



# CITY PLAN COMMISSION STAFF REPORT

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

November 1, 2022

**Project Name**

ArriveKC

**Docket #3****Request**

CD-CPC-2022-00123  
Rezoning  
Major Plan Amendment

**Applicant**

Brian Benjamin  
NorthPoint Development  
4825 NW 41<sup>st</sup> Street  
Unit 500 Riverside, MO 64108

**Owner**

Park Reserve LLC  
2920 H Street  
Suite 142  
Bakersfield, CA 93301

Location            100 W 31<sup>st</sup> Street  
Area                About 7.54 acres  
Zoning              UR  
Council District    4th  
County              Jackson  
School District    KCMO 110

**Surrounding Land Uses**

**North:** Commercial, zoned UR  
**South:** Office, zoned B4-5  
**East:** Garage/Medical Office, zoned UR & B4-5  
**West:** Park, zoned R-1.5

**Major Street Plan**

This section of West 31<sup>st</sup> Street is identified as Commerce/Mixed Use in the City's Major Street Plan.

**Land Use Plan**

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on July 13, 2022. Scheduling deviations from 2022 Cycle Q have occurred.

- Staff was unable to determine what was being proposed, the applicant was asked to resubmit improved plans. Since the resubmittal, there have been no scheduling deviations.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

No Neighborhood or Civic Organizations are tied to the subject site.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on September 20, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The Trinity Lutheran Hospital is currently vacant on the subject property.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a major plan amendment to allow for a mixed-use building with 289 residential units and associated parking garage.

**CONTROLLING + RELATED CASES**

8457URD2 – Park Reserve Urban Redevelopment plan approved by Ordinance #080217 on March 20, 2008 approved the rezoning of approximately 7.54 acres along with a development plan. The previous plan approved housing for nurses, commercial spaces, parking garage, and a hospital.

**PROFESSIONAL STAFF RECOMMENDATION**

**Docket #3**      CD-CPC-2022-00123  
Approval with Conditions

**PLAN REVIEW**

The Park Reserve UR Plan approved March 20, 2008 approved five buildings to be used for residential and commercial uses (labeled on the original plan as buildings D, E, F, G, & H). These buildings would be built on the site where the hospital currently stands. The proposed development includes one apartment building with 373 apartment units with amenities and a parking garage. The applicant is also proposing to rehabilitate the parking garage to allow for additional parking for the new structure. A major amendment to an approved plan is required when there is an increase of dwelling units by more than 10%.

The proposed development has ground level residential units screening the parking garage, a variety of porches and varying architectural features, and a maximum height of 71' for the highest occupiable floor. The development includes a roof deck and associated amenities. The development is proposing an entrance off 31<sup>st</sup> Street that includes an outdoor seating area. The proposed lighting and landscaping plans are compliant with the Zoning and Development Code requirements. Due to the location of the project, staff is recommending the applicant include the location of wayfinding signs on the site plan at the time of the final UR plan.

The proposed development is also compliant with the requirements in the Main Corridor Overlay and the Greater Downtown Area Plan.

**PLAN ANALYSIS**

*\*indicates adjustment/deviation*

| Standards                                  | Applicability | Meets                      | More Information |
|--|---------------|----------------------------|------------------|
| Parkland Dedication (88-408)               | Yes           | Yes                        |                  |
| Parking and Loading Standards (88-420)     | Yes           | Yes                        |                  |
| Landscape and Screening Standards (88-425) | Yes           | Yes                        |                  |
| Outdoor Lighting Standards (88-430)        | Yes           | Yes                        |                  |
| Sign Standards (88-445)                    | Yes           | Yes, subject to conditions |                  |
| Pedestrian Standards (88-450)              | Yes           | Yes                        |                  |

**SPECIFIC REVIEW CRITERIA**

**Zoning and Development Code Map Amendments, Rezonings (88-515-08)**

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:

**A. Conformance with adopted plans and planning policies;**

The proposed plan conforms to the Zoning and Development Code and the Main Corridor Overlay and the Greater Downtown Area Plan.

**B. Zoning and use of nearby property;**

The proposed development is surrounded by commercial and residential uses. Penn Valley park is located to the west of the project, commercial uses to the south, and a parking garage (Building I, as identified on the original Park Reserve Development Plan) to the east.

**C. Physical character of the area in which the subject property is located;**

The character of the area is a mix of commercial and residential uses, with multiple all brick buildings and cinderblock parking garages. The area has a variety of building heights depending on the existing use.

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

The proposed development will have adequate facilities. The applicant is proposing pedestrian facilities around the structure with connections to adjoining uses. There is sufficient parking onsite and additional on street parking along Baltimore Avenue.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The subject property was initially approved for commercial and residential uses, that were never built. There is an existing residential building adjacent to the proposed development, so an additional residential use will be in line with the character of the area.

**F. Length of time the subject property has remained vacant as zoned;**

The Park Reserve Urban Redevelopment plan was approved in 2008. Trinity Lutheran Hospital remains vacant, a portion of the residential units approved have been constructed.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The proposed development will not detrimentally affect nearby properties.

**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.**

The development is providing housing, increased density, and pedestrian activity. The development is proposing parking and access that will ensure the movement of traffic remains efficient.

**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The plan complies with all standards of the Zoning and Development Codes along with all other applicable city ordinances and policies.

**B. The proposed use must be allowed in the district in which it is located;**

The proposed use is in an existing UR district, the applicant is rezoning from district UR to district UR to allow for the major amendment to the previously approved plan to allow for additional residential units.

**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;**

Vehicular ingress and egress to the site is generally safe, the garage is accessed from Wyandotte Street. There is proposed on street parking on Baltimore Avenue allowing for convenient movement of traffic on adjacent roadways. The circulation within the site also provides for safe, efficient and convenient movement of traffic.

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

The proposed plan provides for safe, efficient, and convenient non-motorized travel opportunities. The applicant has included the addition of bicycle racks and benches to promote pedestrian activity.

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

The proposed plan provides adequate utilities.

**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 location, orientation, and architectural features of the building are compatible with adjacent properties. The applicant is proposing an entrance to the building off W 31<sup>st</sup> street. The balconies and varying construction materials of brick, stone, concrete, and metal paneling) offer an interesting façade along the existing park. The brick façade along W 31<sup>st</sup> street is in keeping the existing structures along the road.

**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 applicant has provided adequate landscaping. In areas where utilities, future tenant spaces, and lack space make installing landscaping impossible, the applicant has provided benches and bicycle racks to increase the pedestrian activity.

**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 parking garage within the proposed development results in minimum area devoted to asphalt while providing the required number of parking for the proposed residential units.



1. **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.**

The subject property has minimal trees along the perimeter of the subject property.

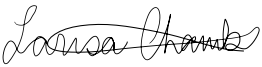
#### **ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

#### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP  
Lead Planner



## Plan Conditions

Report Date: October 27, 2022

Case Number: CD-CPC-2022-00123

Project: ArriveKC

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816)513-8822 / [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@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 Ordinance No. 080217, including all conditions provided therein, shall remain in full force and effect.
3. That the plan is revised to show short-term bicycle parking as required of 88-420-09.
4. That the plan is revised to show long-term bicycle parking as required of 88-420-09.
5. 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.
6. 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.
7. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
8. Signage has not been reviewed with this submittal. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
11. 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 disturbance 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
12. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
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.
14. The developer must submit plans for approval and permitting by the Land Development Division prior to beginning construction of the 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.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.*

15. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
16. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
18. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for \_\_\_\_\_ and to a tie-in point with the existing sidewalks at \_\_\_\_\_ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

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

19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. 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)
21. 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

22. 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)

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

23. 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
24. 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 (2022) acquisition rate of (\$64,220.18) per acre. If dedicating private open space, said space shall be platted into private open space tracts. This requirement shall be satisfied prior to recording certificate of occupancy.

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

25. 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>
26. 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.
27. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
28. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
29. 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

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

30. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

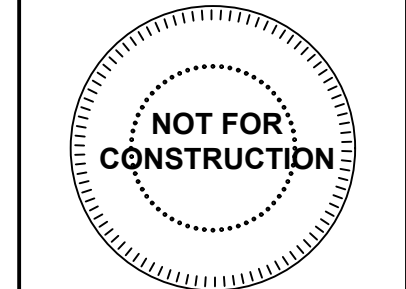
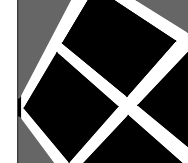
*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / [Jerald.Windsor@kcmo.org](mailto:Jerald.Windsor@kcmo.org) with questions.*

31. The developer must submit Fire Hydrant drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>)

32. We need a full width water main easement dedicated along the portion of vacated Baltimore Street adjacent to the development for the public water main in the vacated street if a water main easement doesn't already exist.





NEW MULTIFAMILY RESIDENCE FOR:

**ARRIVEKC**

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

DRAWING RELEASE LOG  
08.11.22 URS MAJOR PLAN AMENDMENT

REVISIONS  
1 Per City Comments  
DATE  
10/03/2022  
JOB NO.  
705821  
DRAWN BY:  
TCD  
SHEET NO.

# Arrive KC

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

## UR Plan Amendment

Total Project Area: 3.48ac

### LEGEND

|                              |                              |
|------------------------------|------------------------------|
| — Existing Section Line      | — Proposed Right-of-Way      |
| — Existing Right-of-Way Line | — Proposed Property Line     |
| — Existing Lot Line          | — Proposed Lot Line          |
| --- Existing Easement Line   | --- Proposed Easement        |
| — Existing Curb & Gutter     | — Proposed Curb & Gutter     |
| — Existing Sidewalk          | — Proposed Sidewalk          |
| — Existing Storm Sewer       | — Proposed Storm Sewer       |
| □ Existing Storm Structure   | □ Proposed Storm Structure   |
| --- Existing Waterline       | — Proposed Fire Hydrant      |
| --- Existing Gas Main        | — Proposed Waterline         |
| — Existing Sanitary Sewer    | — Proposed Sanitary Sewer    |
| ⊙ Existing Sanitary Manhole  | ● Proposed Sanitary Manhole  |
| --- Existing Contour Major   | — Proposed Contour Major     |
| --- Existing Contour Minor   | — Proposed Contour Minor     |
|                              | ----- Future Curb and Gutter |
| U/E Utility Easement         | A/E Access Easement          |
| SS/E Sanitary Sewer Easement | T/E Temporary Easement       |
| D/E Drainage Easement        |                              |

### PARK RESERVE UR AMENDMENT SUMMARY:

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

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

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

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

### Legal Description:

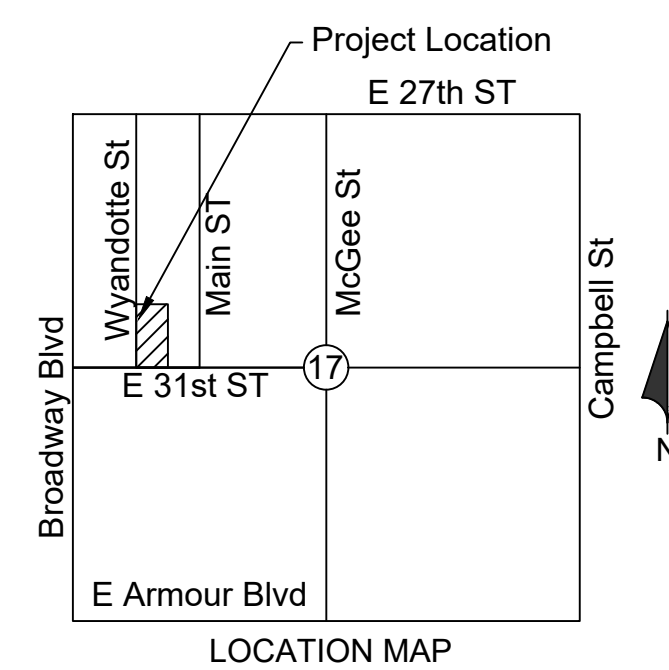
TRACT 1:

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

### FLOOD PLAIN NOTE

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

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



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

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

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

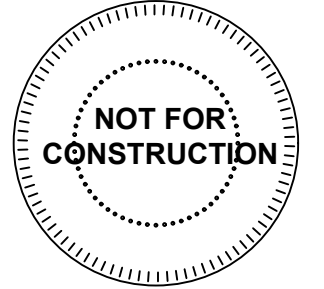
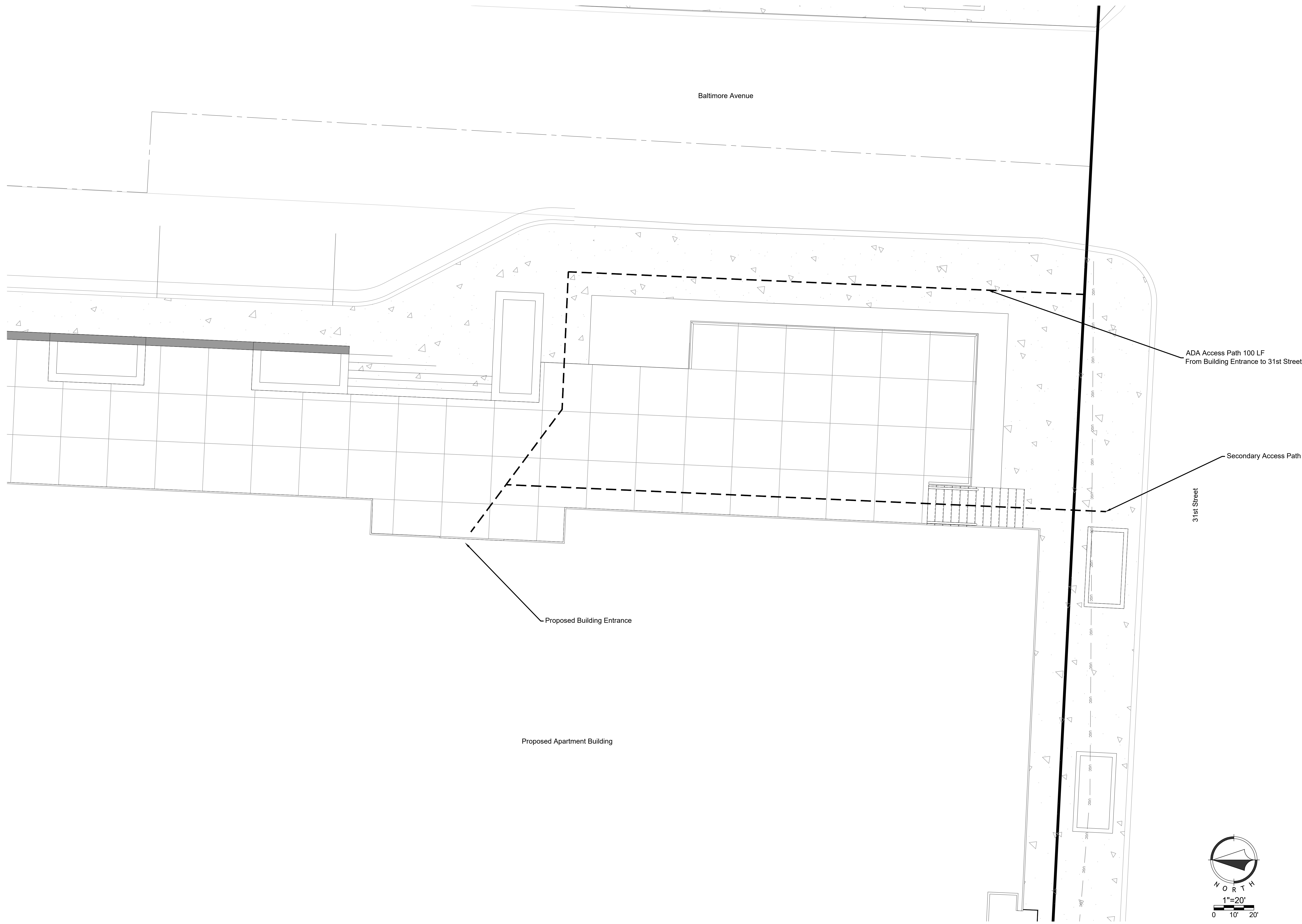
### GENERAL NOTES

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

NOT FOR CONSTRUCTION  
VOL.1

C1.00





DRAWING RELEASE LOG

|          |                           |
|----------|---------------------------|
| 08.11.22 | LIRD MAJOR PLAN AMENDMENT |
|----------|---------------------------|

REVISIONS

|   |                   |
|---|-------------------|
| 1 | Per City Comments |
|---|-------------------|

DATE  
10/03/2022  
JOB NO.  
705821  
DRAWN BY:  
TCD  
SHEET NO.



# URBAN REDEVELOPMENT PARK RESERVE

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

PARCEL APN #: JA2982010030000000 JA2982012100000000 JA2982011170000000



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

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

### Property Description: (Tract 1)

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

### Property Description: (Tract 2)

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

### Property Description: (Tract 3)

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

### Property Description: (Tract 4)

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

### Property Description: (Tract 5)

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

### Property Description: (Tract 6)

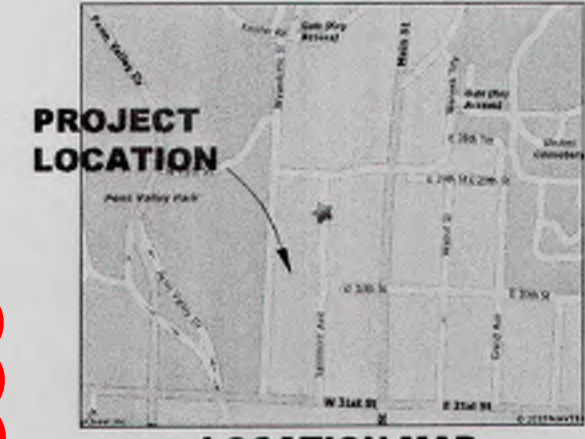
All of vacated Baltimore Avenue from the North line of 31st Street to a line being 82.00 feet South of and parallel to the South right-of-way line of 29th Street being more particularly described as follows: Beginning at the point of intersection of the East line of vacated Baltimore Avenue and the North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

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

- EXISTING ZONING R5, C3a2.
- PROPOSED ZONING URD
- DISTRICT REQUESTED
- TOTAL LAND AREA 7.54 AC.
- EXIST STREET R/W .87 AC.
- PROPOSED NEW R/W .71 AC.
- NET LAND AREA 7.54 AC.

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

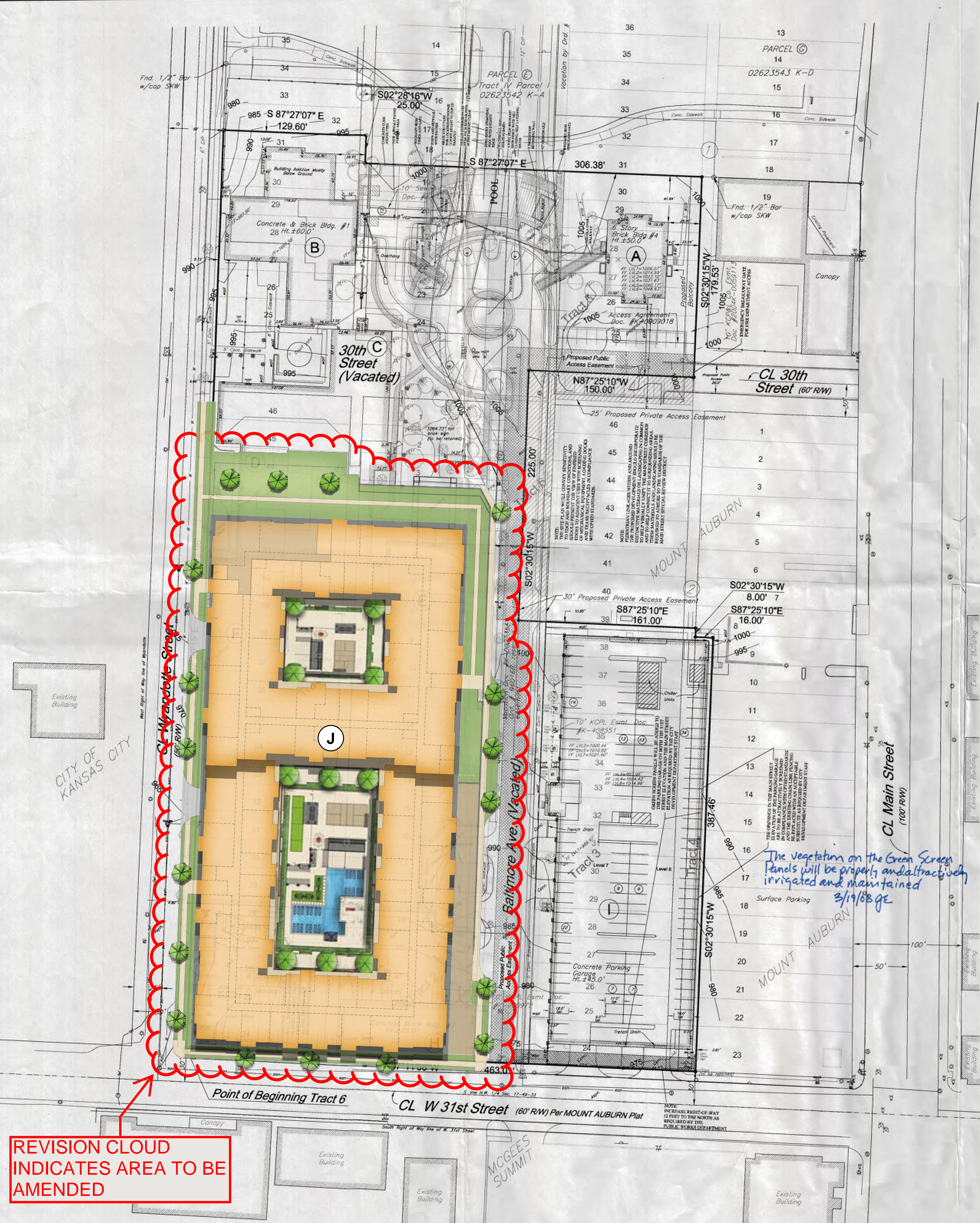
**APPLICANT:**  
Contact person:  
**Brian Benjamin**  
NP ArriveKC Apartments, LLC.  
3315 N. Oak Trafficway  
Kansas City, Mo 64116  
(816) 381-2908



LOCATION MAP  
NOT TO SCALE

|                                 | Yosemite        | Yellowstone      | Teton           | ArriveKC                                    | Parking Garage | TOTAL |
|---------------------------------|-----------------|------------------|-----------------|---|----------------|-------|
| BUILDING #                      | A               | B                | C               | J (D, E, F, G, & H DEMOLISHED)              | I              |       |
| PAST USE                        | NURSE'S HOUSING | HOSPITAL         | HOSPITAL        | HOSPITAL (D, E, F, G) COMMERCIAL OFFICE (H) | PARKING GARAGE |       |
| PROPOSED USE                    | CONDOMINIUM     | CONDOMINIUM      | CONDOMINIUM     | APARTMENTS (R-2)                            | PARKING GARAGE |       |
| HEIGHT                          | 60'             | 55'              | 24'             | 85ft (75ft Avg)                             | 40'            |       |
| # OF DWELLING UNITS             | 24              | 36               | 28              | 373   | 0              | 461   |
| NUMBER OF FLOORS                | 6 PLUS BASEMENT | 5 PLUS PENTHOUSE | 2 PLUS BASEMENT | 5 PLUS BASEMENT                             | 4              |       |
| GROSS FLOOR AREA                | BASEMENT        |                  |                 |   |                |       |
|                                 | 4,040 SF        | 4,040 SF         | 11,848 SF       | 48,101 SF                                   |                |       |
| 1ST                             | 4,040 SF        | 11,995 SF        | 11,848 SF       | 95,282 SF                                   |                |       |
| 2ND                             | 4,040 SF        | 9,171 SF         | 11,848 SF       | 86,350 SF                                   |                |       |
| 3RD                             | 4,040 SF        | 8,257 SF         |                 | 86,722 SF                                   |                |       |
| 4TH                             | 4,040 SF        | 8,257 SF         |                 | 86,722 SF                                   |                |       |
| 5TH                             | 4,040 SF        | 8,257 SF         |                 | 86,794 SF                                   |                |       |
| 6TH                             | 4,040 SF        | 2,955 SF         |                 | 44,132 SF                                   |                |       |
| TOTAL GROSS FLOOR AREA          | 24,240 SF       | 48,892 SF        | 35,544 SF       | 534,103 SF                                  |                |       |
| TOTAL BUILDING AREA (FOOTPRINT) | 4,040 SF        | 11,995 SF        | 11,848 SF       | 95,282 SF                                   |                |       |
| BUILDING COVERAGE               | .012            | .036             | .036            | .29   |                |       |
| FLOOR AREA RATIO                | .074            | .149             | .108            | 1.63  |                |       |
| GROSS DENSITY                   | 325/ACRE        | 985/ACRE         | 610/ACRE        | 49.5/ACRE                                   |                |       |
| NET DENSITY                     |                 |                  |                 |   |                |       |
| PHASE                           | PHASE I         | PHASE IIa        | PHASE III       | PHASE XII                                   | PHASE IV b     |       |
| REDEVELOPMENT COMMENCEMENT      | SPRING 2008     | SUMMER 2008      | FALL 2008       | SUMMER 2009                                 | SPRING 2009    |       |
| REDEVELOPMENT COMPLETION        | SUMMER 2008     | WINTER 2008      | SPRING 2009     | WINTER 2025                                 | FALL 2009      |       |
| TOTAL TRACTS                    |                 |                  |                 |   |                | 5     |

REVISION CLOUD  
INDICATES AREA TO BE  
AMENDED



APPROVED FOR CONSTRUCTION

FOR REVIEW ONLY (PRELIMINARY)

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

BY: \_\_\_\_\_

URBAN REDEVELOPMENT  
PARK RESERVE  
KANSAS CITY, JACKSON COUNTY, MISSOURI

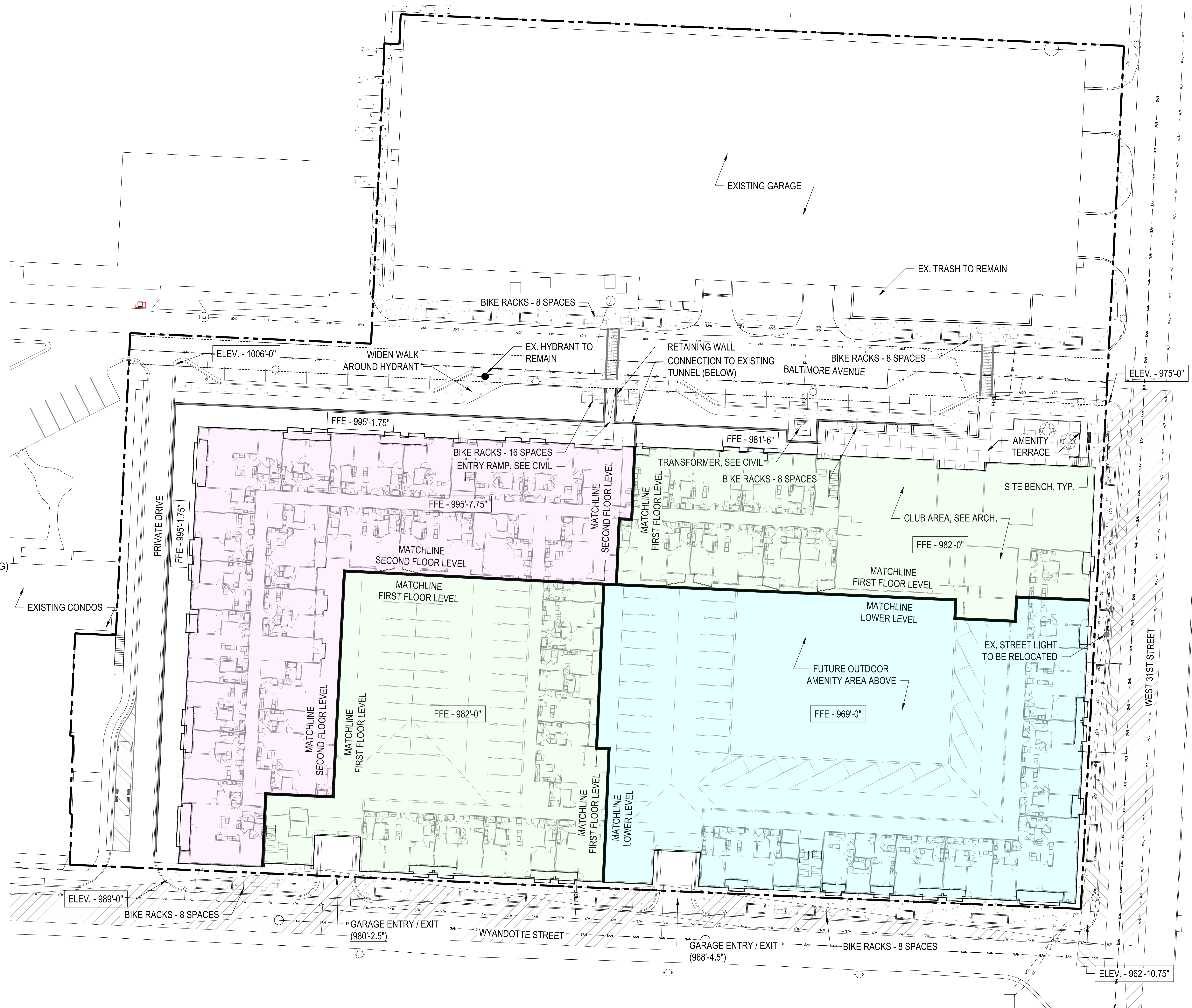
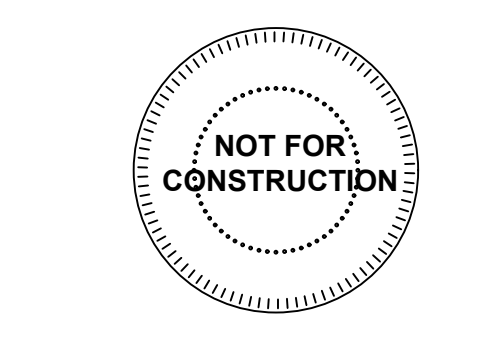
SEAL/INITIALS

1 OF 4

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

Job No. 07-0922  
Scale: 1"=50'  
Drawn By: RFD (NSP) - 09-22-08  
Check By: DLS  
Date: 07-12-2002





**BICYCLE PARKING:**

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

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

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

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



**FLOOR LEVEL KEY:**

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

A NEW MULTIFAMILY RESIDENCE FOR:

**ARRIVEKC**

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

DRAWING RELEASE LOG

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

REVISIONS

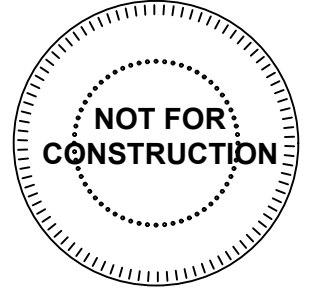
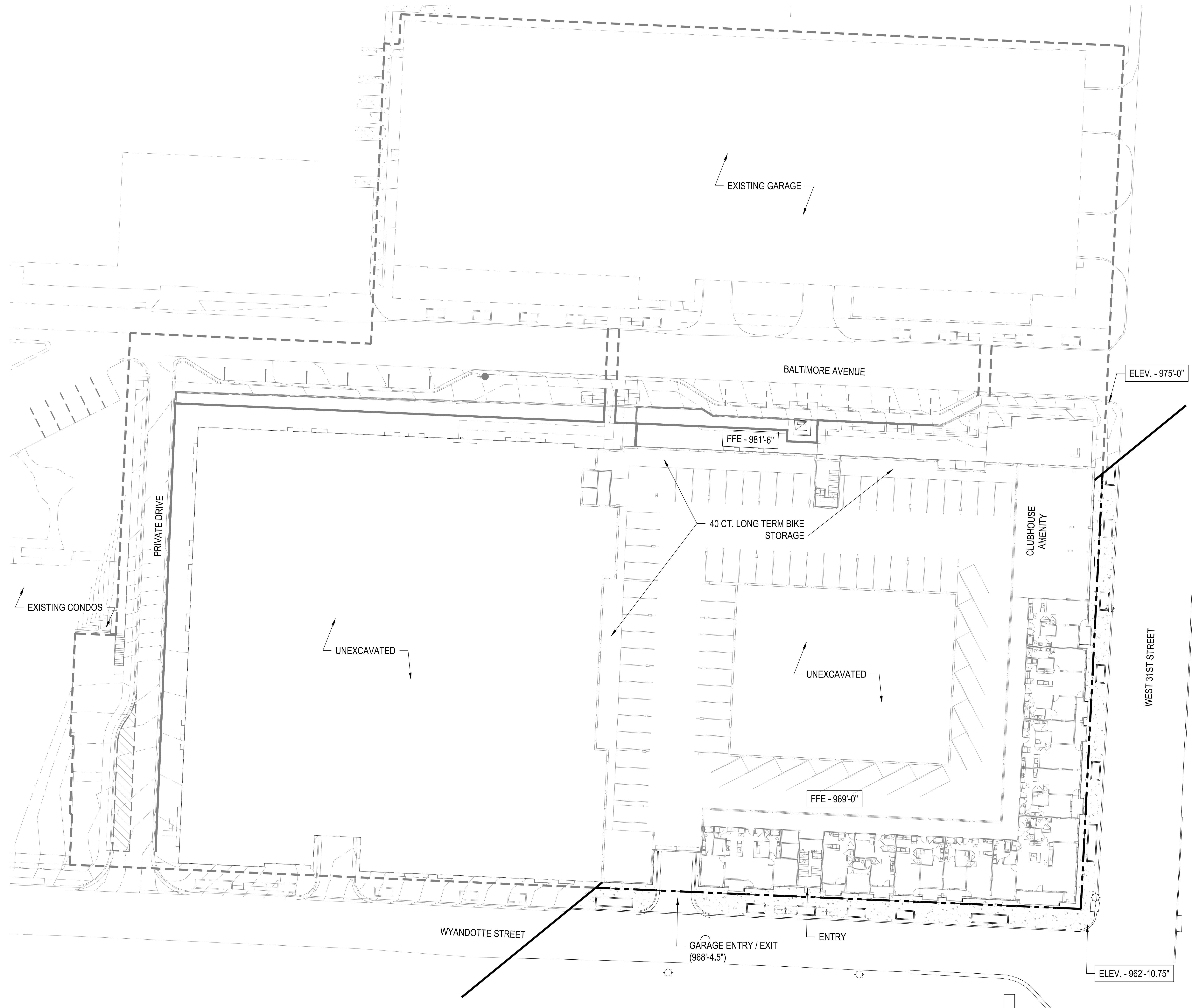
DATE  
09/19/2022  
JOB NO.  
705821  
DRAWN BY:  
BNH  
SHEET NO.

PRELIMINARY  
SITE PLAN  
1" = 20'-0"

NOT FOR CONSTRUCTION

**SP1.00**





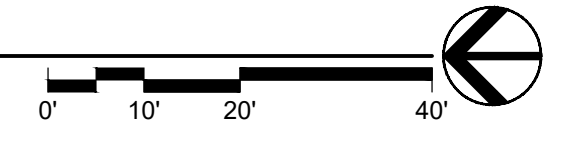
DRAWING RELEASE LOG

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

REVISIONS

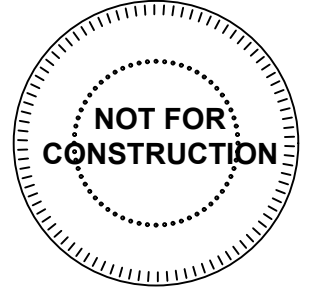
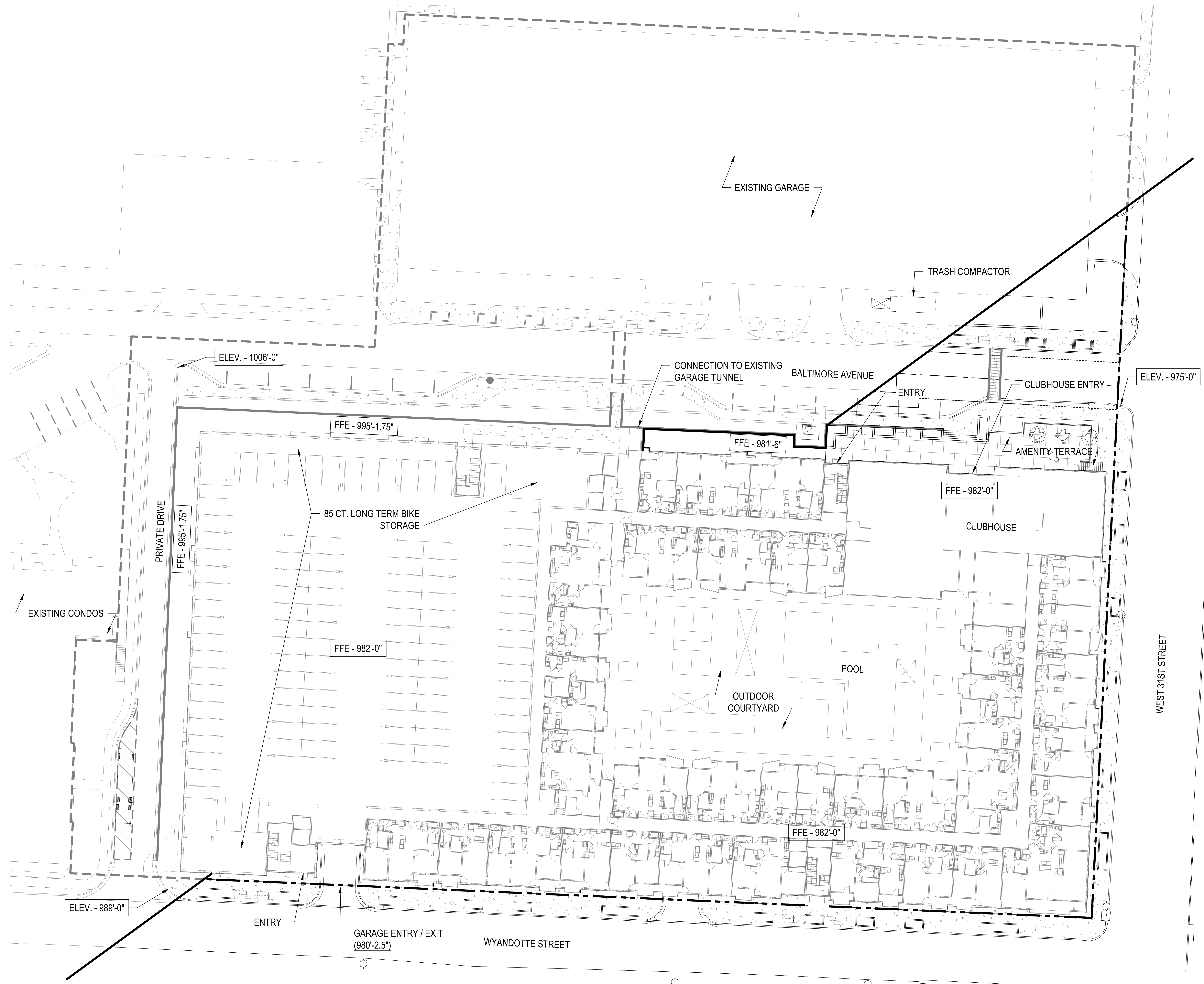
DATE  
09/19/2022  
JOB NO.  
705821  
DRAWN BY:  
BNH  
SHEET NO.

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



NOT FOR CONSTRUCTION

**A1.00**



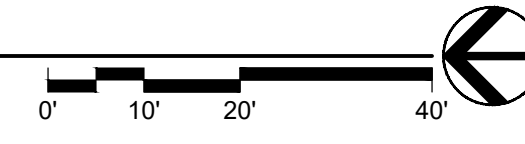
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| 08.11.22 | URD MAJOR PLAN AMENDMENT          |
| 09.19.22 | URD MAJOR PLAN AMENDMENT - RESUB. |
| 10.17.22 | URD MAJOR PLAN AMENDMENT - RESUB. |

REVISIONS

DATE  
09/19/2022  
JOB NO.  
705821  
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SHEET NO.

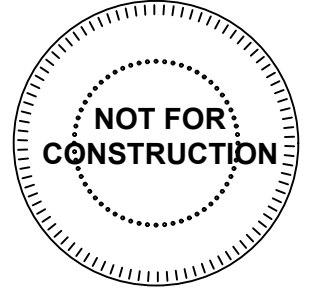
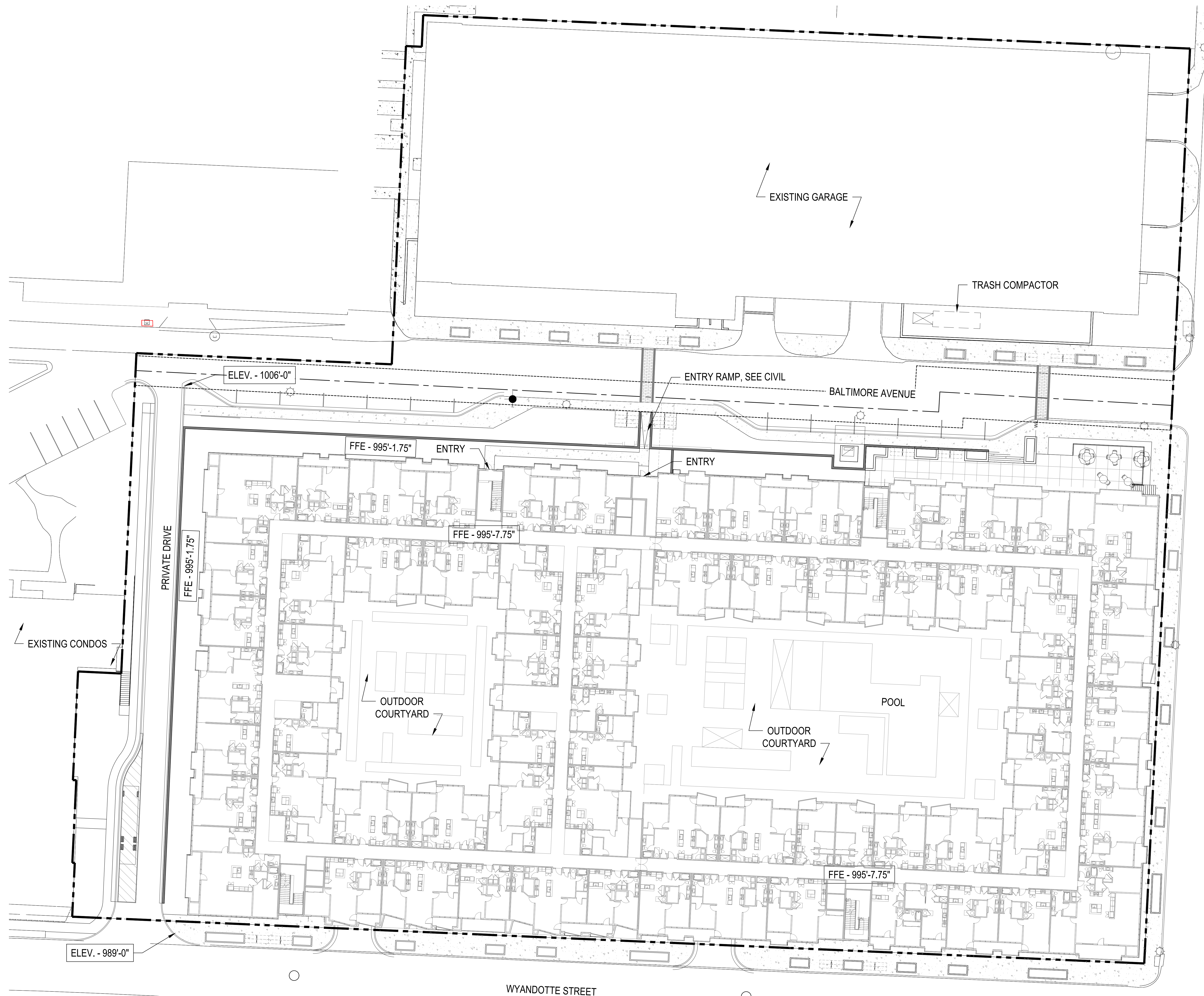
PRELIMINARY  
**1ST FLOOR PLAN**  
1" = 20'-0"



NOT FOR CONSTRUCTION

**A1.01**





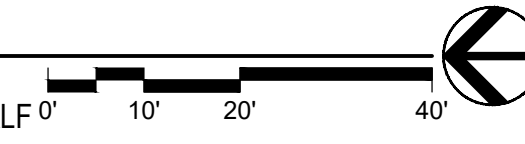
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|          |                                   |
|----------|-----------------------------------|
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| 09.19.22 | URD MAJOR PLAN AMENDMENT - RESUB. |
| 10.17.22 | URD MAJOR PLAN AMENDMENT - RESUB. |

REVISIONS

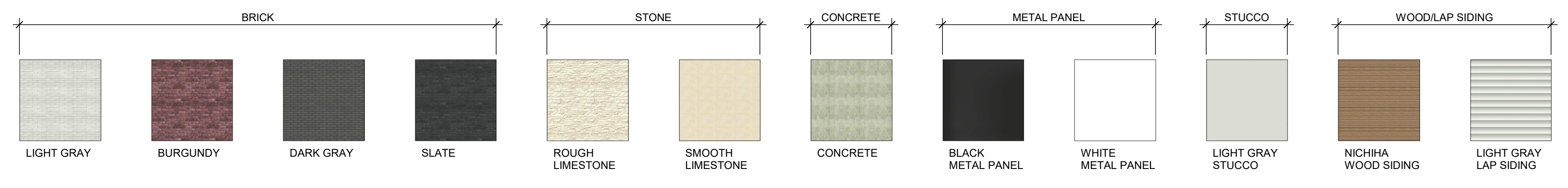
DATE  
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JOB NO.  
705821  
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BNH  
SHEET NO.

PRELIMINARY  
**2ND FLOOR PLAN**  
1" = 20'-0"  
3-5TH FLOOR PLANS SIMILAR, 6TH FLOOR PLAN ONLY NORTH HALF



NOT FOR CONSTRUCTION





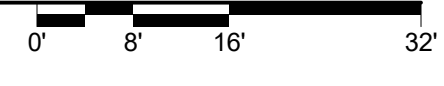
NOTE: WINDOW FRAMES, DOORS, AND STOREFRONT TO BE A DARK BRONZE COLOR, AS WELL AS METAL FLASHING AT BALCONY EDGES AND ROOF EDGES.

NOTE: AVERAGE BUILDING HEIGHT FROM GRADE IS CALCULATED TO THE HIGHEST POINT OF THE ROOF BEAMS FROM THE AVERAGE FINISHED GROUND LEVEL ADJOINING THE BUILDING AS THE BUILDING IS SETBACK MORE THAN 10 FEET FROM THE STREET LINE AT ALL POINTS.

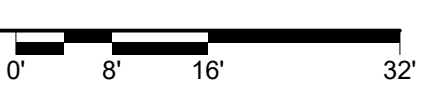
SITE BUILDING HEIGHT FROM AVERAGE GRADE: 70'-4"  
 SOUTH BUILDING AVERAGE HEIGHT: 72'-0"  
 WYANDOTTE ELEVATION AVERAGE HEIGHT: 76'-6"  
 31ST ELEVATION AVERAGE HEIGHT: 76'-0"  
 BALTIMORE ELEVATION AVERAGE HEIGHT: 63'-0"  
 NORTH BUILDING AVERAGE HEIGHT: 68'-6"  
 WYANDOTTE ELEVATION AVERAGE HEIGHT: 79'-6"  
 NORTH ALLEY ELEVATION AVERAGE HEIGHT: 66'-11"  
 BALTIMORE ELEVATION AVERAGE HEIGHT: 59'-11"



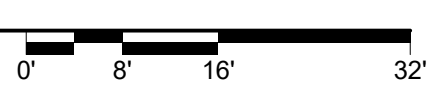
4 EXTERIOR ELEVATION  
 Wyandotte St.  
 1/16" = 1'-0"



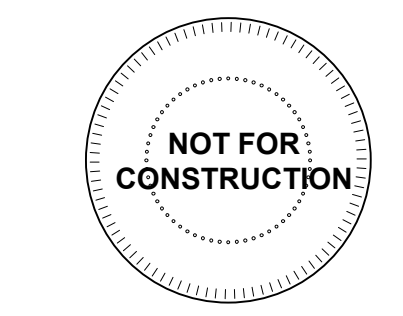
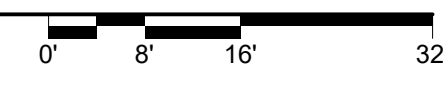
3 EXTERIOR ELEVATION  
 31st St.  
 1/16" = 1'-0"



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



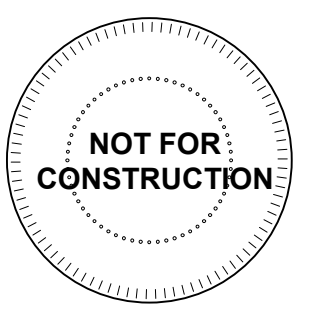
1 EXTERIOR ELEVATION  
 Baltimore Ave.  
 1/16" = 1'-0"







WYANDOTTE ST. & 31ST ST. PERSPECTIVE



A NEW MULTIFAMILY RESIDENCE:  
**ArriveKC**  
31st St. & Baltimore Ave.  
Kansas City, Missouri

DRAWING RELEASE LOG  
08.11.22 - URD MAJOR PLAN AMENDMENT

REVISIONS:

DATE: 08-11-2022  
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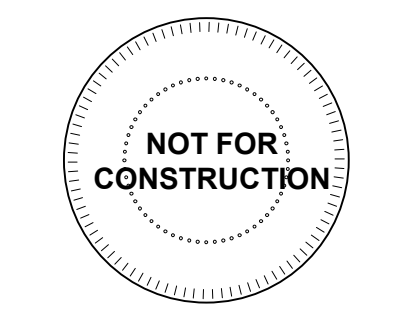
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WYANDOTTE ST. & NORTH ALLEY PERSPECTIVE

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
**NSPJ**  
ARCHITECTS  
3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208  
P. 913.831.1415  
F. 913.831.1563  
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Kansas City, Missouri

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08.11.22 - URD MAJOR PLAN AMENDMENT

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[Project Status] **A3.11**



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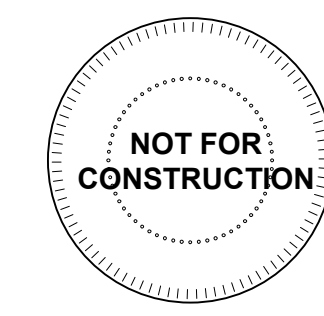
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Autodesk Docs/705821-Arrive KC/705821-Arrive KC/705821-Arrive KC\_032.rvt



31st ST. & BALTIMORE AVE. PERSPECTIVE

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LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
**NSPJ**  
ARCHITECTS  
3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208  
P. 913.831.1415  
F. 913.831.1563  
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A NEW MULTIFAMILY RESIDENCE:  
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Kansas City, Missouri

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08.11.22 - URD MAJOR PLAN AMENDMENT

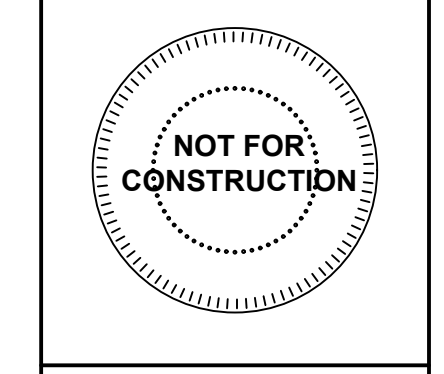
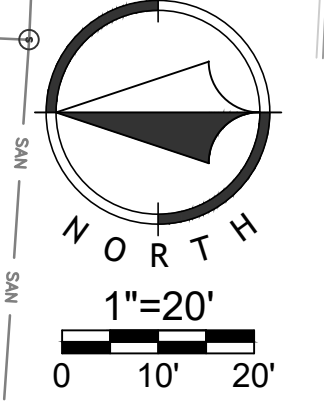
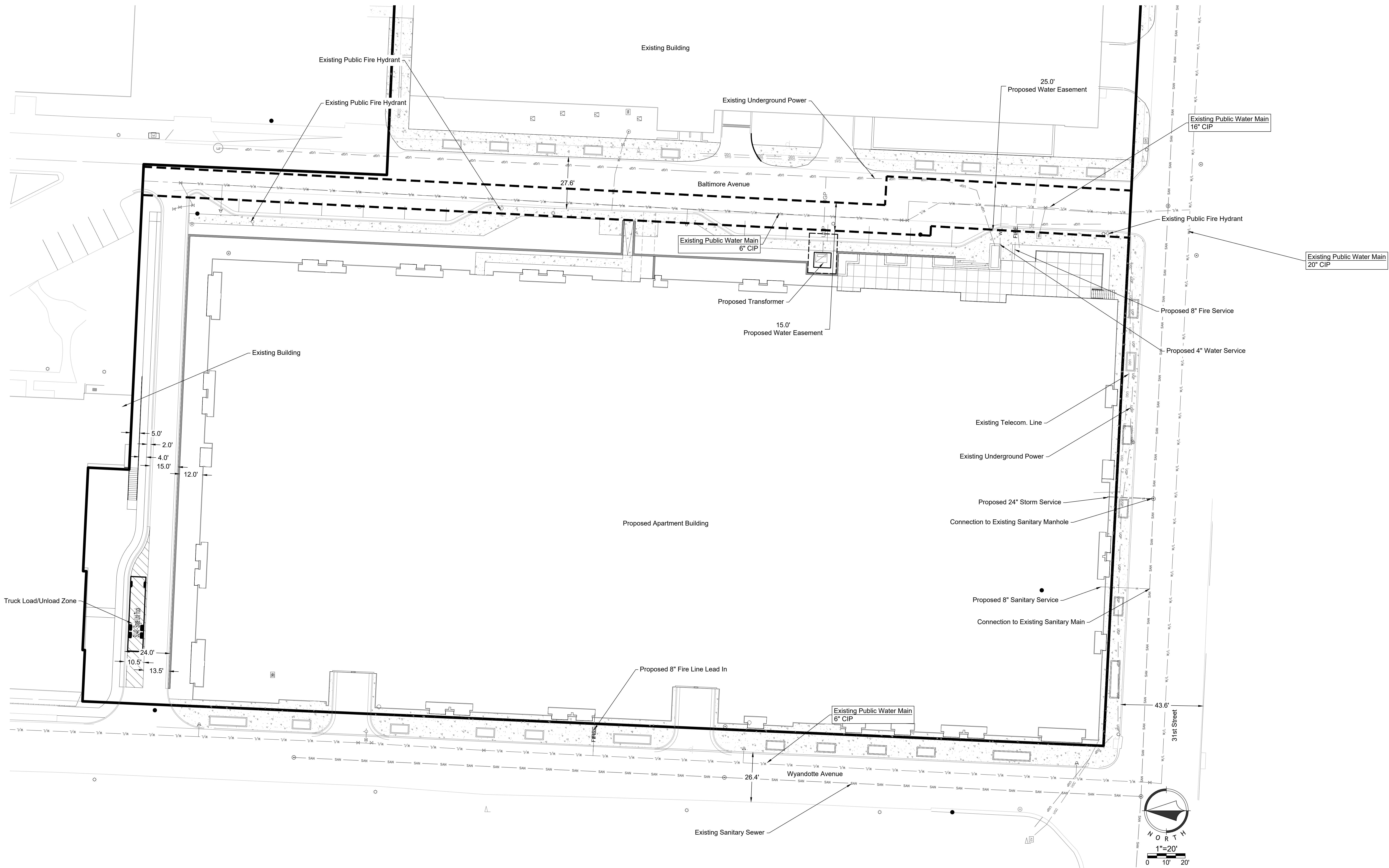
REVISIONS:

DATE:  
08-11-2022  
JOB NO.  
705821  
DRAWN BY:  
Author  
SHEET NO.

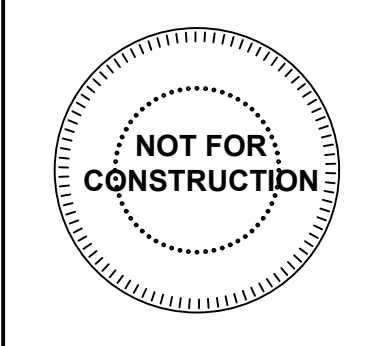
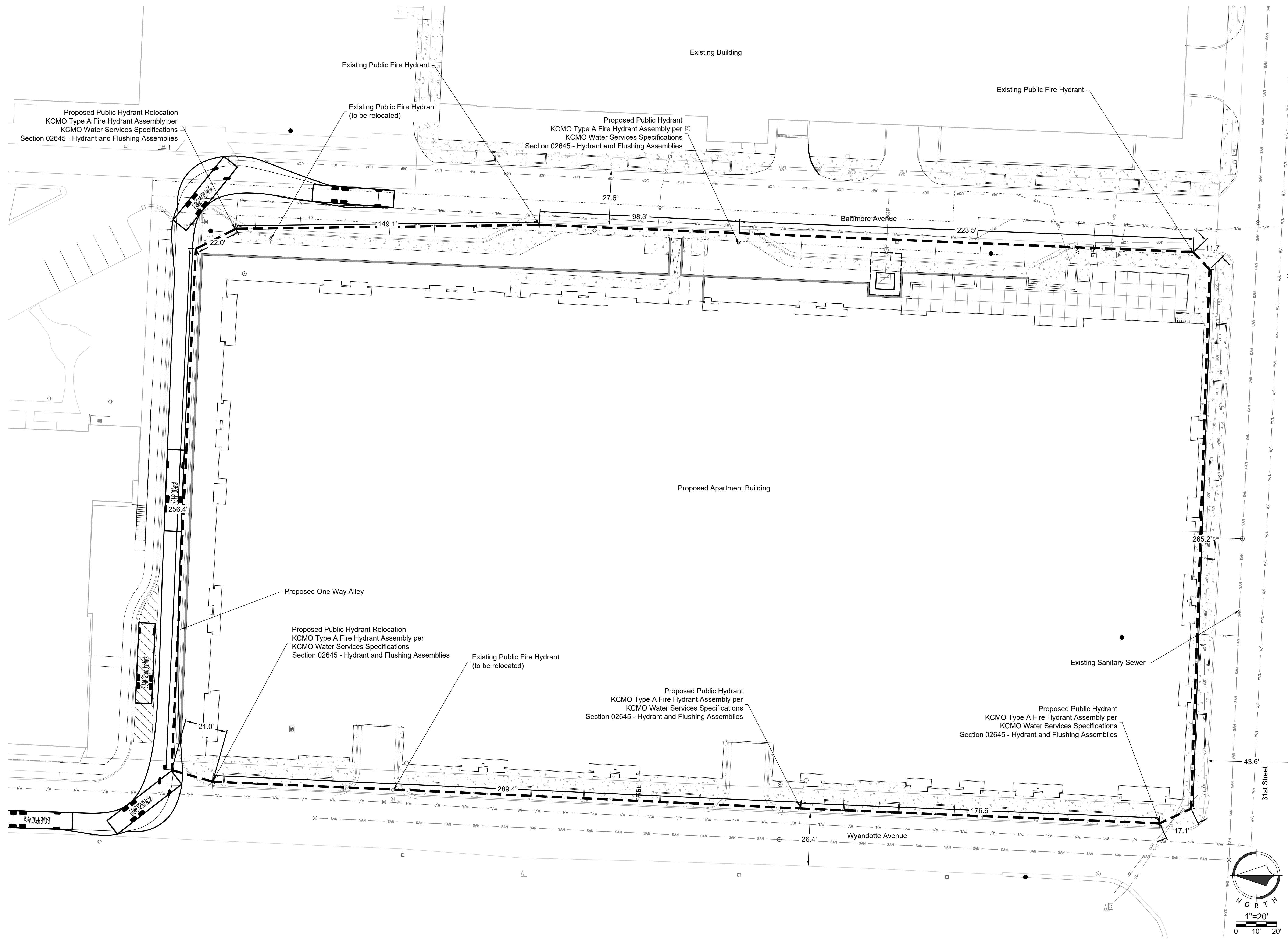
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**A3.12**











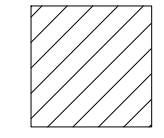




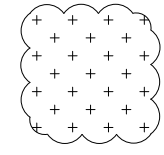
**PLANT LIST**

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

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



NEW LANDSCAPE BED.



EXISTING LANDSCAPE BEDS TO REMAIN & BE IMPROVED.

**LANDSCAPE REQUIREMENTS**

(KANSAS CITY, MO)

STREET TREES (88-425-03):

1. 1 TREE PER 30 LF OF STREET FRONTAGE.

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

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

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

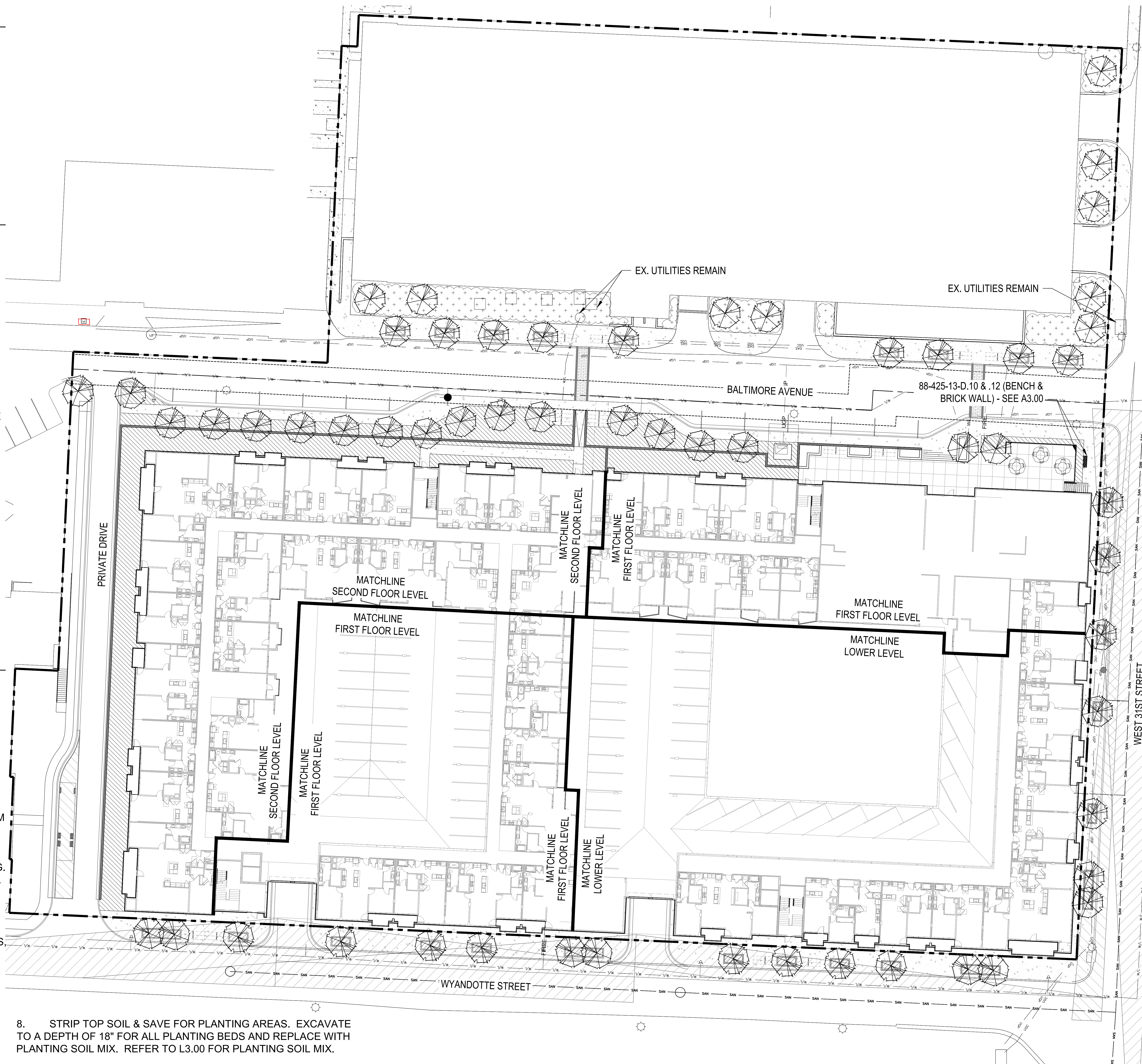
WE PROPOSE THE USE OF BIKE RACKS AS A METHOD FOR SATISFYING THE TREE DEFICIT. WHILE NOT CURRENTLY LISTED AS AN OPTION FOR ALTERNATIVE COMPLIANCE, STAFF HAS AGREED THAT THIS IS A SUITABLE METHOD FOR SATISFIED THE ALTERNATIVE COMPLIANCE METHODS.

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

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

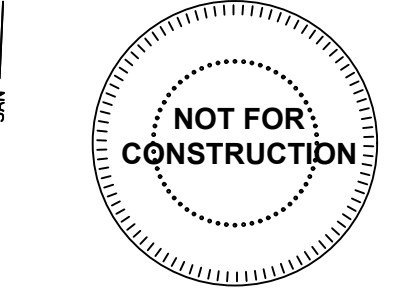
**GENERAL NOTES**

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



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

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES  
P. 913.831.1415  
F. 913.831.1563  
NSPARCH.COM  
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A NEW MULTIFAMILY RESIDENCE FOR:  
**ARRIVEKC**  
31st St. & Baltimore Ave.  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

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

REVISIONS

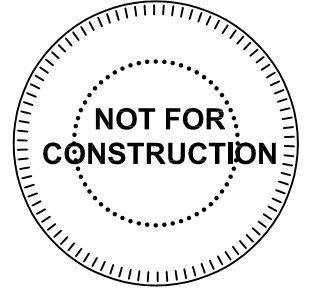
DATE  
09/19/2022  
JOB NO.  
705821  
DRAWN BY:  
BNH  
SHEET NO.

PRELIMINARY  
LANDSCAPE PLAN  
1"=20'-0"

NOT FOR CONSTRUCTION

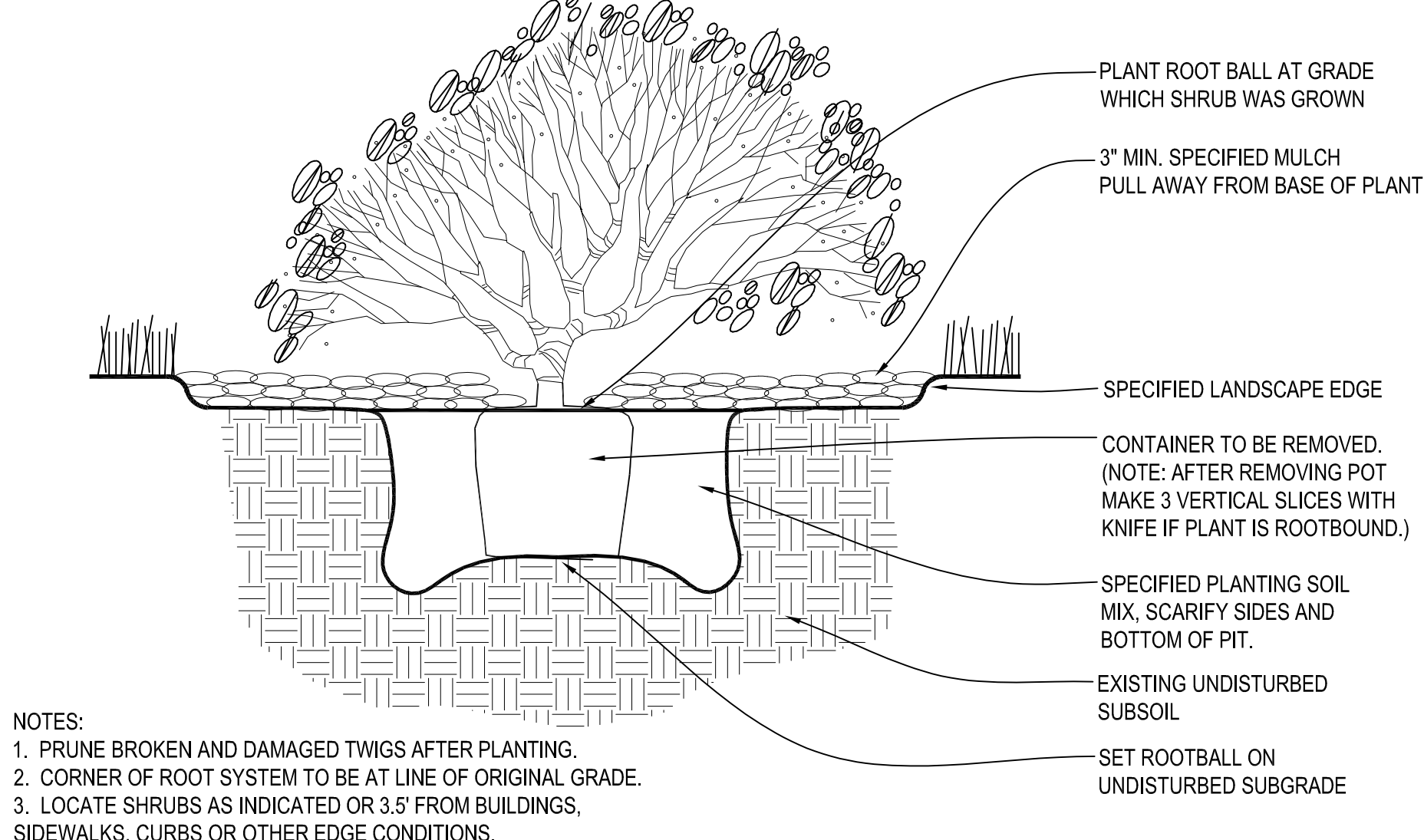
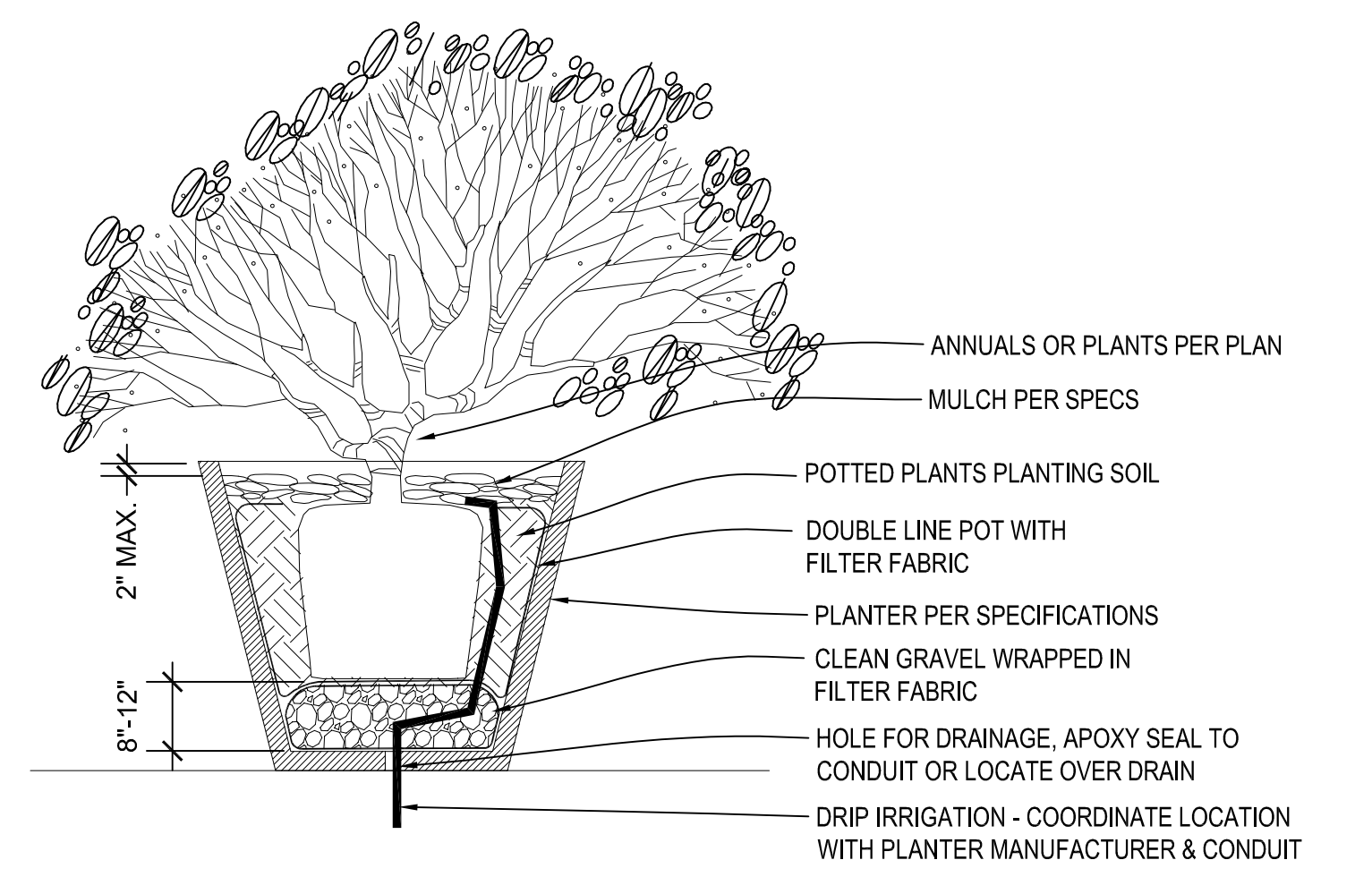
**L1.00**





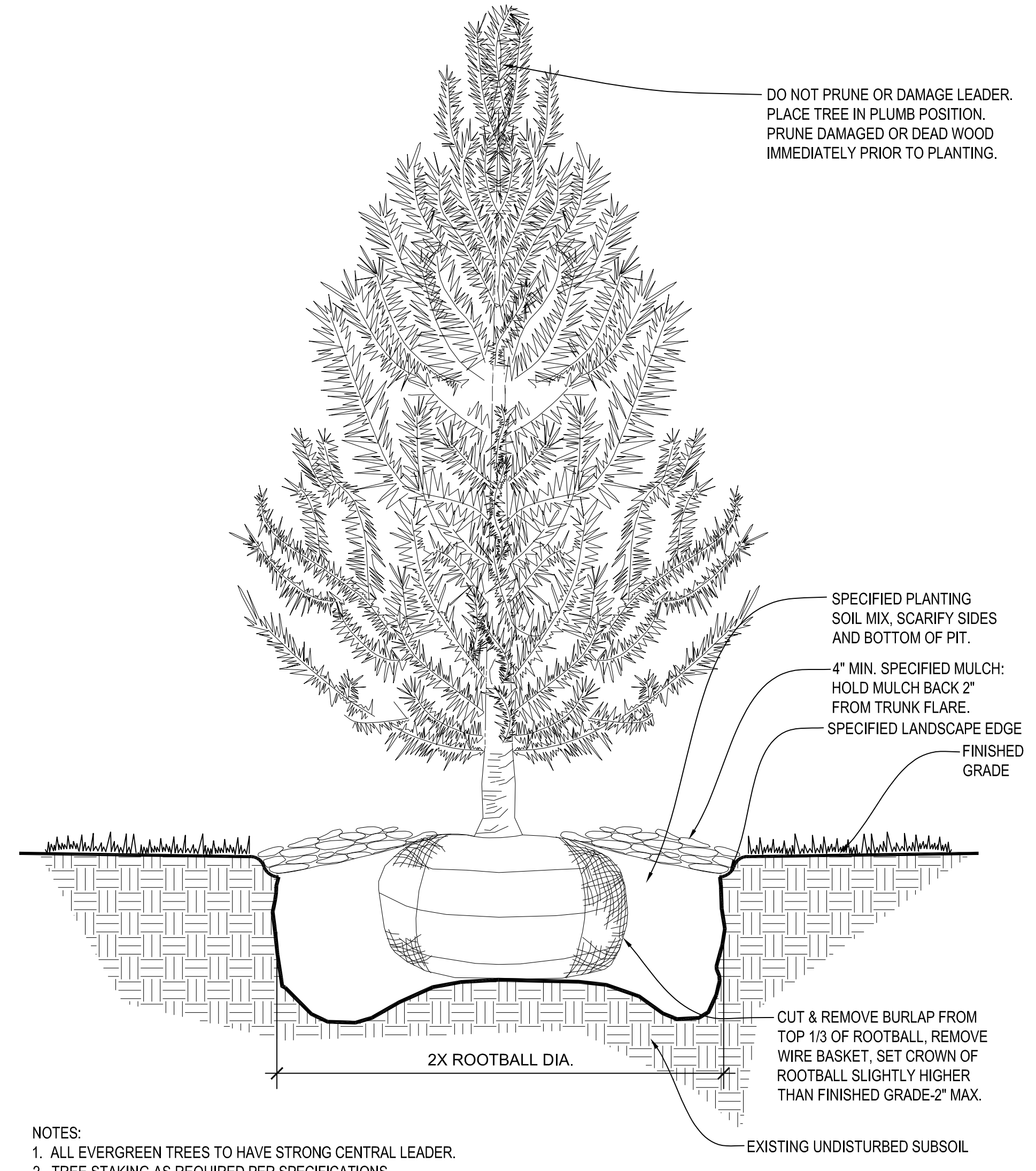
- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
  - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
    - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
    - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
    - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
    - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
  - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
  - CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
  - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
  - REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
  - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
  - PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
  - THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF ALL COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
  - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- MATERIALS:**
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERMEN STANDARDS.
  - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
  - SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
  - CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "DINCH TIES" BY J. LICHTENTHALER, "ADJ-4-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.H. LEONARD AND SONS.
  - SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT. AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 25 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
  - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
  - ROCK BEDS SHALL HAVE BUFFALO RIVER ROCK, 1"-2.5" BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- INSTALLATION:**
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
  - AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
  - PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
  - V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
  - MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

**3 TYPICAL FREESTANDING PLANTER**  
NOT TO SCALE



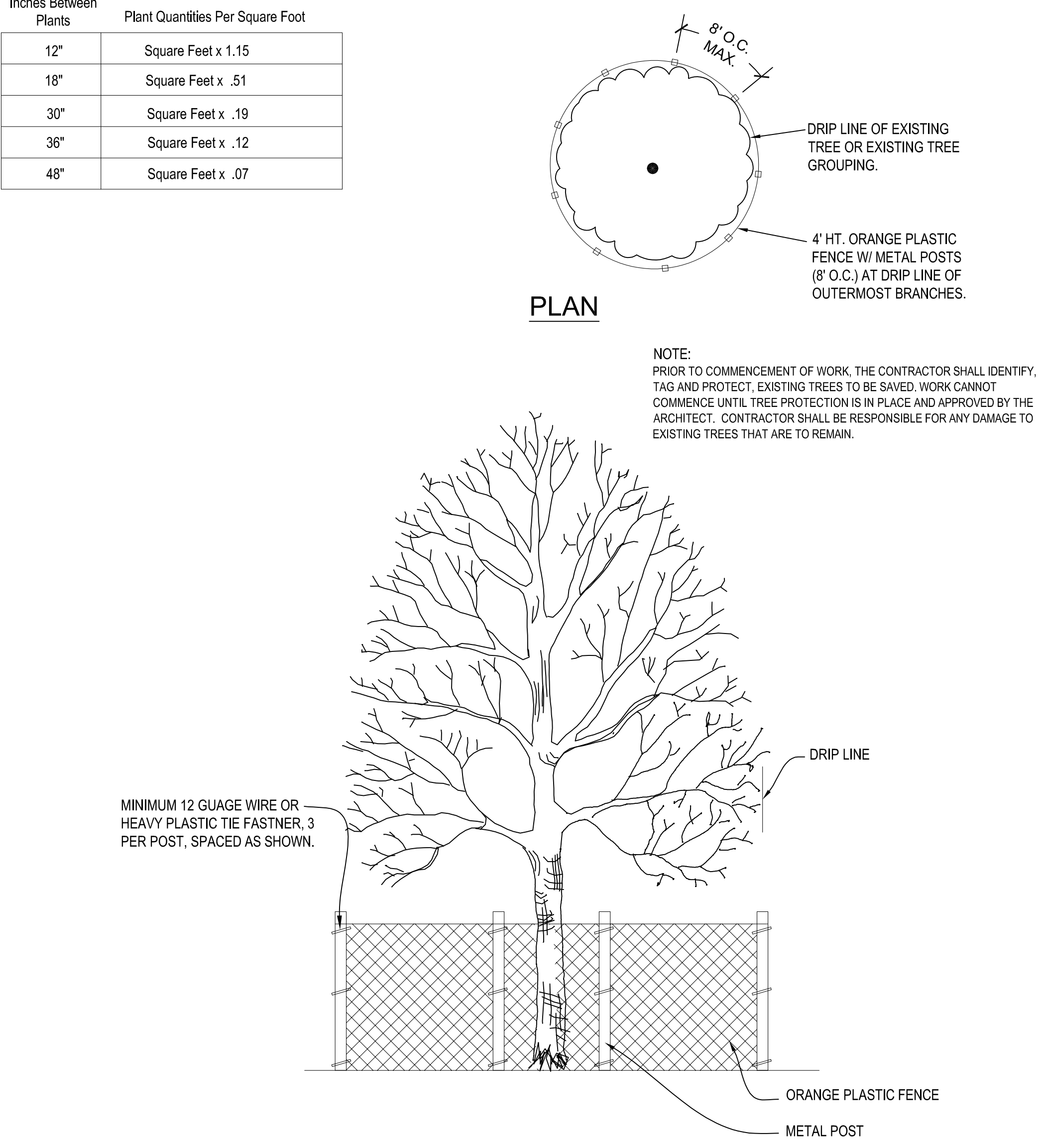
- NOTES:**
- PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
  - CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
  - LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

**2 SHRUB PLANTING DETAIL**  
NOT TO SCALE

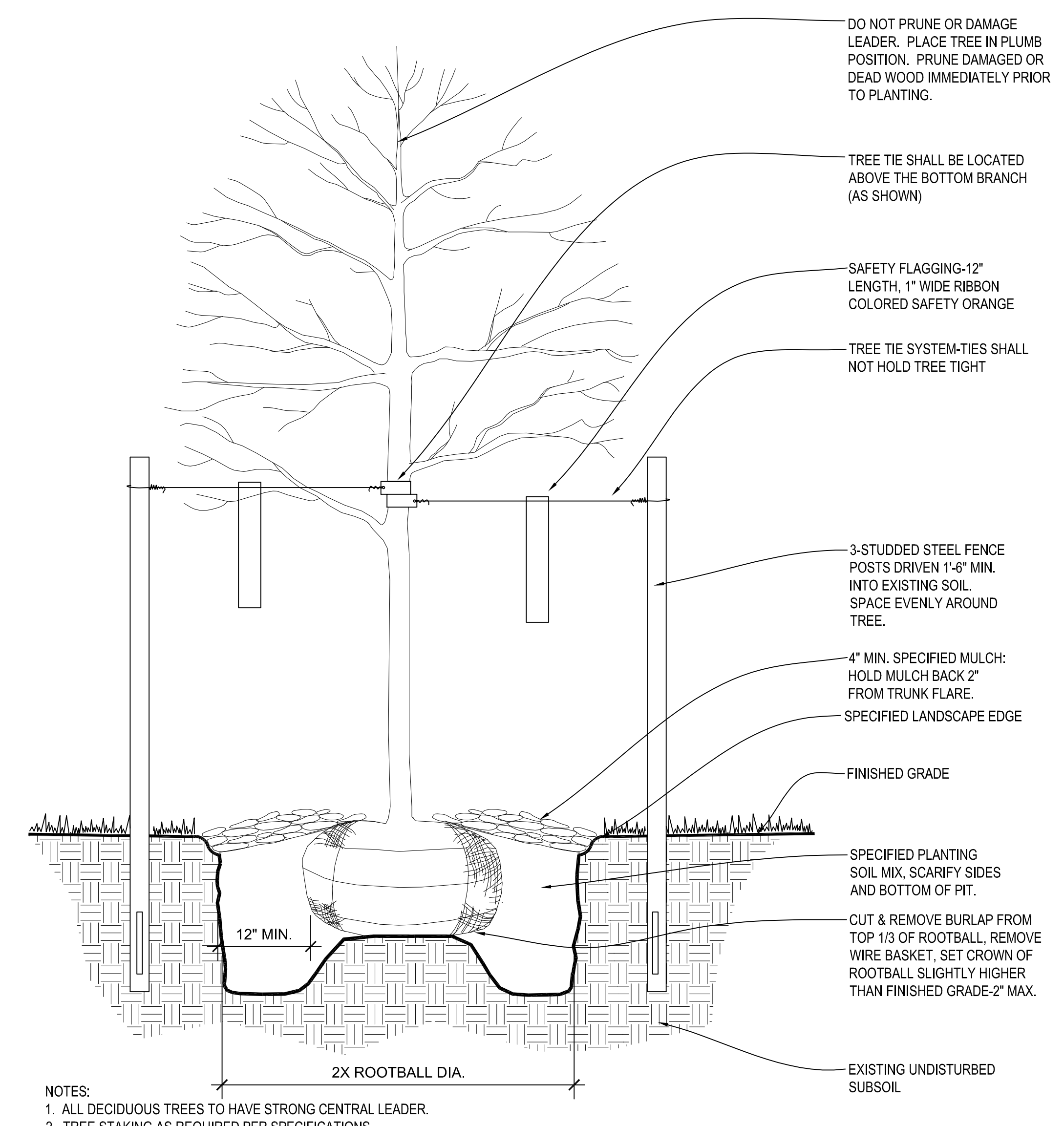


- NOTES:**
- ALL EVERGREEN TREES TO HAVE STRONG CENTRAL LEADER.
  - TREE STAKING AS REQUIRED PER SPECIFICATIONS.

**1 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

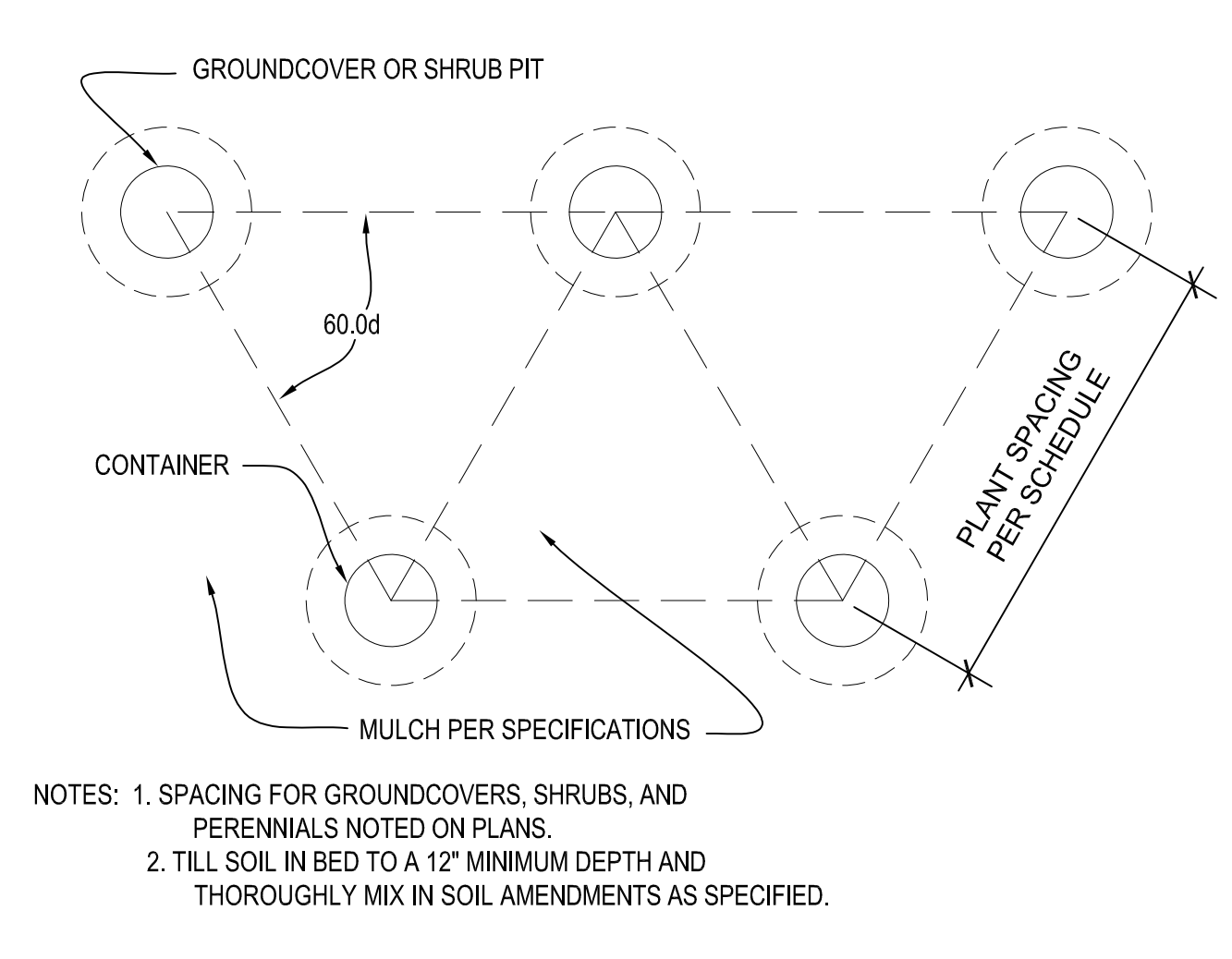


**5 TREE PRESERVATION DETAIL**  
NOT TO SCALE

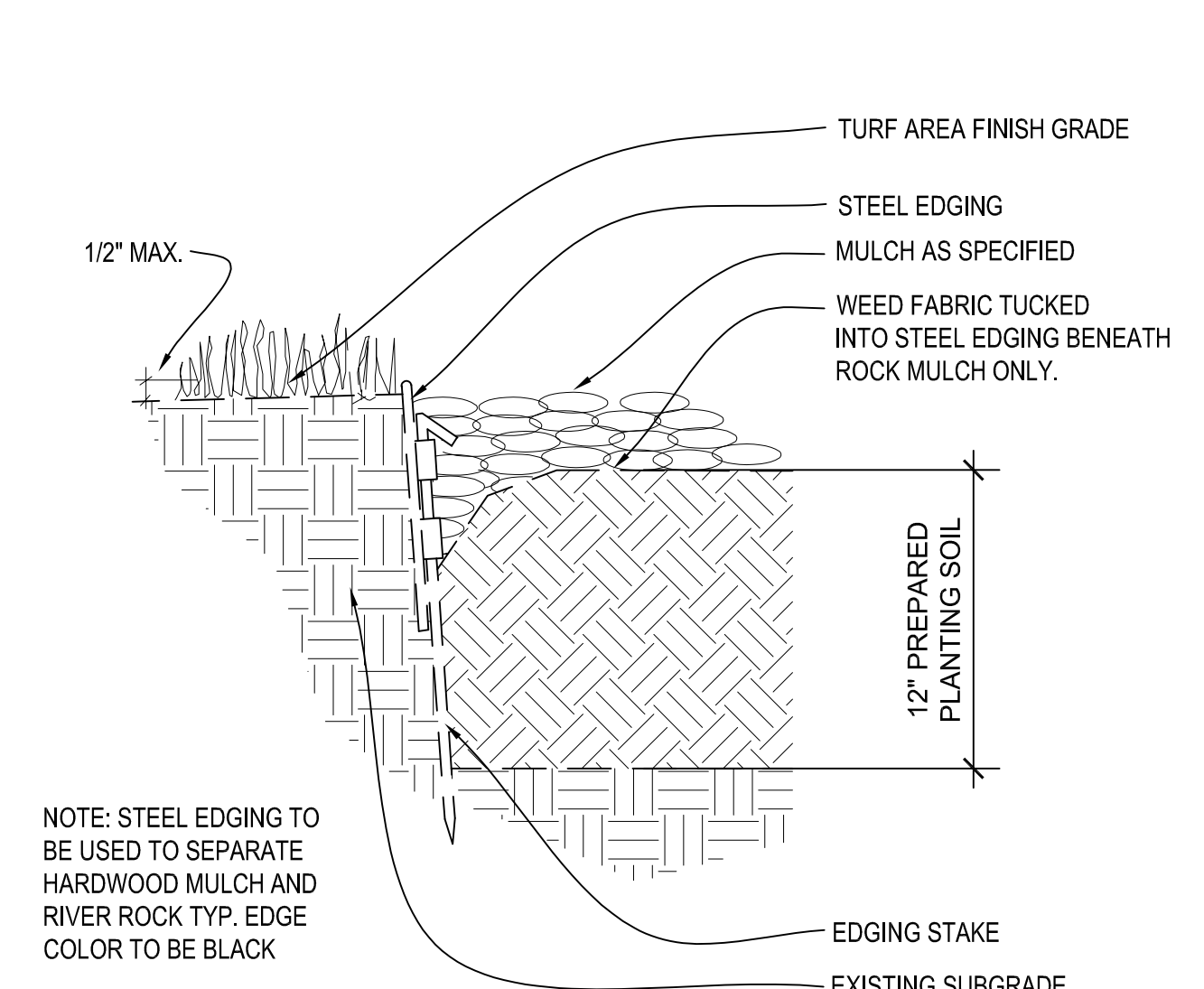


- NOTES:**
- ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
  - TREE STAKING AS REQUIRED PER SPECIFICATIONS.

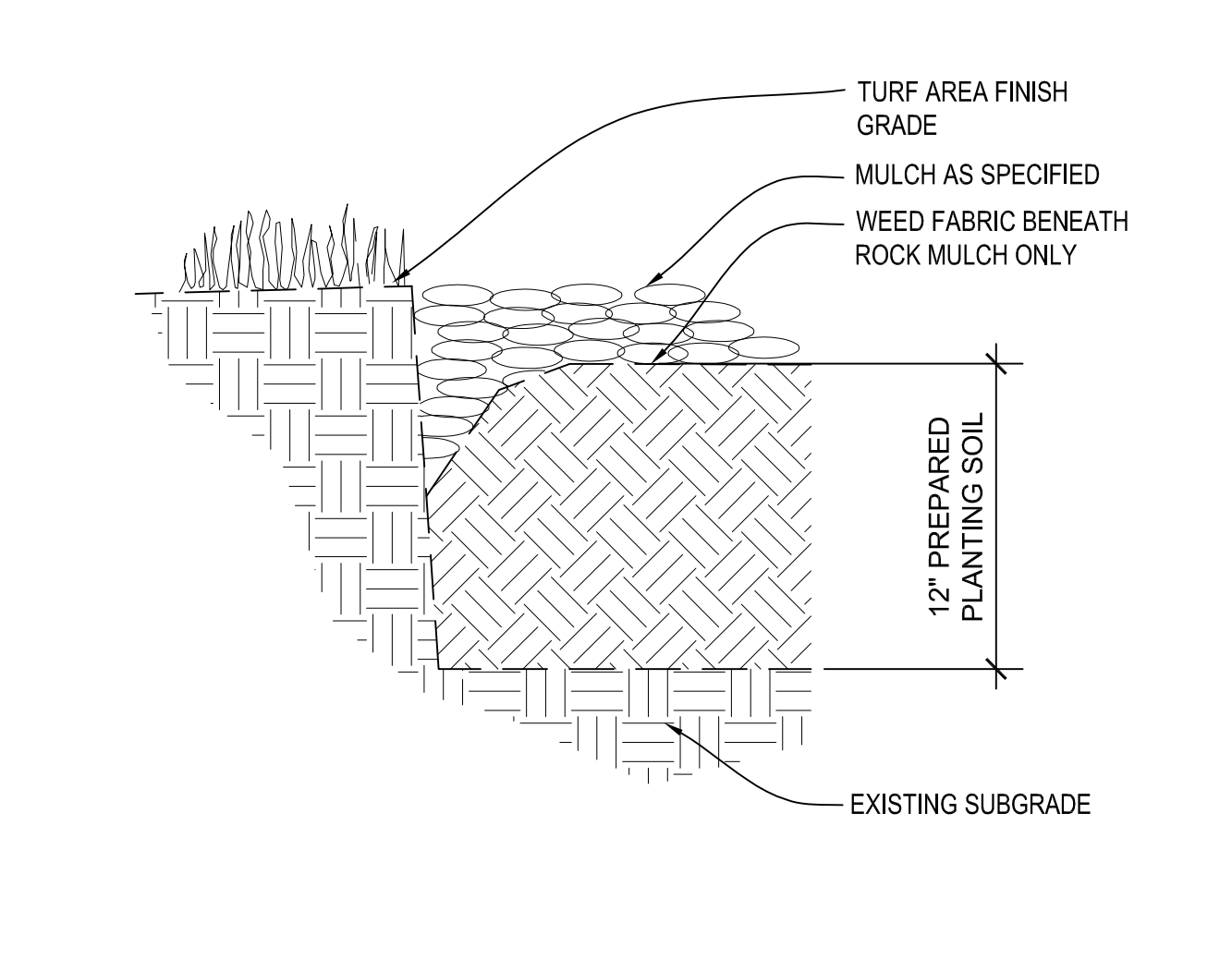
**4 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



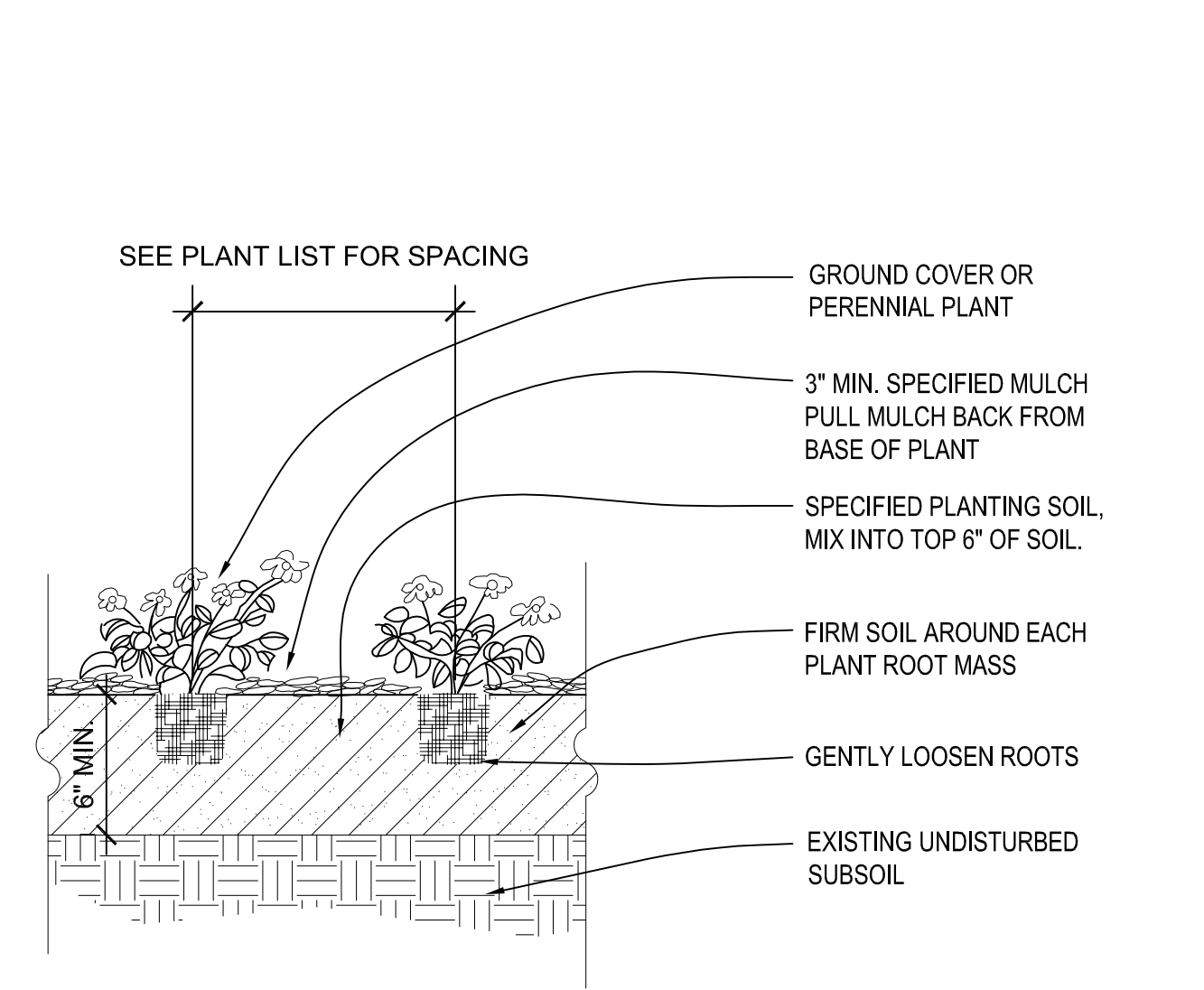
**9 PLANT SPACING DETAIL**  
NOT TO SCALE



**8 STEEL EDGING DETAIL**  
NOT TO SCALE



**7 V-CUT EDGING DETAIL**  
NOT TO SCALE



**6 PERENNIAL & GROUND COVER PLANTING**  
NOT TO SCALE

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


- NOTES:**
- SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
  - TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.



| SITE LIGHT FIXTURE SCHEDULE |               |                        |          |         |      |        |       |        |     |               |         |          |
|-----------------------------|---------------|------------------------|----------|---------|------|--------|-------|--------|-----|---------------|---------|----------|
| MARK                        | MANUFACTURE   | MODEL NUMBER           | MOUNTING |         |      | FINISH | LAMPS |        |     |               | REMARKS |          |
|                             |               |                        | RECESS   | SURFACE | WALL |        | LED   | FLOUR. | HID | CODE          |         | QUANTITY |
| SL1                         | PRESCOLITE    | 1152-962               |          |         | X    | BLACK  | X     |        |     | 8W PAR 30 LED | 1       | 1        |
| SL2                         | MCGRAW-EDISON | GWC-SA1B-735-U-T3      |          |         | X    | BLACK  | X     |        |     | 6.105LUM/4W   | 1       | 2        |
| SL3                         | MCGRAW-EDISON | GWC-SA1A-735-U-SL2-H55 |          |         | X    | BLACK  | X     |        |     | 4.976LUM/34W  | 1       | 3        |

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

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



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

**APPLICATIONS:**  
 The 1152 is a versatile wall mount cylinder used to enhance direct illumination patterns on vertical walls or ceilings. The 1152 is suitable for a wide variety of commercial, retail and residential applications.

**HOUSING:**  
 352° high stainless steel aluminum cylinder with dual aluminum canopy, rim and bracket. Interlocking parts ensure proper cylinder alignment. Available powder coat paint finish. Specify brushed aluminum, matte black, bronze, navy blue or Prescolite's exclusive Zet metallic silver.

**REFLECTOR:**  
 Specify polished black interior, one-piece high-gloss black bulb, black cone, or clear black reflector.

**LAMP:**  
 One 17.5W PAR30 or BR30 lamp. Lamp furnished by others.

**EXAMPLE: 1152-962R2**

**FINISH OPTIONS:**

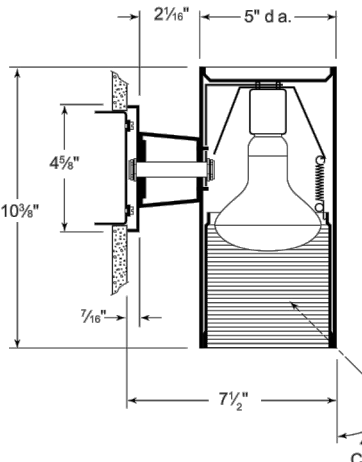
|                                  |                     |                             |                     |
|----------------------------------|---------------------|-----------------------------|---------------------|
| <input type="checkbox"/> 1152-BA | Brushed aluminum    | <input type="checkbox"/> BA | Brushed aluminum    |
| <input type="checkbox"/> 1152-BL | Matte black         | <input type="checkbox"/> BL | Matte black         |
| <input type="checkbox"/> 1152-BZ | Bronze              | <input type="checkbox"/> BZ | Bronze              |
| <input type="checkbox"/> 1152-WH | White               | <input type="checkbox"/> WH | White               |
| <input type="checkbox"/> 1152-Z  | Zet metallic silver | <input type="checkbox"/> Z  | Zet metallic silver |

**Special Reflector:**  
 Refer to specification sheet 104-0022 for reflector capabilities.

**COOPER LIGHTING**

DATE: TYPE: "SL1"  
 FROM NAME:  
 PROJECT:  
 Labeled by:  
 Date:

**LifeForms**  
 For conversion to references, multiply inches by 25.4  
 Not to Scale



**SOCKET:**  
 Porcelain socket with integral plated screw shell.

**INSTALLATION:**  
 Use installation code stamped below.

**LABELS:**  
 UL, CSA listed for wall locations.

**Product Certifications:**

**Interactive Menu:**  

- Ordering Information [page 1](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

**Quick Facts:**  

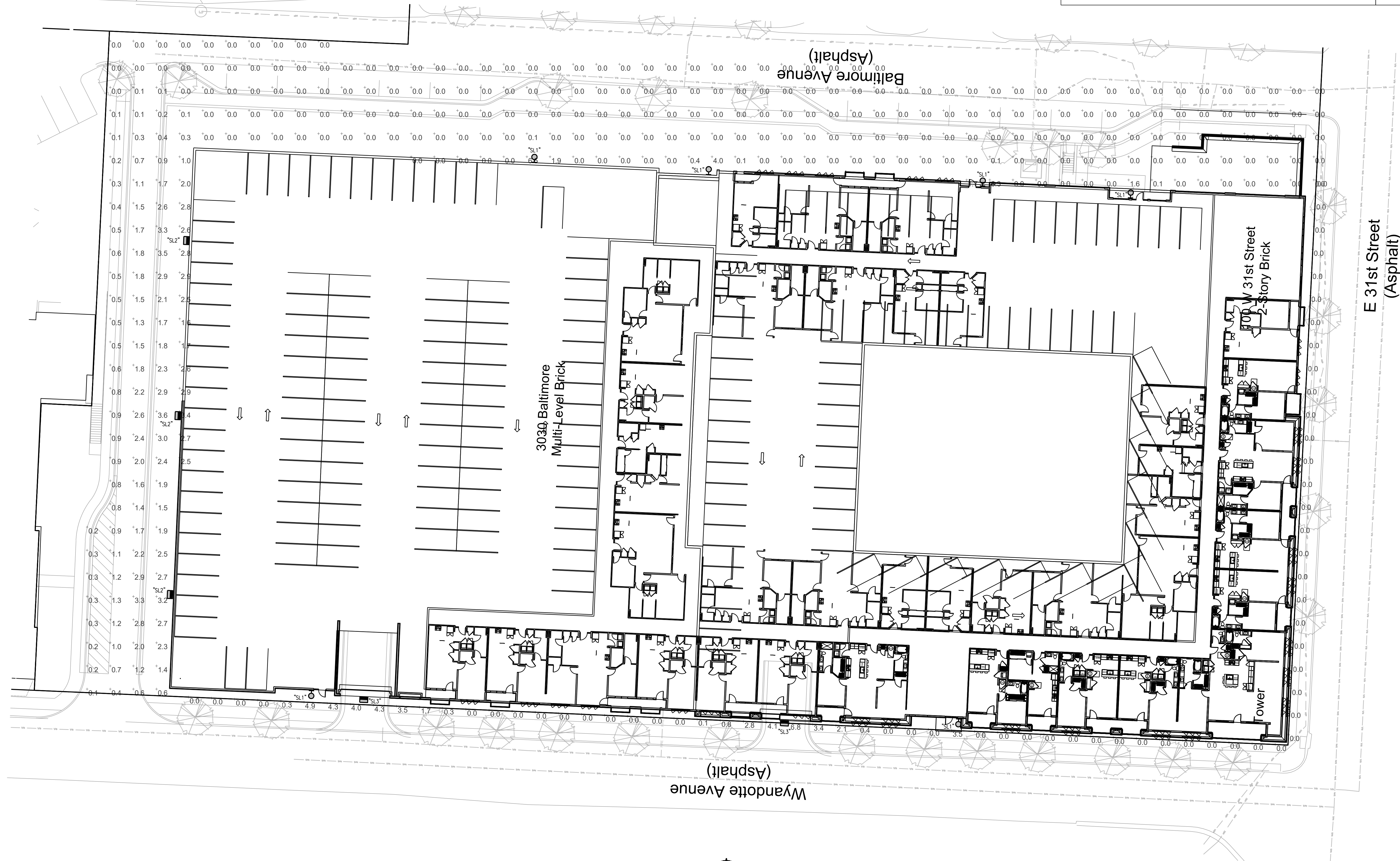
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 134 lumens per watt

**Connected Systems:**  

- WaveLinx
- Enlighted

**Dimensional Details:**

**COOPER LIGHTING**



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

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

**NSPJ**  
 ARCHITECTS  
 3515 W. 75TH ST., SUITE

STATE OF MISSOURI  
 REGISTERED PROFESSIONAL ENGINEER  
 8-22-22

A NEW MULTIFAMILY RESIDENCE FOR:

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

DRAWING RELEASE LOG  
 08.11.22 JURD MAJOR PLAN AMENDMENT

REVISIONS

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

**LS&A**  
 Lattimer Sommers & Associates, P.A.  
 CONSULTING ENGINEERS  
 3638 SW Summerfield Drive, Suite A  
 Topeka, Kansas 66614-3914  
 6225 College Boulevard, Suite 102  
 Overland Park, Kansas 66210  
 Telephone: (785) 233-5232  
 Email: lsapa@lsapa.com  
 LSA PROJECT NO. 2204

NOT FOR CONSTRUCTION

**E0.01**





CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case #

*CD-CPC-2022-00123*

Meeting Date:

*September 20<sup>th</sup> 5:30 PM*

Meeting Location:

*Attendees started/gathered near Ability KC lot + walked to condo area*

Meeting Time (include start and end time): *for reference*

*5:30 PM - 6:45 PM*

Additional Comments (optional):

## Meeting Sign-In Sheet

Project Name and Address

Park Reserve Redevelopment

3030 Baltimore Ave, Kansas City, MO 64108

| Name  | Address   | Phone                   | Email                         |
|---|---|-------------------------|-------------------------------|
| Stephen Krogmeier                               | 2933 Baltimore Ave<br>Unit 500                      | 636-734-9210            | Stephen.S.Krogmeier@gmail.com |
| <i>4420 Troost Ave<br/>KCMO 64110</i><br>Gina R | #1207 mailing address<br>Yellowston                 | 816 916 5402            | Proosa6632@gmail.com          |
| Alex Shindle                                    | 2980 Baltimore Ave.<br>Unit 2204                    | 816-918-9582            | Ajshindle@gmail.com           |
| Roman Katchaluba                                | 2940 #1302  | 816-469-4916            | roman.katchaluba@yahoo.com    |
| Michael Kowal                                   | 2933 #100   | 913-205-4477            | kowal.mike@gmail.com          |
| MATT RUEMCKER                                   | MEMORIAL DR<br>KCMO 64198                           | 816.308.1747            | matt.r.ruemker@kc.frb.org     |
| Valerie Kurnatzyk                               | 2940 Baltimore<br><del>2940</del> 24010 Randall Rd. | 816-213-8770<br>660-620 | kyinke mo@gmail.com           |
| <i>Unit 2202<br/>Teton</i><br>TAMARA KNAUS      | Sedalia, MO 65301                                   | 660-4654                | mknaus@iland.net              |
| William Comb                                    | 2940 Baltimore Ave<br>1403                          | 314 827 8639            | whoom5527@yahoo.com           |
| JONATHAN TORRES                                 | 2933 BALTIMORE AVE.<br>APT 100                      | 316-617-7544            | jtorres817@gmail.com          |
| KIRK + FRANCES<br>MEANY                         | 2980 BALTIMORE<br>#2205                             | 816-718-0675            | KRMEANY@GMAIL.COM             |

| Name                  | Address                                    | Phone            | Email                         |
|-----------------------|--|------------------|-------------------------------|
| Kristine Kucera       | 2940 Baltimore Ave 1205<br>KCMO 64108      | (402) 429-1354   | kristine.kucera@<br>yahoo.com |
| Theresa Torres        | 2933 Baltimore<br>Ave 401<br>KCMO          | 816-719-7097     | torresth@<br>umkc.edu         |
| AUSTIN SWAZLES        | APT 101                                    | 913 626 4599     | AUSTIN<br>SWAZLES19@GMAIL.COM |
| Jamaal Pruitt         | 2933 Baltimore<br>#301                     | (816) 729-5307   | Jaychipper 10@ yahoo.com      |
| WHIT ADAMS            | 2940 BALTIMORE AVE<br>KCMO #1204           | 801-369-4699     | Whitdadams@gmail.com          |
| MARVIN LEGAUT         | 2933 BALTIMORE<br>#503                     | 816 505 1034     | MLEGAUT@MSN.COM               |
| Dairdra Holt          | 2933 Baltimore<br>Koway #302               | 213 926 6933     | firewater611<br>@gmail.com    |
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