

PROJECT LOCATION

SECTION 04 & 09 TOWNSHIP 49 RANGE 33

NOT TO SCALE

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	R1-S/M1-S	MPD	No	
Gross Land Area				
in square feet	1,336,247	1,336,247	No	
in acres	30.68	30.68	No	
Right-of-way Dedication				
in square feet	-	364,438	No	
in acres	-	8.37	No	
Right-of-way Vacation				
in square feet	173,674	-	No	
in acres	3.99	-	No	
Net Land Area				
in square feet	1,162,573	971,809	No	
in acres	26.69	22.31	No	
Building Area (sq. ft.)	-	1,384,621	No	
Floor Area Ratio	-	1.43	No	
Residential Use Info				
Total Dwelling Units	-	1084	No	
Detached House	-	0	No	
Zero Lot Line House	-	0	No	
Cottage House	-	0	No	
Semi-attached House	-	0	No	
Townhouse	-	45	No	
Two-unit House	-	0	No	
Multi-unit House	-	0	No	
Colonnade	-	0	No	
Multiplex	-	0	No	
Multi-unit Building	-	1039	No	
Total Lots	8	46	No	
Residential	8	46	No	
Public/ Civic	-	-	No	
Commercial	-	-	No	
Industrial	-	-	No	
Other	-	-	No	

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	No	
Front Setback	20 ft	0 ft	No	
Side Setback	8 ft	0 ft	No	
Side Setback (abutting street)	15 ft	0 ft	No	
Height	45 ft	VARIES 27 ft to 60 ft		No

Building Data	Vehicle Spaces		Bike Spaces		Alternatives Proposed (See 88-420-16-H)	
	Required	Proposed	Required	Proposed		
Proposed Use(s)					NONE	* PHASE 1 - 37 BIKE SPACES PHASE 2 - 41 BIKE SPACES PHASE 3 - 26 BIKE SPACES
Residential	839	997				
Commercial/Retail	32	32				
Short Term Bicycle			104*	104*		
Long Term Bicycle			206	206		
Total	871	1029	310	310		

Table 1a Building Square Footages & Uses		Square Footage	Residential Units	Non-Residential Uses and Square Footage	Building Height (ft) Not To Exceed	Parking spaces Required	Parking spaces for MPD 0.8 per unit	Parking Spaces Provided on Site
Building 1		240,000	199	Commercial: 12,500 SF	60	231*	192*	110
Building 2		75,116	70	Amenity: 3,450 SF	40	24**	24**	24
Building 3	A (FLAT):	1300	5		27	5	3	10
	B (FLAT):	1300						
	C (TOWNHOME):	1300						
	E (TOWNHOME):	1300						
Building 4	A (FLAT):	1300	5		27	5	3	10
	B (FLAT):	1300						
	C (TOWNHOME):	1300						
	E (TOWNHOME):	1300						
Building 5		111,052	95		50	95	76	83
Building 6		46,200	40		40	40	32	60
Building 7		76,464	65		40	65	52	70
Building 8	A (TOWNHOME)	1950	6		27	6	5	12
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
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Building 11	A (TOWNHOME)	1950	6		27	6	5	12
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
	E (TOWNHOME)	1950						
	F (TOWNHOME)	1950						
Building 12		53,012	25		40	25	20	37
Building 13		125,752	85		50	85	68	83
Building 14		54,600	60		50	60	48	54
Building 15	A (TOWNHOME)	1950	4		27	4	4	8
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
Building 16	A (TOWNHOME)	1950	7		27	7	6	14
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
	E (TOWNHOME)	1950						
Building 17	F (TOWNHOME)	1950	4		27	4	4	8
	G (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
Building 18		188,500	150		50	150	120	150
Building 19		93,789	76		40	76	61	87
Building 20		121,548	74		40	74	60	90
Building 21		121,548	100		50	100	80	91
All Buildings		1,388,831	1084			815	655	1029

THIS MPD DEVELOPMENT PLAN PROVIDES FOR APPROVAL OF A DEVELOPMENT PLAN FOR APPROXIMATELY 30.68 ACRES GENERALLY LOCATED SOUTH OF TRUMAN ROAD, NORTH OF E. 16TH STREET, EAST OF WOODLAND AVENUE AND WEST OF BROOKLYN AVENUE. THE PROPOSED MPD PLAN PROVIDES FOR THE REDEVELOPMENT OF PARADE PARK WHICH IS AN IN AREA IN THE HEART OF THE CITY AND IS IN SEVERE NEED OF REDEVELOPMENT. THE PROPOSED PARADE PARK MPD PLAN PROPOSED TO REDEVELOP THE SITE WITH THE DEVELOPMENT OF APPROXIMATELY 1,084 RESIDENTIAL UNITS, BOTH MARKET RATE AND AFFORDABLE, INCLUDING BOTH APARTMENTS AND CONDOMINIUM UNITS, TRAILS, PRIVATE OPEN SPACE AND SOME COMMERCIAL SPACE.

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide Private Open Space/Cash
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445
88-450 Daylighting Standards	On site meets 88-450 criteria

1. Height above grade is measured from 1st floor elevation to top of roof.
 2. Total Area (sf) per zoning requirements.
 3. Building Coverage = 361,046 SF
 4. Per 88-420-04-M parking in the amount of 0.8 spaces per unit is required
 5. Per 88-420-06 Commercial Retail 2.5 spaces per 1,000 sf is required*
 6. Per 88-420-06 Elderly Housing 1 per 3 dwelling units is required**
- DENSITY**
1. GROSS DENSITY: 35.33 UNITS / ACRE (BASED ON TOTAL LAND AREA)
 2. NET DENSITY: 48.59 UNITS / ACRE (BASED ON NET PROPOSED LAND AREA)

THE PROJECT WILL BE CONSTRUCTED IN THREE PHASES
 PHASE 1 - CONSTRUCTION START: Q2 2025
 PHASE 1 - CONSTRUCTION END: SPRING 2027
 PHASE 2 - CONSTRUCTION START: Q2 2027
 PHASE 2 - CONSTRUCTION END: SPRING 2029
 PHASE 3 - CONSTRUCTION START: Q2 2029
 PHASE 3 - CONSTRUCTION END: SPRING 2031

ALL B2 USES ARE PERMITTED WITH THE EXCEPTION OF THE FOLLOWING USES:

- ADULT BUSINESSES;
- PAWN SHOPS;
- SHORT TERM LOAN ESTABLISHMENTS;
- CEMETERIES/COLUMBARIUMS/MAUSOLEUMS;
- GASOLINE AND FUEL SALES;
- LIGHT EQUIPMENT SALES/RENTAL (BOTH INDOOR AND OUTDOOR);
- CREMATION SERVICES;
- MOTOR VEHICLE REPAIR;
- VEHICLE STORAGE; AND
- AUTO PARTS SALES.

PRIVATE OPEN SPACE: THE PLAT HAS 1.448 ACRES OF PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 1.448 ACRES PURSUANT TO SECTION 88-405-17, CODE OF GENERAL ORDINANCES AS AMENDED. A TOTAL OF 13.008 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT FOR 290 MULTI-FAMILY UNITS.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$742,385.28 IN LIEU OF REMAINING REQUIRED PARKLAND DEDICATION FOR 11.560 ACRES PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PROJECT DESIGN FOR PARADE PARK SHALL GENERALLY COMPLY WITH THE HEART OF THE CITY AREA PLAN.
SIGNAGE SHALL COMPLY WITH 88-445.

EXTERIOR LIGHTING SHALL COMPLY WITH 88-430.

THIS MPD PLAN PROVIDES GREATER COMMUNITY BENEFITS BY PROVIDING A COHESIVE DEVELOPMENT PLAN WITH A MIX OF RESIDENTIAL COMMERCIAL, OPEN SPACE/PARK SPACES, REDEVELOPING PARADE PARK, CONTINUING TO PROVIDE QUALITY AND AFFORDABLE HOUSING, ENHANCING THE EXISTING ENVIRONMENT, ADDING THE NORTH/SOUTH CONNECTION ON EUCLID FOR RESIDENTS OF THE AREA, CONNECTING SIDEWALKS TO THE SURROUNDING USES AND PUBLIC TRANSPORTATION STOPS, PROVIDING LOCAL COMMERCIAL/RETAIL SPACES WHICH INCREASES THE OPPORTUNITY FOR SMALL BUSINESSES TO HAVE A SPACE IN THE PARADE PARK COMMUNITY, ALLOWING INDIVIDUALS TO LIVE, WORK AND PLAY WITHIN THIS MPD AREA AND PROVIDING A DIVERSITY OF HOUSING TYPES.

TRACT 1: TRACTS A AND B, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 2: TRACTS F AND G, PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

TRACT 3: TRACTS C, D, H AND ALL THAT PART OF TRACT E LYING EAST OF WOODLAND AVENUE AS NOW ESTABLISHED BY ORDINANCE NO. 29022, PARADE PLAZA RESURVEY, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 1960 IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, IN BOOK 31, PAGE 76.

Taliaferro & Browne, Inc.

Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

CIVIL ENGINEER

NAME: TALIAFERRO & BROWNE, INC.
ADDRESS: 1020 E 8TH ST, KANSAS CITY, MO 64106
CONTACT: LAMIN B. NYANG, P.E.
PHONE: (816) 283-3456
EMAIL: lnyang@tb-engr.com

DEVELOPER

NAME: FLAHERTY & COLLINS PROPERTIES
ADDRESS: 211 N PENNSYLVANIA ST, SUITE 3000
INDIANAPOLIS, IN 46204
CONTACT: BRANDON D. BOGAN, AIA LEED A.P.
VICE PRESIDENT OF DESIGN
PHONE: (317) 496-0435
EMAIL: bbogan@flico.com

DEVELOPER

NAME: 12TH STREET HERITAGE
ADDRESS: 2124 E 12TH STREET
KANSAS CITY, MO 64127
CONTACT: DWAYNE WILLIAMS
CEO
PHONE: (816) 291-0251
EMAIL: Dwaynewilliams@twelfthstreetheritage.org

[illegible]

FLAHERTY & COLLINS
PROPERTIES

PARADE PARK - MASTER PLAN

Twelfth Street HERITAGE
DEVELOPMENT CORPORATION SINCE 1984

EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

 300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

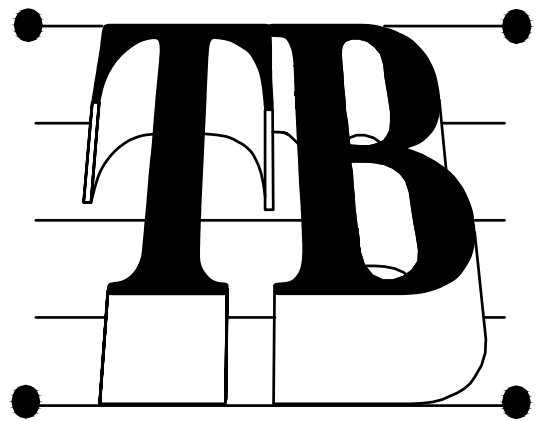
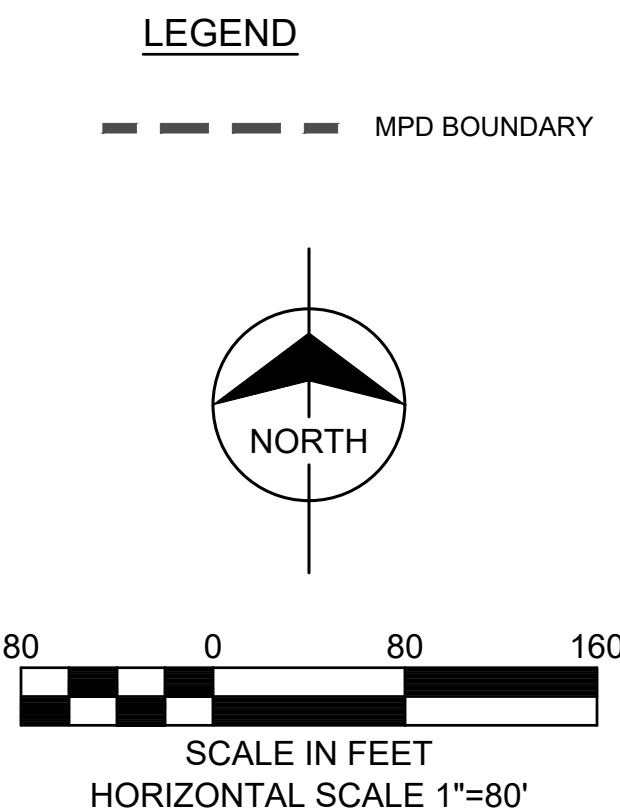
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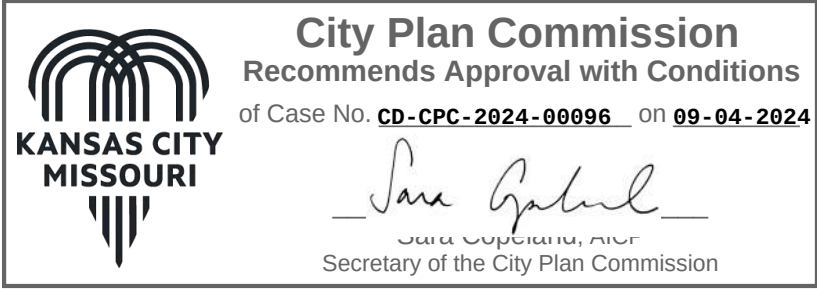
	07/01/2024
	T&B No. 73-0501
	C000
	MPD PLANS



OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	FC PARADE PARK LLC	211 PENNSYLVANIA AVE STE 3000 INDIANAPOLIS, IN 46204
2	631 HIGHLAND LLC DEVRIES & ASSOCIATES	3145 BROADWAY KANSAS CITY, MO 64111
3	1915 TRUMAN ROAD LLC	3145 BROADWAY KANSAS CITY, MO 64111
4		
5	BE AMUSED VENDING & AMUSEMENT COMPANY	1923 TRUMAN RD KANSAS CITY, MO 64106
6	SIERRA CABINETS INC	2001 E TRUMAN ROAD KANSAS CITY, MO 64127
7		
8	COLEMAN ERIC & MYRA	4520 EATON KANSAS CITY, KS 66103
9	PACE ANTHONY J-TR	3709 MARSHALL DR INDEPENDENCE, MO 64055
10	AVA DEVELOPMENT LLC	2510 GRAND BLVD STE 1001 KANSAS CITY, MO 64108
11	FC PARADE PARK LLC	211 PENNSYLVANIA AVE STE 3000 INDIANAPOLIS, IN 46204
12		
13		
14	ARMONE LAW FIRM LLC	1718 BROOKLYN AVE KANSAS CITY, MO 64127
15	LOFTY HOMES LLC	1716 BROOKLYN AVE KANSAS CITY, MO 64127
16	CITY OF KANSAS CITY	414 E 12TH ST 1ST FLOOR KANSAS CITY, MO 64106
17	19TH STREET LLC	1710 WALNUT ST KANSAS CITY, MO 64108
18		
19		
20	FC PARADE PARK LLC	211 PENNSYLVANIA AVE STE 3000 INDIANAPOLIS, IN 46204
21		
22		
23	CITY OF KANSAS CITY PROPERTY & INS DIVISION	414 E 12TH ST KANSAS CITY, MO 64106
24	NOOR MUHAMMAD	7801 W 83RD ST APT 3 OVERLAND PARK, KS 66204
25	SAITTA INVESTMENTS LLC	12521 E US 40 HWY STE A INDEPENDENCE, MO 64055
26	AUTOBANK PROPERTIES LLC	13900 NW TIMBER RIDGE ST KANSAS CITY, MO 64152
27	1908 TRU LLC	13900 NW TIMBER RIDGE ST KANSAS CITY, MO 64152
28	AUTOBANK PROPERTIES LLC	13900 NW TIMBER RIDGE ST KANSAS CITY, MO 64152
29		
30		
31	RUSSELL RONALD W & RUTH ADAMS	7200 N WOODLAND KANSAS CITY, MO 64118
32		
33	TLC PROPERTIES INC LAMAR ADVERTISING	7108 E 48TH TER KANSAS CITY, MO 64129
34	THE UNITED STATES POSTAL SERV	6800 W 54TH ST 100 OVERLAND PARK, KS 66202
35	BELFONTE ICE CREAM CO CO MARKSNELSON	6800 W 115TH STE 3511 OVERLAND PARK, KS 66211
36	BROOKLYN AVE LLC	6044 REINHARDT DR SHAWNEE MISSION, KS 66205
37	BRYAN DORETHA-TRUSTEE BROOKLYN BARBEQUE CORP.	1600 GENESSEE STE 225 KANSAS CITY, MO 64102-1090
38	MMD ACQUISITIONS LLC	3417 BALTIMORE AVE KANSAS CITY, MO 64111
39		
40	HILL INVESTMENTS LLC	6750 W 93RD ST STE 100 OVERLAND PARK, KS 66212
41	ZHOU B ART CENTER LLC	1200 N ASHLAND AVE STE 400 CHICAGO, IL 60622
42	JAZZ DISTRICT ASSOCIATES LP HILLARY B ZIMMERMAN	720 OLIVE ST STE 2500 ST. LOUIS, MO 63101
43	MY STORE III INC	9134 WOODEND RD EDWARDSVILLE, KS 66111
44	MY STORE III INC	6212 W 138TH ST OVERLAND PARK, KS 66223
45	CITY OF KANSAS CITY	1516 E 18TH ST KANSAS CITY, MO 64108
46	KANSAS CITY CALL COMPANY	1715 E 18TH ST KANSAS CITY, MO 64108
47	VINE STREET COLLABORATIVE LLC	2433 TRACY AVE KANSAS CITY, MO 64106



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#	DATE	CHANGE DESCRIPTION

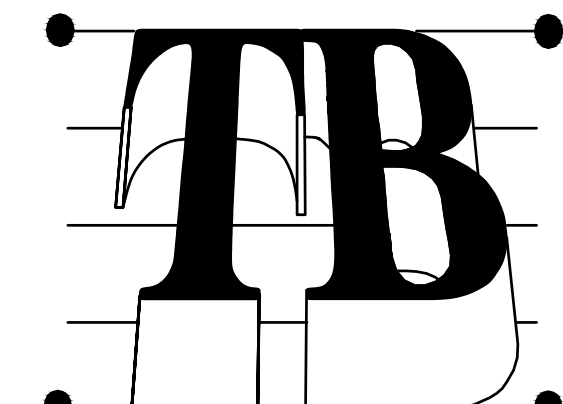
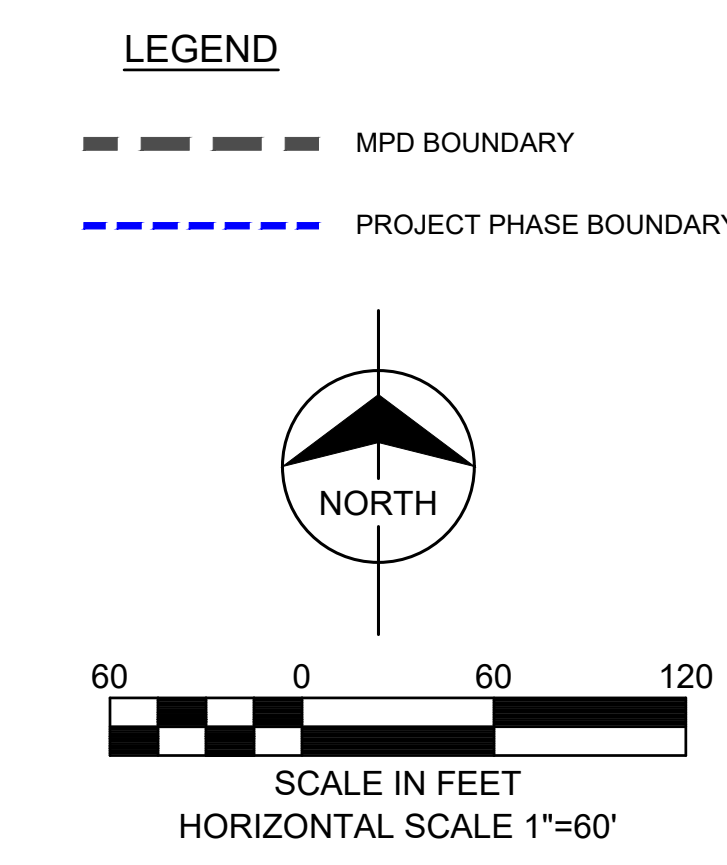
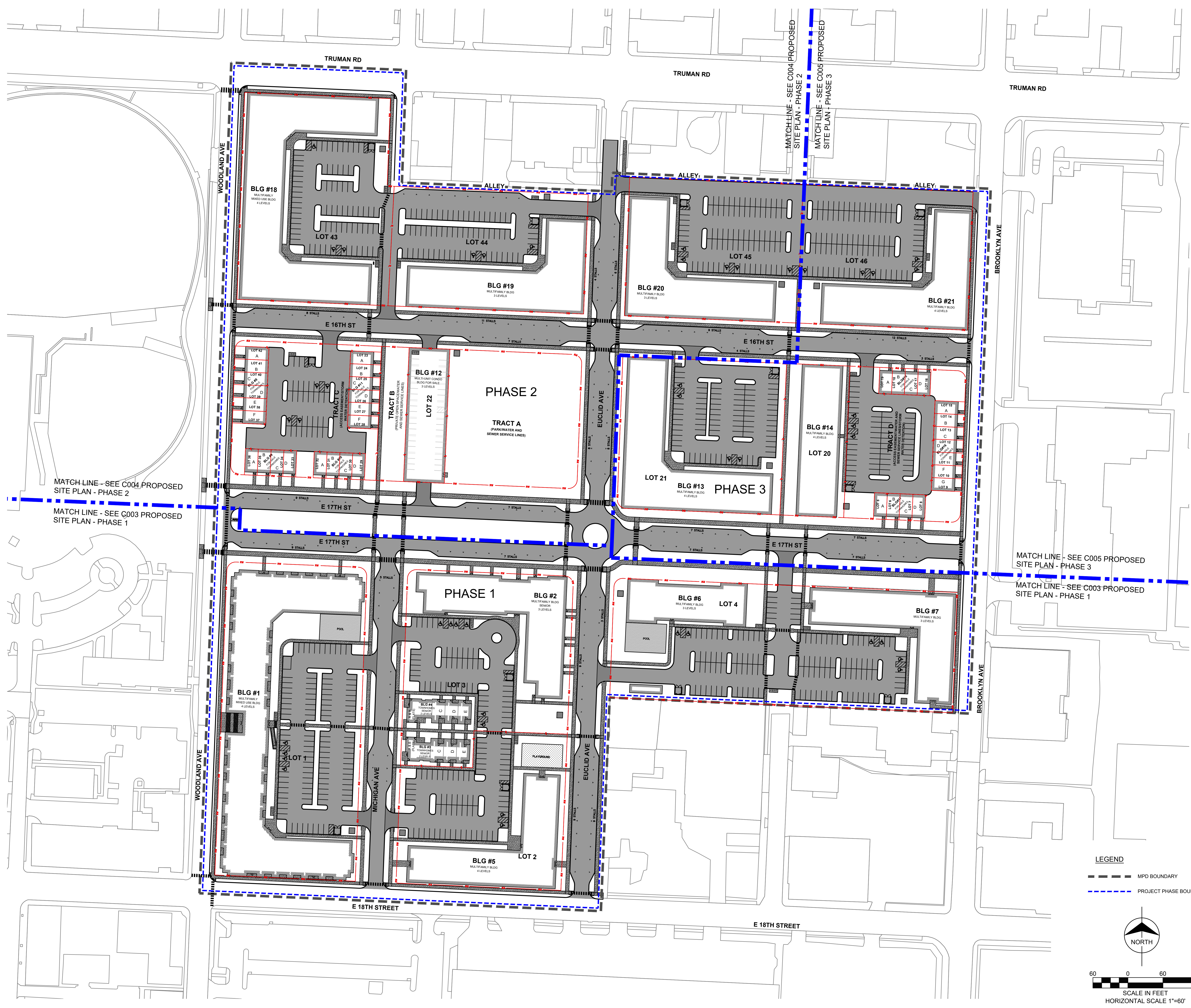


 300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

EXISTING CONDITIONS

	07/01/2024
	T&B No. 73-0501
	C001
	MPD PLANS



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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00098, on 09-04-2024

Janet Gabel
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS
PROPERTIES

Twelfth Street
HERITAGE
KANSAS CITY, MISSOURI

PARADE PARK - MASTER
PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

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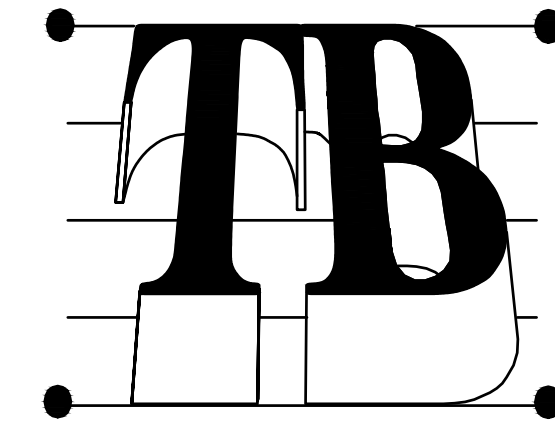
Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

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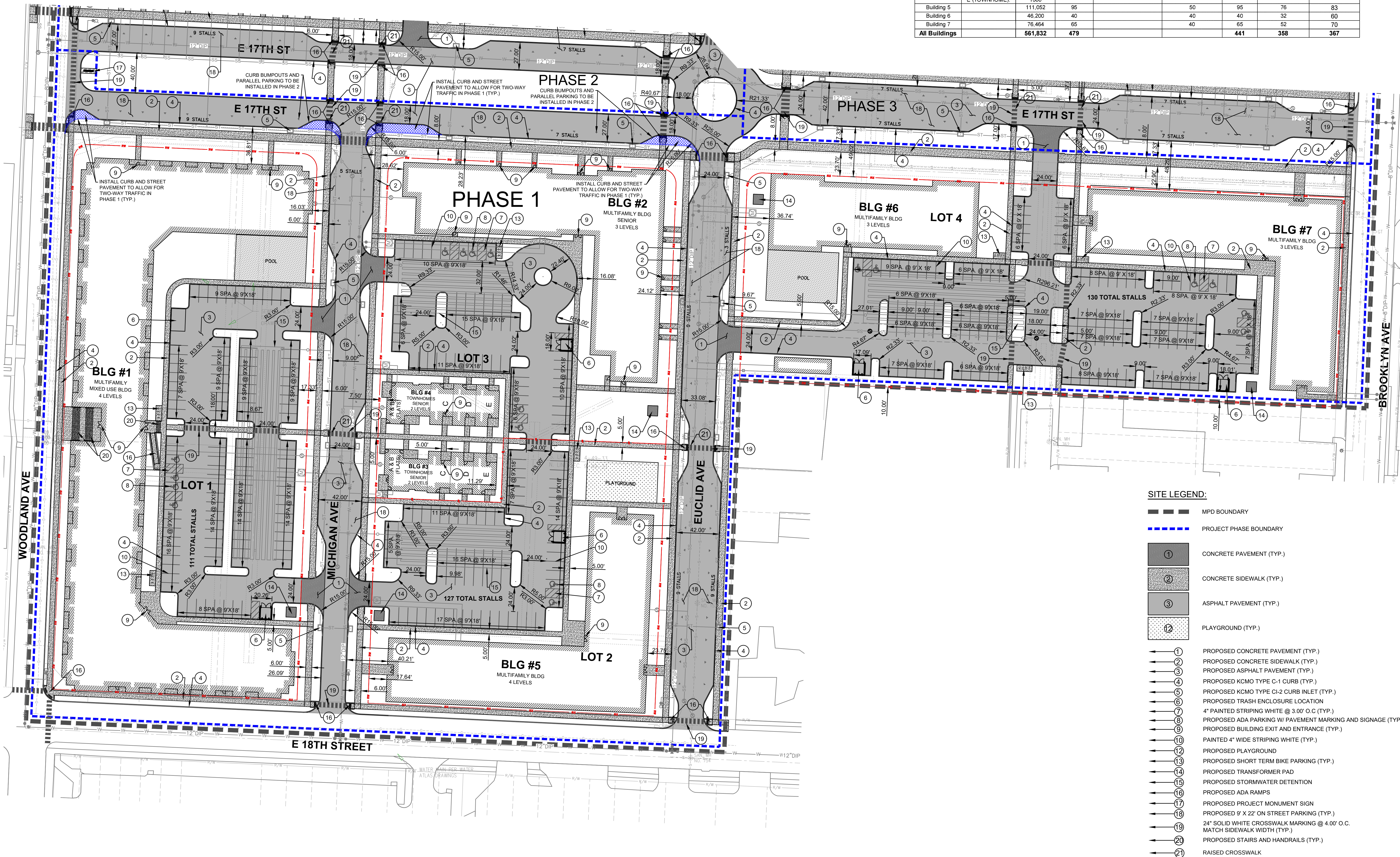
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CONSTRUCTION

07/01/2024
T&B No. 73-0501
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MPD PLANS



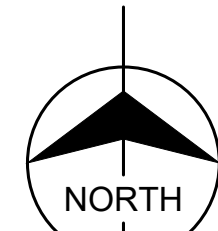
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Table 1a Building Square Footages & Uses		Square Footage	Residential Units	Non-Residential Uses and Square Footage	Building Height (ft) Not To Exceed	Parking spaces Required	Parking spaces for MPD 0.8 spaces per unit	Parking Spaces Provided on Site
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All Buildings		561,832	479			441	358	367

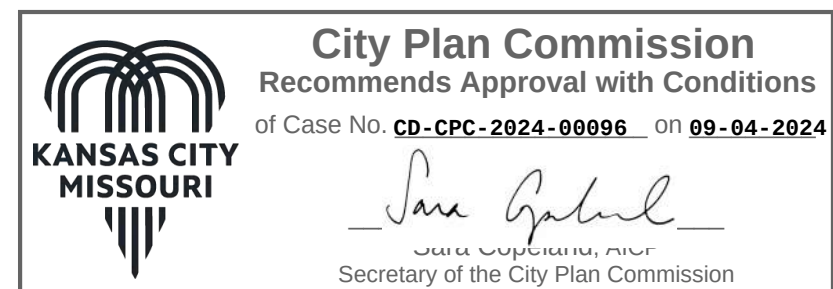


SITE LEGEND:

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- CONCRETE PAVEMENT (TYP.)
- CONCRETE SIDEWALK (TYP.)
- ASPHALT PAVEMENT (TYP.)
- PLAYGROUND (TYP.)
- PROPOSED CONCRETE PAVEMENT (TYP.)
- PROPOSED CONCRETE SIDEWALK (TYP.)
- PROPOSED ASPHALT PAVEMENT (TYP.)
- PROPOSED KCMO TYPE C-1 CURB (TYP.)
- PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
- PROPOSED TRASH ENCLOSURE LOCATION
- 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.)
- PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
- PROPOSED BUILDING EXIT AND ENTRANCE (TYP.)
- PAINTED 4" WIDE STRIPING WHITE (TYP.)
- PROPOSED PLAYGROUND
- PROPOSED SHORT TERM BIKE PARKING (TYP.)
- PROPOSED TRANSFORMER PAD
- PROPOSED STORMWATER DETENTION
- PROPOSED ADA RAMPS
- PROPOSED PROJECT MONUMENT SIGN
- PROPOSED 9' X 22' ON STREET PARKING (TYP.)
- 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C.
- MATCH SIDEWALK WIDTH (TYP.)
- PROPOSED STAIRS AND HANDRAILS (TYP.)
- RAISED CROSSWALK



SCALE IN FEET
HORIZONTAL SCALE 1"=40'



#	DATE	CHANGE DESCRIPTION



Moody Nolan

DRAWING TITLE:

PROPOSED SITE PLAN - PHASE 1

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/01/2024
	T&B No. 73-0501
	C003
	MPD PLANS

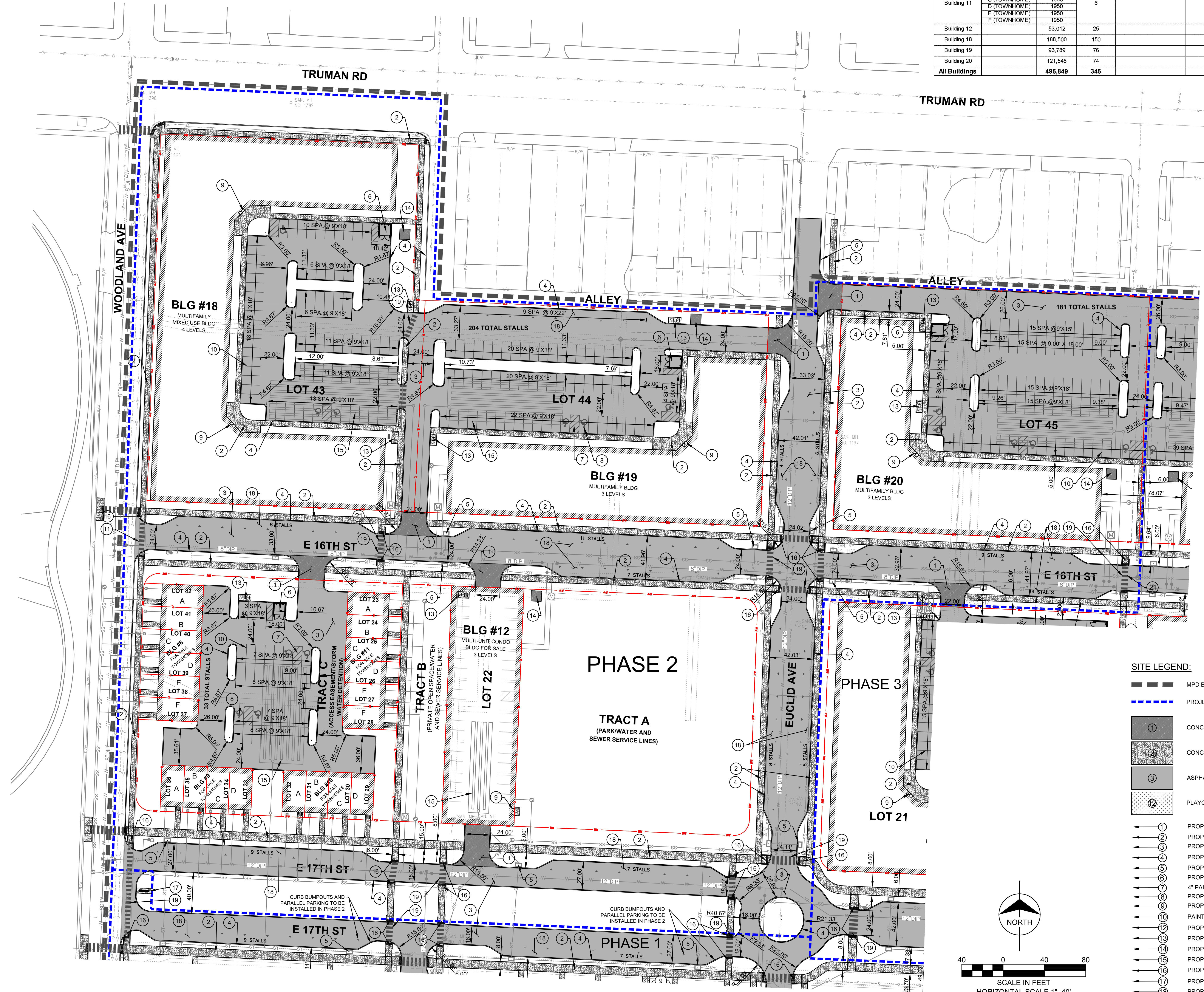
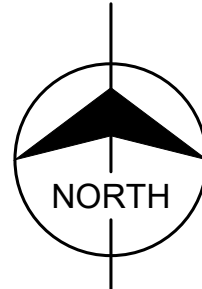


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Building 20		121,548	74		40	74	60	90
All Buildings		495,849	345			345	279	404

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- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- CONCRETE PAVEMENT (TYP.)
- CONCRETE SIDEWALK (TYP.)
- ASPHALT PAVEMENT (TYP.)
- PLAYGROUND (TYP.)

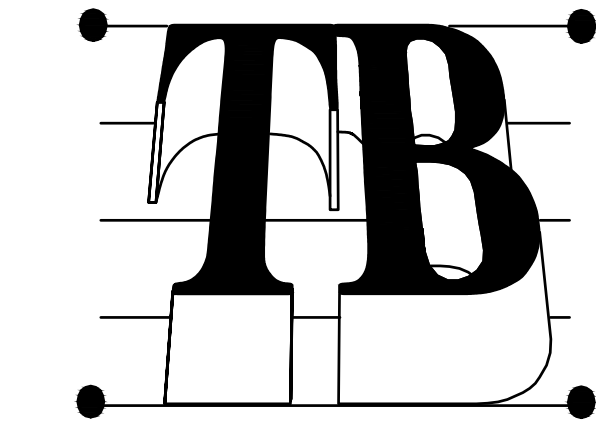
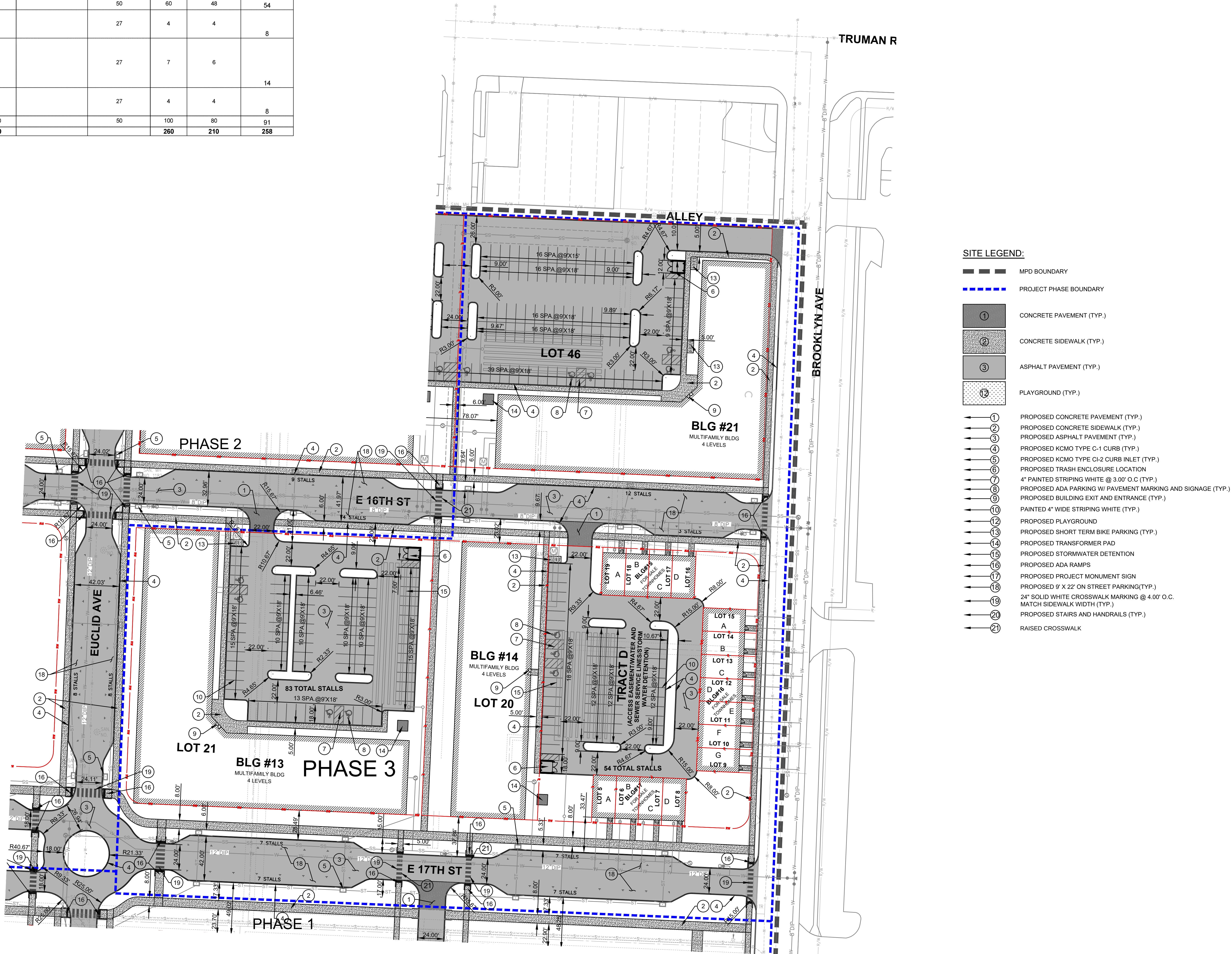
- PROPOSED CONCRETE PAVEMENT (TYP.)
- PROPOSED CONCRETE SIDEWALK (TYP.)
- PROPOSED ASPHALT PAVEMENT (TYP.)
- PROPOSED KCMO TYPE C-1 CURB (TYP.)
- PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
- PROPOSED TRASH ENCLOSURE LOCATION
- 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
- PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
- PROPOSED BUILDING EXIT AND ENTRANCE (TYP.)
- PAINTED 4" WIDE STRIPING WHITE (TYP.)
- PROPOSED PLAYGROUND
- PROPOSED SHORT TERM BIKE PARKING (TYP.)
- PROPOSED TRANSFORMER PAD
- PROPOSED STORMWATER DETENTION
- PROPOSED ADA RAMPS
- PROPOSED PROJECT MONUMENT SIGN
- PROPOSED 9' X 22' ON STREET PARKING (TYP.)
- 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C. MATCH SIDEWALK WIDTH (TYP.)
- PROPOSED STAIRS AND HANDRAILS (TYP.)
- RAISED CROSSWALK



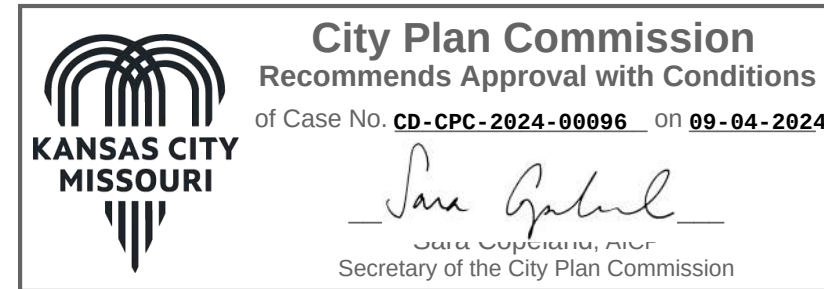
SCALE IN FEET
HORIZONTAL SCALE 1"=40'

#	DATE	CHANGE DESCRIPTION

Table 1a Building Square Footages & Uses		Square Footage	Residential Units	Non-Residential Uses and Square Footage	Building Height (ft) Not To Exceed	Parking spaces Required	Parking spaces for MPD 0.8 spaces per unit	Parking Spaces Provided on Site
Building 13		125,752	85		50	85	68	83
Building 14		54,600	60		50	60	48	54
Building 15	A (TOWNHOME)	1950	4		27	4	4	8
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
Building 16	A (TOWNHOME)	1950	7		27	7	6	14
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
	E (TOWNHOME)	1950						
	F (TOWNHOME)	1950						
	G (TOWNHOME)	1950						
Building 17	A (TOWNHOME)	1950	4		27	4	4	8
	B (TOWNHOME)	1950						
	C (TOWNHOME)	1950						
	D (TOWNHOME)	1950						
Building 21		121,548	100		50	100	80	91
All Buildings		331,150	260			260	210	258



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 263-3456
Fax (816) 263-0810



#	DATE	CHANGE DESCRIPTION



PARADE PARK - MASTER PLAN
Twelfth Street
HERITAGE
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

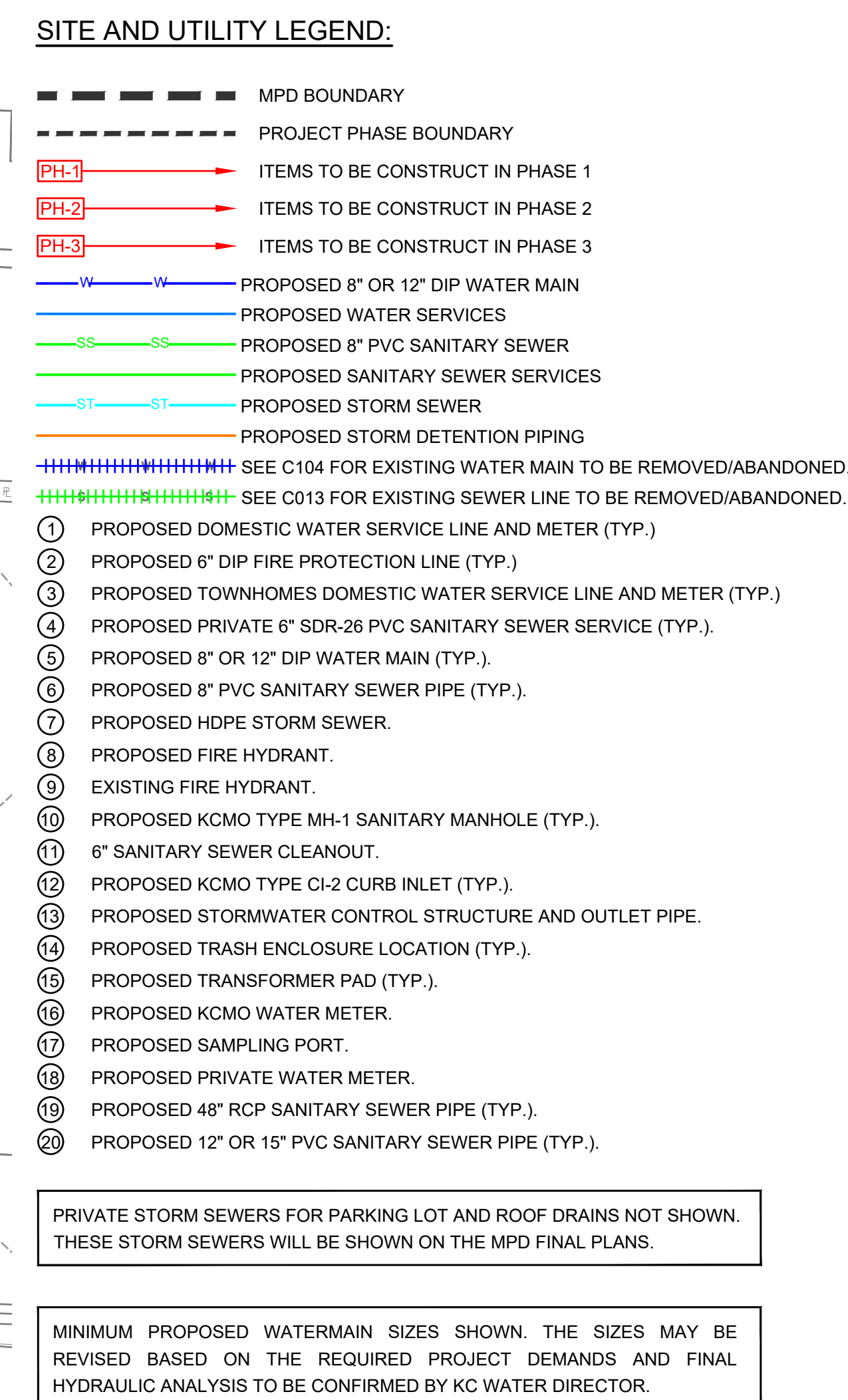
Moody Nolan
PHONE: 614-461-4664

DRAWING TITLE:
PROPOSED SITE PLAN - PHASE 3

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/01/2024
	T&B No. 73-0501
	C005
	MPD PLANS



Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810



**KANSAS CITY
MISSOURI**

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPK-2024-00096** on **09-04-2024**

Sara Gabriel
 Sara Gabriel, AICP
 Secretary of the City Plan Commission

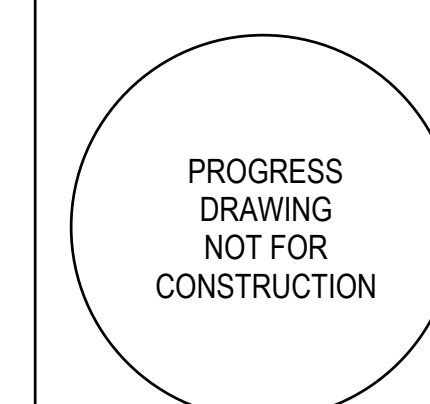
#	DATE	CHANGE DESCRIPTION



 300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

PROPOSED OVERALL UTILITY PLAN

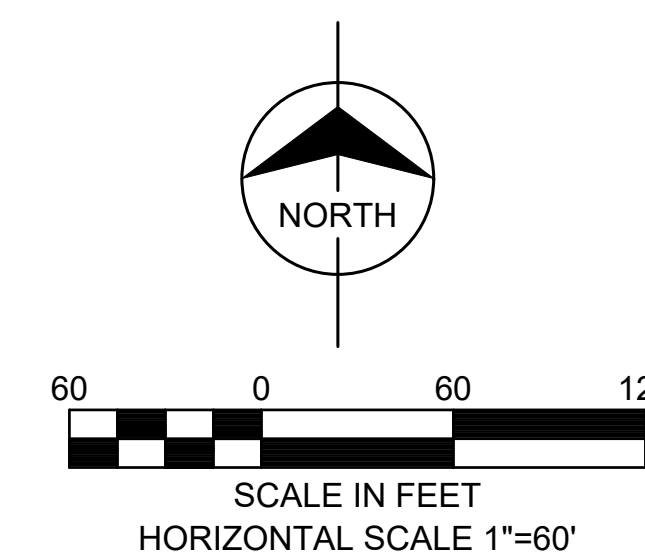


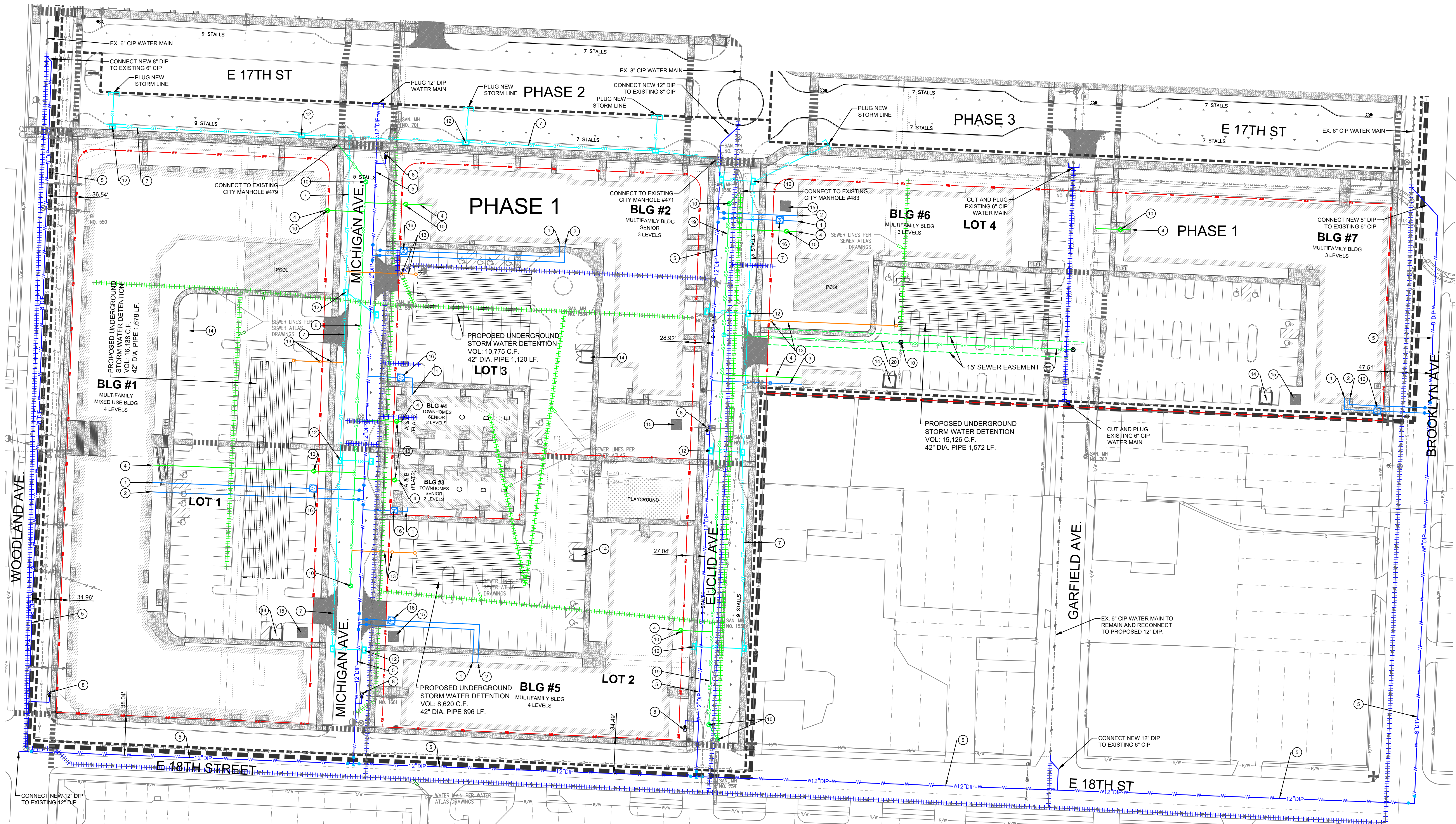
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T&B No. 73-050

C006

MPD PLANS

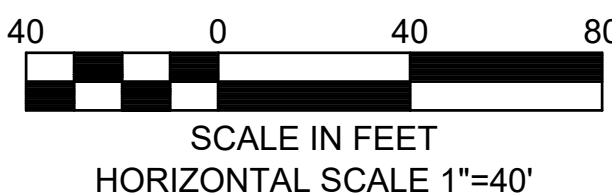
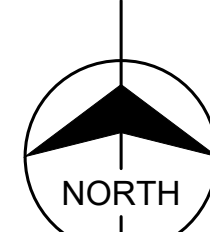




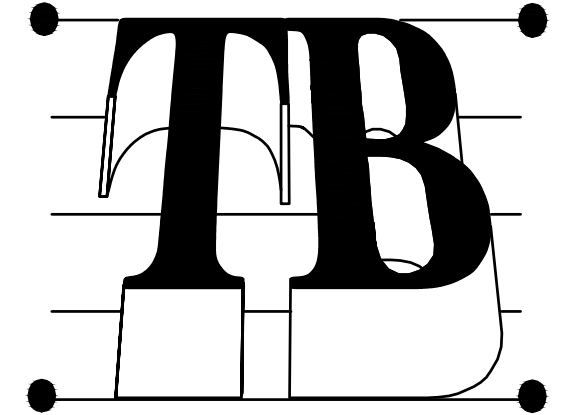
SITE AND UTILITY LEGEND:

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- PH-1 ITEMS TO BE CONSTRUCT IN PHASE 1
- PH-2 ITEMS TO BE CONSTRUCT IN PHASE 2
- PH-3 ITEMS TO BE CONSTRUCT IN PHASE 3
- PROPOSED 8" OR 12" DIP WATER MAIN
- PROPOSED WATER SERVICES
- PROPOSED 8" PVC SANITARY SEWER
- PROPOSED 8" PVC SANITARY SEWER SERVICES
- PROPOSED STORM SEWER
- PROPOSED STORM DETENTION PIPING
- SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/ABANDONED
- SEE C013 FOR EXISTING SEWER LINE TO BE REMOVED/ABANDONED

PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN. THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.



- PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.)
- PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.)
- PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND KCMO METER (TYP.)
- PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- PROPOSED 8" OR 12" DIP WATER MAIN (TYP.)
- PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.)
- PROPOSED HDPE STORM SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.)
- 6" SANITARY SEWER CLEANOUT
- PROPOSED KCMO TYPE CI-2 CURB INLET (TYP.)
- PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE
- PROPOSED TRASH ENCLOSURE LOCATION (TYP.)
- PROPOSED TRANSFORMER PAD (TYP.)
- PROPOSED KCMO WATER METER
- PROPOSED SAMPLING PORT
- PROPOSED PRIVATE WATER METER
- PROPOSED 48" RCP SANITARY SEWER PIPE (TYP.)
- PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.)



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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00098, on 09-04-2024
Janet Gabel
Secretary of the City Plan Commission

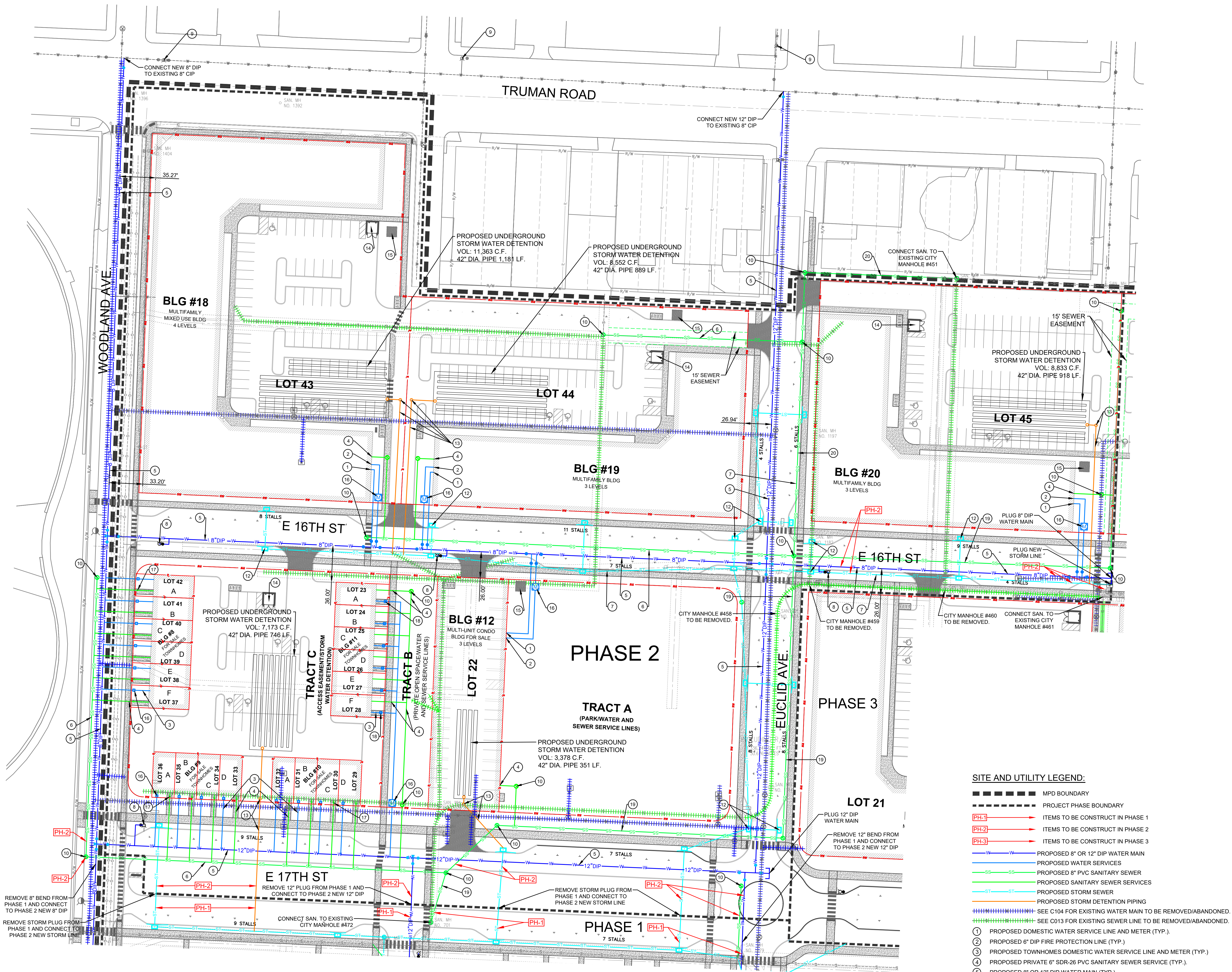
#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS PROPERTIES
Twelfth Street HERITAGE
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
PROPOSED UTILITY PLAN - PHASE 1

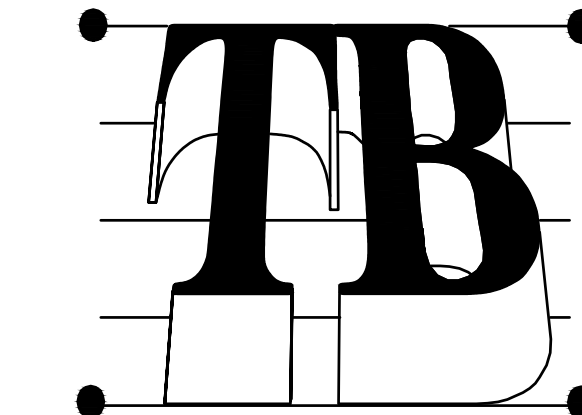
07/01/2024
T&B No. 73-0501
C007
MPD PLANS



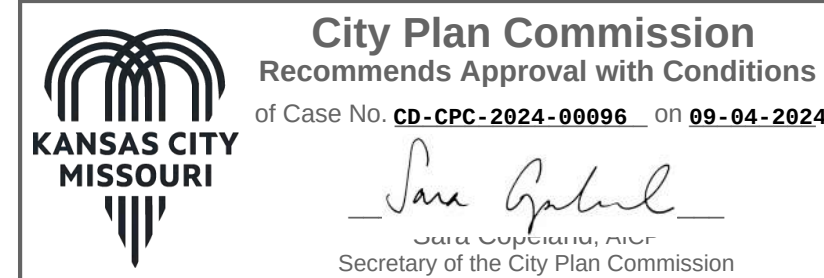
PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN.
THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.

SITE AND UTILITY LEGEND:

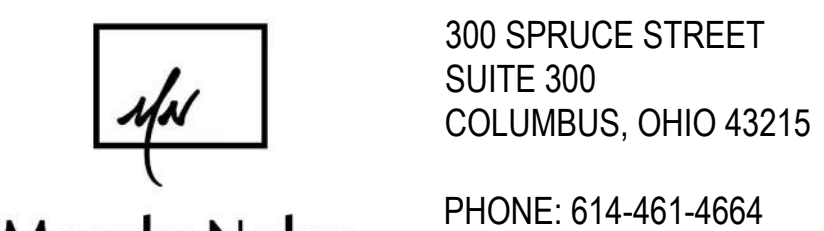
- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- PH-1: ITEMS TO BE CONSTRUCT IN PHASE 1
- PH-2: ITEMS TO BE CONSTRUCT IN PHASE 2
- PH-3: ITEMS TO BE CONSTRUCT IN PHASE 3
- PROPOSED 8" OR 12" DIP WATER MAIN
- PROPOSED WATER SERVICES
- PROPOSED 8" PVC SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICES
- PROPOSED STORM SEWER
- PROPOSED STORM DETENTION PIPING
- SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/ABANDONED.
- SEE C013 FOR EXISTING SEWER LINE TO BE REMOVED/ABANDONED.
- PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.).
- PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.).
- PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND METER (TYP.).
- PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.).
- PROPOSED 8" OR 12" DIP WATER MAIN (TYP.).
- PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.).
- PROPOSED HDPE STORM SEWER.
- PROPOSED FIRE HYDRANT.
- EXISTING FIRE HYDRANT.
- PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.).
- 6" SANITARY SEWER CLEANOUT.
- PROPOSED KCMO TYPE CI-2 CURB INLET (TYP.).
- PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE.
- PROPOSED TRASH ENCLOSURE LOCATION (TYP.).
- PROPOSED TRANSFORMER PAD (TYP.).
- PROPOSED KCMO WATER METER.
- PROPOSED SAMPLING PORT.
- PROPOSED PRIVATE WATER METER.
- PROPOSED 48" RCP SANITARY SEWER PIPE (TYP.).
- PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.).



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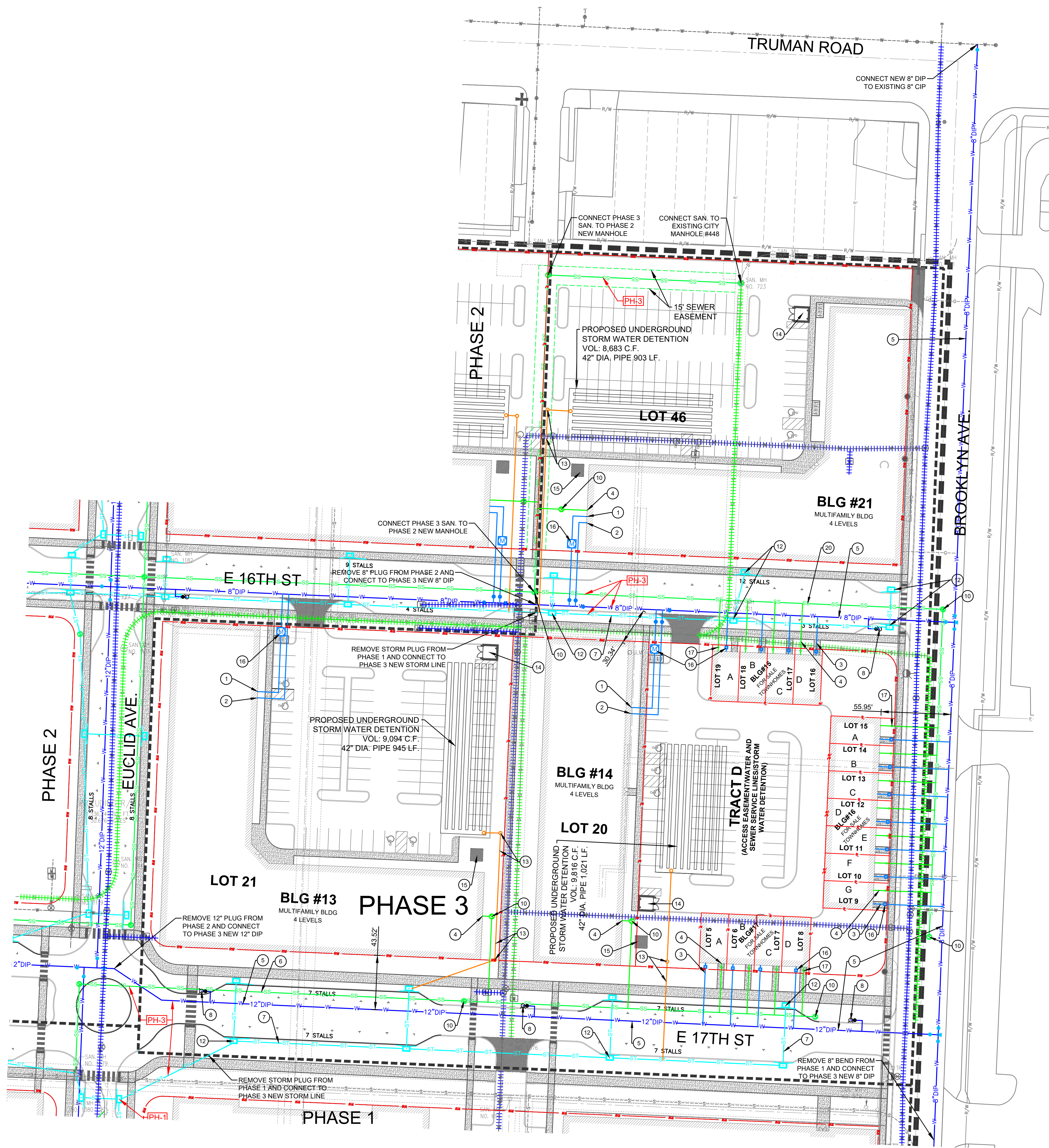


#	DATE	CHANGE DESCRIPTION



DRAWING TITLE:
PROPOSED UTILITY PLAN - PHASE 2

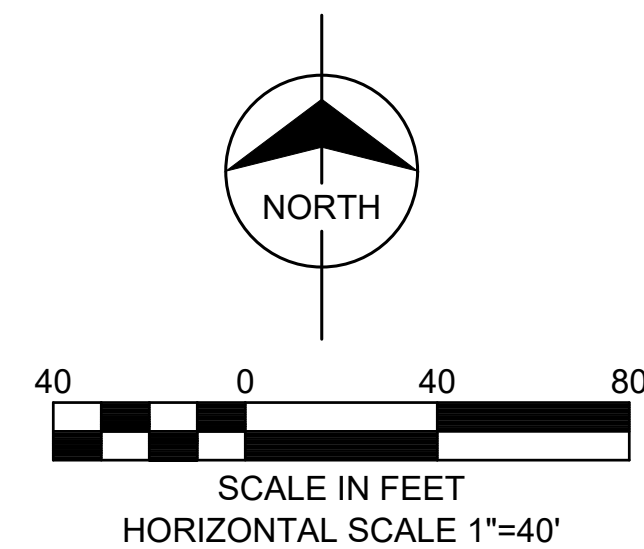
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/01/2024
	T&B No. 73-0501
	C008
	MPD PLANS



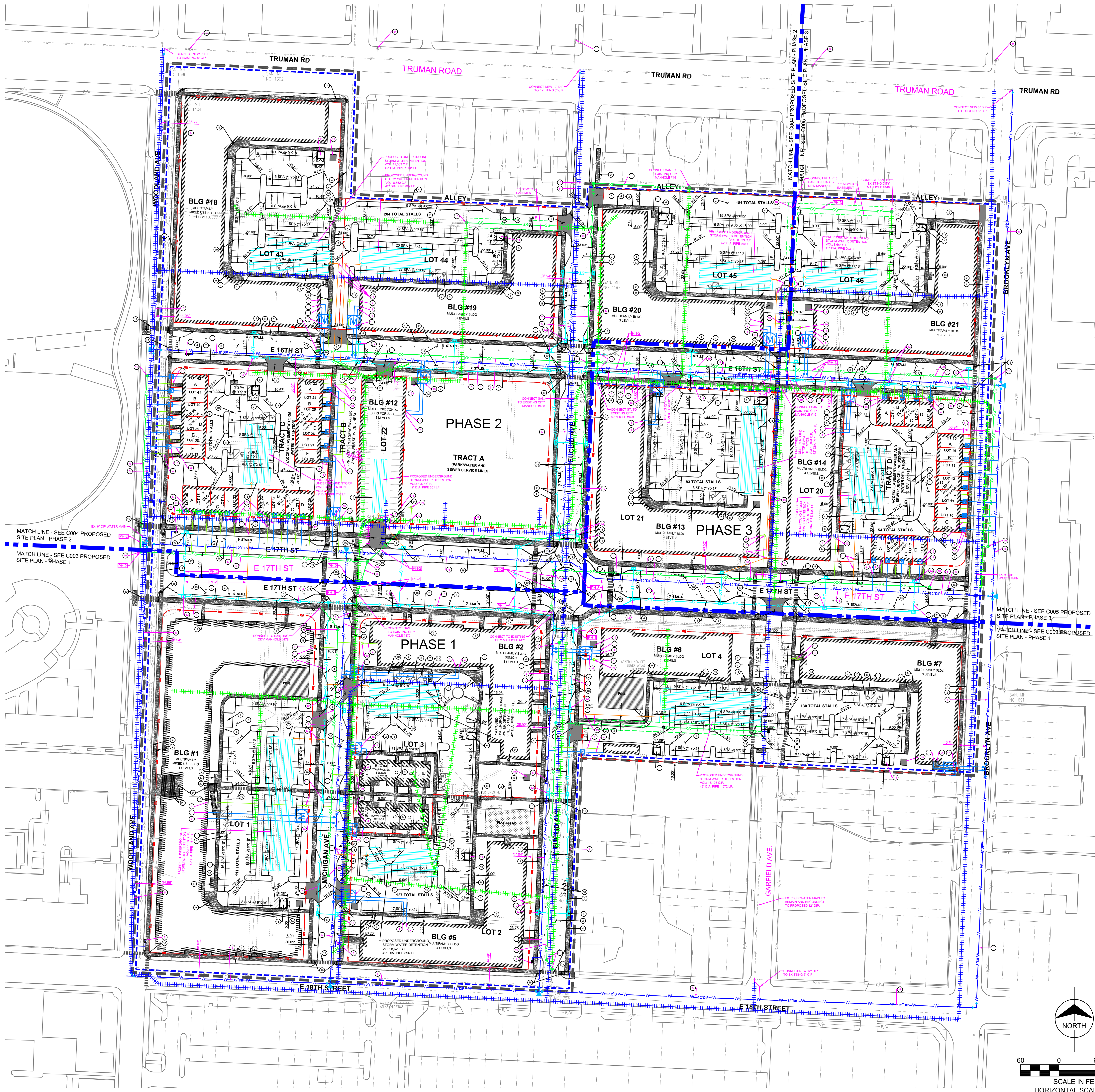
SITE AND UTILITY LEGEND:

- MPD BOUNDARY
- - - PROJECT PHASE BOUNDARY
- PH-1 ITEMS TO BE CONSTRUCT IN PHASE 1
- PH-2 ITEMS TO BE CONSTRUCT IN PHASE 2
- PH-3 ITEMS TO BE CONSTRUCT IN PHASE 3
- W-W PROPOSED 8" OR 12" DIP WATER MAIN
- W-W PROPOSED WATER SERVICES
- SS-SS PROPOSED 8" PVC SANITARY SEWER
- SS-SS PROPOSED SANITARY SEWER SERVICES
- ST-ST PROPOSED STORM SEWER
- ST-ST PROPOSED STORM DETENTION PIPING
- SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/ABANDONED.
- SEE C013 FOR EXISTING SEWER LINE TO BE REMOVED/ABANDONED.
- 1 PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.)
- 2 PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.)
- 3 PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND METER (TYP.)
- 4 PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- 5 PROPOSED 8" OR 12" DIP WATER MAIN (TYP.)
- 6 PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.)
- 7 PROPOSED HOPE STORM SEWER.
- 8 PROPOSED FIRE HYDRANT.
- 9 EXISTING FIRE HYDRANT.
- 10 PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.)
- 11 6" SANITARY SEWER CLEANOUT.
- 12 PROPOSED KCMO TYPE CI-2 CURB INLET (TYP.)
- 13 PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE.
- 14 PROPOSED TRASH ENCLOSURE LOCATION (TYP.)
- 15 PROPOSED TRANSFORMER PAD (TYP.)
- 16 PROPOSED KCMO WATER METER.
- 17 PROPOSED SAMPLING PORT.
- 18 PROPOSED PRIVATE WATER METER.
- 19 PROPOSED 48" RCP SANITARY SEWER PIPE (TYP.)
- 20 PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.)

PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN.
THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.



#	DATE	CHANGE DESCRIPTION



SITE LEGEND:

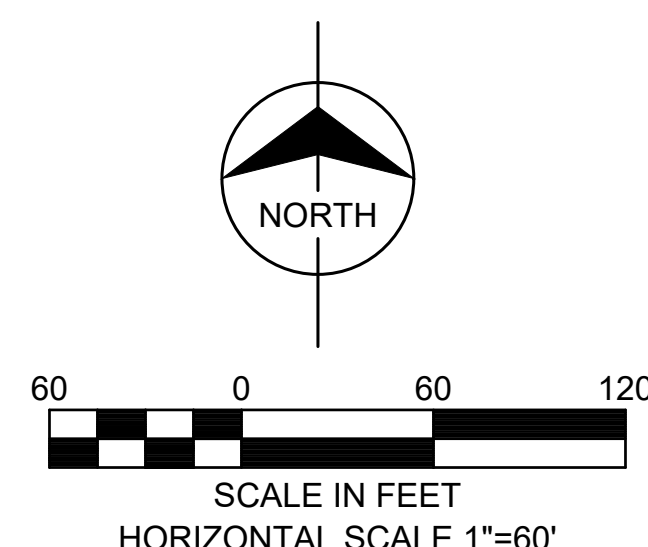
- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- CONCRETE PAVEMENT (TYP.)
- CONCRETE SIDEWALK (TYP.)
- ASPHALT PAVEMENT (TYP.)
- PLAYGROUND (TYP.)
- PROPOSED CONCRETE PAVEMENT (TYP.)
- PROPOSED CONCRETE SIDEWALK (TYP.)
- PROPOSED ASPHALT PAVEMENT (TYP.)
- PROPOSED KCMO TYPE C-1 CURB (TYP.)
- PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
- PROPOSED TRASH ENCLOSURE LOCATION
- 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
- PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
- PROPOSED BUILDING EXIT AND ENTRANCE (TYP.)
- PAINTED 4" WIDE STRIPING WHITE (TYP.)
- PROPOSED PLAYGROUND
- PROPOSED SHORT TERM BIKE PARKING (TYP.)
- PROPOSED TRANSFORMER PAD
- PROPOSED STORMWATER DETENTION
- PROPOSED ADA RAMPS
- PROPOSED PROJECT MONUMENT SIGN
- PROPOSED 9' X 22' ON STREET PARKING (TYP.)
- 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C.
- MATCH SIDEWALK WIDTH (TYP.)
- PROPOSED STAIRS AND HANDRAILS (TYP.)

UTILITY LEGEND:

- PH-1 ITEMS TO BE CONSTRUCT IN PHASE 1
- PH-2 ITEMS TO BE CONSTRUCT IN PHASE 2
- PH-3 ITEMS TO BE CONSTRUCT IN PHASE 3
- PROPOSED 8" OR 12" DIP WATER MAIN
- PROPOSED WATER SERVICES
- PROPOSED 8" PVC SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICES
- PROPOSED STORM SEWER
- PROPOSED STORM DETENTION PIPING
- SEE C104 FOR EXISTING WATER MAIN TO BE REMOVED/
- SEE C103 FOR EXISTING SEWER LINE TO BE REMOVED/
- PROPOSED DOMESTIC WATER SERVICE LINE AND METER (TYP.)
- PROPOSED 6" DIP FIRE PROTECTION LINE (TYP.)
- PROPOSED TOWNHOMES DOMESTIC WATER SERVICE LINE AND KCMO METER (TYP.)
- PROPOSED PRIVATE 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- PROPOSED 8" OR 12" DIP WATER MAIN (TYP.)
- PROPOSED 8" PVC SANITARY SEWER PIPE (TYP.)
- PROPOSED HDPE STORM SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KCMO TYPE MH-1 SANITARY MANHOLE (TYP.)
- 8" SANITARY SEWER CLEANOUT
- PROPOSED KCMO TYPE C-2 CURB INLET (TYP.)
- PROPOSED STORMWATER CONTROL STRUCTURE AND OUTLET PIPE
- PROPOSED TRASH ENCLOSURE LOCATION (TYP.)
- PROPOSED TRANSFORMER PAD (TYP.)
- PROPOSED KCMO WATER METER
- PROPOSED SAMPLING PORT
- PROPOSED PRIVATE WATER METER
- PROPOSED 48" RCP SANITARY SEWER PIPE (TYP.)
- PROPOSED 12" OR 15" PVC SANITARY SEWER PIPE (TYP.)

PRIVATE STORM SEWERS FOR PARKING LOT AND ROOF DRAINS NOT SHOWN. THESE STORM SEWERS WILL BE SHOWN ON THE MPD FINAL PLANS.

Lot and Tract Acreage		Lot/Tract Number	Acre
Building 1		Lot 1	2.964
Building 2			
Building 3	A (FLAT); B (FLAT); C (TOWNHOME); D (TOWNHOME); E (TOWNHOME);	Lot 3	1.948
Building 4	A (FLAT); B (FLAT); C (TOWNHOME); D (TOWNHOME); E (TOWNHOME);		
Building 5		Lot 2	1.556
Building 6			
Building 7		Lot 4	2.778
Building 8	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME) F (TOWNHOME) G (TOWNHOME)	Lot 42 Lot 41 Lot 40 Lot 39 Lot 38 Lot 37 Lot 29	0.029 0.029 0.029 0.029 0.029 0.029 0.023
Building 9	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME)	Lot 36 Lot 35 Lot 34 Lot 33 Lot 32	0.023 0.023 0.023 0.023 0.023
Building 10	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME)	Lot 31 Lot 30 Lot 29 Lot 28	0.023 0.023 0.023 0.027
Building 11	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME) F (TOWNHOME)	Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28	0.027 0.027 0.027 0.027 0.027 0.027
Building 12		Lot 22	0.371
Building 13		Lot 21	1.672
Building 14		Lot 20	0.652
Building 15	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME)	Lot 19 Lot 18 Lot 17 Lot 16	0.023 0.023 0.023 0.023
Building 16	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME) E (TOWNHOME) F (TOWNHOME) G (TOWNHOME)	Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15	0.026 0.026 0.026 0.026 0.026 0.026 0.026
Building 17	A (TOWNHOME) B (TOWNHOME) C (TOWNHOME) D (TOWNHOME)	Lot 5 Lot 6 Lot 7 Lot 8	0.023 0.023 0.023 0.023
Building 18		Lot 43	2.087
Building 19		Lot 44	1.573
Building 20		Lot 45	1.623
Building 21		Lot 46	1.595
Tract A		Tract A	1.197
Tract B		Tract B	0.251
Tract C		Tract C	0.802
Tract D		Tract D	0.824
Total			22.779



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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-000998, on 09-04-2024
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS
PROPERTIES
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
Moody Nolan

DRAWING TITLE:
PRELIMINARY PLAT SHEET

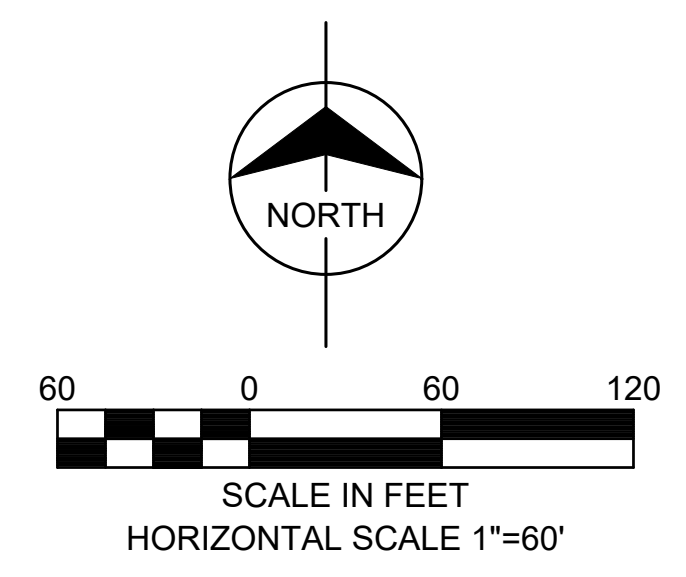
07/01/2024
T&B No. 73-0501
C010
MPD PLANS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

© 2024 MOODY NOLAN INC. AUTOCAD VERSION: 2023 DATE: 07/01/2024 FILE: C:\MOODY\2024\PARADE PARK MASTER PLAN\101 SITE DEMOLITION PLAN.DWG



- SITE AND DEMOLITION LEGEND**
- MPD BOUNDARY
 - PROJECT PHASE BOUNDARY
 - EXISTING BUILDING/STRUCTURE AND ITS APPURTENANCE TO BE REMOVED IN ITS ENTIRETY.
 - EXISTING STREET, DRIVEWAY, SIDEWALK, CURB, ETC. TO BE REMOVED IN THEIR ENTIRETY.
 - EXISTING UTILITIES TO BE REMOVED IN THEIR ENTIRETY.
 - EXISTING ITEMS TO REMAIN. DO NOT DISTURB.
 - EXISTING TREE TO BE REMOVED IN ITS ENTIRETY. COORDINATE TREE REMOVAL WITH L004 TREE REMOVAL PLAN.
 - RIGHT-OF-WAY/STREETS TO BE VACATED BY SEPARATE APPLICATION.



TB

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City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098**, on 09-04-2024

Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION

Twelfth Street
HERITAGE
COLUMBIAN UNIVERSITY DISTRICT

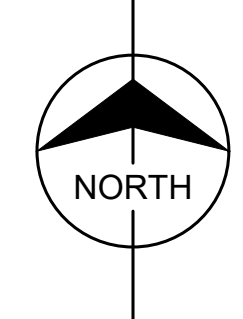
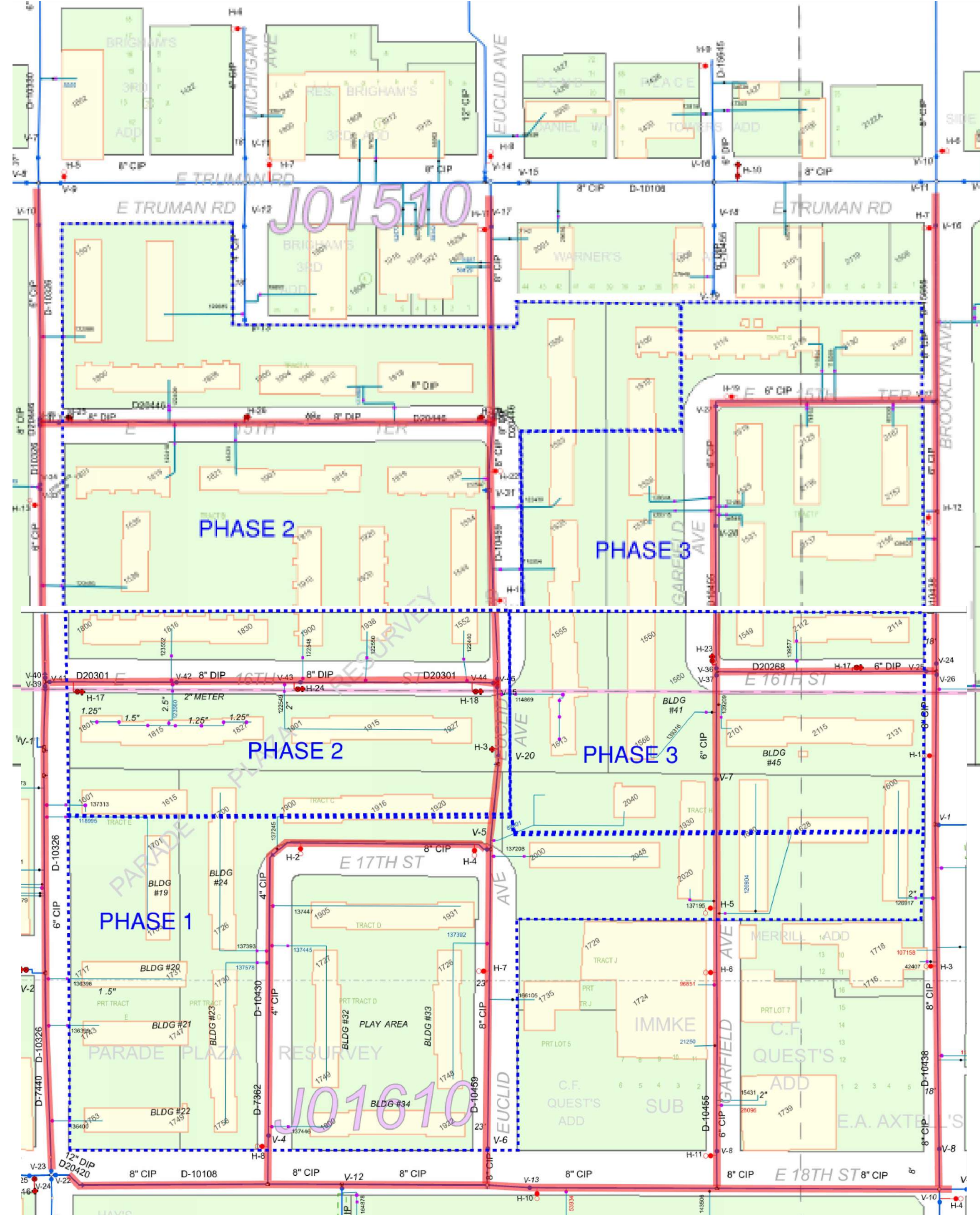
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

SITE DEMOLITION PLAN

07/01/2024
T&B No. 73-0501
C011
MPD PLANS

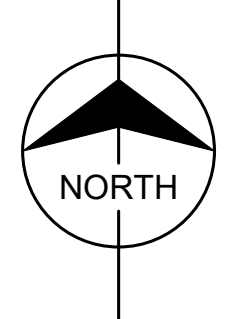
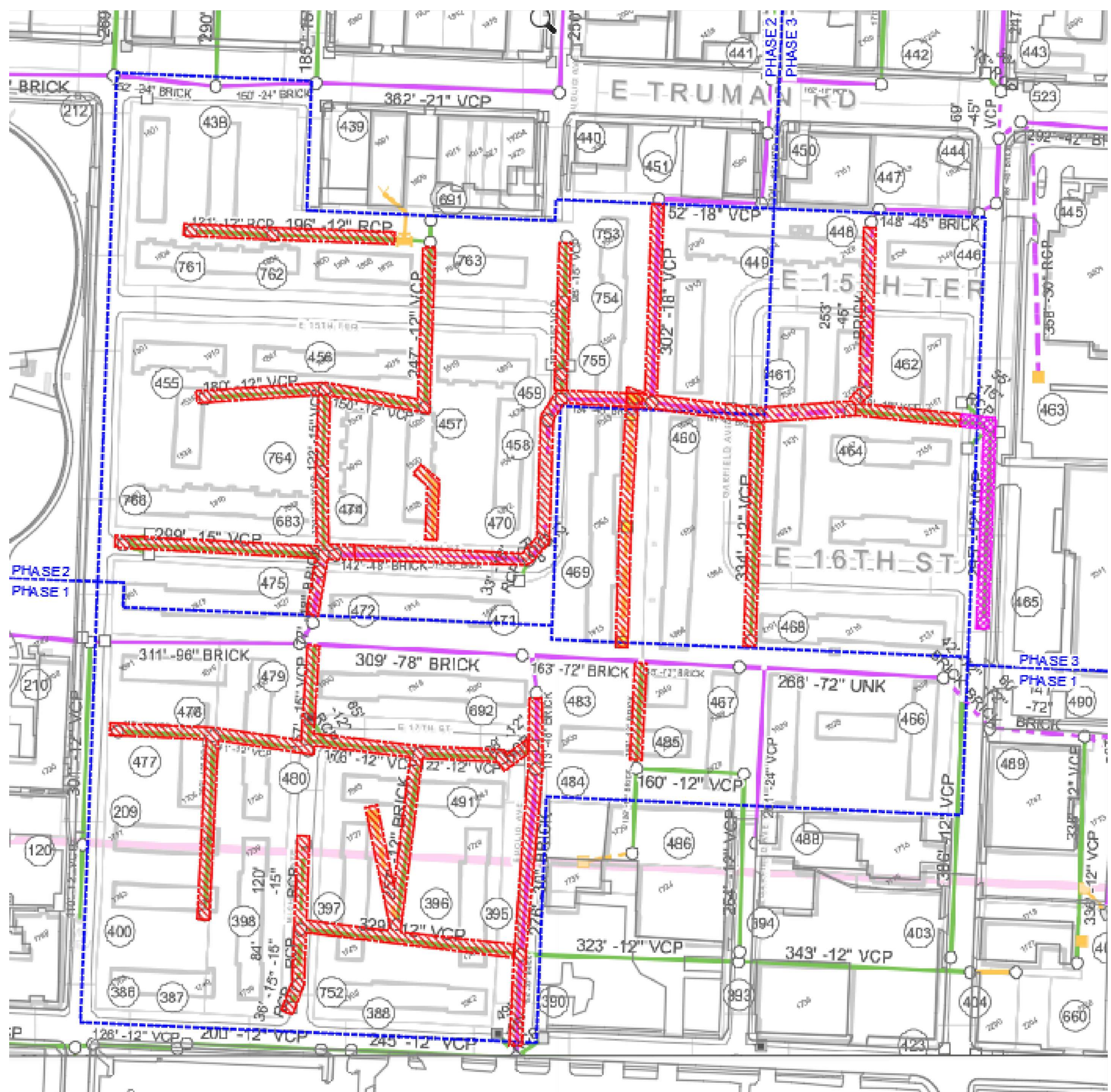
© 2024 MOODY NOLAN INC. AUTOCAD VERSION: 2023 11/15/24 FILE INFO: K:\PROJECTS\2024\MOODY NOLAN\2024 SITE DEMOLITION PLAN 2.DWG



PUBLIC WATERLINE ABANDONMENT

LEGEND

- PUBLIC WATER TO BE REMOVED/ABANDONED SEE C014
- PUBLIC SEWER TO BE REMOVED/ABANDONED SEE C013
- PUBLIC SEWER TO BE ABANDONED SEE C013
- PROJECT PHASE BOUNDARY



PUBLIC SEWER ABANDONMENT

TB
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Secretary of the City Plan Commission

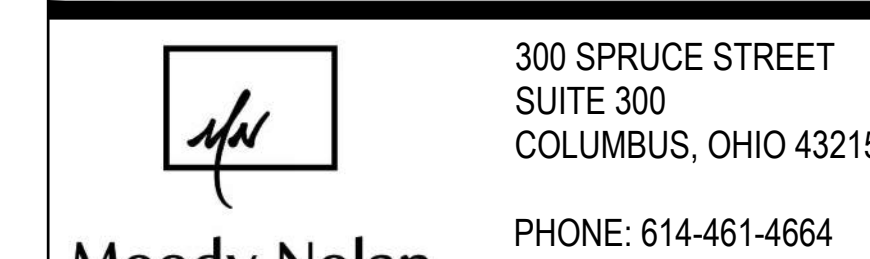
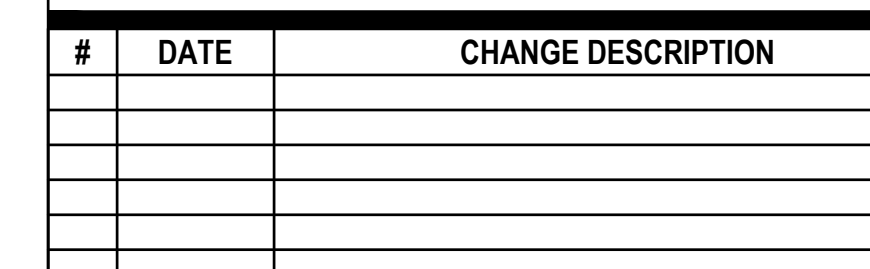
#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS
PROPERTIES
Twelfth Street HERITAGE
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
**PUBLIC WATER AND SEWER
ABANDONMENT PLAN**

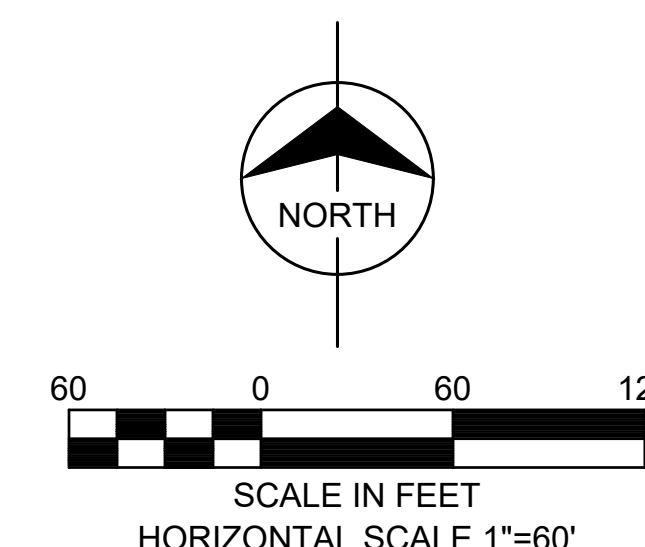
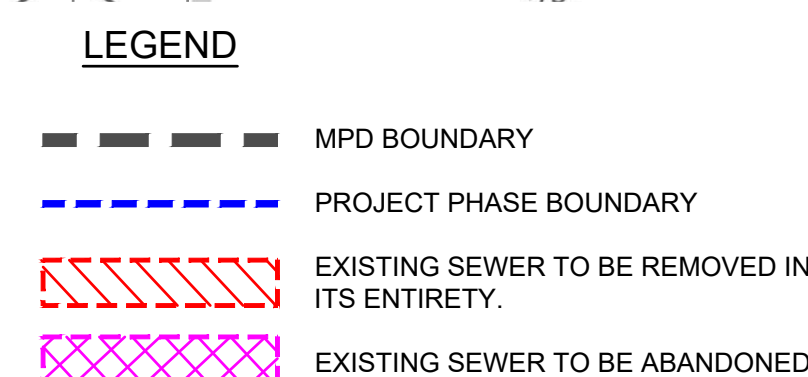
	07/01/2024
	T&B No. 73-0501
	C012
MPD PLANS	



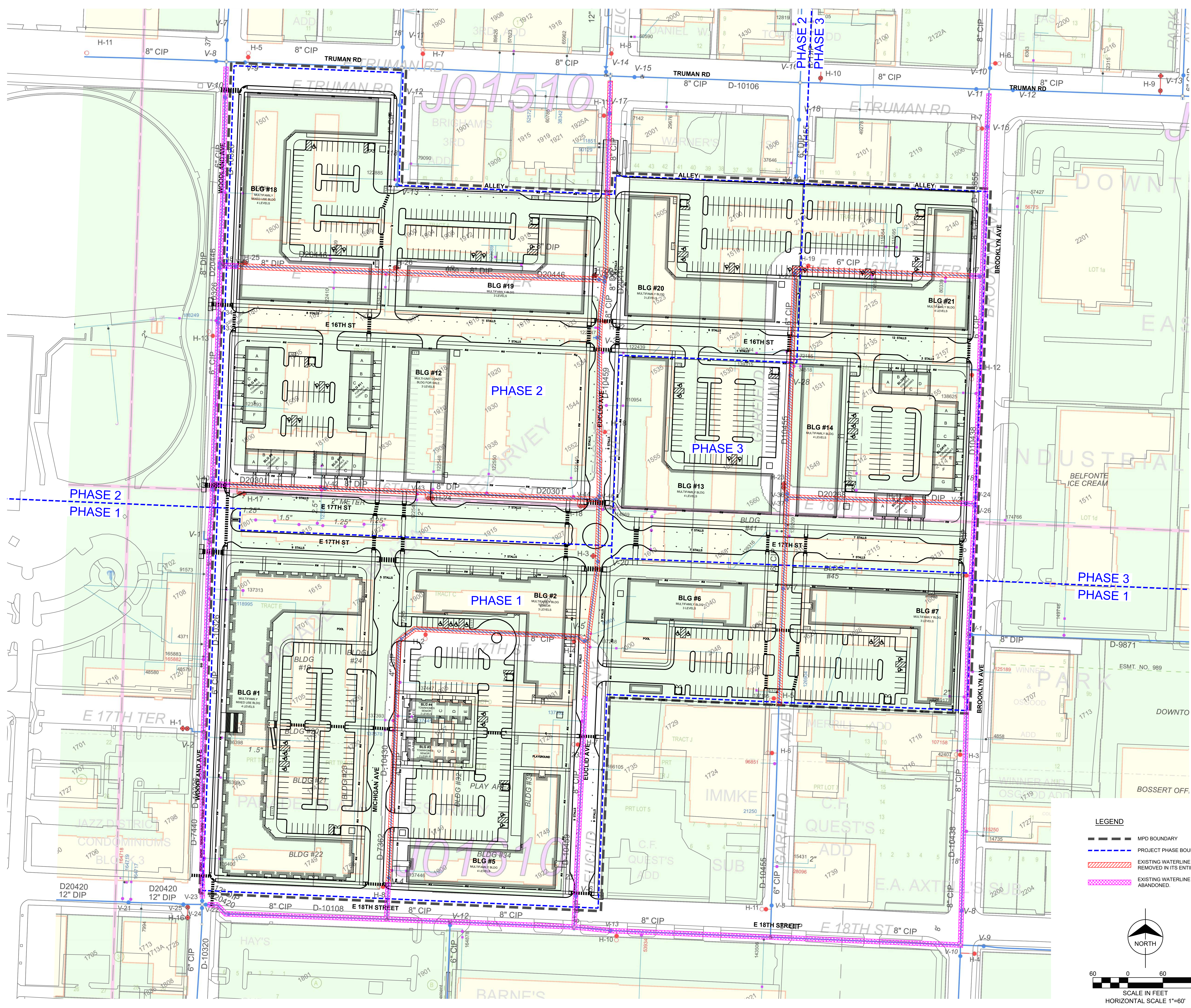
EXSITNG SEWER ABANDONMENT PLAN

C013

MPD PLANS



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AUTOCAD VERSION: 2023
FILE: WFO_1610073501UR PLANS 2014 EXISTING WATERLINE ABANDONMENT.DWG



LEGEND

- MPD BOUNDARY
- PROJECT PHASE BOUNDARY
- EXISTING WATERLINE TO BE REMOVED IN ITS ENTIRETY.
- EXISTING WATERLINE TO BE ABANDONED.

SCALE IN FEET
HORIZONTAL SCALE 1"=60'

NORTH

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2024-00098, on 09-04-2024

#	DATE	CHANGE DESCRIPTION

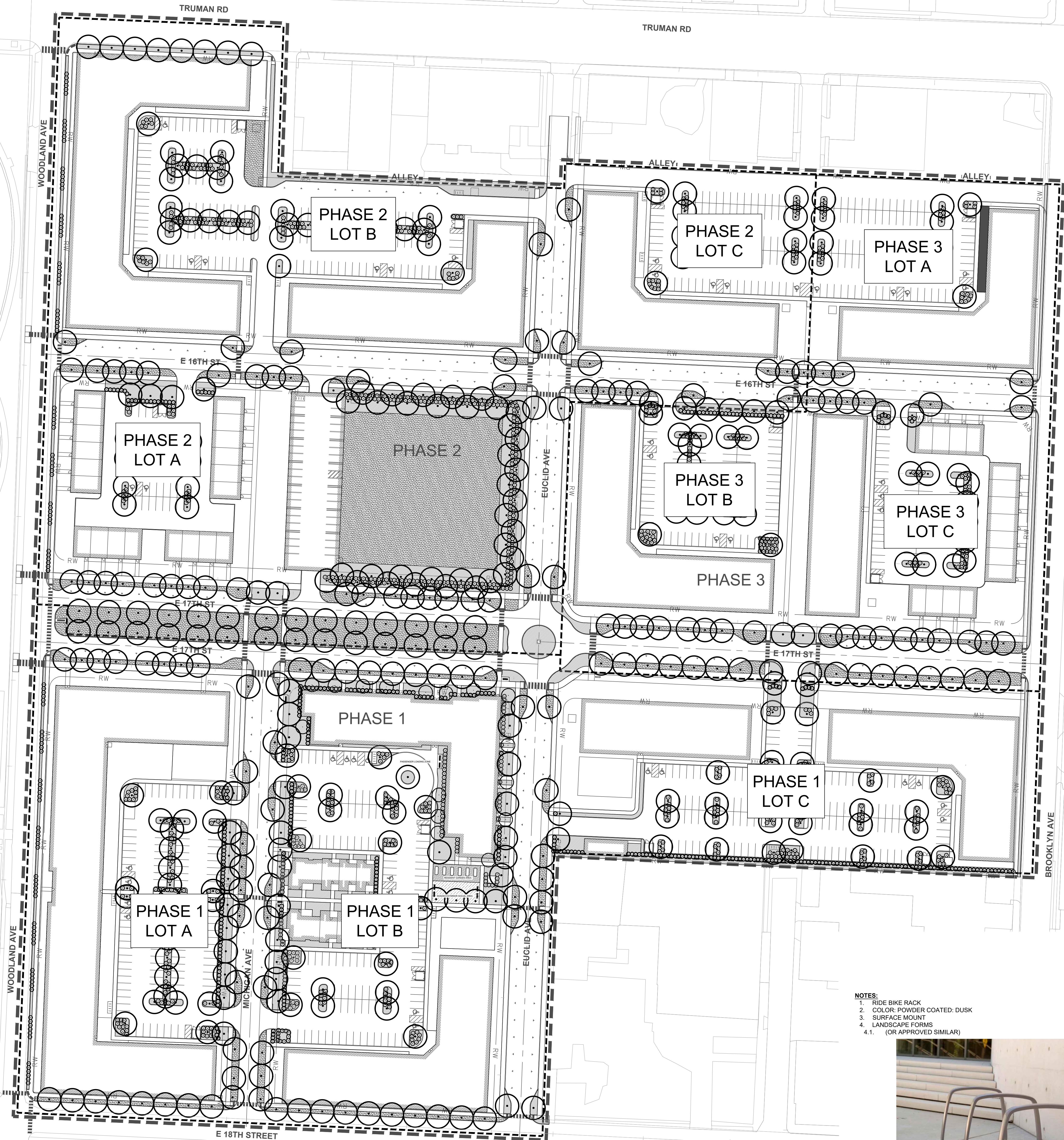
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

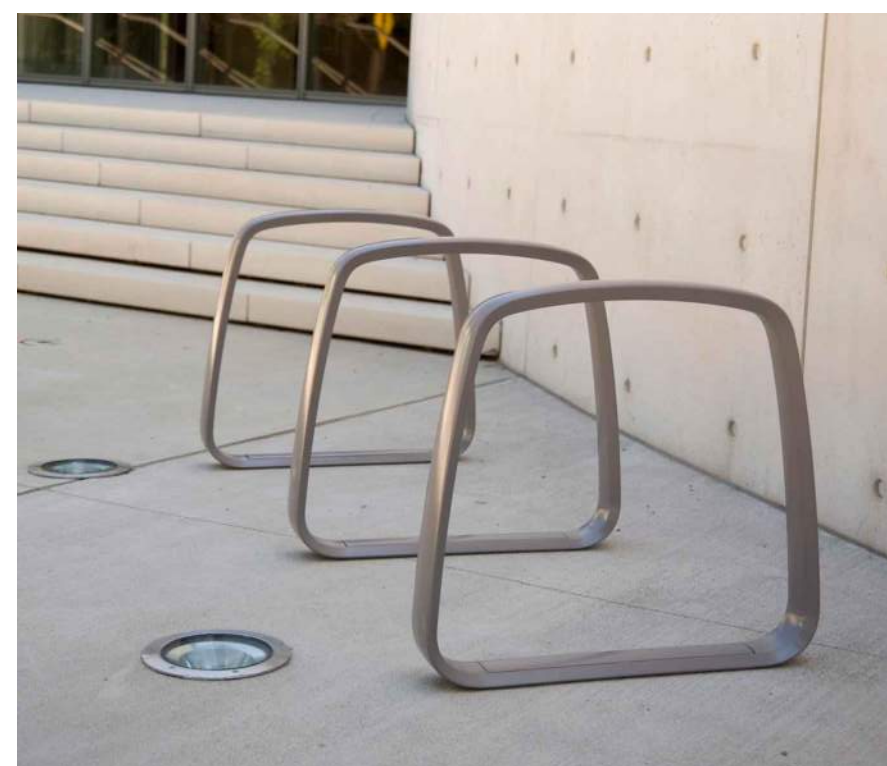
Moody Nolan
DRAWING TITLE:
EXISTING WATERLINE ABANDONMENT PLAN

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

07/01/2024
T&B No. 73-0501
C014
MPD PLANS



- NOTES:
1. RIDE BIKE RACK
 2. COLOR: POWDER COATED: DUSK
 3. SURFACE MOUNT
 4. LANDSCAPE FORMS
 - 4.1. (OR APPROVED SIMILAR)

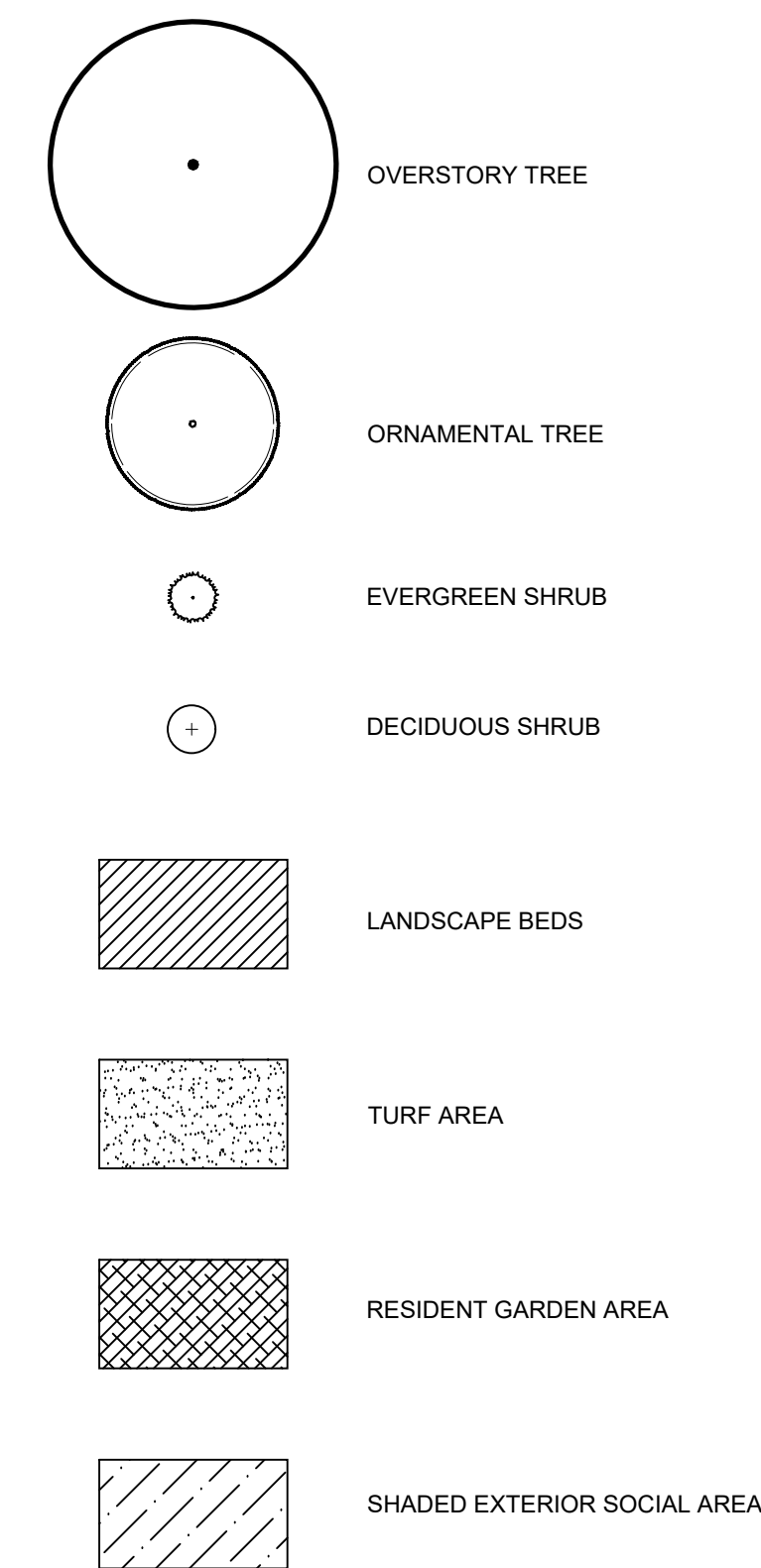


01
L000 BIKE RACK: RIDE

PLANTING GENERAL NOTES

- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SEED AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

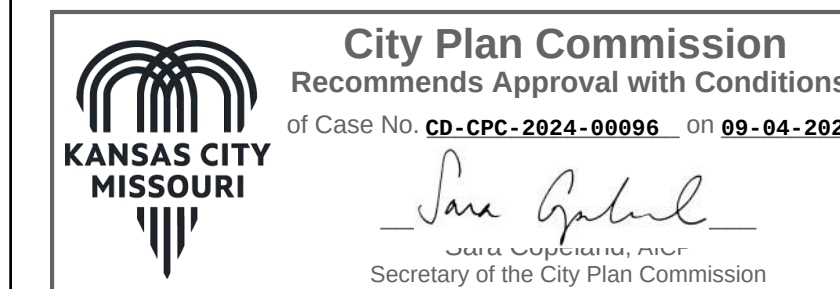
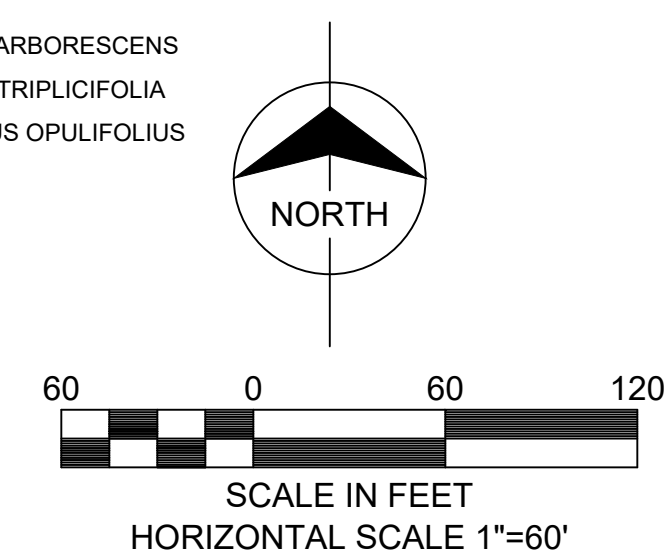
CONCEPT PLANT SCHEDULE



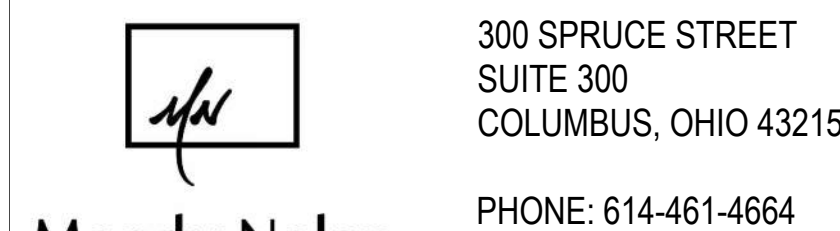
CONCEPT PLANT SCHEDULE

THIS IS A POTENTIAL LIST OF PLANT MATERIAL AND IS SUBJECT TO CHANGE

- OVERSTORY TREE
- ACER RUBRUM 'SUN VALLEY' (50 FT. HT.)
 - GELDITSIA 'TRICANTHOS 'SKYLINE' (50 FT. HT.)
 - QUERCUS MACDANIEL 'CLEMONS' (70 FT. HT.)
 - QUERCUS RUBRA (60 FT. HT.)
 - TILIA CORDATA (40 FT. HT.)
 - ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' (40 FT. HT.)
 - ULMUS PARVIFOLIA (50 FT. HT.)
- ORNAMENTAL TREE
- AMELANCHIER CANADENSIS (25 FT. HT.)
 - CORNUS FLORIDA (25 FT. HT.)
 - MALUS 'CORALBURST', 'PRAIRIEFIRE', 'SPRING SNOW' (25 FT. HT.)
 - MAGNOLIA VIRGINIANA V. AUSTRALIS (30 FT. HT.)
- EVERGREEN SHRUB
- BUXUS 'GREEN MOUNTAIN'
 - CHAMAECYPARIS PISIFERA 'LEMON THREAD'
 - TAXUS X MEDIA 'DENISIFORMIS'
 - THUJA OCCIDENTALIS 'EMERALD GREEN'
- DECIDUOUS SHRUB
- FORYSITHIA
 - HYDRANGEA ARBORESCENS
 - PEROVSKIA ATRIPLICIFOLIA
 - PHYSCARPUS OPULIFOLIUS

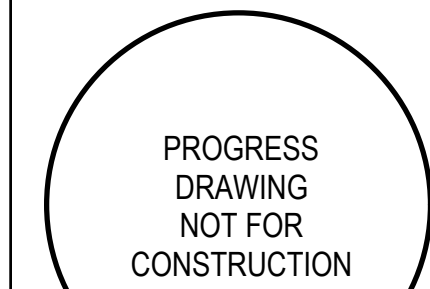


#	DATE	CHANGE DESCRIPTION



DRAWING TITLE:

OVERALL LANDSCAPE PLAN



08/19/2024

23466

L000

Project Status

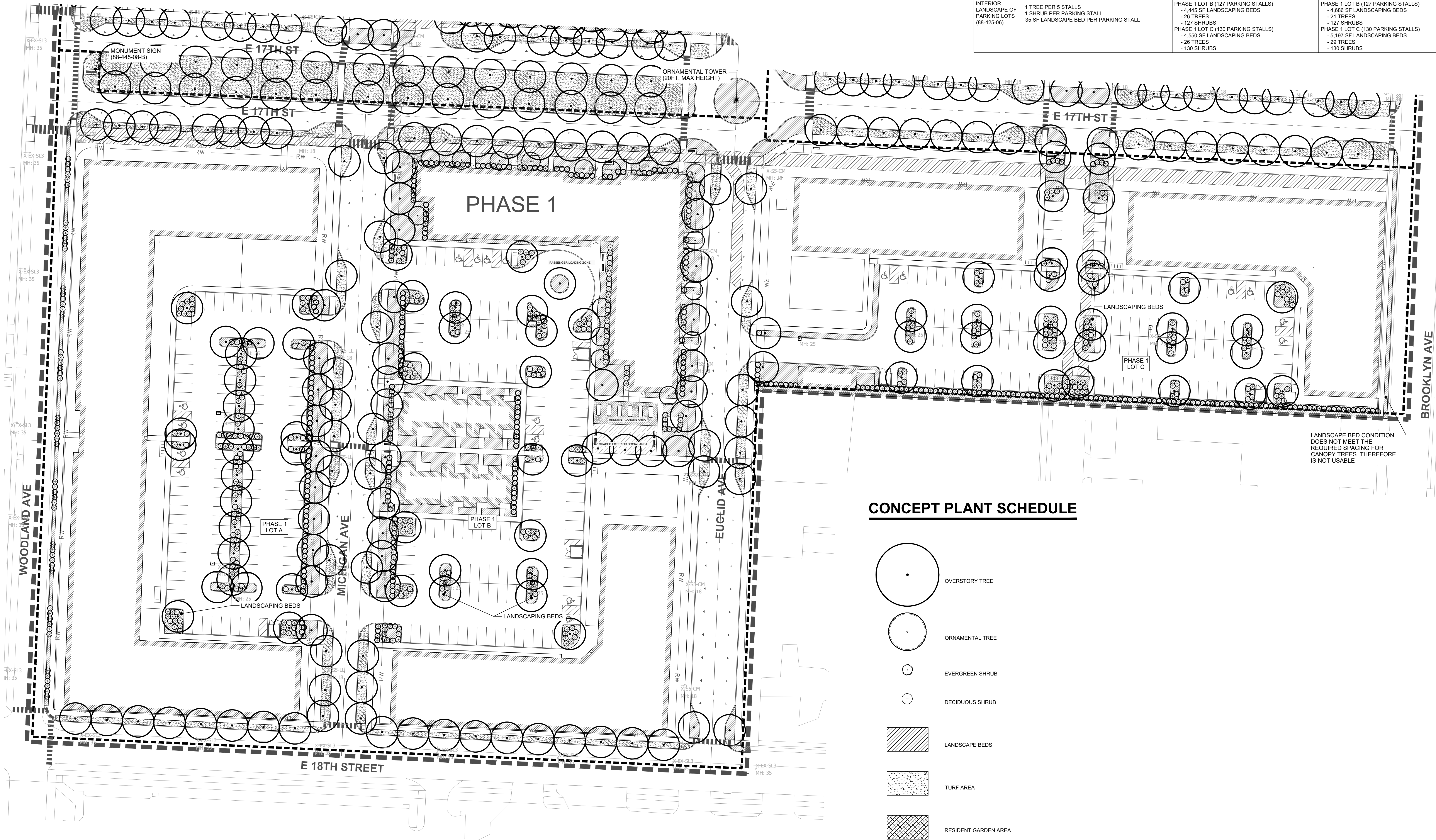
© 2024 MOODY NOLAN INC. AUTOCAD VERSION: 2023 DATE: 04-18-2024 FILE: WFO-15-1-PROJECT-25023-25036 PARADE PARK-MASTER PLAN L001 WORKING/NOT FOR CONSTRUCTION

GENERAL NOTES

- A. FINAL LOCATION OF LANDSCAPE AND UTILITIES WILL BE COORDINATED FOR FINAL SUBMITTAL
- B. LOCATION OF EXISTING SEWER MAY INTERFERE WITH LOCATION OF CANOPY TREES, KCMO CODE ORDINANCE 88-425-03-B. (EXEMPTIONS) MAY APPLY.
- C. PHASE 1 TO INCLUDE MONUMENT SIGNAGE
- C.A. FINAL MONUMENT SIGN DESIGN TO BE PROVIDED WITH FINAL DEVELOPMENT PLAN
- C.B. (88-445-08-B OVERSIZED MONUMENT SIGNAGE)
- D. LANDSCAPE BEDS TO INCLUDE PLANTS AS SHOWN FOR CODE COMPLIANCE WITH GROUND COVER SURROUNDING ALL OTHER PORTIONS OF LANDSCAPE BED

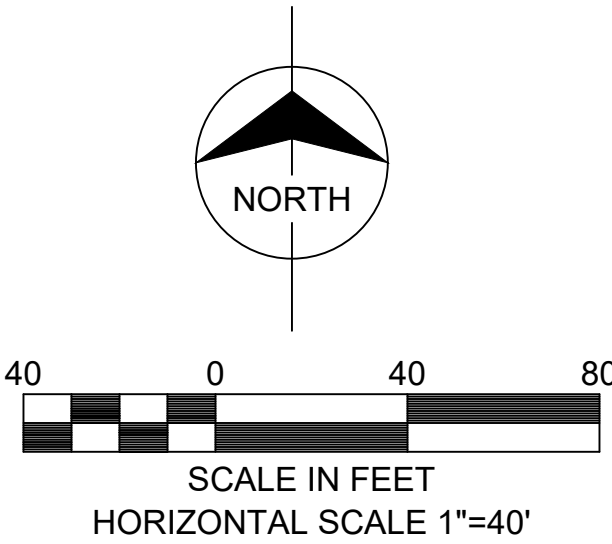
LANDSCAPE REQUIREMENTS (KCMO) PHASE 1

ITEM	REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES (88-425-03)	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD +/- 3,766 LF = 126 TREES	65 TREES
PERIMETER LANDSCAPE OF VEHICULAR USE AREAS (88-425-05)	ADJACENT TO STREET - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 1 TREE PER 50LF ADJACENT TO RESIDENTIAL ZONING DISTRICT - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS	ADJACENT TO STREET (382 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 13 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (604 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS	ADJACENT TO STREET (382 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 18 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (604 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS
INTERIOR LANDSCAPE OF PARKING LOTS (88-425-06)	1 TREE PER 5 STALLS 1 SHRUB PER PARKING STALL 35 SF LANDSCAPE BED PER PARKING STALL	PHASE 1 LOT A (112 PARKING STALLS) - 3,920 SF LANDSCAPING BEDS - 22 TREES - 112 SHRUBS PHASE 1 LOT B (127 PARKING STALLS) - 4,445 SF LANDSCAPING BEDS - 26 TREES - 127 SHRUBS PHASE 1 LOT C (130 PARKING STALLS) - 4,550 SF LANDSCAPING BEDS - 26 TREES - 130 SHRUBS	PHASE 1 LOT A (112 PARKING STALLS) - 4,973 SF LANDSCAPING BEDS - 23 TREES - 112 SHRUBS PHASE 1 LOT B (127 PARKING STALLS) - 4,686 SF LANDSCAPING BEDS - 21 TREES - 127 SHRUBS PHASE 1 LOT C (130 PARKING STALLS) - 5,197 SF LANDSCAPING BEDS - 29 TREES - 130 SHRUBS



CONCEPT PLANT SCHEDULE

- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- LANDSCAPE BEDS
- TURF AREA
- RESIDENT GARDEN AREA
- SHADED EXTERIOR SOCIAL AREA



CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
417 Delaware Street
Kansas City, MO 64105
816.531.7227
www.thinkconfluence.com

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098**, on **09-04-2024**
Janey Gabel
JANEY GABEL, PLANT
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS PROPERTIES
Twelfth Street HERITAGE
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

mn
Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

ENLARGED LANDSCAPE PLAN 1

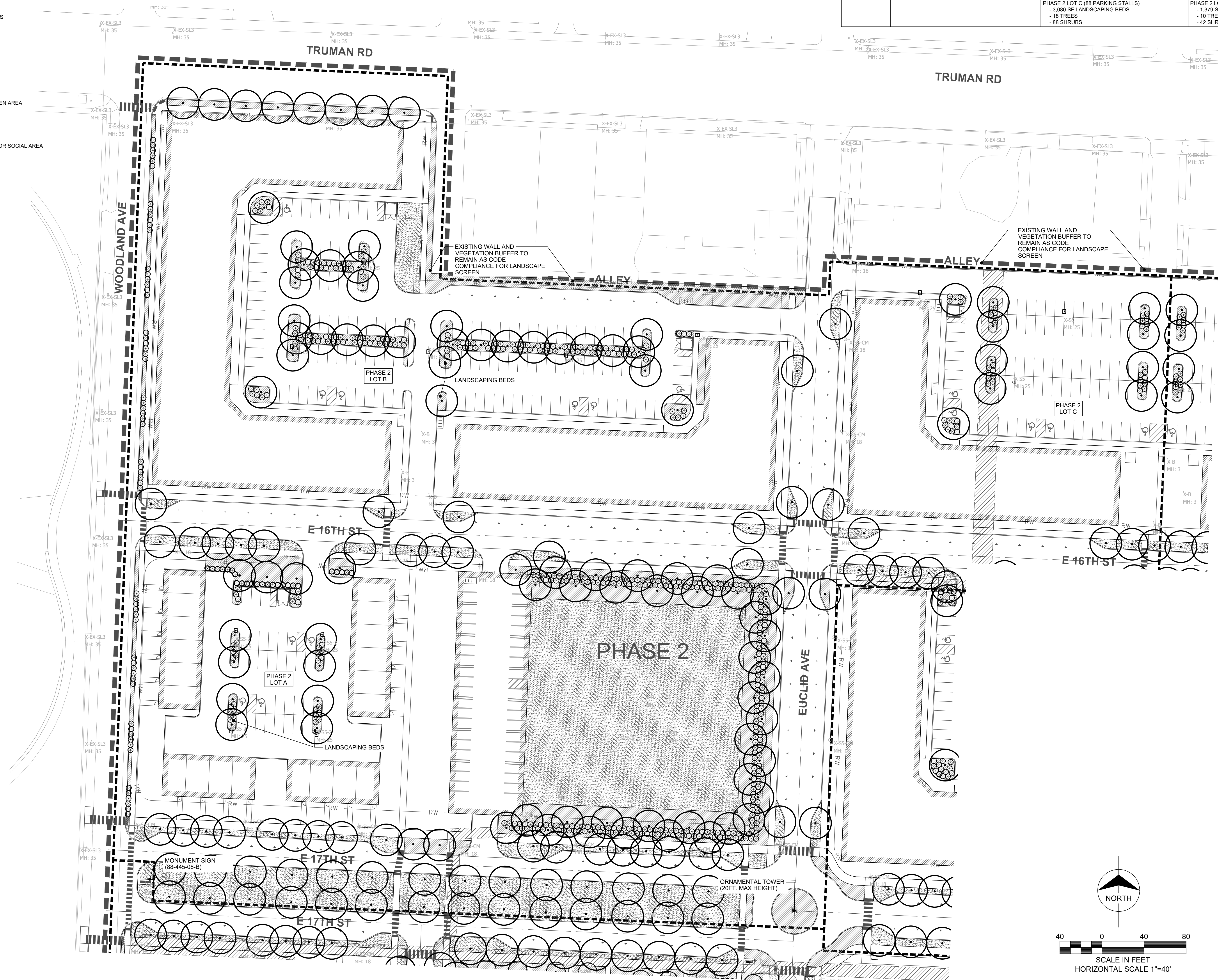
PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

L001

	OVERSTORY TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	LANDSCAPE BEDS
	TURF AREA
	RESIDENT GARDEN AREA
	SHADED EXTERIOR SOCIAL AREA

- A. FINAL LOCATION OF LANDSCAPE AND UTILITIES WILL BE COORDINATED FOR FINAL SUBMITTAL
- B. LOCATION OF EXISTING SEWER MAY INTERFERE WITH LOCATION OF CANOPY TREES, KCMO CODE ORDINANCE 88-425-03-B. (EXEMPTIONS) MAY APPLY.
- C. PHASE 2 TO INCLUDE ORNAMENTAL TOWER IN ROUND-ABOUT (20FT MAX HEIGHT)
- D. LANDSCAPE BEDS TO INCLUDE PLANTS AS SHOWN FOR CODE COMPLIANCE WITH GROUND COVER SURROUNDING ALL OTHER PORTIONS OF LANDSCAPE BED
- C. FINAL LOCATION / DESIGN OF OPEN PARK PERIMETER LANDSCAPING SUBJECT TO CHANGE WITH FINAL DESIGN OF PARK

LANDSCAPE REQUIREMENTS (KCMO) PHASE 2			
ITEM	REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES (88-425-03)	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD ~ / 3,000 LF = 100 TREES	47 TREES
PERIMETER LANDSCAPE OF VEHICULAR USE AREAS (88-425-05)	ADJACENT TO STREET - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 1 TREE PER 90 LF ADJACENT TO RESIDENTIAL ZONING DISTRICT - 10' LANDSCAPE BUFFER CONTINUOUS ROW OF EVERGREEN SHRUBS ADJACENT TO PARKWAY - 30' LANDSCAPE BUFFER - CONTINUOUS ROW OF SHRUBS - 6 TREES AND 35 SHRUBS PER 100 FEET OF BUFFER LENGTH	ADJACENT TO STREET (88 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 3 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (498 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS ADJACENT TO PARKWAY (1,350 LF) - 30' LANDSCAPE BUFFER - CONTINUOUS ROW OF SHRUBS - 6 TREES AND 35 SHRUBS PER 100 FEET OF BUFFER LENGTH PHASE 2 LOT A (33 PARKING STALLS) - 1,155 SF LANDSCAPING BEDS - 7 TREES - 33 SHRUBS PHASE 2 LOT B (150 PARKING STALLS) - 4,515 SF LANDSCAPING BEDS - 30 TREES - 150 SHRUBS PHASE 2 LOT C (88 PARKING STALLS) - 3,080 SF LANDSCAPING BEDS - 10 TREES - 88 SHRUBS	ADJACENT TO STREET (88 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 4 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (498 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS ADJACENT TO PARKWAY (1,350 LF) - 30' LANDSCAPE BUFFER - CONTINUOUS ROW OF SHRUBS - 65 TREES AND 417 SHRUBS PHASE 2 LOT A (33 PARKING STALLS) - 1,343 SF LANDSCAPING BEDS - 8 TREES - 33 SHRUBS PHASE 2 LOT B (150 PARKING STALLS) - 6,843 SF LANDSCAPING BEDS - 30 TREES - 150 SHRUBS PHASE 2 LOT C (88 PARKING STALLS) - 1,379 SF LANDSCAPING BEDS - 10 TREES - 42 SHRUBS
INTERIOR LANDSCAPE OF PARKING LOTS (88-425-06)	1 TREE PER 5 STALLS 1 SHRUB PER PARKING STALL 35 SF LANDSCAPE BED PER PARKING STALL		



A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings at 40, 0, 40, and 80. The text "SCALE IN FEET" is centered above the bar, and "HORIZONTAL SCALE 1\"=40'" is centered below the bar.

#	DATE	CHANGE DESCRIPTION

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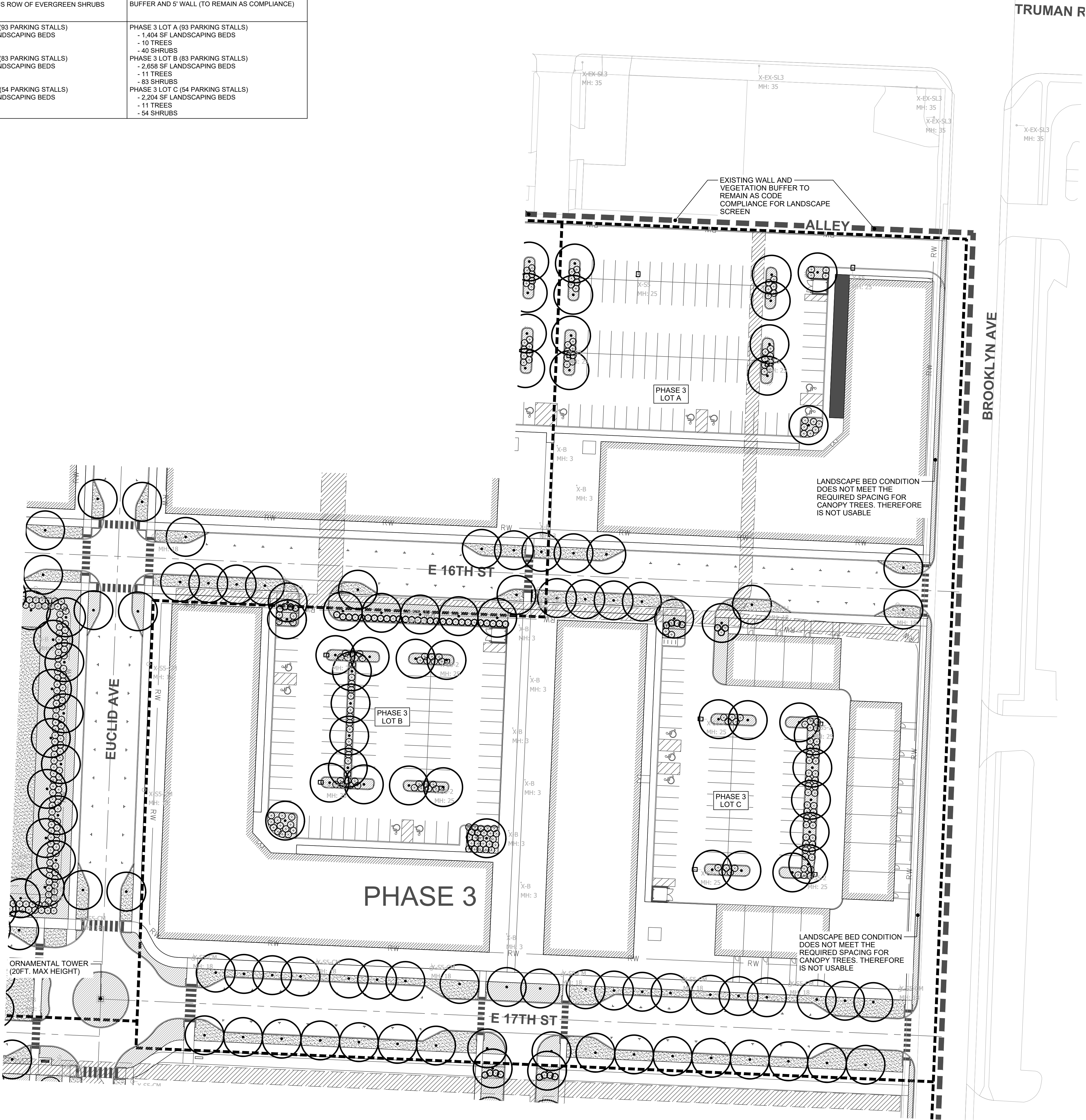
ENLARGED LANDSCAPE PLAN 2

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

L002

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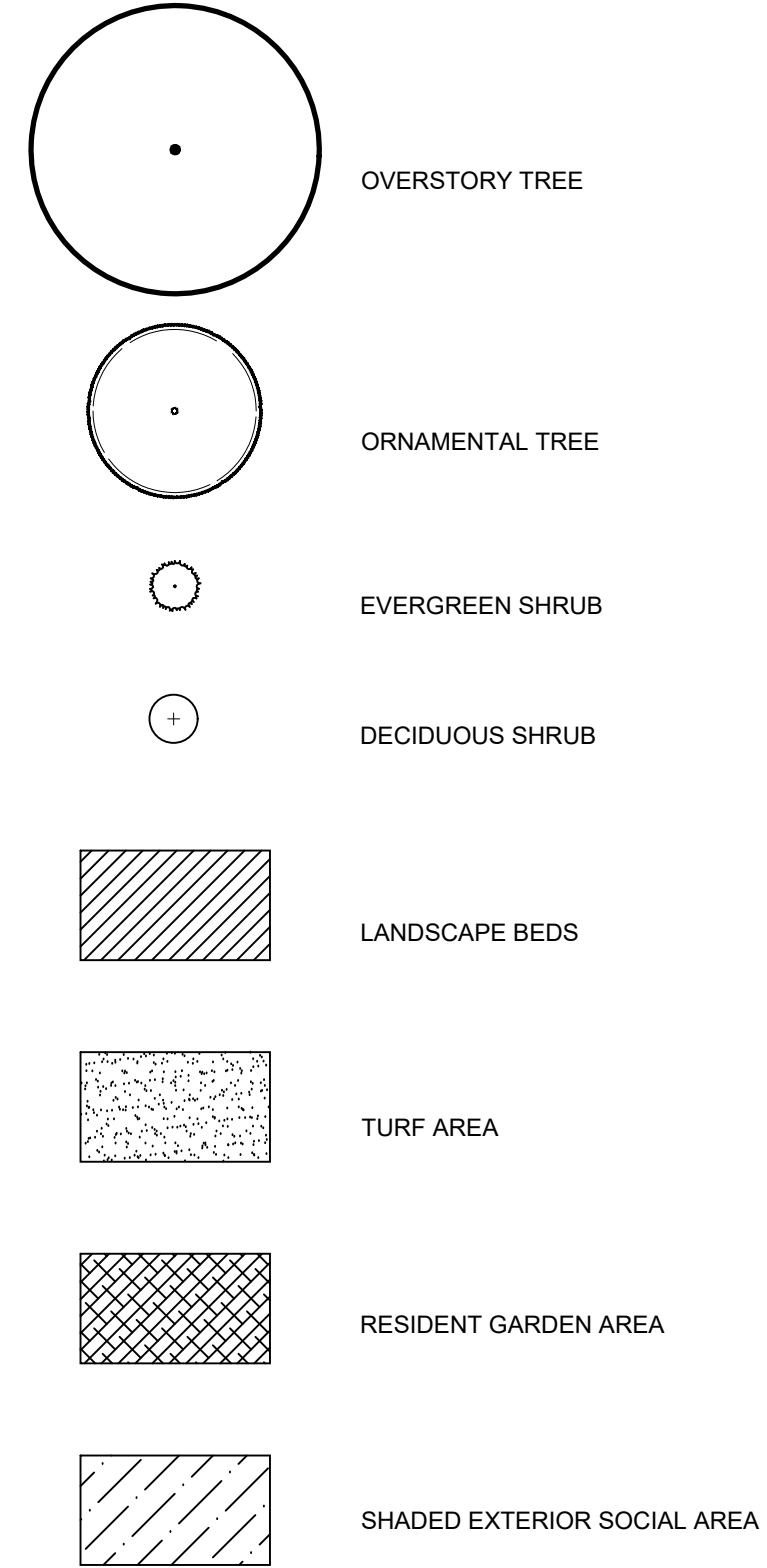
LANDSCAPE REQUIREMENTS (KCMO) PHASE 3			
ITEM	REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES (88-425-03)	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD	1 STREET TREE PER 30 LF OF STREET FRONTAGE - PROPOSED NEW ROAD +/- 3,766 LF = 126 TREES	65 TREES
PERIMETER LANDSCAPE OF VEHICULAR USE AREAS (88-425-05)	ADJACENT TO STREET - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 1 TREE PER 30 LF ADJACENT TO RESIDENTIAL ZONING DISTRICT - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS	ADJACENT TO STREET (156 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 6 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (620 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS	ADJACENT TO STREET (156 LF) - 10' LANDSCAPE BUFFER - CONTINUOUS ROW OF EVERGREEN SHRUBS - 6 TREES ADJACENT TO RESIDENTIAL ZONING DISTRICT (620 LF) - AREA INCLUDES EXISTING MATURE LANDSCAPING BUFFER AND 5' WALL (TO REMAIN AS COMPLIANCE)
INTERIOR LANDSCAPE OF PARKING LOTS (88-425-06)	1 TREE PER 5 STALLS 1 SHRUB PER PARKING STALL 35 SF LANDSCAPE BED PER PARKING STALL	PHASE 3 LOT A (93 PARKING STALLS) - 3,255 SF LANDSCAPING BEDS - 19 TREES - 83 SHRUBS PHASE 3 LOT B (83 PARKING STALLS) - 2,905 SF LANDSCAPING BEDS - 17 TREES - 83 SHRUBS PHASE 3 LOT C (54 PARKING STALLS) - 1,890 SF LANDSCAPING BEDS - 11 TREES - 54 SHRUBS	PHASE 3 LOT A (93 PARKING STALLS) - 1,404 SF LANDSCAPING BEDS - 10 TREES - 40 SHRUBS PHASE 3 LOT B (83 PARKING STALLS) - 2,658 SF LANDSCAPING BEDS - 11 TREES - 83 SHRUBS PHASE 3 LOT C (54 PARKING STALLS) - 2,204 SF LANDSCAPING BEDS - 11 TREES - 54 SHRUBS



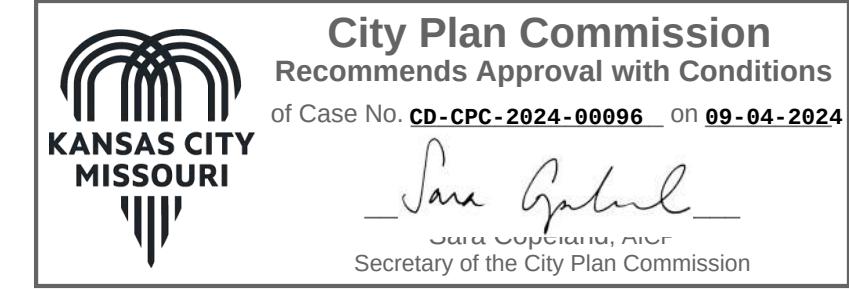
GENERAL NOTES

- A. FINAL LOCATION OF LANDSCAPE AND UTILITIES WILL BE COORDINATED FOR FINAL SUBMITTAL.
- B. LOCATION OF EXISTING SEWER MAY INTERFERE WITH LOCATION OF CANOPY TREES. KCMO CODE ORDINANCE 88-425-03-B. (EXEMPTIONS) MAY APPLY.
- C. LANDSCAPE BEDS TO INCLUDE PLANTS AS SHOWN FOR CODE COMPLIANCE WITH GROUNDCOVER SURROUNDING ALL OTHER PORTIONS OF LANDSCAPE BED

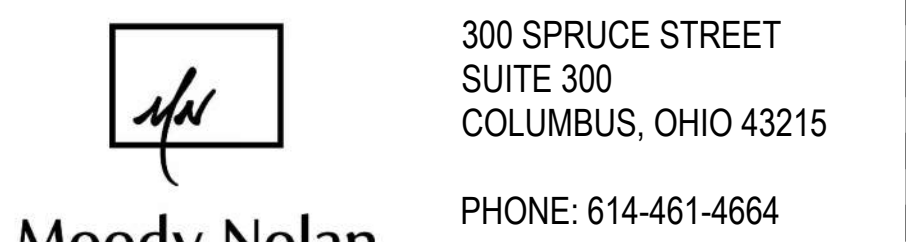
CONCEPT PLANT SCHEDULE



LANDSCAPE ARCHITECT
CONFLUENCE
417 Delaware Street
Kansas City, MO 64105
816.531.7227
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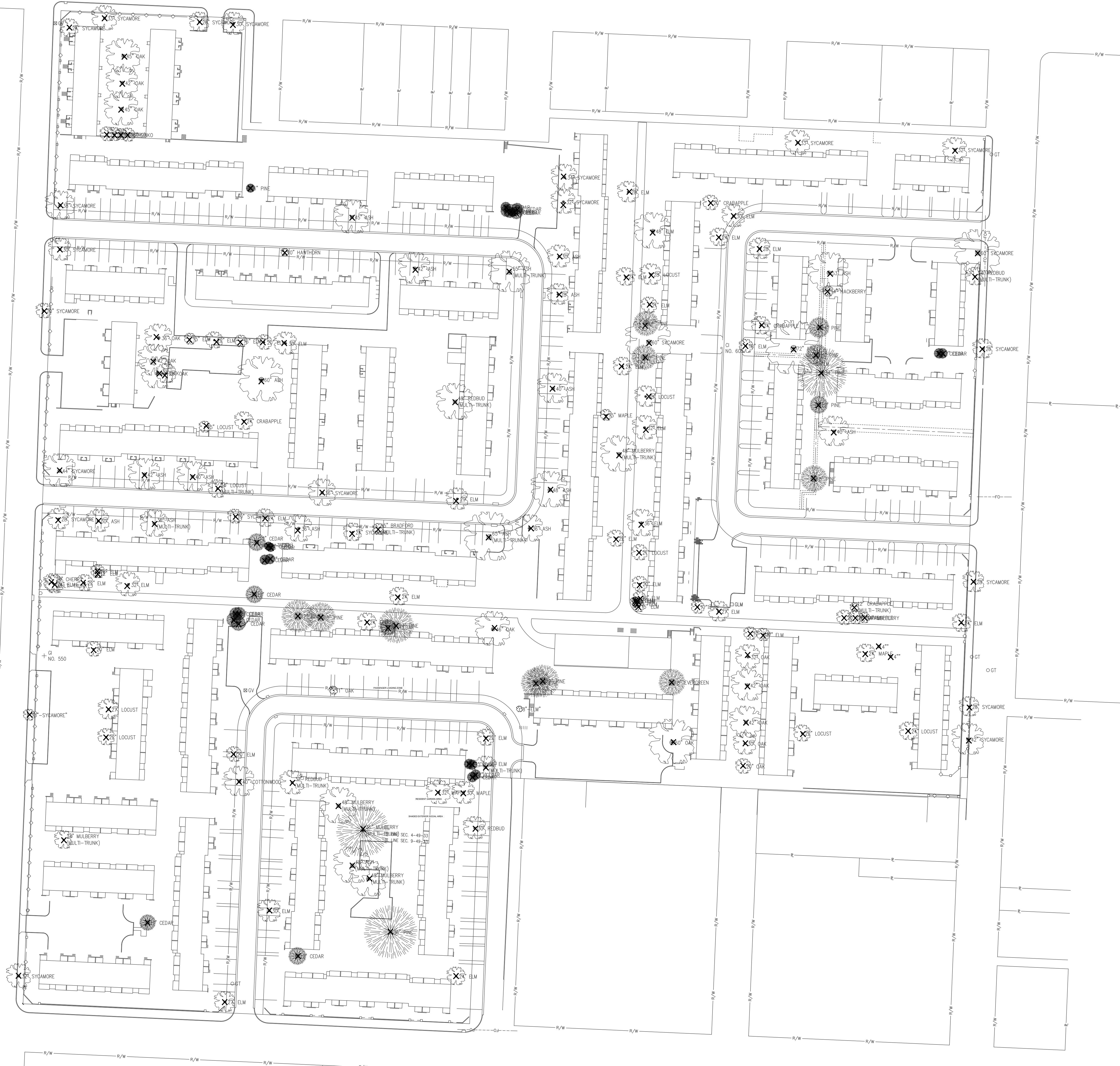
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ENLARGED LANDSCAPE PLAN 3

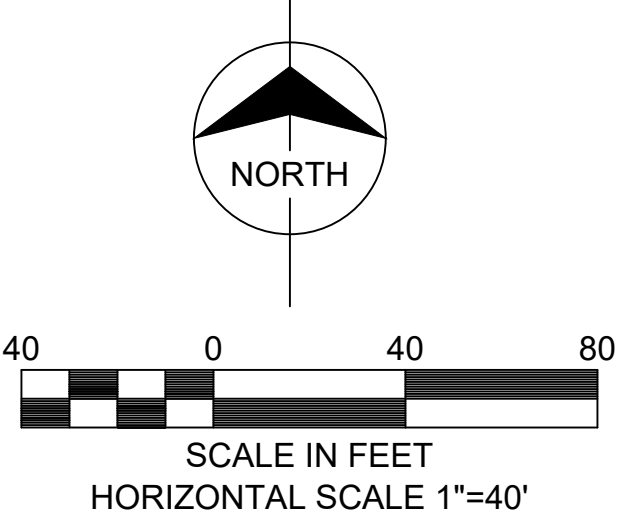
PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

L003



GENERAL NOTES

- A. ALL TREES ON SITE WILL BE REMOVED UNLESS RECONSIDERED IN FINAL DEVELOPMENT PLANS. (~ 182 TREES)
- B. TREE PRESERVATION AND PROTECTION CODE (88-424) DOES NOT APPLY AS THERE ARE NO AREAS ON SITE WITH 1 ACRE OR MORE OF CONTIGUOUS CANOPY.



LANDSCAPE ARCHITECT

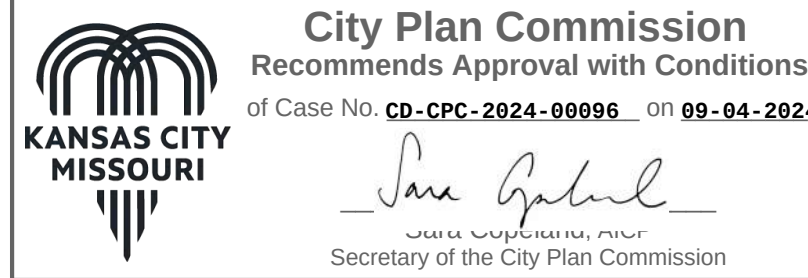
CONFLUENCE

417 Delaware Street

Kansas City, MO 64105

816.531.7227

www.thinkconfluence.com



#	DATE	CHANGE DESCRIPTION



PARADE PARK - MASTER PLAN

EAST 18TH STREET AND WOOLAND AVE.
KANSAS CITY, MISSOURI 64108



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

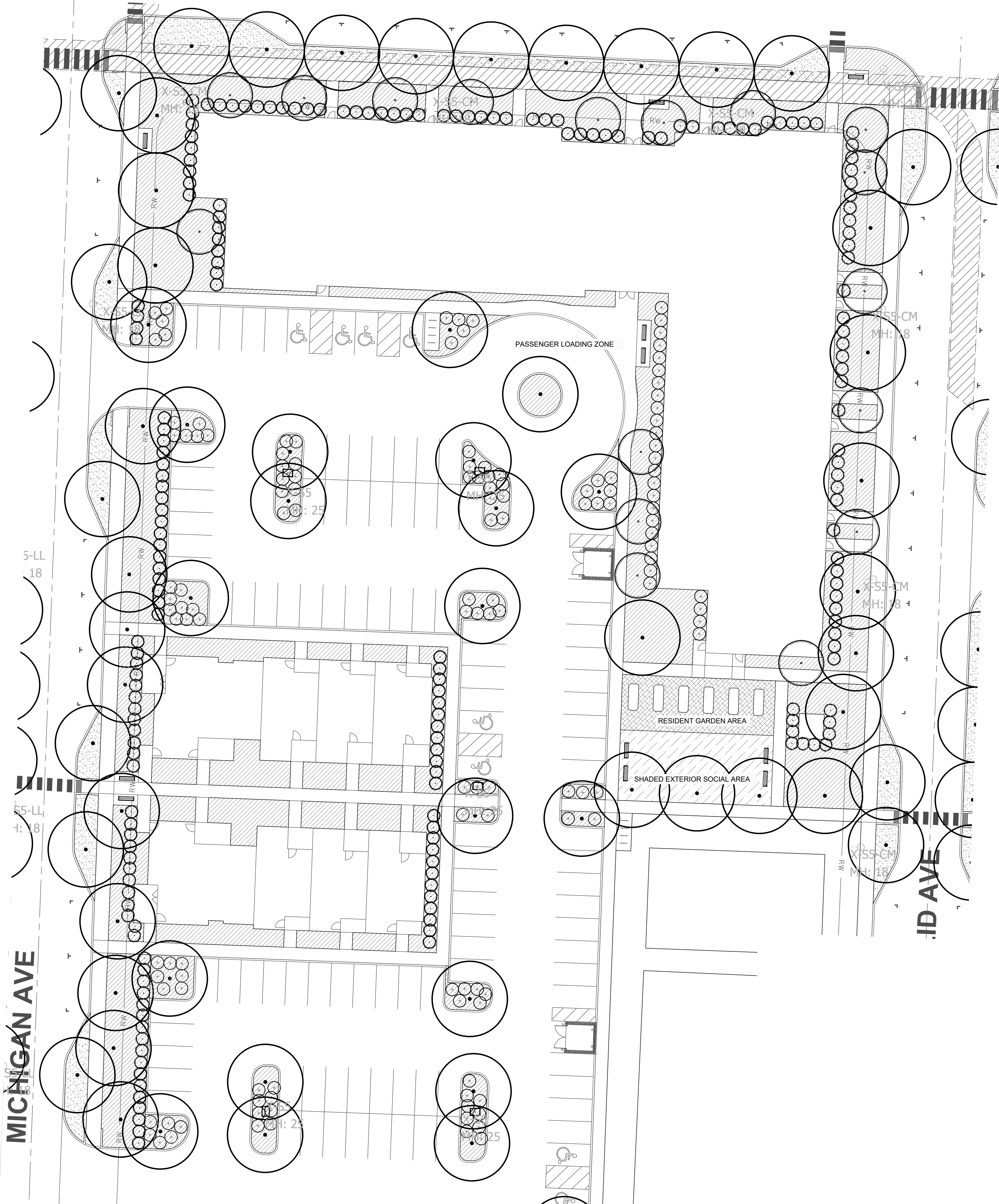
PHONE: 614-461-4664

DRAWING TITLE:

TREE REMOVAL PLAN

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

L004

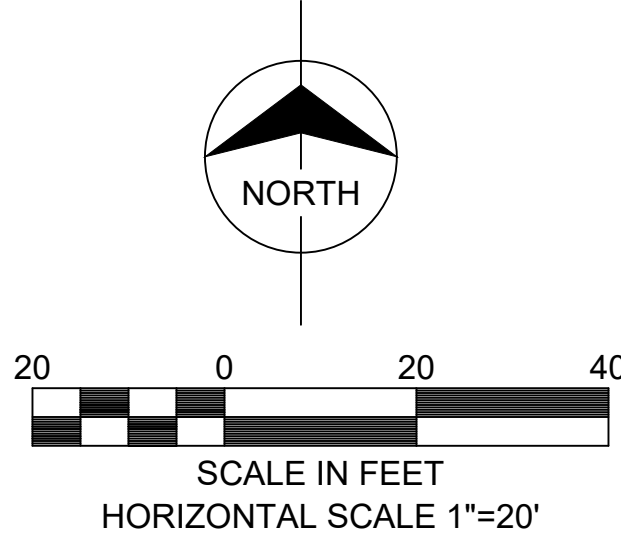


GENERAL NOTES

- A. FINAL LOCATION OF LANDSCAPE AND LIGHTING UTILITIES WILL BE COORDINATED FOR FINAL SUBMITTAL
- B. LOCATION OF EXISTING SEWER MAY INTERFERE WITH LOCATION OF CANOPY TREES, KCMO CODE ORDINANCE 88-425-03-B. (EXEMPTIONS) MAY APPLY.
- C. PHASE 1 TO INCLUDE MONUMENT SIGNAGE
- C.A. (88-445-08-B OVERSIZED MONUMENT SIGNAGE)
- D. LANDSCAPE BEDS TO INCLUDE PLANTS AS SHOWN FOR CODE COMPLIANCE WITH GROUND COVER SURROUNDING ALL OTHER PORTIONS OF LANDSCAPE BED

CONCEPT PLANT SCHEDULE

- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- LANDSCAPE BEDS
- TURF AREA
- RESIDENT GARDEN AREA
- SHADED EXTERIOR SOCIAL AREA



LANDSCAPE ARCHITECT
CONFLUENCE
417 Delaware Street
Kansas City, MO 64105
816.531.7227
www.thinkconfluence.com



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098** on **09-04-2024**

Janet G. Gorman
JANET G. GORMAN, PLANT
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION



FLAHERTY & COLLINS
PROPERTIES

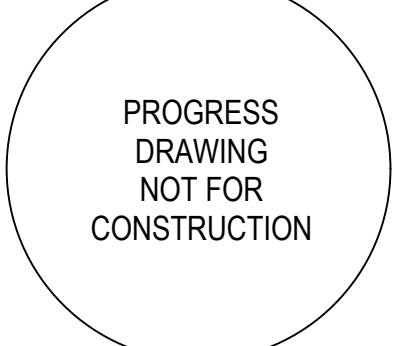
PARADE PARK - MASTER PLAN
Twelfth Street
HERITAGE
KANSAS CITY, MISSOURI 64108



300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:
ENLARGED LANDSCAPE PLAN - SENIOR HOUSING



L100

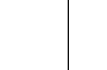
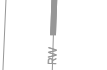
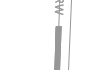


Catalog # : _____ Project : _____ Type : _____
Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light



<



Catalog #:
Prepared By:

Project:
Date:

Type:
Date:

LifeStyle Medium (XDLM)

Outdoor Decorative Area Light





OVERVIEW

Lumen Output Range	5,000 - 25,000
Wattage	39 - 195
Efficacy Range (LPW)	120 - 168
Fixture Weight lbs (kg)	36 (16.3)

QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

- FEATURES & SPECIFICATIONS**
- Construction**
 - Rugged die-cast aluminum crown.
 - Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.
 - Spun aluminum shade with two shade styles available: A - Angle and B - Bell.
 - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight (in carton) - 36 lbs (16.3 kg).

Optical System
 - State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.

Controls
 - Zero uplight.
 - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
 - Minimum CRI of 70
 - Integral tauter (LI) option available for improved backlight control with minimal sacrifice to street side performance.

Installation
 - High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - LBO Calculated Life: >100k Hours.
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +40°C (-40°F to +104°F)
 - Power factor: >90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
 - High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards.

Warranty
 - LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiincorp.com/resources/terms-conditions-warranty/> for more information.

Listings
 - Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - Title 24 Compliant: see local ordinance for qualification information.
 - Suitable for wet locations.
 - IP65 rated Luminaire per IEC 60598-1.
 - Patented Silicone Optics (US Patent NO. 10,816,955 B2)
- Specifications and dimensions subject to change without notice.



Catalog #:
Prepared By:

Project:
Date:

Type:
Date:

Commercial Bollard (CBR8)

Low Level Bollard





OVERVIEW

Lumen Package (lm)	2,000 - 4,000
Wattage Range (W)	18 - 38
Efficacy Range (LPW)	110 - 132
Weight lbs (kg)	26 (12)

QUICK LINKS

Ordering Guide

Performance

Dimensions

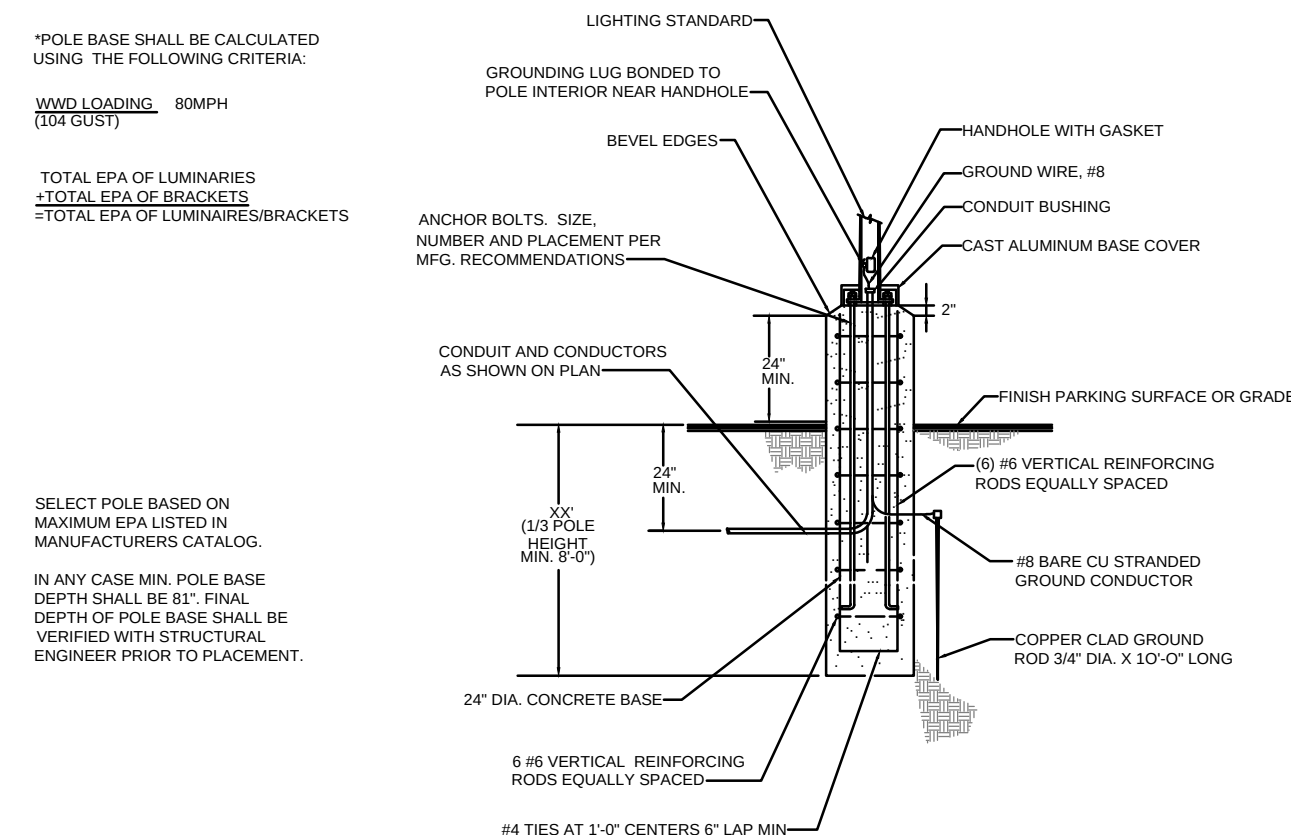
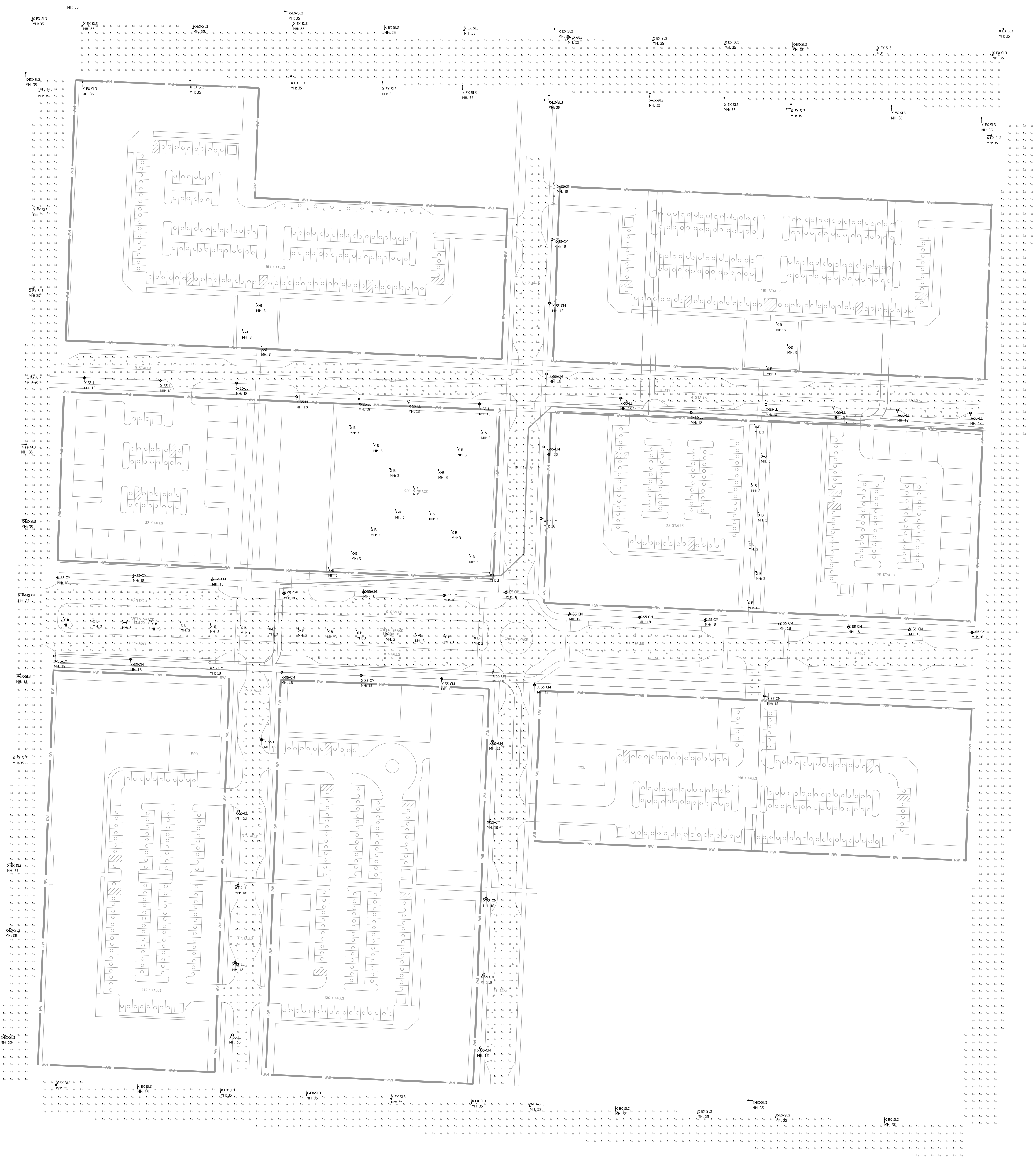
- FEATURES & SPECIFICATIONS**
- Construction**
 - LED compartment is airtight to prevent fogging and condensation build up and keep water out.
 - Torx security screws secure the LED compartment to the base to deter vandalism.
 - High-impact polycarbonate diffuser.
 - Consisting of an 8" OD extruded aluminum alloy body.
 - Extruded aluminum tube provides strength and durability as well as protects and conceals the component wiring.
 - Versatile mounting plate allows for easy installation and replacement for any project or development.
 - Shipping weight: 27 lbs in carton.

Electrical
 - UL and CUL listed for wet locations.
 - Driver is mounted under the LED compartment for easy replacement and to protect from water that may accumulate in the base of the bollard.
 - Terminal block provided on base bracket for easy installation of incoming supply wires.
 - Quick disconnect located near the terminal block for simple connection to the LED driver.
 - Operating temperature: -40°C to +50°C (-40°F to +122°F)
 - Standard 4kV surge with optional 10kV or 20kV surge protection device.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz

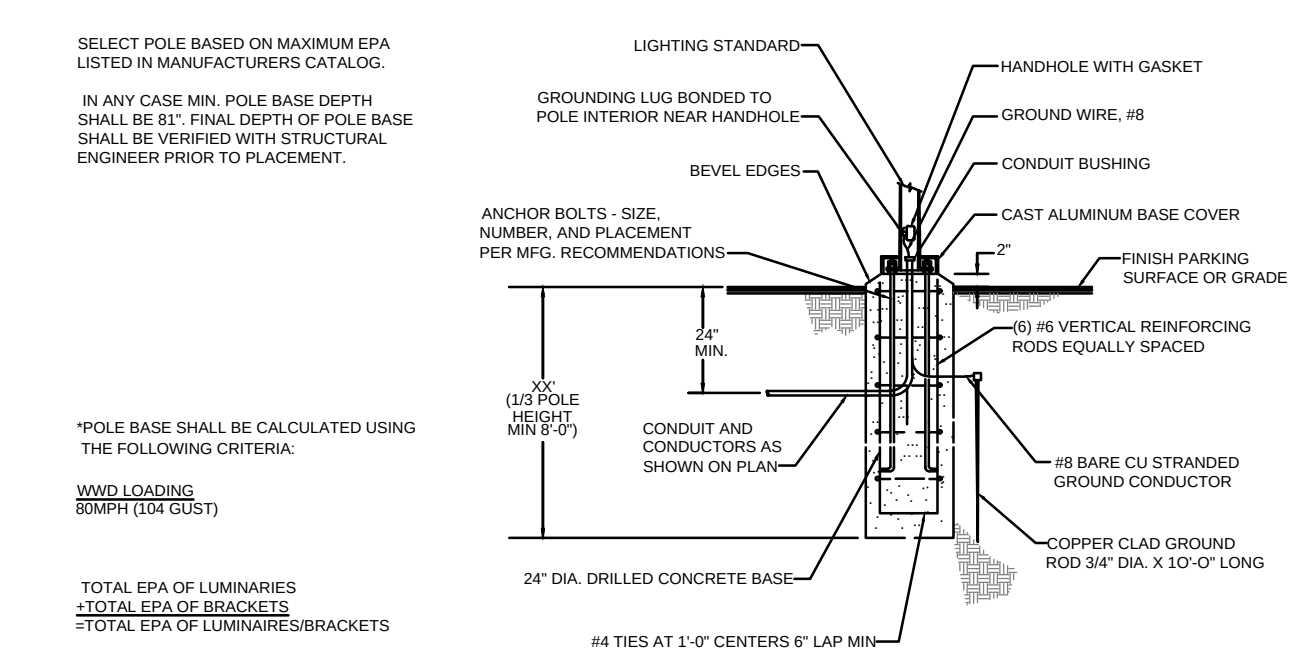
Listings
 - UL and CUL listed for wet locations.
 - DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.

Optical System
 - Aluminum reflector designed to reduce glare and produce an even distribution.
 - Clear UV resistant polycarbonate lens allows for optimal light transmission and protects the light engine compartment from harsh environments.
 - Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
 - Minimum CRI of 70.

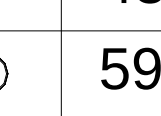
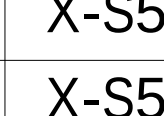
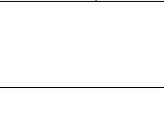
Warranty
 - LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiincorp.com/resources/terms-conditions-warranty/> for more information.



LIGHTING POLE BASE DETAIL
NO SCALE



LIGHTING POLE BASE DETAIL
NO SCALE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	43	X-B	Single	4413	0.900	38	CBR8-4L-40
	59	X-EX-SL3	Single	--	--	--	EXISTING STREET LIGHT
	18	X-S5-LL	Single	8594	0.680	56	XDLM-5W-LED-LW-NW
	34	X-S5-CM	Single	27413	0.560	198	XDLM-5W-LED-VHO-NW

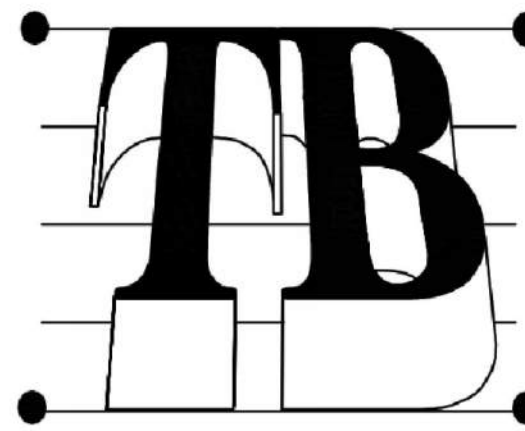
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
17th and Euclid - (Collector - Medium)	Illuminance	Fc	1.42	6.0	0.3	4.73	20.00	
All Others (Local - Low)	Illuminance	Fc	0.76	4.0	0.2	3.80	20.00	
Brooklyn Ave	Illuminance	Fc	0.36	5.1	0.0	N.A.	N.A.	
East 18th Street	Illuminance	Fc	2.71	6.0	0.2	13.55	30.00	
Truman Rd	Illuminance	Fc	4.45	8.2	1.5	2.97	5.47	
Woodland Ave	Illuminance	Fc	2.79	6.1	0.7	3.99	8.71	

LIGHTING NOTES:

- Mounting Height = 18' (New Street Lights)
3' (Bollards)
35' (Existing Street Lights)
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
50/30/20 (warehouse areas)

National Lighting Vendor:

For pricing and technical assistance contact:
Matt Earles of CBMC INC, tel# 317-695-7840,
mearles@cbmcinc.com

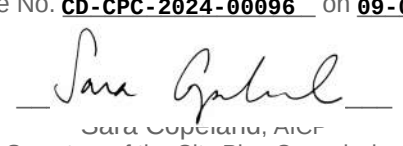


Taliaferro & Browne, Inc.

Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098**, on **09-04-2024**



Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION



FLAHERTY & COLLINS PROPERTIES



Twelfth Street HERITAGE
UNIVERSITY CORPORATION (SINCE 1982)

TRADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108



Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

PUBLIC STREET PHOTOMETRICS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

07/01/2024
23466
E002
Project Status

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHRAE and/or IECC Energy Codes.

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LIGHTING SOLUTIONS

5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

SEE MORE



This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED luminaire package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Parade Park - Kansas City MO

ROADWAYS LAYOUT

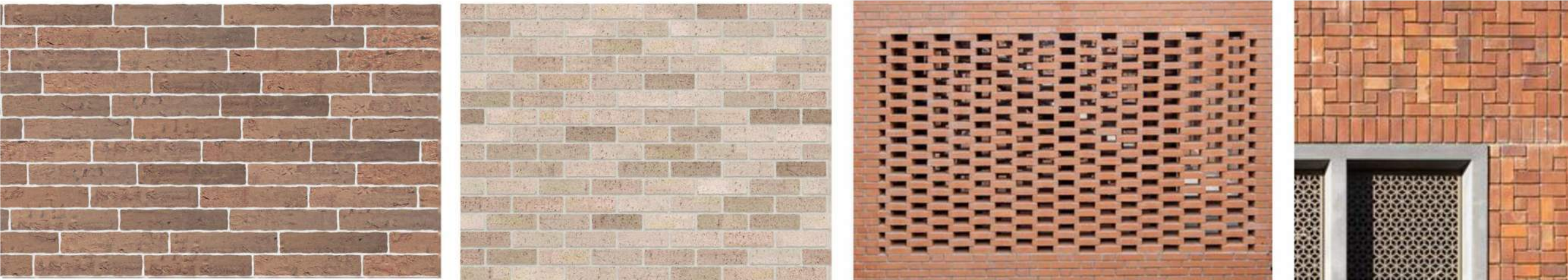
Scale: 1" = 80'
Date: 6/27/24
Drawn By: SJM

Drawing No: LP1
Project No: CB25866-SITE-RW1

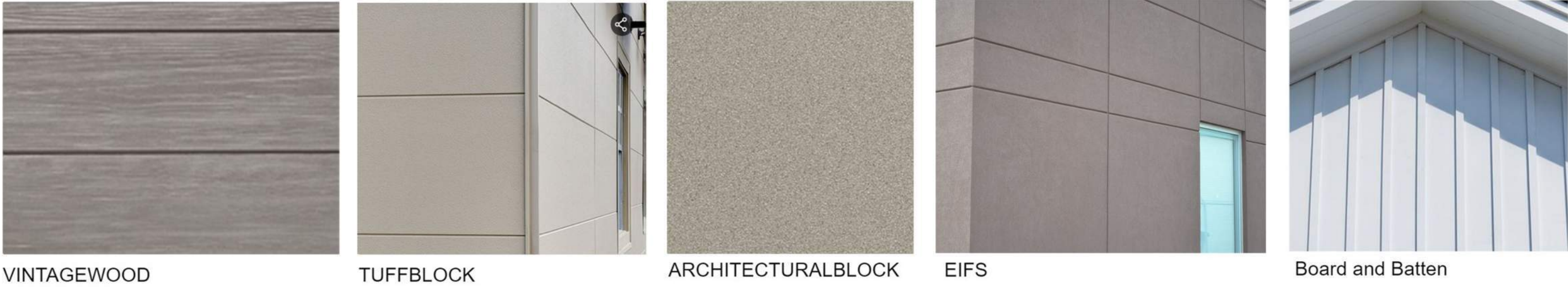
BUILDING MASSING, MATERIAL & TONE



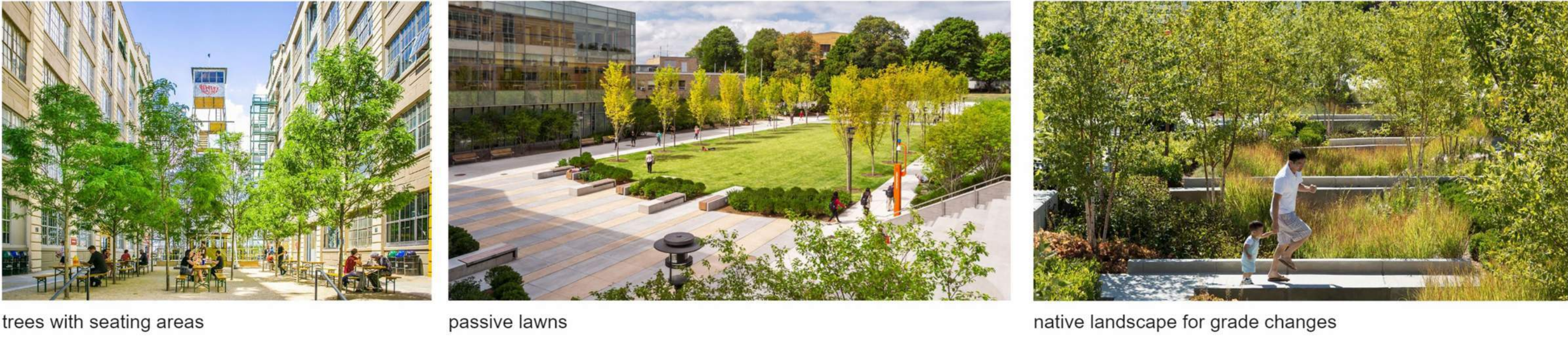
FACADE MATERIAL - Brick tone and brick pattern



FACADE MATERIAL - Fiber Cement Siding & Board & EIFS



LANDSCAPE DESIGN: Planting Character



LANDSCAPE DESIGN: Program



LANDSCAPE DESIGN: Streetscape



LANDSCAPE DESIGN: Lighting + Wayfinding



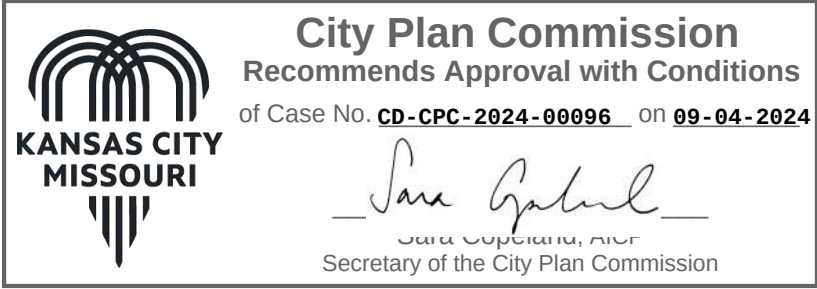
LANDSCAPE DESIGN: Material



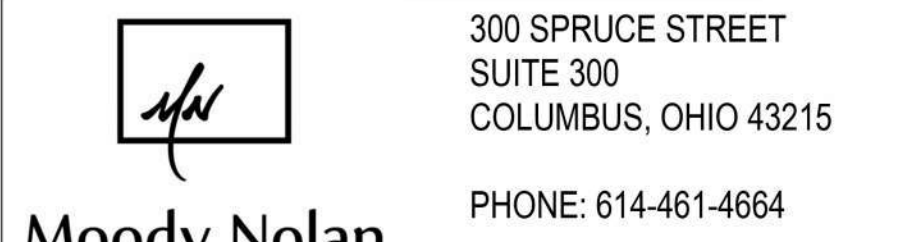
Parade Park Design Guidelines

All buildings on the site shall use the same design guidelines and architectural detail for mixed use and residential buildings of all affordability levels.

- The highest level of architectural detail human scale elements shall be incorporated near streets and entries. Buildings should be designed to provide a human scale at the street level and provide opportunities for community interaction.
- Architectural Materials should complement the character of the existing built environment through the use of high quality, durable materials such as Brick, Stone, Wood, Metal Panel, and Fiber Cement.
- Buildings should define a majority of the street edge.
- Parking lots should be designed behind or alongside buildings whenever possible in order to maintain an active streetwall.
- Surface parking lots should provide a combination of perimeter and interior landscaping and provide direct, safe, and well-delineated pedestrian connections through the lot.
- Development should avoid creating or perpetuating barriers, including barriers to physical connectivity, to social connectivity, and to economic connectivity to support a quality pedestrian environment by connecting walking paths and green spaces throughout the site.
- Design should make walking, biking, transit riding, and scooter riding safe, convenient, and inviting and accommodate safe and convenient access for all modes of travel.
- Planning should provide streets that form a continuous network with frequent connections.
- Development should improve access to daily needs, particularly in equity priority areas, and help to create a "complete community."
- Master Planning should preserve or create open space, respect existing topography, and minimize the impact of development on the natural environment.
- Layout should create new neighborhoods and districts with distinct and identifiable character.
- Development should fit within or add value to the character of the surrounding area.
- Parade Park should be supported by infrastructure designed to be useful for 100 years or more.
- Planning should provide well-designed and activated public spaces.
- Design should embrace and integrate with the surrounding areas and not be inwardly focused.
- Planning should provide features expressly intended to enhance safety and inclusiveness for persons of all ages and abilities.



#	DATE	CHANGE DESCRIPTION



DESIGN AND CHARACTER

PROGRESS DRAWING NOT FOR CONSTRUCTION	08/28/2024
	23466
	MP001
	Project Status



Parade Park Master Plan

- Multifamily Mixed-Use Building
- Multifamily Building
- Multifamily Building, Senior
- For Sale Townhomes/Condos



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098**, on **09-04-2024**

Janet L. Gabel
Janet L. Gabel, Mayor
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION



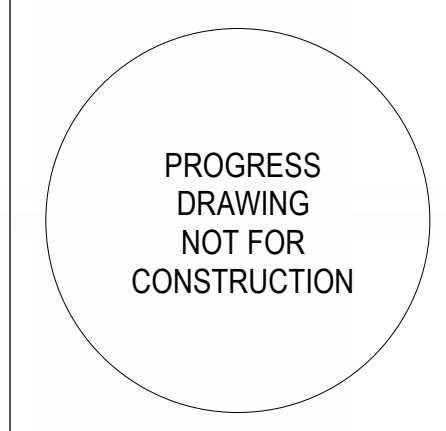
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108



300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:
SITE MASSING



08/30/2024

23466

MP002

PROJECT STATUS

MULTI FAMILY, MIXED USE BUILDING



5 PERSPECTIVE MULTI FAMILY, MIXED USE BUILDING



4 ELEVATION SOUTH - OVERALL
1/16" = 1'-0"
REF: 2 / G100F



3 ELEVATION NORTH - OVERALL
1/16" = 1'-0"
REF: 1 / A.20



2 ELEVATION EAST - OVERALL
1/16" = 1'-0"
REF: 1 / A.20



1 ELEVATION WEST - OVERALL
1/16" = 1'-0"
REF: 1 / A.24

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098** on **09-04-2024**
Janey Gabel
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION

FLAHERTY & COLLINS
PROPERTIES
Twelfth Street HERITAGE
PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

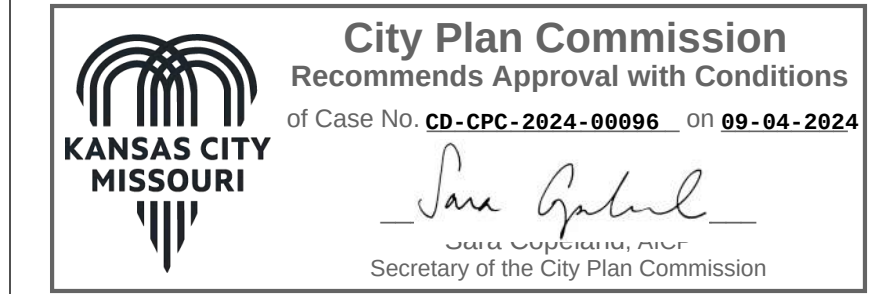
DRAWING TITLE:
**MULTI FAMILY, MIXED USE BUILDING
ELEVATIONS**

08/30/2024
23466
MP003
Project Status

2 ELEVATION EAST - OVERALL
1/8" = 1'-0" REF: 2 / 1



1 ELEVATION NORTH - OVERALL
1/8" = 1'-0" REF: 2 / 1



#	DATE	CHANGE DESCRIPTION



Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
MULTI FAMILY BUILDING, SENIOR
ELEVATIONS

PROGRESS DRAWING NOT FOR CONSTRUCTION	08/30/2024
	24196
	MP004
	PROJECT STATUS

TOWNHOMES, SENIOR



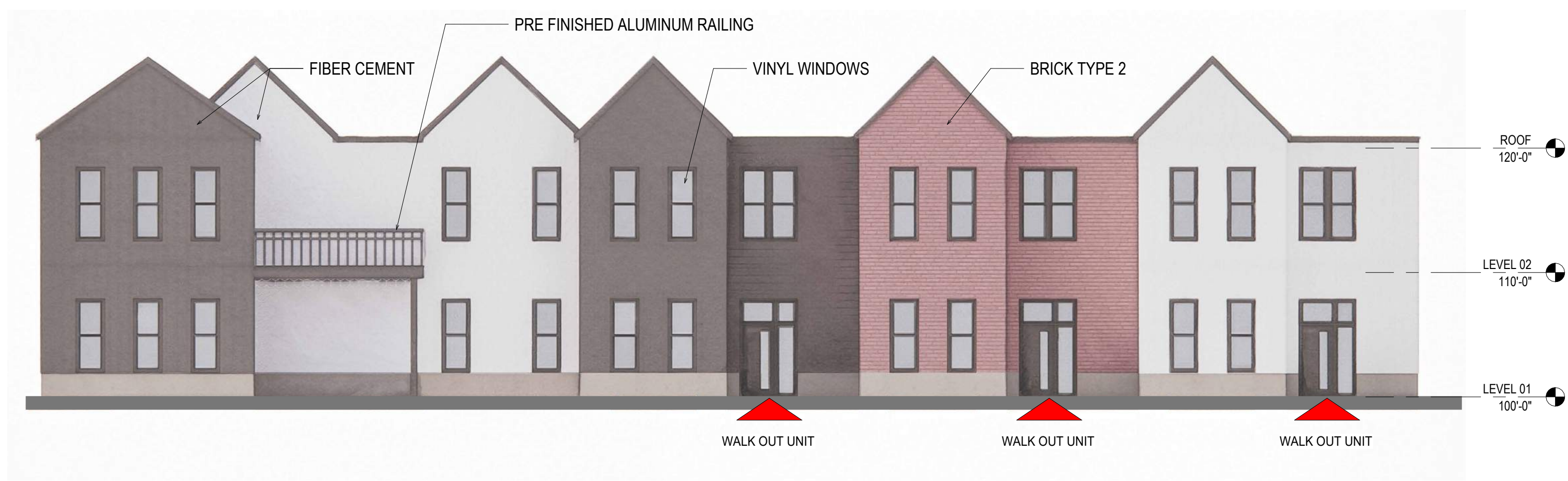
6 PERSPECTIVE MULTI FAMILY BUILDING, SENIOR



5 PERSPECTIVE TOWNHOMES, SENIOR



4 ELEVATION NORTH ELEVATION - NORTHERN TOWNHOMES
1/8" = 1'-0" REF: 1 / A101



3 ELEVATION SOUTH ELEVATION - SOUTHERN TOWNHOMES
1/8" = 1'-0" REF: 2 / 1



2 ELEVATION SOUTH ELEVATION - NORTHERN TOWNHOMES
1/8" = 1'-0" REF: 2 / 1



1 ELEVATION NORTH ELEVATION - SOUTHERN TOWNHOMES
1/8" = 1'-0" REF: 1 / AD100

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00098** on **09-04-2024**

JANE GABEL
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION

PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

TOWNHOMES, SENIOR ELEVATIONS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

08/30/2024
23466
MP005
PROJECT STATUS

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MULTI-FAMILY - BUILDING 5



4 NORTH ELEVATION
1/8" = 1'-0"



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

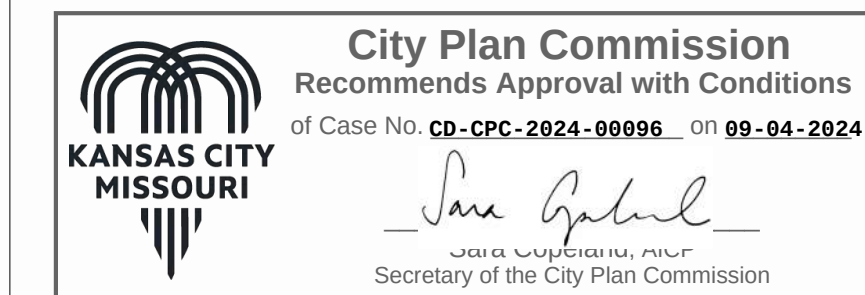


2 SOUTH ELEVATION
1/8" = 1'-0"

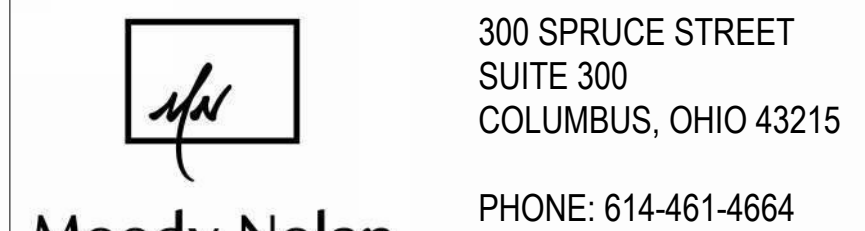
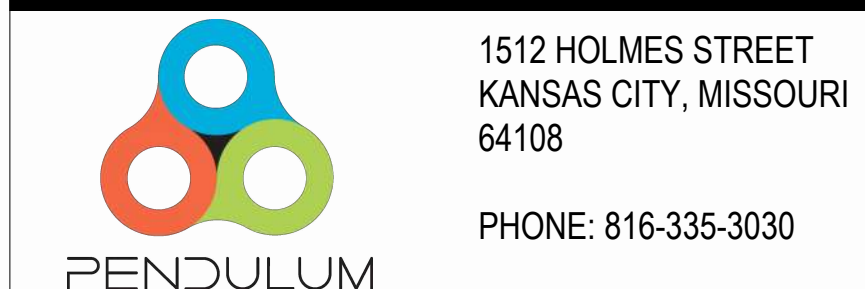


1 WEST ELEVATION
1/8" = 1'-0"

VIEW LEGEND



#	DATE	CHANGE DESCRIPTION



Moody Nolan
DRAWING TITLE:
MULTI-FAMILY BUILDING ELEVATIONS

PROGRESS DRAWING NOT FOR CONSTRUCTION	08/16/2024
	23466
	MP006
	Project Status

REVIT VERSION:
PRINT DATE:
FILE NO.:

MULTI-FAMILY - BUILDING 6



4 NORTH ELEVATION
1/8" = 1'-0"



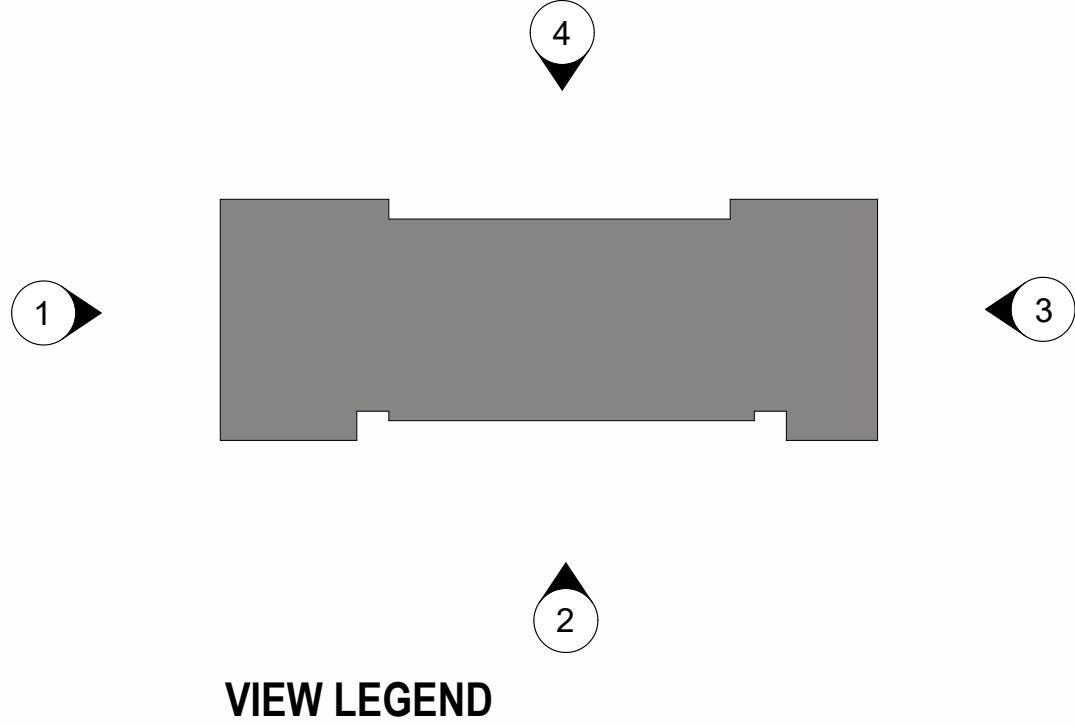
3 EAST ELEVATION
1/8" = 1'-0"



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



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





City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00096**, on **09-04-2024**

Jane Gabriel
JANE GABRIEL, MAINT
Secretary of the City Plan Commission

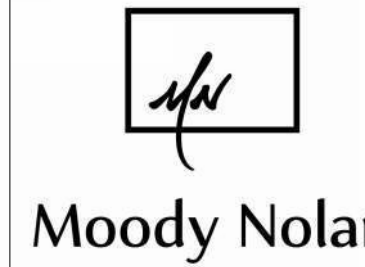
#	DATE	CHANGE DESCRIPTION



PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108

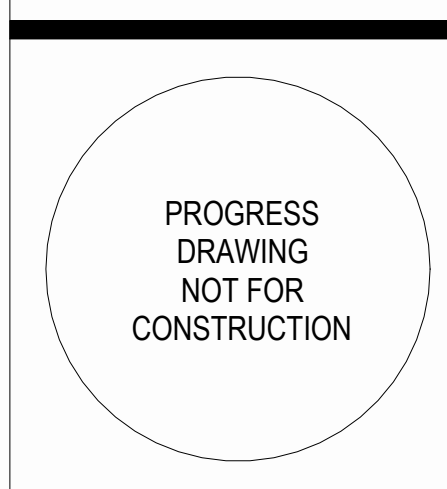


1512 HOLMES STREET
KANSAS CITY, MISSOURI 64108
PHONE: 816-335-3030



300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
MULTI-FAMILY BUILDING ELEVATIONS

	08/16/2024
	23466
	MP007
	Project Status

MULTI-FAMILY - BUILDING 7



4 NORTH ELEVATION
1/8" = 1'-0"



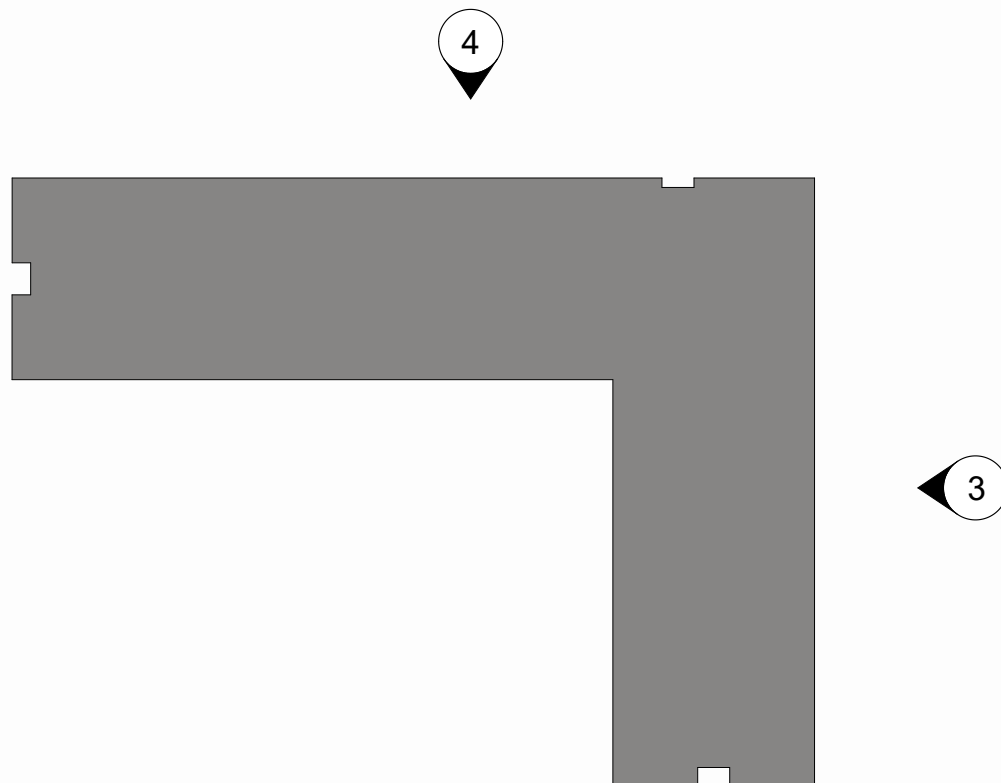
3 EAST ELEVATION
1/8" = 1'-0"



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



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



VIEW LEGEND



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00096**, on **09-04-2024**

Jan Gabriel
JAN GABRIEL, MAYOR
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION



PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108



1512 HOLMES STREET
KANSAS CITY, MISSOURI 64108
PHONE: 816-335-3030



300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
MULTI-FAMILY BUILDING ELEVATIONS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

08/16/2024

23466

MP008

Project Status



BUILDING 5 - CORNER OF 18TH & EUCLID

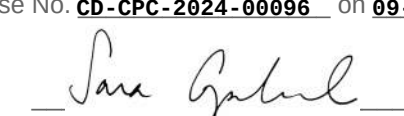


BUILDING 6 - CORNER OF 17TH & EUCLID



BUILDING 7 - CORNER OF 17TH & BROOKLYN



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-000995** on **09-04-2024**

JANE GABRIEL
Secretary of the City Plan Commission

#	DATE	CHANGE DESCRIPTION



PARADE PARK - MASTER PLAN
EAST 18TH STREET AND WOODLAND AVE.
KANSAS CITY, MISSOURI 64108



1512 HOLMES STREET
KANSAS CITY, MISSOURI 64108
PHONE: 816-335-3030



300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

Moody Nolan

DRAWING TITLE:

MULTI-FAMILY RENDERS

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

08/16/2024
23466
MP009
Project Status