3RD & GRAND
URBAN REDEVELOPMENT PLAN

3RD STREET & GRAND BLVD
SECTION 32, TOWNSHIP 50N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

SHEET LIST TABLE	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C200	SITE PLAN - BASEMENT PARKING
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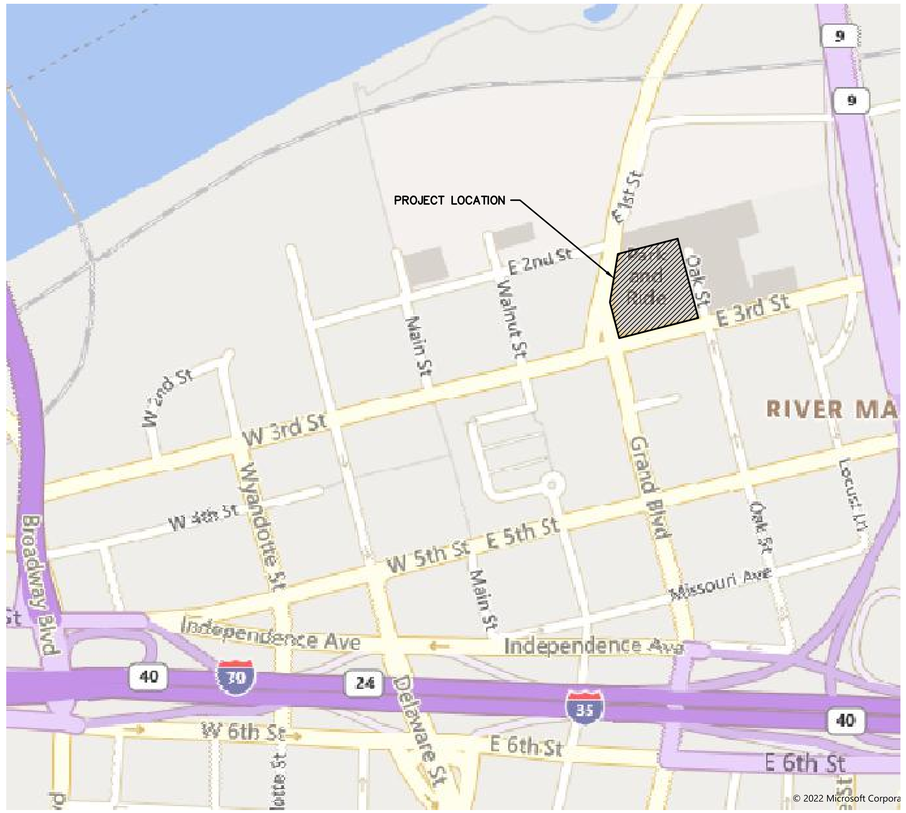
L100	ROOFTOP LANDSCAPE PLAN
A100	FLOOR PLANS
A200	EAST & WEST BUILDING ELEVATIONS
A201	NORTH & SOUTH BUILDING ELEVATIONS

PROJECT TEAM CONTACT LIST
DEVELOPER 3G DEVELOPMENT, LLC C/O CBC REAL ESTATE GROUP, LLC & EPC REAL ESTATE GROUP 4706 BROADWAY, SUITE 240 KANSAS CITY, MO 64112 PHONE: 816.285.9557
ARCHITECT KLOVER ARCHITECTS 8813 PENROSE LANE, SUITE 400 LENEXA, KS 66219 CONTACT: PATRICK REUTER PHONE: 913-649-8181 EMAIL: hcpermitting@klover.net
ENGINEER OLSSON 1301 N BURLINGTON STREET, STE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JOHN ERPELDING PHONE: 816.791.7530 EMAIL: JERPELDING@OLSSON.COM
LANDSCAPE ARCHITECT THE OLSSON STUDIO 1814 MAIN STREET KANSAS CITY, MO 64108 CONTACT: CHRIS CAHALAN PHONE: 816.842.8844 EMAIL: CCAHALAN@OLSSON.COM
SURVEYOR OLSSON 1301 N BURLINGTON STREET, STE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM



PROPERTY DESCRIPTION:

ALL OF LOTS 298 THRU 302 AND LOTS 349 THRU 353, BLOCK 32, TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, INCLUDING THAT PORTION OF VACATED ALLEYWAY, EXCEPT THOSE PARTS OF SAID LOTS NOW IN GRAND AVENUE AND THE RIGHT-OF-WAY OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 353, SAID POINT ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET AS NOW ESTABLISHED; THENCE SOUTH 75°36'11" WEST ON THE SOUTH LINE OF SAID LOTS 353 AND 298 AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 299.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 298 ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF GRAND AVE. AS NOW ESTABLISHED; THENCE NORTH 14°32'52" WEST ON THE WEST LINE OF SAID LOT 298 AND 299 AND SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 135.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 299, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 300; THENCE NORTH 09°20'10" EAST ON THE WEST LINE OF SAID LOTS 300 THRU 302 AND SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 179.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 302 ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF 2ND STREET AS NOW ESTABLISHED; THENCE NORTH 75°42'27" EAST ON THE NORTH LINE OF SAID LOTS 302 AND 349 AND SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 226.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 349 ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF OAK STREET AS NOW ESTABLISHED; THENCE SOUTH 14°33'12" EAST ON THE EASTERLY LINE OF SAID LOTS 349 THRU 353 AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 83,823 SQUARE FEET OR 1.92 ACRES, MORE OR LESS.

TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	UR	UR	NO	N/A
GROSS LAND AREA				
– IN SQUARE FEET	83,823	83,823	NO	N/A
– IN ACRES	1.92	1.92	NO	N/A
RIGHT-OF-WAY DEDICATION				
– IN SQUARE FEET	0	6,926	NO	N/A
– IN ACRES	0	0.16	NO	N/A
BUILDING AREA (SQ. FT.)	0	244,568	NO	N/A
F.A.R.	0	2.92	NO	N/A
RESIDENTIAL USE INFO	N/A	N/A	NO	N/A
TOTAL LOTS				
– RESIDENTIAL		1	NO	N/A
– PUBLIC/CIVIC	1		NO	N/A
– COMMERCIAL			NO	N/A
– INDUSTRIAL			NO	N/A
– OTHER			NO	N/A

TABLE 2: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	N/A	NONE	NO	N/A
FRONT SETBACK	N/A	NONE	NO	N/A
SIDE SETBACK	N/A	N/A	NO	N/A
SIDE SETBACK (ABUTTING STREET)	N/A	NONE	NO	N/A
HEIGHT	NONE	77'	NO	N/A

TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	39	0	YES	
88-425-04 GENERAL	15	8 (ROOF)	YES	
88-425-05 PERIMETER VEHICULAR USE AREA				
– ADJACENT TO STREETS				
BUFFER WIDTH	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	N/A	N/A	NO	N/A
–ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	10'	0	YES	
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

TABLE 4: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
	246	231	82 | 24	XXXXX	YES

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1	2022.10.14	Revised per staff comments	

REVISIONS

TITLE SHEET
URBAN REDEVELOPMENT PLAN

3RD & GRAND

KANSAS CITY, MO

2022

drawn by: QL
checked by: CH
approved by: DG
QA/QC by: JE
project no.: 022-04041
drawing no.: C_TTL01_02204041
date: 2022.09.09

SHEET
C100

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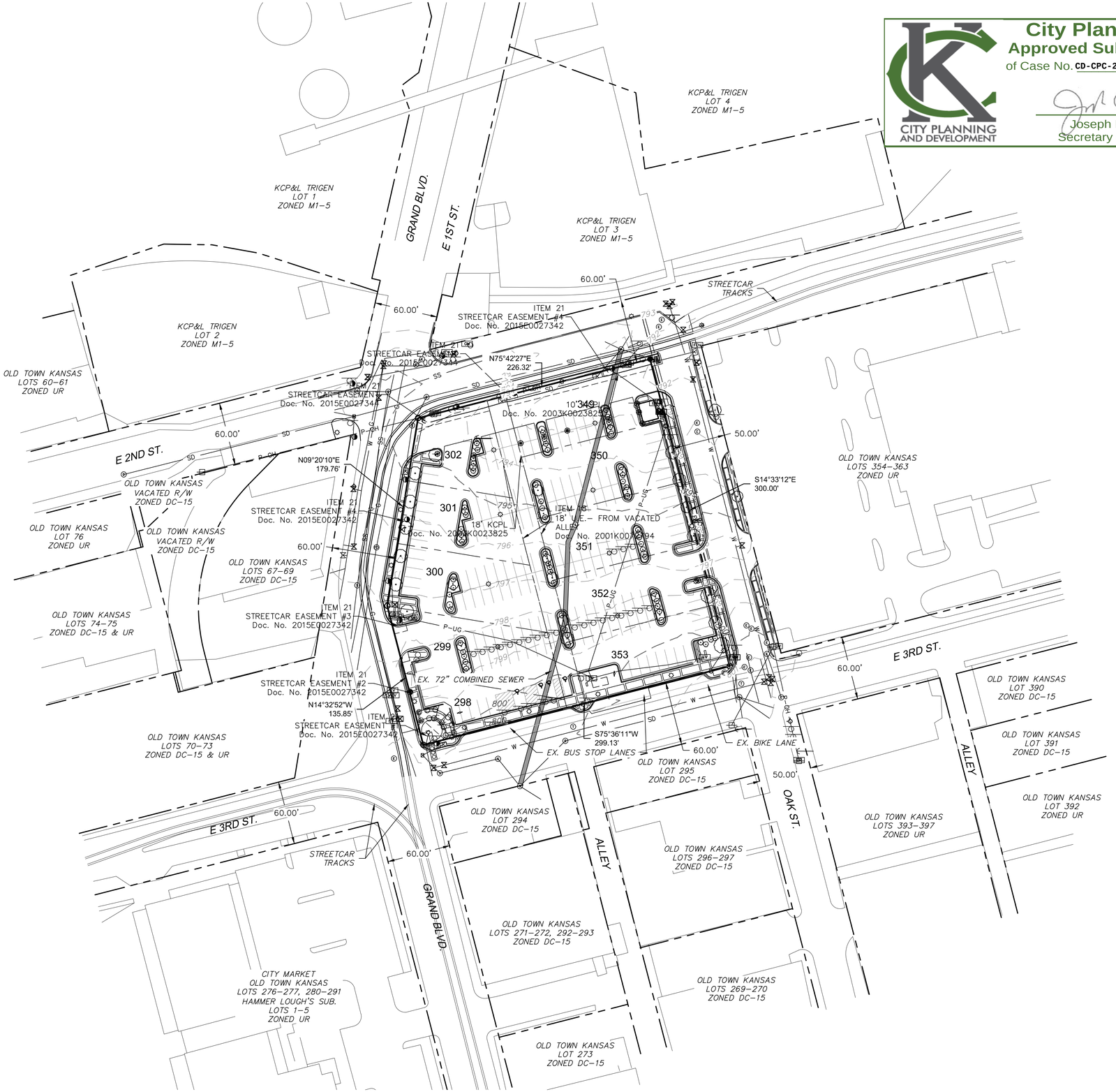

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CITY PLANNING AND DEVELOPMENT
Joseph Rexwinkle, AICP
Secretary of the Commission

LEGEND

GENERAL	
ACU	AIR CONDITIONING UNIT
BSH	BUSH
COL	COLUMN
CTR	CONIFEROUS TREE
DRN	DRAIN GRATE
DTR	DECIDUOUS TREE
FLP	FLAG POLE
BOL	BOLLARD (GUARD POST)
GUY	GUY WIRE
HCP	ACCESSABLE PARKING MARKER
MLB	MAILBOX
SGN	SIGN
TSMH	TRAFFIC SIGNAL MANHOLE
	EXISTING TREELINE
NP	NO PARKING
LS	LANDSCAPING
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
ITB	INITIAL TANGENT BEARING

EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
E.E.	POWER\ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT

SURVEY MARKERS	
BMK	BENCHMARK
CPT	CONTROL POINT
FND	FOUND MONUMENT
ROW	ROW MARKER
SCR	SECTION CORNER
SET	SET MONUMENT

CONTOURS	
900	EXISTING INDEX CONTOURS
898	EXISTING INTERMEDIATE CONTOURS

UTILITIES	
CAB	CABLE BOX
CAV	CABLE VAULT
TVP	TELEVISION PEDESTAL
TVR	TELEVISION RISER
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
FOB	FIBER OPTIC BOX
FOM	FIBER OPTIC MANHOLE
FOP	FIBER OPTIC PEDESTAL
FOV	FIBER OPTIC VAULT
FO	EXISTING FIBER OPTIC, UNDERGROUND
GAR	GAS RISER
GMH	GAS MANHOLE
GMK	GAS MARKER
GM	GAS METER
GRG	GAS REGULATOR
GVL	GAS VALVE
G	EXISTING NATURAL GAS LINE
TEP	TELEPHONE PEDESTAL
TER	TELEPHONE RISER
TEV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
LTP	LIGHT POLE
PWP	POWER POLE
TRF	ELECTRIC TRANSFORMER
EBX	ELECTRIC BOX
ELR	ELECTRIC RISER
EMH	ELECTRIC MANHOLE
EM	ELECTRIC METER
ES	ELECTRIC SECTIONALIZER
EV	ELECTRIC VAULT
YDL	YARD LIGHT
EEOH	EXISTING POWER\ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
SCO	SEWER CLEANOUT
SSMH	SANITARY MANHOLE
SS	EXISTING SANITARY SEWER
RDN	ROOF DRAIN
SD	EXISTING STORM SEWER
FH	FIRE HYDRANT
WMH	WATER MANHOLE
WM	WATER METER
WVL	WATER VALVE
W	EXISTING WATER LINE

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1	2022.10.14	Revised per staff comments	

REVISIONS

EXISTING CONDITIONS
URBAN REDEVELOPMENT PLAN

3RD & GRAND

2022

KANSAS CITY, MO

drawn by: QL
checked by: CH
approved by: DG
QA/QC by: JE
project no.: 022-04041
drawing no.: C_EXC01_02204041
date: 2022.09.09

SHEET
C101

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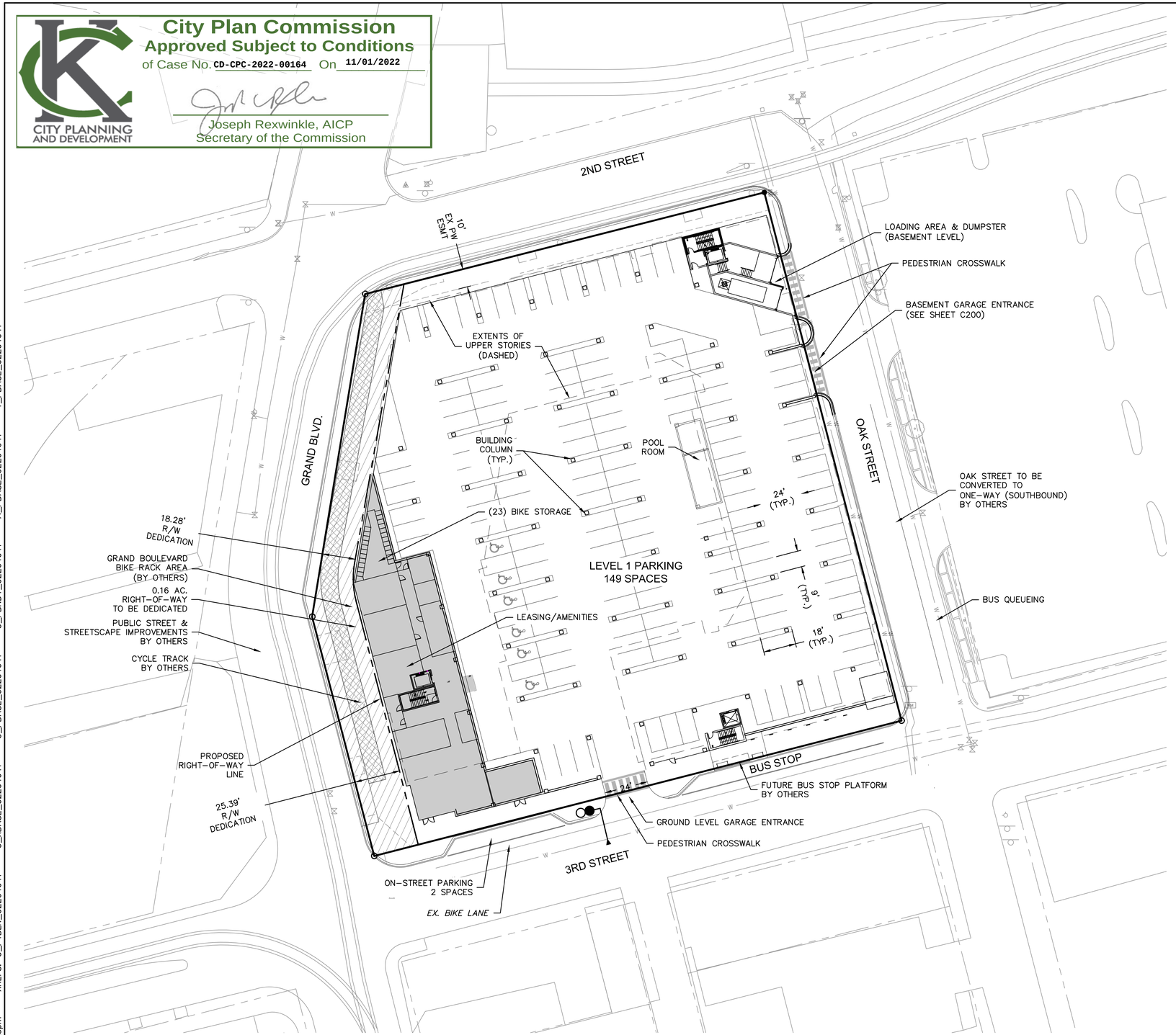
CITY PLANNING AND DEVELOPMENT



DEVELOPMENT DATA NOTES:

A. EXISTING ZONING: UR; PROPOSED ZONING: UR (NO CHANGE)
B. TOTAL LAND AREA: 83,823 SF, 1.92 AC.
C. EXISTING R/W: 0; PROPOSED R/W: 0.16 AC.
D. NET LAND AREA: 1.76 AC.
E. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
F. MAX. HEIGHT ABOVE GRADE OF BUILDING & STRUCTURES: 77'; NUMBER OF FLOORS: 6 PLUS BASEMENT GARAGE LEVEL
G. GROSS FLOOR AREA PER FLOOR: SEE BELOW
H. BUILDING COVERAGE: 70,787 SF
I. NET DENSITY: 139.8 DU/AC.
J. REQUIRED PARKING: 246 SPACES TOTAL; PROVIDED PARKING: 231 SPACES TOTAL.
K. REQUIRED LONG-TERM BICYCLE PARKING: 82 SPACES; REQUIRED SHORT-TERM BICYCLE PARKING: 24 SPACES; TOTAL REQUIRED BICYCLE PARKING: 106 SPACES; PROVIDED BICYCLE PARKING: 107 SPACES
L. COMMENCEMENT & COMPLETION DATES: 2023-2025

FLOOR AREA BY FLOOR:
BASEMENT: 1,330 SF
GROUND FLOOR: 8,560 SF
APT. LEVEL 1: 47,798 SF
APT. LEVEL 2: 46,720 SF
APT. LEVEL 3: 46,720 SF
APT. LEVEL 4: 46,720 SF
APT. LEVEL 5: 46,720 SF

PARKLAND NOTES (88-408):

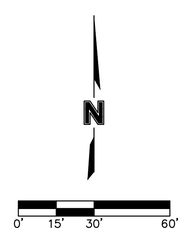
REQUIRED: (246 UNITS) x 2 x 0.006 = 2.952 AC.

DEVELOPER SHALL PROVIDE PAYMENT IN LIEU OF LAND DEDICATION PER 88-408-C.

DEVELOPMENT DATA TABLE

CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	NET DENSITY	PARKING STALLS REQUIRED			LONG-TERM BICYCLE PARKING STALLS			SHORT-TERM BICYCLE PARKING STALLS			COMMENCEMENT DATE	COMPLETION DATE
													Ratio	Required	Provided	Ratio	Required	Provided	Ratio	Required	Provided		
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(g)	(h)	(h)	(i)	(j)	(j)	(j)	(k)	(k)	(k)	(k)	(k)	(k)	(l)	(l)
DATA	UR	UR	1.92	0.00	0.16	1.76	Apartments	5 *	244,568	70,787	2.92	(246 units)= 139.8 units per acre	1 space per unit	246	231	1 per 3 units	82	107 total (short & long-term)	10% of vehicular spaces (min. 3)	24	107 total (short & long-term)	2023	2025

* Plus level-1 amenities & parking and basement garage level



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REVISIONS

SITE PLAN - GROUND FLOOR PARKING & AMENITIES
URBAN REDEVELOPMENT PLAN

3RD & GRAND

2022

KANSAS CITY, MO

drawn by: QL
checked by: CH
approved by: DG
QA/QC by: JE
project no.: 022-04041
drawing no.: C_SIT01_02204041
date: 2022.09.09

SHEET C201

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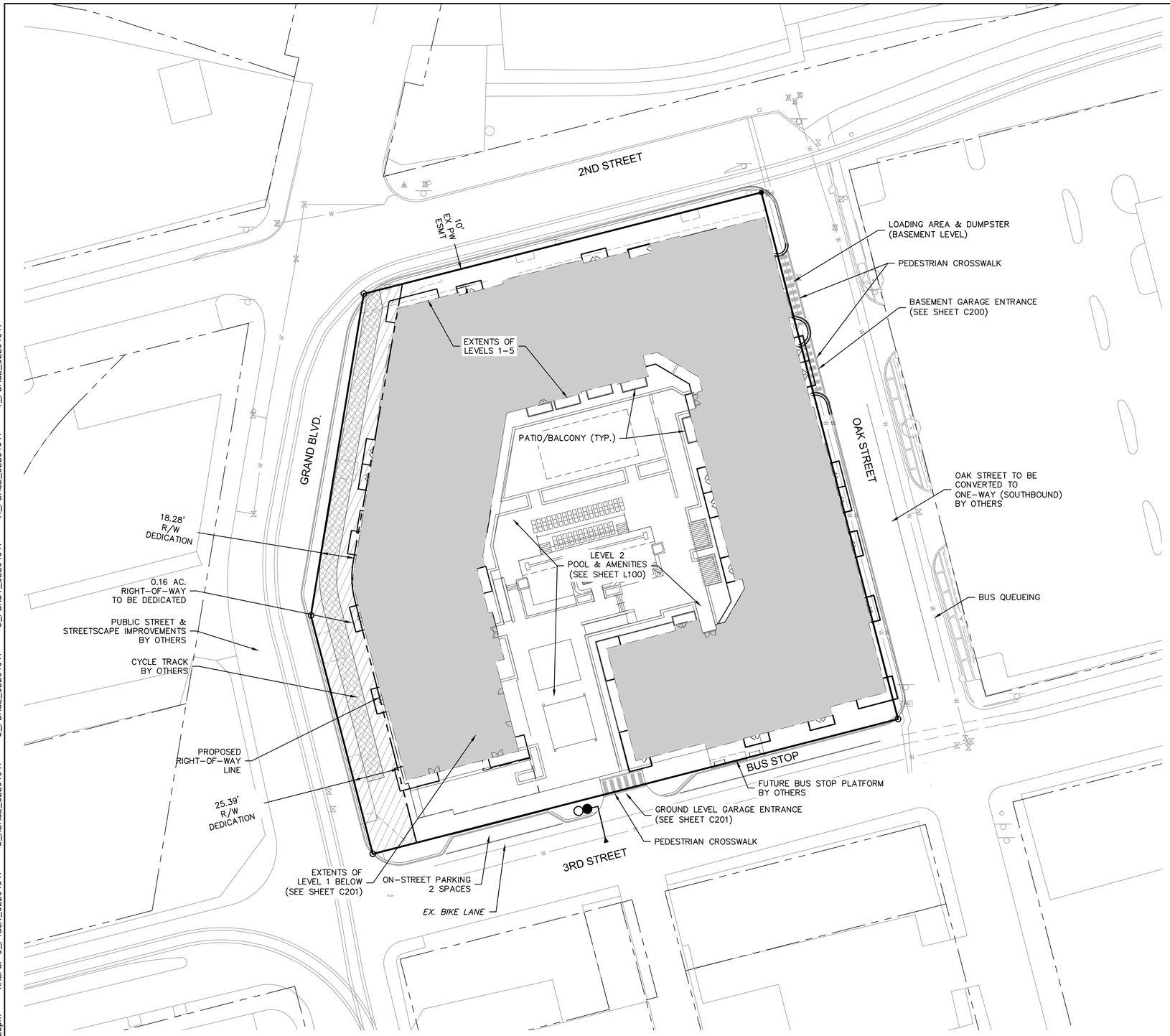

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N

0' 15' 30' 60'
SCALE IN FEET

DEVELOPMENT DATA TABLE

CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	NET DENSITY	PARKING STALLS REQUIRED Ratio	Required	Provided	LONG-TERM BICYCLE PARKING STALLS Ratio	Required	Provided	SHORT-TERM BICYCLE PARKING STALLS Ratio	Required	Provided	COMMENCEMENT DATE	COMPLETION DATE
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(g)	(h)	(h)	(i)	(j)	(j)	(j)	(k)	(k)	(k)	(k)	(k)	(k)	(l)	(l)
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* Plus level-1 amenities & parking and basement garage level

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REVISIONS

SITE PLAN - LEVELS 1-5
URBAN REDEVELOPMENT PLAN

3RD & GRAND

2022

KANSAS CITY, MO

drawn by: OL
checked by: CH
approved by: DG
QA/QC by: JE
project no.: 022-04041
drawing no.: C_SIT01_02204041
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SHEET
C202

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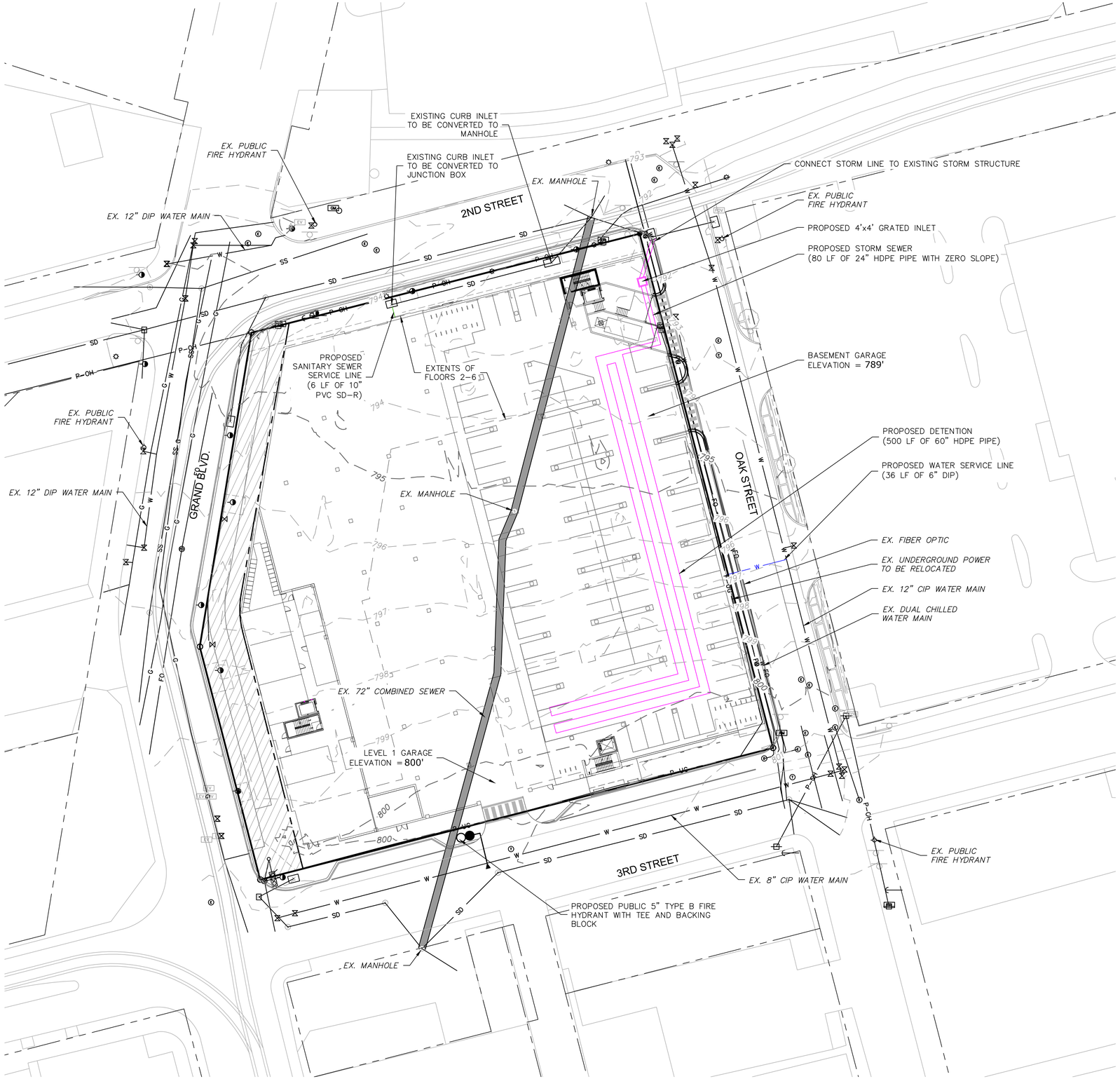

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING FIBER OPTIC LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

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N

0' 15' 30' 60'
SCALE IN FEET

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UTILITY PLAN
URBAN REDEVELOPMENT PLAN

3RD & GRAND

KANSAS CITY, MO

2022

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SHEET
C300

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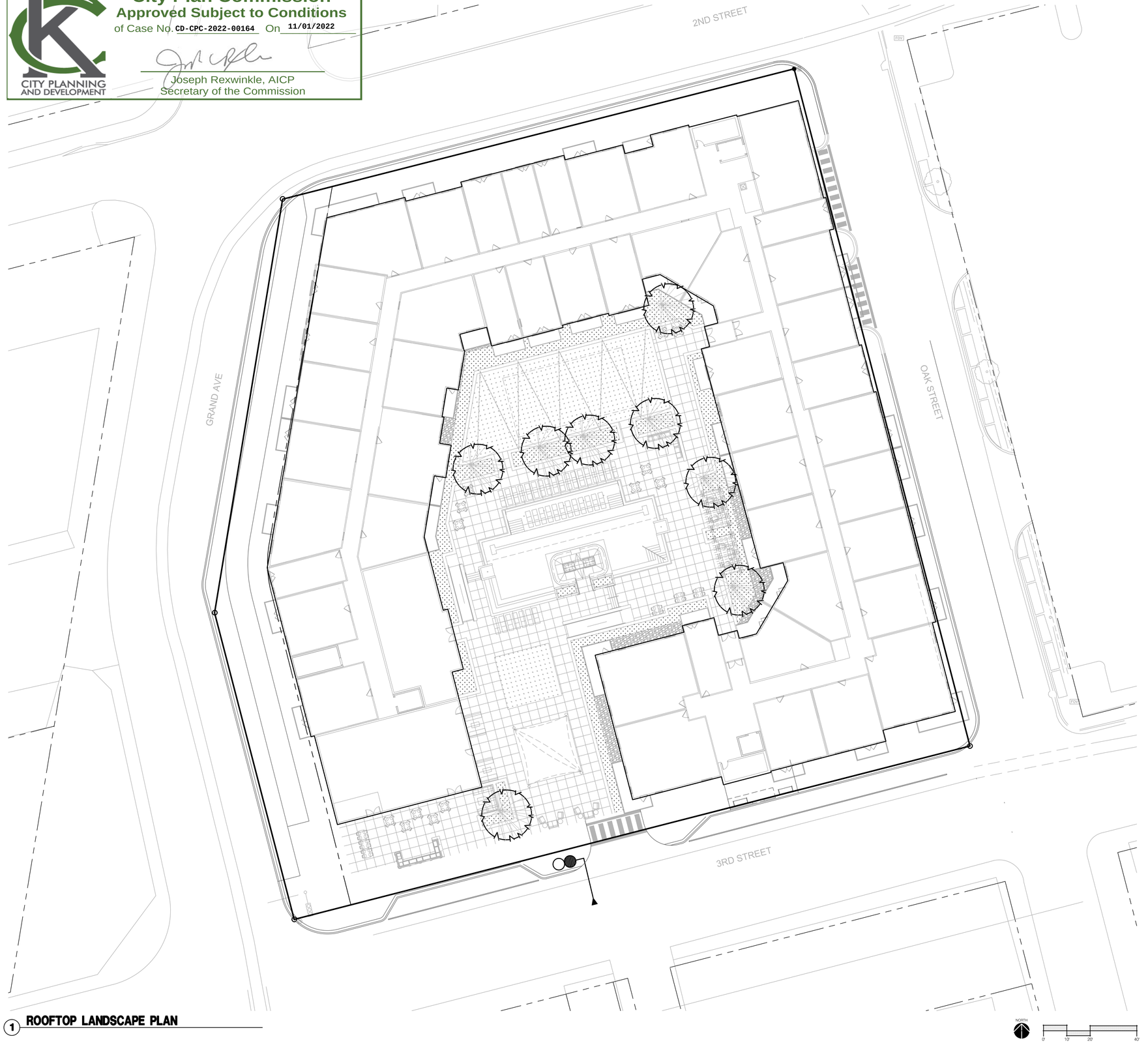

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- EVERGREEN TREE
- GROUND COVER

1 ROOFTOP LANDSCAPE PLAN

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1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ROOFTOP LANDSCAPE PLAN

3RD AND GRAND

KANSAS CITY, MISSOURI

2022

drawn by: JS
checked by: LI
approved by: KPS
QA/QC by: CC
project no.: 02204041
drawingtitle: L_LSC01_02204041.DWG
date: 09.09.2022

SHEET
L100

DWG: F:\2022\04001-04500\022-04041\40-Design\AutoCAD\Preliminary Plans\Sheets\OSTU\L_LSC01_02204041.dwg USER: cholmquist
DATE: Oct 14, 2022 6:25pm XREFS: C_XBASE_02204041 L_PLSCP_02204041 C_DBASE_02204041 C_PBASE_02204041

L_PTBLK_02204041 L_LSC_GEN NOTES_02204041 L_LSC_LEG_OVR_02204041 L_A_PBASE02_02204041 T_PBASE_02204041 C_P

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No tree wells on 2nd due to existing overhead power and street car power lines

No tree wells at mountable curb since this is near delivery and trash

No tree wells on 3rd due to site line out of parking garage, bus stop / station, and sidewalk width between parallel parking and building.

- TREE BOX
- PLANTER BOX
- 4' DEEP LANDSCAPE BED
- LANDSCAPE BY OTHERS

klover architects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

AS100 - SITE PLAN

SCALE: 1" = 20'

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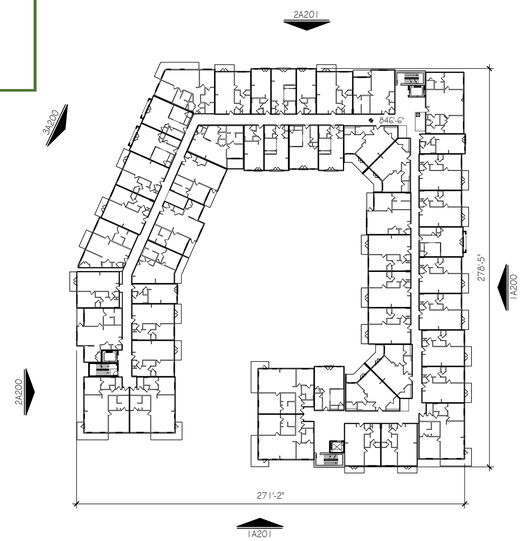
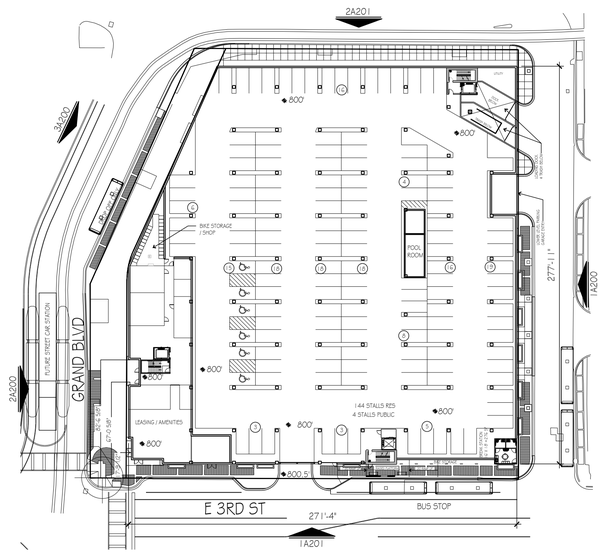
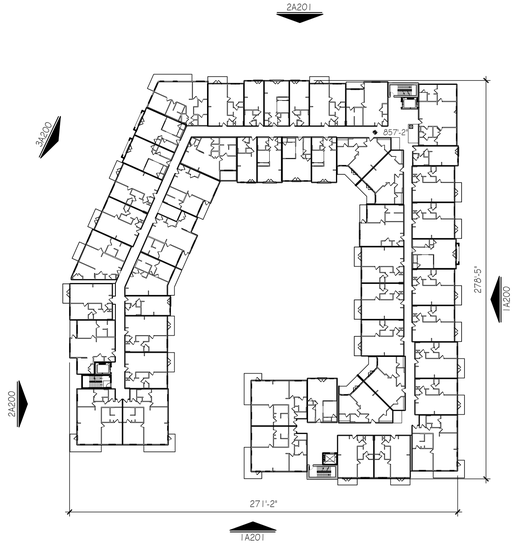


LEVEL 5 FLOOR PLAN 6
SCALE: 1" = 50'

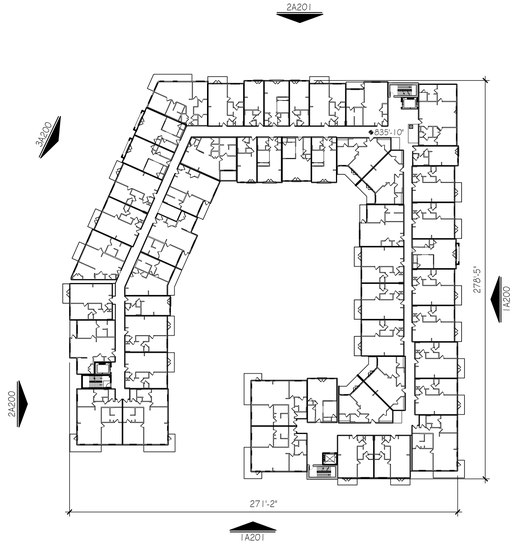
LEVEL 3 FLOOR PLAN 4
SCALE: 1" = 50'



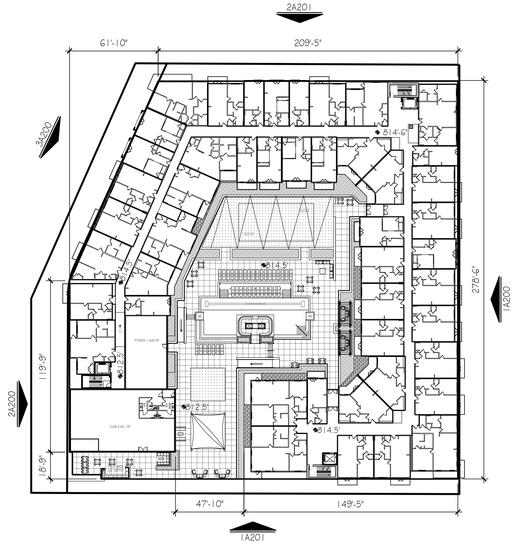
GROUND FLOOR PLAN 2
SCALE: 1" = 50'



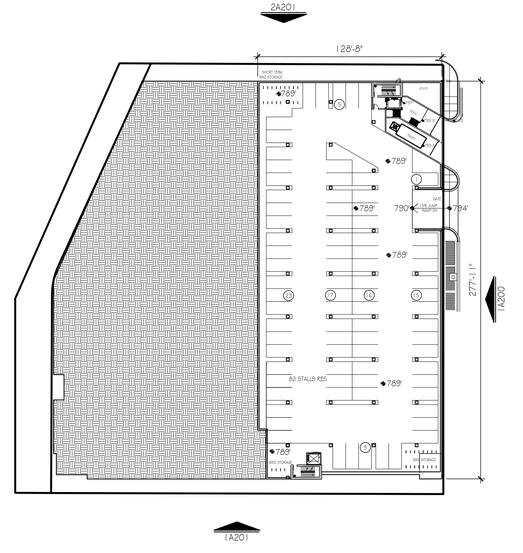
LEVEL 6 FLOOR PLAN 7
SCALE: 1" = 50'



LEVEL 4 FLOOR PLAN 5
SCALE: 1" = 50'



LEVEL 2 FLOOR PLAN 3
SCALE: 1" = 50'



BASEMENT PARKING FLOOR PLAN 1
SCALE: 1" = 50'

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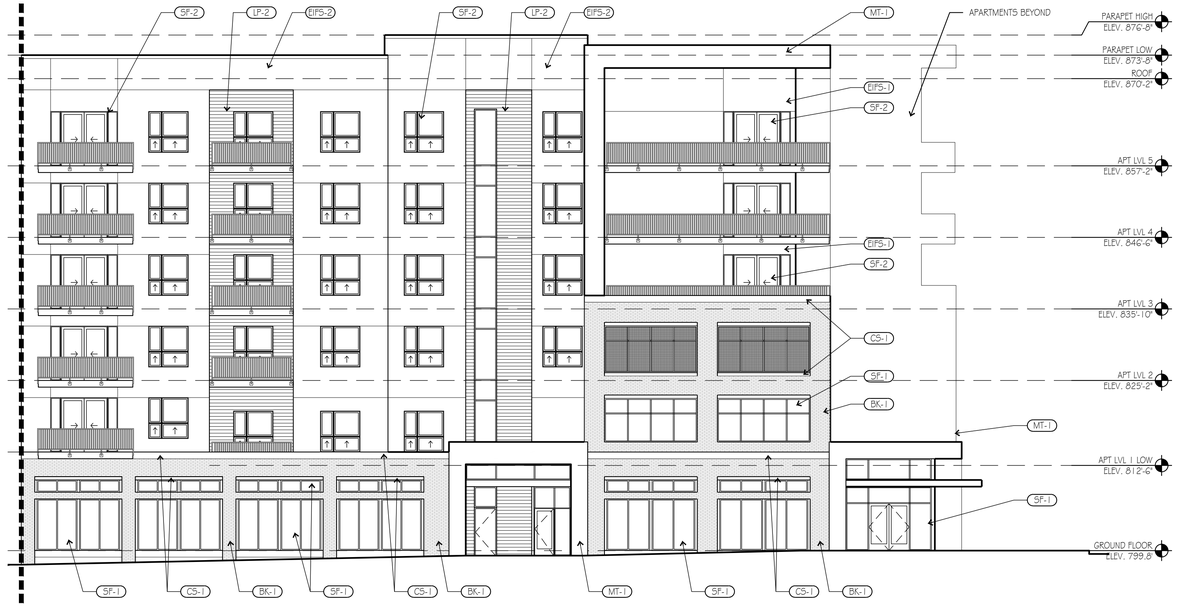
A100 - FLOOR PLANS

SCALE: 1" = 50'

SD
3RD & GRAND
EPC & CBC
22061.001

NORTH WEST ELEVATION 3
SCALE: 3/32" = 1'-0"



WEST ELEVATION 2
SCALE: 3/32" = 1'-0"

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EAST ELEVATION 1
SCALE: 3/32" = 1'-0"

A200 - EAST & WEST BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

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FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
BK-1	BRICK	GLEN-GERY	RED / WARM
BK-2	BRICK	GLEN-GERY	GRAY / NEUTRAL
CS-1	CAST STONE	MIDWEST CAST STONE	I-BAC
CS-2	FINISHED CONCRETE	TBD	GRAY / NEUTRAL
EIFS-1	EIFS / STUCCO	TBD	LIGHT GRAY
EIFS-2	EIFS / STUCCO	TBD	GRAY
EIFS-3	EIFS / STUCCO	TBD	TBD
LP-1	LAP SIDING	TBD	LIGHT BROWN
LP-2	LAP SIDING	TBD	MEDIUM BROWN
MT-1	METAL	TBD	DARK BRONZE
MT-2	METAL	TBD	GRAY
MT-3	METAL MESH	TBD	TBD
SF-1	STORE FRONT	KAWNEER	DARK BRONZE
SF-2	COMPOSITE WINDOW / DOOR	PELLA	DARK BRONZE

CITY PLANNING AND DEVELOPMENT

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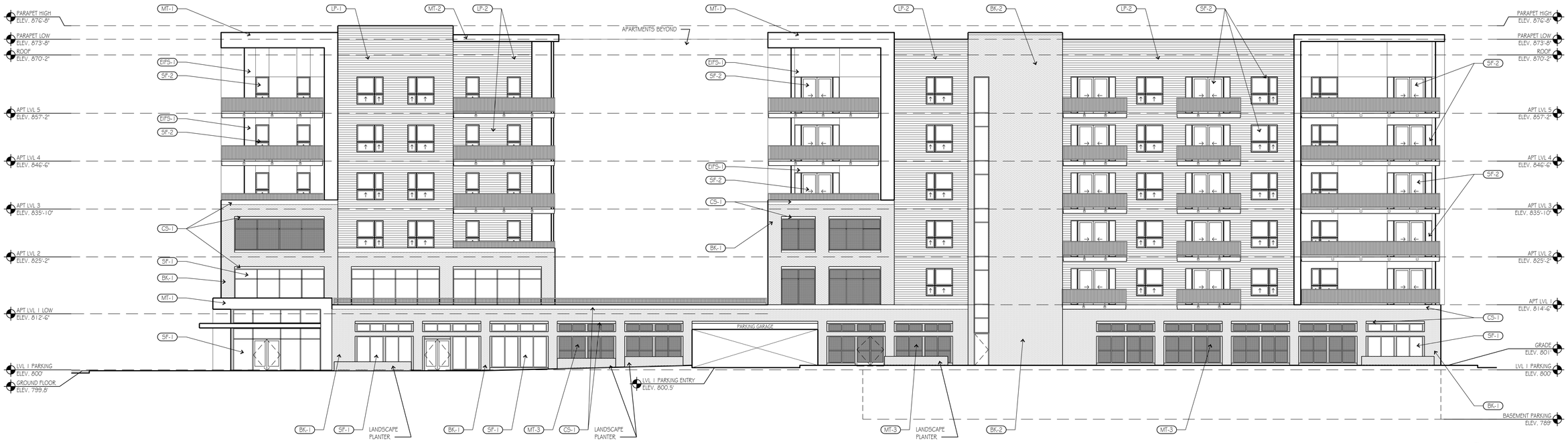
NORTH ELEVATION (2)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (1)
SCALE: 3/32" = 1'-0"

A201 - NORTH & SOUTH BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

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NORTH WEST ELEVATION (3)
SCALE: 3/32" = 1'-0"

WEST ELEVATION (2)
SCALE: 3/32" = 1'-0"

EAST ELEVATION (1)
SCALE: 3/32" = 1'-0"

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A200 - EAST & WEST BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

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SD
3RD & GRAND
EPC & CBC
22061.001

FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
BK-1	BRICK	GLEN-GERY	RED / WARM
BK-2	BRICK	GLEN-GERY	GRAY / NEUTRAL
CS-1	CAST STONE	MIDWEST CAST STONE	I-6AC
CS-2	FINISHED CONCRETE	TBD	GRAY / NEUTRAL
EIFS-1	EIFS / STUCCO	TBD	LIGHT GRAY
EIFS-2	EIFS / STUCCO	TBD	GRAY
EIFS-3	EIFS / STUCCO	TBD	TBD
LP-1	LAP SIDING	TBD	LIGHT BROWN
LP-2	LAP SIDING	TBD	MEDIUM BROWN
MT-1	METAL	TBD	DARK BRONZE
MT-2	METAL	TBD	GRAY
MT-3	METAL MESH	TBD	TBD
SF-1	STORE FRONT	KAWNEER	DARK BRONZE
SF-2	COMPOSITE WINDOW / DOOR	PELLA	DARK BRONZE

CITY PLANNING AND DEVELOPMENT

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NORTH ELEVATION (2)
SCALE: 3/32" = 1'-0"

SOUTH ELEVATION (1)
SCALE: 3/32" = 1'-0"

A201 - NORTH & SOUTH BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

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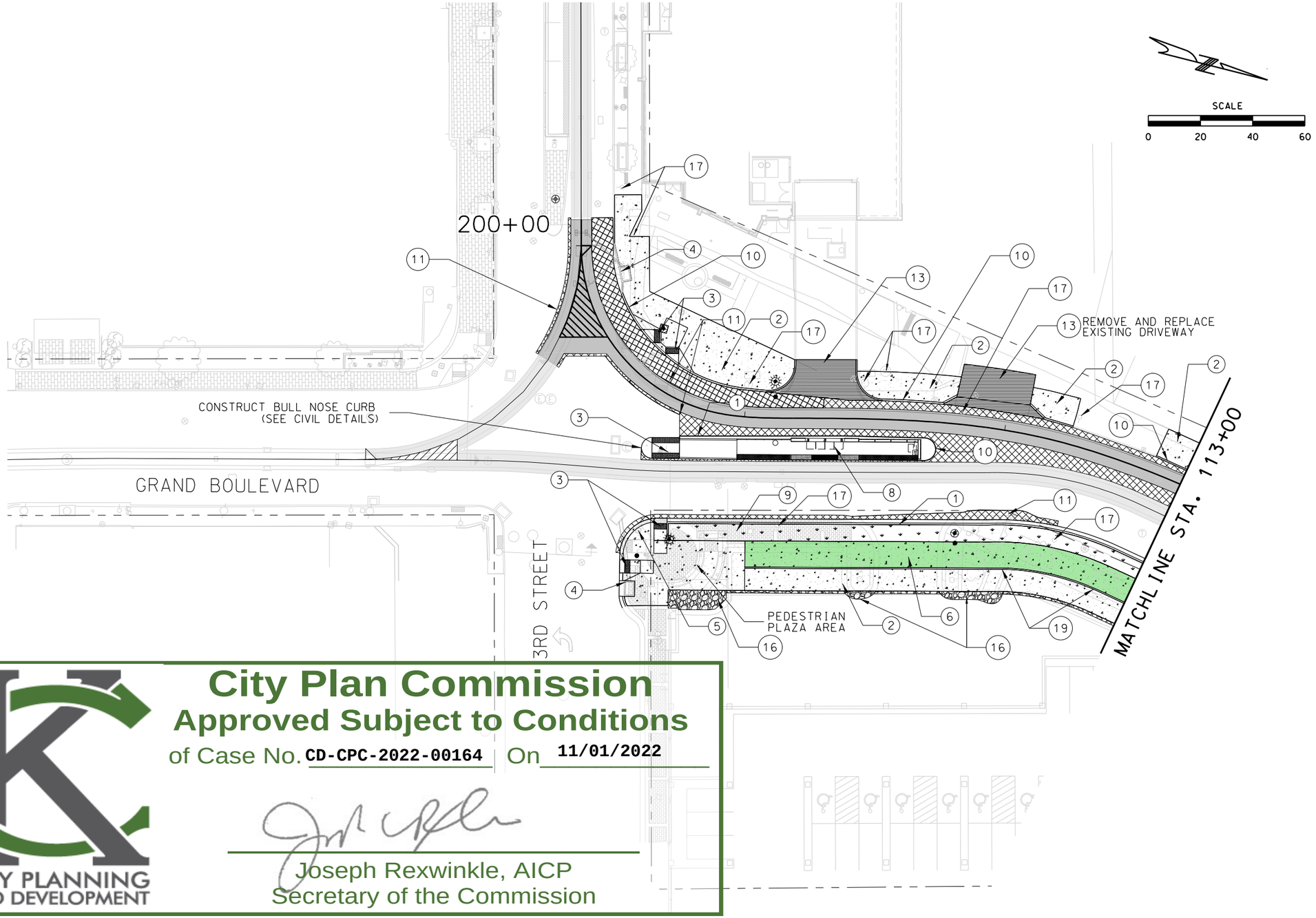
CITY PLANNING AND DEVELOPMENT

The following sheets are included as reference only for future improvements along Grand Boulevard by KCATA / others and are not part of this submittal set or scope of this development.



CONSTRUCTION NOTES

1. CONSTRUCT TYPE CG-I CURB/GUTTER (SEE KC PARKS STD DWG CG)
2. CONSTRUCT TYPE SC COMMERCIAL SIDEWALK (SEE KC PARKS STD DWG SC)
3. CONSTRUCT ADA CURB RAMP (SEE CIVIL DETAILS)
4. SEE DRAINAGE PLANS
5. ADJUST MANHOLE TO MATCH FINISHED GRADE
6. CONSTRUCT COLORED CONCRETE CYCLE TRACK- GREEN
8. CONSTRUCT STREETCAR STOP (SEE PLATFORM PLANS)
10. CONSTRUCT TYPE C CURB (SEE KC PARKS STD DWG C)
11. CONSTRUCT 10" MIN. PCCP
13. CONSTRUCT TYPE DC COMMERCIAL DRIVEWAY (SEE KC PARKS STD DWG DC)
16. INSTALL TEMPORARY GRAVEL PAVEMENT
17. PROTECT EXISTING UTILITY
19. DETECTABLE DIRECTIONAL TILE

LEGEND

- CONCRETE SIDEWALK
- GREEN CONCRETE CYCLE TRACK
- LANDSCAPE
- TRACK SLAB
- 10" MIN. PCCP
- CONCRETE DRIVEWAY
- TEMPORARY GRAVEL PAVMENT

CITY PLANNING AND DEVELOPMENT

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REV	DATE	DESCRIPTION

PLOT DATE: 10/5/2022 6:55:09 PM

DESIGNED BY	TRM
CHECKED BY	PY
DRAWN BY	DT
CHECKED BY	TRM
APPROVED BY	NKS
DATE	10-07-2022

RideKC STREETCAR

100% SUBMITTAL DATE: 10-07-2022

HDR Engineering, Inc.
10450 Holmes Road
Suite 600
Kansas City, MO 64131-3471
816-360-2700
Certificate of Authority: 000856

Taliaferro & Browne, Inc.
1020 E. 8th Street
Kansas City, MO 64106
816-283-3456
Certificate of Authority: 000466

NOT FOR CONSTRUCTION

KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

CIVIL PLAN
STA BEGIN TO STA 113+00

SCALE FOR 22"x34":	1" = 20'
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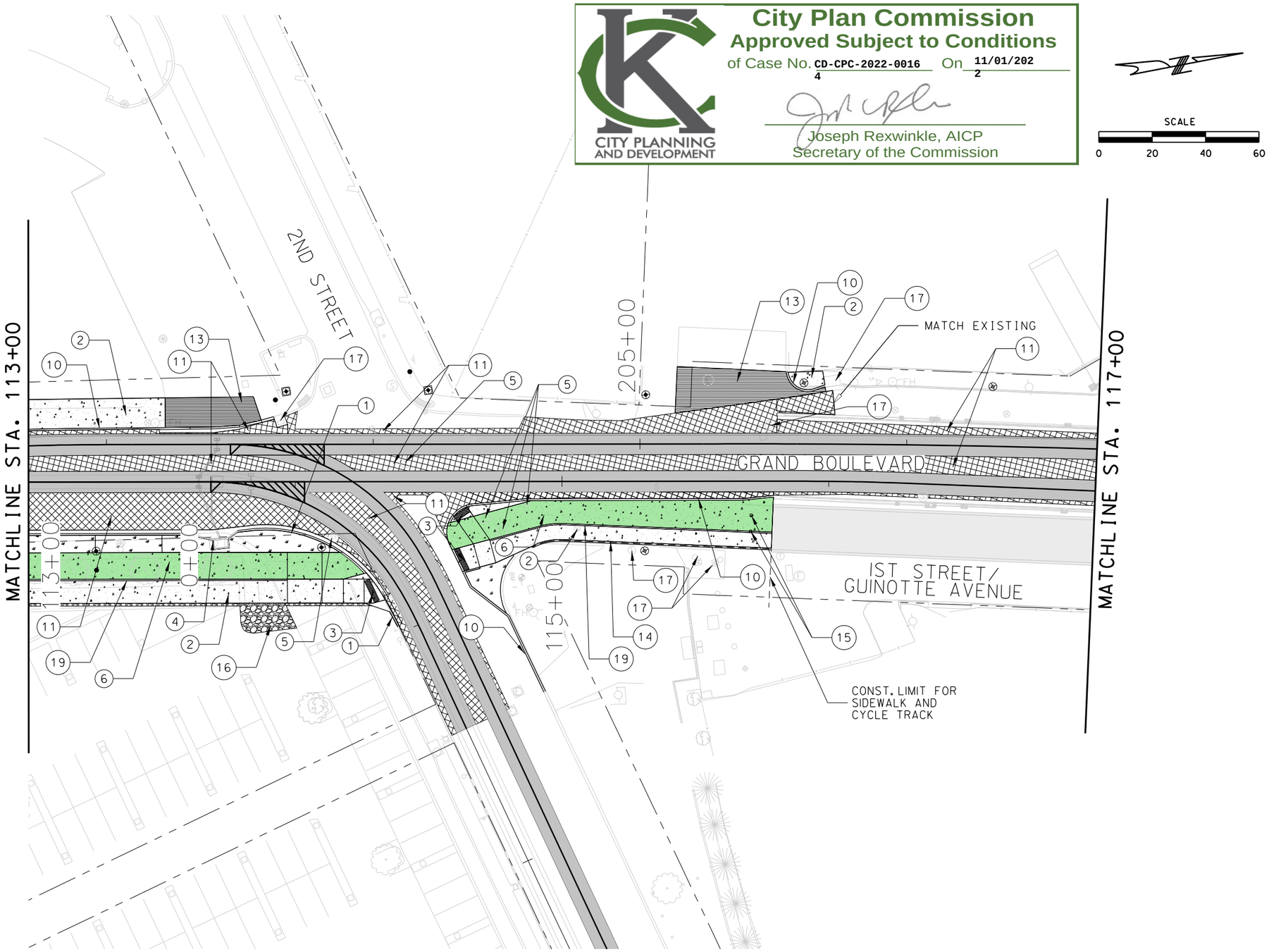
CONTRACT NO.:	CONTRACT NO. ***
VOLUME:	I
DRAWING NO.:	C101
SHEET NO.:	85



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CITY PLANNING AND DEVELOPMENT

CONSTRUCTION NOTES

1. CONSTRUCT TYPE CG-I CURB/GUTTER (SEE KC PARKS STD DWG CG)
2. CONSTRUCT TYPE SC COMMERCIAL SIDEWALK (SEE KC PARKS STD DWG SC)
3. CONSTRUCT ADA CURB RAMP (SEE CIVIL DETAILS)
4. SEE DRAINAGE PLANS
5. ADJUST MANHOLE TO MATCH FINISHED GRADE
6. CONSTRUCT COLORED CONCRETE CYCLE TRACK- GREEN
10. CONSTRUCT TYPE C CURB (SEE KC PARK STD DWG C)
11. CONSTRUCT 10" MIN. PCCP
13. CONSTRUCT TYPE DC COMMERCIAL DRIVEWAY (SEE KC PARKS STD DWG DC)
14. CONSTRUCT SIDEWALK GRADE WALL (SEE CIVIL DETAILS)
15. INSTALL REMOVABLE BOLLARD (SEE CIVIL DETALIS)
16. INSTALL TEMPORARY GRAVEL PAVEMENT
17. PROTECT EXISTING UTILITY
18. CONSTRUCT HMAC FULL DEPTH
19. DETECTABLE DIRECTIONAL TILE

LEGEND

- CONCRETE SIDEWALK / TRAIL
- GREEN CONCRETE CYCLE TRACK
- LANDSCAPE
- TRACK SLAB
- 10" MIN. PCCP
- CONCRETE DRIVEWAY
- TEMPORARY GRAVEL PAVEMENT
- HMAC FULL DEPTH

REV	DATE	DESCRIPTION

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DESIGNED BY	TRM
CHECKED BY	PY
DRAWN BY	DT
CHECKED BY	TRM
APPROVED BY	NKS
DATE	10-07-2022

RideKC STREETCAR

100% SUBMITTAL DATE: 10-07-2022

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KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

CIVIL PLAN
STA 113+00 TO STA 117+00

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CONTRACT NO. ***
VOLUME: 1
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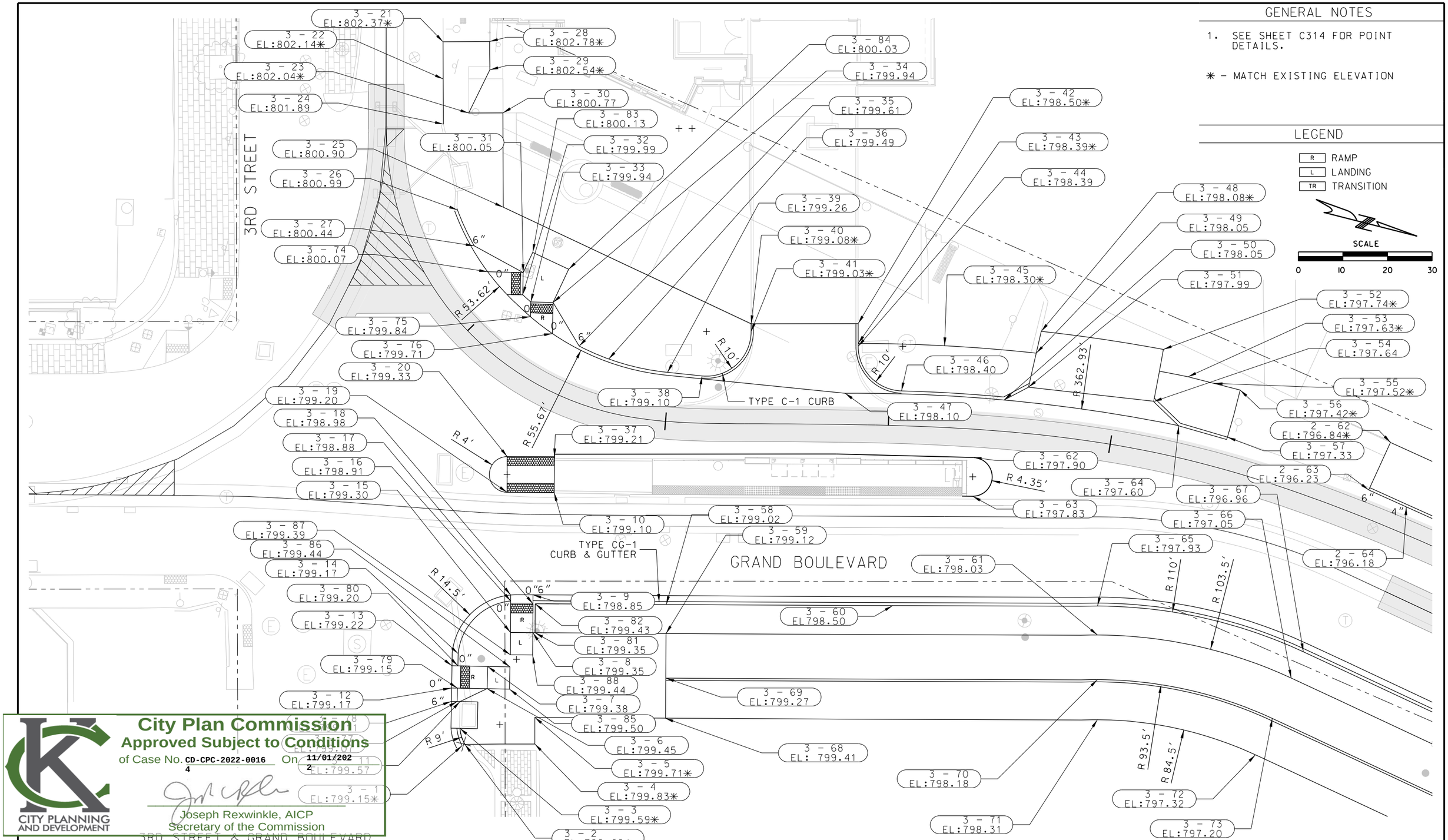

GENERAL NOTES

1. SEE SHEET C314 FOR POINT DETAILS.

✱ - MATCH EXISTING ELEVATION

LEGEND

- R RAMP
- L LANDING
- TR TRANSITION

SCALE 0 10 20 30

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CITY PLANNING AND DEVELOPMENT

3RD STREET & GRAND BOULEVARD

REV	DATE	DESCRIPTION

PLOT DATE: 10/5/2022 6:56:25 PM

DESIGNED BY	TRM
CHECKED BY	PY
DRAWN BY	DT
CHECKED BY	TRM
APPROVED BY	NKS
DATE	10-07-2022

RideKC STREETCAR

100% SUBMITTAL DATE: 10-07-2022

HDR

Taliaferro & Browne, Inc.
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Kansas City, MO 64106
816-283-3456
Certificate of Authority: 000466

NOT FOR CONSTRUCTION

KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

3RD STREET AND GRAND BOULEVARD
GRADING PLAN

SCALE FOR 22"x34": H: 1" = 10'
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CONTRACT NO. ***
VOLUME: I
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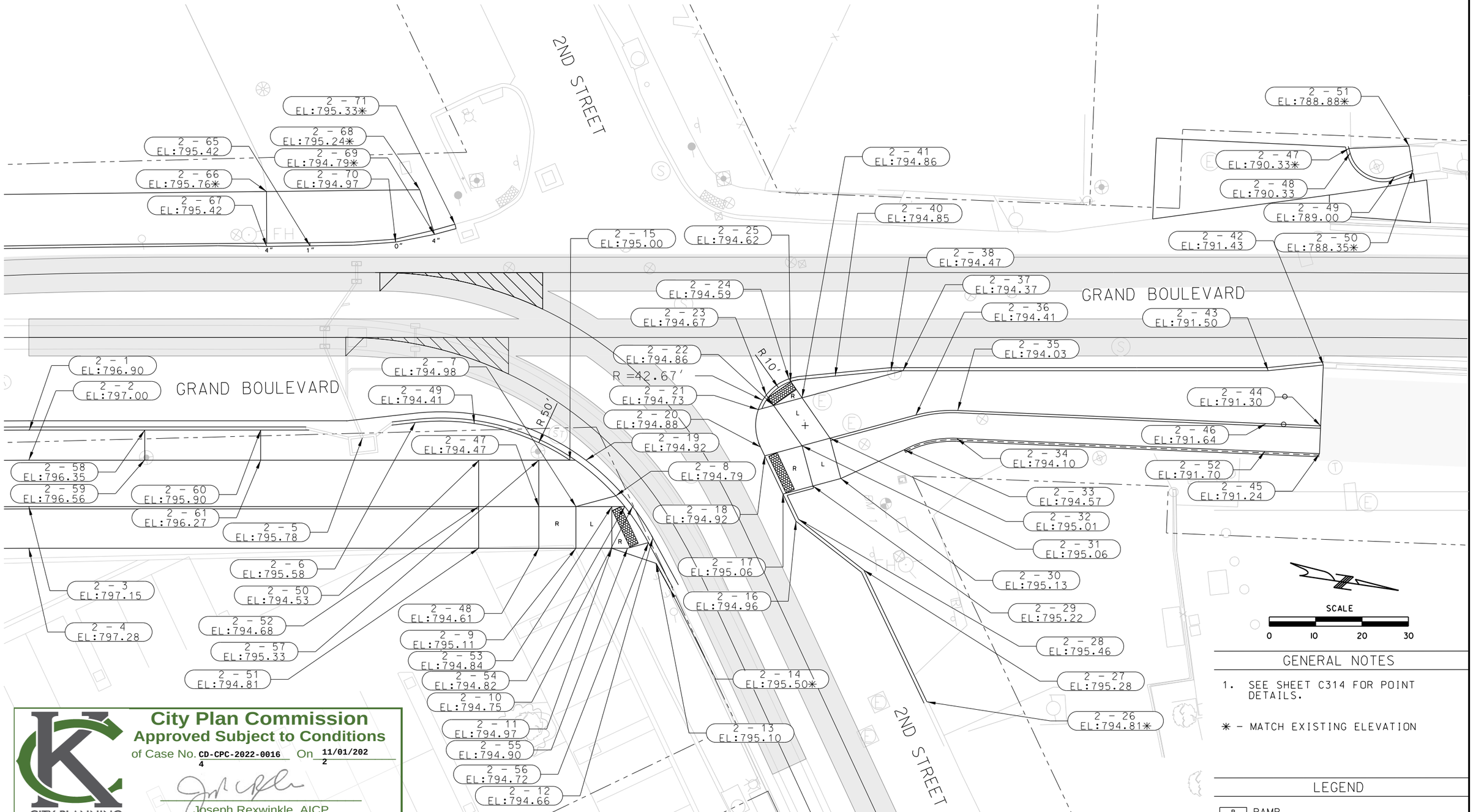
300810



2ND STREET & GRAND BOULEVARD

GENERAL NOTES

1. SEE SHEET C314 FOR POINT DETAILS.

✳ - MATCH EXISTING ELEVATION

LEGEND

R RAMP
L LANDING
TR TRANSITION

City Plan Commission
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CITY PLANNING AND DEVELOPMENT

REV	DATE	DESCRIPTION

PLOT DATE: 10/6/2022 11:51:29 AM

DESIGNED BY	TRM
CHECKED BY	PY
DRAWN BY	DT
CHECKED BY	TRM
APPROVED BY	NKS
DATE	10-07-2022

RideKC STREETCAR

100% SUBMITTAL DATE: 10-07-2022

HDR Engineering, Inc.
10450 Holmes Road
Suite 600
Kansas City, MO 64131-3471
816-360-2700
Certificate of Authority: 000856

Taliaferro & Browne, Inc.
1020 E. 8th Street
Kansas City, MO 64106
816-283-3456
Certificate of Authority: 000466

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KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

2ND STREET AND GRAND BOULEVARD
GRADING PLAN

SCALE FOR 22"x34":	H: 1" = 10
FILENAME:	C305.dgn
CONTRACT NO.:	CONTRACT NO. ***
VOLUME:	I
DRAWING NO.:	C305
SHEET NO.:	103

300811

3RD STREET & GRAND BOULEVARD		
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3-6	1071895.59	2765771.23
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3-9	1071900.37	2765748.28
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3-58	1071929.88	2765743.03

3RD STREET & GRAND BOULEVARD (CONT.)		
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3-66	1072069.82	2765724.50
3-67	1072071.03	2765718.11
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3-71	1072030.23	2765744.21
3-72	1072066.30	2765743.17
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3-78	1071888.51	2765775.97
3-79	1071889.09	2765772.75
3-80	1071887.96	2765767.88
3-81	1071902.90	2765756.41
3-82	1071901.34	2765750.10
3-83	1071881.39	2765673.85
3-84	1071890.13	2765675.53
3-85	1071900.46	2765770.09
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3-88	1071903.62	2765761.39

FRONT STREET		
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F-2	1073852.42	2767056.59
F-3	1073918.52	2767043.72
F-4	1073917.28	2767059.52
F-5	1073923.13	2767035.41
F-6	1073927.49	2767043.33
F-7	1073925.79	2767047.05
F-8	1073924.98	2767057.36
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F-10	1073938.55	2767135.34

RIVERFRONT DRIVE WEST		
RFW-01	1074280.01	2768197.60
RFW-02	1074287.30	2768210.71
RFW-03	1074255.43	2768211.28
RFW-04	1074262.73	2768224.38
RFW-05	1074253.68	2768212.26
RFW-06	1074260.99	2768225.35
RFW-07	1074274.33	2768200.76
RFW-08	1074281.62	2768213.87

RIVERFRONT DRIVE EAST		
RFE-01	1074343.22	2768311.20
RFE-02	1074350.52	2768324.30
RFE-03	1074318.73	2768324.83
RFE-04	1074326.02	2768337.93
RFE-05	1074316.81	2768325.90
RFE-06	1074324.13	2768338.99
RFE-07	1074337.54	2768314.36
RFE-08	1074344.84	2768327.47

2ND STREET & GRAND BOULEVARD		
2-1	1072081.83	2765720.14
2-2	1072080.63	2765726.53
2-3	1072078.63	2765736.33
2-4	1072077.14	2765745.20
2-5	1072152.08	2765735.29
2-6	1072163.91	2765734.21
2-7	1072194.53	2765758.54
2-8	1072203.40	2765757.89
2-9	1072192.84	2765767.38
2-10	1072206.55	2765760.84
2-11	1072200.45	2765768.84
2-12	1072209.57	2765768.30
2-13	1072209.22	2765773.83
2-14	1072211.13	2765779.90
2-15	1072195.15	2765748.48
2-16	1072240.57	2765770.60
2-17	1072238.92	2765764.30
2-18	1072236.60	2765755.45
2-19	1072198.54	2765749.13
2-20	1072236.07	2765753.43
2-21	1072237.12	2765745.38
2-22	1072240.52	2765745.13
2-23	1072239.38	2765742.63
2-24	1072244.85	2765740.12
2-25	1072245.13	2765740.76
2-26	1072260.95	2765814.19
2-27	1072252.97	2765783.73
2-28	1072241.18	2765770.28
2-29	1072245.58	2765763.81
2-30	1072251.81	2765763.34
2-31	1072244.91	2765754.83
2-32	1072251.14	2765754.37
2-33	1072266.39	2765759.82
2-34	1072277.97	2765759.54
2-35	1072279.35	2765753.70
2-36	1072270.26	2765752.98
2-37	1072269.35	2765743.02
2-38	1072266.78	2765742.52
2-39	NOT USED	
2-40	1072254.77	2765741.41
2-41	1072246.86	2765744.67
2-42	1072358.63	2765758.88
2-43	1072346.73	2765757.85
2-44	1072355.60	2765771.69
2-45	1072354.22	2765777.53
2-46	1072344.10	2765768.98
2-47	1072372.83	2765714.06
2-48	1072372.94	2765715.04
2-49	1072381.36	2765721.88
2-50	1072385.52	2765721.25
2-51	1072385.72	2765715.97
2-52	1072342.73	2765774.82
2-53	1072202.14	2765760.00
2-54	1072204.89	2765760.52
2-55	1072203.76	2765769.47
2-56	1072208.43	2765769.12
2-57	1072188.56	2765747.21
2-58	1072106.30	2765724.83
2-59	1072105.07	2765731.21
2-60	1072130.85	2765729.53
2-61	1072129.63	2765735.92

2ND STREET & GRAND BOULEVARD (CONT.)		
2-62	1072078.42	2765667.79
2-63	1072076.30	2765679.31
2-64	1072085.43	2765680.92
2-65	1072148.77	2765692.49
2-66	1072141.80	2765679.21
2-67	1072139.58	2765690.86
2-68	1072174.32	2765685.06
2-69	1072175.56	2765695.11
2-70	1072167.08	2765695.19
2-71	1072180.36	2765693.80

RIVERFRONT		
RF-1	1073967.91	2767210.24
RF-2	1073960.20	2767212.40
RF-3	1074025.28	2767414.59
RF-4	1074017.58	2767416.75
RF-5	1074082.65	2767618.94
RF-6	1074074.95	2767621.10
RF-7	1074090.82	2767647.63
RF-8	1074083.14	2767649.87
RF-9	1074107.23	2767700.01
RF-10	1074104.54	2767716.90
RF-11	1074114.70	2767721.71
RF-12	1074123.37	2767710.16
RF-13	1074118.46	2767720.33
RF-14	1074134.15	2767740.13
RF-15	1074126.29	2767741.96
RF-16	1074122.54	2767743.33
RF-17	1074135.80	2767756.57
RF-18	1074127.84	2767757.36
RF-19	1074120.32	2767760.11
RF-20	1074133.65	2767772.27
RF-21	1074112.25	2767738.57
RF-22	1074085.93	2767756.70
RF-23	1074073.45	2767720.04
RF-24	1074066.01	2767722.46
RF-25	1074078.49	2767735.11
RF-26	1074071.13	2767737.62
RF-27	1074063.14	2767738.04
RF-28	1074071.96	2767753.13
RF-29	1074064.03	2767754.71
RF-30	1074075.76	2767751.90
RF-31	1074074.78	2767785.25
RF-32	1074079.64	2767774.96
RF-33	1074083.40	2767773.59
RF-34	1074095.23	2767783.11
RF-35	1074230.43	2767992.35
RF-36	1074223.12	2767995.61
RF-37	1074274.32	2768075.41
RF-38	1074288.49	2768113.34
RF-39	1074295.42	2768109.48
RF-40	1074294.52	2768123.68
RF-41	1074311.26	2768137.12
RF-42	1074266.32	2768077.78
RF-43	1074281.26	2768131.12
RF-44	1074255.05	2768132.05
RF-45	1074261.85	2768141.96
RF-46	1074270.58	2768137.08
RF-47	1074288.32	2768164.37
RF-48	1074297.06	2768159.50
RF-49	1074370.40	2768243.39
RF-50	1074363.41	2768247.28
RF-51	1074428.62	2768348.01

RIVERFRONT		
RF-52	1074421.62	2768351.88
RF-53	1074391.88	2768329.90
RF-54	1074408.29	2768359.39
RF-55	1074399.55	2768364.25
RF-56	1074383.14	2768334.76
RF-57	1074035.53	2767349.662
RF-58	1074007.039	2767349.617
RF-59	1074004.336	2767339.989
RF-60	1073996.634	2767342.152
RF-61	1073999.337	2767351.78
RF-62	1074035.23	2767357.53
RF-63	1074009.16	2767357.15
RF-64	1074011.86	2767366.78
RF-65	1074004.16	2767368.95
RF-66	1074001.45	2767359.32
RF-67	1074107.22	2767724.43
RF-68	1074130.87	2767731.01
RF-69	1074145.17	2767725.47
RF-70	1074148.00	2767732.96
RF-71	1074133.55	2767738.46
RF-72	1074126.22	2767775.22
RF-73	1074087.76	2767785.84
RF-74	1074072.09	2767777.62
RF-75	1074074.59	2767760.61
RF-76	1074067.04	2767763.27
RF-77	1074246.50	2768002.42
RF-78	1074240.49	2767985.59
RF-79	1074240.38	2764986.59
RF-80	1074248.33	2767987.53
RF-81	1074252.59	2768013.56
RF-82	1074250.98	2768018.91
RF-83	1074254.50	2768017.07
RF-84	1074257.38	2768022.34
RF-85	1074253.92	2768024.15
RF-86	1074249.03	2768015.42
RF-87	1074245.60	2768009.31
RF-88	1074244.05	2768021.93
RF-89	1074237.73	2768008.44
RF-90	1074238.55	2768001.47
RF-91	1074267.86	2768065.31
RF-92	1074274.67	2768061.45
RF-93	1074278.16	2768059.49
RF-94	1074271.75	2768056.21
RF-95	1074269.81	2768052.71
RF-96	1074267.87	2768049.21
RF-97	1074271.31	2768047.28
RF-98	1074273.27	2768050.77
RF-99	1074275.22	2768054.26
RF-100	1074291.28	2768052.23
RF-101	1074297.07	2768062.67
RF-102	1074283.96	2768069.95
RF-103	1074280.53	2768071.86
RF-104	1074290.20	2768100.94
RF-105	1074283.23	2768104.80
RF-106	1074308.55	2768102.21
RF-107	1074314.61	2768112.48
RF-108	1074301.50	2768119.79
RF-109	1074304.29	2768141.03
RF-110	1074412.24	2768318.57
RF-111	1074405.25	2768322.46

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022
DESCR
Joseph Rexwinkle, AICP
Secretary of the Commission
CITY PLANNING AND DEVELOPMENT

DESIGNED BY	TRM
CHECKED BY	PY
DRAWN BY	DT
CHECKED BY	TRM
APPROVED BY	NKS
DATE	10-07-2022

PLOT DATE: 10/5/2022 6:57:22 PM

RideKC STREETCAR

100% SUBMITTAL DATE: 10-07-2022

HDR

Taliaferro & Browne, Inc.
1020 E. 8th Street
Kansas City, MO 64106
816-283-3456
Certificate of Authority: 000466

NOT FOR CONSTRUCTION

KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

CIVIL POINT TABLE DETAILS

SCALE FOR 22"x34":	NOT TO SCALE
FILENAME:	C314
CONTRACT NO.:	CONTRACT NO. ***
VOLUME:	I
DRAWING NO.:	C314
SHEET NO.:	112

300820

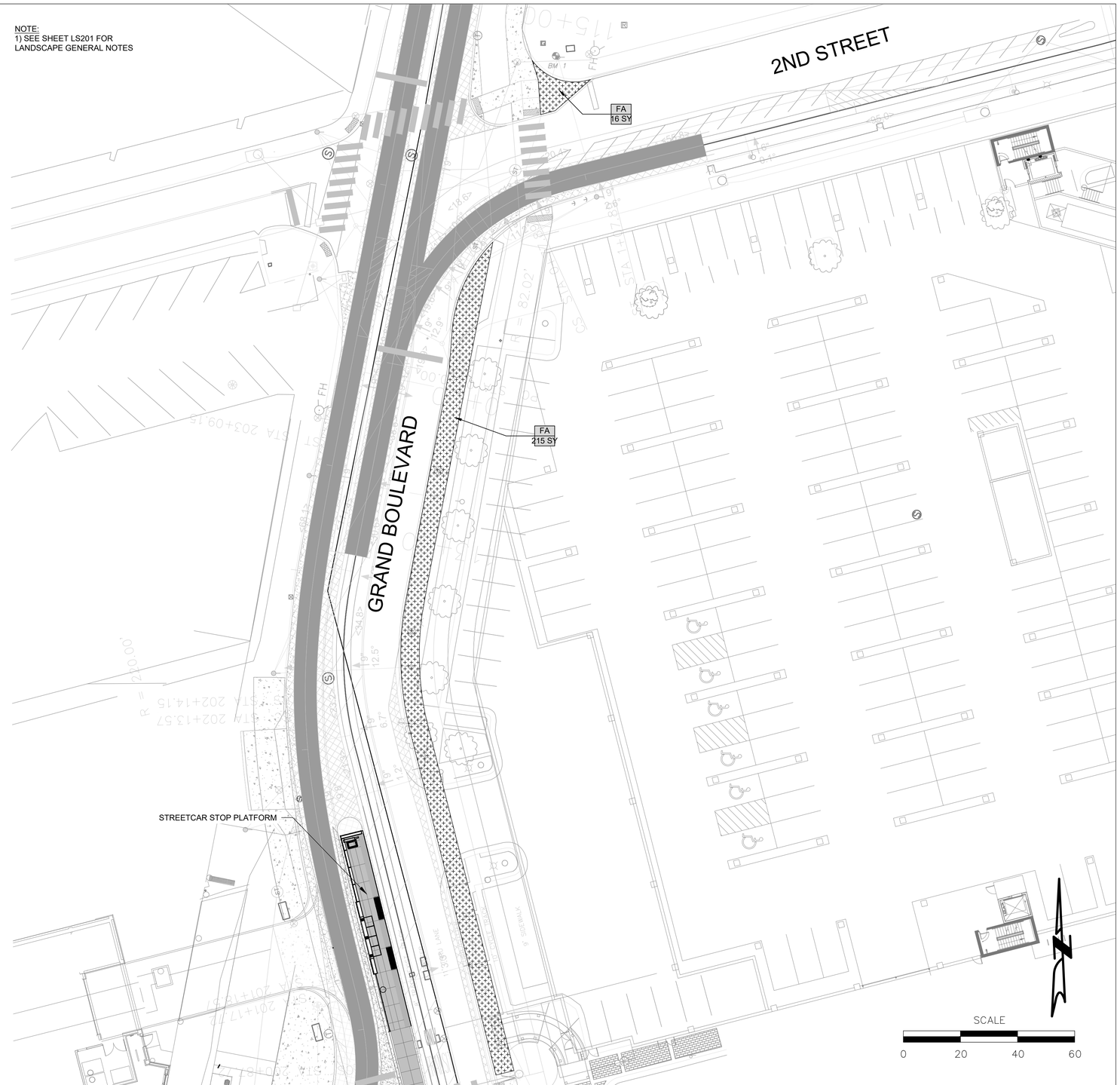
PLANT SCHEDULE LS104			
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME
FA	231 SY	FESTUCA ARUNDINACEA	TALL FESCUE

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

NOTE:
1) SEE SHEET LS201 FOR LANDSCAPE GENERAL NOTES



REV	DATE	DESCRIPTION

PLOT DATE: 10/13/2022 10:12:50 AM

DESIGNED BY	AAB
CHECKED BY	WHM
DRAWN BY	AAB
CHECKED BY	WHM
APPROVED BY	CJH
DATE	10/13/2022

RideKC STREETCAR

100% SUBMITTAL DATE: **10-13-2022**

HDR Engineering, Inc.
10450 Holmes Road
Suite 600
Kansas City, MO 64131-3471
816-360-2700
Certificate of Authority: 000856

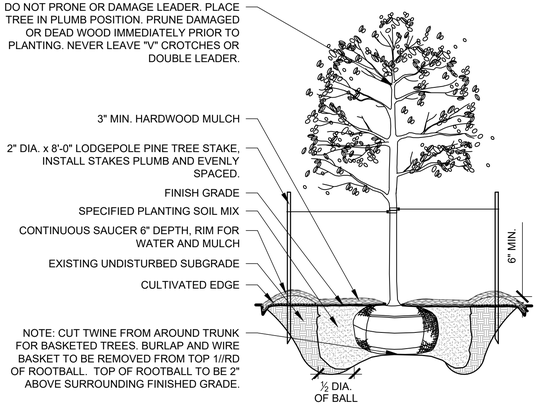
The HNTB Companies
715 Kirk Drive
Kansas City, MO 64105
816-472-1201
Certificate of Authority: 001270

NOT FOR CONSTRUCTION

KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

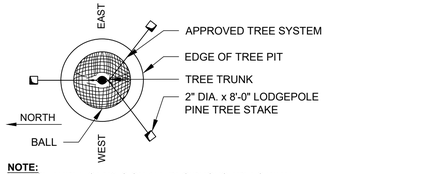
LANDSCAPE PLAN
GRAND BOULEVARD

SCALE FOR 22"x34":	1"=20'
FILENAME:	Landscape Sheets
CONTRACT NO.:	CONTRACT NO. ###
VOLUME:	1
DRAWING NO.:	LS104
SHEET NO.:	

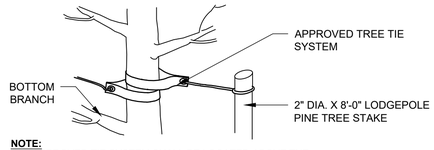


1 TYP. TREE PLANTING

NTS



NOTE:
1. USE THREE STAKES ON ALL DECIDUOUS TREES WITH CALIPERS OF 2" AND LARGER AND ON ALL EVERGREEN TREES 6' TALL AND ABOVE.
2. ORIENT FENCE POST AS SHOWN

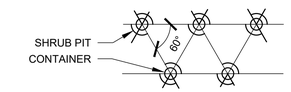


NOTE:
1. APPROVED TIE SYSTEM SHALL BE LOCATED ABOVE THE BOTTOM BRANCH.,

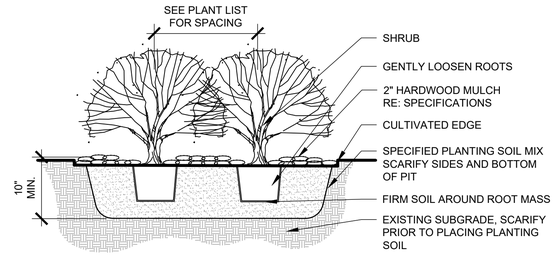
2 TYP. TREE STAKING

NTS

TYPICAL SHRUB LAYOUT UNLESS NOTED OTHERWISE



SPACING	NUMBER OF PLANTS/SQ.FT.
18"	.510
24"	.250
30"	.160
36"	.110
42"	.090



3 TYP. SHRUB PLANTING

NTS

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022
Joseph Rexwinkle, AICP
Secretary of the Commission
CITY PLANNING AND DEVELOPMENT

TYPICAL SHRUB LAYOUT UNLESS NOTED OTHERWISE

SPACING	NUMBER OF PLANTS/SQ.FT.
18"	.510
24"	.250
30"	.160
36"	.110
42"	.090

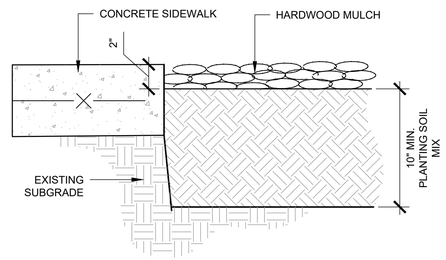
4 TYP. ORNAMENTAL GRASS/GROUNDCOVER PLANTING

NTS

NOTES:
1. SINGLE AND DOUBLE LOOP BOLLARDS
   PRODUCTS: GROVE BOLLARDS GV1CE-4 & GV2CE-4 OR APPROVED EQUAL
   MANUFACTURER: KEYSTONE RIDGE DESIGNS
   COLOR: MATTE BLACK
   WEBSITE: WWW.KEYSTONERIDGEDESIGNS.COM
   CONTACT: JUSTIN MASKAL
   PHONE: 724.284.1213 EX. 243
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND BOLLARD LAYOUT FOR LANDSCAPE ARCHITECT APPROVAL.

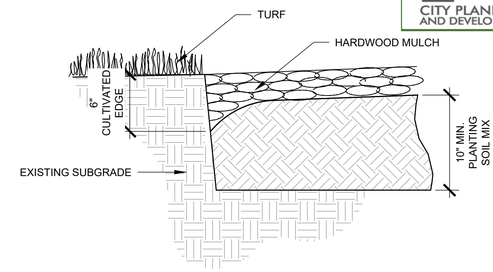
7 POST CHAIN FENCE

NTS



5 PLANT BED AT WALK EDGE

NTS



6 CULTIVATED EDGE

NTS

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
ZS	2	ZELKOVA SERRATA	ZELKOVA	3" CAL.	B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
AM	37	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5	CONT.	48" o.c.
HA	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5	CONT.	48" o.c.
IS	101	ITEA VIRGINICA 'SPRICH' TM	LITTLE HENRY SWEETSPIRE	#5	CONT.	36" o.c.
VM	39	VIBURNUM CARLESII 'SMVCB' TM	SPICE BABY KOREANSPICE VIBURNUM	#5	CONT.	48" o.c.
EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CG	46	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	TEXAS SCARLET FLOWERING QUINCE	#5	CONT.	48" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
PS2	8	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	CONT.	36" o.c.
PERENNIAL AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
LB	3,816	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	#1	CONT.	15" o.c.
RH	128	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1	CONT.	15" o.c.
SS	424	SALVIA NEMOROSA 'SENSATION DEEP BLUE IMPROVED'	SENSATION DEEP BLUE SAGE	#1	CONT.	12" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
FA	2,708 SY	FESTUCA ARUNDINACEA	TALL FESCUE	SOD		

8 PLANT SCHEDULE

NTS

LANDSCAPE GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE.
3. REFER TO LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS ON SHEET LS201.
4. PLANTING SHALL BE PER 32 93 00 PLANTS. SOD SHALL BE PER 32 92 23 SODDING.
5. CONTRACTOR SHALL NOT COMMENCE LANDSCAPE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. LANDSCAPE WORK SHALL BEGIN AFTER THE OWNER HAS GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DEVIATION DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
6. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE GRADES AND CONDITION OF THE SITE PRIOR TO THE PLANTING OPERATIONS.
7. CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL PER THE SPECIFICATIONS.
8. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH FESCUE SOD OR APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTING BEDS AND TREE DISHES SHALL BE MULCHED PER THE PLANTING DETAILS AND SPECIFICATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS PER SECTION 32 01 90 OPERATION AND MAINTENANCE OF PLANTING.
11. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIALS FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
12. ANY PLANT MATERIAL WHICH DIES DURING THE TWO-YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT NORMAL PLANTING SEASON.
13. PLANT TAGS FOR ALL PLANTS SHALL NOT HAVE PLANT TAGS REMOVED.

REV	DATE	DESCRIPTION

PLOT DATE: 10/13/2022 10:12:50 AM

DESIGNED BY	AAB
CHECKED BY	WHM
DRAWN BY	AAB
CHECKED BY	WHM
APPROVED BY	CJH
DATE	10/13/2022

RideKC STREETCAR

100% SUBMITTAL DATE: **10-13-2022**

HDR Engineering, Inc.
10450 Holmes Road
Suite 600
Kansas City, MO 64131-3471
816-360-2700
Certificate of Authority: 000856

HNTB
The HNTB Companies
715 Kirk Drive
Kansas City, MO 64105
816-472-1201
Certificate of Authority: 001270

NOT FOR CONSTRUCTION

KANSAS CITY STREETCAR - RIVERFRONT EXTENSION

LANDSCAPE DETAILS

SCALE FOR 22"x34":	NOT TO SCALE
FILENAME:	Landscape Sheets
CONTRACT NO.:	CONTRACT NO. ###
VOLUME:	1
DRAWING NO.:	LS201
SHEET NO.:	

NORTH WEST ELEVATION 3

SCALE: 3/32" = 1'-0"

WEST ELEVATION 2

SCALE: 3/32" = 1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022

CITY PLANNING AND DEVELOPMENT

Joseph Rexwinkle, AICP
Secretary of the Commission

EAST ELEVATION 1

SCALE: 3/32" = 1'-0"

A200 - EAST & WEST BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

klover architects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

3RD & GRAND | EPC & CBC | 09.12.2022

SD | 3RD & GRAND | EPC & CBC | 22061.001

FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
BK-1	BRICK	GLEN-GERY	RED / WARM
BK-2	BRICK	GLEN-GERY	GRAY / NEUTRAL
CS-1	CAST STONE	MIDWEST CAST STONE	I-6AC
CS-2	FINISHED CONCRETE	TBD	GRAY / NEUTRAL
EIFS-1	EIFS / STUCCO	TBD	LIGHT GRAY
EIFS-2	EIFS / STUCCO	TBD	GRAY
EIFS-3	EIFS / STUCCO	TBD	TBD
LP-1	LAP SIDING	TBD	LIGHT BROWN
LP-2	LAP SIDING	TBD	MEDIUM BROWN
MT-1	METAL	TBD	DARK BRONZE
MT-2	METAL	TBD	GRAY
MT-3	METAL MESH	TBD	TBD
SF-1	STORE FRONT	KAWNEER	DARK BRONZE
SF-2	COMPOSITE WINDOW / DOOR	PELLA	DARK BRONZE

CITY PLANNING AND DEVELOPMENT

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

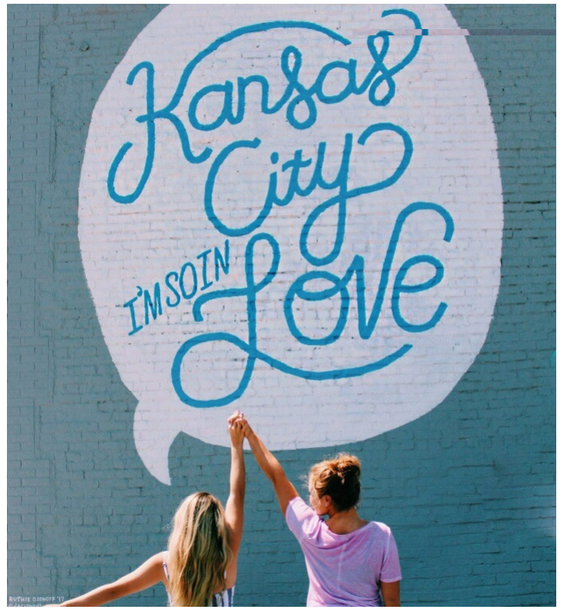
NORTH ELEVATION (2)
SCALE: 3/32" = 1'-0"

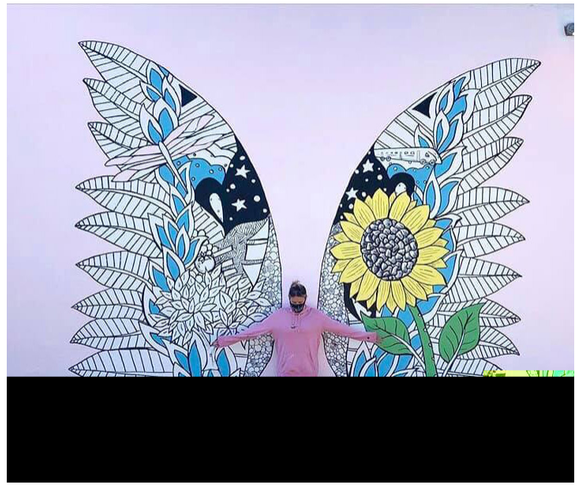
SOUTH ELEVATION (1)
SCALE: 3/32" = 1'-0"

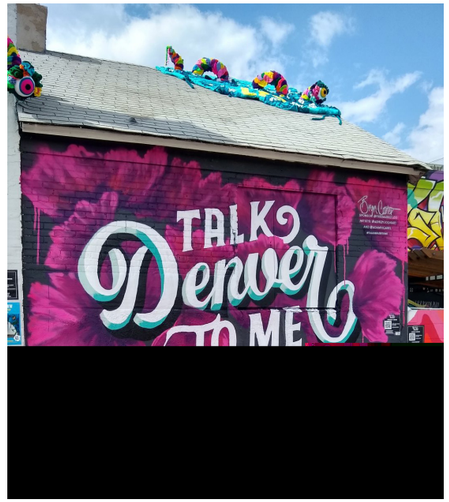
A201 - NORTH & SOUTH BUILDING ELEVATIONS

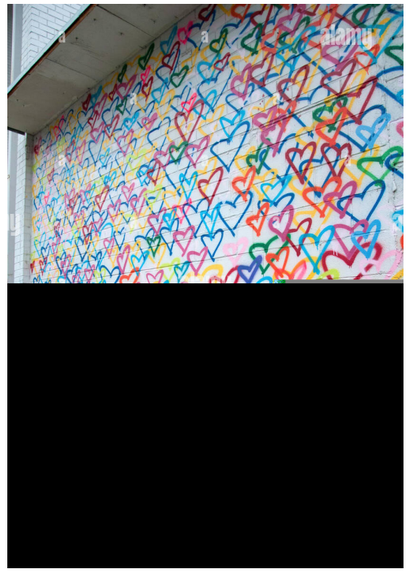
SCALE: 3/32" = 1'-0"

klover architects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net









City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00164 On 11/01/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

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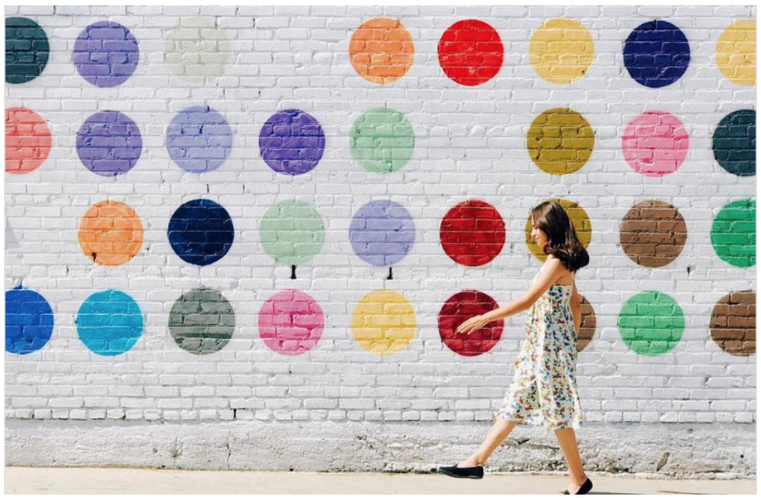

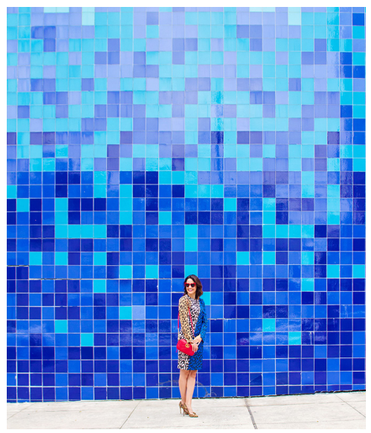

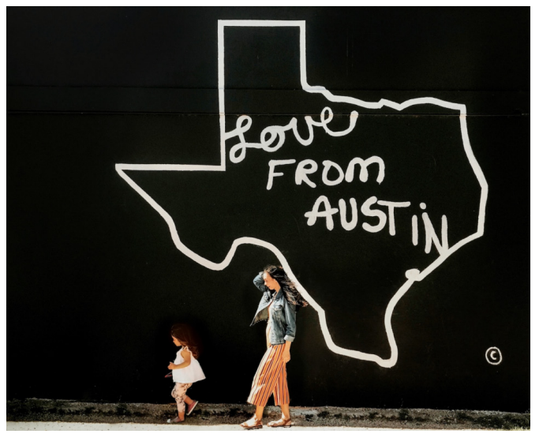

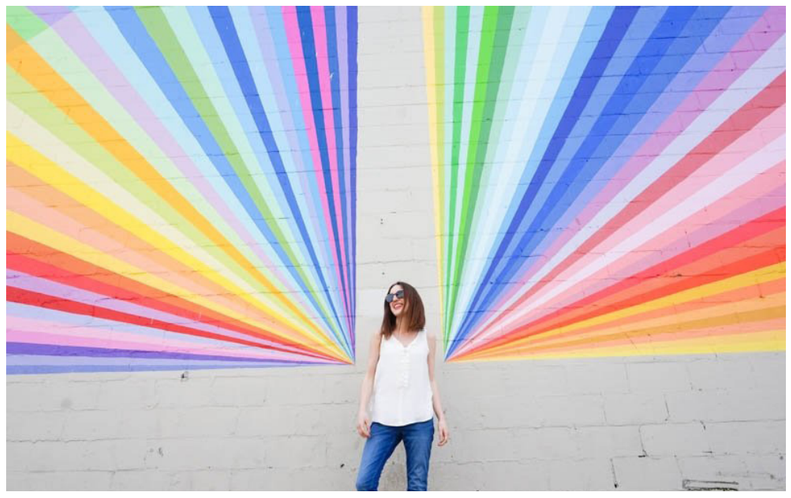

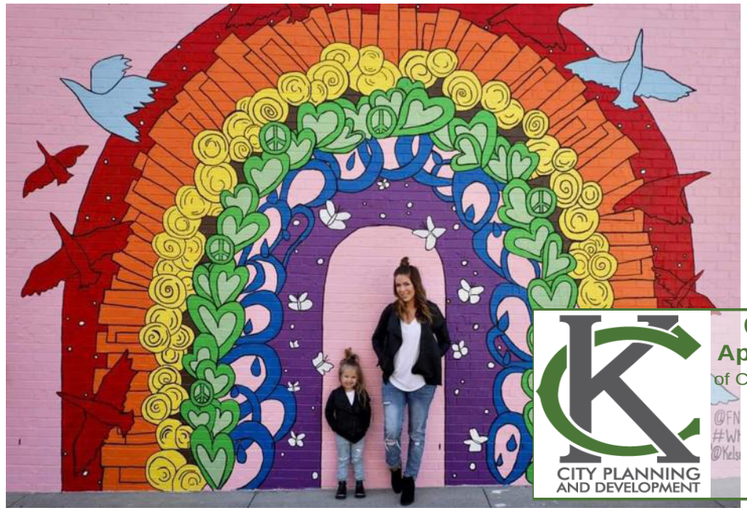

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