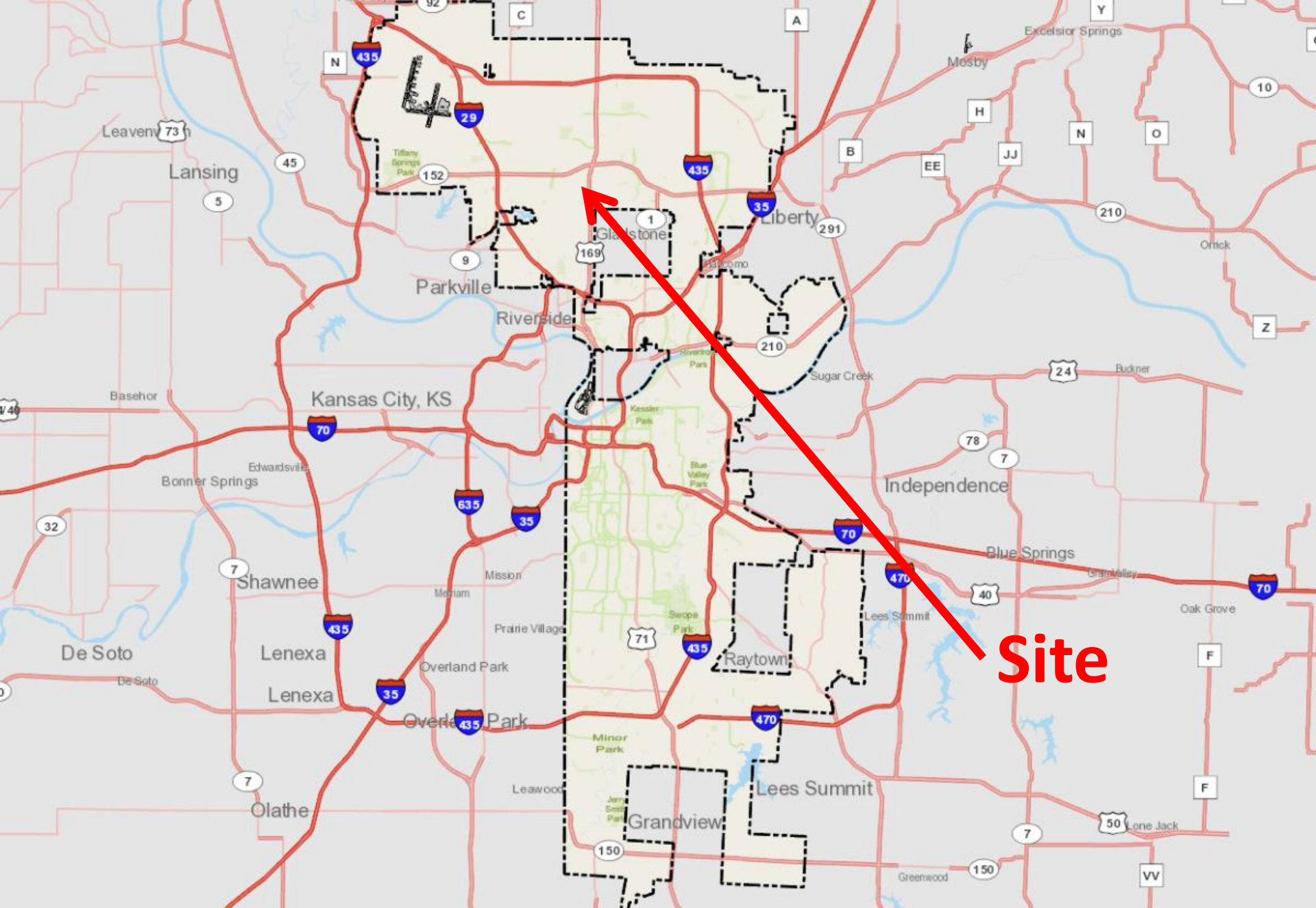


Docket # 13 – The Madison at Twin Creeks

Case No. CD-CPC-2022-00004

8700 N Madison Ave – Development Plan - Residential





Site



Case No. CD-CPC-2022-00004



View looking west from N. Madison Ave.

 **Case No. CD-CPC-2022-00004**



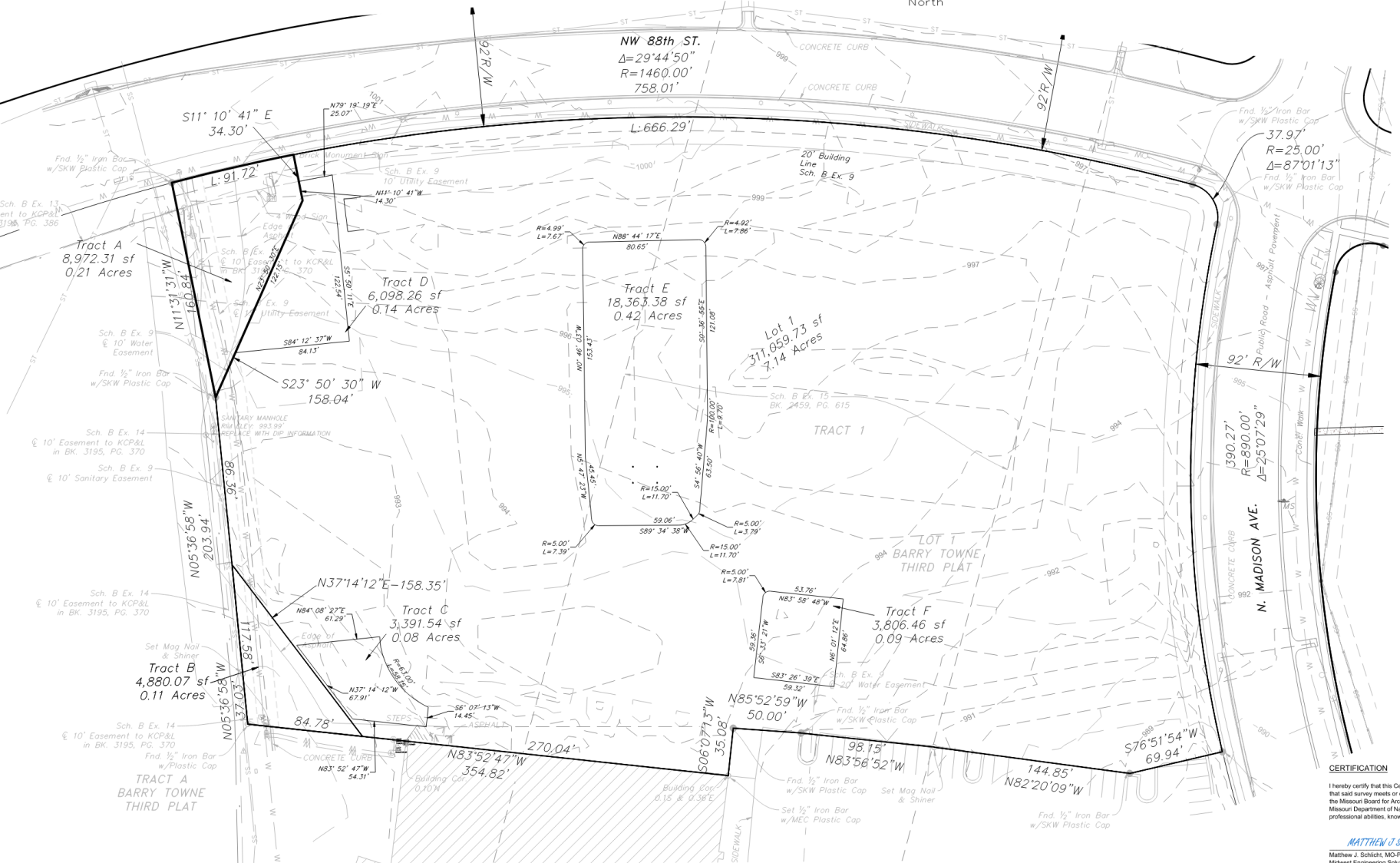
View looking west from NW. 88th St.

 Case No. CD-CPC-2022-00004



PRELIMINARY PLAN

SCALE: 1" = 40'



N PLATTE PURCHASE DRIVE

NW

F

W

W

W

W

W

W

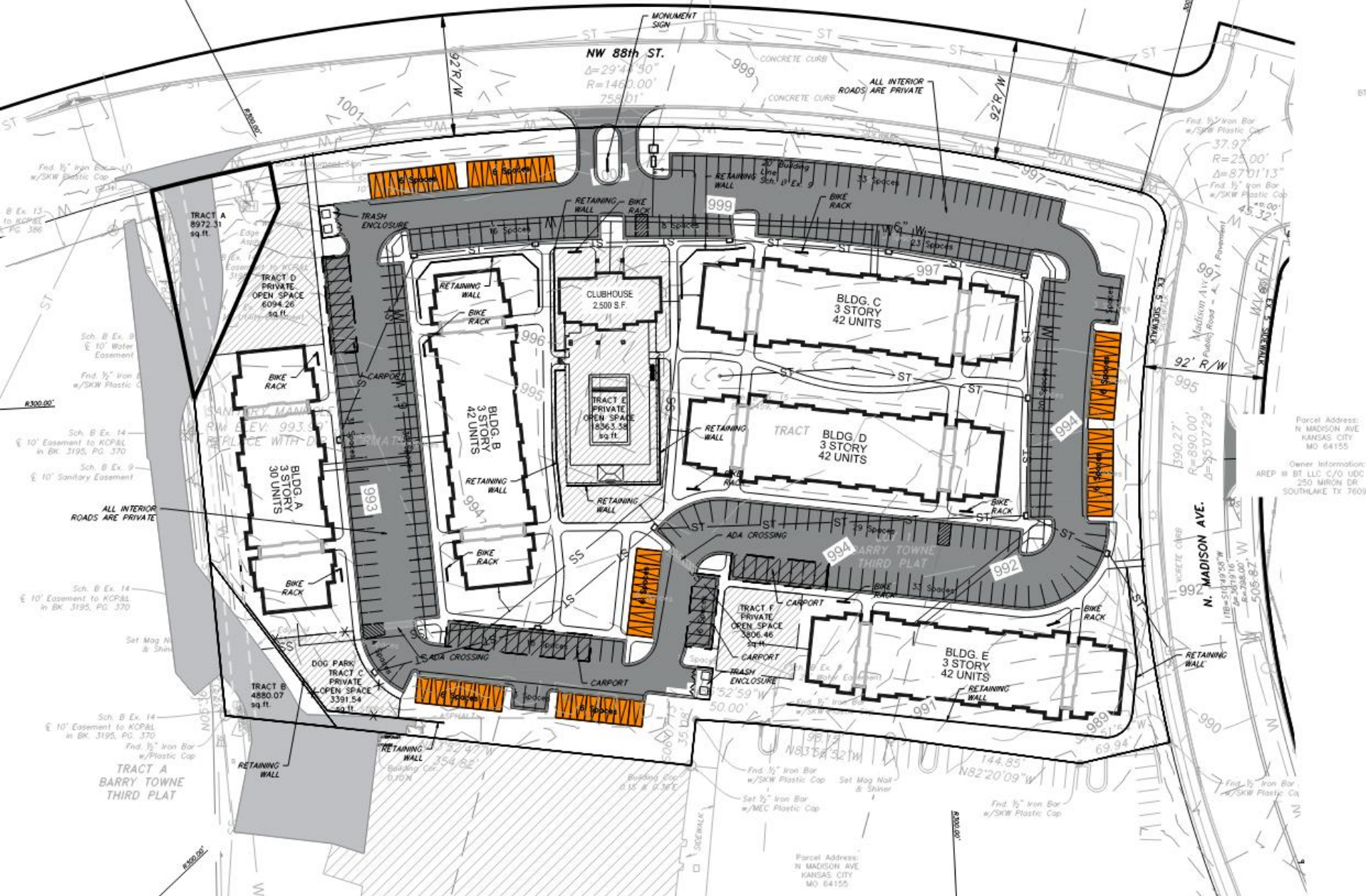
W

CERTIFICATION

I hereby certify that this Certificate of Survey is based on that said survey meets or exceeds the current Missouri Statute, Chapter 248, RSMo, and is in accordance with the Missouri Board for Architects, Professional Engineers and Professional Surveyors, Missouri Department of Natural Resources, Division of Professional Abilities, knowledge and belief.

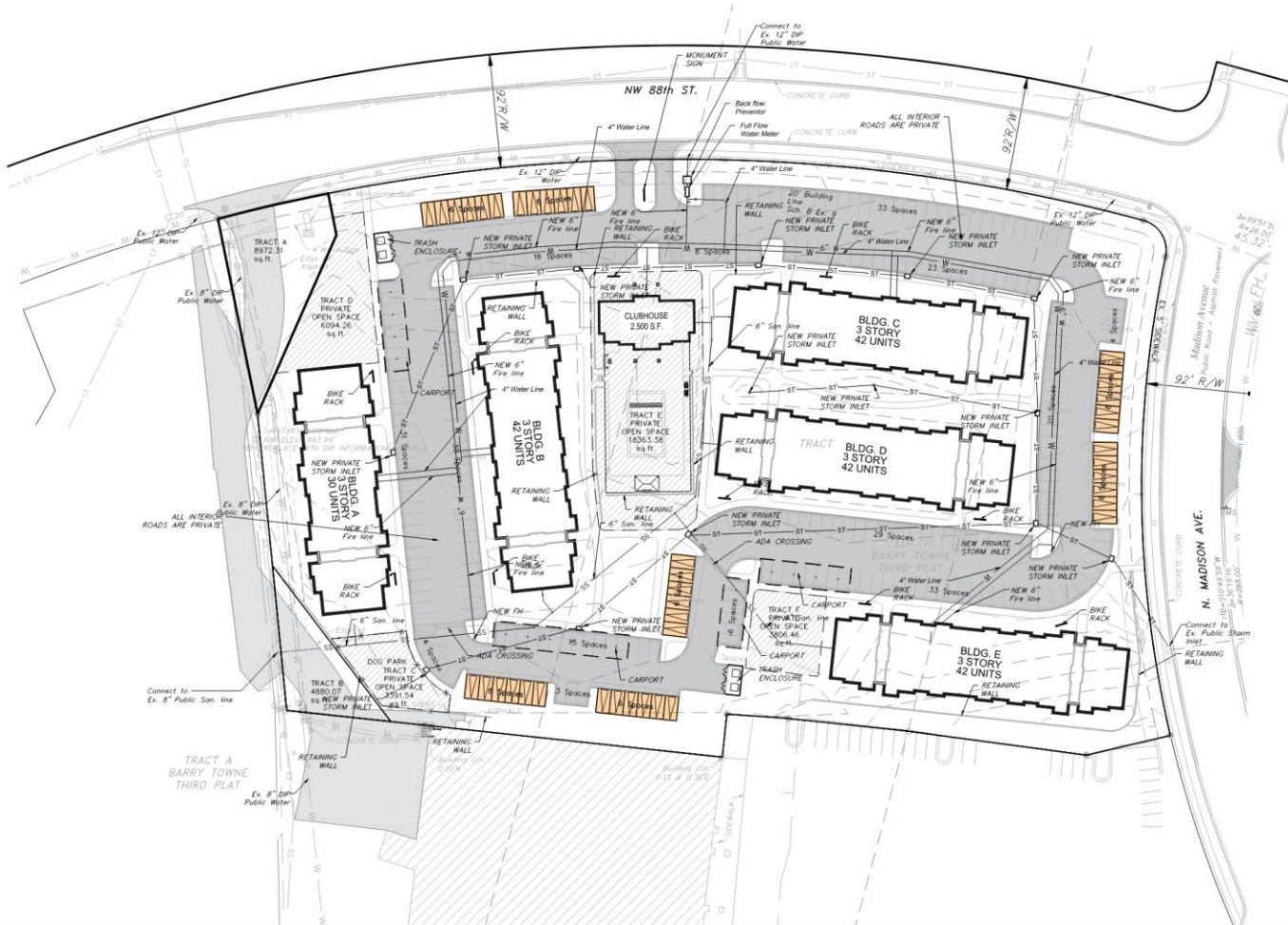
MATTHEW J. SCHUCHT Date: 2/2/2022

Matthew J. Schucht, MO-PLS 2012000102 Midwest Engineering Solutions, LLC, Corp Authority



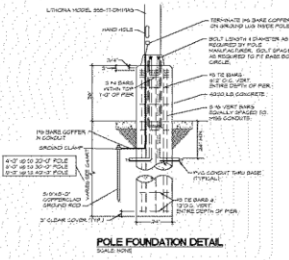
Parcel Address:
N MADISON AVE
KANSAS CITY
MO 64155

Owner Information:
AREP # BT, LLC C/O UDC
250 MIRON DR
SOUTHLAKE TX 76095



NOTE:
ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.



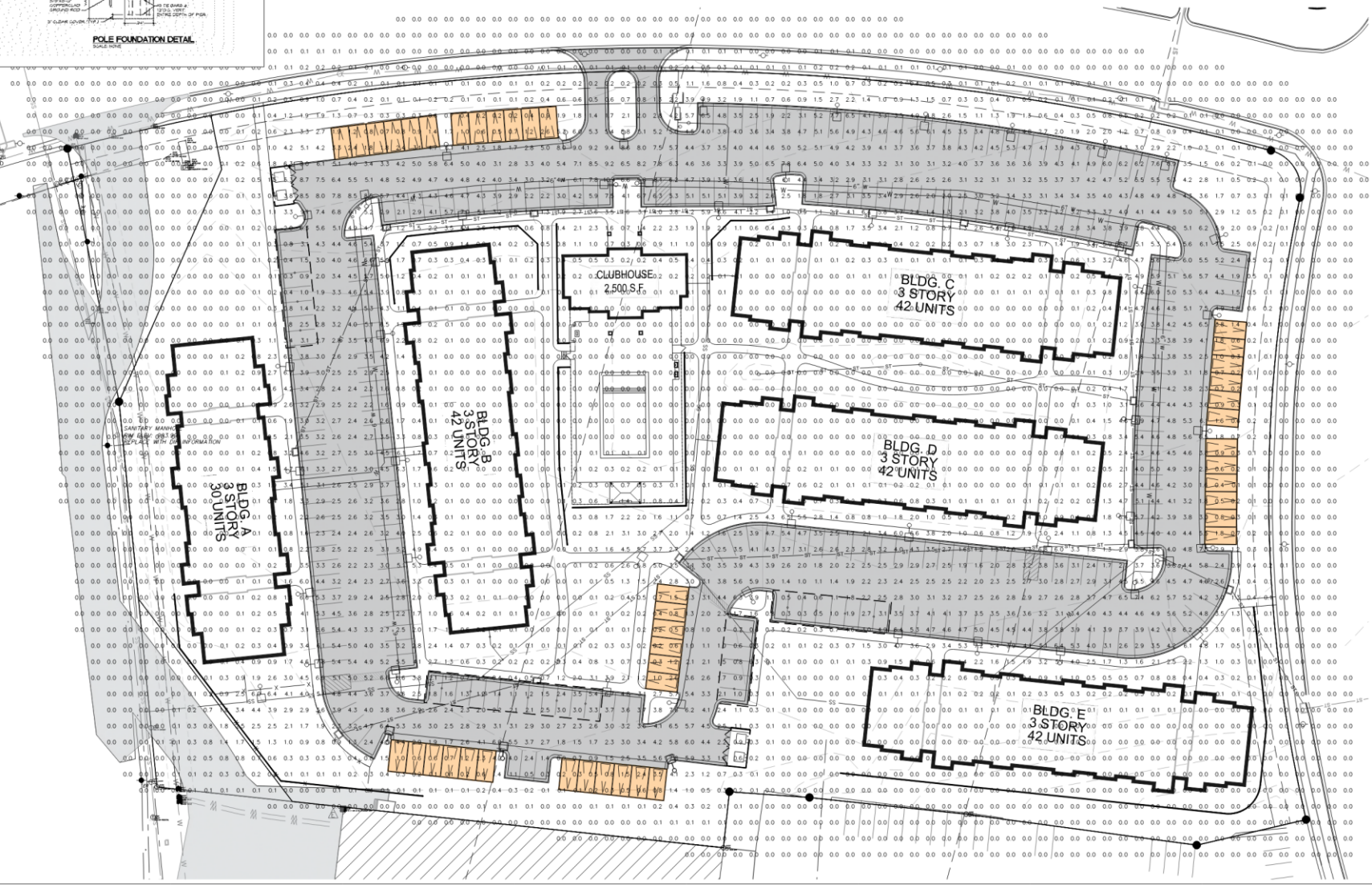


Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 8843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optical Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8



ELEVATION MATERIAL LEGEND

- BOARD & BATTEN SIDING
- LAP SIDING
- WOOD-LOOK PANEL
- BRICK OR STONE VENEER
- ASPHALT SHINGLE ROOF
- METAL ROOF
- BOARD & BATTEN SIDING
- CEMENTITIOUS STUCCO
- BRICK/ASD BLOCK (COLOR TO MATCH BUILDING STONE/ MASONRY VENEER)

NOTE: ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION



④ EXTERIOR ELEVATION CLUBHOUSE - RIGHT ELEVATION



③ EXTERIOR ELEVATION CLUBHOUSE - REAR ELEVATION



② EXTERIOR ELEVATION CLUBHOUSE - LEFT ELEVATION



① EXTERIOR ELEVATION CLUBHOUSE - FRONT ELEVATION

ELEVATION MATERIAL LEGEND	
○	BOARD & BATTEN SIDING
○	LAP SIDING
○	WOOD-LOOK PANEL
○	BRICK OR STONE VENEER
○	ASPHALT SHINGLE ROOF
○	METAL ROOF
○	BOARD & BATTEN SIDING
○	CEMENTITIOUS STUCCO
○	SPRIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)

*NOTE: ALL MATERIALS LISTED ABOVE INTERCHANGEABLE
BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION*



EXTERIOR ELEVATION
BUILDING TYPE 'A' - LEFT & RIGHT ELEVATIONS
②



EXTERIOR ELEVATION
BUILDING TYPE 'A' - FRONT & REAR ELEVATIONS
①

CPC Recommendations:

Approval with Conditions