Site Plan Review Application

Project #: 22-0132

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Fax: 417-625-4738

Office Use Only

Case No.: 059-22
Filing Fee: $550.00
Received: 10-07-22
Subdivision No.: _____

Applicant: CROSSLAND SUMMIT DEVELOPMENT, LLC Phone No.: 620.429.1414

Address: 833 SOUTH EAST AVENUE / P.O. BOX 45, COLUMBUS, KS Email: mmcrossland@crossland.com

Owner: CROSSLAND SUMMIT DEVELOPMENT, LLC Phone No.: 620.429.1414

Address: 833 SOUTH EAST AVENUE / P.O. BOX 45, COLUMBUS, KS Email: mmcrossland@crossland.com

Location of Property: W 32nd Street & McClelland Terrace

Present Use of Property: Vacant Zoning: C2-PD

Design Professional who Prepared the Plans: Anderson Engineering, Inc

Phone No.: 417.866.2741 Email: ahargrave@ae-inc.com

Total Acres: 8.57

Instructions:
The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details, and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

To be shown on or submitted with the plans:

Yes	No	
■	□	Name of the project, address, boundaries, date, north arrow, and scale of the plan
■	□	Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
■	□	Name and address of all owners of record of abutting parcels
■	□	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
■	□	The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
■	□	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
□	■	The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties
■	□	The location, height, size, materials, and design of all proposed signage
■	□	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
■	□	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
■	□	The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
■	□	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
■	□	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.)

datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

■ □ Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan

□ ■ Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

■ □ For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.

Submission of Documents:

Yes No

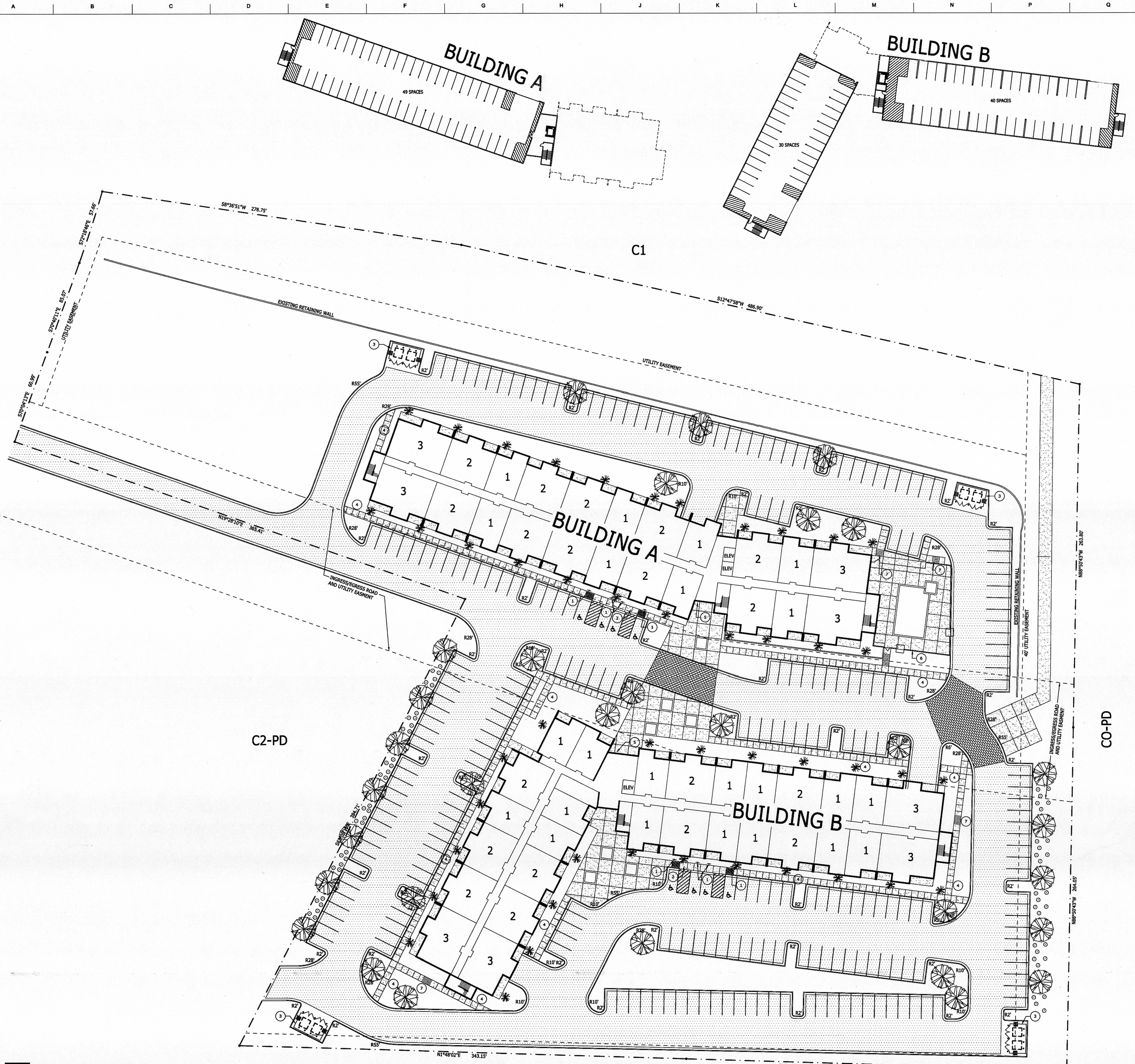
■ □ Were 20 copies of the required plans submitted?

■ □ Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

■ □ Was the site plan review fee of $_____ paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Aaron T. Hargrove **Date:** 10/07/22



1A / C1.1 SITE PLAN LAYOUT
scale: 1" = 30'-0"

ZONING DATA

ZONING _____ C2 - PD

SIZE OF PROPERTY _____ 373,713 S.F. OR 8.58 ACRES

MINIMUM OPEN SPACE _____ 20%

OPEN SPACE PROVIDED _____ 153,578 / 373,713 = 41%

MAX BUILDING HEIGHT _____ 100' MAX; 8 STORIES

YARD REQUIREMENTS _____ 15' FRONT
0' SIDE
15' REAR
25' CORNER

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	110	1.5 SPACES PER UNIT	300 SPACES
2 BEDROOM UNITS	90	.5 PER EACH 3 BEDROOM UNIT	19 SPACES
3 BEDROOM UNITS	38	1 SPACE PER EACH 10 UNITS	24 SPACES
TOTAL	238 UNITS		

TOTAL PARKING SPACES REQUIRED _____ 343 SPACES

TOTAL PARKING SPACES PROVIDED _____ 371 SPACES

NOTE: GARAGES ARE INCLUDED IN THE PARKING SPACES PROVIDED AND SHOWN IN PLANS ABOVE THE SITE PLAN

SITE LEGEND

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

ASPHALT PAVING OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS

CONCRETE SIDEWALK OR PAVEMENT PER CIVIL. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

BRICK PATTERN PAVERS OVER COMPACTED BASE PER CIVIL DRAWINGS.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

GENERAL LANDSCAPING NOTES

STREETSCAPE AND FRONTAGE LANDSCAPING: THE AREA BETWEEN THE FRONT OF THE BUILDING LINE AND THE STREET, INCLUDING ANY PLANTINGS REQUIRED IN THE ROW, USED TO CREATE A RELATIONSHIP BETWEEN THE SITE AND THE PUBLIC REALM. 1 LARGE TREE PER 40' OF LOT FRONTAGE; 2 LARGE TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. THIS PROJECT WILL HAVE NO STREETSCAPE AND FRONTAGE LANDSCAPING

FOUNDATION LANDSCAPING: AREAS ALONG THE BUILDING FRONTAGE (WITHIN THE FIRST 10'-30') USED TO PROVIDE ACCENTS AND SOFTEN LARGER EXPANSES OF BUILDINGS. 1 ORNAMENTAL TREE PER 40' OF BUILDING FRONTAGE FOR BUILDINGS SETBACK MORE THAN 20'. 2 ORNAMENTAL TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. EVERGREENS MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 1 FOR 1 FOR UP TO 50% OF THE REQUIREMENT. 1 SHRUB FOR 5' OF BUILDING FRONTAGES.

PARKING LANDSCAPING: AREAS ON THE PERIMETER, OR INTERIOR OF PARKING WHERE LANDSCAPING IS *USED TO SOFTEN THE APPEARANCE, MITIGATE HEAT GAIN AND INFILTRATE STORMWATER.* 1 LARGE TREE PER 40' OF PARKING PERIMETER; AND 1 LARGE TREE PER 20 PARKING SPACES IN INTERNAL ISLAND. ORNAMENTAL TREES MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 FOR UP TO 50% OF THE INTERNAL ISLANDS. EVERGREENS MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 UP TO 50% OF THE PERIMETER REQUIREMENT THAT DOES NOT FACE A FRONT LINE FENCE. 5 SHRUBS FOR 25' OF PERIMETER.

NO BUFFERS REQUIRED ON THIS PROJECT.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF JOPLIN LANDSCAPING ORDINANCE. CONTRACTOR SHALL PROVIDE IN THEIR BID A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

NO TREE SHALL BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB OR SIDEWALK.

NO TREE SHALL BE PLACED WITHIN 15' OF ANY STREET LIGHT, STORMWATER INLET, OR MANHOLE.

NO TREE OR OTHER LANDSCAPING MATERIAL SHALL BE PLACED WITHIN THE SITE DISTANCE TRIANGLE EXCEEDING OVER 30" IN HEIGHT

FOR PROJECTS WHERE MORE THAN FIFTY (50) TREES WILL BE INSTALLED, A VARIETY OF TREE SPECIES MUST BE UTILIZED SO THAT ONE SPECIES DOES NOT PROVIDE MORE THEN TWENTY PERCENT (20%) OF THE LARGE DECIDUOUS TREES, MORE THEN TWENTY PERCENT (20%) OF THE ORNAMENTAL TREES, OR MORE THAN TWENTY PERCENT (20%) OF THE EVERGREEN TREES.

CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

KEYNOTES

1. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
2. PROVIDE ACCESSIBLE CURB RAMP
3. TRASH ENCLOSURE
4. 5 FOOT WIDE CONCRETE SIDEWALK.
5. CONTRACTOR SHALL PROVIDE A CITY OF JOPLIN FIRE DEPARTMENT APPROVED KNOX BOX BRAND KEY BOX ON THE EXTERIOR WALL.
6. POOL FENCE ENCLOSURE WITH TWO GATES.
7. EXTERIOR CONCRETE STAIRS.

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architecture + design
5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

OWNER
CROSSLAND SUMMIT DEVELOPMENT, LLC
833 SOUTH EAST AVENUE / P.O. BOX 45
COLUMBUS, KS 66725
620.429.1414

PROJECT TEAM
CIVIL ENGINEER
ANDERSON ENGINEERING
811 E. THIRD STREET
JOPLIN, MO 64801
417.782.7399

PROFESSIONAL SEAL
MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

PRELIMINARY
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REVISIONS

NO.	DESCRIPTION	DATE

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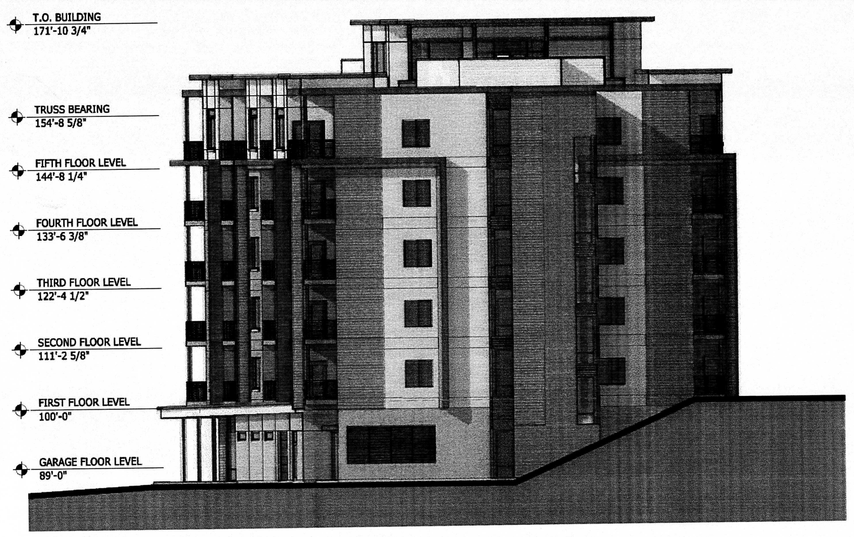
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

SITE PLAN LAYOUT

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
C1.1



1A / A4.1 BUILDING A - NORTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - WEST ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - EAST ELEVATION
Scale: 1/8" = 1'-0"

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PROJECT ADDRESS:
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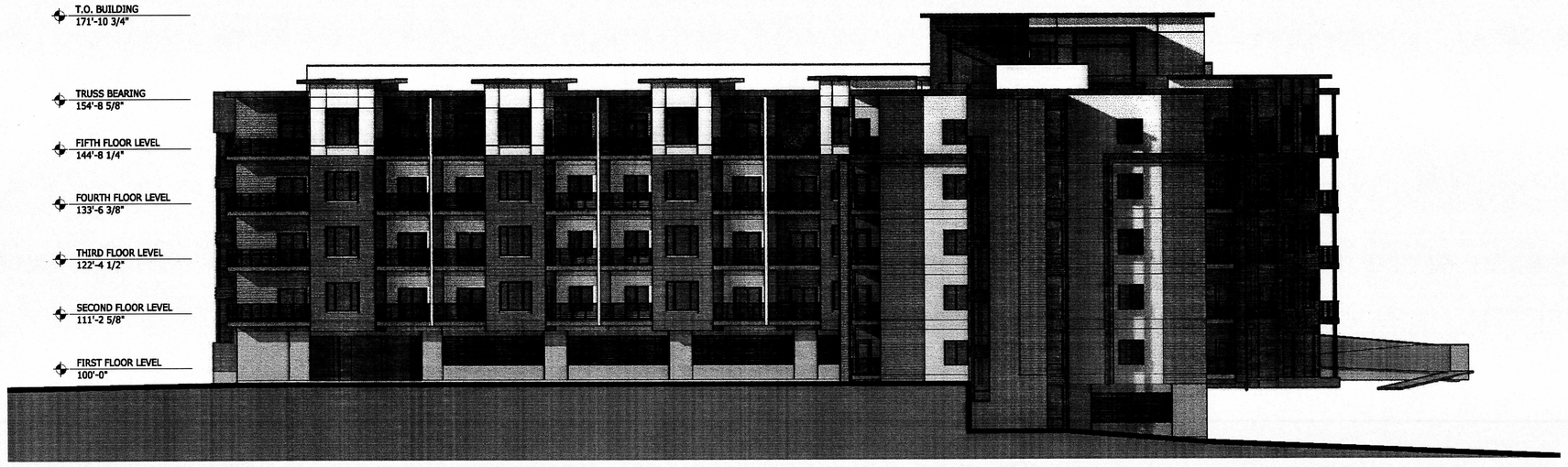
BUILDING A - EXTERIOR ELEVATIONS

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
A4.1



1A / A4.2 BUILDING B - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - EAST ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - WEST ELEVATION

Scale: 1/8" = 1'-0"

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BUILDING B - EXTERIOR ELEVATIONS

SHEET

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A4.2