



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 2, 2025

Project Name
UPRR Redevelopment Opportunity

Docket # 6

Request
CD-CPC-2025-00027
Development Plan – Non-residential

Applicant
Jacob Hodson
Olsson

Owner
Union Pacific Railroad

Location 6655 Stadium Drive
Area About 86 Acres
Zoning M1-5
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses

North: Industrial, zoned M1-5
South: Industrial, zoned M1-5
East: Industrial, zoned M1-5
West: Industrial, zoned M1-5

KC Spirit Playbook Alignment

Low Alignment

Land Use Plan

The Riverfront Industrial Area Plan recommends *light industrial* for this location.

The proposed plan has a *medium* alignment with the Area Plan. See Criteria A for more information.

Major Street Plan

Stadium Drive is identified as a local link on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

A request to approve a development plan and preliminary plat in district M1-5 (Manufacturing) to permit warehousing, wholesaling, freight movement and general manufacturing, production and industrial service on about 86 acres generally located at Stadium Drive and Raytown Road.

PROJECT TIMELINE

The application for the subject request was filed on 2/7/2025. No scheduling deviations from 2025 Cycle 4.1 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/25/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 86 acre site was previously occupied by the former General Motors Leeds Plant, which operated from 1929 to 1988. The large plant which was being used for storage uses burned down after a fire in the summer of 2021. Since 2022 the site has been used for outdoor storage.

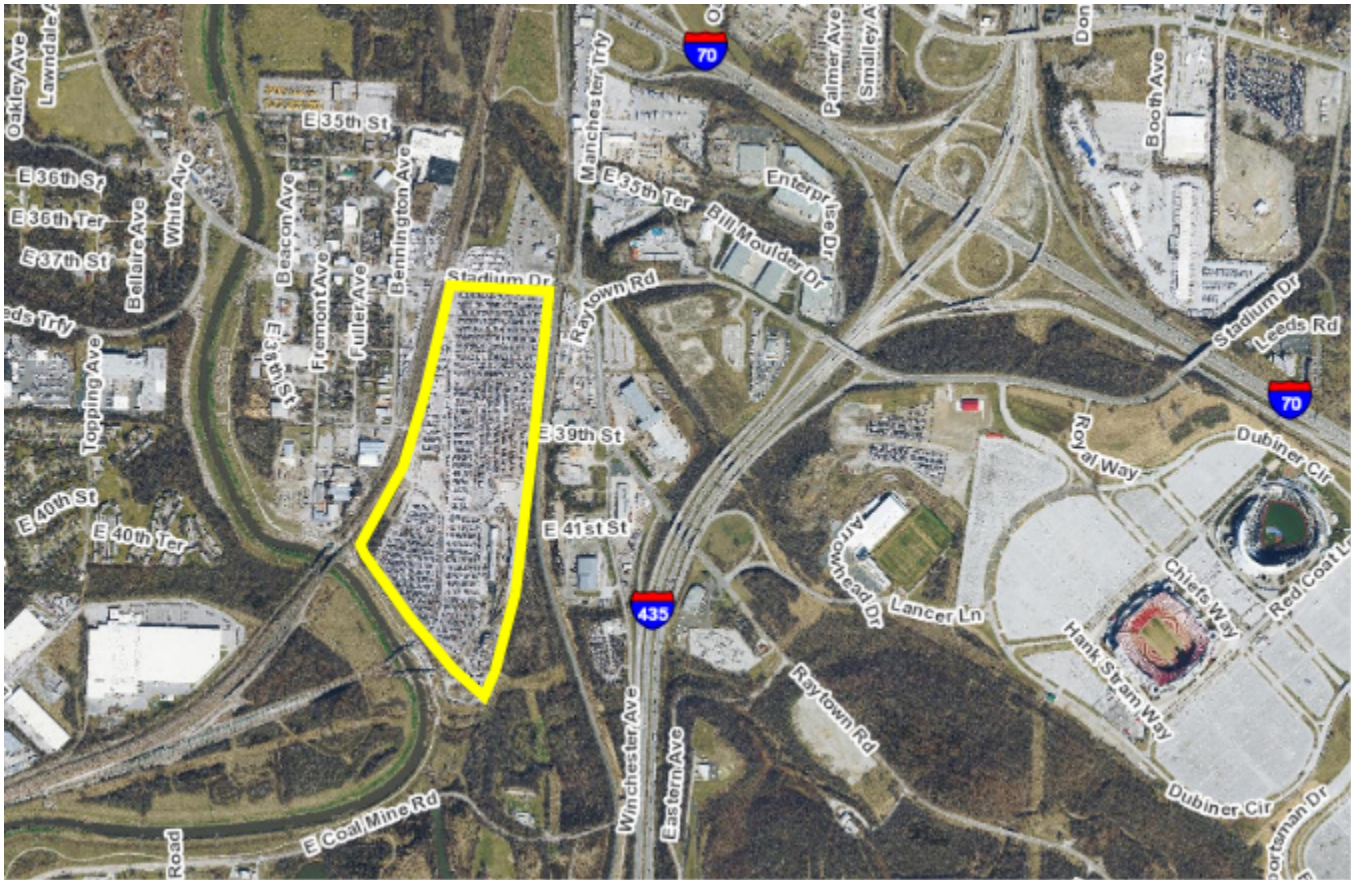
CONTROLLING + RELATED CASES

11758-A – On June 11, 1996, the Board of Zoning Adjustment (BZA) approved a condition use permit (CUP) for a private detention facility. The CUP expired as no action was taken.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

6 APPROVAL WITH CONDITIONS

Vicinity Map**PLAN REVIEW & ANALYSIS**

The 86 acre site is currently zoned M1-5 (Manufacturing) which permits general manufacturing and outdoor warehousing with the approval of a special use permit. Union Pacific Railroad is seeking approval of a development plan to construct three large structures, totaling roughly 600,000 square feet to allow for a variety of warehousing and distribution uses as well as a mechanic facility that will cater specifically to locomotive repair and maintenance. These uses may be approved by the plan development plan in lieu of a special use permit because the subject property meets the development plan applicability found in 88-517-02-D and 88-517-02-F of the Code. The applicant is proposing five new rail spurs within the subject property; there is existing rail that currently serves the southeast corner of the site.

Union Pacific Railroad will be required to coordinate with the Public Works Department regarding infrastructure improvements to E. 39th Street, a new railroad bridge crossing at Raytown Road and Stadium Drive and streetscape improvements along Stadium Drive. It is very important for the applicant to make sure any site improvements do not negatively impact World Cup operations in the summer of 2026. The applicant has stated there may be a delay in constructing the first phase until a new railroad bridge crossing is constructed at Raytown Road and Stadium Drive (northeast corner of the subject property) to allow for semi-trailers to safely circulate within the proposed development. City Planning and Development has proposed a condition that the applicant submit a project plan that will provide additional information pertaining to the proposed materials and elevations for the three structures that are proposed.

City Planning and Development staff contacted the City's Office of Environmental Quality (OEQ) to ensure that the proposed plan does not negatively impact the *Renew the Blue* restoration project. The City accepted an \$5,000,000 grant award from the Missouri Department of Natural Resources, as part of the American Rescue Plan Act (ARPA) of 2021. The applicant/UPRR is also exploring whether the City is willing to accept 1.58 acres along the southern portion of the property. The 1.58 acres is located within the RACER (Revitalizing Auto Communities Environmental Response) Trust, which was created in 2011 by the US Bankruptcy Court to allow for redevelopment of facilities once owned by General Motors Corp. As of 2021, MoDNR and the RACER Trust has reported that the "investigation of soils is complete, and groundwater monitoring continues with MoDNR oversight. A final remediation plan will be developed once all investigations are complete."

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed plan complies with the Zoning and Development Code. KC Water has outstanding corrections related to labeling, identifying internal streets as private and clarification of which utilities will be within private easements. All of KC Water's corrections shall be resolved when the applicant submit the project plan which is required prior to the issuance of any building permit. The City Engineer (Public Works) is requiring the applicant be fully responsible for intersection improvements at Raytown Road and E. 39th Street and Raytown Road and Stadium Drive to facilitate truck turning movements.

Jonathan Feverston, the 3rd District Planner in the Long Range Planning Division provided the following statement regarding plan alignment: *The proposed freight warehousing complex will provide new employment opportunities and reuse the site of a historic employment center for Kansas City. The addition of landscaping and pervious surfaces, with enhanced landscaping along Stadium Drive will help establish an improved streetscape. Additional transparency and enhanced materials on the north elevation of the north building facing Stadium Drive would help align the proposed development with recommendations in the Riverfront Industrial Area Plan and goals in the KC Spirit Playbook.*

B. The proposed use must be allowed in the district in which it is located;

The proposed uses are permitted with a special use permit, but the subject property is more than 10 acres which requires development plan approval. The development plan, if approved will serve in lieu of a special use permit.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

The applicant is providing vehicular ingress and egress from the northern perimeter and eastern perimeter of the site. The City Engineer is requiring that the developer make public improvements along Raytown Road prior to the issuance of any building permit. Two points of access are proposed along Stadium Drive and one point of access from E. 39th Street.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The applicant will coordinate with the Public Works Department to install a 10' wide sidewalk along Stadium Drive.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The applicant has outstanding corrections with KC Water that shall be resolved prior to the issuance of any building permits.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The applicant will provide staff with detailed elevations and building materials when a project plan is submitted to City Planning and Development.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The site is not adjacent to any residential zoning districts. The landscape plan is proposing an 8' berm along the eastern perimeter of the site to screen the vehicles and proposed warehouse structures.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Currently, the site is entirely impervious. The proposed development plan is reducing the existing impervious surface by adding landscaping along the eastern and northern perimeter of the site.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

No trees will be removed.

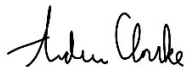
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Lead Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: March 24, 2025

Case Number: CD-CPC-2025-00027

Project: UPRR Redevelopment Opportunity

Plan Corrections

Correction(s) by Mobility of the Public Works Department. Contact Bailey Waters at (816) 513-2791 / bailey.waters@kcmo.org with questions.

1. Provide pedestrian connections between the buildings. (3/18/2025)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

2. Callout on the plans which utilities are public vs. private. Internal utilities should be private and located within private easements and covered by Covenants to Maintain Private Utility Mains. (3/17/2025)
3. Construct the utility crossing of the railroad tracks per AREMA standards. (3/17/2025)
4. Provide a separate sheet showing the utility abandonment/removals and vacation of the existing easements. Callout whether the utilities will be removed or abandoned. Callout to release easements. (3/17/2025)
5. Put your utility legend on the utility plan sheet or both. (3/17/2025)
6. Callout all internal streets as private. (3/17/2025)

Correction(s) by Water Services - Water of the Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

7. Show and label the location and size of existing and proposed public and private water mains on the utility plans. If the east-west street is private, then the water meters and backflows should be located closer to the connections to the public mains in 39th Street on the east and west sides. Will need to connect northern service lines to the distribution system and not the transmission main. Show and label on the utility plan a short segment of the 6" distribution main upsized and replaced and connected to the 24" TM.
Label fire hydrants as existing or proposed, public or private. (3/17/2025)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

8. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. (2/18/2025)
9. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. (2/18/2025)
10. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. (2/18/2025)
11. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (2/18/2025)
12. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (2/18/2025)
13. The developer shall secure approval of a Project Plan from the City Plan Commission prior to building permit. (3/13/2025)

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

14. That prior to the issuance of the Certificate of Occupancy for each structure built, a Final Plat must be approved and recording in accordance with the Zoning and Development Code. (2/25/2025)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1) Fire Water Flow (2/25/2025)
16. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1 Hydrant (2/25/2025)
17. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) Fire Department Connection (2/25/2025)
18. • A required fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department Access (2/25/2025)
19. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Fire Department Access (2/25/2025)
20. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Fire Department Access (2/25/2025)
21. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (2/25/2025)
22. • Shall provide fire lane signage on fire access drives. Fire Department Access (2/25/2025)
23. • Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) Fire Department Access (2/25/2025)
24. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Fire Department Access (2/25/2025)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

25. • New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221) First Responder Radio Coverage (2/25/2025)

Condition(s) by Public Works Department. Contact Nicolas Bosonetto at (816) 513-2746 / nicolas.bosonetto@kcmo.org with questions.

26. PW - Intersection Improvements The developer shall be responsible for intersection improvements to facilitate truck turning movements as shown in the Traffic study. The intersections of Raytown and 39th St and of Raytown Road and Stadium drive shall be improved. (2/25/2025)
27. PW - Sidewalks Sidewalks along frontage of Stadium Drive shall be analyzed for replacement/repairs. Improvements to frontage shall include streetscaping improvements to match City project along the corridor. (2/25/2025)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

28. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (2/25/2025)
29. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/25/2025)
30. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. (2/25/2025)
31. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (2/25/2025)
32. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (2/25/2025)
33. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (2/25/2025)
34. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (2/25/2025)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/> (2/20/2025)
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772 (2/20/2025)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

37. If public water mains or public fire hydrant improvements are proposed then the developer shall submit plans to KC Water for review and approval prior to building permit issuance or plat recording. The plans shall be prepared by a MO PE and follow all KC Water Rules and Regulations for water main extensions. (2/25/2025)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

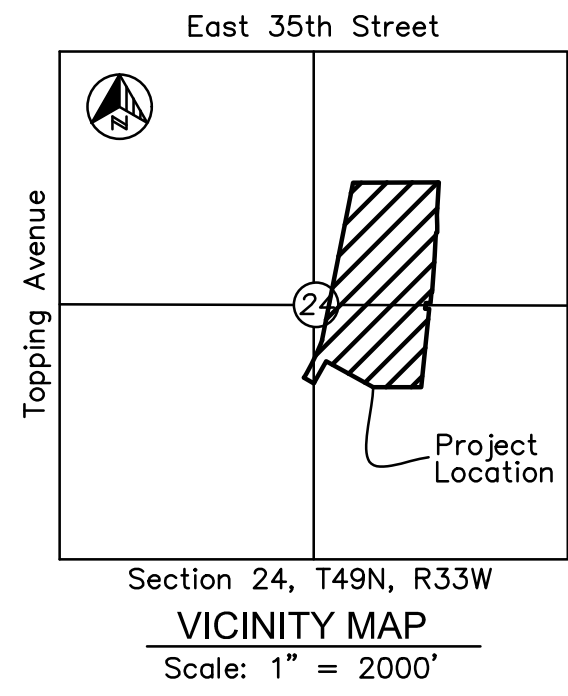
38. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (2/25/2025)
39. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water. (2/25/2025)
40. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting. (2/25/2025)
41. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/25/2025)
42. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (2/25/2025)
43. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. (2/25/2025)
44. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. while continuing to ensure individual service is provided to all proposed lots. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. (2/25/2025)
45. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits. (2/25/2025)
46. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain. (2/25/2025)
47. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water. (2/25/2025)
48. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat. (2/25/2025)
49. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. (2/25/2025)
50. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits. (2/25/2025)
51. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. (2/25/2025)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

52. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits. (2/25/2025)

DEVELOPMENT PLAN & PRELIMINARY PLAT FOR UPRR 6817 STADIUM DRIVE REDEVELOPMENT

SECTION 24, TOWNSHIP 49 N, RANGE 33W
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
WATERSHED: BLUE RIVER

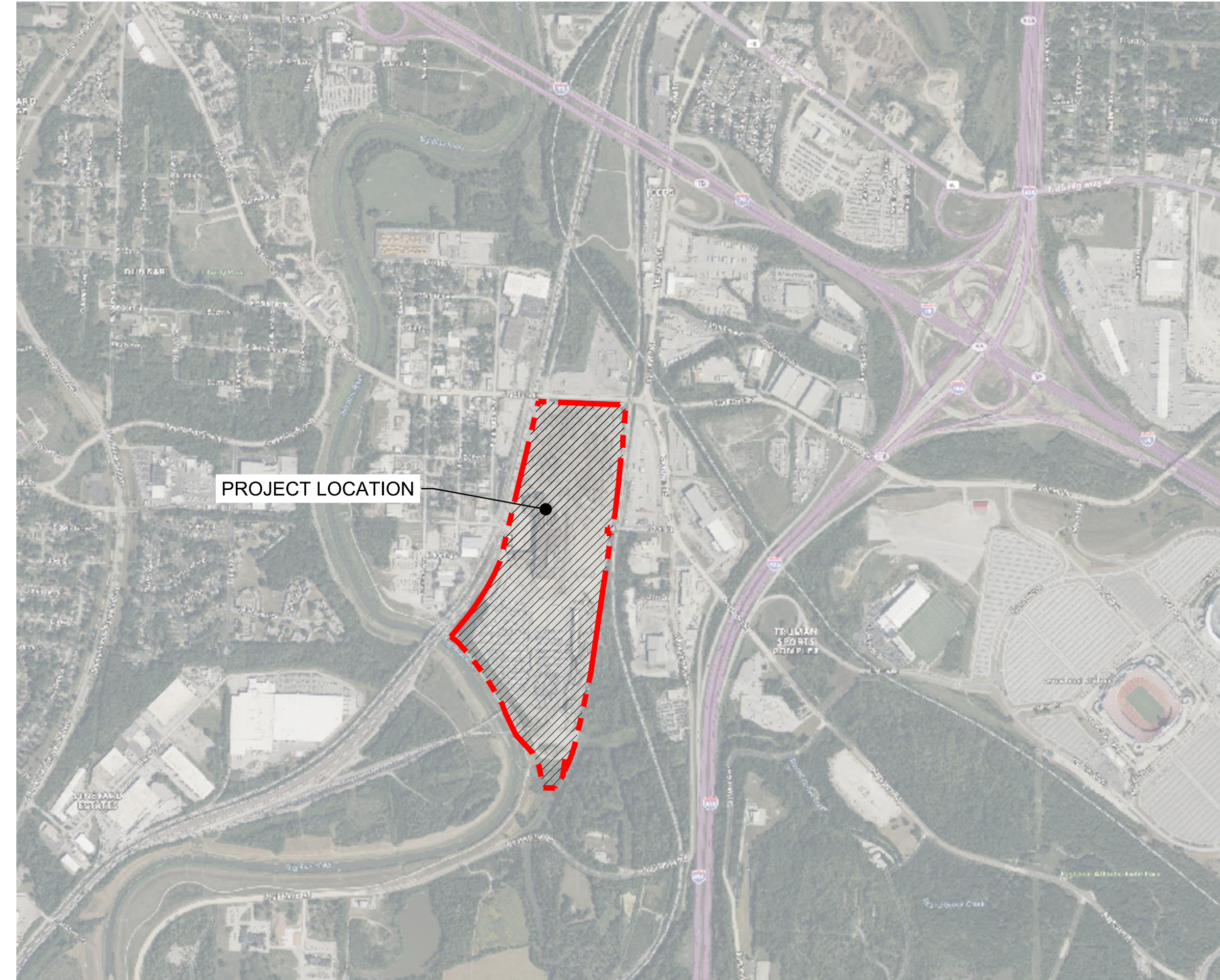


PROJECT TEAM

OWNER
UNION PACIFIC RAILROAD
600 BROADWAY, STE 500
KANSAS CITY, MO 64105
CONTACT: TODD HACKEL
PHONE: 402.203.1419
EMAIL: THACKEL@UP.COM

ENGINEER
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: NICK HEISER, P.E.
PHONE: 816.442.6056
EMAIL: NHEISER@OLSSON.COM

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OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

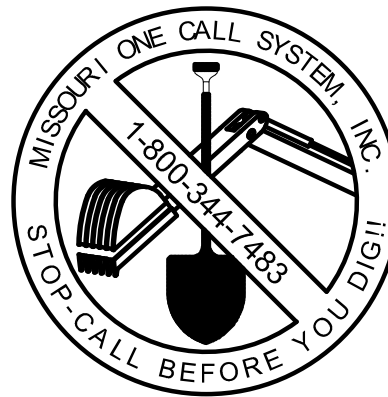


Sheet Number	Sheet Title
C100	TITLE SHEET
C101	LEGAL DESCRIPTION & ALTA
C102	ALTA Vacated R.O.W
C200	EXISTING CONDITIONS PLAN
C300	PRELIMINARY PLAT
C400	OVERALL SITE PLAN
C401	SITE PLAN
C402	SITE PLAN
C403	SITE PLAN
C500	OVERALL GRADING & UTILITY PLAN
C501	GRADING & UTILITY PLAN
C502	GRADING & UTILITY PLAN
L100	OVERALL LANDSCAPE PLAN
E101	ELECTRICAL SITE PHOTOMETRIC
E102	ELECTRICAL SITE PHOTOMETRIC
E103	ELECTRICAL SITE PHOTOMETRIC
E104	ELECTRICAL SITE DETAILS
A100	BUILDING ELEVATIONS
A101	STREETSCAPE ELAEVATIONS

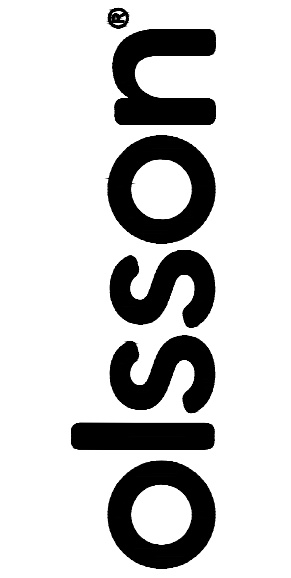
SITE DATA	EXISTING	PROPOSED	APPROVED WITH MPD	DEVIATION REQUESTED?	APPROVED
ZONING	M1-5	M1-5		NO	N/A
GROSS LAND AREA					
- IN SQUARE FEET	3,706,014	3,566,892		NO	N/A
- IN ACRES	85.09	81.88		NO	N/A
RIGHT-OF-WAY DEDICATION					
- IN SQUARE FEET	0	139,827		NO	N/A
- IN ACRES	0	3.21		NO	N/A
BUILDINGS AREA (SQ. FT.)	31067	585,835		NO	N/A
F.A.R.	0	0.15		NO	N/A
RESIDENTIAL USE INFO	N/A	N/A		NO	N/A
TOTAL LOTS	3	4			
- RESIDENTIAL				NO	N/A
- PUBLIC/CIVIC				NO	N/A
- COMMERCIAL				NO	N/A
- INDUSTRIAL		4		NO	N/A
- TRACTS		1		NO	N/A

LOT	88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
		REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1	WAREHOUSING, WHOLESALING, FREIGHT MOVEMENT	1 PER 4 EMPLOYEES	55	2/6	2/4	YES
2	WAREHOUSING, WHOLESALING, FREIGHT MOVEMENT	1 PER 4 EMPLOYEES	112	5/12	2/4	YES
3	WAREHOUSING, WHOLESALING, FREIGHT MOVEMENT	1 PER 4 EMPLOYEES	110	5/11	2/4	YES
4	MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE	1 PER 4 EMPLOYEES	25	1/3	0/0	YES
TRACT 1	STORM WATER MANAGEMENT	N/A	N/A	N/A	N/A	NO

- NOT FOR CONSTRUCTION
- REVIEWED FOR CONSTRUCTION



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



1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888

BY	DESCRIPTION	DATE	REV. NO.

2025
TITLE SHEET
DEVELOPMENT PLAN & PRELIMINARY PLAT
UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD
KANSAS CITY, MO

drawn by: _____ NH
designed by: _____ OS
project no.: 024-07085
date: 02.07.2025
SHEET
C100

TITLE AND EASEMENT INFORMATION FURNISHED BY:

Chicago Title Insurance Company
 6700 College Blvd.
 Overland Park, KS 66211
 Main Phone: (913)451-1026
 Title Commitment No: KCC230974
 Revision 4/28/2023
 Effective Date: April 19, 2023, at 8:00 AM

ALTA / NSPS LAND TITLE SURVEY

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri

PROPERTY DESCRIPTION AS FURNISHED:

TRACT 1:
 A tract of land in Section 24, Township 49, Range 33, including part of Blocks 32, 33, 34, 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast Quarter of said Section 24, Township 49 Range 33; thence North 90 degrees 00 minutes 00 seconds east along the North line of the Southeast Quarter of the Northeast Quarter of said section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West, at right angles to said North line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 06 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds East, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Southeasterly along said Easterly high bank, the following courses: North 38 degrees 21 minutes 23 seconds West, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 1,329.34 feet to the point of beginning of the tract of land herein described; thence departing from said westerly right-of-way line, North 89 degrees 59 minutes 35 seconds West, a distance of 1,229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Southeasterly along said Easterly high bank, the following courses: North 38 degrees 21 minutes 23 seconds East, a distance of 276.71 feet; thence South 33 degrees 14 minutes 16 seconds East, a distance of 274.96 feet; thence South 22 degrees 41 minutes 20 seconds East, a distance of 100.85 feet; thence South 27 degrees 45 minutes 39 seconds East, a distance of 251.14 feet; thence South 49 degrees 51 minutes 33 seconds East, a distance of 239.67 feet; thence South 29 degrees 49 minutes 44 seconds East, a distance of 159.52 feet; thence South 13 degrees 08 minutes 53 seconds East, a distance of 225.17 feet, to a point on the South right-of-way line of vacated 43rd Street; thence departing said Easterly high bank and continuing along said South right-of-way line, South 89 degrees 54 minutes 28 seconds East, a distance of 116.84 feet; thence North 89 degrees 54 minutes 28 seconds West, a distance of 30.00 feet; thence North 89 degrees 54 minutes 28 seconds East, a distance of 15.00 feet to a point on the centerline of vacated 43rd Street; thence South 89 degrees 54 minutes 16 seconds East and along said centerline, a distance of 30.00 feet; thence North 89 degrees 54 minutes 16 seconds West, a distance of 15.00 feet to a point on the North right-of-way line of vacated 43rd Street; thence North 26 degrees 15 minutes 58 seconds East, a distance of 111.42 feet; thence North 5 degrees 08 minutes 50 seconds East, a distance of 165.64 feet; thence South 0 degrees 52 minutes 59 seconds East, a distance of 112.00 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 24 degrees 49 minutes 23 seconds East, with a radius of 1,432.79 feet, a central angle of 15 degrees 29 minutes 24 seconds and an arc distance of 387.33 feet; thence North 10 degrees 05 minutes 21 seconds East, a distance of 647.23 feet; thence North 6 degrees 01 minute 44 seconds East, a distance of 102.77 feet to the point of beginning.

TRACT 2:
 A tract of land in Section 24, Township 49, Range 33, including part of Blocks 11, 12, 28, 29, 30 and 31, in Leeds, a subdivision of land and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast Quarter of said Section 24, Township 49, Range 33, Jackson County, Missouri; thence North 90 degrees 00 minutes 00 seconds East along the north line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West at right angles to said north line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 06 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds East, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Southeasterly along said Easterly high bank, the following courses: North 38 degrees 21 minutes 23 seconds West, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 1,329.34 feet to the true point of beginning; thence continuing South 06 degrees 01 minute 44 seconds West, a distance of 509.99 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Northerly along said Easterly high bank, the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds West, a distance of 185.19 feet; thence North 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing said Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds East, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 292.72 feet; thence North 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning.

TRACT 3:
 An easement for access, ingress and egress, established in the instrument dated November 13, 2006, recorded November 29, 2006, as Document No. 2006E0128982. Subject to the terms, provisions and conditions contained in said instrument.

TRACT 4:
 A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11, 12, 26, 27, 28, 29, 30 and 31, in LEEDS, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 24, Township 49, Range 33; thence North 90 degrees 00 minutes 00 seconds East along the North line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West at right angles to said North line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 06 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds East, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Southeasterly along said Easterly high bank, the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 1,329.34 feet to the true point of beginning; thence continuing South 06 degrees 01 minute 44 seconds West, a distance of 509.99 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Northerly along said Easterly high bank, the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds West, a distance of 185.19 feet; thence North 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing said Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds East, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 292.72 feet; thence North 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
 A tract of land in Section 24, Township 49, Range 33, including part of Blocks 11, 12, 28, 29, 30 and 31, in Leeds, a subdivision of land and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast Quarter of said Section 24, Township 49, Range 33, Jackson County, Missouri; thence north 90 degrees 00 minutes 00 seconds East along the north line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet; thence south 0 degrees 00 minutes 00 seconds West at right angles to said north line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 06 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds East, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Northerly along said Easterly high bank the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds West, a distance of 185.19 feet; thence North 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing said Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds East, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 292.72 feet; thence North 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning.

SURVEYOR'S NOTES:

- Basis of Bearings - Held the West line of Subject Property at N13°29'09"E, referenced to the Missouri Coordinate System of 1983, West Zone. Distances shown are ground distances, US Survey Feet. Rotate property description as furnished 2°16'31" counter-clockwise to match "as surveyed" bearings.
- Existing monument origins are considered unknown unless otherwise noted.
- As surveyed, the property shown herein contains 3,776,330 Sq. Ft. or 86.6926 Acres, more or less.
- There are no gaps, gaps or overlaps between the subject property and adjacent properties and between the subject property and the direct access to public road.
- Utilities shown have been located from field survey information, together with obtained records and have been shown in compliance with Subsurface Utility Engineering Quality Level "C". The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Private utilities were not located.
- Subject property does contain observable evidence of recent earth moving work, building construction (demolition) or building additions.
- Subject property has direct access to 37th Street, a dedicated public street and/or right-of-way.
- The demolished building footprints shown herein contain evidence of existing utility services within the footprint. However, due to site conditions, said evidence can only be shown in partially here. Surveyor recommends a subsurface utility survey to more precisely ascertain said utility locations.

CERTIFICATION

The survey shown herein was completed on the ground by me or under my direct supervision, and meets or exceeds the current Missouri Standards for Property Boundary Surveys, Urban type property, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 90 - Chapter 60 (2 CSR 90-60). This survey also meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000.

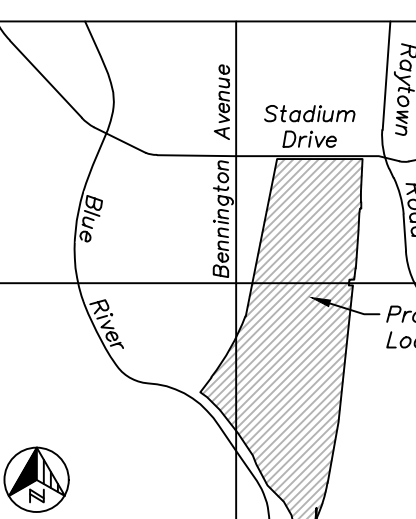
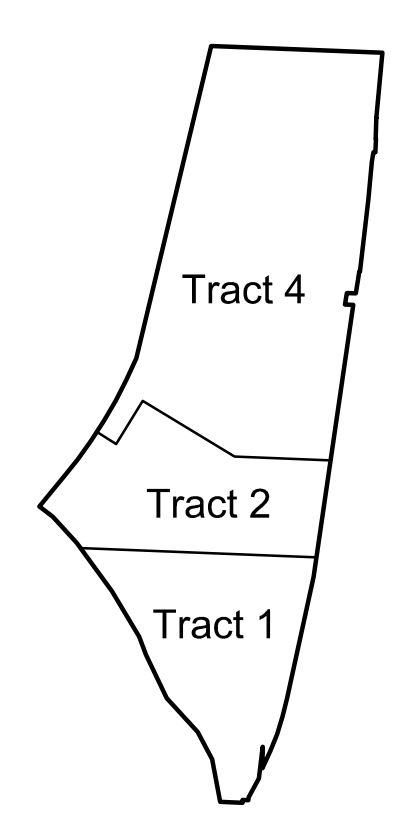
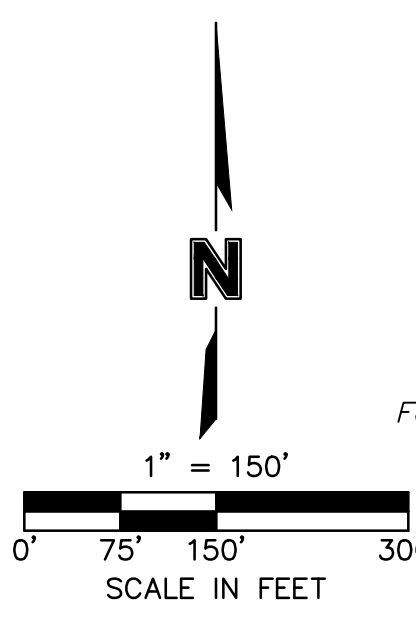
To: Union Pacific Railroad; SFG ISF KC STADIUM, LLC; Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8, 11(a), 13 and 16 of Table A thereof. The fieldwork was completed on June 15, 2023.

Date of Plat or Map:

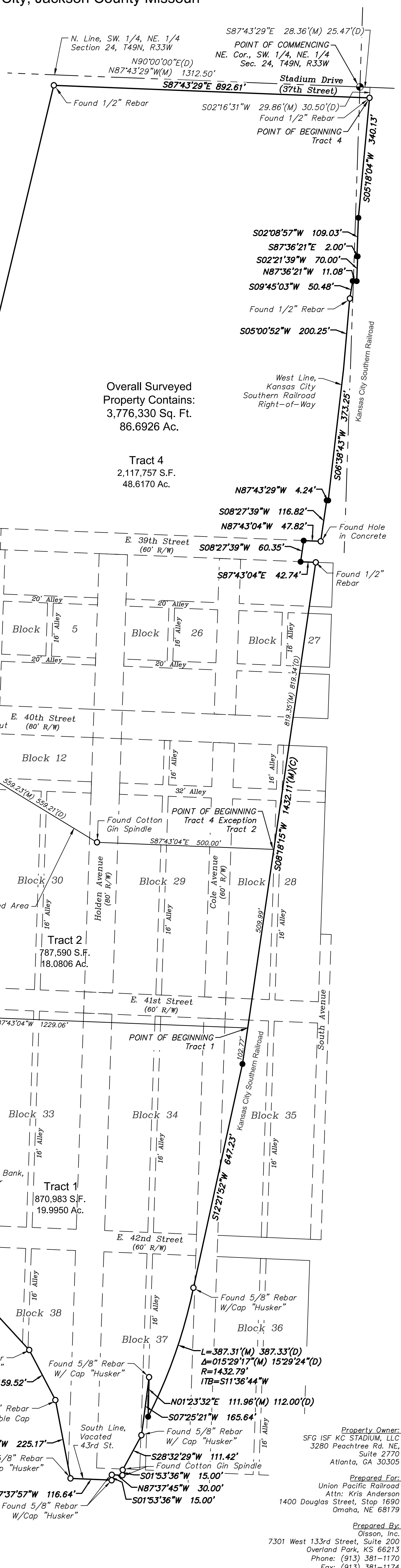


Michael James Bogina, PLS-2022043970
 Olsson, LC-366
 mjbogina@olsson.com



LEGEND

- SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- SET 1/2"x24" REBAR W/LC 366 CAP
- MEASURED DIMENSION - THIS SURVEY
- PREVIOUSLY DEEDED DIMENSION
- CALCULATED DIMENSION FROM RECORD



Property Owner:
 SFG ISF KC STADIUM, LLC
 3280 Peachtree Rd. NE,
 Suite 2770
 Atlanta, GA 30305

Prepared For:
 Union Pacific Railroad
 Attn: Kris Anderson
 1400 Douglas Street, Stop 1690
 Omaha, NE 68179

Prepared By:
 Olsson, Inc.
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213
 Phone: (913) 381-1170
 Fax: (913) 381-1174

ALTA/NSPS Land Title Survey

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein

Kansas City, Jackson County, Missouri

2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	6/30/2023	Added lot areas, revised notes on items 38 & 39, revised sheet numbers.	CRS
2	8/11/2023	Added Possible Encroachment notes.	CRS
3	9/14/2023	Revised Possible Encroachment notes.	CRS
4	9/29/2023	Revised Schedule "B" Item #50 note.	CRS



7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olsson.com

SHEET 1 OF 7
 Drawing No. V_XALTA_2303393
 Project No. 023-03393
 Date: 09/29/2023
 Prepared By: CS
 Checked By: CS
 Approved By: CS

ALTA / NSPS LAND TITLE SURVEY

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri

SCHEDULE B EXCEPTIONS

10. Easements if any, for public utilities installed in, under or upon various vacated streets (Addison Avenue; Grace Avenue from the South line of 39th Street to the North line of 40th Street and from the South line of 40th Street to the Big Blue River; Holden Avenue, from the South line of 41st Street to the Big Blue River, Cole Avenue, from the South line of 40th Street to the North line of 41st Street; 41st Street from the West line of South Avenue to the East line of Cole Avenue; and from the West line of Holden Avenue to the East line of Addison Avenue; and 41st Street from the West line of Cole Avenue to the Big Blue River; and 43rd Street from the East line of South Avenue to the East line of Cole Avenue and from the West line of Cole Avenue to the East line of Holden Avenue) and various alleys prior to the vacation thereof and for which no notice appears in the public record, said streets and alleys having been vacated in the county court orders, copies of which were recorded May 24, 1928 as Document No. A-379802 in Book B-2818, Page 439 and as Document No. A-379803 in Book B-2860, Page 91. [Applies, no easements reserved, plotted.]

Item #10 Vacated Area:

17. Easements, if any, for public utilities installed in, under or upon the vacated Cole Avenue from the South line of 41st Street to the South line of the Southwest 1/4 of the Southeast 1/4 of Section 24, prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same (Ordinance No. 16922), a copy of which recorded September 15, 1953 as Document No. B-100474 in Book B-4750, Page 303. [Applies, plotted.]

Item #17 Vacated Area:

18. Easements, if any, for public utilities installed in, under or upon the vacated Ewing Avenue, formerly Holden Avenue, from the South line of 39th Street to the North line of 41st Street prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same (Ordinance No. 16925) a copy of which was recorded September 15, 1953 as Document No. B-100476 in Book B-4750, Page 307. [Applies, plotted.]

Item #18 Vacated Area:

19. Easements, if any, for public utilities installed in, under or upon the vacated 41st Street from the West line of Ewing Avenue to the East line of Cole Avenue prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same (Ordinance No. 16923) a copy of which was recorded September 15, 1953 as Document No. B-100478 in Book B-4750, Page 311. [Applies, plotted.]

Item #19 Vacated Area:

45. Easements, if any, for public utilities, installed in, under or upon the vacated alleys in Block 26 and that part of Block 27 lying West of the Kansas City Southern Railway Company right-of-way prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. Said alleys having been vacated by Ordinance No. 3843, recorded June 29, 1935 as Document No. A-557348, in Book B-3208, Page 211. [Applies, plotted.]

Item #45 Vacated Area:

47. Easements, if any, for public utilities, installed in, under or upon the vacated 40th Street from the East line of the Missouri Pacific Railroad right-of-way to the West line of the Kansas City Southern Railway Company right-of-way prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. Said street having been vacated by Ordinance No. 16918, recorded November 4, 1953 as Document No. B-105620, in Book B-4775, Page 117. [Applies, plotted.]

Item #47 Vacated Area:

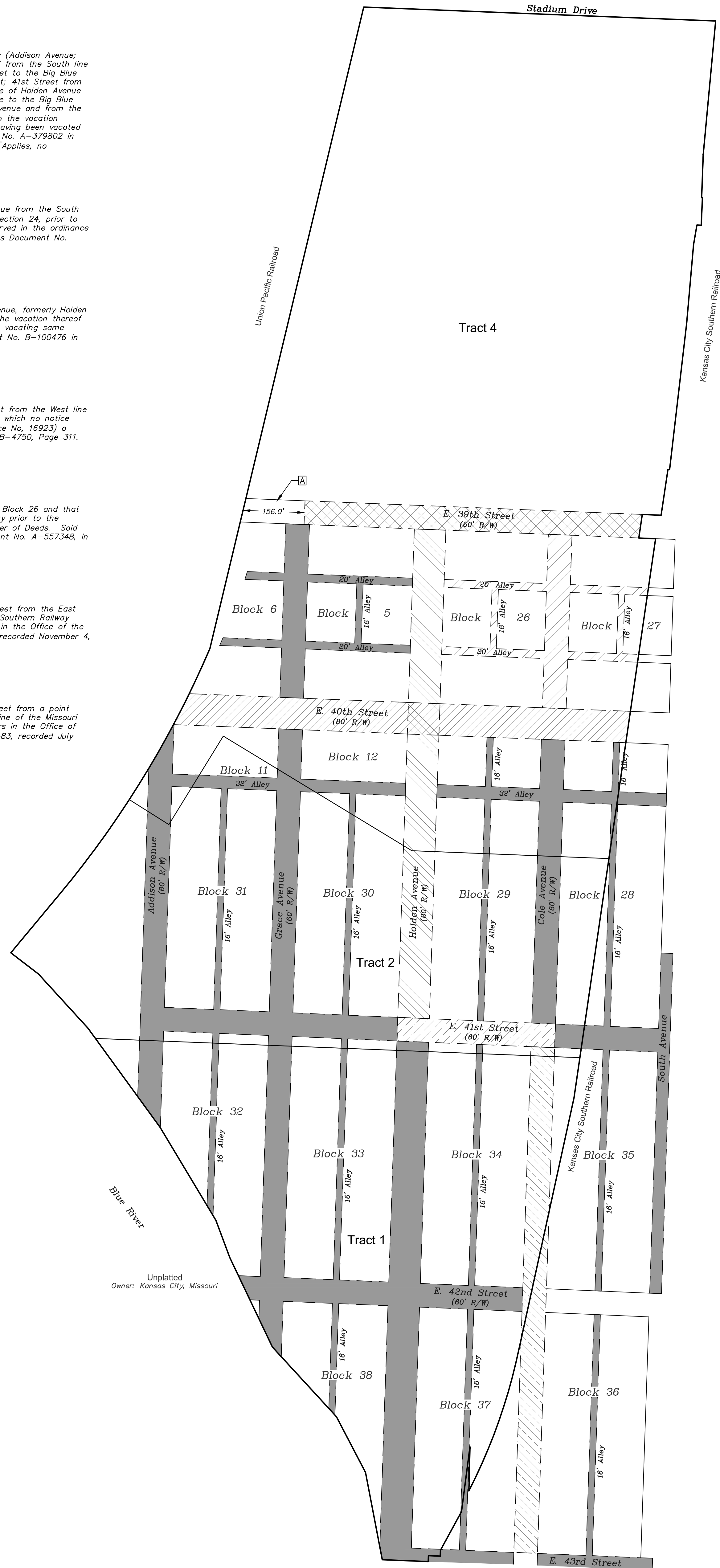
51. Easements, if any, for public utilities, installed in, under or upon the vacated 39th Street from a point 279.7 feet West of the West line of vacated Ewing Avenue to the West right-of-way line of the Missouri Pacific Railroad Company prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds. Said street having been vacated by Ordinance No. 48483, recorded July 28, 1977 as Document No. K-352265, in Book K-813, Page 1331. [Applies, plotted.]

Item #51 Vacated Area:

POSSIBLE ENCROACHMENTS

- A. Apparent 156.0' un-vacated right-of-way encroachment. (This sheet.)
- B. Apparent 43.0' overhead power, guy anchor and power pole encroachment. (Sheet 4)
- C. Apparent 193.6' overhead power, guy anchor and power pole encroachment. (Sheet 5)
- D. Apparent 14.0' concrete curb encroachment. (Sheet 5)
- E. Apparent 116.4' overhead power and power pole encroachment. (Sheet 5)
- F. Apparent 402.8' overhead power, guy anchor and power pole encroachment. (Sheet 6)
- G. Apparent 39.0' chain link fence encroachment. (Sheet 6)
- H. Apparent 129.7' overhead power, guy anchor and power pole encroachment. (Sheet 7)
- I. There are numerous easements across the surveyed property as detailed on Sheet 3, in which the existing demolished building footprint and existing buildings possibly encroach upon as shown on Sheets 4 and 5.

Note: There are numerous utility manholes and utility structures ted across the site. The surveyor is unable to verify that these structures are for public or private utilities.



Property Owner:
 SFG ISF KG STADIUM, LLC
 3280 Peachtree Rd. NE, Suite 2770
 Atlanta, GA 30305

Prepared For:
 Union Pacific Railroad
 Attn: Kris Anderson
 1400 Douglas Street, Stop 1690
 Omaha, NE 68179

Prepared By:
 Olsson, Inc.
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213
 Phone: (913) 381-1170
 Fax: (913) 381-1174

ALTA/NSPS Land Title Survey

A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein

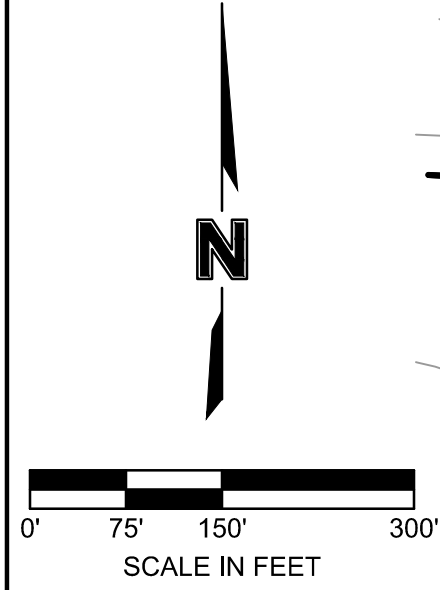
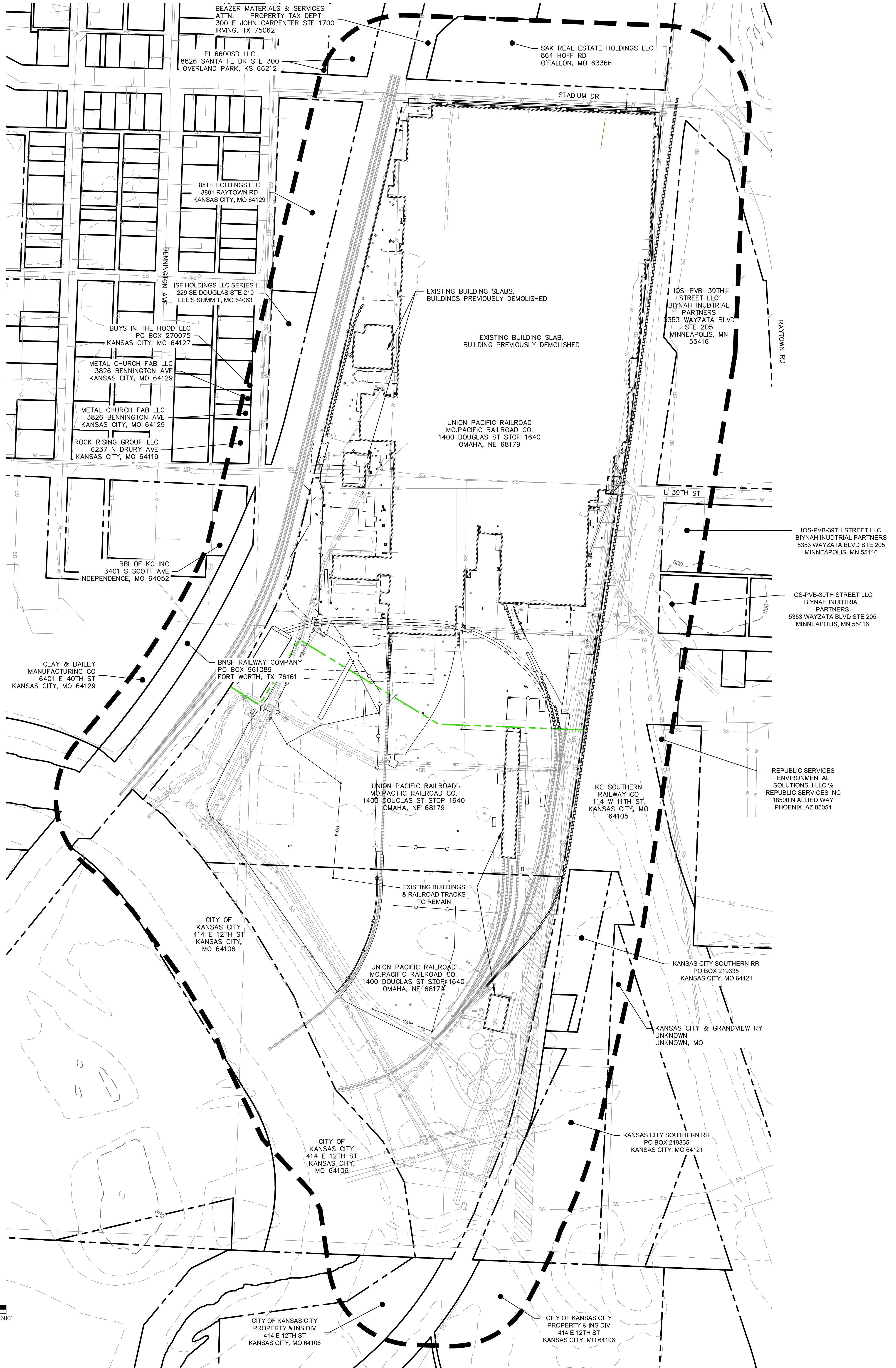
Kansas City, Jackson County, Missouri

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	6/30/2023	Added lot areas, revised notes on items 38 & 39, revised sheet numbers.	CRS
2	8/11/2023	Added Possible Encroachment notes.	CRS
3	9/14/2023	Revised Possible Encroachment notes.	CRS
4	9/29/2023	Revised Schedule "B" item #50 note.	CRS

REVISIONS







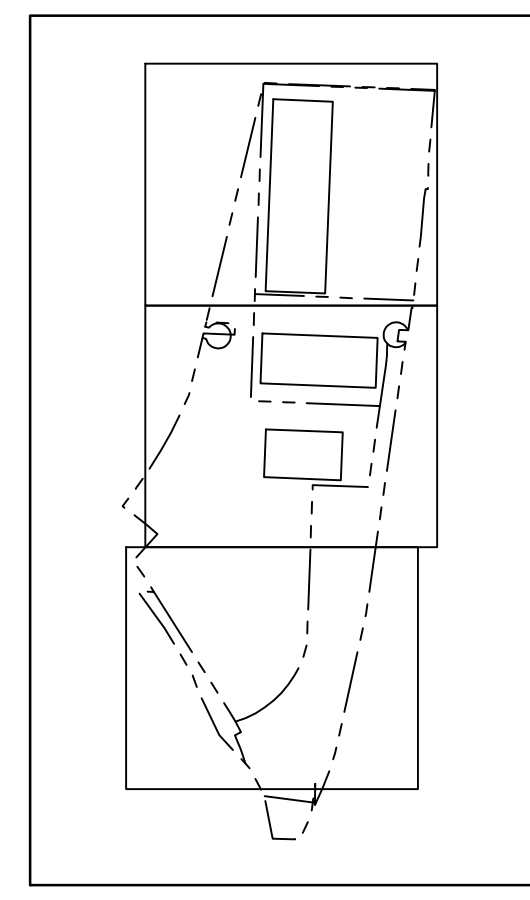
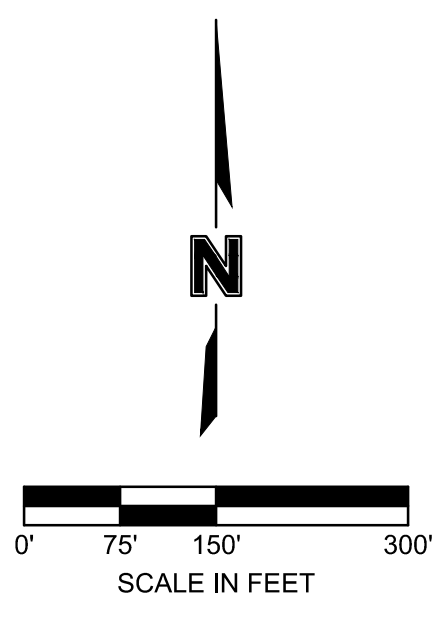
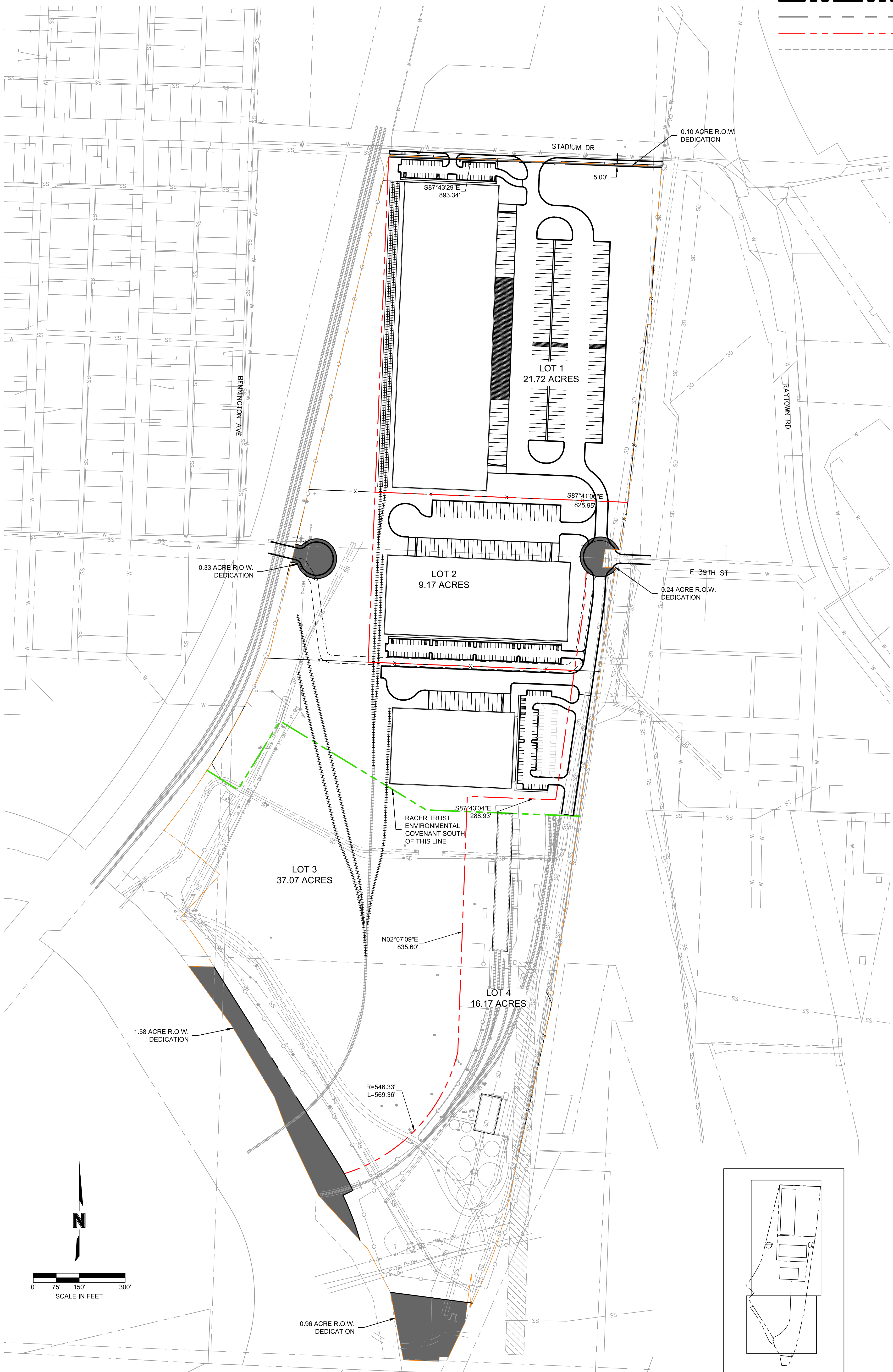
7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750 TEL 913.381.1170 www.olson.com



SHEET C200	EXISTING CONDITIONS PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT		REV. NO.	DATE	DESCRIPTION	BY	olsson.com TEL 816.381.1177 FAX 816.381.1888 1301 Burlington Street North Kansas City, MO 64116
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD						
KANSAS CITY, MO			2025		REVISIONS		olsson®

PRELIMINARY PLAT PLAN LEGEND





-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  EXISTING EASEMENT LINE

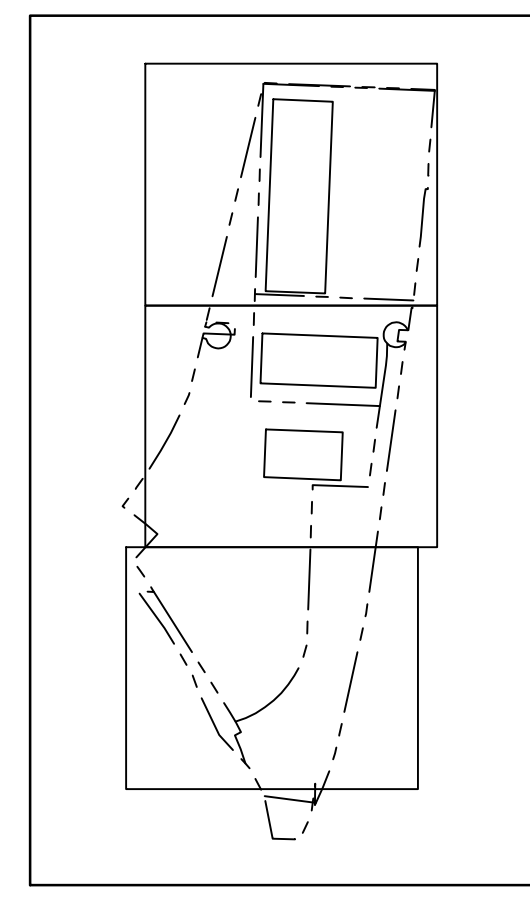
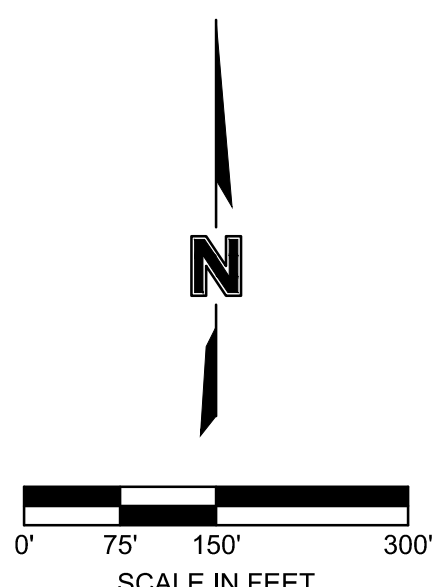
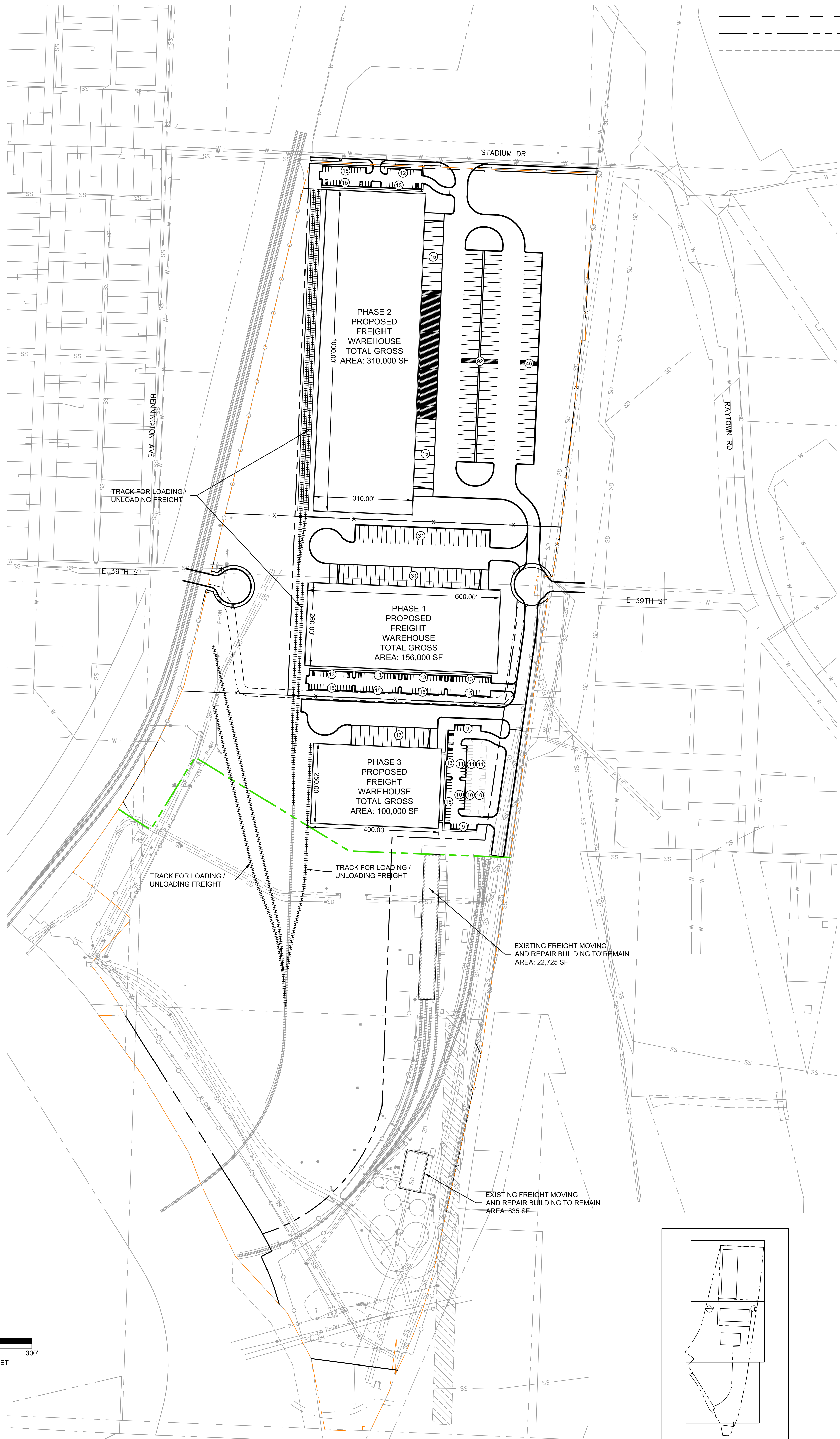


SHEET C300	PRELIMINARY PLAT DEVELOPMENT PLAN & PRELIMINARY PLAT	REV. NO.	DATE	DESCRIPTION	BY	olsson.com TEL 816.381.1177 FAX 816.381.1888	1301 Burlington Street North Kansas City, MO 64116
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD						
	KANSAS CITY, MO	2025	REVISIONS				



SITE PLAN LEGEND

-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  EXISTING EASEMENT LINE



SHEET C400	OVERALL SITE PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT		REV. NO.	DATE	DESCRIPTION	BY
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD					
	KANSAS CITY, MO		2025	REVISIONS		

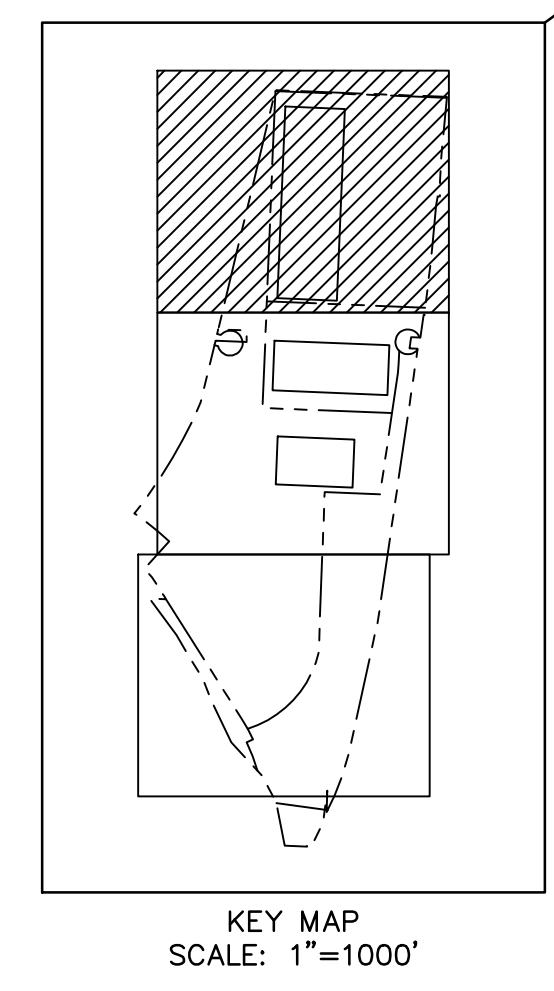
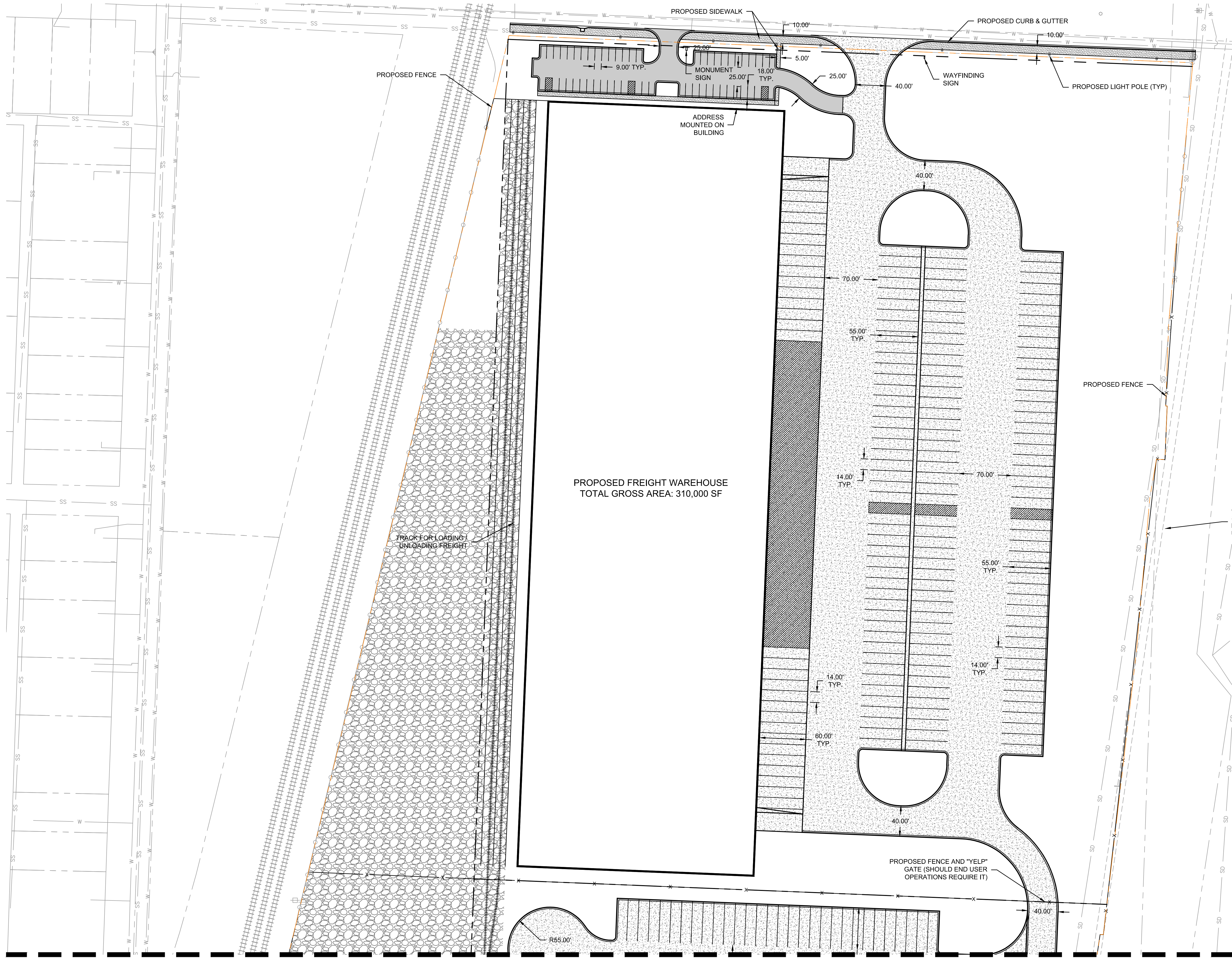
drawn by: JFC
 designed by: JFC
 project no.: 02407085
 date: 02/07/2025

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DATE: Mar 17, 2025 10:55am USER: jhdson



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REV. NO.	DATE	DESCRIPTION	BY

SITE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT
UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD
KANSAS CITY, MO
2025

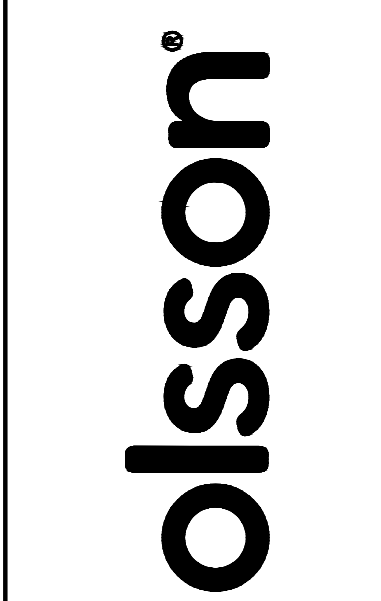
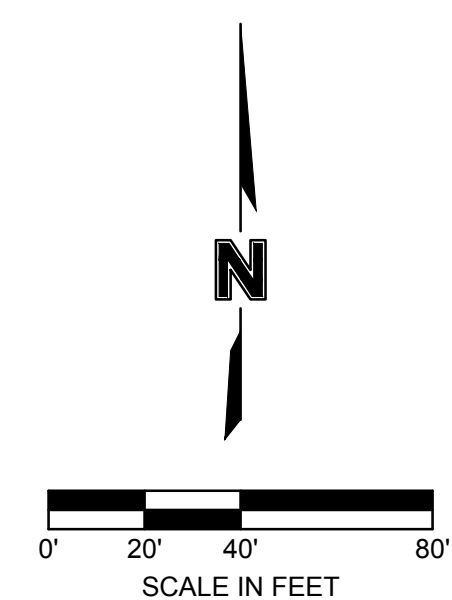
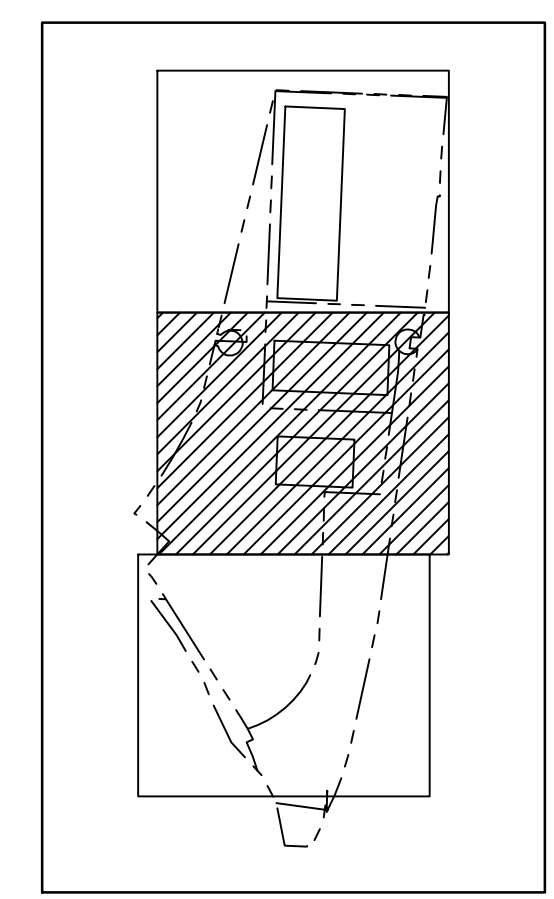
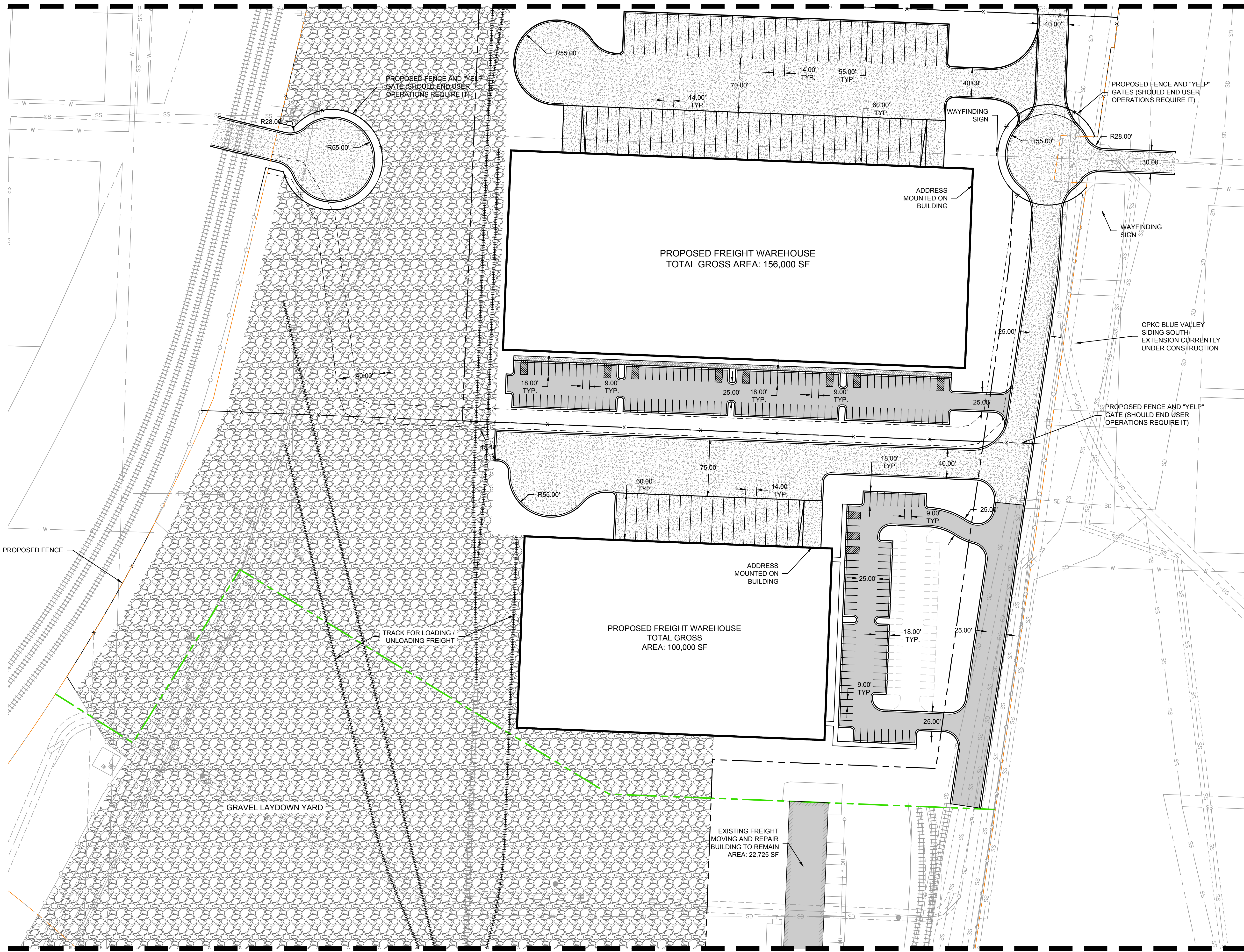
drawn by: _____ NH
designed by: _____ OS
project no.: 024-07085
date: 02.07.2025

SHEET
C401

SEE SHEET C403

CPKC BLUE VALLEY
SIDING SOUTH
EXTENSION CURRENTLY
UNDER CONSTRUCTION

SEE SHEET C401



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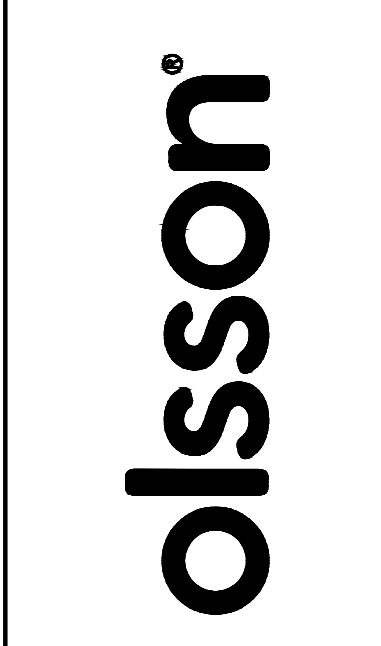
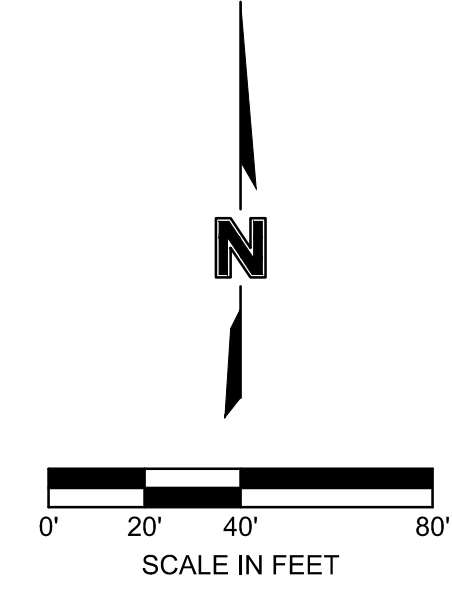
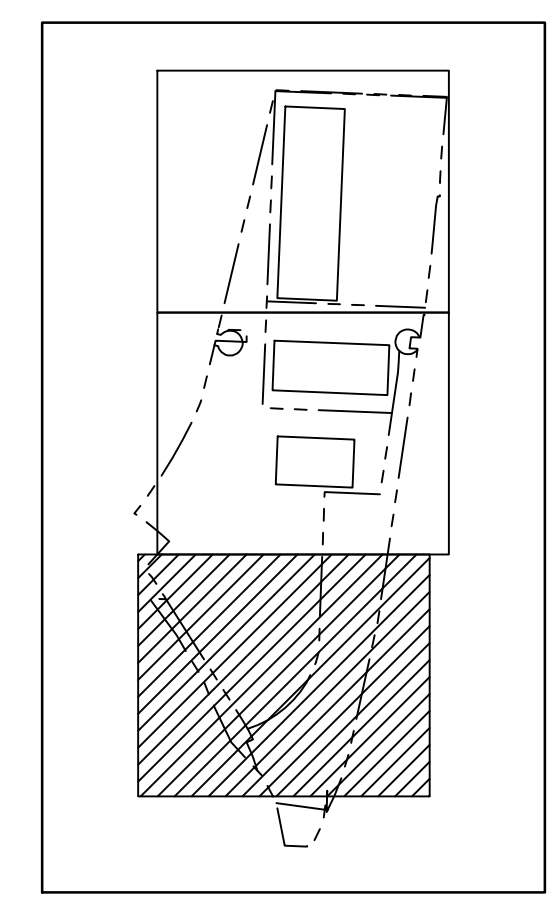
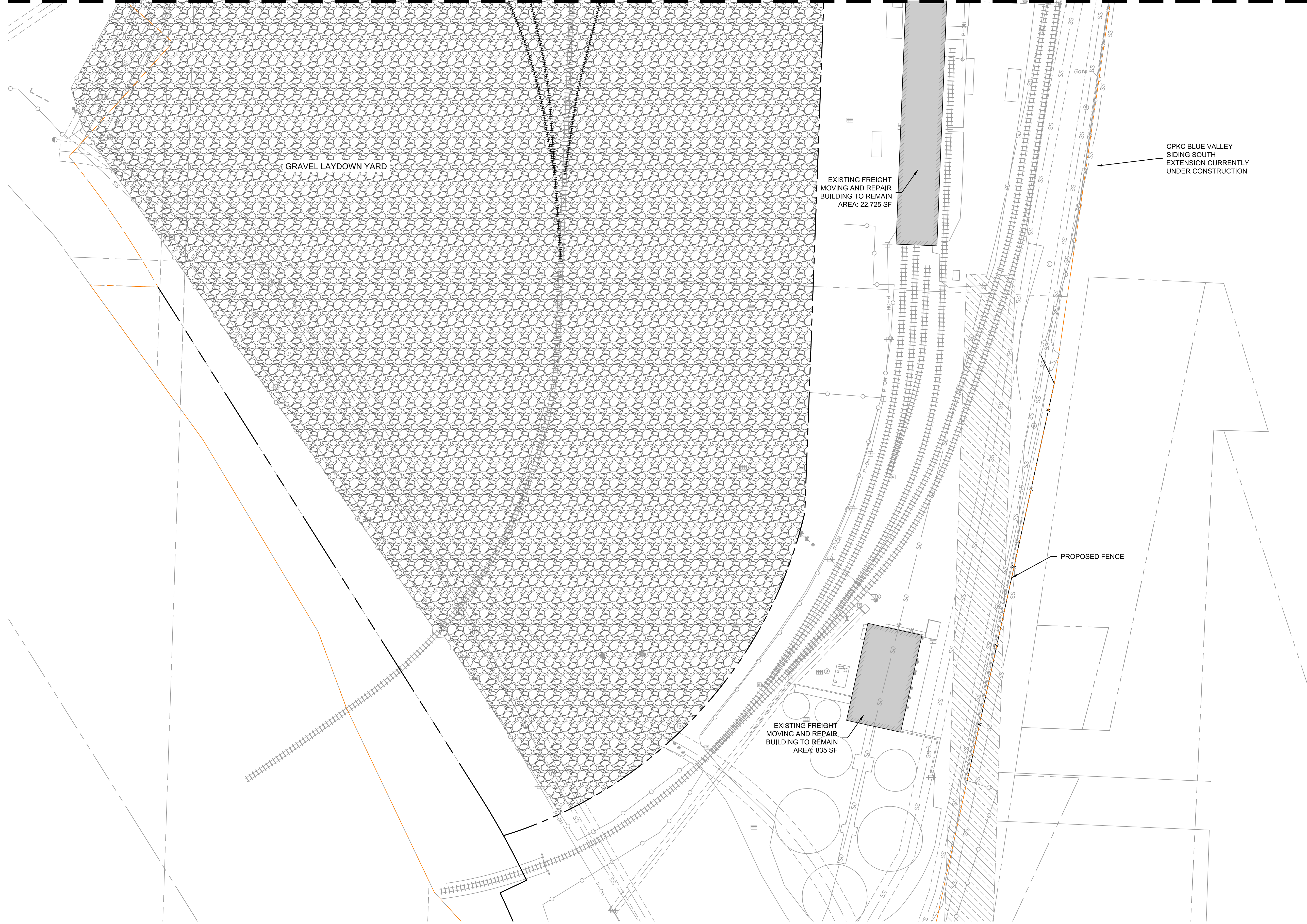
REV. NO.	DATE	DESCRIPTION	BY

SITE PLAN
DEVELOPMENT PLAN & PRELIMINARY PLAT
UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD
KANSAS CITY, MO

drawn by: _____ NH
designed by: _____ CS
project no.: 024-07085
date: 02.07.2025

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UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD
KANSAS CITY, MO

drawn by: _____ NH
designed by: _____ OS
project no.: 024-07085
date: 02.07.2025

SHEET
C403

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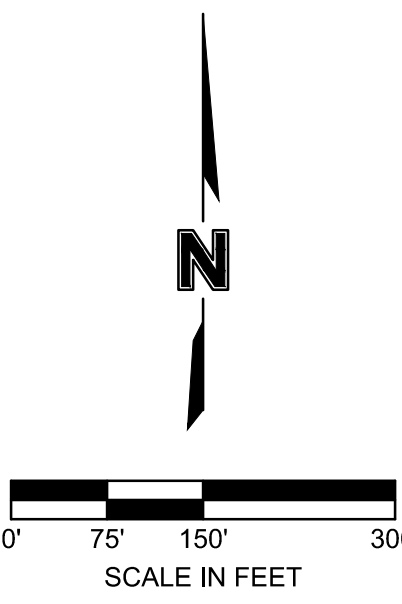
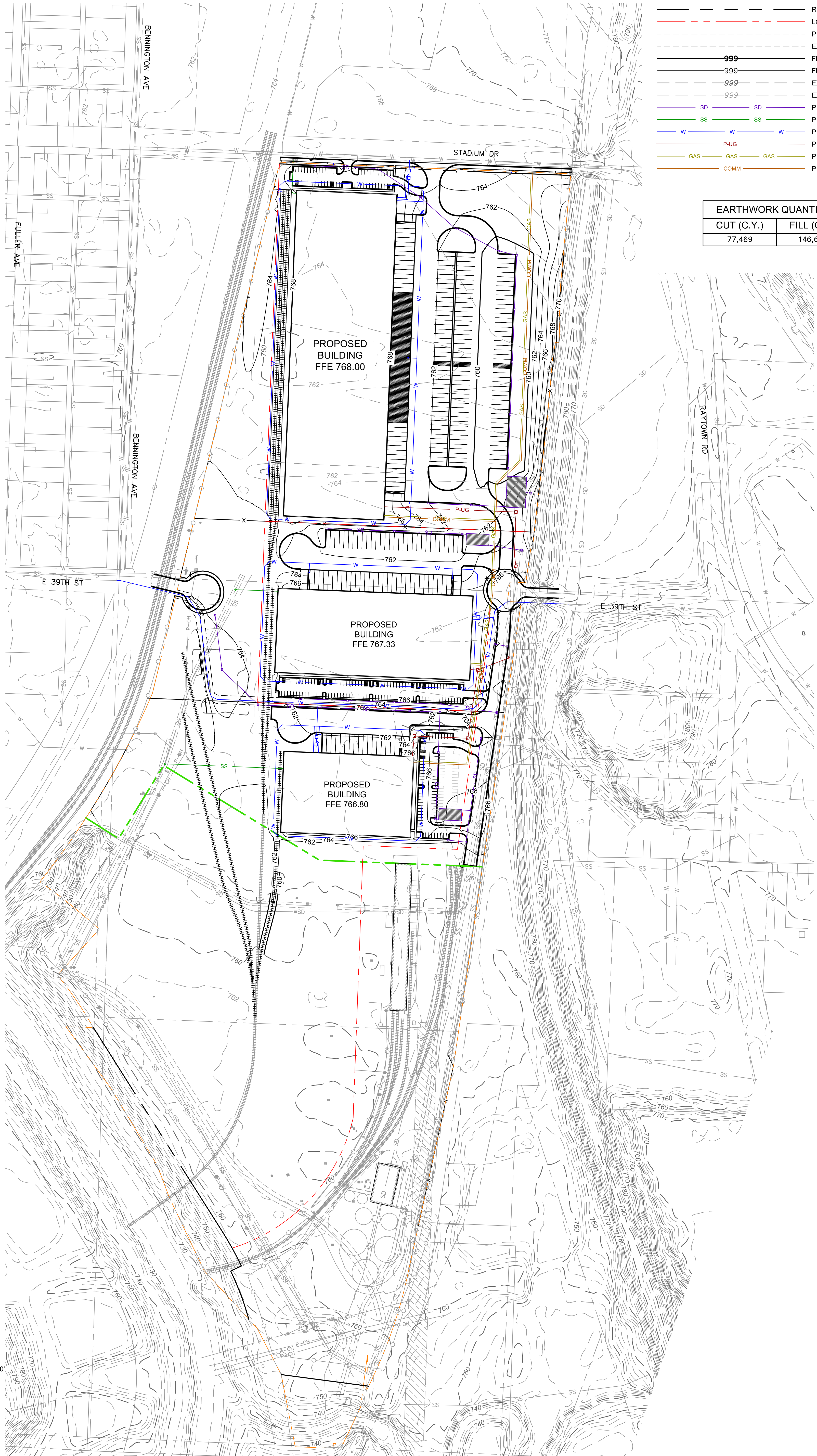
REVISIONS

2025

GRADING & UTILITY PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 999 FINISHED GRADE MAJOR CONTOUR
- 999 FINISHED GRADE MINOR CONTOUR
- 999 EXISTING GRADE MAJOR CONTOUR
- 999 EXISTING GRADE MINOR CONTOUR
- SD PROPOSED STORM SEWER
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- P-UG PROPOSED POWER LINE
- GAS PROPOSED GAS LINE
- COMM PROPOSED FIBER LINE

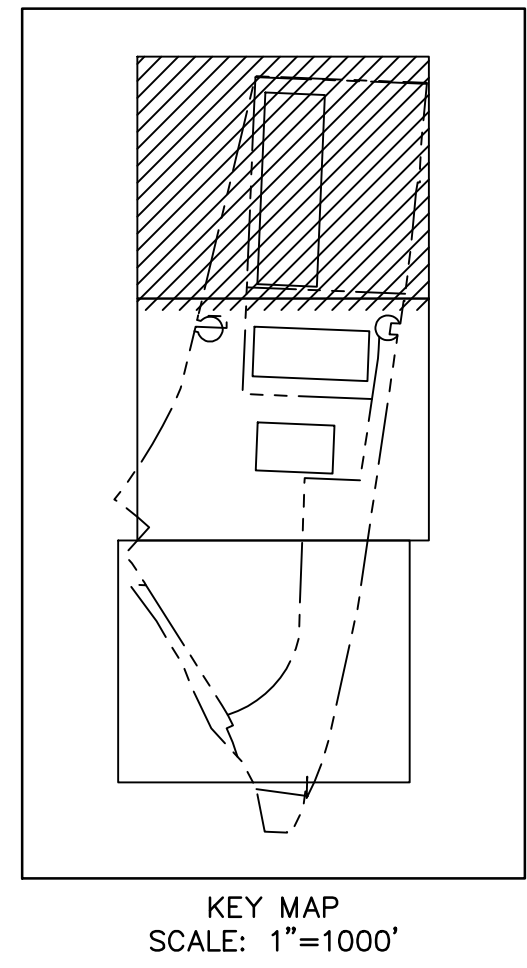
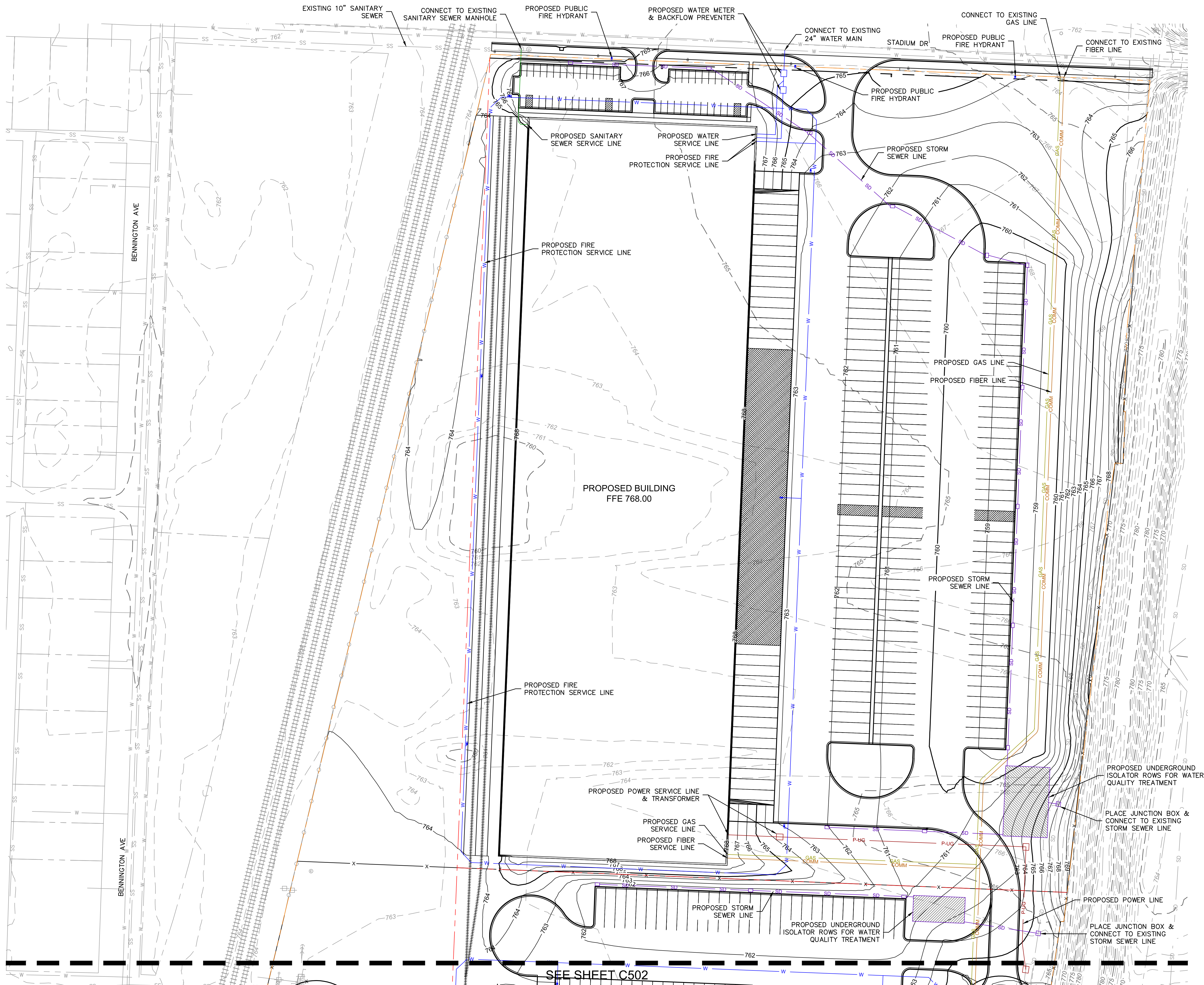
EARTHWORK QUANTITIES	
CUT (C.Y.)	FILL (C.Y.)
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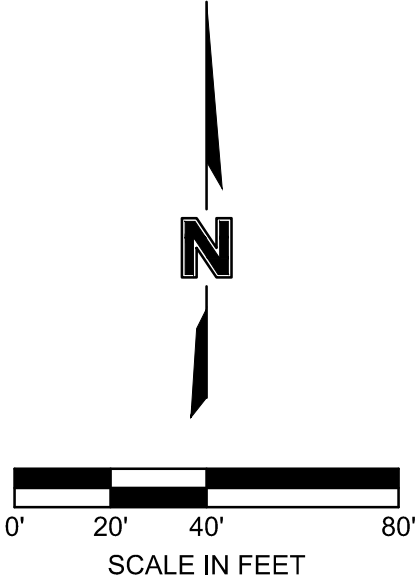
SHEET C500	OVERALL GRADING & UTILITY PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT	REV. NO.	DATE	DESCRIPTION	BY	olsson.com TEL 816.381.1177 FAX 816.381.1888 1301 Burlington Street North Kansas City, MO 64116
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD					
	KANSAS CITY, MO	2025	REVISIONS			



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 DATE: Mar 17, 2025 10:57am USER: jhdson



KEY MAP
SCALE: 1"=1000'



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**GRADING & UTILITY PLAN
 DEVELOPMENT PLAN & PRELIMINARY PLAT**

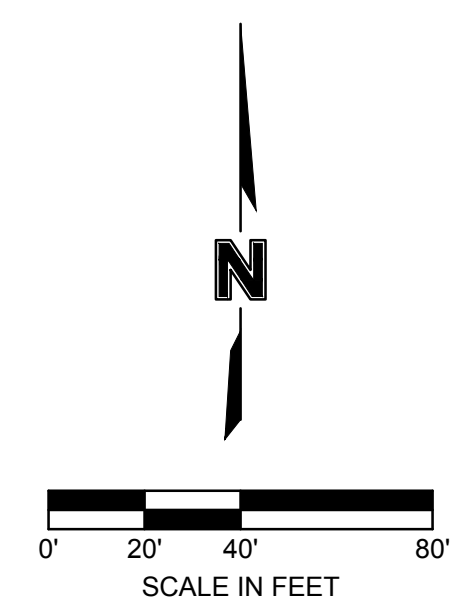
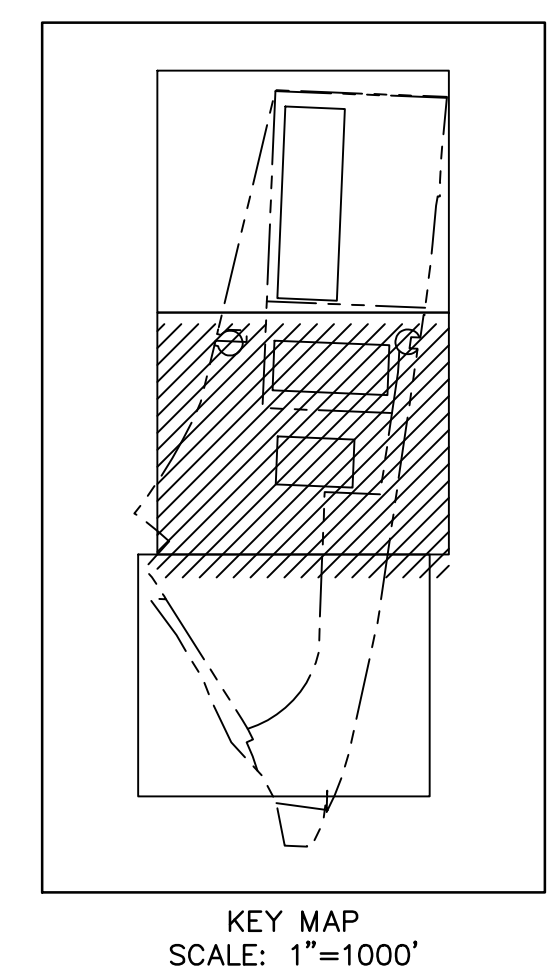
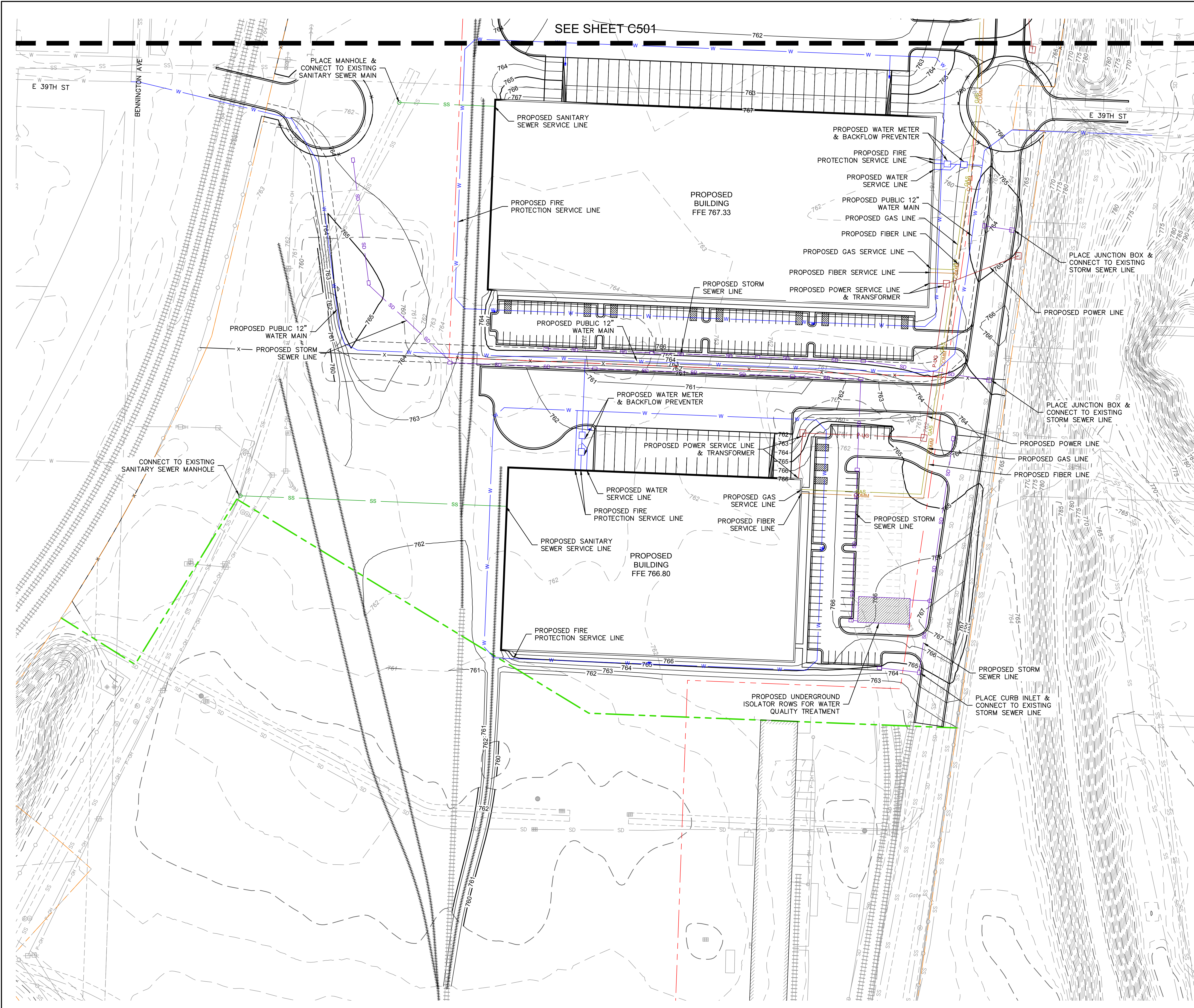
UPRR REDEVELOPMENT OPPORTUNITY
 STADIUM DRIVE & RAYTOWN ROAD

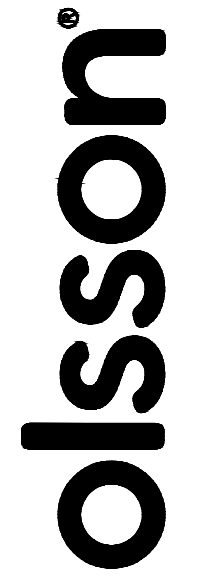
KANSAS CITY, MO

drawn by: NH
 designed by: OS
 project no.: 024-07085
 date: 02.07.2025

SHEET
C501

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 DATE: Mar 17, 2025 10:57am USER: jpedson





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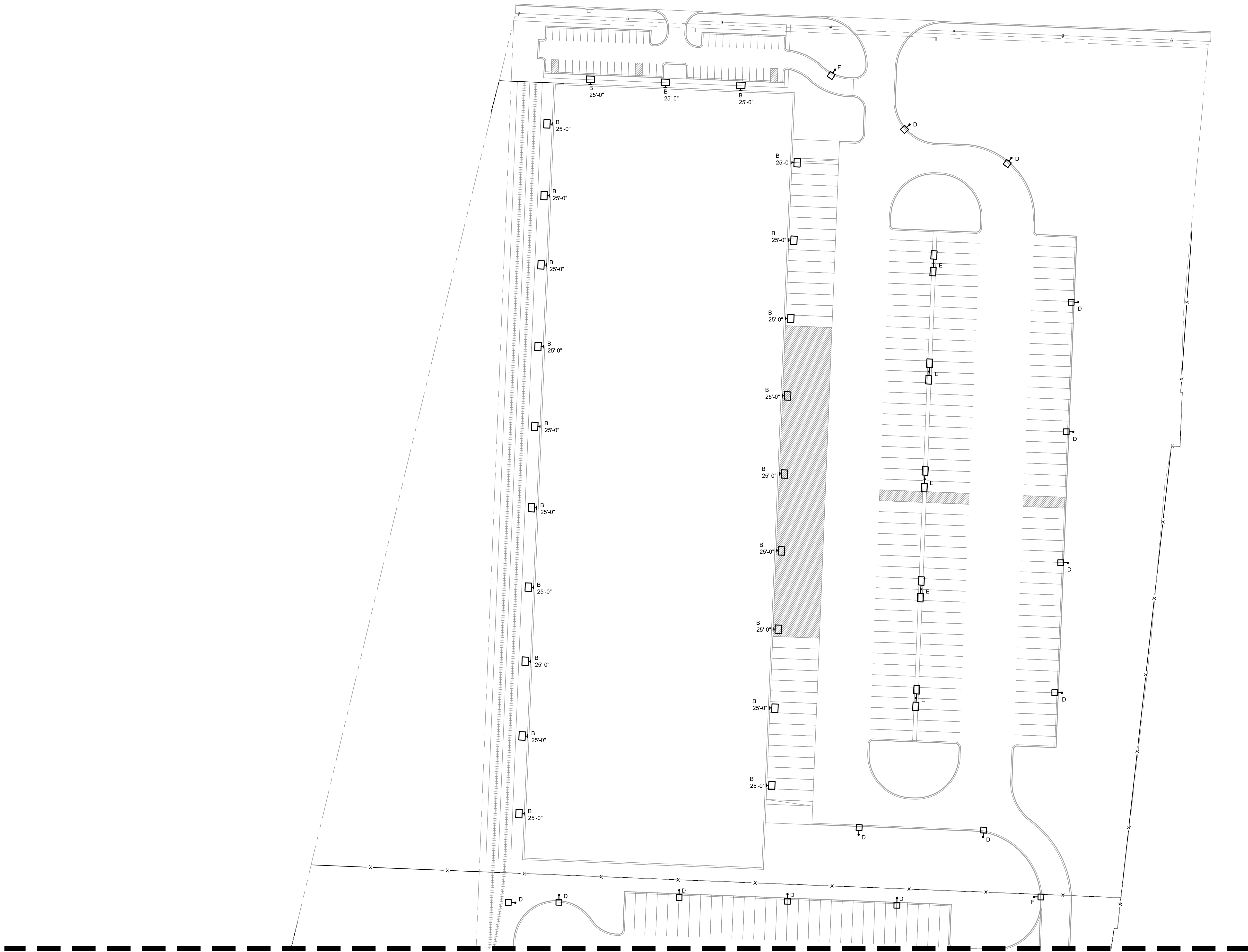
REV. NO.	DATE	DESCRIPTION	BY

GRADING & UTILITY PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD KANSAS CITY, MO	2025 REVISIONS
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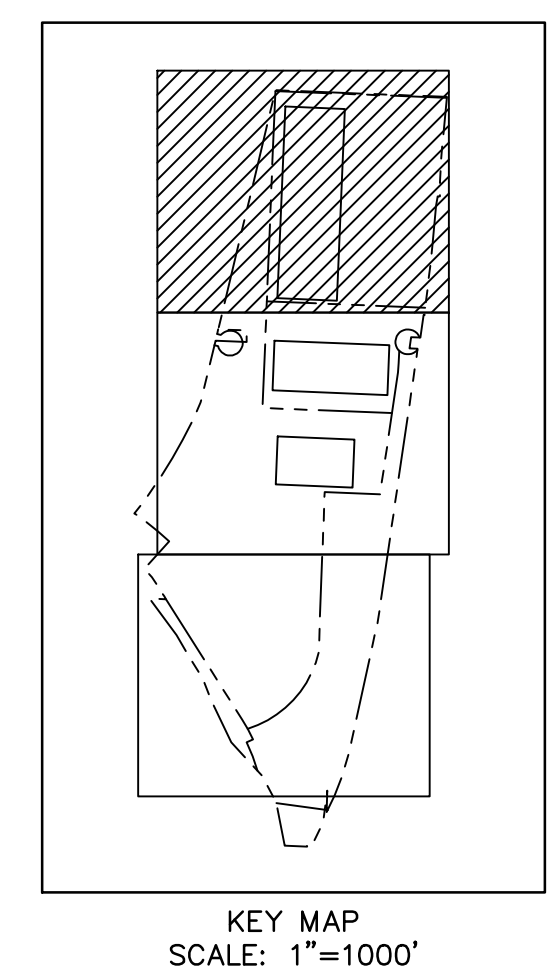
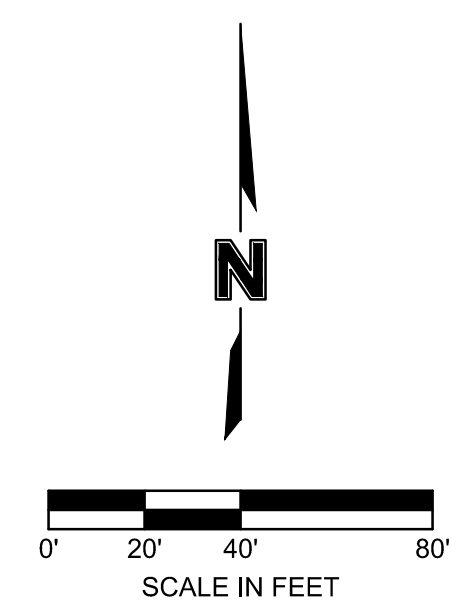
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 designed by: _____ CS
 project no.: 024-07085
 date: 02.07.2025

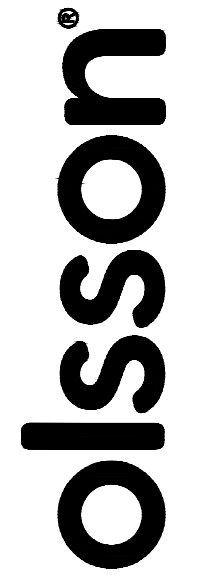
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SEE SHEET ES102





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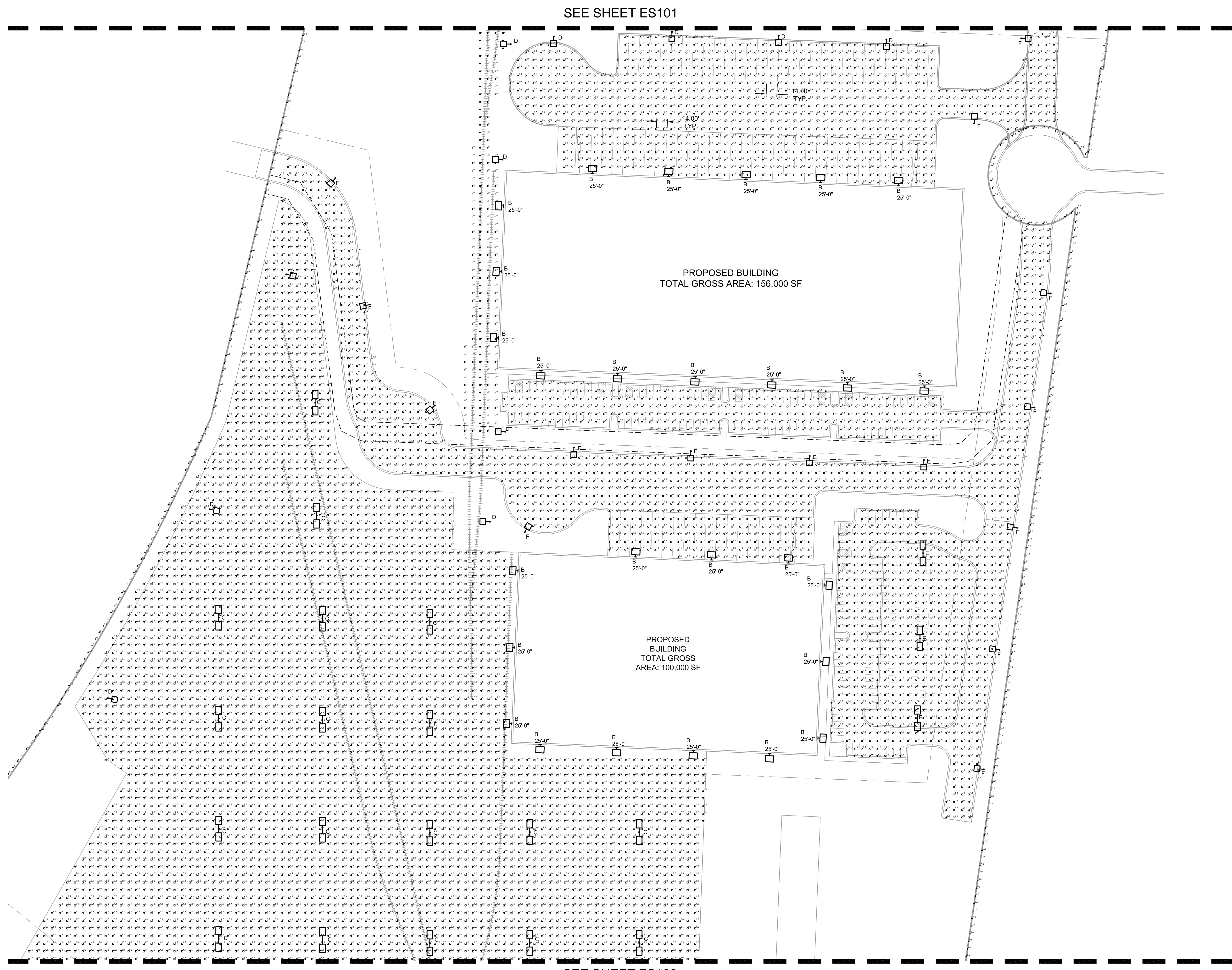
REV. NO.	DATE	DESCRIPTION	BY

ELECTRICAL SITE PHOTOMETRIC DEVELOPMENT PLAN & PRELIMINARY PLAT UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD	2025 REVISIONS
KANSAS CITY, MO	

drawn by: AD
 designed by: KMC
 project no.: 024-07085
 date: 02.07.2025

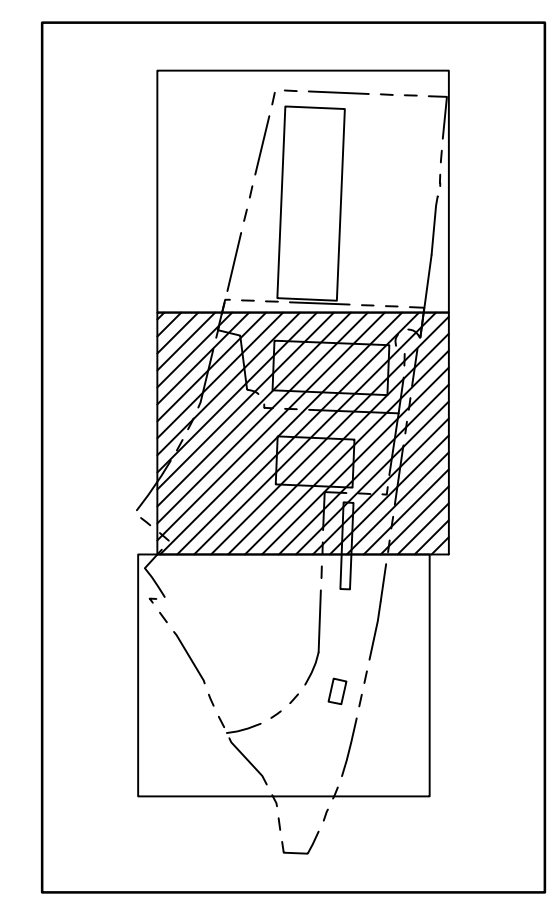
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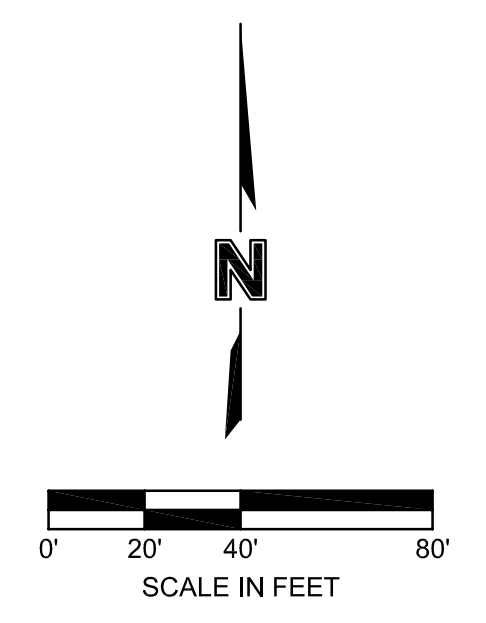


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SEE SHEET ES103



KEY MAP
SCALE: 1"=1000'



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ELECTRICAL SITE PHOTOMETRIC DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

drawn by: AD

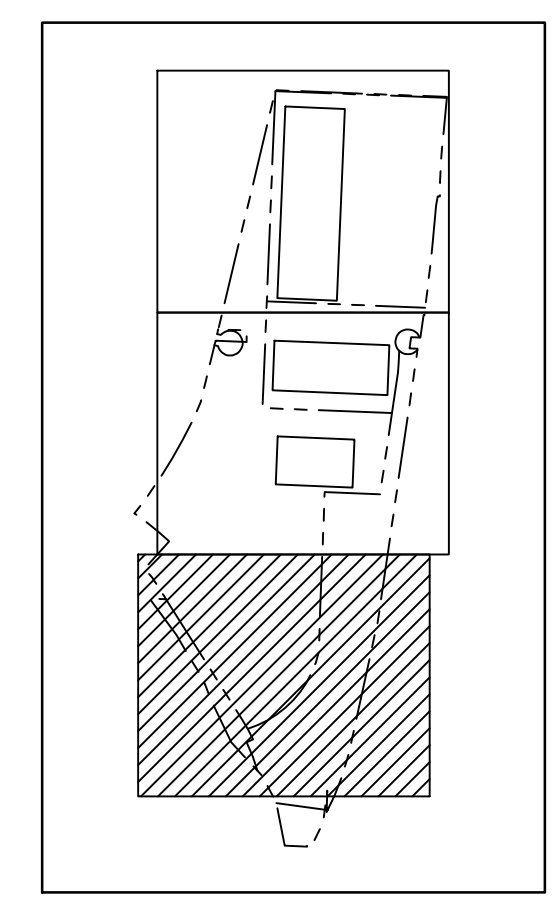
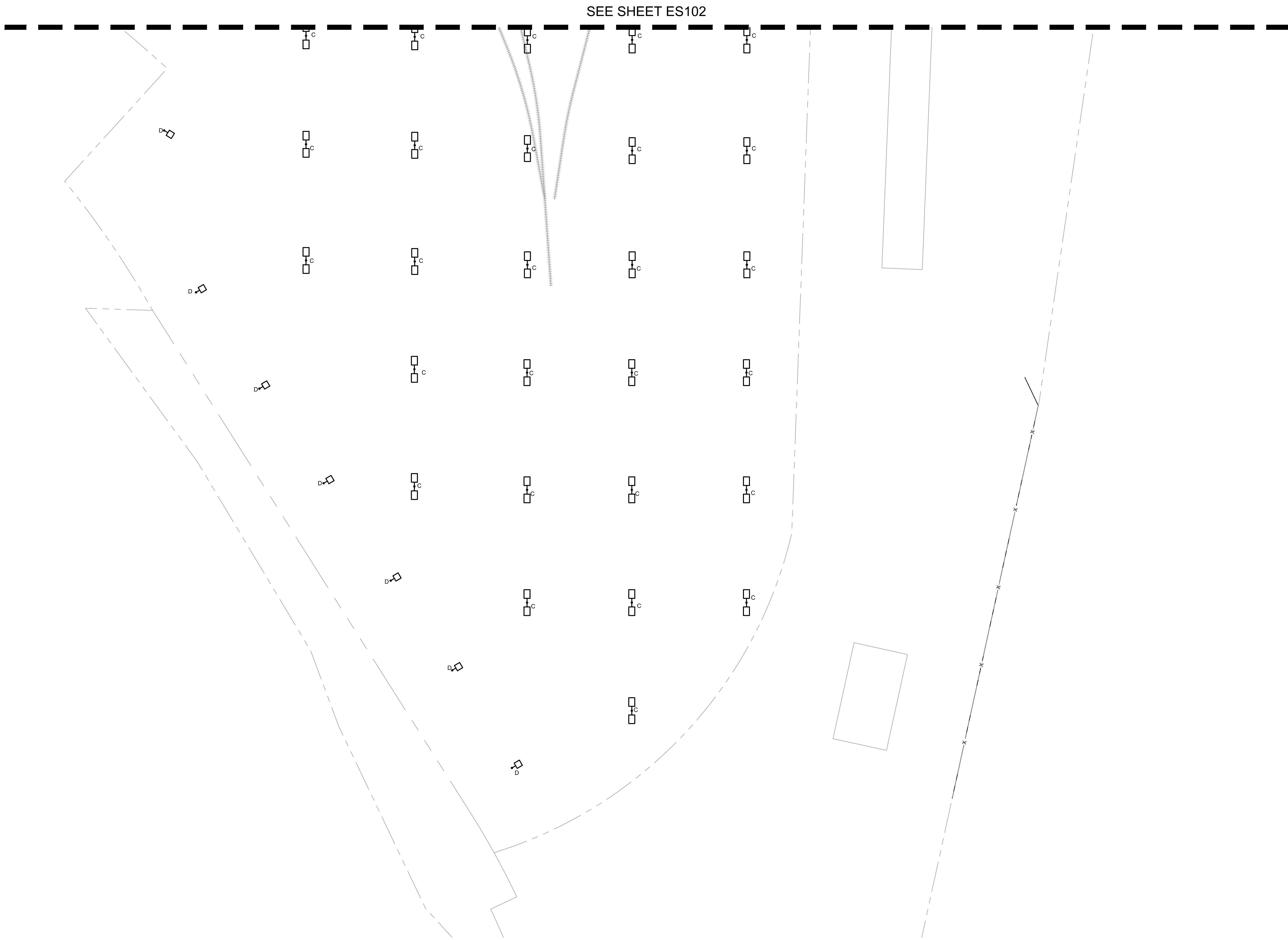
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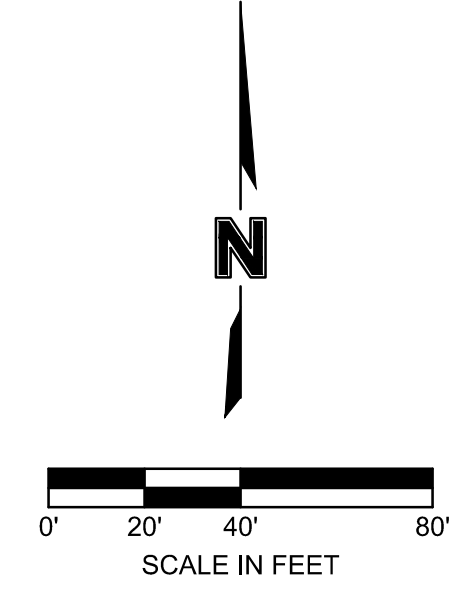
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 DATE: Mar 17, 2025 10:58am USER: jhodson



KEY MAP
 SCALE: 1"=1000'



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ELECTRICAL SITE PHOTOMETRIC DEVELOPMENT PLAN & PRELIMINARY PLAT	
UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD	
KANSAS CITY, MO	
drawn by: AD	designed by: KMC
project no.: 024-07085	date: 02.07.2025
SHEET E103	
REV. NO.	DESCRIPTION
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	2025

BY

DESCRIPTION

DATE

REV. NO.

ELECTRICAL SITE DETAILS
DEVELOPMENT PLAN & PRELIMINARY PLAT

UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

drawn by: AD
designed by: KMC
project no.: 024-07085
date: 02.07.2025

SHEET
E104

REVISIONS

D-Series Size 1 LED Area Luminaire

d®series

Specs	Value
Length	32.71" (83.1 cm)
Width	14.26" (36.1 cm)
Height H1	7.88" (20.0 cm)
Height H2	2.73" (6.9 cm)
Weight	34 lbs (15.4 kg)

Specifications
EPA: 0.69 ft² (0.03 m²)

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.

D-Series Size 1 LED Wall Luminaire

d®series

Specs	Value
Width	13.34" (34.0 cm)
Depth	10" (25.4 cm)
Height	6.3/8" (16.2 cm)

Specifications
Width: 13.34" (34.0 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6.3/8" (16.2 cm)

Back Box (BBW, E20WC)
Width: 13.34" (34.0 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6.3/8" (16.2 cm)

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
A	0	Lithonia Lighting	DSXW1 P7 40K 80CRI T3M	10000 4000K 80CRI Type 3 Medium	9229	0.9	72.52	
B	49	Lithonia Lighting	DSXW2 P7 40K 80CRI T4M	14000 4000K 80CRI Type 4 Medium	13248	0.9	103.84	
D	25	Lithonia Lighting	DSX1 LED P8 40K 80CRI T4M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CR1 Type 4 Medium	26102	0.9	215.77	
E	8	Lithonia Lighting	DSX1 LED P5 40K 80CRI T4M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CR1 Type 4 Medium	16418	0.9	276.32	
F	16	Lithonia Lighting	DSX1 LED P3 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CR1 Type 2 Medium Houseside Shield	10831	0.9	102.127	
C	43	Lithonia Lighting	DSX2 LED P8 40K 80CRI T4M	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CR1 Type 4 Medium	52441	0.9	924.9	

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	30K	3000K	70CRI	120V
		P2	40K	4000K	70CRI	120V
		P3	50K	5000K	70CRI	120V
Rotated optics	P10	30K	3000K	80CRI	277V	
	P11	35K	3500K	80CRI	277V	
	P12	40K	4000K	80CRI	277V	

Shipping Included
NIAIR2 PIRHN: High AIG gen 2 enabled with low motion / ambient sensor, 8-40 mounting height, ambient sensor enabled at 25%.

Other Options
PER7: Seven-pin receptacle only (control ordered separately)
FAD: Field adjustable sensor
BL30: Bi-level switched dimming, 30%
BLS0: Bi-level switched dimming, 0%
DMC: 0-10v dimming wires pulled outside fixture
S: Single line (120, 277, 347V)
DF: Double line (120, 240, 480V)
ESOR: External Guard Shield (available, field install required, matches housing finish)
ES08: Bird Spikes (field install required)

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTDX

Series	Lumen Package	CCT	CU	DCI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1	2000 Lumens	27K	2700K	70CRI	120V	120"	SRM
	P2	2000 Lumens	30K	3000K	80CRI	120V	120"	SRM
	P3	3000 Lumens	35K	3500K	AMCRI	120V	120"	SRM

Shipping Included
SPR: Square pole mounting (8/8 drilling)
RPA: Round pole mounting (8/8 drilling)
SPS: Square pole mounting #5 drilling
RPS: Round pole mounting #5 drilling
SPAN: Square narrow pole mounting #8 drilling
WBA: Wall bracket
MA: Max arm adjust (mounts on 2 3/8" OD horizontal finish)

Other Options
DSO: Dark bronze
DLBK: Black
DNAX: Natural aluminum
DLBK: Textured black
DNAT: Textured natural aluminum
DWHG: Textured white

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Middle Site Parking	◇	1.0 fc	2.0 fc	0.3 fc	6.7:1	3.3:1
Middle Site Truck Parking	◇	1.1 fc	2.7 fc	0.2 fc	13.5:1	5.5:1
North Site Truck/Drive	+	1.1 fc	3.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
South Side Truck Parking	✕	1.3 fc	3.2 fc	0.5 fc	6.4:1	2.6:1
South Site	+	1.4 fc	3.5 fc	0.5 fc	7.0:1	2.8:1
Train Tracks	+	1.5 fc	3.2 fc	0.5 fc	6.4:1	3.0:1
Lay Down Area	+	4.1 fc	11.4 fc	0.1 fc	114.0:1	41.0:1

D-Series Size 2 LED Area Luminaire

d®series

Specs	Value
Length	40.59" (103.1 cm)
Width	16.25" (41.3 cm)
Height H1	8.11" (20.6 cm)
Height H2	3.96" (10.0 cm)
Weight	46 lbs (20.9 kg)

Specifications
EPA: 1.06 ft² (0.11 m²)

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 outstanding 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 up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

D-Series Size 2 LED Wall Luminaire

d®series

Specs	Value
Width	18.1/2" (45.9 cm)
Depth	15" (38.1 cm)
Height	7.5/8" (19.4 cm)

Specifications
Width: 18.1/2" (45.9 cm) Weight: 21 lbs (9.5 kg)
Depth: 15" (38.1 cm)
Height: 7.5/8" (19.4 cm)

Back Box (BBW)
Width: 5-1/2" (14.0 cm) BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)

Introduction
This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

Capable Luminaire
This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.

• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
• This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
• This luminaire is part of an A+ Certified solution for ROAM or XPiPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/a-plus

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#) [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTDX

Series	Lumen Package	CCT	CU	DCI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1	4200 Lumens	27K	2700K	70CRI	120V	120"	SRM
	P2	2300 Lumens	35K	3500K	AMCRI	120V	120"	SRM
	P3	4000 Lumens	40K	4000K	80CRI	120V	120"	SRM

Shipping Included
SRM: Surface mounting bracket
SPR: Square pole mounting #5 drilling
RPA: Round pole mounting (8/8 drilling)
SPAN: Square narrow pole mounting #8 drilling
WBA: Wall bracket
MA: Max arm adjust (mounts on 2 3/8" OD horizontal finish)

Other Options
DSO: Dark bronze
DLBK: Black
DNAX: Natural aluminum
DLBK: Textured black
DNAT: Textured natural aluminum
DWHG: Textured white

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX2 LED	Forward optics	P1	30K	3000K	70CRI	120V
		P2	40K	4000K	70CRI	120V
		P3	50K	5000K	70CRI	120V
Rotated optics	P10	30K	3000K	80CRI	277V	
	P11	35K	3500K	80CRI	277V	
	P12	40K	4000K	80CRI	277V	

Shipping Included
NIAIR2 PIRHN: High AIG gen 2 enabled with low motion / ambient sensor, 8-40 mounting height, ambient sensor enabled at 25%.

Other Options
PER7: Seven-pin receptacle only (control ordered separately)
FAD: Field adjustable sensor
BL30: Bi-level switched dimming, 30%
BLS0: Bi-level switched dimming, 0%
DMC: 0-10v dimming wires pulled outside fixture
S: Single line (120, 277, 347V)
DF: Double line (120, 240, 480V)
ESOR: External Guard Shield (available, field install required, matches housing finish)
ES08: Bird Spikes (field install required)

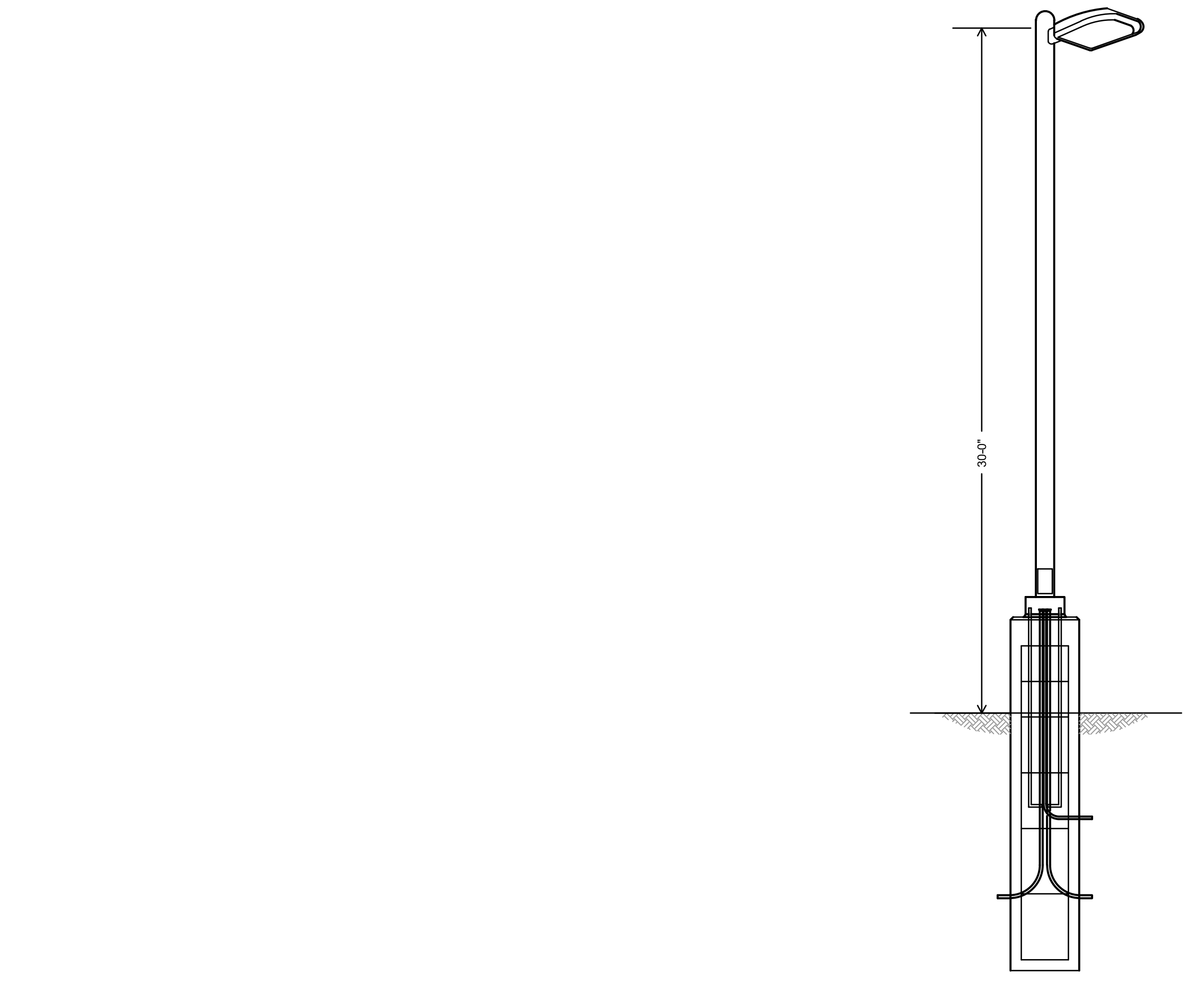
Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTDX

Series	Lumen Package	CCT	CU	DCI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1	4200 Lumens	27K	2700K	70CRI	120V	120"	SRM
	P2	2300 Lumens	35K	3500K	AMCRI	120V	120"	SRM
	P3	4000 Lumens	40K	4000K	80CRI	120V	120"	SRM

Shipping Included
SRM: Surface mounting bracket
SPR: Square pole mounting #5 drilling
RPA: Round pole mounting (8/8 drilling)
SPAN: Square narrow pole mounting #8 drilling
WBA: Wall bracket
MA: Max arm adjust (mounts on 2 3/8" OD horizontal finish)

Other Options
DSO: Dark bronze
DLBK: Black
DNAX: Natural aluminum
DLBK: Textured black
DNAT: Textured natural aluminum
DWHG: Textured white



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UTILITY LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED POWER LINE
	PROPOSED GAS LINE
	PROPOSED FIBER LINE

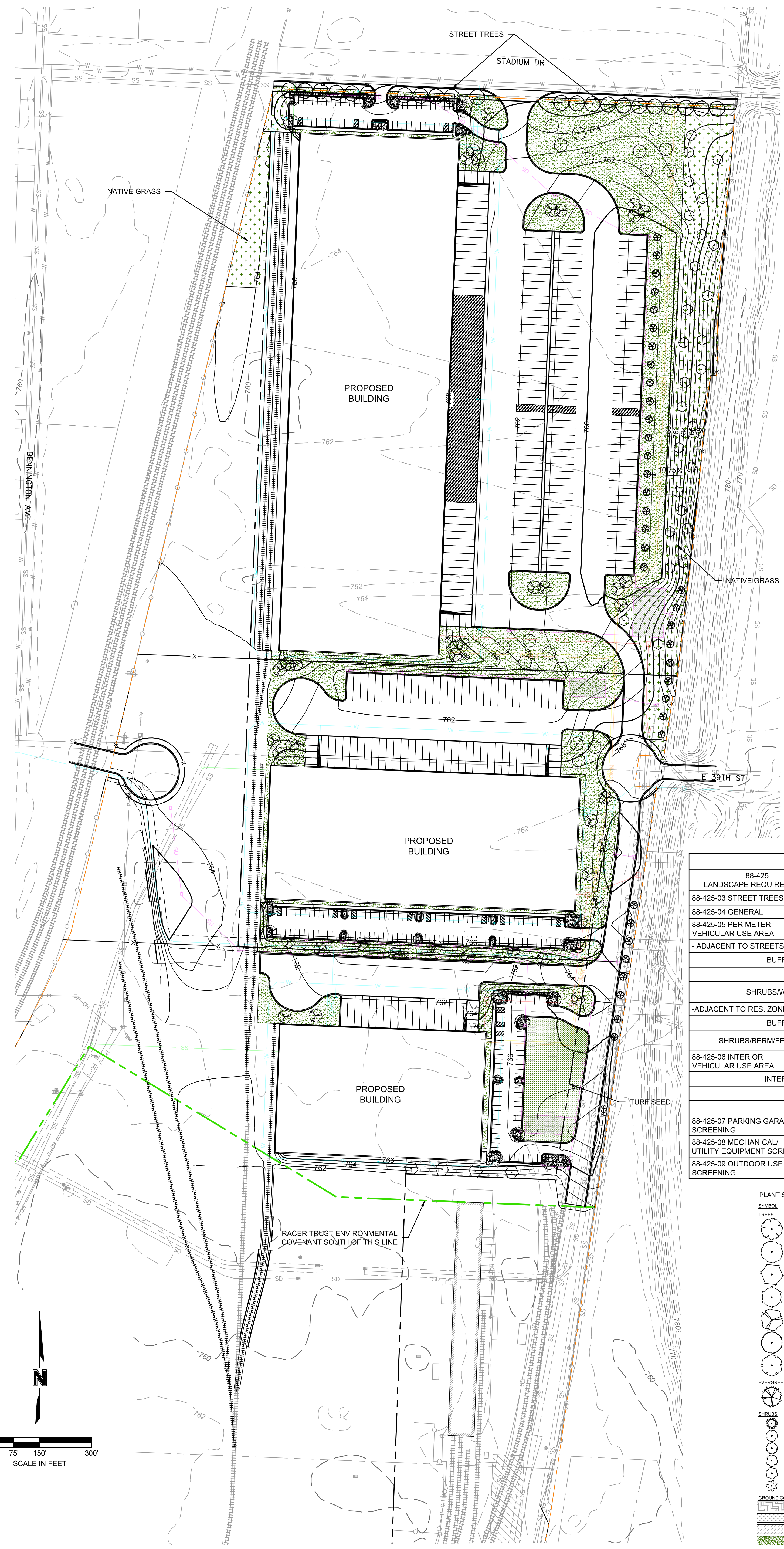
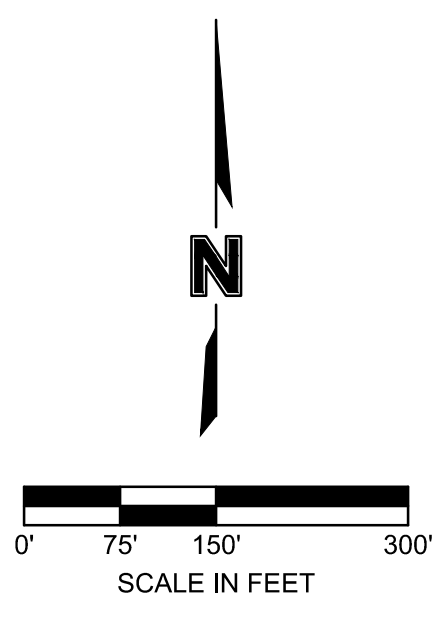


TABLE 4 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	22	22	NO	N/A
88-425-04 GENERAL	111	111	NO	
88-425-05 PERIMETER VEHICULAR USE AREA - ADJACENT TO STREETS				
BUFFER WIDTH	10' +	10' +	NO	N/A
TREES			NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	CONTINUOUS SCREEN	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH			NO	N/A
SHRUBS/BERM/FENCE/WALL			NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	8,190	8,190	NO	N/A
TREES	47	47	NO	N/A
SHRUBS	234	234	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

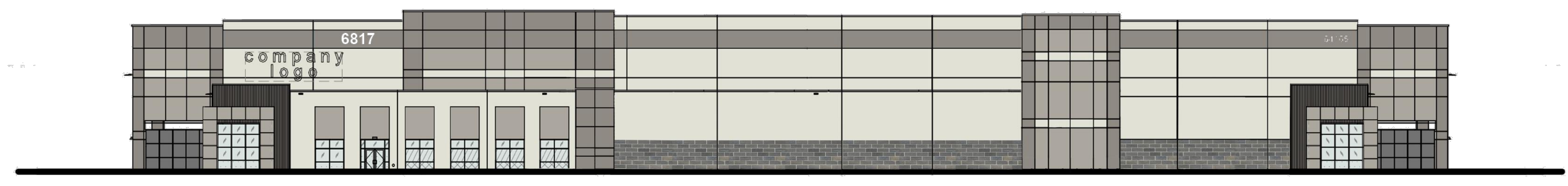
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
TREES					
	AA	16	ACER X FREEMANNI 'JEFFERSON' / AUTUMN BLAZES' FREEMAN MAPLE	2" CAL	B&B
	AO	17	AESCULUS GLABRA / OHIO BUCKEYE	2" CAL	B&B
	BR	4	BETULA NIGRA / RIVER BIRCH	2" CAL	B&B
	CF	12	CARPINUS BETULUS 'FASTIGIATA' / UPRIGHT EUROPEAN HORNBEEAM	2" CAL	B&B
	CE	39	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	2" MUL-TI-STEM	B&B
	GI	22	GLEDTISIA TRIACANTHOS 'INERMIS' 'SKYCOLE' / SKYLINE® HONEY LOCUST	2" CAL	B&B
	TDZ	27	TAXODIUM DISTICHUM / BALD CYPRESS	2" CAL	B&B
EVERGREEN TREES					
	JC	36	JUNIPERUS VIRGINIANA 'CAMPBELL' / CANBERT® EASTERN REDCEDAR	2" CAL	6-8"
SHRUBS					
	AS	71	ANDROPOGON SCOPARIUS / LITTLE BLUESTEM	1 GAL	
	BG	41	BIDENS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	3 GAL	
	IG	21	ILEX GLABRA / HICKBERRY HOLLY	3 GAL	
	JX	36	JUNIPERUS X 'GREY OWL' / GREY OWL JUNIPER	3 GAL	
	PK	39	PHYSCALPUS OBLIFOLIUS 'SIMPOTW' / TINY WINE	3 GAL	
	RG	62	RHUS AROMATICA 'GROLOW' / GROLOW FRAGRANT SUMAC	3 GAL	
GROUND COVERS					
	GM	10,141 SF	GROUND HARDWOOD MULCH	NA	
	NR	137,252 SF	NATIVE GRASS SEED MIX	SF.	SEED
	TD	25,895 SF	TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND	NA	SEED
	TS	262,458 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	NA	SOD

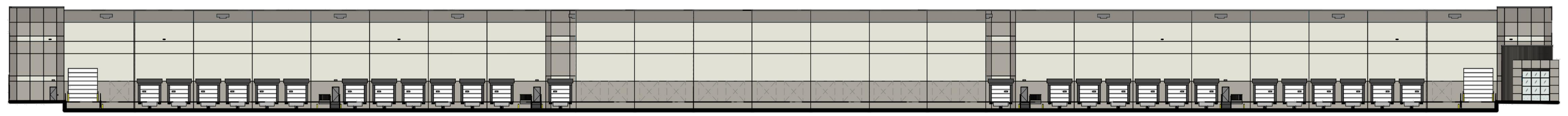


SHEET L100	OVERALL LANDSCAPE PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT				REV. NO.	DATE	DESCRIPTION	BY
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD							
	KANSAS CITY, MO				2025	REVISIONS		

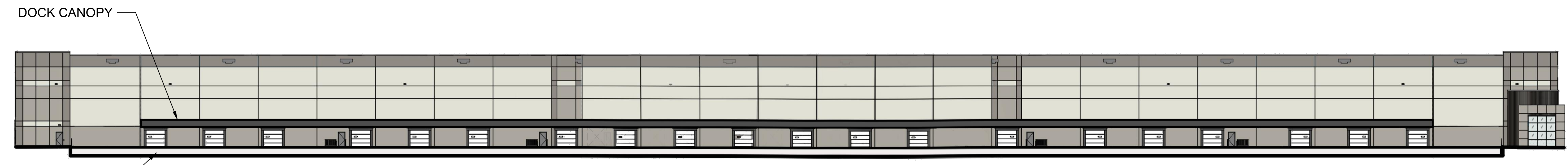
1301 Burlington Street
 North Kansas City, MO 64116
 olsson.com
 TEL 816.381.1177
 FAX 816.381.1888



OVERALL NORTH ELEVATION **1**



OVERALL EAST ELEVATION **2**



OVERALL WEST ELEVATION **3**

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

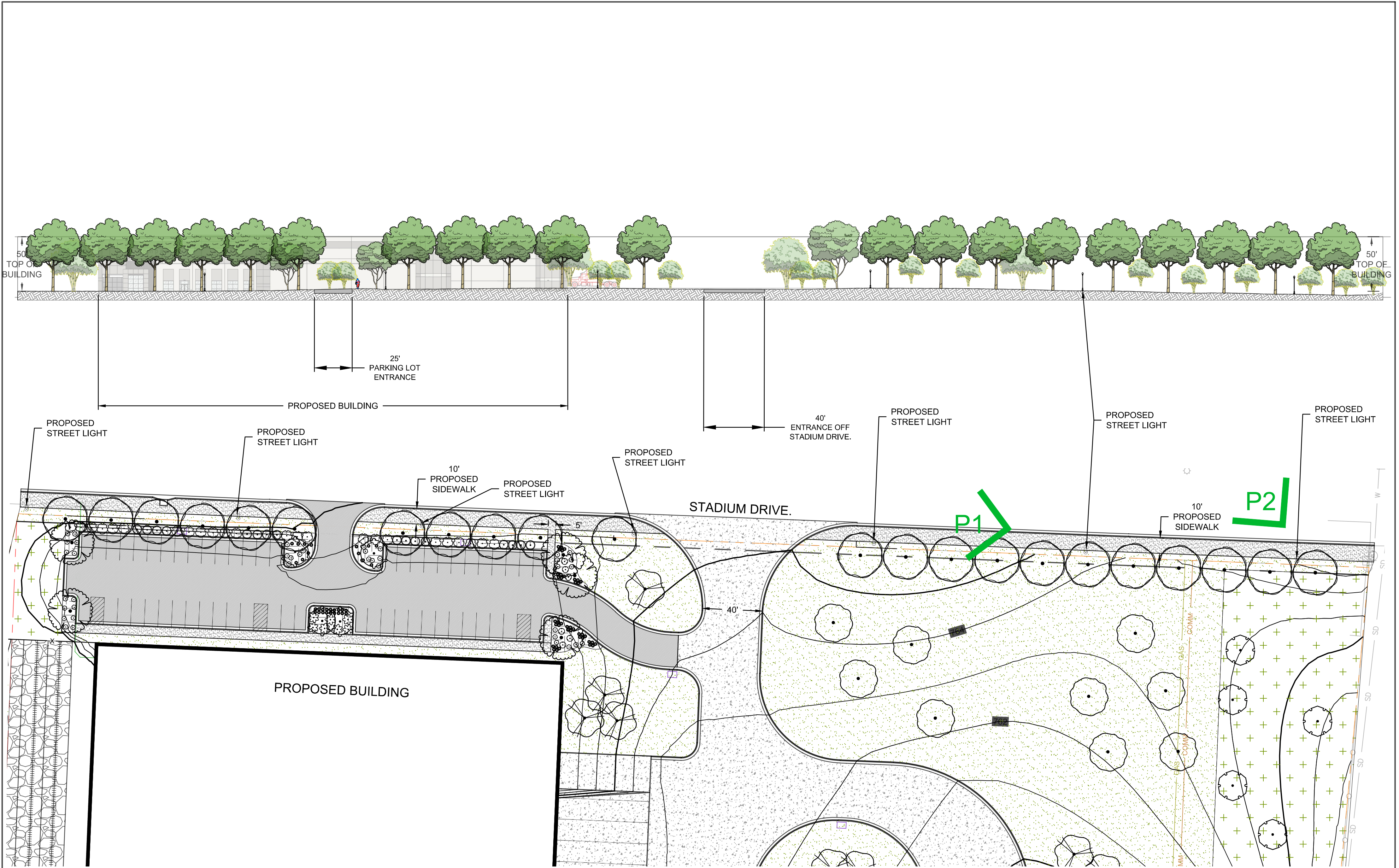
2025

BUILDING ELEVATIONS
DEVELOPMENT PLAN & PRELIMINARY PLAT
UPRR REDEVELOPMENT OPPORTUNITY
STADIUM DRIVE & RAYTOWN ROAD
KANSAS CITY, MO

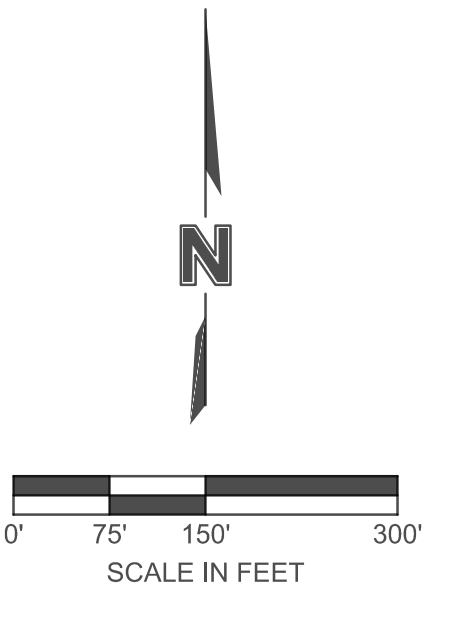
drawn by: _____ NH
designed by: _____ OS
project no.: 024-07085
date: 02.07.2025

SHEET
A100

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DATE: Mar 17, 2025 10:58am USER: jhodson



STREETSCAPE ELEVATION: STADIUM DRIVE IMPROVEMENTS



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2

SHEET A101	STREETSCAPE ELEVATIONS DEVELOPMENT PLAN & PRELIMINARY PLAT		REV. NO.	DATE	DESCRIPTION	BY
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD					
	KANSAS CITY, MO		2025	REVISIONS		
drawn by: NH designed by: GSS project no.: 02407085 date: 02/07/2025		olsson.com TEL 816.381.1177 FAX 816.381.1888		1301 Burlington Street North Kansas City, MO 64116		
olsson						

MEETING MINUTES

Union Pacific Stadium Drive Neighborhood Engagement

Date:	03/25/25
RE:	
Attendees:	
Project #	CD-CPC-2025-00027

REPORT

1. Meeting started at 6pm
 - a. Only Olsson and Union Pacific joined the meeting. No one else was present.
 - b. Jake presented the development plan
2. Jake waited until 6:20 to adjourn the meeting.

Union Pacific Stadium Drive Neighborhood Engagement
Join 5 ...

Tuesday, March 25, 2025 5:54 PM - 6:20 PM
Download





4
Attended

5:54 PM - 6:20 PM
Start and end time

25m 50s
Meeting duration

23m 30s
Average attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role	Engagement
 Jacob Hodson jhodson@olsson.com	5:55 PM	6:20 PM	25m 8s	Organizer	👇 - 🗨 - 🗨 - 🗨 🙌 - ❤️ - 🍌 - 🍌 - 🍌 - 🍌 - 🍌 - 🍌
 Nick Heiser nheiser@olsson.com	5:54 PM	6:20 PM	25m 46s	Presenter	👇 - 🗨 - 🗨 - 🗨 🙌 - ❤️ - 🍌 - 🍌 - 🍌 - 🍌 - 🍌 - 🍌
 Brian Siegman (External) bsiegman@up.com	5:58 PM	6:20 PM	21m 33s	Presenter	👇 - 🗨 - 🗨 - 🗨 🙌 - ❤️ - 🍌 - 🍌 - 🍌 - 🍌 - 🍌 - 🍌
 Todd Hackel (External) THACKEL@up.com	5:58 PM	6:20 PM	21m 35s	Presenter	👇 - 🗨 - 🗨 - 🗨 🙌 - ❤️ - 🍌 - 🍌 - 🍌 - 🍌 - 🍌 - 🍌