

LEGEND			
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
	Utility Easement		Access Easement
	Sanitary Sewer Easement		Temporary Easement
	Drainage Easement		

PARK RESERVE UR AMENDMENT SUMMARY:

This following is a proposed UR Amendment to the previously approved "Park Reserve" Development Project, passed on 3/20/2008.

The proposed amendment is primarily isolated to the land where the existing Trinity Lutheran Hospital stands currently, consisting of Tracts 1 and 2.

The 2008 approved development plan indicated 5 new condo and/or commercial buildings (referred to in previous development plan as buildings D, E, F, G, & H) at the hospital site, requiring demolition of the existing hospital.

This new amendment proposes replacing the previously approved buildings D, E, F, G, & H with a single new apartment building referred to as building "J". Building "J" would be new construction of 373 apartments, clubhouse, and amenities over a 187 stall parking garage. Rehabilitation of the existing 368 stall parking garage "I" shall occur to supplement parking for the new apartments and the development.

Legal Description:

TRACT 1:
All of Lots 1 through 19 and 24 through 46, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley in Block 3 from the South line of vacated 30th Street to the North line of 31st Street, and Lots 19 through 31, Block 4, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley lying between said Lots 19 through 30, and that part of vacated 30th Street lying South of Block 4 and North of Block 3, Mount Auburn.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0254G, revised January 20th 2017, this tract lies in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

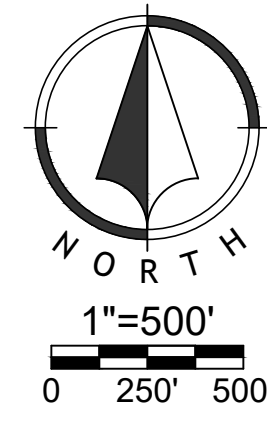
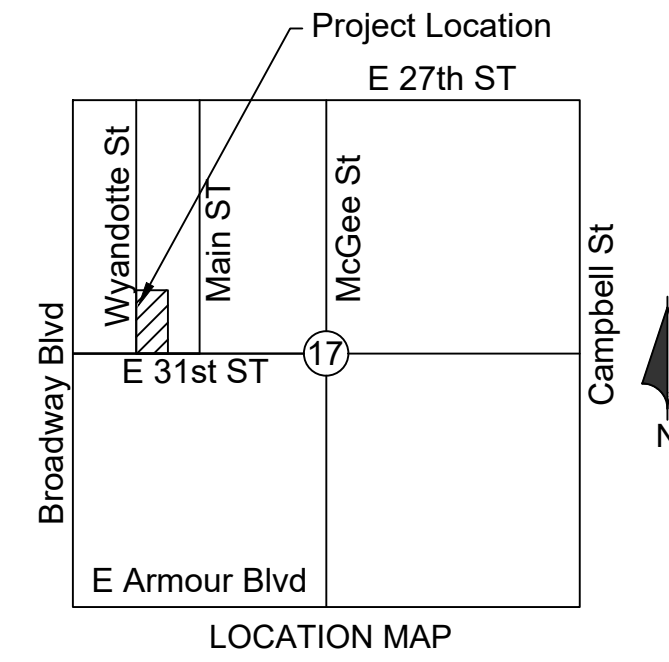


Arrive KC

Kansas City, Jackson County, Missouri
Section 17, Township 49N, Range 33W

UR Plan Amendment

Total Project Area: 3.48ac



ARCHITECT:
NSPJ
Theresa Sipe Curtis
3515 W 75th Street Suite 201
Prairie Village, KS 66208

Civil:
Renaissance Infrastructure Consulting
Mick Slutter, PE
400 E 17th Street
Kansas City, MO 64108
(816) 800-0950

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Approved Subject to Conditions
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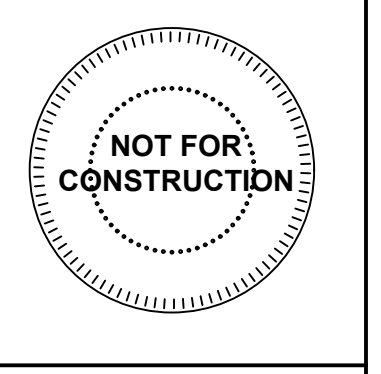
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

Sheet Index	
Sheet Number	Sheet Title
C1.00	Cover Sheet
C1.01	Pedestrian Access
UR1.00	Amended UR Sheet 1
SP1.00	Architectural Site Plan
A1.00	Lower Level Plan
A1.01	1st Floor Plan
A1.02	2nd Floor Plan
A3.00	Exterior Elevations
A3.10	South Wyandotte Perspective
A3.11	North Wyandotte Perspective
A3.12	31st and Baltimore Perspective
C2.00	Utility Plan
C3.00	Fire Access Plan
L1.00	Landscape Plan
L3.00	Planting Details

GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Kansas City, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Kansas City, the City of Kansas City's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Kansas City.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Kansas City, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by Kansas City, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.
- The Architect shall be responsible for specifying retaining wall block type and color to compliment building. The contractor shall be responsible for structural design of retaining walls. All retaining wall design shall be completed by a registered engineer in the State of Missouri. Black Aluminum Fencing shall be placed on all walls with a height over 30".
- Ground mounted and rooftop mechanical equipment shall be screened in accordance with City of Kansas City, Missouri Unified Development Ordinance Section 88-425.

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 KANSAS CITY, MISSOURI

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 08.11.22 URG MAJOR PLAN AMENDMENT

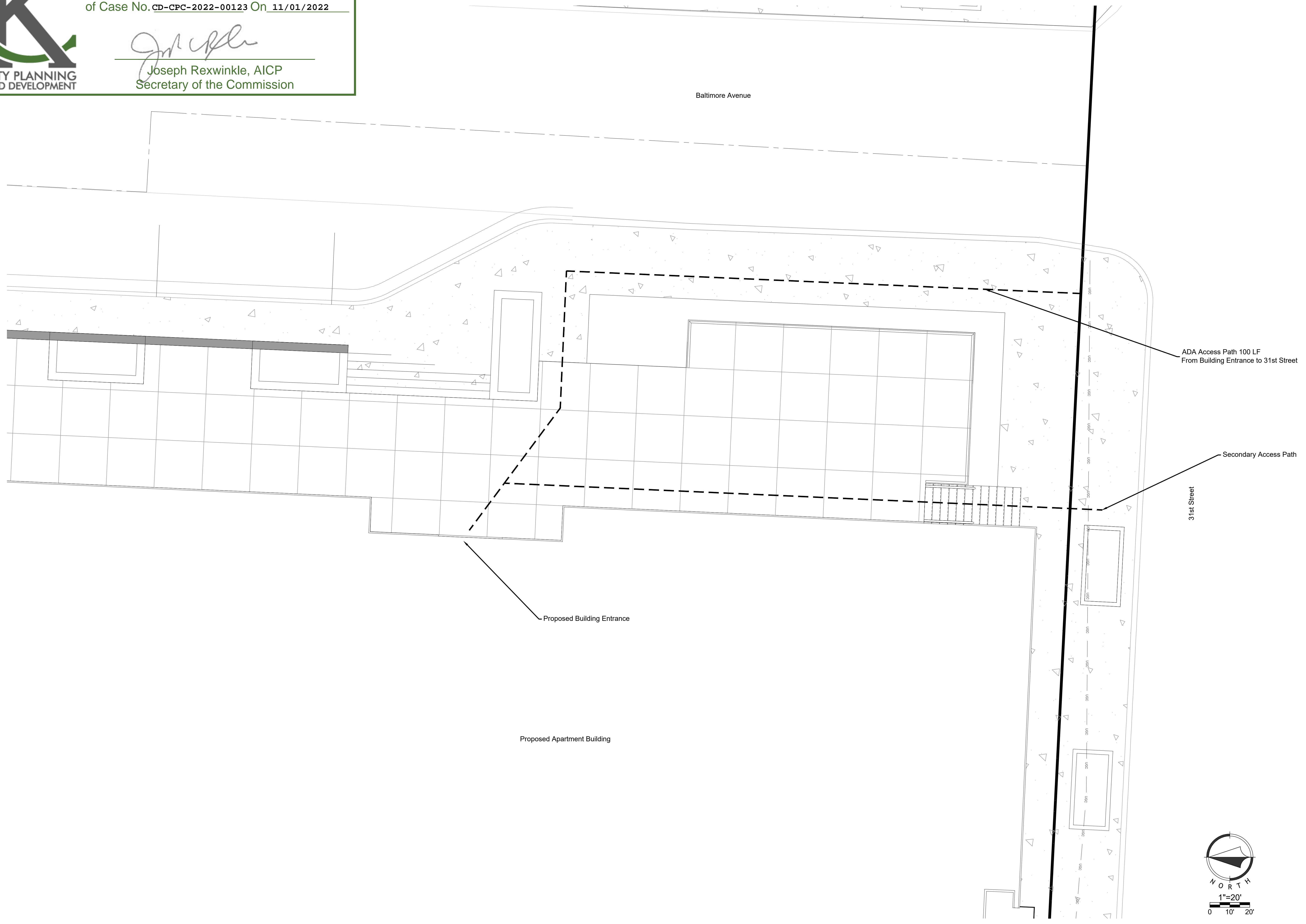
REVISIONS
 1 Per City Comments

DATE
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C1.00

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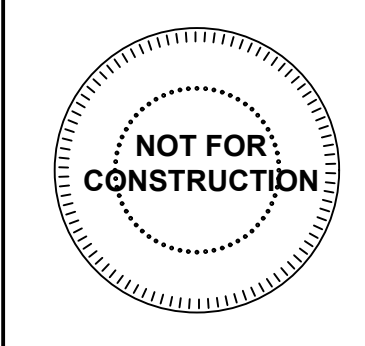
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
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08.11.22	LRD MAJOR PLAN AMENDMENT
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

URBAN REDEVELOPMENT PARK RESERVE

Lots 25-32, Block 1, MOUNT AUBURN
SEC. 17, TWP 49 N, RNG 33 W
KANSAS CITY, JACKSON COUNTY, MISSOURI



*8457-URD.2
15 Ord. 080217
passed 3/20/08*

PARCEL APN #: JA2982010030000000 JA2982012100000000 JA2982011170000000

Property Descriptions: (Per Assured Quality Title Company Commitment #MJ77508
Dated: January 29, 2007 at 08:00 am

Property Description: (Tract 1)

All of Lots 1 through 19 and 24 through 46, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley in Block 3 from South line of vacated 30th Street to the North line of 31st Street, and Lots 19 through 31, Block 4, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley lying between said Lots 19 through 30, and that part of vacated 30th Street lying South of Block 4 and North of Block 3, Mount Auburn. Containing 4.30 acres more or less.

Property Description: (Tract 2)

Lots 20 through 23, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, and the West 1/2 of vacated Baltimore Avenue lying East of and adjacent. C containing 0.32 acres more or less.

Property Description: (Tract 3)

Lots 24 through 38 and the South 5 feet of Lot 39, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley East of and adjacent to the aforesaid lots, and the East 1/2 of vacated Baltimore Avenue lying West of and adjacent. Containing 1.41 acres more or less.

Property Description: (Tract 4)

The West 16 feet of Lot 9, except the North 3 feet thereof, the West 16 feet of Lot 10 through 23, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri. Containing 0.14 acres more or less.

Property Description: (Tract 5)

Lots 25, 26, 27, 28, 29 and 30, Block 1, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, together with the North 1/2 of vacated 30th Street lying South of and adjacent to said Lot 25, and together with that part of the East 1/2 of vacated Baltimore Avenue, as said Baltimore Avenue was established by the recorded plat of Mount Auburn filed April 27, 1885 in Plat Book B-3 at Page 23) that lies West of and adjacent to said Lots, and that lies West of and adjacent to said North 1/2 of vacated 30th Street. Containing 0.62 acres more or less.

Property Description: (Tract 6)

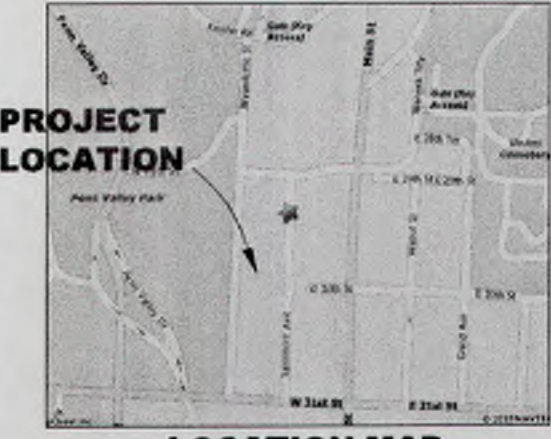
All of vacated Baltimore Avenue from the North line of 31st Street to a line being 82.00 feet South of and parallel to the South right-of-way line of 29th Street being more particularly described as follows: Beginning at the point of intersection of the East line of vacated Baltimore Avenue and the North line of 31st Street said point also being the Southwest corner of Lot 24, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, thence North along the said East line a distance of 699.79 feet to the Southwest corner of Lot 27, Block 1 Mount Auburn, thence Northwesterly along the East line of vacated Baltimore Avenue as established by Vacation Ordinance No. 35417, passed June 21, 1968, a distance of 100.51 feet to a point on a line that is the Westerly prolongation of the South line of Lot 31 in said Block 1 and 10.00 feet West of the Southwest corner of said Lot 31; thence North along the last said East line a distance of 368.00 feet to a point on a line 7.00 feet South and 10.00 feet West of the Southwest corner of Lot 46 in said Block 1; thence West a distance of 85.00 feet to a point on the West right-of-way line of Baltimore Avenue as established by Ordinance No. 35455, passed June 21, 1968; thence South along said West line a distance of 335.16 feet; thence Southerly continuing along said West line and along a curve to the right having a radius of 379.42 feet an arc distance of 89.82 feet; thence Southerly continuing along said West line and a curve to the left tangent to the last described curve and having a radius of 409.42 feet an arc distance of 99.67 feet; thence Southeasterly along said West line a distance of 137.61 feet to a point on the East line of Block 3, MOUNT AUBURN; thence South along the West line of vacated Baltimore Avenue and along the East line of said Block 3, a distance of 524.31 feet to the North line of 31st Street as now established; thence East 50 feet to the point of beginning. EXCEPT the East 1/2 of vacated Baltimore Avenue lying West of and adjacent to the North 20 feet of Lot 39 and Lots 40 through 46, Block 2, MOUNT AUBURN, and EXCEPT the East 1/2 of vacated Baltimore Avenue lying West of and adjacent to the South 1/2 of vacated 30th Street lying North of Lot 46, Block 2, MOUNT AUBURN, and EXCEPT all that part lying North of the South line of Lot 18, Block 4, as extended, MOUNT AUBURN, and EXCEPT all that part lying North of the South line of Lot 31, Block 1, as extended, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri. Containing 0.78 acres more or less.

- LANDSCAPE NOTES:
1. LOCATION OF EXISTING UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND NEW UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE. REFER TO CIVIL ENGINEERS GRADING AND EROSION CONTROL PLANS.
3. ALL TREE BINS SHALL RECEIVE A MINIMUM 2" OF ROCK MULCH. MATCH EXISTING SOD CURRENTLY IN LANDSCAPE BEDS.
4. PRIOR TO SODDING, THE CONTRACTOR SHALL FINE-GRADE BY PACKING, ROLLING, AND/OR DRAGGING TO INSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL DISTURBED AREAS WITHIN DESIGNATED LANDSCAPE AREAS SHALL BE SEEDED OR SODDED.
6. NO REPAIR OR RECONSTRUCTION TO CURBS OR GUTTER IS NEEDED.

- a). EXISTING ZONING R5, C3a2.
- b). PROPOSED ZONING URD
- c). DISTRICT REQUESTED URD
- d). TOTAL LAND AREA 7.54 AC.
- e). EXIST STREET R/W .87 AC.
- f). PROPOSED NEW R/W .71 AC.
- g). NET LAND AREA 7.54 AC.

USE	QTY	PARKING REQUIRED
OFFICE	NA	NA
COMMERCIAL	NA	NA
RESIDENTIAL	461 SF	461 @ 1 UNIT
TOTAL PARKING REQUIRED		461
SURFACE PARKING PROVIDED		78
PARKING GARAGE SPACES PROVIDED		383
TOTAL SPACES PROVIDED		620

APPLICANT:
Contact person:
Brian Benjamin
NP ArriveKC Apartments, LLC.
3315 N. Oak Trafficway
Kansas City, Mo 64116
(816) 381-2908



LOCATION MAP
NOT TO SCALE

	Yosemite	Yellowstone	Teton	ArriveKC	Parking Garage	TOTAL
BUILDING #	A	B	C	J (D, E, F, G, & H DEMOLISHED)	I	
PAST USE	NURSE'S HOUSING	HOSPITAL	HOSPITAL	HOSPITAL (D, E, F, G) COMMERCIAL OFFICE (H)	PARKING GARAGE	
PROPOSED USE	CONDOMINIUM	CONDOMINIUM	CONDOMINIUM	APARTMENTS (R-2)	PARKING GARAGE	
HEIGHT	60'	55'	24'	85ft (75ft Avg)	40'	461
# OF DWELLING UNITS	24	36	28	373		
NUMBER OF FLOORS	6 PLUS BASEMENT	5 PLUS PENTHOUSE	2 PLUS BASEMENT	5 PLUS BASEMENT	4	
GROSS FLOOR AREA	BASEMENT 4,040 SF	4,040 SF	11,848 SF	48,101 SF		
1ST	4,040 SF	11,995 SF	11,848 SF	95,282 SF		
2ND	4,040 SF	9,171 SF	11,848 SF	86,350 SF		
3RD	4,040 SF	8,257 SF	11,848 SF	86,722 SF		
4TH	4,040 SF	8,257 SF	11,848 SF	86,722 SF		
5TH	4,040 SF	8,257 SF	11,848 SF	86,794 SF		
6TH	4,040 SF	2,955 SF	11,848 SF	44,132 SF		
TOTAL GROSS FLOOR AREA	24,240 SF	48,892 SF	35,544 SF	534,103 SF		
TOTAL BUILDING AREA (FOOTPRINT)	4,040 SF	11,995 SF	11,848 SF	95,282 SF		
BUILDING COVERAGE	.012	.036	.036	.29		
FLOOR AREA RATIO	.074	.149	.108	1.63		
GROSS DENSITY	325/ACRE	985/ACRE	610/ACRE	49.5/ACRE		
NET DENSITY						
PHASE	PHASE I	PHASE IIa	PHASE III	PHASE XII	PHASE IV b	
REDEVELOPMENT COMMENCEMENT	SPRING 2008	SUMMER 2008	FALL 2008	SUMMER 2023	SPRING 2009	
REDEVELOPMENT COMPLETION	SUMMER 2008	WINTER 2008	SPRING 2009	WINTER 2025	FALL 2009	
TOTAL TRACTS						5

REVISION CLOUD
INDICATES AREA TO BE
AMENDED

APPROVED FOR CONSTRUCTION

FOR REVIEW ONLY (PRELIMINARY)

URBAN REDEVELOPMENT
PARK RESERVE
KANSAS CITY, JACKSON COUNTY, MISSOURI

SEAL/INITIALS

OGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
6607 Royal Street, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

1 OF 4

Amended UR Sheet 1

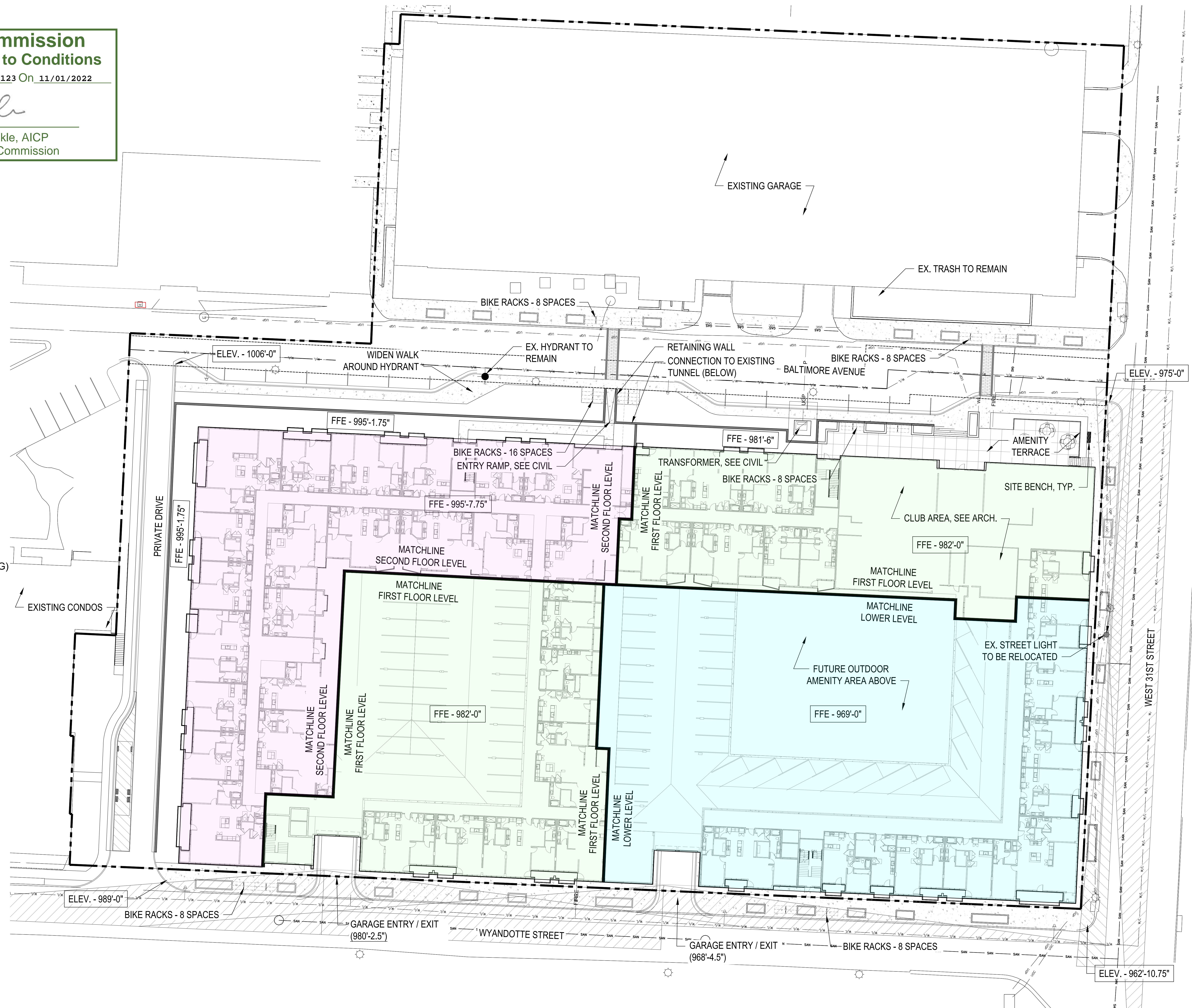
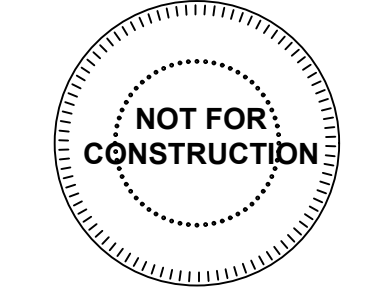


City Plan Commission Approved Subject to Conditions

of Case No. CD-CPC-2022-00123 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

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BICYCLE PARKING:

SHORT TERM:
REQUIRED - 10% OF OFF STREET PARKING SPACES PROVIDED.

542 TOTAL GARAGE SPACES (NEW & EXISTING)
= 55 SHORT TERM SPACES REQUIRED.
PROVIDED: 56 SPACES (28 RACKS)

LONG TERM:
REQUIRED - 1 PER 3 DWELLING UNITS
373 / 3 = 125 SPACES REQUIRED
PROVIDED: 125 SPACES WITHIN GARAGE INTERIOR - SEE ARCH. PLANS

PROPOSED SHORT TERM BIKE RACK:
- VICTOR STANLEY: BRBS-103 (BLACK) - OR APPROVED EQUAL



FLOOR LEVEL KEY:

- SECOND FLOOR LEVEL (995' - 7.75")
- FIRST FLOOR LEVEL (982' - 0")
- LOWER FLOOR LEVEL (969' - 0")

A NEW MULTIFAMILY RESIDENCE FOR:

ARRIVEKC

31st St. & Baltimore Ave.
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

08.11.22	URD MAJOR PLAN AMENDMENT
09.19.22	URD MAJOR PLAN AMENDMENT - RESUB.
10.17.22	URD MAJOR PLAN AMENDMENT - RESUB.

REVISIONS

DATE
09/19/2022
JOB NO.
705821
DRAWN BY:
BNH
SHEET NO.

PRELIMINARY
SITE PLAN
1" = 20'-0"

NOT FOR CONSTRUCTION

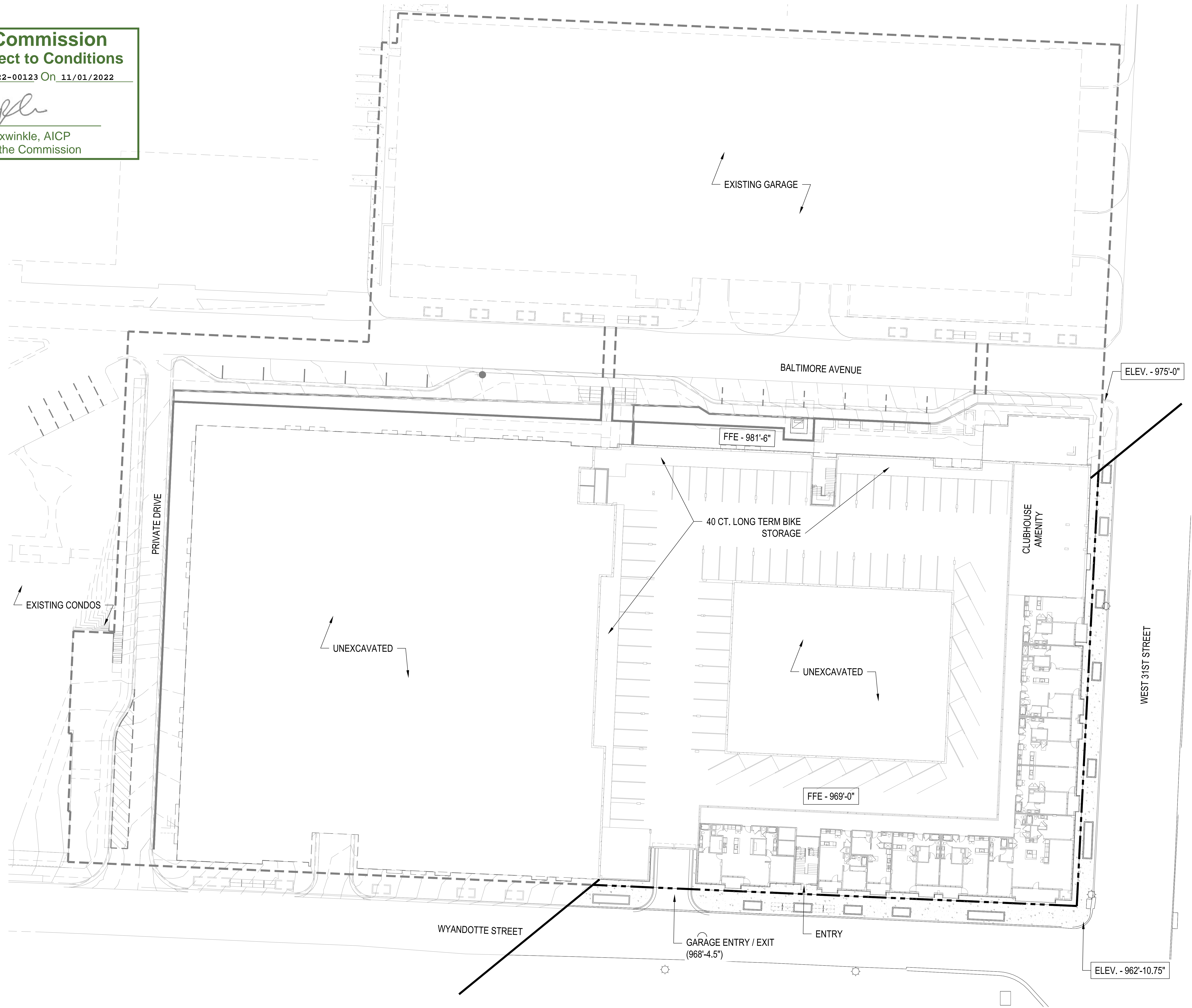
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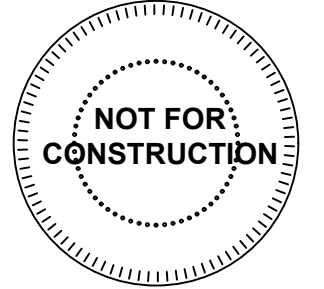
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of Case No. **CD-CPC-2022-00123** On **11/01/2022**

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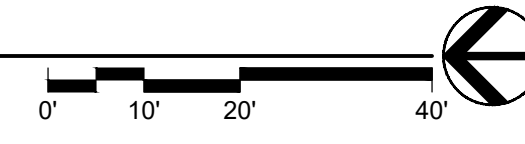
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08.11.22	URD MAJOR PLAN AMENDMENT
09.19.22	URD MAJOR PLAN AMENDMENT - RESUB.
10.17.22	URD MAJOR PLAN AMENDMENT - RESUB.

REVISIONS

DATE	REVISION
09/19/2022	JOB NO. 705821
	DRAWN BY: BNH
	SHEET NO.

PRELIMINARY
LOWER LEVEL FLOOR PLAN
1" = 20'-0"



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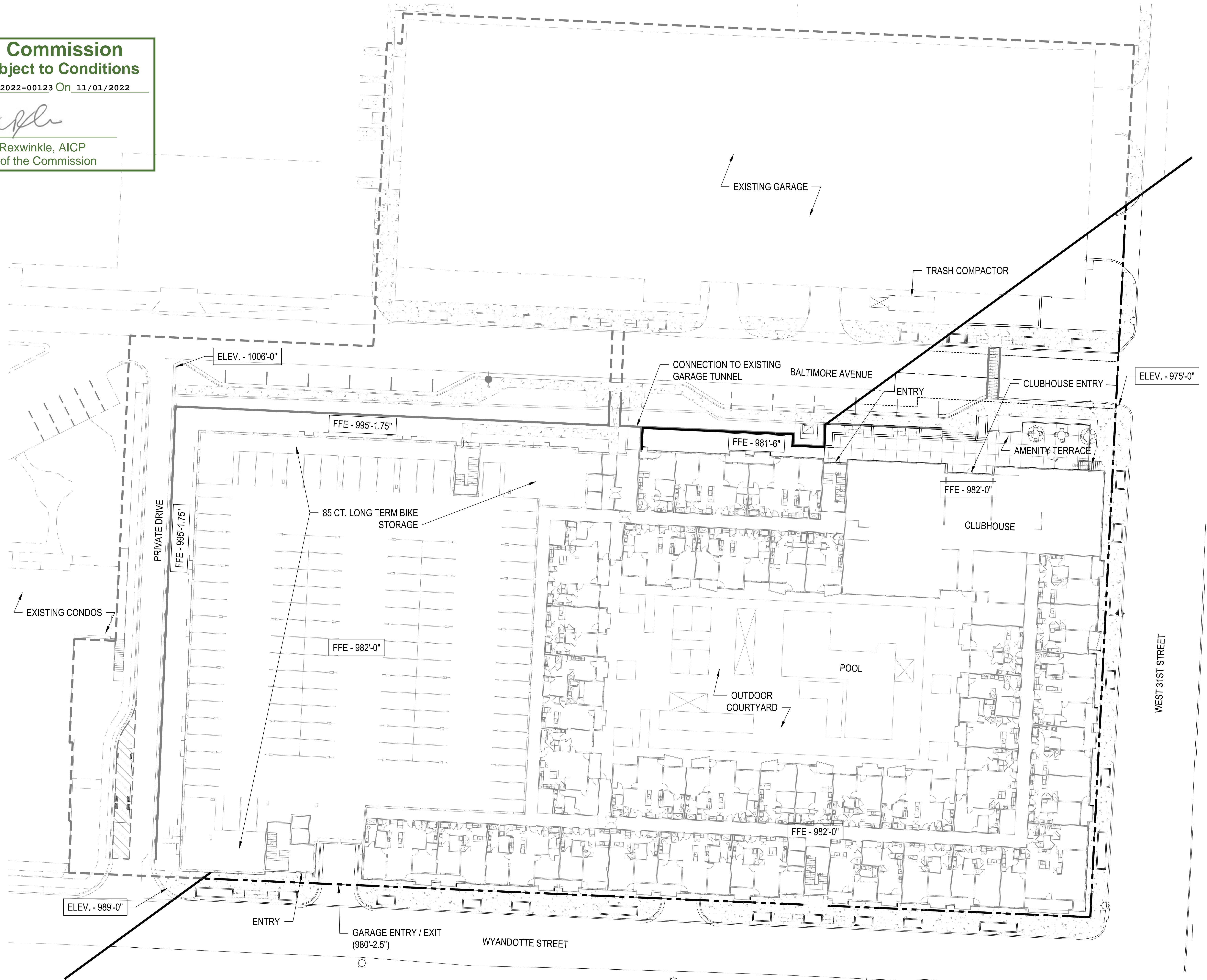
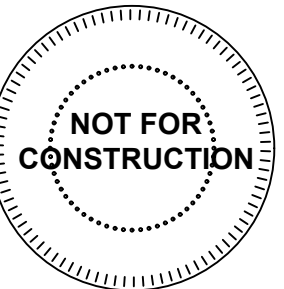
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Joseph Rexwinkle
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- 10.17.22 URD MAJOR PLAN AMENDMENT - RESUB.

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DATE
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PRELIMINARY
1ST FLOOR PLAN
 1" = 20'-0"



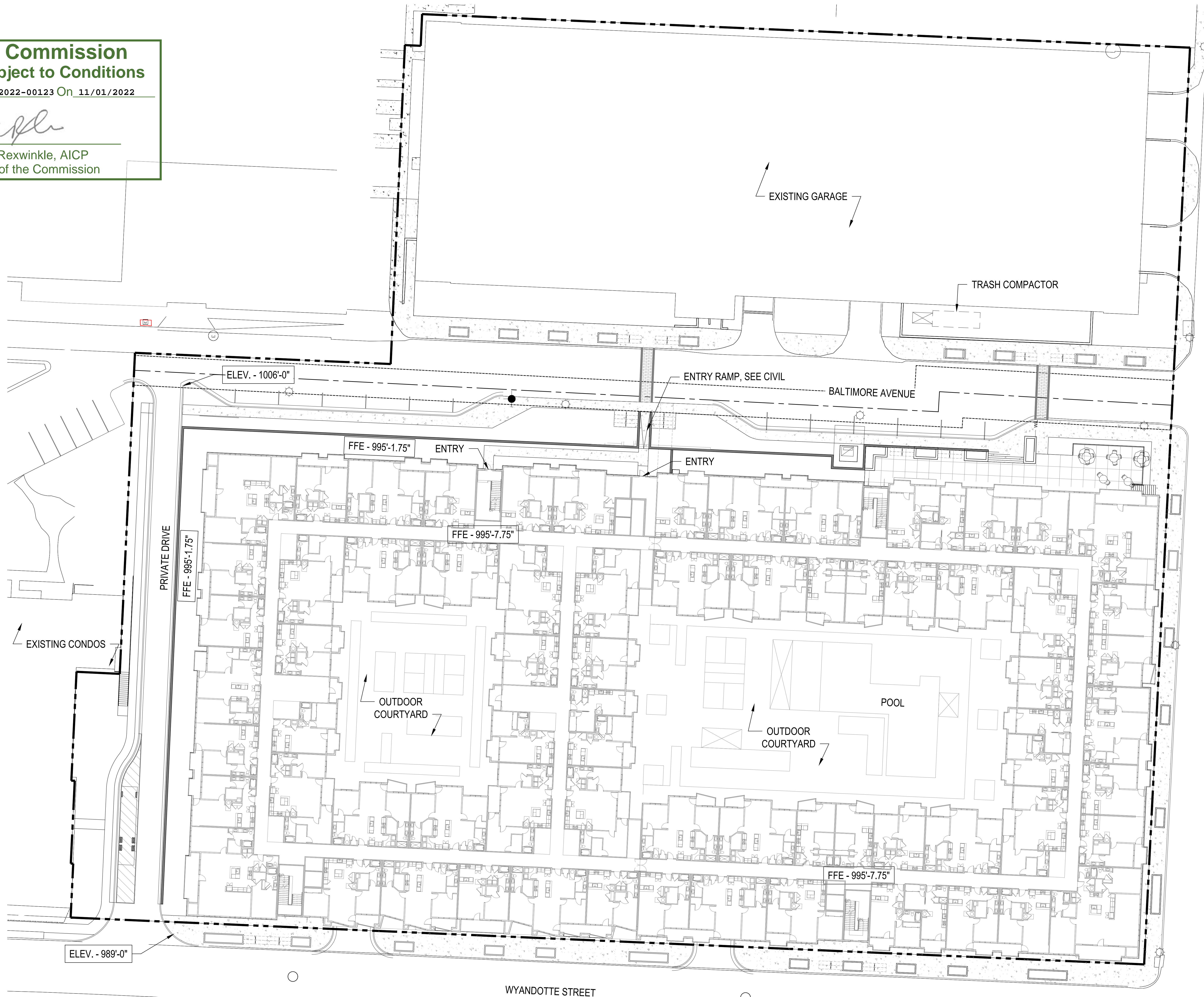
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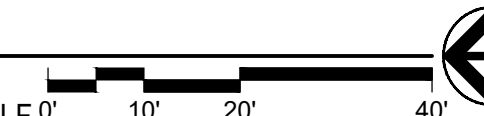
DRAWING RELEASE LOG

- 08.11.22 URD MAJOR PLAN AMENDMENT
- 09.19.22 URD MAJOR PLAN AMENDMENT - RESUB.
- 10.17.22 URD MAJOR PLAN AMENDMENT - RESUB.

REVISIONS

DATE
 09/19/2022
 JOB NO.
 705821
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 BNH
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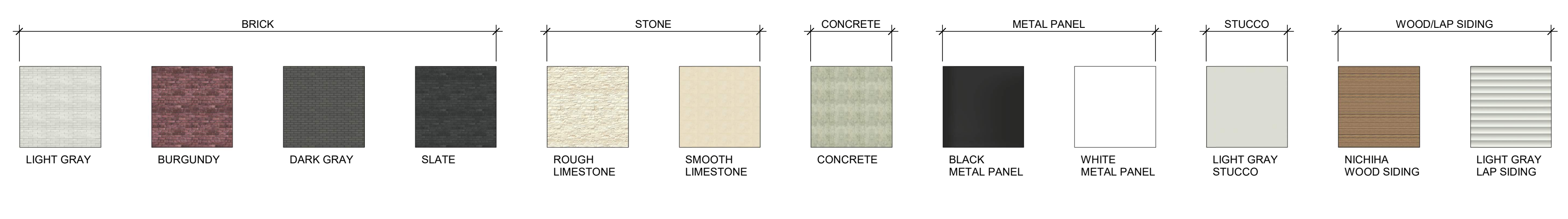
PRELIMINARY
2ND FLOOR PLAN
 1" = 20'-0"
 3-5TH FLOOR PLANS SIMILAR, 6TH FLOOR PLAN ONLY NORTH HALF



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A1.02

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NOTE: WINDOW FRAMES, DOORS, AND STOREFRONT TO BE A DARK BRONZE COLOR, AS WELL AS METAL FLASHING AT BALCONY EDGES AND ROOF EDGES.
 NOTE: AVERAGE BUILDING HEIGHT FROM GRADE IS CALCULATED TO THE HIGHEST POINT OF THE ROOF BEAMS FROM THE AVERAGE FINISHED GROUND LEVEL ADJOINING THE BUILDING AS THE BUILDING IS SETBACK MORE THAN 10 FEET FROM THE STREET LINE AT ALL POINTS.

SITE BUILDING HEIGHT FROM AVERAGE GRADE:
 SOUTH BUILDING AVERAGE HEIGHT:
 WYANDOTTE ELEVATION AVERAGE HEIGHT:
 31ST ELEVATION AVERAGE HEIGHT:
 BALTIMORE ELEVATION AVERAGE HEIGHT:
 NORTH BUILDING AVERAGE HEIGHT:
 WYANDOTTE ELEVATION AVERAGE HEIGHT:
 NORTH ALLEY ELEVATION AVERAGE HEIGHT:
 BALTIMORE ELEVATION AVERAGE HEIGHT:

City Plan Commission
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 of Case No. **CD-CPC-2022-0012** On **11/01/2022**

CITY PLANNING AND DEVELOPMENT

Joseph Rexwinkle, AICP
 Secretary of the Commission

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4 EXTERIOR ELEVATION Wyandotte St.
 1/16" = 1'-0"



3 EXTERIOR ELEVATION 31st St.
 1/16" = 1'-0"



2 EXTERIOR ELEVATION North Alley
 1/16" = 1'-0"



1 EXTERIOR ELEVATION Baltimore Ave.
 1/16" = 1'-0"

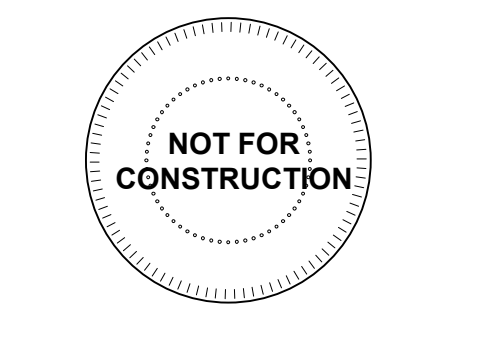
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ARCH130, 42'



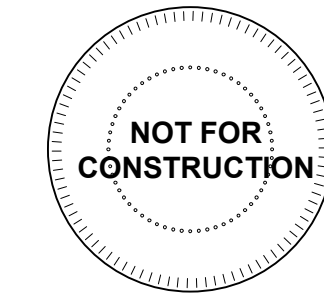
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WYANDOTTE ST. & 31ST ST. PERSPECTIVE

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ARCH131_42'



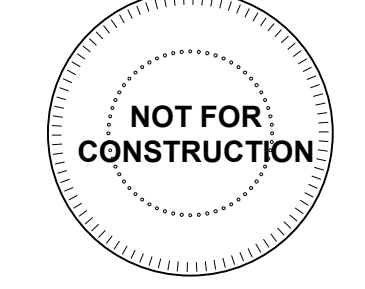
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WYANDOTTE ST. & NORTH ALLEY PERSPECTIVE

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ARCH130_42'



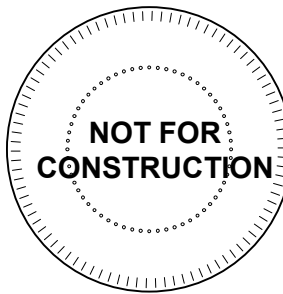
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31st ST. & BALTIMORE AVE. PERSPECTIVE

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DRAWING RELEASE LOG
08.11.22 - URD MAJOR PLAN
AMENDMENT

REVISIONS:

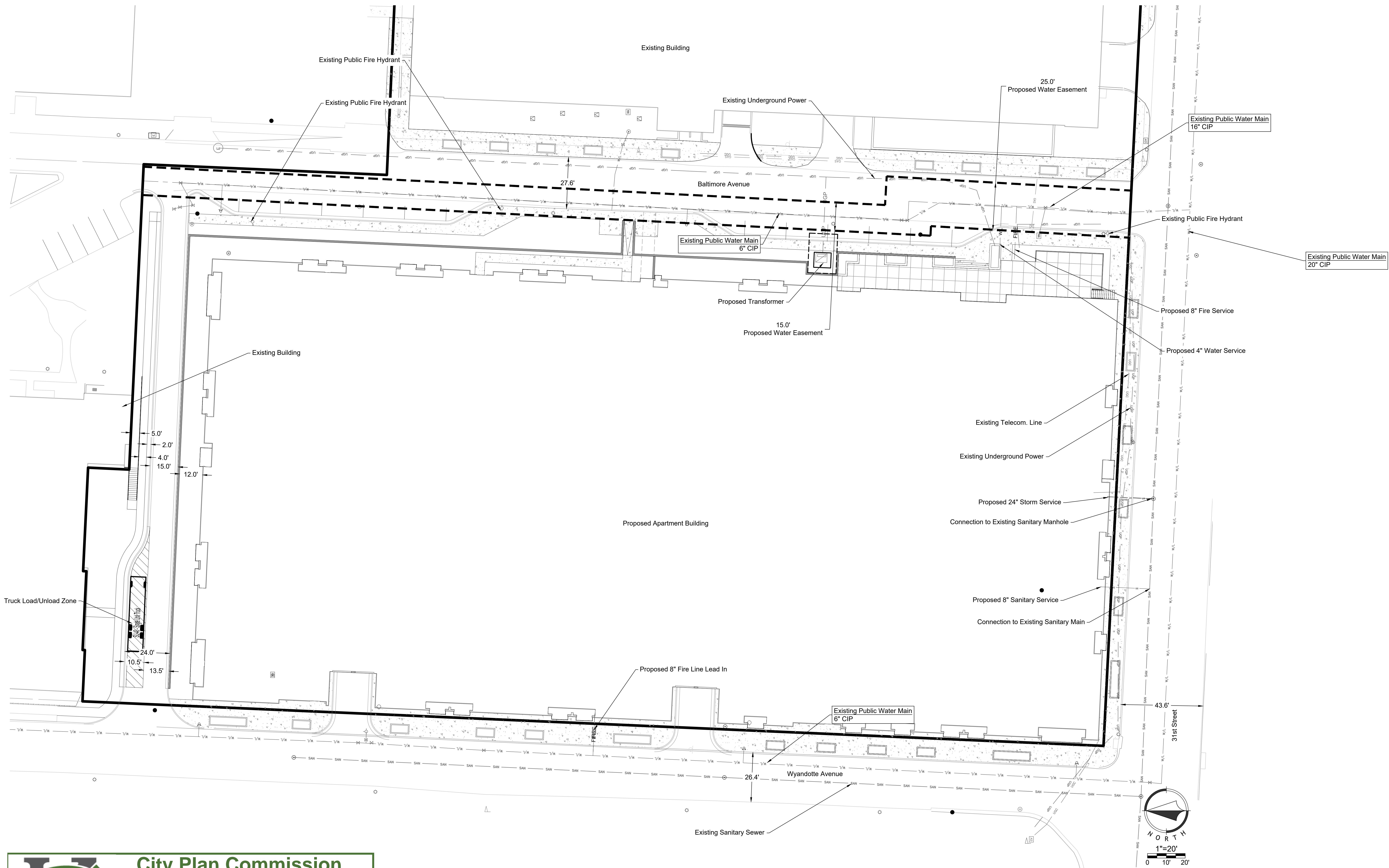
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08-11-2022
JOB NO.
705821
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Author
SHEET NO.

[Project Status]

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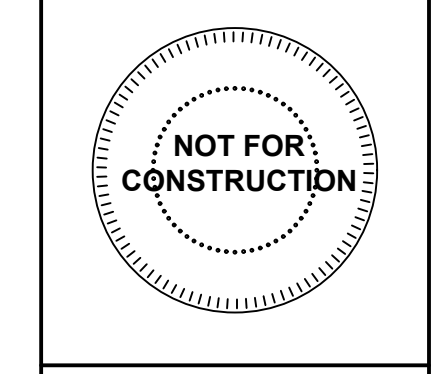
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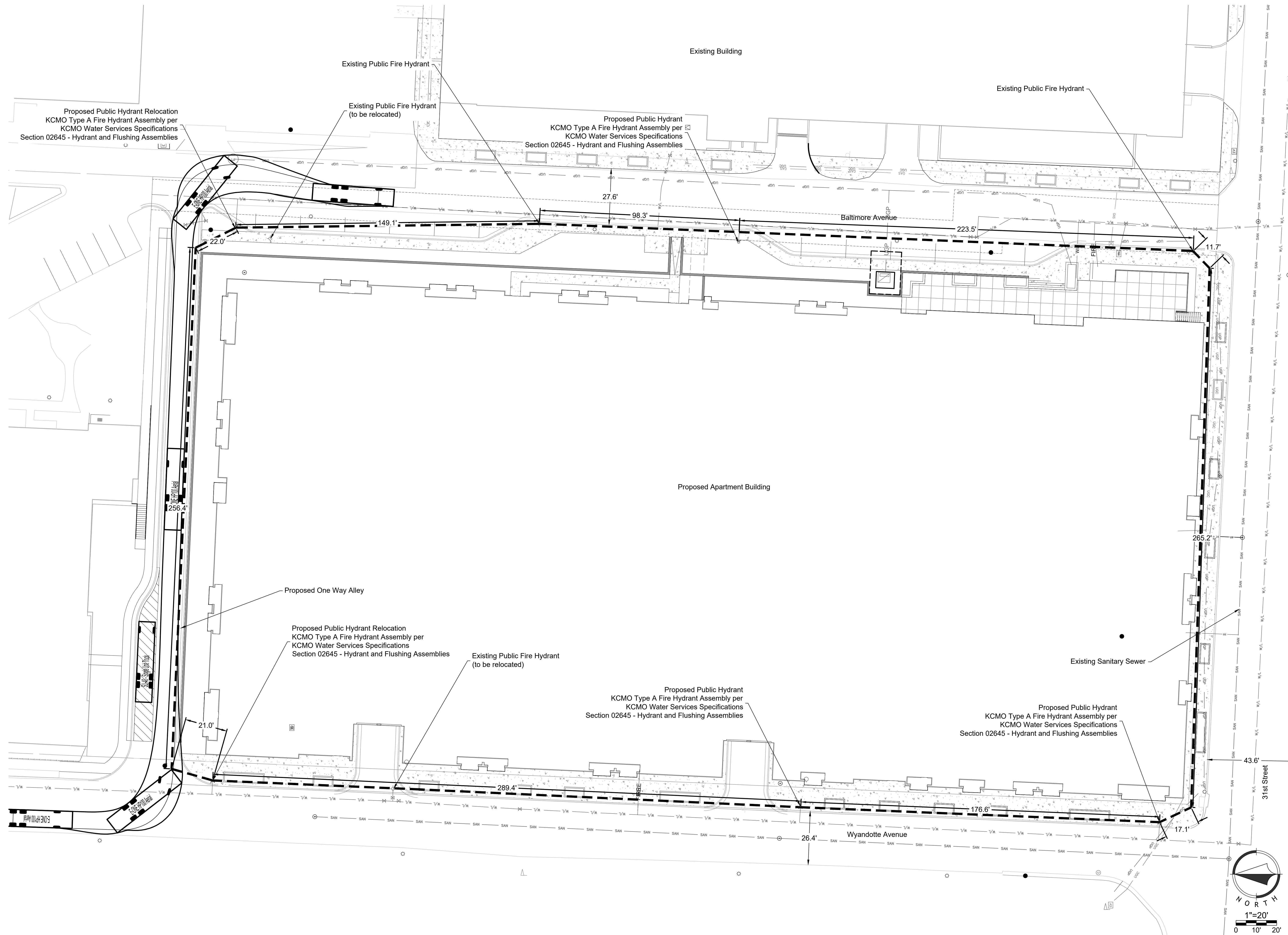


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ARRIVEKC
 31st St. & Baltimore Ave.
 KANSAS CITY, MISSOURI

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 08.11.22 LRD MAJOR PLAN AMENDMENT

REVISIONS
 1 Per City Comments
 DATE
 10/03/2022
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 VOL.1 **C2.00**



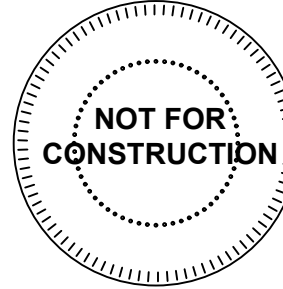
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 VOL.1 **C3.00**

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LED	FLOUR.	HID	LAMP CODE	QUANTITY	REMARKS
			RECESS	SURFACE	WALL							
SL1	PRESCLITE	1152-962			X	BLACK	X		8W PAR 30 LED	1	1	
SL2	MCGRAW-EDISON	GWC-SA1B-735-U-T3			X	BLACK	X		6.10SLUM/44W	1	2	
SL3	MCGRAW-EDISON	GWC-SA1B-735-U-SL2-HSS			X	BLACK	X		4.976LUM/34W	1	3	
SL4	INVUE	LX-SA1-830-U-SYM-A		POLE		BLACK		X	2.242LUM/21W	1	4	

REMARKS:
 1 MOUNT AT 8' AFG.
 2 MOUNT AT 16' AFG.
 3 MOUNT AT 10' AFG, ABOVE GARAGE OPENING.
 4 MOUNT ON 16' SSS POLE.

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Drive Area	1.4 fc	9.5 fc	0.0 fc	N/A	N/A	N/A
Property Line	2.3 fc	7.0 fc	0.0 fc	N/A	N/A	N/A

5" Direct Wall Mount Cylinder
1152
 One 7.5W BR30 or PAR30 Lamp
 120V

LifeForms
 For connection to reflectors, multiply inches by 25.4
 Not to Scale

APPLICATIONS:
 The 1152 is a standard wall mount cylinder used to achieve direct illumination from recessed wall or ceiling. The 1152 is suitable for a wide variety of commercial, residential and institutional applications.

HOUSING:
 5077 Polycarbonate injection molded housing with stainless steel trim and bracket. Housing is made of powder coated steel. Specify finished aluminum, metallic black, bronze, chrome white or Prescrite's exclusive Zeal metallic silver.

REFLECTOR:
 Specify optional black interior, stainless aluminum black body, black cone, or clear glass reflector.

LAMP:
 One (1) 7.5W BR30 or BR30 lamp. Lamp furnished by others.

CATALOG NUMBER:
 1152-962

FINISH OPTIONS:
 1152-962-BA Black aluminum
 1152-962-BL Metallic black
 1152-962-BR Bronze
 1152-962-WH White
 1152-962-ZS "Zeal" metallic silver

Special Reflector:
 Refer to specification sheet (P/ARCH07) for reflector capabilities.

prescolite
 A Division of Hubbe, Lighting, Inc.

COOPER
 Lighting Solutions

McGraw-Edison
Galleon Wall
 Wall Mount Luminaire

Product Features
 Product Certifications: DGC, DLC, IES, ENEC, CE, PSE, VDA, ENEC

Product Certifications:
 Connected Systems:
 • WaveLinx
 • Enlighted

Quick Facts
 • Choice of thirteen high efficiency, patented AccuLED Optics
 • Downward and inverted wall mounting configurations
 • Eight luminaire packages from 5.215 to 17.956
 • Efficiencies up to 154 lumens per watt

Dimensional Details
 13-1/2" (343mm) x 7-1/8" (185mm)
 13-1/2" (343mm) x 11-1/8" (292mm)

COOPER
 Lighting Solutions

Invue
 Type: "SL4"
 Finish: "S"

DESCRIPTION:
 The Luxscape Collection presents a contemporary, architectural luminaire providing superior uniformity and efficient illumination. Designed to enhance urban spaces with beautiful visual appearance and integral control solutions, Luxscape integrates into any environment while providing high visibility by offering industry leading WaveForms™ LED optics.

SPECIFICATION FEATURES:
Construction:
 The dual flux tube reflector contains precision machined stainless steel components. The 21" fixture is designed to sustain long term operation in environments where vibration and corrosion are concerns. Construction allows for easy installation and maintenance. Components are made from corrosion resistant aluminum or 6061 T6 aluminum. Suitable for ambient temperature applications as low as 40°C (104°F) to 60°C (140°F). High ambient temperature applications available for 80°C operation.

Optics:
 Designed to comply with the Illuminating Engineering Society (IES) photometric requirements, WaveForms™ LED optical technology produces a beam of light that is uniform and well-defined. The waveforms are designed to provide an even distribution of light to the illuminated area. The waveforms are designed to provide an even distribution of light to the illuminated area. The waveforms are designed to provide an even distribution of light to the illuminated area.

Controls:
 Control options are designed to be simple, cost-effective and easy to install. The Luminaire is compatible with the Luminaire's control system. The Luminaire is compatible with the Luminaire's control system. The Luminaire is compatible with the Luminaire's control system.

Finish:
 The fixture is finished with a premium ultra-wear-resistant powder coating. The powder coating is finished with a premium ultra-wear-resistant powder coating. The powder coating is finished with a premium ultra-wear-resistant powder coating.

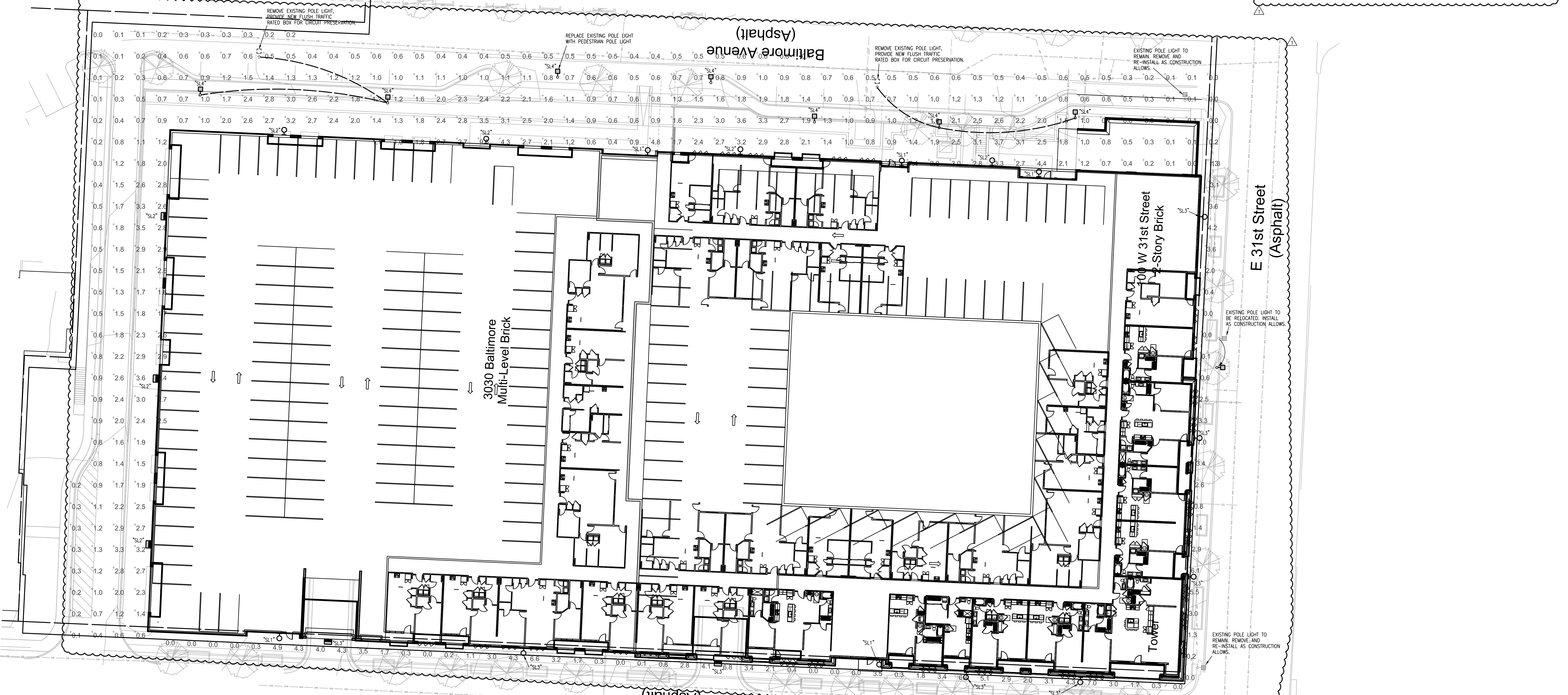
Warranty:
 Five-year warranty.

CERTIFICATION DATA:
 SL4, SL4-1, SL4-2, SL4-3, SL4-4, SL4-5, SL4-6, SL4-7, SL4-8, SL4-9, SL4-10, SL4-11, SL4-12, SL4-13, SL4-14, SL4-15, SL4-16, SL4-17, SL4-18, SL4-19, SL4-20, SL4-21, SL4-22, SL4-23, SL4-24, SL4-25, SL4-26, SL4-27, SL4-28, SL4-29, SL4-30, SL4-31, SL4-32, SL4-33, SL4-34, SL4-35, SL4-36, SL4-37, SL4-38, SL4-39, SL4-40, SL4-41, SL4-42, SL4-43, SL4-44, SL4-45, SL4-46, SL4-47, SL4-48, SL4-49, SL4-50, SL4-51, SL4-52, SL4-53, SL4-54, SL4-55, SL4-56, SL4-57, SL4-58, SL4-59, SL4-60, SL4-61, SL4-62, SL4-63, SL4-64, SL4-65, SL4-66, SL4-67, SL4-68, SL4-69, SL4-70, SL4-71, SL4-72, SL4-73, SL4-74, SL4-75, SL4-76, SL4-77, SL4-78, SL4-79, SL4-80, SL4-81, SL4-82, SL4-83, SL4-84, SL4-85, SL4-86, SL4-87, SL4-88, SL4-89, SL4-90, SL4-91, SL4-92, SL4-93, SL4-94, SL4-95, SL4-96, SL4-97, SL4-98, SL4-99, SL4-100.

ENERGY DATA:
 Luminaire Model: SL4
 Luminaire Power Input (W): 15
 Luminaire Power Output (W): 15
 Luminaire Power Factor: 1.0
 Luminaire Efficacy (lm/W): 154

**SHIPMENT DATA:
 Luminaire Model: SL4
 Luminaire Weight (kg): 0.9
 Luminaire Volume (m³): 0.009
 Luminaire Volume (ft³): 0.00032**

COOPER
 Lighting Solutions



K
City Plan Commission
 Approved Subject to Conditions
 of Case No. CP-CPC-2022-0012 On 11/01/2022
 3
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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

LS&A
 Consulting & Associates, P.A.
 CONSULTING ENGINEERS
 3638 SW Summerfield Drive, Suite A
 Topeka, Kansas 66614-3714
 8625 College Boulevard, Suite 102
 Overland Park, Kansas 66210
 Telephone: (785) 233-3332
 Email: lsapa@lsapa.com
 LSA PROJECT NO. 225A

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STATE OF MISSOURI
BOARD OF ARCHITECTURE
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10-10-2022

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ARRIVEKC
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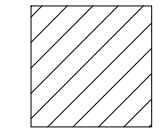
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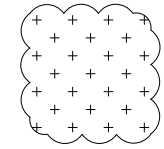
PLANT LIST

Code	Common Name	Botanical Name	Size	Notes
Street Trees				
ARM	Armstrong Maple	Acer freemani 'Armstrong'	2" Cal.	B&B
CPP	Crimson Pointe Plum	Prunus cerasifera 'Ciprozzani'	2" Cal.	B&B
RPO	Columnar Royal Prince Oak	Quercus robur x bicolor 'Long'	2" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal.	B&B

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.



NEW LANDSCAPE BED.



EXISTING LANDSCAPE BEDS TO REMAIN & BE IMPROVED.

LANDSCAPE REQUIREMENTS

(KANSAS CITY, MO)

STREET TREES (88-425-03):

1. 1 TREE PER 30 LF OF STREET FRONTAGE.

	REQUIRED:	PROVIDED:
• W 31ST ST = +/- 463 LF / 30 LF =	16 TREES	*12 TREES (7 IN R/W, 5 NOT)

WE PROPOSE THE USE OF 88-425-13-D.12 "BRICK WALL" AS METHOD FOR SATISFYING THE TREE DEFICIT. THERE IS AN ELEVATED AMENITY PATIO, SUPPORTED BY A BRICK WALL. SEE A3.00. AND AS PER CONVERSATIONS WITH STAFF, WE WILL ALSO INCLUDE A BENCH SEATING AREA AT THIS WALL.

• WYANDOTTE ST = +/- 542 LF / 30 LF =	18 TREES	*14 TREES
---------------------------------------	----------	-----------

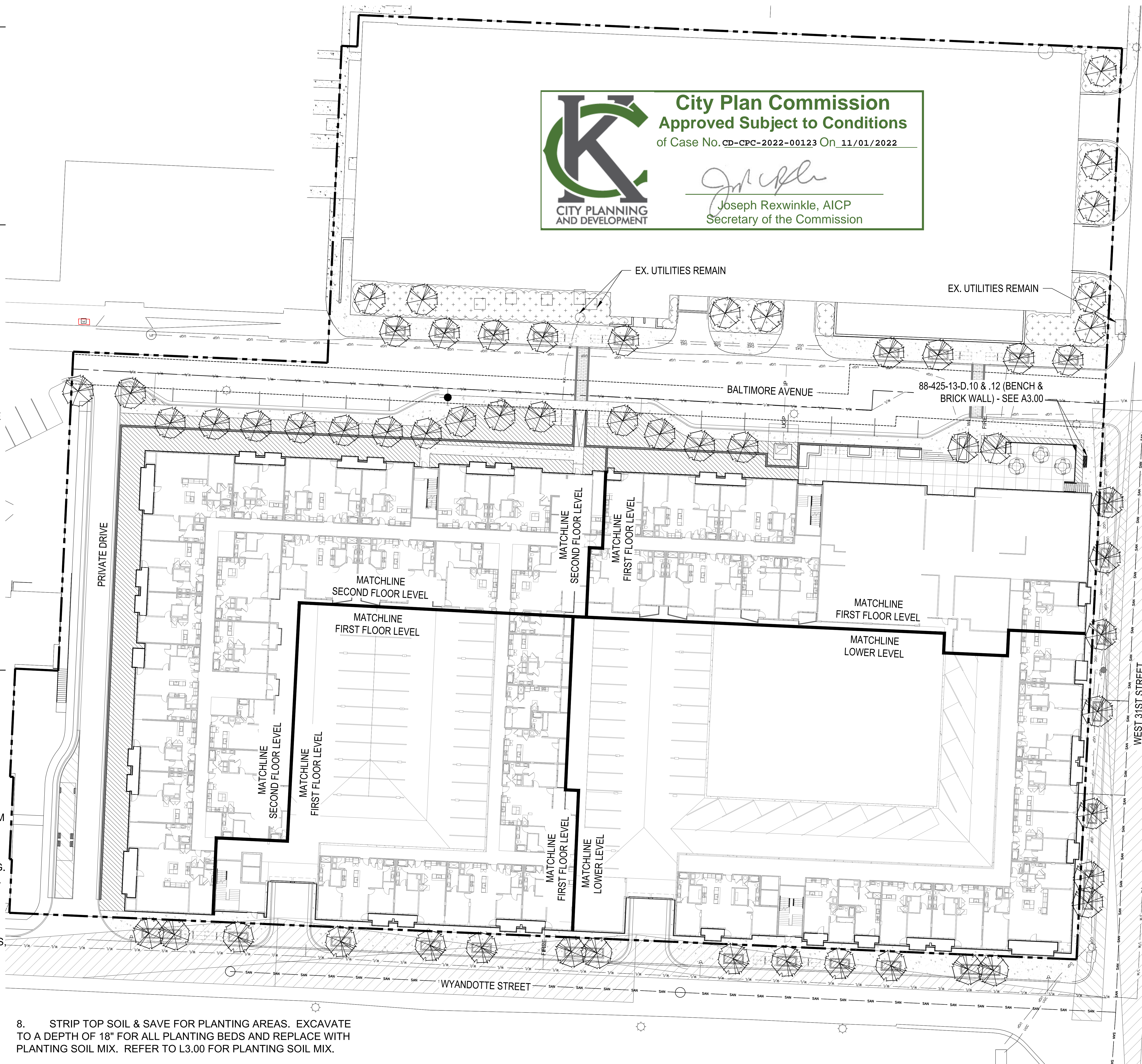
WE PROPOSE THE USE OF BIKE RACKS AS A METHOD FOR SATISFYING THE TREE DEFICIT. WHILE NOT CURRENTLY LISTED AS AN OPTION FOR ALTERNATIVE COMPLIANCE, STAFF HAS AGREED THAT THIS IS A SUITABLE METHOD FOR SATISFIED THE ALTERNATIVE COMPLIANCE METHODS.

• BALTIMORE AVE		
WEST SIDE = +/- 524 LF / 30 LF =	18 TREES	18 TREES
EAST SIDE = +/- 394 LF / 30 LF =	13 TREES	13 TREES (9IN R/W, 4 NOT)

*NOTE: REDUCTION OF TREES DUE TO PRESENCE OF UTILITIES, INTERVENING CURB CUTS, AND TIGHT, URBAN CONDITIONS.

GENERAL NOTES

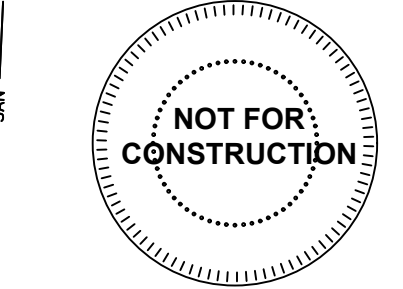
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.



City Plan Commission
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of Case No. CD-CPC-2022-00123 On 11/01/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

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1"=20'-0"

NOT FOR CONSTRUCTION

L1.00

- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- PARKLAND DEDICATION TO SATISFY 88-408 WILL BE IN THE FORM OF PAYMENT IN LIEU OF LAND DEDICATION (OPTION C).

GENERAL NOTES:

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 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
- THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

MATERIALS:

- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
- SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
- CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "DINCH TIES" BY J. LICHTENTHALER, "ADJ-4-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
- SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWER HEIGHT. AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- ROCK BEDS SHALL HAVE BUFFALO RIVER ROCK, 1"-2.5" BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

INSTALLATION:

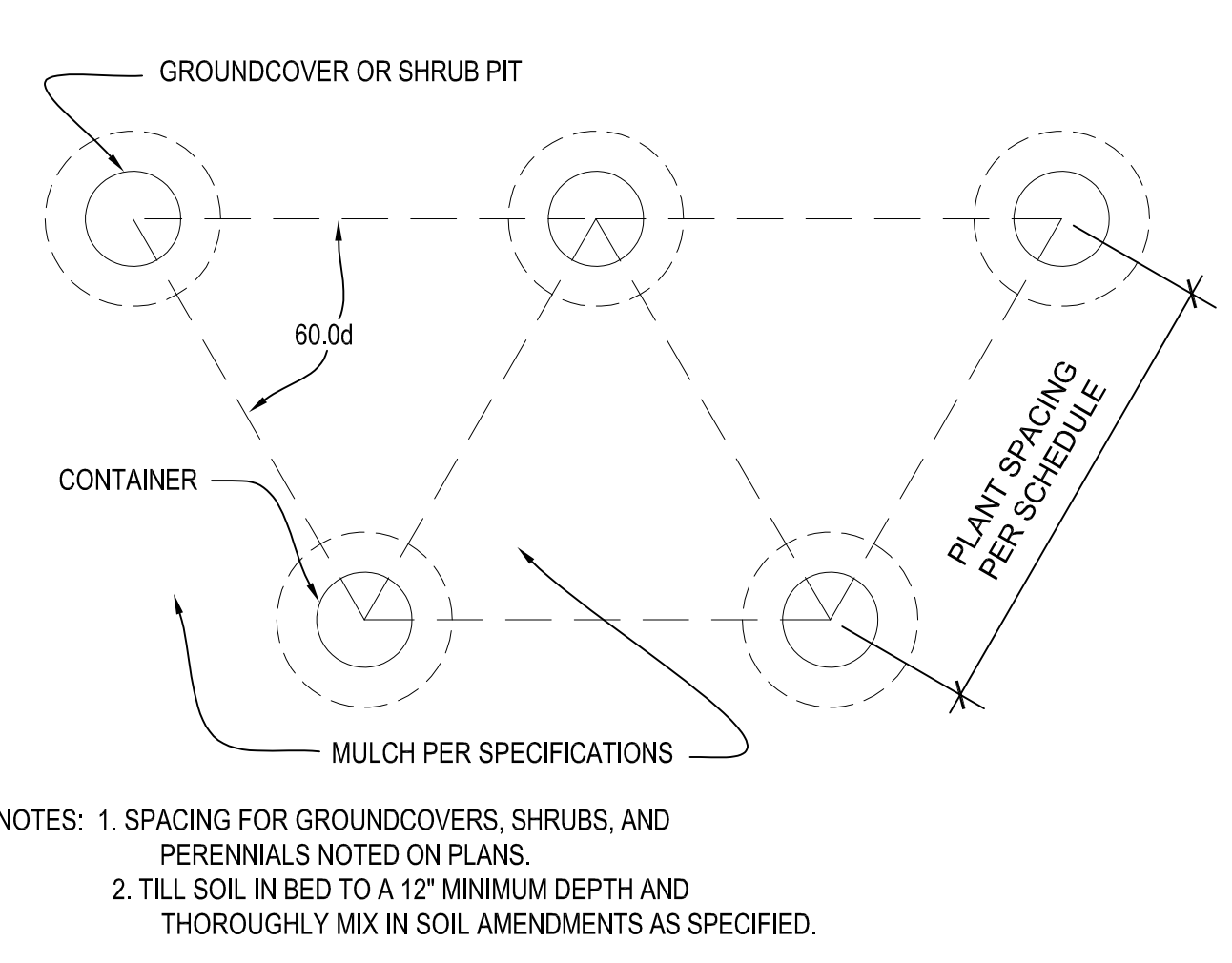
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:

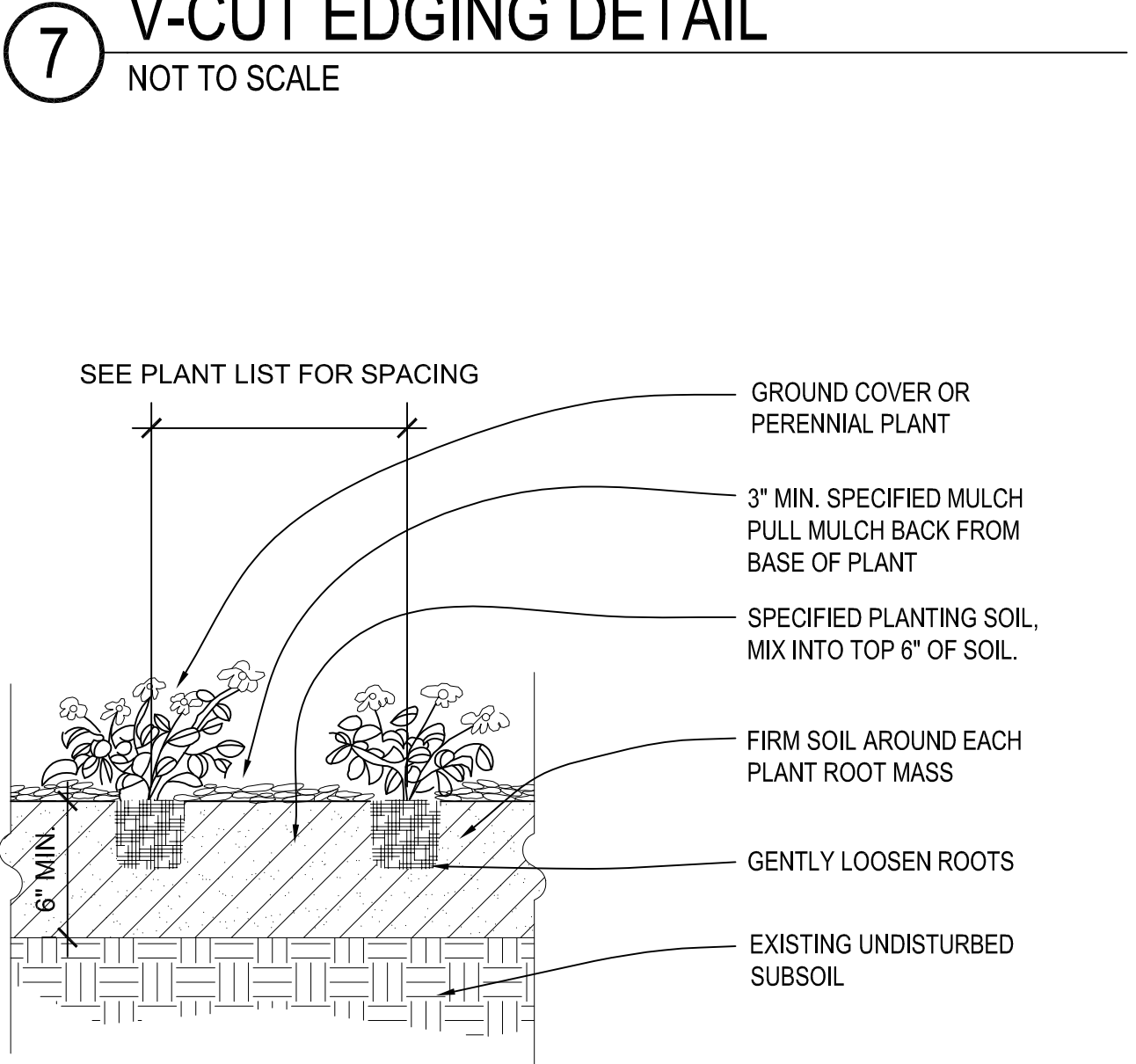
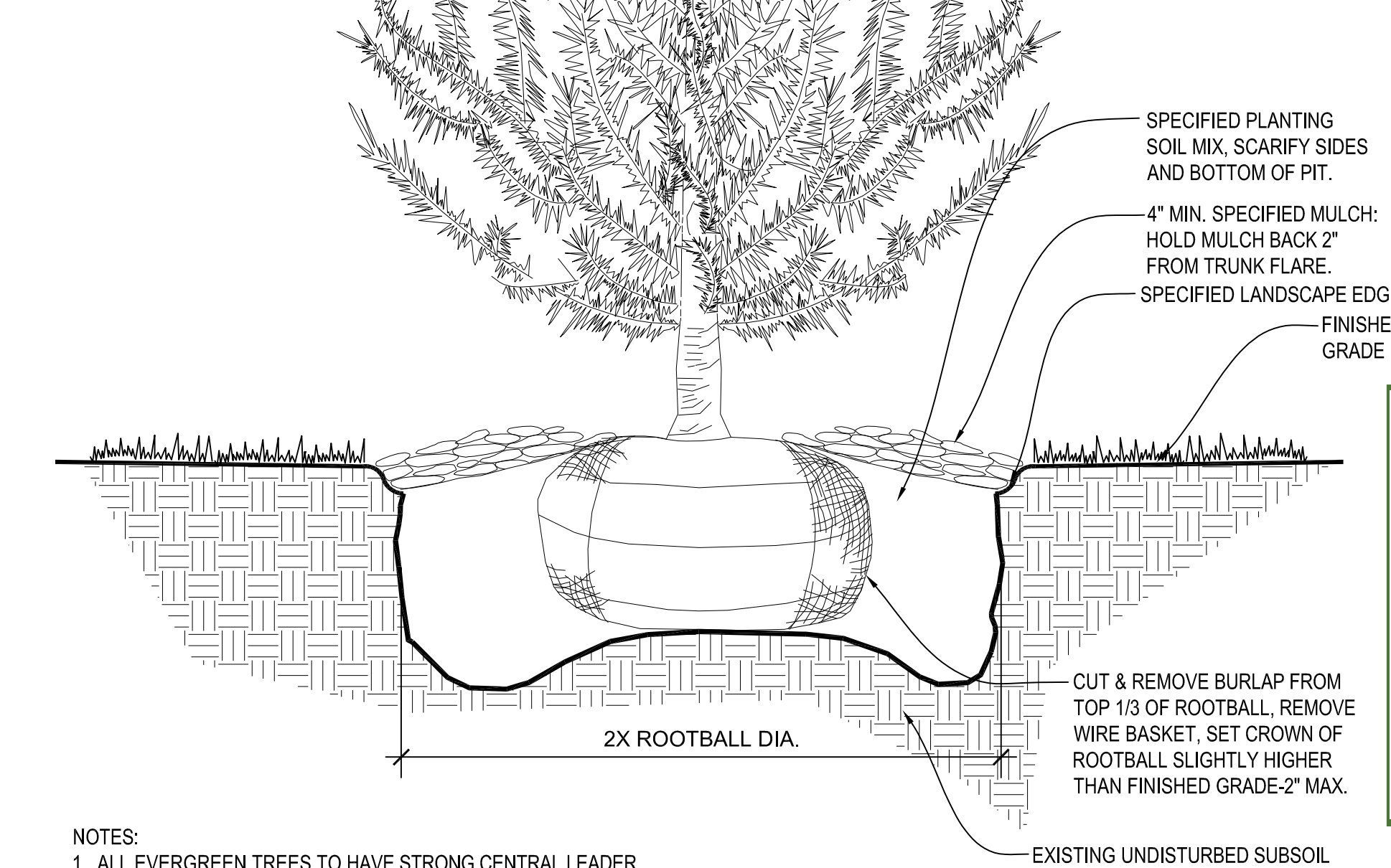
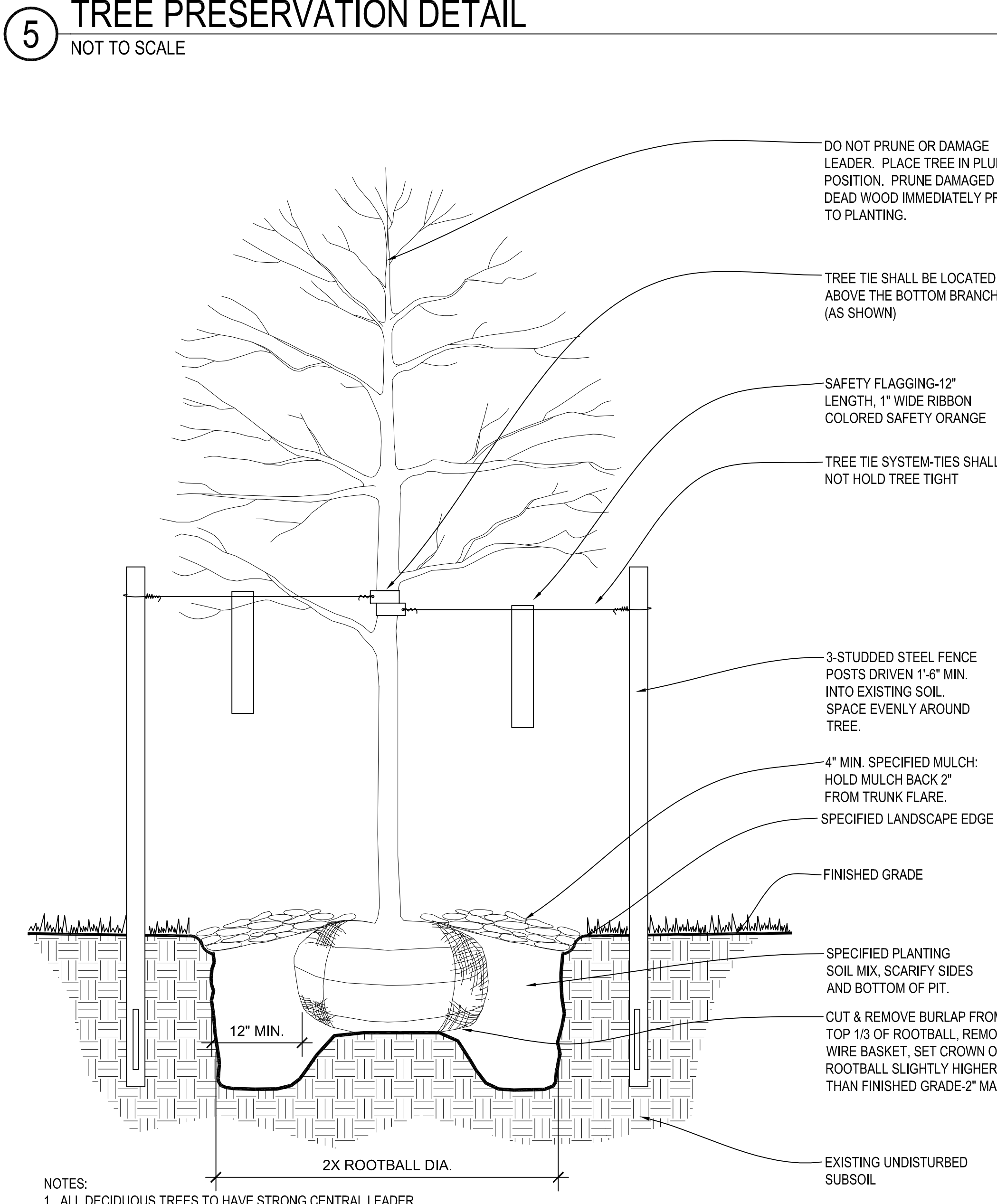
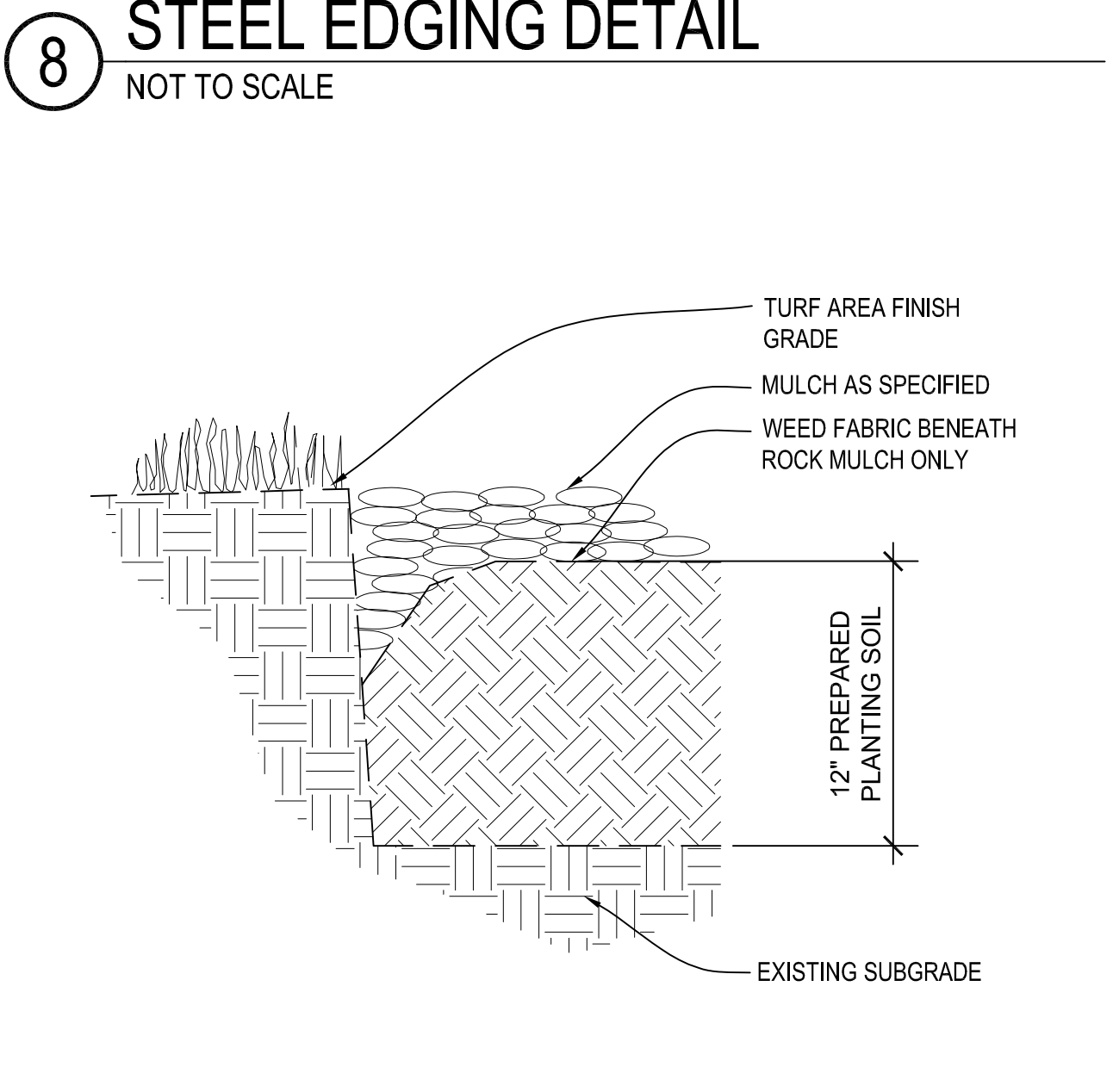
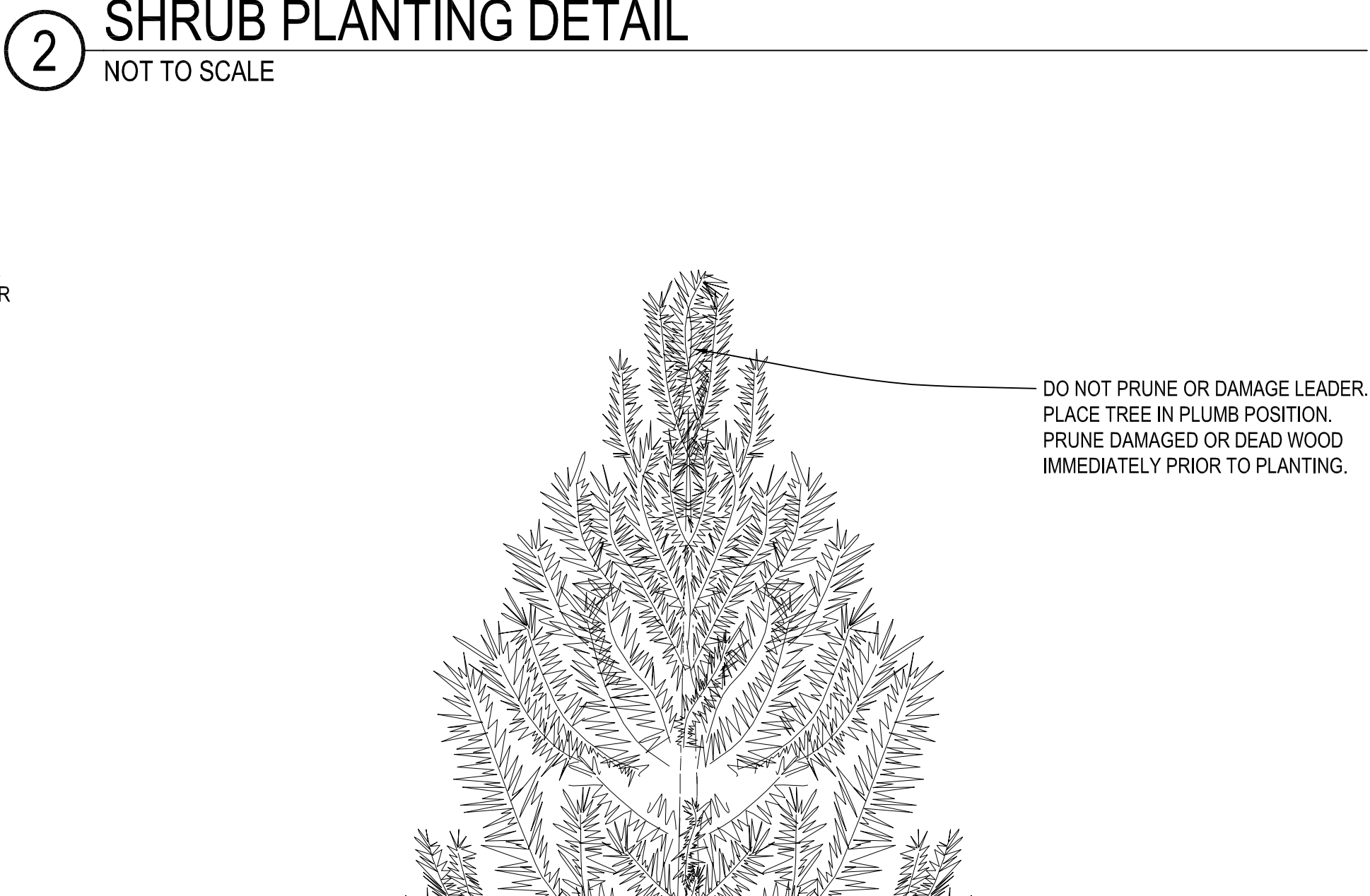
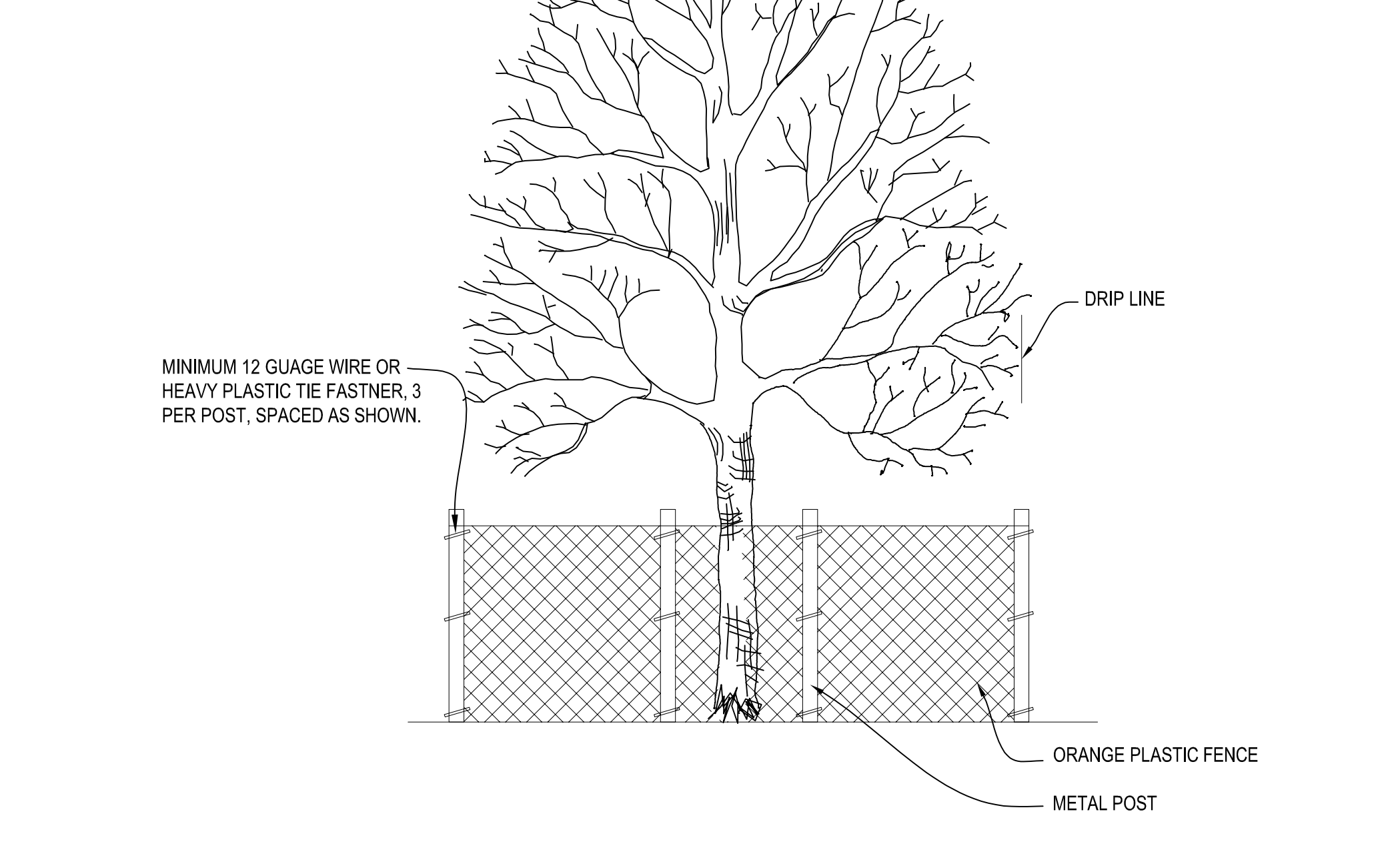
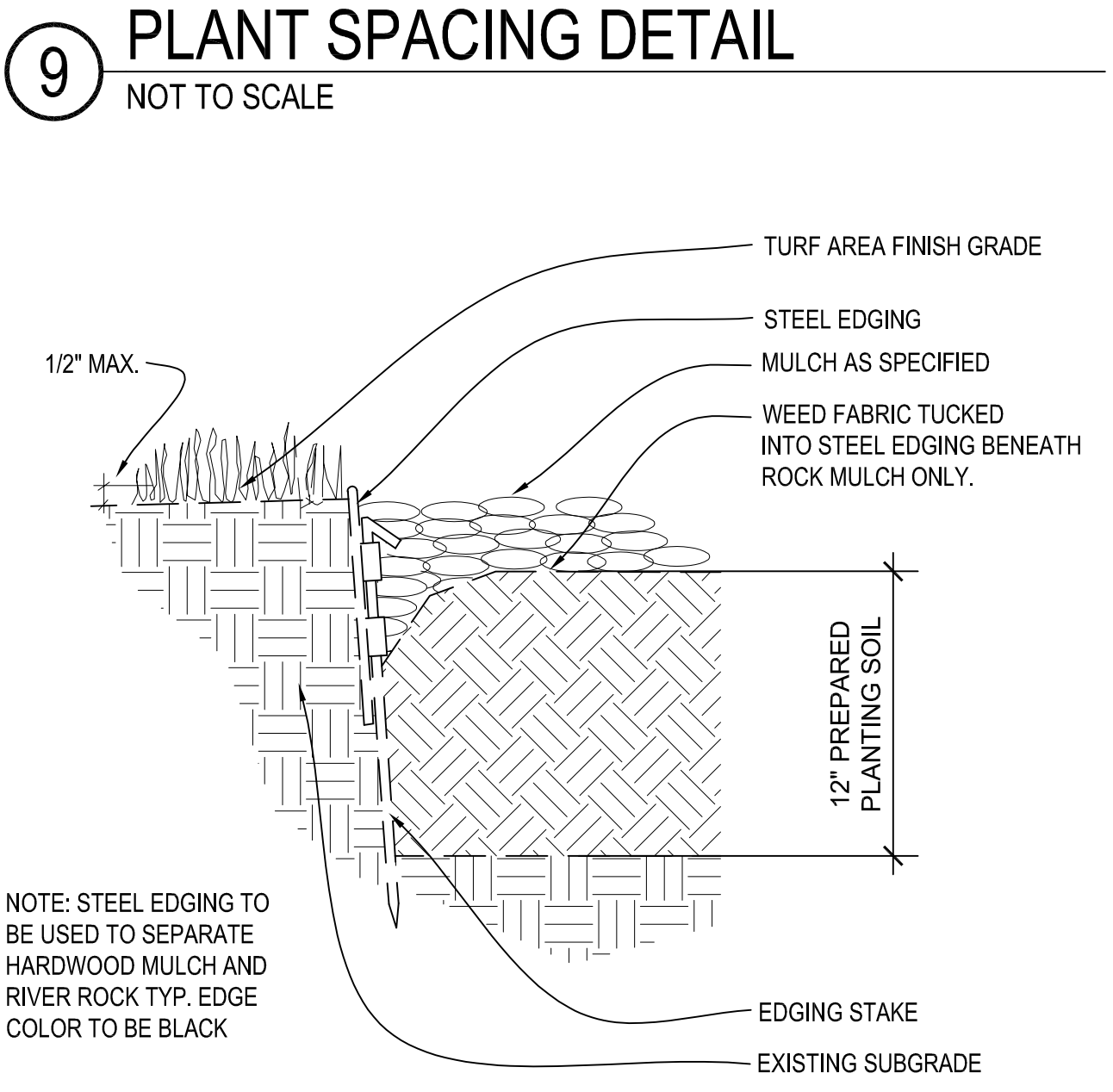
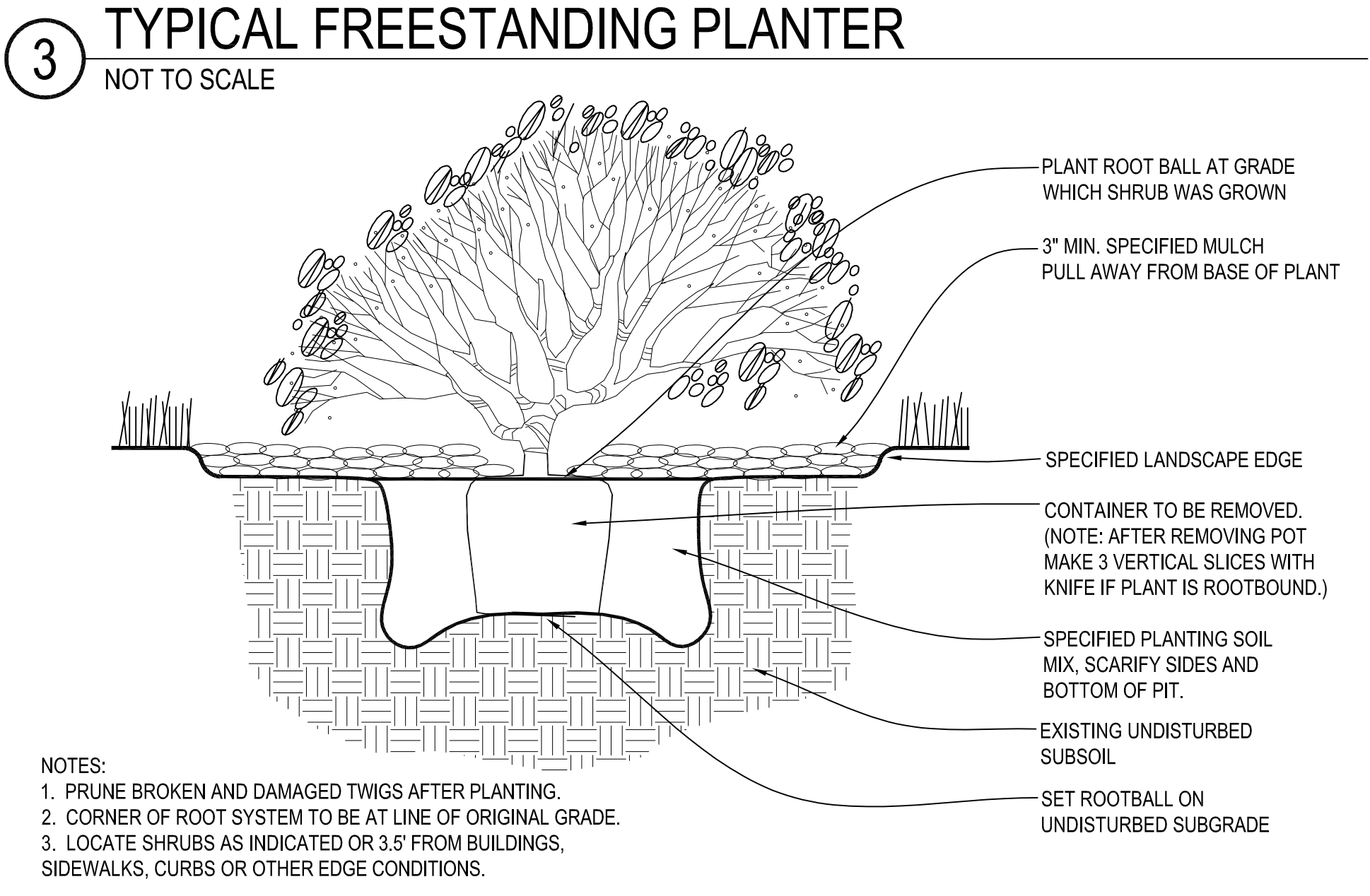
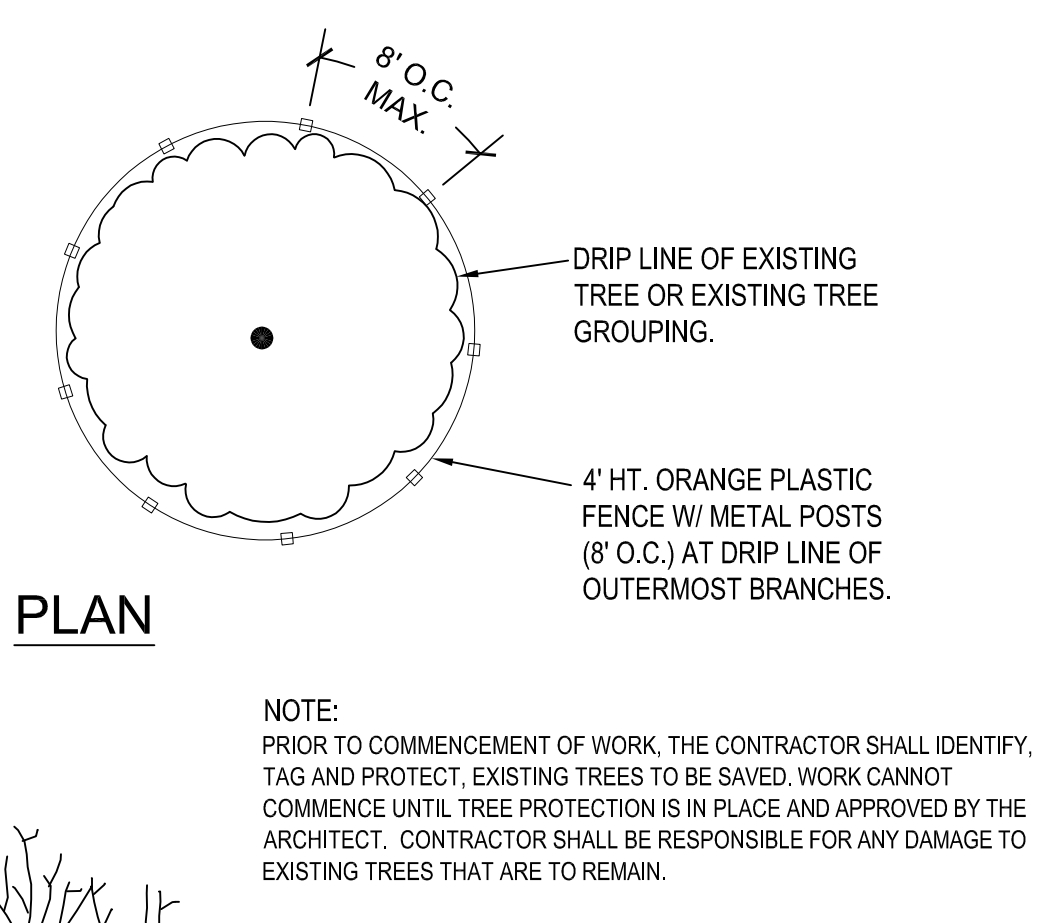
PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDE ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:

- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE PIPING: 150 PSIG (1035 KPA)
 - CIRCUIT AND DRAIN PIPING: 100 PSIG (680 KPA)
- MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS, AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
 - PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
- LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
- DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
- SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- PLASTIC FITTINGS:
 - UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 3083.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- MINIMUM COVER:
 - IN LAWN AND PLANTING AREAS:
 - MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
- CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.



Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x .15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



6 PERENNIAL & GROUND COVER PLANTING NOT TO SCALE

4 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

1 EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-0012 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

REVISIONS
DATE 09/19/2022
JOB NO. 705821
DRAWN BY: BNH
SHEET NO.



City Plan Commission
Approved Subject to Conditions
 of Case No. **CD-CPC-2022-00123** On **11/01/2022**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
 Secretary of the Commission

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS	
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY		
SL1	PRESCOLITE	1152-962				BLACK	X				8W PAR 30 LED	1	1
SL2	MCGRAW-EDISON	GWC-SA1B-735-U-T3			X	BLACK	X				6.10SLUM/4W	1	2
SL3	MCGRAW-EDISON	GWC-SA1A-735-U-SL2-H55			X	BLACK	X				4.976LUM/34W	1	3

REMARKS:
 1. MOUNT AT 8' AFG.
 2. MOUNT AT 16' AFG.
 3. MOUNT AT 10' AFG, ABOVE GARAGE OPENING.

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Drive Area	0.5 fc	6.5 fc	0.0 fc	N/A	N/A	N/A
Property Line	0.6 fc	6.8 fc	0.0 fc	N/A	N/A	N/A



5" Direct Wall Mount Cylinder
1152
 One 75W BR30 or PAR30 Lamp
 120V

DATE: TYPE: "SL1"

FORM NAME:

PROJECT:

DATE:

TYPE: "SL2", "SL3"

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APPLICATIONS:

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INSTALLATION:

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EXAMPLE: 1152-962R2

EXAMPLE: 1152-962R2

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Project: _____ Catalog #: _____ Type: "SL2", "SL3"

Prepared by: _____ Date: _____

McGraw-Edison
GWC Galleon Wall
 Wall Mount Luminaire

Product Features

Product Certifications

Interactive Menu

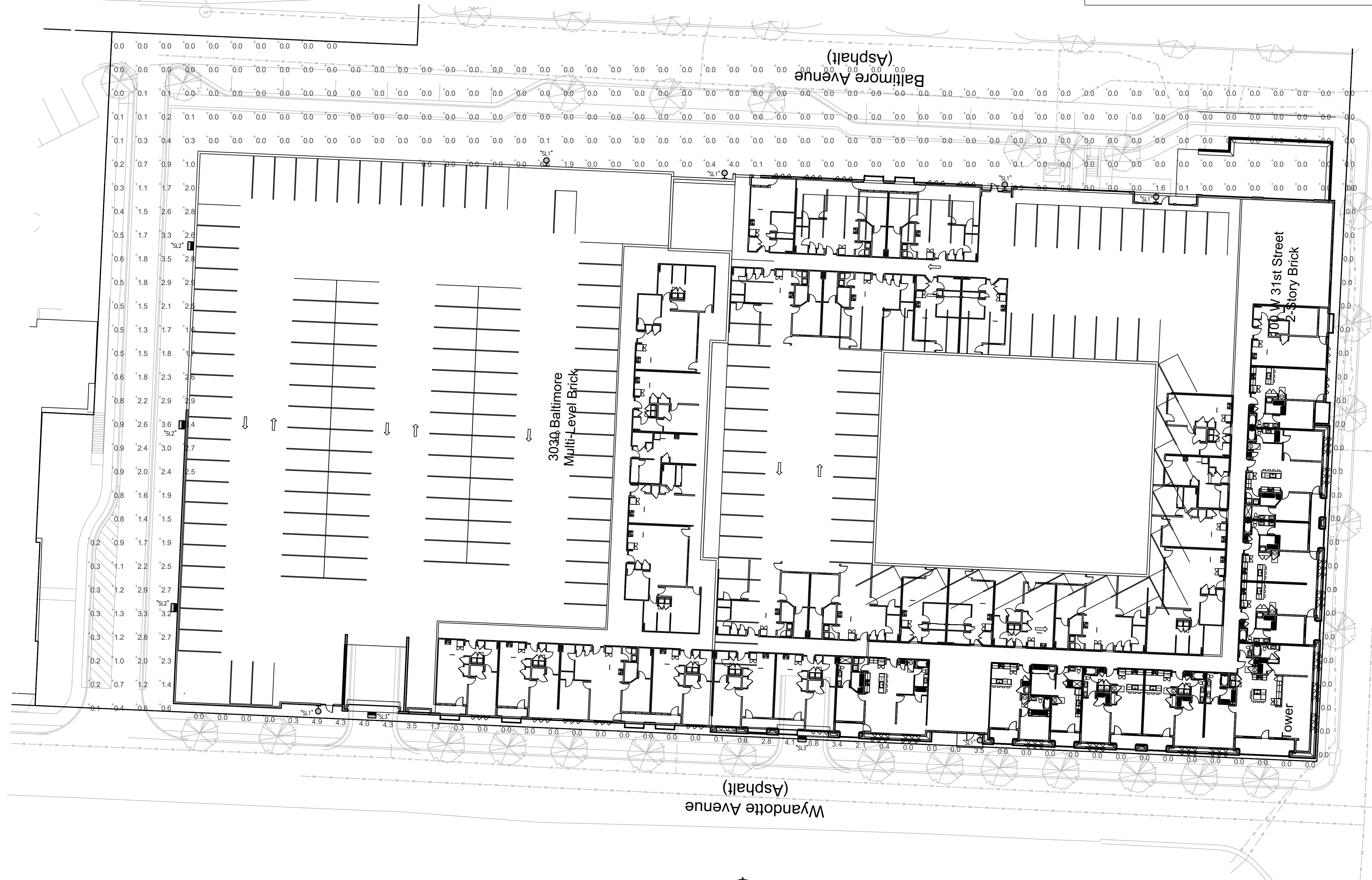
- Ordering Information
- Product Specifications
- Optical Configurations
- Energy and Performance Data
- Control Options

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 134 lumens per watt

Dimensional Details

COOPER Lighting Solutions



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



DATE: 08/11/2022
 JOB NO.: 705821
 DRAWN BY: PM / DRFT
 SHEET NO. E0.01

NOT FOR CONSTRUCTION

ARCHITECTURE
 LANDSCAPE
 ARCHITECTURE
 ENERGY SERVICES
 P. 913.831.1415
 F. 913.831.1563
 NSPIARCH.COM

NSPJ
 ARCHITECTS
 3515 W. 75TH ST., SUITE

STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEER
 8-22-22

A NEW MULTIFAMILY RESIDENCE FOR:

ARRIVEKC
 31st St. & Baltimore Ave.
 BALTIMORE, MARYLAND

DRAWING RELEASE LOG
 08.11.22 JURD MAJOR PLAN AMENDMENT

REVISIONS