CITY PLAN COMMISSION STAFF REPORT

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

April 2, 2025

Project Name
UPRR Redevelopment Opportunity

Docket # 6

Request
CD-CPC-2025-00027
Development Plan – Non-residential

Applicant
Jacob Hodson
Olsson

Owner
Union Pacific Railroad

Location	6655 Stadium Drive
Area	About 86 Acres
Zoning	M1-5
Council District	3rd
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Industrial, zoned M1-5
South: Industrial, zoned M1-5
East: Industrial, zoned M1-5
West: Industrial, zoned M1-5

KC Spirit Playbook Alignment
Low Alignment

Land Use Plan
The Riverfront Industrial Area Plan recommends *light industrial* for this location.
The proposed plan has a *medium* alignment with the Area Plan. See Criteria A for more information.

Major Street Plan
Stadium Drive is identified as a local link on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
A request to approve a development plan and preliminary plat in district M1-5 (Manufacturing) to permit warehousing, wholesaling, freight movement and general manufacturing, production and industrial service on about 86 acres generally located at Stadium Drive and Raytown Road.

PROJECT TIMELINE
The application for the subject request was filed on 2/7/2025. No scheduling deviations from 2025 Cycle 4.1 have occurred.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/25/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

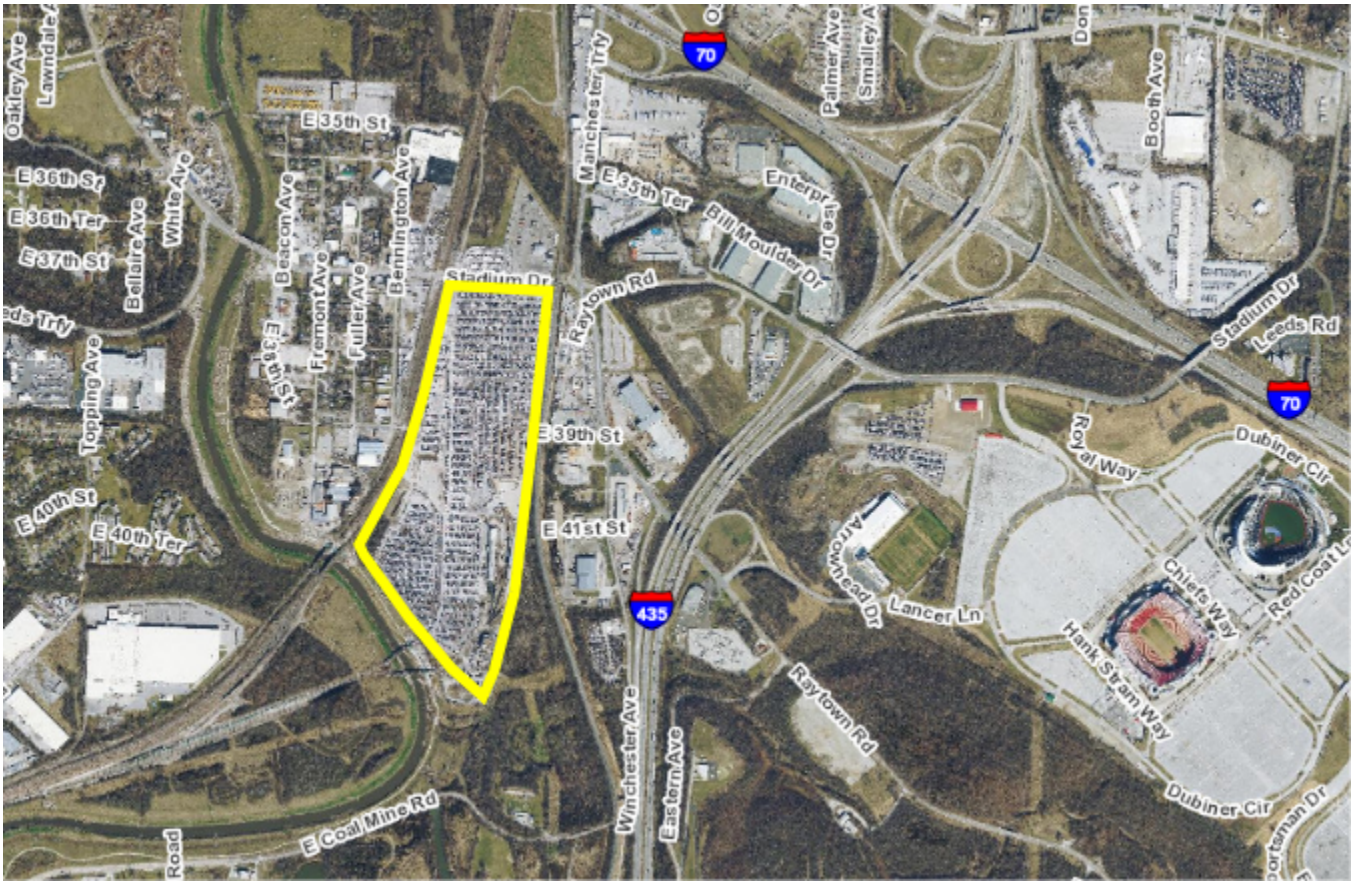
EXISTING CONDITIONS
The 86 acre site was previously occupied by the former General Motors Leeds Plant, which operated from 1929 to 1988. The large plant which was being used for storage uses burned down after a fire in the summer of 2021. Since 2022 the site has been used for outdoor storage.

CONTROLLING + RELATED CASES
11758-A – On June 11, 1996, the Board of Zoning Adjustment (BZA) approved a condition use permit (CUP) for a private detention facility. The CUP expired as no action was taken.

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
6	**APPROVAL WITH CONDITIONS**

Vicinity Map



PLAN REVIEW & ANALYSIS

The 86 acre site is currently zoned M1-5 (Manufacturing) which permits general manufacturing and outdoor warehousing with the approval of a special use permit. Union Pacific Railroad is seeking approval of a development plan to construct three large structures, totaling roughly 600,000 square feet to allow for a variety of warehousing and distribution uses as well as a mechanic facility that will cater specifically to locomotive repair and maintenance. These uses may be approved by the plan development plan in lieu of a special use permit because the subject property meets the development plan applicability found in 88-517-02-D and 88-517-02-F of the Code. The applicant is proposing five new rail spurs within the subject property; there is existing rail that currently serves the southeast corner of the site.

Union Pacific Railroad will be required to coordinate with the Public Works Department regarding infrastructure improvements to E. 39th Street, a new railroad bridge crossing at Raytown Road and Stadium Drive and streetscape improvements along Stadium Drive. It is very important for the applicant to make sure any site improvements do not negatively impact World Cup operations in the summer of 2026. The applicant has stated there may be a delay in constructing the first phase until a new railroad bridge crossing is constructed at Raytown Road and Stadium Drive (northeast corner of the subject property) to allow for semi-trailers to safely circulate within the proposed development. City Planning and Development has proposed a condition that the applicant submit a project plan that will provide additional information pertaining to the proposed materials and elevations for the three structures that are proposed.

City Planning and Development staff contacted the City's Office of Environmental Quality (OEQ) to ensure that the proposed plan does not negatively impact the *Renew the Blue* restoration project. The City accepted an $5,000,000 grant award from the Missouri Department of Natural Resources, as part of the American Rescue Plan Act (ARPA) of 2021. The applicant/UPRR is also exploring whether the City is willing to accept 1.58 acres along the southern portion of the property. The 1.58 acres is located within the RACER (Revitalizing Auto Communities Environmental Response) Trust, which was created in 2011 by the US Bankruptcy Court to allow for redevelopment of facilities once owned by General Motors Corp. As of 2021, MoDNR and the RACER Trust has reported that the "investigation of soils is complete, and groundwater monitoring continues with MoDNR oversight. A final remediation plan will be developed once all investigations are complete."

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

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

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

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

The proposed plan complies with the Zoning and Development Code. KC Water has outstanding corrections related to labeling, identifying internal streets as private and clarification of which utilities will be within private easements. All of KC Water's corrections shall be resolved when the applicant submit the project plan which is required prior to the issuance of any building permit. The City Engineer (Public Works) is requiring the applicant be fully responsible for intersection improvements at Raytown Road and E. 39th Street and Raytown Road and Stadium Drive to facilitate truck turning movements.

Jonathan Feverston, the 3rd District Planner in the Long Range Planning Division provided the following statement regarding plan alignment: *The proposed freight warehousing complex will provide new employment opportunities and reuse the site of a historic employment center for Kansas City. The addition of landscaping and pervious surfaces, with enhanced landscaping along Stadium Drive will help establish an improved streetscape. Additional transparency and enhanced materials on the north elevation of the north building facing Stadium Drive would help align the proposed development with recommendations in the Riverfront Industrial Area Plan and goals in the KC Spirit Playbook.*

B. The proposed use must be allowed in the district in which it is located;
The proposed uses are permitted with a special use permit, but the subject property is more than 10 acres which requires development plan approval. The development plan, if approved will serve in lieu of a special use permit.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
The applicant is providing vehicular ingress and egress from the northern perimeter and eastern perimeter of the site. The City Engineer is requiring that the developer make public improvements along Raytown Road prior to the issuance of any building permit. Two points of access are proposed along Stadium Drive and one point of access from E. 39th Street.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The applicant will coordinate with the Public Works Department to install a 10' wide sidewalk along Stadium Drive.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
The applicant has outstanding corrections with KC Water that shall be resolved prior to the issuance of any building permits.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The applicant will provide staff with detailed elevations and building materials when a project plan is submitted to City Planning and Development.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
The site is not adjacent to any residential zoning districts. The landscape plan is proposing an 8' berm along the eastern perimeter of the site to screen the vehicles and proposed warehouse structures.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
Currently, the site is entirely impervious. The proposed development plan is reducing the existing impervious surface by adding landscaping along the eastern and northern perimeter of the site.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
No trees will be removed.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,

Andrew Clarke, AICP
Lead Planner

Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: March 24, 2025
Case Number: CD-CPC-2025-00027
Project: UPRR Redevelopment Opportunity

Plan Corrections

Correction(s) by Mobility of the Public Works Department. Contact Bailey Waters at (816) 513-2791 / bailey.waters@kcmo.org with questions.

1. Provide pedestrian connections between the buildings. (3/18/2025)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

2. Callout on the plans which utilities are public vs. private. Internal utilities should be private and located within private easements and covered by Covenants to Maintain Private Utility Mains. (3/17/2025)
3. Construct the utility crossing of the railroad tracks per AREMA standards. (3/17/2025)
4. Provide a separate sheet showing the utility abandonment/removals and vacation of the existing easements. Callout whether the utilities will be removed or abandoned. Callout to release easements. (3/17/2025)
5. Put your utility legend on the utility plan sheet or both. (3/17/2025)
6. Callout all internal streets as private. (3/17/2025)

Correction(s) by Water Services - Water of the Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

7. Show and label the location and size of existing and proposed public and private water mains on the utility plans. If the east-west street is private, then the water meters and backflows should be located closer to the connections to the public mains in 39th Street on the east and west sides. Will need to connect northern service lines to the distribution system and not the transmission main. Show and label on the utility plan a short segment of the 6" distribution main upsized and replaced and connected to the 24" TM.
   Label fire hydrants as existing or proposed, public or private. (3/17/2025)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

8. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. (2/18/2025)

9. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. (2/18/2025)

10. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. (2/18/2025)

11. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (2/18/2025)

12. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (2/18/2025)

13. The developer shall secure approval of a Project Plan from the City Plan Commission prior to building permit. (3/13/2025)

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

14. That prior to the issuance of the Certificate of Occupancy for each structure built, a Final Plat must be approved and recording in accordance with the Zoning and Development Code. (2/25/2025)

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

15. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1) Fire Water Flow (2/25/2025)

16. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
    • Fire hydrant distribution shall follow IFC-2018 Table C102.1 Hydrant (2/25/2025)

17. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) Fire Department Connection (2/25/2025)

18. • A required fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department Access (2/25/2025)

19. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Fire Department Access (2/25/2025)

20. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Fire Department Access (2/25/2025)

21. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (2/25/2025)

22. • Shall provide fire lane signage on fire access drives. Fire Department Access (2/25/2025)

23. • Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) Fire Department Access (2/25/2025)

24. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Fire Department Access (2/25/2025)

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

25. • New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221) First Responder Radio Coverage (2/25/2025)

Condition(s) by Public Works Department. Contact Nicolas Bosonetto at (816) 513-2746 / nicolas.bosonetto@kcmo.org with questions.

26. PW - Intersection Improvements The developer shall be responsible for intersection improvements to facilitate truck turning movements as shown in the Traffic study. The intersections or Raytown and 39th St and of Raytown Road and Stadium drive shall be improved. (2/25/2025)

27. PW - Sidewalks Sidewalks along frontage of Stadium Drive shall be analyzed for replacement/repairs. Improvements to frontage shall include streetscaping improvements to match City project along the corridor. (2/25/2025)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

28. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (2/25/2025)

29. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/25/2025)

30. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. (2/25/2025)

31. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (2/25/2025)

32. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (2/25/2025)

33. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (2/25/2025)

34. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (2/25/2025)

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

35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. https://www.kcwater.us/projects/rulesandregulations/ (2/20/2025)

36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772 (2/20/2025)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

37. If public water mains or public fire hydrant improvements are proposed then the developer shall submit plans to KC Water for review and approval prior to building permit issuance or plat recording. The plans shall be prepared by a MO PE and follow all KC Water Rules and Regulations for water main extensions. (2/25/2025)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

38. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (2/25/2025)

39. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water. (2/25/2025)

40. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting. (2/25/2025)

41. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/25/2025)

42. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (2/25/2025)

43. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. (2/25/2025)

44. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. while continuing to ensure individual service is provided to all proposed lots. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. (2/25/2025)

45. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits. (2/25/2025)

46. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain. (2/25/2025)

47. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water. (2/25/2025)

48. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat. (2/25/2025)

49. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. (2/25/2025)

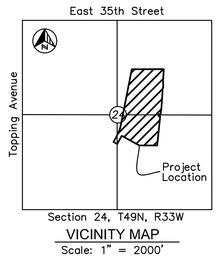
50. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits. (2/25/2025)

51. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. (2/25/2025)

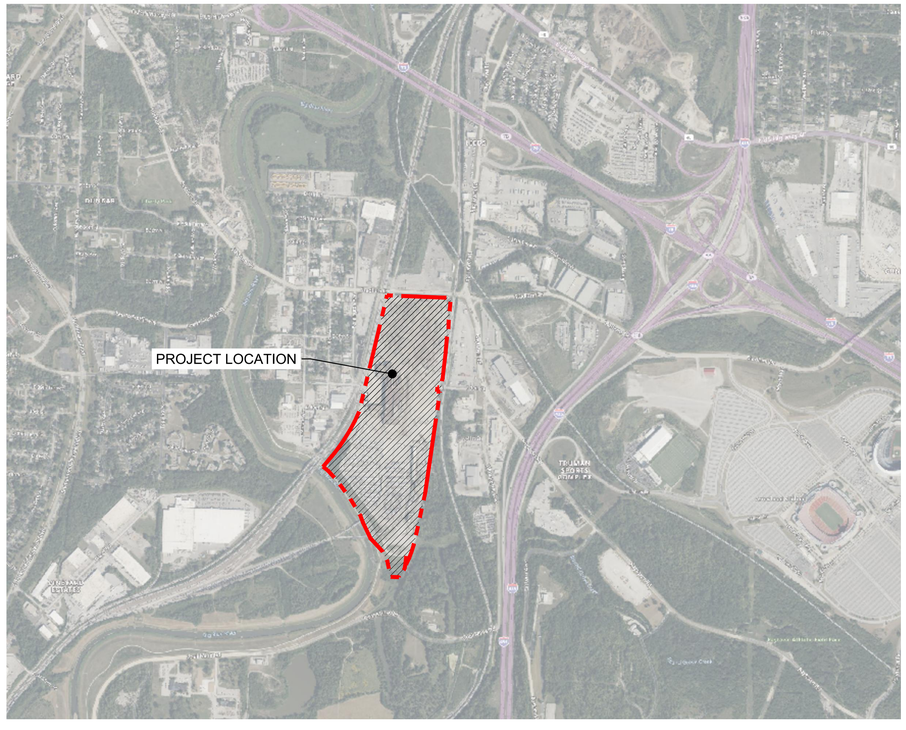
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

52. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits. (2/25/2025)

DEVELOPMENT PLAN & PRELIMINARY PLAT
FOR
UPRR 6817 STADIUM DRIVE REDEVELOPMENT
SECTION 24, TOWNSHIP 49 N, RANGE 33W
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
WATERSHED: BLUE RIVER



Section 24, T49N, R33W
VICINITY MAP
Scale: 1" = 2000'



PROJECT TEAM
OWNER UNION PACIFIC RAILROAD 600 BROADWAY, STE 500 KANSAS CITY, MO 64105 CONTACT: TODD HACKEL PHONE: 402.203.1419 EMAIL: THACKEL@UP.COM
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: NICK HEISER, P.E. PHONE: 816.442.6056 EMAIL: NHEISER@OLSSON.COM
SURVEYOR OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	LEGAL DESCRIPTION & ALTA
C102	ALTA Vacated R.O.W
C200	EXISTING CONDITIONS PLAN
C300	PRELIMINARY PLAT
C400	OVERALL SITE PLAN
C401	SITE PLAN
C402	SITE PLAN
C403	SITE PLAN
C500	OVERALL GRADING & UTILITY PLAN
C501	GRADING & UTILITY PLAN
C502	GRADING & UTILITY PLAN
L100	OVERALL LANDSCAPE PLAN
E101	ELECTRICAL SITE PHOTOMETRIC
E102	ELECTRICAL SITE PHOTOMETRIC
E103	ELECTRICAL SITE PHOTOMETRIC
E104	ELECTRICAL SITE DETAILS
A100	BUILDING ELEVATIONS
A101	STREETSCAPE ELAEVATIONS

TABLE 1: SITE DATA					
SITE DATA	EXISTING	PROPOSED	APPROVED WITH MPD	DEVIATION REQUESTED?	APPROVED
ZONING	M1-5	M1-5		NO	N/A
GROSS LAND AREA					
- IN SQUARE FEET	3,706,014	3,566,692		NO	N/A
- IN ACRES	85.09	81.88		NO	N/A
RIGHT-OF-WAY DEDICATION					
- IN SQUARE FEET	0	139,827		NO	N/A
- IN ACRES	0	3.21		NO	N/A
BUILDINGS AREA (SQ. FT.)	31067	585,835		NO	N/A
F.A.R.	0	0.15		NO	N/A
RESIDENTIAL USE INFO	N/A	N/A		NO	N/A
TOTAL LOTS	3	4			
- RESIDENTIAL				NO	N/A
- PUBLIC/CIVIC				NO	N/A
- COMMERCIAL				NO	N/A
- INDUSTRIAL		4		NO	N/A
- TRACTS		1		NO	N/A

TABLE 2: PARKING DATA						
LOT	88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
		REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1	WAREHOUSING, WHOLESALING, FREIGHT MOVEMENT	1 PER 4 EMPLOYEES	55	2/6	2/4	YES
2	WAREHOUSING, WHOLESALING, FREIGHT MOVEMENT	1 PER 4 EMPLOYEES	112	5/12	2/4	YES
3	WAREHOUSING, WHOLESALING, FREIGHT MOVEMENT	1 PER 4 EMPLOYEES	110	5/11	2/4	YES
4	MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE	1 PER 4 EMPLOYEES	25	1/3	0/0	YES
TRACT 1	STORM WATER MANAGEMENT	N/A	N/A	N/A	N/A	NO

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP CALL BEFORE YOU DIG!!

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

olsson
1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

TITLE SHEET
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024-07085
date: 02.07.2025

SHEET
C100

F:\2024\07001-07500\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDN\C_TTL01_024070850.dwg
DATE: Mar 17, 2025 10:54am USER: jhodson

DWG: C:\Temp\AcPublish_4948\V_XALTA_2303393.dwg USER: csprague
DATE: Sep 29, 2023 10:06am XREFS: V_XTOPO_2303393 V_XBOU_2303393

ALTA / NSPS LAND TITLE SURVEY

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri

TITLE AND EASEMENT INFORMATION FURNISHED BY:

Chicago Title Insurance Company
6700 College Blvd.
Overland Park, KS 66211
Main Phone: (913)451-1026
Title Commitment No: KCC230974
Revision 4/28/2023
Effective Date: April 19, 2023, at 8:00 AM

PROPERTY DESCRIPTION AS FURNISHED:

TRACT 1:
A tract of land in Section 24, Township 49, Range 33, including part of Blocks 32, 33, 34, 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast Quarter of said Section 24, Township 49 Range 33; thence North 90 degrees 00 minutes 00 seconds east along the North line of the Southeast Quarter of the Northeast Quarter of said section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West, at right angles to said North line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds east, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds east, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds west, a distance of 4.24 feet; thence South 06 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 47.82 feet; thence South 06 degrees 11 minutes 08 seconds west, a distance of 60.35 feet; thence South 89 degrees 59 minutes 35 seconds east; a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 1,329.34 feet to the point of beginning of the tract of land herein described; thence departing from said westerly right-of-way line, North 89 degrees 59 minutes 35 seconds West, a distance of 1,229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Southeasterly along said Easterly high bank, the following courses; South 38 degrees 21 minutes 23 seconds east, a distance of 278.71 feet; thence South 33 degrees 14 minutes 16 seconds east, a distance of 274.96 feet; thence South 22 degrees 41 minutes 20 seconds east, a distance of 100.85 feet; thence South 27 degrees 45 minutes 39 seconds East, a distance of 251.14 feet; thence south 44 degrees 51 minutes 33 seconds east, a distance of 239.67 feet; thence South 29 degrees 49 minutes 05 seconds east, a distance of 159.52 feet; thence South 13 degrees 08 minutes 53 seconds East, a distance of 225.17 feet, to a point on the South right-of-way line of vacated 43rd street; thence departing said Easterly high bank and continuing along said South right-of-way line, South 89 degrees 54 minutes 28 seconds East, a distance of 116.64 feet to a point on the aforesaid West right-of-way line of the Kansas City Southern Railway Company; thence departing said South right-of-way line and continuing Northerly along said west right-of-way line the following courses: North 0 degrees 22 minutes 55 seconds west, a distance of 15.00 feet to a point on the centerline of vacated 43rd street; thence South 89 degrees 54 minutes 16 seconds East and along said centerline, a distance of 30.00 feet; thence departing said centerline, North 0 degrees 22 minutes 55 seconds west, a distance of 15.00 feet to a point on the North right-of-way line of vacated 43rd street; thence North 26 degrees 15 minutes 58 seconds East, a distance of 111.42 feet; thence North 5 degrees 08 minutes 50 seconds East, a distance of 165.64 feet; thence South 0 degrees 52 minutes 59 seconds East, a distance of 112.00 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 24 degrees 49 minutes 33 seconds East, with a radius of 1,432.79 feet, a central angle of 15 degrees 29 minutes 24 seconds and an arc distance of 387.33 feet; thence North 10 degrees 05 minutes 21 seconds East, a distance of 647.23 feet; thence North 6 degrees 01 minute 44 seconds East, a distance of 102.77 feet to the point of beginning.

TRACT 2:

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 11, 12, 28, 29, 30 and 31, in Leeds, a subdivision of land and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter at the Northeast Quarter of said Section 24, Township 49, Range 33, Jackson County, Missouri; thence North 90 degrees 00 minutes 00 seconds East along the north line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet: thence South 0 degrees 00 minutes 00 seconds west at right angles to said north line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: thence South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance at 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 47.82 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance at 60.35 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 819.34 feet to the true point of beginning; thence continuing South 06 degrees 01 minute 44 seconds West, a distance of 509.99 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance at 1229.06 feet to a point on the Easterly high bank of the big blue river; thence Northwesterly along said Easterly high bank the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds west, a distance of 185.19 feet; thence north 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing aforesaid Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds east, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 297.72 feet; thence South 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning.

TRACT 3:

An easement for access, ingress and egress, established in the instrument dated November 13, 2006, recorded November 29, 2006, as Document No. 2006E0128982. Subject to the terms, provisions and conditions contained in said instrument.

TRACT 4:

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11, 12, 26, 27, 28, 29, 30 and 31, in LEEDS, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 24, Township 49, Range 33; thence North 90 degrees 00 minutes 00 seconds East along the North line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West at right angles to said North line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established, said point also being the point of beginning of the tract of land herein described; thence Southerly along said Westerly right-of-way line, the following courses: thence South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet: thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet: thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 47.82 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance of 60.35 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 1329.34 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Northwesterly along said Easterly high bank, the following courses; thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds West, a distance of 185.19 feet; thence North 54 degrees 46 minutes 27 seconds West, a distance of 88.53 feet to a point on the Easterly right-of-way line of line Missouri Pacific Railroad; thence departing aforesaid Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way line of the Missouri Pacific Railroad, the following courses: North 37 degrees 29 minutes 16 seconds East, a distance of 193.53 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 16 degrees 35 minutes 41 seconds an arc distance of 731.72 feet; thence North 11 degrees 12 minutes 38 seconds East along a line that is not tangent to the last described curve, a distance of 1672.49 feet to a point on the aforesaid South right-of-way line of 37th Street; thence departing the aforesaid Easterly right-of-way line of the Missouri Pacific Railroad; thence North 90 degrees 00 minutes 00 seconds East, along said South right-of-way line, a distance of 892.61 feet to the point of beginning.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 11, 12, 28, 29, 30 and 31, in Leeds, a subdivision of land and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter at the Northeast Quarter of said Section 24, Township 49, Range 33, Jackson County, Missouri; thence north 90 degrees 00 minutes 00 seconds east along the north line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet: thence south 0 degrees 00 minutes 00 seconds west at right angles to said north line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: thence South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds, West, a distance of 47.82 feet; thence South 06 degrees 11 minutes 08 seconds west, a distance of 60.35 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 819.34 feet to the true point of beginning; thence continuing South 06 degrees 01 minute 44 seconds West, a distance of 509.99 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance at 1229.06 feet to a point on the Easterly high bank of the big blue river; thence Northwesterly along said Easterly high bank the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds west, a distance of 185.19 feet; thence north 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing aforesaid Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds east, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 297.72 feet; thence South 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning.

SURVEYOR'S NOTES:

1. Basis of Bearings – Held the West line of Subject Property at N13°29'09"E, referenced to the Missouri Coordinate System of 1983, West Zone. Distances shown are ground distances, US Survey Feet. Rotate property description as furnished 2°16'31" counter-clockwise to match "as surveyed" bearings.
2. Existing monument origins are considered unknown unless otherwise noted.
3. As surveyed, the property shown herein contains 3,776,330 Sq. Ft. or 86.6926 Acres, more or less.
4. There are no gaps, gores or overlaps between the subject property and adjacent properties and between the subject property and the direct access to public road.
5. Utilities shown have been located from field survey information, together with obtained records and have been shown in compliance with Subsurface Utility Engineering Quality Level "C". The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Private utilities were not located.
6. Subject property does contain observable evidence of recent earth moving work, building construction (demolition) or building additions.
7. Subject property has direct access to 37th Street, a dedicated public street and/or right-of-way.
8. The demolished building footprints shown hereon contain evidence of existing utility services within the footprint. However, due to site conditions, said evidence can only be shown in partiality herein. Surveyor recommends a subsurface utility survey to more precisely ascertain said utility locations.

CERTIFICATION

The survey shown herein was completed on the ground by me or under my direct supervision, and meets or exceeds the current "Missouri Standards for Property Boundary Surveys", Urban type property, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 90 – Chapter 60 (2 CSR 90-60). This survey also meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000.

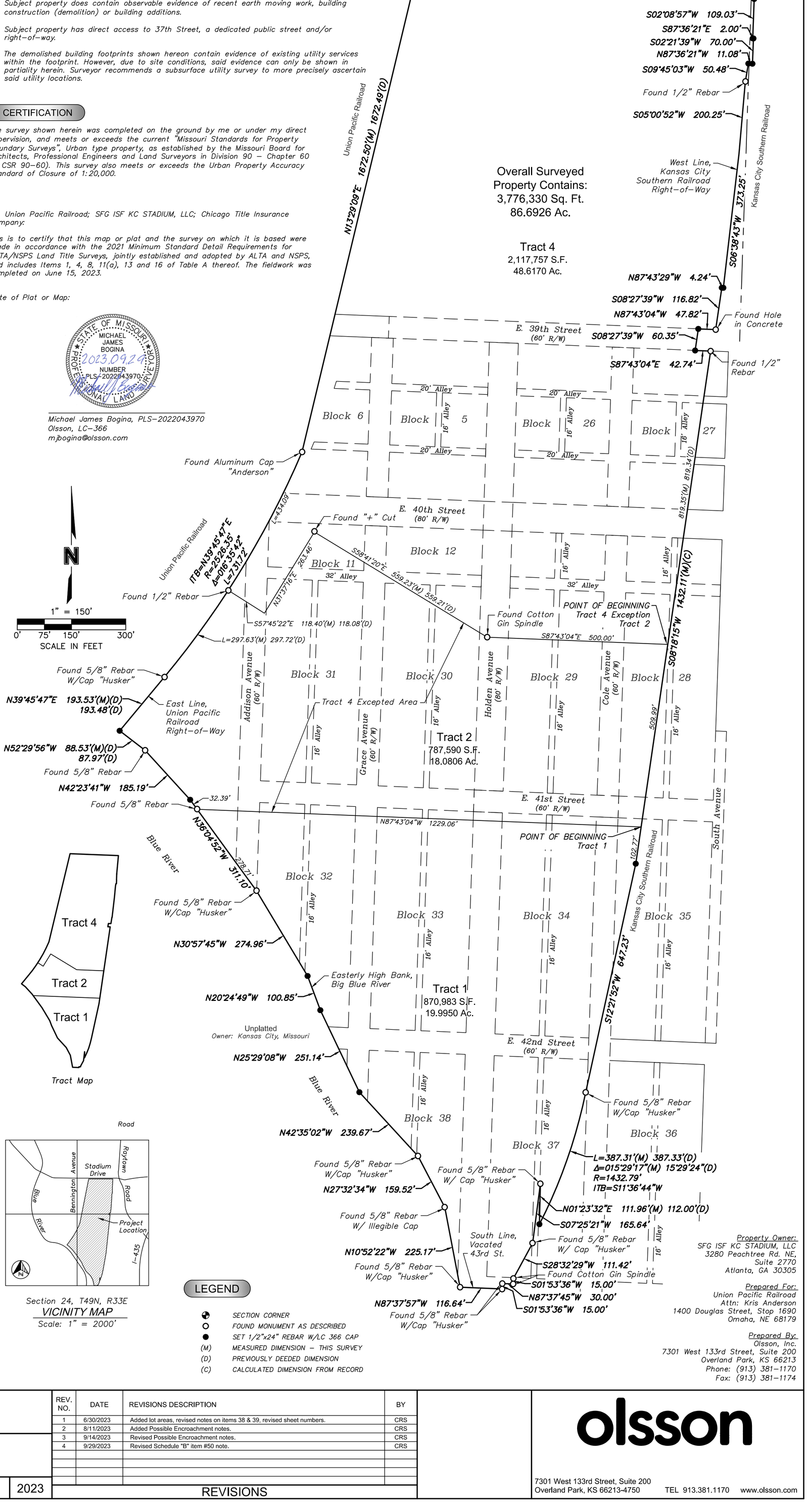
To: Union Pacific Railroad; SFG ISF KC STADIUM, LLC; Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8, 11(a), 13 and 16 of Table A thereof. The fieldwork was completed on June 15, 2023.

Date of Plat or Map:

STATE OF MISSOURI
MICHAEL JAMES BOGINA
NUMBER PLS-2022043970
2023.09.29
PROFESSIONAL LAND SURVEYOR

Michael James Bogina, PLS-2022043970
Olsson, LC-366
mjbogina@olsson.com



Tract Map

Section 24, T49N, R33E
VICINITY MAP
Scale: 1" = 2000'

LEGEND

- SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- SET 1/2"x24" REBAR W/LC 366 CAP
- (M) MEASURED DIMENSION – THIS SURVEY
- (D) PREVIOUSLY DEEDED DIMENSION
- (C) CALCULATED DIMENSION FROM RECORD

Property Owner:
SFG ISF KC STADIUM, LLC
3280 Peachtree Rd. NE,
Suite 2770
Atlanta, GA 30305

Prepared For:
Union Pacific Railroad
Attn: Kris Anderson
1400 Douglas Street, Stop 1690
Omaha, NE 68179

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

SHEET 1 OF 7

drawn by: CRS
checked by: MEB
approved by: PEW
QA/QC by: MEB
project no.: 023-03393
drawing no.: V_XALTA_2303393
date: 6/13/2023

ALTA/NSPS Land Title Survey

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein

Kansas City, Jackson County, Missouri 2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	6/30/2023	Added lot areas, revised notes on items 38 & 39, revised sheet numbers.	CRS
2	8/11/2023	Added Possible Encroachment notes.	CRS
3	9/14/2023	Revised Possible Encroachment notes.	CRS
4	9/29/2023	Revised Schedule "B" item #50 note.	CRS

REVISIONS

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750 TEL 913.381.1170 www.olsson.com

DWG: C:\Temp\AcPublish_4948\V_XALTA_2303393.dwg USER: csprague
DATE: Sep 29, 2023 10:06am XREFS: V_XTOPO_2303393 V_XBOU_2303393

ALTA / NSPS LAND TITLE SURVEY

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri

SCHEDULE B EXCEPTIONS

10. *Easements if any, for public utilities installed in, under or upon various vacated streets (Addison Avenue; Grace Avenue from the South line of 39th Street to the North line of 40th Street and from the South line of 40th Street to the Big Blue River; Holden Avenue, from the South line of 41st Street to the Big Blue River, Cole Avenue, from the South line of 40th Street to the North line of 41st Street; 41st Street from the West line of South Avenue to the East line of Cole Avenue; and from the West line of Holden Avenue to the East line of Addison Avenue; and 41st Street from the West line of Cole Avenue to the Big Blue River; and 43rd Street from the East line of South Avenue to the East line of Cole Avenue and from the West line of Cole Avenue to the East line of Holden Avenue) and various alleys prior to the vacation thereof and for which no notice appears in the public record, said streets and alleys having been vacated in the county court orders, copies of which were recorded May 24, 1928 as Document No. A–379802 in Book B–2818, Page 439 and as Document No. A–379803 in Book B–2860, Page 91. [Applies, no easements reserved, plotted.]*

Item #10 Vacated Area:

17. *Easements, if any, for public utilities installed in, under or upon the vacated Cole Avenue from the South line of 41st Street to the South line of the Southwest 1/4 of the Southeast 1/4 of Section 24, prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same (Ordinance No. 16922), a copy of which recorded September 15, 1953 as Document No. B–100474 in Book B–4750, Page 303. [Applies, plotted.]*

Item #17 Vacated Area:

18. *Easements, if any, for public utilities installed in, under or upon the vacated Ewing Avenue, formerly Holden Avenue, from the South line of 39th Street to the North line of 41st Street prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same (Ordinance No. 16925) a copy of which was recorded September 15, 1953 as Document No. B–100476 in Book B–4750, Page 307. [Applies, plotted.]*

Item #18 Vacated Area:

19. *Easements, if any for public utilities installed in, under or upon the vacated 41st Street from the West line of Ewing Avenue to the East line of Cole Avenue prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same (Ordinance No, 16923) a copy of which was recorded September 15, 1953 as Document No. B–100478 in Book B–4750, Page 311. [Applies, plotted.]*

Item #19 Vacated Area:

45. *Easements, if any, for public utilities, installed in, under or upon the vacated alleys in Block 26 and that part of Block 27 lying West of the Kansas City Southern Railway Company right–of–way prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. Said alleys having been vacated by Ordinance No. 3843, recorded June 29, 1935 as Document No. A–557348, in Book B–3208, Page 211. [Applies, plotted.]*

Item #45 Vacated Area:

47. *Easements, if any, for public utilities, installed in, under or upon the vacated 40th Street from the East line of the Missouri Pacific Railroad right–of–way to the West line of the Kansas City Southern Railway Company right–of–way prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. Said street having been vacated by Ordinance No. 16918, recorded November 4, 1953 as Document No. B–105620, in Book B–4775, Page 117. [Applies, plotted.]*

Item #47 Vacated Area:

51. *Easements, if any, for public utilities, installed in, under or upon the vacated 39th Street from a point 279.7 feet West of the West line of vacated Ewing Avenue to the West right–of–way line of the Missouri Pacific Railroad Company prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. Said street having been vacated by Ordinance No. 48483, recorded July 28, 1977 as Document No. K–352265, in Book K–813, Page 1331. [Applies, plotted.]*

Item #51 Vacated Area:

POSSIBLE ENCROACHMENTS

A. Apparent 156.0' un–vacated right–of–way encroachment. (This sheet.)

B. Apparent 43.0' overhead power, guy anchor and power pole encroachment. (Sheet 4)

C. Apparent 193.6' overhead power, guy anchor and power pole encroachment. (Sheet 5)

D. Apparent 14.0' concrete curb encroachment. (Sheet 5)

E. Apparent 116.4 overhead power and power pole encroachment. (Sheet 5)

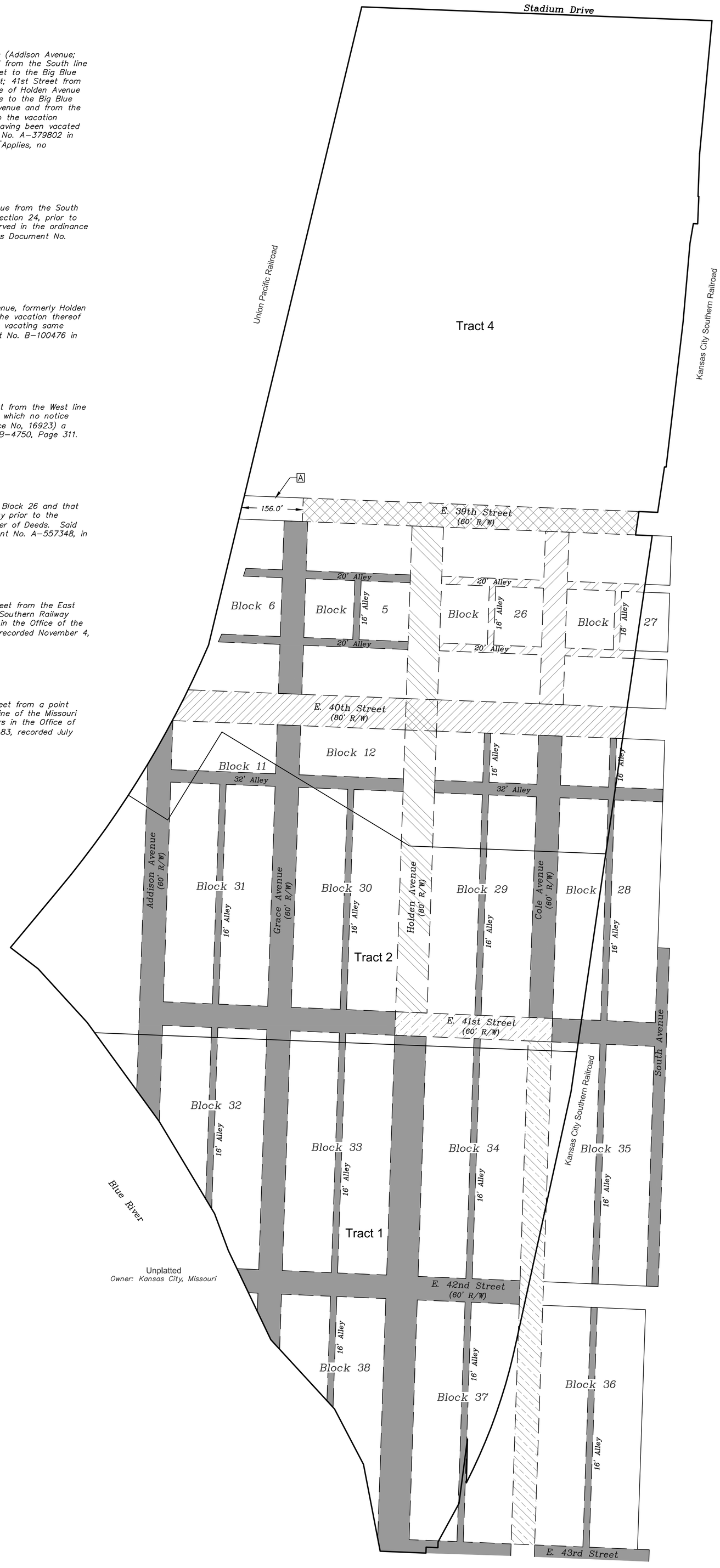
F. Apparent 402.8' overhead power, guy anchor and power pole encroachment. (Sheet 6)

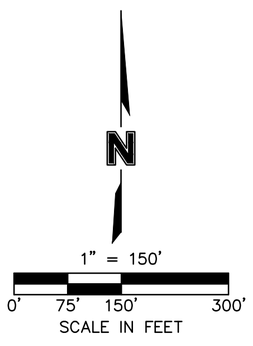
G. Apparent 39.0' chain link fence encroachment. (Sheet 6)

H. Apparent 129.7' overhead power, guy anchor and power pole encroachment. (Sheet 7)

I. There are numerous easements across the surveyed property as detailed on Sheet 3, in which the existing demolished building footprint and existing buildings possibly encroach upon as shown on Sheets 4 and 5.

Note: There are numerous utility manholes and utility structures ted across the site. The surveyor is unable to verify that these structures are for public or private utilities.





STATE OF MISSOURI
MICHAEL JAMES BOGINA
NUMBER LS-2022043970
PROFESSIONAL LAND SURVEYOR
2023.09.29

Property Owner:
SFG ISF KC STADIUM, LLC
3280 Peachtree Rd. NE, Suite 2770
Atlanta, GA 30305

Prepared For:
Union Pacific Railroad
Attn: Kris Anderson
1400 Douglas Street, Stop 1690
Omaha, NE 68179

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381–1170
Fax: (913) 381–1174

SHEET 2 OF 7

drawn by: CRS
checked by: MEB
approved by: PEW
QA/QC by: MEB
project no.: 023-03393
drawing no.: V_XALTA_2303393
date: 6/13/2023

ALTA/NSPS Land Title Survey

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein

Kansas City, Jackson County, Missouri 2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	6/30/2023	Added lot areas, revised notes on items 38 & 39, revised sheet numbers.	CRS
2	8/11/2023	Added Possible Encroachment notes.	CRS
3	9/14/2023	Revised Possible Encroachment notes.	CRS
4	9/29/2023	Revised Schedule "B" item #50 note.	CRS

REVISIONS

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750 TEL 913.381.1170 www.olsson.com

F:\2024\07001-07500\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDN\C_EXC01_02407085.dwg
DATE: Mar 17, 2025 10:54am USER: jhodson

BEAZER MATERIALS & SERVICES
ATTN: PROPERTY TAX DEPT
300 E JOHN CARPENTER STE 1700
IRVING, TX 75062

PI 6600SD LLC
8826 SANTA FE DR STE 300
OVERLAND PARK, KS 66212

SAK REAL ESTATE HOLDINGS LLC
864 HOFF RD
O'FALLON, MO 63366

STADIUM DR

85TH HOLDINGS LLC
3801 RAYTOWN RD
KANSAS CITY, MO 64129

BENNINGTON AVE

ISF HOLDINGS LLC SERIES I
229 SE DOUGLAS STE 210
LEE'S SUMMIT, MO 64063

EXISTING BUILDING SLABS.
BUILDINGS PREVIOUSLY DEMOLISHED

IOS-PVB-39TH STREET LLC
BIYNAH INUDTRIAL PARTNERS
5353 WAYZATA BLVD
STE 205
MINNEAPOLIS, MN 55416

RAYTOWN RD

BUYS IN THE HOOD LLC
PO BOX 270075
KANSAS CITY, MO 64127

METAL CHURCH FAB LLC
3826 BENNINGTON AVE
KANSAS CITY, MO 64129

EXISTING BUILDING SLAB.
BUILDING PREVIOUSLY DEMOLISHED

METAL CHURCH FAB LLC
3826 BENNINGTON AVE
KANSAS CITY, MO 64129

UNION PACIFIC RAILROAD
MO.PACIFIC RAILROAD CO.
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

ROCK RISING GROUP LLC
6237 N DRURY AVE
KANSAS CITY, MO 64119

E 39TH ST

IOS-PVB-39TH STREET LLC
BIYNAH INUDTRIAL PARTNERS
5353 WAYZATA BLVD STE 205
MINNEAPOLIS, MN 55416

BBI OF KC INC
3401 S SCOTT AVE
INDEPENDENCE, MO 64052

IOS-PVB-39TH STREET LLC
BIYNAH INUDTRIAL
PARTNERS
5353 WAYZATA BLVD
STE 205
MINNEAPOLIS, MN 55416

CLAY & BAILEY
MANUFACTURING CO
6401 E 40TH ST
KANSAS CITY, MO 64129

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161

REPUBLIC SERVICES
ENVIRONMENTAL
SOLUTIONS II LLC %
REPUBLIC SERVICES INC
18500 N ALLIED WAY
PHOENIX, AZ 85054

UNION PACIFIC RAILROAD
MO.PACIFIC RAILROAD CO.
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

KC SOUTHERN
RAILWAY CO
114 W 11TH ST
KANSAS CITY, MO
64105

EXISTING BUILDINGS
& RAILROAD TRACKS
TO REMAIN

CITY OF
KANSAS CITY
414 E 12TH ST
KANSAS CITY,
MO 64106

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121

UNION PACIFIC RAILROAD
MO.PACIFIC RAILROAD CO.
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

KANSAS CITY & GRANDVIEW RY
UNKNOWN
UNKNOWN, MO

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121

CITY OF
KANSAS CITY
414 E 12TH ST
KANSAS CITY,
MO 64106

CITY OF KANSAS CITY
PROPERTY & INS DIV
414 E 12TH ST
KANSAS CITY, MO 64106

CITY OF KANSAS CITY
PROPERTY & INS DIV
414 E 12TH ST
KANSAS CITY, MO 64106

N

0' 75' 150' 300'
SCALE IN FEET

SHEET
C200

drawn by: NH
designed by: QS
project no.: 024-07085
date: 02.07.2025

EXISTING CONDITIONS PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO | 2025

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888

olsson®

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DATE: Mar 17, 2025 10:55am USER: jhodson

PRELIMINARY PLAT PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE

STADIUM DR

0.10 ACRE R.O.W. DEDICATION

5.00'

S87°43'29"E
893.34'

LOT 1
21.72 ACRES

BENNINGTON AVE

RAYTOWN RD

S87°41'00"E
825.95'

0.33 ACRE R.O.W. DEDICATION

LOT 2
9.17 ACRES

E 39TH ST

0.24 ACRE R.O.W. DEDICATION

S87°43'04"E
288.93'

RACER TRUST ENVIRONMENTAL COVENANT SOUTH OF THIS LINE

LOT 3
37.07 ACRES

N02°07'09"E
835.60'

LOT 4
16.17 ACRES

1.58 ACRE R.O.W. DEDICATION

R=546.33'
L=569.36'

0.96 ACRE R.O.W. DEDICATION

N

0' 75' 150' 300'
SCALE IN FEET

KEY MAP
SCALE: 1"=1000'

SHEET
C300

drawn by: NH
designed by: QS
project no.: 024-07085
date: 02.07.2025

PRELIMINARY PLAT
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO | 2025

REV. NO.	DATE	DESCRIPTION	BY

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SITE PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE

STADIUM DR

PHASE 2
PROPOSED
FREIGHT
WAREHOUSE
TOTAL GROSS
AREA: 310,000 SF

1000.00'

310.00'

BENNINGTON AVE

RAYTOWN RD

TRACK FOR LOADING /
UNLOADING FREIGHT

E 39TH ST

PHASE 1
PROPOSED
FREIGHT
WAREHOUSE
TOTAL GROSS
AREA: 156,000 SF

600.00'

260.00'

PHASE 3
PROPOSED
FREIGHT
WAREHOUSE
TOTAL GROSS
AREA: 100,000 SF

250.00'

400.00'

TRACK FOR LOADING /
UNLOADING FREIGHT

TRACK FOR LOADING /
UNLOADING FREIGHT

EXISTING FREIGHT MOVING
AND REPAIR BUILDING TO REMAIN
AREA: 22,725 SF

EXISTING FREIGHT MOVING
AND REPAIR BUILDING TO REMAIN
AREA: 835 SF

N

0' 75' 150' 300'
SCALE IN FEET

KEY MAP
SCALE: 1"=1000'

SHEET
C400

drawn by: JEQ
designed by: JEQ
project no.: 024-07085
date: 02.07.2025

OVERALL SITE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO 2025

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PROPOSED SIDEWALK

10.00'

PROPOSED CURB & GUTTER

10.00'

25.00'

5.00'

9.00' TYP.

MONUMENT SIGN

25.00'

18.00' TYP.

25.00'

40.00'

WAYFINDING SIGN

PROPOSED LIGHT POLE (TYP)

PROPOSED FENCE

ADDRESS MOUNTED ON BUILDING

40.00'

70.00'

55.00' TYP.

PROPOSED FENCE

14.00' TYP.

70.00'

PROPOSED FREIGHT WAREHOUSE
TOTAL GROSS AREA: 310,000 SF

CPKC BLUE VALLEY SIDING SOUTH EXTENSION CURRENTLY UNDER CONSTRUCTION

TRACK FOR LOADING / UNLOADING FREIGHT

55.00' TYP.

14.00' TYP.

14.00' TYP.

60.00' TYP.

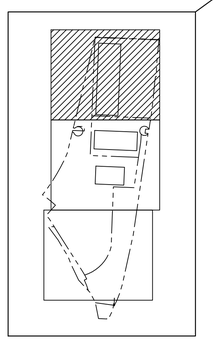
40.00'

PROPOSED FENCE AND "YELP" GATE (SHOULD END USER OPERATIONS REQUIRE IT)

40.00'

R55.00'

SEE SHEET C403



KEY MAP
SCALE: 1"=1000'

N

0' 20' 40' 80'

SCALE IN FEET

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SITE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024-07085
date: 02.07.2025

SHEET
C401

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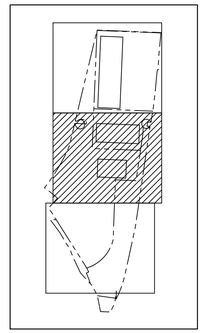
SEE SHEET C401



KEY MAP
SCALE: 1"=1000'

PROPOSED FENCE AND "YELP" GATE (SHOULD END USER OPERATIONS REQUIRE IT)

R28.00'

R55.00'

R55.00'

70.00'

14.00' TYP.

55.00' TYP.

40.00'

40.00'

14.00' TYP.

60.00' TYP.

WAYFINDING SIGN

R55.00'

PROPOSED FENCE AND "YELP" GATES (SHOULD END USER OPERATIONS REQUIRE IT)

R28.00'

30.00'

ADDRESS MOUNTED ON BUILDING

PROPOSED FREIGHT WAREHOUSE
TOTAL GROSS AREA: 156,000 SF

WAYFINDING SIGN

25.00'

CPKC BLUE VALLEY SIDING SOUTH EXTENSION CURRENTLY UNDER CONSTRUCTION

40.00'

18.00' TYP.

9.00' TYP.

25.00'

18.00' TYP.

9.00' TYP.

25.00'

PROPOSED FENCE AND "YELP" GATE (SHOULD END USER OPERATIONS REQUIRE IT)

45.00'

75.00'

18.00' TYP.

40.00'

60.00' TYP.

14.00' TYP.

R55.00'

9.00' TYP.

25.00'

PROPOSED FENCE

ADDRESS MOUNTED ON BUILDING

25.00'

PROPOSED FREIGHT WAREHOUSE
TOTAL GROSS
AREA: 100,000 SF

18.00' TYP.

25.00'

9.00' TYP.

25.00'

TRACK FOR LOADING / UNLOADING FREIGHT

GRAVEL LAYDOWN YARD

EXISTING FREIGHT MOVING AND REPAIR BUILDING TO REMAIN
AREA: 22,725 SF

N

0' 20' 40' 80'
SCALE IN FEET

SEE SHEET C403

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SITE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024.07085
date: 02.07.2025

SHEET
C402

SEE SHEET C402

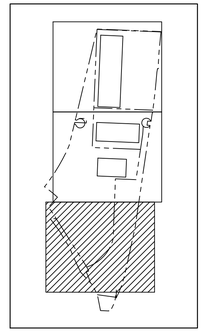
GRAVEL LAYDOWN YARD

EXISTING FREIGHT MOVING AND REPAIR BUILDING TO REMAIN AREA: 22,725 SF

CPKC BLUE VALLEY SIDING SOUTH EXTENSION CURRENTLY UNDER CONSTRUCTION

PROPOSED FENCE

EXISTING FREIGHT MOVING AND REPAIR BUILDING TO REMAIN AREA: 835 SF



KEY MAP
SCALE: 1"=1000'

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0' 20' 40' 80'
SCALE IN FEET

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SITE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024-07085
date: 02.07.2025

SHEET
C403

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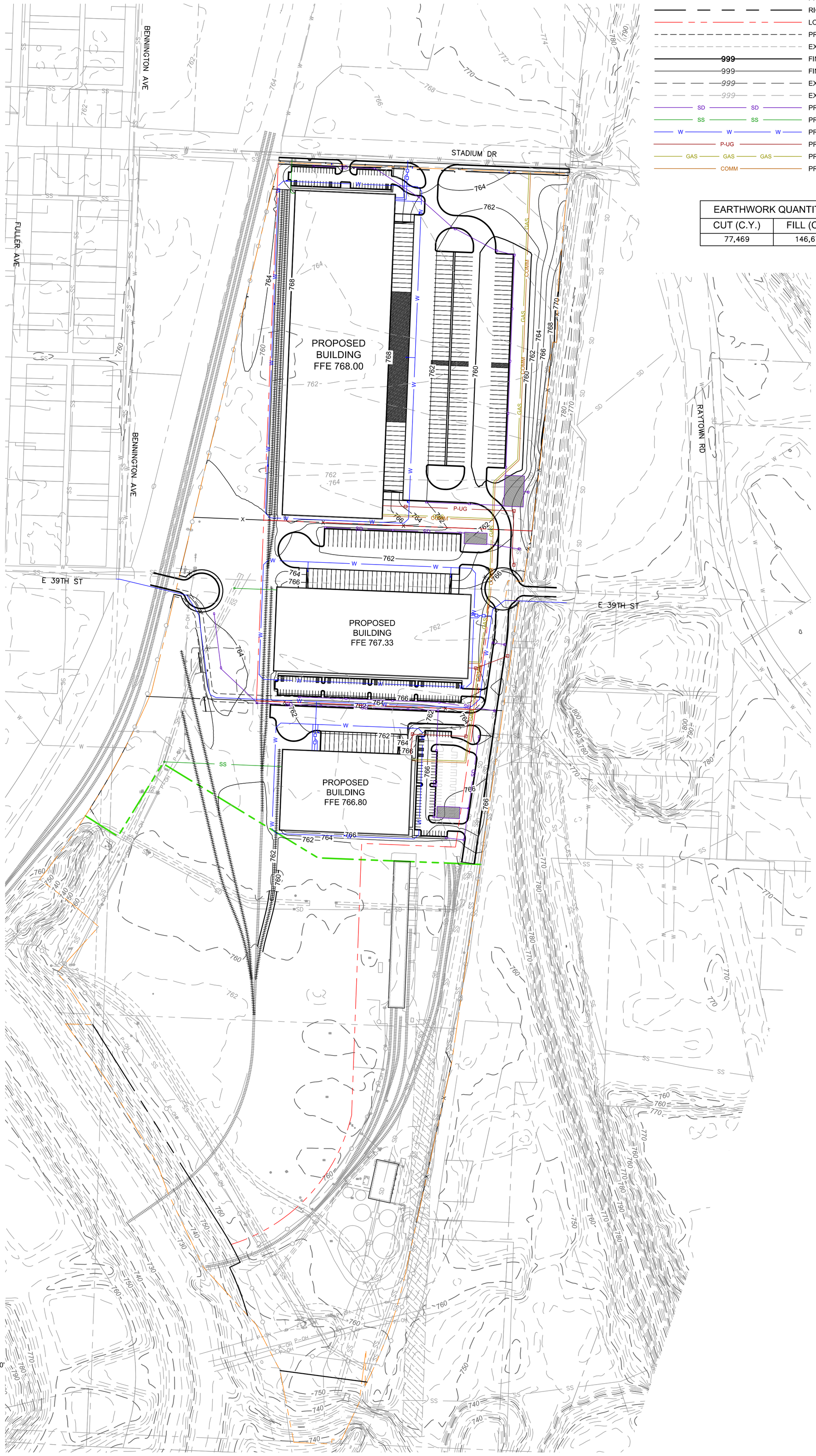
GRADING & UTILITY PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- FINISHED GRADE MAJOR CONTOUR
- FINISHED GRADE MINOR CONTOUR
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED FIBER LINE

EARTHWORK QUANTITES	
CUT (C.Y.)	FILL (C.Y.)
77,469	146,679



SHEET C500

drawn by: NH
designed by: GS
project no.: 024-07085
date: 02.07.2025

OVERALL GRADING & UTILITY PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO | 2025

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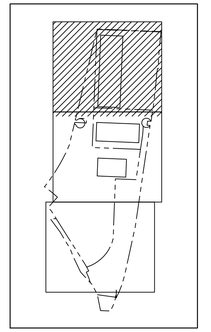
EXISTING 10" SANITARY SEWER
CONNECT TO EXISTING SANITARY SEWER MANHOLE
PROPOSED PUBLIC FIRE HYDRANT
PROPOSED WATER METER & BACKFLOW PREVENTER
CONNECT TO EXISTING 24" WATER MAIN
STADIUM DR
PROPOSED PUBLIC FIRE HYDRANT
CONNECT TO EXISTING GAS LINE
CONNECT TO EXISTING FIBER LINE
PROPOSED PUBLIC FIRE HYDRANT
PROPOSED SANITARY SEWER SERVICE LINE
PROPOSED WATER SERVICE LINE
PROPOSED FIRE PROTECTION SERVICE LINE
PROPOSED STORM SEWER LINE
BENNINGTON AVE
PROPOSED FIRE PROTECTION SERVICE LINE
PROPOSED BUILDING
FFE 768.00
PROPOSED GAS LINE
PROPOSED FIBER LINE
PROPOSED STORM SEWER LINE
PROPOSED FIRE PROTECTION SERVICE LINE
PROPOSED UNDERGROUND ISOLATOR ROWS FOR WATER QUALITY TREATMENT
PROPOSED POWER SERVICE LINE & TRANSFORMER
PROPOSED GAS SERVICE LINE
PROPOSED FIBER SERVICE LINE
PLACE JUNCTION BOX & CONNECT TO EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
PROPOSED UNDERGROUND ISOLATOR ROWS FOR WATER QUALITY TREATMENT
PROPOSED POWER LINE
PLACE JUNCTION BOX & CONNECT TO EXISTING STORM SEWER LINE
BENNINGTON AVE
SEE SHEET C502



KEY MAP
SCALE: 1"=1000'

N

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SCALE IN FEET

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GRADING & UTILITY PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024-07085
date: 02.07.2025

SHEET
C501

SEE SHEET C501

E 39TH ST

BENNINGTON AVE

PLACE MANHOLE & CONNECT TO EXISTING SANITARY SEWER MAIN

PROPOSED SANITARY SEWER SERVICE LINE

PROPOSED FIRE PROTECTION SERVICE LINE

PROPOSED BUILDING FFE 767.33

PROPOSED WATER METER & BACKFLOW PREVENTER

PROPOSED FIRE PROTECTION SERVICE LINE

PROPOSED WATER SERVICE LINE

PROPOSED PUBLIC 12" WATER MAIN

PROPOSED GAS LINE

PROPOSED FIBER LINE

PROPOSED GAS SERVICE LINE

PROPOSED FIBER SERVICE LINE

PROPOSED POWER SERVICE LINE & TRANSFORMER

PLACE JUNCTION BOX & CONNECT TO EXISTING STORM SEWER LINE

PROPOSED POWER LINE

PROPOSED STORM SEWER LINE

PROPOSED PUBLIC 12" WATER MAIN

PROPOSED STORM SEWER LINE

PROPOSED WATER METER & BACKFLOW PREVENTER

PLACE JUNCTION BOX & CONNECT TO EXISTING STORM SEWER LINE

PROPOSED POWER SERVICE LINE & TRANSFORMER

PROPOSED POWER LINE

PROPOSED GAS LINE

PROPOSED FIBER LINE

CONNECT TO EXISTING SANITARY SEWER MANHOLE

PROPOSED WATER SERVICE LINE

PROPOSED FIRE PROTECTION SERVICE LINE

PROPOSED GAS SERVICE LINE

PROPOSED FIBER SERVICE LINE

PROPOSED STORM SEWER LINE

PROPOSED SANITARY SEWER SERVICE LINE

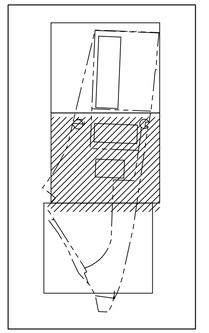
PROPOSED BUILDING FFE 766.80

PROPOSED FIRE PROTECTION SERVICE LINE

PROPOSED STORM SEWER LINE

PROPOSED UNDERGROUND ISOLATOR ROWS FOR WATER QUALITY TREATMENT

PLACE CURB INLET & CONNECT TO EXISTING STORM SEWER LINE



KEY MAP
SCALE: 1"=1000'

N

0' 20' 40' 80'
SCALE IN FEET

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REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

GRADING & UTILITY PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

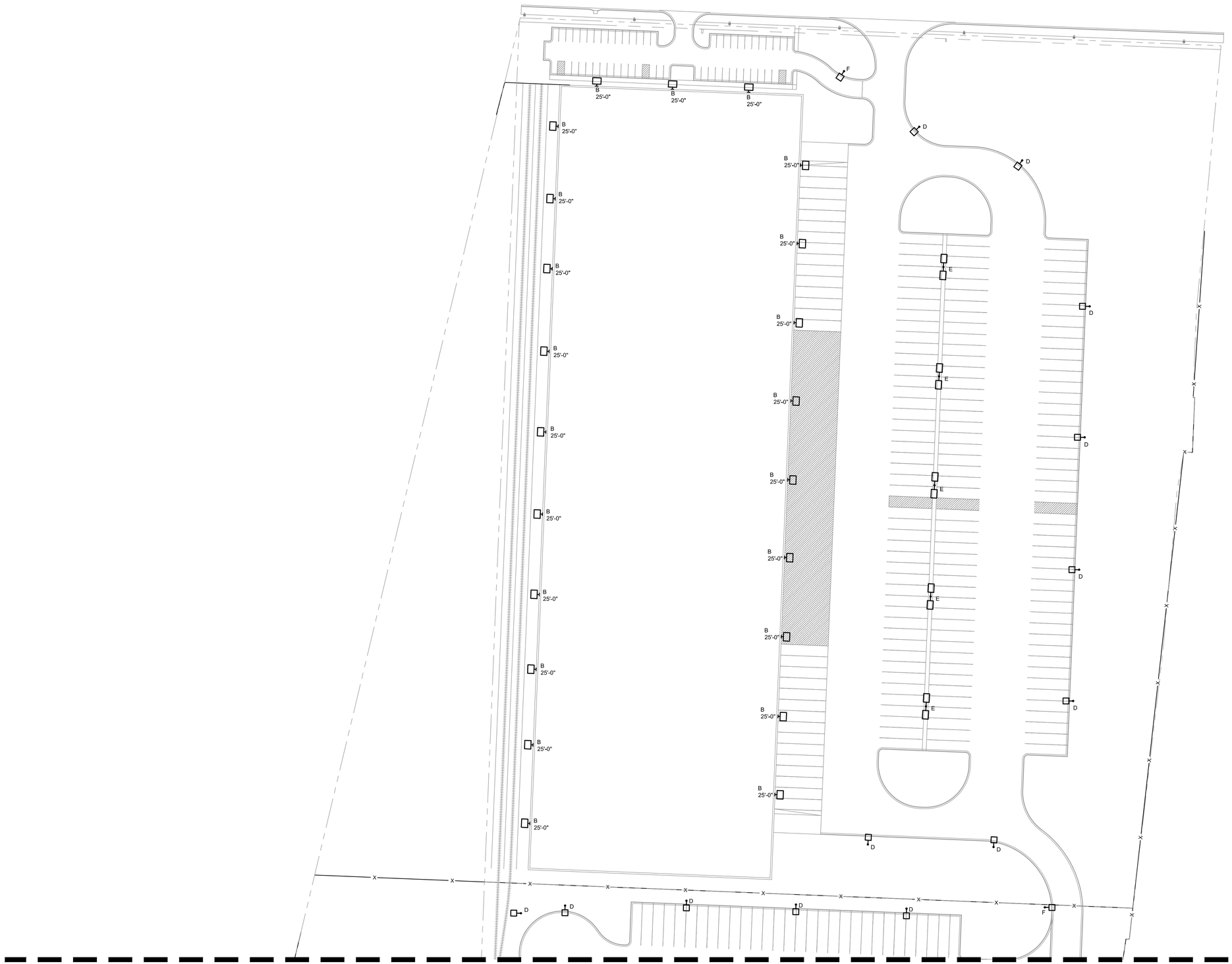
UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

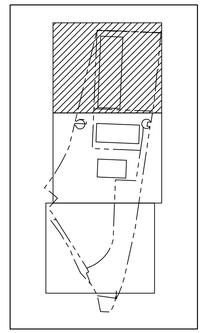
KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024-07085
date: 02.07.2025

SHEET
C502





KEY MAP
SCALE: 1"=1000'

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REV. NO.	DATE	DESCRIPTION	BY

ELECTRICAL SITE PHOTOMETRIC
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: AD
designed by: KMC
project no.: 024-07085
date: 02.07.2025

SHEET
E101

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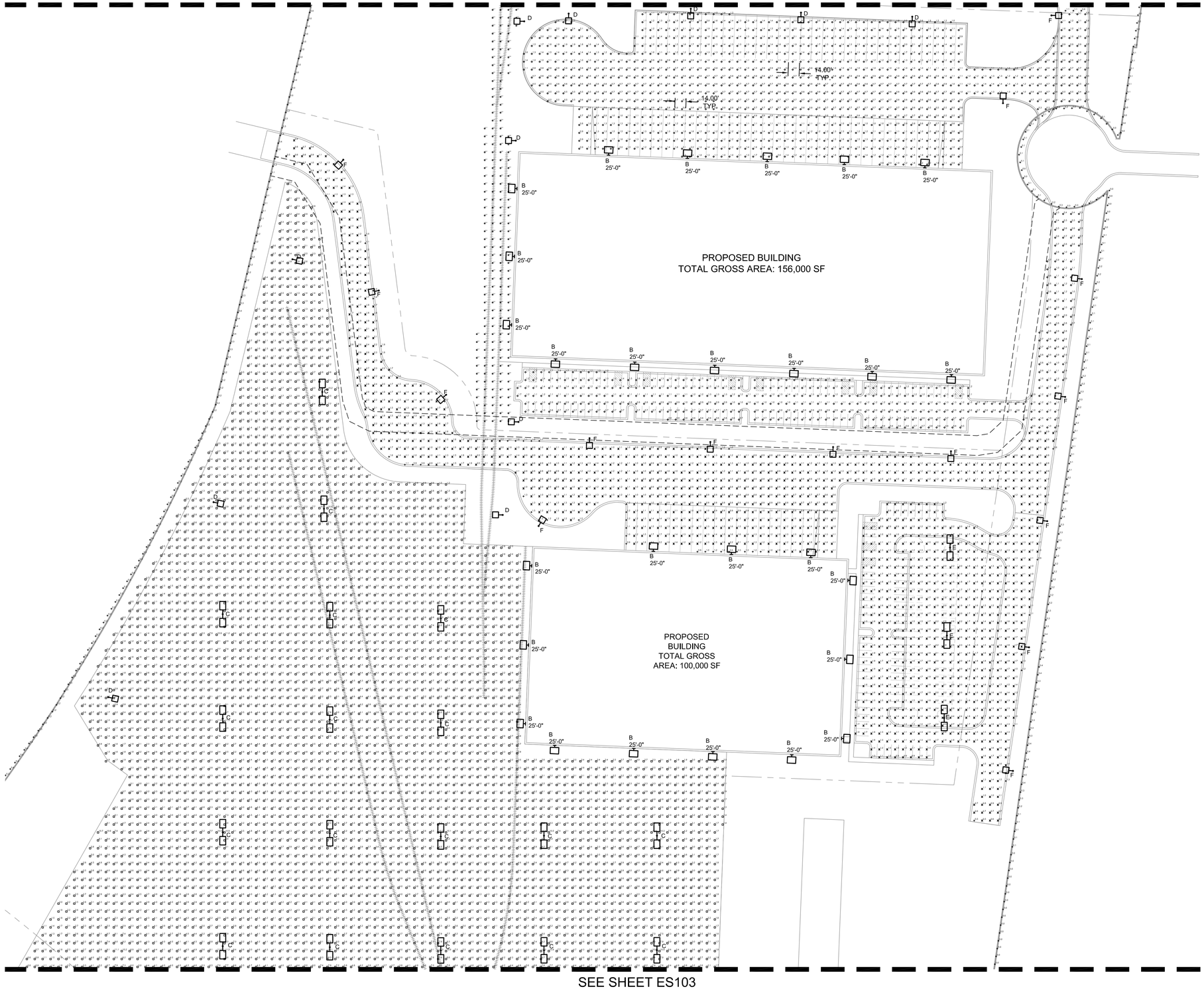
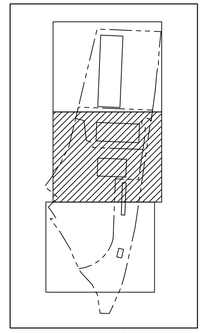
DATE: Mar 17, 2025 10:58am USER: jhodson

SEE SHEET ES101



SEE SHEET ES103



KEY MAP
SCALE: 1"=1000'

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REV. NO.	DATE	DESCRIPTION	BY

ELECTRICAL SITE PHOTOMETRIC
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2024

drawn by: AD
designed by: KMC
project no.: 024-07085
date: 12.12.2024

SHEET
E102

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DATE: Feb 07, 2025 10:33am USER: osmith

SEE SHEET ES102

KEY MAP
SCALE: 1"=1000'

0' 20' 40' 80'
SCALE IN FEET

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REVISIONS		
REV. NO.	DATE	DESCRIPTION
		BY

ELECTRICAL SITE PHOTOMETRIC DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: AD
designed by: KMC
project no.: 024-07085
date: 02.07.2025

SHEET
E103

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D-Series Size 1
LED Area Luminaire

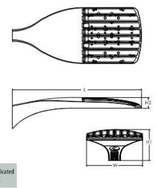
dsBAABABA

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[4,9] 208[4,9] 240[4,9] 277[4,9] 347[4,9] 480[5,9]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[3] RPA5 Round pole mounting #5 drilling[3] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,15]	PER7 Seven-pin receptacle only (controls ordered separate)[14,15] FAO Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19] **Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[20] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[21] HA 50°C ambient operation[22] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[16] DF Double fuse (208, 240, 480V)[16] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series Size 1
LED Wall Luminaire

BAA BABA

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements

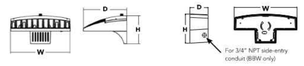
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC AMBLW Amber LW[1,2]	70CRI 70CRI 80CRI 80CRI[3] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[5] BLC4 Back Light Control Type 4[5]	MVOLT 120[1] 208[1] 240[1] 277[1] 347[1,6] 480[1,6] HVOLT[6]	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry) **Shipped separately**[10] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[7,8,9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8,9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8,9] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[11] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[11]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V)[1,12] DF Double fuse (208, 240 or 480V)[1,12] HS House-side shield[13] SPD Separate surge protection **Shipped separately**[10] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXRMS U House-side shield (one per light engine)
DSXRBSW U Bird-deterrent spikes
DSXRVWLG U Vandal guard accessory

NOTES
1. Only available with P1 and P6 Packages.
2. Not available with 57K.
3. Only Available with AMCRI.
4. Not available with HS Option.
5. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480V voltage option.
6. Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9. Reference Motion Sensor table on page 3. Not available with DMG.
10. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347-480 HVOLT voltage options. Emergency components located in back box. Not available with E20WC or E10WH.
11. Not available with E20WC or E10WH.
12. Also available as a separate accessory; see Accessories information.

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D-Series Size 2
LED Area Luminaire

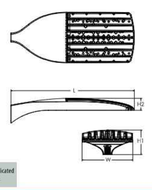
dsBAABABA

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P14[1] P12[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[4,9] 208[4,9] 240[4,9] 277[4,9] 347[4,9] 480[5,9]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[3] RPA5 Round pole mounting #5 drilling[3] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,15]	PER7 Seven-pin receptacle only (controls ordered separate)[14,15] FAO Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19] **Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[20] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[21] HA 50°C ambient operation[22] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[16] DF Double fuse (208, 240, 480V)[16] 3G Vibration rated for 3G[23] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series Size 2
LED Wall Luminaire

BAA BABA

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements

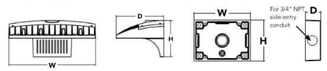
Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	Weight:	21 lbs (9.3 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	BBW Weight:	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1 4200 Lumens P2 5300 Lumens P3 6100 Lumens P4 7200 Lumens P5 8200 Lumens P6 10000 Lumens P7 14300 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC AMBLW Amber LW[1]	70CRI 70CRI 80CRI 80CRI[2] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[3] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[6]	**Shipped included** SRM Surface mounting bracket **Shipped separately**[9] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[7] PER5 Five-wire receptacle only (control ordered separate)[6,7] PER7 Seven-wire receptacle only (control ordered separate)[6,7] DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[8,10] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[8,10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[8,10,11] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8,10,11]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] HS House-side shield SPD Separate surge protection[12] **Shipped separately**[9] BSW Bird-deterrent spikes VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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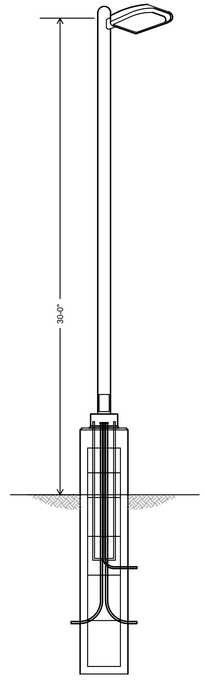
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
⌓	A	0	Lithonia Lighting	DSXW1 P7 40K 80CRI T3M	10000 4000K 80CRI Type 3 Medium	9229	0.9	72.52
▭	B	49	Lithonia Lighting	DSXW2 P7 40K 80CRI T4M	14000 4000K 80CRI Type 4 Medium	13248	0.9	103.84
□	D	25	Lithonia Lighting	DSX1 LED P8 40K 80CRI T4M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 4 Medium	26102	0.9	215.77
□□	E	8	Lithonia Lighting	DSX1 LED P5 40K 80CRI T4M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 4 Medium	16418	0.9	276.32
□	F	16	Lithonia Lighting	DSX1 LED P3 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	10831	0.9	102.1727
□□	C	43	Lithonia Lighting	DSX2 LED P8 40K 80CRI T4M	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 4 Medium	52441	0.9	924.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Middle Site Parking	◇	1.0 fc	2.0 fc	0.3 fc	6.7:1	3.3:1
Middle Site Truck Parking	◇	1.1 fc	2.7 fc	0.2 fc	13.5:1	5.5:1
North Site Parking/Drive	+	1.1 fc	3.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
South Side Truck Parking	✳	1.3 fc	3.2 fc	0.5 fc	6.4:1	2.6:1
South Site		1.4 fc	3.5 fc	0.5 fc	7.0:1	2.8:1
Train Tracks	□	1.5 fc	3.2 fc	0.5 fc	6.4:1	3.0:1
Lay Down Area	■	4.1 fc	11.4 fc	0.1 fc	114.0:1	41.0:1



2 LIGHT POLE DETAIL
SCALE: NOT TO SCALE

olsson
1301 Burlington Street
North Kansas City, MO 64116
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TEL 816.361.1177
FAX 816.361.1888

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

ELECTRICAL SITE DETAILS
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

2025

drawn by: AD
designed by: KMC
project no.: 024-07085
date: 02.07.2025

SHEET
E104

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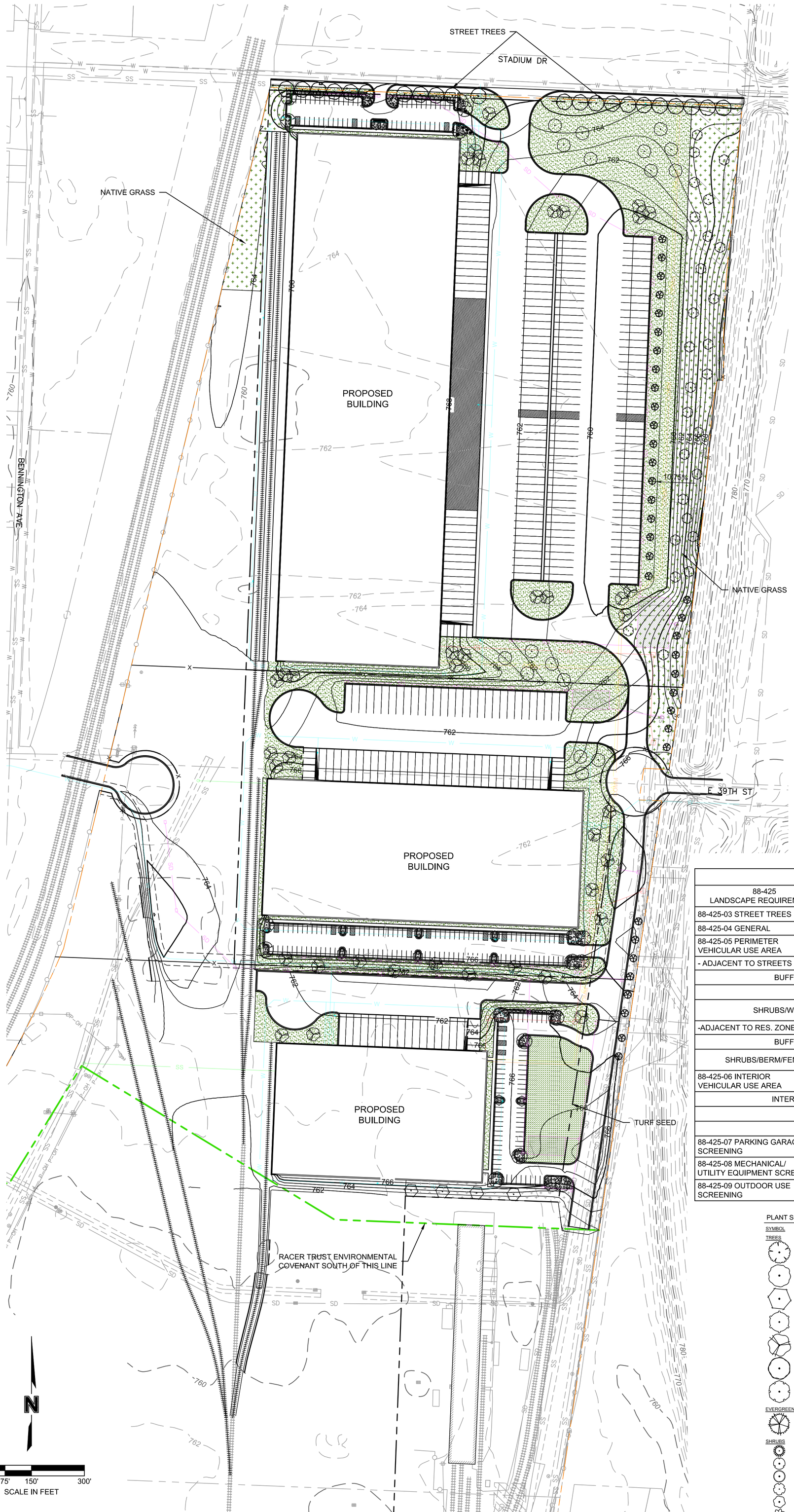

UTILITY LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED FIBER LINE

TABLE 4 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	22	22	NO	N/A
88-425-04 GENERAL	111	111	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10' +	10' +	NO	N/A
TREES			NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	CONTINUOUS SCREEN	NO	N/A
-ADJACENT TO RES. ZONES	N/A	N/A		
BUFFER WIDTH			NO	N/A
SHRUBS/BERM/FENCE/WALL			NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	8,190	8,190	NO	N/A
TREES	47	47	NO	N/A
SHRUBS	234	234	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
TREES					
	AA	18	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	2" CAL	B&B
	AO	17	AESCULUS GLABRA OHIO BUCKEYE	2" CAL	B&B
	BR	4	BETULA NIGRA RIVER BIRCH	2" CAL.	B&B
	CF	12	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM	2" CAL	B&B
	CE	39	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" MULTI-STEM	B&B
	GI	22	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2" CAL	B&B
	TD2	27	TAXODIUM DISTICHUM BALD CYPRESS	2" CAL	B&B
EVERGREEN TREES					
	JC	36	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTI EASTERN REDCEDAR	2" CAL	6-8'
SHRUBS					
	AS	71	ANDROPOGON SCOPARIUS LITTLE BLUESTEM	1 GAL	
	BG	41	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	3 GAL	
	IG	21	ILEX GLABRA INKBERRY HOLLY	3 GAL	
	JX	36	JUNIPERUS X 'GREY OWL' GREY OWL JUNIPER	3 GAL	
	PK	39	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE TINY WINE NINEBARK	3 GAL	
	RG	62	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL	
GROUND COVERS					
	GM	10,141 SF	GROUND HARDWOOD MULCH	N/A	
	NR	137,252 SF	NATIVE GRASS SEED MIX	SF.	SEED
	TD	25,895 SF	TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND	N/A	SEED
	TS	262,458 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	N/A	SOD

SHEET L100

drawn by: NH
designed by: QS
project no.: 024-07085
date: 02.07.2025

OVERALL LANDSCAPE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO | 2025

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

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TEL 816.361.1177
FAX 816.361.1888

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North Kansas City, MO 64116

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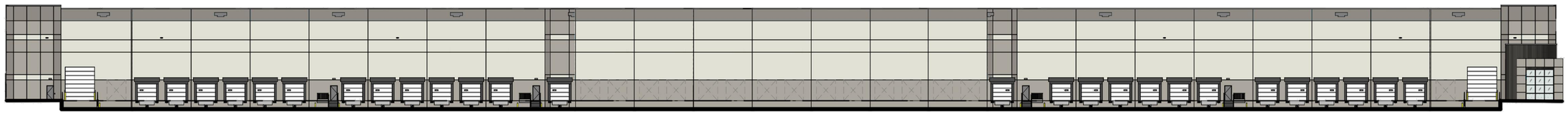
OVERALL NORTH ELEVATION 1



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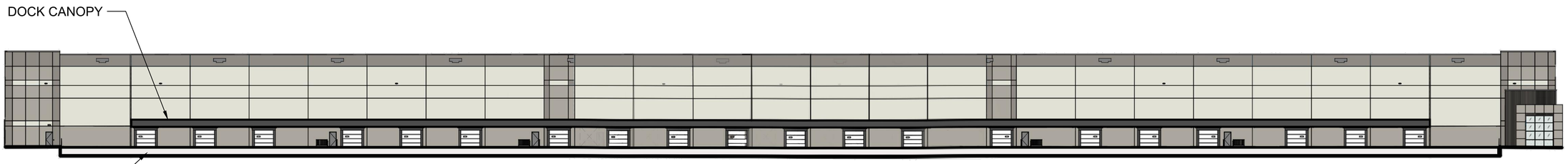

OVERALL WEST ELEVATION 3

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FAX 816.361.1888

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

BUILDING ELEVATIONS
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

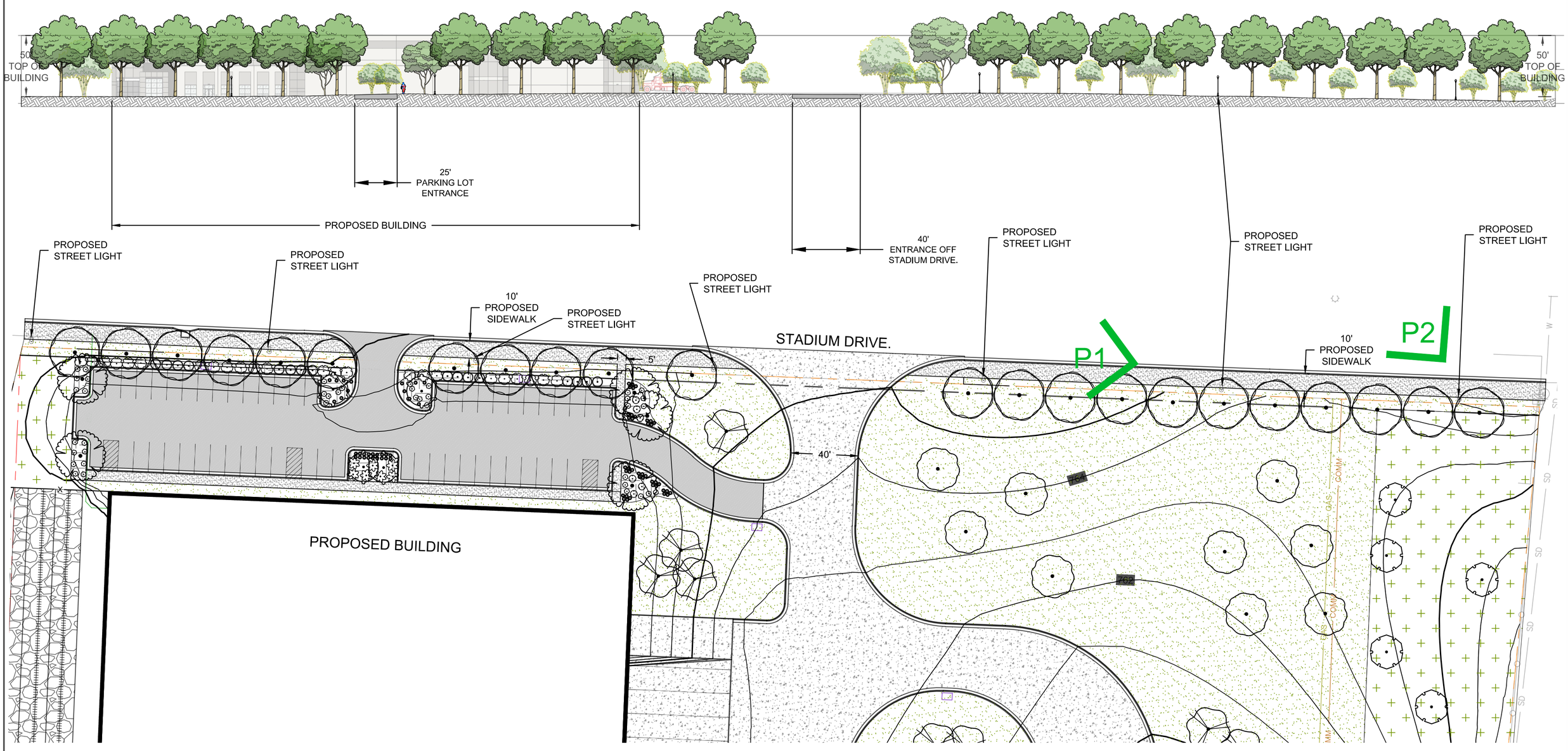
KANSAS CITY, MO

2025

drawn by: NH
designed by: OS
project no.: 024-07085
date: 02.07.2025

SHEET
A100

F:\2024\07001-07500\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDN\C_LSC02_02407085.dwg
DATE: Mar 17, 2025 11:05am USER: jhodson



STREETSCAPE ELEVATION: STADIUM DRIVE IMPROVEMENTS

PERSPECTIVE VIEW 1

PERSPECTIVE VIEW 2

0' 75' 150' 300'
SCALE IN FEET

SHEET A101	drawn by: NH designed by: OS project no.: 024-07085 date: 02.07.2025	STREETSCAPE ELEVATIONS DEVELOPMENT PLAN & PRELIMINARY PLAT UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD KANSAS CITY, MO — 2025	REV. NO. / DATE / DESCRIPTION / BY REVISIONS

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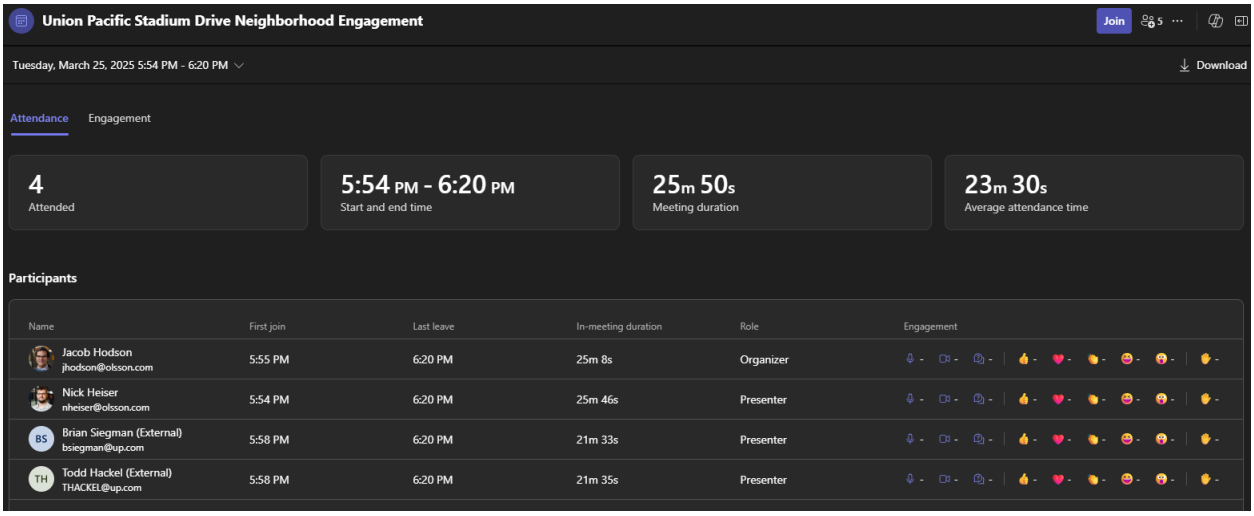
MEETING MINUTES

Union Pacific Stadium Drive Neighborhood Engagement

Date:	03/25/25
RE:	
Attendees:	
Project #	CD-CPC-2025-00027

REPORT

1. **Meeting started at 6pm**
   a. Only Olsson and Union Pacific joined the meeting. No one else was present.
   b. Jake presented the development plan
2. Jake waited until 6:20 to adjourn the meeting.