

MARTINI FLATS

URBAN REDEVELOPMENT PLAN

JACKSON COUNTY

KANSAS CITY, MISSOURI

SEC. 17-49N-33W

APN NO.(S): JA2984009150000000

JA2984009110000000

JA2984009060000000

JA2984009050000000

JA2984009040000000

PLAN NO. CD-CPC-2023-00083

SECOND CREEK IS THE WATERSHED FOR THE PROJECT
DISTURBED AREA = 0.51 ACRES
TOTAL SITE AREA = 1.28 ACRES

ENGINEER

Stan McLaughlin

6-29-23

DATE

DEVELOPER:

SKYLINE HOMES KC, LLC

6610 ROYAL STREET

PLEASANT VALLEY, MO 64068

(816) 407-7500

KEVIN GREEN

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	PRELIMINARY PLAT
4	UTILITY PLAN
5	CONCEPT STREETScape PLAN
6	CONCEPT BUILDING ELEVATIONS

UTILITIES INVOLVED

EVERGY	1-888-471-5275
AT&T	1-800-464-7928
SPIRE GAS	1-800-756-5252
KANSAS CITY, MO. WATER DEPT.	816-513-2332
KANSAS CITY, MO. TRANSPORTATION DEPT.	816-513-2882
KANSAS CITY, MO. POLLUTION CONTROL DEPT.	816-513-2174
SPECTRUM	816-358-8833
MISSOURI ONE CALL SYSTEM	1-800-DIG-RITE

UTILITIES NOTE:

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.

PROPERTY DESCRIPTION:

THE SOUTH 32 FEET OF LOT 10, AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE, SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE N02°27'24"E, ALONG THE WESTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.07 FEET; THENCE S87°26'18"E, A DISTANCE OF 129.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 10; THENCE S02°22'35"W, ALONG THE EASTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE N87°24'54"W, ALONG THE SOUTHERLY LINE OF SAID LOT 20, A DISTANCE OF 129.77 FEET TO THE POINT OF BEGINNING.

PROPERTY OWNER:
SKYLINE HOMES KC, LLC
6610 ROYAL STREET
PLEASANT VALLEY, MO 64068
(816) 407-7500
kevin@kevingreenhomes.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

PROJECT CONTROL BENCHMARK ELEV.=995.40 (PENN)

THE STATION IS LOCATED IN KANSAS CITY ON THE EAST SIDE OF PENN VALLEY PARK, NEAR THE INTERSECTION OF 31ST STREET AND WYANDOTTE STREET. IT IS ABOUT 0.2 MILES NORTH OF THE INTERSECTION OF WYANDOTTE STREET AND 31ST STREET; 45 FT. WEST OF THE CENTER OF WYANDOTTE STREET; ABOUT 50 FT. SOUTH OF THE HIGH POINT OF THE HILL; 69.5 FT. SOUTHWEST OF RM #5; 20.2 FT. WEST OF RM #6; 25 FT. SOUTH OF THE PROJECTED CORNER OF THE TRINITY LUTHERAN HOSPITAL; 41.2 FT. NORTHWEST OF A LIGHT POLE.



LOCATION MAP

NOT TO SCALE

ACCEPTED BY:

Kevin Green

6-29-23

DATE

REVISIONS

NO.	DATE	DESCRIPTION	REVIEW COMMENTS	REVISOR	CHECKED BY
1	6/29/23			JKR	SMW
2					
3					
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5					
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7					

MARTINI FLATS
KANSAS CITY, JACKSON COUNTY, MISSOURI
URBAN REDEVELOPMENT PLAN
COVER SHEET

ENGINEER'S SEAL



6-29-23

R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152
COUNTY: JACKSON COUNTY
JOB NO.:
DATE: MAY 2023
CHECKED BY: SMW
DRAWN BY: JKR
FOR SKYLINE HOMES KC, LLC

BEFORE YOU DIG - DRILL - BLAST



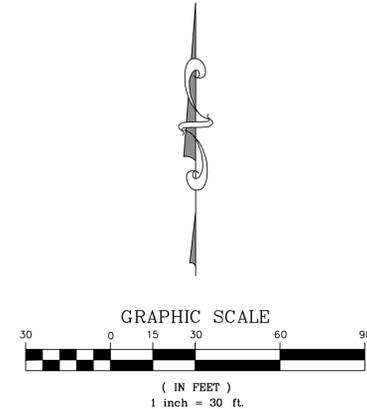
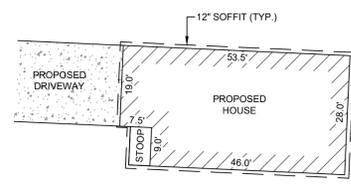
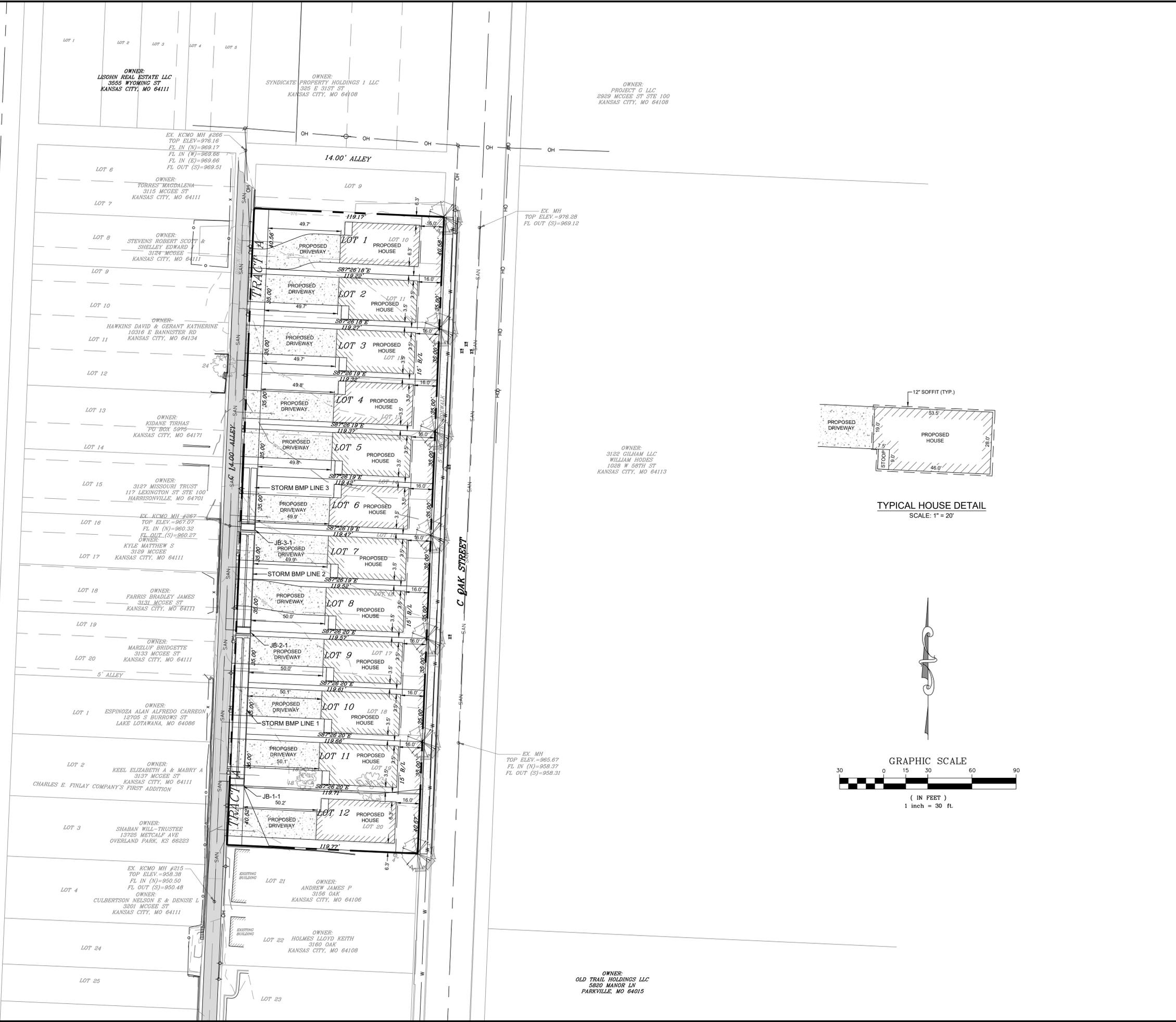
Call 1-800-344-7483 (MISSOURI)

NOT FOR CONSTRUCTION
FOR CONSTRUCTION

SHEET NO. 1 OF 6

MCCEE STREET

CHAK STREET



REVISIONS

NO.	DATE	DESCRIPTION	REVISOR	CHECKED BY
1				
2				
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MARTINI FLATS
KANSAS CITY, JACKSON COUNTY, MISSOURI
URBAN REDEVELOPMENT PLAN
SITE PLAN

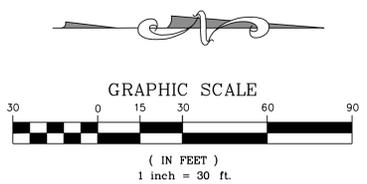
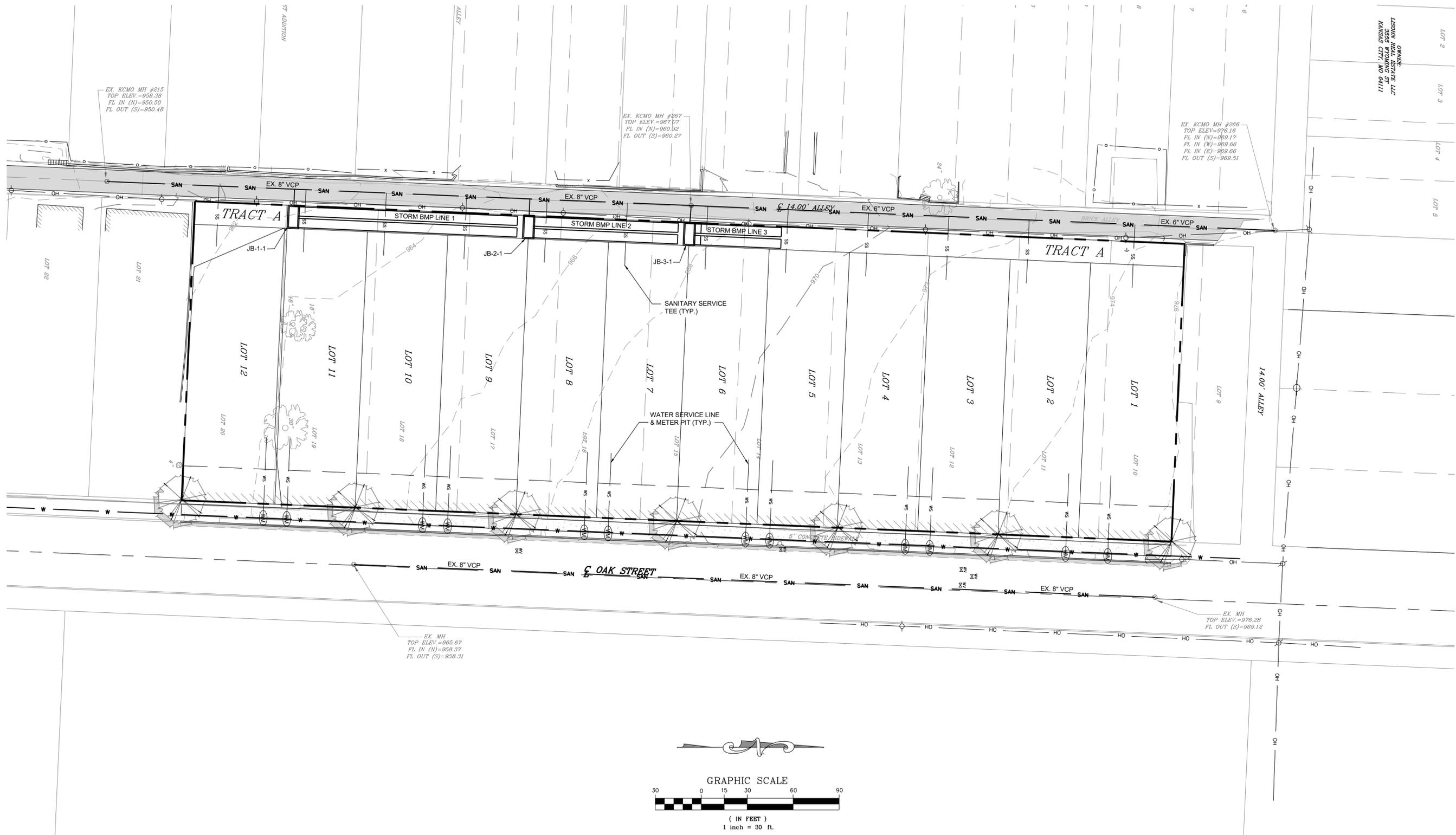
ENGINEER'S SEAL

6-29-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8152

FOR SKYLINE HOMES KC, LLC

SEC. - PLAN DATE: MAY 2023
APP. - REE. PLAN DATE: MAY 2023
JOB NO. 2531
COUNTY JACKSON
CHECKED BY: SSW
DRAWN BY: MKR



NO.	DATE	DESCRIPTION	REVISIONS
1			
2			
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MARTINI FLATS
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 URBAN REDEVELOPMENT PLAN
 UTILITY PLAN

ENGINEER'S SEAL

6-29-23

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14889, PARKVILLE, MO. 64112 (816) 741-8192

FOR SKYLINE HOMES KC, LLC

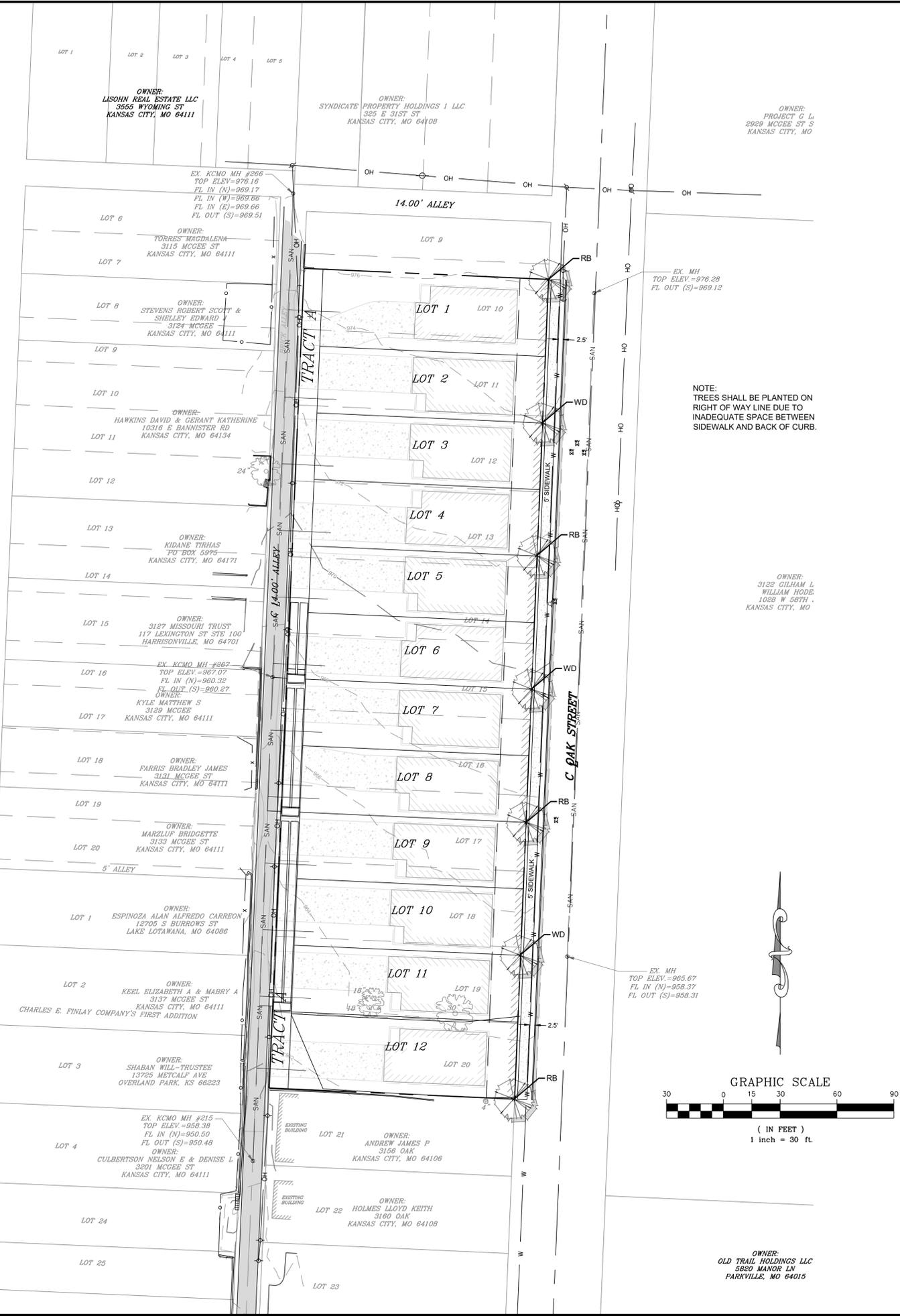
SHEET NO. 4 OF 6

SEC. - MAP - 33W
 PLAN DATE - 5/23/23
 CHECKED BY - SMW
 DRAWN BY - JKR

OWNER:
 LUSKIN PROPERTY LLC
 3555 WYANDOTA ST
 KANSAS CITY, MO 64111

C. MCGEE STREET

C. OAK STREET



QUANTITIES		
QUAN.	BOTANICAL / COMMON NAME	ABBREV.
4	CERCES CANADENSIS / REDBUD	RB
3	CORNUS FLORIDA / WHITE FLOWERING DOGWOOD	WD

LEGEND

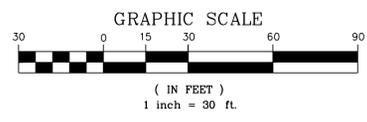
= PROPOSED OVERSTORY

NOTE:
TREES WILL BE PLANTED WHEN THE SOD IS PLACED AND PRIOR TO BUILDING OCCUPANCY PERMIT.

KCMO Parks and Recreation Department --Forestry Operations Street Tree Planting Requirements

- PERMISSION TO PLANT: No tree may be planted on City right-of-way or City owned property without written permission from the City Forester's office.
 - Developers are required to submit TWO copies of a street tree planting design that includes the following information.
 - Tree species and size identified.
 - Location/placement of trees on map of proposed plot.
 - Location of proposed or existing utilities, including streetlights.
 - Easement width between sidewalk and curb. In the case of no sidewalks, then include the width of the easement outside of the curb or road.
 - Width of tree planting area. Generally, this is the space between the curb and sidewalk, or the curb and back of City right-of-way. Actual width must be specified on plan.
 - Approximate date when street trees will be planted (if known).
 - This document is required to be on the planting plan.
- ALL PLANS SUBMITTED WITHOUT THE ABOVE COMPONENTS WILL BE REJECTED.
 - Tree planting permits are available upon inspection by the City Forester's office.
 - A plan approved by the City Forester's office serves as a permit for developers.
- TREE LOCATIONS: Determine planting locations using the following guidelines:
 - Space 30 - 60 feet apart. Within this range, space narrow canopied trees closer together and wider canopied trees farther apart. Closer spacing is allowed in some landscaping situations, such as office or business planting with certain tree species.
 - Place trees not closer than 50 feet from an approach corner with a traffic signal or sign.
 - Place trees not closer than 40 feet from an approach corner without a traffic signal or sign.
 - Place trees not closer than 30 feet from a non-approach corner.
 - Place trees not closer than 15 feet from a street light.
 - Place trees not closer than 8 feet from a driveway.
 - Place trees not closer than 5 feet from a fire hydrant.
 - Place trees not closer than 5 feet from a storm box, gas valve, water valve, cable box, or any other above ground utility.
 - Do not place trees with an average height of more than 40 feet under overhead wires.
 - Do not place trees in a bus stop zone where passengers enter and exit bus.
- TREE SIZE: Plant only trees with a caliper size of at least 2 inches.
- APPROVED TREES: Plant preferred trees from the current planting list (FIGURE 1: attached) provided by the City Forester's office. Alternatives are acceptable, but must be approved by the City Forester's office.
- SPECIES DIVERSITY: Species diversity is an important component of a sustainable urban forest. We require developers to plant a diverse range of trees in accordance with the following:
 - If less than 50 trees, then not more than 50% may be of a single genus.
 - If 50-100 trees, then not more than 50% of a single genus, and not more than 30% of a single species.
 - If over 100 trees, then not more than 30% of a single genus, and not more than 20% of a single species.
- SIZE OF TREE & WIDTH OF RIGHT-OF-WAY: Trees planted in public right-of-way must have adequate clearance from the curb and sidewalk within that R.O.W. This ensures the healthy growth of the tree, as well as preserving the integrity of the surrounding infrastructure. When choosing a tree species, reference its maximum dbh. As a general rule, use the following five size classifications. For more specific planting widths regarding specific tree species, reference FIGURE 1.
 - If R.O.W. is less than 5' in width DO NOT plant.
 - If R.O.W. is between 5' and 6' in width, plant tree species with a maximum dbh of 24".
 - If R.O.W. is between 6' and 8' in width, plant tree species with a maximum dbh of 42".
 - If R.O.W. is between 8' and 9' in width, plant tree species with a maximum dbh of 50".
 - If R.O.W. is greater than 9' in width, plant any tree species on the recommended tree list.
- TREE PLANTING SPECIFICATIONS (FIGURES 1 - 4)
 - The representative from the City Forester's office may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation. Nothing in this Section shall be interpreted as relieving the developer of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified.
 - Protection of Existing Plants: Do not store materials or equipment, or operate equipment under branches of any existing trees, except as actually required for planting in those areas. If existing plants are damaged during planting, Developer shall replace such plants with the same species and size as those damaged at no cost to Parks and Recreation. Determination of the extent of damage and value of damaged plant shall rest solely with the representative of the City Forester. (See FIGURE 5 for tree protection guidelines).
 - All trees shall be 2" minimum caliper, smaller calipers require prior approval from the City Forester.
 - All plants shall be symmetrical in growth with balanced root and top growth and shall be No. 1 in grade or type, conforming to the latest edition of "American Standard of Nursery Stock", ANSI Z60.1 (2004) referenced herein. Trees shall have a single straight trunk, single dominant central leader (when characteristic of the species), and a well-balanced branch structure.
 - During transportation of plant material, care will be taken to prevent injury or drying out of the trees. Trees will be rejected if the roots are dried out or if the tree has been damaged during transit. Plants must be protected of all times from sun or drying winds. Plants shall be lifted and handled with suitable support of the soil ball to avoid damage to the trunk of the tree.
 - Plant material specified as Balled and Burlapped (B&B) must have a ball of firm earth from the original soil in which the plant grew. The ball shall be wrapped with nonsynthetic, rottable burlap and tightly tied with nonsynthetic, rottable twine to hold it firm and intact. Any plants with loose or broken balls or manufactured balls will be rejected. Wire baskets shall be used where necessary to protect the balls.
 - Plants shall be nursery grown and shall have received the proper fertilizing, watering, root pruning, and other care as is normally used in nursery practice. Collected stock will be rejected. Trees larger than 1-1/2" caliper shall have been transplanted or root pruned at least once in the past 3 years. Stock shall consist of plants grown under natural conditions in soils and climate compatible with the city of Kansas City. Plants shall have been grown at a latitude not more than 200 miles north or south of the planting location unless the provenance of the plant can be documented to be compatible with the latitude and cold hardness zone of the planting location.
 - Plants shall be free from defects, disease, insects, eggs or larvae or injuries or other conditions that would prevent vigorous growth. The City reserves the right to reject any and all plants that in its opinion are poor in quality, health, and/or form. All field grown trees shall be marked to indicate the tree's north orientation in the nursery. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection, and interstate movement of nursery stock.
 - Fertilizer: Fertilize trees after planting with a "Plant Starter/Root Stimulator" liquid solution applied according to the manufacturer's instructions.
 - Mulch: Wood mulch shall consist of bagged or bulk aged wood chips, or shredded hardwood bark. Walnut bark or chips are not acceptable.
 - Tree Guards: Each tree shall be protected after planting with a plastic protector, 9" nominal height, 4" minimum diameter. Material shall be vented polyethylene or equivalent light in color and black.
 - Excavation for Planting: Planting holes shall be a minimum of 10' larger in diameter than the spread of roots or size of root ball. The bottom of the hole shall be no deeper than the height of the root ball so that the tree ball is placed on solid earth. Planting holes shall have approximately 45 degree vertical sides and flat bottoms. All underground utility locations are to be located in the planting areas. Missouri law requires that a locate request be placed before beginning any excavation.
 - Where turfed areas are damaged by planting operations, they shall be restored and replaced with equal quality turf.
 - Setting and Backfilling: Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the City Forester or his designee. Set all trees plumb and straight. Set at such a level that the top of the root flare, the first major root, is at or slightly above ground level. If the grower has placed excess soil on the top of the root ball covering the root flare then the excess soil shall be removed.
 - Cut and remove all ties from the ball. Remove the wire basket or cut and remove the top 2/3 of the basket. Cut and remove the top 2/3 of the burlap. Do not turn under and bury portions of burlap at top of ball. In no case should the burlap be pulled out from under the balls. Do not plant trees whose balls have been broken during the planting process.
 - Plants grown in containers shall be of appropriate size for the container as specified in the latest edition of "American Standard of Nursery Stock", ANSI Z60.1 (2004) referenced herein and shall be free of circling roots on the exterior and interior of the root ball.
 - Soil used for backfilling all plants shall consist of the soil excavated at the time of planting. Backfill each hole about 2/3. Flood the plant with water and allow soil to settle. Root stimulator shall be applied at the time of watering. Backfill the remaining 1/3 of the hole not exceeding the root collar or the top of the root ball. All excess excavated soil shall be removed from the planting site.
 - In areas where compacted soil exists loosen soil beyond the planting hole approximately 3 feet in diameter from the base of the tree.
 - Application of Mulch: Place 2 to 4 inches of mulch around all trees to cover an area approximately 3 feet in diameter. Do not mound mulch around tree trunk.
 - Final Operations: Remove all remaining tags, ties, tree wrap and transit protectors from trees. Install tree guard as specified. Stakes and guys are not required but may be needed where trees are located in extremely windy conditions or required by the City Forester or his designee in no case shall trees that have settled out of plumb be pulled upright using guy wires. Staking and guying method should be approved by the City Forester before installing.
 - Remove all excess and waste materials from the site promptly. Existing turf or any other conditions damaged during planting shall be repaired. When completed, the area shall be neat and clean.
- PLANT GUARANTEE AND MAINTENANCE REQUIREMENTS
 - The City Forester or his designee shall have the right to inspect all trees planted in the City right-of-way prior to planting.
 - Rejected trees shall be promptly removed and replaced.
 - Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the City Forester or his designee.
 - All trees shall be guaranteed by the Developer to be in vigorous growing condition at the time of planting. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species and/or cultivar.
 - Developer shall promptly raise and straighten trees that settle or lean, for a period of 18 months.
 - Developer will treat for any disease, or insect problem that could cause significant harm to the tree.
 - Developer will guarantee and replace any tree that dies for a period of 18 months. The City Forester or his designee shall have the right to inspect trees for growing condition, and require replacement if necessary. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall be subject to all requirements stated in this specification. Replacement trees will also be guaranteed for a period of one year from the date that they were planted.

Developer will not be held responsible for trees that are vandalized, or otherwise damaged due to circumstances beyond the contractor's control. Any trees identified as dying due to circumstances beyond the control of the developer, must be inspected and verified by a representative from the City Forester's office.



REVISIONS		NO.	DATE	DESCRIPTION	CHECKED BY:
1		1			
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MARTINI FLATS
KANSAS CITY, JACKSON COUNTY, MISSOURI
URBAN REDEVELOPMENT PLAN
CONCEPT STREETSCAPE PLAN

ENGINEER'S SEAL

6-29-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD - R. L. BUFORD & ASSOCIATES, LLC

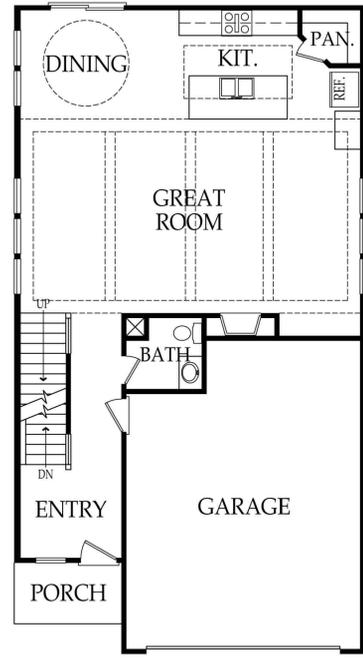
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6192

SEC. - CIVIL ENGINEER	COUNTY	JOB NO.
PLAN DATE	CHECKED BY	DRAWN BY
MAY 2023	SMW	DKR

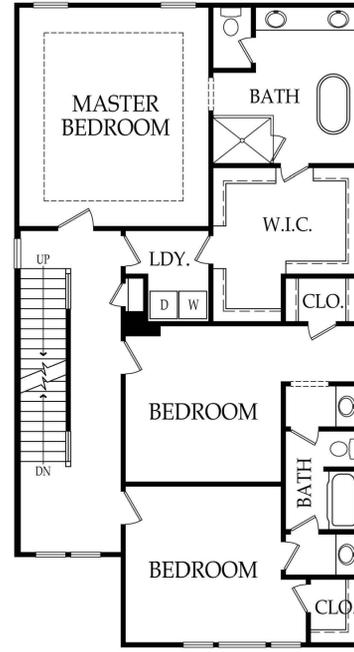
FOR SKYLINE HOMES KC, LLC

SHEET NO. 5 OF 6

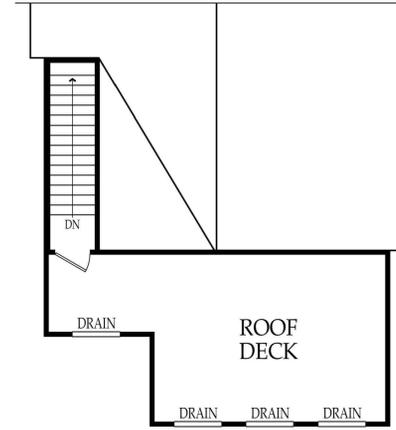
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MAIN LEVEL



UPPER LEVEL



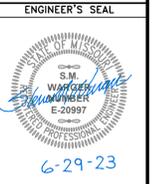
ROOF PLAN/TOP DECK



NOTE:
THIS DRAWING IS CONCEPT ONLY. ALL
VEHICULAR ACCESS MUST COME FROM
THE ALLEY

MARTINI FLATS
KANSAS CITY, JACKSON COUNTY, MISSOURI
URBAN REDEVELOPMENT PLAN
CONCEPT BUILDING ELEVATIONS

NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY
1	6/29/23		REVIEW COMMENTS	JKR
2				SMW
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R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-8192
COUNTY: JACKSON
FOR SKYLINE HOMES KC, LLC
SEC. - MAP - 3306
PLAN DATE - 5/31/23
CHECKED BY: SMW
DRAWN BY: JKR
JOB NO.: