PRELIMINARY PLAT
The Madison
Lot 1 and Tracts A - F
Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri

LEGAL DESCRIPTION PER TITLE COMMITMENT

TRACT 1:

ALL THAT PART OF LOT 1, BARRY TOWNE – THIRD PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 1, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 75°13'21" EAST, A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 29°44'50", AN ARC DISTANCE OF 758.01 FEET; THENCE SOUTHERLY, ALONG SAID NORTHERLY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°01'13", AN ARC DISTANCE OF 37.97 FEET; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 1, ON A CURVE TO THE LEFT, HAVING A COMMON TANGENT
WITH THE LAST DESCRIBED COURSE, A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 25°07'29", AN ARC DISTANCE OF 390.27 FEET; THENCE SOUTH 76°51'54" WEST, 69.94 FEET; THENCE NORTH 82°20'09" WEST, 144.85 FEET; THENCE NORTH 83°56'52" WEST 98.15 FEET; THENCE NORTH 85°52'59" WEST, 50.00 FEET; THENCE SOUTH 06°07'13" WEST, 35.08 FEET; THENCE NORTH 83°52'47" WEST, 354.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 05°36'58" WEST, ALONG SAID WESTERLY LINE, 240.97 FEET; THENCE NORTH 11°31'31" WEST, ALONG SAID WESTERLY LINE, 160.84 FEET TO THE POINT OF BEGINNING, BEING TRACT 1B AS SHOWN ON THE
CERTIFICATE OF SURVEY RECORDED JANUARY 30, 2001 IN CABINET E, SLEEVE 171.

TRACT 2:[SEE DETAIL, THIS SHEET]

NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS ACCESS AS FURTHER DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN BTK DEVELOPMENT, L.L.C., MDGSI ASSOCIATES, L.L.C., DAYTON HUDSON CORP, AND SERF COMPANY RECORDED MAY 13, 1998 AS DOCUMENT NO. N90750 IN BOOK 2826, PAGE 457 IN THE RECORDS OF CLAY COUNTY, MISSOURI.

SITE DATA TABLE:

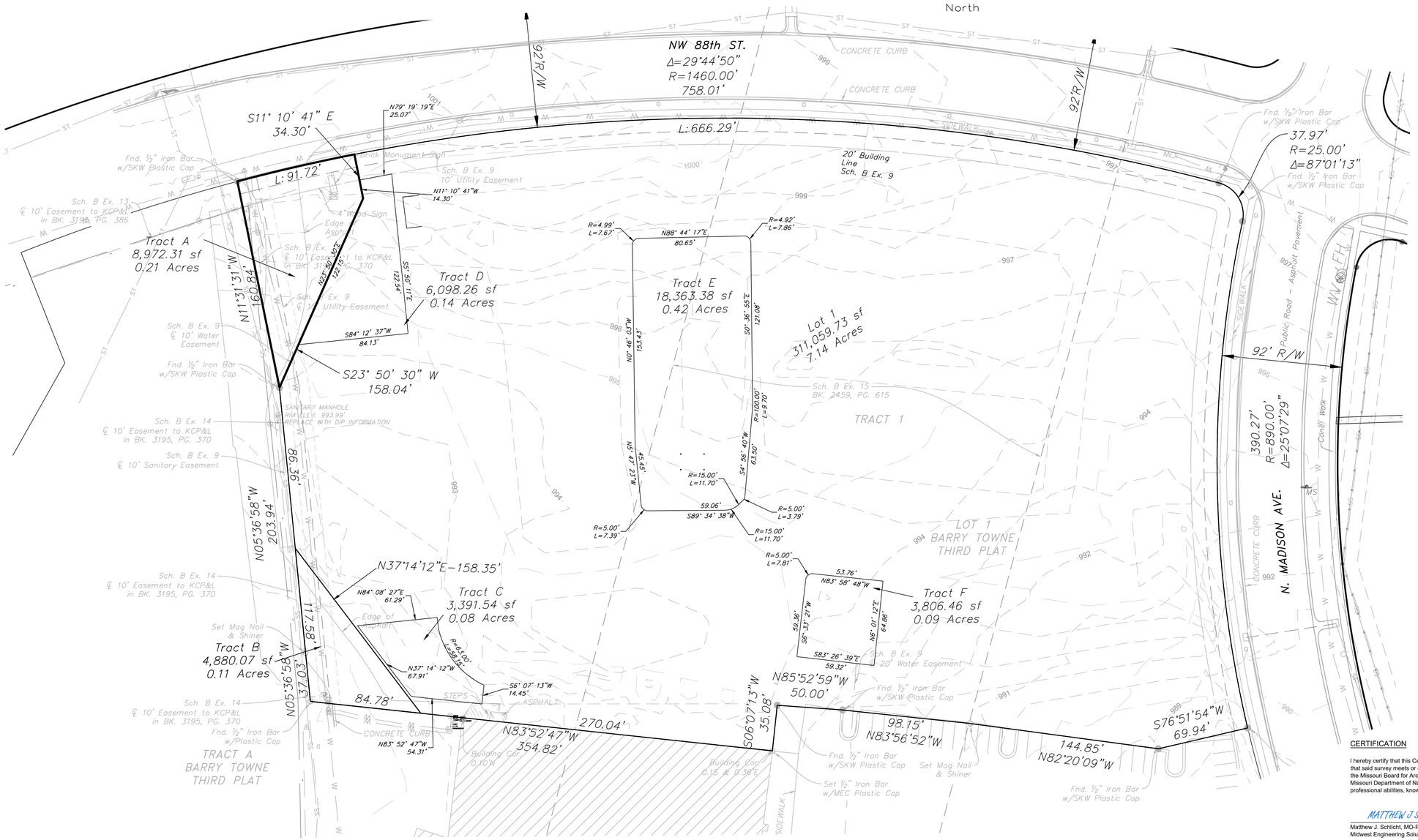
a.	Existing Zoning	B3-2
b.	Proposed Zoning	B3-2
c.	Total Land Area	7.46 acres
d.	No existing road right of way within development	
e.	Net Land Area	7.46 acres
f.	Stream Buffer Plan	Not Required
g.	Traffic Study/Letter	No Study Required
h.	Detention	

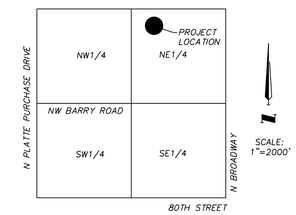
Project is part of Barry Town development which has regional detention provided.
Public Water Main is located along the northerly side of the site
Public Sanitary Main is located along the westerly side of the site

North

0 20' 40' 80'

PRELIMINARY PLAN
SCALE: 1" = 40'





VICINITY MAP
FRAC. SEC. 10-51-33

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

MATTHEW J SCHLICHT Date: 2/10/2022
Matthew J. Schlicht, MO-PLS 2012000102
Midwest Engineering Solutions, LLC., Corp Authority CLS-2005008319-D

REVISIONS

DATE						

The Madison
Lot 1 and Tracts A & B
Section 10, Township 51 N, Range 33 W
Kansas City, Platte County, Missouri

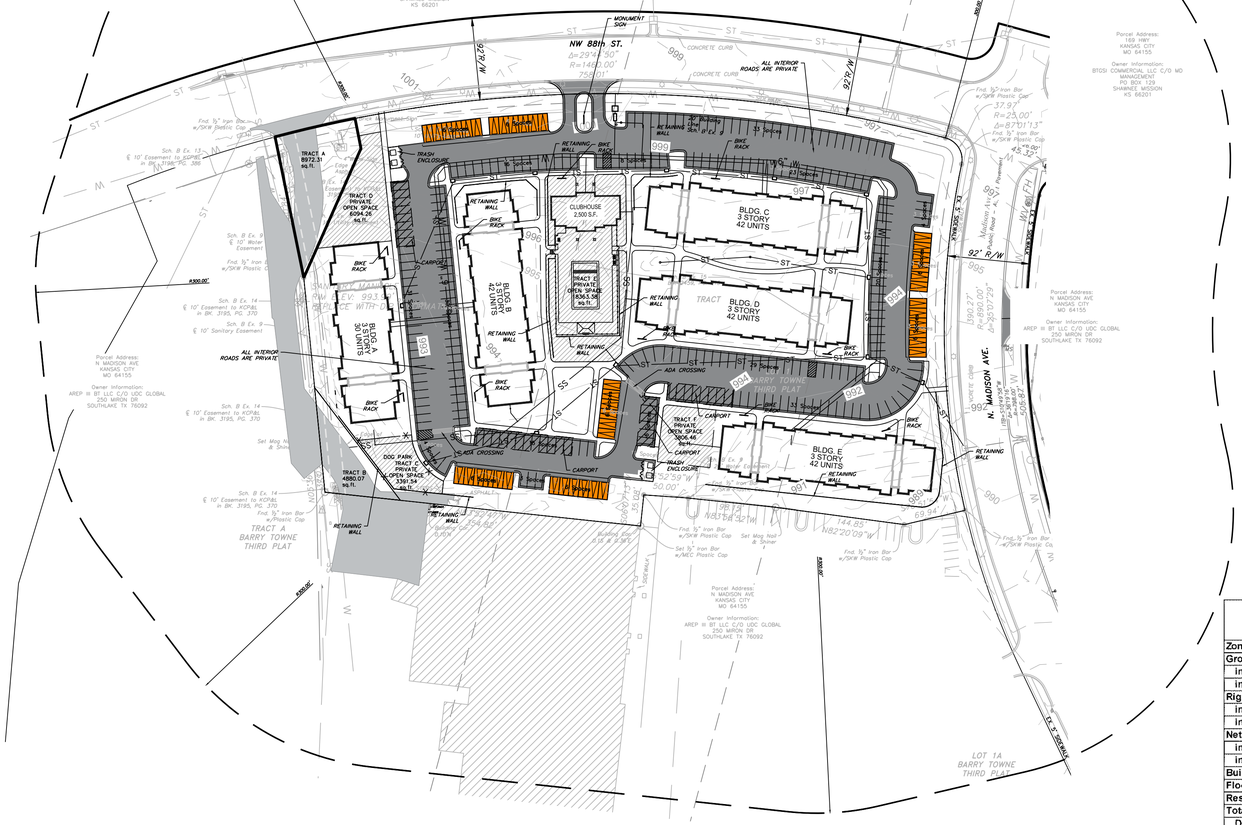
Preliminary Plat

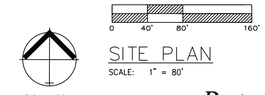
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	10	51 N	33 W	Platte	Madison Apt
	DRAWN BY		SCALE	DATE OF PREPARATION	
	M. Schlicht, PLS, PE		1"=40'	February 10, 2022	

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PLS-2012000102
PROFESSIONAL LAND SURVEYOR

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849





SITE PLAN
SCALE: 1" = 80'

DEVELOPMENT PLAN FOR THE MADISON

N MADISON AVE

Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri

LEGAL DESCRIPTION PER TITLE COMMITMENT

TRACT 1:

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SITE DATA TABLE:

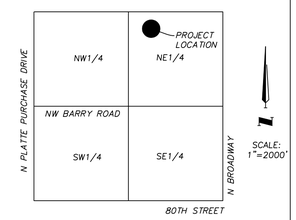
a.	Existing Zoning	B3-2
b.	Proposed Zoning	B3-2
c.	Total Land Area	7.46 acres
d.	No existing road right of way within development	
e.	Net Land Area	7.46 acres
f.	Proposed Use	Residential Units with Surface parking
g.	Building Height	Max Height 35 feet
h.	Building Units	198 Units
		12 – 2 BR 2 Bath+Den 1145 sf
		78 – 1 BR 1 Bath 730 sf
		108 – 2 Bed 2 Bath 995 sf
i.	Density	26.54 Units per Acre (sf per Unit)
j.	Total number of parking spaces	297 Total Parking Spaces / 198 required
		255 Surface Parking Spaces
		42 Garage Spaces
		34 Carport Spaces
k.	Number of Bicycle Parking	1 Bicycle Space Per 3 Units Required
		66 Bicycle Spaces Required / 66 Provided
l.	Phasing	1 Phase
m.	Stream Buffer Plan	None
n.	Traffic Study/Letter	No Study
o.	Open Space	20,410 sq. ft. (Payment in lieu)
p.	Detention	

Project is part of Barry Town development which has regional detention provided.

Project expected to begin May 2022 and be completed Spring 2024

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2	B3-2	No	
Gross Land Area			No	
in square feet	324,915.68	324,915.68	No	
in acres	7.46	7.46	No	
Right-of-way Dedication			No	
in square feet	n/a	n/a	No	
in acres	n/a	n/a	No	
Net Land Area			No	
in square feet	324,915.68	324,915.68	No	
in acres	7.46	7.46	No	
Building Area (sq. ft.)	0.00	3900.00	No	
Floor Area Ratio	0.00	1.2%	No	
Residential Use Info			No	
Total Dwelling Units	0	198	No	
Detached House	0	0	No	
Zero lot line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Mulit-unit Building	0	5	No	
Total Lots	0	1	No	
Residential	0	1	No	
Public/Civic	0	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

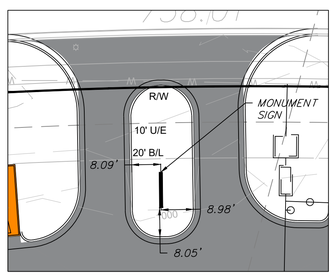
Developer:
Andy Mackey LLC
Office: 816-623-9888
Email: mackeyandy@gmail.com
50 SE 30th Street, Lee's Summit, MO 64082

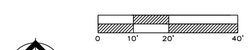


VICINITY MAP
FRAC. SEC. 10–51–33

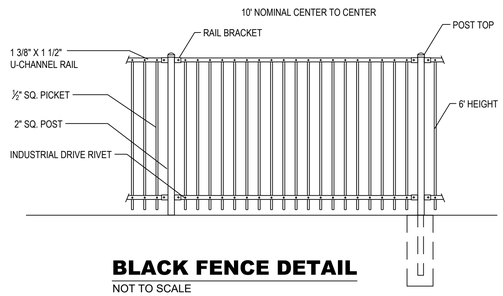
PARKLAND DEDICATION		
TRACT	AREA	USE
C	3391.54	Dog Park
D	6094.26	Shelter
E	18363.38	Pool/Clubhouse
F	3806.46	Activity Use
TOTAL	31655.64	

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
198	2.38	0.73

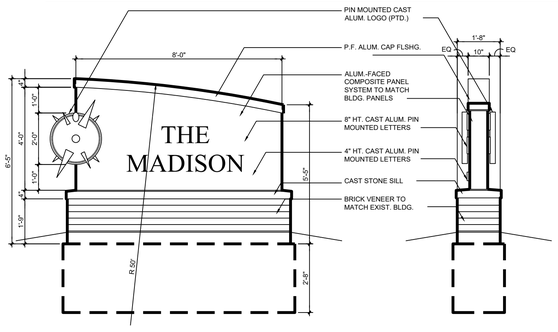




MONUMENT SIGN PLAN
SCALE: 1" = 20'



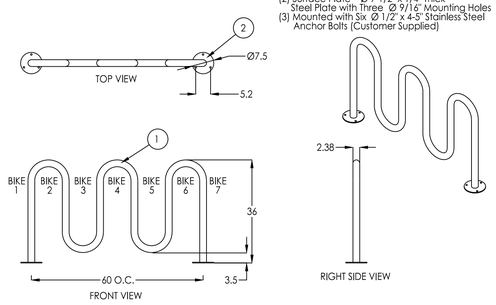
BLACK FENCE DETAIL
NOT TO SCALE



D. FRONT ELEVATION

E. SIDE ELEVATION

MATERIALS LIST
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick
Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



ENGINEERING SOLUTIONS
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50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

N Madison Ave
NE ¼ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project: MADISON APARTMENTS, KCMO
Issue Date: January 10, 2022

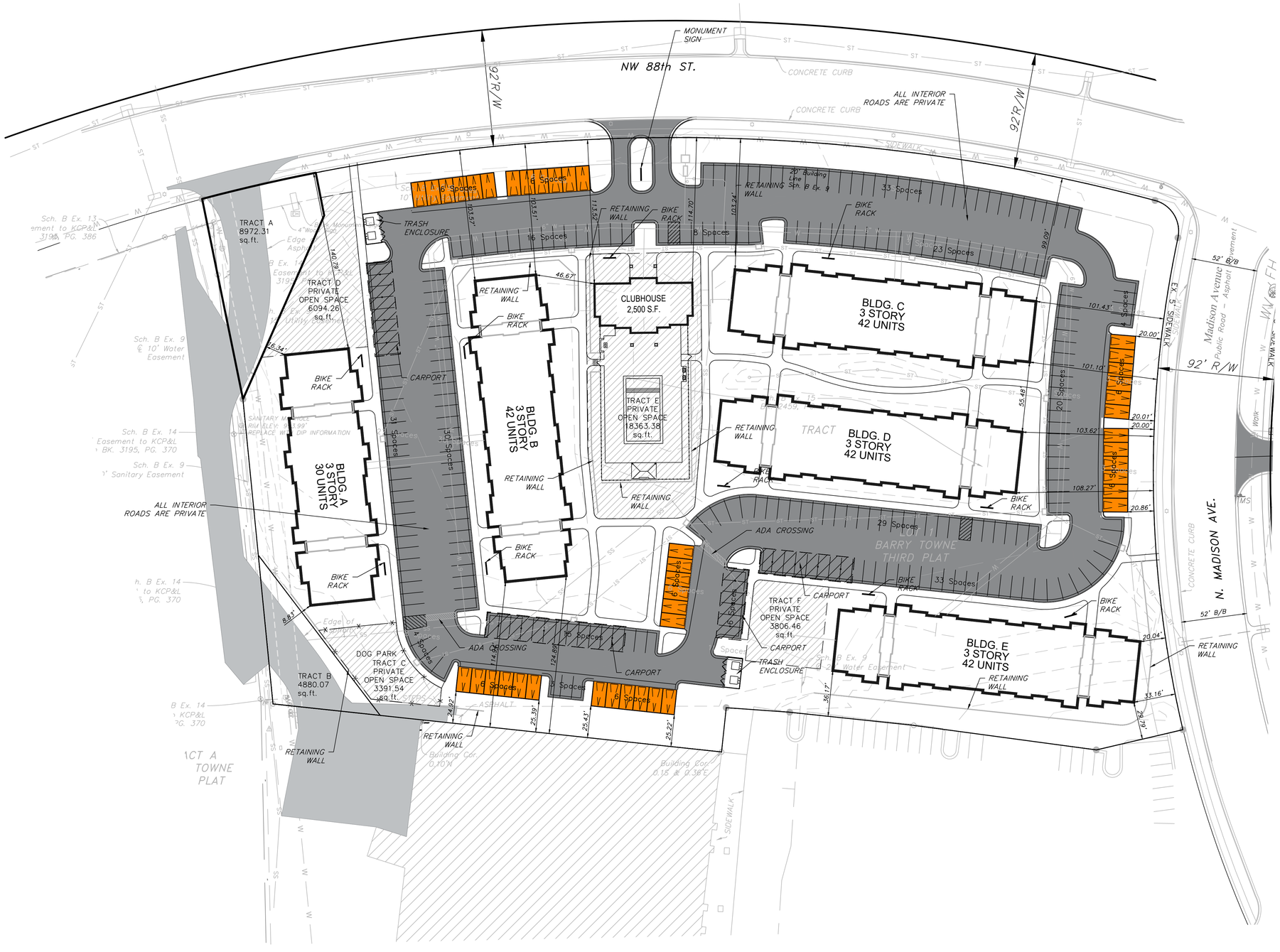
Site Plan
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.100



North

0 20' 40' 80'

SITE PLAN

SCALE: 1" = 40'

ENGINEERING SOLUTIONS
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N Madison Ave
NE ¼ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
MADISON
APARTMENTS, KCMO

Issue Date:
January 10, 2022

Site Plan North
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.101

North

0 25' 50' 100'

GRADING PLAN

SCALE: 1" = 50'

ENGINEERING SOLUTIONS
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50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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Professional Registration
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N Madison Ave
NE ¼ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project: MADISON APARTMENTS, KCMO
Issue Date: January 10, 2022

Grading Plan
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

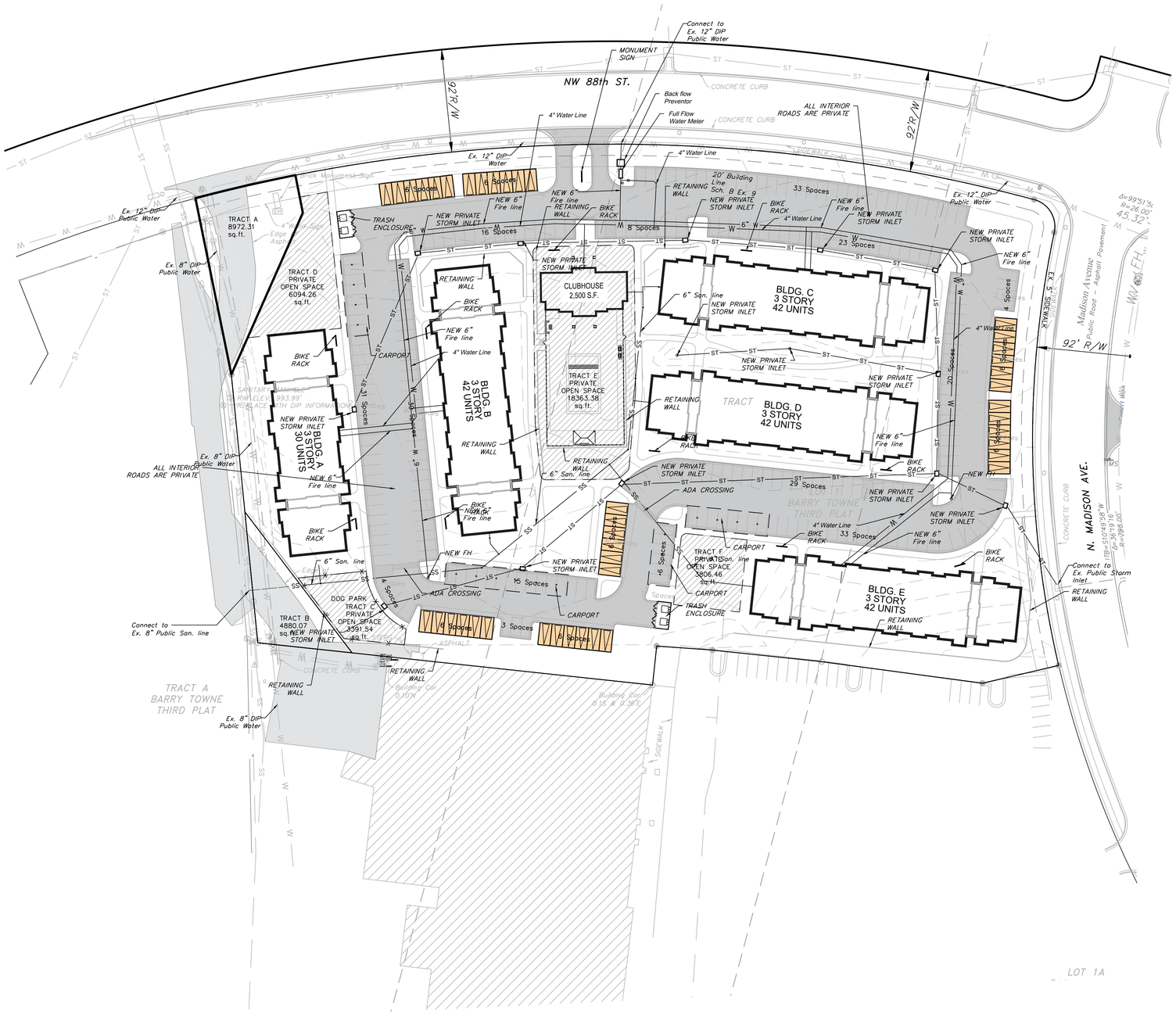
C.200

North

0 25' 50' 100'

UTILITY PLAN

SCALE: 1" = 50'



NOTE:

ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

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N Madison Ave
NE $\frac{1}{4}$ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project: MADISON APARTMENTS, KCMO

Issue Date: January 10, 2022

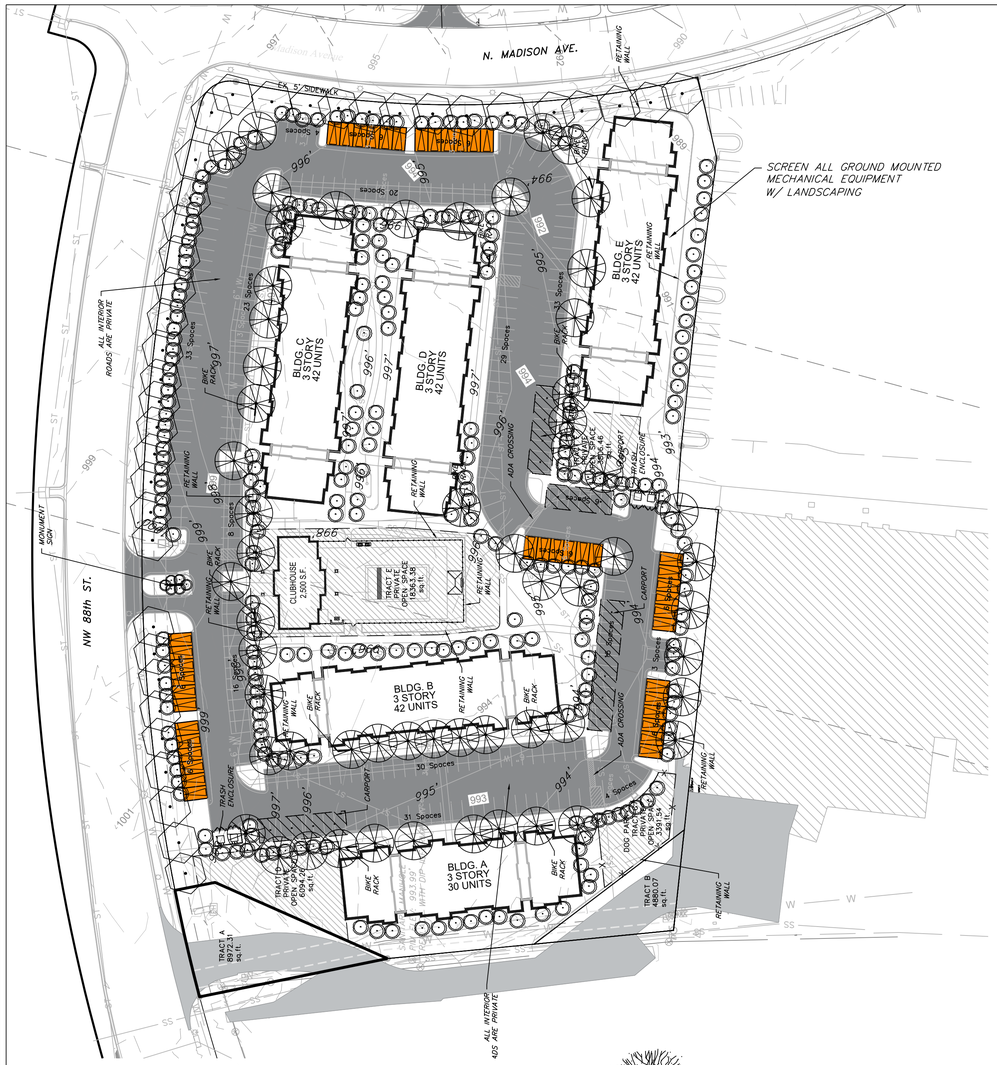
Utility Plan
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

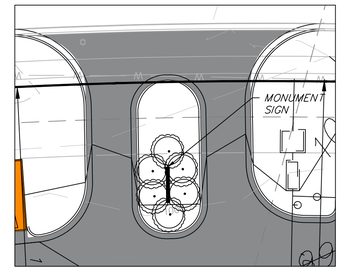
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.300

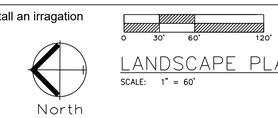




MONUMENT SIGN PLAN

SCALE: 1" = 20'

Landscape Contractor is Responsible to Design and Install an irragation system sufficient to reach all landscape and yard areas



LANDSCAPE PLAN

SCALE: 1" = 60'

Landscape Design Requirements:

88-425-03-C Street Trees

A. At least one street tree is required for each 30 feet of street frontage

N Madison Ave	410 Feet	14 Trees Required	Requirement Met (14 Trees Provided along Street)
NW 88th St	718 Feet	24 Trees Required	Requirement Met (24 Trees Provided along Street)

88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots

A. At Least 28 square feet of interior landscape area is required per parking space

297 parking spaces 8,316 sq. ft required (Requirement Met)

88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	297 parking spaces	59 Trees Required	59 Trees Provided
2. One Shrub is required per parking space	297 parking spaces	297 Shrubs Required	297 Shrubs Provided

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	38	38	no	
88-425-04 General			no	
88–425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	n/a	n/a	n/a	
Trees	n/a	n/a	n/a	
Shrubs/Wall/Berm	n/a	n/a	n/a	
Adjacent to Residential Zones				
Buffer Width	n/a	n/a	n/a	
Shrubs/Berm/Fence/Wall	n/a	n/a	n/a	
88-425-06 interior vehicular use Area				
Interior Area	8206.00	8206.00	no	
Trees	59	59	no	
Shrubs	295	295	no	
88-245-07 parking Garage Screening	Describe	n/a	n/a	
88-425-08 Mechanical/Utility Equipment Screening	Describe	n/a	n/a	
88-425-09 Outdoor Use Screening	Describe	n/a	n/a	

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1–2004.

2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE–EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN–OFF.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH–COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI–DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI– DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.

5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WTH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF–TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF–TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO AND LANDSCAPE INDUSTRY STANDARDS.

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

11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.

12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.

14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.

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

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.

18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

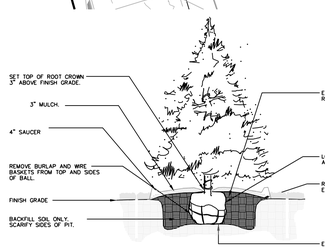
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.

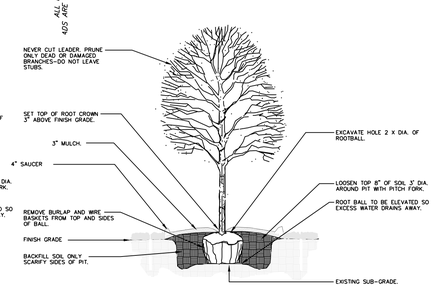
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.

22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABISHED.



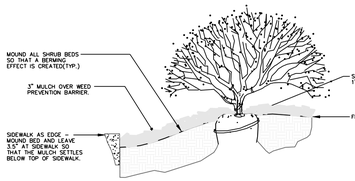
1 EVERGREEN TREE PLANTING

NTS



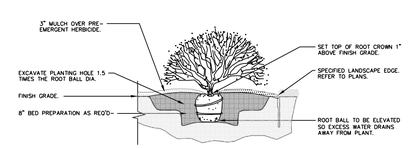
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	38	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	60	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	--	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
	302	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	--	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

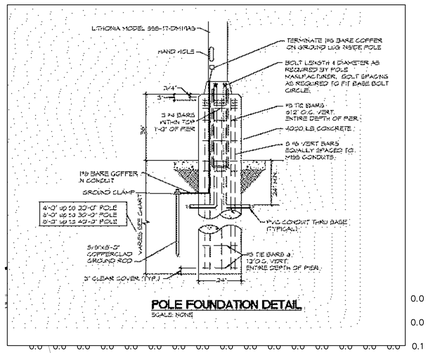
Project: MADISON APARTMENTS, KCMO
Issue Date: January 10, 2022

Landscape Plan
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

L.100



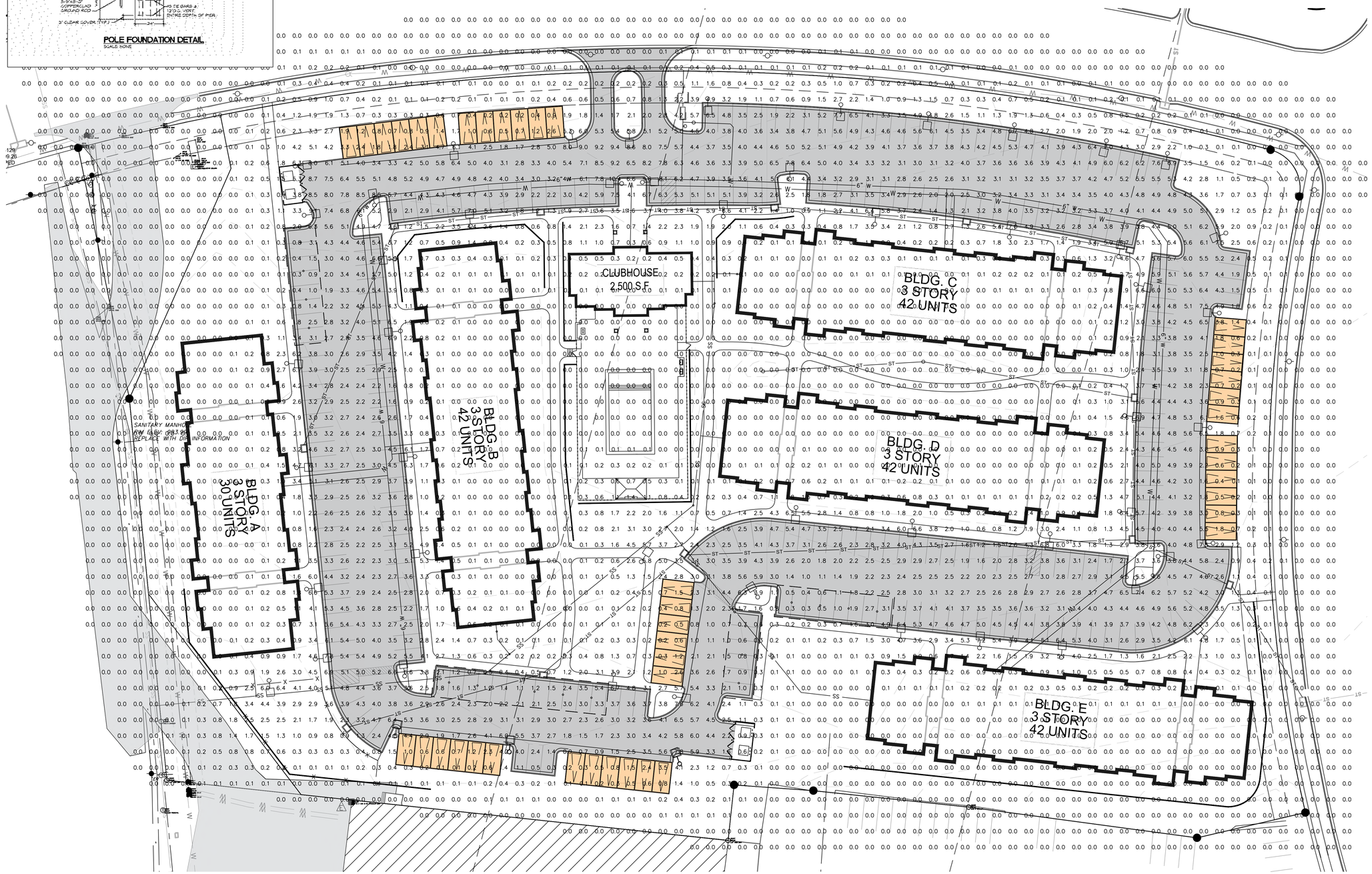
POLE FOUNDATION DETAIL
SCALE: NONE

Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8



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Engineering CA2821

N Madison Ave
NE $\frac{1}{4}$ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
MADISON APARTMENTS, KCMO

Issue Date:
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Site Photometric
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

SP.100

ELEVATION MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. LAP SIDING
3. 'WOOD-LOOK' PANEL
4. BRICK OR STONE VENEER
5. ASPHALT SHINGLE ROOF
6. METAL ROOF
7. BOARD & BATTEN SIDING
8. CEMENTITIOUS STUCCO
9. SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)

NOTE : ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

EXTERIOR ELEVATION
4 CLUBHOUSE - RIGHT ELEVATION

EXTERIOR ELEVATION
3 CLUBHOUSE - REAR ELEVATION

EXTERIOR ELEVATION
2 CLUBHOUSE - LEFT ELEVATION

EXTERIOR ELEVATION
1 CLUBHOUSE - FRONT ELEVATION

NSPJ ARCHITECTS

THE MADISON

MACKEY / MERTZ NW 88TH STREET & N MADISON AVE, KANSAS CITY, MISSOURI

670920 2022.02.14

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ELEVATION MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. LAP SIDING
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4. BRICK OR STONE VENEER
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NOTE: ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

EXTERIOR ELEVATION
2 BUILDING TYPE 'A' - LEFT & RIGHT ELEVATIONS

EXTERIOR ELEVATION
1 BUILDING TYPE 'A' - FRONT & REAR ELEVATIONS

NSPJ ARCHITECTS

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EXTERIOR ELEVATION
6 DETACHED GARAGE - BACK ELEVATION

ELEVATION MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. LAP SIDING
3. 'WOOD-LOOK' PANEL
4. BRICK OR STONE VENEER
5. ASPHALT SHINGLE ROOF
6. METAL ROOF
7. BOARD & BATTEN SIDING
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9. SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)

NOTE : ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

EXTERIOR ELEVATION
5 TRASH ENCLOSURE - FRONT ELEVATION

EXTERIOR ELEVATION
3 CARPORT - SIDE ELEVATION

EXTERIOR ELEVATION
2 CARPORT - FRONT ELEVATION

EXTERIOR ELEVATION
4 DETACHED GARAGE - SIDE ELEVATION

EXTERIOR ELEVATION
1 DETACHED GARAGE - FRONT ELEVATION

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