

TITLE COMMITMENT SCHEDULE A LEGAL DESCRIPTION (ENTIRE SITE):

**TRACT 1:**  
 ALL OF LOTS 1 TO 58, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO KANSAS CITY, MISSOURI BY INSTRUMENT FILED AS DOCUMENT NO. B517359 IN BOOK B5800 AT PAGE 369 ALSO EXCEPT THOSE PARTS OF LOT 1 AND LOTS 18 TO 29 INCLUSIVE IN HARDESTY AVENUE.  
 TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOT 6, MUNROE HEIGHTS AND SOUTH OF AND ADJACENT TO PART OF LOT 3 AND ALL OF LOTS 4 AND 5, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940685 AND RECORDED AS DOCUMENT NO. K1156654 IN BOOK K2600 AT PAGE 2130.  
 ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD FROM THE EAST LINE OF DENVER AVENUE TO THE WEST LINE OF COLORADO AVENUE AND THE NORTH-SOUTH ALLEY BETWEEN DENVER AND COLORADO AVENUES FROM THE SOUTH LINE OF THE EAST-WEST ALLEY TO A LINE 26.22 FEET NORTH OF THE SOUTH LINE OF LOT 54, MUNROE HEIGHTS, LYING SOUTH OF AND ADJACENT TO LOTS 30 THRU 34 AND NORTH OF LOTS 35 AND 58 AND LYING EAST OF AND ADJACENT TO LOTS 35 THRU THE NORTH 25 FEET OF LOT 39 AND LYING WEST OF AND ADJACENT TO THE NORTH 26.22 FEET OF LOT 54 THRU LOT 58, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 31191 AND RECORDED AS DOCUMENT NO. B517364 IN BOOK B5800 AT PAGE 560.  
 ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT NORTH OF 16TH STREET TERRACE FROM THE WEST LINE OF COLORADO AVENUE TO THE WEST LINE OF LOT 54, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940687 AND RECORDED AS DOCUMENT NO. K1156650 IN BOOK K2600 AT PAGE 2120.  
 ALSO TOGETHER WITH THE NORTH-SOUTH ALLEY NEXT EAST OF DENVER AVENUE FROM THE NORTH LINE OF VAN BRUNT BOULEVARD TO A POINT 443.42 FEET NORTH OF THE NORTH LINE OF VAN BRUNT BOULEVARD, LYING EAST OF AND ADJACENT TO THE SOUTH 25 FEET OF LOT 39 THRU LOT 46, LYING WEST OF AND ADJACENT TO THE LOT 47 THRU THE SOUTH 23.78 FEET OF LOT 54, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.  
 ALSO TOGETHER WITH THE EAST 1/2 OF VACATED DENVER AVENUE LYING WEST OF AND ADJACENT TO LOTS 34 THRU 44, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.  
 ALSO TOGETHER WITH ALL OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO LOTS 5 THRU 17, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K0011118 IN BOOK K2812 AT PAGE 2093.

**TRACT 2:**  
 LOTS 25, 26, 27 AND 28, THE STEPHEN FISHER ADDITION TO KANSAS CITY, MO., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.  
 TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 27 AND 28 AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT K1156656 IN BOOK K2600 AT PAGE 2135.  
 ALSO TOGETHER WITH THE WEST 1/2 OF VACATED COLORADO AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 27 AND 28, ALSO TOGETHER WITH THE EAST OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO SAID LOTS 25 AND 26, AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K0011118 IN BOOK K2812 AT PAGE 2093.

**TRACT 3:**  
 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED ON THE WEST BY VAN BRUNT BOULEVARD, ON THE NORTH BY TRUMAN ROAD, ON THE EAST BY DENVER AVENUE, AND ON THE SOUTH BY 16TH STREET.  
 TOGETHER WITH THE WEST 1/2 OF VACATED DENVER AVENUE LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.

**TRACT 4:**  
 THE EAST 93.11 FEET OF LOT 1, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 5:**  
 THE WEST 34 FEET OF LOTS 1 AND 2, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 6:**  
 LOT 2, EXCEPT THE WEST 34 FEET THEREOF, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 7:**  
 LOTS 51 AND 52, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.

**PROPERTY DESCRIPTION - LOT 2 (AREA TO BE REZONED TO UR)**

ALL OF LOTS 1, 2, AND PART OF LOTS 25 AND 26, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF LOTS 10 THRU 25, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID STEPHEN FISHER ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN BRUNT DRIVE; THENCE N87°32'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, 216.16 FEET TO THE SOUTHWEST CORNER OF THE EAST 75.00 FEET OF LOT 25 IN SAID STEPHEN FISHER ADDITION; THENCE N02°09'20"E, ALONG THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 25 AND 26 IN SAID STEPHEN FISHER ADDITION, AND THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 10 THRU 17, INCLUSIVE, IN SAID MUNROE HEIGHTS, 467.52 FEET TO THE NORTHWEST CORNER OF THE EAST 75.00 FEET OF SAID LOT 10; THENCE S87°30'28"E, ALONG THE NORTH LINE OF SAID LOT 10, ACROSS AN ALLEY, AND ALONG THE NORTH LINE OF LOT 25 IN SAID MUNROE HEIGHTS, 216.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE AS NOW ESTABLISHED; THENCE S02°09'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 30.04 FEET FROM THE CENTERLINE THEREOF, 467.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.320 ACRES, MORE OR LESS.

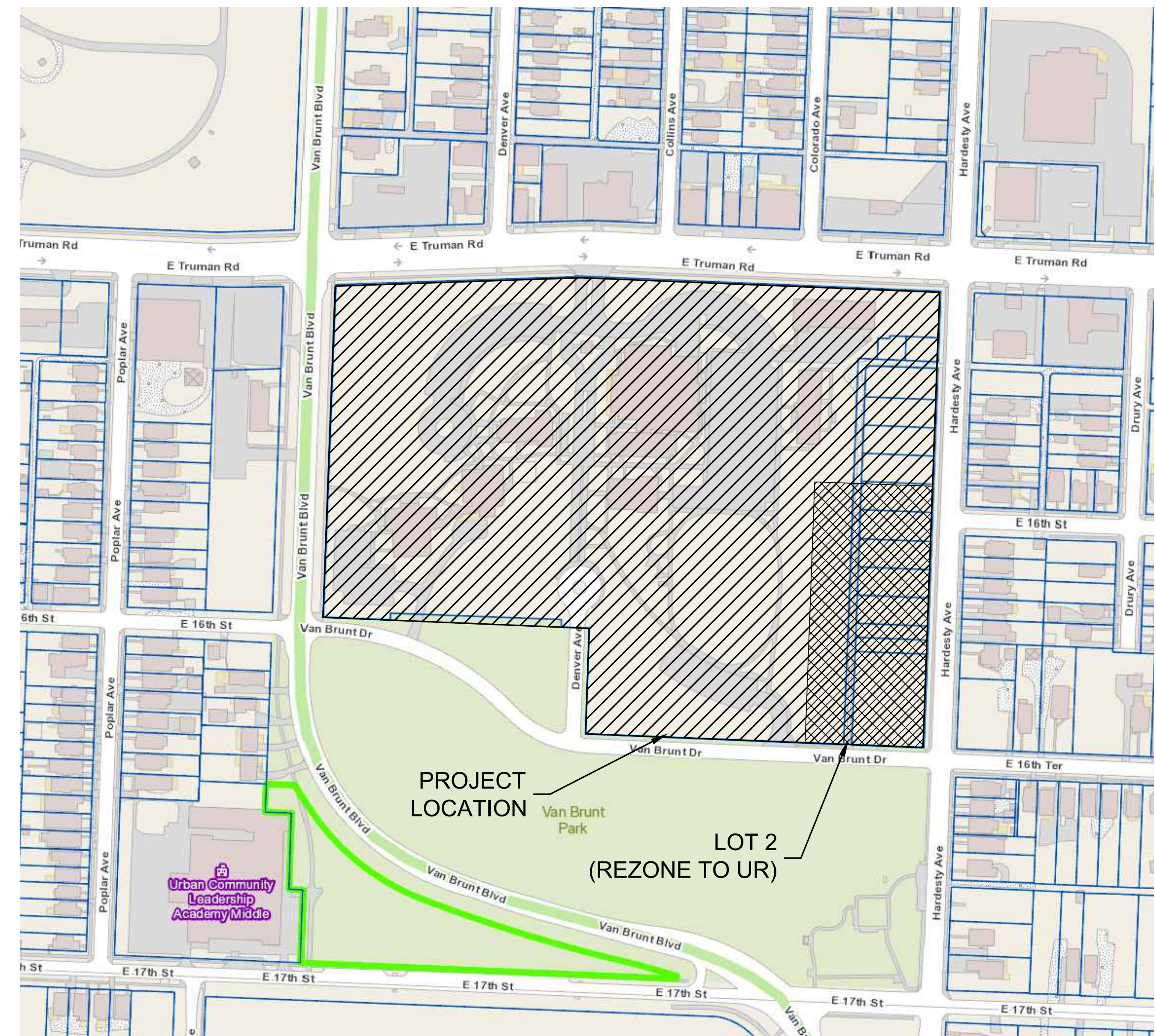
**PROPERTY DESCRIPTION GENERAL NOTE**

PROPERTY DESCRIPTIONS WERE PREPARED BY OTHERS. SEE ATTACHED ALTA / NSPS DOCUMENTATION IN THIS SET FOR REFERENCE TO RESPONSIBLE PARTIES.

UR REZONING & PRELIMINARY PLAN  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD, KANSAS CITY, MO 64127

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2023-00046 on 05-16-2023  
 CD-ROW-2023-00009  
  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**MKEC**  
 11827 W. 112th Street, Suite 200  
 Overland Park, KS 66210  
 Phone: 913.241.1100  
 Engineering No. 2001009284  
 Land Surveying No. 2008027158  
 Surveying No. 2008027158



**LOCATION MAP**  
 NTS

SHEET INDEX	
SHEET #	SHEET TITLE
G100	COVER SHEET
C101	OVERALL SITE PLAN
C102-C105	SITE PLAN 1-4
C106-C109	UTILITY PLAN 1-4
C110	PRELIMINARY PLAT
1 OF 1	GUADALUPE LOFTS ALTA - LOT 2
1-4	ALTA / NSPS SURVEY - SITE
L100	OVERALL LANDSCAPE PLAN
L200	APARTMENT LANDSCAPE PLAN
A201-A203	PROPOSED BUILDING ELEVATIONS
A204	APARTMENT BUILDING ELEVATIONS

**CONTACT INFORMATION**

**PROPERTY OWNER**  
 GUADALUPE CENTERS  
 1015 AVENIDA CESAR E CHAVEZ  
 KANSAS CITY, MO 64108  
 (816)421-1015  
 BARRIO@GUADALUPECENTERS.ORG

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 BRIAN HOCHSTEIN  
 (913)317-9390  
 BHOCHSTEIN@MKEC.COM

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 KANSAS CITY, MO 64108  
 JENNIFER BERKA  
 (816)442-7700

**ARCHITECT**  
 ODMO LLC  
 701 E 63RD STREET, #210  
 KANSAS CITY, MO 64110  
 JULIA HARTMAN  
 (816)708-1500

SITE DATA	EXISTING			PROPOSED			FUTURE			VARIATION REQUESTED?	APPROVED
	B3-2, R-2.5	B3-2, R-2.5	B3-2, R-2.5	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*			
ZONING	B3-2, R-2.5	B3-2, R-2.5	B3-2, R-2.5	UR & B-3-2, R-2.5*							
GROSS LAND AREA											
IN SQUARE FEET	776,102	776,102	776,102	776,102							
IN ACRES	17.82	17.82	17.82	17.82							
RIGHT-OF-WAY DEDICATION											
IN SQUARE FEET	0	0	0	0							
IN ACRES	0	0	0	0							
NET LAND AREA											
IN SQUARE FEET	776,102	776,102	776,102	776,102							
IN ACRES	17.82	17.82	17.82	17.82							
GROSS BUILDING AREA (SQ. FT.)	119,750	60,608	89,800	89,800							
FLOOR AREA RATIO	0.15	0.08	0.12								
RESIDENTIAL USE INFO											
TOTAL DWELLING UNITS	0	0	0	0							
DETACHED HOUSE	0	0	0	0							
ZERO LOT LINE HOUSE	0	0	0	0							
COTTAGE HOUSE	0	0	0	0							
SEMI-ATTACHED HOUSE	0	0	0	0							
TOWNHOUSE	0	0	0	0							
TWO-UNIT HOUSE	0	0	0	0							
MULTI-UNIT HOUSE	0	0	0	0							
COLONNADE	0	0	0	0							
MULTI-PLEX	0	0	0	0							
MULTI-UNIT BUILDING	17-VACANT	50	0	0							
TOTAL LOTS	7*	2	2	2							
RESIDENTIAL	7*	2	2	2							
PUBLIC/CIVIC	0	0	0	0							
COMMERCIAL	0	0	0	0							
INDUSTRIAL	0	0	0	0							
OTHER	0	0	0	0							

\*SEE PREPLAT FOR PROPERTY DESCRIPTIONS. LOT 2 REZONED TO UR. REMAINDER OF SITE TO REMAIN B-3-2, R-2.5

88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE(S)					
STALLS	26 (104 STAFF)	200			NO
ACCESSIBLE	1	10			NO
SHORT-TERM	N/A	N/A	83	83	NO
<b>TOTAL</b>	<b>1</b>	<b>210</b>	<b>83</b>	<b>83</b>	

BUILDING DATA	REQUIRED		PROPOSED		VARIANCE REQUESTED?	APPROVED
	REAR SETBACK	FRONT SETBACK	REAR SETBACK	FRONT SETBACK		
REAR SETBACK	25 FT	25 FT	NO			
FRONT SETBACK	25 FT	25 FT	NO			
SIDE SETBACK	25 FT	25 FT	NO			
HEIGHT	< 40 FT	VARIES*	NO			

SEE INDIVIDUAL BUILDING TABLES FOR PROPOSED HEIGHTS

UR REZONING & PRELIMINARY PLAN  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD, KANSAS CITY, MO 64127

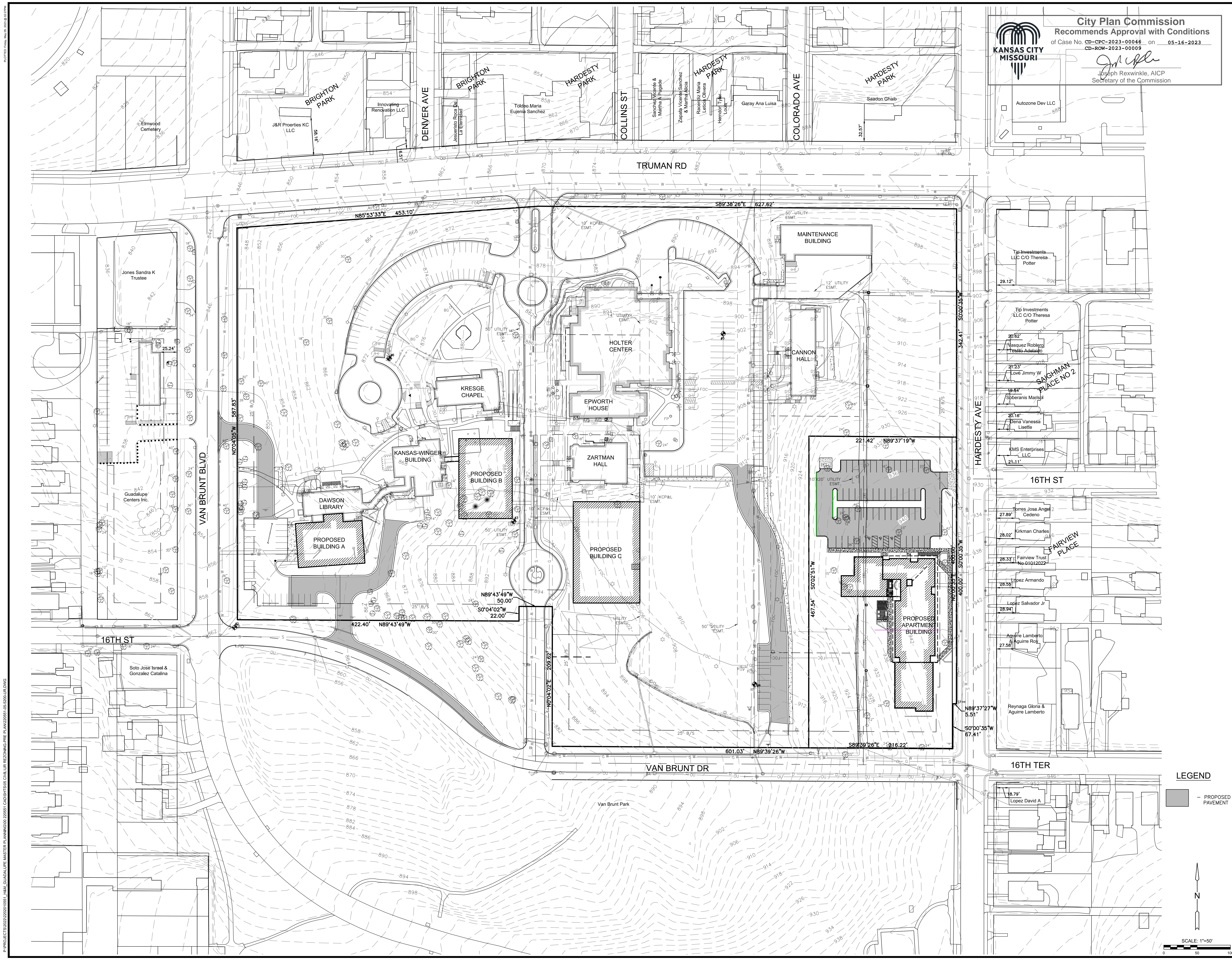
**COVER SHEET**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	N/A	
DESIGNED	BJH	
DRAWN	JLB	
CHECKED	BSH	
NO.	REVISION	DATE
SHEET NO.		
G100		

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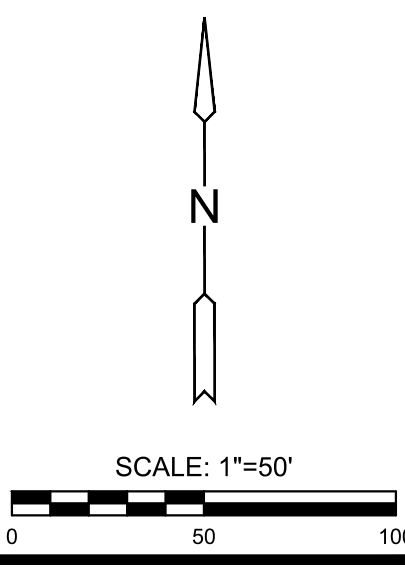


**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CD-CPC-2023-00046** on **05-16-2023**  
**CD-ROW-2023-00009**  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

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**UR REZONING & PRELIMINARY PLAN**  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD., KANSAS CITY, MO 64127

**LEGEND**  
 - PROPOSED PAVEMENT




**OVERALL SITE PLAN**

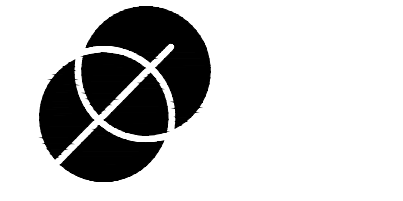
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DATE	05.05.2023	
SCALE	1" = 50'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH
NO.	REVISION	DATE
SHEET NO.		
C101		

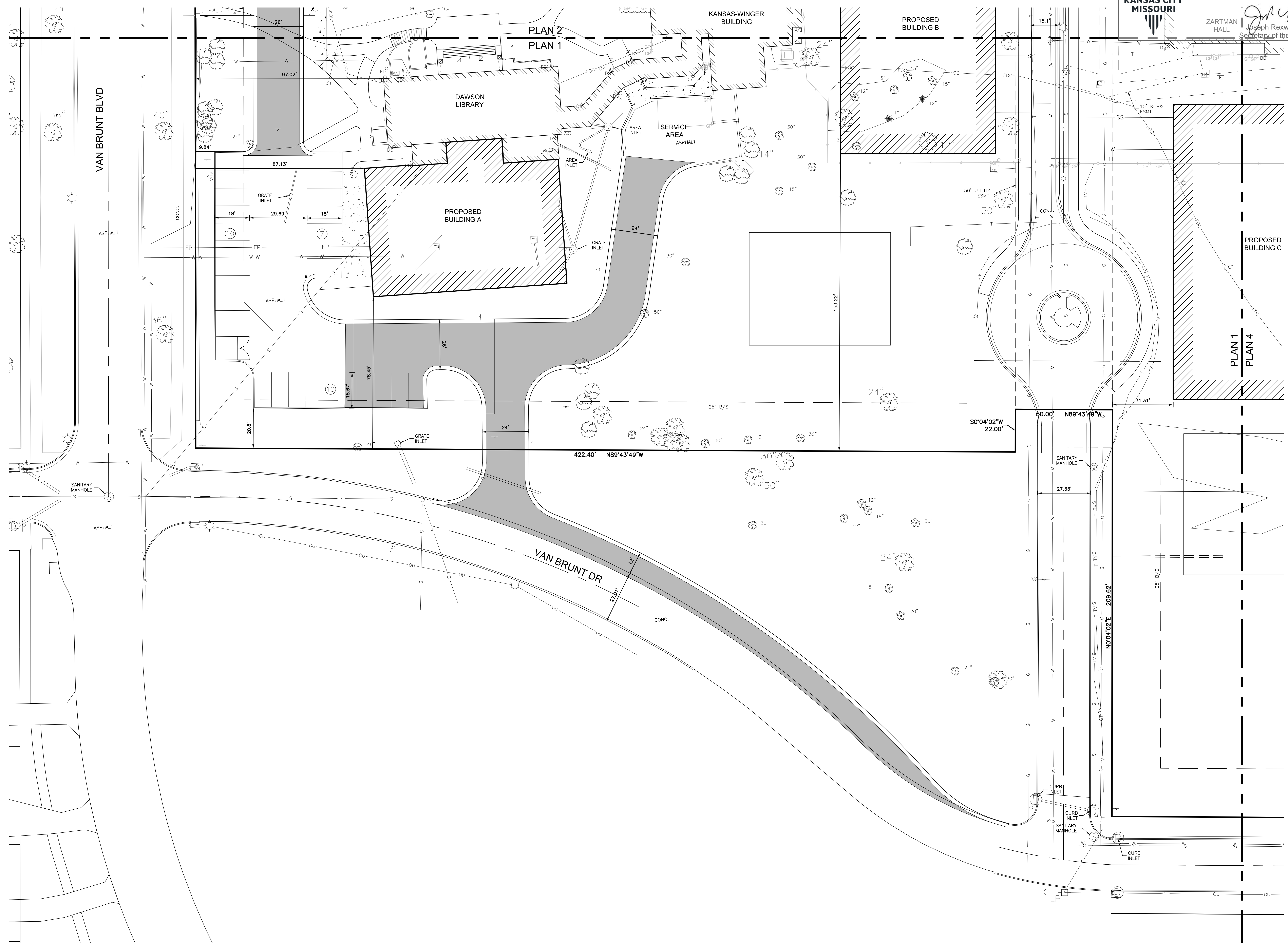
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**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CD-CPC-2023-00046** on **05-16-2023**  
 CD-ROW-2023-0009  
  
 ZARTMAN HALL  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

  
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 Overland Park, KS 66210  
 Phone: 913.241.8800  
 Engineering No. 2001008284  
 License No. 2008027138  
 Surveying No. 2008027138



**Site Data - Kansas Winger EXISTING**

Existing Use	Education
Sprinklered	Y
No. of Classrooms	14
Staff	28
Height above grade	52'-0"
Gross Floor Area per Floor	3,785
No. of Floors	1
Building Total SF	18,925
Parking Space Ratio	4.01
Width	89'-10"
Length	47'-6"

**Site Data - Library EXISTING**

Existing Use	Education
Sprinklered	Y
No. of Classrooms	1
Staff	10
Height above grade	53'-2"
Gross Floor Area per Floor	3,680
No. of Floors	3
Building Total SF	11,040
Parking Space Ratio	4.01
Width	89'-10"
Length	47'-6"

**Site Data - Building A NEW**

Proposed Use	Education
Sprinklered	Y
No. of Classrooms	14
Staff	14
Height above grade	47'-8"
Gross Floor Area per Floor	7,000
No. of Floors	3
Building Total SF	21,000
Parking Space Ratio	4.01
Width	100'-0"
Length	64'-0"

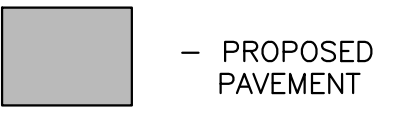
**Site Data - Building B NEW**

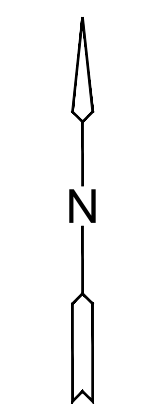

Proposed Use	Education
Sprinklered	Y
No. of Classrooms	20
Staff	22
Height above grade	68'-6"
Gross Floor Area per Floor	9,600
No. of Floors	4
Building Total SF	38,400
Parking Space Ratio	4.01
Width	80'-0"
Length	120'-0"

**Site Data - Building C NEW**

Proposed Use	Multi-Pur.
Sprinklered	Y
No. of Classrooms	4
Gymnasium	575 seats
Staff	23
Height above grade	38'-6"
Gross Floor Area per Floor	15,200
No. of Floors	2
Building Total SF	30,400
Parking Space Ratio	4.01
Width	100'-0"
Length	152'-0"

**LEGEND**



  
 SCALE: 1"=20'  


UR REZONING & PRELIMINARY PLAN

**GUADALUPE CENTERS ELEMENTARY CAMPUS**

5123 TRUMAN RD., KANSAS CITY, MO 64127

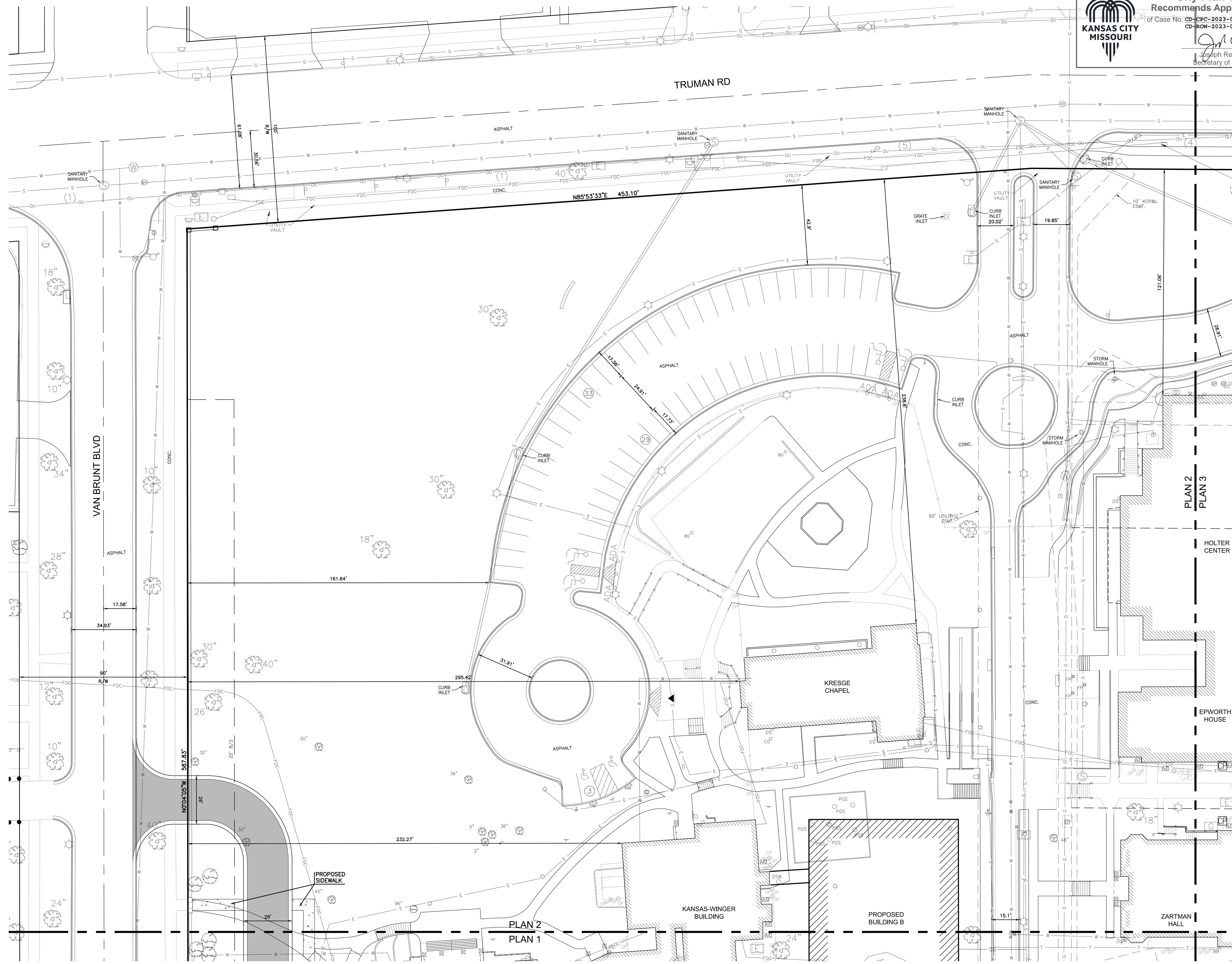
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**SITE PLAN 1**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH
NO.	REVISION	DATE
SHEET NO.		
C102		



UR REZONING & PRELIMINARY PLAN  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD., KANSAS CITY, MO 64127



Site Data - Holter	EXISTING
Existing Use	Education
Sprinklered	Y
No. of Classrooms	14
Staff	28
Height above grade	40'-6"
Gross Floor Area per Floor	15,915
No. of Floors	3
Building Total SF	31,830
Parking Space Ratio	4:01
Width	152'-10"
Length	154'-3"

Site Data - Epworth	EXISTING
Existing Use	Business
Sprinklered	Y
Office/Staff	24
Height above grade	36'-0"
Gross Floor Area per Floor	4,550
No. of Floors	3
Building Total SF	13,650
Parking Space Ratio	4:01
Width	116'-4"
Length	40'-3"

Site Data - Chapel	EXISTING
Existing Use	Education
Sprinklered	Y
No. of Classrooms	4
Staff	4
Height above grade	52'-0"
Gross Floor Area per Floor	4,265
No. of Floors	2
Building Total SF	8,530
Parking Space Ratio	4:01
Width	97'-2"
Length	61'-8"

Site Data - Kansas Winger	EXISTING
Existing Use	Education
Sprinklered	Y
No. of Classrooms	14
Staff	28
Height above grade	52'-0"
Gross Floor Area per Floor	3,785
No. of Floors	5
Building Total SF	18,925
Parking Space Ratio	4:01
Width	89'-10"
Length	47'-6"

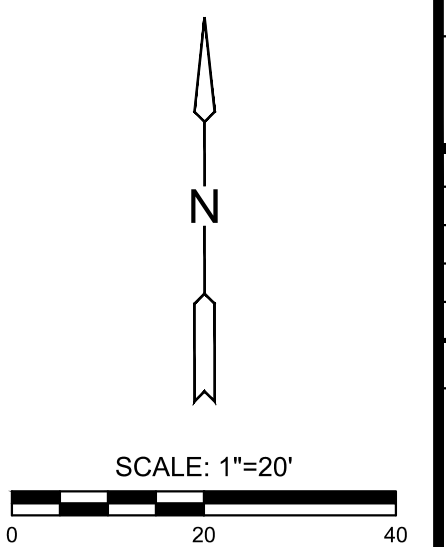
  

Site Data - Building B	NEW
Proposed Use	Education
Sprinklered	Y
No. of Classrooms	28
Staff	22
Height above grade	68'-6"
Gross Floor Area per Floor	9,600
No. of Floors	4
Building Total SF	38,400
Parking Space Ratio	4:01
Width	80'-0"
Length	120'-0"

Site Data - Zartman	EXISTING
Existing Use	Education
Sprinklered	N
No. of Classrooms	4
Staff	12
Height above grade	33'-4"
Gross Floor Area per Floor	4,820
No. of Floors	3
Building Total SF	14,460
Parking Space Ratio	4:01
Width	86'-0"
Length	62'-0"

**LEGEND**  
 - PROPOSED PAVEMENT

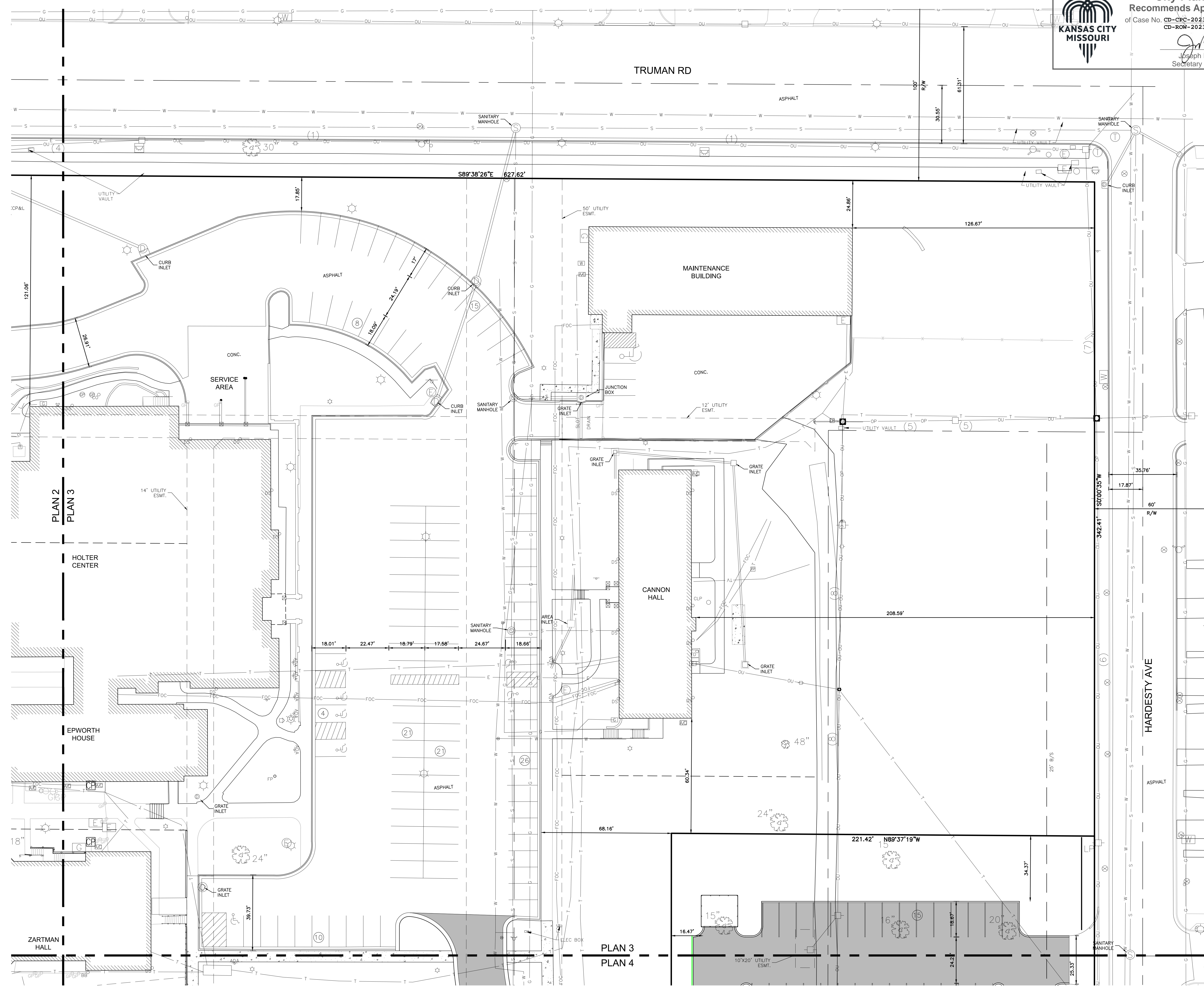


**SITE PLAN 2**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH
NO.	REVISION	DATE
SHEET NO.		
C103		

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**Site Data - Maintenance EXISTING**

Existing Use	Maint.
Sprinklered	N
No. of Classrooms	0
Staff	0
Height above grade	21'-4"
Gross Floor Area per Floor	6,495
No. of Floors	1
Building Total SF	6,495
Parking Space Ratio	4:01
Width	46'-0"
Length	138'-0"

**Site Data - Cannon EXISTING**

Existing Use	R-Vacant
Sprinklered	Y
No. of 1-Bedroom	13
No. of 2-Bedroom	4
Height above grade	33'-4"
Gross Floor Area per Floor	4,940
No. of Floors	3
Building Total SF	14,820
Parking Space Ratio	1:1
Width	38'-0"
Length	130'-0"

**Site Data - Holter EXISTING**

Existing Use	Education
Sprinklered	Y
Staff	28
Height above grade	40'-6"
Gross Floor Area per Floor	15,915
No. of Floors	3
Building Total SF	31,830
Parking Space Ratio	4:01
Width	152'-10"
Length	154'-3"

**Site Data - Epworth EXISTING**

Existing Use	Business
Sprinklered	Y
Office/Staff	24
Height above grade	36'-0"
Gross Floor Area per Floor	4,550
No. of Floors	3
Building Total SF	13,650
Parking Space Ratio	4:01
Width	116'-4"
Length	40'-3"

**Site Data - Zartman EXISTING**

Existing Use	Education
Sprinklered	N
No. of Classrooms	4
Staff	13
Height above grade	33'-4"
Gross Floor Area per Floor	4,820
No. of Floors	3
Building Total SF	14,460
Parking Space Ratio	4:01
Width	86'-0"
Length	62'-0"

**LEGEND**

■ - PROPOSED PAVEMENT

**UR REZONING & PRELIMINARY PLAN**

**GUADALUPE CENTERS ELEMENTARY CAMPUS**

5123 TRUMAN RD., KANSAS CITY, MO 64127

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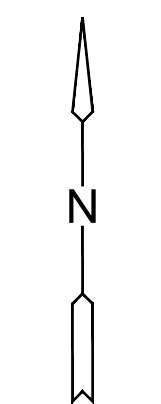
**SITE PLAN 3**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH

NO.	REVISION	DATE

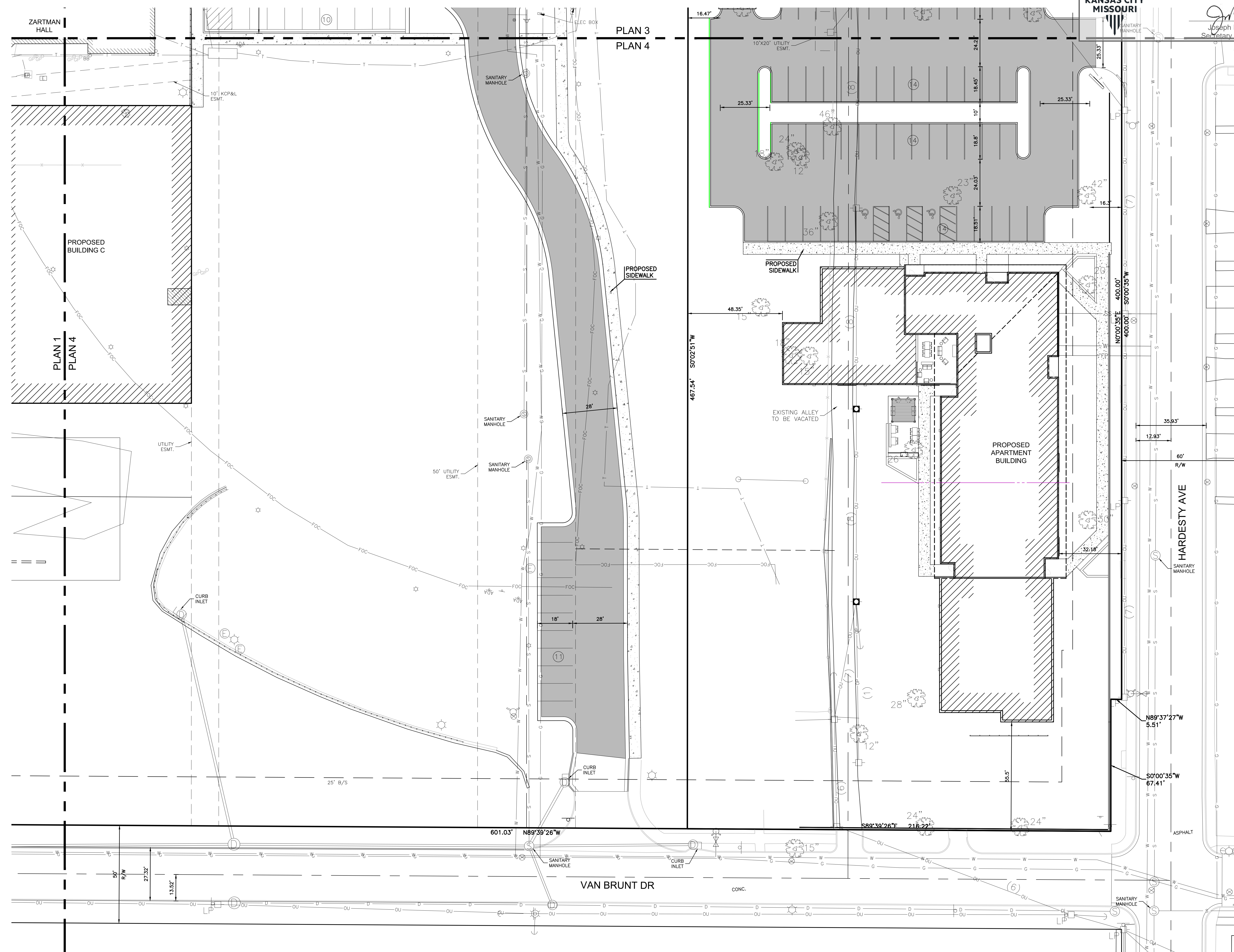
SHEET NO. **C104**

SCALE: 1"=20'



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**Site Data - Zartman EXISTING**

Existing Use	Education
Sprinklered	N
No. of Classrooms	4
Staff	12
Height above grade	33'-4"
Gross Floor Area per Floor	4,820
No. of Floors	3
Building Total SF	14,460
Parking Space Ratio	4:01
Width	86'-0"
Length	62'-0"

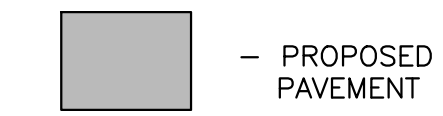
**Site Data - Building C NEW**

Proposed Use	Multi-Pur.
Sprinklered	Y
No. of Classrooms	4
Gymnasium	575 seats
Staff	25
Height above grade	38'-6"
Gross Floor Area per Floor	15,200
No. of Floors	2
Building Total SF	30,400
Parking Space Ratio	4:01
Width	100'-0"
Length	152'-0"

**Site Data - Apartments NEW**

Proposed Use	R-2
Sprinklered	Y - R13
No. of 1-Bedroom	20
No. of 2-Bedroom	30
Height above grade	49'-1/2"
Gross Floor Area per Floor	17,030
No. of Floors	4
Building Total SF	60,608
Parking Space Ratio	1:1
Width	141'
Length	229'-8"

**LEGEND**



**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 UR REZONING & PRELIMINARY PLAN  
 5123 TRUMAN RD, KANSAS CITY, MO 64127

**SITE PLAN 4**

PROJECT NO.	2202010551
DATE	05.05.2023
SCALE	1" = 20'
DESIGNED	BJH
DRAWN	JLB
CHECKED	BSH

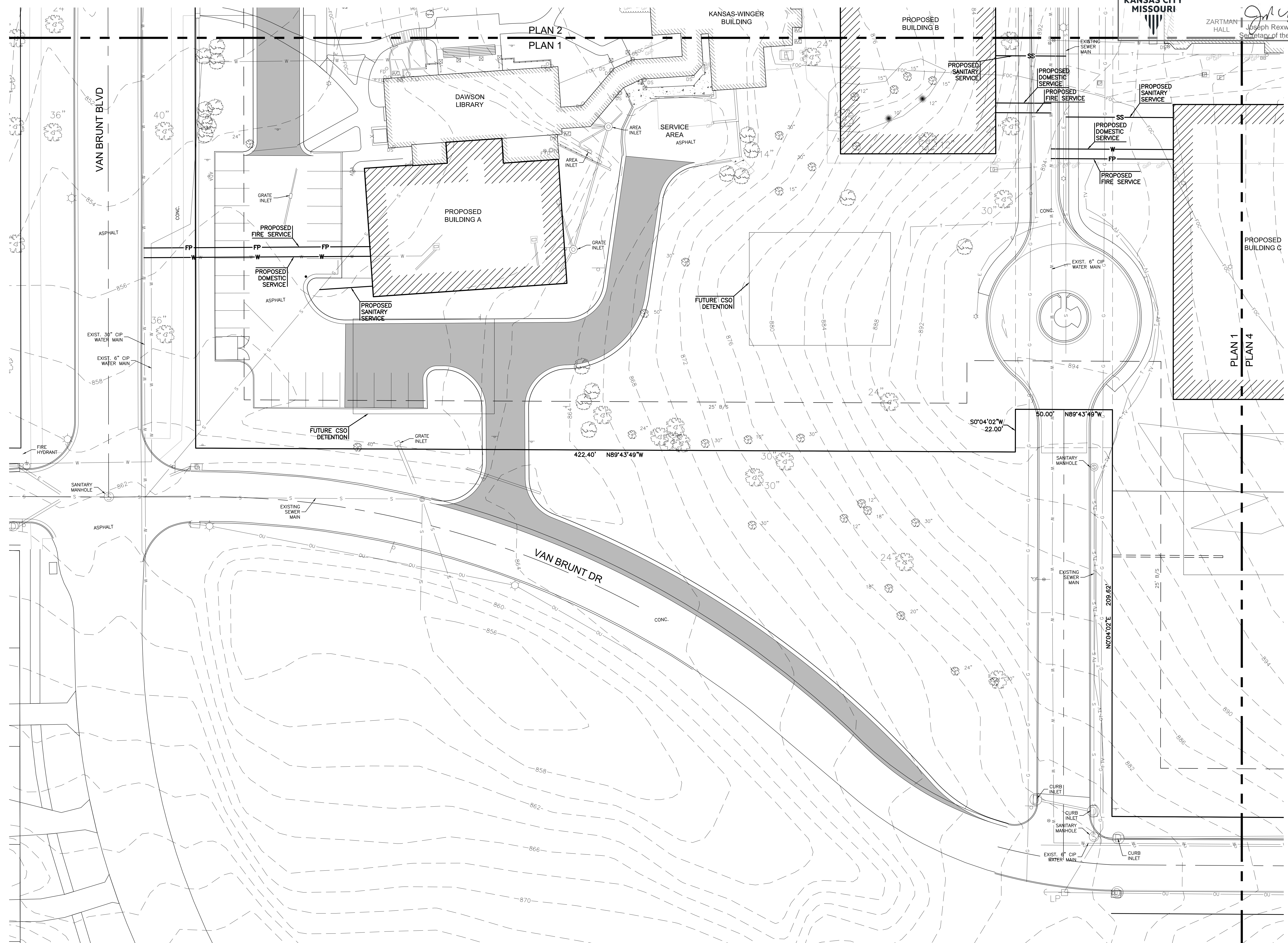
NO.	REVISION	DATE

SHEET NO. C105

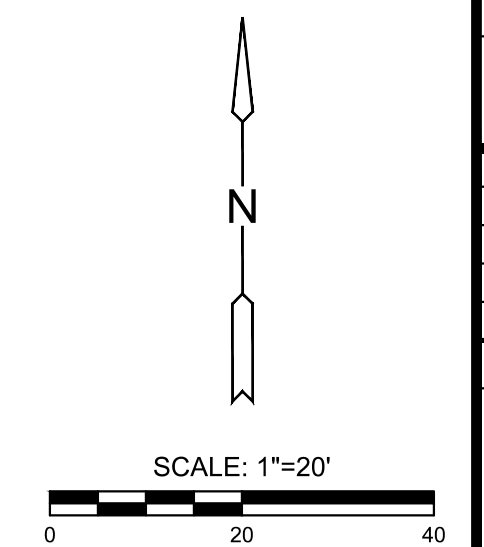
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UR REZONING & PRELIMINARY PLAN  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD, KANSAS CITY, MO 64127



**NOTES:**  
 1. FUTURE BUILDINGS A, B, AND C TO PROVIDE FIRE HYDRANTS @ 300' SPACING DURING FUTURE FINAL UR SUBMITTAL.



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**UTILITY PLAN 1**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH
NO.	REVISION	DATE
SHEET NO.		
C106		


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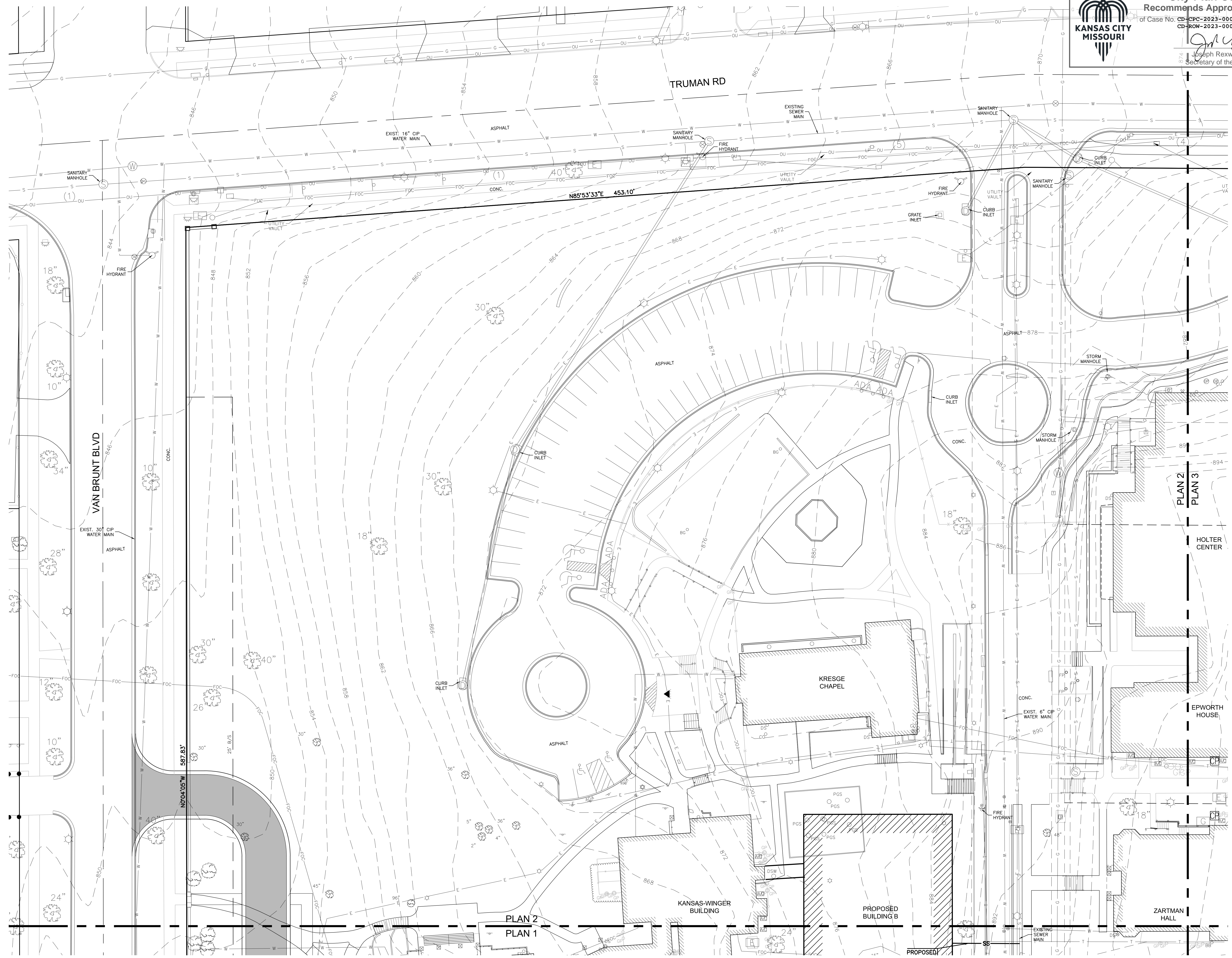
**City Plan Commission**  
**Recommends Approval with Conditions**

of Case No. **CD-CPC-2023-00046** on **05-16-2023**  
 CD-ROW-2023-00009

*Joseph Rexwinkle, AICP*  
 Secretary of the Commission

1827 W. 119th Street, Suite 200  
 Overland Park, KS 66210  
 P.O. Box 11111  
 Engineering No. 2001008284  
 License No. 2008027138  
 Surveying No. 2008027138



UR REZONING & PRELIMINARY PLAN

**GUADALUPE CENTERS ELEMENTARY CAMPUS**

5123 TRUMAN RD, KANSAS CITY, MO 64127

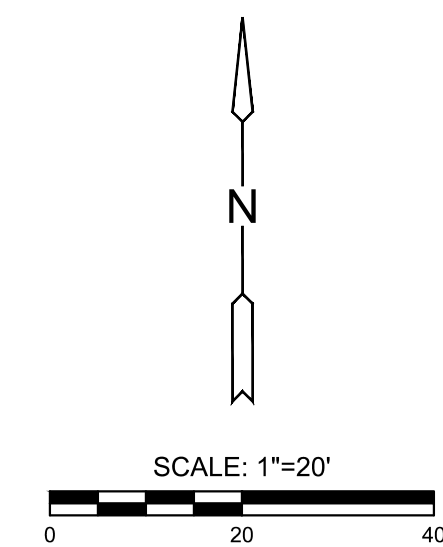
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**UTILITY PLAN 2**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH

NO.	REVISION	DATE

SHEET NO. **C107**



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**KANSAS CITY MISSOURI**

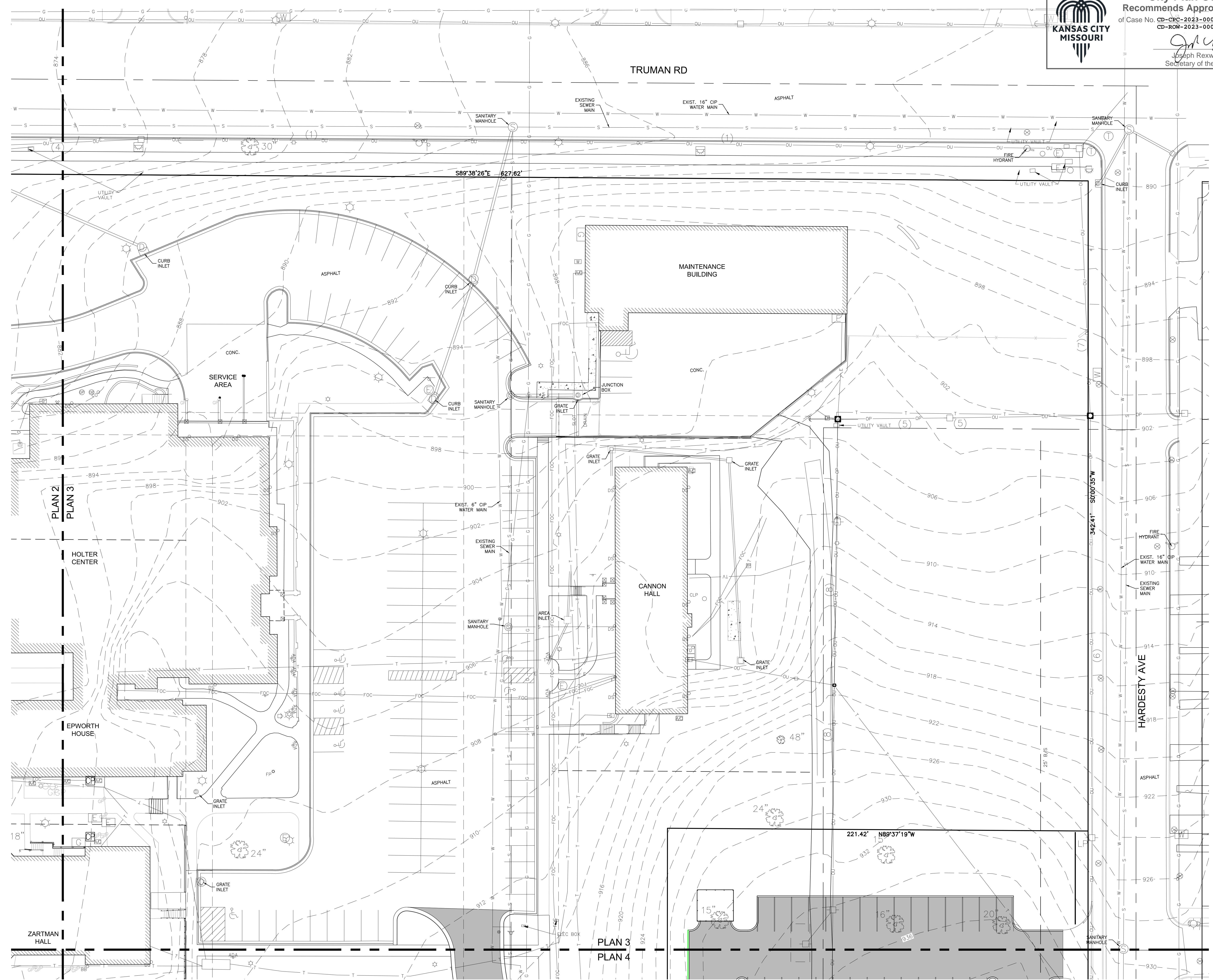
**City Plan Commission**  
 Recommends Approval with Conditions

of Case No. CD-CPC-2023-00046 on 05-16-2023  
 CD-ROW-2023-00009

*Joseph Rexwinkle, AICP*  
 Secretary of the Commission

**MKEC**

11827 W. 110th Street, Suite 200  
 Overland Park, KS 66210  
 P.O. Box 248  
 Engineering No. 2001009284  
 Landscape No. 2008027138  
 Surveying No. 2008027138



UR REZONING & PRELIMINARY PLAN

**GUADALUPE CENTERS ELEMENTARY CAMPUS**

5123 TRUMAN RD, KANSAS CITY, MO 64127

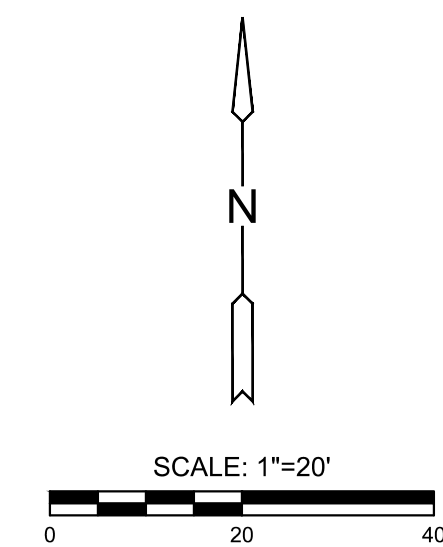
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**UTILITY PLAN 3**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH

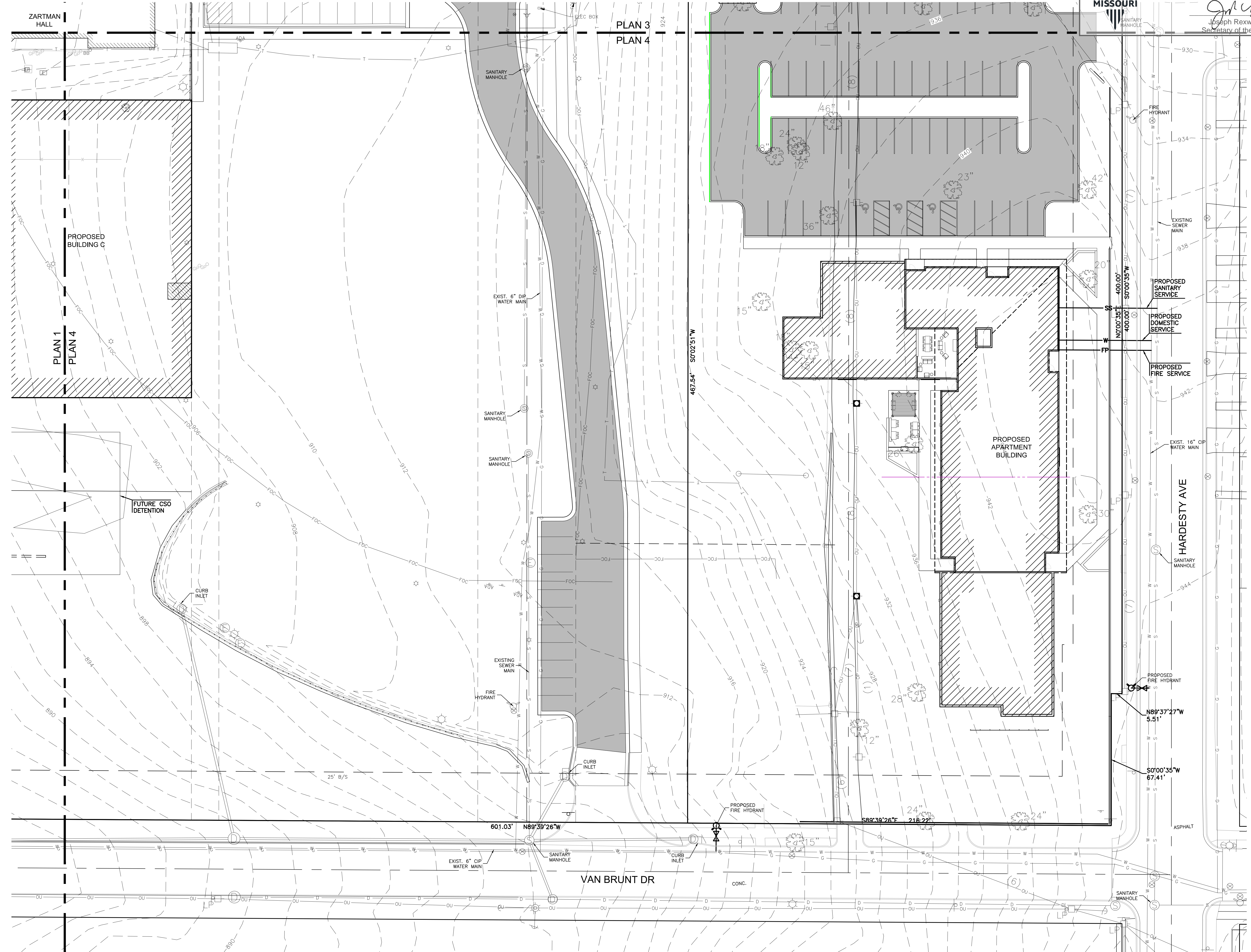
NO.	REVISION	DATE

SHEET NO. C108



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UR REZONING & PRELIMINARY PLAN  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD, KANSAS CITY, MO 64127

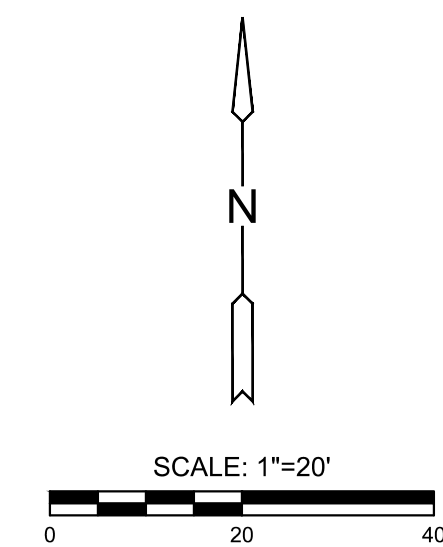
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**UTILITY PLAN 4**

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
BJH	JLB	BSH

NO.	REVISION	DATE

SHEET NO. C109



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 05/16/2023 10:54 AM



**TITLE COMMITMENT SCHEDULE A LEGAL DESCRIPTION (ENTIRE SITE):**

**TRACT 1:**  
ALL OF LOTS 1 TO 58, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO KANSAS CITY, MISSOURI BY INSTRUMENT NO. K1156654 IN BOOK B5800 AT PAGE 560 AND PART CONVEYED TO KANSAS CITY, MISSOURI BY INSTRUMENT NO. B517359 IN BOOK B5800 AT PAGE 369 ALSO EXCEPT THOSE PARTS OF LOT 1 AND LOTS 18 TO 29 INCLUSIVE IN HARDESTY AVENUE.  
TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOT 6, MUNROE HEIGHTS AND SOUTH OF AND ADJACENT TO PART OF LOT 3 AND ALL OF LOTS 4 AND 5, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940685 AND RECORDED AS DOCUMENT NO. K1156654 IN BOOK K2600 AT PAGE 2130.  
ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD FROM THE EAST LINE OF DENVER AVENUE TO THE WEST LINE OF COLORADO AVENUE AND THE NORTH-SOUTH ALLEY BETWEEN DENVER AND COLORADO AVENUES FROM THE SOUTH LINE OF THE EAST-WEST ALLEY TO A LINE 26.22 FEET NORTH OF THE SOUTH LINE OF LOT 54, MUNROE HEIGHTS, LYING SOUTH OF AND ADJACENT TO LOTS 30 THRU 34 AND NORTH OF LOTS 35 AND 58 AND LYING EAST OF AND ADJACENT TO LOTS 35 THRU THE NORTH 25 FEET OF LOT 39 AND LYING WEST OF AND ADJACENT TO THE NORTH 26.22 FEET OF LOT 54 THRU LOT 58, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 31191 AND RECORDED AS DOCUMENT NO. B517364 IN BOOK B5800 AT PAGE 560.  
ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT NORTH OF 16TH STREET TERRACE FROM THE WEST LINE OF COLORADO AVENUE TO THE WEST LINE OF LOT 54 MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940687 AND RECORDED AS DOCUMENT NO. K1156650 IN BOOK K2600 AT PAGE 2120.  
ALSO TOGETHER WITH THE NORTH-SOUTH ALLEY NEXT EAST OF DENVER AVENUE FROM THE NORTH LINE OF VAN BRUNT BOULEVARD TO A POINT 443.48 FEET NORTH OF THE NORTH LINE OF VAN BRUNT BOULEVARD, LYING EAST OF AND ADJACENT TO THE SOUTH 25 FEET OF LOT 39 THRU LOT 46, LYING WEST OF AND ADJACENT TO THE LOT 47 THRU THE SOUTH 23.78 FEET OF LOT 54, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.  
ALSO TOGETHER WITH THE EAST 1/2 OF VACATED DENVER AVENUE LYING WEST OF AND ADJACENT TO LOTS 34 THRU 44, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.  
ALSO TOGETHER WITH ALL OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO LOTS 5 THRU 17, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 940685), ALSO LYING EAST OF AND ADJACENT TO LOTS 30 AND LOTS 47 THRU 58, MUNROE HEIGHTS, ALSO LYING EAST OF AND ADJACENT TO THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K0011118 IN BOOK K2812 AT PAGE 2093.  
**TRACT 2:**  
LOTS 25, 26, 27 AND 28, THE STEPHEN FISHER ADDITION TO KANSAS CITY, MO., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.  
TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 27 AND 28 AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT K1156658 IN BOOK K2600 AT PAGE 2135.  
ALSO TOGETHER WITH THE WEST 1/2 OF VACATED COLORADO AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 27 AND 28, ALSO TOGETHER WITH THE EAST OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO SAID LOTS 25 AND 26, AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K0011118 IN BOOK K2812 AT PAGE 2093.  
**TRACT 3:**  
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED ON THE WEST BY VAN BRUNT BOULEVARD, ON THE NORTH BY TRUMAN ROAD, ON THE EAST BY DENVER AVENUE, AND ON THE SOUTH BY 16TH STREET.  
TOGETHER WITH THE WEST 1/2 OF VACATED DENVER AVENUE LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.  
**TRACT 4:**  
THE EAST 93.11 FEET OF LOT 1, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.  
**TRACT 5:**  
THE WEST 34 FEET OF LOTS 1 AND 2, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.  
**TRACT 6:**  
LOT 2, EXCEPT THE WEST 34 FEET THEREOF, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.  
**TRACT 7:**  
LOTS 51 AND 52, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.

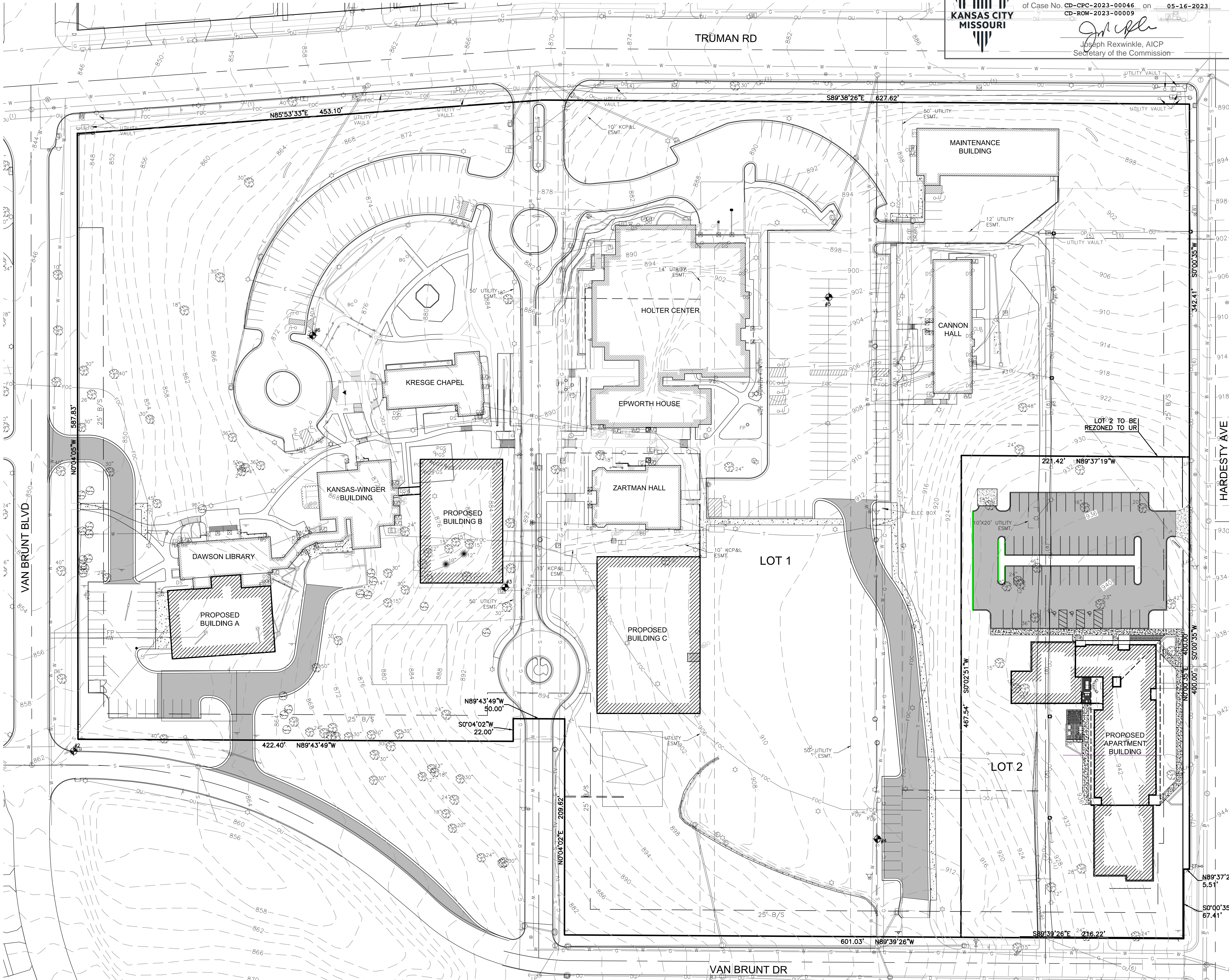
**PROPERTY DESCRIPTION GENERAL NOTE**

PROPERTY DESCRIPTIONS WERE PREPARED BY OTHERS. SEE ATTACHED ALTA / NSPS DOCUMENTATION IN THIS SET FOR REFERENCE TO RESPONSIBLE PARTIES. TITLE COMMITMENT TRACTS ARE THE ENTIRETY OF THE SITE INCLUDING THE PROPOSED LOT 2.

1. TITLE COMMITMENT TRACTS AND BOUNDARY INFORMATION FOR OVERALL PROPERTY PROVIDED FROM ALTA/NSPS LAND TITLE SURVEY, PERFORMED BY KAW VALLEY ENGINEERING, DATED JUNE 25, 2019.
2. PROJECT DESCRIPTION FOR LOT 2 PREPARED BY TALIAFERRO & BROWNE, INC. CONSULTING ENGINEERS - SURVEYORS - FIELD WORK COMPLETED MARCH 8, 2023.

**PROPERTY DESCRIPTION - LOT 2 (AREA TO BE REZONED TO UR)**

ALL OF LOTS 1, 2, AND PART OF LOTS 25 AND 26, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF LOTS 10 THRU 25, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN SAID CITY COUNTY AND STATE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID STEPHEN FISHER ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN BRUNT DRIVE; THENCE N87°32'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, 216.16 FEET TO THE SOUTHWEST CORNER OF THE EAST 75.00 FEET OF LOT 25 IN SAID STEPHEN FISHER ADDITION; THENCE N02°09'20"E, ALONG THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 25 AND 26 IN SAID STEPHEN FISHER ADDITION, AND THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 10 THRU 17, INCLUSIVE, IN SAID MUNROE HEIGHTS, 467.52 FEET TO THE NORTHWEST CORNER OF THE EAST 75.00 FEET OF SAID LOT 10; THENCE S87°30'28"E, ALONG THE NORTH LINE OF SAID LOT 10, ACROSS AN ALLEY, AND ALONG THE NORTH LINE OF LOT 25 IN SAID MUNROE HEIGHTS, 216.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE AS NOW ESTABLISHED; THENCE S02°09'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 30.04 FEET FROM THE CENTERLINE THEREOF, 467.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.320 ACRES, MORE OR LESS.



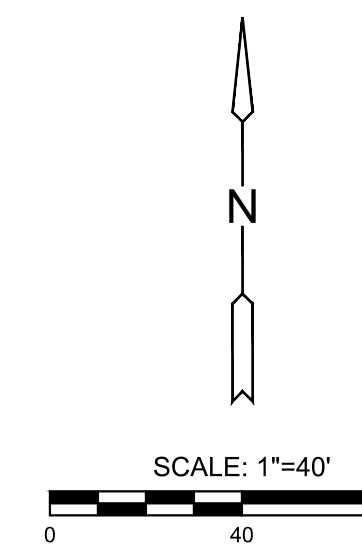
**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. CD-CPC-2023-00046 on 05-16-2023  
 CD-ROW-2023-00009  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**MKEC**  
 1827 W. 110th Street, Suite 200  
 Overland Park, KS 66210  
 Phone: 913.241.1100  
 Engineering No. 2001009284  
 Landscaping No. 2008027188  
 Surveying No. 2008027138

**UR REZONING & PRELIMINARY PLAN**  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD., KANSAS CITY, MO 64127

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<b>PRELIMINARY PLAN</b>		
PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	B.J.H.	
DRAWN	J.L.B.	
CHECKED	B.S.H.	
NO.	REVISION	DATE
SHEET NO.		
C110		





**GUADALUPE LOFTS**  
**KANSAS CITY, JACKSON COUNTY, MISSOURI**  
**MHDC PROJ. NO. \_\_\_\_\_**

**PROPERTY DESCRIPTION:**  
 ALL OF LOTS 1, 2, AND PART OF LOTS 25 AND 26, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF LOTS 10 THRU 25, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID STEPHEN FISHER ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN BRUNT DRIVE; THENCE N87°32'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, 216.16 FEET TO THE SOUTHWEST CORNER OF THE EAST 75.00 FEET OF LOT 25 IN SAID STEPHEN FISHER ADDITION; THENCE N02°09'20"E, ALONG THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 25 AND 26 IN SAID STEPHEN FISHER ADDITION, AND THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 10 THRU 17, INCLUSIVE, IN SAID MUNROE HEIGHTS, 467.52 FEET TO THE NORTHWEST CORNER OF THE EAST 75.00 FEET OF SAID LOT 10; THENCE S87°30'28"E, ALONG THE NORTH LINE OF SAID LOT 10, ACROSS AN ALLEY, AND ALONG THE NORTH LINE OF LOT 25 IN SAID MUNROE HEIGHTS, 216.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE AS NOW ESTABLISHED; THENCE S02°09'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 30.04 FEET FROM THE CENTERLINE THEREOF, 467.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.320 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**  
 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY REFERRED TITLE OF MISSOURI, INC., ISSUING AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO: 235P6531, COMMITMENT DATE: FEBRUARY 8, 2023.  
 2. SURVEY RELATED SCHEDULE B, PART II ITEMS:  
 1 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: **NONE OBSERVED.**  
 4 EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS: **SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.**  
 9 EASEMENTS, SETBACK REQUIREMENTS, AND RESTRICTIONS, SHOWN ON THE PLAT OF SAID PROPERTY FILED IN BOOK 13 AT PAGE 8, RECORDER'S OFFICE, JACKSON COUNTY, MISSOURI, 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: **THERE ARE NO SETBACKS ESTABLISHED BY THE RECORDED PLAT. SEWER EASEMENTS GRANTED BY THE RECORDED PLAT DO NOT AFFECT SUBJECT PROPERTY AND THEREFORE ARE NOT SHOWN.**  
 10 EASEMENTS, SETBACK REQUIREMENTS, AND RESTRICTIONS, SHOWN ON THE PLAT OF SAID PROPERTY FILED IN BOOK 6 AT PAGE 83, RECORDER'S OFFICE, JACKSON COUNTY, MISSOURI, 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: **THERE ARE NO EASEMENTS OR SETBACKS ESTABLISHED BY THE RECORDED PLAT.**  
 11 MEMORANDUM OF LEASE AS RECORDED IN BOOK 2019E AT PAGE 54889 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **DOES NOT AFFECT SUBJECT PROPERTY (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054889).**  
 12 MEMORANDUM OF LEASE AS RECORDED IN BOOK 2019E AT PAGE 54890 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054890).**  
 13 AGREEMENT AS RECORDED IN BOOK 2019E AT PAGE 54888 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054888).**  
 14 SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT AS RECORDED IN BOOK 2019E AT PAGE 54891 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054891).**  
 15 ORDINANCE AS RECORDED IN BOOK B5800 AT PAGE 542 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 16 ORDINANCE AS RECORDED IN BOOK B5800 AT PAGE 560 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 1965-B-0517364 IN BOOK B-5800 AT PAGE 500).**  
 17 VACATION AS RECORDED IN BOOK K2600 AT PAGE 2133 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 18 VACATION AS RECORDED IN BOOK B5800 AT PAGE 557 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 19 VACATION AS RECORDED IN BOOK K2600 AT PAGE 2123 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 20 ORDINANCE AS RECORDED IN BOOK K2600 AT PAGE 2135 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 21 CABLE TELEVISION INSTALLATION AGREEMENT AS RECORDED IN BOOK K2100 AT PAGE 1703 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AS SHOWN. MAY AFFECT SUBJECT PROPERTY. ADA MEAD HALL NO LONGER EXISTS.**  
 22 VACATION AS RECORDED IN BOOK K2812 AT PAGE 2095 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 23 VACATION AS RECORDED IN BOOK K2600 AT PAGE 2138 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 24 VACATION AS RECORDED IN BOOK K2600 AT PAGE 2130 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 25 ORDINANCE AS RECORDED IN BOOK K2812 AT PAGE 2093 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AS SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 26 ORDINANCE AS RECORDED IN BOOK K2600 AT PAGE 2125 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 27 WARRANTY DEED FROM SAINT PAUL SCHOOL OF THEOLOGY METHODIST AS GRANTOR AND KANSAS CITY, MISSOURI, A MUNICIPAL CORPORATION AS GRANTEE BENEFICIARY, FILED IN BOOK K5800 AT PAGE 509 OF THE DEED RECORDS OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 28 ORDINANCE AS RECORDED IN BOOK K2600 AT PAGE 2120 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 29 REVERSIONARY INTEREST SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 5478 AT PAGE 353 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; RELEASE OF INTEREST SET OUT IN QUIT CLAIM DEED, AS RECORDED IN INSTRUMENT #2014E0013804 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. AFFECTS LOTS 11, 12, 14 THRU 18, MUNROE HEIGHTS, AND LOTS 25 AND 26, THE STEPHEN FISHER ADDITION BUT IS NOT A PLOTTABLE SURVEY MATTER.**  
 30 DRIVEWAY EASEMENT SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 2583 AT PAGE 208 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; TERMINATION OF EASEMENT AS RECORDED IN INSTRUMENT #2014E0013803 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 31 DRIVEWAY EASEMENT SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 2780 AT PAGE 121 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; TERMINATION OF EASEMENT AS RECORDED IN INSTRUMENT #2014E0013803 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**  
 32 DRIVEWAY EASEMENT SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 2779 AT PAGE 251 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; TERMINATION OF EASEMENT AS RECORDED IN INSTRUMENT #2014E0013803 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**

3. THIS IS A SURVEY OF A PORTION OF THE PROPERTY DESCRIBED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT.  
 4. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2019-E-0054883.  
 5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 6. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.  
 7. ACCURACY STANDARD: TYPE URBAN

**PREPARED FOR:**  
 GUADALUPE APARTMENTS  
 416 W. 62ND STREET  
 KANSAS CITY, MO 64113

**CERTIFICATION:**  
 TO GUADALUPE APARTMENTS, MISSOURI HOUSING DEVELOPMENT COMMISSION:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 6b, 7a, 7b, 7c, 8-10, 11a, 11b, 12, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 8, 2023.

DATE: March 17, 2023  
 RICKY E. GARD MO LS NO. 2069

**SURVEYOR'S NOTES - ALTA/NSPS TABLE A OPTIONAL REQUIREMENTS:**

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER: **ALL CORNERS ARE FOUND OR SET AS SHOWN HEREON.**
- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: **1620 HARDESTY AVENUE (NW CORNER E. VAN BRUNT DRIVE & HARDESTY AVENUE)**
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: **THE TRACT SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 2909SC02576, EFFECTIVE DATE: JANUARY 20, 2017.**
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT): **AS SHOWN.**
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE: **CONTOURS ARE AT 1 FOOT INTERVALS DEVELOPED FROM A GROUND-RUN SURVEY BASED ON NAVD88 VERTICAL DATUM ORIGINATING FROM BENCHMARK BM-4 AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY KAW VALLEY ENGINEERING, PROJECT NO. B18S3610, DATED JUNE 24, 2019, PROVIDED BY CLIENT.**
- (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: **ZONING REPORT OR LETTER NOT PROVIDED.**  
 (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: **ZONING REPORT OR LETTER NOT PROVIDED.**
- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: **THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.**  
 (b) SQUARE FOOTAGE OF:  
 (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: **THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.**  
 (2) OTHER AREAS AS SPECIFIED BY THE CLIENT: **THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.**
- (c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED: **THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.**
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE): **SITE IMPROVEMENTS/CONDITIONS AS SHOWN. FIELD WORK COMPLETED MARCH 8, 2023.**
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: **NONE.**
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES: **THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.**
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:  
 (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION): **ALTA/NSPS LAND TITLE SURVEY BY KAW VALLEY ENGINEERING, PROJECT NO. B18S3610, DATED JUNE 24, 2019, PROVIDED BY CLIENT.**  
 (b) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST: **MISSOURI ONE CALL WAS NOTIFIED FEBRUARY 24, 2023, TICKET NUMBERS 230551640-230551644. THE FOLLOWING COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, EVERGY, GOOGLE FIBER, SPIRE MO WEST, CITY OF KANSAS CITY WATER-SSEWER-TRAFFIC-STREET, MCI, SPECTRUM.**

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

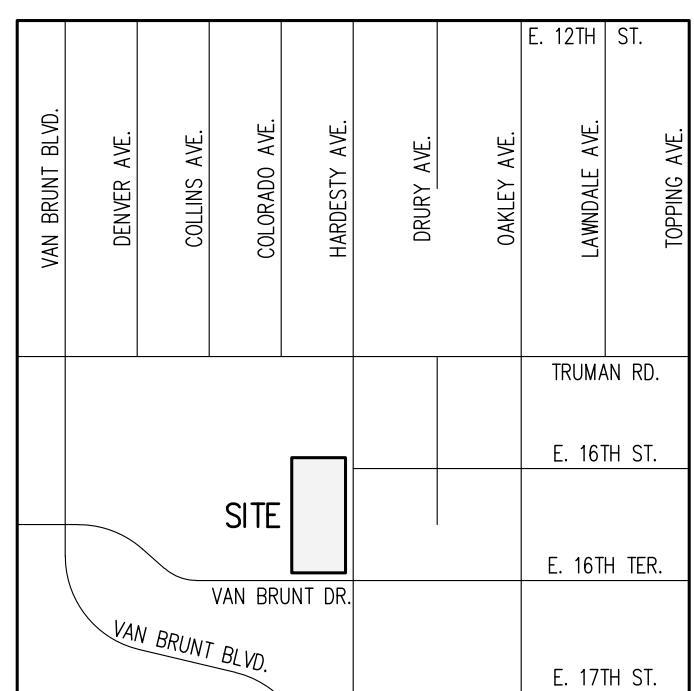
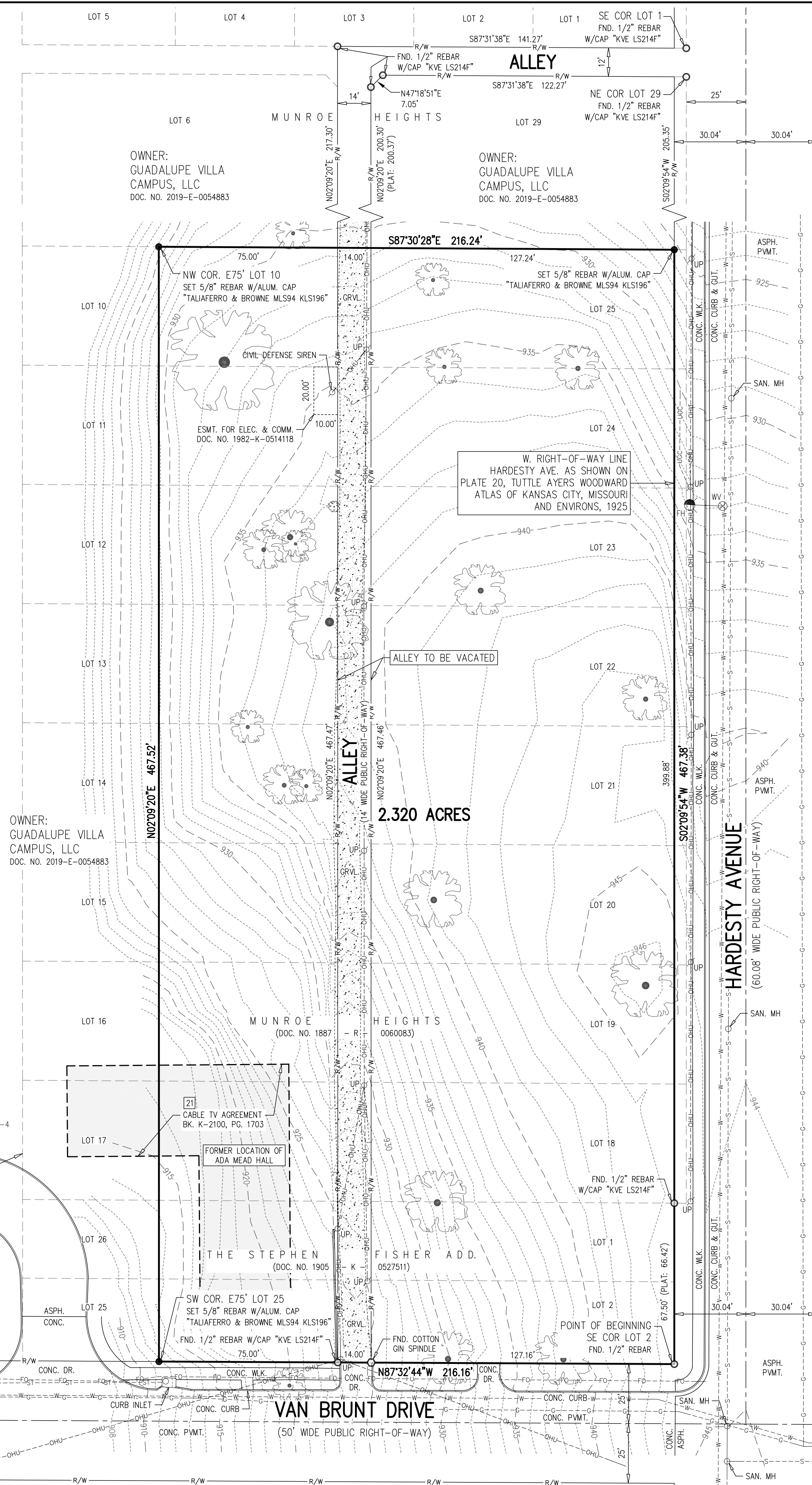
12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE: **MISSOURI HOUSING DEVELOPMENT COMMISSION.**

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL.": **AS SHOWN.**

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: **NONE OBSERVED.**

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: **THE NORTH-SOUTH ALLEY NEXT WEST OF HARDESTY AVENUE TO BE VACATED. AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.**

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: **APPURTENANT OFFSITE EASEMENTS NOT PROVIDED.**



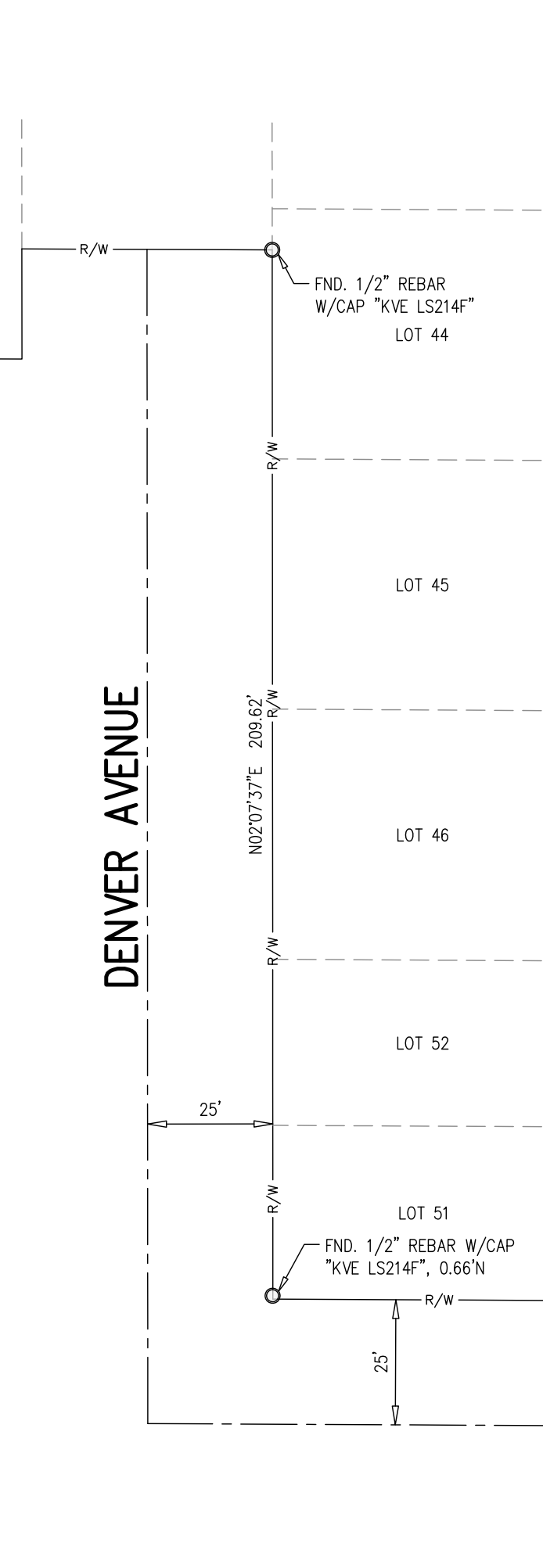
**VICINITY MAP**  
 SE 1/4 SEC. 2, TWP. 49N, R. 33E  
 NOT TO SCALE

BENCHMARK	
DESCRIPTION	ELEV.
BM-4: FOUND CHISELED SQUARE ON NORTH SIDE OF LIGHT POLE BASE, NORTH SIDE OF ENTRANCE DRIVE FROM VAN BRUNT DRIVE AT EAST END OF PARKING LOT.	914.97

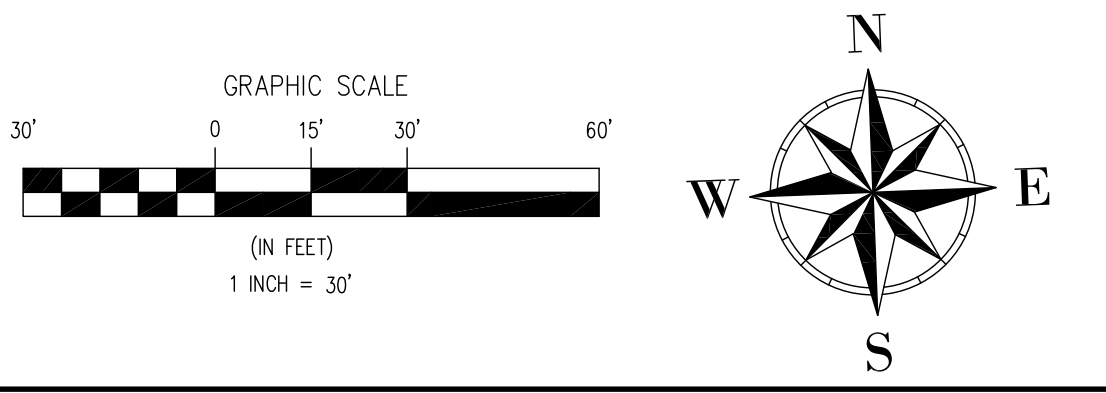
NOTE: BENCHMARK INFORMATION FROM ALTA/NSPS LAND TITLE SURVEY BY KAW VALLEY ENGINEERING, PROJECT NO. B18S3610, DATED JUNE 24, 2019, PROVIDED BY CLIENT.

**LEGEND**

—●—	FIRE HYDRANT
—○—	MANHOLE
—□—	PULL BOX
—S—	SANITARY
—U—	UTILITY POLE
—W—	WATER VALVE
—F—	FIBER OPTICS
—G—	GAS
—O—	OVERHEAD UTILITIES
—R/W—	RIGHT-OF-WAY LINE
—S—	SANITARY SEWER
—ST—	STORM SEWER
—LSC—	UNDERGROUND COMMUNICATION
—W—	WATER



3/17/2023 1:31:40 PM - S:\NET\JOB\75-0890V-GUADALUPE LOFTS\DWG (WORKING)\75-0890V-AS01.DWG



DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CK	APP
DRAWN: VAH	DATE: 3.8.2023	CHECKED: REG	DATE: 3.16.2023		
APPROVED: REG	DATE: 3.16.2023	P.C.: NMP	SCALE: 1" = 30'		

**TALIAFERRO & BROWNE, INC.**  
 CONSULTING ENGINEERS-SURVEYORS  
 1020 EAST 8TH ST., KANSAS CITY, MO, 64106  
 PH: (816) 283-3456 FAX: (816) 283-0841  
 PROFESSIONAL SURVEYING CORPORATION  
 MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481  
 PROFESSIONAL SURVEYING CORPORATION  
 MISSOURI LICENSE NO. 000094 KANSAS LICENSE NO. LS-196

**FOR: GUADALUPE APARTMENTS**  
**GUADALUPE LOFTS**  
**ALTA/NSPS LAND TITLE SURVEY**

T & B PROJECT NO.  
**75-0890-006**  
 DRAWING:  
**75-0890V-AS01.DWG**  
 Sheet 1 of 1



# ALTA/NSPS LAND TITLE SURVEY

## SE 1/4, SEC. 2, TWN. 49N, RNG. 33W KANSAS CITY, JACKSON COUNTY, MISSOURI



**TITLE COMMITMENT SCHEDULE A DESCRIPTION:**

**TRACT 1:**  
ALL OF LOTS 1 TO 58, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO KANSAS CITY, MISSOURI BY INSTRUMENT FILED AS DOCUMENT NO. B517359 IN BOOK B5800 AT PAGE 369 ALSO EXCEPT THOSE PARTS OF LOT 1 AND LOTS 18 TO 29 INCLUSIVE IN HARDESTY AVENUE.

TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOT 6, MUNROE HEIGHTS AND SOUTH OF AND ADJACENT TO PART OF LOT 3 AND ALL OF LOTS 4 AND 5, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940685 AND RECORDED AS DOCUMENT NO. K1156654 IN BOOK K2600 AT PAGE 2130.

ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD FROM THE EAST LINE OF DENVER AVENUE TO THE WEST LINE OF COLORADO AVENUE AND THE NORTH-SOUTH ALLEY BETWEEN DENVER AND COLORADO AVENUES FROM THE SOUTH LINE OF THE EAST-WEST ALLEY TO A LINE 26.22 FEET NORTH OF THE SOUTH LINE OF LOT 54, MUNROE HEIGHTS, LYING SOUTH OF AND ADJACENT TO LOTS 30 THRU 34 AND NORTH OF LOTS 35 AND 58 AND LYING EAST OF AND ADJACENT TO LOTS 35 THRU THE NORTH 25 FEET OF LOT 39 AND LYING WEST OF AND ADJACENT TO THE NORTH 26.22 FEET OF LOT 54 THRU LOT 58, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 31191 AND RECORDED AS DOCUMENT NO. B517364 IN BOOK B5800 AT PAGE 560.

ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT NORTH OF 16TH STREET TERRACE FROM THE WEST LINE OF COLORADO AVENUE TO THE WEST LINE OF LOT 54 MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940687 AND RECORDED AS DOCUMENT NO. K1156650 IN BOOK K2600 AT PAGE 2120.

ALSO TOGETHER WITH THE NORTH-SOUTH ALLEY NEXT EAST OF DENVER AVENUE FROM THE NORTH LINE OF VAN BRUNT BOULEVARD TO A POINT 443.48 FEET NORTH OF THE NORTH LINE OF VAN BRUNT BOULEVARD, LYING EAST OF AND ADJACENT TO THE SOUTH 25 FEET OF LOT 39 THRU LOT 46, LYING WEST OF AND ADJACENT TO THE LOT 47 THRU THE SOUTH 23.78 FEET OF LOT 54, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.

ALSO TOGETHER WITH THE EAST 1/2 OF VACATED DENVER AVENUE LYING WEST OF AND ADJACENT TO LOTS 34 THRU 44, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.

ALSO TOGETHER WITH ALL OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO LOTS 5 THRU 17, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K001118 IN BOOK K2812 AT PAGE 2093.

**TRACT 2:**  
LOTS 25, 26, 27 AND 28, THE STEPHEN FISHER ADDITION TO KANSAS CITY, MO., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 27 AND 28 AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.

ALSO TOGETHER WITH THE WEST 1/2 OF VACATED COLORADO AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 27 AND 28, ALSO TOGETHER WITH THE EAST OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO SAID LOTS 25 AND 26, AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K001118 IN BOOK K2812 AT PAGE 2093.

**TRACT 3:**  
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED ON THE WEST BY VAN BRUNT BOULEVARD, ON THE NORTH BY TRUMAN ROAD, ON THE EAST BY DENVER AVENUE, AND ON THE SOUTH BY 16TH STREET.

TOGETHER WITH THE WEST 1/2 OF VACATED DENVER AVENUE LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.

**TRACT 4:**  
THE EAST 93.11 FEET OF LOT 1, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 5:**  
THE WEST 34 FEET OF LOTS 1 AND 2, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 6:**  
LOT 2, EXCEPT THE WEST 34 FEET THEREOF, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 7:**  
LOTS 51 AND 52, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.

**POTENTIAL ENCROACHMENTS:**

A. BUILDING ENCROACHES UTILITY EASEMENT BY 10.64' AT THE EAST SIDE OF THE EPWORTH HOUSE.

**NOTE:**  
2" TYPICAL CURBS.

**DATUM BENCHMARK:**  
DATUM IS U.S. SURVEY FEET AND REFERS TO ELEVATION OF CORNER OF SIDEWALK SHOWN ON PLAN SHEET V6-A1 (VILLA GUADALUPE PLAY WALK/SWINGS) CONSTRUCTION REVIEW SET PROJECT NO. 16901.1 DATED 9/21/18. SIDEWALK LOCATION ID NO. 414 ELEVATION: 877.06

**BENCHMARKS/CONTROL POINTS:**

BMF #61: KANSAS CITY, MISSOURI #1620 "+-"	ELEV.=864.43
CP #301: INK "+"	N=5000.00 E=10000.00
CP #302: 1/2"x24" IRON BAR - PINK CP.	N=5125.72 E=9891.94

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.



CALL BEFORE YOU DIG - DRILL - BLAST  
1-800-344-7483  
(TOLL FREE)  
MISSOURI ONE CALL SYSTEM, INC.

**TITLE COMMITMENT:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO: NGS-957705-KCTY - FIRST AMENDMENT  
EFFECTIVE DATE: MAY 31, 2019 @ 8:00 AM

**SCHEDULE B - SECTION II ITEMS:**

- NON-SURVEY RELATED ITEMS ARE NOT SHOWN.
- 8. EASEMENT FOR SIDEWALK AS RESERVED IN THE WARRANTY DEED RECORDED JULY 21, 1925 AS DOCUMENT NO. A244450 IN BOOK B2581, PAGE 171. (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 9. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION RECORDED APRIL 27, 1965 AS DOCUMENT NO. B514259 IN BOOK B5791, PAGE 545. (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 10. AN EASEMENT TO KANSAS CITY, A MISSOURI MUNICIPALITY RECORDED FEBRUARY 17, 1982 AS DOCUMENT NO. K514118 IN BOOK K1126, PAGE 1198. (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 11. TERMS AND PROVISIONS AS SET FORTH IN CABLE TELEVISION INSTALLATION AGREEMENT, BY AND BETWEEN ST. PAUL SCHOOL OF THEOLOGY AND KANSAS CITY CABLE PARTNERS, A COLORADO GENERAL PARTNERSHIP, RECORDED FEBRUARY 25, 1991 AS DOCUMENT NO. K960236 IN BOOK K2100, PAGE 1703. (TRACTS 1 AND 2) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 12. UTILITY EASEMENTS RESERVED BY KANSAS CITY OVER THAT PART OF THE PREMISES IN QUESTION IN VACATED ALLEY AS SET FORTH IN ORDINANCE NO. 940687 RECORDED AUGUST 26, 1994 AS DOCUMENT NO. K1156650 IN BOOK K2600, PAGE 2120. (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 13. UTILITY EASEMENTS RESERVED BY KANSAS CITY OVER PORTION OF VACATED DENVER AVENUE AS SET FORTH IN ORDINANCE NO. 940683 RECORDED AUGUST 26, 1994 AS DOCUMENT NO. K1156652 IN BOOK K2600, PAGE 2125 (TRACTS 1 AND 3) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 14. UTILITY EASEMENTS RESERVED BY KANSAS CITY OVER THAT PART OF THE PREMISES IN QUESTION IN VACATED ALLEY AS SET FORTH IN ORDINANCE NO. 940685 RECORDED AUGUST 26, 1994 AS DOCUMENT NO. K1156654 IN BOOK K2600, PAGE 2130. (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 15. UTILITY EASEMENTS RESERVED BY KANSAS CITY OVER THAT PART OF THE PREMISES IN QUESTION IN VACATED ALLEY AS SET FORTH IN ORDINANCE NO. 940686 RECORDED AUGUST 26, 1994 AS DOCUMENT NO. K1156656 IN BOOK K2600, PAGE 2135. (TRACTS 1 AND 7) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 16. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION RECORDED AUGUST 22, 1995 AS DOCUMENT NO. K1207160 IN BOOK K2729, PAGE 1176. (TRACTS 1 AND 3) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 17. UTILITY EASEMENTS RESERVED BY KANSAS CITY OVER PORTION OF VACATED COLORADO AVENUE AS SET FORTH IN ORDINANCE NO. 940684 RECORDED MARCH 15, 1996 AS DOCUMENT NO. K001118 IN BOOK K2812, PAGE 2093 (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 18. TERMS AND PROVISIONS AS SET FORTH IN INDEMNIFICATION AGREEMENT, BY AND BETWEEN THE SAINT PAUL SCHOOL OF THEOLOGY, A MISSOURI NOT FOR PROFIT CORPORATION AND CITY OF KANSAS CITY MISSOURI, A MISSOURI MUNICIPALITY, RECORDED OCTOBER 22, 1998 AS DOCUMENT NO. 98K56016 IN BOOK K3296, PAGE 1911. (TRACTS 1 AND 3) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 19. UTILITY EASEMENTS RESERVED BY KANSAS CITY OVER PORTION OF VACATED ALLEY AS SET FORTH IN ORDINANCE NO. 31191 RECORDED MAY 27, 1965 AS DOCUMENT NO. B517364 IN (TRACT 1) (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 20. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION RECORDED MAY 15, 1991 AS DOCUMENT NO. K971329 IN BOOK K2124, PAGE 1445. (TRACT 3) (DOES NOT AFFECT SUBJECT PROPERTY.)
- 21. EASEMENTS, IF ANY, FOR PUBLIC UTILITIES INSTALLED IN, UNDER OR UPON THE VACATED STREETS AND ALLEYS PRIOR TO THE VACATION THEREOF, AND FOR WHICH NO NOTICE APPEARS IN THE OFFICE OF THE RECORDER OF DEEDS, (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 22. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.

**TABLE "A" NOTES:**

- 1. ADDRESS: 5123 E. TRUMAN ROAD.
- 2. THE SUBJECT PROPERTY LIES WITH ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ON THE FLOOD INSURANCE RATE MAP FOR KANSAS CITY, MISSOURI. COMMUNITY PANEL NO. 29095C0257G, EFFECTIVE ON JANUARY 20, 2017. LOCATION DETERMINED BY A SCALED GRAPHICAL POLY OF THE FLOOD INSURANCE RATE MAP.
- 4. GROSS LAND AREA: 776,101 SF. / 17.81 AC.
- 9. THERE ARE 254 DESIGNATED PARKING SPACES LOCATED ON SURVEYED PARCEL. 238 STANDARD AND 16 HANDICAPPED DESIGNATED SPACES.
- 10(a) THE SURVEYED PARCEL CONTAINS NO OBSERVED PARTY WALLS.
- 10(b) CLIENT DID NOT REQUEST ANY WALLS TO BE CHECKED FOR PLUMBNESS.
- 11. UNDERGROUND UTILITIES SHOWN PER MISSOURI ONE-CALL TICKET #S 191430493 AND 191430494 AS WELL AS UTILITY MAPS FROM KANSAS CITY MISSOURI WATER SERVICES.
- 12. THERE WERE NO GOVERNMENTAL AGENCY REQUIREMENTS SUPPLIED.
- 16. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**SURVEY REFERENCE:**  
EAST KENSINGTON PLAT BK 7, PG 65, MUNROE HEIGHTS PLAT BK 6, PG 83, AND THE STEPHEN FISHER ADDITION BK 13, PG 8.

**ZONING:**

PER ZONING REPORT DATED MAY 13, 2019, AND LETTER DATED MAY 7th, 2019, PROVIDED BY CLIENT.

EXISTING ZONE: B 3-2

MINIMUM YARD REQUIREMENTS:  
FRONT - 0 FEET  
REAR - 30 FEET  
SIDE - 0 FEET

EXISTING ZONE: R 1.5

MINIMUM YARD REQUIREMENTS:  
FRONT - 20 FEET  
REAR - 25 FEET  
SIDE - 15 FEET  
STREET SIDE - 15 FEET

EXISTING ZONE: R 2.5

MINIMUM YARD REQUIREMENTS:  
FRONT - 25 FEET  
REAR - 25 FEET  
SIDE - 8 FEET  
STREET SIDE - 15 FEET

PARKING FORMULA: COLLEGE/UNIVERSITY: 1 SPACE / 4 EMPLOYEES  
+ 1 SPACE / 10 STUDENT

PARKING REQUIREMENTS: UNABLE TO DETERMINE-EMPLOYEE AND STUDENT COUNT IS UNKNOWN.

FLOOR AREA RATIO:  
MAXIMUM FLOOR AREA RATIO  
R-2.5: NO REQUIREMENT NOTED  
R-1.5: NO REQUIREMENT NOTED  
B 3-2: 2.2

HEIGHT:  
MAXIMUM BUILDING HEIGHT  
R-2.5: 40'  
R-1.5: 45'  
B 3-2:

MIXED USE - 50'  
ALL OTHER BUILDINGS - 45'

**GENERAL NOTES:**

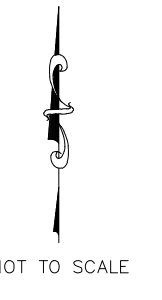
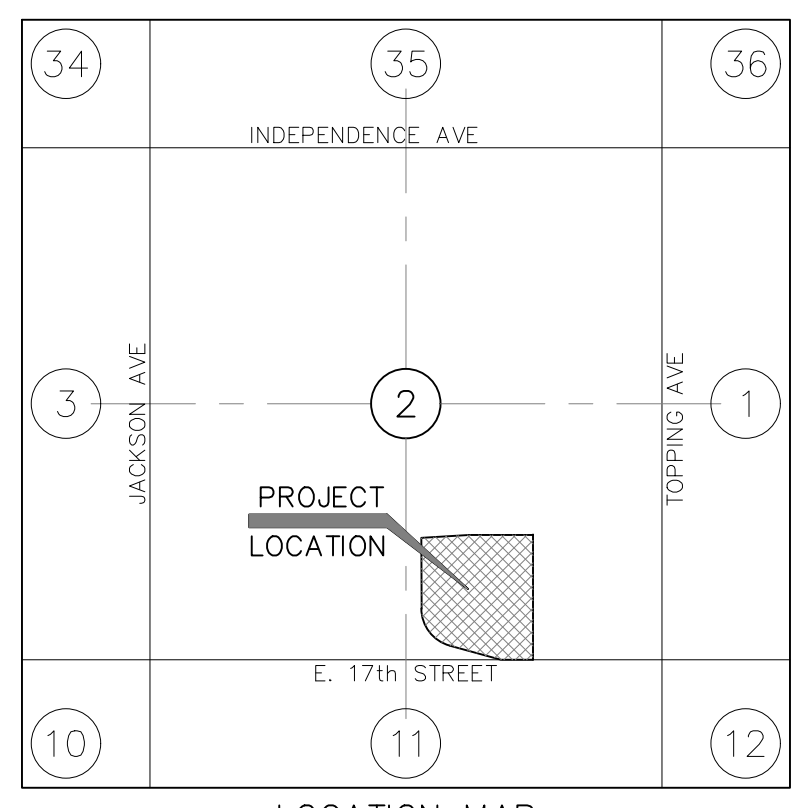
- 1. ADDRESS: 5123 E. TRUMAN ROAD
- 2. VERTICAL RELIEF WAS ESTABLISHED BY GROUND SURVEY. CONTOUR INTERVAL IS 1.0 FOOT.
- 3. THERE ARE 91 DESIGNATED PARKING SPACES LOCATED ON SURVEYED PARCEL. 82 STANDARD AND 9 HANDICAPPED DESIGNATED SPACES.
- 4. UNDERGROUND UTILITIES SHOWN PER MISSOURI ONE-CALL TICKET #S 191002793, 191002772, 191002748, PRIVATE UTILITY LOCATION SERVICE OR UTILITY MAPS FROM CLIENT PLANS AND KANSAS CITY PUBLIC WORKS.
- 5. THERE IS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**BASIS OF BEARINGS:**

SOUTH 00'05'01" WEST ON THE EAST LINE OF SEC. 2-49-33.

**LAND AREA:**

TRACT 1: 464,921 SQUARE FEET OR 10.67 ACRES.  
TRACT 2: 22,064 SQUARE FEET OR 0.52 ACRES.  
TRACT 3: 270,559 SQUARE FEET OR 6.21 ACRES.  
TRACT 4: 3,075 SQUARE FEET OR 0.07 ACRES.  
TRACT 5: 2,294 SQUARE FEET OR 0.05 ACRES.  
TRACT 6: 3,210 SQUARE FEET OR 0.07 ACRES.  
TRACT 7: 9,378 SQUARE FEET OR 0.22 ACRES.  
TOTAL: 776,101 SQUARE FEET OR 17.81 ACRES.



LOCATION MAP  
KANSAS CITY, JACKSON COUNTY, MISSOURI  
SEC. 2-49-33

SHEET LIST	
1	NOTES
2	BOUNDARY AND EASEMENTS
3	EXISTING SITE PLAN
4	UTILITY LAYOUT

**UNRECORDED/PROPOSED LEASE DESCRIPTION:**

(SHOWN ON SURVEY PER CLIENT REQUEST)  
ALL OF THE SOUTH 225.00 FEET OF THE WEST 190.00 FEET OF THE TRACT OF LAND BEING DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED ON THE WEST BY VAN BRUNT BOULEVARD, ON THE NORTH BY TRUMAN ROAD, ON THE EAST BY DENVER AVENUE, AND ON THE SOUTH BY 16TH STREET. TOGETHER WITH THE WEST 1/2 OF VACATED DENVER AVENUE LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.  
CONTAINS 42,470 SQUARE FEET OR 0.975 ACRES, MORE OR LESS.

**LEGEND**

<ul style="list-style-type: none"> <li>○ MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED</li> <li>(M) MEASURED</li> <li>#60 BENCHMARK</li> <li>#302 CONTROL POINT</li> <li>— STREET SIGN</li> <li>— BUSINESS/BILLBOARD SIGN</li> <li>● STEEL BOLLARD</li> <li>□ CANOPY SUPPORT</li> <li>□ UTILITY POLE</li> <li>○ UTILITY POLE W/ TRANSFORMER</li> <li>□ BREAKER BOX</li> <li>○ LIGHT POLE (□) — OU —</li> <li>— DEADMAN ANCHOR</li> <li>□ AIR CONDITIONING UNIT</li> <li>□ ELECTRIC PEDESTAL</li> <li>□ ELECTRIC METER</li> <li>○ WATER LINE GATE VALVE</li> <li>○ GAS SIGN</li> <li>□ GAS METER</li> <li>○ FIRE SPRINKLER VALVE</li> <li>○ DOWNSPOUT</li> <li>○ FLOOR DRAIN</li> </ul>	<ul style="list-style-type: none"> <li>▽ FIRE HYDRANT</li> <li>○ SANITARY SEWER MANHOLE</li> <li>○○○ SANITARY SEWER CLEAN-OUT</li> <li>□ TELEPHONE PEDESTAL</li> <li>○ STORM SEWER MANHOLE</li> <li>ABA HANDICAP SIGN</li> <li>○ HANDICAP PAINTED SYMBOL</li> <li>○ GATE POST</li> <li>12' ○ DECIDUOUS TREE W/ SIZE</li> <li>12' ○ EVERGREEN TREE W/ SIZE</li> <li>○ SHRUB</li> <li>○ OVERHEAD UTILITY</li> <li>— UNDERGROUND ELECTRIC LINE</li> <li>— UNDERGROUND CABLE TV</li> <li>— WATER LINE</li> <li>— SANITARY SEWER LINE</li> <li>— UNDERGROUND FIBER OPTIC CABLE</li> <li>— UNDERGROUND GAS LINE</li> <li>— UNDERGROUND TELEPHONE LINE</li> <li>— WOOD FENCE</li> <li>— CHAIN LINK FENCE</li> <li>— PVC FENCE</li> </ul>	<ul style="list-style-type: none"> <li>— WROUGHT IRON FENCE</li> <li>— BUSH LINE</li> <li>— GUARDRAIL</li> <li>— CONCRETE SURFACE</li> <li>— DIRT PILE</li> <li>— BRICK SURFACE</li> <li>— RETAINING WALL</li> <li>— GRAVEL SURFACE</li> <li>B/B BACK OF CURB TO BACK OF CURB</li> <li>CLP ○ CLOTHES LINE POLE</li> <li>PGS ○ PLAYGROUND SUPPORT</li> <li>DSW ○ DOOR SWITCH</li> <li>THD THRESHOLD</li> <li>○ UTILITY POLE W/ LIGHT</li> <li>□ ELECTRIC TRANSFORMER</li> <li>□ WATER METER</li> <li>▽ SIAMSESE FIRE CONNECTOR/WALL MOUNTED SIAMSESE FIRE CONNECTOR</li> <li>○ GREASE PIT MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>B ○ BASKETBALL GOAL</li> <li>FP ○ FLAG POLE</li> <li>□ SPLICE BOX</li> <li>○ PARKING STALL COUNT</li> <li>○ ELECTRIC MANHOLE</li> <li>○ TRAFFIC SIGNAL LIGHT POLE</li> <li>□ TRAFFIC SIGNAL LIGHT CONTROL BOX</li> <li>○ WATER MANHOLE</li> <li>◀ SPOTLIGHT/FLOODLIGHT</li> <li>NP — NO PARKING SIGN</li> <li>○ SCHEDULE B IDENTIFIER</li> <li>L/S LANDSCAPE</li> <li>(A) POSSIBLE ENCROACHMENT IDENTIFIER</li> </ul>
--	---	---	--

**SURVEYOR CERTIFICATION:**  
TO VILLA GUADALUPE CAMPUS, LLC, GUADALUPE CENTERS, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION, IFF CAPITAL 26 LLC, IFF 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 2016 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, 6(a), 6(b), 7(c), 7(d), 7(e), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 21(a), 21(b), OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/30/2019.

DATE OF PLAT OR MAP: 06/24/2019  
(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

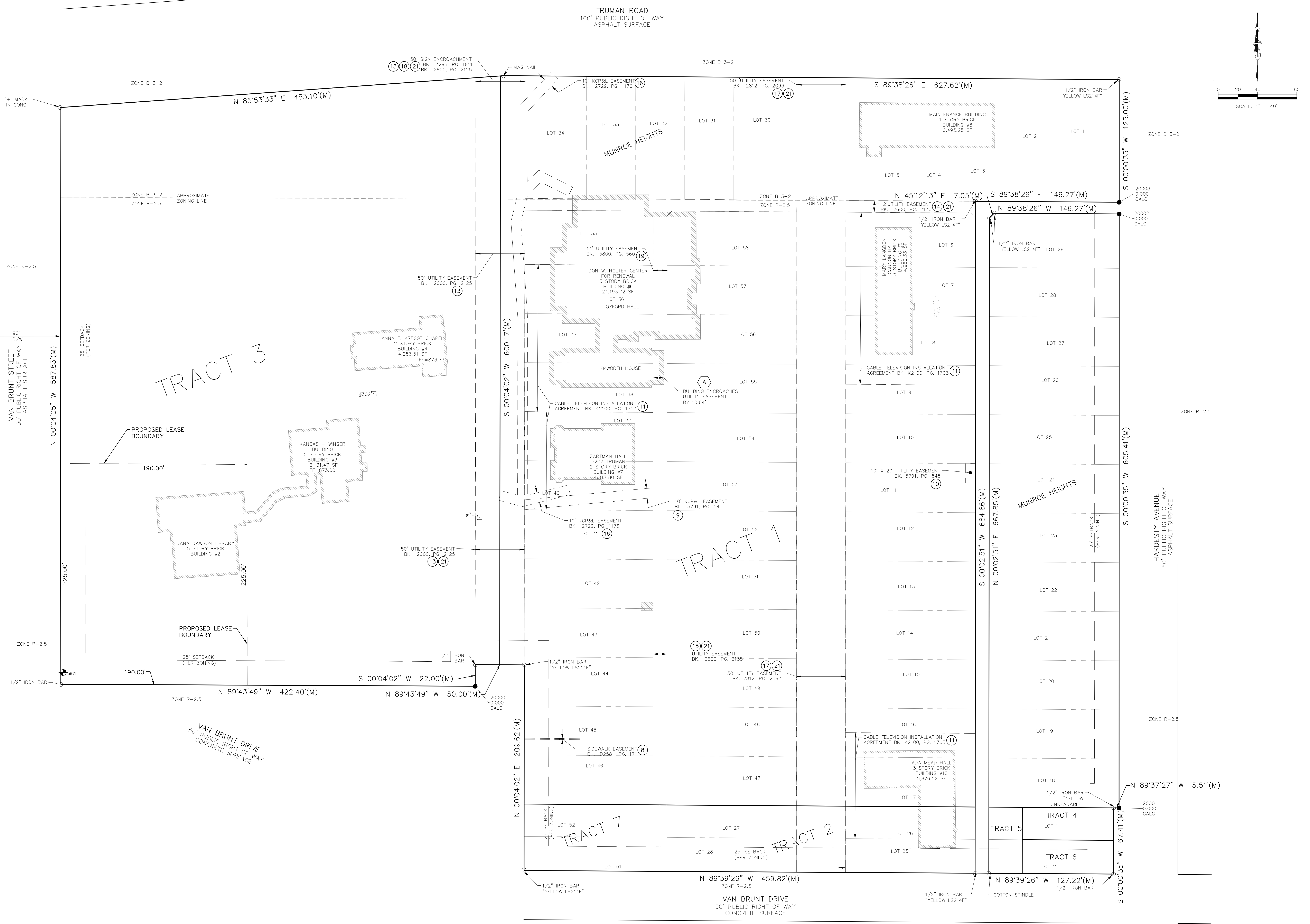
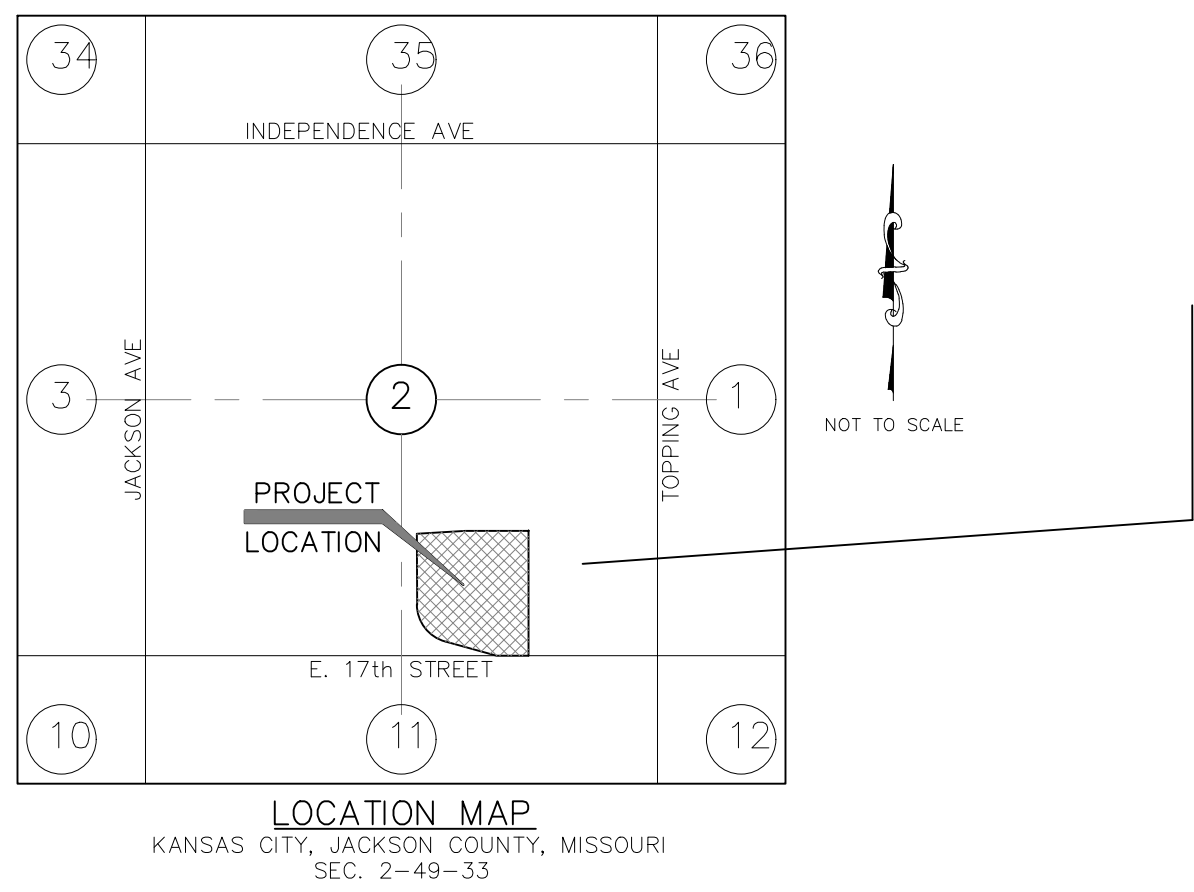
		<small>PROJECT NO. B1653610 DRAWN BY: EMA CHECKED BY: PS DATE: 06/25/2019 SHEET 1 OF 4</small>
<small>8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858   FAX (816) 468-6651 ke@kvenig.com   www.kvenig.com</small>		
<small>PROJECT: VILLA GUADALUPE PLAYGROUND 5301 E. TRUMAN ROAD KANSAS CITY, JACKSON COUNTY, MO</small>		<small>PREPARED FOR: GUADALUPE CENTERS, INC. 5301 E. TRUMAN ROAD KANSAS CITY, MO. 64127</small>
<small>KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19</small>		




# ALTA/NSPS LAND TITLE SURVEY

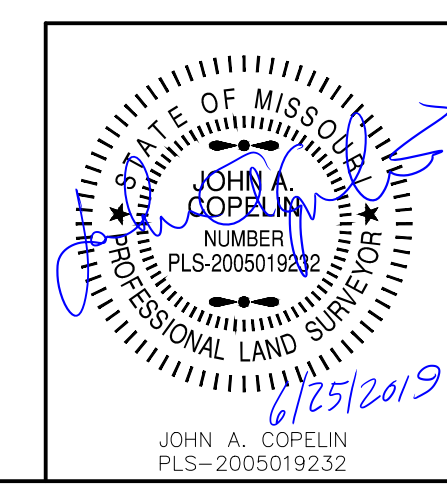
SE 1/4, SEC. 2, TWN. 49N, RNG. 33W  
KANSAS CITY, JACKSON COUNTY, MISSOURI


**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CD-CPC-2023-00046** on **05-16-2023**  
**CD-ROW-2023-00009**  
  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

 CALL BEFORE YOU DIG - DRILL - BLAST  
 1-800-344-7483  
 (TOLL FREE)  
 MISSOURI ONE CALL SYSTEM, INC.

  
**JOHN A. COPELIN**  
 PLS-2005019232

  
**KAW VALLEY ENGINEERING**  
 8040 N. OAK TRAFFICWAY  
 KANSAS CITY, MO 64118  
 PH. (816) 468-5858 | FAX (816) 468-6651  
 kc@kven.com | www.kven.com

PROJECT NO. **61853610**  
 DRAWN BY **EMA**  
 CHECKED BY **PS**  
 DATE **6/25/2019**  
 SHEET **2 OF 4**

PROJECT: **VILLA GUADALUPE PLAYGROUND**  
 5301 E. TRUMAN ROAD  
 KANSAS CITY, MO 64127

PREPARED FOR: **GUADALUPE CENTERS, INC.**  
 5301 E. TRUMAN ROAD  
 KANSAS CITY, MO. 64127

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

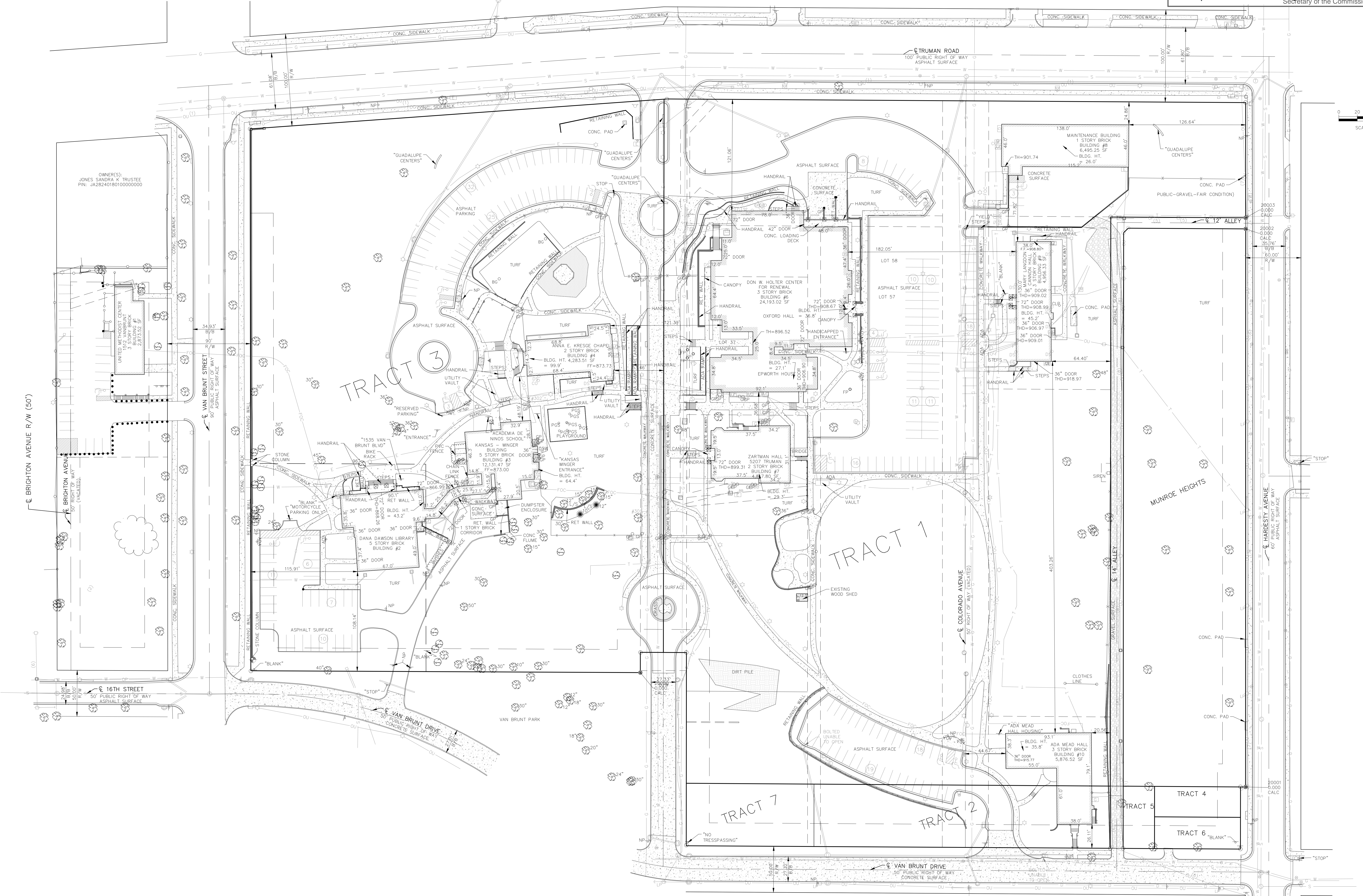
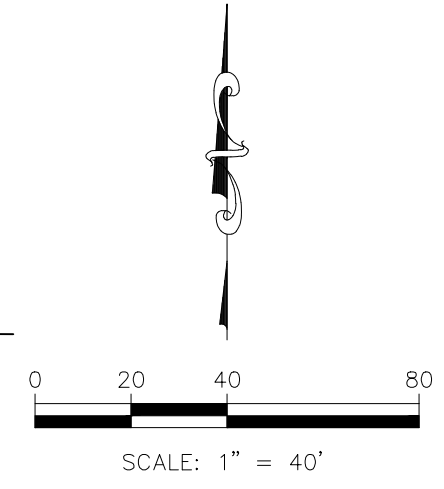


# ALTA/NSPS LAND TITLE SURVEY

SE 1/4, SEC. 2, TWN. 49N, RNG. 33W  
KANSAS CITY, JACKSON COUNTY, MISSOURI

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2023-00046 on 05-16-2023  
CD-ROW-2023-00009

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



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THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

 CALL BEFORE YOU DIG - DRILL - BLAST  
1-800-344-7483  
(TOLL FREE)  
MISSOURI ONE CALL SYSTEM, INC.

**PROJECT:** VILLA GUADALUPE PLAYGROUND  
5301 E. TRUMAN ROAD  
KANSAS CITY, MO 64127

**PREPARED FOR:** GUADALUPE CENTERS, INC.  
5301 E. TRUMAN ROAD  
KANSAS CITY, MO. 64127

**PROJECT NO.:** 61853610  
**DRAWN BY:** EMA  
**CHECKED BY:** PS  
**DATE:** 3/6/2024  
**SHEET:** 3 OF 4

**KAW VALLEY ENGINEERING**  
8040 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64118  
PH. (816) 468-5858 | FAX (816) 468-6651  
kc@kven.com | www.kven.com

**JOHN A. COPPIN**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 00001828  
PLS-2005019232

DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



# ALTA/NSPS LAND TITLE SURVEY

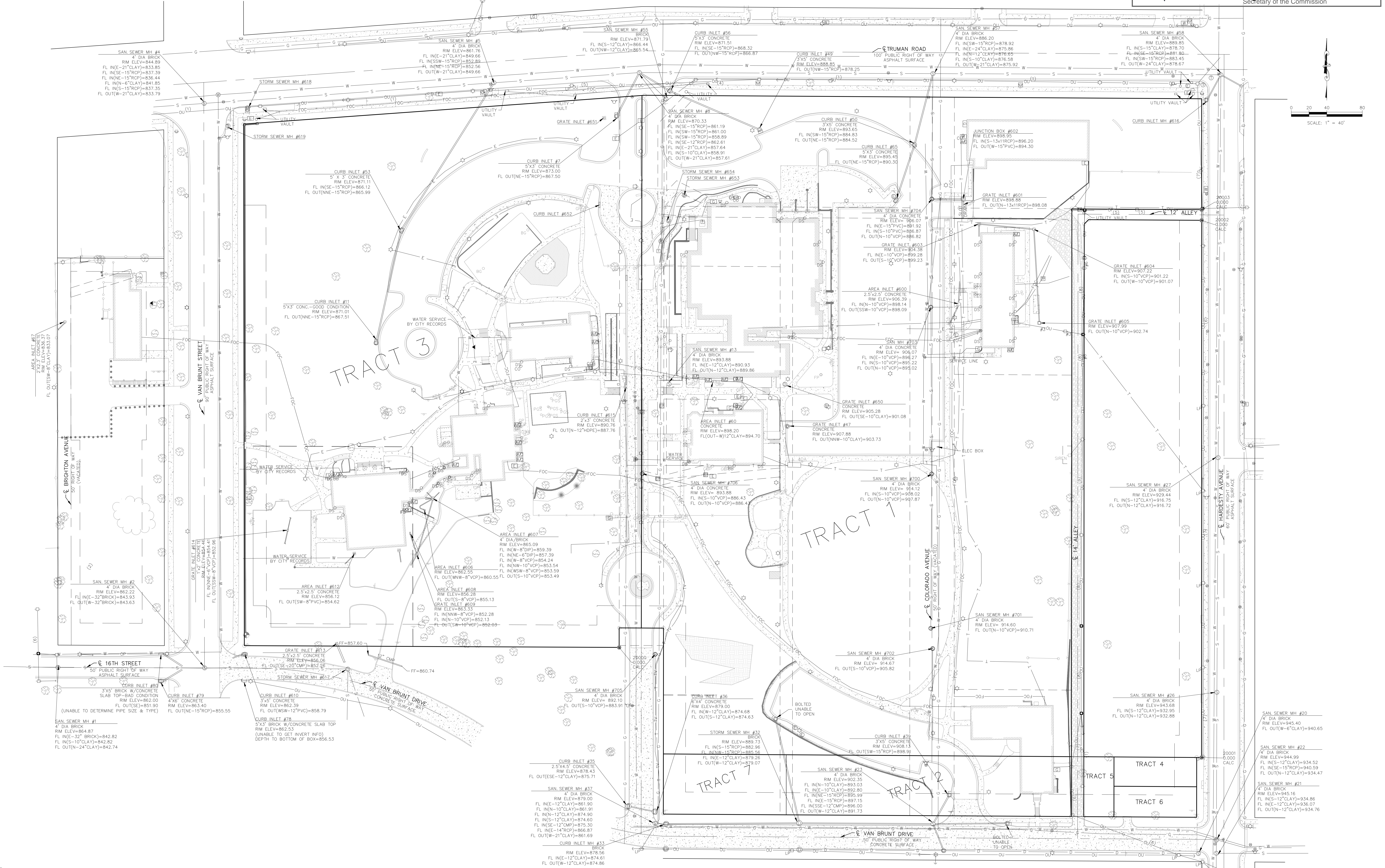
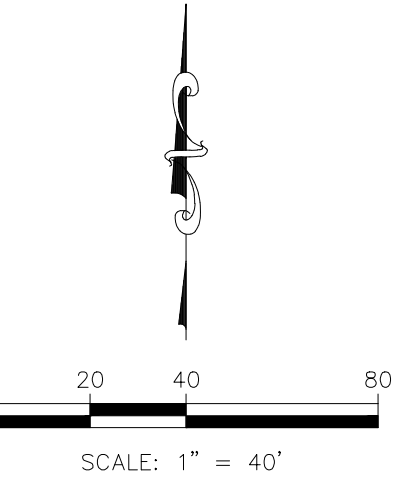
SE 1/4, SEC. 2, TWN. 49N, RNG. 33W  
KANSAS CITY, JACKSON COUNTY, MISSOURI



City Plan Commission  
Recommends Approval with Conditions

of Case No. CD-CPC-2023-00046 on 05-16-2023  
CD-ROM-2023-00009

Joseph Rexwinkle, AICP  
Secretary of the Commission



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KANSAS CITY, MO 64118  
PH. (816) 468-5858 | FAX (816) 468-6651  
kve@kveeng.com | www.kveeng.com

PROJECT: VILLA GUADALUPE PLAYGROUND  
5301 E. TRUMAN ROAD  
KANSAS CITY, MO 64127

PREPARED FOR: GUADALUPE CENTERS, INC.  
5301 E. TRUMAN ROAD  
KANSAS CITY, MO 64127

PROJECT NO. B1853610  
DRAWN BY: EMA  
CHECKED BY: PS  
DATE: 6/25/2019  
SHEET: 4 OF 4

JOHN A. COPPIN  
PLS-2005019232

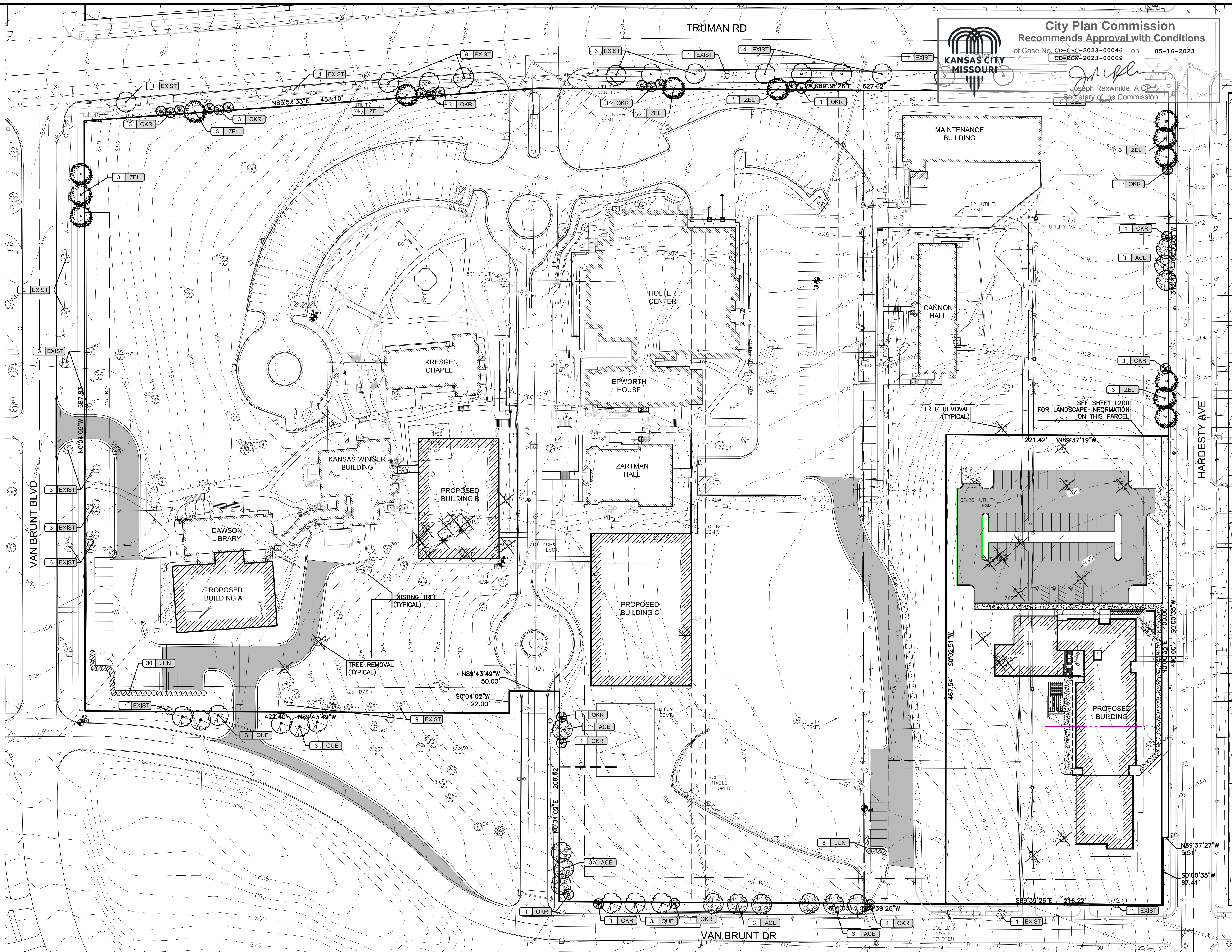
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19



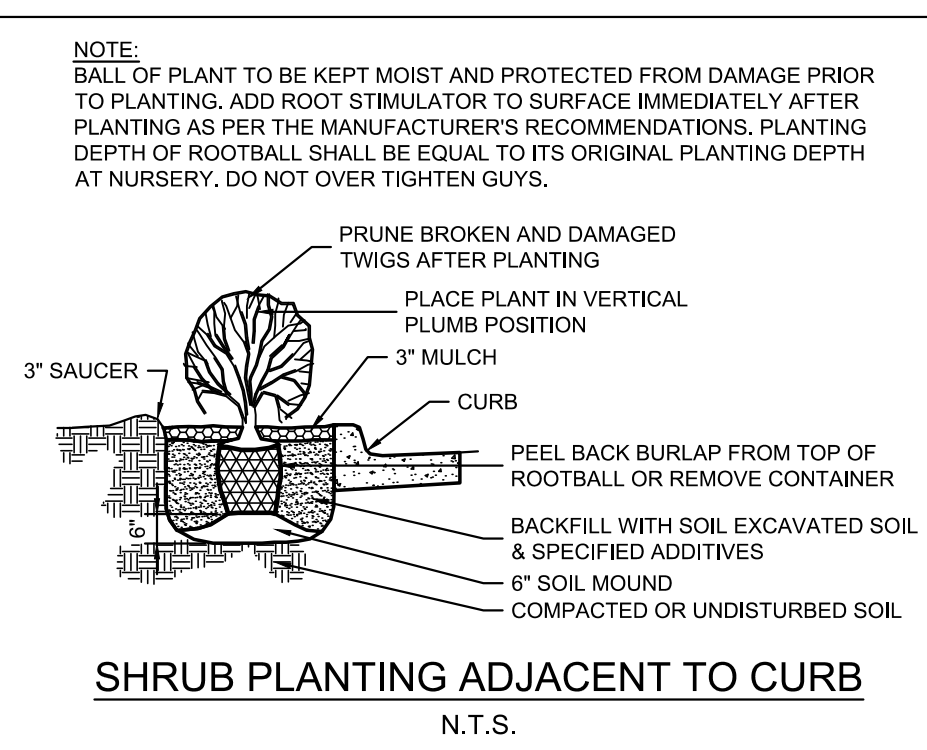
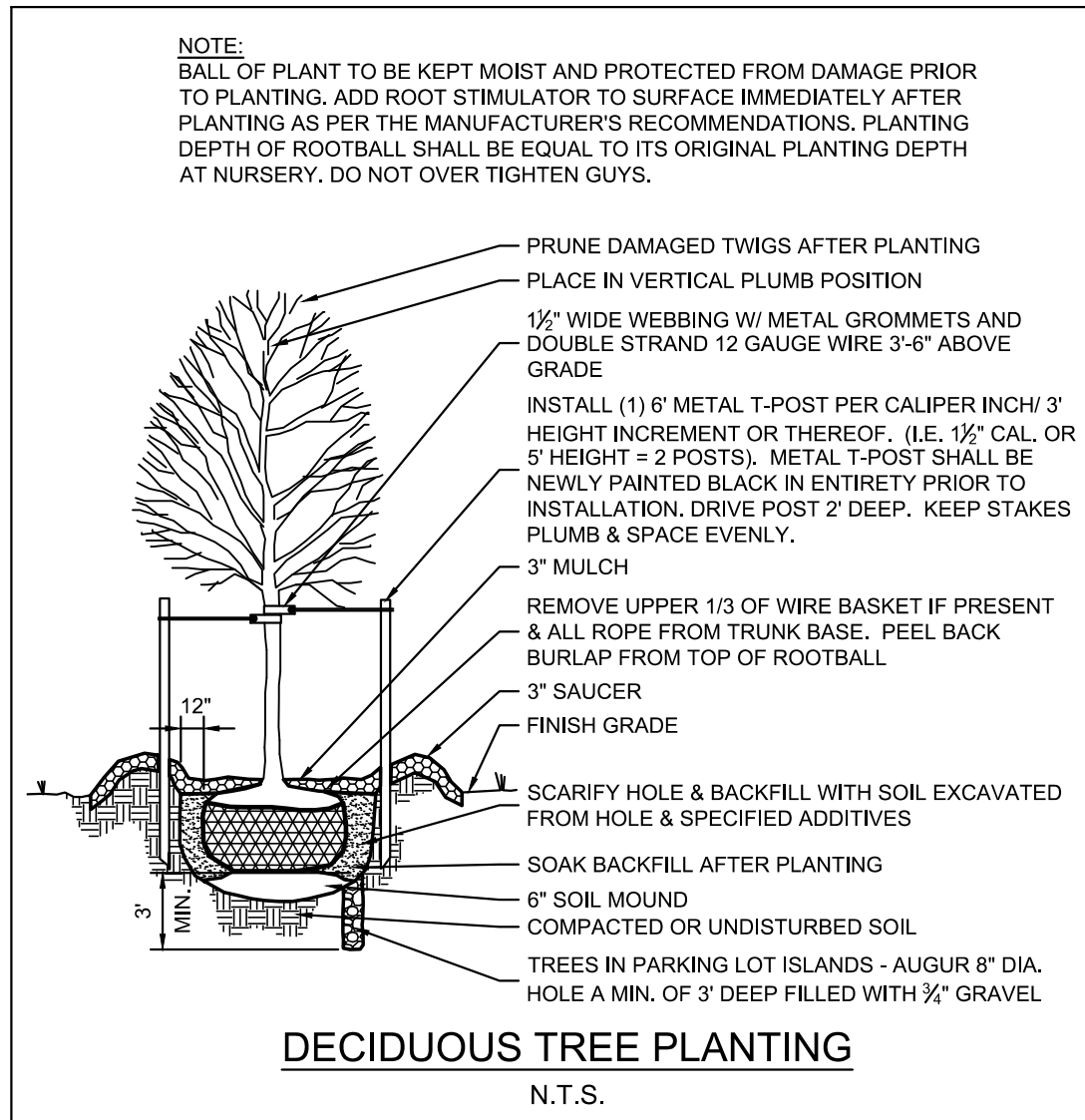
**NOTES:**  
 CONSTRUCTION OF IMPROVEMENTS OVER TIME REQUIRES THE REMOVAL OF (28) TREES ON THE SITE. GUADALUPE CENTERS IS DEDICATED TO THE REPLACEMENT AND PLANTING OF TREES THROUGHOUT THE CAMPUS. NEW TREES WILL BE PROVIDED PER CITY ORDINANCE WITH THE SUBMITAL OF FINAL UR PLANS.

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2023-00046 on 05-16-2023  
 CD-ROW-2023-00009  
 Joseph Rexwinkel, AICP  
 Secretary of the Commission

**MKEC**  
 11827 W. 110th Street, Suite 900  
 Overland Park, KS 66210  
 Phone No. 913.881.8888  
 Engineering No. 200109284  
 License No. 2008027188  
 Surveying No. 2008027138



**UR REZONING & PRELIMINARY PLAN**  
**GUADALUPE CENTERS ELEMENTARY CAMPUS**  
 5123 TRUMAN RD, KANSAS CITY, MO 64127



88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 Street Trees	60	60	NO	NO
88-425-04 General	136	0*	NO	NO
88-425-05 Perimeter Vehicular Use Area	0	0	NO	NO
Adjacent Streets				
Buffer Width	10'	10'	NO	NO
Trees	N/A	N/A	NO	NO
Shrubs/Wall/Berm	SCREEN	YES	NO	NO
Adjacent to Residential Zones				
Buffer Width	10'	10'	NO	NO
Trees	N/A	N/A	NO	NO
Shrubs/Wall/Berm	SCREEN	YES	NO	NO
88-425-06 Interior Vehicular Use Area				
Interior Area	N/A	N/A	NO	NO
Trees	N/A	N/A	NO	NO
Shrubs	N/A	N/A	NO	NO
88-425-07 Parking Garage Screening	N/A	N/A	N/A	N/A
88-425-08 Mechanical/Utility Equip. Screening	N/A	N/A	N/A	N/A
88-425-09 Outdoor Use Screening	N/A	N/A	N/A	N/A

\*SITE HAS EXISTING TREES NUMBERING GREATER THAN 136 ON SITE.

**ORIGINAL PLANT SCHEDULE**

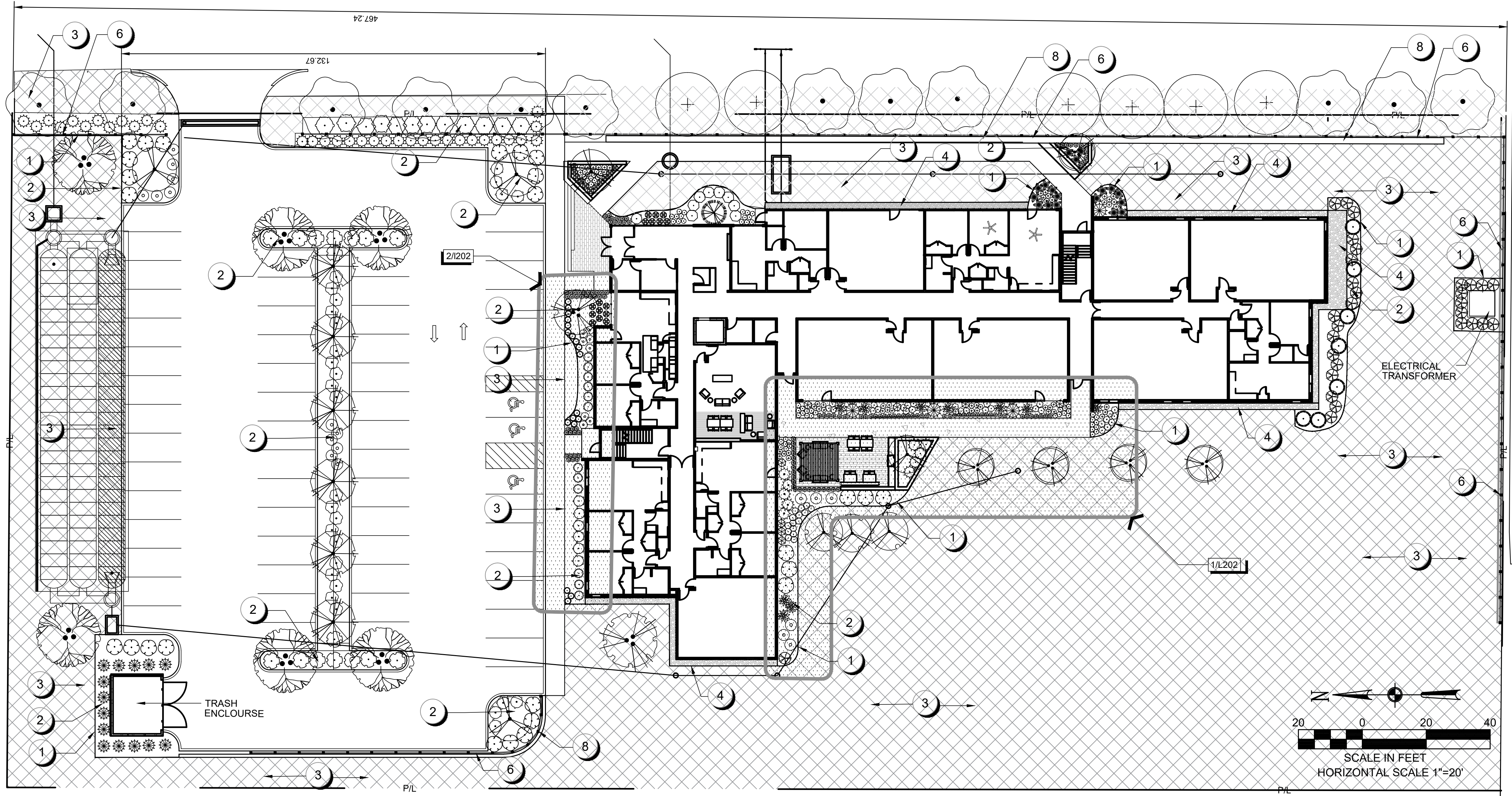
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
<b>DECIDUOUS TREES</b>				
ACE	14	AUTUMN SPLENDOR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	2" CAL, 12' MIN. HT.
QUE	9	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL, 12' MIN. HT.
OKR	24	OKLAHOMA REDBUD	CERCIS CHINENSIS 'OKLAHOMA'	2" CAL, 5' MIN. HT.
ZEL	14	MUSHASHINO ZELKOVA	ZELKOVA SERRATA 'MUSHASHINO'	2" CAL, 12' MIN. HT.
<b>SHRUBS</b>				
JUN	38	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.
<b>GROUND COVER</b>				
TURF	N/A	FESCUE TURF GRASS	SEE LAWN NOTES	SOD

**OVERALL LANDSCAPE PLAN**  
 PROJECT NO. 2202010561  
 DATE 05.05.2023  
 SCALE 1" = 40'  
 DESIGNED DRAWN CHECKED  
 BJH BJH BJH  
 NO. REVISION DATE  
 SHEET NO.  
 L100



# PLANT SCHEDULE LANDSCAPE

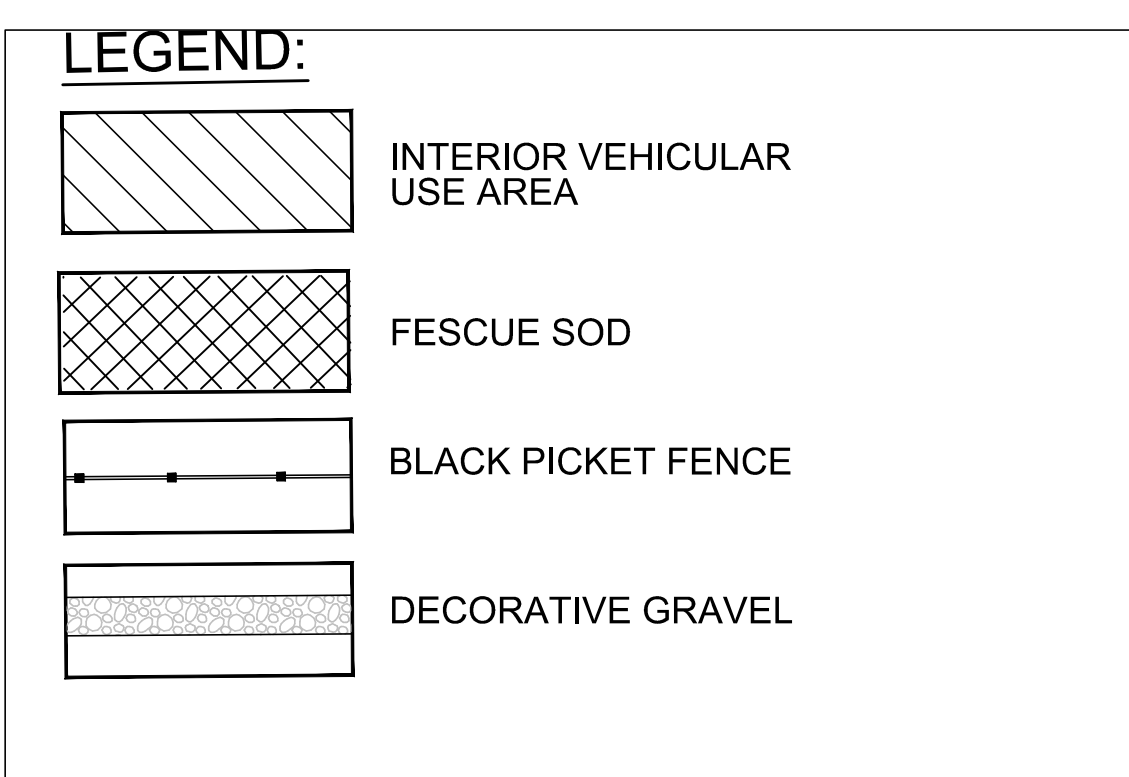
SECTION	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS GENERAL SITE TREES (88-425-04)	ABS	4	Amelanchier x grandiflora Autumn Brilliance / Autumn Brilliance Serviceberry	8.8 B	Multi-stem	6'-7' HT
	SWM	1	Magnolia virginiana / Sweetbay Magnolia	8.8 B		8'-10' HGT
	RRC	1	Makia x Royal Raindrops / Royal Raindrops Crabapple	2.5' Cal.	BBB	
DECIDUOUS PARKING LOT TREES (88-425-06)	ARM	6	Acer rubrum Armstrong / Armstrong Red Maple	3' Cal.	BBB	
	ORB2	4	Cercis canadensis var. texensis / Oklahoma Redbud	8.8 B	2' Cal.	
	SWO	6	Quercus bicolor / Swamp White Oak	8.8 B	2' Cal.	
DECIDUOUS STREET TREES (88-425-03)	SAL	6	Gleditsia bicacanthos Inermis 'Shademaster' TM / Shademaster Locust	8.8 B	2' Cal.	
	SLZ	12	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	8.8 B	2' Cal.	
EVERGREEN SCREENING TREES (88-425-08-A)	COE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
	PEJ	7	Juniperus chinensis 'Perfecta' / Perfecta Juniper	8.8 B		6'-7' HT
	TEJ	14	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	8.8 B		6'-7' HT
	TEJ2	30	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	8.8 B		6'-7' HT
EVERGREEN TREES	COE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
	HEJ	4	Juniperus chinensis 'Hetzl' / Hetzl Juniper	8.8 B		7' - 8' HT
ORNAIMENTAL TREES	COE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
	OKR	5	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	8.8 B	2' Cal.	
SHRUBS	COE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	WGB3	12	Buxus microphylla var. koronana 'Winter Green' / Winter Green Boxwood	3 gal.		
DECIDUOUS SHRUBS	COE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	ICB	18	Buddleia x Blue Chip Jr. / Blue Chip Jr. Lo & Behold Butterfly Bush	3 gal.	CONT.	
EVERGREEN SHRUBS (88-425-08-B)	COE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	YCD	27	Douglas x 'NIDOKI' TM / Yali Cherry Blossom Douzua	3 gal.	CONT.	
ORNAIMENTAL GRASSES	COE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	FRG	8	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	CONT.	
PERENNIALS / ANNUALS	COE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
	HRD	15	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal.	CONT.	
SOD	COE	QTY	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3
	TFS	48,711 sf	Festuca arundinacea Blend / Turf-Type Tall Fescue	sod	Rate	



1 LANDSCAPE PLAN  
SCALE: 1"=20'-0"

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	LANDSCAPE METAL EDGING
2	HARDWOOD MULCH
3	NEW FESCUE SOD
4	DECORATIVE GRAVEL OVER LANDSCAPE FABRIC AND CONTAINED WITH METAL EDGING
6	BLACK PICKET FENCE - (REFER TO ARCHITECTURE DETAILS)



## LANDSCAPE GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE.
- ALL PLANTING SPECIFICATIONS SHALL BE PER SPECIFICATION MANUAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ THE LANDSCAPE SPECIFICATIONS IN ITS ENTIRETY AND RELATED SECTIONS TO PERFORM THE WORK. ANY QUESTIONS WITH THE PLANS OR SPECIFICATIONS SHALL BE ADDRESSED TO THE OWNER REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WILL ADDRESS EACH ONE AS REQUIRED.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOT COMMENCE LANDSCAPE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. LANDSCAPE WORK SHALL BEGIN AFTER THE OWNER HAS GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DEVIATION DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE GRADES AND CONDITION OF THE SITE PRIOR TO THE PLANTING OPERATIONS.
- ALL SHRUBS AND ORNAIMENTAL GRASS PLANTINGS SHALL BE LOCATED SO THAT MATURE SIZE REMAINS 1 FOOT FROM ADJACENT PEDESTRIAN OR VEHICULAR PAVEMENT.
- CONTRACTOR SHALL LAYOUT ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS ACCORDING TO THE PLANS AND SPECIFICATIONS HEREIN.
- SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. THIS SYSTEM WILL NEED TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. THE SCHEMATIC IRRIGATION PLAN SHOWS AREAS TO BE IRRIGATED. THE NEW IRRIGATION ADDED MUST TIE INTO THE EXISTING IRRIGATION SYSTEM TO MAKE A COMPLETE IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. ANY UNDERSIZED, BROKEN TWIGS, BRANCHES, DRY WEATHERED OR PARTIAL DEAD PLANTS WILL BE REJECTED. CONTRACTOR WILL REPLACE WITH SAME SPECIES AND WITHIN THE PLANTING SEASON.
- PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERY MAN, FREE OF DISEASES AND PESTS, OR TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
- SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
- ALL DISTURBED LAWN AREAS SHALL BE FERTILIZED, SODDED WITH A TURF-TYPE TALL FESCUE GRASS SEED BLEND AND WATERED IN THOROUGHLY.
- ALL PLANTING BEDS AND TREE DISHES, EXCEPT WHERE NOTED, SHALL BE MULCHED WITH 3 INCHES OF SHREDDED DYED DARK BROWN WITH NO WEED BARRIER FABRIC.
- ALL PLANTING BEDS SHALL BE TREATED WITH THE PRE-EMERGENCE HERBICIDE TUPERSAN OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE OF THE OWNER IN WRITING.
- ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT NORMAL PLANTING SEASON.
- REFER TO SHEETS L201, L202, L203, L204 AND L205 FOR ADDITIONAL INFORMATION FOR SCHEMATIC LANDSCAPE IRRIGATION PLAN, ENLARGED DETAILS, LANDSCAPE DETAILS AND PLANT SCHEDULE.

## KCMO LANDSCAPE & SCREENING STANDARDS

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
<b>88-425-03 Street Trees</b>	46	47		
<b>88-425-04-D General Trees</b>				
Building Area Footprint: 17,385 SF / 5000 SF per	4	6		
<b>88-425-05 Perimeter Vehicular Use Area</b>				
<b>Adjacent to Streets</b>				
Buffer Width	10'	10'		
Trees - 1 tree per 30 feet 132 LF / 30 = 4.4 or 5	5	3		
Shrubs / Berms / Wall - (132LF / 4 = 33)	33	39		
<b>Adjacent to Residential Zones</b>				
Buffer Width	n/a	n/a		
Shrubs / Berms / Fence / wall	n/a	n/a		
Added Shrubs to Screen Alley				
Added Evergreen Trees to Screen Alley				
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area - (59 pkg spaces x 35 SF per space - 2,065 SF) (See hatch)	2,065 SF	3,034 SF		
Trees - (59 pkg spaces / 5 pkg spaces per tree = 12 trees)	12	16		
Shrubs - (59 spaces x 1 shrub per pkg = 59 shrubs)	59	62		
<b>88-425-08 Mechanical/Utility Equipment Screening</b>				
Use evergreen trees 6'-7' HT				
Trash Enclosure		14		
Electrical Utility Box		11		
Meters and Disconnect on the Building		25		
<b>88-425-09 Outdoor Use Screening</b>				
Describe				

**City Plan Commission**  
Recommends Approval with Conditions

of Case No. CD-CPC-2023-00046 on 05-16-2023  
CD-ROW-2023-00009

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



## GUADALUPE APARTMENTS

5123 E TRUMAN RD, KANSAS CITY, MO 64127



MO CERTIFICATE OF AUTHORITY: #2016000414  
ODIMO PROJECT NO: ODIMO PROJ. NUMBER: 11-1992

**OWNER**  
GUADALUPE CENTERS  
5123 E TRUMAN RD  
KANSAS CITY, MO 64127

**ARCHITECTURE**  
ATTN: JENNIFER BERKA, AIA  
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KANSAS CITY, MO 64108  
816.442.7700  
JBERKA@HOLLISANDMILLER.COM

**ARCHITECTURE**  
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KANSAS CITY, MO 64110  
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JHARTMAN@ODIMO.JS

**CIVIL ENGINEERING**  
ATTN: BRIAN HOCHSTEIN  
MKEC ENGINEERING, INC.  
11827 W 112TH STREET #200  
OVERLAND PARK, KS 66210  
913.317.9390  
BHOCHSTEIN@MKEC.COM

ORIGINAL SHEET ISSUE DATE: 04/28/2023

DATE DESCRIPTION

ISSUE  
**PRELIMINARY UR**  
04/28/2023  
SEAL / SIGNATURE

DESCRIPTION  
**LANDSCAPE PLAN**

**L200**  
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 Kansas City, MO 64108  
 816.442.7700  
 115 Wilcox Street Suite 210  
 Castle Rock, CO 80104  
 720.949.1689  
 HOLLISANDMILLER.COM  
 Hollis + Miller Architects  
 Missouri State Certificate of Authority  
 Architecture # 02000161  
 Structure # 2000031333  
 MKEC Engineering, Inc.  
 MKEC Engineering, Inc.  
 Civil Engineering  
 Engineering # 2001009364  
 11827 W 112th Street, #200  
 Overland Park, KS 66210  
 913.317.9390 phone  
 Odimo, LLC  
 Architecture  
 Architecture # 2016000414  
 701 E 63rd Street, #210  
 Kansas City, MO 64110  
 816.708.1500 phone

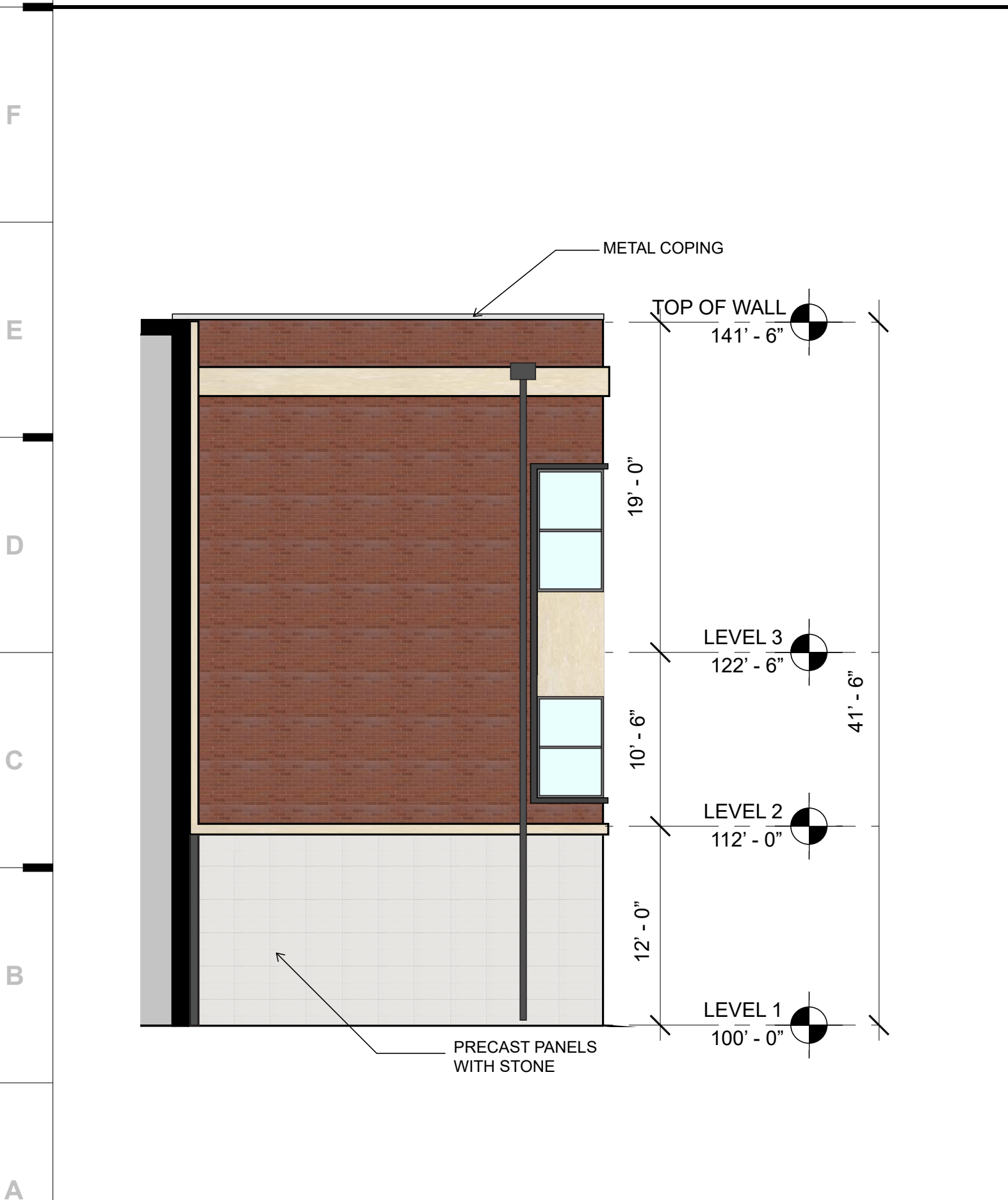
hollis + miller architects



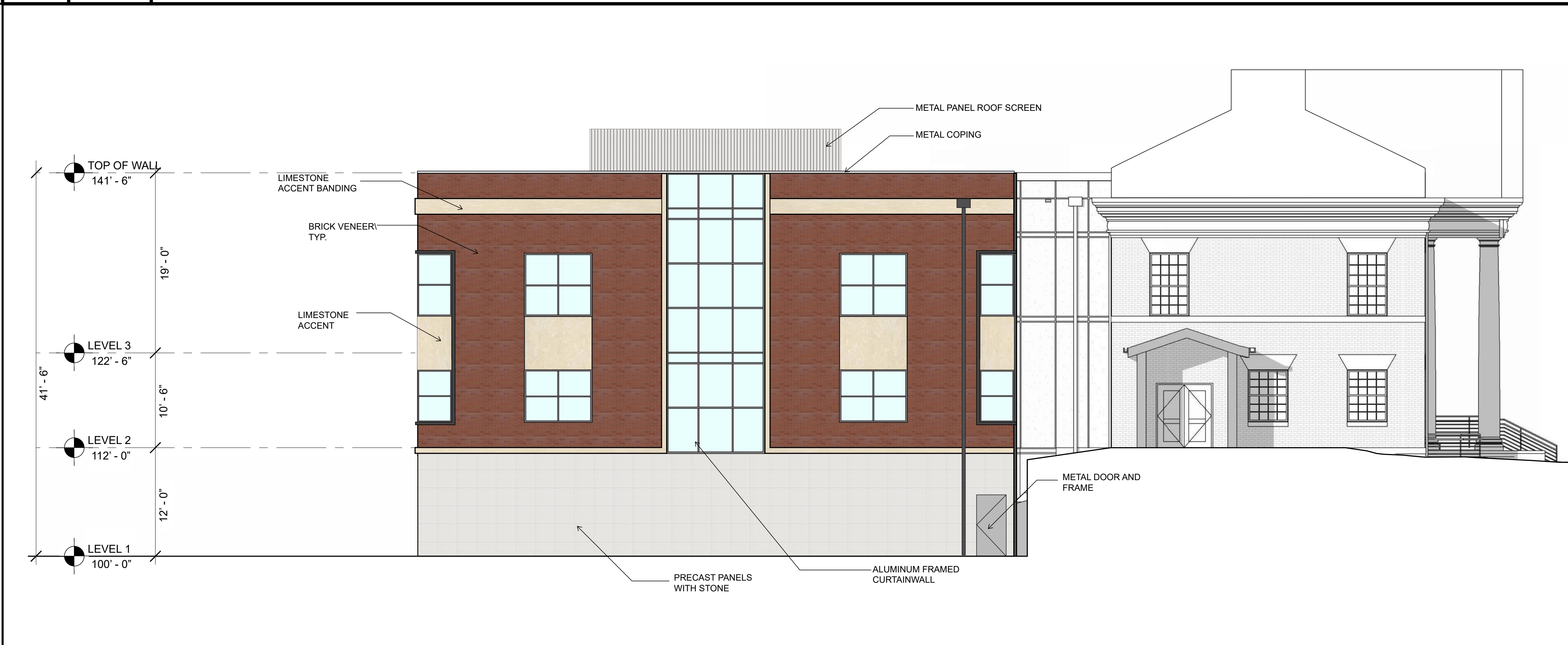
**M5** Scale 1/8" = 1'-0" Proposed Building A - Exterior Elevation - West



**G5** Scale 1/8" = 1'-0" Proposed Building A - Exterior Elevation - South



**A1** Scale 1/8" = 1'-0" Proposed Building A - Exterior Elevation - North



**A5** Scale 1/8" = 1'-0" Proposed Building A - Exterior Elevation - East

Guadalupe Centers Elementary Campus  
 Guadalupe Education Systems  
 5123 E Truman Road  
 Kansas City, MO 64127

Preliminary UR Documents

REVISIONS:

#	Description	Date

JOB NO: 22102  
 DRAWN BY: BF  
 CHECKED BY: JK  
 DATE: 03-27-2023

**A201**



**BRICK**  
 RED/MODULAR TO MATCH EXISTING

**LIMESTONE**  
 BUFF TO MATCH EXISTING

**STONE PANEL**  
 GREY

**METAL PANEL**  
 GREY RIBBED PROFILE

**SHEET METAL**  
 GREY

**STOREFRONT/CURTAINWALL**  
 ANODIZED ALUMINUM FRAME WITH CLEAR GLAZING

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 Kansas City, MO 64108  
 1 816.442.7700

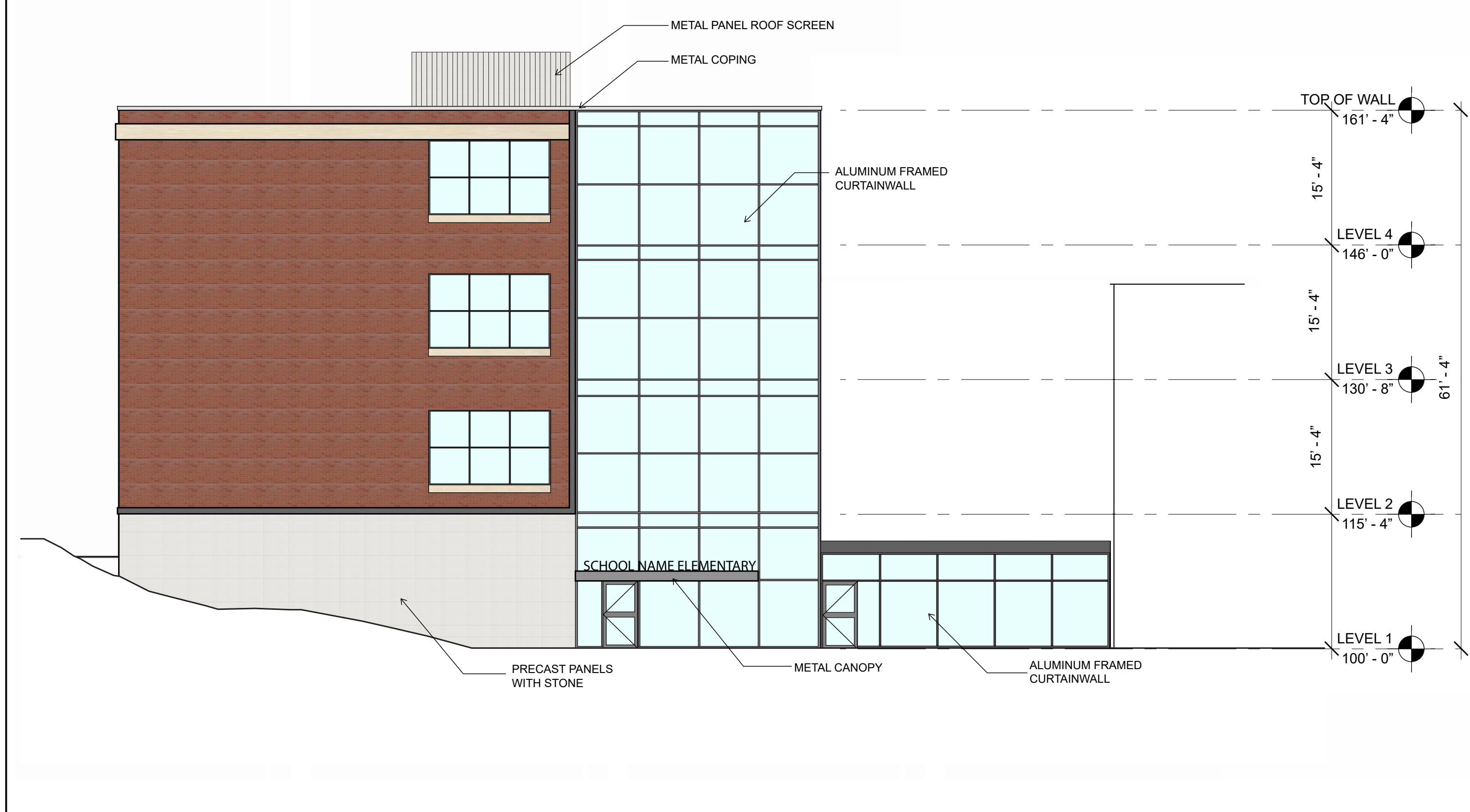
115 Wilcox Street Suite 210  
 Castle Rock, CO 80104  
 1 720.949.1689  
 HOLLISANDMILLER.COM

Hollis + Miller Architects  
 Missouri State Certificate of Authority  
 Architecture # 0000181  
 Structure # 200001333

**MKEC Engineering, Inc.**  
 MKEC Engineering, Inc.  
 Civil Engineering  
 Engineering # 2001009364  
 11827 W 112th Street, #200  
 Overland Park, KS 66210  
 913.317.9390 phone

**Odimo, LLC**  
 Architecture  
 Architecture # 2016000414  
 701 E 63rd Street, #210  
 Kansas City, MO 64110  
 816.708.1500 phone

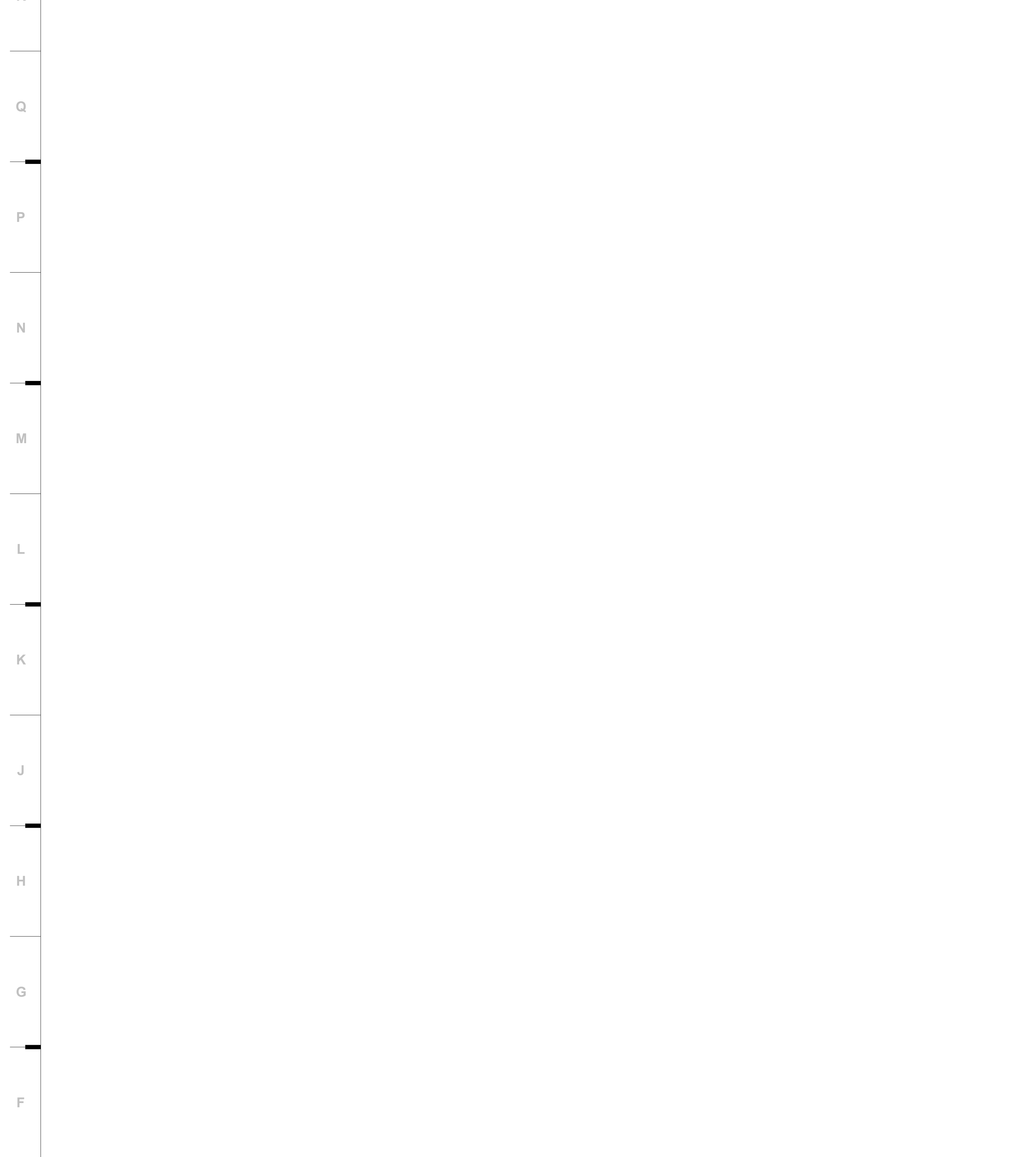
hollis + miller architects



**L9** Scale 3/32" = 1'-0" Proposed Building B - Exterior Elevation - North



**F9** Scale 3/32" = 1'-0" Proposed Building B - Exterior Elevation - South



**A1** Scale 3/32" = 1'-0" Proposed Building B - Elevation West



**A9** Scale 3/32" = 1'-0" Proposed Building B - Exterior Elevation - East

Guadalupe Centers Elementary Campus  
 Guadalupe Education Systems  
 5123 E Truman Road  
 Kansas City, MO 64127

Preliminary UR Documents

REVISIONS:

#	Description	Date

JOB NO: 22102  
 DRAWN BY: BF  
 CHECKED BY: JK  
 DATE: 03-27-2023

**A202**



**EXTERIOR LEGEND**

- BRICK VENEER ON PRECAST PANELS  
 RED/MODULAR TO MATCH EXISTING
- LIMESTONE  
 BUFF TO MATCH EXISTING
- METAL PANEL  
 GREY RIBBED PROFILE
- SHEET METAL  
 GREY
- STOREFRONT/CURTAINWALL  
 ANODIZED ALUMINUM FRAME WITH CLEAR GLAZING

**KANSAS CITY MISSOURI LEGEND**

Joseph Rexwinkel, AICP  
 Secretary of the Commission

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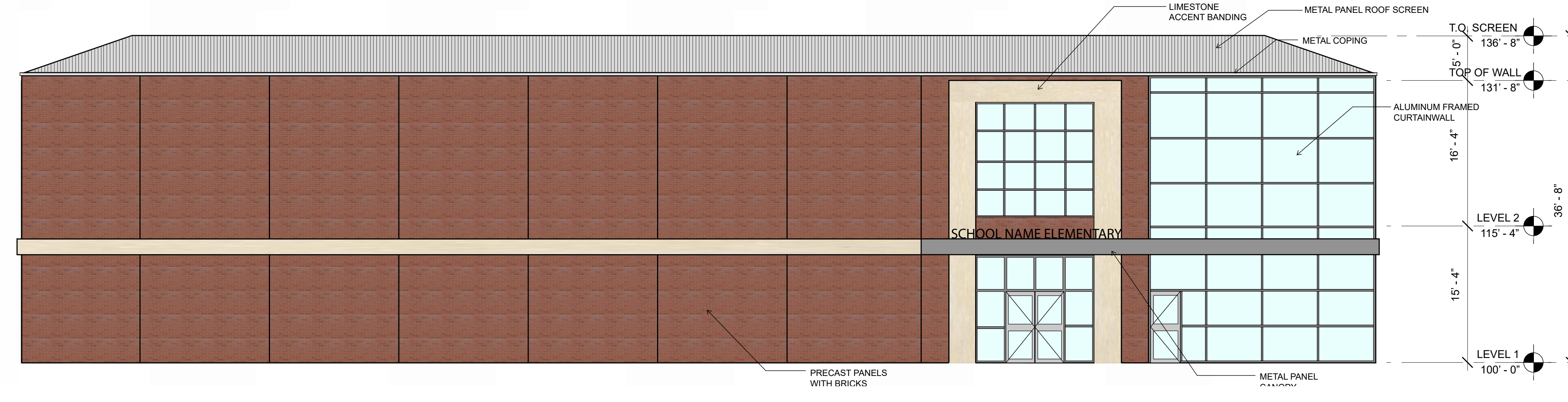
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 Missouri State Certificate of Authority  
 Architecture # 0000191  
 Structure # 000013333

MKEC Engineering, Inc.  
 MKEC Engineering, Inc.  
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 Engineering # 2001009364  
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 Overland Park, KS 66210  
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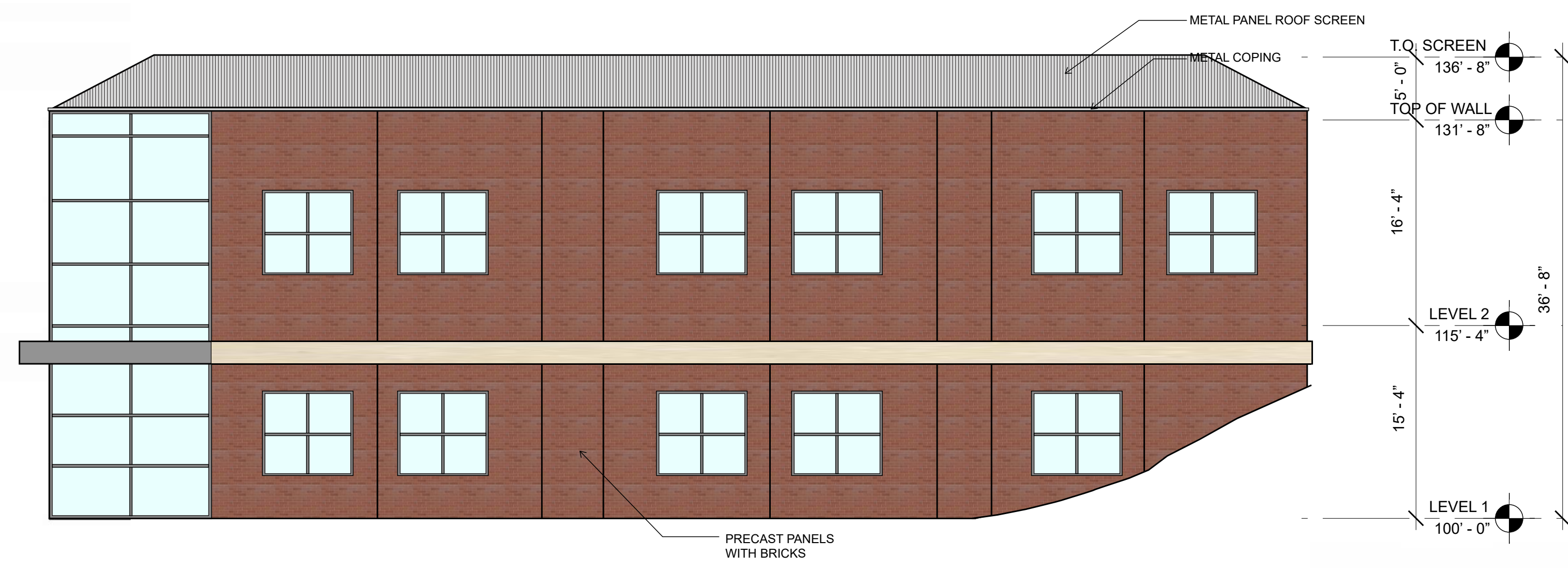
Odimo, LLC  
 Architecture  
 Architecture # 2016000414  
 701 E 63rd Street, #210  
 Kansas City, MO 64110  
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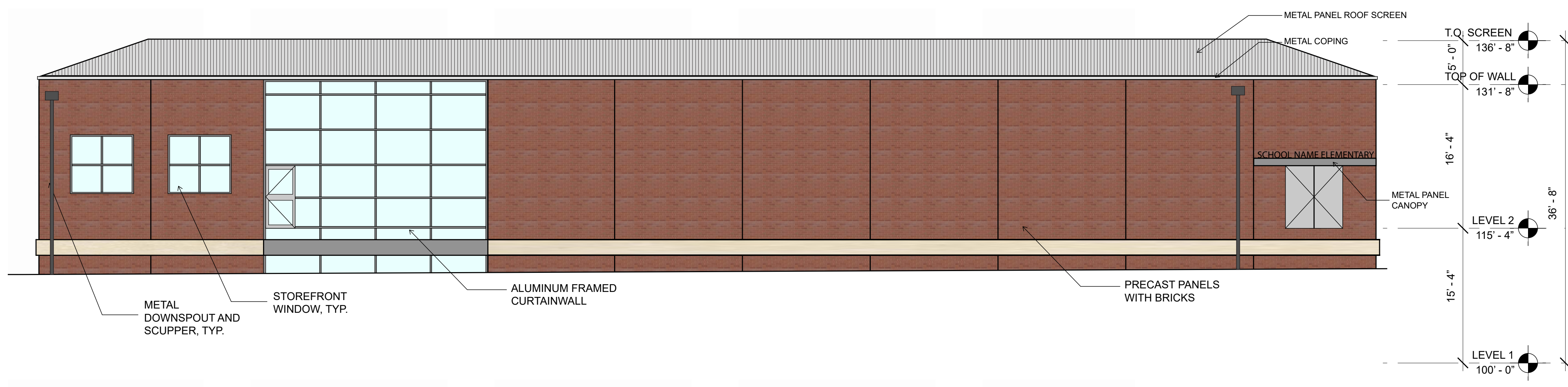
**N5** Scale 1/8" = 1'-0"  
 Proposed Building C - Exterior Elevation - West



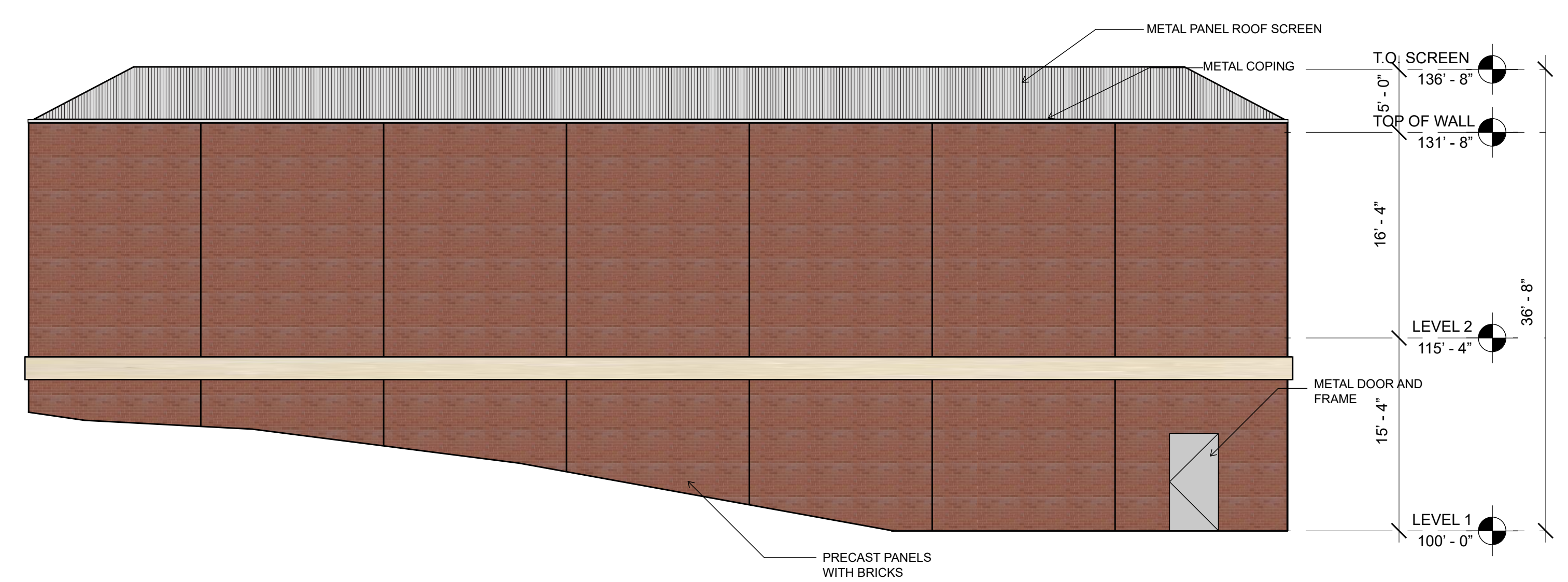
**J8** Scale 1/8" = 1'-0"  
 Proposed Building C - Exterior Elevation - South



**E5** Scale 1/8" = 1'-0"  
 Proposed Building C - Exterior Elevation - East



**A8** Scale 1/8" = 1'-0"  
 Proposed Building C - Exterior Elevation - North



Preliminary UR Documents  
 Guadalupe Centers Elementary Campus  
 Guadalupe Education Systems  
 5123 E Truman Road  
 Kansas City, MO 64127

REVISIONS:

#	Description	Date

JOB NO: 22102  
 DRAWN BY: BF  
 CHECKED BY: JK  
 DATE: 03-27-2023

**A203**

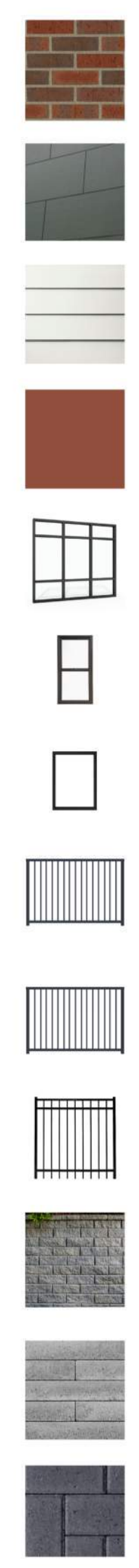




**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CD-CPC-2023-00046** on **05-16-2023**  
 CD-ROW-2023-00009  
*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**SHEET NOTES**

- 01 - FULL BRICK - KANSAS BRICK AND TILE - 530 FLASH MOD
- 02 - FLAT PANEL FIBER CEMENT PANEL ON WOOD FURRING - SMOOTH FINISH, COLOR: SW 7048 URBANE BRONZE
- 03 - FIBER CEMENT LAP SIDING, SMOOTH FINISH, COLOR: SW 7006 PURE WHITE
- 04 - FLAT PANEL FIBER CEMENT PANEL ON WOOD FURRING - SMOOTH FINISH, COLOR: SW 7598 SIERRA REDWOOD
- 05 - ALUMINUM STOREFRONT, FINISH: DARK BRONZE
- 06 - COMPOSITE DOUBLE HUNG WINDOW, TYP - COLOR: DARK BRONZE
- 07 - COMPOSITE FIXED WINDOW, TYP - COLOR: DARK BRONZE
- 08 - ORNAMENTAL ALUMINUM RAILING AT BALCONY, MASTER HALCO, FINISH: BRONZE, 42" HEIGHT
- 09 - ORNAMENTAL ALUMINUM RAILING AT JULIET BALCONY, MASTER HALCO, FINISH: BRONZE, 42" HEIGHT
- 10 - ORNAMENTAL ALUMINUM SITE FENCING, MASTER HALCO, FINISH: BLACK, 42" HEIGHT
- 11 - MASONRY BLOCK AT RETAINING WALL - UNILOCK PISA XL - COLOR: GRANITE
- 12 - MASONRY BLOCK AT RAISED PLANTERS AND TRASH ENCLOSURE - UNILOCK PISA SMOOTH - COLOR: GRANITE
- 13 - MASONRY PAVER - UNILOCK HOLLANDSTONE - COLOR: CHARCOAL
- 14 - THRU-WALL SCUPPER AND DOWNSPOUT, TYP.
- 15 - METAL COPING, TYP. COLOR: TO MATCH WALL BELOW.



**GUADALUPE APARTMENTS**

5123 E TRUMAN RD, KANSAS CITY, MO 64127



MO CERTIFICATE OF AUTHORITY: #2016000414  
 ODIMO PROJECT NO: ODIMO PROJ. NUMBER: 211302

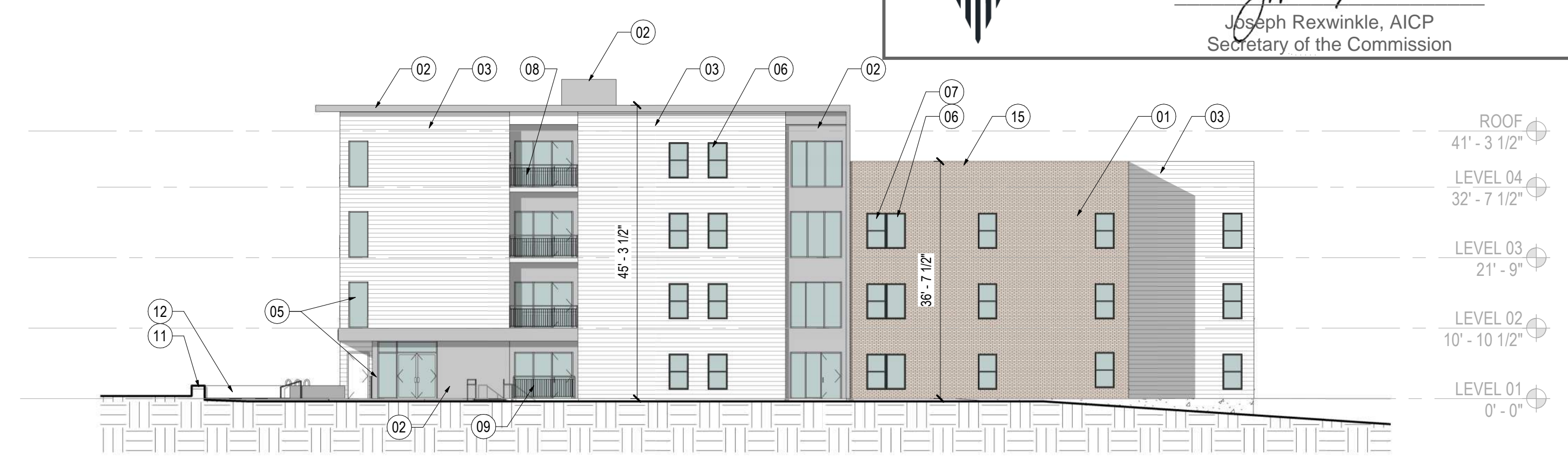
**OWNER**  
 GUADALUPE CENTERS  
 5123 E TRUMAN RD  
 KANSAS CITY, MO 64127

**ARCHITECTURE**  
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**CIVIL ENGINEERING**  
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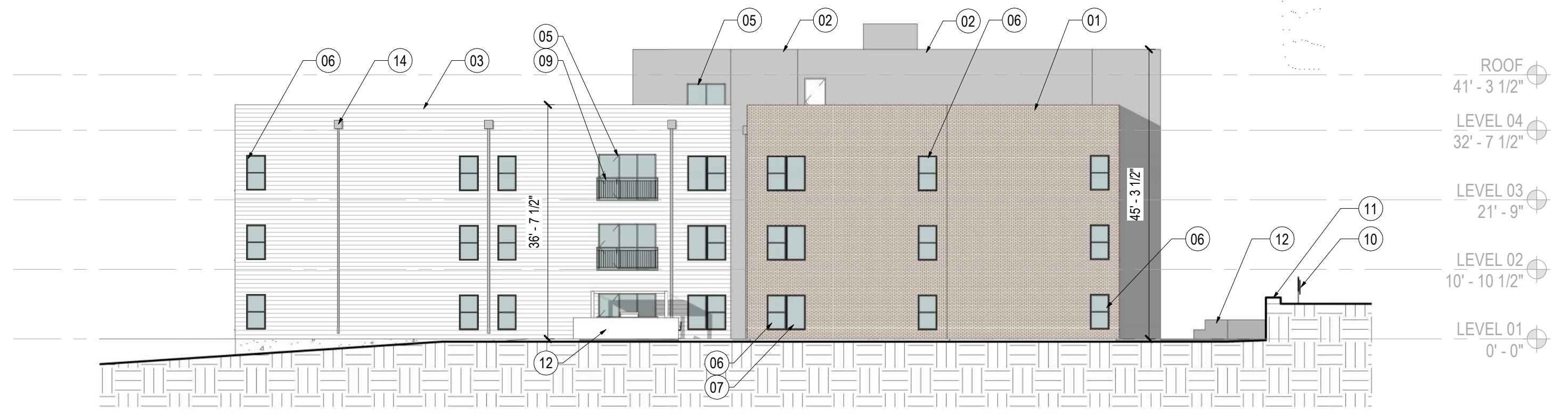
ORIGINAL SHEET ISSUE DATE: 04/28/2023



**L05 NORTH ELEVATION**  
 RE: A06 / A001 1/16" = 1'-0"



**G08 WEST ELEVATION**  
 RE: A06 / A001 1/16" = 1'-0"



**D08 SOUTH ELEVATION**  
 RE: A06 / A001 1/16" = 1'-0"



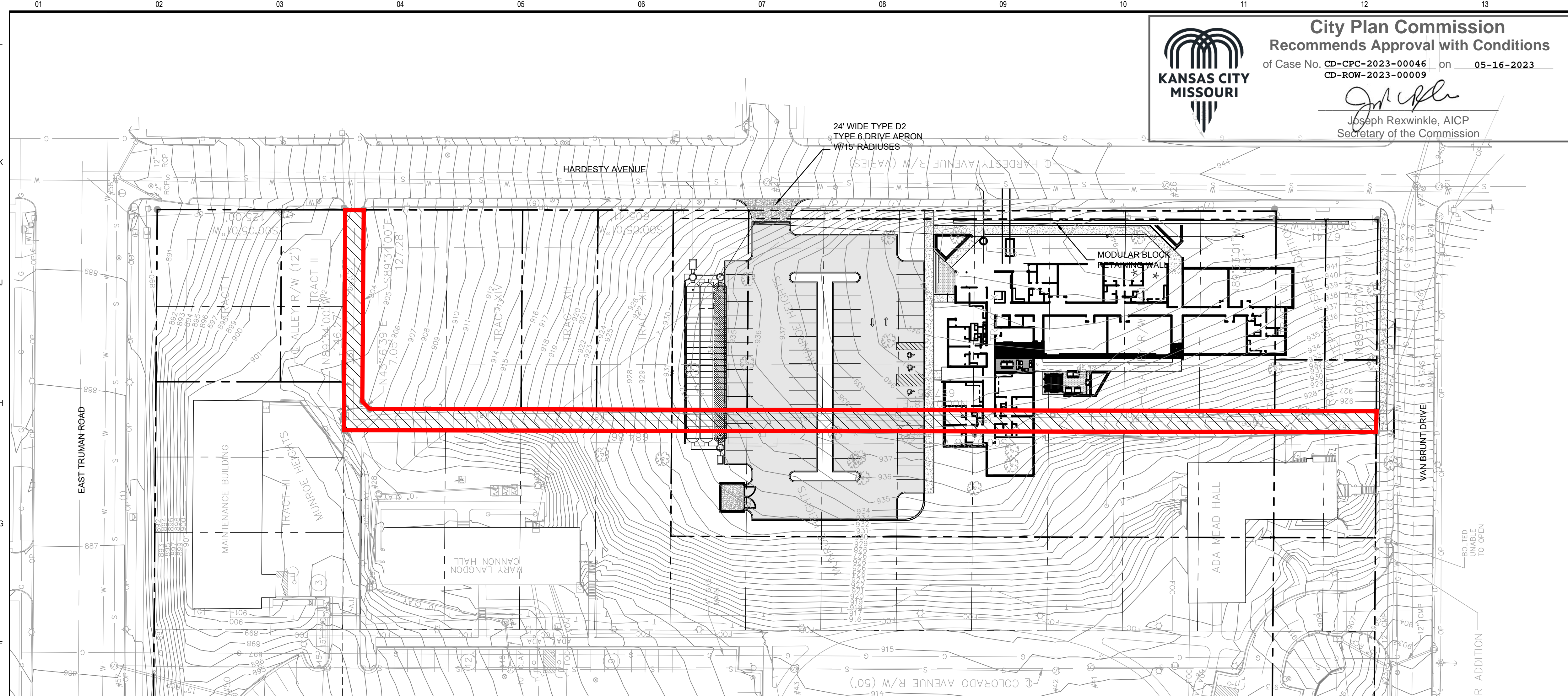
**A08 EAST ELEVATION**  
 RE: A06 / A001 1/16" = 1'-0"

DATE	DESCRIPTION
------	-------------

**ISSUE**  
**PRELIMINARY UR**  
 04/28/2023  
 SEAL / SIGNATURE

**DESCRIPTION**  
**BUILDING ELEVATIONS**





**City Plan Commission**  
**Recommends Approval with Conditions**

of Case No. **CD-CPC-2023-00046** on **05-16-2023**  
**CD-ROW-2023-00009**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**LEGAL DESCRIPTION:**

ALL OF LOTS 18, 19, 20, 21, 22, 23, 24, AND 25, EXCEPT THAT PART OF SAID LOTS IN HARDESTY AVENUE, TOGETHER WITH THE EAST 70 FEET OF LOTS 10, 11, 12, 13, 14, 15, 16, AND 17, "MUNROE HEIGHTS", A SUBDIVISION, TOGETHER WITH ALL OF LOTS 1 AND 2 AND THE EAST 70 FEET OF LOTS 25 AND 26, "THE STEPHEN FISHER ADDITION", A SUBDIVISION, TOGETHER WITH ANY CURRENT OR FUTURE INTEREST IN THE NORTH AND SOUTH ALLEY ADJACENT TO SAID LOTS, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**Guadalupe Centers**

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**GUADALUPE APARTMENTS**

5123 E TRUMAN RD, KANSAS CITY, MO 64127

**odimo**

MO CERT. OF AUTH.: #2016000414  
 ODIMO PROJ. NO.:211302

**OWNER**  
 GUADALUPE CENTERS  
 5123 E TRUMAN RD  
 KANSAS CITY, MO 64127

**ARCHITECT**  
 JULIA HARTMAN, AIA  
 ODIMO LLC  
 701 E 63RD STREET #210  
 KANSAS CITY, MO 64110  
 816.708.1504

**MEP ENGINEERING**  
 PKMR ENGINEERS  
 13300 W 98TH ST  
 LENEXA, KS 66215  
 913.492.2400

**STRUCTURAL ENGINEERING**  
 APEX ENGINEERS, INC.  
 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 816.421.3222

**CIVIL ENGINEERING**  
 TALIAFERRO & BROWNE INC  
 1020 E 8TH ST  
 KANSAS CITY, MO 64106  
 816.283.3456

**PAVEMENT LEGEND**

- 2" TYPE 3-01 ASPHALT SURFACE  
 3" TYPE 1-01 ASPHALT BASE  
 6" AB-3 AGGREGATE BASE  
 12" COMPACTED SUBGRADE
- 8" CONCRETE PAVEMENT  
 6" AB-3 AGGREGATE BASE  
 12" COMPACTED SUBGRADE
- 4" CONCRETE SIDEWALK OR  
 4" AB-3 AGGREGATE BASE  
 6" COMPACTED SUBGRADE
- KCMO STANDARD TYPE C-1  
 CONCRETE CURB
- ALLEY VACATION

**ORIGINAL SHEET ISSUE DATE** 3/3/20  

△ DATE	DESCRIPTION

**ISSUE**

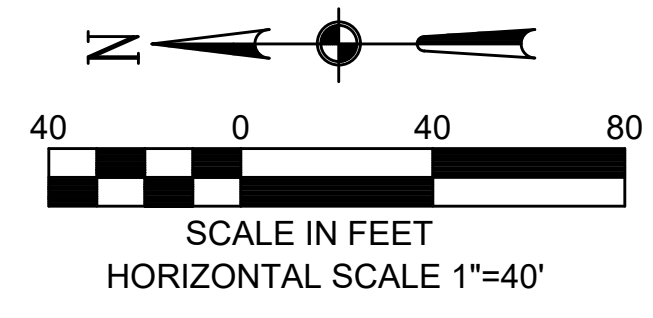
**100% SD**  
 03/03/2023

**SEAL / SIGNATURE**

**NOT FOR CONSTRUCTION**

ANY SLATTERY - ARCHITECT - MO # 2007019930

**DESCRIPTION**  
**SITE LAYOUT PLAN**



**C001**

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