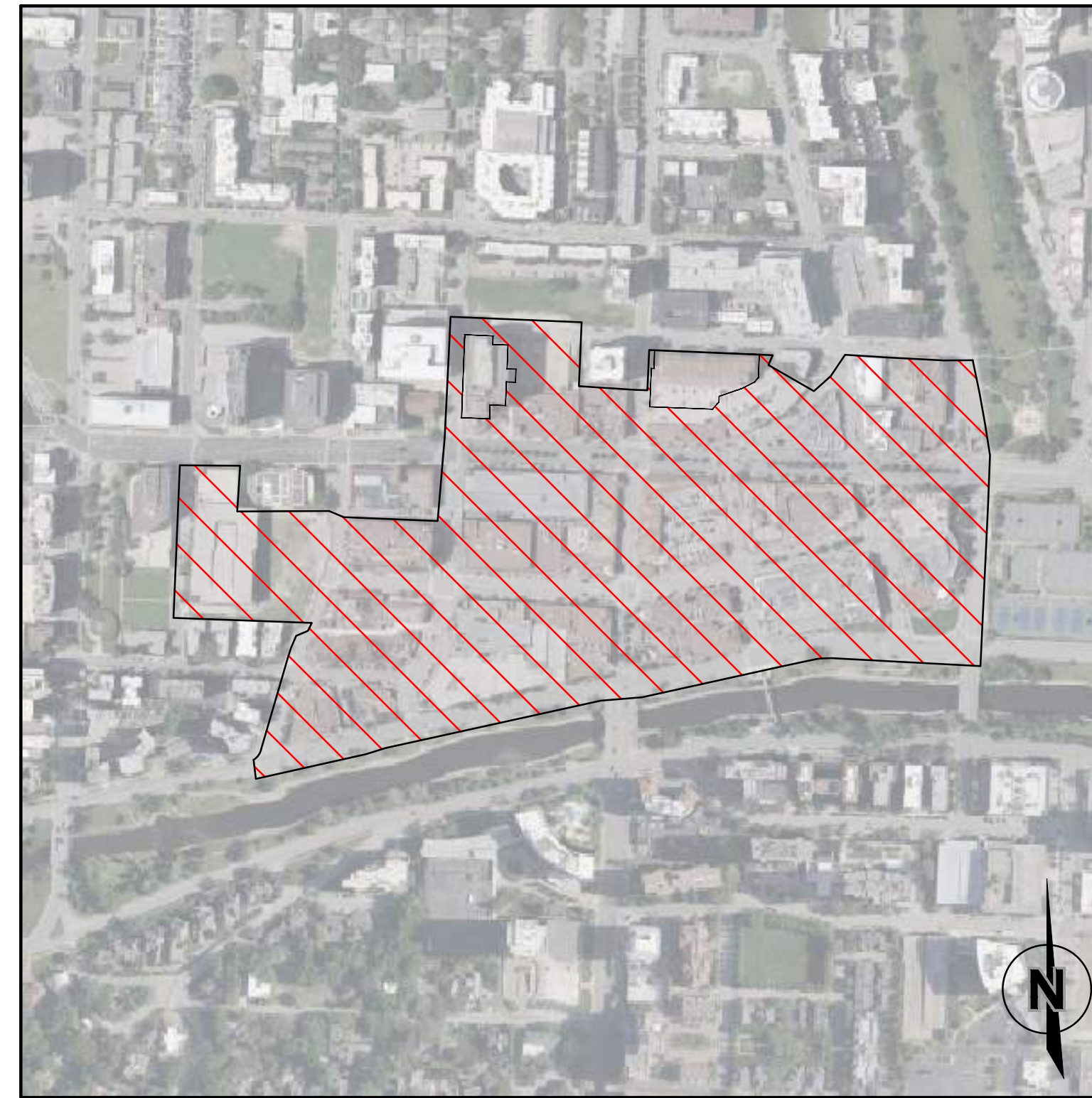
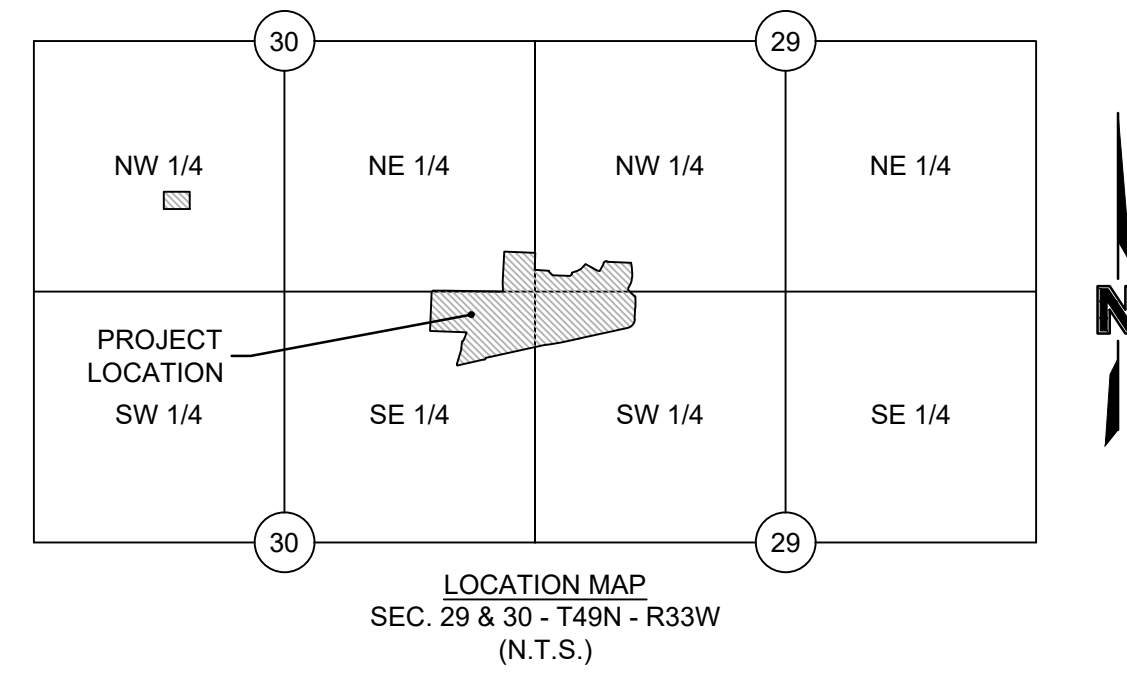


MPD REZONING & DEVELOPMENT PLANS FOR: THE COUNTRY CLUB PLAZA

SECTION 29 & 30, TOWNSHIP 49 N, RANGE 33 W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI 64111



PROJECT TEAM CONTACT LIST	
OWNER / DEVELOPER	GILLION PROPERTY GROUP 47 HIGHLAND PARK VILLAGE, SUITE 208 DALLAS, TEXAS 75205 CONTACT: DUSTIN BULLARD PHONE: 972.816.0619
ENGINEER / LANDSCAPE ARCHITECT	OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 PHONE: 816.361.1177
SURVEYOR	GEORGE BUTLER ASSOCIATES, INC. 9801 RENNER BOULEVARD, SUITE 300 LENEXA, KANSAS 66219 PHONE: 913.492.0400

Sheet List Table	
Sheet Number	Sheet Title
C000	TITLE SHEET
C100	LEGAL DESCRIPTION
C101	LEGAL DESCRIPTION
C102	LEGAL DESCRIPTION
C200	GENERAL NOTES
C300	EXISTING CONDITIONS
C400	SITE PLAN (MPD REZONING AREA)
C401	SITE PLAN (BUILDING STEP BACKS)
C402	CHARACTER CONTRIBUTING FACADES AND ARCHITECTURAL ELEMENTS
C403	ORDINANCE 190100 AREA MAP
C500	EXISTING GRADING PLAN
C600	EXISTING UTILITIES PLAN

**PRELIMINARY
NOT APPROVED FOR CONSTRUCTION**



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

olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

TITLE SHEET
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

drawn by: _____ DWP
designed by: _____ DWP
project no.: 024-05376
date: 11.03.2025

SHEET
C000

F:\2024\05001-05500\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_TT1_01_02406376.dwg
DATE: Jan 26, 2026 8:16am USER: jhodson

1301 Burlington Street
North Kansas City, MO 64116
olson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri CO #001592

NOT TO SCALE
MAP DATA ©2023 GOOGLE

REVISIONS
DATE
REV. NO.
DESCRIPTION

2025
LEGAL DESCRIPTION
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

2025
LEGAL DESCRIPTION
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

2025
LEGAL DESCRIPTION
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

2025
LEGAL DESCRIPTION
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

2025
LEGAL DESCRIPTION
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

2025
LEGAL DESCRIPTION
MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA
KANSAS CITY, MISSOURI

VICINITY MAP

NOT TO SCALE
MAP DATA ©2023 GOOGLE

LAND AREA

1,111,578 SQUARE FEET

25,518 ACRES

PARKING

REGULAR= 2,288
HANDICAP= 50
TOTAL= 2,338

FLOOD INFORMATION

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.FEMA.FED
DETERMINATION METHOD: GRAPHICAL PLOTTING ONLY.

MAP NUMBER: 20050502620
EFFECTIVE DATE: 12/20/2017

ZONE 'X' (UNSHADED) - MINIMAL RISK. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN.

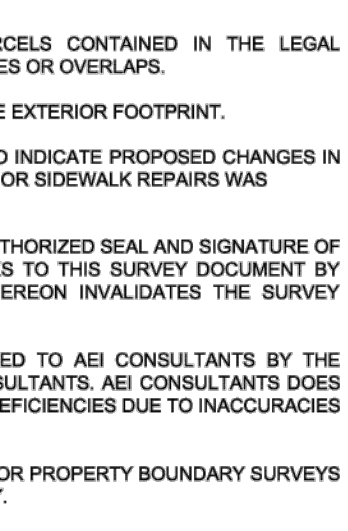
BEARING BASIS

(SURVEYED BY) BEARINGS SHOWN ARE BASED ON GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM HADZART 2011. THIS STATEMENT IS BASED ENTIRELY ON FIELD DEPARTMENT OF TRANSPORTATION (MDDOT) VIRTUAL REFERENCE SYSTEM NETWORK.

GENERAL NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. UNLESS PROMINENTLY NOTED HEREON, ALL STATEMENTS AND OR CERTIFICATIONS RELATING TO IMPROVEMENT STRUCTURES OF ANY TYPE, UTILITIES, OR NON-RECORD EURE ARE BASED SOLELY ON OBSERVABLE ABOVE GROUND EVIDENCE.
3. THE SUBJECT PROPERTY HAS ACCESS TO COMMERCIAL DRIVE. A DEDICATED PUBLIC RIGHT-OF-WAY AT THE LOCATIONS LABELED HEREON AS 'ACCESS' THROUGH INGRESS, EGRESS AND RECREATIONAL EASEMENT. THIS STATEMENT IS BASED ENTIRELY ON FIELD OBSERVATIONS AT THE TIME OF SURVEY. THE LOCAL GOVERNING AUTHORITY SHOULD BE CONSULTED FOR ANY QUESTIONS CONCERNING THE VALIDITY OR RIGHTS OF THIS USE.
4. BASED ON LIMITED AND RUDEMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFIRMATION.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS BASED ON THE MEASUREMENTS OF THE EXTERIOR FOOTPRINT.
8. NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR ADDITION ANY CHANGES TO THIS SURVEY DOCUMENT OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEL CONSULTANTS BY THE CLIENT. NO FIELD SEARCH WAS PERFORMED BY AEL CONSULTANTS AND THEREFORE AEL DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
11. THIS SURVEY MEETS MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS DEFINITION STANDARDS OF AN URBAN SURVEY.

SITE PICTURE



COORDINATED BY:

AEL CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AELCONSULTANTS.COM

DATE REVISION HISTORY

Table with columns: DATE, REVISION HISTORY, BY, SURVEYOR JOB NUMBER. Row 1: 2/21/24, FIRST DRAFT, DJR, 23-4201.

SCALE: 1" = 20'

DRAWN BY: DJR

EXAMINED BY: BJF

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: COUNTRY CLUB PLAZA JLV, A DELAWARE LIMITED LIABILITY COMPANY (TRACTS 1-16 AND TRACT 17, LOT 1A), VALENCIA PARK OFFICE LLC, A MISSOURI LIMITED LIABILITY COMPANY (TRACT 17, LOT 1B), VALENCIA PARCEL LLC, A MISSOURI LIMITED LIABILITY COMPANY (TRACT 18), CHICAGO TITLE INSURANCE COMPANY AND AEL CONSULTANTS:

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 INDEXED ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 19 IN TABLE A, THEREOF. FIELDWORK WAS COMPLETED ON 1/5/2024. DATE OF PLAT OR MAP: 2/21/2024.

PRELIMINARY

REGISTERED SURVEYOR: BRIAN J. FISCHER DATED

PROFESSIONAL LAND SURVEYOR NO.: 2588

STATE OF MISSOURI, MISSOURI FIELD, MISSOURI 63005 (636) 294-2972

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 INDEXED ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 19 IN TABLE A, THEREOF. FIELDWORK WAS COMPLETED ON 1/5/2024. DATE OF PLAT OR MAP: 2/21/2024.

AEI JOB #485446-003

4750 BROADWAY STREET
KANSAS CITY, MISSOURI 64112
JACKSON COUNTY, UNITED STATES

SURVEYED BY: THD DESIGN GROUP, INC. 148 CHESTERFIELD IND. BLVD. SUITE E CHESTERFIELD, MISSOURI 63005 (636) 294-2972

DATE: 024-05378
date: 11.03.2025

REGISTERED SURVEYOR: BRIAN J. FISCHER DATED

PROFESSIONAL LAND SURVEYOR NO.: 2588

STATE OF MISSOURI, MISSOURI FIELD, MISSOURI 63005 (636) 294-2972

LEGAL DESCRIPTION

AND All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

NOT KNOWN AND DESCRIBED AS FOLLOWS:

LOT 1A:

All that part of Lots 93 through 99, Lots 102 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the North right-of-way line of 47th Street, as now established; thence North 87 degrees 29 minutes 14 seconds West along the South line of Lots 104 through 109, inclusive, of said LA SOLANA, and along said North right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the East right-of-way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 53.67 feet; thence South 87 degrees 26 minutes 10 seconds East, a distance of 82.01 feet; thence North 2 degrees 28 minutes 46 seconds East, a distance of 40.83 feet; thence South 87 degrees 32 minutes 38 seconds East, a distance of 45.08 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.71 feet; thence South 87 degrees 34 minutes 22 seconds East, a distance of 26.35 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 69.80 feet; thence North 87 degrees 31 minutes 24 seconds West, a distance of 44.91 feet; thence North 2 degrees 29 minutes 13 seconds East, a distance of 24.86 feet; thence North 87 degrees 22 minutes 20 seconds West, a distance of 82.69 feet to a point on said East right-of-way line of Pennsylvania Avenue; thence North 2 degrees 22 minutes 00 seconds East, along said East right-of-way line, a distance of 42.83 feet to a point on the North right-of-way line of said vacated 46th Street Terrace, being also a point on the South line of Lot 93 of said LA SOLANA; thence North 86 degrees 15 minutes 46 seconds West along said North right-of-way line and along said South line, a distance of 10.00 feet to the Southwest corner of said Lot 93; thence North 2 degrees 22 minutes 00 seconds East along the West line of said Lot 93 and along the East right-of-way line of said Pennsylvania Avenue, a distance of 10.15 feet; thence South 87 degrees 29 minutes 10 seconds East, a distance of 54.818 feet, to a point of intersection with the Northernly prolongation of the West line of TOWNSEND PLACE CONDOMINIUM, a condominium subdivision, according to the recorded plat thereof, recorded September 25, 1989 as Document No. K-896030, in Book K-37 at Page 95; thence South 2 degrees 19 minutes 52 seconds West, along said West line and its Northernly prolongation, a distance of 187.63 feet to the Southwest corner of said TOWNSEND PLACE CONDOMINIUM, a distance of 162.21 feet, more or less, to the Southeast corner of said Lot 113 and the point of beginning.

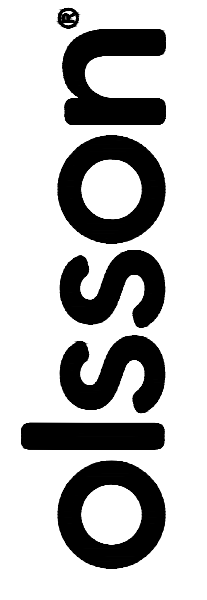
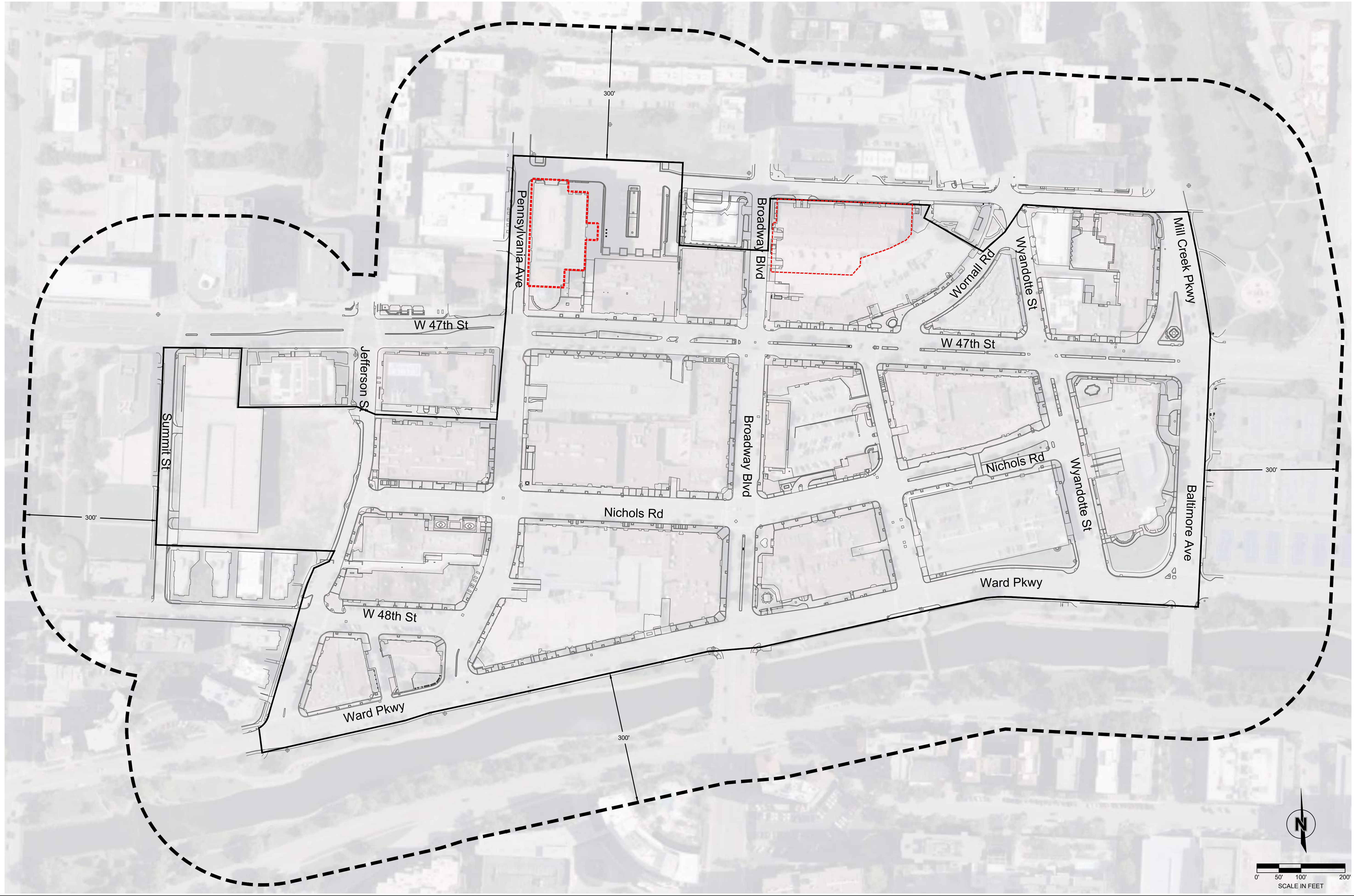
AND

All that part of Lots 93 through 99, Lots 102 through 106, and Lots 109 through 113 of LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926 as Document No. 727274, in Plat Book 23 at Page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, lying above an elevation of 177.16 feet, Kansas City, Missouri Datum, and below an elevation of 179.50 feet, Kansas City, Missouri Datum, described as follows: Beginning at the Southeast corner of Lot 113 of said LA SOLANA, being also a point on the

F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_EXC01_02405376.dwg
 DATE: Jan 26, 2026 8:17am USER: jhodson

LEGEND

--- ADJACENT PROPERTIES BOUNDARY (WITHIN 300')



1301 Burlington Street
 North Kansas City, MO 64116

olsson.com
 TEL 816.361.1177
 FAX 816.361.1888
 Olsson - Engineering
 Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS	2025
MPD REZONING & DEVELOPMENT PLAN COUNTRY CLUB PLAZA	
KANSAS CITY, MISSOURI	

drawn by: DWP
 designed by: DWP
 project no.: 024-05376
 date: 11.03.2025

SHEET
 C300

F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SIT01_02405376.dwg
 DATE: Jan 26, 2026 8:39am USER: jhoodson



LEGEND

- MPD PROJECT AREA
- MPD REZONING AREA

SCALE IN FEET

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

SITE PLAN (MPD REZONING AREA)

MPD REZONING & DEVELOPMENT PLAN

COUNTRY CLUB PLAZA

2025

drawn by: _____ DWP

designed by: _____ DWP

project no.: 024-05376

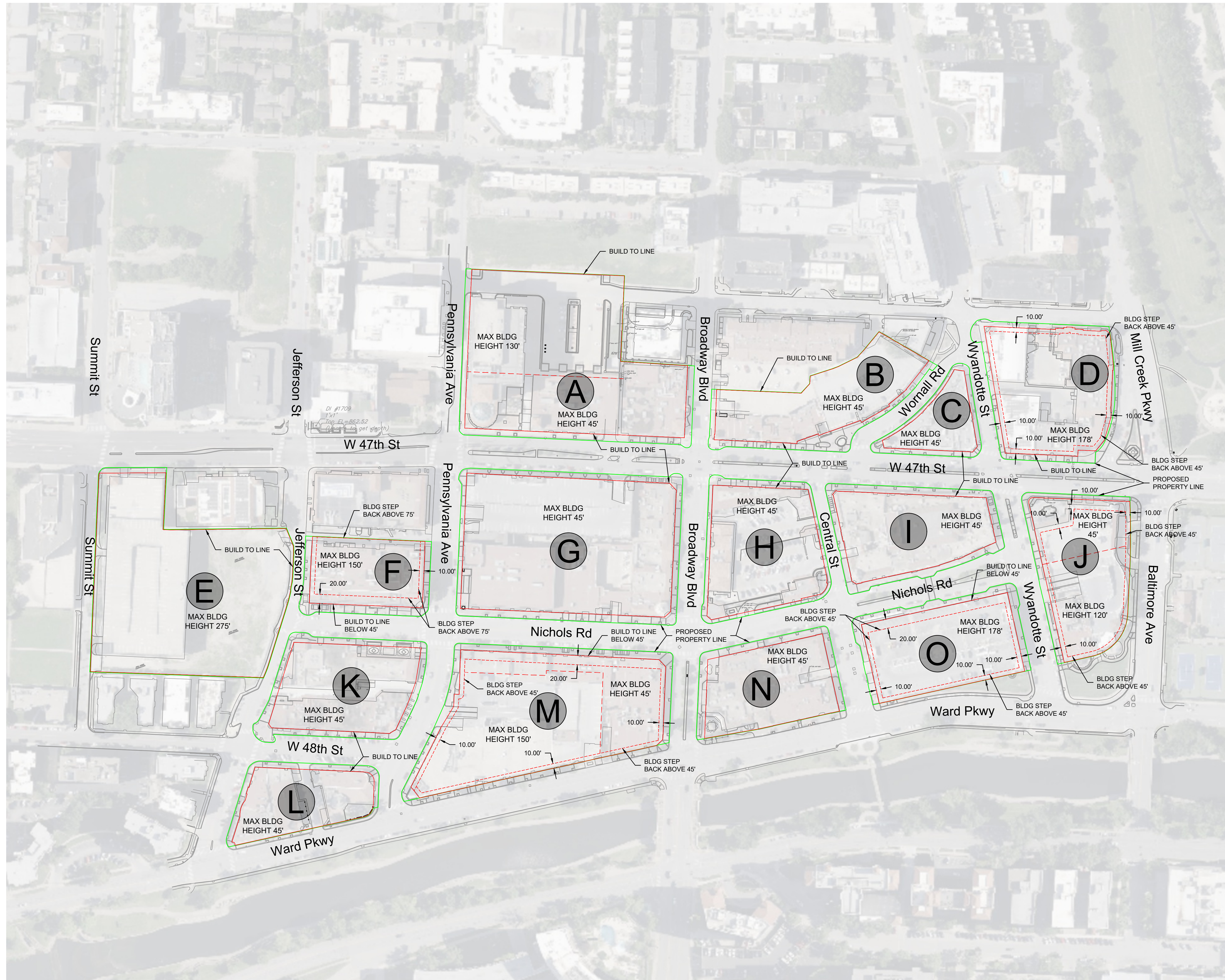
date: 11.03.2025

SHEET

C400

KANSAS CITY, MISSOURI

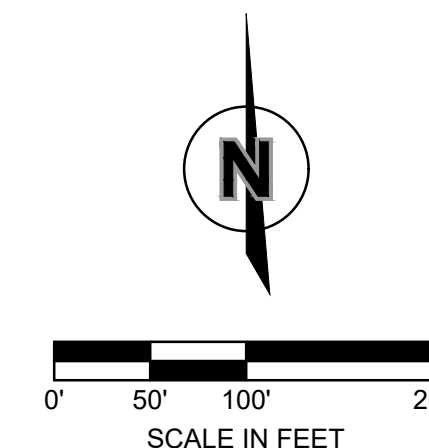
F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SIT02_02405376.dwg
 DATE: Jan 28, 2026 3:45pm USER: joodson



LEGEND

- "PROPERTY LINE" ESTABLISHED UPON THE RIGHT OF WAY VACATION PURSUANT TO CD-ROW-2025-00037
- THE "BUILD TO LINE" IS THE PROPERTY LINE EXISTING PRIOR TO THE RIGHT OF WAY VACATION PURSUANT TO CD-ROW-2025-00037
- - - BUILDING STEP BACK LINE

NOTE:
 THE "BUILD TO LINES" AND THE "PROPERTY LINES" DEPICTED ON THIS SHEET ARE REPRESENTATIVE.



olsson

1301 Burlington Street
 North Kansas City, MO 64116

olsson.com
 TEL 816.361.1177
 FAX 816.361.1888
 Olsson - Engineering
 Missouri COA #001592

BY

DESCRIPTION

DATE

REV. NO.

REVISIONS

REV. NO.	DATE	DESCRIPTION

SITE PLAN (BUILDING STEP BACKS)

MPD REZONING & DEVELOPMENT PLAN

COUNTRY CLUB PLAZA

KANSAS CITY, MISSOURI

2025

drawn by: _____ DWP

designed by: _____ DWP

project no.: 024-05376

date: 11.03.2025

SHEET

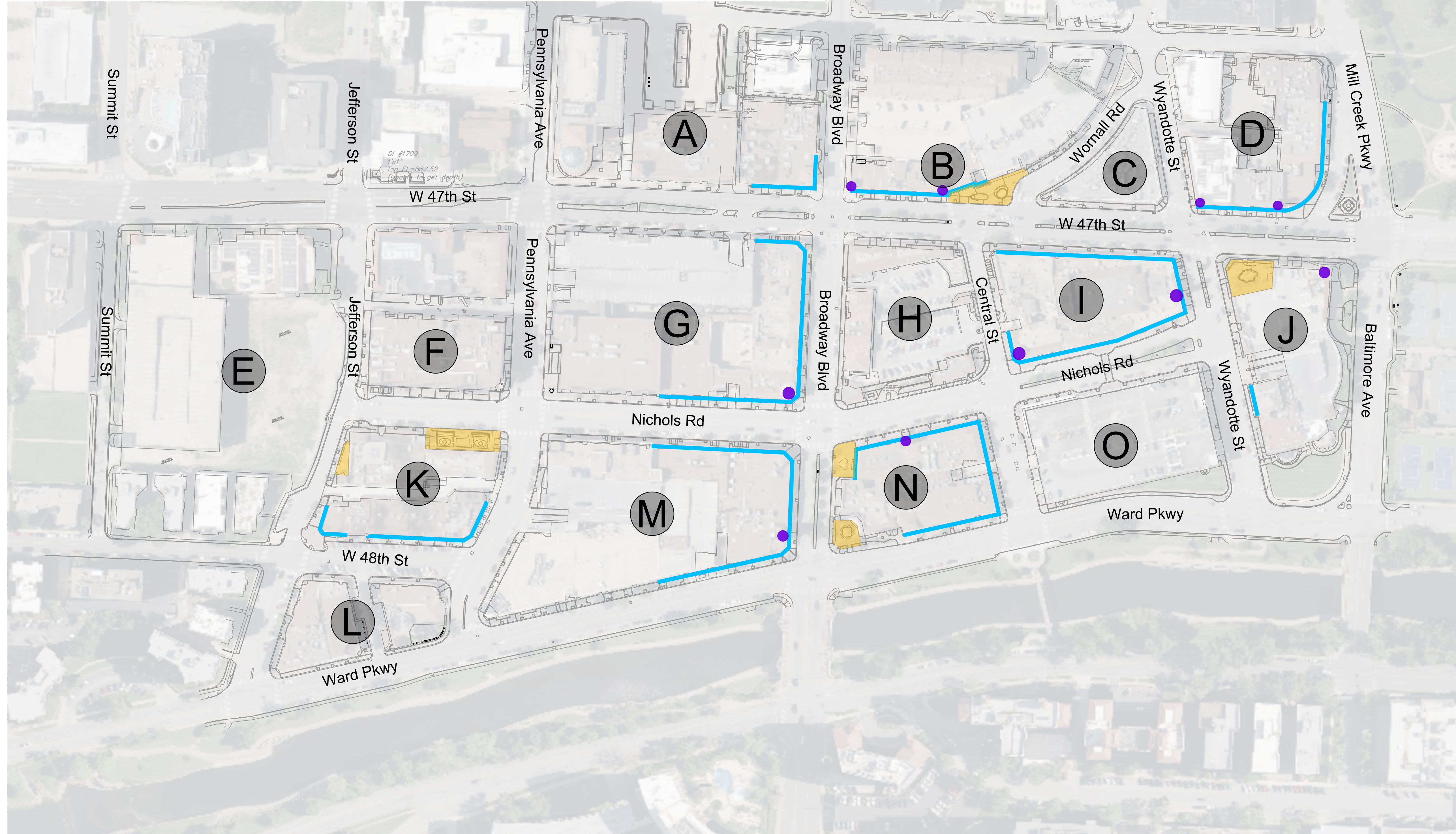
C401

Table 1: Character Contributing Facades and Architectural Elements

Block	Block Name	Courtyard Area to be provided on the block* (SF)	Character Contributing Façade			Character Contributing Architectural Element			Height			Total FAR
			Y/N	Description	Stepback from Preserved Façade Plane	Y/N	Description	Radial Stepback from Centroid of Preserved Tower	Horizontal Plane Datum Elevation	Maximum Height of New Development	Maximum FAR Between Horiz Datum and Max Height	
A	Valencia	0	Y	See Map	10'	N			45'	45'		6.0
B	Balcony	1750	Y	See Map	10'	Y	2 Towers. See Map	40'	45'	45'		6.0
C	Triangle	0	N			N			45'	45'		6.0
D	Mill Creek	0	Y	See Map	20'	Y	2 Towers. See Map	30'	45'	178'	4.5**	6.0
E	Seville West	0	N			N			NA	275'		6.0
F	Seville East	0	N			N			75'	150'	4.0**	6.0
G	Granada, Esplanade, Cordoba	0	Y	See Map	10'	Y	1 Tower. See Map	30'	45'	45'		6.0
H	Plaza Central	0	N			N			45'	45'		6.0
I	Theater	0	Y	See Map	10'	Y	2 Towers. See Map	40'	45'	45'		6.0
J	Swanson	3600	Y	See Map	10'	Y	1 Tower. See Map	40'	45'	45' & 120' See Map.	4.5**	6.0
K	Penguin Court & 48th Shops	4100	Y	See Map	10'	N			45'	45'		6.0
L	Plaza Savings	0	N			N			45'	45'		6.0
M	Time	0	Y	See Map	10'	Y	1 Tower. See Map	40'	45'	45' & 150' See Map.	3.5**	6.0
N	Medical	2950	Y	See Map	10'	Y	1 Tower. See Map	40'	45'	45'		6.0
O	Plaza 211	0	N			N			45'	178'	5.0**	6.0

* See Map for current approximate location of existing courtyards. Each courtyard may be replaced with one or more courtyards on the same block having a combined square footage equal to or greater than the square footage of the existing courtyard on such block.

** FAR buildable floor area above horizontal datum based on the land area within the "Build To Line".



LEGEND

- CHARACTER-CONTRIBUTING FAÇADE
- CHARACTER-CONTRIBUTING VERTICAL ELEMENTS
- APPROXIMATE LOCATION OF COURTYARDS

SCALE IN FEET

REV. NO.	DATE	DESCRIPTION	BY

CHARACTER CONTRIBUTING FAÇADES AND ARCHITECTURAL ELEMENTS

MPD REZONING & DEVELOPMENT PLAN
COUNTRY CLUB PLAZA

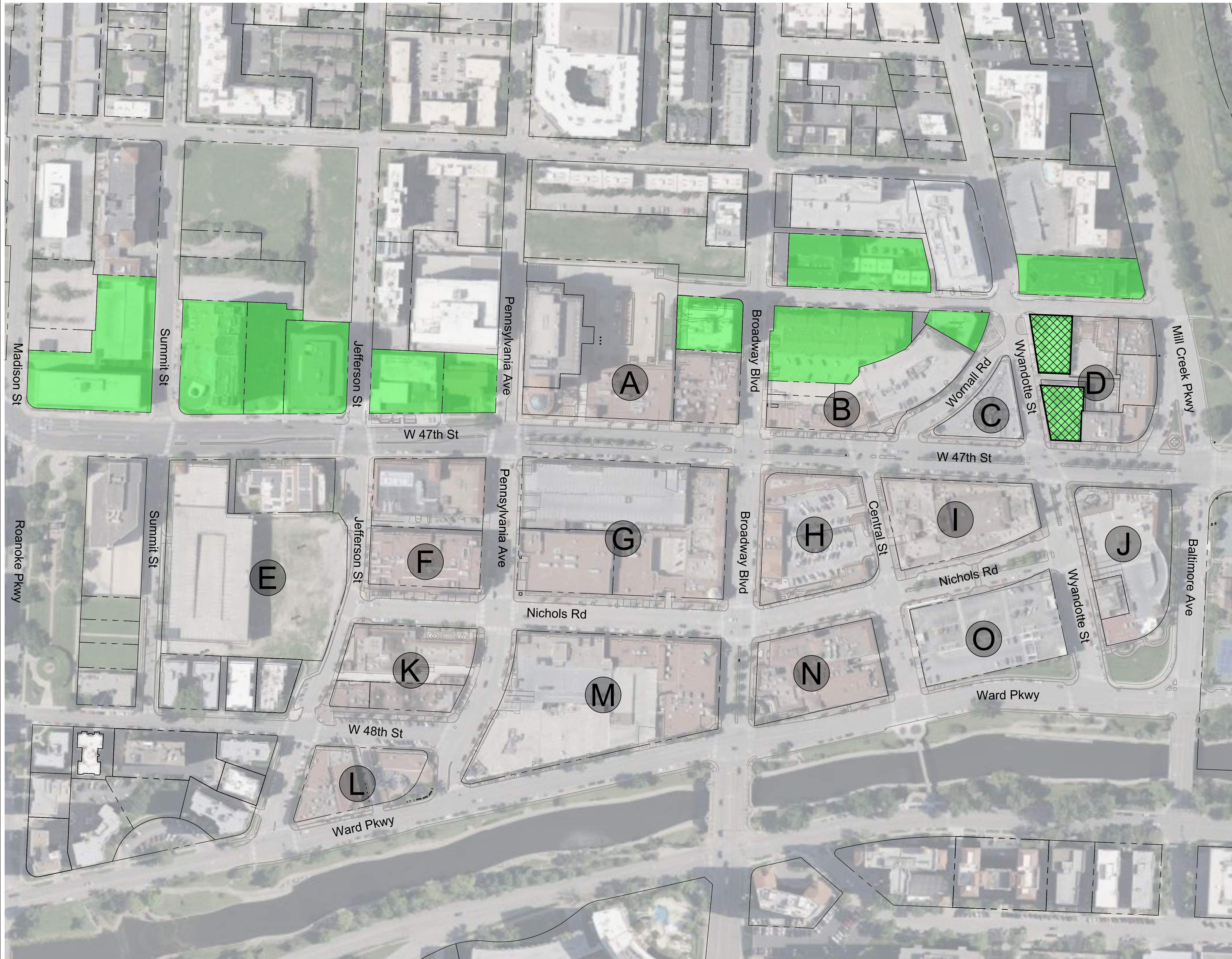
KANSAS CITY, MISSOURI

2025

drawn by: _____ DWP
designed by: _____ DWP
project no.: 024-05376
date: 11.03.2025

F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SIT03_02405376.dwg
DATE: Jan 28, 2026 3:45pm USER: jiodson

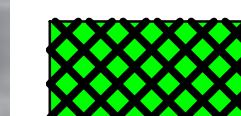
F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SIT01_02405376.dwg
 DATE: Jan 26, 2026 8:18am USER: jpodson



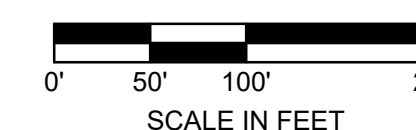
LEGEND



PROPERTY REMAINING
 SUBJECT TO
 ORDINANCE 190100



PROPERTY REMOVED
 FROM ORDINANCE
 190100 AND INCLUDED
 IN THE MPD DISTRICT



REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

2025

ORDINANCE 190100 AREA MAP

MPD REZONING & DEVELOPMENT PLAN
 COUNTRY CLUB PLAZA

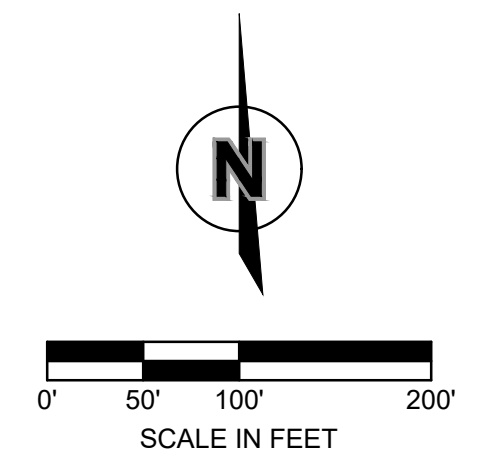
KANSAS CITY, MISSOURI

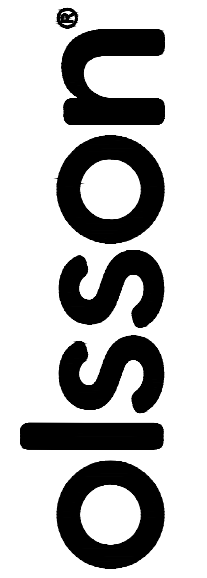
drawn by: DWP
 designed by: DWP
 project no.: 024-05376
 date: 11.03.2025

F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_GRD01_02405376.dwg
 DATE: Jan 26, 2026 8:18am USER: jhodson



LEGEND
 --- 830 --- EXISTING MINOR CONTOURS
 --- 830 --- EXISTING MAJOR CONTOURS





1301 Burlington Street
 North Kansas City, MO 64116

olsson.com
 TEL 816.361.1177
 FAX 816.361.1888
 Olsson - Engineering
 Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

EXISTING GRADING PLAN	2025
MPD REZONING & DEVELOPMENT PLAN COUNTRY CLUB PLAZA	
KANSAS CITY, MISSOURI	

drawn by: _____ DWP
 designed by: _____ DWP
 project no.: 024-05376
 date: 11.03.2025

**SHEET
C500**

F:\2024\05\01-0550\024-05376\40-design\AutoCAD\preliminary plans\Sheets\SDNC_UJT\01_02405376.dwg
 DATE: Jan 26, 2026 8:19am USER: joodson

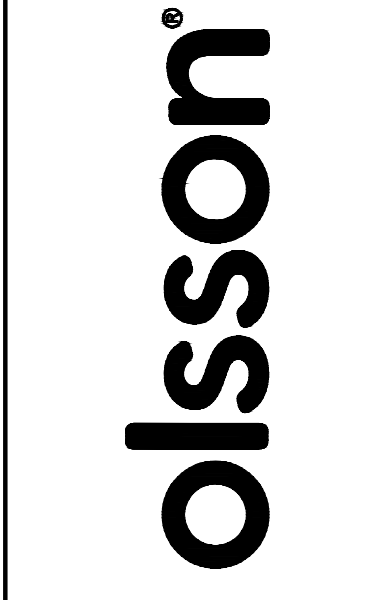
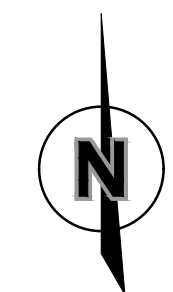


LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINES LESS THAN 12"
- EXISTING WATER LINES LARGER THAN 12"
- EXISTING FIRE HYDRANTS

NOTES:

1. ALL PIPES ARE UNDER 24" IN SIZE UNLESS LABELED ON THIS SHEET.
2. PROPERTIES ARE LOCATED WITHIN THE KCMO COMBINED SANITARY SEWER DISTRICT. FUTURE DEVELOPMENT IN AREA ARE TO FOLLOW REQUIREMENTS OF THE COMBINED SEWER DISTRICT.
3. EXISTING UTILITIES MAY HAVE CHANGES IN THE FUTURE. NO CHANGES ARE BEING PROPOSED AT THIS TIME. PLANS SPECIFICATIONS AND REPORTS WILL BE PROVIDED WITH ANY MPD FINAL DEVELOPMENT PLANS PROPOSING ANY CHANGES.



1301 Burlington Street
 North Kansas City, MO 64116

olsson.com
 TEL 816.361.1177
 FAX 816.361.1888
 Olsson - Engineering
 Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

REV. NO.	DATE	DESCRIPTION	BY

drawn by: _____ DWP
 designed by: _____ DWP
 project no.: 024-05376
 date: 11.03.2025

SHEET C600

EXISTING UTILITIES PLAN
 MPD REZONING & DEVELOPMENT PLAN
 COUNTRY CLUB PLAZA
 KANSAS CITY, MISSOURI

REVISIONS

2025