



CITY PLAN COMMISSION STAFF REPORT

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

May 16, 2023

Project Name
Guadalupe Centers Elementary Campus

Docket # 1.1 & 1.2

Request

CD-CPC-2023-00046
Rezoning to UR/MPD & Preliminary Plat

CD-ROW-2023-00009
Vacation

Applicant

Brian Hochstein
MKEC Engineering, Inc.

Owner

Guadalupe Centers

Location 5123 E. Truman Road
Area About 17.82 acres
Zoning B3-2 & R-2.5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Commercial & Residential, zoned B3-2 & M1-5

South: Van Brunt Park, zoned R-2.5

East: Commercial & Residential, zoned B3-2 & R-2.5

West: Commercial & Residential, zoned B4-5 & R-1.5 & R-2.5

Major Street Plan

Hardesty Avenue and Truman Road are identified as local links on the City's Major Street Plan.

Land Use Plan

The Truman/Plaza Area Plan recommends Institutional for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 3/24/2023. No scheduling deviations from 2023 Cycle J have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 04/24/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The roughly 18-acre site was once home to the St. Paul School of Theology and has since been acquired by Guadalupe Centers. The campus abuts a City park and is highly visible from Truman Road and Hardesty Avenue. The site does abut Van Brunt Boulevard and Van Brunt Park and has dramatic changes in topography which makes this a challenging area for any construction.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a development plan in district UR (Urban Redevelopment) and preliminary plat on about 18 acres generally located at Truman Road and Van Brunt Boulevard. (CD-CPC-2023-00046)

A request to approve a Vacation of Right of Way in District R-2.5 (Residential) on about 11,000 square feet generally located to the west of Hardesty Avenue between East Truman Road and Van Brunt Drive. (CD-ROW-2023-00009)

CONTROLLING + RELATED CASES

CD-CPC-2023-00041- The City Plan Commission approved the Guadalupe PIEA plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

1.1 **Approval with Conditions**

1.2 **Approval with Conditions**

PLAN REVIEW (CD-CPC-2023-00046)

Guadalupe Centers is proposing a master plan for the nearly 18-acre campus located south of Truman Road with Van Brunt Boulevard located on the western perimeter and Hardesty Avenue located on the eastern perimeter. The master plan includes rezoning roughly 2.75 acres on the southeastern corner of the site to Urban Redevelopment (UR) to allow for the construction of a fifty unit apartment building and parking area. The applicant is also proposing three future buildings to be located within the southwestern quadrant of the site and additional driveways and parking areas to serve the campus.

PLAN ANALYSIS (CD-CPC-2023-00046)

The applicant is not seeking any waivers or deviations to the Zoning and Development Code. Staff is very impressed with the high-quality design and building materials that are being proposed. The proposed master plan complements not only the existing campus but also the surrounding area and respects the Boulevard and Parkway standards. The applicant will be required to submit a UR Final Plan prior to the issuance of any building permit for the proposed fifty unit apartment building. The overall development plan for the entire campus will require any area not zoned UR to submit a project plan that shall be approved by the City Plan Commission prior to the issuance of any building permit.

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	This will be provided with the UR Final Plan submittal.
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The proposed plan is in conformance with Chapter 88 and the Truman/Plaza Area Plan.

B. Zoning and use of nearby property;

The applicant is only rezoning 2.75 acres to Urban Redevelopment (UR) to construct a multi-unit residential structure and a parking lot that is receiving tax incentives. The other 15 acres of the Guadalupe Campus will maintain its existing zoning designation.

C. Physical character of the area in which the subject property is located;

The proposed zoning complements the existing Guadalupe Campus located on several parcels spanning roughly 17 acres.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

There are adequate public facilities and services to serve this development.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The existing zoning permits institutional uses. The applicant requires a rezoning to UR (Urban Redevelopment) in order to receive tax incentives from the Planned Industrial Expansion Authority (PIEA).

F. Length of time the subject property has remained vacant as zoned;

The site has always been institutional, and the proposed dwelling units are commonly found with other similar uses.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will not detrimentally affect nearby properties as the applicant is simply expanding the long-established campus.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning application will prevent the applicant from receiving tax incentives from the Planned Industrial Expansion Authority (PIEA).

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 applicant is not seeking any deviations or waivers to the Zoning and Development Code.

B. The proposed use must be allowed in the district in which it is located;

The proposed campus master plan is permitted in the existing zoning district and UR zoning district.

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;

City Planning & Development and Public Works supports the proposed pedestrian and vehicular circulation plan for this development.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

City Planning & Development and Public Works supports the proposed pedestrian and vehicular circulation plan for this development.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan will provide adequate utilities based on City standards.

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.

Staff supports the location, orientation and architectural features of the proposed apartment building. The location and orientation of the building will provide a strong street presence which encourages drivers to slow down and the windows and balconies provide an increased element of passive surveillance ("eyes on the street"). The developer is using a full brick that complements the same style found throughout the existing Guadalupe Campus.

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 landscaping and fence will provide a sufficient buffer for adjacent property owners. The developer will provide a photometric plan with the UR Final Plan submittal.

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.

The developer is providing fifty parking stalls, one per dwelling unit for the proposed apartment building. The overall campus plan will include 210 parking stalls. The proposed area devoted to impervious surfaces is supported by City staff.

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.

Fourteen trees will be removed to allow for the construction of the apartment building and parking area. The developer will be planting a total of fifty-one new trees on the site.

VACATION ANALYSIS

The proposed alley vacation is for the north-south alley that runs west of Hardesty Avenue. This alley is currently unimproved and runs through an open grass field. Existing power lines and a tornado siren run through the platted alley, which are to be moved by the applicant. All adjacent parcels are owned and controlled by the applicant. The applicant plans to vacate the alley and then consolidate the parcels in order to develop the land. The result of this vacation will not disrupt the current street network or reroute any traffic.

STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

The right-of-way to be vacated is surrounded by properties controlled by the Guadalupe Center. If approved the developer will consolidate the vacated alley with the adjacent parcels. No other entity will be affected.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

The alley at this location is unimproved and serves no structures. Retention of this public right-of-way by the City would prohibit development on site.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405 (the Subdivision Design and Improvement Standards) of the Zoning and Development Code.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street networks. The alley is essentially a paper street as it is within a grass field.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

ATTACHMENTS

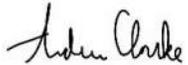
1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report for the rezoning and development plan (CD-CPC-2023-00046).

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report for the rezoning and development plan (CD-ROW-2023-00009).

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: May 10, 2023

Case Number: CD-CPC-2023-00046

Project: Guadalupe Centers Elementary Campus

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

1. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
3. 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 prior to a certificate of occupancy.
4. 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 a certificate of occupancy.
5. 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 a certificate of occupancy.
6. All mechanical equipment and dumpsters shall be screened pursuant to 88-425-08.
7. All proposed buildings located outside the PIEA plan area will require a project plan to be approved by the City Plan Commission prior to the issuance of any building permit.
8. The PIEA plan shall be amended if the developer is to rezone any remaining part of the campus to Urban Redevelopment (UR).
9. Public Fire Hydrants shall be spaced every 300' along adjacent perimeter streets.

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

10. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. 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)
12. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1) 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)
13. All required Fire Department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) 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) 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)
14. 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).

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

15. Dead end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. 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)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

17. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits
18. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards
19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. If electing to dedicate open space to serve as parkland dedication, said space shall be platted into a private open space tract, reserved for park uses and improved to provide park amenities. Details will need to be submitted identifying the amenities proposed within these spaces via final UR submittal. This requirement shall be satisfied prior to certificate of occupancy (if paying money-in-lieu) or recording final plat (if platting open space tracts).

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

20. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

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

22. The Water Services Department shall approve the final grading over the existing 6" CIP N/S public water main, verifying 42" min depth of cover is maintained. The developer must submit fire hydrant plans prepared by a professional engineer, who is registered in the State of Missouri to the main extension desk for review, acceptance and contracts per Water Services Departments rules and regulations for water main extensions and relocations.

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

23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.



Plan Conditions

Report Date: May 09, 2023

Case Number: CD-ROW-2023-00009

Project: Guadalupe Centers Elementary Campus

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

1. The applicant shall reimburse costs for relocating utilities located in alley to be vacated as required by Spectrum Charter.
2. The developer shall retain utility easement and protect facilities owned and operated by Evergy.
3. Facilities owned and operated by AT&T shall be relocated at the cost of the applicant for the north/south easement. AT&T does not consent to vacating the east/west easement at this time.
4. The developer shall re-establish power sources for streetlights affected by the removal of power lines and transformers within the alley to be vacated at their own expense.
5. The developer shall relocate the existing Tornado Siren in accordance with the Office of Emergency Management.



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2023-00009

UTILITY CO. Spectrum Charter

Be it known that Guadalupe Villa Campus LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Case No. CD-ROW-2023-00009 – A request to vacate ALL OF THE NORTH AND SOUTH ALLEY IMMEDIATELY WEST OF HARDESTY AVENUE AND THE EAST AND WEST ALLEY IMMEDIATELY SOUTH OF TRUMAN ROAD LOCATED WITHIN THE SUBDIVISIONS OF MUNROE HEIGHTS AND THE STEPHEN FISHER ADDITION, EXTENDING FROM THE INTERSECTION OF SAID ALLEYS EAST TO THE WEST LINE OF HARDESTY AVENUE AND SOUTH TO THE NORTH LINE OF VAN BRUNT DRIVE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI. right-of-way line of Paseo Boulevard, in Section 04, Township, 49, Range 33, all in Kansas City, Jackson County, Missouri.

for the following purpose: CONSTRUCTION OF GUADALUPE APARTMENTS

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: Will relocate if we are reimbursed for costs.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Beatrice Bernal

Authorized Representative

3/27/2023

Date

Return this form to:

PATTY YANG
Applicant Name

816-283-3456
Phone

1020 E 8TH STREET, KANSAS CITY MO 64106
Address

PYANG@TB-ENGR.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2023-00009

UTILITY CO. EVERGY

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1. **Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)
- No (form complete)

2. **Our utility/agency:**

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Jerrold Proctor 
Authorized Representative

3-16-2023
Date

Return this form to:

PATTY YANG
Applicant Name

816-283-3456
Phone

1020 E 8TH STREET, KANSAS CITY MO 64106
Address

PYANG@TB-ENGR.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2023-00009

UTILITY CO. **AT&T**

Be it known that Guadalupe Villa Campus LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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for the following purpose: CONSTRUCTION OF GUADALUPE APARTMENTS

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

-We will retire the aerial copper cable in the easement running N/S. We will vacate the buried N/S easement once the owner has completed coordination for relocation of fiber optic services so the existing cable can be retired.
-At this time, we will not be able to vacate the E/W easement. This does not appear to conflict with the construction of the new facility based on review with the site plan and the coordinators

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Charlie Pedersen OSP- Engineer

Authorized Representative

March 28th, 2023

Date

Return this form to:

PATTY YANG
Applicant Name

816-283-3456
Phone

1020 E 8TH STREET, KANSAS CITY MO 64106
Address

PYANG@TB-ENGR.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2023-00009

UTILITY CO. KCMO Public Works Department – Street Lighting Services

Be it known that Guadalupe Villa Campus LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Case No. CD-ROW-2023-00009 – A request to vacate ALL OF THE NORTH AND SOUTH ALLEY IMMEDIATELY WEST OF HARDESTY AVENUE AND THE EAST AND WEST ALLEY IMMEDIATELY SOUTH OF TRUMAN ROAD LOCATED WITHIN THE SUBDIVISIONS OF MUNROE HEIGHTS AND THE STEPHEN FISHER ADDITION, EXTENDING FROM THE INTERSECTION OF SAID ALLEYS EAST TO THE WEST LINE OF HARDESTY AVENUE AND SOUTH TO THE NORTH LINE OF VAN BRUNT DRIVE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI. right-of-way line of Paseo Boulevard, in Section 04, Township, 49, Range 33, all in Kansas City, Jackson County, Missouri.

for the following purpose: CONSTRUCTION OF GUADALUPE APARTMENTS

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: See attached email for instructions.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Octavio Moncada

Authorized Representative

March 7, 2023

Date

Return this form to:

PATTY YANG
Applicant Name

816-283-3456
Phone

1020 E 8TH STREET, KANSAS CITY MO 64106
Address

PYANG@TB-ENGR.COM
Email

Patty Yang

From: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Sent: Tuesday, March 7, 2023 4:21 PM
To: Patty Yang
Cc: Pecina, Victor; Hadjian, Mahmoud
Subject: RE: Alley Vacation - Guadalupe Apartments
Attachments: JA-562AB.dwg; KCMO PWD LIGHTING_Agency Comment Sheet.pdf; JA-562AB.pdf

You don't often get email from octavio.moncada@kcmo.org. [Learn why this is important](#)

Hi Ms. Yang,

So, there a couple of transformers in the R.O.W that power our streetlights on Truman, Hardestry, Van Brunt Dr., 16th Terrace, attached an as-built map (PDF & DWG) of our facilities for your reference.

The following conditions need to be met in order for KCMO Public Works Streetlights to vacate the R.O.W.

- Re-establish a new power source for our streetlights on Truman St and Hardestry Ave. including the intersection where the traffic signal poles. Currently, they are being power from a pole-mounted transformer (JA-22004) in the R.O.W. . You'll need to establish the new feed.
- Re-establish a new power source for our streetlights on Van Brunt Dr., 16th Terrace, Hardestry ,and Van Brunt Blvd. Currently from a pole-mounted transformer (JA-B-22007) in the R.O.W. . Again, you'll have to get with Evergy to re-establish the new feed.
- Ask Evergy to notify our engineer, Victor Pecina, of the new power source feeds to the streetlights.
- In all, 31 lights would potentially be affected.
- Any and all related costs are a cost to the project.

Thanks,



Octavio Moncada

Senior Engineering Tech / Streetlighting Services

Public Works

Engineering Division
City of Kansas City, Mo.

Cell: (816) 513-9850

Email: Octavio.Moncada@kcmo.org

5310 Municipal Avenue
Kansas City, Missouri 64120

KCMO.gov

From: Pecina, Victor
Sent: Tuesday, March 7, 2023 1:22 PM
To: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Subject: FW: Alley Vacation - Guadalupe Apartments

Here's another request.



Victor Pecina, ENV SP

Electrical Engineer

Public Works

Engineering Division
City of Kansas City, Mo.

Office: (816) 513-9868

Email: victor.pecina@kcmo.org

5310 Municipal Avenue
Kansas City, Missouri 64120

KCMO.gov

From: Patty Yang <pyang@tb-engr.com>
Sent: Tuesday, March 7, 2023 1:18 PM
To: Pecina, Victor <Victor.Pecina@kcmo.org>
Cc: Hagos Andebrhan <hagos@tb-engr.com>
Subject: Alley Vacation - Guadalupe Apartments

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or c

Hi Victor,

We are going to vacate alley shown on the exhibit attached in this email. Would you please review the comment sheet and send

Thanks,

Patty Yang, P.E. | CIVIL ENGINEER



BUILDING OUR FUTURE TOGETHER

1020 East 8th Street, Kansas City, Missouri 64106

p816.283.3456 x117 f816.283.0810

pyang@tb-engr.com

www.tb-engr.com



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2023-00009

UTILITY CO. KCMO Emergency Management Division

Be it known that Guadalupe Villa Campus LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Case No. CD-ROW-2023-00009 – A request to vacate ALL OF THE NORTH AND SOUTH ALLEY IMMEDIATELY WEST OF HARDESTY AVENUE AND THE EAST AND WEST ALLEY IMMEDIATELY SOUTH OF TRUMAN ROAD LOCATED WITHIN THE SUBDIVISIONS OF MUNROE HEIGHTS AND THE STEPHEN FISHER ADDITION, EXTENDING FROM THE INTERSECTION OF SAID ALLEYS EAST TO THE WEST LINE OF HARDESTY AVENUE AND SOUTH TO THE NORTH LINE OF VAN BRUNT DRIVE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI. right-of-way line of Paseo Boulevard, in Section 04, Township, 49, Range 33, all in Kansas City, Jackson County, Missouri.

for the following purpose: CONSTRUCTION OF GUADALUPE APARTMENTS

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2)
- No (form complete)

2. Our utility/agency:

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)

- Retain utility easement and protect facilities
- Relocate facilities
- Other: move existing Tornado Siren in accordance with discussion with Engineers

James F. Connolly - Emergency Management Director

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Robby

Authorized Representative

4/20/23

Date

Return this form to:

PATTY YANG

Applicant Name

816-283-3456

Phone

1020 E 8TH STREET, KANSAS CITY MO 64106

Address

PYANG@TB-ENGR.COM

Email

TITLE COMMITMENT SCHEDULE A LEGAL DESCRIPTION (ENTIRE SITE):

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

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

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

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

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

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

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

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

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

PROPERTY DESCRIPTION GENERAL NOTE

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

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



LOCATION MAP
NTS

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

CONTACT INFORMATION

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

ENGINEER/LANDSCAPE ARCHITECT
MKEC ENGINEERING, INC.
11827 W 112TH ST, SUITE 200
OVERLAND PARK, KS 66210
BRIAN HOCHSTEIN
(913)317-9390
BHOCHSTEIN@MKEC.COM

ARCHITECT
HOLLIS & MILLER ARCHITECTS
1828 WALNUT ST., SUITE 922
KANSAS CITY, MO 64108
JENNIFER BERKA
(816)442-7700

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

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

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

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

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

SEE INDIVIDUAL BUILDING TABLES FOR PROPOSED HEIGHTS

COVER SHEET

PROJECT NO. 2202010561

DATE 05.05.2023

SCALE N/A

DESIGNED DRAWN CHECKED
BJH JLB BSH

NO. REVISION DATE

SHEET NO.



11227 W. 115th Street, Suite 200
Overland Park, KS 66210
913.551.7500
Engineering No. 2001009284
License No. 2008027138
Surveying No. 2008027138

UR REZONING & PRELIMINARY PLAN

GUADALUPE CENTERS ELEMENTARY CAMPUS

UR REZONING & PRELIMINARY PLAN

5123 TRUMAN RD., KANSAS CITY, MO 64127

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OVERALL SITE PLAN

PROJECT NO. 2202010551

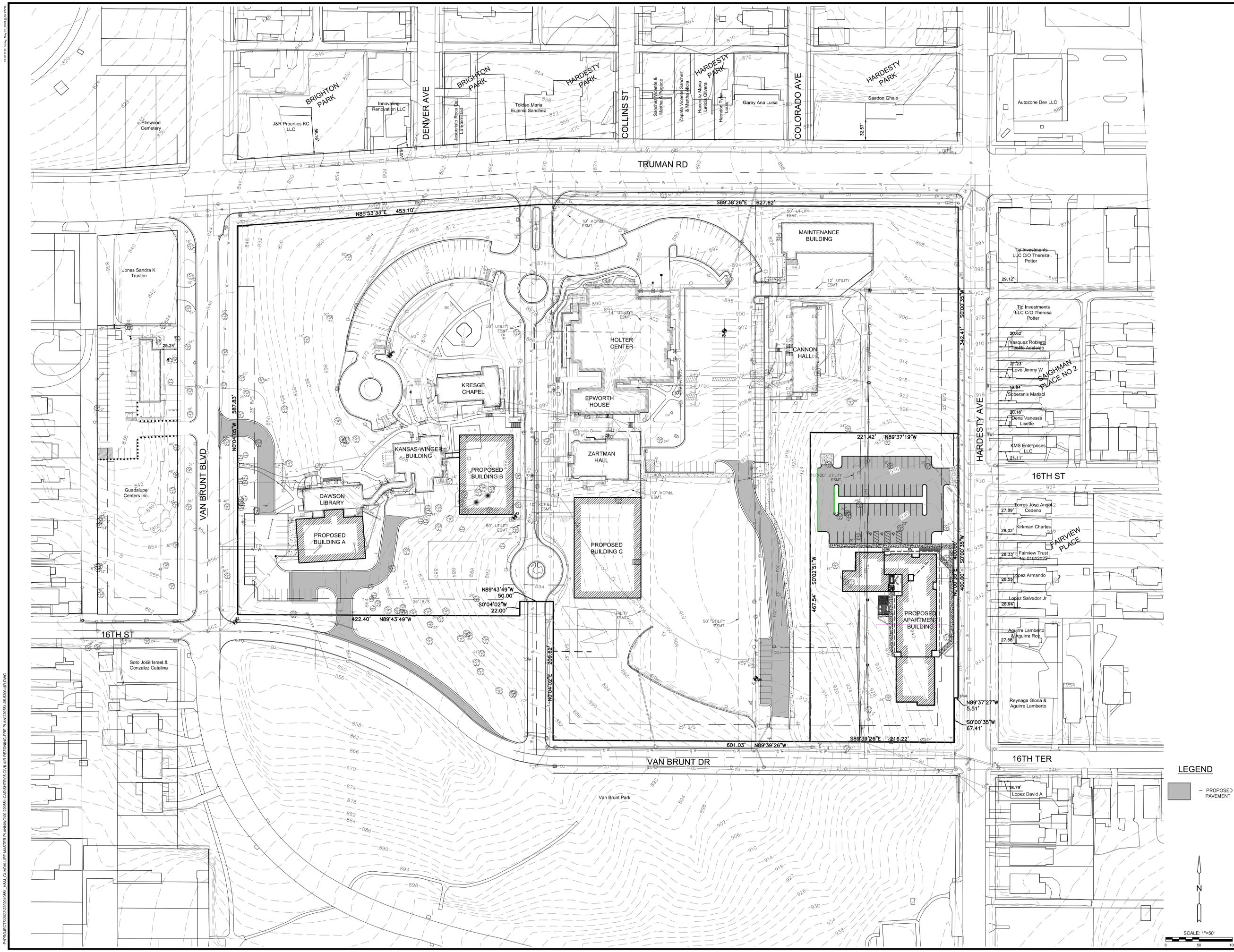
DATE 05.05.2023

SCALE 1" = 50'

DESIGNED DRAWN CHECKED
BJH JLB BSH

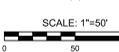
NO. REVISION DATE

SHEET NO. C101



LEGEND

— PROPOSED PAVEMENT



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 5/5/2023 10:58 AM



MKEC

1827 W. 115th Street, Suite 200
Overland Park, KS 66210
Phone No. 913.241.8888
Engineering No. 2001008284
License No. 2008027138
Surveying No. 2008027138

UR REZONING & PRELIMINARY PLAN

GUADALUPE CENTERS ELEMENTARY CAMPUS

5123 TRUMAN RD., KANSAS CITY, MO 64127

SITE PLAN 1

PROJECT NO. 2202010561

DATE 05.05.2023

SCALE 1" = 20'

DESIGNED DRAWN CHECKED
BJH JLB BSH

NO. REVISION DATE

SHEET NO. C102

Site Data - Kansas Winger		EXISTING
Existing Use	Education	
Sprinklered		Y
No. of Classrooms		14
Staff		28
Height above grade		52'-0"
Gross Floor Area per Floor		3,785
No. of Floors		4
Building Total SF		18,925
Parking Space Ratio		4.01
Width		89'-10"
Length		47'-6"

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

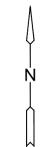
Site Data - Building A		NEW
Proposed Use	Education	
Sprinklered		Y
No. of Classrooms		14
Staff		28
Height above grade		47'-8"
Gross Floor Area per Floor		7,000
No. of Floors		3
Building Total SF		21,000
Parking Space Ratio		4.01
Width		100'-0"
Length		64'-0"

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

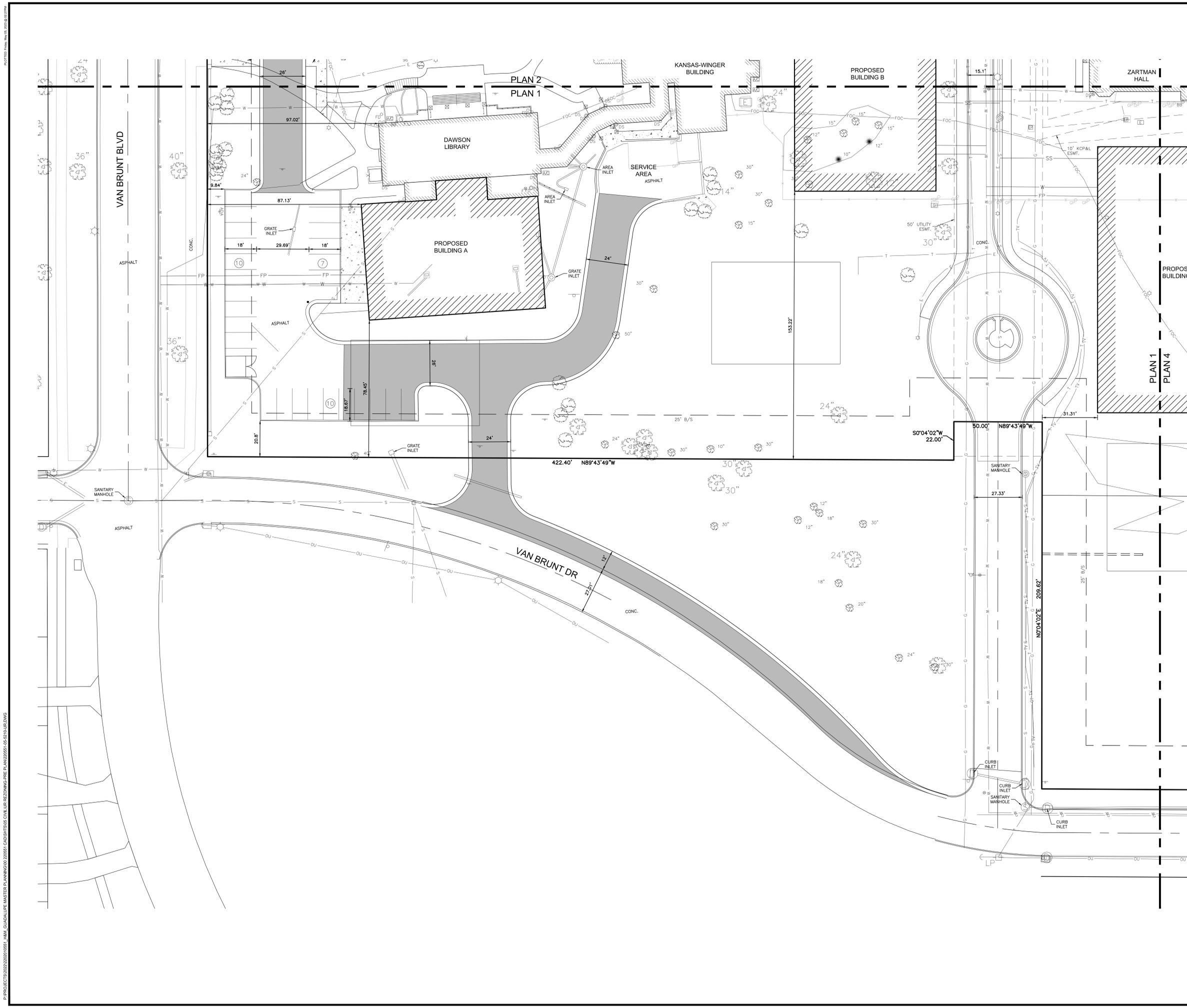
Site Data - Building C		NEW
Proposed Use	Multi-Pur.	
Sprinklered		Y
No. of Classrooms		4
Gymnasium		575 seats
Staff		23
Height above grade		38'-6"
Gross Floor Area per Floor		15,200
No. of Floors		2
Building Total SF		30,400
Parking Space Ratio		4.01
Width		100'-0"
Length		152'-0"

LEGEND

■ PROPOSED PAVEMENT



SCALE: 1"=20'
0 20 40



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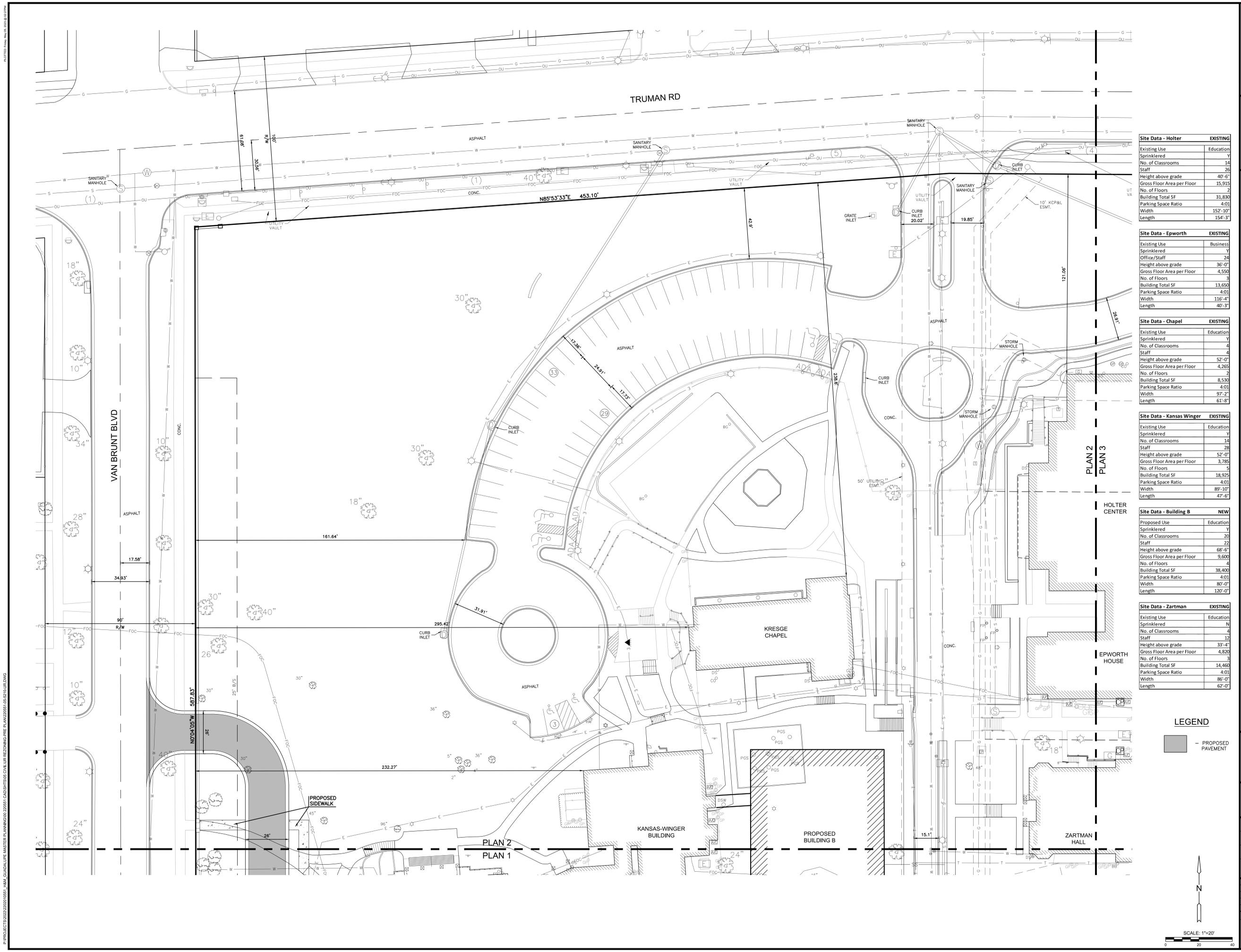
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SITE PLAN 2

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

NO.	REVISION	DATE

SHEET NO. **C103**



Site Data - Holter	EXISTING
Existing Use	Education
Sprinklered	Y
No. of Classrooms	14
Staff	28
Height above grade	40'-6"
Gross Floor Area per Floor	15,915
No. of Floors	2
Building Total SF	31,830
Parking Space Ratio	4:01
Width	152'-10"
Length	154'-3"

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

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

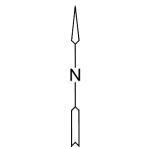
Site Data - Kansas Winger	EXISTING
Existing Use	Education
Sprinklered	Y
No. of Classrooms	14
Staff	28
Height above grade	52'-0"
Gross Floor Area per Floor	3,785
No. of Floors	5
Building Total SF	18,925
Parking Space Ratio	4:01
Width	89'-10"
Length	47'-6"

Site Data - Building B	NEW
Proposed Use	Education
Sprinklered	Y
No. of Classrooms	26
Staff	22
Height above grade	68'-6"
Gross Floor Area per Floor	9,600
No. of Floors	4
Building Total SF	38,400
Parking Space Ratio	4:01
Width	80'-0"
Length	120'-0"

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

LEGEND

 - PROPOSED PAVEMENT

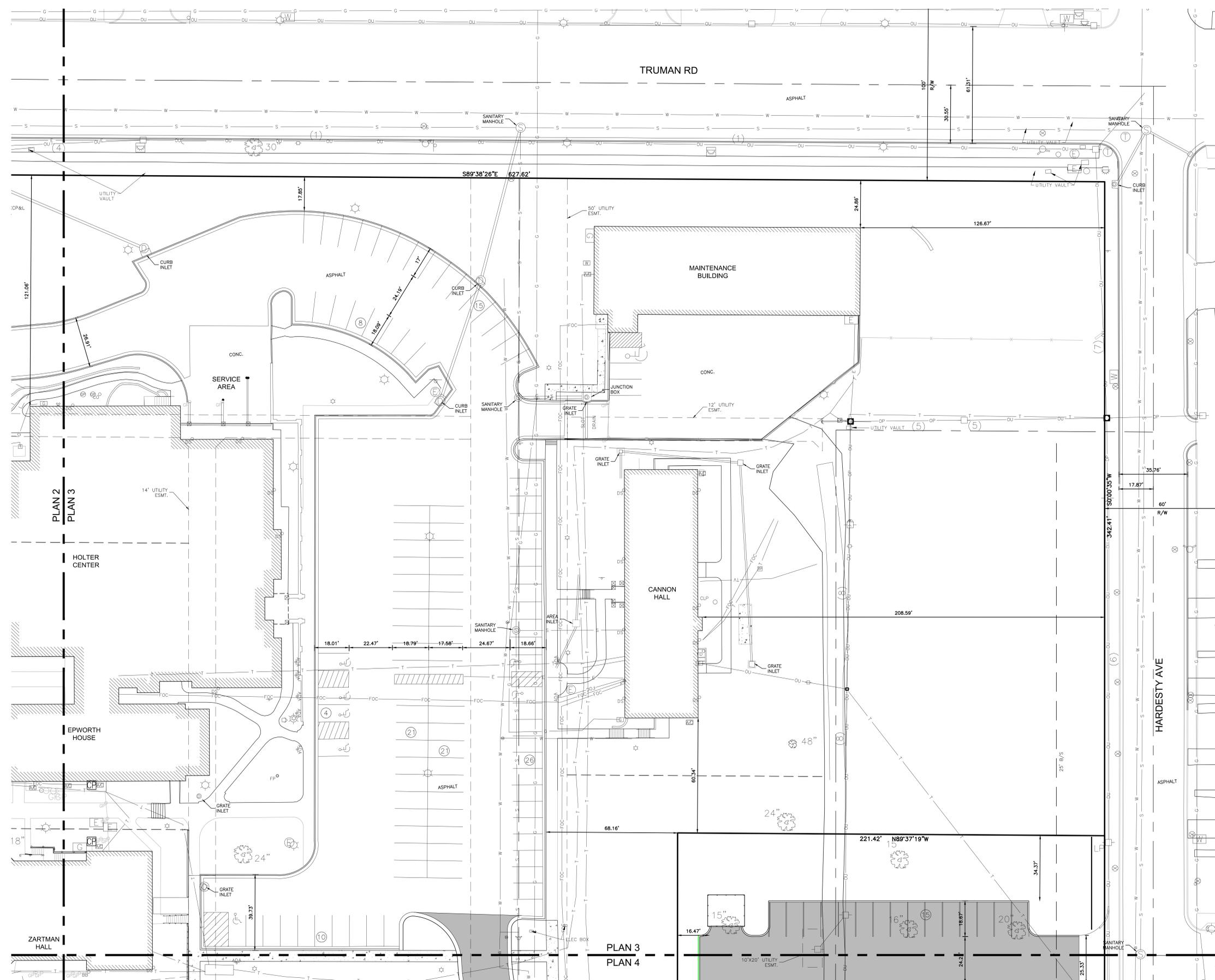


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UR REZONING & PRELIMINARY PLAN

GUADALUPE CENTERS ELEMENTARY CAMPUS

5123 TRUMAN RD., KANSAS CITY, MO 64127



Site Data - Maintenance EXISTING

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

Site Data - Cannon EXISTING

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

Site Data - Holter EXISTING

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

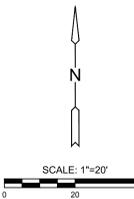
Site Data - Epworth EXISTING

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

Site Data - Zartman EXISTING

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

LEGEND



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SITE PLAN 3

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

NO.	REVISION	DATE

SHEET NO. C104

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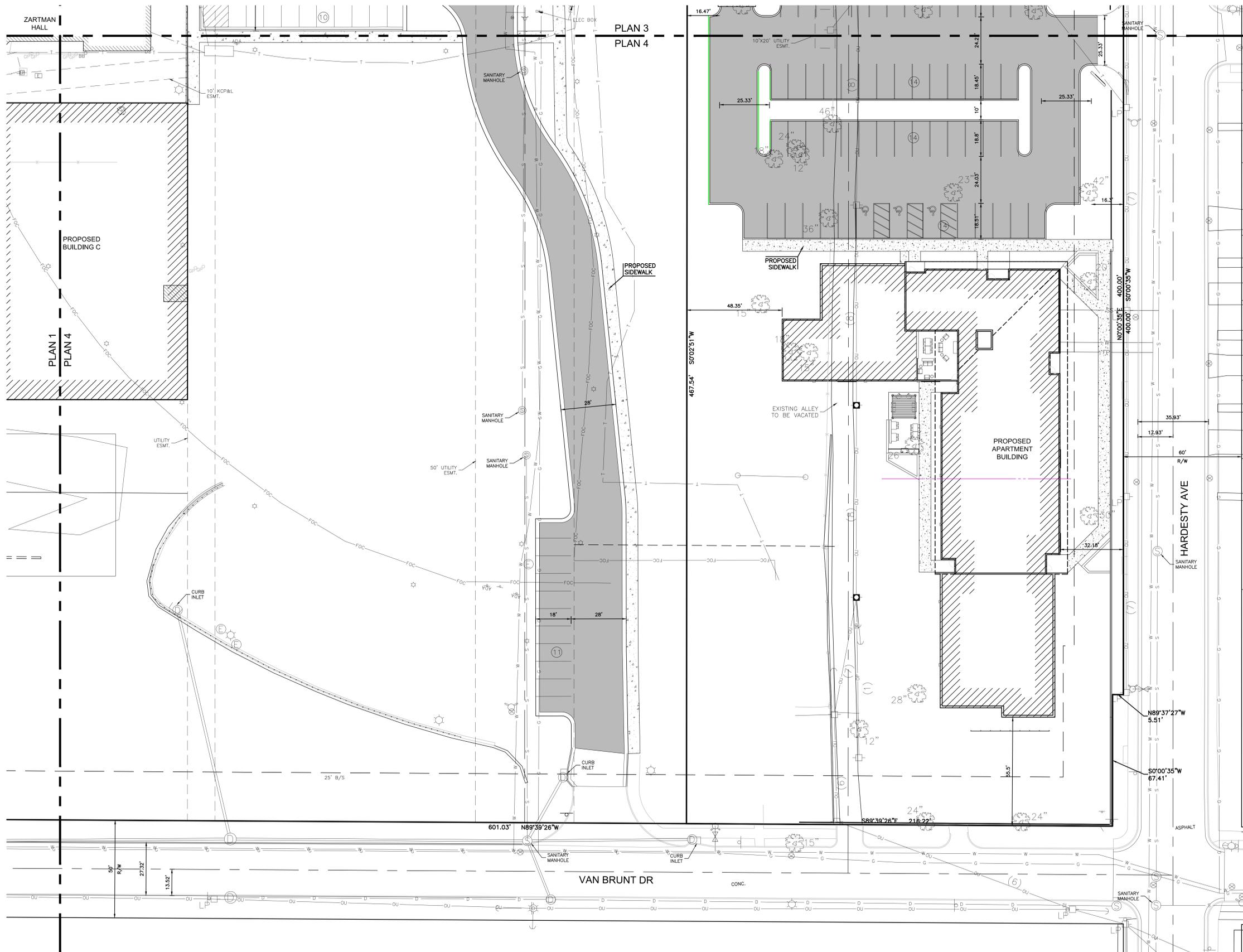


1827 W. 115th Street, Suite 200
Overland Park, KS 66210
P.O. Box 220888
Engineering No. 2001008284
License No. 2008027138
Surveying No. 2008027138

GUADALUPE CENTERS ELEMENTARY CAMPUS

UR REZONING & PRELIMINARY PLAN

5123 TRUMAN RD, KANSAS CITY, MO 64127



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

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

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

LEGEND



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SITE PLAN 4

PROJECT NO. 2202010551

DATE 05.05.2023

SCALE 1" = 20'

DESIGNED DRAWN CHECKED
BJH JLB BSH

NO. REVISION DATE

SHEET NO.

C105



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UTILITY PLAN 1

PROJECT NO. 2202010561

DATE 05.05.2023

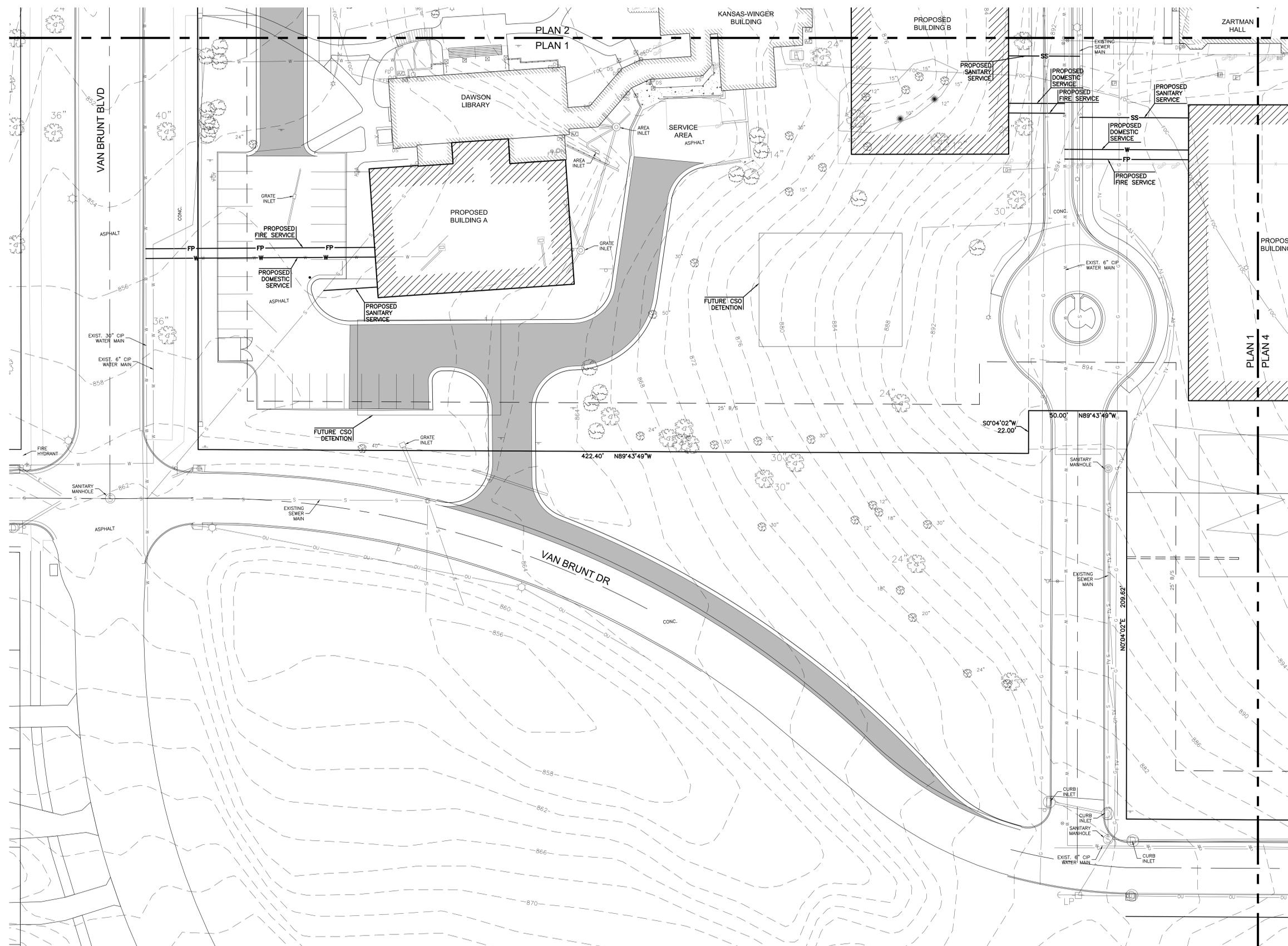
SCALE 1" = 20'

DESIGNED DRAWN CHECKED
BJH JLB BSH

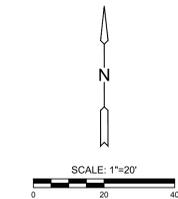
NO. REVISION DATE

SHEET NO.

C106



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



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Overland Park, KS 66210
1111 S. 17th Street, Suite 200
Engineering No. 2001008284
License No. 2008027138
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UTILITY PLAN 2

PROJECT NO. 2202010561

DATE 05.05.2023

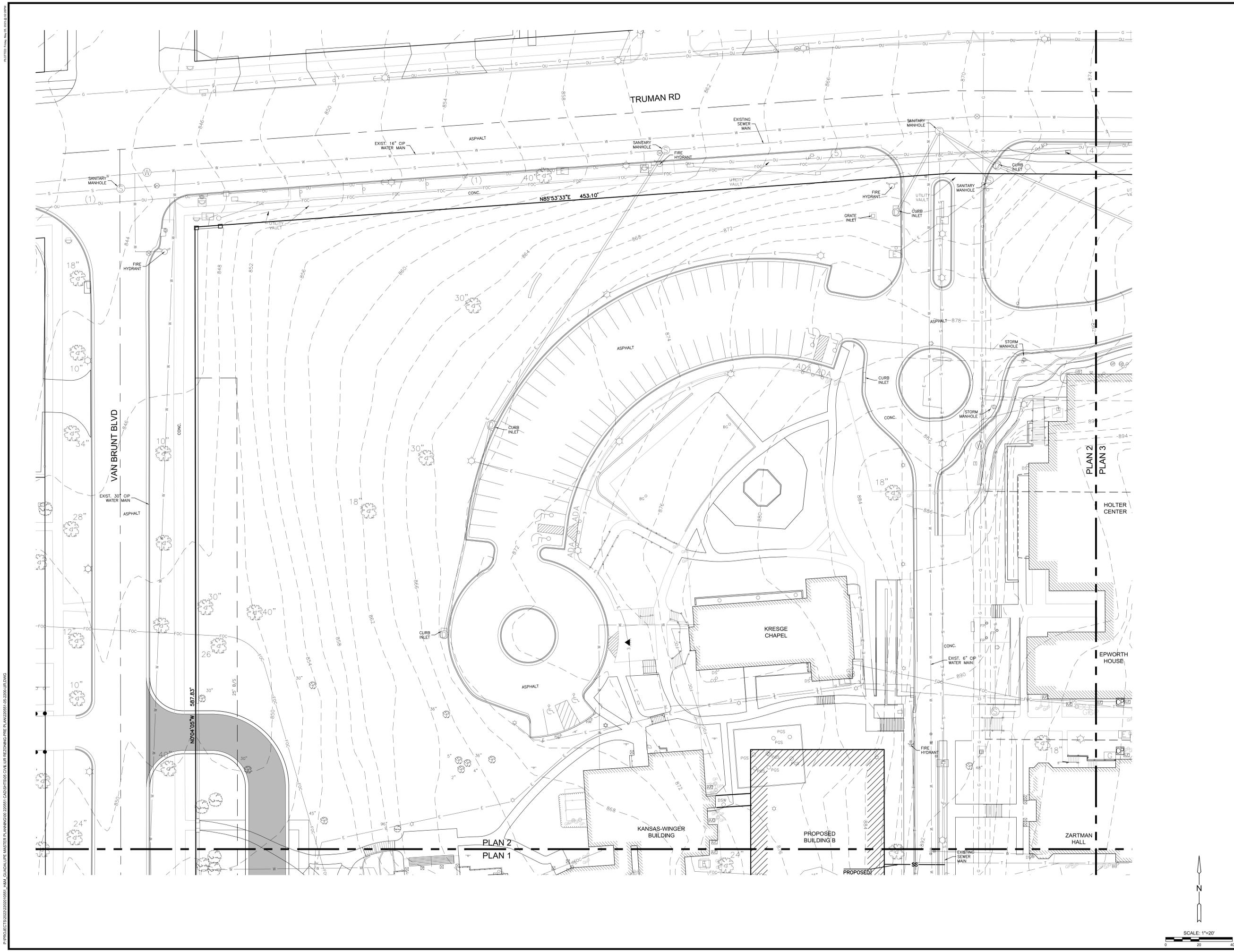
SCALE 1" = 20'

DESIGNED DRAWN CHECKED
BJH JLB BSH

NO.	REVISION	DATE

SHEET NO.

C107



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 PLOT DATE: 05/05/2023 10:48:29 AM



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UTILITY PLAN 4

PROJECT NO. 2202010561

DATE 05.05.2023

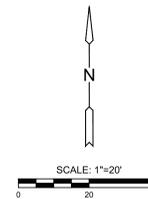
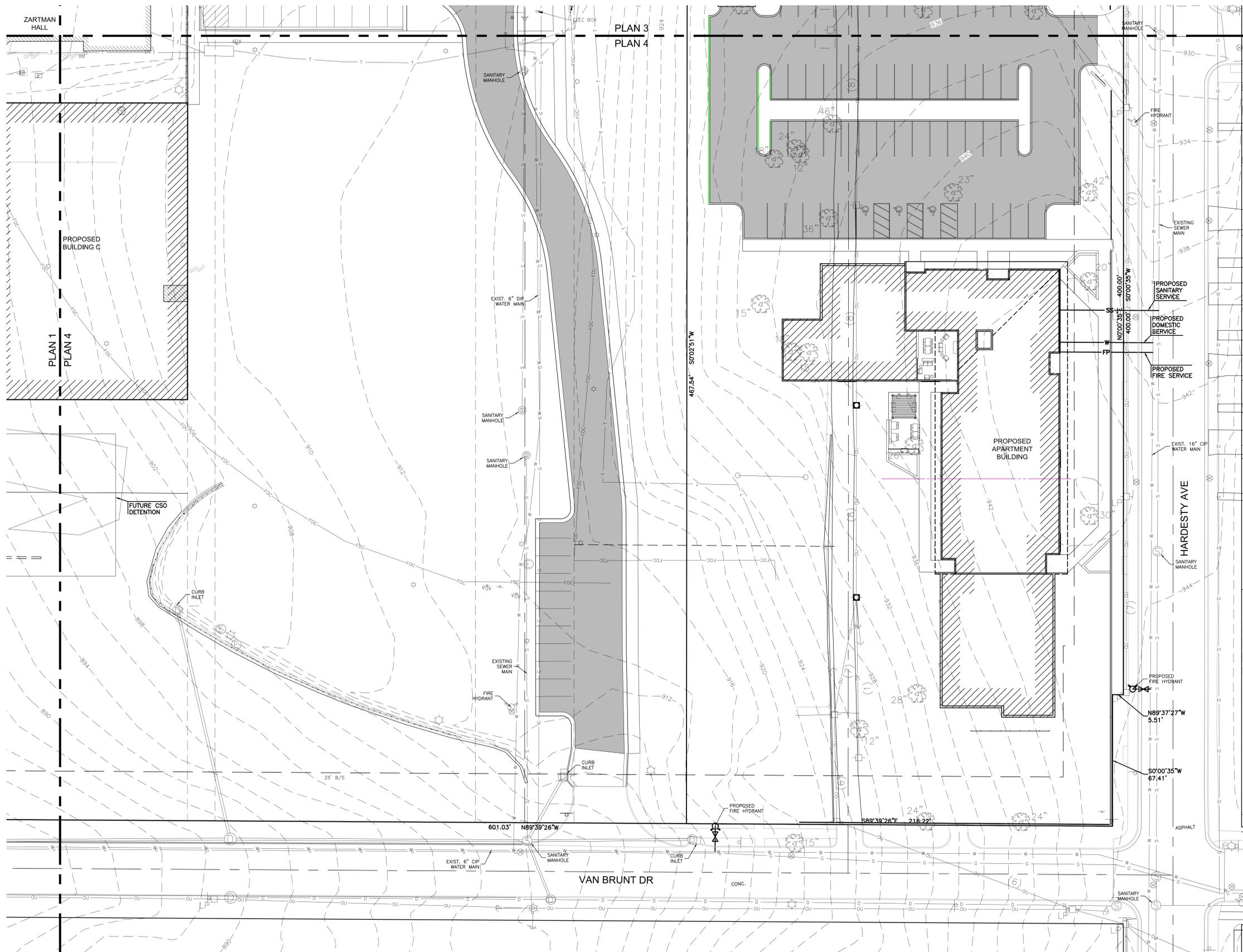
SCALE 1" = 20'

DESIGNED DRAWN CHECKED
BJH JLB BSH

NO. REVISION DATE

SHEET NO.

C109



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TITLE COMMITMENT SCHEDULE A LEGAL DESCRIPTION (ENTIRE SITE):

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

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

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

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

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

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

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

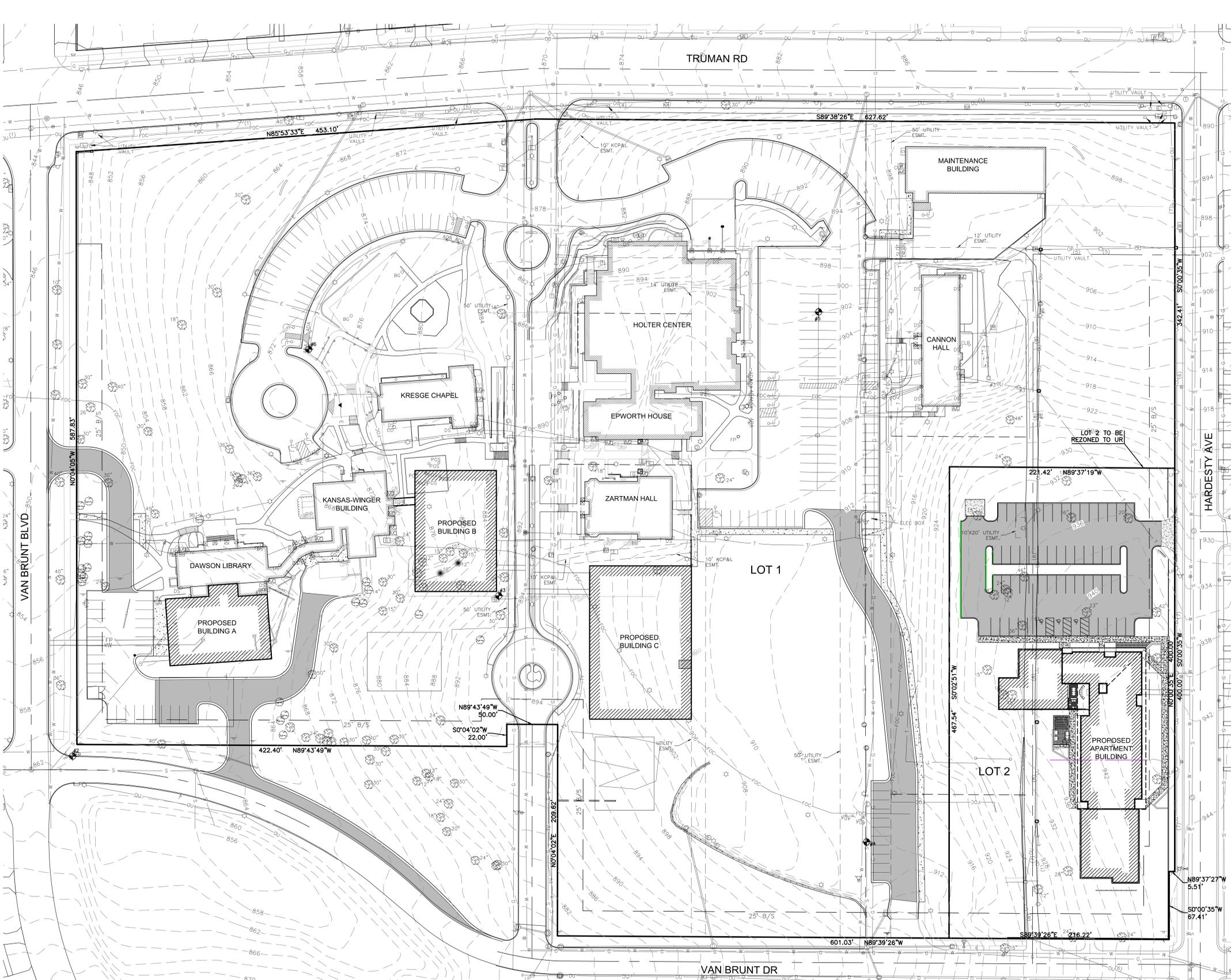
PROPERTY DESCRIPTION GENERAL NOTE

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

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

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

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

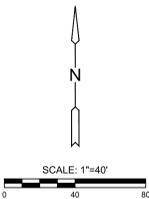


UR REZONING & PRELIMINARY PLAN
GUADALUPE CENTERS ELEMENTARY CAMPUS
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PRELIMINARY PLAN

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	1" = 20'	
DESIGNED	BJH	
DRAWN	JLB	
CHECKED	BSH	
NO.	REVISION	DATE
SHEET NO.		
C110		



ALTA / NSPS LAND TITLE SURVEY

GUADALUPE LOFTS

KANSAS CITY, JACKSON COUNTY, MISSOURI

MHDC PROJ. NO. _____

PROPERTY DESCRIPTION:

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

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY REFERRED TITLE OF MISSOURI, INC., ISSUING AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO: 235P6531, COMMITMENT DATE: FEBRUARY 8, 2023.
- SURVEY RELATED SCHEDULE B, PART II ITEMS:
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: **NONE OBSERVED.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS: **SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.**
- EASEMENTS, SETBACK REQUIREMENTS, AND RESTRICTIONS, SHOWN ON THE PLAT OF SAID PROPERTY FILED IN BOOK 13 AT PAGE 8, RECORDER'S OFFICE, JACKSON COUNTY, MISSOURI, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW: **THERE ARE NO SETBACKS ESTABLISHED BY THE RECORDED PLAT. SEWER EASEMENTS GRANTED BY THE RECORDED PLAT DO NOT AFFECT SUBJECT PROPERTY AND THEREFORE ARE NOT SHOWN.**
- EASEMENTS, SETBACK REQUIREMENTS, AND RESTRICTIONS, SHOWN ON THE PLAT OF SAID PROPERTY FILED IN BOOK 6 AT PAGE 83, RECORDER'S OFFICE, JACKSON COUNTY, MISSOURI, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW: **THERE ARE NO EASEMENTS OR SETBACKS ESTABLISHED BY THE RECORDED PLAT.**
- MEMORANDUM OF LEASE AS RECORDED IN BOOK 2019E AT PAGE 54889 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **DOES NOT AFFECT SUBJECT PROPERTY (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054889).**
- MEMORANDUM OF LEASE AS RECORDED IN BOOK 2019E AT PAGE 54890 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054890).**
- AGREEMENT AS RECORDED IN BOOK 2019E AT PAGE 54888 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054888).**
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT AS RECORDED IN BOOK 2019E AT PAGE 54891 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AFFECTS SUBJECT PROPERTY BUT NOT A PLOTTABLE SURVEY MATTER (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 2019-E-0054891).**
- ORDINANCE AS RECORDED IN BOOK B5800 AT PAGE 542 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- ORDINANCE AS RECORDED IN BOOK B5800 AT PAGE 560 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY (FILED IN JACKSON COUNTY RECORDS AS DOCUMENT NO. 1965-B-0517364 IN BOOK B-5800 AT PAGE 500).**
- VACATION AS RECORDED IN BOOK K2600 AT PAGE 2133 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- VACATION AS RECORDED IN BOOK B5800 AT PAGE 557 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- VACATION AS RECORDED IN BOOK K2600 AT PAGE 2123 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- ORDINANCE AS RECORDED IN BOOK K2600 AT PAGE 2135 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- CABLE TELEVISION INSTALLATION AGREEMENT AS RECORDED IN BOOK K2100 AT PAGE 1703 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AS SHOWN. MAY AFFECT SUBJECT PROPERTY. ADA MEAD HALL NO LONGER EXISTS.**
- VACATION AS RECORDED IN BOOK K2812 AT PAGE 2095 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- VACATION AS RECORDED IN BOOK K2600 AT PAGE 2138 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- VACATION AS RECORDED IN BOOK K2600 AT PAGE 2130 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- ORDINANCE AS RECORDED IN BOOK K2812 AT PAGE 2093 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **AS SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- ORDINANCE AS RECORDED IN BOOK K2600 AT PAGE 2125 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- WARRANTY DEED FROM SAINT PAUL SCHOOL OF THEOLOGY METHODIST AS GRANTOR AND KANSAS CITY, MISSOURI, A MUNICIPAL CORPORATION AS GRANTEE BENEFICIARY, FILED IN BOOK K5800 AT PAGE 509 OF THE DEED RECORDS OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- ORDINANCE AS RECORDED IN BOOK K2600 AT PAGE 2120 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- REVERSIONARY INTEREST SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 5478 AT PAGE 353 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; RELEASE OF INTEREST SET OUT IN QUIT CLAIM DEED, AS RECORDED IN INSTRUMENT #2014E0013804 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. AFFECTS LOTS 11, 12, 14 THRU 18, MUNROE HEIGHTS, AND LOTS 25 AND 26, THE STEPHEN FISHER ADDITION BUT IS NOT A PLOTTABLE SURVEY MATTER.**
- DRIVEWAY EASEMENT SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 2583 AT PAGE 208 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; TERMINATION OF EASEMENT AS RECORDED IN INSTRUMENT #2014E0013803 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- DRIVEWAY EASEMENT SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 2780 AT PAGE 121 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; TERMINATION OF EASEMENT AS RECORDED IN INSTRUMENT #2014E0013803 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**
- DRIVEWAY EASEMENT SET OUT IN WARRANTY DEED AS RECORDED IN BOOK 2779 AT PAGE 251 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI; TERMINATION OF EASEMENT AS RECORDED IN INSTRUMENT #2014E0013803 OF THE DEED RECORDS, OF JACKSON COUNTY, MISSOURI: **NOT SHOWN. DOES NOT AFFECT SUBJECT PROPERTY.**

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

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

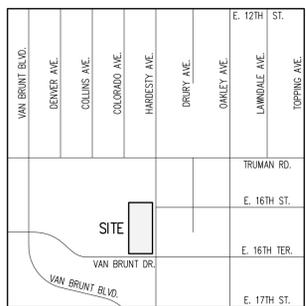
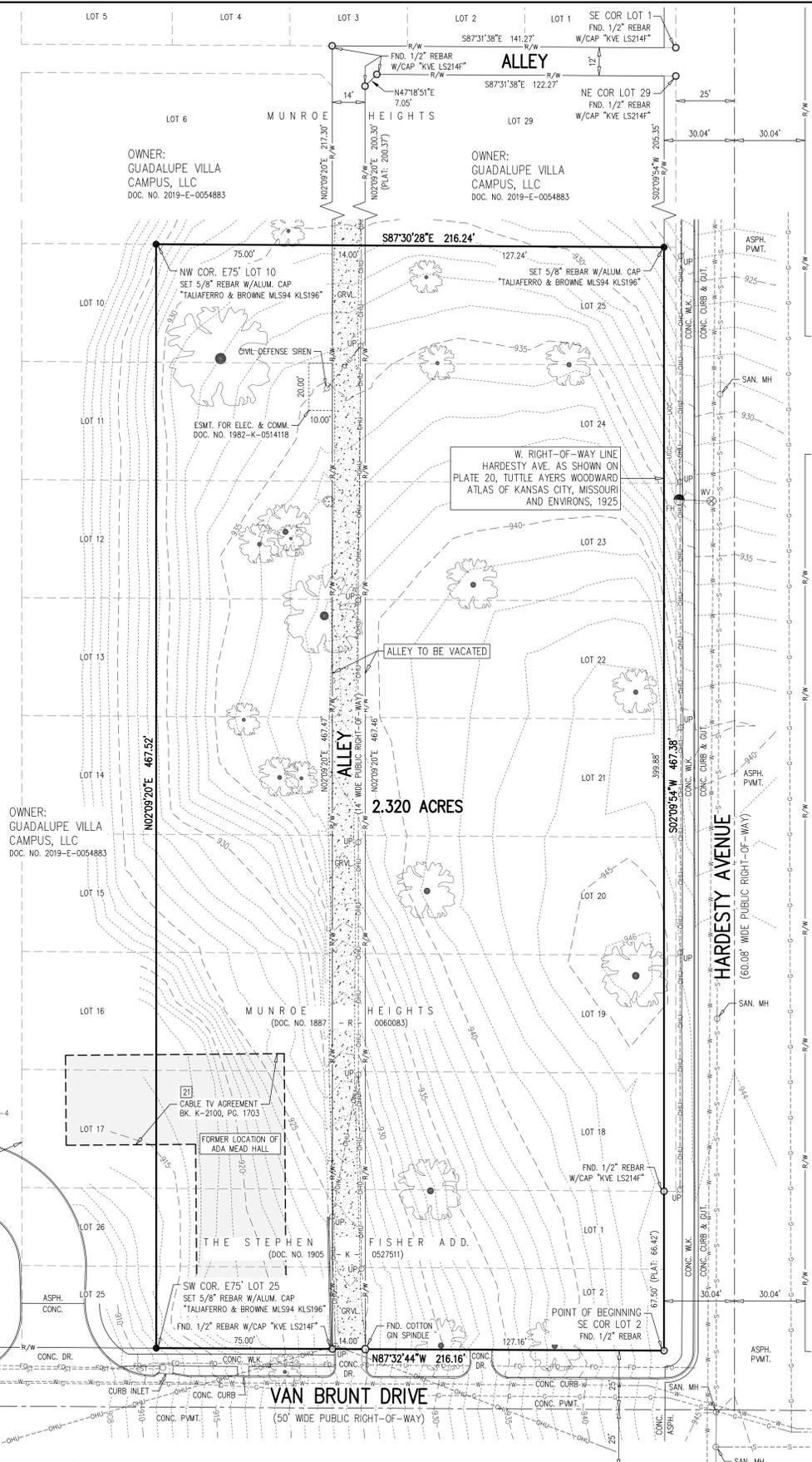
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75-0890-006
DRAWING:
75-0890V-AS01.DWG
Sheet 1 of 1

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

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

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

- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE: **MISSOURI HOUSING DEVELOPMENT COMMISSION.**
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL.": **AS SHOWN.**
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: **NONE OBSERVED.**
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: **THE NORTH-SOUTH ALLEY NEXT WEST OF HARDESTY AVENUE TO BE VACATED. AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.**
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR: **APPURTENANT OFFSITE EASEMENTS NOT PROVIDED.**

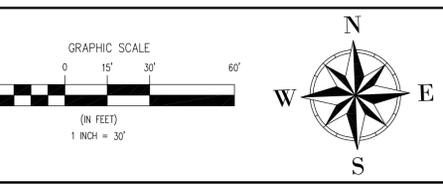
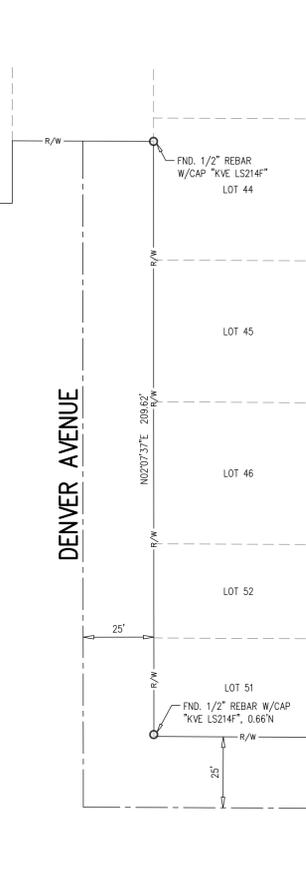


VICINITY MAP
SE 1/4 SEC. 2, TWP. 49N, R. 33E
NOT TO SCALE

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

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

LEGEND	
—●—	FIRE HYDRANT
—○—	MANHOLE
—□—	PULL BOX
—△—	SAN. SEWER
—◇—	UTILITY POLE
—○—	WATER VALVE
—○—	FIBER OPTICS
—○—	GAS
—○—	OVERHEAD UTILITIES
—○—	RIGHT-OF-WAY LINE
—○—	SANITARY SEWER
—○—	STORM SEWER
—○—	UNDERGROUND COMMUNICATION
—○—	WATER



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

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

PROFESSIONAL SURVEYING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094 KANSAS LICENSE NO. LS-196

FOR: GUADALUPE APARTMENTS

GUADALUPE LOFTS

ALTA/NSPS LAND TITLE SURVEY

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

DATE: March 13, 2023

RICKY E. GARD MO LS NO. 2069

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

ALTA/NSPS LAND TITLE SURVEY

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

TITLE COMMITMENT SCHEDULE A DESCRIPTION:

TRACT 1:
ALL OF LOTS 1 TO 58, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO KANSAS CITY, MISSOURI BY INSTRUMENT FILED AS DOCUMENT NO. B517359 IN BOOK B5800 AT PAGE 369 ALSO EXCEPT THOSE PARTS OF LOT 1 AND LOTS 18 TO 29 INCLUSIVE IN HARDESTY AVENUE.
TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOT 6, MUNROE HEIGHTS AND SOUTH OF AND ADJACENT TO PART OF LOT 3 AND ALL OF LOTS 4 AND 5, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940685 AND RECORDED AS DOCUMENT NO. K1156654 IN BOOK K2600 AT PAGE 2130.
ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD FROM THE EAST LINE OF DENVER AVENUE TO THE WEST LINE OF COLORADO AVENUE AND THE NORTH-SOUTH ALLEY BETWEEN DENVER AND COLORADO AVENUES FROM THE SOUTH LINE OF THE EAST-WEST ALLEY TO A LINE 26.22 FEET NORTH OF THE SOUTH LINE OF LOT 54, MUNROE HEIGHTS, LYING SOUTH OF AND ADJACENT TO LOTS 30 THRU 34 AND NORTH OF LOTS 35 AND 58 AND LYING EAST OF AND ADJACENT TO LOTS 35 THRU THE NORTH 25 FEET OF LOT 39 AND LYING WEST OF AND ADJACENT TO THE NORTH 26.22 FEET OF LOT 54 THRU LOT 58, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 31191 AND RECORDED AS DOCUMENT NO. B517364 IN BOOK B5800 AT PAGE 560.
ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT NORTH OF 16TH STREET TERRACE FROM THE WEST LINE OF COLORADO AVENUE TO THE WEST LINE OF LOT 54, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940687 AND RECORDED AS DOCUMENT NO. K1156650 IN BOOK K2600 AT PAGE 2120.
ALSO TOGETHER WITH THE NORTH-SOUTH ALLEY NEXT EAST OF DENVER AVENUE FROM THE NORTH LINE OF VAN BRUNT BOULEVARD TO A POINT 443.48 FEET NORTH OF THE NORTH LINE OF VAN BRUNT BOULEVARD, LYING EAST OF AND ADJACENT TO THE SOUTH 25 FEET OF LOT 39 THRU LOT 46, LYING WEST OF AND ADJACENT TO THE LOT 47 THRU THE SOUTH 23.78 FEET OF LOT 54, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.
ALSO TOGETHER WITH THE EAST 1/2 OF VACATED DENVER AVENUE LYING WEST OF AND ADJACENT TO LOTS 34 THRU 44, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.
ALSO TOGETHER WITH ALL OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO LOTS 5 THRU 17, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K001118 IN BOOK K2812 AT PAGE 2093.

TRACT 2:
LOTS 25, 26, 27 AND 28, THE STEPHEN FISHER ADDITION TO KANSAS CITY, MO., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 27 AND 28 AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.
ALSO TOGETHER WITH THE WEST 1/2 OF VACATED COLORADO AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 27 AND 28, ALSO TOGETHER WITH THE EAST OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO SAID LOTS 25 AND 26, AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K001118 IN BOOK K2812 AT PAGE 2093.

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

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

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

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

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

POTENTIAL ENCROACHMENTS:

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

NOTE:

2" TYPICAL CURBS.

DATUM BENCHMARK:

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

BENCHMARKS/CONTROL POINTS:

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

UTILITY STATEMENT:

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



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MISSOURI ONE CALL SYSTEM, INC.

TITLE COMMITMENT:

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

SCHEDULE B - SECTION II ITEMS:

NON-SURVEY RELATED ITEMS ARE NOT SHOWN.

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

TABLE "A" NOTES:

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

SURVEY REFERENCE:

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

ZONING:

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

EXISTING ZONE: B 3-2

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

EXISTING ZONE: R 1.5

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

EXISTING ZONE: R 2.5

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

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

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

FLOOR AREA RATIO:

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

HEIGHT:

MAXIMUM BUILDING HEIGHT
R-2.5: 40'
R-1.5: 45'
B 3-2:
MIXED USE - 50'
ALL OTHER BUILDINGS - 45'

GENERAL NOTES:

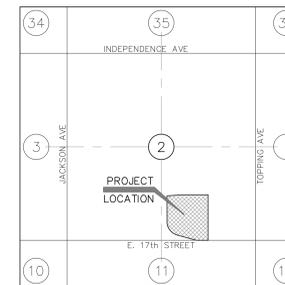
- ADDRESS: 5123 E. TRUMAN ROAD
- VERTICAL RELIEF WAS ESTABLISHED BY GROUND SURVEY. CONTOUR INTERVAL IS 1.0 FOOT.
- THERE ARE 91 DESIGNATED PARKING SPACES LOCATED ON SURVEYED PARCEL, 82 STANDARD AND 9 HANDICAPPED DESIGNATED SPACES.
- UNDERGROUND UTILITIES SHOWN PER MISSOURI ONE-CALL TICKET #S 191002793,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

BASIS OF BEARINGS:

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

LAND AREA:

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



LOCATION MAP

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

SHEET LIST

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

UNRECORDED/PROPOSED LEASE DESCRIPTION:

(SHOWN ON SURVEY PER CLIENT REQUEST)

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

CONTAINS 42,470 SQUARE FEET OR 0.975 ACRES, MORE OR LESS.

LEGEND

○ MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	▽ FIRE HYDRANT	WROUGHT IRON FENCE	BO	BASKETBALL GOAL
(M) MEASURED	⊙ SANITARY SEWER MANHOLE	BUSH LINE	FP	FLAG POLE
#302 BENCHMARK	⊙ SANITARY SEWER CLEAN-OUT	GUARDRAIL	□	SPLICE BOX
□ CONTROL POINT	⊙ TELEPHONE PEDESTAL	CONCRETE SURFACE	⊙	PARKING STALL COUNT
— STREET SIGN	⊙ STORM SEWER MANHOLE	DIRT PILE	⊙	ELECTRIC MANHOLE
— BUSINESS/BILLBOARD SIGN	⊙ HANDICAP SIGN	BRICK SURFACE	⊙	TRAFFIC SIGNAL LIGHT POLE
● STEEL BOLLARD	⊙ HANDICAP PAINTED SYMBOL	RETAINING WALL	⊙	TRAFFIC SIGNAL LIGHT CONTROL BOX
□ CANOPY SUPPORT	⊙ GATE POST	GRAVEL SURFACE	⊙	WATER MANHOLE
□ UTILITY POLE	12' ⊙ DECIDUOUS TREE W/ SIZE	B/B BACK OF CURB TO BACK OF CURB	NP	SPOTLIGHT/FLOODLIGHT
□ UTILITY POLE W/ TRANSFORMER	12' ⊙ EVERGREEN TREE W/ SIZE	CLP ⊙ CLOTHES LINE POLE	⊙	NO PARKING SIGN
□ BREAKER BOX	⊙ SHRUB	PGS ⊙ UNDERGROUND SUPPORT	⊙	SCHEDULE B IDENTIFIER
□ LIGHT POLE	⊙ OVERHEAD UTILITY	DSW ⊙ DOOR SWITCH	⊙	LANDSCAPE
□ DEADMAN ANCHOR	⊙ UNDERGROUND ELECTRIC LINE	THD ⊙ THRESHOLD	⊙	POSSIBLE ENCROACHMENT IDENTIFIER
□ AIR CONDITIONING UNIT	⊙ UNDERGROUND CABLE TV	⊙ UTILITY POLE W/ LIGHT		
□ ELECTRIC PEDESTAL	⊙ WATER LINE	⊙ ELECTRIC TRANSFORMER		
□ ELECTRIC METER	⊙ SANITARY SEWER LINE	⊙ WATER METER		
⊙ WATER LINE GATE VALVE	⊙ UNDERGROUND FIBER OPTIC CABLE	⊙ SIAMSESE FIRE CONNECTOR/WALL MOUNTED SIAMSESE FIRE CONNECTOR		
⊙ GAS SIGN	⊙ UNDERGROUND GAS LINE	⊙ GREASE PIT MANHOLE		
⊙ GAS METER	⊙ UNDERGROUND TELEPHONE LINE			
⊙ FIRE SPRINKLER VALVE	⊙ WOOD FENCE			
⊙ DOWNSPOUT	⊙ CHAIN LINK FENCE			
⊙ FLOOR DRAIN	⊙ PVC FENCE			

SURVEYOR CERTIFICATION:

TO VILLA GUADALUPE CAMPUS, LLC, GUADALUPE CENTERS, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION, IFF CAPITAL 26 LLC, IFF AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 6(b), 7(c), 7(b), 7(a), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 21(a), 21(b), OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/30/2019.

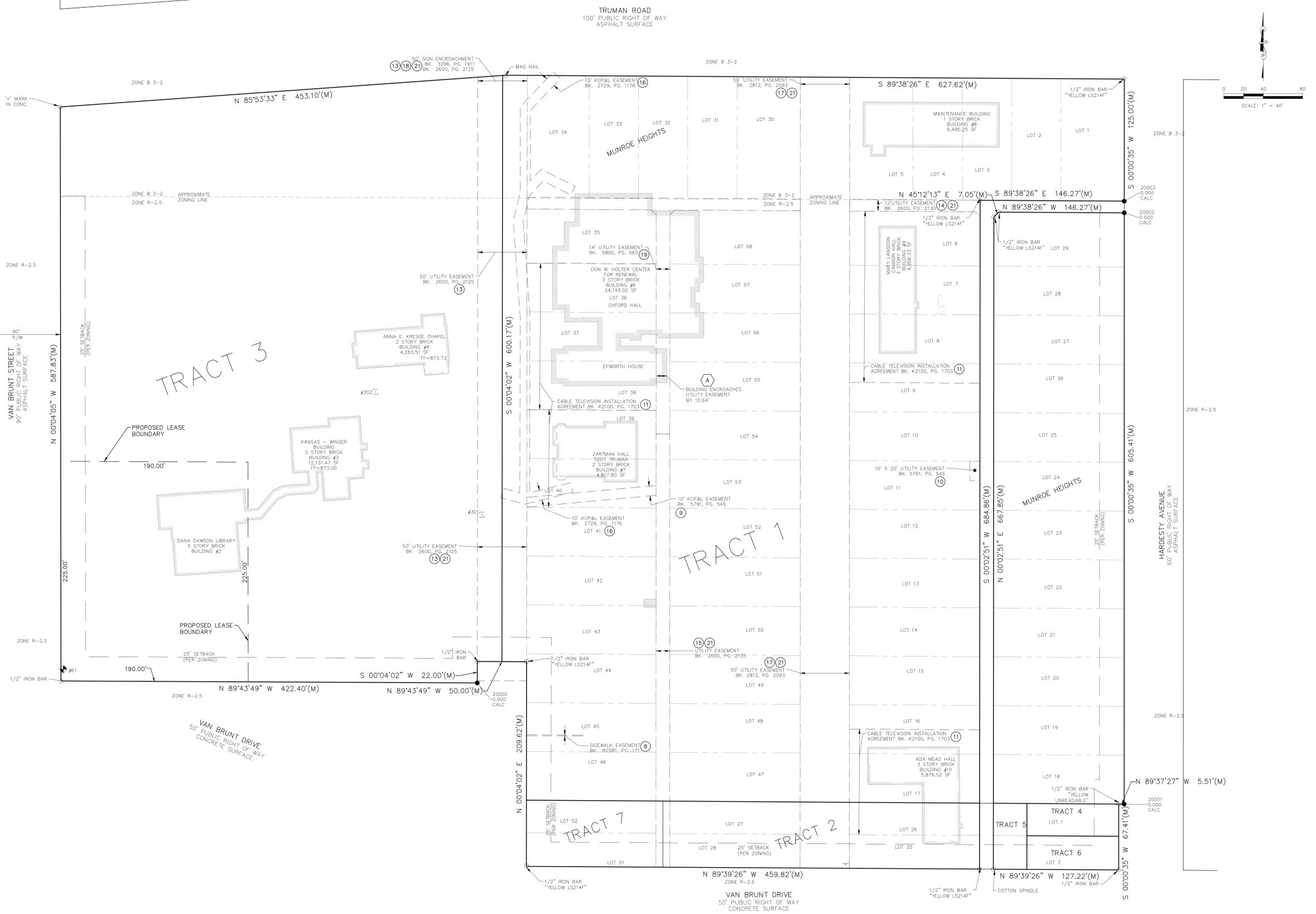
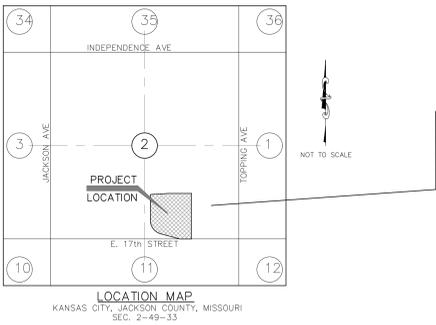
DATE OF PLAT OR MAP: 06/24/2019

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

		8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kce@kvenig.com www.kvenig.com	PROJECT NO. 61853610 DRAWN BY EMA CHECKED BY PS DATE 6/25/2019 SHEET 1 OF 4
		PROJECT: VILLA GUADALUPE PLAYGROUND 5301 E. TRUMAN ROAD KANSAS CITY, JACKSON COUNTY, MO	PREPARED FOR: GUADALUPE CENTERS, INC. 5301 E. TRUMAN ROAD KANSAS CITY, MO. 64127 KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19

ALTA/NSPS LAND TITLE SURVEY

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



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

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

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

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

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

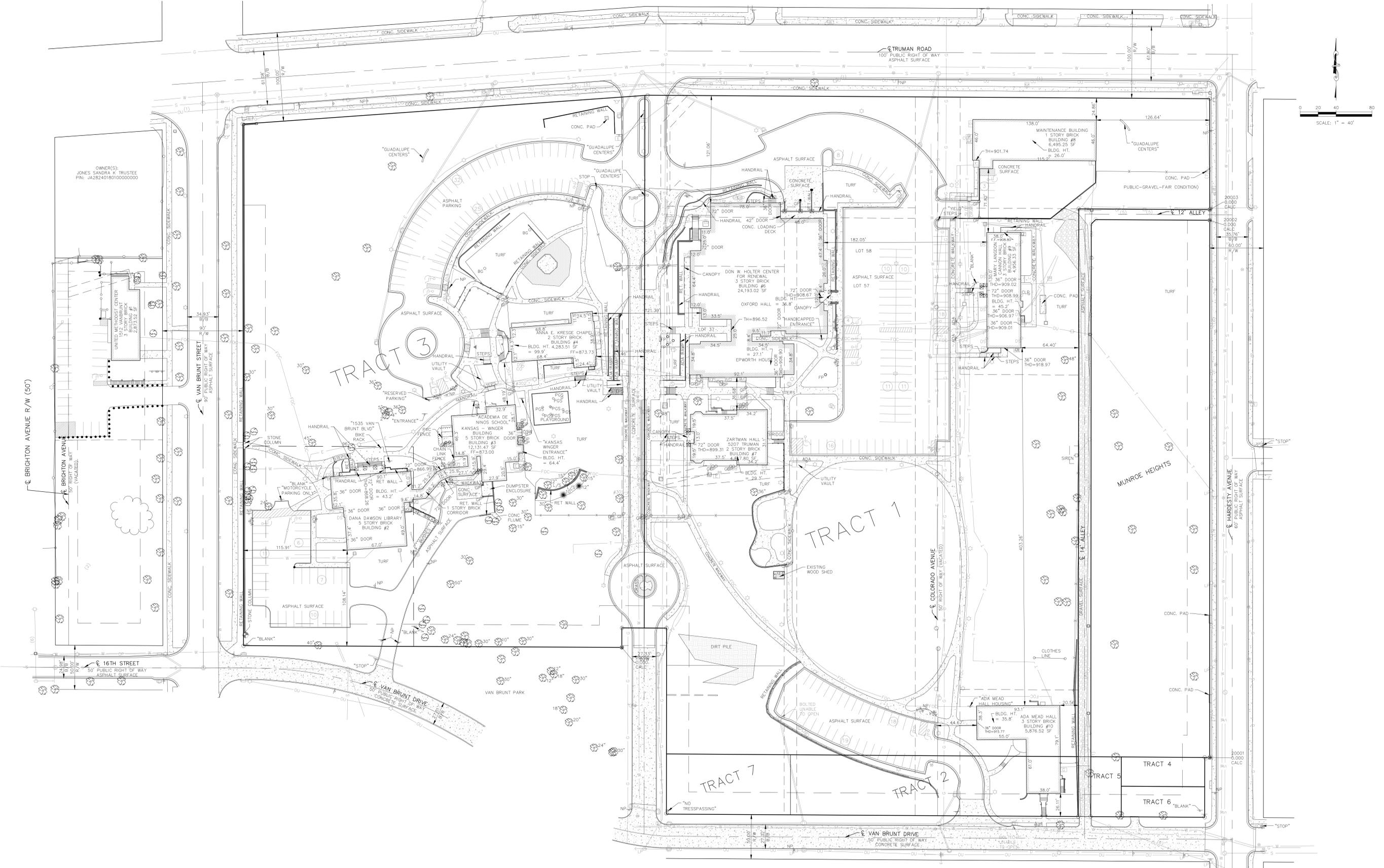
PREPARED FOR: **GUADALUPE CENTERS, INC.**
5301 E. TRUMAN ROAD
KANSAS CITY, MO 64127

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

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

ALTA/NSPS LAND TITLE SURVEY

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



OWNER(S):
JONES SANDRA K TRUSTEE
PIN: JA2624018010000000

UTILITY STATEMENT.
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(TOLL FREE)

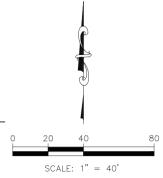
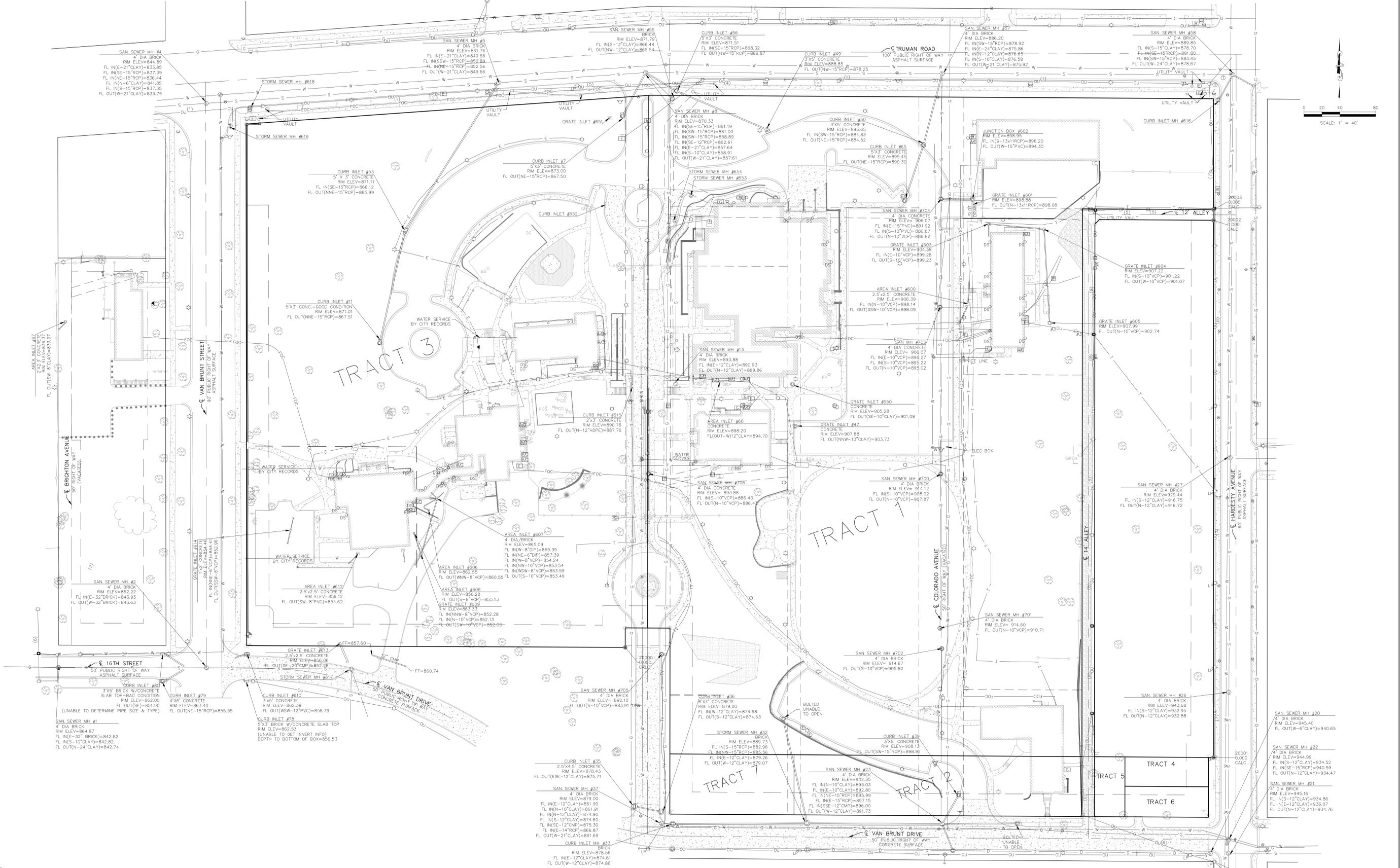
MISSOURI ONE CALL SYSTEM, INC.

	PROJECT: VILLA GUADALUPE PLAYGROUND 5301 E. TRUMAN ROAD KANSAS CITY, MO 64127	PREPARED FOR: GUADALUPE CENTERS, INC. 5301 E. TRUMAN ROAD KANSAS CITY, MO. 64127	PROJECT NO. 61853610 DRAWN BY EMA CHECKED BY PS DATE 3/6/25 SHEET 3 OF 4
	KAW VALLEY ENGINEERING 8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kc@kven.com www.kven.com		MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19

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ALTA/NSPS LAND TITLE SURVEY

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



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1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.



JOHN A. COPLIN
PLS-2005019232



KAW VALLEY ENGINEERING

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

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

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

PROJECT NO. **81853610**
DRAWN BY: **EMA**
CHECKED BY: **PS**
DATE: **3/25/2019**
SHEET: **4 OF 4**

8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
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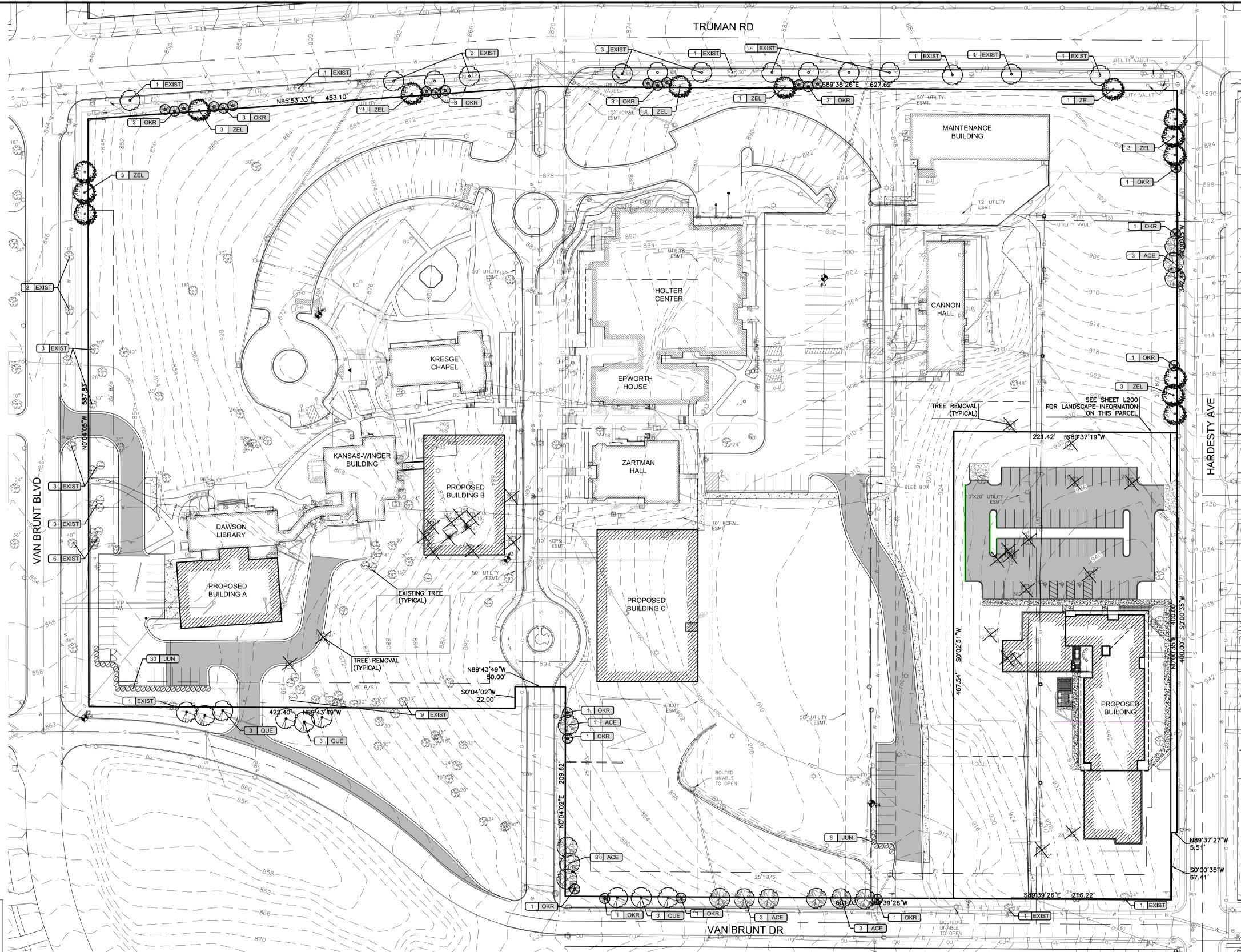
NOTES:

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

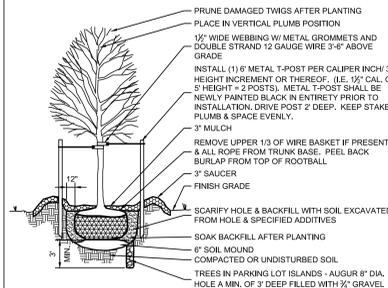


1127 W. 11th Street, Suite 200
Overland Park, KS 66210
913.551.1111
Engineering No. 2001008284
License No. 2008027188
Surveying No. 2008027138

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

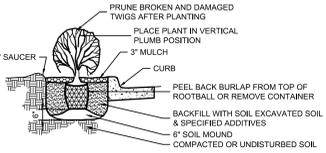


NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



DECIDUOUS TREE PLANTING
N.T.S.

NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



SHRUB PLANTING ADJACENT TO CURB
N.T.S.

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

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

ORIGINAL PLANT SCHEDULE

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

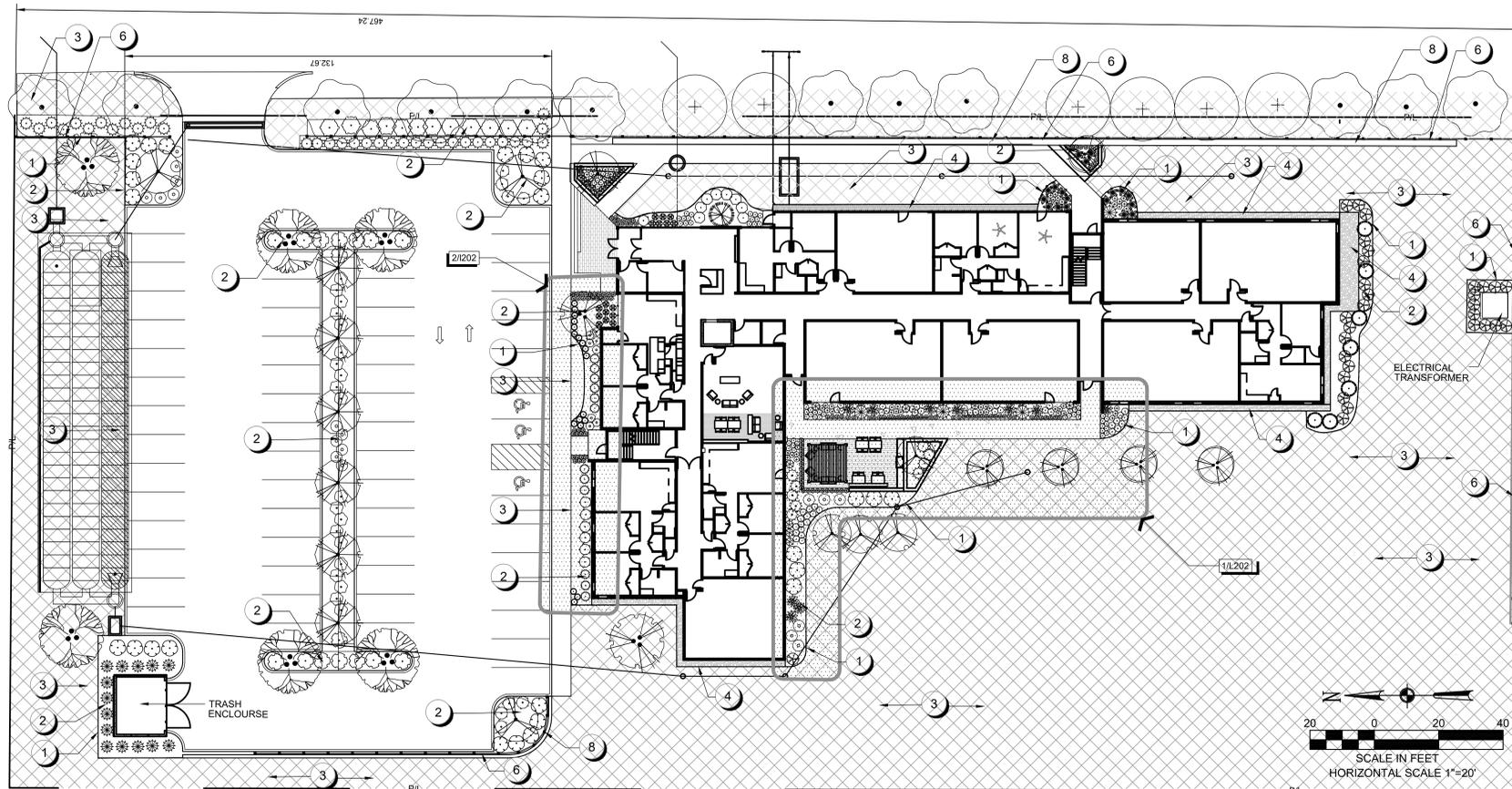
OVERALL LANDSCAPE PLAN

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



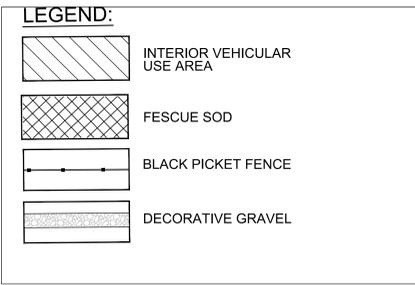
PLANT SCHEDULE LANDSCAPE

SECTION	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS GENERAL SITE TREES (88-425-04)	ABS	4	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6.6 B	Multi-stem	6'-7' HT
	SWM	1	Magnolia virginiana / Sweetbay Magnolia	6.6 B		8'-10' Hgt
	RRC	1	Makia x 'Royal Raindrops' / Royal Raindrops Crabapple	2.5' Cal.	BBB	
DECIDUOUS PARKING LOT TREES (88-425-06)	ARM	6	Acer rubrum 'Armstrong' / Armstrong Red Maple	3' Cal.	BBB	
	ORB2	4	Cercis canadensis var. 'Inermis' / Oklahoma Redbud	6.6 B	2' Cal.	
	SWO	6	Quercus bicolor / Swamp White Oak	6.6 B	2' Cal.	
	SLZ	12	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	6.6 B	2' Cal.	
DECIDUOUS STREET TREES (88-425-03)	SAL	6	Gleditsia bicacanthos 'Inermis' 'Shademaster' TM / Shademaster Locust	6.6 B	2' Cal.	
	SLZ	12	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	6.6 B	2' Cal.	
EVERGREEN SCREENING TREES (88-425-08-A)	PEJ	7	Juniperus chinensis 'Perfecta' / Perfecta Juniper	6.6 B		6'-7' HT
	TEJ	14	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	6.6 B		6'-7' HT
	TEJ2	30	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	6.6 B		6'-7' HT
	HEJ	4	Juniperus chinensis 'Hetzl' / Hetzl Juniper	6.6 B		7' - 8' HT
EVERGREEN TREES	STB	1	Picea omorika 'Sky Trails' / Sky Trails Serbian Spruce	6.6 B		7' - 8' HT
	HEJ	4	Juniperus chinensis 'Hetzl' / Hetzl Juniper	6.6 B		7' - 8' HT
ORNAMENTAL TREES	OKR	5	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	6.6 B	2' Cal.	
	WGB3	12	Buxus microphylla var. 'cornana' 'Winter Green' / Winter Green Boxwood	3 gal.		
SHRUBS	ICB	18	Buddleia x 'Blue Chip Jr.' / Blue Chip Jr. Lo & Behold Butterfly Bush 2' HT X 2' SP	3 gal.	CONT.	
	YCD	27	Douglas x 'NID2K2' TM / Yali Cherry Blossom Douzua 2' HT X 2' SP	3 gal.	CONT.	
	HGS	7	Hebe virginica 'Henry's Garnet' / Henry's Garnet Sweetoleaf 30" HT X 48" SP	3 gal.	CONT.	
	SWN	12	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark 6' HT X 6' SP	5 gal.	CONT.	
DECIDUOUS SHRUBS	KSV	26	Viburnum carlesii / Korean Spice Viburnum	5 gal.	CONT.	
	SBW	8	Weigela florida 'Verveigle' / Sonic Bloom Weigela 4' HT X 4' SP	3 gal.	CONT.	
	IV2	8	Hebe virginica 'Henry's Garnet' / Henry's Garnet Sweetoleaf 30" HT X 48" SP	3 gal.	CONT.	
	PCM	18	Lagerstroemia x 'Pikomoko' / Polakomoko Crape Myrtle	3 gal.	CONT.	
EVERGREEN SHRUBS (88-425-08-B)	LDN	20	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal.	CONT.	
	GLS	16	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	CONT.	
	GG8	39	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal.	CONT.	
	FRG	8	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	CONT.	
ORNAMENTAL GRASSES	BB2	119	Liriodendron 'Big Blue' / Big Blue Lilyturf	1 gal.	CONT.	
	BSG	10	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	2 gal.	CONT.	
	CLB	8	Schizanthus scoparium 'Carousee' / Carousee Little Bluestem	1 gal.	CONT.	
	HRD	15	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal.	CONT.	
PERENNIALS / ANNUALS	GUH	18	Hosta x 'Guacamole' / Guacamole Hosta	2 gal.	CONT.	
	RF	29	Rutbeckia fulgida var. 'sulfurata' 'Little Goldstar' / Little Goldstar Black-Eyed Susan 24" - 24" HT. & SP.	1 gal.	CONT.	
	SN	62	Salvia nemorosa 'Sensation Deep Blue Improved' / Deep Blue Sage 15" - 18" HT. & SP.	1 gal.	CONT.	
	AJS	50	Sedum spectabile 'Autumn Joy' / Autumn Joy Stonecrop	1 gal.	CONT.	
SOD	TFS	48,711 sf	Festuca arundinacea Blend / Turf-Type Tall Fescue	sod	Rolls	



REFERENCE NOTES SCHEDULE

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



LANDSCAPE GENERAL NOTES

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

KCMO LANDSCAPE & SCREENING STANDARDS

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



GUADALUPE APARTMENTS

5123 E TRUMAN RD, KANSAS CITY, MO 64127



MO CERTIFICATE OF AUTHORITY: #2016000414
ODIMO PROJECT NO: ODIMO PROJ. NUMBER: 143002

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ORIGINAL SHEET ISSUE DATE: 04/28/2023

DATE DESCRIPTION

ISSUE
PRELIMINARY UR
04/28/2023
SEAL / SIGNATURE

DESCRIPTION
LANDSCAPE PLAN

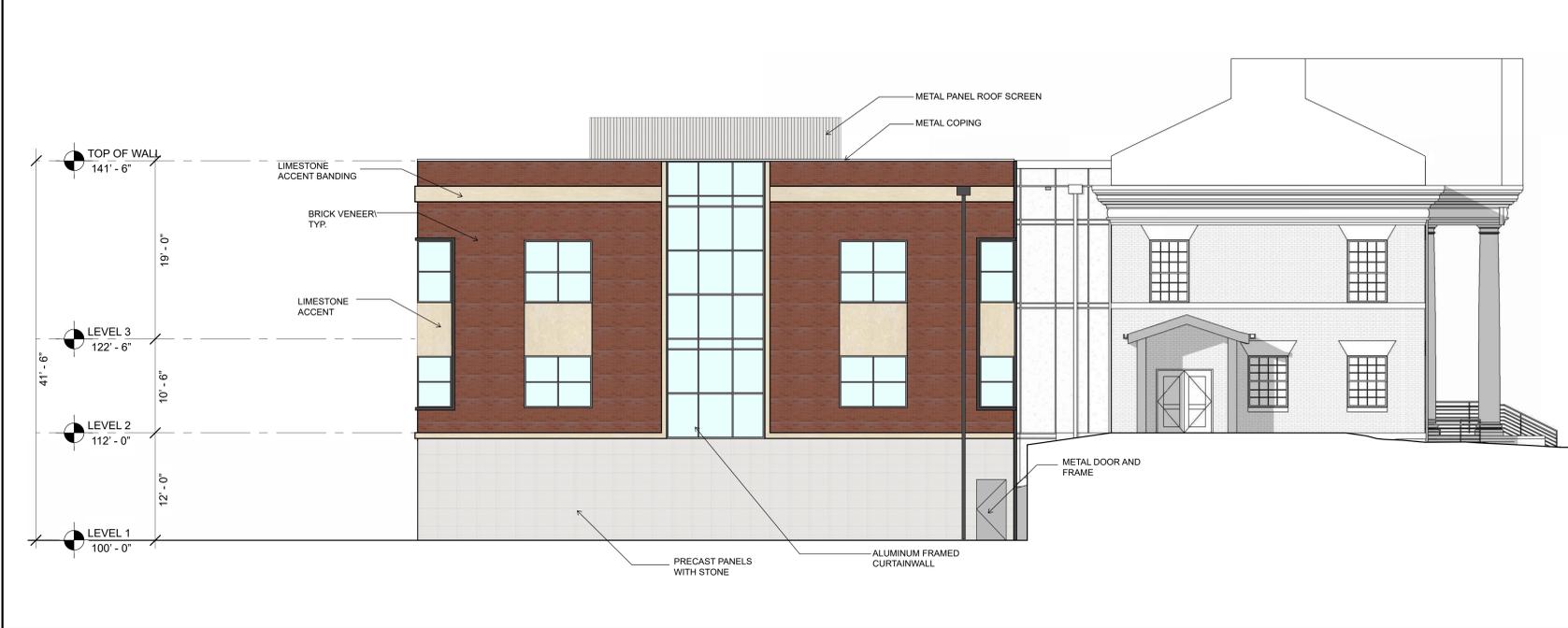
L200



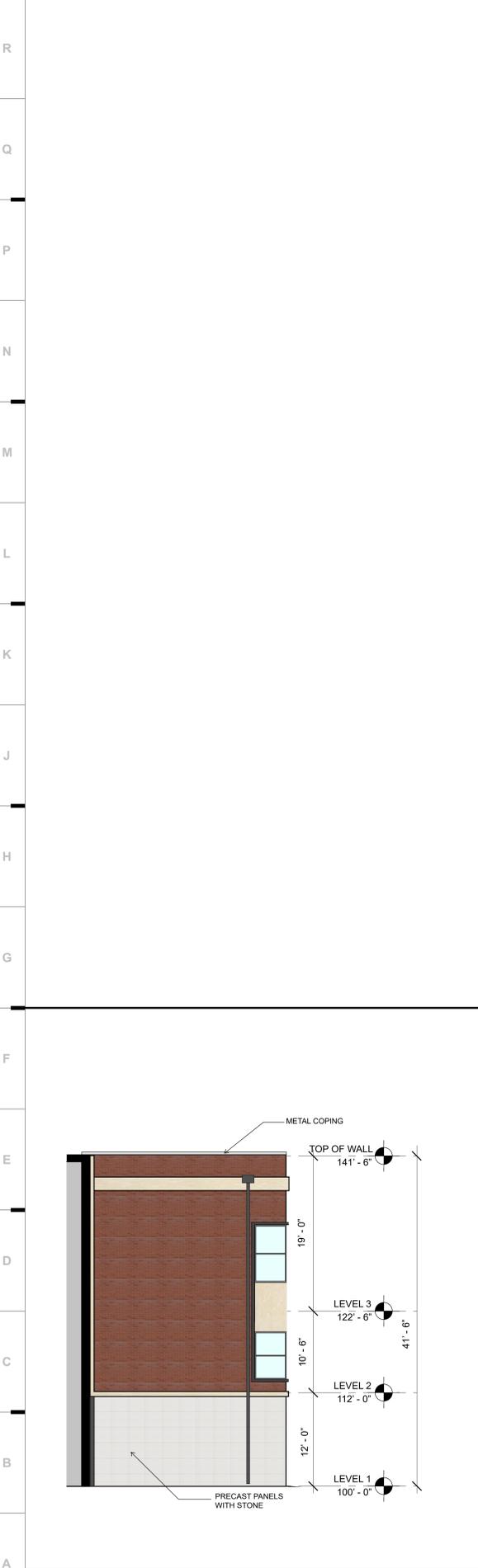
M5 Scale 1/8" = 1'-0" Proposed Building A - Exterior Elevation - West



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



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



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

EXTERIOR MATERIAL LEGEND

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

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Hollis + Miller Architects
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 Structure # 200003133

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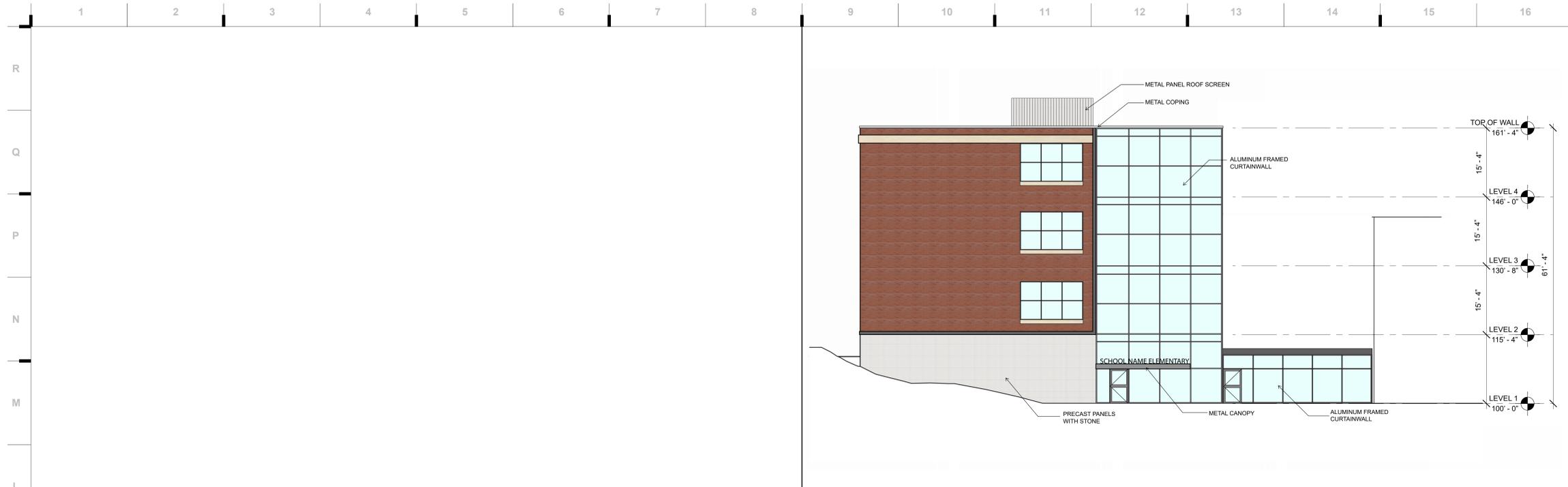
Preliminary UR Documents

REVISIONS:

#	Description	Date

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

A201



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



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



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



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

EXTERIOR MATERIAL LEGEND

- BRICK**
 RED/MODULAR TO MATCH EXISTING
- LIMESTONE**
 BUFF TO MATCH EXISTING
- STONE PANEL**
 GREY
- METAL PANEL**
 GREY RIBBED PROFILE
- SHEET METAL**
 GREY
- STOREFRONT/CURTAINWALL**
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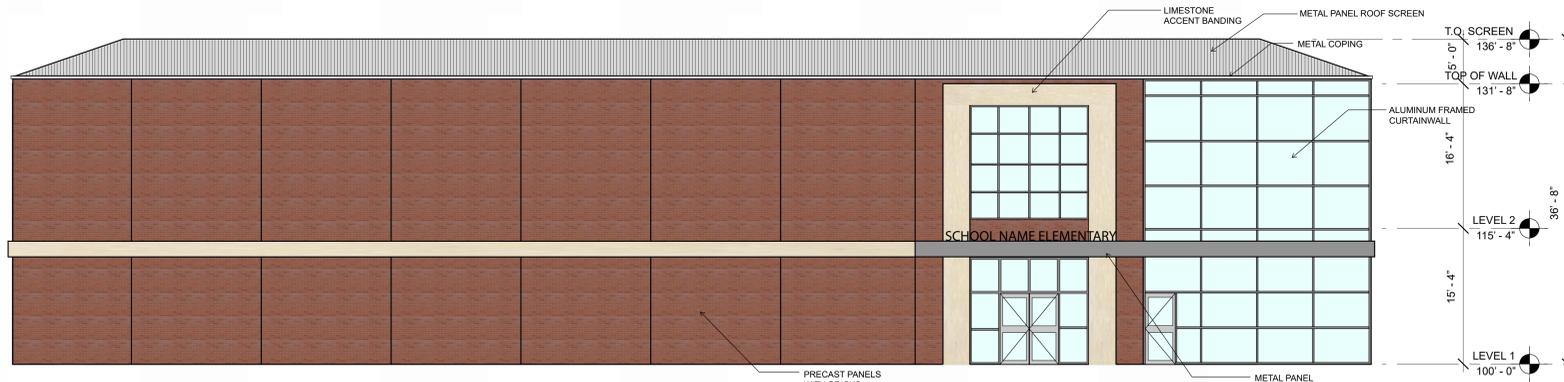
Preliminary UR Documents

REVISIONS:

#	Description	Date

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 CHECKED BY: JK
 DATE: 03-27-2023

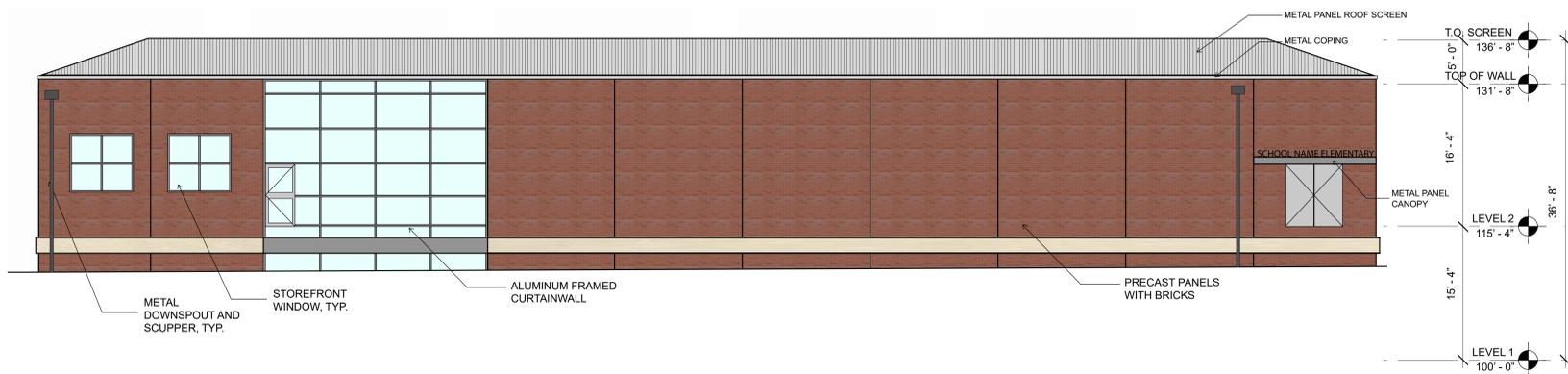
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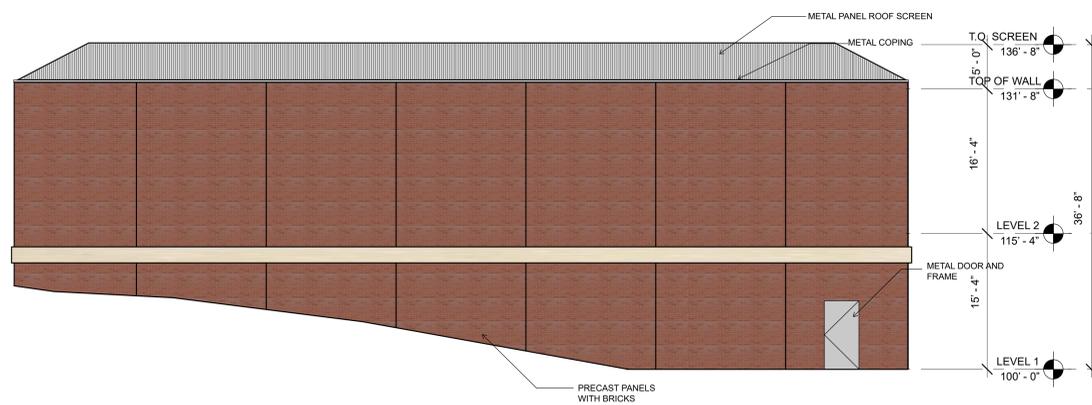
N5 Scale 1/8" = 1'-0" Proposed Building C - Exterior Elevation - West



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



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



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

EXTERIOR MATERIAL LEGEND

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

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

Preliminary UR Documents

REVISIONS:

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 CHECKED BY: JK
 DATE: 03-27-2023

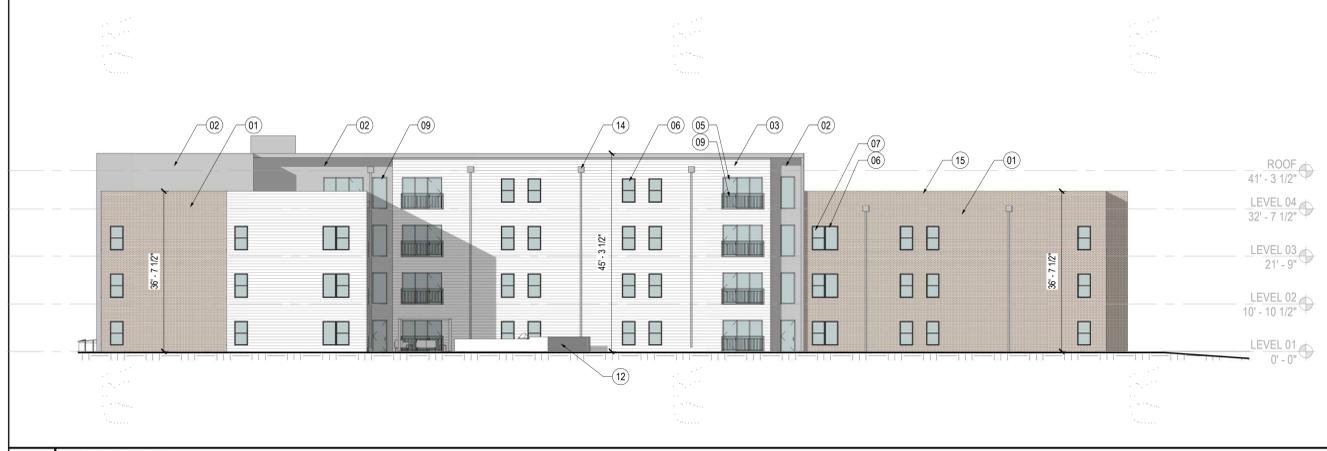
A203

hollis + miller architects

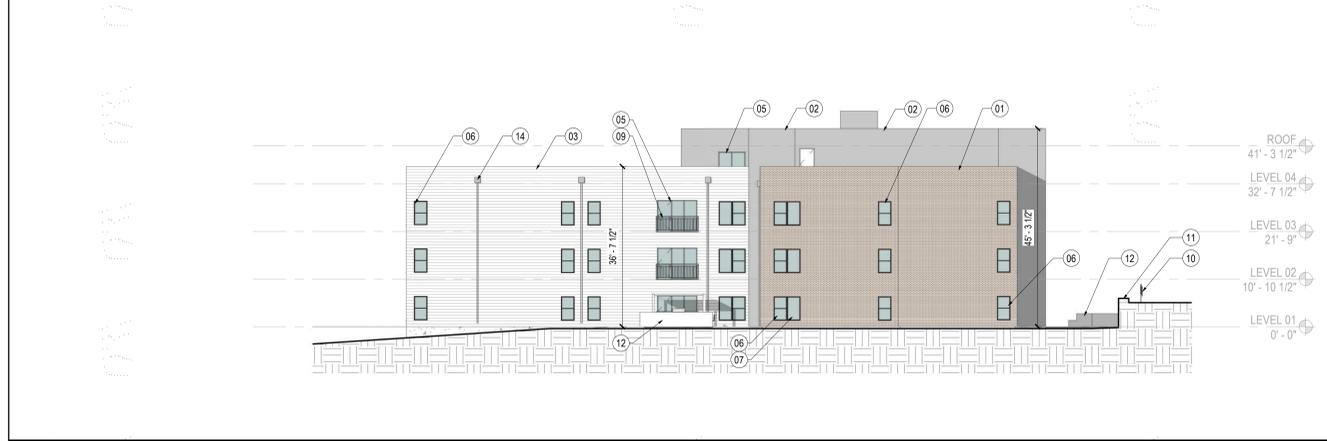
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L05 NORTH ELEVATION
 RE: A06 / A001 1/16" = 1'-0"
 0' 4' 8' 12' 16' 20' 24' 28' 32'



G08 WEST ELEVATION
 RE: A06 / A001 1/16" = 1'-0"
 0' 4' 8' 12' 16' 20' 24' 28' 32'



D08 SOUTH ELEVATION
 RE: A06 / A001 1/16" = 1'-0"
 0' 4' 8' 12' 16' 20' 24' 28' 32'



A08 EAST ELEVATION
 RE: A06 / A001 1/16" = 1'-0"
 0' 4' 8' 12' 16' 20' 24' 28' 32'

SHEET NOTES

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



GUADALUPE APARTMENTS

5123 E TRUMAN RD, KANSAS CITY, MO 64127



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

OWNER
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ORIGINAL SHEET ISSUE DATE: 04/28/2023

DATE	DESCRIPTION

ISSUE
PRELIMINARY UR
 04/28/2023
 SEAL / SIGNATURE

DESCRIPTION
BUILDING ELEVATIONS



Guadalupe Centers Elementary Campus Public Engagement Meeting Notes – April 24th 2023

Project: Guadalupe Centers Elementary Campus Preliminary UR
Case Number: CD-CPC-2023-00046
Meeting Date: April 24th, 2023, at 7 pm
Meeting Held Virtually

MKEC Engineering Inc. hosted a Public Engagement Meeting virtually on April 24th, 2023 for the Preliminary UR Rezoning process and to provide neighboring properties the opportunity to ask questions, express concerns and learn more about the project. A notice was mailed to all neighbors within 300' of the property and a copy of the notice is attached.

Attending from the design team were Brian Hochstein, MKEC, Alan Olson Guadalupe Centers, Jennifer Berka, Hollis+Miller Architects, Julia Hartman, Odimo Architects and Mark Porth Odimo Architects. No members of the public registered or joined the meeting. The design team held the meeting open for ten minutes and when no one joined we adjourned the meeting at 7:10pm. One neighboring property contacted our team and was in support of the project.

A handwritten signature in black ink, appearing to read "B. Hochstein", with a long horizontal stroke extending to the right.

Brian Hochstein,
Project Manager, MKEC Engineering Inc.

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

CASE NUMBER CD-CPC-2023-00046
ADDRESS OR LOCATION 5123 TRUMAN ROAD

AFFIDAVIT OF SIGN POSTING

STATE OF Kansas)
COUNTY OF Johnson)

I, Brian Hochstein being duly sworn upon my oath and being of sound mind and legal age state:

That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Brian Hochstein
(Print Name)

[Signature]
(Signature)

Subscribed and sworn to before me this 5 day of May, 2023.

[Signature]
Notary Public

My Commission Expires 6/28/2026



Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.