

MARTINI FLATS

URBAN REDEVELOPMENT PLAN

JACKSON COUNTY

KANSAS CITY, MISSOURI

SEC. 17-49N-33W

APN NO.(S): JA2984009150000000

JA2984009110000000

JA2984009060000000

JA2984009050000000

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

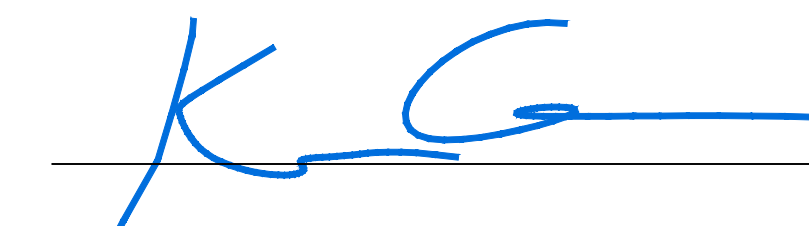


6-29-23

DATE

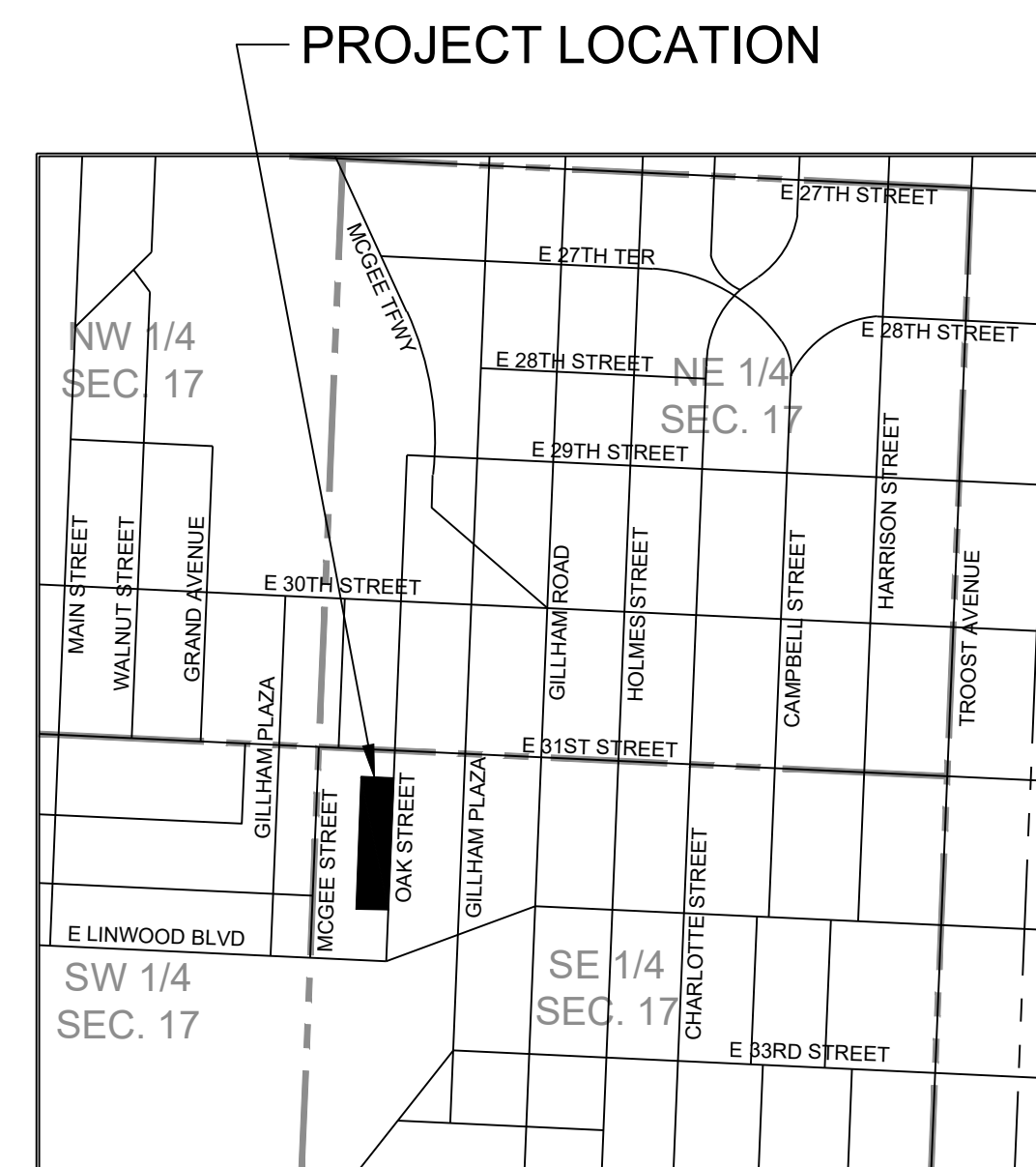
DEVELOPER:
SKYLINE HOMES KC, LLC
6610 ROYAL STREET
PLEASANT VALLEY, MO 64068
(816) 407-7500
KEVIN GREEN

ACCEPTED BY:



6-29-23

DATE



LOCATION MAP

NOT TO SCALE

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.

BEFORE YOU
DIG - DRILL - BLAST

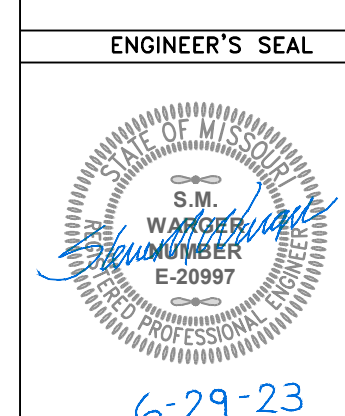


Call
1-800-344-7483 (MISSOURI)

NOT FOR CONSTRUCTION
FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY:
1	6/29/23			JRK
2				SMW
3				
4				
5				
6				
7				

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

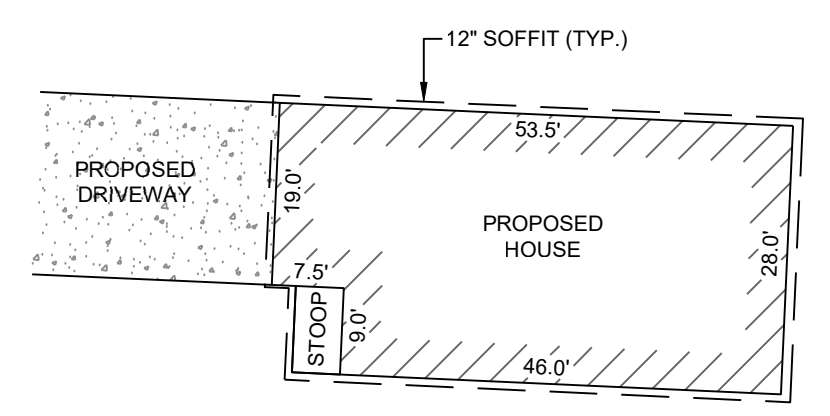
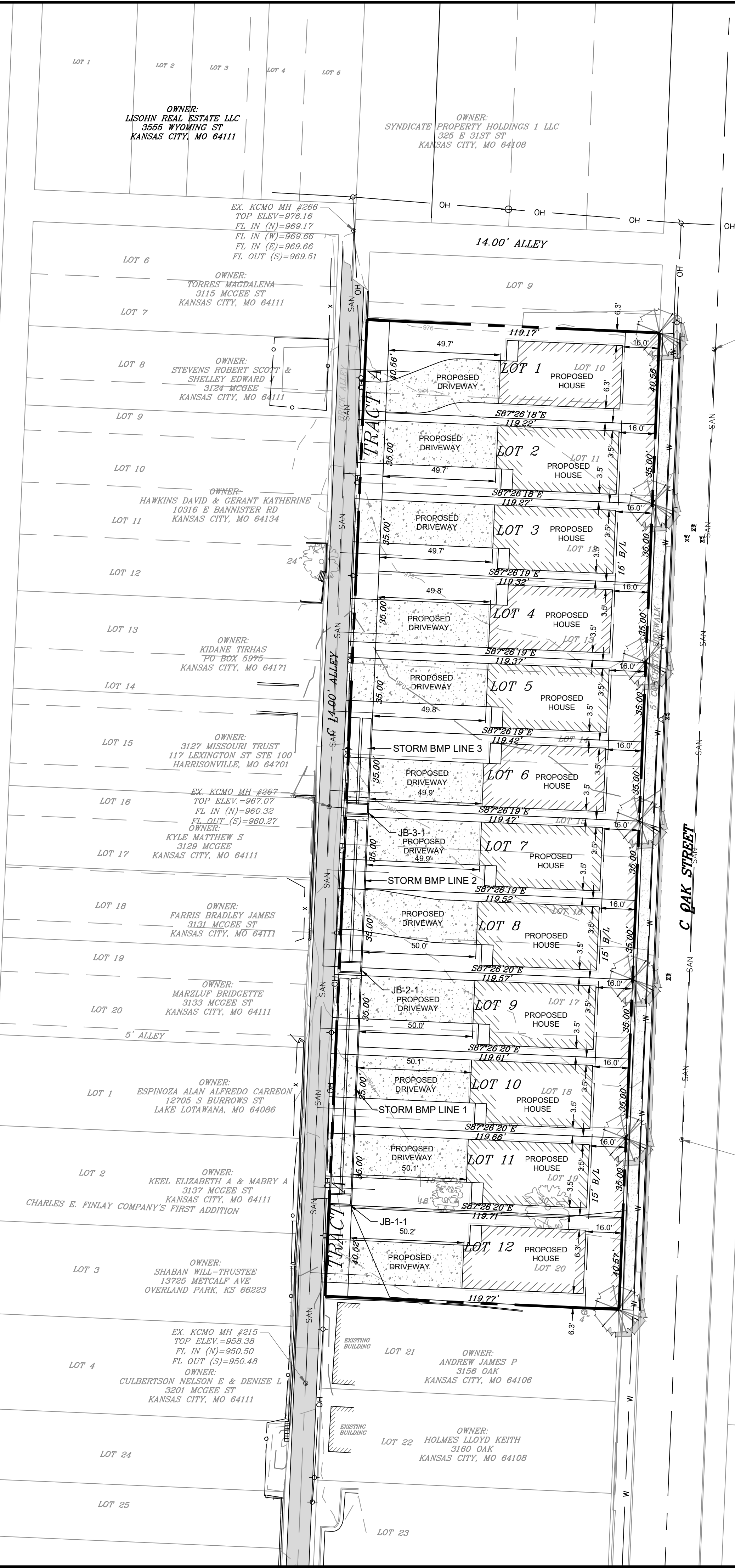


R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152
COUNTY: JACKSON
JOB NO.:
DATE: MAY 2023
CHECKED BY: SMW
DRAWN BY: JRK
FOR SKYLINE HOMES KC, LLC

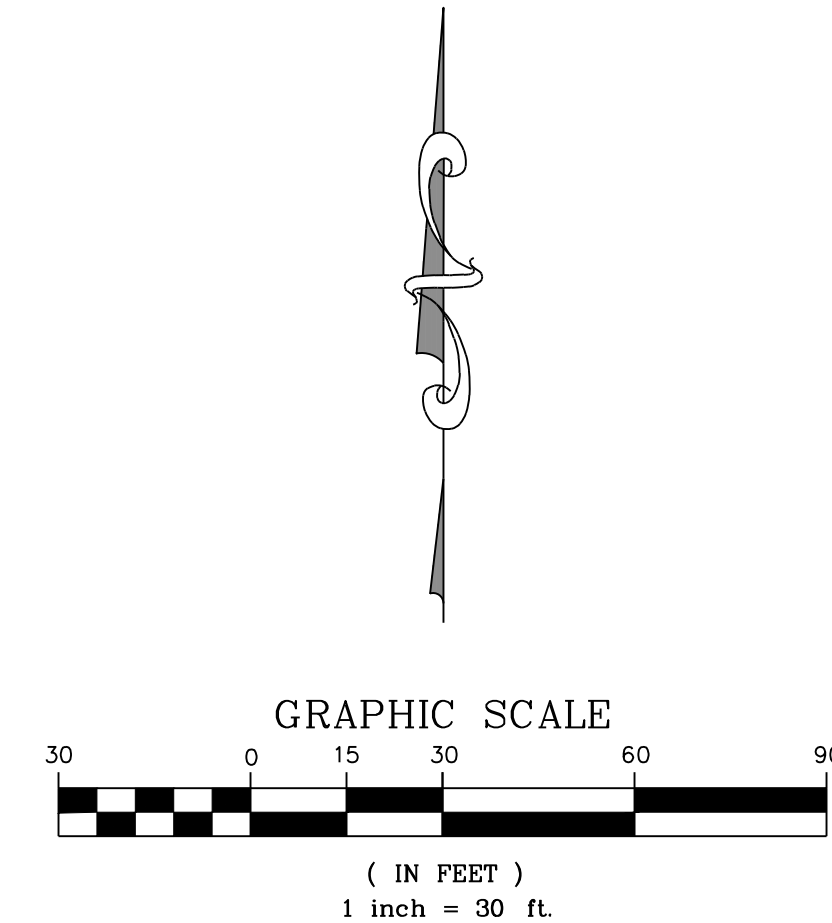
SHEET NO. 1 OF 6

MCCEE STREET

C DAK STREET



TYPICAL HOUSE DETAIL
SCALE: 1" = 20'



NO.	DATE	REVISIONS DESCRIPTION	CHECKED BY
1			
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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 14889, PARKVILLE, MO. 64152 (816) 741-8152

FOR SKYLINE HOMES KC, LLC

SEC. - CIVIL
PLAN DATE - MAY 2023
CHECKED BY - SWW
DRAWN BY - JKR

PRELIMINARY PLAT
MARTINI FLATS
 A REPLAT OF 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

PROPERTY DESCRIPTION
 CONTAINING 55,813 SQUARE FEET OR 1.28 ACRES

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.

BOUNDARY SURVEY NOTES:

- THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
 SEMI-PERMANENT MONUMENTATION:
 CHISELED CROSS AT ALL CORNERS MARKED " * " "
 1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " • " "
 PERMANENT MONUMENTATION:
 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " ▲ " "
- THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * " " • " " ○ " OR " △ " , IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A DEED RECORDED AS DOCUMENT NO. 201780040199 AND A DEED RECORDED AS DOCUMENT NO. 201780040200.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE UTILIZING THE MODOT VERTICAL NETWORK.
- THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR. THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE. SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 254 OF 625, MAP NUMBER 29095C0254G, EFFECTIVE DATE: JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TOPOGRAPHIC SURVEY NOTES

- CONTOUR INTERVAL IS 1.0 FEET.
- ELEVATIONS ARE BASED UPON NAVD 83 AT METRO CONTROL MONUMENT PENN/KE1461.
- UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE GROUND OR FROM THE RESPECTIVE UTILITY COMPANY. WE DO NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN NOR THE POSSIBLE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ANYONE WHO USES THE INFORMATION SHOWN HEREON SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION ACTIVITY.

BUILDING & SITE INFORMATION:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 29095C0253G, EFFECTIVE DATE: JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
- ALL PROPOSED LOTS ARE TO BE ON SEPARATE SANITARY AND WATER SERVICES.
- PLAT AREA 1.28 ACRES
- EXISTING ZONING R-1.5
- NO CHANGES IN STREET GRADES
- NO CHANGES IN LOT GRADES
- NO ADDITIONAL RIGHT-OF-WAY PROPOSED

PHASING PLAN:

DEVELOPMENT WILL BE DONE IN ONE PHASE
 DEVELOPMENT START DATE: MARCH 1, 2023
 DEVELOPMENT END DATE: 2 YEARS

APPLICANT:
 KEVIN GREEN HOMES
 6810 ROYAL STREET
 PLEASANT VALLEY, MO 64068
 EMAIL: KEVIN@KEVINGREENHOMES.COM
 PHONE: (816) 407-7500

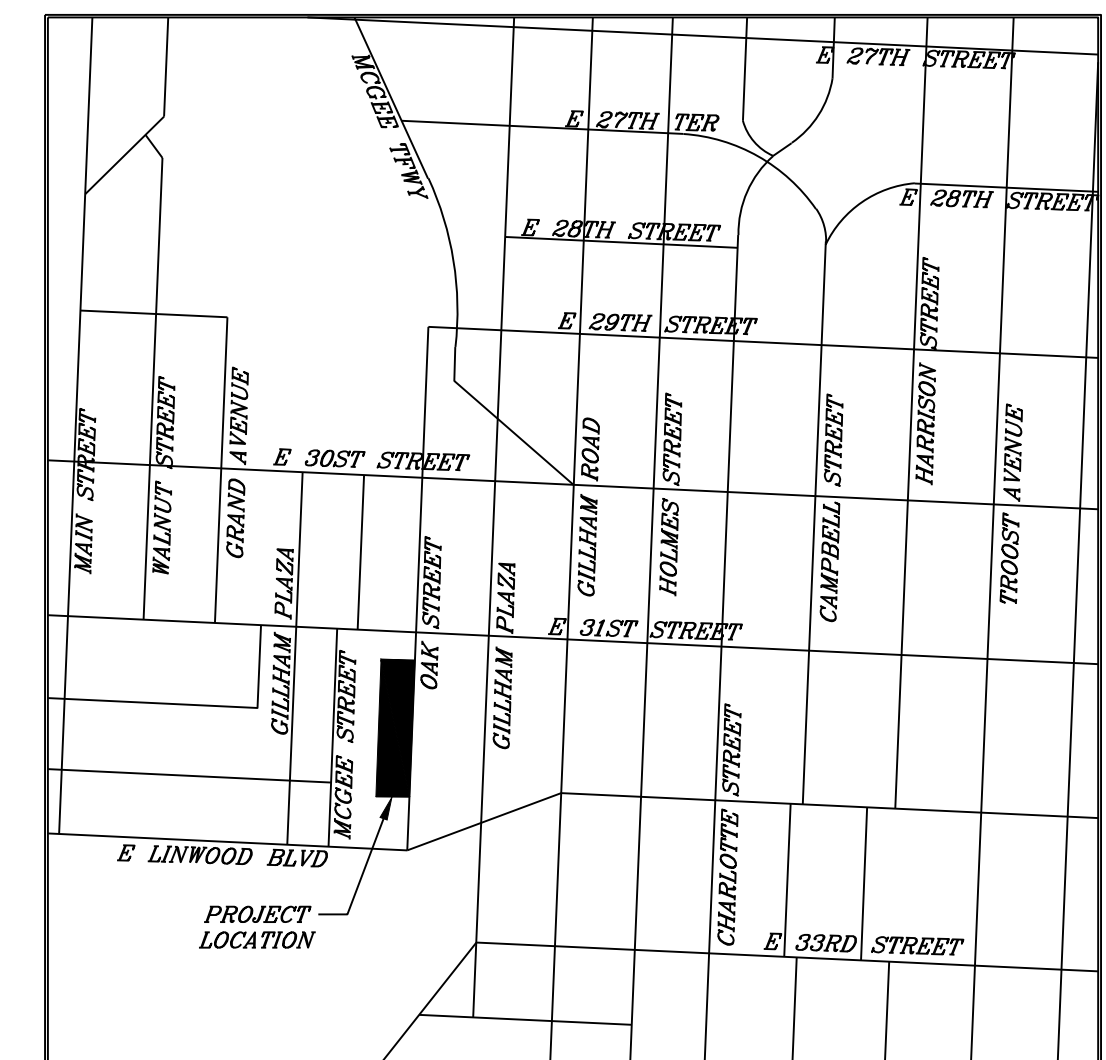
LOT DESIGNATION:

SINGLE FAMILY LOTS: 12
 NUMBER OF UNITS: 12
 GROSS AREA: 55,813 SQUARE FEET/1.28 ACRES
 AVERAGE LOT SIZE: 4,531 SQUARE FEET

PAYMENT IN LIEU OF PARKLAND:
 THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$17,108.26 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (12 LOTS) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

LEGEND:

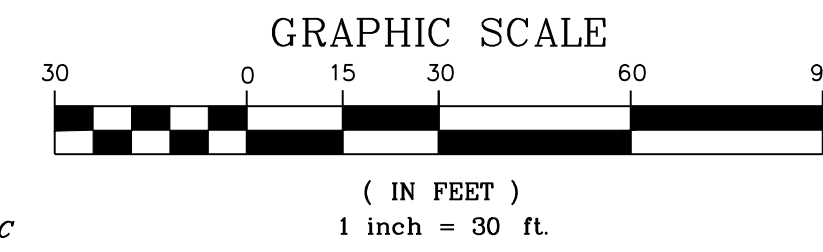
- POWER POLE
- GUY WIRE
- WATER VALVE
- ⊕ PROPOSED WATER METER
- ⊕ FIRE HYDRANT
- ⊕ SANITARY MANHOLE
- ⊕ DECIDUOUS TREE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- OVERHEAD POWERLINE



VICINITY MAP
 NOT TO SCALE

NOTE:

THE ZONING DESIGNATION OF UR PLAN REQUIRES A 15 FOOT SETBACK.
 ALL DEVELOPMENT MUST FOLLOW THE STANDARDS SET FORTH BY THE INFILL LOT AND BUILDING STANDARDS (ORDINANCE 220897).



Lot Number	Area	Width	Depth	Front yard	Rear yard	side yard	Corner		
R-1.5 zoning	Required	3000	30	120	15% (20)	25% (25)	10% (8)	15	
Lot Number	Proposed	Calculated	Deviation	Proposed	Calculated	Deviation	Proposed	Calculated	Deviation
1	4834	4834	0	15	15	0	3.5	3.5	0
2	4174	4174	0	15	15	0	3.5	3.5	0
3	4175	4175	0	15	15	0	3.5	3.5	0
4	4177	4177	0	15	15	0	3.5	3.5	0
5	4179	4179	0	15	15	0	3.5	3.5	0
6	4180	4180	0	15	15	0	3.5	3.5	0
7	4182	4182	0	15	15	0	3.5	3.5	0
8	4184	4184	0	15	15	0	3.5	3.5	0
9	4186	4186	0	15	15	0	3.5	3.5	0
10	4187	4187	0	15	15	0	3.5	3.5	0
11	4189	4189	0	15	15	0	3.5	3.5	0
12	4854	4854	0	15	15	0	3.5	3.5	0

OWNER:
 OLD TRAIL HOLDINGS LLC
 5820 MANOR LN
 PARKVILLE, MO 64015

REVISIONS

NO.	DATE	DESCRIPTION	REVIEW COMMENTS
1	6/29/23		
2			
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CHECKED BY: SMW
 REVISIONS: JKR

MARTINI FLATS
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 URBAN REDEVELOPMENT PLAN
 PRELIMINARY PLAT

ENGINEER'S SEAL

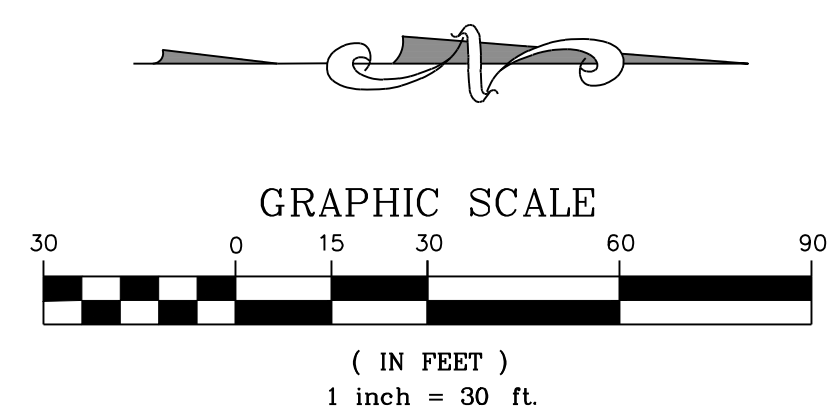
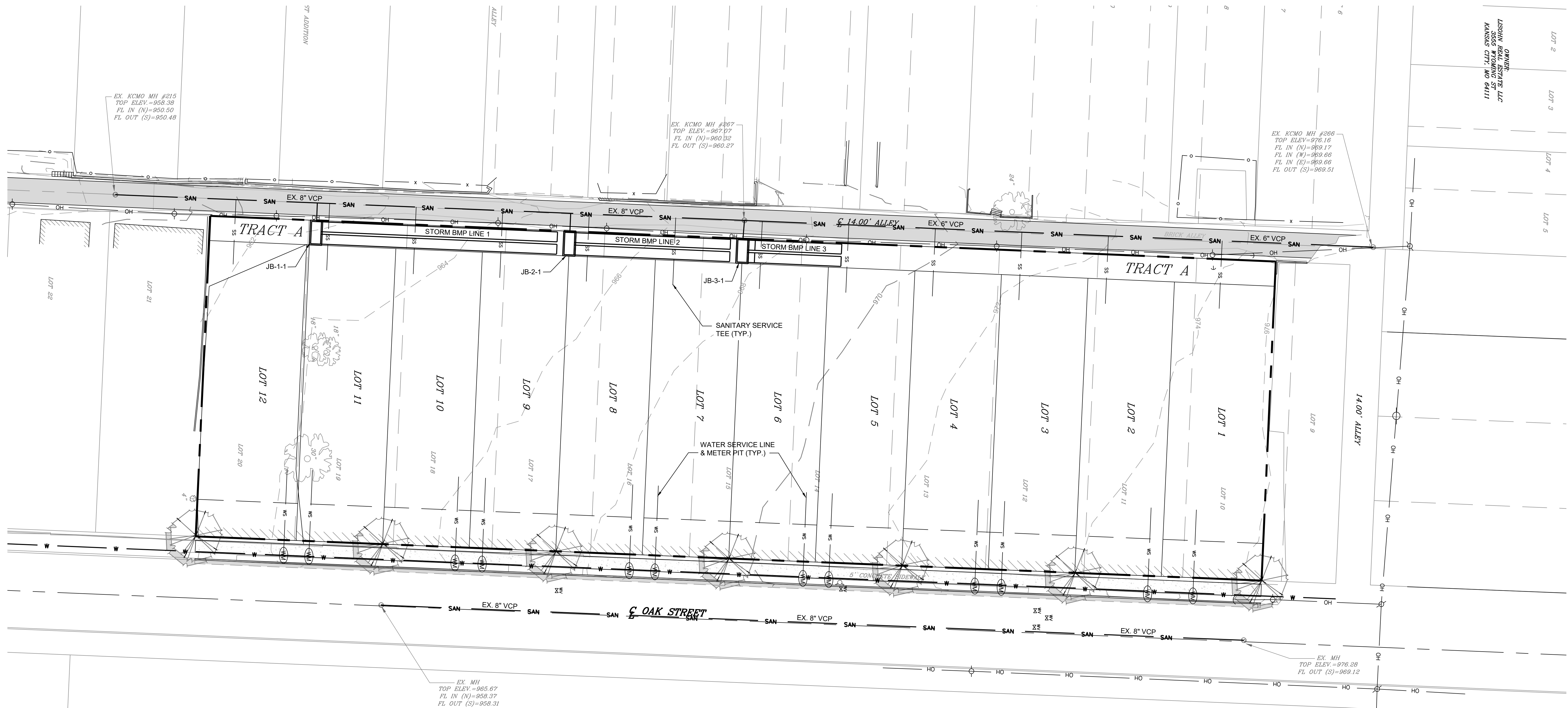
6-29-23

R.L. Buford & Associates Engineers, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14089, PARKVILLE, MO 64115 (816) 741-8192

FOR SKYLINE HOMES KC, LLC

SHEET NO. 3 OF 6

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



NO.	DATE	DESCRIPTION	REVISIONS
1			
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4			
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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

SEC. - MAP - 33W
PLAN DATE - 3/31/23
CHECKED BY - SMW
DRAWN BY - JKR

C. MCGEE STREET

C. DAK STREET

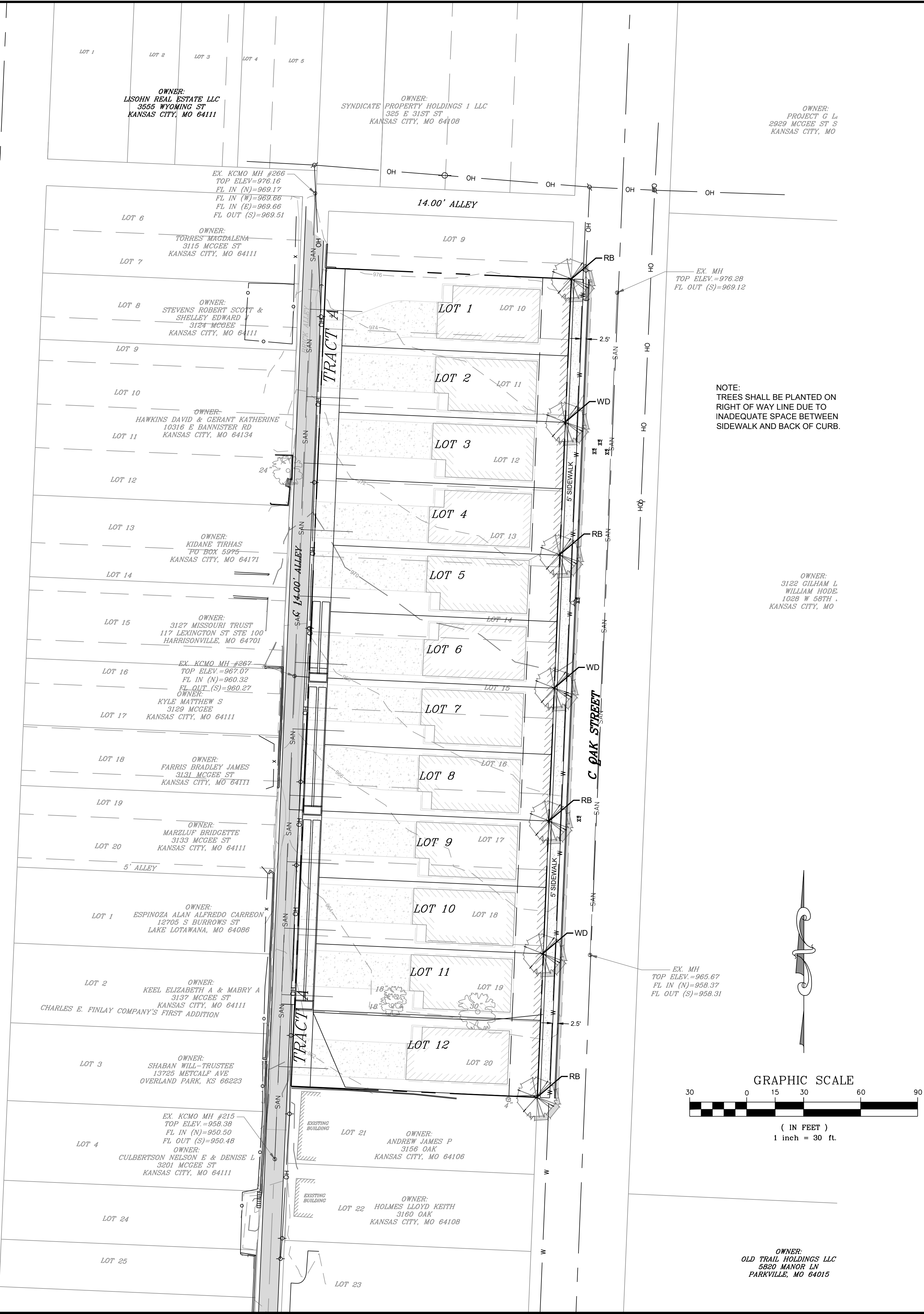
14.00' ALLEY

5' ALLEY

5' SIDEWALK

5' SIDEWALK

5' SIDEWALK



OWNER: LISOHN REAL ESTATE LLC 3555 WYOMING ST KANSAS CITY, MO 64111

OWNER: SYNDICATE PROPERTY HOLDINGS 1 LLC 325 E 31ST ST KANSAS CITY, MO 64108

OWNER: PROJECT G L 2929 MCGEE ST S KANSAS CITY, MO

EX. KCMO MH #266 TOP ELEV.=976.16 FL. IN (N)=969.17 FL. IN (W)=969.96 FL. IN (E)=969.66 FL. OUT (S)=969.51

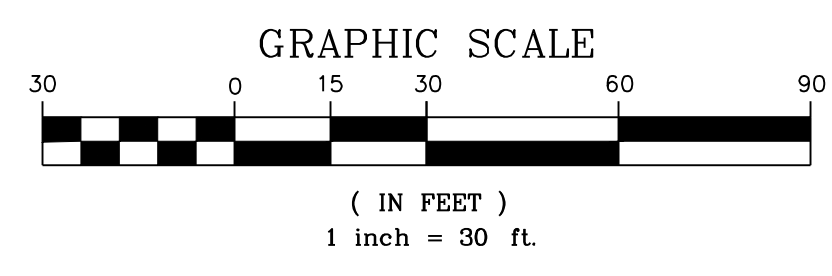
EX. MH TOP ELEV.=976.28 FL. OUT (S)=969.12

NOTE: TREES SHALL BE PLANTED ON RIGHT OF WAY LINE DUE TO INADEQUATE SPACE BETWEEN SIDEWALK AND BACK OF CURB.

OWNER: 3122 GILHAM L WILLIAM HODE 1028 W 58TH KANSAS CITY, MO

EX. MH TOP ELEV.=965.67 FL. IN (N)=958.37 FL. OUT (S)=958.31

OWNER: OLD TRAIL HOLDINGS LLC 5820 MANOR LN PARKVILLE, MO 64015



QUANTITIES table with columns: QUAN., BOTANICAL / COMMON NAME, ABBREV. Rows: 4 CERES CANADENSIS / REDBUD RB, 3 CORNUS FLORIDA / WHITE FLOWERING DOGWOOD WD

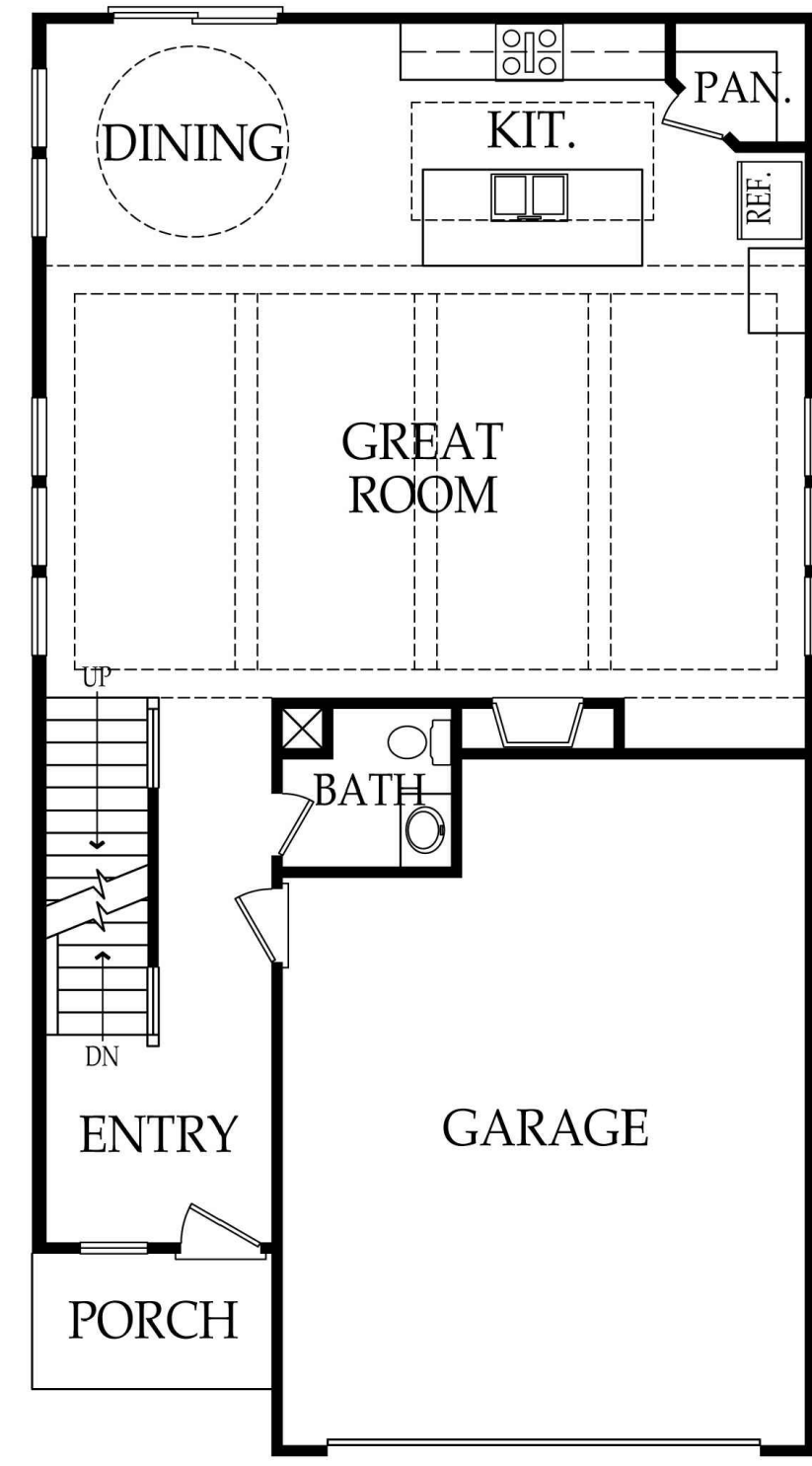
LEGEND

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

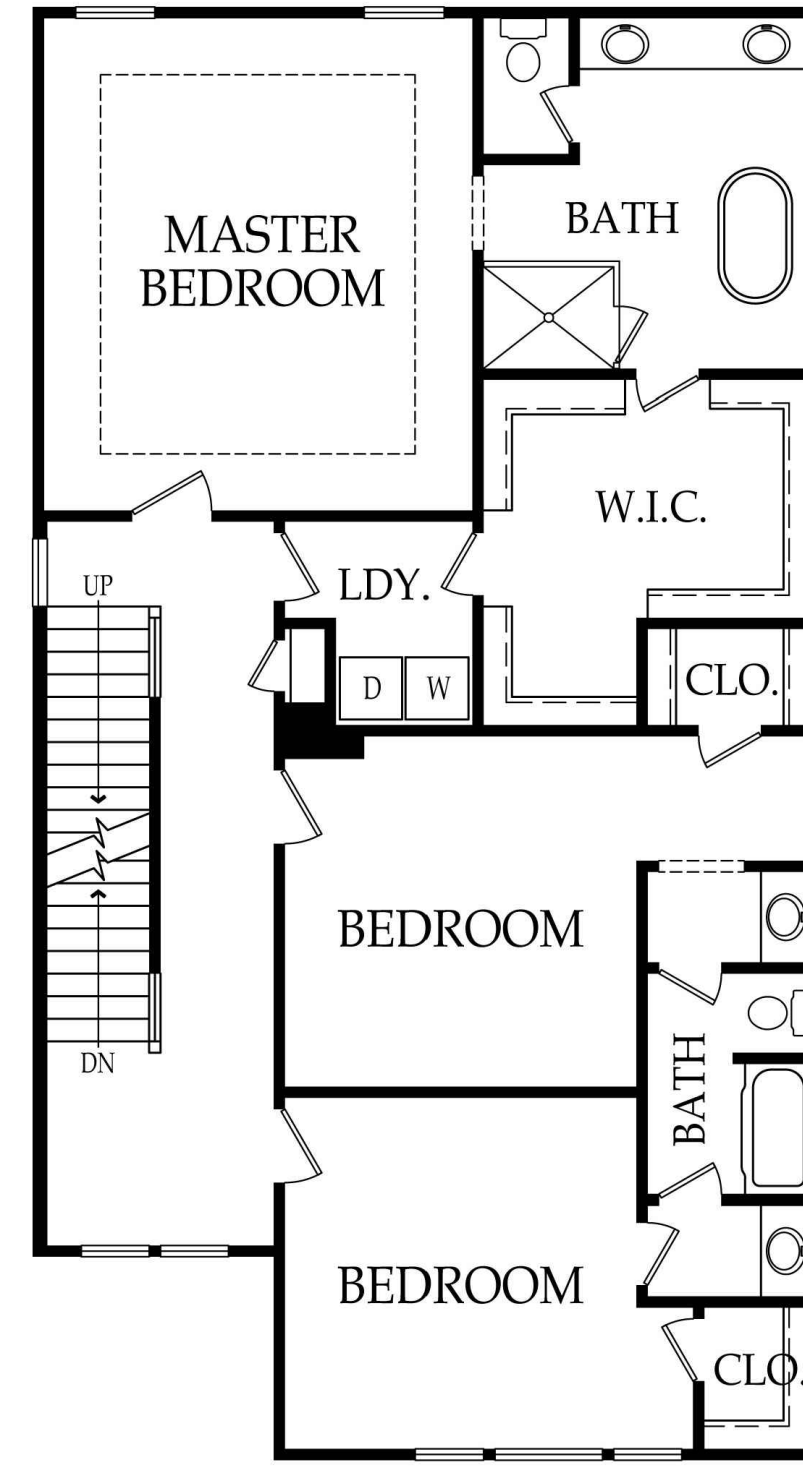
KCMO Parks and Recreation Department --Forestry Operations Street Tree Planting Requirements

- A. 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. B. TREE LOCATIONS: Determine planting locations using the following guidelines: C. TREE SIZE: Plant only trees with a caliper size of at least 2 inches. D. APPROVED TREES: Plant preferred trees from the current planting list (FIGURE 1: attached) provided by the City Forester's office. E. SPECIES DIVERSITY: Species diversity is an important component of a sustainable urban forest. F. 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. G. TREE PLANTING SPECIFICATIONS (FIGURES 1 - 4) H. PLANT GUARANTEE AND MAINTENANCE REQUIREMENTS

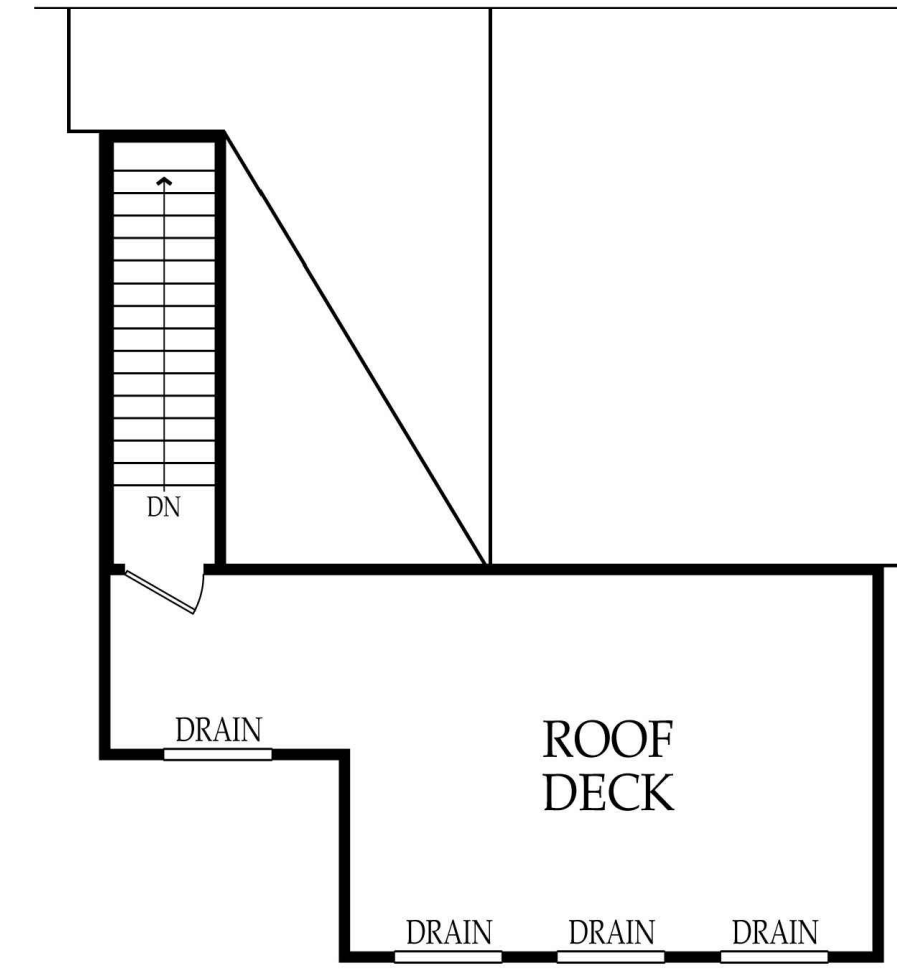
REVISIONS table, ENGINEER'S SEAL, R.L. Buford & Associates Engineering, LLC logo, P.O. BOX 14069, PARKVILLE, MO 64152, SKYLINE HOMES KC, LLC, SHEET NO. 5 OF 6



MAIN LEVEL



UPPER LEVEL



ROOF PLAN/TOP DECK



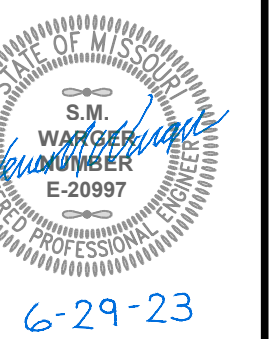
NOTE:
THIS DRAWING IS CONCEPT ONLY. ALL
VEHICULAR ACCESS MUST COME FROM
THE ALLEY

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

REVISIONS

NO.	DATE	DESCRIPTION	REVIEW COMMENTS	REVISIONS	CHECKED BY
1	6/29/23				SMW
2					JKR
3					
4					
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ENGINEER'S SEAL



R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-8192

FOR	SEC. - TWP. - R. - S.W.	COUNTY	JOB NO.
SKYLINE HOMES KC, LLC	PLAN DATE 5/23	MO	14889
	CHECKED BY	DRAWN BY	
	SMW	JKR	

SHEET NO.
6 OF 6