

SHEET LIST:

- C001 COVER SHEET
- C002 OVERALL DEVELOPMENT PLAN
- C003 EXISTING CONDITIONS
- C004 PHASE 1 SITE PLAN
- C005 PRELIMINARY PLAT
- C006 GRADING PLAN
- C007 UTILITY PLAN
- L100 LANDSCAPE PLAN
- L400 LANDSCAPE REQUIREMENTS
- E001 ELECTRICAL SITE PLAN
- E002 SITE PHOTOMETRIC PLAN
- A102 FOUR PLEX FLOOR PLANS
- A200 EXTERIOR ELEVATIONS

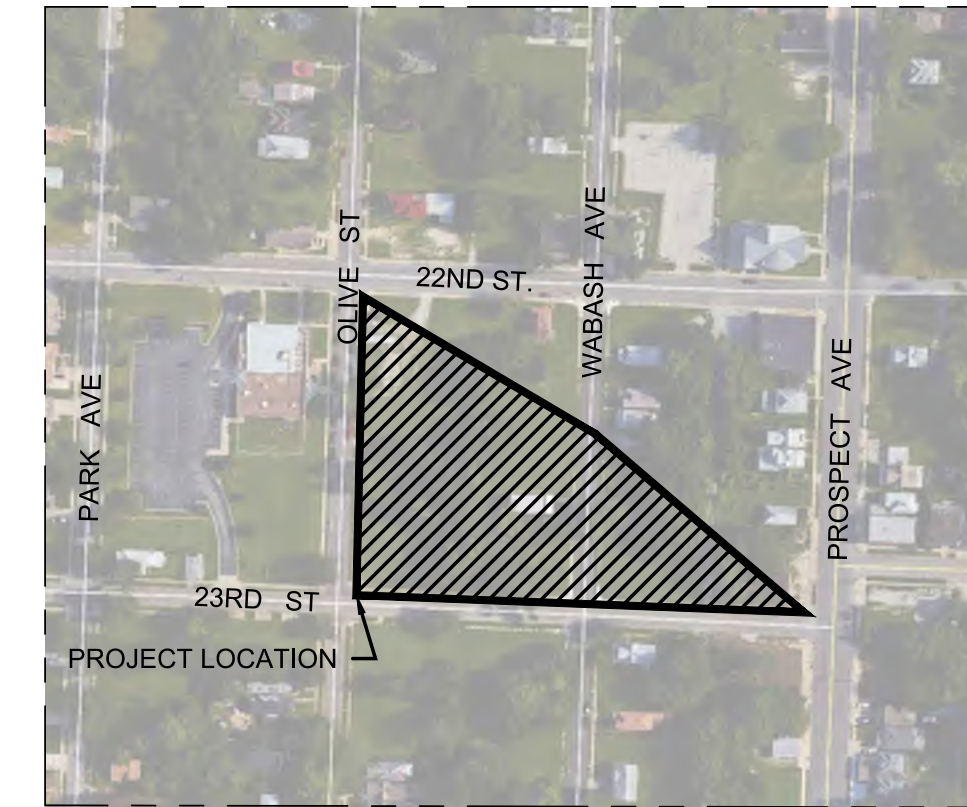
THIS PLAN
APPROVED
BY ORDINANCE
No. _____
DATE: _____

PROSPECT SUMMIT HOMES SENIOR LIVING UNITS UR DISTRICT REZONING AND PRELIMINARY PLAT

22ND TO 23RD/OLIVE TO PROSPECT
KANSAS CITY, JACKSON COUNTY, MISSOURI

Case No. CD-CPC-2021-00014

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binckley
ASSISTANT SECRETARY
DATE: **05-04-2021**



LOCATION MAP
NOT TO SCALE

KANSAS CITY DISTRICTS
COUNCIL

LEGAL DESCRIPTION:

ALL OF LOTS 2 THRU 28, BLOCK 6, AND LOTS 12 THRU 20, BLOCK 1, AND THE ALLEYS LOCATED WITHIN SAID BLOCKS AND THAT PORTION OF WABASH AVENUE LYING BETWEEN SAID BLOCKS, AND ONE HALF OF THE ADJACENT RIGHTS-OF-WAY OF 23RD STREET, OLIVE STREET, AND PROSPECT AVENUE, ALL IN PROSPECT SUMMIT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTH OF THE CENTER LINE OF THE 22ND - 23RD STREET CONNECTOR RIGHT-OF-WAY DEDICATED AND ESTABLISHED FOR STREET PURPOSES IN ORDINANCE NO. 150405 ADOPTED BY THE CITY COUNCIL ON JUNE 4, 2015, AND RECORDED IN THE OFFICIAL RECORDS OF THE JACKSON COUNTY RECORDER OF DEEDS ON JULY 14, 2015, AS INSTRUMENT NO. 20150062124, ALL BEING DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF SAID 23RD STREET AND OLIVE STREET; THENCE NORTH ALONG THE CENTER LINE OF SAID OLIVE STREET TO THE CENTER LINE OF SAID 22ND 23RD STREET CONNECTOR; THENCE SOUTHEASTERLY, ALONG LAST SAID CENTER LINE, TO THE CENTER LINE OF PROSPECT AVENUE; THENCE SOUTH ALONG LAST SAID CENTER LINE TO THE CENTER LINE OF SAID 23RD STREET; THENCE WEST ALONG LAST SAID CENTER LINE TO THE POINT OF BEGINNING.

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	R-1.5	UR	No	
Gross Land Area				
in square feet	92,193	92,193	No	
in acres	2.117	2.117	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Right-of-way Vacation				
in square feet	0	20,785	No	
in acres	0.00	0.477	No	
Net Land Area				
in square feet	92,193	105,815	No	
in acres	2.117	2.429	No	
Building Area (sq. ft.)	0	29,400	No	
Floor Area Ratio	0.00	0.28	No	
Residential Use Info				
Total Dwelling Units	0	24	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	24	No	
Two-unit House	0	6	No	
Multi-unit House	0	3	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	0	No	
Total Lots	27	1	No	
Residential	27	1	No	
Public/Civic	0	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	No	
Front Setback	15 ft	0 ft	No	
Side Setback	10 ft	0 ft	No	
Side Setback (abutting street)	15 ft	0 ft	No	
Height	-	20'	No	

Existing Lots Setback Based on R-1.5 Zoning
Building Height: 20' ft
Garage Height: 20' ft

TABLE 3,3A,3B

SEE LANDSCAPE PLANS FOR DETAILS

TABLE 4 - PARKING

Building Data	Vehicle Spaces		Alternatives Proposed?	Notes
	Required	Proposed		
Proposed Use(s)			(See 88-420-16)	-Parking For Elderly Housing = 1 per 3 Dwelling Units.
Residential Parking (24 Garage, 8 Exterior)	24	40	N/A	KCMO Code Section is 88-420-06
Accessible Parking	1	1		
Short Term Bicycle	N/A	0		
Long Term Bicycle	N/A	0		
Total	25	41		-Bicycles are stored in units

TABLE 5 - OTHER DEVELOPMENT STANDARDS

Standard	Requirement
88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide a combination of private open space and payment in-lieu. Final combination TBD.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	On site meets 88-450 criteria.

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Floors	Usage	Unit Area (sq)	Total Units	Garage Spaces	Total Area (sq)
Building 1	Townhomes	20'	1	Residential	900	4	4	3600
Building 2	Townhomes	20'	1	Residential	900	2	2	1800
Building 3	Townhomes	20'	1	Residential	900	4	4	3600
Building 4	Townhomes	20'	1	Residential	900	1	2	1800
Building 5	Townhomes	20'	1	Residential	900	1	2	1800
Building 6	Townhomes	20'	1	Residential	900	4	4	3600
Building 7	Townhomes	20'	1	Residential	900	2	2	1800
Building 8	Townhomes	20'	1	Residential	900	2	2	1800
Building 9	Townhomes	20'	1	Residential	900	2	2	1800
Totals:						24	24	21,600

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sq) per zoning requirements.
3. Building Coverage = 29,400 SF
Building = 21,600 SF
Garage = 7,800 SF

DENSITY

1. GROSS DENSITY: 9.88 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 9.88 UNITS / ACRE (NET LAND AREA)

PROJECT TIMELINE:

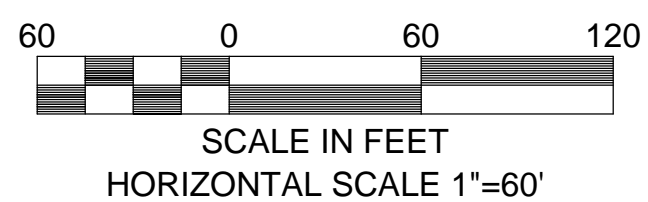
CONSTRUCTION START: SUMMER 2021
CONSTRUCTION END: WINTER 2022
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE



PROJECT DATA

OWNER/LOCATION T&B REAL ESTATE 22ND/23RD STREET, LLC 1020 EAST 8TH STREET KANSAS CITY, MISSOURI 64106 PHONE: 816-238-3456	
LOCATION /DESCRIPTION: 22nd/23rd and Olive/Prospect, Kansas City, Missouri. New double bedroom Townhomes for Senior LIHTC Living Residences 23 Living Units @ 900s.f. w/ 325s.f. garage 1 Office/Living Unit @ 900s.f. w/ 325s.f. garage	
Local Building Inspection Department: The City of Kansas City, Missouri Jackson County	
Zoned R-1 Single Family District	
OCCUPANCY CLASSIFICATION:	IRC TOWNHOMES R-2
CONSTRUCTION TYPE:	VB (IBC SECTION 602.5)
DESIGN COMPANIES	
CIVIL ENGINEER / ARCHITECT / STRUCTURAL / LANDSCAPE ARCHITECT TALIAFERRO & BROWNE, INC. 1020 EAST 8TH STREET KANSAS CITY, MISSOURI 64106 PHONE: 816-238-3456	
MEP CUSTOM ENGINEERING, INC. 12760 E US HIGHWAY 40 INDEPENDENCE, MO 64055 PHONE: 816-350-1473	

PROSPECT SUMMIT HOMES AREA MAP



LEGEND

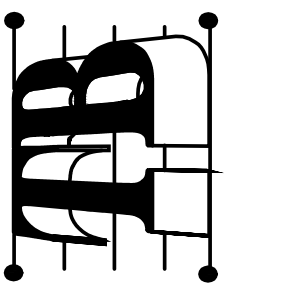
--- UR BOUNDARY PHASE 1

Name on Seal
Robert C Hafner
License No.: A5514
T&B #2015037508
DWG. NO.:
C001

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT

COVER SHEET

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape
Architecture / Architecture & Surveying
1020 E. 8th Street
Kansas City, MO 64106
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 00466 KANSAS LICENSE NO. P-1481
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508

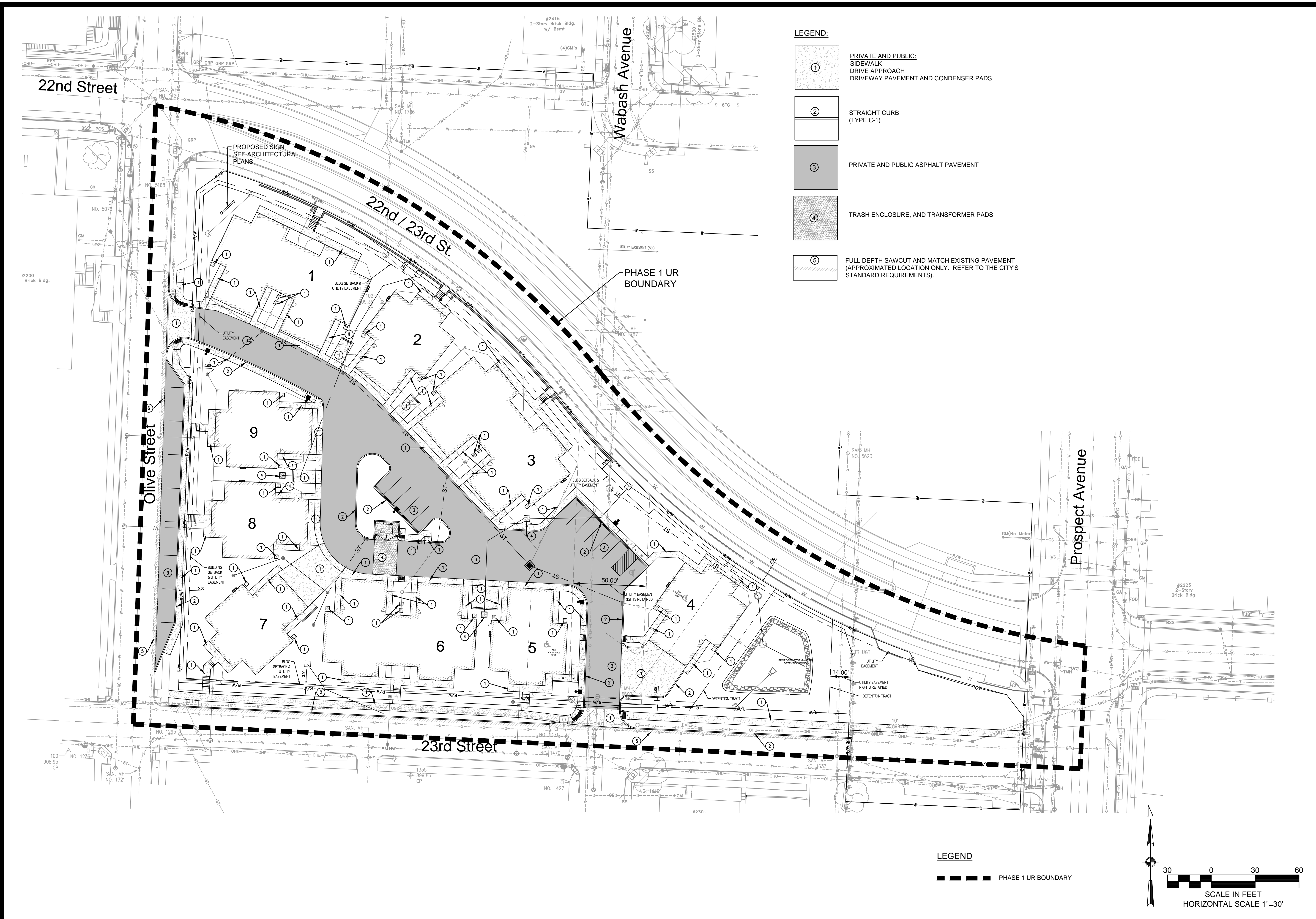


File Name:

I & B Project No.
75-0700

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK APP
07.21.2021	UR REZONING AND PRELIMINARY PLAT 2ND RESUBMITTAL	2	TRM	LG
04.12.2021	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	1	TRM	LG
01.28.2021	UR REZONING AND PRELIMINARY PLAT SUBMITTAL	0	TRM	LG

UR FINAL PLAN

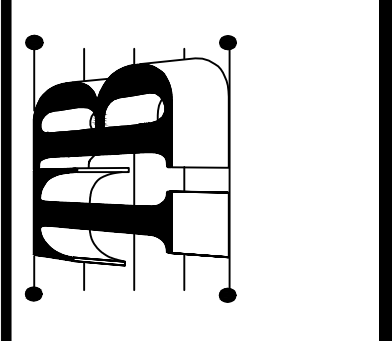


Name on Seal
Robert C. Harner
License No.: A5514
T&B #2015037508

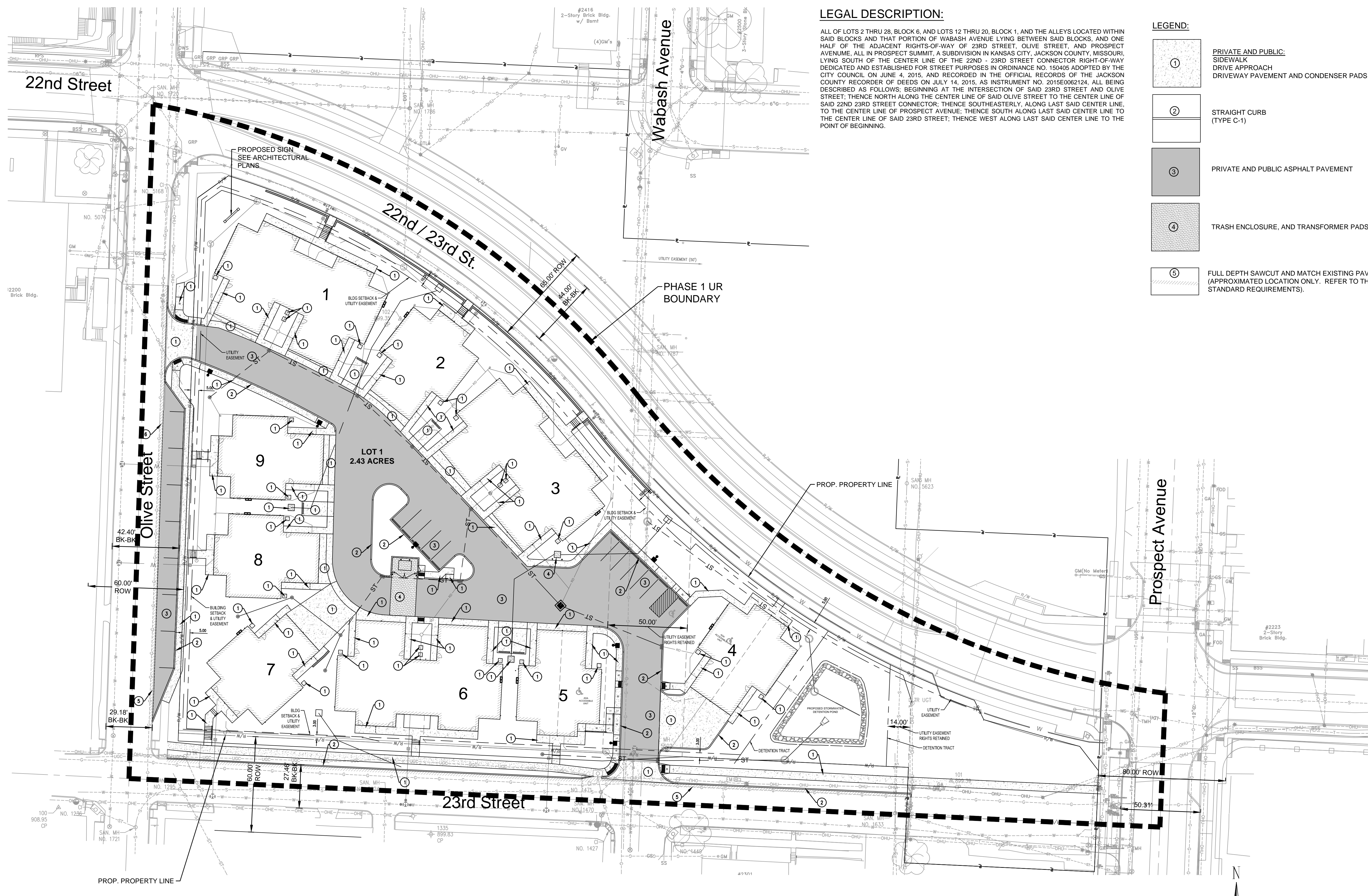
DWG NO.:
C004

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
PHASE 1 SITE PLAN

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape
Architecture / Architecture & Surveying
1020 E. 9th Street
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



File Name:		
T & B Project No.:	75-0700	
07.21.2021	UR REZONING AND PRELIMINARY PLAT 2ND RESUBMITTAL	2 TRM LG LG
04.12.2021	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	1 TRM LG LG
01.28.2021	UR REZONING AND PRELIMINARY PLAT SUBMITTAL	0 TRM LG LG
DATE	REVISIONS AND RECORD OF ISSUE	INC./BY/CHK/APP



LEGAL DESCRIPTION:

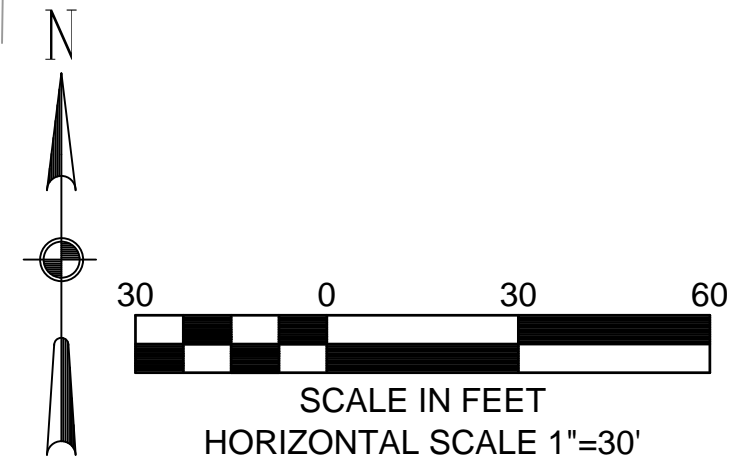
ALL OF LOTS 2 THRU 28, BLOCK 6, AND LOTS 12 THRU 20, BLOCK 1, AND THE ALLEYS LOCATED WITHIN SAID BLOCKS AND THAT PORTION OF WABASH AVENUE LYING BETWEEN SAID BLOCKS, AND ONE HALF OF THE ADJACENT RIGHTS-OF-WAY OF 23RD STREET, OLIVE STREET, AND PROSPECT AVENUE, ALL IN PROSPECT SUMMIT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTH OF THE CENTER LINE OF THE 22ND - 23RD STREET CONNECTOR RIGHT-OF-WAY DEDICATED AND ESTABLISHED FOR STREET PURPOSES IN ORDINANCE NO. 150405 ADOPTED BY THE CITY COUNCIL ON JUNE 4, 2015, AND RECORDED IN THE OFFICIAL RECORDS OF THE JACKSON COUNTY RECORDER OF DEEDS ON JULY 14, 2015, AS INSTRUMENT NO. 2015E0062124, ALL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF SAID 23RD STREET AND OLIVE STREET; THENCE NORTH ALONG THE CENTER LINE OF SAID OLIVE STREET TO THE CENTER LINE OF SAID 22ND 23RD STREET CONNECTOR; THENCE SOUTHEASTERLY, ALONG LAST SAID CENTER LINE, TO THE CENTER LINE OF PROSPECT AVENUE; THENCE SOUTH ALONG LAST SAID CENTER LINE TO THE CENTER LINE OF SAID 23RD STREET; THENCE WEST ALONG LAST SAID CENTER LINE TO THE POINT OF BEGINNING.

LEGEND:

- ① PRIVATE AND PUBLIC: SIDEWALK, DRIVE APPROACH, DRIVEWAY PAVEMENT AND CONDENSER PADS
- ② STRAIGHT CURB (TYPE C-1)
- ③ PRIVATE AND PUBLIC ASPHALT PAVEMENT
- ④ TRASH ENCLOSURE, AND TRANSFORMER PADS
- ⑤ FULL DEPTH SAWCUT AND MATCH EXISTING PAVEMENT (APPROXIMATED LOCATION ONLY. REFER TO THE CITY'S STANDARD REQUIREMENTS).

LEGEND

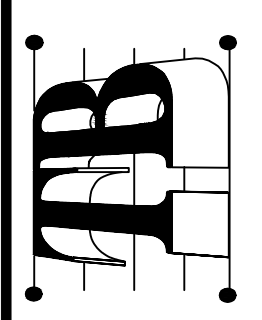
- PHASE 1 UR BOUNDARY



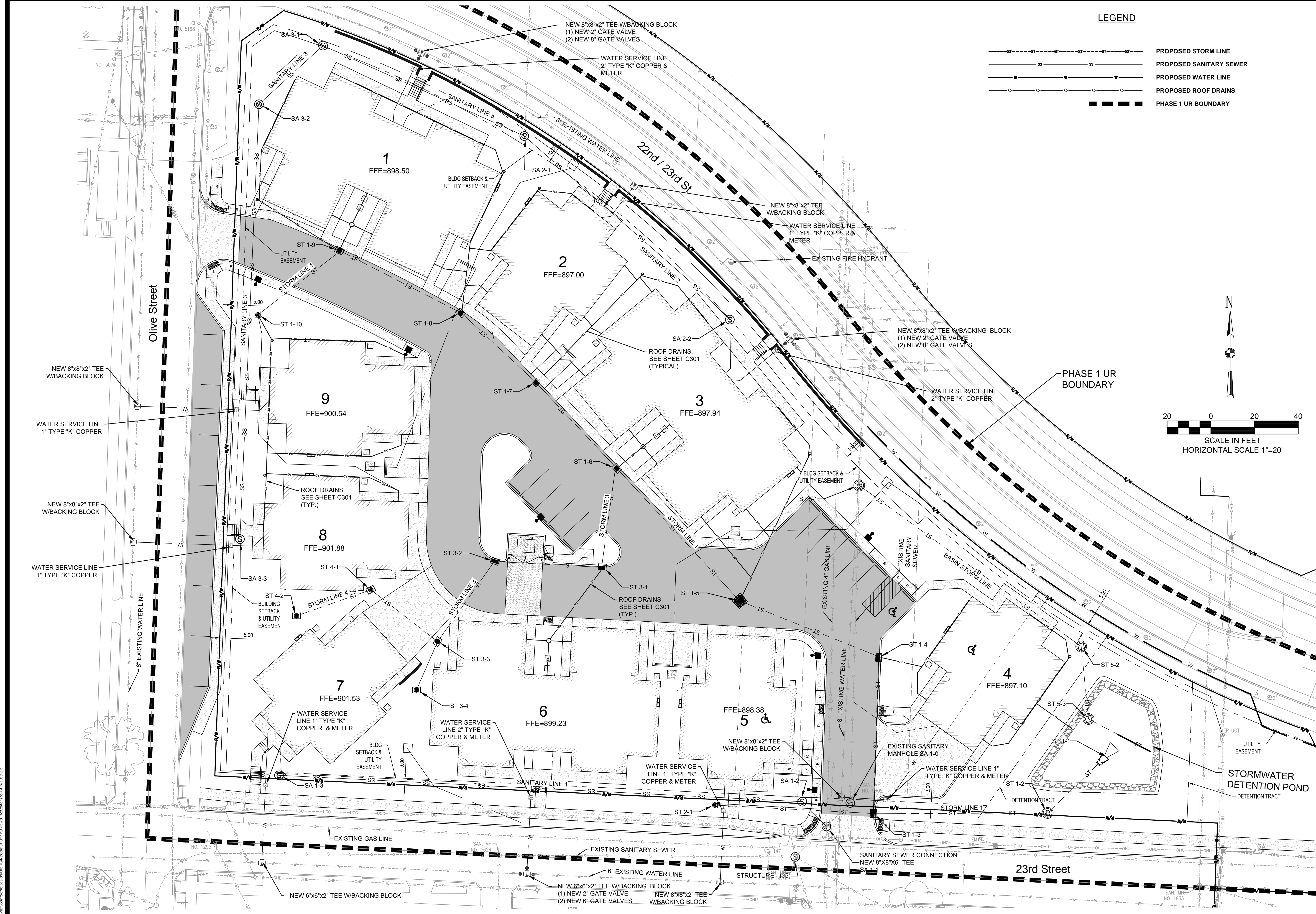
Name on Seal
Robert C Haider
License No.: A5514
T&B #2015037508

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
PRELIMINARY PLAT

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape
Architecture / Architecture & Surveying
1020 E. 9th Street
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508

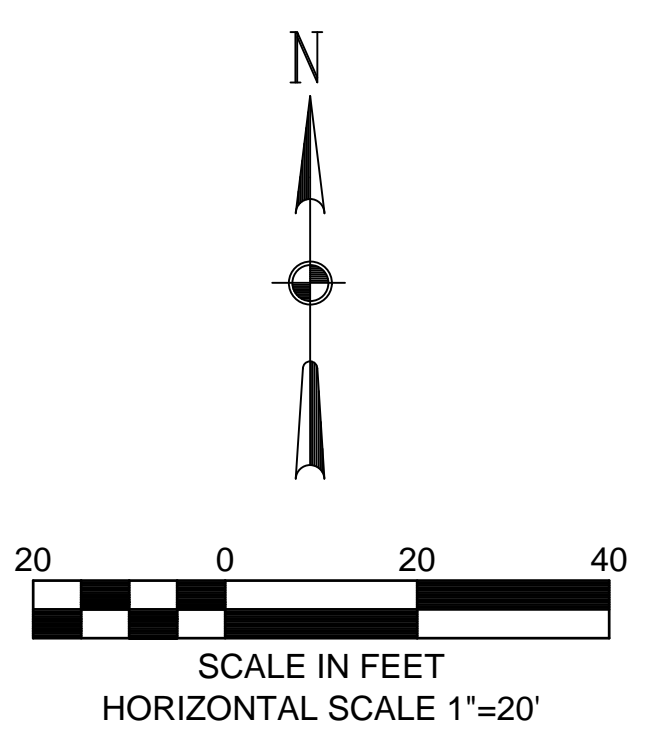


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T & B Project No.:	75-0700
DATE	07.21.2021
REVISIONS AND RECORD OF ISSUE	UR REZONING AND PRELIMINARY PLAT 2ND RESUBMITTAL 2 TRM LG LG
	04.12.2021
	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL 1 TRM LG LG
	01.28.2021
	UR REZONING AND PRELIMINARY PLAT SUBMITTAL 0 TRM LG LG
	INC. BY CK APF



LEGEND

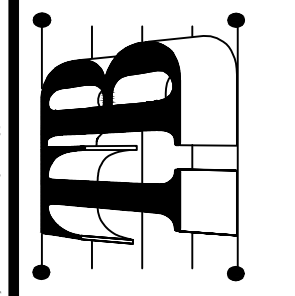
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- SS --- SS --- SS --- SS --- SS --- SS --- SS --- PROPOSED SANITARY SEWER
- W --- W --- W --- W --- W --- W --- W --- PROPOSED WATER LINE
- G --- G --- G --- G --- G --- G --- G --- PROPOSED ROOF DRAINS
- --- --- --- --- --- --- PHASE 1 UR BOUNDARY



Name on Seal
 Robert C Hafner
 License No.: A5514
 I&B #2015037508
 DWG. NO.: C007

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
UTILITY PLAN

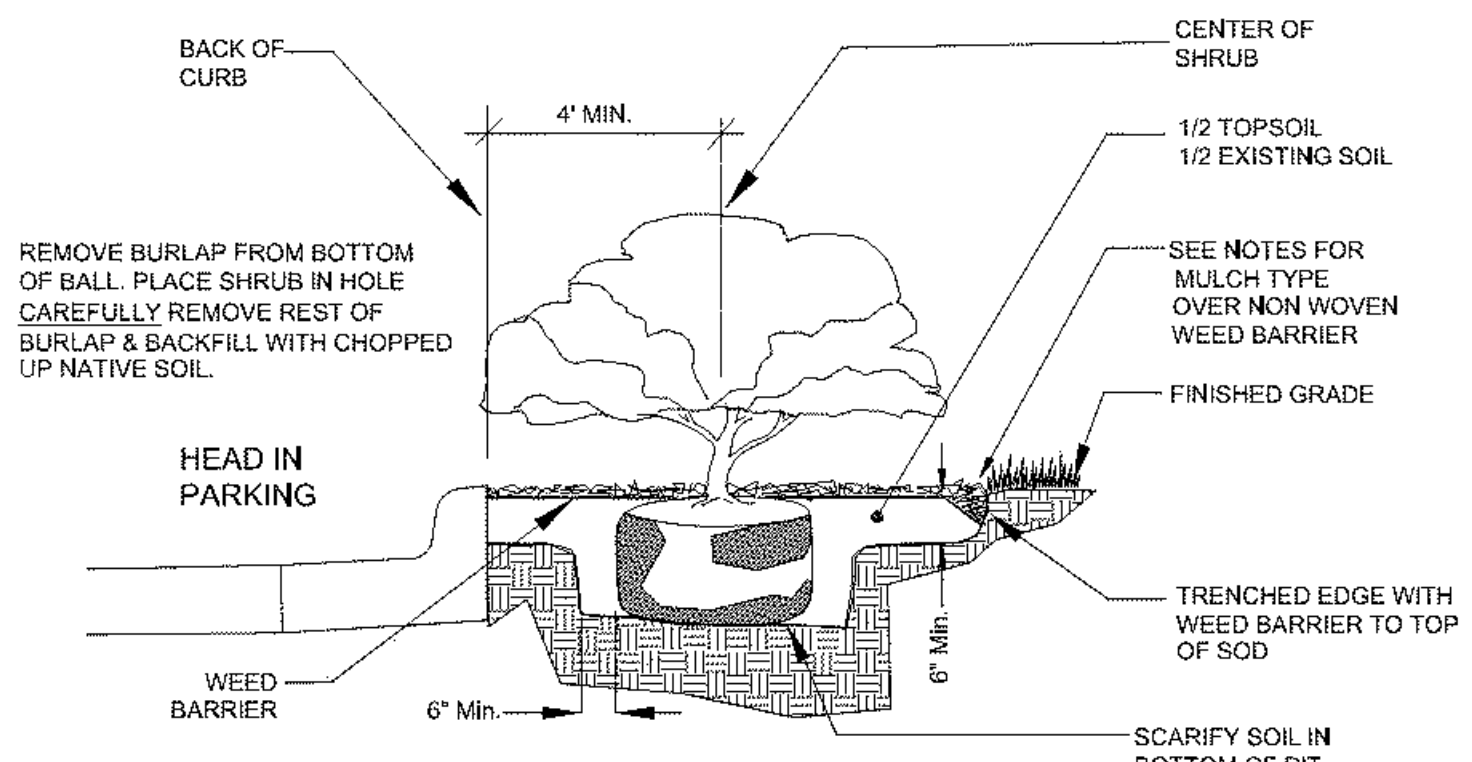
Taliaferro & Browne, Inc.
 Civil / Structural Engineering, Landscape
 Architecture / Architecture & Surveying
 1020 E. 8th STREET
 KANSAS CITY, MISSOURI 64106
 PH (816) 235-3436
 MISSOURI LICENSE NO. 00466 KANSAS LICENSE NO. P-1481
 I&B ARCHITECTURAL CORPORATION LICENSE #2015037506



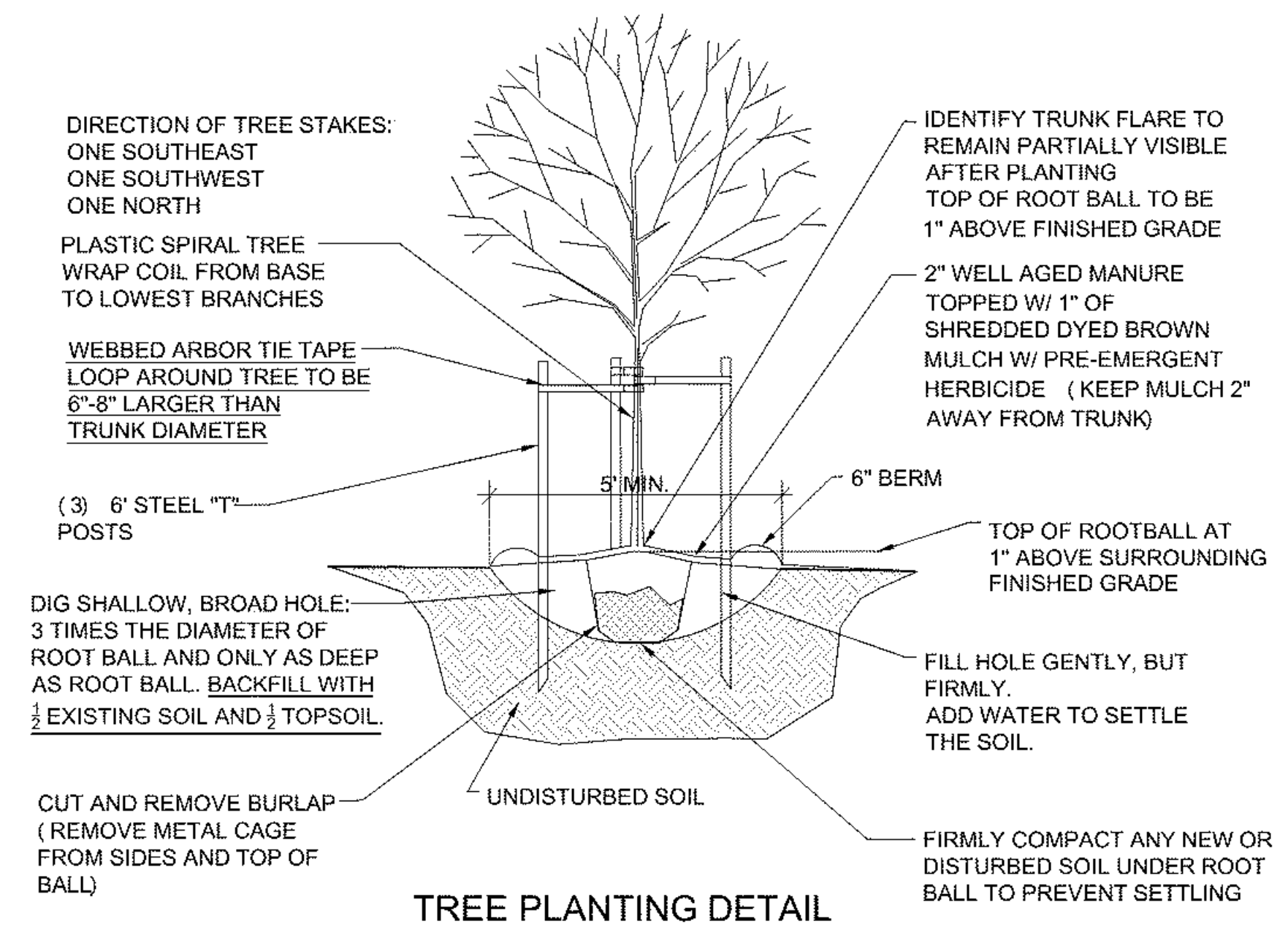
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DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP
07.21.2021	UR REZONING AND PRELIMINARY PLAT 2ND RESUBMITTAL	2	TRM	LG	LG
04.12.2021	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	1	TRM	LG	LG
01.28.2021	UR REZONING AND PRELIMINARY PLAT SUBMITTAL	0	TRM	LG	LG

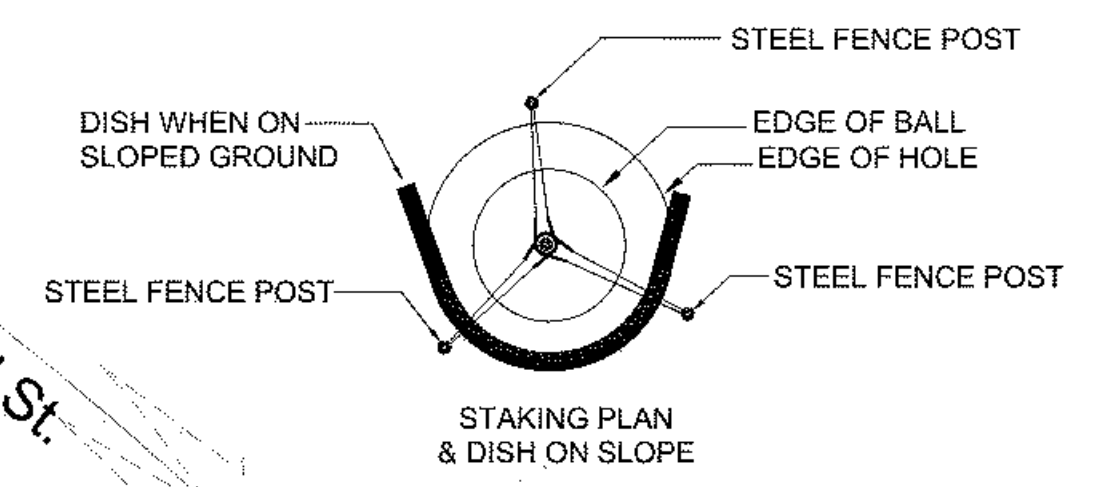
I & B Project No. 75-0700



SHRUB BED & PARKING SETBACK DETAIL
NO SCALE



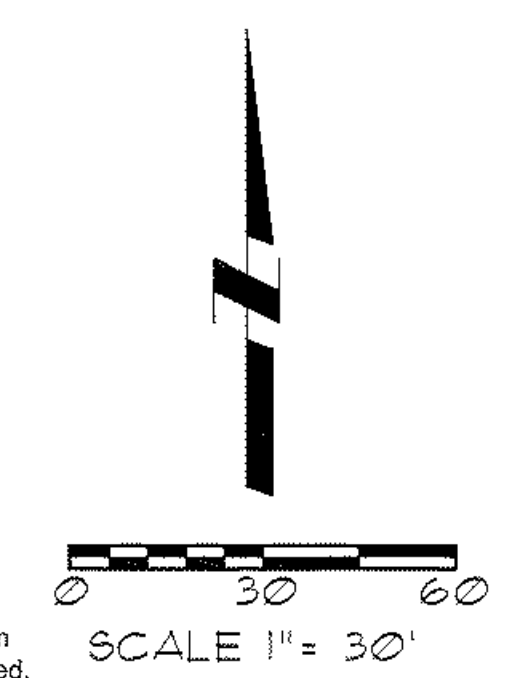
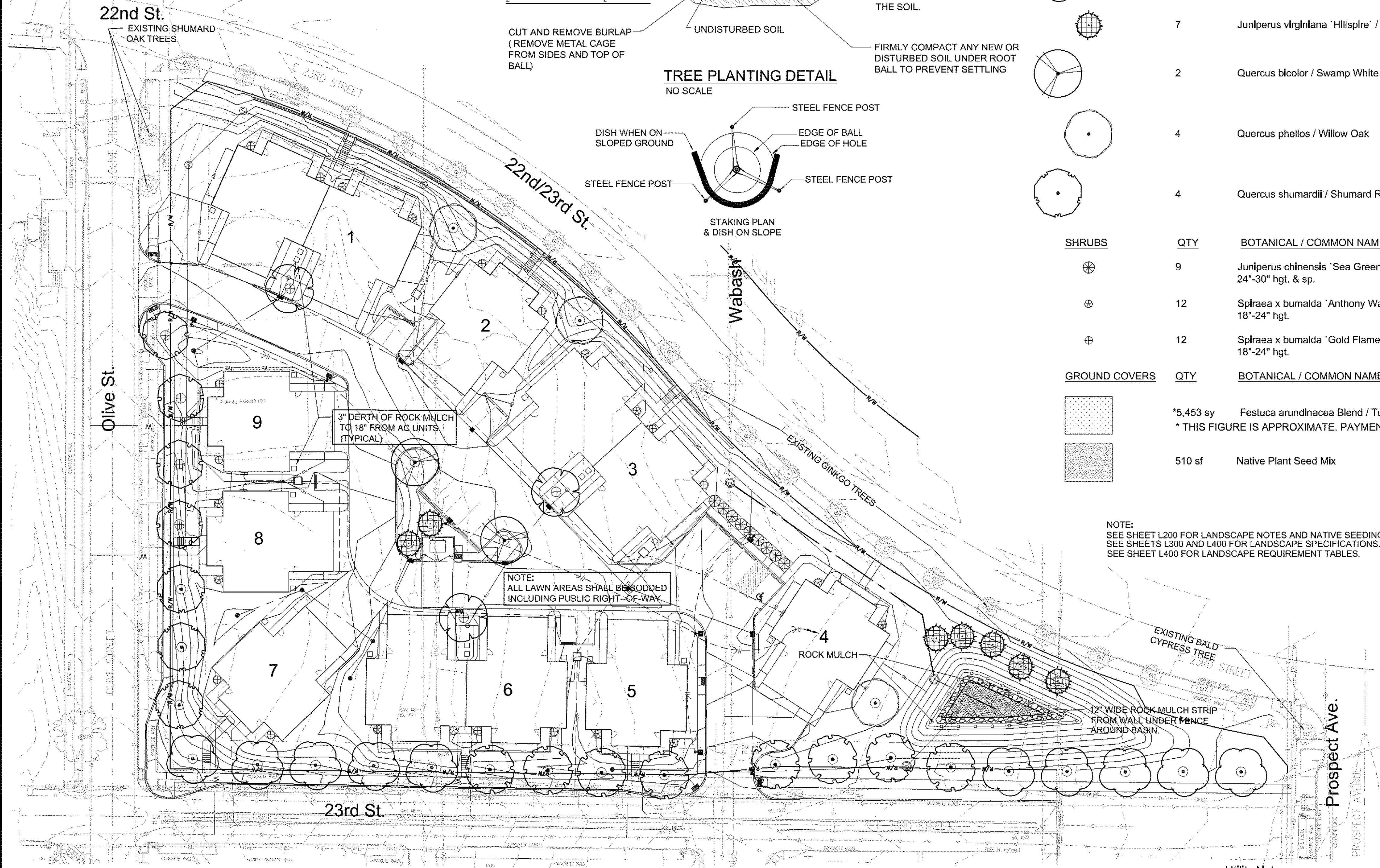
TREE PLANTING DETAIL
NO SCALE



PLANT_SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	Acer campestre / Hedge Maple	B & B	2"	cal.
	8	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"	Cal
	3	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2"	cal.
	10	Gymnocladus dioicus / Kentucky Coffee Tree	B & B	2"	Cal
	7	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	2	Quercus bicolor / Swamp White Oak	B & B	2"	cal.
	4	Quercus phellos / Willow Oak	B & B	2"	cal.
	4	Quercus shumardii / Shumard Red Oak	B & B	2"	Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		
	9	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal		
	12	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt.	3 gal		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	*5,453 sy	Festuca arundinacea Blend / TurfFall Fescue	sod		
	510 sf	Native Plant Seed Mix	seed		

NOTE:
SEE SHEET L200 FOR LANDSCAPE NOTES AND NATIVE SEEDING SPECIFICATIONS.
SEE SHEETS L300 AND L400 FOR LANDSCAPE SPECIFICATIONS.
SEE SHEET L400 FOR LANDSCAPE REQUIREMENT TABLES.



Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

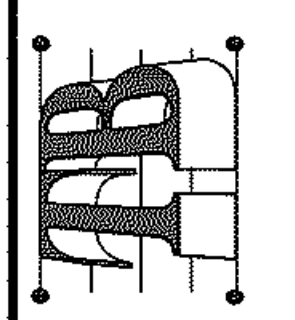
Name on Seal
Peter A. Oppermann
License No.: LA-60
T&B #2015037508
DWG. NO.:

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT

LANDSCAPE PLAN

L100

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape / Architecture & Surveying
1020 E. 9th Street
Kansas City, Missouri 64106
PH (816) 283-2456
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000496 KANSAS LICENSE NO. E-1481
I&B ARCHITECTURAL CORPORATION LICENSE #2015037508



File Name:	
I & B Project No.	75-0700
DATE	01.29.2021
INITIAL ISSUE	0 PA09A00A
REVISIONS AND RECORD OF ISSUE	NO. BY CK APP

Table 3. Landscape Requirements

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

88-425 – LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	51	52		
88-425-04 General	NA			
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10' Min.	35'		
Trees				
Shrubs/Wall/Berm				
Adjacent to Residential Zones				
Buffer Width	NA			
Shrubs/Berm/Fence/Wall	NA			
88-425-06 Interior Vehicular Use Area				
Interior Area	NA			
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Describe	NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA		
88-425-09 Outdoor Use Screening	Describe	NA		

Table 3a. Alternative Compliance to Landscape Standards

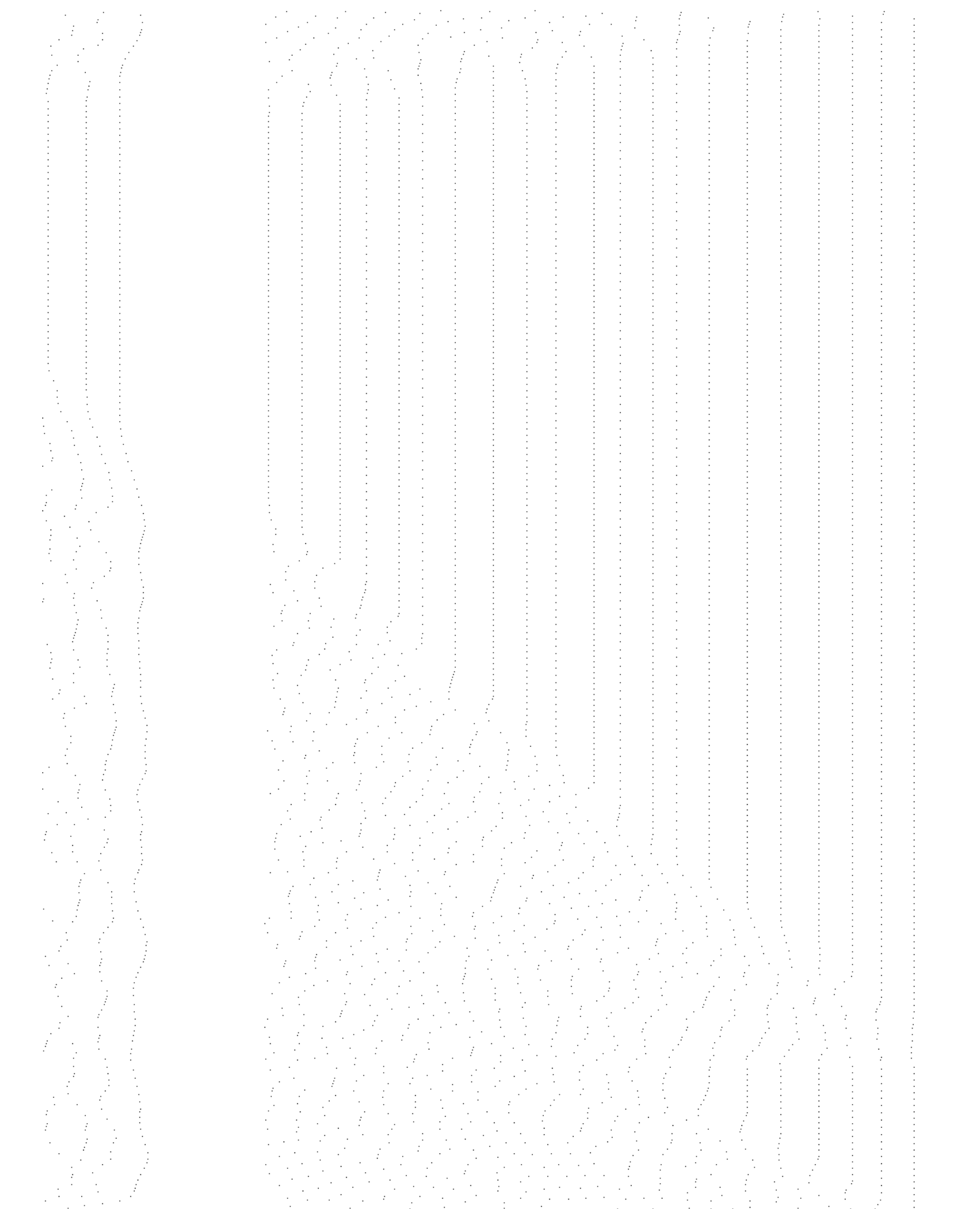
This table shall appear on all landscape plans in which alternative compliance is requested.

88-425 – LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees		
88-425-04 General		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width		
Trees		
Shrubs/Wall/Berm		
Adjacent to Residential Zones		
Buffer Width		
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area		
Trees		
Shrubs		
88-425-07 Parking Garage Screening		
88-425-08 Mechanical/Utility Equipment Screening		
88-425-09 Outdoor Use Screening		

Table 3b. Landscape Schedule

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

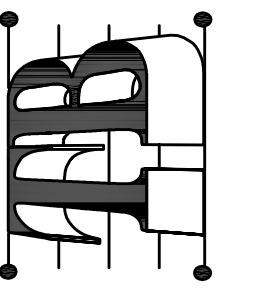
88-425 – LANDSCAPE SCHEDULE	SYMBOL		
88-425-03 Street Trees	See Plan And Plant Schedule		
88-425-04 General	See Plan And Plant Schedule		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	See Plan And Plant Schedule		
Buffer Width			
Trees			
Shrubs/Wall/Berm			
Adjacent to Residential Zones			
Buffer Width			
Shrubs/Berm/Fence/Wall	See Plan And Plant Schedule		
88-425-06 Interior Vehicular Use Area			
Interior Area			
Trees	See Plan And Plant Schedule		
Shrubs	See Plan And Plant Schedule		
88-425-07 Parking Garage Screening	Describe NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe NA		
88-425-09 Outdoor Use Screening	Describe NA		



Name on Seal
Peter A. Oppermann
License No.: LA-60
T&B #2015037508
DWG. NO.:
L400

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
LANDSCAPE REQUIREMENTS

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape / Architecture & Surveying
1020 E. 86th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. P-181
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



T & B Project No. 75-0700	File Name:	
01/29/2021 DATE	INITIAL ISSUE	0
	REVISIONS AND RECORD OF ISSUE	NO. BY CK APP

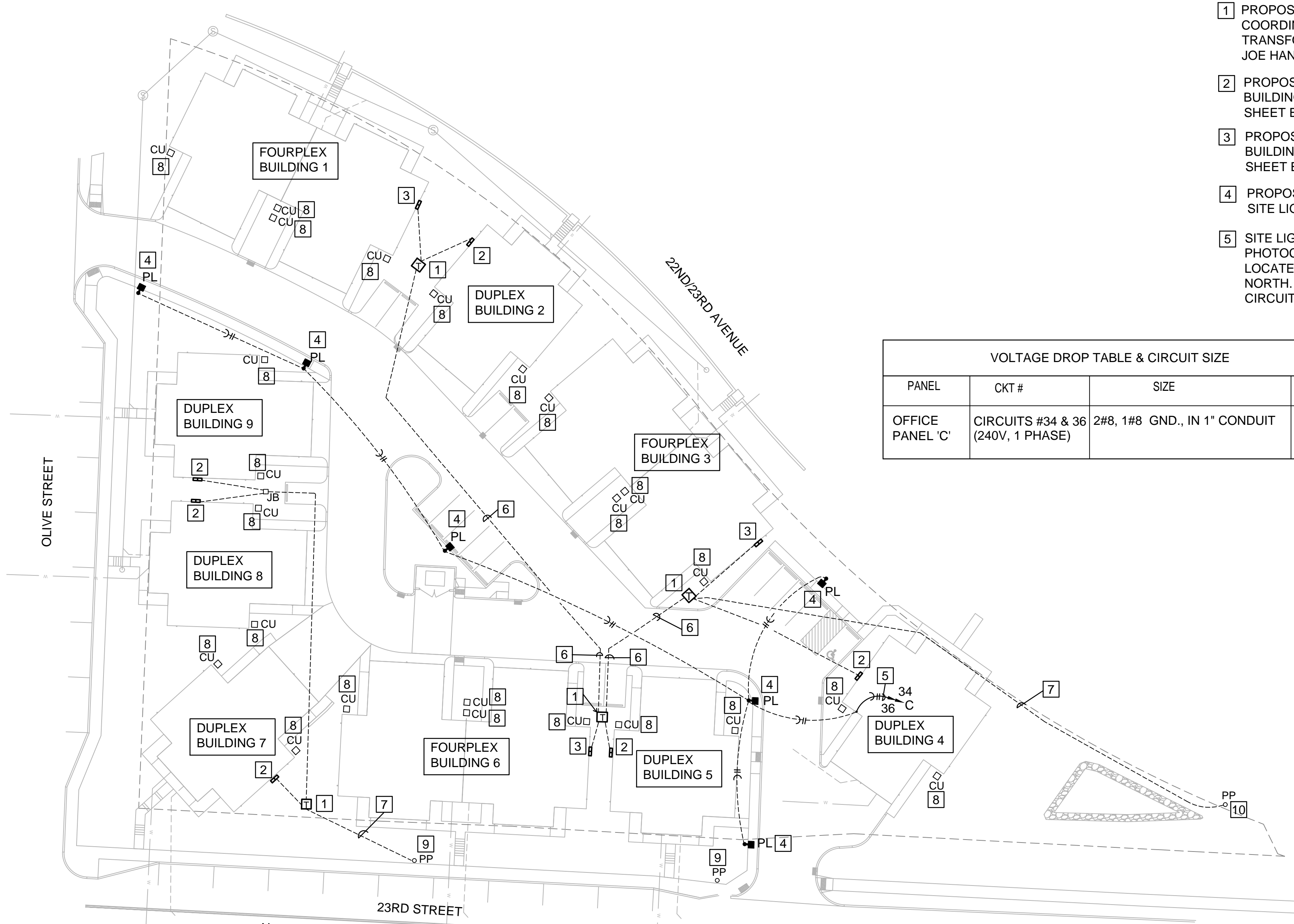
PLAN NOTES

- 1 PROPOSED LOCATION OF EVERGY UTILITY TRANSFORMER. COORDINATE LOCATION AND REQUIREMENTS OF UTILITY TRANSFORMER WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 2 PROPOSED LOCATION OF METER CENTER FOR DUPLEX BUILDING. REFER TO ELECTRICAL ONE LINE DIAGRAM ON SHEET E300 FOR MORE INFORMATION.
- 3 PROPOSED LOCATION OF METER CENTER FOR FOUR-PLEX BUILDING. REFER TO ELECTRICAL ONE LINE DIAGRAM ON SHEET E300 FOR MORE INFORMATION.
- 4 PROPOSED LOCATION FOR SITE LIGHTING. REFER TO SITE LIGHTING DETAIL ON THIS SHEET.
- 5 SITE LIGHTING CIRCUIT WILL BE CONTROLLED BY PHOTOCELL ON. PHOTOCELL OFF. PHOTOCELL WILL BE LOCATED ON THE ROOF OF THE BUILDING FACING NORTH. 2 #8, 1 #8 GND. IN 1" CONDUIT FOR THE ENTIRE CIRCUIT.
- 6 PROVIDE 4" EMPTY PRIMARY CONDUIT BETWEEN EVERGY TRANSFORMERS. COORDINATE THE ROUTING OF THE 4" EMPTY PRIMARY CONDUIT BETWEEN EVERGY TRANSFORMERS WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 7 PROVIDE 4" EMPTY PRIMARY CONDUIT FROM EVERGY TRANSFORMER TO EVERGY EXISTING POWER POLE. COORDINATE THE ROUTING OF THE 4" EMPTY PRIMARY CONDUIT WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 8 PROPOSED LOCATION OF NEW HVAC CONDENSING UNIT (CU) FOR EACH APARTMENT UNIT. REFER TO ELECTRICAL SHEETS E100, E101, E102 AND E103 FOR POWER CIRCUITS FOR CONDENSING UNITS. CONDENSING UNIT WILL BE FED FROM ELECTRICAL PANEL INSIDE THE APARTMENT UNIT. COORDINATE LOCATION OF CONDENSING UNITS WITH CIVIL DRAWINGS.
- 9 LOCATION OF RELOCATED EXISTING EVERGY POWER POLE. COORDINATE NEW LOCATION OF EXISTING POWER POLE WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 10 LOCATION OF EXISTING EVERGY POWER POLE. COORDINATE LOCATION OF EXISTING POWER POLE WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663

LIGHTING FIXTURE AND DESIGN PARAMETERS

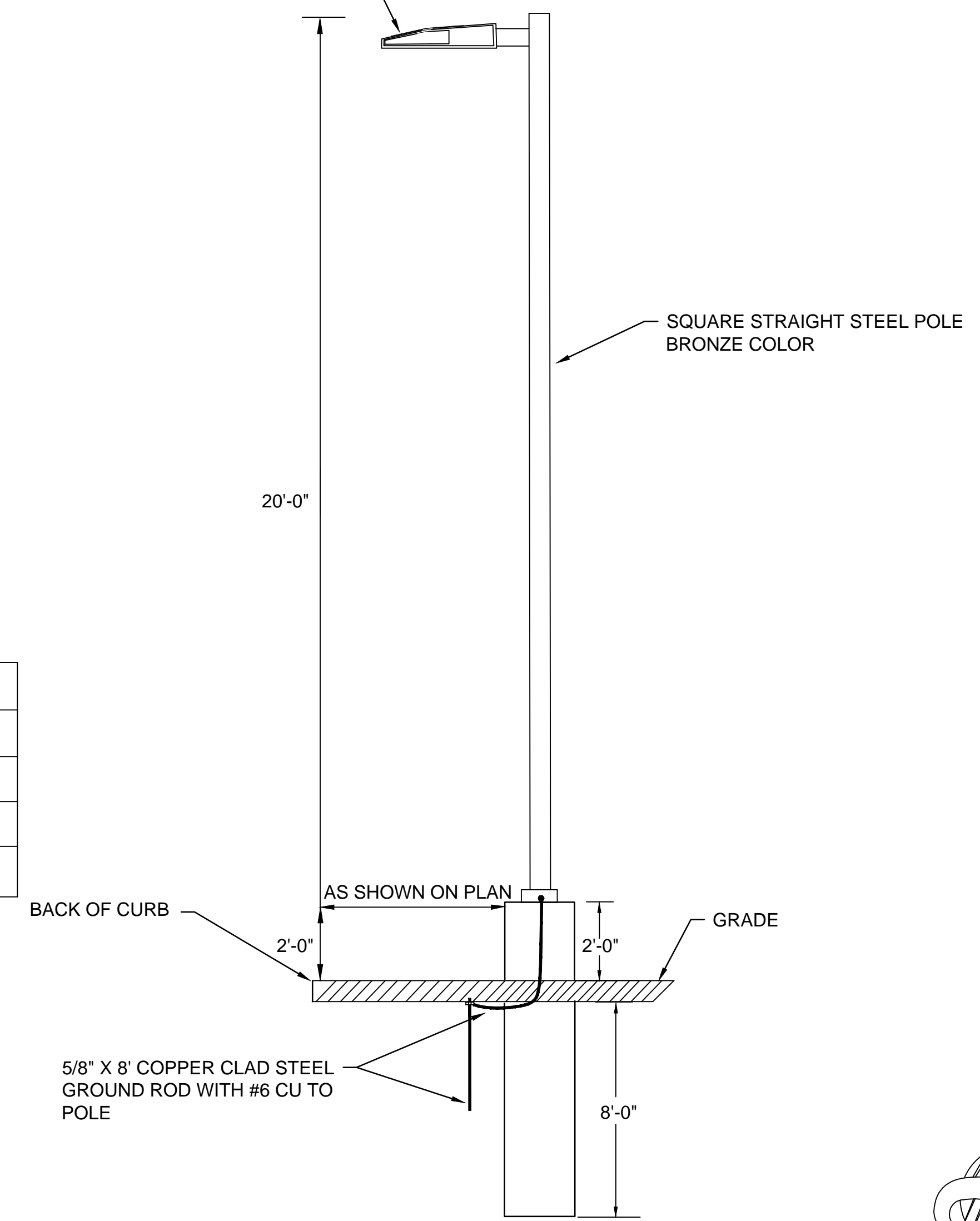
1. LUMINAIRE TYPE:
TYPE "PL" GALLEON LED CAT #
GAN-AF-04-LED-U-T4FT-BZ-7030 (70 CRI, 3000K)
2. POLE:
POLE "PL"
COOPER LIGHTING, MODEL # SSX-5-A-20-S-BZ-M-1
20 FT SQUARE STRAIGHT STEEL, BRONZE COLOR.

VOLTAGE DROP TABLE & CIRCUIT SIZE			
PANEL	CKT #	SIZE	% VOLTAGE DROP
OFFICE PANEL 'C'	CIRCUITS #34 & 36	2#8, 1#8 GND., IN 1" CONDUIT	2.15 %

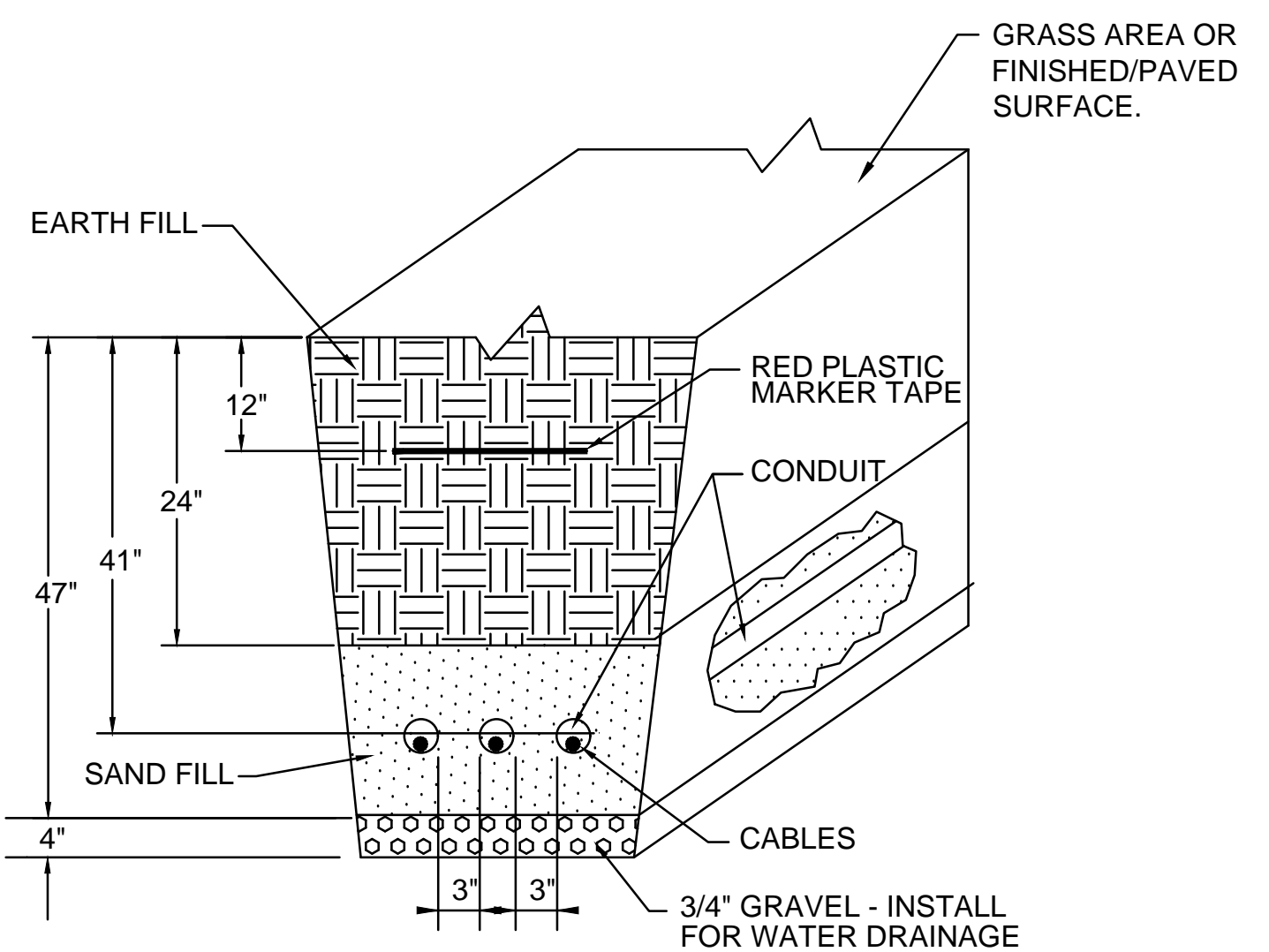


GLEON TYPE "A" LUMINAIRE
BRONZE COLOR

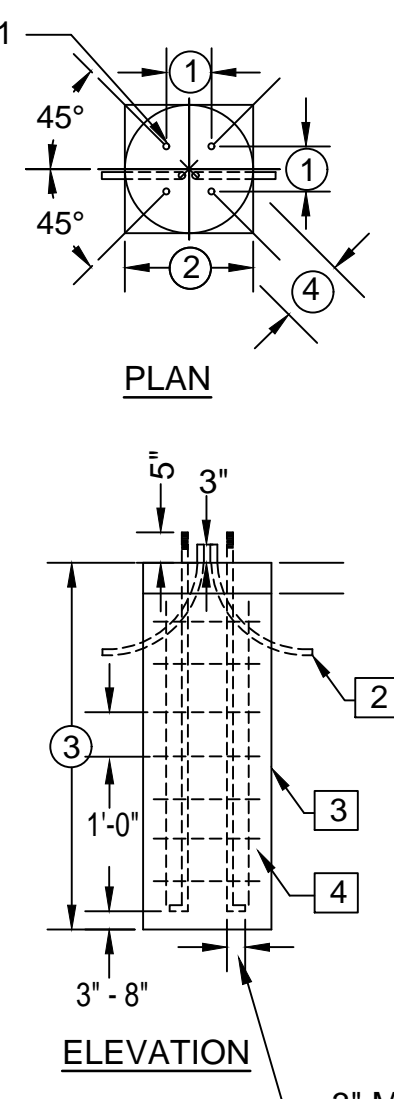
SQUARE STRAIGHT STEEL POLE
BRONZE COLOR



1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"



2 UNDERGROUND CONDUIT TRENCH INSTALLATION DETAIL
SCALE: NTS



3 SITE LIGHTING LUMINAIRE POLE TYPE 'PL' FOUNDATION DETAIL
SCALE: NTS

DIMENSIONS

NO.	ITEM	DIMENSIONS
1	BOLT SPACING	USE MANUFACTURE TEMPLATE
2	DIAMETER OF FOUNDATION	24"
3	DEPTH OF FOUNDATION	8'-0"
4	BOLT CIRCLE DIAMETER	USE MANUFACTURE TEMPLATE

NOTE: REFER TO THE SHOP DRAWINGS FOR BOLT SPACING. CONCRETE SHALL BE PER APWA REQUIREMENTS.

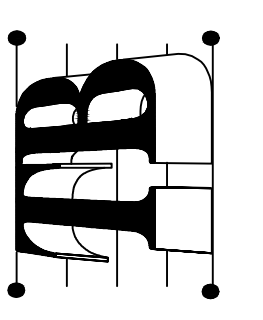
PARKING LOT LIGHT POLE FOUNDATIONS NOTES:

- 1 1" DIAMETER ANCHOR BOLTS EXTENDED WITH #6 REBAR AS REQUIRED
- 2 PLUG ALL CONDUIT OPENINGS WITH DUXSEAL OR EQUIVALENT BEFORE PLACING CONCRETE & AFTER CABLE INSTALLATION. SEE PLANS FOR NUMBER & DIRECTION OF BENDS.
- 3 FURNISH AND INSTALL CONCRETE PER APWA REQUIREMENT (MINIMUM OF 3000 PSI).
- 4 FURNISH AND INSTALL (7) #3 REBAR WITH 1' SPACING BETWEEN REBAR.

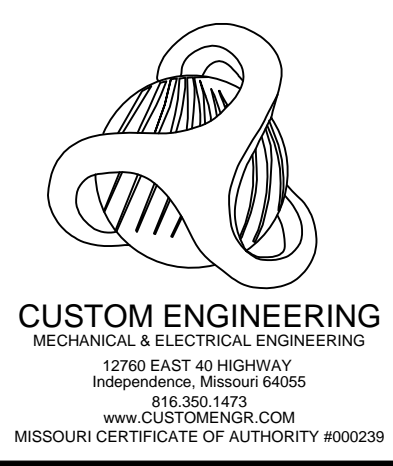
4 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'
SCALE: NTS

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
ELECTRICAL SITE PLAN

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape / Architecture & Surveying
2021 E. 80th STREET
KANSAS CITY, MO 64106
PH (816) 253-3456
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 066094 KANSAS LICENSE NO. E-1481
IA&E ARCHITECTURAL CORPORATION LICENSE #201503750A



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ELECTRICAL SYMBOL

■ PL PARKING LOT LED LIGHT FIXTURE MOUNTED ON 20' POLE.

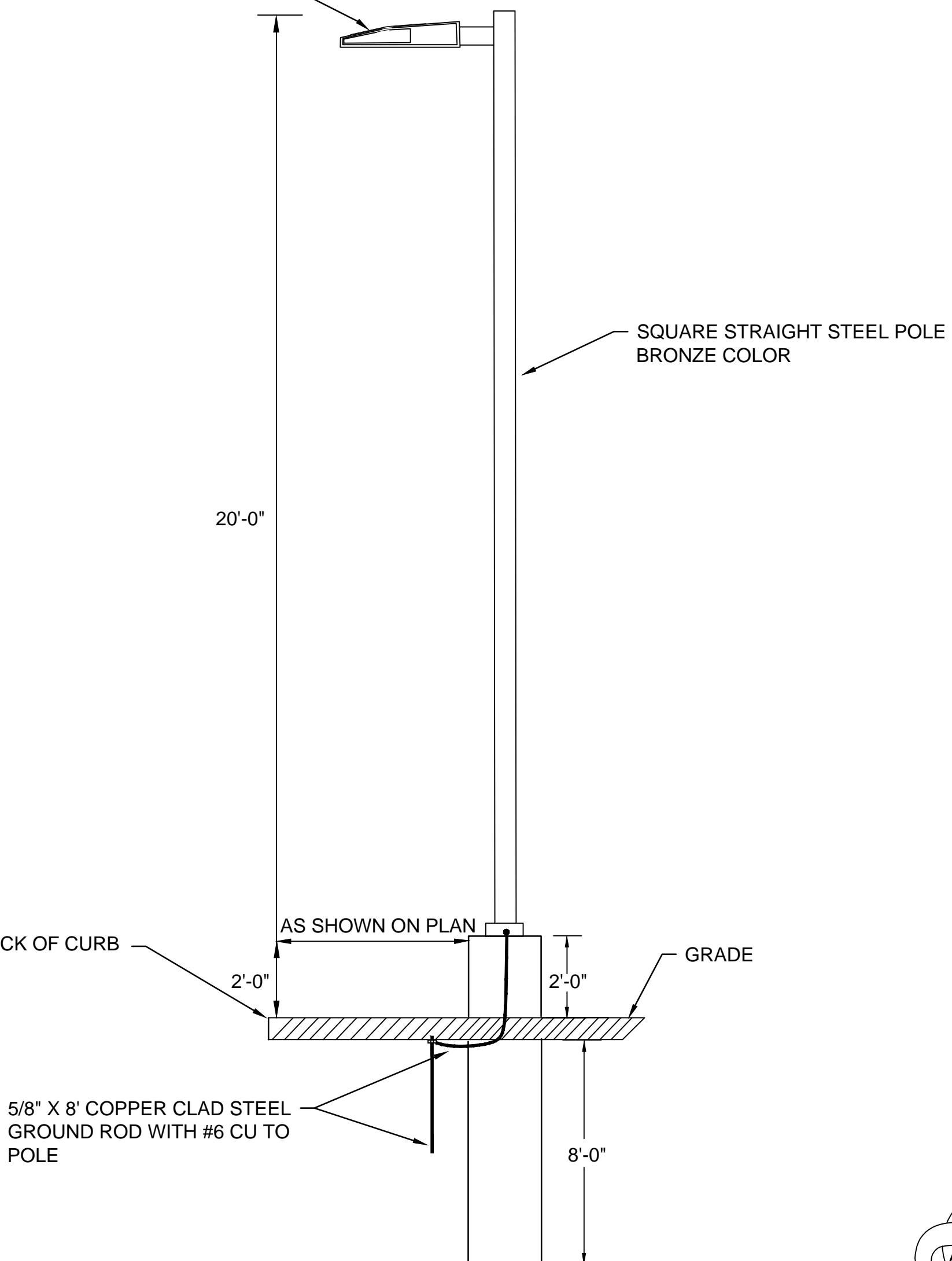
IES RECOMMENDED MAINTAINED ILLUMINANCE VALUE FOR PARKING LOT				
LABEL	UNITS	AVG	MIN	MAX/MIN
PARKING LOT AREA	+ FC	2.0	0.2	20:1

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT AREA	+ FC	4.13	9.6	0.4	10.33	24.0

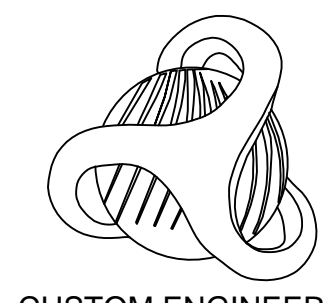
LIGHTING FIXTURE AND DESIGN PARAMETERS

- LUMINAIRE TYPE:
TYPE "PL" GALLEON LED CAT #
GAN-AF-04-LED-U-T4FT-BZ-7030 (70 CRI, 3000K)
- POLE:
POLE "PL"
COOPER LIGHTING, MODEL # SSX-5-A-20-S-BZ-M-1
20 FT SQUARE STRAIGHT STEEL, BRONZE COLOR.

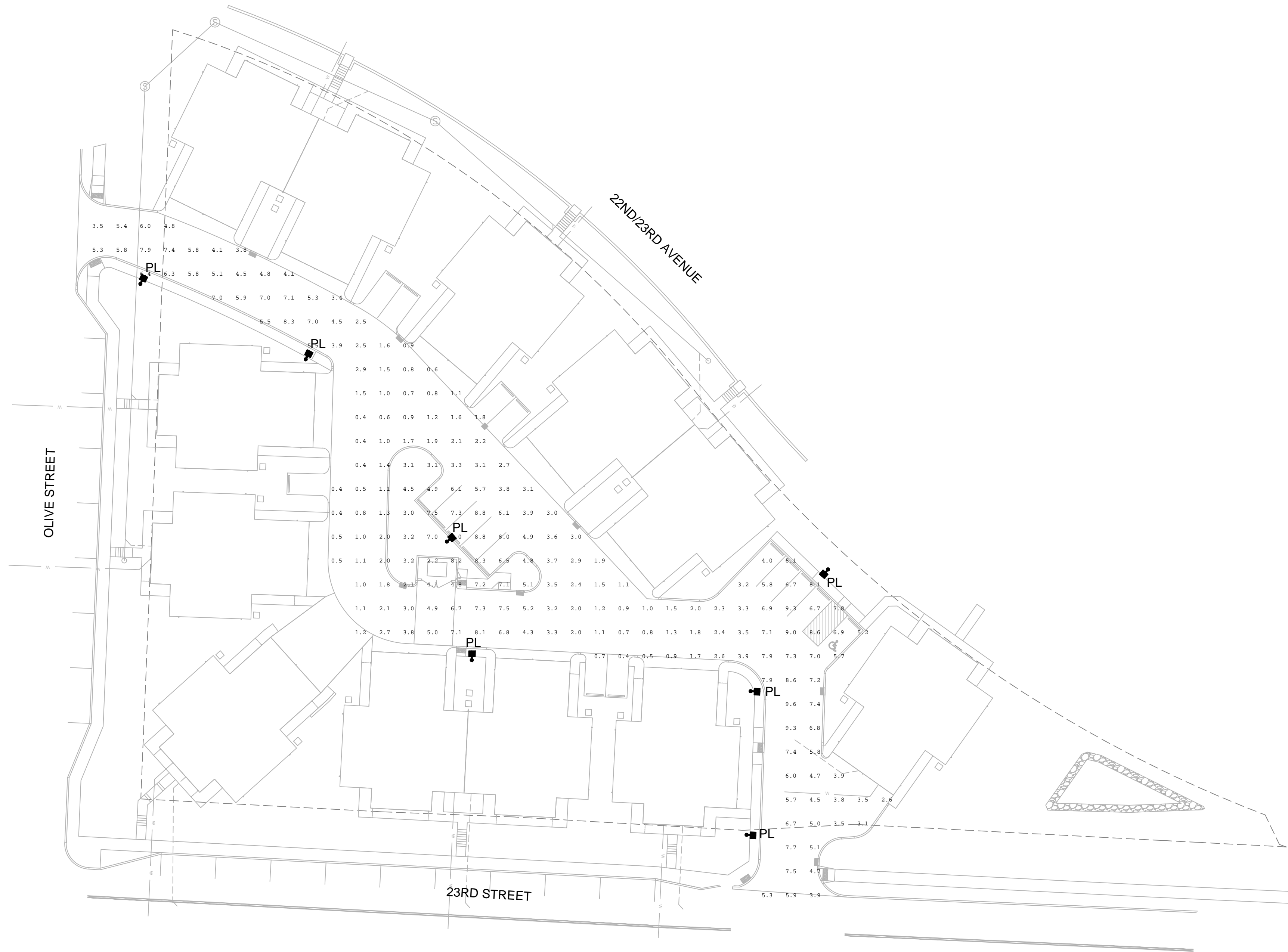
GLEON TYPE "PL" LUMINAIRE
BRONZE COLOR



2 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'
SCALE: NTS



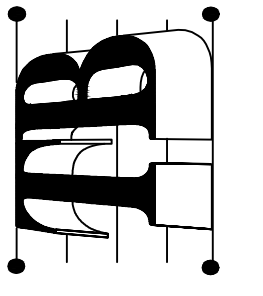
CUSTOM ENGINEERING
MECHANICAL & ELECTRICAL ENGINEERING
12760 EAST 40 HIGHWAY
Independence, Missouri 64055
816.350.1473
www.CUSTOMENR.COM
MISSOURI CERTIFICATE OF AUTHORITY #0002329



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

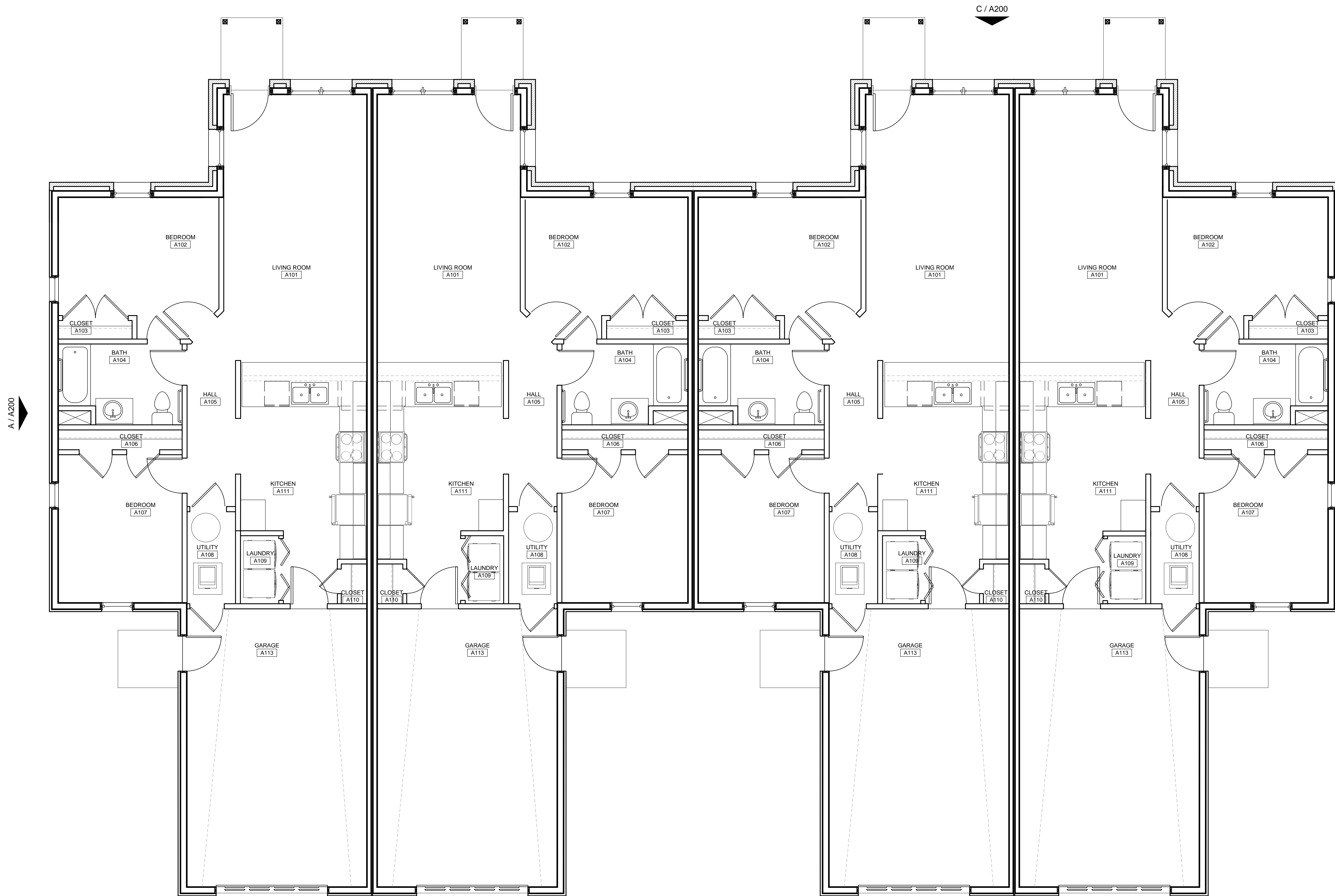
PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
SITE PHOTOMETRIC PLAN

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape / Architecture & Surveying
2021 E. 80th STREET
KANSAS CITY, MO 64106
PH (816) 252-3456
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 066094 KANSAS LICENSE NO. E-1481
TXB ARCHITECTURAL CORPORATION LICENSE #2015037504



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DWG NO.:
E-002



E / A200

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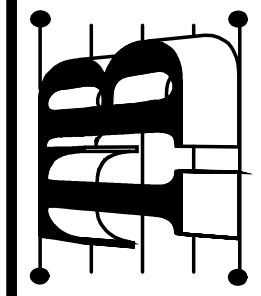
TYPICAL 4 PLEX UNITS, 1, 3, 6
FLOOR PLANS, DUPLEX UNITS 2, 7, 8, 9 SIMILAR

0' 2' 4' 6' 1/4"=1'-0"

Name on Seal
Robert C Hafner
License No.: A5514
T&B #2015037508
DWG NO.: A102

PROSPECT SUMMIT HOMES
KANSAS CITY, MISSOURI
22ND/23RD & OLIVE/PROSPECT
FOUR PLEX FLOOR PLANS

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape
Architecture / Architecture & Surveying
KANSAS CITY, MISSOURI 64106
1020 E. 8th STREET
PH (816) 283-3456
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-181
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



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10.30.2020	DATE	NO. BY	CR/APP
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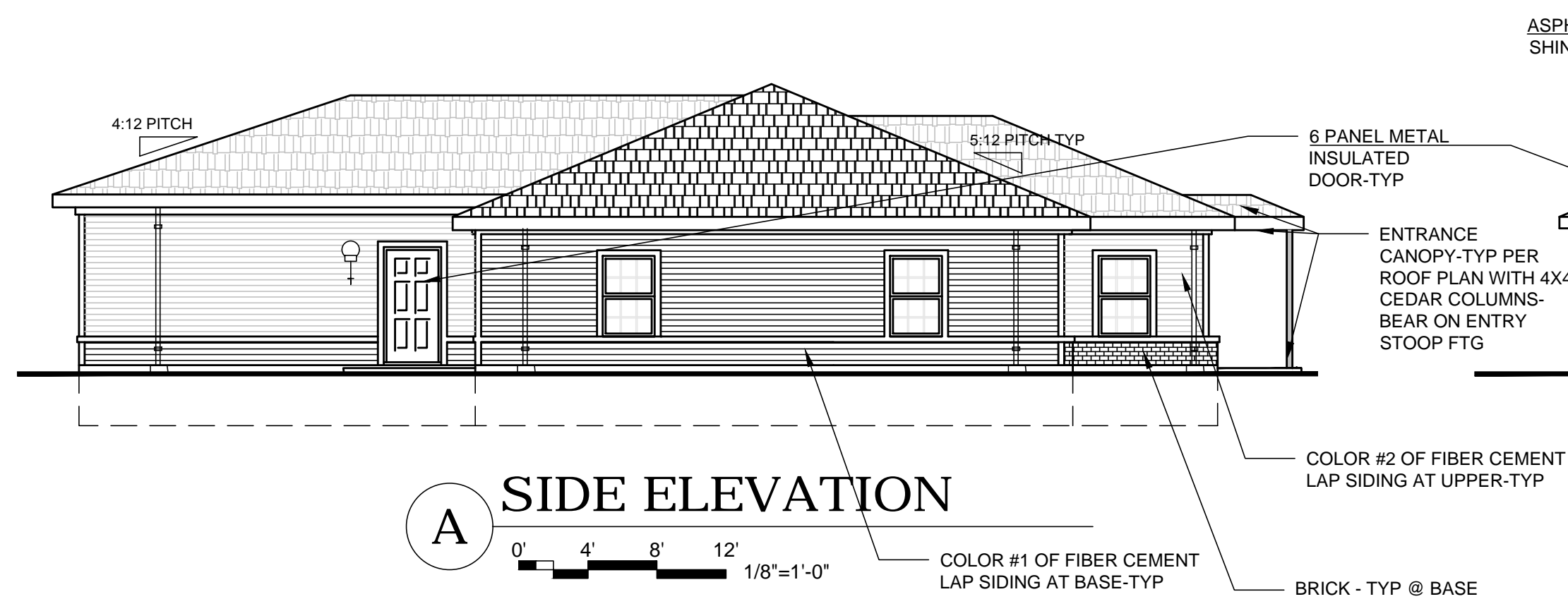
URD-PLAN



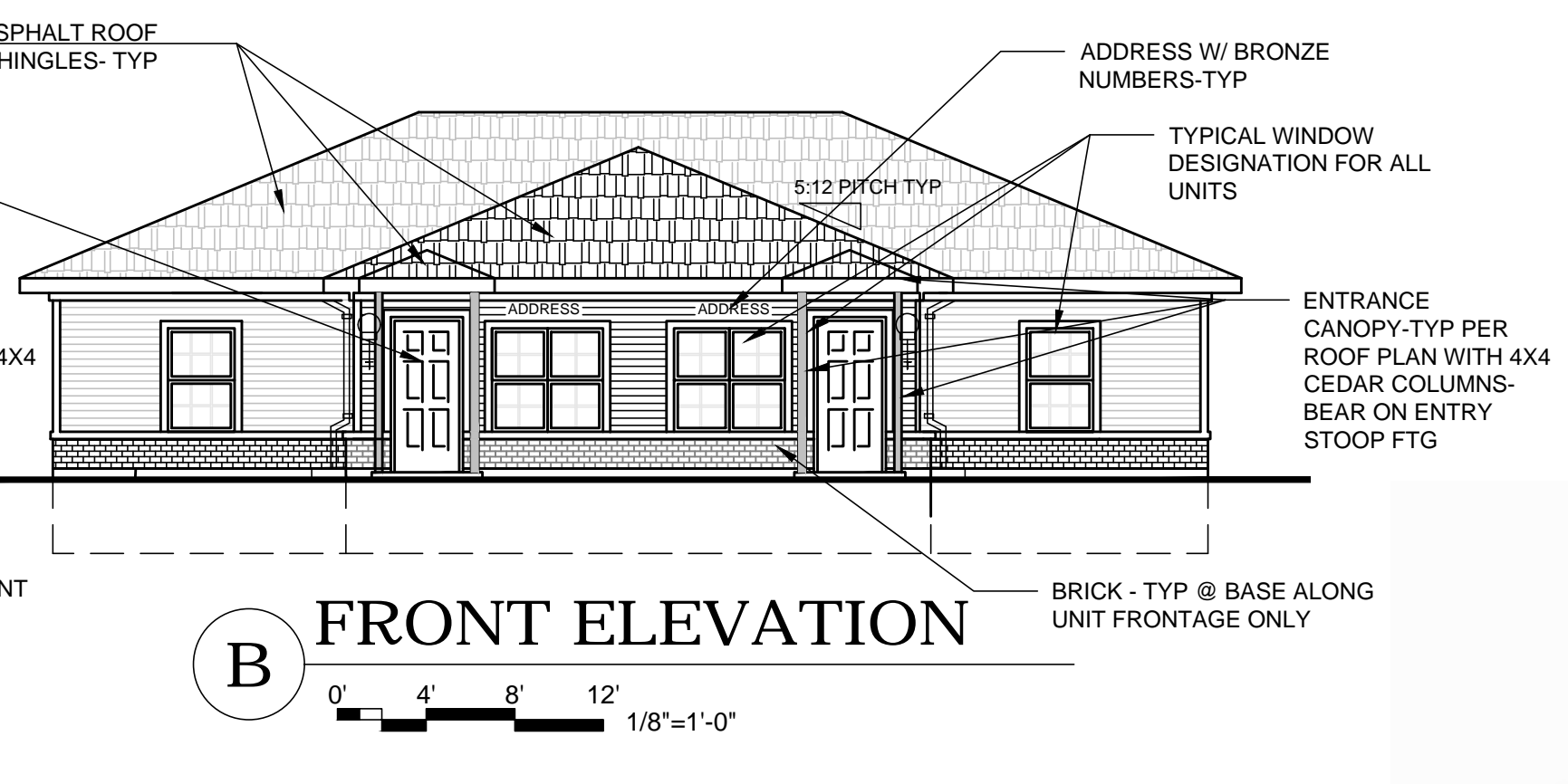
SIDE ELEVATION RENDERING - NTS
 0' 4' 8' 12' 1/8"=1'-0"



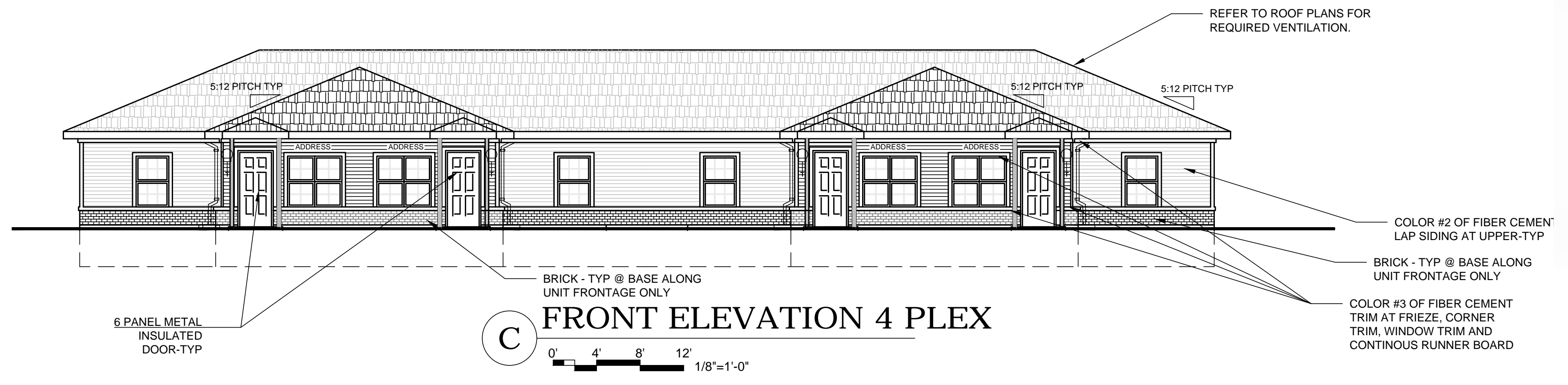
FRONT ELEVATION 4 PLEX RENDERING - NTS
 0' 4' 8' 12' 1/8"=1'-0"



A SIDE ELEVATION
 0' 4' 8' 12' 1/8"=1'-0"



B FRONT ELEVATION
 0' 4' 8' 12' 1/8"=1'-0"



C FRONT ELEVATION 4 PLEX
 0' 4' 8' 12' 1/8"=1'-0"

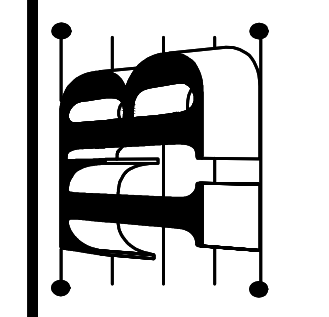


F MONUMENT SIGN ELEVATION
 0' 1' 2' 4' 3/8"=1'-0"

Name on Seal
 Robert C Hafner
 License No.: A5514
 T&B #2015037508
 DWG NO.: A200

PROSPECT SUMMIT HOMES
 KANSAS CITY, MISSOURI
 22ND/23RD & OLIVE/PROSPECT
 EXTERIOR ELEVATIONS

Taliaferro & Browne, Inc.
 Civil / Structural Engineering, Landscape Architecture / Architecture & Surveying
 1020 E. 8th STREET
 KANSAS CITY, MISSOURI 64106
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 MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
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