

4901 Main St Development

Development Plans | 04.17.2026

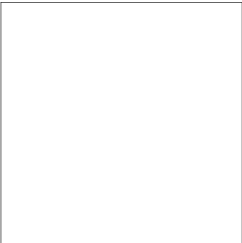
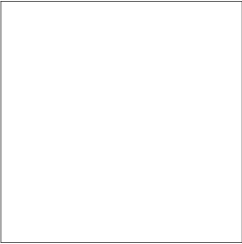
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FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

architect
Populous
1400 Baltimore Ave, Suite 13
Kansas City, MO 64105
816.221.1500

civil engineer
Kinley Horn and Associates
805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105
816.652.0350



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME
4901 Main St Development

4901 Main St Kansas City, MO 64112

ISSUED NAME
Development Plans

ISSUED DATE
04/17/2026

ISSUED BY
POPULOUS

PROJECT NUMBER
24.006212

PAPER SIZE
D

SHEET NAME
Cover Sheet

SHEET NUMBER
01



Total Land Area		Existing	2.22	Acres	
Total land area in square feet or acre		Existing	2.22	Acres	
Right-of-way					
c)	Land area or acres for existing and proposed street right of way.	Existing	No Change	Acres	
		Proposed	No Change	Acres	
Net Land Area					
d)	Net land area or acres.	Existing	2.22	Acres	
		Proposed	2.22	Acres	
Proposed Uses					
e)	Proposed use or uses of each building and structure.	Commercial	Music Venue	N/A	
Structure Height & # of Floors					
f)	Height above grade of buildings and structures and number of floors of each building	Structure Height	74' - 6"	Feet/Inches	
		Number of Floors	5	Floors	
Gross Floor Area & # of Units					
g)	Gross floor area per floor and total for each building	Event Level		Sq. Ft.	
		Balcony 1 Level		Sq. Ft.	
		Mezzanine Level		Sq. Ft.	
		Balcony 2 Level		Sq. Ft.	
		Loft Level		Sq. Ft.	
		Total Building Gross Floor Area	80,000	Sq. Ft.	
Building Coverage & FAR					
h)	Building coverage and floor area ratio.	Coverage Area		Sq. Ft.	
		Coverage Percentage		Percentage	
		Floor Area Ratio (FAR)	0.83	Ratio	
Density					
i)	Residential development shall, in addition, identify gross and net density.	Gross Density (lots/land area)	N/A		
		Net Density (lots/net land area)	N/A		
Vehicle Parking					
j)	Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.	Total Capacity		Attendees	
		Stalls Required (1 per 4 seats)	1150	Stalls	
		Stalls Provided On-Site	64	Stalls	On-site
		Stalls Available Adjacent to Site	1,400	Stalls	Off-site
Bike Parking					
k)	Ratio of required number of short-term and long-term bicycle parking spaces for each use and amount of required, proposed short-term and long-term bicycle parking spaces.	Stalls Required	13	Stalls	
		Stalls Provided	16	Stalls	
Application for Amendments					
l)	Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage, or site arrangement.	Amendments	N/A		
Application for Amendments					
m)	Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage, or site arrangement.	Amendments	N/A		

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B4-5, R1.5	B4-5		
Gross Land Area				
in square feet	96,703			
in acres	2.22			
Right of-way Dedication				
in square feet	No Change	No Change		
in acres	No Change	No Change		
Net Land Area				
in square feet	96,703	96,703		
in acres	2.22	2.22		
Building Area (sq. ft.)	N/A	80,000		
Floor Area Ratio	N/A	0.83		
Residential Use Info	N/A	N/A		
Total Dwelling Units				
Detached House	N/A	N/A		
Zero lot line House	N/A	N/A		
Cottage House	N/A	N/A		
Semi-attached House	N/A	N/A		
Townhouse	N/A	N/A		
Two-unit House	N/A	N/A		
Multi-unit House	N/A	N/A		
Colonnade	N/A	N/A		
Multiplex	N/A	N/A		
Multi-unit Building	N/A	N/A		
Total Lots				
Residential	1	0		
Public/Civic	0	0		
Commercial	2	1		
Industrial	0	0		
Other	0	0		

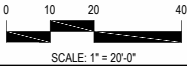
BUILDING DATE	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30'	30'		
Front Setback	0'	0'		
Side Setback (abutting residential)	15'	0'	0' side setback	
Side Setback (abutting street)	0'	0'		
Height		74'-6"		

PROPERTY DESCRIPTION AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

TRACT 1:
LOTS 1 AND 2, EXCEPT THE EAST 27.57 FEET OF SAID LOTS AND ALSO EXCEPTING THE NORTH ONE FOOT OF THE EAST ON FOOT OF THE WEST 108 FEET OF SAID LOT 1; LOT 3, EXCEPT THE EAST 27.57 FEET OF THE NORTH 45 FEET OF SAID LOT 3; ALL OF LOT 4 AND LOT 5; LOT 6, EXCEPT THE SOUTH 5 FEET OF THE WEST 108 FEET OF SAID LOT 6 AND EXCEPT THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF SAID LOT 6, BLOCK I, BISMARCK PLACE, A SUBDIVISION OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
THE NORTH 14 FEET OF THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF LOT 6; THE SOUTH 5 FEET OF LOT 15; ALL OF LOT 16, 17, 18, 19, 20, AND THE NORTH 1 FEET OF LOT 21, ALL IN BLOCK I, BISMARCK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3:
LOTS 13, 14, AND THE NORTH 45 FEET OF THE LOT 15, ALSO THE EAST 27.57 FEET OF LOTS 1 AND 2, AND THE NORTH 45 FEET OF THE EAST 27.57 FEET OF LOT 3, ALL IN BLOCK I, BISMARCK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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[illegible]

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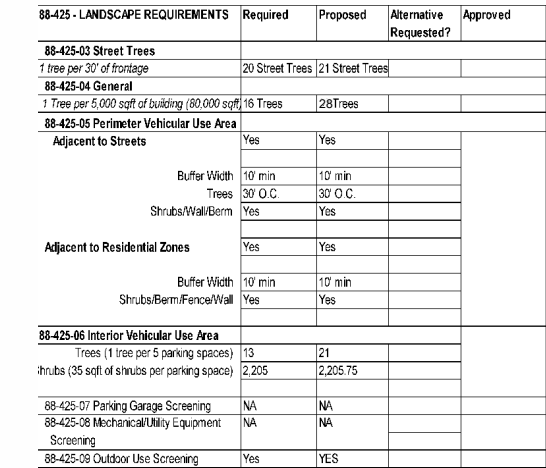
4901 Main St Kansas City, MO 64112

Development Plans

ISSUED DATE	ISSUED BY
04/17/2026	POPULOUS
PROJECT NUMBER	PAPER SIZE
24.006212	D

SHEET NAME
Site/Streetscape Plan
(Concept)

SHEET NUMBER
02

[illegible]

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West Elevation Building Perspective

74'-6" total building height



- Metal panel system with varying degrees of corrugation/relief
- Exterior LED lighting
- Glass curtain wall
- Dimensional, illuminated signage
- Metal overhead canopy
For pedestrian protection during queuing, entry, and exiting
- Illuminated, static graphic banners
- Site-cast or preformed concrete wall system

- Exterior LED lighting

— Glass curtain wall

— Dimensional, illuminated signage

- Metal overhead canopy
For pedestrian protection during
queuing, entry, and exiting

- Illuminated, static graphic

- Site-cast or preformed concrete wall system



South Elevation Buliding Perspective

74'-6" total building height



North Elevation Building Perspective

74'-6" total building height



- Metal panel system with varying degrees of corrugation/relief
- Exterior LED lighting
- Glass curtain wall
- Metal overhead canopy
For pedestrian protection during queuing, entry, and exiting
- Site-cast or preformed concrete wall system

—Exterior LED lighting

— Glass curtain wall

- Metal overhead canopy
For pedestrian protection
during queuing, entry, and
exiting

- Site-cast or preformed concrete wall system -



East Elevation Building Perspective

74'-6" total building height



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[illegible]

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SHEET NAME

Building Elevations

SHEET NUMBER
05



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Calculation Summary							
Scenario: After 11pm							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1_Property Line_North	Illuminance	Fc	0.63	0.63	0.05	N.A.	N.A.
2_Property Line_East	Illuminance	Fc	0.07	0.81	0.00	N.A.	N.A.
3_Property Line_South	Illuminance	Fc	0.06	0.16	0.01	6.00	16.00
Residential							
4_Property Line_South Commercial	Illuminance	Fc	0.14	0.57	0.01	N.A.	N.A.
5_Property Line_West	Illuminance	Fc	0.48	0.92	0.06	N.A.	N.A.
6_East Residential	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule					
Scenario: After hlpn					
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens
	6	ETR STREET POLE	Single	ETR STREET POLE	2401
	4	ETR PEDESTRIAN POLE	Single	ETR PEDESTRIAN POLE	3430
	105	E3a - RM42-24-3500	Single	RM42-24-3500	1155
	350	E3 - ACL2ST2LS35UDLFWd_downlight	Single	ACL2ST2LS35UDLFWd_downlight	976
	10	S1 - 22359_BEGA_IES	Single		464
	7	S2 - EPTT03_03AP40	Single	EPTT03_03AP40	3430
	1	EW1 - EBL1_03B740_-120-277V-	Back-Back	EW1_03B740_-120-277V WITH EWSFS-EBL1-BCLR-15	2401

1. Foot-candle values within photometric only includes new construction lighting. Existing street lighting shown are not included in calculations.
2. All light fixtures to be dimmed after 11pm or other time as required by the city to adhere to the spillover light requirements for zoning areas. Light spillover shall not exceed 0.186 foot-candle onto R-zoned property areas ("South Residential" calculations) and shall not exceed 1.0 foot-candle onto public rights-of-way areas (all other property line calculations). New lighting shall not spill over into the residential side of Walnut St as shown in the "East Residential" calculations.
3. All light fixtures shall be capped to prevent shine upward into night sky with the exception of facade lighting. Facade lighting will be aimed towards the facade or outwards on public ROW sides of the building. Residential facing sides of the building will not have outward aimed lighting. All facade lighting shall also have capability to be controlled via time clock independent from other site lighting and can be turned off at hours required by the city.

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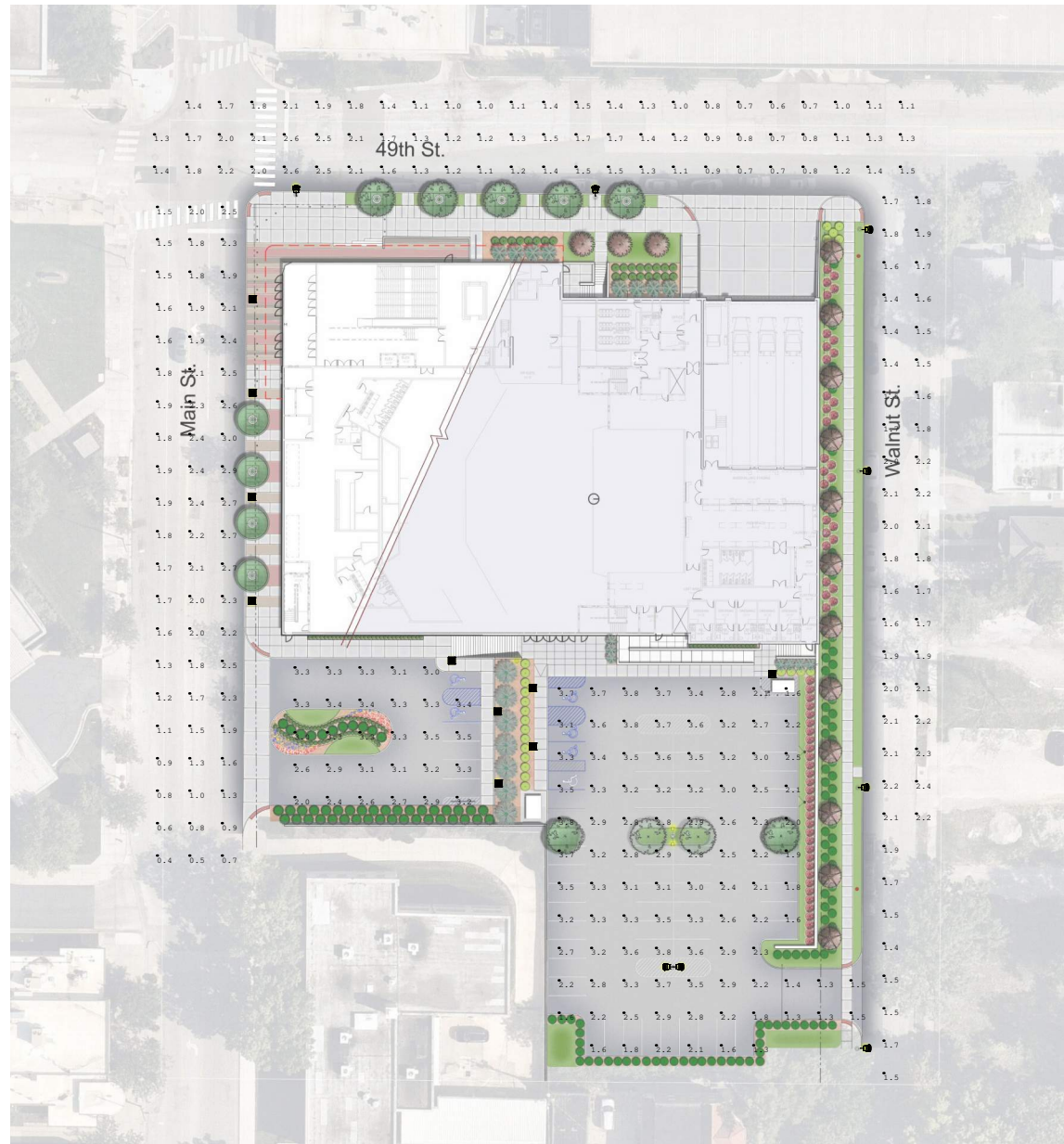
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SHEET NAME
**Photometric Plan - Property
Line Calculations**

SHEET NUMBER
06b



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
49th St	Illuminance	Fc	1.40	2.6	0.6	2.33	4.33
Left Parking Lot	Illuminance	Fc	3.10	3.5	2.0	1.55	1.75
Main St	Illuminance	Fc	1.81	3.0	0.4	4.53	7.50
Right Parking Lot	Illuminance	Fc	2.76	3.8	1.3	2.12	2.92
Walnut St	Illuminance	Fc	1.81	2.4	1.4	1.29	1.71

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens
	10	EPTT03_03AP40_____	Single	EPTT03_03AP40_____	3430
	1	ERL1_03B740_____120-277V-ELS_1	Back-Back	ERL1_03B740_____120-277V WITH ELSFS-ERL1-BLCK-15	2401
	6	ERL1_03B740_____120-277V-ELS	Single	ERL1_03B740_____120-277V WITH ELSFS-ERL1-BLCK-15	2401

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SHEET NAME
Photometric Plan

SHEET NUMBER
06a



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Calculation Summary							
Scenario: After 11pm							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1_Property Line_North	Illuminance	Fc	0.37	0.63	0.05	N.A.	N.A.
2_Property Line_East	Illuminance	Fc	0.67	0.81	0.00	N.A.	N.A.
3_Property Line_South_Residential	Illuminance	Fc	0.06	0.16	0.01	6.00	16.00
4_Property Line_South Commercial	Illuminance	Fc	0.14	0.57	0.01	N.A.	N.A.
5_Property Line_West	Illuminance	Fc	0.48	0.92	0.06	N.A.	N.A.
6_East Residential	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule					
Scenario: After hlpn					
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens
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	1	EW1 - EPT1_03B740_-120-277V-	Back-Back	EW1_03B740_-120-277V WITH EWSFS-EW1-BCLR-15	2401

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3. All light fixtures shall be capped to prevent shine upward into night sky with the exception of facade lighting. Facade lighting will be aimed towards the facade or outwards on public ROW sides of the building. Residential facing sides of the building will not have outward aimed lighting. All facade lighting shall also have capability to be controlled via time clock independent from other site lighting and can be turned off at hours required by the city.

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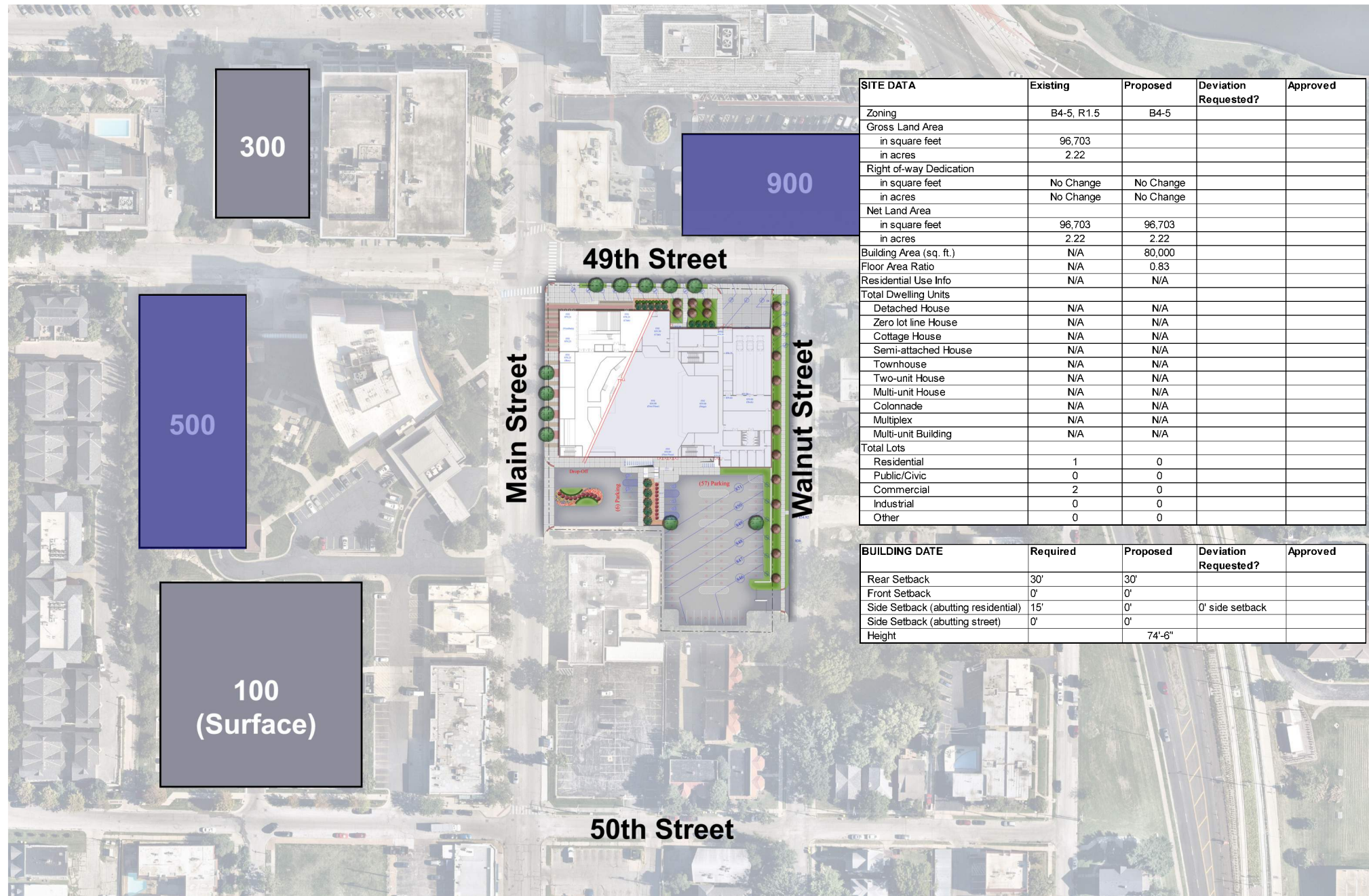
SHEET NAME
**Photometric Plan - Property
Line Calculations**

SHEET NUMBER
06b

Available Off-site parking

Additional lots

Vehicle Parking			
j)	Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.	Total Capacity	Attendees
		Stalls Required (1 per 4 seats)	Stalls
		Stalls Provided On-Site	On-site
		Stalls Available Adjacent to Site	Off-site
		1150	
		64	
		1,400	



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[illegible]

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ISSUED NAME
Development Plans

ISSUED DATE	ISSUED BY
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PROJECT NUMBER	PAPER SIZE
24.006212	D

SHEET NAME
Parking Plan

SHEET NUMBER
08

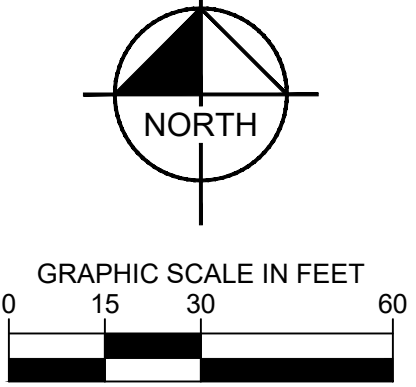


	LEGEND
— — — — —	PROPERTY LINE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	COMMUNICATIONS VAULT
	ELEVATION BENCHMARK
	GAS MARKER FLAG
	GAS VALVE
	TELEPHONE BOX
	TELEPHONE VAULT
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VALVE
	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	SIGN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE IMPROVEMENTS AS SHOWN AND AS DESCRIBED IN THE FINAL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, A COPY OF THE CONSTRUCTION DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, AND ASSOCIATED PERMITS. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER, BEFORE PROCEEDING WITH THE WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT APPROVAL FROM THE OWNER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL PROVIDE FOR A SECURED PROJECT SITE, THROUGH TEMPORARY CONSTRUCTION FENCING, GATES, AND TRAFFIC CONTROL MEASURES.
6. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE A.H.J (AUTHORITY HAVING JURISDICTION) REQUIREMENTS.
7. THE CONTRACTOR SHALL COORDINATE ALL PHASING AND SEQUENCING LOGISTICS. IF ADJUSTMENTS TO THE DESIGN ARE REQUIRED, TO ALLOW FOR THE CONTRACTOR'S DESIRED PHASING OR SEQUENCING, THESE DESIGN ADJUSTMENTS SHALL BE COORDINATED WITH THE ENGINEER AND OWNER.
8. EXISTING CONDITIONS OF THE PROJECT PROPERTY ARE BASED ON SURVEY INFORMATION PREPARED BY KIMCO CORP ON MARCH 23, 2028.
9. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM KCMO PARCEL VIEWER. ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.
10. IN GENERAL, ALL EXISTING FEATURES (CURBS, PAVEMENTS, TREES, ETC.) WITHIN THE SITE, ARE INTENDED TO BE REMOVED FOR THIS PROJECT.

1	The Port Authority of Kansas City Missouri	110 Berkley Plaza	Kansas City	MO	64120	4800		Main	St	
2	4929 Main L L C	4929 Main St	Kansas City	MO	64112	4929		Main	St	
3	Quad Holdings LLC	7121 W 79th St	Overland Park	KS	66204	4903		Walnut	St	
4	Quad Holdings LLC	7121 W 79th St	Overland Park	KS	66204	4913		Walnut	St	
5	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4915		Walnut	St	
6	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4917		Walnut	St	
7	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4921		Walnut	St	
8	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4923		Walnut	St	
9	CF Real Estate LLC	2 Northfield Plz Ste 315	Northfield	IL	60093	4925		Walnut	St	
10	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4931		Walnut	St	
11	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4933		Walnut	St	
12	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4935		Walnut	St	
13	White Paula C & Patrick E	500 E 117th Ter	Kansas City	MO	64131	4939		Walnut	St	
14	Wadington Chris B & Kristy	102 E 50th St	Kansas City	MO	64112	102	E	50th	St	
15	Kovich Charles M	104 E 50th St	Kansas City	MO	64112	104	E	50th	St	
16	Tankard Timothy J & Valerie A	10211 Dearborn	Overland Park	KS	66207	106	E	50th	St	
17	Donnici April & Anthony-Trustee	118 N Conistor Ln # 292	Liberty	MO	64068	4904		Brookside	Blvd	
18	WJC Investments LLC	1065 Sterling Ave	Berkeley	CA	94708	4908		Brookside	Blvd	
19	CF Real Estate II LLC	2 Northfield Plaza Ste 315	Northfield	IL	60093	4916		Grand	Ave	
20	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4930		Grand	Ave	
21	43 Madison LLC	12721 Metcalf Ave Ste 200	Overland Park	KS	66213	4932		Grand	Ave	
22	Sunday Properties LLC	110 E 51st St	Kansas City	MO	64112	4946		Grand	Ave	
23	Flower View Kansas City LLC	One Cvs Drive	Woonsocket	RI	2895	5001		Main	St	
24	Keleti Patricia Lee	105 E 97th	Kansas City	MO	64114	15	E	50th	St	
25	Green Doors KC LLC	444 E 55th St	Kansas City	MO	64110	5001		Walnut	St	
26	Macksey John & Christine	109 E 49th St	Kansas City	MO	64112	109	E	49th	St	
27	Barnett Trustee Michael Prentis	12500 St Andrews Dr # 15	Oklahoma City	OK	73120	111	E	49th	St	
28	Stephens Susanne	115 E 49th St	Kansas City	MO	64112	115	E	49th	St	
29	Lloyd Gregory A & Hall-Lloyd Shelley R	2 E 99th St	Kansas City	MO	64114	101	E	49th	St	
30	Bateman Bo & Michelle	733 SE Juniper Dr	Blue Springs	MO	64014	103	E	49th	St	
31	Bateman Michelle & Bo	105 E 49th Sta	Kansas City	MO	64112	105	E	49th	St	
32	MKG Investment Properties LLC	31511 E Lonejack Lees Summit Rd	Lee's Summit	MO	64086	107	E	49th	St	
33	KC Urban Public Library Distri	1100 Walnut Ste 2000	Kansas City	MO	64106	4801		Main	St	
34	Rawson Robert J	2509 NW 69th Ter	Kansas City	MO	64151	12	E	50th	St	
35	Hottovy Troy G & Peyton	14 E 50th St Unit 1E	Kansas City	MO	64112	14	E	50th	St	1 EAST
36	Blinn Adam	12 E 50th St Unit 1W	Kansas City	MO	64112	12	E	50th	St	1 WEST
37	Esquivel Jeremy J	12 E 50th St Apt 2W	Kansas City	MO	64112	12	E	50th	St	2 WEST
38	Black Donald	14 E 50th St Unit 2E	Kansas City	MO	64112	14	E	50th	St	2 EAST
39						4932		Walnut	St	
40	Cupp Jill K	4940 Walnut St Unit 1 North	Kansas City	MO	64112	4946		Walnut	St	1 NORTH
41	Janet James Revocable Living Trust Dated 06/27/2025	4940 Walnut St 2N	Kansas City	MO	64112	4940		Walnut	St	2 NORTH
42	Wyandotte Properties LLC	5000 W 95th St Ste 250	Prairie Village	KS	66207	4934		Walnut	St	
43	Waldron Jason L & Susan K Trust	425 W 68th St	Kansas City	MO	64113					
44	Terry Roxanne L	4936 Walnut Apt 1S	Kansas City	MO	64112	4948		Walnut	St	3 SOUTH
45	Schloegel Mark & Micah	4948 Walnut St Unit 1 South	Kansas City	MO	64112					
46	Hoduski Bernadine Esther Abbott	4942 Walnut St Unit 1 South	Kansas City	MO	64112					</

SCALE: AS NOTED	DESIGNED BY: JDB	PRELIMINARY NOT FOR CONSTRUCTION	EXISTING CONDITIONS	DEVELOPMENT PLANS FOR: 4901 MAIN ST DEVELOPMENT	ORIGINAL ISSUE: 3/27/2026	SHEET NUMBER C1
	DRAWN BY: JDB				KHA PROJECT NO. 368136000	
	CHECKED BY: MDK				4901 MAIN ST KANSAS CITY, MO 64112	



VICINITY MAP

SE 1/4 SECTION 29
TOWNSHIP 49N RANGE 33W
KANSAS CITY, JACKSON, MISSOURI
SCALE = NTS

47TH STREET

NW 1/4 29 NE 1/4

49TH STREET

PROJECT LOCATION

SW 1/4 SE 1/4

MAIN ST

WORNALL RD

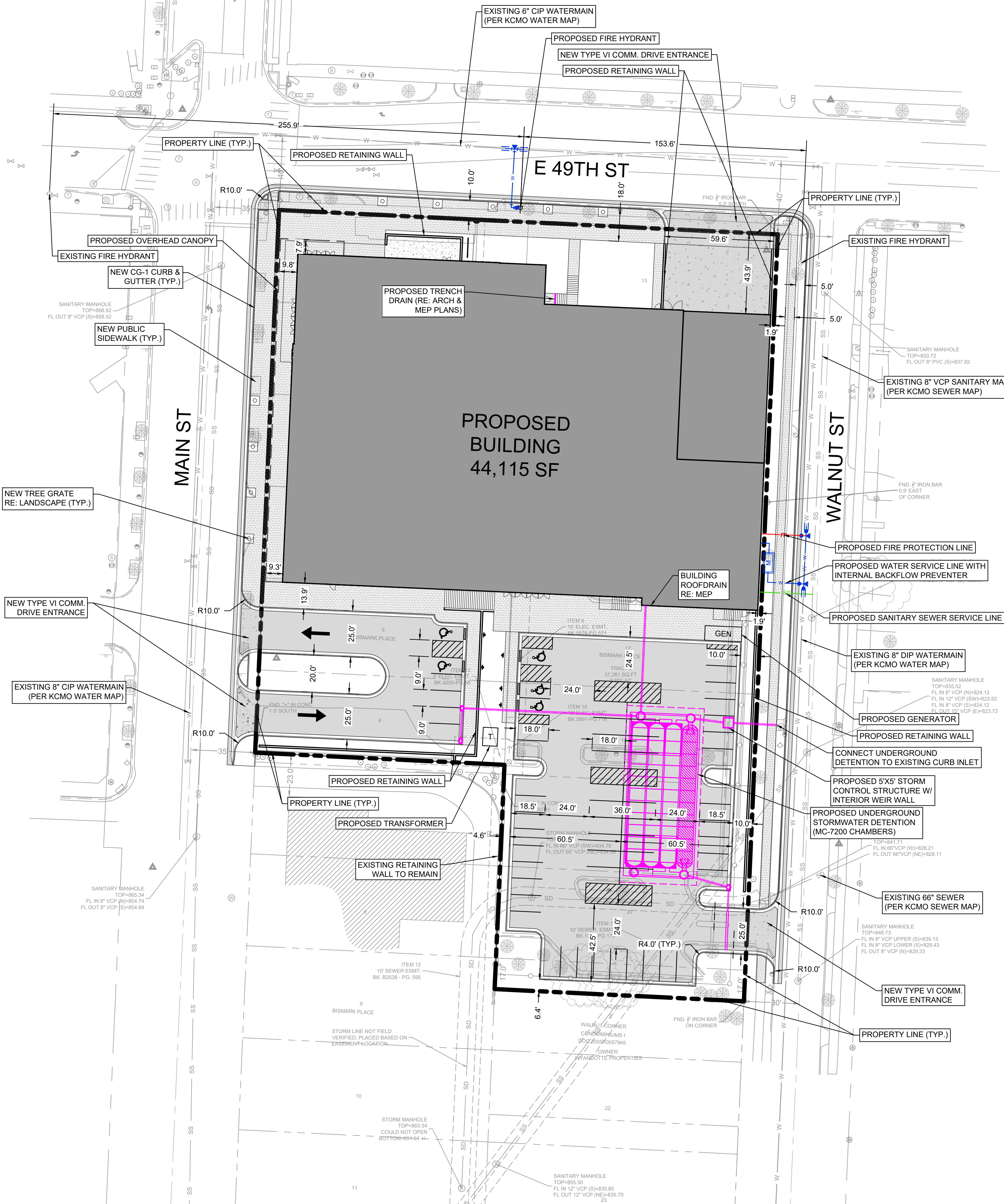
51ST STREET

OAK ST

The map is a vicinity map of the project location. It shows a grid of streets. Wornall Rd runs vertically on the left. 51st Street runs horizontally at the bottom. Oak St runs vertically on the right. Main St runs vertically in the center. 49th Street runs horizontally across the middle. The map is divided into four quadrants by Main St and 49th Street. The top-left quadrant is labeled 'NW 1/4' and '29'. The top-right quadrant is labeled 'NE 1/4'. The bottom-left quadrant is labeled 'SW 1/4'. The bottom-right quadrant is labeled 'SE 1/4'. A circle with the number '29' is located in the top-left quadrant. A small square with a diagonal line is located at the intersection of Main St and 49th Street. A line points from the text 'PROJECT LOCATION' to this square. A north arrow is located in the bottom-right corner.

[illegible]

Drawing name: K:\K4C_LDE\368130000-KC_Symphony3\Design\CD\PlanSheets\Dev_Plan\Site & Utility Plan.dwg SITE & UTILITY PLAN May 27, 2026 6:18pm by: Joseph Buchheit
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LEGEND

PROPERTY LINE

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

CONCRETE SIDEWALK

PROPOSED CURB & GUTTER

W

PROPOSED WATER SERVICE LINE

FP

PROPOSED FIRE PROTECTION LINE

SS

PROPOSED SANITARY SEWER SERVICE LINE

PROPOSED STORM SEWER

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.

2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.

3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4-FEET, TYPICAL.

5. REFER TO ARCHITECTURAL PLANS FOR SIGN DETAILS.

6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.

7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.

8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.

9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.

10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.

11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE CONSIDERED "PRIVATE"

2. AND UNDERGROUND ARCH CHAMBER SYSTEM, WITH GRAVEL BASE, IS PROPOSED TO PROVIDE THE REQUIRED STORMWATER DETENTION FOR THE SITE.

3. STORMWATER BMP'S ARE NOT BEING PROVIDED, BECAUSE THE SITE IS LOCATED WITHIN THE CITY'S COMBINED SEWER OVERFLOW DISTRICT.

4. NO PUBLIC UTILITY IMPROVEMENTS ARE ANTICIPATED WITH THIS PROJECT.

DEVELOPMENT PLANS FOR:
4901 MAIN ST
DEVELOPMENT

4901 MAIN ST
KANSAS CITY, MO 64112

ORIGINAL ISSUE:
3/27/2026

KHA PROJECT NO.
368136000

SHEET NUMBER
C3

Kimley»Horn

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AS NOTED
DESIGNED BY: JDB

DRAWN BY: JDB

CHECKED BY: MDK

PRELIMINARY NOT
FOR CONSTRUCTION

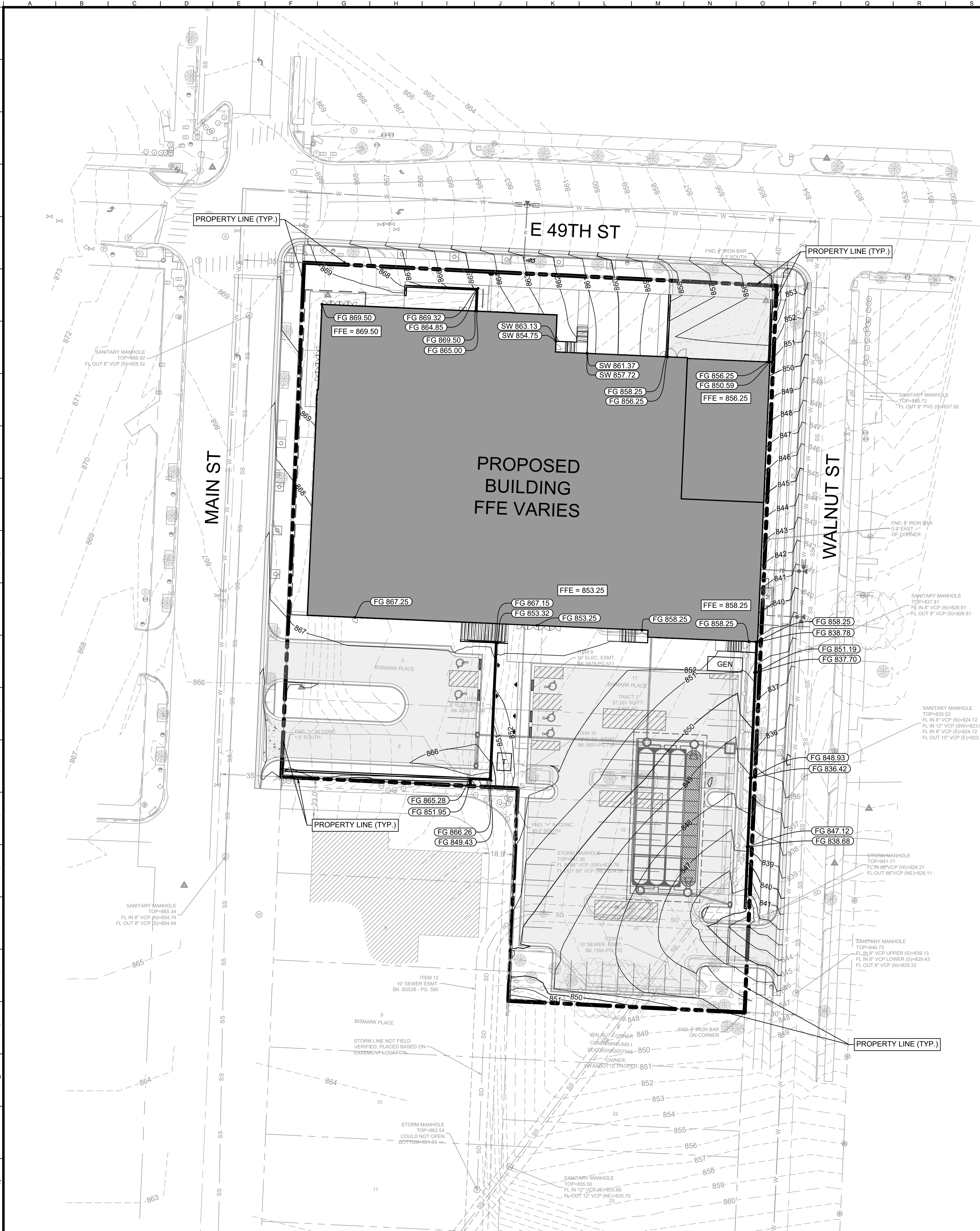
REVISIONS

DATE

BY

Drawing name: K:\KAC_LIE\368136000-KC_Symphony3 Design\CAD\PlanSheets\Dev Plan\Grading Plan.dwg GRADING PLAN May 27, 2026 2:09pm by: Joseph Buchheit

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LEGEND	
	PROPERTY LINE
	850 EXISTING MAJOR CONTOUR
	849 EXISTING MINOR CONTOUR
	850 PROPOSED MAJOR CONTOUR
	849 PROPOSED MINOR CONTOUR
	AR ACCESSIBLE ROUTE

- GRADING NOTES
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.

2. ALL GRADING OPERATIONS, EXCAVATION FILL, COMPACTION TESTING, AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.

3. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE GEOTECHNICAL ENGINEER.

4. ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS OR GEOTECHNICAL ENGINEER'S REQUIREMENTS.

5. THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT 6 INCHES BELOW THE FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE FOR ADDITIONAL REQUIREMENTS.

6. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

7. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% (2.0% MAX)

8. ALL CURB RAMPS SHALL HAVE A MIX. RUN SLOPE OF 8.33%, MAX CROSS SLOPE OF 2.0% AND A 5' LANDING AT 2.0%. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

9. ALL SIDEWALKS SHALL BE CONSTRUCTED TO BE ADA COMPLIANT PER THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN GUIDELINES.

10. ELECTRONIC CAD FILES WILL BE RELEASED TO THE CONTRACTOR TO ASSIST WITH BIDDING AND CONSTRUCTION STAKING, UPON RECEIPT OF SIGNED CAD RELEASE FORM.

11. ALL LAND DISTURBANCE AND GRADING OPERATIONS SHALL COMPLY WITH CITY AND STATE LAND DISTURBANCE PERMIT REQUIREMENTS.

12. CONTRACTOR SHALL MAINTAIN COPIES OF ALL GRADING, SWPPP, AND LAND DISTURBANCE PLANS AND PERMITS ON SITE, ALONG WITH REQUIRED INSPECTION AND MAINTENANCE LOGS.

13. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

14. ABBREVIATIONS FOR SPOT GRADE ARE AS FOLLOWS:

TW - TOP OF WALL

BW - BOTTOM OF WALL

TC - TOP OF CURB

PV - TOP OF PAVEMENT

FG - FINISHED GRADE

ME - MATCH EXISTING

DEVELOPMENT PLANS FOR:
4901 MAIN ST
DEVELOPMENT

4901 MAIN ST
KANSAS CITY, MO 64112

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SCALE:
AS NOTED

DESIGNED BY: JDB

DRAWN BY: JDB

CHECKED BY: MCK

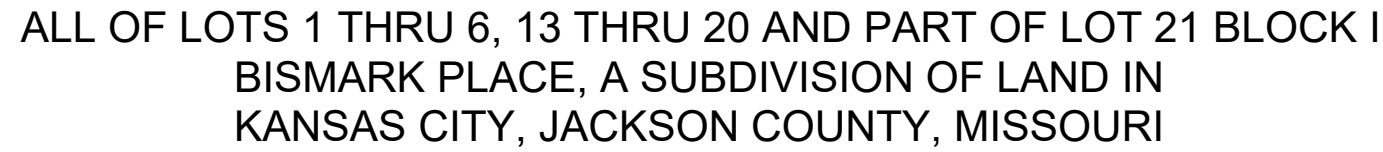
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No.

DATE

BY



TRACT 1:

LOTS 1 AND 2, AND EXCEPT THE EAST 27.57 FEET OF SAID LOTS AND ALSO EXCEPTING THE NORTH ONE FOOT OF THE EAST ONE FOOT OF THE WEST 108 FEET OF SAID LOT 1; LOT 3, EXCEPT THE EAST 27.57 FEET OF THE NORTH 45 FEET OF SAID LOT 3; ALL OF LOTS 4 AND 5; LOT 6, EXCEPT THE SOUTH 5 FEET OF THE WEST 108 FEET OF SAID LOT 6 AND EXCEPT THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF SAID LOT 6, BLOCK 1, BISMARCK PLACE, A SUBDIVISION OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE NORTH 14 FEET OF THE SOUTH 19 FEET OF THE EAST 27.57 FEET OF LOT 6; THE SOUTH 5 FEET OF LOT 15; ALL OF LOTS 16, 17, 18, 19 AND 20, AND THE NORTH 17 FEET OF LOT 21, ALL IN BLOCK I, BISMARCK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LOTS 13, 14 AND THE NORTH 45 FEET OF THE LOT 15, ALSO THE EAST 27.57 FEET OF LOTS 1 AND 2, AND THE NORTH 45 FEET OF THE EAST 27.57 FEET OF LOT 3, ALL IN BLOCK I, BISMARCK PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FILE NO. NCS-1295322-KCTY, EFFECTIVE FEBRUARY 05, 2026 AT 8:00 A.M.

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 FOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE STATEMENTS PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH OF THE RECORDS AND OF OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY. OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITION, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT

2. THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 4901 MAIN STREET, KANSAS CITY, MO. 64105

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0262G, 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.

4. THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 96,546 SQUARE FEET OR 2.216 ACRES MORE OR LESS.

5. VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

6A. ZONING CLASSIFICATION AND ZONING REQUIREMENTS SHOWN ON THIS SURVEY ARE BASED UPON A ZONING REPORT/ZONING LETTER PROVIDED TO THIS SURVEYOR BY THE CLIENT.

7. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.

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 NUMBER, 260430548 AND 260430549. **THE EXISTING UTILITIES HAVE NOT BEEN MARKED FROM THE ONE CALL REQUEST. UTILITIES WILL BE LOCATED AND SHOWN ON THIS SURVEY WHEN LOCATES HAVE BEEN COMPLETED IN THE FIELD.** 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.

16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.

18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

ITEM 8 - SEWER RIGHT OF WAY GRANTED TO MID-CONTINENT BANK BUILDING COMPANY, BY THE INSTRUMENT RECORDED FEBRUARY 25, 1966 AS DOCUMENT NO. B543280 IN BOOK B5873, PAGE 632, OVER THE SOUTH 5 FEET OF LOT 15 (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 9 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED MARCH 21, 1966 AS DOCUMENT NO. B545139 IN BOOK B5878, PAGE 571, OVER THE WEST 10 FEET OF THE SOUTH 5 FEET OF LOT 15, ALSO THE WEST 10 FEET OF LOTS 16 AND 17, ALSO THE WEST 10 FEET OF THE NORTH 31 FEET OF LOT 18, (TRACT 2) AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 10 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED MAY 17, 1966 AS DOCUMENT NO. B550026 IN BOOK B-5891, PAGE 718 OVER THE WEST 10 FEET OF THE SOUTH 19 FEET OF LOT 18. (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 11 - SEWER RIGHT OF WAY GRANTED TO KANSAS CITY BY THE INSTRUMENT RECORDED DECEMBER 7, 1911, AS DOCUMENT NO. 844948 IN BOOK B 1392, PAGE 170, OVER A STRIP OF LAND 10 FEET IN WIDTH. (TRACT 2). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 12 - SEWER RIGHT OF WAY GRANTED TO KANSAS CITY BY THE INSTRUMENT RECORDED APRIL 21, 1925 AS DOCUMENT NO. A220467 IN BOOK B2538, PAGE 595. (TRACT 2)

ITEM 13 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED SEPTEMBER 20, 1948, AS DOCUMENT A933000 IN BOOK B4250, PAGE 68, OVER THE EAST 6 FEET OF THE SOUTH 8.5 FEET OF LOT 6. (TRACT 2) AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 14 - AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY RECORDED AUGUST 24, 1939 IN DOCUMENT NO. A640836 IN BOOK B3412, PAGE 100. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 15 - TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.

TO: MORE MUSIC, LLC, A MISSOURI LIMITED LIABILITY COMPANY, 4901 MAIN, LLC A MISSOURI LIMITED LIABILITY COMPANY,
LENDER AND FIRST AMERICAN 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 2026 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, 5, 6(A), 7(A), 8, 9, 10, 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2026

KIMLEY-HORN MO CLS 2025011669
JASON S. ROUDEBUSH, MO PLS 2002014092
MARCH 25, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

C5	SHEET NUMBER
KHA PROJECT NO. 368136000	ORIGINAL ISSUE: 3-25-2026
KC SYMPHONY 4901 MAIN ST. KANSAS CITY, MISSOURI	
ALTA SURVEY	
SCALE:	AS NOTED
DRAWN BY: JSR	DESIGNED BY: NA
CHECKED BY: SFS	DATE: _____
Kimley»»Horn	
701 WEST GARDEN AVENUE SUITE 150 KANSAS CITY MO 64105 WWW.KIMLEY-HORN.COM EXPIRES: 12/31/26 AUTHORITY # 004152	