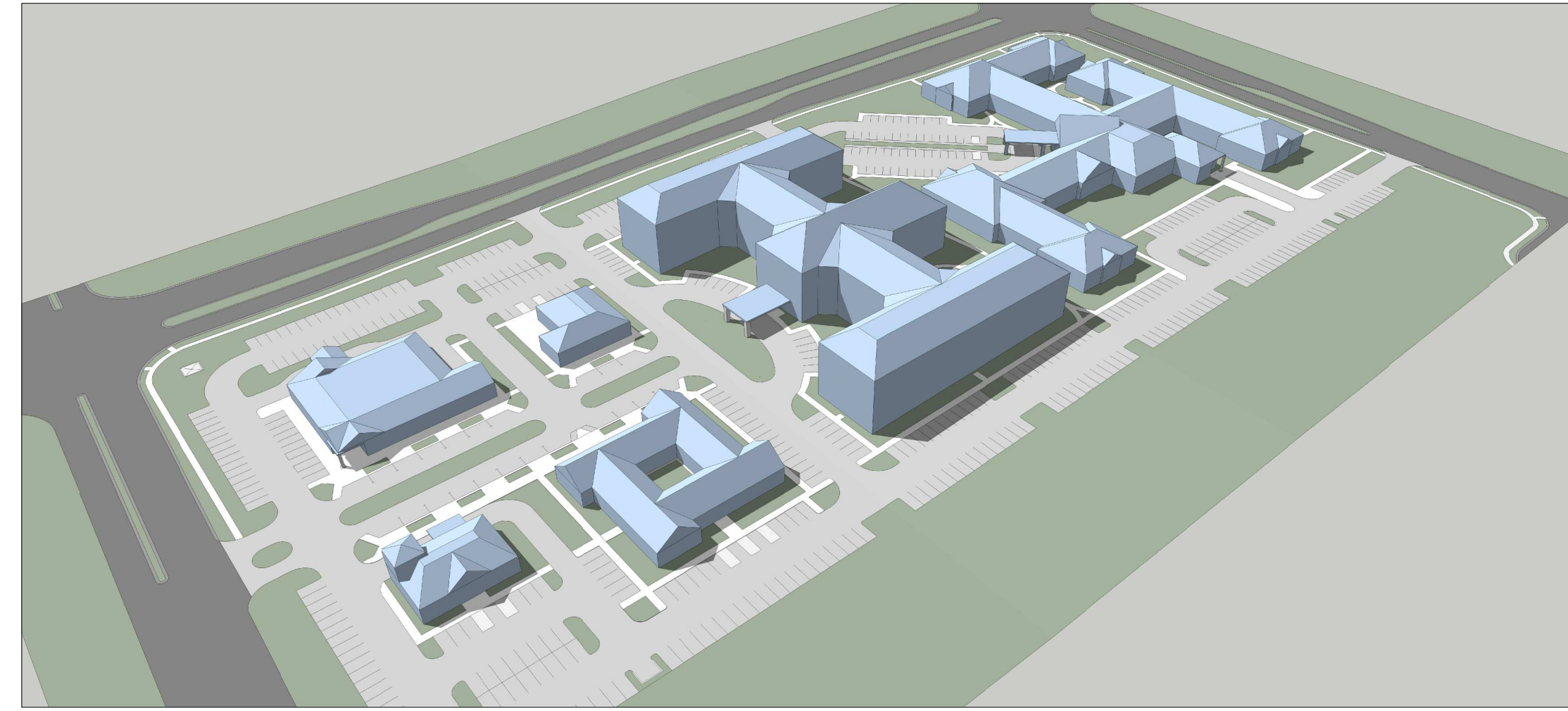


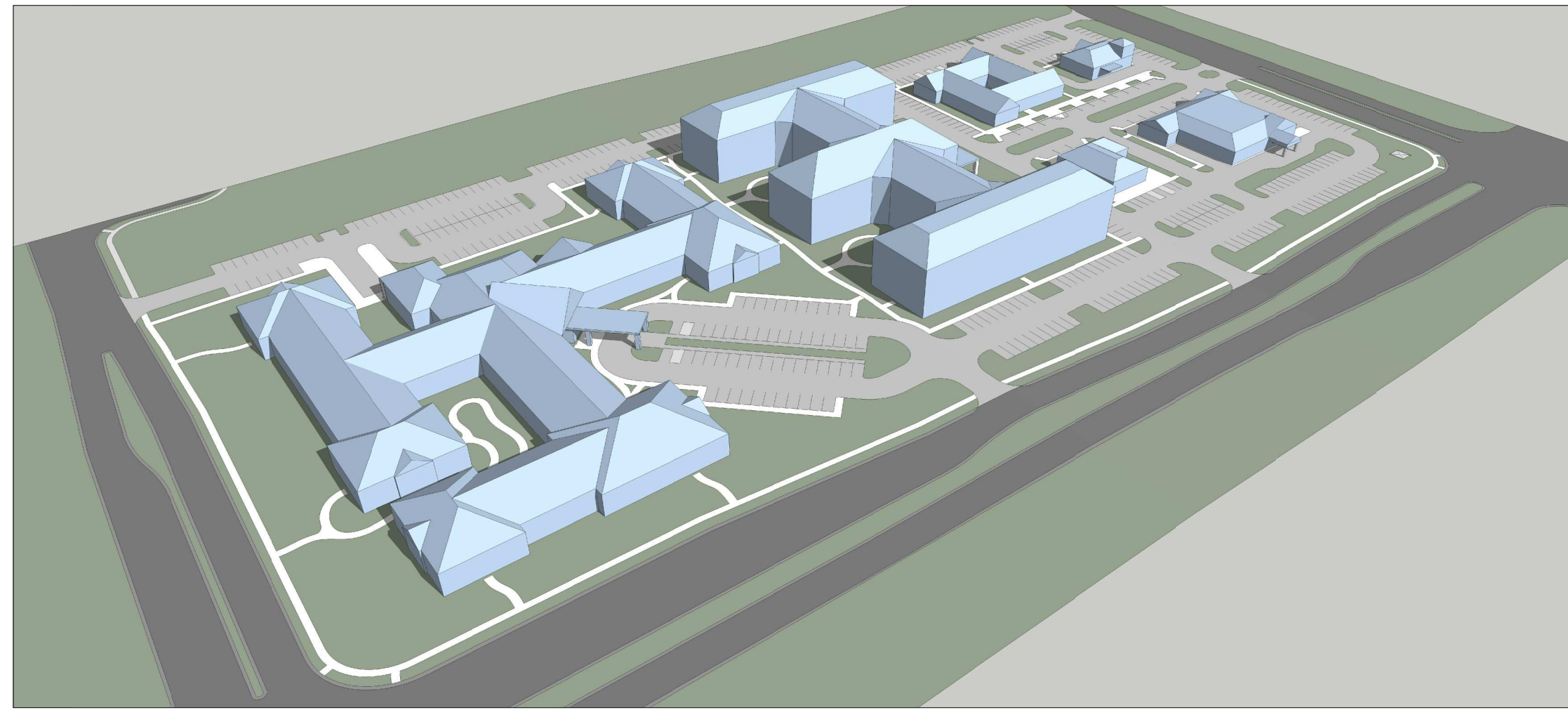
PRELIMINARY MASSING STUDY  
**VIEW FACING NORTHEAST**

N.T.S.



PRELIMINARY MASSING STUDY  
**VIEW FACING NORTHWEST**

N.T.S.



PRELIMINARY MASSING STUDY  
**VIEW FACING SOUTHEAST**

N.T.S.



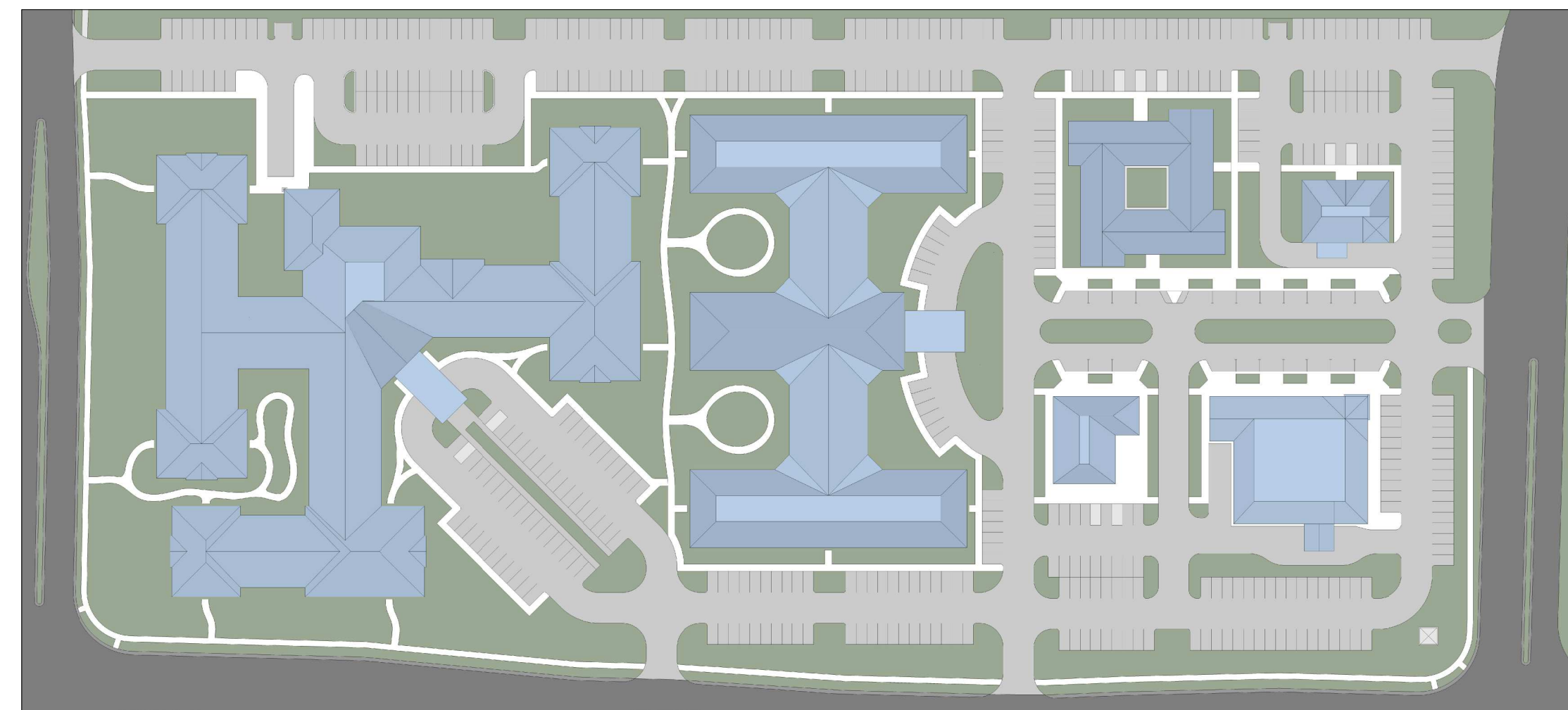
PRELIMINARY MASSING STUDY  
**VIEW FACING SOUTHWEST**

N.T.S.



PRELIMINARY MASSING STUDY  
**VIEW FACING EAST**

N.T.S.



PRELIMINARY MASSING STUDY  
**PRELIMINARY PLAN**

N.T.S.

**INDEX OF DRAWINGS**

CS	COVERSHEET
A1.00	PRELIMINARY MASTER PLAN
A1.01	ENLARGED PRELIMINARY MASTER PLANS
C101	PRELIMINARY GRADING PLAN
C102	PRELIMINARY UTILITY PLAN
L1.00	PRELIMINARY LANDSCAPE PLAN
E1.01	PRELIMINARY PHOTOMETRIC SITE PLAN

*UNDER SEPARATE COVER*

ALTA / ACSM LAND TITLE SURVEY

DRAWING RELEASE LOG

● 05.22.2015	PRELIMINARY DEV. PLAN SUBMITTAL
● 07.08.2015	STAFF COMMENT RESPONSES

REVISIONS

DATE  
07/08/2015  
JOB NO.  
563515  
DRAWN BY:  
TWH / JAT  
SHEET NO.

**Development Plan Tabulation  
as required by Kansas City, MO  
Plan Commission Plan Requirement Checklist**

a. Existing zoning of property and proposed zoning, including type of planned district requested:

Existing: R-2.5  
Proposed: MPD

PHASE	AREA	DISTRICT
1	6.08 ACRES	R-0.5
2	3.89 ACRES	R-0.5
3	5.01 ACRES	B-2

b. Total land area in square feet or acre:

14.98 Acres

c. Land area or acres for existing and proposed street right of way:

0 Acres (Note: we are providing a 50' distance along NW Old Tiffany Springs Road for the KCATA Special Purpose Rapid Transit Corridor.)

d. Net land area or acres:

14.98 Acres

e. Proposed use or uses of each building and structure:

BLDG	USE
1	Skilled Nursing Facility
2	Independent / Assisted Living Facility
3	Retail
4	Medical Office
5	Retail
6	Restaurant

f. Height above grade of buildings and structures and number of floors of each building:

BLDG	STORIES	ALLOW. HEIGHT
1	1	45 FT.
2	4 + BSMT	164 FT.
3	1	UL
4	1	UL
5	1	UL
6	1	UL

g. Gross floor area per floor and total for each building. Residential buildings shall also include type of dwelling units, number of dwelling units per floor, and total number of dwelling units:

BLDG	STORIES	SF / FLR	SF TOTAL	D.U. / FLR.	D.U. TOTAL
1	1	90,000	90,000	120	120
2	4 + BSMT	56,000	280,000	52/FLR. (12 @ BSMT)	220 (160 ILF / 60 ALF)
3	1	5,000	5,000	—	—
4	1	13,600	13,600	—	—
5	1	13,000	13,000	—	—
6	1	4,000	4,000	—	—
<b>TOTAL</b>		<b>181,600</b>	<b>405,600</b>		<b>340</b>

h. Building coverage and floor area ratio:

Building Coverage: 28%

FAR: 62%

i. Residential development shall, in addition, identify gross & net density:

Gross Density: 23 D.U. / ACRE

Net Density: 24 D.U. / ACRE

j. Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces:

USE	PARKING RATIO REQ'D.	NO. DWELLING UNITS	PARKING REQ'D.	PARKING PROVIDED
GROUP LIVING (SKILLED NURSING)	1 / 4 D.U.	120	30	50
ELDERLY HOUSING (INDEPENDANT / ASSISTED LIVING)	1 / 3 D.U.	220	74	220
RETAIL	2.5 / 1,000 S.F.		45	91
MEDICAL OFFICE	4 / 1,000 S.F.		55	61
RESTAURANT	10 / 1,000 S.F.		40	69
<b>TOTAL</b>		<b>340</b>	<b>244</b>	<b>491</b>

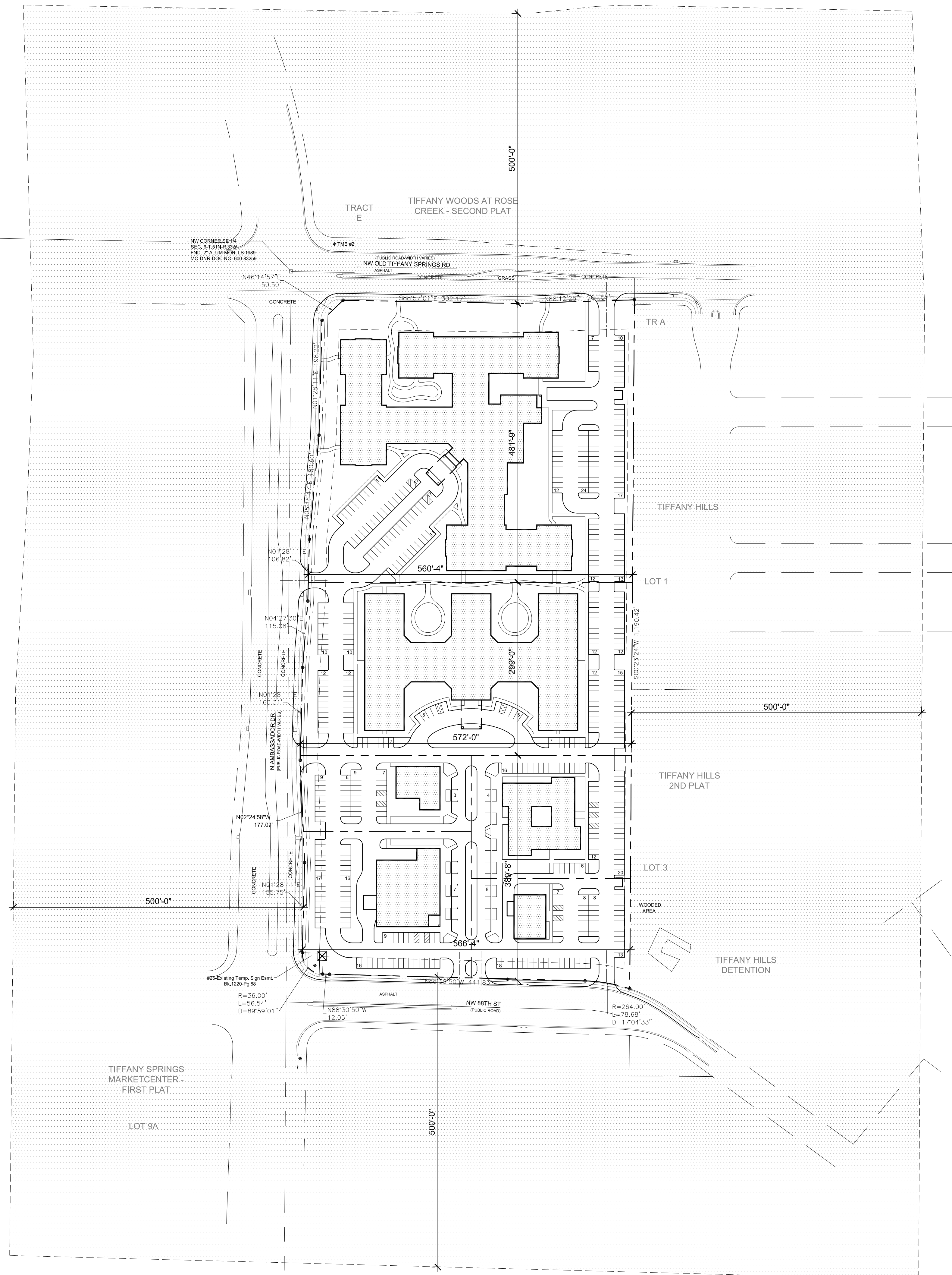
k. Ratio of required number of short term and long term bicycle parking spaces for each use and amount of required, proposed short term and long term bicycle parking spaces:

USE	REQ'D. SHORT TERM BIKE STORAGE	PROPOSED SHORT TERM BIKE STORAGE	REQ'D. LONG TERM BIKE STORAGE	PROPOSED LONG TERM BIKE STORAGE
MULTI-UNIT RESIDENTIAL	27 10% OF PARKING	14 5% OF PARKING	100 1 PER 3 D.U.	50 1 PER 6 D.U.
RETAIL	9 10% OF PARKING	9 10% OF PARKING	3 1+1/10,000 SF	3 1+1/10,000 SF
MEDICAL OFFICE	6 10% OF PARKING	6 10% OF PARKING	3 1+1/10,000 SF	3 1+1/10,000 SF
RESTAURANT	7 10% OF PARKING	7 10% OF PARKING	2 1+1/5,000 SF	2 1+1/5,000 SF
<b>TOTAL</b>	<b>49</b>	<b>36</b>	<b>108</b>	<b>58</b>

l. Commencement and completion dates for each phase:

To be determined.

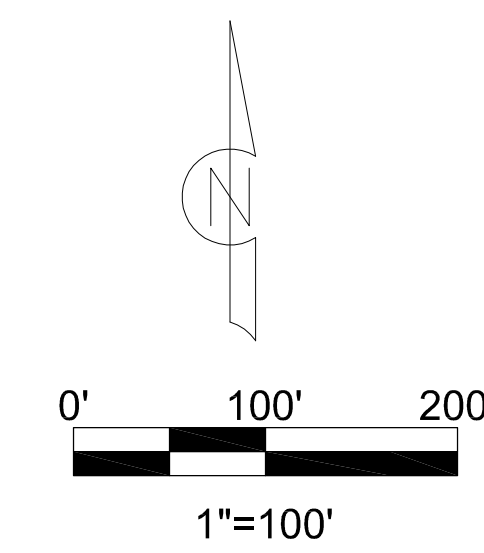
m. Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage, or site arrangement. N/A



**PROPERTY DESCRIPTION: As Provided by Old Republic National Title Insurance Company.**

A tract of land in the Southeast Quarter of Section 6, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 6; thence North 88°57'01" West along the North line of said Southeast Quarter, 2054.38 feet; thence South 0°23'24" West along the Northerly extension of the West line of TIFFANY HILLS, a subdivision of land in Kansas City, Platte County, Missouri, 38.01 feet to the True Point of Beginning of the tract of land to be herein described; thence continuing South 0°23'24" West, along the West line of said TIFFANY HILLS, and the West line of TIFFANY HILLS SECOND PLAT, a subdivision of land in Kansas City, Platte County, Missouri, and the Southerly extension thereof, 1190.42 feet to the Northerly right of way line of NW 90th Street as described in Tract 1 of the General Warranty Deed as recorded in the office of the Recorder of Deeds, Platte County, Missouri as Document No. 002837 in Book 1098 at Page 943; thence Westerly on said Northerly right of way line, along a curve to the left, having an initial tangent bearing of North 71°26'16" West, a radius of 264.00 feet, a central angle of 17°04'34", an arc distance of 78.68 feet; thence North 88°30'50" West along said Northerly right of way line, 441.83 feet to a point on the Easterly right of way line of N Ambassador Drive as described in General Warranty Deed as recorded in the office of the Recorder of Deeds, Platte County, Missouri as Document No. 015187 in Book 1089 at Page 326; thence Northerly on said Easterly right of way line the following nine (9) courses; thence North 88°30'50" West, 12.05 feet; thence Northerly along a curve to the right, tangent to the last described course with a radius of 36.00 feet, a central angle of 89°59'01", an arc distance of 56.54 feet; thence North 1°28'11" East, 155.75 feet; thence North 2°24'58" West, 177.07 feet; thence North 1°28'11" East, 160.31 feet; thence North 4°27'30" East, 115.08 feet; thence North 1°28'11" East, 106.82 feet; thence North 5°16'47" East, 180.60 feet; thence North 1°28'11" East, 198.22 feet to a point on the Southerly right of way line of NW Tiffany Springs Road as described in General Warranty Deed as recorded in the office of the Recorder of Deeds, Platte County, Missouri as Document No. 015188 in Book 1089 at Page 327; thence Easterly on said Southerly right of way line the following three (3) courses; thence North 46°14'57" East, 50.50 feet; thence South 88°57'01" East, 302.17 feet; thence North 88°12'28" East, 201.54 feet to the True Point of Beginning.

APPLICANT / DEVELOPER:  
Tiffany Square Real Estate, L.L.C.  
7611 State Line Road, Suite 303  
Ph.: (816) 444-0900  
Email: MikeFlanagan@mffllc.com  
Contact: Michael F. Flanagan



**PRELIMINARY MASTER PLAN**

1:100  
This development plan also serves as a preliminary plat

PRELIMINARY DEVELOPMENT PLAN

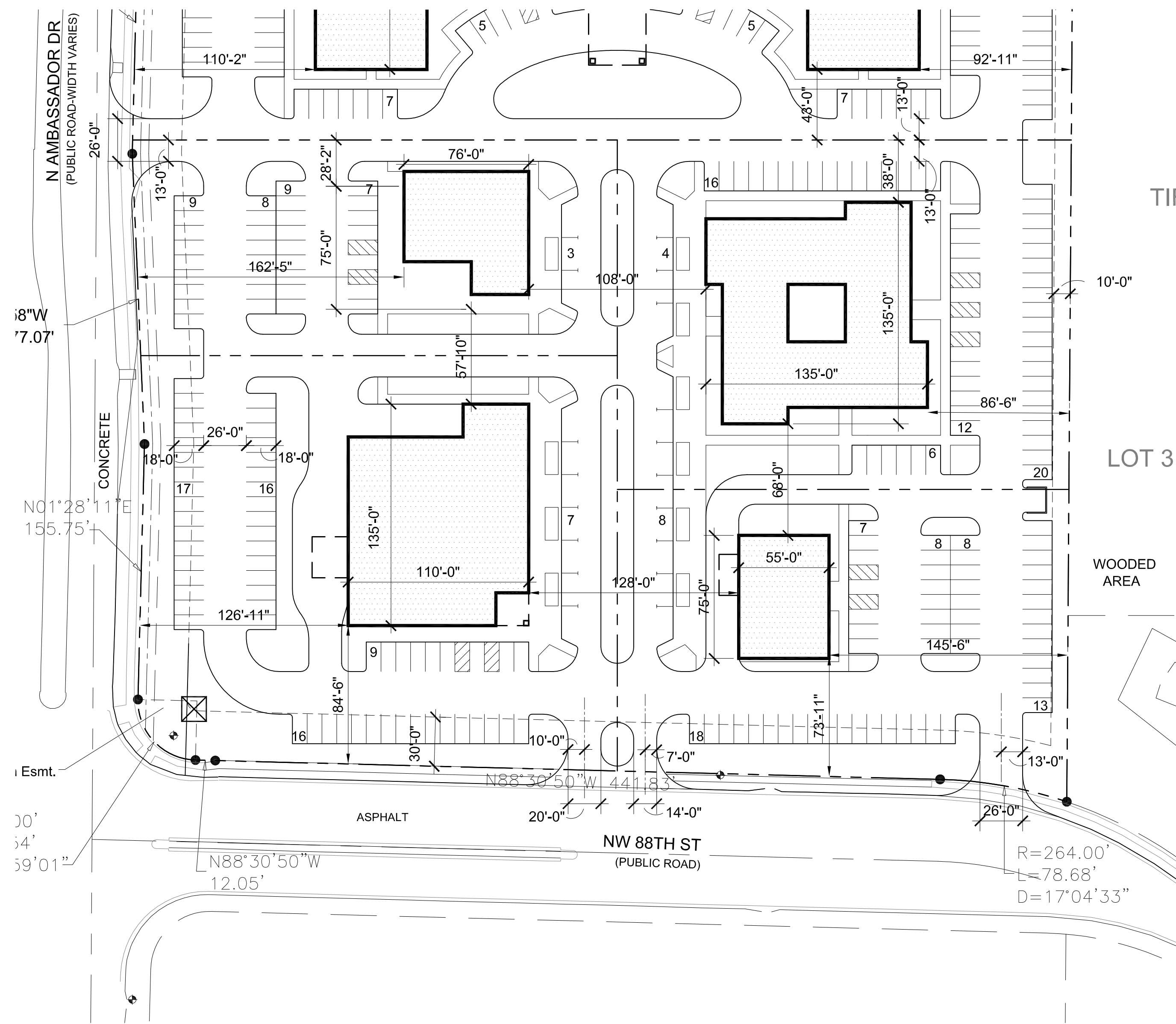
ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
INTERIORS  
ENERGY SERVICES  
**NSPJ**  
ARCHITECTS  
3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208  
P. 913.831.1415  
F. 913.831.1563  
NSPJARCH.COM  
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A PROPOSED DEVELOPMENT PLAN FOR:  
**TIFFANY SQUARE EAST**  
N AMBASSADOR DR & NW OLD TIFFANY SPRINGS RD  
KANSAS CITY, MISSOURI

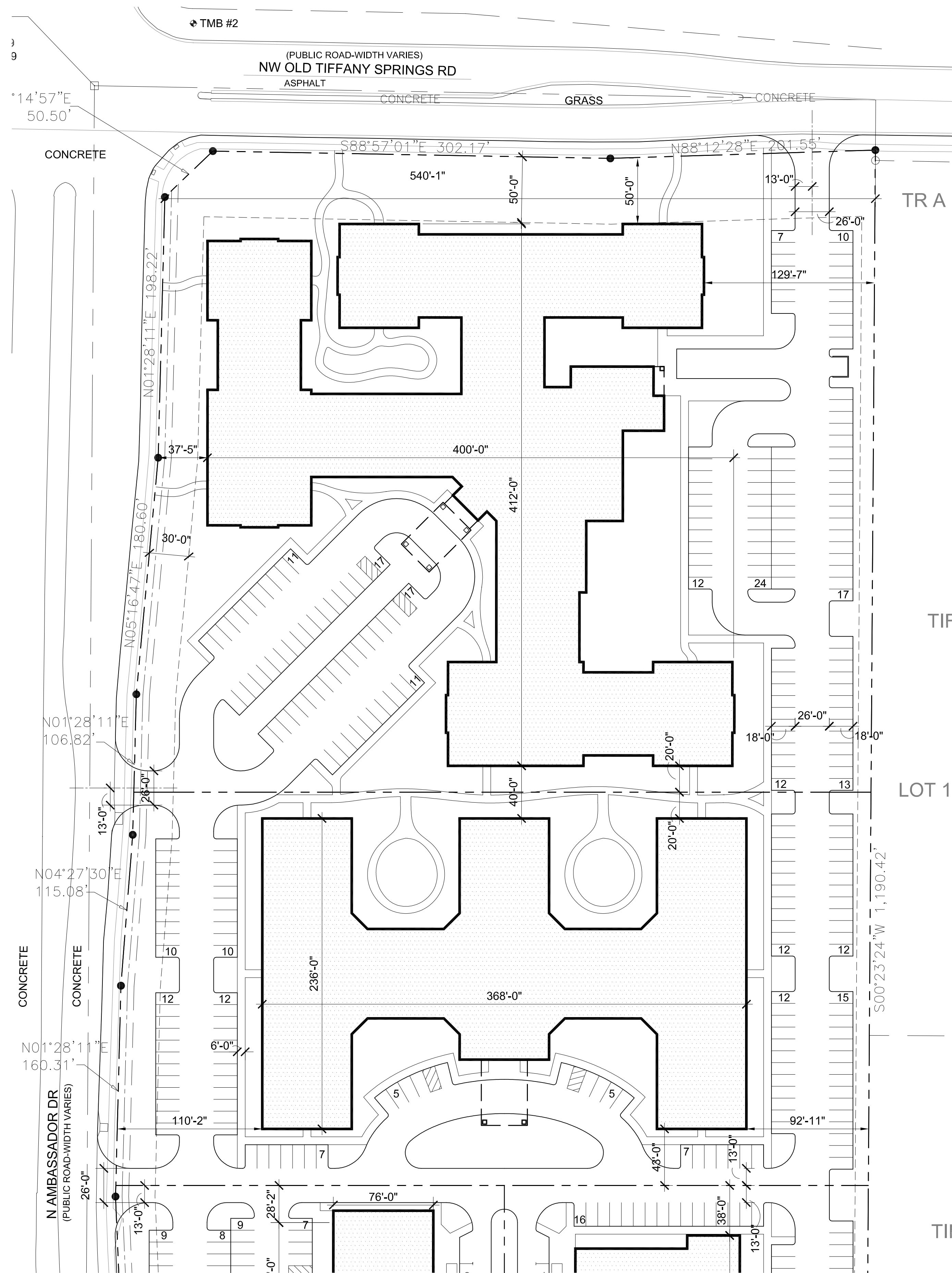
DRAWING RELEASE LOG  
● 05.22.2015 - PRELIMINARY DEV. PLAN SUBMITTAL  
● 07.08.2015 - STAFF COMMENT RESPONSES

REVISIONS  
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07/08/2015  
JOB NO.  
563515  
DRAWN BY:  
TWH / JAT  
SHEET NO.

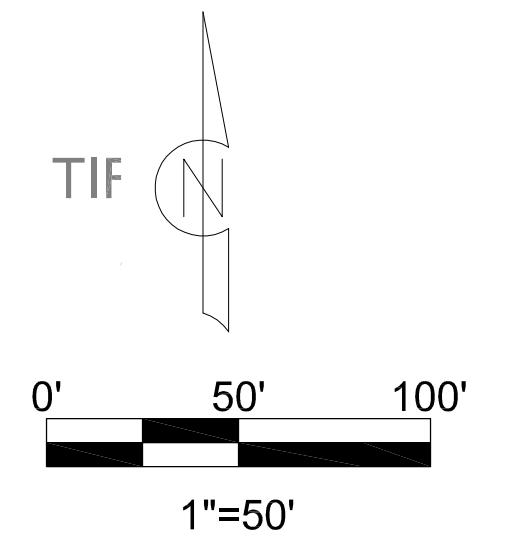
**A1.00**

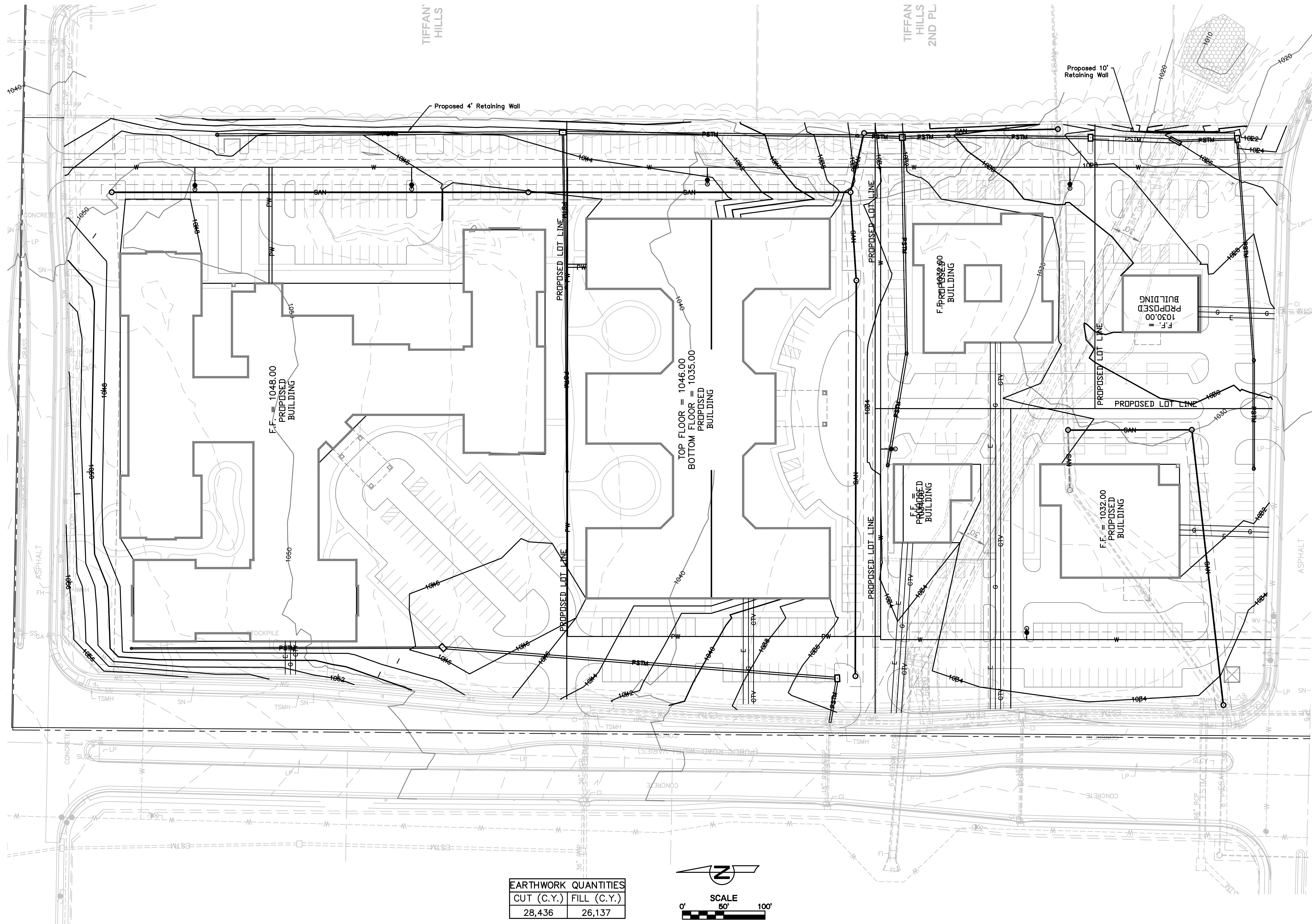


**LOT 3  
ENLARGED PRELIMINARY MASTER PLAN**  
1:50

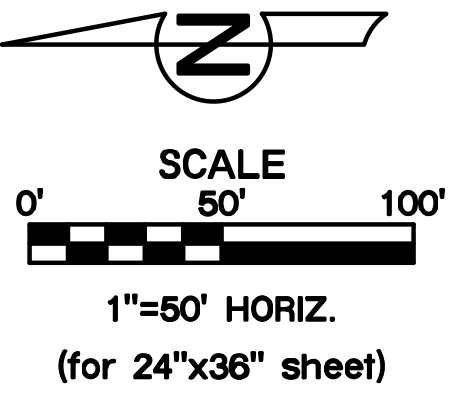


**LOTS 1 & 2  
ENLARGED PRELIMINARY MASTER PLAN**  
1:50





EARTHWORK QUANTITIES	
CUT (C.Y.)	FILL (C.Y.)
28,436	26,137



PRELIMINARY GRADING PLAN

A PROPOSED DEVELOPMENT PLAN FOR:

# TIFFANY SQUARE EAST

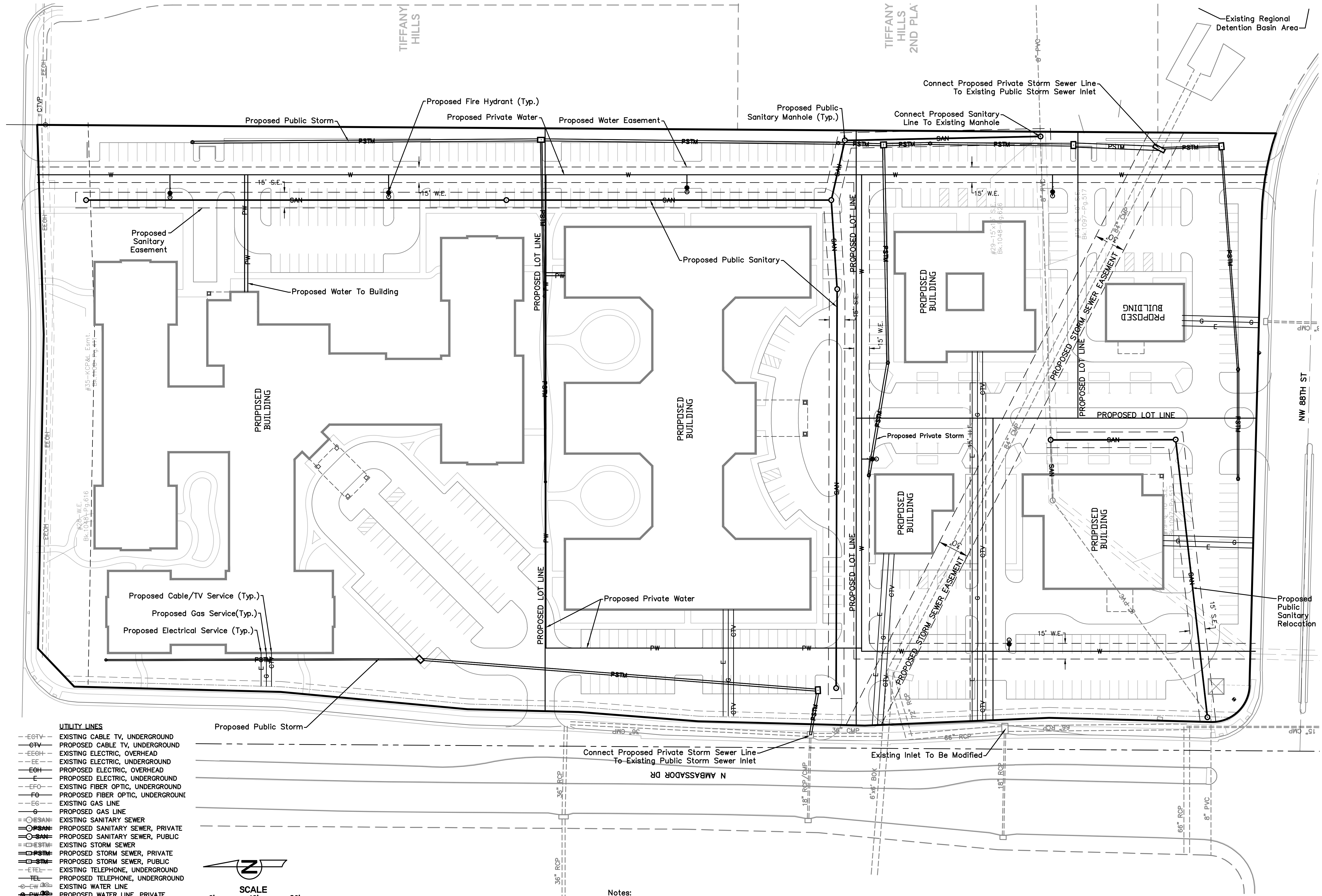
N AMBASSADOR DR & NW OLD TIFFANY SPRINGS RD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

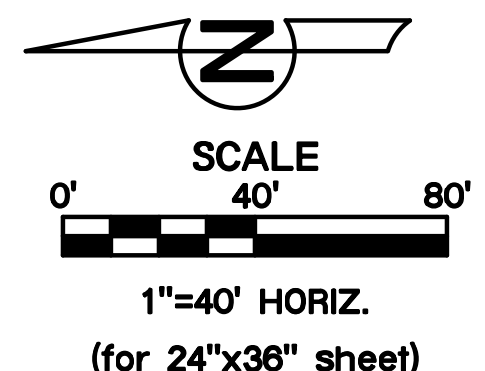
● 05.22.2015	PRELIMINARY DEV
● 07.08.2015	PLAN SUBMITTAL
	STAFF COMMENT
	RESPONSES

07/08/2015  
563515 - NSPJ  
15063 - Lutjen  
D.B./J.F.E.

**C101**



- UTILITY LINES**
- ECTV - EXISTING CABLE TV, UNDERGROUND
  - CTV - PROPOSED CABLE TV, UNDERGROUND
  - EEOH - EXISTING ELECTRIC, OVERHEAD
  - EE - EXISTING ELECTRIC, UNDERGROUND
  - EOH - PROPOSED ELECTRIC, OVERHEAD
  - E - PROPOSED ELECTRIC, UNDERGROUND
  - EFO - EXISTING FIBER OPTIC, UNDERGROUND
  - FO - PROPOSED FIBER OPTIC, UNDERGROUND
  - EG - EXISTING GAS LINE
  - G - PROPOSED GAS LINE
  - ESAN - EXISTING SANITARY SEWER
  - PSAN - PROPOSED SANITARY SEWER, PRIVATE
  - SAN - PROPOSED SANITARY SEWER, PUBLIC
  - ESTW - EXISTING STORM SEWER
  - PSTW - PROPOSED STORM SEWER, PRIVATE
  - STW - PROPOSED STORM SEWER, PUBLIC
  - ET - EXISTING TELEPHONE, UNDERGROUND
  - TEL - PROPOSED TELEPHONE, UNDERGROUND
  - EW - EXISTING WATER LINE
  - PW - PROPOSED WATER LINE, PRIVATE
  - W - PROPOSED WATER LINE, PUBLIC
- MISCELLANEOUS**
- SERVICE EQUIPMENT ENCLOSURE
  - GROUND MOUNTED JUNCTION BOX
  - PROPOSED LIGHT POLE
  - DIRECT BURIED CABLE (TYPE USE)

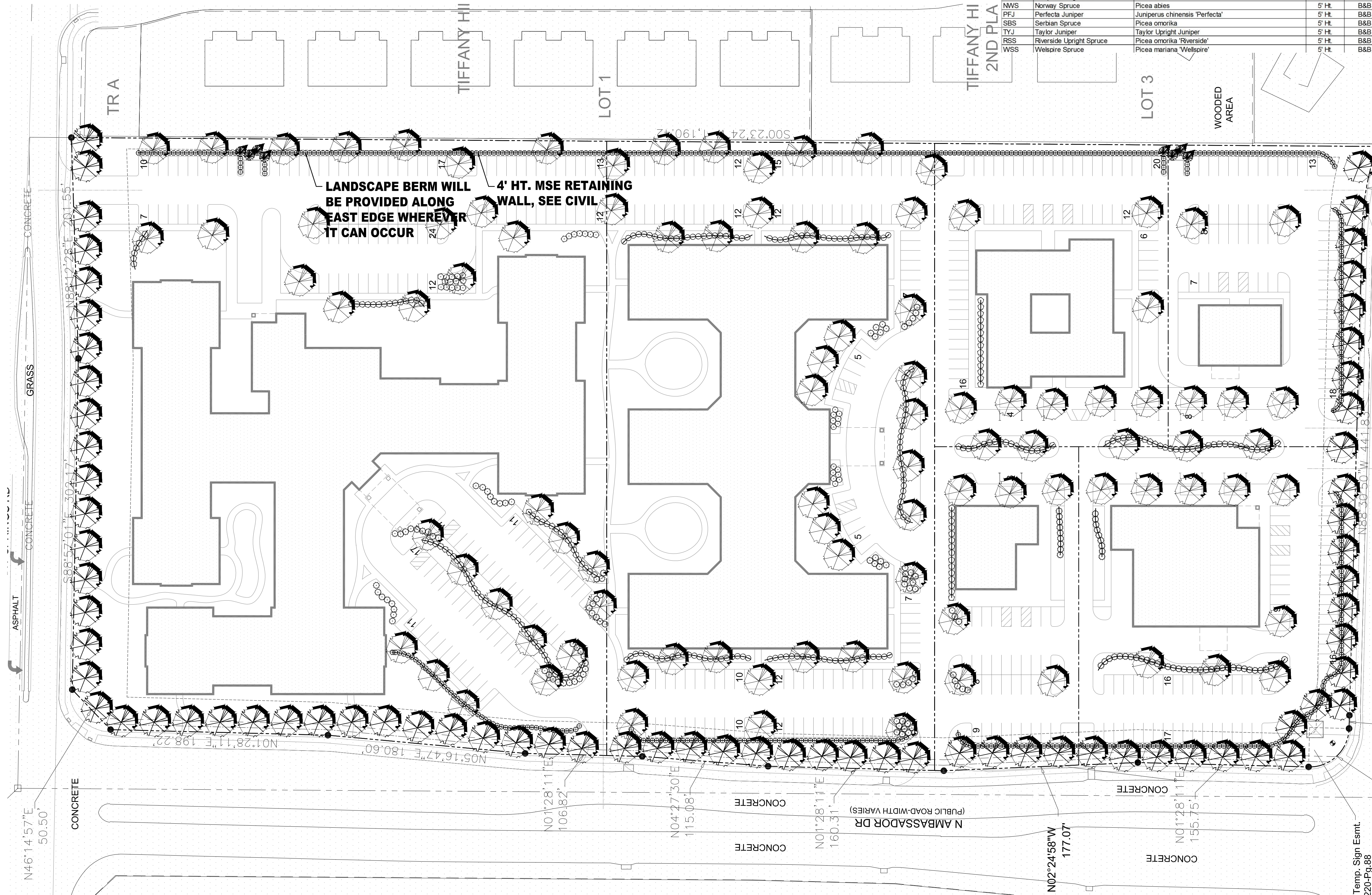


- Notes:**
1. Regional Stormwater Management Facility was constructed in conjunction with Tiffany Springs Market Center and NW 88th Street. Existing Maintenance Covenant for Regional Detention Facility is currently in place.
  2. Water quality level of service calculations and conceptual BMP placement shall be included in MPD Final Plan.

PRELIMINARY PLAN LIST:

Symbol	Common Name	Botanical Name	Size	Notes
<b>Evergreen Shrubs</b>				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	5 Gal	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	5 Gal	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal	
CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	5 Gal	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal	
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal	
FVY	Fairview Yew	Taxus x media 'Fairview'	5 Gal	
GBS	Globe Blue Spruce	Picea pungens 'Glaeva globosa'	5 Gal	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal	24-36"
PRB	Green Mountain Boxwood (Pyram)	Buxus microphylla 'Green Mountain'	5 Gal	
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	5 Gal	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal	24-30"
TMJ	Tam Juniper	Juniperus sibirica 'Tamariscifolia'	5 Gal	
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal	
<b>Deciduous Shrubs</b>				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal	
GMS	Goldmound Spirea	Spirea japonica 'Goldmound'	2 Gal	
KNR	Knockout Rose	Rosa knockout	2 Gal	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal	
LPS	Little Princess Spirea	Spirea japonica 'Little Princess'	2 Gal	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal	
MRV	Marechal Viburnum	Viburnum plicatum var. tomentosum 'Marechal'	2 Gal	
SMS	Snowmound Spirea	Spirea nipponica 'Snowmound'	2 Gal	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal	
WTB	Red Sprite Winterberry	Ilex verticillata 'Red Sprite/Jim Dandy'	2 Gal	3/1 Ratio

Common Name	Botanical Name	Size	Notes
<b>Shade Trees</b>			
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2" Cal B&B
CHB	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" Cal B&B
COM	Acer saccharum 'Endowment'	Columnar Sugar Maple	2" Cal B&B
HOK	Quercus macdonnellii 'Clemons'	Heritage Oak	2" Cal B&B
RPO	Quercus robur x bicolor 'Long'	Columnar Regal Prince Oak	2" Cal B&B
ABM	Autumn Blaze Maple	Acer x fernaldii 'Autumn Blaze'	2" Cal B&B
AFM	Autumn Fantasy Maple	Acer x fernaldii 'Autumn Fantasy'	2" Cal B&B
APA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" Cal B&B
BCY	Common Baldcypress	Taxodium distichum	2" Cal B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	2" Cal B&B
COM	Crimson Queen Red Maple	Acer platanoides 'Crimson Queen'	2" Cal B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2" Cal B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal B&B
GNK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2" Cal B&B
HOK	Heritage Oak	Quercus macdonnellii 'Clemons'	2" Cal B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal B&B
LPT	London Plane Tree	P x acerifolia 'Bloodgood'	2" Cal B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" Cal B&B
NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2" Cal B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2" Cal B&B
ROK	Red Oak	Quercus rubra	2" Cal B&B
SGM	Sienna Glen Maple	Acer x fernaldii 'Sienna'	2" Cal B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2" Cal B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2" Cal B&B
SOK	Shumard Oak	Quercus shumardi	2" Cal B&B
SWO	Swamp White Oak	Quercus bicolor	2" Cal B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal B&B
ZEL	Columnar Zelkova	Zelkova serrata 'Musashino'	2" Cal B&B
<b>Evergreen Trees</b>			
ARB	Thuja orientalis	Oriental Arborvitae	5" Ht B&B
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	5" Ht B&B
CBS	Columnar Blue Spruce	Picea pungens 'Blue Totum'	5" Ht B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	5" Ht B&B
ERC	Juniperus virginiana	Red Cedar	5" Ht B&B
NWS	Norway Spruce	Picea abies	5" Ht B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5" Ht B&B
SBS	Serbian Spruce	Picea omorika	5" Ht B&B
TYJ	Taylor Juniper	Taylor Upright Juniper	5" Ht B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	5" Ht B&B
WSS	Welspire Spruce	Picea mariana 'Welspire'	5" Ht B&B



LANDSCAPE REQUIREMENTS:

- STREET TREES (88-425-03);
- 1 TREE PER 30 LF OF STREET FRONTAGE
- |                                              |    |          |
|----------------------------------------------|----|----------|
| NW OLD TIFFANY SPRINGS RD. = 503 LF/ 30 LF = | 17 | 17 TREES |
| N AMBASSADOR DRIVE = 1150 LF/ 30 LF =        | 38 | 38 TREES |
| NW 88TH STREET = 532 LF/ 30 LF =             | 18 | 18 TREES |

- GENERAL (88-425-04);
- 1 TREE PER 5,000 SF OF BUILDING FOOTPRINT FOR PUBLIC, CIVIC, OFFICE, BUSINESS, OR COMMERCIAL USE:
- |                                               |   |         |
|-----------------------------------------------|---|---------|
| PHASE 3 BLDG. FOOTPRINT = 25,600SF/5,000 SF = | 5 | 5 TREES |
|-----------------------------------------------|---|---------|

PERIMETER LANDSCAPING OF VEHICULAR USE AREAS (88-425-05);

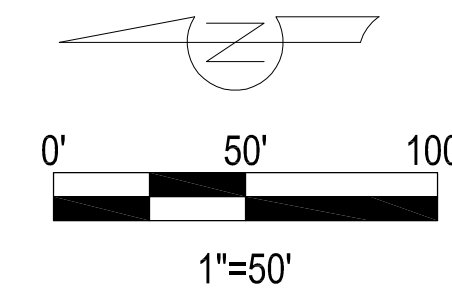
- B. ADJACENT STREETS:
- TREES PLANTED TO SATISFY STREET TREES MAY BE COUNTED TOWARD SATISFYING THE TREES OF THIS SECTION.
- 10 FT WIDE BUFFER & 1 TREE/ 30 LF & CONT. EVERGREEN SHRUB BORDER, 36" MIN. HT. AFTER FIRST GROWING SEASON
  - GROUND COVER PLANTS MUST COVER THE REMAINDER OF THE REQUIRED LANDSCAPE STRIP.
  - WALL OR BERM MAY BE SUB. FOR SHRUBS BUT TREES & GROUND COVER ARE STILL REQ.
  - SHRUBS MUST LOCATED ON INTERIOR, & TREES LOCATED ON EXTERIOR (STREET SIDE).
- |                                      |    |                 |
|--------------------------------------|----|-----------------|
| N AMBASSADOR DRIVE = 842 LF/ 30 LF = | 28 | 38 STREET TREES |
| NW 88TH STREET = 532 LF/ 30 LF =     | 18 | 18 STREET TREES |

- C. ADJACENT RESIDENTIAL:
- 10 FT WIDE BUFFER & CONT. EVERGREEN SHRUB BORDER, 36" MIN. HT. AFTER FIRST GROWING SEASON
  - GROUND COVER PLANTS MUST COVER THE REMAINDER OF THE REQUIRED LANDSCAPE STRIP.
  - WALL OR FENCE OF 5' MAY BE SUB. FOR SHRUBS BUT GROUND COVER ARE STILL REQ.

- INTERIOR LANDSCAPING OF PARKING LOTS  
88-425-06-B. MIN. INTERIOR LANDSCAPE AREA
- 35 SF OF LANDSCAPE AREA PER PARKING SPACE.
- |                                        |         |         |
|----------------------------------------|---------|---------|
| PHASE 1 = 30 PARKING STALLS x 35 SF =  | 1,050SF | 1,050SF |
| PHASE 2 = 180 PARKING STALLS x 35 SF = | 6,300SF | 6,300SF |
| PHASE 3 = 140 PARKING STALLS x 35 SF = | 4,900SF | 4,900SF |

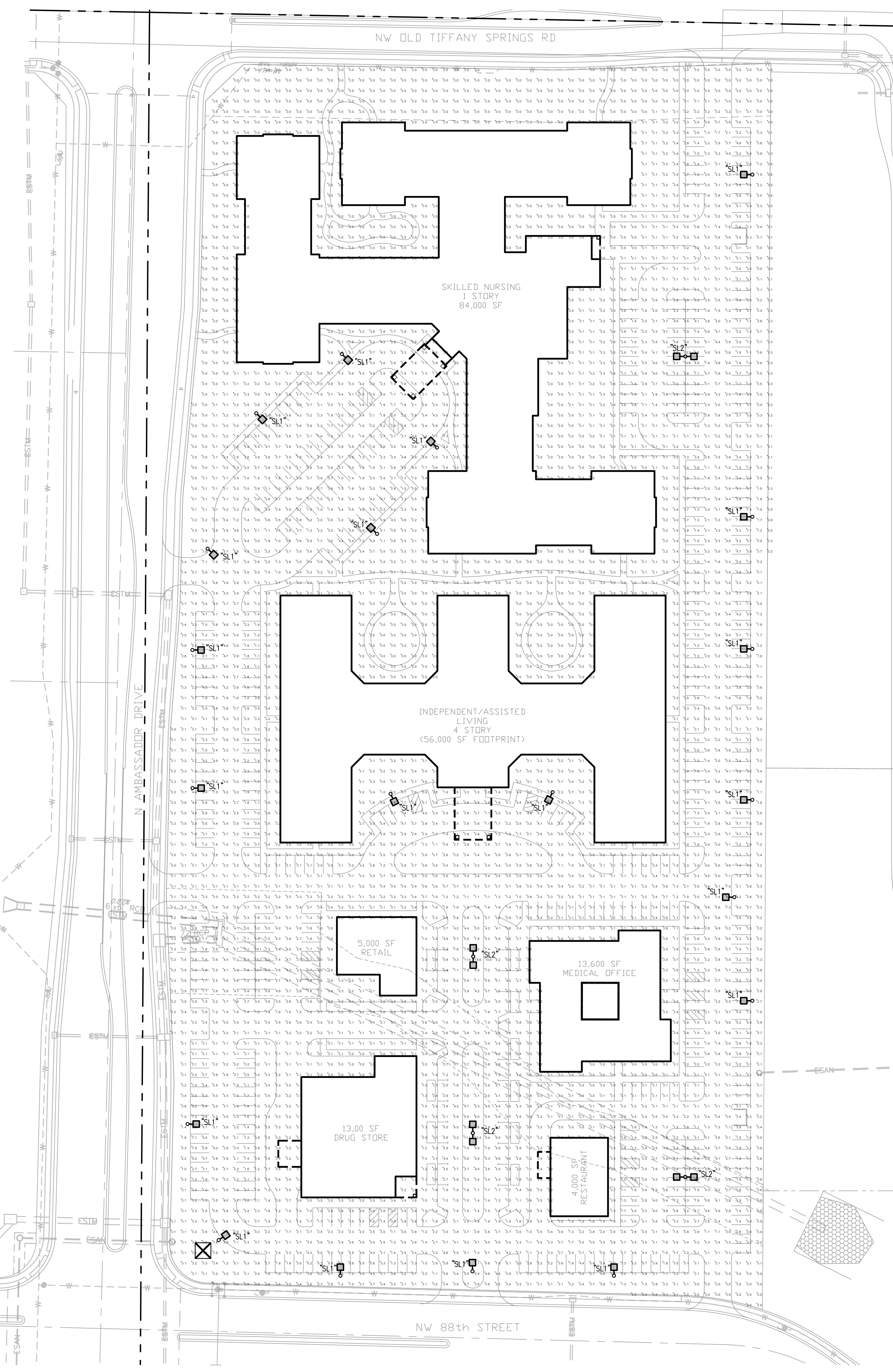
88-425-06-C. LANDSCAPE AREA MAY NOT BE COUNTED TOWARD SATISFYING THE INTERIOR LANDSCAPING STANDARDS.

- 88-425-06-E. PLANT MATERIAL
- |                                   |       |            |
|-----------------------------------|-------|------------|
| 1 TREE PER 5 SPACE                | REQ.: | PROVIDED:  |
| PHASE 1 = 30 PARKING STALLS /5 =  | 30    | 30 TREES   |
| PHASE 2 = 180 PARKING STALLS /5 = | 36    | 36 TREES   |
| PHASE 3 = 140 PARKING STALLS /5 = | 28    | 28 TREES   |
| 1 SHRUB PER SPACE =               | REQ.: | PROVIDED:  |
| PHASE 1 = 151 PARKING STALLS =    | 151   | 151 SHRUBS |
| PHASE 2 = 180 PARKING STALLS =    | 180   | 180 SHRUBS |
| PHASE 3 = 140 PARKING STALLS =    | 140   | 140 SHRUBS |
- GROUND COVER PLANTS MUST COVER ALL INTERIOR LANDSCAPE AREAS.



PRELIMINARY LANDSCAPE PLAN  
1:50

ng Temp. Sign Esmt.  
c:1220-Pg.88  
R=36.00'  
L=56.54'



**1 PHOTOMETRIC SITE PLAN**  
1"=60'-0"  
NORTH

MARK	MANUFACT.	MODEL NUMBER	MOUNTING		FINISH	LAMPS					REMARKS	
			RECESS.	SURF.		POLE	WALL	INCAND.	FLUOR.	LED		HD
SL1	COOPER	GLEON-AE-07-LED-E1-SL4-BZ			POLE			X		243	1	2, 3, 4, 5
SL2	COOPER	(2) GLEON-AE-07-LED-E1-SL4-BZ			POLE			X		243	2	1, 3, 4, 5

- REMARKS:  
 1- PROVIDE WITH (2) HEADS AT 180° FROM EACH OTHER.  
 2- PROVIDE WITH (1) HEAD.  
 3- MOUNT ON 20" RSS POLE, WITH HANDHOLE AND BASE COVER.  
 4- PROVIDE SCREW-IN BASE FOR 80 MPH WIND RATING, 1.3 GUST FACTOR.  
 5- MOUNT AT 20 FT AFG

Statistics						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site Lighting	1.5 fc	15.9 fc	0.0 fc	N/A	N/A	0.1:1

**DESCRIPTION**  
 The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

**SPECIFICATION FEATURES**  
**Construction**  
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
 Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (4-275K CCT) and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

**Electrical**  
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10KV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 630mA and 700mA drive currents.

**Mounting**  
 Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 5. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

**Finish**  
 Housing finished in super durable TOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**  
 Five-year warranty.

Catalog #	Type
	"SL1" & "SL2"
Project	Date
Comments	
Prepared by	

**GLEON GALLEON LED**  
 1-10 Light Squares  
 Solid State LED  
 AREA/SITE LUMINAIRE

**CERTIFICATION DATA**  
 UL/ULC Wet Location Listed  
 ISO 9001  
 LM79 / LM80 Compliant  
 3G Vibration Rated  
 IP66 Rated  
 DesignLights Consortium® Qualified\*

**ENERGY DATA**  
 Electronic LED Driver  
 >0.9 Power Factor  
 <20% Total Harmonic Distortion  
 120V/277V/480V  
 347V & 480V 60Hz  
 -40°C Min. Temperature  
 40°C Max. Temperature  
 60°C Max. Temperature (HA Option)

**COOPER LIGHTING**  
 by E.T.N.

\*www.designlights.org

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ARCHITECTURE  
 LANDSCAPE  
 ARCHITECTURE  
 INTERIORS  
 ENERGY SERVICES

**NNSPJ**

ARCHITECTS  
 3515 W. 75TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208

P. 913.831.1415  
 F. 913.831.1563  
 NSPJARCH.COM  
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A PROPOSED DEVELOPMENT PLAN FOR:

# TIFFANY SQUARE EAST

N AMBASSADOR DR & NW OLD TIFFANY SPRINGS RD  
 KANSAS CITY, MISSOURI

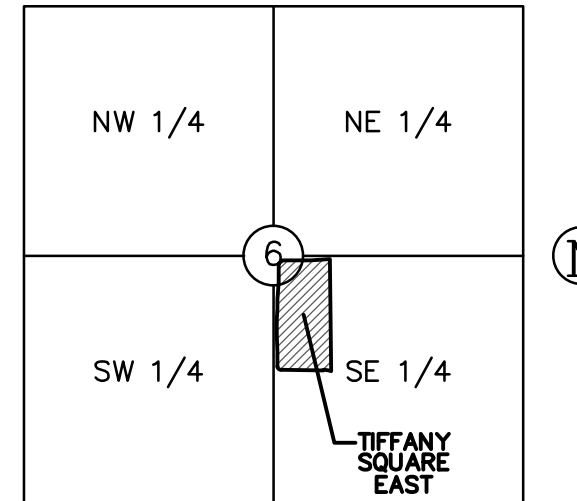
DRAWING RELEASE LOG  
 PRELIMINARY DEV.  
 PLAN SUBMITTAL

REVISIONS

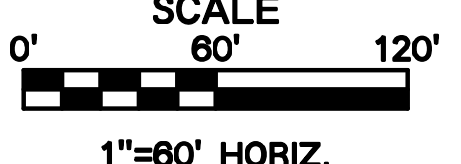
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 05/22/2015  
 JOB NO.  
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 DRAWN BY:  
 CAD  
 SHEET NO.  
**E0.01**

**LS&A**  
 Latimer Sommers  
 & Associates, P.A.  
 CONSULTING ENGINEERS  
 3639 SW Summerfield Drive, Suite A  
 Topeka, Kansas 66614-3974  
 Telephone: (785) 233-2222  
 FAX: (785) 233-0647  
 Email: lsapa@lsapa.com  
 LSA PROJECT NO. 1504026

PRELIMINARY DEVELOPMENT PLAN



Sec. 6, Twp. 51 N., Rge. 33 W.  
(N.T.S.)



**PROPERTY DESCRIPTION:** As Provided by Old Republic National Title Insurance Company.

A tract of land in the Southeast Quarter of Section 6, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 6; thence North 88°57'01" West along the North line of said Southeast Quarter, 2054.38 feet; thence South 0°23'24" West along the Northerly extension of the West line of TIFFANY HILLS, a subdivision of land in Kansas City, Platte County, Missouri, 38.01 feet to the True Point of Beginning of the tract of land to be herein described; thence continuing South 0°23'24" West, along the West line of said TIFFANY HILLS, and the West line of TIFFANY HILLS SECOND PLAT, a subdivision of land in Kansas City, Platte County, Missouri, and the Southerly extension thereof, 1190.42 feet to the Northerly right of way line of NW 90th Street as described in Tract 1 of the General Warranty Deed as recorded in the office of the Recorder of Deeds, Platte County, Missouri as Document No. 002837 in Book 1098 at Page 943; thence Southerly along said Northerly right of way line, along a curve to the left, having an initial tangent bearing of North 71°26'1" West, a radius of 264.00 feet, a central angle of 1°7'04'34", an arc distance of 78.68 feet; thence North 88°30'50" West along said Northerly right of way line, 441.83 feet to a point on the Easterly right of way line of N Ambassador Drive as described in General Warranty Deed as recorded in the office of the Recorder of Deeds, Platte County, Missouri as Document No. 015187 in Book 1089 at Page 326; thence Northerly on said Easterly right of way line the following nine (9) courses; thence North 88°30'50" West, 12.05 feet; thence Northerly along a curve to the right, tangent to the last described course with a radius of 36.00 feet, a central angle of 89°59'01", an arc distance of 56.54 feet; thence North 1°28'11" East, 155.75 feet; thence North 2°24'58" West, 177.07 feet; thence North 1°28'11" East, 160.31 feet; thence North 4°27'30" East, 115.08 feet; thence North 1°28'11" East, 106.82 feet; thence North 5°16'47" East, 180.60 feet; thence North 1°28'11" East, 198.22 feet to a point on the Southerly right of way line of NW Tiffany Springs Road as described in General Warranty Deed as recorded in the office of the Recorder of Deeds, Platte County, Missouri as Document No. 015188 in Book 1089 at Page 327; thence Easterly on said Southerly right of way line the following three (3) courses; thence North 46°14'57" East, 50.50 feet; thence South 88°57'01" East, 302.17 feet; thence North 88°12'28" East, 201.54 feet to the True Point of Beginning.

**SURVEYORS NOTES:**

- Property information referencing this survey was taken from the Commitment for Title Insurance Report, issued by Old Republic National Title Insurance Company, File No. 15002222, Effective April 8, 2015 at 8:00 a.m.
- Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone.
- Vertical Datum is based on the North American Vertical Datum of 1988. (NAVD 88).
- The address of record for the subject property has not been established.
- According to "Flood Insurance Rate Map" Community Panel No. 290173 0040 B, map revised August 5, 1986, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "C" (Areas of Minimal Flooding).
- The subject property contains 652,424 square feet or 14.98 acres more or less.
- There are no visible buildings on the subject property.
- There are no visible painted parking stalls on the subject property.
- The underground utilities shown hereon have been located from field survey information, existing drawings and marking provided by Missouri One Call System, Inc. The surveyor makes no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not certify that they are located as accurately as possible from information available at the time of survey. The surveyor has not physically located the underground facilities.
- There is no evidence of earth moving work, building construction or building additions within recent months on the subject property.
- There is no evidence of recent street or sidewalk construction or repairs on the subject property.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill on the subject property.

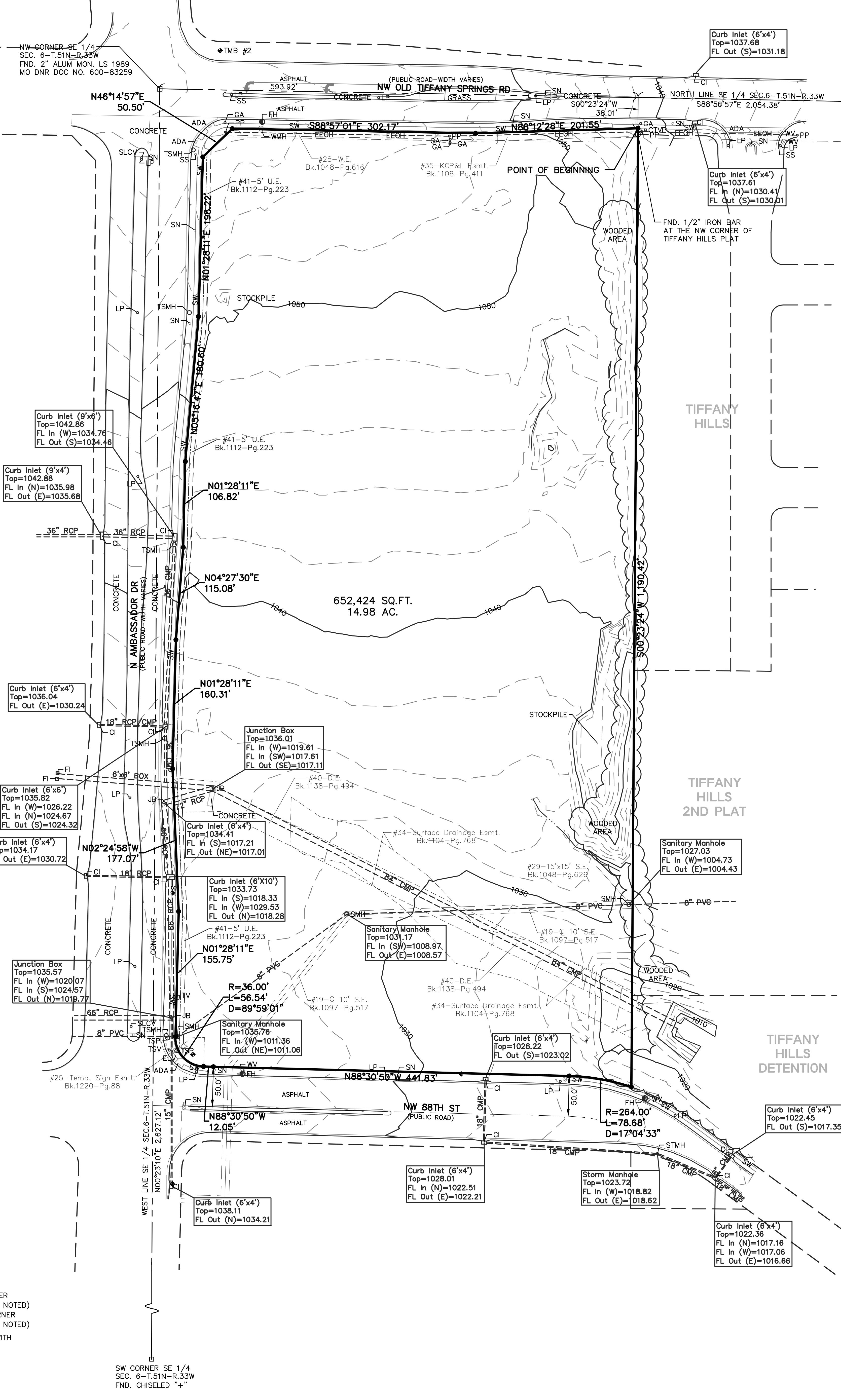
**PROJECT BENCHMARK:**

PL-26  
Standard KC Metro Aluminum Marker set in concrete and stamped "PL-26, 1992" set flush with the ground. The station is 19.2 feet North of the center line of the Westbound lane of NW Barry Road and 32.0 feet West of the centerline of S Grandby Avenue  
Elevation = 994.75

**TEMPORARY BENCHMARKS:**

- Benchmark No. 1  
Chiseled "X" at the Northeast corner of a curb inlet located at the Southeast corner of the intersection of N Ambassador Drive and NW 88th Street.  
Elevation = 1038.06
- Benchmark No. 2  
3/8" Iron Bar set with Red Lutjen Control Cap at the Northeast corner of N Ambassador Drive and NW Tiffany Springs Road.  
Elevation = 1057.40

PLAN LEGEND	
<b>CABLE TV</b>	<b>SETBACKS</b>
CTVP CABLE TV PEDESTAL	B.S. BUILDING SETBACK
<b>ELECTRIC</b>	D.S. DECK SETBACK
EV ELECTRIC VAULT	DBA SOUND SETBACK
GA GUY ANCHOR	F.Y.S. FRONT YARD SETBACK
LP LIGHT POLE	L.B. LANDSCAPE BUFFER
PP POWER POLE	P.S. PARKING SETBACK
<b>SANITARY</b>	R.Y.S. REAR YARD SETBACK
SMH SANITARY MANHOLE	S.Y.S. SIDE YARD SETBACK
<b>STORM</b>	<b>SURVEY MARKERS</b>
CI CURB INLET	□ FOUND SECTION CORNER (MONUMENTATION AS NOTED)
FI FIELD INLET	○ FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
JB JUNCTION BOX	● SET 1/2" IRON BAR WITH PLASTIC CAP
<b>TELEPHONE</b>	◆ BENCHMARK
TV TELEPHONE VAULT	<b>UTILITY LINES</b>
<b>WATER</b>	—EEGH— ELECTRIC, OVERHEAD
FH FIRE HYDRANT	<b>MISCELLANEOUS</b>
WV WATER VALVE	○ RIP RIP RAP
<b>TRAFFIC</b>	— FENCE: CHAIN LINK, STEEL OR ALUMINUM
SLCV STREET LIGHT VAULT	— FENCE: STOCKADE, WOOD, VINYL OR PLASTIC
TSP TRAFFIC SIGNAL POLE	— FENCE: BARBED WIRE OR WOVEN WIRE TOPPED
TSMH TRAFFIC SIGNAL MANHOLE	— EXISTING TREELINE
TSV TRAFFIC SIGNAL VAULT	— SW — SIDEWALK, PUBLIC
<b>SIGNS</b>	
SN SIGN	
SS STOP SIGN	
<b>EASEMENTS</b>	
A.E. ACCESS EASEMENT	
B.M.P. BEST MANAGEMENT PRACTICE	
D.E. STORM DRAINAGE EASEMENT	
L.E. LANDSCAPE EASEMENT	
M.E. MONUMENT EASEMENT	
N.B.E. NO BUILD EASEMENT	
P.E. PEDESTRIAN EASEMENT	
S.D.E. SURFACE DRAINAGE EASEMENT	
S.E. SANITARY SEWER EASEMENT	
U.E. UTILITY EASEMENT	
W.E. WATER EASEMENT	

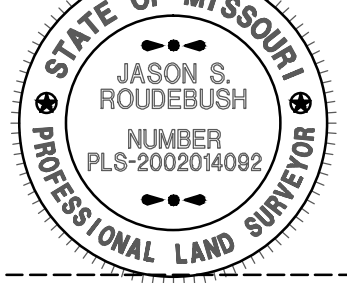


**TITLE RELATED NOTES:** Schedule B Exceptions

- Item 16 - Easement to Kansas City established by the document recorded April 1, 2005 as Document No. 005389 in Book 1055 at Page 210, as more fully set forth therein. Does not affect the subject property and is not shown on the survey.
- Item 17 - Easement to Kansas City established by the document recorded November 22, 2006 as Document No. 020022 in Book 1094 at Page 140, as more fully set forth therein. Does not affect the subject property and is not shown on the survey.
- Item 18 - Easement established by the document recorded November 22, 2006 as Document No. 020025 in Book 1094 at Page 143, as more fully set forth therein. Does not affect the subject property and is not shown on the survey.
- Item 19 - Easement to Kansas City established by the document recorded January 26, 2007 as Document No. 001401 in Book 1097 at Page 517, as more fully set forth therein. Affects the subject property and is shown on the survey.
- Item 20 - The land lies within the boundaries of the Tax Increment Finance District and are, therefore, liable for assessments levied thereunder.
- Item 21 - Terms and provisions of the Declaration of Restrictive Covenant on Use of Property recorded October 22, 2006 as Document No. 2013016400 in Book 1220 at Page 85, as more fully contained therein. Does not affect the subject property and is not shown on the survey.
- Item 22 - Terms and provisions of the Storm Water Detention Agreement filed as Document No. 024059 in Book 1048 at Page 617. The subject property is affected by the terms of this document, however there is nothing to plot or show hereon.
- Item 23 - Declaration of Restrictive Covenant on Use of Property filed 10/22/2013 as Document No. 2013016400 in Book 1220 at Page 85. Does not affect the subject property and is not shown on the survey.
- Item 24 - Declaration of Restrictive Covenant on Use of Property filed 10/22/2013 as Document No. 2013016401 in Book 1220 at Page 86. Does not affect the subject property and is not shown on the survey.
- Item 25 - Temporary Sign Easement by and between Tiffany Square, Inc., a Kansas Corporation and Tiffany SLP, LLC, a Georgia limited liability company filed 10/22/2013 as Document No. 2013016403 in Book 1220 at Page 88. Affects the subject property and is shown on the survey.
- Item 26 - Storm Drainage Easement granted to Kansas City as set forth in instrument filed 10/03/2002, under Document No. 0019857 in Book 981 at Page 826, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey.
- Item 27 - Temporary Easement granted to Kansas City as set forth in instrument filed 10/03/2002, under Document No. 0019858 in Book 981 at Page 827, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey. The easement is expired.
- Item 28 - Permanent Easement for Water Main and Appurtenances granted to Kansas City as set forth in instrument filed 12/13/2004, under Document No. 024058 in Book 1048 at Page 616, over a portion of the premises described herein. Affects the subject property and is shown on the survey.
- Item 29 - Standard Sewer Easement granted to Kansas City as set forth in instrument filed 12/13/2004, under Document No. 024059 in Book 1048 at Page 626, over a portion of the premises described herein. Affects the subject property and is shown on the survey.
- Item 30 - Temporary Construction Easement granted to Kansas City as set forth in instrument filed 08/31/2006, under Document No. 015189 in Book 1089 at Page 328, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey. The easement is expired.
- Item 31 - Temporary Construction Easement granted to Kansas City as set forth in instrument filed 08/31/2006, under Document No. 015194 in Book 1089 at Page 333, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey. The easement is expired.
- Item 32 - Agreement Regarding Stormwater Detention Declaration filed 01/05/2007 as Document No. 2007 000251 in Book 1096 at Page 373, as more fully described therein. The subject property is affected by the terms of this document, however there is nothing to plot or show hereon.
- Item 33 - Standard Sewer Easement granted to Kansas City as set forth in instrument filed 01/26/2007, under Document No. 001402 in Book 1097 at Page 518, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey. The easement is expired.
- Item 34 - Easement for Surface Drainage granted to Kansas City as set forth in instrument filed 06/01/2007, under Document No. 0008673 in Book 1104 at Page 768, over a portion of the premises described herein. Affects the subject property and is shown on the survey.
- Item 35 - Easement granted to Kansas City Power & Light Company as set forth in instrument filed 08/01/2007, under Document No. 012331 in Book 1108 at Page 411, over a portion of the premises described herein. Affects the subject property and is shown on the survey.
- Item 36 - Easement for Pedestrian Right-of-Way granted to Kansas City as set forth in instrument filed 03/14/2013, under Document No. 2013004090 in Book 1207 at Page 822, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey.
- Item 37 - Temporary Easement granted to Kansas City as set forth in instrument filed 03/14/2013, under Document No. 2013004099 in Book 1207 at Page 821, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey.
- Item 38 - Permanent Easement for Sewer Main and Appurtenances granted to Kansas City as set forth in instrument filed 11/15/2012, under Document No. 2012017417 in Book 1201 at Page 213, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey.
- Item 39 - Storm Drainage Easement granted to Kansas City as set forth in instrument filed 04/22/2009, under Document No. 005535 in Book 1138 at Page 495, over a portion of the premises described herein. Does not affect the subject property and is not shown on the survey.
- Item 40 - Storm Drainage Easement granted to Kansas City as set forth in instrument filed 04/22/2009, under Document No. 005534 in Book 1138 at Page 494, over a portion of the premises described herein. Affects the subject property and is shown on the survey.
- Item 41 - Standard Utility Easement granted to Kansas City as set forth in instrument filed 10/11/2007, under Document No. 016165 in Book 1112 at Page 223, over a portion of the premises described herein. Affects the subject property and is shown on the survey.
- Item 42 - Amendment to Agreement Regarding Easements, Covenants, and Development filed 08/10/2007 as Document No. 2007 012998 in Book 1109 at Page 74. The subject property is affected by the terms of this document however there is nothing to plot or show hereon.

**CERTIFICATION:**  
TO: Tutura Investments, L.L.C., Tiffany Square, Inc. a Kansas Corporation and Old Republic National Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on May 12, 2015.



Jason S. Roudebush MO PLS 2002014092  
May 19, 2015  
jrroudebush@lutjen.com

Location: L:\Projects\15073-01\Plans\ALTA\15073-Tiffany Square East ALTA.dwg		Date of Survey: 05-14-05	<b>ALTA / ACSM LAND TITLE SURVEY</b>	<b>Sheet No.:</b> 1 of 1
Surveyed By: RH/RL	Reviewed By: JSR			
Drafted By: JCJSR	Lutjen Project No.:			
15073				

