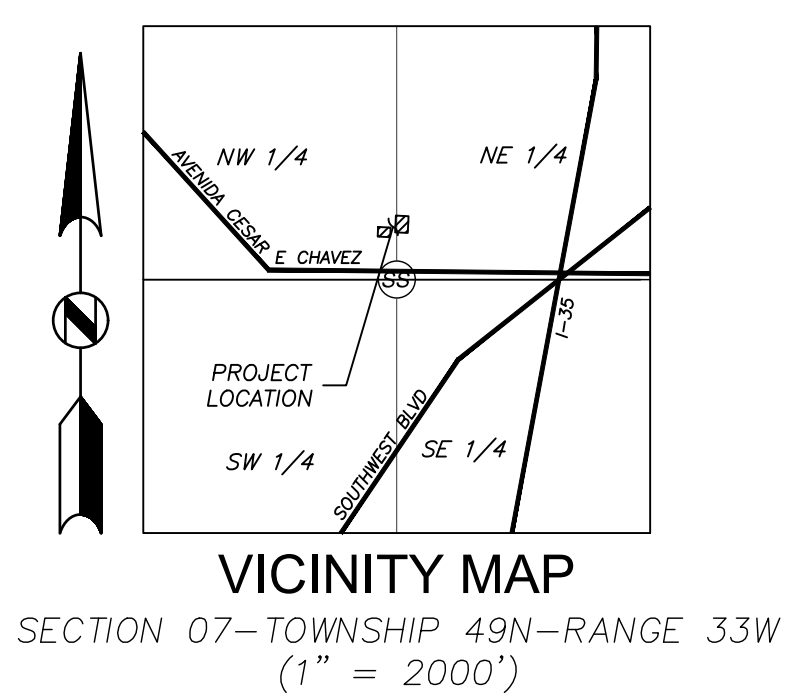


May 13, 2022 - 11:52am Plotted By: caka
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DEVELOPMENT PLAN HOLLY PLACE EAST AND WEST

CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI 64108
NW 1/4, SECTION 07, TOWNSHIP 49N, RANGE 33W

DATE: 05/13/2022

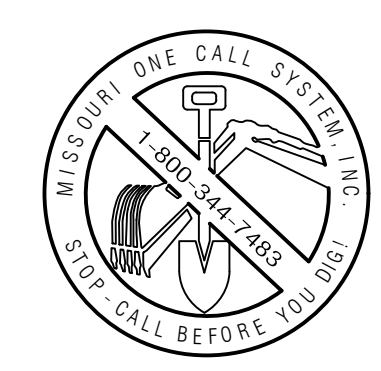
City Planning Commission
Recommended Approval
Subject to Conditions
Case No: CD-CPC-2022-00060
Hearing Date: 06-21-2022

WATERSHED INFORMATION:

THIS SITE IS LOCATED WITHIN THE TURKEY CREEK WATERSHED.

FEMA INFORMATION:

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095C0253G: EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

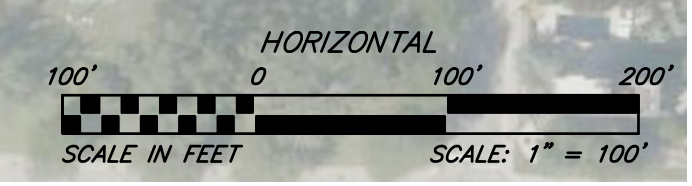


Know what's below.
Call before you dig.

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE.

LIST OF AUTHORITIES & UTILITY CONTACTS

- | | |
|--|---|
| WATER
KCMO WATER SERVICES
MELANIE JOLLETT
PHONE (816) 513-0154
MELANIE.JOLLETT@KCMO.ORG | SANITARY SEWER
KCMO WATER SERVICES
KARINE PAPIKIAN
PHONE (816) 513-0154
KARINE.PAPIKIAN@KCMO.ORG |
| ELECTRIC
EVERGY
ANDY ALEXANDER
PHONE (816) 245-3775
ANDREW.ALEXANDER@EVERGY.COM | STORM SEWER
KCMO WATER SERVICES
ROBERT DAVIS
PHONE (816) 513-0573
ROBERT.DAVIS@KCMO.ORG |
| GAS
SPIRE
JOSE ARELLANO
PHONE (314) 399-2981
JOSE.ARELLANO@SPIREENERGY.COM | STREETS & TRAFFIC
KCMO PUBLIC WORKS
WEI SUN
PHONE (816) 513-9869 |
| TELEPHONE
AT&T
RON GIFFERT
PHONE (816) 772-0318
RG7910@ATT.COM | |



PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

- KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

LEGAL DESCRIPTION:

EAST HOLLY STREET
LOTS 1 THRU 7, BLOCK 28 WINTER'S ADDITION,
A SUBDIVISION IN KANSAS CITY, JOHNSON
COUNTY, MISSOURI

WEST HOLLY STREET
LOTS 10 THRU 13, HOLLY PLACE, A SUBDIVISION
IN KANSAS CITY, JOHNSON COUNTY, MISSOURI

SHEET INDEX

- C101 COVER SHEET
- C102 EXISTING SITE CONDITIONS
- C103 SITE LAYOUT - EAST
- C104 SITE LAYOUT - WEST

ARCHITECT

ESC ARCHITECTS
7133 W 95TH STREET - SUITE 200
OVERLAND PARK, KANSAS 66212
CONTACT: GERALD JANSSEN
PHONE: (913) 649-7557 EXT. 303

OWNER/DEVELOPER

EDWARD FRANKLIN BUILDING COMPANY, LLC
2405 GRAND BLVD - SUITE 530
KANSAS CITY, MISSOURI 64108
CONTACT: CHRIS RUHL
PHONE: (913) 744-6107

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING, INC.
941 W 141ST TERRACE
KANSAS CITY, MISSOURI 64145
CONTACT: PATRICK JOYCE
PHONE: (816) 777-0400

ANDERSON ENGINEERING
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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	BY

DRAWN BY: CMA	CHECK BY: PJJ	LICENSE NO.:	DATE: 05/13/2022	ISSUED FOR: FOR REVIEW	JOB NUMBER: 22KCT0001
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HOLLY PLACE EAST AND WEST

COVER SHEET

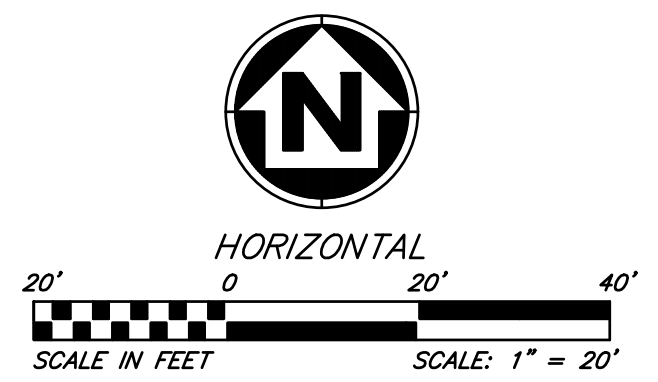
KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET NUMBER
C101
1 OF 4

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K City Planning Commission
 CITY PLANNING AND DEVELOPMENT
Recommended Approval
Subject to Conditions
 Case No: CD-CPC-2022-00060
 Hearing Date: 06-21-2022



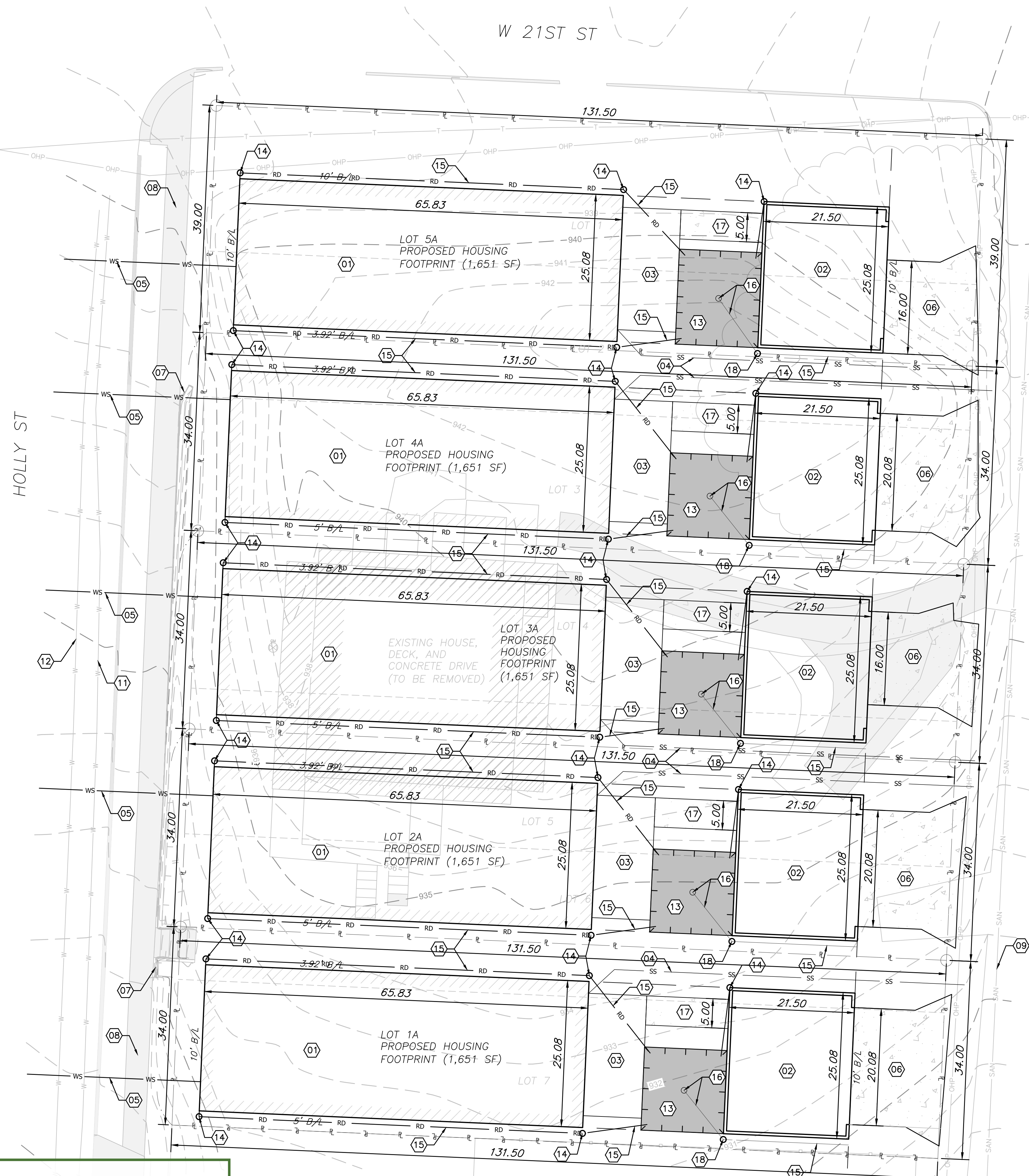
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HOLLY PLACE EAST AND WEST
EXISTING SITE CONDITIONS
 KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET NUMBER
C102
 2 OF 4

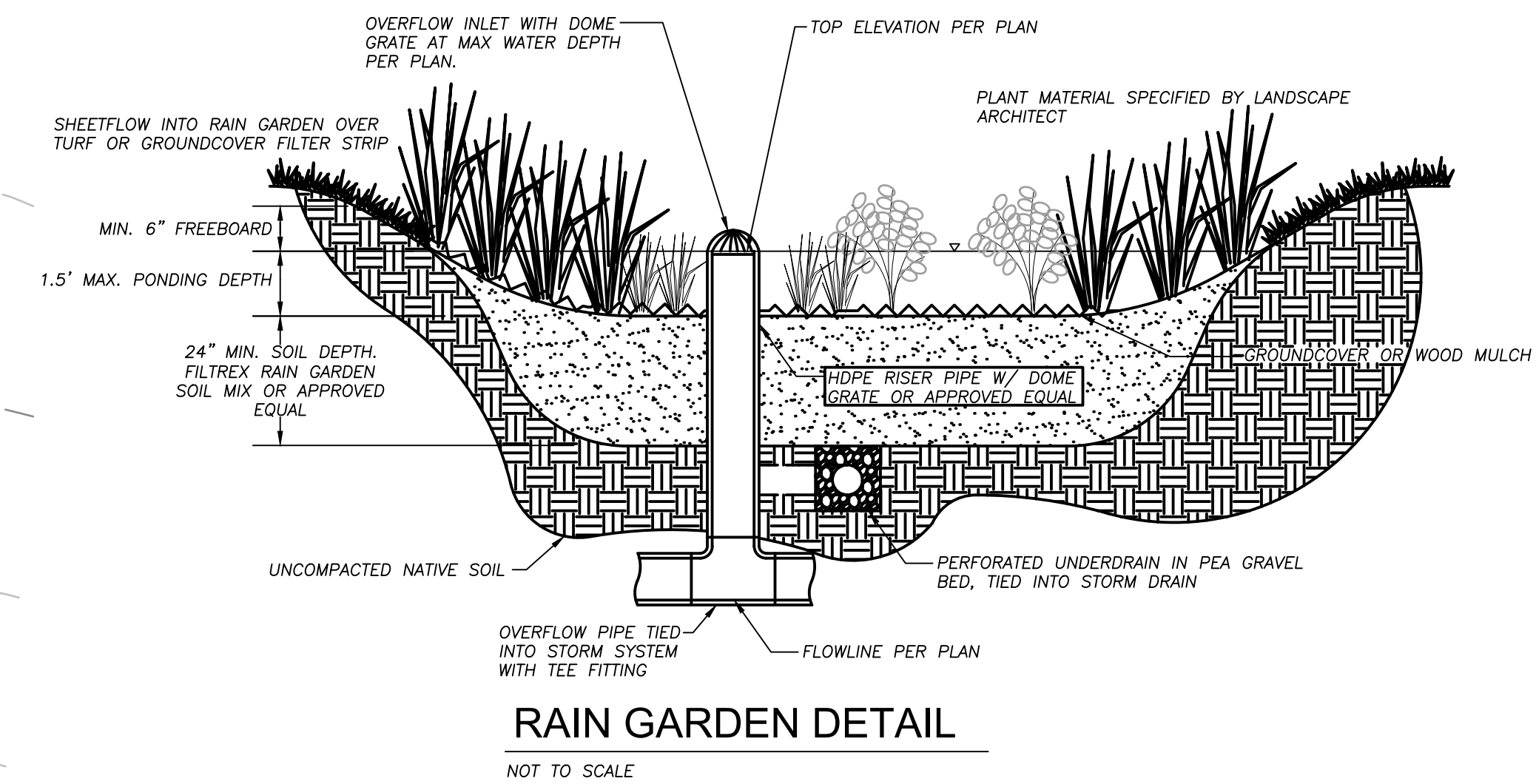
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GENERAL NOTES

- EXISTING TOPOGRAPHIC INFORMATION SHOWN IS ACCORDING TO TOPOGRAPHIC SURVEY PERFORMED BY ANDERSON ENGINEERING, INC. JANUARY 2022.
- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
- ALL BUILDINGS SHOWN AS REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
- ALL SIGNAGE SHALL COMPLY WITH SECTION 88-445 OF THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE. THE CONTRACTOR SHALL RECEIVE APPROVAL OF SIGN PERMIT PRIOR TO INSTALLATION.

SITE DATA TABLE - EAST	
ITEM	QUANTITY
EXISTING ZONING	R-6
PROPOSED USE	SINGLE FAMILY HOUSING
TOTAL LOTS	5
SITE AREA, ALL LOTS	23,012 SF (0.53-AC)
BUILDING HEIGHT	3 STORY (31 FT)
PROPOSED OPEN SPACE (ALL LOTS)	9757 SF
ARTERIAL STREET SETBACK	10 FT
REAR SETBACK	10 FT
SIDE YARD SETBACK	VARIES

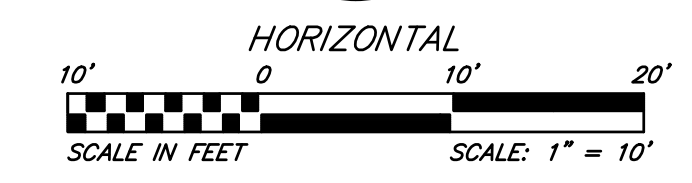
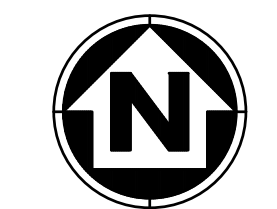


SITE PLAN KEY NOTES

- PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
- PROPOSED GARAGE. SEE ARCHITECTURAL PLANS.
- PROPOSED DECK. SEE ARCHITECTURAL PLANS.
- PROPOSED SANITARY LATERAL.
- PROPOSED WATER SERVICE LINE.
- PROPOSED CONCRETE DRIVEWAY.
- EXISTING RETAINING WALL TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING 12" SANITARY SEWER
- EXISTING GAS LINE.
- EXISTING 30" WATER MAIN.
- EXISTING 6" WATER MAIN.
- PROPOSED RAIN GARDEN DETENTION.
- PROPOSED ROOF DRAIN CONNECTION.
- PROPOSED STORM PIPE.
- PROPOSED OVERFLOW DOME AND OUTFALL PIPE.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED STORM STRUCTURE.

LEGEND

- P — PROPERTY LINE
- S — SETBACK LINE
- - - 850 - - - EXISTING 1' CONTOUR
- - - 849 - - - EXISTING 5' CONTOUR
- OHP - - - EXISTING OVERHEAD POWER
- - - SAN - - - EXISTING SANITARY SEWER
- - - W - - - EXISTING WATER MAIN
- - - GAS - - - EXISTING GAS LINE
- ◻ - - - EXISTING SIDEWALK
- SS - - - SANITARY SERVICE LINE
- WS - - - DOMESTIC WATER SERVICE LINE
- ◻ - - - PROPOSED ASPHALT DRIVEWAY



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HOLLY PLACE EAST AND WEST
SITE LAYOUT - EAST
KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET NUMBER
C103
3 OF 4

City Planning Commission
Recommended Approval
Subject to Conditions
Case No: CD-CPC-2022-00060
Hearing Date: 06-21-2022

