

# DEVELOPMENT PLAN

## MERCIER BLUFF

**City Planning Commission**  
**Approved Subject to Conditions**

Case No: CD-CPC-2021-00092, CD-CPC-2021-00101  
 Hearing Date: 8/17/21

### DEVELOPMENT PLAN

**atlas surveyors LLC**  
 2300 Hutton Rd, STE 108  
 Kansas City, KS 66109 | 913-530-8422  
 andrea.weishaubt@atlassurveyors.com

### LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- UNDERGROUND WATER LINE
- POWER POLE
- WATER METER

### LEGAL DESCRIPTION

ALL OF LOTS 29-34, AND THE NORTH 10 FEET OF LOT 35, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.  
 CONTAINS: 11,060.55 SQUARE FEET

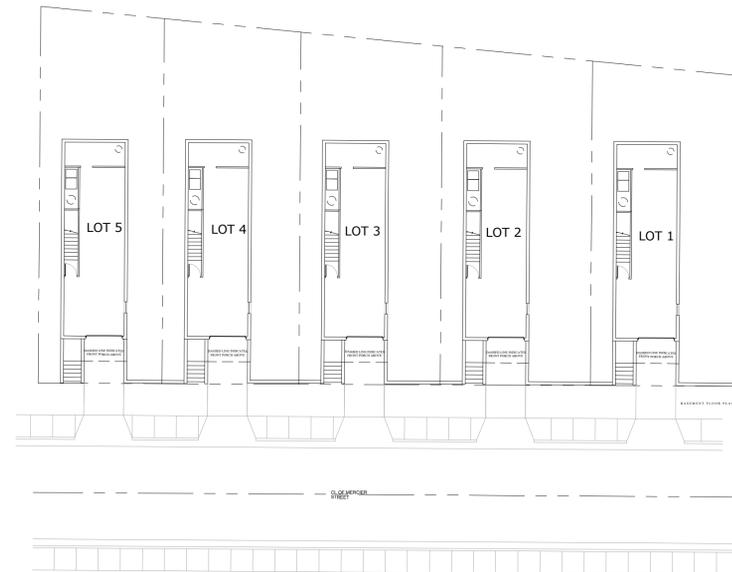
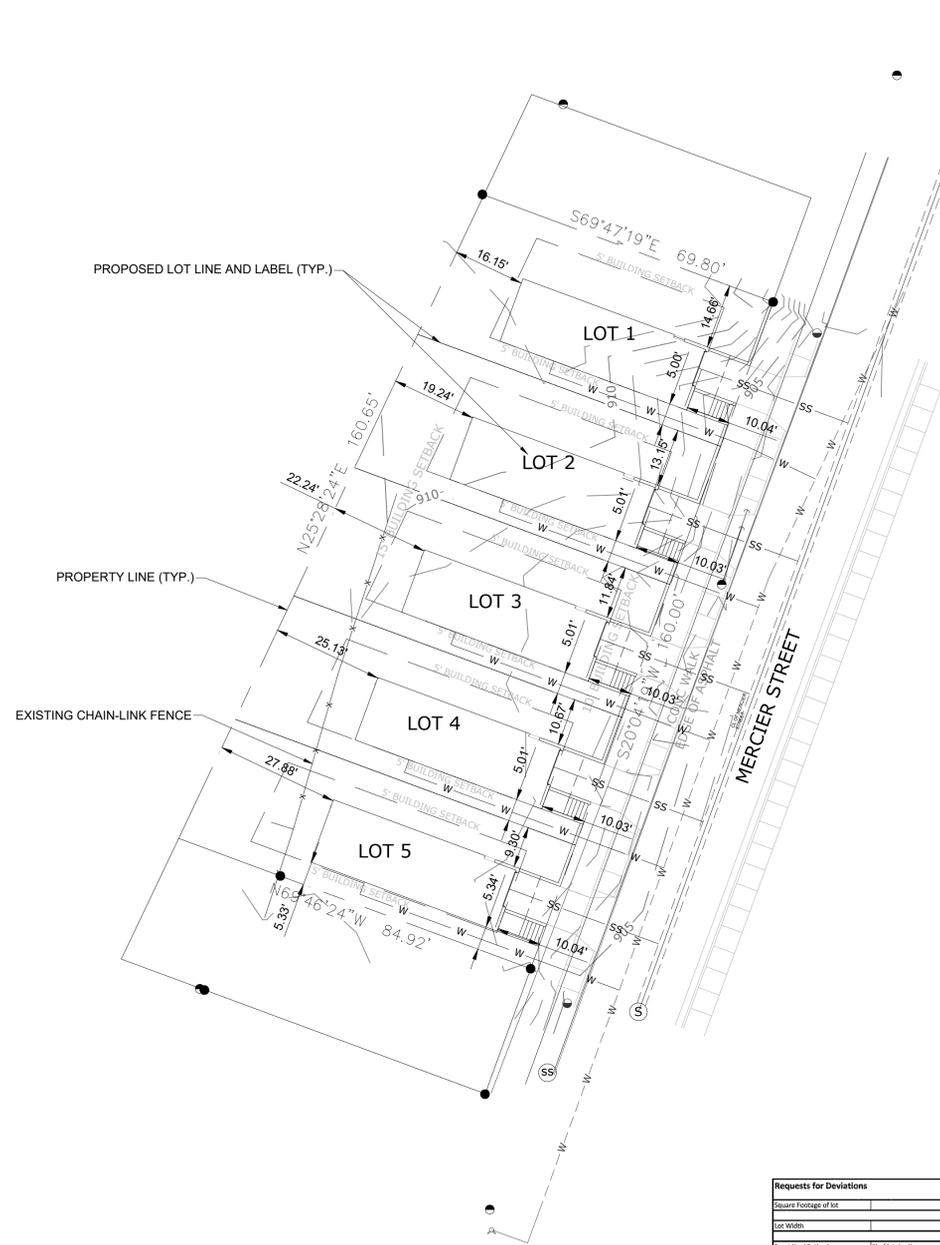
### GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAN IS THE MISSOURI WEST ZONE U.S. STATE PLANE 1983. NAVD 1988
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- MISSOURI ONE CALL WAS NOT CALLED ON THIS SURVEY.
- TITLE COMMITMENT NUMBER 1583064 - FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 4-01-2021
- CURRENT ZONING - R-6, PROPOSED ZONING - R-6 - PROPERTY TYPE - URBAN
- PROPOSED USE - RESIDENTIAL
- ERROR IN CLOSURE - 1:102,948.12

### VICINITY MAP



VICINITY MAP  
NOT TO SCALE



SITE PLAN - 1" = 20'-0"

### DEVELOPMENT PLAN NOTES:

#### NOTES

- Contours are shown at 1 foot intervals
- The Site is in a combined sewer district. Each lot will have its own individual detention system on site located in an easement. The easement will be executed for Maintenance agreement. The system will be underground in back yard or side yard.
- Sanitary and water mains are in the street in front of the property.
- Payment will be provided in-lieu of required parkland.

#### Building Uses

- Residential Single Family

Parking Requirements	Required	Provided
Residential Single Family	2	2 (garage)

#### Phasing

- This will be built as Market Demands

#### Summary of Information

- Zoning
  - Existing: R-6
  - Proposed: R-6
- Total Land area: 12,376 Square Feet
- Street Right of Way: 0.00 acres
- Net Land Area: 12,376 Square Feet
- Building Uses: Residential
- Height and floors: 35 foot Height with 3 floors
- Gross floor area: Residential 2500 sq ft
- Building coverage ratio: 35 Percent
- Net Density: 17.4 Units per acre
- Parking Requirements: Required 2 (provided 2) each building.
- Bicycle Parking: Not Applicable
- Construction schedule: Summer 2021 and as market demands
- Amendments: Not Applicable

Requests for Deviations	Lot 1			Lot 2			Lot 3			Lot 4			Lot 5		
	Depth(ft) = 71.42	Depth(ft) = 74.83	Depth(ft) = 77.72	Depth(ft) = 80.66	Depth(ft) = 83.52	Required	Provided	Deviation	Required	Provided	Deviation	Required	Provided	Deviation	
Square Footage of lot	6000	2475.39	3524.63	6000	2475.39	3524.63	6000	2475.39	3524.63	6000	2475.39	3524.63	6000	2475.39	
Lot Width	50	34.65	35.34	50	33.11	36.3	50	31.85	38.33	50	30.60	39.33	50	29.64	
Front Yard Setback	% of lot depth	25.00%	14.00%	11.00%	25.00%	13.40%	11.60%	25.00%	12.87%	12.17%	25.00%	12.40%	12.60%	25.00%	11.97%
	(distance feet)	17.85	10	7.85	18.66	10	8.66	19.43	10	9.43	20.16	10	10.16	20.88	10
Front Yard Encroachment	(For porch for width of Residence (feet))	0	5	5	0	5	5	0	5	5	0	5	5	0	5
Rear Yard Setback	% of lot depth	25.00%	23.00%	4.00%	25.00%	20.10%	4.90%	25.00%	16.30%	5.70%	25.00%	18.60%	6.40%	25.00%	17.360%
	(distance feet)	17.85	15	2.85	18.66	15	3.66	19.43	15	4.43	20.16	15	5.16	20.88	15

<b>SCALE</b>	<b>PREPARED FOR</b>
1"=20' 0 10' 20'	<b>ROTHERS, INC.</b> GREGORY ROTHERS
<b>SEC-TWN-RNG</b>	
<b>7-49-33</b>	
<b>DATE</b>	
APRIL 21, 2021	

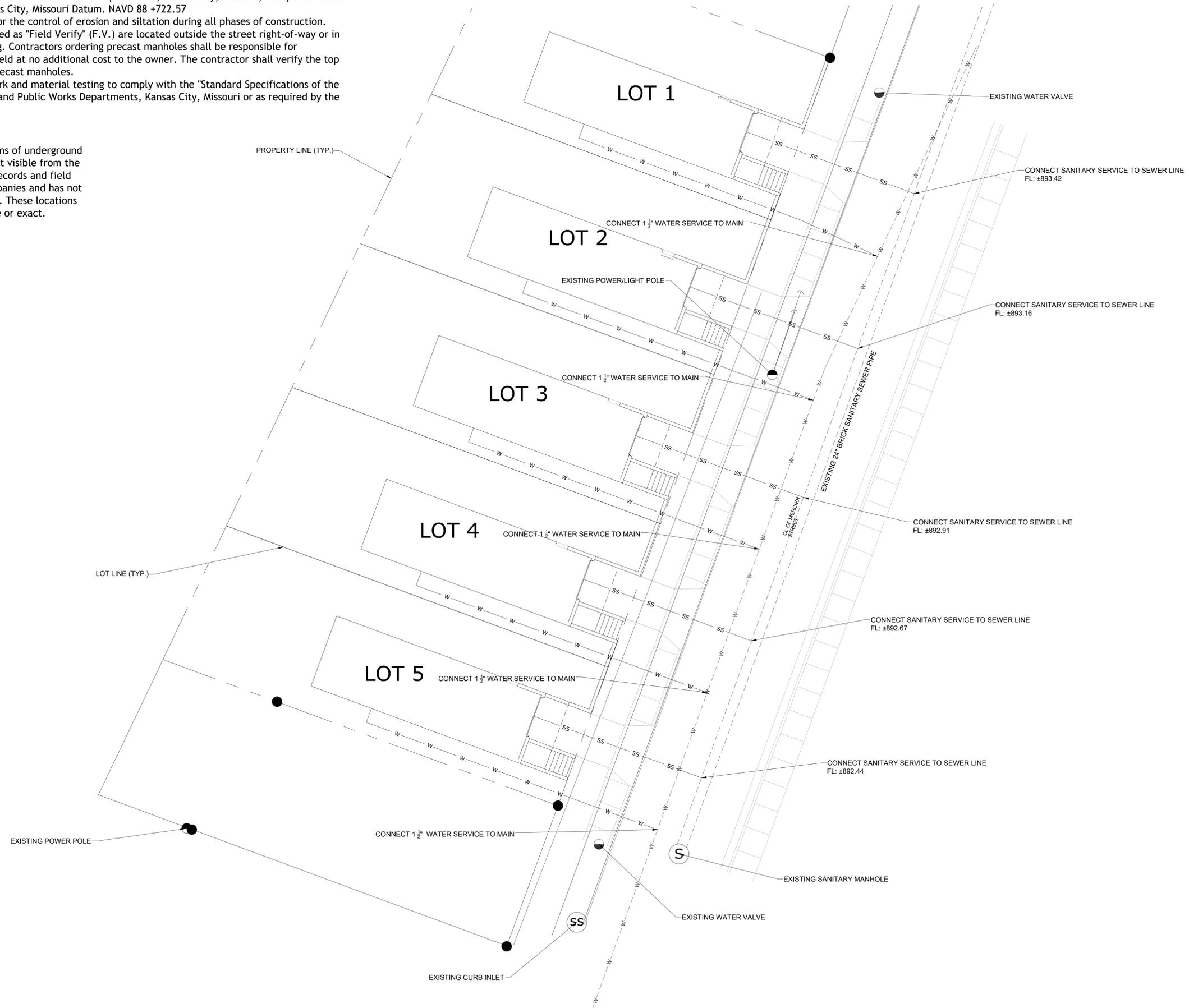
# UTILITY PLAN MERCIER BLUFF

## PROJECT NOTES

1. The construction covered by these plans shall conform to the current "City Standards" and Specifications of the City Planning & Development and Public Works Departments, Kansas City, Missouri, except as noted.
2. Elevations are based upon Kansas City, Missouri Datum. NAVD 88 +722.57
3. Developer shall be responsible for the control of erosion and siltation during all phases of construction.
4. Manhole top elevations designated as "Field Verify" (F.V.) are located outside the street right-of-way or in areas of undetermined grading. Contractors ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
5. Developer shall provide earthwork and material testing to comply with the "Standard Specifications of the City Planning & Development and Public Works Departments, Kansas City, Missouri or as required by the City field representative.

## UTILITIES:

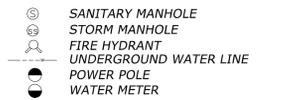
The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



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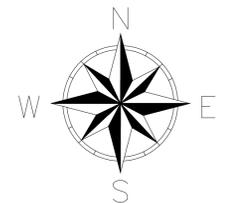
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VICINITY MAP NOT TO SCALE



SCALE

1"=20'

0 10' 20'

SEC-TWN-RNG

7-49-33

PREPARED FOR

ROTHERS, INC.  
GREGORY ROTHERS

DATE

APRIL 21, 2021



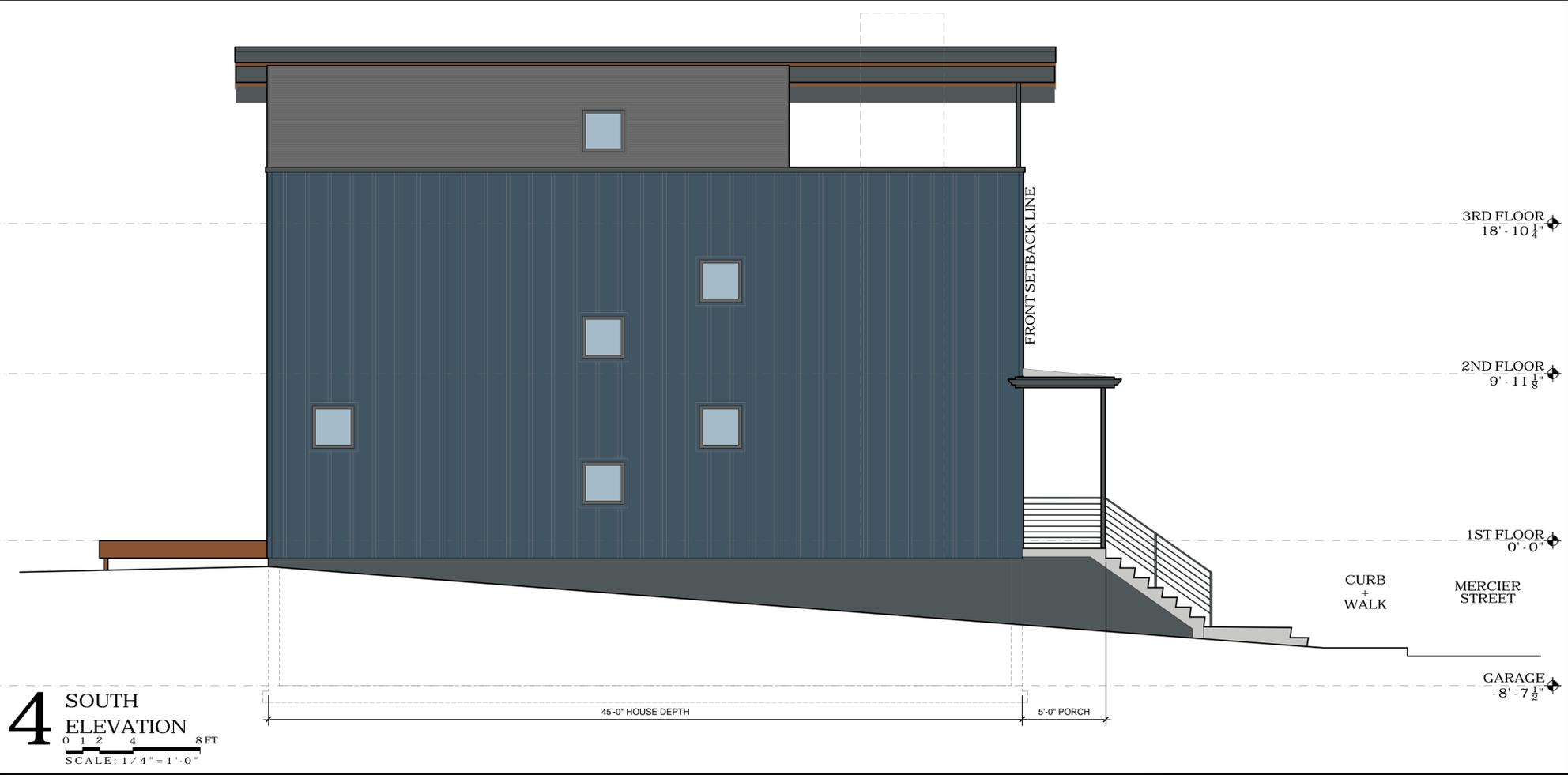
**1 EAST ELEV.**  
 0 1 2 4 8 FT  
 SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 0 1 2 4 8 FT  
 SCALE: 1/4" = 1'-0"



**3 WEST ELEV.**  
 0 1 2 4 8 FT  
 SCALE: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
 0 1 2 4 8 FT  
 SCALE: 1/4" = 1'-0"

**ROTHERS**  
*Design* Build

4224 Rainbow Boulevard - Kansas City, KS 66103  
 phone: 913.262.7100 fax: 913.262.7101

**MERCIER BLUFF**  
 NEW RESIDENCES  
 1804 - 1816 MERCIER STREET  
 KANSAS CITY, MO 64108

NO	DATE	REMARK
1	JUNE 15, 2021	KCMO

PROJECT NO.: 2114  
 CADD FILE: mrcier-bluff.dwg

**A1**



**1 EAST ELEV.**  
 0 1 2 4 8 FT  
 SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
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**3 WEST ELEV.**  
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NO	DATE	REMARK
1	JUNE 15, 2021	KCMO

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**A2**



**1** MERCIER STREET ELEVATION (EAST)  
 0 1 2 4 8 FT  
 SCALE: 3/16" = 1'-0"

NO	DATE	REMARK
1	JUNE 15, 2021	KCMO

PROJECT NO.: 2114  
 CADD FILE: mercier-st-bluff.dwg