



# CITY PLAN COMMISSION STAFF REPORT

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

July 5, 2022

## Project Name Promise Place

### Docket #6/ Case # Request

.1 - CD-CPC-2022-00084 – Area Plan Amendment.  
.2 – CD-CPC-2022-00086 – Rezoning with plan

### Applicant

Trevor Fox  
Anderson Engineering

### Owner

Vecino Group, LLC

Location	4423 Olive Street.
Area	About 2.6 acres
Zoning	R-2.5
Council District	3 <sup>rd</sup>
County	Jackson
School District	KCMO

### Surrounding Land Uses

**North:** zoned R-2.5, single family residences.

**South:** zoned R-2.5, single family residences.

**East:** zoned R-2.5, single family residences/ vehicle storage.

**West:** zoned R-2.5, single family residences.

### Major Street Plan

Olive Street, Wabash Avenue and E. 45<sup>th</sup> Street are no identified on the City's Major Street Plan at this location.

### Land Use Plan

The current area plan of record is the Heart of the city Area Plan which recommends Residential Urban Low Density land use at this location. This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Ivanhoe Neighborhood Council, and surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on June 21, 2022, a summary of which is attached.

## EXISTING CONDITIONS

The project site is combination of 26 platted lots totaling about 2.6 acres generally located on the north side of E. 45<sup>th</sup> Street between Wabash Avenue on the east and Olive Street on the west. The existing parcel was the site of Henry C. Kumpf Elementary School which has since been demolished. The project site is currently vacant. The surround streets are improved with curbs, gutter and sidewalk at this location.

The project site is bordered by existing single family homes on the east, west and south. There are several vacant parcels around this site.

## NEARBY DEVELOPMENTS

- Oak Park Townhomes – NEC of Prospect and E. 39<sup>th</sup> Street.
- Ivanhome Cottages – Garfield Avenue and E. 39<sup>th</sup> Street (Horrace Mann).

## SUMMARY OF REQUEST

The applicant is seeking approval of an area plan amendment, and a rezoning from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings on one lot.

## KEY POINTS

- Former site of Henry C. Kumpf Elementary School.
- Ivanhoe Park and Oak Park are north of E. 44<sup>th</sup> Street.
- The project is within the Oak Park Urban Renewal Plan.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 Approval without condition.

Docket #6.2 Approval with condition.

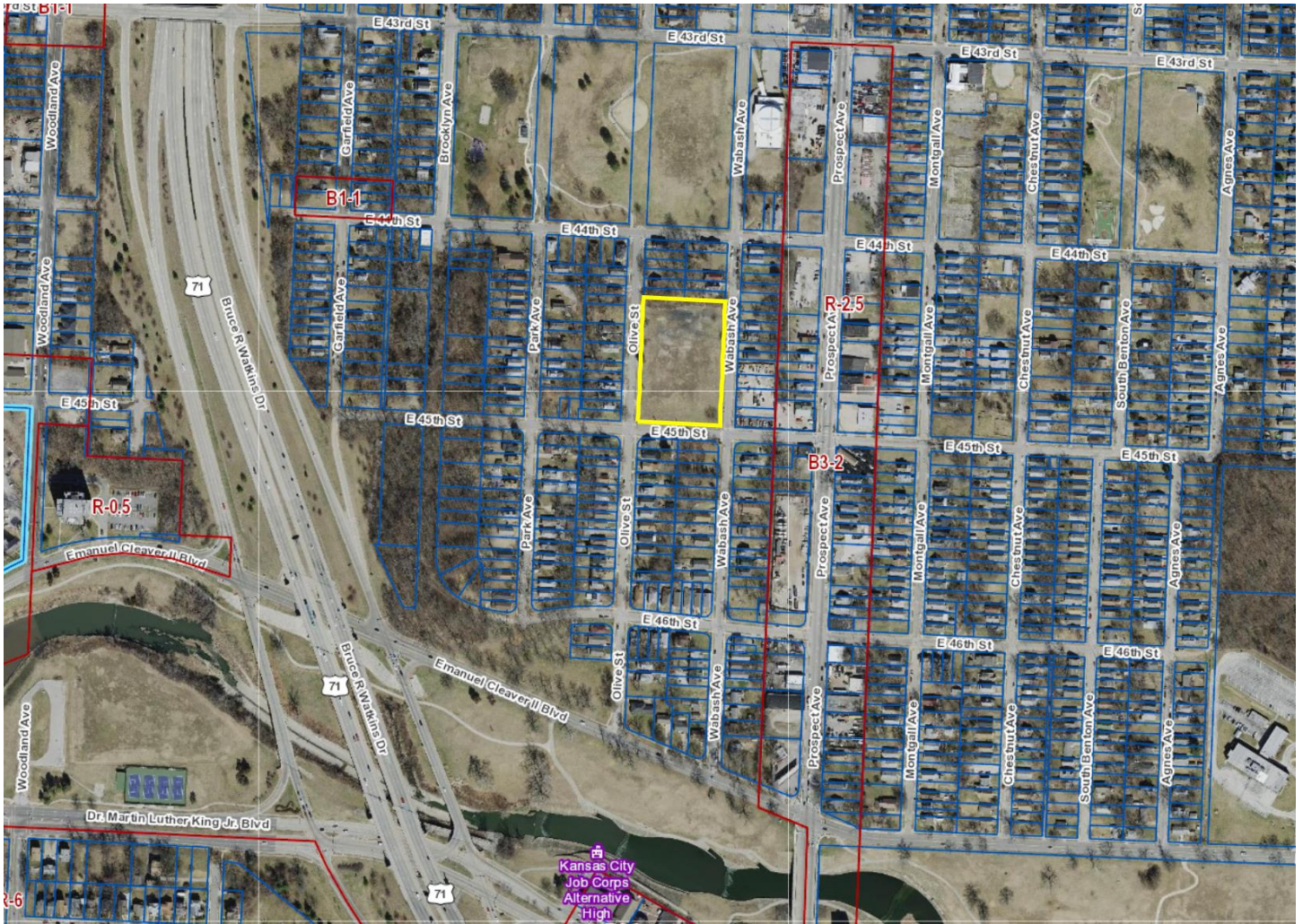
**CONTROLLING CASES**

There is no prior CPC case on this site.

**INCENTIVE PLAN**

The project will be receiving incentives from the existing Oak Park Urban Renewal Plan.

**PROJECT LOCATON**



**PLAN REVIEW**

These two companion cases are required because the subject parcel is zoned R-2.5. The first case is a request to amend the Heart of the City Area Plan to change the future land use recommendation from Residential Low Density to Residential High Density land use designation. The second case is a request to rezone the parcel to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings.

**Case No. CD-CPC-2022-00084** is a request to consider amending the Heart of the City Area Plan by changing the recommended land use from Residential Urban Low Density to Residential Medium-High Density land use designation on the 2.6-acre parcel. The Heart of the City Area Plan future land use recommends Residential Low Density, which allows for a density between 4 and 8.7 units per acre which is appropriate for single-family detached developments. This land use classification generally corresponds to the R-5, R-6, R-7.5 and R-10 zoning categories within the Zoning and Development Code. The Residential High land use designation

includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre and corresponds to the R-1.5 zoning category within the Zoning and Development Code. Staff is supportive of this amendment.

**CD-CPC-2022-00086** is a request to consider rezoning the 2.6-acre parcel from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings. The project site is vacant parcel made up of 26 platted lots. This area is within the Ivanhoe neighborhood, and located just south of Ivanhoe Park.

The plan proposes eight buildings forming a courtyard around 51 parking spaces (3 ADA). Access to the development is proposed via two driveways off Olive Street connecting to Wabash Avenue through the courtyard. The submitted plans shows three story apartment buildings proposed to be constructed of masonry veneer, Fiber Cement siding, Stucco, architectural metal panels accented with large windows.

Staff was concerned about the initial building elevation that shows blank walls that face the public street or public sidewalk. Staff recommended that the building elevations be revised to provide a primary entrance for each building facing and directly accessible from the public street and a secondary entrance for each building facing the parking courtyard. Staff also recommended that the pedestrian circulation system that connects residential entrances to adjacent public right-of-way (sidewalks) and to parking area. Other comments require that the developer create open space for amenities for the residents. The applicant has met with staff and submitted the accompanying revised plan addressing most of the attached corrections and conditions. As a result, the corrections will be revised prior to ordinance request.

**Parkland Dedication (88-408)**

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 101 residential dwelling units are proposed. Pursuant to this section a total of 1.2 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

- 101 multi-family lots x 2 x 0.006 = 1.2 acres
- 1.2 acres x \$48,801.37 = \$59,147.26

**Requested Deviations**

The plan does not stipulate or request any deviation.

**Use-Specific (88-300) and Development Standards (88-400)**

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	YES		SEE PLAN ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES		Subject to staff recommendations.
<i>Outdoor Lighting Standards (88-430)</i>	YES	YES	
<i>Sign Standards (88-445)</i>	YES		Must meet 884-445
<i>Pedestrian Standards (88-450)</i>	YES		Subject to staff recommendations.

## PLAN ANALYSIS

### Plan Review Criteria

**In order to be approved, the plan must comply with all of the following criteria:**

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

*The plan will comply with the zoning and development code and the Heart of the City Area Plan recommendations with the proposed amendment.*

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

*The proposed use is not permitted the existing zoning but will be compliant with the approved rezoning.*

**88-516-05-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.

*The plan provides for adequate vehicular connections through the site.*

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

*The plan provided for private and public sidewalks.*

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

*There are adequate utilities subject to Water Services Department review and approval.*

**88-516-05-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 3-story apartments are proposed with a mixture of architectural material pallet and color to complement the adjacent built environment.*

**88-516-05-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 plan is compliant based on the preliminary landscaping submitted and recommendations by staff.*

**88-516-05-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 plan is compliant.*

**88-516-05-I.** 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.

*There are no trees on the site.*

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #6.1 - Approval without condition.

Docket #6.2 - Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first name being the most prominent.

Olofu O. Agbaji  
Planner

**ATTACHMENTS:**

1. Conditions and Correction Report
2. PE Summary
3. Development Plan



## Plan Conditions

Report Date: June 30, 2022

Case Number: CD-CPC-2022-00086

Project: Promise Place

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*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

1. 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.
2. 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 entire site 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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
3. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
4. 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.

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.*

5. That the developer continue to work with staff to ensure that the building elevations and design meet the requirement of the Zoning and Development Code and the recommendations of the design guidelines of the the Heart of the City Area Plan prior to City Council action.
6. 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.
7. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

*Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.*

8. Fire hydrant distribution shall follow IFC-2018 Table C102.1
9. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Please ensure that all Fire Department Connections (FDC) are within 100 feet of an operable fire hydrant. (IFC-2018 § 507.5.1.1)
11. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

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

12. As indicated on plans, the developer shall pay a money-in-lieu of parkland dedication based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
13. 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.

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

14. 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>
15. 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
16. 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.
17. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

18. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains to provide domestic and fire flow capacity. Depending on adequacy of the existing water mains water main improvements and associated extension plans may be required.
19. The developer must submit Fire Hydrant Relocation &/or installation plans meeting the 300' maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water 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/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)



# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):



## Meeting Sign-In Sheet

### Project Name and Address

Promise Place Residential Development-CD-CPC-2022-00086

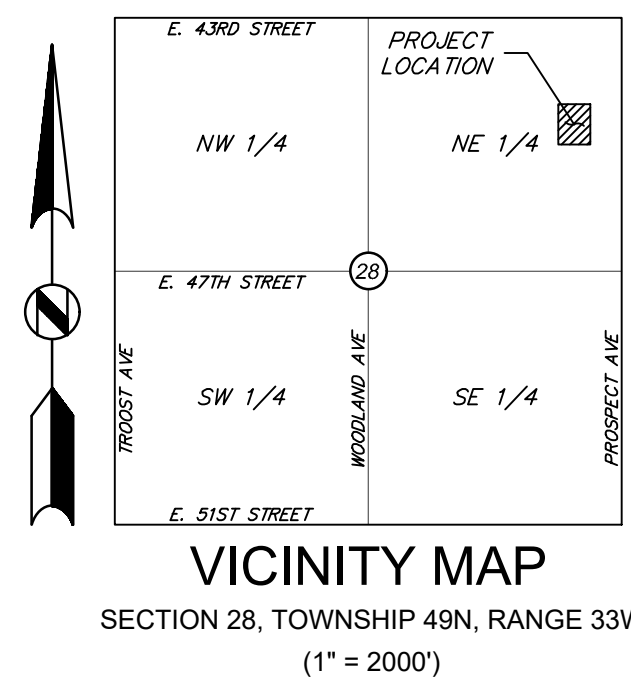
4423 Olive St., Kansas City, MO

Meeting Start time 6:00  
Meeting End time 6:57

Name	Address	Phone	Email
Patrick Joyce	941 W. 141st terr KCMO	785-550-8994	pjoyce@ac-inc.com
Ricardo Lucas	2648 E 29 <sup>th</sup> 4236	816 206 0733	rlucas1000@yahoo.com
Dallas Thibodeaux	live	816 277 3257	—
Troy Nash		(816) 213-4461	tnash@the nashdevelopment group.com
Fred Johnson	433 Park Ave	816-701-6079	
Bobby Amos	4421 Wabash	(816) 861-8957	
Joe Cores	4410 Wabash	(816) 683-7555	abj@idromas79@gmail.com
James R. Estell	4423 Wabash	(816) 590-3771	est8739@gmail.com
<del>Joseph Buchheit</del>	<del>4410 Wabash</del>	<del>816 483 8062</del>	
Joseph Buchheit	1701 Walnut St Suite 300 KCMO	816 777 0400	jbuchheit@ac-inc.com

# UR DEVELOPMENT PLAN: PROMISE PLACE

4423 OLIVE STREET, KANSAS CITY, JACKSON COUNTY, MISSOURI 64130  
NE 1/4, SECTION 28, TOWNSHIP 49N, RANGE 33W



DATE: 6/20/2022

## GENERAL NOTES

- ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KANSAS CITY, MISSOURI AND ADOPTED APWA SPECIFICATIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
- ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONDUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
- THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROTECT ADJACENT PROPERTY, STRUCTURES, AND OTHER IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
- ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
- ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- COORDINATE WITH FACILITY REPRESENTATIVE AS TO WHEN CONSTRUCTION ACTIVITIES MAY BE PERFORMED TO WORK WITH THE OPERATIONS OF THE FACILITY.
- ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS.
- UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOOT) STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.

## UTILITY CONTACTS

**WATER**  
KCMO WATER SERVICES  
MELANIE JOLLETT  
PHONE (816) 513-0154  
MELANIE.JOLLETT@KCMO.ORG

**ELECTRIC**  
EVERGY  
ANDY ALEXANDER  
PHONE (816) 245-3775  
ANDREW.ALEXANDER@EVERGY.COM

**GAS**  
SPIRE  
JOSE ARELLANO  
PHONE (314) 399-2981  
JOSE.ARELLANO@SPIREENERGY.COM

**TELEPHONE**  
AT&T  
RON GIPPERT  
PHONE (816) 772-0318  
RG7910@ATT.COM

**SANITARY SEWER**  
KCMO WATER SERVICES  
KARINE PAPIKIAN  
PHONE (816) 513-0154  
KARINE.PAPIKIAN@KCMO.ORG

**STORM SEWER**  
KCMO WATER SERVICES  
ROBERT DAVIS  
PHONE (816) 513-0573  
ROBERT.DAVIS@KCMO.ORG

**STREETS & TRAFFIC**  
KCMO PUBLIC WORKS  
WEI SUN  
PHONE (816) 513-8869

**LAND DISTURBANCE**  
KCMO LAND DEVELOPMENT  
AVEN NOORI  
PHONE (816) 513-2509

## LEGAL DESCRIPTION

LOTS 45 TO 70, BOTH INCLUSIVE, RESURVEY OF LOTS 3, 4, 5, 6, 11, 12, 13 AND 14, RICHWOOD, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

## WATERSHED

THIS PROJECT SITE LIES WITHIN THE BLUE RIVER WATERSHED.

## FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095C0266G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

## BENCHMARKS

CP 10037  
N: 1051702.1721'  
E: 2779021.4426'  
Z: 868.899' (NAVD 88)

CP 10038  
N: 1052373.3738'  
E: 2778979.6564'  
Z: 843.717' (NAVD 88)

## DISTURBED AREA

2.64 AC


## CIVIL ENGINEER

TREVOR A. FOX, P.E.  
ANDERSON ENGINEERING, INC.  
941 W 141ST TERRACE  
KANSAS CITY, MISSOURI 64145  
TFOX@AE-INC.COM  
(816) 777-0400

\*I CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

EXCEPTIONS: NONE

I HAVE NOT BEEN RETAINED TO PROVIDE "AS-BUILT" DRAWINGS FOR THIS PROJECT.\*

  
TREVOR A. FOX, P.E. 6-20-2022  
DATE



## ARCHITECT

VEGINO DESIGN GROUP  
305 W. COMMERCIAL ST.  
SPRINGFIELD MO, 65803

CONTACT: MATT MCLAUGHLIN, AIA, NCARB  
PHONE: (417) 720-1577  
EMAIL: MCMATT@VEGINOGROUP.COM

## OWNER & DEVELOPER

VEGINO BOND GROUP  
305 W. COMMERCIAL ST.  
SPRINGFIELD MO, 65803

CONTACT: DONNELL MCGHEE  
PHONE: (417) 720-1577  
EMAIL: DMCGHEE@VEGINOGROUP.COM



**811**  
Know what's below.  
Call before you dig.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET
S1.0	PRELIMINARY PLAT EXISTING
S2.0	PRELIMINARY PLAT PROPOSED
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C3.0	GRADING PLAN
C4.0	WALL AND FENCE DETAILS
A 101.1-111	FLOOR AND ROOF PLANS
A 201.1-203	BUILDING ELEVATIONS
A 408	ARCH DETAILS
N/A	MATERIAL BOARD
L100	LANDSCAPE PLAN

## SITE DATA TABLE

	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING	R 2-5	UR	THE UR DISTRICT USES SHALL FOLLOW THE ZONING REQUIREMENTS FOR USES IN A R-1.5 ZONING DISTRICT.	
GROSS LAND AREA				
IN SQUARE FEET	115,103	115,103		
IN ACRES	2.64	2.64		
RIGHT-OF-WAY DEDICATION				
IN SQUARE FEET		-		
IN ACRES		-		
BUILDING AREA (SQ. FT)		RE: SITE PLAN		
FLOOR AREA RATIO		RE: SITE PLAN		
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS		101		
DETACHED HOUSE				
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO-UNIT HOUSE				
MULTI-UNIT HOUSE		21		
COLONNADE				
MULTI-PLEX				
MULTI-UNIT BUILDING		80		
TOTAL LOTS				
RESIDENTIAL		1		
PUBLIC/ CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

## BUILDING DATA TABLE

	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	25	25		
FRONT SETBACK	25	20	R-1.5	
SIDE SETBACK	8	8		
SIDE SETBACK (ABUTTING STREET)	15	15		
HEIGHT	40	45	R-1.5	

## AREA PLAN AMENDMENT

AREA PLAN	HEART OF THE CITY
EXISTING AREA PLAN REQUIREMENTS	RESIDENTIAL LOW DENSITY
PROPOSED AREA PLAN AMENDMENT	RESIDENTIAL MEDIUM-HIGH DENSITY

DRAWING INFO.

NO. 1

REVISIONS

DESCRIPTION

CITY COMMENTS

DATE

BY

CHECK BY

LICENSE NO.

DATE

ISSUED FOR

JOB NUMBER

22KC10018

© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

PROMISE PLACE

COVER SHEET

4423 OLIVE ST KANSAS CITY, MO 64130

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NUMBER

CVR

1 OF 7

ANDERSON ENGINEERING

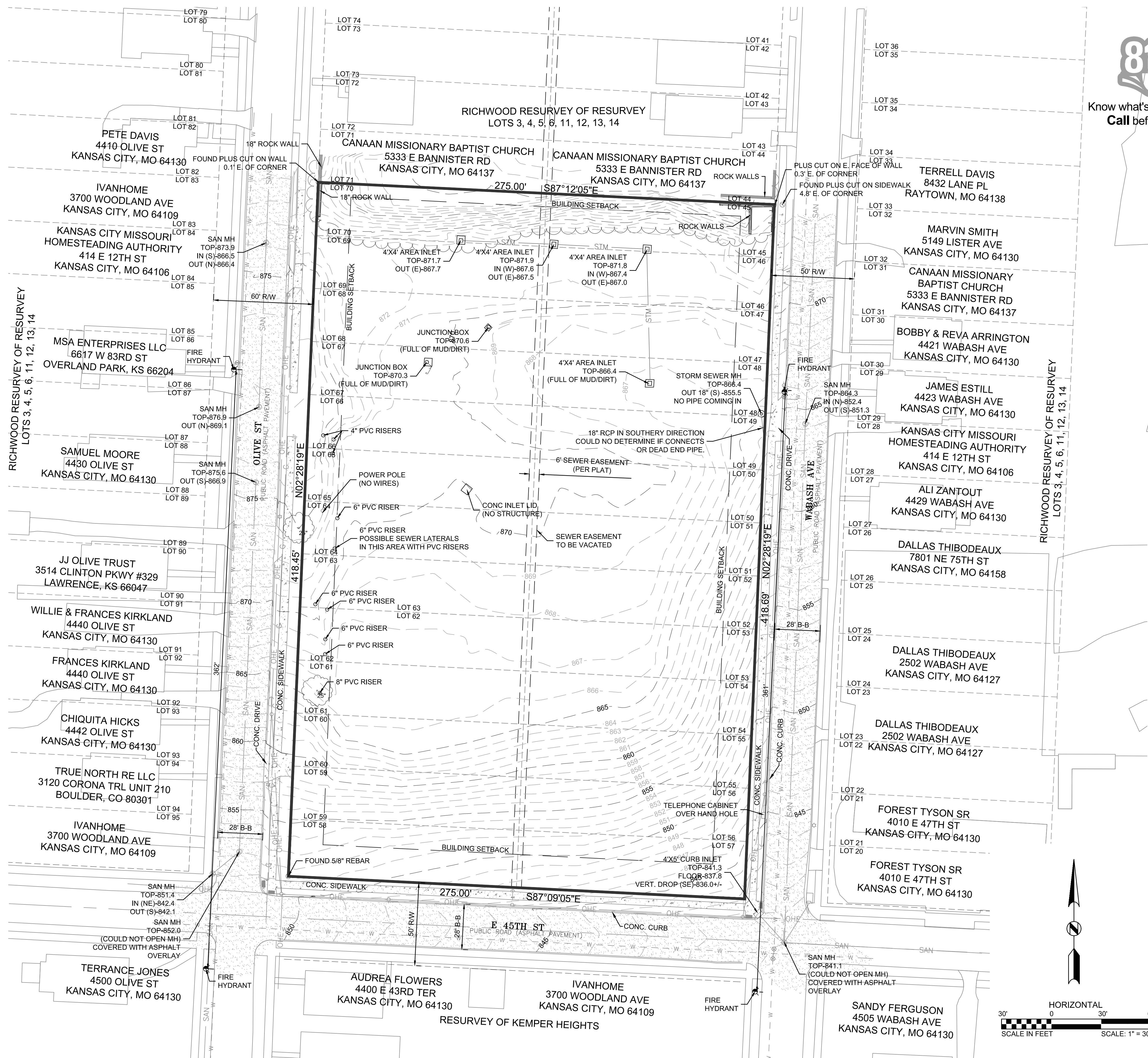
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING

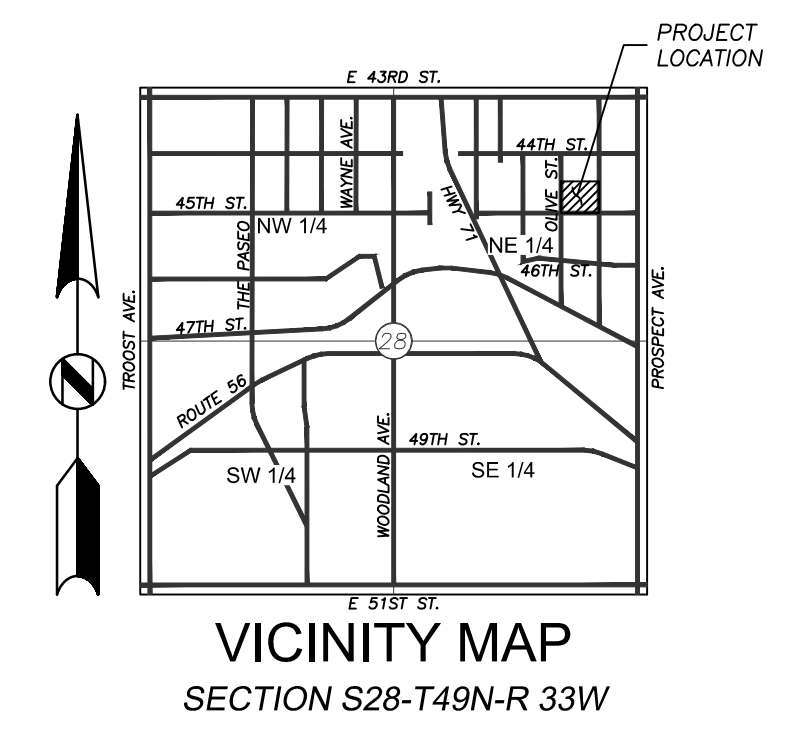
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400

A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

Jun 20, 2022 - 5:05pm Plotted By: jbuch C:\Shared drives\VC10 - Land Development\Projects\2022\22KC10018 Promise Plots\01 - CIVL\01-DWG\Sheet\Receiving Plan\22KC10018-S10S-PLAT.dwg Layout: S1.0 PRELIMINARY PLAT EXISTING



Know what's below.  
Call before you dig.



**LEGEND**

	FINISH GRADE 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING GRADE 5' CONTOUR
	EXISTING GRADE 1' CONTOUR
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING STORM LINE
	EXISTING SANITARY MAIN

**DEVELOPER**  
THE VECINO GROUP  
305 W. COMMERCIAL ST.  
SPRINGFIELD, MO 65803  
CONTACT: ROB HOLZMAN  
PHONE: (417) 720-1577

**ZONED:**  
EXISTING: R2.5  
PROPOSED: UR  
FOLLOWING REQUIREMENTS OF R-1.5.

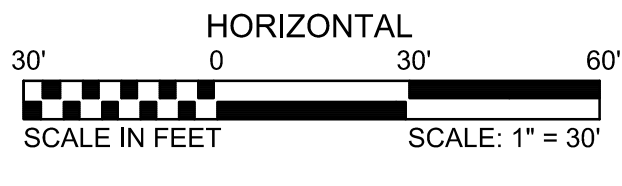
**SITE AREA:**  
2.64 AC

**LAND USE:**  
MULTI-UNIT BUILDINGS & MULTI-UNIT HOUSES

**PREPARED & SUBMITTED BY:**  
ANDERSON ENGINEERING, INC.  
KANSAS CITY, MISSOURI

*Trevor Fox*  
TREVOR FOX, P.E.  
MISSOURI P.E. NO. 2021009513  
6-20-2022

**LEGAL DESCRIPTION**  
LOTS 45 TO 70, BOTH INCLUSIVE, RESURVEY OF LOTS 3, 4, 5, 6, 11, 12, 13, AND 14, RICHWOOD, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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		TAF	

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CHECKED BY:	TAF
LICENSE NO.:	
DATE:	6/20/2022
ISSUED FOR:	
JOB NUMBER:	22KC10018

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PROMISE PLACE

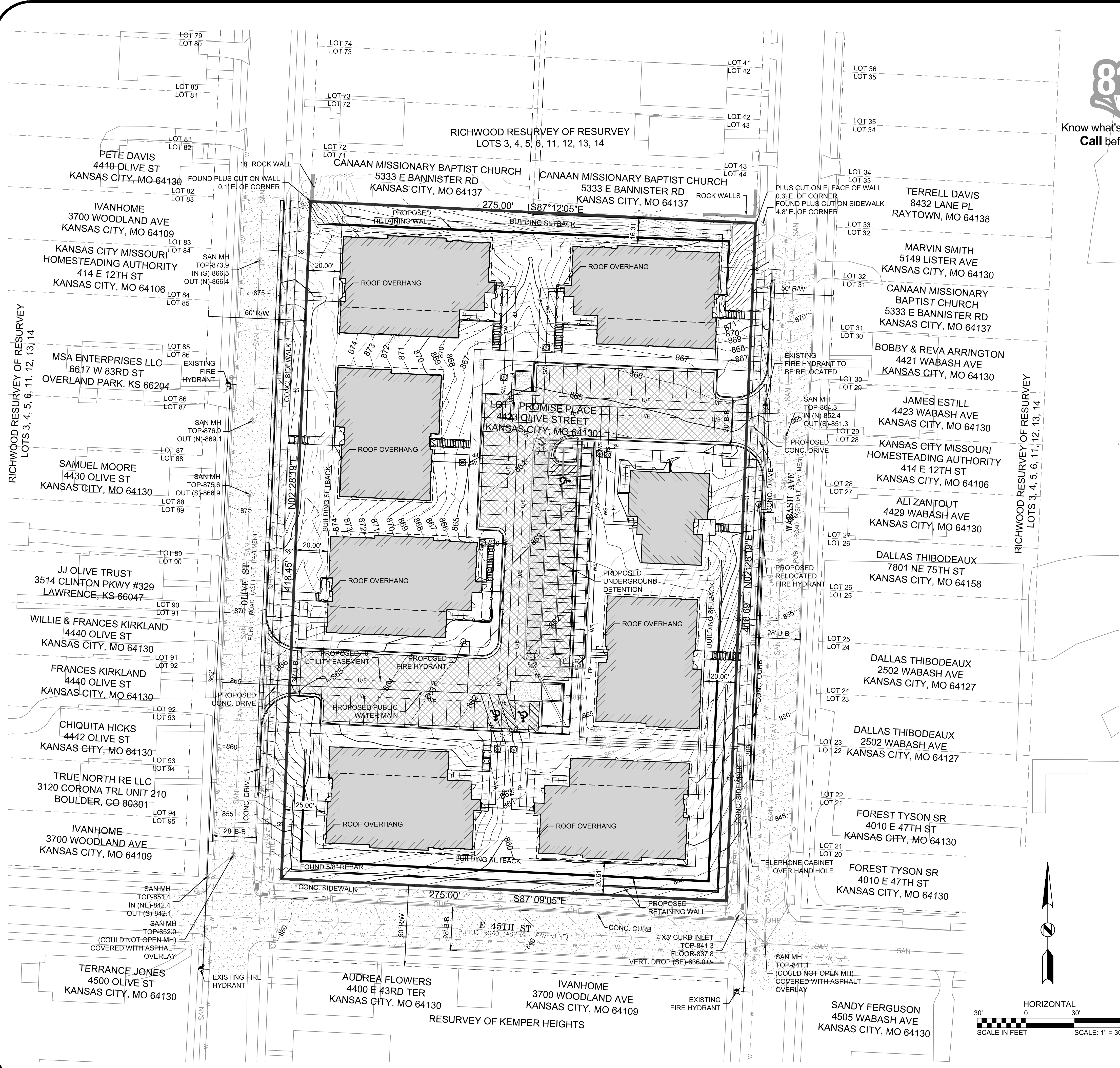
**PRELIMINARY PLAT EXISTING**

4423 OLIVE ST KANSAS CITY, MO 64130

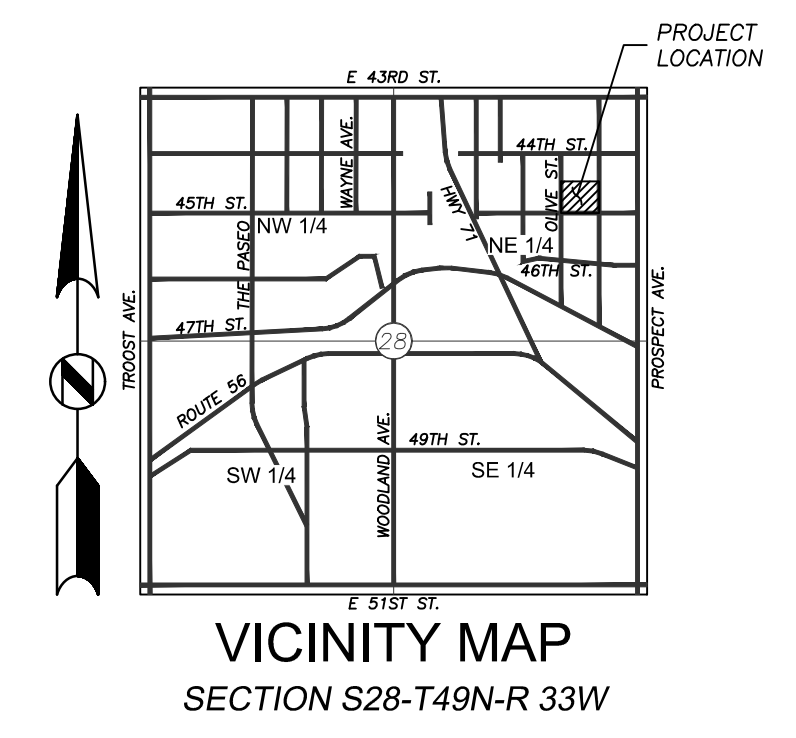
**PRELIMINARY NOT FOR CONSTRUCTION**

SHEET NUMBER  
**S1.0**  
2 OF 7

Jun 20, 2022 - 5:07pm Plotted By: jbuch G:\Shared drives\VC10 - Land Development\Projects\2022\22KC10018 Promise Place\01 - CIVL\01-DWG\Sheet\Receiving\Plan\22KC10018-S1P5-PLAT.dwg Layout: S2.0 PRELIMINARY PLAT PROPOSED



Know what's below.  
Call before you dig.



**LEGEND**

	FINISH GRADE 5' CONTOUR
	EXISTING GRADE 5' CONTOUR
	EXISTING GRADE 1' CONTOUR
	FINISH GRADE 5' CONTOUR
	EXISTING GRADE 1' CONTOUR
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING STORM LINE
	EXISTING SANITARY MAIN
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED UTILITY EASEMENT

**DEVELOPER** THE VECINO GROUP  
305 W. COMMERCIAL ST.  
SPRINGFIELD, MO 65803  
CONTACT: ROB HOLZMAN  
PHONE: (417) 720-1577

**ZONED:** EXISTING: R2.5  
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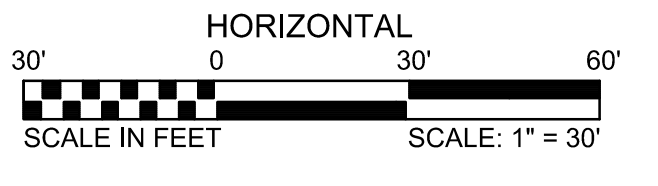
**SITE AREA:** 2.64 AC

**LAND USE:** MULTI-UNIT BUILDINGS & MULTI-UNIT HOUSES

**PREPARED & SUBMITTED BY:** ANDERSON ENGINEERING, INC.  
KANSAS CITY, MISSOURI

*Trevor Fox* 6-20-2022  
TREVOR FOX, P.E.  
MISSOURI P.E. NO. 2021009513

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DATE:	
6/20/2022	22KC10018

PROMISE PLACE

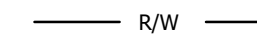
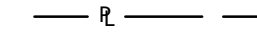
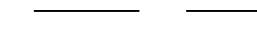

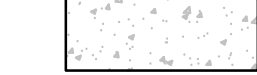


**PRELIMINARY PLAT PROPOSED**

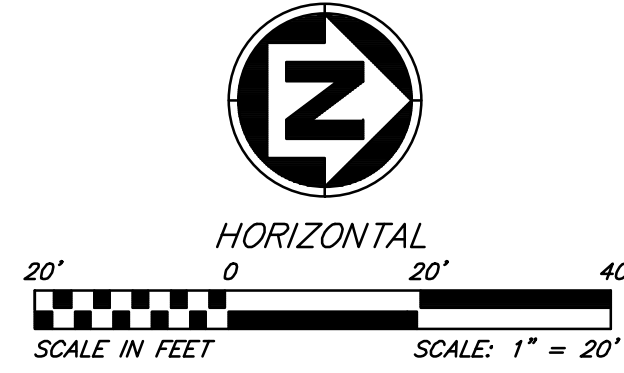
4423 OLIVE ST KANSAS CITY, MO 64130

**PRELIMINARY NOT FOR CONSTRUCTION**

SHEET NUMBER  
**S2.0**  
2 OF 7

**LEGEND**

-  RIGHT-OF-WAY
-  PROPERTY LINE
-  BUILDING SETBACK LINE
-  5" ASPHALTIC CONCRETE PAVEMENT
-  4" CONCRETE SIDEWALK
-  8" CONCRETE DUMPSTER PAD SECTION
-  2" CONCRETE CURB AND GUTTER - TYPE CG-1



BUILDING USE AND HEIGHT INFORMATION							
BUILDING NO.	BUILDING HEIGHT	NO. OF FLOORS	FLOOR NO.	AREA (SF)	TOTAL AREA (SF) ALL FLOORS	UNITS/FLOOR	TOTAL UNITS
BUILDING A-1,2,3,4,5	39'-4"	3	1	5081	69240	6	80
			2	5041		6	
			3	3726		4	
BUILDING B-1	39'-8"	3	1	2444	6674	0	5
			2	2444		3	
			3	1786		2	
BUILDING C-1,2	32'-10"	2	1	4328	17274	4	16
			2	4309		4	
TOTALS					93188		101

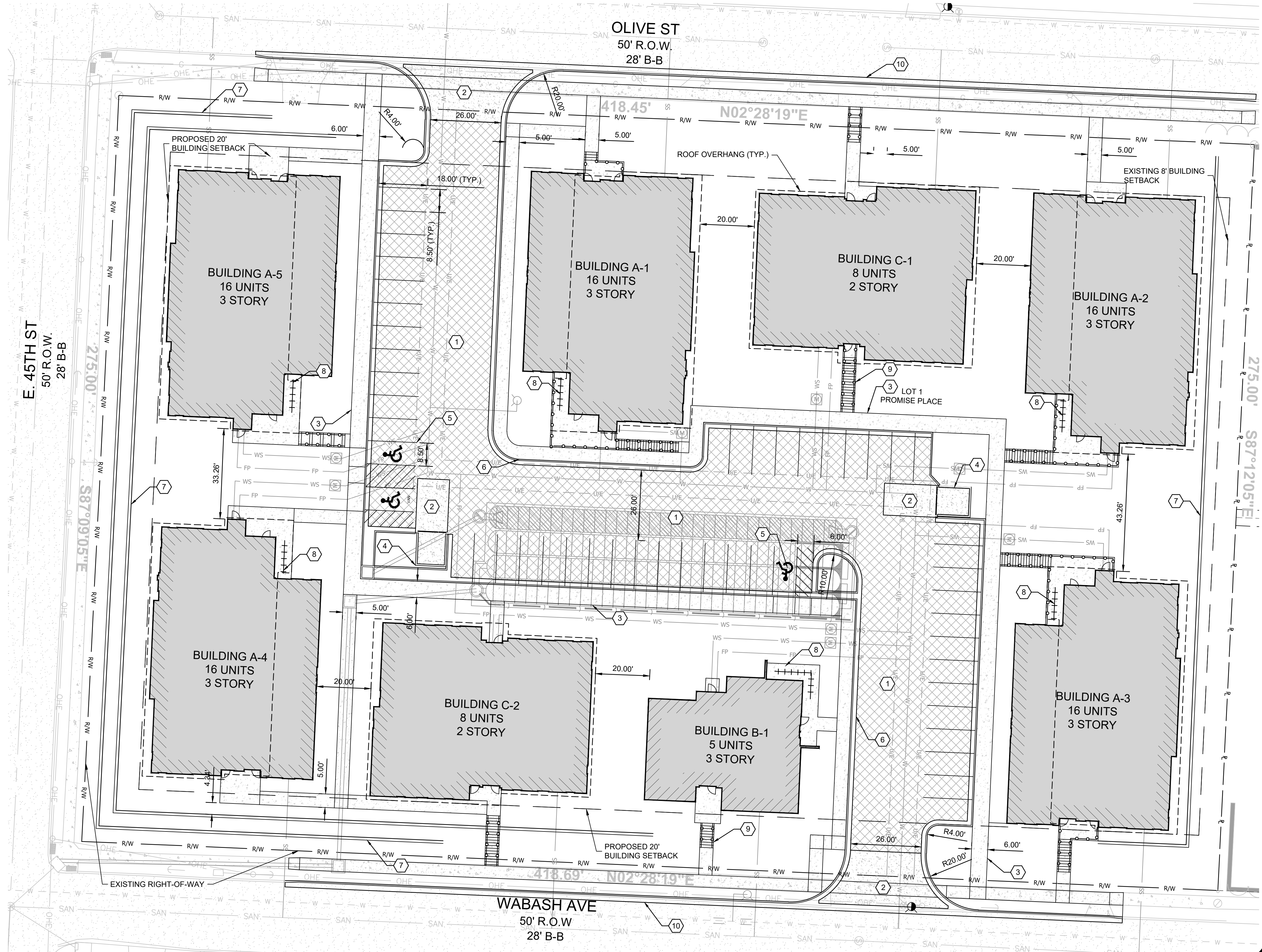
**CONSTRUCTION NOTES**

- ASPHALTIC CONCRETE PAVEMENT SECTION.
- PORTLAND CEMENT CONCRETE PAVEMENT SECTION.
- 4" PORTLAND CEMENT CONCRETE SIDEWALK.
- DUMPSTER ENCLOSURE. RE: ARCH PLANS.
- ADA PARKING AREA.
- 2" CURB AND GUTTER (TYPE CG-1).
- RETAINING WALL. MAX HEIGHT 10'.
- BICYCLE PARKING AREA.
- PROPOSED STAIRS (TYP.)
- PROPOSED PUBLIC IMPROVEMENTS. SIDEWALK SHALL BE 4.5' WIDE CONCRETE. CURB SHALL BE TYPE C-1 WITH A 2' WIDE ASPHALT PATCH.

**GENERAL NOTES**

- REFER TO C.F.S. ENGINEERS GEOTECHNICAL REPORT NO. 22-5211, DATED MAY 6, 2022 FOR SUBGRADE PREPARATION.
- ALL BUILDINGS ARE SHOWN AS A 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 OWNER SHALL RECEIVE APPROVAL OF A SIGN PERMIT PRIOR TO INSTALLATION.
- ALL STRIPING SHALL BE PAINTED LINES OR SYMBOLS.
- RE: COVER SHEET FOR LEGAL DESCRIPTION OF PROPERTY.

SITE DATA TABLE	
ITEM	QUANTITY
EXISTING ZONING	R 2-5
PROPOSED ZONING	UR (FOLLOWING R1-5 STANDARDS)
PROPOSED USE	MULTI-UNIT HOUSES & MULTI-UNIT BUILDINGS
SITE AREA	2.64 AC
BUILDING COVERAGE	0.86 AC
FLOOR AREA RATIO	0.32
NET DENSITY	38.3 UNITS/ AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	1.53 AC
NET INCREASE IN IMPERVIOUS AREA	1.53 AC
REQUIRED PARKING RATIO (PER 88-420-04-M)	51 STALLS
PROPOSED PARKING	51 STALLS
REQUIRED ADA PARKING	3 STALLS (1 VAN)
PROPOSED ADA PARKING	3 STALLS (1 VAN)
REQUIRED SHORT-TERM BICYCLE PARKING	6
PROPOSED SHORT-TERM BICYCLE PARKING	6
REQUIRED LONG-TERM BICYCLE PARKING	34
PROPOSED LONG-TERM BICYCLE PARKING	34



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1	CITY COMMENTS

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6/20/22	

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BY	TAF

DRAWING INFO.	
DATE	LICENSE NO.
6/20/2022	

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PROMISE PLACE

**SITE PLAN**

4423 OLIVE ST KANSAS CITY, MO 64130

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NUMBER

**C1.0**

4 OF 7

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- 6" PVC SANITARY SERVICE LINE
- 8" D.I.P. WATERMAIN
- 2" TYPE "K" COPPER WATER SERVICE LINE
- 4" D.I.P. FIRE PROTECTION LINE

**UTILITY PLAN KEY NOTES**

1. PROPOSED RETAINING WALL. MAX HEIGHT 12'.
2. UNDERGROUND DETENTION MC 4500 CHAMBERS.

**SANITARY SEWER KEY NOTES**

- S1 SANITARY SEWER SERVICE LINE A-1.
- S2 SANITARY SEWER SERVICE LINE A-2.
- S3 SANITARY SEWER SERVICE LINE A-3.
- S4 SANITARY SEWER SERVICE LINE A-4.
- S5 SANITARY SEWER SERVICE LINE A-5.
- S6 SANITARY SEWER SERVICE LINE B-1.
- S7 SANITARY SEWER SERVICE LINE C-1.
- S8 SANITARY SEWER SERVICE LINE C-2.

**WATERLINE KEY NOTES**

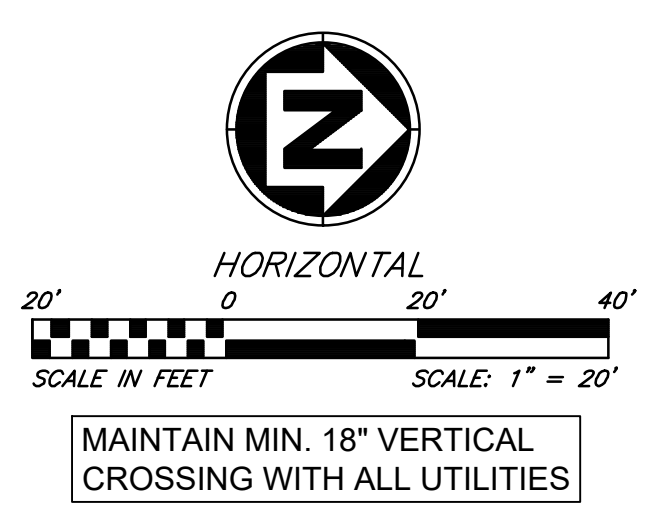
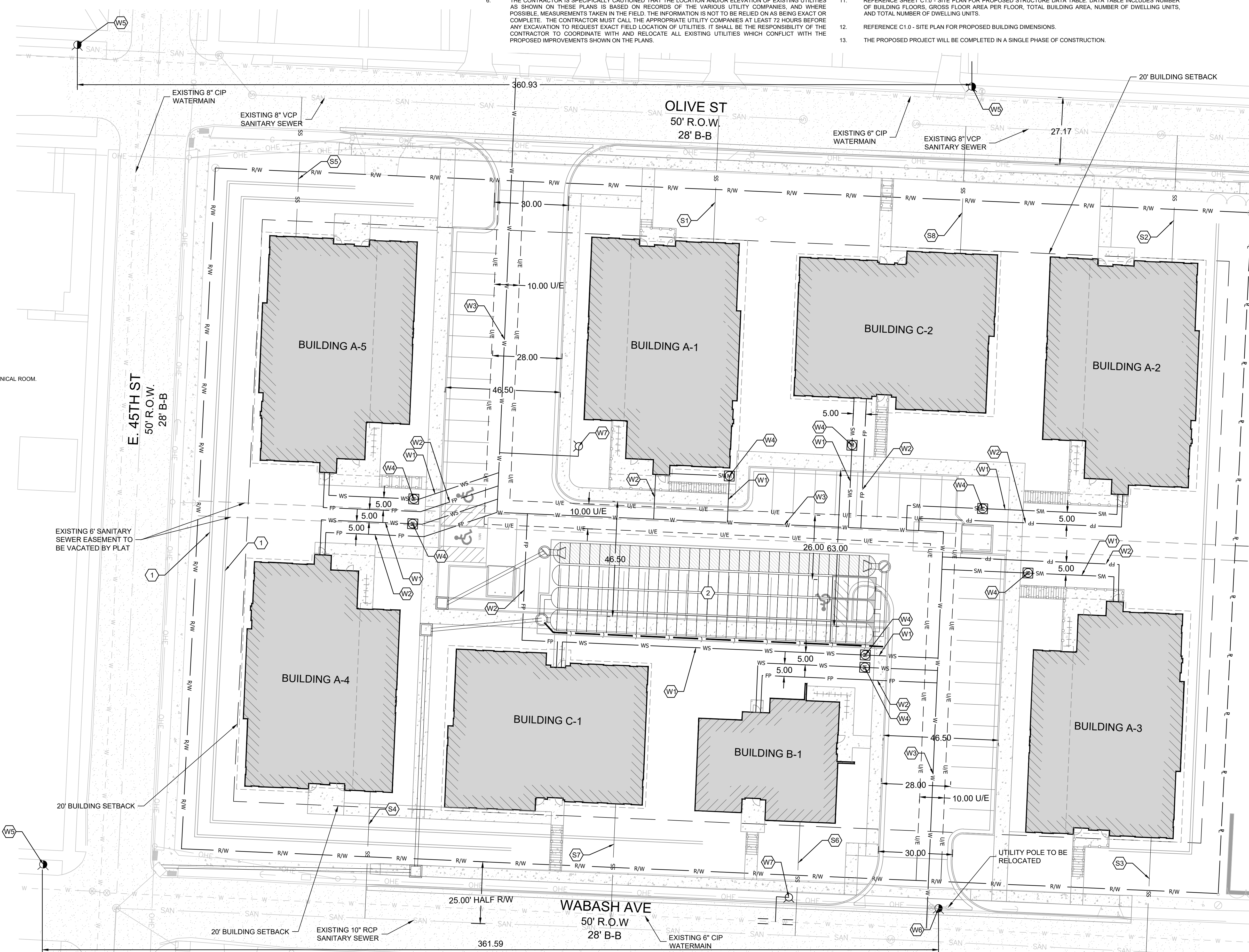
- W1 2" TYPE "K" COPPER WATER SERVICE LINE.
- W2 4" CLASS 52 D.I.P. FIRE PROTECTION LINE. BACKFLOW PREVENTERS LOCATED IN MECHANICAL ROOM.
- W3 PROPOSED 8" D.I.P. PUBLIC WATER MAIN.
- W4 WATER METER AND METER PIT. INSTALL 2" WATER METER.
- W5 EXISTING FIRE HYDRANT.
- W6 EXISTING FIRE HYDRANT ("TYPE 1") TO BE RELOCATED.
- W7 PROPOSED FIRE HYDRANT.

**CIVIL ENGINEER**

TREVOR A. FOX, P.E.  
 ANDERSON ENGINEERING, INC.  
 941 W 141ST TERRACE  
 KANSAS CITY, MISSOURI 64145  
 TFOX@AE-INC.COM  
 (816) 777-0400

**GENERAL NOTES**

1. ALL FILL MATERIAL IS TO BE IN PLACE, COMPACTED, AND CONSOLIDATED BEFORE INSTALLATION OF PROPOSED UTILITIES. ALL UTILITIES ARE TO BE PLACED IN TRENCH COMPANIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. ALL UNDERGROUND STORM AND OTHER UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION APPROVAL PRIOR TO BACKFILL WILL CONSTITUTE REJECTION OF WORK.
4. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS OR FINISH GRADE ELEVATIONS IN NON-PAVED AREAS.
5. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH AND RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OR REMOVAL OF EXISTING POWER POLES, TELEPHONE POLES AND GUYS WITH RESPECTIVE UTILITY COMPANIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS REGARDING UTILITY SERVICES.
9. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITION OF ALL STORM SEWERS ADJACENT TO THE PROJECT LIMITS TO DETERMINE IF ANY EXISTING STORM SEWERS ARE PLUGGED. NOTIFY THE ENGINEER OF ANY PRE-EXISTING CONDITIONS WHICH NEED ATTENTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING AND ADJACENT STORM SEWERS IN GOOD WORKING ORDER UNTIL SUBSTANTIAL COMPLETION.
10. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
11. REFERENCE SHEET C1.0 - SITE PLAN FOR PROPOSED STRUCTURE DATA TABLE. DATA TABLE INCLUDES NUMBER OF BUILDING FLOORS, GROSS FLOOR AREA PER FLOOR, TOTAL BUILDING AREA, NUMBER OF DWELLING UNITS, AND TOTAL NUMBER OF DWELLING UNITS.
12. REFERENCE C1.0 - SITE PLAN FOR PROPOSED BUILDING DIMENSIONS.
13. THE PROPOSED PROJECT WILL BE COMPLETED IN A SINGLE PHASE OF CONSTRUCTION.



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TAF	6/20/2022

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PROMISE PLACE

**UTILITY PLAN**

4423 OLIVE ST KANSAS CITY, MO 64130

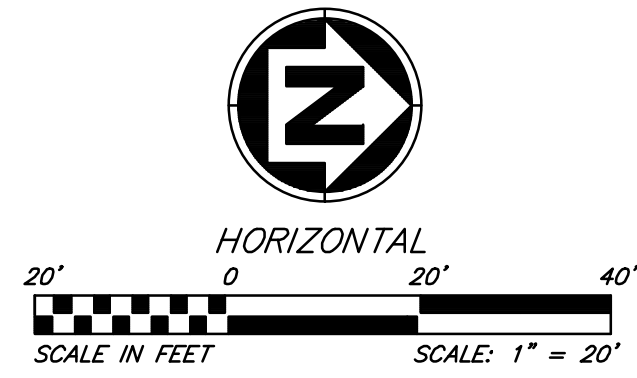
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 5 OF 7

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**LEGEND**

- 850 ——— FINISH GRADE 5' CONTOUR
- 849 ——— FINISH GRADE 1' CONTOUR
- - - 850 - - - EXISTING GRADE 5' CONTOUR
- - - 849 - - - EXISTING GRADE 1' CONTOUR



**GENERAL NOTES**

**REFERENCED STANDARDS:**

THE FOLLOWING STANDARDS ARE REFERENCED DIRECTLY IN THIS SECTION. THE LATEST VERSION OF THESE STANDARDS SHALL BE USED.

ASTM D698 - TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT (12,400 FT-LBF/FT<sup>3</sup>)

**2201.1 SUMMARY:**

THIS SECTION INCLUDES SUBGRADE PREPARATION AT LOCATIONS WHICH HAVE BEEN PREVIOUSLY GRADED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100 "GRADING AND SITE PREPARATION"

**2201.2 DEFINITIONS:**

- A. **SUBGRADE:** SUBGRADE IS DEFINED AS A WELL GRADED AND COMPACTED LAYER ON WHICH BASE AND SUBSEQUENT COURSES ARE PLACED.
- B. **SUBGRADE PREPARATION:** SUBGRADE PREPARATION IS THE REPEATED OPERATION OF FINE-GRADEING AND COMPACTING THE SUBGRADE UNTIL THE SPECIFIED LINES, GRADES, AND CROSS-SECTION, AS INDICATED ON THE PLANS ARE OBTAINED AND THE MATERIALS ARE COMPACTED TO THE SPECIFIED DEPTH AND DENSITY.

**CONSTRUCTION:**

- A. **GENERAL:** THE SUBGRADE SURFACE SHALL BE BROUGHT TO THE SPECIFIED LINES, GRADES AND CROSS-SECTION BY ADDING OR REMOVING MATERIAL AND COMPACTING TO THE SPECIFIED DENSITY. TOLERANCE ALLOWED ON ALL LINES, GRADES AND CROSS-SECTIONS SHALL BE NO MORE THAN 1/4 INCH.
- B. **COMPACTING THE SUBGRADE:** UNLESS OTHERWISE SPECIFIED, THE TOP 6 INCHES OF SUBGRADE FOR PAVEMENTS SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY FOR THE MATERIAL USED AS DETERMINED BY ASTM D 698 AND WITHIN A TOLERANCE OF PLUS 3% AND MINUS 3% OF THE OPTIMUM MOISTURE CONTENT. THE TOLERANCE APPLIES ONLY TO THE TOP 6 INCHES.
- C. **PROTECTION AND MAINTENANCE OF SUBGRADE:** THE SUBGRADE SHALL BE PROTECTED FROM ACTION OF THE ELEMENTS OR OTHERS. ANY ACTION (E.G. SETTLEMENT OR EROSION) THAT DAMAGES THE SUBGRADE OR ANY SUBGRADE THAT HAS BECOME UNACCEPTABLE PRIOR TO PLACING THE PAVEMENT THEREON, SHALL BE REPAIRED AND THE SPECIFIC LINES, GRADES, CROSSSECTION, TOLERANCE, DENSITY, AND MOISTURE CONTENT RANGE REESTABLISHED.

THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS FROM DAMAGE RESULTING FROM HIS SUBGRADE OPERATION. ANY IMPROVEMENT DAMAGED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.

- D. **CLEANUP:** SUBGRADE CLEANUP SHALL FOLLOW THE WORK PROGRESSIVELY. THE CONTRACTOR SHALL REMOVE FROM THE PROJECT SITE ALL RUBBISH, SURPLUS OR DISCARDED MATERIAL, UNSUITABLE MATERIAL, AND ANY EQUIPMENT, TOOLS AND TEMPORARY CONSTRUCTION ITEMS USED FOR THE PREPARATION OF THE SUBGRADE.
- E. **ROLL TESTING:** ONCE THE SUBGRADE HAS BEEN BROUGHT TO THE FINAL PLAN ELEVATION, BUT PRIOR TO APPROVAL OF THE SUBGRADE FOR PAVING, ALL LANES SHALL BE ROLL TESTED IN THEIR ENTIRE LENGTH. THE SUBGRADE WILL NOT BE ACCEPTABLE IF RUTTING, PUMPING, OR DEFORMATION OF THE SUBGRADE RESULTS FROM THE ROLL TEST. THIS TESTING WILL BE DONE BY THE CONTRACTOR, AND WILL BE IN ADDITION TO THE APPLICABLE MOISTURE AND DENSITY TESTING.

EQUIPMENT FOR ROLL TESTING SHALL BE A TANDEM DUMP TRUCK (ONE FRONT AND TWO REAR AXLES) CARRYING A MINIMUM LOAD OF TWENTY (20) TONS.

THE TRUCK SHALL PROCEED SLOWLY ALONG EACH TRAFFIC LANE, ALLOWING THE ENGINEER TO WALK ALONGSIDE AND OBSERVE THE RESULTS. AREAS FAILING THE ROLL TEST WILL BE REWORKED AND RETESTED PRIOR TO APPROVAL OF THE SUBGRADE FOR PAVING.

**NOTE**

- 1. RE: SITE PLAN FOR BUILDING HEIGHTS ABOVE GRADE.



Jun 20, 2022 4:45pm Plotted By: jbuch C:\Shared drives\VC10 - Land Development\Projects\2023\22KCI0018 - SPTS - GRAD.dwg Layout: GRADING PLAN

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DATE:	JOB NUMBER:
6/20/2022	22KCI0018

PROMISE PLACE

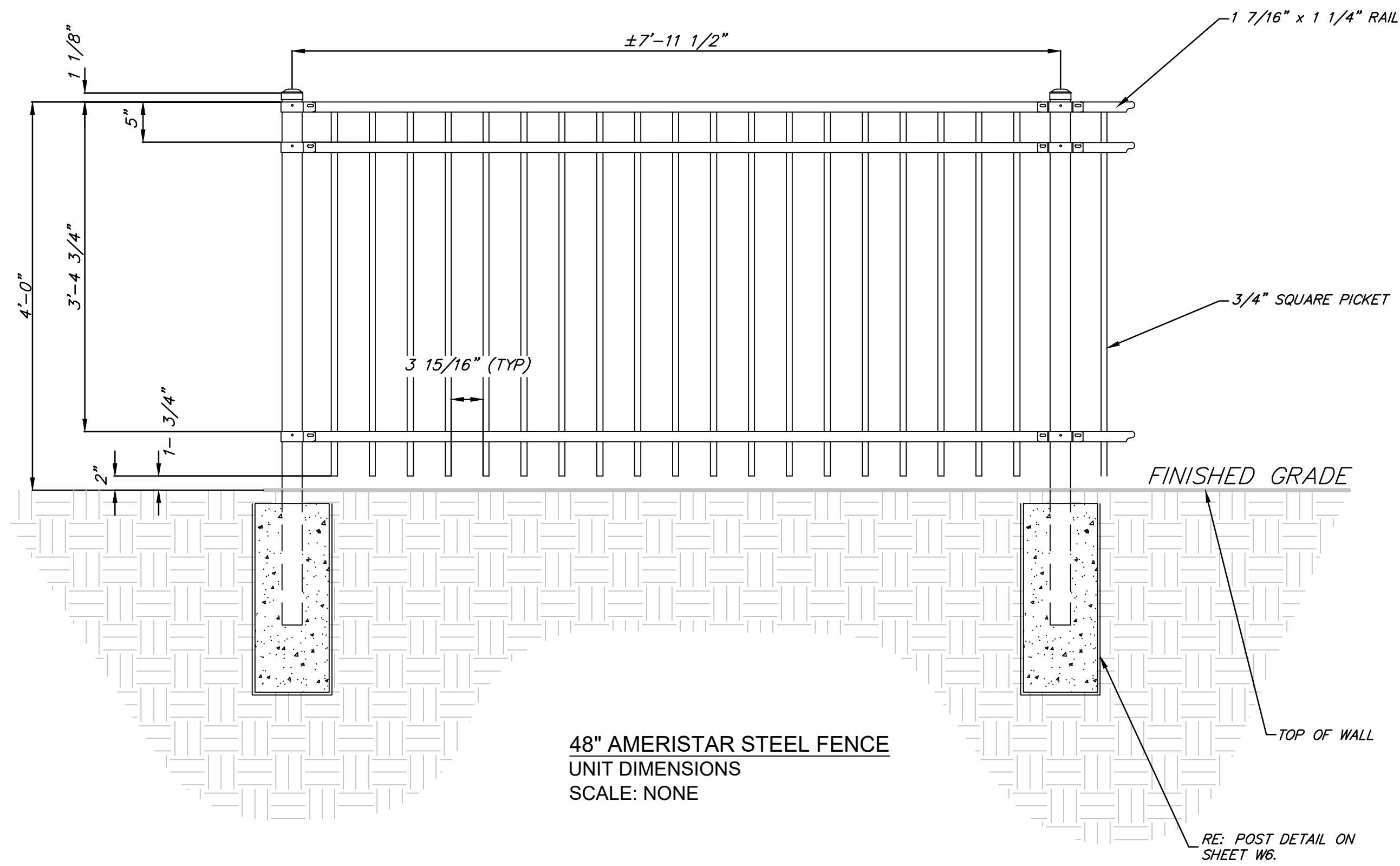
**GRADING PLAN**

4423 OLIVE ST KANSAS CITY, MO 64130

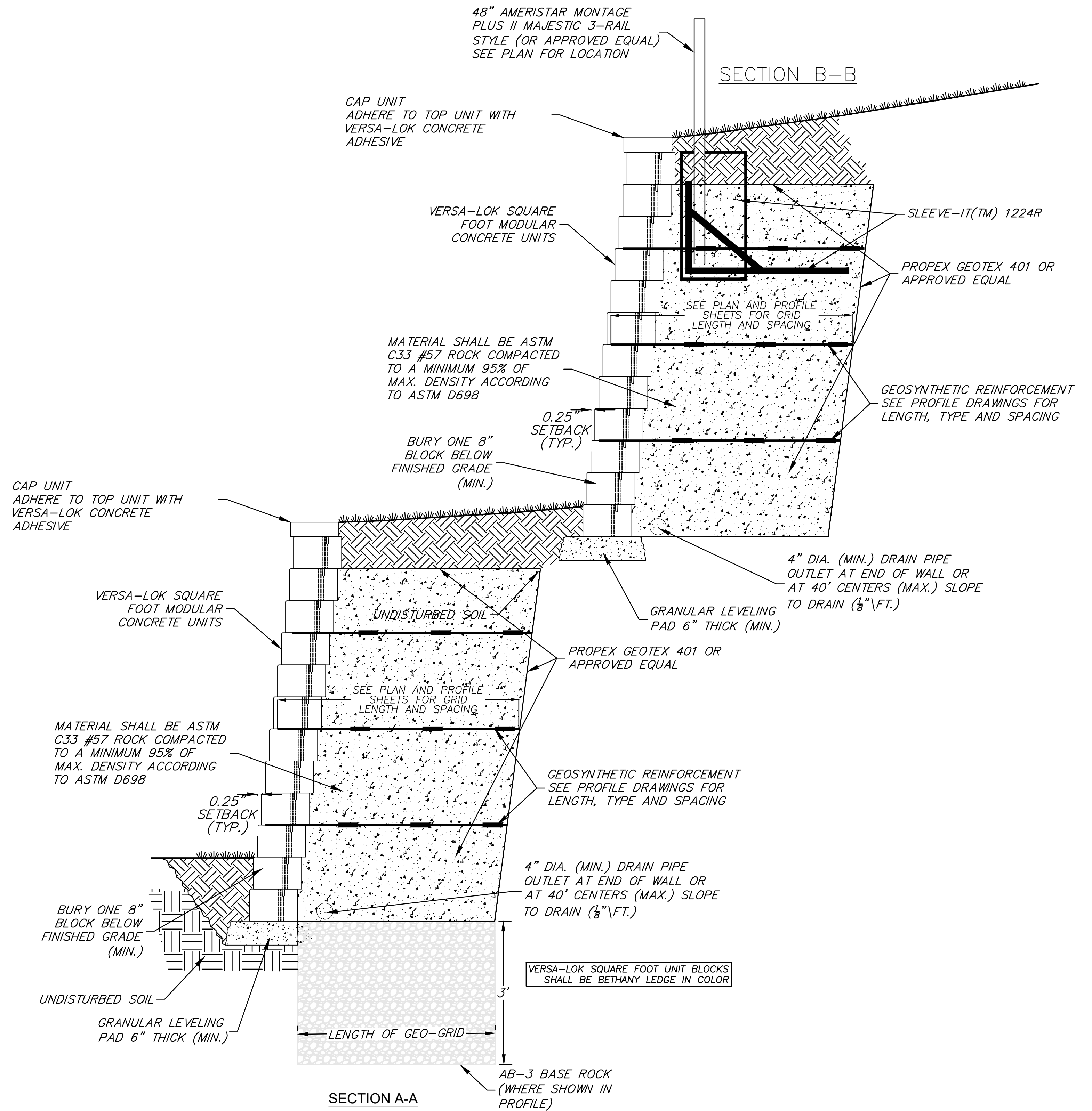
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**C3.0**  
6 OF 7

MODEL: AMERISTAR MONTAGE PLUS MAJESTIC PLUS II  
 PAINT COLOR: BLACK



48" AMERISTAR STEEL FENCE  
 UNIT DIMENSIONS  
 SCALE: NONE



TYPICAL TWO-TIER SECTION-REINFORCED RETAINING WALL  
 SQUARE FOOT MODULAR CONCRETE UNIT  
 SCALE: NONE

Jun 20, 2022 - 4:55pm Plotted By: jbuch C:\Shared drives\VC10 - Land Development\Projects\2023\22KCI0018 Promise Plot\01 - CIVIL\03-DWG\Sheet\Reinring Plan\22KCI0018-SFTS-DTL5.dwg Layout: WALL AND FENCE DETAILS

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			LICENSE NO.	6/20/2022	
			ISSUED FOR:	22KCI0018	
			JOB NUMBER:		

PROMISE PLACE

**WALL AND FENCE DETAILS**

4423 OLIVE ST KANSAS CITY, MO 64130

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NUMBER  
**C4.0**  
 7 OF 7



**CONSULTANTS**

**ARCHITECT**  
VECINO DESIGN  
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SPRINGFIELD, MO 65803  
(417) 720-1277  
CONTACT: MATT MCLAUGHLIN

**CIVIL ENGINEERING**  
ANDERSON ENGINEERING  
941 W 141ST TERRACE  
KANSAS CITY, MO 64145  
(816) 777-0400  
CONTACT: PATRICK JOYCE

**STRUCTURAL ENGINEERING**  
STAND STRUCTURAL  
ENGINEERING INC.  
8234 ROBINSON ST, OVERLAND  
PARK, KS 66204  
(913) 214-2169  
CONTACT: CODY GIBBENS

**STRUCTURAL ENGINEERING**  
KH ENGINEERING GROUP  
13426 WEST 99TH STREET  
LENEXA, KS 66215  
(913) 825-9381

**MEP ENGINEERING**  
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(417) 720-1277  
CONTACT: NAOMI FISHER

**FIRE RATING / EGRESS LEGEND**

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- 1 HOUR FIRE RATED BARRIER
- - - - - 2 HOUR FIRE WALL

**GENERAL NOTES**

1. PROVIDE WALL BLOCKING/REINFORCING AT TOILETS AND SHOWERS IN ALL UNITS PER SHEET G-002 AND G-003 GRAB BARS ARE TO BE UNINSTALLED IN TYPE A UNITS.
2. PLUMBING FIXTURE CONTROLS AND BATHROOM ACCESSORIES SHALL HAVE A POLISHED / BRIGHT CHROME FINISH. GRAB BARS SHALL HAVE A SATIN CHROME / STAINLESS FINISH.

**GENERAL WALL AND PARTITION NOTES**

1. CONTRACTOR SHALL REFERENCE SPECIFIED U.L. ASSEMBLIES ON G-SERIES SHEETS OR IN SPECIFICATIONS FOR ALLOWABLE PRODUCTS / MATERIALS AND THEIR RESPECTIVE INSTALLATION REQUIREMENTS.
2. INSTALL MOLD & MOISTURE-RESISTANT GYPSUM BOARD AT BATHROOM WALL FACES. GYPSUM BOARD SHALL BE U.L. CLASSIFIED AT RATED ASSEMBLIES.
3. U.L. CLASSIFIED GLASS FIBER BATT INSULATION MAY BE SUBSTITUTED WITH MINERAL WOOL BATT INSULATION (SAME 'R' VALUE). REFER TO U.L. ASSEMBLIES FOR INSTALLATION REQUIREMENTS.
4. UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL HAVE A 50 STC RATING (MINIMUM).
5. PROVIDE LEVEL 03 GYPSUM BOARD FINISH WITH ORANGE PEEL TEXTURE / FINISH (TYPICAL AT INTERIOR WALL SURFACES). PRIME AND PAINT.
6. THE BUILDING ENVELOPE AND INTERIOR DWELLING UNIT DEMISING / CORRIDOR WALLS MUST BE THOROUGHLY SEALED TO PASS AIR INFILTRATION TESTING AS REQUIRED UNDER THE EARTHCHRAFT CERTIFICATION PROCESS. INSTALL WATER-BASED ELASTOMERIC SPRAY SEALANT EQUAL TO GREAT STUFF PRO GASKET BY DOW TO SEAL INTERIOR TOP AND BOTTOM PLATE AND ALL DOOR AND WINDOW PERIMETER OPENINGS (INSTALL PER MANUFACTURE REQUIREMENTS). GREAT STUFF PRO GASKET MUST BE INSTALLED BY TRAINED APPLICATORS. INSTALL FULL STRIPS OF SILL SEAL FOAM GASKET ALONG TOP PLATES AND BOTTOM PLATES INTERIOR AND EXTERIOR. CALK ALL DUCT WALL PENETRATIONS, ELECTRICAL CONDUIT / BOX WALL PENETRATIONS, AND LIGHT FIXTURE BOX PENETRATIONS. CONTRACTOR TO CONSULT WITH PROJECT'S EARTHCHRAFT RATER REGARDING APPLICATION AREAS, BEST PRACTICES, AND METHODS PRIOR TO PROCEEDING WITH INSTALLATION.
7. ALL WALL AND PARTITION ASSEMBLIES (FIRE-RATED AND NON-RATED), THROUGH WALL PENETRATIONS (PLUMBING, HVAC, ELECTRICAL), WINDOW AND DOOR OPENINGS, AND ROOF ASSEMBLY PENETRATIONS SHALL HAVE HIGH-GRADE, LOW / NO VOC PERIMETER SEALANT INSTALLED (USE FIRESTOP SEALANT WHERE REQUIRED) TO FORM AN AIR-TIGHT ENVELOPE. COORDINATE FRAMERS, PLUMBERS, HVAC INSTALLERS, INSULATORS, AND DRYWALL TRADES TO MINIMIZE UNCONTROLLED AIR LEAKAGE PATHWAYS BETWEEN RESIDENTIAL UNITS BY SEALING ALL PENETRATIONS IN WALLS, CEILING, AND FLOORS IN THE UNITS.
8. NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
9. REFER TO ENLARGED UNIT PLANS FOR ADDITIONAL DETAILS.

**KEYNOTE LEGEND**

**PROMISE PLACE KCMO**  
45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

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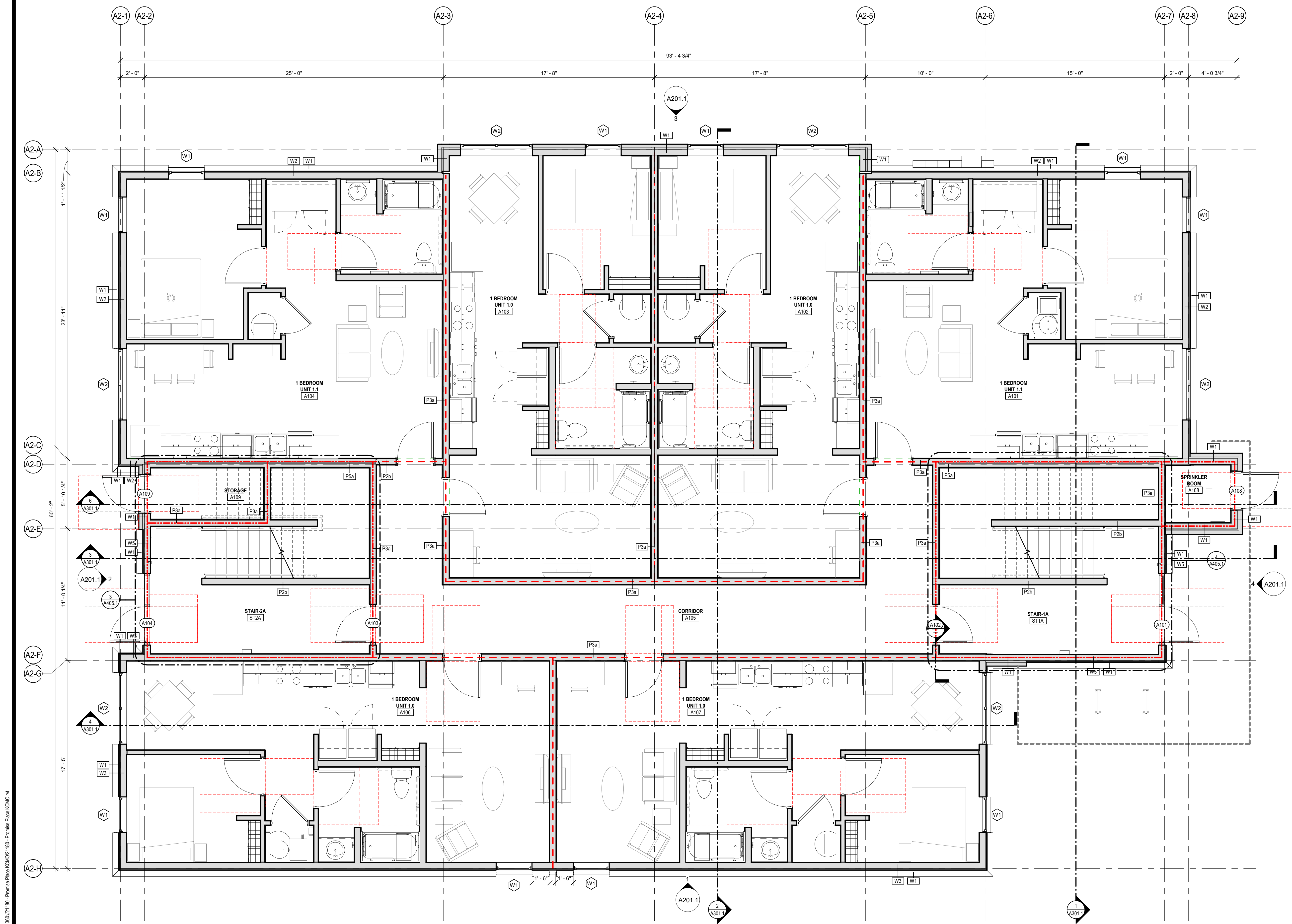
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BLDG A2 - 1ST  
FLOOR PLAN

**A101.1**



**1 1ST FLOOR - BLDG A2**  
1/4" = 1'-0"

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- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
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45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

REV	DESCRIPTION	DATE

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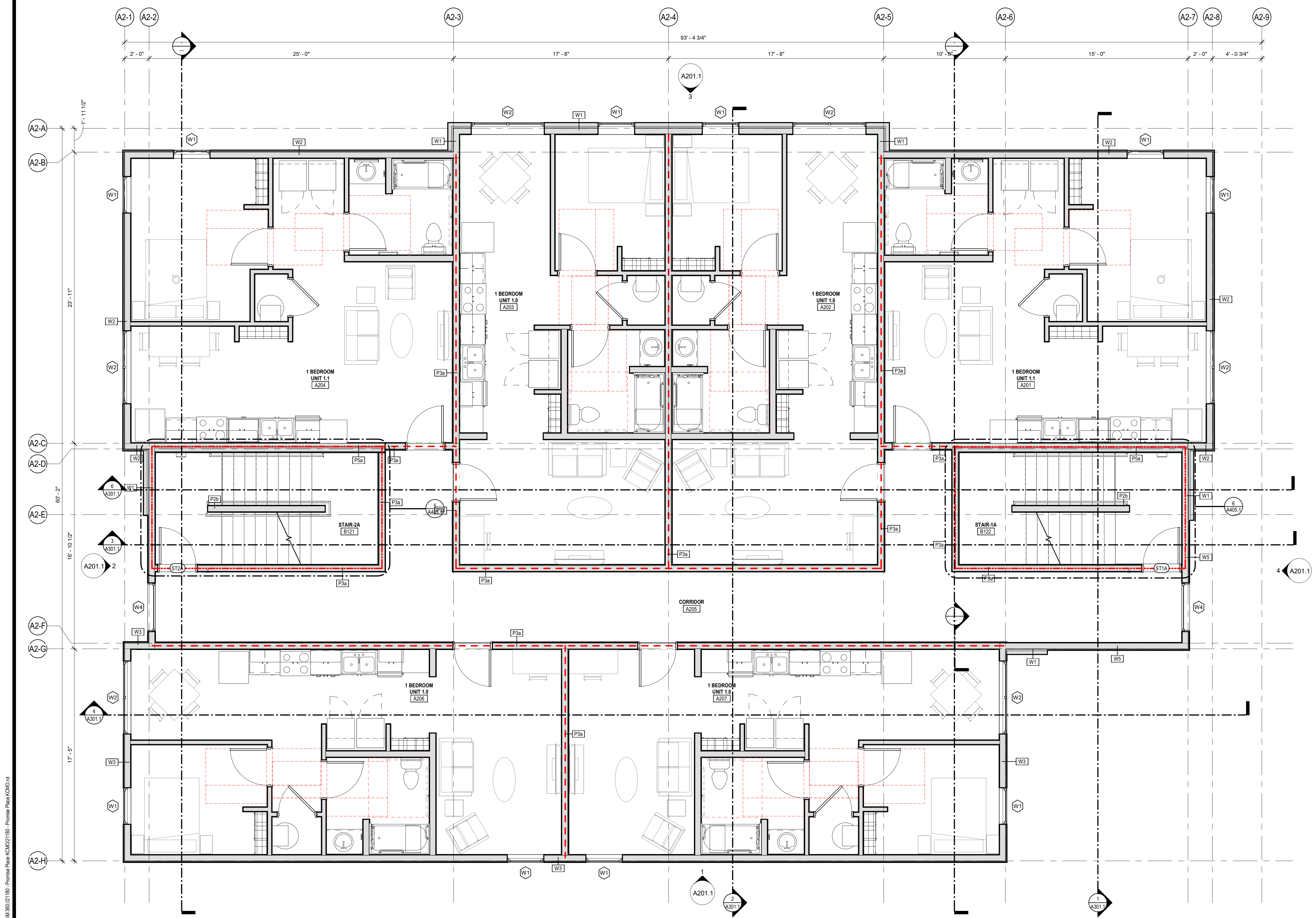
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BLDG A2 - 2ND FLOOR PLAN

**A102.1**



**1 BLDG A2 - 2ND FLOOR PLAN**  
1/4" = 1'-0"

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CONTACT: NAOMI FISHER

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- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION. NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
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**KEYNOTE LEGEND**

**PROMISE PLACE KCMO**  
45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

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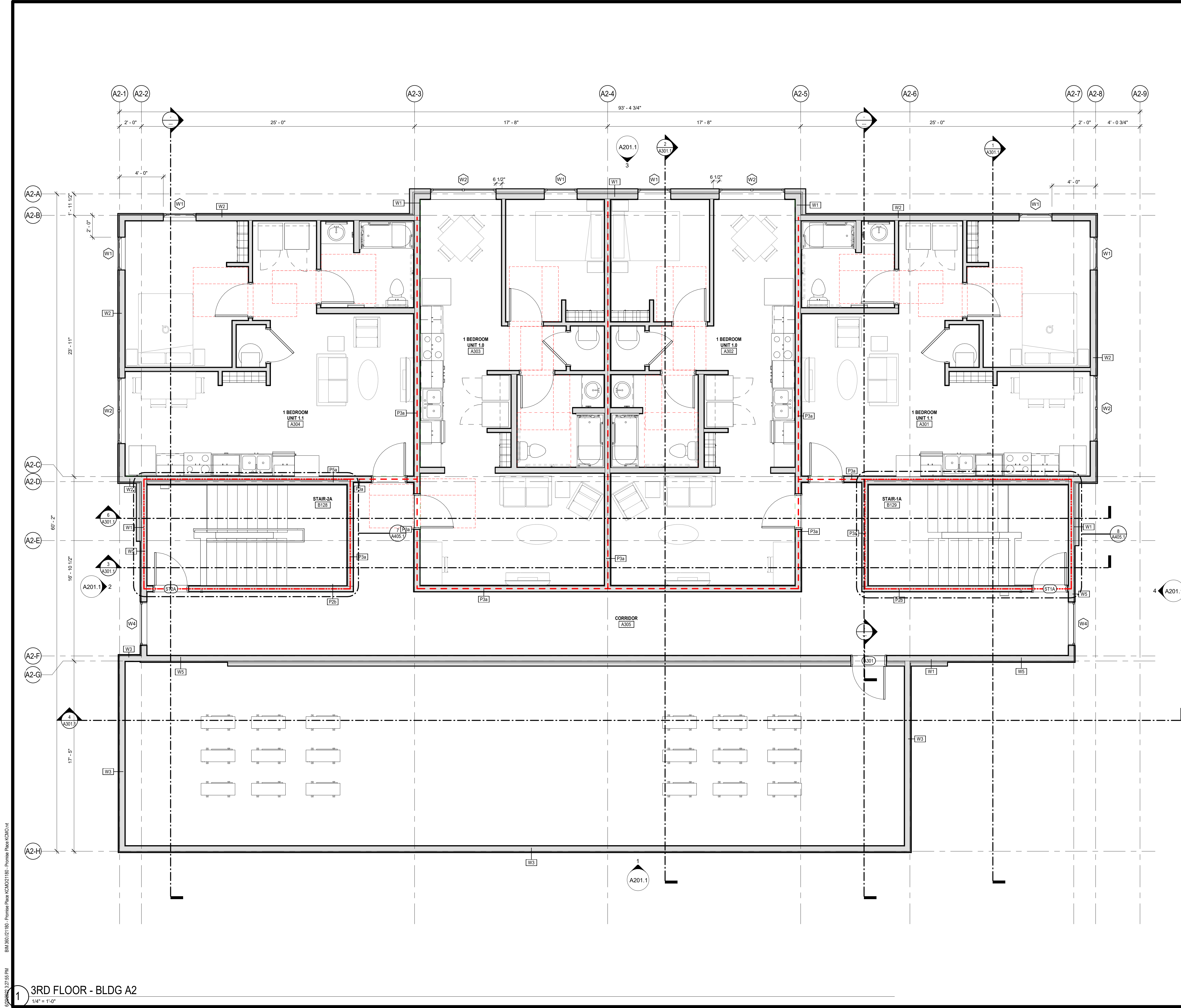
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BLDG A2 - 3RD FLOOR PLAN

**A103.1**



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**MEP ENGINEERING**  
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**FIRE RATING / EGRESS LEGEND**

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION. NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- ==== 1 HOUR FIRE RATED BARRIER
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**GENERAL NOTES**

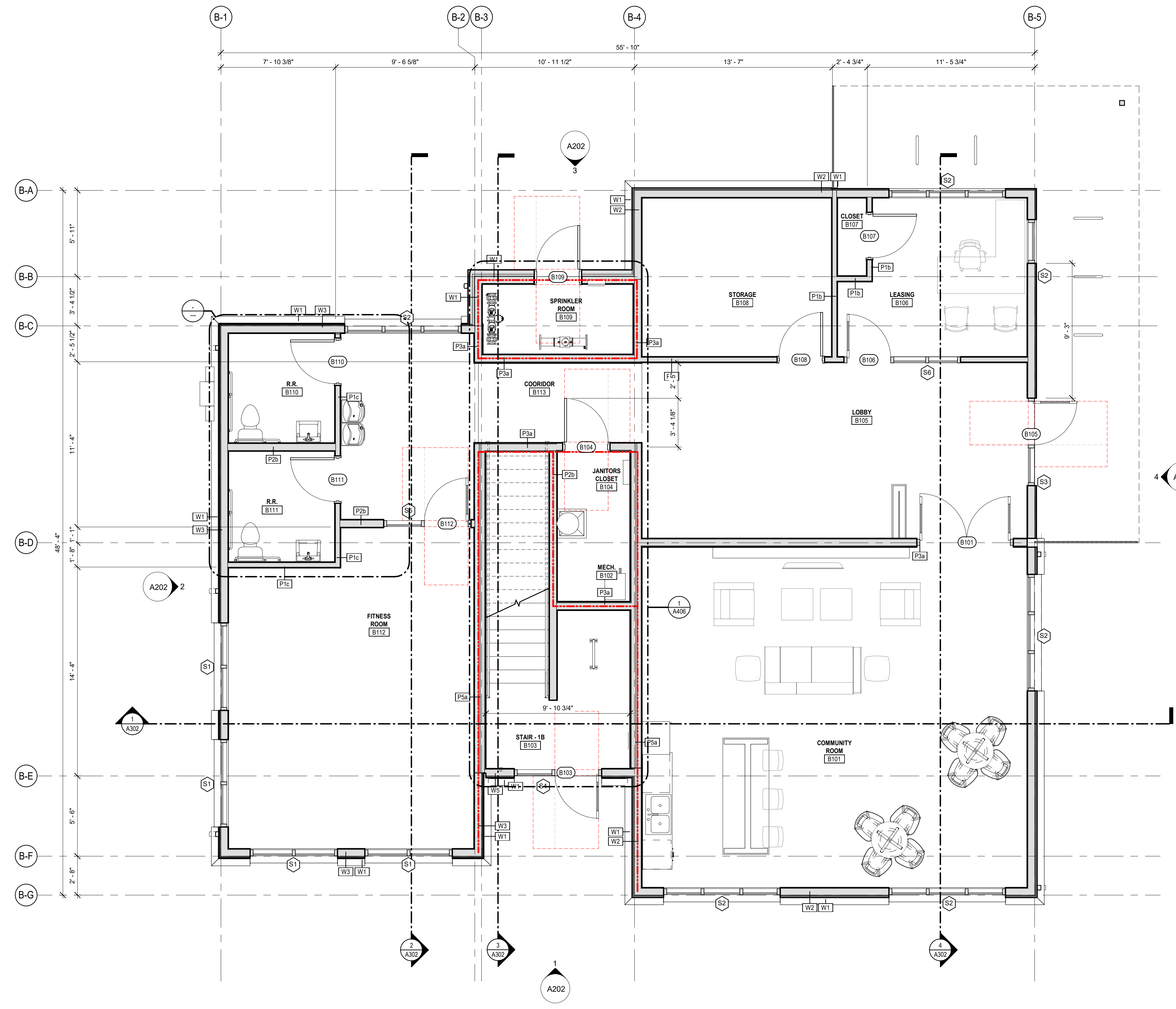
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**PROMISE PLACE KCMO**  
45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI



**1 1ST FLOOR - BLDG B**  
1/4" = 1'-0"

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BLDG B - 1ST FLOOR  
PLAN

**A104**

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BLDG B - 2ND FLOOR PLAN

**A105**

**FIRE RATING / EGRESS LEGEND**

- EGRESS ROUTE
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- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
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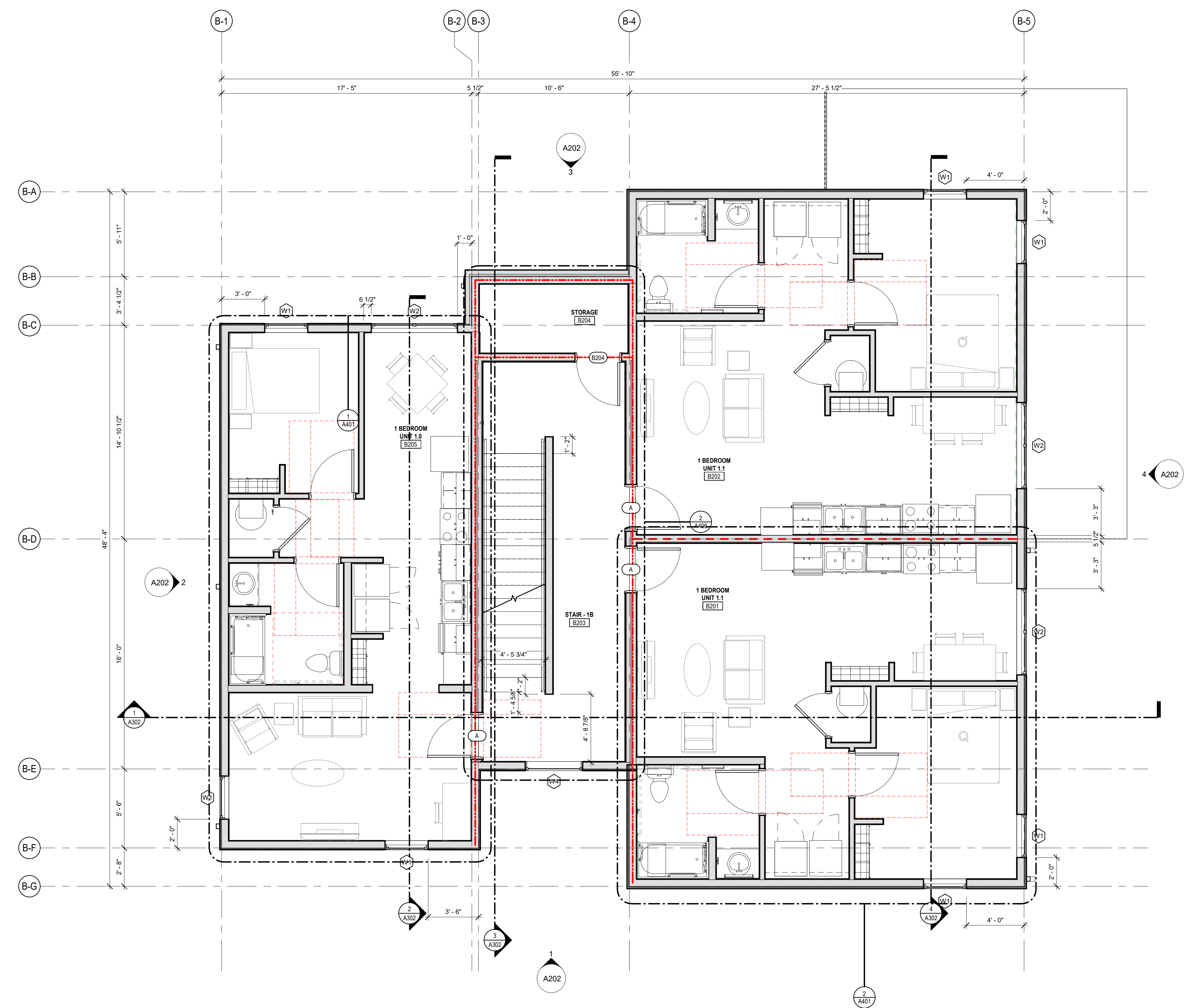
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8. NOTE: DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
9. REFER TO ENLARGED UNIT PLANS FOR ADDITIONAL DETAILS.

**KEYNOTE LEGEND**



**1 BLDG B - 2ND FLOOR PLAN**  
1/4" = 1'-0"

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**FIRE RATING / EGRESS LEGEND**

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION. NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- 1 HOUR FIRE RATED BARRIER
- - - - - 2 HOUR FIRE WALL

**GENERAL NOTES**

1. PROVIDE WALL BLOCKING/REINFORCING AT TOILETS AND SHOWERS IN ALL UNITS PER SHEET G-002 AND G-003 GRAB BARS ARE TO BE UNINSTALLED IN TYPE A UNITS.
2. PLUMBING FIXTURE CONTROLS AND BATHROOM ACCESSORIES SHALL HAVE A POLISHED / BRIGHT CHROME FINISH. GRAB BARS SHALL HAVE A SATIN CHROME / STAINLESS FINISH.

**GENERAL WALL AND PARTITION NOTES**

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**KEYNOTE LEGEND**

**PROMISE PLACE KCMO**  
45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

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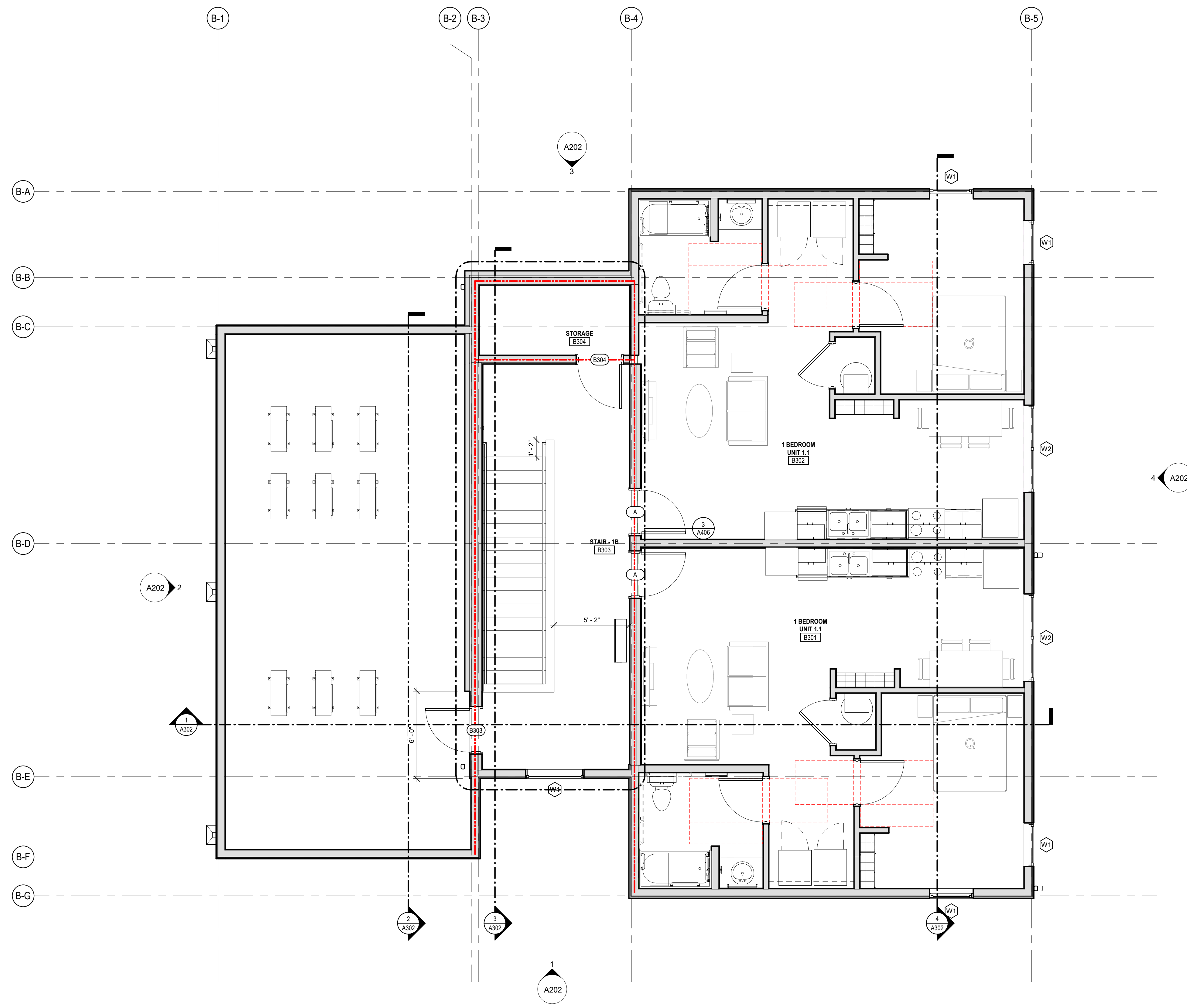
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BLDG B - 3RD FLOOR PLAN

**A106**



**1 BLDG B - 3RD FLOOR PLAN**  
1/4" = 1'-0"

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BLDG C - 1ST FLOOR  
PLAN

**A107**

**FIRE RATING / EGRESS LEGEND**

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
- 1 HOUR FIRE RATED BARRIER
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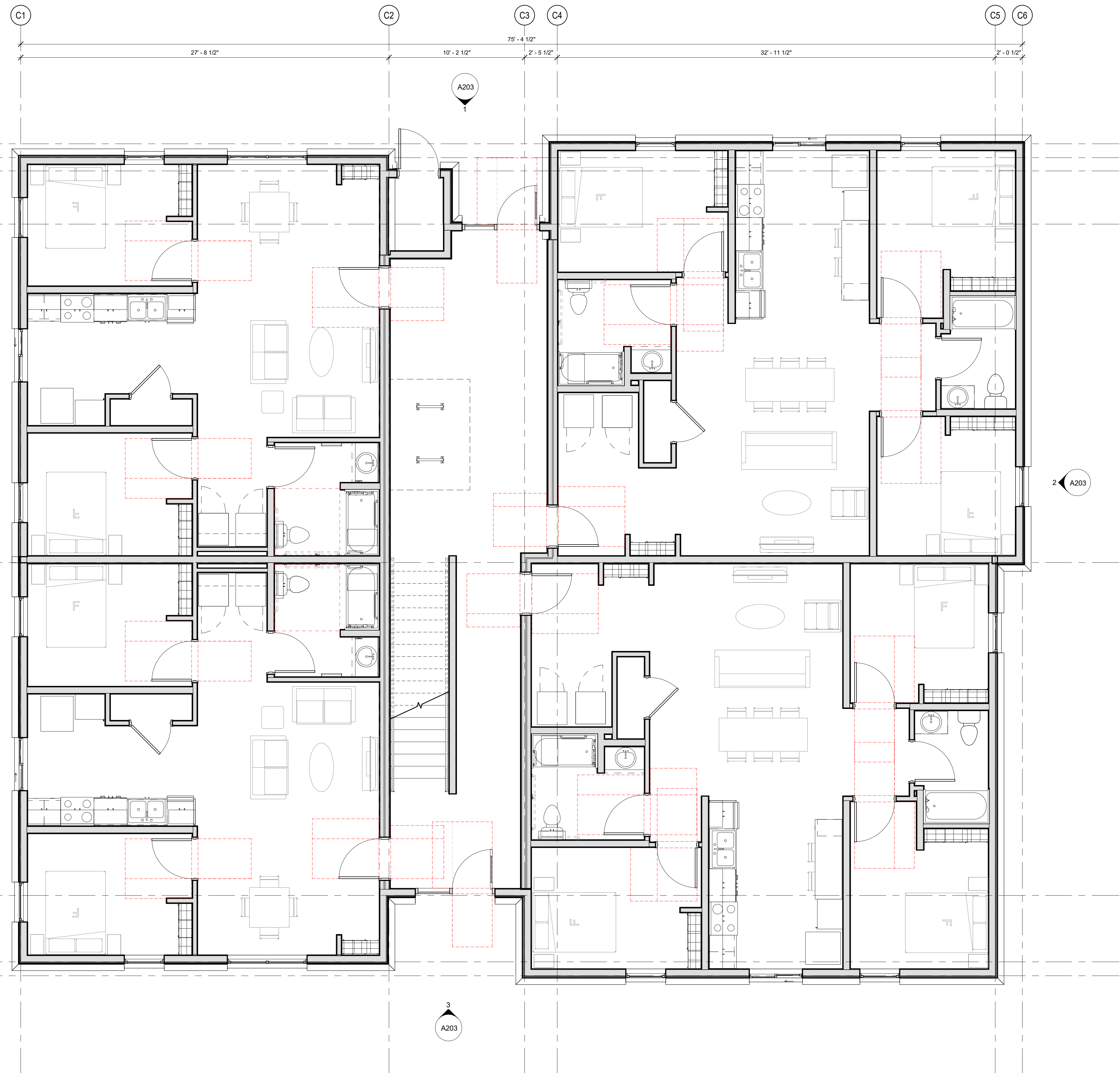
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**KEYNOTE LEGEND**



**1** 1ST FLOOR - BLDG C  
1/4" = 1'-0"

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**PROMISE PLACE KCMO**  
45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

**FIRE RATING / EGRESS LEGEND**

- EGRESS ROUTE
- ACCESSIBILITY ROUTE
- - - - - 1 HOUR FIRE RATED PARTITION: NOTE, ALL UNIT DEMISING WALLS ARE RATED TO 1 HOUR
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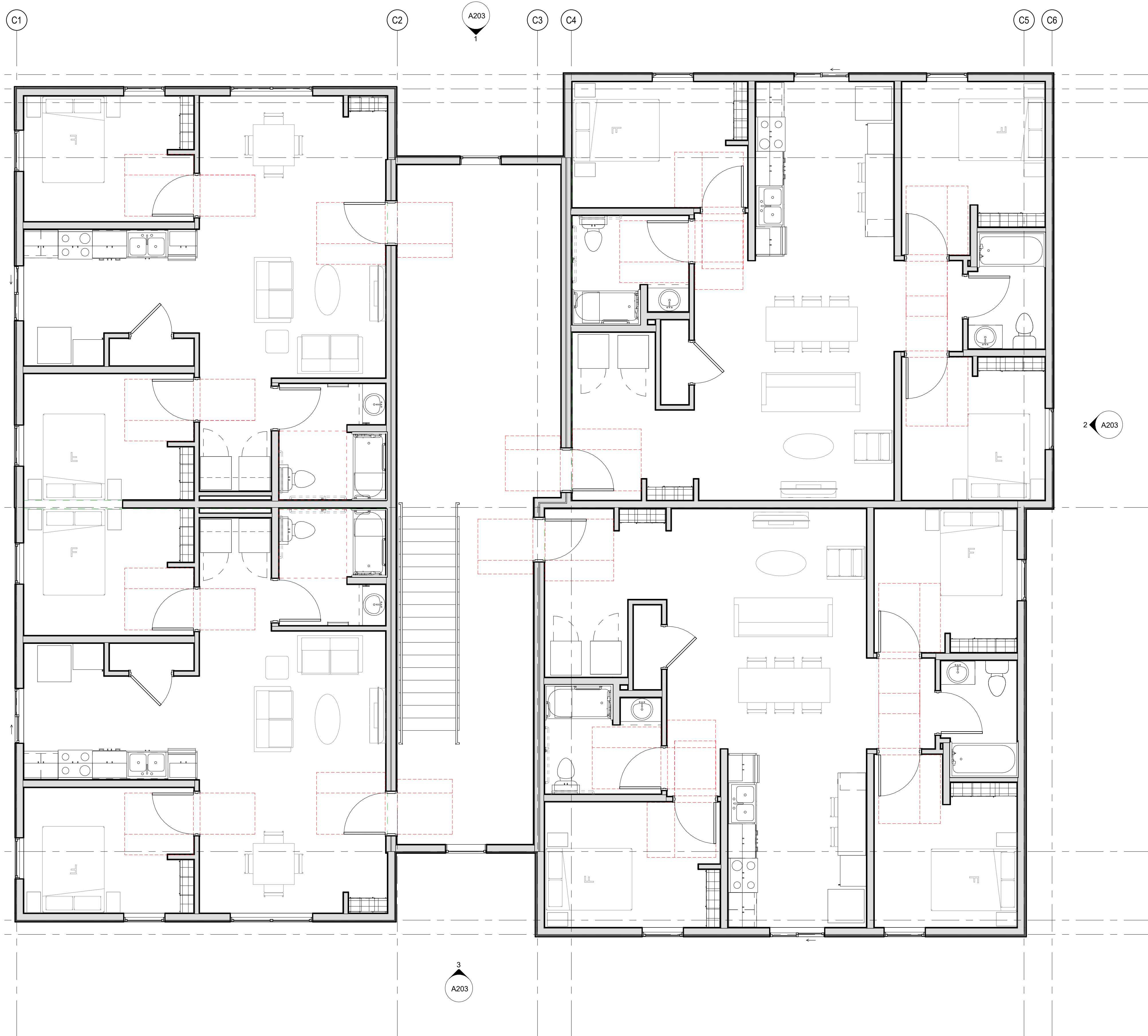
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**KEYNOTE LEGEND**



CA  
CB  
DD

CC

CD

CE

CF  
CG

C1

C2

C3

C4

C5

C6

A203 4

2 A203

3 A203

6/20/2022 2:28:00 PM BIM 360://2180 - Promise Place KCMO/2180 - Promise Place KCMO.rvt

**1 BLDG C - 2ND FLOOR PLAN**  
1/4" = 1'-0"

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BLDG C - 2ND FLOOR  
PLAN

**A108**



KEYNOTE LEGEND

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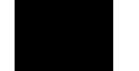
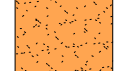
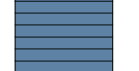

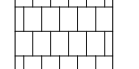
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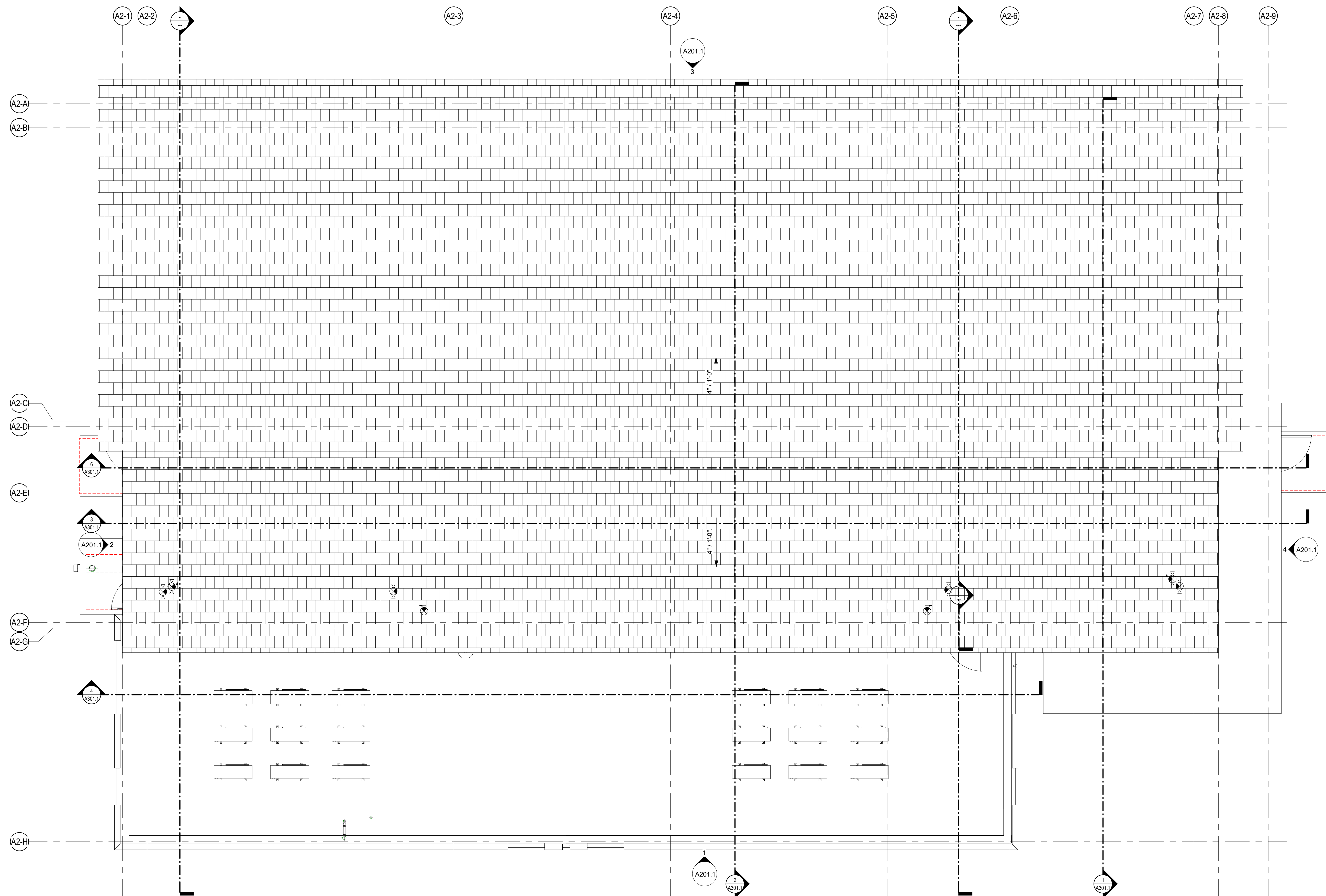
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EXTERIOR MATERIAL LEGEND

-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF



PROMISE PLACE KCMO  
45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

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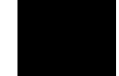
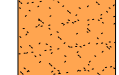
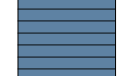

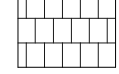
BLDG A2 - ROOF  
PLAN

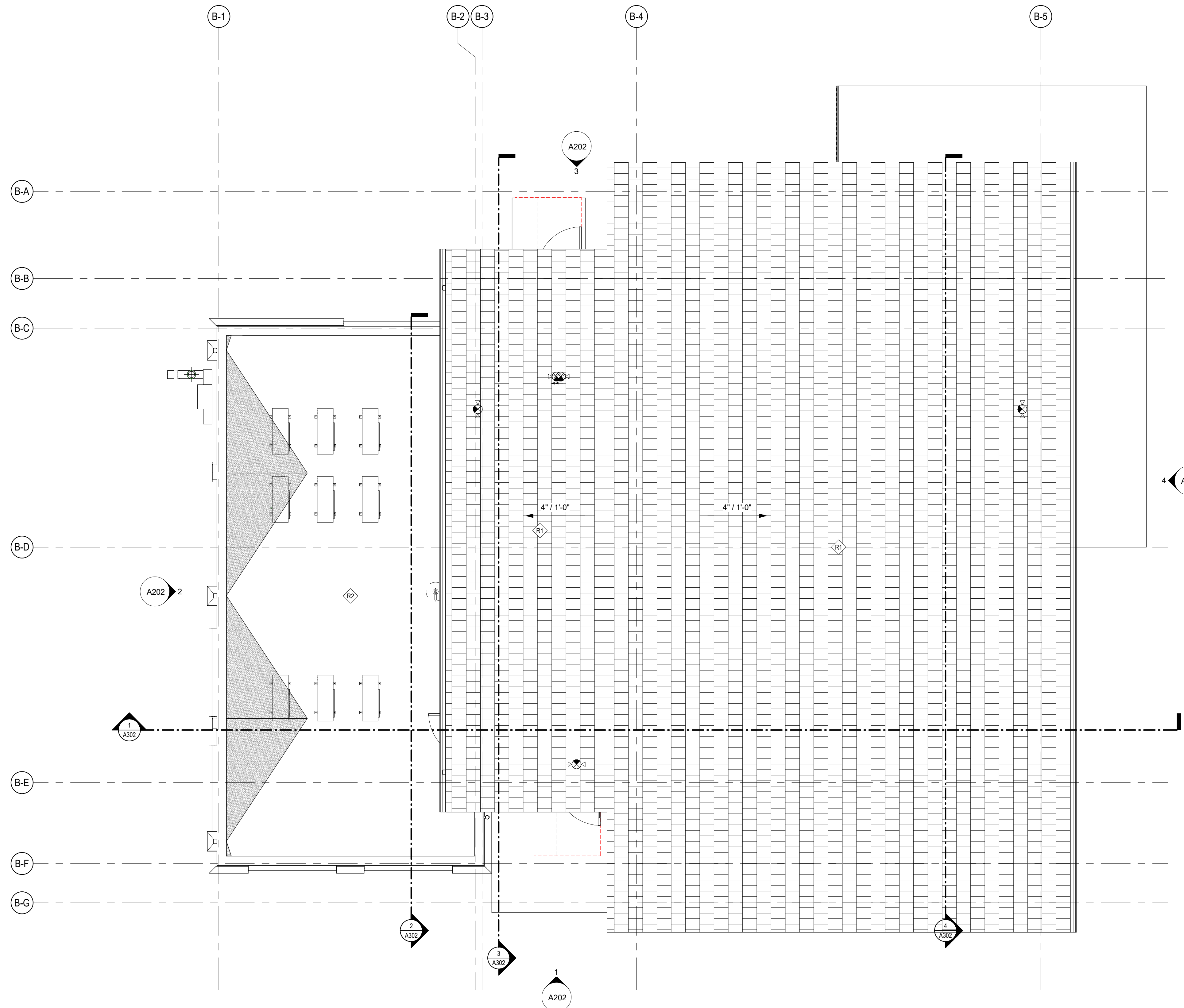
A109.1

1 BLDG A2 - ROOF PLAN  
1/4" = 1'-0"

KEYNOTE LEGEND

EXTERIOR MATERIAL LEGEND

-  (B1) BRICK
-  (M1) METAL PANEL SIDING 1
-  (M2) METAL 2
-  (S1) STUCCO
-  (FC1) FIBER CEMENT SIDING
-  (FC2) FIBER CEMENT WOOD SIDING
-  (ASR) ASPHALT SHINGLE ROOF



1 BLDG B - ROOF PLAN  
1/4" = 1'-0"

CONSULTANTS

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BLDG B - ROOF PLAN

A110

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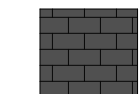
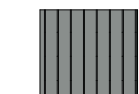

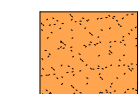
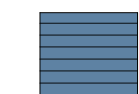

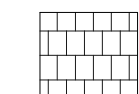
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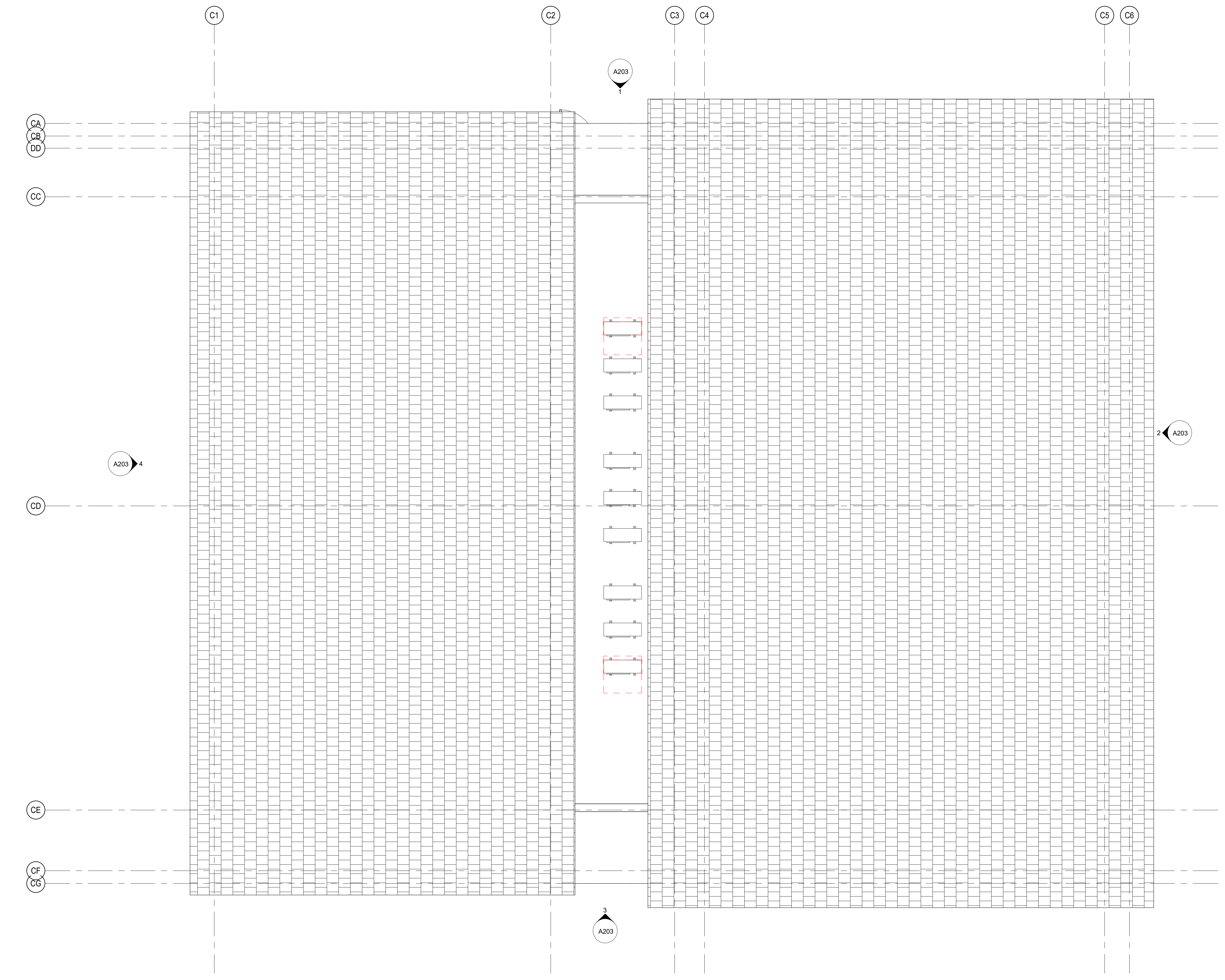
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45TH ST & OLIVE STREET, KANSAS CITY,  
MISSOURI

**KEYNOTE LEGEND**

**EXTERIOR MATERIAL LEGEND**

-  (B1) BRICK
-  (M1) METAL PANEL SIDING 1
-  (M2) METAL 2
-  (S1) STUCCO
-  (FC1) FIBER CEMENT SIDING
-  (FC2) FIBER CEMENT WOOD SIDING
-  (ASR) ASPHALT SHINGLE ROOF



**1 BLDG C - ROOF PLAN**  
1/4" = 1'-0"

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BLDG C - ROOF PLAN

**A111**

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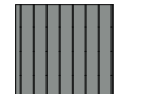

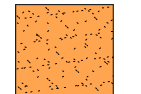
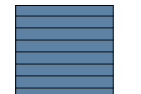

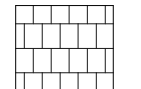
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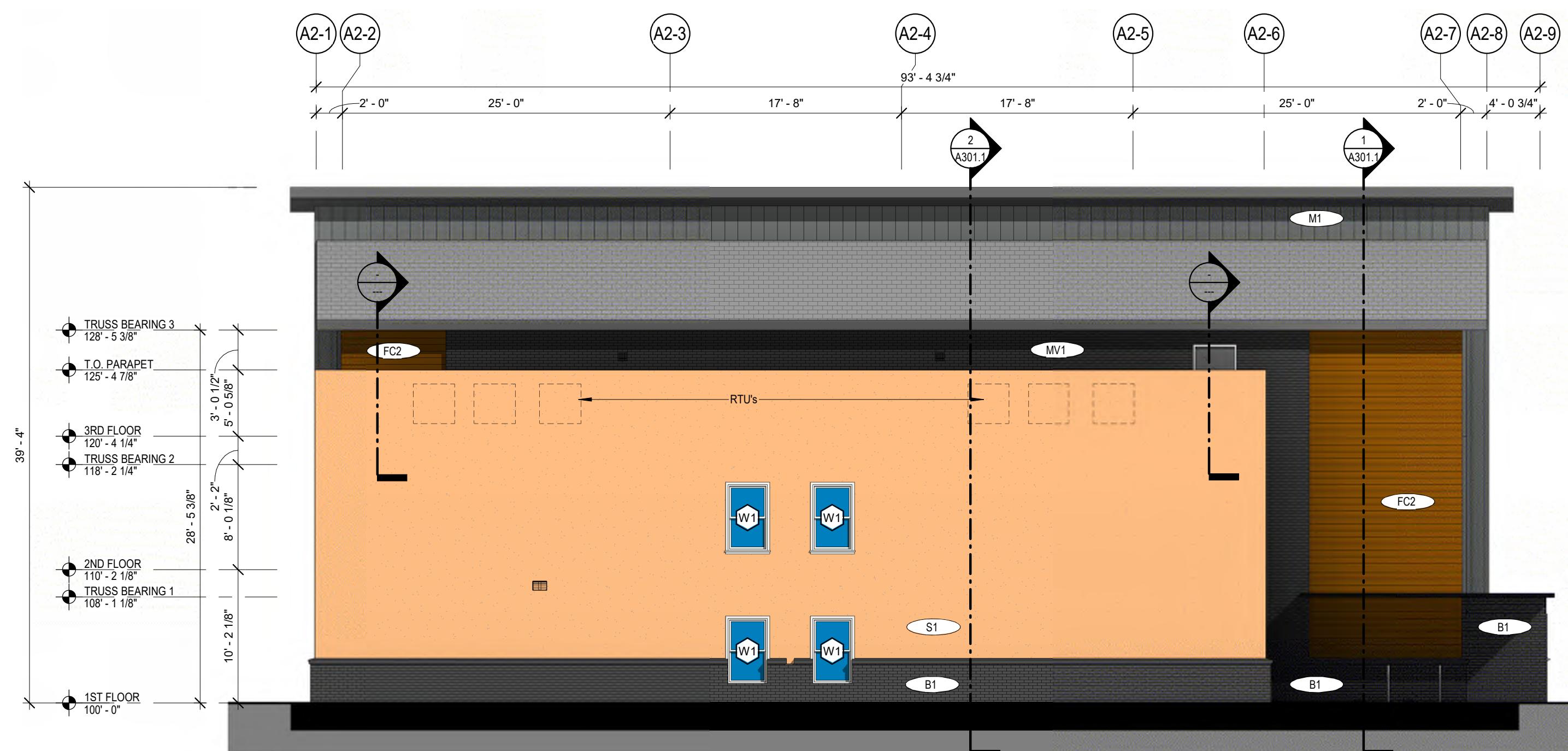
BLDG A2  
ELEVATIONS

A201.1

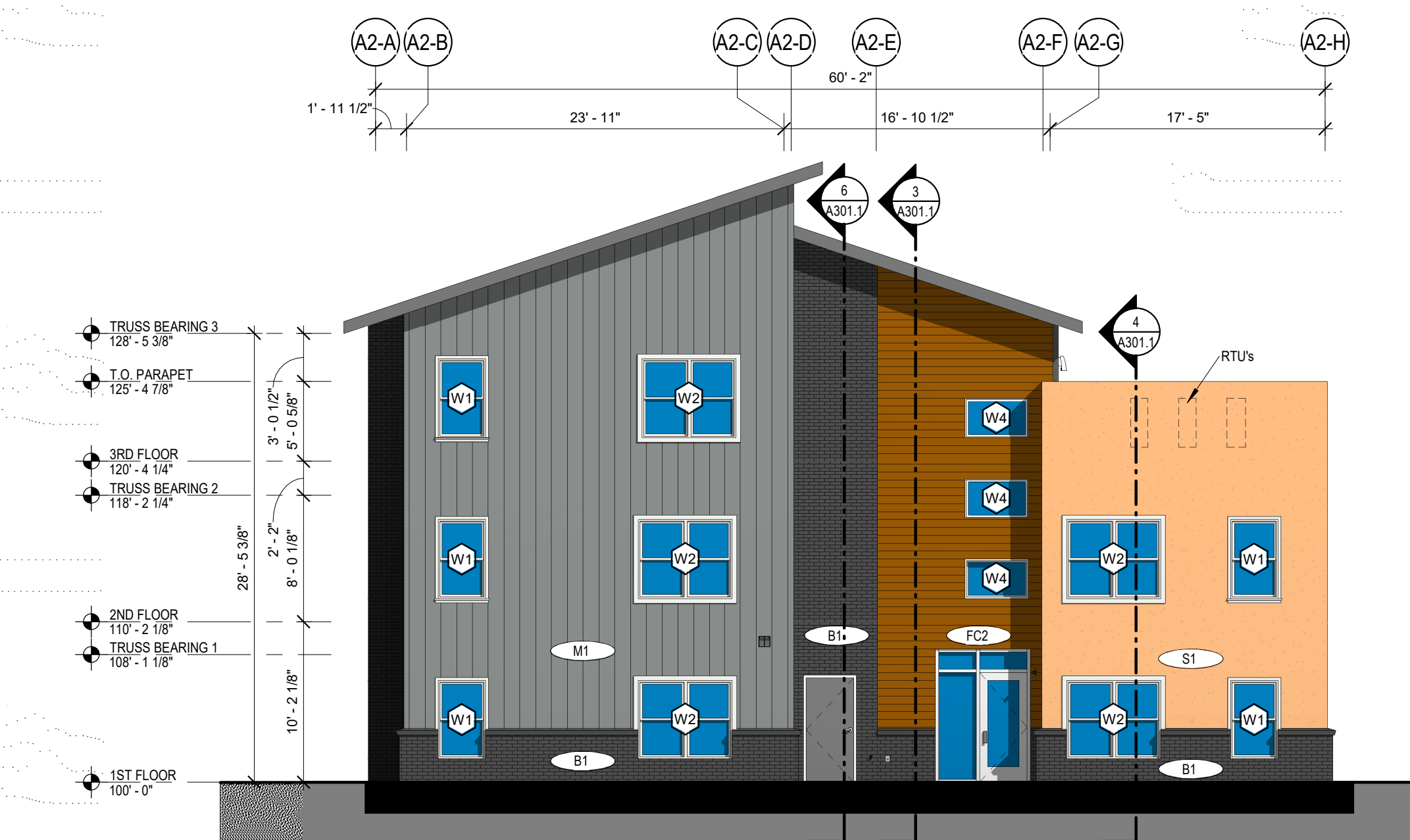
EXTERIOR MATERIAL LEGEND

-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF

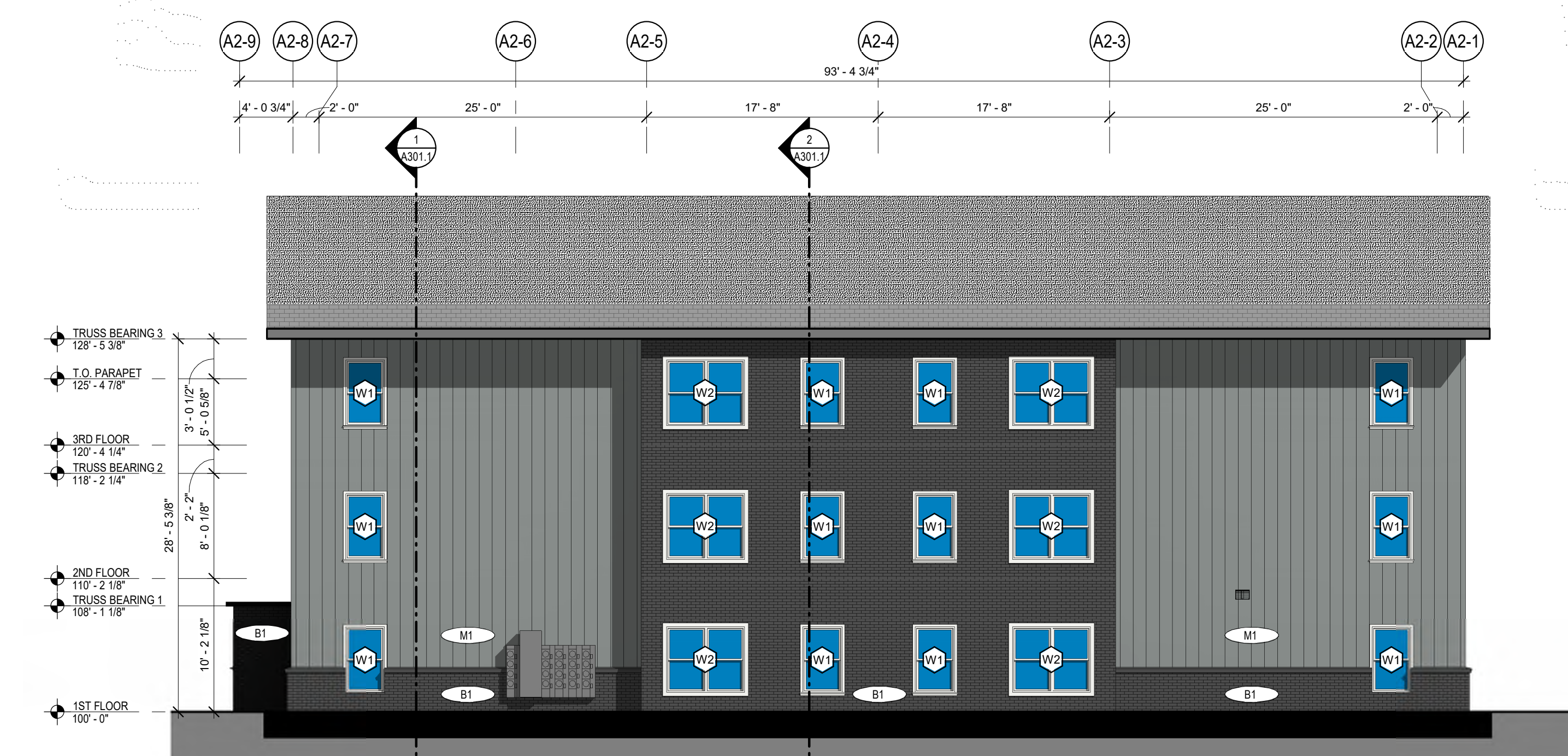
KEYNOTE LEGEND



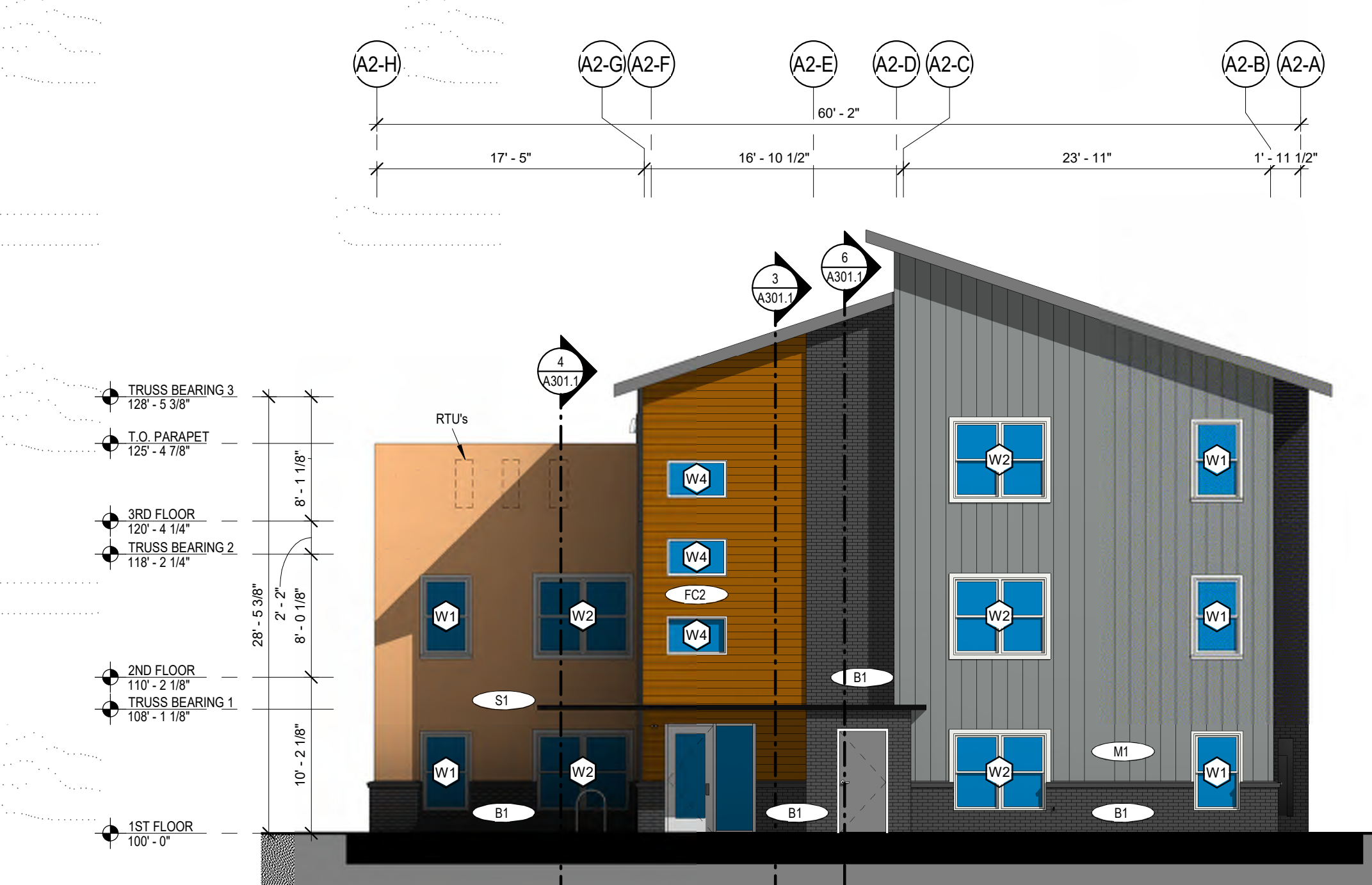
1 BLDG A2 - FRONT ELEVATION  
1/8" = 1'-0"



2 BLDG A2 - LEFT ELEVATION  
1/8" = 1'-0"



3 BLDG A2 - REAR ELEVATION  
1/8" = 1'-0"



4 BLDG A2 - RIGHT ELEVATION  
1/8" = 1'-0"

6/20/2022 3:28:24 PM BIM 360://2180 - Promise Place KCMO/21180 - Promise Place KCMO.rvt

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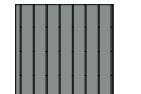

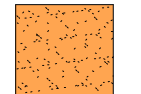
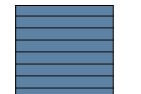

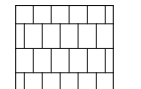
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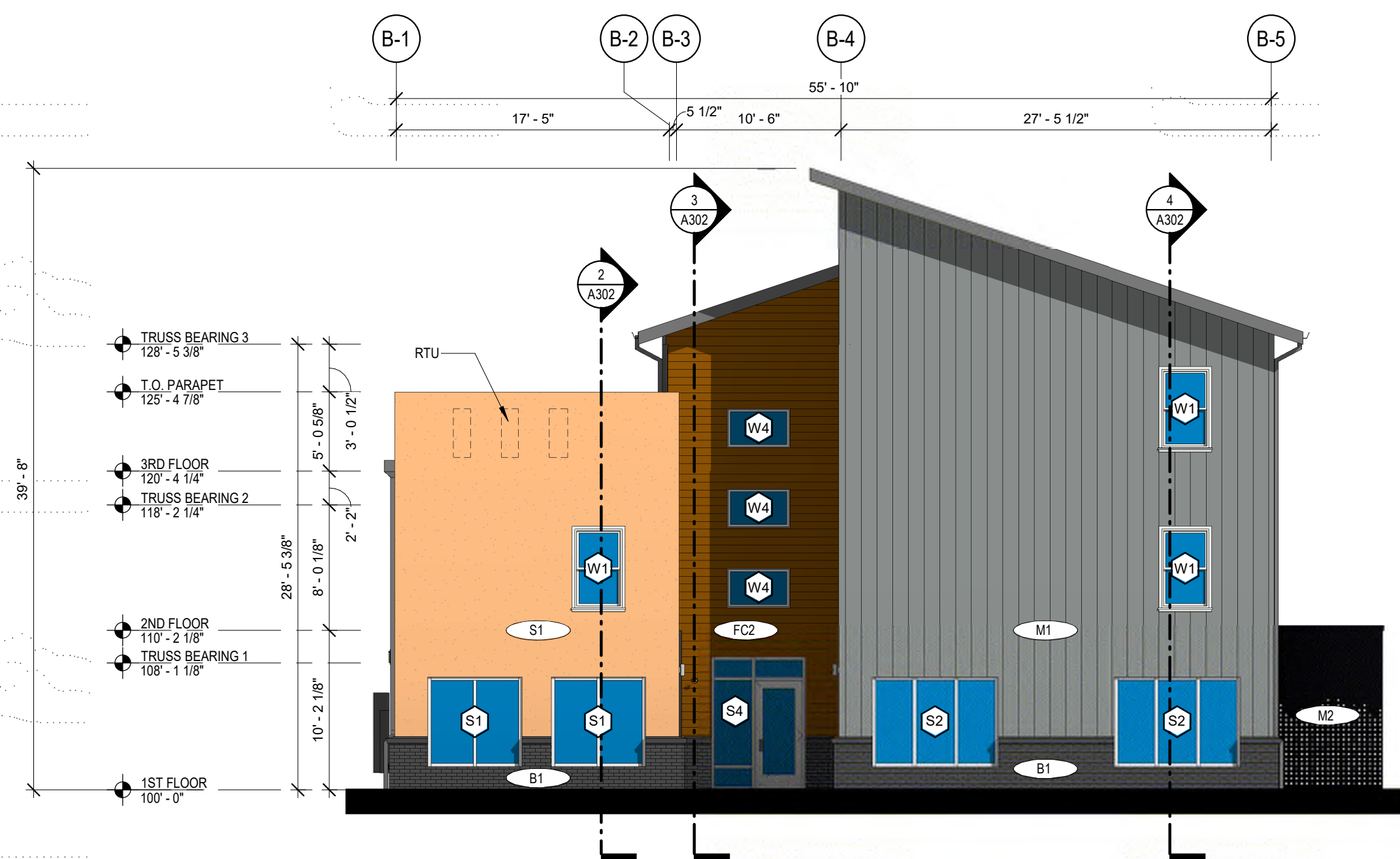
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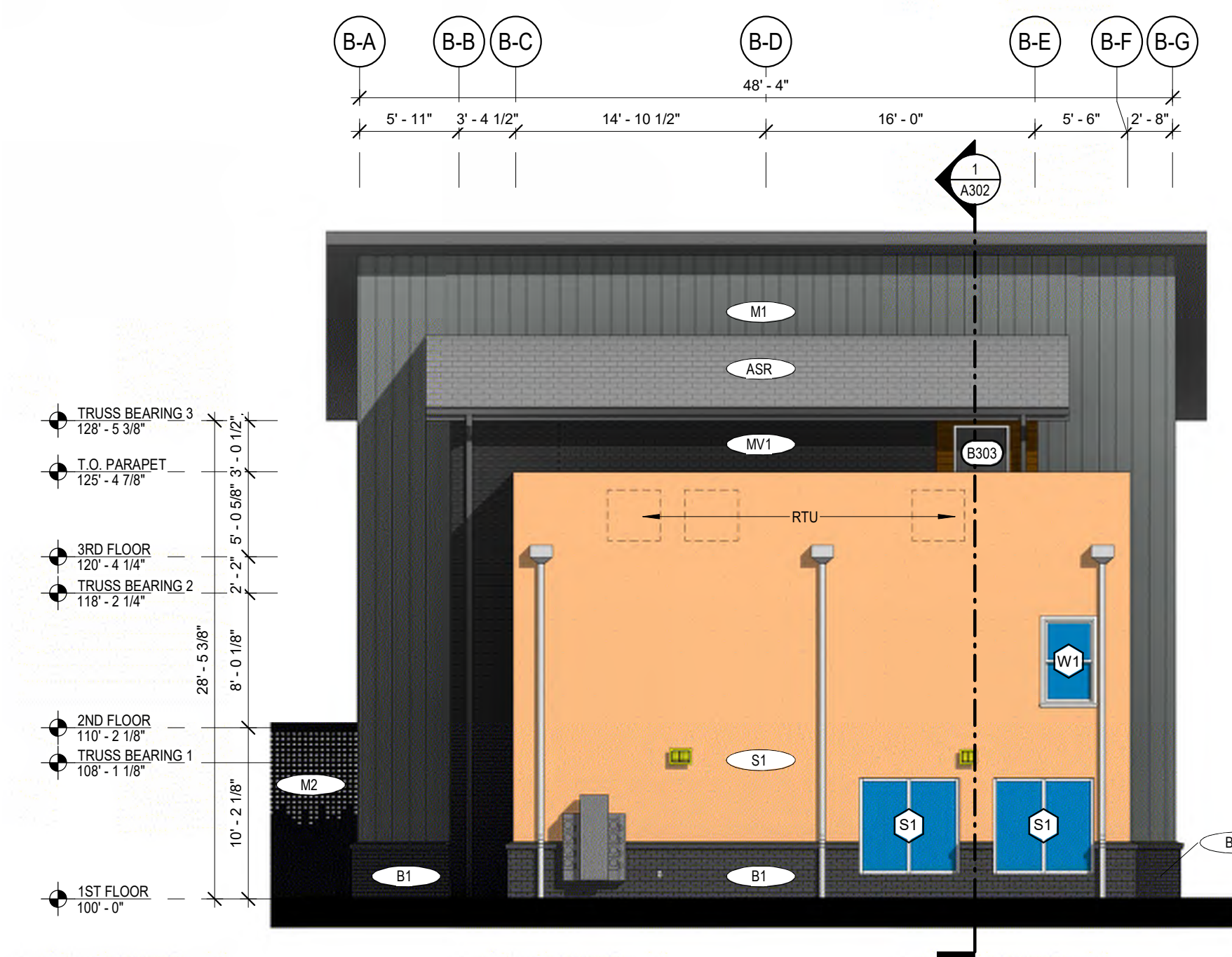
**EXTERIOR MATERIAL LEGEND**

-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF

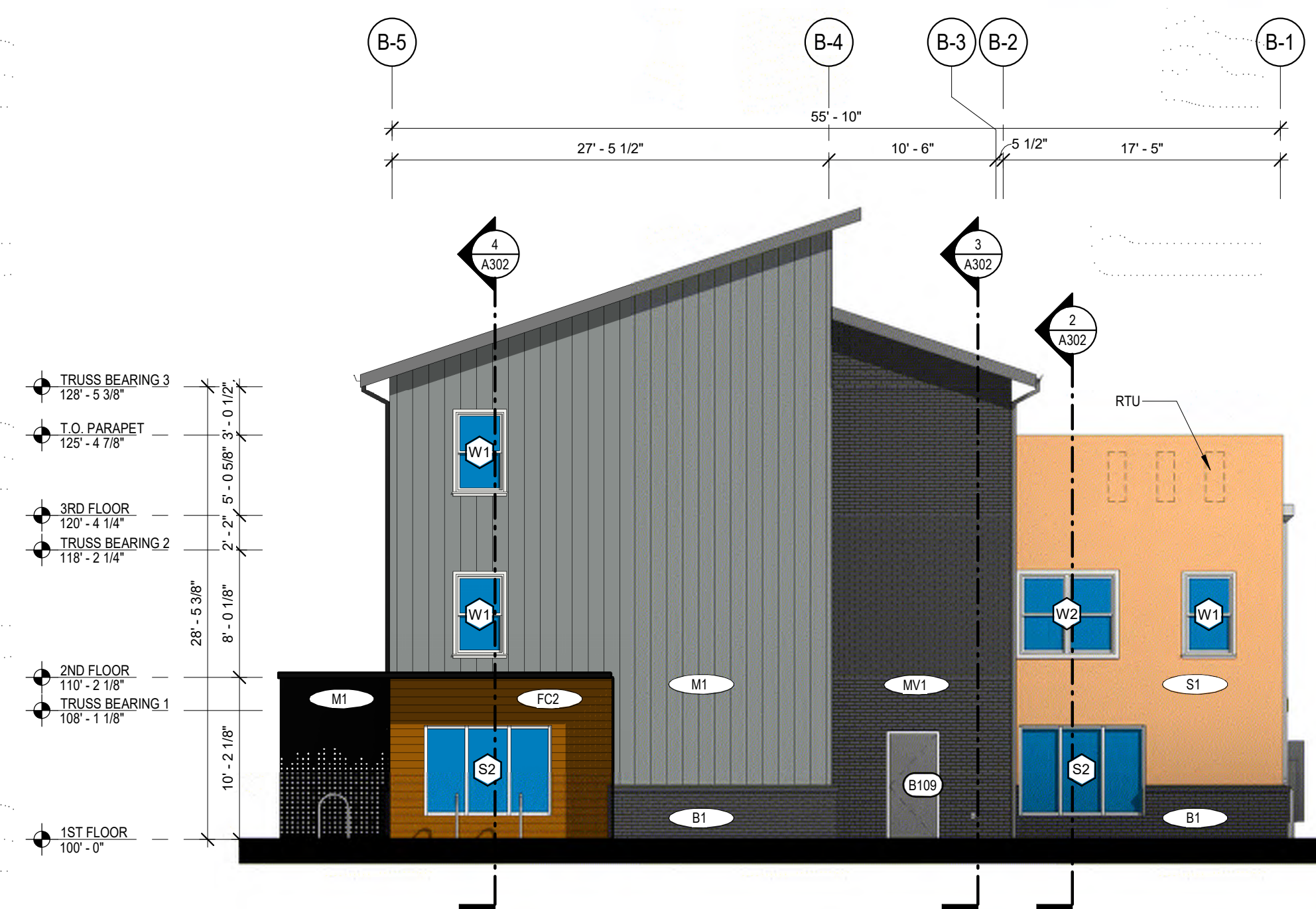
**KEYNOTE LEGEND**



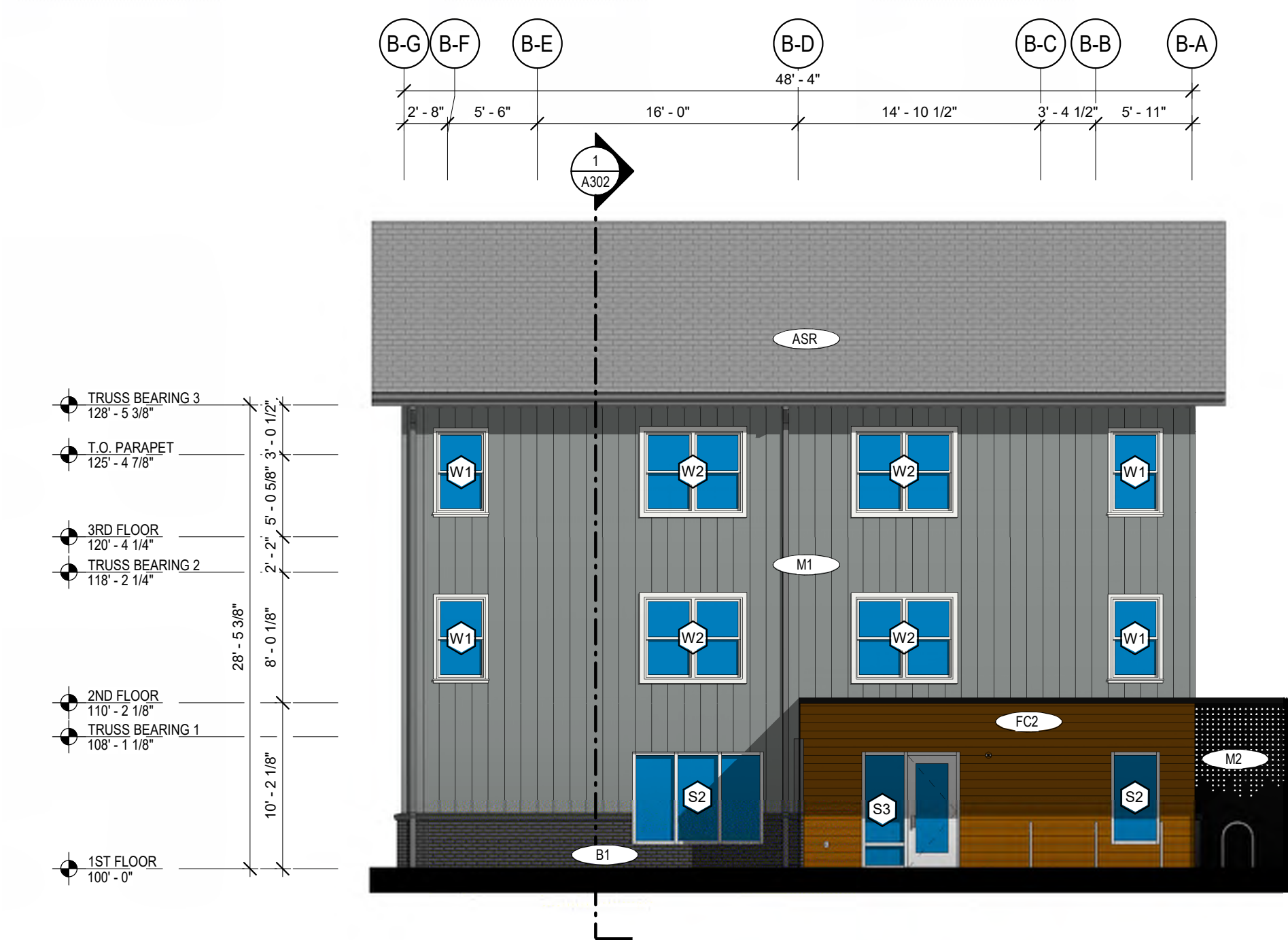
**1 BLDG B - FRONT ELEVATION**  
1/8" = 1'-0"



**2 BLDG B - LEFT ELEVATION**  
1/8" = 1'-0"



**3 BLDG B - REAR ELEVATION**  
1/8" = 1'-0"



**4 BLDG B - RIGHT ELEVATION**  
1/8" = 1'-0"

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BLDG B ELEVATIONS

**A202**

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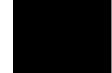

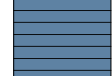
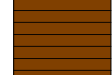

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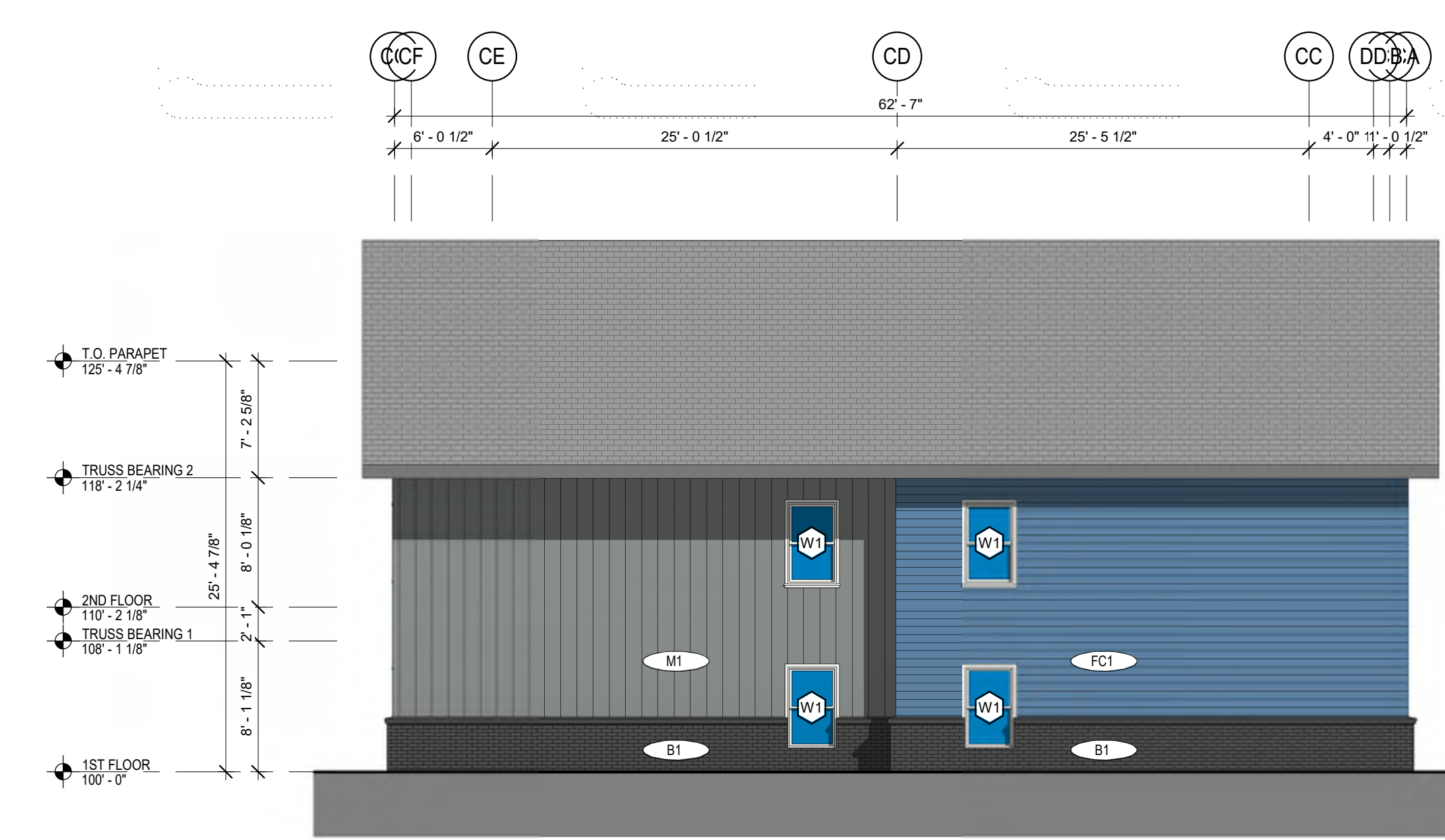
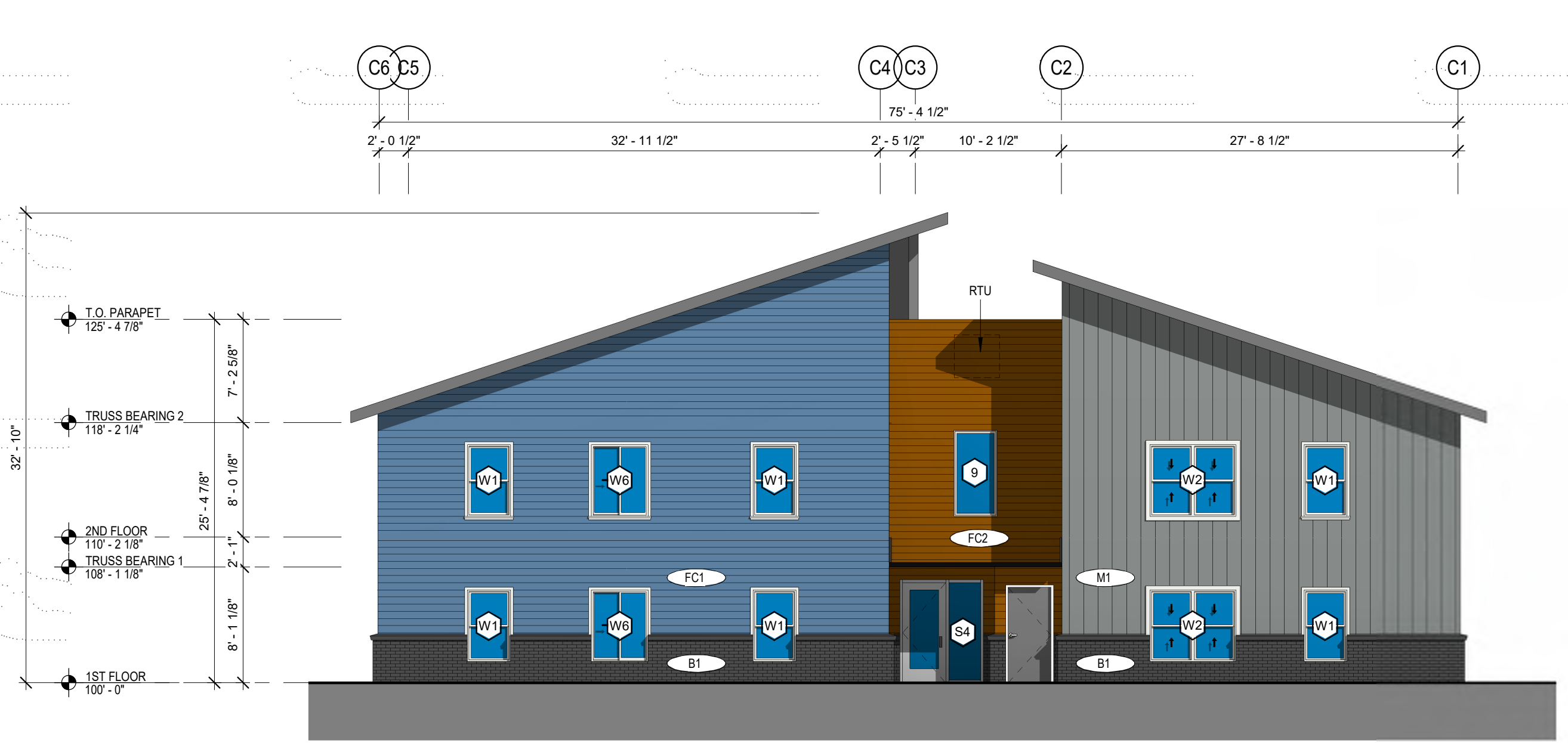
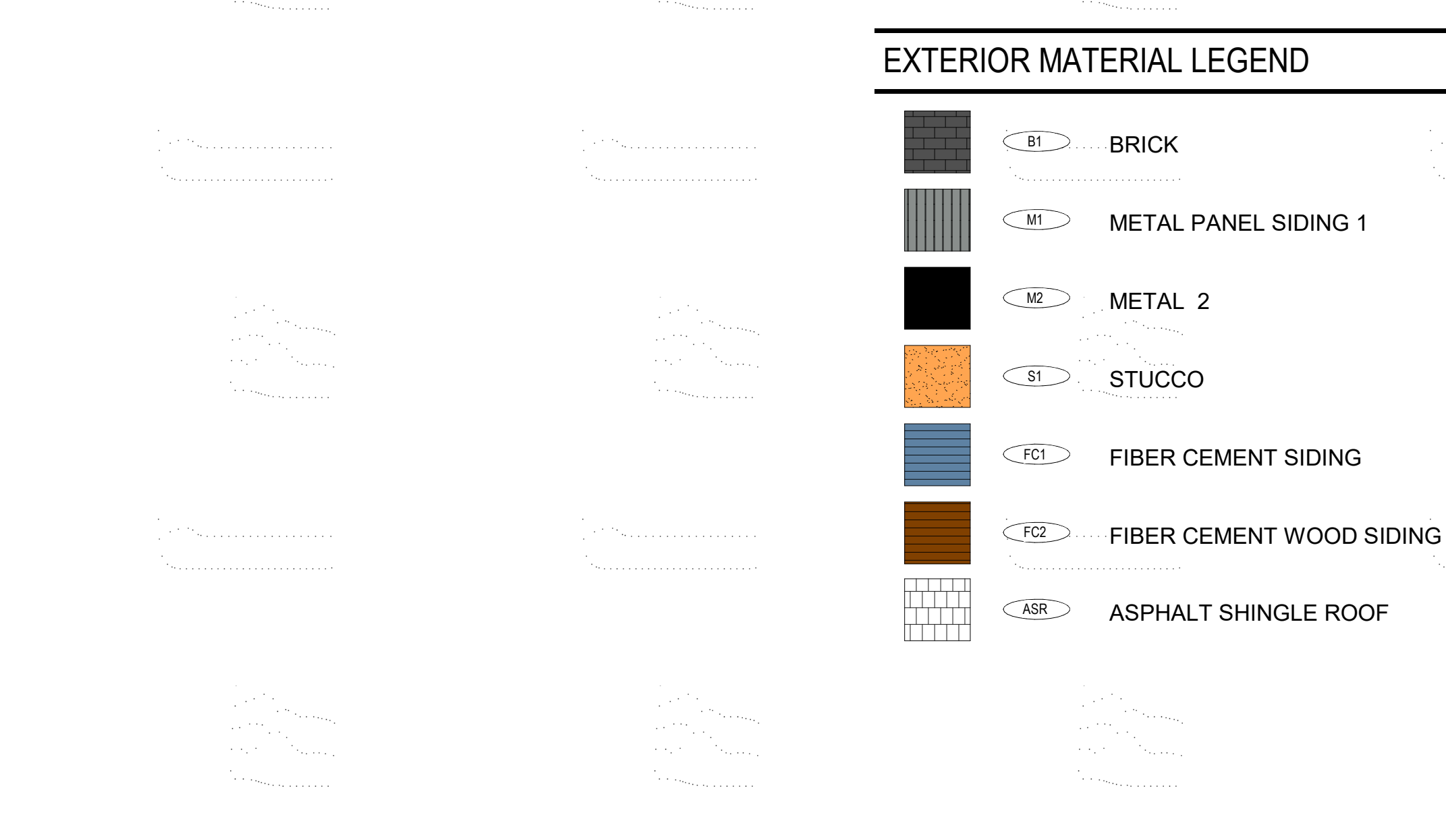
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**EXTERIOR MATERIAL LEGEND**

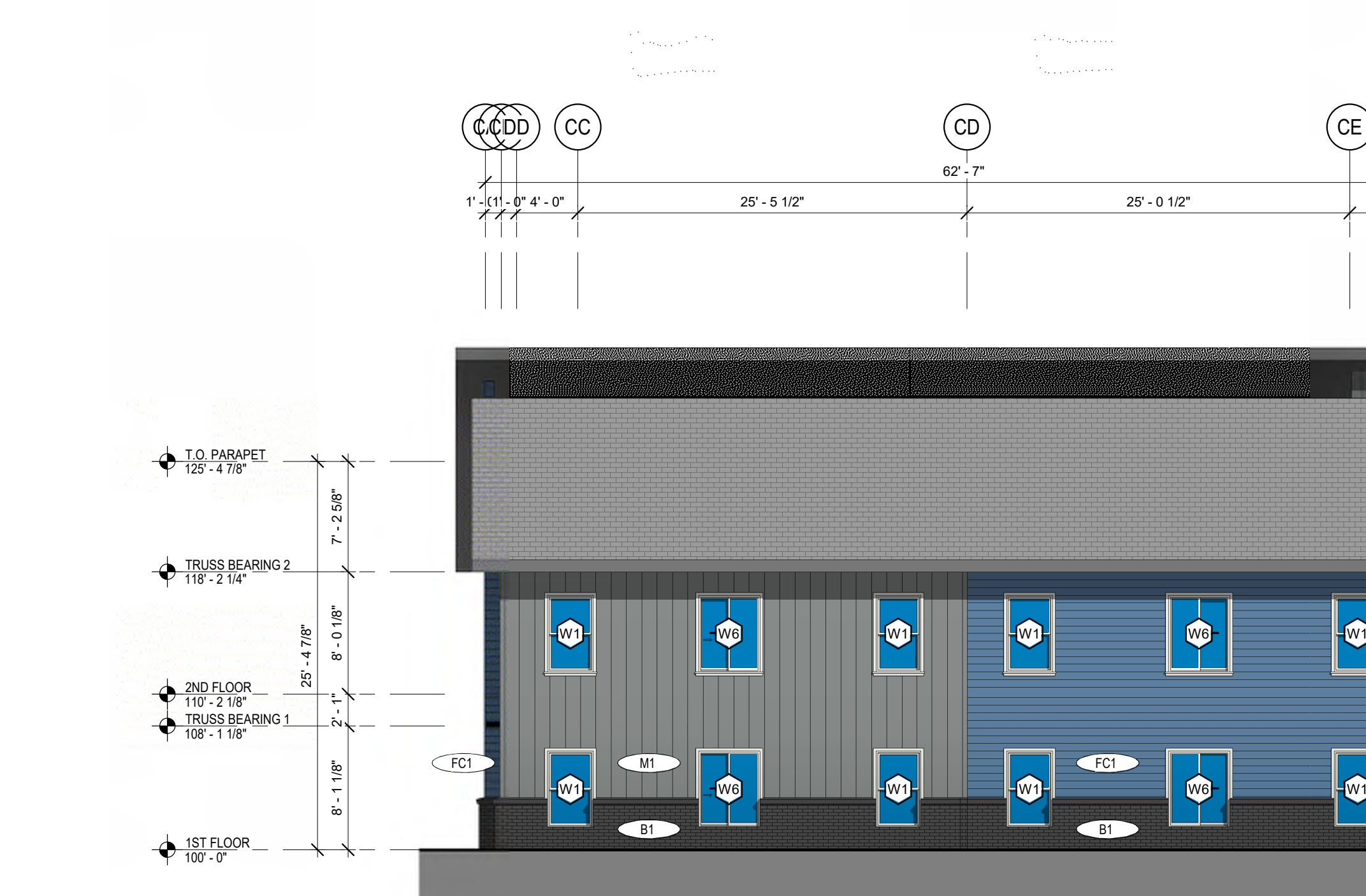
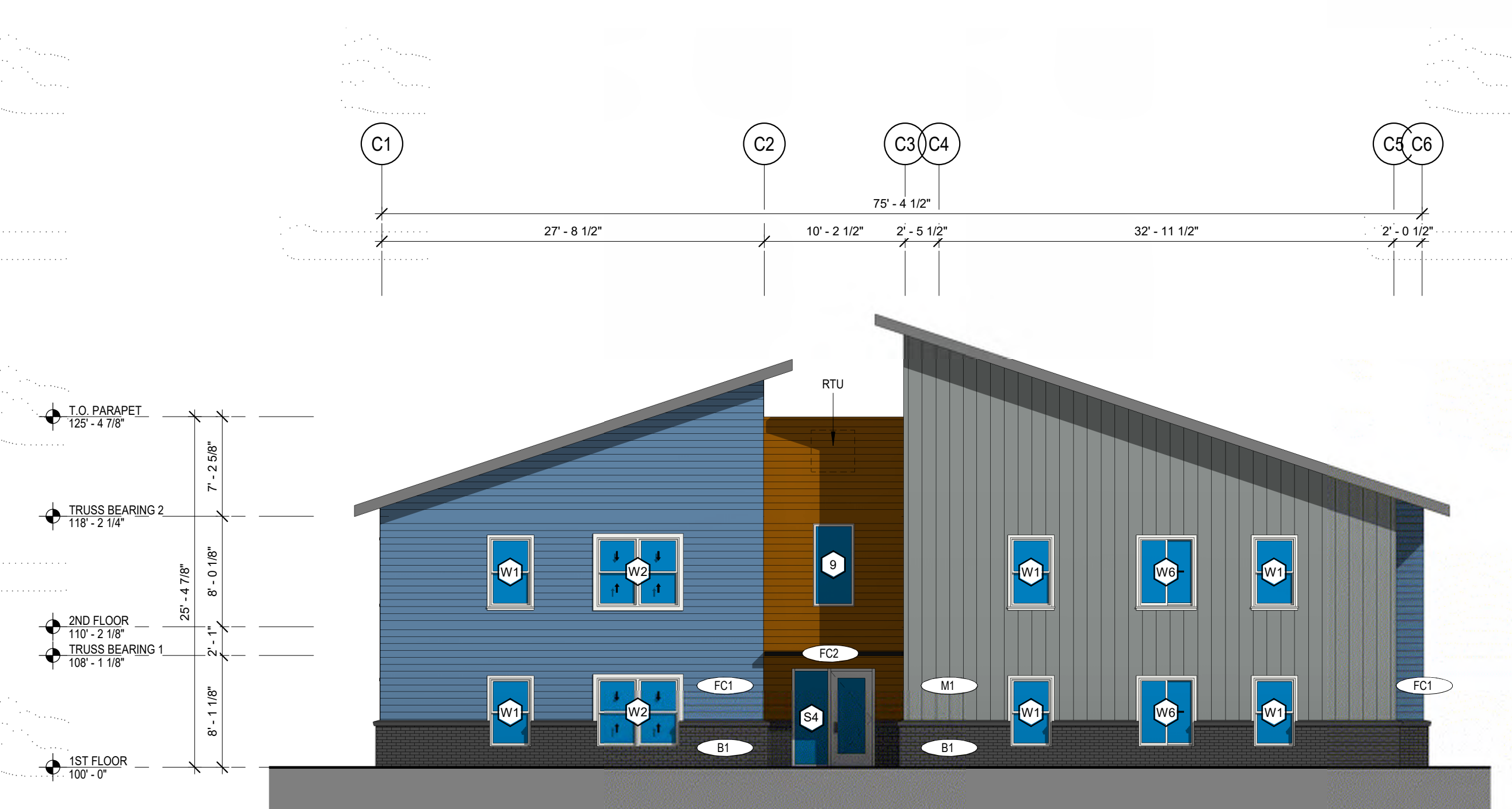
-  B1 BRICK
-  M1 METAL PANEL SIDING 1
-  M2 METAL 2
-  S1 STUCCO
-  FC1 FIBER CEMENT SIDING
-  FC2 FIBER CEMENT WOOD SIDING
-  ASR ASPHALT SHINGLE ROOF

**KEYNOTE LEGEND**



**1 BLDG C - REAR ELEVATION**  
1/8" = 1'-0"

**2 BLDG C - RIGHT ELEVATION**  
1/8" = 1'-0"



**3 BLDG C - FRONT ELEVATION**  
1/8" = 1'-0"

**4 BLDG C - LEFT ELEVATION**  
1/8" = 1'-0"

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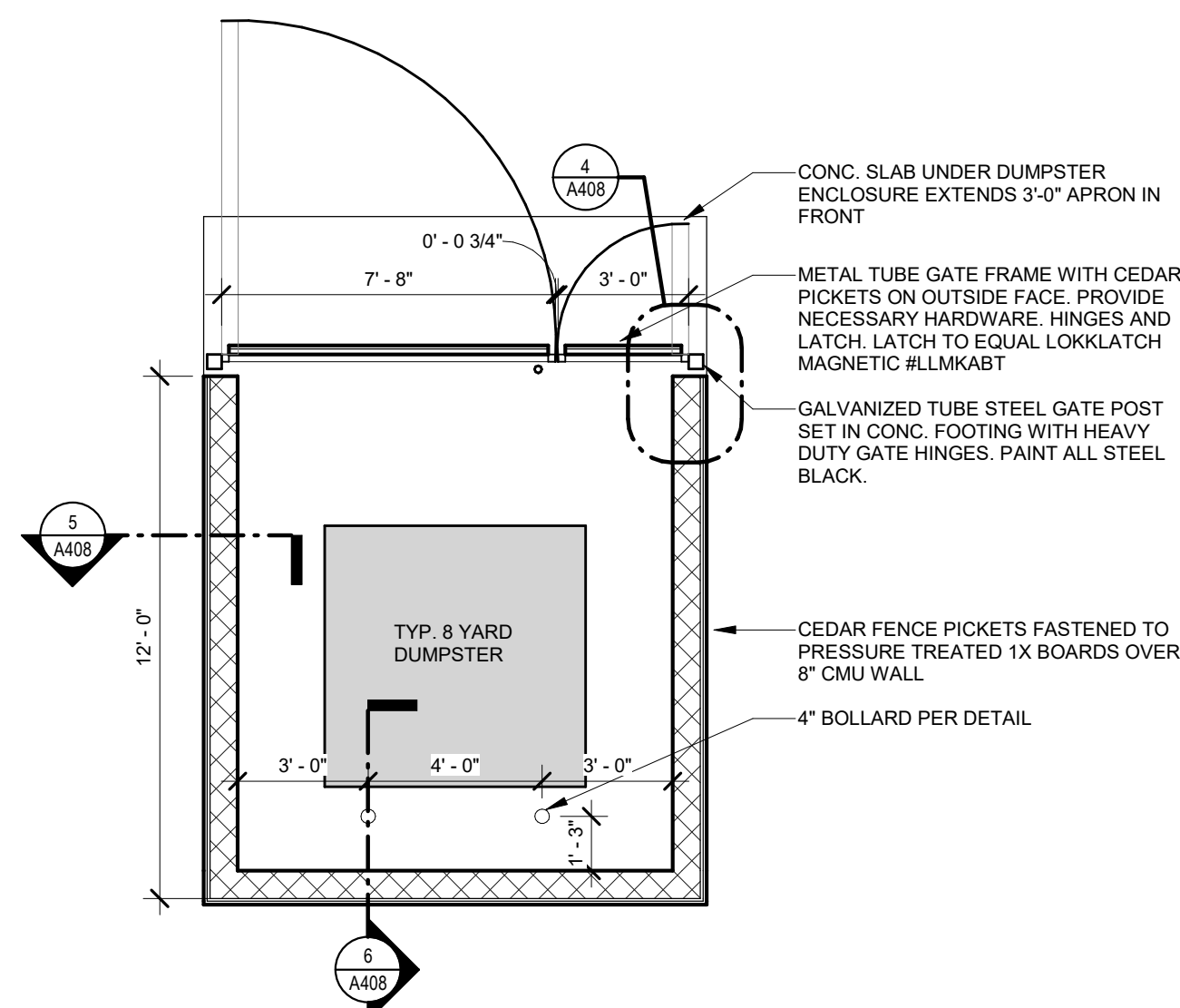
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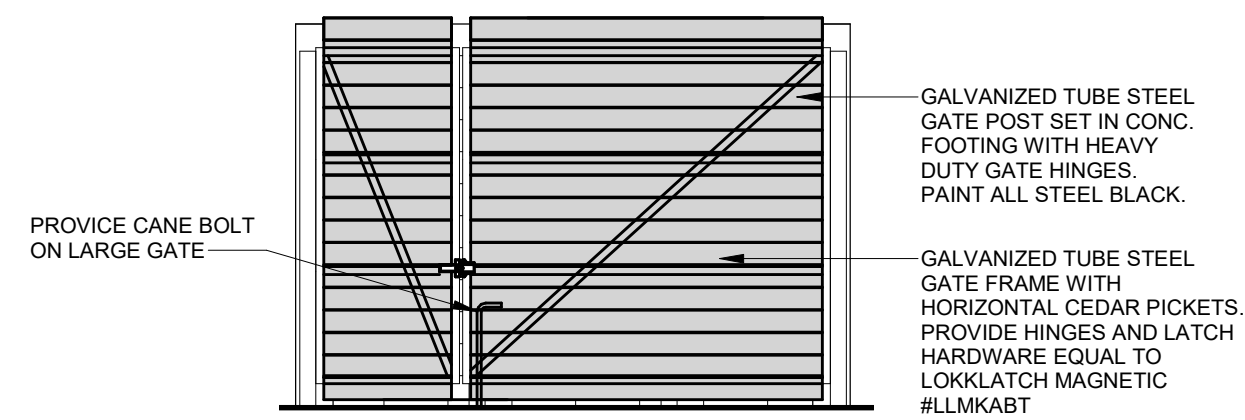
BLDG C ELEVATIONS

**A203**

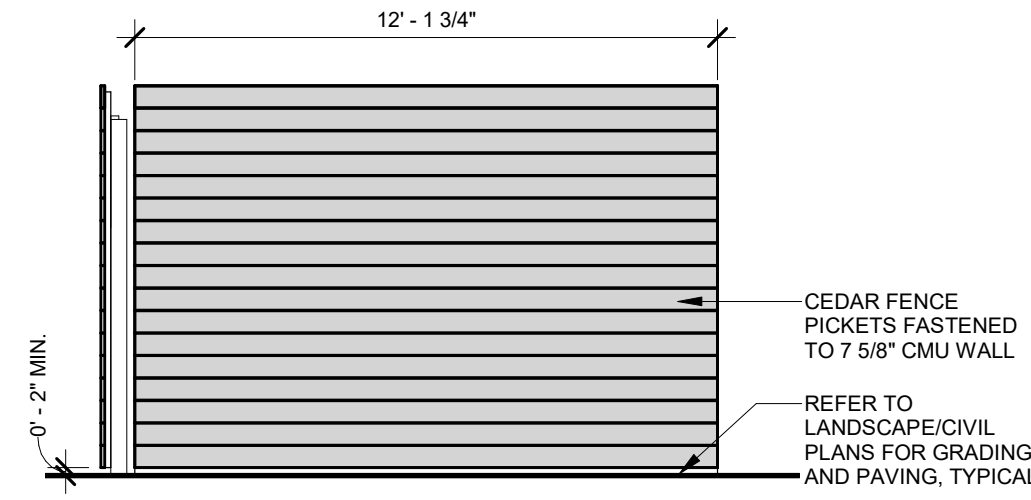
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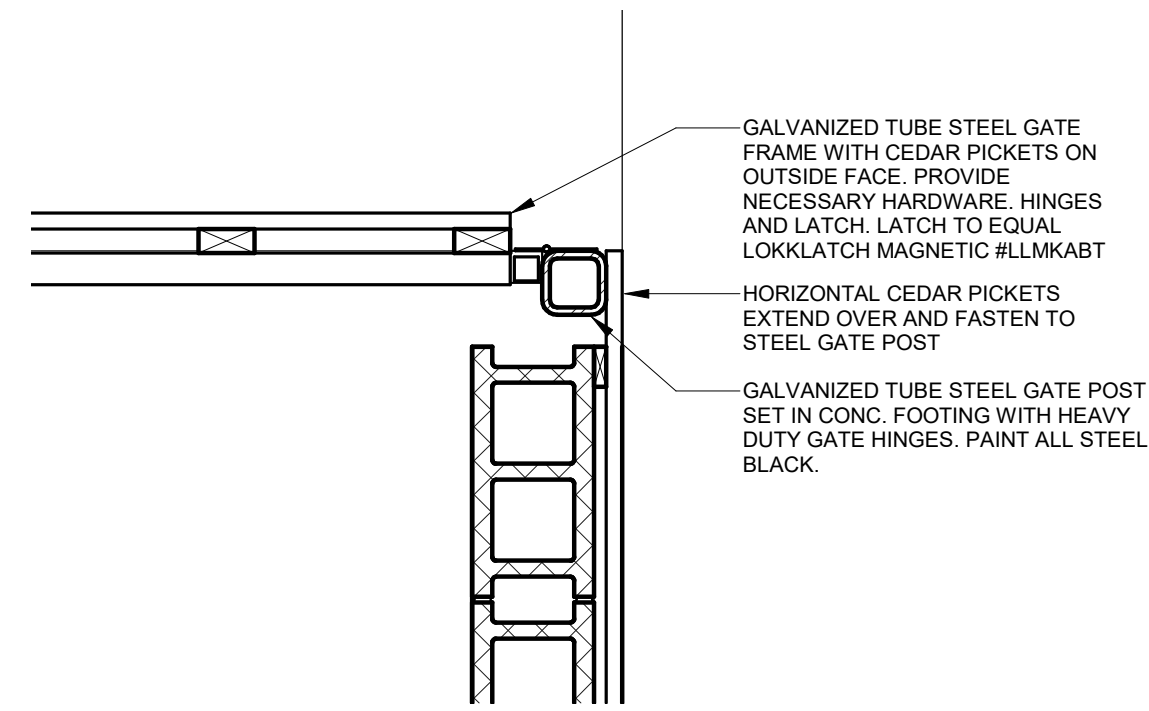
1 DUMPSTER ENCLOSURE PLAN - CMU  
1/4" = 1'-0"



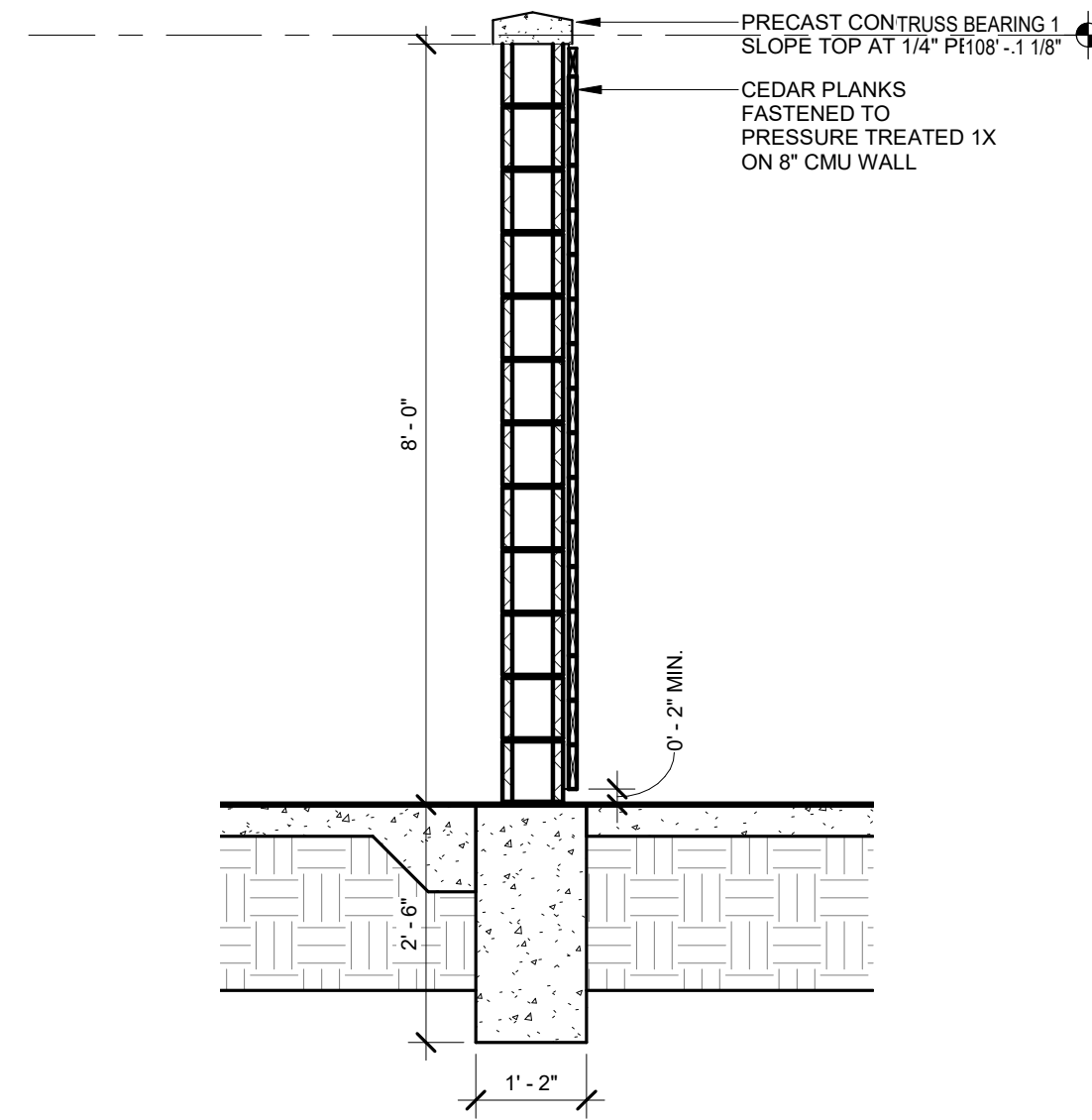
3 DUMPSTER FRONT ELEVATION - CMU  
1/4" = 1'-0"



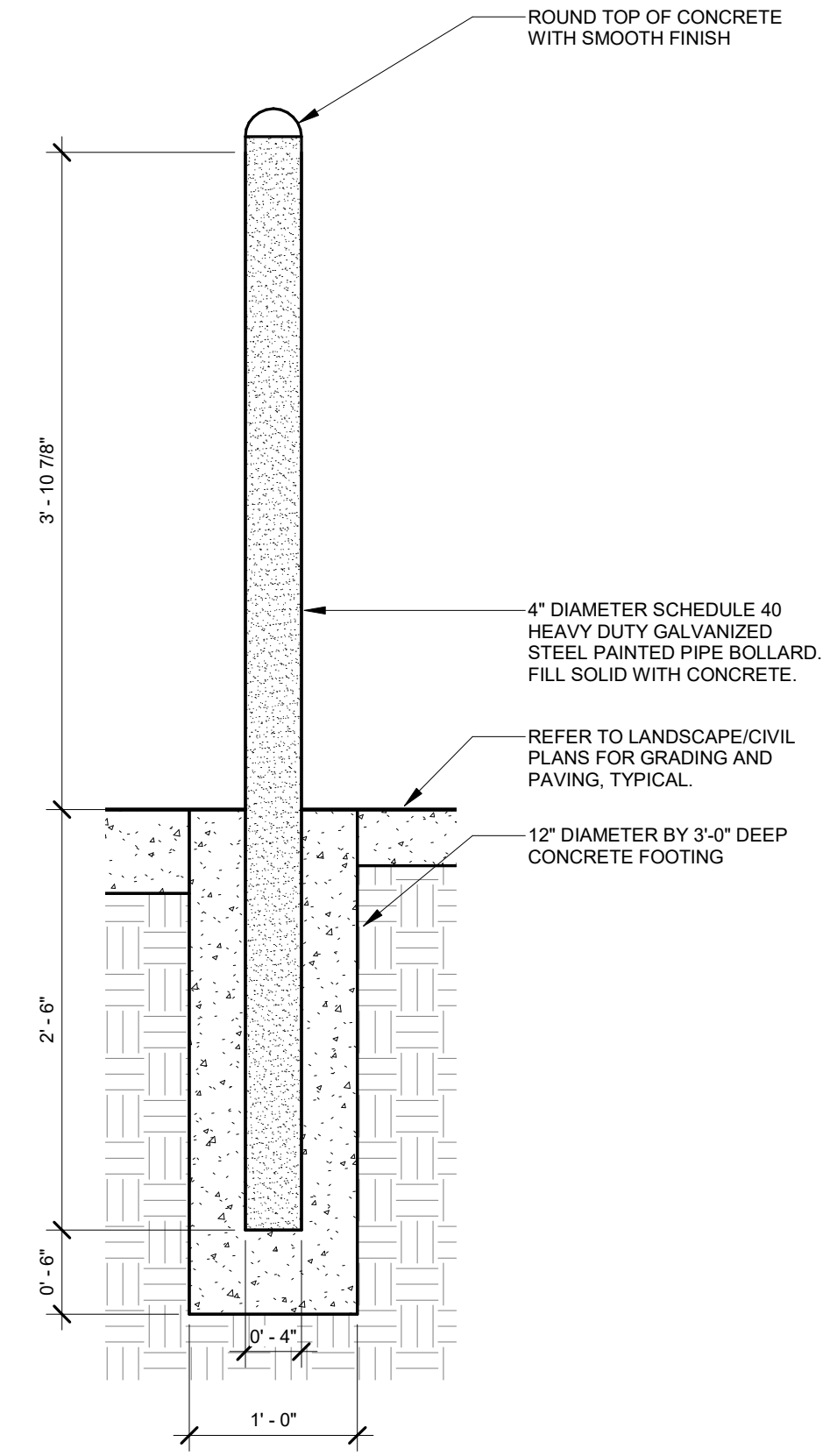
2 DUMPSTER SIDE ELEVATION - CMU  
1/4" = 1'-0"



4 DUMPSTER GATE JAMB DETAIL - CMU  
1" = 1'-0"



5 DUMPSTER WALL SECTION - CMU  
1/2" = 1'-0"



6 DUMPSTER ENCLOSURE BOLLARD DETAIL  
1" = 1'-0"

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REV	DESCRIPTION	DATE
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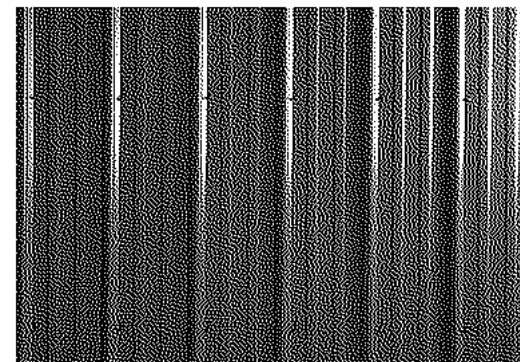
DUMPSTER ENCLOSURE

A408

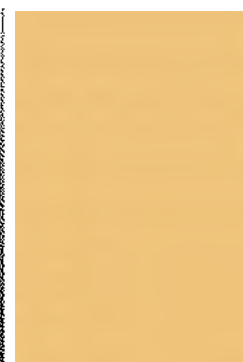
# BUILDING TYPES



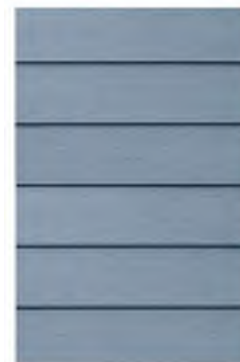
# MATERIALS



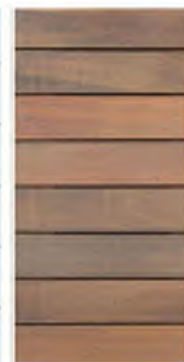
METAL PANEL



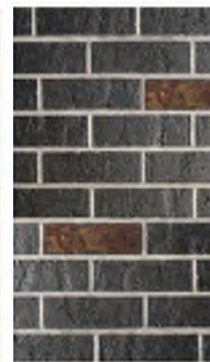
STUCCO



FC LAP SIDING



FC WOOD SIDING



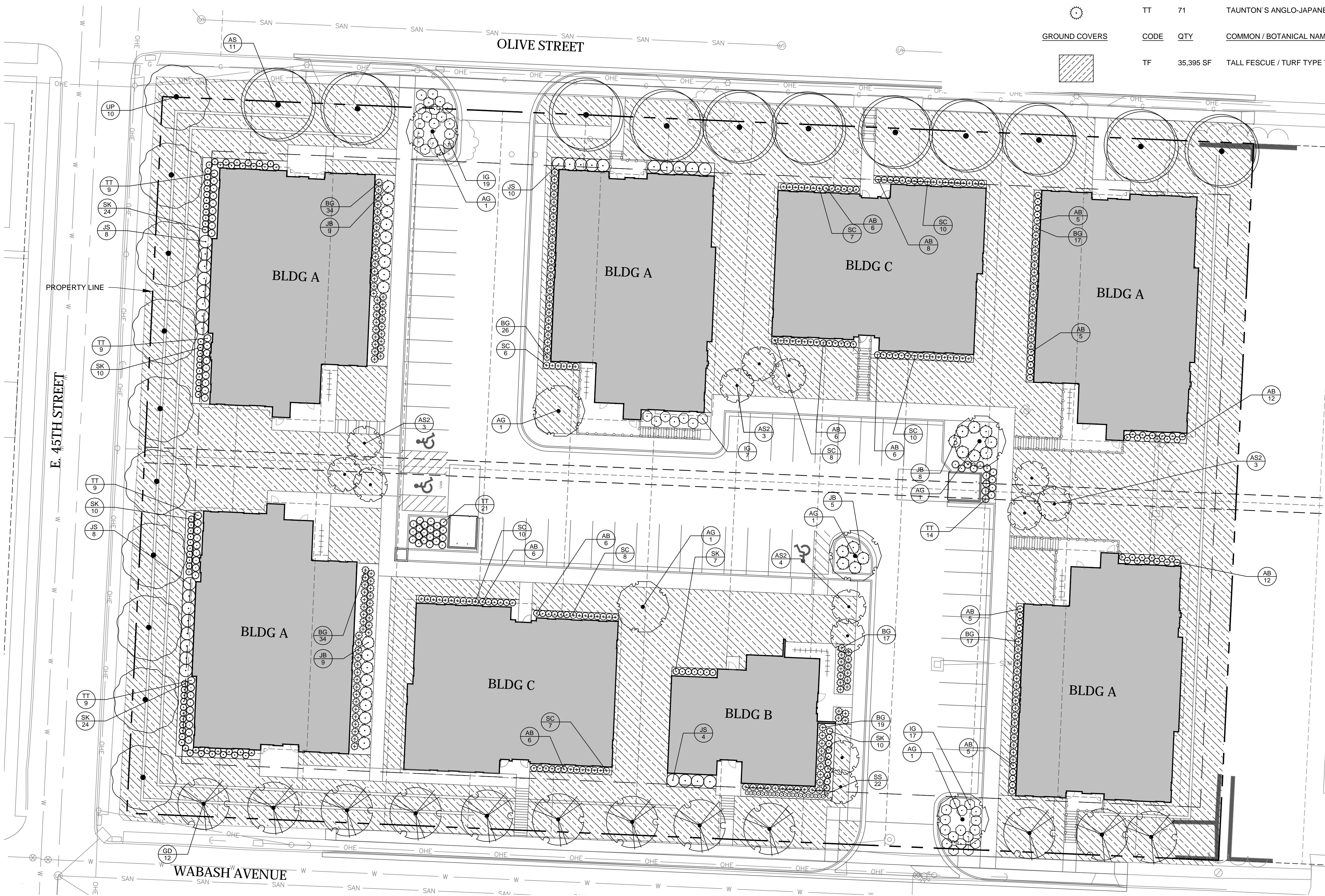
MASONRY VENEER



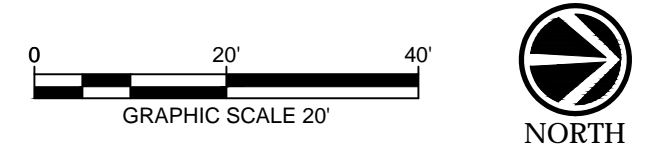
88-425 Landscape Requirements				
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)				
	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees	34	34		
88-425-04 General Landscape Trees	7	7		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width Minimum	10'	10'		
Trees **street trees may be counted toward this requirement	1	1		
Evergreen Shrubs	10	10		
88-425-06 Interior Vehicular Use Area				
Interior Area	1960	1960		
Trees	11	11		
Shrubs	56	56		
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	Evergreen shrubs to be used to screen utilities.			
88-425-09 Outdoor Use Screening	N/A			

**PLANT SCHEDULE**

DECIDUOUS TREES		CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SHRUBS & PERENNIALS		CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AS	11	FALL FIESTA SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	B & B	2"	CAL		AB	88	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'	2 GAL	
	AS2	13	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"	CAL		BG	164	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL	
	AG	6	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA	B & B	1.5"	CAL		IG	43	GEM BOX INKBERRY HOLLY / ILEX GLABRA 'SMNIGAB17' TM	5 GAL	
	GD	12	STREET KEEPER HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B & B	2"	CAL		JB	31	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE RUG'	5 GAL	
	UP	10	EMERALD SUNSHINE ELM / ULMUS PROPINQUA 'JFS-BIEBERICH'	B & B	2"	CAL		JS	30	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
								SS	22	SENSATION DEEP BLUE SAGE / SALVIA NEMOROSA 'SENSATION DEEP BLUE IMPROVED'	1 GAL	
								SC	66	CAROUSEL LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	1 GAL	
								SK	85	BLUE KAZOO DOUBLE PLAY SPIREA / SPIRAEA MEDIA 'SMSMBK' TM	2 GAL	
								TT	71	TAUNTON'S ANGLO-JAPANESE YEW / TAXUS X MEDIA 'TAUNTONII'	5 GAL	
GROUND COVERS		CODE	QTY	COMMON / BOTANICAL NAME	CONT							
		TF	35,395 SF	TALL FESCUE / TURF TYPE TALL FESCUE BLEND	SEED							



**1 LANDSCAPE PLAN**  
SCALE = 1" = 1'-20"



IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.



**PROMISE PLACE**  
KANSAS CITY, MO

4423 OLIVE STREET  
KANSAS CITY, MO 64130

current submittal

issued:

revisions

Date	No.

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LANDSCAPE PLAN  
**L100**