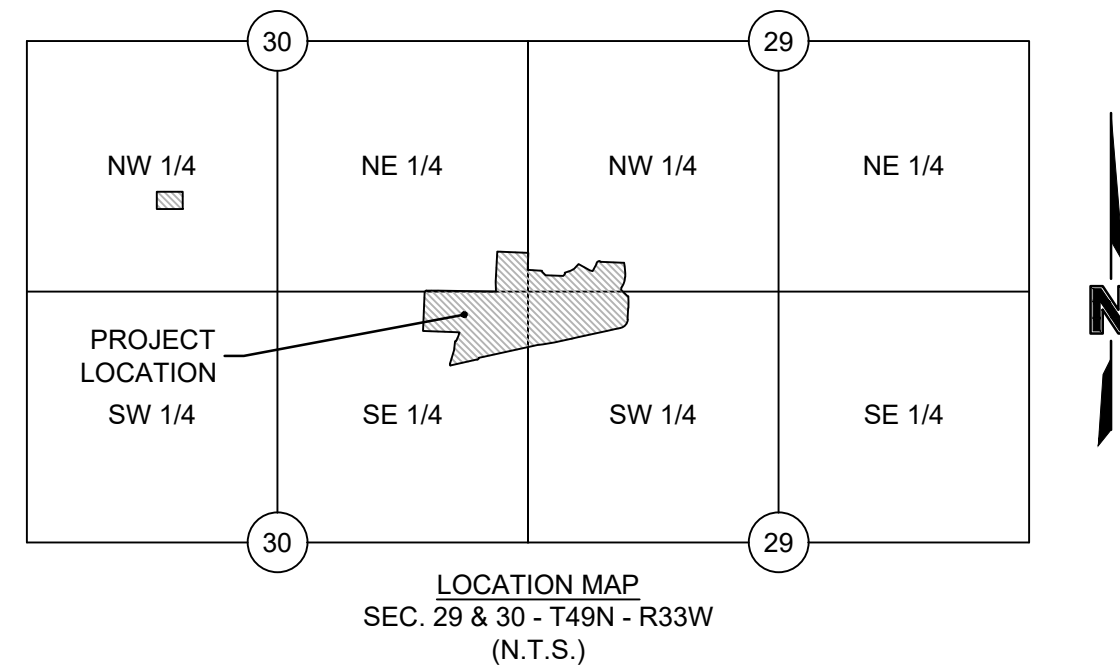


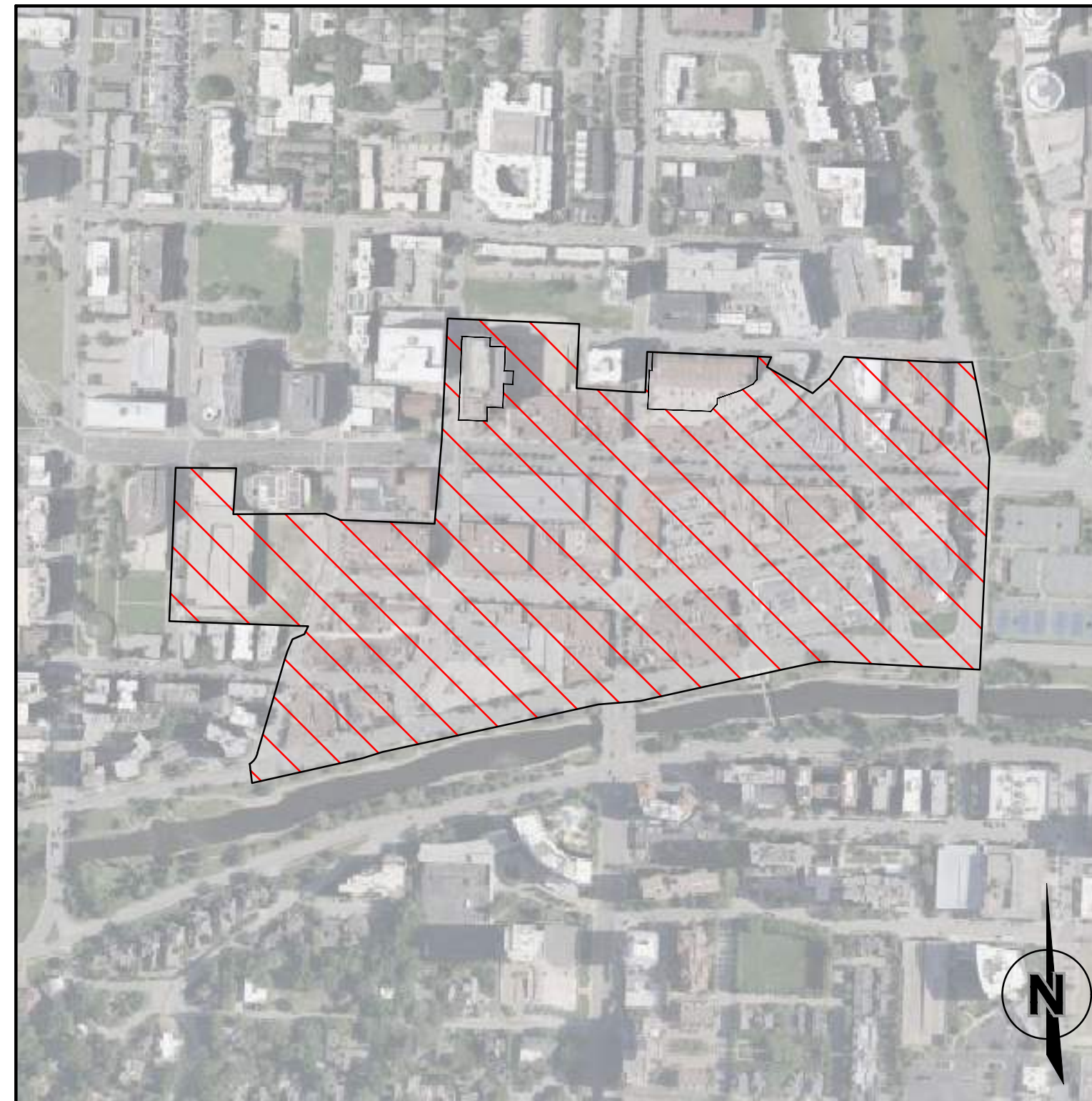
MPD REZONING & DEVELOPMENT PLANS FOR:

THE COUNTRY CLUB PLAZA

SECTION 29 & 30, TOWNSHIP 49 N, RANGE 33 W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI 64111



PROJECT TEAM CONTACT LIST
<u>OWNER / DEVELOPER</u> GILLION PROPERTY GROUP 47 HIGHLAND PARK VILLAGE, SUITE 208 DALLAS, TEXAS 75205 CONTACT: DUSTIN BULLARD PHONE: 972.816.0619
<u>ENGINEER/ LANDSCAPE ARCHITECT</u> OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 PHONE: 816.361.1177
<u>SURVEYOR</u> GEORGE BUTLER ASSOCIATES, INC. 9801 RENNER BOULEVARD. SUITE 300 LENEXA, KANSAS 66219 PHONE: 913.492.0400



VICINITY MAP
SCALE: 1"=400'

Sheet List Table	
Sheet Number	Sheet Title
C000	TITLE SHEET
C100	LEGAL DESCRIPTION
C101	LEGAL DESCRIPTION
C102	LEGAL DESCRIPTION
C200	GENERAL NOTES
C300	EXISTING CONDITIONS
C400	SITE PLAN (MPD REZONING AREA)
C401	SITE PLAN (BUILDING STEP BACKS)
C402	CHARACTER CONTRIBUTING FACADES AND ARCHITECTURAL ELEMENTS
C403	ORDINANCE 190100 AREA MAP
C500	EXISTING GRADING PLAN
C600	EXISTING UTILITIES PLAN

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RIITE.

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[illegible]

TITLE SHEET

MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA

KANSAS CITY, MISSOURI

drawn by: _____ DWP
designed by: _____ DWP
project no.: _____ 024-05376
date: _____ 11.03.2025

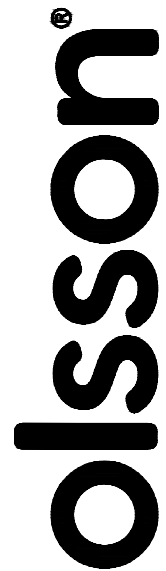
SHEET
C000

Plat of La Solana (Valencia) Lot 1B

7. THAT, APPROVED OCTOBER 16, 1997, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 113 OF SAID SUBDIVISION, BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 47TH STREET, AS NOW ESTABLISHED; THENCE NORTH 87°29'14" WEST ALONG THE SOUTH LINE OF LOTS 113 THROUGH 109, INCLUSIVE, OF SAID SUBDIVISION, AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 338.59 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, AS ESTABLISHED BY ORDINANCE NUMBER 7286 RECORDED JUNE 1, 1942, THENCE NORTH 2°22'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.67 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 2°22'00" EAST, THE EAST RIGHT OF WAY LINE OF SAID PENNSYLVANIA AVENUE, A DISTANCE OF 243.39 FEET, THENCE SOUTH 87°22'20" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 82.69 FEET; THENCE SOUTH 2°29'13" WEST, A DISTANCE OF 24.86 FEET; THENCE SOUTH 87°31'24" EAST, A DISTANCE OF 44.91 FEET; THENCE SOUTH 2°29'13" WEST, A DISTANCE OF 69.80 FEET; THENCE SOUTH 87°34'22" EAST, A DISTANCE OF 26.35 FEET; THENCE SOUTH 2°29'13" WEST, A DISTANCE OF 38.08 FEET; THENCE NORTH 87°34'22" WEST, A DISTANCE OF 26.35 FEET; THENCE SOUTH 2°29'13" WEST, A DISTANCE OF 69.71 FEET; THENCE NORTH 87°32'38" WEST, A DISTANCE OF 45.08 FEET; THENCE SOUTH 2°28'46" WEST, A DISTANCE OF 40.83 FEET; THENCE NORTH 87°26'10" WEST, A DISTANCE OF 82.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID PENNSYLVANIA AVENUE.

The Neptune Condominiums

DESCRIPTION: THIS IS A RESUBDIVISION AND RESURVEY OF ALL THAT PART OF LOT 1, "WORNALL PARK RESURVEY", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, OF SAID LOT 1 OF THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING ALSO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 46TH STREET TERRACE WITH THE EAST RIGHT-OF-WAY OF BROADWAY, AS SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH 87°39'42" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 8.54 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 2°24'43" WEST, A DISTANCE OF 53.63 FEET; THENCE NORTH 87°35'17" WEST, A DISTANCE OF 7.44 FEET; THENCE SOUTH 2°24'43" WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 112.28 FEET; THENCE SOUTH 87°42'13" EAST, A DISTANCE OF 183.69 FEET; THENCE NORTH 41°48'02" EAST, A DISTANCE OF 28.58 FEET; THENCE NORTH 2°38'33" EAST, A DISTANCE OF 17.06 FEET; THENCE NORTH 71°46'19" EAST, A DISTANCE OF 58.04 FEET; THENCE NORTH 19°33'16" WEST, A DISTANCE OF 0.45 FEET; THENCE NORTH 70°27'23" EAST, A DISTANCE OF 9.44 FEET; THENCE SOUTH 19°30'37" EAST, A DISTANCE OF 0.48 FEET; THENCE NORTH 83°05'21" EAST, A DISTANCE OF 43.71 FEET; THENCE NORTH 41°11'20" EAST, A DISTANCE OF 17.86 FEET; THENCE NORTH 2°19'56" EAST, A DISTANCE OF 67.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, BEING ALSO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF 46TH STREET TERRACE; THENCE NORTH 87°39'42" WEST ALONG SAID NORTH LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 306.73 FEET TO THE POINT OF BEGINNING, CONTAINING 44,455 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.



1301 Burlington Street
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LEGAL DESCRIPTION	
MPD REZONING & DEVELOPMENT PLAN COUNTRY CLUB PLAZA	
KANSAS CITY, MISSOURI	2025

drawn by: _____ DWP
designed by: _____ DWP
project no.: _____ 024-05376
date: _____ 11.03.2025

SHEET
C102

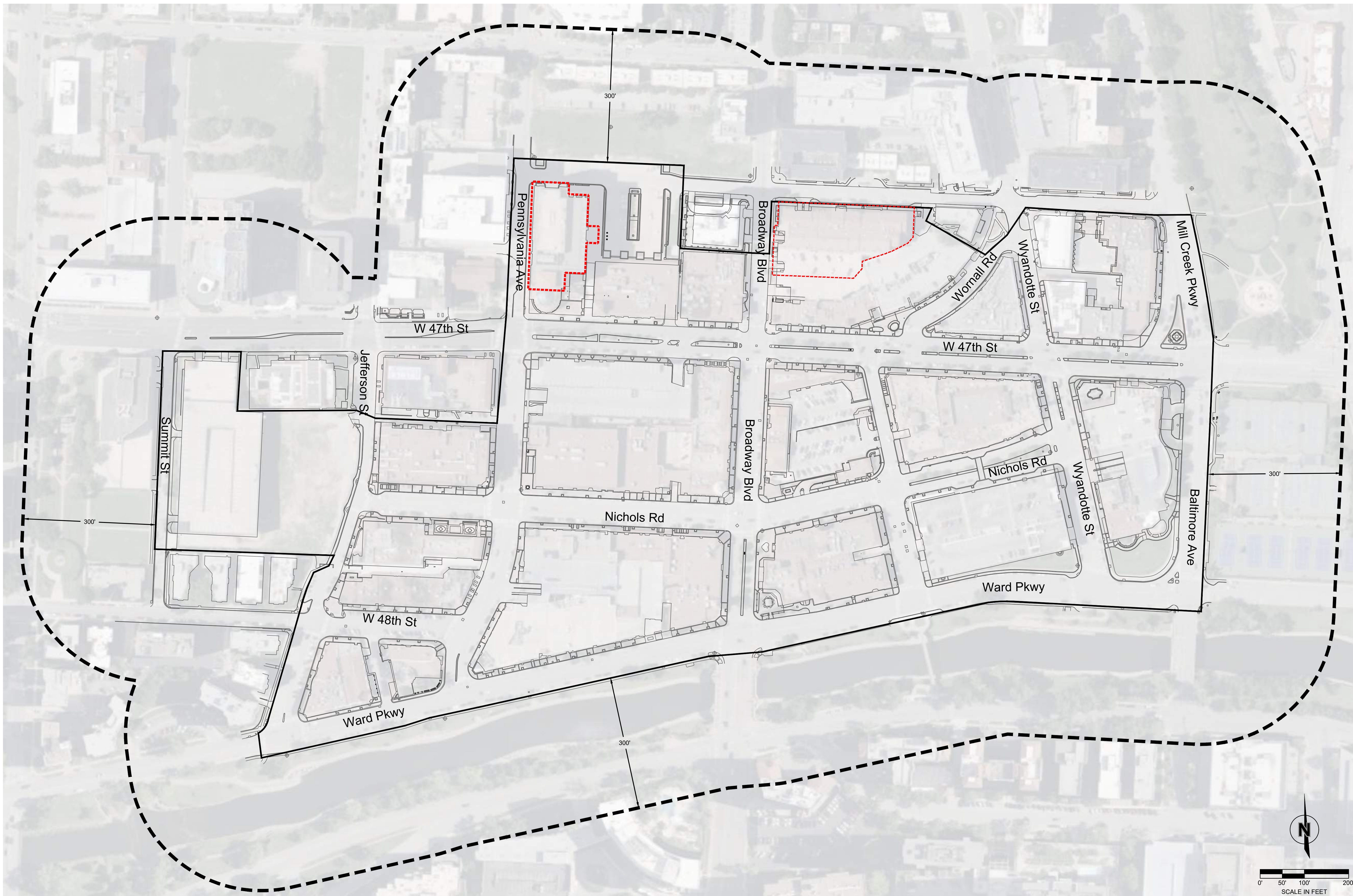
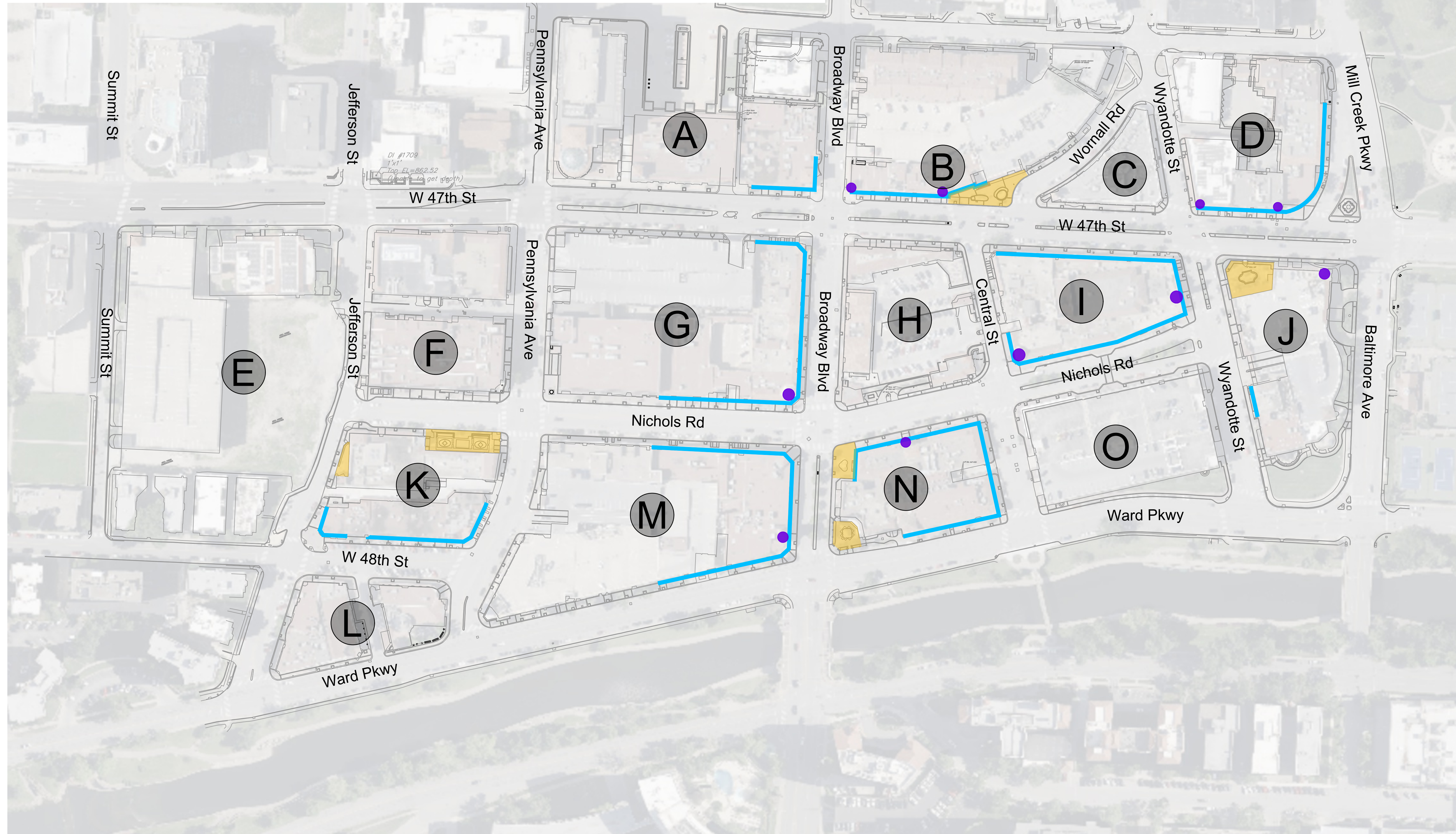


Table 1: Character Contributing Facades and Architectural Elements

Block	Block Name	Courtyard Area to be provided on the block* (SF)	Character Contributing Façade			Character Contributing Architectural Element			Height			
			Y/ N	Description	Stepback from Preserved Façade Plane	Y/ N	Description	Radial Stepback from Centroid of Preserved Tower	Horizontal Plane Datum Elevation	Maximum Height of New Development	Maximum FAR Between Horiz Datum and Max Height	Total FAR
A	Valencia	0	Y	See Map	10'	N			45'	45'		6.0
B	Balcony	1790	Y	See Map	10'	Y	2 Towers. See Map	40'	45'	45'		6.0
C	Triangle	0	N			N			45'	45'		6.0
D	Mill Creek	0	Y	See Map	20'	Y	2 Towers. See Map	30'	45'	178'	4.5**	6.0
E	Seville West	0	N			N			NA	275'		6.0
F	Seville East	0	N			N			75'	150'	4.0**	6.0
G	Granada, Esplanade, Cordoba	0	Y	See Map	10'	Y	1 Tower. See Map	30'	45'	45'		6.0
H	Plaza Central	0	N			N			45'	45'		6.0
I	Theater	0	Y	See Map	10'	Y	2 Towers. See Map	40'	45'	45'		6.0
J	Swanson	3600	Y	See Map	10'	Y	1 Tower. See Map	40'	45'	45' & 120' See Map.	4.5**	6.0
K	Penguin Court & 48th Shops	4100	Y	See Map	10'	N			45'	45'		6.0
L	Plaza Savings	0	N			N			45'	45'		6.0
M	Time	0	Y	See Map	10'	Y	1 Tower. See Map	40'	45'	45' & 150' See Map.	3.5**	6.0
N	Medical	2560	Y	See Map	10'	Y	1 Tower. See Map	40'	45'	45'		6.0
O	Plaza 211	0	N			N			45'	178'	5.0**	6.0

* See Map for current approximate location of existing courtyards. Each courtyard may be replaced with one or more courtyards on the same block having a combined square footage equal to or greater than the square footage of the existing courtyard on such block.

** FARbuildable floor area above horizontal datum based on the land area within the "Build To Line".



LEGEND

- | | |
|---|---|
|  | CHARACTER-CONTRIBUTING
FACADE |
|  | CHARACTER-CONTRIBUTING
VERTICAL ELEMENTS |
|  | APPROXIMATE LOCATION
OF COURTYARDS |

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DATE RECEIVED: _____

MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA

own by: _____ DWP
Signed by: _____ DWP
Project no.: _____ 024-05376
Date: _____ 11.03.2025

SHEET
C402

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DATE: Jan 28, 2026 3:45pm USER: jhodson

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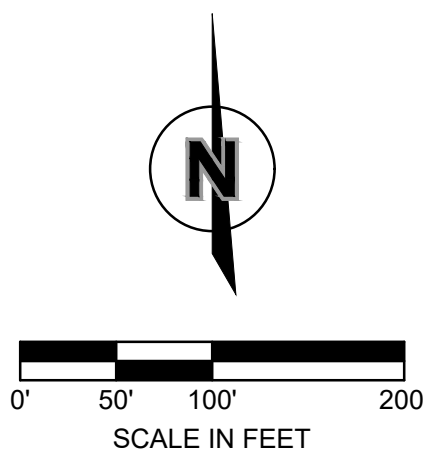


LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINES LESS THAN 12"
- EXISTING WATER LINES LARGER THAN 12"
- EXISTING FIRE HYDRANTS

NOTES:

- ALL PIPES ARE UNDER 24" IN SIZE UNLESS LABELED ON THIS SHEET.
- PROPERTIES ARE LOCATED WITHIN THE KCMO COMBINED SANITARY SEWER DISTRICT. FUTURE DEVELOPMENT IN AREA ARE TO FOLLOW REQUIREMENTS OF THE COMBINED SEWER DISTRICT.
- EXISTING UTILITIES MAY HAVE CHANGES IN THE FUTURE. NO CHANGES ARE BEING PROPOSED AT THIS TIME. PLANS SPECIFICATIONS AND REPORTS WILL BE PROVIDED WITH ANY MPD FINAL DEVELOPMENT PLANS PROPOSING ANY CHANGES.



EXISTING UTILITIES PLAN		2025	
MPD REZONING & DEVELOPMENT PLAN			
COUNTRY CLUB PLAZA			
KANSAS CITY, MISSOURI			
drawn by:	DWP		
designed by:	DWP		
project no.:	024-05376		
date:	11.03.2025		
SHEET			
C600			
		REVISIONS	
REV	NO.	DATE	DESCRIPTION
BY			

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North Kansas City, MO 64116

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