

**PLAZA EAST
APARTMENTS**
KANSAS CITY, MO

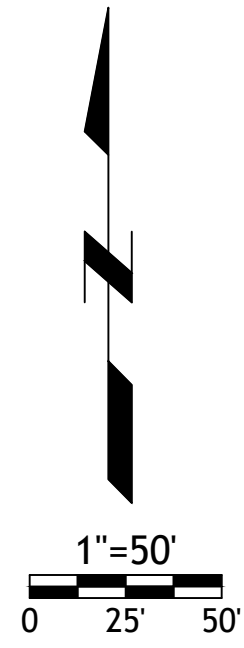
OVERALL SITE PLAN



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00192 On 01-03-2023

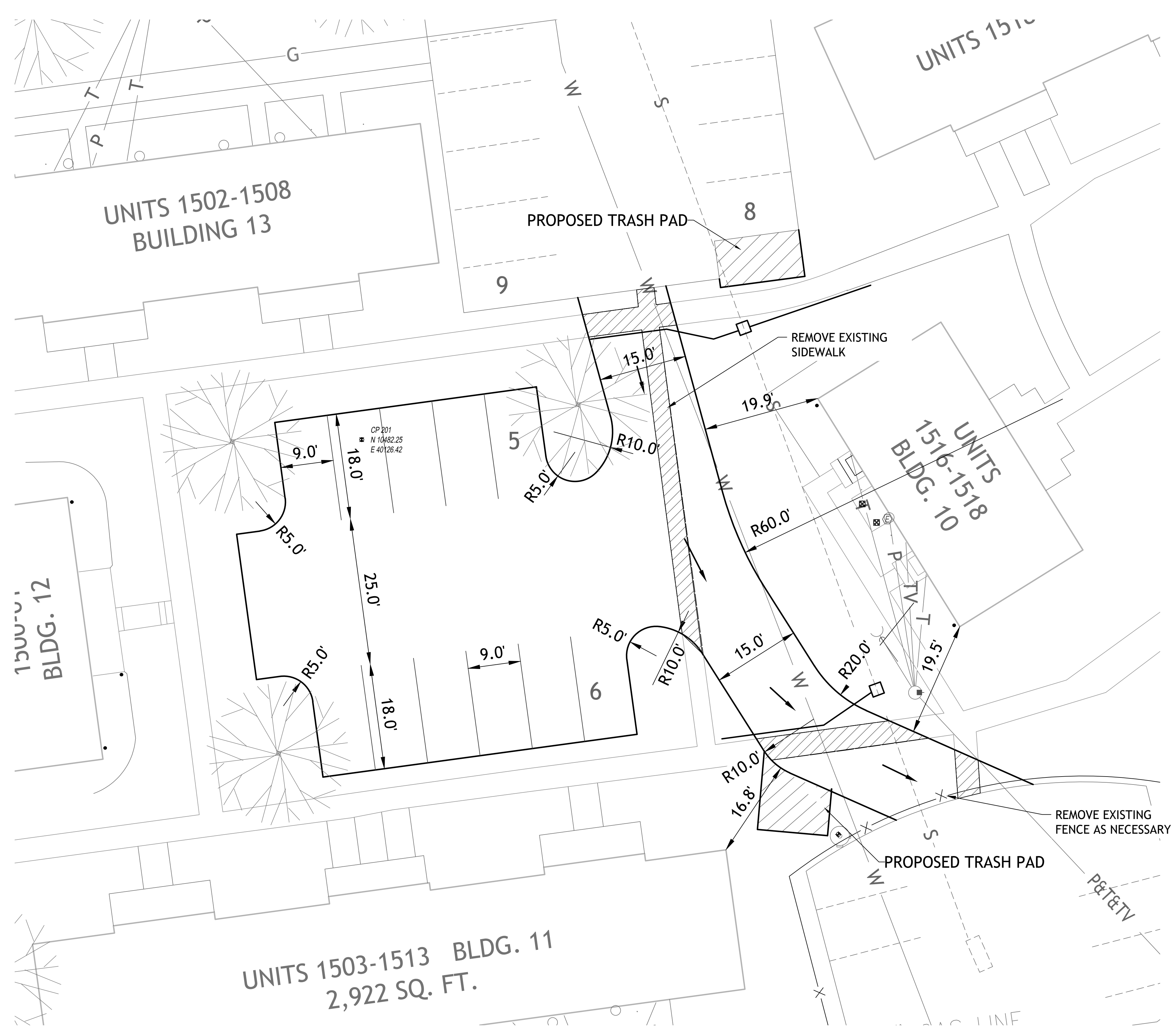
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

- LEGEND**
- 34 PEDESTIAN WALK IN GATES
 - 7 MOTORIZED DRIVE WAY GATES
 - 6' TALL FENCING (ORNAMENTAL METAL (ALUMINUM, BLACK COLOR))



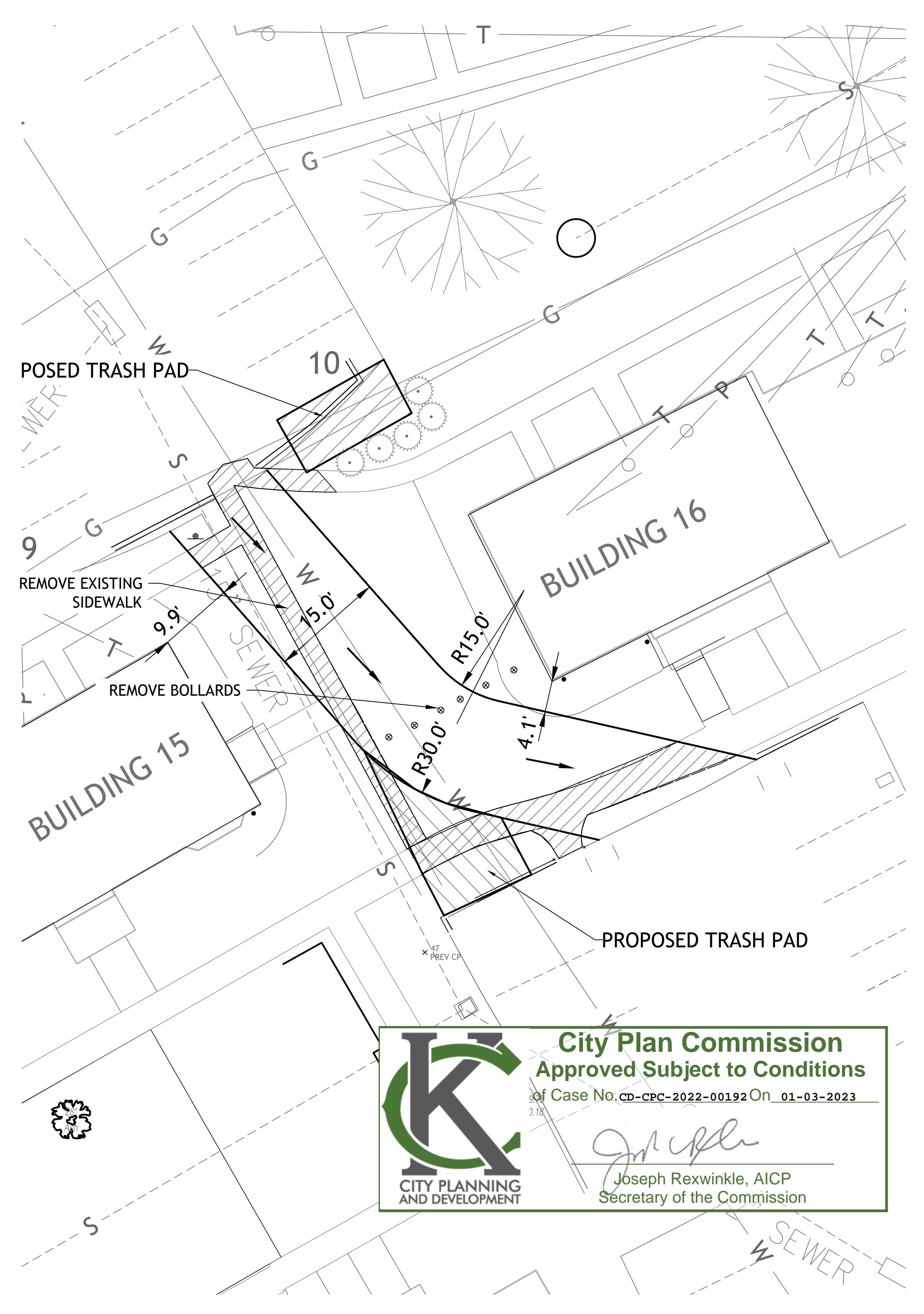
STATE OF MISSOURI
KATHERINE I. MAZUR
12-7-22
NUMBER
PE-2017012590
PROFESSIONAL ENGINEER

DATE	REVISION



UNITS 1503-1513 BLDG. 11
2,922 SQ. FT.

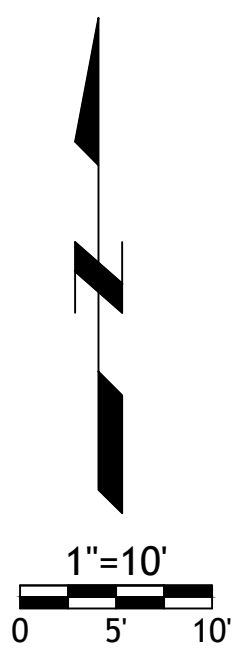
WEST CONNECTING DRIVE



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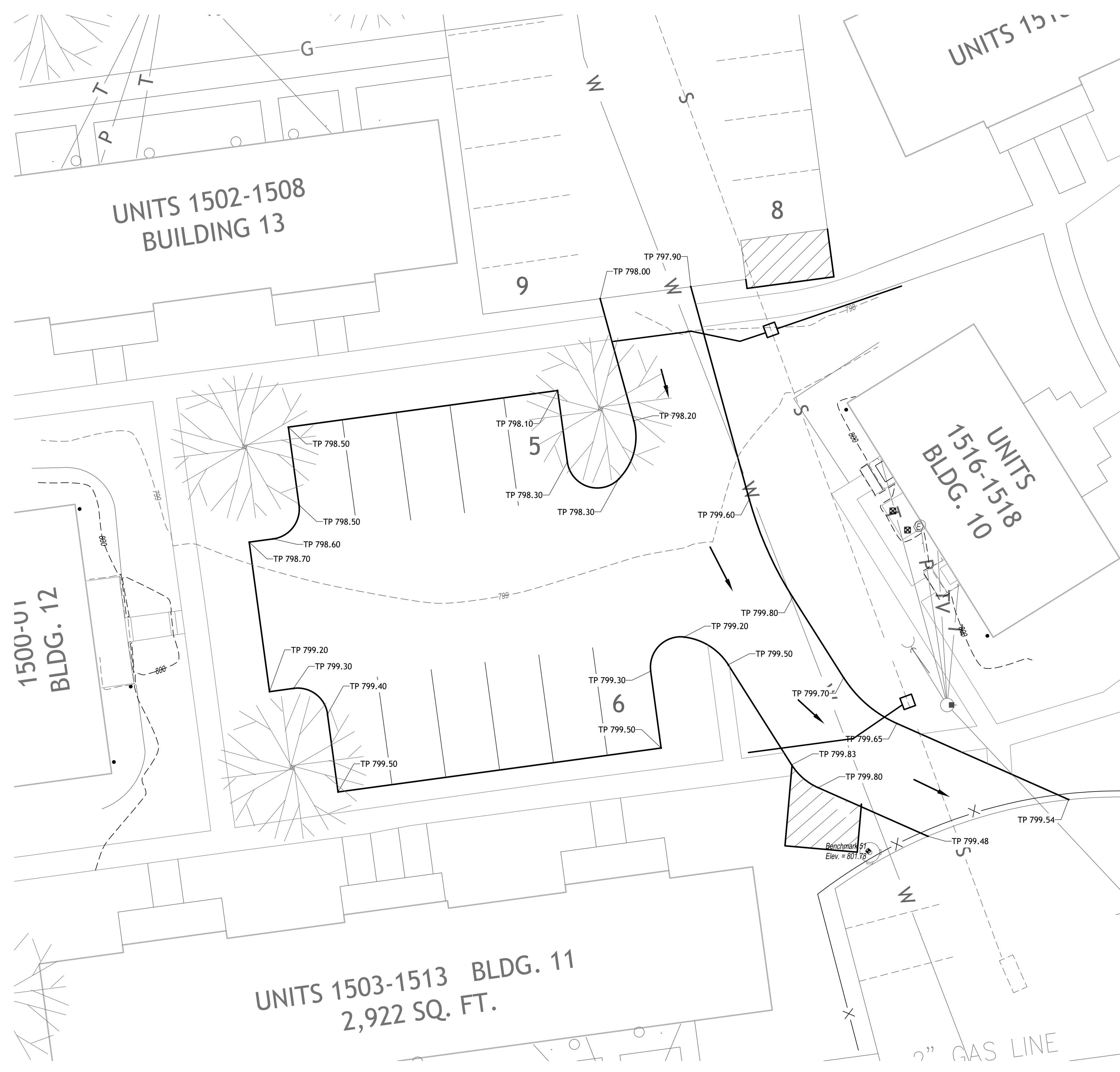
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CITY PLANNING AND DEVELOPMENT



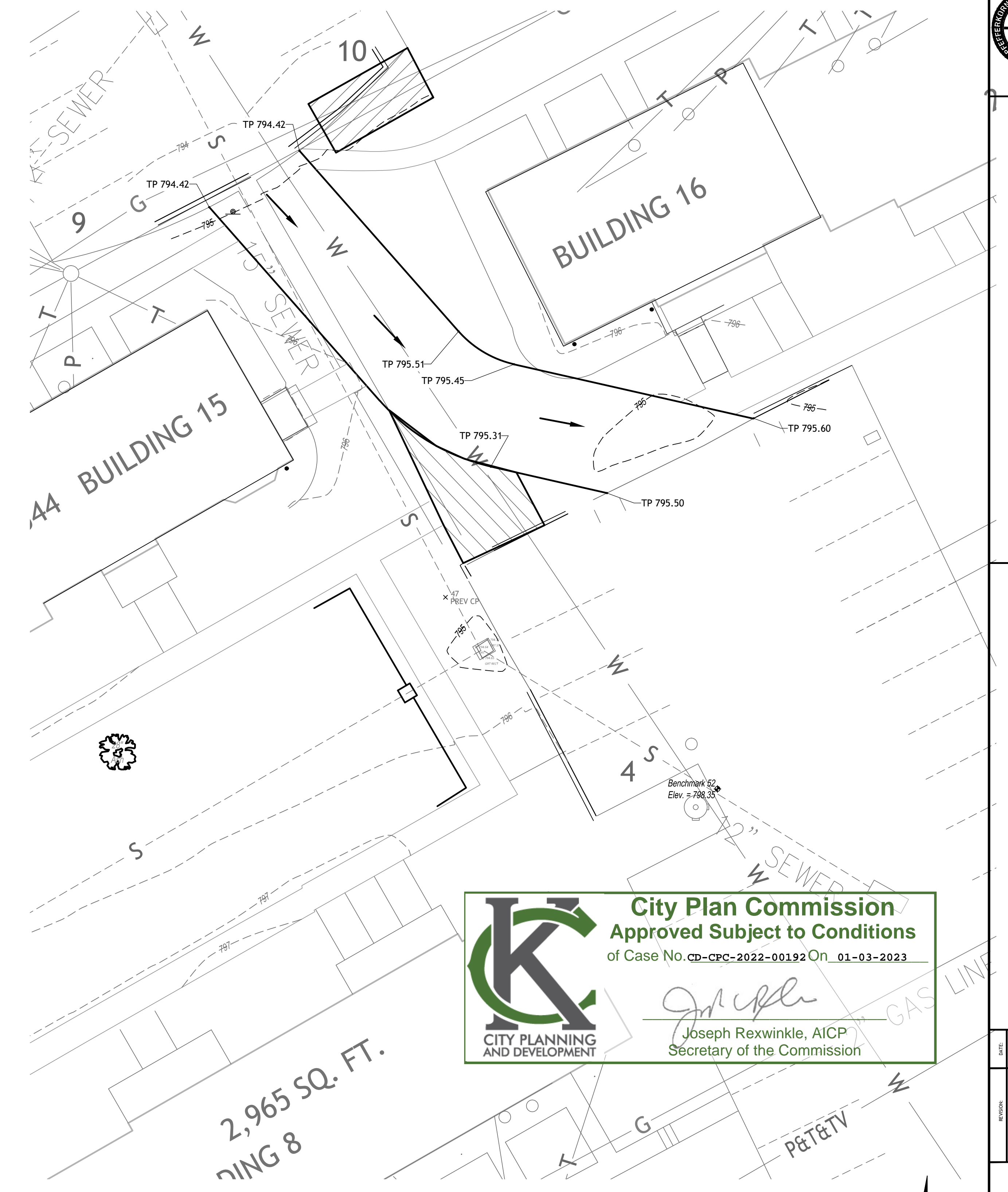
DATE	REVISION

DESIGNER	DATE	PROJECT	REVISION



UNITS 1503-1513 BLDG. 11
2,922 SQ. FT.

WEST CONNECTING DRIVE

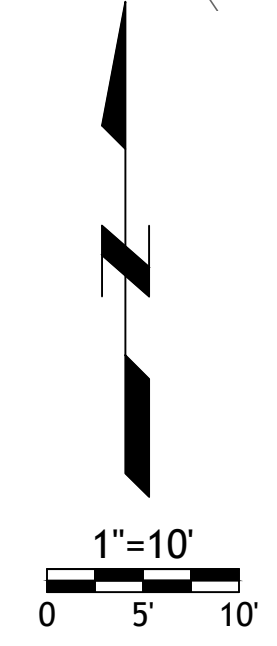


2,965 SQ. FT.
UNIT 8

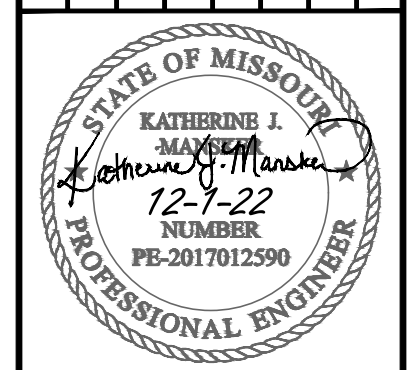
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EAST CONNECTING DRIVE

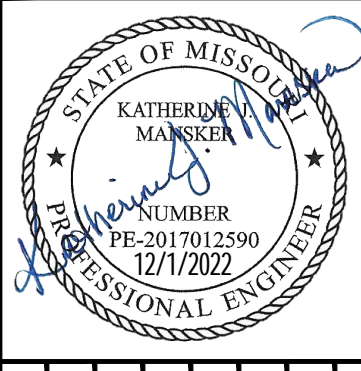


NO.	DATE	REVISION

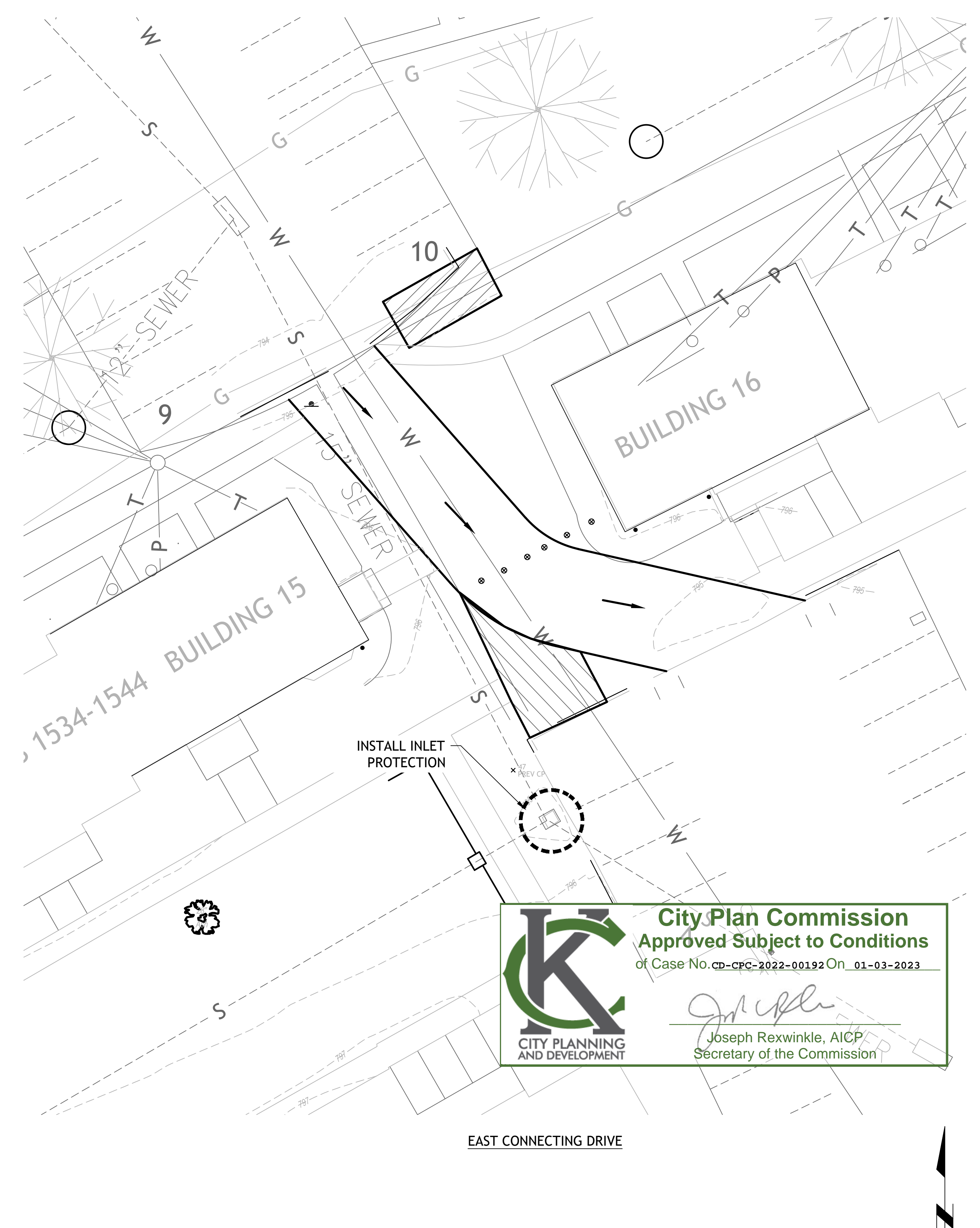
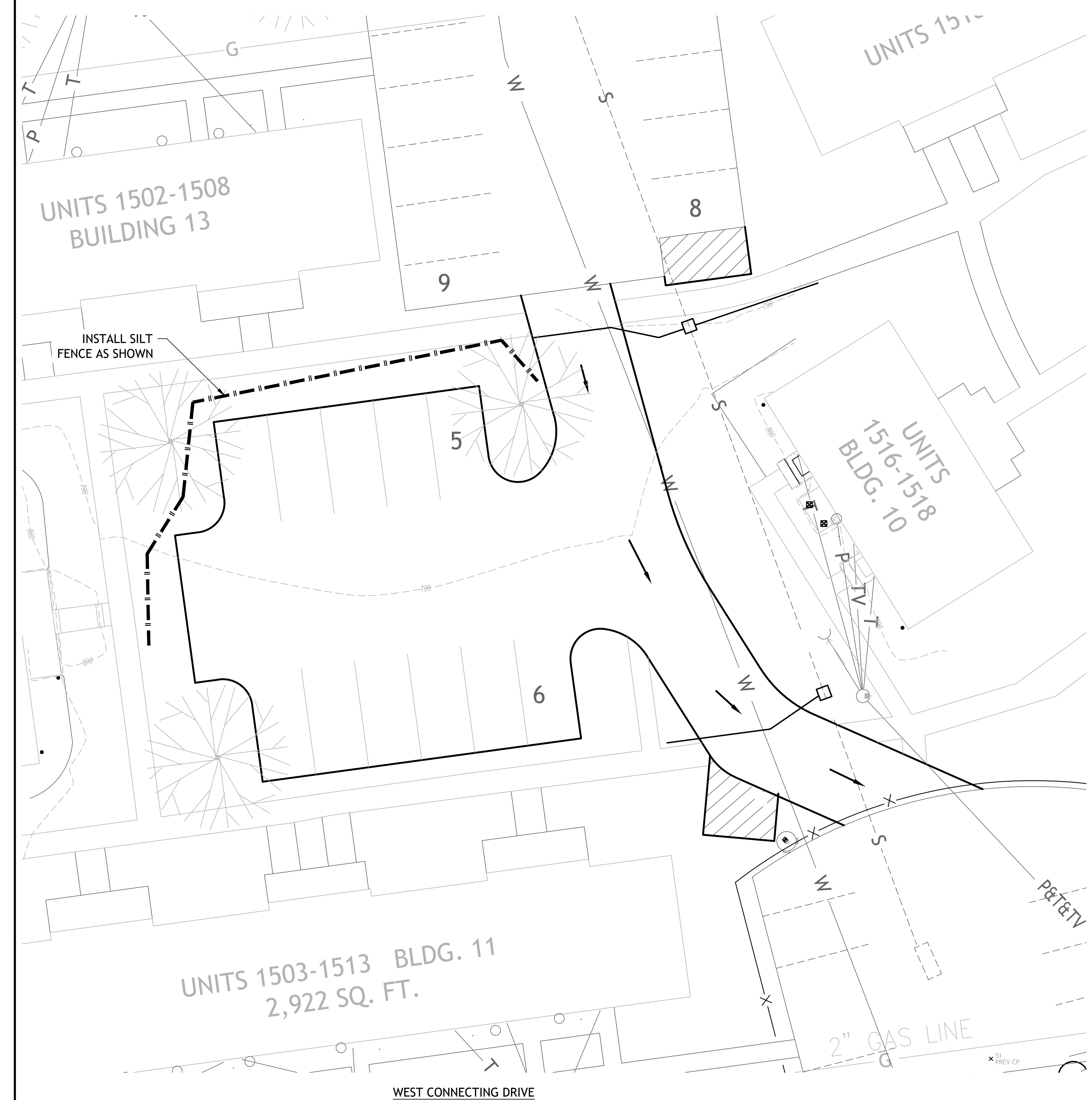


NO.	DATE	REVISION

DATE	NO. 02	11-15-20
PERSON	NO. 03	11-15-20
COMMENTS	NO. 04	11-15-20
NO. 05	11-15-20	
NO. 06	11-15-20	
NO. 07	11-15-20	
NO. 08	11-15-20	
NO. 09	11-15-20	
NO. 10	11-15-20	



DATE	NO. 02	11-15-20
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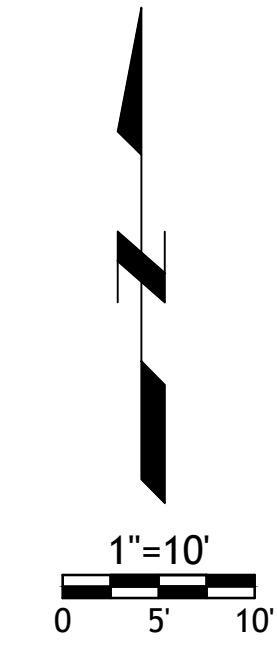
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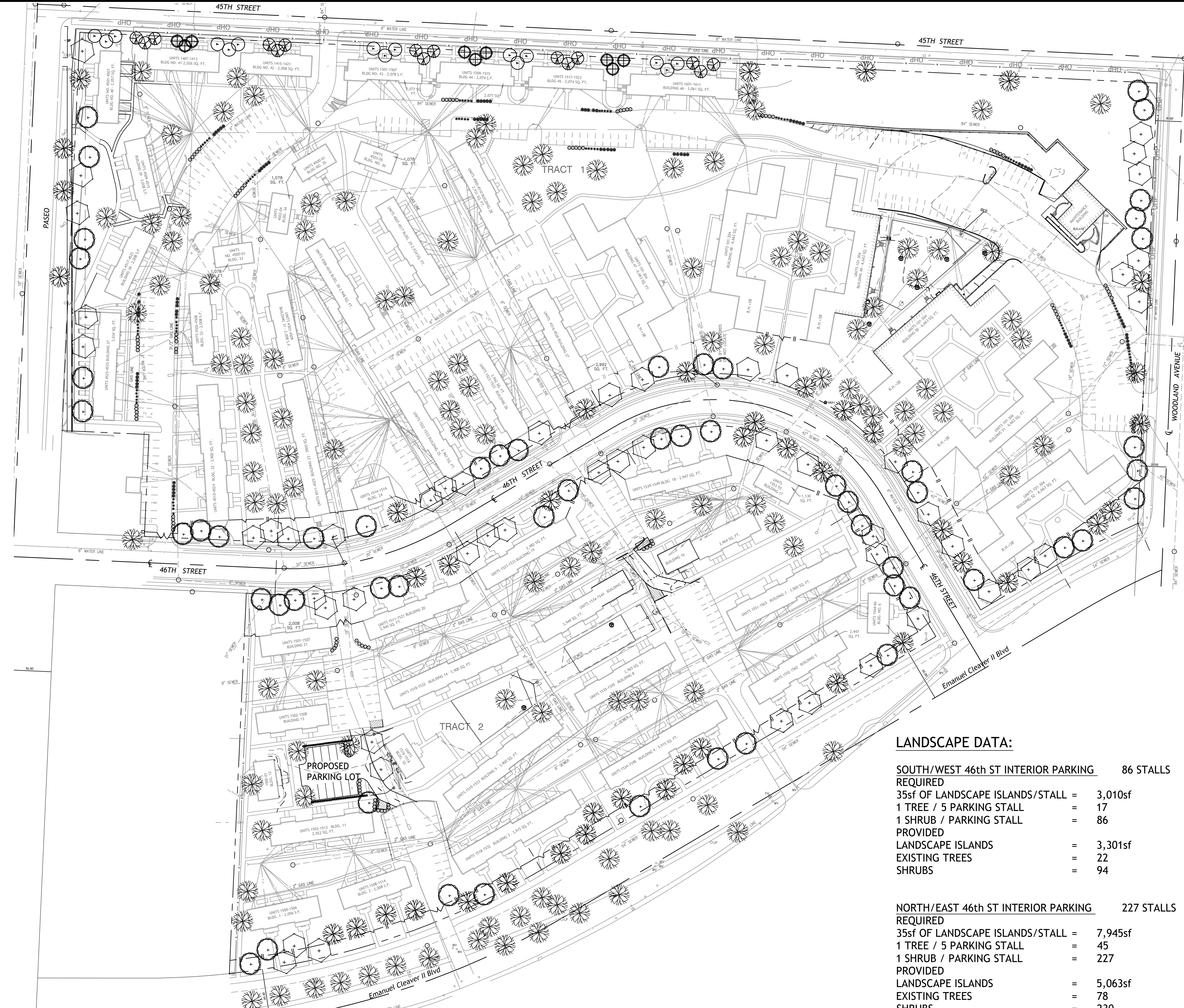
**CITY PLANNING
AND DEVELOPMENT**

- LEGEND**
- PROPERTY LINE / LIMITS OF GRADING
 - - - - - SILT FENCE - POST MAX SPACING 8' USE ESC 10 DETAIL
 - INLET PROTECTION USE ESC-06

NOTE:
NO WETLANDS PRESENT ON THIS PROPERTY

Erosion & Sedimentation control measures in place shall be checked & maintained weekly or within 24 hours following a rain measuring greater than 0.5 inches in 24 hours as recorded at KCI Airport.





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 allow without Landscape Architect or Owners approval.

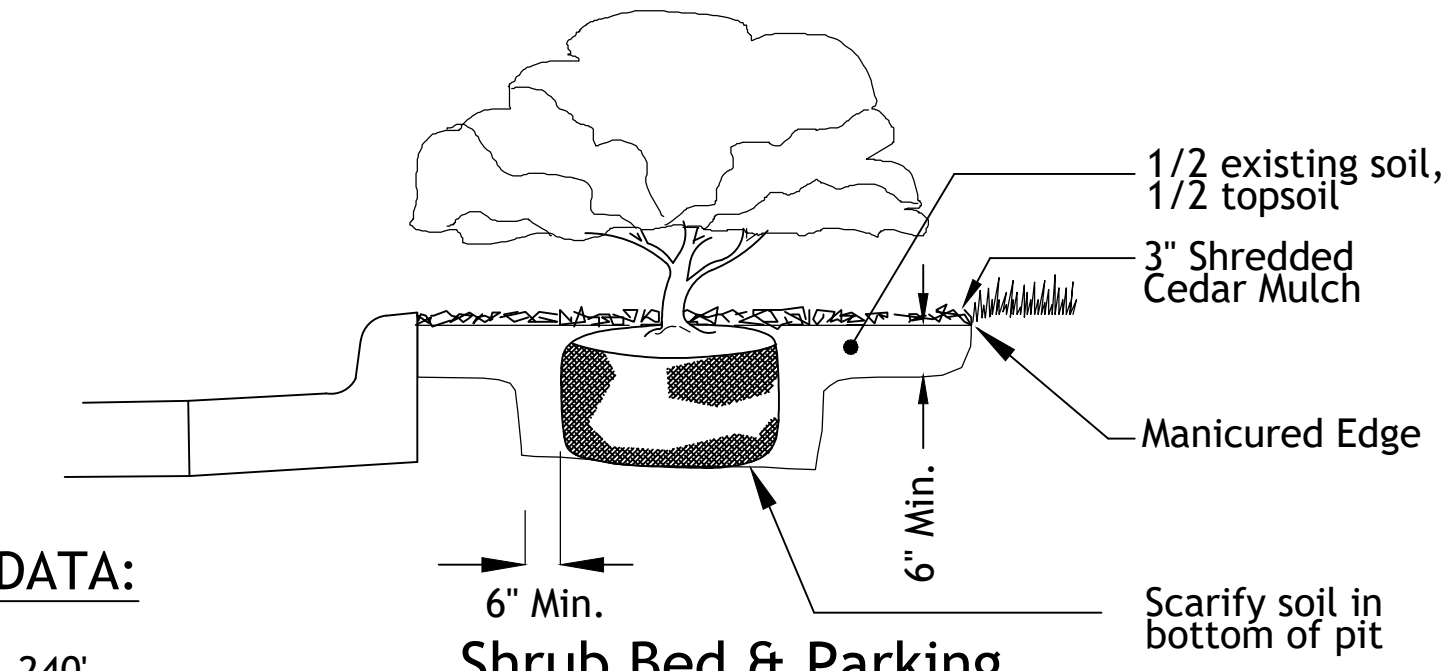
Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

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.



LANDSCAPE DATA:

45th STREET 1,240'

REQUIRED
1 SHADE / 30' = 41
PROVIDED
EXISTING TREES = 3
ORNAMENTAL TREES = 39 (EXISTING OVERHEAD POWER)

PASEO 458'

REQUIRED
1 SHADE / 30' = 15
PROVIDED
EXISTING TREES = 4
SHADE TREES = 11

46th STREET (NORTH/EAST SIDE) 1,112'

REQUIRED
1 SHADE / 30' = 37
PROVIDED
EXISTING TREES = 8
SHADE TREES = 29

46th STREET (SOUTH/WEST SIDE)

REQUIRED
1 SHADE / 30' = 37
PROVIDED
EXISTING TREES = 7
SHADE TREES = 29

WOODLAND AVE 507'

REQUIRED
1 SHADE / 30' = 17
PROVIDED
EXISTING TREES = 3
SHADE TREES = 14

EMANUEL CLEVER BLVD 1,114'

REQUIRED
1 SHADE / 30' = 37
PROVIDED
EXISTING TREES = 18
SHADE TREES = 19

LANDSCAPE DATA:

SOUTH/WEST 46th ST INTERIOR PARKING 86 STALLS

REQUIRED
35sf OF LANDSCAPE ISLANDS/STALL = 3,010sf
1 TREE / 5 PARKING STALL = 17
1 SHRUB / PARKING STALL = 86
PROVIDED
LANDSCAPE ISLANDS = 3,301sf
EXISTING TREES = 22
SHRUBS = 94

NORTH/EAST 46th ST INTERIOR PARKING 227 STALLS

REQUIRED
35sf OF LANDSCAPE ISLANDS/STALL = 7,945sf
1 TREE / 5 PARKING STALL = 45
1 SHRUB / PARKING STALL = 227
PROVIDED
LANDSCAPE ISLANDS = 5,063sf
EXISTING TREES = 78
SHRUBS = 230

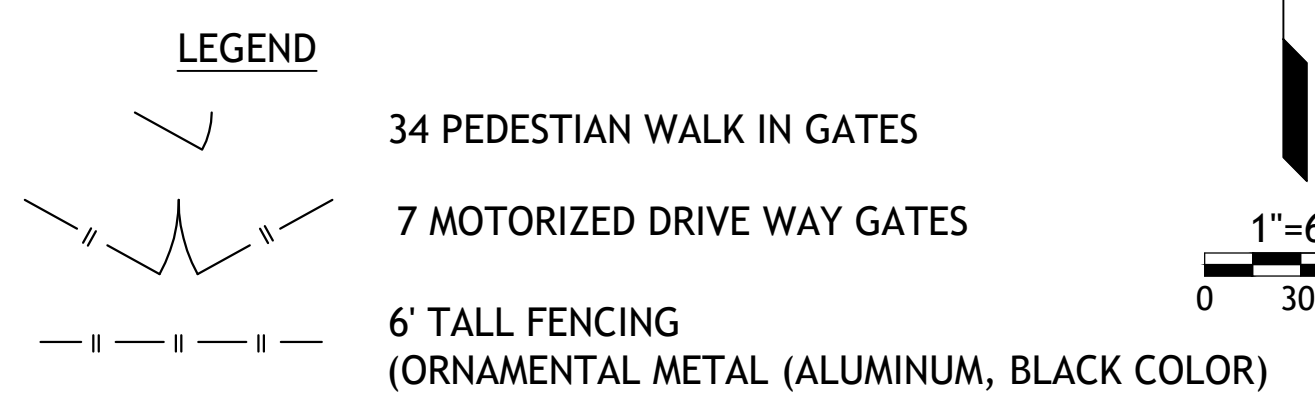
Typical Utility Box Screening Details

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Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

NOTE:
ALL TRASH RECEPTACLES SHALL BE SCREENED WITH LANDSCAPE OR 6' TALL WOODEN FENCE



Shrub List		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing	
●	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	2'o.c.	
○	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.	
⊗	80	Snowmound Spirea	Spirea Nipponica 'Snowmound'	3 gal.	Cont.	4'o.c.	
*	75	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	3 gal.	Cont.	4'o.c.	
Tree List		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
Symbol	Quantity <th>Common Name</th> <th>Botanical Name</th> <th>Size</th> <th>Condition</th> <th>Spacing</th> <td></td>	Common Name	Botanical Name	Size	Condition	Spacing	
○	55	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown	
○	51	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown	
○	15	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1.5" cal	BB	As Shown	
○	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB	As Shown	
○	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown	
○		EXISTING TREE					

PEFFERKORN ENGINEERING & ENVIRONMENTAL
19957 W. 162nd St
Olathe, Kansas 66062
PH. 913-490-3967
FX. 913-426-9138
www.p-e2.com

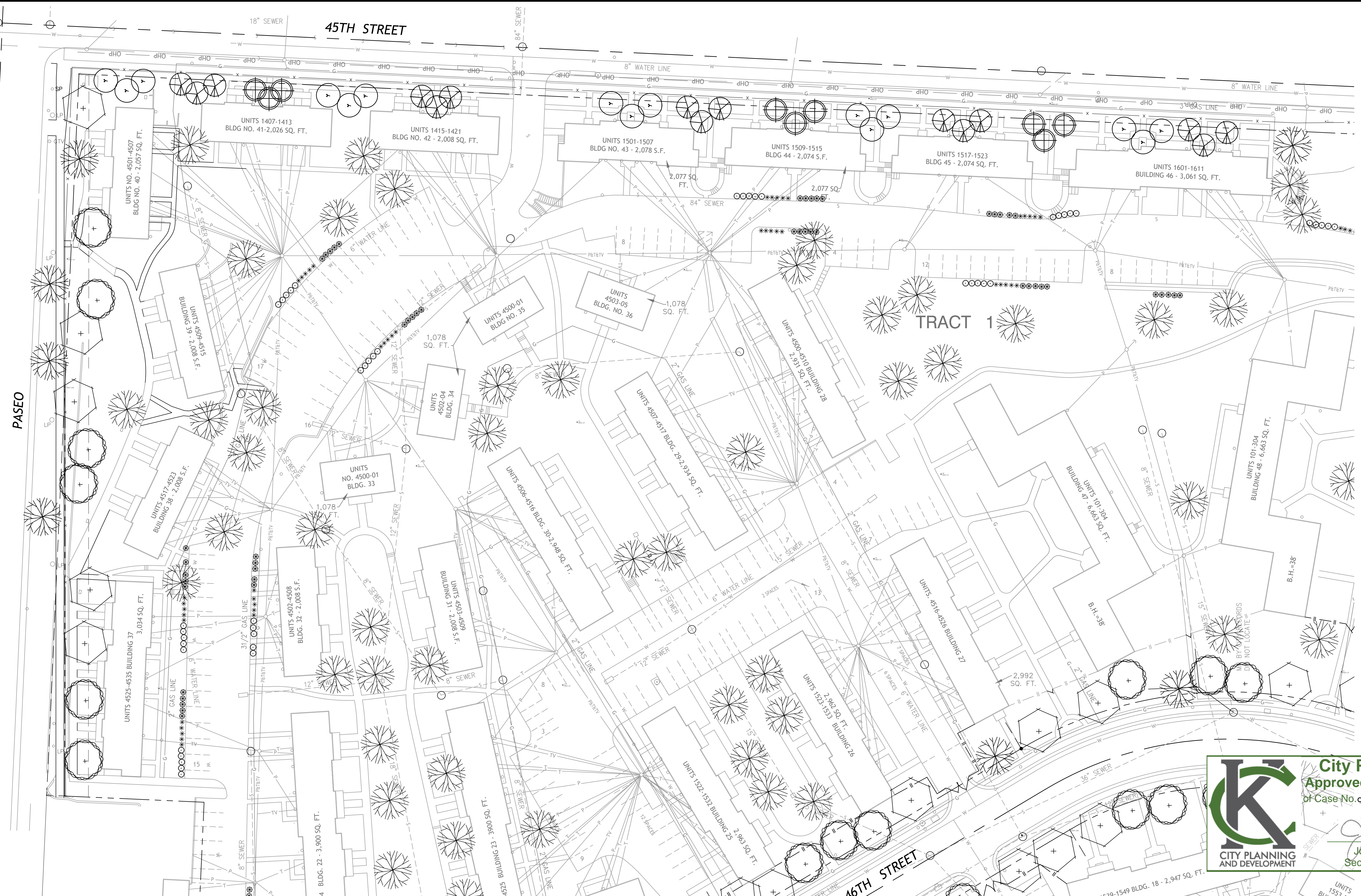
PLAZA EAST APARTMENTS
KANSAS CITY, MO

LANDSCAPE PLAN

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
DATE: _____
DATE: _____
DATE: _____
DATE: _____
DATE: _____

Scale: 1" = 60'

C-5



PLAZA EAST APARTMENTS
 KANSAS CITY, MO

LANDSCAPE PLAN

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Shrub List						
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●	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	20.c.
○	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	40.c.
✱	80	Snowmound Spirea	Spirea Nipponica 'Snowmound'	3 gal.	Cont.	40.c.
✱	75	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	3 gal.	Cont.	40.c.

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
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○	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB	As Shown
○	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown

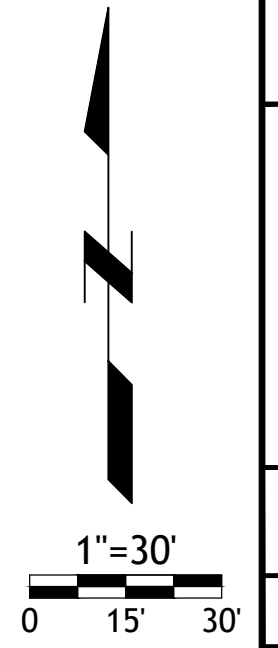
EXISTING TREE

LEGEND

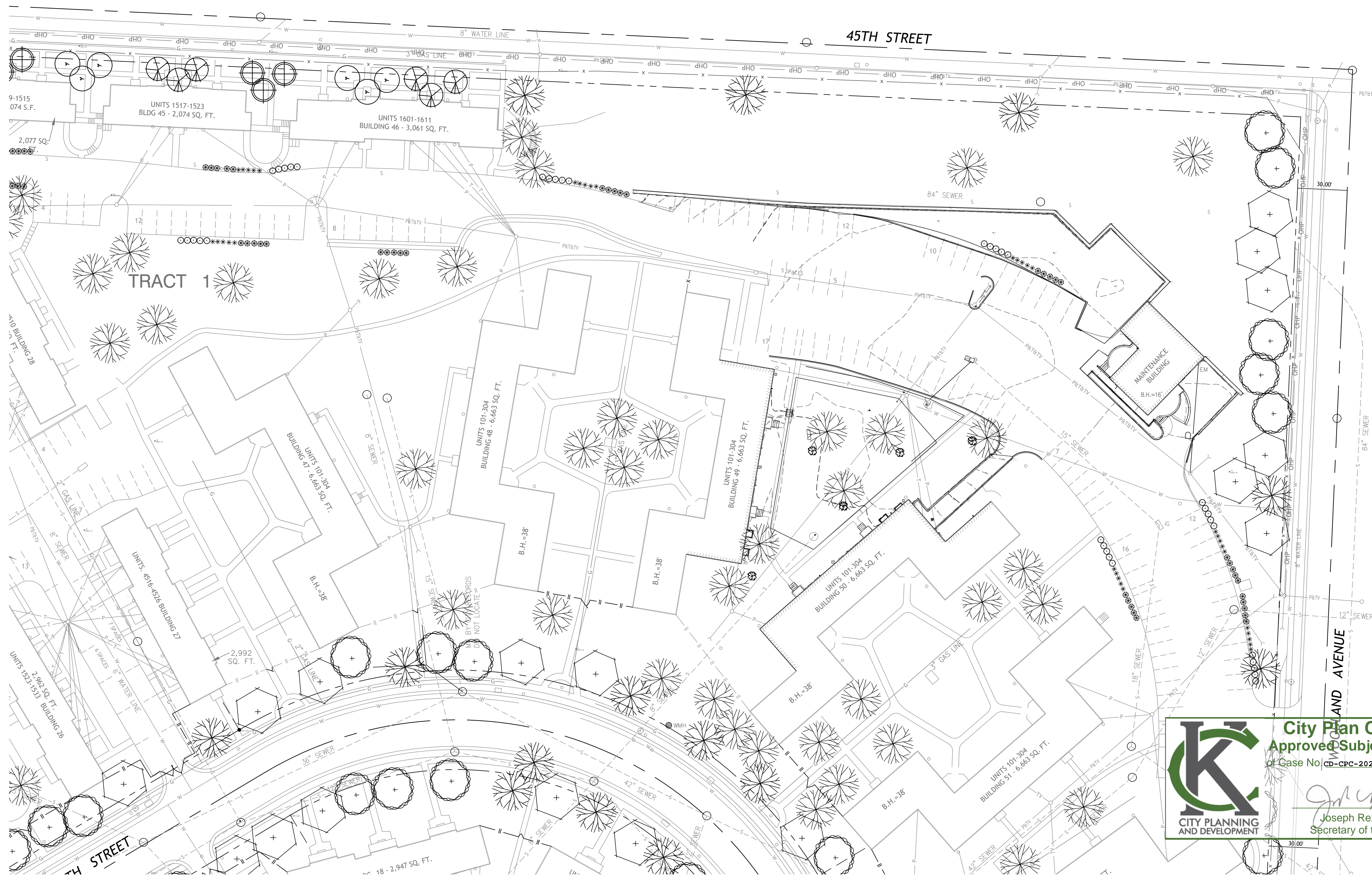
— — — — — 34 PEDESTIAN WALK IN GATES

— — — — — 7 MOTORIZED DRIVE WAY GATES

— — — — — 6' TALL FENCING (ORNAMENTAL METAL (ALUMINUM, BLACK COLOR))



DATE	NO. 01	BY	DATE	NO. 01	BY
REVISION	COMMENTS	DATE	NO. 01	BY	DATE
REVISION	COMMENTS	DATE	NO. 01	BY	DATE

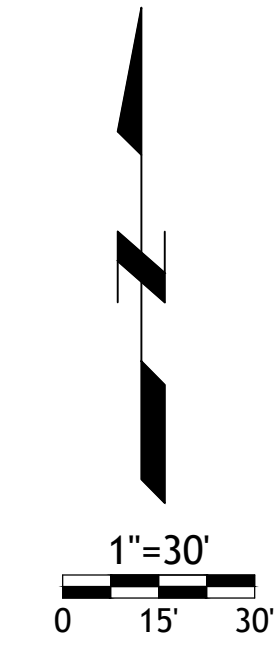
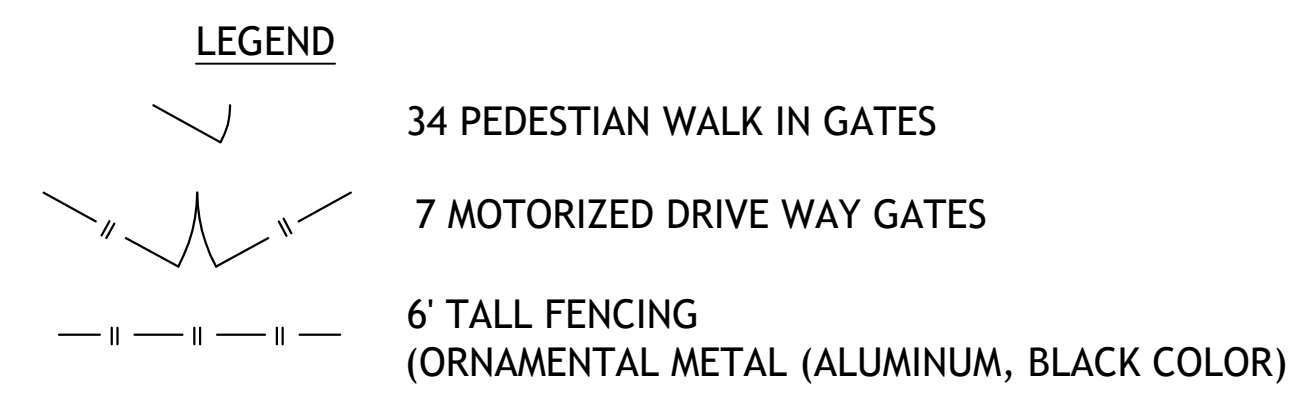


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CITY PLANNING AND DEVELOPMENT

Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	2'o.c.
	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.
	80	Snowmound Spirea	Spirea Nipponica 'Snowmound'	3 gal.	Cont.	4'o.c.
	75	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	3 gal.	Cont.	4'o.c.
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	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown
		EXISTING TREE				



DATE	NO. 05	BY	DATE	NO. 05	BY
REVISION	COMMENTS	REVISION	COMMENTS	REVISION	COMMENTS

Scale: 1" = 30'



Style: Genesis



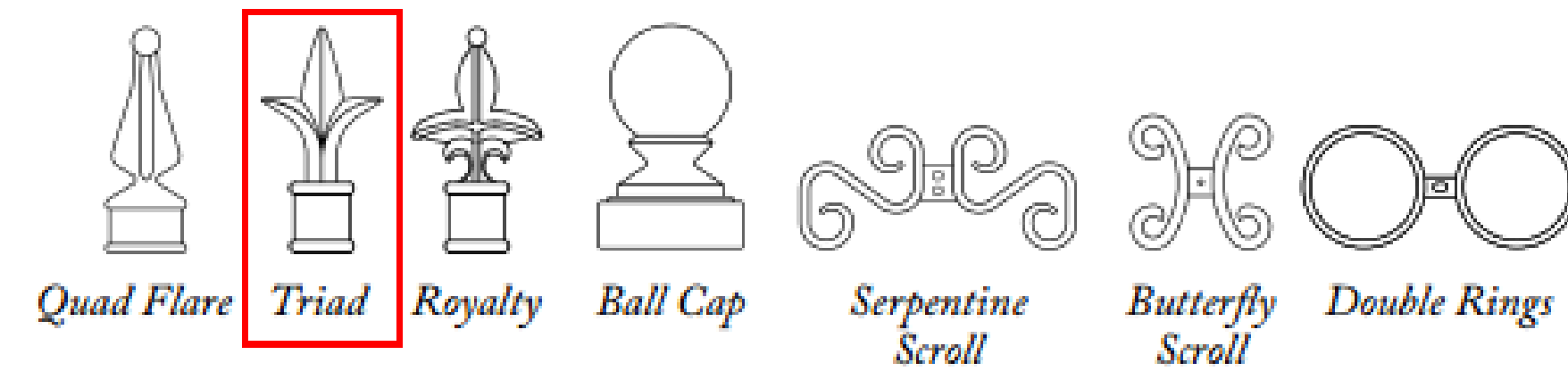
GENESIS™

Creatively Distinct

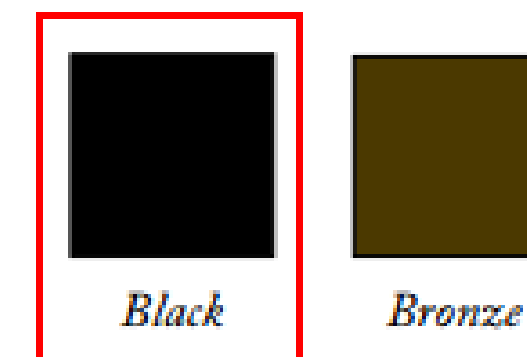
Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS

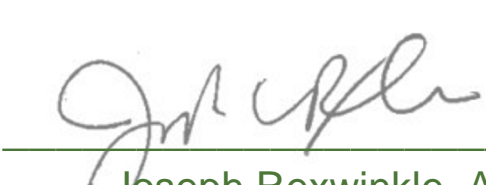


COLOR OPTIONS




FENCE DETAILS
MONTAGE® RESIDENTIAL ORNAMENTAL STEEL FENCE

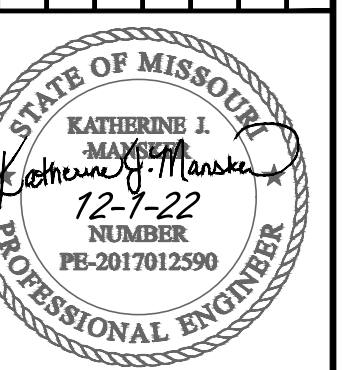
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Secretary of the Commission



DATE	10-22	11-15-20	11-15-20	11-15-20
PERSON	COMMENTS	REVISED WITH GATE	CITY COMMENTS	CITY COMMENTS



DRAWN BY	DATE	PROJECT	REVISION #