



CITY PLAN COMMISSION STAFF REPORT

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

July 5, 2022

Project Name Promise Place

Docket #6/ Case # Request

.1 - CD-CPC-2022-00084 – Area Plan Amendment.
.2 – CD-CPC-2022-00086 – Rezoning with plan

Applicant

Trevor Fox
Anderson Engineering

Owner

Vecino Group, LLC

| | |
|------------------|--------------------|
| Location | 4423 Olive Street. |
| Area | About 2.6 acres |
| Zoning | R-2.5 |
| Council District | 3 rd |
| County | Jackson |
| School District | KCMO |

Surrounding Land Uses

North: zoned R-2.5, single family residences.

South: zoned R-2.5, single family residences.

East: zoned R-2.5, single family residences/ vehicle storage.

West: zoned R-2.5, single family residences.

Major Street Plan

Olive Street, Wabash Avenue and E. 45th Street are no identified on the City's Major Street Plan at this location.

Land Use Plan

The current area plan of record is the Heart of the city Area Plan which recommends Residential Urban Low Density land use at this location. This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Ivanhoe Neighborhood Council, and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on June 21, 2022, a summary of which is attached.

EXISTING CONDITIONS

The project site is combination of 26 platted lots totaling about 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west. The existing parcel was the site of Henry C. Kumpf Elementary School which has since been demolished. The project site is currently vacant. The surround streets are improved with curbs, gutter and sidewalk at this location.

The project site is bordered by existing single family homes on the east, west and south. There are several vacant parcels around this site.

NEARBY DEVELOPMENTS

- Oak Park Townhomes – NEC of Prospect and E. 39th Street.
- Ivanhome Cottages – Garfield Avenue and E. 39th Street (Horrace Mann).

SUMMARY OF REQUEST

The applicant is seeking approval of an area plan amendment, and a rezoning from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings on one lot.

KEY POINTS

- Former site of Henry C. Kumpf Elementary School.
- Ivanhoe Park and Oak Park are north of E. 44th Street.
- The project is within the Oak Park Urban Renewal Plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 Approval without condition.

Docket #6.2 Approval with condition.

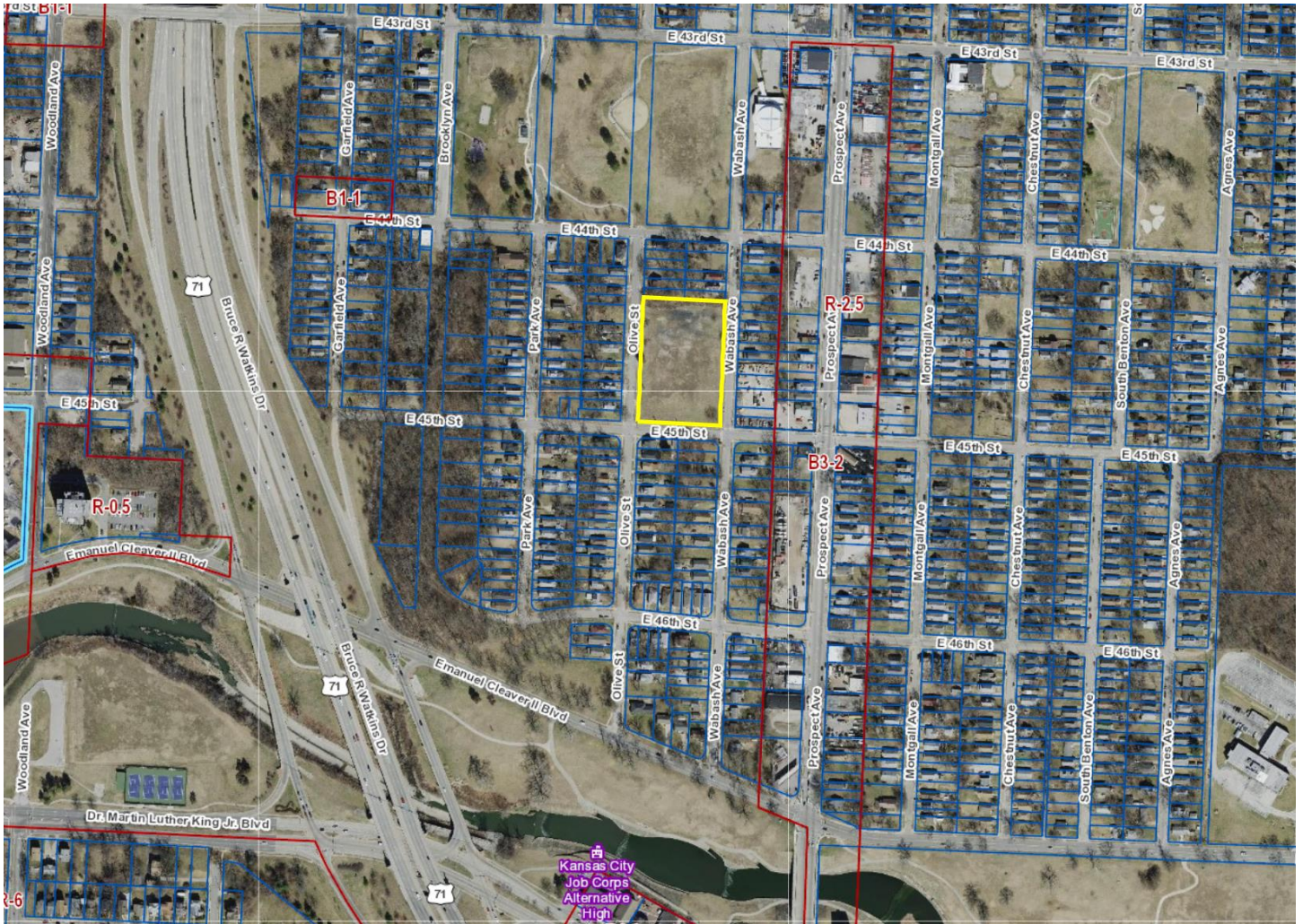
CONTROLLING CASES

There is no prior CPC case on this site.

INCENTIVE PLAN

The project will be receiving incentives from the existing Oak Park Urban Renewal Plan.

PROJECT LOCATON



PLAN REVIEW

These two companion cases are required because the subject parcel is zoned R-2.5. The first case is a request to amend the Heart of the City Area Plan to change the future land use recommendation from Residential Low Density to Residential High Density land use designation. The second case is a request to rezone the parcel to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings.

Case No. CD-CPC-2022-00084 is a request to consider amending the Heart of the City Area Plan by changing the recommended land use from Residential Urban Low Density to Residential Medium-High Density land use designation on the 2.6-acre parcel. The Heart of the City Area Plan future land use recommends Residential Low Density, which allows for a density between 4 and 8.7 units per acre which is appropriate for single-family detached developments. This land use classification generally corresponds to the R-5, R-6, R-7.5 and R-10 zoning categories within the Zoning and Development Code. The Residential High land use designation

includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre and corresponds to the R-1.5 zoning category within the Zoning and Development Code. Staff is supportive of this amendment.

CD-CPC-2022-00086 is a request to consider rezoning the 2.6-acre parcel from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings. The project site is vacant parcel made up of 26 platted lots. This area is within the Ivanhoe neighborhood, and located just south of Ivanhoe Park.

The plan proposes eight buildings forming a courtyard around 51 parking spaces (3 ADA). Access to the development is proposed via two driveways off Olive Street connecting to Wabash Avenue through the courtyard. The submitted plans shows three story apartment buildings proposed to be constructed of masonry veneer, Fiber Cement siding, Stucco, architectural metal panels accented with large windows.

Staff was concerned about the initial building elevation that shows blank walls that face the public street or public sidewalk. Staff recommended that the building elevations be revised to provide a primary entrance for each building facing and directly accessible from the public street and a secondary entrance for each building facing the parking courtyard. Staff also recommended that the pedestrian circulation system that connects residential entrances to adjacent public right-of-way (sidewalks) and to parking area. Other comments require that the developer create open space for amenities for the residents. The applicant has met with staff and submitted the accompanying revised plan addressing most of the attached corrections and conditions. As a result, the corrections will be revised prior to ordinance request.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 101 residential dwelling units are proposed. Pursuant to this section a total of 1.2 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

- 101 multi-family lots x 2 x 0.006 = 1.2 acres
- 1.2 acres x \$48,801.37 = \$59,147.26

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

| Standards | Applicability | Meets | More Information |
|---|----------------------|--------------|-----------------------------------|
| <i>Boulevard and Parkway Standards (88-323)</i> | NO | N/A | |
| <i>Parkland Dedication (88-408)</i> | YES | | SEE PLAN ANALYSIS |
| <i>Parking and Loading Standards (88-420)</i> | YES | YES | |
| <i>Landscape and Screening Standards (88-425)</i> | YES | | Subject to staff recommendations. |
| <i>Outdoor Lighting Standards (88-430)</i> | YES | YES | |
| <i>Sign Standards (88-445)</i> | YES | | Must meet 884-445 |
| <i>Pedestrian Standards (88-450)</i> | YES | | Subject to staff recommendations. |

PLAN ANALYSIS

Plan Review Criteria

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan will comply with the zoning and development code and the Heart of the City Area Plan recommendations with the proposed amendment.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is not permitted the existing zoning but will be compliant with the approved rezoning.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The plan provides for adequate vehicular connections through the site.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan provided for private and public sidewalks.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department review and approval.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The 3-story apartments are proposed with a mixture of architectural material pallet and color to complement the adjacent built environment.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The plan is compliant based on the preliminary landscaping submitted and recommendations by staff.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The plan is compliant.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are no trees on the site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 - Approval without condition.

Docket #6.2 - Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu O. Agbaji
Planner

ATTACHMENTS:

1. Conditions and Correction Report
2. PE Summary
3. Development Plan



Plan Conditions

Report Date: June 30, 2022

Case Number: CD-CPC-2022-00086

Project: Promise Place

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
2. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
3. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
4. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

5. That the developer continue to work with staff to ensure that the building elevations and design meet the requirement of the Zoning and Development Code and the recommendations of the design guidelines of the the Heart of the City Area Plan prior to City Council action.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
7. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

8. Fire hydrant distribution shall follow IFC-2018 Table C102.1
9. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Please ensure that all Fire Department Connections (FDC) are within 100 feet of an operable fire hydrant. (IFC-2018 § 507.5.1.1)
11. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

12. As indicated on plans, the developer shall pay a money-in-lieu of parkland dedication based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

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

14. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296
16. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
17. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

18. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains to provide domestic and fire flow capacity. Depending on adequacy of the existing water mains water main improvements and associated extension plans may be required.
19. The developer must submit Fire Hydrant Relocation &/or installation plans meeting the 300' maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Promise Place Residential Development-CD-CPC-2022-00086

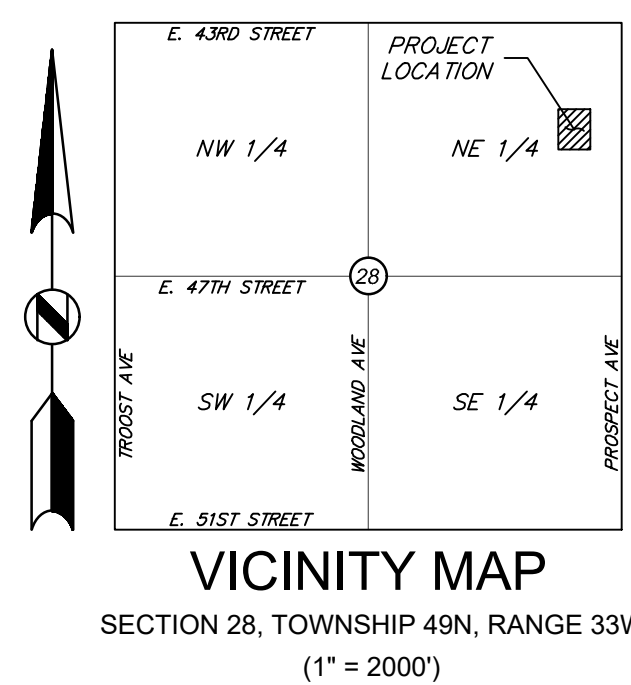
4423 Olive St., Kansas City, MO

Meeting Start time 6:00
Meeting End time 6:57

| Name | Address | Phone | Email |
|----------------------------|----------------------------------|-------------------------|---|
| Patrick Joyce | 941 W. 141st terr KCMO | 785-550-8994 | pjoyce@ac-nc.com |
| Ricardo Lucas | 2648 E 29 th 4236 | 816 206 0733 | rlucas1000@yahoo.com |
| Dallas Thibodeaux | live | 816 277 3257 | — |
| Troy Nash | | (816) 213-4461 | tnash@the nashdevelopment group.com |
| Fred Johnson | 433 Park Ave | 816-701-6079 | |
| Bobby Amos | 4421 Wabash | (816) 861-8937 | |
| Joe Cores | 4410 Wabash | (816) 683-7555 | abj@idromas79@gmail.com |
| James R. Estell | 4423 Wabash | (816) 590-3771 | est8739@gmail.com |
| Joseph Buchheit | 4410 Wabash | 816 483 8062 | |
| Joseph Buchheit | 1701 Walnut St Suite 300 KCMO | 816 777 0400 | jbuchheit@ac-inc.com |
| | | | |

UR DEVELOPMENT PLAN: PROMISE PLACE

4423 OLIVE STREET, KANSAS CITY, JACKSON COUNTY, MISSOURI 64130
NE 1/4, SECTION 28, TOWNSHIP 49N, RANGE 33W



DATE: 6/20/2022

GENERAL NOTES

- ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KANSAS CITY, MISSOURI AND ADOPTED APWA SPECIFICATIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
- ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONDUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
- THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROTECT ADJACENT PROPERTY, STRUCTURES, AND OTHER IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
- ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
- ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- COORDINATE WITH FACILITY REPRESENTATIVE AS TO WHEN CONSTRUCTION ACTIVITIES MAY BE PERFORMED TO WORK WITH THE OPERATIONS OF THE FACILITY.
- ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS.
- UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOOT) STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.

UTILITY CONTACTS

WATER
KCMO WATER SERVICES
MELANIE JOLLETT
PHONE (816) 513-0154
MELANIE.JOLLETT@KCMO.ORG

ELECTRIC
EVERGY
ANDY ALEXANDER
PHONE (816) 245-3775
ANDREW.ALEXANDER@EVERGY.COM

GAS
SPIRE
JOSE ARELLANO
PHONE (314) 399-2981
JOSE.ARELLANO@SPIREENERGY.COM

TELEPHONE
AT&T
RON GIPPERT
PHONE (816) 772-0318
RG7910@ATT.COM

SANITARY SEWER
KCMO WATER SERVICES
KARINE PAPIKIAN
PHONE (816) 513-0154
KARINE.PAPIKIAN@KCMO.ORG

STORM SEWER
KCMO WATER SERVICES
ROBERT DAVIS
PHONE (816) 513-0573
ROBERT.DAVIS@KCMO.ORG

STREETS & TRAFFIC
KCMO PUBLIC WORKS
WEI SUN
PHONE (816) 513-8869

LAND DISTURBANCE
KCMO LAND DEVELOPMENT
AVEN NOORI
PHONE (816) 513-2509

LEGAL DESCRIPTION

LOTS 45 TO 70, BOTH INCLUSIVE, RESURVEY OF LOTS 3, 4, 5, 6, 11, 12, 13 AND 14, RICHWOOD, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

WATERSHED

THIS PROJECT SITE LIES WITHIN THE BLUE RIVER WATERSHED.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095C0266G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

BENCHMARKS

CP 10037
N: 1051702.1721'
E: 2779021.4426'
Z: 868.899' (NAVD 88)

CP 10038
N: 1052373.3738'
E: 2778979.6564'
Z: 843.717' (NAVD 88)

DISTURBED AREA

2.64 AC

CIVIL ENGINEER

TREVOR A. FOX, P.E.
ANDERSON ENGINEERING, INC.
941 W 141ST TERRACE
KANSAS CITY, MISSOURI 64145
TFOX@AE-INC.COM
(816) 777-0400

*I CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

EXCEPTIONS: NONE

I HAVE NOT BEEN RETAINED TO PROVIDE "AS-BUILT" DRAWINGS FOR THIS PROJECT.*

Trevor Fox
6-20-2022
TREVOR A. FOX, P.E. DATE



ARCHITECT

VEGINO DESIGN GROUP
305 W. COMMERCIAL ST.
SPRINGFIELD MO, 65803

CONTACT: MATT MCLAUGHLIN, AIA, NCARB
PHONE: (417) 720-1577
EMAIL: MCMATT@VEGINOGROUP.COM

OWNER & DEVELOPER

VEGINO BOND GROUP
305 W. COMMERCIAL ST.
SPRINGFIELD MO, 65803

CONTACT: DONNELL MCGHEE
PHONE: (417) 720-1577
EMAIL: DMCGHEE@VEGINOGROUP.COM



| SHEET INDEX | |
|--------------|---------------------------|
| SHEET NUMBER | SHEET TITLE |
| CVR | COVER SHEET |
| S1.0 | PRELIMINARY PLAT EXISTING |
| S2.0 | PRELIMINARY PLAT PROPOSED |
| C1.0 | SITE PLAN |
| C2.0 | UTILITY PLAN |
| C3.0 | GRADING PLAN |
| C4.0 | WALL AND FENCE DETAILS |
| A 101.1-111 | FLOOR AND ROOF PLANS |
| A 201.1-203 | BUILDING ELEVATIONS |
| A 408 | ARCH DETAILS |
| N/A | MATERIAL BOARD |
| L100 | LANDSCAPE PLAN |

SITE DATA TABLE

| | EXISTING | PROPOSED | DEVIATION REQUESTED | APPROVED |
|-------------------------|----------|---------------|--|----------|
| ZONING | R 2-5 | UR | THE UR DISTRICT USES SHALL FOLLOW THE ZONING REQUIREMENTS FOR USES IN A R-1.5 ZONING DISTRICT. | |
| GROSS LAND AREA | | | | |
| IN SQUARE FEET | 115,103 | 115,103 | | |
| IN ACRES | 2.64 | 2.64 | | |
| RIGHT-OF-WAY DEDICATION | | | | |
| IN SQUARE FEET | | - | | |
| IN ACRES | | - | | |
| BUILDING AREA (SQ. FT) | | RE: SITE PLAN | | |
| FLOOR AREA RATIO | | RE: SITE PLAN | | |
| RESIDENTIAL USE INFO | | | | |
| TOTAL DWELLING UNITS | | 101 | | |
| DETACHED HOUSE | | | | |
| ZERO LOT LINE HOUSE | | | | |
| COTTAGE HOUSE | | | | |
| SEMI-ATTACHED HOUSE | | | | |
| TOWNHOUSE | | | | |
| TWO-UNIT HOUSE | | | | |
| MULTI-UNIT HOUSE | | 21 | | |
| COLONNADE | | | | |
| MULTI-PLEX | | | | |
| MULTI-UNIT BUILDING | | 80 | | |
| TOTAL LOTS | | | | |
| RESIDENTIAL | | 1 | | |
| PUBLIC/ CIVIC | | | | |
| COMMERCIAL | | | | |
| INDUSTRIAL | | | | |
| OTHER | | | | |

DEVELOPMENT STANDARDS

| 88-425 - OTHER DEVELOPMENT STANDARDS | METHOD OF COMPLIANCE |
|--|-----------------------------------|
| 88-408 PARKLAND DEDICATION | PAYMENT IN LIEU OF |
| 88-415 STREAM BUFFERS | N/A |
| 88-430 OUTDOOR LIGHTING | N/A |
| 88-435 OUTDOOR DISPLAY, STORAGE AND WORK AREAS | N/A |
| 88-445 SIGNS | N/A |
| 88-450 PEDESTRIAN STANDARDS | SIDEWALKS ON BOTH SIDES OF STREET |

BUILDING DATA TABLE

| | REQUIRED | PROPOSED | DEVIATION REQUESTED | APPROVED |
|--------------------------------|----------|----------|---------------------|----------|
| REAR SETBACK | 25 | 25 | | |
| FRONT SETBACK | 25 | 20 | R-1.5 | |
| SIDE SETBACK | 8 | 8 | | |
| SIDE SETBACK (ABUTTING STREET) | 15 | 15 | | |
| HEIGHT | 40 | 45 | R-1.5 | |

AREA PLAN AMENDMENT

| AREA PLAN | HEART OF THE CITY |
|---------------------------------|---------------------------------|
| EXISTING AREA PLAN REQUIREMENTS | RESIDENTIAL LOW DENSITY |
| PROPOSED AREA PLAN AMENDMENT | RESIDENTIAL MEDIUM-HIGH DENSITY |

DRAWING INFO.

NO. 1

REVISIONS

DESCRIPTION

CITY COMMENTS

DATE

BY

CHECK BY

LICENSE NO.

DATE

ISSUED FOR

JOB NUMBER

22KC10018

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PROMISE PLACE

COVER SHEET

4423 OLIVE ST KANSAS CITY, MO 64130

PRELIMINARY NOT FOR CONSTRUCTION

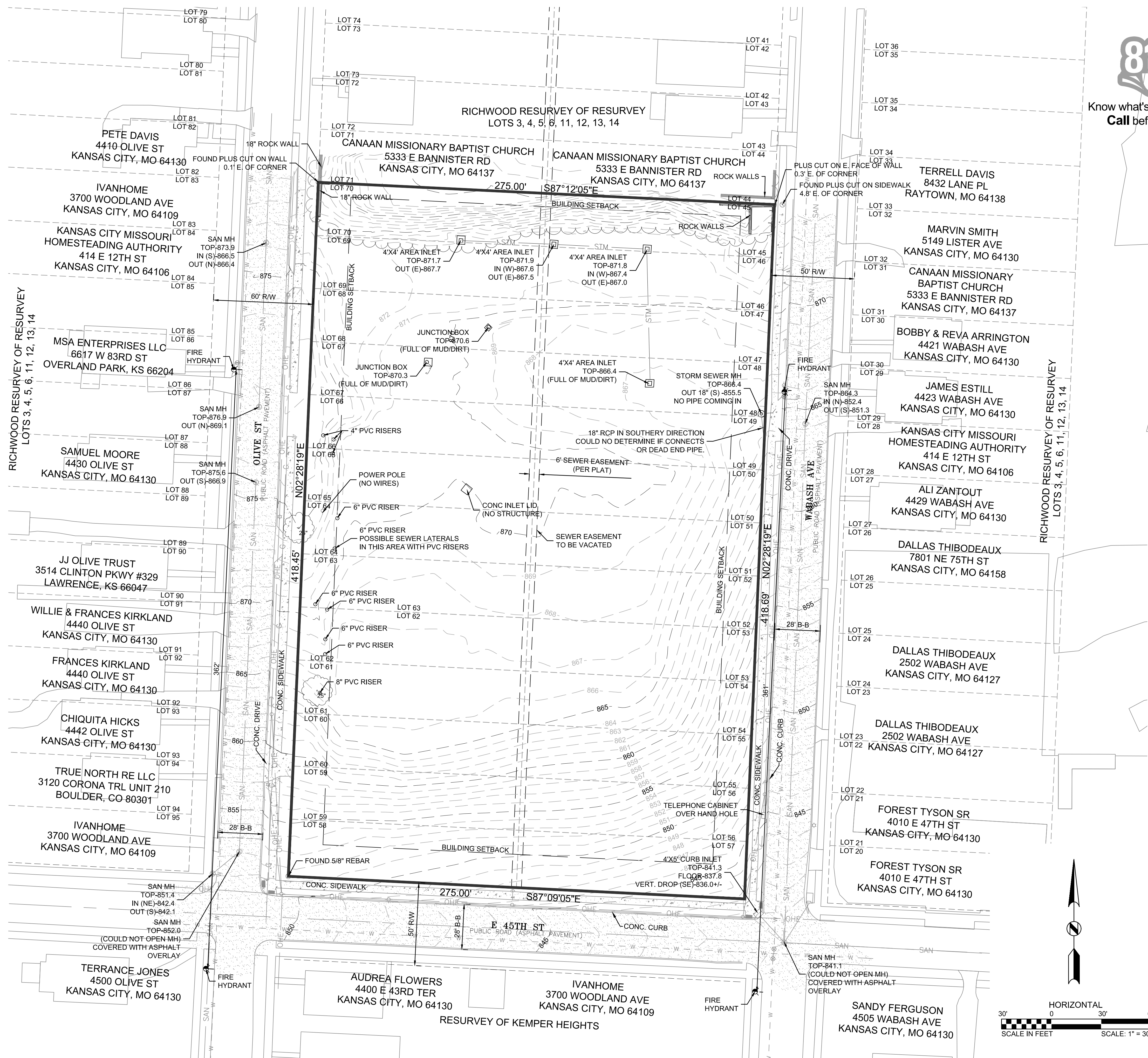
SHEET NUMBER

CVR

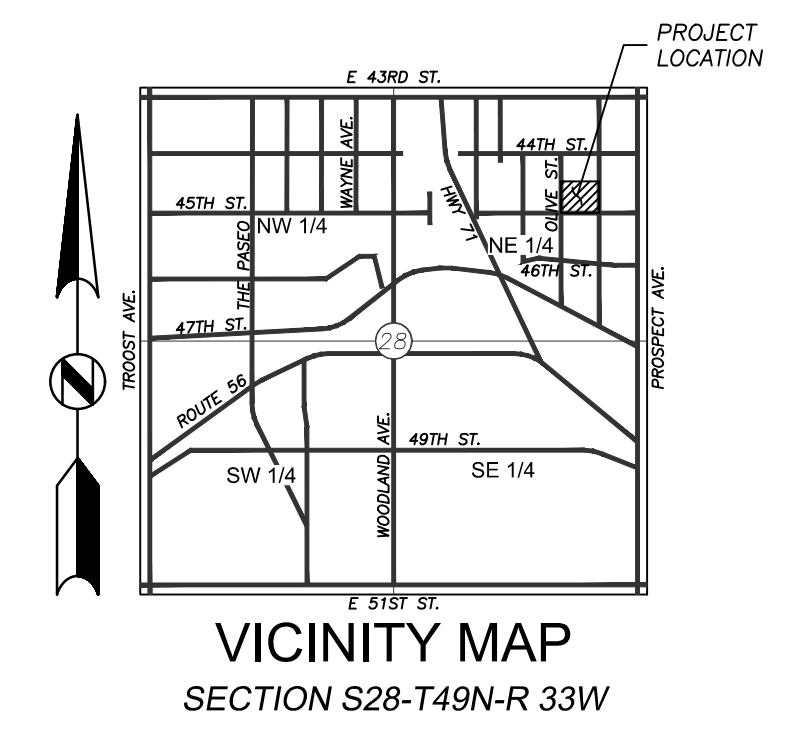
1 OF 7

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

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LEGEND

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| | FINISH GRADE 5' CONTOUR |
| | FINISH GRADE 1' CONTOUR |
| | EXISTING GRADE 5' CONTOUR |
| | EXISTING GRADE 1' CONTOUR |
| | EXISTING WATER MAIN |
| | EXISTING GAS MAIN |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING STORM LINE |
| | EXISTING SANITARY MAIN |

DEVELOPER
THE VECINO GROUP
305 W. COMMERCIAL ST.
SPRINGFIELD, MO 65803
CONTACT: ROB HOLZMAN
PHONE: (417) 720-1577

ZONED:
EXISTING: R2.5
PROPOSED: UR
FOLLOWING REQUIREMENTS OF R-1.5.

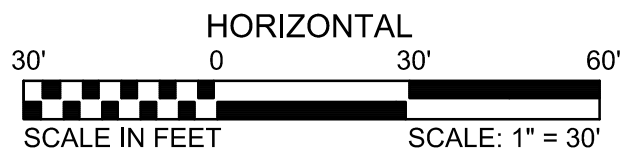
SITE AREA:
2.64 AC

LAND USE:
MULTI-UNIT BUILDINGS & MULTI-UNIT HOUSES

PREPARED & SUBMITTED BY:
ANDERSON ENGINEERING, INC.
KANSAS CITY, MISSOURI

Trevor Fox
TREVOR FOX, P.E.
MISSOURI P.E. NO. 2021009513
6-20-2022

LEGAL DESCRIPTION
LOTS 45 TO 70, BOTH INCLUSIVE, RESURVEY OF LOTS 3, 4, 5, 6, 11, 12, 13, AND 14, RICHWOOD, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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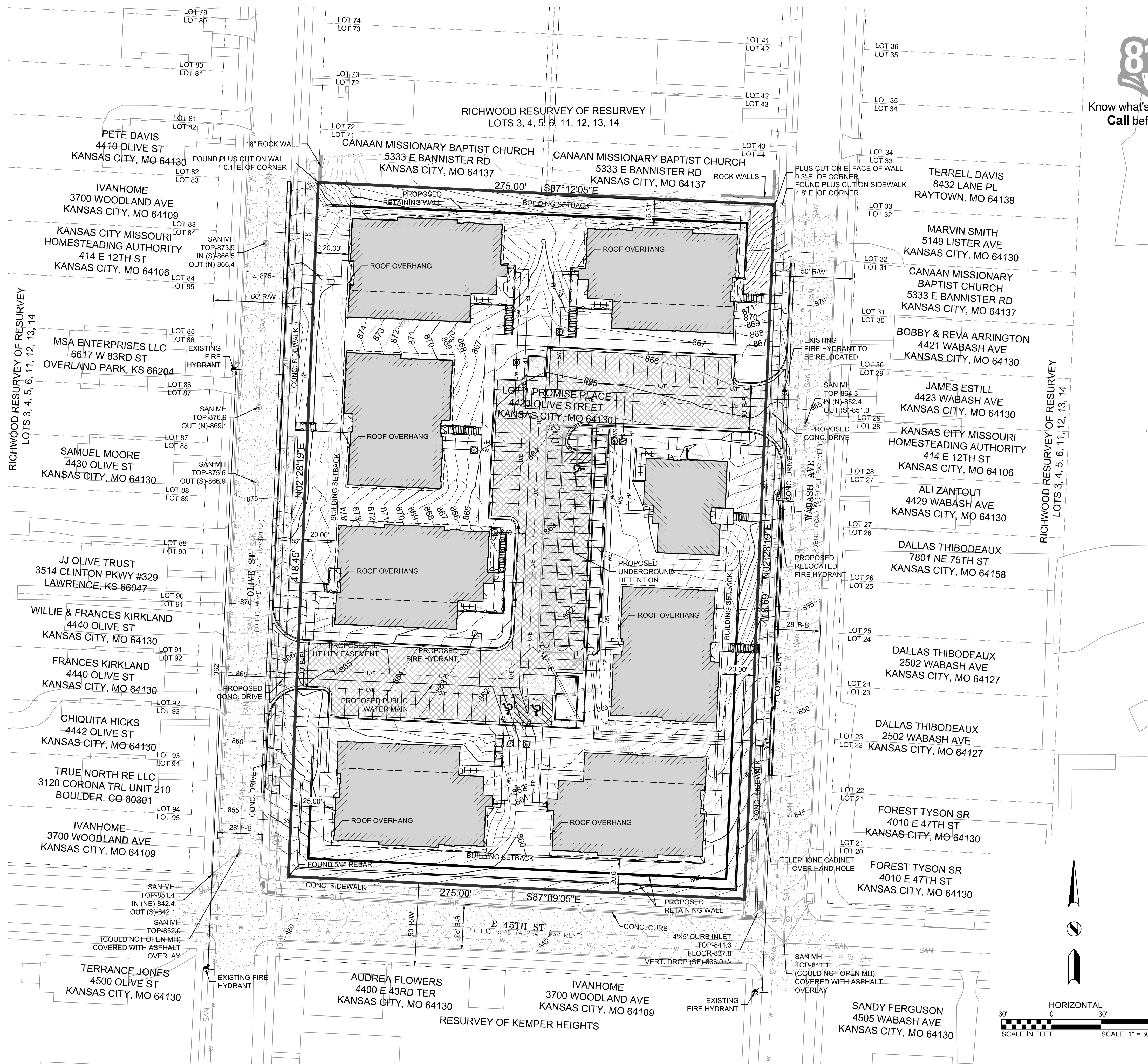
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4423 OLIVE ST KANSAS CITY, MO 64130

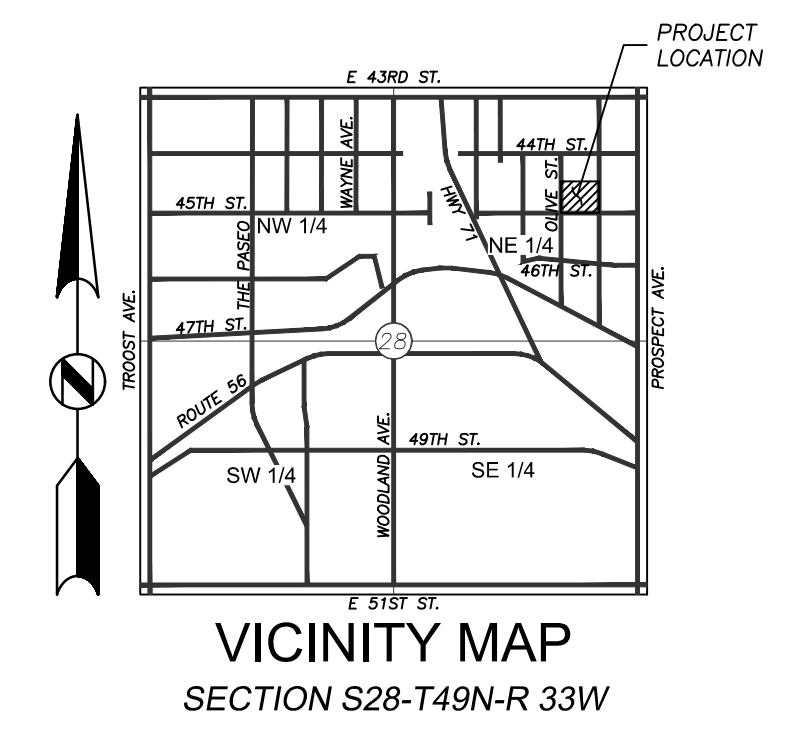
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2 OF 7

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LEGEND

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| (Symbol) | FINISH GRADE 5' CONTOUR |
| (Symbol) | EXISTING GRADE 5' CONTOUR |
| (Symbol) | FINISH GRADE 1' CONTOUR |
| (Symbol) | EXISTING GRADE 1' CONTOUR |
| (Symbol) | EXISTING WATER MAIN |
| (Symbol) | EXISTING GAS MAIN |
| (Symbol) | EXISTING OVERHEAD ELECTRIC LINE |
| (Symbol) | EXISTING STORM LINE |
| (Symbol) | EXISTING SANITARY MAIN |
| (Symbol) | PROPOSED WATER MAIN |
| (Symbol) | PROPOSED WATER SERVICE LINE |
| (Symbol) | PROPOSED FIRE PROTECTION LINE |
| (Symbol) | PROPOSED UTILITY EASEMENT |

DEVELOPER THE VECINO GROUP
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FOLLOWING REQUIREMENTS OF R-1.5.

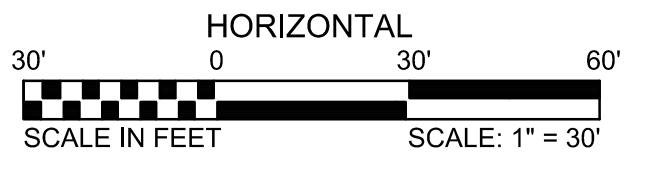
SITE AREA: 2.64 AC

LAND USE: MULTI-UNIT BUILDINGS & MULTI-UNIT HOUSES

PREPARED & SUBMITTED BY:
ANDERSON ENGINEERING, INC.
KANSAS CITY, MISSOURI

Trevor Fox 6-20-2022
TREVOR FOX, P.E.
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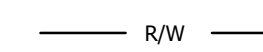
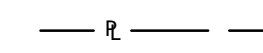
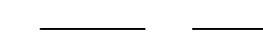
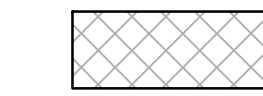
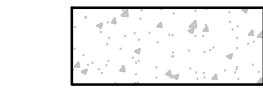
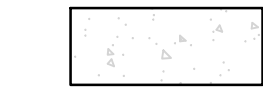
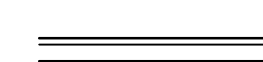
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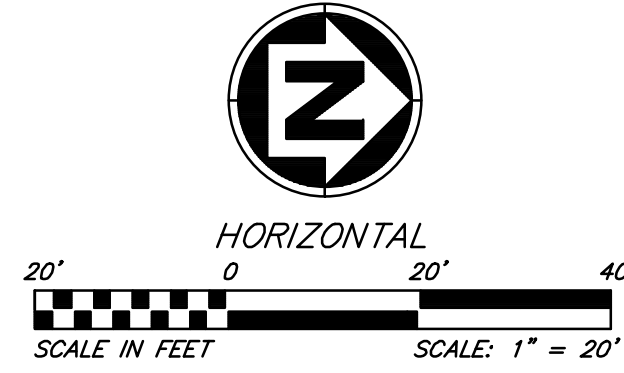
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SHEET NUMBER
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2 OF 7

LEGEND

-  RIGHT-OF-WAY
-  PROPERTY LINE
-  BUILDING SETBACK LINE
-  5" ASPHALTIC CONCRETE PAVEMENT
-  4" CONCRETE SIDEWALK
-  8" CONCRETE DUMPSTER PAD SECTION
-  2" CONCRETE CURB AND GUTTER - TYPE CG-1



| BUILDING USE AND HEIGHT INFORMATION | | | | | | | |
|-------------------------------------|-----------------|---------------|-----------|-----------|----------------------------|-------------|-------------|
| BUILDING NO. | BUILDING HEIGHT | NO. OF FLOORS | FLOOR NO. | AREA (SF) | TOTAL AREA (SF) ALL FLOORS | UNITS/FLOOR | TOTAL UNITS |
| BUILDING A-1,2,3,4,5 | 39'-4" | 3 | 1 | 5081 | 69240 | 6 | 80 |
| | | | 2 | 5041 | | 6 | |
| | | | 3 | 3726 | | 4 | |
| BUILDING B-1 | 39'-8" | 3 | 1 | 2444 | 6674 | 0 | 5 |
| | | | 2 | 2444 | | 3 | |
| | | | 3 | 1786 | | 2 | |
| BUILDING C-1,2 | 32'-10" | 2 | 1 | 4328 | 17274 | 4 | 16 |
| | | | 2 | 4309 | | 4 | |
| TOTALS | | | | | 93188 | | 101 |

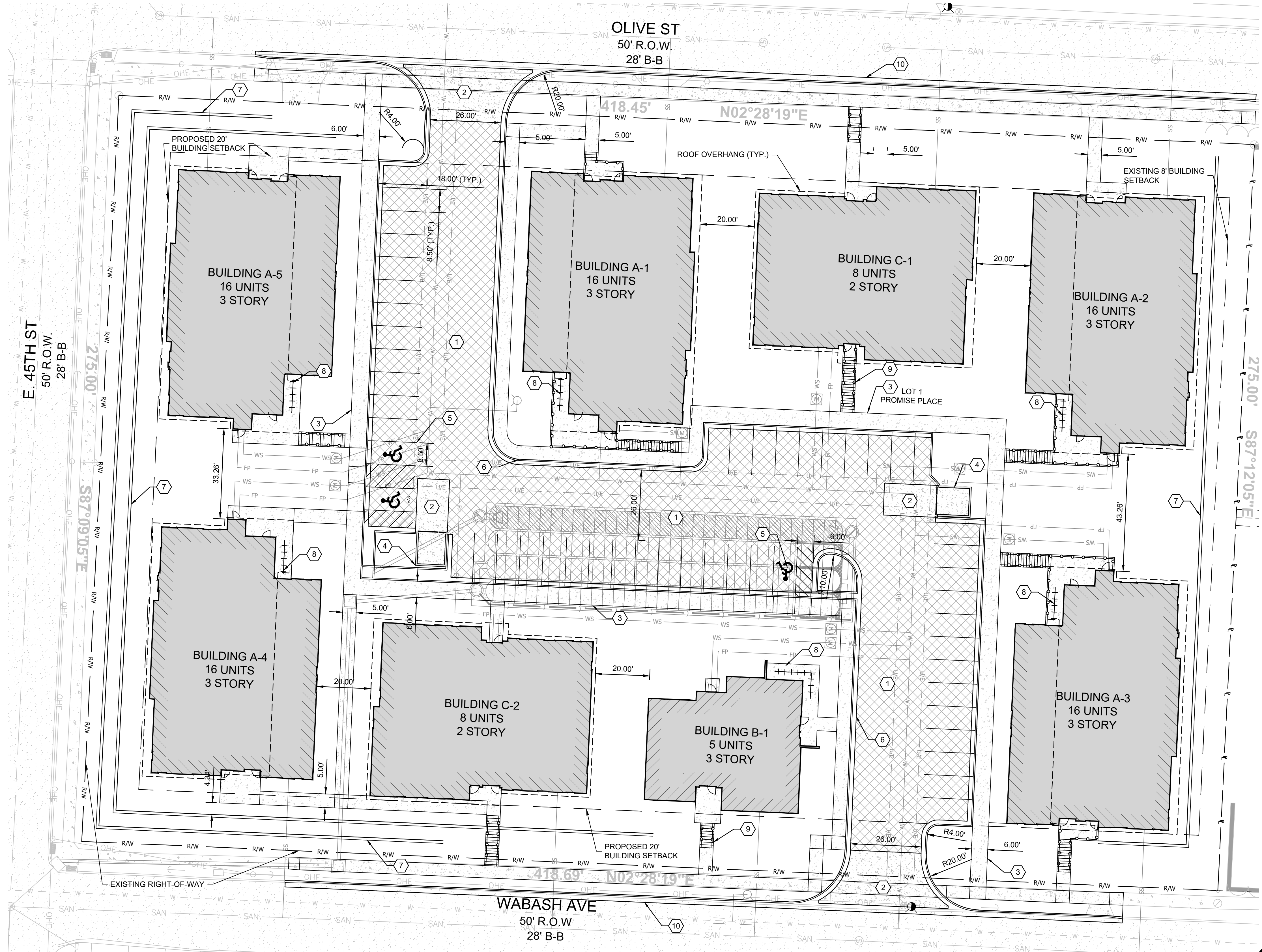
CONSTRUCTION NOTES

- ASPHALTIC CONCRETE PAVEMENT SECTION.
- PORTLAND CEMENT CONCRETE PAVEMENT SECTION.
- 4" PORTLAND CEMENT CONCRETE SIDEWALK.
- DUMPSTER ENCLOSURE. RE: ARCH PLANS.
- ADA PARKING AREA.
- 2" CURB AND GUTTER (TYPE CG-1).
- RETAINING WALL. MAX HEIGHT 10'.
- BICYCLE PARKING AREA.
- PROPOSED STAIRS (TYP.)
- PROPOSED PUBLIC IMPROVEMENTS. SIDEWALK SHALL BE 4.5' WIDE CONCRETE. CURB SHALL BE TYPE C-1 WITH A 2' WIDE ASPHALT PATCH.

GENERAL NOTES

- REFER TO C.F.S. ENGINEERS GEOTECHNICAL REPORT NO. 22-5211, DATED MAY 6, 2022 FOR SUBGRADE PREPARATION.
- ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
- ALL SIGNAGE SHALL COMPLY WITH SECTION 88-445 OF THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE. THE OWNER SHALL RECEIVE APPROVAL OF A SIGN PERMIT PRIOR TO INSTALLATION.
- ALL STRIPING SHALL BE PAINTED LINES OR SYMBOLS.
- RE: COVER SHEET FOR LEGAL DESCRIPTION OF PROPERTY.

| SITE DATA TABLE | |
|--|--|
| ITEM | QUANTITY |
| EXISTING ZONING | R 2-5 |
| PROPOSED ZONING | UR (FOLLOWING R1-5 STANDARDS) |
| PROPOSED USE | MULTI-UNIT HOUSES & MULTI-UNIT BUILDINGS |
| SITE AREA | 2.64 AC |
| BUILDING COVERAGE | 0.86 AC |
| FLOOR AREA RATIO | 0.32 |
| NET DENSITY | 38.3 UNITS/ AC |
| EXISTING IMPERVIOUS AREA | 0.00 AC |
| PROPOSED IMPERVIOUS AREA | 1.53 AC |
| NET INCREASE IN IMPERVIOUS AREA | 1.53 AC |
| REQUIRED PARKING RATIO (PER 88-420-04-M) | 51 STALLS |
| PROPOSED PARKING | 51 STALLS |
| REQUIRED ADA PARKING | 3 STALLS (1 VAN) |
| PROPOSED ADA PARKING | 3 STALLS (1 VAN) |
| REQUIRED SHORT-TERM BICYCLE PARKING | 6 |
| PROPOSED SHORT-TERM BICYCLE PARKING | 6 |
| REQUIRED LONG-TERM BICYCLE PARKING | 34 |
| PROPOSED LONG-TERM BICYCLE PARKING | 34 |



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PROMISE PLACE

SITE PLAN

4423 OLIVE ST KANSAS CITY, MO 64130

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NUMBER

C1.0

4 OF 7

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- 6" PVC SANITARY SERVICE LINE
- 8" D.I.P. WATERMAIN
- 2" TYPE "K" COPPER WATER SERVICE LINE
- 4" D.I.P. FIRE PROTECTION LINE

UTILITY PLAN KEY NOTES

1. PROPOSED RETAINING WALL. MAX HEIGHT 12'.
2. UNDERGROUND DETENTION MC 4500 CHAMBERS.

SANITARY SEWER KEY NOTES

- S1 SANITARY SEWER SERVICE LINE A-1.
- S2 SANITARY SEWER SERVICE LINE A-2.
- S3 SANITARY SEWER SERVICE LINE A-3.
- S4 SANITARY SEWER SERVICE LINE A-4.
- S5 SANITARY SEWER SERVICE LINE A-5.
- S6 SANITARY SEWER SERVICE LINE B-1.
- S7 SANITARY SEWER SERVICE LINE C-1.
- S8 SANITARY SEWER SERVICE LINE C-2.

WATERLINE KEY NOTES

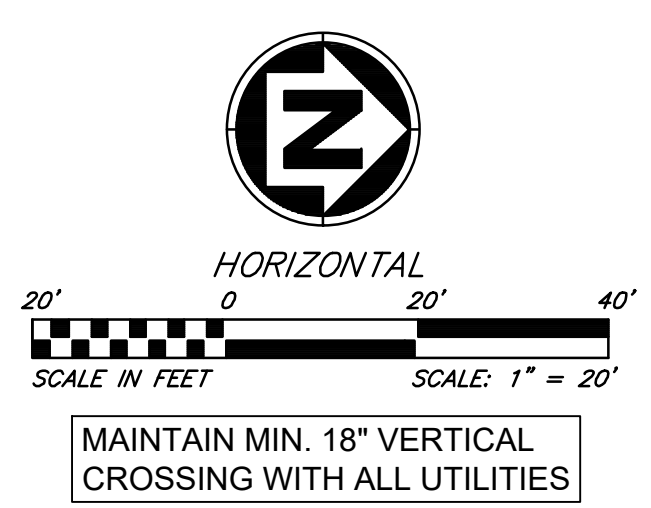
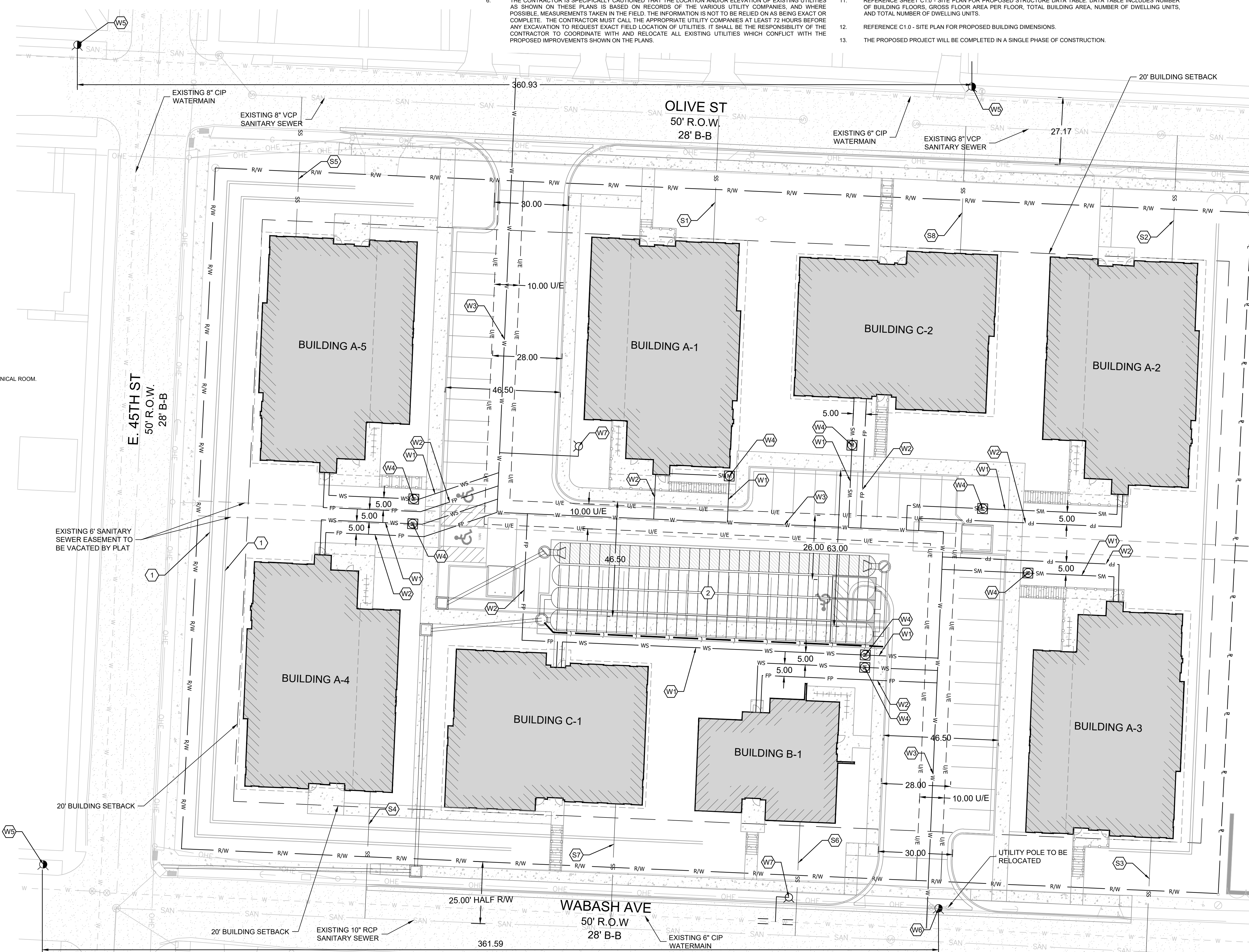
- W1 2" TYPE "K" COPPER WATER SERVICE LINE.
- W2 4" CLASS 52 D.I.P. FIRE PROTECTION LINE. BACKFLOW PREVENTERS LOCATED IN MECHANICAL ROOM.
- W3 PROPOSED 8" D.I.P. PUBLIC WATER MAIN.
- W4 WATER METER AND METER PIT. INSTALL 2" WATER METER.
- W5 EXISTING FIRE HYDRANT.
- W6 EXISTING FIRE HYDRANT ("TYPE 1") TO BE RELOCATED.
- W7 PROPOSED FIRE HYDRANT.

CIVIL ENGINEER

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 TFOX@AE-INC.COM
 (816) 777-0400

GENERAL NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, COMPACTED, AND CONSOLIDATED BEFORE INSTALLATION OF PROPOSED UTILITIES. ALL UTILITIES ARE TO BE PLACED IN TRENCH COMPANIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. ALL UNDERGROUND STORM AND OTHER UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION APPROVAL PRIOR TO BACKFILL WILL CONSTITUTE REJECTION OF WORK.
4. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS OR FINISH GRADE ELEVATIONS IN NON-PAVED AREAS.
5. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH AND RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OR REMOVAL OF EXISTING POWER POLES, TELEPHONE POLES AND GUYS WITH RESPECTIVE UTILITY COMPANIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS REGARDING UTILITY SERVICES.
9. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITION OF ALL STORM SEWERS ADJACENT TO THE PROJECT LIMITS TO DETERMINE IF ANY EXISTING STORM SEWERS ARE PLUGGED. NOTIFY THE ENGINEER OF ANY PRE-EXISTING CONDITIONS WHICH NEED ATTENTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING AND ADJACENT STORM SEWERS IN GOOD WORKING ORDER UNTIL SUBSTANTIAL COMPLETION.
10. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
11. REFERENCE SHEET C1.0 - SITE PLAN FOR PROPOSED STRUCTURE DATA TABLE. DATA TABLE INCLUDES NUMBER OF BUILDING FLOORS, GROSS FLOOR AREA PER FLOOR, TOTAL BUILDING AREA, NUMBER OF DWELLING UNITS, AND TOTAL NUMBER OF DWELLING UNITS.
12. REFERENCE C1.0 - SITE PLAN FOR PROPOSED BUILDING DIMENSIONS.
13. THE PROPOSED PROJECT WILL BE COMPLETED IN A SINGLE PHASE OF CONSTRUCTION.



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PROMISE PLACE

UTILITY PLAN

4423 OLIVE ST KANSAS CITY, MO 64130

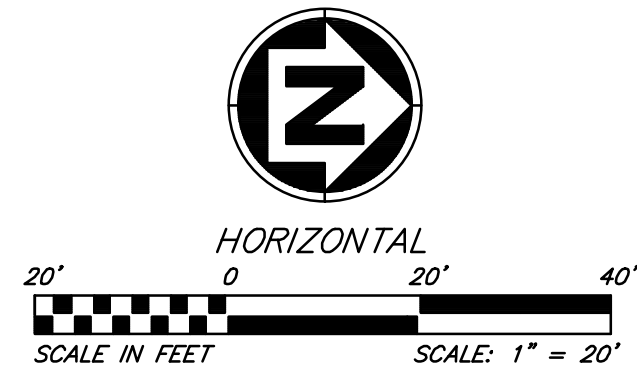
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LEGEND

- 850 — FINISH GRADE 5' CONTOUR
- 849 — FINISH GRADE 1' CONTOUR
- - - 850 - - - EXISTING GRADE 5' CONTOUR
- - - 849 - - - EXISTING GRADE 1' CONTOUR



GENERAL NOTES

REFERENCED STANDARDS:

THE FOLLOWING STANDARDS ARE REFERENCED DIRECTLY IN THIS SECTION. THE LATEST VERSION OF THESE STANDARDS SHALL BE USED.

ASTM D698 - TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT (12,400 FT-LBF/FT³)

2201.1 SUMMARY:

THIS SECTION INCLUDES SUBGRADE PREPARATION AT LOCATIONS WHICH HAVE BEEN PREVIOUSLY GRADED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100 "GRADING AND SITE PREPARATION"

2201.2 DEFINITIONS:

- A. **SUBGRADE:** SUBGRADE IS DEFINED AS A WELL GRADED AND COMPACTED LAYER ON WHICH BASE AND SUBSEQUENT COURSES ARE PLACED.
- B. **SUBGRADE PREPARATION:** SUBGRADE PREPARATION IS THE REPEATED OPERATION OF FINE-GRADEING AND COMPACTING THE SUBGRADE UNTIL THE SPECIFIED LINES, GRADES, AND CROSS-SECTION, AS INDICATED ON THE PLANS ARE OBTAINED AND THE MATERIALS ARE COMPACTED TO THE SPECIFIED DEPTH AND DENSITY.

CONSTRUCTION:

- A. **GENERAL:** THE SUBGRADE SURFACE SHALL BE BROUGHT TO THE SPECIFIED LINES, GRADES AND CROSS-SECTION BY ADDING OR REMOVING MATERIAL AND COMPACTING TO THE SPECIFIED DENSITY. TOLERANCE ALLOWED ON ALL LINES, GRADES AND CROSS-SECTIONS SHALL BE NO MORE THAN 1/4 INCH.
- B. **COMPACTING THE SUBGRADE:** UNLESS OTHERWISE SPECIFIED, THE TOP 6 INCHES OF SUBGRADE FOR PAVEMENTS SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY FOR THE MATERIAL USED AS DETERMINED BY ASTM D 698 AND WITHIN A TOLERANCE OF PLUS 3% AND MINUS 3% OF THE OPTIMUM MOISTURE CONTENT. THE TOLERANCE APPLIES ONLY TO THE TOP 6 INCHES.
- C. **PROTECTION AND MAINTENANCE OF SUBGRADE:** THE SUBGRADE SHALL BE PROTECTED FROM ACTION OF THE ELEMENTS OR OTHERS. ANY ACTION (E.G. SETTLEMENT OR EROSION) THAT DAMAGES THE SUBGRADE OR ANY SUBGRADE THAT HAS BECOME UNACCEPTABLE PRIOR TO PLACING THE PAVEMENT THEREON, SHALL BE REPAIRED AND THE SPECIFIC LINES, GRADES, CROSSSECTION, TOLERANCE, DENSITY, AND MOISTURE CONTENT RANGE REESTABLISHED.

THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS FROM DAMAGE RESULTING FROM HIS SUBGRADE OPERATION. ANY IMPROVEMENT DAMAGED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.

- D. **CLEANUP:** SUBGRADE CLEANUP SHALL FOLLOW THE WORK PROGRESSIVELY. THE CONTRACTOR SHALL REMOVE FROM THE PROJECT SITE ALL RUBBISH, SURPLUS OR DISCARDED MATERIAL, UNSUITABLE MATERIAL, AND ANY EQUIPMENT, TOOLS AND TEMPORARY CONSTRUCTION ITEMS USED FOR THE PREPARATION OF THE SUBGRADE.
- E. **ROLL TESTING:** ONCE THE SUBGRADE HAS BEEN BROUGHT TO THE FINAL PLAN ELEVATION, BUT PRIOR TO APPROVAL OF THE SUBGRADE FOR PAVING, ALL LANES SHALL BE ROLL TESTED IN THEIR ENTIRE LENGTH. THE SUBGRADE WILL NOT BE ACCEPTABLE IF RUTTING, PUMPING, OR DEFORMATION OF THE SUBGRADE RESULTS FROM THE ROLL TEST. THIS TESTING WILL BE DONE BY THE CONTRACTOR, AND WILL BE IN ADDITION TO THE APPLICABLE MOISTURE AND DENSITY TESTING.

EQUIPMENT FOR ROLL TESTING SHALL BE A TANDEM DUMP TRUCK (ONE FRONT AND TWO REAR AXLES) CARRYING A MINIMUM LOAD OF TWENTY (20) TONS.

THE TRUCK SHALL PROCEED SLOWLY ALONG EACH TRAFFIC LANE, ALLOWING THE ENGINEER TO WALK ALONGSIDE AND OBSERVE THE RESULTS. AREAS FAILING THE ROLL TEST WILL BE REWORKED AND RETESTED PRIOR TO APPROVAL OF THE SUBGRADE FOR PAVING.

NOTE

- 1. RE: SITE PLAN FOR BUILDING HEIGHTS ABOVE GRADE.



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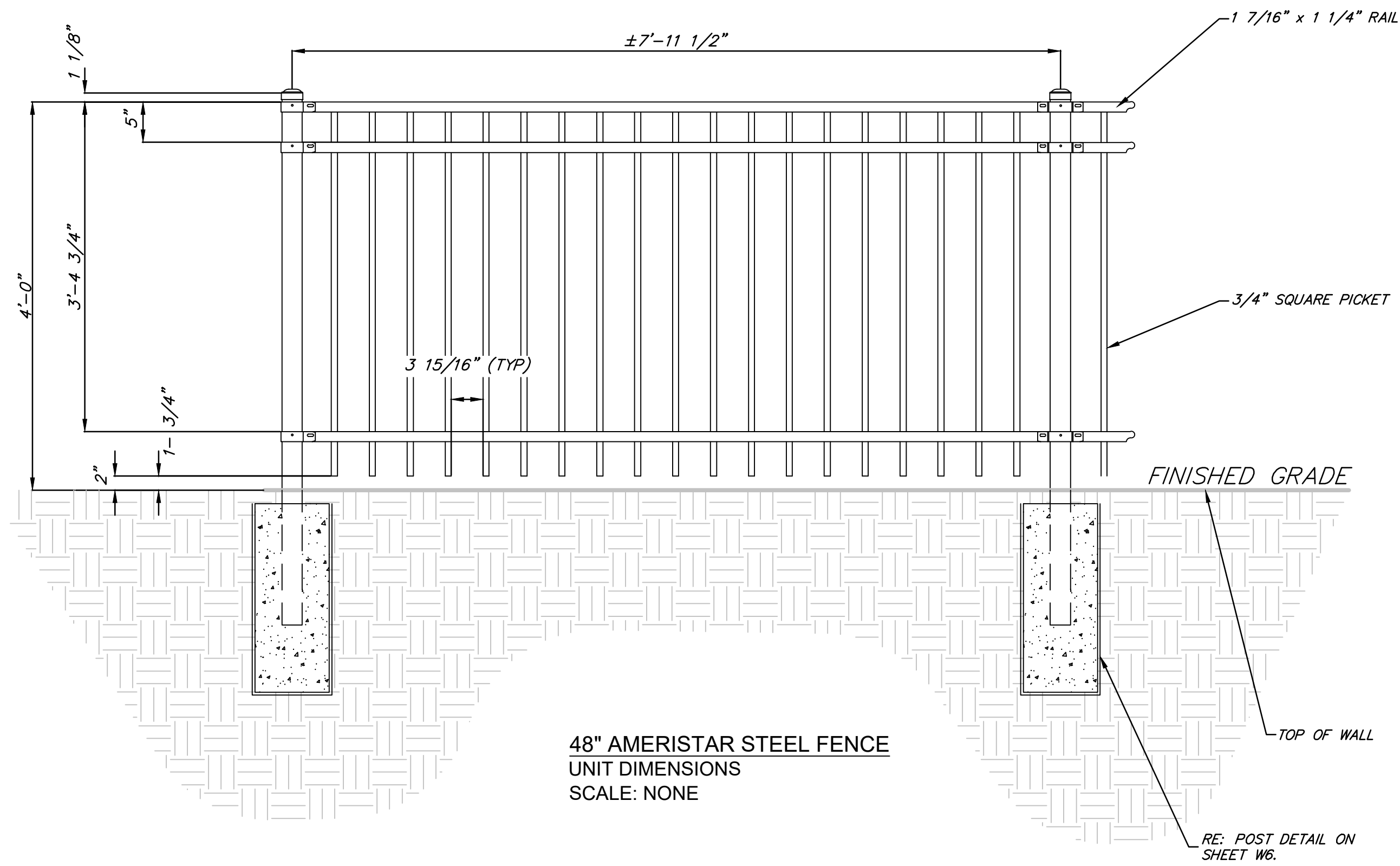
GRADING PLAN

4423 OLIVE ST KANSAS CITY, MO 64130

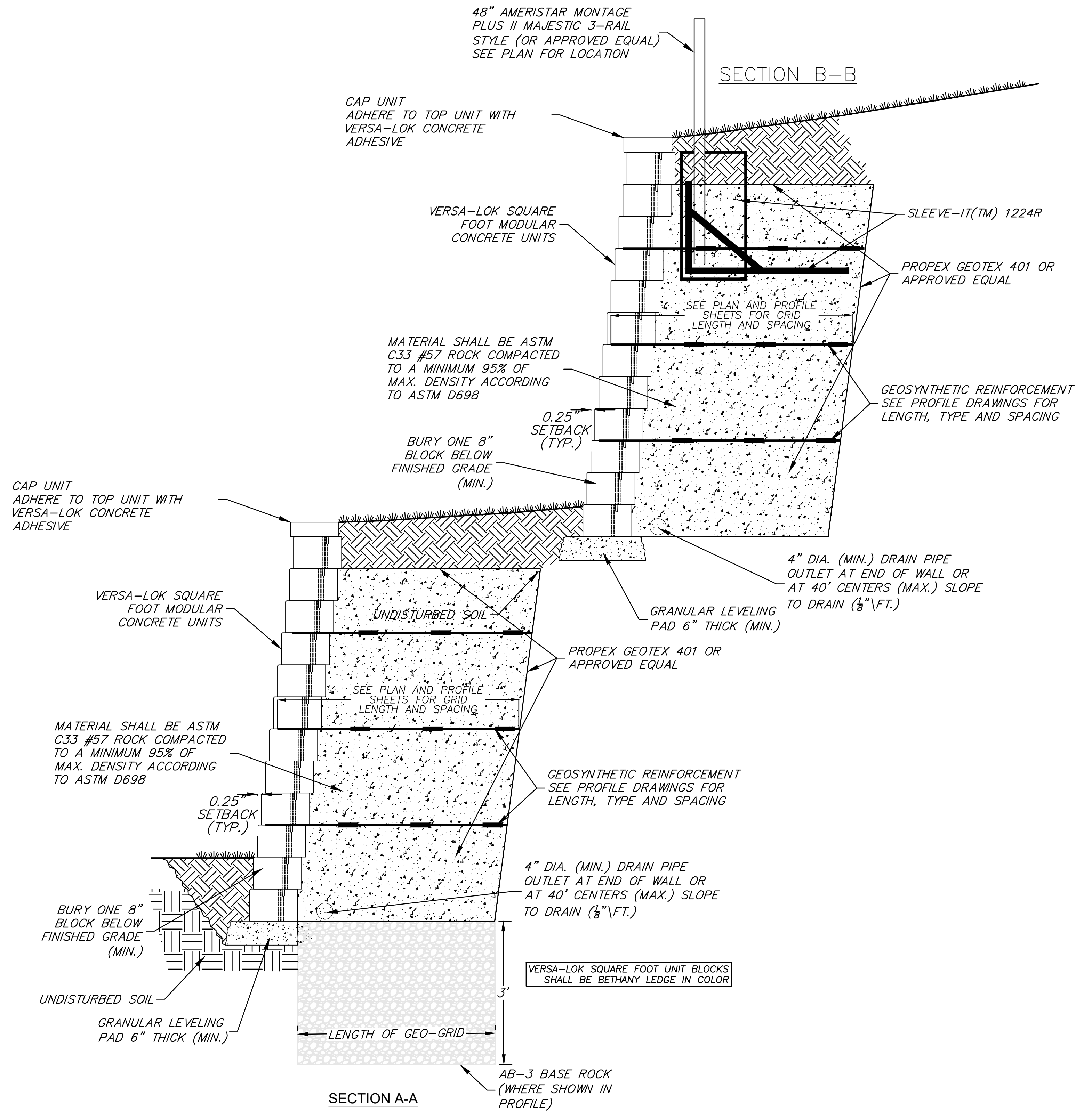
PRELIMINARY NOT FOR CONSTRUCTION

SHEET NUMBER
C3.0
6 OF 7

MODEL: AMERISTAR MONTAGE PLUS MAJESTIC PLUS II
 PAINT COLOR: BLACK



48" AMERISTAR STEEL FENCE
 UNIT DIMENSIONS
 SCALE: NONE



TYPICAL TWO-TIER SECTION-REINFORCED RETAINING WALL
 SQUARE FOOT MODULAR CONCRETE UNIT
 SCALE: NONE

Jun 20, 2022 - 4:55pm Plotted By: jbuch C:\Shared drives\VC10 - Land Development\Projects\2023\22KCI0018 Promise Plot\01_Civil\03-DWG\Sheet\Reinring Plan\22KCI0018-SFTS-DTL5.dwg Layout: WALL AND FENCE DETAILS

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PROMISE PLACE

WALL AND FENCE DETAILS

4423 OLIVE ST KANSAS CITY, MO 64130

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SHEET NUMBER
C4.0
 7 OF 7

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FIRE RATING / EGRESS LEGEND

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- 1 HOUR FIRE RATED BARRIER
- - - - - 2 HOUR FIRE WALL

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KEYNOTE LEGEND

PROMISE PLACE KCMO
45TH ST & OLIVE STREET, KANSAS CITY,
MISSOURI

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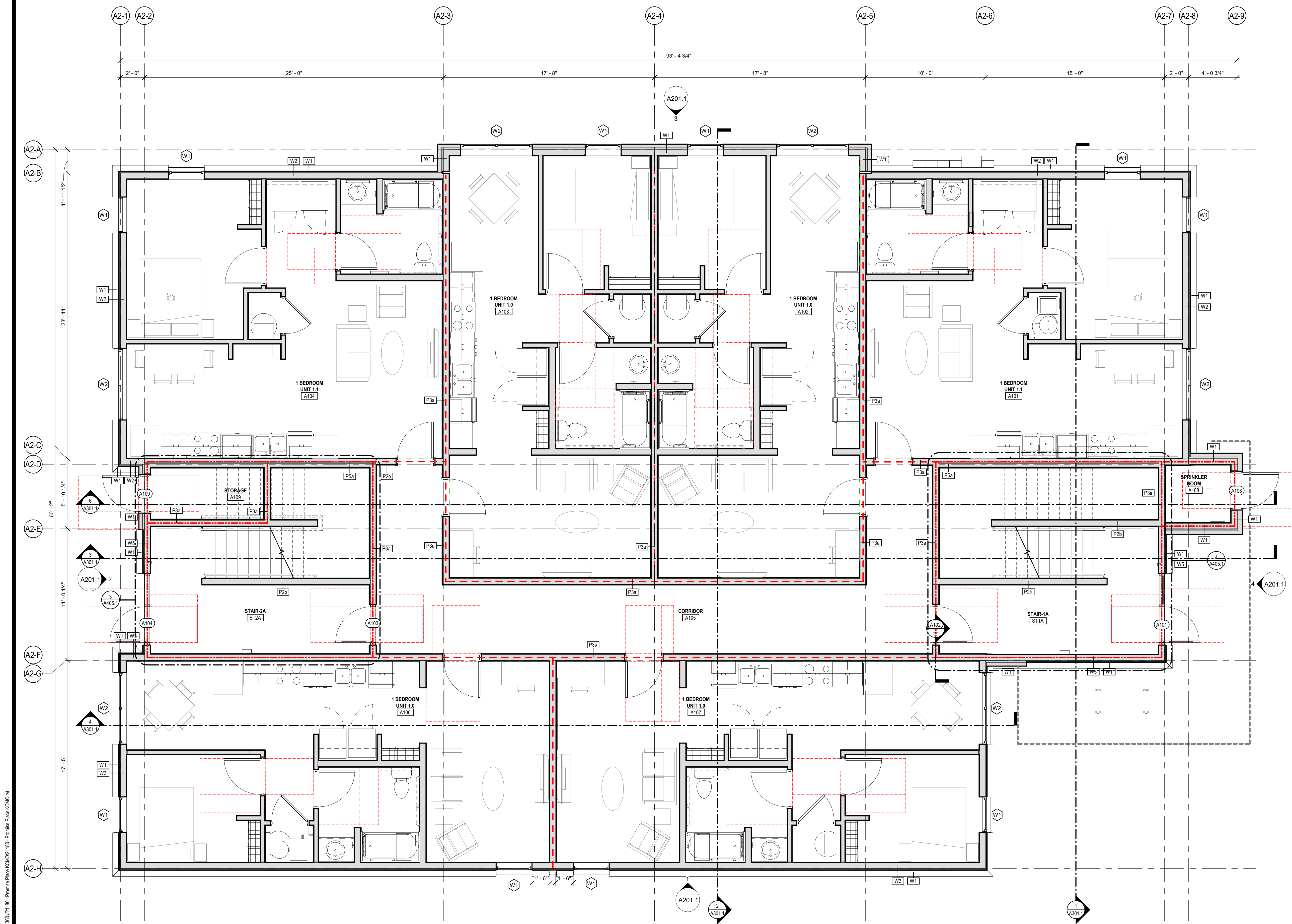
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BLDG A2 - 1ST
FLOOR PLAN

A101.1



1 1ST FLOOR - BLDG A2
1/4" = 1'-0"

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45TH ST & OLIVE STREET, KANSAS CITY,
MISSOURI

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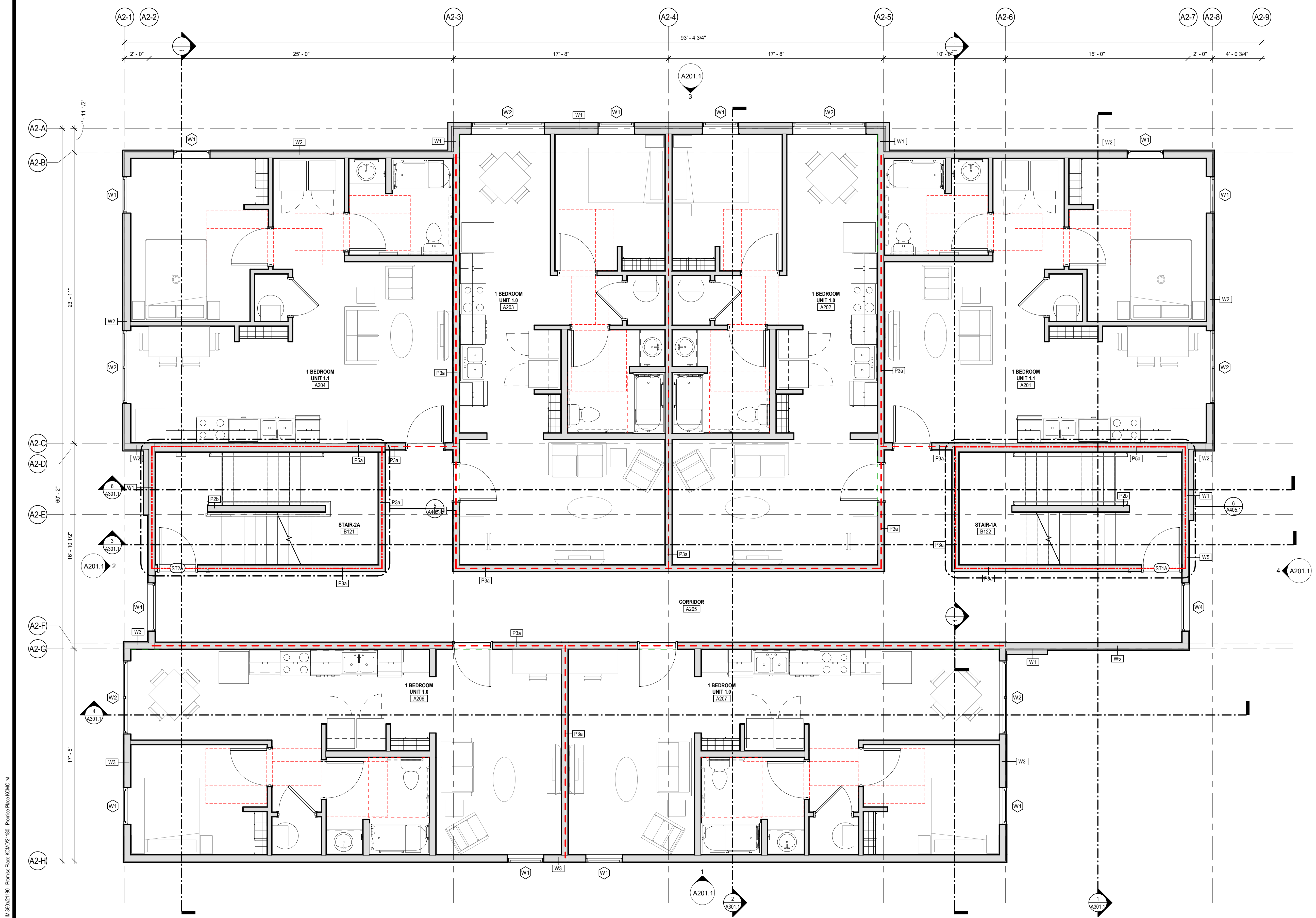
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BLDG A2 - 2ND FLOOR PLAN

A102.1



1 BLDG A2 - 2ND FLOOR PLAN
1/4" = 1'-0"

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FIRE RATING / EGRESS LEGEND

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- ACCESSIBILITY ROUTE
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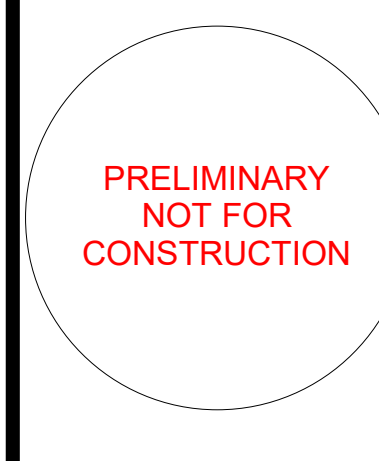
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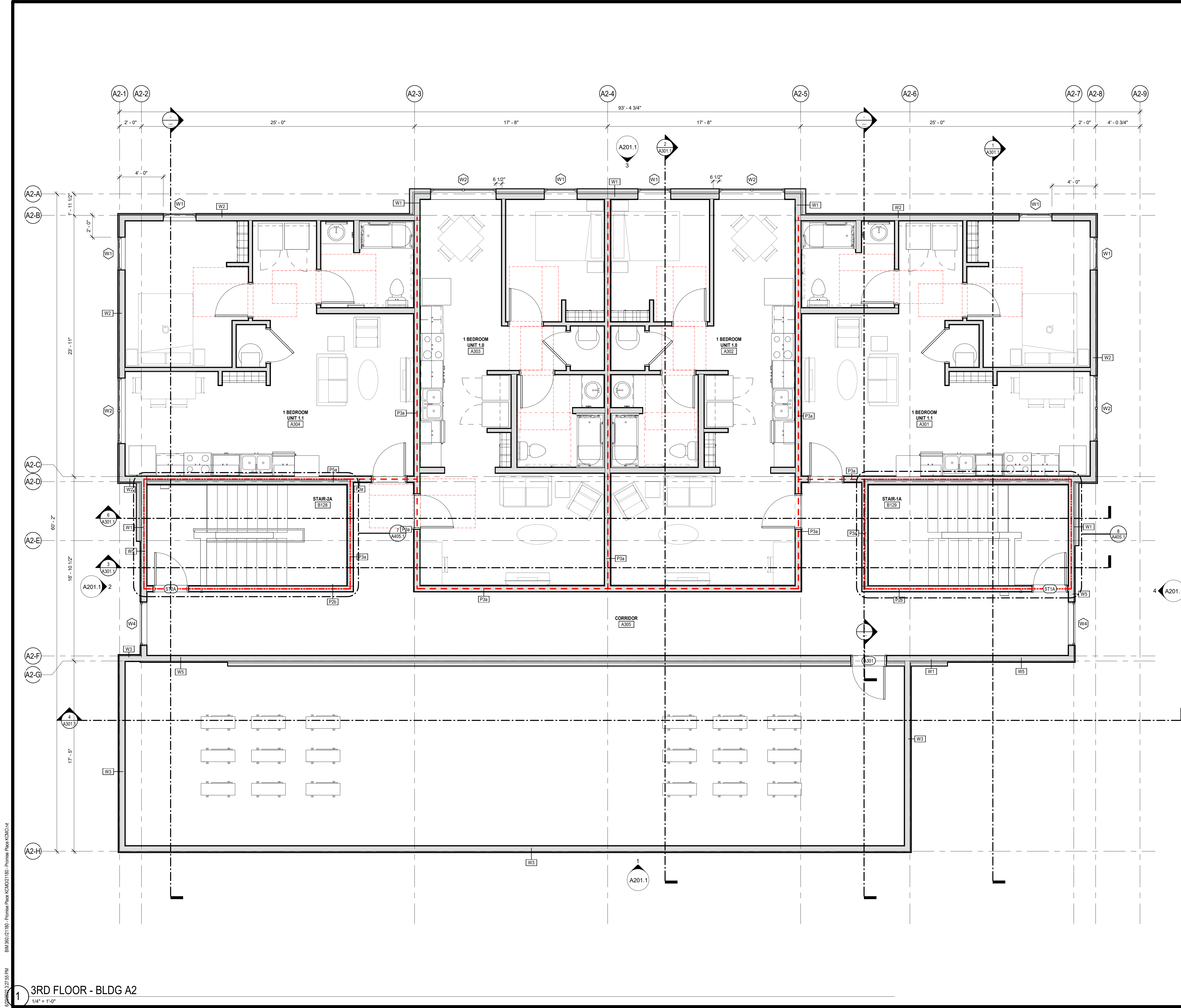
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BLDG A2 - 3RD FLOOR PLAN

A103.1



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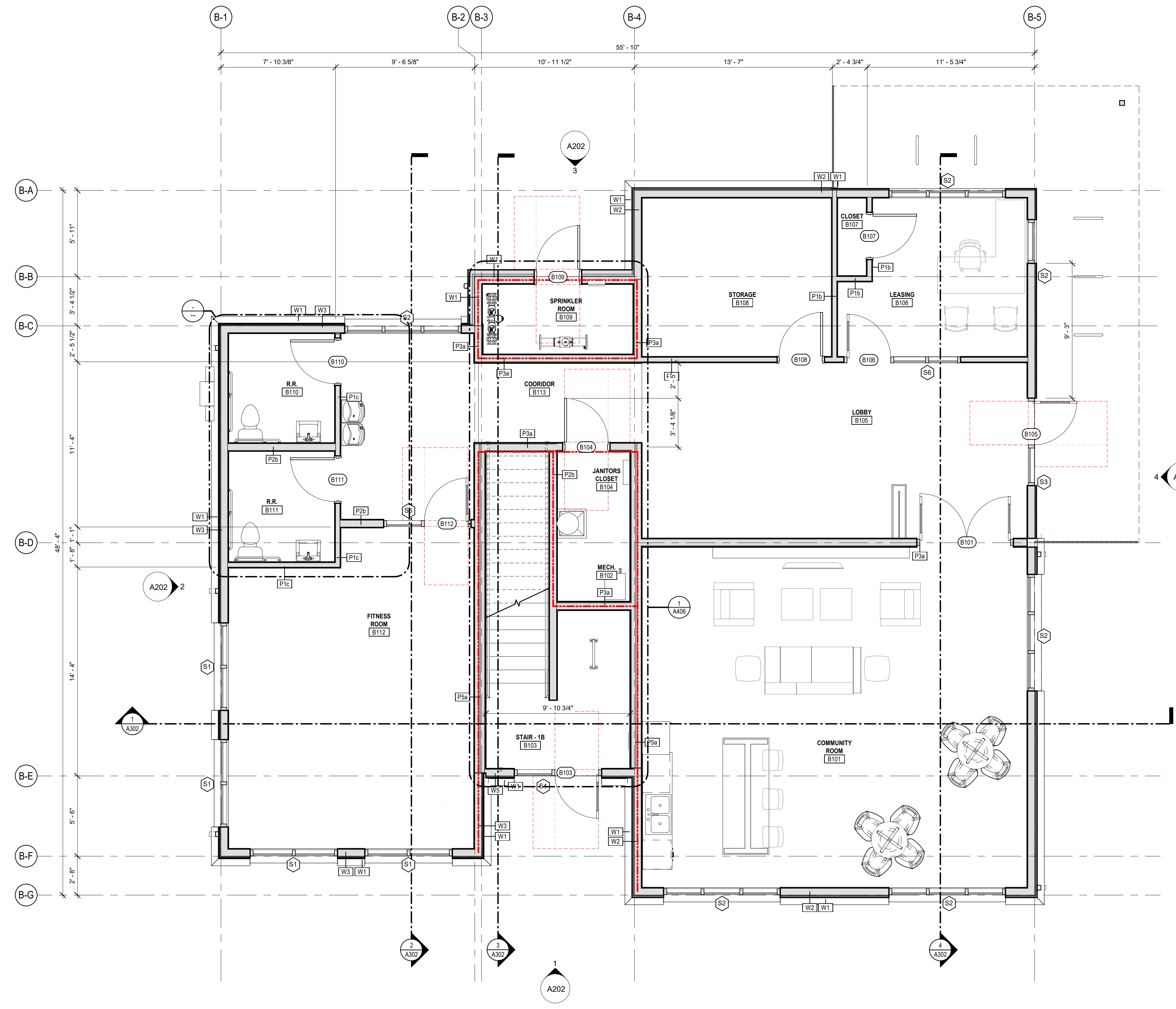
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1 1ST FLOOR - BLDG B
1/4" = 1'-0"

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BLDG B - 1ST FLOOR
PLAN

A104

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1. CONTRACTOR SHALL REFERENCE SPECIFIED U.L. ASSEMBLIES ON G-SERIES SHEETS OR IN SPECIFICATIONS FOR ALLOWABLE PRODUCTS / MATERIALS AND THEIR RESPECTIVE INSTALLATION REQUIREMENTS.
2. INSTALL MOLD & MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALL FACES. GYPSUM BOARD SHALL BE U.L. CLASSIFIED AT RATED ASSEMBLIES.
3. U.L. CLASSIFIED GLASS FIBER BATT INSULATION MAY BE SUBSTITUTED WITH MINERAL WOOL BATT INSULATION (SAME 'R' VALUE). REFER TO U.L. ASSEMBLIES FOR INSTALLATION REQUIREMENTS.
4. UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL HAVE A 50 STC RATING (MINIMUM).
5. PROVIDE LEVEL 03 GYPSUM BOARD FINISH WITH ORANGE PEEL TEXTURE / FINISH (TYPICAL AT INTERIOR WALL SURFACES). PRIME AND PAINT.
6. THE BUILDING ENVELOPE AND INTERIOR DWELLING UNIT DEMISING / CORRIDOR WALLS MUST BE THOROUGHLY SEALED TO PASS AIR INFILTRATION TESTING AS REQUIRED UNDER THE EARTHCRRAFT CERTIFICATION PROCESS. INSTALL WATER-BASED ELASTOMERIC SPRAY SEALANT EQUAL TO GREAT STUFF PRO GASKET BY DOW TO SEAL INTERIOR TOP AND BOTTOM PLATE AND ALL DOOR AND WINDOW PERIMETER OPENINGS (INSTALL PER MANUFACTURE REQUIREMENTS). GREAT STUFF PRO GASKET MUST BE INSTALLED BY TRAINED APPLICATORS. INSTALL FULL STRIPS OF SILL SEAL FOAM GASKET ALONG TOP PLATES AND BOTTOM PLATES INTERIOR AND EXTERIOR. CAULK ALL DUCT WALL PENETRATIONS, ELECTRICAL CONDUIT / BOX WALL PENETRATIONS, AND LIGHT FIXTURE BOX PENETRATIONS. CONTRACTOR TO CONSULT WITH PROJECTS EARTHCRRAFT RATER REGARDING APPLICATION AREAS, BEST PRACTICES, AND METHODS PRIOR TO PROCEEDING WITH INSTALLATION.
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8. NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
9. REFER TO ENLARGED UNIT PLANS FOR ADDITIONAL DETAILS.

KEYNOTE LEGEND

PROMISE PLACE KCMO
45TH ST & OLIVE STREET, KANSAS CITY,
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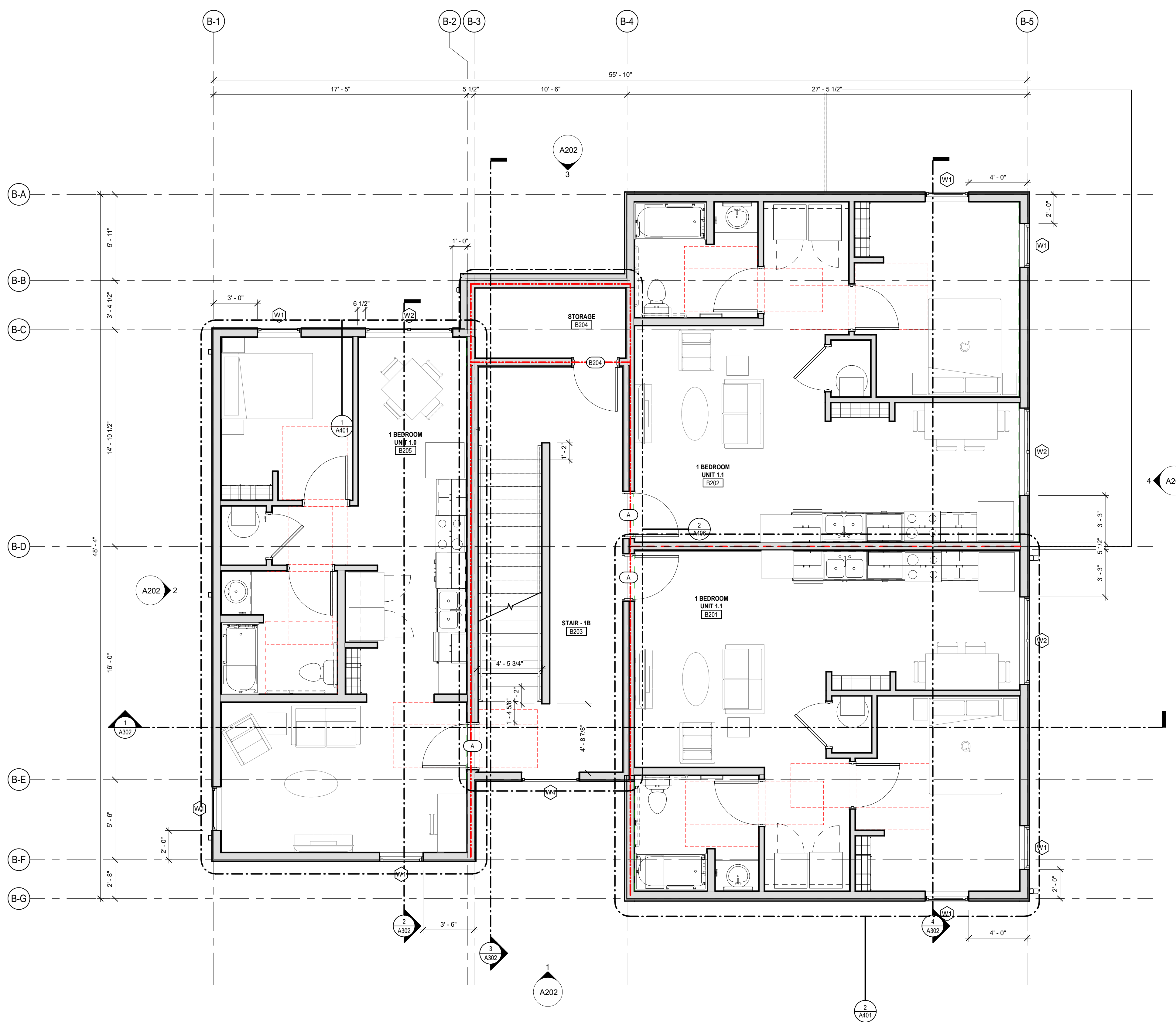
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BLDG B - 2ND FLOOR
PLAN

A105



1 BLDG B - 2ND FLOOR PLAN
1/4" = 1'-0"

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FIRE RATING / EGRESS LEGEND

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION. NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- 1 HOUR FIRE RATED BARRIER
- - - - - 2 HOUR FIRE WALL

GENERAL NOTES

1. PROVIDE WALL BLOCKING/REINFORCING AT TOILETS AND SHOWERS IN ALL UNITS PER SHEET G-002 AND G-003 GRAB BARS ARE TO BE UNINSTALLED IN TYPE A UNITS.
2. PLUMBING FIXTURE CONTROLS AND BATHROOM ACCESSORIES SHALL HAVE A POLISHED / BRIGHT CHROME FINISH. GRAB BARS SHALL HAVE A SATIN CHROME / STAINLESS FINISH.

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KEYNOTE LEGEND

PROMISE PLACE KCMO
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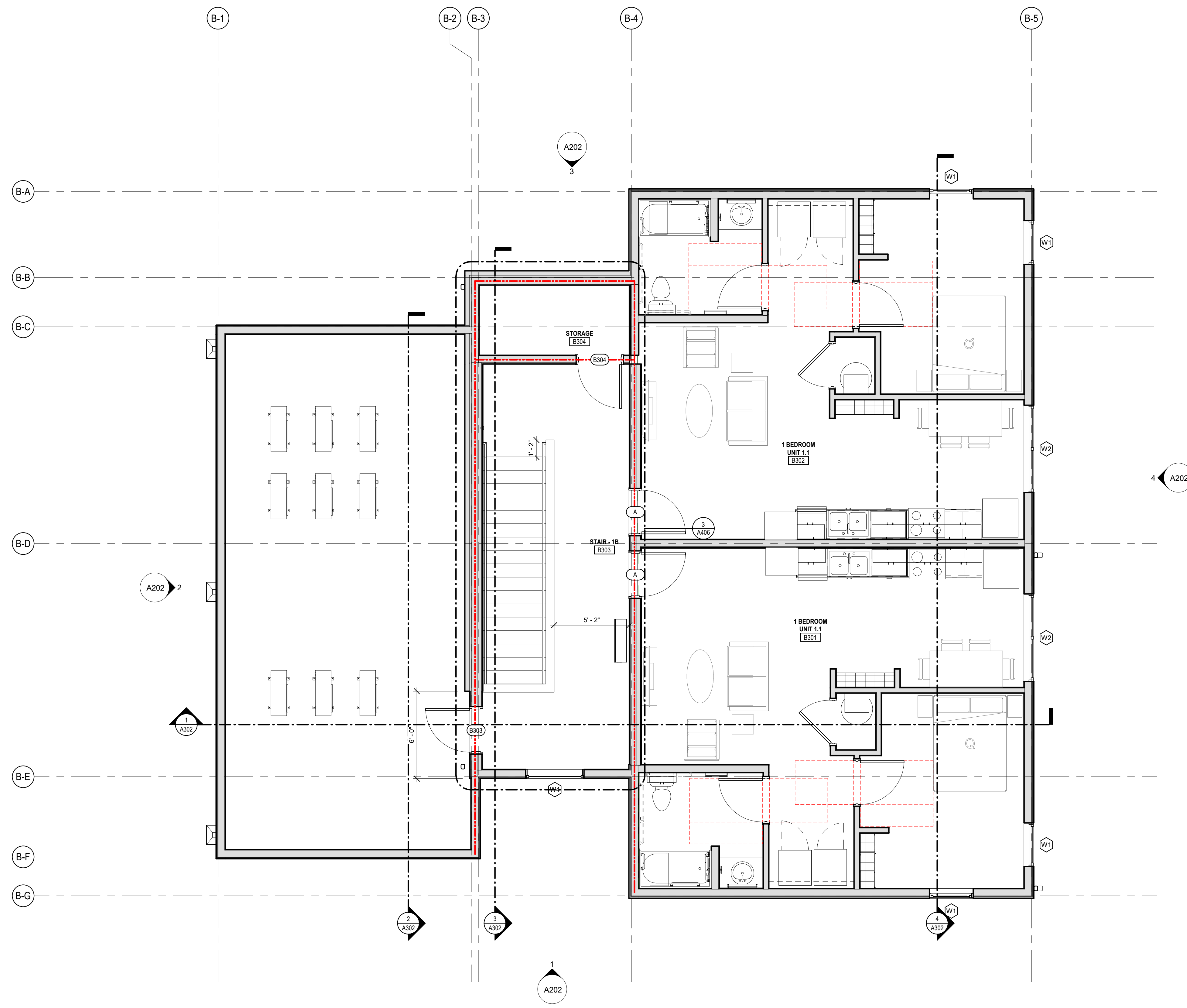
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BLDG B - 3RD FLOOR PLAN

A106



1 BLDG B - 3RD FLOOR PLAN
1/4" = 1'-0"

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BLDG C - 1ST FLOOR
PLAN

A107

FIRE RATING / EGRESS LEGEND

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- 1 HOUR FIRE RATED BARRIER
- - - - - 2 HOUR FIRE WALL

GENERAL NOTES

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KEYNOTE LEGEND



1 1ST FLOOR - BLDG C
1/4" = 1'-0"

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PROMISE PLACE KCMO
45TH ST & OLIVE STREET, KANSAS CITY,
MISSOURI

FIRE RATING / EGRESS LEGEND

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
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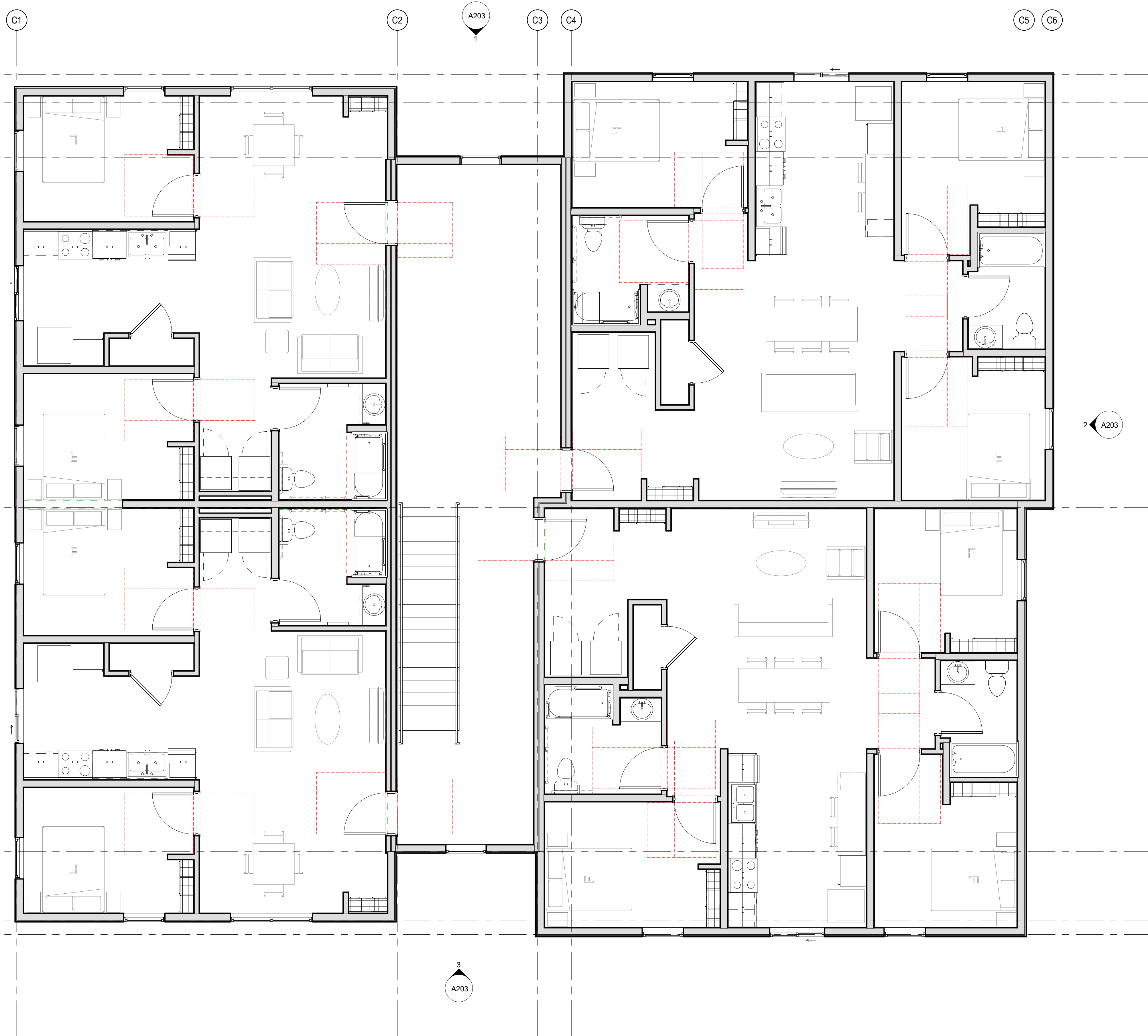
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KEYNOTE LEGEND



CA
CB
DD

CC

CD

CE

CF
CG

C1

C2

C3

C4

C5

C6

A203 4

2 A203

3 A203

6/20/2022 2:28:00 PM BIM 360://2180 - Promise Place KCMO-2180 - Promise Place KCMO.rvt

1 BLDG C - 2ND FLOOR PLAN
1/4" = 1'-0"

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BLDG C - 2ND FLOOR
PLAN

A108

KEYNOTE LEGEND

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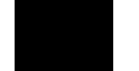
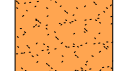
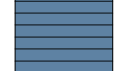

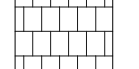
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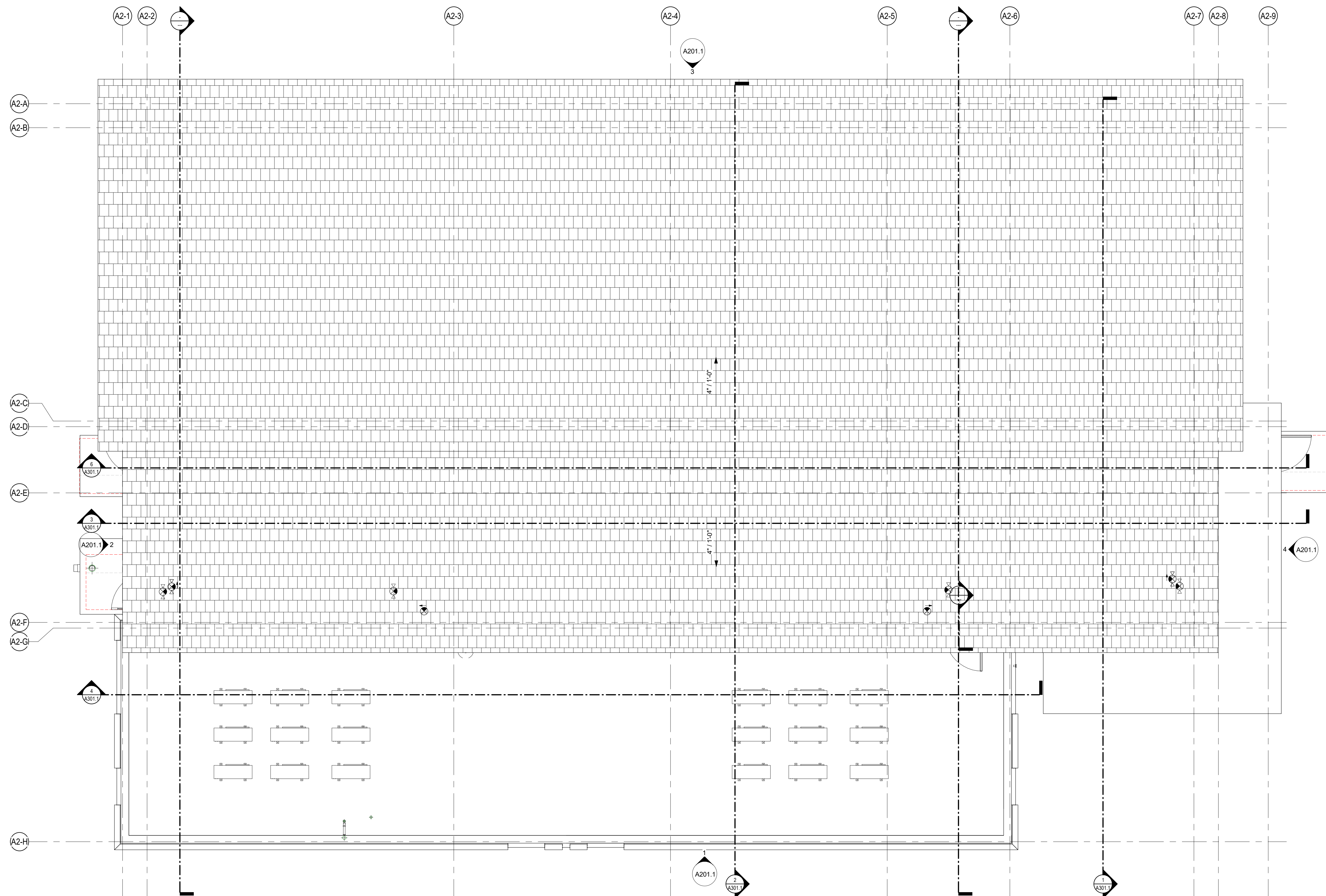
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EXTERIOR MATERIAL LEGEND

-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF



PROMISE PLACE KCMO
45TH ST & OLIVE STREET, KANSAS CITY,
MISSOURI

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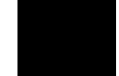
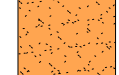
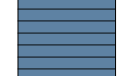

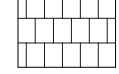
BLDG A2 - ROOF
PLAN

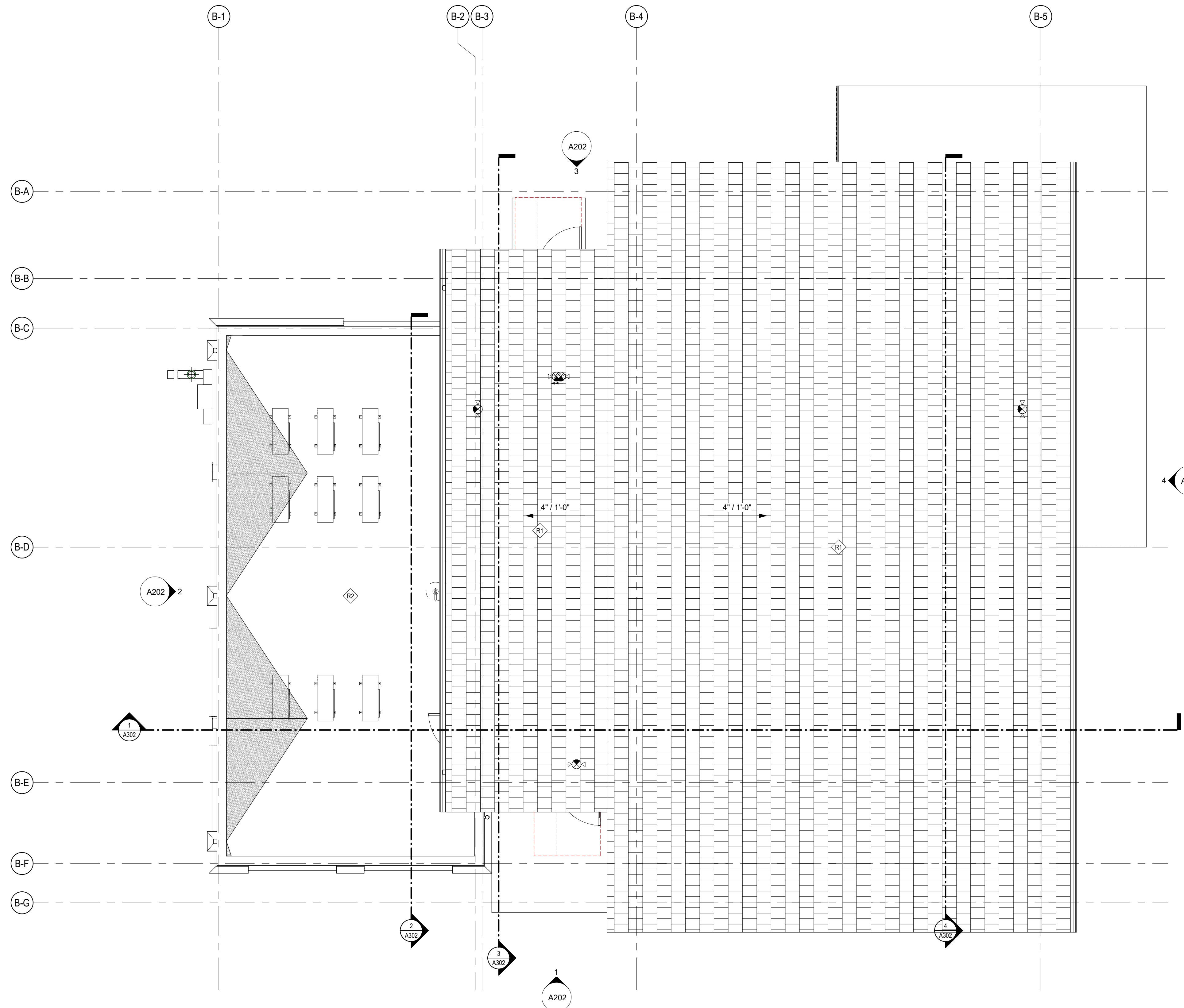
A109.1

1 BLDG A2 - ROOF PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

EXTERIOR MATERIAL LEGEND

-  (B1) BRICK
-  (M1) METAL PANEL SIDING 1
-  (M2) METAL 2
-  (S1) STUCCO
-  (FC1) FIBER CEMENT SIDING
-  (FC2) FIBER CEMENT WOOD SIDING
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CONTACT: PATRICK JOYCE

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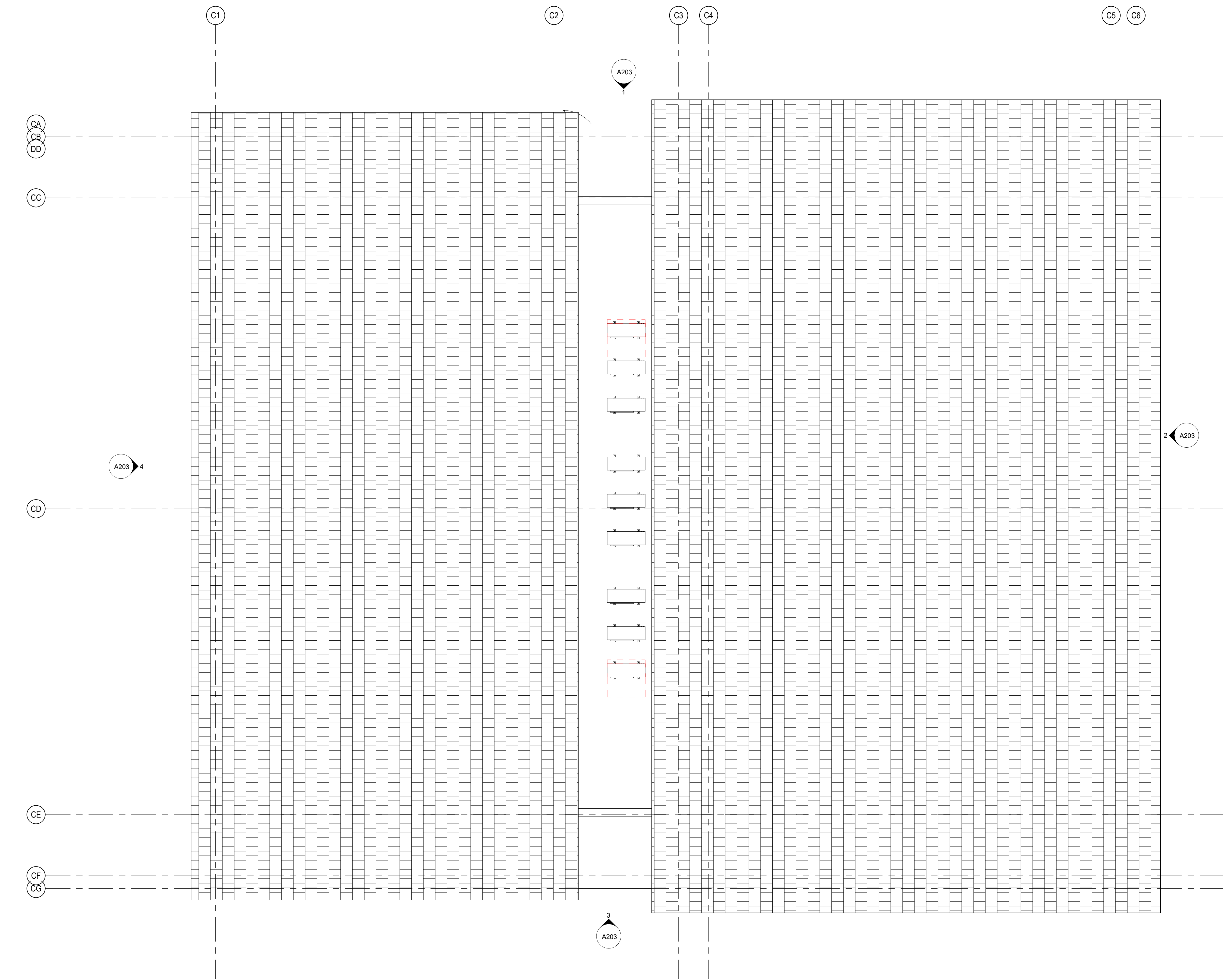
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BLDG B - ROOF PLAN

A110

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KEYNOTE LEGEND

EXTERIOR MATERIAL LEGEND

- (B1) BRICK
- (M1) METAL PANEL SIDING 1
- (M2) METAL 2
- (S1) STUCCO
- (FC1) FIBER CEMENT SIDING
- (FC2) FIBER CEMENT WOOD SIDING
- (ASR) ASPHALT SHINGLE ROOF

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BLDG C - ROOF PLAN

A111

1 BLDG C - ROOF PLAN
1/4" = 1'-0"

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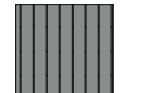

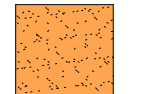
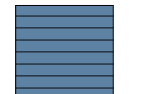

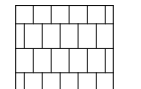
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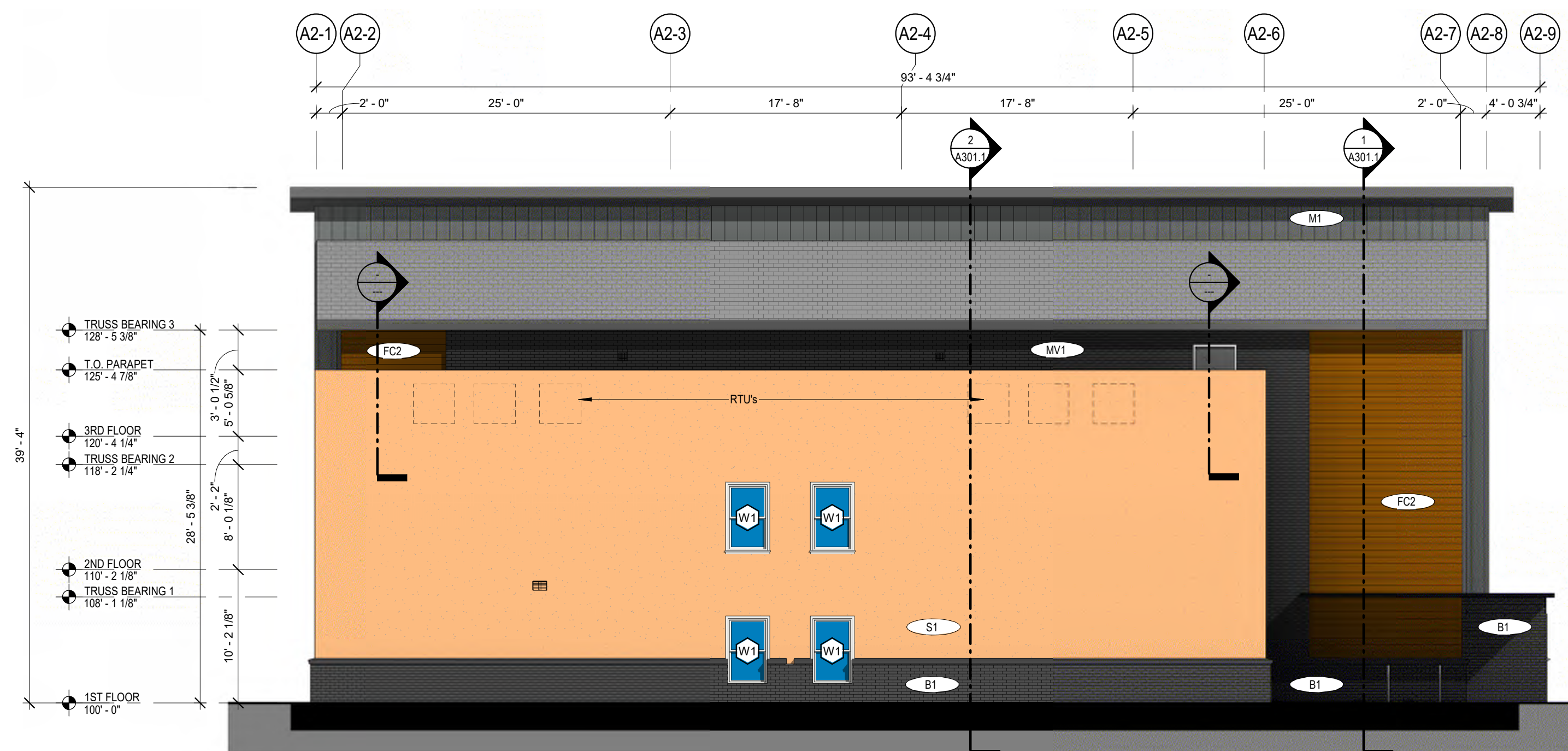
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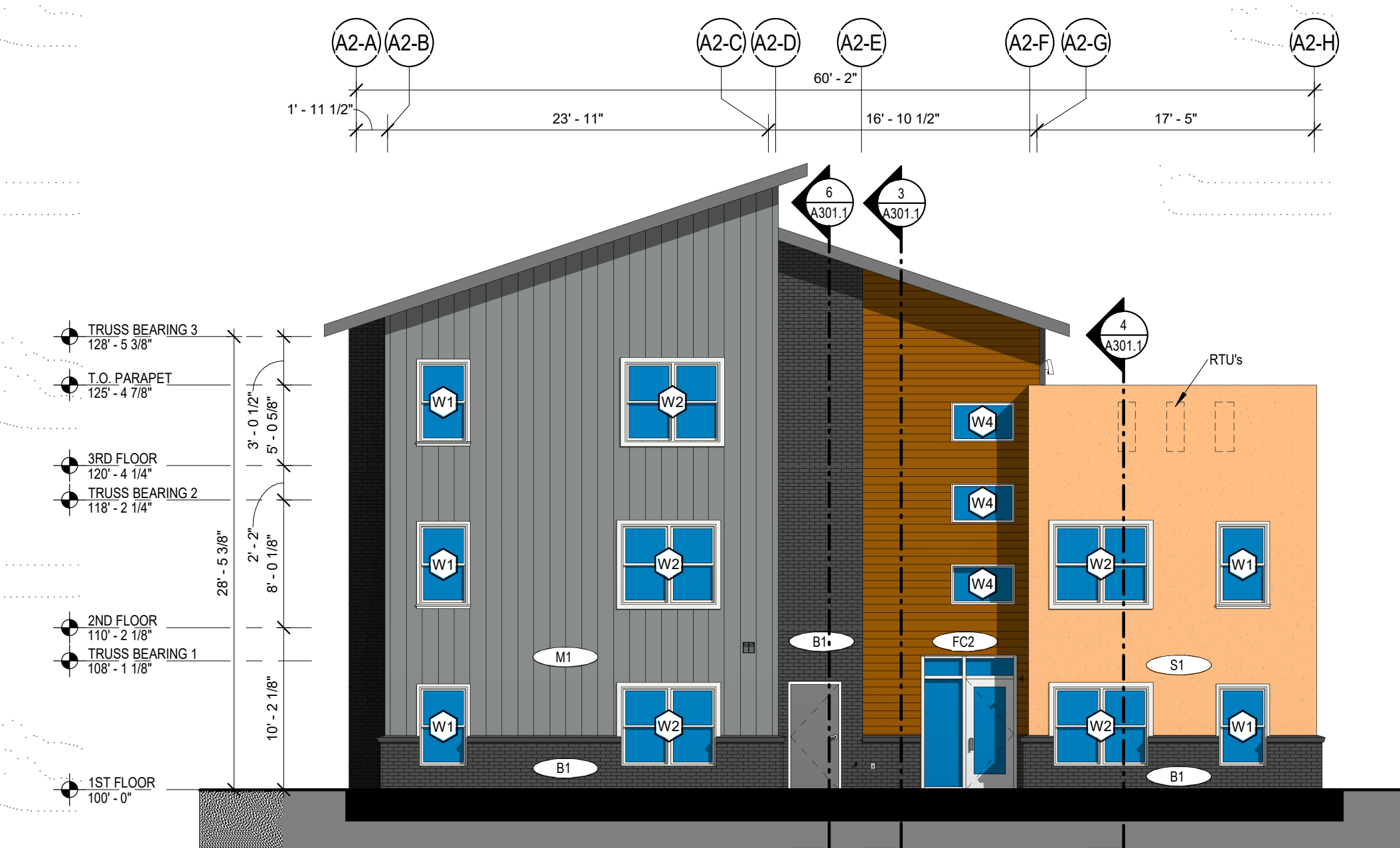
EXTERIOR MATERIAL LEGEND

-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF

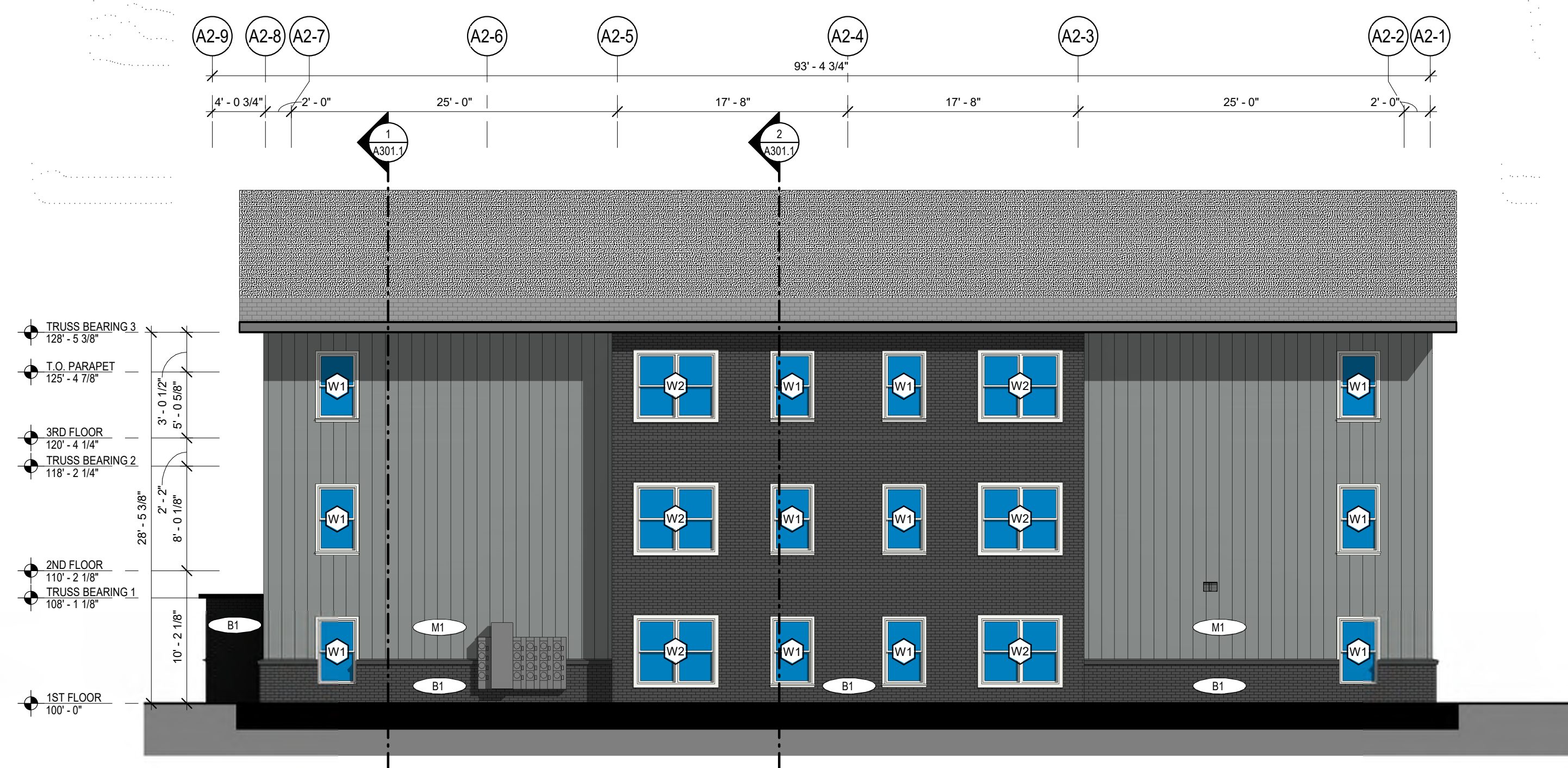
KEYNOTE LEGEND



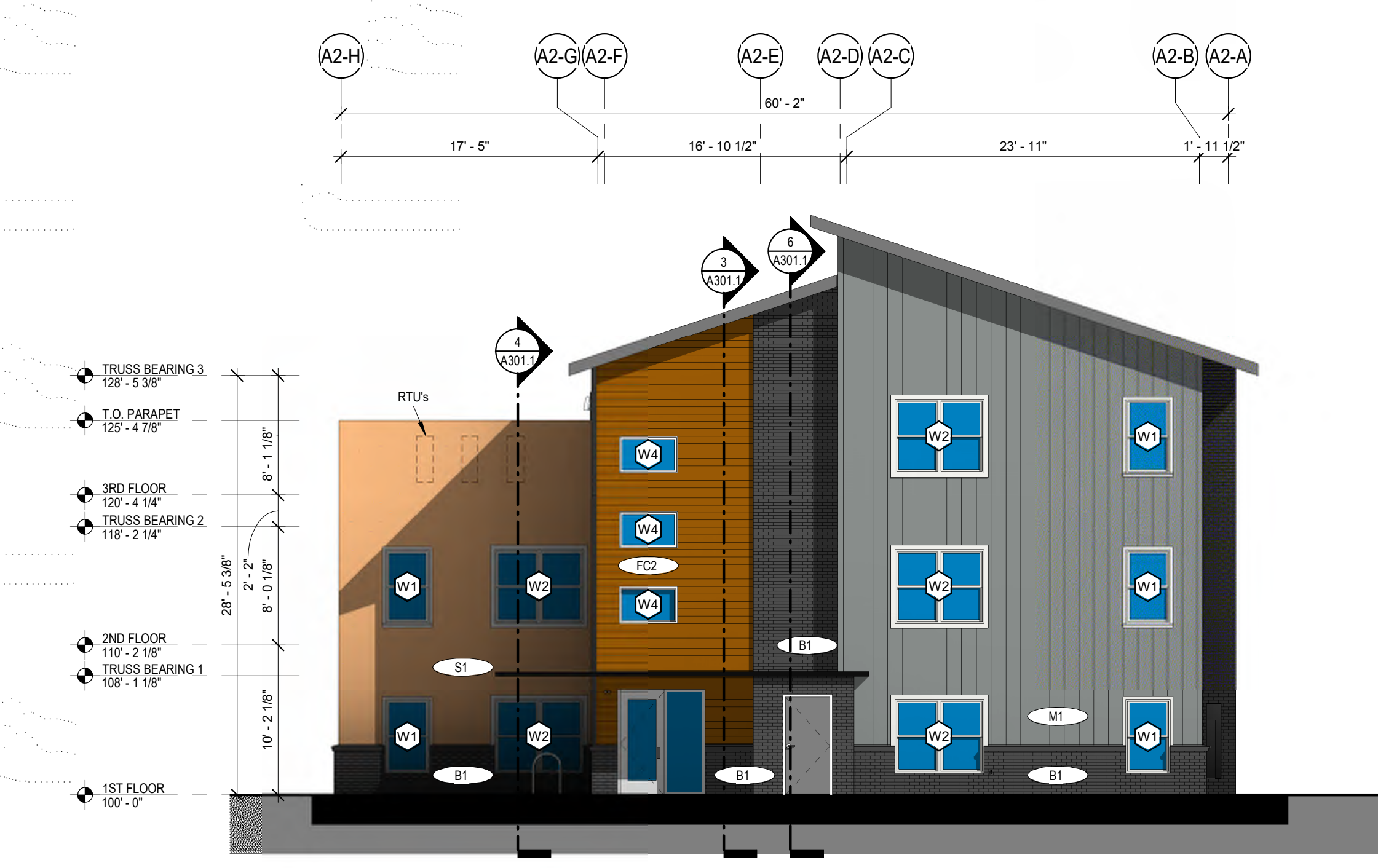
1 BLDG A2 - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG A2 - LEFT ELEVATION
1/8" = 1'-0"



3 BLDG A2 - REAR ELEVATION
1/8" = 1'-0"



4 BLDG A2 - RIGHT ELEVATION
1/8" = 1'-0"

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BLDG A2
ELEVATIONS

A201.1

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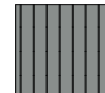

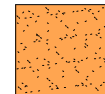
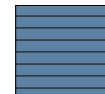

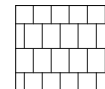
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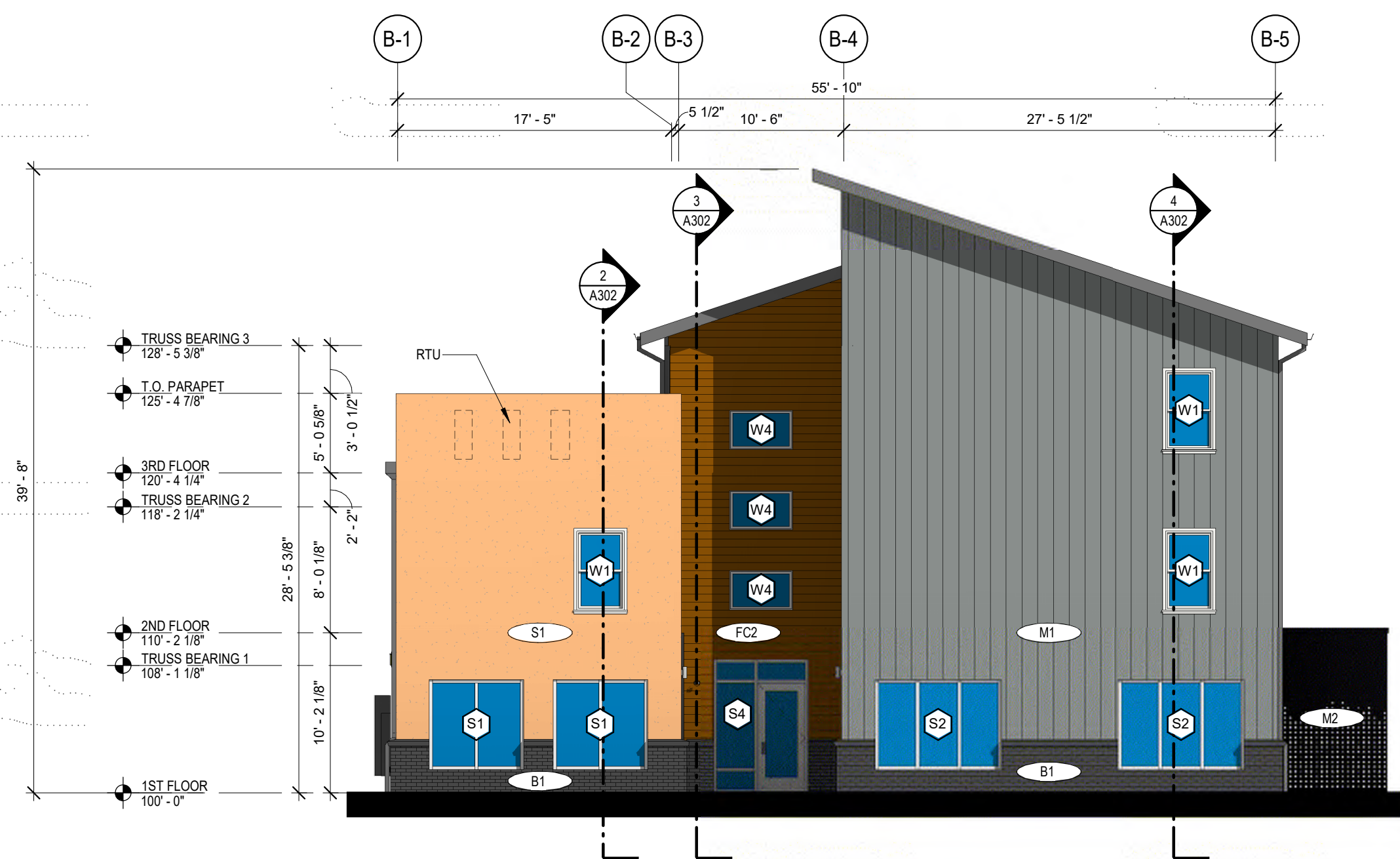
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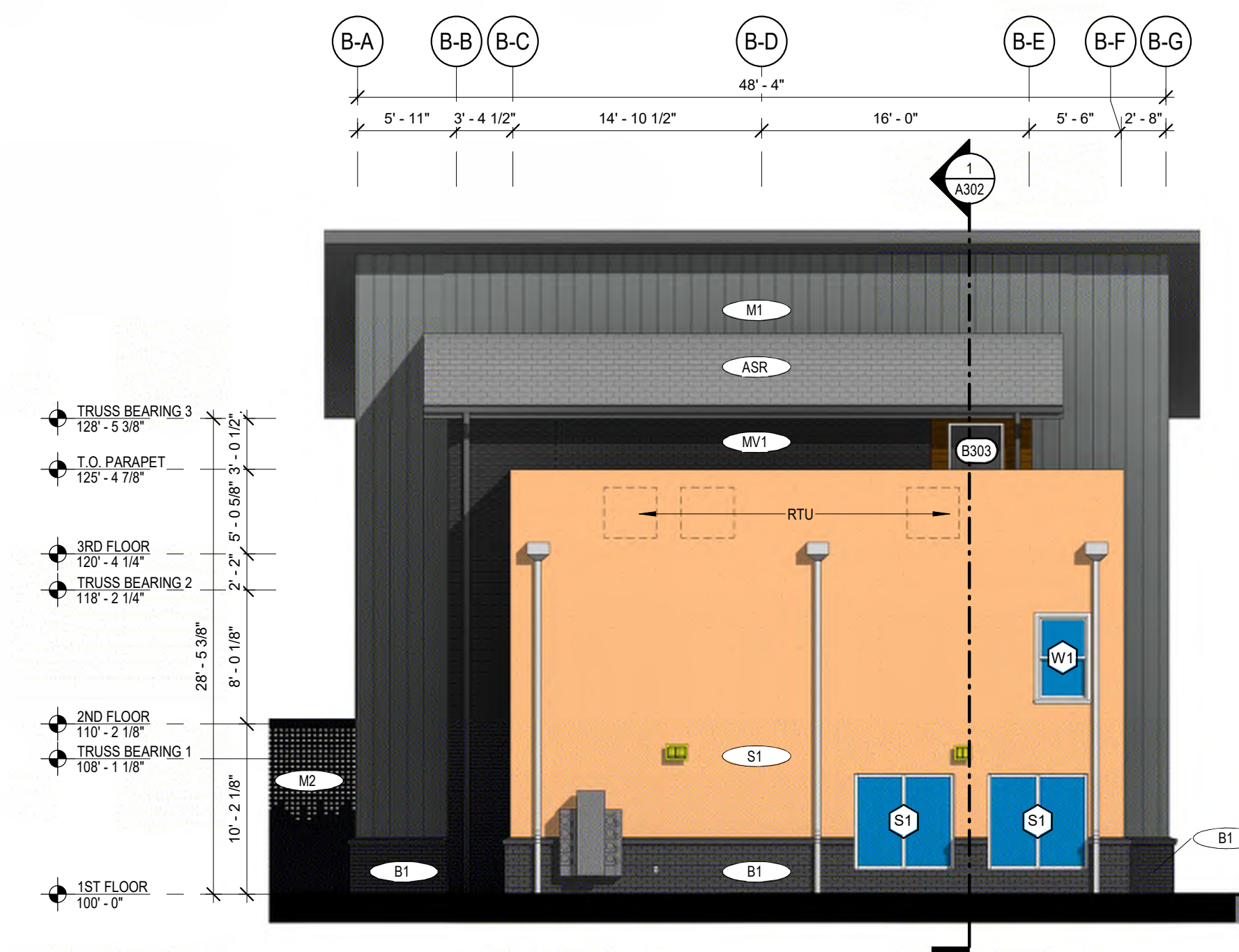
EXTERIOR MATERIAL LEGEND

-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF

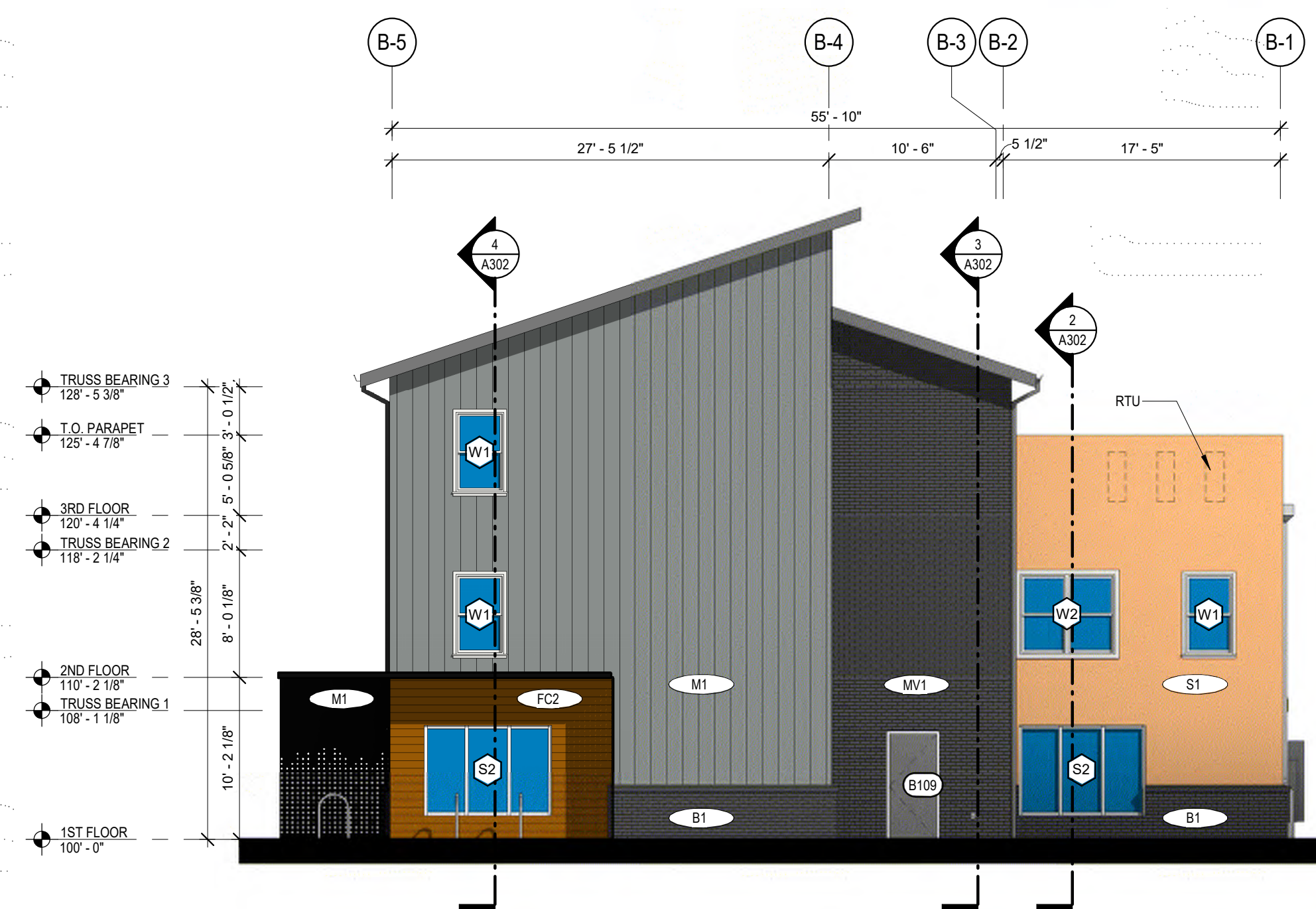
KEYNOTE LEGEND



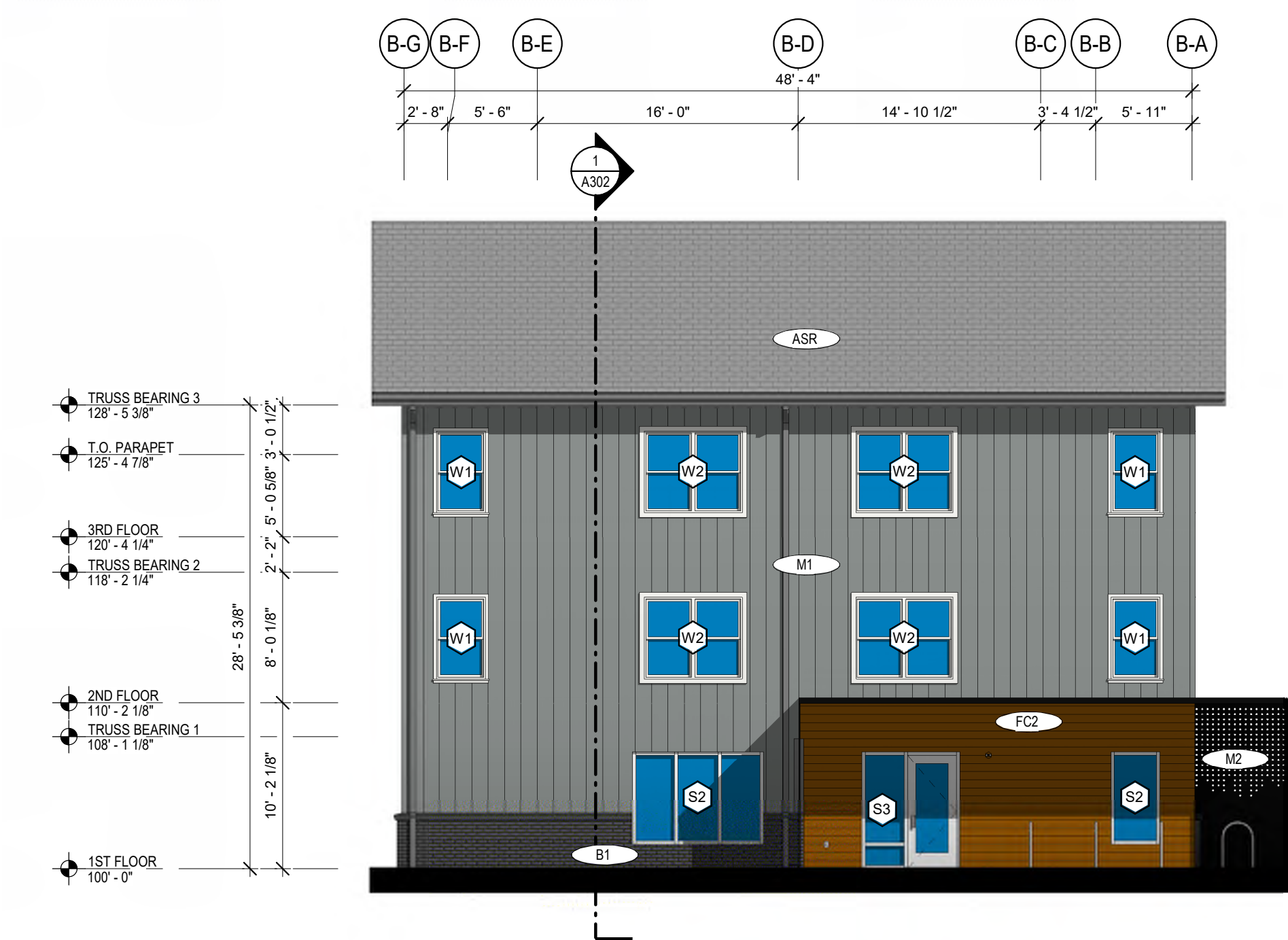
1 BLDG B - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG B - LEFT ELEVATION
1/8" = 1'-0"



3 BLDG B - REAR ELEVATION
1/8" = 1'-0"



4 BLDG B - RIGHT ELEVATION
1/8" = 1'-0"

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BLDG B ELEVATIONS

A202

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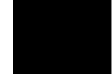

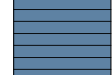
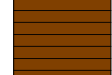

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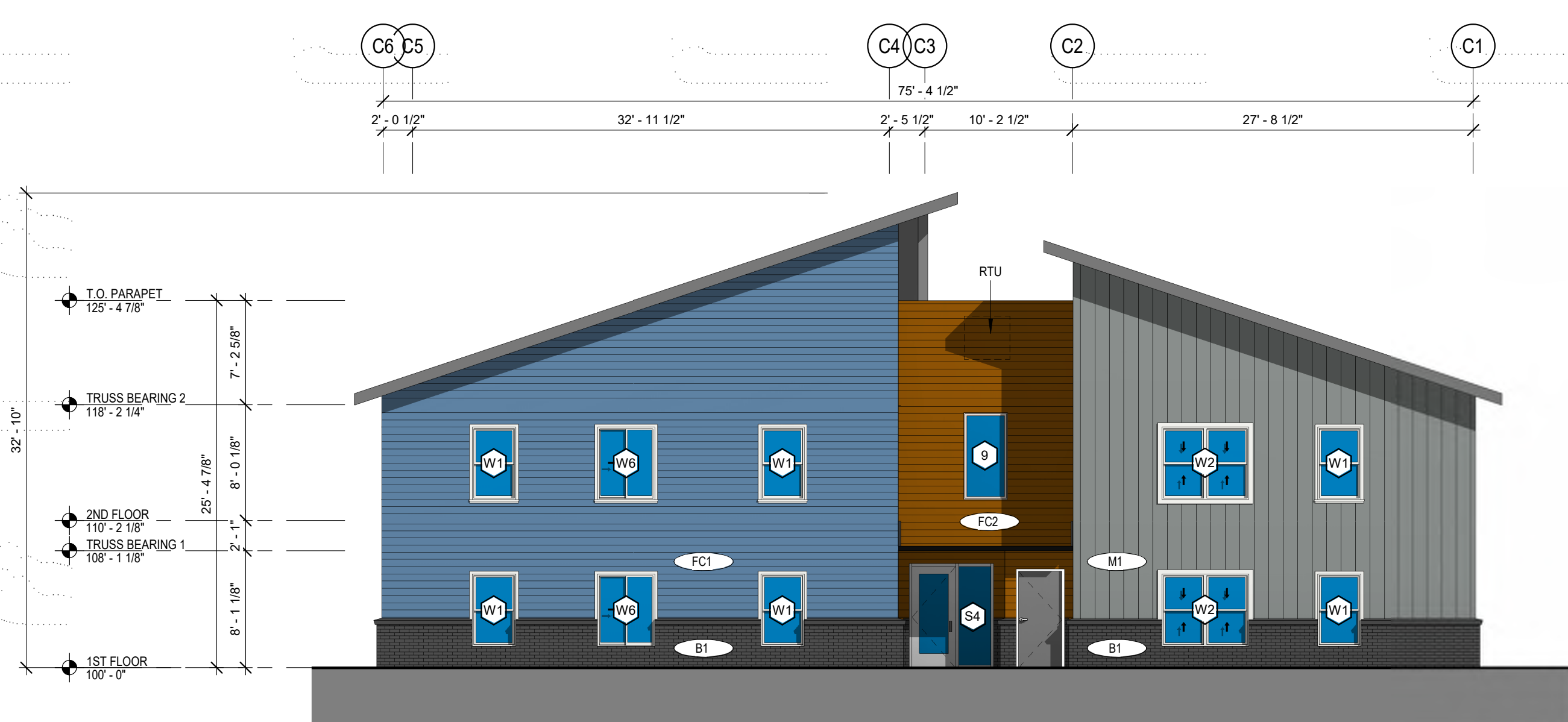
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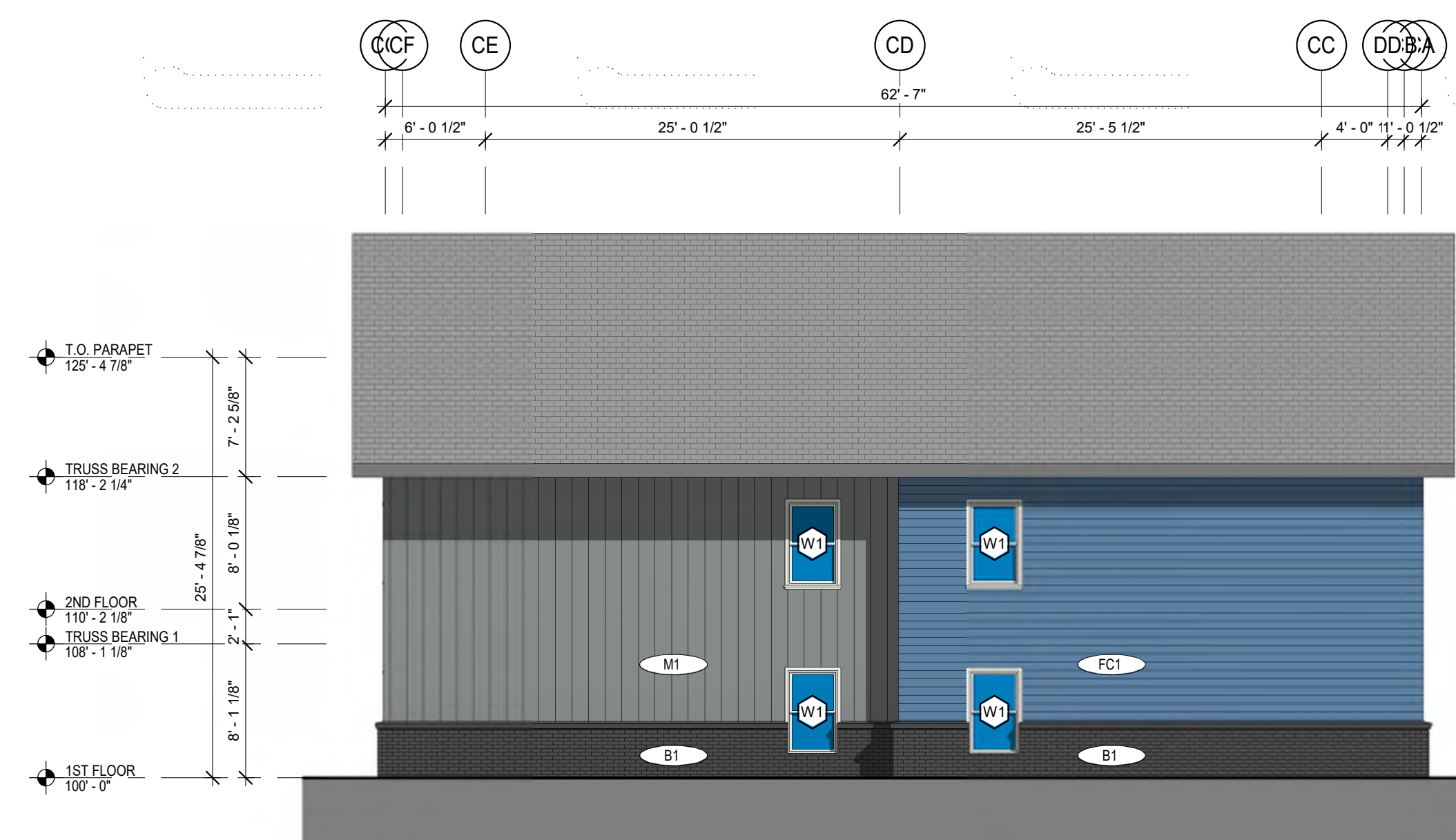
-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF

KEYNOTE LEGEND

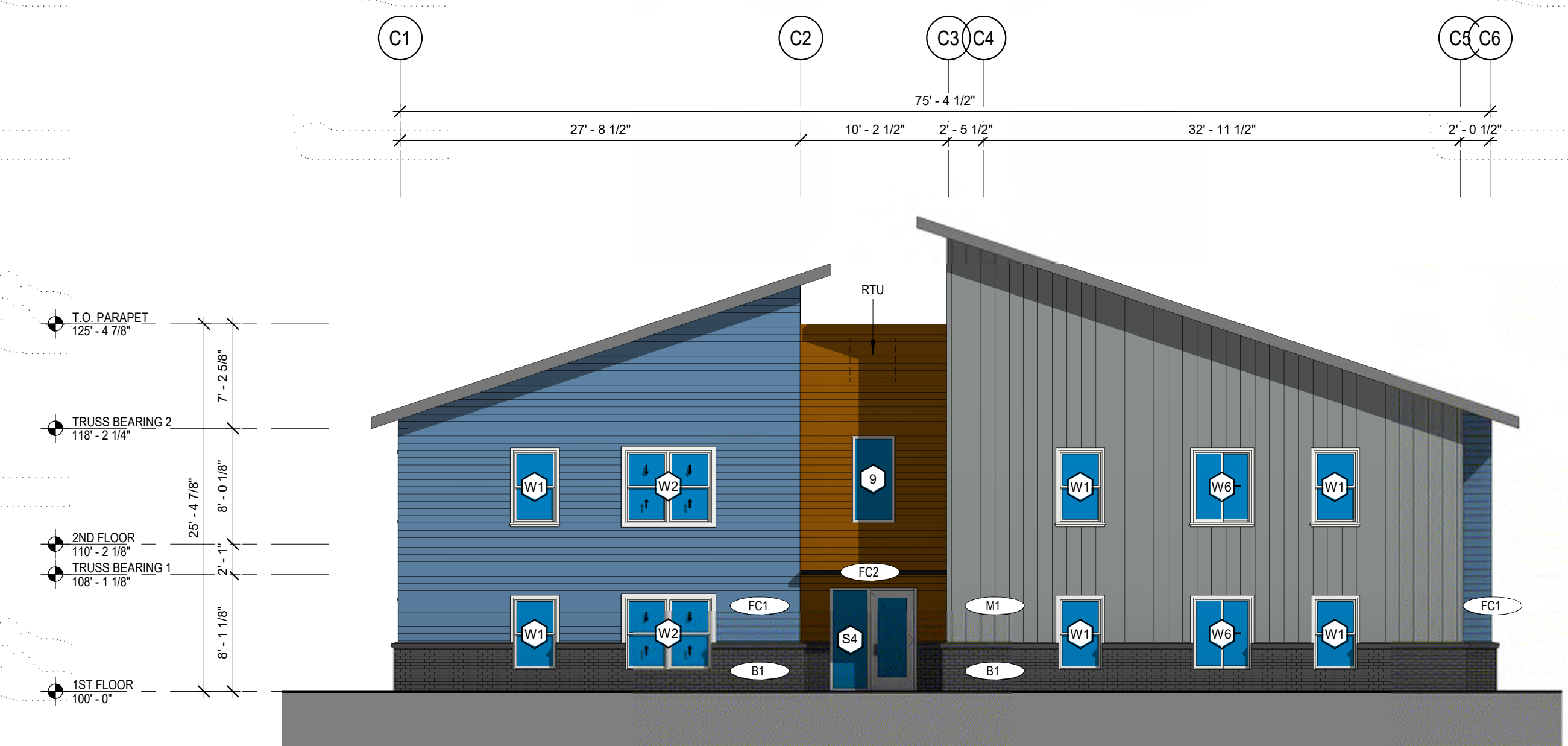
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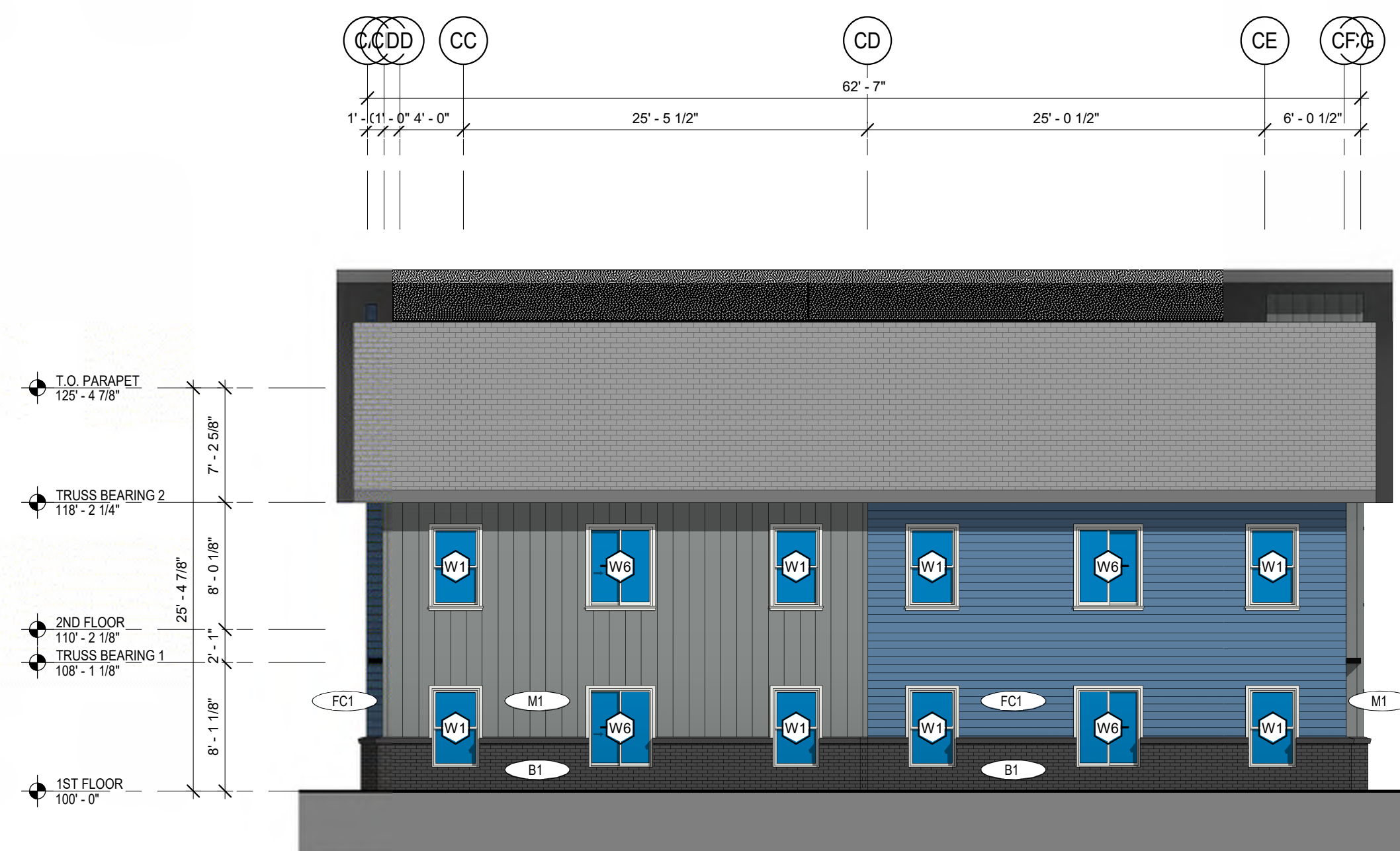
1 BLDG C - REAR ELEVATION
1/8" = 1'-0"



2 BLDG C - RIGHT ELEVATION
1/8" = 1'-0"



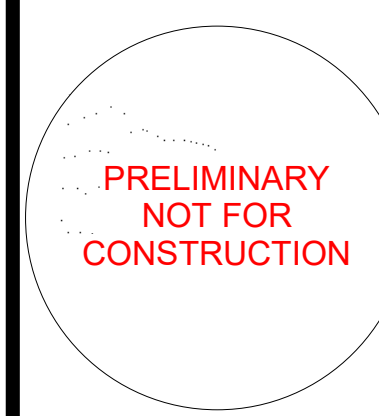
3 BLDG C - FRONT ELEVATION
1/8" = 1'-0"



4 BLDG C - LEFT ELEVATION
1/8" = 1'-0"

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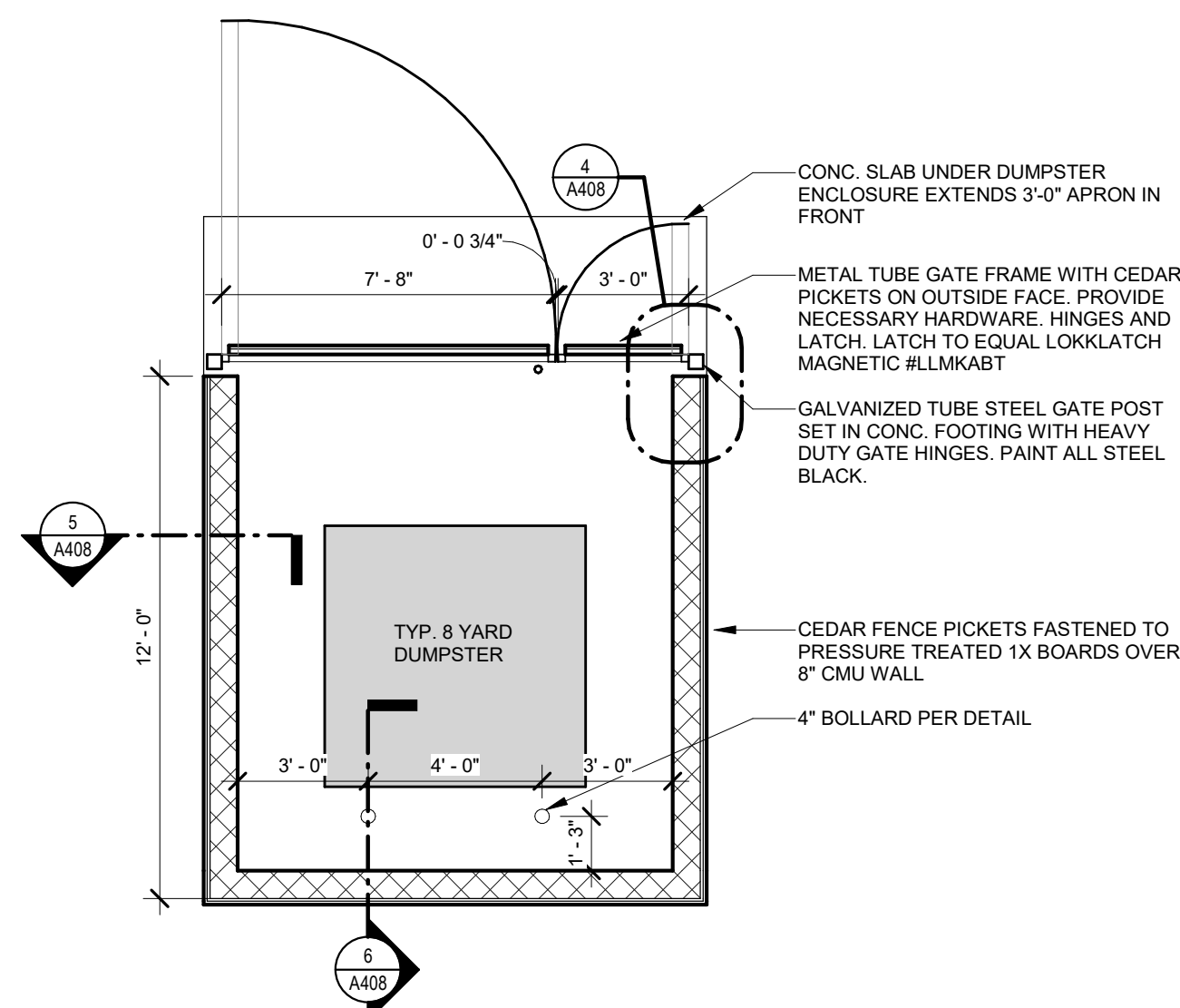
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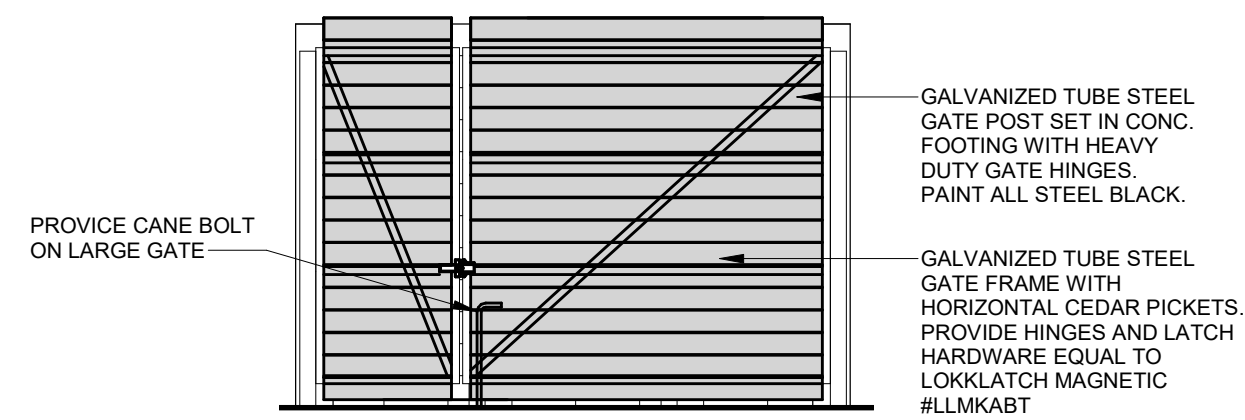
BLDG C ELEVATIONS

A203

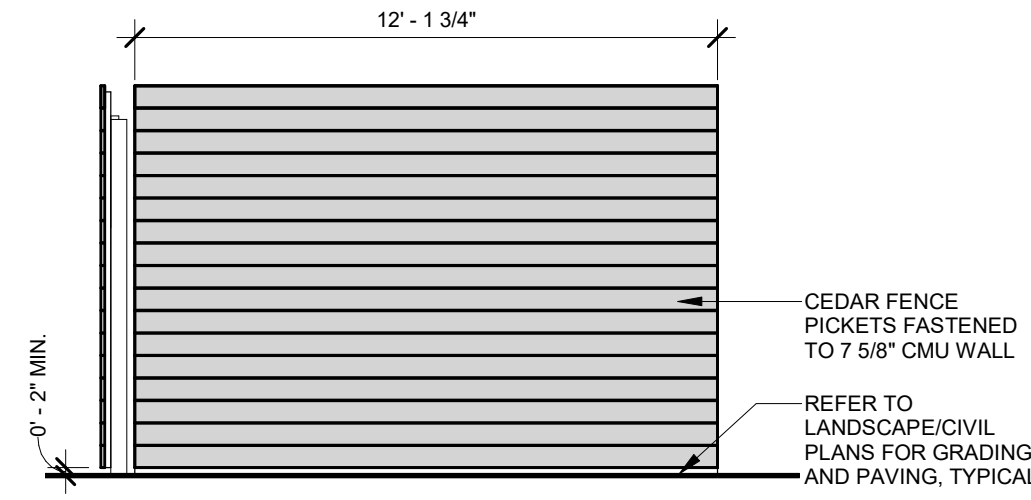
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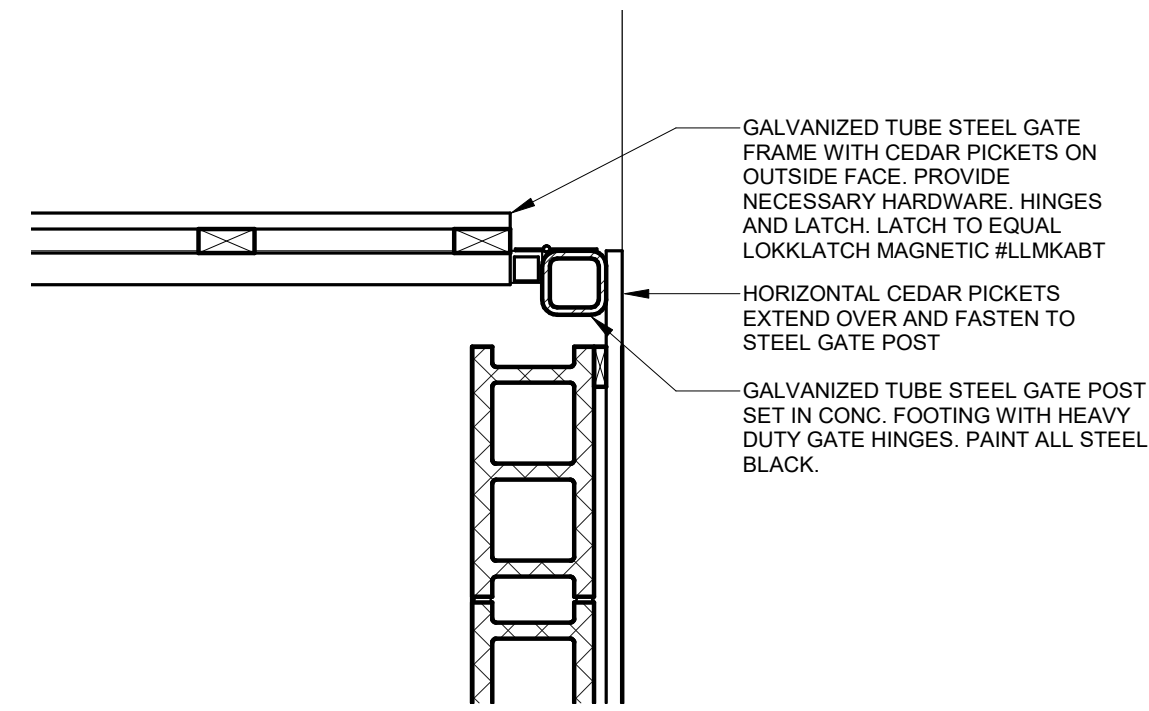
1 DUMPSTER ENCLOSURE PLAN - CMU
1/4" = 1'-0"



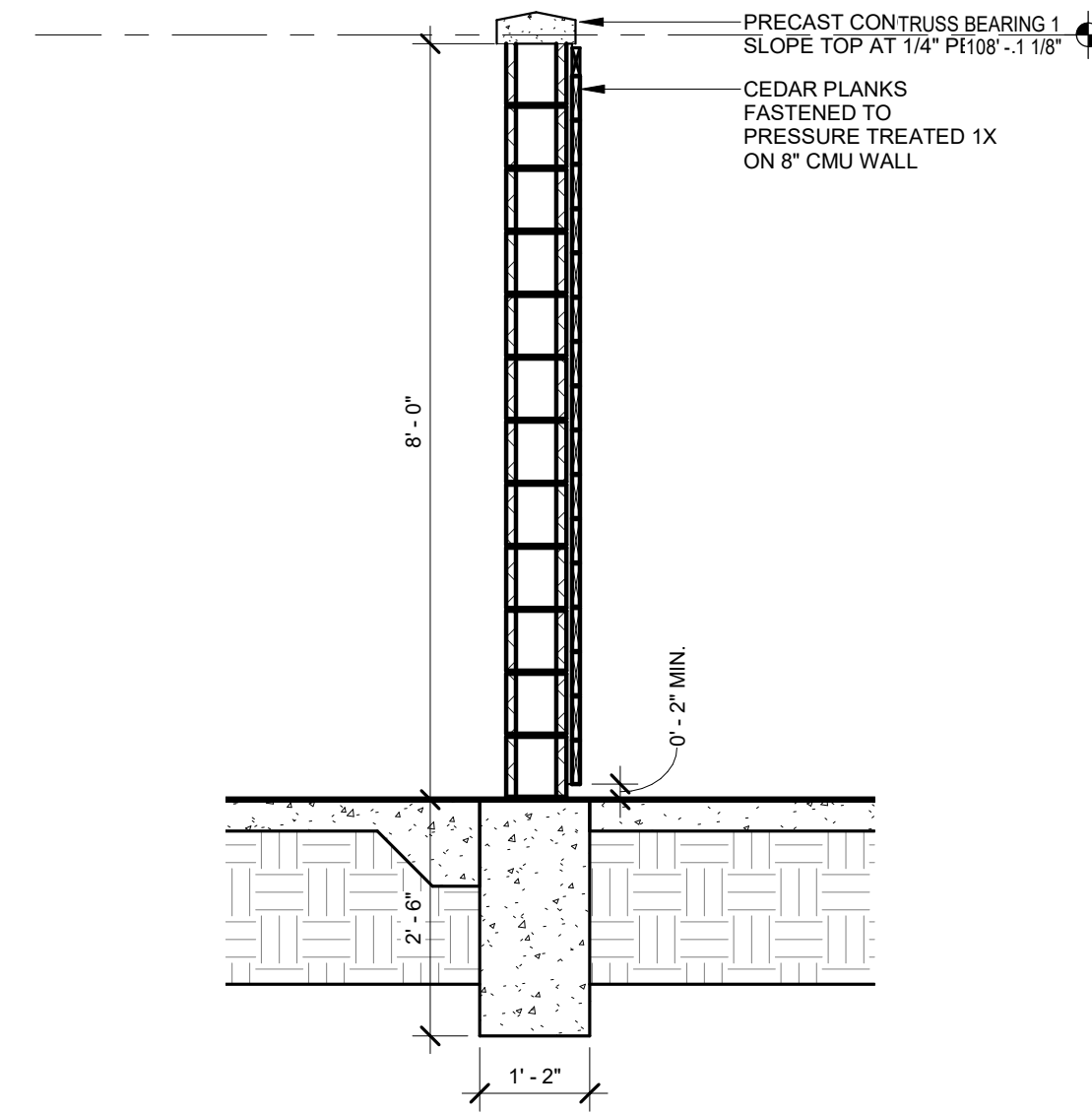
3 DUMPSTER FRONT ELEVATION - CMU
1/4" = 1'-0"



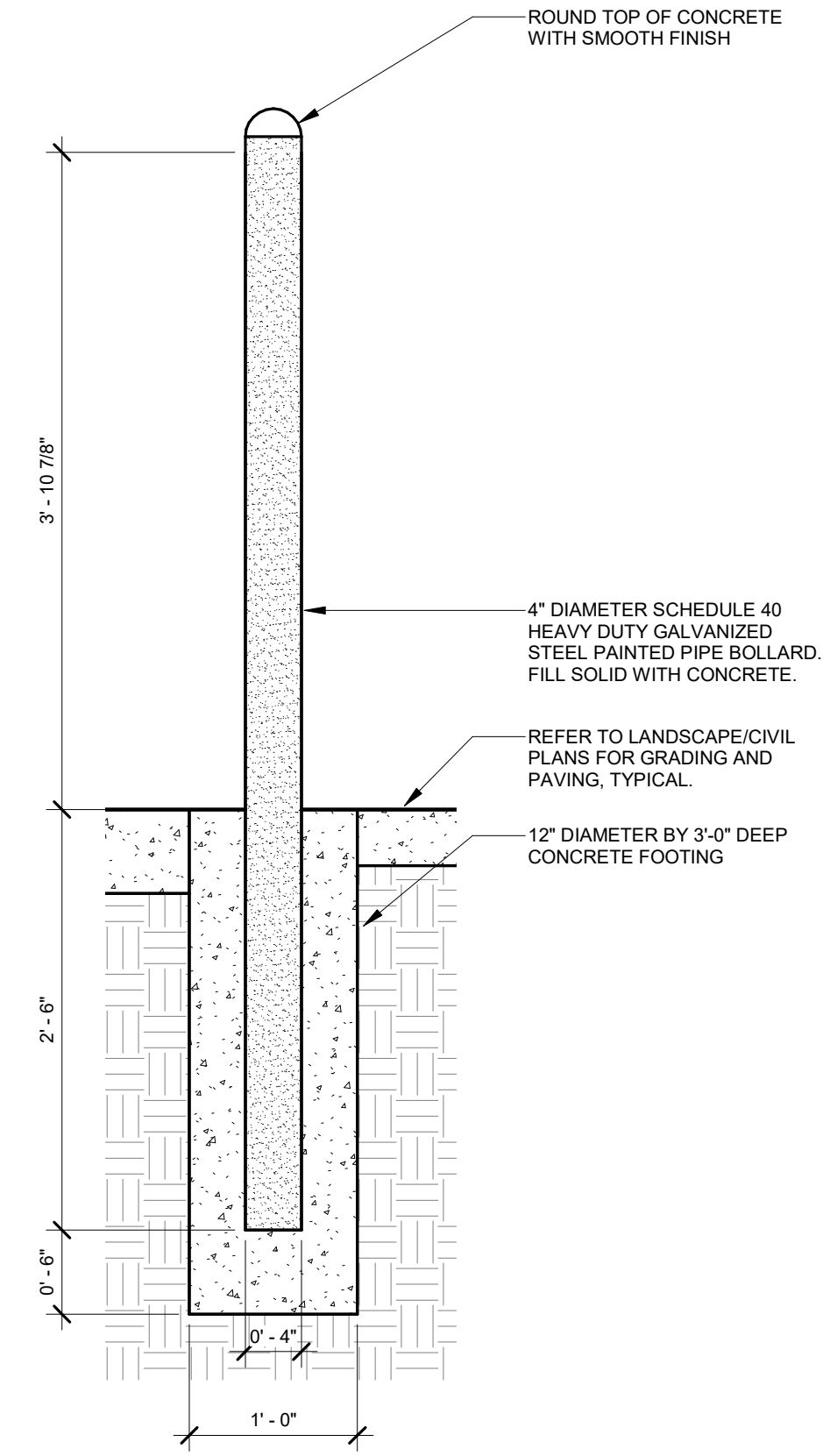
2 DUMPSTER SIDE ELEVATION - CMU
1/4" = 1'-0"



4 DUMPSTER GATE JAMB DETAIL - CMU
1" = 1'-0"



5 DUMPSTER WALL SECTION - CMU
1/2" = 1'-0"



6 DUMPSTER ENCLOSURE BOLLARD DETAIL
1" = 1'-0"

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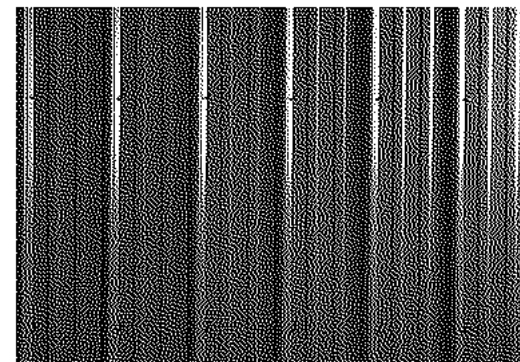
DUMPSTER ENCLOSURE

A408

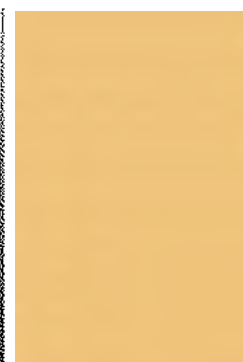
BUILDING TYPES



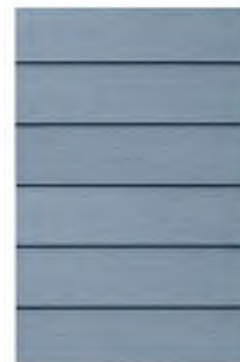
MATERIALS



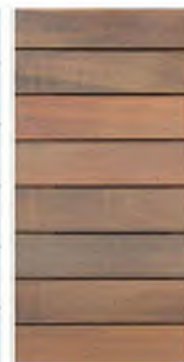
METAL PANEL



STUCCO



FC LAP SIDING



FC WOOD SIDING

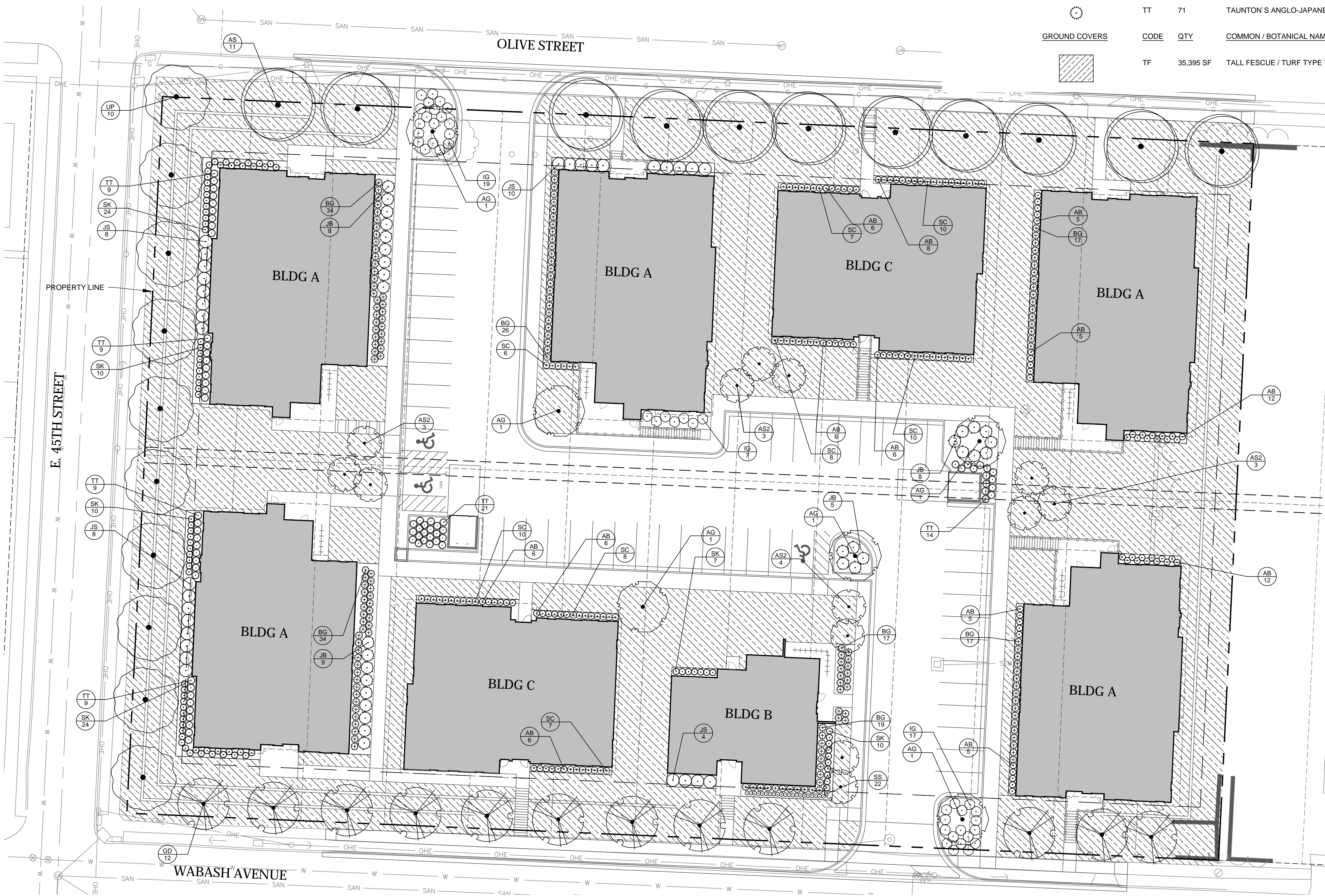


MASONRY VENEER

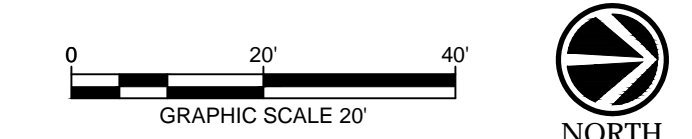
| 88-425 Landscape Requirements | | | | |
|---|--|----------|-----------------------|----------|
| Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code) | | | | |
| | Required | Proposed | Alternative Requested | Approved |
| 88-425-03 Street Trees | 34 | 34 | | |
| 88-425-04 General Landscape Trees | 7 | 7 | | |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets | | | | |
| Buffer Width Minimum | 10' | 10' | | |
| Trees **street trees may be counted toward this requirement | 1 | 1 | | |
| Evergreen Shrubs | 10 | 10 | | |
| 88-425-06 Interior Vehicular Use Area | | | | |
| Interior Area | 1960 | 1960 | | |
| Trees | 11 | 11 | | |
| Shrubs | 56 | 56 | | |
| 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 | | | |

PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SHRUBS & PERENNIALS | CODE | QTY | COMMON / BOTANICAL NAME | CONT |
|-----------------|------|-----|--|-------|----------|---------------------|-----------|---|---|-------|
| | AS | 11 | FALL FIESTA SUGAR MAPLE / ACER SACCHARUM 'BAILSTA' | B & B | 2" CAL | | AB | 88 | LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166' | 2 GAL |
| | AS2 | 13 | SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE' | B & B | 2" CAL | | BG | 164 | BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS | 1 GAL |
| | AG | 6 | AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA | B & B | 1.5" CAL | | IG | 43 | GEM BOX INKBERRY HOLLY / ILEX GLABRA 'SMNIGAB17' TM | 5 GAL |
| | GD | 12 | STREET KEEPER HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM | B & B | 2" CAL | | JB | 31 | BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE RUG' | 5 GAL |
| | UP | 10 | EMERALD SUNSHINE ELM / ULMUS PROPINQUA 'JFS-BIEBERICH' | B & B | 2" CAL | | JS | 30 | SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN' | 5 GAL |
| | | | | | | | SS | 22 | SENSATION DEEP BLUE SAGE / SALVIA NEMOROSA 'SENSATION DEEP BLUE IMPROVED' | 1 GAL |
| | | | | | | | SC | 66 | CAROUSEL LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' | 1 GAL |
| | | | | | | | SK | 85 | BLUE KAZOO DOUBLE PLAY SPIREA / SPIRAEA MEDIA 'SMSMBK' TM | 2 GAL |
| | | | | | | | TT | 71 | TAUNTON'S ANGLO-JAPANESE YEW / TAXUS X MEDIA 'TAUNTONII' | 5 GAL |
| GROUND COVERS | | | | | | CODE | QTY | COMMON / BOTANICAL NAME | CONT | |
| | | | | | | TF | 35,395 SF | TALL FESCUE / TURF TYPE TALL FESCUE BLEND | SEED | |



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



IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.



PROMISE PLACE
KANSAS CITY, MO

4423 OLIVE STREET
KANSAS CITY, MO 64130

current submittal

issued:

revisions

| Date | No. |
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professional seal



LANDSCAPE PLAN

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