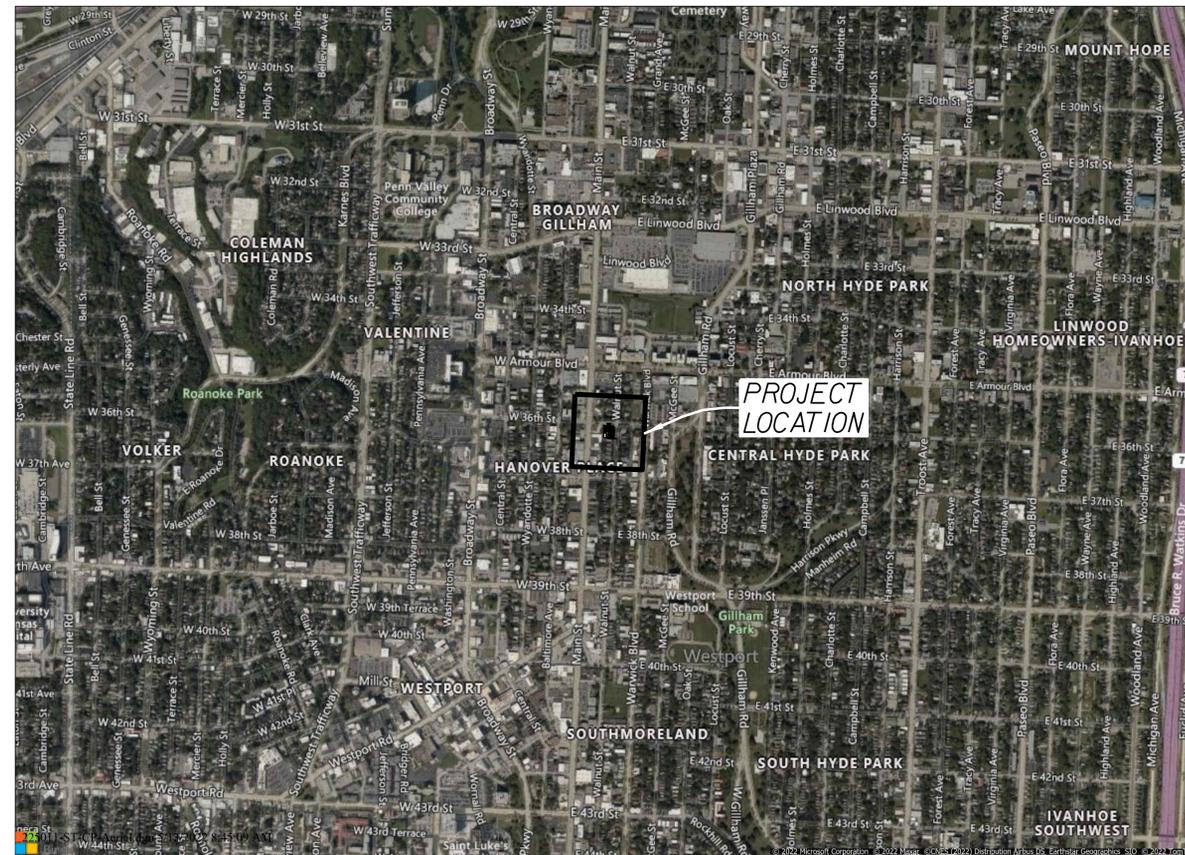


THE WALNUT TOWNHOMES MPD REZONING/PRELIMINARY PLAN/ PRELIMINARY PLAT/AREA PLAN AMENDMENT

*3600 WALNUT STREET
SECTION 20, TOWNSHIP 49 NORTH RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI*



VICINITY MAP
1" = 1000'

INDEX OF SHEETS	
C1	TITLE SHEET
C2	OVERALL SITE PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	PRELIMINARY PLAT
LH	LANDSCAPE PLAN
A1-A3	BUILDING ELEVATIONS

OWNER/DEVELOPER:
36W PARTNERS LLC
111 W 10TH ST
KANSAS CITY, MO 64105
CONTACT: GREGORY BAIR
EMAIL: gpb@36wpartners.com
PHONE NUMBER: 816.447.5247

ENGINEER:
CFS ENGINEERS, P.A.
1421 E. 104TH STREET SUITE 100
KANSAS CITY, MO 64131
CONTACT: LANCE W. SCOTT
EMAIL: lscott@cfs.com
PHONE NUMBER: 816.333.4477

ARCHITECT:
HANS THOMAS & ASSOCIATES
4741 CENTRAL STREET, SUITE 1335
KANSAS CITY, MO 64112
CONTACT: HANS THOMAS
EMAIL: hthomas@hthomasc.com
PHONE: 816.686.2242

LANDSCAPE ARCHITECT:
VERDIGRIS STUDIO MIDWEST
9328 CATALINA
PRAIRIE VILLAGE, KANSAS 66207
CONTACT: KEVIN VOGT
EMAIL: kvogt@verdigrismidwest.com
PHONE: 913.424.8311



Rev.	Date	Description

Drawn by	Checked by	Date	Scale
LWS	LWS	6/21/22	1" = 20'

Project Name	Project Address
THE WALNUT TOWNHOMES	3600 WALNUT ST. KANSAS CITY, MO 64111

TITLE SHEET

Sheet reference number:
C1

THE WALNUT TOWNHOMES

MPD REZONING/PRELIMINARY PLAN/PRELIMINARY PLAT/AREA PLAN AMENDMENT

3600 WALNUT STREET
SECTION 20, TOWNSHIP 49 NORTH RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI

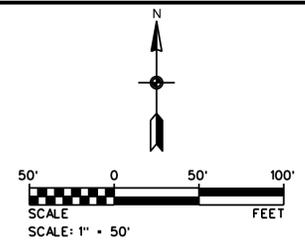


LEGEND:

- ① PROPERTY NUMBER
- 17 BLOCK NUMBER
- PROPERTY LINE
- PROPOSED PROJECT BOUNDARY

PROPERTY SUMMARY TABLE:

Property Number	Owner	Address	Zoning	Land Use
1	THE MAINLAND LLC	3540 MAIN STREET	B3-2	5212
2	THE MAINLAND LLC	3550 MAIN STREET	B3-2	2100
3	THE MAINLAND LLC	6 W. 36TH STREET	B3-2	2100
4	BIBB ROBERT - TRUSTEE	3600 MAIN STREET	B3-2	2100
5	MJPD 3604 LLC	3604 MAIN STREET	B3-2	2100
6	VARIETY HOUSE, LLC	3620 MAIN STREET	B3-2	2100
7	EXACT 36 BLOCK LLC	3634 MAIN STREET	B3-2-MI-5	3120
8	EXACT 36 BLOCK LLC	3636 MAIN STREET	B3-2	2100
9	M&G 3527 LLC	3527 MAIN STREET	B3-2	2100
10	EIGHT TWELVE PROPERTIES INC % LOREN G REA	3537 MAIN STREET	B3-2	3120
11	36 MAIN LLC	3601 MAIN STREET	B3-2	2300
12	JGK COLLECTIVE LLC	3611 MAIN STREET	B3-2	2100
13	KANSAS CITY PROPERTIES & INVESTMENTS LLC	3617 MAIN STREET	B3-2	2100
14	KANSAS CITY PROPERTIES & INVESTMENTS LLC	3619 MAIN STREET	B3-2	2100
15	EIGHTY SEVEN CAPITAL LLC	3635 MAIN STREET	B3-2	2100
16	MCCUE MEGGAN L & QUINN R	3526 WALNUT STREET	R-6	1125
17	WOLF BRADLEY & WEBB PHILIP	3530 WALNUT STREET	R-6	1111
18	MAGRONE J DANIEL & WILLIAM J RAY	3534 WALNUT STREET	R-6	1111
19	ENLDE SAMUEL & MONICA	3612 WALNUT STREET	R-6	1122
20	CROSS ZACHARY A & LEANNE C	3616 WALNUT STREET	R-6	1111
21	ANDRUSS VALERIE ROSE & MARK ARCHER-TRUST	3620 MAIN STREET	R-6	1111
22	LA CASA I LLC	3624 WALNUT STREET	R-6	1122
23	3626 WALNUT ST LLC	3626 WALNUT STREET	R-25	1122
24	SHIELDS ROGER M & AURORA	3632 WALNUT STREET	R-6	1124
25	CULVER STEVEN & MEGAN	3636 WALNUT STREET	R-6	1111
26	DHARMA SIKH % KARTA P S KHALSA	3523 WALNUT STREET	R-6	5212
27	SIKH DHARMA OF KANSAS CITY	3525 WALNUT STREET	R-6	1122
28	BURK WILLIAM R & STOCKTON SCOTT H	100 E 36TH STREET	R-6	1125
29	KHALSA SARAB NAM S & NIRMAL K	360 WALNUT STREET	R-6	1111
30	PINTADO EMILY & JONATHAN	3609 WALNUT STREET	R-6	1111
31	MARTIN FAMILY TRUST DATED 5/3/2021	3611 WALNUT STREET	R-6	1122
32	GARTNER WILLIAM WESLEY	3619 WALNUT STREET	R-25	1122
33	GARTNER WILLIAM WESLEY	3625 WALNUT STREET	R-6	9500
34	AHMED KASHIF	3629 WALNUT STREET	R-6	1122
35	AV-RH MIDTOWN COLLECTION LLC	3635 WALNUT STREET	R-15	1125
36	AL REAL ESTATE SPE LLC	3524 WARWICK BLVD	R-6	7400/5212
37	SAXER PROPERTIES * I LLC	121 E 36TH STREET	R-6	1125
38	AV-RH SOHO APARTMENTS LLC	3612 WARWICK BOULEVARD	R-15	1125
39	AV-RH SOHO APARTMENTS LLC	3630 WARWICK BOULEVARD	R-15	1125



KCMO LAND USE CODES:

- 1111 SINGLE FAMILY (NON MOBILE HOME PARK)
- 1122 DUPLEX
- 1124 MULTIFAMILY - 4 UNITS
- 1125 MULTIFAMILY - 5 UNITS OR GREATER
- 2100 COMMERCIAL (NON-OFFICE)
- 2300 OFFICE
- 3120 LIGHT INDUSTRY/STORAGE/DISTRIBUTION/VEHICLE SALE/SERVICE
- 5212 PAVED PARKING/OTHER PAVED LOTS
- 7400 OTHER RECREATION
- 9500 VACANT RESIDENTIAL

CFS ENGINEERS
cfs.com
1421 E. 104th Street, Ste. 100, Overland Park, MO 66214
P: 913.333.4477 F: 913.333.6688
MISSOURI LICENSE # 00022



Date	Revised By	Description

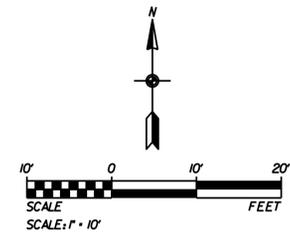
Date	Revised By	Description

Date	Revised By	Description

Date	Revised By	Description

Date	Revised By	Description

Sheet reference number:
C2



Structure 10 = Sanitary Sewer 1
 Structure Type = 4" Dia. Manhole (Brick)
 Rim Elevation = 924.01
 In (N) = 924.41 8" VCP
 Out (S) = 924.31 8" VCP
 Pipe running through structure going West to East 8" Metal Pipe

LEGEND:

▭ PROPOSED CONCRETE PAVEMENT

LEGAL DESCRIPTION:

LOTS 1,2 AND 3, BLOCK 19, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

AREA PLAN AMENDMENT:

FROM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL

PROPOSED UNITS/ACRE = 17.3 UNITS/ACRE

ALLOWED UNITS/ACRE = 17.4 UNITS/ACRE

SITE DATA TABLE				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-6	MPD	R-6 TO MPD	
GROSS LAND AREA				
IN SQUARE FEET	20,085.65	20,085.65		
IN ACRES	0.46	0.46		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA				
IN SQUARE FEET	20,085.65	20,085.65		
IN ACRES	0.46	0.46		
BUILDING AREA (SQ.FT.)	0	7,464		
FLOOR AREA RATIO	0	37.16%		
RESIDENTIAL INFO				
TOTAL DWELLING UNITS	0	8		
SEMI-ATTACHED HOUSE	0	2		
MULTI-PLEX	0	6		
TOTAL LOTS	1	1		
RESIDENTIAL	1	1		

BUILDING DATA TABLE				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	25 FT	8 FT	25 FT TO 8 FT	
FRONT SETBACK	25 FT	15 FT	25 FT TO 15 FT	
SIDE SETBACK	8 FT	5 FT	8 FT TO 5 FT	
SIDE SETBACK (ABUTTING STREET)	15 FT	9 FT	15 FT TO 9 FT	
HEIGHT	35 FT	40 FT	35 FT TO 40 FT	

PARKING SUMMARY TABLE					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USES					
TOWNHOMES	1 SPACE PER UNIT 8 UNITS = 8 SPACES	8 SPACES	0 SPACES	0 SPACES	NONE
TOTAL	8 SPACES	8 SPACES	0 SPACES	0 SPACES	NONE

CFS ENGINEERS
 cfs.com
 MISSOURI LICENSE # 00022

STATE OF MISSOURI
 JAMES W. WILSON - ENGINEER
 06/21/22
 MISSOURI LICENSE # 00022

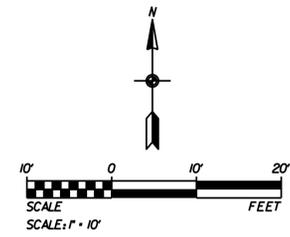
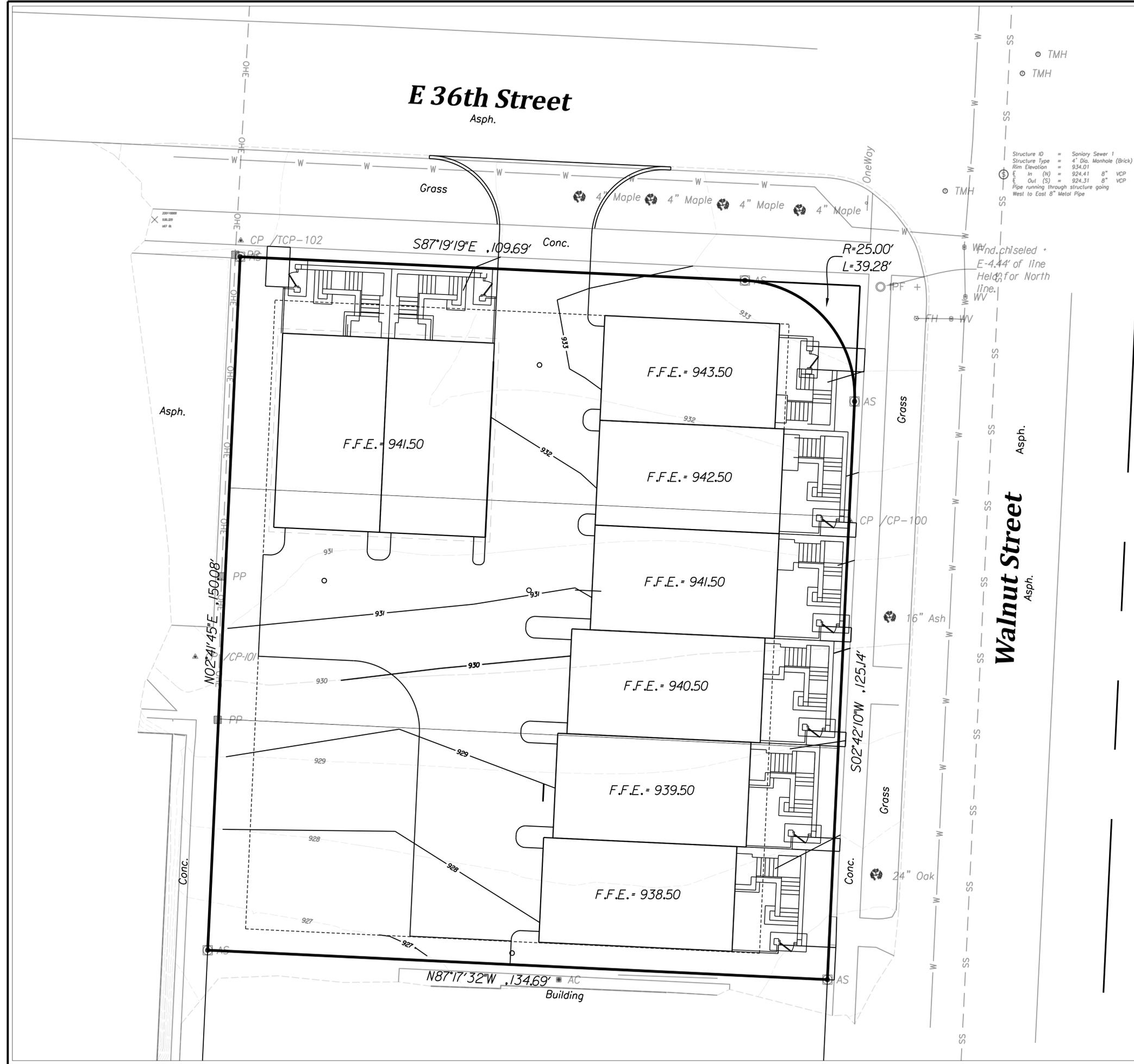
Rev.	Date	By	Description

Designated by	Drawn by	Checked by	Reviewed by
UW	UW	UW	UW

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111
 36 W PARTNERS, LLC
 1117 10TH ST
 KANSAS CITY, MO 64105

SITE PLAN

Sheet reference number:
C3



LEGEND:

- 932 — PROPOSED MINOR CONTOUR LINE
- 935 — PROPOSED MAJOR CONTOUR LINE
- - - 932 - - - EXISTING MINOR CONTOUR LINE
- - - 935 - - - EXISTING MAJOR CONTOUR LINE

CFS ENGINEERS
 cfs.com
 MISSOURI REGISTERED PROFESSIONAL ENGINEER NUMBER 00822

STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 06/21/22
 MISSOURI REGISTERED PROFESSIONAL ENGINEER NUMBER 00822

Rev.	Date	By	Description

DATE	BY	REVIEWED BY	DATE

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

36 W PARTNERS, LLC
 1111 W 10TH ST
 KANSAS CITY, MO 64105

GRADING PLAN

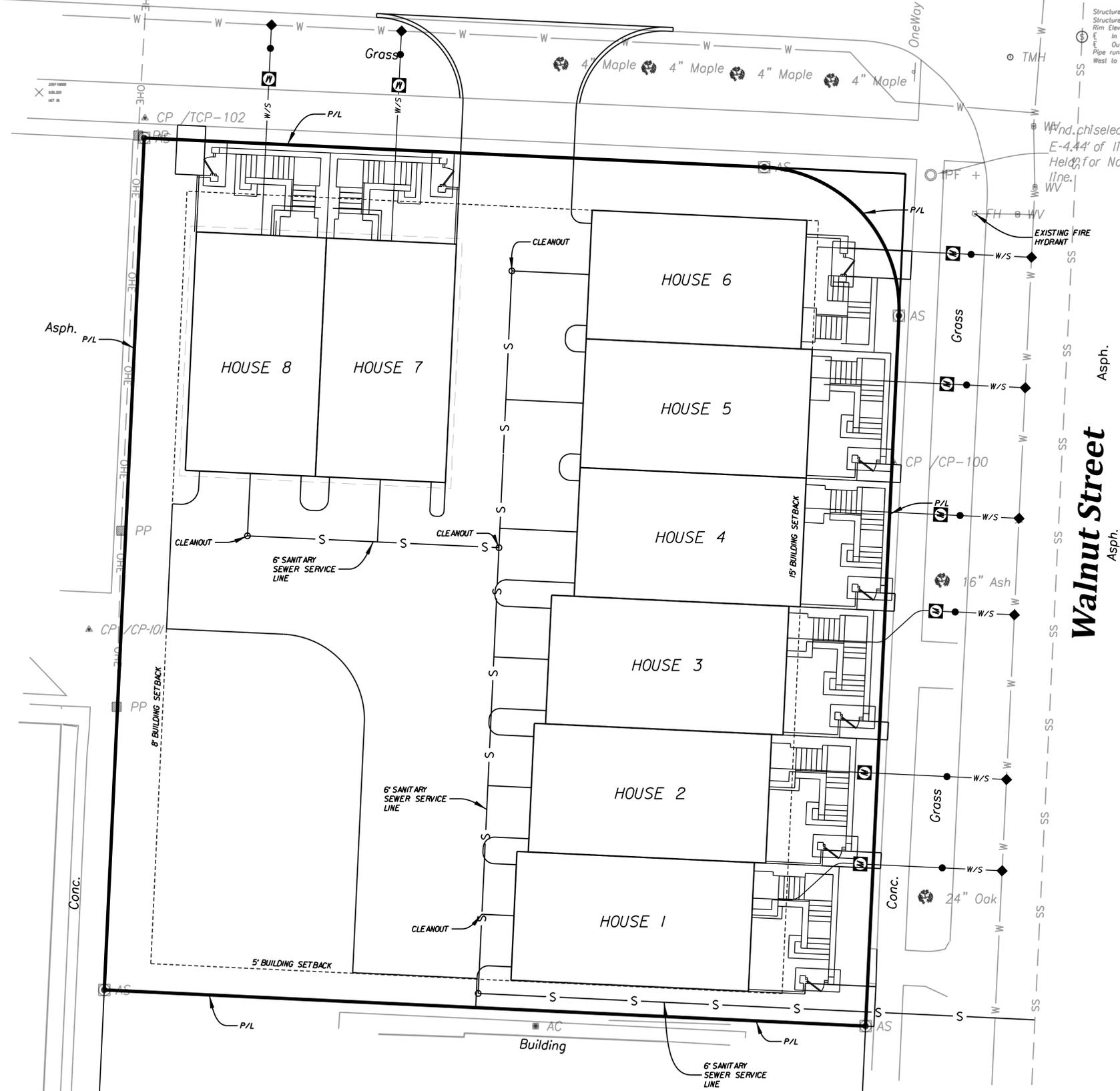
Sheet reference number:
C4

E 36th Street

Asph.

Walnut Street

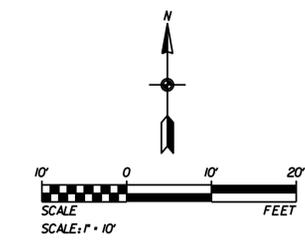
Asph.



Structure ID = Sanitary Sewer 1
 Structure Type = 4" Dia. Manhole (Brick)
 Rim Elevation = 934.01
 In (N) = 924.41 8" VCP
 Out (S) = 924.31 8" VCP
 Pipe running through structure going West to East 8" Metal Pipe

LEGEND:

- 3/4" WATER METER
- CURB STOP VALVE
- WATER SERVICE CONNECTION
- SANITARY SEWER CLEANOUT
- W/S PROPOSED WATER SERVICE LINE
- PROPOSED 6" SANITARY SEWER SERVICE LINE
- W EXISTING WATER MAIN
- EXISTING 8" SEWER LINE
- OHE ELECTRICAL LINE



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 MISSOURI REGISTERED PROFESSIONAL ENGINEER NUMBER 00822

STATE OF MISSOURI
 JEFFERSON COUNTY
 06/21/22
 MISSOURI REGISTERED PROFESSIONAL ENGINEER NUMBER 00822

Rev.	Date	By	Description

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

36 W PARTNERS, LLC
 111 W 10TH ST
 KANSAS CITY, MO 64105

Designed by: **WMS**
 Drawn by: **WMS**
 Checked by: **WMS**
 Date: 06/21/22

Reviewed by: **WMS**
 P/checked by: **WMS**
 Project name: 36 W PARTNERS
 Scale: 1" = 20'

UTILITY PLAN

Sheet reference number:
C5

PLANT SCHEDULE

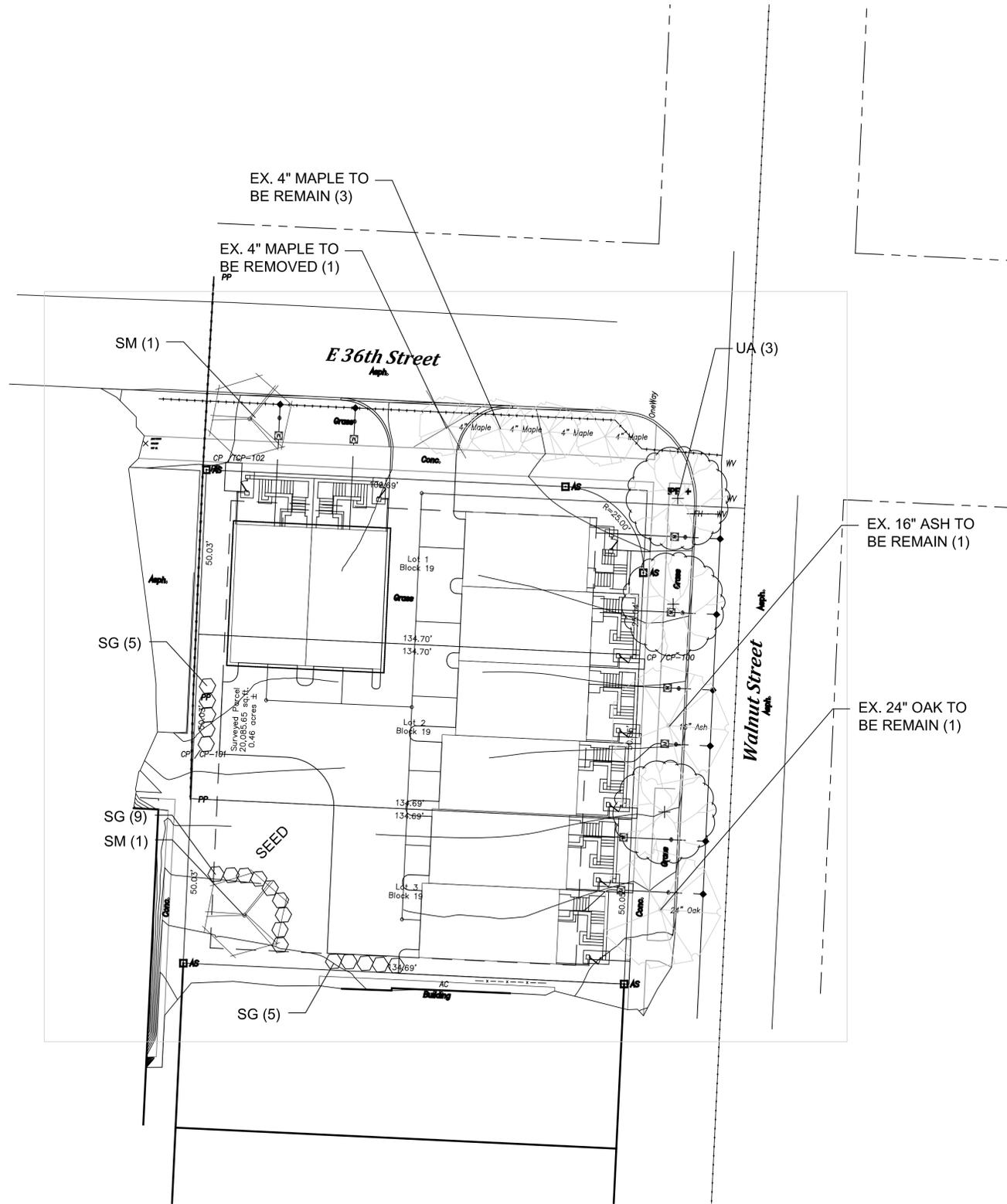
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
SM	2	Acer Saccharum	Sugar Maple	2" cal. b & b	per plan
UA	3	Ulmus americana 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
EVERGREEN SHRUBS					
SG	19	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	3 gal.	per plan

LANDSCAPE CALCULATIONS:

LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
STREET TREES	1 TREE PER 30'	150 L.F. / 30' = 5 STREET TREES REQ. WALNUT ST.	5 TREES PROVIDED (2 EX. 3 PROPOSED)
STREET TREES	1 TREE PER 30'	130 L.F. / 30' = 4 STREET TREES REQ. 36TH ST.	4 TREES PROVIDED (3 EX. 1 PROPOSED)
PERIMETER LANDSCAPING OF PARKING (WEST PL.)	CONT. VISUAL EVERGREEN SCREEN		5 SHRUBS PROVIDED
PERIMETER LANDSCAPING OF PARKING (SOUTH PL.)	CONT. VISUAL EVERGREEN SCREEN		5 SHRUBS PROVIDED

LANDSCAPE NOTES:

- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS. EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3" AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF KANSAS CITY, MO AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFLORIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL PESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6" TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL, COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, INCLUDING RIGHTS-OF-WAY AREAS, 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.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITHIN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.



1 Landscape Plan
scale: 1" = 20'-0"



Rev.	Date	By	Description
1	06/20/22	AV	Initial Issue

THE WALNUT TOWNHOMES
3600 WALNUT ST.
KANSAS CITY, MO 64111

36 W PARTNERS, LLC
111 W 10TH ST
KANSAS CITY, MO 64108

Designed by: AV
Drawn by: AV
Checked by: AV
Reviewed by: AV
Submitted by: AV
File name: PLS-03
Plot date: 06/20/22
Scale: 1" = 20'

LANDSCAPE PLAN

1 Landscape Plan
scale: 1" = 20'-0"

north

Sheet reference number:
L1-1

THESE ELEVATIONS HAVE BEEN MODIFIED AS PER PUBLIC HEARINGS AND RECOMMENDATIONS FROM THOSE LIVING IN THE AREA.
 THE ROOF LINES HAVE BEEN ADJUSTED AND THE FRONT COURTYARDS HAVE BEEN REDESIGNED.
 THE ROOFS WILL BE 45 YEARS ARCHITECTURAL SHINGLES, FIELD WILL BE CEMENTITIOUS SIDING AND A MASONRY BASE.



HOUSE ONE

HOUSE TWO

HOUSE THREE

HOUSE FOUR

HOUSE FIVE

HOUSE SIX

1

3600 WALNUT TOWNHOME'S ELEVATION

3/32" = 1'-0"

HANS THOMAS &
 ASSOCIATES
 ARCHITECTURAL SOLUTIONS
 4741 CENTRAL STREET SUITE 1335
 KANSAS CITY, MISSOURI 64112-1333
 P 816.686.2412

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

HANS R. THOMAS, ARCHITECT

REVISIONS

DATE: 06.19.22

SHEET NO.

A1

THESE ELEVATIONS HAVE BEEN MODIFIED AS PER PUBLIC HEARINGS AND RECOMMENDATIONS FROM THOSE LIVING IN THE AREA.
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HOUSE SIX

HOUSE FIVE

HOUSE FOUR

HOUSE THREE

HOUSE TWO

HOUSE ONE

2

3600 WALNUT TOWNHOME'S ELEVATION

3/32" = 1'-0"

HANS THOMAS &
 ASSOCIATES
 ARCHITECTURAL SOLUTIONS
 4741 CENTRAL STREET SUITE 1335
 KANSAS CITY, MISSOURI 64112-1333
 P: 816.886.2424

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

HANS R. THOMAS, ARCHITECT

REVISIONS

DATE: 06.19.22

SHEET NO.

A2



5 EAST 36th Street END OF UNITS ELEVATIONS (SIMILAR AND MIRRORED)
 3/32" = 1'-0"



HOUSE EIGHT HOUSE SEVEN

4 EAST 36th Street SOUTH ELEVATIONS
 3/32" = 1'-0"



HOUSE SEVEN HOUSE EIGHT

3 EAST 36th Street NORTH ELEVATIONS
 3/32" = 1'-0"

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REVISIONS

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SHEET NO.

A3

4
3
2
1

