City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission

COLUMBUS PARK TOWNHOMES
UR REZONING AND PRELIMINARY PLAN
LOCATED IN
SECTION 32 TOWNSHIP 50N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

Development Summary Table				
Project #	2024000174-000			
Project Name:	Columbus Park Townhomes			
a	Zoning			
	Existing	UR		
	Proposed	UR Rezoning		
b	Total Land Area			
	Existing - Phase 1	1.27	Acres	
	Existing - Phase 2	0.37	Acres	
	Existing - Phase 3	0.62	Acres	
	Existing - Total	2.26	Acres	
c	Right-of-Way			
	Existing	0	Acres	
	Proposed	0	Acres	
d	Net Land Area			
	Existing	2.26	Acres	
	Proposed	2.26	Acres	
e	Proposed Uses			
	Residential			
f	Structure Height & Number of Floors - Phase 1			
	Number of floors	3	stories	Lot 1, 5, 18, 25, 26, 35
	Height Above Grade	30	feet	
	Number of floors	3	stories	Lots 2-4, 7-10, 13-16, 19-21, 23, 27-28, 30-31, 33-34
	Height Above Grade	30	feet	
	Number of floors	3	stories	Lots 6, 11-12, 17, 22, 24, 29, 32
	Height Above Grade	30	feet	
	Structure Height & Number of Floors - Phase 2			
	Number of floors	3	stories	Lots 1-4
	Height Above Grade	30	feet	
	Number of floors	3	stories	Lots 5-10
	Height Above Grade	30	feet	
	Structure Height & Number of Floors - Phase 3			
	Number of floors	3	stories	Lots 1-17
	Height Above Grade	30	feet	
g	Gross Floor Area & Number of Units - Phase 1			
	Total Gross Area/Unit	2,437	SF	6 Units
	Total Gross Area/Unit	2,241	SF	21 Units
	Total Gross Area/Unit	1,740	SF	8 Units
	Phase Total	75,603	SF	35 Units
	Gross Floor Area & Number of Units - Phase 2			
	Total Gross Area/Unit	4,355	SF	4 Units
	Total Gross Area/Unit	2,114	SF	6 Units
	Phase Total	30,264	SF	10 Units
	Gross Floor Area & Number of Units - Phase 3			
	Total Gross Area/Unit	2,114	SF	17 Units
	Phase Total	35,938	SF	17 Units
	Project Total	141,805	SF	62 Units
h	Building Coverage & Floor Area Ratio			
	Coverage	141,805	SF	
	FAR	1.440	FAR	
i	Density			
	Gross	62,746	SF per Acre	
	Net	62,746	SF per Acre	
j	Vehicle Parking			
	Ratio Required	1 Dwelling/Unit		Phase 1
	Stalls Provided	70	Stalls	
	Ratio Required	1 Dwelling/Unit		Phase 2
	Stalls Provided	20	Stalls	
	Ratio Required	1 Dwelling/Unit		Phase 3
	Stalls Provided	34	Stalls	
	Total Required	62		
	Total Provided	124	Stalls	
k	Bike Parking			
	Short-Term Ratio Required	6		
	Short-Term Stalls Provided	6		
	Long-Term Ratio Required	0		
	Long-Term Stalls Provided	62	INTERIOR	
l	Timeline			
	Estimated Start Date:	6/1/2025		
	Estimated Completion Date:	6/1/2027		

VICINITY MAP
NOT TO SCALE
SECTION 32, TOWNSHIP 50N, RANGE 33W

LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C200	SITE PLAN - PHASE 1
C201	SITE PLAN - PHASES 2 & 3
C202	PRELIMINARY PLAT - PHASE 1
C203	PRELIMINARY PLAT - PHASE 2
C204	PRELIMINARY PLAT - PHASE 3
C205	GRADING PLAN PHASE 1
C206	GRADING PLAN PHASE 2
C207	GRADING PLAN PHASE 3
C300	UTILITY PLAN
C301	UTILITY PLAN
C401	PHOTOMETRIC PLAN
C402	PHOTOMETRIC PLAN
L100	LANDSCAPING
L200	LANDSCAPING
L300	LANDSCAPING

LEGAL DESCRIPTION
COLUMBUS PARK PHASE 1 BLOCK 1, LOT 1

COLUMBUS PARK PHASE 1 BLOCK 5 & PART OF TRACT B, LOT 2

COLUMBUS PARK BLOCK 4, LOT 1

COLUMBUS PARK PHASE 1--PT LOT 2 BLOCK 4 DAF: BEG SW COR SD LOT 2 TH N 14 DEG 41 MIN 26 SEC W 22.57' 142.01' TO POB

PROJECT TIMELINE
PHASE 1 CONSTRUCTION START DATE: JUNE 2025

PHASE 2 AND 3 CONSTRUCTION START DATE: TO BE DETERMINED

FLOODPLAIN:
PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0252H, HAVING AN EFFECTIVE DECEMBER 7, 2023 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

DEVELOPER:
UC-B PROPERTIES
CONTACT NAME: LANCE CARLTON
ADDRESS: 4325 TROOST AVENUE
KANSAS CITY, MO 64110
PHONE: 816.599.8651
EMAIL: LCARLTON@UC-BPROPERTIES.COM

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
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EMAIL: ADEGONIA@MCCLUREVISION.COM

SURVEYOR
MCCLURE ENGINEERING
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Portsmouth, NH

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

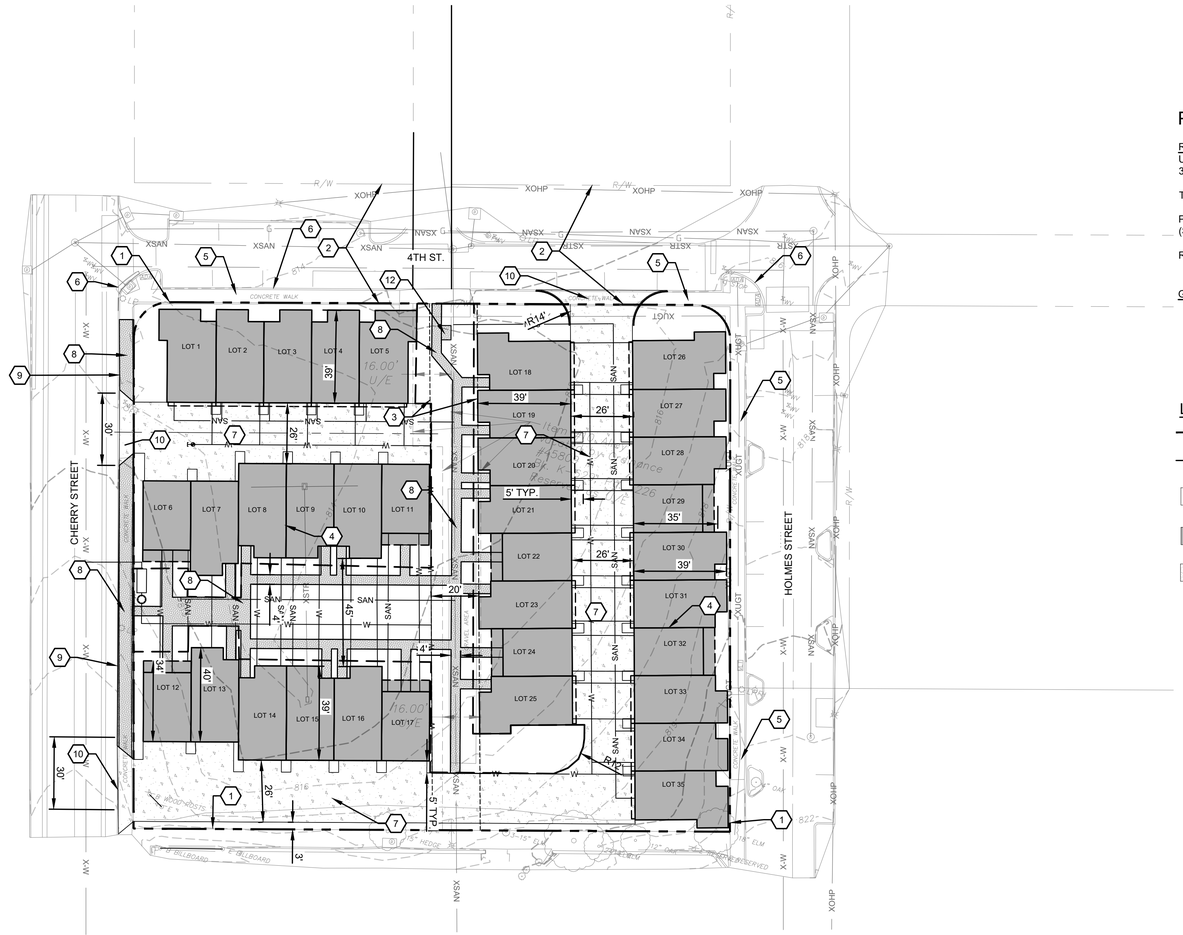
UR SHEETS
COVER SHEET
P:\2024000174-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\UR SHEETS\24-174 UR COVER.DWG

DRAWING NO.
C001

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission



PHASE 1

PARKLAND DEDICATION (88-408) PHASE 1

REQUIRED DEDICATION
UNITS (MULTI) = 35
35 x 2 PEOPLE/UNIT x 0.006 = 0.42 AC.

TOTAL REQUIRED DEDICATION = 0.42 AC.

PARKLAND TO BE DEDICATED = 0.22 AC.
(SEE LANDSCAPE PLANS FOR DETAILS)

REMAINDER TO PAY IN-LIEU OF = 0.20 AC.

GENERAL NOTES:
1. ALL UNITS TO HAVE GARAGES.
2. ALL COMMON SPACE WILL BE IN THEIR OWN TRACT
3. ALL COMMON SPACES WILL HAVE ACCESS ESMT. INCLUDING OVER DEDICATED PARKLAND

LEGEND

- PROPERTY BOUNDARY
- BUILDING BOUNDARY
- HEAVY DUTY CONCRETE PAVEMENT
- BUILDING FOOTPRINT
- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT

KEY NOTES

1. PROPERTY LINE (TYP.)
2. EXISTING RIGHT-OF-WAY
3. EXISTING UTILITY EASEMENT
4. PROPOSED LOT LINE (TYP.)
5. EXISTING SIDEWALK TO REMAIN
6. EXISTING CURB TO REMAIN
7. PROPOSED CONCRETE DRIVE AISLE
8. PROPOSED CONCRETE SIDEWALK
9. PROPOSED CURB
10. PROPOSED DRIVE ENTRANCE
11. EXISTING DRIVE TO BE REMOVED
12. PROPOSED BIKE PARKING
13. PROPOSED RETAINING WALL

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
SITE PLAN - PHASE 1
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DRAWING NO.
C200

LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- TOWNHOUSE
- HEAVY DUTY CONCRETE PAVEMENT
- LOT LINE

City Plan Commission
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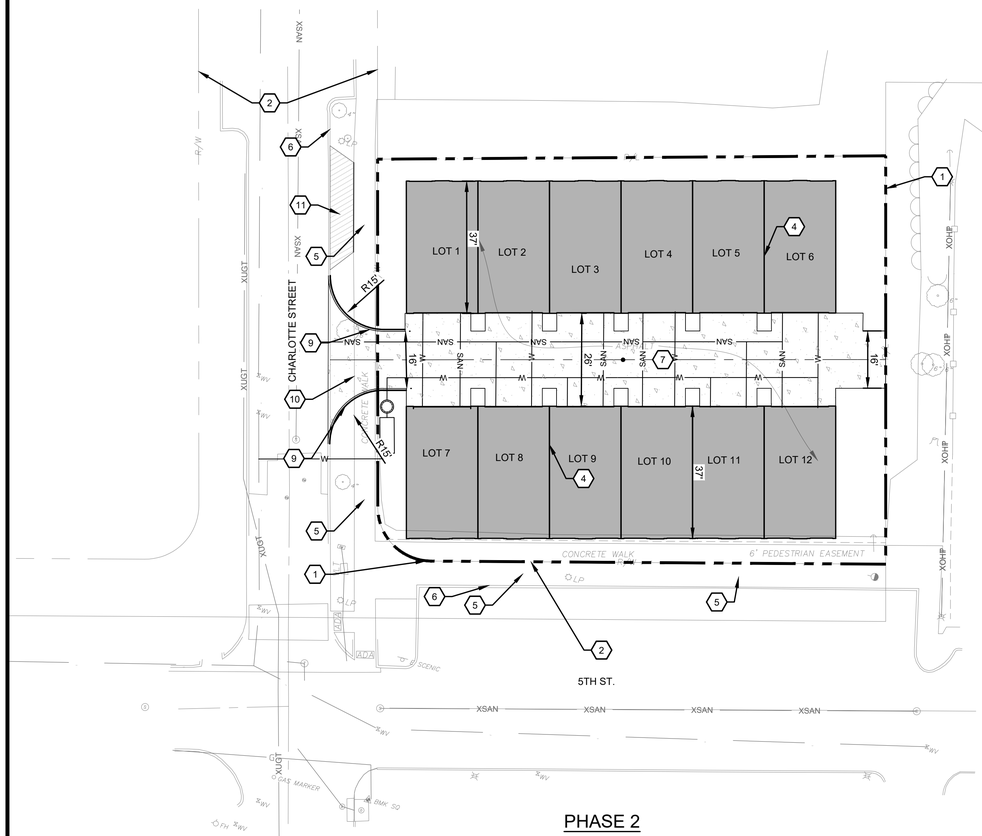
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEY NOTES

1. PROPERTY LINE (TYP.)
2. EXISTING RIGHT-OF-WAY
3. EXISTING UTILITY EASEMENT
4. PROPOSED LOT LINE (TYP.)
5. EXISTING SIDEWALK TO REMAIN
6. EXISTING CURB TO REMAIN
7. PROPOSED CONCRETE DRIVE AISLE
8. PROPOSED CONCRETE SIDEWALK
9. PROPOSED CURB
10. PROPOSED DRIVE ENTRANCE
11. EXISTING DRIVE TO BE REMOVED
12. PROPOSED BIKE PARKING
13. PROPOSED RETAINING WALL

GENERAL NOTES:
1. ALL UNITS TO HAVE GARAGES.
2. ALL COMMON SPACE WILL BE IN THEIR OWN TRACT
3. ALL COMMON SPACES WILL HAVE ACCESS ESMT. INCLUDING OVER DEDICATED PARKLAND



PHASE 2

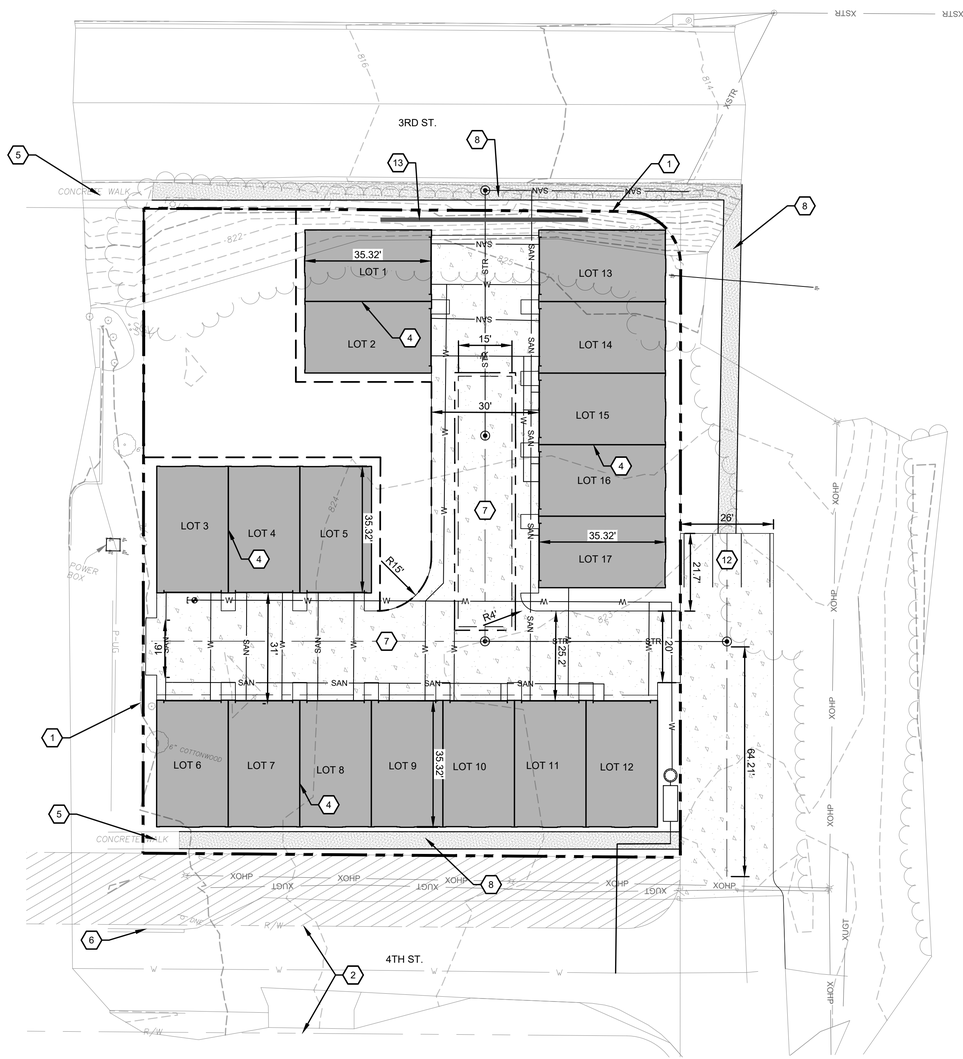
PARKLAND DEDICATION (88-408) PHASE 2

REQUIRED DEDICATION
UNITS (MULTI) = 10
10 x 2 PEOPLE/UNIT x 0.006 = 0.12 AC.

TOTAL REQUIRED DEDICATION = 0.12 AC.

PARKLAND TO BE DEDICATED = 0.00 AC.
(SEE LANDSCAPE PLANS FOR DETAILS)

REMAINDER TO PAY IN-LIEU OF = 0.12 AC.



PHASE 3

PARKLAND DEDICATION (88-408) PHASE 3

REQUIRED DEDICATION
UNITS (MULTI) = 17
17 x 2 PEOPLE/UNIT x 0.006 = 0.204 AC.

TOTAL REQUIRED DEDICATION = 0.204 AC.

PARKLAND TO BE DEDICATED = 0.11 AC.
(SEE LANDSCAPE PLANS FOR DETAILS)

REMAINDER TO PAY IN-LIEU OF = 0.094 AC.

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
SITE PLAN - PHASES 2 & 3

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DRAWING NO.
C201

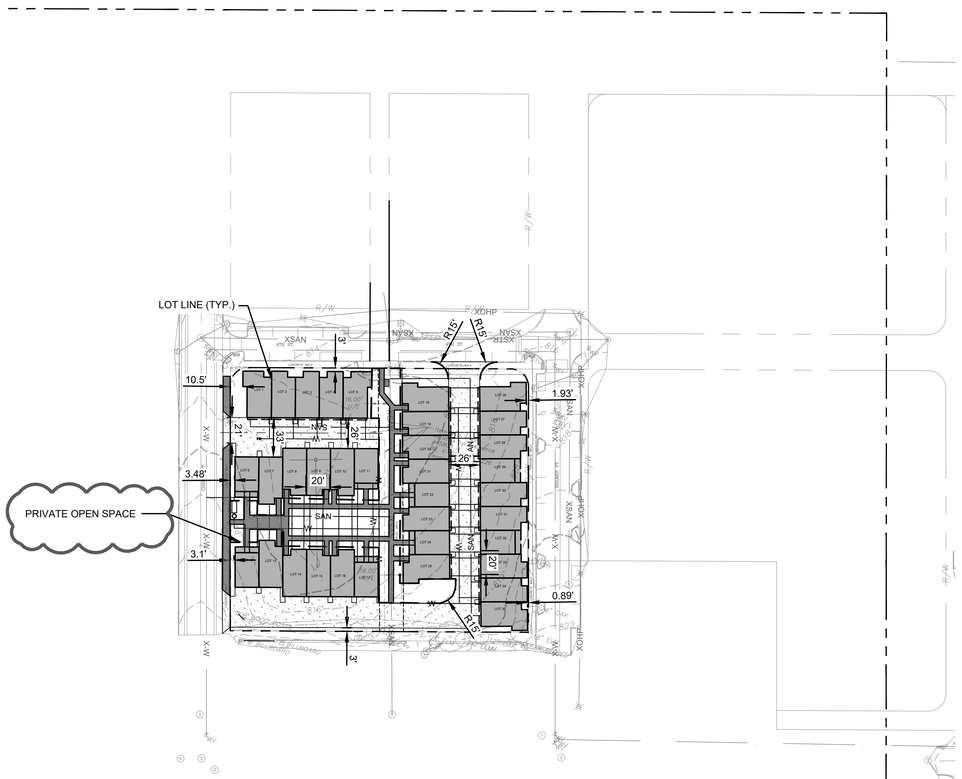
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

COLUMBUS PARK TOWNHOMES
PRELIMINARY PLAT
LOCATED IN
SECTION 32 TOWNSHIP 50N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

Development Summary Table				
Project #	2024000174-000			
Project Name:	Columbus Park Townhomes			
a	Zoning			
	Existing	UR		
	Proposed	UR Rezoning		
b	Total Land Area			
	Existing - Phase 1	1.27	Acres	
	Existing - Total	1.27	Acres	
c	Right-of-Way			
	Existing	0	Acres	
	Proposed	0	Acres	
d	Net Land Area			
	Existing	1.27	Acres	
	Proposed	1.27	Acres	
e	Proposed Uses			
	Residential			
f	Structure Height & Number of Floors - Phase 1			
	Number of floors	3	stories	Lot 1, 5, 18, 25, 26, 35
	Height Above Grade	30	feet	
	Number of floors	3	stories	Lots 2-4, 7-10, 13-16, 19-21,
	Height Above Grade	30	feet	23, 27-28, 30-31, 33-34
	Number of floors	3	stories	Lots 6, 11-12, 17, 22, 24, 29, 32
	Height Above Grade	30	feet	
g	Gross Floor Area & Number of Units - Phase 1			
	Total Gross Area/Unit	2,437	SF	6 Units
	Total Gross Area/Unit	2,241	SF	21 Units
	Total Gross Area/Unit	1,740	SF	8 Units
	Project Total	75,603	SF	35 Units
h	Building Coverage & Floor Area Ratio			
	Coverage	75,603	SF	
	FAR	1.367	FAR	
i	Density			
	Gross	59,530	SF per Acre	
	Net	59,530	SF per Acre	
j	Vehicle Parking			
	Ratio Required	1/Dwelling Unit		Phase 1
	Stalls Provided	70	Stalls	
	Total Required	35		
	Total Provided	70	Stalls	
k	Bike Parking			
	Short-Term Ratio Required	6		
	Short-Term Stalls Provided	6		
	Long-Term Ratio Required	0		
	Long-Term Stalls Provided	35	INTERIOR	
l	Timeline			
	Estimated Start Date:	6/1/2025		
	Estimated Completion Date:	6/1/2027		

300' OFFSET FROM PROPERTY BOUNDARIES



300' OFFSET FROM PROPERTY BOUNDARIES

PHASE 1 LOT/TRACT INFO

LOT 1: 812.37 SQ.FT. OR 0.02 AC.
LOT 2: 747.07 SQ.FT. OR 0.02 AC.
LOT 3: 747.07 SQ.FT. OR 0.02 AC.
LOT 4: 747.07 SQ.FT. OR 0.02 AC.
LOT 5: 812.37 SQ.FT. OR 0.02 AC.
LOT 6: 579.85 SQ.FT. OR 0.01 AC.
LOT 7: 757.08 SQ.FT. OR 0.02 AC.
LOT 8: 757.08 SQ.FT. OR 0.02 AC.
LOT 9: 757.08 SQ.FT. OR 0.02 AC.
LOT 10: 757.08 SQ.FT. OR 0.02 AC.
LOT 11: 579.85 SQ.FT. OR 0.01 AC.
LOT 12: 579.85 SQ.FT. OR 0.01 AC.
LOT 13: 757.08 SQ.FT. OR 0.02 AC.
LOT 14: 757.08 SQ.FT. OR 0.02 AC.
LOT 15: 757.08 SQ.FT. OR 0.02 AC.
LOT 16: 757.08 SQ.FT. OR 0.02 AC.
LOT 17: 579.85 SQ.FT. OR 0.01 AC.
LOT 18: 812.38 SQ.FT. OR 0.02 AC.
LOT 19: 747.07 SQ.FT. OR 0.02 AC.
LOT 20: 747.07 SQ.FT. OR 0.02 AC.
LOT 21: 747.07 SQ.FT. OR 0.02 AC.
LOT 22: 579.85 SQ.FT. OR 0.01 AC.
LOT 23: 747.07 SQ.FT. OR 0.02 AC.
LOT 24: 579.85 SQ.FT. OR 0.01 AC.
LOT 25: 812.38 SQ.FT. OR 0.02 AC.
LOT 26: 812.38 SQ.FT. OR 0.02 AC.
LOT 27: 747.07 SQ.FT. OR 0.02 AC.
LOT 28: 747.07 SQ.FT. OR 0.02 AC.
LOT 29: 579.85 SQ.FT. OR 0.01 AC.
LOT 30: 747.07 SQ.FT. OR 0.02 AC.
LOT 31: 747.07 SQ.FT. OR 0.02 AC.
LOT 32: 579.85 SQ.FT. OR 0.01 AC.
LOT 33: 747.07 SQ.FT. OR 0.02 AC.
LOT 34: 747.07 SQ.FT. OR 0.02 AC.
LOT 35: 812.38 SQ.FT. OR 0.02 AC.
DETENTION TRACT: N/A
COMMON AREA: 29908.90 SQ.FT. OR 0.69 AC.

LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION
COLUMBUS PARK PHASE 1 BLOCK 1 LOT 1

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
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NORTH KANSAS CITY, MO 64116
PHONE: 816.502.3915
EMAIL: ADEGONIA@MCCLUREVISION.COM

LEGEND
- PROPERTY BOUNDARY
- BUILDING BOUNDARY
- HEAVY DUTY CONCRETE PAVEMENT
- BUILDING FOOTPRINT
- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
PRELIMINARY PLAT - PHASE 1
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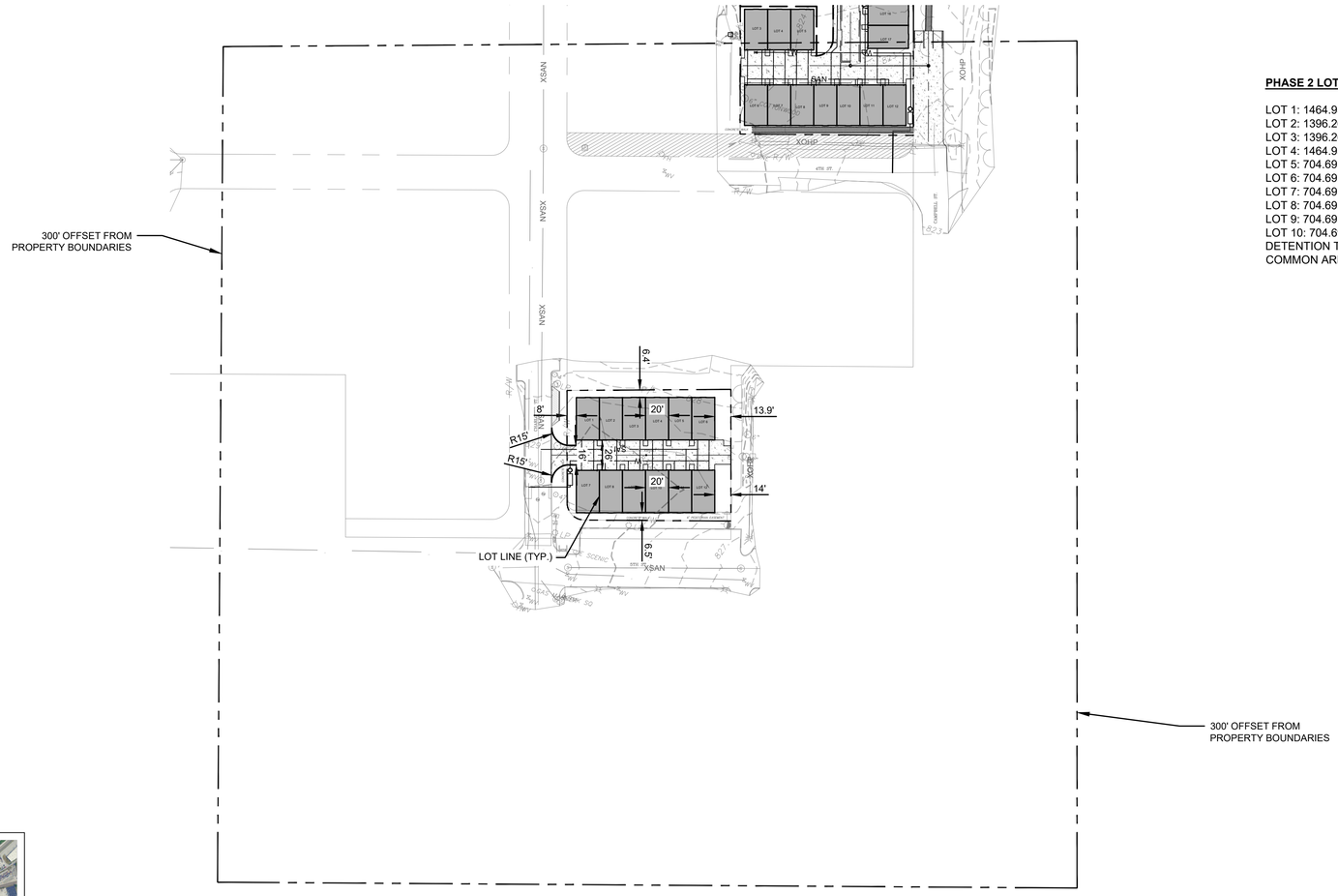
DRAWING NO.
C202

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

COLUMBUS PARK TOWNHOMES
PRELIMINARY PLAT
LOCATED IN
SECTION 32 TOWNSHIP 50N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

Development Summary Table				
Project #	2024000174-000			
Project Name:	Columbus Park Townhomes			
a	Zoning			
	Existing	UR		
	Proposed	UR Rezoning		
b	Total Land Area			
	Existing - Phase 2	0.37	Acres	
	Existing - Total	0.37	Acres	
c	Right-of-Way			
	Existing	0	Acres	
	Proposed	0	Acres	
d	Net Land Area			
	Existing	0.37	Acres	
	Proposed	0.37	Acres	
e	Proposed Uses			
	Residential			
f	Structure Height & Number of Floors - Phase 2			
	Number of floors	3	stories	Lots 1-4
	Height Above Grade	30	feet	
	Number of floors	3	stories	Lots 5-10
	Height Above Grade	30	feet	
g	Gross Floor Area & Number of Units - Phase 2			
	Total Gross Area/Unit	4,395	SF	4 Units
	Total Gross Area/Unit	2,114	SF	6 Units
	Project Total	30,264	SF	10 Units
h	Building Coverage & Floor Area Ratio			
	Coverage	30,264	SF	
	FAR	1.878	FAR	
i	Density			
	Gross	81,795	SF per Acre	
	Net	81,795	SF per Acre	
j	Ratio Required	1/Dwelling Unit		Phase 2
	Stalls Provided	20	Stalls	
	Total Required	10		
	Total Provided	70	Stalls	
k	Bike Parking			
	Short-Term Ratio Required	0		
	Short-Term Stalls Provided	0		
	Long-Term Ratio Required	0		
	Long-Term Stalls Provided	10	INTERIOR	
l	Timeline			
	Estimated Start Date:	6/1/2025		
	Estimated Completion Date:	6/1/2027		



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
CONTACT NAME: ADAM DEGONIA
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116
PHONE: 816.502.3915
EMAIL: ADEGONIA@MCCLUREVISION.COM

LEGEND
- PROPERTY BOUNDARY
- BUILDING BOUNDARY
- HEAVY DUTY CONCRETE PAVEMENT
- BUILDING FOOTPRINT
- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT

PHASE 2 LOT/TRACT INFO

LOT 1: 1464.95 SQ.FT. OR 0.03 AC.
LOT 2: 1396.26 SQ.FT. OR 0.03 AC.
LOT 3: 1396.26 SQ.FT. OR 0.03 AC.
LOT 4: 1464.95 SQ.FT. OR 0.03 AC.
LOT 5: 704.69 SQ.FT. OR 0.02 AC.
LOT 6: 704.69 SQ.FT. OR 0.02 AC.
LOT 7: 704.69 SQ.FT. OR 0.02 AC.
LOT 8: 704.69 SQ.FT. OR 0.02 AC.
LOT 9: 704.69 SQ.FT. OR 0.02 AC.
LOT 10: 704.69 SQ.FT. OR 0.02 AC.
DETENTION TRACT: N/A
COMMON AREA: 5936.41 SQ.FT. OR 0.14 AC.

N
60 30 0 60

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

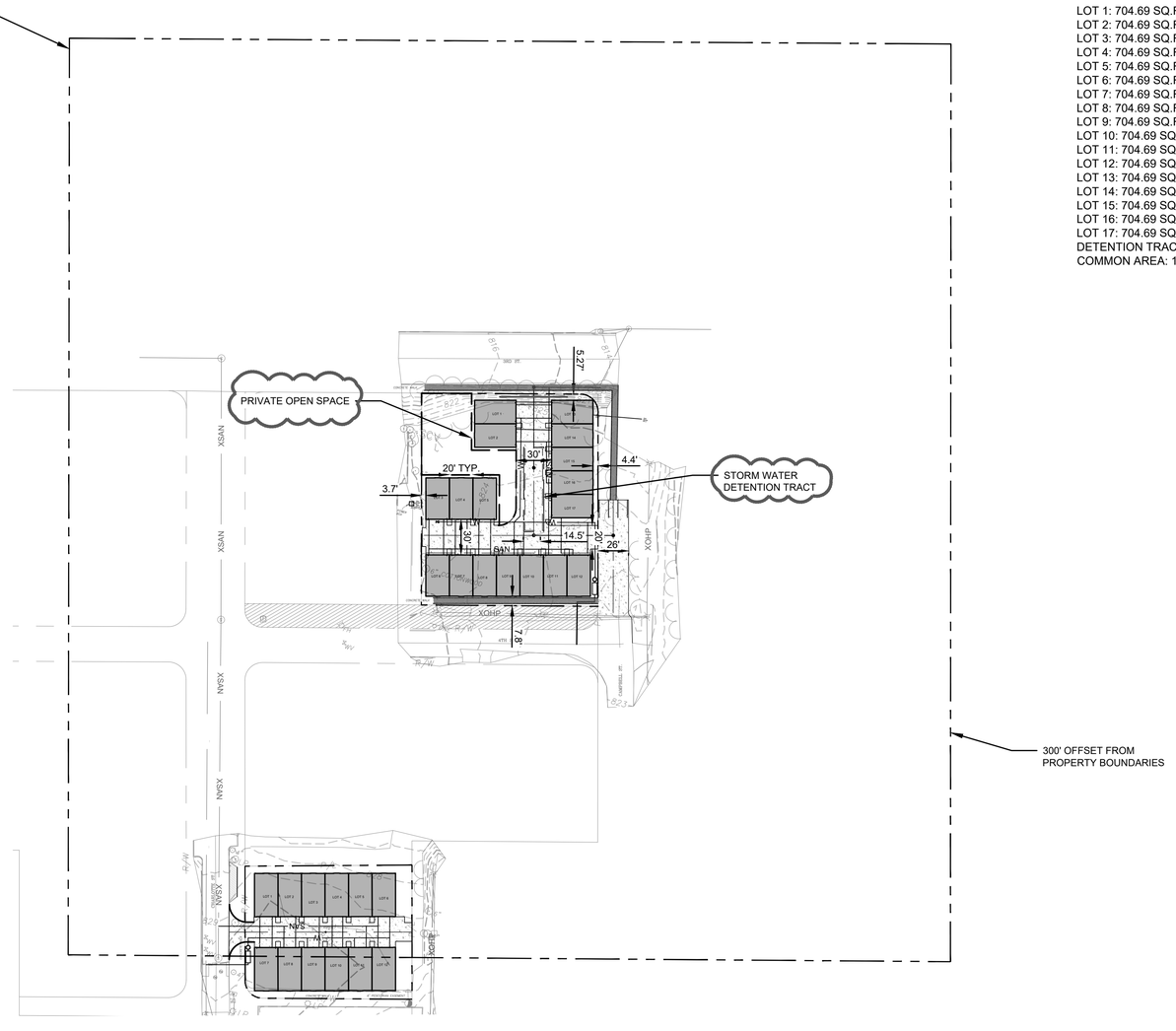
UR SHEETS
PRELIMINARY PLAT - PHASE 2
P:\2024000174-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\UR SHEETS\24-174 PLAT.DWG

DRAWING NO.
C203

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission

COLUMBUS PARK TOWNHOMES
PRELIMINARY PLAT
LOCATED IN
SECTION 32 TOWNSHIP 50N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

Development Summary Table				
Project #	**2024000174-000**			
Project Name:	**Columbus Park Townhomes**			
a	**Zoning**			
	Existing	UR		
	Proposed	UR Rezoning		
b	**Total Land Area**			
	Existing - Phase 3	0.62	Acres	
	Existing - Total	0.62	Acres	
c	**Right-of-Way**			
	Existing	0	Acres	
	Proposed	0	Acres	
d	**Net Land Area**			
	Existing	0.62	Acres	
	Proposed	0.62	Acres	
e	**Proposed Uses**			
	Residential			
f	**Structure Height & Number of Floors - Phase 3**			
	Number of floors	3	stories	Lots 1-17
	Height Above Grade	30	feet	
g	**Gross Floor Area & Number of Units - Phase 3**			
	Total Gross Area/Unit	2,114	SF	17 Units
	Project Total	35,938	SF	17 Units
h	**Building Coverage & Floor Area Ratio**			
	Coverage	35,938	SF	
	FAR	1.331	FAR	
i	**Density**			
	Gross	57,965	SF per Acre	
	Net	57,965	SF per Acre	
j	**Vehicle Parking**			
	Ratio Required	1/Dwelling Unit		Phase 3
	Stalls Provided	34	Stalls	
	Total Required	17		
	Total Provided	34	Stalls	
k	**Bike Parking**			
	Short-Term Ratio Required	0		
	Short-Term Stalls Provided	0		
	Long-Term Ratio Required	0		
	Long-Term Stalls Provided	17	INTERIOR	
l	**Timeline**			
	Estimated Start Date:	6/1/2025		
	Estimated Completion Date:	6/1/2027		



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
CONTACT NAME: ADAM DEGONIA
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116
PHONE: 816.502.3915
EMAIL: ADEGONIA@MCCLUREVISION.COM

LEGEND
- PROPERTY BOUNDARY
- BUILDING BOUNDARY
- HEAVY DUTY CONCRETE PAVEMENT
- BUILDING FOOTPRINT
- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT

PHASE 3 LOT/TRACT INFO

LOT 1: 704.69 SQ.FT. OR 0.02 AC.
LOT 2: 704.69 SQ.FT. OR 0.02 AC.
LOT 3: 704.69 SQ.FT. OR 0.02 AC.
LOT 4: 704.69 SQ.FT. OR 0.02 AC.
LOT 5: 704.69 SQ.FT. OR 0.02 AC.
LOT 6: 704.69 SQ.FT. OR 0.02 AC.
LOT 7: 704.69 SQ.FT. OR 0.02 AC.
LOT 8: 704.69 SQ.FT. OR 0.02 AC.
LOT 9: 704.69 SQ.FT. OR 0.02 AC.
LOT 10: 704.69 SQ.FT. OR 0.02 AC.
LOT 11: 704.69 SQ.FT. OR 0.02 AC.
LOT 12: 704.69 SQ.FT. OR 0.02 AC.
LOT 13: 704.69 SQ.FT. OR 0.02 AC.
LOT 14: 704.69 SQ.FT. OR 0.02 AC.
LOT 15: 704.69 SQ.FT. OR 0.02 AC.
LOT 16: 704.69 SQ.FT. OR 0.02 AC.
LOT 17: 704.69 SQ.FT. OR 0.02 AC.
DETENTION TRACT: 1224.00 SQ.FT. OR 0.03 AC.
COMMON AREA: 13820.06 SQ.FT. OR 0.32 AC.

N
60 30 0 60

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

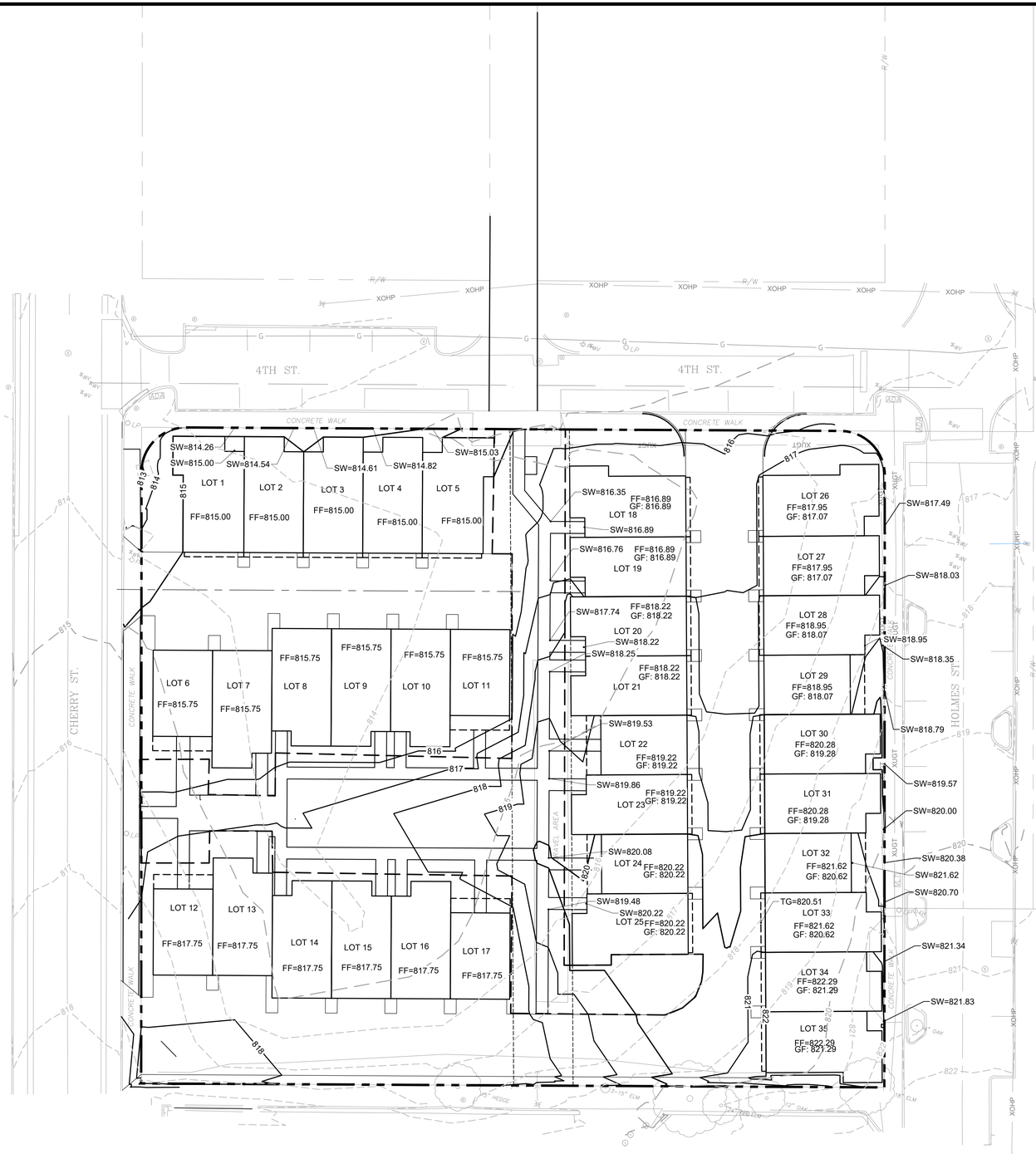
UR SHEETS
PRELIMINARY PLAT - PHASE 3
P:\2024\2024000174-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\UR SHEETS\24-174 PLAT.DWG

DRAWING NO.
C204

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission



LEGEND:

- DRY CURB
- 499 EXISTING 1' CONTOUR
- 500 EXISTING 5' CONTOUR
- 499 PROPOSED 1' CONTOUR
- 500 PROPOSED 5' CONTOUR

LEGEND

- PROPERTY BOUNDARY

SPOT ELEVATION LEGEND:

SW = TOP OF SIDEWALK/TRAIL ELEVATION
BC = BACK OF CURB ELEVATION
ME = MATCH ELEVATION
FF = FINISHED FLOOR ELEVATION
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL ELEVATION
TG = TOP OF GROUND ELEVATION

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REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
GRADING PLAN PHASE 1

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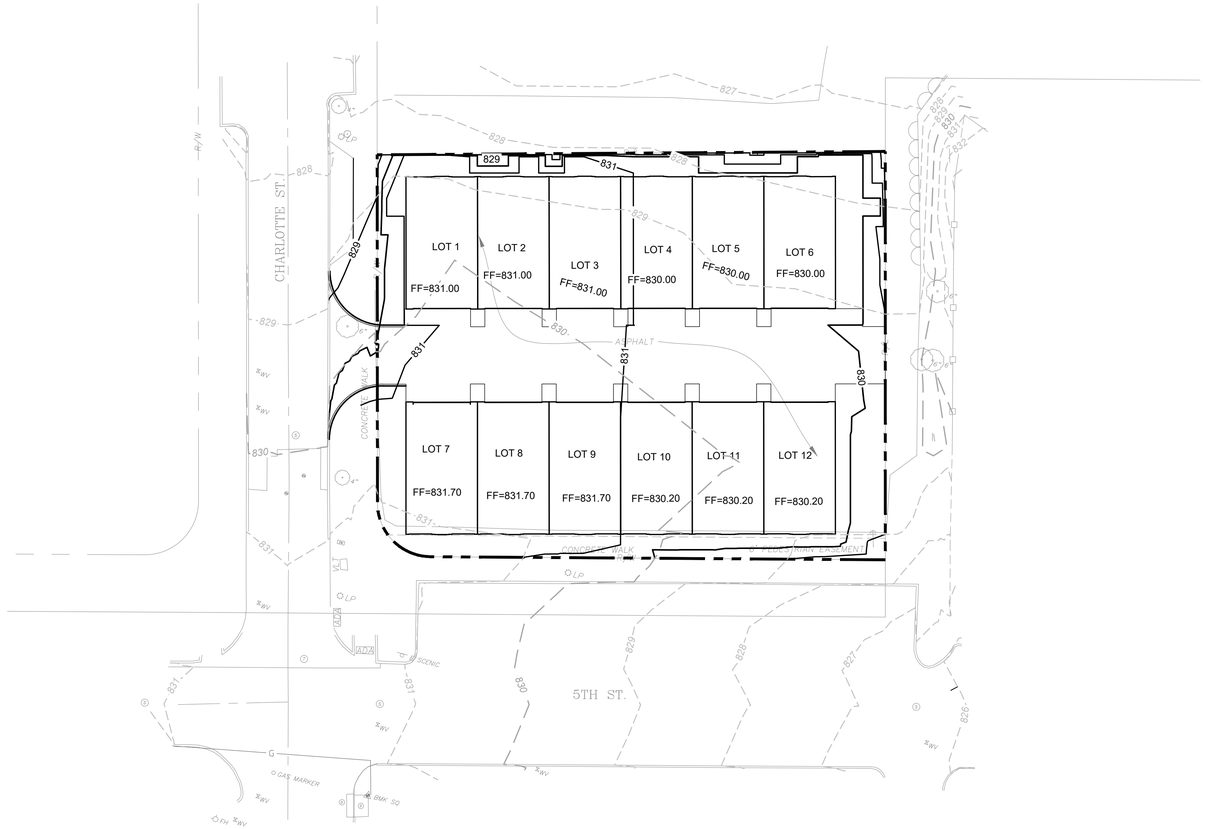
DRAWING NO.
C205

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission



LEGEND:

- DRY CURB
- 499 EXISTING 1' CONTOUR
- 500 EXISTING 5' CONTOUR
- 499 PROPOSED 1' CONTOUR
- 500 PROPOSED 5' CONTOUR

LEGEND

- PROPERTY BOUNDARY

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COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
GRADING PLAN PHASE 2
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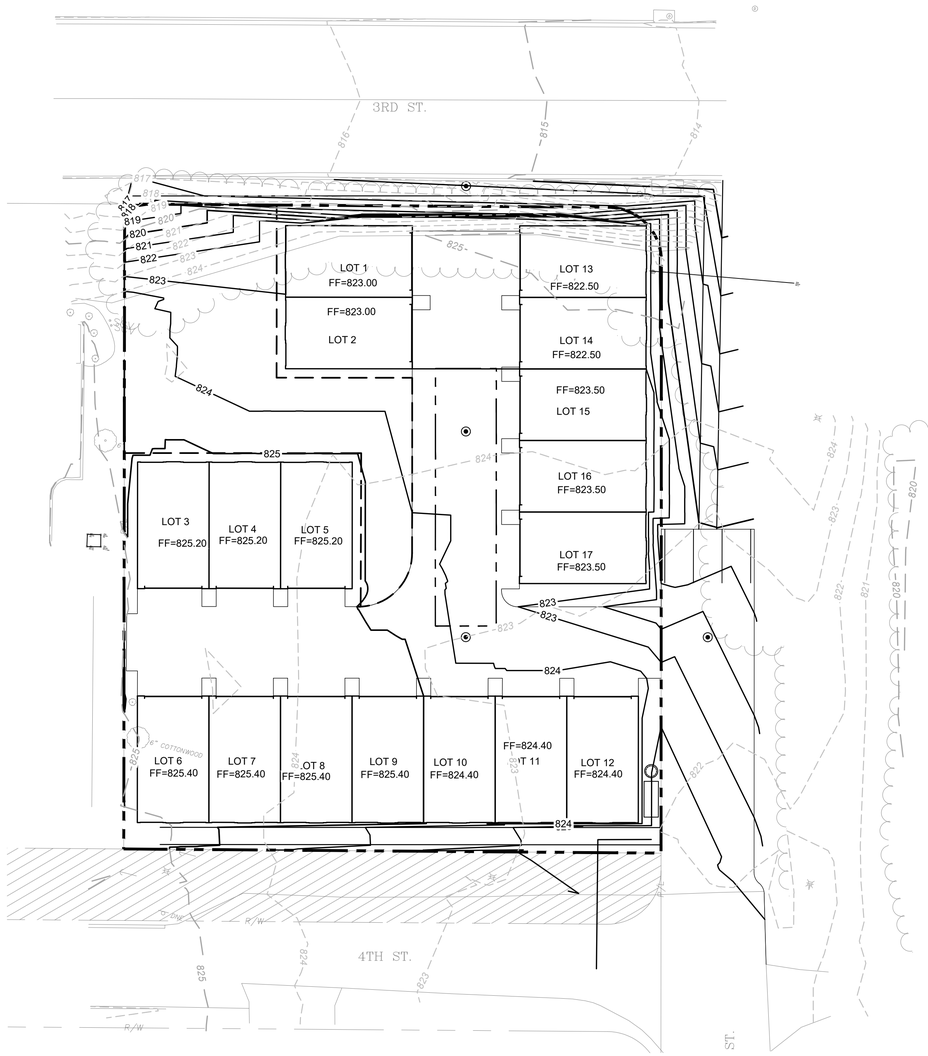
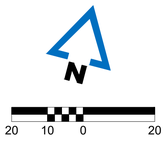
DRAWING NO.
C206

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission





LEGEND:

- DRY CURB
- 499 EXISTING 1' CONTOUR
- 500 EXISTING 5' CONTOUR
- 499 PROPOSED 1' CONTOUR
- 500 PROPOSED 5' CONTOUR

LEGEND

- PROPERTY BOUNDARY

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12/31/2024 CITY COMMENTS

PROJECT INFO
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COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
GRADING PLAN PHASE 3

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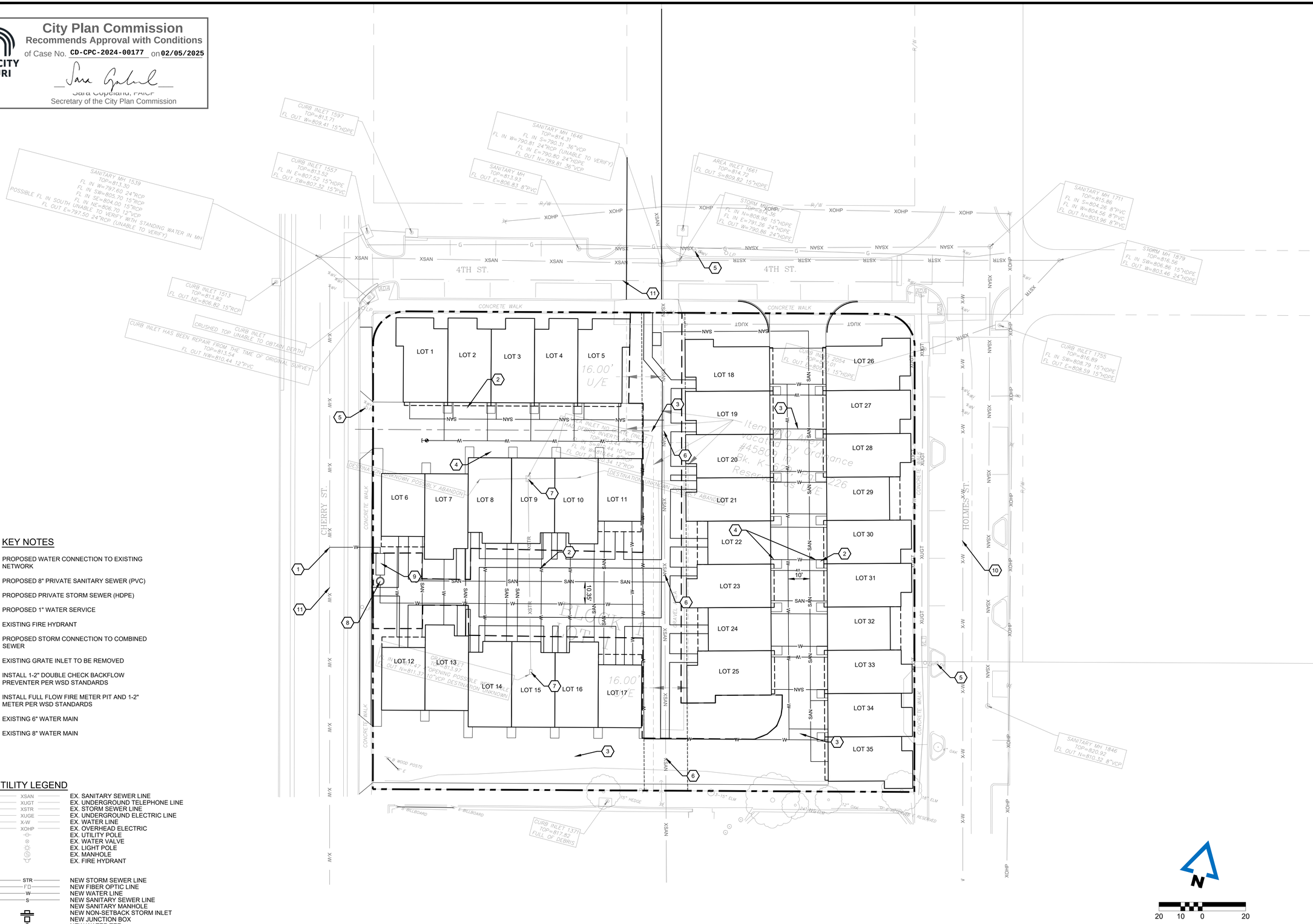
DRAWING NO.
C207

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission


4TH ST.
4TH ST.
CHERRY ST.
HOLMES ST.
CONCRETE WALK
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
16.00' U/E
10.35'
BLOCK 1
CURB INLET 1597 TOP=813.71 FL OUT W=809.41 15"HDPE
CURB INLET 1557 TOP=813.52 FL IN E=807.52 15"HDPE FL OUT SW=807.32 15"PVC
SANITARY MH 1539 TOP=813.30 FL IN W=797.60 24"RCP FL IN SW=805.70 15"RCP FL IN NE=806.00 15"RCP FL IN SE=806.70 12"VCP POSSIBLE FL IN SOUTH UNABLE TO VERIFY - WITH STANDING WATER IN MH FL OUT E=797.50 24"RCP (UNABLE TO VERIFY)
CURB INLET 1513 TOP=813.82 FL OUT NE=806.82 15"RCP
CURB INLET CRUSHED TOP UNABLE TO OBTAIN DEPTH
CURB INLET HAS BEEN REPAIR FROM THE TIME OF ORIGINAL SURVEY TOP=813.54 FL OUT NW=810.44 12"PVC
SANITARY MH 1646 TOP=814.31 FL IN S=790.31 36"VCP FL IN W=790.81 24"RCP (UNABLE TO VERIFY) FL IN E=790.80 24"HDPE FL OUT N=789.81 36"VCP
SANITARY MH TOP=813.93 FL OUT E=806.83 8"PVC
AREA INLET 1661 FL OUT S=809.82 15"HDPE
STORM MH 1617 TOP=814.36 FL IN N=808.96 15"HDPE FL IN E=791.26 24"HDPE FL OUT W=790.86 24"HDPE
CURB INLET 2054 TOP=814.01 FL OUT E=809.01 15"HDPE
SANITARY MH 1711 TOP=815.86 FL IN S=804.26 8"PVC FL IN W=804.56 8"PVC FL OUT N=803.96 8"PVC
STORM MH 1879 TOP=816.56 FL IN SW=806.86 15"HDPE FL OUT W=803.46 24"HDPE
CURB INLET 1755 TOP=816.89 FL IN SW=808.79 15"HDPE FL OUT E=808.59 15"HDPE
SANITARY MH 1846 TOP=820.92 FL OUT N=810.32 8"VCP
CURB INLET 1371 TOP=817.82 FULL OF DEBRIS
GRATE INLET TOP=813.97 OPENING FOR REBAR IN GRATE FL OUT N=811.37 10"VCP DESTINATION UNKNOWN
DESTINATION UNKNOWN, POSSIBLY ABANDONED
INLET NO GRATE, UNABLE TO ACCESS HAS 2 PIPES INVERT SEE BELOW FL IN W=811.34 FL IN W=811.44 10"VCP FL OUT S=811.64 8"PVC FL OUT E=811.54 12"RCP
Item 10 Alley vacated by Ordinance #45806, K-12-2026 Reserved as UE
R/W
XOHP
XSAN
XSTR
XUGT
XUGE
X-W
XSAN
XSTR
XUGT
XUGE
X-W
XOHP
SAN
W
STR
FD
W
S
NVSX
NVSS
G
SAN
W
STR
FD
W
S
NVSX
NVSS
G
SAN
W
STR
FD
W
S
NVSX
NVSS
G

UTILITY LEGEND

XSAN	EX. SANITARY SEWER LINE
XUGT	EX. UNDERGROUND TELEPHONE LINE
XSTR	EX. STORM SEWER LINE
XUGE	EX. UNDERGROUND ELECTRIC LINE
X-W	EX. WATER LINE
XOHP	EX. OVERHEAD ELECTRIC
	EX. UTILITY POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. MANHOLE
	EX. FIRE HYDRANT
STR	NEW STORM SEWER LINE
FO	NEW FIBER OPTIC LINE
W	NEW WATER LINE
S	NEW SANITARY SEWER LINE
	NEW SANITARY MANHOLE
	NEW NON-SETBACK STORM INLET
	NEW JUNCTION BOX
	NEW WATER TEE
	NEW WATER THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT

KEY NOTES

1. PROPOSED WATER CONNECTION TO EXISTING NETWORK
2. PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
3. PROPOSED PRIVATE STORM SEWER (HDPE)
4. PROPOSED 1" WATER SERVICE
5. EXISTING FIRE HYDRANT
6. PROPOSED STORM CONNECTION TO COMBINED SEWER
7. PROPOSED SANITARY SERVICE LINE
8. INSTALL 1-2" DOUBLE CHECK BACKFLOW PREVENTER PER WSD STANDARDS
9. INSTALL FULL FLOW FIRE METER PIT AND 1-2" METER PER WSD STANDARDS
10. EXISTING 6" WATER MAIN
11. PROPOSED UNDERGROUND DETENTION

City Plan Commission
Recommends Approval with Conditions
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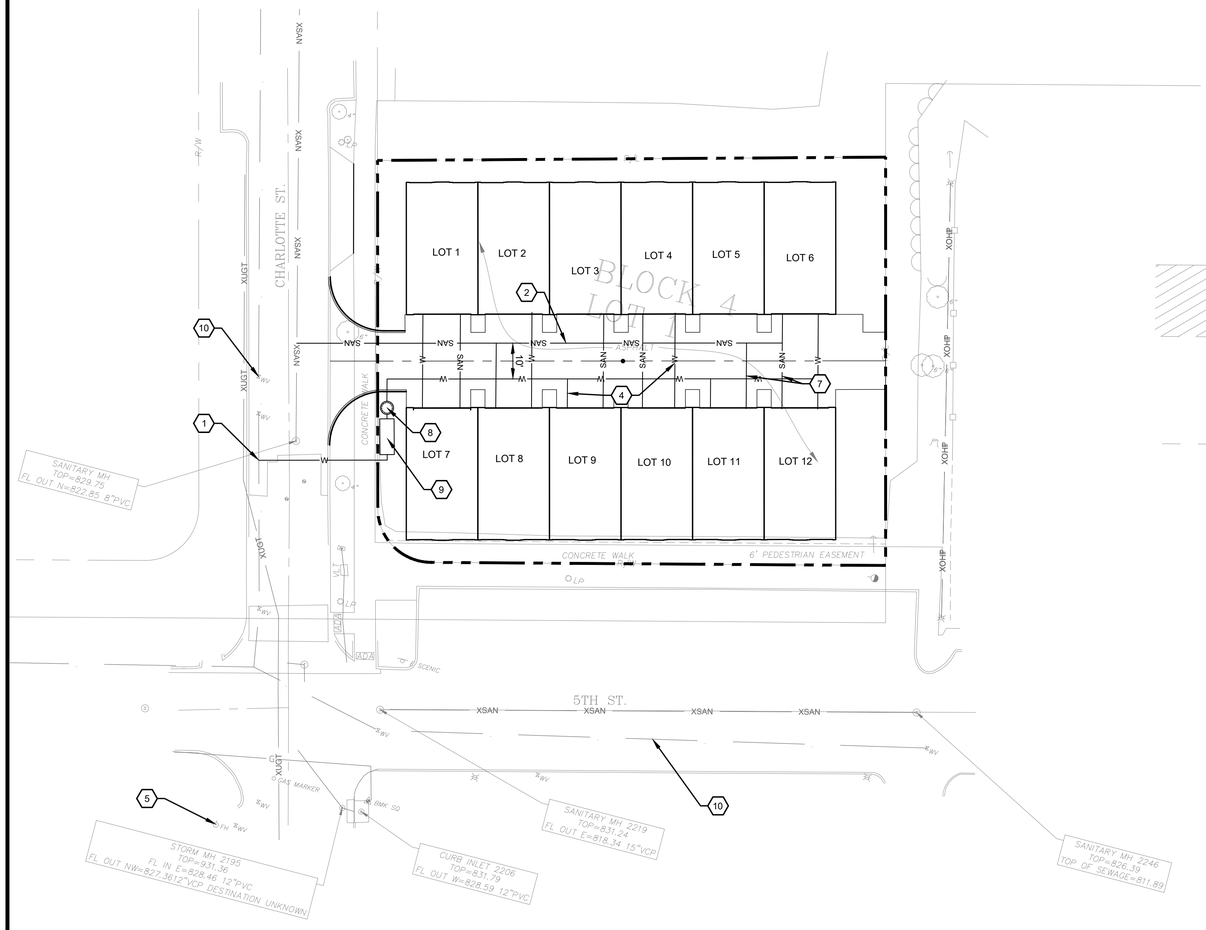

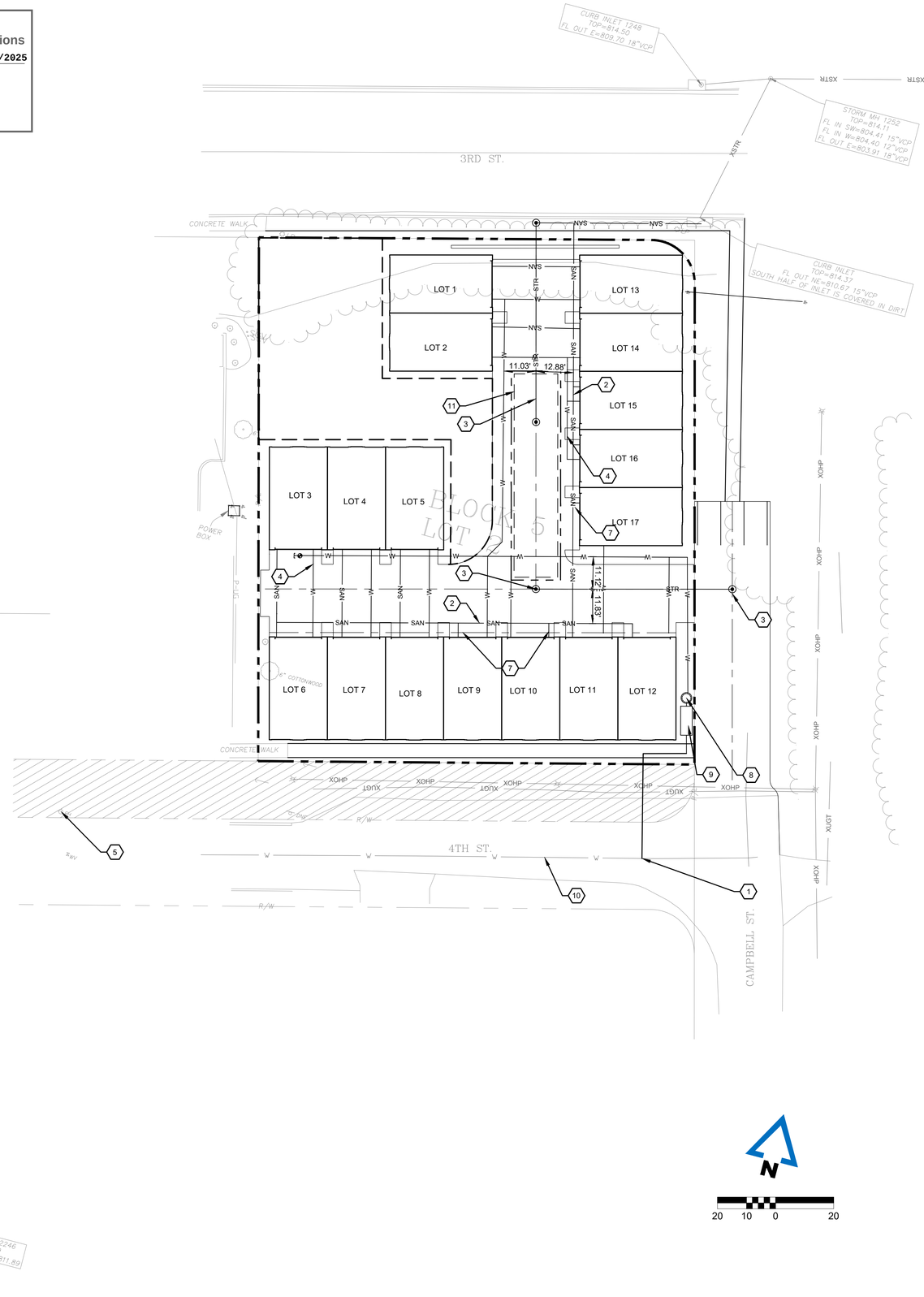

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	AVD

COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
UTILITY PLAN
P:\2024\2024000174-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\UR SHEETS\24-174 UTIL.DWG

DRAWING NO.
C301

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
	18		SINGLE	0.90	12'	ESXF3 ALO(8,500L) SWW2(3000K) YS DDB	53.2

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE 1	2.382	18.542	0.003	794.0:1	6180.7:1
SITE 1 PROP LINE	0.154	0.869	0.003	51.3:1	289.7:1

N

20 10 0 20

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COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
PHOTOMETRIC PLAN

P:\2024\000174-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\UR SHEETS\24-174 LIGHT.DWG

DRAWING NO.
C401

City Plan Commission
Recommends Approval with Conditions
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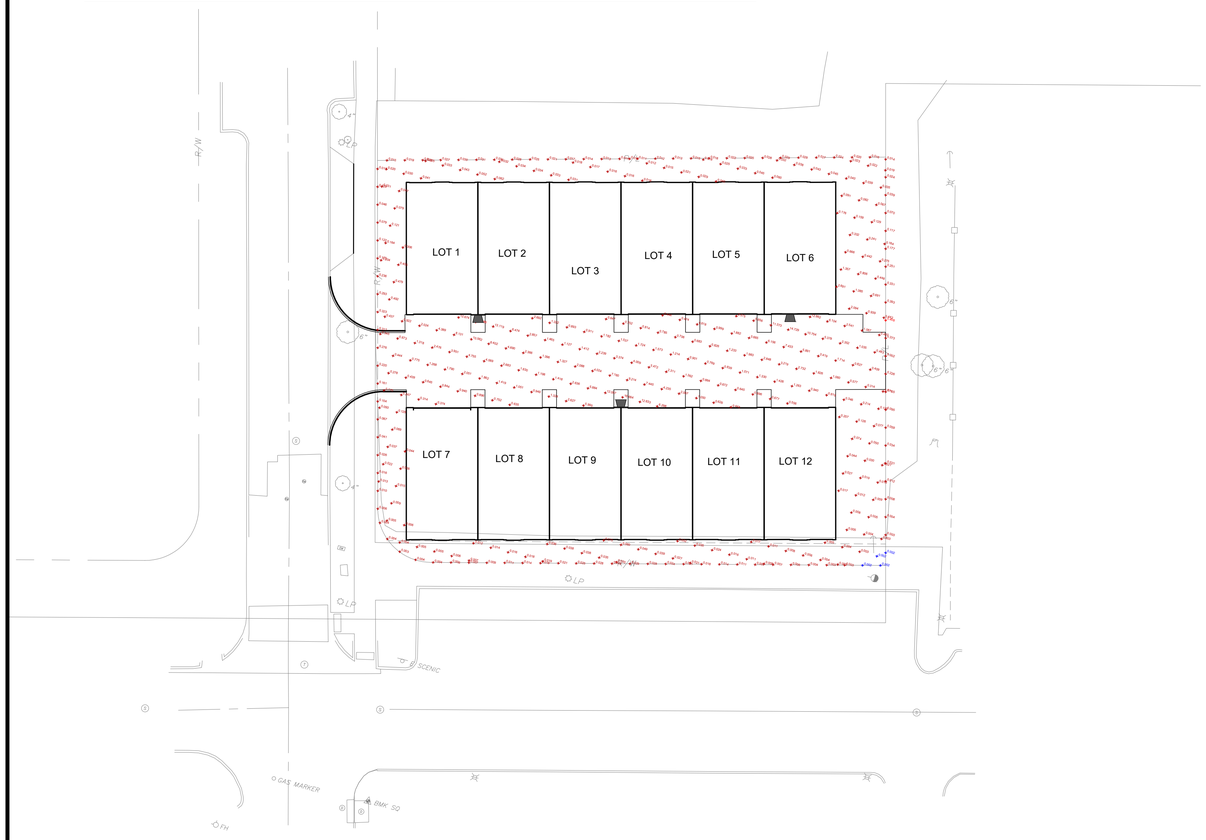
Sara Copeland, FAICP
Secretary of the City Plan Commission

Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
	3		SINGLE	0.90	12'	ESXF3 ALO(8,500L) SWW2(3000K) YS DDB	53.2

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE 2	1.558	17.580	0.002	779.0:1	8790.0:1
SITE 2 PROP LINE	0.066	0.408	0.002	33.0:1	204.0:1



Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
	8		SINGLE	0.90	12'	ESXF3 ALO(8,500L) SWW2(3000K) YS DDB	53.2

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE 3	2.008	18.393	0.003	669.3:1	6131.0:1
SITE 3 PROP LINE	0.136	0.637	0.003	45.3:1	212.3:1

N

20 10 0 20

LEGAL DESCRIPTION

COLUMBUS PARK PHASE 1 BLOCK 5 LOT 2

COLUMBUS PARK BLOCK 4 LOT 1

COLUMBUS PARK PHASE 1--PT LOT 2 BLOCK 4 DAF: BEG SW COR SD LOT 2 TH N 14 DEG 41 MIN 26 SEC W 22.57' 142.01' TO POB

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
CONTACT NAME: ADAM DEGONIA
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116
PHONE: 816.502.3915
EMAIL: ADEGONIA@MCCLUREVISION.COM

McCLURE™
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

Ankeny,IA | Carroll,IA
Cedar Rapids,IA | Clive,IA
Coralville,IA | Council Bluffs,IA
Fort Dodge,IA | Sioux City,IA
Columbia,MO | Macon,MO
North Kansas City,MO | Springfield,MO
Lenexa, KS
Portsmouth, NH

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistences, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS
12/31/2024 CITY COMMENTS

PROJECT INFO
2024000174-000

ENGINEER AVD | DRAWN BY ELM | CHECKED BY AVD

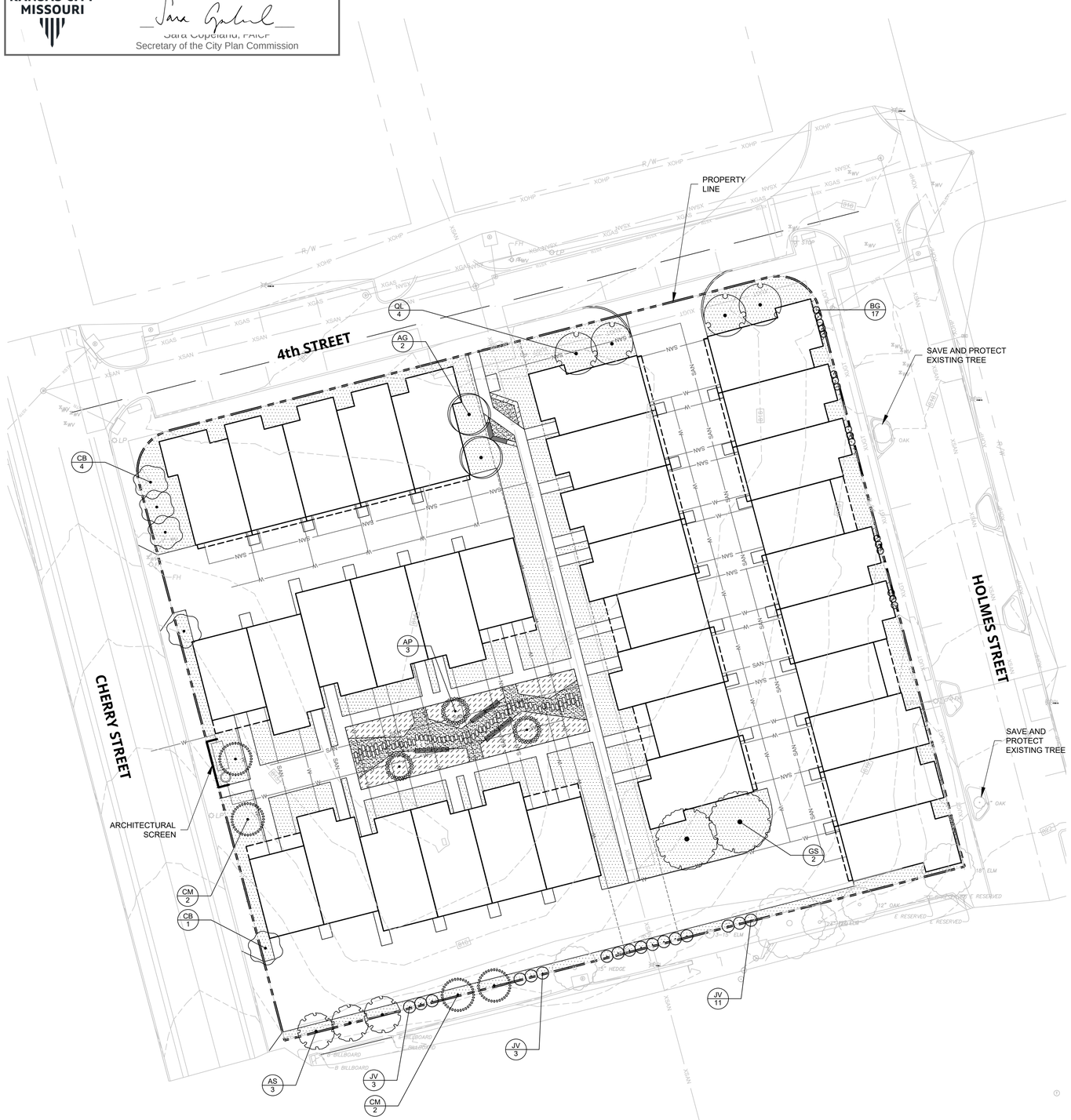
COLUMBUS PARK
5TH AND CHERRY
KANSAS CITY, MISSOURI

UR SHEETS
PHOTOMETRIC PLAN

P:\2024\000174-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\UR SHEETS\24-174 LIGHT.DWG

DRAWING NO.
C402

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission



1 LANDSCAPE PLAN
SCALE = 1" = 1'-20"

0 20' 40'
GRAPHIC SCALE 20'

NORTH

LANDSCAPE REQUIREMENTS SUMMARY

88-425 Landscape Requirements
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)

	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
Cherry Street	7	7		
Holmes Street	7	0	Save 2 existing trees and 5 trees will be planted elsewhere on-site	
4th Street	8	4	4 trees will be planted elsewhere on-site	
88-425-04 General Landscape Trees	N/A			
88-425-05 Perimeter Vehicular Use Area Adjacent to Public ROW				
Buffer Width Minimum	10'			
Trees	N/A			
Evergreen Shrubs	N/A			
88-425-06 Interior Vehicular Use Area	N/A			
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	Evergreen shrubs to be used to screen utilities.			
88-425-09 Outdoor Use Screening	N/A			

PLANTING NOTES

GENERAL

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE MISSOURI ONE CALL SYSTEM AT 800-344-7483, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
3. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
4. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
5. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT, OR PLANTING BED SHALL BE BROUGHT TO FINISH GRADE AND PLANTED IN TURF-TYPE TALL FESCUE OR OTHER .

PARKLAND DEDICATION

0.22 ACRES TO BE DEDICATED AS PARKLAND.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	AG	2	PAPERBARK MAPLE / ACER GRISEUM	B & B	2"CAL
	AP	3	JAPANESE MAPLE / ACER PALMATUM	B & B	2"CAL
	AS	3	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"CAL
	CB	5	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS`	B & B	2"CAL
	CM	4	MIDNIGHT EXPRESS REDBUD / CERCIS CANADENSIS 'MIDNIGHT EXPRESS'	B & B	2"CAL
	GS	2	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	B & B	2"CAL
	QL	4	REGAL PRINCE® OAK / QUERCUS ROBUR X BICOLOR 'LONG'	B & B	2"CAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
EVERGREEN SHRUBS				
	BG	17	'GREEN VELVET' BOXWOOD / BUXUS MICROPHYLLA X 'GREEN VELVET'	5 GAL
	JV	17	GREY OWL JUNIPER / JUNIPERUS VIRGINIANA 'GREY OWL	5 GAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	DG	730 SF	DECOMPOSED GRANITE	N/A
	GC	1,322 SF	GROUND COVER	N/A
	TF	9,939 SF	TURF-TYPE TALL FESCUE / TURF SOD	SOD
			PAVER / STEPPING STONE	

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102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

COLUMBUS PARK TOWNHOMES
SITE ONE

650 E. 4th Street
Kansas City, MO 64106

current submittal

LANDSCAPE PLAN

issued: 11/11/2024

revisions

Date	No.

professional seal

LANDSCAPE PLAN

L100

PLOTTED BY: ERICA FLAD PLOTTED ON: Friday, December 13, 2024 10:21:46 AM FILE NAME: 24-076_L100 LSCP_CURRENT.DWG
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City Plan Commission
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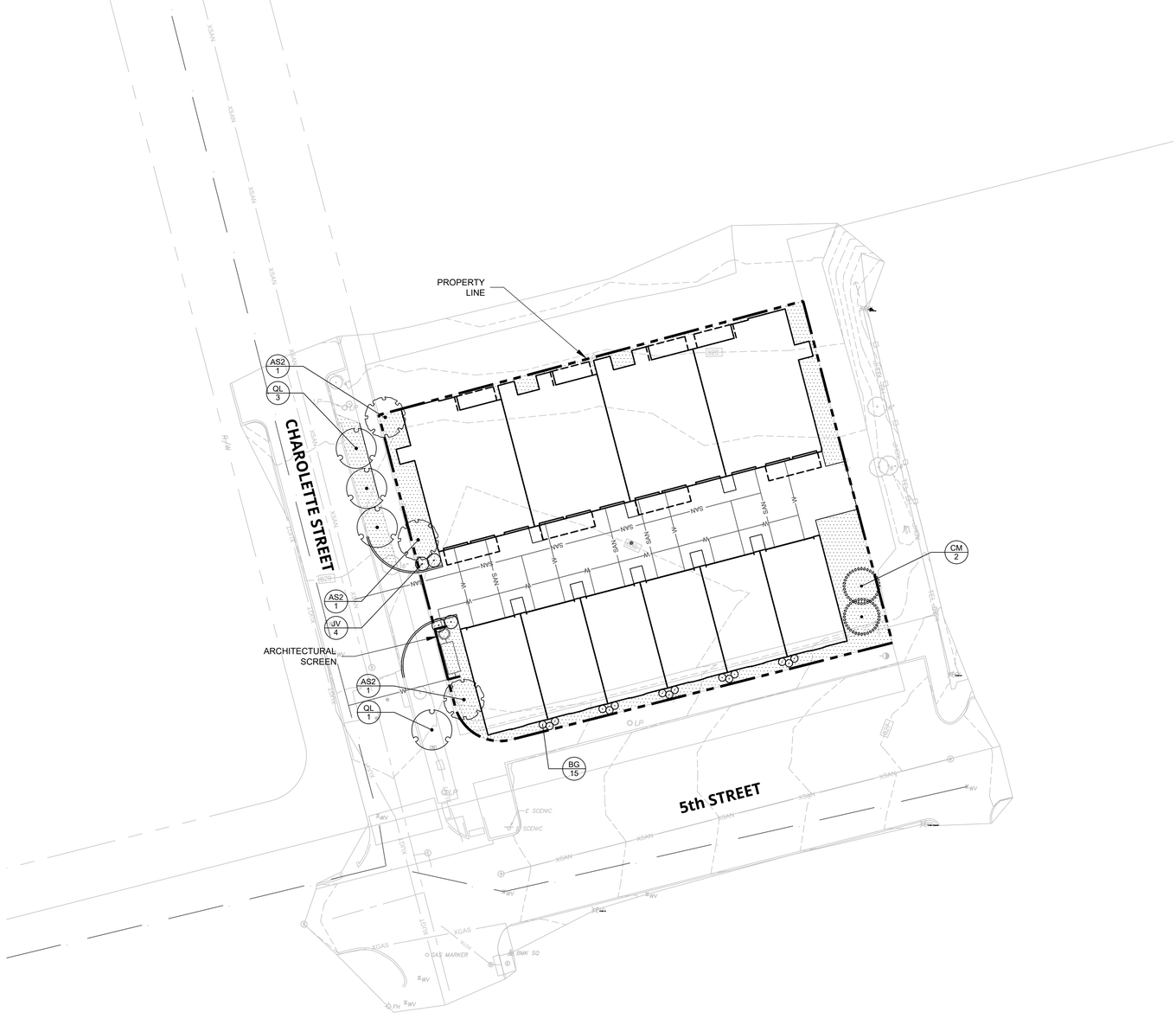

1 LANDSCAPE PLAN
SCALE = 1" = 1'-20"

0 20' 40'
GRAPHIC SCALE 20'

NORTH

LANDSCAPE REQUIREMENTS SUMMARY

88-425 Landscape Requirements
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)

	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
Charlotte Street	4	4		
5th Street	5	0	5 trees will be planted elsewhere on-site	
88-425-04 General Landscape Trees	N/A			
88-425-05 Perimeter Vehicular Use Area Adjacent to Public ROW				
Buffer Width Minimum	10'			
Trees	N/A			
Evergreen Shrubs - Form a continuous visual screen 3' in height after 1st growing season	4	4		
88-425-06 Interior Vehicular Use Area	N/A			
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	Evergreen shrubs to be used to screen utilities.			
88-425-09 Outdoor Use Screening	N/A			

PLANTING NOTES

GENERAL

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	AS2	3	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"CAL
	CM	2	MIDNIGHT EXPRESS REDBUD / CERCIS CANADENSIS 'MIDNIGHT EXPRESS'	B & B	2"CAL
	QL	4	REGAL PRINCE® OAK / QUERCUS ROBUR X BICOLOR 'LONG'	B & B	2"CAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
EVERGREEN SHRUBS				
	BG	15	'GREEN VELVET' BOXWOOD / BUXUS MICROPHYLLA X 'GREEN VELVET'	5 GAL
	JV	4	GREY OWL JUNIPER / JUNIPERUS VIRGINIANA 'GREY OWL	5 GAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	TF	2,550 SF	TURF-TYPE TALL FESCUE / TURF SOD	SOD

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p. 913.780.6707
www.landworksstudio.com

COLUMBUS PARK TOWNHOMES
SITE TWO
808 E. 5th Street
Kansas City, MO 64106

current submittal

LANDSCAPE PLAN

issued: 11/11/2024

revisions

Date	No.

professional seal

LANDSCAPE PLAN
L200

PLOTTED BY: ERICA FLAD PLOTTED ON: Friday, December 13, 2024 10:21:54 AM FILE NAME: 24-089_L200 LSCP_CURRENT.DWG
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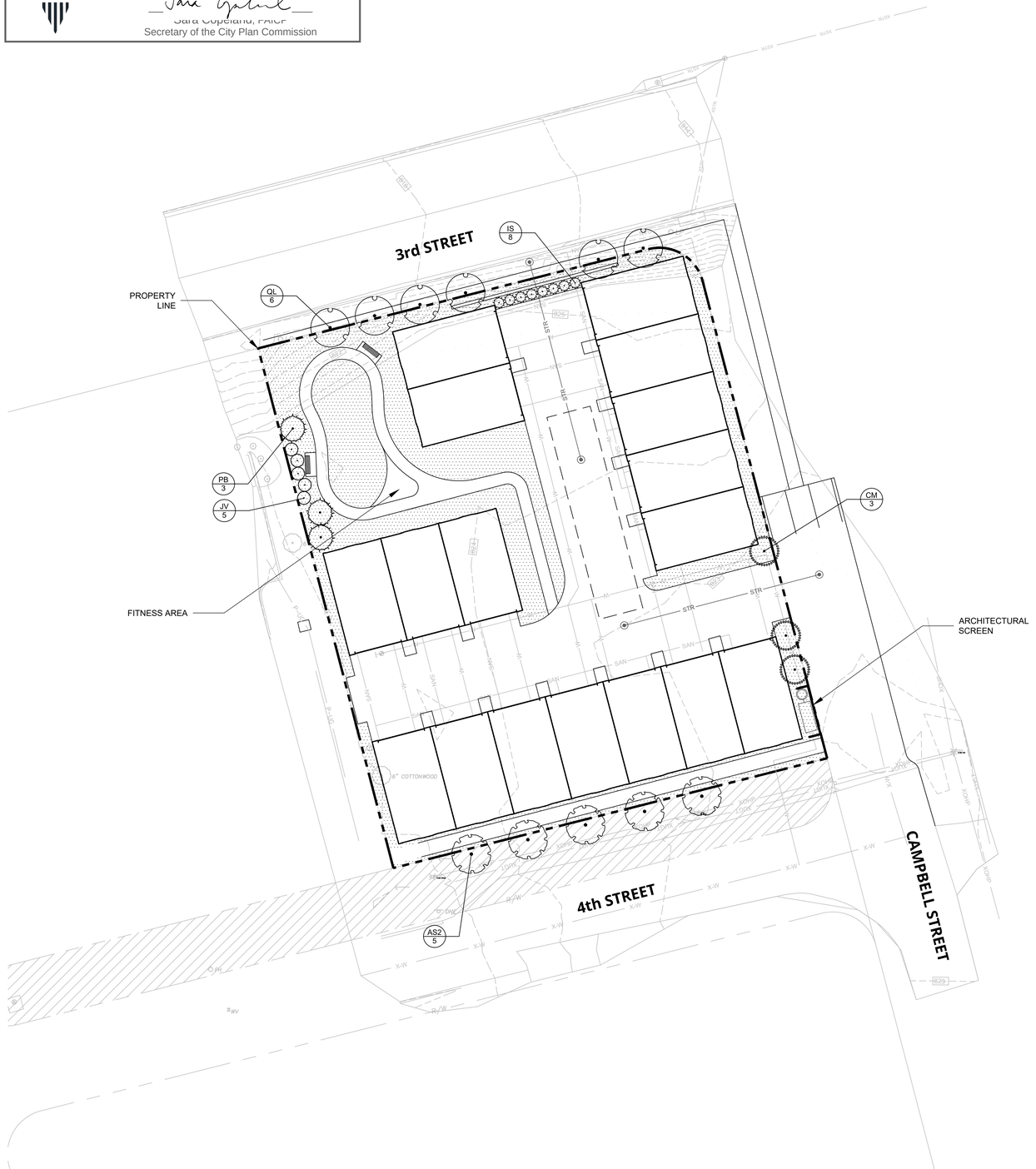

1 LANDSCAPE PLAN
SCALE = 1" = 1'-20"

0 20' 40'
GRAPHIC SCALE 20'

NORTH

LANDSCAPE REQUIREMENTS SUMMARY

88-425 Landscape Requirements
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)

	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
Campbell Street	3	3		
3rd Street	5	5		
4th Street	5	5		
88-425-04 General Landscape Trees	N/A			
88-425-05 Perimeter Vehicular Use Area Adjacent to Public ROW				
Buffer Width Minimum	10'			
Trees	1	1		
Evergreen Shrubs - Form a continuous visual screen 3' in height after 1st growing season	8	8		
88-425-06 Interior Vehicular Use Area	N/A			
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	Evergreen shrubs to be used to screen utilities.			
88-425-09 Outdoor Use Screening	N/A			

PLANTING NOTES

GENERAL

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PARKLAND DEDICATION

0.11 ACRES TO BE DEDICATED AS PARKLAND.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	AS2	5	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"CAL	
	CM	3	MIDNIGHT EXPRESS REDBUD / CERCIS CANADENSIS 'MIDNIGHT EXPRESS'	B & B	2"CAL	
	PB	3	BACHERI COLORADO SPRUCE / PICEA PUNGENS 'BACHERI'	B & B		6'-7' TALL
	QL	6	REGAL PRINCE® OAK / QUERCUS ROBUR X BICOLOR 'LONG'	B & B	2"CAL	

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
EVERGREEN SHRUBS				
	IS	8	SHAMROCK INKBERRY HOLLY / ILEX GLABRA 'SHAMROCK'	5 GAL
	JV	5	GREY OWL JUNIPER / JUNIPERUS VIRGINIANA 'GREY OWL	5 GAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	TF	5,942 SF	TURF-TYPE TALL FESCUE / TURF SOD	SOD

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Olathe, KS 66061
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www.landworksstudio.com

COLUMBUS PARK TOWNHOMES
SITE THREE

880 E. 4th Street
Kansas City, MO 64106

current submittal
LANDSCAPE PLAN
issued: 11/11/2024

revisions

Date	No.

professional seal

LANDSCAPE PLAN
L300

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City Plan Commission
Recommends Approval with Conditions
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Sara Copeland, FAICP
Secretary of the City Plan Commission

POLAR DEVELOPMENT, LLC.

COLUMBUS PARK PHASE 1

KANSAS CITY, MISSOURI

ZONING - ARCH PACKAGE

UNIT A - 20'-0" X 28'-0" BABY TH w/ 2'-2" OVERHANG

UNIT B - 20'-0" X 37'-10" TH w/ 2'-2" OVERHANG

12.30.2024

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

SINGLE-FAMILY
Architecture and Planning

City Plan Commission
Recommends Approval with Conditions
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Secretary of the City Plan Commission

NOTE:

SITE PLAN FOR REFERENCE & ILLUSTRATIVE PURPOSE ONLY. SEE CIVIL AND LANDSCAPE PLANS FOR FINAL DIMENSIONS AND GRADING.

SITE PLAN KEY NOTES

1. REFER TO LANDSCAPE/CIVIL DWGS. FOR PLANTERS, SIDEWALKS & CONCRETE STEPS.
2. MAILBOXES, REFER TO CIVIL/LANDSCAPE DWGS.
3. ELECTRICAL METER BANK, REFER TO M.E.P. DWGS.
4. GARAGE ENTRY / EXIT.
5. RESIDENTIAL ENTRY / EXIT.
6. TRANSFORMER, REFER TO CIVIL DWGS.
7. PAVILION / SUN STRUCTURE. REFER TO LANDSCAPE DWGS.
8. MONUMENT SIGN. REFER TO LANDSCAPE/CIVIL DWGS.

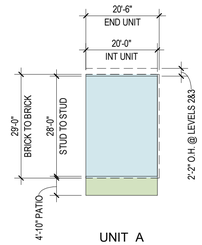
SITE PLAN GENERAL NOTES

1. OUTLET FOR FUTURE EV CHARGING STATION IS LOCATED ON THE INTERIOR OF THE GARAGES, PLEASE REFER TO SHEET A-110 FOR THE EV CHARGING STATION LOCATION.

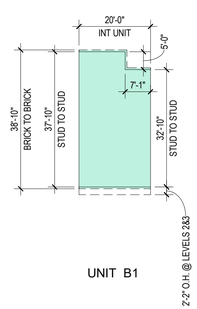
UNIT A - 20'-0" X 28'-0" BABY TOWNHOUSE w/ 2'-2" OVERHANG
*INT AND END CONDITION

B1 | B2

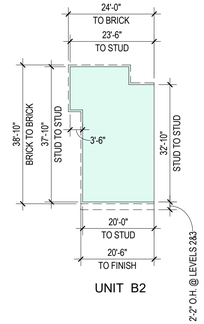
UNIT B - 20'-0" X 37'-10" TOWNHOUSE w/ 2'-2" OVERHANG
*STANDARD B1 - INTERIOR CONDITION
*STANDARD B2 - END CONDITION W/ SIDE BUMP



UNIT A



UNIT B1



UNIT B2

LOTS MARKED WITH (*) ARE REQUIRED TO HAVE FIRE SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 13D. (LOTS 07,09,13,16,21 & 23)

(A code modification request must be submitted for buildings with exterior walls, including gable walls, exceeding 30 feet in height and lacking aerial access. This request serves to document the agreement to install fire sprinkler systems per NFPA 13D.)

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ARCH SITE PLAN

ZONING SUBMISSION

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106

POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0001

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission

MATERIAL BOARD

M-01 - BRICK VENEER

M-02 - HOR. SIDING

M-03 - VERTICAL SIDING

M-04 - F.C PANEL

M-05 - STUCCO

M-06 - ASPHALT ROOF SHINGLE

M-07 - METAL
- RAILINGS
- CANOPY
- DOWNSPOUT

M-08 - GARAGE DOOR

M-09 - DOOR

M-10 - WINDOWS

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
M-06 - STANDING SEAM METAL ROOF
M-07 - VINYL DOORS AND WINDOW
M-08 - OVERHEAD DOORS
M-09 - METAL RAILING
M-10 - METAL CANOPY
M-11 - GUTTER & DOWNSPOUT
M-12 - SCUPPER & DOWNSPOUT
M-13 - BRICK ROWLOCK OVER SOLDIER
M-14 - BRICK SOLDIER
M-15 - BRICK ROWLOCK
M-16 - BUILT UP CORNICE
M-17 - 4" TRIM
M-18 - 6" TRIM
M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

*MATERIALS AND COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO CHANGE

lessard DESIGN
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MATERIAL BOARD
ZONING SUBMISSION

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0002

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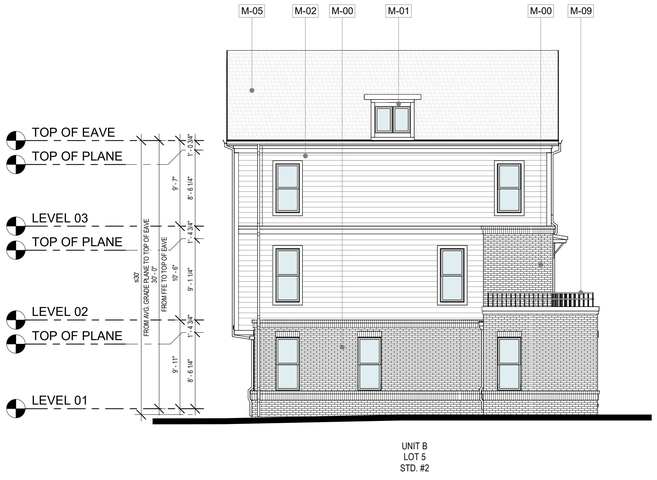
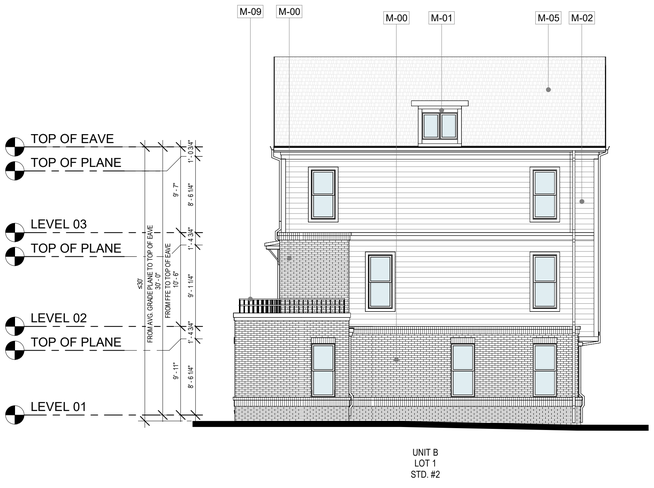


BLDG 01 - LEFT SIDE ELEVATION

BLDG 01 - FRONT ELEVATION



BLDG 01 - RIGHT SIDE ELEVATION

BLDG 01 - REAR ELEVATION

KEY PLAN

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
M-06 - STANDING SEAM METAL ROOF
M-07 - VINYL DOORS AND WINDOW
M-08 - OVERHEAD DOORS
M-09 - METAL RAILING
M-10 - METAL CANOPY
M-11 - GUTTER & DOWNSPOUT
M-12 - SCUPPER & DOWNSPOUT
M-13 - BRICK ROWLOCK OVER SOLDIER
M-14 - BRICK SOLDIER
M-15 - BRICK ROWLOCK
M-16 - BUILT UP CORNICE
M-17 - 4" TRIM
M-18 - 6" TRIM
M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
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BUILDING 01 ELEVATIONS

ZONING SUBMISSION

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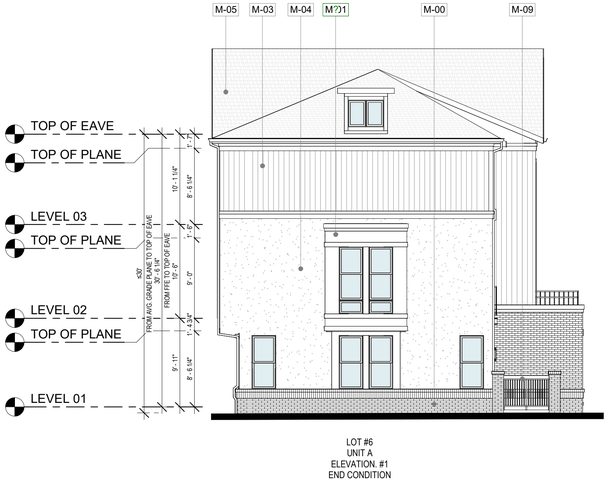
CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0003

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission



LOT #6
UNIT A
ELEVATION. #1
END CONDITION

BLDG 02 - LEFT SIDE ELEVATION

LOT #6
UNIT A
ELEVATION. #1
END CONDITION

LOT #7
UNIT B1
ELEVATION. #1
INT. CONDITION
(REVERSE)

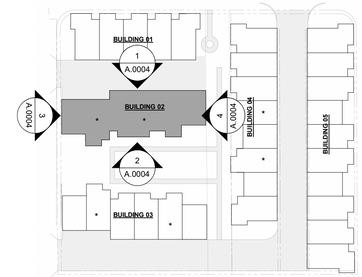
LOT #8
UNIT B1
ELEVATION. #1
INT. CONDITION

LOT #9
UNIT B1
ELEVATION. #2
INT. CONDITION
(REVERSE)

LOT #10
UNIT B1
ELEVATION. #2
INT. CONDITION

LOT #11
UNIT A
ELEVATION. #2
END CONDITION

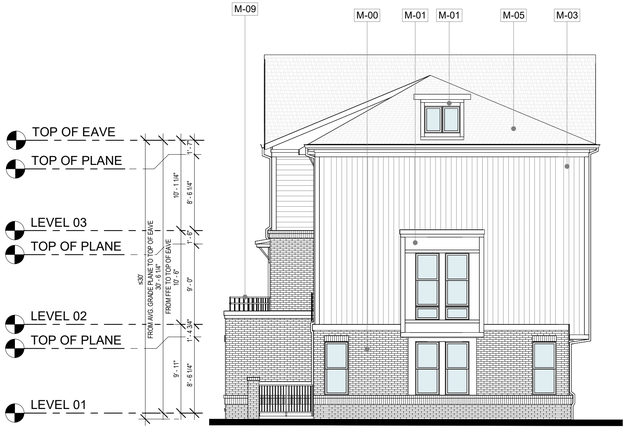
BLDG 02 - FRONT ELEVATION



KEY PLAN

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
M-06 - STANDING SEAM METAL ROOF
M-07 - VINYL DOORS AND WINDOW
M-08 - OVERHEAD DOORS
M-09 - METAL RAILING
M-10 - METAL CANOPY
M-11 - GUTTER & DOWNSPOUT
M-12 - SCUPPER & DOWNSPOUT
M-13 - BRICK ROWLOCK OVER SOLDIER
M-14 - BRICK SOLDIER
M-15 - BRICK ROWLOCK
M-16 - BUILT UP CORNICE
M-17 - 4" TRIM
M-18 - 6" TRIM
M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM



LOT #11
UNIT A
ELEVATION. #2
END CONDITION

BLDG 02 - RIGHT SIDE ELEVATION

LOT #11
UNIT A
ELEVATION. #2
END CONDITION

LOT #10
UNIT B1
ELEVATION. #2
INT. CONDITION

LOT #9
UNIT B1
ELEVATION. #2
INT. CONDITION
(REVERSE)

LOT #8
UNIT B1
ELEVATION. #1
INT. CONDITION

LOT #7
UNIT B1
ELEVATION. #1
INT. CONDITION
(REVERSE)

LOT #6
UNIT A
ELEVATION. #1
END CONDITION

BLDG 02 - REAR ELEVATION

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BUILDING 02 ELEVATIONS

ZONING SUBMISSION

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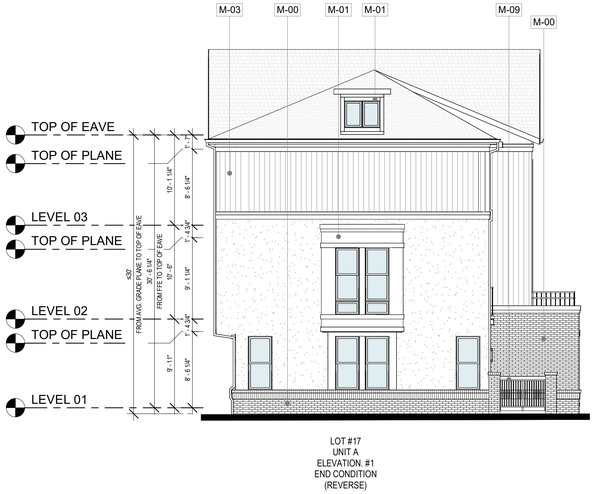
CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0004

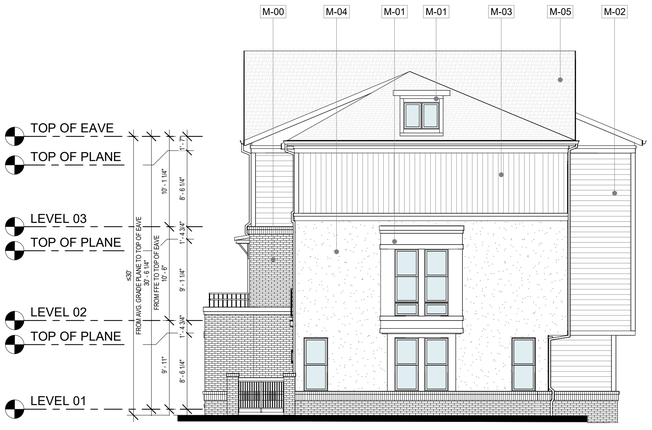
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission



LOT #17
UNIT A
ELEVATION. #1
END CONDITION
(REVERSE)

BLDG 03 - LEFT SIDE ELEVATION

BLDG 03 - FRONT ELEVATION



LOT #12
UNIT A
ELEVATION. #1
END CONDITION

BLDG 03 - RIGHT SIDE ELEVATION

LOT #12
UNIT A
ELEVATION. #1
END CONDITION

LOT #13
UNIT B1
ELEVATION. #3
INT. CONDITION

LOT #14
UNIT B1
ELEVATION. #1
INT. CONDITION
(REVERSE)

LOT #15
UNIT B1
ELEVATION. #3
INT. CONDITION

LOT #16
UNIT B1
ELEVATION. #1
INT. CONDITION

LOT #17
UNIT A
ELEVATION. #1
END CONDITION
(REVERSE)

BLDG 03 - REAR ELEVATION

KEY PLAN

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
M-06 - STANDING SEAM METAL ROOF
M-07 - VINYL DOORS AND WINDOW
M-08 - OVERHEAD DOORS
M-09 - METAL RAILING
M-10 - METAL CANOPY
M-11 - GUTTER & DOWNSPOUT
M-12 - SCUPPER & DOWNSPOUT
M-13 - BRICK ROWLOCK OVER SOLDIER
M-14 - BRICK SOLDIER
M-15 - BRICK ROWLOCK
M-16 - BUILT UP CORNICE
M-17 - 4" TRIM
M-18 - 6" TRIM
M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

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BUILDING 03 ELEVATIONS

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0005

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission

BUILDING 04- FRONT ELEVATION

BUILDING 04- REAR ELEVATION

KEY PLAN

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
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M-17 - 4" TRIM
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M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

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BUILDING 04 ELEVATIONS

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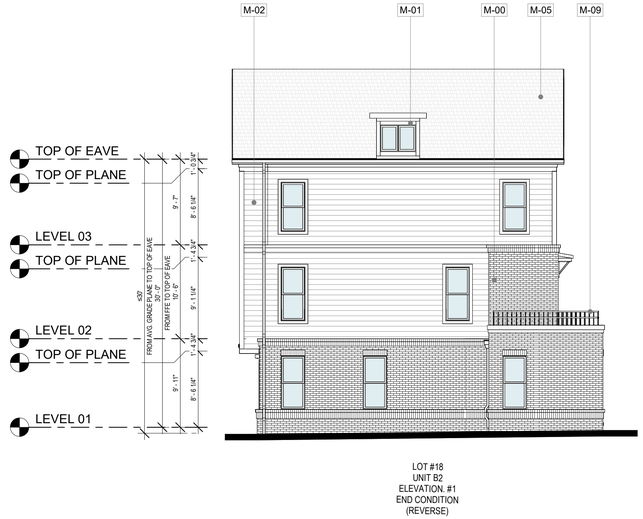
CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

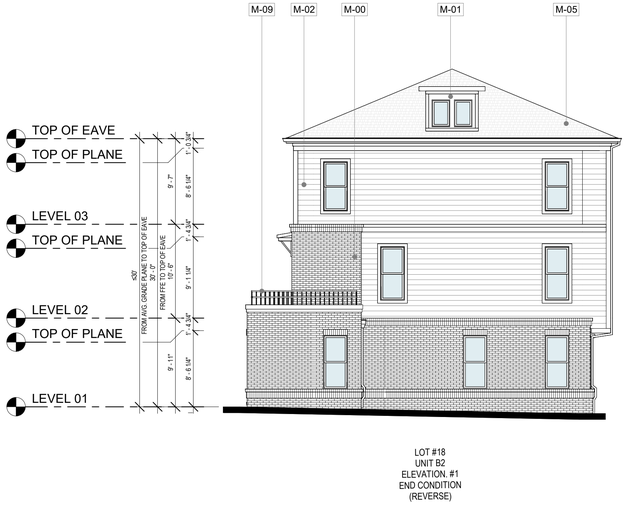
A.0006

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission



LOT #18
UNIT B2
ELEVATION. #1
END CONDITION
(REVERSE)

BUILDING 04- LEFT SIDE ELEVATION



LOT #18
UNIT B2
ELEVATION. #1
END CONDITION
(REVERSE)

BUILDING 04- RIGHT SIDE ELEVATION

KEY PLAN

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
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M-10 - METAL CANOPY
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M-15 - BRICK ROWLOCK
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M-17 - 4" TRIM
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M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

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BUILDING 04 ELEVATIONS

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0007

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEY PLAN

BUILDING 05- FRONT ELEVATION

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
M-06 - STANDING SEAM METAL ROOF
M-07 - VINYL DOORS AND WINDOW
M-08 - OVERHEAD DOORS
M-09 - METAL RAILING
M-10 - METAL CANOPY
M-11 - GUTTER & DOWNSPOUT
M-12 - SCUPPER & DOWNSPOUT
M-13 - BRICK ROWLOCK OVER SOLDIER
M-14 - BRICK SOLDIER
M-15 - BRICK ROWLOCK
M-16 - BUILT UP CORNICE
M-17 - 4" TRIM
M-18 - 6" TRIM
M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

BUILDING 05- REAR ELEVATION

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BUILDING 05 ELEVATIONS

ZONING SUBMISSION

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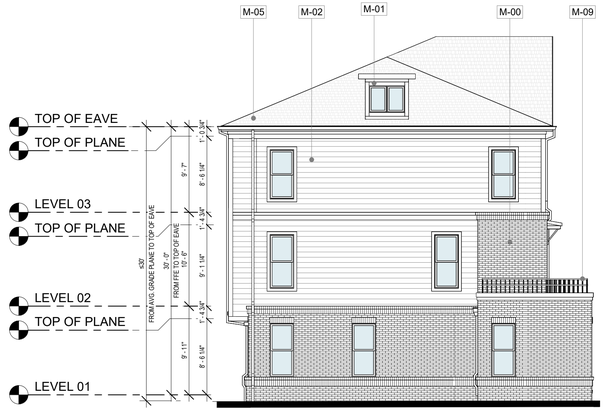
CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

A.0008

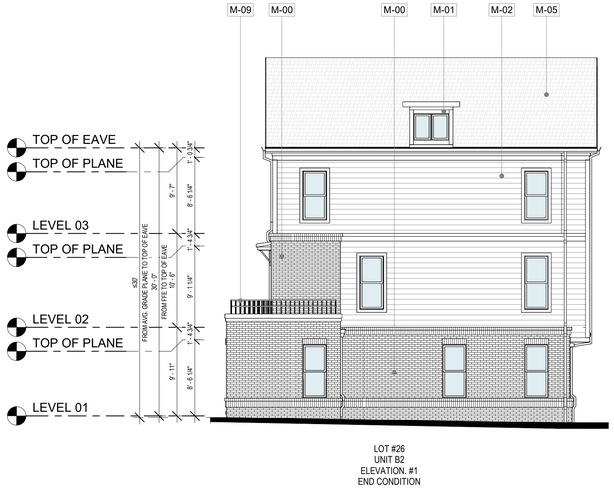
SCALE: As indicated

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission



LOT #35
UNIT B2
ELEVATION. #1
END CONDITION
(REVERSE)

BUILDING 05- LEFT SIDE ELEVATION



LOT #26
UNIT B2
ELEVATION. #1
END CONDITION

BUILDING 05- RIGHT SIDE ELEVATION

KEY PLAN

EXTERIOR ELEVATION KEYNOTES:

M-00 - BRICK VENEER
M-01 - FIBER CEMENT PANEL
M-02 - FIBER CEMENT HORIZONTAL SIDING
M-03 - FIBER CEMENT VERTICAL SIDING
M-04 - STUCCO
M-05 - ASPHALT ROOF SHINGLES
M-06 - STANDING SEAM METAL ROOF
M-07 - VINYL DOORS AND WINDOW
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M-12 - SCUPPER & DOWNSPOUT
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M-14 - BRICK SOLDIER
M-15 - BRICK ROWLOCK
M-16 - BUILT UP CORNICE
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M-18 - 6" TRIM
M-19 - 8" TRIM
M-20 - BUILT UP CORNICE
M-21 - 5" TRIM

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BUILDING 05 ELEVATIONS

ZONING SUBMISSION

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE: As indicated

A.0009

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025
Sara Copeland, FAICP
Secretary of the City Plan Commission

BUILDING 01 PERSPECTIVE

KEY PLAN

BUILDING 02 PERSPECTIVE

BUILDING 03 PERSPECTIVE

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SAMPLE STRIP EXTERIOR PERSPECTIVES

REFINED SCHEMATIC DESIGN

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE:

A.0010

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEY PLAN

BUILDING 04 PERSPECTIVE

BUILDING 05 PERSPECTIVE

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SAMPLE STRIP EXTERIOR PERSPECTIVES

REFINED SCHEMATIC DESIGN

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106
POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE:

A.0011

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00177 on 02/05/2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEY PLAN

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SITE PERSPECTIVE

REFINED SCHEMATIC DESIGN

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CHERRY ST & E 5TH ST COLUMBUS PARK
KANSAS CITY, MO , 64106

POLAR DEVELOPMENT, LLC.

12.30.2024
PDL.001B.00D

SCALE:

A.0012