



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

August 15, 2023

Project Name
1901 Locust Townhomes

Docket #3

Request
CD-CPC-2023-00096
Development Plan

Applicant
Adam DeGonia
McClure

Owner
Lance Carlton
UC-B Homebuilders, LLC

Location	1901 Locust Street
Area	About 0.47 acres
Zoning	M1-5
Council District	4 th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: Paved Parking, zoned M1-5
South: Residential, zoned M1-5
East: Vacant, zoned M1-5
West: Residential, zoned M1-5

Major Street Plan

Locust Street is not identified on the City's Major Street Plan.

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 06/10/2023. Scheduling deviations from 2023 Cycle N have occurred.

- The applicant needed additional time to work with the Water and Fire Departments.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Crossroads Community Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on July 24, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property is currently vacant.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a residential development plan for 13 units (townhomes) with a drive aisle.

CONTROLLING + RELATED CASES

Ordinance No. 950083 – Vacating Locust Street from the south line of 19th street to the north line of 20th street, approved 02/19/1995.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval with Conditions

PLAN REVIEW

The proposed residential development is for 13 for-sale townhome units located in two buildings. Each unit has a garage that can accommodate two vehicles totaling 26 parking spaces. Each unit can be accessed from the main drive or via a sidewalk along Locust Street and a trail along the eastern side of the property.

The development is proposing interior bicycle parking, a cluster mailbox, and individual garbage cans for each unit. Access to the site is off 19th street, the location of the development is ideal for future residents who wish to ride their bike due to the proximity of bike lanes on 19th Street.

The developer is proposing landscaping in compliance with the Zoning and Development Code. The developer is also adding a trail along the eastern side of the property that will provide residents in the eastern structure access to the individual units from 19th street. The trail terminates at the drive access lane in between both structures.

Proposed building materials consist of stucco, red brick, dark red brick, metal, and glazing. While brick is a high-quality construction material, there is a large amount of stucco proposed throughout the project. The overall design of both structures needs improvement. The northern façade facing 19th Street is mostly split between a blank wall of brick for the first two floors and blank stucco for the top floor, the interior and southern facades of the development consist primarily of blank stucco. Staff is proposing a condition that the architectural details and construction materials be revised prior to ordinance request.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;

The plan shall comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies when the conditions of approval have been met.

The developer is working with the Fire Department to ensure the structures meet the requirements for aerial access to all the units to guarantee the safety of the residents. The proposed development has a maximum height of 43' (feet) for the buildings closest to 19th Street and 29' (feet) and 11.5" (inches) for the two southern units on the southern edge of the eastern building. The developer is still working with the Fire Department regarding the railing for the rooftop deck for the southernmost unit. The corrections to the plan will not change the orientation, unit count, or create a large enough change in the development plan to require an amendment, therefore the Fire Department has agreed that the correction can be discussed and approved prior to building permit.

B. The proposed use must be allowed in the district in which it is located;

The proposed use is allowed in an M1-5 zoning district. Since there are 2 buildings proposed for the property a development plan is required.

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;

Vehicular access to the site is off 19th Street. The internal circulation will lead directly to the privately-owned garages. The circulation is efficient and convenient within the site and onto adjacent roadways.

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 provides safe, efficient, and convenient pedestrian movement by providing a trail on the east side of the property providing residents living in the east building a path from 19th Street south to the edge of the property. The developer is proposing short and long term bicycle parking within each unit.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan provides adequate utilities based on City standards.

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 proposed development is in an area of the city that needs increased diversity of housing choices. The western structure is facing Locust Street and includes street level entrances to each unit. The eastern lot also includes street level entrances to each unit while facing the vacant lot to the east. The construction materials consist of stucco, red brick, dark red brick, metal, and glazing.

Brick is a high quality construction material, however the amount of stucco and the overall design of both structures needs improvement. The southern elevations of both buildings show a large amount of stucco directly facing an existing residential structure, more windows, architectural detailing, and architectural variation need to be provided. Nineteenth street is a prominent street in the Crossroads

area, so the architecture will need to more closely match the development to the West to create a more cohesive streetscape. The northern elevations of both structures also show a large amount of stucco facing 19th Street and the architectural design will need to include additional windows or a façade that mimics the entryway to a building. Additionally, the interior of the development needs to create a more welcoming environment for the residents. The interior facing walls of the development should more closely match the exterior facing walls with the added material changes, a reduction in the amount of stucco is also requested by staff.

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 developer has proposed landscaping in compliance with the Zoning and Development Code. There are four trees along 19th Street and Fescue Sod along the outside of both buildings. Locust Street was vacated in 1995 and is currently a private street. The landscaping along Locust street has been in place for a few years and will remain. The developer is providing an additional tree on the southeast corner in lieu of an additional tree on Locust Street.

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 subject property is currently paved. The proposed use and design of streets, drives, and parking areas within the project will be slightly less impervious than what is currently on the property. The developer is proposing a trail surrounded by fescue sod on the east side of the proposed project.

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 property. The applicant has provided landscape plans showing the existing trees along Locust Street and the proposed trees for the rest of the subject property.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: August 10, 2023

Case Number: CD-CPC-2023-00096

Project: 1901 Locust Townhomes

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. 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.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
5. Signage was not reviewed with this submittal, all signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The proposed development has too many blank walls throughout the project, the developer shall submit revised elevations showing an increase in architectural fenestration, variety in construction materials and/or proposed locations for murals on the northern, southern, and interior facades of both buildings to better match the surrounding area prior to ordinance request.
7. The developer shall revise the landscaping plan to include additional native landscaping materials and confirm the proposed ground cover is compliant with Section 88-425-10-D of the Zoning and Development Code prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. 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.
9. The developer shall 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.
10. 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 and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
13. The developer shall grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
16. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
17. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
19. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1
20. IFC (2018) § D105.1 The railing for the roof deck on the South perimeter wall of the east structure shall be set back 6 feet from the eaves of all exterior walls, or an alternative method approved by the Fire Marshal.

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

21. 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>
22. No water service tap permits will be issued until the public water main is released for taps.
23. The existing Full flow fire meter and backflow shall be relocated to the West side of Locust on E 19th St.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

24. 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 disturbed area 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
25. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
26. The existing public sanitary sewer line in the vacated alley must be upsized to a 12" main between manhole 366 and manhole 637 to accommodate the development.

27. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
28. The internal sanitary sewers shall be a private sewer main located within a private easement and covered by a Covenant to Maintain Private Sewers document acceptable to KC Water.
29. The developer shall provide a Covenant to Maintain Private Sewer acceptable to KC Water prior to recording the final plat or issuance of any building permits, whichever occurs first.
30. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
31. The developer must dedicate an additional 7.5 feet of right of way along the South side of E. 19th Street to accommodate the water service line from the previous 19th and Oak development into the public right of way.

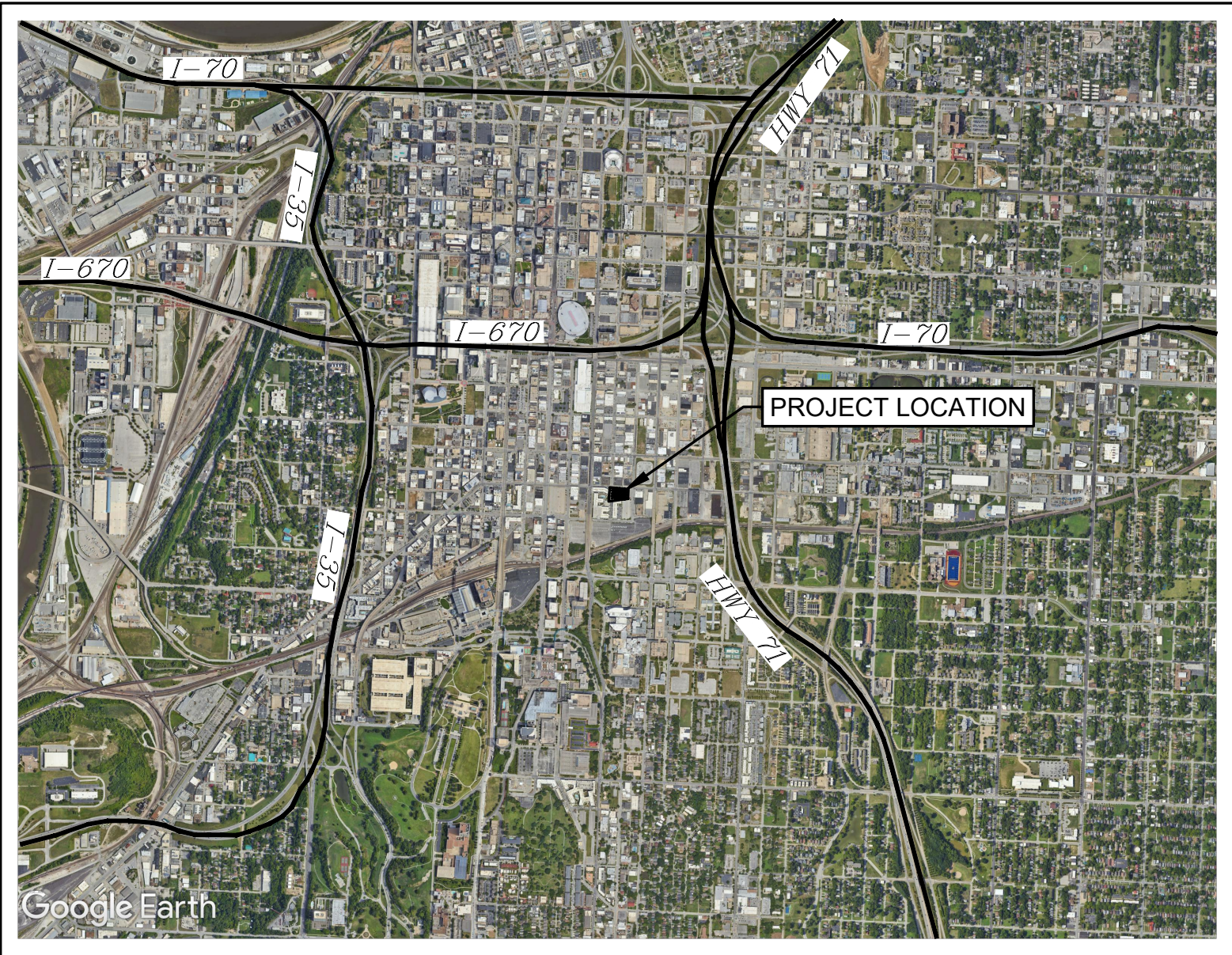
19TH AND LOCUST TOWNHOMES DEVELOPMENT PLAN

LOCATED IN
SECTION 8 TOWNSHIP 49N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

Development Summary Table				
Project #		2022001299-010		
Project Name:		19TH AND LOCUST		
a	Zoning			
	Existing	M1-5		
	Proposed	M1-5		
b		Total Land Area		
	Existing		0.47	Acre
c		Right-of-Way		
	Existing		0	Acre
	Proposed		0	Acre
d		Net Land Area		
	Existing		0.47	Acre
	Proposed		0.47	Acre
e		Proposed Uses		
		TOWNHOME		
f		Structure Height & Number of Floors		
	Number of floors	3 stories		BLDG 1
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 2
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 3
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 4
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 5
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 6
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 7
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 8
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 9
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 10
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 11
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 12
	Height Above Grade	45 feet		
	Number of floors	3 stories		BLDG 13
	Height Above Grade	45 feet		
g		Gross Floor Area & Number of Units		
	Building Footprint	830	SF	
	Gross Area Per Building	2,490	SF	
	Number of Buildings	13	EA	
	Total Gross Area	32,370	SF	
h		Building Coverage & Floor Area Ratio		
	Coverage (Total Footprint Area)	32,370		
	FAR	1.58		
i		Density		
	Gross	68,732	SF per Acre	
	Net	68,732	SF per Acre	
j		Vehicle Parking		
	Garage Provided			
	Ratio Required	1 Dwelling per unit		
	Stalls Provided	26		
k		Bike Parking		
	Interior Spaces Provided			
	Short-Term Ratio Required	0		
	Short-Term Stalls Provided	0		
	Long-Term Ratio Required	0		
	Long-Term Stalls Provided	26 INTERIOR		
l		Timeline		
	Estimated Start Date:	10/1/2023		
	Estimated Completion Date:	10/1/2025		
m		Amendments to Development Plan		
	As Shown			



VICINITY MAP
NOT TO SCALE
SECTIONS 8, TOWNSHIP 49N, RANGE 33W



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET LIST	
Sheet Number	Sheet Title
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C300	UTILITY PLAN
C301	PHOTOMETRIC PLAN 1
C302	PHOTOMETRIC PLAN 2
C400	GRADING PLAN
L101	LANDSCAPE PLAN

FLOODPLAIN:
PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0254G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LEGAL DESCRIPTION
LOT 2, 19 AND OAK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

DEVELOPER: UC-B PROPERTIES CONTACT NAME: ADDRESS: PHONE: EMAIL:		LANCE CARLTON 4325 TROOST AVENUE KANSAS CITY, MO 64110 816.599.8651 LCARLTON@UC-BPROPERTIES.COM
PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING CONTACT NAME: ADDRESS: PHONE: EMAIL:		ADAM DEGONIA 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116 816.502.3915 ADEGONIA@MCCLUREVISION.COM
SURVEYOR MCCLURE ENGINEERING CONTACT NAME: ADDRESS: PHONE: EMAIL:		STEVE WHITAKER 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116 816.756.0444 EXT. 2850 SWHITAKER@MCCLUREVISION.COM



1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
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Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS

PROJECT INFO
2022001299-010

ENGINEER
AVD

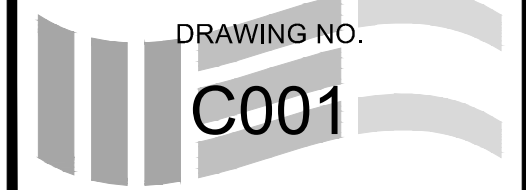
DRAWN BY
ELM

CHECKED BY
PJO

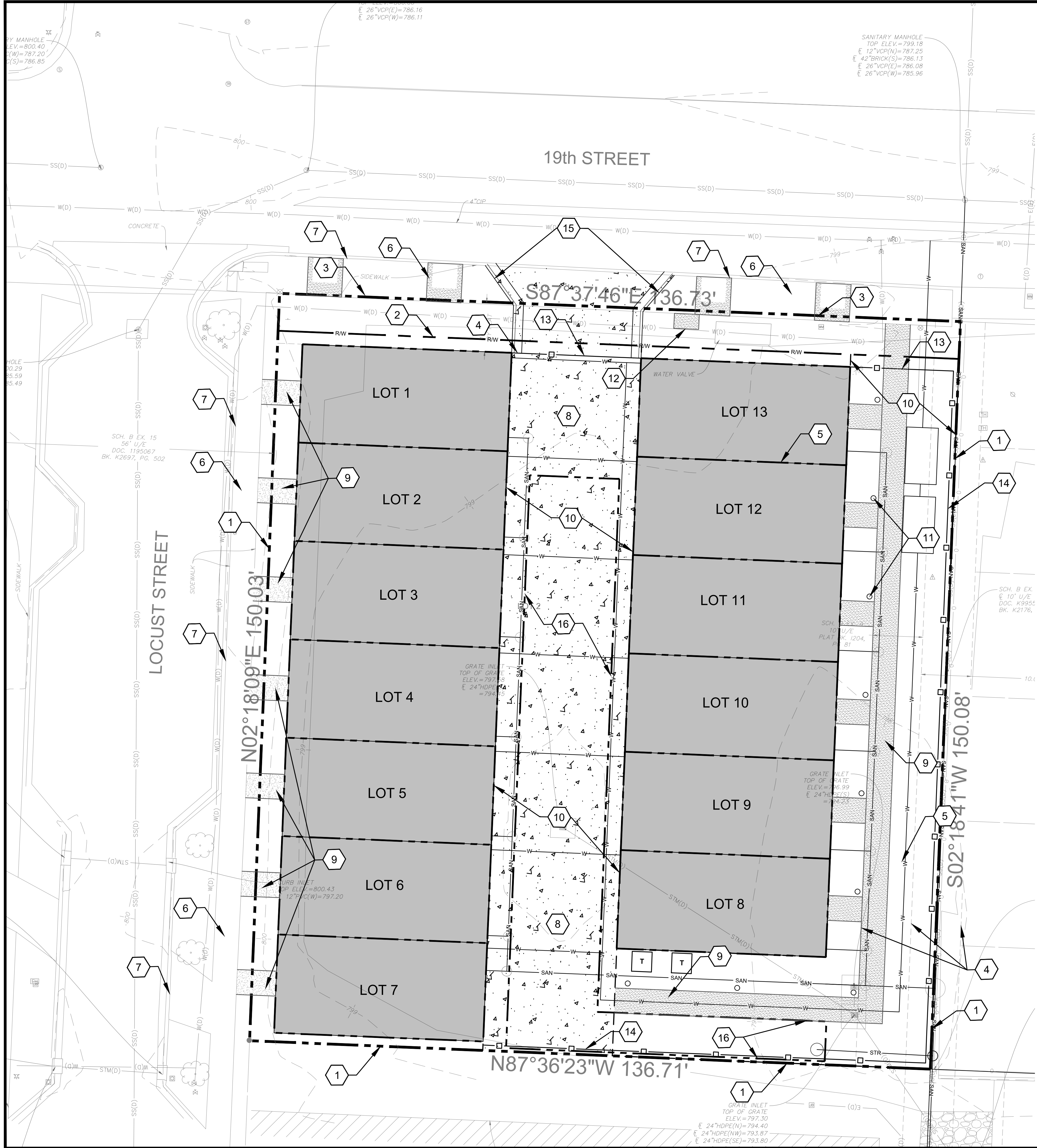
19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

COVER SHEET

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DRAWING NO.
C001



PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
UNITS (MULTI) = 13
13 x 2 PEOPLE/UNIT x 0.006 = 0.156 AC.

TOTAL REQUIRED DEDICATION = 0.156 AC.

DEVELOPER WILL PAY MONEY IN-LIEU OF DEDICATING LAND

PROJECT TIMELINE

SITE WORK
ESTIMATED START DATE: OCTOBER 2023
ESTIMATED COMPLETION DATE: OCTOBER 2025

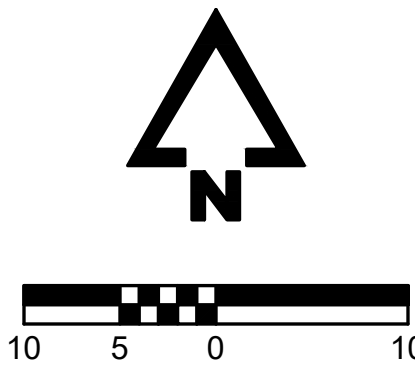
PARKING NOTE:
ALL UNITS TO HAVE GARAGES.

LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- TOWNHOUSE
- HEAVY DUTY CONCRETE PAVEMENT
- LOT LINE

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 RIGHT-OF-WAY TO BE DEDICATED
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 PROPOSED LOT LINE
- 6 EXISTING SIDEWALK TO REMAIN
- 7 EXISTING CURB TO REMAIN
- 8 PROPOSED CONCRETE DRIVE AISLE
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ACCESS AND UTILITY EASEMENT
- 11 PROPOSED LIGHTED BOLLARD
- 12 PROPOSED CONCRETE PAD FOR CLUSTER MAILBOX
- 13 PROPOSED 6" GATE
- 14 PROPOSED 6" FENCE
- 15 PROPOSED DRIVE ENTRANCE C&G
- 16 PROPOSED DETENTION TRACT



NOTICE:
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS		
PROJECT INFO		
2022001299-010		
ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

SITE PLAN

19TH & LOCUST TOWNHOMES

PRELIMINARY PLAT

LOCATED IN
SECTION 08 TOWNSHIP 49N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION

LOT 2, 19 AND OAK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

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Existing		0.47 Acres		
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e				
		Proposed Uses		
		TOWNHOME		
f				
Structure Height & Number of Floors				
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Height Above Grade		45 feet		
Number of floors		3 stories	BLDG 7	
Height Above Grade		45 feet		
Number of floors		3 stories	BLDG 8	
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Number of floors		3 stories	BLDG 9	
Height Above Grade		45 feet		
Number of floors		3 stories	BLDG 10	
Height Above Grade		45 feet		
Number of floors		3 stories	BLDG 11	
Height Above Grade		45 feet		
Number of floors		3 stories	BLDG 12	
Height Above Grade		45 feet		
Number of floors		3 stories	BLDG 13	
Height Above Grade		45 feet		
g				
Gross Floor Area & Number of Units				
Building Footprint		830	SF	
Gross Area Per Building		2,490	SF	
Number of Buildings		13	EA	
Total Gross Area		32,370	SF	
h				
Building Coverage & Floor Area Ratio				
Coverage (Total Footprint Area)		32,370		
FAR		1.58		
i				
Density				
Gross		68,732	SF per Acre	
Net		68,732	SF per Acre	
j				
Vehicle Parking		Garage Provided		
Ratio Required		1 Dwelling per unit		
Stalls Provided		26		
k				
Bike Parking		Interior Spaces Provided		
Short-Term Ratio Required		0		
Short-Term Stalls Provided		0		
Long-Term Ratio Required		0		
Long-Term Stalls Provided		26 INTERIOR		
l				
Timeline				
Estimated Start Date:		10/1/2023		
Estimated Completion Date:		10/1/2025		
m				
Amendments to Development Plan				
As Shown				

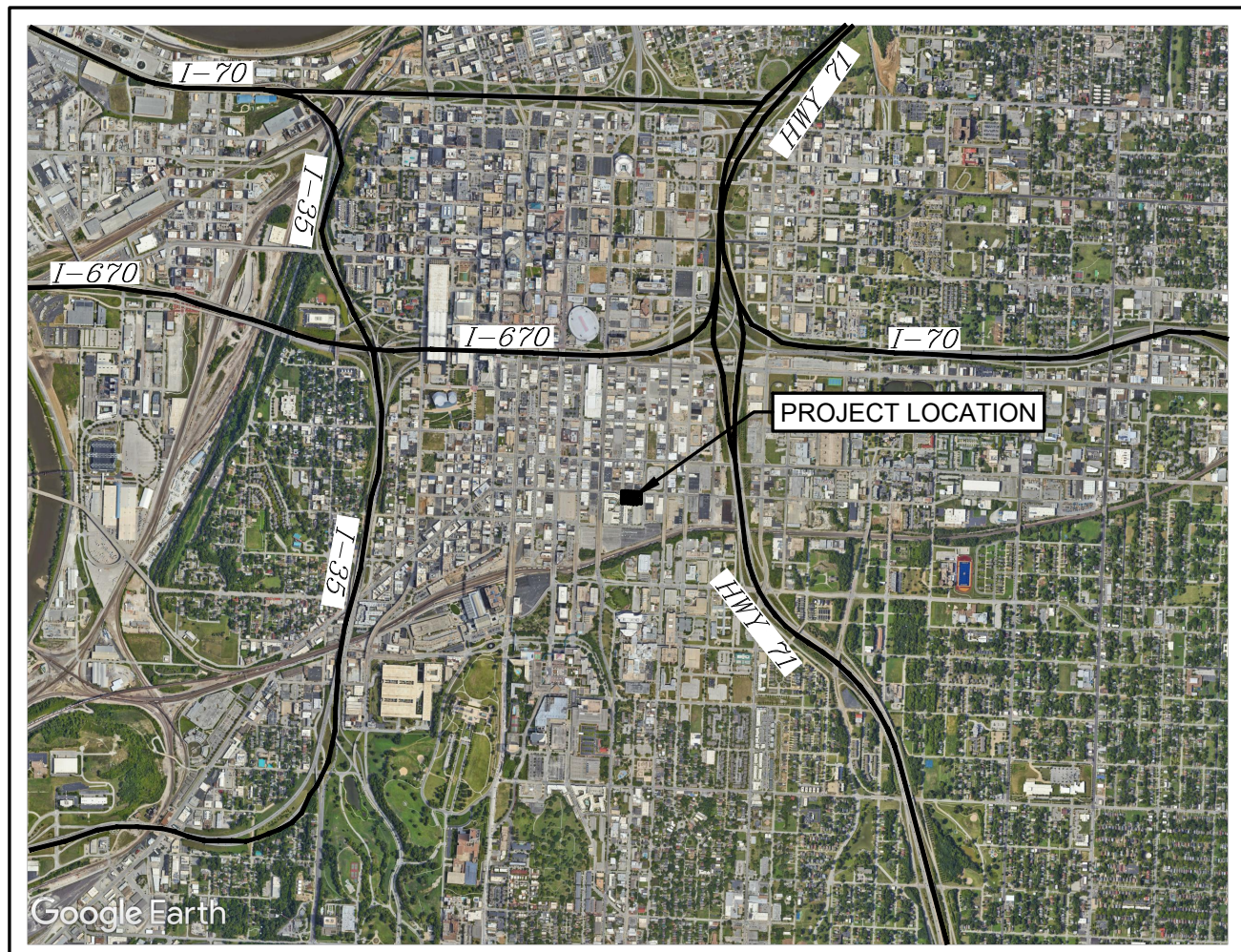
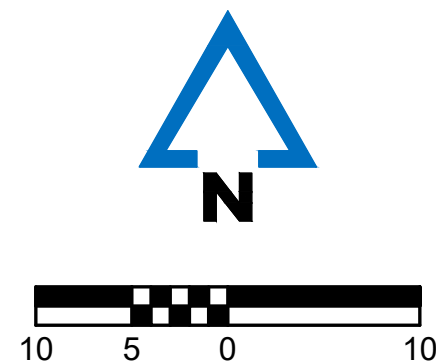
LOT/TRACT INFO

LOT 1: 829.50 SQ.FT. OR 0.02 AC.
LOT 2: 829.50 SQ.FT. OR 0.02 AC.
LOT 3: 829.50 SQ.FT. OR 0.02 AC.
LOT 4: 829.50 SQ.FT. OR 0.02 AC.
LOT 5: 829.50 SQ.FT. OR 0.02 AC.
LOT 6: 829.50 SQ.FT. OR 0.02 AC.
LOT 7: 829.50 SQ.FT. OR 0.02 AC.
LOT 8: 829.50 SQ.FT. OR 0.02 AC.
LOT 9: 829.50 SQ.FT. OR 0.02 AC.
LOT 10: 829.50 SQ.FT. OR 0.02 AC.
LOT 11: 829.50 SQ.FT. OR 0.02 AC.
LOT 12: 829.50 SQ.FT. OR 0.02 AC.
LOT 13: 829.50 SQ.FT. OR 0.02 AC.
DETENTION TRACT: 2438.00 SQ.FT. OR 0.06 AC.
COMMON AREA: 6267.17 SQ.FT. OR 0.14 AC.



LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPERTY BOUNDARY
- LOT LINE



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

NOTES

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

DEVELOPER: UC-B PROPERTIES	
CONTACT NAME:	LANCE CARLTON
ADDRESS:	4325 TROOST AVENUE KANSAS CITY, MO 64110
PHONE:	816.599.8651
EMAIL:	LCARLTON@UC-BPROPERTIES.COM
PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING	
CONTACT NAME:	ADAM DEGONIA
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.502.3915
EMAIL:	ADEGONIA@MCCLUREVISION.COM
SURVEYOR MCCLURE ENGINEERING	
CONTACT NAME:	STEVE WHITAKER
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2850
EMAIL:	SWHITAKER@MCCLUREVISION.COM

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1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS

PROJECT INFO		
2022001299-010		
ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

PRELIMINARY PLAT

DRAWING NO.
C201



Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA

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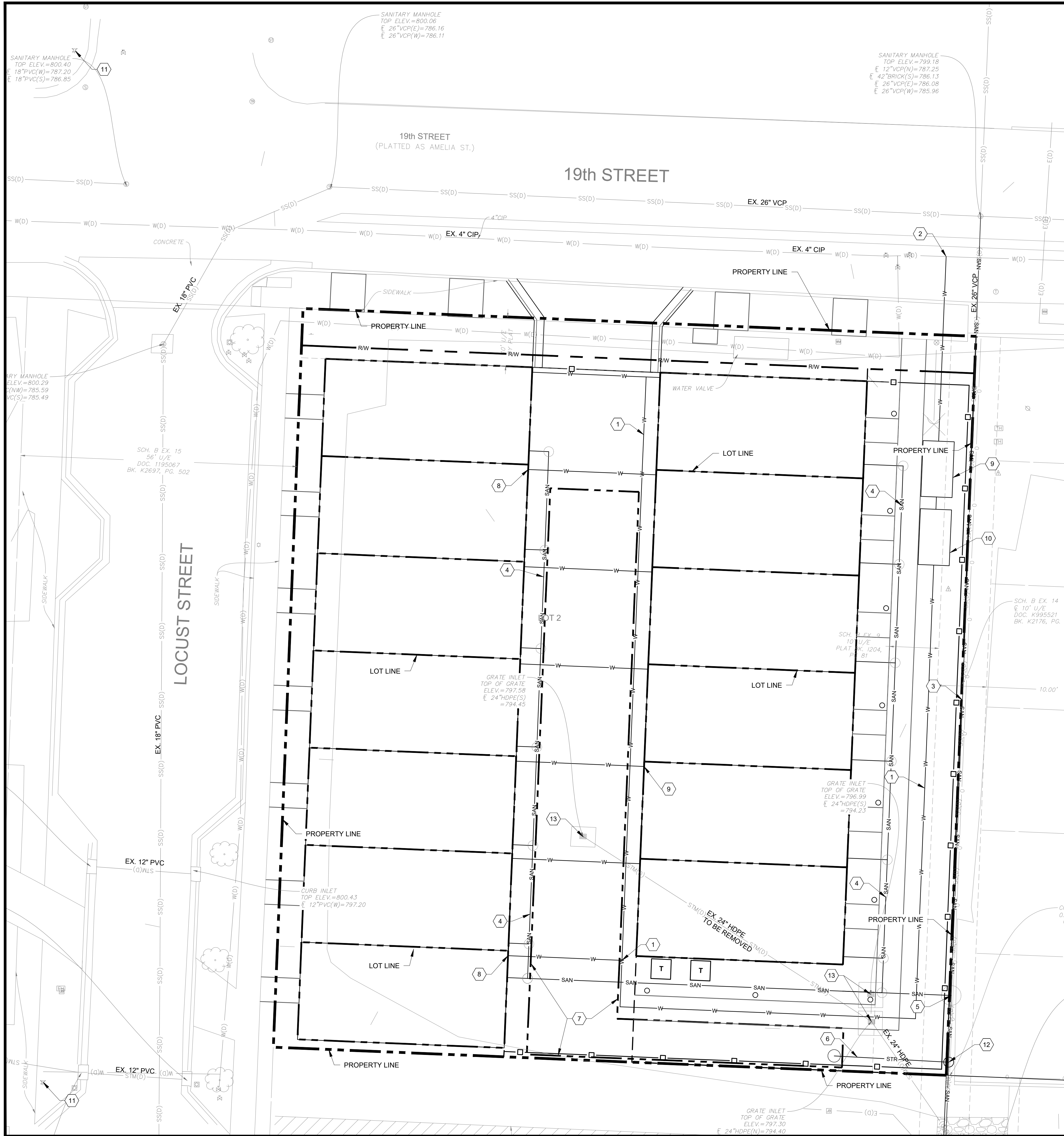
REVISIONS

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

UTILITY PLAN

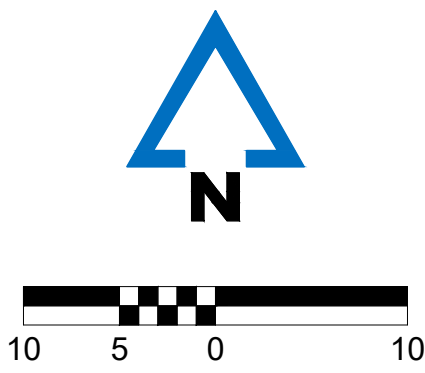
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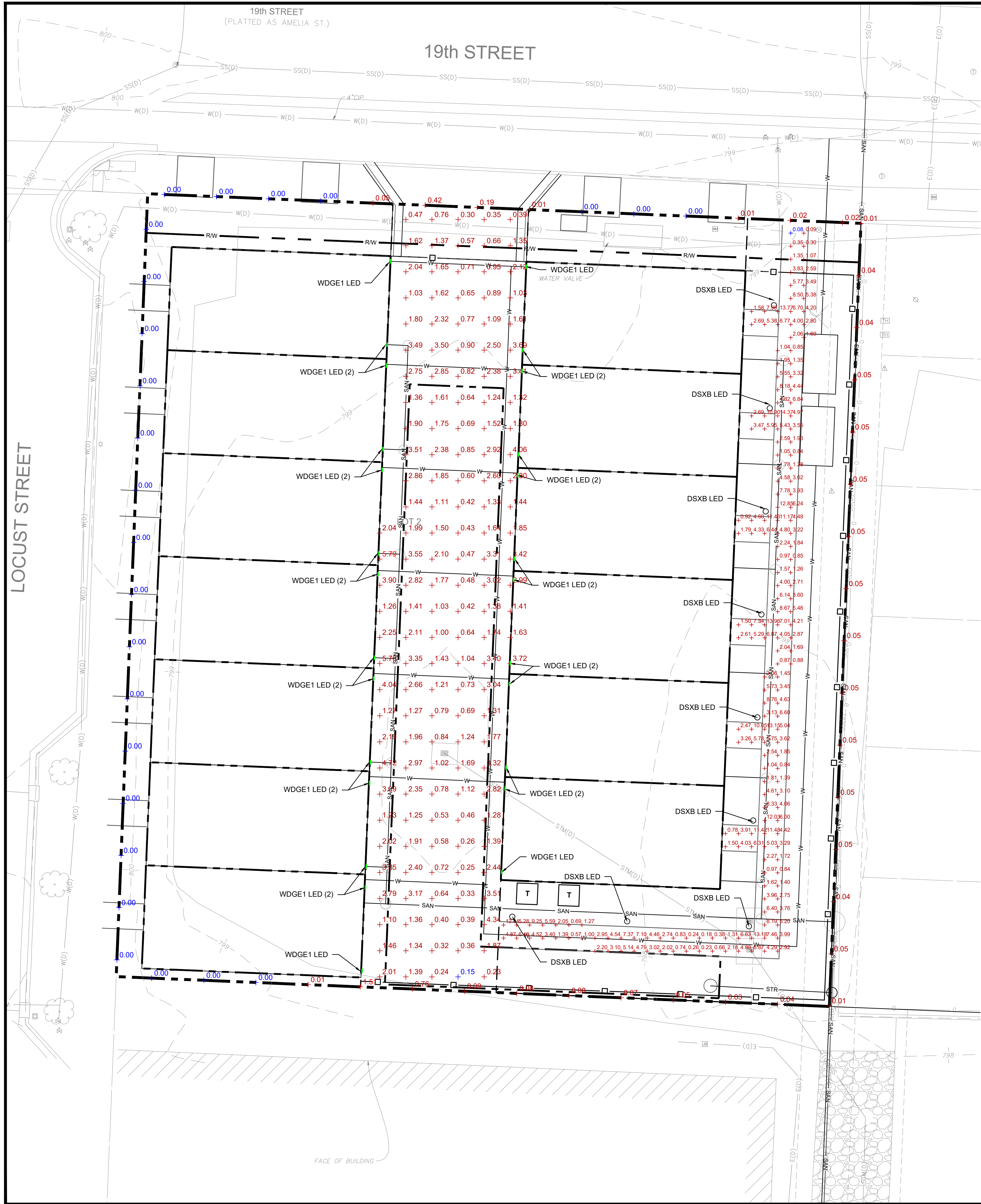
DRAWING NO.
C300



- 1 PROPOSED 2" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 2 PROPOSED WATER CONNECTION TO EXISTING NETWORK
- 3 PROPOSED 12" PUBLIC SANITARY SEWER (PVC) UPSIZE EXISTING 8" VCP (BETWEEN CITY MHS 366 & 367)
- 4 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 5 PROPOSED SANITARY SEWER MANHOLE
- 6 PROPOSED PRIVATE STORM SEWER (HDPE)
- 7 LIMITS OF UNDERGROUND DETENTION
- 8 PROPOSED 1" WATER SERVICE

XSAN	EX. SANITARY SEWER LINE
XUGT	EX. UNDERGROUND TELEPHONE LINE
XSTM	EX. STORM SEWER LINE
XUGE	EX. UNDERGROUND ELECTRIC LINE
XW	EX. WATER LINE
XOHE	EX. OVERHEAD ELECTRIC
—	EX. SIGN
—	EX. FIBER OPTIC HAND HOLE
WM	EX. WATER METER
WM	EX. ELECTRIC HAND HOLE
—	EX. COMMUNICATIONS HAND HOLE
—	EX. COMMUNICATIONS MANHOLE
—	EX. TELEPHONE PEDESTAL
—	EX. WATER VALVE
—	EX. STORM MANHOLE
—	EX. LIGHT POLE
—	EX. SANITARY MANHOLE
—	EX. FIRE HYDRANT
—	NEW WATER VALVE
—	NEW STORM SEWER INTAKE
—STR	NEW STORM SEWER LINE
—FO	NEW FIBER OPTIC LINE
—W	NEW WATER LINE
—FW	NEW FIRE SERVICE LINE
—SAN	NEW SANITARY SEWER LINE
—	PROPERTY LINE OF SUBJECT PROPERTY
G	NEW GAS LINE
C	NEW CABLE LINE
E	NEW ELECTRIC LINE





Schedule										
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height	Arrangement
DSXB LED	9	Lithonia Lighting	DSXB LED 12C 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	1	1194	0.85	16	3.5'	Bollard
WDGE1 LED	26	Lithonia Lighting	WDGE1 LED P0 27K 80CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	693	0.85	6.8	7'	Wall Pack

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Drive Aisle	1.75 fc	5.79 fc	0.15 fc	36.8:1	11.7:1
Property Line	0.07 fc	1.51 fc	0.00 fc	N/A	N/A
Sidewalk	4.20 fc	14.37 fc	0.08 fc	179.6:1	52.5:1



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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS

NO.	DESCRIPTION
-----	-------------

PROJECT INFO
2022001299-010

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

PHOTOMETRIC PLAN 1

P:\2022001299-010\04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 PHOTO.DWG



DRAWING NO.
C301



Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA

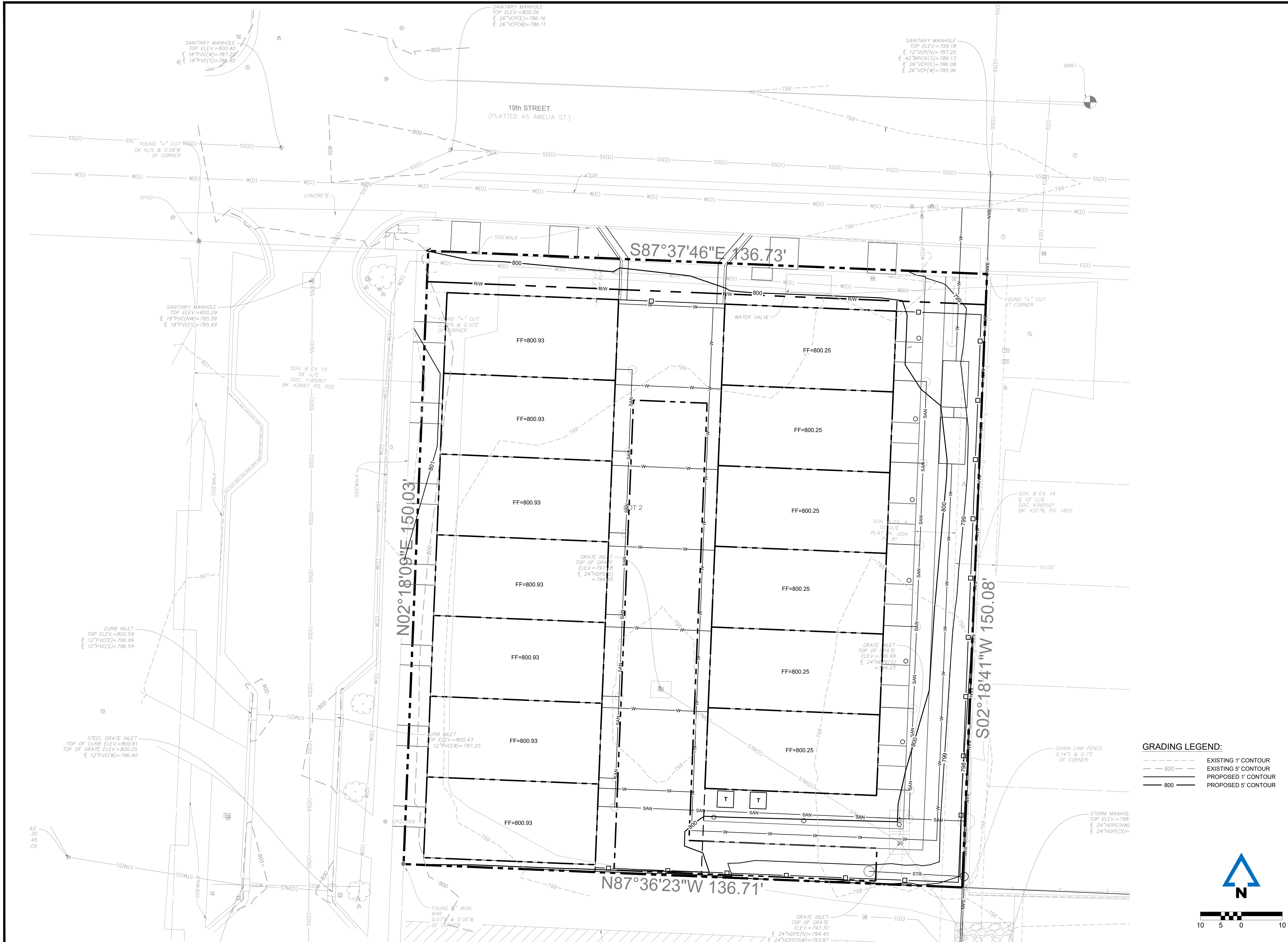
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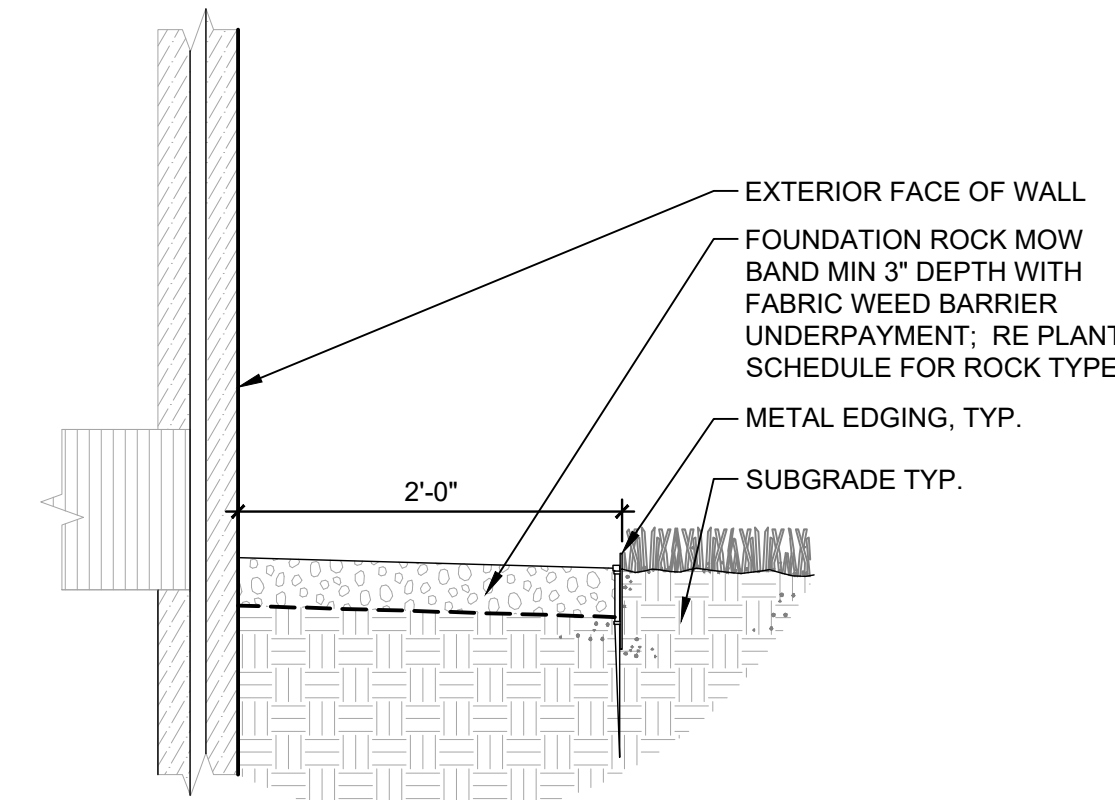
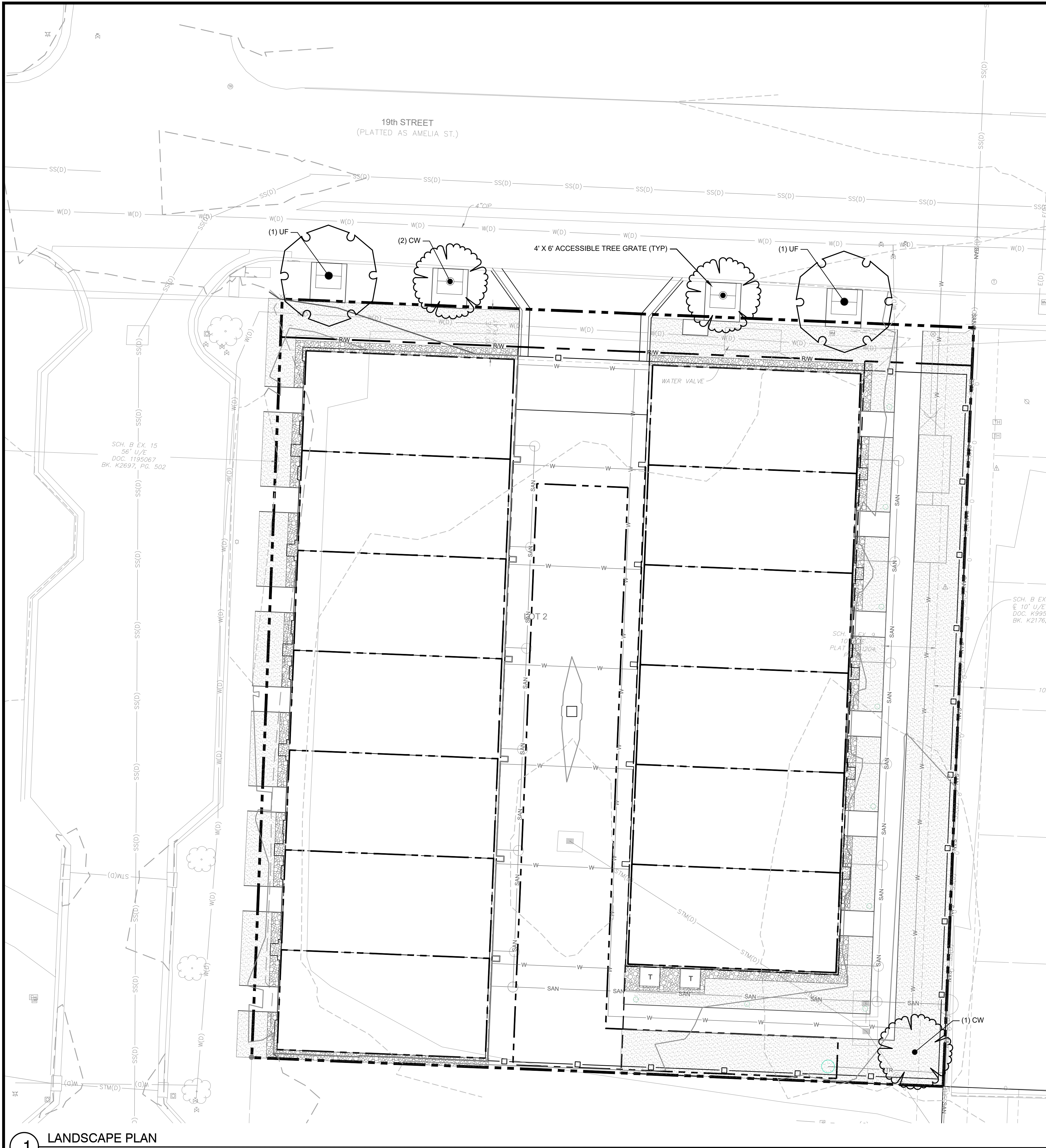
PROJECT INFO
2022001299-010

ENGINEER	DRAWN BY	CHECKED BY
AVD	ELM	PJO

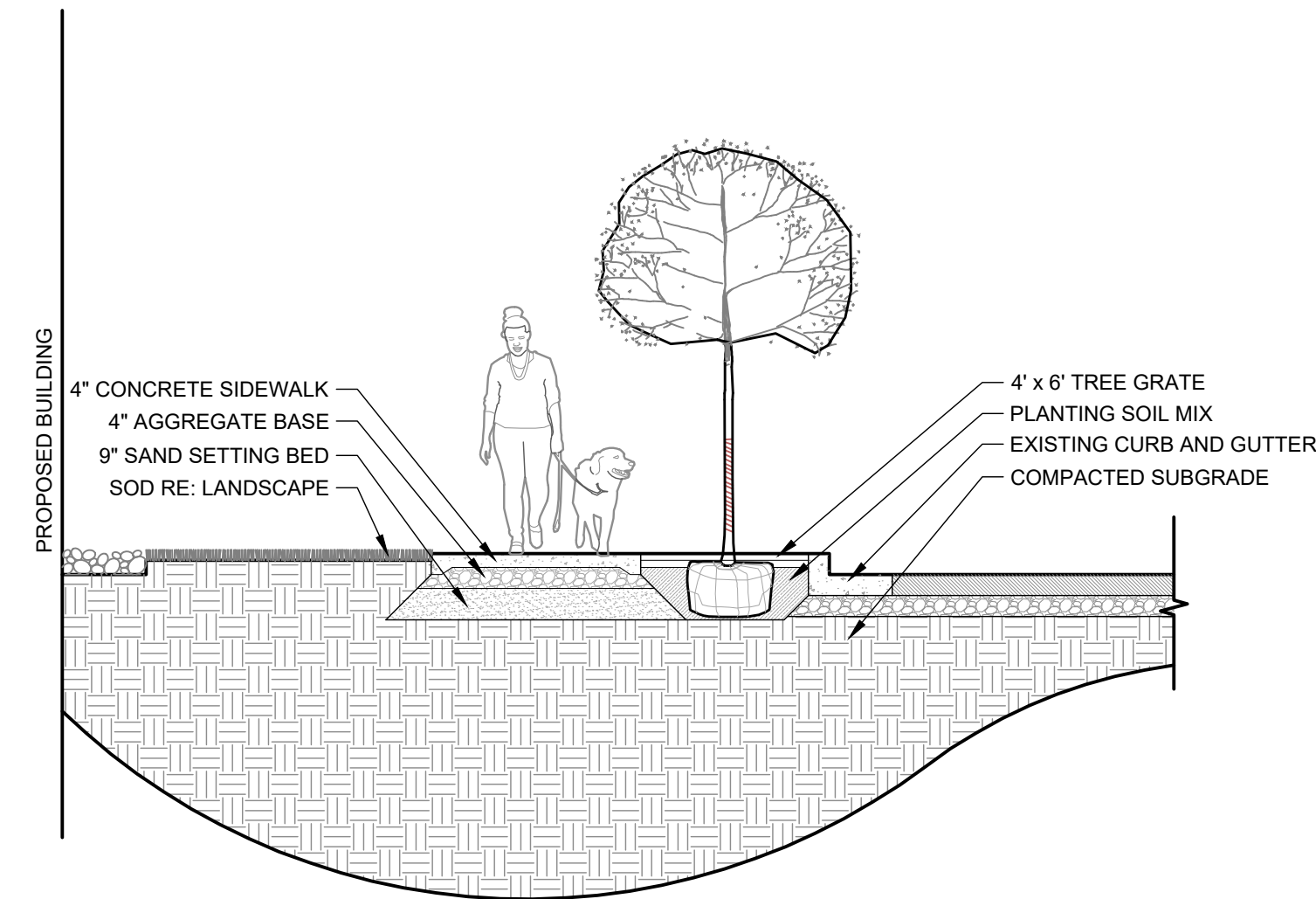
GRADING PLAN

DRAWING NO.
C400





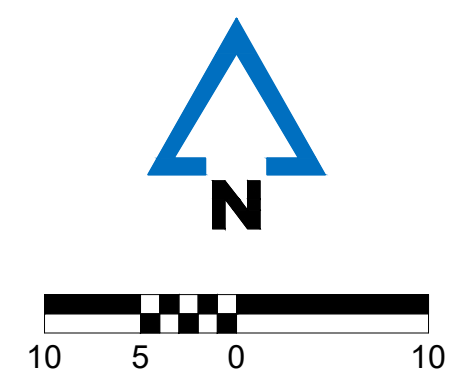
3 FOUNDATION ROCK MOW BAND
1" = 1'-0" 329413.01-09



2 TREE WELL DETAIL
NTS

LANDSCAPE REQUIREMENTS		
	REQUIREMENT	PROPOSED
88-425-03 STREET TREES	ONE TREE REQUIRED PER 30LF OF STREET FRONTAGE	
- 19TH STREET	136 LF OF STREET FRONTAGE 4.5 TREES REQUIRED	4 TREES PROVIDED
- LOCUST STREET	150 LF OF STREET FRONTAGE 5 TREES REQUIRED	4 STREET TREES TO REMAIN

PLANT SCHEDULE				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CW	3	Cornus florida 'White' / White Flowering Dogwood	B&B, 2" Cal.
	UF	2	Ulmus carpinifolia x parvifolia 'Frontier' / Frontier Elm	B&B, 2" Cal.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	FH	3,911 sf	Fescue Sod / Heal-Tolerant Fescue Sod	SF
	RR	742 sf	Rock Mulch / Kansas Native Rock	SF



1 LANDSCAPE PLAN
1" = 10'



WEST PERSPECTIVE

2



EAST PERSPECTIVE

1

100% DD, NOT
FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

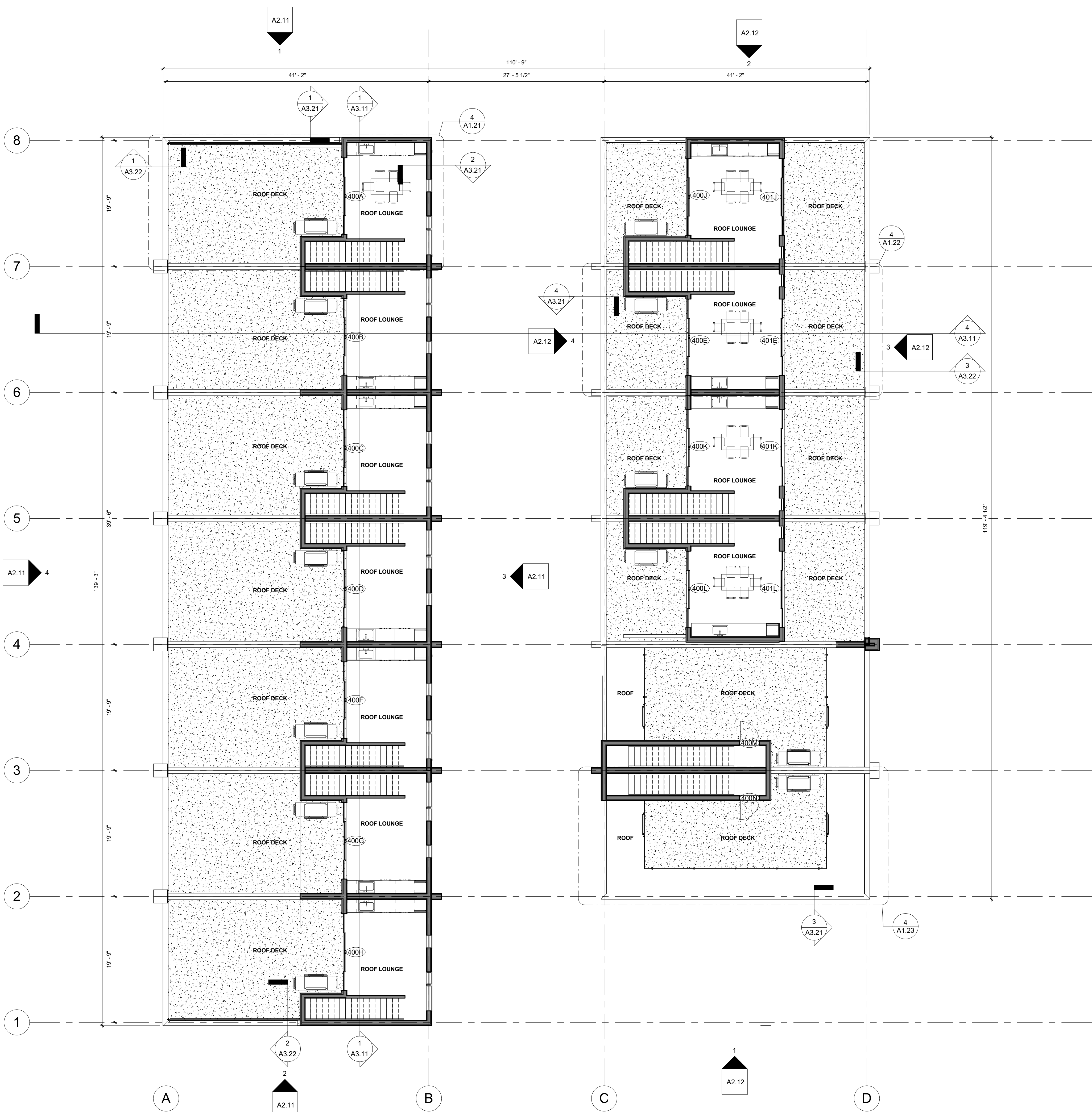
REVISIONS			
NUMBER	DATE	DESCRIPTION	

100% DD

DATE: Issue Date

EXTERIOR
RENDERINGS

A0.10



OVERALL FOURTH FLOOR PLAN
1/8" = 1'-0"

1. REFER TO SHEET CS FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD AND COLUMN GRID LINES, UNLESS NOTED OTHERWISE (U.N.O.)
4. NOTE: WALL THICKNESSES ARE NOMINAL DIMENSIONS, NOT ACTUAL DIMENSIONS. ALL STUD WALL THICKNESSES ARE 5 INCHES, UNLESS DIMENSIONED OTHERWISE.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO FINISH JAMB, ALWAYS ALLOWING MINIMUM OF 18" FROM THE PULL SIDE OF THE DOOR TO THE INTERSECTING WALL.
6. ALL PUBLIC SPACES: THE WALLS WILL BE FINISHED WITH 5/8" GYP. BD. TO A LEVEL 4 FINISH AND PAINTED, UNLESS NOTED OTHERWISE.
7. REFER TO FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.

GENERAL NOTES- ROOF PLAN

- X"/X" SLOPE** SLOPED STRUCTURE
- TAPERED INSULATION**
1/4" PER FOOT
- RD** ROOF DRAIN
- ORD** OVERFLOW ROOF DRAIN

ROOF LEGEND

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FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

REVISIONS		NUMBER	DATE	DESCRIPTION

100% DD

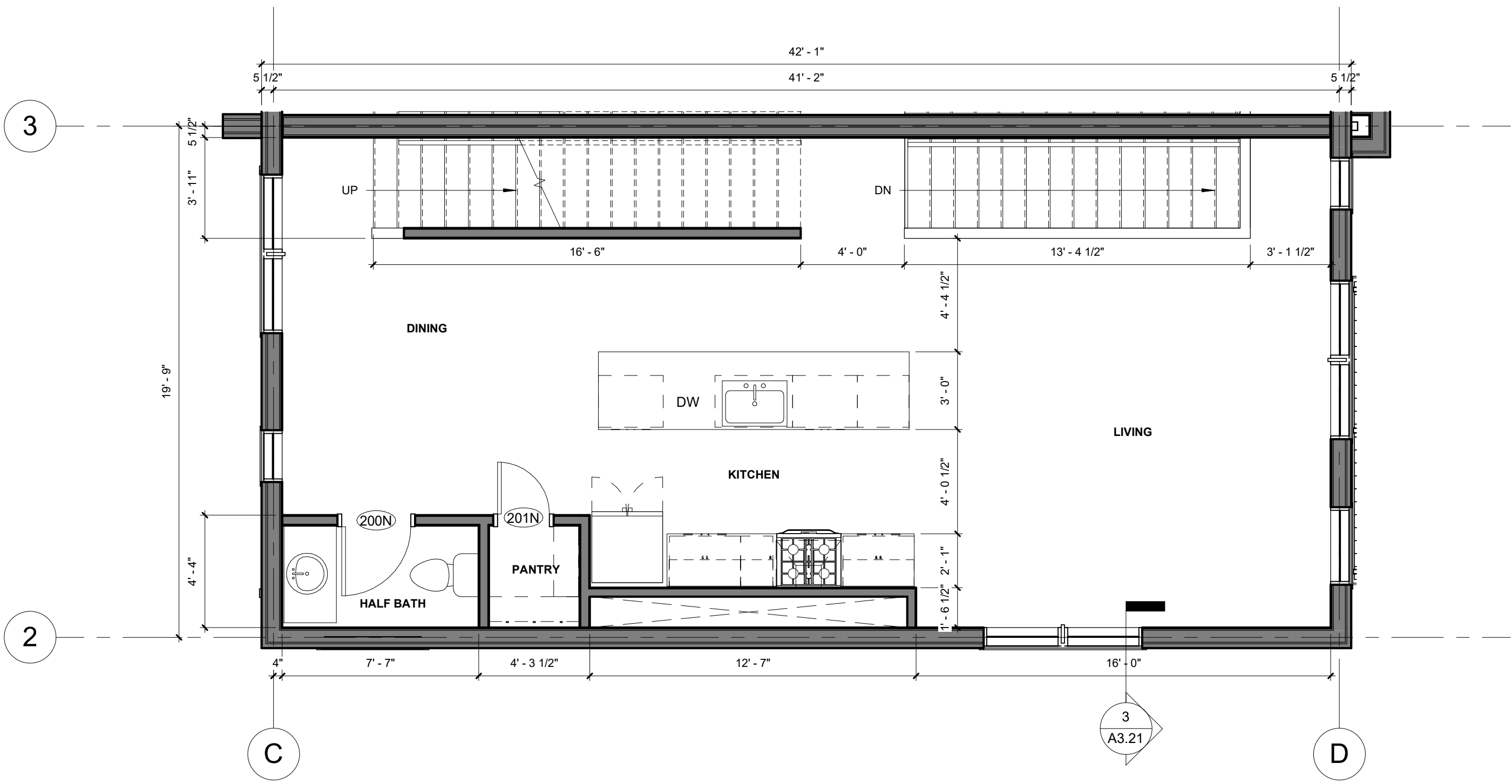
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OVERALL ROOF
PLAN

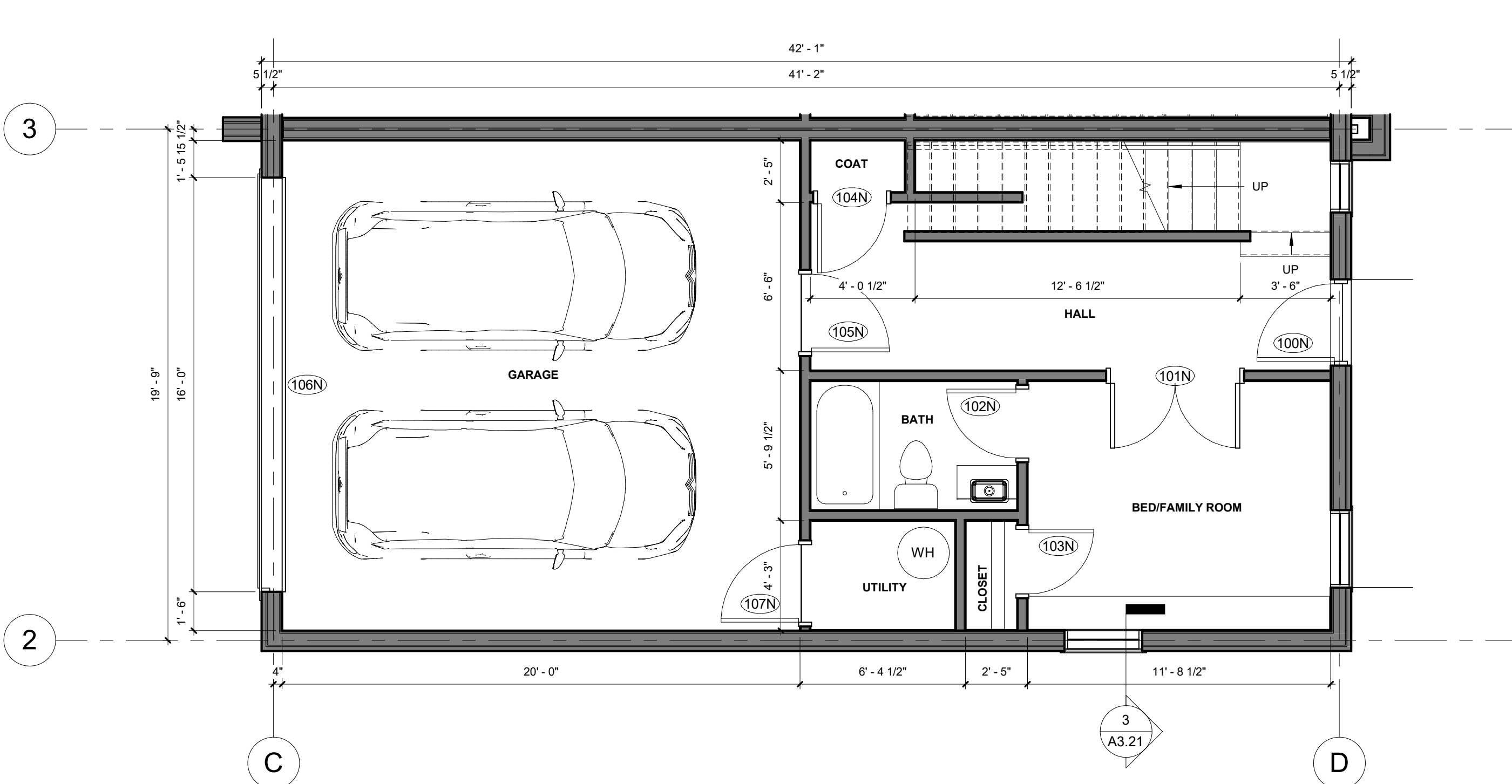
A1.04

1. RECESSED
2. SEMI-RECESSED
3. SURFACE MOUNTED
4. MOUNT TOP OF UNIT AT 48" A.F.F.
5. CENTER ON SINK
6. INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F.
7. TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C.
8. MOUNT TOP OF UNIT AT 59-1/2" A.F.F.

GENERAL NOTES - ENLARGED PLAN



SOUTHEAST BUILDING ENLARGED SECOND FLOOR PLAN



SOUTHEAST BUILDING ENLARGED FIRST FLOOR PLAN

- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -

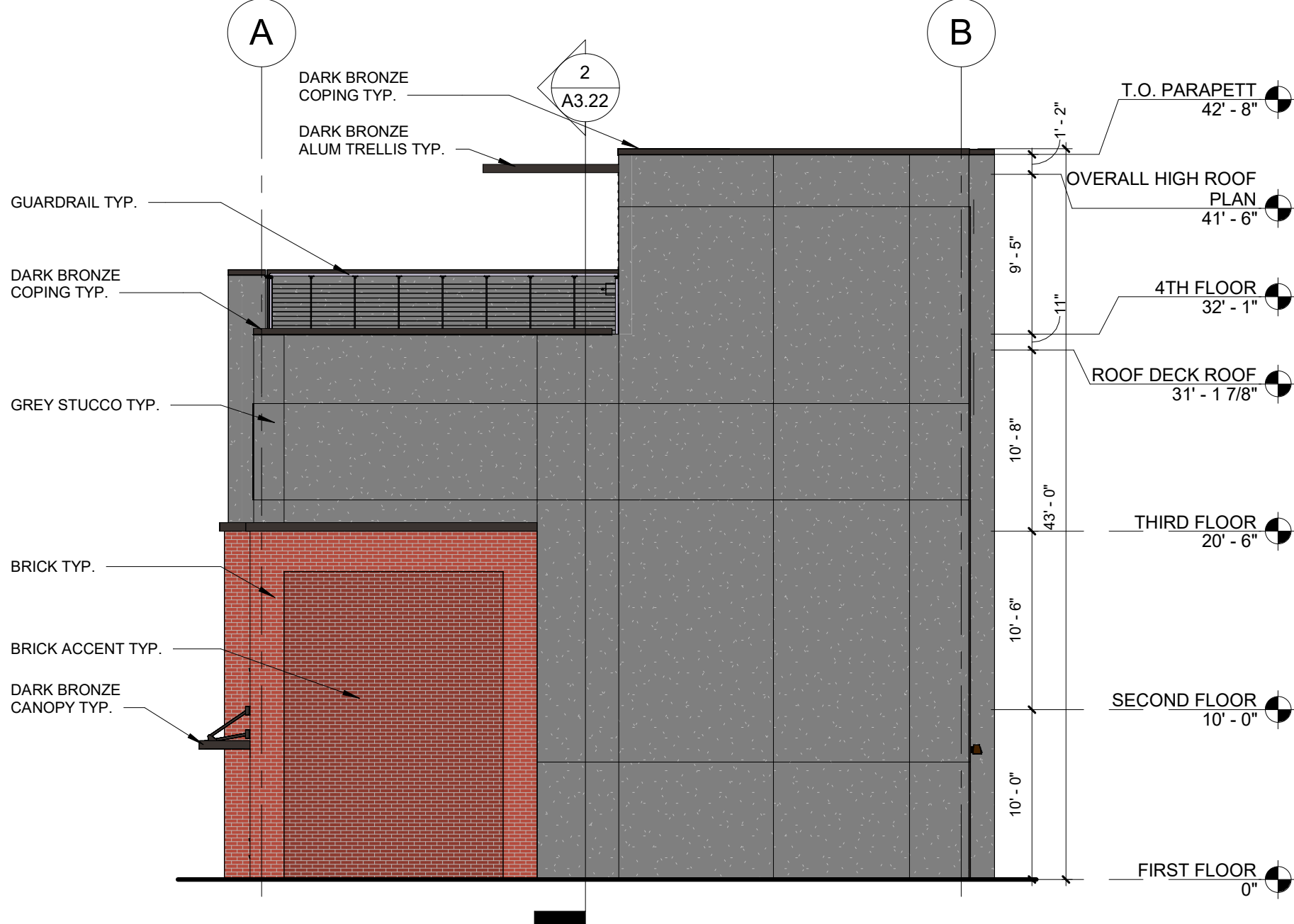


EXTERIOR MATERIAL LEGEND

3D View



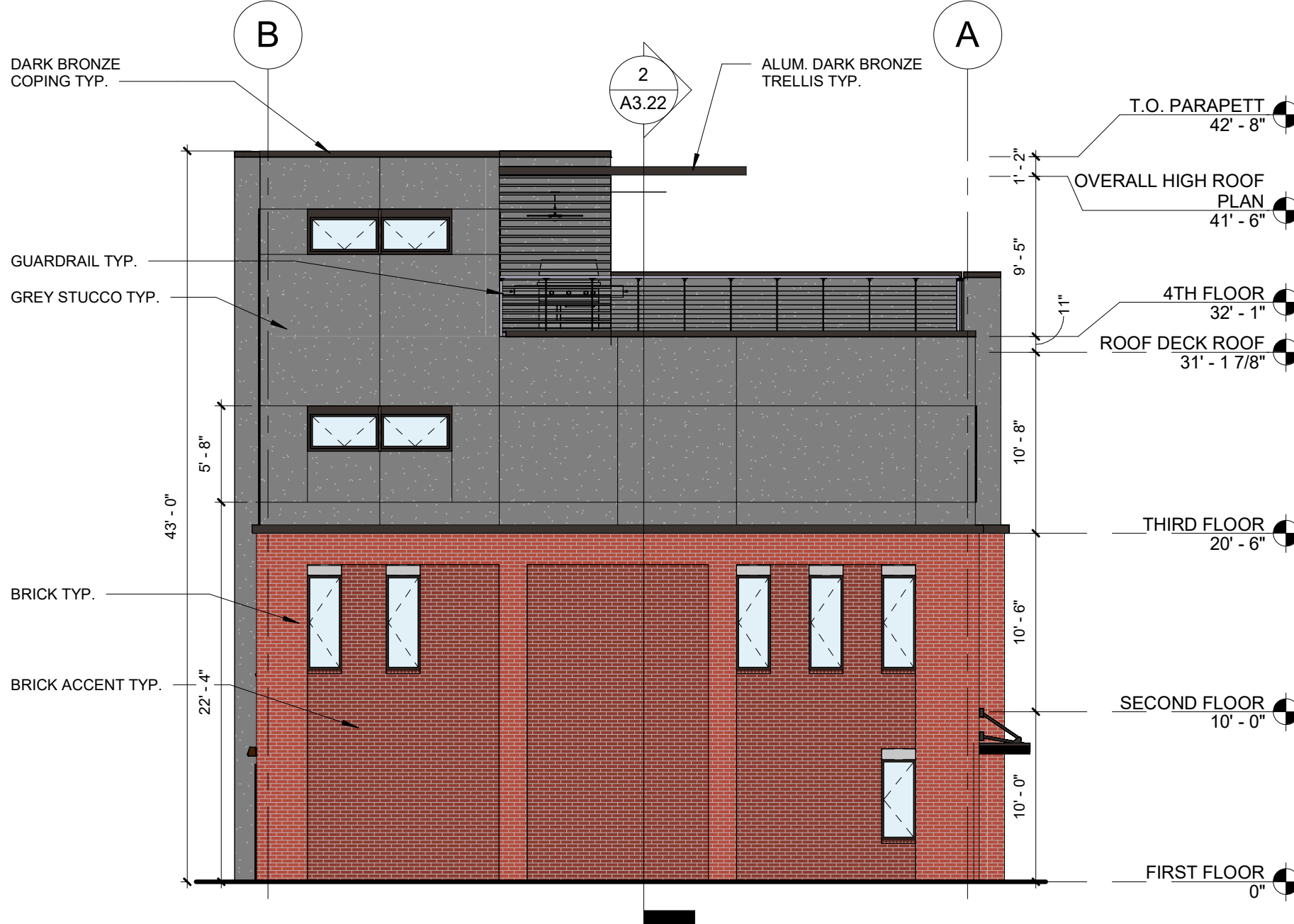
WEST BUIDLNG WEST ELEVATION 4
1/8" = 1'-0"



WEST BUILDING SOUTH ELEVATION 2
1/8" = 1'-0"



WEST BUILDNG EAST ELEVATION 3
1/8" = 1'-0"



WEST BUILDING NORTH ELEVATION 1
1/8" = 1'-0"

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

REVISIONS		DESCRIPTION	
NUMBER	DATE		

100% DD

DATE: Issue Date

EXTERIOR
ELEVATIONS -
WEST BUILDING

A2.11

- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -



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REVISIONS			
NUMBER	DATE	DESCRIPTION	

100% DD

DATE: Issue Date

EXTERIOR
ELEVATIONS -
EAST BUILDING

A2.12

EXTERIOR MATERIAL LEGEND

AMERISTAR MONTAGE II FENCE FOR DEVELOPMENT



EAST BUILDINGS WEST ELEVATION

1/8" = 1'-0"

4



EAST BUILDING NORTH ELEVATION

1/8" = 1'-0"

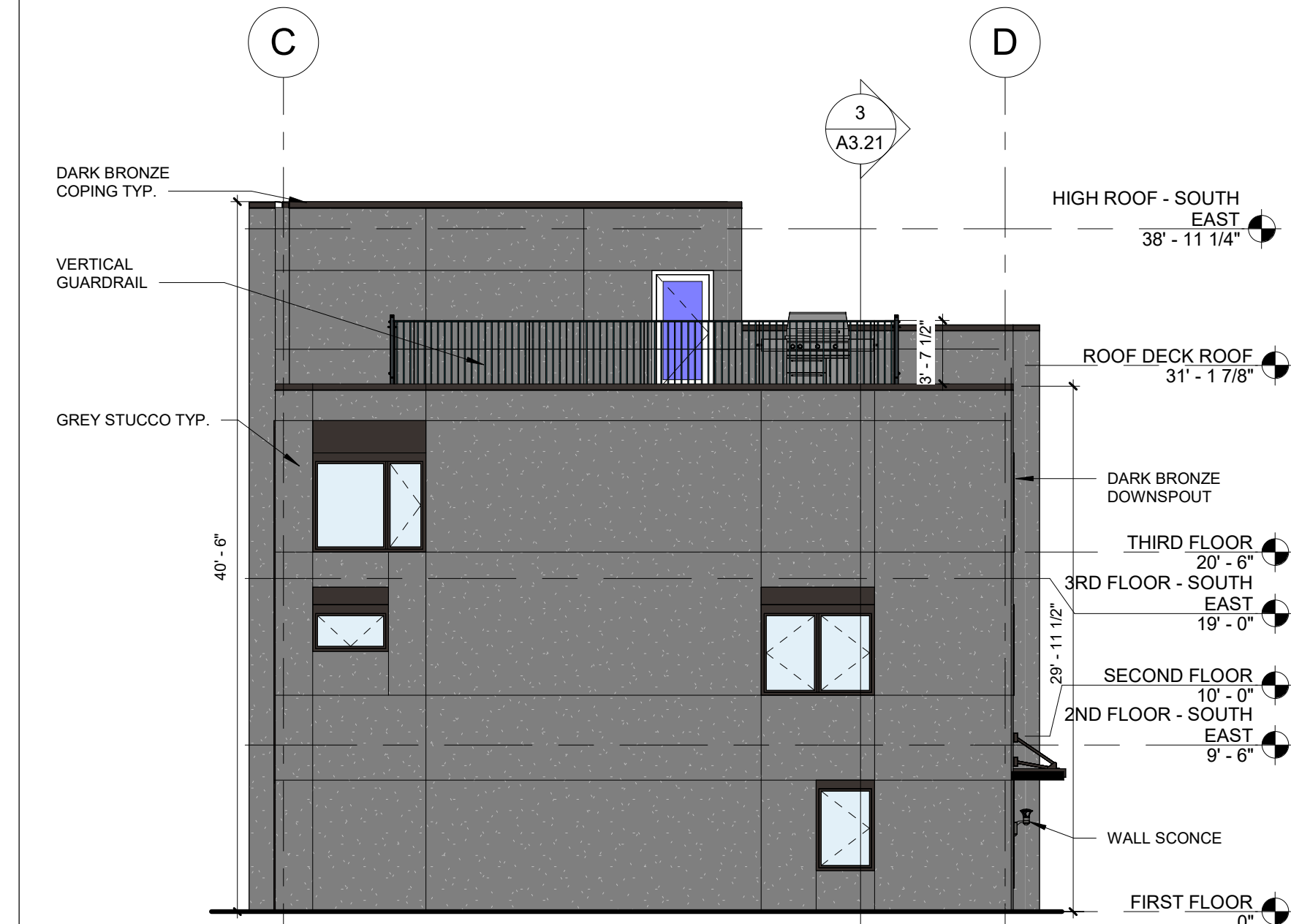
2



EAST BUILDINGS EAST ELEVATION

1/8" = 1'-0"

3



EAST BUILDING SOUTH ELEVATION

1/8" = 1'-0"

1



Erica Hartley <ehartley@uc-bproperties.com>

CCA Infrastructure Committee Meeting - Monday, July 24th, 12PM via Google Meet

Julie Johnson <julie_c@kccrossroads.org>

Tue, Jul 25, 2023 at 3:43 PM

To: Erica Hartley <ehartley@uc-bproperties.com>

Cc: Lance Carlton <lcarlton@uc-bproperties.com>, Leland Berman <leebaileyberman@gmail.com>

Hi All,

Thank you so much for your wonderful presentation yesterday! As you could tell, you've hit the nail on the head for what people want in the Crossroads.

I have attached the meeting minutes which include the list of attendees.

Please let me know if I may assist you in any way moving forward.

Kindest regards,

Julie

[Quoted text hidden]



072423_CCA Infrastructure Meeting Minutes.pdf
4154K

07.24.23 CCA Infrastructure Committee Meeting Minutes

Attendees: Michael Sharma-Crawford, Debbie Aron, Jim Brown, Erik Wullschleger, Jan Marcason, Shirley Saffold, David Johnson, Anna Munguia, Morgan Pemberton, Jon Trozzolo, Lance Carlton, Robert Harris, Valissa Jones, Jacob Bowyer, Alex Proffer, Lee Berman, Erica Hartley, Jim Martin, Consuelo Cruz, Mark Spence, David Lopez, Amanuel Tegegne, Jenny Wheat, Lindsay Clawson, STRETCH, Vince Bryant, Leslie Tomlinson.

Location: Via Conference Call

Called to order: 12:00pm

1. Introductions

2. 1901 Locust Street Development - Lance Carlton, President of UC-B Properties & Lee Berman, Principal at Berman Co

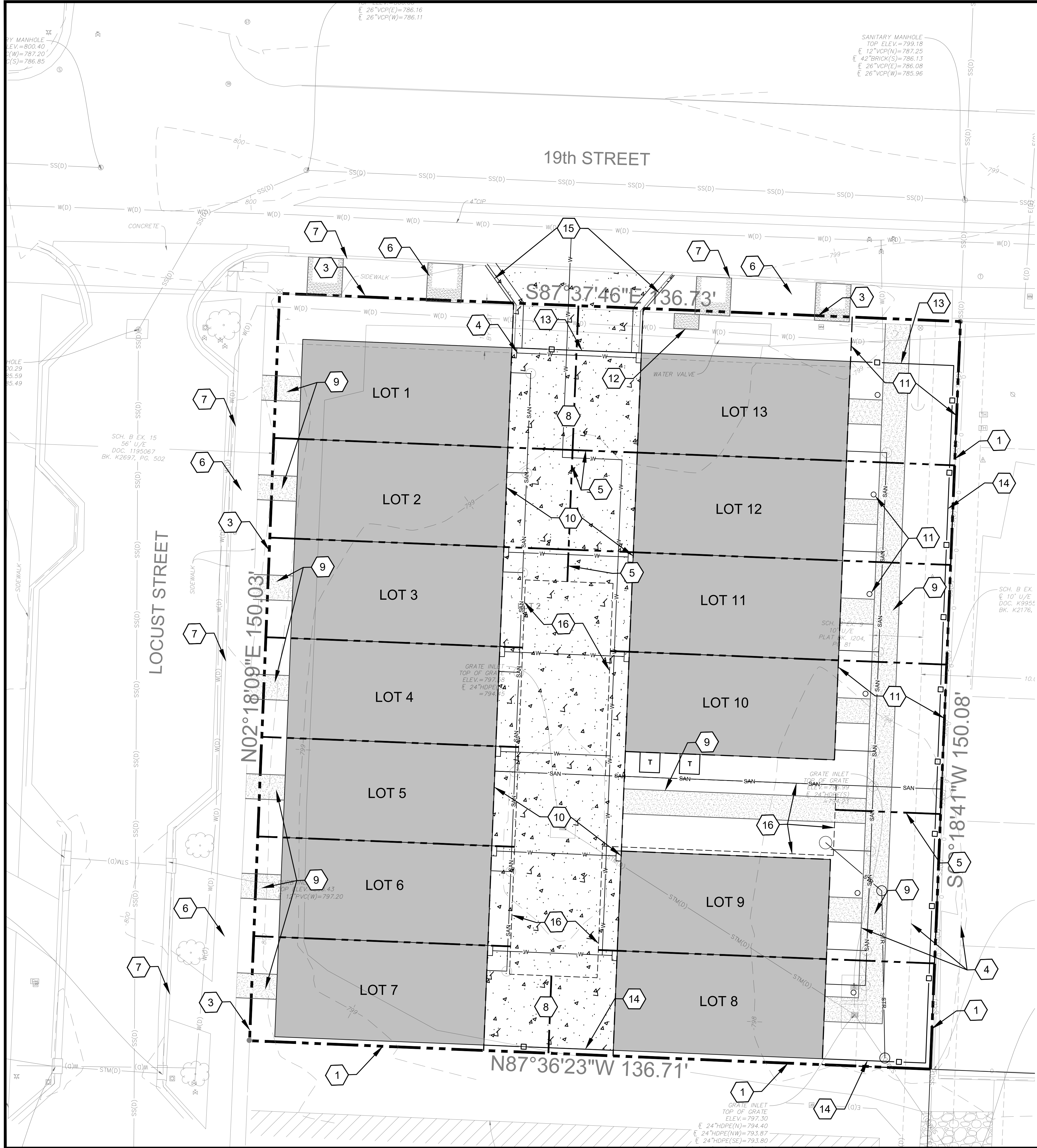
- Developers currently own the parcel of land. Half-acre vacant lot.
- Specialize in small urban infill sites.
- Site to have 13 townhomes for sale. Seven units to face Locust, 6 will face east. Access will be through 19th Street.
- Townhomes differ from condos in that the owner owns the ground below and sky above, not only the residential unit. Townhome developers do not have to pre-sale units as condo developers must. However, both have HOA for common areas with rules & guidelines.
- Elevation – 4 story [comparable to surrounding structures]. First two stories to be brick in order to blend in with the surrounding neighborhood. Top two stories possibly stucco. “Brick building with contemporary component”.
- The façade facing 19th Street will have larger windows, additional brick.
- Sidewalk along 19th – will be improved while keeping integrity of existing bike lane.
 - *Opportunity to work with Matt Abbott for improvement of the full southern sidewalk along 19th from Locust to Cherry. Current sidewalk is in extremely bad shape. Developers agreed to reach out Matt.
- Floor Plans – Approx 2,300 sq ft each [not including garage or deck]
 - 1st Level – double garage, rear loaded [won’t be seen from street], foyer, flexible space – home office, additional room.
 - 2nd Level – DR, LR, Kitchen.
 - 3rd Level – Master BR + 1 BR
 - 4th Level – 250-300 sq ft. entertainment room and deck.
- No abatements were asked for on project.
- Streetscaping? Will work with CCA Crossroads Tree Initiative.
- Pricing? Still working on pricing but approximately in the \$800K range. Difficult finding comps for financial requirements.
- Public or Private Trash? Private trash collection. 95 gal carts instead of dumpster.
- Completion Date? Twelve [12] months from breaking ground. Hope to break ground this fall.
- Southern border? 15’ from Milhaus project. No setbacks required.
- Current plans attached. May have future minor variations due to city, utility and/or KCFD

requirements.

3. **Crossroads CID Update** – David Johnson

- Final Petition received and signature phase has begun!
- CID information can be found on the Crossroads website:
<https://kccrossroads.org/community-improvement-district/>
- CID boundary includes the entire Crossroads neighborhood with the exclusion of both existing and currently proposed CIDs as city policy is against stacking.
- Map on website – Numbers listed on parcels are for internal reference only. Your tax parcel number can be found on your tax statement or on the KC Parcel Viewer:
<https://maps.kcmo.org/apps/parcelviewer/>.
- Summary of Services Reviewed: Greenspace, Security, Trash, Graffiti Removal, First Friday.
- Property Assessment – based on flat rate, not property value. Will have a 3% escalation for inflation.
- Sales Tax Component – ½ cent sales tax. Voted on only by registered Crossroads Community residents. Key component in keeping assessments affordable. For the majority, tax paid by visitors to the community.
- Budget – 10-year budget. No great variations as services are predictable.
- Board – Nine-member volunteer Board all of who are Crossroads property and business owners.
- Concern:
 - David Lopez, owner of Manny's, had concern over sales tax component as rate is already high, but appreciated the affordable flat rate on properties.
 - David also had concerns over First Friday, especially Food Truck proximity to his business.
 - CCA has worked to consolidate Food Trucks the Food Truck Plaza at 20th & Grand.
 - Businesses still have a right to host Food Trucks on their property for the evening by invitation.
 - Distance rules for Food Trucks parking on street near restaurants per City Code:
 - *Street vendors shall not sell, hawk or peddle, or offer to sell, hawk or peddle any service or item within 50 feet of a public entrance of an established business offering similar products to the public during the hours that the business is open to the public. For purposes of this article, one cannot sell, hawk or peddle food items within 50 feet of a restaurant, deli, cafeteria or other eating establishment selling food items during the time it is open for business.*

Meeting adjourned 12:50pm



PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
UNITS (MULTI) = 13
13 x 2 PEOPLE/UNIT x 0.006 = 0.156 AC.

TOTAL REQUIRED DEDICATION = 0.156 AC.

DEVELOPER WILL PAY MONEY IN-LIEU OF DEDICATING LAND

PROJECT TIMELINE

SITE WORK
ESTIMATED START DATE: OCTOBER 2023
ESTIMATED COMPLETION DATE: OCTOBER 2025

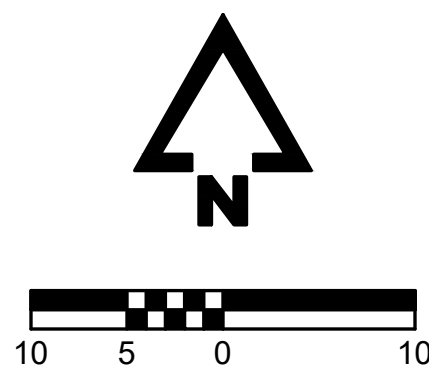
PARKING NOTE:
ALL UNITS TO HAVE GARAGES.

LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- TOWNHOUSE
- HEAVY DUTY CONCRETE PAVEMENT

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 PROPOSED LOT LINE
- 6 EXISTING SIDEWALK TO REMAIN
- 7 EXISTING CURB TO REMAIN
- 8 PROPOSED CONCRETE DRIVE AISLE
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ACCESS AND UTILITY EASEMENT
- 11 PROPOSED LIGHTED BOLLARD
- 12 PROPOSED CONCRETE PAD FOR CLUSTER MAILBOX
- 13 PROPOSED 6' GATE
- 14 PROPOSED 6' FENCE
- 15 PROPOSED DRIVE ENTRANCE C&G
- 16 PROPOSED DETENTION TRACT



TOILET ACCESSORY SCHEDULE						
TYPE MARK	Manufacturer	Description	Model	WxDxH	FINISH	Comments
		<varies>		<varies>		
1.	RECESSED					
2.	SEMI-RECESSED					
3.	SURFACE MOUNTED					
4.	MOUNT TOP OF UNIT AT 48" A.F.F.					
5.	CENTER ON SINK					
6.	INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F.					
7.	TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C.					
8.	MOUNT TOP OF UNIT AT 55-1/2" A.F.F.					

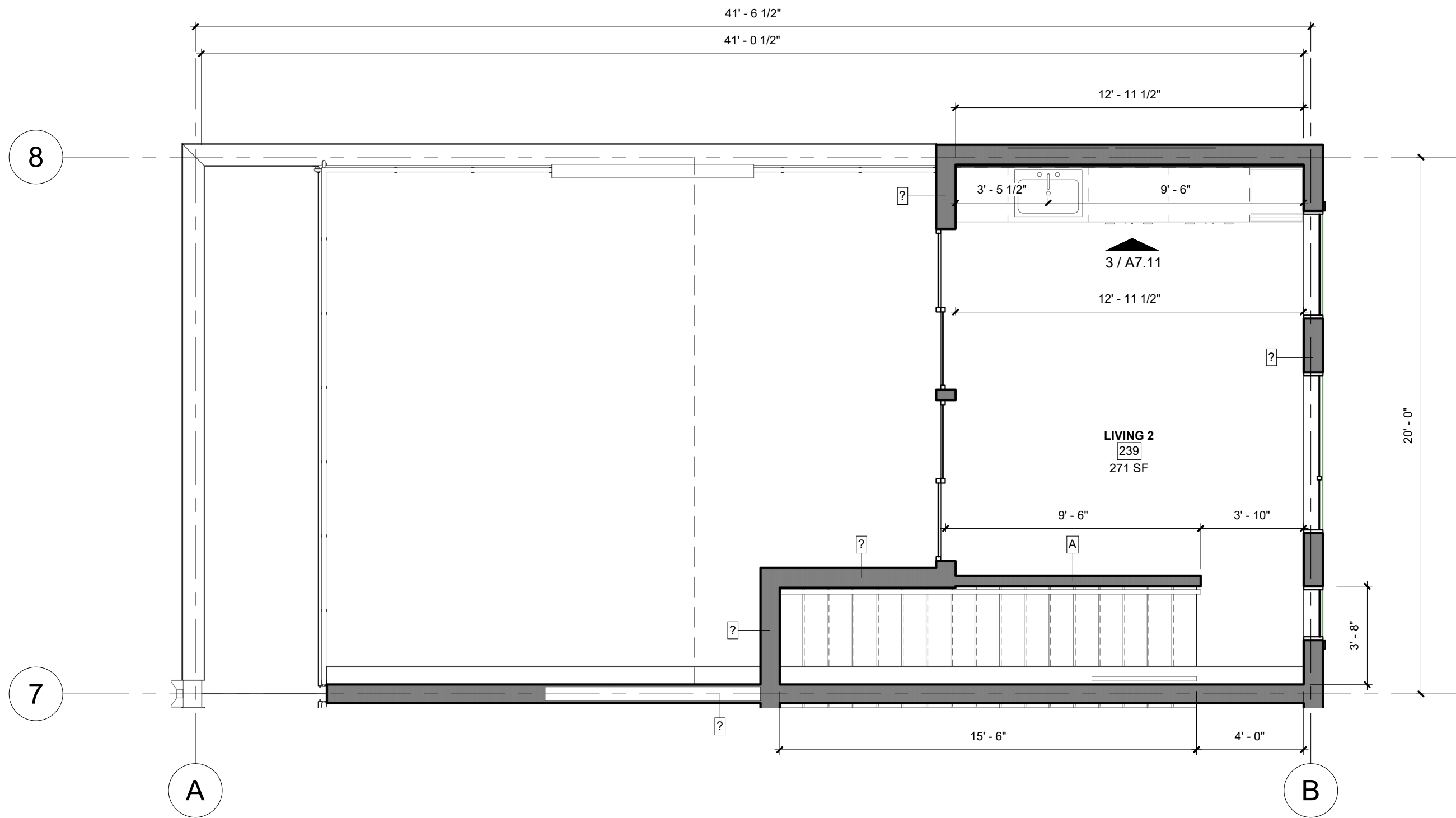
TOILET ACCESSORY REMARKS

	EXISTING WALL TO REMAIN
	PROPOSED WALL
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR
	KEYNOTE, RE: KEYNOTE LEGEND
	EQUIPMENT TAG
	WALL TAG
	FLOOR DRAIN

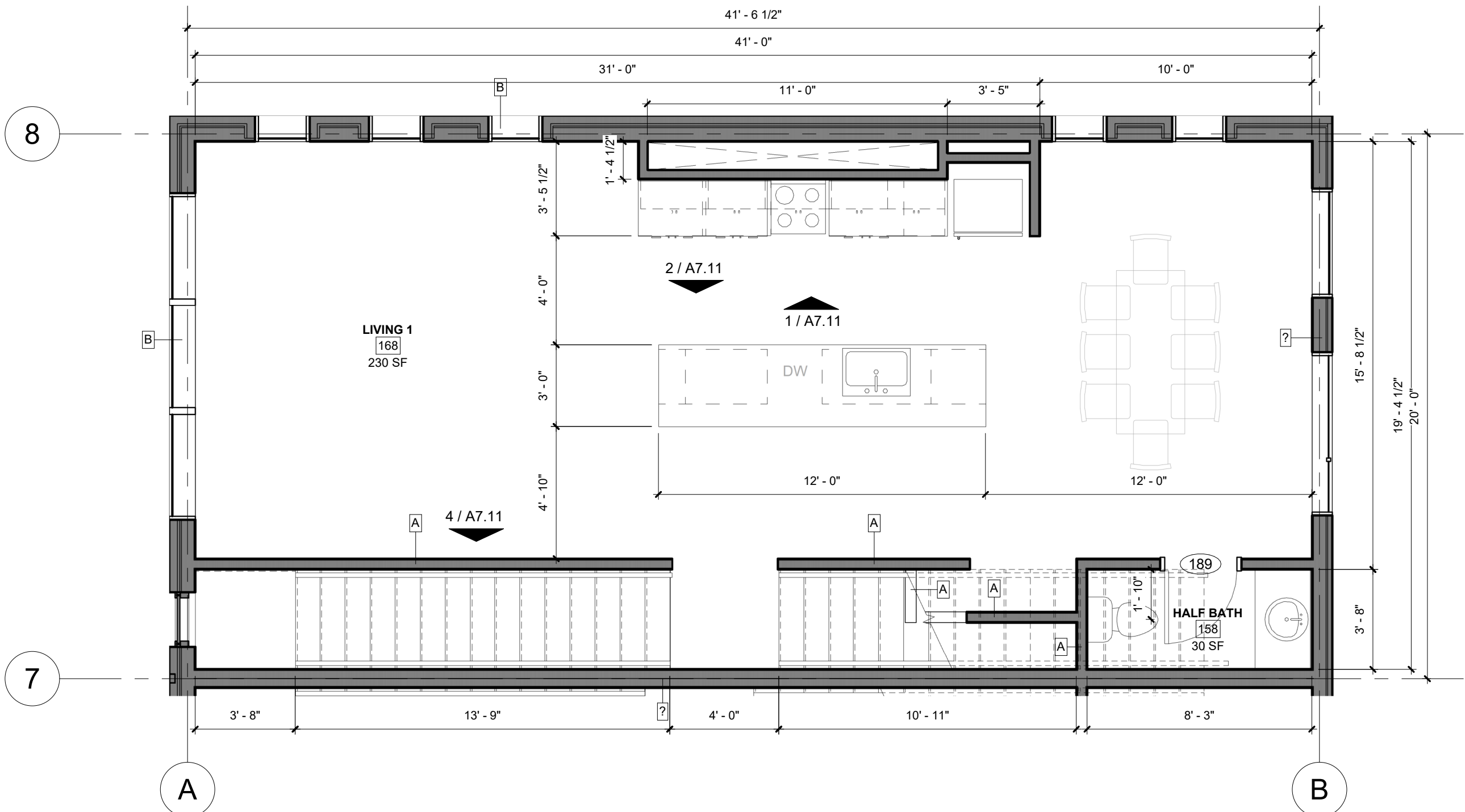
- A. REFER TO G0.02 AND MANUFACTURER SPECIFICATIONS FOR MOUNTING HEIGHTS.
- B. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
- C. REFER TO ELEVATIONS AND GUIDE SHEETS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
- D. G.C. TO COORDINATE DIRECTLY W/ OWNER TO DETERMINE IF ANY ITEMS WILL BE OWNER PROVIDED, CONTRACTOR INSTALLED, VERIFY ALL ITEMS W/ OWNER PRIOR TO PURCHASING.
- E. ALL TOILET ACCESSORIES LOCATIONS BASED ON PLAN LAYOUT.

FLOOR PLAN LEGEND

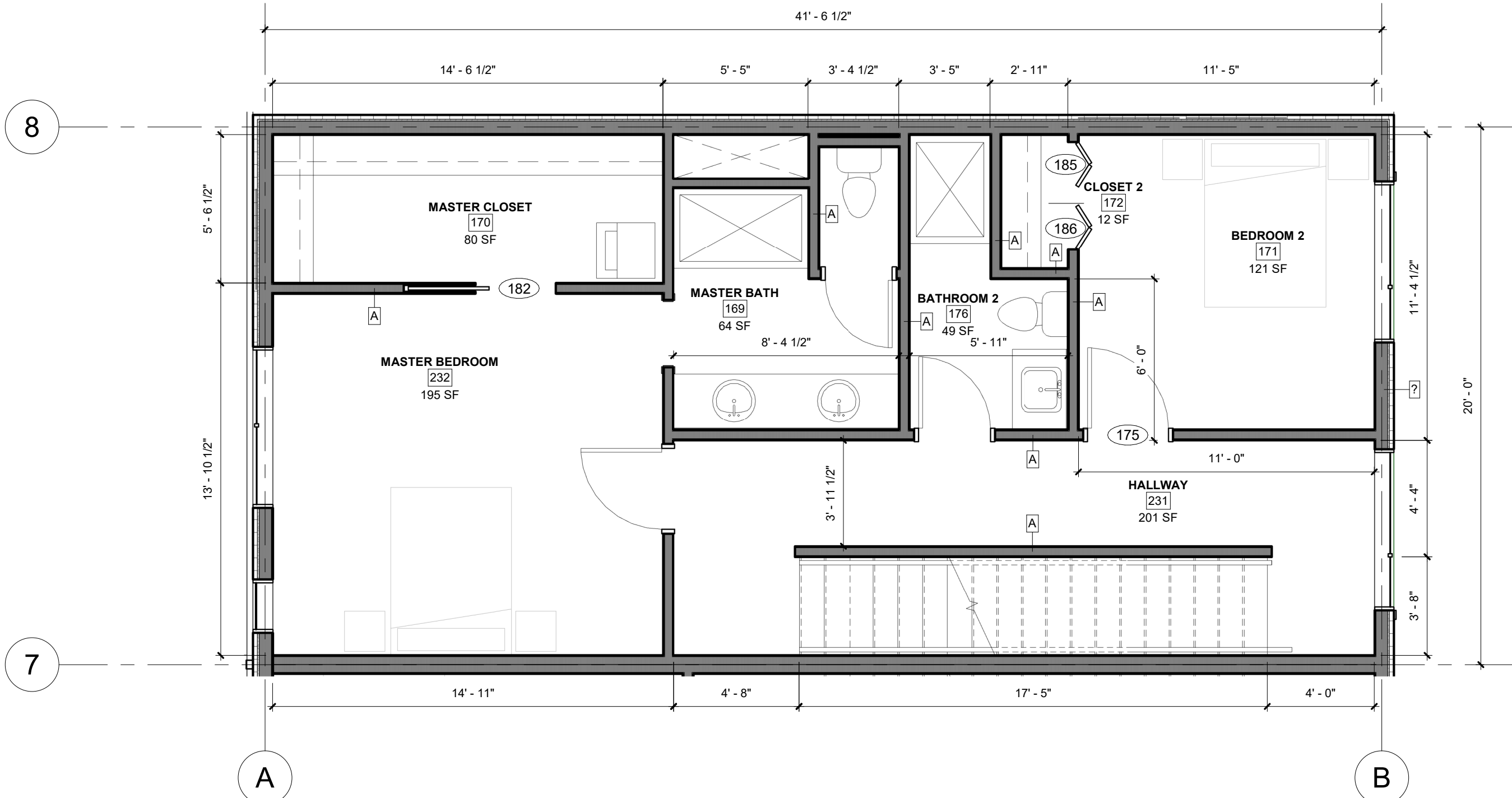
GENERAL NOTES - ENLARGED PLAN



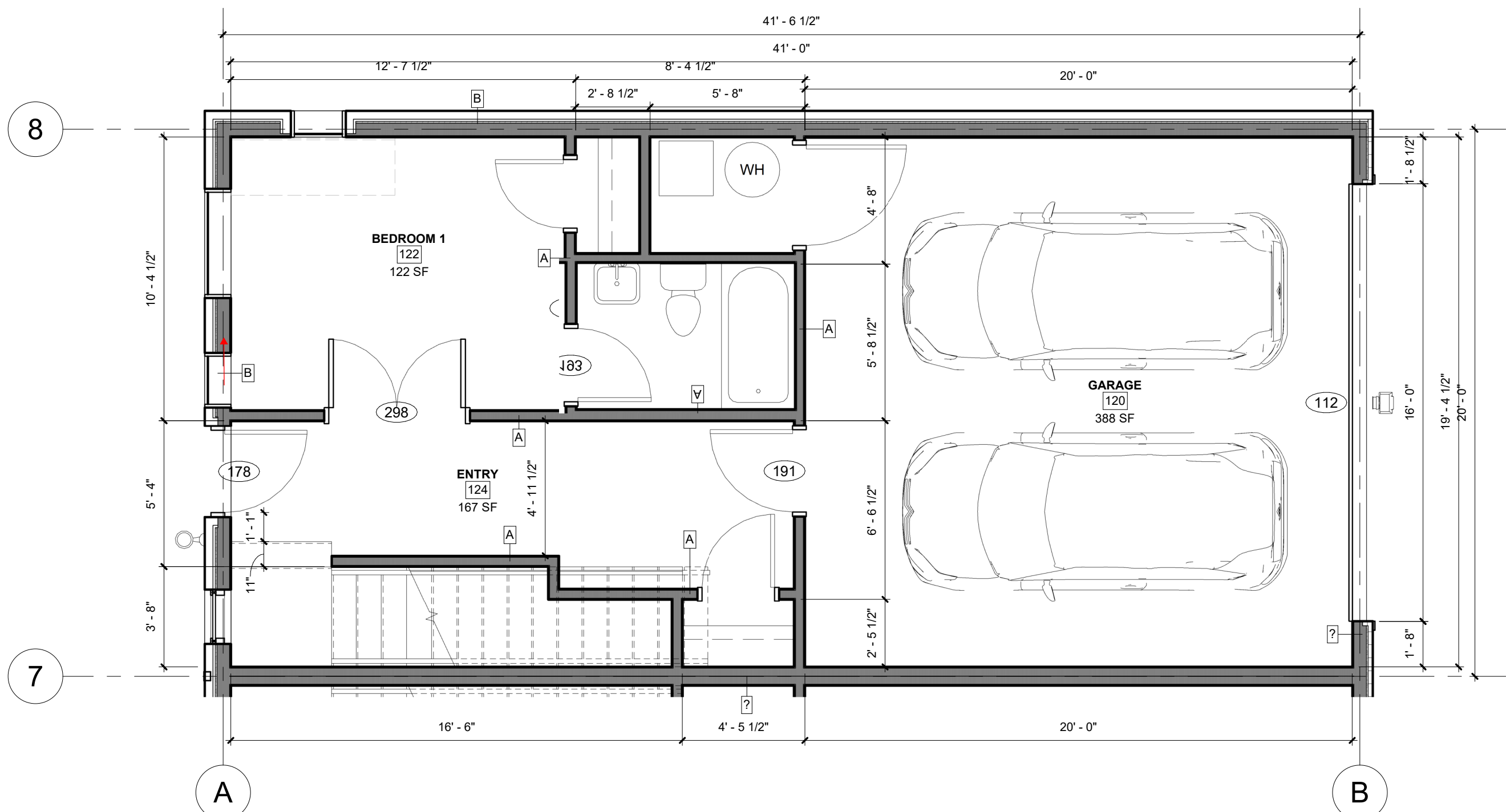
ENLARGED FOURTH FLOOR PLAN 4
1/4" = 1'-0"



ENLARGED SECOND FLOOR PLAN 2
1/4" = 1'-0"



ENLARGED THIRD FLOOR PLAN 3
1/4" = 1'-0"



ENLARGED FIRST FLOOR PLAN 1
1/4" = 1'-0"

REVISIONS		NUMBER	DATE	DESCRIPTION

Project Status

DATE: Issue Date

PROJECT NO: Project Number

ENLARGED
FLOOR PLANS
WEST BUILDING

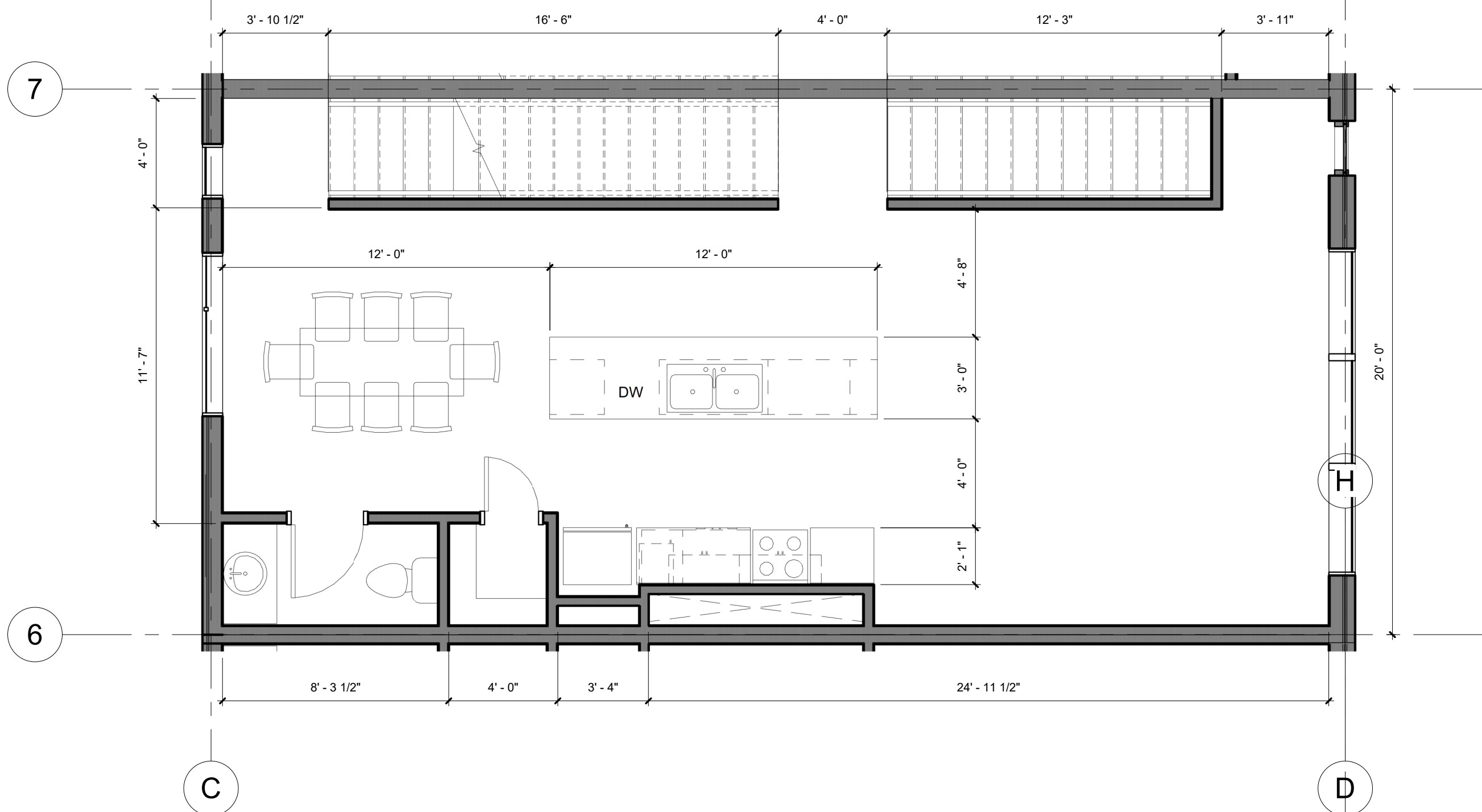
A1.21

1. RECESSED
2. SEMI-RECESSED
3. SURFACE MOUNTED
4. MOUNT TOP OF UNIT AT 48" A.F.F.
5. CENTER ON SINK
6. INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F.
7. TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C.
8. MOUNT TOP OF UNIT AT 59-1/2" A.F.F.

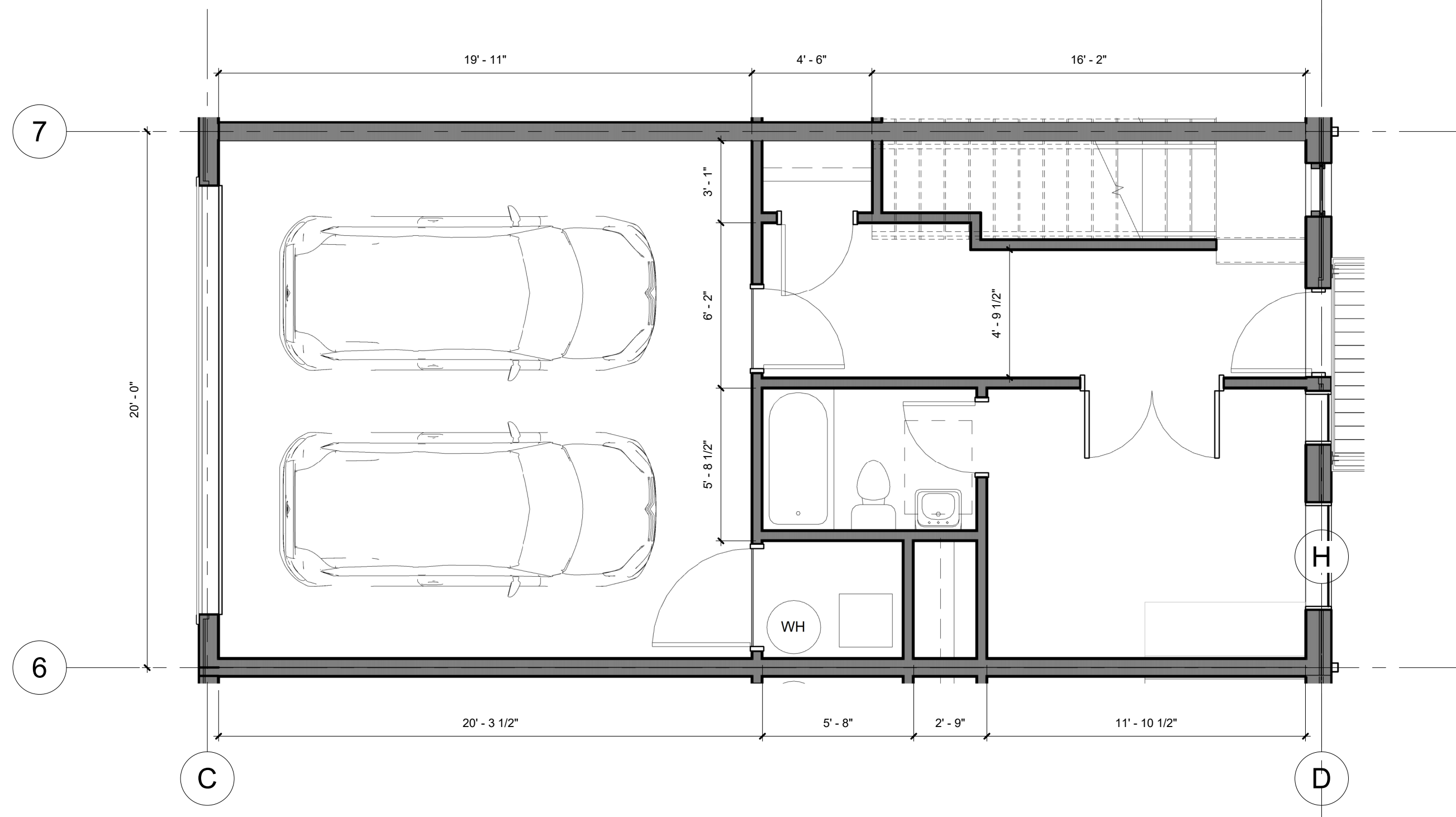
A.	REFER TO G.02 AND MANUFACTURER SPECIFICATIONS FOR MOUNTING HEIGHTS.
B.	COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
C.	REFER TO ELEVATIONS AND GUIDE SHEETS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
D.	G.C. TO COORDINATE DIRECTLY W/ OWNER TO DETERMINE IF ANY ITEMS WILL BE OWNER PROVIDED, CONTRACTOR INSTALLED, VERIFY ALL ITEMS W/ OWNER PRIOR TO PURCHASING.
E.	ALL TOOLT ACCESSORIES LOCATIONS BASED ON PLAN LAYOUT.

FLOOR PLAN LEGEND

GENERAL NOTES - ENLARGED PLAN



EAST BUILDING OVERALL SECOND FLOOR PLAN



EAST BUILDING OVERALL FIRST FLOOR PLAN

Project Status

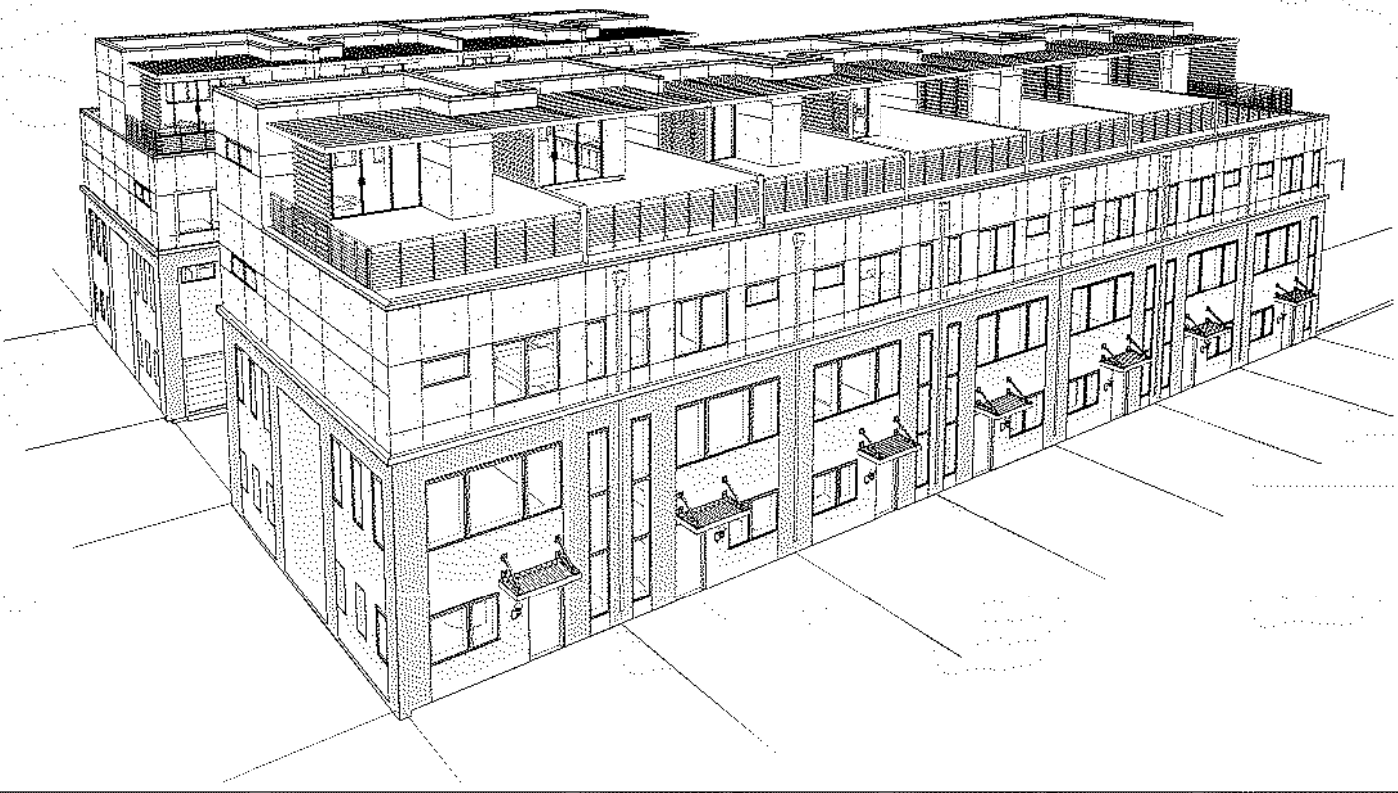
DATE: Issue Date

PROJECT NO. Project Number

ENLARGED
FLOOR PLAN
EAST BUILDINGS

A1.22

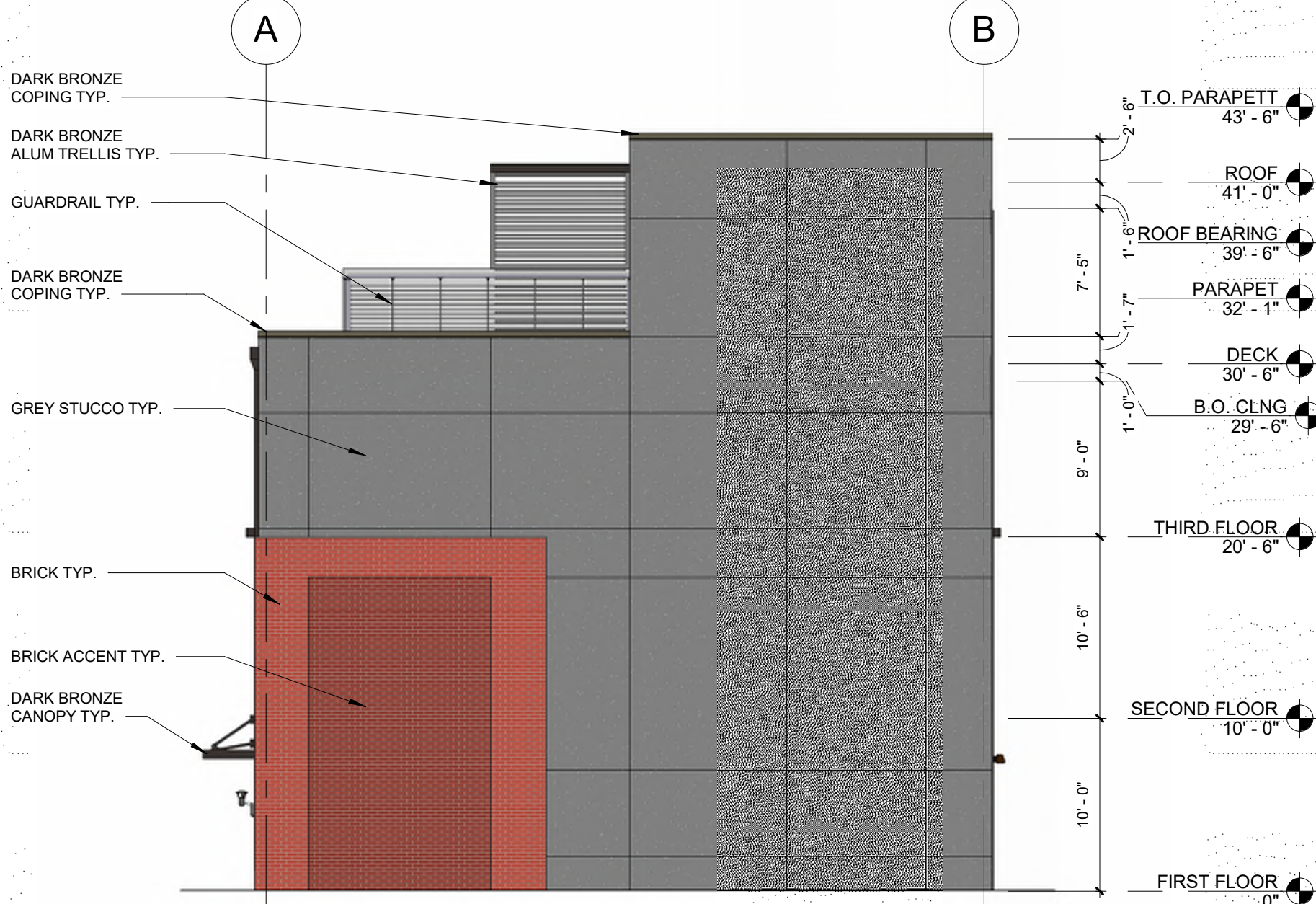
- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -



07/21/2023

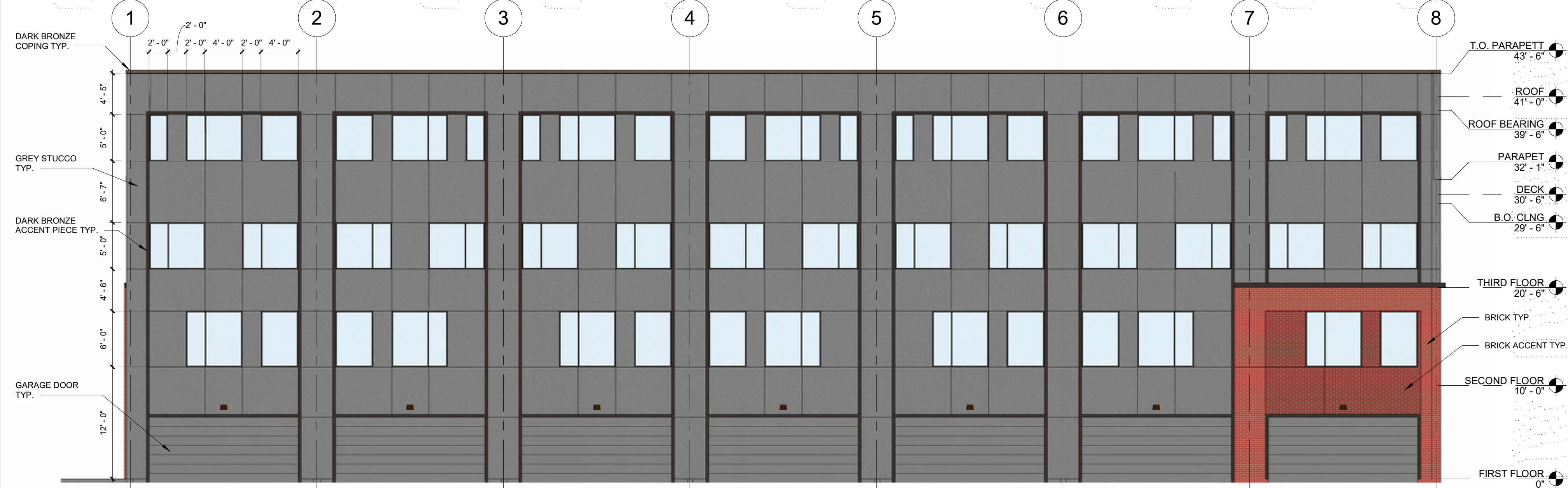
EXTERIOR MATERIAL LEGEND

3D View



WEST BUILDNG WEST ELEVATION 4
1/8" = 1'-0"

WEST BUILDING SOUTH ELEVATION 2
1/8" = 1'-0"



WEST BUILDNG EAST ELEVATION 3
1/8" = 1'-0"

WEST BUILDING NORTH ELEVATION 1
1/8" = 1'-0"

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

REVISIONS		DESCRIPTION	
NUMBER	DATE		

DATE: Issue Date

OVERALL
EXTERIOR
ELEVATIONS

A2.11

- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -



07/21/2023

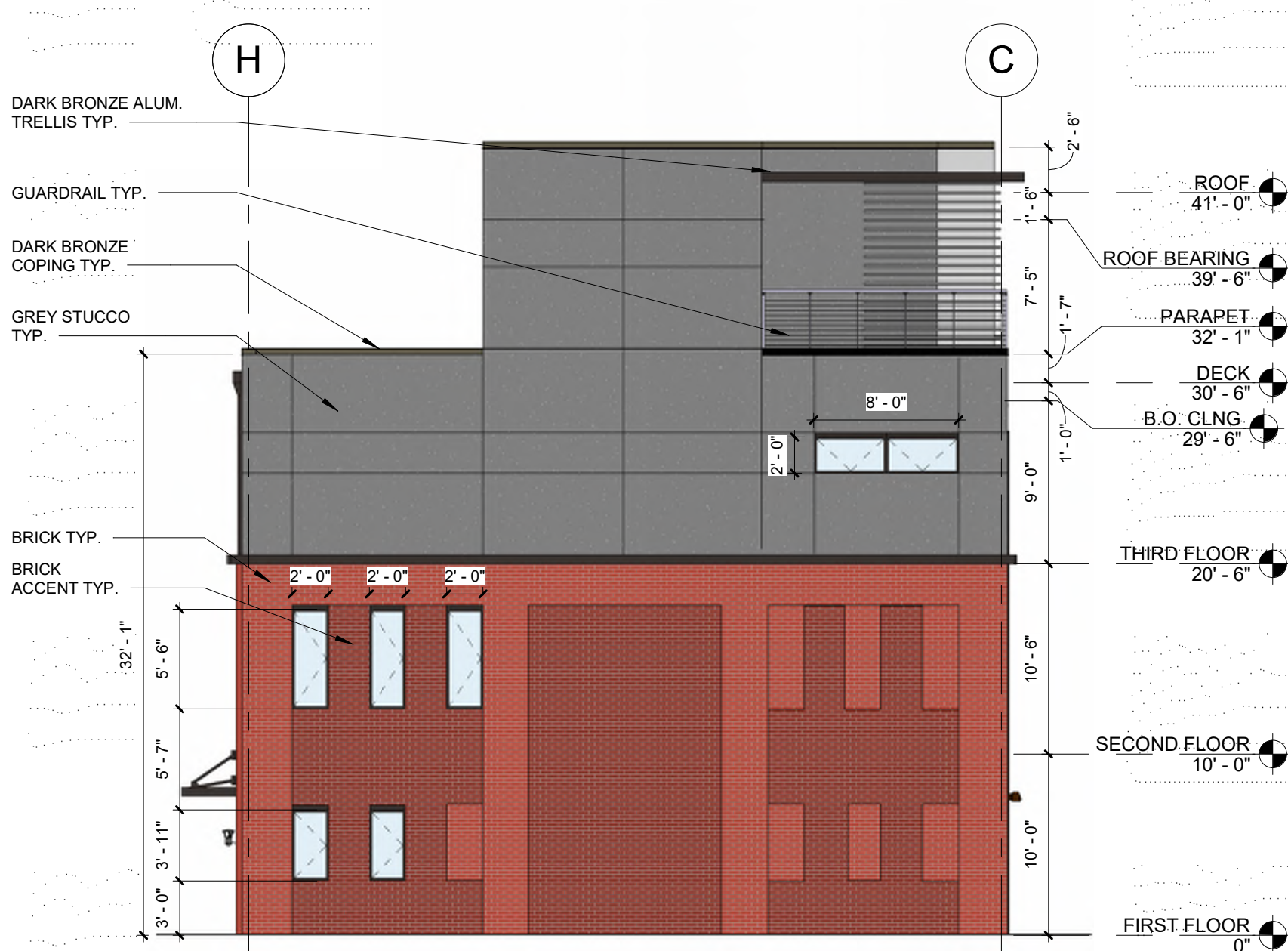
TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

EXTERIOR MATERIAL LEGEND

AMERISTAR MONTAGE II FENCE FOR DEVELOPMENT



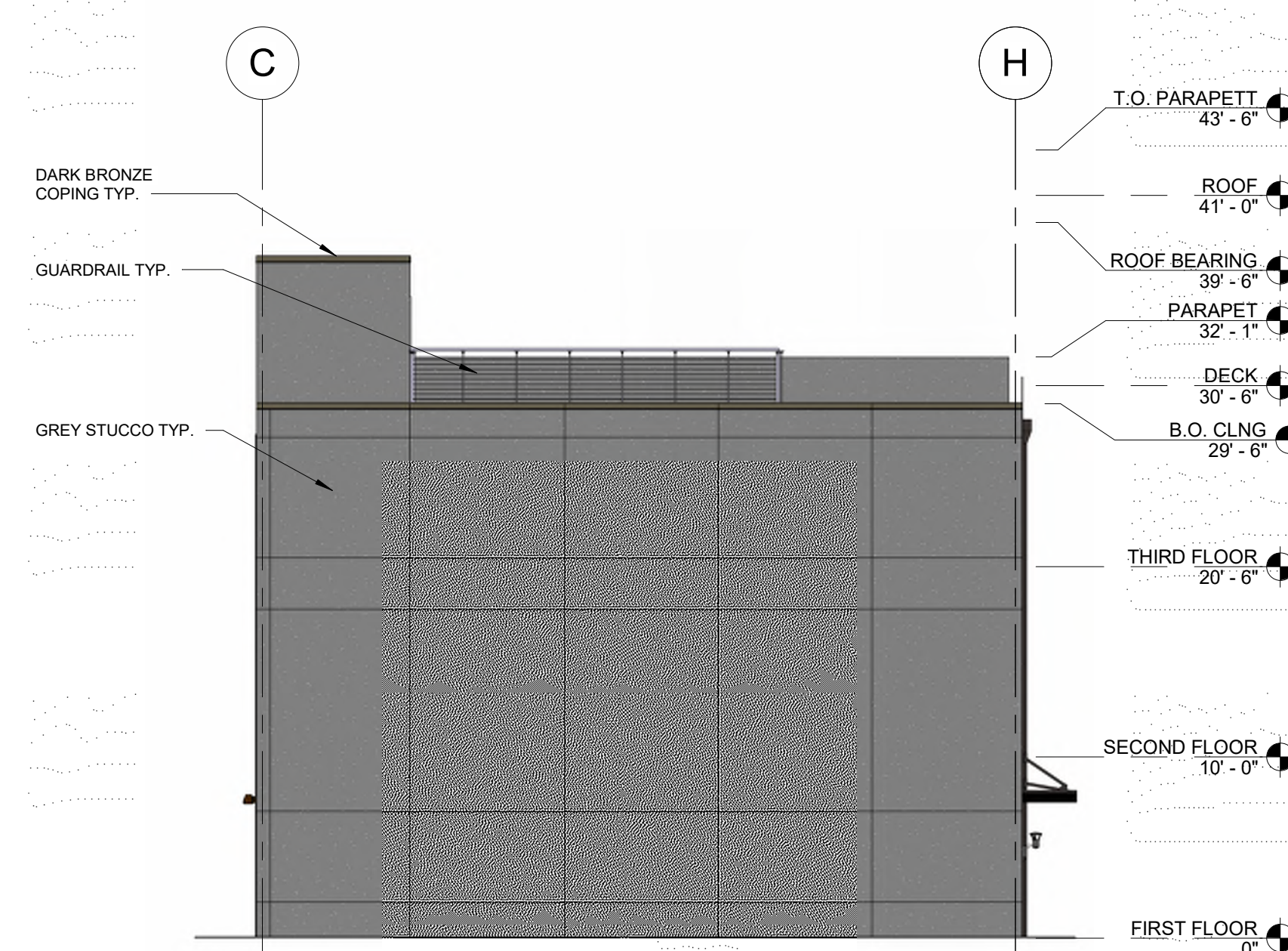
EAST BUILDINGS WEST ELEVATION



EAST BUILDING NORTH ELEVATION



EAST BUILDINGS EAST ELEVATION



EAST BUILDING SOUTH ELEVATION

REVISIONS		DESCRIPTION	
NUMBER	DATE		

DATE: Issue Date

OVERAL
EXTERIOR
ELEVATIONS

A2.12