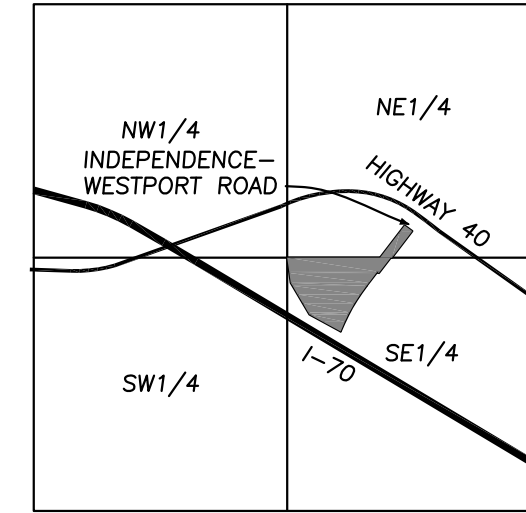


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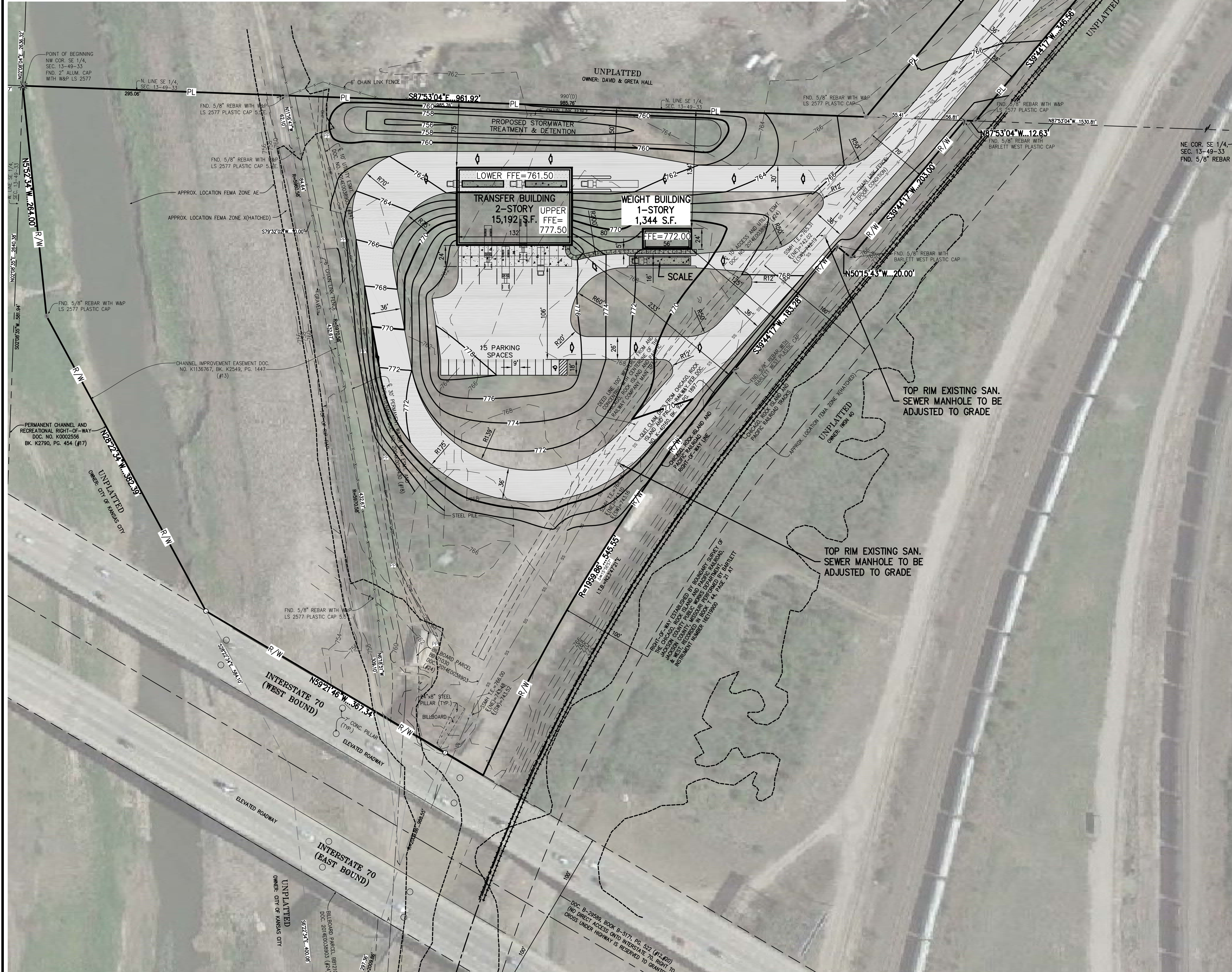
ALL THAT PART OF THE EAST ONE-HALF OF SECTION 13, TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE S 87°53'04" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 961.92 FEET; THENCE N 39°44'17" E, A DISTANCE OF 420.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INDEPENDENCE-WESTPORT ROAD, AS NOW ESTABLISHED; THENCE S 51°31'57" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDEPENDENCE-WESTPORT ROAD, A DISTANCE OF 98.91 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LINE PER DOCUMENT K-40160 IN BOOK 92, PAGE 1897; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LINE, FOR THE FOLLOWING SIX (6) COURSES; THENCE S 39°44'17" W, A DISTANCE OF 346.56 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°53'04" W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 12.63 FEET; THENCE S 39°44'17" W, A DISTANCE OF 203.00 FEET; THENCE N 50°15'43" W, A DISTANCE OF 20.00 FEET; THENCE S 39°44'17" W, A DISTANCE OF 183.28 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 545.55 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70, AS NOW ESTABLISHED; THENCE N 59°21'46" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 70, A DISTANCE OF 367.34 FEET; THENCE N 28°22'34" W, A DISTANCE OF 382.39 FEET; THENCE N 5°52'34" W, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.8760 ACRES, MORE OR LESS.

GROSS AREA = ±11.8760 ACRES / ±517,319 SQ.FT.



SCALE: 1"=2000'
VICINITY MAP
SEC. 13-49-33



OWNER/DEVELOPER:

MARK II TRANSFER STATION LLC
1201 N.W. INDIAN LANE
BLUE SPRINGS, MO 64015
844-325-1525 OFFICE
816-213-4314 CELL
CONTACT: ADEN MONHEISER
EMAIL: aden.monheiser@gmail.com

CIVIL ENGINEER:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.
EMAIL: jclausen@phelpsengineering.com

BUILDING & LOT DATA

Site Area	517,319 S.F./11.88 Ac.
Existing Zoning	M1-5
Proposed Zoning	M3
Proposed Transfer Building	
No. of Stories	2 Story
Upper Level	11,792 S.F.
Height above grade	34'-9"
Lower Level	3,400 S.F.
Height above grade	50'-9"
Building S.F.	15,192 S.F.
Proposed Weight Building	
No. of Stories	1 Story
Height above grade	12'
Building S.F.	1,344 S.F.
Total Building S.F.	16,536 S.F.
Floor Area Ratio (FAR)	0.03

PARKING SUMMARY

Parking Provided	
Standard Parking Provided	14 Spaces
Handicap Accessible Parking Spaces Provided	1 Spaces
Total Parking Provided	15 Spaces

Commencement of Construction Date: 10-01-18
Completion of Construction Date: 12-31-19

FLOOD NOTE:

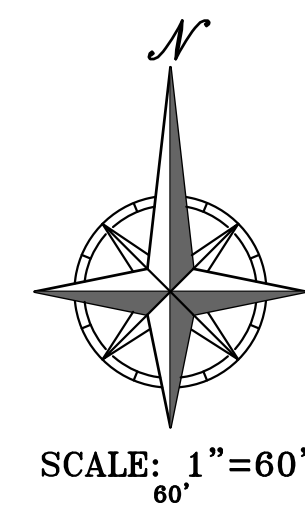
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (HATCHED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY NO. 290173, JACKSON COUNTY, MISSOURI, MAP NO. 29095C02596, AND DATED JANUARY 20, 2017.

LEGEND

- PL PROPERTY LINE
- LOT LINE
- R/W- RIGHT-OF-WAY
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

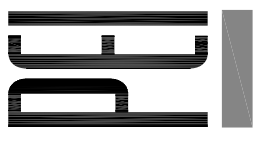


SPECIAL USE PERMIT PLAN

MARK II TRANSFER STATION
6709 EAST 40 HIGHWAY
KANSAS CITY, JACKSON COUNTY, MISSOURI

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com





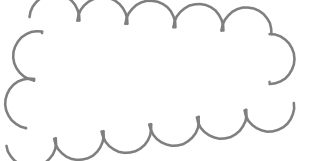
PLANNING
ENGINEERING
IMPLEMENTATION



PROJECT NO. 180647	DATE: 08-16-18	DRAWN: SNH
CHECKED: DAF	APPROVED: JDC	
CERTIFICATE OF AUTHORIZATION		
LAND SURVEYING - LS-82		
ENGINEERING - E-91		
CERTIFICATE OF AUTHORIZATION		
LAND SURVEYING - 200700128		
ENGINEERING - 200700328		

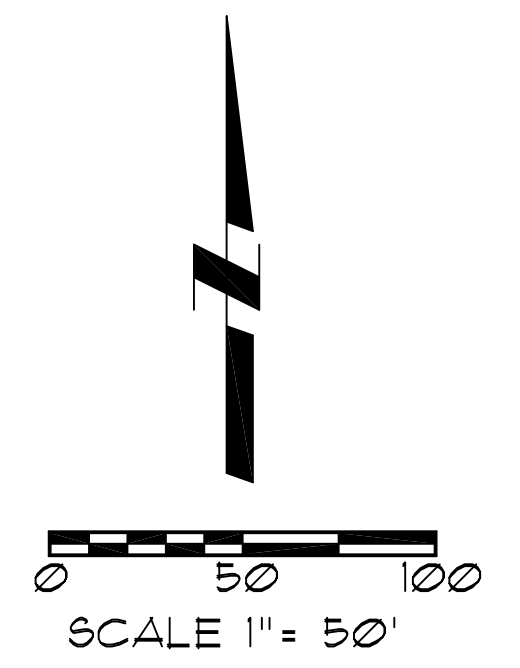
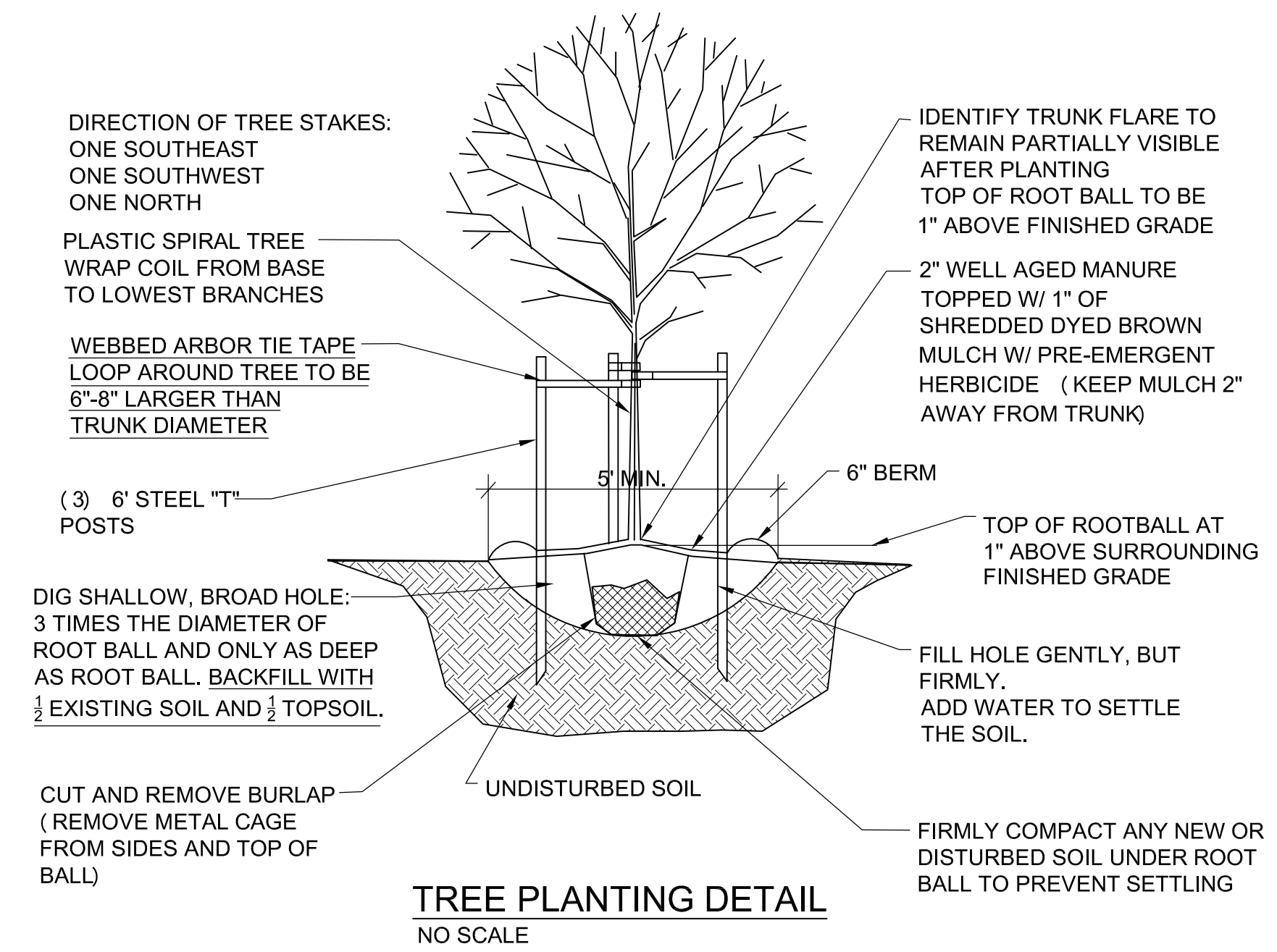
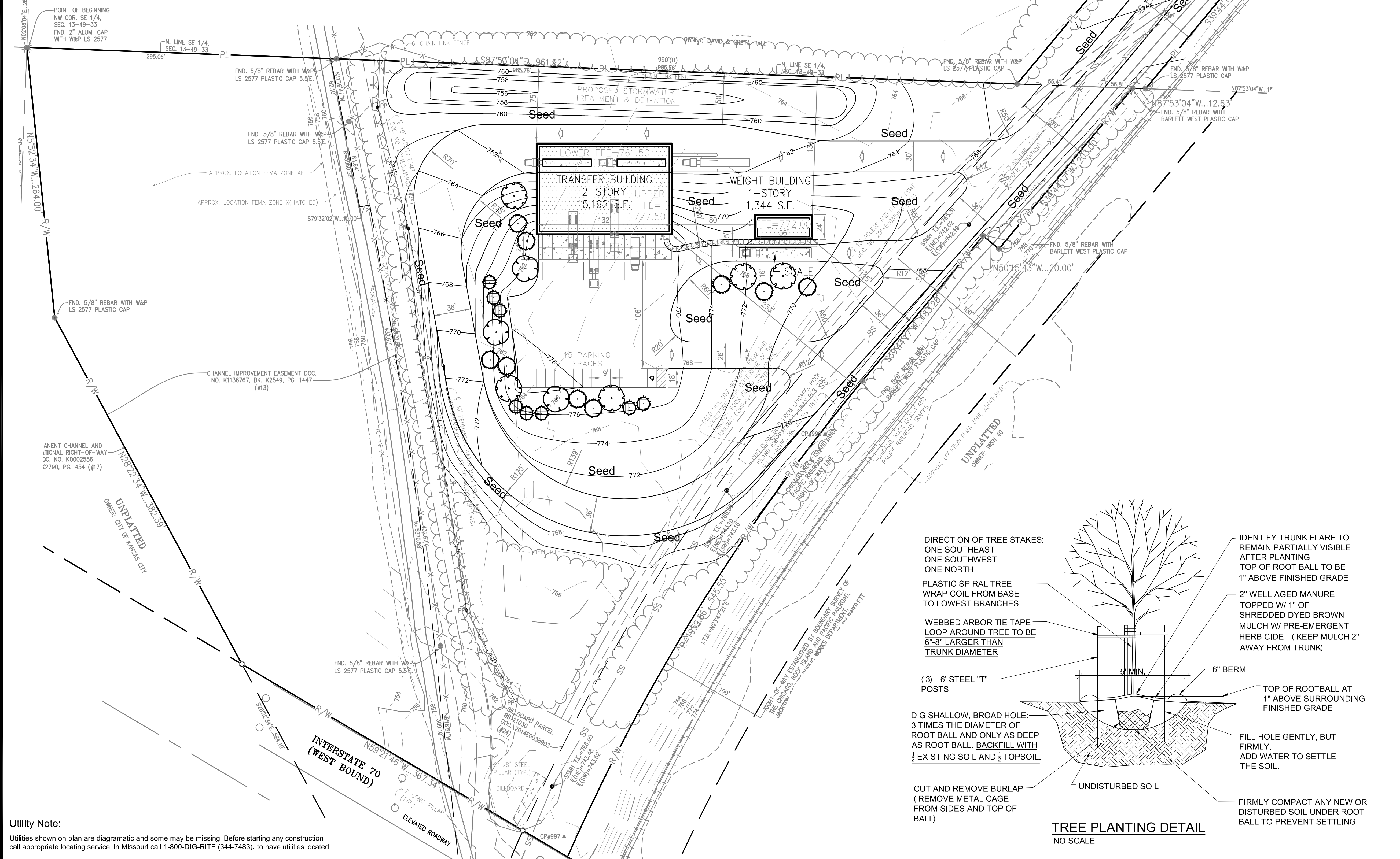
SHEET
C1

PLANT SCHEDULE

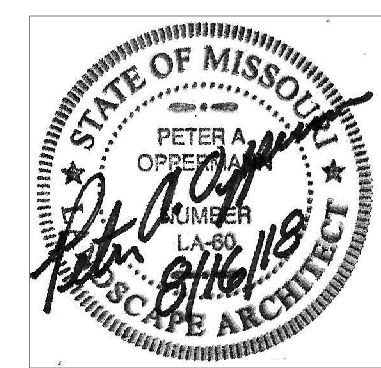
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	5	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B		2" Cal
	8	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	9	Pinus strobus / White Pine	B & B		6' hgt.
	3	Ulmus americana 'Valley Forge' / American Elm	B & B		2" Cal
		Existing Trees To Be Saved And Protected			

General Landscape Notes:

- Contractor shall verify the existence and location of all utilities before starting any work.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- Contractor shall make no substitutions without the approval of the Landscape Architect.
- Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
- All tree beds shall be treated with the pre-emergent herbicide Pre M 60 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
- All disturbed areas as noted shall be fertilized, seeded with a Turf-Type Tall Fescue grass seed blend including public ROW. See note #18.
- Fertilizer for trees areas shall be a balanced fertilizer applied at rates per manufacturers recommendations and soil test results.
- Contractor shall warranty all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner.
- Any plant material which dies during the one year warranty period shall be replaced by the Contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner. After initial acceptance, maintenance shall be by the owner.
- All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
- Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
- Plants shall not have name tags removed prior to final inspection.
- Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
- All plantings shall receive a commercial transplant additive per manufacturers recommended rates and instructions for application.
- All areas shall be drill seeded with a Turf-Type-Tall Fescue blend at a rate of 9lbs. per 1000s.f. They shall also be hydromulched by approved methods and materials including a tackifier at a rate of 2500lbs. per acre as a separate operation.

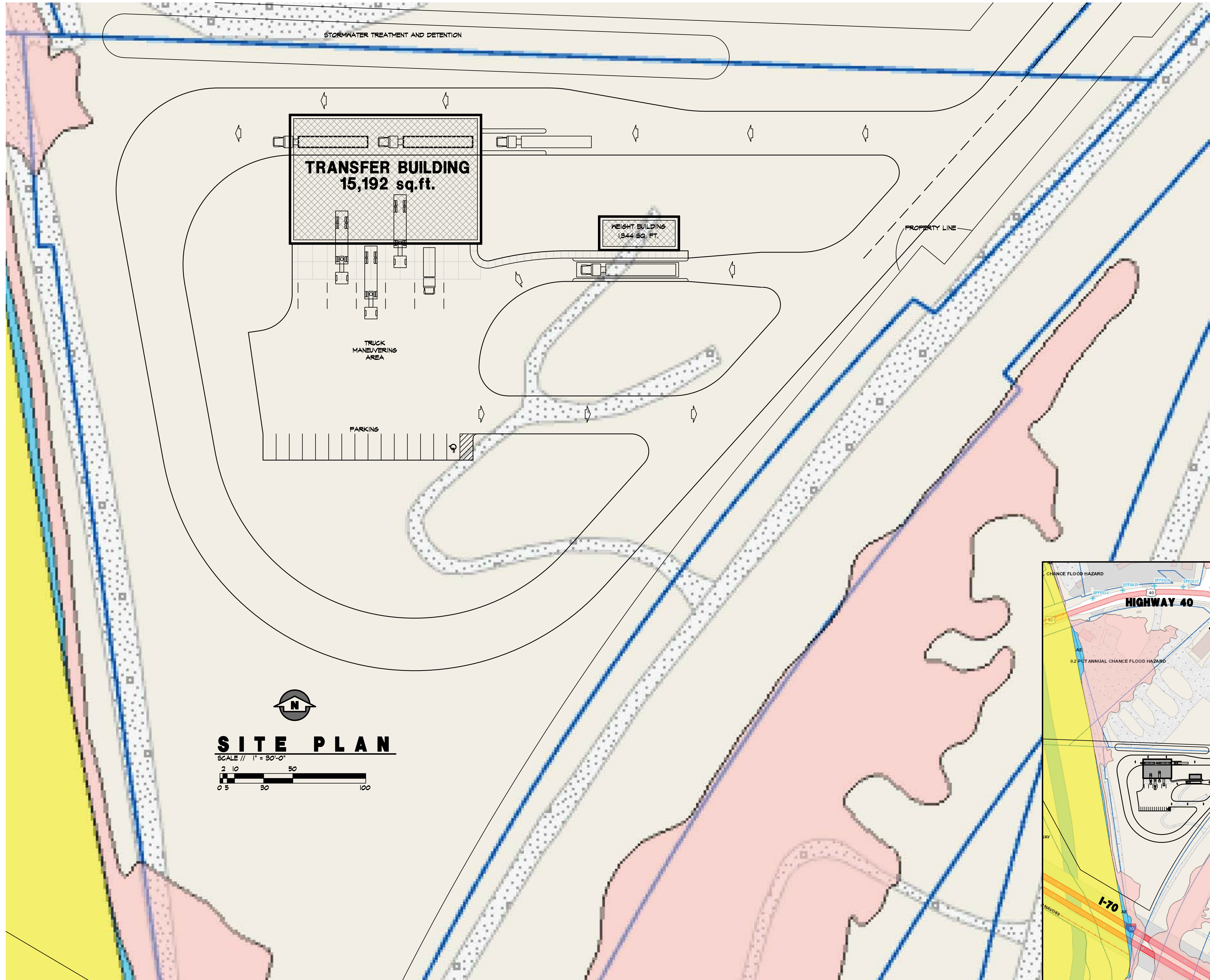


**Landscape Plan
Mark II Transfer
Station**
Kansas City, Missouri



Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
pete@oppermannland.com
913.894.9407

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483), to have utilities located.



SITE PLAN
 SCALE // 1" = 30'-0"
 0 5 10 20 30 40 50 60 70 80 90 100

MARK II TRANSFER STATION

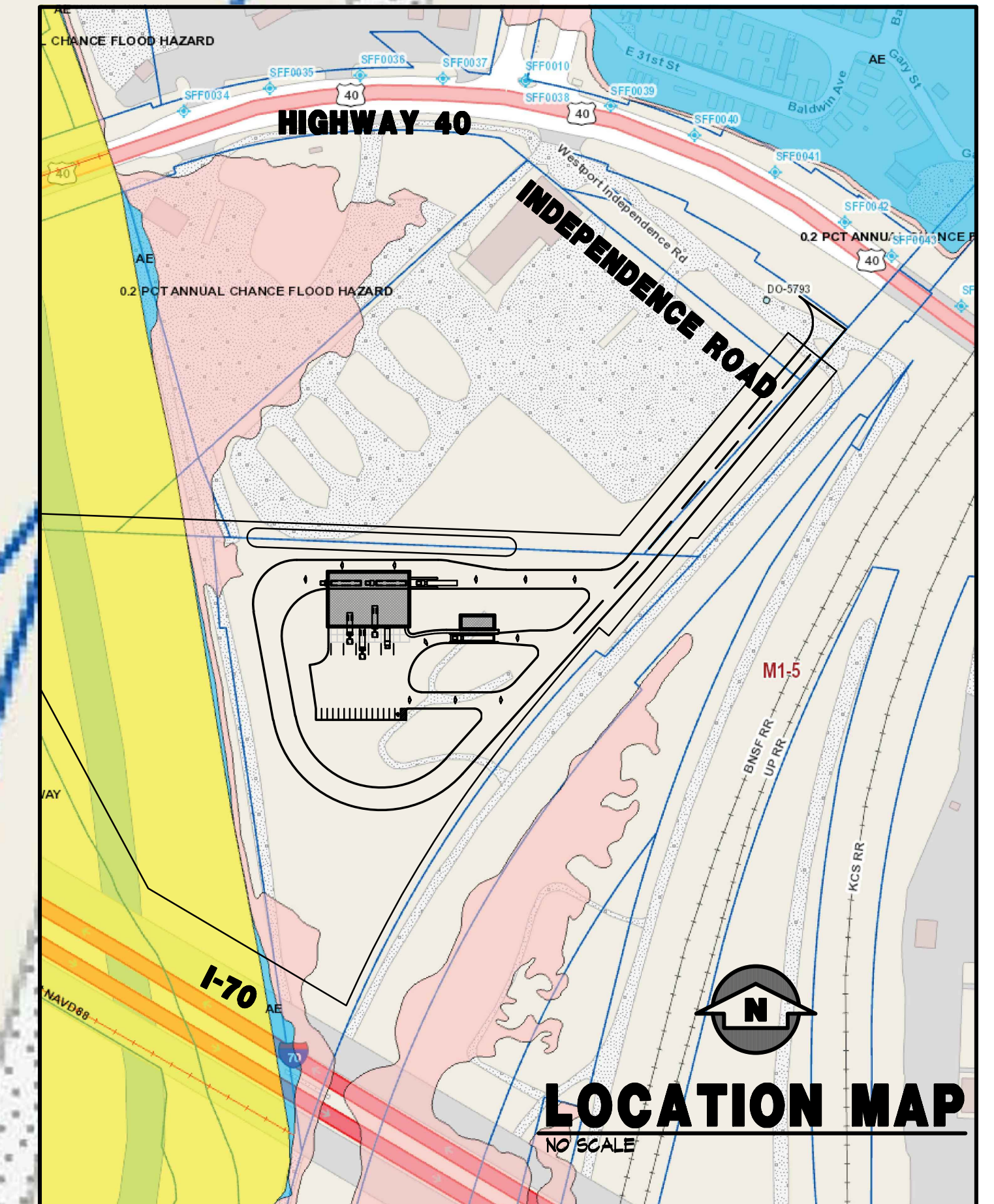
SUBMITTAL INFORMATION
 SPECIAL USE PERMIT APPLICATION

ZONING INFORMATION
 CURRENT ZONING: M-3
 PROPOSED ZONING: M-3

FACILITY USES
 TRANSFER BUILDING:
 USED FOR TRANSFER AND COMPACTING OF TRASH WASTE
 WEIGHT BUILDING:
 OFFICES FOR FACILITY AND VEHICLE CHECK-IN AND CHECK-OUT

DEVELOPER INFORMATION
 MARK II TRANSFER STATION, LLC
 1201 NORTHWEST INDIAN LANE
 BLUE SPRING, MISSOURI 64005
 CONTACT - ADRI MONNEISER (ADRI@MONNEISEREMAIL.COM)

DOCUMENT PREPARER
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 PHONE: 913.861.2200
 CONTACT - DAVID KASTER (DKASTER@KASTERARCHITECTS.COM)



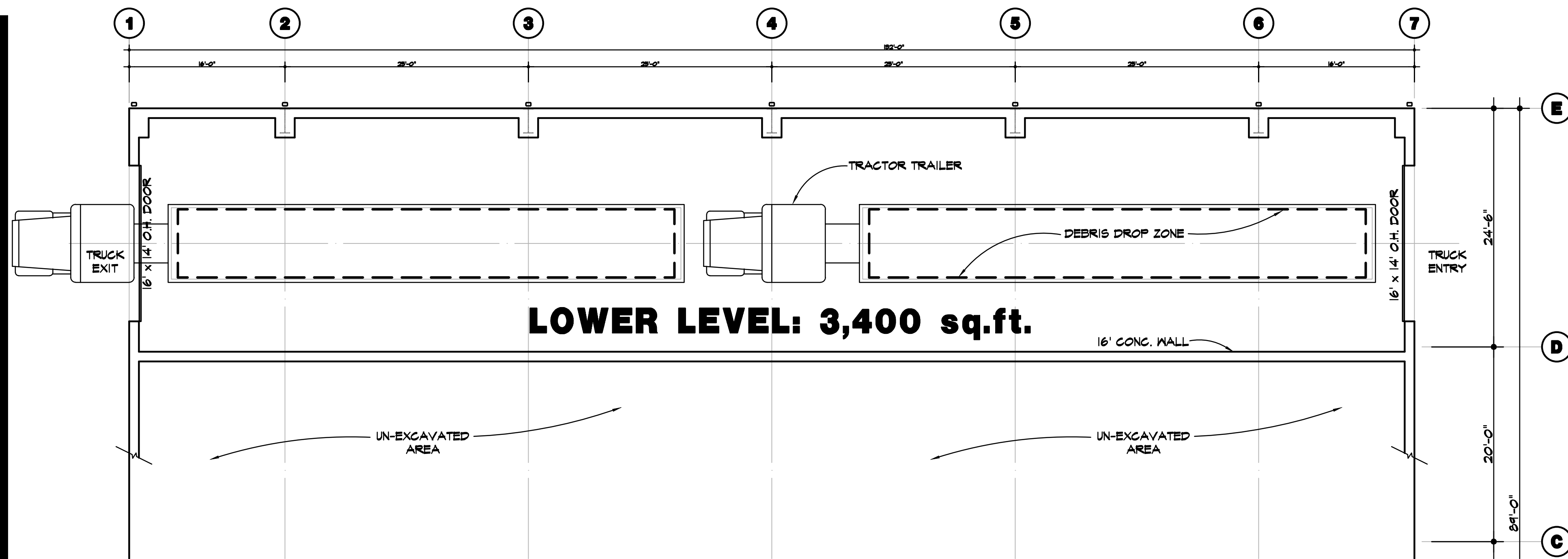
LOCATION MAP
 NO SCALE

ROGER A. KASTER, ARCHITECT
 DAVID A. KASTER, NCARB, LEED-AP
 MICHAEL L. HOWARD, ARCHITECT
 7304 WEST 130th STREET
 SUITE 170
 OVERLAND PARK, KANSAS 66213
 TELEPHONE: (913) 861-1888
 FAX: (913) 861-1888
 EMAIL: info@kasterarchitects.com

KASTER ARCHITECTS INC
 ARCHITECTURE · PLANNING · INTERIOR DESIGN

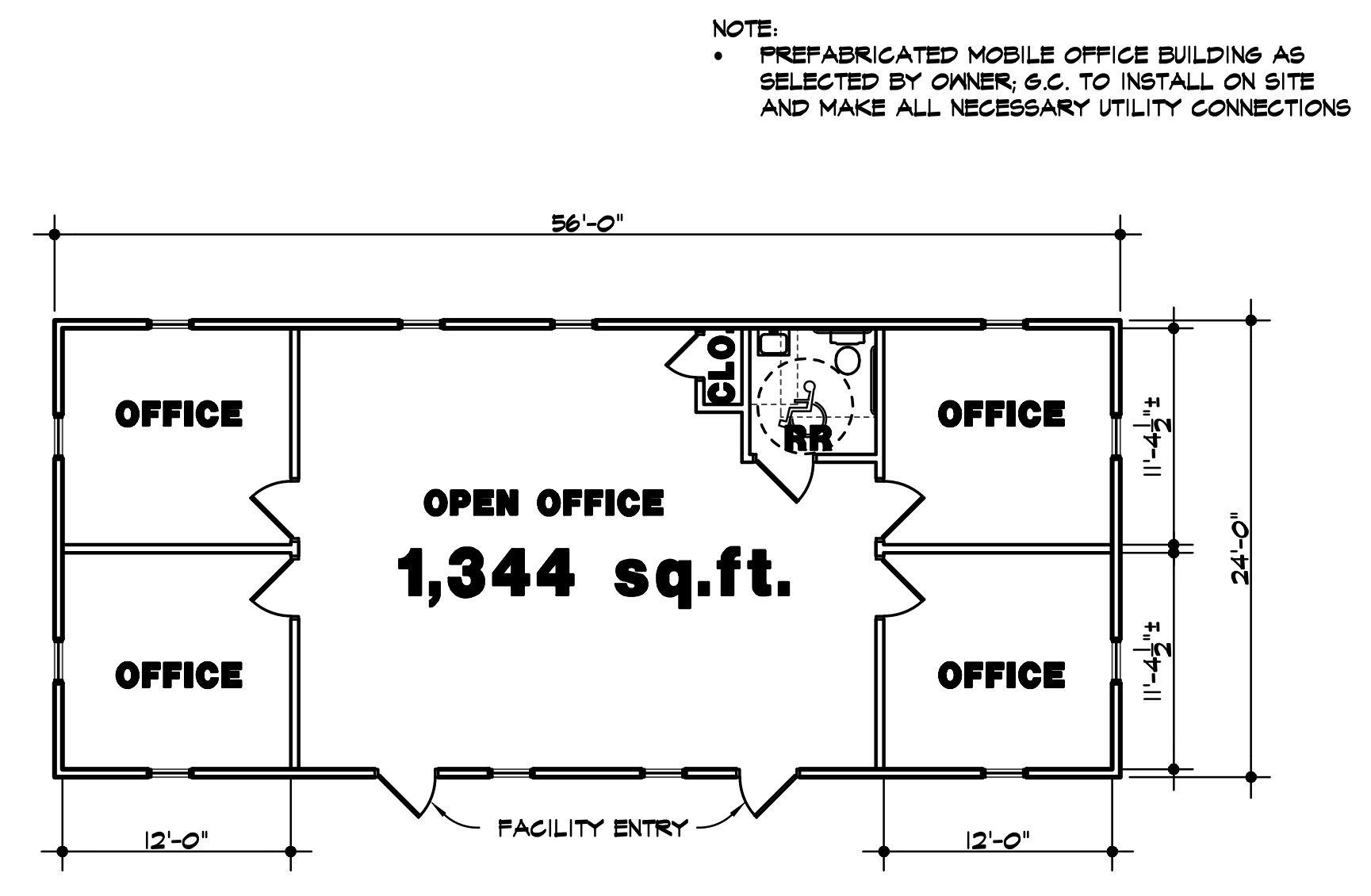
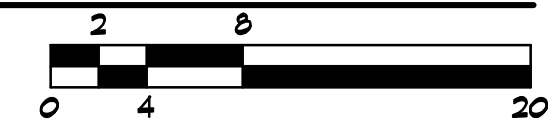
MARK II TRANSFER STATION
6709 EAST 40 HIGHWAY
KANSAS CITY, MISSOURI

DATE: AUG. 16, 2018
 REVISED: _____
 SHEET NUMBER:
A1.1
 OF SHEETS
 KAI JOB NO. 1803-A



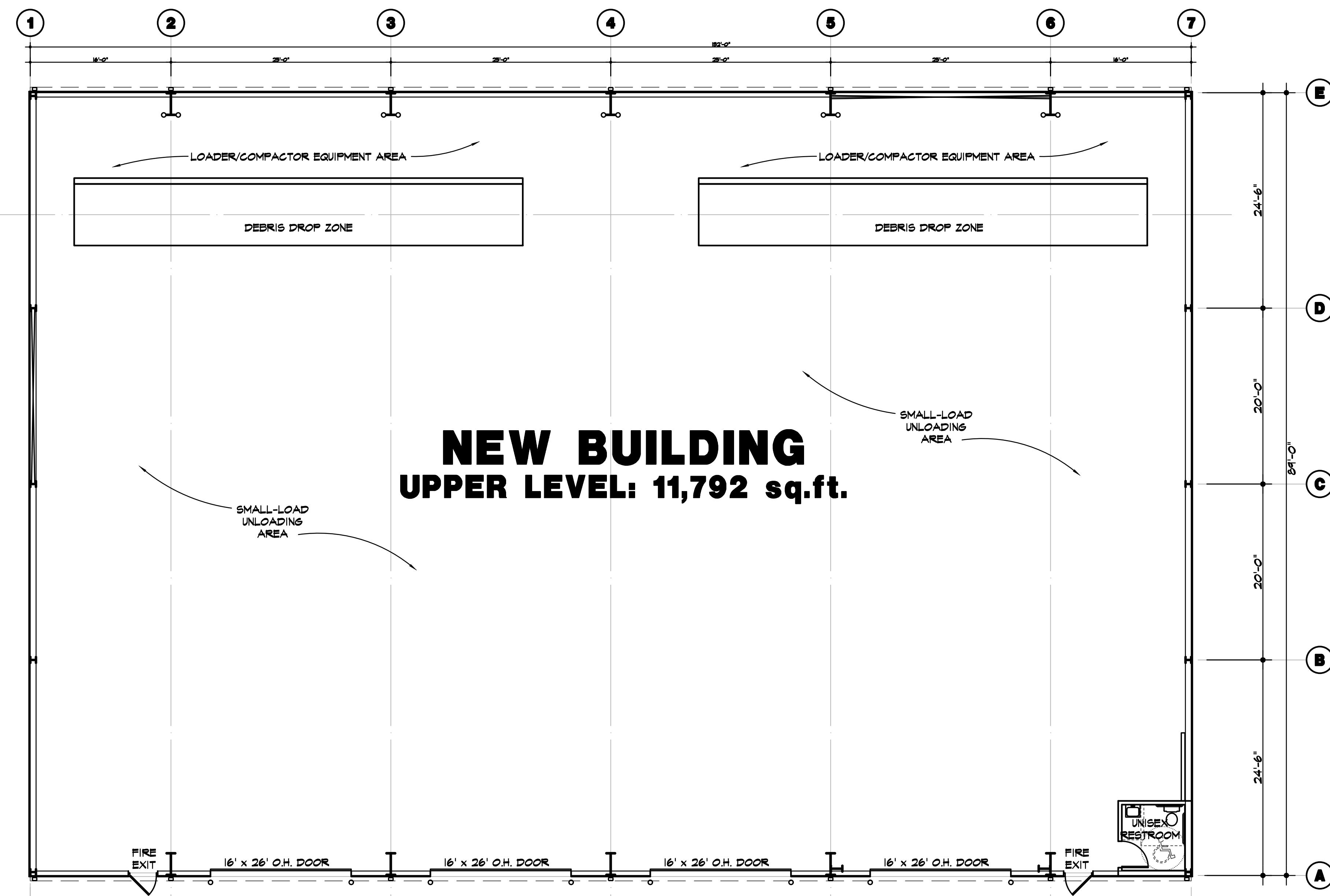
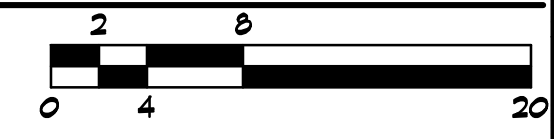
LOWER LEVEL: 3,400 sq.ft.

TRANSFER BUILDING LOWER LEVEL PLAN
SCALE // 1/8" = 1'-0"



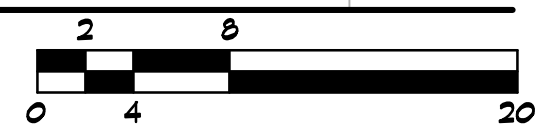
**OPEN OFFICE
1,344 sq.ft.**

WEIGHT BUILDING PLAN
SCALE // 1/8" = 1'-0"



**NEW BUILDING
UPPER LEVEL: 11,792 sq.ft.**

TRANSFER BUILDING MAIN LEVEL PLAN
SCALE // 1/8" = 1'-0"



NOTE:
* PREFABRICATED MOBILE OFFICE BUILDING AS
SELECTED BY OWNER, G.C. TO INSTALL ON SITE
AND MAKE ALL NECESSARY UTILITY CONNECTIONS

ROGER A. KASTER, ARCHITECT
DAVID A. KASTER, NCARB, LEED-AP
MICHAEL L. HOWARD, ARCHITECT
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KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

MARK II TRANSFER STATION
6709 EAST 40 HIGHWAY
KANSAS CITY, MISSOURI

DEVELOPER INFORMATION

MARK II TRANSFER STATION, LLC
1201 NORTHWEST INDIAN LANE
BLUE SPRING, MISSOURI 64025
CONTACT - ADEN MONHEISER (ADEN@MONHEISER.COM)

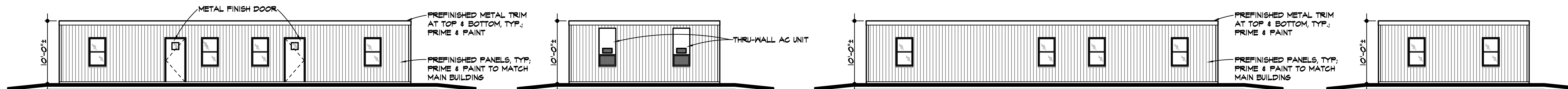
DOCUMENT PREPARER

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CONTACT - DAVID KASTER (DKASTER@KASTERARCHITECTS.COM)

DATE: AUG. 16, 2018
REVISION: NUMBER

A2.1

OF SHEETS
KAI JOB NO. 1803-A



SOUTH ELEV.

SCALE // 1/8" = 1'-0"

EAST ELEV.

SCALE // 1/8" = 1'-0"

NORTH ELEV.

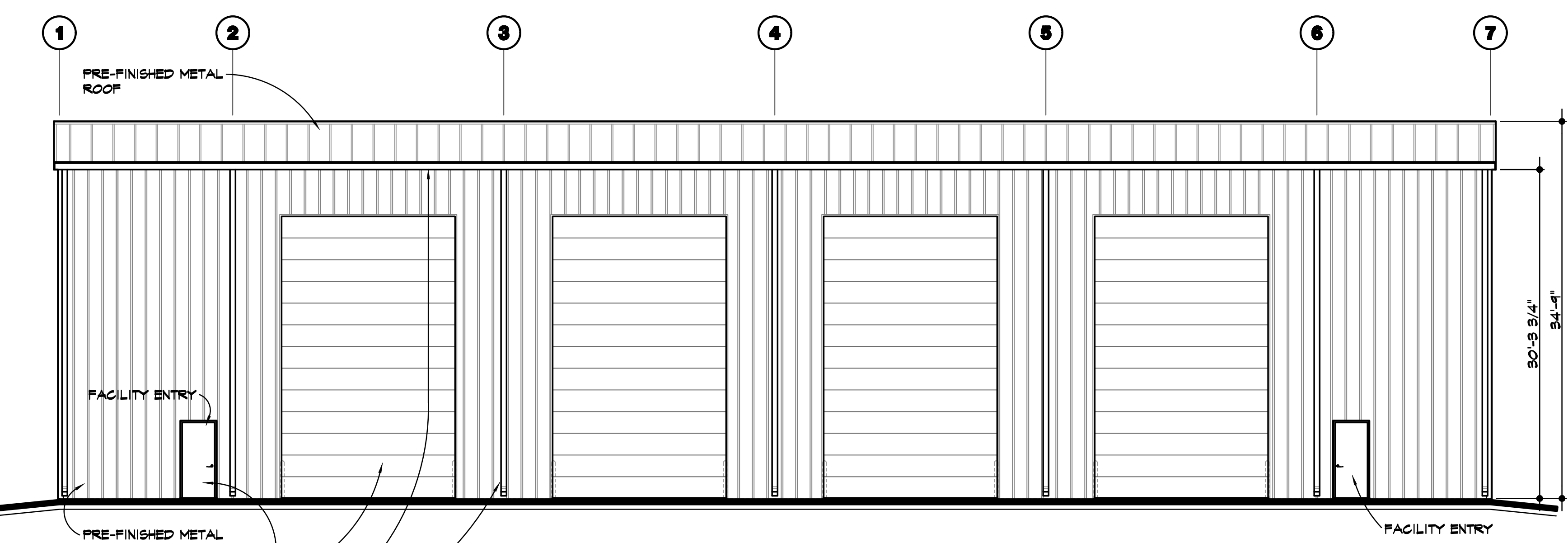
SCALE // 1/8" = 1'-0"

WEST ELEV.

SCALE // 1/8" = 1'-0"

- PRE-FAB WEIGHT BUILDING MATERIALS:
- PRE-FINISHED METAL PANELS - PAINTED MEDIUM GRAY TO MATCH MAIN TRASH BUILDING
 - DOORS & TRIM ARE TO BE PRIMED & PAINTED LIGHT GRAY TO MATCH DOORS ON MAIN TRASH BUILDING
 - WINDOW FRAMES & TRIM ARE TO BE PRIMED & PAINTED LIGHT GRAY TO MATCH DOORS ON MAIN TRASH BUILDING

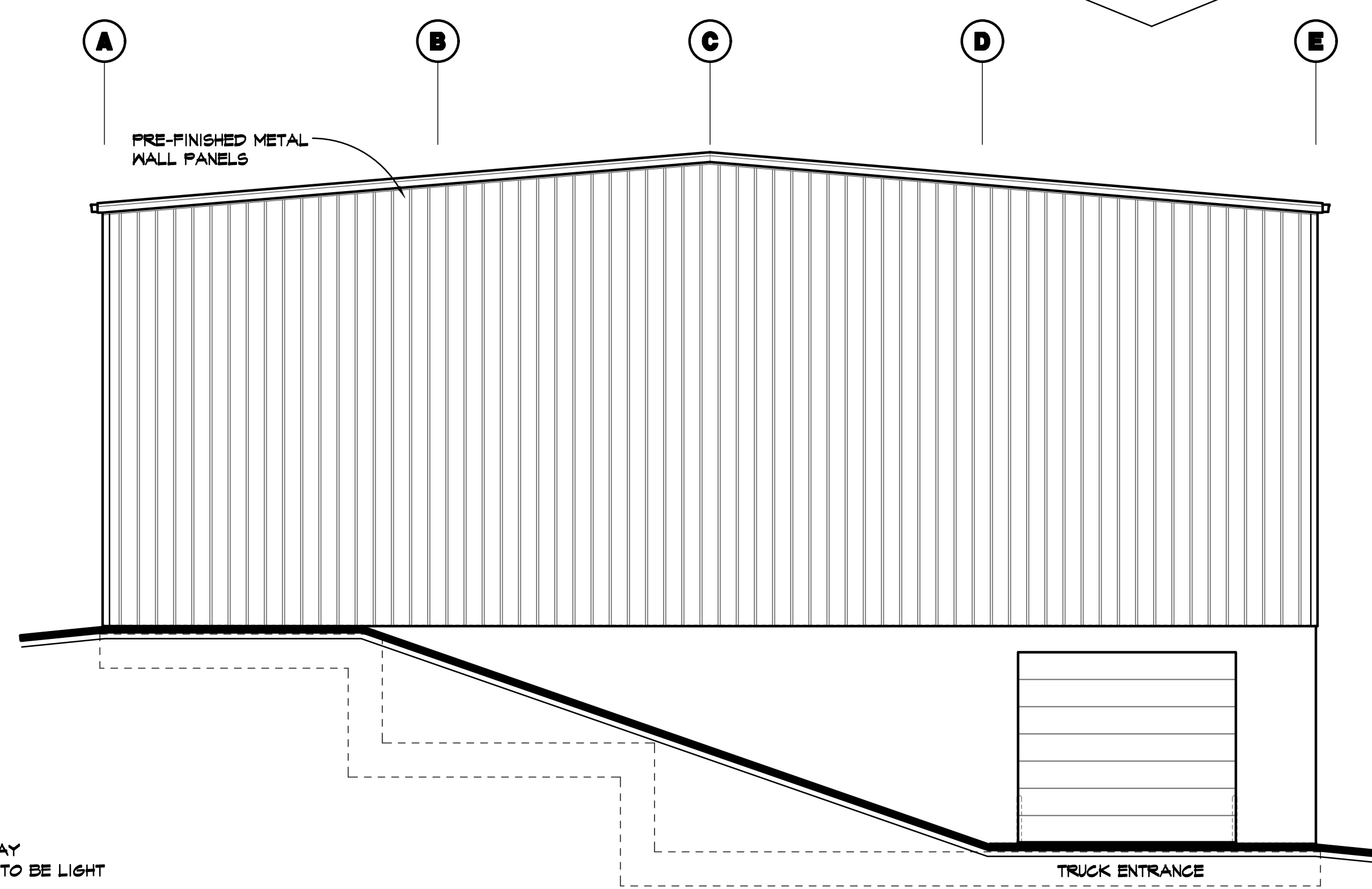
WEIGHT BUILDING
TRANSFER BUILDING



SOUTH ELEVATION

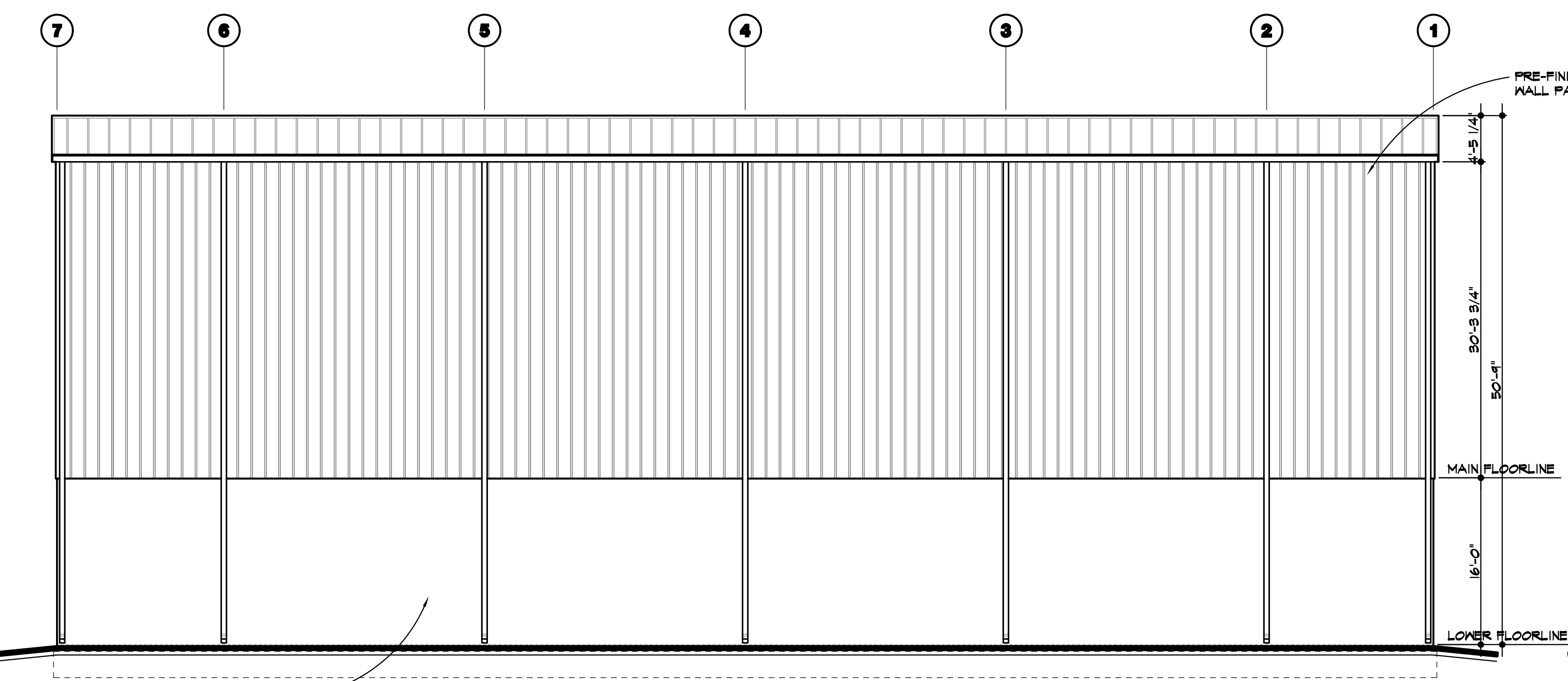
SCALE // 1/8" = 1'-0"

- TRANSFER STATION BUILDING MATERIALS:
- PRE-FINISHED METAL WALL PANELS - MEDIUM GRAY
 - MAN & OVERHEAD DOORS (INCLUDING TRIM) ARE TO BE LIGHT GRAY
 - GUTTERS AND DOWNSPOUTS TO BE GRAY TO MATCH WALL PANELS



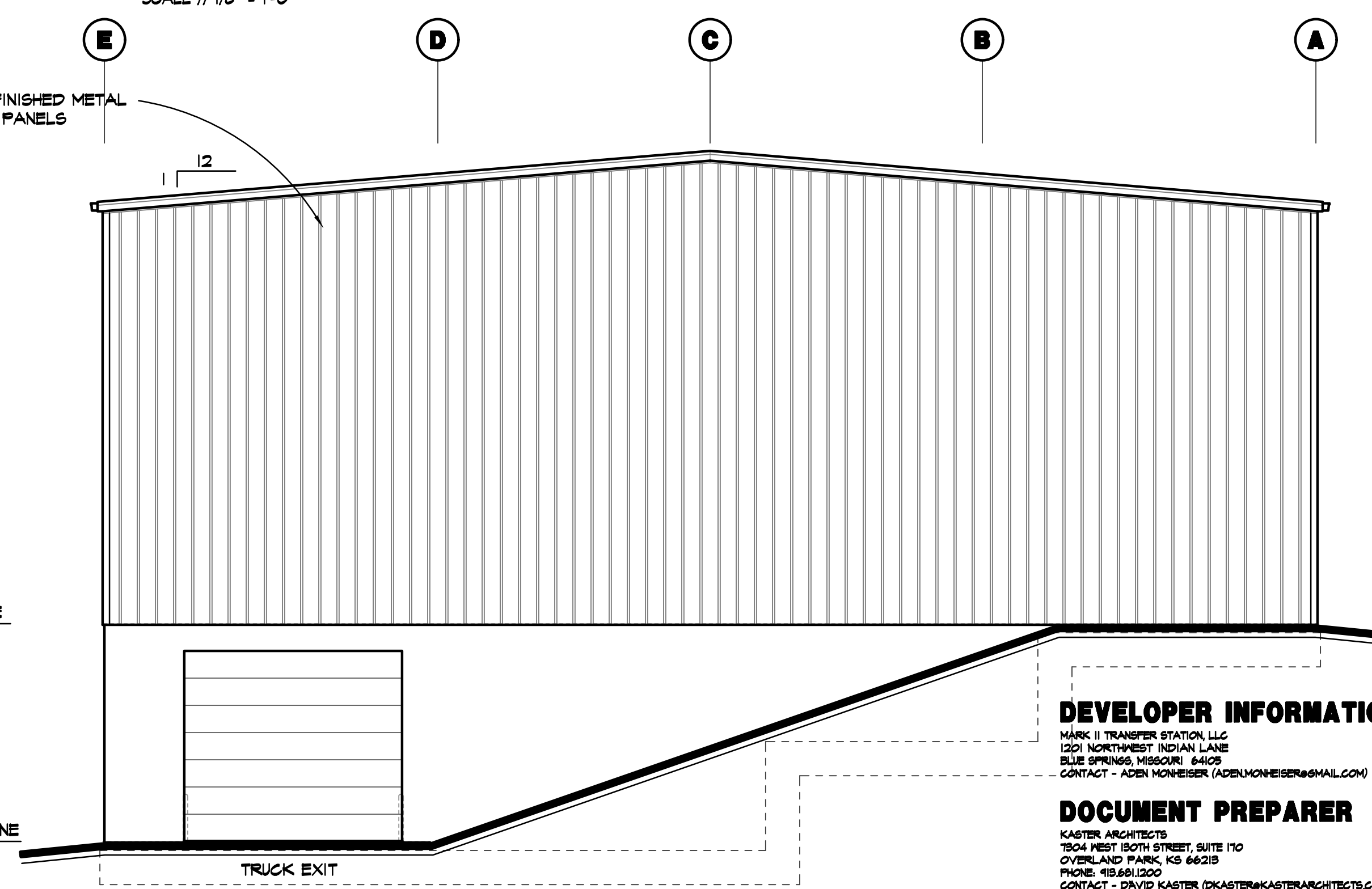
EAST ELEVATION

SCALE // 1/8" = 1'-0"



NORTH ELEVATION

SCALE // 1/8" = 1'-0"



WEST ELEVATION

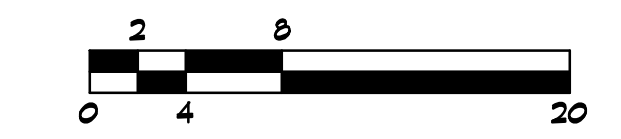
SCALE // 1/8" = 1'-0"

DEVELOPER INFORMATION

MARK II TRANSFER STATION, LLC
2201 NORTHWEST INDIAN LANE
BLUE SPRINGS, MISSOURI 64009
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DOCUMENT PREPARER

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CONTACT - DAVID KASTER (DKASTER@KASTERARCHITECTS.COM)



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KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

MARK II TRANSFER STATION
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