

PRELIMINARY
NOT FOR
CONSTRUCTION

LICENSEE'S NAME
LICENSEE'S DISCIPLINE
LICENSEE'S NUMBER

CIVIL ENGINEER
BHC
7101 COLLEGE BLVD., SUITE 400
OVERLAND PARK, KS 66210
913 663 1900

LANDSCAPE ARCHITECT
CONFLUENCE
510 WALNUT STREET, SUITE 301
KANSAS CITY, MO 64106
816 531 7227

STRUCTURAL ENGINEER
STAND STRUCTURAL ENGINEERING, INC.
8234 ROBINSON ST
OVERLAND PARK, KS 66204
913 214 2169

MEP+FP ENGINEER
PKMR ENGINEERS
 13300 WEST 98TH STREET
 LENEXA, KS 66215
 913 492 2400

PROJECT NO. 25012.00

DEVELOPMENT PLAN 02.23.2026
SUBMITTAL

NO. REVISION DATE:

[illegible]

CVR
helix architecture + design

MEAN WELL: LOTS 25, 26, 27, AND PART OF LOT 28, BROADMOOR AND LOTS 1, 2, 3, AND 4, JEWELL'S 4TH ADDITION SUBDIVISIONS IN THE CITY OF KANSAS CITY, JACKSON COUNTY MISSOURI

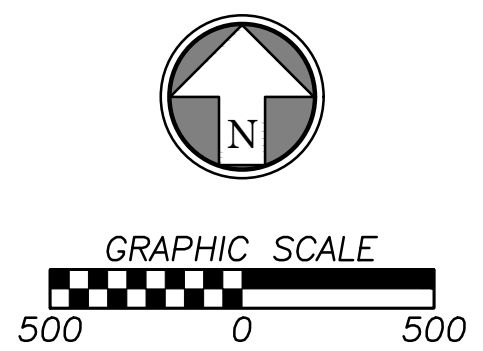
PROJECT LOCATION

E 63RD ST

TROOST AVE

E 67TH ST

HIGHWAY 71



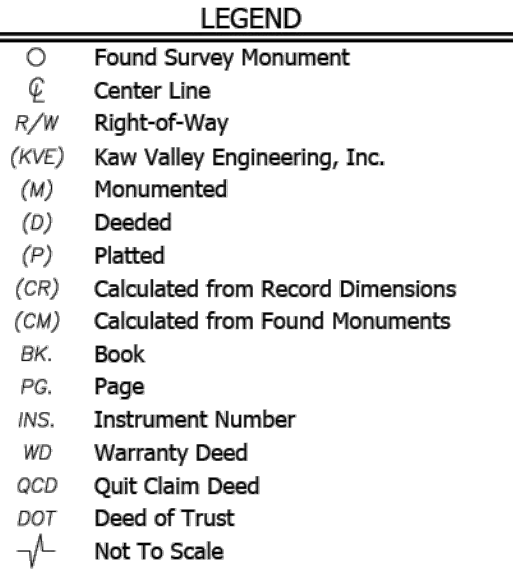
ENSEE'S NAME
ENSEE'S DISCIPLINE
ENSEE'S NUMBER

1 COLLEGE BLVD., SUITE 400
ERLAND PARK, KS 66210
663 1900

LANDSCAPE ARCHITECT
INFLUENCE
WALNUT STREET, SUITE 301
KANSAS CITY, MO 64106
816 531 7227

STRUCTURAL ENGINEER
AND STRUCTURAL ENGINEERING, INC.
4 ROBINSON ST
BERLAND PARK, KS 66204
214 2169

24FP ENGINEER
MR ENGINEERS
00 WEST 98TH STREET
EXA, KS 66215
492 2400



BHC, MO CLS 2006009875-F
Brent E. Thompson, PLS - 2006000161

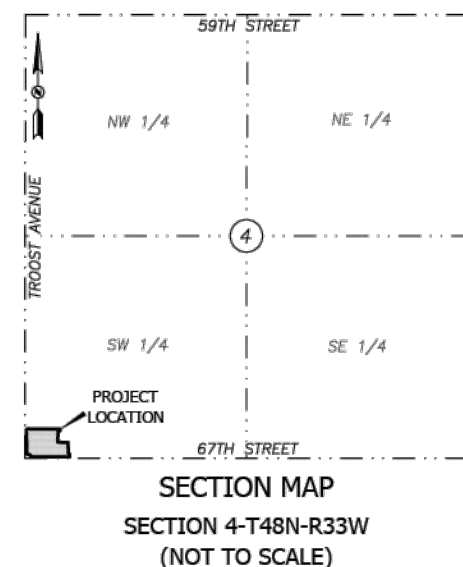
Project: **BOUNDARY AND TOPOGRAPHIC SURVEY
OTS 25, 26, 27, AND PART OF LOT 28, BROADMOOR
AND LOTS 1, 2, 3, AND 4, JEWELL'S 4TH ADDITION
SUBDIVISIONS IN THE CITY OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

1 OF 2

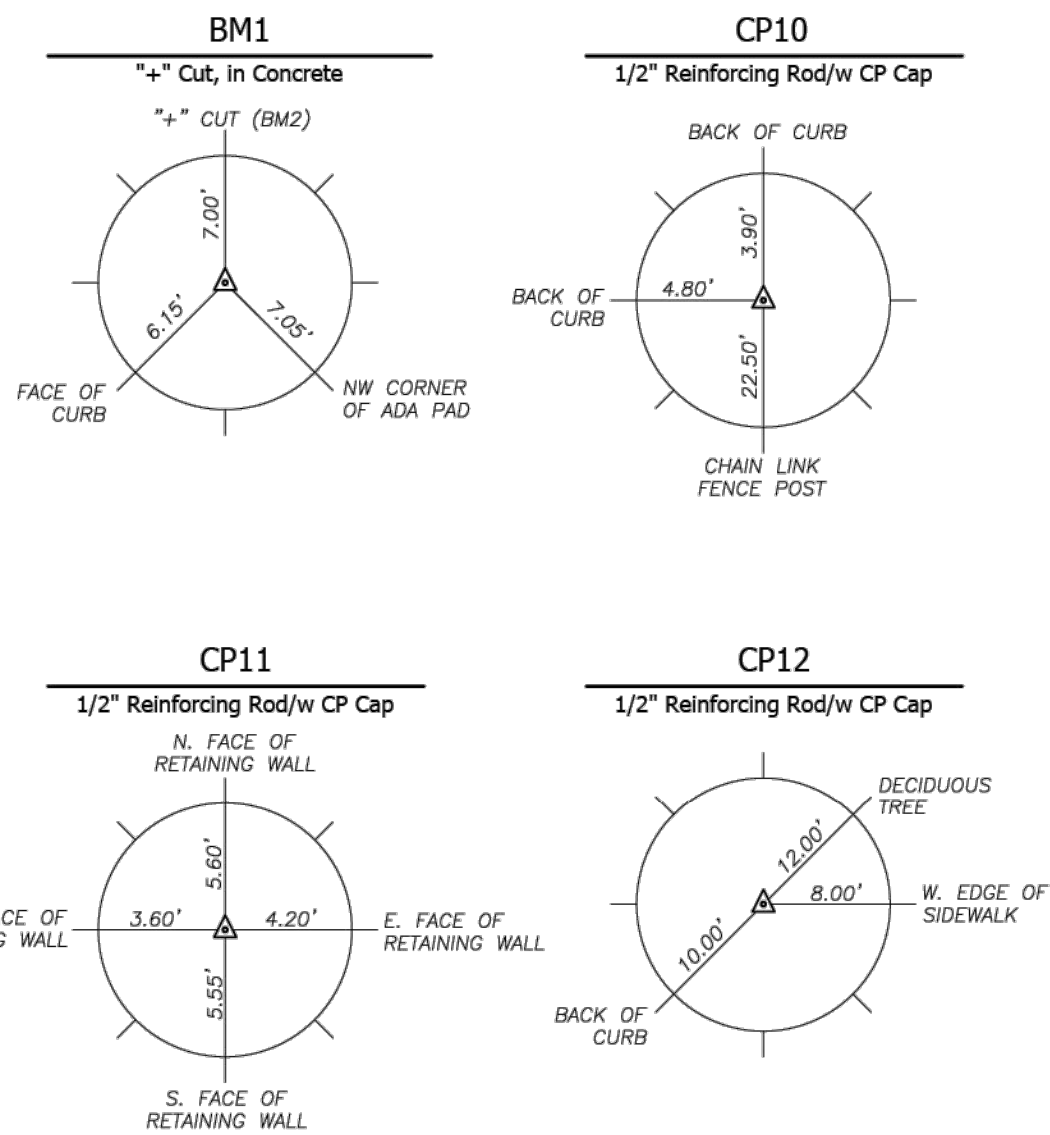
SURVEY DRAFT

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 25, 26, 27, AND PART OF LOT 28, BROADMOOR
AND LOTS 1, 2, 3, AND 4, JEWELL'S 4TH ADDITION
SUBDIVISIONS IN THE CITY OF
KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAFT



CONTROL & BENCHMARK TIES



LEGEND	
	Found Survey Monument
	Control Point and Designation (TC is for Survey Only)
	Benchmark
	Overhead Utility Line/s
	Underground Electric Line
	Utility Pole
	Utility Pole with Transformer
	Guy Anchor
	Utility Pole w/Light
	Electric Pedestal (above ground)
	Electric Access Box (mounted)
	Yard Light
	Utility Pull Box (underground)
	Water Line
	Water Valve
	Fire Hydrant
	Water Meter
	Sprinkler Control Box
	Gas Line
	Gas Valve
	Gas Meter
	Underground Cable TV Line
	Telephone Pedestal (above ground)
	Telephone Access Box (mounted)
	Underground Fiber Optic Line Marker
	Fiber Optic Vault (underground)
	Traffic Signal Light
	Sanitary Sewer Line
	Sanitary Sewer Manhole
	Vitrified Clay Pipe
	Ductile Iron Pipe
	Polyvinyl Chloride Pipe
	Curb Inlet
	Yard Drain
	Pipe Continues-Outlet or Source Not Found or Not Surveyed
	Chain Link Fence
	Iron or Metal Fence
	Gate Post
	Single Pole Sign
	Metal Guard Rail or Hand Rail
	Flag Pole
	ADA Detection Pad
	Deciduous Tree and Size
	Concrete (TYP.)
	Not To Scale

BENCHMARKS (NAVD83 Datum)

BM1 "+*" cut in concrete, located in the Northeast quadrant of the intersection of Troost Avenue and 67th Street, approximately 9.6' West-Southwest of a traffic signal.

Elevation: 945.08

BM2 "+*" cut in concrete, located in the Northeast quadrant of the intersection of Troost Avenue and 67th Street, approximately 10' Southwest of a traffic signal.

Elevation: 944.86

BM3 City monument, 3" aluminum traffic signal, located in the Southwest quadrant of the intersection of Troost Avenue and 67th Street.

Elevation: 946.75

GENERAL NOTES

1. Contours are shown at 1 foot intervals, were derived from a ground survey by this firm, and are based on NAVD83 datum.

UTILITY NOTES

1. A utility locate request was generated through Missouri One-Call under ticket numbers 252240312, 252240321, 252240330, 252240331, and 252240332 on August 12, 2025 for this survey. The underground utilities shown hereon are as located along the markings created by this request. They are representational only and are in no way intended to show their exact location, nor is this information to be construed as a complete inventory of all utilities at this location. The exact location of underground features cannot be accurately, completely and reliably depicted without excavation. Where additional or more detailed information is required, client is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.

PROJECT CONTROL TABLE (NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)						
POINT NO.	DESCRIPTION	GROUND VALUE NORTHING COORDINATE	GROUND VALUE EASTING COORDINATE	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
10	1/2" REINFORCING ROD W/CP CAP	1033998.57	2768105.11	941.00'	1033896.88	2767832.87
11	1/2" REINFORCING ROD W/CP CAP	1034054.71	2767731.18	943.87'	1033953.01	2767458.98
12	1/2" REINFORCING ROD W/CP CAP	1034279.53	2767849.00	937.39'	1034177.80	2767376.80
13	1/2" REINFORCING ROD W/CP CAP	1034301.71	2768041.29	943.08'	1034199.99	2767789.05

NOTE: COMBINED ADJUSTED SCALE FACTOR = 0.9999016511

MEAN WELL POWER SOLUTIONS
6655 TROOST AVE
KANSAS CITY, MO 64131

BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 25, 26, 27, AND PART OF LOT 28, BROADMOOR
AND LOTS 1, 2, 3, AND 4, JEWELL'S 4TH ADDITION
SUBDIVISIONS IN THE CITY OF
KANSAS CITY, JACKSON COUNTY, MISSOURI

Project No: 060730
Field Crew: CN
Field Date: 2025/08/20
Drawn By: GJW
Issue Date: 2025/09/16
Sheet:

2 OF 2

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220 West 18th Street, Suite 100
Kansas City, Missouri 64108
p. 816 300 0300
helixus.com

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913 653 1900

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PKMR ENGINEERS
13300 WEST 96TH STREET
LENEXA, KS 66215
913 492 2400

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DEVELOPMENT PLAN SUBMITTAL 02.23.2026
NO. REVISION DATE:

SRVY 2

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 CHC
 101 COLLEGE BLVD., SUITE 400
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10 WALNUT STREET, SUITE 301
KANSAS CITY, MO 64106
16 531 7227

STRUCTURAL ENGINEER
STAND STRUCTURAL ENGINEERING,
234 ROBINSON ST
OVERLAND PARK, KS 66204
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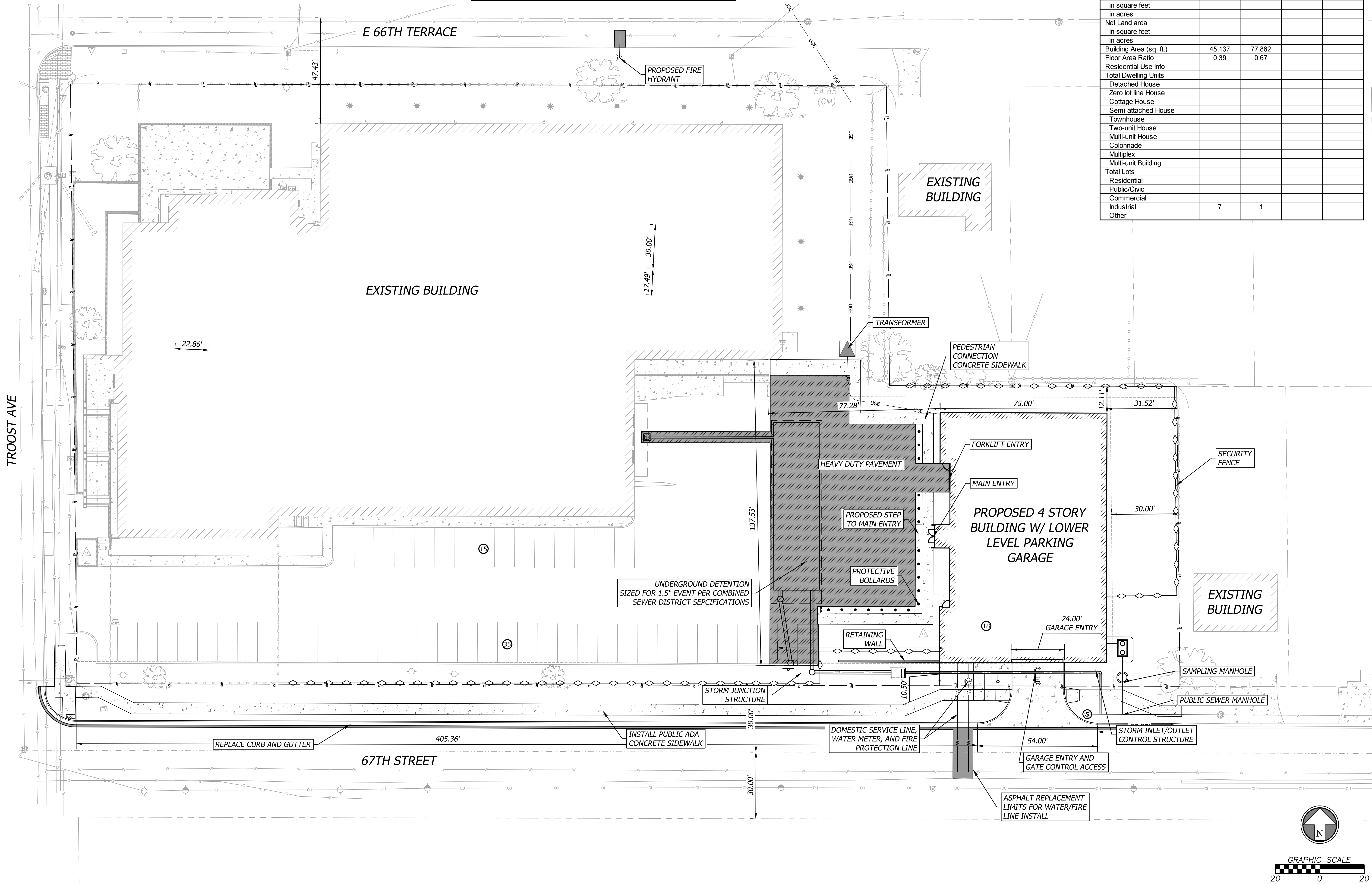
MEP+FP ENGINEER
AKMR ENGINEERS
3300 WEST 98TH STREET
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13 492 2400

SITE DATA	Existing	Proposed	Deviation Requested	Approved
Zoning	B4-2, R5	B4-2		
Gross Land Area			No	
in square feet	116,420	116,420		
in acres	2.67	2.67		
Right-of-Way Dedication				
in square feet				
in acres				
Net Land area				
in square feet				
in acres				
Building Area (sq. ft.)	45,137	77,862		
Floor Area Ratio	0.39	0.67		
Residential Use Info				
Total Dwelling Units				
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building				
Total Lots				
Residential				
Public/Civic				
Commercial				
Industrial	7	1		
Other				

Building Data	Required	Proposed	Deviation Requested	Approved
Rear Setback	30'	30'		
Front Setback	0'	0'		
Side Setback	10'	10'		
Side Setback (abutting street)	10'	10'		
Height	45'	49'-3"		

88-420 - Parking	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s) List All Proposed Uses	28	68	3	3	
Total					

*Parking inclusive of whole property usage



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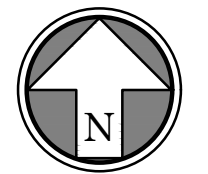
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CONSTRUCTION AREA $\approx$ 0.66 ACRES

EXISTING PERVIOUS AREA $\approx 18,537$ SF
PROPOSED PERVIOUS AREA $\approx 10,000$ SF

 FINISH GRADE MAJOR CONTOURS
 FINISH GRADE MINOR CONTOURS
 EXISTING GRADE MAJOR CONTOURS
 EXISTING GRADE MINOR CONTOURS



GRAPHIC SCALE



30 0 30

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DISTURBED AREA ≈ 0.66 ACRES

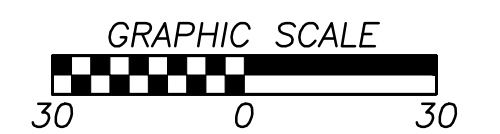
EXISTING PERVIOUS AREA $\approx 18,537$ SF
PROPOSED PERVIOUS AREA $\approx 10,000$ SF

————— 980 ————— FINISH GRADE MAJOR CONTOURS

————— 982 ————— FINISH GRADE MINOR CONTOURS

- - - - - 980 - - - - - EXISTING GRADE MAJOR CONTOURS

- - - - - 982 - - - - - EXISTING GRADE MINOR CONTOURS



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MEAN WELL

PROJECT NO. 25012.00

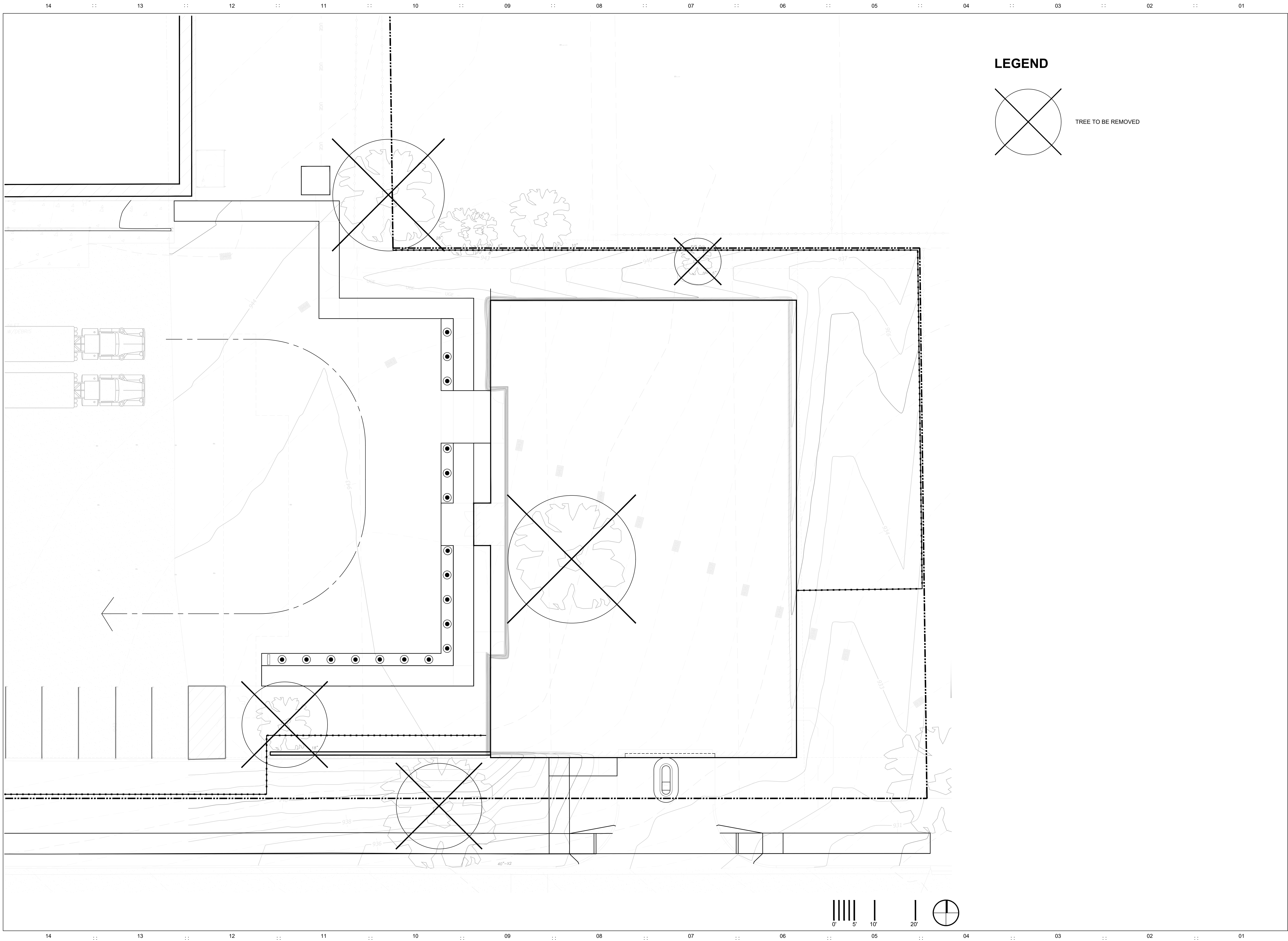
DEVELOPMENT PLAN
SUBMITTAL

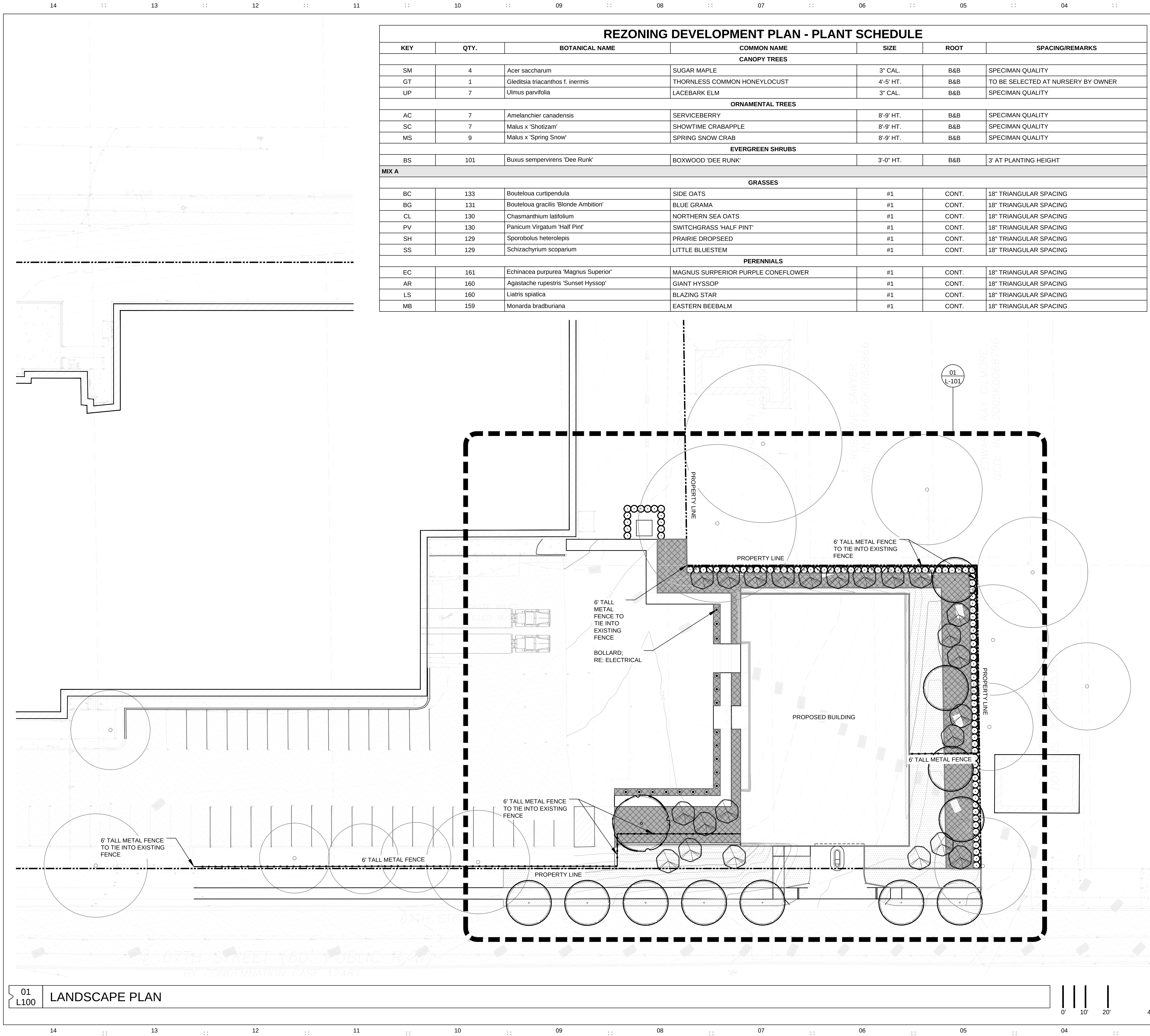
NO. REVISION DATE:

TREE REMOVAL PLAN

L001

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SEED ALL AREAS WITH TALL TURF SCIENCE WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL OF SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE OF DISEASE, INJURY AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KNOT SIZE AND QUALITY OF MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD BE CONDUCTED TO CORRECTLY UNDERSTAND THE INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. CONTRACTOR SHALL PLANT SHREDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3" EXCEPT IN AREAS WITHIN 10' OF ALL PEDESTRIAN ACCESS POINTS IN PROXIMITY SHALL BE REPLACED WITH NONCOMBUSTIBLE GROUND COVER, SEE FINAL PLANTING DETAILS FOR MORE INFORMATION.

J. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

K. ALL TURF AREAS TO HAVE 4" MINIMUM DEPTH OF TOPSOIL. ALL PLANTING BED AREAS TO HAVE A MINIMUM OF 18" OF PLANTING SOIL. THE PLANTING BED BOUNDARY OF THE SIDEWALK AND DRIVE TO HAVE 2" OF PLANTING SOIL DEPTH.

LANDSCAPE BED; RE: PLANTING SCHEDULE

TURF (SEED - TALL TURF FESCUE)

6' METAL FENCE

TOTAL: 500 LF



LICENSEE'S NAME
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LANDSCAPE ARCHITECT
CONFLUENCE
510 WALNUT STREET, SUITE 301
KANSAS CITY, MO 64106
816 531 7227

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PKMR ENGINEERS
13300 WEST 98TH STREET
LENEXA, KS 66215
913 492 2400

MEAN WELL
6655 TROOST AVENUE,
KANSAS CITY, MO 64131

PROJECT NO. 25012.00

REZONING DEVELOPMENT PLAN 04.23.2026

NO. REVISION DATE:

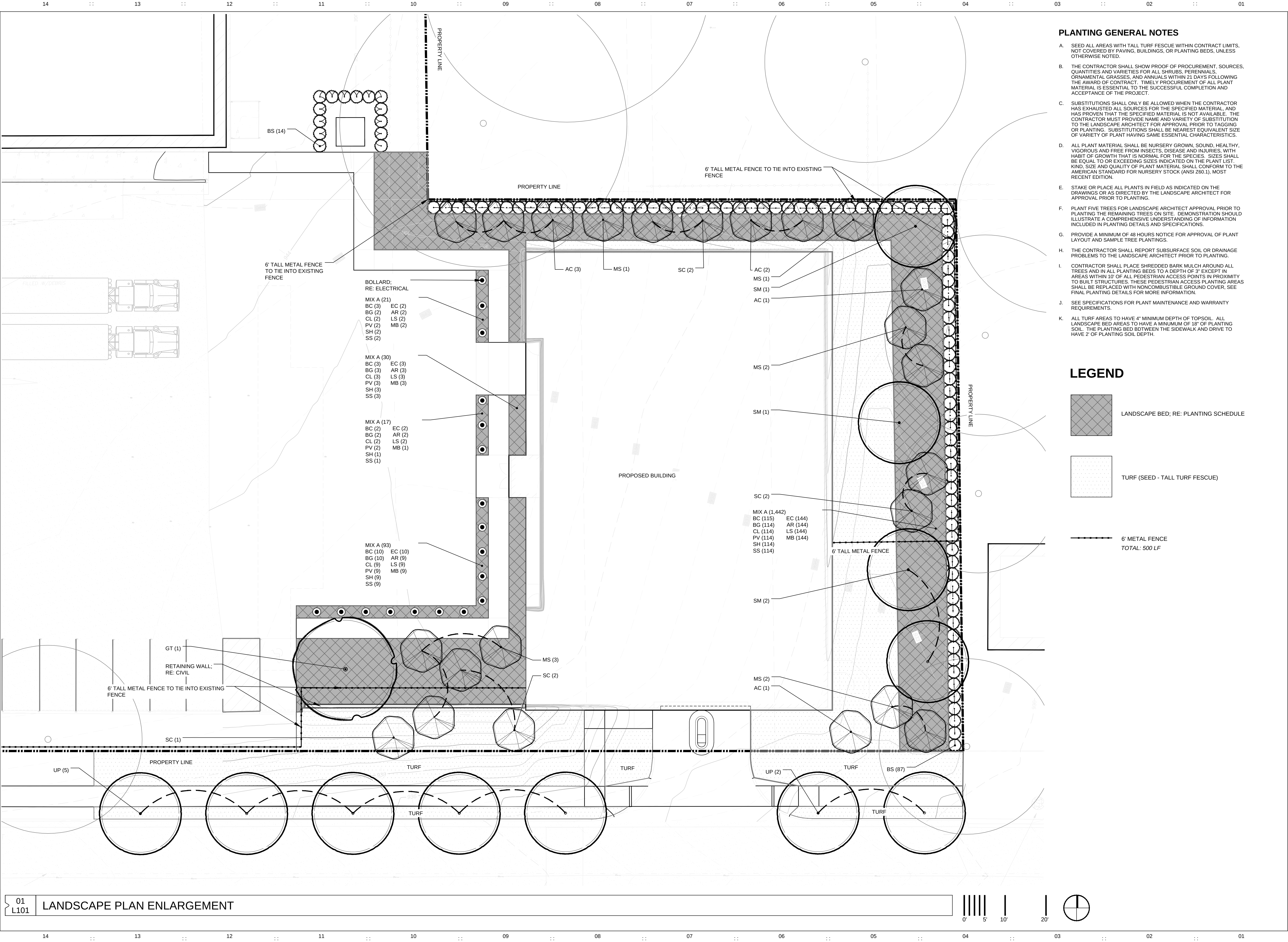
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LANDSCAPE PLAN

L100

2/19/2026 9:00:00 AM

Autodesk Docu/25012 - Mean Well - New 8/6/25/212_Mean Well - 20131021_LANDSCAPE PLAN



PLANTING GENERAL NOTES

- A. SEED ALL AREAS WITH TALL TURF FESCUE WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3" EXCEPT IN AREAS WITHIN 10' OF ALL PEDESTRIAN ACCESS POINTS IN PROXIMITY TO BUILT STRUCTURES. THESE PEDESTRIAN ACCESS PLANTING AREAS SHALL BE REPLACED WITH NONCOMBUSTIBLE GROUND COVER, SEE FINAL PLANTING DETAILS FOR MORE INFORMATION.
- J. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.
- K. ALL TURF AREAS TO HAVE 4" MINIMUM DEPTH OF TOPSOIL. ALL LANDSCAPE BED AREAS TO HAVE A MINIMUM OF 18" OF PLANTING SOIL. THE PLANTING BED BETWEEN THE SIDEWALK AND DRIVE TO HAVE 2" OF PLANTING SOIL DEPTH.

LEGEND

- LANDSCAPE BED; RE: PLANTING SCHEDULE
- TURF (SEED - TALL TURF FESCUE)
- 6' METAL FENCE
TOTAL: 500 LF

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LENEXA, KS 66225
913 492 2400

MEAN WELL

6655 TROOST AVENUE,
KANSAS CITY, MO 64131

PROJECT NO. 25012.00

REZONING DEVELOPMENT PLAN 04.23.2026

NO. REVISION DATE:

DRAWN BY: AV CHECKED BY: ME

LANDSCAPE PLAN
ENLARGEMENT

L101

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PRELIMINARY
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SEE'S NAME
SEE'S DISCIPLINE
SEE'S NUMBER

ENGINEER
COLLEGE BLVD., SUITE 400
LAND PARK, KS 66210
S 1900

SCAPE ARCHITECT
LUENCE
ALNUT STREET, SUITE 301
AS CITY, MO 64106
1 7227

STRUCTURAL ENGINEER
D STRUCTURAL ENGINEERING, INC.
ROBINSON ST
LAND PARK, KS 66204
4 2169

FP ENGINEER
ENGINEERS
WEST 98TH STREET
KA, KS 66215
2 2400

NORTH ELEVATION F01

WEST ELEVATION A01
1/8" = 1'-0"

MEAN WELL

CT NO. 25012.00

DEVELOPMENT PLAN	02.23.2026
MITTAL	

REVISION DATE:

References

EXTERIOR

LEVATIONS

A201

7/12/01

026 helix architecture + design

PRELIMINARY
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(316) 214-2169

EP+FP ENGINEER
KMR ENGINEERS
1300 WEST 98TH STREET
LENEXA, KS 66215
313 492 2400

SOUTH ELEVATION F01

EAST ELEVATION A01

MEAN WELL

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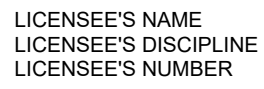
DEVELOPMENT PLAN
SUBMITTAL 02.23.2026

D. REVISION DATE:

[illegible]

EXTERIOR ELEVATIONS

.A202



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6655 TROOST AVENUE,
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SCHEMATIC DESIGN 10.31.25

NO. REVISION DATE:

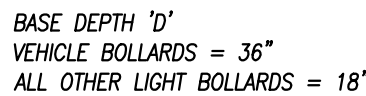
SITE PHOTOMETRICS

PE100

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NOTES:

1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.05.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

[illegible]

BOLLARD BASE
NOT TO SCALE



1/16" = 1'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION



PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
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$$1/8'' = 1'-0''$$

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