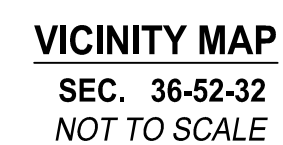




a commercial development at
9840 N Cedar Ave
City of Kansas City, Clay County, Missouri

Lot 2, HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2

AMBER MEADOWS, INC
244 WEST MILL STREET, SUITE 101
LIBERTY, MO 64068
CONTACT: TIM HARRIS
PHONE: (816) 781-3322
Email: TIM@STARDEVCORP.COM



NO	TITLE
1	COVER
2	EXISTING CONDITIONS
3	SURROUNDING AREA CONTEXT
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
L1	LANDSCAPE

**MEIER LANDSCAPE ARCHITECTURE RESPONSIBILITY FOR SHT L1.
BC ENGINEERS HAS SOLE RESPONSIBILITY FOR SHT PH1.
WARMAN ARCHITECTS HAS SOLE RESPONSIBILITY FOR SHT A201-A203**

ENGINEERING ALTERNATE 781-4200
Ronald L. Cowger, PE

BY	REVISION	DATE
RC	FOR REVIEW	5-25-26

AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com





City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00067 on 7/15/2026

Secretary of the City Plan Commission

VICINITY MAP

SECTION 36-52-32
KANSAS CITY, CLAY COUNTY, MISSOURI
1"=2640'

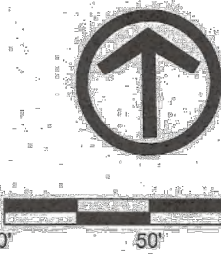
STATE PLANE TABLE IN METERS
GRID FACTOR=0.999907
FROM MOSS STATION HALL
ADJ. DATE 2003

STATION	NORTHING	EASTING
HALL	544775.849	857262.380
1	544639.988	853673.816
2	544638.190	853682.321
3	544638.010	853698.874
4	544629.314	853551.957
5	544620.203	853564.144
6	544614.555	853587.300
7	544615.690	853607.108
8	544547.187	853777.943
9	544537.666	853788.051
10	544459.543	853918.481
11	544452.481	853907.716
12	544454.871	853910.362
13	544531.820	853911.478
14	544532.434	853910.378
15	544533.012	853872.017

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP SCALED TO 1/8" DIA. 1/8" DIA. 1/8" DIA.
- MEASURED DISTANCE
- RECORD DISTANCE
- ACCESS EASEMENT
- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- S/E SANITARY EASEMENT
- P/S/B PARKING SETBACK LINE

LAND DATA	AREA
TOTAL LAND AREA	4.14 ACRES OR 180338 SQUARE FEET, +/-
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY	0.09 SQUARE FEET, MORE OR LESS
NET LAND AREA	4.14 ACRES OR 180338 SQUARE FEET, +/-
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0



STREET GRADES

NORTH CEDAR AVENUE ORDINANCE 957377 OCTOBER 12, 1995.
AMBER MEADOWS FIRST PLAT.

NORTHEAST 98TH STREET ORDINANCE 991254 SEPTEMBER 30, 1999.
AMBER LAKES FIRST PLAT.

SURVEYOR'S NOTES:

1. PLAT IS BASED ON THE COMMERCIAL INFORMATIONAL REPORT FROM THOMSON-ASPEN TITLE, LLC, FILE NO. 239399, DATED NOVEMBER 5, 2024.
2. BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983, AND NAVD 1983 FROM MOSS STATION HALL N=544775.849M E=857262.380M ZL=955.68 FEET (NAVD 1983). GRID FACTOR=0.999907 DATE OF ADJUSTMENT=2003.
3. UTILITIES: THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.
4. TYPE URBAN.
5. SURVEY PERFORMED IN THE FIELD AUGUST 3, 2023.
6. THIS PLAT IS LOCATED IN ZONE (UNSHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-2000, NUMBER 2908500095 EFFECTIVE DATE JANUARY 20, 2017.
7. CONTAINS 4.14 ACRES, MORE OR LESS.

FINAL PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2 A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
HIGHLAND PLAZA WEST 2ND PLAT	
PRIVATE OPEN SPACE DEDICATION	
0.00 ACRES	
RECORD AS:	
PLAT	

PLAT DESCRIPTION:
PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36, THENCE S00°01'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 678.57 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 98TH STREET AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 0°40'00", THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET, THENCE S87°02'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 1°33'59", THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 183.41 FEET, THENCE S71°11'45"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 108.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 88°55'20", THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE, THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 15°47'18", THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 221.03 FEET, THENCE S00°03'43"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 359.35 FEET TO THE NORTHEAST CORNER OF LOT 2, HIGHLAND PLAZA WEST, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE N78°08'12"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 208.56 FEET, THENCE N78°07'49"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 29.32 FEET TO THE SOUTH LINE OF TRACT A OF SAID HIGHLAND PLAZA WEST, AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S85°54'08"E, A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 8°14'00", THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE OF TRACT A, A DISTANCE OF 13.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A, THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 252.49 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET AND A CENTRAL ANGLE OF 90°00'38", THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST LINE, A DISTANCE OF 5.14 FEET TO THE NORTH LINE OF SAID TRACT A, THENCE N82°02'10"W, ALONG SAID NORTH LINE, A DISTANCE OF 122.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT A ON THE EAST LINE OF THE VILLAGE AT BARRINGTON WOODS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "HIGHLAND PLAZA WEST 2ND PLAT".

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, FOR MAINTENANCE TRANSFORMERS, SERVICES, PIPES, AND/OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS BY WHOMEVER OF THEIR EXISTENCE OR HEREIN COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, TREES, FENCES, OR PORTION THEREOF) PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERSILVERING, BUILDING, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

SANITARY EASEMENT:

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND CUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERSILVERING, BUILDING, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, SETBACK SETBACK SHALL BE 8.00 FEET. AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREOF.

LANDSCAPE BUFFER:

THIS BUFFER IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR THE DEVELOPER. BUILDINGS OR STRUCTURES WITHIN THE BUFFER ARE PROHIBITED.

MAINTENANCE OF TRACTS:

TRACT A WITHIN HIGHLAND PLAZA WEST FIRST PLAT IS TO BE USED AS A DETENTION FACILITY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT, PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY SERVING HIGHLAND PLAZA WEST 2ND PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF ENTRANCE AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS WHEREOF: AMBER MEADOWS, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

AMBER MEADOWS, INC., A MISSOURI CORPORATION.

TIMOTHY D. HARRIS, PRESIDENT

STATE OF MISSOURI) S.S.

COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIMOTHY D. HARRIS, PRESIDENT OF AMBER MEADOWS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT THIS INSTRUMENT WAS EXECUTED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED DATE: August 21, 2024

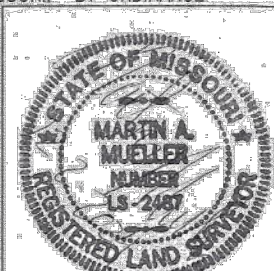
CASE NUMBER CLD-F&P-2024-00011

MICHAEL J. SHAW
DIRECTOR

COUNCIL
TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 240848 DULY AUTHENTICATED AS PASSED THIS 26TH DAY OF SEPTEMBER, 2024.

MAYOR
QUINTON LUCAS

CITY CLERK
MARLYN SANDERS



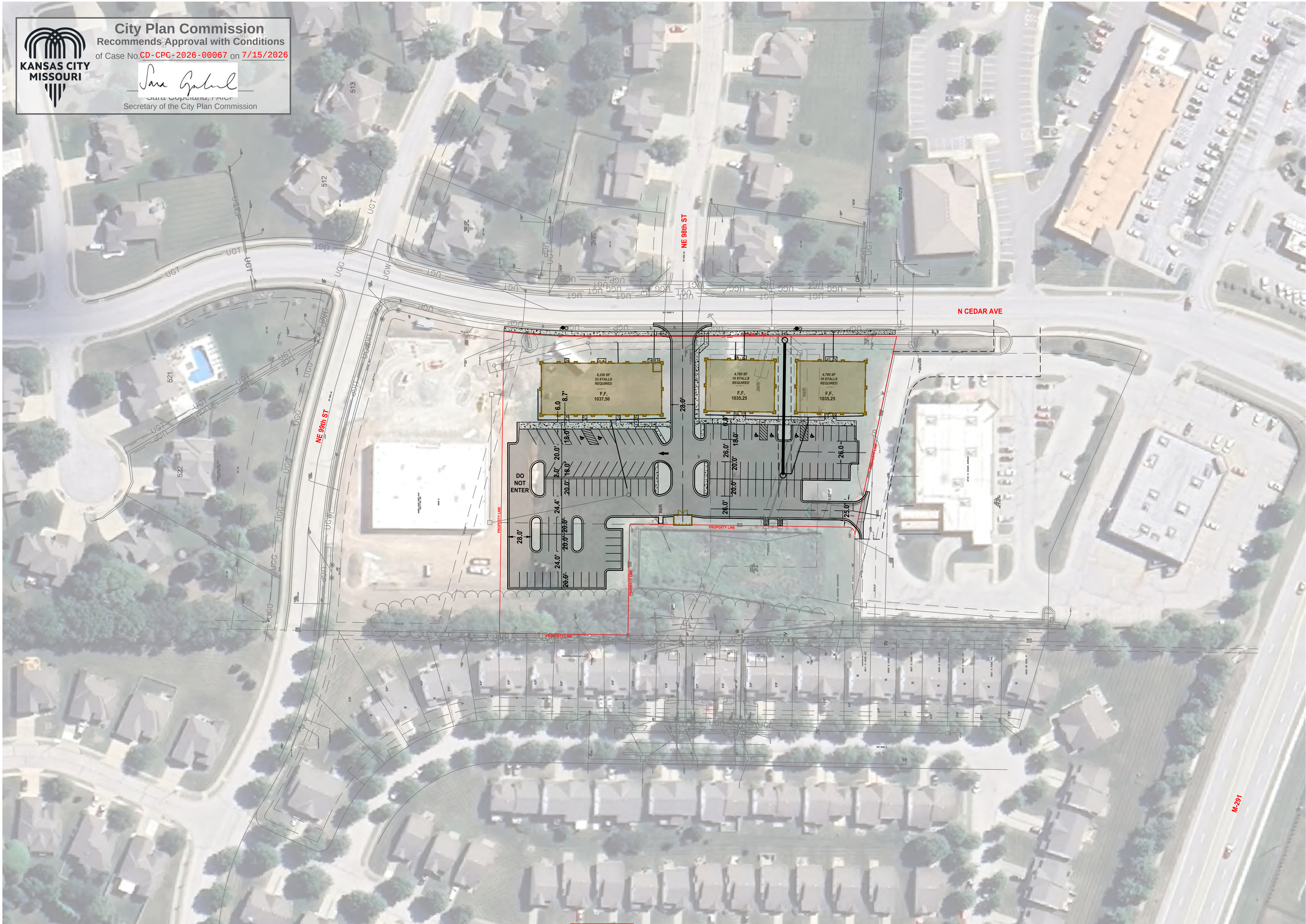
MARTIN A. MUELLER
2407

HIGHLAND PLAZA WEST 2ND PLAT
SECTION 36, T52N, R32W
KANSAS CITY, CLAY COUNTY, MISSOURI

DWG. NO.

1

PROJECT 23022





City Plan Commission

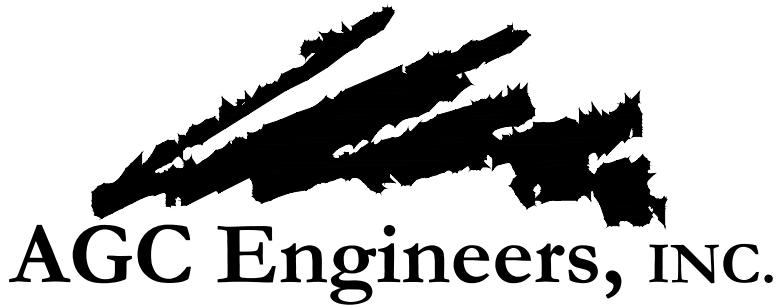
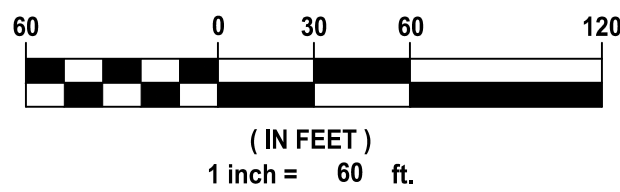
Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00067** on **7/15/2026**


Sara Copeland, F.A.S.C.E.
Secretary of the City Plan Commission



BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26



405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com



HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan SURROUNDING AREA CONTEXT	3



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00067** on **7/15/2026**
Sam Gabriel
Secretary of the City Plan Commission

Kiddie Academy
CD-CPC-2024-00002
Approved c. May 2024

AMERICAN STANDARD PLAT
CLAY COUNTY, MISSOURI

TRACT 6

NE 98th ST

N CEDAR AVE

NOTES

- Existing zoning is B 2-2.
- Proposed zoning is **B 2-2**.
- The total land area is 2.64 acres more or less.
- Legal Descriptions provided by Veenstra & Kimm (surveyor).
- Refer to Final Plat (Sht 2) for lot dimensions and setback. Refer to the Site Data (below) for the following:
 - total land area (gross)
 - area of proposed street right-of-way
 - net land area
 - proposed uses
 - height of buildings (see elevations)
 - gross floor areas
 - building coverage and floor area ratio (FAR)
 - vehicular parking spaces
 - bicycle parking spaces
 - anticipated commencement & completion dates
- The current address of the subject property is **9840 N Cedar Ave.**
- Photometrics - site lighting will be private and adhere to KCMO City Code 88-430
- Plan scale equals 1" = 30'
- Short-term and Long-term bicycle parking shall be provided in accordance with the Site Data Table (below)
- Dumpster location(s) shown on this sheet.
- Stormwater management is proposed in Tract A, HIGHLAND PLAZA WEST per the Drainage Memo.
- Proposed contours, grades, easements, BMP's and utilities are indicated on plan and are subject to final engineering plans.
- Setback Notes from Table 120-2 (per 88-120-04):
 - Front setback required only when O- or B-zoned lot abuts Re-zoned lot with frontage on the same street. In such cases, the O- or B-zoned lot must match the platted front setback of the abutting Re-zoned lot. If there is no platted setback, the O- or B-zoned lot must provide at least 50% of the front setback that applies to the abutting Re-zoned lot. **THERE IS NO RESIDENTIAL FRONTAGE TO N CEDAR AVE.**
- Development proposes building signage.

22 Parking Lot Count

FLOOD ZONE

The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 2909SC0089G, effective January 20, 2017.

NORTH

SITE DATA:

							Land Area (sf)					Building Data		Parking Data																						
Lot No.	Building No.	Phase	Existing Zoning	Proposed Zoning	Proposed Use	Anticipated Schedule	Gross	R/W	POS ⁽¹⁾	POS ⁽²⁾	Parkland	Net	Building Area (sf)	FAR	Vehicular						Bicycle															
															required			provided			required		provided													
															min	notes	max	notes	off-street	notes	on-street	short-term	long-term	short-term	long-term											
2	A	1	B2-2	no change	Office-Medical (see Note #2 below)	2026-2029	115,089.00	0	0	0	0	115,089.00	17,650	0.153																						
													8,250																							
	B												4,700																							
	C												4,700																							
													70.60				141.20			109		0.883	1.765	2												

Legend

POS⁽¹⁾ = Private Open Space not intended to be counted toward parkland dedication
POS⁽²⁾ = Private Open Space to be counted toward parkland dedication
FAR = Floor Area Ratio

Parking Notes (Vehicle):

- City Code 88-420-06 (Table 420-1) requires :
 - office - admin professional or general
 - office - medical
 - retail salesoutside urban core: 1 stall/1000 sf min. 2/1000 max
outside urban core: 4 stall/1000 sf min. 8/1000 max
outside urban core: 1.5 stall/1000 sf min. 6/1000 max

- Building uses between Retail Sales, Office (Admin, Professional, or General), or Office-Medical can be substituted as market demands allow so long as min. required parking stalls are available.

Parking Notes (Bicycle):

- City Code 88-420-05 requires :

Office
Retail
Eating & Drink Establishment
all other Commercial uses

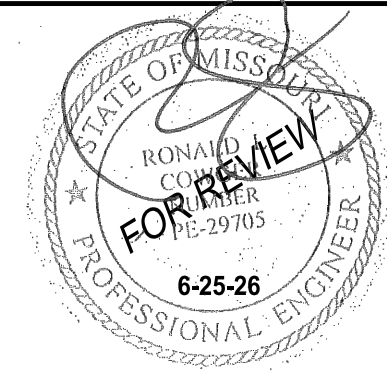
term	
short	long
1/20,000 sf	1/10,000 sf
1/5,000 sf	1/12,000 sf
1/2,000 sf	1/25 employees
1/5,000 sf	1/10,000 sf

AGC Engineers, INC.

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Liberty, Missouri 64068

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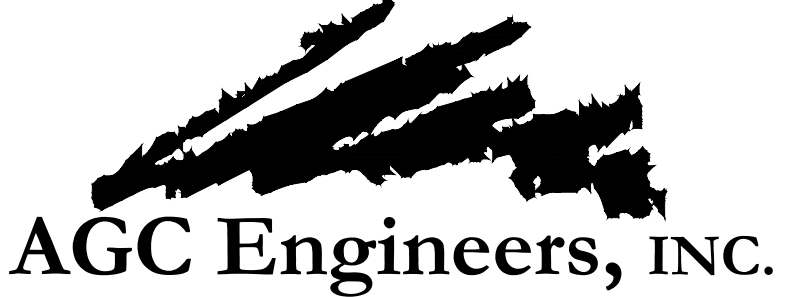
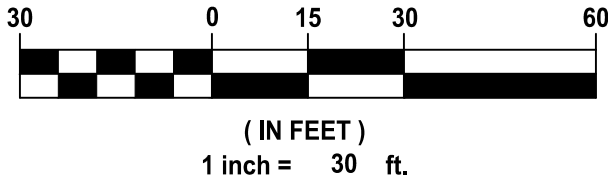
www.agcengineers.com



HIGHLAND PLAZA WEST 2ND PLAT
9840 N CEDAR AVE
KANSAS CITY, CLAY COUNTY, MISSOURI
Major Amendment to Approved Dev Plan
SITE PLAN



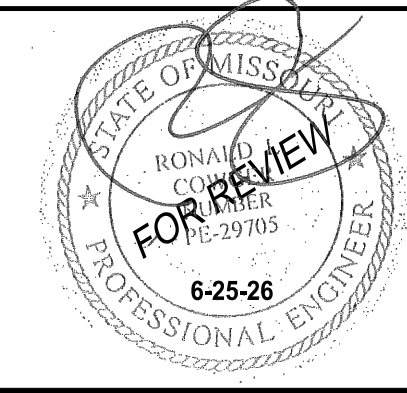
BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26



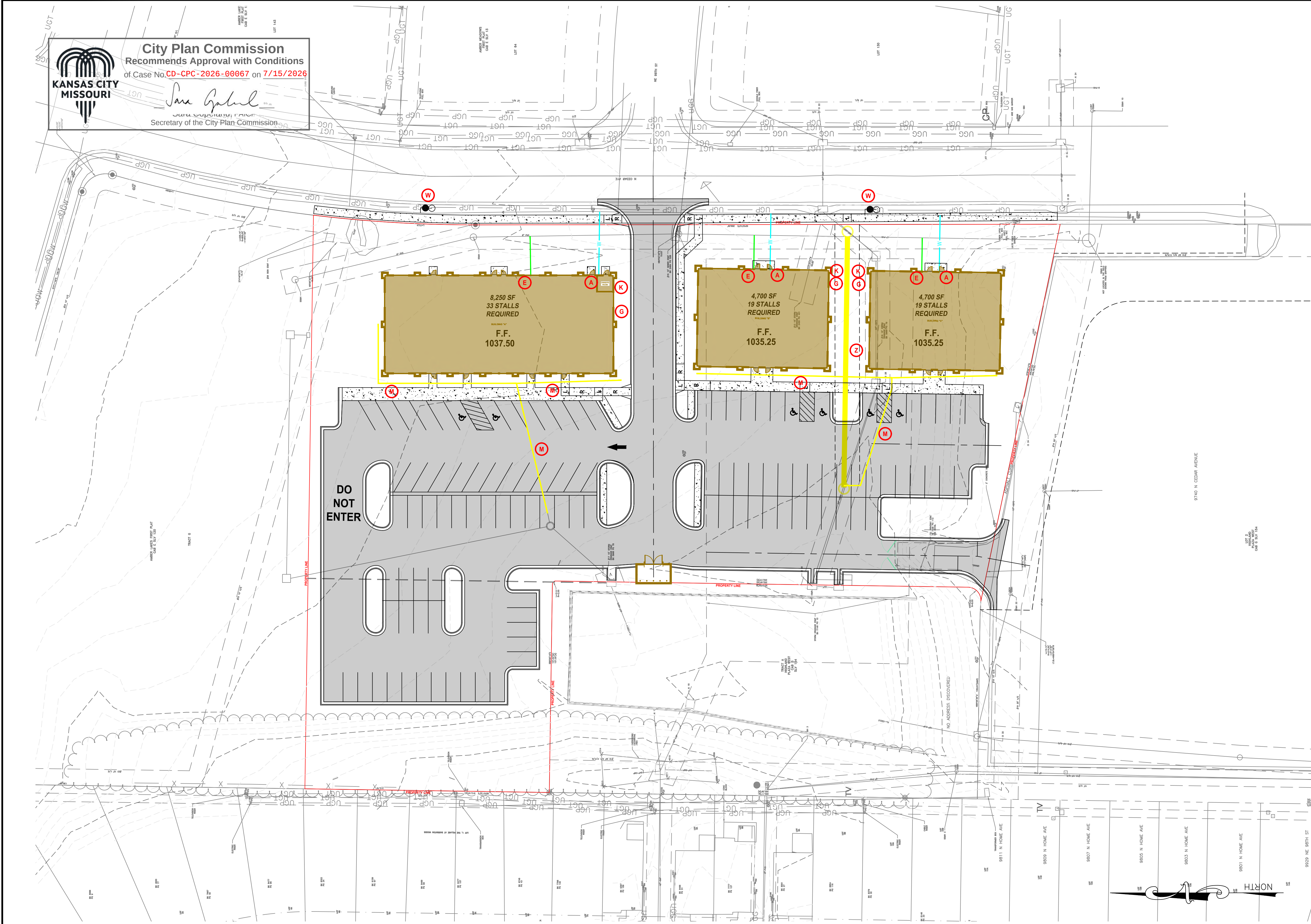
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HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan GRADING PLAN	5



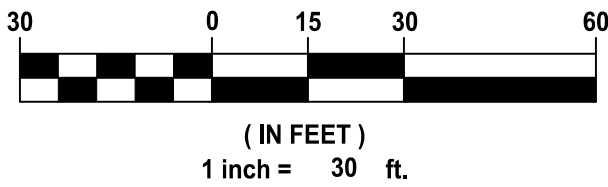
KEY LEGEND

- A** DOMESTIC WATER ENTRY (RE: MEP)
- E** SANITARY SEWER ENTRY (RE: MEP)
- G** GAS ENTRY / METER (RE: MEP)
- K** ELECTRICAL ENTRY (RE: MEP)
- M** PVC DOWNSPOUT STORM LINE (MIN. 2% SLOPE)
- W** FIRE HYDRANT ASSEMBLY (separate plan submittal required to WSD)
- Z** PUBLIC STORM SEWER RELOCATION

LEGEND
PROPOSED UTILITIES

- MANHOLE
- SAN** SANITARY SEWER
- STORM SEWER
- STORM STRUCTURES
- W** WATER
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE

BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26

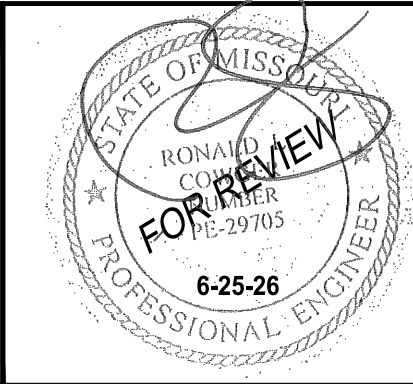


AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

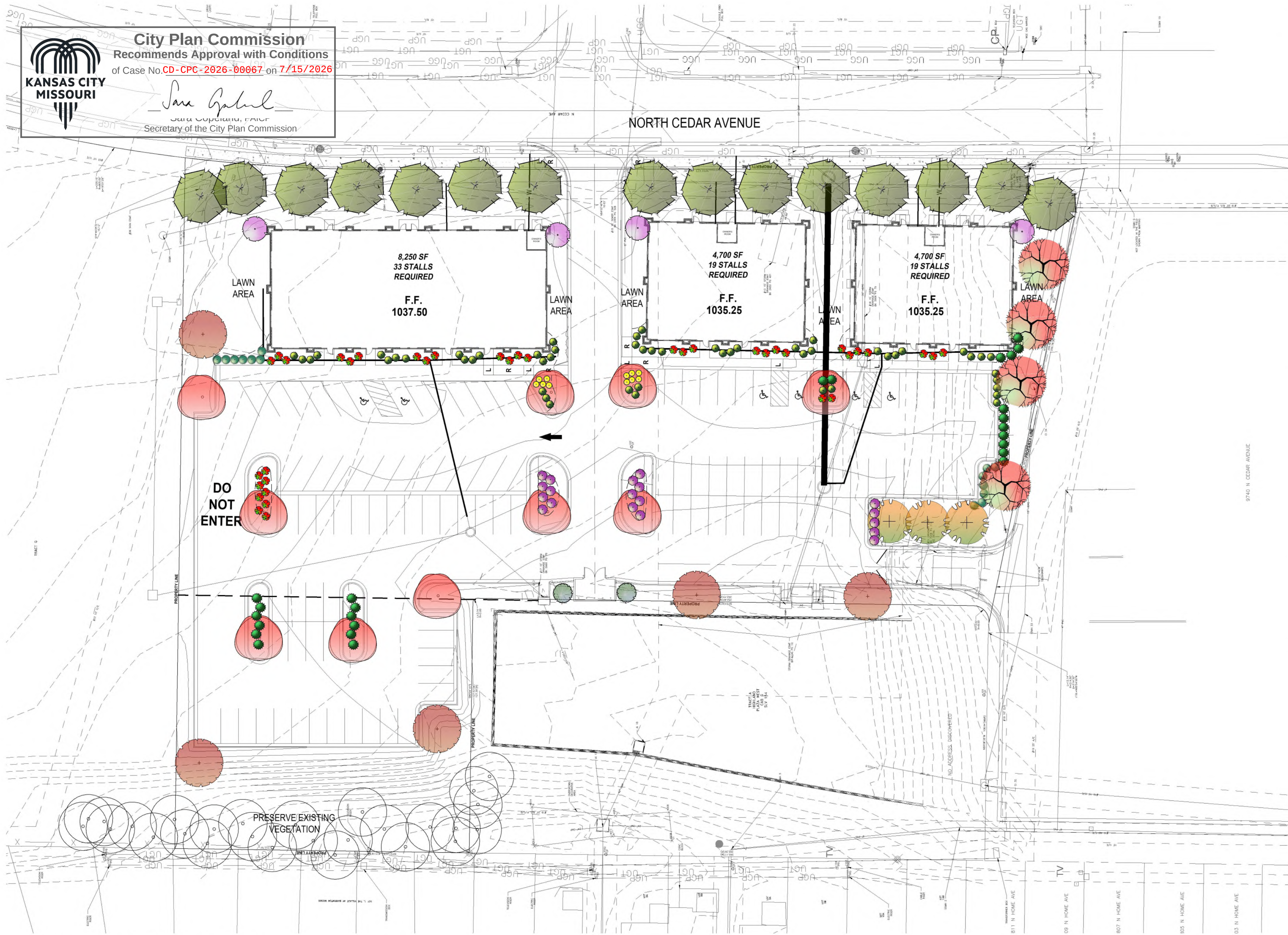
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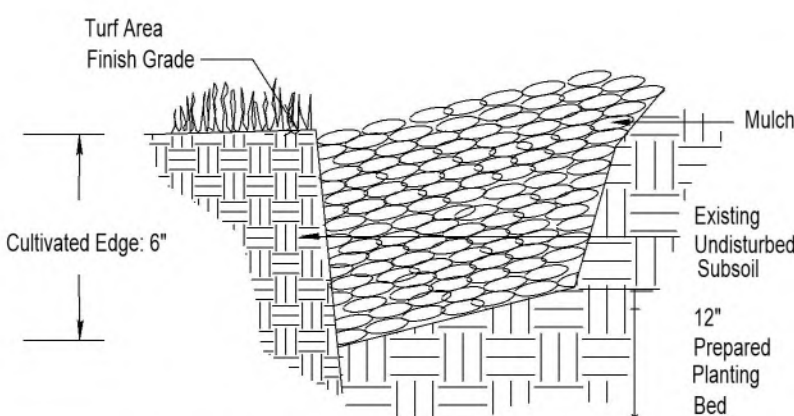
HIGHLAND PLAZA WEST 2ND PLAT
9840 N CEDAR AVE
KANSAS CITY, CLAY COUNTY, MISSOURI
Major Amendment to Approved Dev Plan
UTILITY PLAN

6



1 LANDSCAPE PLAN

SCALE: 1"=30'-0"



2 CULTIVATED EDGE DETAIL

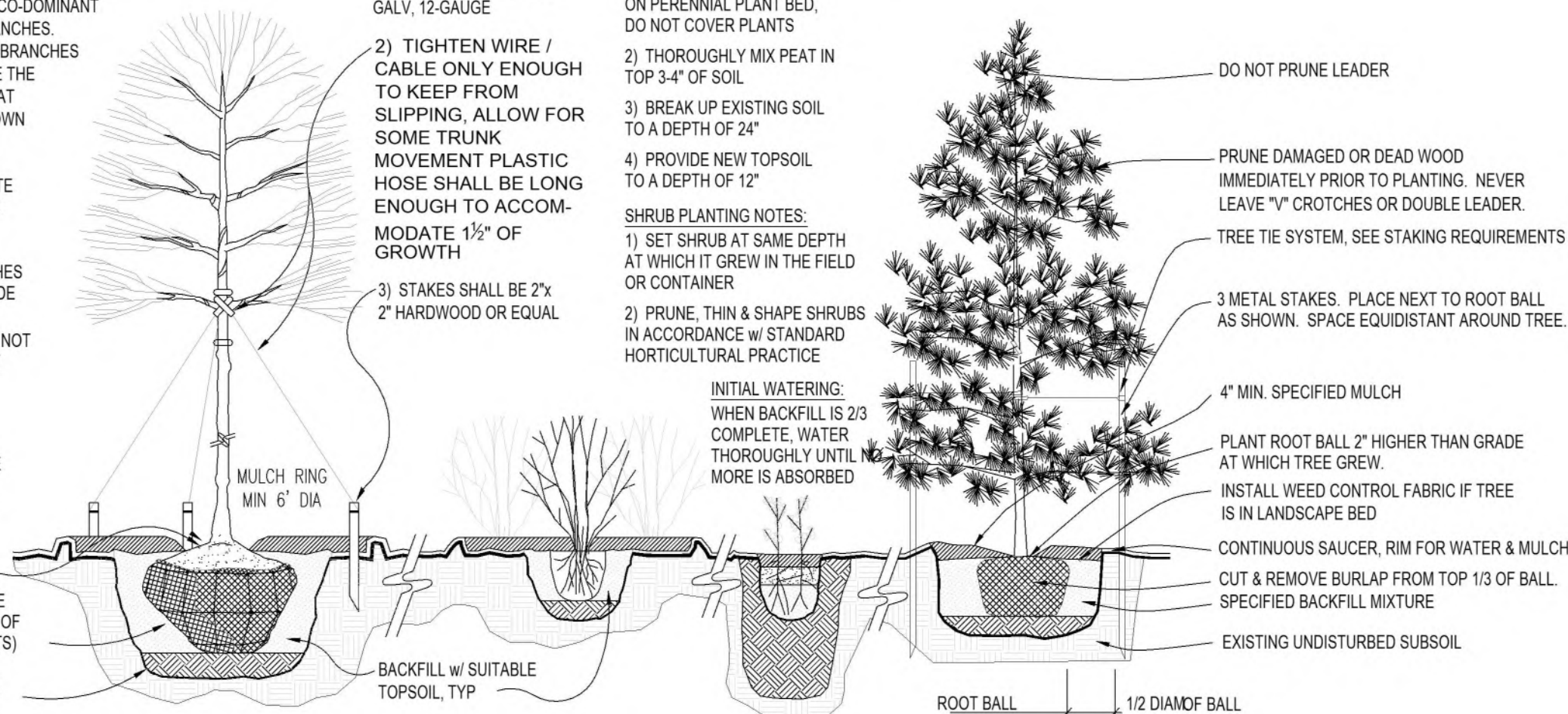
SCALE: NTS

- TREE PLANTING NOTES:**
- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - 4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
 - 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
 - 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
 - 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

- STAKING REQUIREMENTS:**
- 1) WIRE / CABLE SHALL BE GALV, 12-GAUGE
 - 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
 - 3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

- PERENNIAL PLANTING NOTES:**
- 1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
 - 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- SHRUB PLANTING NOTES:**
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS

SCALE: NTS

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees N. Cedar Ave.	30' o.c. 426 LF	14 14		
88-425-04 General (17,650 sf bldgs)	1 Tree/ 5000sf	4 Trees Provided		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (109 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,815+ Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	22 Provided		
Shrubs	1 Per Stall	109 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo		2"	6" min. clear., ground to canopy	
	4	Quercus rubra	Northern Red Oak		2"	6" min. clear., ground to canopy	
	15	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust		2"	6" min. clear., ground to canopy	
	3	Platanus x acerifolia	London Plane Tree		2"	6" min. clear., ground to canopy	
	10	Acer x fructuatum "Warrenred"	Pacific Sunset Maple		2"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	2	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		5" ht.	symmetrical pyramidal form	
ORNAMENTAL TREES							
	4	Cercis canadensis	Eastern Redbud		1.5"		
DECIDUOUS SHRUBS/GRASSES							
	11	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal.		Plant @ 3' O.C.	
	38	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.		Plant @ 4' O.C.	
	19	Syringa X "Penda"	Blooming Purple Lilac	5 gal.		Plant @ 5' O.C.	
	14	Rhamnus lanceolata	Lanceolr Buckthorn	3 gal.		Plant @ 4' O.C.	
EVERGREEN SHRUBS							
	25	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.		Plant @ 4' O.C.	
	52	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.	
EXISTING TREES/SHRUBS TO BE PRESERVED							



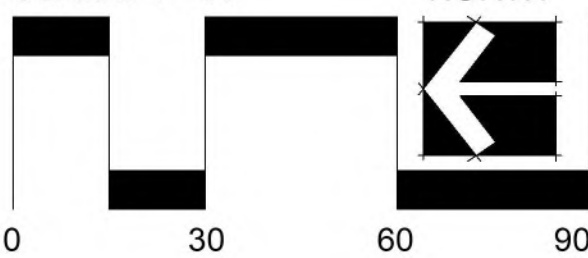
CLIENT

Highland Plaza West
9840 N. Cedar Ave.
Kansas City MO

PROJECT

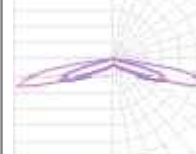
Highland Plaza West
2nd Plat
9840 N. Cedar Ave.
Kansas City MO

SCALE: 1"=30'

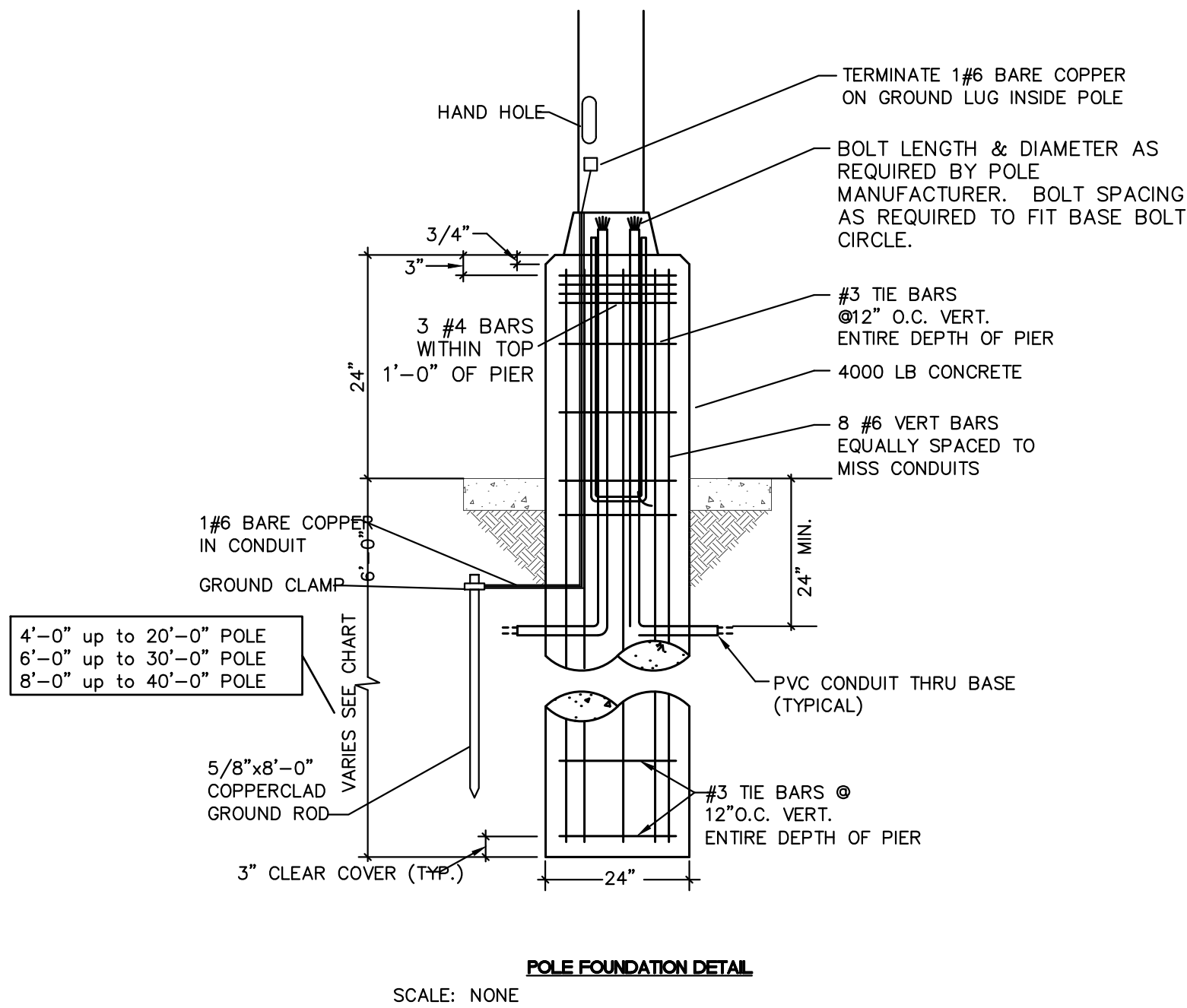


Date: 6.19.2026
Project #: 1389
Landscape Plan

L1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Mounting Height	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	B		5	DSX1 LED P4 30K 70CRI TSW	POLE MOUNTED LED AREA LIGHT WITH TYPE V WIDE-THROW DISTRIBUTION ON 22" SQUARE STEEL POLE AND 2'-0" CONCRETE BASE	24'-0"	1	16324	0.9	123.94	 Max: 10771cd
	C		1	DSX1 LED P2 30K 70CRI T2M	POLE MOUNTED LED AREA LIGHT WITH TYPE II ROADWAY DISTRIBUTION ON 22" SQUARE STEEL POLE AND 2'-0" CONCRETE BASE	24'-0"	1	9260	0.9	67.79	 Max: 8432cd
	E		37	WGE1 LED P2 30K 80CRI VF	WALL MOUNTED FULL CUTOFF LED AREA LIGHT WITH FORWARD THROW DISTRIBUTION	12'-0"	1	1872	0.9	150178	 Max: 1303cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.1 fc	2.7 fc	0.5 fc	5.4:1	2.2:1
Property Line	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 22.71" (581 mm)

Width: 14.26" (362 mm)

Height H1: 7.88" (200 mm)

Height H2: 2.73" (69 mm)

Weight: 34 lbs (15 kg)

Introduction

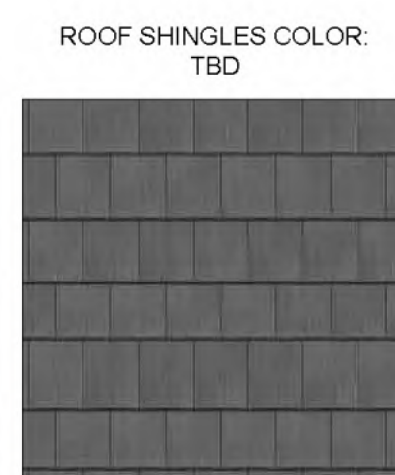
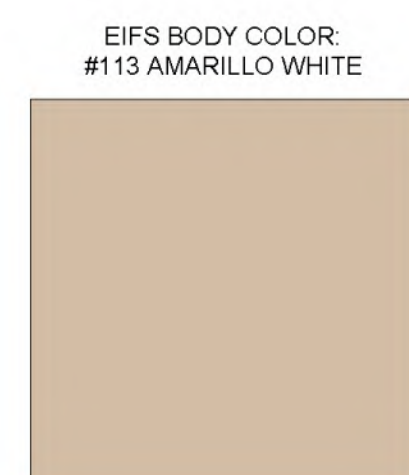
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 30K 3000K	70CRI 70CRI 70CRI 70CRI 80CRI	AIR Automotive front row TIS Type I short T2M Type II medium T3M Type III medium T4M Type IV low glare T5M Type V wide T6M Type VI wide T7M Type VII wide T8M Type VIII wide T9M Type IX wide T10M Type X wide T11M Type XI wide T12M Type XII wide T13M Type XIII wide T14M Type XIV wide T15M Type XV wide T16M Type XVI wide T17M Type XVII wide T18M Type XVIII wide T19M Type XIX wide T20M Type XX wide T21M Type XXI wide T22M Type XXII wide T23M Type XXIII wide T24M Type XXIV wide T25M Type XXV wide T26M Type XXVI wide T27M Type XXVII wide T28M Type XXVIII wide T29M Type XXIX wide T30M Type XXX wide T31M Type XXXI wide T32M Type XXXII wide T33M Type XXXIII wide T34M Type XXXIV wide T35M Type XXXV wide T36M Type XXXVI wide T37M Type XXXVII wide T38M Type XXXVIII wide T39M Type XXXIX wide T40M Type XL wide T41M Type XLI wide T42M Type XLII wide T43M 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LXXXIII wide T934M Type LXXXIV wide T935M Type LXXXV wide T936M Type LXXXVI wide		

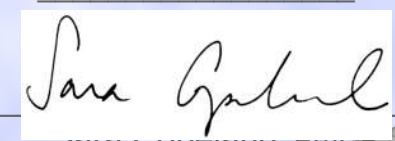




City Plan Commission

Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00067** on **7/15/2026**



Sara Gabriel

Secretary of the City Plan Commission

EXTERIOR ELEVATION - SOUTH

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

EXTERIOR ELEVATION - NORTH

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

EXTERIOR ELEVATION - WEST

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

EXTERIOR ELEVATION - EAST

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

PLAN VIEW

FRONT ELEVATION

SIDE ELEVATION

TRASH ENCLOSURE PLAN & ELEVATIONS

SCALE: 1/4" = 1'-0"

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Highland Plaza West
Medical Office Buildings
9840 N Cedar Ave
Kansas City, MO 64157

Star Development Corp
244 W Mill St
Liberty, MO 64068

REVISIONS		SOURCE	PER STAFF COMMENTS
#	BY	DATE	
1	cdt	05-11-2026	

DATE: 04-16-2026
DESIGNED BY: KAW
DRAWN BY: cdt
APPROVED BY: KAW

SHEET NUMBER

A-202

JOB NUMBER

6366-26

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Missouri State Certificate of Authority #ARC 000745



KATHLEEN ANN WARMAN - ARCHITECT
MO #A-5819

**Ringmaier Plaza West
Medical Office Buildings**
9840 N Cedar Ave
Kansas City, MO 64157

PRELIMINARY EXTERIOR ELEVATIONS
BUILDING C

Star Development Corp
244 W Mill St
Liberty, MO 64068

[illegible]

DATE:	04-16-2026
DESIGNED BY:	KAW
DRAWN BY:	cdt
APPROVED BY:	KAW

SHEET NUMBER
A-203

JOB NUMBER
6366-26