

PLAZA EAST APARTMENTS

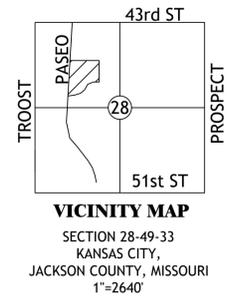
SECTION 28 , TOWNSHIP 49 , RANGE 33
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

KIVA NO.

APN NO. JA30620260300000000

PRIVATE IMPROVEMENT PLANS

BRUSH CREEK IS THE WATERSHED FOR THE PROJECT.
DISTURBED AREA: 0.14ac



PRIVATE QUANTITIES:

ITEM	UNIT	QUANTITY
EARTHWORK CUT-87, FILL-12	CY	201 (C)
SIDEWALK REMOVAL	SF	960
ASPHALT PAVING	SY	692
EROSION CONTROL	LS	1
SEEDING	SF	3,500
6' TALL FENCING	LF	2,148
PEDESTRIAN GATES	EA	36
MOTORIZED DRIVE THRU GATES	EA	6

PROPERTY DESCRIPTION:

VILLAGE GREEN CONDOMINIUMS TRACT 2 COMMON AREAS, KANSAS CITY,
JACKSON COUNTY, MISSOURI



UTILITIES:

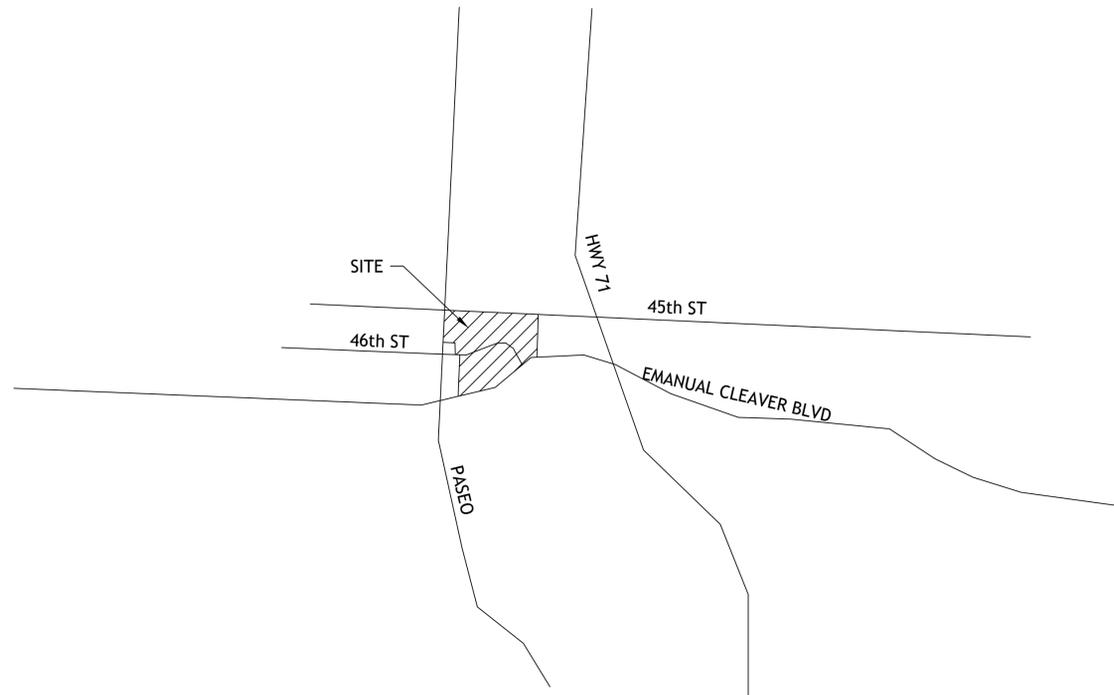
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED

Kansas City Power & Light	816-471-0060
Southwestern Bell Telephone	816-871-9900
KPL Gas Service Company	816-221-2200
Kansas City Public Works	816-274-2281
American Cablevision	816-231-1444
Water Pollution Control Dept.	816-274-2800
Missouri One-Call System	1-800-DIG-RITE

LEGEND

Existing	Proposed		
⊙ Control Point	—+—+— Centerline	● Post	— Right of Way
⊙ Clean Out	⊔ Curb Inlet	⊕ Power Pole	- - - Silt Fence
⊔ Electric Meter	⊔ Field Inlet	⊕ Sign	— Storm Sewer
-X-X- Fence	⊔ Grading Limits	○ Man Hole	X Spot Elevation
— Gas	⊔ Junction Box	⊕ Telephone Riser	- - - Sediment Logs/Waddles
○ Fire Hydrant	— Property Line	⊕ Tree	— Waddle
⊕ Down Guy	(R) Remove	— UGT Underground Telephone	— Water Main
⊕ Iron Pin	(R & R) Remove & Replace	⊕ Water Meter	
⊕ Light Pole		⊕ Water Valve	
⊔ Mail Box			



LOCATION MAP

PROJECT NOTES

- The construction covered by these plans shall conform to the current "City Standards" and Specifications of the CPS-DS-LDD, Kansas City, Missouri, except as noted.
- Elevations are based upon Kansas City, Missouri Datum. NAVD 88 +722.57
- All street name signs shall be installed in accordance with the requirements of the Transportation Department as part of the street construction work, by the paving contractor.
- Developer shall be responsible for the control of erosion and siltation during all phases of construction.
- All asphalt street construction shall be of virgin material.
- Manhole top elevations designated as "Field Verify" are located outside the street right-of-way. Developer ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
- Developer shall provide earthwork and material testing to comply with the "Standard Specifications of the CPS-DS-LDD" or as required by the City field representative. Prior to ordering pre-cast structures, shop drawings are to be submitted to the design engineer for approval. The design engineer shall indicate approval of the shop drawings and add the permit type and number on them and then submit them to the City Planning & Development Dept., Land Development Division.
- Development Services on the 5th floor of City Hall, 414 E. 12th St. KCMO 64106.
- All new sidewalk construction in front of the residential frontage will be the responsibility of the Builder.
- ADA ramps are to be constructed in conformance with DOJ/ADA standards.
- Storm Sewers crossing public streets shall conform to the flowable fill requirements as per the revised APWA Section 2602.3 Backfilling of Trenches dated April 2000.

OWNER

PLAZA EAST EQUITIES LLC
55 FIFTH AVE FL 15
NEW YORK, NY 10003

ORIGINAL SURVEY

ANDERSON SURVEY CO.
1270 NE DELTA SCHOOL RD
LEE'S SUMMIT, MO 64064

SURVEYOR FOR PROJECT AREAS

SCHMIDT, BECK & BOYD ENGINEERING, LLC
1415 SW TOPEKA BLVD.
TOPEKA, KS 66612
(785) 215-8630

ENGINEER

PFEFFERKORN ENGINEERING & ENVIRONMENTAL
19957 W 162nd ST
OLATHE, KS 66062
913-490-3967

SHEET INDEX:

COVER
C-1 DIMENSION PLAN
C-2 GRADING PLAN
C-4 EROSION CONTROL PLAN
C-5 LANDSCAPE PLAN
C-6 LANDSCAPE PLAN
C-7 LANDSCAPE PLAN
C-8 LANDSCAPE PLAN
C-9 DETAILS



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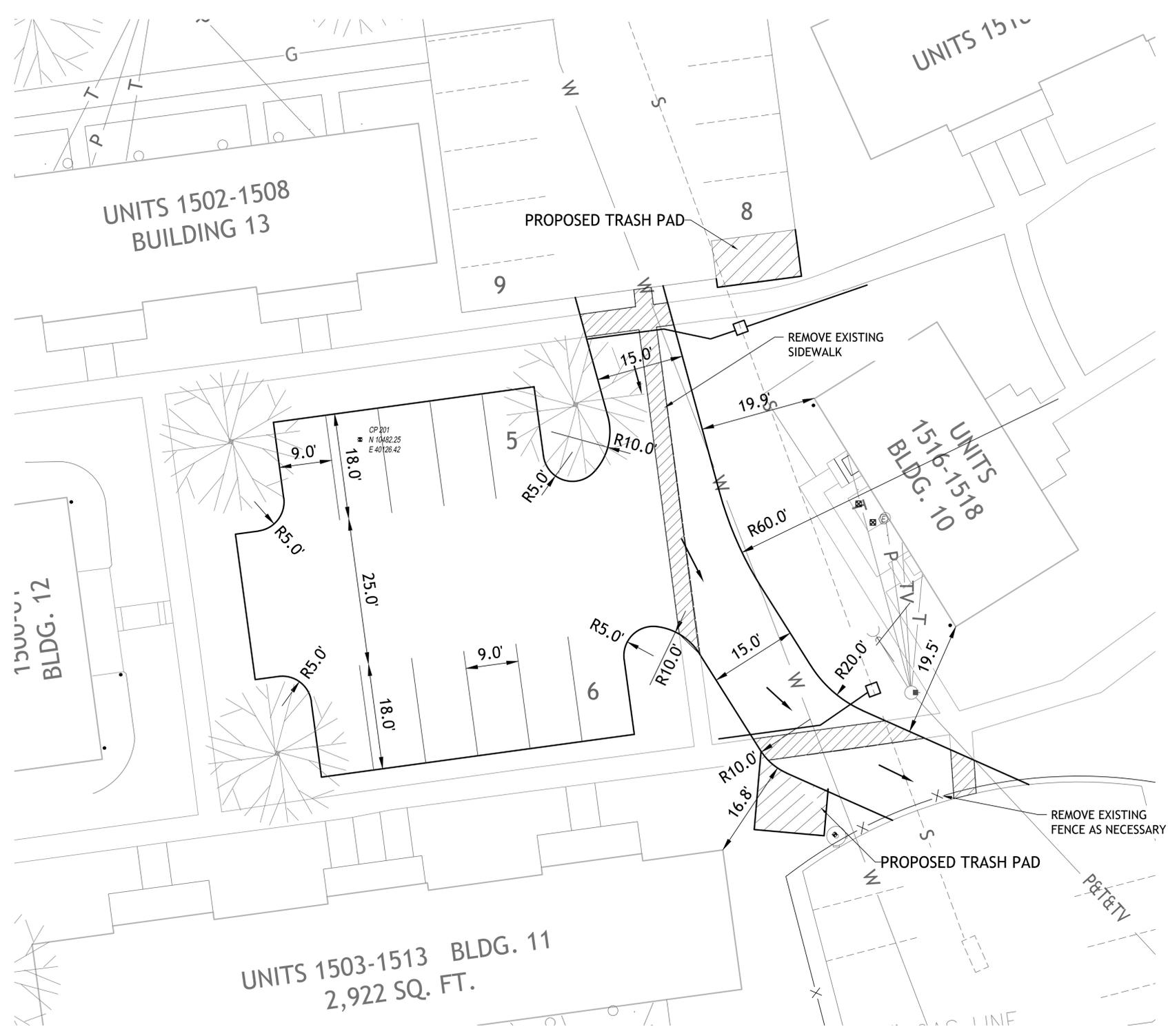
PLAZA EAST APARTMENTS
KANSAS CITY, MO

COVER SHEET

DATE	REVISION	BY	DATE	REVISION	BY

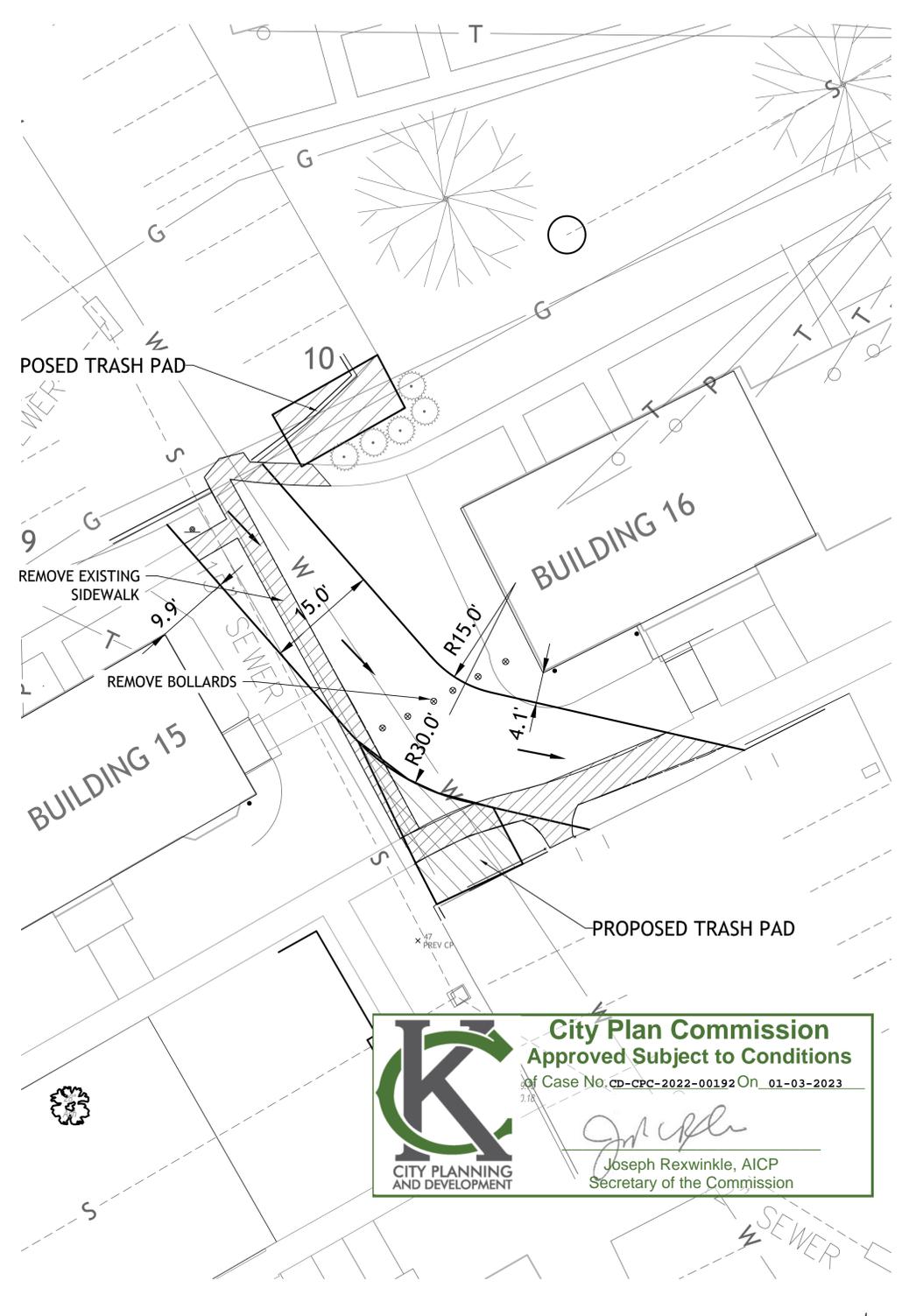
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COVER



UNITS 1503-1513 BLDG. 11
2,922 SQ. FT.

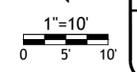
WEST CONNECTING DRIVE



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00192 On 01-03-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

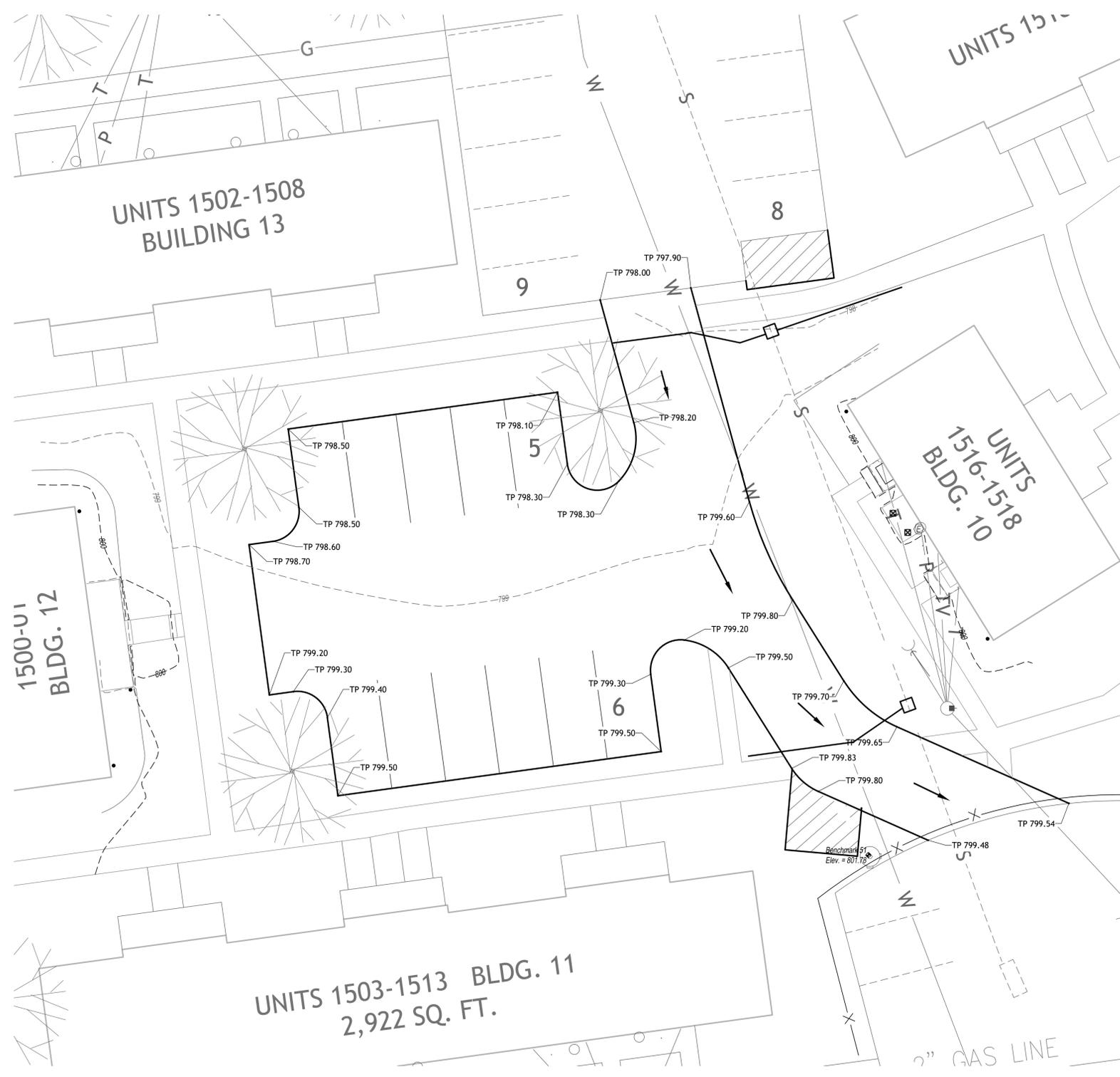
EAST CONNECTING DRIVE



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COMMENTS	REVISIONS

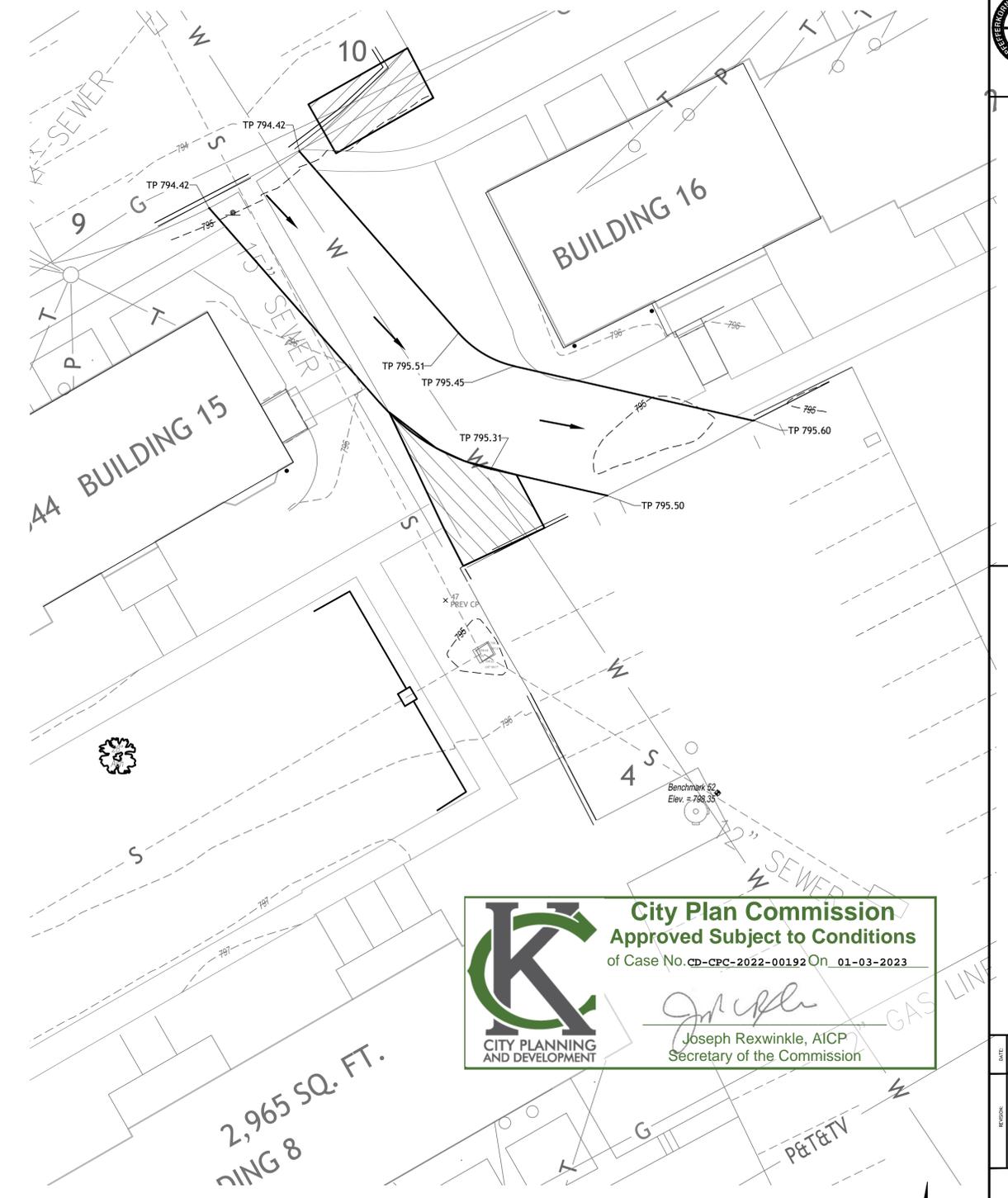


DESIGN BY	DATE	PROJECT	REVISION



UNITS 1503-1513 BLDG. 11
2,922 SQ. FT.

WEST CONNECTING DRIVE



2,965 SQ. FT.
BUILDING 8

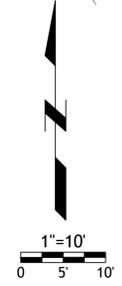
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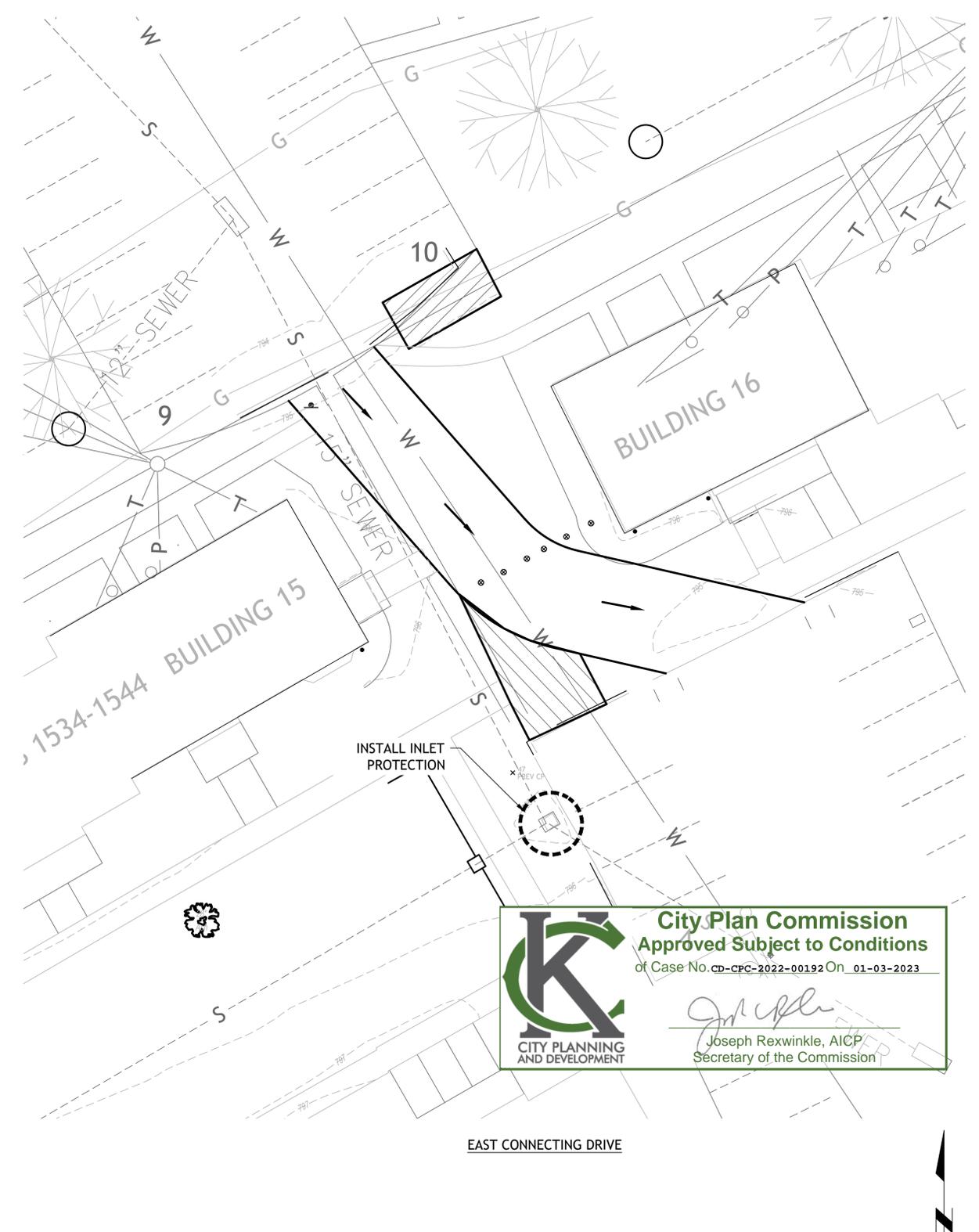
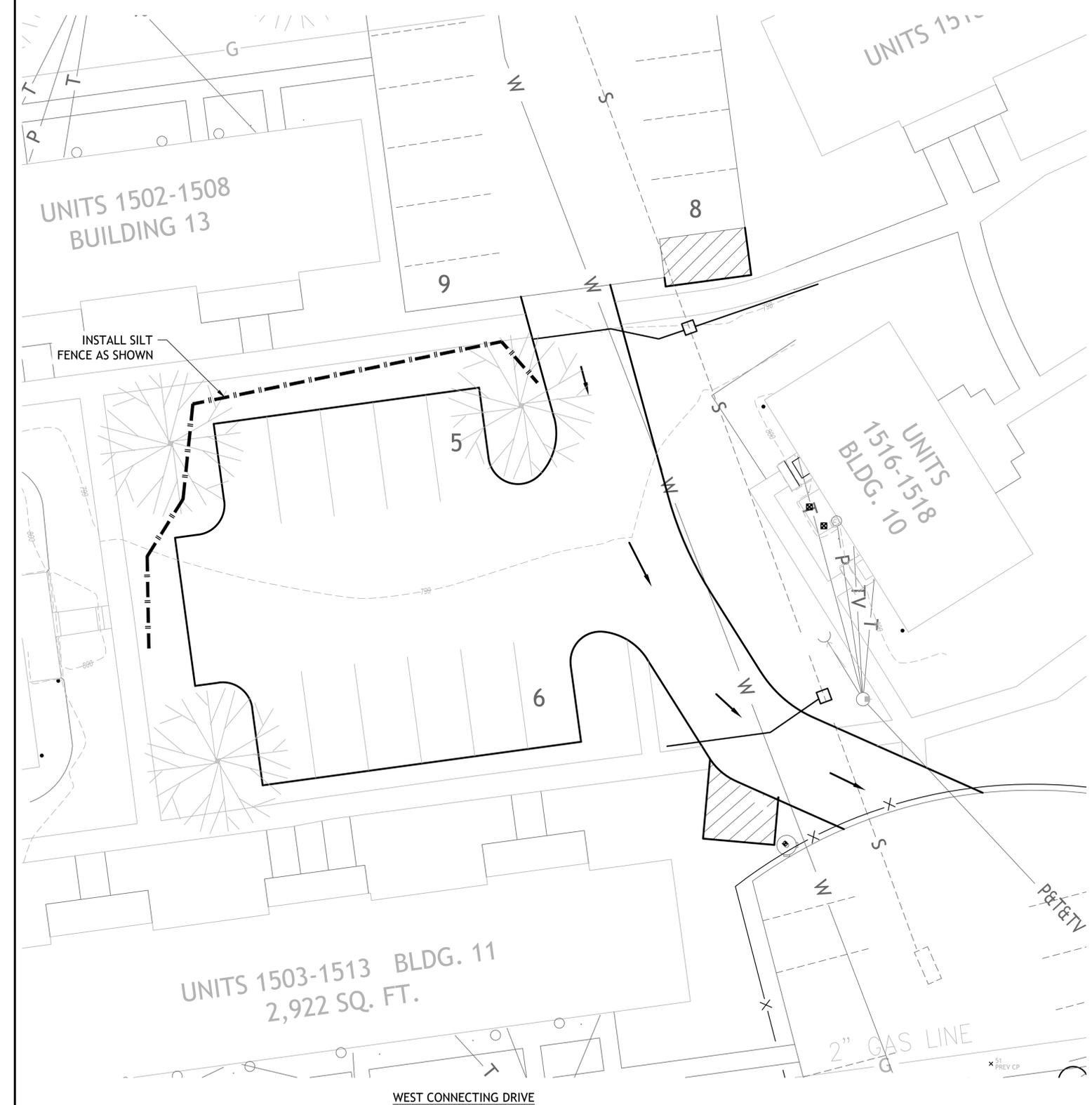


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CITY COMMENTS	DATE	BY
CITY COMMENTS	DATE	BY



DESIGN BY	DATE	PROJECT	REVISION #
CD	1/13/23	PLAZA EAST APARTMENTS	

Scale: 1" = 10'



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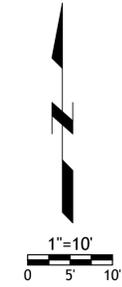
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**CITY PLANNING
AND DEVELOPMENT**

- LEGEND**
- PROPERTY LINE / LIMITS OF GRADING
 - - - - - SILT FENCE - POST MAX SPACING 8' USE ESC 10 DETAIL
 - INLET PROTECTION USE ESC-06

Erosion & Sedimentation control measures in place shall be checked & maintained weekly or within 24 hours following a rain measuring greater than 0.5 inches in 24 hours as recorded at KCI Airport.

NOTE:
NO WETLANDS PRESENT ON THIS PROPERTY





LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

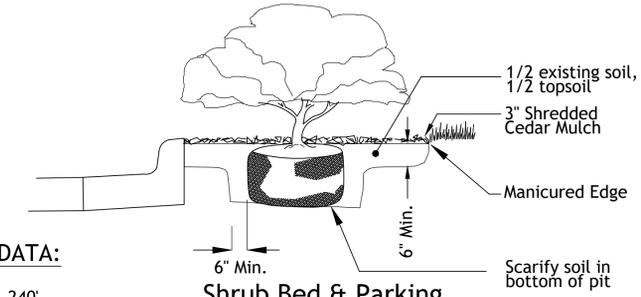
Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



LANDSCAPE DATA:

45th STREET	1,240'
REQUIRED	
1 SHADE / 30'	= 41
PROVIDED	
EXISTING TREES	= 3
ORNAMENTAL TREES	= 39 (EXISTING OVERHEAD POWER)

PASEO	458'
REQUIRED	
1 SHADE / 30'	= 15
PROVIDED	
EXISTING TREES	= 4
SHADE TREES	= 11

46th STREET (NORTH/EAST SIDE)	1,112'
REQUIRED	
1 SHADE / 30'	= 37
PROVIDED	
EXISTING TREES	= 8
SHADE TREES	= 29

46th STREET (SOUTH/WEST SIDE)	
REQUIRED	
1 SHADE / 30'	= 37
PROVIDED	
EXISTING TREES	= 7
SHADE TREES	= 29

WOODLAND AVE	507'
REQUIRED	
1 SHADE / 30'	= 17
PROVIDED	
EXISTING TREES	= 3
SHADE TREES	= 14

EMANUEL CLEVER BLVD	1,114'
REQUIRED	
1 SHADE / 30'	= 37
PROVIDED	
EXISTING TREES	= 18
SHADE TREES	= 19

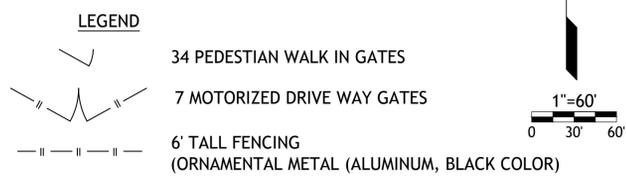
LANDSCAPE DATA:

SOUTH/WEST 46th ST INTERIOR PARKING	86 STALLS
REQUIRED	
35sf OF LANDSCAPE ISLANDS/STALL	= 3,010sf
1 TREE / 5 PARKING STALL	= 17
1 SHRUB / PARKING STALL	= 86
PROVIDED	
LANDSCAPE ISLANDS	= 3,301sf
EXISTING TREES	= 22
SHRUBS	= 94

NORTH/EAST 46th ST INTERIOR PARKING	227 STALLS
REQUIRED	
35sf OF LANDSCAPE ISLANDS/STALL	= 7,945sf
1 TREE / 5 PARKING STALL	= 45
1 SHRUB / PARKING STALL	= 227
PROVIDED	
LANDSCAPE ISLANDS	= 5,063sf
EXISTING TREES	= 78
SHRUBS	= 230

Typical Utility Box Screening Details

NOTE:
ALL TRASH RECEPTACLES SHALL BE SCREENED WITH LANDSCAPE OR 6' TALL WOODEN FENCE



Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
●	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	2'o.c.
○	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.
⊗	80	Snowmound Spirea	Spirea Nipponica 'Snowmound'	3 gal.	Cont.	4'o.c.
⊕	75	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	3 gal.	Cont.	4'o.c.

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	55	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
⊕	51	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
⊕	15	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1.5" cal	BB	As Shown
⊕	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB	As Shown
⊕	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown

Symbol	Quantity	Common Name
⊕	EXISTING TREE	

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PLAZA EAST APARTMENTS
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LANDSCAPE PLAN

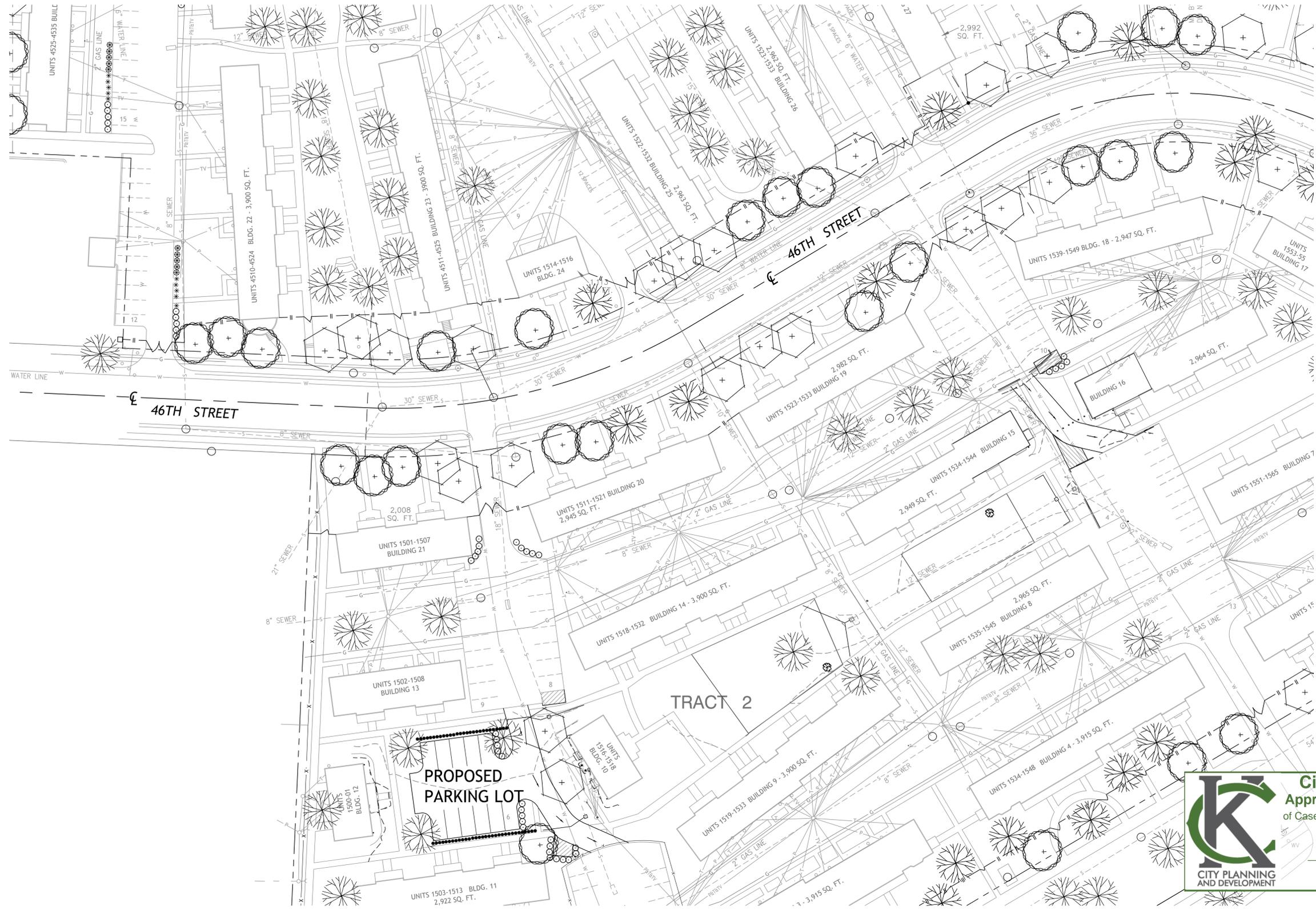
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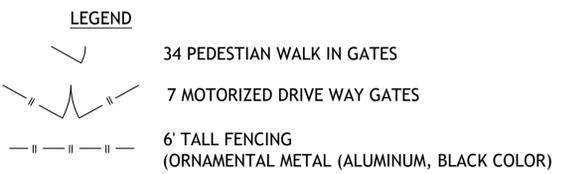
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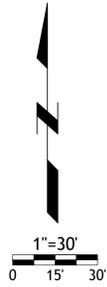
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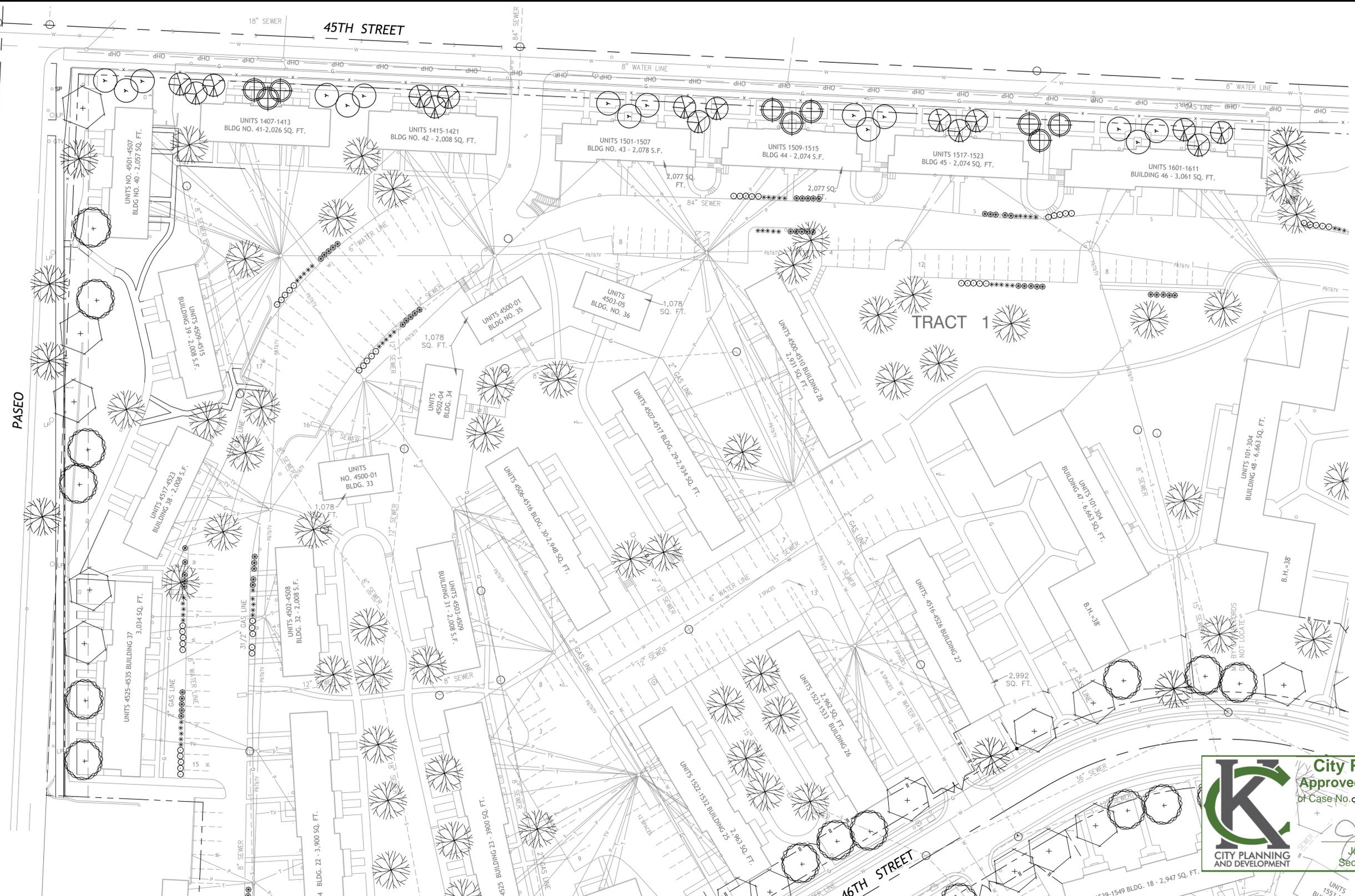
PLAZA EAST APARTMENTS
 KANSAS CITY, MO

LANDSCAPE PLAN

DATE	10-10-22
REVISION	
COMMENTS	
NEW FILE WITH GATES	
OFF COMMENTS	
CITY COMMENTS	

Scale: 1" = 10'

C-6



PLAZA EAST APARTMENTS
 KANSAS CITY, MO

LANDSCAPE PLAN

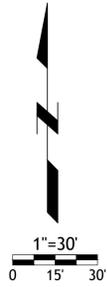
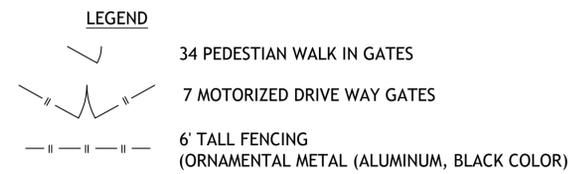
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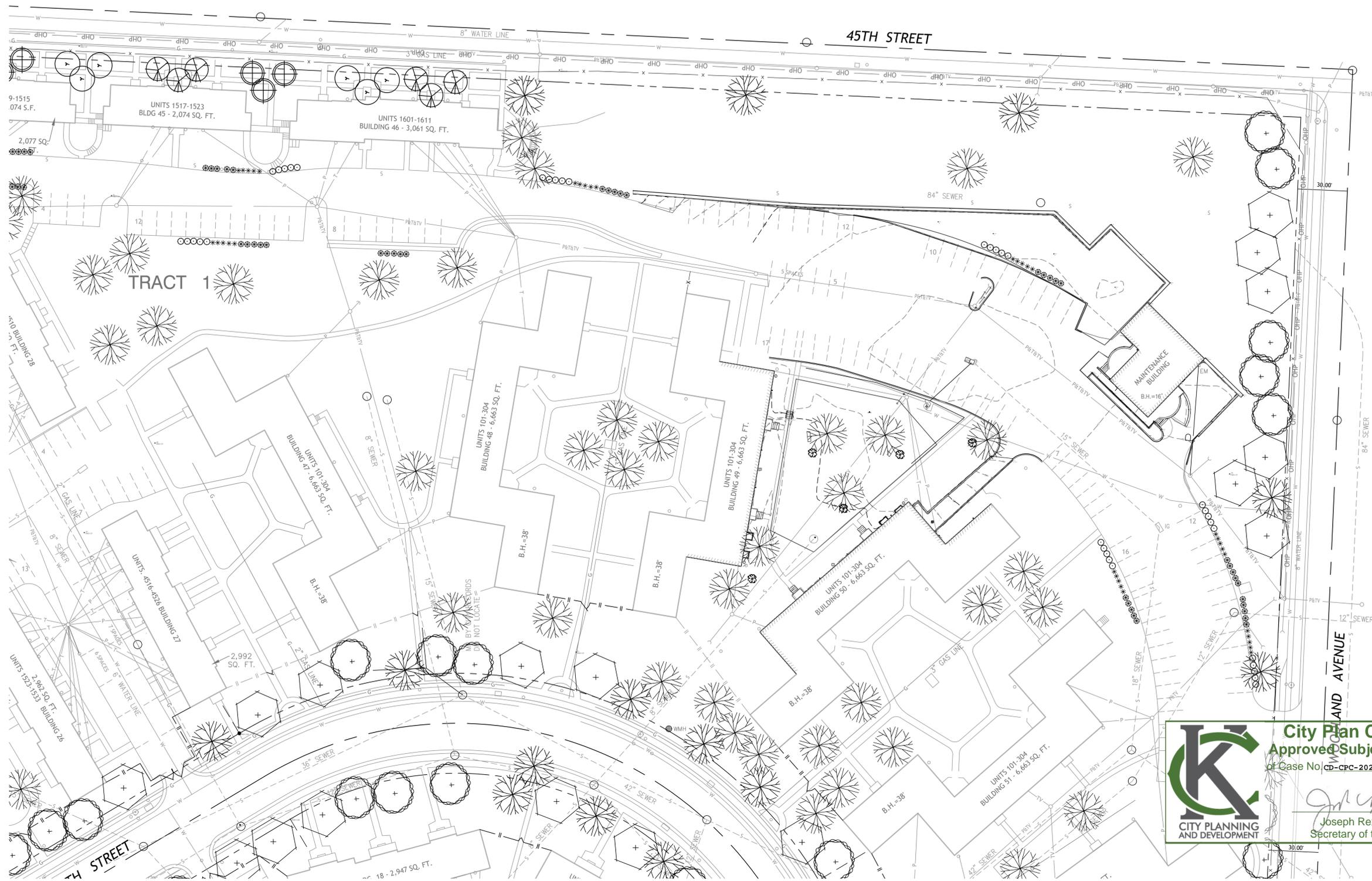
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EXISTING TREE



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REVISION	COMMENTS	DATE	REVISION	COMMENTS	DATE

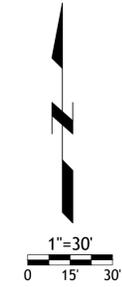


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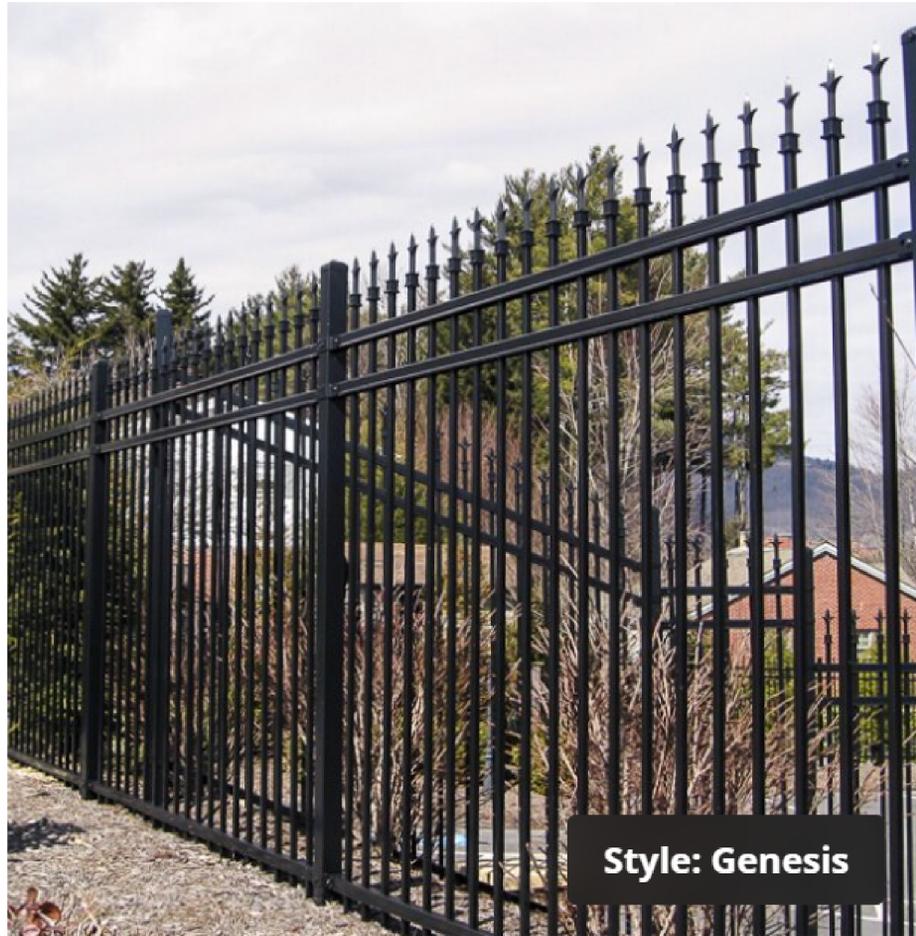
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NO.	DATE	REVISION
1	01-15-23	ISSUE FOR PERMIT
2	01-15-23	ISSUE FOR PERMIT
3	01-15-23	ISSUE FOR PERMIT



Style: Genesis



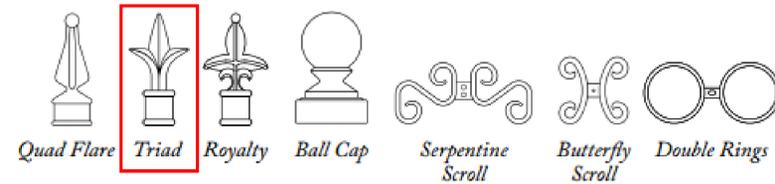
GENESIS™

Creatively Distinct

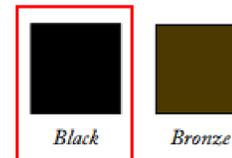
Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS

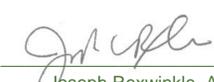


COLOR OPTIONS



FENCE DETAILS
MONTAGE® RESIDENTIAL ORNAMENTAL STEEL FENCE

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DATE	10-22	11-15-20	11-15-20	11-15-20
PERSON	COMMENTS	REVISED WITH GATE	CITY COMMENTS	CITY COMMENTS



DRAWN BY	DATE	PROJECT	REVISION #