



City Plan Commission

Recommends Approval with Conditions of Case No. CD-CPC-2023-00020 on 05/02/2023

Joseph Rexwinkle, AICP Secretary of the Commission

Vic Alston vic@luxliving.co

PROPERTY ADDRESS:

<u>CLIENT:</u> Lux Living

<u>PROPERTY ADDRESS:</u> 108 W 14TH Street and 1319 Wyandotte Kansas City, MO 64105

TITLE DESCRIPTION:

Lots 5, 6, 7, 8, 9, 10, 11, 12, Block F, 2nd resurvey of Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri, described as follows:

t //:

Lots 25, 26, 27, 28, and 29, Block 7, Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri.

<u>SCHEDULE B — PART II NOTES:</u> Items 1—9 are non survey related items.

10.) Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of Reid's Addition filed December 23, 1857 in Plat book 1 at page 92.

11.) Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of 2nd Resurvey of Reid's Addition filed April 21, 1869 in Plat Book 2 at Page 74.

12.) Terms and provisions of Certificate of Completion as set forth in instrument filed May 28, 2019 under Document No. 2019E0038904.

GENERAL SURVEY NOTES:

1.) The plat of REID'S ADDITION OF LOTS 25 THRU 29, Tract II, is recorded in Plat Book 1 at Page 92 in the Register of Deeds Office in Jackson County, Missouri.

2.) The plat of REID'S ADDITION OF LOTS 5 THRU 12, Tract I, is recorded in Plat Book 2 at Page 74 in the Register of Deeds Office in Jackson County, Missouri.

3.) Title Report # MPS0001745, dated OCTOBER 4th, 2022 provided by Old Republic National Title Insurance Company was provide by client.

4.) Basis of bearings is established by the Missouri State Plane Coordinate System from GPS observation.

5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0252G, effective January 20, 2017.

6.) Total parking spaces equal 66 in total with 3 ADA parking spaces.

7.) Utility ticket #230091011 dated January 9th, 2023.

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1058173.26	2763807.05	995.40	PENN
50	1067158.36	2764493.65	875.15	MS + CUT
56	1067286.65	2764416.35	884.72	MF -MAGNAIL
179	1067136.00	2764410.76	877.00	MF + CUT

<u>BENCHMARKS:</u>

STATION PENN: Triangulation disk located in Kansas City on the East side of PENN VALLEY PARK, near the intersection of 31st Street and Wyandotte Street.

Elevation = 995.40

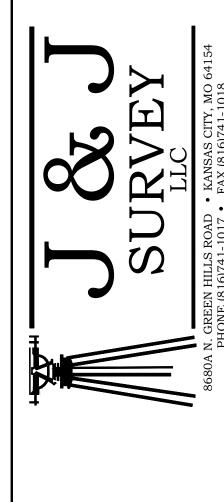
CERTIFICATION:

To Old Republic National Title Insurance Company, Lux Living, Ilc., Red Oak Capitol Fund II, LLC a Delaware limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, and 11, of Table A thereof. The field work was completed on the 11th day of January, 2023.

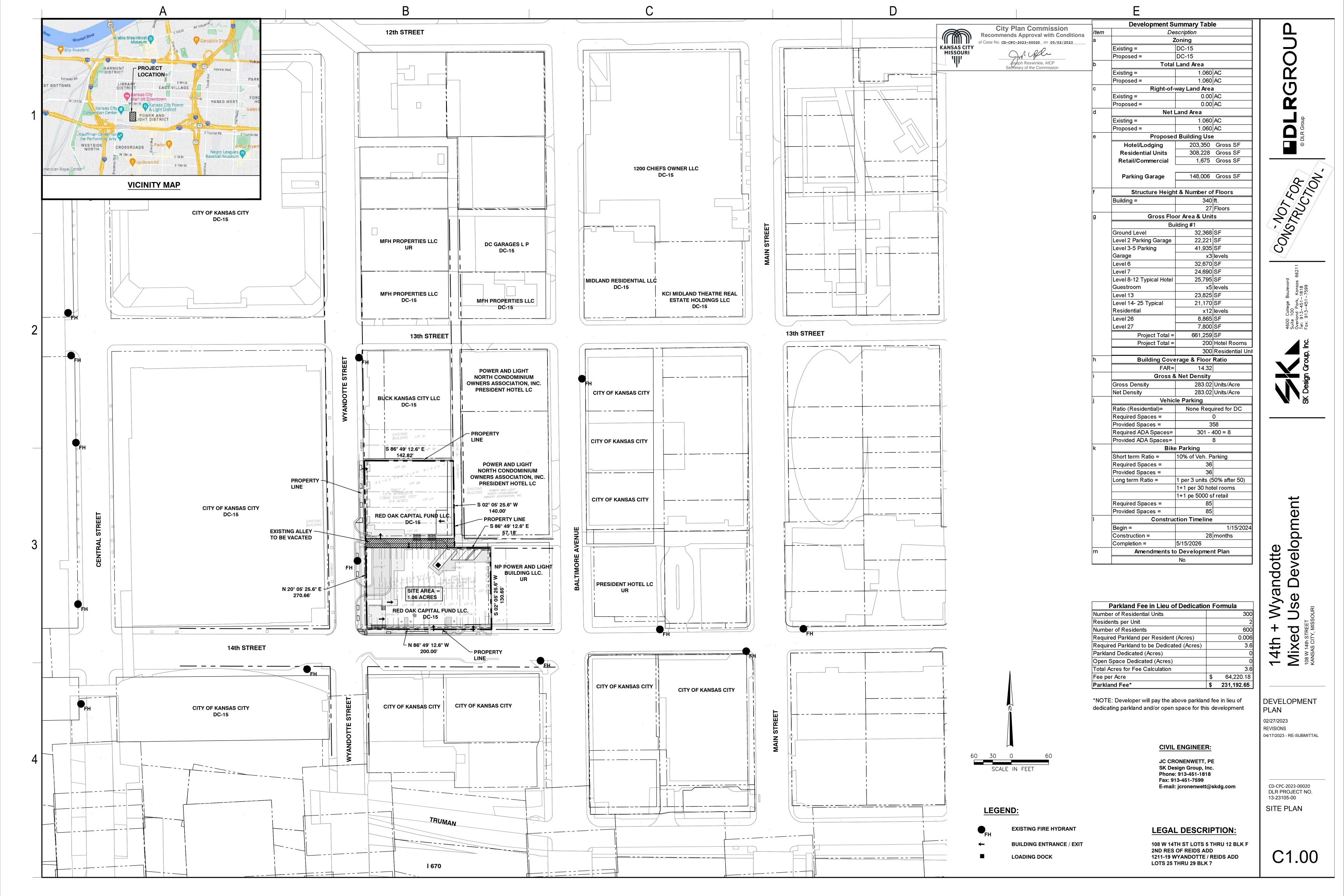
23-23

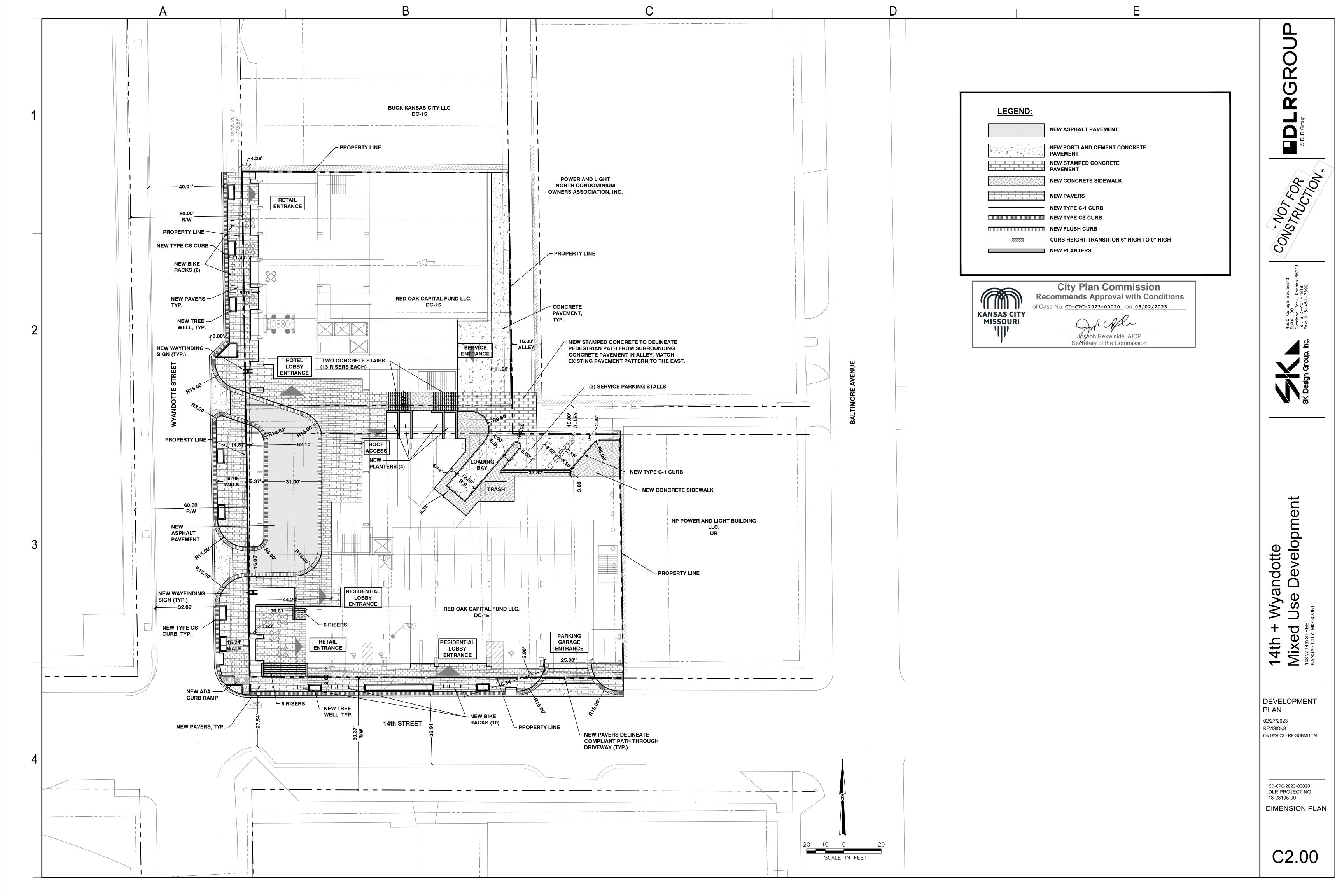
<u>1-23-23</u> <u>Date</u>

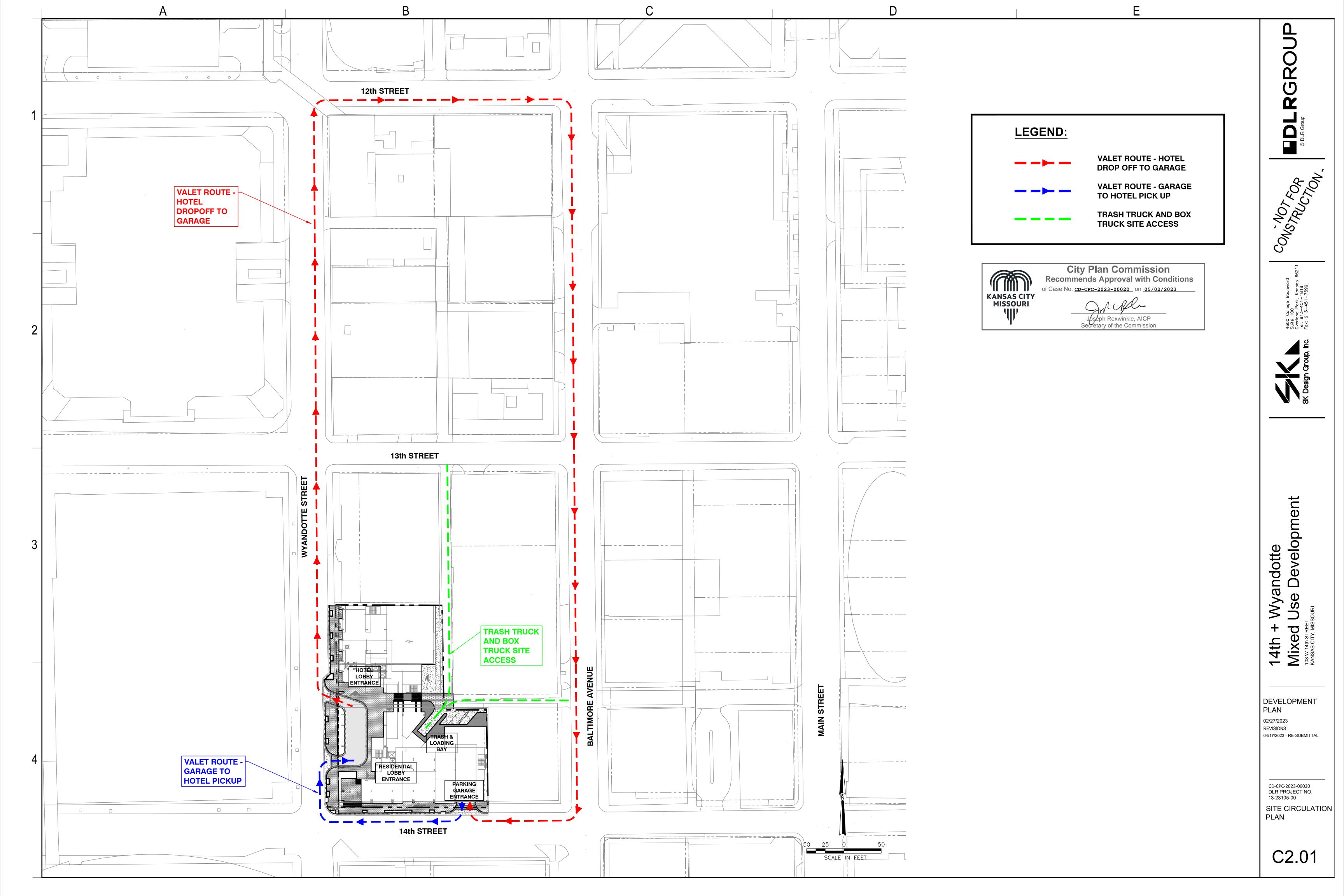


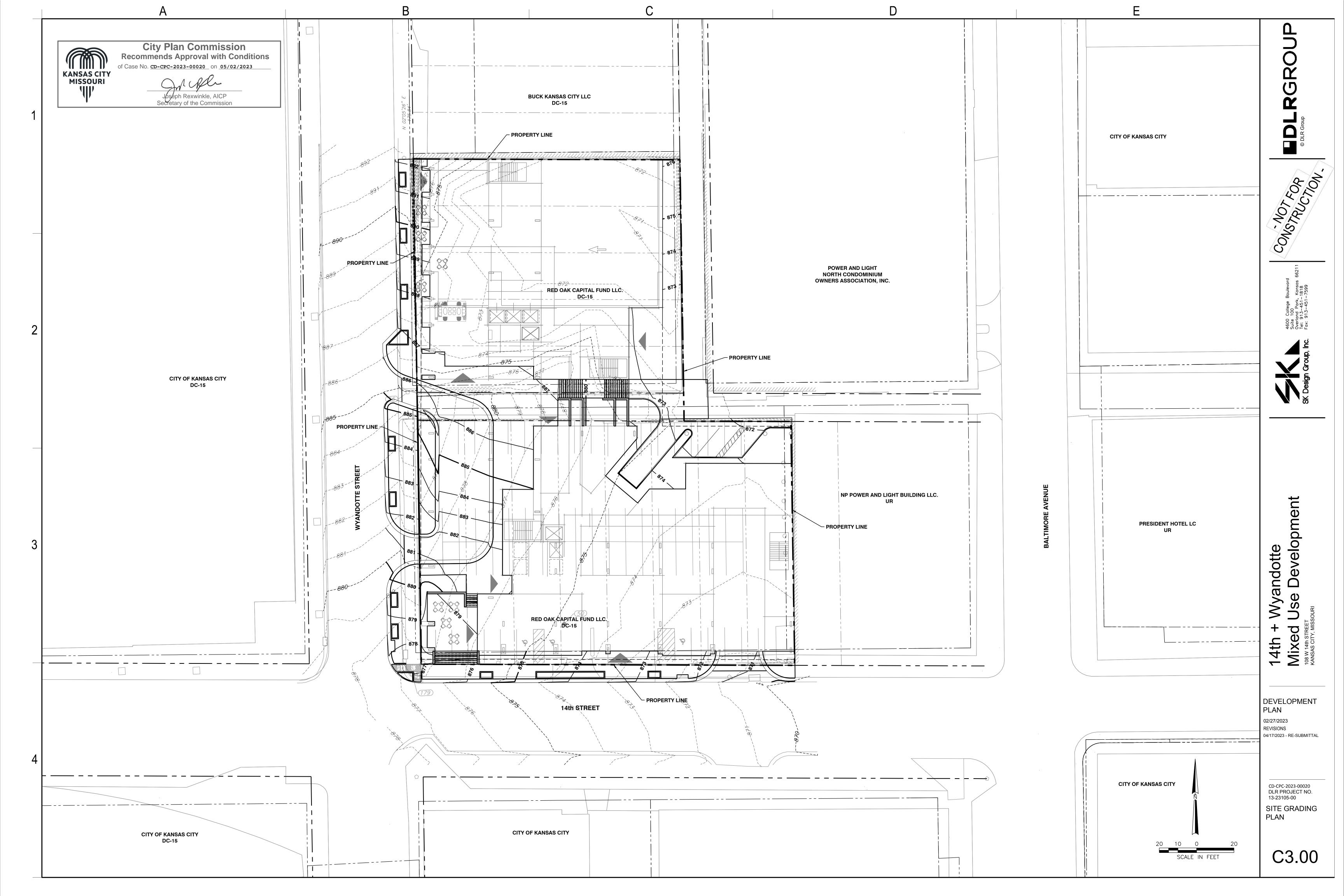
1 INITIAL SUBMITTAL 01–20–23 Location: S

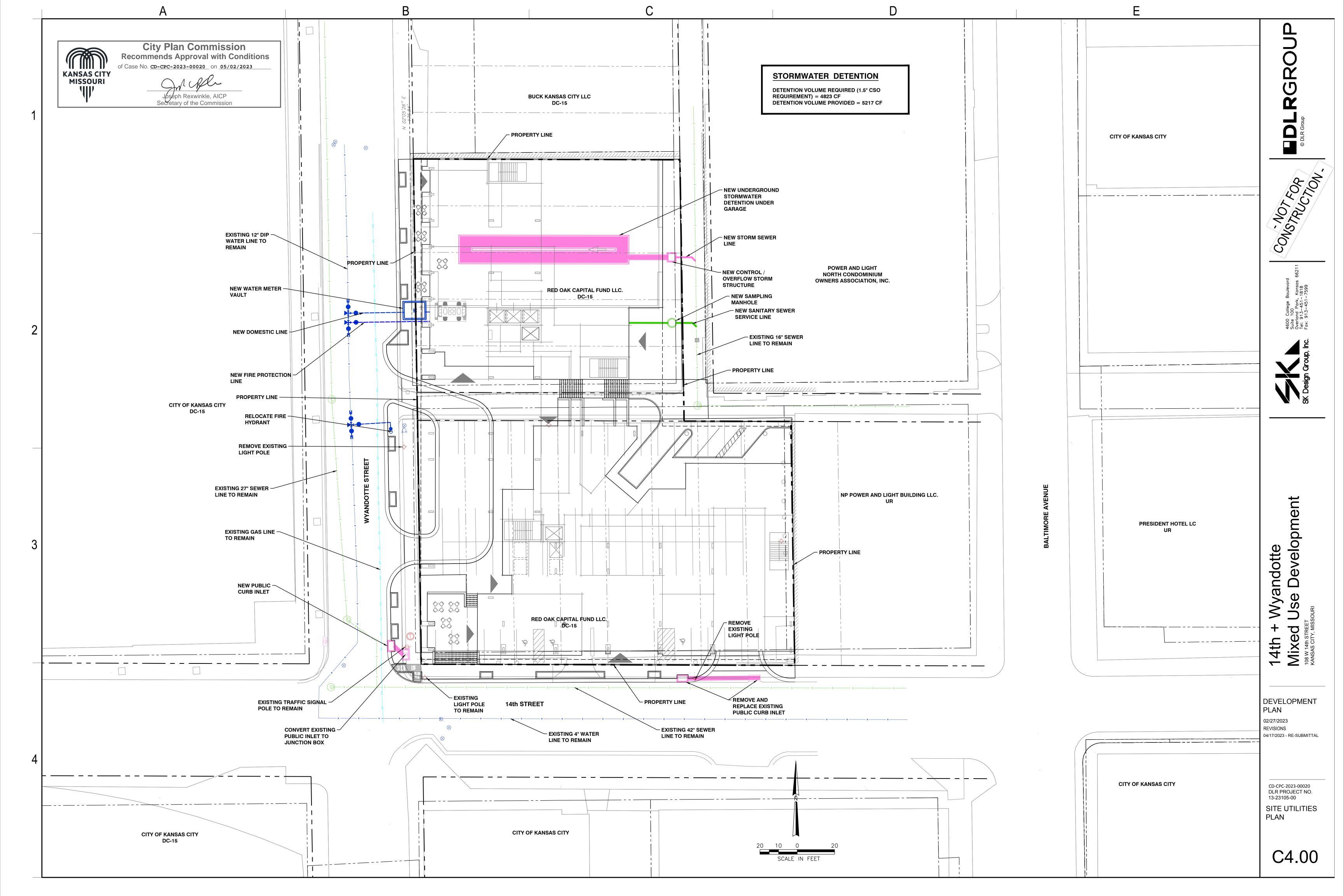
SHFFT 1 OF 1

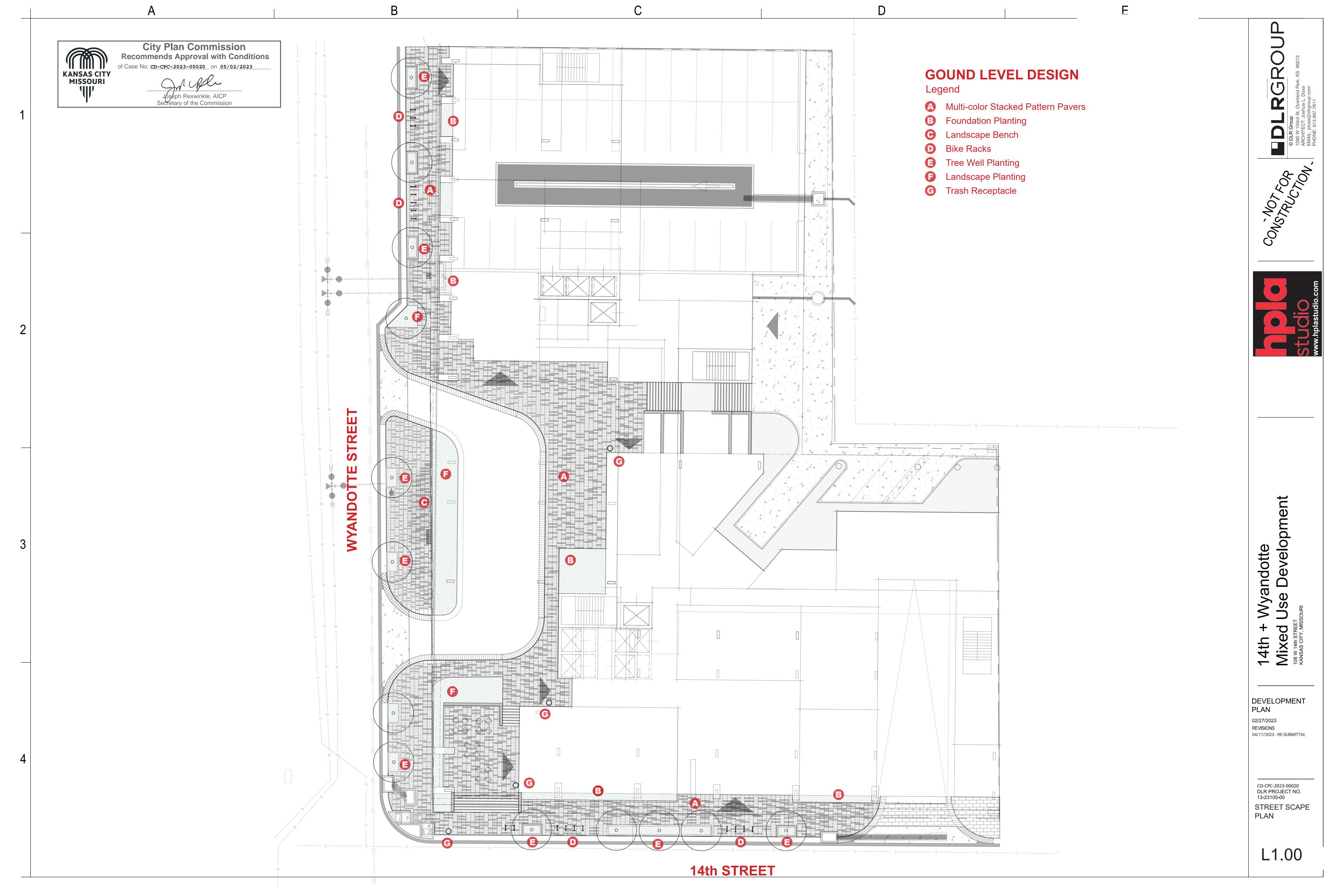


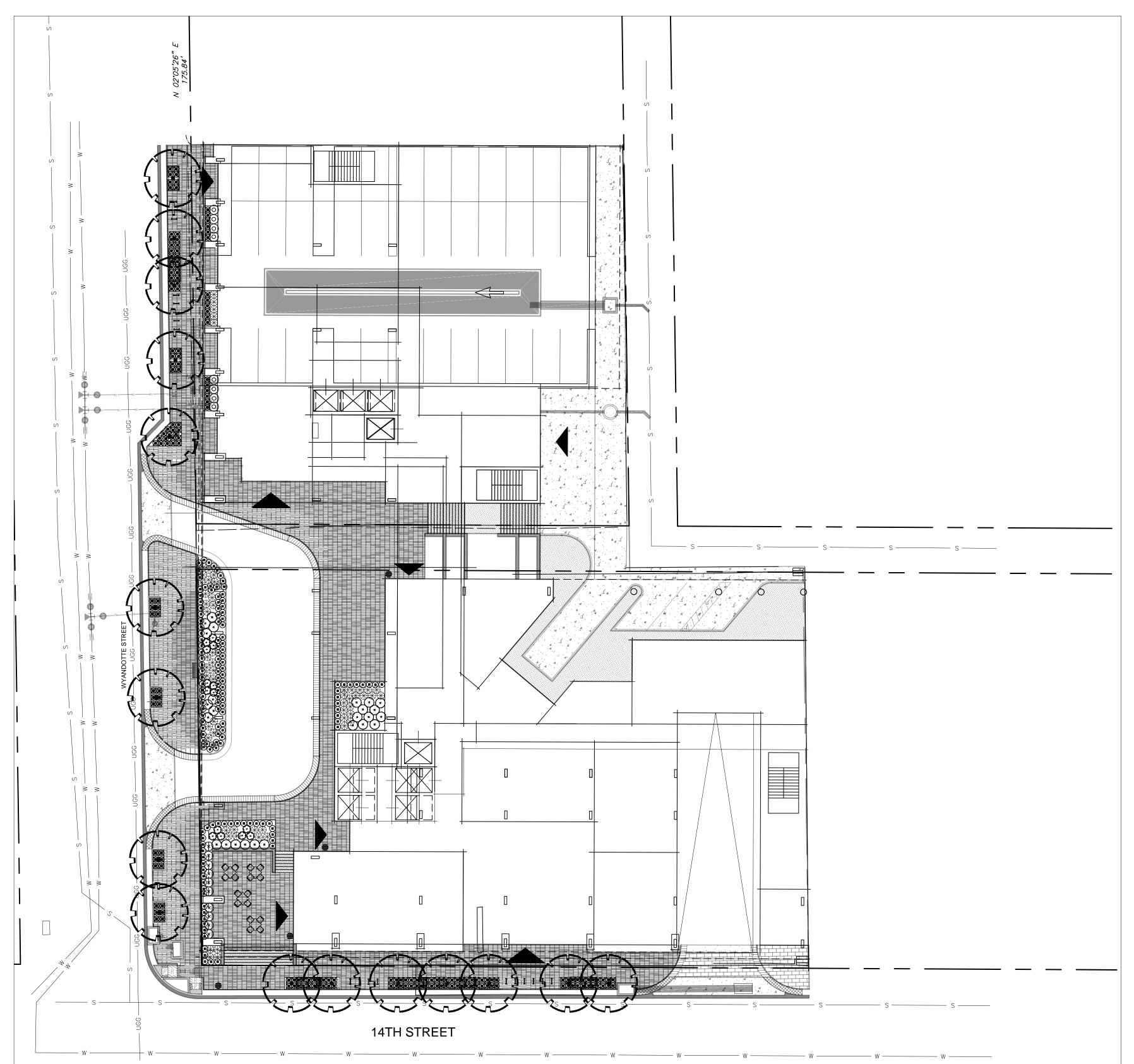












LANDSCAPE PLAN

SITE

QTY. SIZE CALIPER COMMENTS 16 24" BOX 2" CAL. MIN. 12'-15' HT. Ginkgo biloba 'Princeton Sentry' STANDARD Ilex 'Mesog' China Girl CHINA GIRL HOLLY Buxus microphylla 'Winter Green' WINTER GEM BOXWOOD Clethra alnifolia 'Summer Sweet' SUMMER SWEET CLETHRA Taxus x media 'Densiformis' **DENSE YEW** Cornus stolonifera 'Farrow' ARCTIC FIRE DOGWOOD ACCENTS X Calamagrostis x acutiflora 'Karl Foerster' 10 5 GAL KARL FORESTER GRASS GROUNDCOVERS SPACING Liriope muscari 'Big Blue' SEE PLAN BIG BLUE LIRIOPE SEE PLAN Trachelospermum asiaticum ASIATIC JASMINE SURFACE MATERIALS QUANTITY Shredded hardwood mulch- 3" in all non turf areas

LANDSCAPE CALCULATIONS

Wyandotte Street - (282 L.F.) Required trees: 09 (1 per 30') Provided Trees: 09

14th Street - (222 L.F.) Required trees: 07 (1 per 30') Provided Trees: 07

Wyandotte Street - (282 L.F.) Provided Bike Rack: 08 14th Street - (222 L.F.)

Provided Bike Rack: 10

LANDSCAPE NOTES

PLANT PALETTE - SITE

All finished grades to be approved by the landscape architect prior to the installation of any plant material.

-Plant material to be approved by the landscape architect prior to installation. -All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.

-The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. The contractor shall provide 100%

coverage of non-paved areas within the limits of construction. -For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger. -It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season (e.g. summer vs winter). Should the

landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.

-All palm and deciduous trees to be unconditionally guaranteed for one year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the city/owner. Any plant materials not approved by city/owner prior to October 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year. -Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of

-The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. All

slopes not to exceed 4:1 in landscape areas. -The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. Should a discrepancy exist between the

plans, Studio Sprawl should be notified immediately. -Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.

-All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.

-Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants. -Shrubs must be at maturity, 6' from the rear of a fire hydrant. No material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. Field verify all hydrant location with the civil engineering plans.

-Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8". -No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary sewer, or non-potable irrigation easements. [Volume III,

-No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary

water, and non-potable irrigation mains and services. [Volume III, Section 2.05(B)] -Automatic irrigation system shall be equipped with an automatic rain detection device. [Chapter 18.44.100.3.b]



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of Case No. <u>CD-CPC-2023-00020</u> on <u>05/02/2023</u> Joseph Rexwinkle, AICP Secretary of the Commission



PRE-FAB BENCH | MODEL: SCARBOROUGH BENCH (72" BACKED) BY: LANDSCAPEFORMS.COM | SIZE: 28"X72"X34"

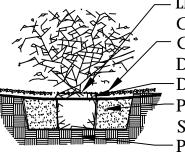
ALL GROUNCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN. X= O.C. DIMENSION AS NOTED ON

 γ Y= 0.86 OF DIMENSION "X".

-MULCH SOIL TO A DEPTH OF 2", 1' IN DIAMETER. KEEP MULCH AWAY FROM PLANT

PREPARE SOIL PER SPECIFICATIONS BACKFILL WITH NATIVE SOIL. APPLY ___ AND ROTOTILL TO A DEPTH OF 6" FERTILIZER TO SURFACE AWAY FROM PRIOR TO ANY SPRINKLER WORK. TRUNK PER SPECIFICATIONS.

GROUNDCOVER PLANTING NO SCALE



– LIGHTLY DUST DECOMPOSED GRANITE OVER ROOTBALL - CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN DO NOT BURY TOP OF ROOTBALL PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS) - PIT DEPTH: TO EQUAL ROOTBALL PIT

WIDTH: 3x DIA. OF CONTAINER PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING NO SCALE

DESIGNED BY: DRAWN BY:

DANIEL R. ERLANDSON

DESCRIPTION:

LAOR:

PLOT DATE:

ISSUE DATE

ISSUE DATE

ISSUE DATE

ISSUE FOR PRICING/BIDDING:

ISSUE FOR CONSTRUCTION:

ISSUE FOR PERMIT APPLICATION:

REVISION SCHEDULE

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Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to

a one-time use on the site indicated on these plans.

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C. 5339 ALPHA ROAD SUITE 300 DALLAS, TX 75240 T: (972) 701-9636 F: (972) 701-9639

W: www.hplastudio.com CLIENT ADDRESS LINE 1 ADDRESS LINE 2 P: (000) 000-0000

SHEET TITLE LANDSCAPE PLAN

SHEET NUMBER

SCALE: AS INDICATED

-PRUNE BROKEN/DEAD BRANCHES AND THIN FOLLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING. (2) 2" DIA. TREE STAKES. HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL) 12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REINF. RUBBER HOSE. √4" TOP DRESSING

CREATE GENTLE SWALE DEPRESSION DO NOT FORM **RAISED BASIN**

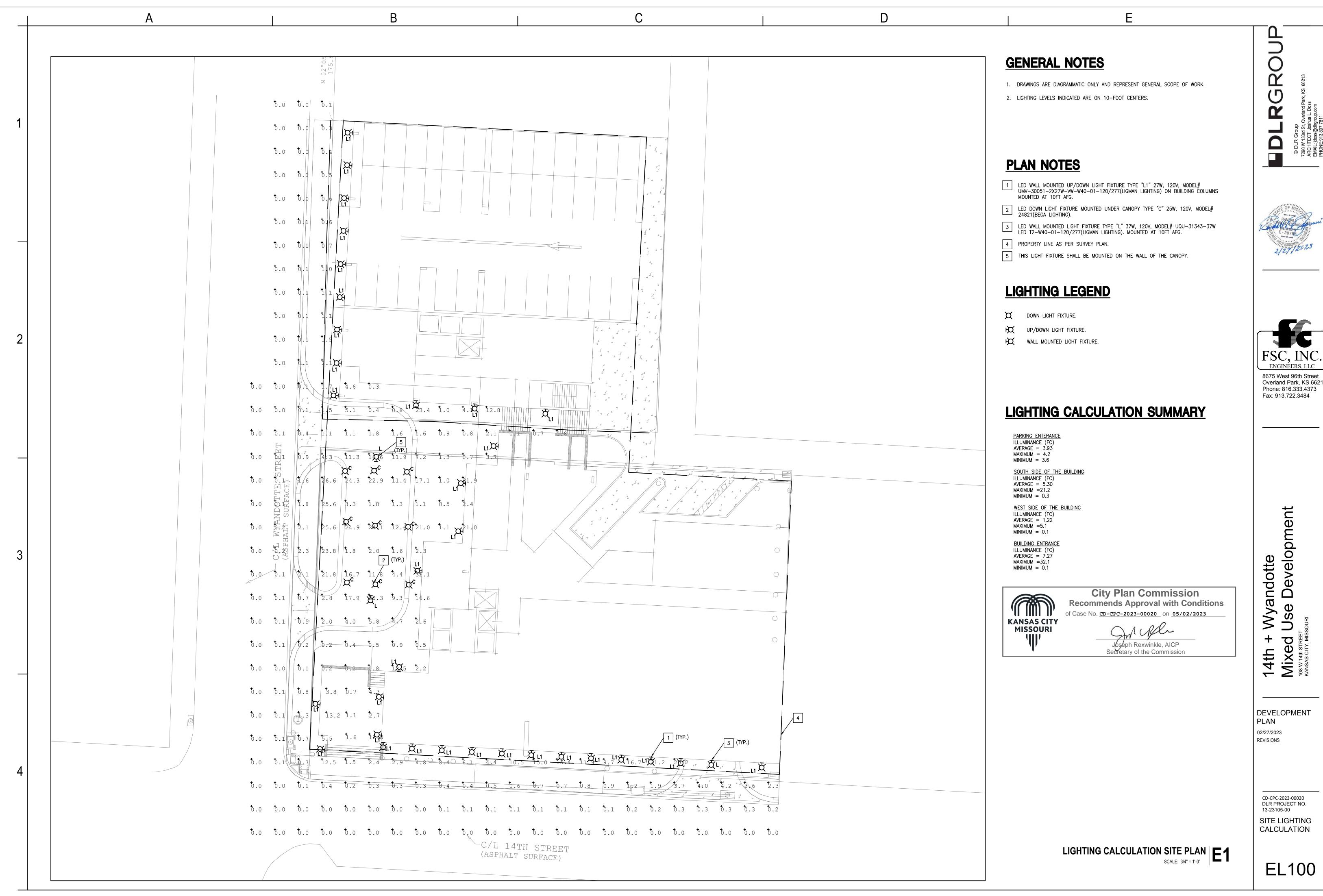
DO NOT BURY TOP OF ROOTBALL PLANTING SOIL MIXTURE (REFER TO SOIL

PIT WIDTH: 3x DIA. OF CONTAINER PIT DEPTH: TO **EQUAL ROOTBALL**

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SPECIFICATIONS)

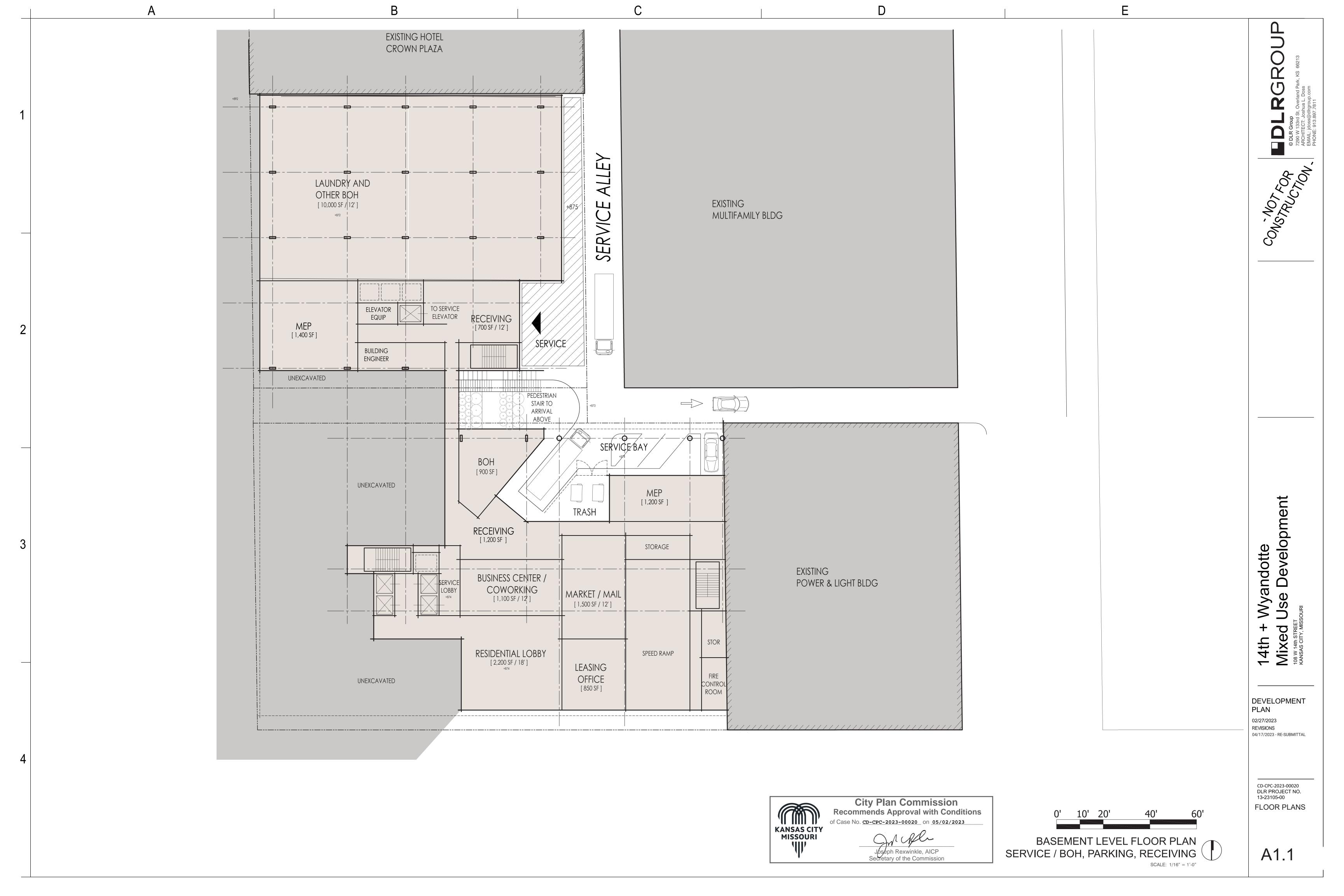
TREE PLANTING NO SCALE

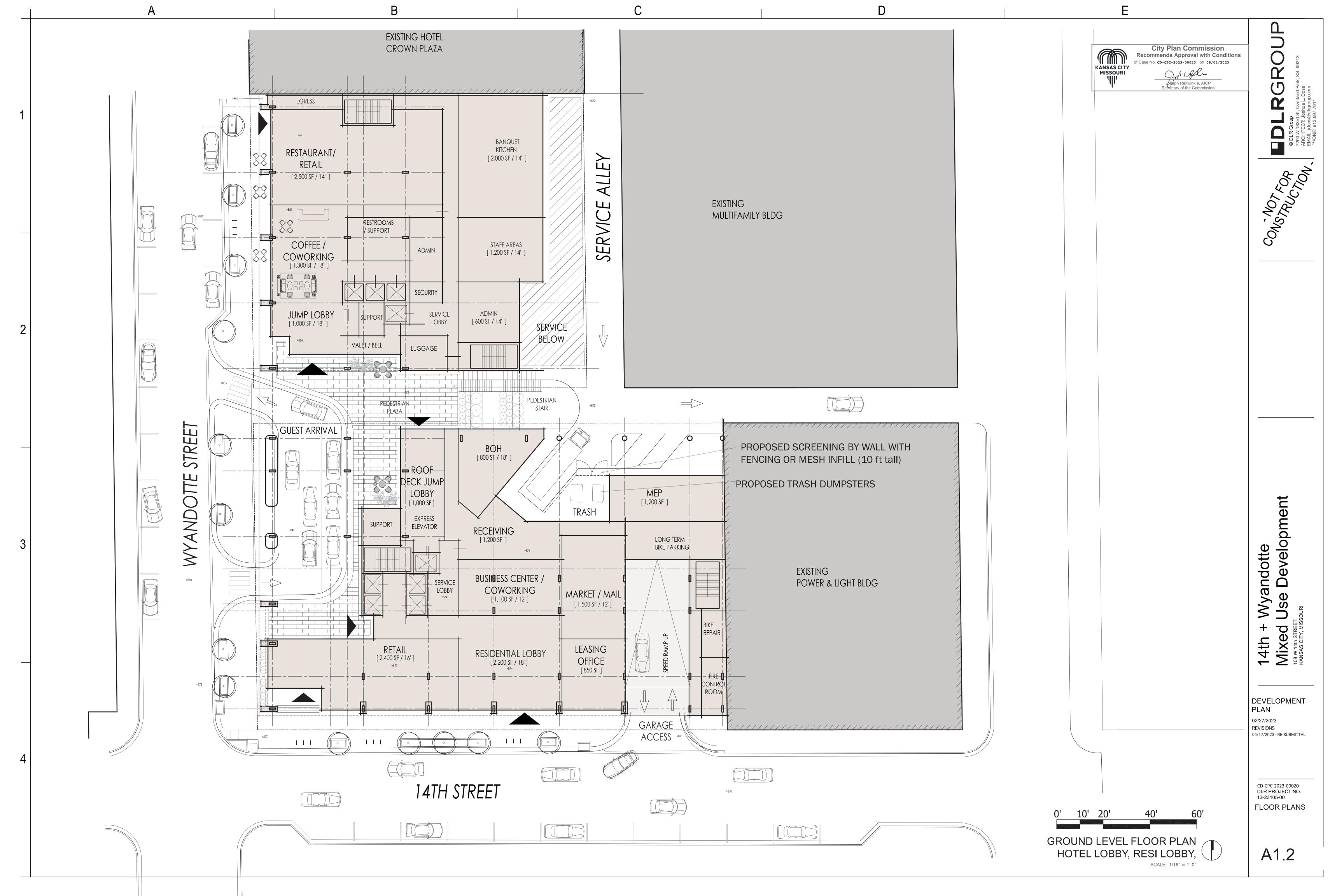


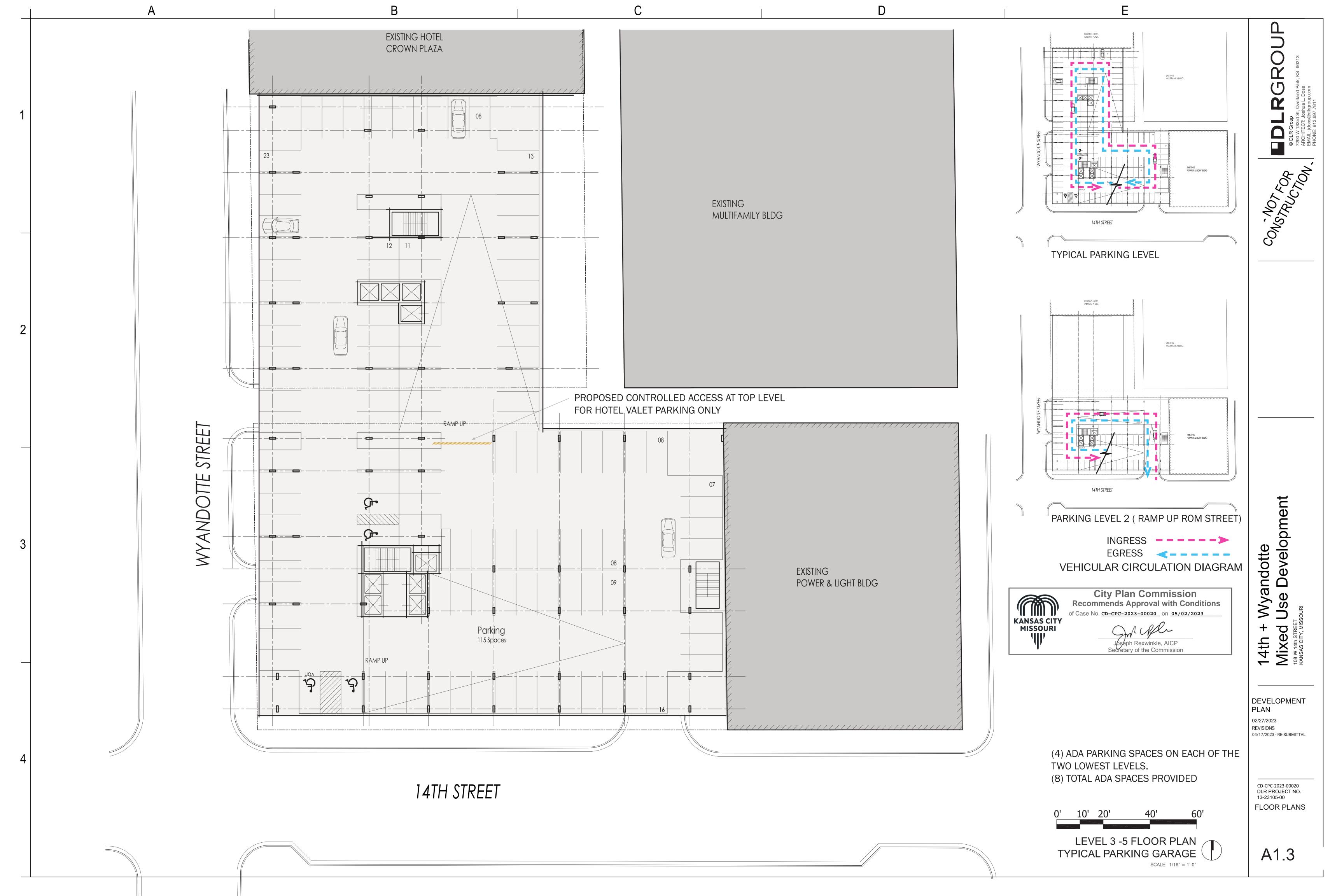


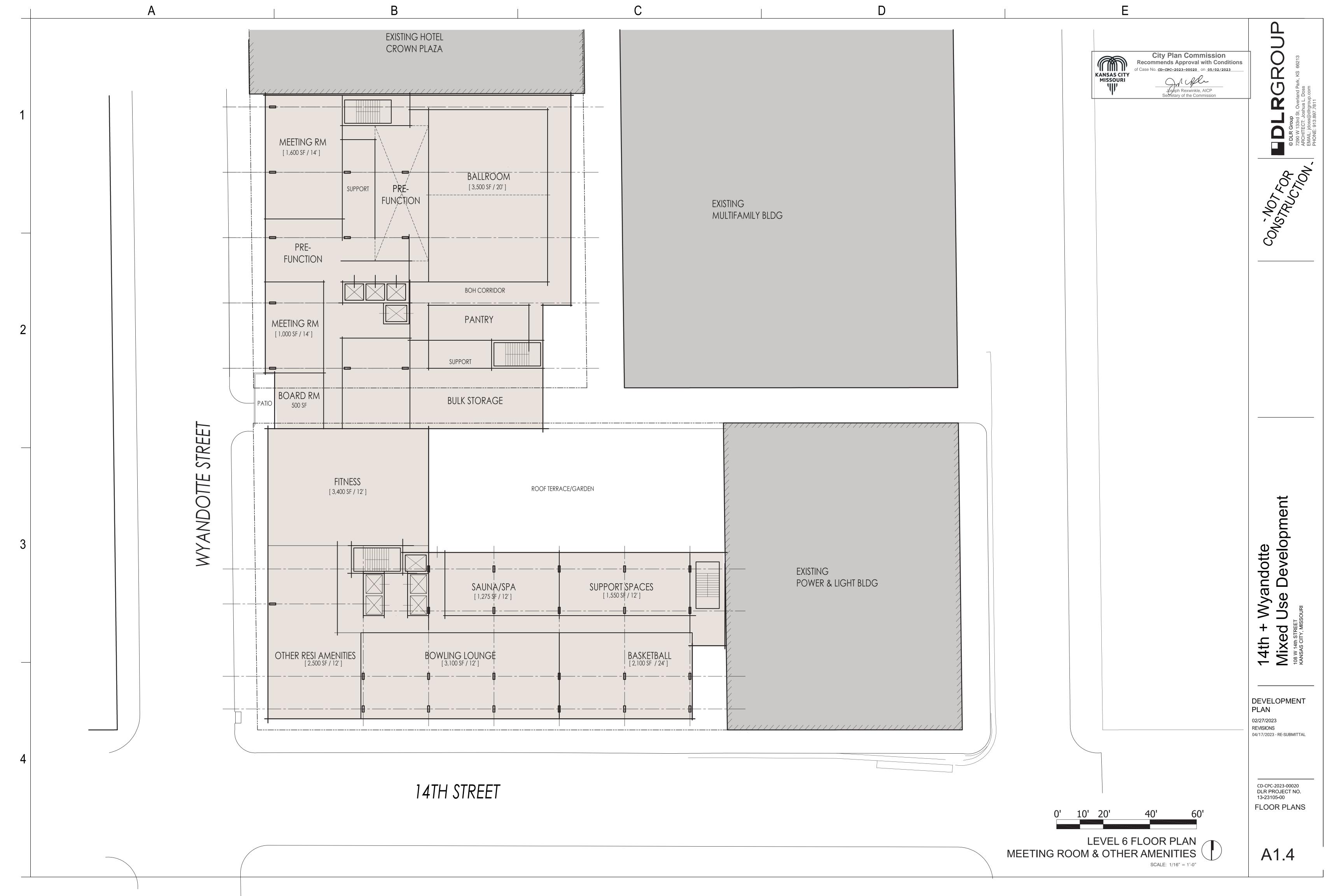


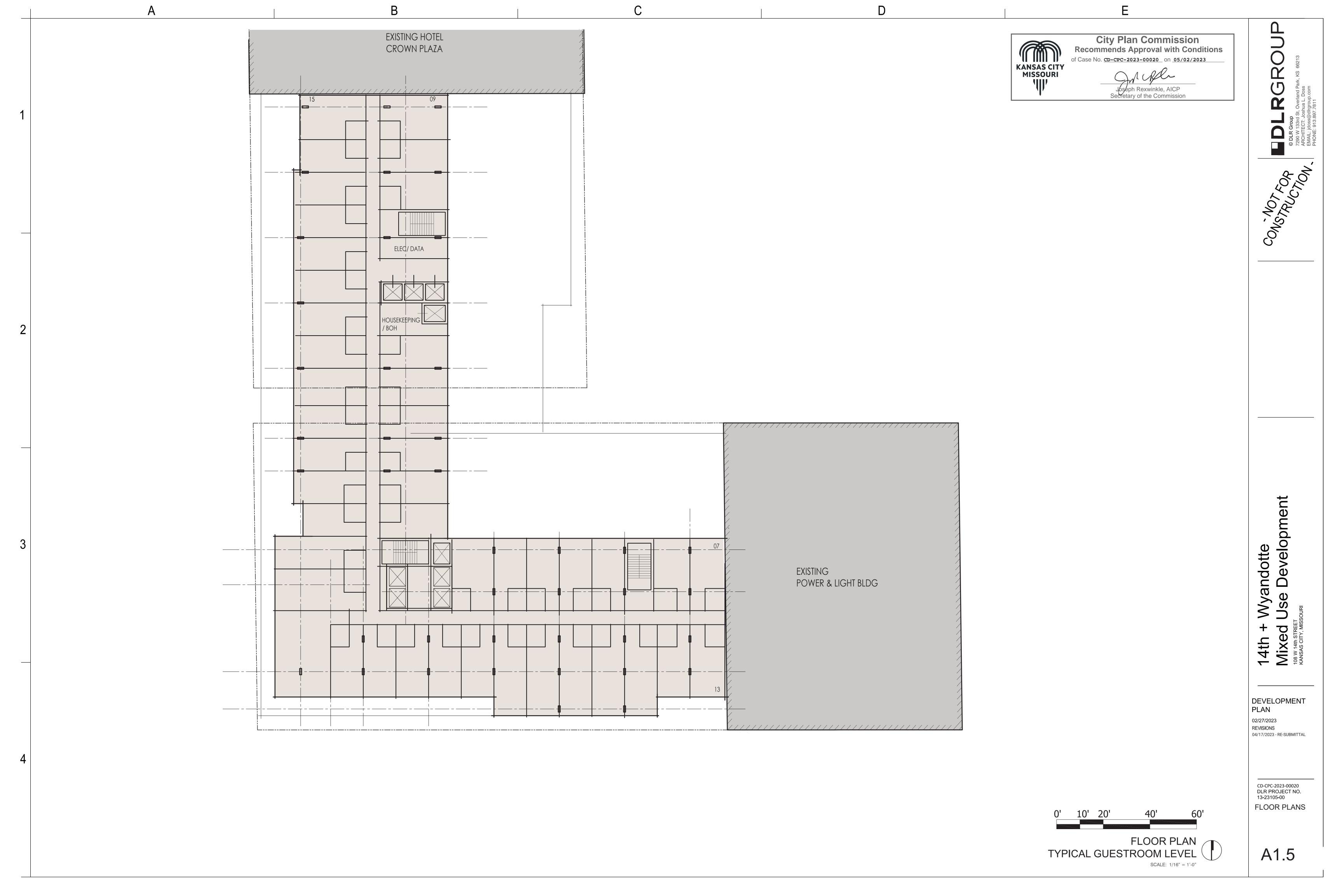
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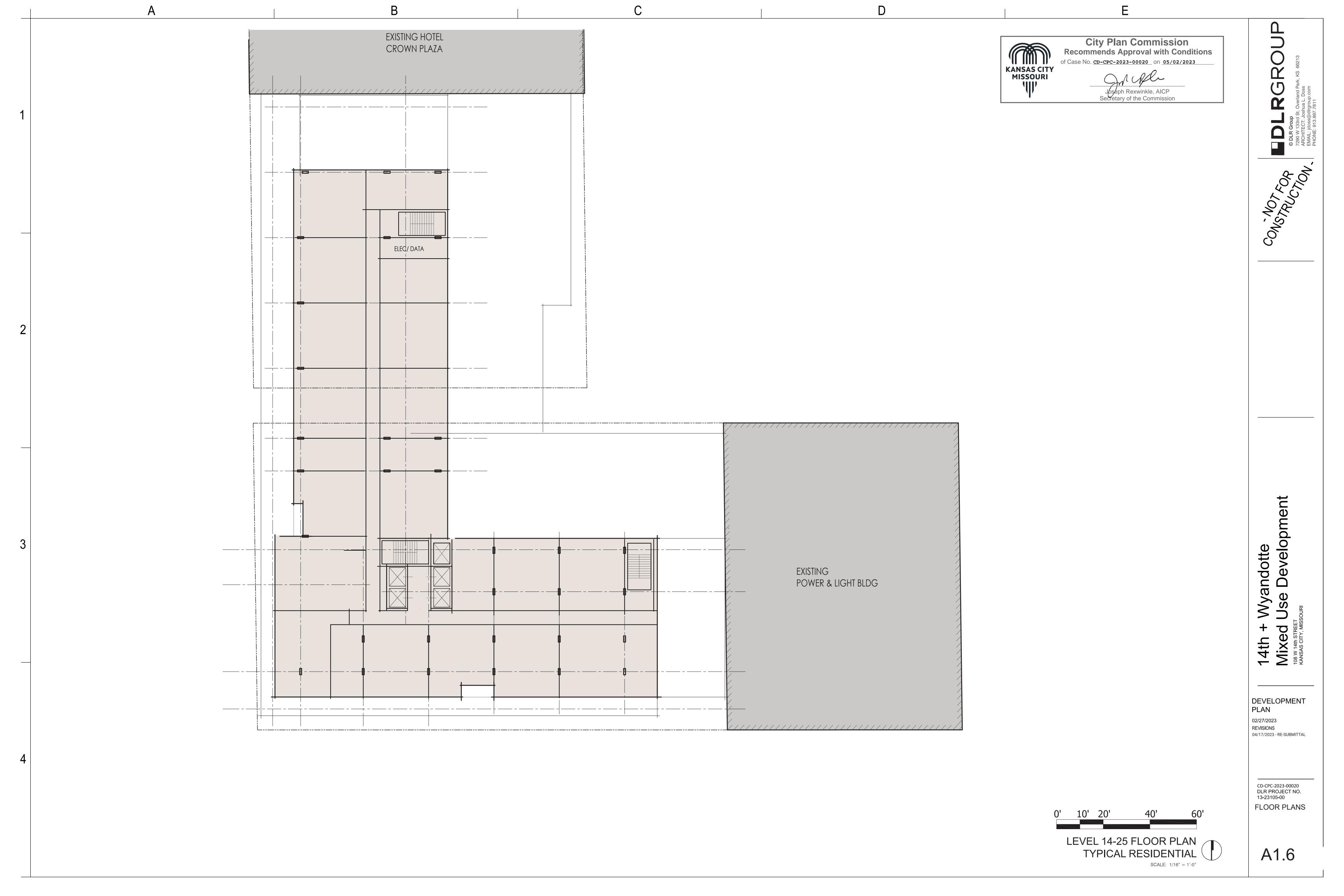


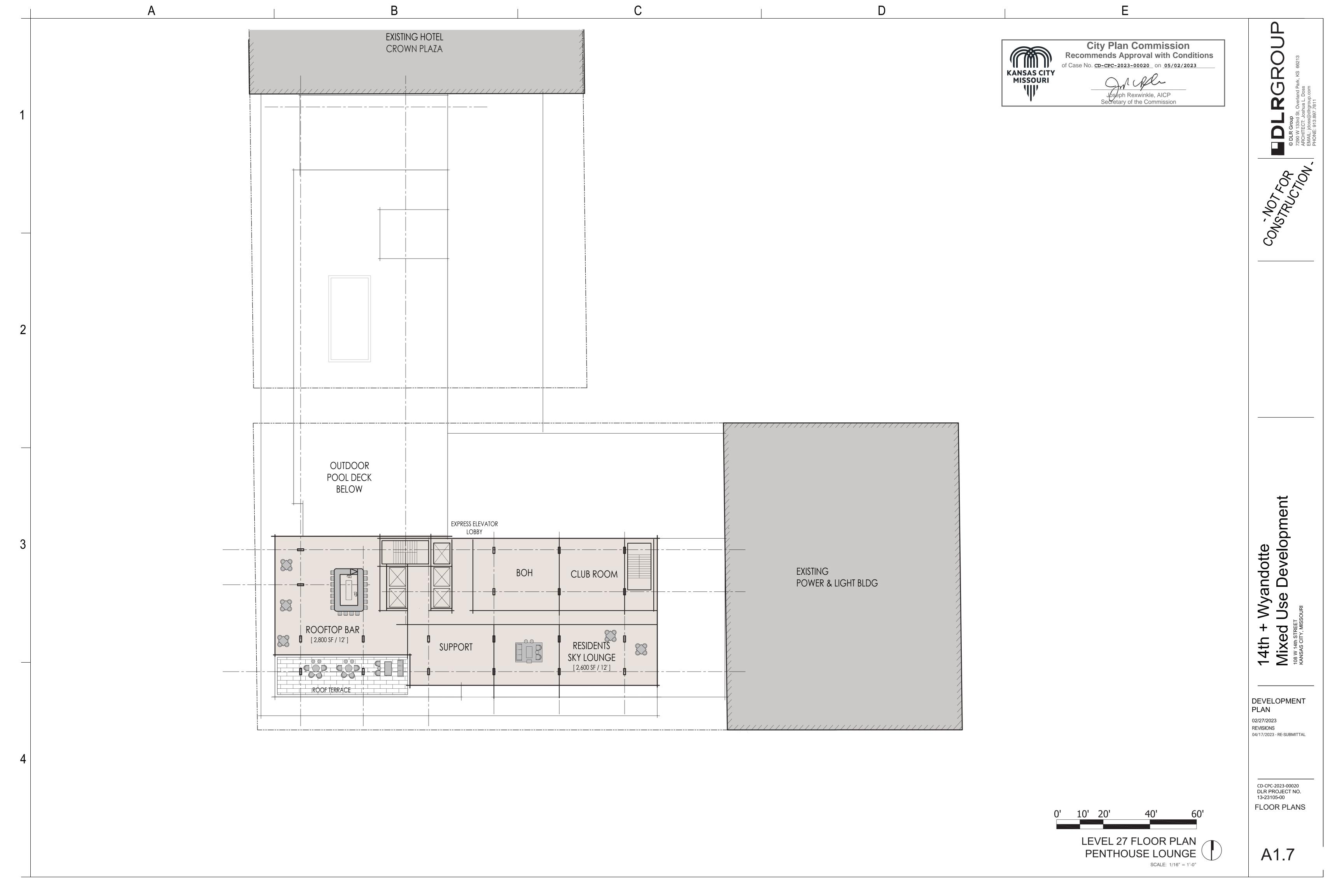


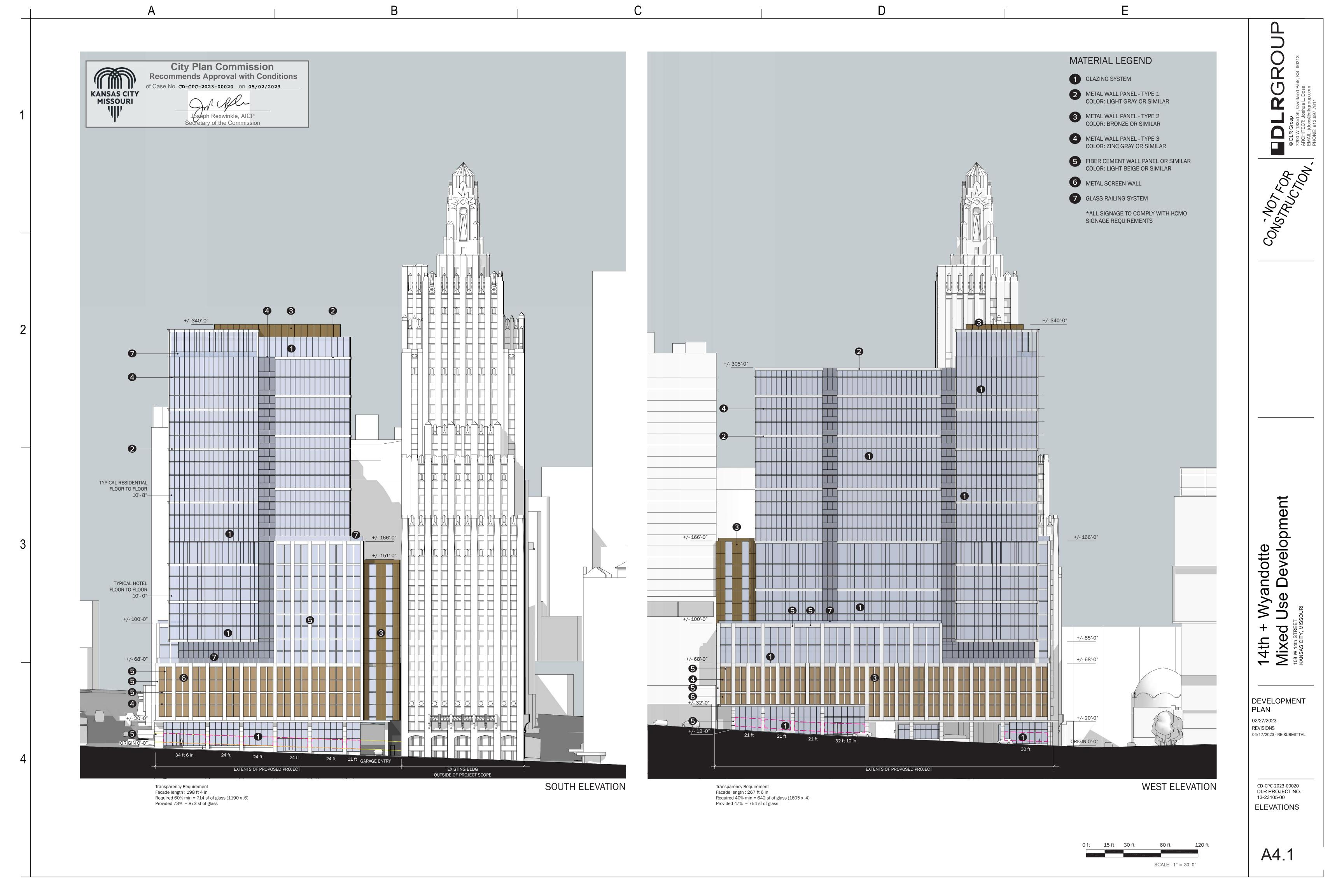


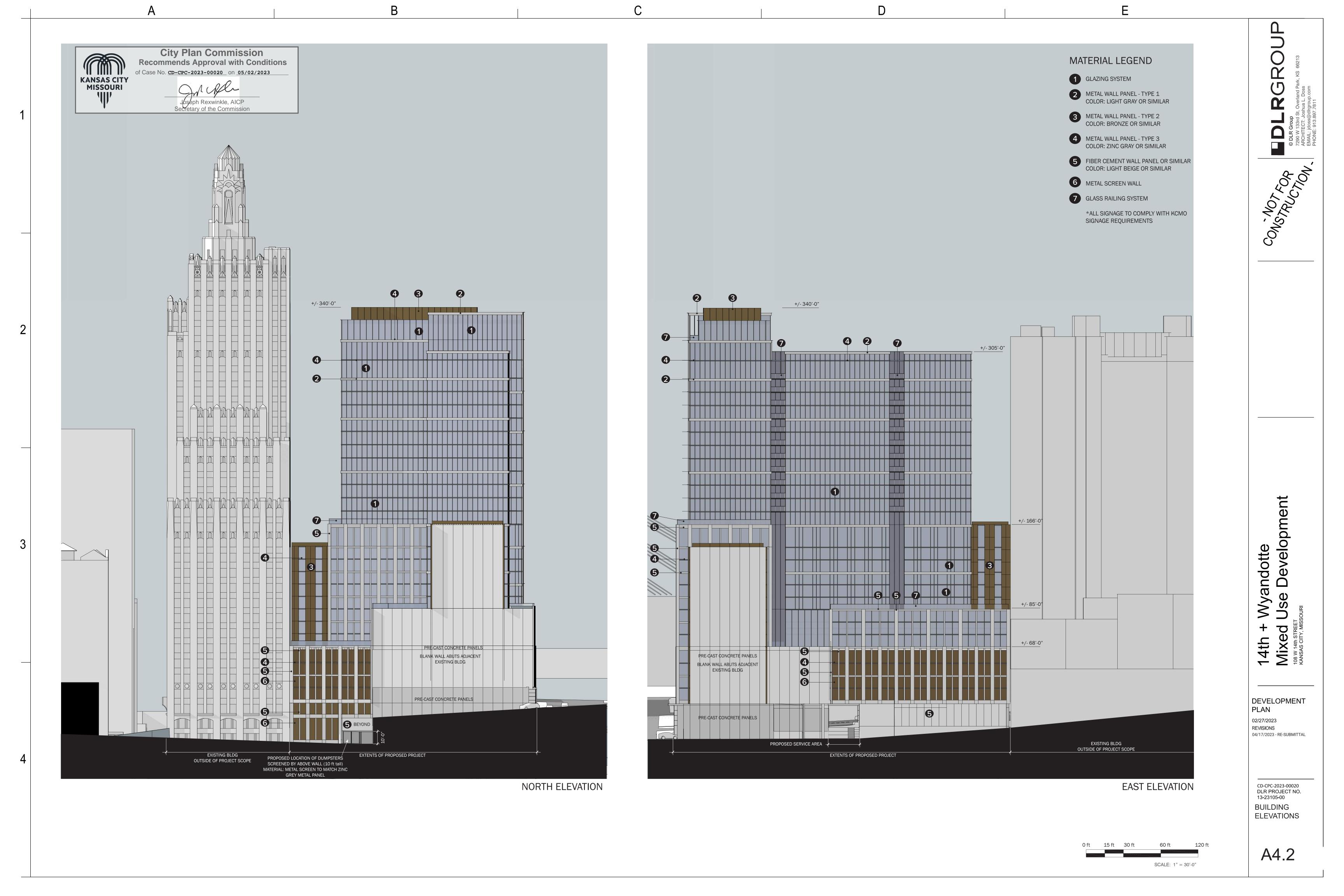


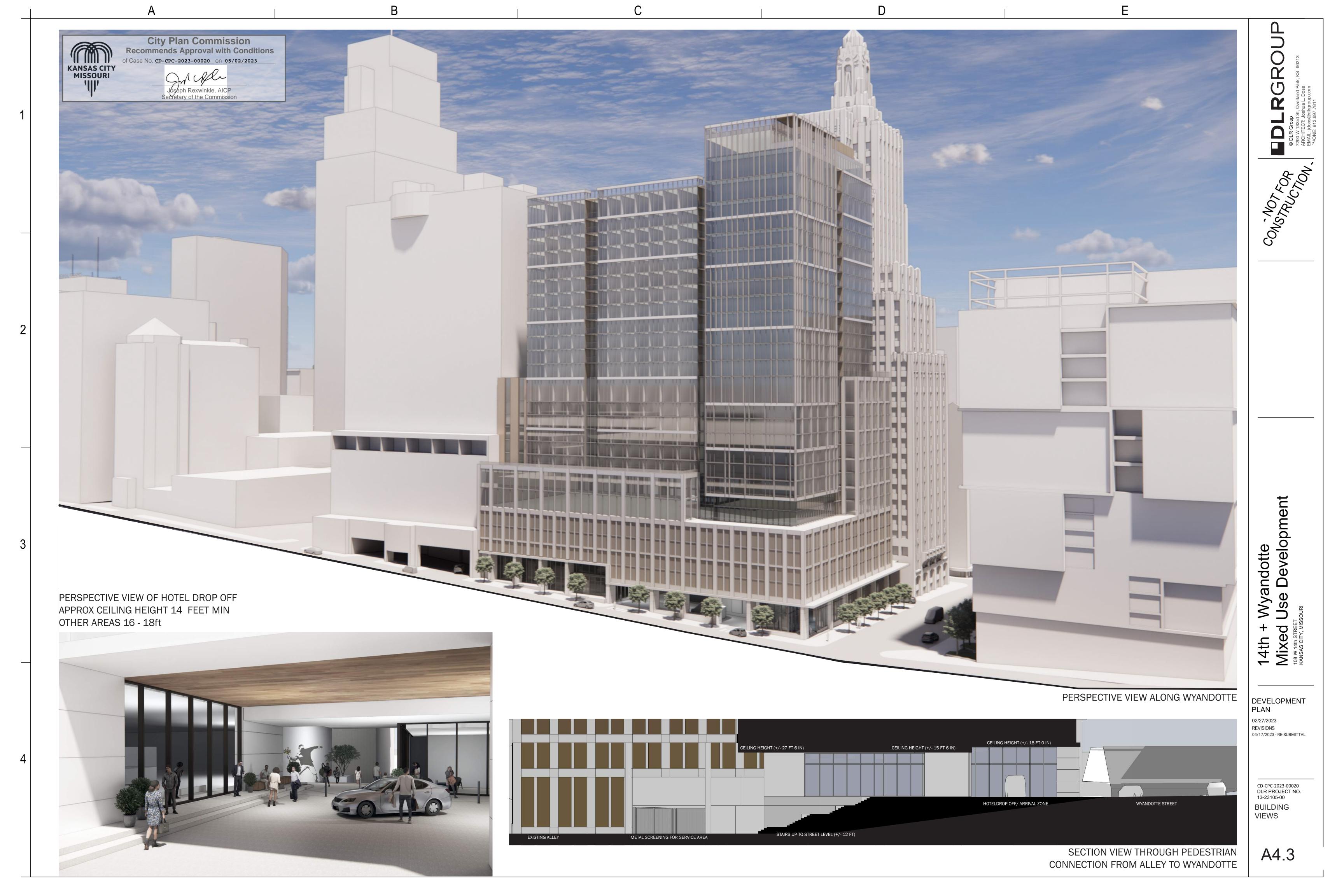












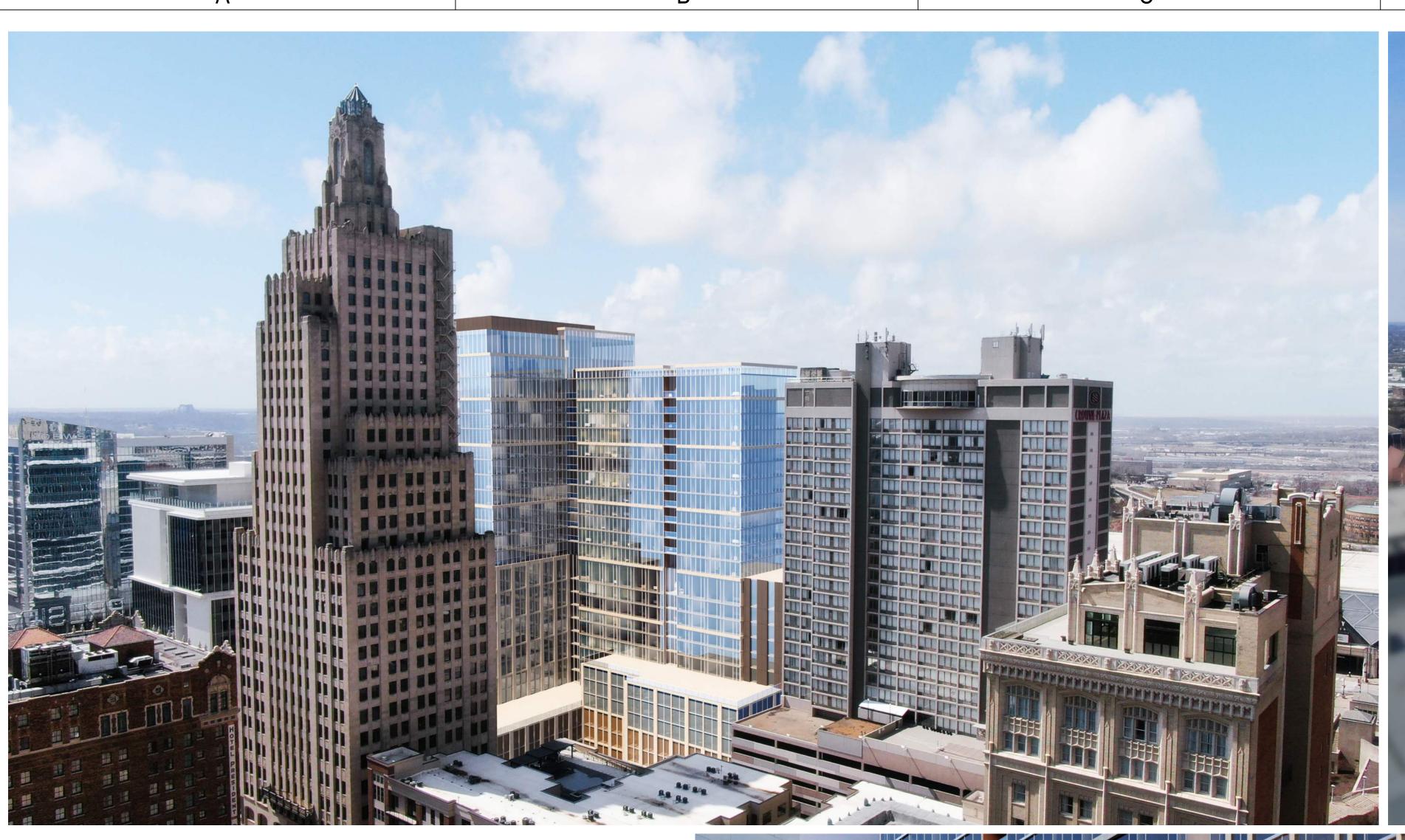


Wyandotte Use Development

DEVELOPMENT PLAN

04/17/2023 - RE-SUBMITTAL

CD-CPC-2023-00020 DLR PROJECT NO. 13-23105-00







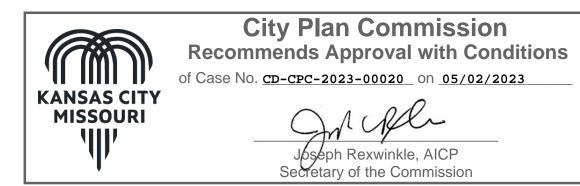
14th + Wyandotte Mixed Use Development

DEVELOPMENT PLAN 02/27/2023

02/27/2023 REVISIONS 04/17/2023 - RE-SUBMITTAL

CD-CPC-2023-00020 DLR PROJECT NO. 13-23105-00 BUILDING VIEWS

A4.5



3

4

Views | Pedestrian Connector



*Artwork shown is conceptual. Exact design for art is to be determined

Views | Pedestrian Connector



*Artwork shown is conceptual. Exact design for art is to be determined

Views | Pedestrian Connector



*Artwork shown is conceptual. Exact design for art is to be determined