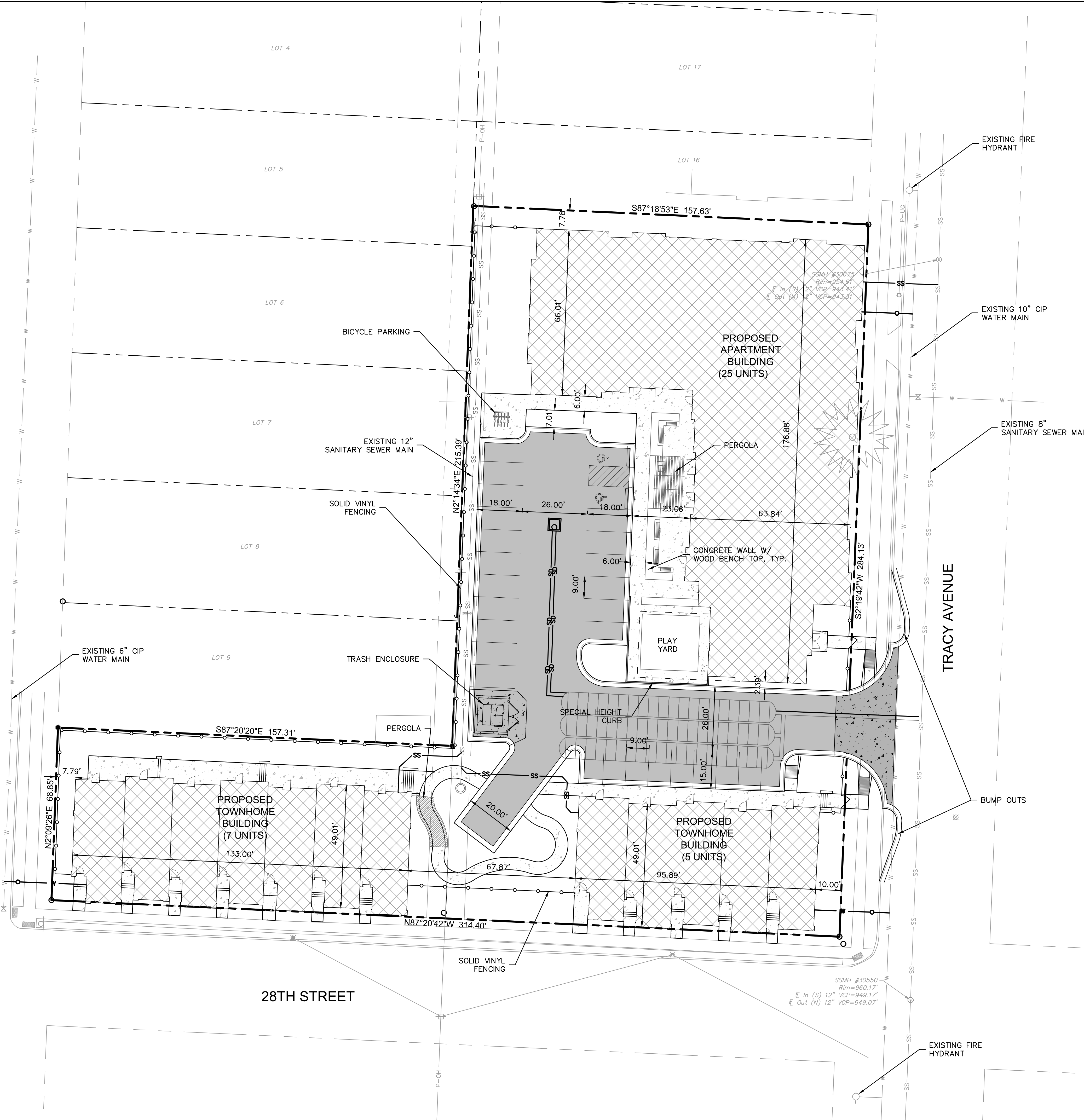


PROPERTY DESCRIPTION

ALL OF LOTS 10 THROUGH 15 AND PART OF LOT 16, ALONG WITH PART OF THE VACATED ALLEYWAY, ALL BEING IN BLOCK 7 OF "BLOCKS 7, 8 & 9 OF PORTER PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS DESCRIBED BY TIMOTHY BLAIR WISWELL, MISSOURI PROFESSIONAL LICENSED SURVEYOR, PLS-2009000067, AND BEING THE SAME PROPERTY AS DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2020EO026039, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FOREST AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF 28TH STREET, AS BOTH WERE ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE NORTH 02 DEGREES 09 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF SAID LOT 10, AND ON THE EAST RIGHT-OF-WAY LINE OF SAID FOREST AVENUE, A DISTANCE OF 68.85 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87 DEGREES 20 MINUTES 20 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 157.31 FEET, TO A POINT ON THE CENTERLINE OF THE VACATED ALLEY, AS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 02 DEGREES 14 MINUTES 34 SECONDS EAST, ON THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 215.39 FEET, TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 157.63 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 16, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TRACY AVENUE, AS ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE SOUTH 02 DEGREES 19 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF LOTS 16, 15, 14, 13, 12 AND 11, A DISTANCE OF 284.13 FEET, TO THE EAST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE; A DISTANCE OF 284.13 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11; SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET; THENCE NORTH 87 DEGREES 20 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF LOTS 11 AND 10, AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET, A DISTANCE OF 314.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 55,557 SQUARE FEET OR 1.2754 ACRES, MORE OR LESS.

[illegible]



PROPERTY DESCRIPTION:

ALL OF LOTS 10 THROUGH 15 AND PART OF LOT 16, ALONG WITH PART OF THE VACATED ALLEYWAY, ALL BEING IN BLOCK 7 OF "BLOCKS 7, 8 & 9 OF PORTER PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS DESCRIBED BY TIMOTHY BLAIR WISWELL, MISSOURI PROFESSIONAL LICENSED SURVEYOR, PLS-2009000067, AND BEING THE SAME PROPERTY AS DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2020EO026039, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FOREST AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF 28TH STREET, AS BOTH WERE ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE NORTH 02 DEGREES 09 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF SAID LOT 10, AND ON THE EAST RIGHT-OF-WAY LINE OF SAID FOREST AVENUE, A DISTANCE OF 68.85 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87 DEGREES 20 MINUTES 20 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 157.31 FEET, TO A POINT ON THE CENTERLINE OF THE VACATED ALLEY, AS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 02 DEGREES 14 MINUTES 34 SECONDS EAST, ON THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 215.39 FEET, TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 157.63 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 16, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TRACY AVENUE, AS ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE SOUTH 02 DEGREES 09 MINUTES 26 SECONDS EAST, ON THE EAST LINE OF LOTS 16, 15, 14, 13, 12 AND 11, AND ON THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, A DISTANCE OF 286.3 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET; THENCE NORTH 87 DEGREES 20 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF LOTS 11 AND 10, AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET, A DISTANCE OF 314.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 55,557 SQUARE FEET OR 1.2754 ACRES, MORE OR LESS.

LEGEND


-
- PROPERTY LINE
- CONSTRUCT CONCRETE CURB & GUTTER
- INSTALL CONCRETE SIDEWALK
- INSTALL HEAVY DUTY ASPHALT PAVEMENT



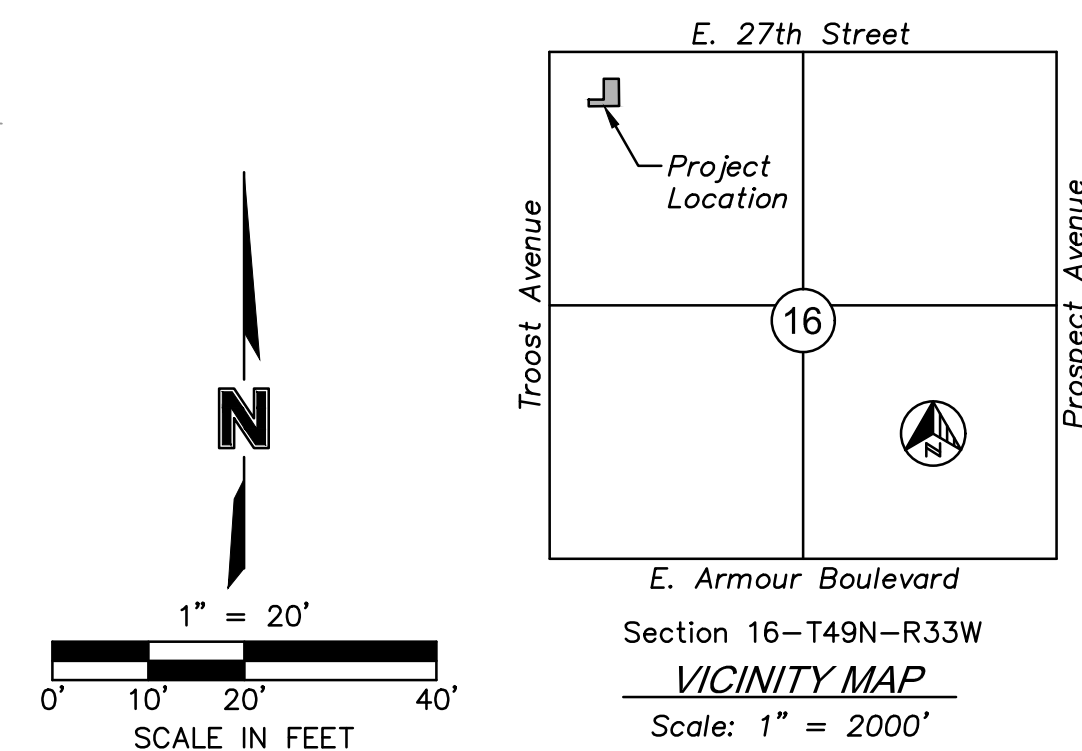
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00207 On 01-03-2023


Joseph Rexwinkle, AICP
Secretary of the Commission

~~Approved Subject to Conditions~~
 PLANNING SUMMARY
 of Case No. CD-CPC-2022-00207 On 01-03-2023

A	EXISTING ZONING	P	
B	TOTAL LAND AREA	5	
C	LAND AREA PROPOSED	AND N	Joseph Rexwinkle, AICP Secretary of the Commission
D	NET LAND AREA	1	ACRES
E	PROPOSED USAGE	TOWNHOMES & MULTI-FAMILY	
F	HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING	APARTMENT BLDG: 3 STORIES (38'-5") TOWNHOMES: 2 STORIES (24'-8")	
G	GROSS FLOOR AREA PER FLOOR	7-PLEX FLOOR 1: 5,947.62 SF FLOOR 2: 5,629.16 SF 5-PLEX FLOOR 1: 4,248.33 SF FLOOR 2: 4,020.83 SF APARTMENT BLDG FLOOR 1: 14,424 FLOOR 2: 13,742 SF FLOOR 3: 13,742 SF	
H	BUILDING COVERAGE AND FLOOR AREA RATIO	61,754 SF FAR: 1.11	
I	RESIDENTIAL DEVELOPMENT SHALL IN ADDITION, IDENTIFY GROSS & NET DENSITY.	GROSS: 29 UNITS/ACRE NET: 29 UNITS/ACRE	
J	RATIO OF REQUIRED NUMBER OF PARKING SPACES	.5 SPACES PER UNIT 19 SPACES REQUIRED 28 PROVIDED	
K	RATIO OF REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES.	SHORT TERM REQUIRED: (3), SPACES FOR BLDGS WITH 12 OR MORE UNITS. LONG TERM PROVIDED: 3 SPACES SHORT TERM REQUIRED: (9), 1 SPACE PER DWELLING FOR BLDGS WITH MIN. 12 UNITS LONG TERM PROVIDED: 9 SPACES	
L	APPLICATIONS FOR AMENDMENTS TO DEVELOPMENT PLANS SHALL INCLUDE A WRITTEN DESCRIPTION OF THE CHANGES TO THE APPROVED DEVELOPMENT PLAN, INCLUDING ANY CHANGES IN USE, PHASES, PARKING, SIGNAGE, OR SITE ARRANGEMENT.	ACKNOWLEDGED	

- * 1,501 SF = MIN. LOT AREA PER UNIT (1,500 REQUIRED)
- ** PARKLAND DEDICATION – MONEY –IN-LIEU OF WILL BE PAID BY THIS DEVELOPMENT
- ** A DEVIATION OF TWO FEET TO THE REQUIRED SIDE YARD SETBACK IN A R-1.5 ZONING DISTRICT (88-420-12)
- ** THE DEVELOPER SHALL APPLY FOR AN ADMINISTRATIVE ADJUSTMENT TO 88-425-05 TO THE DIRECTOR OF CITY PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.



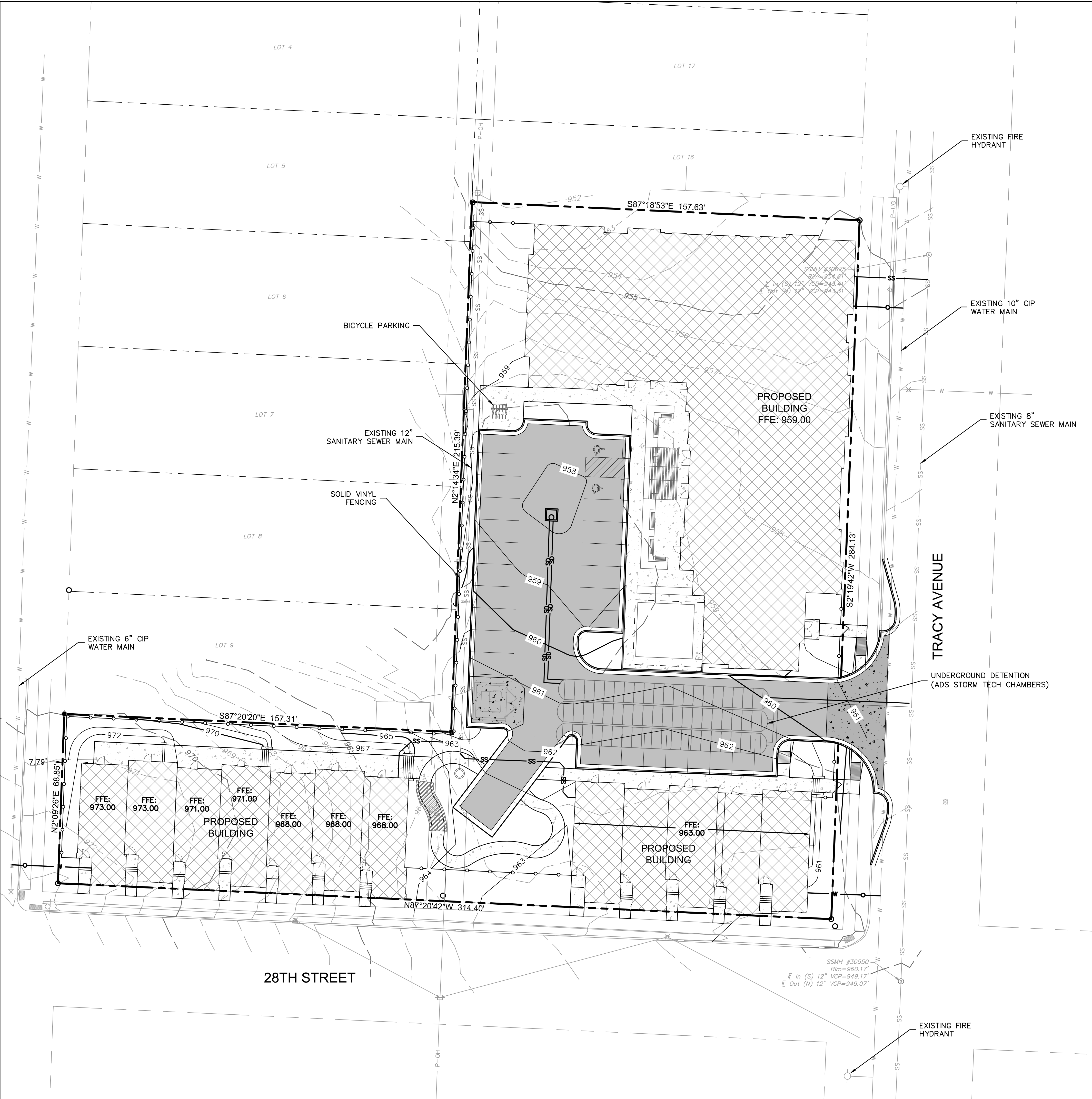
CONTACT INFORMATION:

ENGINEER:
OLSSON
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE: (913) 381-1170

DEVELOPER:
SUNFLOWER DEVELOPMENT GROUP, LLC
1125 GRAND BOULEVARD, SUITE 202
KANSAS CITY, MISSOURI 64106
TELEPHONE: (816) 581-3997

drawn by: _____ CAD		SITE PLAN DEVELOPMENT PLANS	REV. NO.	DATE	REVISIONS DESCRIPTION	BY
checked by: _____ ENG						
approved by: _____ ENG						
QA/QC by: _____ ENG						
project no.: 022-05689						
drawing no.: SIT01_02205689.dwg		AMETHYST PLACE 28TH STREET AND TRACY AVENUE				
date: 11.11.22						
KANSAS CITY, MO		2022	REVISIONS			
SHEET C2						

DWG: F:\2022\05501-06000\022-05589\40-Design\AutoCAD\Preliminary Plans\Sheets\GNC\VC_GRD01_02205589.dwg USER: jfriling
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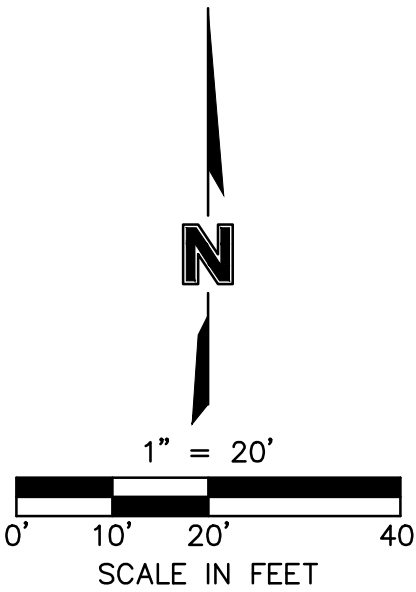


- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - LIMITS OF CONSTRUCTION
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE PROTECTION
 - PROPOSED SANITARY SEWER
 - PROPOSED ELECTRICAL SERVICE
 - PROPOSED GAS SERVICE
 - COMMUNICATIONS SERVICE
 - CONSTRUCT STORM SEWER
 - CONSTRUCT KCMO (TYPE CG-1) CURB & GUTTER

- NOTES:**
- CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
 - ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MINIMUM OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 2.00%.

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2022-00205** On 01-03-2023

Joseph Rexwinkle, AICP
Secretary of the Commission















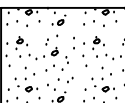



olsson			7301 West 133rd Street, Suite 200 Overland Park, KS 66213-4750 TEL 913.381.1170 www.olson.com		
BY			REVISIONS		
REV. NO.			2022		
DATE			KANSAS CITY, MO		
REVISIONS DESCRIPTION			AMETHYST PLACE 28TH STREET AND TRACY AVENUE		
GRADING PLAN DEVELOPMENT PLANS			SHEET C3		
drawn by: CAD			checked by: ENG		
approved by: ENG			QA/QC by: ENG		
project no.: 022-05589			drawing: GRD01_02205589.dwg		
date: 11-11-22					

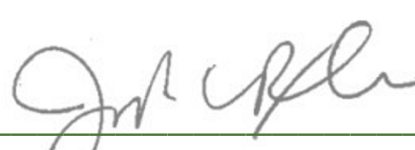
88-425 Landscape Requirements				
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)				
	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
Forest Avenue	2	4		
Tracy Avenue	9	14		
28th Street	10	5		
88-425-04 General Landscape Trees	5	5		
88-425-05 Perimeter Vehicular Use Area Adjacent to Public ROW				
Buffer Width Minimum	10'	10'		
Trees	N/A	N/A		
Evergreen Shrubs	Form a continuous visual screen at least 3' in height after first growing season.	Form a continuous visual screen at least 3' in height after first growing season.		
88-425-05 Perimeter Vehicular Use Area Adjacent to Residential				
Buffer Width Minimum	10'	6'		
Evergreen Shrubs	Form a continuous visual screen at least 4' in height after first growing season.	Form a continuous visual screen at least 4' in height after first growing season.		
88-425-06 Interior Vehicular Use Area				
Interior Area	1155	1155		
Trees	7	5		
Shrubs	33	33		
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
	AS2	6	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B
	AX	4	PACIFIC SUNSET® MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	B & B
	CB	8	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'COLUMNARIS'	B & B
	CM	10	MERLOT EASTERN REDBUD / CERCIS CANADENSIS 'MERLOT'	B & B
	QC	5	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AB	48	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'	2 GAL
	JO	28	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	5 GAL
	JS	33	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	BC	16	SIDE OATS GRAMA / BOUTELOUA CURTIPENDULA	1 GAL
	BG	51	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL
	LX	11	PHENOMENAL LAVENDER / LAVANDULA X INTERMEDIA 'PHENOMENAL'	1 GAL
	RF	25	ORANGE CONEFLOWER / EUPHECORA FULGIDA	1 GAL
	SS	66	SENSATION	1 GAL
	SC	31	CAROUSEL	1 GAL
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	DR	932 SF	MISSOURI ROCK	1 GAL
	TF	10,587 SF	TALL FESCUE / TURF TYPE TALL FESCUE BLEND	SEED

City Plan Commission
Approved Subject to Conditions
 of Case No. **CD-CPC-2022-00207** On **01-03-2023**
 HYRIUM SCOPARIUM 'PACIFIC SUNSET'


Joseph Rexwinkle, AICP
 Secretary of the Commission

CITY PLANNING AND DEVELOPMENT ROCK

4' OR 6' TALL ANTI-CLIMB, ORNAMENTAL BLACK METAL FENCE EXAMPLE
REF: PLAN FOR HEIGHT



6' TALL SOLID BLACK VINYL FENCE EXAMPLES



2 | FENCE TYPES
SCALE = NTS

SCALE = NTS

PRINTS ISSUED
12/19/22 - REVISED DEVELOPMENT PLAN

REVISIONS:



AMETHYST PLACE
28TH & TRACY

SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER: 22076

SHEET NUMBER:

L-100




102 S. Cherry St. Olathe, KS 66061
Phone: 913-780-6707 www.landworksstudio.com

REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

- 5" PLANK METAL WOOD-LOOK SIDING
- KING SIZE BRICK - LIGHT GREY/BEIGE
- KING SIZE BRICK - CHARCOAL
- PREFINISHED FIBERCEMENT TRIM @ WINDOWS, DOORS, & CORNERS - PAINTED DARK BRONZE
- HIGH DENSITY FOAM CORBELS & CORNICES - PAINTED DARK BRONZE

PRINTS ISSUED
12/30/22 - PERMIT SUBMITTAL
REVISIONS:



rosemann
& associates P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
p: 816.472.1448
w: www.rosemann.com
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B1 APARTMENTS - NORTH ELEVATION
1/8" = 1'-0"



A1 APARTMENTS - EAST ELEVATION (TRACY AVE)
1/8" = 1'-0"

AMETHYST PLACE
28TH & TRACY

SHEET TITLE
APARTMENT EXTERIOR
ELEVATIONS
PROJECT NUMBER: 22076
SHEET NUMBER:

A-200



B2 APARTMENTS - SOUTH ELEVATION
1/8" = 1'-0"



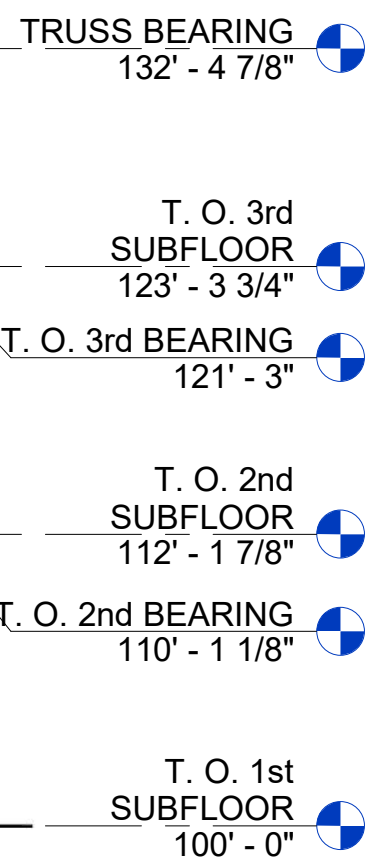
B1 APARTMENTS - SOUTH ELEVATION - BUMP OUT
1/8" = 1'-0"



A2 APARTMENTS - WEST ELEVATION - BUMP OUT
1/8" = 1'-0"



A1 APARTMENTS - WEST ELEVATION
1/8" = 1'-0"



AMETHYST PLACE
28TH & TRACY

SHEET TITLE
APARTMENT EXTERIOR
ELEVATIONS
PROJECT NUMBER: 22076
SHEET NUMBER:

A-201

REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

- 5" PLANK METAL WOOD-LOOK SIDING
- KING SIZE BRICK - LIGHT GREY/BEIGE
- KING SIZE BRICK - CHARCOAL
- PREFINISHED FIBERCEMENT TRIM @
WINDOWS, DOORS, & CORNERS -
PAINTED DARK BRONZE
- HIGH DENSITY FOAM CORBELS &
CORNICES - PAINTED DARK BRONZE



City Plan Commission
Approved Subject to Conditions
of Case No. CP-CPC-2022-00207 On 01-03-2023

Joseph Rexwinkle

Joseph Rexwinkle, AICP
Secretary of the Commission

rosemann
& ASSOCIATES P.C.

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ARCHITECTURE
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B2 EAST ELEVATION - TOWNHOME
1/8" = 1'-0"



B1 SOUTH ELEVATION - TOWNHOME
1/8" = 1'-0"



A2 WEST ELEVATION - TOWNHOME
1/8" = 1'-0"



A1 NORTH ELEVATION - TOWNHOME
1/8" = 1'-0"

AMETHYST PLACE

28TH & TRACY

SHEET TITLE
TOWNHOME EXTERIOR
ELEVATION

PROJECT NUMBER: 22076

SHEET NUMBER:

A-210



B2 NORTH ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"



B1 WEST ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"



A2 SOUTH ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"



A1 EAST ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"

AMETHYST PLACE
28TH & TRACY

SHEET TITLE
STEPPED TOWNHOME EXTERIOR
ELEVATIONS
PROJECT NUMBER: 22076
SHEET NUMBER:

A-211