

01 02 03 04 05 06 07 08 09 10 11 12 13 14

- SHEET LIST:**
- C001 COVER SHEET
 - C002 EXISTING CONDITION
 - C003 PROPOSED SITE PLAN AND PRELIMINARY PLAT
 - C004 PROPOSED GRADING PLAN
 - C005 PROPOSED UTILITY PLAN
 - L100 LANDSCAPE PLAN
 - L101 LANDSCAPE DETAILS & NOTE
 - E001 SITE PLAN-ELECTRICAL
 - E002 LIGHTING CUT SHEETS
 - A100 LOWER LEVEL PARKING PLAN
 - A101 FIRST LEVEL PARKING PLAN
 - A102 SECOND LEVEL PARKING PLAN
 - A201 EXTERIOR ELEVATIONS
 - A202 EXTERIOR ELEVATIONS

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$113,023.97 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 193 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

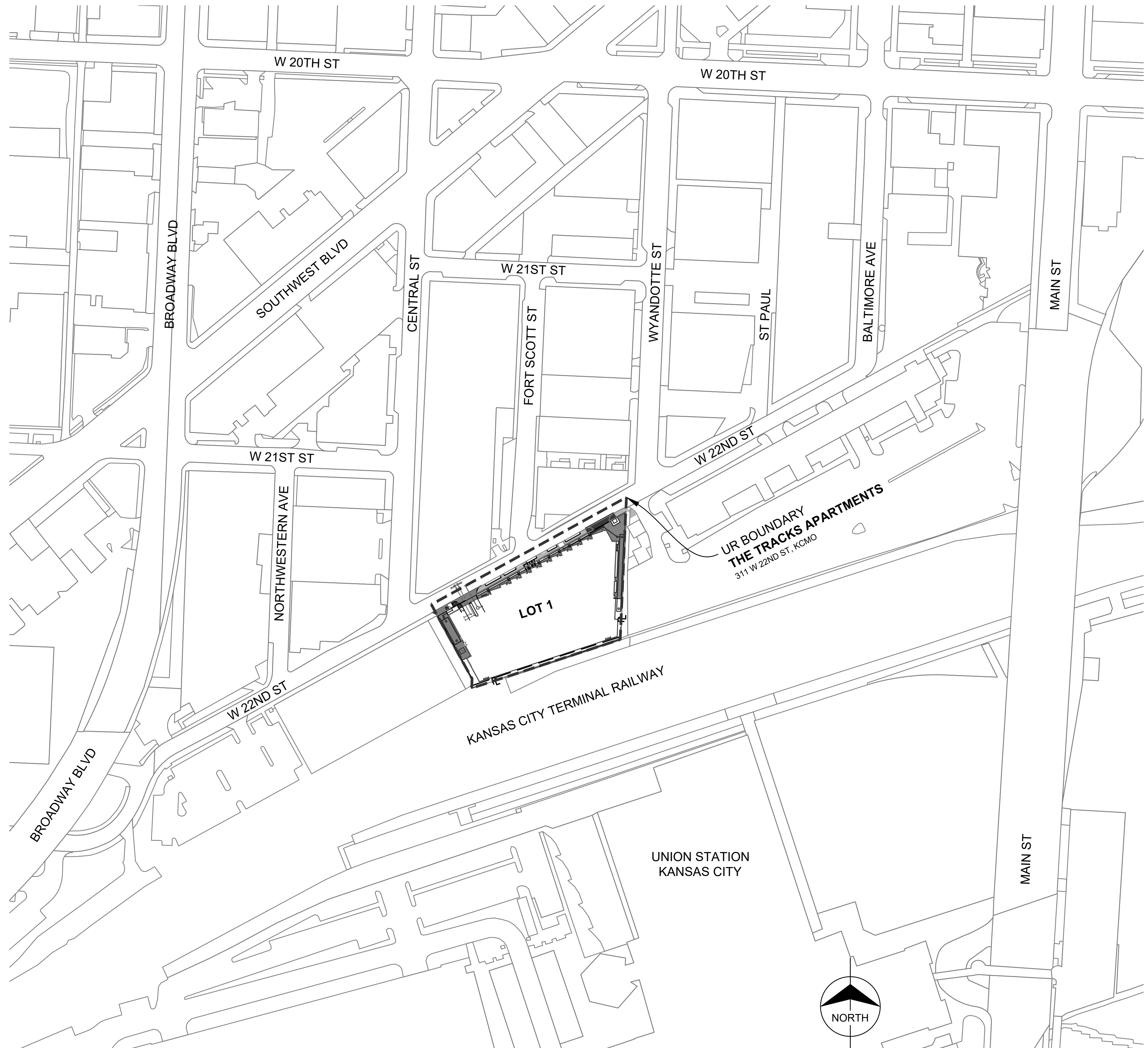
THE TRACKS APARTMENTS

UR DISTRICT REZONING PLAN, PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN

A RESIDENTIAL SUBDIVISION SECTION 08, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI



SECTION 08 TOWNSHIP 49N RANGE 33W
NOT TO SCALE



LOCATION MAP

SCALE IN FEET
HORIZONTAL SCALE 1"=100'

LEGEND
--- UR BOUNDARY

PROPERTY DESCRIPTION:

PARCEL 1:
ALL OF LOTS 4 AND 5, THE OLD MILWAUKEE YARD SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THE RECORDED PLAT HAVING BEEN RECORDED AS DOCUMENT NO. 98-K-9429 IN PLAT BOOK K-39 AT PAGE 85, EXCEPT THAT PORTION OF SAID LOT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE NORTH 61 DEGREES 12 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF 22ND STREET, A DISTANCE OF 15.12 FEET; THENCE SOUTH 28 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 02 DEGREES 45 MINUTES 12 SECONDS WEST, A DISTANCE OF 15.73 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 71 DEGREES 50 MINUTES 57 SECONDS WEST, A DISTANCE OF 89.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02 DEGREES 36 MINUTES 36 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 138.85 FEET (PLAT = 138.94 FEET), TO THE POINT OF BEGINNING.

ALSO BEING KNOWN AS:
TRACT C, ON THE CERTIFICATE OF SURVEY, LOT SPLIT RESURVEY OF LOTS 1 THROUGH 5, "THE OLD MILWAUKEE YARD SUBDIVISION" FILED MARCH 12, 2004, AS DOCUMENT NO. 2004K016418 IN SURVEY BOOK S-9 AT PAGE 59.

PARCEL 2:
THE OLD MILWAUKEE YARD SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THE PLAT HAVING BEEN RECORDED AS DOCUMENT NO. 98-K-9429 IN PLAT BOOK K-39 AT PAGE 85, AS SUPPLEMENTED BY THE SURVEYOR'S AFFIDAVIT OF DEREK J. KLINCKENBORG FILED DECEMBER 1, 1998, AS DOCUMENT NO. 1998K00842 THAT STATES THE PLAT'S LOCATION OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 49, RANGE 33 AND THE EAST RIGHT-OF-WAY LINE OF BROADWAY IS IN ERROR.

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	B4-5	UR	No	
Gross Land Area	49,440	49,440	No	
in square feet	49,440	49,440	No	
in acres	1.135	1.135	No	
Right-of-way Dedication	0	0	No	
in square feet	0	0	No	
in acres	0.00	0.00	No	
Right-of-way Vacation	0	0	No	
in square feet	0	0	No	
in acres	0.00	0.00	No	
Net Land Area	49,440	49,440	No	
in square feet	49,440	49,440	No	
in acres	1.135	1.135	No	
Building Area (sq. ft.)	0	174,300	No	
Floor Area Ratio	0.00	3.53	No	
Residential Use Info				
Total Dwelling Units	0	193	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	193	No	
Total Lots	3	1	No	
Residential	0	1	No	
Public/Civic	3	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	0 ft	0 ft	No	
Front Setback	0 ft	0 ft	No	
Side Setback	0 ft	0 ft	No	
Side Setback (abutting street)	0 ft	0 ft	No	
Height	-	81 ft	No	

Building Height: 81 ft

TABLE 4 - PARKING

Building Data	Vehicle Spaces		Bike Spaces		Alternatives Proposed (See 88-420-16-H)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
Residential	193	261			
Short Term Bicycle			20	20	NONE
Long Term Bicycle			58	58	
Total	193	261	78	78	

NOTE:
- 150 SPACES ALLOCATED FOR SHARED PUBLIC / UNIT PARKING
- 111 UNIT PARKING

TABLE 5 - OTHER DEVELOPMENT STANDARDS

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

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Units / No. Floors	Usage	Area (sf)	Units / Fir	Total Units	Spaces	Area (sf)
				0 (LOWER LEVEL)	-	-	-	87	-
The Tracks Apartments	Apartments	857'-0"	7	Residential	3,230	-	-	-	-
				Amenity	5,300	9	9	85	8,530
				Residential	3,230	-	-	-	-
				Amenity	6,560	10	10	88	9,790
				Residential	-	-	-	-	-
				Amenity	26,750	34	34	-	26,750
				Residential	26,850	35	35	-	26,850
				Amenity	-	-	-	-	-
				Residential	26,850	35	35	-	26,850
				Amenity	-	-	-	-	-
				Residential	26,850	35	35	-	26,850
				Amenity	-	-	-	-	-
				Residential	26,850	35	35	-	26,850
				Totals:					193

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. Building Coverage = 41,100 SF

DENSITY

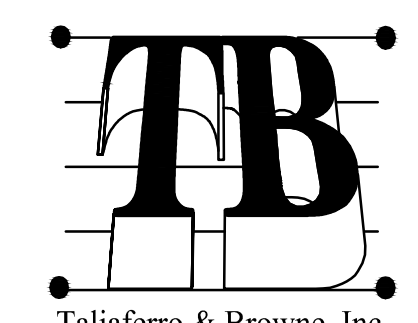
1. GROSS DENSITY: 178.85 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 178.85 UNITS / ACRE (NET LAND AREA)

PROJECT TIMELINE:

CONSTRUCTION START: SUMMER 2021
CONSTRUCTION END: FALL 2023
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

DEVELOPER

NAME: MILHAUS DEVELOPMENT LLC
ADDRESS: 210 W 19TH TERRACE
KANSAS CITY, MISSOURI 64108
PHONE: (816) 729-6362
CONTACT: JOHN P. MCGURK
EMAIL: john.mcgurk@milhaus.com



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THE TRACKS APARTMENTS
311 W 22nd Street
Kansas City, MO 64108

PROJECT NO. 20024.00

UR AND FINAL DEVELOPMENT PLAN 01.28.21

NO. REVISION DATE:

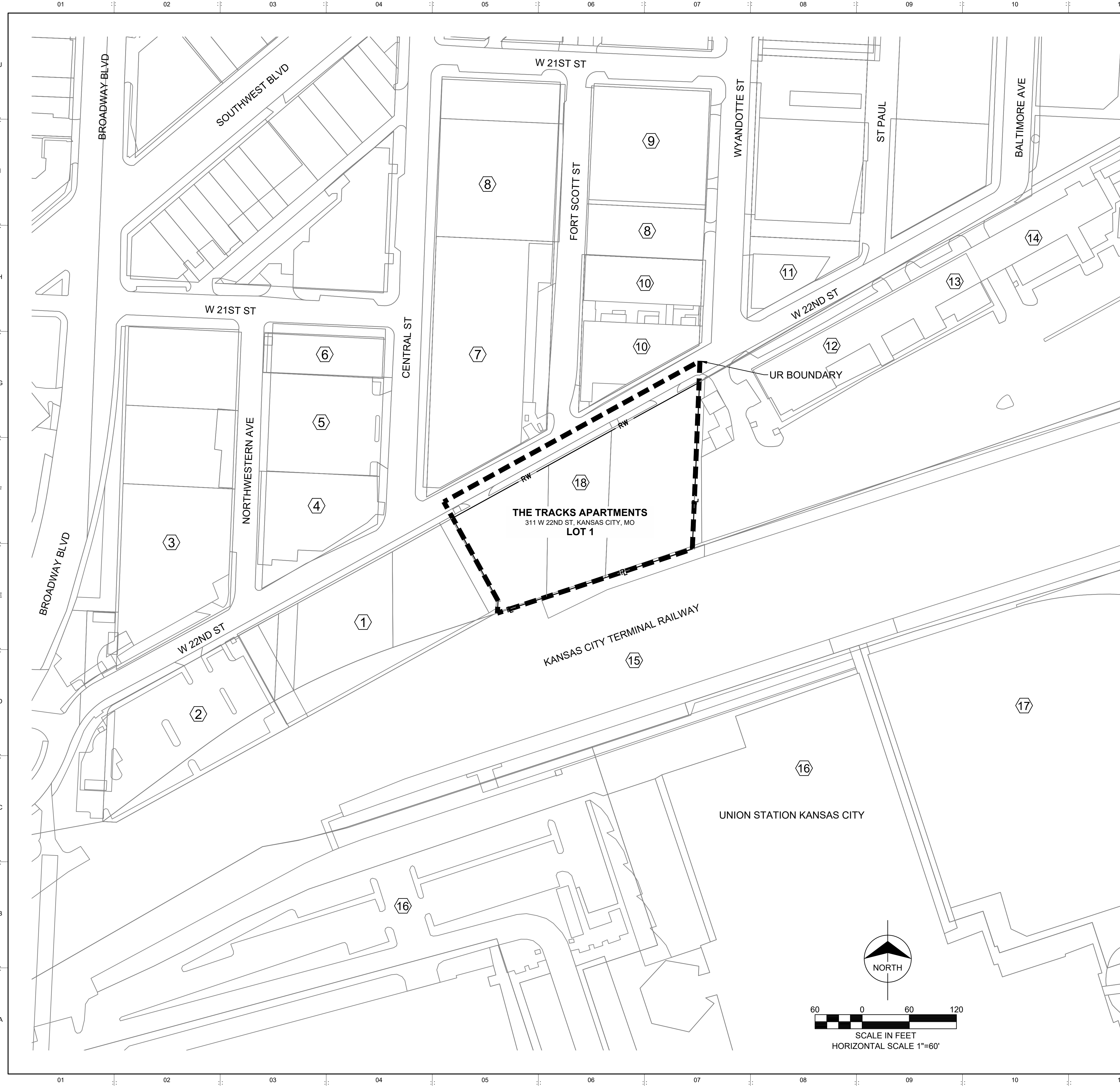
COVER SHEET

C001

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18 March 2021

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 VENGHENG LEY
 17 March 2021



OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	2114 CENTRAL LLC	333 W ELEVENTH ST KANSAS CITY, MO 64105-1639
2	MITKC LLC	5200 W 94TH TER PRAIRIE VILLAGE, KS 66207
3	MITKC LLC	5200 W 94TH TER STE # 206 PRAIRIE VILLAGE, KS 66207
4	BROADWAY SQUARE PARTNERS LLP DST REALTY	2114 CENTRAL ST KANSAS CITY, MO 64105
5	2121 CENTRAL STREET LLC ARTISAN CAPITAL GROUP LLC	ONE NORTH STATE ST STE 1517 CHICAGO, IL 60602
6	2100 CENTRAL LLC	2101 BROADWAY ST KANSAS CITY, MO 64108
7	STUART HALL CONDOMINIUMS ASSN	410 W 8TH ST KANSAS CITY, MO 64105
	PWA-2121 CENTRAL LLC	2121 CENTRAL ST APT 143 KANSAS CITY, MO 64108-2095
8	2121 CENTRAL STREET LLC ARTISAN CAPITAL GROUP LLC	ONE NORTH STATE ST STE 1517 CHICAGO, IL 60602
	CROSSROADS HOTEL LLC	833 WASHINGTON BLVD FL 2 CHICAGO, IL 60607
9	ARTERRA LLC	231 S BEMISTON AVE STE 650 ST LOUIS, MO 63105
UNIT 1	LEIGHTY STUART D-TRUSTEE	2120 WYANDOTTE ST UNIT 1 KANSAS CITY, MO 64108
UNIT 2	PARADIS JO BETH	2120 WYANDOTTE ST UNIT 20 KANSAS CITY, MO 64108
UNIT 3	RUCKMAN SHARILYN	2120 WYANDOTTE ST UNIT 3 KANSAS CITY, MO 64108
UNIT 4	HINRICH NICHOLAS A	2120 WYANDOTTE ST UNIT 4 KANSAS CITY, MO 64108
UNIT 5	WINEMILLER KELLIE L	2120 WYANDOTTE ST UNIT 5 KANSAS CITY, MO 64108
UNIT 6	LUTHER CANDACE M & STEVEN M	2120 WYANDOTTE ST UNIT 6 KANSAS CITY, MO 64108
UNIT 7	PHASE II INVESTMENTS LLC	13833 HORTON DR OVERLAND PARK, KS 66223
UNIT 8	KELLEY SEAN R & HUBBELL JAMES L	2120 WYANDOTTE ST UNIT 8 KANSAS CITY, MO 64108
UNIT 9	EBINGER BRADLEY & MOLLY	2120 WYANDOTTE ST # 9 KANSAS CITY, MO 64108
UNIT 10	DRUMMOND SCOTT	2120 WYANDOTTE ST UNIT 10 KANSAS CITY, MO 64108
UNIT 11	MORITA TAKAMASA	2120 WYANDOTTE ST UNIT 11 KANSAS CITY, MO 64108
UNIT 12	QUINN DANIEL PATRICK	2120 WYANDOTTE ST APT 12 KANSAS CITY, MO 64108
UNIT 13	BREWINGTON JACOB	2120 WYANDOTTE ST #13 KANSAS CITY, MO 64108
UNIT 14	STERLING PETER N & TINA M	2120 WYANDOTTE ST #14 KANSAS CITY, MO 64108
UNIT 15	WILLIAMS MICHAEL C	2120 WYANDOTTE ST UNIT 15 KANSAS CITY, MO 64108
UNIT 16	HARMON MARY MICHELLE	2120 WYANDOTTE ST UNIT 16 KANSAS CITY, MO 64108
UNIT 17	SWARTZ MARTIN G & LYNN F	26329 W 110TH ST OLATHE, KS 66061
UNIT 18	ASKEW DANIEL D JR	2120 WYANDOTTE #18 KANSAS CITY, MO 64108
UNIT 19	WEINER KENNETH B & FLEISCHER PAMELA	2120 WYANDOTTE ST KANSAS CITY, MO 64108
UNIT 20	PARADIS JO BETH	2120 WYANDOTTE ST UNIT 20 KANSAS CITY, MO 64108
UNIT 21	FREIGHTHOUSE 21 LLC	2120 WYANDOTTE ST UNIT 21 KANSAS CITY, MO 64108
UNIT 22	CLARK SIMON	2120 WYANDOTTE ST UNIT 22 KANSAS CITY, MO 64108
UNIT CE	2120 WYANDOTTE INVESTORS LLC	11125 NW AMBASSADOR DR STE 200 KANSAS CITY, MO 64153
11	SWEENEY PROPERTIES 2049 WYANDOTTE LLC	2049 WYANDOTTE ST KANSAS CITY, MO 64108
12	J-DOR REAL ESTATE LLC	9000 W 137TH ST OVERLAND PARK, KS 66221
13	VIENNA GROUP LLC	101 W 22ND ST STE 200 KANSAS CITY, MO 64108
14	LIDIAS FREIGHT HOUSE LLC	15209 LINDEN ST LEAWOOD, KS 66224
15	KANSAS CITY TERMINAL RAILWAY CO	PO BOX 19737 KANSAS CITY, MO 64141-2737
16	UNION STATION ASSISTANCE CORP	30 W PERSHING RD KANSAS CITY, MO 64108
17	KCO 2300 MAIN 520 LLC	4900 MAIN ST STE 400 KANSAS CITY, MO 64112
18	2101 BROADWAY LLC	2100 CENTRAL STE 41 KANSAS CITY, MO 64108

LEGEND
 - - - - - UR BOUNDARY

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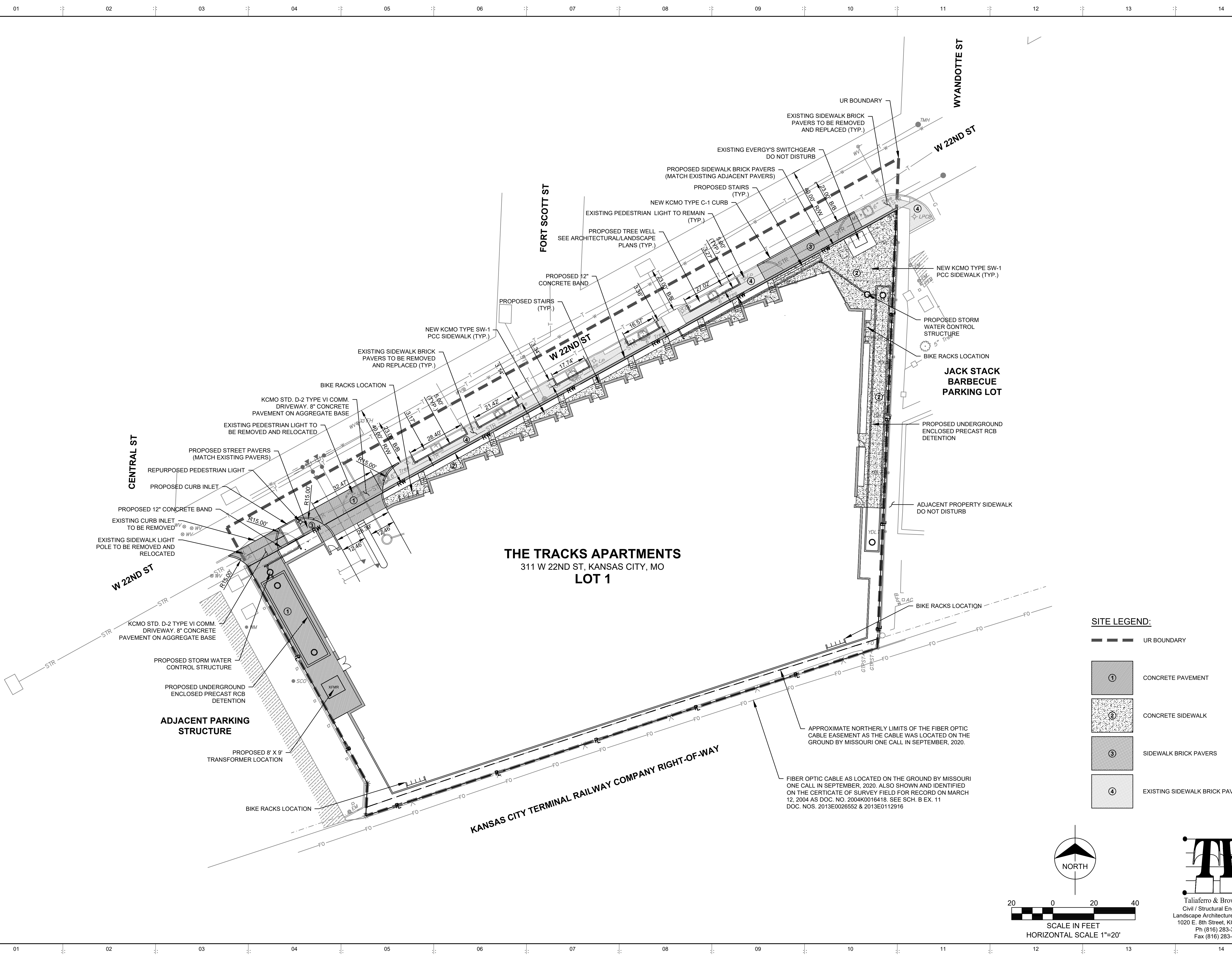
THE TRACKS APARTMENTS
 311 W 22nd Street
 Kansas City, MO 64108

PROJECT NO. 20024.00
 UR AND FINAL DEVELOPMENT PLAN 01.28.21
 NO. REVISION DATE:

EXISTING CONDITION
C002

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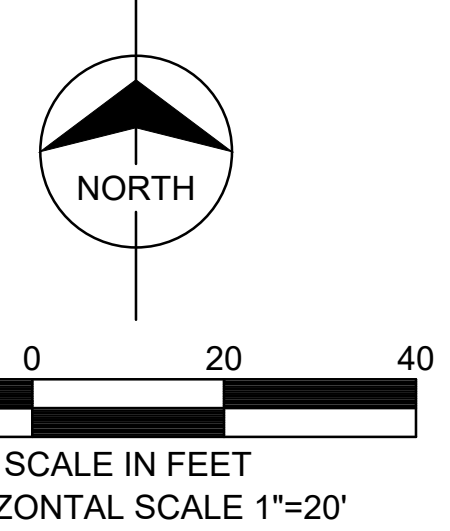
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TB-2014-CIVIL3D-NEW-COLOR.STB
VENGHENG LEY
17 March 2021



THE TRACKS APARTMENTS
311 W 22ND ST, KANSAS CITY, MO
LOT 1

SITE LEGEND:

	UR BOUNDARY
	① CONCRETE PAVEMENT
	② CONCRETE SIDEWALK
	③ SIDEWALK BRICK PAVERS
	④ EXISTING SIDEWALK BRICK PAVERS



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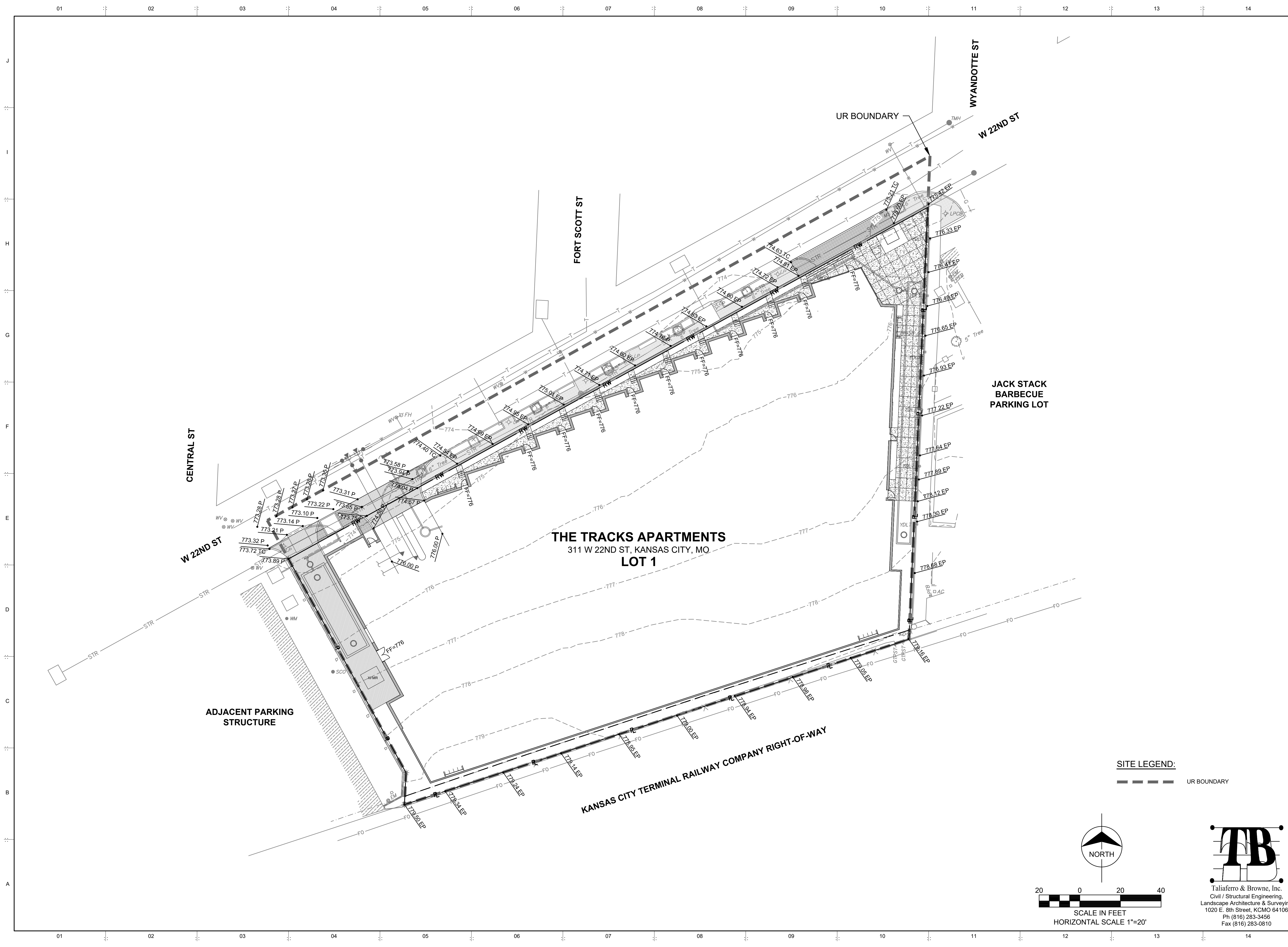
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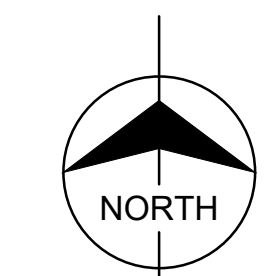
PROPOSED SITE PLAN AND PRELIMINARY PLAT

C003
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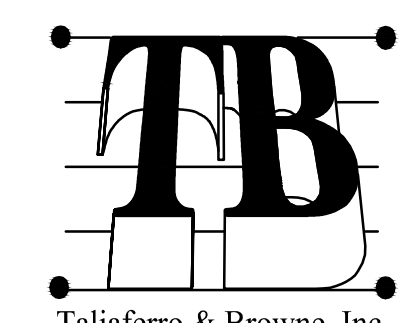
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TB-2014-CIVIL3D-NEW-COLOR.STB
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23 March 2021



SITE LEGEND:
--- UR BOUNDARY



SCALE IN FEET
HORIZONTAL SCALE 1"=20'



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NO. REVISION	DATE:

PROPOSED GRADING PLAN
C004
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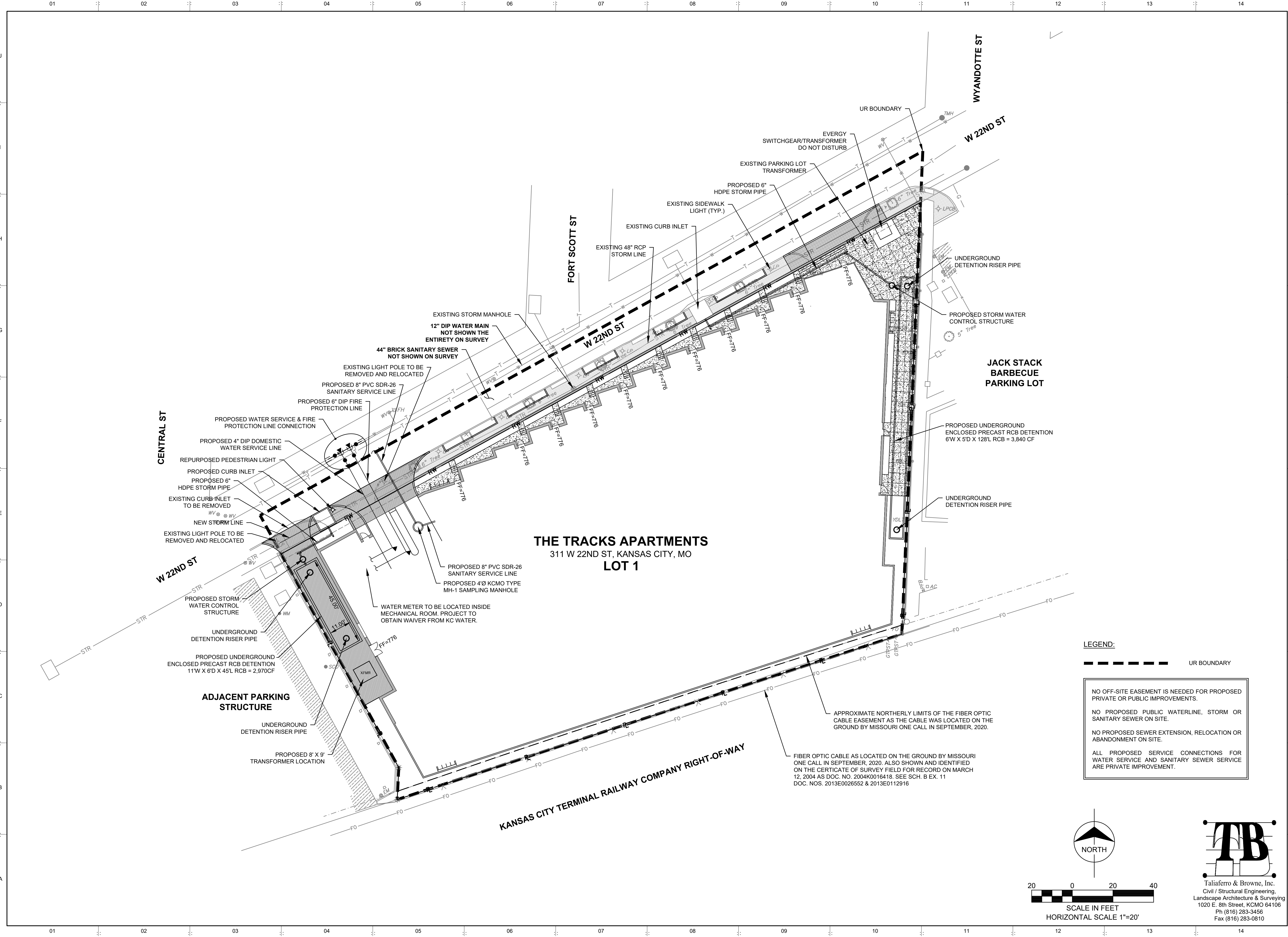
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PROJECT NO. 20024.00

UR AND FINAL DEVELOPMENT PLAN 01.28.21

NO. REVISION DATE:



LEGEND:

--- UR BOUNDARY

NO OFF-SITE EASEMENT IS NEEDED FOR PROPOSED PRIVATE OR PUBLIC IMPROVEMENTS.

NO PROPOSED PUBLIC WATERLINE, STORM OR SANITARY SEWER ON SITE.

NO PROPOSED SEWER EXTENSION, RELOCATION OR ABANDONMENT ON SITE.

ALL PROPOSED SERVICE CONNECTIONS FOR WATER SERVICE AND SANITARY SEWER SERVICE ARE PRIVATE IMPROVEMENT.

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

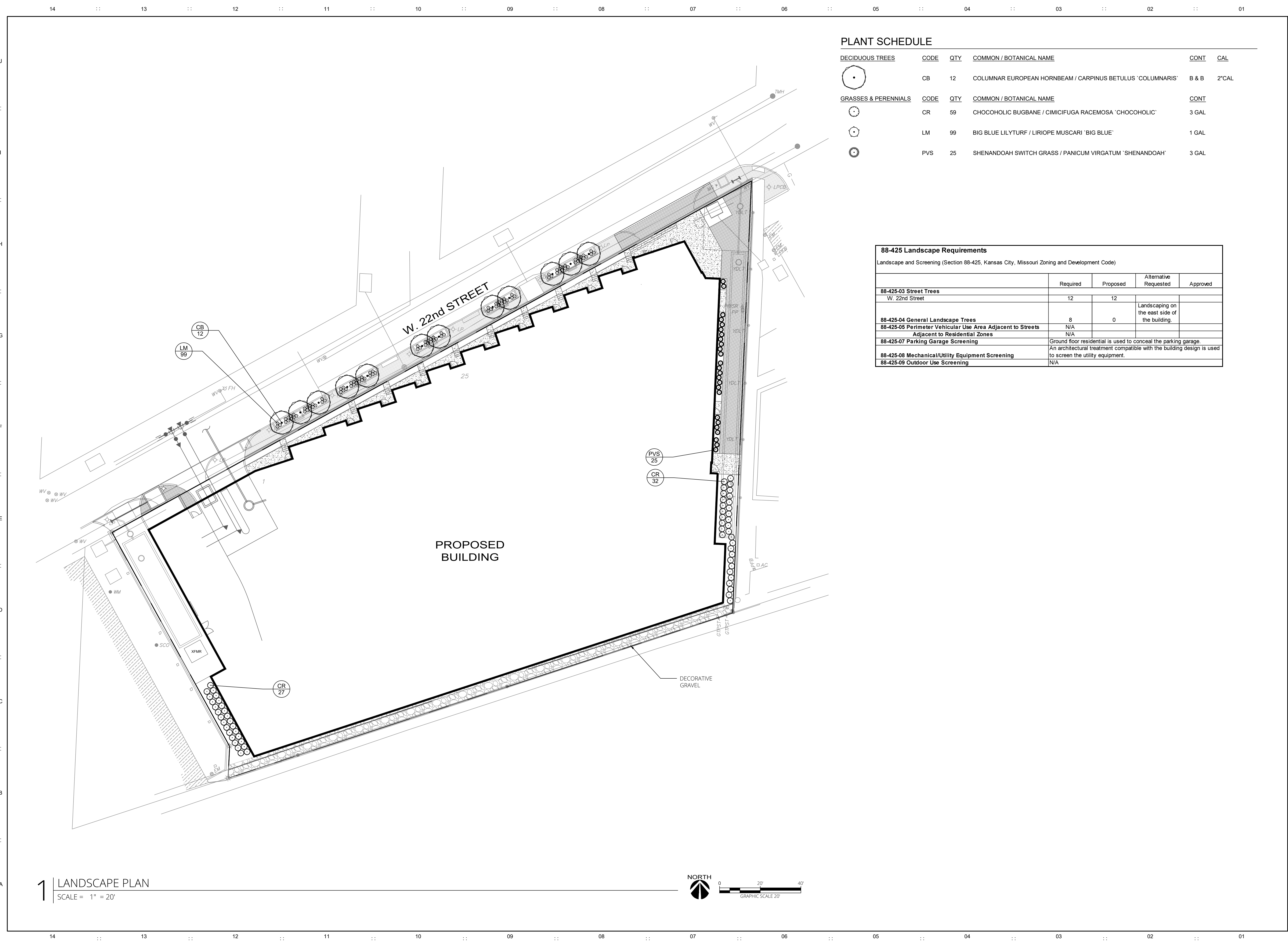
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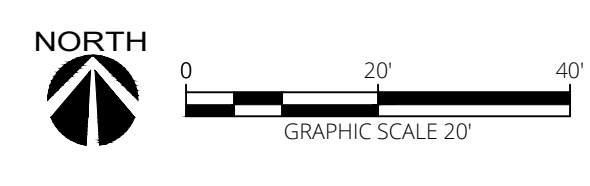
PROPOSED UTILITY PLAN
C005

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1 LANDSCAPE PLAN
SCALE = 1" = 20'



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CB	12	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'COLUMNARIS'	B & B	2" CAL
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	CR	99	CHOCOHOIC BUGBANE / CIMICIFUGA RACEMOSA 'CHOCOHOIC'	3 GAL	
	LM	99	BIG BLUE LILYTURF / LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	
	PVS	25	SHENANDOAH SWITCH GRASS / PANICUM VIRGATUM 'SHENANDOAH'	3 GAL	

88-425 Landscape Requirements

Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)

	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
W. 22nd Street	12	12		
88-425-04 General Landscape Trees	8	0	Landscaping on the east side of the building.	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets Adjacent to Residential Zones	N/A			
88-425-07 Parking Garage Screening	Ground floor residential is used to conceal the parking garage.			
88-425-08 Mechanical/Utility Equipment Screening	An architectural treatment compatible with the building design is used to screen the utility equipment.			
88-425-09 Outdoor Use Screening	N/A			

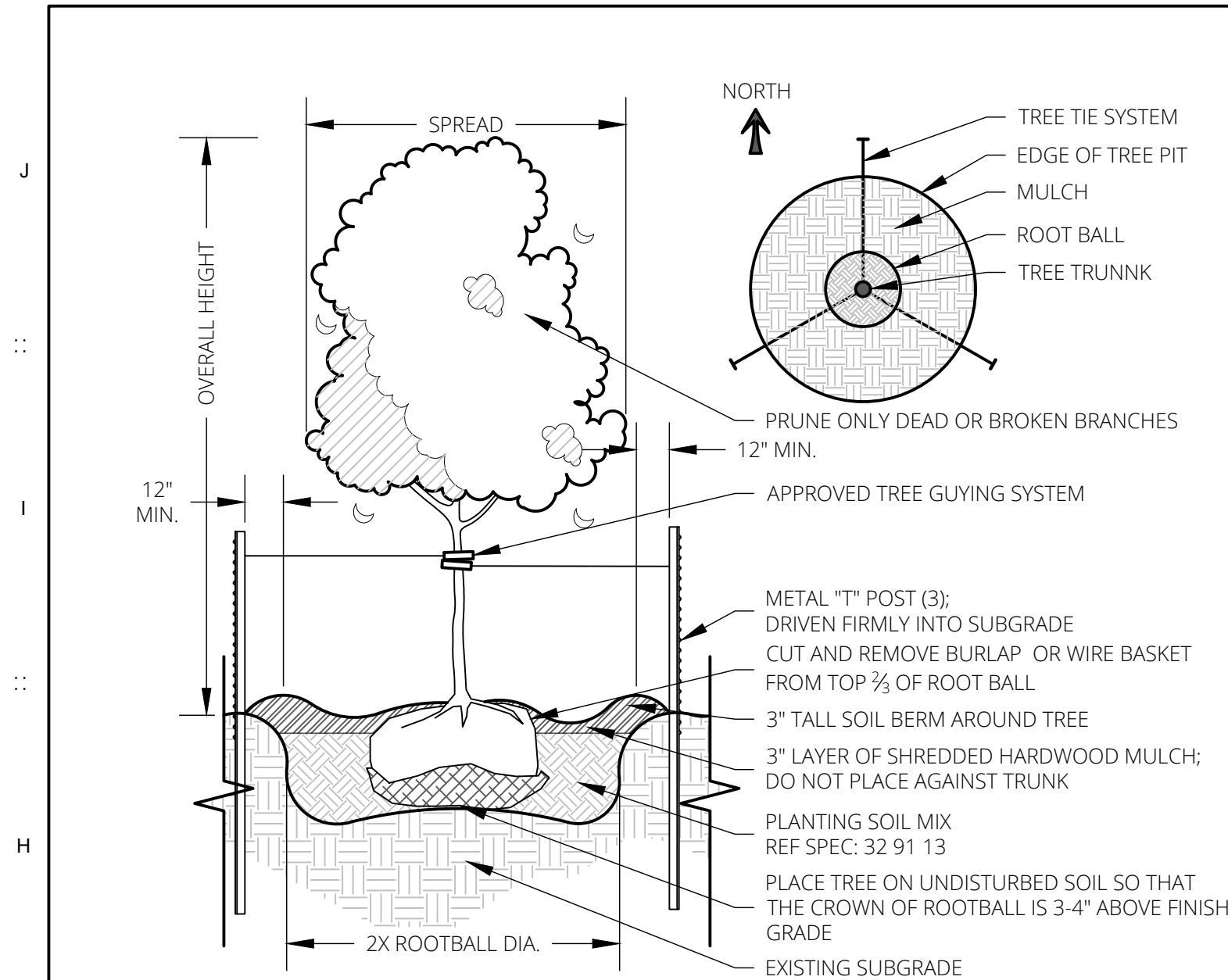
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Erica Flad
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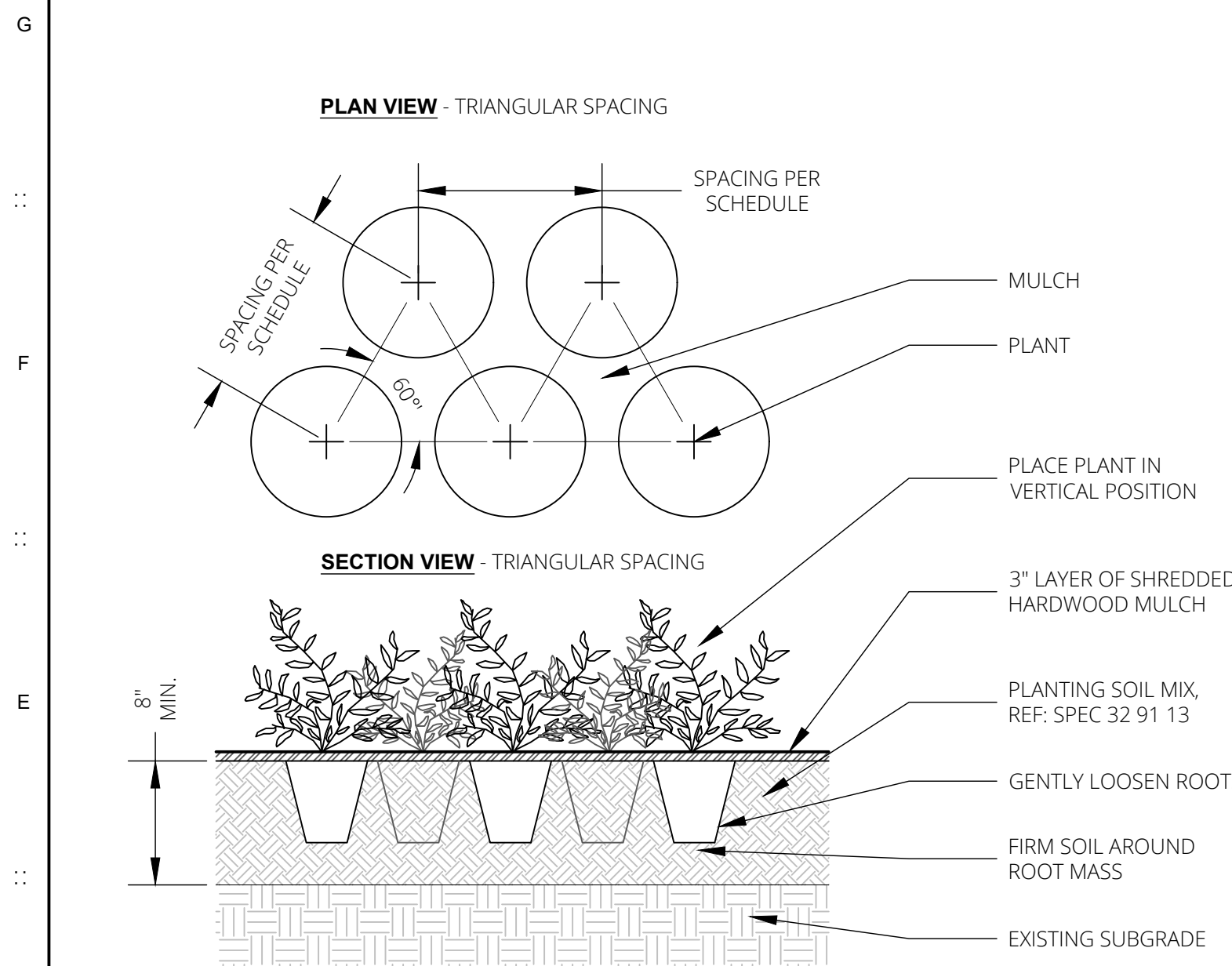
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Kansas City, MO 64108

PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
NO. REVISION	DATE:



1 | **DECIDUOUS TREE PLANTING**
SCALE = NTS

2 | **SHRUB PLANTING**
SCALE = NTS



3 | **PERENNIAL PLANTING**
SCALE = NTS

PLANTING NOTES

GENERAL

- 1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE MISSOURI ONE CALL SYSTEM AT 800-344-7483, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- 2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- 3. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
- 4. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- 5. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT, OR PLANTING BED SHALL BE BROUGHT TO FINISH GRADE AND PLANTED IN TURF-TYPE TALL FESCUE OR OTHER.

PLANTING PREPARATION

- 6. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
- 7. ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. REFER TO SPECIFICATION SECTION 32 91 13 - SOIL PREPARATION.
- 8. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
- 9. MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

PLANTING MATERIALS

- 10. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
- 11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 12. PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- 13. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - a. CREEPING GROUND COVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - b. ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - c. ALL TREES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM EDGE OF PAVEMENT.
 - d. EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.

RELATED ITEMS

- 14. **MULCH:** APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, NON-COLOR ADDED PRODUCTS AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
- 15. **EDGING:** ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A STEEL EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.
- 16. **TREE TIES:** CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:

- *"ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
- *"LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.

MAINTENANCE AND CLEAN-UP

- 17. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
- 18. OWNER SHALL PROVIDE AND INSTALL A FULLY-AUTOMATED PERMANENT UNDERGROUND IRRIGATION SYSTEM DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AND CAPABLE OF PROVIDING ADEQUATE WATER TO ALL TREES, SHRUBS, AND TURF SHOWN ON THESE PLANS.
- 19. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.

INSPECTION, WARRANTIES AND GUARANTEE

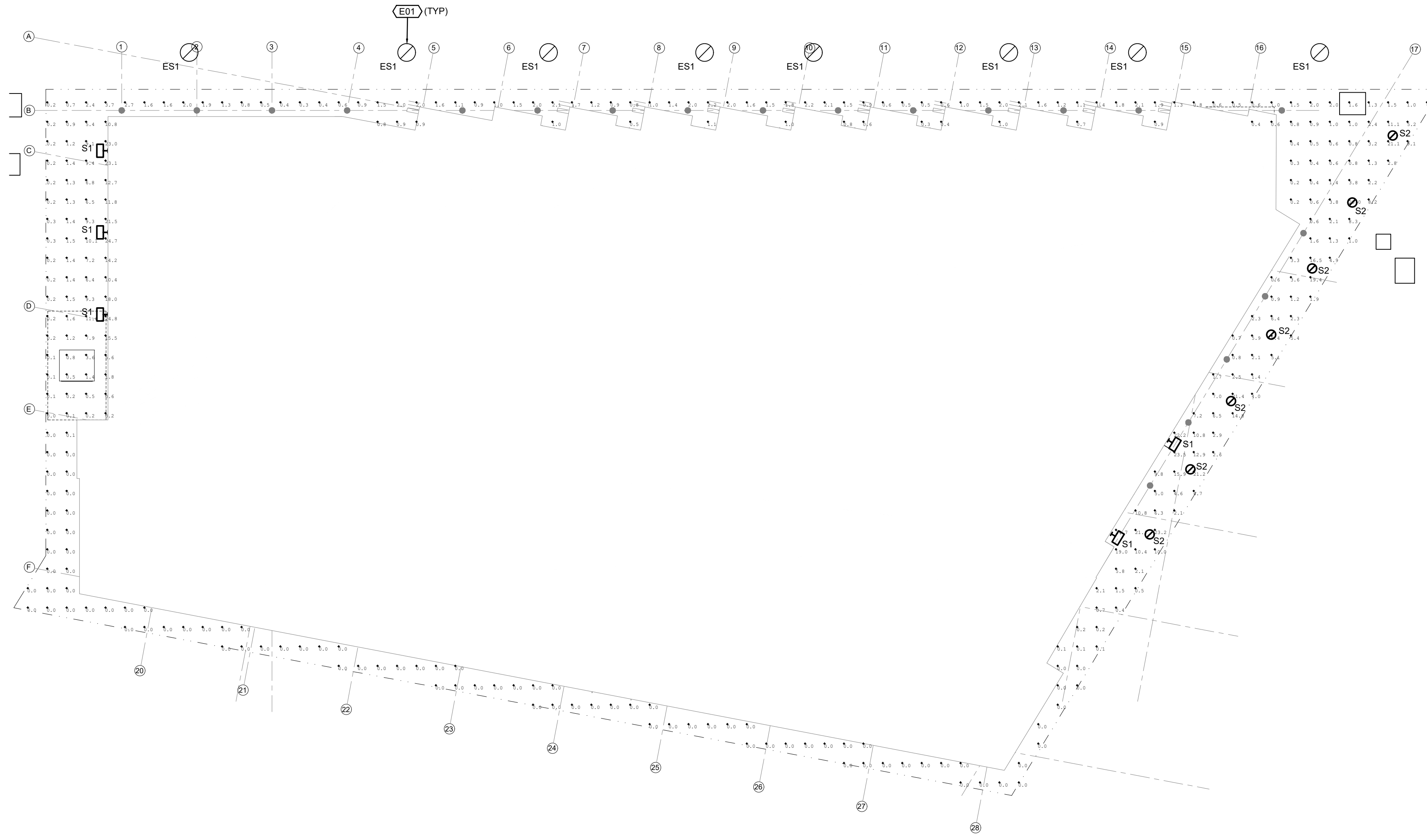
- 20. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.
- 21. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- 22. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

IRRIGATION

- 23. ALL LANDSCAPING SHALL BE IRRIGATED.



PROJECT NO.	20024.00
UR AND FINAL DEVELOPMENT PLAN	01.28.21
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SITE PLAN-ELECTRICAL
SCALE: 1"=20'-0"

SITE PLAN NOTES

1. RELOCATED EXISTING PEDESTRIAN STREETScape LIGHT POLE.

Calculation Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.95fc	24.8fc	0.0fc	N/A	N/A



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THE TRACKS APARTMENTS
311 W 22nd Street
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PROJECT NO. 20024.00
PRELIMINARY AND FINAL DEVELOPMENT PLAN 01.28.21

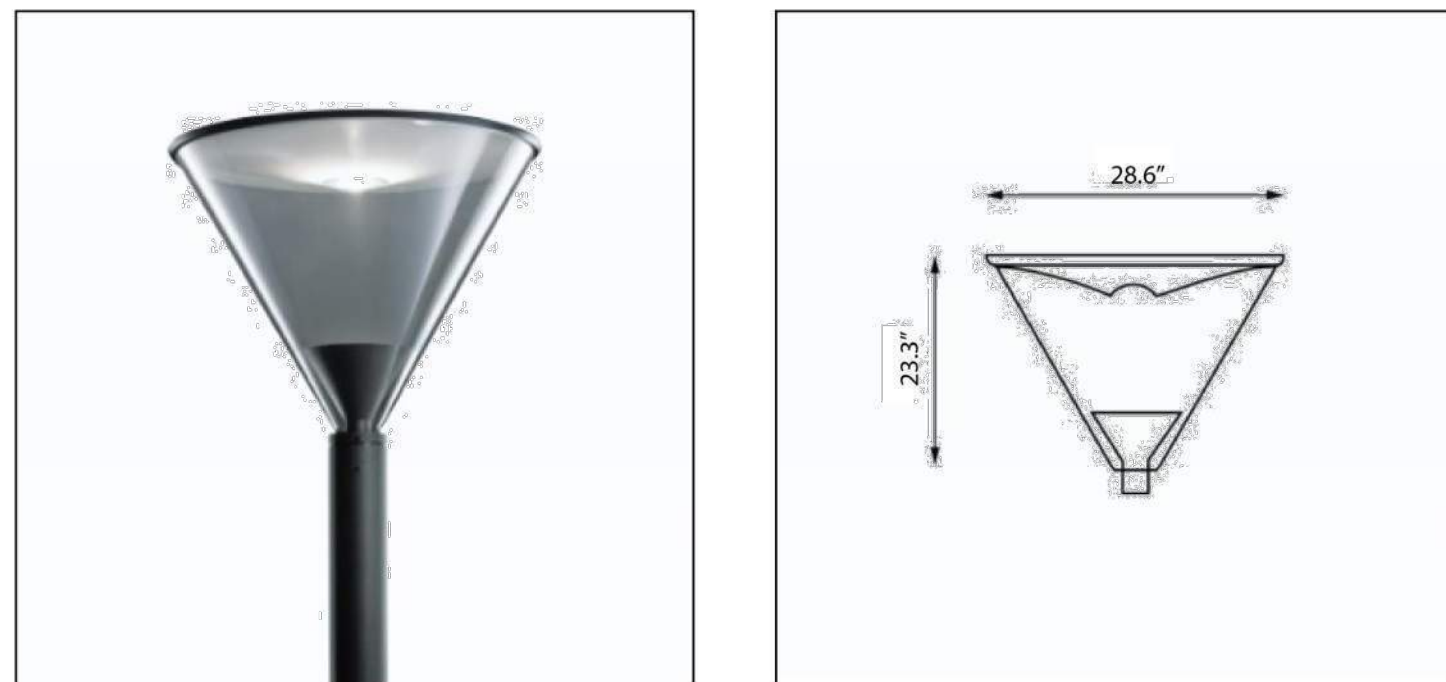
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Site Plan-
Electrical
E001

TYPE ES1

Terminal



Design: Jens Ammundsen, Vilhelm Lauritzen A/S & Jens Godum, Jens Godum ApS

Concept: The fixture provides an indirect and soft illumination. The choice and placement of a point light source ensures that the narrow beam illumination is been redirected by the small reflector optic in the center of the top shade. This has been carefully designed in three variants to provide either symmetric, oval or forward throw distribution.

Finish: Graphite grey or natural painted aluminum, powder coated.

Material: Lower reflector: spun aluminum. Top shade: spun aluminum. Enclosure: Vacuum formed clear polycarbonate. Reflector: Aluminum. Base: Die cast aluminum.

Mounting: Post top: Mounted on round straight aluminum (NSA) pole.

Weight: Max. 22.1 lbs.

Label: cflus, Wet location, BEW.

Product code	Light source	Voltage	Finish	Electric shock protect.	Distribution/trim	Transition to pole	Features
TER	1/TS0W/CMW/1-6 G12	120-277V	GRAPH	NOT APPLICABLE	T2	F/SA-4.5"	SW 0-10V NOT APPLICABLE

**louis
poulsen**

TYPE S1

Wall luminaires with directed light

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3/1/2" or 4" octagonal wiring box. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Slippered tempered clear glass. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: 29.8W LED luminaire, 35 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-USA. For the most current technical data, please refer to www.bega-us.com.

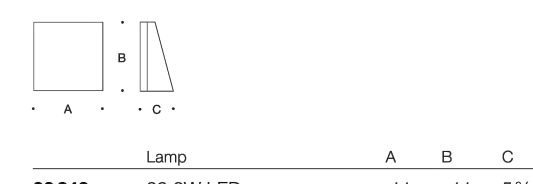
Options: Optional integral emergency battery pack available. Battery will operate the fixture at 62% of full light output for a minimum of 90 minutes. Ambient temperature must not go below -20°C and must not exceed 50°C. Specify EMPK operates at 120-277V AC.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA options: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.4 lbs.

Luminaire Lumens: 4018



33243	29.8W LED	11	11	5 1/2"
--------------	-----------	----	----	--------

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

TYPE S2

LED bollard - indirect light

BEGA

Application

LED bollard luminaire with indirect light distribution ideal where glare-free illumination is required. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials

Luminaire housing, tube and base plate constructed of die-cast eand extruded marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Crystal glass, clear
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Anchorage constructed of galvanized steel

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 25.2 lbs

Electrical

Operating voltage 120-277V AC
Minimum start temperature -30°C
LED module wattage 36.3W
System wattage 40.5W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 1,450 lumens (3000K)
Lifetime at Ta = 15°C 360,000 h (L70)
Lifetime at Ta = 35°C 230,000 h (L70)

LED color temperature

4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors Black (BLK) White (WHT) RAL
 Bronze (BRZ) Silver (SLV) CUS:



Bollard - indirect light	LED	A	B	C	Anchorage
84610	36.3W	13 1/2"	43 3/4"	6 1/2"	79617

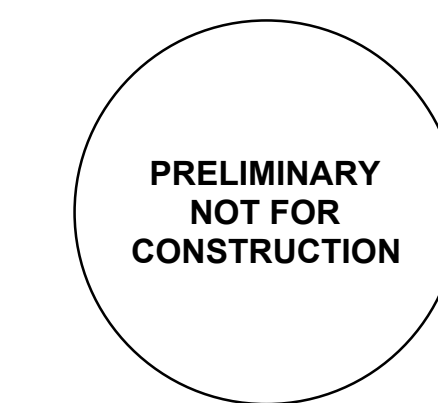
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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PROJECT NO. 20024.00

UR AND FINAL DEVELOPMENT PLAN 01.28.21

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NO.	REVISION	DATE

Lighting Cut
Sheets

E002

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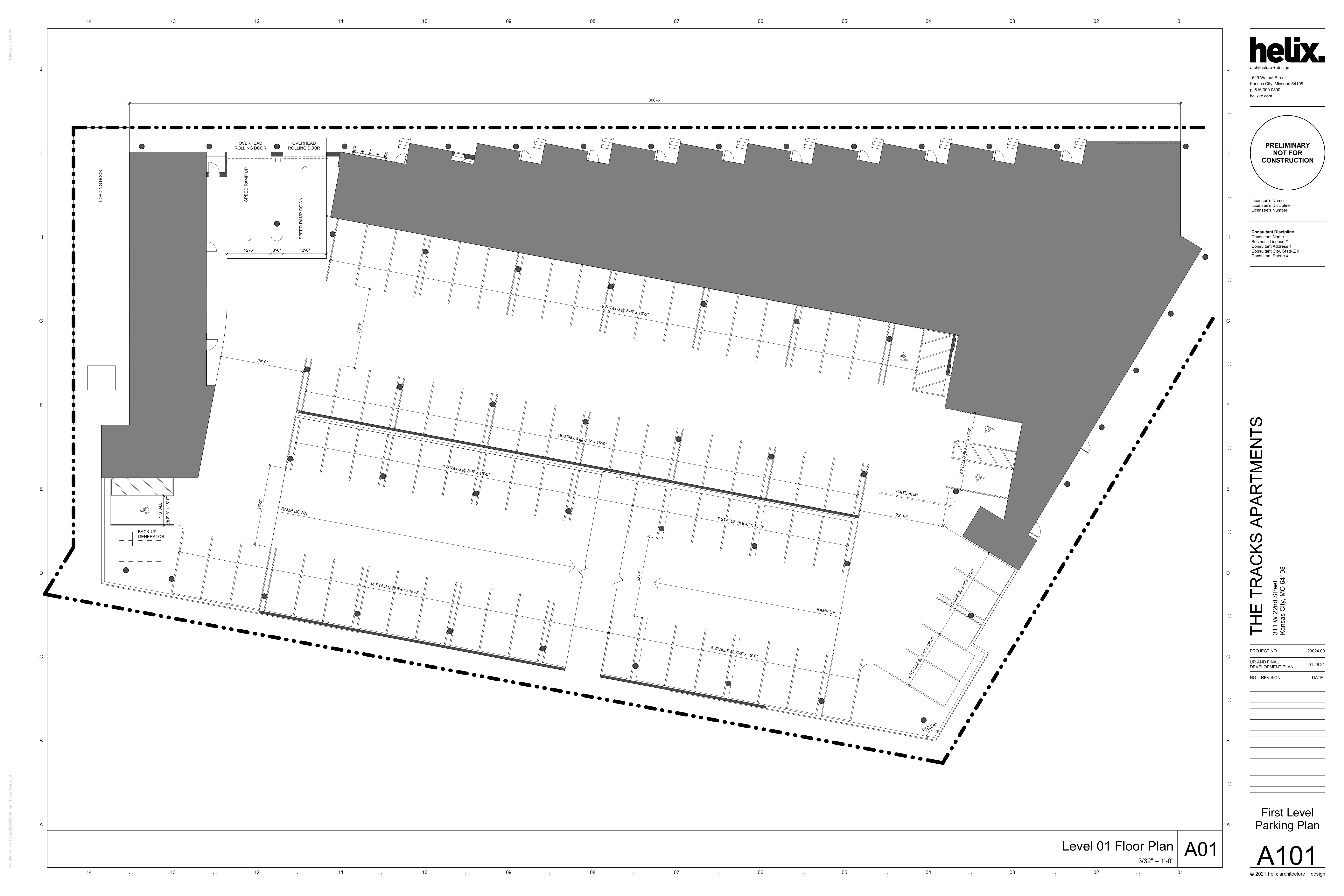
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NO.	REVISION	DATE

First Level
Parking Plan

A101



Level 01 Floor Plan
3/32" = 1'-0"
A01

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Level 02 Floor Plan A01
3/32" = 1'-0"

Second Level
Parking Plan

A102
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14 : 13 : 12 : 11 : 10 : 09 : 08 : 07 : 06 : 05 : 04 : 03 : 02 : 01

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North Elevation F01
1/16" = 1'-0"



West Elevation A08
1/16" = 1'-0"



East Elevation A01
1/16" = 1'-0"

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Exterior Elevations
A201

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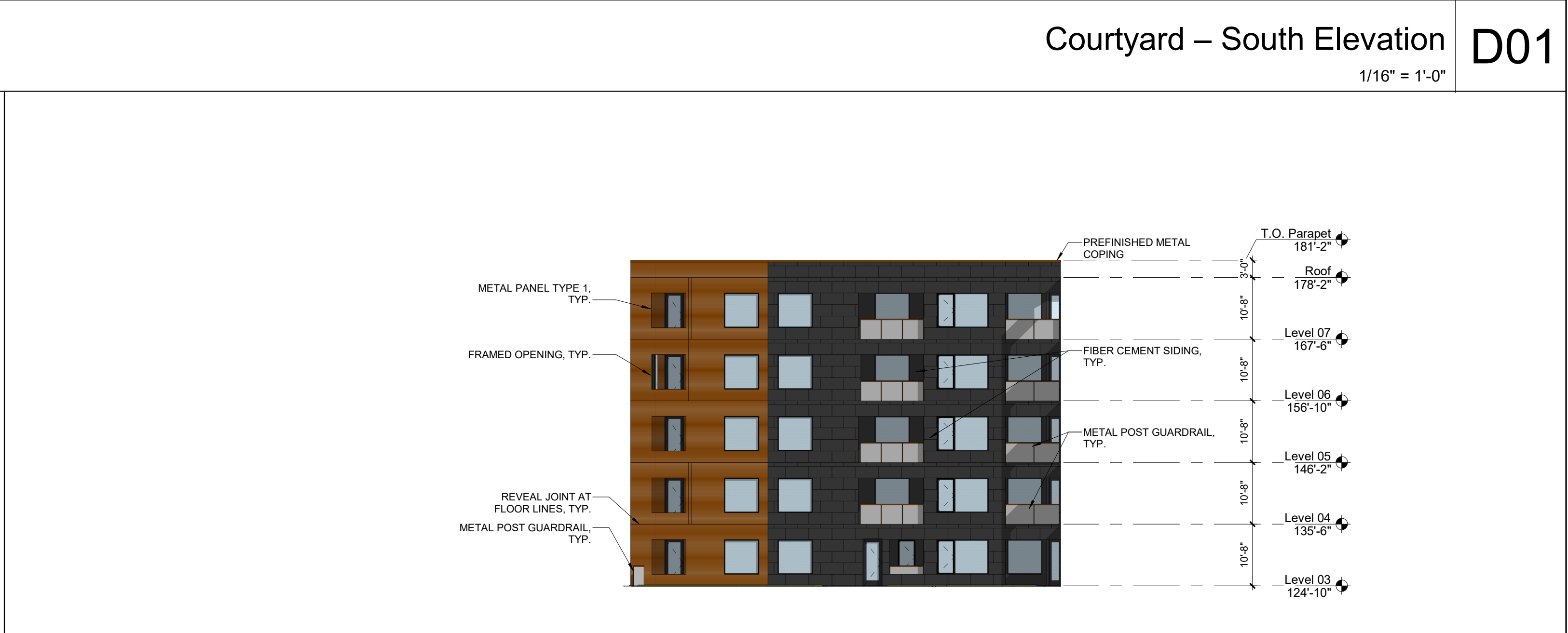
South Elevation F01
 1/16" = 1'-0"



Courtyard - South Elevation D01
 1/16" = 1'-0"



Courtyard - West Elevation A08
 1/16" = 1'-0"



Courtyard - East Elevation A01
 1/16" = 1'-0"

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Exterior Elevations

A202