



# CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

## Project Name

**Bellevue Mixed Use Development**

**Hearing Date** August 2, 2022

## Docket # Request

9 CD-CPC-2022-00107  
Rezoning to UR/MPD

## Applicant

Sean Slattery  
Eldorado Inc

## Owner

The Dylan at 4711 Bellevue LLC  
Vantrust Real Estate II LLC

**Location** 4711 Bellevue Ave

**Area** About 1.3 acres

**Zoning** MPD & R-1.5

**Council District** 4<sup>th</sup>

**County** Jackson

**School District** Kansas City MO 110

## Surrounding Land Uses

**North** – residential use, zoned R-1.5, R-0.5

**South** – office, commercial use, zoned UR

**East** – residential use, zoned R-0.5

**West** – residential use, zoned R-1.5, R-0.5

## Land Use Plan

The Midtown/Plaza Area Plan recommends Office/Residential. Long Range Planning is not requiring an area plan amendment.

## Major Street Plan

The subject site is not adjacent to any rights of way on the Major Street Plan

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property is located within the West Plaza Neighborhood Association. Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on July 26, 2022. A summary of the meeting is attached to this report.

## EXISTING CONDITIONS

The subject site is currently eight parcels that are a mix of vacant land, parking lot, and existing buildings. The site is zoned MPD, with the southernmost parcel zoned R-1.5. There is a small portion of public alley located at the southeasternmost portion of the site that extended north at some point in time but was previously vacated.

## SUMMARY OF REQUEST

CD-CPC-2022-00107 - A request to approve a Rezoning to MPD (Master Planned Development) from District MPD and District R-1.5 and approving a preliminary development plan to allow the construction of a mixed-use building containing 320 dwelling units and retail/restaurant space on about 1.3 acres generally located at the northeast corner of Bellevue Ave and W 48th St.

## KEY POINTS

- Mixed Use Development

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

9 Approval with conditions

## CONTROLLING CASE

**14292-MPD-1 – Ordinance No. 170343** - To consider approval of a major amendment to an MPD development plan in District MPD (Master Planned Development), to allow for 170 unit multi-family apartment building.

## RELATED RELEVANT CASES

No relevant cases found

## HISTORY

The subject site is made up of eight parcels. There have been multiple attempts to develop a high density residential project using seven parcels within the subject site. The previously approved MPD zoning and preliminary development plan (Case no. 14292-MPD-1) for this site was approved in 2017. This project proposed a six-story building with 170 units. There was another proposed development that was reviewed by City staff, but never heard by the City Plan Commission.

## PLAN REVIEW

The proposed plan consists of a 12-story mixed-use building containing 320 dwelling units as well as ground floor retail and restaurant space. The proposed development will span across eight existing parcels that will be combined by the developer through the County. In addition to the above ground development, four levels of parking will be provided—three of which will be underground, and one will be at-grade to provide a total of 414 parking stalls. The underground parking garage can be accessed at two points on Belleview Ave. One access point is in the middle the subject property, for both ingress and egress. The second access point is at the northwest corner of the subject site, which is an entrance-only to the parking garage. There is an exit point on the northeast corner of the building for vehicles to exit through the alley/private drive aisle on the east edge of the development. The plans show the main retail space will be at the southwest corner of the development and accessible at street-level. The other retail/restaurant, amenity space, and leasing office will be located along the elevated amenity deck on the second level of the building. Multiple sets of stairs are shown to extend from the sidewalk up to the leasing office and elevated amenity deck, which also includes outdoor space and pool for residents. This property is located within the Plaza Bowl Concept area, and not within the Plaza Bowl Overlay.

A Traffic Impact Study (TIS) was required by the Public Works Department for this project. Currently, W 48<sup>th</sup> St is a one-way street; however, the scope of the TIS is based on W 48<sup>th</sup> St being a two-way street. At this time, the applicant is still working to gather the required signatures of adjacent property owners to allow the section of W 48<sup>th</sup> St, between Belleview Ave and Roanoke Pkwy, to become a two-way street. Until all the signatures are obtained, the TIS cannot be approved. Staff has conditioned the need for TIS approval prior to submitting an MPD Final Plan, which is required prior to building permit.

Landscaping is shown on the plans primarily in the amenity deck area, as well as the required street trees in the public right of way. Some of the street tree species proposed include Maple, Oak, and Elm. The landscape plan will be subject to further review upon the submittal of an MPD Final Plan.

Proposed elevations show the use of fiber cement panel, exposed concrete, transparent glazing, ceramic tile for accent, brick patterns, and metal fabrications to screen the parking garage area. Building materials will be subject to further review during the MPD Final Plan process.

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

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.

<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

## PLAN ANALYSIS

### Rezoning Analysis

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

#### **88-515-08-A. Conformance with adopted plans and planning policies;**

The Area Plan recommends Office/Residential. Mixed use is generally encouraged throughout the Midtown/Plaza Area Plan, therefore, the Long Range Planning Division did not require an area plan amendment.

#### **88-515-08-B. Zoning and use of nearby property;**

The subject site is surrounded by a variety of residential districts that allow for different densities. Additionally, there are commercial districts nearby. The proposed zoning of MPD to allow for a mixed-use development is consistent with the surrounding uses.

#### **88-515-08-C. Physical character of the area in which the subject property is located;**

The surrounding area contains a variety of building types at varying heights. Both the proposed building type and height will conform to the physical context of the Plaza area.

#### **88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

The existing infrastructure is in place to serve the proposed use and will be updated if required by the corresponding City department.

#### **88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;**

The existing zoning of the majority of the site is MPD. There was a previously approved MPD preliminary development plan that allowed a residential development containing 170 units. Without rezoning the to a new MPD, the only development permitted on the site is the previously approved project that was designed by a different developer. Additionally, the previously approved MPD did not include the southernmost parcel on Belleview Ave and W 48<sup>th</sup>. Now that the additional parcel has been acquired, the project can extend all the way to W 48<sup>th</sup> St, but it must be included in the rezoning to MPD as well, as it is currently zoned R-1.5.

#### **88-515-08-F. Length of time the subject property has remained vacant as zoned;**

There are some existing buildings on the southern portion of the site that will be demolished; however most of the subject site has been vacant since about 2012, or has contained parking lots with nothing built on the parcels.

#### **88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;**

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties. This development will increase rental housing opportunities, while providing street activation.

#### **88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

Denial of the rezoning would restrict the type of development permitted on the site. The previous developer abandoned the MPD plan project, so the site remains as undeveloped land with some parking lots and buildings in disrepair. Allowing the rezoning will provide a more useable site that users will benefit from, as most people do not benefit from the site in its current state.

### **Plan Review Criteria (88-516-05)**

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)**

The development plan complies with the applicable sections of the Zoning and Development Code and Area Plan recommendation subject to the conditions attached to this report. Additionally, the Midtown/Plaza Area Plan shows the subject site within the Plaza Bowl Concept area, not the Plaza Bowl Overlay District. The Bowl Concept is a height recommendation for new buildings based on their location. On the subject site, the height recommendation is a maximum of 130 ft. The proposed building exceeds this recommendation; however, it is difficult to design a building to comply with the Bowl Concept in this area due to the grade change and the surrounding context. Many other buildings nearby the subject site also exceed the Bowl Concept. The applicant has worked well with staff to bring the height down slightly to get closer to the recommended height maximum even though it is not a requirement and the MPD zoning allows flexibility from standards in the Zoning and Development Code and accompanying plans.

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

The proposed rezoning to MPD will allow for the development plan including the building and all its proposed uses. Eligibility for this proposed rezoning to MPD is granted by 88-280-01-A-3 – Mixed Use Development.

**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.**

Proposed vehicular ingress and egress to the site is located on Belleview Ave and the private drive on the east side of the subject site. There are two access points propose off Belleview Ave that will lead to the underground parking garage. The access through the private drive area will be a right-out exit only. W 48<sup>th</sup> St is currently a one-way street, and the applicant has provided a traffic impact study (TIS) with the scope of it being a two-way street. The applicant must receive enough signatures from adjacent property owners consenting to changing W 48<sup>th</sup> St, between Belleview Ave and Roanoke Pkwy, to have two-way traffic instead of one-way traffic. Because the applicant has not received all the necessary signatures yet, required approval of the TIS will be conditioned prior to the developer submitting for an MPD Final Plan.

**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.**

Due to the limited right of way available to provide both sidewalk and street trees, the proposed pedestrian section on Belleview will have sidewalk less than five feet wide in order to also accommodate for the required street trees. To help create a wider-feeling sidewalk, the street trees will have grates that pedestrians can walk over, as shown on the plans. Pedestrian area on W 48<sup>th</sup> St will be similar, with a slightly wider sidewalk.

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

Adequate utilities exist to serve this site. Modifications or improvements will be made if required by the corresponding City department.

**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 proposed building materials are fiber cement panel, exposed concrete, transparent glazing, and brick patterns. One condition of approval for this project is that the building materials will be reviewed more in-depth at the time of MPD Final Plan review. Staff has also conditioned that architectural and aesthetic design elements from the County Club Plaza should be included in this project.

**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 lists only proposed species for street trees, which are in compliance with the Code. The landscape plan, including details about vegetation for the amenity deck, planters, etc. will be subject to further review during the MPD Final Plan process.

**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 proposed development will increase impervious surface of the site as the proposed building will cover 100 percent of the subject site. All parking will be underground, with one level at-grade. Underground stormwater detention is proposed for this site; however, the Water Services staff did not complete a review in the allotted time for this project.


**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 is little to no existing vegetation on the site. Any existing vegetation will be removed.

### PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Genevieve Kohn  
Staff Planner



## Plan Conditions

Report Date: July 28, 2022

Case Number: CD-CPC-2022-00107

Project: 4711 Belleview Mixed Use Development

---

*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

1. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit. Features needing further collaboration during the MPD Final Plan process: pedestrian/amenity areas with additional planters, murals/artwork, characteristics of the Plaza (tiles, southwest theme), architectural design/ materials and metal screening of parking garage, landscaping and other decorative planting elements on and adjacent to the building.
6. Updated lighting plan in compliance with Section 88-430 shall be provided at the time of MPD Final Plan submittal.
7. The developer shall obtain approval of the Traffic Impact Study by the Public Works Department allowing two-way traffic on W 48th St between Belleview Ave and Roanoke Pkwy prior to approval of an MPD Final Plan

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

8. The developer shall cause the lots to be combined prior to issuance of Certificate of Occupancy for any building permits.
9. 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 disturbed area 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.
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. 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.

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

12. The developer must submit a plan for approval and permitting by the Land Development Division prior to beginning construction of any improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. 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.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

14. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1  
  
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
18. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements.
19. Shall provide fire lane signage on fire access drives.

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

20. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2020) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).
21. 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.
22. Recreational amenity space serving to satisfy the parkland dedication requirements shall be platted into private open space tract(s) via Final Plat.

*Condition(s) by Public Works Department. Contact Bailey Waters at / bailey.waters@kcmo.org with questions.*

23. The developer shall maintain tree grates so that they are kept up to accessibility standards.

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

24. 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
25. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
26. 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>
27. All existing service lines shall be killed at the main.

# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



# Meeting Sign-In Sheet

Project Name and Address

**4711 Belleview Mixed-Use Development**

---

**Kansas City, MO 64112**

---

Name	Address	Phone	Email
Jim Caccamo			
Karen Miller			
Matt Fuoco			
Spencer Stewart			
Janet Busher			
Joseph Busher			
Jonathan Dandurand			
Tom Nichols			
Bob Doll			
Ray James			
Ricardo Puente			

Ricardo Puente			
Alexander Kish			
Andrew Brain			
Cheryl Moye			
Robert Reiter			
Thomas Davis			
Owen Buckley (Lane 4)			
Brandon Buckley (Lane 4)			
Mark Allen (Lane 4)			
Andrew Ghadimi (Emerald)			
Sean Slattery (Eldo)			
Kyle Schleicher (Eldo)			
Mark O' Hara (Hoerr Schaudt)			
Arrin Tieben (Kimley Horn)			



# CITY PLANNING & DEVELOPMENT

---

## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

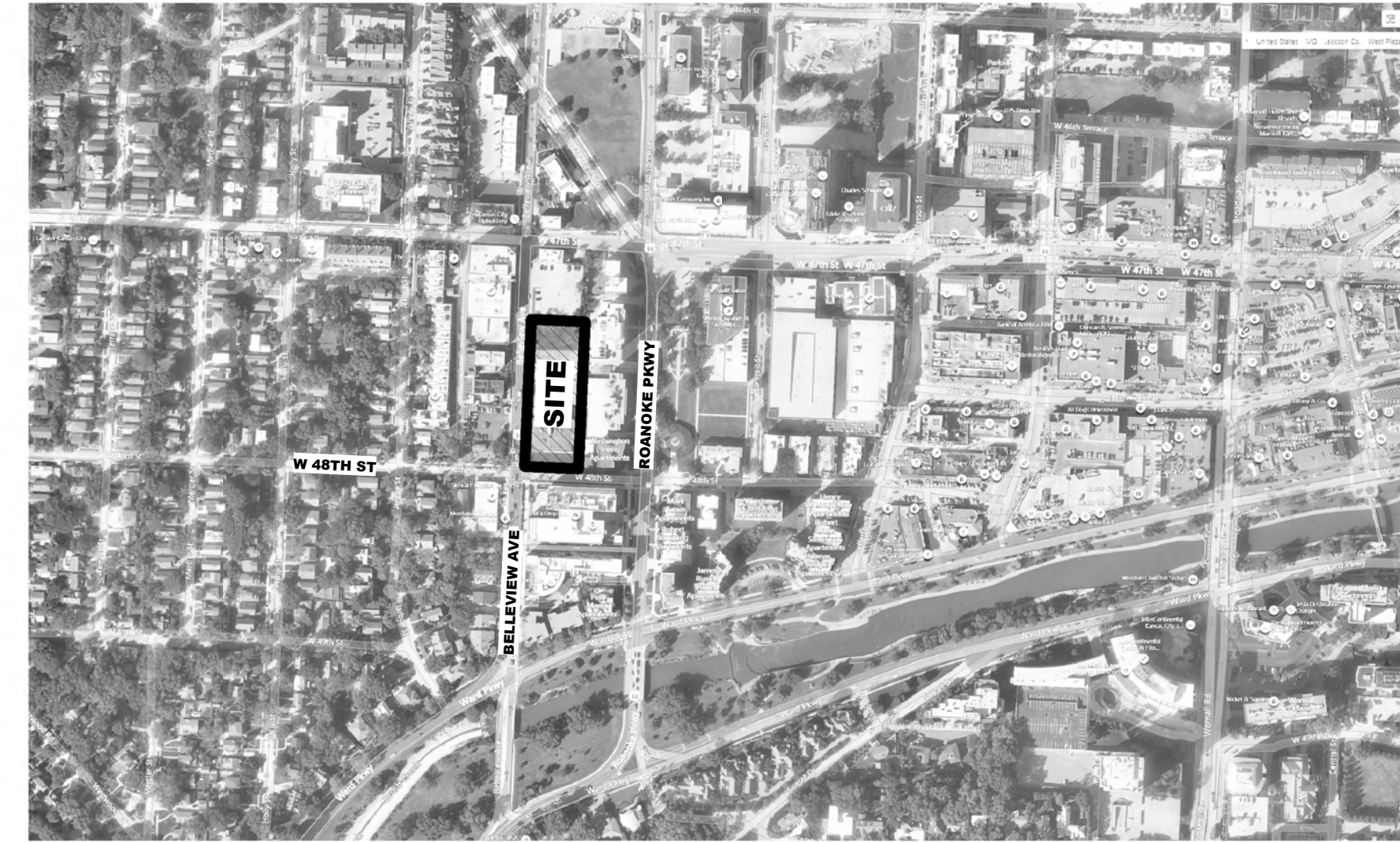
Additional Comments (optional):

# 4711 BELLEVIEW

## CITY PLANNING RESUBMITTAL // JULY 18, 2022



CHARACTER RENDERING



VICINITY MAP (N.T.S.)

**4711 Belleview** is a mixed-use project located at the intersection of 48th Street and Belleview Avenue. The building includes four levels of parking below-grade, a park level amenity deck with multiple pedestrian connections, commercial activation, and high-quality residential offerings. The design is inspired by vernacular spanish architecture and local plaza design precedents.

### PROJECT DESCRIPTION

DRAWING INDEX	
A-CS	COVER SHEET
-	APPLICATION CHECKLIST
C1	SURVEY
C2	EXISTING CONDITIONS
C3	SITE PLAN
	GRADING & UTILITY PLAN
A1-00	CONCEPTUAL RENDERINGS
A1-10	P1 PARKING PLAN
A1-11	P2 PARKING PLAN
A1-12	P3 PARKING PLAN
A1-13	P4 PARKING PLAN
A1-14	LEVEL 1 / P4 PARKING PLAN
A1-15	LEVEL 2 FLOOR PLAN
A1-16	LEVEL 3 FLOOR PLAN
A1-17	LEVEL 4 FLOOR PLAN
A1-18	LEVEL 5 FLOOR PLAN
A1-19	LEVEL 6 FLOOR PLAN
A1-20	LEVEL 7 FLOOR PLAN
A1-21	LEVEL 8 FLOOR PLAN
A1-22	LEVEL 9 FLOOR PLAN
A1-23	LEVEL 10 FLOOR PLAN
A1-24	LEVEL 11 FLOOR PLAN
A1-25	LEVEL 12 FLOOR PLAN
	ROOF PLAN
A2-01	BUILDING ELEVATIONS
A2-02	BUILDING ELEVATIONS
A2-03	BUILDING ELEVATIONS
A2-04	BUILDING ELEVATIONS
L0.03	RENDERED LANDSCAPE PLAN
L4.01	OVERALL MATERIALS PLAN
L5.00	OVERALL LANDSCAPE PLAN
L6.00	STREET SECTIONS
L6.01	STREETSCAPE EXAMPLES
E1.00	LIGHTING PLAN

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

CONSULTANTS	DATE:
LANDSCAPE ARCHITECT: HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501	
STRUCTURAL: LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 916.444.3144	
CIVIL KIMLEY-HORN 805 PENNSYLVANIA AVE SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334	
MEP: 13300 WEST 88TH STREET LENEXA, KS 66215 TEL. 913.822.2400	
CODE CONSULTANT: CIVIL ENGINEER 500 MALCOLM LAKE ROAD EDGEMONT, MO, 64444 TEL. 816.885.9669	

PROJECT #	DATE	PROJECT
4711 BELLEVIEW	7/18/2022	CITY PLANNING RESUBMITTAL

PROJECT #	DATE	PROJECT
4711 BELLEVIEW	7/18/2022	CITY PLANNING RESUBMITTAL

### PROJECT TEAM

#### OWNER



LANE4  
4705 CENTRAL STREET  
KANSAS CITY, MO, 64112

PROJECT CONTACT:  
Brandon Buckley  
TEL. 816.268.9112

#### OWNER



EMERALD MANAGEMENT  
4949 BROADWAY UNIT 105  
BOULDER, CO, 80304

PROJECT CONTACT:  
Andrew Ghadimi  
TEL. 303.444.4552

#### CIVIL



KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105

PROJECT CONTACT:  
Tyler Wysong, P.E.  
TEL. 816.652.2334

#### ARCHITECT



EL DORADO  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

PROJECT CONTACT:  
Sean Slattery, AIA, LEED AP BD+C  
TEL. 816.888.7841

#### LANDSCAPE

Hoerr Schaudt

HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

PROJECT CONTACT:  
Mark O'Hara, PLA, LEED AP  
TEL. 312.283.4527

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112  
PROJECT #2901  
DRAWN BY: JKS  
CHECKED BY: SSL / DD  
**ELDORADO** ARCHITECTURAL CORPORATION  
510 Avenida Cesar e Chavez,  
Kansas City, Missouri 64112  
TEL. 816.474.3838 T. 816.474.0836 www.eld.us

7/17/2022 11:36:11 AM

88-517-04 Application Filing Checklist				
FROM THE CITY OF KANSAS CITY, MO. ZONING AND DEVELOPMENT CODE				
>500 Series Review and Approval Procedures > 88-517 Development Plan Review and Approval > 88-517-04 Application Filing				
REQUIREMENT	PROVIDED	NOTES / COMMENTS	PAGE	
1 Name of the development.	Yes	See Titleblock	N/A	
2 Name, address, and phone number of person or firm that prepared the plan.	Yes	See Titleblock	N/A	
3 Date plan prepared and any revision dates.	Yes	See Titleblock	N/A	
4 Graphic and written scale of one inch equals 10-60 or 100 feet. A scale of one inch equals 200 feet may be used for applications consisting of over 200 acres.	Yes	Where Applicable	N/A	
5 A legal description of the property.	Yes	Land Title Survey	--	
6 North arrow.	Yes	Where Applicable	N/A	
7 A location map identifying boundaries of property in relation to major streets.	Yes	Land Title Survey	--	
8 Existing property lines identifying point of beginning and distances and bearings of property lines, consistent with the legal description.	Yes	Land Title Survey	--	
9 Identification and written dimensions of the width from centerline and total width of existing perimeter and interior streets, other rights-of-way, and all existing easements.	Yes	Existing Conditions	C1	
10 Identification and written dimensions of the total width of pavement of existing streets.	Yes	Existing Conditions	C1	
11 Existing medians within the public right-of-way shall be shown including turn lanes and all other pertinent information within the right-of-way to provide a complete understanding of existing conditions.	Yes	Existing Conditions	C1	
12 Identification and written dimensions of additional street right-of-way to be dedicated and width of any proposed interior streets and easements (reference Major Street Plan).	N/A	Proposed interior drives are private.	N/A	
13 Location and written dimensions of the width of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property, with off-set dimension from the centerlines of such streets and private access.	Yes	Site Plan	C2	
14 Show existing conditions of surrounding property within 300 feet.	Yes	Existing Conditions	C1	
15 Name of adjacent platted subdivision and identification of lot number and tracts.	Yes	Land Title Survey	--	
16 Location, identification, and dimension of proposed lots and tracts.	Yes	Land Title Survey	--	
17 Location of proposed buildings and structures and existing buildings and structures to remain, with written dimensions of setback from proposed street right-of-way and adjacent property lines, dimensions of building width and length, number of floors, gross floor area per floor, and total building area. Residential buildings shall identify, in addition, the number of dwelling units per floor and the total number of dwelling units.	Yes	See plans for proposed buildings and structures. See tabulations for number of floors, gross floor area per floor, total building area, dwelling units per floor and total number of dwelling units.	C1 & A1-10 to A1-25	
18 Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas.	Yes		C1, A1-10 to A1-25 & L5.00	
19 Location of proposed or existing parking spaces, aisles, and drives with written setback dimensions from proposed street rights-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking aisles. (Parking & Loading - 88-420)	Yes		A1-10 to A1-14	
20 Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, showing the buildings, structures, access, and parking areas in each phase.	N/A	The proposed project is a single phase project.	N/A	
21 Existing and proposed topography, with contours at an interval of not less than 5 feet and with approximate first floor elevations of buildings and top of wall and bottom of wall for all retaining walls proposed.	Yes	Grading & Utility Plan	C3	
22 Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, and other pertinent site features. Retaining walls should include materials and top and bottom of wall heights.	Yes	Site Plan	C2	
23 A plan for landscaping & screening (88-425); outdoor lighting including fixture design. (88-430)	Yes	Overall Landscape Plan & Materials Plan	L4.01 & L5.00	
24 Identification of all public and private existing and proposed sidewalks, trails and/or bicycle facilities. (see Trails KC and Bike KC plans)	N/A		N/A	
25 Building elevations, in color, with materials and architectural detailing.	Yes		A2-01 to A2-04	
26 Signage plan. (88-445)	DEFERRED	RE: NOTES ON A2-01.		
27 Written information shall be provided in the following order on the plan and in tabular form for each phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letters to allow easy reference to the following information:				
a. Existing zoning of property and any proposed zoning, including type of any planned district requested.	Yes		C2	
b. Total land area in square feet or acre.	Yes		C2	
c. Land area or acres for existing and proposed street right of way.	Yes		C2	
d. Net land area or acres.	Yes		C2	
e. Proposed use or uses of each building and structure.	Yes		C2	
f. Height above grade of buildings and structures and number of floors of each building.	Yes		C2	
g. Gross floor area per floor and total for each building. Residential buildings shall also include type of dwelling units, number of dwelling units per floor, and total number of dwelling units.	Yes		C2 & A1-10 to A1-24	
h. Building coverage and floor area ratio.	Yes		C2	
i. Residential development shall, in addition, identify gross and net density.	Yes		C2	
j. Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.	Yes		A00 & C2	
k. Ratio of required number of short term and long term bicycle parking spaces for each use and amount of required, proposed short term and long term bicycle parking spaces.	Yes		A00 & C2	
l. Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage, or site arrangement.	Yes		C2	
m. Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage, or site arrangement.	Yes		C2	
28 Any other information necessary for a determination as to the suitability of the plan for the site, as requested by the Director of City Planning and Development.				

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	N/A			
Front Setback	N/A			
Side Setback	N/A			
Side Setback (abutting street)	N/A			
Height (Measured from top of grade to top of roof):				
>> Northeast Corner	130' - 0" / 10 Stories	146' - 0" / 12 Stories	Yes	
>> Northwest Corner	130' - 0" / 10 Stories	134' - 6" / 12 Stories	Yes	
>> Southeast Corner	130' - 0" / 10 Stories	159' - 0" / 11 Stories	Yes	
>> Southwest Corner	130' - 0" / 10 Stories	149' - 0" / 11 Stories	Yes	

88-420 - PARKING	VEHICLE SPACES		SHORT-TERM BIKE SPACES		LONG-TERM BIKE SPACES		ALTERNATIVES PROPOSED?
	Required	Proposed	Required	Proposed	Required	Proposed	
Proposed Uses:							
Retail (Eating & Drinking Establishments)	10 per 1,000 ft <sup>2</sup> (5,217 ft <sup>2</sup> / 1,000 ft <sup>2</sup> ) * 10 = 53 Spaces Req'd	54 Spaces	See Below	See Below	1 + 1 per 5,000 ft <sup>2</sup>	2	No
Retail (Food & Beverage Retail Sales)	2.5 per 1,000 ft <sup>2</sup> (2,200 ft <sup>2</sup> / 1,000 ft <sup>2</sup> ) * 2.5 = 6 Spaces Req'd	6 Spaces	See Below	See Below	1 + 1 per 5,000 ft <sup>2</sup>	1	No
Residential	1 per Dwelling Unit (320 Req'd)	354 Spaces	a) 3 short-term spaces or 10% of the off-street parking spaces provided, whichever is greater  c) 50% of the required ratio after the first 50 spaces	40 Spaces Req'd	1 per 3 dwelling units (150 DU's / 3 DU's = 50 Req'd)  50% of the required ratio after the first 50 spaces ((320-150) / 6 = 29 Req'd)	87	No
Total	380 Spaces	414 Spaces	40 Spaces	40 Spaces	79 Spaces	90 Spaces	No

CONSULTANTS

M/E/P:  
PKM/R  
13300 WEST 98TH STREET  
LENEXA, KS. 66215  
TEL. 913.492.2400

CODE CONSULTANT:  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

CIVIL  
KIMLEY-HORN  
605 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

STRUCTURAL:  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

LANDSCAPE ARCHITECT:  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:

CITY PLANNING SUBMITTAL  
CITY PLANNING RESUBMITTAL

REV. NO.

DATE:

06/13/2022  
07/18/2022

APPLICATION CHECKLIST

A00

4711 BELLEVIEW  
4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

ELDORADO

510 Avenida Cesar e Chavez,  
Kansas City, Missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

PRELIMINARY: NOT FOR CONSTRUCTION

**ALTA/NSPS LAND TITLE SURVEY**  
 A PORTION OF LOTS 93 THROUGH 101 OF PENN PARK, AND  
 A PORTION OF THE ADJACENT VACATED ALLEY, IN THE CITY OF KANSAS  
 CITY, JACKSON COUNTY, MISSOURI

**LEGAL DESCRIPTION:**  
 TRACT 1:  
 LOTS 93 AND 94, AND THE SOUTH 10 FEET OF LOT 95, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 94 AND THE SOUTH 10 FEET OF LOT 95.  
 TRACT 2:  
 LOT 96 AND THE NORTH 30 FEET OF LOT 95, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS.  
 TRACT 3:  
 LOT 97, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.  
 TRACT 4:  
 LOT 98, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.  
 TRACT 5:  
 LOT 99, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.  
 TRACT 6:  
 LOT 100, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.  
 TRACT 7:  
 LOT 101, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.  
 TRACT 8:  
 THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO LOTS 82, 83 AND 84, PENN PARK, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS:  
 ALL THAT PART OF THE EXISTING 15 FOOT ALLEY ADJACENT TO LOTS 82 THRU 84, PENN PARK, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 82; THENCE SOUTH 02°15'31" WEST, ALONG THE WEST LINE OF SAID LOTS 82 THRU 84, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 87°28'07" WEST, 7.50 FEET; THENCE NORTH 02°31'53" EAST 120.00 FEET; THENCE SOUTH 87°28'07" EAST, 7.50 FEET TO THE POINT OF BEGINNING.  
 TRACT 9:  
 LOT 92, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, ACCORDING TO THE RECORDED LAT THEREOF.

**TITLE COMMITMENT:**  
 TITLE COMMITMENT NUMBER: NCS-1114382-KCTY (TRACTS 1-8)  
 EFFECTIVE DATE: FEBRUARY 11, 2022  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 TITLE COMMITMENT NUMBER: NCS-1091821-KCTY (TRACT 9)  
 EFFECTIVE DATE: FEBRUARY 23, 2022  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
**SCHEDULE B:**  
 8) EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 13, PAGE 42. (NO PLATTED EASEMENTS OR SETBACK LINES TO PLOT)  
 9) AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION RECORDED NOVEMBER 9, 1953 AS DOCUMENT NO. B105950 IN BOOK 84775, PAGE 384. (TRACT 7) (ITEM IS SHOWN ON THE SURVEY)  
 10) EASEMENTS IN THAT PART OF THE PREMISES IN QUESTION IN THE VACATED ALLEY HEREBY DESCRIBED, RESERVED IN ORDINANCE NO. 130011, OF THE CITY OF KANSAS CITY, MISSOURI, RECORDED MARCH 18, 2013 AS DOCUMENT NO. 2013E0026370 (ALL) (ITEM IS SHOWN ON THE SURVEY)  
 11) TERMS AND PROVISIONS AS SET OUT IN CROSS ACCESS AND EASEMENT AGREEMENT BY AND BETWEEN SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND PLAZA HOUSE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, RECORDED MARCH 21, 2013 AS DOCUMENT NO. 2013E0028285. (ALL) (ITEM IS SHOWN ON THE SURVEY)  
 12) TERMS AND PROVISIONS AS SET OUT IN AGREEMENT TO CONSENT TO VACATE ALLEY AND TO GRANT EASEMENT BY AND BETWEEN SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND CARLTON PLAZA CONDOMINIUM ASSOCIATION, A MISSOURI NON-FOR-PROFIT CORPORATION, RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 2013E0091037. (ALL) (ITEM IS SHOWN ON THE SURVEY)  
 13) TERMS AND PROVISIONS AS SET OUT IN CROSS ACCESS EASEMENT AGREEMENT BY AND BETWEEN SANTA FE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND CARLTON PLAZA CONDOMINIUM ASSOCIATION, A MISSOURI NON-FOR-PROFIT CORPORATION, RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 2013E0091038. (ALL) (ITEM IS SHOWN ON THE SURVEY)  
 14) THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY ANDERSON SURVEY COMPANY ON JUNE 26, 2014, DESIGNATED JOB NO. 41569aw:  
 a) ENDOACHMENT OF 3 STORY BUILDING, ADJOINING TO THE NORTH, ONTO THE SUBJECT PROPERTY, WITHOUT BENEFIT OF EASEMENT.  
 b) ENDOACHMENT OF CONCRETE, CONCRETE WALL AND STEP ONTO WEST 48TH STREET RIGHT OF WAY, WITHOUT BENEFIT OF EASEMENT. (COPY OF SURVEY NOT PROVIDED, ITEM NOT SHOWN ON SURVEY)

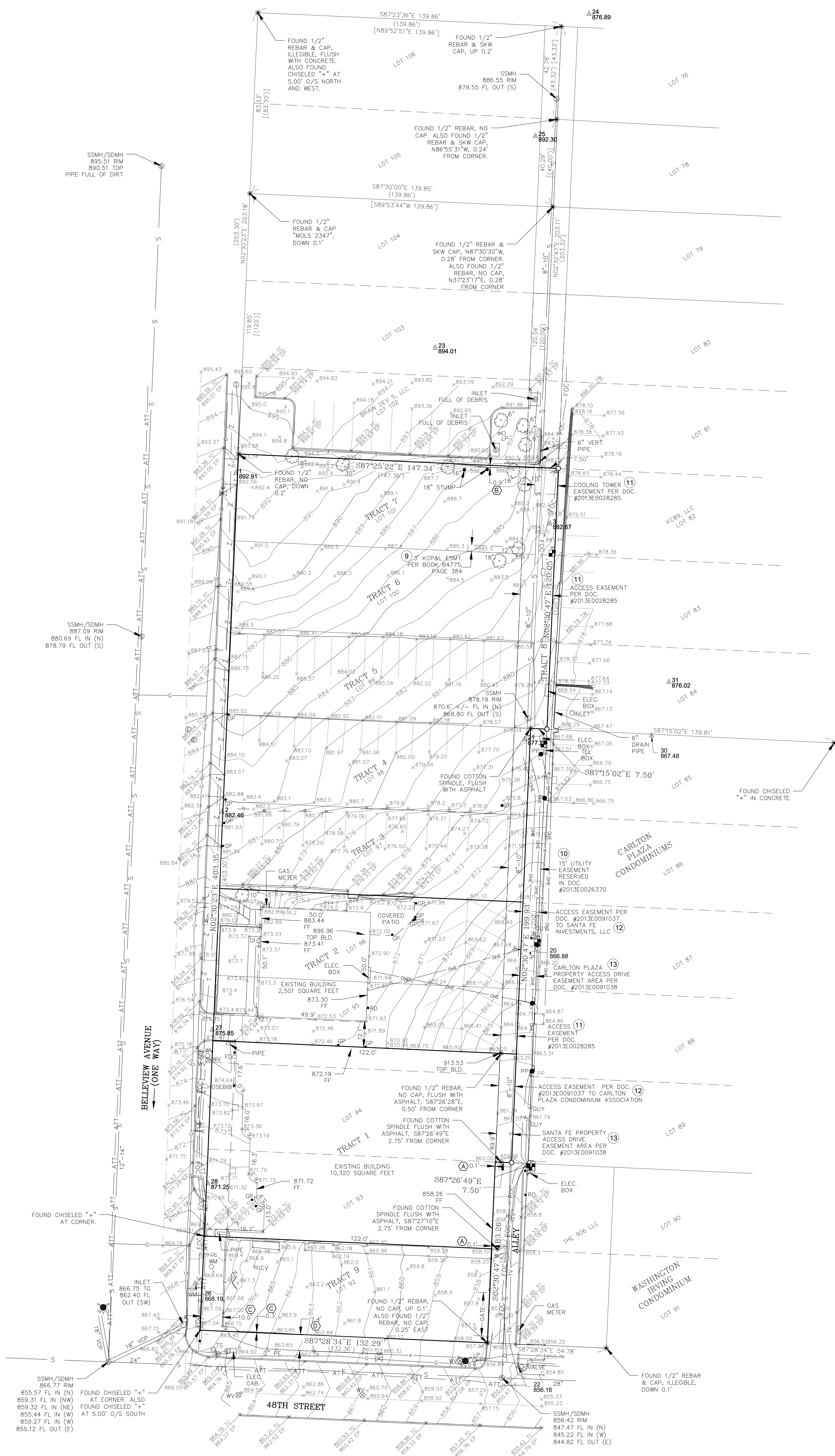
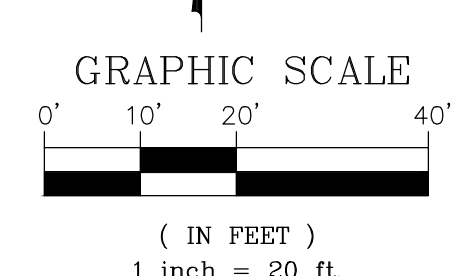
**SURVEYOR'S CERTIFICATION:**  
 TO: CHICAGO TITLE INSURANCE COMPANY, TO THE DYLAN AT 4711 BELLEVUE, LLC, AND TO YANTRUST REAL ESTATE II, LLC.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(B), ONE CALL LOCATE (ON), 13 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21, 2022.  
 DATE OF PLAT OR MAP: MARCH 22, 2022.



ANNE M. SMOKE  
 MISSOURI PLS 2016019010  
 (AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)  
**FLOOD ZONE:**  
 THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHARED), DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY NUMBER 22013, MAP NUMBER 29095C02610, EFFECTIVE DATE 01-20-2017.

**BASE OF BEARINGS:**  
 MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE  
**HORIZONTAL DATUM:**  
 84-106.2 RESET (PID 095106)  
 MISSOURI STATE PLANE (WEST ZONE)  
 NORTHING: 320,733,830 METERS  
 EASTING: 842,759,924 METERS  
 CAF = 0.9999048  
 SCALED AROUND 0.0  
 1 METER = 3.2808333 US SURVEY FEET  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES  
**VERTICAL DATUM:**  
 503M.751 (PID 095300)  
 CITY OF KANSAS CITY BRASS DISK STAMPED "KCMO BM" LOCATED ON A CONCRETE BRIDGE OVER BRUSH CREEK NEAR THE INTERSECTION OF 47TH STREET AND THE PASCO. IT IS SET ON TOP OF THE EAST CONCRETE BARRIER CURB JUST SOUTH OF THE METAL EXPANSION JOINT OVER THE NORTH ABUTMENT FOR THE SOUTHBOUND BRIDGE OVER BRUSH CREEK AT 47TH AND PASCO.  
 NAVD83 ELEVATION=812.85 FEET

**ZONING INFORMATION:**  
 NO ZONING INFORMATION OR REPORT WAS PROVIDED TO THE SURVEYOR, PER CITY OF KCMO GIS SITE. PARCELS EXCEPT FOR THE PARCEL, IMMEDIATELY ADJACENT TO 48TH STREET AND THE ZONED MAP, THE PARCEL IMMEDIATELY ADJACENT TO 48TH STREET IS ZONED R1.5.



**NOTES**

- TOTAL GROSS LAND AREA IS 1.30 ACRES.
  - THERE ARE 56 REGULAR MARKED PARKING SPACES ON THE SUBJECT PROPERTY.
  - NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR.
- PROPERTY ADDRESS:**  
 4711, 4713, 4715, 4723, 4731, 4737, & 4739  
 BELLEVUE AVENUE  
 KANSAS CITY, MO 64112
- UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY. MISSOURI ONE CALL TICKET #220680583, #220680584.

**LEGEND:**

- △ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 1/2" x 24" REBAR & CAP PLS 2016019010
- ( ) RECORD DATA PER PLAT OF PENN PARK
- [ ] RECORD DATA PER CERTIFICATE OF SURVEY FILED IN BOOK 136, PAGE 49, DOC. #2011E00746
- FC • FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WMO WATER METER
- WV • WATER VALVE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SIGN
- TELEPHONE PEDESTAL

**POTENTIAL ENCROACHMENTS**

- THE SOUTHERLY EXISTING BUILDING APPEARS TO ENDOACH ON TO THE RIGHT OF WAY OF THE ALLEY.
- THE EXISTING RETAINING WALL ON THE ADJOINING PROPERTY TO THE NORTH APPEARS TO ENDOACH ONTO THE SUBJECT PROPERTY.
- THE EXISTING CONCRETE SIDEWALK APPEARS TO ENDOACH ONTO THE SUBJECT PROPERTY. NO EASEMENT OF RECORD LISTED IN THE TITLE REPORT.
- THE EXISTING CABLE FENCE APPEARS TO ENDOACH ONTO THE EXISTING RIGHT OF WAY OF 48TH STREET.

**SITE BENCHMARKS & CONTROL**

CONTROL POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1,047,020.80'	2,760,998.67'	892.91'	SET CHISELED "x" IN CONCRETE WALK ON EAST SIDE OF BELLEVUE, 0.4' WEST OF BACK OF WALK; 11.1' NELY OF GAS VALVE
2	1,046,865.02'	2,760,992.30'	882.46'	SET CHISELED "x" IN CONCRETE WALK ON EAST SIDE OF BELLEVUE, 0.3' WEST OF BACK OF WALK; 5.8' SWLY OF GUARD POST.
3	1,046,997.54'	2,761,143.13'	882.67'	SET 60D NAIL 6.4' WEST OF WEST EDGE OF CONCRETE RETAINING WALL; 13.6' NLY OF TELEPHONE PEDESTAL.
20	1,046,802.06'	2,761,127.00'	866.87'	SET MAG NAIL IN ASPHALT; 20.0' WEST OF BUILDING FACE; 10.6' WEST OF POWER POLE.
21	1,046,898.30'	2,761,131.59'	877.28'	SET MAG NAIL IN ASPHALT; 11.9' WEST OF WEST EDGE OF CONCRETE RETAINING WALL; 9.8' SLY OF SEWER MANHOLE.
22	1,046,609.92'	2,761,128.59'	856.16'	SET CHISELED "x" IN TOP OF CONCRETE CURB AT BEGIN CURVE, NORTH SIDE 48TH STREET; EAST SIDE OF ALLEY.
23	1,047,078.44'	2,761,090.41'	894.01'	SET MAG NAIL IN ASPHALT PARKING LOT; 49.9' NORTH OF SOUTH CURB OF PARKING LOT; 88.3' EAST OF BACK OF WALK.

**MINNEY SURVEYING**  
 15547 W 81ST STREET  
 LENEXA, KS 66219  
 PH. (559) 322-8235  
 www.minneysurveying.com

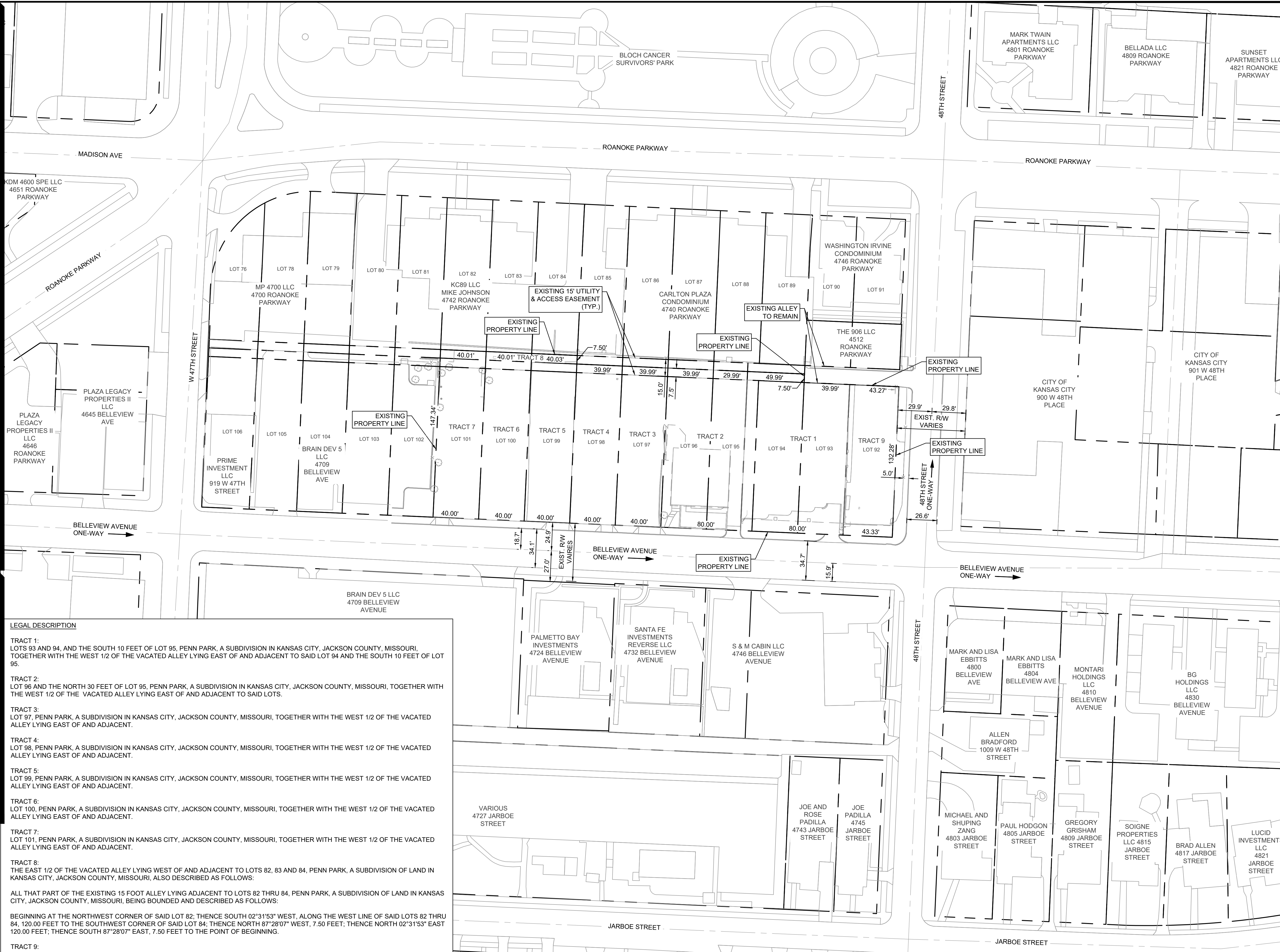
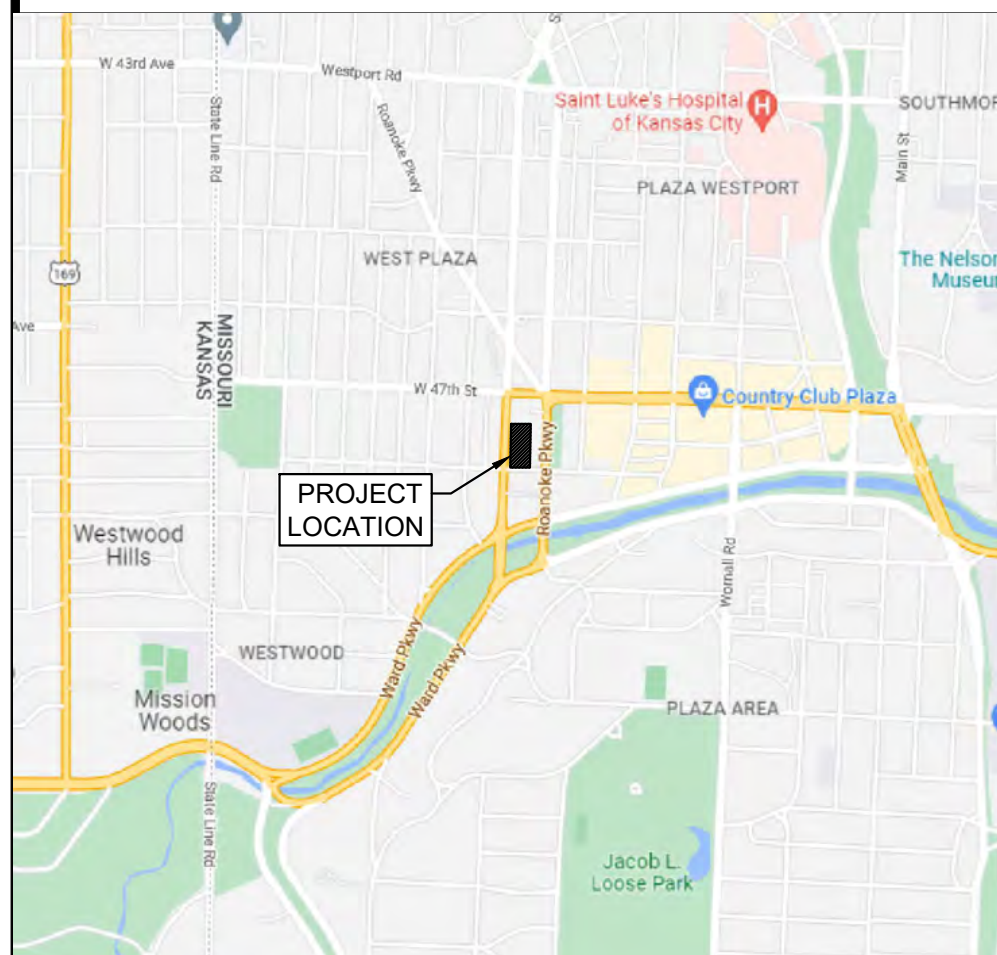
22-0011  
 DRAWN BY: A. SMOKE  
 CHECKED BY: A. SMOKE  
 DATE: 3-22-22  
 SHEET: 1 OF 1

PREPARED FOR: KIMLEY HORN  
 805 PENNSYLVANIA AVENUE, SUITE 150  
 KANSAS CITY, MO 64105

# SURVEY LEGEND

- △ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 1/2" X 24" REBAR & CAP "PLS 2016019010"
- ( ) RECORD DATA PER PLAT OF PENN PARK
- [ ] RECORD DATA PER CERTIFICATE OF SURVEY FILED IN BOOK T36, PAGE 49, DOC. #2011E0087461
- FDC ● FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT
- WM ○ WATER METER
- WV ○ WATER VALVE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SIGN
- ⊙ TELEPHONE PEDESTAL
- ATT — UNDERGROUND ATT LINE
- E — UNDERGROUND ELECTRIC LINE
- FOC — UNDERGROUND FIBEROPTIC LINE
- G — UNDERGROUND GAS LINE
- OHE — OVERHEAD ELECTRIC LINE
- S — UNDERGROUND SEWER LINE
- TV — UNDERGROUND CABLE TELEVISION LINE
- W — UNDERGROUND WATER LINE
- Z — UNDERGROUND ZAYO LINE
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- DI DRAIN INLET
- ELEC. ELECTRIC
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOWLINE
- GP GUARD POST
- LP LIGHT POLE
- PP POWER POLE
- RD ROOF DRAIN
- TC TOP OF CURB
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE
- Ⓜ 12 PLOTTED EXCEPTION PER TITLE COMMITMENT
- Ⓜ A POTENTIAL ENCROACHMENT

# VICINITY MAP



**LEGAL DESCRIPTION**

**TRACT 1:** LOTS 93 AND 94, AND THE SOUTH 10 FEET OF LOT 95, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 94 AND THE SOUTH 10 FEET OF LOT 95.

**TRACT 2:** LOT 96 AND THE NORTH 30 FEET OF LOT 95, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS.

**TRACT 3:** LOT 97, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

**TRACT 4:** LOT 98, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

**TRACT 5:** LOT 99, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

**TRACT 6:** LOT 100, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

**TRACT 7:** LOT 101, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT.

**TRACT 8:** THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO LOTS 82, 83 AND 84, PENN PARK, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE EXISTING 15 FOOT ALLEY LYING ADJACENT TO LOTS 82 THRU 84, PENN PARK, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 82; THENCE SOUTH 02°31'53" WEST, ALONG THE WEST LINE OF SAID LOTS 82 THRU 84, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 87°28'07" WEST, 7.50 FEET; THENCE NORTH 02°31'53" EAST 120.00 FEET; THENCE SOUTH 87°28'07" EAST, 7.50 FEET TO THE POINT OF BEGINNING.

**TRACT 9:** LOT 92, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, ACCORDING TO THE RECORDED LAT THEREOF.

**CONSULTANTS**

W/E/P:  
PKVR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

CODE CONSULTANT:  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

CIVIL  
KIMLEY-HORN  
805 PENNSYLVANIA AVE,  
SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

STRUCTURAL:  
LEIGH & OKANE  
250 NE MULBERRY  
SUITE 203  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

LANDSCAPE ARCHITECT:  
HOERR SCHAUDT  
1901 BALTIMORE AVE  
SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:  
CITY PLANNING SUBMITTAL  
CITY PLANNING RESUBMITTAL

REV. NO.      DATE:  
06/13/2022  
07/18/2022



**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT # 268156000  
DRAWN BY: AT  
CHECKED BY: TW

510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836  
www.eldous

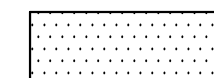

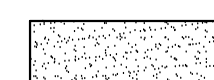
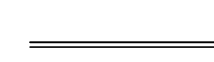
**EXISTING CONDITIONS**

**C1**

PRELIMINARY: NOT FOR CONSTRUCTION

4/11/2022 3:18:12 PM

# SITE PLAN LEGEND

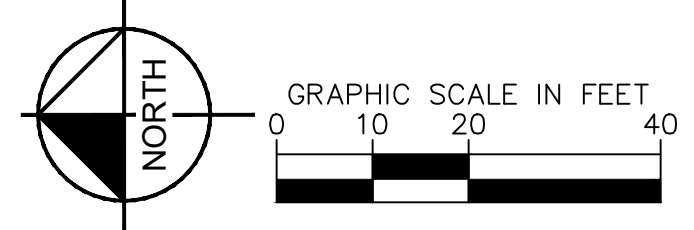
-  ASPHALT PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT
-  CONCRETE SIDEWALK
-  KCMO TYPE "C-1" CURB

## CODE COMPLIANCE NOTES

1. TRASH RECEPTACLE WILL CONFORM TO KCMO DEVELOPMENT CODE 88-425-08
2. ANY ROOF MOUNTED MECHANICAL EQUIPMENT WILL COMPLY WITH THE KCMO DEVELOPMENT CODE 88-425-08-B
3. ANY SITE SIGNAGE WILL COMPLY WITH THE KCMO DEVELOPMENT CODE 88-445

## DEVELOPMENT SUMMARY TABLE

A Zoning	
Existing	MPD & R-1.5
Proposed	MPD
B Total Land Area	
Existing	1.30 Acres
C Right-of-way	
Existing	0.00 Acres
Proposed	0.00 Acres
D Net Land Area	
Existing	1.30 Acres
Proposed	1.30 Acres
E Proposed Uses	
Mixed-Use (Multi-Family, Retail, & Amenity)	
F Structure Height & # of floors	
Number of Floors	12
Structure Height	134'-6"
G Gross Floor Area & # of Units	
Total Building Count	1
Total Gross Floor Area (SF)	469,522
Total Unit Count	320
H Building Coverage & FAR	
Coverage	829%
FAR	8.29
I Density	
Gross Density (lots/land area)	246.2
Net Density (lots/net land area)	246.2
J Vehicle Parking	
Stalls Required*	397
Stalls Provided	414
K Bike Parking	
Stalls Required	125
Stalls Provided	130
L Timeline	
Estimated Start Date	5/1/2023
Estimated Completion Date	12/1/2024
M Requested Deviations	
None	
N Parkland Dedication	
Calculated base on 2 people per dwelling unit	
# of dwelling units	320
Total People =	640
Acres per Person =	0.006
Acres Required =	3.840
Acres Provided =	0.750
Difference =	3.090
Parkland Fees =	\$150,796.23
*Parking Notes:	
Multi-Family: 1 stall/dwelling unit	
Retail: 2.5 stalls/1000 SF	
Dining: 10 stalls/100 SF	



4/1/2022 3:18:12 PM

CONSULTANTS  
 W/E/P:  
 PKVR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

CIVIL  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE,  
 SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

STRUCTURAL:  
 LEIGH & O'KANE  
 250 NE MULBERRY  
 SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

LANDSCAPE ARCHITECT:  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE  
 SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

CODE CONSULTANT:  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022



**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT # 268150000  
 DRAWN BY: AT  
 CHECKED BY: TW

510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836  
 www.eldo.us

## SITE PLAN

# C2

PRELIMINARY: NOT FOR CONSTRUCTION



**LEGEND**

- 1015- EXISTING CONTOUR
- 1015- PROPOSED CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING STORM STRUCTURE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED WATER METER
- PROPOSED SANITARY MANHOLE

**STORM WATER NOTES**

THE EXISTING SITE CURRENTLY SURFACE DRAINS EAST TO AN EXISTING ALLEY AND THEN SOUTH TO 48TH STREET. AT 48TH STREET THE WATER IS CAPTURED BY AN EXISTING COMBINED STORM SEWER SYSTEM. DURING LOW FLOWS, THE SYSTEM TRAVELS SOUTH AND EAST AND IS ULTIMATELY TREATED BY THE TREATMENT PLANT. DURING LARGER FLOW EVENTS, THE FLOW OVERTOPS A DIVERSION STRUCTURE NEAR ROANOKE PKWY AND WARD PKWY AND DISCHARGES INTO BRUSH CREEK.

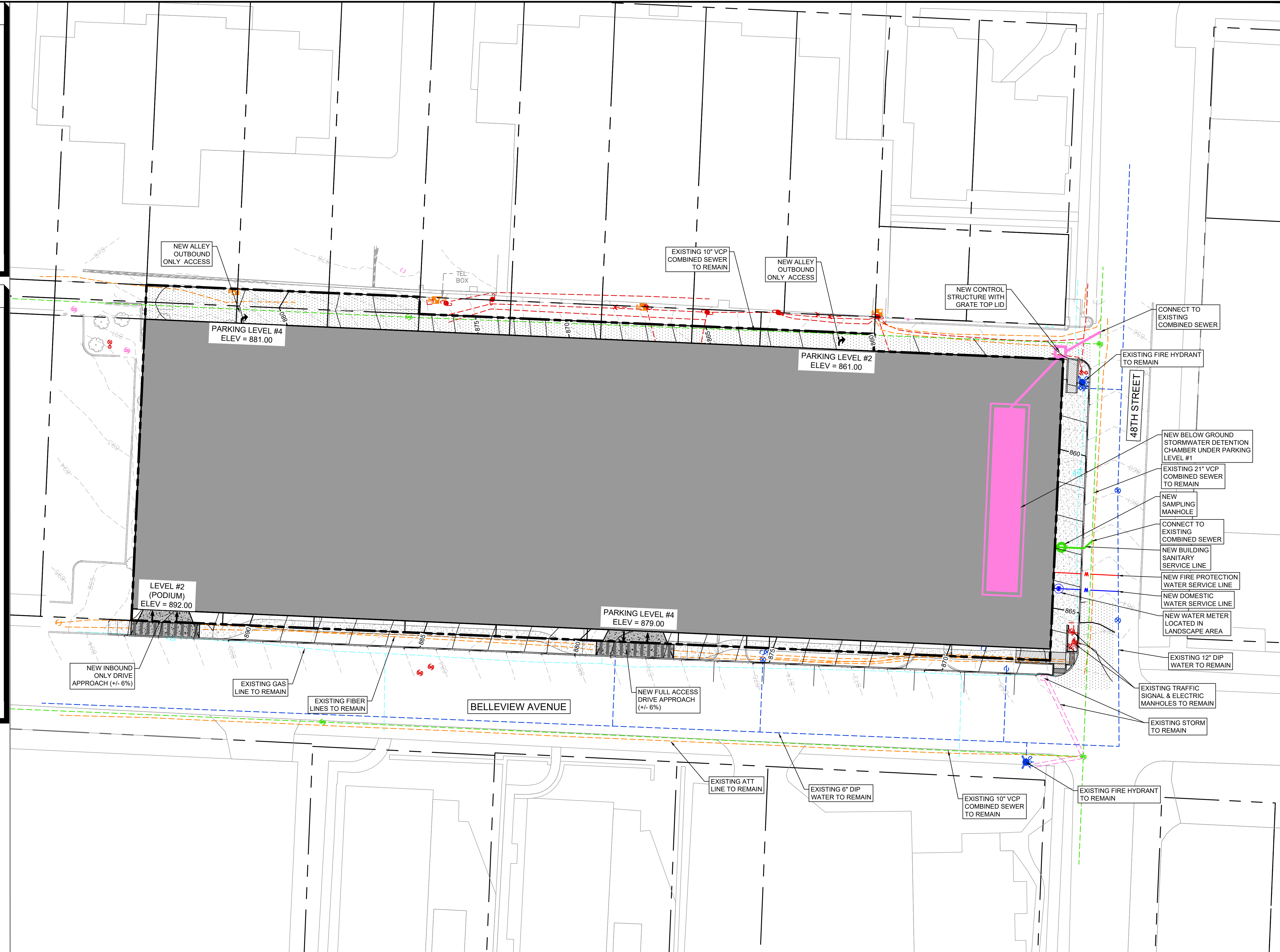
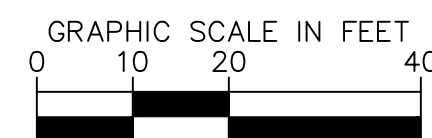
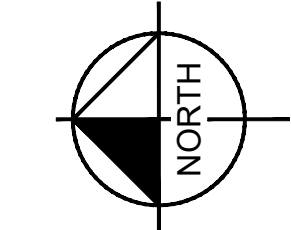
THE PROPOSED DRAINAGE PATTERNS WILL BE LARGELY UNCHANGED FROM EXISTING CONDITIONS. THE PROPOSED PROJECT WILL BE INCREASING IMPERVIOUS AREA SO WILL BE SUBJECT TO PROVIDING STORM WATER DETENTION. BMP'S & THE REQUIRED LEVEL OF SERVICE WILL NOT BE REQUIRED SINCE THE PROJECT IS IN THE COMBINED SEWER OVERFLOW (CSO) DISTRICT. DETENTION FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED BY PROVIDING SUFFICIENT VOLUME IN THE BELOW GROUND DETENTION BASIN AS SHOWN BELOW.

A. REQUIRED VOLUME REDUCTION (1.5" OVER ENTIRE SITE)  
56,660.00 SF (1.30 AC) \* 1.5"/12" = 7,082.50 CF

B. STORAGE VOLUME REQUIRED

Pipe Length =	90.00 LF
Pipe Dia. =	60.00 INCH
Pipe Area =	19.63 SF
<b>Trench</b>	
Length =	100.00 LF
Width =	20.00 LF
Height =	9.00 LF
Area =	180.00 SF
Void Ratio of Gravel =	0.40
Area of Gravel =	64.15 SF
Pipe Volume =	1,767.15 CF
Storage in Gravel =	6,414.60 CF
<b>Total Volume Provided =</b>	<b>8,181.75 CF</b>

THE PROPOSED BELOW GROUND DETENTION BASIN WILL PROVIDE 8,181.75 CF OF STORAGE VOLUME, WHICH MEETS THE CITY'S REQUIREMENTS FOR STORMWATER VOLUME REDUCTION.



4/1/2022 3:18:12 PM

**CONSULTANTS**

<p>M/E/P: PKVR 13300 WEST 98TH STREET LENEXA, KS, 66215 TEL. 913.492.2400</p> <p>CODE CONSULTANT: CODE CONSULTANT SERVICE 5050 MALCOLM LAKE ROAD EDGERTON, MO, 64444 TEL. 816.985.9669</p>	<p>CIVIL KIMLEY-HORN 805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334</p>	<p>STRUCTURAL: LEIGH &amp; O'KANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 816.444.3144</p>	<p>LANDSCAPE ARCHITECT: HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501</p>
--	---	---	---

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022



**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT # 268156000  
DRAWN BY: AT  
CHECKED BY: TW

510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836  
www.eldo.us

**GRADING & UTILITY PLAN**

**C3**

PRELIMINARY: NOT FOR CONSTRUCTION



VIEW 04 - BELLEVIEW LOOKING SOUTH



VIEW 02 - 48TH ST & BELLEVIEW AVE, LOOKING NORTHEAST



VIEW 03 - BELLEVIEW ELEVATION, LOOKING EAST



VIEW 01 - 48TH ST & ROANOKE PKWY, LOOKING NORTHWEST

NOTE: RENDERINGS ARE INTENDED TO SHOW CONCEPTUAL INTENT ONLY.

7/17/2022 11:36:15 AM

CONSULTANTS

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

**CIVIL:**  
KIMLEY-HORN  
605 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & OKANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Bellevue, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

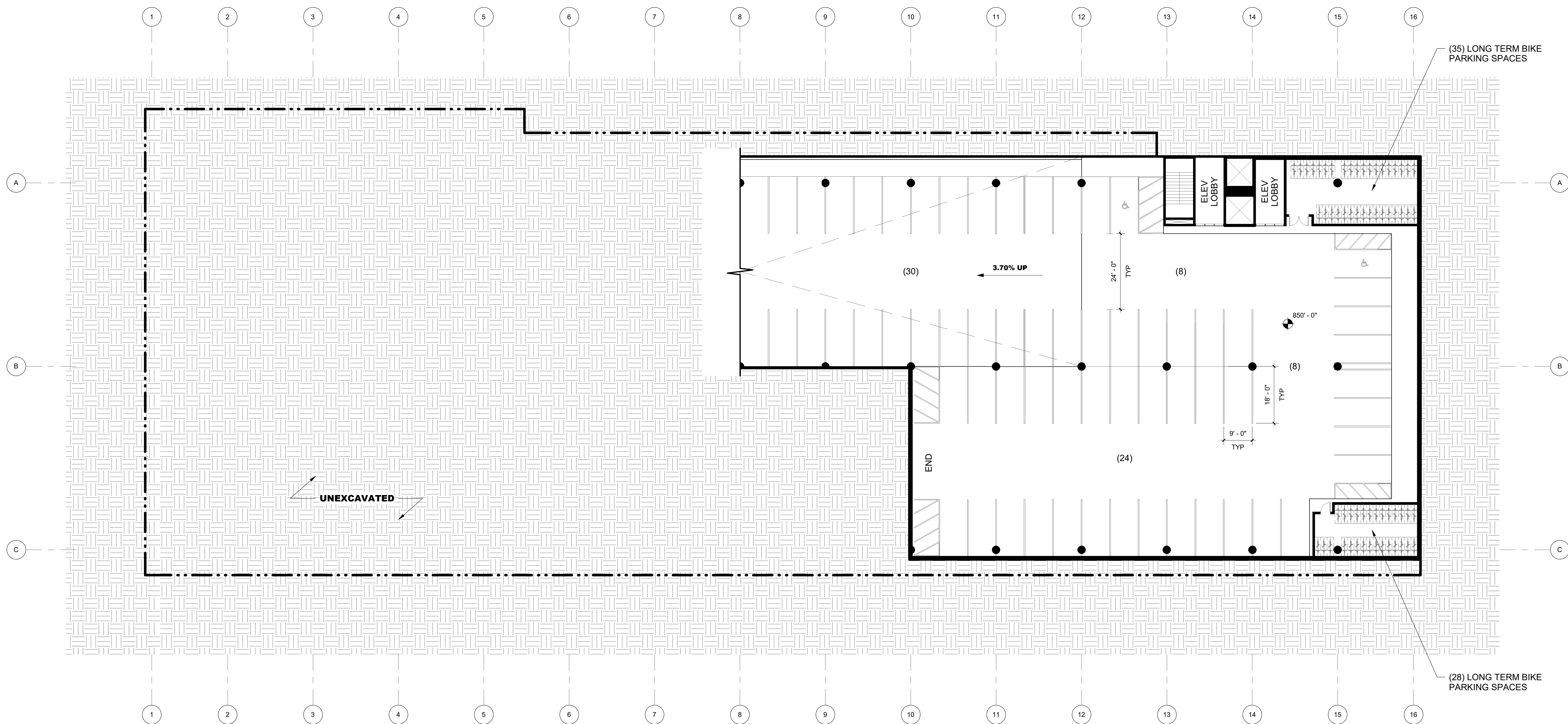
**ELDORADO**  
510 Avenida Cesar e Chavez,  
Kansas City, Missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL  
CORPORATION

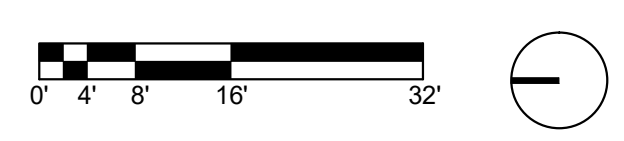
CHARACTER IMAGES

**A1-00**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL P1 PARKING FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL P1 GROSS FLOOR AREA**  
 24,172 SF

**TOTAL PARKING:**  
 P1 = 70

7/17/2022 11:36:17 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 605 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

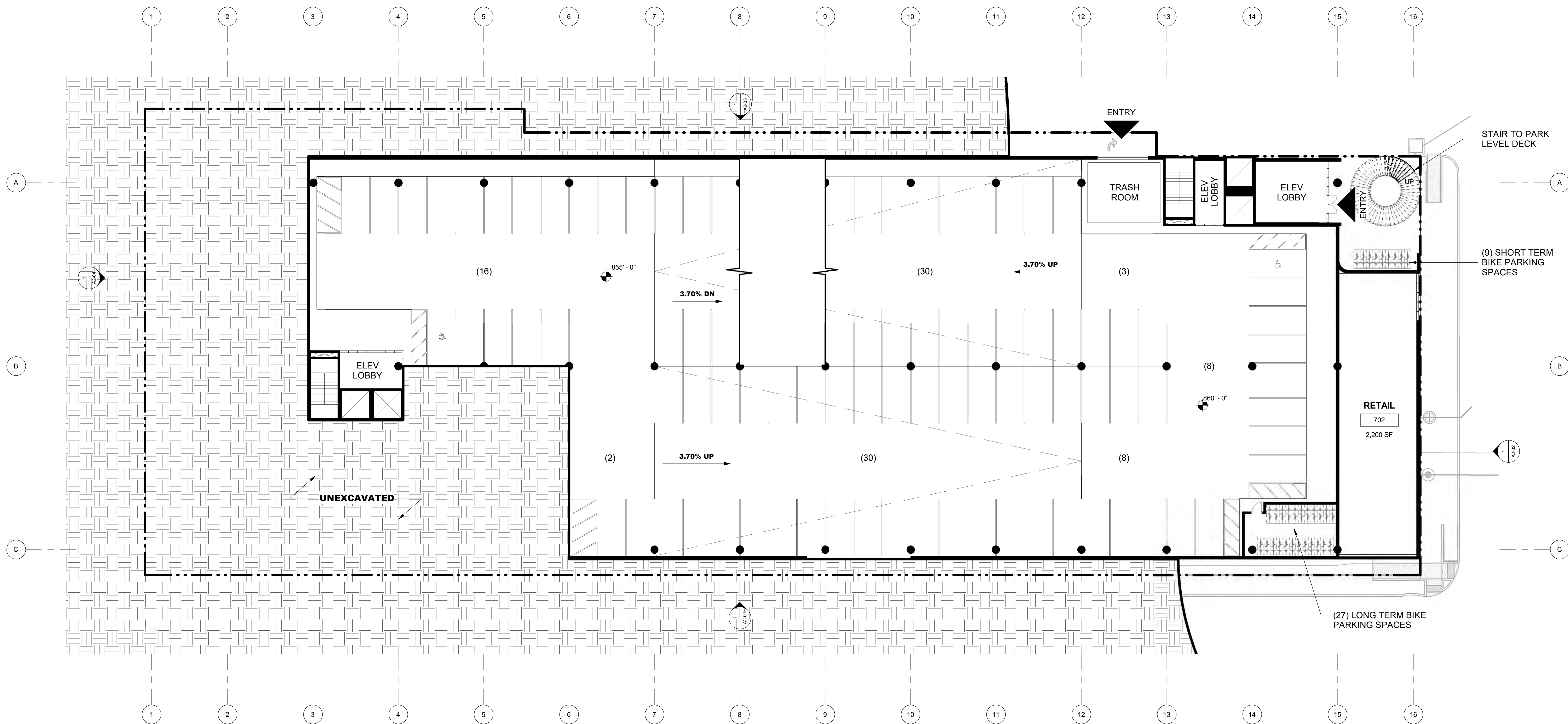
**ELDORADO**  
 510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

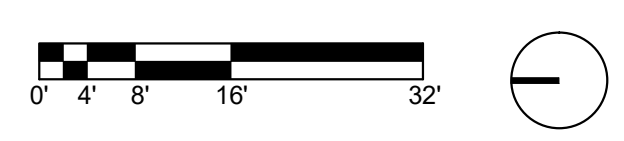
**P1 PARKING PLAN**

**A1-10**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL P2 PARKING FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL P2 GROSS FLOOR AREA**  
 36,924 SF

**TOTAL PARKING:**  
 P2 = 97

7/17/2022 11:36:19 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

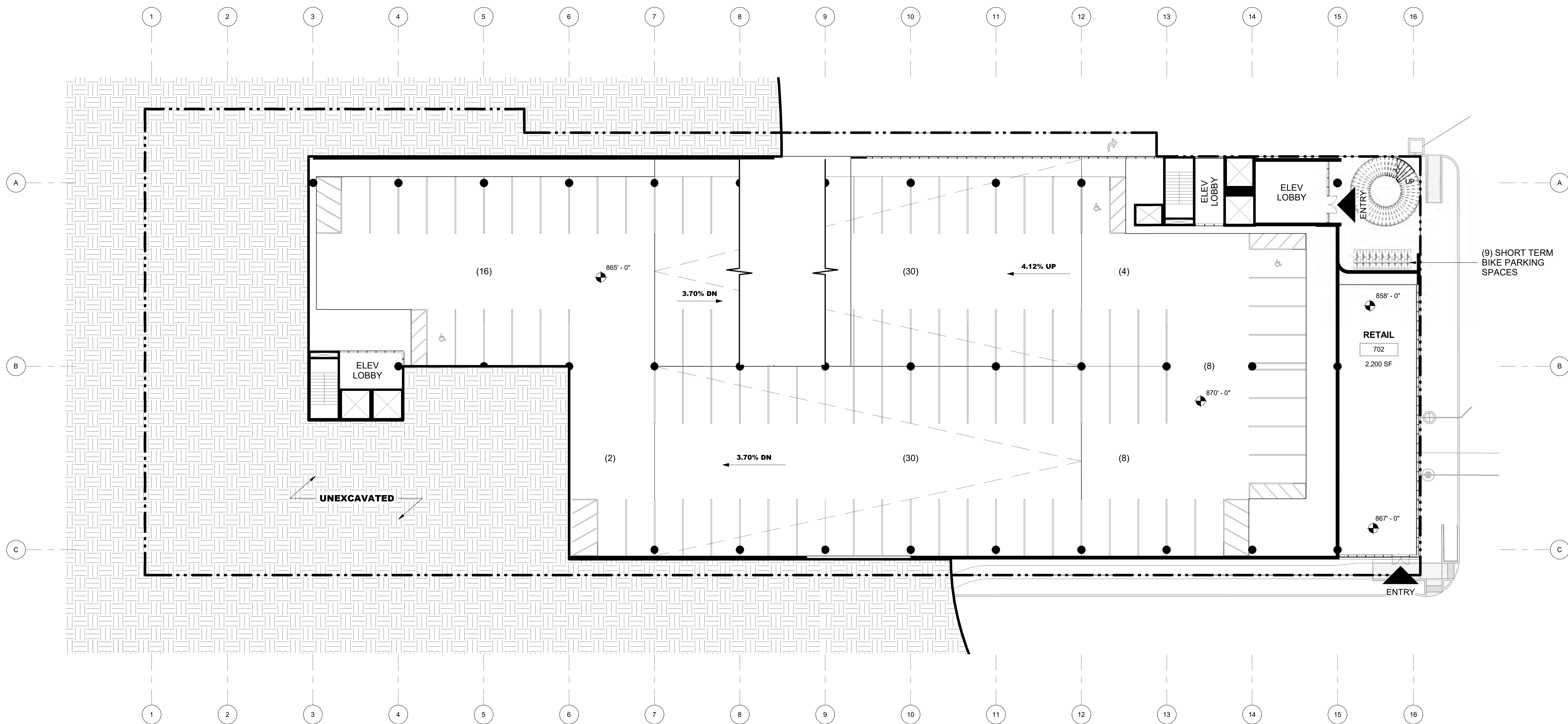
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

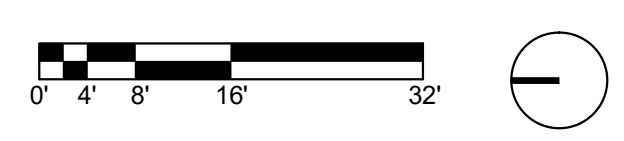
**P2 PARKING PLAN**

**A1-11**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL P3 PARKING FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL P3 GROSS FLOOR AREA**  
 39,174 SF

**TOTAL PARKING:**  
 P3 = 97

7/17/2022 11:36:21 AM

**CONSULTANTS**

<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS, 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501
---	--	--	---

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

<b>ISSUE PACKAGE:</b>	<b>REV. NO.</b>	<b>DATE:</b>
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

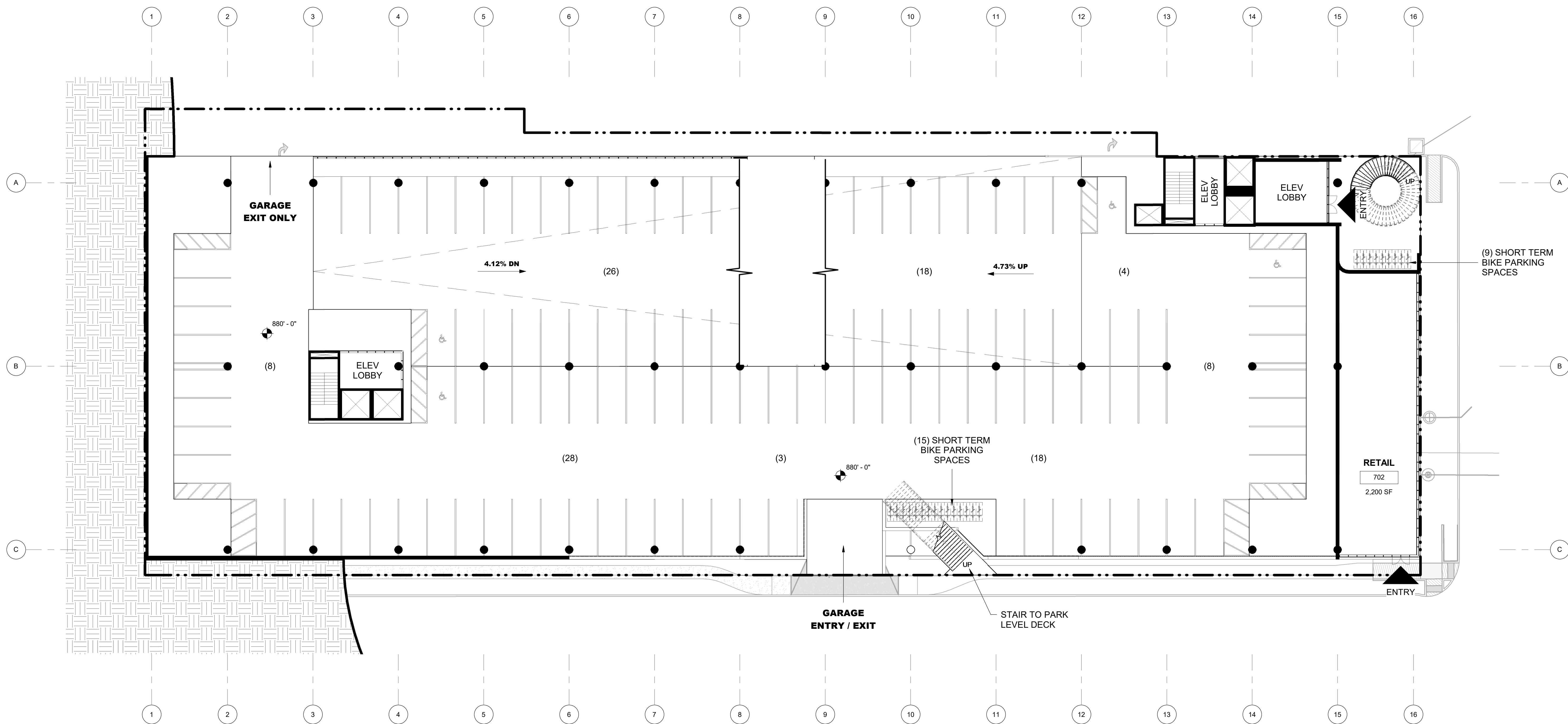
**ELDORADO**  
 510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

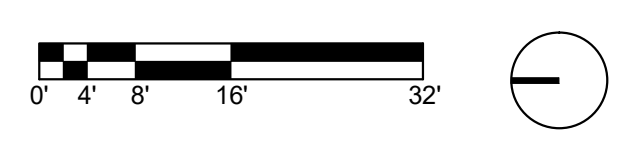
**P3 PARKING PLAN**

**A1-12**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 1 / P4 PARKING PLAN**  
 RE: 1/A2-01x



**LEVEL 1 / P4 GROSS FLOOR AREA**  
 47,170 SF

**TOTAL PARKING:**  
 P4 = 110

7/17/2022 11:36:24 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

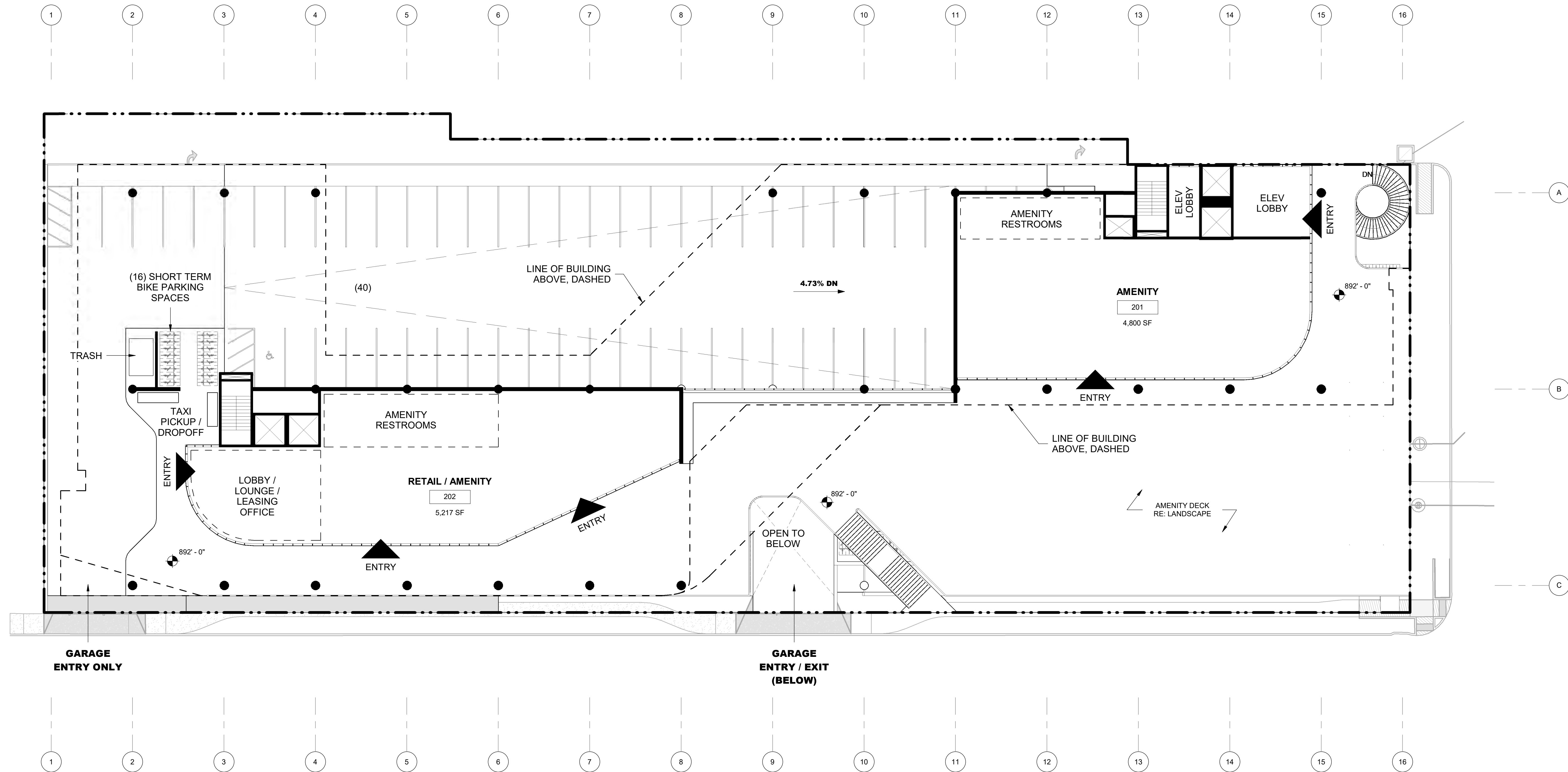
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

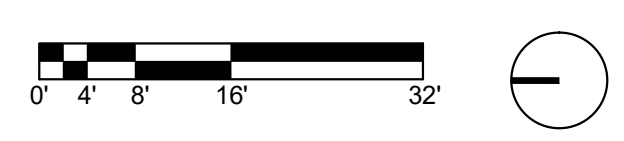
**LEVEL 1 / P4 PARKING PLAN**

**A1-13**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 2 FLOOR PLAN**  
RE: 1/A2-01x



**LEVEL 2 GROSS FLOOR AREA**  
12,264 SF

**TOTAL UNIT COUNT:**  
(320)

**TOTAL PARKING:**  
P1 = 70  
P2 = 97  
P3 = 97  
P4 = 110  
L2 = 40  
**TOTAL = 414 STALLS**

7/17/2022 11:36:27 AM

**CONSULTANTS**

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

**CIVIL:**  
KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & OKANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

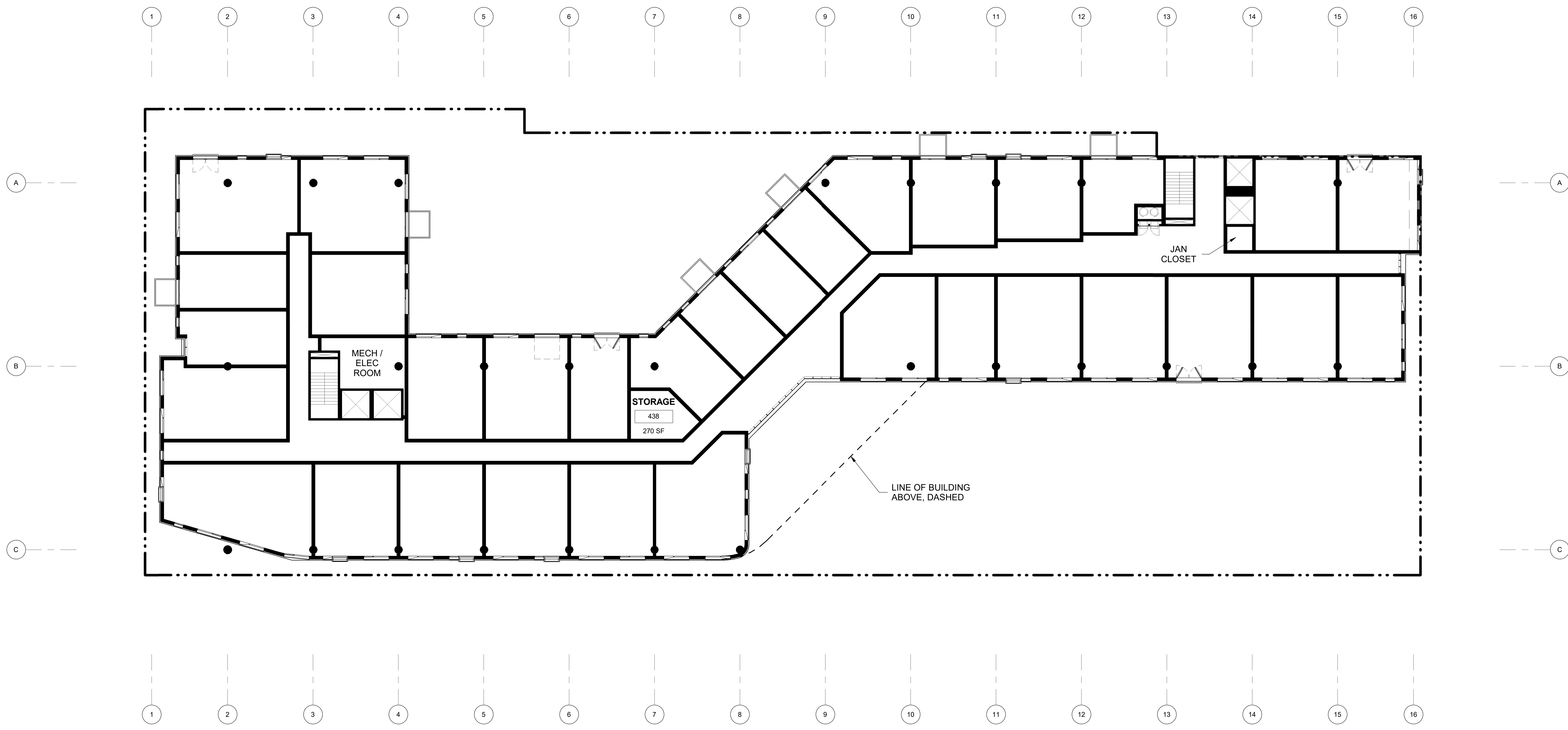
**ELDORADO**  
510 Avenida Cesar e Chavez,  
Kansas City, Missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

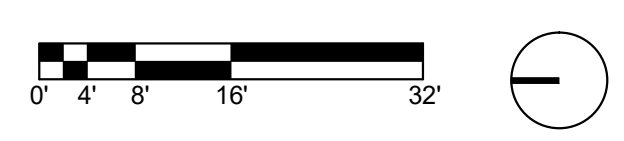
**LEVEL 2 FLOOR PLAN**

**A1-14**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 3 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 3 GROSS FLOOR AREA**  
 32,093 SF

**LEVEL 3 UNIT COUNT = (32)**

7/17/2022 11:36:29 AM

<b>CONSULTANTS</b>			
<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS, 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 605 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501
<b>CODE CONSULTANT:</b> CODE CONSULTANT SERVICE 5050 MALCOLM LAKE ROAD EDGERTON, MO, 64444 TEL. 816.985.9669			

<b>ISSUE PACKAGE:</b>	<b>REV. NO.</b>	<b>DATE:</b>
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112  
 PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD  
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

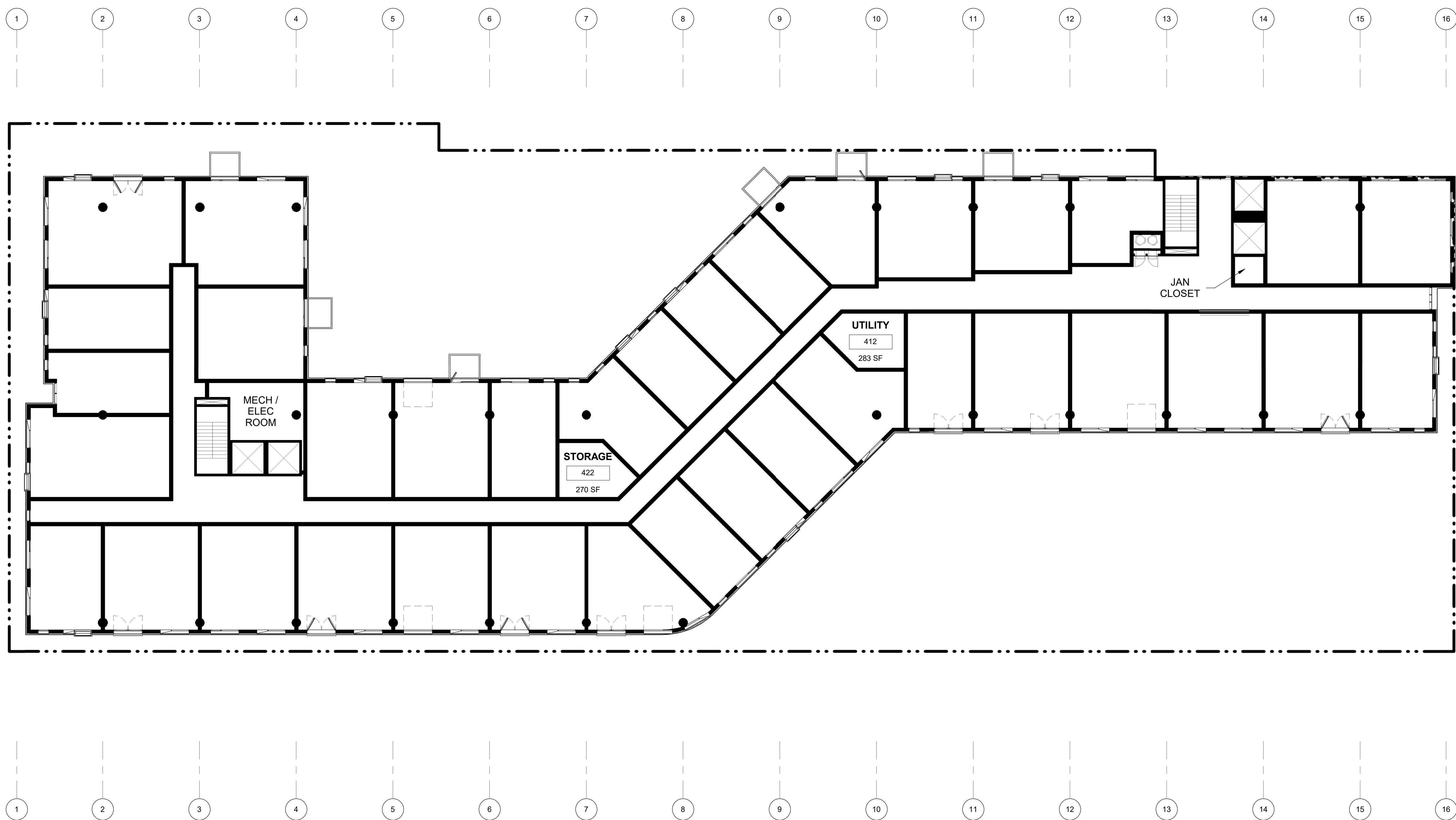
ARCHITECTURAL CORPORATION

**LEVEL 3 FLOOR PLAN**

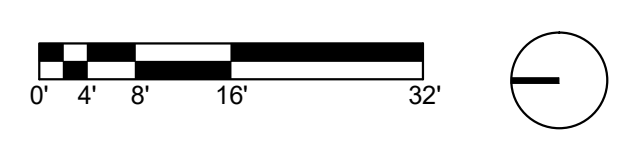
**A1-15**

PRELIMINARY: NOT FOR CONSTRUCTION





**1 LEVEL 4 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 4 GROSS FLOOR AREA**  
 33,796 SF

**LEVEL 4 UNIT COUNT = (36)**

7/17/2022 11:36:31 AM

**CONSULTANTS**

<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS, 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 605 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501
---	--	--	---

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

<b>ISSUE PACKAGE:</b>	<b>REV. NO.</b>	<b>DATE:</b>
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

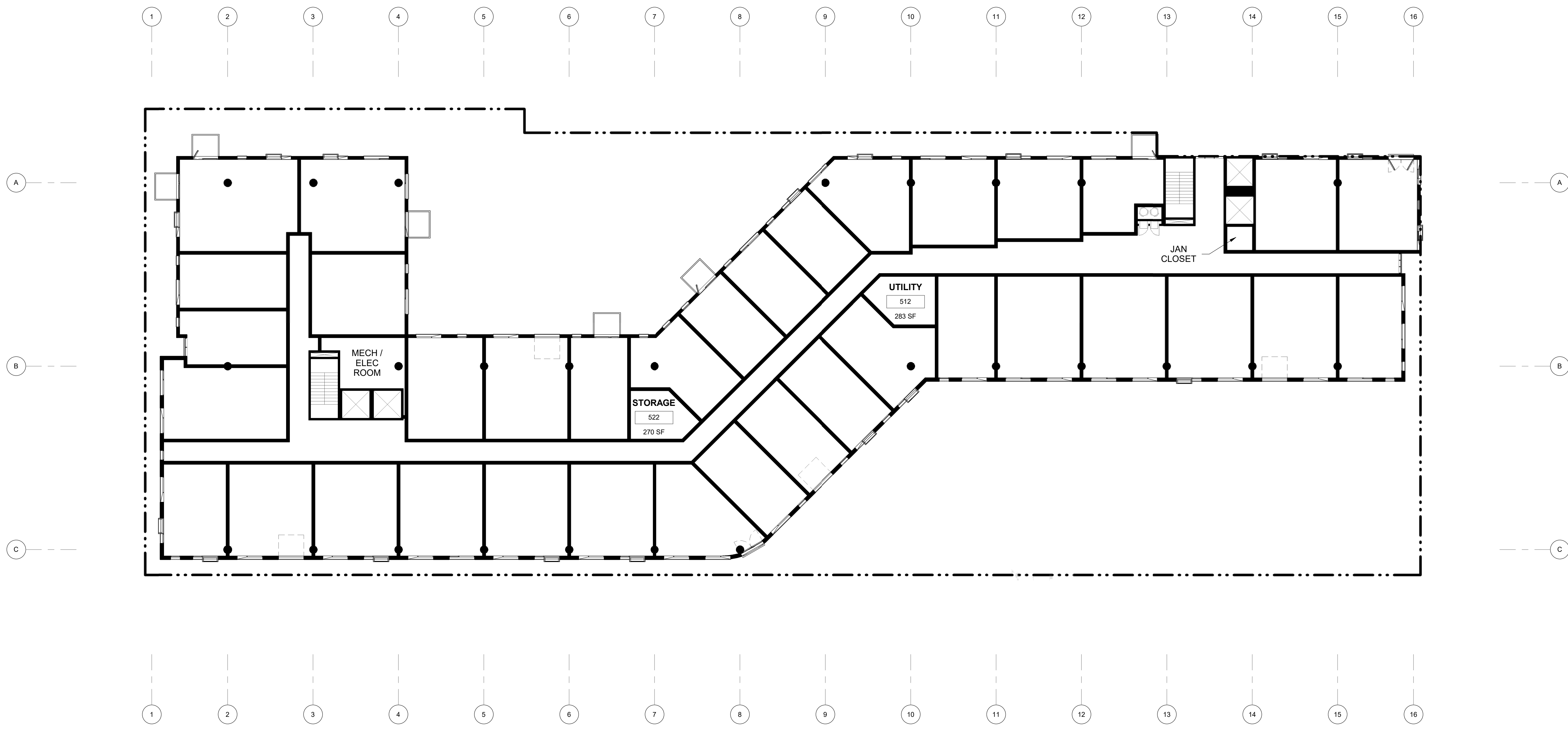
**ELDORADO**  
 510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

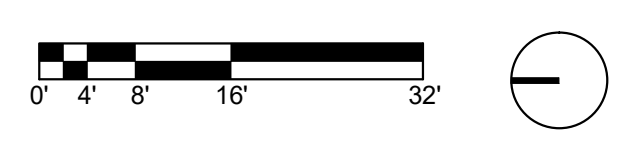
**LEVEL 4 FLOOR PLAN**

**A1-16**

**PRELIMINARY: NOT FOR CONSTRUCTION**



**1 LEVEL 5 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 5 GROSS FLOOR AREA**  
 33,796 SF

**LEVEL 5 UNIT COUNT = (36)**

7/17/2022 11:36:33 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**LEVEL 5 FLOOR PLAN**

# A1-17

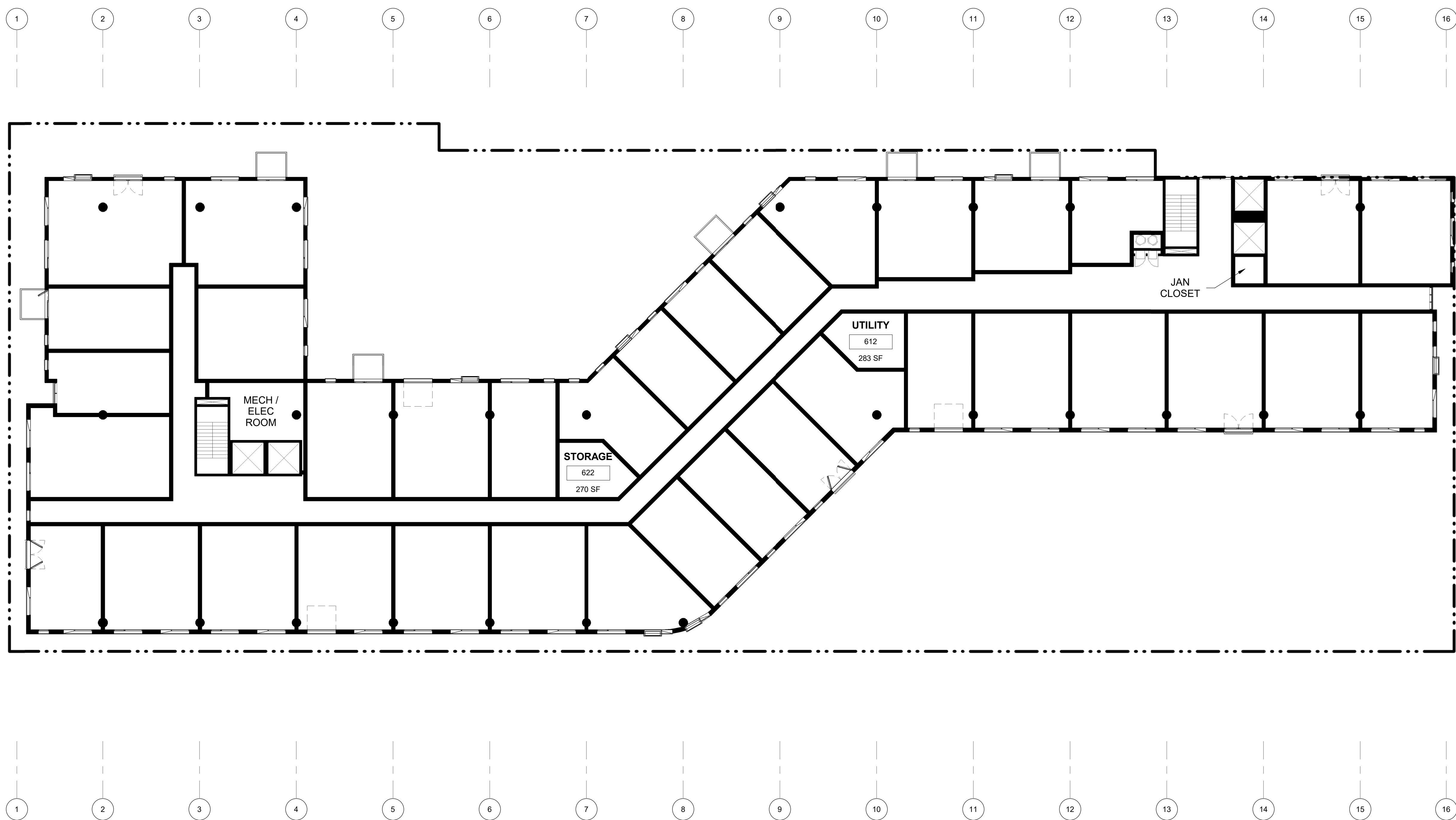
**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

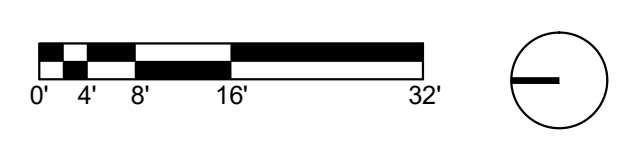
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

**PRELIMINARY: NOT FOR CONSTRUCTION**



**1 LEVEL 6 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 6 GROSS FLOOR AREA**  
 33,796 SF

**LEVEL 6 UNIT COUNT = (36)**

7/17/2022 11:36:36 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

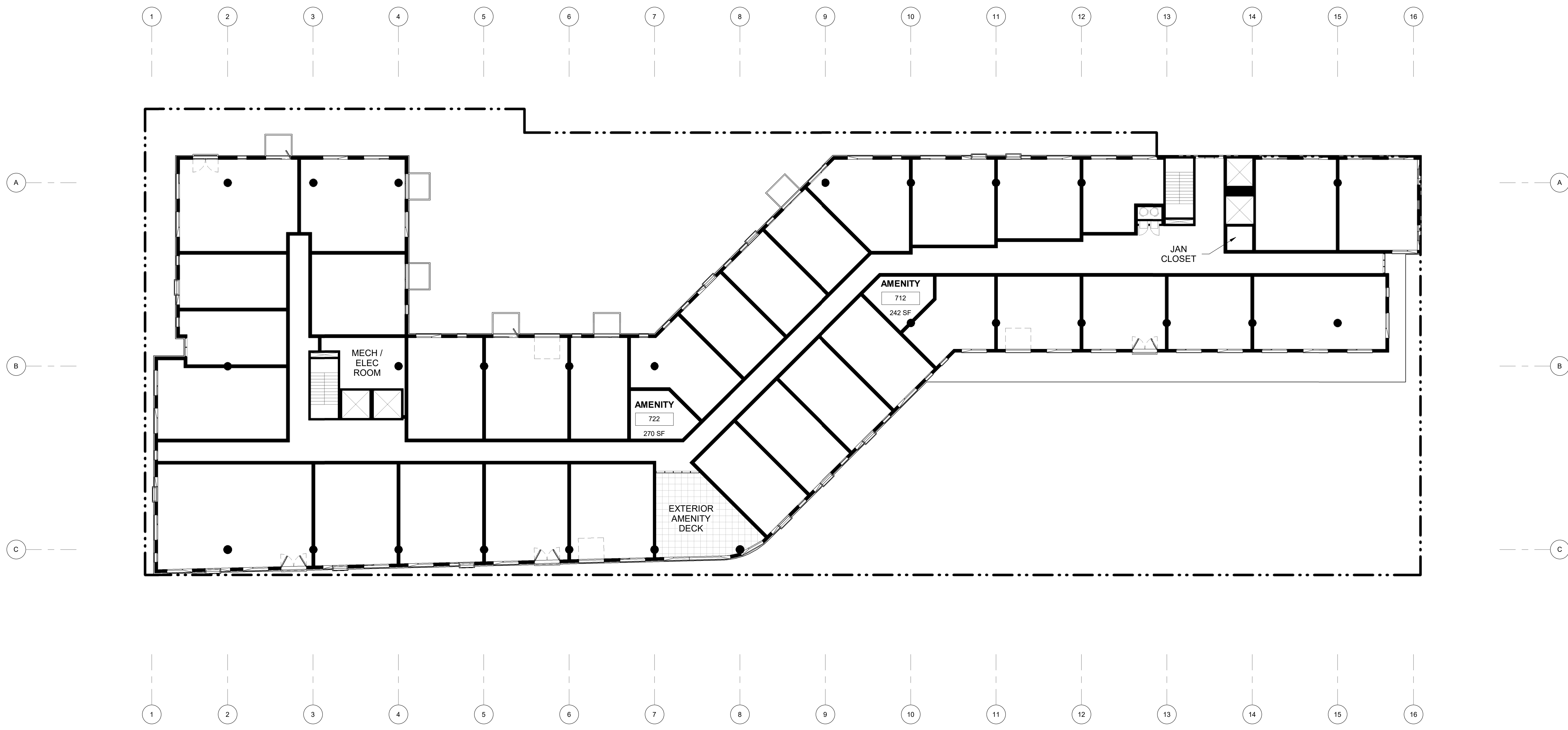
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

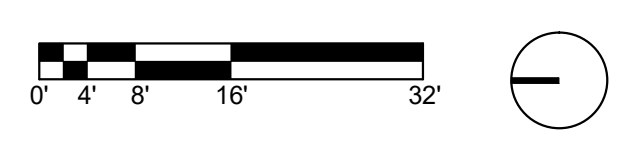
**LEVEL 6 FLOOR PLAN**

**A1-18**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 7 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 7 GROSS FLOOR AREA**  
 32,116 SF

**LEVEL 7 UNIT COUNT = (33)**

7/17/2022 11:36:38 AM

<b>CONSULTANTS</b>			
<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS, 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 605 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501
<b>CODE CONSULTANT:</b> CODE CONSULTANT SERVICE 5050 MALCOLM LAKE ROAD EDGERTON, MO, 64444 TEL. 816.985.9669			

<b>ISSUE PACKAGE:</b>	<b>REV. NO.</b>	<b>DATE:</b>
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

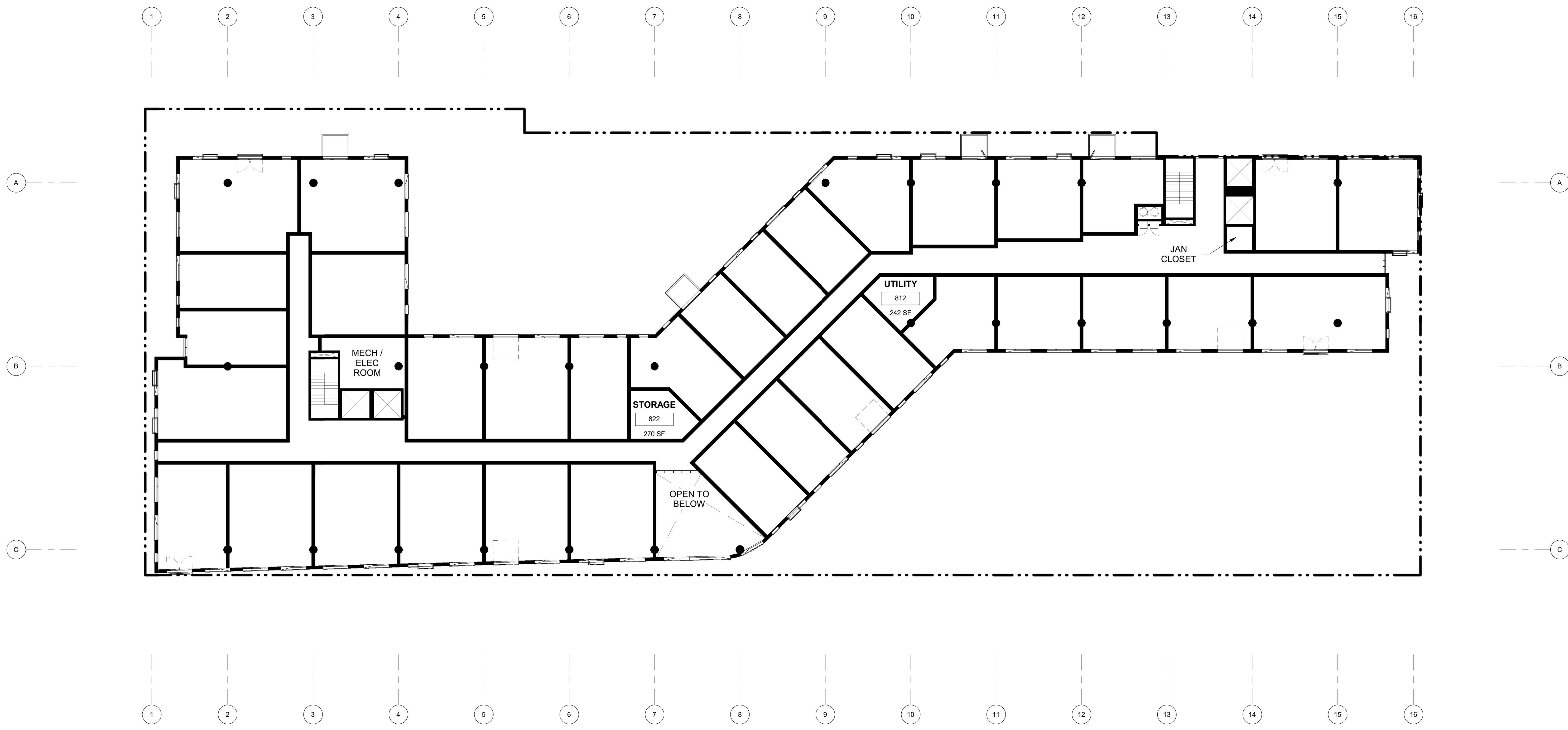
**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112  
 PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD  
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

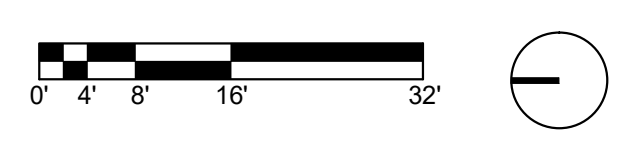
**LEVEL 7 FLOOR PLAN**

**A1-19**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 08 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 8 GROSS FLOOR AREA**  
 32,128 SF

**LEVEL 8 UNIT COUNT = (34)**

7/17/2022 11:36:40 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

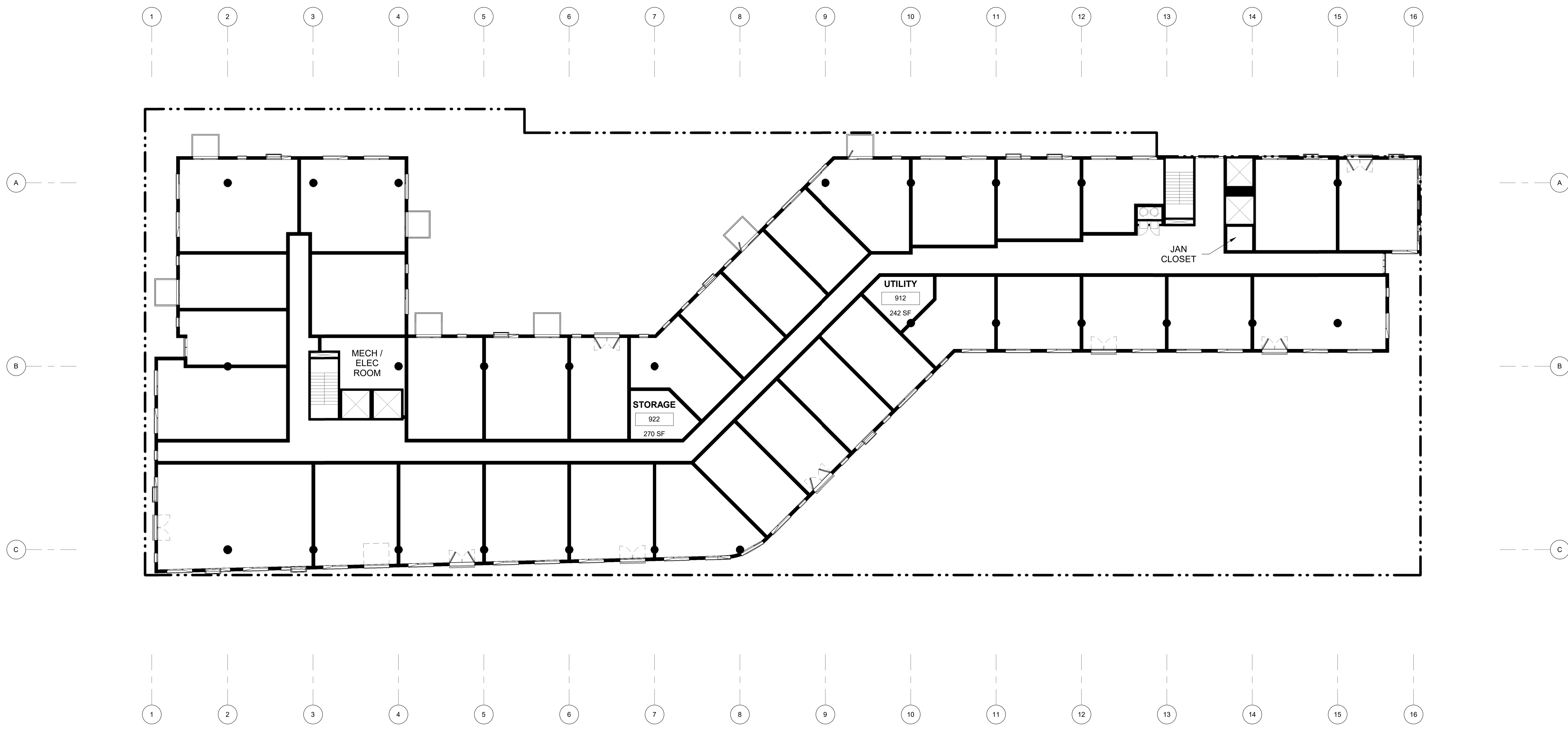
**ELDORADO**  
 510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

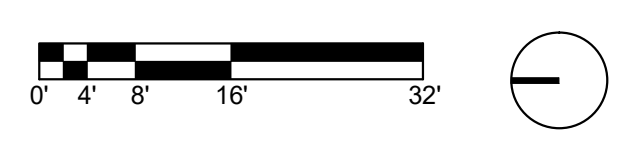
**LEVEL 8 FLOOR PLAN**

**A1-20**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 9 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 9 GROSS FLOOR AREA**  
 32,835 SF

**LEVEL 9 UNIT COUNT = (34)**

7/17/2022 11:36:42 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

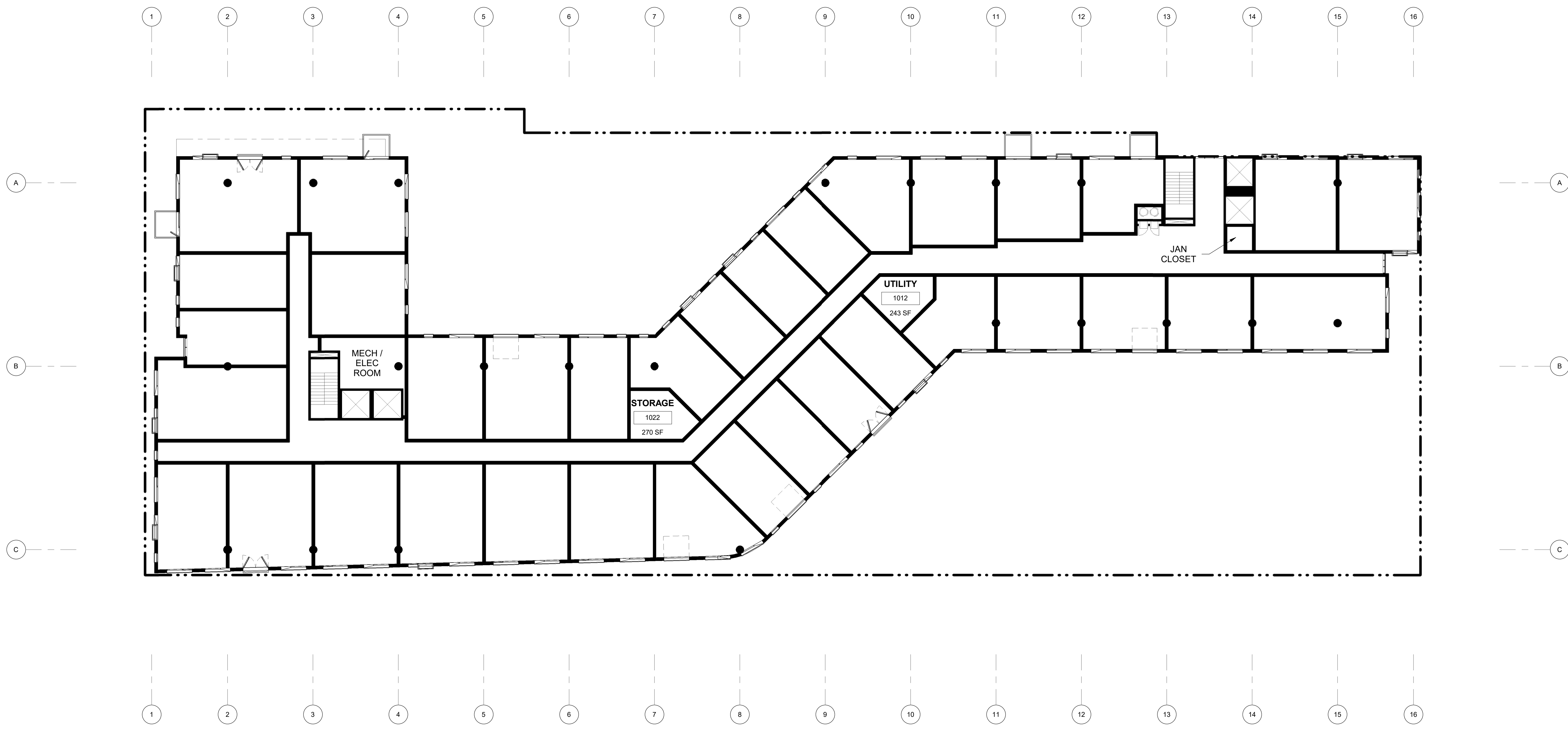
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

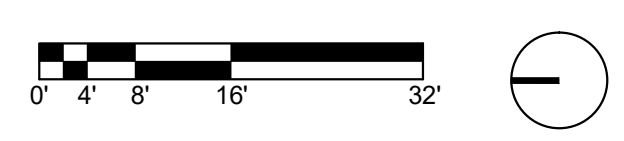
**LEVEL 9 FLOOR PLAN**

**A1-21**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 10 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 10 GROSS FLOOR AREA**  
 32,835 SF

**LEVEL 10 UNIT COUNT = (35)**

7/17/2022 11:36:44 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

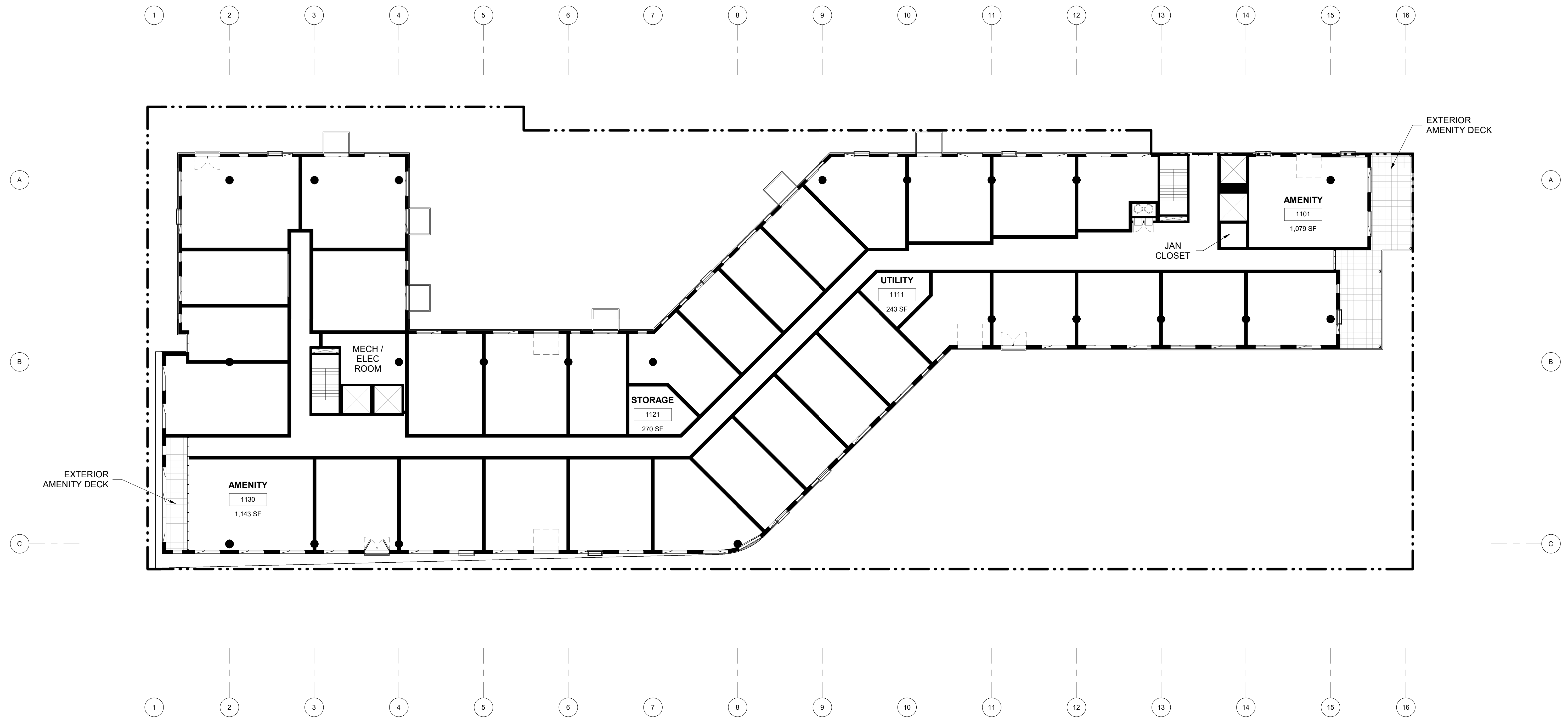
**ELDORADO**  
 510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

**LEVEL 10 FLOOR PLAN**

**A1-22**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 LEVEL 11 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 11 GROSS FLOOR AREA**  
 31,191 SF

**LEVEL 11 UNIT COUNT = (31)**

7/17/2022 11:36:46 AM

**CONSULTANTS**  
**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400  
**CODE CONSULTANT:**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO, 64444  
 TEL. 816.985.9669

**CIVIL**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

**ELDORADO**

510 Avenida Cesar e Chavez,  
 Kansas City, Missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

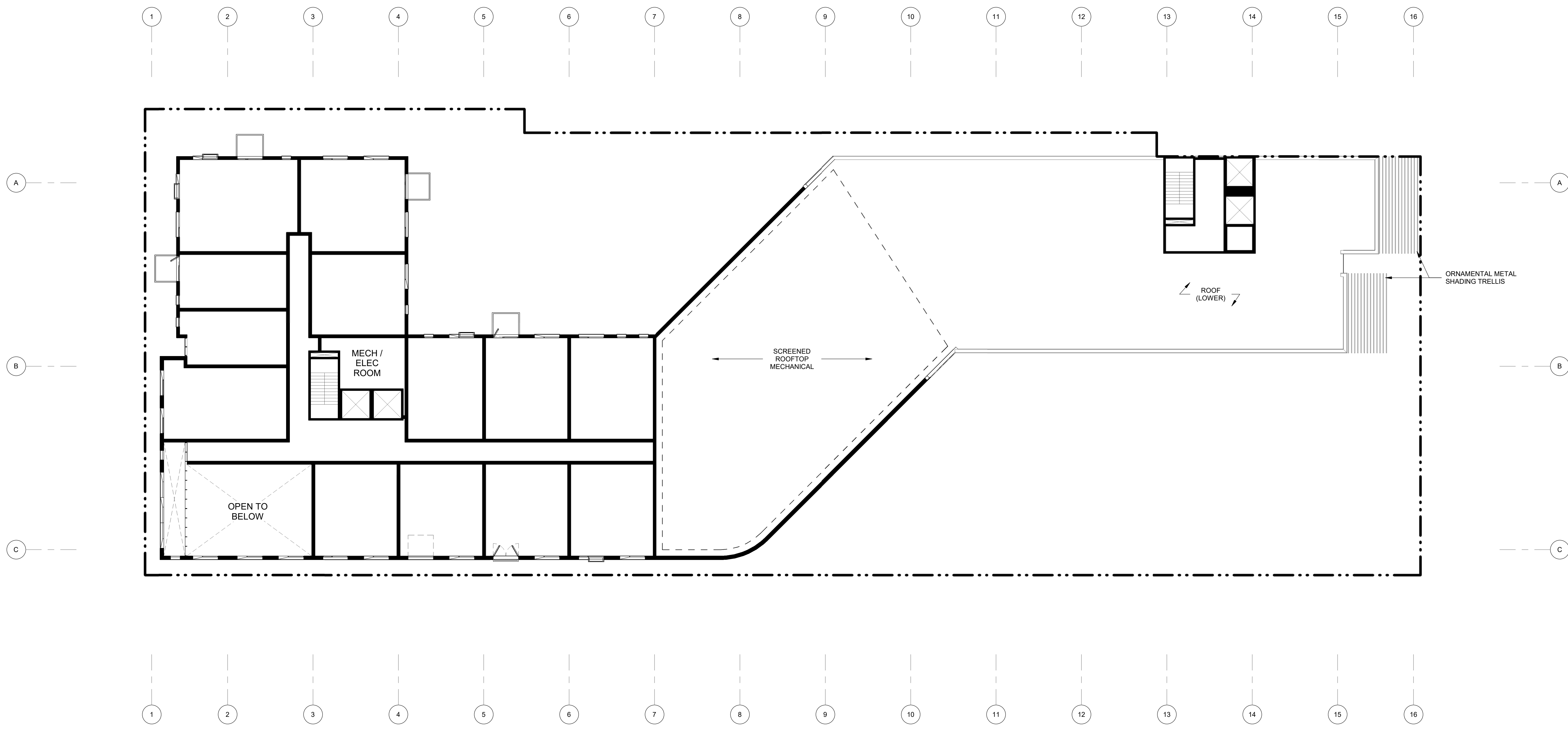
ARCHITECTURAL  
 CORPORATION

**LEVEL 11 FLOOR PLAN**

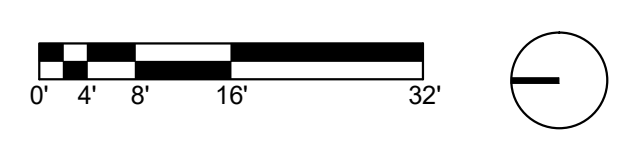
**A1-23**

PRELIMINARY: NOT FOR CONSTRUCTION





**1 LEVEL 12 FLOOR PLAN**  
 RE: 1/A2-01x



**LEVEL 12 GROSS FLOOR AREA**  
 14,571 SF

**LEVEL 12 UNIT COUNT = (13)**

7/17/2022 11:36:48 AM

<b>CONSULTANTS</b>			
<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS. 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 605 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO. 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO. 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO. 64108 TEL. 314.492.6501
<b>CODE CONSULTANT:</b> CODE CONSULTANT SERVICE 5050 MALCOLM LAKE ROAD EDGERTON, MO. 64444 TEL. 816.965.9669			

<b>ISSUE PACKAGE:</b>	<b>REV. NO.</b>	<b>DATE:</b>
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

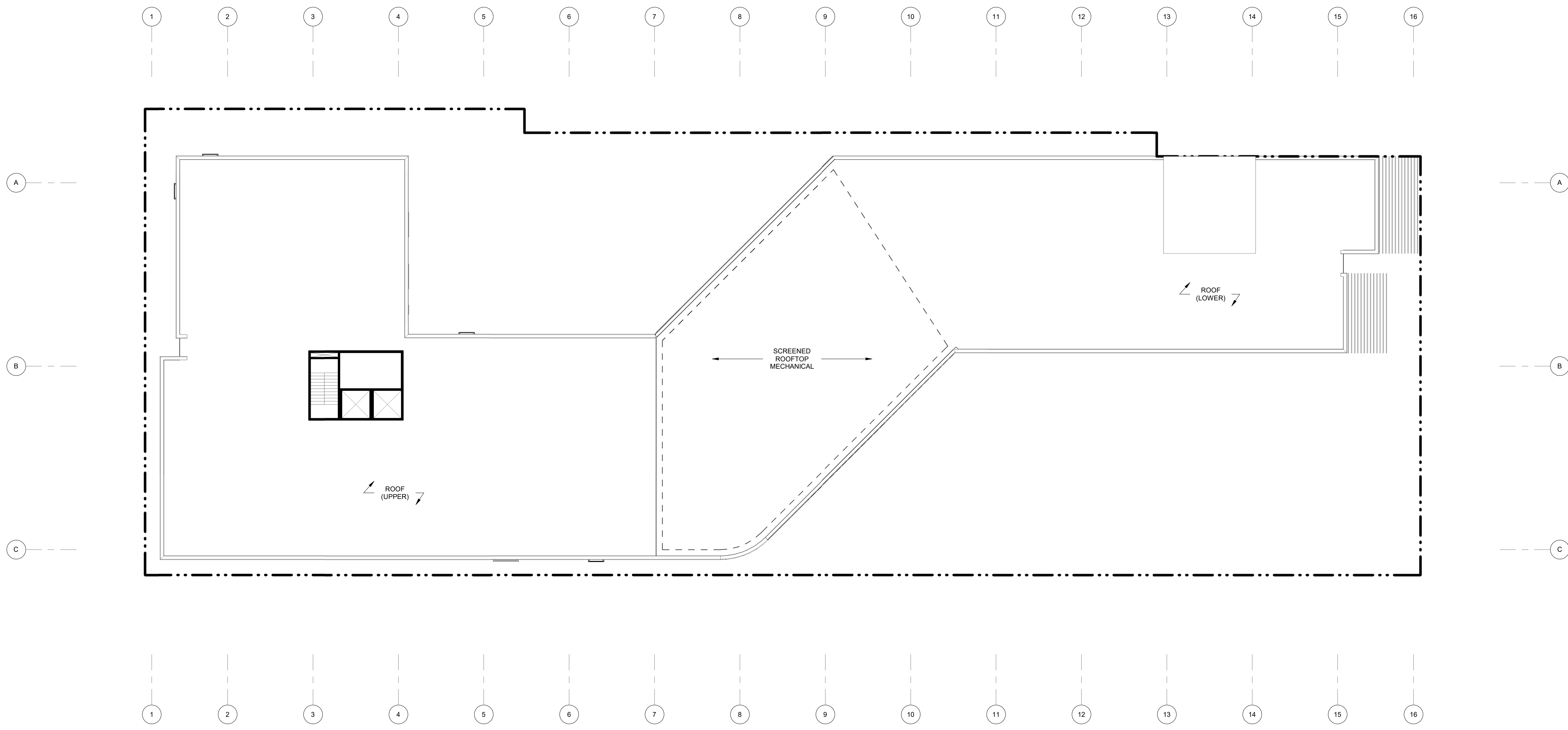
**ELDORADO**  
 510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

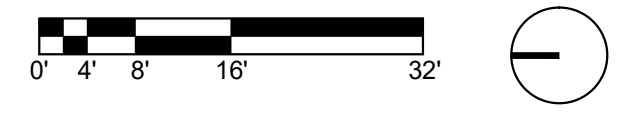
**LEVEL 12 FLOOR PLAN**

**A1-24**

PRELIMINARY: NOT FOR CONSTRUCTION



**1 ROOF PLAN**  
RE: 1/A2-01x



**ROOF GROSS FLOOR AREA**  
660 SF

7/17/2022 11:36:50 AM

<b>CONSULTANTS</b>			
<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS. 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO. 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OKANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO. 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO. 64108 TEL. 314.492.6501
<b>CODE CONSULTANT:</b> CODE CONSULTANT SERVICE 5050 MALCOLM LAKE ROAD EDGERTON, MO. 64444 TEL. 816.985.9669			

<b>ISSUE PACKAGE:</b>	<b>REV. NO.</b>	<b>DATE:</b>
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

**ELDORADO**  
510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

**ROOF PLAN**

**A1-25**

PRELIMINARY: NOT FOR CONSTRUCTION



**INTERIOR / EXTERIOR AMENITY SPACE:  
SEVILLE, SPAIN**  
The amenity balconies and various common area spaces are inspired by traditional Spanish courtyard environments.



**ORNAMENTAL METAL TRELLIS AT ROOF:  
TWA BUILDING, EL DORADO**  
Functional shading that caps the 48th Street setback, an accessible resident patio overlooking the Country Club Plaza.



**COVERED OUTDOOR RETAIL / AMENITY SPACE FACING BELLEVIEW**

**1 WEST ELEVATION**  
RE: 1/A1-11



**BELLEVIEW AVENUE PRECEDENT:  
MONTROSE COLLECTIVE, HSU OFFICE**  
Decorative outdoor staircase set in native planting.



**NOTE:** SIGNS SHALL COMPLY WITH KCMO ORDINANCE SECTION 88-445 & SHALL BE REVIEWED FOR CONFORMANCE AT TIME OF SIGN PERMIT. ELECTRONIC, DIGITAL OR MOTORIZED SIGNAGE SHALL NOT BE PERMITTED.



**PARKING GARAGE SCREENING PRECEDENT (PHOTO: MIKE SINCLAIR):**  
The metal work is a contemporary interpretation of historic, local examples and vernacular motifs.



**CORNER STORE / NEIGHBORHOOD AMENITY:**  
The corner retail is intended to reintroduce the local boveda into the plaza streetscape as a community amenity.

- T** CERAMIC TILE / ACCENT
- L** PLANTED SCREEN (RE: LANDSCAPE)
- F2** FIBER CEMENT PANEL #2
- F1** FIBER CEMENT PANEL #1
- G** TRANSPARENT GLAZING SYSTEM
- C** EXPOSED CONCRETE
- B2** BRICK COLOR/PATTERN #2
- B1** BRICK COLOR/PATTERN #1
- M1** METAL FABRICATIONS

7/17/2022 12:04:05 PM

**CONSULTANTS**

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

**CIVIL:**  
KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

**ISSUE PACKAGE:**

REV. NO.	DATE:
CITY PLANNING SUBMITTAL	06/13/2022
CITY PLANNING RESUBMITTAL	07/18/2022

**4711 BELLEVIEW**  
4711 Bellevue, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

**ELDORADO**  
510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

**BUILDING ELEVATIONS**

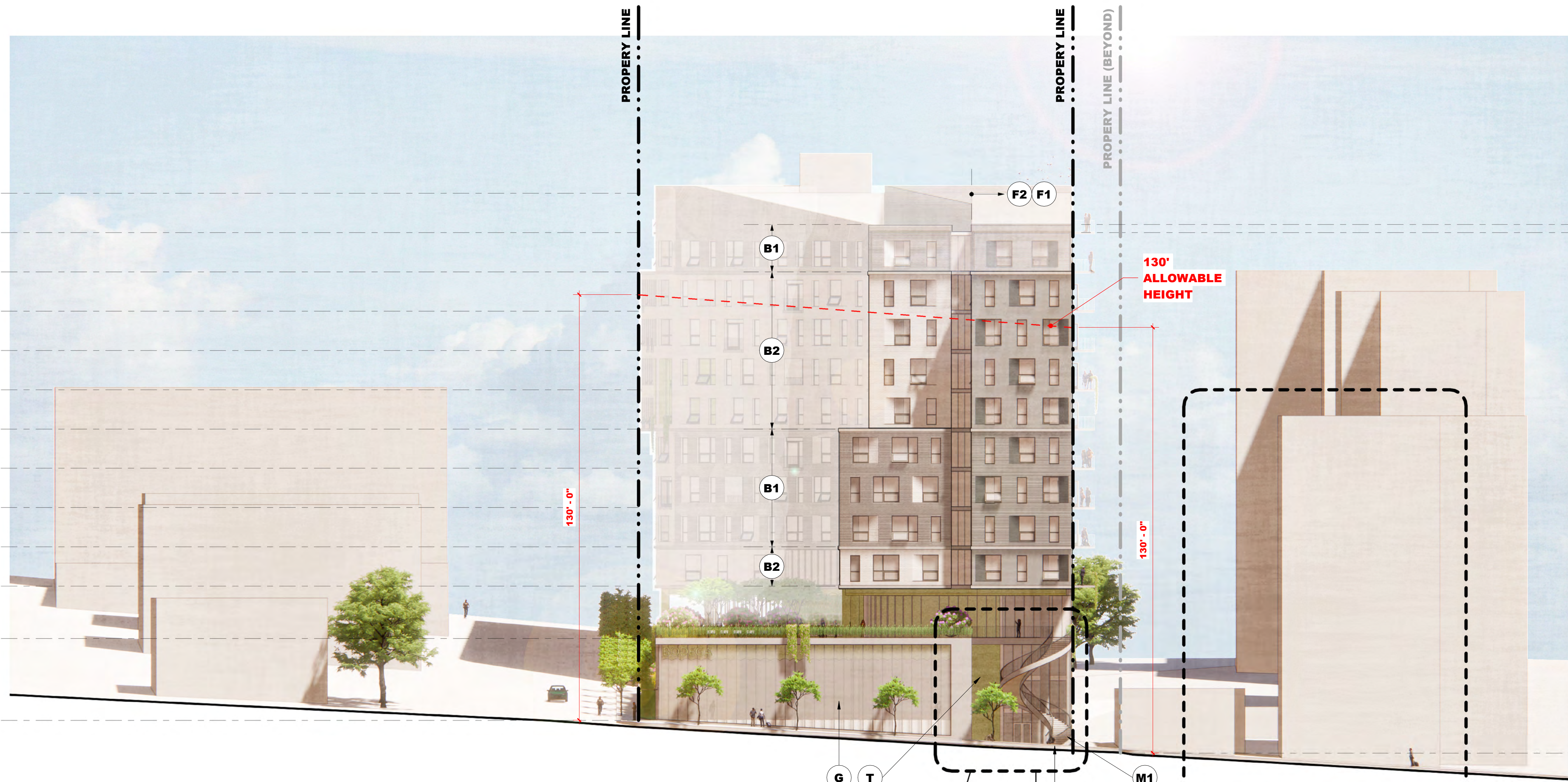
**A2-01**

PRELIMINARY: NOT FOR CONSTRUCTION

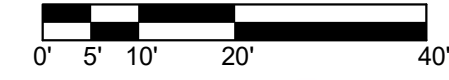
**ROOF LEVEL** 1028' - 0"  
**LEVEL 12** 1016' - 0"  
**LEVEL 11** 1004' - 0"  
**LEVEL 10** 992' - 0"  
**LEVEL 09** 980' - 0"  
**LEVEL 08** 968' - 0"  
**LEVEL 07** 956' - 0"  
**LEVEL 06** 944' - 0"  
**LEVEL 05** 932' - 0"  
**LEVEL 04** 920' - 0"  
**LEVEL 03** 908' - 0"  
**LEVEL 02** 892' - 0"  
**FINISH GRADE** 867' - 0"

**T.O. PARAPET** 1018' - 6"  
**ROOF LEVEL** 1016' - 0"

**FINISH GRADE** 857' - 0"



**1 SOUTH ELEVATION**  
RE: 1/A1-11



- T** CERAMIC TILE / ACCENT
- L** PLANTED SCREEN (RE: LANDSCAPE)
- F2** FIBER CEMENT PANEL #2
- F1** FIBER CEMENT PANEL #1

- G** TRANSPARENT GLAZING SYSTEM
- C** EXPOSED CONCRETE
- B2** BRICK COLOR/PATTERN #2
- B1** BRICK COLOR/PATTERN #1

- M1** METAL FABRICATIONS

**PEDESTRIAN / AMENITY AREA PRECEDENT: PRINCETON UNIVERSITY RESIDENTIAL, DEBORAH BERKE PARTNERS**  
 Bold material accents that define edges of public gathering space and points of entry.



**48TH ST PRECEDENT: VALENCIA STAIR**  
 Classic plaza stair with decorative features, connecting the street to the park level amenity deck.

**EXISTING CONDITION: 48TH ST & ROANOKE**

The historic Washington Irving Apartment Building is a key inspiration for the project, in terms of its slender massing facing 48th Street, and also the tall openings near the top of the building that create a strong, identifiable 'cap'.



7/17/2022 11:36:58 AM

**CONSULTANTS**

**M/E/P:**  
 PKMR  
 13300 WEST 98TH STREET  
 LENEXA, KS, 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE, SUITE 150  
 KANSAS CITY, MO, 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & O'KANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO, 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO, 64108  
 TEL. 314.492.6501

**ISSUE PACKAGE:**

CITY PLANNING SUBMITTAL  
 CITY PLANNING RESUBMITTAL

**REV. NO.**

**DATE:**

06/13/2022  
 07/18/2022

**4711 BELLEVIEW**  
 4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: KJS  
 CHECKED BY: SSL / DD

**ELDORADO**  
 510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

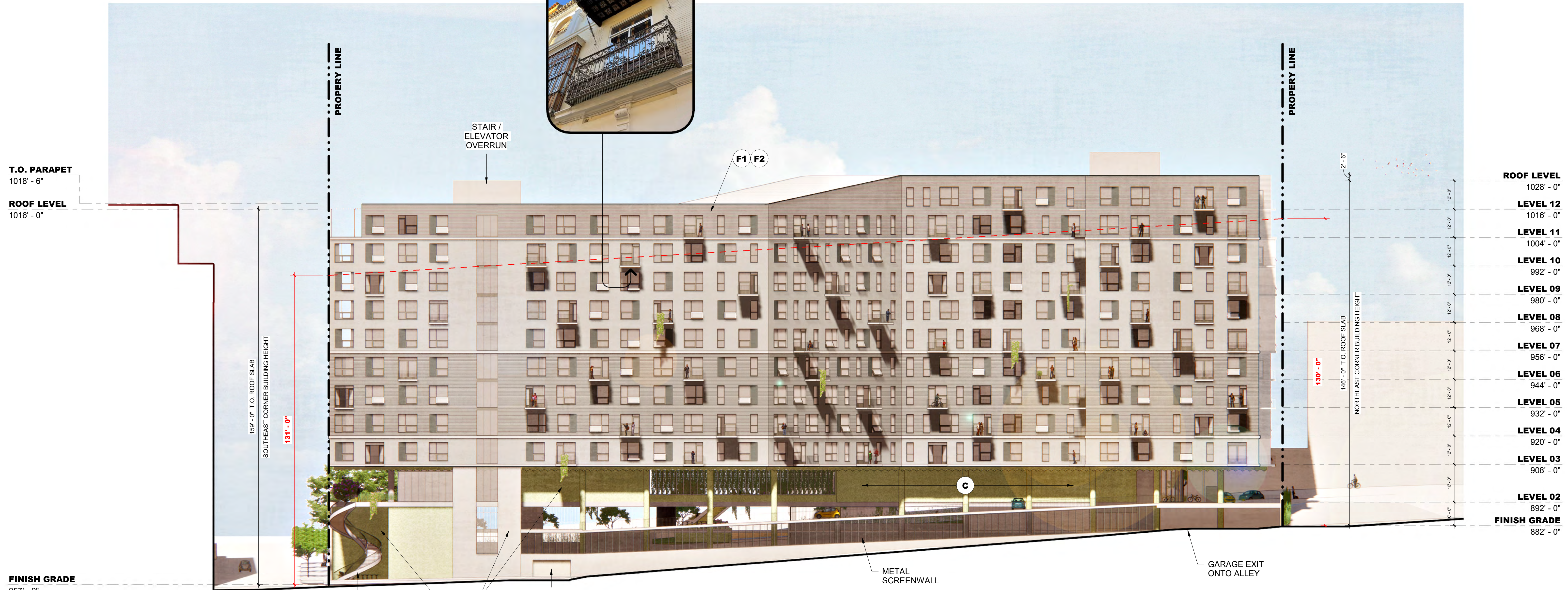
**BUILDING ELEVATIONS**

**A2-02**

PRELIMINARY: NOT FOR CONSTRUCTION



**RESIDENTIAL BALCONY PRECEDENT:  
SEVILLE, SPAIN**  
The alley-facing elevation features a wide variety of balcony types with ornamental metal railings and tiled soffits.



**1 EAST ELEVATION**  
RE: 1/A1-11

	<b>T</b> CERAMIC TILE / ACCENT		<b>G</b> TRANSPARENT GLAZING SYSTEM
	<b>L</b> PLANTED SCREEN (RE: LANDSCAPE)		<b>C</b> EXPOSED CONCRETE
	<b>F2</b> FIBER CEMENT PANEL #2		<b>B2</b> BRICK COLOR/PATTERN #2
	<b>F1</b> FIBER CEMENT PANEL #1		<b>B1</b> BRICK COLOR/PATTERN #1
			<b>M1</b> METAL FABRICATIONS



7/17/2022 11:37:02 AM

**CONSULTANTS**

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

**CIVIL:**  
KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

**ELDORADO**  
510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION

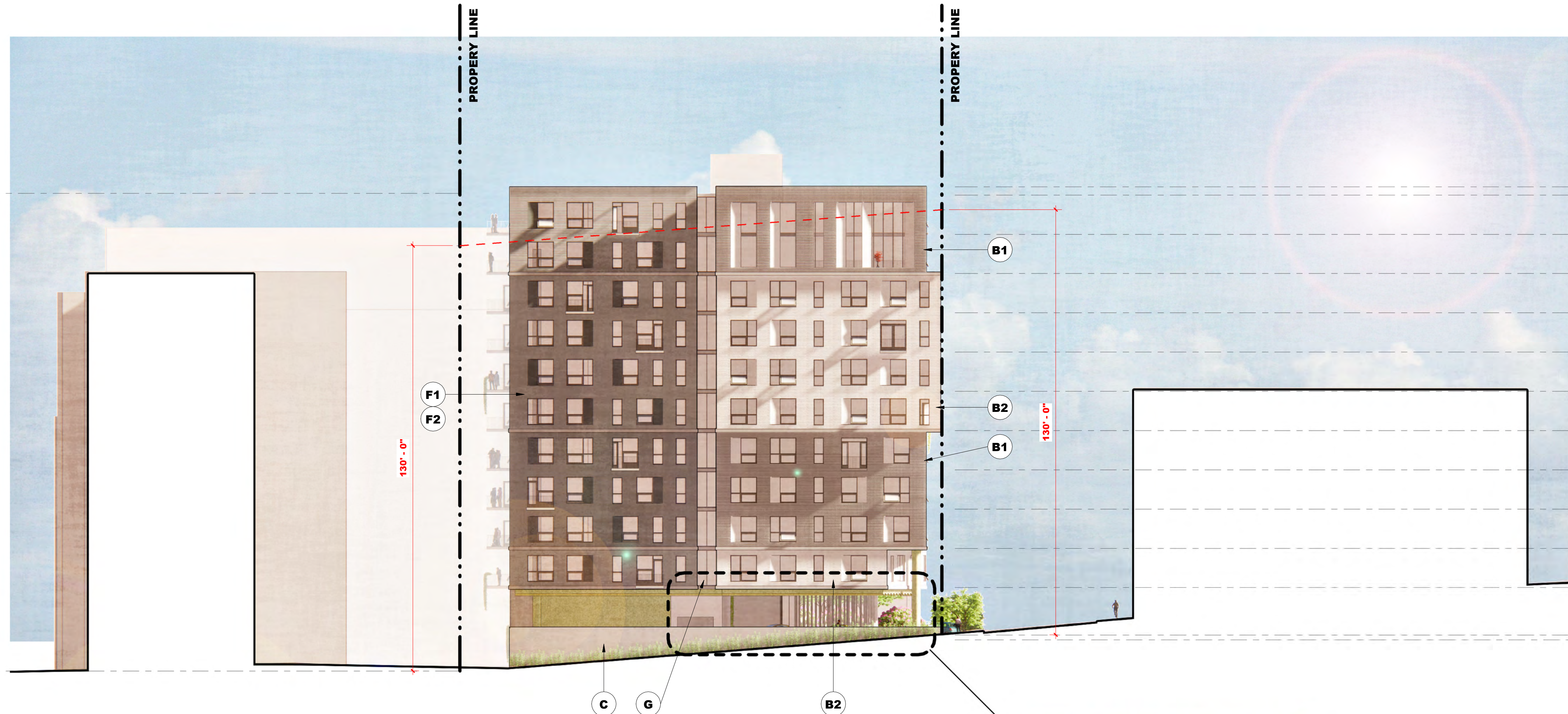
**BUILDING ELEVATIONS**

**A2-03**

PRELIMINARY: NOT FOR CONSTRUCTION

ROOF LEVEL  
1028' - 0"

FINISH GRADE  
882' - 0"



T.O. PARAPET  
1030' - 6"

ROOF LEVEL  
1028' - 0"

LEVEL 12  
1016' - 0"

LEVEL 11  
1004' - 0"

LEVEL 10  
992' - 0"

LEVEL 09  
980' - 0"

LEVEL 08  
968' - 0"

LEVEL 07  
956' - 0"

LEVEL 06  
944' - 0"

LEVEL 05  
932' - 0"

LEVEL 04  
920' - 0"

LEVEL 03  
908' - 0"

FINISH GRADE  
893' - 6"

LEVEL 02  
892' - 0"

1 NORTH ELEVATION  
RE: 1/A1-11



ENTRANCE ONLY DRIVEWAY, URBAN PORTE COCHERE:  
SUTTON PLACE, NEW YORK

The upper level parking entrance is partially tucked under the building for convenient access to the lobby and amenity deck.

- T** CERAMIC TILE / ACCENT
- L** PLANTED SCREEN (RE: LANDSCAPE)
- F2** FIBER CEMENT PANEL #2
- F1** FIBER CEMENT PANEL #1
- G** TRANSPARENT GLAZING SYSTEM
- C** EXPOSED CONCRETE
- B2** BRICK COLOR/PATTERN #2
- B1** BRICK COLOR/PATTERN #1
- M1** METAL FABRICATIONS

7/17/2022 11:37:04 AM

CONSULTANTS

<b>M/E/P:</b> PKMR 13300 WEST 98TH STREET LENEXA, KS, 66215 TEL. 913.492.2400	<b>CIVIL:</b> KIMLEY-HORN 805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO, 64105 TEL. 816.652.2334	<b>STRUCTURAL:</b> LEIGH & OXANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO, 64086 TEL. 816.444.3144	<b>LANDSCAPE ARCHITECT:</b> HOERR SCHAUDT 1901 BALTIMORE AVE SUITE 203 KANSAS CITY, MO, 64108 TEL. 314.492.6501
---	--	--	---

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.985.9669

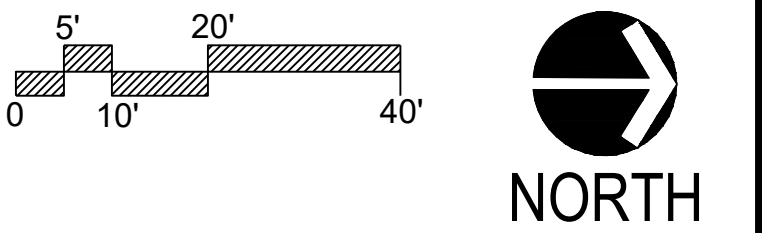
ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: KJS  
CHECKED BY: SSL / DD

**ELDORADO**  
510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL CORPORATION



4/5/2022 2:53:26 PM

**CONSULTANTS**

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

**CODE CONSULTANT**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.965.9669

**CIVIL:**  
KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		04/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

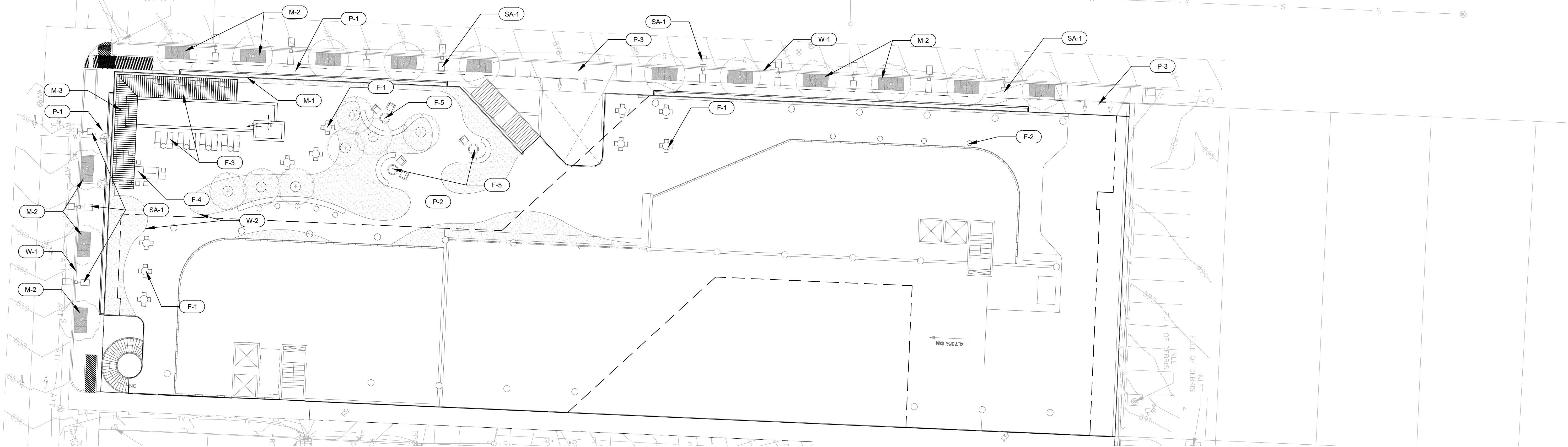
PROJECT #2201  
DRAWN BY: Author  
CHECKED: Checker  
BY:

510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL  
CORPORATION  
State LICENSE NO. 7777

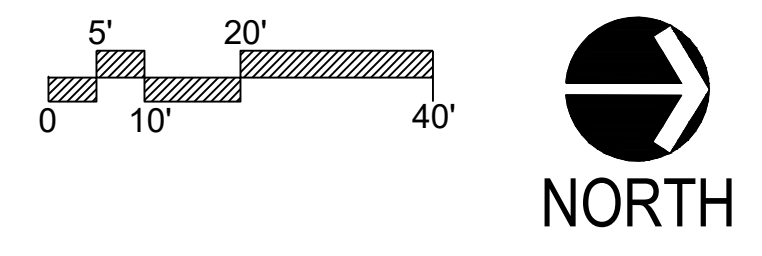
**L0.03**

PRELIMINARY: NOT FOR CONSTRUCTION



1 OVERALL MATERIALS PLAN  
1" = 20'

MATERIALS SCHEDULE									
<b>PAVING</b>									
CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES	
P-1	PEDESTRIAN CONCRETE	STREETSCAPE	--	TBD	RE: CIVIL	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
P-2	ROOF TERRACE PAVERS	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
P-3	HEAVY DUTY CONCRETE	STREETSCAPE	--	TBD	RE: CIVIL	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
<b>WALLS AND CURBS</b>									
CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES	
W-1	CURB AND GUTTER	STREETSCAPE	--	TBD	RE: CIVIL	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
W-2	ROOFTOP PLANT CURB	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
<b>SITE AMENITIES</b>									
CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES	
SA-1	STREET LIGHT	STREETSCAPE	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
<b>FURNISHINGS</b>									
CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES	
F-1	TABLES AND CHAIRS	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
F-2	PLANT COTAINER	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
F-3	POOL LOUNGE CHAIR & TABLE	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
F-4	BBQ HIGH TOP TABLE & GRILL	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
F-5	FIRE PIT AND CHAIRS	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
<b>METALWORK</b>									
CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES	
M-1	GUARD RAIL	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
M-2	TREE GRATE	STREETSCAPE	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	
M-3	PERGOLA / TRELLIS	ROOFTOP	--	TBD	TBD	--	YES / NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT.	



4/5/2022 2:53:26 PM

CONSULTANTS  
**M/E/P:**  
 PKM/R  
 13300 WEST 98TH STREET  
 LENEXA, KS. 66215  
 TEL. 913.492.2400

**CIVIL:**  
 KIMLEY-HORN  
 805 PENNSYLVANIA AVE. SUITE 150  
 KANSAS CITY, MO. 64105  
 TEL. 816.652.2334

**STRUCTURAL:**  
 LEIGH & OKANE  
 250 NE MULBERRY SUITE 201  
 LEE'S SUMMIT, MO. 64086  
 TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
 HOERR SCHAUDT  
 1901 BALTIMORE AVE SUITE 203  
 KANSAS CITY, MO. 64108  
 TEL. 314.492.6501

**CODE CONSULTANT**  
 CODE CONSULTANT SERVICE  
 5050 MALCOLM LAKE ROAD  
 EDGERTON, MO. 64444  
 TEL. 816.955.9669

ISSUE PACKAGE: \_\_\_\_\_ REV. NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY PLANNING SUBMITTAL \_\_\_\_\_ 04/18/2022  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**4711 BELLEVUE**  
 4711 Bellevue, Kansas City, MO 64112

PROJECT #2201  
 DRAWN BY: Author  
 CHECKED: Checker  
 BY: \_\_\_\_\_

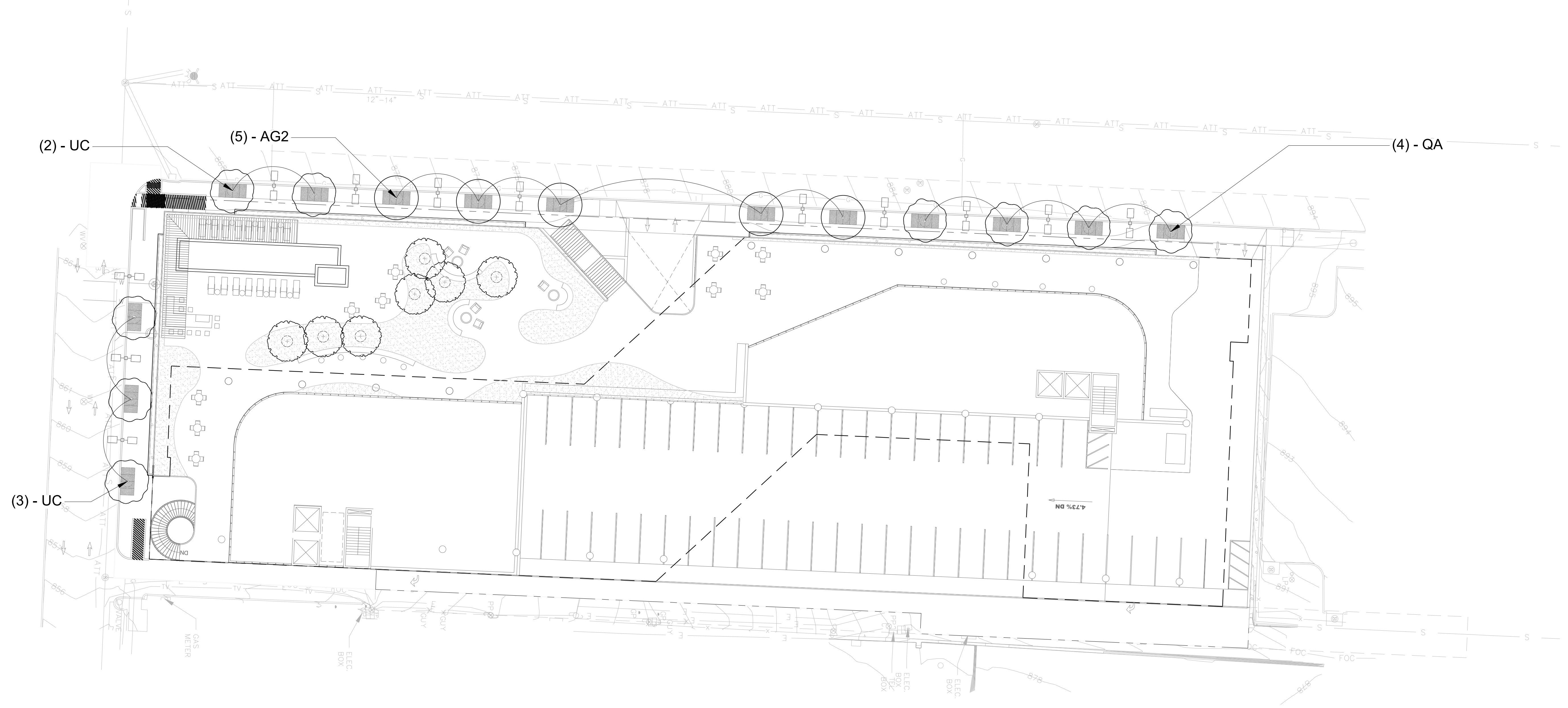
510 avenida cesar e chavez,  
 kansas city, missouri 64108  
 v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL  
 CORPORATION  
 STATE LICENSE NO. ????

**L4.01**

PRELIMINARY: NOT FOR CONSTRUCTION

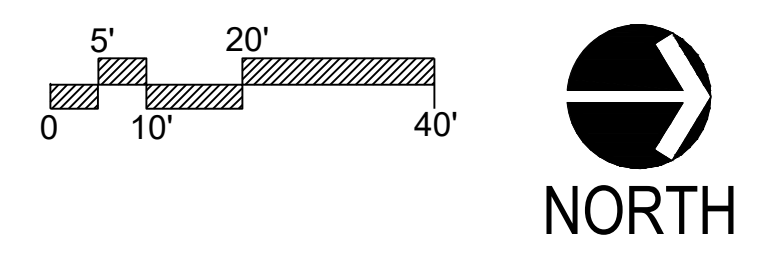




- NOTE:**
1. FINAL TREE SPECIES SELECTION SUBJECT TO CITY REVIEW.
  2. STREET TREE SOILS MAY REQUIRE ADDITIONAL VOLUME PROVIDED THROUGH ADDITIONAL METHODOLOGY.
  3. ALL LANDSCAPE MATERIAL TO BE IRRIGATED.
  4. LANDSCAPE SHOWN INSIDE OF PROPERTY LINE SHOWN FOR CONCEPT ONLY AND IS SUBJECT TO CHANGE PENDING FINAL DESIGN
  5. SPECIES SELECTIONS HAVE MET THE DIVERSITY REQUIREMENTS PER CHAPTER 88:
    - SPACING: MIN 30'
    - MINIMUM DISTANCE TO CORNER: 50'
    - MINIMUM DISTANCE TO STREET LIGHT: 15'
    - MINIMUM TREE GRATE SIZE: 3' X 5'

PLANT SCHEDULE				
CODE	BOTANICAL NAME	SIZE	QTY	NOTES
AG2	ACER GRISEUM	2.5" CAL MIN	5	
QA	QUERCUS ALBA	2.5" CAL MIN	4	
UC	ULMUS X 'FRONTIER'	2.5" CAL MIN	5	

**1 OVERALL LANDSCAPE PLAN**  
1" = 20'



4/8/2022 2:53:26 PM

**CONSULTANTS**

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS. 66215  
TEL. 913.492.2400

**CIVIL:**  
KIMLEY-HORN  
805 PENNSYLVANIA AVE. SUITE 150  
KANSAS CITY, MO. 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO. 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO. 64108  
TEL. 314.492.6501

**CODE CONSULTANT**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO. 64444  
TEL. 816.965.9669

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		04/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

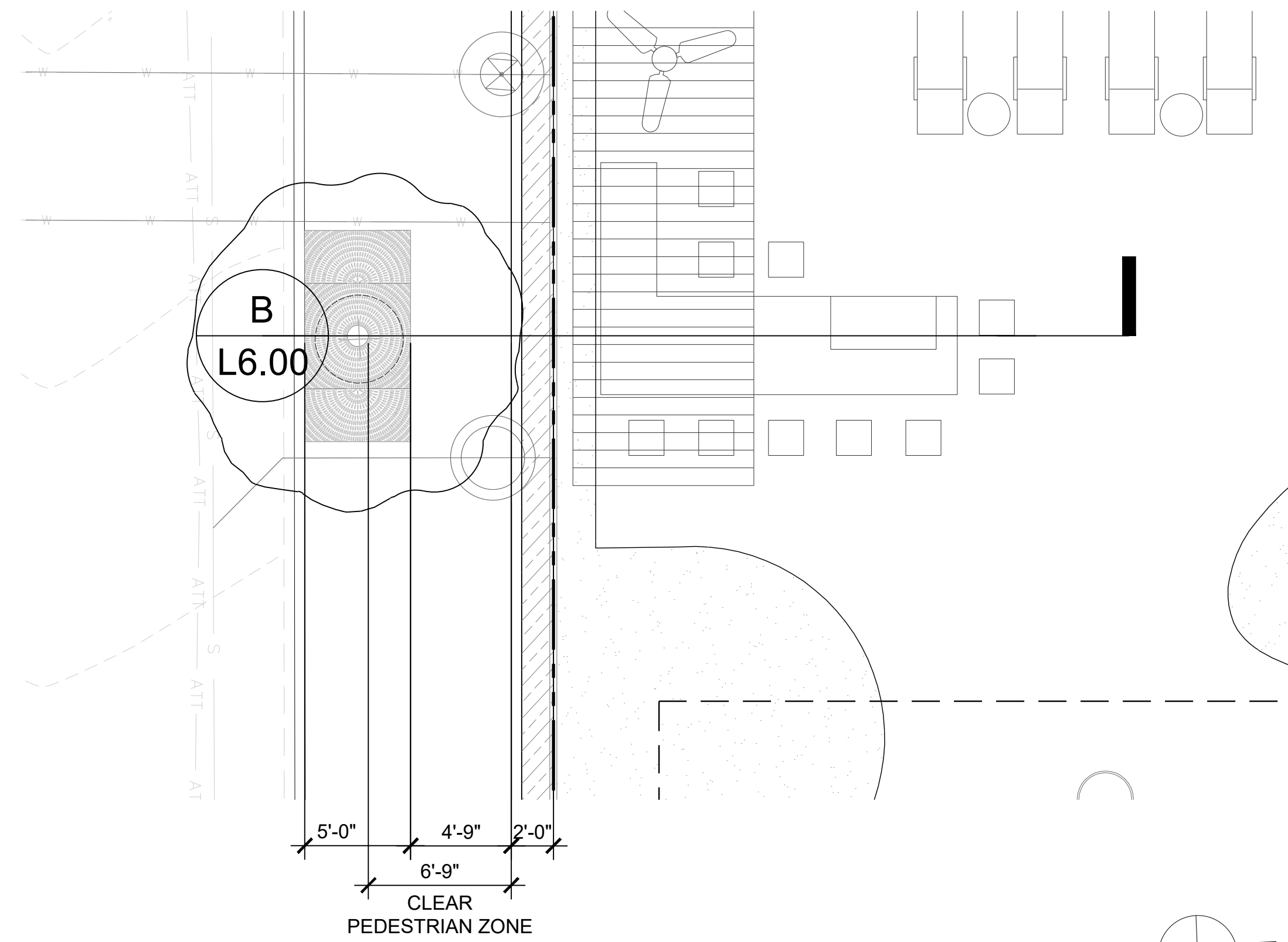
PROJECT #2201  
DRAWN BY: Author  
CHECKED: Checker  
BY:

510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

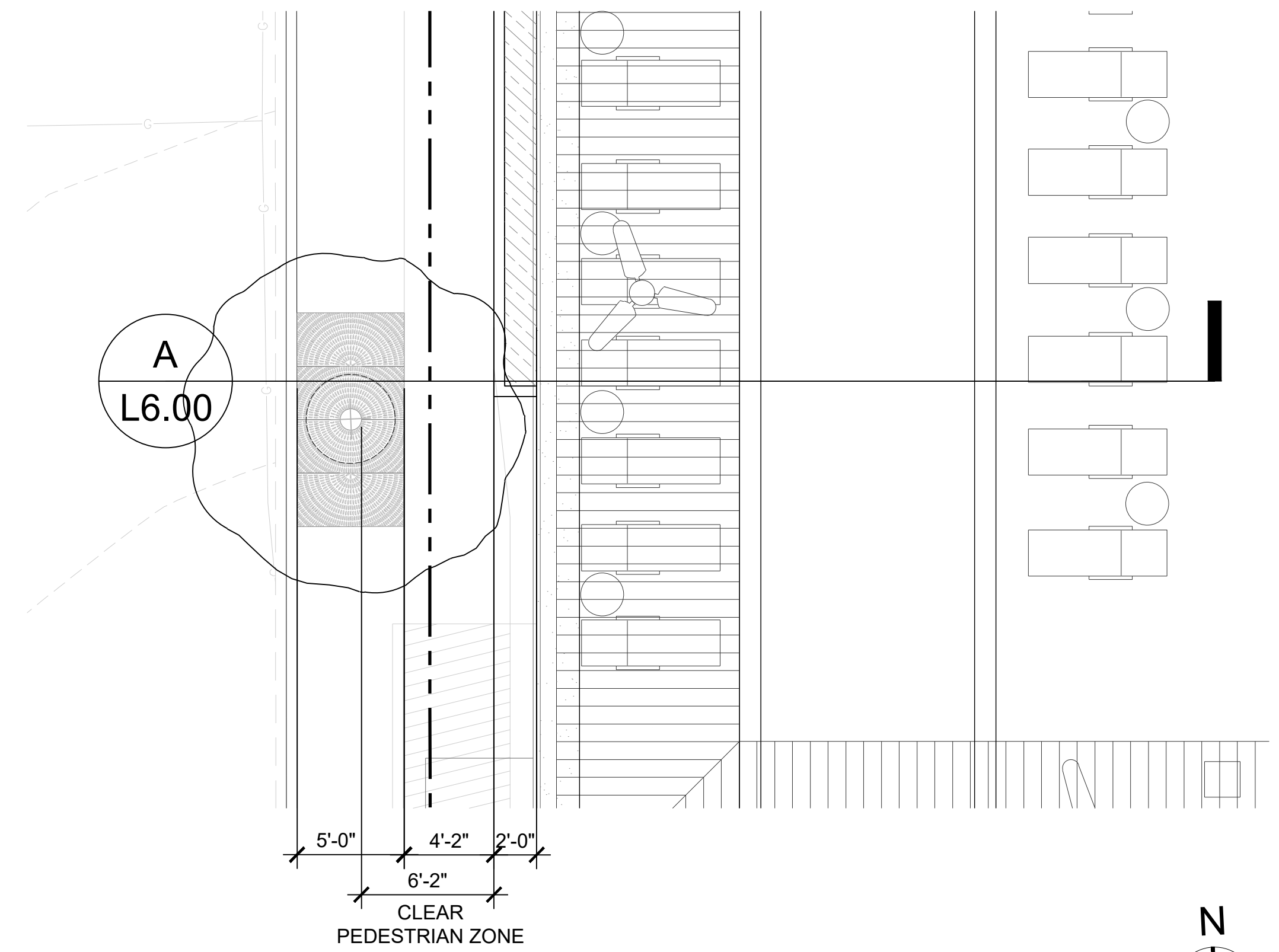
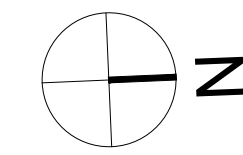
ARCHITECTURAL CORPORATION  
Slate LICENSE NO. ????

**L5.00**

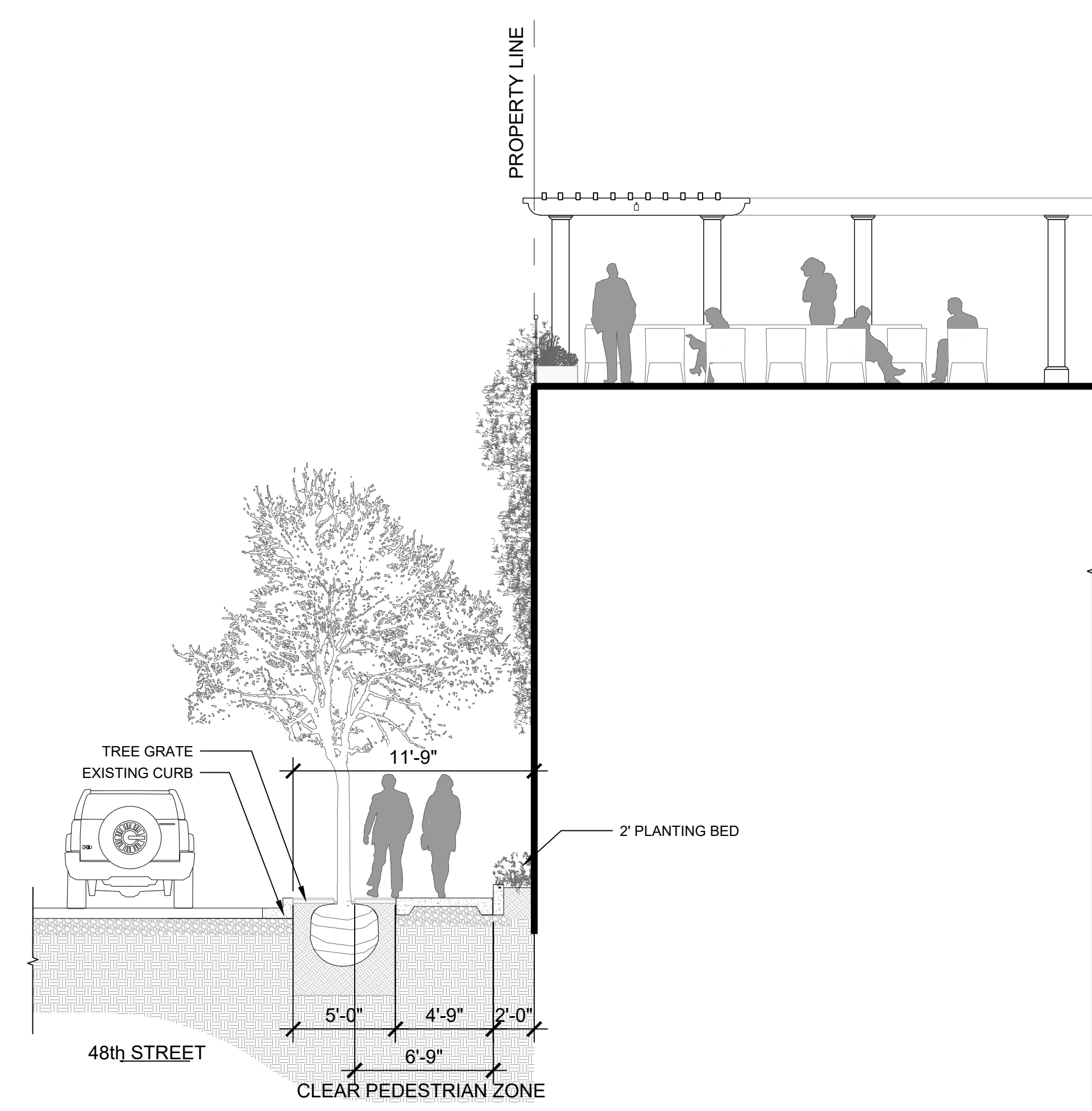
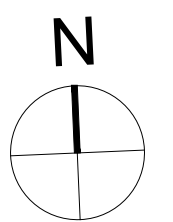
PRELIMINARY: NOT FOR CONSTRUCTION



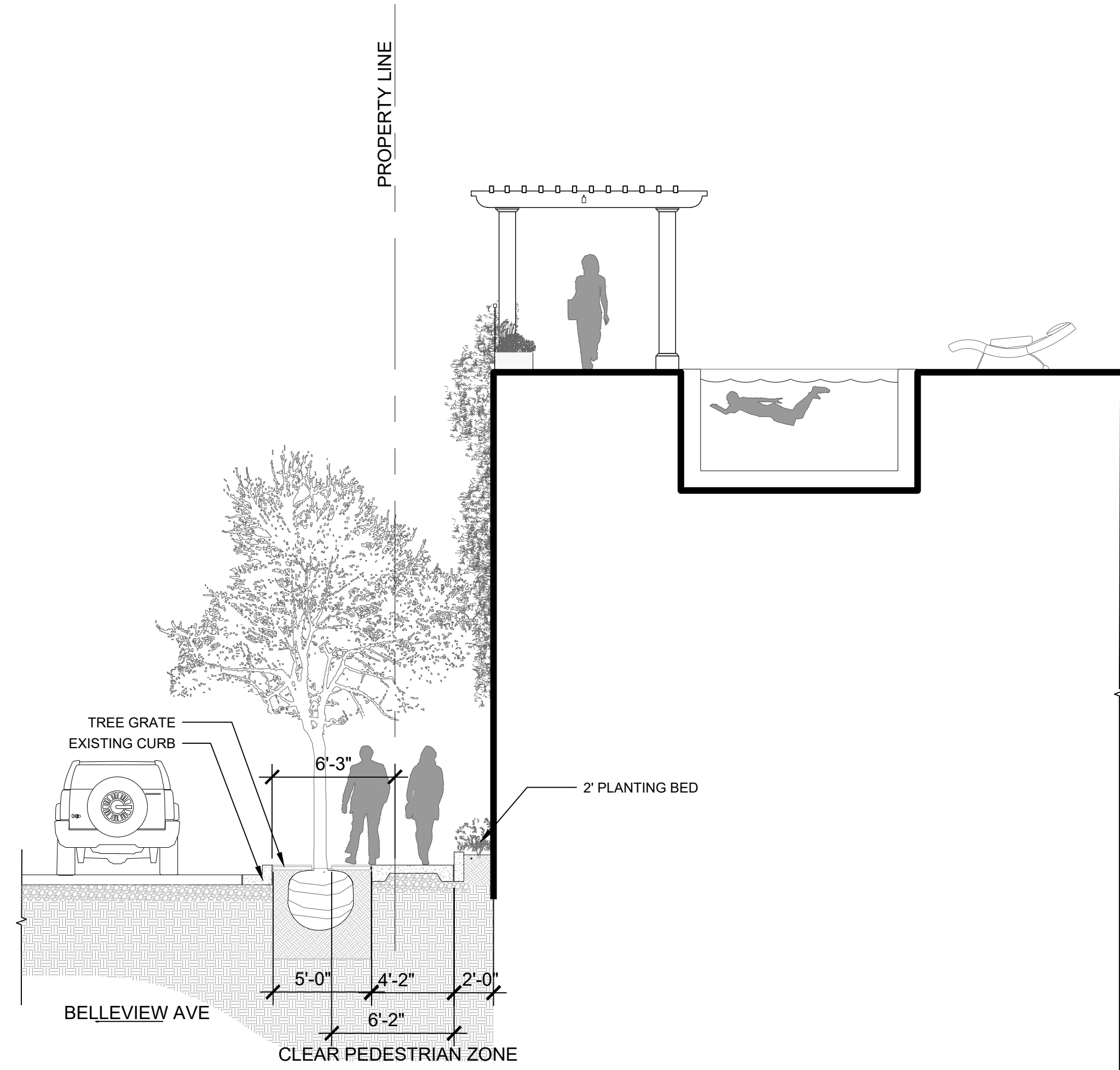
2 48TH ST SIDEWALK - PLAN ENLARGEMENT  
3/16" = 1'-0"



1 BELLEVIEW AVE SIDEWALK - PLAN ENLARGEMENT  
3/16" = 1'-0"



B 48TH STREET SIDEWALK- CONCEPTUAL SECTION  
3/16" = 1'-0"



A BELLEVIEW AVE SIDEWALK- CONCEPTUAL SECTION  
3/16" = 1'-0"

4/5/2022 2:53:26 PM

CONSULTANTS  
M/E/P:  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

CIVIL  
KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

STRUCTURAL:  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

LANDSCAPE ARCHITECT:  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Bellevue, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: Author  
CHECKED Checker  
BY:

510 Avenida Cesar e Chavez,  
Kansas City, Missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL  
CORPORATION  
State LICENSE NO. ????

**L6.00**

PRELIMINARY: NOT FOR CONSTRUCTION

EXAMPLE IMAGES FOR ACCESSIBLE TREE GRATES:



**NOTES:**

1. TREE GRATE AND SIDEWALK TO BE FLUSH AND PROVIDE A CLEAR PEDESTRIAN ZONE.
2. IMAGES ARE FOR STYLING PURPOSES ONLY, PRODUCTS TBD.

4/5/2022 2:53:26 PM

**CONSULTANTS**

**M/E/P:**  
PKMR  
13300 WEST 98TH STREET  
LENEXA, KS, 66215  
TEL. 913.492.2400

**CODE CONSULTANT**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EDGERTON, MO, 64444  
TEL. 816.955.9669

**CIVIL**  
KIMLEY-HORN  
805 PENNSYLVANIA AVE, SUITE 150  
KANSAS CITY, MO, 64105  
TEL. 816.652.2334

**STRUCTURAL:**  
LEIGH & O'KANE  
250 NE MULBERRY SUITE 201  
LEE'S SUMMIT, MO, 64086  
TEL. 816.444.3144

**LANDSCAPE ARCHITECT:**  
HOERR SCHAUDT  
1901 BALTIMORE AVE SUITE 203  
KANSAS CITY, MO, 64108  
TEL. 314.492.6501

ISSUE PACKAGE:	REV. NO.	DATE:
CITY PLANNING SUBMITTAL		06/13/2022
CITY PLANNING RESUBMITTAL		07/18/2022

**4711 BELLEVIEW**  
4711 Belleview, Kansas City, MO 64112

PROJECT #2201  
DRAWN BY: Author  
CHECKED Checker  
BY:

510 avenida cesar e chavez,  
kansas city, missouri 64108  
v: 816.474.3838 f: 816.474.0836 www.eldo.us

ARCHITECTURAL  
CORPORATION  
State LICENSE NO. ????

**L6.01**

PRELIMINARY: NOT FOR CONSTRUCTION

