





# CERTIFICATE OF SURVEY

## 8949 East 27th Street, Kansas City, Jackson County, Missouri, 64129

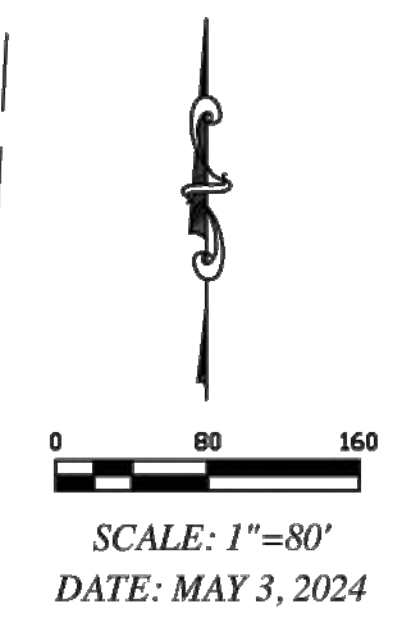
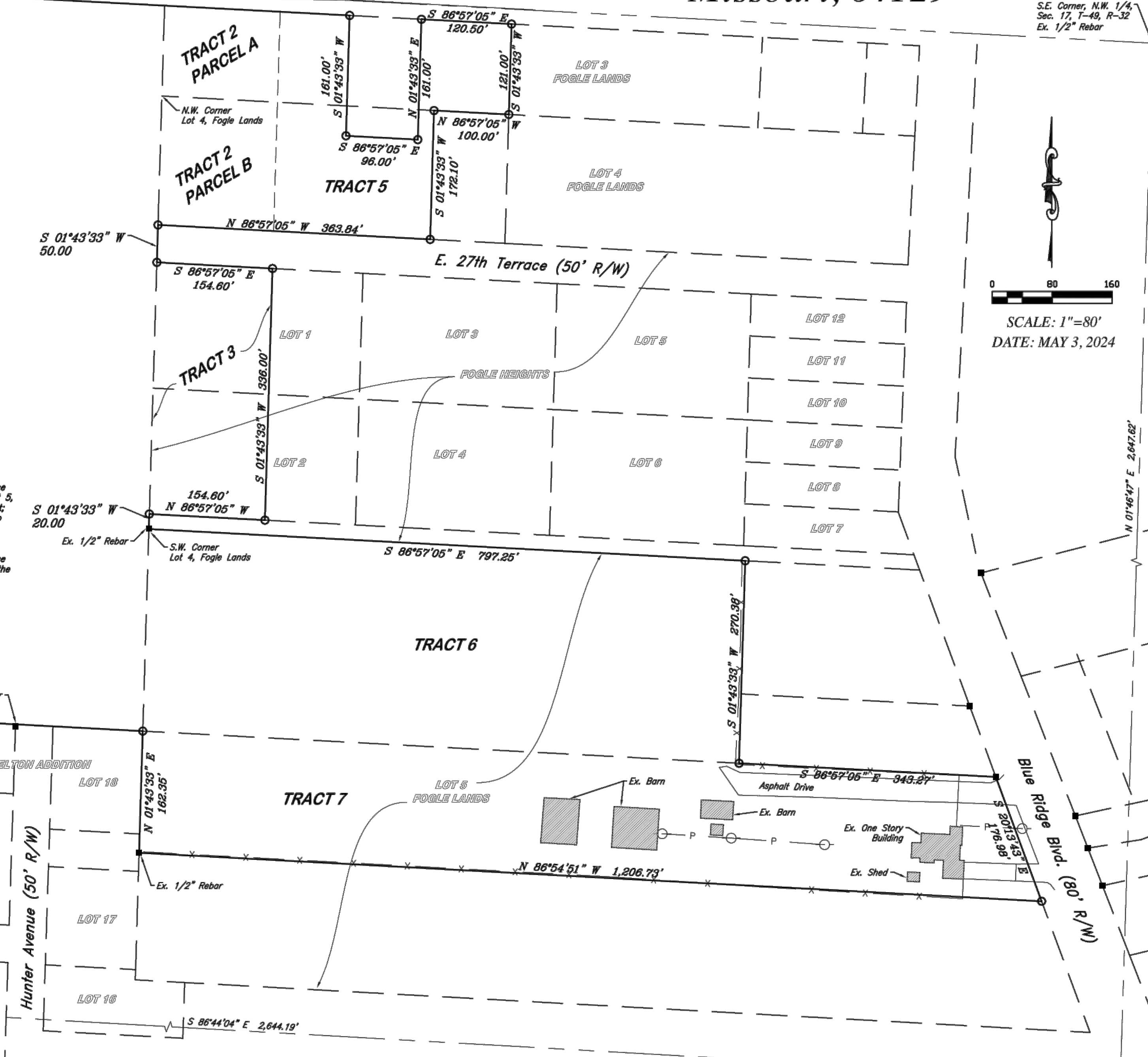
N.W. Corner  
Sec. 17, T-49, R-32  
Ex. Hole Punch  
On Sanitary Manhole

S.E. Corner, N.W. 1/4,  
Sec. 17, T-49, R-32  
Ex. 1/2" Rebar

**DESCRIPTION:**  
**TRACT 1:**  
 The North 30 acres of the Northwest Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri.  
**TRACT 2 PARCEL A**  
 That part of Lot 3, Commissioner's Plat of Robert Fogle Lands described as follows: Beginning at the Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32, thence South 141 feet; thence East 154.5 feet; thence North 141 feet; thence West 154.5 feet to beginning, Except that part in 27th Street, in Kansas City, Jackson County, Missouri.  
**TRACT 2 PARCEL B**  
 That part of Lot 4, Commissioner's Plat of Robert Fogle lands described as follows: Beginning 141 feet of South of Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32; thence South 172.7 feet; thence East 154.6 feet; thence North 172.7 feet; thence West 154.6 feet to beginning. In Kansas City, Jackson County, Missouri. Subject to that part in streets and/or roads if any.  
**TRACT 3:**  
 The West 154.6 feet of lots 1 and 2, FOGLE HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri.  
**TRACT 4:**  
 Lots 6 to 8, and 13 to 15 inclusive, Hollyvale, a subdivision in Kansas City, Jackson County, Missouri.  
**TRACT 5:**  
 All that part of Lots 3 and 4, COMMISSIONER'S PLAT OF ROBERT FOGLE LANDS, being a part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning 313.7 feet South and 252.1 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; thence East 211.4 feet; thence North 172.7 feet; thence South 172.7 feet to the place of beginning, also, Beginning 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; thence East 309 feet; thence South 141 feet; thence West 309 feet; thence North 141 feet to the Point of Beginning; Also beginning 313.7 feet South and 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the point of beginning; thence East 97.6 feet; thence North 172.7 feet; thence West 97.6 feet; thence South 172.7 feet to the Point of Beginning. Subject to that part in streets and/or roads, if any/ Except that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, described as follows: Beginning at a point 141 feet South of the North line and 363.5 feet East of the West line of said Northeast Quarter of the Northwest Quarter. Thence East parallel with the North line of said Quarter Quarter Section 100 feet; thence South parallel with the West line of said Quarter Quarter Section 172.7 feet to the North line of said 27th Street Terrace, now established; thence West parallel with the North line of said Quarter Quarter Section and along the North line of said 27th Street Terrace 100 feet, thence North parallel with the West line of said Quarter Quarter Section 172.7 feet to the Point of Beginning.  
 And except that part described as follows:  
 All that part of Lots 3 and 4, Commissioners Plat of Robert Fogle Lands, being a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning 247.0 feet East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said section, and being the true point of beginning, thence East 96.0 feet, thence South 181.0 feet thence West 96.0 feet thence North 181.0 feet to the true point of beginning, except that part taken for 27th Street.  
**TRACT 6:**  
 All that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri and being a part of Lots 5 and 7, as shown on the Commissioner's Plat of land of Robert Fogle, Deceased, filed for record in the Office of the Recorder of Deeds of said County at Independence and recorded in Book 208 of Page 65, described as follows: Beginning at a point in the West line of said Quarter Quarter Section which is also the West line of said Lot 5, 166.5 feet North of the Southwest corner of said Quarter Quarter Section, which is also the Southwest corner of said Lot 5; thence North along said West line, 164.2 feet; thence East 1184.1 feet, more or less, to the center line of Blue Ridge Road as now established; thence Southeast along said center line 177.3 feet, more or less, to a point due East of point of beginning; thence West 1251 feet, more or less, to point of beginning, except that part thereof in Blue Ridge Road.  
**TRACT 7:**  
 All that part of Lot 5, COMMISSIONER'S PLAT OF ROBERT FOGLE ESTATE, Beginning at the Northwest corner of Lot 5; thence East along the North line of Lot 5, a distance of 797.25 feet, thence South parallel to the West line of Lot 5, a distance of 270.5 feet; thence West parallel to the South line of Lot 5, a distance of 797.25 feet to the West line of Lot 5; thence North 270.5 feet to the point of beginning. The North 30 feet of the above tract is subject to being dedicated for a roadway.

Stark Avenue (50' R/W)

Farley Avenue (50' R/W)



- LEGEND**
- EXISTING REBAR
  - SET 1/2" REBAR & PLASTIC CAP
  - MO PLS #1958

**Thomas Clemons**  
**Area Surveyors**  
 2800 Robinson Pike Road  
 P.O. Box 324 Grandview, Missouri 64030  
 (816) 941-7537 sirvey@kc.rr.com

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES AS SHOWN AND IT IS IN COMPLIANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
 THOMAS W. CLEMONS P.L.S. NO. 1958

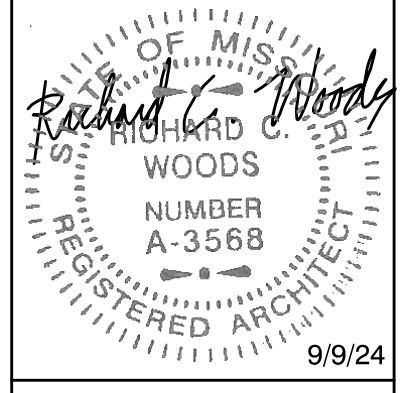
S.E. Corner, N.W. 1/4,  
Sec. 17, T-49, R-32  
Ex. 1/2" Rebar

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. \_\_\_\_\_ on \_\_\_\_\_

*Jane Gabriel*  
 Jane Gabriel, AICP  
 Secretary of the City Plan Commission

# SURVEY

A MASTER PLAN DEVELOPMENT FOR  
**QUINTANILLA FARM**  
 2808 BLUE RIDGE BLVD.  
 KC MO



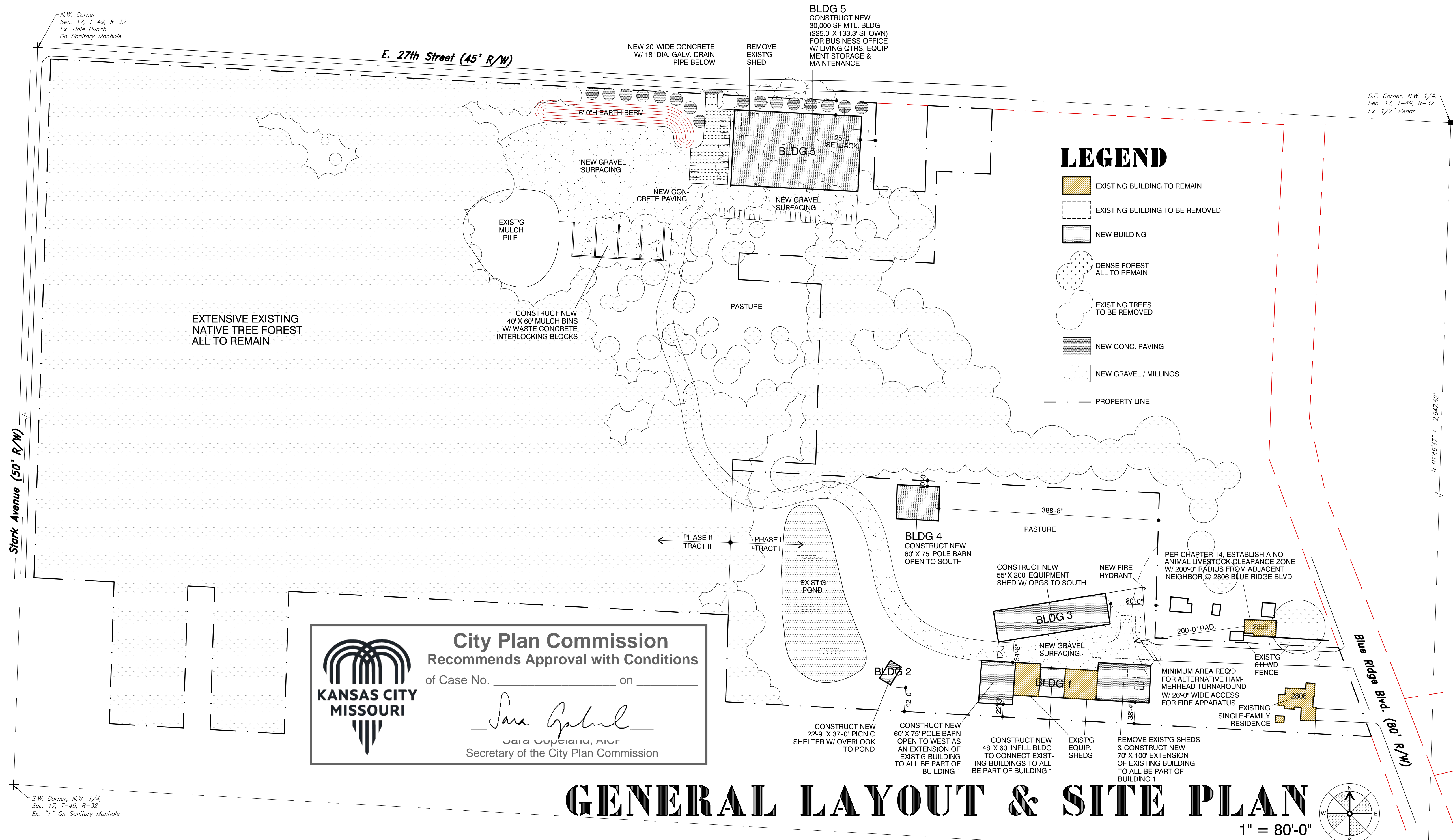
**wagon ARCHITECTS**  
 4051 BROADWAY  
 KANSAS CITY, MISSOURI 64111  
 (816) 891-2820

DATE: 6/17/24  
 REVISED: 8/7/24



# NARRATIVE RESPONSES TO DIRECTOR'S MINIMUM SUBMITTAL REQUIREMENTS

1. QUINTANILLA FARM
2. RICHARD C. WOODS  
WGN ASSOCIATES, LLC., 4051 BROADWAY, KCMO 64111  
816-931-2820, wgnarchitects@gmail.com
3. SEPTEMBER 8, 2024
4. SHOWN ON ALL DRAWINGS
5. REFER TO SHEET #2 - SURVEY
6. SHOWN ON ALL DRAWINGS
7. SHOWN ON SHEET #1
8. SHOWN ON ALL DRAWINGS
9. REFER TO SHEET #2 - SURVEY
10. REFER TO SHEET #2 - SURVEY
11. N.A.
12. N.A.
13. SHOWN ON SHEET #3
14. SHOWN ON SHEET #8
15. REFER TO SHEET #8
16. N.A.
17. SHOWN ON SHEETS #3 & #5
18. SHOWN ON SHEET #3
19. SHOWN ON SHEET #3
20. SHOWN ON SHEET #3
21. SHOWN ON SHEET #4
22. SHOWN ON ALL DRAWINGS
23. SHOWN ON SHEET #3
24. N.A.
25. N.A.
26. REFER TO SHEETS #9 THRU #14
27. REFER TO BLDG 5 - WEST ELEVATION ON SHEET #13
- 28a. R-7.5
- 28b. PHASE I / TRACT I - 405,919 SF  
PHASE II / TRACT II - 1,484,065 SF  
TOTAL SQ. FT. - 1,889,984 SF
- 28c. 0
- 28d. 1,889,984 SQ. FT.
- 28e. BLDG 1 - EQUIPMENT STORAGE & ANIMAL SHELTER  
BLDG 2 - PARTIES, PICNICS, RELAXATION  
BLDG 3 - EQUIPMENT STORAGE  
BLDG 4 - ANIMAL SHELTER  
BLDG 5 - TREE SERVICE OFFICE, LIVING QUARTERS, GARAGE
- 28f. BLDG 1 - 1-STORY W/ MAX. HGT. OF 15'-4" FROM HIGHEST GRADE  
BLDG 2 - 1 STORY W/ MAX. HGT. OF 20'-4" FROM HIGHEST GRADE  
BLDG 3 - 1 STORY W/ MAX. HGT. OF 19'-4" FROM HIGHEST GRADE  
BLDG 4 - 1 STORY W/ MAX. HGT. OF 15'-4" FROM HIGHEST GRADE  
BLDG 5 - 1 STORY W/ MAX. HGT. OF 23'-6" FROM HIGHEST GRADE
- 28g. BLDG 1 - 18,460 SF  
BLDG 2 - 840 SF  
BLDG 3 - 11,000 SF  
BLDG 4 - 4,500 SF  
BLDG 5 - 30,000 SF
- 28h. BLDG 1 - 1 TO 1 @ BLDG. & .0097% OF TOTAL SITE  
BLDG 2 - 1 TO 1 @ BLDG. & .0004% OF TOTAL SITE  
BLDG 3 - 1 TO 1 @ BLDG. & .0058% OF TOTAL SITE  
BLDG 4 - 1 TO 1 @ BLDG. & .0023% OF TOTAL SITE
- 28i. N.A.
- 28j. 13 SPACES OF PAVED PARKING SPACES ARE PROVIDED.
- 28k. REQUIRED IS UNKNOWN AT TIME OF SUBMITTAL
- 28l. N.A.
- 28m. N.A.
29. N.A.
30. N.A.



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*Sara Gabriel*  
Sara Gabriel, AICP  
Secretary of the City Plan Commission

## GENERAL LAYOUT & SITE PLAN

TABLE 1 - SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	AAPPROVED
ZONING	R-7.5	MPD		
GROSS LAND AREA SF	1,889,984 SQ. FT.	1,889,984 SQ. FT.		
R.O.W. DEDICATION SF	0	0		
NET LAND AREA SF	1,889,984 SQ. FT.	1,889,984 SQ. FT.		
BUILDING AREA				
BLDG. #1 SF		18,460 SF		
BLDG. #2 SF		840 SF		
BLDG. #3 SF		11,000 SF		
BLDG. #4 SF		4,500 SF		
BLDG. #5 SF		30,000 SF		
TOTAL ALL BLDGS.		64,800 SF		

TABLE 2 - BLDG #1 DATA - 18,460 SF

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
REAR SETBACK				
FRONT SETBACK				
SIDE SETBACK		22'-3"		
SIDE SETBACK @ ST.				
HEIGHT		15'-4"		

TABLE 2 - BLDG #2 DATA - 840 SF

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
REAR SETBACK				
FRONT SETBACK				
SIDE SETBACK		42'-0"		
SIDE SETBACK @ ST.				
HEIGHT		20'-4"		

TABLE 2 - BLDG #3 DATA - 11,000 SF

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
REAR SETBACK				
FRONT SETBACK		80'-0"		
SIDE SETBACK				
SETBACK BETWEEN BLDGS.		17'-1 1/2"		
HEIGHT		19'-4"		

TABLE 2 - BLDG #4 DATA - 4,500 SF

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
REAR SETBACK				
FRONT SETBACK		388'-8"		
SIDE SETBACK		10'-0"		
SIDE SETBACK @ ST.				
HEIGHT		15'-4"		

TABLE 2 - BLDG #5 DATA - 30,000 SF

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
REAR SETBACK				
FRONT SETBACK		25'-0"		
SIDE SETBACK		25'-0"		
SIDE SETBACK @ ST.				
HEIGHT		23'-6"		

TABLE 3 - LANDSCAPE REQUIREMENTS

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
STREET TREES		16 @ 30'-0" O.C.		
OUTDOOR USE SCREEN	CONTINUOUS 6'-0" HIGH EARTH BERM TO SCREEN OFF MULCH PILE & BINS			

TABLE 3b - LANDSCAPE SCHEDULE

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	AAPPROVED
		3" CALIBER - MISSOURI - WHITEDOGWOOD		
	EXISTING DENSE FOREST ALL SCHEDULED TO REMAIN			
	CONTINUOUS 6'-0" HIGH EARTH BERM TO SCREEN OFF MULCH PILE & BINS			

TABLE 4a - ALTERNATIVE COMPLIANCE PARKING

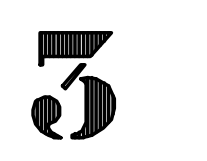
PROPOSED & DESCRIPTION	AAPPROVED
19 PARKING STALLS, EACH 9W X 18L, ARE PROVIDED ADJACENT TO BLDG #5 ENTRANCE. AT LEAST 28 ADDITIONAL STALLS CAN BE PROVIDED ON GRAVEL PARKING AREA SOUTH OF BLDG #5	

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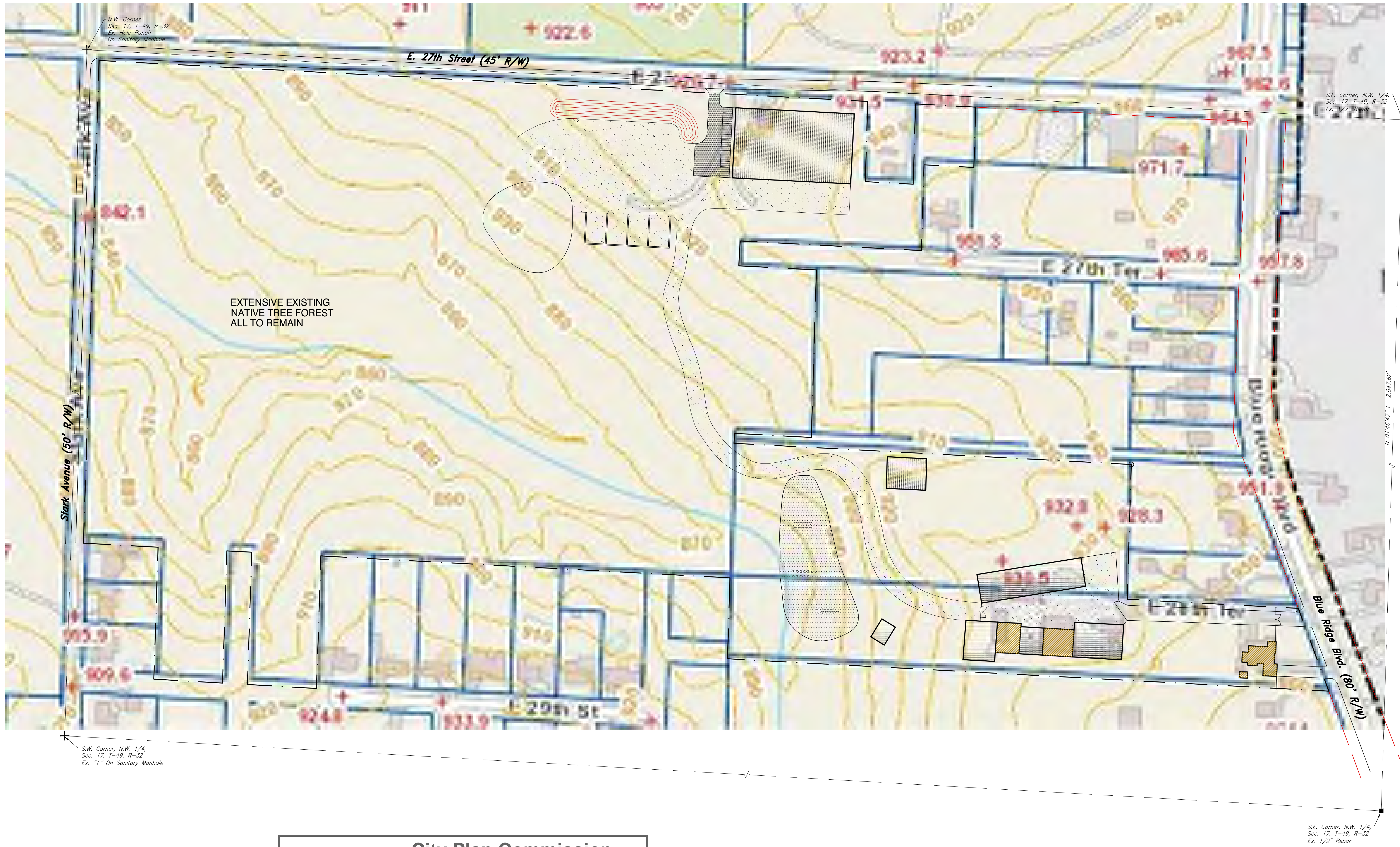



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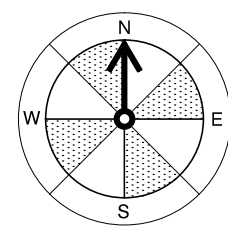





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*Jana Copeland*  
 Jana Copeland, AICP  
 Secretary of the City Plan Commission

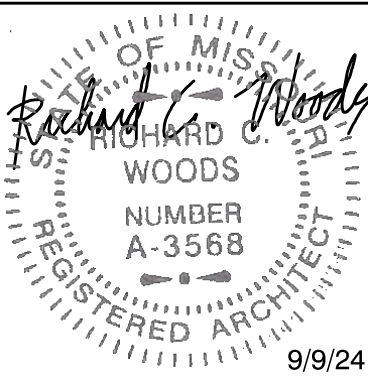
**EXISTING GRADING**

1" = 80'-0"



A MASTER PLAN DEVELOPMENT FOR  
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KCMO

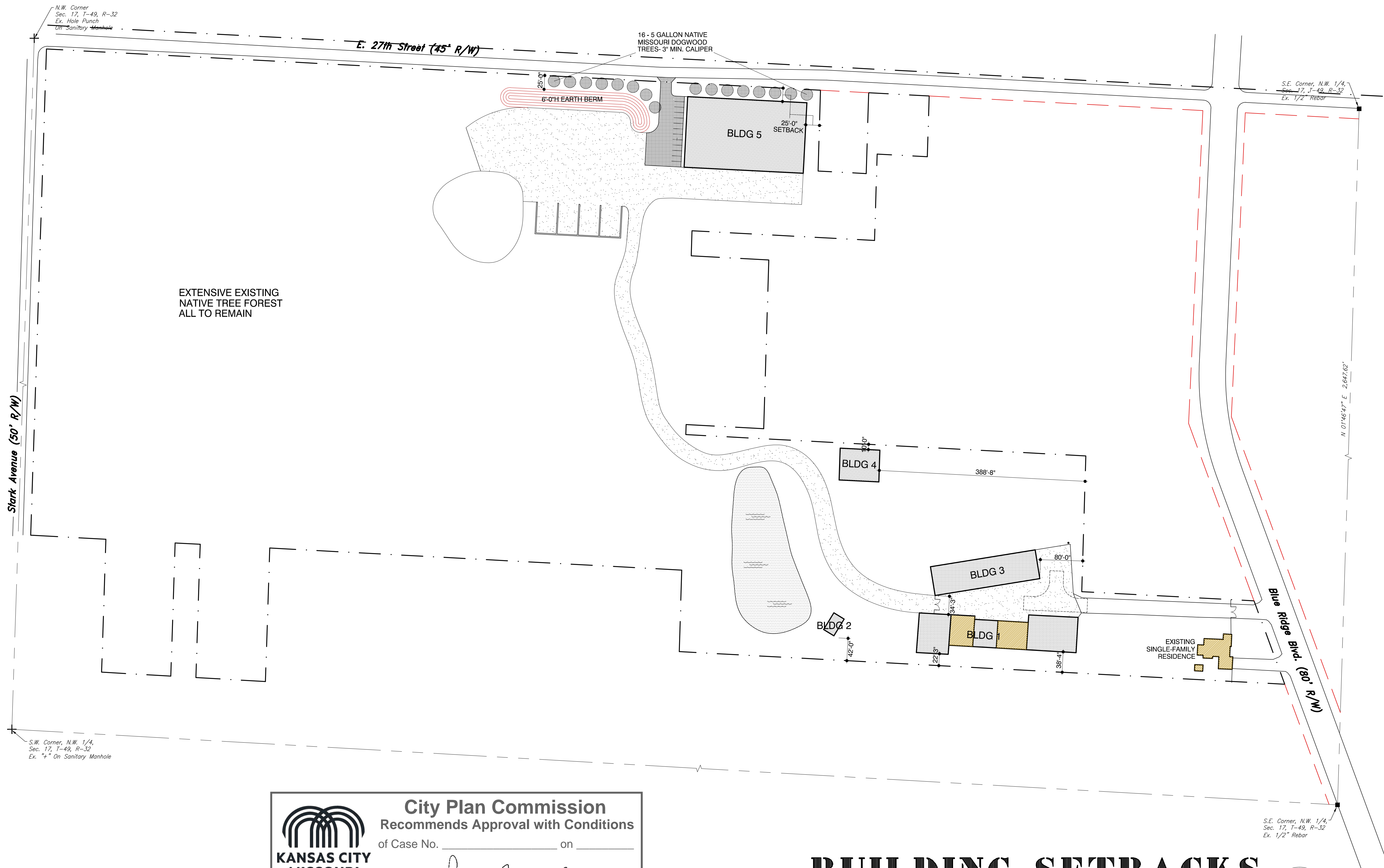


  
**ARCHITECTS**  
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N.W. Corner  
Sec. 17, T-49, R-32  
Ex. Hole Punch  
On Sanitary Manhole

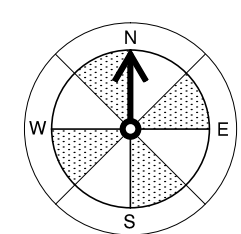
S.E. Corner, N.W. 1/4,  
Sec. 17, T-49, R-32  
Ex. 1/2" Rebar

S.W. Corner, N.W. 1/4,  
Sec. 17, T-49, R-32  
Ex. "x" On Sanitary Manhole

S.E. Corner, N.W. 1/4,  
Sec. 17, T-49, R-32  
Ex. 1/2" Rebar

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*Sara Gabriel*  
Sara Cupcariu, AICP  
Secretary of the City Plan Commission

# BUILDING SETBACKS & LANDSCAPING PLAN



1" = 80'-0"

A MASTER PLAN DEVELOPMENT FOR  
**QUINTANILLA FARM**  
KCMO  
2808 BLUE RIDGE BLVD.

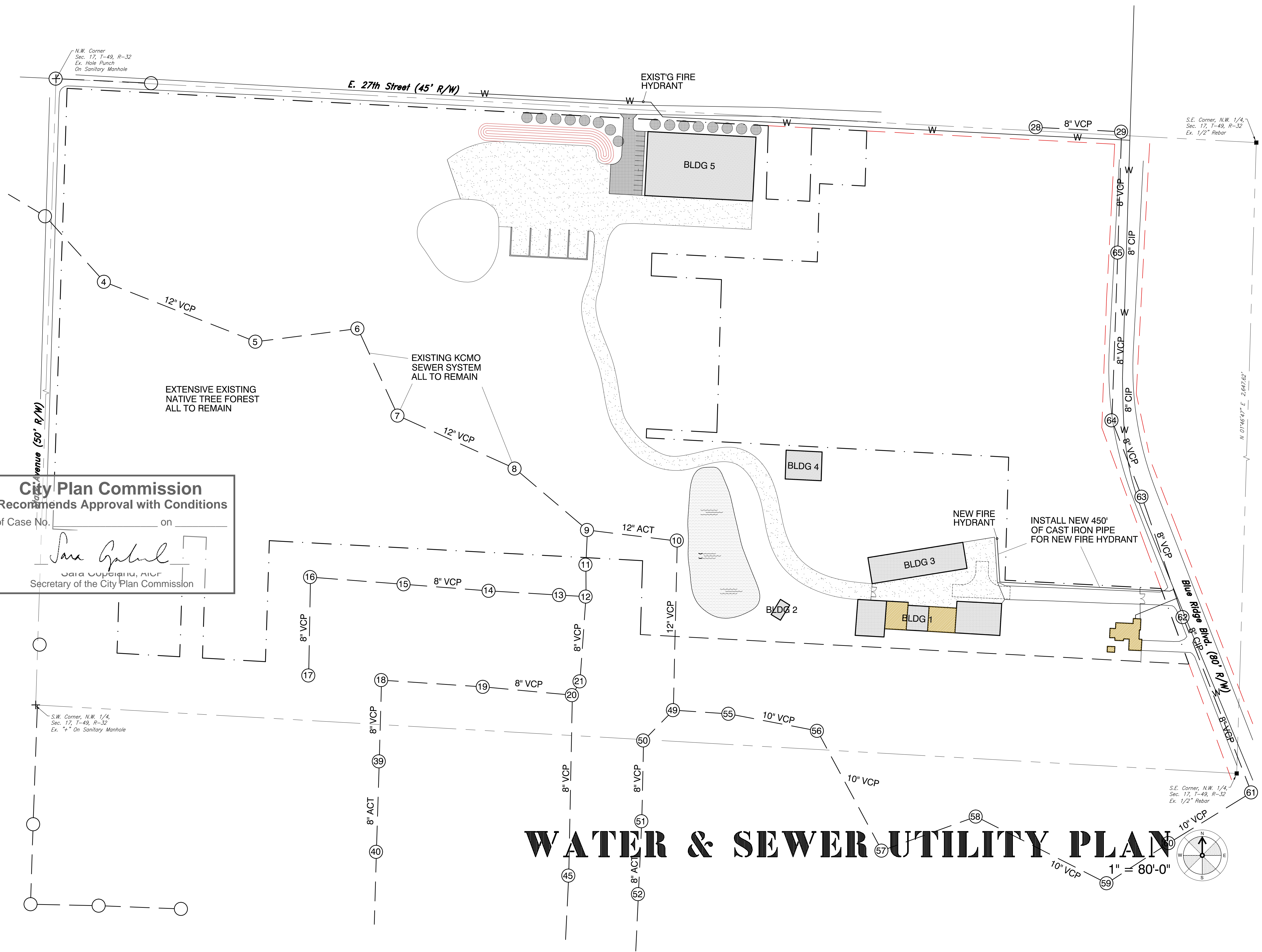
ROBERT C. WOODS  
REGISTERED ARCHITECT  
NUMBER A-3568  
9/9/24

**wgn ARCHITECTS**  
4051 BROADWAY  
KANSAS CITY, MISSOURI 64111  
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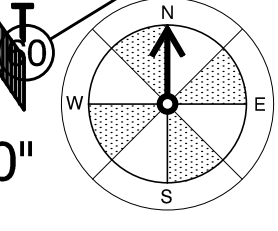






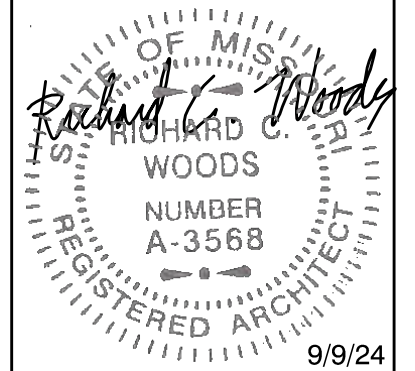
# WATER & SEWER UTILITY PLAN

1" = 80'-0"



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*Jane Gabriel*  
 Jane Gabriel, AICP  
 Secretary of the City Plan Commission

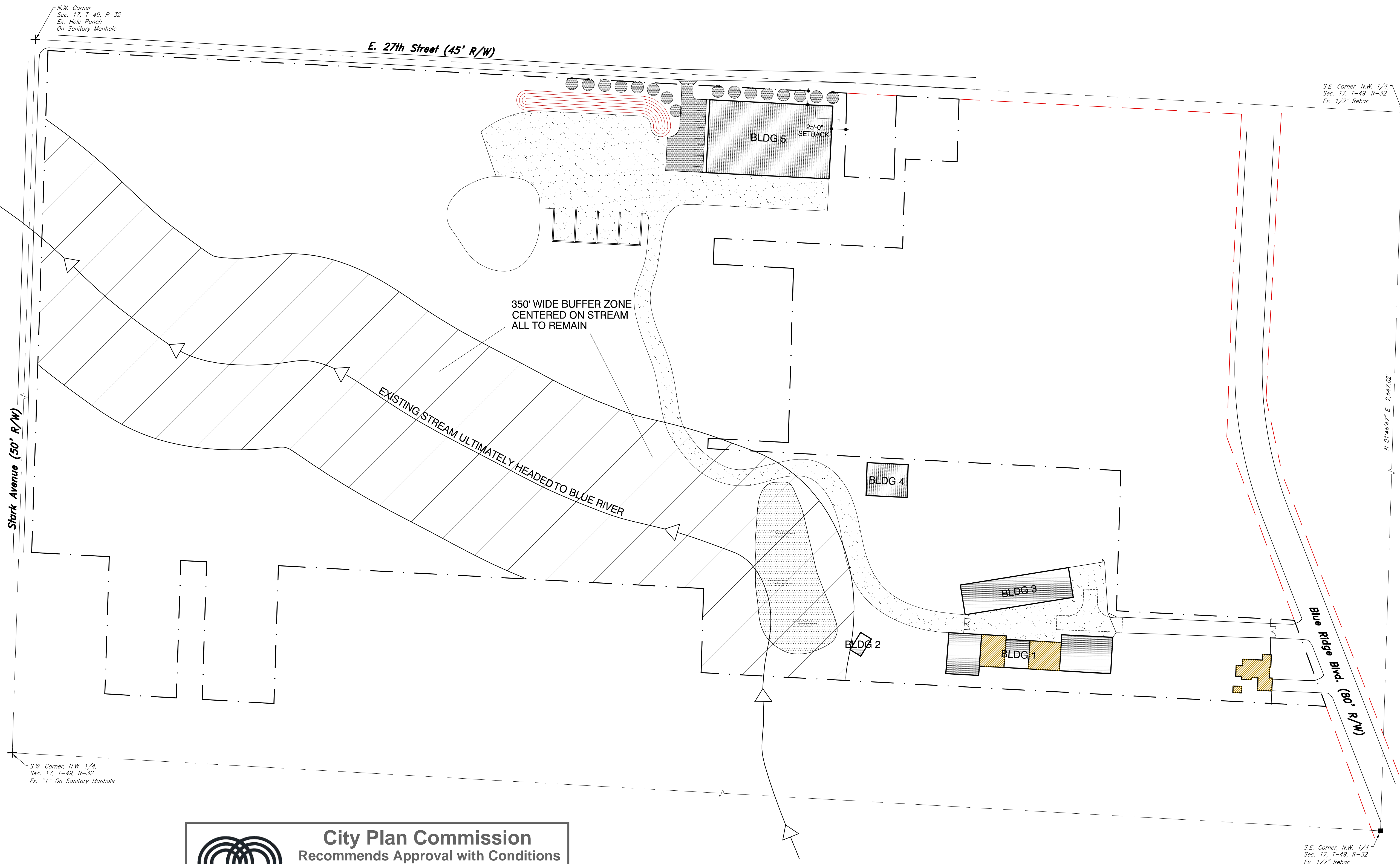
A MASTER PLAN DEVELOPMENT FOR  
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 KCMO  
 2808 BLUE RIDGE BLVD.



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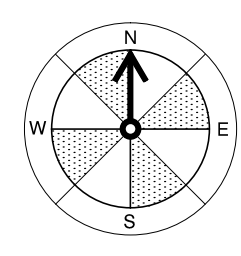
**KANSAS CITY MISSOURI**

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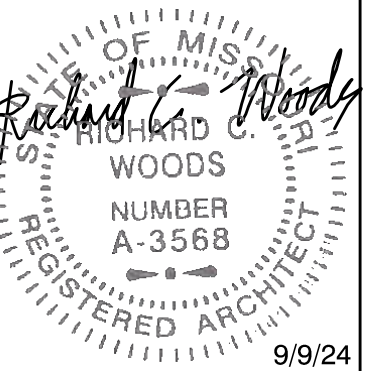
*Jana Gabriel*  
Jana Gabriel, AICP  
Secretary of the City Plan Commission

# STREAM BUFFER ZONE PLAN

1" = 80'-0"



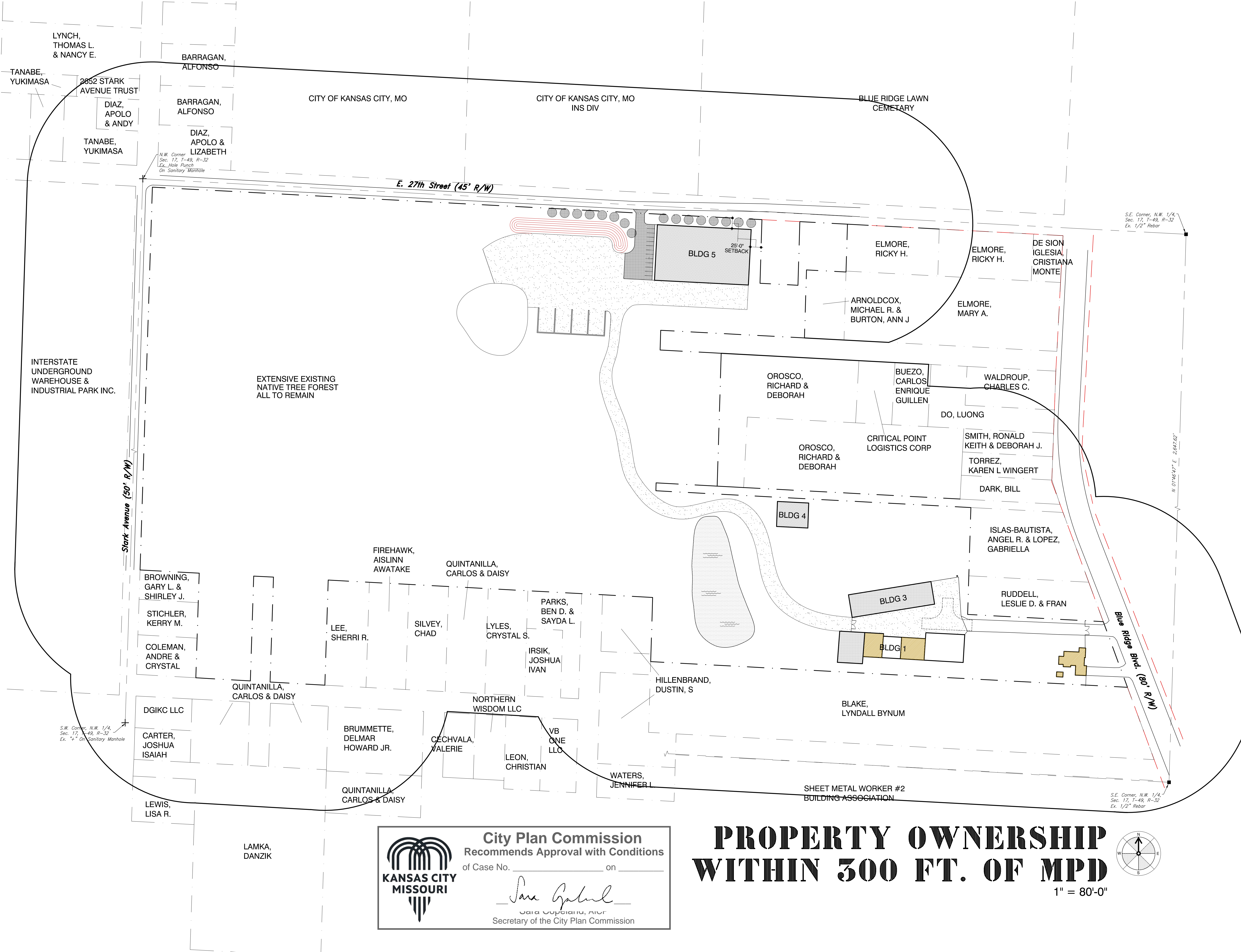
A MASTER PLAN DEVELOPMENT FOR  
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KCMO



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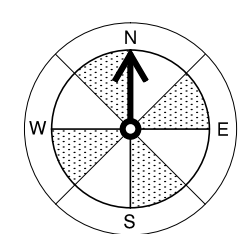





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*Sara Copeland*  
 Sara Copeland, AICP  
 Secretary of the City Plan Commission

# PROPERTY OWNERSHIP WITHIN 300 FT. OF MPD

1" = 80'-0"



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**QUINTANILLA FARM**  
 KCMO  
 2808 BLUE RIDGE BLVD.

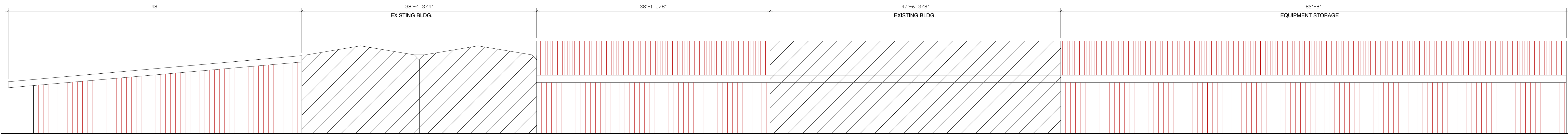
REGISTERED ARCHITECT  
 NUMBER A-3568  
 9/9/24

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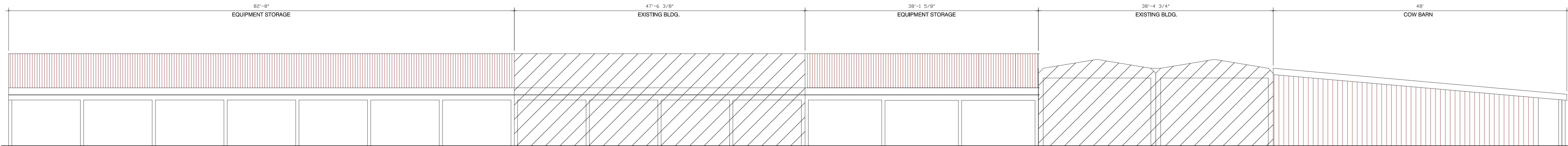
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**8**

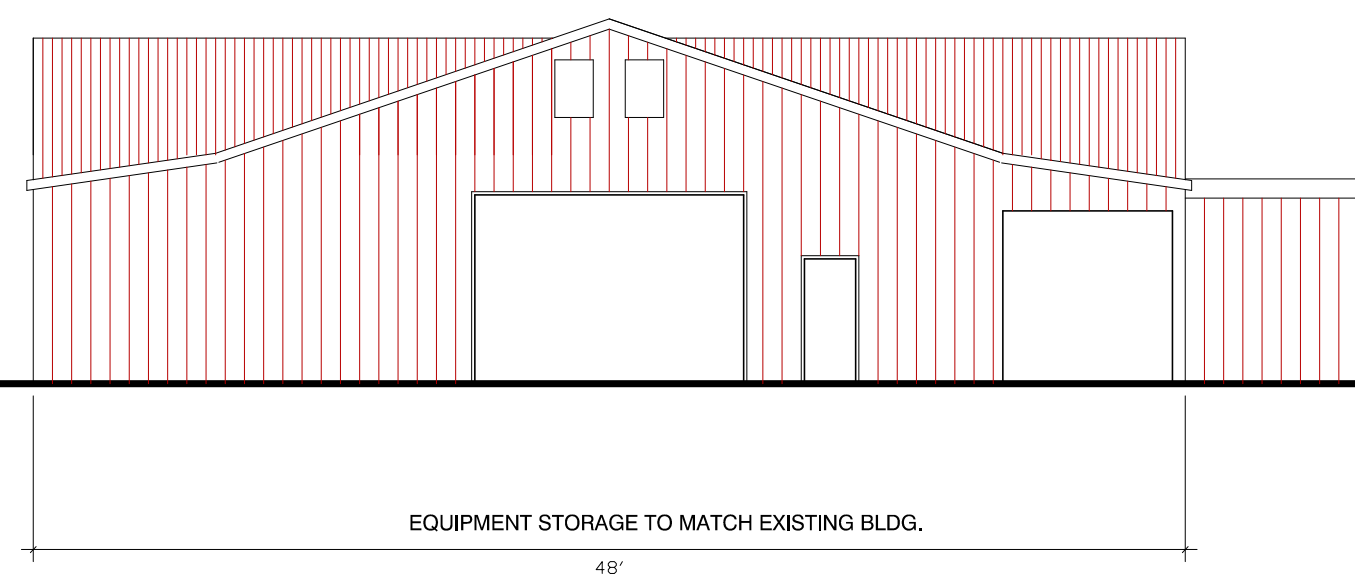




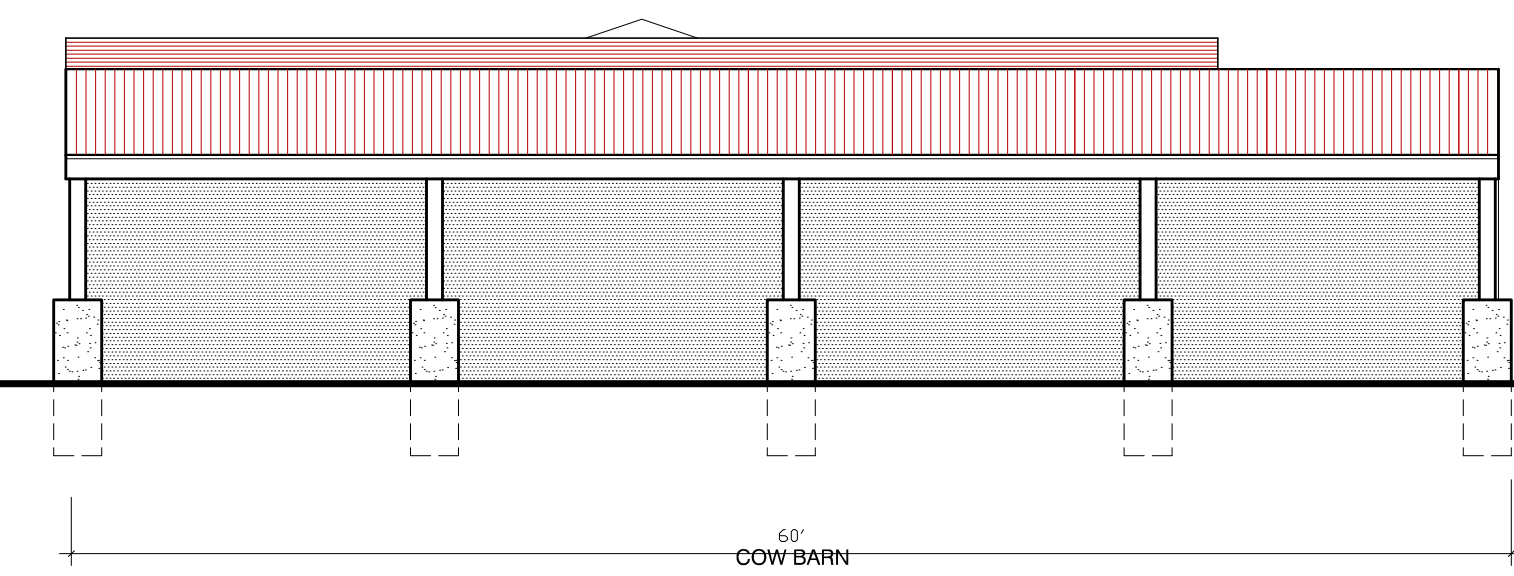
**BLDG 2 - FRONT ELEVATION**  
1" = 20'-0"



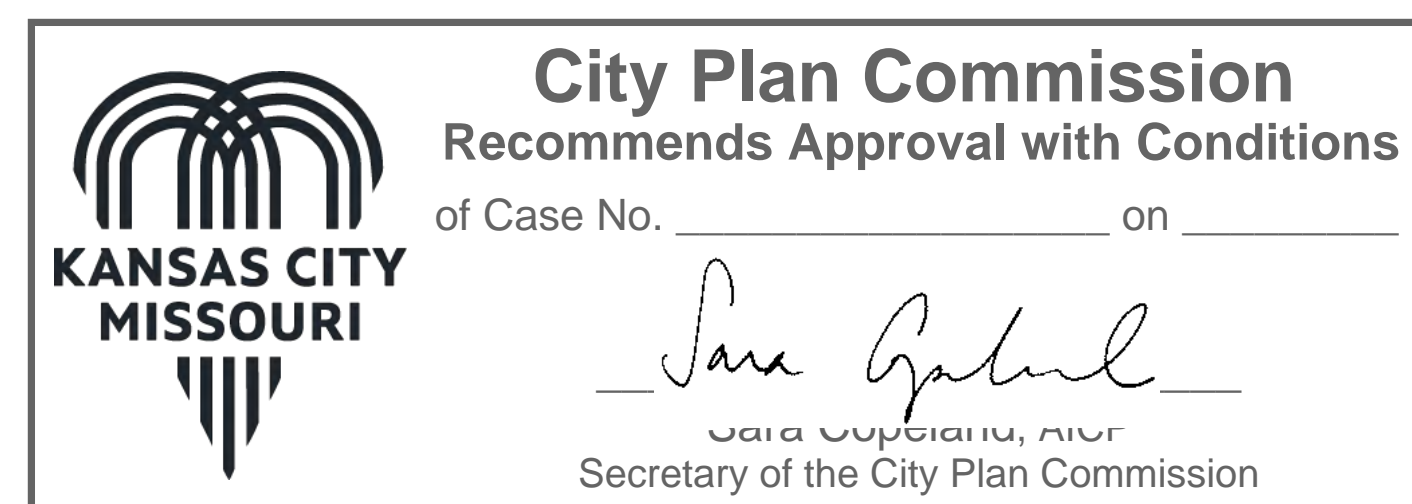
**BLDG 2 - FRONT ELEVATION**  
1/16" = 1'-0"



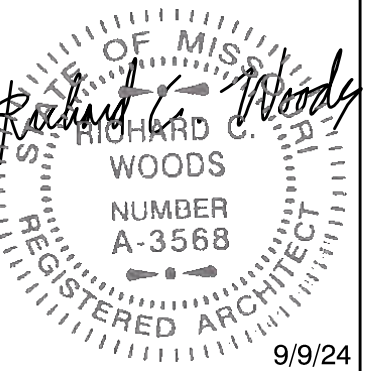
**BLDG 1 - EAST ELEVATION**  
1" = 20'-0"



**BLDG 1 - WEST ELEVATION**  
1" = 20'-0"

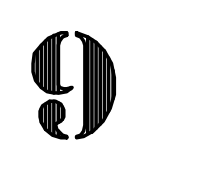


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2808 BLUE RIDGE BLVD.

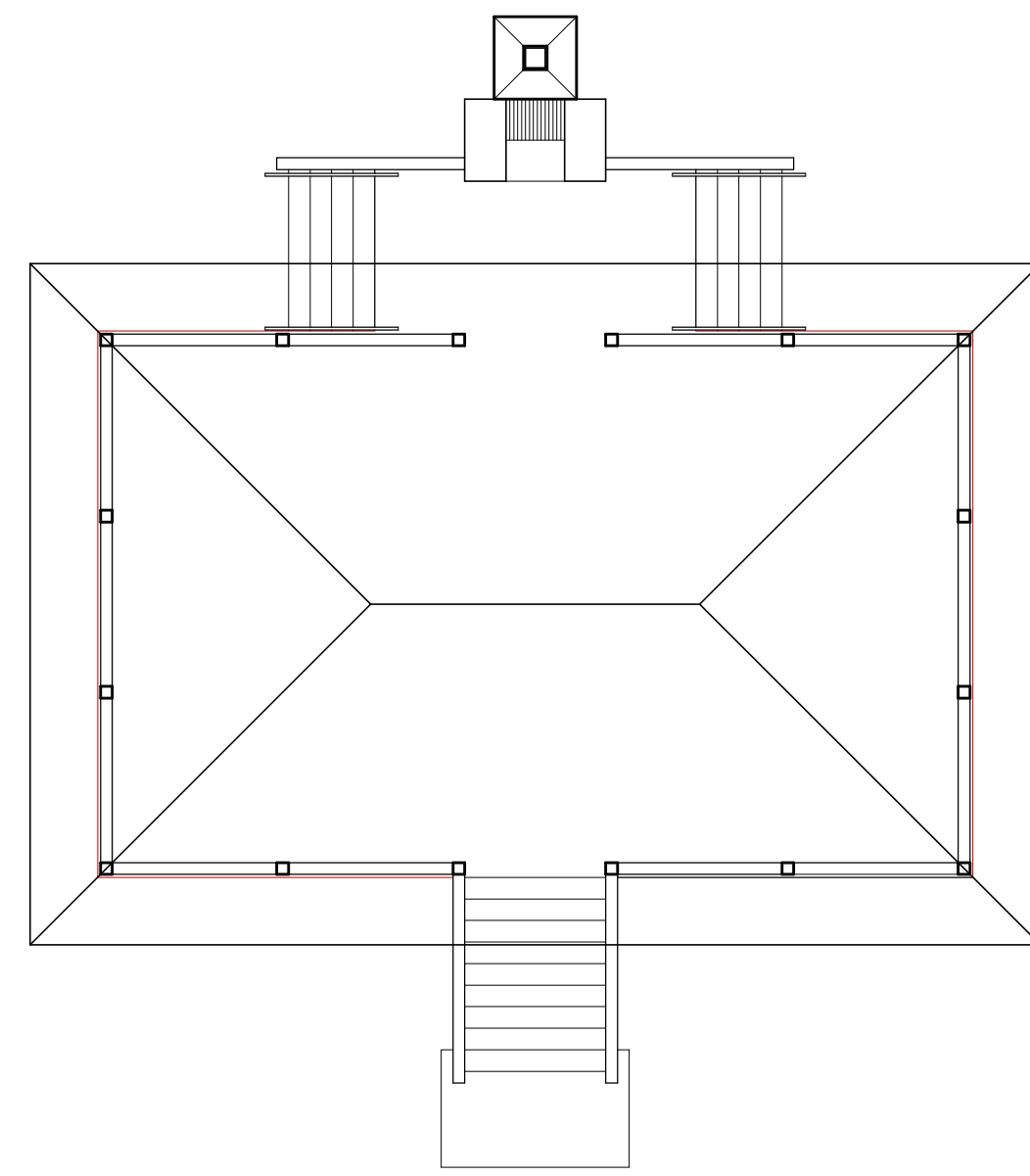


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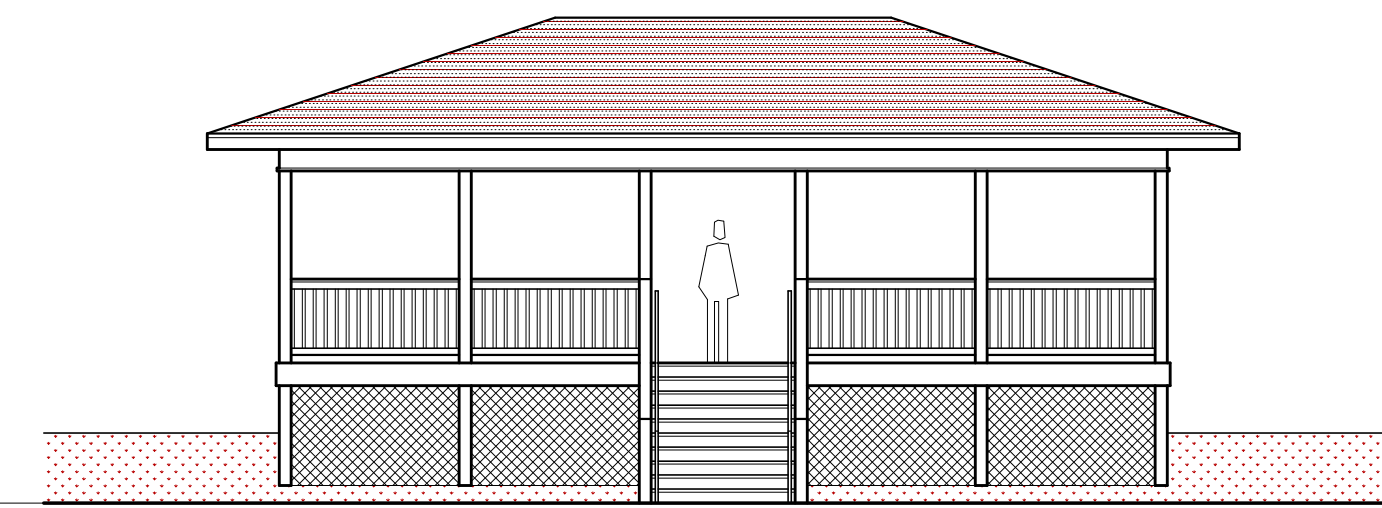
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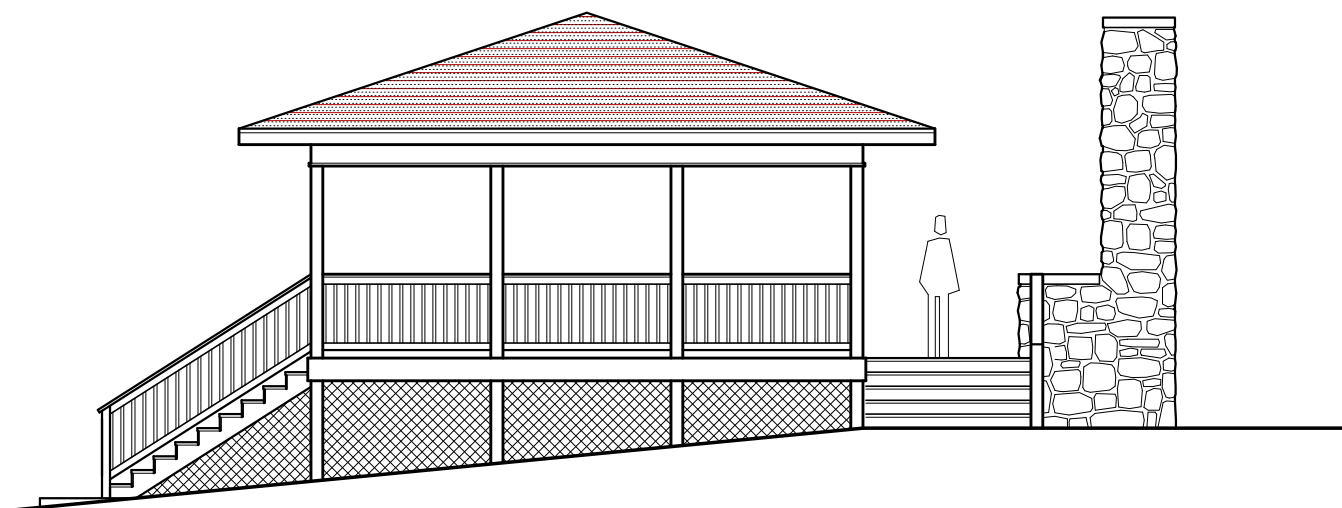




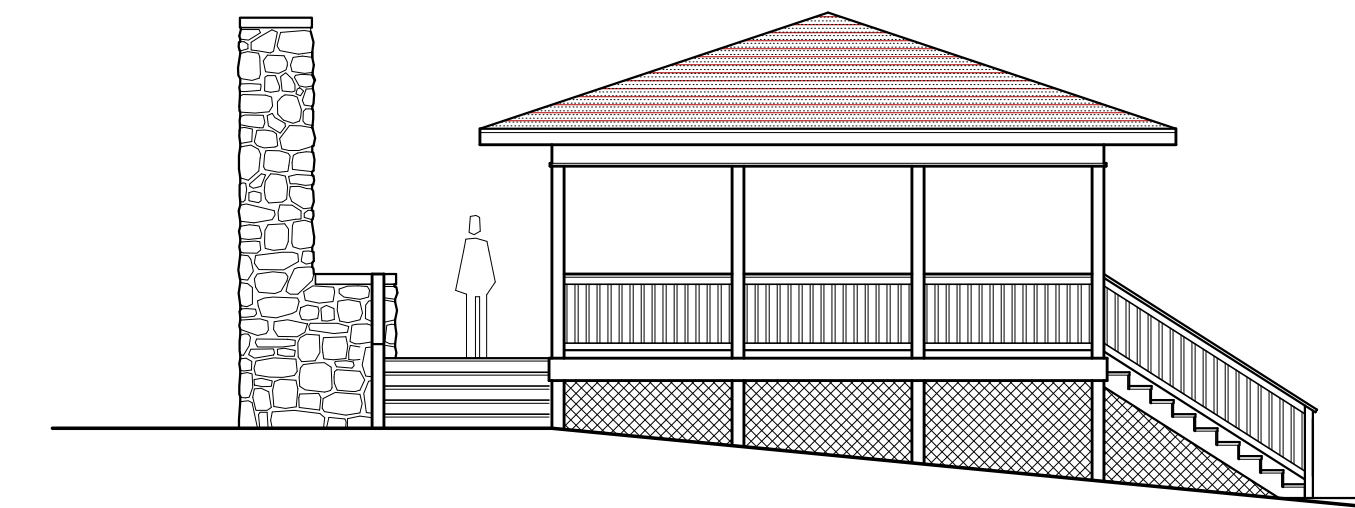
**BLDG 2 - SHELTER PLAN**  
1/16" = 1'-0"



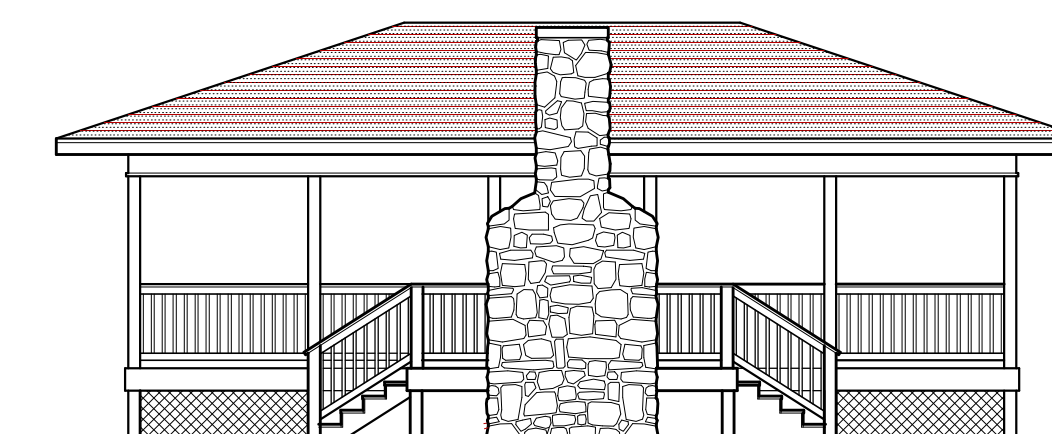
**BLDG 2 - FRONT ELEVATION**  
1/16" = 1'-0"



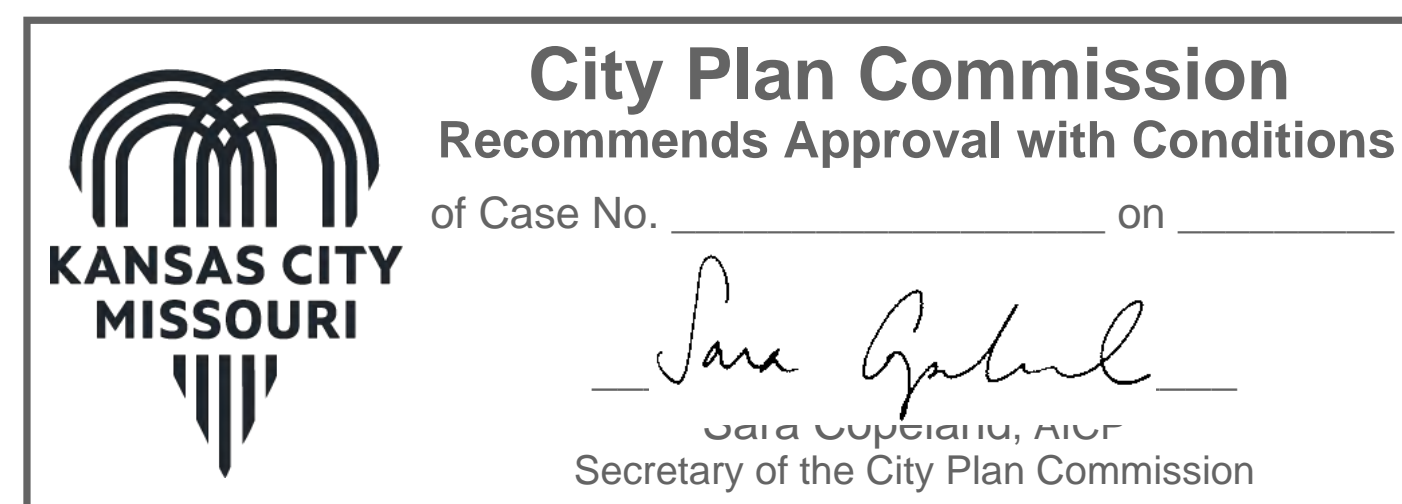
**BLDG 2 - RIGHT SIDE ELEVATION**  
1/16" = 1'-0"



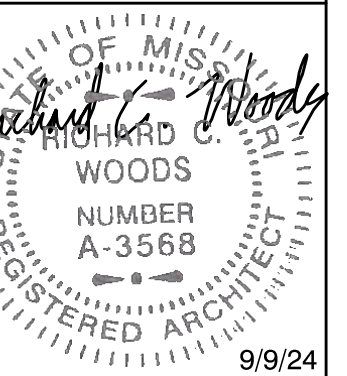
**BLDG 2 - LEFT SIDE ELEVATION**  
1/16" = 1'-0"



**BLDG 2 - REAR ELEVATION**  
1/16" = 1'-0"



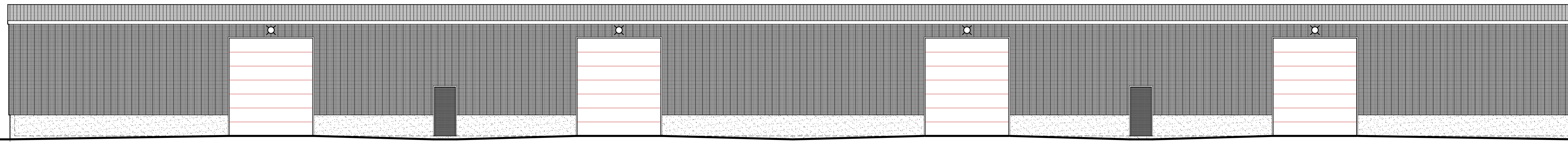
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 KCMO  
 2808 BLUE RIDGE BLVD.



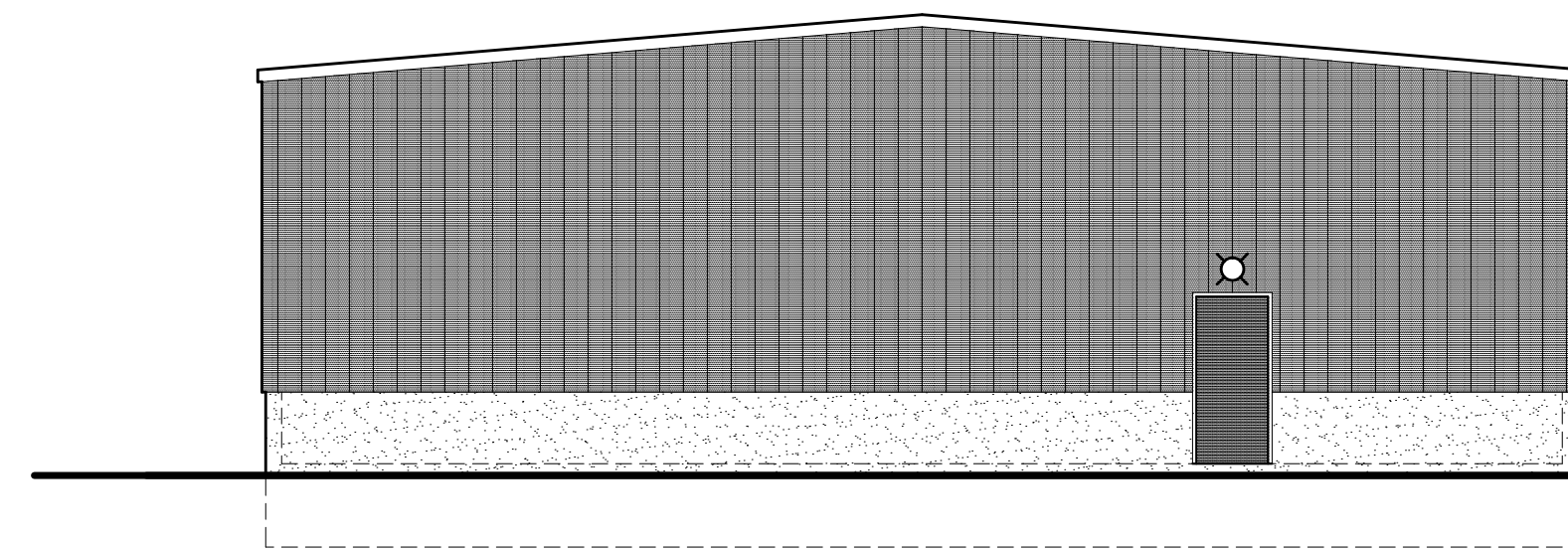
**wgn**  
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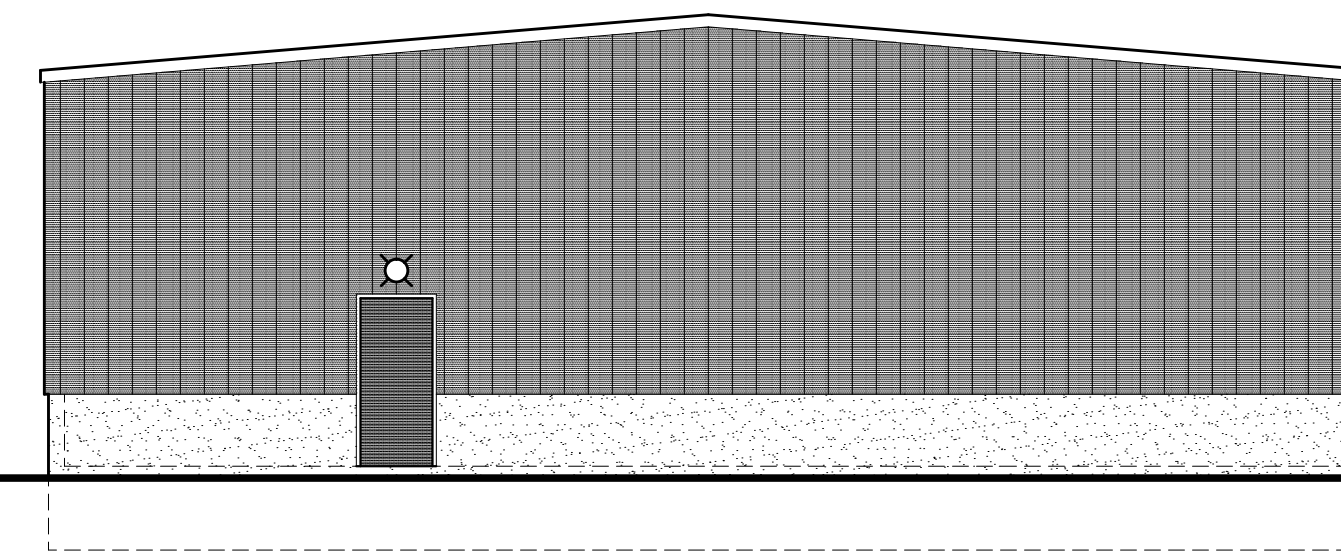




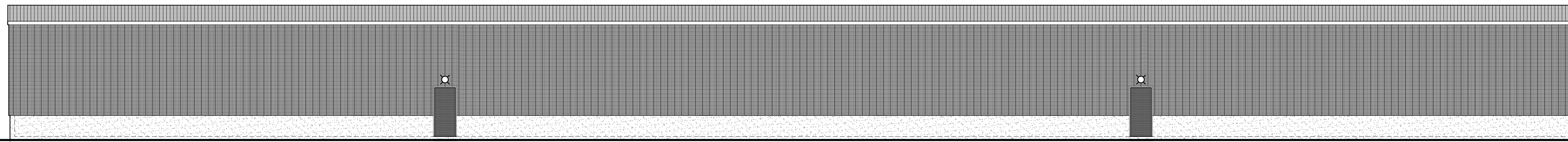
**BLDG 3 - SOUTH ELEVATION**  
1/16" = 1'-0"




**BLDG 3 - WEST ELEVATION**  
1/16" = 1'-0"



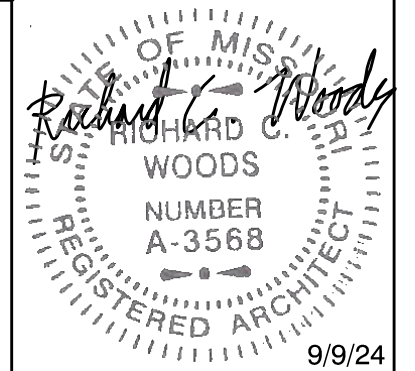
**BLDG 3 - EAST ELEVATION**  
1/16" = 1'-0"



**BLDG 3 - NORTH ELEVATION**  
1/16" = 1'-0"

 **City Plan Commission**  
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*Sara Gabriel*  
 Sara Gabriel, AIA  
 Secretary of the City Plan Commission

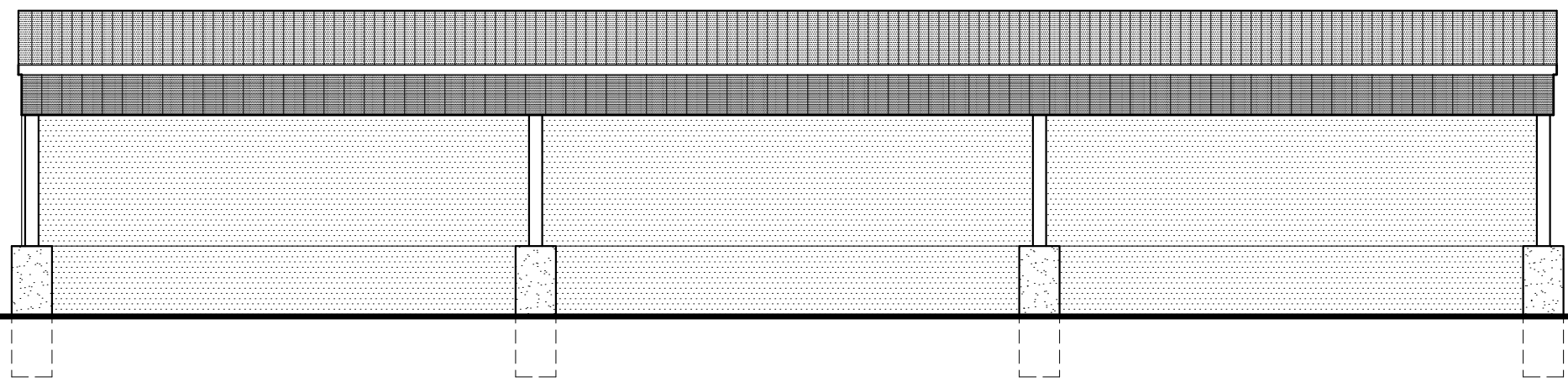
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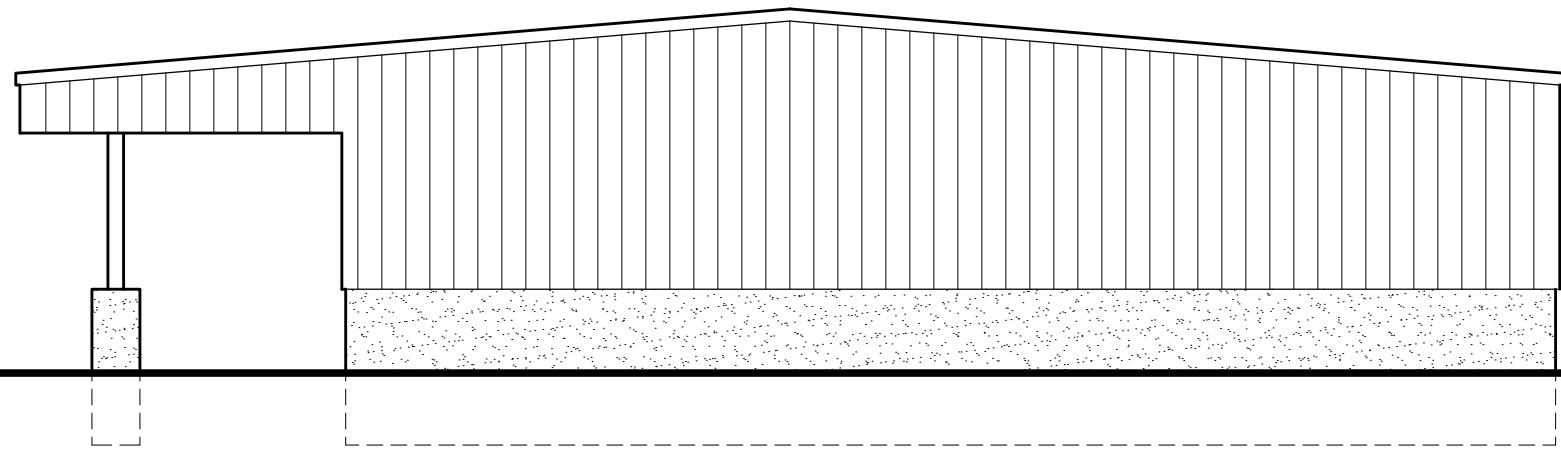
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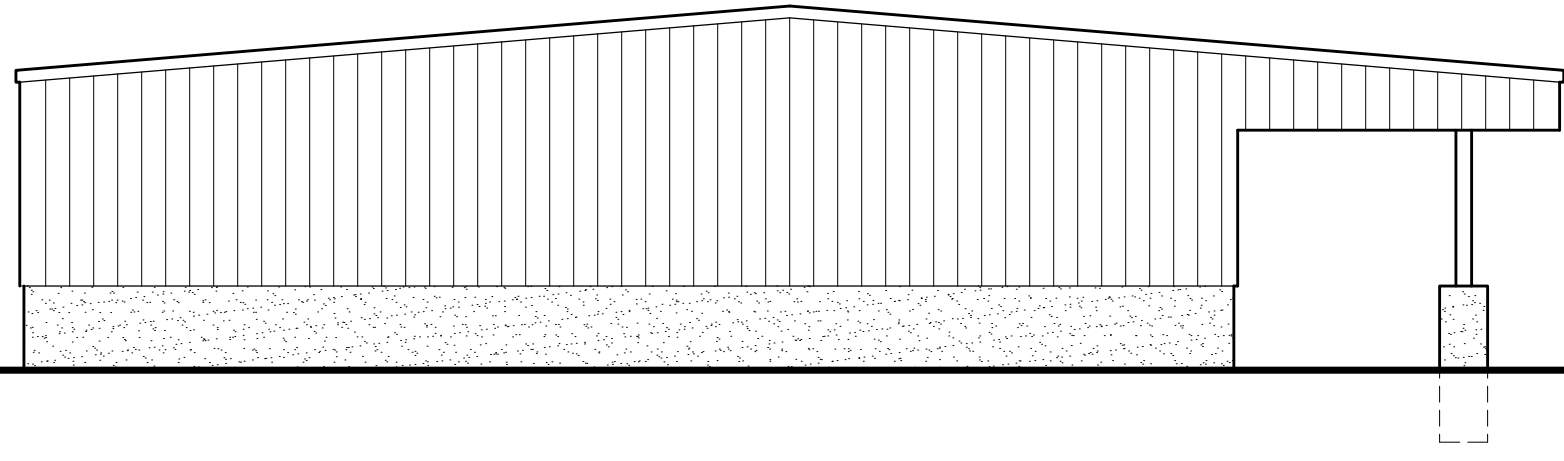
**BLDG 4 - SOUTH ELEVATION**

1/16" = 1'-0"



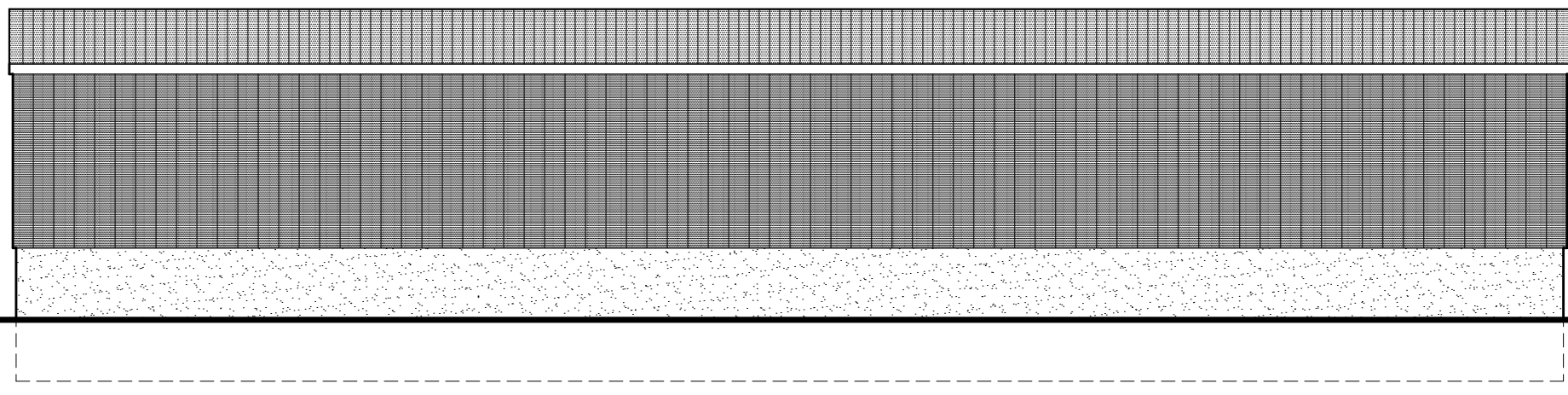
**BLDG 4 - EAST ELEVATION**

1/16" = 1'-0"



**BLDG 4 - WEST ELEVATION**

1/16" = 1'-0"



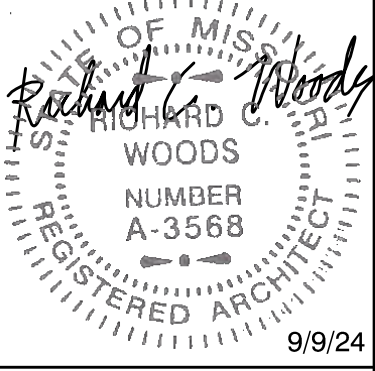
**BLDG 4 - NORTH ELEVATION**

1/16" = 1'-0"



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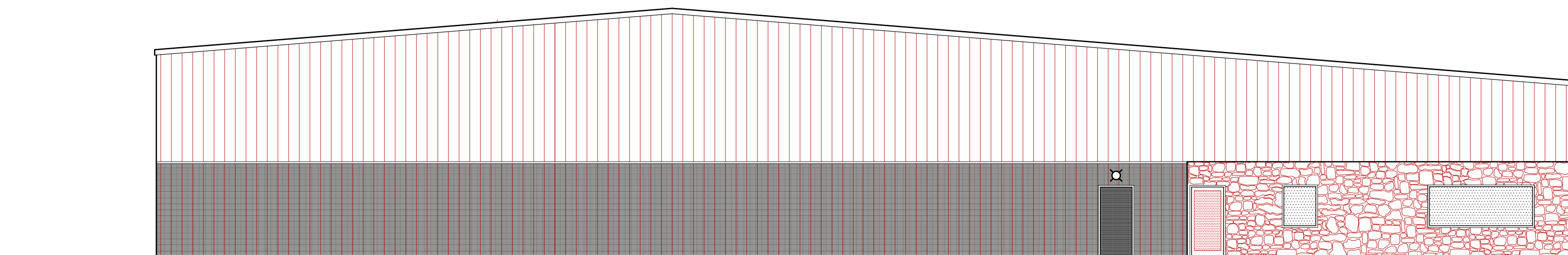
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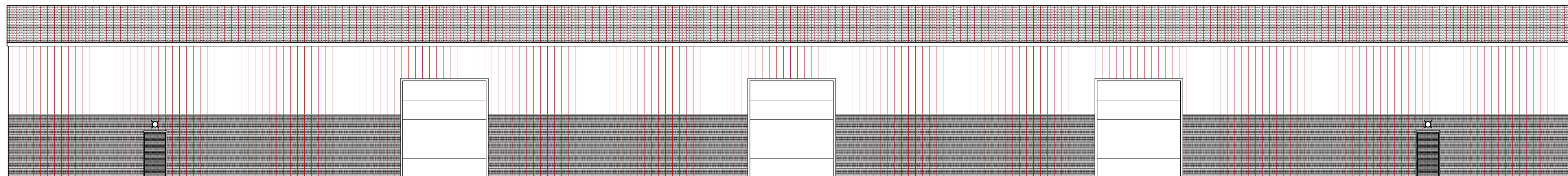
**BLDG 5 - WEST ELEVATION**

1/16" = 1'-0"



**BLDG 5 - EAST ELEVATION**

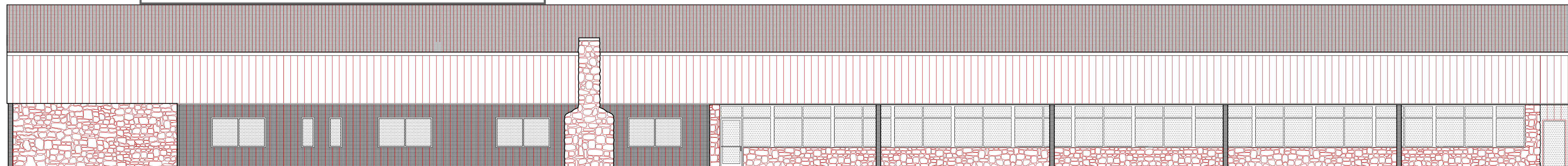
1/16" = 1'-0"



**BLDG 5 - SOUTH ELEVATION**

1/16" = 1'-0"

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 Secretary of the City Plan Commission



**BLDG 5 - NORTH ELEVATION**

1/16" = 1'-0"

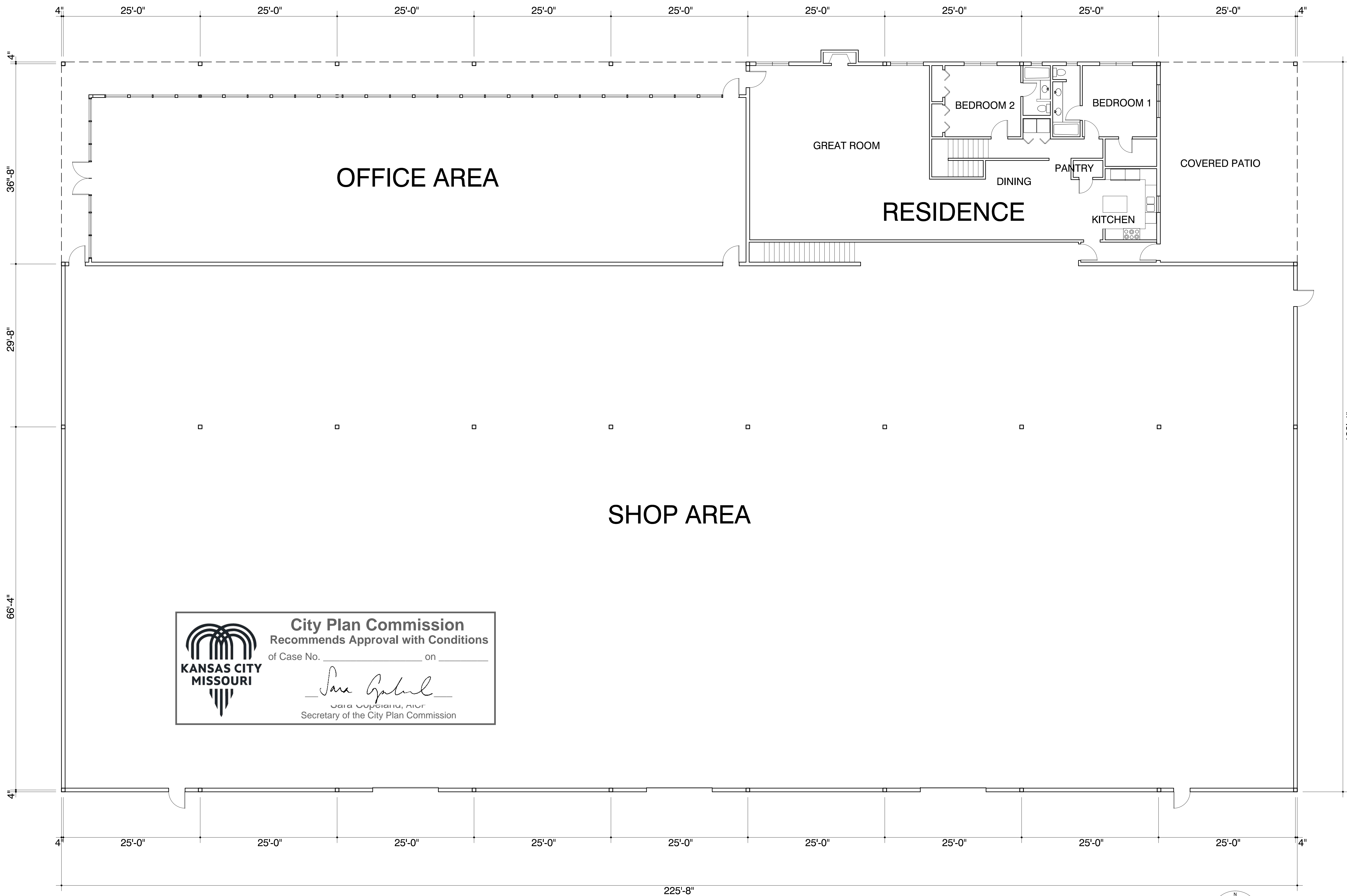
A MASTER PLAN DEVELOPMENT FOR  
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 KCMO  
 2808 BLUE RIDGE BLVD.

Professional seal for Robert C. Woods, Registered Architect, No. A-3568, dated 9/9/24.

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 Sara Supeliano, AIA  
 Secretary of the City Plan Commission

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 KCMO

Professional Seal of Richard C. Woods, Registered Architect, Number A-3568, dated 9/9/24.

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**BLDG 5 - FLOOR PLAN**  
 1/16" = 1'-0"