

FINAL DEVELOPMENT PLAN

FOR

1500 MEADOW LAKE

NW 1/4 Section 18—Township 48—Range 33

IN THE

CITY OF KANSAS CITY

JACKSON COUNTY, MISSOURI

Disturbed Area: 3.34 Acres

Parcel APN - JA4792006020000000

Parcel APN - JA4792006030000000

Parcel APN - JA4792006040000000

Parcel APN - JA4792006050000000

Parcel APN - JA4792006060000000

Parcel APN - JA47920061501000000

Parcel APN - JA47920061600000000



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00173 On 11-15-2022

Joseph Rexwinkle

Joseph Rexwinkle, AICP
Secretary of the Commission

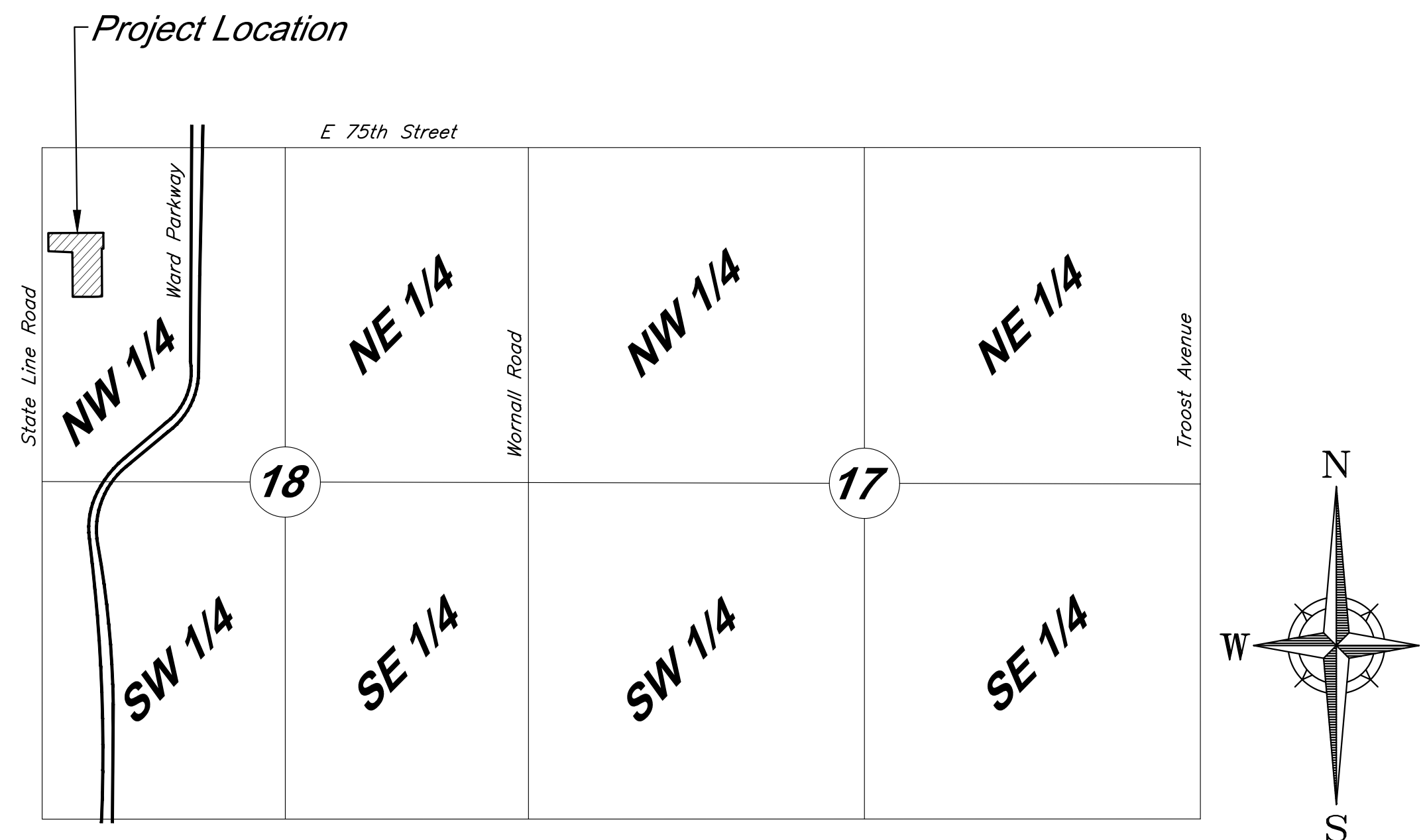
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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2	B3-2		
Gross Land Area				
in square feet	145,372.63	145,372.63		
in acres	3.34	3.34		
Right-of-way Dedication	N/A			
in square feet				
in acres				
Net Land Area				
in square feet	145,372.63	145,372.63		
in acres	3.34	3.34		
Building Area (sq. ft.)	54,693 S.F.	268,039 S.F.		
Floor Area Ratio	.38	1.84		
Residential Use Info				
Total Dwelling Units	N/A	220		
Detached House	N/A			
Zero lot line House	N/A			
Cottage House	N/A			
Semi-attached House	N/A			
Townhouse	N/A			
Two-unit House	N/A			
Multi-unit House	N/A			
Colonnade	N/A			
Multiplex	N/A			
Multi-unit Building	N/A	220		

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	N/A	25'		
Front Setback	N/A	30'		
Side Setback	N/A	20'		
Side Setback (abutting street)	N/A	30'		
Height	50'	45'-50'		

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s) List All Proposed Uses	220	253	LONG/SHORT 73 26	LONG/SHORT 73 26	
Total					



VICINITY MAP

Scale: 1" = 1000'

FLOOD ZONE DESIGNATION

Project site is located in Other Flood Area Zone X, areas determined to be outside the 0.2% annual chance floodplain, per FEMA Map number 29095C0376G, dated January 20, 2017.

UTILITY COMPANIES

Kansas City, MO Pollution Control Department (816) 513-2178
 Kansas City, MO Public Works Department (816) 513-2600
 Kansas City, MO Water Services Department (816) 513-2215
 Kansas City Power and Light Company (816) 556-2200
 Missouri Gas Energy (816) 756-5261
 AT&T (816) 275-8337
 Missouri State Highway Department (816) 622-6500
 Missouri One Call System 1-800-DIG-RITE
 George Butler Associates(GBA) (913) 492-0400

LEGAL DESCRIPTION

A replat of part of Lot A and Lots 1, 2, 3, 4 and 5 of Meadow Lakes, a subdivision in the City of Kansas City, Jackson County, Missouri.

PREPARED & SUBMITTED BY:
 GEORGE BUTLER ASSOCIATES, INC.
 9801 RENNER BOULEVARD
 LENEXA, KANSAS 66219-9745

Project Engineer: _____

Date: _____



9801 Renner Boulevard
 Lenexa, Kansas 66219
 913.492.0400
 www.gbateam.com

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GBA

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PROJECT NO.:	15295
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TOTAL SHEETS:	

C2

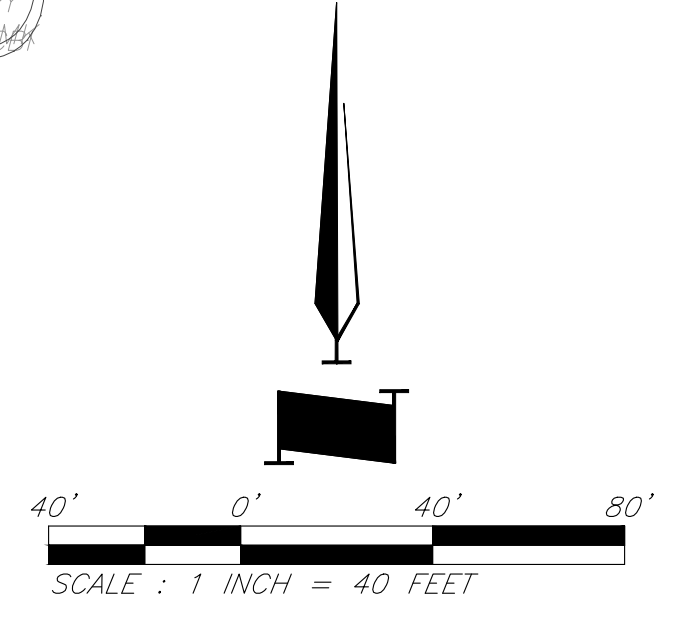
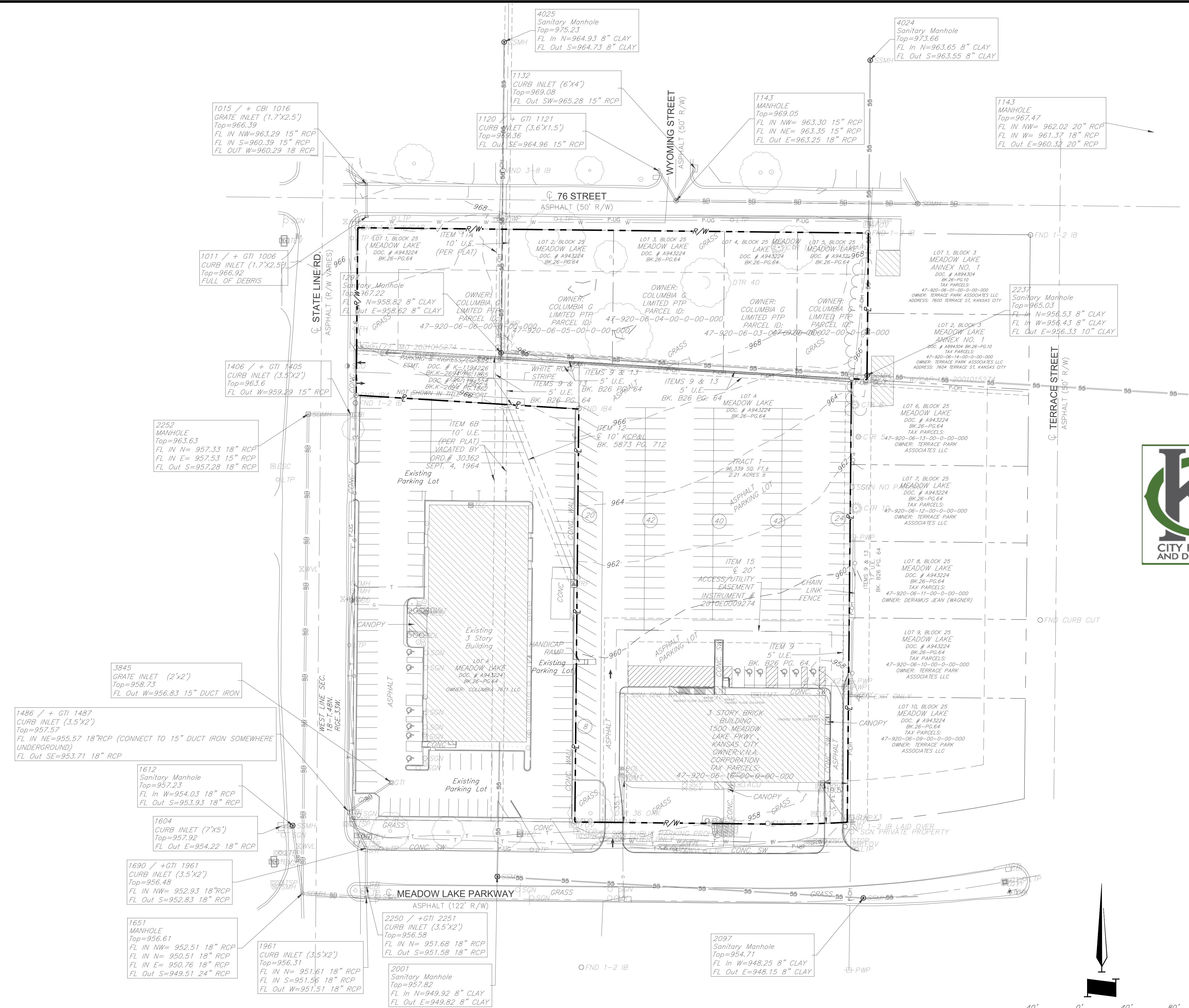
Final Development Plan
1500 Meadow Lake
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED



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Existing Conditions

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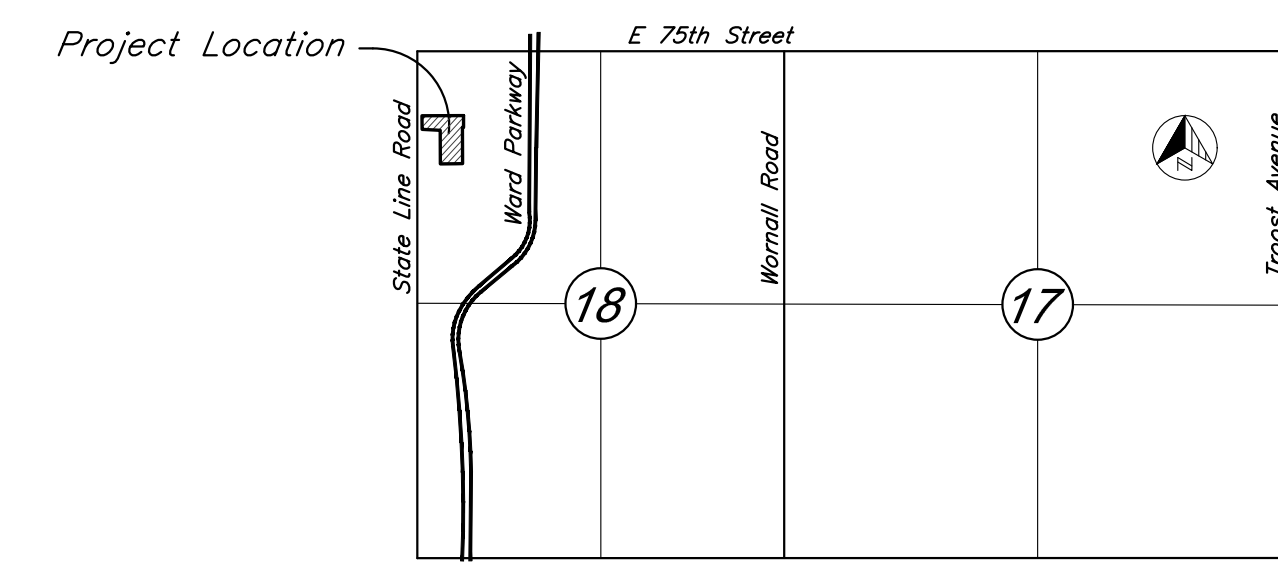
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Kansas City, Missouri

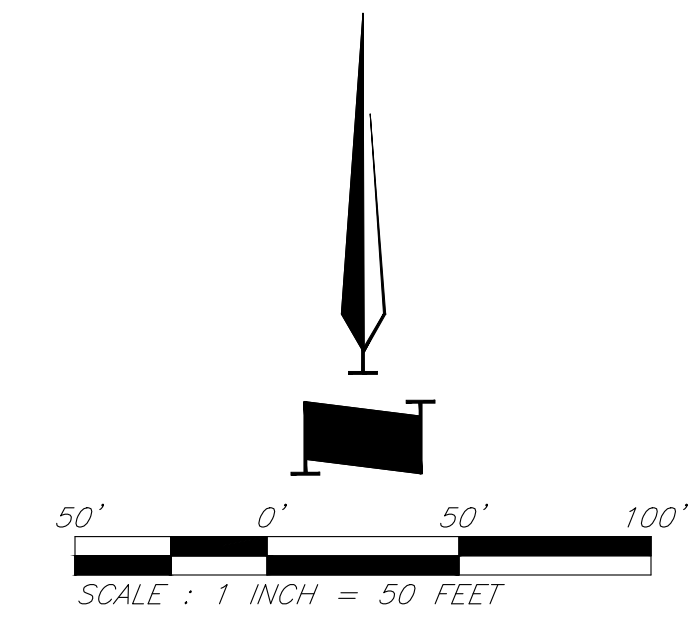
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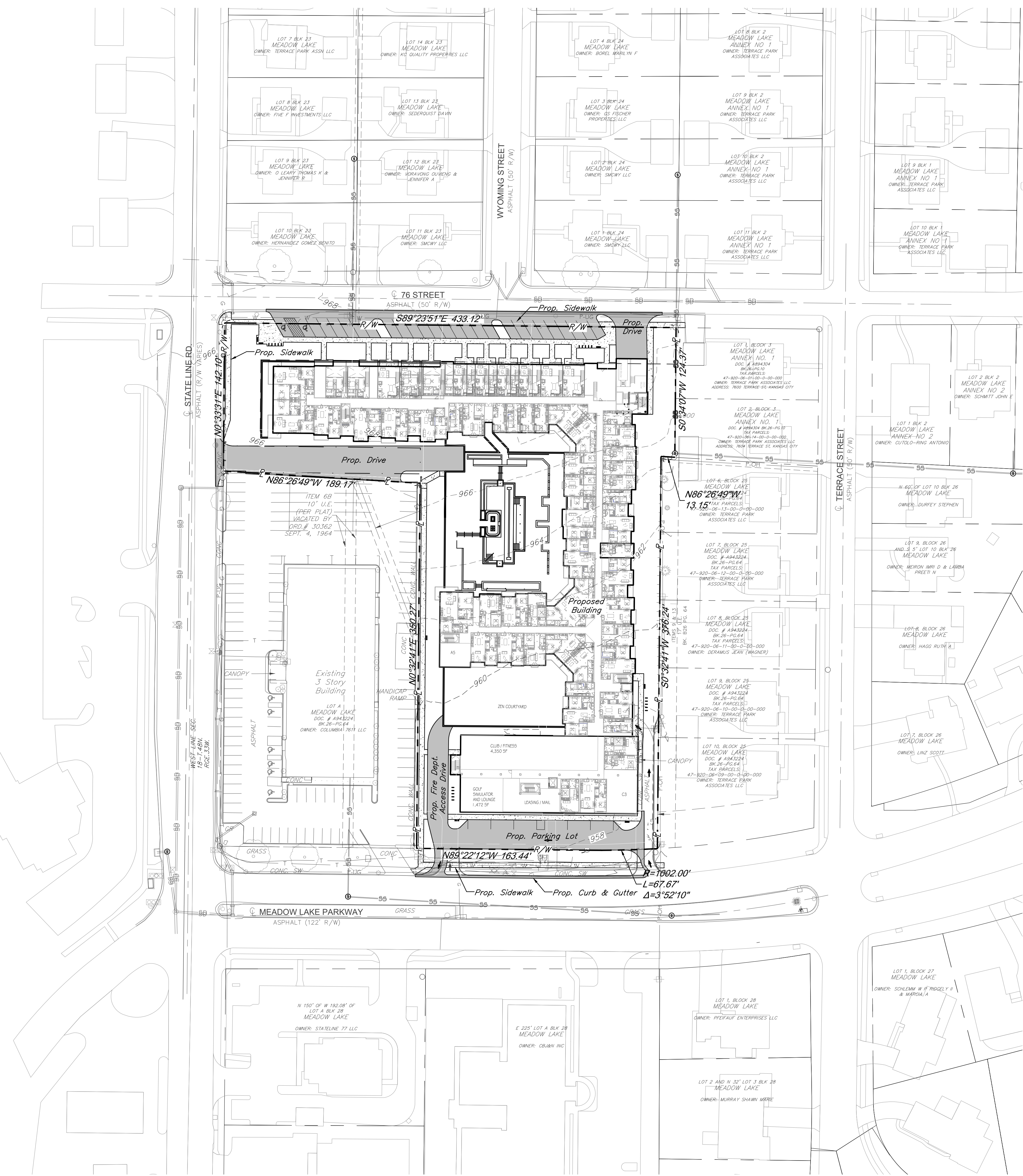
Section 18, T.48N, R.33W.
SECTION MAP
Scale: 1" = 2000'

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General Layout



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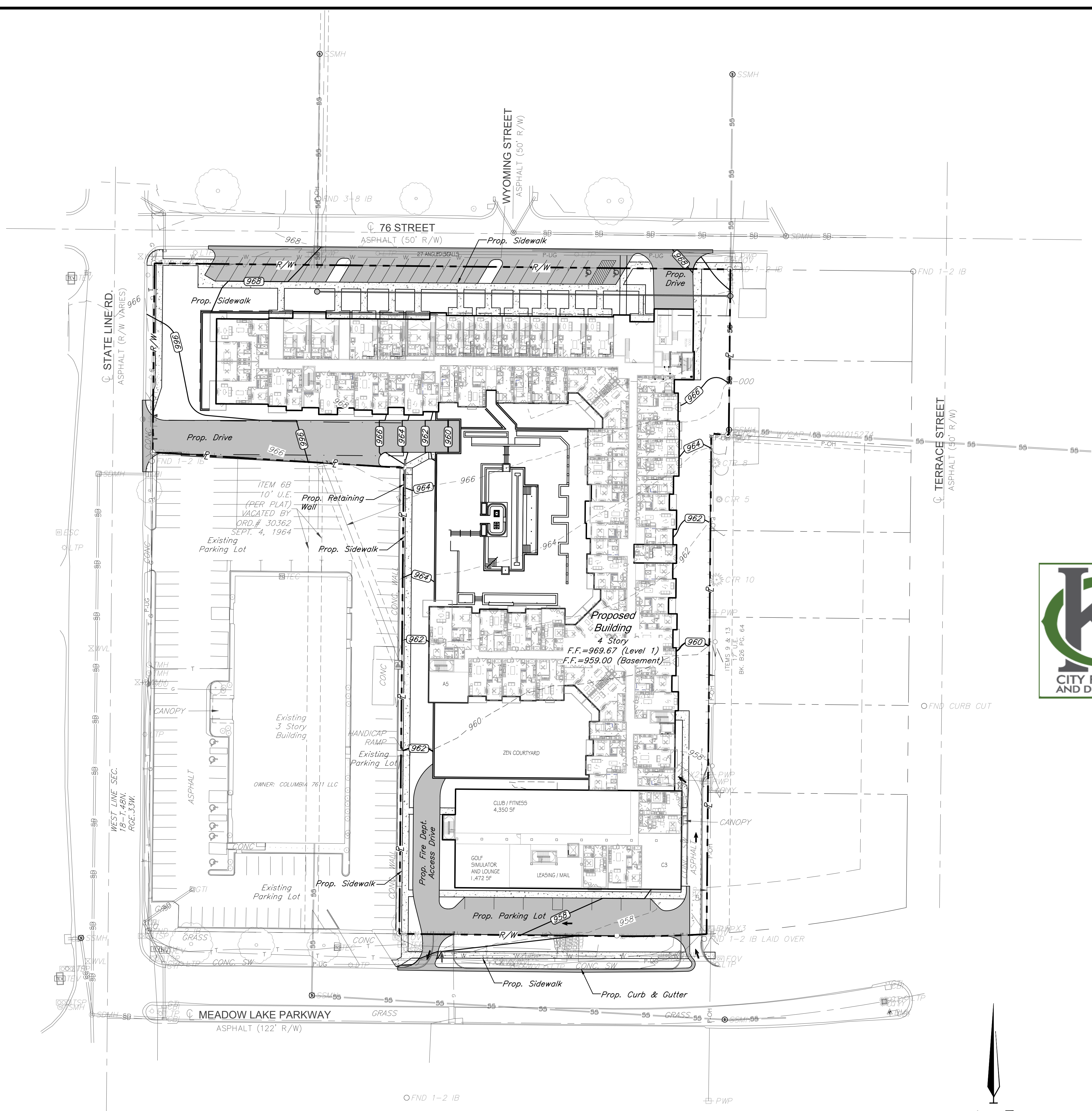
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C4

Final Development Plan
1500 Meadow Lake
 Kansas City, Missouri

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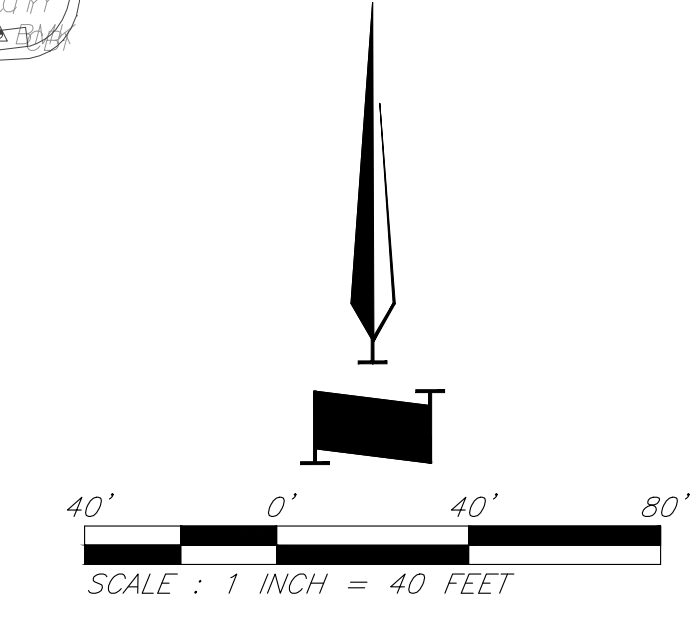
Grading Legend

- 900 Proposed Contours
- Existing Contour



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Grading Plan

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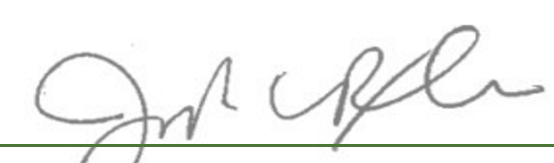
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SHEET NO. TOTAL SHEETS
C5


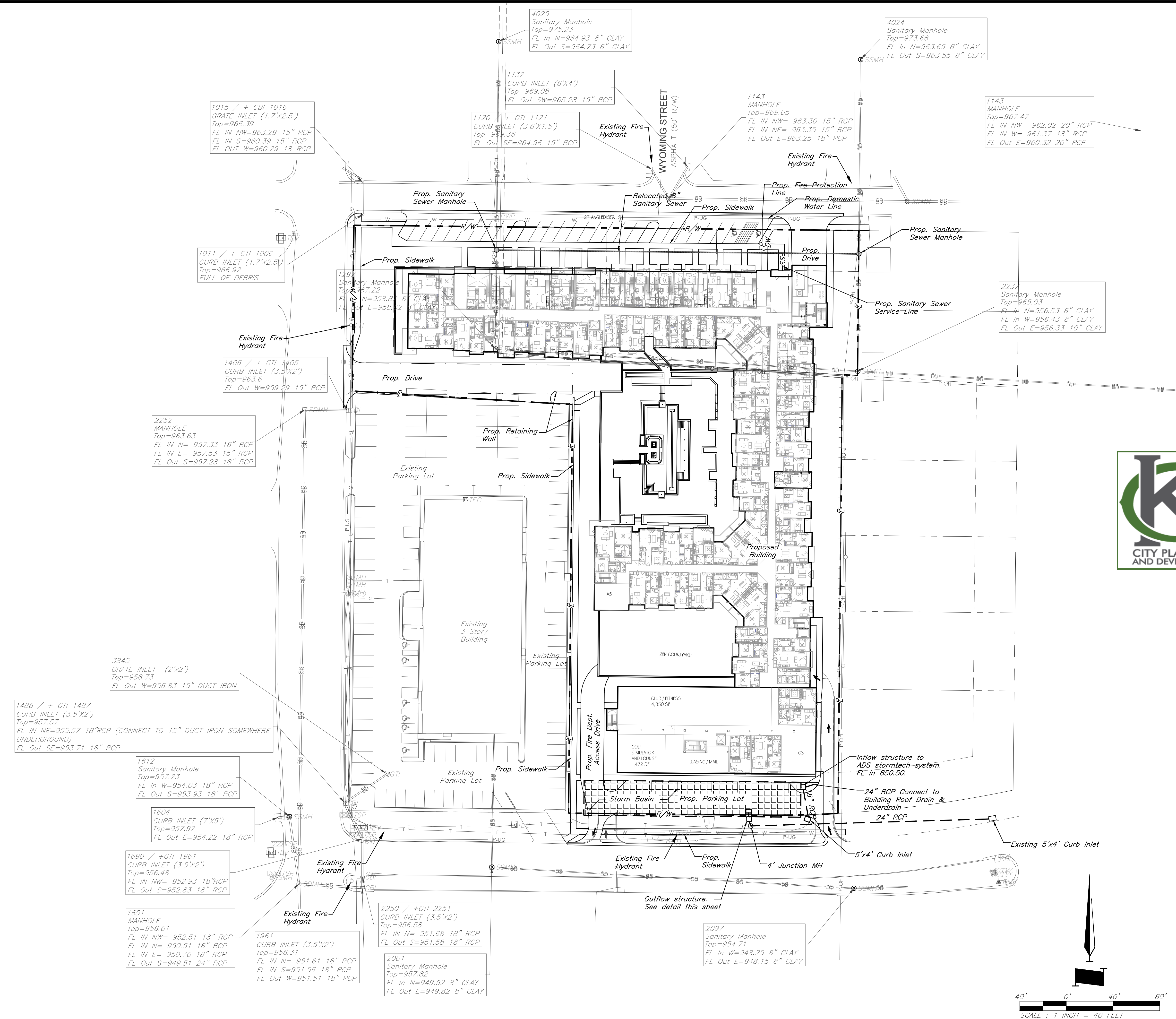
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Utility Plan

PLANT LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- COLUMNAR TREES
- EVERGREEN TREES
- LARGE SHRUBS OR ACCENT PLANTS
- SHRUB MASS / HEDGE
- GRASSES
- LAWN

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DATE: **9-23-22**
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 DRAWN BY: **WLK**
 PROJECT NO.: **15295**

SHEET NO. **L1** / TOTAL SHEETS

Final Development Plan
1500 Meadow Lake
 Kansas City, Missouri

Landscape Plan **9.22.22**

wlk urban design, LLC
 Community & Town Planning | Urban Revitalization
 Amenity & Park Design | Landscape Architecture

Wayne L. Kirchhoff AICP
 11439 Flint, Overland Park, KS 66204
 913-476-8600 | wlkurbandesign@gmail.com



SYMBOL	QUAN	COMMON NAME	BOTANICAL NAME	PLANT LIST	MIN. SIZE	NOTES
	26	SHADE TREES				
OAK		OVERCUP OAK	QUERCUS LYRATA		22.5' CAL.	
		SWAMP WHITE OAK	QUERCUS BICOLOR		22.5' CAL.	
		BUR OAK	QUERCUS MACROCARPA		22.5' CAL.	
		CHINKAPIN OAK	QUERCUS MUELENBERGII		22.5' CAL.	
		SHUMARD OAK	QUERCUS SHUMARDII		22.5' CAL.	
		SHINGLE OAK	QUERCUS IMBRICARIA		22.5' CAL.	
		BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'		22.5' CAL.	
		POND CYPRESS	TAXODIUM ASCENDENS		22.5' CAL.	
		LONDON PLANETREE	PLATANUS ACERIFOLIA 'EXCLAMATION'		22.5' CAL.	
		SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR', 'CADDIS', 'JOHN PAIR'		22.5' CAL.	
		REDPOINTE MAPLE	ACER RUBRUM 'REDPOINTE', 'RED SUNSET', 'BRANDYWINE'		22.5' CAL.	
		LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE', 'GLEBEVEN'		22.5' CAL.	
		SILVER LINDEN	TILIA TOMENTOSA 'GREEN MOUNTAIN', 'STERLING'		22.5' CAL.	
		ELM	ULMUS 'PRINCETON', 'PATRIOT', 'FRONTIER', 'TRIUMPH'		22.5' CAL.	
	31	EVERGREEN TREES				
BAC		BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA'		6-7' HT.	
ERC		EASTERN REEDCEDAR	JUNIPERUS VIRGINICA 'CANARY' OR COLLECTED NATIVE		6-7' HT.	
GGA		GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'		6-7' HT.	
NSP		NORWAY SPRUCE	PICEA ABIES		6-7' HT.	
SSP		SERBIAN SPRUCE	PICEA OMORVICA		6-7' HT.	
WP		WHITE PINE	PINUS STROBUS		6-7' HT.	
	13	ORNAMENTAL TREES				
FLW		SMALL ORN TREES				
FLW		FLOWERING DOGWOOD	CORNUS FLORIDA		6-8' HT. MULTI-STEM	
		SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'		6-8' HT. MULTI-STEM	
		MAGNOLIA	MAGNOLIA 'SWEET BAY'-'MOONGLOW' OR 'WHITE ROSE'		6-8' HT. MULTI-STEM	
		AMUR MAPLE	ACER GINJALIA 'FLAME'		6-8' HT. MULTI-STEM	
		CRABAPPLE	MALUS ROYAL RANDRORP 'OR 'SPRING SNOW'		6-8' HT. MULTI-STEM	
		REDBUD	CERCIS CANADENSIS		6-8' MULTI-STEM	
		GOLDEN RAINTREE	KOELREUTERIA PANICULATA		2' CAL.	
		RIVER BIRCH	BETULA NIGRA 'HERITAGE'		6-8' MULTI-STEM	
		COLUMNAR TREES				
CEO		COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'CRIMSON SPIRE', 'REGAL PRINCE' OR 'KINDRED SPIRIT'		1.75'-2' CAL.	
CHB		COLUMNAR HORSEBEAM	CARPINUS BETULUS 'FRANS FONTAINE'		1.75'-2' CAL.	
CPC		COLUMNAR POND CYPRESS	TAXODIUM ASCENDENS 'PRAIRIE SENTINEL'		1.75'-2' CAL.	
PSG		PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'		1.75'-2' CAL.	
COL JUN		COLUMNAR JUNIPERS	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS' OR VIRGINIANA 'TAYLOR'		6-7' HT.	(EVERGREEN 15' HT. X 3'-5' W)
		FLowering / Deciduous Shrubs				
AR LSM		CHOKEBERRY	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	#3 CONTAINER	FULL SUN 24" HT	
BBS		BURNING BUSH	ELEONORIS ALATUS COMPACTA	#3 CONTAINER	FULL SUN 2-3 HT	
BMS		BLUE MIST SPRAEA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT', 'BEYOND MIDNIGHT', 'SUNSHINE BLUE'	#3 CONTAINER	FULL SUN 2-3 HT	
GLS		GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	#3 CONTAINER	FULL SUN / PART SHADE	
SNW		ST. JOHN'S WORT	HYPERICUM PRONOSUM 'SUNBURST', 'SUNNY BLVD' OR 'BLUE VELVET'	#3 CONTAINER	FULL SUN / PART SHADE	
DL		DWARF LILAC	SYRINGA MEYERI 'BLOOMERANG', 'PALIBAN'	#3 CONTAINER	FULL SUN / LIGHT SHADE	
SP		SPIREAE	SPIREAEA X BUNALDA 'ANTHONY WATERER' OR 'JAPONICA NEON FLASH'	#3 CONTAINER	FULL SUN	
HYD MED		HYDRANGEA LITTLE LIME	HYDRANGEA PANICULATA 'LITTLE LIME' OR 'LITTLE QUICK FIRE'	#3 CONTAINER	FULL SUN / PART SHADE	
ITA		ITEA (SWEETSPIRE)	ITEA 'HENRY'S GARNET'	#3 CONTAINER	FULL SUN / PART SHADE	
	18	LARGE SHRUBS				
HYD LG		HYDRANGEA	HYDRANGEA PANICULATA 'QUICK FIRE' OR 'SNOW MOUNTAIN'	#3 CONTAINER	SUN / PART SHADE	
SMS		SMOOTH SUMAC	RHUS GLABRA	#3 CONTAINER	FULL SUN / PART SHADE	
STS		STAGHORN SUMAC	RHUS TYPHINA 'CUTLEAF' OR 'TIGER EYE'	#3 CONTAINER	FULL SUN / PART SHADE	
RHD		RED TWIG DOGWOOD	CORNUS ALBA 'RED GNOME' OR 'WORY HALO'	#3 CONTAINER	FULL SUN / PART SHADE	
VIB		VIBURNUM	VIBURNUM 'PRYTYPYLOIDES' 'ALECHENY' OR 'PRAIRIE' OR 'CARLESIT'	#3 CONTAINER	FULL SUN / PART SHADE	
OLH		OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE' OR 'SNOW QUEEN'	#3 CONTAINER	PART SHADE	
	10	EVERGREEN SHRUBS				
BRJ		BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#3 CONTAINER	FULL SUN (2'-3' HT.)	
BW SM		BOXWOOD - SMALL	BUXUS JAPONICA 'BABY GEM'	#3 CONTAINER	SUN PART SHADE (3'X3')	
HJ		HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#3 CONTAINER	FULL SUN (12' HT.)	
AJ		ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS PLUMOSA COMPACTA OR 'YOUNGSTOWN'	#3 CONTAINER	FULL SUN (12'-18' HT.)	
		MEDIUM EVERGREEN SHRUBS				
MJ		MUGO PINE	PINUS MUGO MUGUS	#3 CONTAINER	FULL SUN	
YEW		WARD'S YEW	TAXUS MEDIA 'WARD'	#3 CONTAINER	FULL SUN / PART SHADE	
BW		BOXWOOD	BUXUS KOREANA 'GREEN VELVET' OR 'GREEN GEM'	#3 CONTAINER	FULL SUN / PART SHADE	
		LARGE EVERGREEN SHRUBS				
SGJ		SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#3 CONTAINER	FULL SUN (4-6 HT)	
HK		HICK'S YEW	TAXUS MEDIA 'HICKSII'	#3 CONTAINER	FULL SUN / PART SHADE	
	576	ORNAMENTAL GRASS				
POS		PRAIRIE DROPSPEED	SPOROBOLUS HETEROLEPIS	#1 CONTAINER		
BS		BLUE GRAMA	BOUTELOUA GRACILIS 'BLUONIC AMBITION'	#1 CONTAINER		
DMC		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	#1 CONTAINER		
BAR		BLUE ARROWS RUSH	JUNCUS INFLEXUS 'BLUE ARROWS'	#1 CONTAINER		
		MEDIUM ORN GRASS				
NSO		NORTHERN SEA OATS	CHASMANTHUM LATIFOLIUM	#1 CONTAINER		
FRG		FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONTAINER		
SSG		SH. SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH' OR 'CHEYENNE SKY'	#1 CONTAINER		
LBS		LITTLE BLUESTEM	SCHIZOPHYLLUM SCOPARUM 'STANDING OVATION'	#1 CONTAINER		
BBS		BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER' OR 'BLACKHAWK'	#1 CONTAINER		
YUC		YUCCA	YUCCA FILAMENTOSA	#2 CONTAINER		
		LARGE ORNAMENTAL GRASS				
CSSG		CLOUD 9 SWITCHGRASS	PANICUM VIRGATUM 'CLOUD NINE'	#1 CONTAINER		
NWSG		NW. SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONTAINER		
INDJ		INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL' ; 'SIOUX BLUE'	#1 CONTAINER		

NOTE: FINAL PLANT SELECTION TO BE WITHIN CATEGORIES ABOVE.

Landscape Plan

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 2 WOOD OR STEEL "T" POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO.

7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOS-PHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTING. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOUDS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

10. PLANT BEDS SHALL BE MULCHED WITH 3" DEEP DARK MOCHA HARDWOOD MULCH. IN LOCATIONS LABELED ROCK ON PLANS USE 3" ROCK INSTALLED OVER A PERMEABLE WEED BARRIER. ROCK TO BE 3" DEEP SMOOTH RIVER COBBLE, 2" TO 4" DIA., IN EARTH TONE BROWN & GRAY COLORS GRAY. PERMEABLE LANDSCAPE WEED CONTROL FABRIC (PROPEX INC OR GEOTEX 401, MINIMUM 3oz. PER SQ. YD. WITH 130LBS OF TENSILE STRENGTH. BARRIER SHALL BE A PERMEABLE SPUN BOUND POLYPROPYLENE.

ORNAMENTAL GRASSES, GROUND COVER AND PERENNIAL PLANT BED AREAS TO BE MULCHED WITH 3" OF DARK MOCHA HARDWOOD MULCH. IN AREAS OF STEEP SLOPES AN EROSION MAT IS TO BE INSTALLED. ACTUAL LOCATIONS AND EXTENT OF EROSION MAT TO BE DETERMINED IN FIELD.

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

15. WATER: THE GRASS SHALL BE WATERED AT LEAST TWICE A WEEK FOR THE FIRST (3) WEEKS AFTER PLANTING. THE WATER AMOUNT FOR EACH WEEKLY WATERING SHALL BE AT LEAST EQUIVALENT TO (1) INCH OF RAINFALL. WATER USED IN THIS WORK SHALL BE FURNISHED BY THE OWNER AND WILL BE SUITABLE FOR IRRIGATION AND FREE FROM INGREDIENTS HARMFUL TO PLANT LIFE.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF 'ALL' IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR OF DAMAGE OF EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION.

17. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.

18. LAWN AREAS: LAWN AREAS TO BE SODDED IN LOCATIONS SHOWN ON PLANS. SOD SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE: TURF-TYPE TALL FESCUE BLEND OF 3 TYPES OF TURF TYPE TALL FESCUE SIMILAR TO THE FOLLOWING SEED BLEND:

TITAN LTD FESCUE
FALCON IV TALL FESCUE
2ND MILLENNIUM TALL FESCUE
BLUEGRASS OR MESH ADDED TO FORM SOD

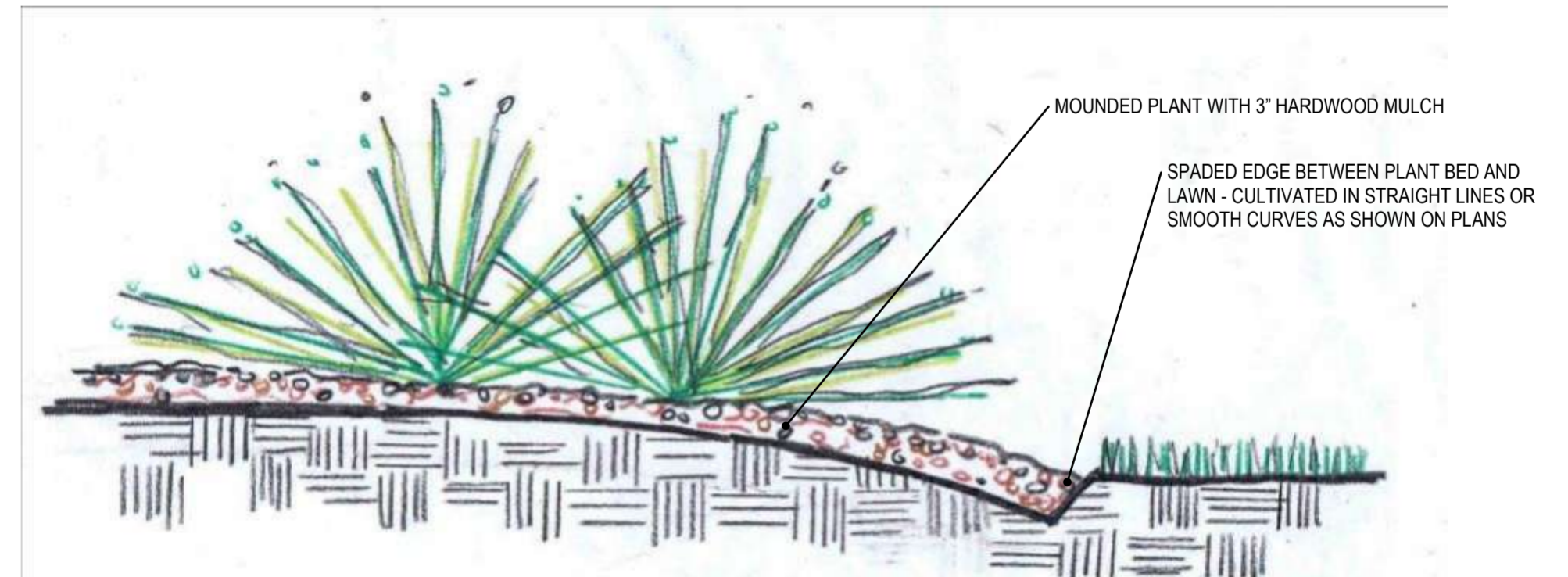
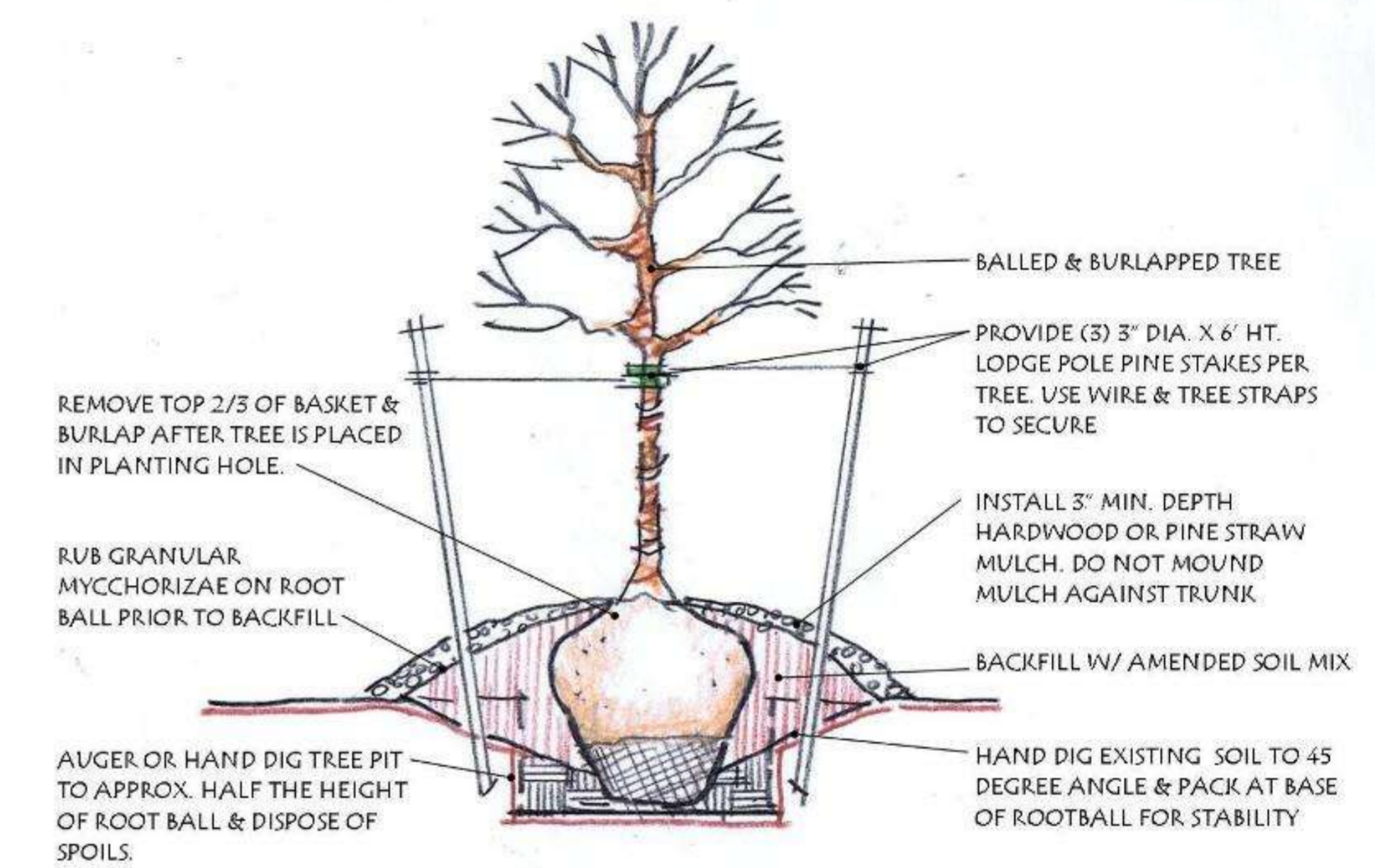


City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00173 On 11-15-2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

GBA		DATE: 9-12-22		
9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbateam.com		DESIGN BY: CEL		
		DRAWN BY: DRY		
		PROJECT NO.: 15295		
L2	SHEET NO.	TOTAL SHEETS		
Final Development Plan 1500 Meadow Lake Kansas City, Missouri				
NO.	DATE	REVISIONS	BY	APPROVED
Landscape Plan			9.22.22	

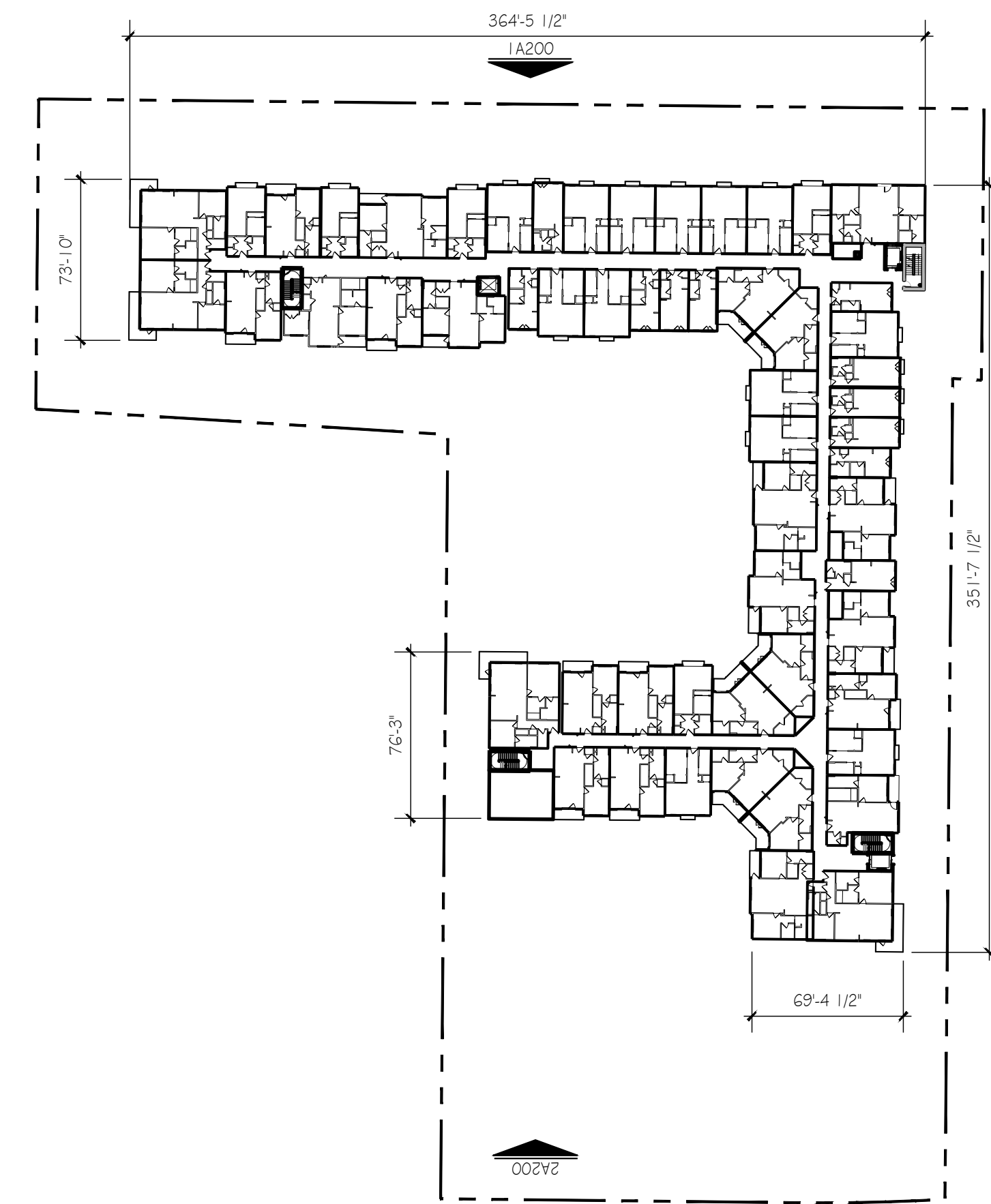
wk urban design, LLC
Community & Town Planning | Urban Revitalization
Amenity & Park Design | Landscape Architecture
Wayne L. Kirchhoff AICP
11457 Flint, Overland Park, KS 66200
913-481-8000 | wkurban.design@gmail.com



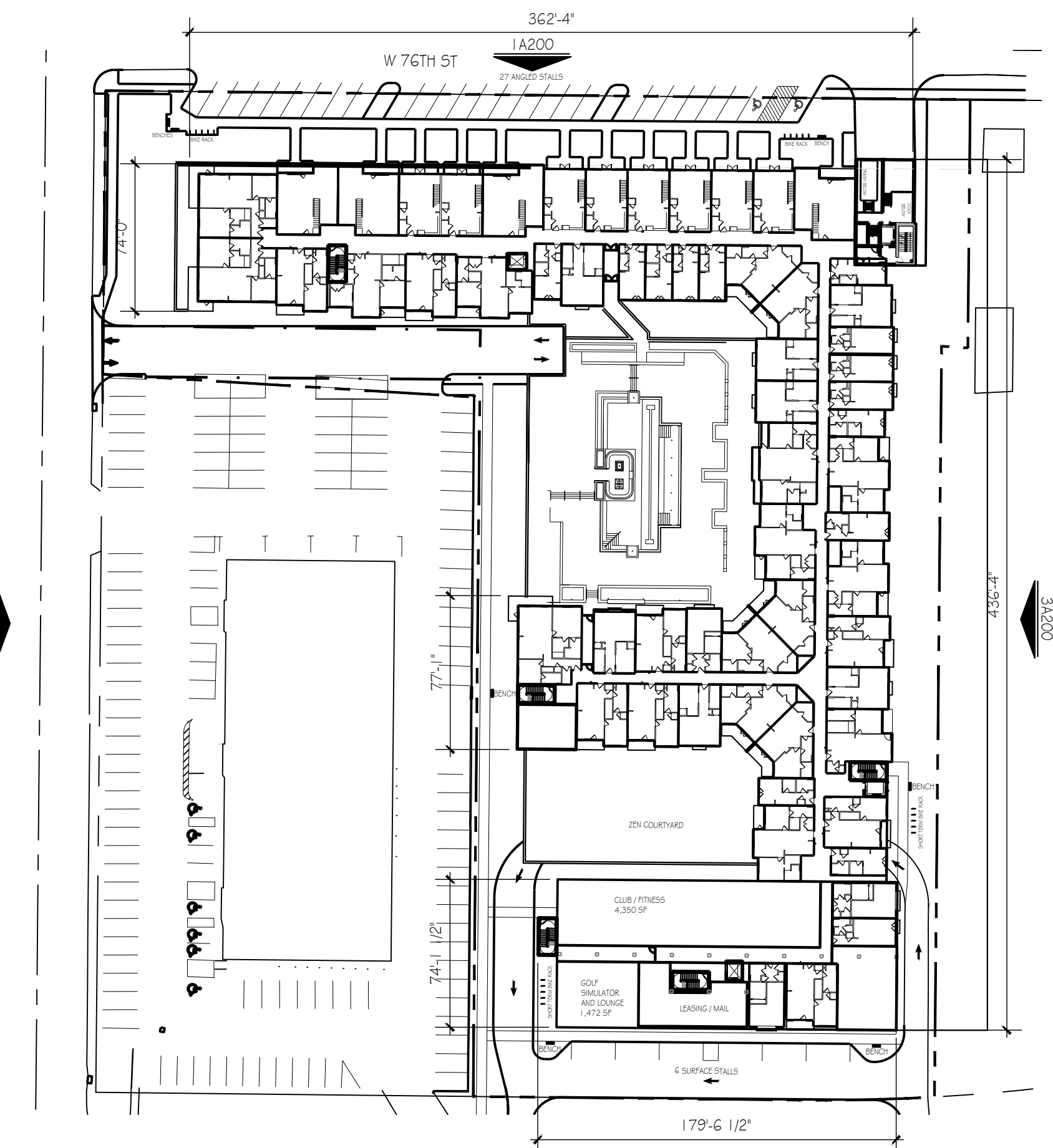


City Plan Commission
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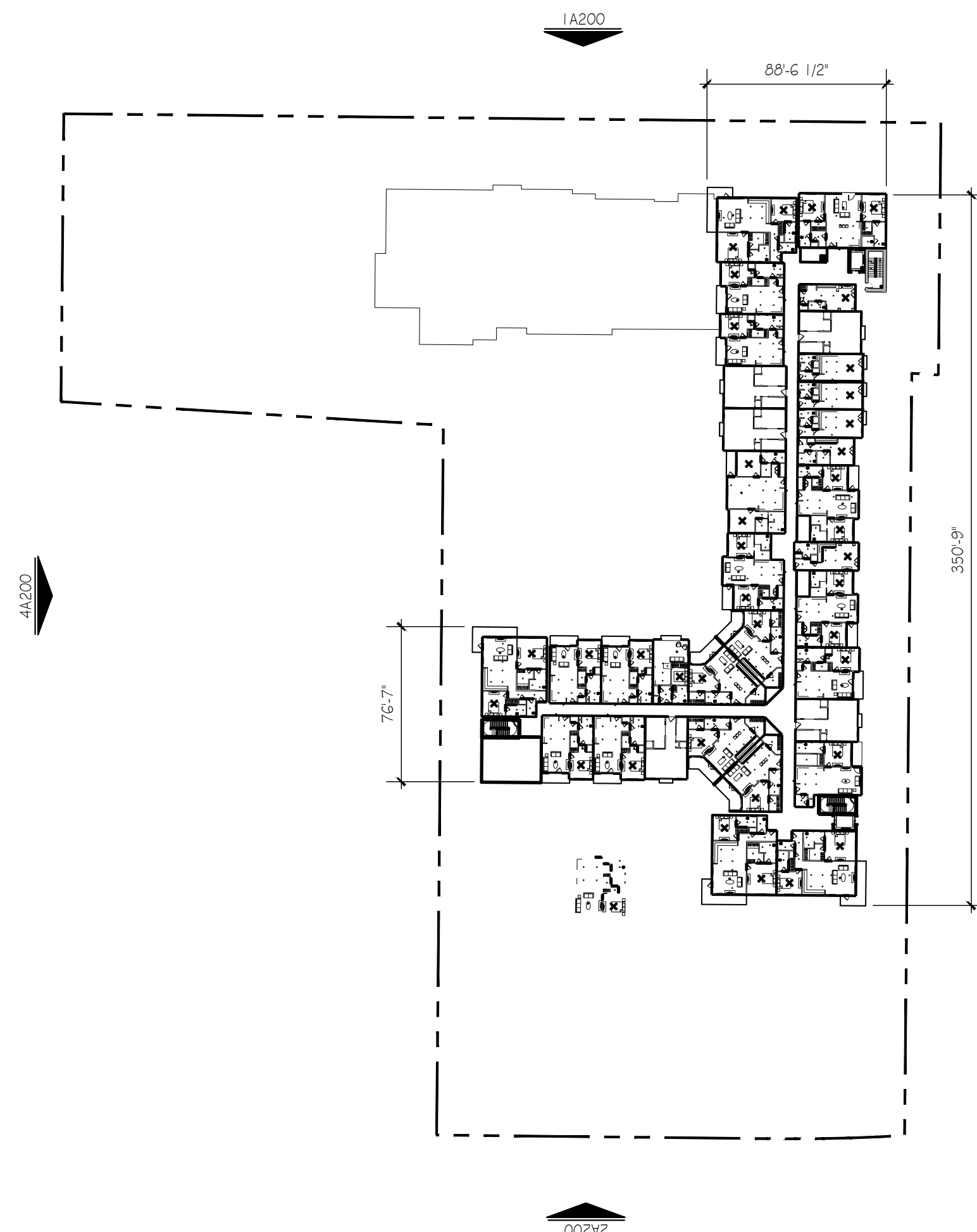
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



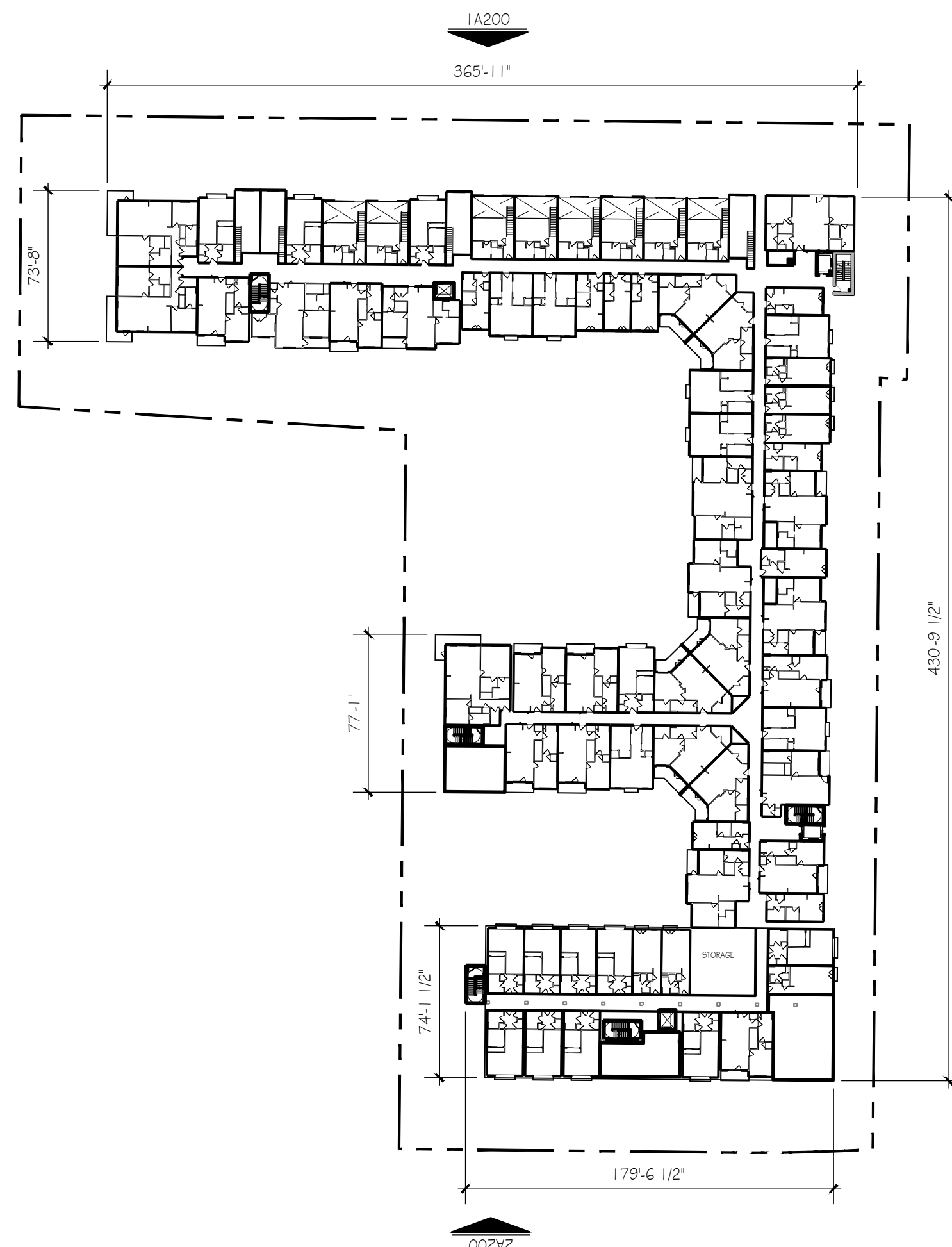
LEVEL 3 FLOOR PLAN ④
 SCALE: 1"=60'



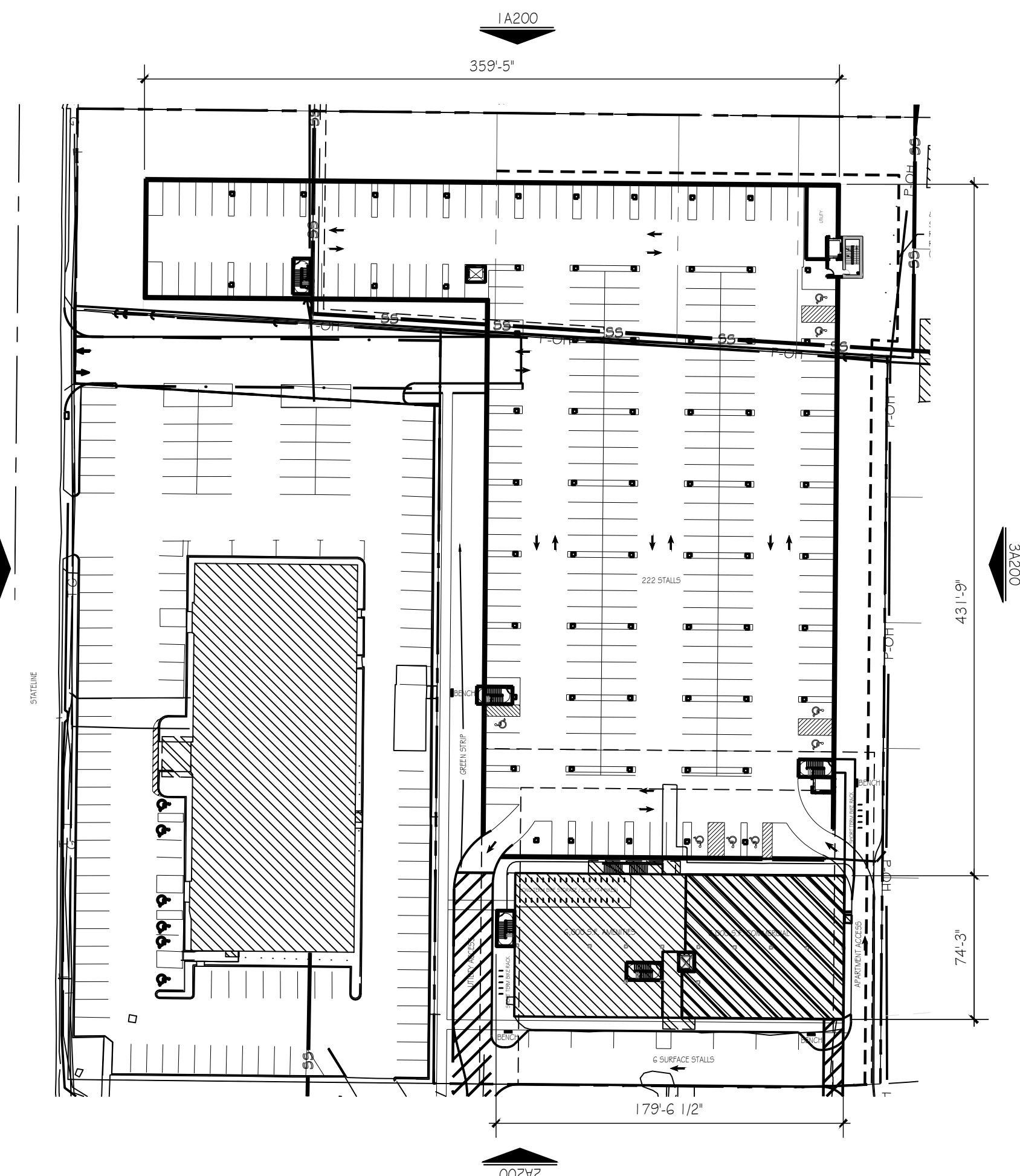
LEVEL 1 FLOOR PLAN ②
 SCALE: 1"=60'



LEVEL 4 FLOOR PLAN ⑤
 SCALE: 1"=60'



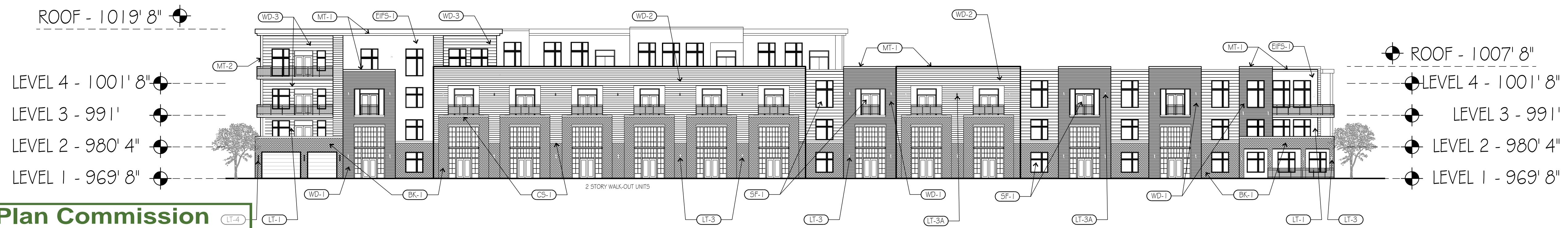
LEVEL 2 FLOOR PLAN ③
 SCALE: 1"=60'



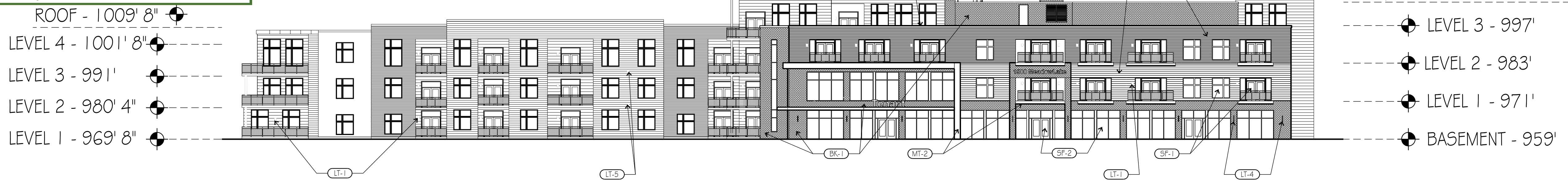
BASEMENT PARKING FLOOR PLAN ①
 SCALE: 1"=60'

City Plan Commission
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of Case No. CD-CPC-2022-00173 On 11-15-2022

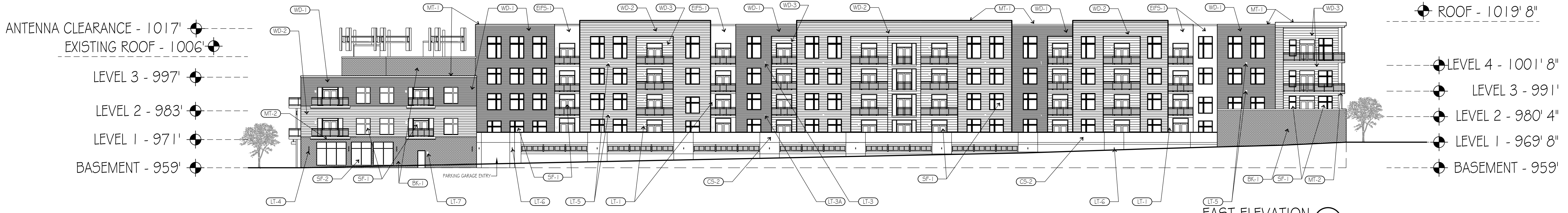
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



NORTH ELEVATION ①
SCALE: 1"=20'



SOUTH ELEVATION ②
SCALE: 1"=20'



EAST ELEVATION ③
SCALE: 1"=20'



WEST ELEVATION ④
SCALE: 1"=20'

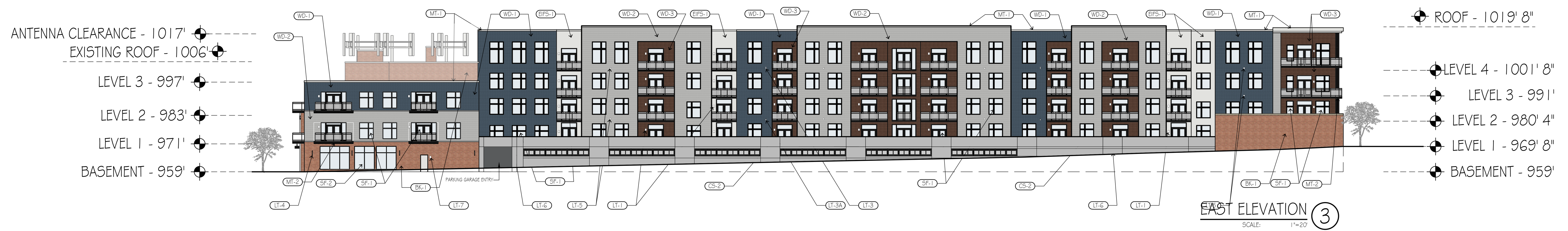
MATERIAL SCHEDULE			
SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
(BK-1)	RED BRICK	TBD	TBD
(CS-1)	CAST STONE	TBD	TBD
(CS-2)	CAST IN PLACE CONCRETE	TBD	TBD
(EIFS-1)	LIGHT GRAY EIFS	TBD	TBD
(MT-1)	LIGHT GRAY METAL	TBD	TBD
(MT-2)	DARK GRAY METAL	TBD	TBD
(SF-1)	STORE FRONT	TBD	TBD
(SF-2)	STORE FRONT	TBD	TBD
(WD-1)	BLUE WOOD SIDING	TBD	TBD
(WD-2)	LIGHT GRAY WOOD SIDING	TBD	TBD
(WD-3)	WOOD SIDING	TBD	TBD

LIGHTING SCHEDULE			
SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
(LT-1)	PATIO	LUMASCAPE	BLACK
(LT-3)	UP/DOWN ACCENT LIGHT	LUMASCAPE	BLACK
(LT-3A)	DOWN ACCENT LIGHT	PLC LIGHTING	BRONZE
(LT-4)	ACCENT LIGHT	LIGHTWAY	SATIN BRONZE
(LT-5)	DOWN ACCENT LIGHT	WAC LIGHTING	BLACK
(LT-6)	UP ACCENT LIGHT	KICHLER	BLACK
(LT-7)	EXIT DOOR LIGHT	TRACE LITE	BLACK



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 Joseph Rexwinkle, AICP
 Secretary of the Commission



MATERIAL SCHEDULE			
SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
(BK-1)	RED BRICK	TBD	TBD
(CS-1)	CAST STONE	TBD	TBD
(CS-2)	CAST IN PLACE CONCRETE	TBD	TBD
(EIFS-1)	LIGHT GRAY EIFS	TBD	TBD
(MT-1)	LIGHT GRAY METAL	TBD	TBD
(MT-2)	DARK GRAY METAL	TBD	TBD
(SF-1)	STORE FRONT	TBD	TBD
(SF-2)	STORE FRONT	TBD	TBD
(WD-1)	BLUE WOOD SIDING	TBD	TBD
(WD-2)	LIGHT GRAY WOOD SIDING	TBD	TBD
(WD-3)	WOOD SIDING	TBD	TBD

LIGHTING SCHEDULE			
SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
(LT-1)	PATIO	LUMASCAPE	BLACK
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(LT-5)	DOWN ACCENT LIGHT	WAC LIGHTING	BLACK
(LT-6)	UP ACCENT LIGHT	KICHLER	BLACK
(LT-7)	EXIT DOOR LIGHT	TRACE LITE	BLACK

A210 COLORED BUILDING ELEVATIONS

THIS DRAWING has been prepared by the Architect or prepared under the direct supervision of an instrument of service and is intended for use only on this project. All Drawings, Specifications, ideas and designs, including the overall layout, form, management, and composition of spaces and elements purchased, contain the original, unaltered work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.
 © H.C. KLOVER ARCHITECT

THE ARCHITECT DOES NOT assume responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other instruments used for any part of this Project which do not bear the Architect's seal. The Architect's services are undertaken only in the interest of the Project Owner. No obligation is assumed by the Architect for the benefit of any other entity. RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents, General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawing may affect the Work described. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project. COMPLY with all laws, codes, ordinances and regulations with authority having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained. VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of Work constitutes verification and acceptance of all existing conditions. Application of materials or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation. DIMENSIONS shown on the floor plan of a material unless otherwise indicated. CALCULATE & VERIFY dimensions. DO NOT SCALE drawings unless otherwise directed.

project title

**EPC REAL ESTATE
 75TH AND STATE LINE**

project number

drawing issuance

PHOTOMETRICS 09-23-2022

drawing revisions

No. Description: Date:

professional seal

DATE SIGNED:

drawing title

PHOTOMETRIC - SITE PLAN

drawing number

ME201P

LIGHTING FIXTURE SCHEDULE - SITE LIGHTING							
TYPE	IMAGE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER	VA
LT-4		36" H LINEAR WALL MOUNT EXTERIOR SCONCE, 0-10V DIMMING DRIVER, WHITE SMOOTH LENS, SATIN BRONZE FINISH.	SURFACE WALL	LED 1225 LUMENS 3000K 80+ CRI	UNV	LIGHTWAY NEWW436-LED OR APPROVED EQUAL	11
LT-6		WALL MOUNT SPOTLIGHT, 15 DEGREE BEAM ANGLE, BLACK FINISH WET LOCATION LISTED. COORDINATE AIMING POINT WITH ARCHITECT.	SURFACE WALL	LED 831 LUMENS 3000K 80+ CRI	UNV	KICHLER 16212 OR APPROVED EQUAL	10
SL1-3		SINGLE-HEAD EXTERIOR POLE FIXTURE, TYPE 3 DISTRIBUTION, 0-10V DIMMING, UL LISTED FOR WET LOCATIONS, ARCHITECT TO SELECT FINISH, 700mA DRIVEN, BASE PLATE TO MATCH POLE FINISH, FULL CUTOFF, LED PACKAGE 96.	SQUARE POLE 20'-0"	LED 20,972 LUMENS 3000K 80+ CRI	120/277	KIM LIGHTING ALTITUDE OR APPROVED EQUAL	135

CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVEMIN	MAXMIN
NORTH PARKING	4.46	10.20	0.80	5.58	12.75
SOUTH PARKING	0.73	5.90	0.10	7.30	59.00
R-ZONED PROPERTY LINE	0.04	0.180	0.01	8.40	36.00

NOTES:
 1. ILLUMINANCE VALUES ARE IN FC.

City Plan Commission
Approved Subject to Conditions
 of Case No. **CD-CPC-2022-00173** On **11-15-2022**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

25618 west 103rd St olathe, ks 66061
 phone 913.345.2127 fax 913.345.0617
 project number 2226500

PROJECT NAME: 1500 Meadowlake KCMO
 AUTOCAD FILE LOCATION: X:\22\22265\2226500\Drawings\01-2226500_ME201P.dwg
 LAST CORRECTION BY: Alex Cybulski
 PLOTTED BY: Alex Cybulski

PHOTOMETRICS - SITE PLAN
 SCALE: 1" = 30'-0"

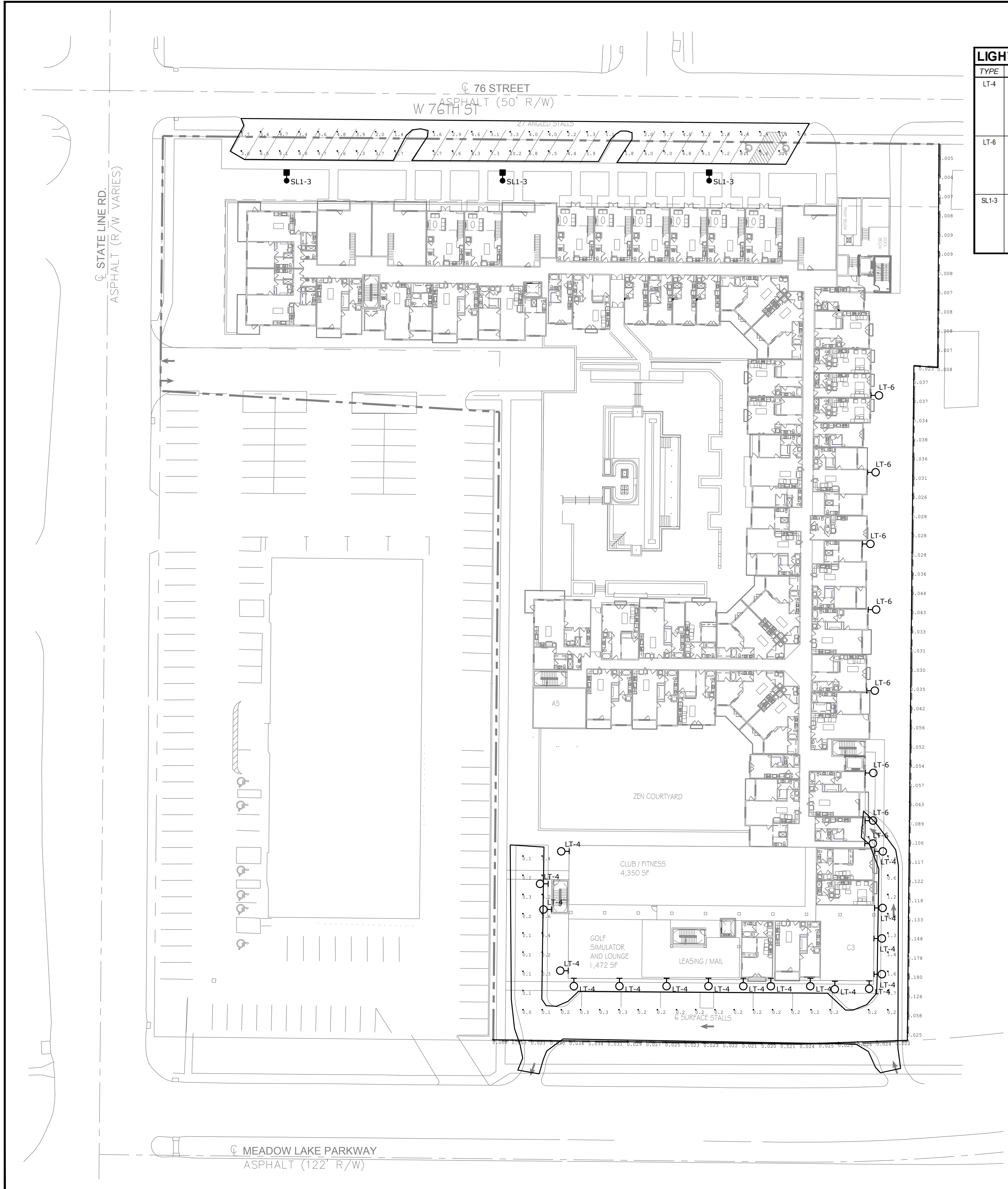
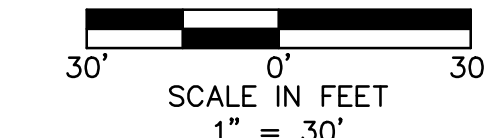
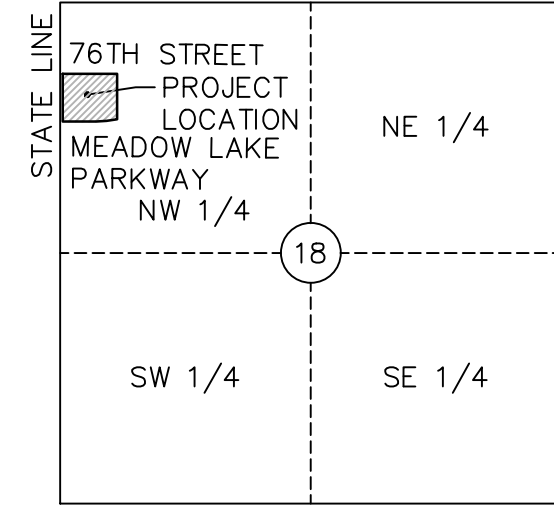


Exhibit 2 - CD-CPC-2022-00191 Area Plan Amendment

ALTA/NSPS LAND TITLE SURVEY OF
1500 MEADOW LAKE PKWY
NW 1/4, SEC. 18 - T48N - R33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00173 On 11-15-2022

Joseph Rexwinkle, AICP
Secretary of the Commission



PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

TRACT 1:
ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING EAST OF A LINE DRAWN 210.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT A, AND A STRIP OF LAND 21.0 FEET WIDE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 109.0 FEET; THENCE WEST ALONG A LINE MAKING A RIGHT ANGLE WITH THE WEST LINE OF SAID TRACT 21.0 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID TRACT TO THE NORTH LINE OF SAID LOT A; THENCE EASTERLY TO THE NORTH LINE OF SAID LOT A TO THE POINT OF BEGINNING.

TRACT 2:
ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT A, WHICH IS 210 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING 210 FEET WEST OF THE EAST LINE OF SAID LOT A; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT A, A DISTANCE OF 280.26 FEET TO A POINT WHICH IS 109 FEET SOUTH OF THE NORTH LINE OF SAID LOT A; THENCE WEST 21 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT A, A DISTANCE OF 280.26 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT A; THENCE EAST ALONG SAID SOUTH LINE 21 FEET TO THE POINT OF BEGINNING.

TRACT 3:
ALL THAT PART OF LOT A, BLOCK 25, MEADOW LAKE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 40 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT A, A DISTANCE OF 189.25 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT A, A DISTANCE OF 40 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A WHICH IS 189.25 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 9 - BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED AS DOCUMENT NO. A943224 IN PLAT BOOK B-26 AT PAGE 64. RESERVATION OF LOT A, FOR BUSINESS USE IN THE RECORDED PLAT OF SAID SUBDIVISION, RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON

ITEM 10 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, AS SET FORTH IN THE DOCUMENT RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64.
-THIS ITEM IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

ITEM 11 - TERMS, PROVISIONS, COVENANTS, RESTRICTIONS, INCLUDING A PROVISION FOR ASSESSMENTS AND THE HOME ASSOCIATION DECLARATION 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, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT AS DOCUMENT NO. B39662 IN BOOK B4456 AT PAGE 685 AND AMENDED BY DOCUMENT NO. B177620 IN BOOK B4994 AT PAGE 337.
-THE TERMS OF THESE DOCUMENTS AFFECT THE SUBJECT PROPERTY, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 12 - EASEMENT BY THE INSTRUMENT RECORDED AS DOCUMENT NO. B543323 IN BOOK B5873 AT PAGE 712.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 13 - EASEMENT FOR PUBLIC UTILITY BY THE INSTRUMENT RECORDED AS DOCUMENT NO. A943224 IN BOOK B26 AT PAGE 64.
-THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14 - EASEMENT FOR SUPPORT OF EMBANKMENT IN THE DOCUMENT RECORDED AS ORDINANCE NO. 33373, AND SUIT NO. 706422.
-THE TERMS OF THESE DOCUMENTS AFFECT THE SUBJECT PROPERTY, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 15 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT LESSOR: V.N.A. CORPORATION, A MISSOURI NOT-FOR-PROFIT CORPORATION LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS RECORDING DATE: JANUARY 28, 2010 RECORDING NO: 2010E0009274.
-THIS DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
MEMORANDUM OF ROOFTOP LEASE AND ASSIGNMENT AGREEMENT RECORDED MARCH 31, 2017 AS DOCUMENT NO. 2017E0028171.
-THIS DOCUMENT AFFECTS HOWEVER IT IS NOT A SURVEY MATTER AND IS NOT SHOW HEREON.

ITEM 16 - TERMS AND PROVISIONS OF COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN SPECTRUM REALTY COMPANY, L.P., AS SUCCESSOR IN INTEREST TO CLEAR WIRELESS LLC, AND OWNER DATED NOVEMBER 23, 2009, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO SITE LEASE AGREEMENT DATED SEPTEMBER 24, 2010 AND THAT CERTAIN SECOND AMENDMENT TO SITE LEASE AGREEMENT DATED FEBRUARY 27, 2015, AS SUCH AGREEMENT MAY HAVE BEEN FURTHER AMENDED OR ASSIGNED.
-THIS ITEM MAY AFFECT THE SUBJECT PROPERTY HOWEVER NO DOCUMENT WAS PROVIDED.

ITEM 17 - STATE COURT JUDGMENTS, STATE TAX LIENS, AND FEDERAL TAX LIENS, IF ANY, AGAINST THE PARTY(IES) TO BE INSURED AS OWNER(S).
-THIS IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

ITEM 18 - TENANCY RIGHTS, EITHER AS MONTH TO MONTH OR BY VIRTUE OF WRITTEN LEASES, OF PERSONS NOW IN POSSESSION OF ANY PART OF THE LAND.
-THIS IS A NON-SURVEY ITEM AND IS NOT SHOWN HEREON.

SURVEY PREPARED FOR:
AREA REAL ESTATE ADVISORS
4800 MAIN STREET, STE 100
KANSAS CITY, MO 64112

FND	FOUND MONUMENT
SET	SET 1/2" REBAR W/ CLS 366 CAP
HCP	ACCESSIBLE PARKING MARKER
ACU	AIR CONDITIONING UNIT
AST	ARROW STRAIGHT
BOL	BOLLARD
CONC SW	CONCRETE SIDEWALK
DTR	DECIDUOUS TREE
ELC	ELECTRIC CABINET
EMT	ELECTRIC METER
ELR	ELECTRIC RISER
TRF	ELECTRIC TRANSFORMER
FOV	FIBER OPTIC VAULT
FH	FIRE HYDRANT
FLP	FLAG POLE
GMK	GAS MARKER
GMT	GAS METER
GTI	GRATE INLET
GUY	GUY WIRE
LTP	LIGHT POLE
OH	OVERHEAD POWER LINE
PWP	POWER POLE
SSMH	SANITARY MANHOLE
SGN	SIGN
STE	STEPS
TEP	TELEPHONE PEDESTAL
TER	TELEPHONE RISER
TEV	TELEPHONE VAULT
G	UNDERGROUND GAS LINE
UG	UNDERGROUND POWER LINE
SS	UNDERGROUND SANITARY SEWER
SD	UNDERGROUND STORM LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
UE	UTILITY EASEMENT
WVL	WATER VALVE
YDL	YARD LIGHT

EXISTING RESIDENTIAL MEDIUM PROPOSED MIXED USE COMMUNITY
Legal:
All of Lots 1,2,3,4, & 5, Block 25 as Platted in MEADOW LAKE, a subdivision of Land in Kansas City, Jackson County, Missouri

EXISTING MIXED USE COMMUNITY PROPOSED MIXED USE COMMUNITY (NO CHANGE)
Legal: Tracts 1, 2, & 3 as described herein.

LOT 1, BLOCK 3 MEADOW LAKE ANNEX NO. 1
DOC. # A894304
BK.26-PG.10
TAX PARCELS:
47-920-06-01-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC
ADDRESS: 7600 TERRACE ST, KANSAS CITY

LOT 2, BLOCK 3 MEADOW LAKE ANNEX NO. 1
DOC. # A894304 BK.26-PG.10
TAX PARCELS:
47-920-06-14-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC
ADDRESS: 7604 TERRACE ST, KANSAS CITY

LOT 6, BLOCK 25 MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-13-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

LOT 7, BLOCK 25 MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-12-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

LOT 8, BLOCK 25 MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-11-00-0-00-000
OWNER: DERAMUS JEAN (WAGNER)

LOT 9, BLOCK 25 MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-10-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

LOT 10, BLOCK 25 MEADOW LAKE
DOC. # A943224
BK.26-PG.64
TAX PARCELS:
47-920-06-09-00-0-00-000
OWNER: TERRACE PARK ASSOCIATES LLC

- ALTA/NSPS TABLE A NOTES:**
- MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.
 - THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 1500 MEADOW LAKE PKWY KANSAS CITY MO, 64114
 - ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0376G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.
 - THE SUBJECT PROPERTIES CONTAINS
TRACT 1: 96,339 SQUARE FEET OR 2.21 ACRES MORE OR LESS
TRACT 2: 7,567 SQUARE FEET OR 0.17 ACRES MORE OR LESS
TRACT 3: 5,901 SQUARE FEET OR 0.14 ACRES MORE OR LESS
COMBINED: 109,807 SQUARE FEET OR 2.52 ACRES MORE OR LESS
 - EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN AT GROUND LEVEL.
 - ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.
 - THERE ARE VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
- STANDARD PARKING STALLS.....176
ADA (DISABLED) PARKING STALLS.....6
TOTAL.....182

- SURVEYORS NOTES:**
- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KC220221, EFFECTIVE FEBRUARY 02, 2022 AT 8:00 A.M.
NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFORESAID ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.
 - BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.
TO: AREA REAL ESTATE ADVISORS, EPC REAL ESTATE GROUP, LLC, A KANSAS LIMITED LIABILITY COMPANY, V.N.A. CORPORATION, A MISSOURI NOT FOR PROFIT CORPORATION, CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 22, 2022.



OLSSON, MO OLS 366
JASON S. ROUBESH, MO PLS 2002014092
MARCH 03, 2022
JROUBESH@OLSSON.COM

DATE OF SURVEY
03-03-2022 - 1ST SUBMITTAL

drawn by: JRH
surveyed by: KJR-RJG
checked by: SES
approved by: JSR
project no.: 022-01018
file name: V_ALTA_022-01018.DWG

olsson

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SHEET 1 of 1

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USER: jrdcroft
DATE: Mar 3, 2022 8:48AM