



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

November 15, 2022

Project Name

1500 Meadow Lake Parkway

Docket 8.1 & 8.2**Request**

- 8.1 Development Plan case #CD-CPC-2022-00173
- 8.2 Area Plan Amendment case #CD-CPC-2022-00191

Applicant

Henry Klover
Klover Architects
8813 Penrose Lane
Unit 400
Lenexa, KS 66219

Owner

VNA Corporation
1500 Meadow Lake Parkway
Kansas City, MO 64114

Location	1500 Meadow Lake Parkway
Area	About 3.63 acres
Zoning	B3-2
Council District	6th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: Residential, zoned B3-2
South: Commercial, zoned B3-2
East: Residential, zoned R-2.5
West: Office, zoned B3-2

Major Street Plan

Meadow Lake Parkway is not identified on the City's Major Street Plan.

Land Use Plan

The Country Club/Waldo Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 09/23/2022. No scheduling deviations from 2022 Cycle V have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on October 18, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property currently has the three-story brick building containing the Visiting Nurse Association building and associated surface parking.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan for a 4-story structure with approximately 6,500 square feet of retail, office, and restaurant space ground level; a parking garage, 220 residential units, and associated amenities.

CONTROLLING + RELATED CASES

CD-CPC-2019-00239 – Rezoning from District R-2.5 to District B3-2 to construct a drive-through restaurant and non-accessory parking on approximately 1.11 acres located at the southeast corner of W. 76th Street and State Line Road (Ordinance No. 200235)

CD-CPC-2020-00002 – Development Plan and Preliminary Plat

CD-CPC-2020-00003 – Area Plan Amendment to change the recommended land use from R-2.5 (Residential 2.5) to B3-2 (Community Business 2) to construct a restaurant and non-accessory parking on about 1.11 acres located at the southeast corner of W. 76th Street and State Line Road (Resolution No. 200232)

PROFESSIONAL STAFF RECOMMENDATION

Docket # CD-CPC-2022-00173
Approval with Conditions

CD-CPC-2022-00191
Approval

PLAN REVIEW

The 1500 Meadow Lake Parkway development is proposing a mixed-use building with approximately 220 residential units, a 2-level parking garage, and amenities. The developer is also proposing about 6,500 square feet of retail/office/restaurant space on the ground level of the podium floor. There are walk up units proposed along the north side of the building.

The proposal shows 253 parking spaces, 73 long term bicycle parking spaces, and 26 short term bicycle parking spaces. The angled parking located along 76th street will be reversed into as required by the department of Public Works, the applicant can seek a waiver through the Transportation and Development Committee (TDC) meeting to this requirement. If the waiver is granted staff, is requesting that the angle of the parking spaces be changed to allow for cars using the parking spots to reverse directly into the closest traffic lane instead of traversing through an additional lane of traffic to the opposite direction.

Access to the structure is provided off State Line Road and Meadow Lake Parkway. Internal circulation has been included in the plans showing safe and efficient circulation. The applicant is proposing sufficient landscaping throughout the plan. There is a landscape buffer along the southern portion of the subject property which will help shield the proposed parking for the commercial/retail uses.

The Country Club/Waldo Area Plan was amended in 2020 to allow for a drive through restaurant and non-accessory parking, the restaurant was never constructed. An area plan amendment is required when the area plan recommends a more intense land use than what is being proposed. The area plan amendment is required due to the proposed development being a less intense use than the existing Commercial use. The area plan amendment will also ensure all the lots within the development are located within the same area designation.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Yes, subject to conditions	

Pedestrian Standards (88-450)	Yes	Yes	
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SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The plan complies with the standards of the Zoning and Development Code and with the approval of the Area Plan Amendment will comply with the Country Club/Waldo Area Plan.

As stated previously, the Country Club/Waldo Area Plan was amended in 2020 to allow for a commercial land use. The development at the time was never completed. The area plan must be amended again to match the zoning located on the southern portion of the subject property. The Area Plan is being amended so that the northern 5 lots are changed to Mixed-Use Community. Mixed-Use Community is intended to accommodate community serving retail sales or sales uses and should include a mix of business and residential uses.

B. The proposed use must be allowed in the district in which it is located;

The proposed use is allowed in the zoning district, the subject property was rezoned (Ordinance No. 200235) from District R-2.5 to District B3-2.

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;

Vehicular ingress and egress to and from the site provide for safe, efficient, and convenient movement of traffic. The applicant is seeking a waiver from the TDR to allow for the parking spots on the north to be pull in spots and not reverse spots.

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 provides safe, efficient, and convenient pedestrian and bicycle movement throughout the site and to connecting uses. The applicant is keeping the sidewalk connecting the use to the west and shows crosswalks for pedestrian safety.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan will have adequate utilities based on City standards.

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 location, orientation, and architectural features of the building are compatible with adjacent properties. The design of the building matches the existing building to the west and the adjacent residential lots.

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 applicant has provided sufficient landscaping to meet the Zoning and Development Code. The development has also provided a lighting plan, showing compliance with the Code, with no possibility of spillover lighting over to the residential lots.

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 shows a below grade and at grade parking garage beneath the mixed-use building therefore minimizing the area devoted to asphalt. The plan does show parking in the front of the building, while not ideal, the subject property is not located on a boulevard and therefore does not have standards regarding placement of parking areas. The parking area in the front of the building is also well designed to include the fire access and surrounded by landscaping.

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 minimal trees on the subject property.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal, docket item 8.2 is included as Exhibit #2
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: November 10, 2022

Case Number: CD-CPC-2022-00173

Project: 1500 Meadow Lake

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816)513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
3. Signage has not been reviewed with this submittal, all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. Should a waiver be granted through the Transportation and Development Committee on November 14, 2022 regarding the reverse entry parking spaces along the north of the lot, the applicant shall submit revised plans showing updated angles for the proposed parking spaces prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

6. 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.
7. 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
8. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
9. The developer must petition for the vacation of sanitary sewer easement as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
10. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
11. 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.
12. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and to a tie-in point with the existing sidewalks and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

13. 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.
14. 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.
15. 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.
16. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
17. 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.
18. 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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
21. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
22. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
23. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) 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) The required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives.
24. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
25. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

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

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

26. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.
27. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

28. Please send plans to Monica Kearney at Monica.Kearney@kcmo.org for review of the proposed on-street parking shown on 76th Street.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact Pedro Colato – 816-513-4892
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

FINAL DEVELOPMENT PLAN FOR 1500 MEADOW LAKE

NW 1/4 Section 18—Township 48—Range 33 IN THE CITY OF KANSAS CITY JACKSON COUNTY, MISSOURI

Disturbed Area: 3.34 Acres

Parcel APN - JA4792006020000000

Parcel APN - JA4792006030000000

Parcel APN - JA4792006040000000

Parcel APN - JA4792006050000000

Parcel APN - JA4792006060000000

Parcel APN - JA47920061501000000

Parcel APN - JA47920061600000000

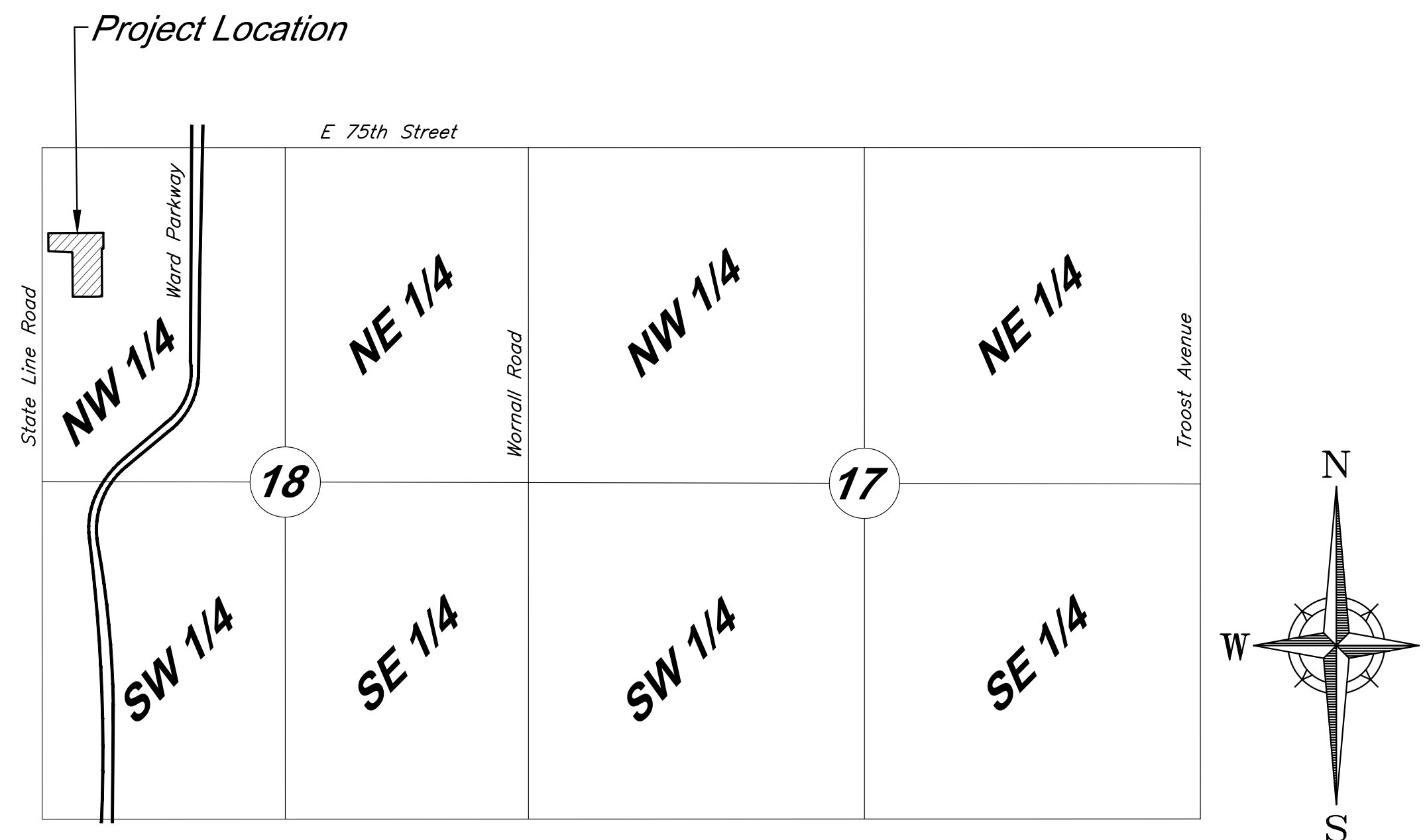
INDEX OF SHEETS

Sht. No.	Description
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C2	Existing Conditions
C3	General Layout
C4	Grading Plan
C5	Utility Plan
L1	Landscape Plan
L2	Landscape Details
A100	Floor Plans
A200	Elevations
A210	Colored Elevations
E101	Photometric Plan

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2	B3-2		
Gross Land Area				
in square feet	145,372.63	145,372.63		
in acres	3.34	3.34		
Right-of-way Dedication	N/A			
in square feet				
in acres				
Net Land Area				
in square feet	145,372.63	145,372.63		
in acres	3.34	3.34		
Building Area (sq. ft.)	54,693 S.F.	268,039 S.F.		
Floor Area Ratio	.38	1.84		
Residential Use Info				
Total Dwelling Units	N/A	220		
Detached House	N/A			
Zero lot line House	N/A			
Cottage House	N/A			
Semi-attached House	N/A			
Townhouse	N/A			
Two-unit House	N/A			
Multi-unit House	N/A			
Colonnade	N/A			
Multiplex	N/A			
Multi-unit Building	N/A	220		

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	N/A	25'		
Front Setback	N/A	30'		
Side Setback	N/A	20'		
Side Setback (abutting street)	N/A	30'		
Height	50'	45'-50'		

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s) List All Proposed Uses	220	253	LONG/SHORT 73 26	LONG/SHORT 73 26	
Total					



VICINITY MAP
Scale: 1" = 1000'

FLOOD ZONE DESIGNATION

Project site is located in Other Flood Area Zone X, areas determined to be outside the 0.2% annual chance floodplain, per FEMA Map number 29095C0376G, dated January 20, 2017.

UTILITY COMPANIES

Kansas City, MO Pollution Control Department	(816) 513-2178
Kansas City, MO Public Works Department	(816) 513-2600
Kansas City, MO Water Services Department	(816) 513-2215
Kansas City Power and Light Company	(816) 556-2200
Missouri Gas Energy	(816) 756-5261
AT&T	(816) 275-8337
Missouri State Highway Department	(816) 622-6500
Missouri One Call System	1-800-DIG-RITE
George Butler Associates(GBA)	(913) 492-0400

LEGAL DESCRIPTION

A replat of part of Lot A and Lots 1, 2, 3, 4 and 5 of Meadow Lakes, a subdivision in the City of Kansas City, Jackson County, Missouri.

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219-9745

Project Engineer: _____

Date: _____

GBA

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

C:\15295\Civil 3D\Production Drawings\Final Development Plans\1529502710.dwg Layout: C2 Existing Conditions -- Thursday, October 27, 2023, 3:47pm -- Copyright 2022, George Butler Associates, Inc. Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059

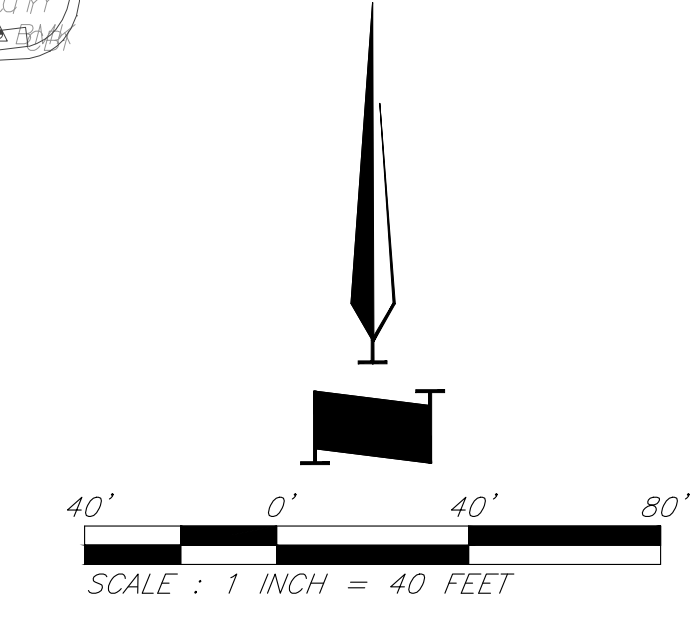
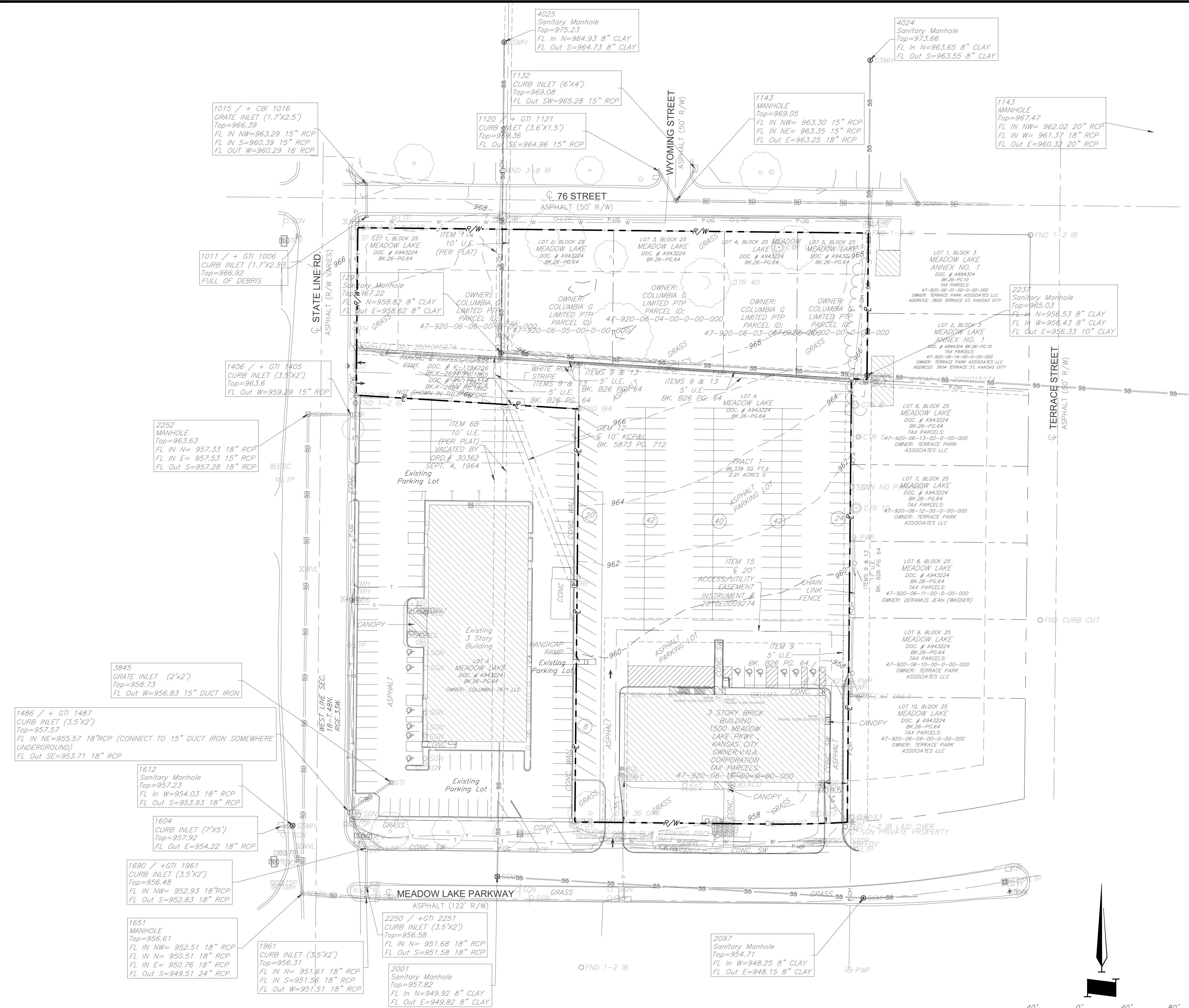
GBA

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Lenexa, KS 66219
913.492.0400
gbateam.com

DATE:	9-23-22
DESIGN BY:	CEL
DRAWN BY:	DRV
PROJECT NO.:	15295
SHEET NO.:	C2
TOTAL SHEETS:	

Final Development Plan
1500 Meadow Lake
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED



Existing Conditions

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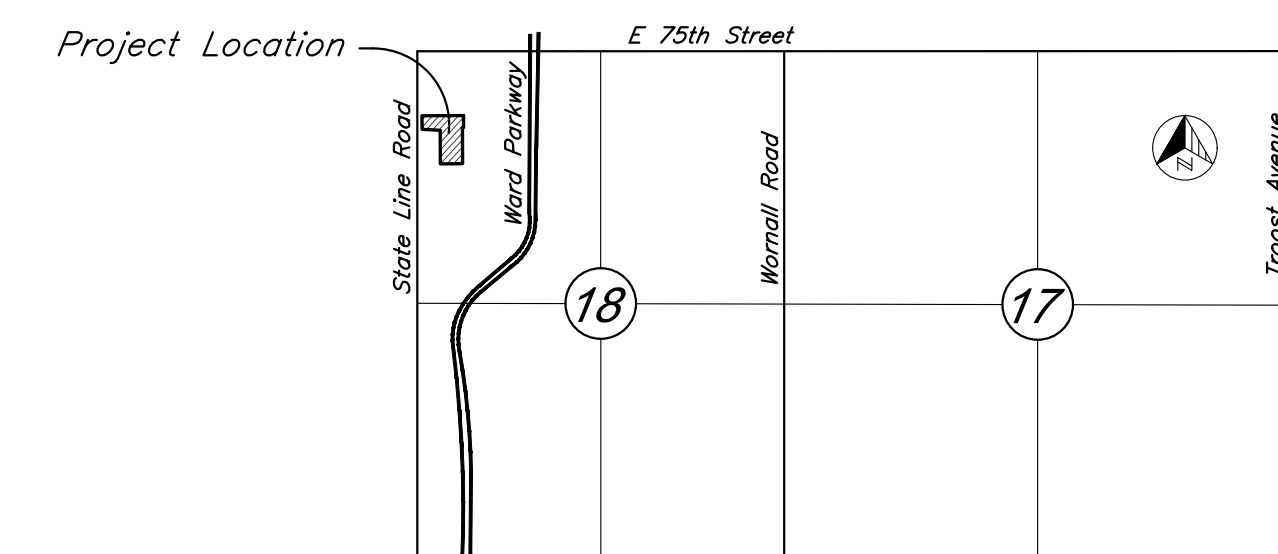
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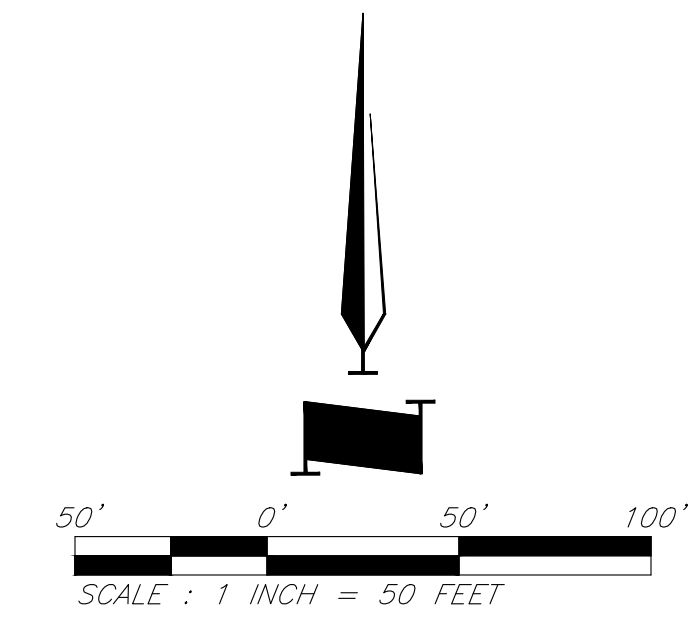
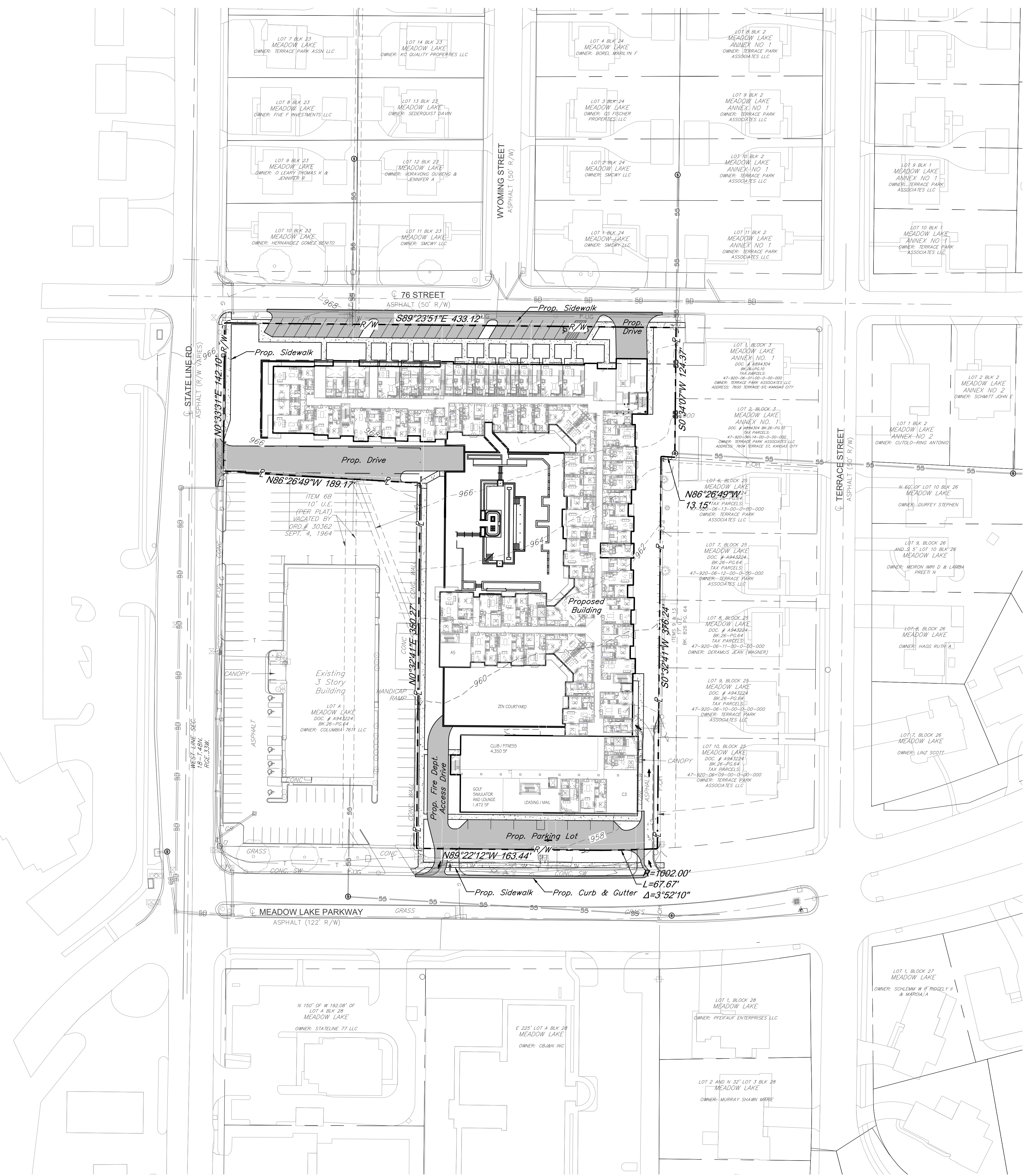
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DESIGN BY:	CEL
DRAWN BY:	DRV
PROJECT NO.:	15295
SHEET NO.:	C3
TOTAL SHEETS:	

Final Development Plan
1500 Meadow Lake
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED



Section 18, T.48N, R.33W.
SECTION MAP
Scale: 1" = 2000'



General Layout

C:\15295\Civil 3D\Production Drawings\Final Development Plans\15295CD0700.dwg Layout: C3 Grading Plan -- Thursday, October 27, 2022, 3:47pm -- Copyright 2022, George Butler Associates, Inc. Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000269

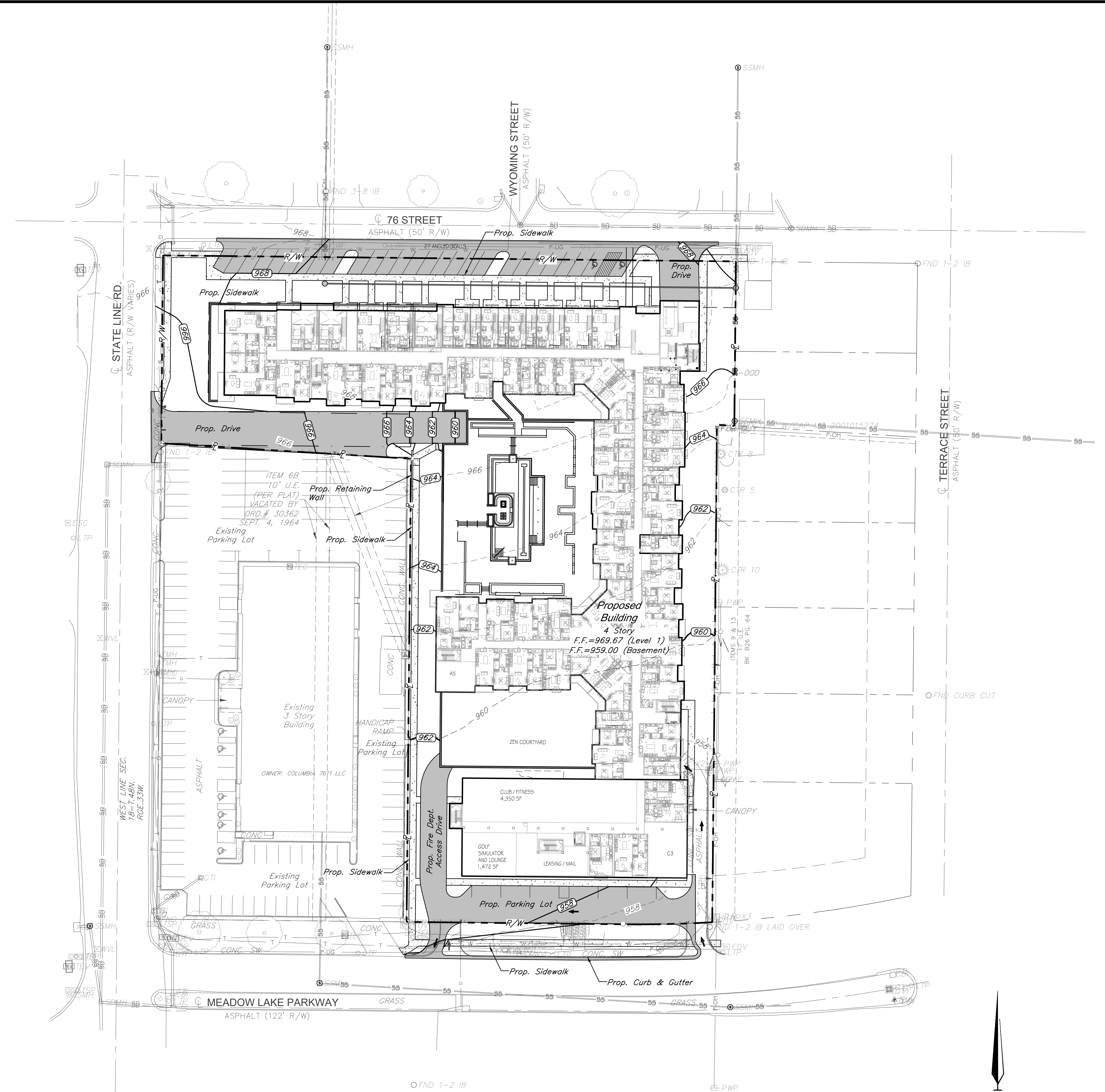
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 913.492.0400
 gbateam.com

DATE:	9-23-22
DESIGN BY:	CEL
DRAWN BY:	DRV
PROJECT NO.:	15295
SHEET NO.:	C4
TOTAL SHEETS:	

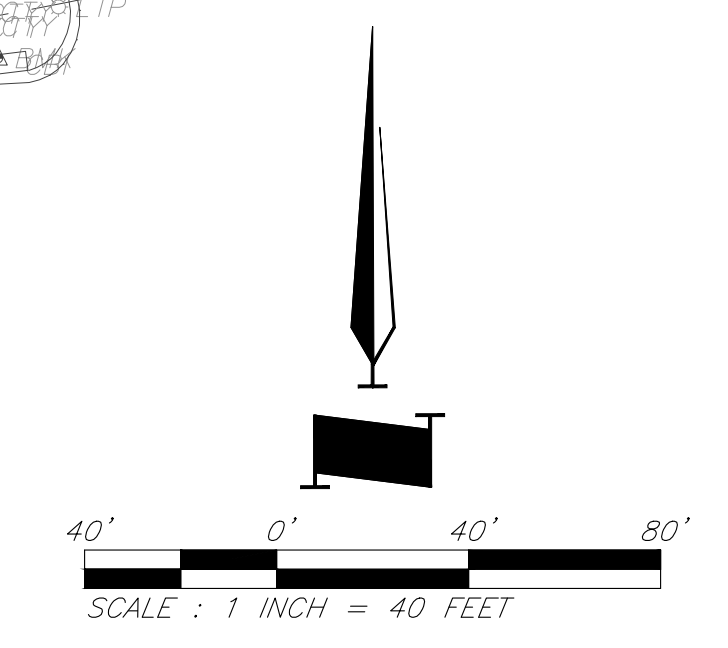
Final Development Plan
1500 Meadow Lake
 Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED



Grading Legend

- 900 Proposed Contours
- 900 Existing Contour



Grading Plan

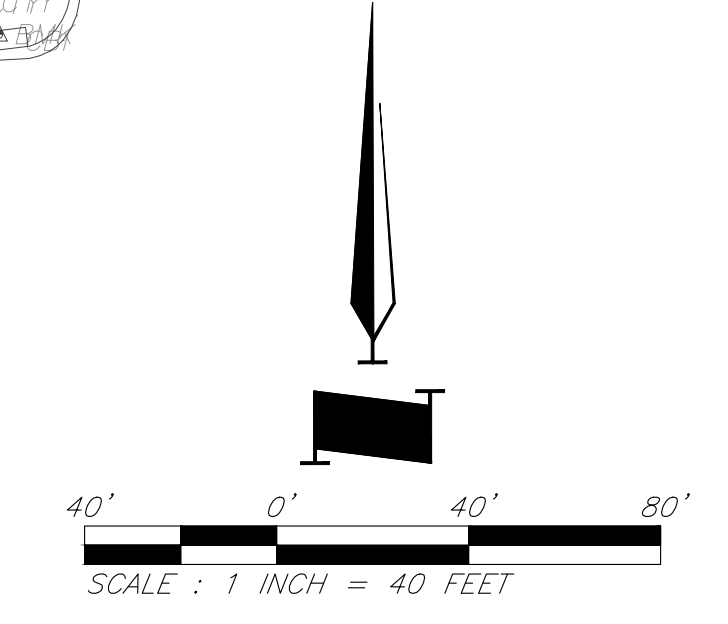
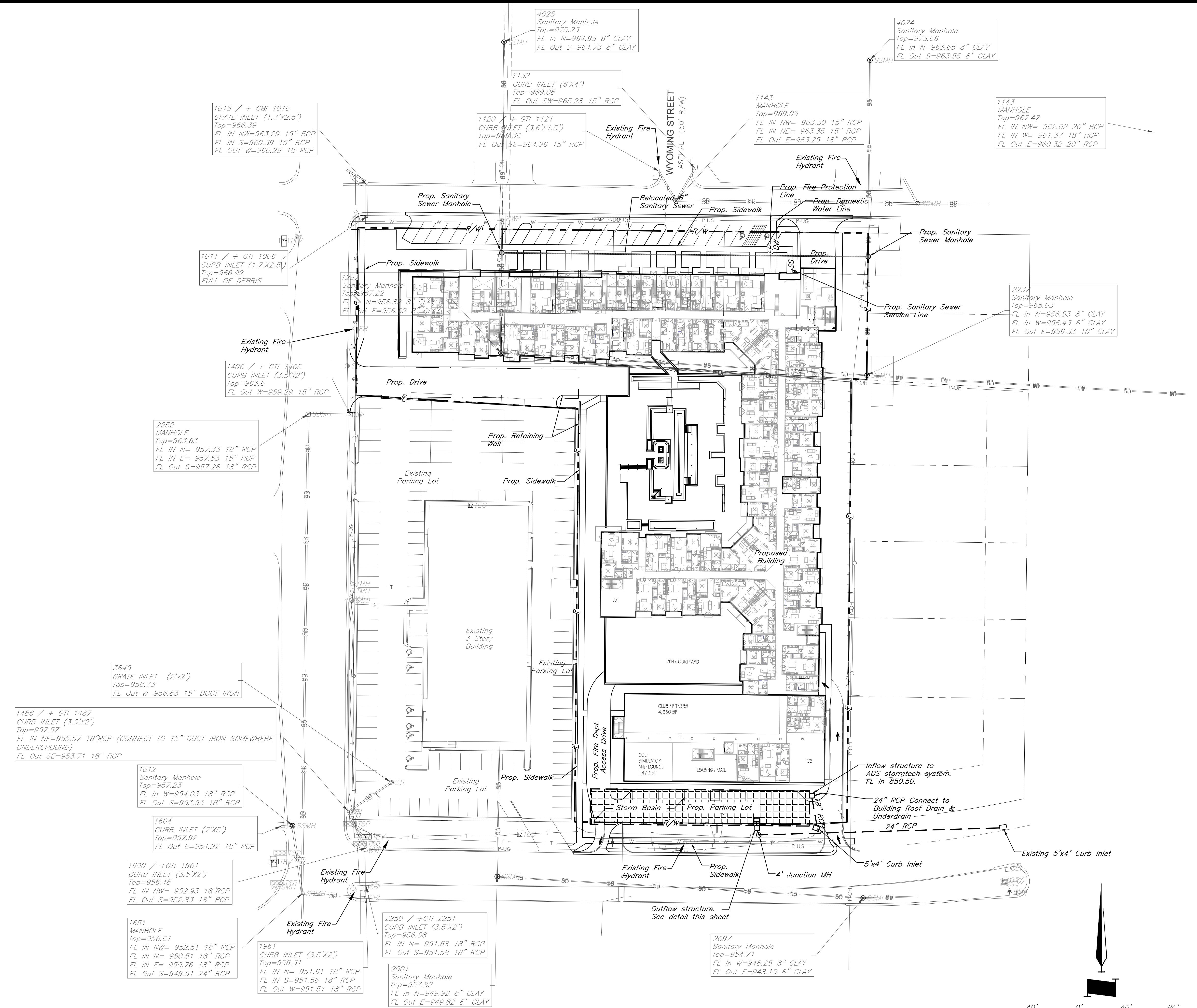
C:\15295\Civil 3D\Production Drawings\Final Development Plans\15295C000.dwg Layout: C5 Utility Plan -- Thursday, October 27, 2022, 3:48pm -- Copyright 2022, George Butler Associates, Inc. Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000269

GBA
 9801 Renner Blvd., Ste. 300
 Lenexa, KS 66219
 913.492.0400
 gbateam.com

DATE: 9-23-22
 DESIGN BY: CEL
 DRAWN BY: DRV
 PROJECT NO.: 15295
 SHEET NO.: C5
 TOTAL SHEETS: 1

Final Development Plan
1500 Meadow Lake
 Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED



Utility Plan

PLANT LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- COLUMNAR TREES
- EVERGREEN TREES
- LARGE SHRUBS OR ACCENT PLANTS
- SHRUB MASS / HEDGE
- GRASSES
- LAWN



9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE:	9-23-22
DESIGN BY:	WLK
DRAWN BY:	WLK
PROJECT NO.:	15295
SHEET NO.:	L1
TOTAL SHEETS:	

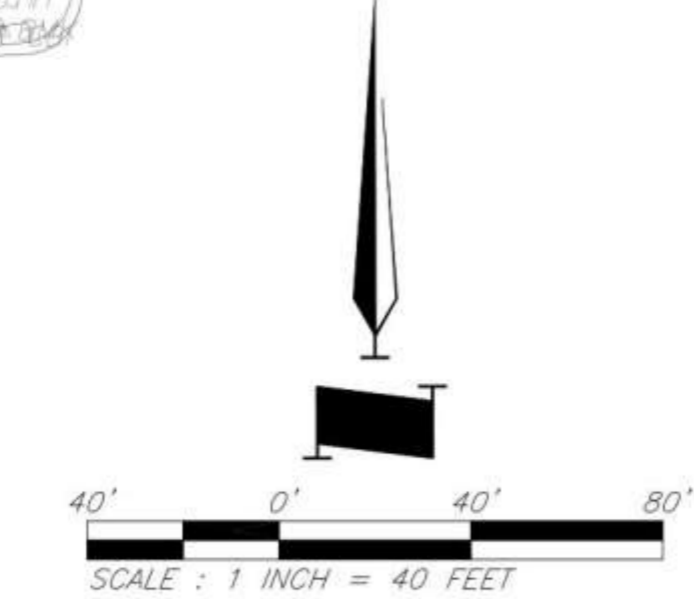
Final Development Plan 1500 Meadow Lake Kansas City, Missouri

Landscape Plan 9.22.22



SYMBOL	QUAN	COMMON NAME	BOTANICAL NAME	PLANT LIST	MIN. SIZE	NOTES
SHADE TREES 26						
OAK		OVERCUP OAK	QUERCUS LYRATA		22.5' CAL.	
		SWAMP WHITE OAK	QUERCUS BICOLOR		22.5' CAL.	
		BUR OAK	QUERCUS MACROCARPA		22.5' CAL.	
		CHINKAPIN OAK	QUERCUS MUELENBERGII		22.5' CAL.	
		SHUMARD OAK	QUERCUS SHUMARDII		22.5' CAL.	
		SHINGLE OAK	QUERCUS IMBERICARIA		22.5' CAL.	
		BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'		22.5' CAL.	
		POND CYPRESS	TAXODIUM ASCENDENS		22.5' CAL.	
		LONDON PLANETREE	PLATANUS ACERIFOLIA 'EXCLAMATION'		22.5' CAL.	
		SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR', 'CADDO', 'JOHN PAIR'		22.5' CAL.	
		REDPOINTE MAPLE	ACER RUBRUM 'RESPONTE', 'RED SUNSET', 'BRANDYWINE'		22.5' CAL.	
		LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE', 'GLENDLEVEN'		22.5' CAL.	
		SILVER LINDEN	TILIA TOMENTOSA 'GREEN MOUNTAIN', 'STERLING'		22.5' CAL.	
		ELM	ULMUS 'PRINCETON', 'PATRIOT', 'FRONTIER', 'TRIUMPH'		22.5' CAL.	
EVERGREEN TREES 31						
BAC		BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA'		6-7' HT.	
ERC		EASTERN REDCEDAR	JUNIPERUS VIRGINICA 'CANNERY' OR COLLECTED NATIVE		6-7' HT.	
GGA		GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'		6-7' HT.	
NSP		NORWAY SPRUCE	PICEA ABIES		6-7' HT.	
SSP		SERBIAN SPRUCE	PICEA OMORVICA		6-7' HT.	
WP		WHITE PINE	PINUS STROBUS		6-7' HT.	
ORNAMENTAL TREES 13						
FL		FLOWERING DOGWOOD	CORNUS FLORIDA		6-8' HT. MULTI-STEM	
SB		SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'		6-8' HT. MULTI-STEM	
MAG		MAGNOLIA	MAGNOLIA 'SWEET BAY' - MOONGLOW OR 'WHITE ROSE'		6-8' HT. MULTI-STEM	
AM		AMUR MAPLE	ACER GINNALIA 'FLAME'		6-8' MULTI-STEM	
CRAB		CRABAPPLE	MALUS ROYAL RANDROP' OR 'SPRING SNOW'		6-8' MULTI-STEM	
LARGE ORN. TREES 2						
CR		CRABAPPLE	CERCIS CANADENSIS		6-8' MULTI-STEM	
GR		GOLDEN RAINTREE	KOELREUTERIA PANICULATA		2' CAL.	
RB		RIVER BIRCH	BETULA NIGRA 'HERITAGE'		6-8' MULTI-STEM	
COLUMNAR TREES 37						
CEO		COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'CRIMSON SPIRE', 'REGAL PRINCE' OR 'KINDRED SPIRIT'		1.75'-2' CAL.	
CHB		COLUMNAR HORNBEEAM	CARPINUS BETULUS 'FRANS FONTAINE'		1.75'-2' CAL.	
CP		COLUMNAR POND CYPRESS	TAXODIUM ASCENDENS 'PRAIRIE SENTINEL'		1.75'-2' CAL.	
PSG		PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'		1.75'-2' CAL.	
COL JUN		COLUMNAR JUNIPERS	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS' OR VIRGINIANA 'TAYLOR'		6-7' HT.	(EVERGREEN 15' HT. X 3'-5' W)
FLOWERING / DECIDUOUS SHRUBS						
MEDIUM SHRUBS						
AR L SM		CHOKEBERRY	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	#3 CONTAINER	FULL SUN 24" HT	
BS		BURNING BUSH	ELEONORIS ALATUS COMPACTA	#3 CONTAINER	FULL SUN 24" HT	
BMS		BLUE MIST SPRAEA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT', 'BEYOND MIDNIGHT', 'SUNSHINE BLUE'	#3 CONTAINER	FULL SUN 2-3' HT	
GLS		GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	#3 CONTAINER	FULL SUN / PART SHADE	
SNW		ST. JOHN'S WORT	HYPERICUM PRONOSUM 'SUNBURST', 'SUNNY BLVD' OR 'BLUE VELVET'	#3 CONTAINER	FULL SUN / PART SHADE	
DL		DWARF LILAC	SYRINGA MEYERI 'BLOOMERANG', 'PALIBAN'	#3 CONTAINER	FULL SUN / LIGHT SHADE	
SP		SPIREA	SPIREA X BUMALDA 'ANTHONY WATERER' OR 'JAPONICA NEON FLASH'	#3 CONTAINER	FULL SUN	
HYD MED		HYDRANGEA LITTLE LIME	HYDRANGEA PANICULATA 'LITTLE LIME' OR 'LITTLE QUICK FIRE'	#3 CONTAINER	FULL SUN / PART SHADE	
IT		ITEA (SWEETSPIRE)	ITEA 'HENRY'S GARNET'	#3 CONTAINER	FULL SUN / PART SHADE	
LARGE SHRUBS 18						
HTD LG		HYDRANGEA	HYDRANGEA PANICULATA 'QUICK FIRE' OR 'SNOW MOUNTAIN'	#3 CONTAINER	SUN / PART SHADE	
SMS		SMOOTH SUMAC	RHUS GLABRA	#3 CONTAINER	FULL SUN / PART SHADE	
STS		STAGHORN SUMAC	RHUS TYPHINA 'CUTLEAF' OR 'TIGER EYE'	#3 CONTAINER	FULL SUN / PART SHADE	
RHD		RED TWIG DOGWOOD	CORNUS ALBA 'RED GNOME' OR 'WORY HALO'	#3 CONTAINER	FULL SUN / PART SHADE	
VIB		VIBURNUM	VIBURNUM 'RITZYTOPPY' 'LODES ALLEGHENY' OR 'PRAGUE' OR 'CARLESII'	#3 CONTAINER	FULL SUN / PART SHADE	
OLH		OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE' OR 'SNOW QUEEN'	#3 CONTAINER	PART SHADE	
EVERGREEN SHRUBS 106						
SMALL EVERGREEN SHRUBS						
BRJ		BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#3 CONTAINER	FULL SUN (2'-3' HT.)	
BW SM		BOXWOOD - SMALL	BUXUS JAPONICA 'BABY GEM'	#3 CONTAINER	SUN PART SHADE (3X3)	
HJ		HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#3 CONTAINER	FULL SUN (12" HT.)	
AJ		ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS PLUMOSA COMPACTA OR 'YOUNGSTOWN'	#3 CONTAINER	FULL SUN (12'-18" HT.)	
MEDIUM EVERGREEN SHRUBS						
MP		MUGO PINE	PINUS MUGO MUGUS	#3 CONTAINER	FULL SUN	
YEW		WARD'S YEW	TAXUS MEDIA 'WARDII'	#3 CONTAINER	FULL SUN / PART SHADE	
BW		BOXWOOD	BUXUS KOREANA 'GREEN VELVET' OR 'GREEN GEM'	#3 CONTAINER	FULL SUN / PART SHADE	
LARGE EVERGREEN SHRUBS						
SGJ		SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#3 CONTAINER	FULL SUN (4-6' HT)	
HY		HICK'S YEW	TAXUS MEDIA 'HICKSII'	#3 CONTAINER	FULL SUN / PART SHADE	
ORNAMENTAL GRASS 576						
SMALL ORN GRASS						
PDS		PRAIRIE DROPSPEED	SPOROBOLUS HETEROLEPIS	#1 CONTAINER		
BG		BLUE GRAMA	BOUETOLOIA GRACILLIS 'BLONDE AMBITION'	#1 CONTAINER		
DMC		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	#1 CONTAINER		
BAR		BLUE ARROWS RUSH	JUNCUS INFLEXUS 'BLUE ARROWS'	#1 CONTAINER		
MEDIUM ORN GRASS						
NSO		NORTHERN SEA OATS	CHASMANTHUM LATIFOLIUM	#1 CONTAINER		
FRG		FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONTAINER		
SSG		SH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH' OR 'CHEYENNE SKY'	#1 CONTAINER		
URS		LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARUM 'STANDING OATWAVE'	#1 CONTAINER		
BBS		BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER' OR 'BLACKHAWK'	#1 CONTAINER		
YUC		YUCCA	YUCCA FILAMENTOSA	#2 CONTAINER		
LARGE ORNAMENTAL GRASS						
CSSG		CLOUD 9 SWITCHGRASS	PANICUM VIRGATUM 'CLOUD NINE'	#1 CONTAINER		
NWSG		NW SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONTAINER		
IS		INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'; 'SIOUX BLUE'	#1 CONTAINER		

NOTE: FINAL PLANT SELECTION TO BE WITHIN CATEGORIES ABOVE.



Landscape Plan

Architect: 00212, Professional Engineer: 000713, Professional Land Surveyor: 000059
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 Wednesday, September 21, 2022, 2:40pm
 User: [User] Temp [Ac] Publish: 14012115295051000.dwg
 Layout: L1 Landscape Plan

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 2 WOOD OR STEEL "T" POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO.

7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOS-PHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTING. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOUDS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

10. PLANT BEDS SHALL BE MULCHED WITH 3" DEEP DARK MOCHA HARDWOOD MULCH. IN LOCATIONS LABELED ROCK ON PLANS USE 3" ROCK INSTALLED OVER A PERMEABLE WEED BARRIER. ROCK TO BE 3" DEEP SMOOTH RIVER COBBLE, 2" TO 4" DIA., IN EARTH TONE BROWN & GRAY COLORS GRAY. PERMEABLE LANDSCAPE WEED CONTROL FABRIC (PROPEX INC OR GEOTEX 401, MINIMUM 3oz. PER SQ. YD. WITH 130LBS OF TENSILE STRENGTH. BARRIER SHALL BE A PERMEABLE SPUN BOUND POLYPROPYLENE.

ORNAMENTAL GRASSES, GROUND COVER AND PERENNIAL PLANT BED AREAS TO BE MULCHED WITH 3" OF DARK MOCHA HARDWOOD MULCH. IN AREAS OF STEEP SLOPES AN EROSION MAT IS TO BE INSTALLED. ACTUAL LOCATIONS AND EXTENT OF EROSION MAT TO BE DETERMINED IN FIELD.

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

15. WATER: THE GRASS SHALL BE WATERED AT LEAST TWICE A WEEK FOR THE FIRST (3) WEEKS AFTER PLANTING. THE WATER AMOUNT FOR EACH WEEKLY WATERING SHALL BE AT LEAST EQUIVALENT TO (1) INCH OF RAINFALL. WATER USED IN THIS WORK SHALL BE FURNISHED BY THE OWNER AND WILL BE SUITABLE FOR IRRIGATION AND FREE FROM INGREDIENTS HARMFUL TO PLANT LIFE.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF 'ALL' IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR OF DAMAGE OF EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION.

17. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.

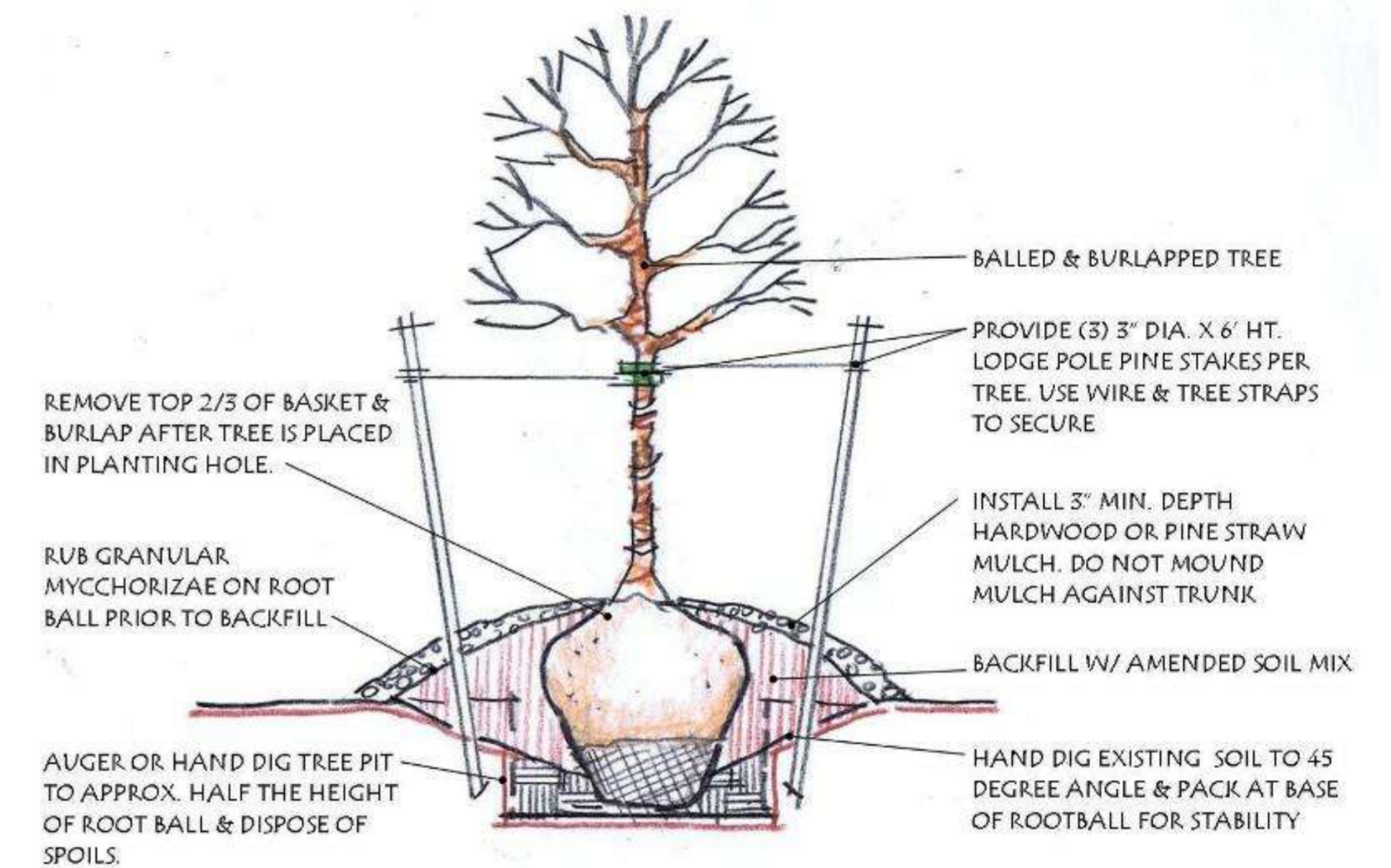
18. LAWN AREAS: LAWN AREAS TO BE SODDED IN LOCATIONS SHOWN ON PLANS. SOD SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE: TURF-TYPE TALL FESCUE BLEND OF 3 TYPES OF TURF TYPE TALL FESCUE SIMILAR TO THE FOLLOWING SEED BLEND:

TITAN LTD FESCUE
FALCON IV TALL FESCUE
2ND MILLENNIUM TALL FESCUE
BLUEGRASS OR MESH ADDED TO FORM SOD

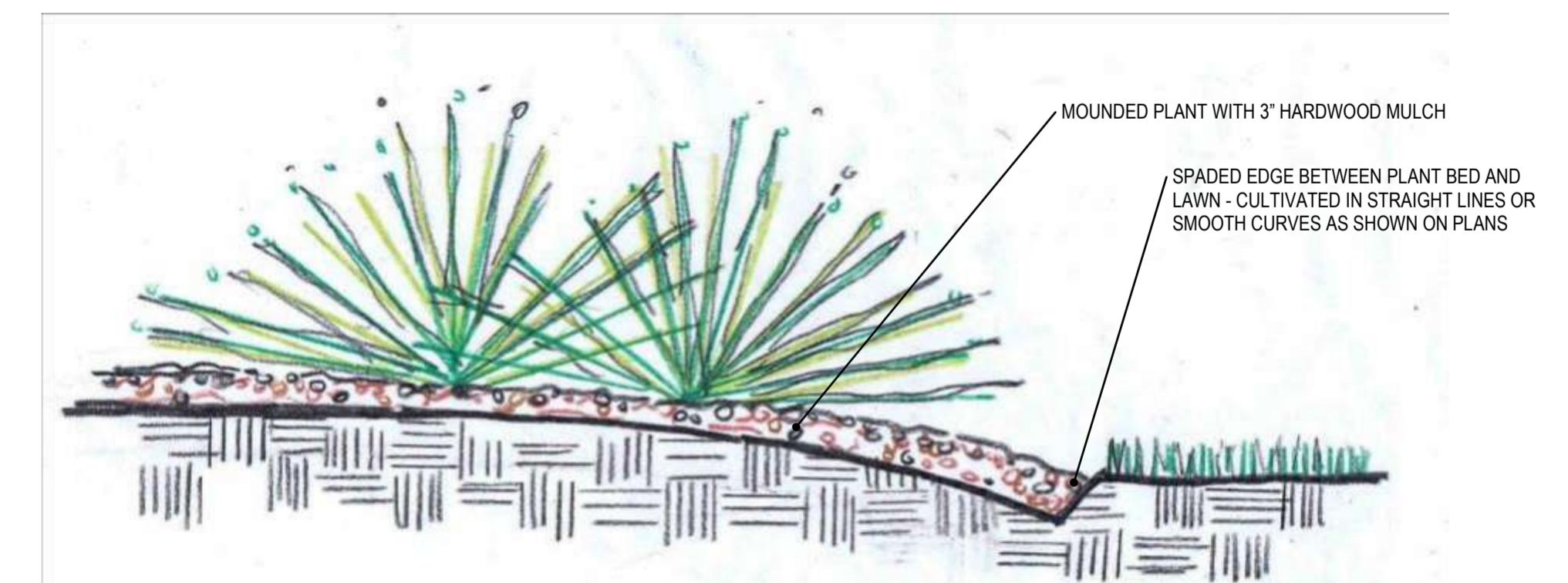
GBA 9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbateam.com	DATE: 9-12-22
	DESIGN BY: CEL
	DRAWN BY: DRY
	PROJECT NO.: 15295
L2	SHEET NO. 001
	TOTAL SHEETS 026
Final Development Plan 1500 Meadow Lake Kansas City, Missouri	

Landscape Plan **9.22.22**

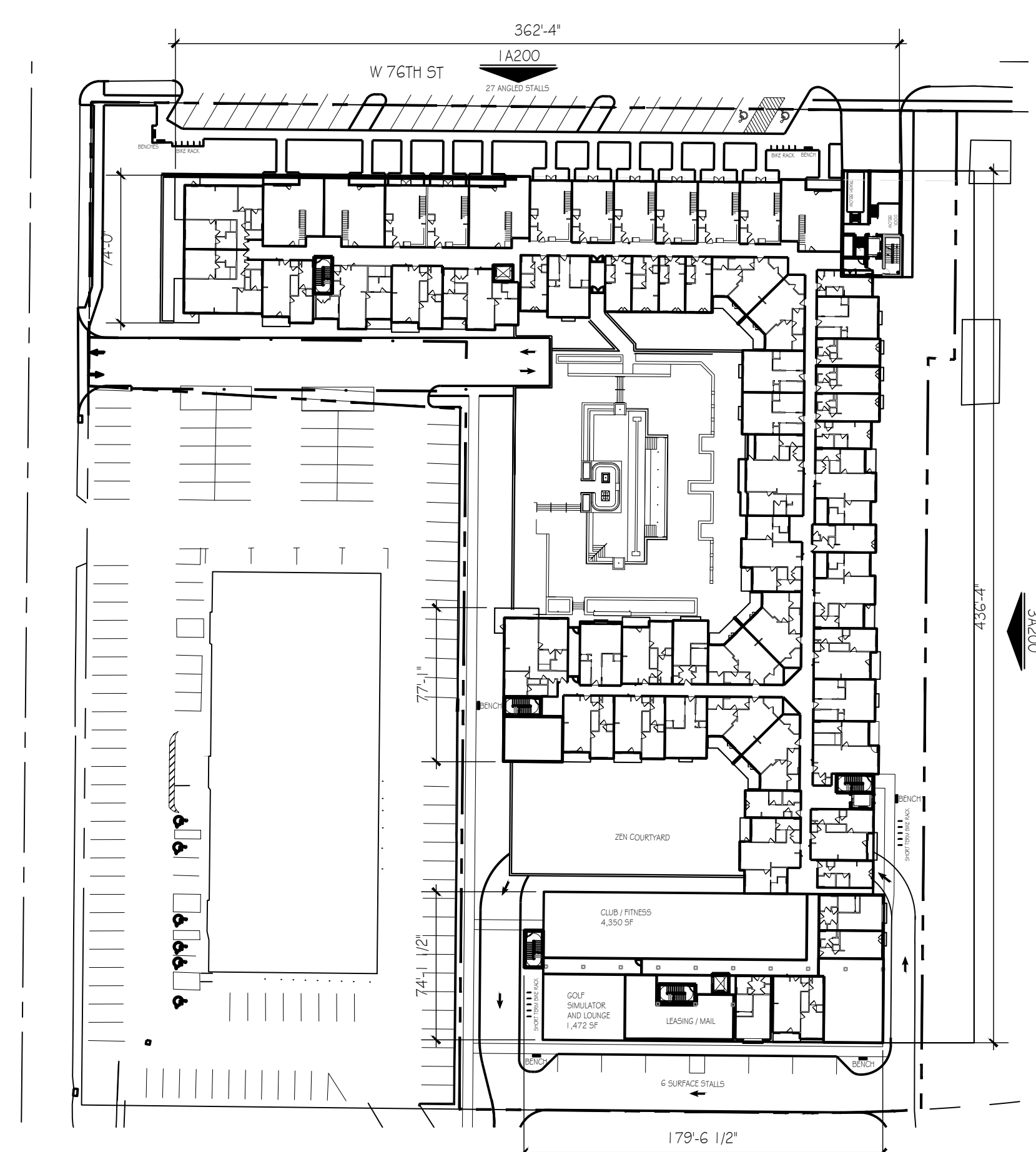
wk urban design, LLC
Community & Town Planning | Urban Revitalization
Amenity & Park Design | Landscape Architecture
Wayne L. Kirchhoff AICP
11457 Flint, Overland Park, KS 66200
913-481-8000 | wkurbandesign@gmail.com



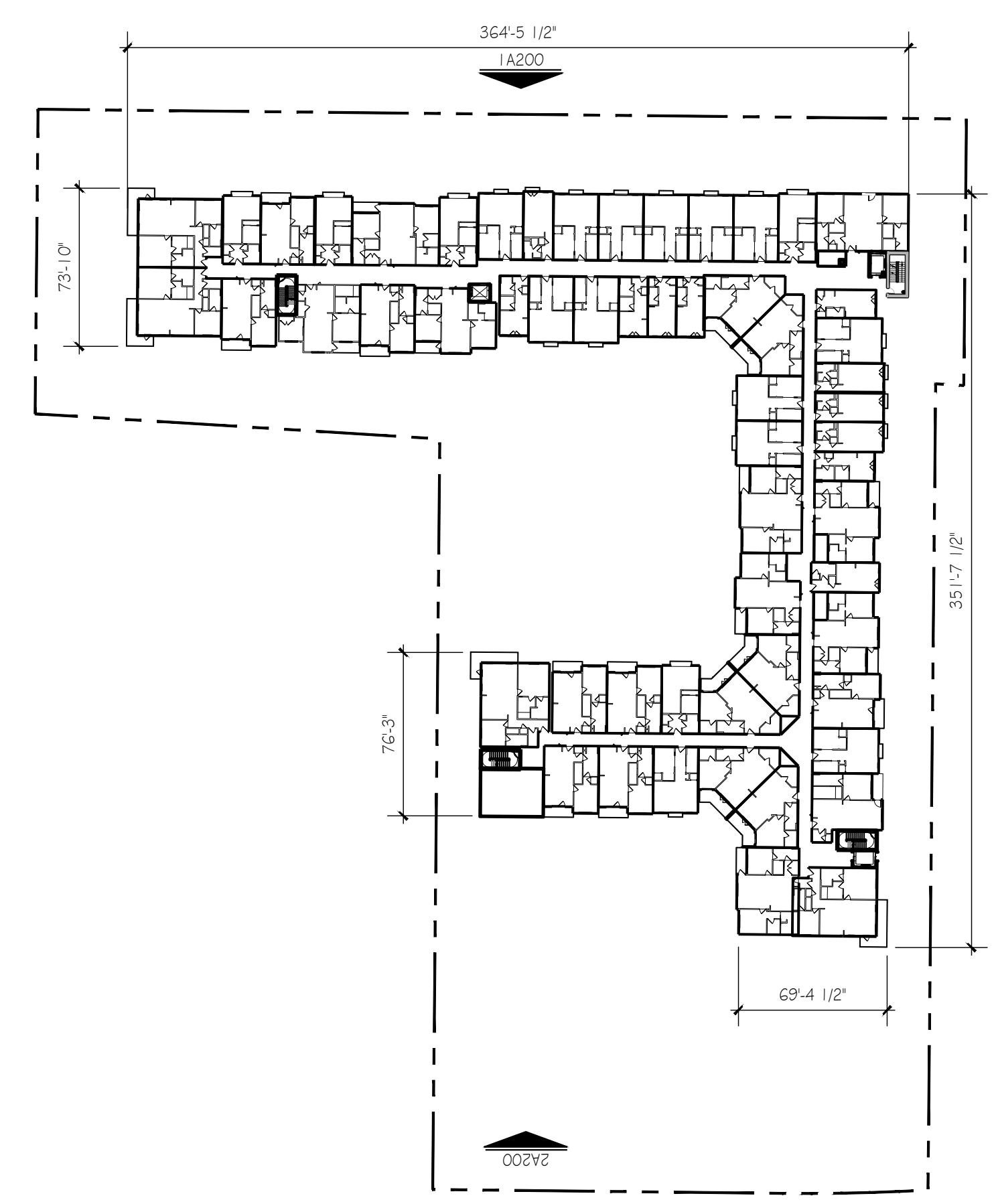
TREE PLANTING DETAIL



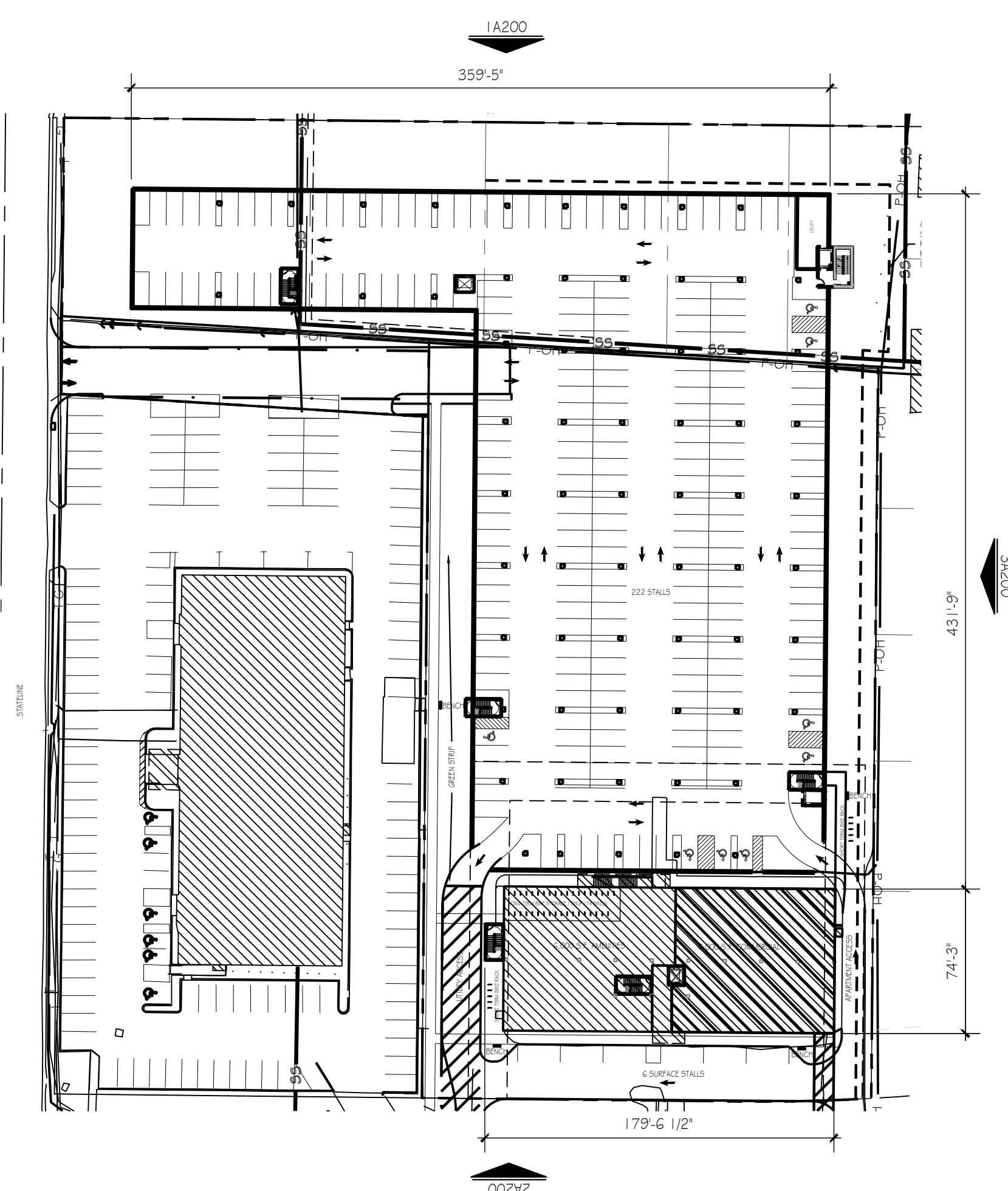
CULTIVATED EDGE DETAIL



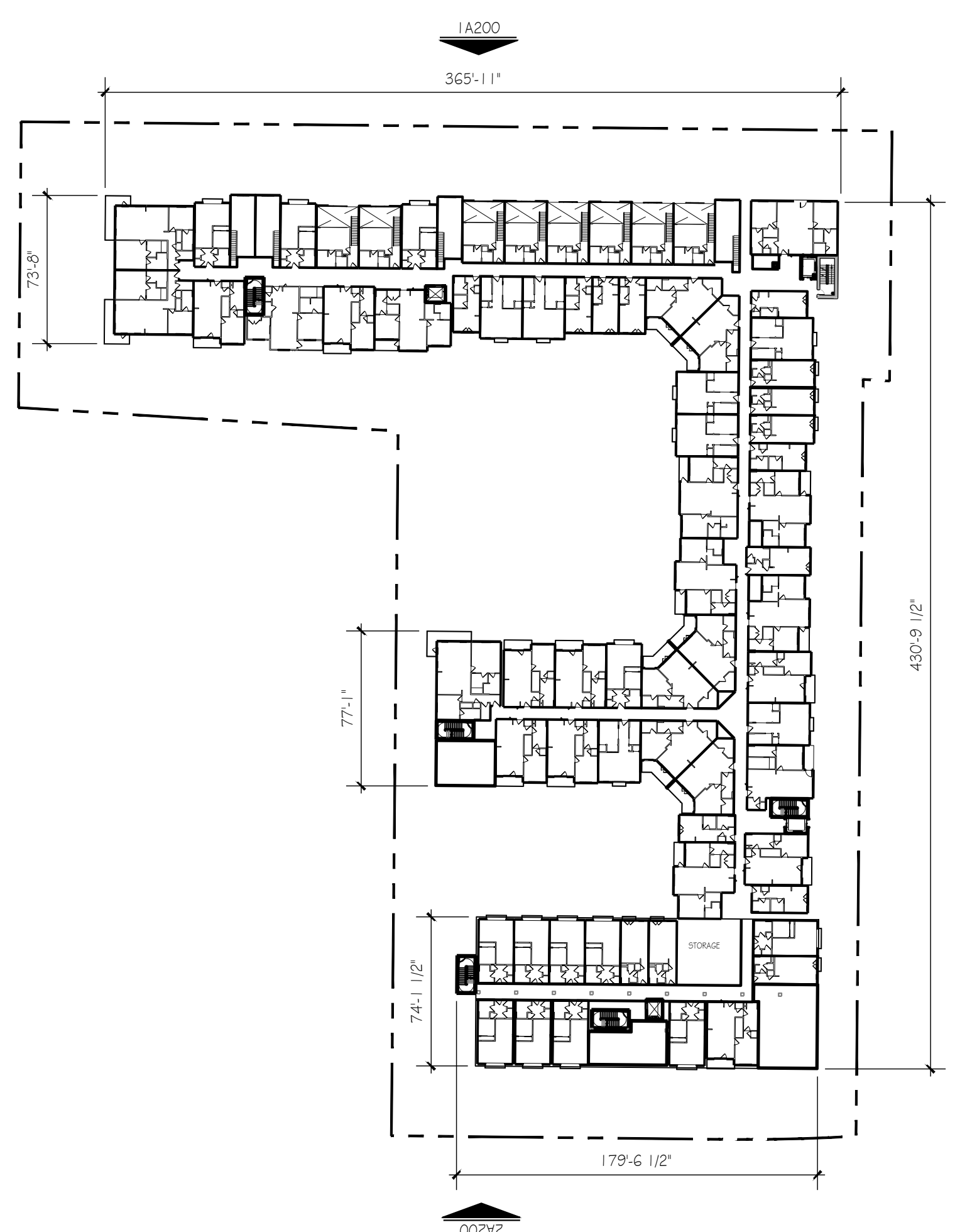
LEVEL 1 FLOOR PLAN ②
SCALE: 1"=60'



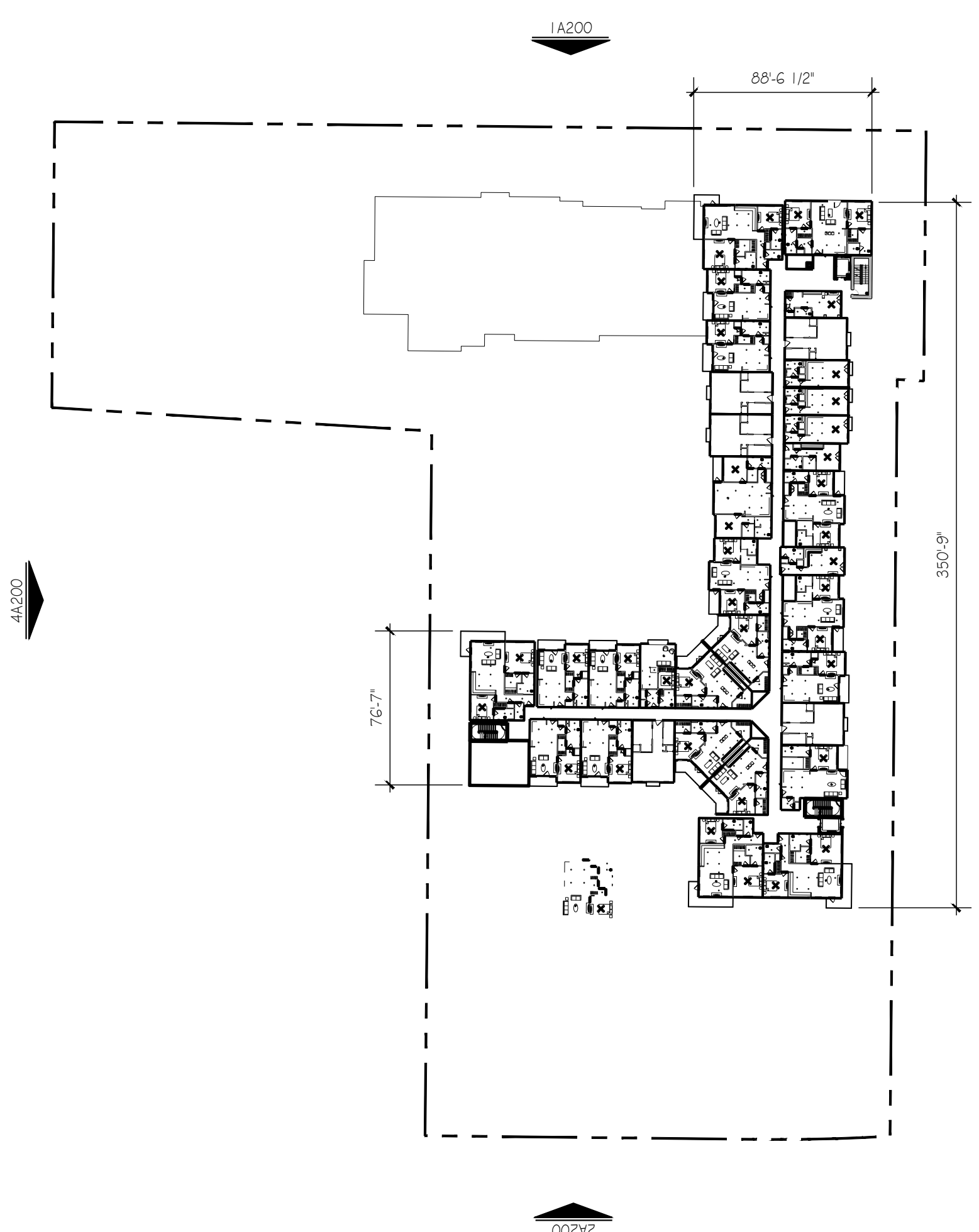
LEVEL 3 FLOOR PLAN ④
SCALE: 1"=60'



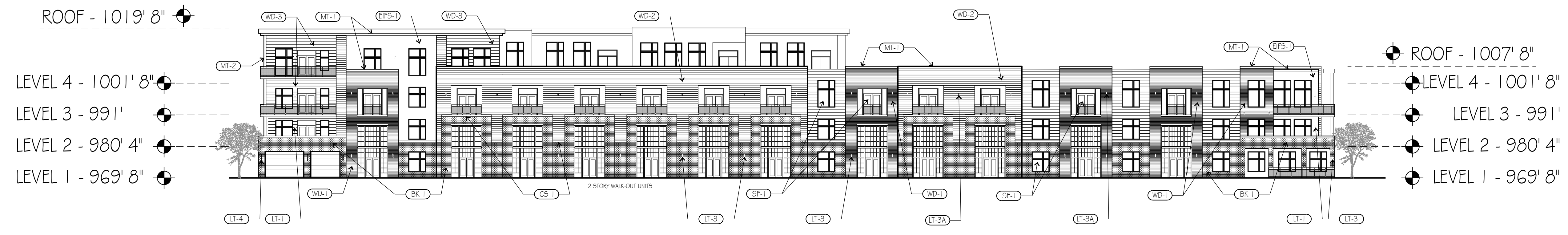
BASEMENT PARKING FLOOR PLAN ①
SCALE: 1"=60'



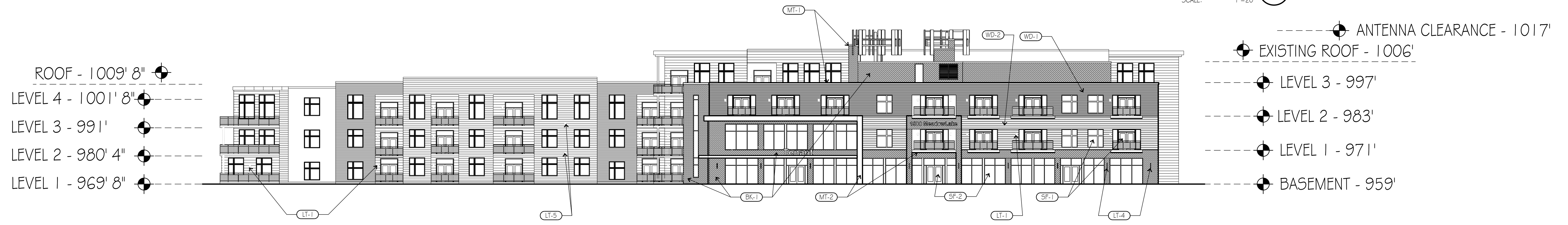
LEVEL 2 FLOOR PLAN ③
SCALE: 1"=60'



LEVEL 4 FLOOR PLAN ⑤
SCALE: 1"=60'



NORTH ELEVATION ①
SCALE: 1"=20'



SOUTH ELEVATION ②
SCALE: 1"=20'



EAST ELEVATION ③
SCALE: 1"=20'



WEST ELEVATION ④
SCALE: 1"=20'

MATERIAL SCHEDULE			
SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
(BK-1)	RED BRICK	TBD	TBD
(CS-1)	CAST STONE	TBD	TBD
(CS-2)	CAST IN PLACE CONCRETE	TBD	TBD
(EIFS-1)	LIGHT GRAY EIFS	TBD	TBD
(MT-1)	LIGHT GRAY METAL	TBD	TBD
(MT-2)	DARK GRAY METAL	TBD	TBD
(SF-1)	STORE FRONT	TBD	TBD
(SF-2)	STORE FRONT	TBD	TBD
(WD-1)	BLUE WOOD SIDING	TBD	TBD
(WD-2)	LIGHT GRAY WOOD SIDING	TBD	TBD
(WD-3)	WOOD SIDING	TBD	TBD

LIGHTING SCHEDULE			
SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
(LT-1)	PATIO	LUMASCAPE	BLACK
(LT-3)	UP/DOWN ACCENT LIGHT	LUMASCAPE	BLACK
(LT-3A)	DOWN ACCENT LIGHT	PLC LIGHTING	BRONZE
(LT-4)	ACCENT LIGHT	LIGHTWAY	SATIN BRONZE
(LT-5)	DOWN ACCENT LIGHT	WAC LIGHTING	BLACK
(LT-6)	UP ACCENT LIGHT	KICHLER	BLACK
(LT-7)	EXIT DOOR LIGHT	TRACE LITE	BLACK



NORTH ELEVATION ①
SCALE: 1"=20'



SOUTH ELEVATION ②
SCALE: 1"=20'



EAST ELEVATION ③
SCALE: 1"=20'



WEST ELEVATION ④
SCALE: 1"=20'

MATERIAL SCHEDULE			
SYMBOL	DESCRIPTION	MANUF	COLOR / REMARKS
(BK-1)	RED BRICK	TBD	TBD
(CS-1)	CAST STONE	TBD	TBD
(CS-2)	CAST IN PLACE CONCRETE	TBD	TBD
(EFS-1)	LIGHT GRAY EIFS	TBD	TBD
(MT-1)	LIGHT GRAY METAL	TBD	TBD
(MT-2)	DARK GRAY METAL	TBD	TBD
(SF-1)	STORE FRONT	TBD	TBD
(SF-2)	STORE FRONT	TBD	TBD
(WD-1)	BLUE WOOD SIDING	TBD	TBD
(WD-2)	LIGHT GRAY WOOD SIDING	TBD	TBD
(WD-3)	WOOD SIDING	TBD	TBD

LIGHTING SCHEDULE			
SYMBOL	DESCRIPTION	MANUF	COLOR / REMARKS
(LT-1)	PATIO	LUMASCAPE	BLACK
(LT-3)	UP/DOWN ACCENT LIGHT	LUMASCAPE	BLACK
(LT-3A)	DOWN ACCENT LIGHT	PLC LIGHTING	BRONZE
(LT-4)	ACCENT LIGHT	LIGHTWAY	SATIN BRONZE
(LT-5)	DOWN ACCENT LIGHT	WAC LIGHTING	BLACK
(LT-6)	UP ACCENT LIGHT	KICHLER	BLACK
(LT-7)	EXIT DOOR LIGHT	TRACE LITE	BLACK

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project title

**EPC REAL ESTATE
 75TH AND STATE LINE**

project number

22042.001

drawing issuance

PHOTOMETRICS 09-23-2022

drawing revisions

No. Description: Date:

professional seal




DATE SIGNED:

drawing title

PHOTOMETRIC - SITE PLAN

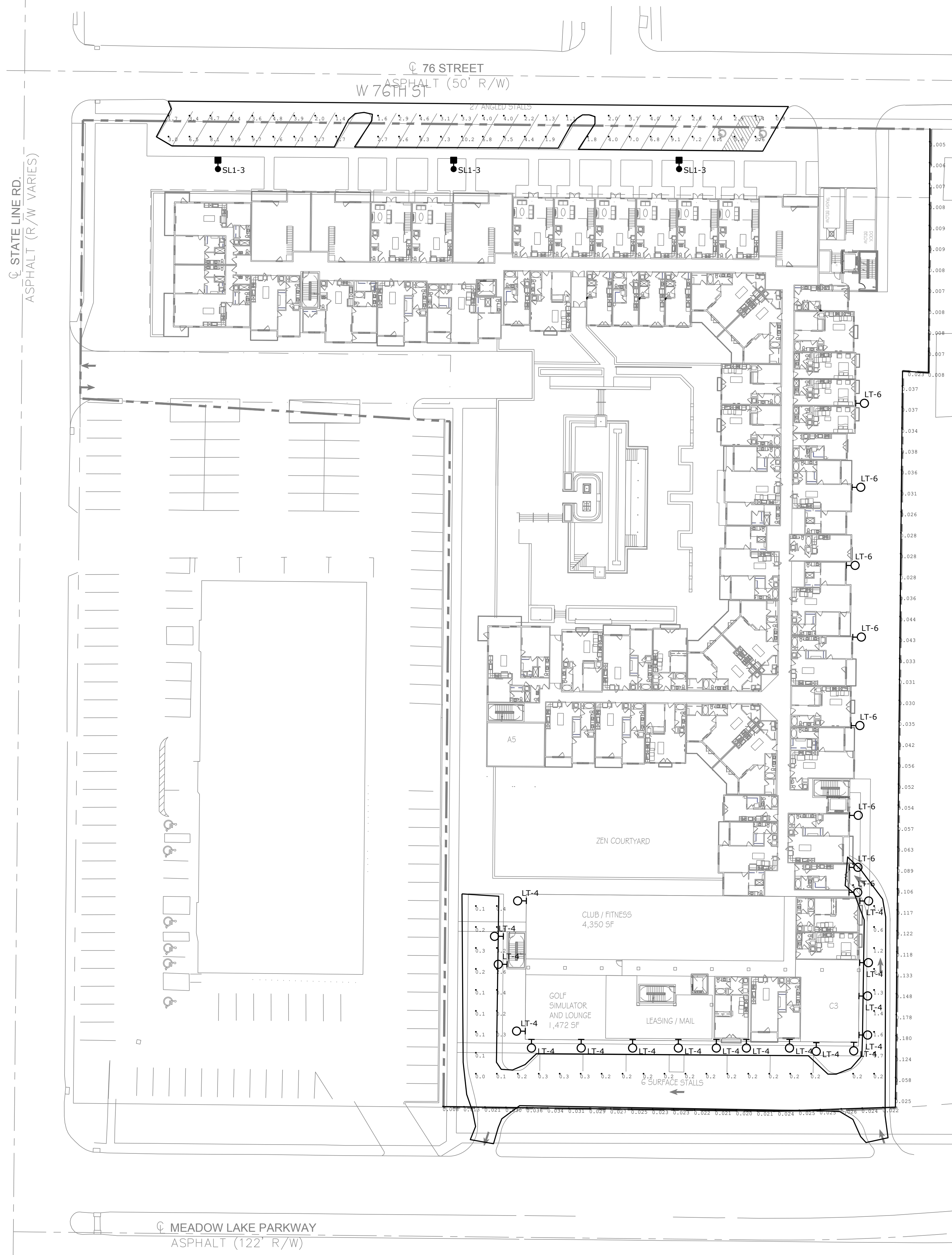
drawing number

ME201P

LIGHTING FIXTURE SCHEDULE - SITE LIGHTING							
TYPE	IMAGE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER	VA
LT-4		36" H LINEAR WALL MOUNT EXTERIOR SCONCE, 0-10V DIMMING DRIVER, WHITE SMOOTH LENS, SATIN BRONZE FINISH.	SURFACE WALL	LED 1225 LUMENS 3000K 80+ CRI	UNV	LIGHTWAY NEWW436-LED OR APPROVED EQUAL	11
LT-6		WALL MOUNT SPOTLIGHT, 15 DEGREE BEAM ANGLE, BLACK FINISH, WET LOCATION LISTED. COORDINATE AIMING POINT WITH ARCHITECT.	SURFACE WALL	LED 831 LUMENS 3000K 80+ CRI	UNV	KICHLER 16212 OR APPROVED EQUAL	10
SL-1-3		SINGLE-HEAD EXTERIOR POLE FIXTURE, TYPE 3 DISTRIBUTION, 0-10V DIMMING, UL LISTED FOR WET LOCATIONS, ARCHITECT TO SELECT FINISH, 700mA DRIVEN, BASE PLATE TO MATCH POLE FINISH, FULL CUTOFF, LED PACKAGE 96.	SQUARE POLE 20'-0"	LED 20,972 LUMENS 3000K 80+ CRI	120/277	KIM LIGHTING ALTITUDE OR APPROVED EQUAL	135

CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVERAGE	MAX/MIN
NORTH PARKING	4.46	10.20	0.80	5.58	12.75
SOUTH PARKING	0.73	5.90	0.10	7.30	59.00
R-ZONED PROPERTY LINE	0.04	0.180	0.01	8.40	36.00

NOTES:
 1. ILLUMINANCE VALUES ARE IN FC.



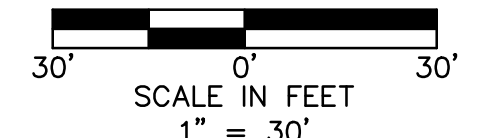
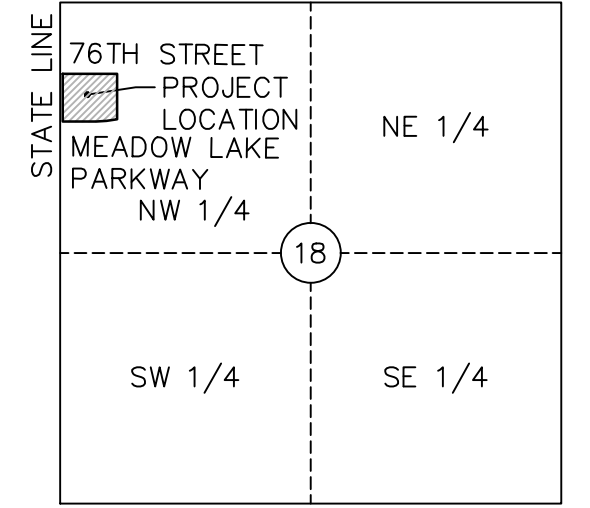
PHOTOMETRICS - SITE PLAN
 SCALE: 1" = 30'-0"

smith & boucher
 engineers
 25618 west 103rd St olathe, ks 66061
 phone 913.345.2127 fax 913.345.0617
 project number 2226500

PROJECT NAME: 1500 Meadowside KCMO
 AUTOCAD FILE LOCATION: X:\22\22265\2226500 Drawings\01-2226500-ME201P.dwg
 LAST CORRECTION BY: Alex Cybulski
 PLOTTED BY: Alex Cybulski
 DATE: Friday, October 28, 2022 11:35:20 AM
 TIME: Friday, October 28, 2022 11:35:20 AM

Exhibit 2 - CD-CPC-2022-00191 Area Plan Amendment

ALTA/NSPS LAND TITLE SURVEY OF 1500 MEADOW LAKE PKWY NW 1/4, SEC. 18 - T48N - R33W KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
SEC 18 - T48N - R33W
(N.T.S.)

PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

TRACT 1:

ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING EAST OF A LINE DRAWN 210.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT A, AND A STRIP OF LAND 21.0 FEET WIDE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 109.0 FEET; THENCE WEST ALONG A LINE MAKING A RIGHT ANGLE WITH THE WEST LINE OF SAID TRACT 21.0 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID TRACT TO THE NORTH LINE OF SAID LOT A; THENCE EASTERLY TO THE NORTH LINE OF SAID LOT A TO THE POINT OF BEGINNING.

TRACT 2:

ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT A, WHICH IS 210 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING 210 FEET WEST OF THE EAST LINE OF SAID LOT A; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT A, A DISTANCE OF 280.26 FEET TO A POINT WHICH IS 109 FEET SOUTH OF THE NORTH LINE OF SAID LOT A; THENCE WEST 21 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT A, A DISTANCE OF 280.26 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT A; THENCE EAST ALONG SAID SOUTH LINE 21 FEET TO THE POINT OF BEGINNING.

TRACT 3:

ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 40 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT A, A DISTANCE OF 189.25 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT A, A DISTANCE OF 40 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A WHICH IS 189.25 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 9 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED AS DOCUMENT NO. A943224 IN PLAT BOOK B-26 AT PAGE 64. RESERVATION OF LOT A, FOR BUSINESS USE IN THE RECORDED PLAT OF SAID SUBDIVISION, RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON

ITEM 10 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64. -THIS ITEM IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

ITEM 11 - TERMS, PROVISIONS, COVENANTS, RESTRICTIONS, INCLUDING A PROVISION FOR ASSESSMENTS AND THE HOME ASSOCIATION DECLARATION BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT AS DOCUMENT NO. B39662 IN BOOK B4456 AT PAGE 685 AND AMENDED BY DOCUMENT NO. B177620 IN BOOK B4994 AT PAGE 337. -THE TERMS OF THESE DOCUMENTS AFFECT THE SUBJECT PROPERTY, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 12 - EASEMENT BY THE INSTRUMENT RECORDED AS DOCUMENT NO. B543323 IN BOOK B5873 AT PAGE 712. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 13 - EASEMENT FOR PUBLIC UTILITY BY THE INSTRUMENT RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14 - EASEMENT FOR SUPPORT OF EMBANKMENT IN THE DOCUMENT RECORDED AS ORDINANCE NO. 33373, AND SUIT NO. 706422. -THE TERMS OF THESE DOCUMENTS AFFECT THE SUBJECT PROPERTY, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 15 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT LESSOR: V.N.A. CORPORATION, A MISSOURI NOT-FOR-PROFIT CORPORATION LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS RECORDING DATE: JANUARY 28, 2010 RECORDING NO: 2010E0009274. -THIS DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. MEMORANDUM OF ROOFTOP LEASE AND ASSIGNMENT AGREEMENT RECORDED MARCH 31, 2017 AS DOCUMENT NO. 2017E0028171. -THIS DOCUMENT AFFECTS HOWEVER IT IS NOT A SURVEY MATTER AND IS NOT SHOWN HEREON.

ITEM 16 - TERMS AND PROVISIONS OF COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN SPECTRUM REALTY COMPANY, L.P., AS SUCCESSOR IN INTEREST TO CLEAR WIRELESS LLC, AND OWNER DATED NOVEMBER 23, 2009, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO SITE LEASE AGREEMENT DATED SEPTEMBER 24, 2010 AND THAT CERTAIN SECOND AMENDMENT TO SITE LEASE AGREEMENT DATED FEBRUARY 27, 2015, AS SUCH AGREEMENT MAY HAVE BEEN FURTHER AMENDED OR ASSIGNED. -THIS ITEM MAY AFFECT THE SUBJECT PROPERTY HOWEVER NO DOCUMENT WAS PROVIDED.

ITEM 17 - STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S). -THIS IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

ITEM 18 - TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND. -THIS IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

SURVEY PREPARED FOR:

AREA REAL ESTATE ADVISORS
4800 MAIN STREET, STE 100
KANSAS CITY, MO 64112

LEGEND	
FND	FOUND MONUMENT
SET	SET 1/2" REBAR W/ CLS 366 CAP
HCP	ACCESSIBLE PARKING MARKER
ACU	AIR CONDITIONING UNIT
AST	ARROW STRAIGHT
BOL	BOLLARD
CONC SW	CONCRETE SIDEWALK
DTR	DECIDUOUS TREE
ELC	ELECTRIC CABINET
EMT	ELECTRIC METER
ELR	ELECTRIC RISER
TRF	ELECTRIC TRANSFORMER
FOV	FIBER OPTIC VAULT
FH	FIRE HYDRANT
FLP	FLAG POLE
GMK	GAS MARKER
GMT	GAS METER
GTI	GRATE INLET
GUY	GUY WIRE
LTP	LIGHT POLE
OH	OVERHEAD POWER LINE
PWP	POWER POLE
SSMH	SANITARY MANHOLE
SGN	SIGN
STE	STEPS
TEP	TELEPHONE PEDESTAL
TER	TELEPHONE RISER
TEV	TELEPHONE VAULT
G	UNDERGROUND GAS LINE
UG	UNDERGROUND POWER LINE
SS	UNDERGROUND SANITARY SEWER
SD	UNDERGROUND STORM LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
UE	UTILITY EASEMENT
WVL	WATER VALVE
YDL	YARD LIGHT

EXISTING RESIDENTIAL MEDIUM
PROPOSED MIXED USE COMMUNITY

Legal:
All of Lots 1,2,3,4, & 5, Block 25 as Platted in MEADOW LAKE, a subdivision of Land in Kansas City, Jackson County, Missouri

EXISTING MIXED USE COMMUNITY
PROPOSED MIXED USE COMMUNITY
(NO CHANGE)

Legal: Tracts 1, 2, & 3 as described herein.

LOT 1, BLOCK 3
MEADOW LAKE
ANNEX NO. 1
DOC. # A894304
BK.26-PG.10
TAX PARCELS:
47-920-06-01-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC
ADDRESS: 7600 TERRACE ST, KANSAS CITY

LOT 2, BLOCK 3
MEADOW LAKE
ANNEX NO. 1
DOC. # A894304 BK.26-PG.10
TAX PARCELS:
47-920-06-14-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC
ADDRESS: 7604 TERRACE ST, KANSAS CITY

LOT 6, BLOCK 25
MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-13-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

LOT 7, BLOCK 25
MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-12-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

LOT 8, BLOCK 25
MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-11-00-0-00-000
OWNER: DERAMUS JEAN (WAGNER)

LOT 9, BLOCK 25
MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-10-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

LOT 10, BLOCK 25
MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-09-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

ALTA/NSPS TABLE A NOTES:

- MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.
 - THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 1500 MEADOW LAKE PKWY KANSAS CITY MO, 64114
 - ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0376G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

- THE SUBJECT PROPERTIES CONTAINS
TRACT 1: 96,339 SQUARE FEET OR 2.21 ACRES MORE OR LESS
TRACT 2: 7,567 SQUARE FEET OR 0.17 ACRES MORE OR LESS
TRACT 3: 5,901 SQUARE FEET OR 0.14 ACRES MORE OR LESS
COMBINED: 109,807 SQUARE FEET OR 2.52 ACRES MORE OR LESS
 - EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN AT GROUND LEVEL.
 - ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.
 - THERE ARE VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
- STANDARD PARKING STALLS.....176
ADA (DISABLED) PARKING STALLS.....6
TOTAL.....182

NOTE: THIS SURVEY MAKES NO CLAIMS THAT THE QUANTITY, SIZE OR DIMENSIONS OF ANY PARKING STALLS ON THIS PROPERTY ARE IN COMPLIANCE WITH THE CONTROLLING JURISDICTION'S REQUIREMENTS.

11A. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBERS 220420347, 220420348, & 220440350. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE JACKSON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC220221, EFFECTIVE FEBRUARY 02, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAID ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

SURVEYORS CERTIFICATION:

TO: AREA REAL ESTATE ADVISORS, EPC REAL ESTATE GROUP, LLC, A KANSAS LIMITED LIABILITY COMPANY, V.N.A. CORPORATION, A MISSOURI NOT FOR PROFIT CORPORATION, CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 22, 2022.



OLSSON, MO OLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 03, 2022
J.ROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-03-2022 - 1ST SUBMITTAL	
drawn by:	JRH
surveyed by:	KH-RN-IG
checked by:	SFS
approved by:	JSR
project no.:	022-01018
file name:	V_ALTA_022-01018.DWG

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001992
1301 Burlington Street
North Kansas City, MO 64116
www.olsson.com
FAX 816.361.1888

olsson

SHEET
1 of 1

DWG: F:\2022\01001-01500\022-01018\40-Design\Survey\SRV\Sheets\ALTA_V_ALTA_022-01018.dwg
USER: jholdcroft
DATE: Mar 3, 2022 8:48AM

LIMITED LIABILITY COMPANY CONSENT

State of KANSAS)
) ss
County of JOHNSON)

I, TERRANCE P. O'LEARY a member of
(Print Name)

MEADOW LAKE APARTMENTS, LLC, owner of the property described in the application for

- Rezoning from District _____ to District _____
- Special Use Permit
- Development Plan Review **COUNTRY CLUB/WALDO AREA PLAN AMENDMENT**
- Major Amendment
- Final Plan
- Administrative Approval

acknowledge the submission of said application on behalf of said company and agree to bind the subject property on behalf of said company in accordance with the submitted plan and with any representation made by _____

[Signature]
Signature
Manager
Title or Office

Subscribed and sworn to before me a notary public this 25th day of October, 2022.

[Signature]
Notary Public

My commission expires:
1/27/2026



Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Andy Moore	647 W 66th Terrace, Kansas City, MO 64113	913-375-0154	andy@moore.com
David Moore	647 W 66th Terrace, Kansas City, MO 64113	816-210-4400	david@moore.com
Davin Sederquist	4200 Genessee Kansas City, MO 64111	816-878-4928	davin@quistllc.com
Steve Wheeler	4200 Genessee Kansas City, MO 64111	816-716-1267	steve@sederson.com
Dominic Tutera	7611 State Line Rd, Suite 301 Kansas City, MO 64114	913-626-0816	dft@tutera.com
Marilyn Borel	8019 El Monte Prairie Village, KS 66208	913-708-1917	mmborel@sbcglobal.net
Jack Foster - ZOOM ATTENDEE			



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):