



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

May 5, 2021

## Project Name

**Prospect Summit Homes**

## Docket #9 Request

CD-CPC-2021-00014  
Rezoning with a plan

## Applicant

Timothy McKinnie  
Taliaferro & Browne

## Owner

Taliaferro & Browne

Location	2407 E. 22 <sup>nd</sup> Street
Area	About 2.5 acres
Zoning	B3-2/ R-1.5
Council District	3 <sup>rd</sup>
County	Jackson
School District	KCMO

## Surrounding Land Uses

**North:** zoned R-1.5/ B3-2, residences and church.

**South:** zoned R-1.5/ B4-2, residences.

**East:** zoned B3-2, residences/commercial.

**West:** zoned R-1.5, Mt. Pleasant Missionary Baptist church.

## Major Street Plan

Prospect Avenue and E. 22<sup>nd</sup> Street are classified as a two lane through streets with a local link typology by the City's Major Street Plan at this location. Olive Street, Wabash Avenue and E. 23<sup>rd</sup> Street are not classified by the Major Street Plan.

## Land Use Plan

The Heart of the City Area Plan recommends mixed use neighborhood and medium density residential land use at this location. This proposal is consistent with the future land use plan.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on March 24, 2021.

## EXISTING CONDITIONS

The project site is about 2.5-acre generally bounded by E. 22<sup>nd</sup> Street on the north, E. 23<sup>rd</sup> Street on the south, Prospect Avenue on the east and Olive Street on the west. The 22<sup>nd</sup>/ 23<sup>rd</sup> Street Connector has been constructed which resulted in a reconfiguration of the about 44 parcels within two city blocks. Ordinance No. 151048 passed by City Council on January 21, 2016, approved the 22<sup>nd</sup>/ 23<sup>rd</sup> Street Connector PIEA General Development Plan to assist in the redevelopment of this area.

Surrounding land uses includes mix of commercial, multi-family residential and single-family residences. Mount Pleasant Baptist Church is located on the west side Olive Street.

## NEARBY DEVELOPMENTS

To the north of the site is Ward Chapel AME church and some single family residences, to the south are single family residences. There is a mix of commercial residential on the east side of Prospect Avenue and to the west is Mount Pleasant Missionary Baptist church.

## SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from Districts B3-2 (Community Business) and R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), to allow for 24 unit multi-family residential development within nine (9) buildings.

## PROFESSIONAL STAFF RECOMMENDATION

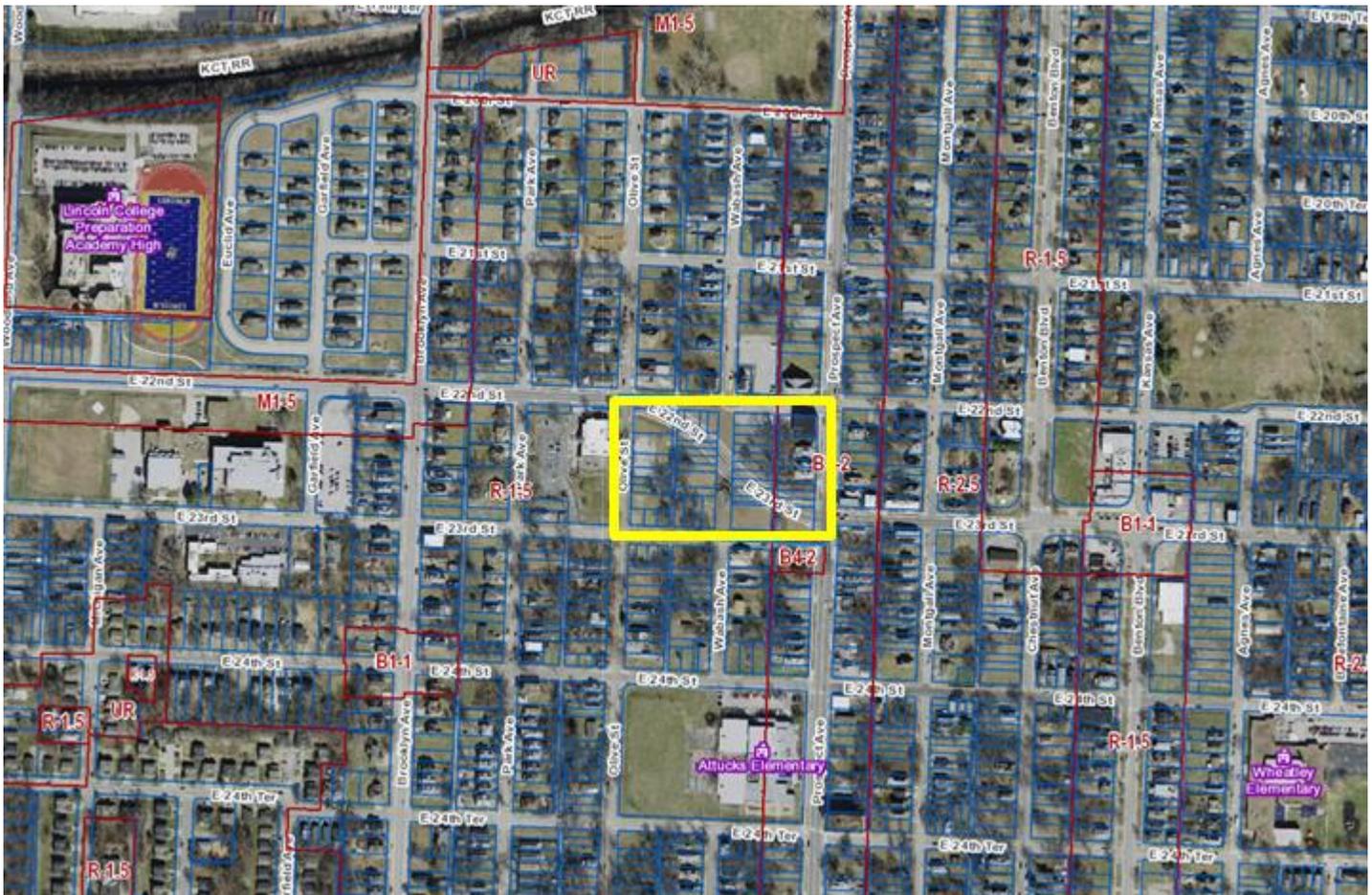
Docket #9 Recommendation

Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

## CONTROLLING CASES

**Case No. 685-S-6** – Resolution No. 151051 adopted by City Council on January 21, 2016, amended the Heart of the City Area Plan by changing the recommended land use on about 4.2 acres in an area bordered by E. 22nd Street on the north, E. 23rd Street on the south, Prospect Avenue on the east and Olive Street on the west, from mixed-use neighborhood, residential low and medium density to mixed use neighborhood and medium density residential.

**Case No. 720-S** – Ordinance No. 151048 passed by City Council on January 21, 2016, approved the 22nd/ 23rd Street Connector PIEA General Development Plan on approximately 4.2 acres generally bounded by E. 22nd Street on the north, E. 23rd Street on the south, Prospect Avenue on the east and Olive Street on the west, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.



## PLAN REVIEW

The request is to consider rezoning the 2.5-acre property generally bounded by E. 22nd Street on the north, E. 23rd Street on the south, Prospect Avenue on the east and Olive Street on the west from Districts B3-2 (Community Business) and R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), to allow for 24 unit multi-family residential development within nine (9) buildings. The plan proposes to develop the parcels west of the recently constructed 22nd/ 23rd Street Connector. This proposed UR rezoning is phase 1 of the approved 22nd/ 23rd Street Connector PIEA General Development Plan passed by Ordinance No. 151048 by City Council on January 21, 2016. The plan is a combination of about 30 parcels, vacated right of way of Wabash Street and alleyways.

Access to the development is proposed via a driveway on Olive Street that loops southwards to the terminus of E. 23<sup>rd</sup> Street. The plan also shows all garages loaded off this driveway. The garages do not have parking spaces in front of them due to the limited size of the parcels. The submitted plans shows single story townhomes constructed of horizontal lapsiding accented with bricks and asphalt shingles.

### Requested Deviations

The plan does not stipulate or request any deviation.

### Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	YES		SEE PLAN ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES	YES	SEE PLAN ANALYSIS
<i>Landscape and Screening Standards (88-425)</i>	YES		WILL REVIEW AT FINAL PLAN
<i>Outdoor Lighting Standards (88-430)</i>	NO		WILL REVIEW AT FINAL PLAN
<i>Sign Standards (88-445)</i>	YES		WILL REVIEW AT FINAL PLAN
<i>Pedestrian Standards (88-450)</i>	NO		SEE PLAN ANALYSIS

### PLAN ANALYSIS

The project parcel is a combination of 27 underlying parcels which will have to be consolidated into one lot to allow for this development to occur. This can be accomplished via a preliminary and final plat. Staff recommends that the plat should show all building setbacks along the public right of way.

The plan does not show any tract to count towards parkland dedication, but calls out Unit 4 as an amenity. For any proposed amenity to count towards parkland dedication it must be contained in a tract. The revised plan shall show all the necessary amenities that qualify for parkland credit. The development plan shall also serve as a preliminary plat that proposes one lot and tracts for private open space.

### Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 24 residential dwelling units are proposed. Pursuant to this section a total of 0.29 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$24 \text{ multi-family lots} \times 2 \times 0.006 = 0.29 \text{ acres}$$

$$0.29 \text{ acres} \times \$48,801.37 = \$14,054.79$$

That the developer can either dedicate 0.28 acres of parkland or contribute \$14,054.79 in lieu of parkland dedication for the 24 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

### Parking and Loading Standards (88-420)

The plan shows 24 garage parking spaces which is the exact number of spaces required by the Zoning and Development Code. There are 10 additional parking spaces for guests on the site.

### Pedestrian Standards (88-450)

The standards of this section apply because this is a project plan. Staff recommends that the plans be revised so that sidewalks in the rear of the buildings within the parking o provide pedestrian accessibility. Convert #4

on sheet C004 to a sidewalk along the driveway for pedestrian use. This can be differentiated with different texture, material or paint to discourage vehicular parking.

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Heart of the City Area Plan recommendations.

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

The proposed use is a permitted use in the existing zoning districts and the proposed UR district.

**88-516-05-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.

The plan provides for adequate vehicular connection.

**88-516-05-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 provided for private and public sidewalks. Staff recommends a sidewalk network with additional delineation within the parking area in the rear of the buildings.

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department approval.

**88-516-05-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 single story townhomes are proposed to be primarily bricks, horizontal lapsiding with asphalt shingles will match the existing buildings in scale.

**88-516-05-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 plan is compliant.

**88-516-05-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 plan is compliant.

**88-516-05-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 site.

### **PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first letter of each word being significantly larger and more stylized than the others.

Olofu Agbaji

Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission  
Recommended by Development Review Committee

Report Date: April 28, 2021  
Case Number: CD-CPC-2021-00014  
Project: Prospect Summit Homes

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### Plan Corrections

*Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

1. Provide a preliminary plat sheet with all the preliminary plat requirements. Revise Plans and Resubmit (4/22/2021)
2. The proposed building setback lines on the face of the preliminary plat. Revise Plans and Resubmit (4/22/2021)
3. Revise sidewalks in the rear of the buildings within the parking lot to provide pedestrian accessibility. Convert #4 on sheet C004 to a sidewalk along the driveway for pedestrian use. This can be differentiated with different texture, material or paint to discourage vehicular parking. Revise Plans and Resubmit (4/22/2021)
4. The developer submit a proposed signage plan for this development as required by Chapter 88-445-10. Revise Plans and Resubmit (4/22/2021)
5. Provide a floor plan that shows how the front entry relate to the rest of the building footprint. Either recess the entry or provide a canopy over the front door. Revise Plans and Resubmit (4/22/2021)
6. The architecture of the building be revised per staff and CPC recommendation prior to issuance of building permit. Staff recommends that the brick be carried on all three elevations for buildings 1, 4 and 7. on the east elevation of building 3 and 5, the south elevation of building 8 and north elevation of building 9. Submit revised color elevations showing these changes. Revise Plans and Resubmit (4/22/2021)

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### Plan Conditions

*Condition(s) by City Planning and Development Department. Contact Angela Eley at 816-513-2805 / angela.eley@kcmo.org with questions.*

7. Add connectivity to the inner network of sidewalks so that pedestrians and pedestrians in wheelchairs have uninterrupted pathways along the sidewalks. The housing is for Seniors therefore, the developer must think about how the residents will be able to move around the complex. (4/19/2021)

*Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.*

8. The plans shall comply with all requirements of R302.1 of IRC (International Residential Code) 2018 in particular for eaves and projections. (3/01/2021)

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

9. If there is no design guidelines, the developer shall submit a Project Plan in lieu of a final UR Plan to the City Plan Commission for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line) and building elevations prior to issuance of building permit. (3/16/2021)
10. That the developer submit a street tree planting plan to the City Forester with a copy to the Development Management Division. That the street tree planting plan be approved by the City Forester prior to Mylar approval. A copy of the approved plan shall be submitted to DMD prior to Mylar approval. (3/16/2021)
11. 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. (3/16/2021)

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

12. That the developer submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the Heart of the City design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. Staff recommends that the guidelines call for four sided architecture for this development as the site fronts on public streets on all sides. Staff also recommends that the percentage of bricks or stone be increased on all four sides of each building relative to EIFS. If the design guidelines are approved, the final UR plan will be approved by the director of City Planning and Development. (3/16/2021)
13. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit. Street naming plan shall be approved prior to Mylar approval of the final plat. (3/16/2021)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

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. (2/22/2021)
15. That the east half of Olive Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/22/2021)
16. 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. 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. (2/22/2021)
17. The owner/developer must 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. (2/22/2021)
18. The developer must secure permits to extend public 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. (2/22/2021)
19. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/22/2021)
20. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/22/2021)
21. That the north half of 23rd Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/22/2021)
22. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (2/22/2021)
23. The developer must 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. (2/22/2021)
24. 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. (2/22/2021)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

25. The developer must 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 (2/22/2021)
26. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process. (2/22/2021)
27. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/22/2021)

*Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.*

28. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (3/02/2021)
29. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (3/02/2021)
30. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed (3/02/2021)
31. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (3/10/2021)
32. • The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (3/10/2021)

*Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.*

33. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat. (3/02/2021)
34. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (3/02/2021)

*Condition(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.*

35. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed detention facilities, while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (3/02/2021)

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

36. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>  
(3/02/2021)

*Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.*

37. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.  
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)  
(3/04/2021)
38. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (3/04/2021)

**Prospect Summit Homes  
Public Engagement Meeting  
Questions & Comments**

March 24, 2021

- **Angela Culp**
  - What types of Social Services will be available?
    - Response = Possible Medical Facility.
  - Are there any common areas?
    - Response = One unit will serve as an office. The unit contains a public meeting room.
  - What is the rent range? Are the units owned or leased?
    - Response = \$800 per month.
- **Dwayne Crompton**
  - Can the presentation be made available for sharing at the Mt. Pleasant Missionary Baptist Church with Leonard's participation?
    - Response = Leonard would be glad to participate.
  - Mr. Crompton is excited about the project because it creates a sense of community.
- **Rita Williams**
  - Expressed excitement about the price range.
- **Bobby Fireson**
  - How many floors in the units?
    - Response = one level.
  - How much storage is available?
    - Response = The single car garages contain space for storage.

## Prospect Summit Homes Public Engagement Meeting Attendees Summary

GoToMeeting

Meeting Date	Meeting Duration	Number of Attendees	Meeting ID
March 24, 2021 5:55 PM CDT	64 minutes	9	962-758-301

### Details

Name	Email Address	Join Time	Leave Time	Time in Session (minutes)	Organization
Bobby Fireson	(unknown)	5:58 PM	6:56 PM	57	Benton Blvd resident
Rita Williams	(unknown)	6:05 PM	6:56 PM	51	(unknown)
Angela Culp	(unknown)	6:00 PM	6:56 PM	56	Property owner in the neighborhood
Ashli Harris	aharris@tb-engr.com	5:55 PM	7:00 PM	64	Taliaferro & Browne
Dwayne Crompton		5:56 PM	6:56 PM	60	Mt. Pleasant Missionary Baptist Church
Leonard Graham		5:55 PM	6:56 PM	60	Taliaferro & Browne
Robert Hafner	rhafner@tb-engr.com	5:59 PM	6:57 PM	57	Taliaferro & Browne
Jeff Bowers	tbengr@tb-engr.com	5:55 PM	7:00 PM	64	Taliaferro & Browne
Timothy McKinnie	tmckinnie@tb-engr.com	5:55 PM	6:56 PM	61	Taliaferro & Browne

**SHEET LIST:**

- C001 COVER SHEET
- C002 OVERALL DEVELOPMENT PLAN
- C003 EXISTING CONDITIONS
- C004 PHASE 1 SITE PLAN
- C005 GRADING PLAN
- C006 UTILITY PLAN
- L100 LANDSCAPE PLAN
- L400 LANDSCAPE REQUIREMENTS
- E001 ELECTRICAL SITE PLAN
- E002 SITE PHOTOMETRIC PLAN
- A200 EXTERIOR ELEVATIONS

# PROSPECT SUMMIT HOMES SENIOR LIVING UNITS UR DISTRICT REZONING AND PRELIMINARY PLAT

22ND TO 23RD/OLIVE TO PROSPECT  
KANSAS CITY, JACKSON COUNTY, MISSOURI

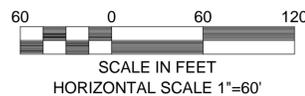


**LOCATION MAP**  
NOT TO SCALE

KANSAS CITY DISTRICTS  
COUNCIL



**PROSPECT SUMMIT HOMES AREA MAP**



**LEGEND**

UR BOUNDARY PHASE 1

**PROJECT DATA**

<b>OWNER/LOCATION</b>	
T&B REAL ESTATE 22ND/23RD STREET, LLC 1020 EAST 8TH STREET KANSAS CITY, MISSOURI 64106 PHONE: 816-238-3456	
<b>LOCATION /DESCRIPTION:</b> 22nd/23rd and Olive/Prospect, Kansas City, Missouri. New double bedroom Townhomes for Senior LIHTC Living Residences 23 Living Units @ 900s.f. w/ 325s.f. garage 1 Office/Living Unit @ 900s.f. w/ 325s.f. garage	
<b>Local Building Inspection Department:</b> The City of Kansas City, Missouri Jackson County	
<b>Zoned R-1 Single Family District</b>	
<b>OCCUPANCY CLASSIFICATION:</b>	IRC TOWNHOMES R-2
<b>CONSTRUCTION TYPE:</b>	VB (IBC SECTION 602.5)
<b>DESIGN COMPANIES</b>	
<b>CIVIL ENGINEER / ARCHITECT / STRUCTURAL / LANDSCAPE ARCHITECT</b> TALIAFERRO & BROWNE, INC. 1020 EAST 8TH STREET KANSAS CITY, MISSOURI 64106 PHONE: 816-238-3456	
<b>MEP</b> CUSTOM ENGINEERING, INC. 12760 E US HIGHWAY 40 INDEPENDENCE, MO 64055 PHONE: 816-350-1473	

**LEGAL DESCRIPTION:**

ALL OF LOTS 2 THRU 28, BLOCK 6, AND LOTS 12 THRU 20, BLOCK 1, AND THE ALLEYS LOCATED WITHIN SAID BLOCKS AND THAT PORTION OF WABASH AVENUE LYING BETWEEN SAID BLOCKS, AND ONE HALF OF THE ADJACENT RIGHTS-OF-WAY OF 23RD STREET, OLIVE STREET, AND PROSPECT AVENUE, ALL IN PROSPECT SUMMIT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTH OF THE CENTER LINE OF THE 22ND - 23RD STREET CONNECTOR RIGHT-OF-WAY DEDICATED AND ESTABLISHED FOR STREET PURPOSES IN ORDINANCE NO. 150405 ADOPTED BY THE CITY COUNCIL ON JUNE 4, 2015, AND RECORDED IN THE OFFICIAL RECORDS OF THE JACKSON COUNTY RECORDER OF DEEDS ON JULY 14, 2015, AS INSTRUMENT NO. 20150062124, ALL BEING DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF SAID 23RD STREET AND OLIVE STREET; THENCE NORTH ALONG THE CENTER LINE OF SAID OLIVE STREET TO THE CENTER LINE OF SAID 22ND 23RD STREET CONNECTOR; THENCE SOUTHEASTERLY, ALONG LAST SAID CENTER LINE, TO THE CENTER LINE OF PROSPECT AVENUE; THENCE SOUTH ALONG LAST SAID CENTER LINE TO THE CENTER LINE OF SAID 23RD STREET; THENCE WEST ALONG LAST SAID CENTER LINE TO THE POINT OF BEGINNING.

**TABLE 1 - SITE DATA**

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	R-1.5	UR	No	
Gross Land Area				
in square feet	92,193	92,193	No	
in acres	2.117	2.117	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Right-of-way Vacation				
in square feet	0	20,785	No	
in acres	0.00	0.477	No	
Net Land Area				
in square feet	92,193	105,815	No	
in acres	2.117	2.429	No	
Building Area (sq. ft.)	0	29,400	No	
Floor Area Ratio	0.00	0.28	No	
Residential Use Info				
Total Dwelling Units	0	24	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	24	No	
Two-unit House	0	6	No	
Multi-unit House	0	3	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	0	No	
Total Lots	27	1	No	
Residential	27	1	No	
Public/Civic	0	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

**TABLE 2 - BUILDING DATA**

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	No	
Front Setback	15 ft	0 ft	No	
Side Setback	10 ft	0 ft	No	
Side Setback (abutting street)	15 ft	0 ft	No	
Height	-	20'	No	

Existing Lots Setback Based on R-1.5 Zoning  
Building Height: 20' ft  
Garage Height: 20' ft

**TABLE 3,3A,3B**

SEE LANDSCAPE PLANS FOR DETAILS

**TABLE 4 - PARKING**

Building Data	Vehicle Spaces		Alternatives Proposed?	Notes
	Required	Proposed		
Proposed Use(s)			(See 88-420-16)	-Parking For Elderly Housing = 1 per 3 Dwelling Units.
Residential Parking (24 Garage, 8 Exterior)	24	40	N/A	KCMO Code Section is 88-420-06
Accessible Parking	1	1		
Short Term Bicycle	N/A	0		
Long Term Bicycle	N/A	0		
<b>Total</b>	<b>25</b>	<b>41</b>		-Bicycles are stored in units

**TABLE 5 - OTHER DEVELOPMENT STANDARDS**

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide a combination of private open space and payment in-lieu. Final combination TBD.
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 Pedestrian Standards	On site meets 88-450 criteria.

**DEVELOPMENT SUMMARY TABLE**

Name	Use	Above Grade	No. Floors	Usage	Unit Area (sf)	Total Units	Garage Spaces	Total Area (sf)
Building 1	Townhomes	20'	1	Residential	900	4	4	3600
Building 2	Townhomes	20'	1	Residential	900	2	2	1800
Building 3	Townhomes	20'	1	Residential	900	4	4	3600
Building 4	Townhomes	20'	1	Residential Amenity	900	1	2	1800
Building 5	Townhomes	20'	1	Residential	900	1	2	1800
Building 6	Townhomes	20'	1	Residential	900	2	2	1800
Building 7	Townhomes	20'	1	Residential	900	4	4	3600
Building 8	Townhomes	20'	1	Residential	900	2	2	1800
Building 9	Townhomes	20'	1	Residential	900	2	2	1800
<b>Totals:</b>						<b>24</b>	<b>24</b>	<b>21,600</b>

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. Building Coverage = 29,400 SF  
Building = 21,600 SF  
Garage = 7,800 SF

**DENSITY**

1. GROSS DENSITY: 9.88 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 9.88 UNITS / ACRE (NET LAND AREA)

**PROJECT TIMELINE:**

CONSTRUCTION START: SUMMER 2021  
CONSTRUCTION END: WINTER 2022  
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

**DESIGN GUIDELINES**

1. PARKING LOT LIGHTING AND LIGHT FROM VEHICLES SHOULD NOT GLARE INTO ADJACENT PROPERTIES. CONSIDER LIGHT IN ACCESS DRIVE LOCATION.
2. CURB CUTS FOR PARKING LOTS SHOULD BE KEPT TO A MINIMUM.
3. PARKING SHOULD BE LOCATED AT THE REAR OF THE PROPERTY BEHIND BUILDINGS, OR IN A GARAGE IN A MIXED USE GARAGE.
4. ALL SURFACE PARKING LOTS SHOULD PROVIDE A COMBINATION OF PERIMETER AND INTERIOR LANDSCAPING AND PROVIDE DIRECT, SAFE AND WELL DELINEATED PEDESTRIAN CONNECTIONS THROUGH THE LOT.
5. BLANK WALLS ADJACENT TO STREETS ARE DISCOURAGED.
6. WHERE APPROPRIATE OR FEASIBLE, THE UTILIZATION OF ALLEYS OR PRIVATE DRIVEWAYS
7. BUILDINGS SHOULD HAVE A PRIMARY ENTRANCE FACING AND DIRECTLY ACCESSIBLE FROM THE PUBLIC STREET RATHER THAN ORIENTED TOWARDS SIDE OR REAR PARKING PARKING AREA.
8. IN RESIDENTIAL AREAS, GARAGES SHOULD BE LOCATED BEHIND RESIDENCE AND ACCESSED FROM AN ALLEY OR PRIVATE STREET DRIVEWAY.
9. LIGHTING: GLARE AND SPILLAGE INTO ADJACENT PROPERTIES SHOULD BE KEPT TO A MINIMUM. LOW NOISE LEVEL LIGHTS SHOULD BE USED.
10. ARCHITECTURAL MATERIALS SHOULD COMPLEMENT THE CHARACTER OF THE EXISTING BUILT ENVIRONMENT THROUGH USE OF HIGH QUALITY, DURABLE MATERIALS SUCH AS BRICK, STONE, WOOD, TILE, STUCCO, TERRACOTTA AND MASONRY. THE BUILDING SIDE FACING STREET SHOULD BE A COMBINATION OF EITHER MATERIALS MENTIONED.
11. ANY ENTRANCE SIGNAGE SHOULD COMPLEMENT THE CHARACTER OF THE BUILDINGS.

Name on Seal  
Robert C Hafner  
License No.: A5514  
T&B #2015037508  
DWG. NO.:  
**G000**

PROSPECT SUMMIT HOMES  
KANSAS CITY, MISSOURI  
22ND/23RD & OLIVE/PROSPECT

COVER SHEET

Taliaferro & Browne, Inc.  
Civil / Structural Engineering, Landscape  
Architecture / Architecture & Surveying  
1020 E. 8TH STREET  
KANSAS CITY, MISSOURI 64106  
PROFESSIONAL ENGINEERING REGISTRATION  
MISSOURI LICENSE NO. 00466 KANSAS LICENSE NO. P-1481  
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



File Name:

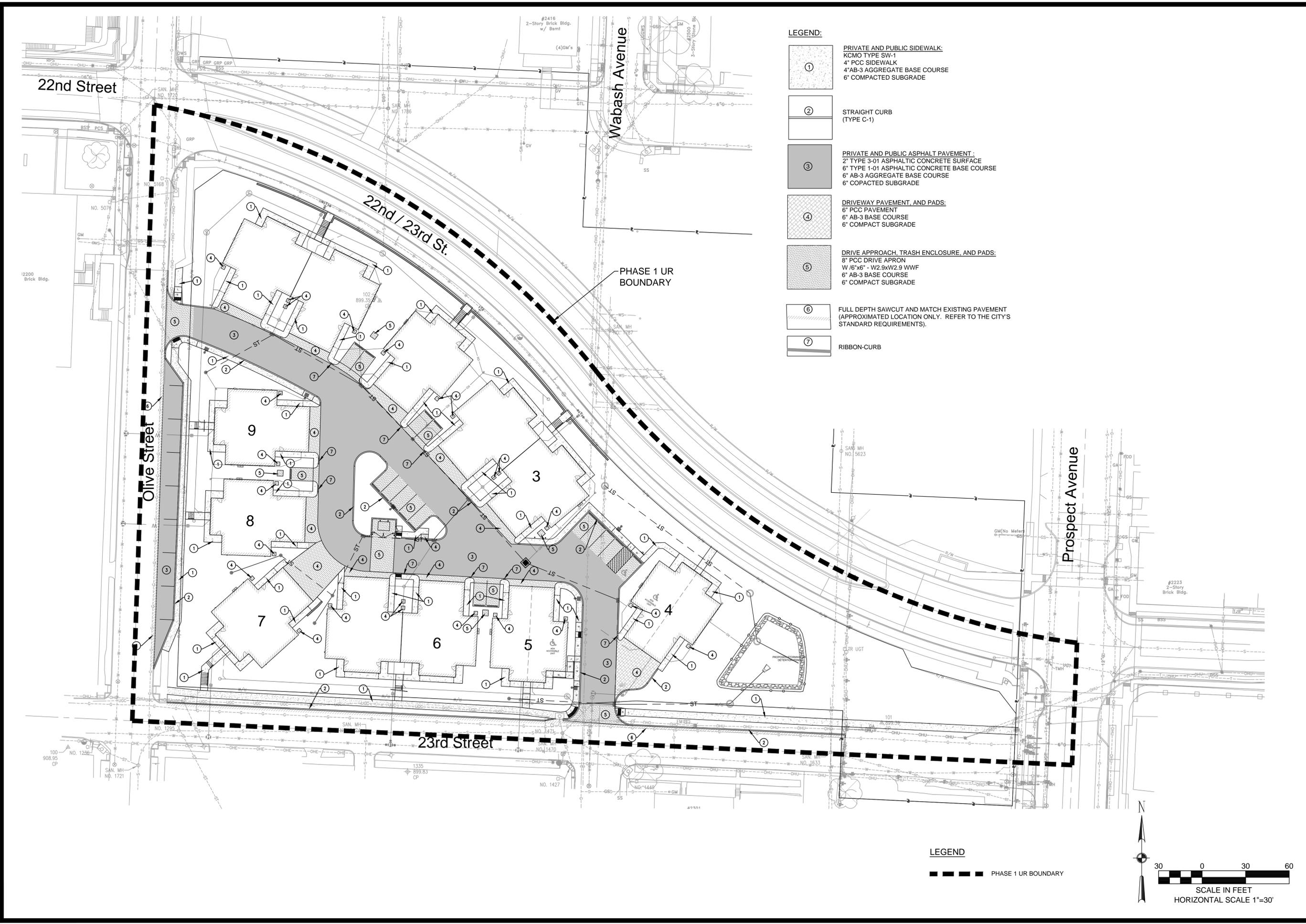
I & B Project No.  
75-0700

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK APP.
04.12.2021	UR REZONING AND PRELIMINARY PLAT RESUBMITAL	1	TRM	LG
01.28.2021	UR REZONING AND PRELIMINARY PLAT SUBMITAL	0	TRM	LG

**UR FINAL PLAN**

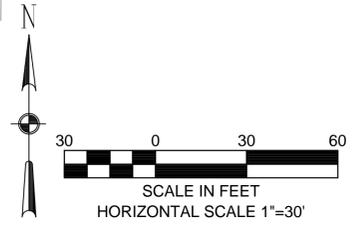






- LEGEND:**
- ① PRIVATE AND PUBLIC SIDEWALK:  
KCMO TYPE SW-1  
4" PCC SIDEWALK  
4" AB-3 AGGREGATE BASE COURSE  
6" COMPACTED SUBGRADE
  - ② STRAIGHT CURB  
(TYPE C-1)
  - ③ PRIVATE AND PUBLIC ASPHALT PAVEMENT :  
2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE  
6" TYPE 1-01 ASPHALTIC CONCRETE BASE COURSE  
6" AB-3 AGGREGATE BASE COURSE  
6" COMPACTED SUBGRADE
  - ④ DRIVEWAY PAVEMENT, AND PADS:  
6" PCC PAVEMENT  
6" AB-3 BASE COURSE  
6" COMPACT SUBGRADE
  - ⑤ DRIVE APPROACH, TRASH ENCLOSURE, AND PADS:  
8" PCC DRIVE APRON  
W/6"x6" - W2.9xW2.9 WWF  
6" AB-3 BASE COURSE  
6" COMPACT SUBGRADE
  - ⑥ FULL DEPTH SAWCUT AND MATCH EXISTING PAVEMENT  
(APPROXIMATED LOCATION ONLY. REFER TO THE CITY'S  
STANDARD REQUIREMENTS).
  - ⑦ RIBBON-CURB

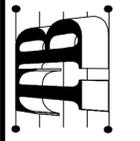
**LEGEND**  
 - - - - - PHASE 1 UR BOUNDARY



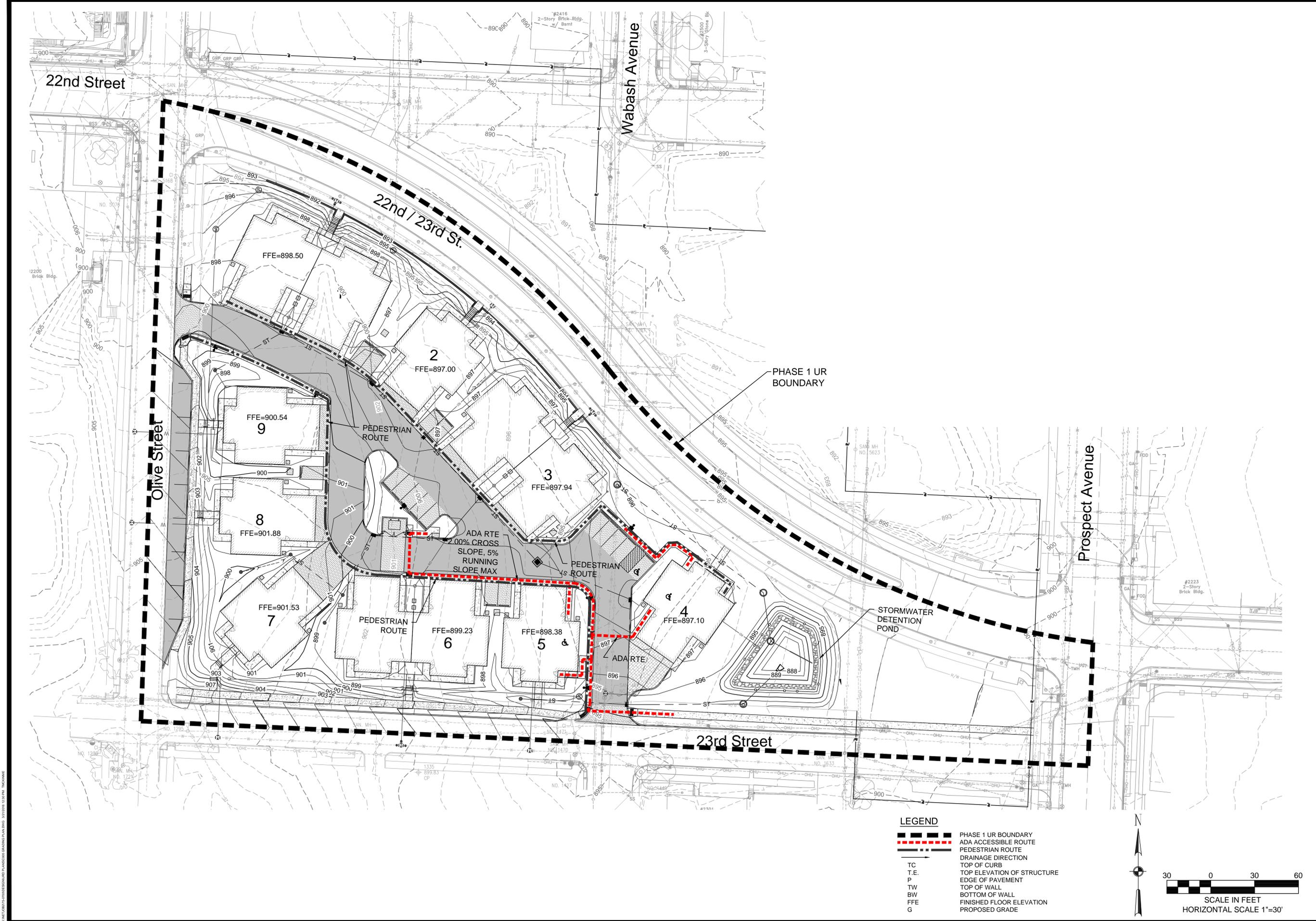
Name on Seal  
 Robert C Harner  
 License No.: A5514  
 T&B #2015037508  
 DWG NO.:  
 C004

**PROSPECT SUMMIT HOMES**  
 KANSAS CITY, MISSOURI  
 22ND/23RD & OLIVE/PROSPECT  
 PHASE 1 SITE PLAN

**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering, Landscape  
 Architecture / Architecture & Surveying  
 1020 E. 9th Street  
 KANSAS CITY, MISSOURI 64106  
 PH (816) 283-3456  
 MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481  
 T&B ARCHITECTURAL CORPORATION LICENSE #2015037508

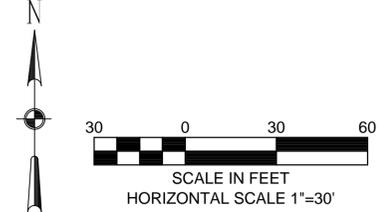


File Name:	
T & B Project No.:	75-0700
UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	1 TRM LG LG
UR REZONING AND PRELIMINARY PLAT SUBMITTAL	0 TRM LG LG
DATE	REVISIONS AND RECORD OF ISSUE
04.12.2021	
01.28.2021	



**LEGEND**

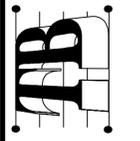
	PHASE 1 UR BOUNDARY
	ADA ACCESSIBLE ROUTE
	PEDESTRIAN ROUTE
	DRAINAGE DIRECTION
TC	TOP OF CURB
T.E.	TOP ELEVATION OF STRUCTURE
P	EDGE OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
G	PROPOSED GRADE



Name on Seal  
Robert C. Harner  
License No.: A5514  
T&B #2015037508  
DWG NO.: C005

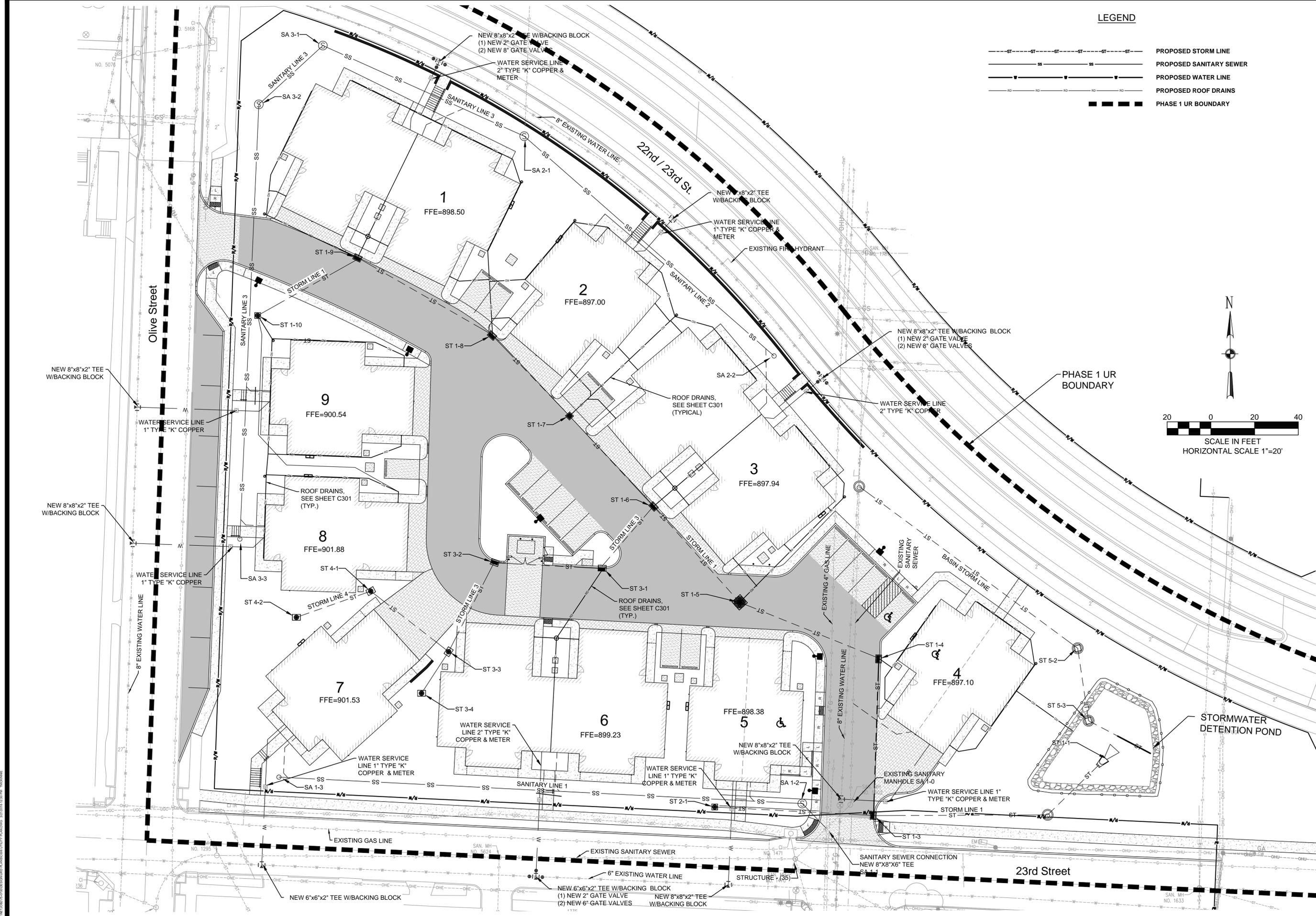
**PROSPECT SUMMIT HOMES**  
**KANSAS CITY, MISSOURI**  
**22ND/23RD & OLIVE/PROSPECT**  
**GRADING PLAN**

**Taliaferro & Browne, Inc.**  
Civil / Structural Engineering, Landscape  
Architecture / Architecture & Surveying  
1020 E. 9th Street  
KANSAS CITY, MISSOURI 64106  
PH (816) 283-3456  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. EJ-1481  
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



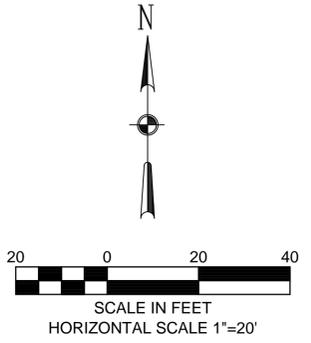
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T & B Project No. 75-0700	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	1 TRM LG LG
	UR REZONING AND PRELIMINARY PLAT SUBMITTAL	0 TRM LG LG
	REVISIONS AND RECORD OF ISSUE	INC. BY / CK APP.
	DATE	



**LEGEND**

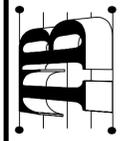
- ST---ST---ST---ST---ST---ST---ST--- PROPOSED STORM LINE
- SS---SS---SS---SS---SS---SS---SS--- PROPOSED SANITARY SEWER
- W---W---W---W---W---W---W--- PROPOSED WATER LINE
- RD---RD---RD---RD---RD---RD---RD--- PROPOSED ROOF DRAINS
- Dashed Line--- PHASE 1 UR BOUNDARY



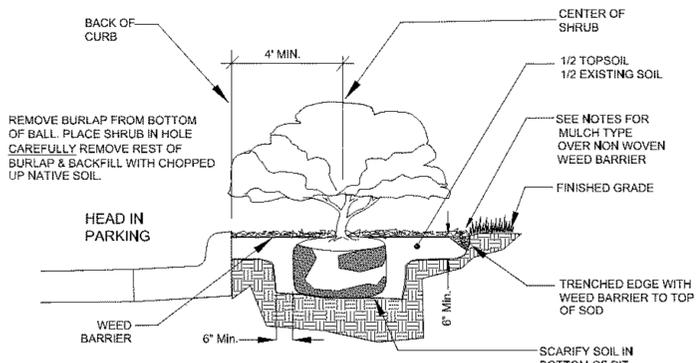
Name on Seal  
 Robert C Hafner  
 License No.: A5514  
 I&B #2015037508  
 DWG. NO.:  
**C006**

**PROSPECT SUMMIT HOMES**  
**KANSAS CITY, MISSOURI**  
**22ND/23RD & OLIVE/PROSPECT**  
**UTILITY PLAN**

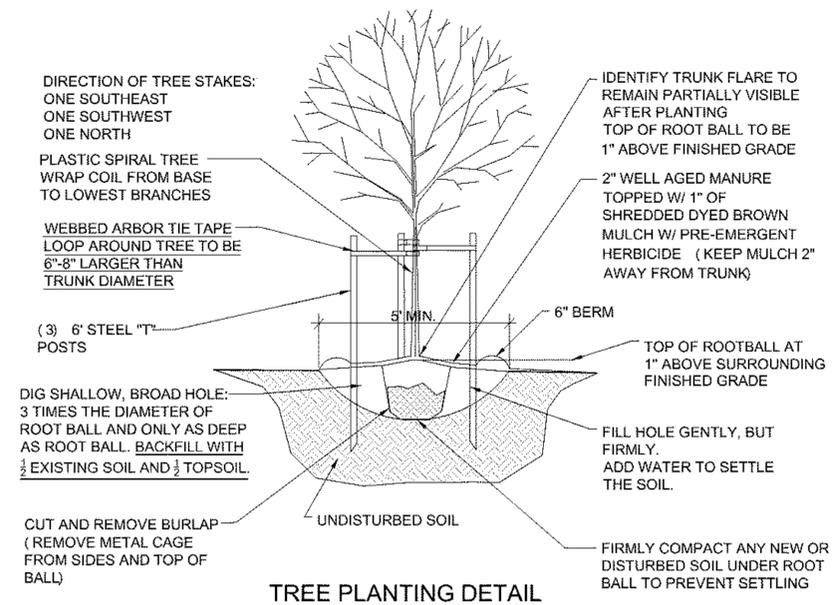
**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering, Landscape  
 Architecture / Architecture & Surveying  
 1020 E. 8th STREET  
 PH (816) 283-3436  
 KANSAS CITY, MISSOURI 64106  
 MISSOURI LICENSE NO. 00466 KANSAS LICENSE NO. P-1481  
 I&B ARCHITECTURAL CORPORATION LICENSE #2015037506



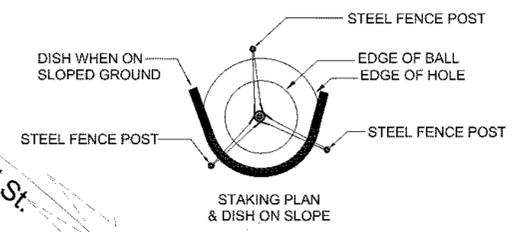
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I & B Project No.	75-0700
DATE	NO. BY CK APP
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01-28-2021	UR REZONING AND PRELIMINARY PLAT SUBMITTAL 0 TRM LG LG
	REVISIONS AND RECORD OF ISSUE



**SHRUB BED & PARKING SETBACK DETAIL**  
NO SCALE



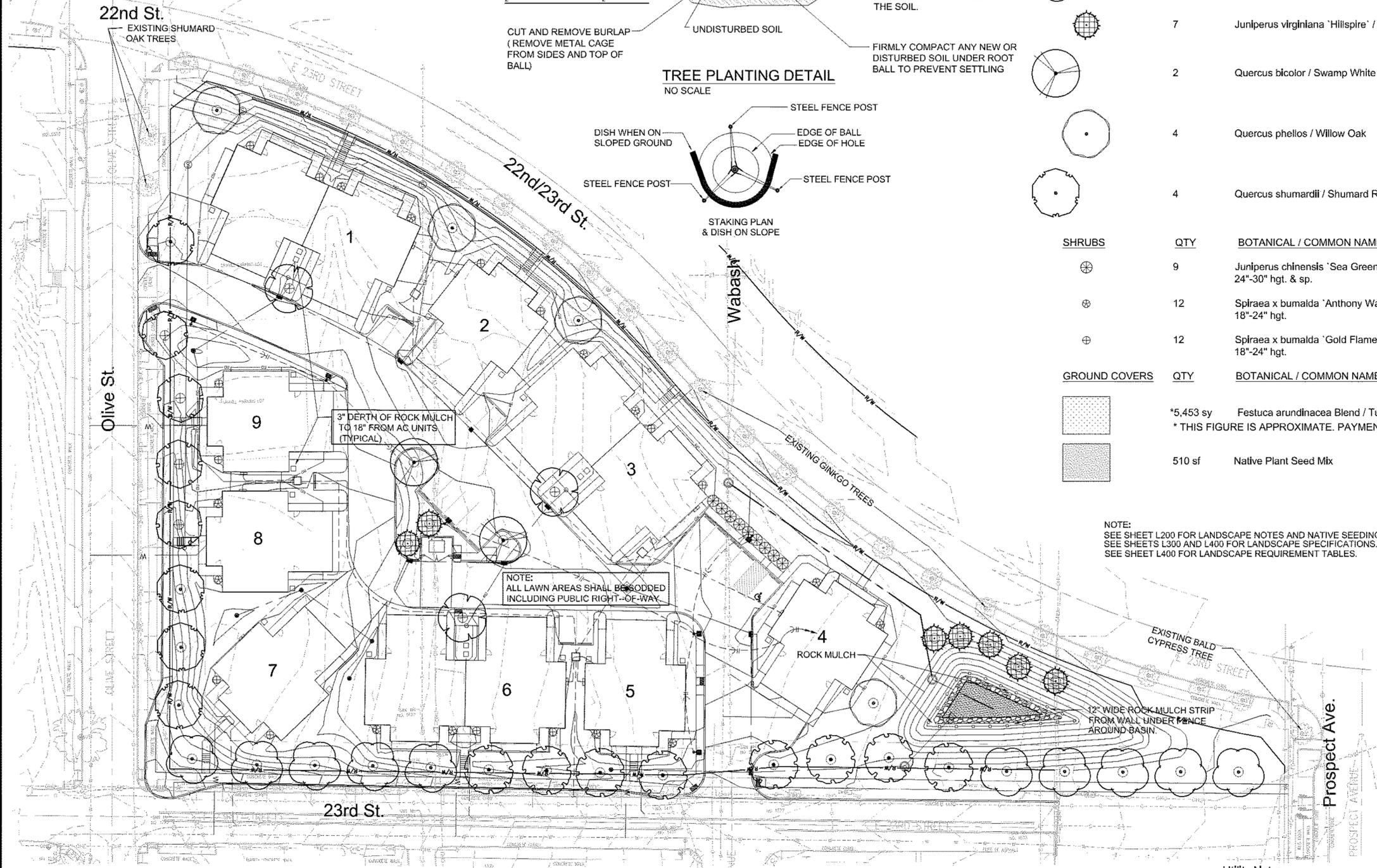
**TREE PLANTING DETAIL**  
NO SCALE



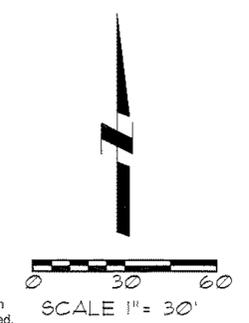
**PLANT\_SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	Acer campestre / Hedge Maple	B & B	2"	cal.
	8	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"	Cal
	3	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2"	cal.
	10	Gymnocladus dioicus / Kentucky Coffee Tree	B & B	2"	Cal
	7	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	2	Quercus bicolor / Swamp White Oak	B & B	2"	cal.
	4	Quercus phellos / Willow Oak	B & B	2"	cal.
	4	Quercus shumardii / Shumard Red Oak	B & B	2"	Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		
	9	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal		
	12	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt.	3 gal		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	*5,453 sy	Festuca arundinacea Blend / TurfTall Fescue	sod		
		* THIS FIGURE IS APPROXIMATE. PAYMENT SHALL BE MADE ON ACTUAL QUANTITY			
	510 sf	Native Plant Seed Mix	seed		

NOTE:  
SEE SHEET L200 FOR LANDSCAPE NOTES AND NATIVE SEEDING SPECIFICATIONS.  
SEE SHEETS L300 AND L400 FOR LANDSCAPE SPECIFICATIONS.  
SEE SHEET L400 FOR LANDSCAPE REQUIREMENT TABLES.



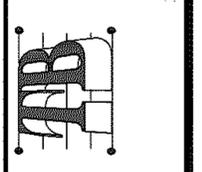
Utility Note:  
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



Name on Seal  
Peter A. Oppermann  
License No.: LA-60  
T&B #2015037508  
DWG. NO.:

**PROSPECT SUMMIT HOMES**  
KANSAS CITY, MISSOURI  
22ND/23RD & OLIVE/PROSPECT

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Landscape / Architecture & Surveying  
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PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI LICENSE NO. 000496 KANSAS LICENSE NO. E-1481  
I&B ARCHITECTURAL CORPORATION LICENSE #015017508



File Name:	
I & B Project No.	79-0700
UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	0 PA09P000M
INITIAL ISSUE	
REVISIONS AND RECORD OF ISSUE	NO. BY CK APP
DATE	04.12.2021
	01.29.2021

**L100**

**LANDSCAPE PLAN**

**Table 3. Landscape Requirements**

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

88-425 – LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	51	52		
88-425-04 General	NA			
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10' Min.	35'		
Trees				
Shrubs/Wall/Berm				
Adjacent to Residential Zones				
Buffer Width	NA			
Shrubs/Berm/Fence/Wall	NA			
88-425-06 Interior Vehicular Use Area				
Interior Area	NA			
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Describe	NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA		
88-425-09 Outdoor Use Screening	Describe	NA		

**Table 3a. Alternative Compliance to Landscape Standards**

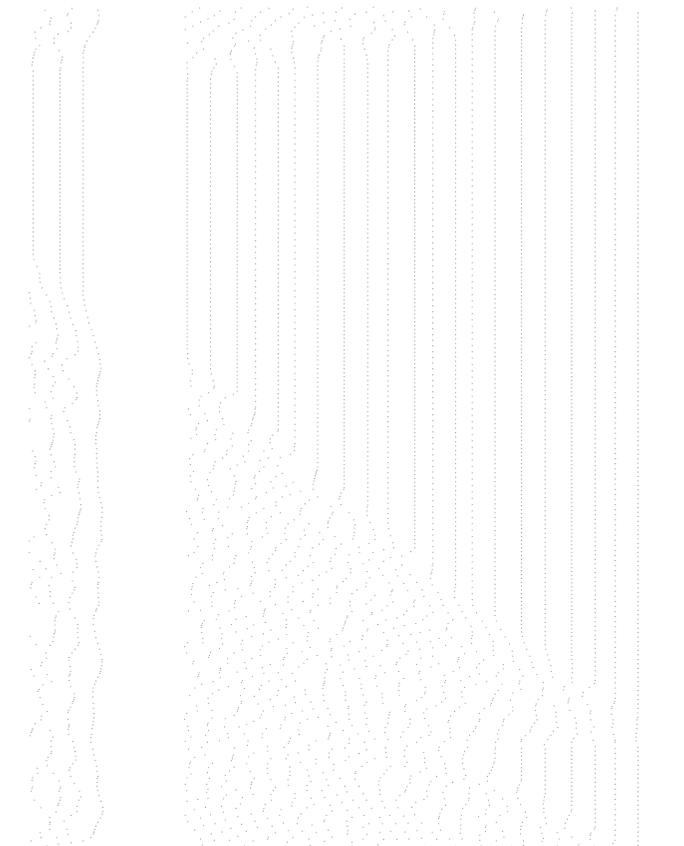
This table shall appear on all landscape plans in which alternative compliance is requested.

88-425 – LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees		
88-425-04 General		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width		
Trees		
Shrubs/Wall/Berm		
Adjacent to Residential Zones		
Buffer Width		
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area		
Trees		
Shrubs		
88-425-07 Parking Garage Screening		
88-425-08 Mechanical/Utility Equipment Screening		
88-425-09 Outdoor Use Screening		

**Table 3b. Landscape Schedule**

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

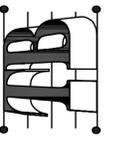
88-425 – LANDSCAPE SCHEDULE	SYMBOL		
88-425-03 Street Trees	See Plan And Plant Schedule		
88-425-04 General	See Plan And Plant Schedule		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	See Plan And Plant Schedule		
Buffer Width			
Trees			
Shrubs/Wall/Berm			
Adjacent to Residential Zones			
Buffer Width			
Shrubs/Berm/Fence/Wall	See Plan And Plant Schedule		
88-425-06 Interior Vehicular Use Area			
Interior Area			
Trees	See Plan And Plant Schedule		
Shrubs	See Plan And Plant Schedule		
88-425-07 Parking Garage Screening	Describe NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe NA		
88-425-09 Outdoor Use Screening	Describe NA		



Name on Seal  
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License No.: LA-60  
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DWG. NO.:  
**L400**

**PROSPECT SUMMIT HOMES**  
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**22ND/23RD & OLIVE/PROSPECT**  
**LANDSCAPE REQUIREMENTS**

**Taliaferro & Browne, Inc.**  
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Landscape / Architecture & Surveying  
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PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481  
T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



T & B Project No. 75-0700	File Name:				
04.12.2021	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL				
01.29.2021	INITIAL ISSUE	0			
DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CK	APP

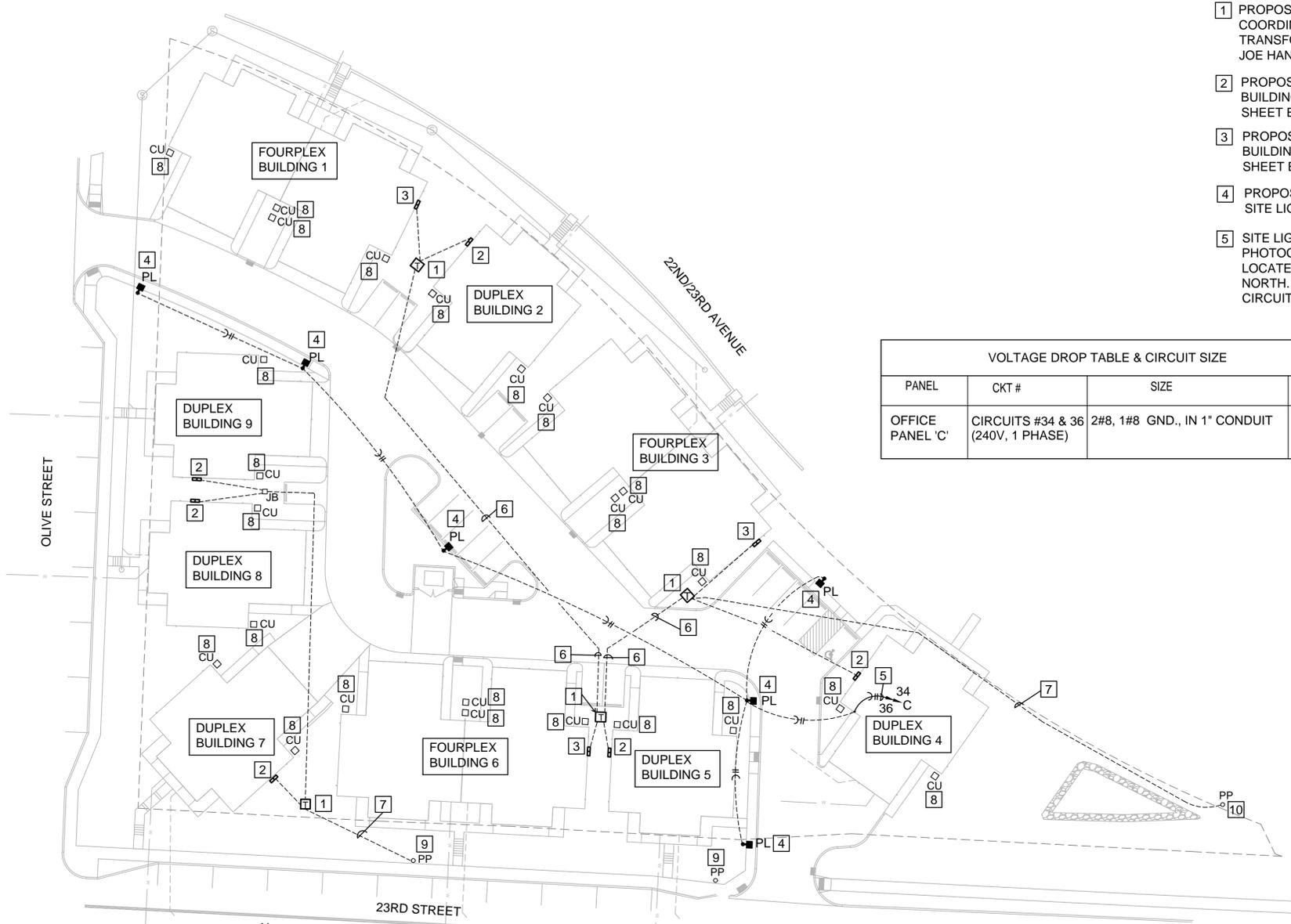
**PLAN NOTES**

- 1 PROPOSED LOCATION OF EVERGY UTILITY TRANSFORMER. COORDINATE LOCATION AND REQUIREMENTS OF UTILITY TRANSFORMER WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 2 PROPOSED LOCATION OF METER CENTER FOR DUPLEX BUILDING. REFER TO ELECTRICAL ONE LINE DIAGRAM ON SHEET E300 FOR MORE INFORMATION.
- 3 PROPOSED LOCATION OF METER CENTER FOR FOUR-PLEX BUILDING. REFER TO ELECTRICAL ONE LINE DIAGRAM ON SHEET E300 FOR MORE INFORMATION.
- 4 PROPOSED LOCATION FOR SITE LIGHTING. REFER TO SITE LIGHTING DETAIL ON THIS SHEET.
- 5 SITE LIGHTING CIRCUIT WILL BE CONTROLLED BY PHOTOCELL ON. PHOTOCELL OFF. PHOTOCELL WILL BE LOCATED ON THE ROOF OF THE BUILDING FACING NORTH. 2 #8, 1 #8 GND. IN 1" CONDUIT FOR THE ENTIRE CIRCUIT.
- 6 PROVIDE 4" EMPTY PRIMARY CONDUIT BETWEEN EVERGY TRANSFORMERS. COORDINATE THE ROUTING OF THE 4" EMPTY PRIMARY CONDUIT BETWEEN EVERGY TRANSFORMERS WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 7 PROVIDE 4" EMPTY PRIMARY CONDUIT FROM EVERGY TRANSFORMER TO EVERGY EXISTING POWER POLE. COORDINATE THE ROUTING OF THE 4" EMPTY PRIMARY CONDUIT WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 8 PROPOSED LOCATION OF NEW HVAC CONDENSING UNIT (CU) FOR EACH APARTMENT UNIT. REFER TO ELECTRICAL SHEETS E100, E101, E102 AND E103 FOR POWER CIRCUITS FOR CONDENSING UNITS. CONDENSING UNIT WILL BE FED FROM ELECTRICAL PANEL INSIDE THE APARTMENT UNIT. COORDINATE LOCATION OF CONDENSING UNITS WITH CIVIL DRAWINGS.
- 9 LOCATION OF RELOCATED EXISTING EVERGY POWER POLE. COORDINATE NEW LOCATION OF EXISTING POWER POLE WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663
- 10 LOCATION OF EXISTING EVERGY POWER POLE. COORDINATE LOCATION OF EXISTING POWER POLE WITH EVERGY CONTACT PERSON: JOE HANCOCK, PHONE # 816-245-3663

**LIGHTING FIXTURE AND DESIGN PARAMETERS**

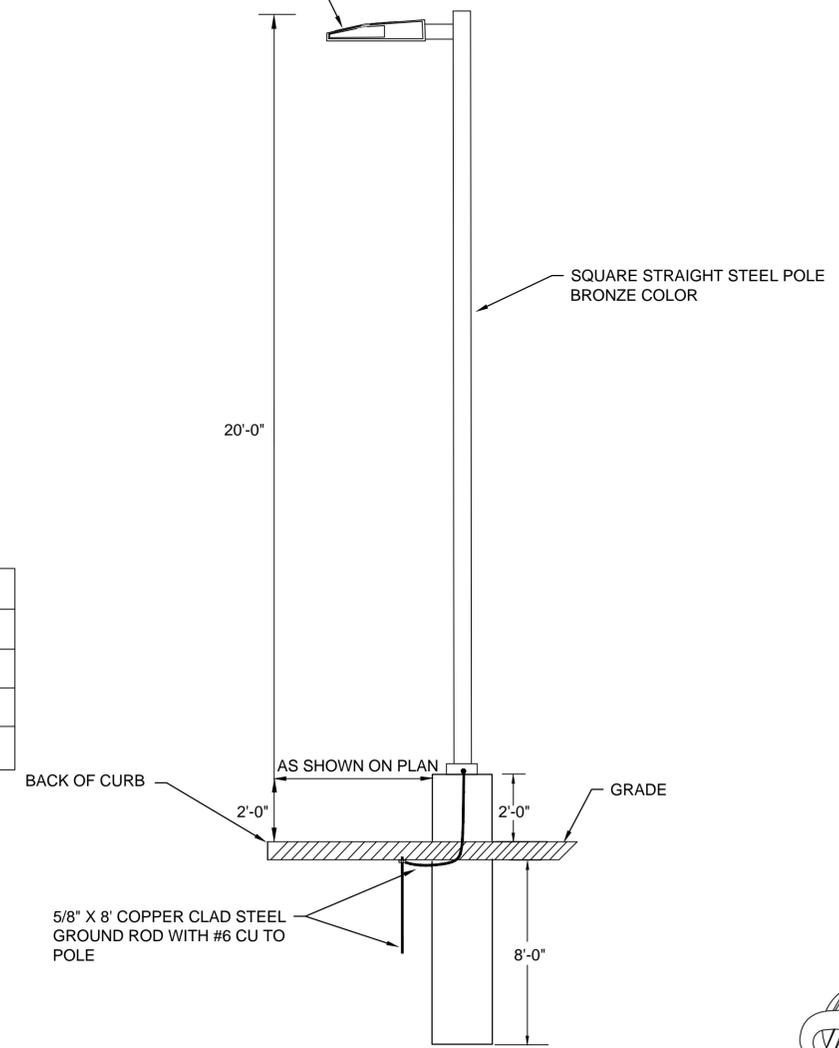
1. LUMINAIRE TYPE:  
TYPE "PL" GALLEON LED CAT #  
GAN-AF-04-LED-U-T4FT-BZ-7030 (70 CRI, 3000K)
2. POLE:  
POLE "PL"  
COOPER LIGHTING, MODEL # SSX-5-A-20-S-BZ-M-1  
20 FT SQUARE STRAIGHT STEEL, BRONZE COLOR.

VOLTAGE DROP TABLE & CIRCUIT SIZE			
PANEL	CKT #	SIZE	% VOLTAGE DROP
OFFICE PANEL 'C'	CIRCUITS #34 & 36	2#8, 1#8 GND., IN 1" CONDUIT	2.15 %

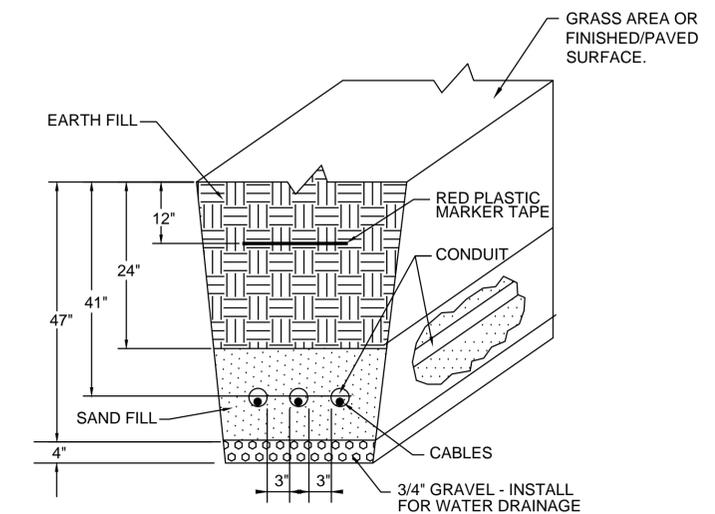


GLEON TYPE "A" LUMINAIRE  
BRONZE COLOR

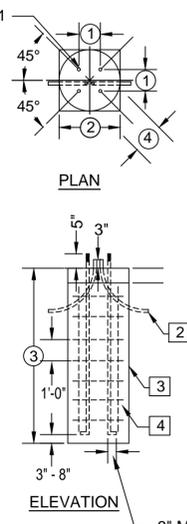
SQUARE STRAIGHT STEEL POLE  
BRONZE COLOR



**1 ELECTRICAL SITE PLAN**  
SCALE: 1" = 30'-0"



**2 UNDERGROUND CONDUIT TRENCH INSTALLATION DETAIL**  
SCALE: NTS



**DIMENSIONS**

NO.	ITEM	DIMENSIONS
1	BOLT SPACING	USE MANUFACTURE TEMPLATE
2	DIAMETER OF FOUNDATION	24"
3	DEPTH OF FOUNDATION	8'-0"
4	BOLT CIRCLE DIAMETER	USE MANUFACTURE TEMPLATE

NOTE: REFER TO THE SHOP DRAWINGS FOR BOLT SPACING. CONCRETE SHALL BE PER APWA REQUIREMENTS.

**PARKING LOT LIGHT POLE FOUNDATIONS NOTES:**

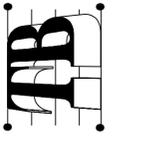
- 1 1" DIAMETER ANCHOR BOLTS EXTENDED WITH #6 REBAR AS REQUIRED
- 2 PLUG ALL CONDUIT OPENINGS WITH DUXSEAL OR EQUIVALENT BEFORE PLACING CONCRETE & AFTER CABLE INSTALLATION. SEE PLANS FOR NUMBER & DIRECTION OF BENDS.
- 3 FURNISH AND INSTALL CONCRETE PER APWA REQUIREMENT (MINIMUM OF 3000 PSI).
- 4 FURNISH AND INSTALL (7) #3 REBAR WITH 1' SPACING BETWEEN REBAR.

**3 SITE LIGHTING LUMINAIRE POLE TYPE 'PL' FOUNDATION DETAIL**  
SCALE: NTS

**4 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'**  
SCALE: NTS

PROSPECT SUMMIT HOMES  
KANSAS CITY, MISSOURI  
22ND/23RD & OLIVE/PROSPECT  
**ELECTRICAL SITE PLAN**

**Taliaferro & Browne, Inc.**  
Civil / Structural Engineering,  
Landscape / Architecture & Surveying  
2021 E. 80th STREET  
KANSAS CITY, MO 64116  
PH (816) 252-3456  
PROFESSIONAL LAND SURVEYING CORPORATION  
MISSOURI LICENSE NO. 060094 KANSAS LICENSE NO. E-1481  
TXB ARCHITECTURAL CORPORATION LICENSE #201503750A



File Name:	
I & B Project No.	75-0700
UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	0
DATE	04.12.2021
INITIAL ISSUE	10.30.2020
REVISIONS AND RECORD OF ISSUE	
NO. BY	CK APP



**CUSTOM ENGINEERING**  
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WWW.CUSTOMENGR.COM  
MISSOURI CERTIFICATE OF AUTHORITY #0020239

**ELECTRICAL SYMBOL**

■ PL PARKING LOT LED LIGHT FIXTURE MOUNTED ON 20' POLE.

IES RECOMMENDED MAINTAINED ILLUMINANCE VALUE FOR PARKING LOT				
LABEL	UNITS	AVG	MIN	MAX/MIN
PARKING LOT AREA	+ FC	2.0	0.2	20:1

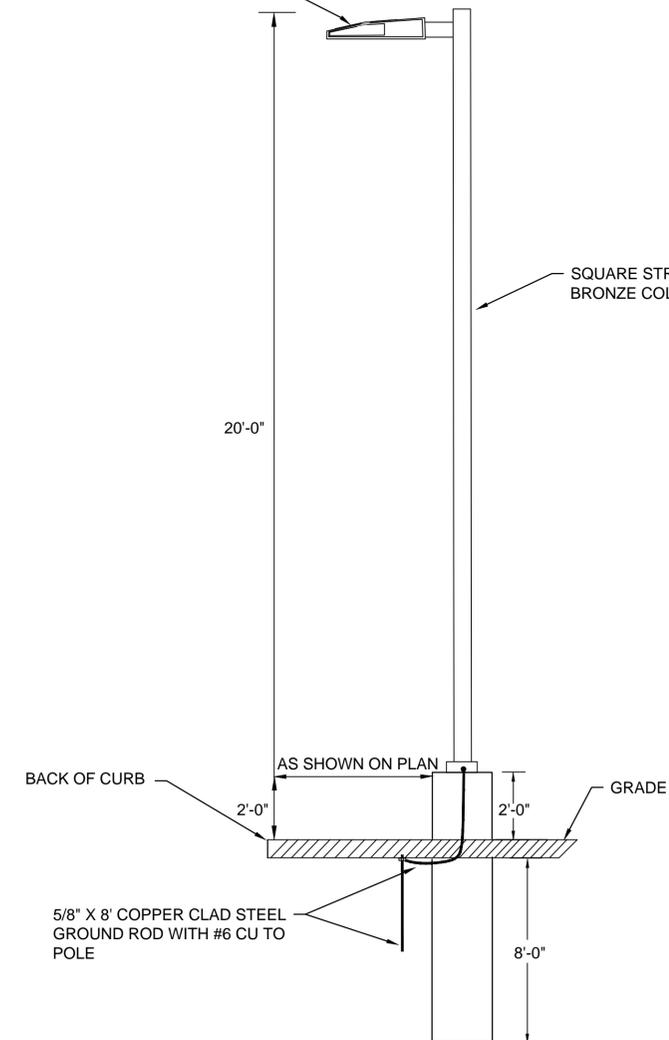
CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT AREA	+ FC	4.13	9.6	0.4	10.33	24.0

**LIGHTING FIXTURE AND DESIGN PARAMETERS**

- LUMINAIRE TYPE:  
TYPE "PL" GALLEON LED CAT #  
GAN-AF-04-LED-U-T4FT-BZ-7030 (70 CRI, 3000K)
- POLE:  
POLE "PL"  
COOPER LIGHTING, MODEL # SSX-5-A-20-S-BZ-M-1  
20 FT SQUARE STRAIGHT STEEL, BRONZE COLOR.

GLEON TYPE "PL" LUMINAIRE  
BRONZE COLOR

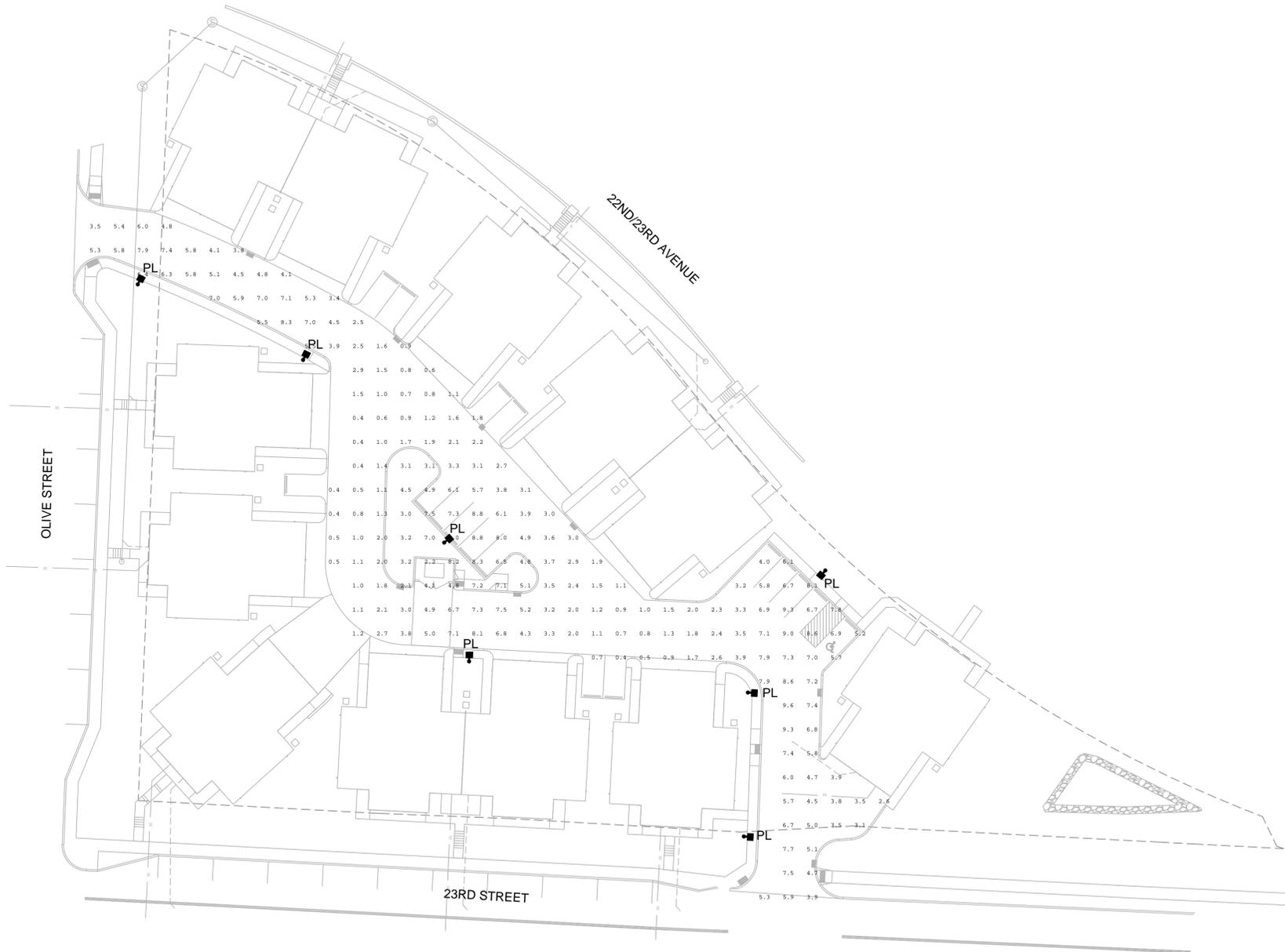
SQUARE STRAIGHT STEEL POLE  
BRONZE COLOR



**2 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'**  
SCALE: NTS



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**1 SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 30'-0"

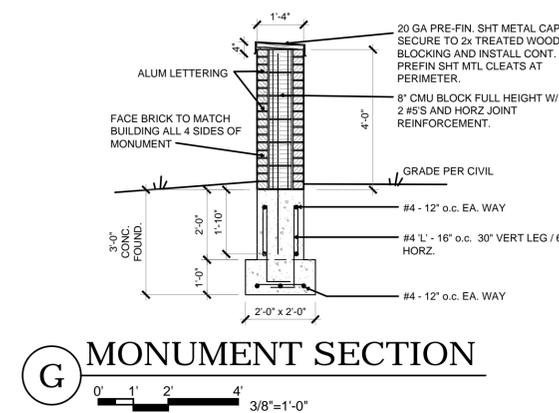
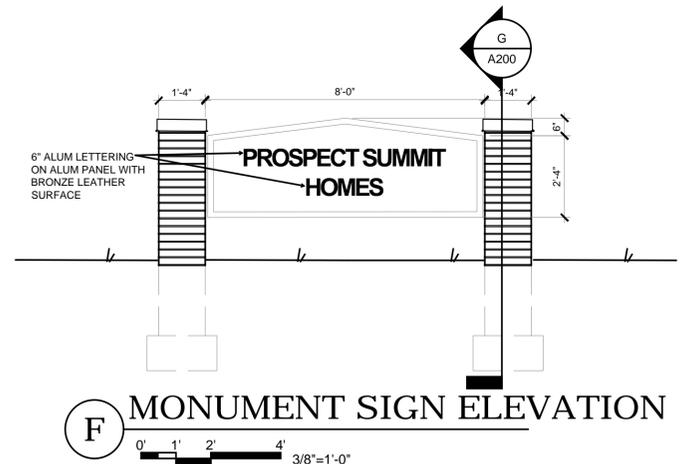
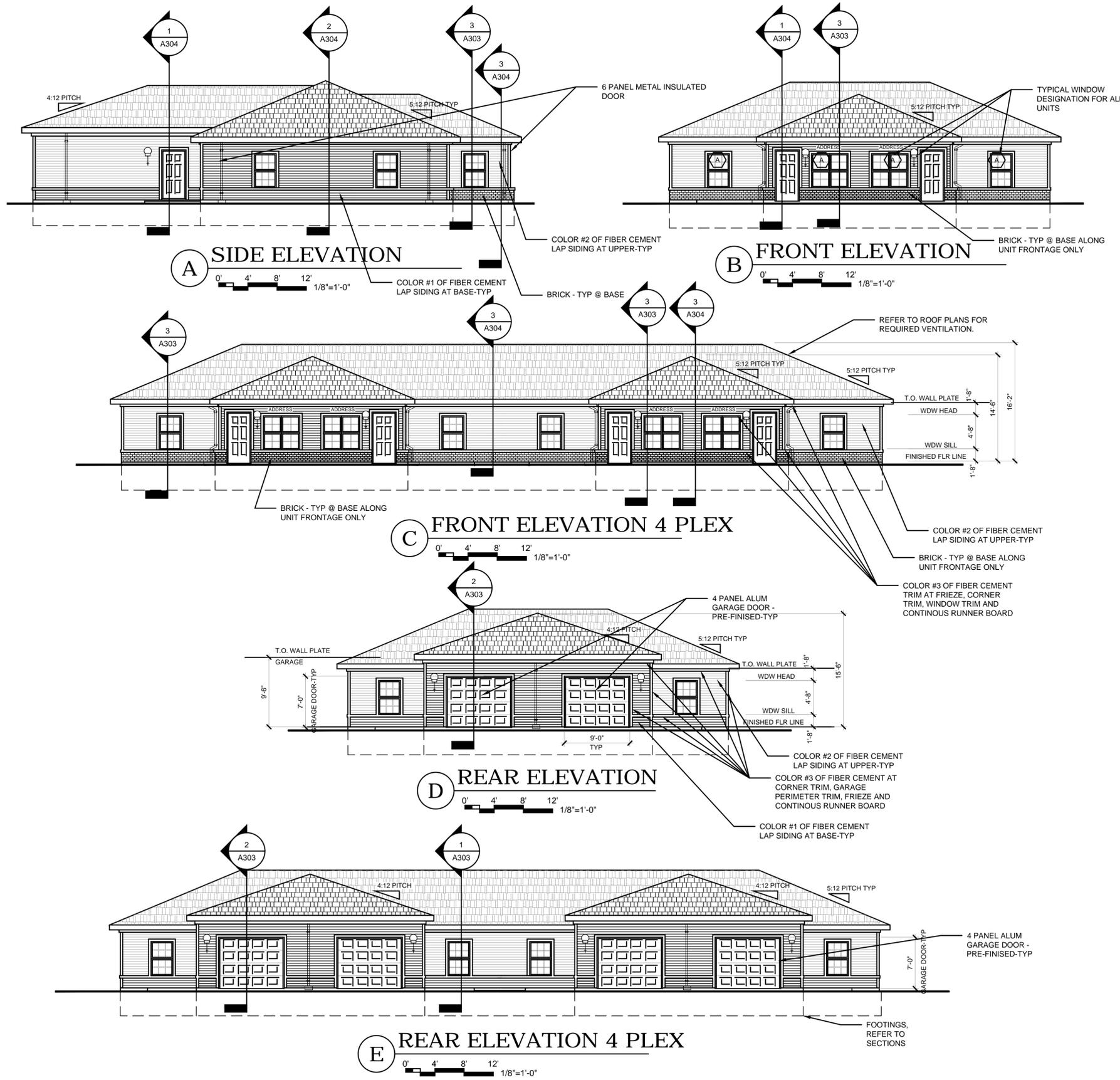
**PROSPECT SUMMIT HOMES**  
KANSAS CITY, MISSOURI  
22ND/23RD & OLIVE/PROSPECT  
**SITE PHOTOMETRIC PLAN**

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MISSOURI LICENSE NO. 066094 KANSAS LICENSE NO. E-1481  
TXB ARCHITECTURAL CORPORATION LICENSE #2015037504



File Name:	
I & B Project No.	75-0700
UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	0
INITIAL ISSUE	0
REVISIONS AND RECORD OF ISSUE	NO. BY CK APP
DATE	

DWG NO.:  
**E-002**



**TYPICAL CONSTRUCTION ASSEMBLIES:**

- TYPICAL ROOF CONSTRUCTION:**  
ASPHALT SHINGLES ON (ZIP SYSTEM ASSEMBLY) 5/8" ROOF SHEATHING W/ ZIP SYSTEM FLASHING TAPE AT SEAMS ON TRUSSES @ 24" O.C. WITH R-38 BLOWN INSULATION AND 5/8" GYP. BD TO INSIDE-TYPICAL UNLESS NOTED OTHERWISE. 22 GAUGE VALLEY, RIDGE AND EVE FLASHING TYPICAL PER SMACNA.
- PROVIDE FIRE TREATED WOOD ROOF SHEATHING MIN. OF 4' MIN. EACH SIDE OF 2 HOUR PARTY WALLS AND PROVIDE FIRE TREATED BLOCKING TOP AND BOTTOM WITH FIRE STOPPING SEALANT ALL AROUND WALLS.
- TYPICAL EXTERIOR WALL CONSTRUCTION:**  
LAP SIDING (FIBER CEMENT BOARD-VENTED) ON ZIP SYSTEM 7/16" R-SHEATHING AIR BARRIER (ZIP WALL ASSEMBLY) WITH ZIP TAPE ON 2X6 STUDS. PROVIDE CODE APPROVED BASE FLASHING, TAPE THE TOP EDGE OF FLASHING WITH ZIP SYSTEM TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148. INTERIOR SIDE: 5/8" RATED GYPSUM BOARD-TYPICAL LAP SIDING INSTALLED PER MANUFACTURER REQUIREMENTS.
- EXTERIOR ELEVATION NOTES:**  
GRADE CONDITION MAY VARY FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ALL EXPOSED METAL TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
- WINDOWS PER SCHEDULE ON SHEET A400, PROVIDE COLONIAL GRILLES AND SCREENS ON EACH WINDOW UNIT, REFER TO SHEET A305 FOR TYPICAL WINDOW AND DOOR DTLS
- REFER TO SHEET A305 FOR TYPICAL WINDOW, DOORS, CORNER /EVE AND SOFFIT ACCENT TRIM ASSEMBLIES.
- NOTES, DIMENSIONS, AND ROOF SLOPES ARE TYPICAL FOR ALL UNITS
- REFER TO SHEET A400 FOR MAIL BOX UNITS, TYPICAL OF 2 REQUIRED.
- REFER TO SHEET A103 FOR ROOF PLANS SLOPES AND DOWNSPOUT LOCATIONS.

Name on Seal  
Robert C Hafner  
License No.: A5514  
T&B #2015037508  
DWG NO.:  
**A200**

**PROSPECT SUMMIT HOMES**  
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**EXTERIOR ELEVATIONS**

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T&B ARCHITECTURAL CORPORATION LICENSE #2015037508



I & B Project No.		File Name:	
75-0700			
04.12.2021	UR REZONING AND PRELIMINARY PLAT RESUBMITTAL	1	TRM LG LG
01.28.2021	UR REZONING AND PRELIMINARY PLAT SUBMITTAL	0	TRM LG LG
DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY CR/APP