







*Jane Gabriel*  
JANE GABRIEL, F.I.N.C.  
Secretary of the City Plan Commission

DWG: C:\Temp\AcPublish\_4948\XALTA\_2303393.dwg USER: csprague  
DATE: Sep 29, 2023 10:06am XREFS: V\_XTOPO\_2303393 V\_XBOU\_2303393

# ALTA / NSPS LAND TITLE SURVEY

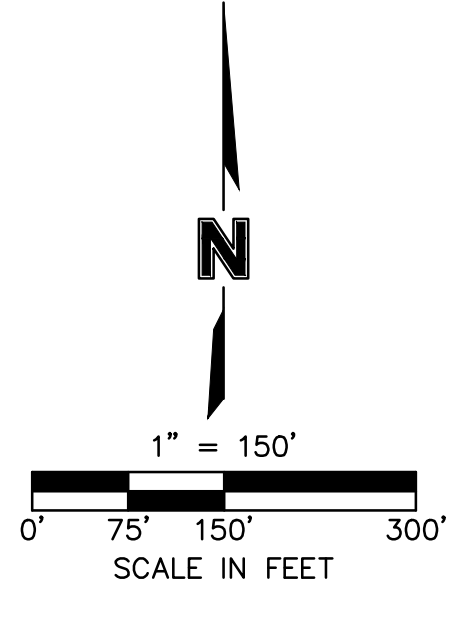
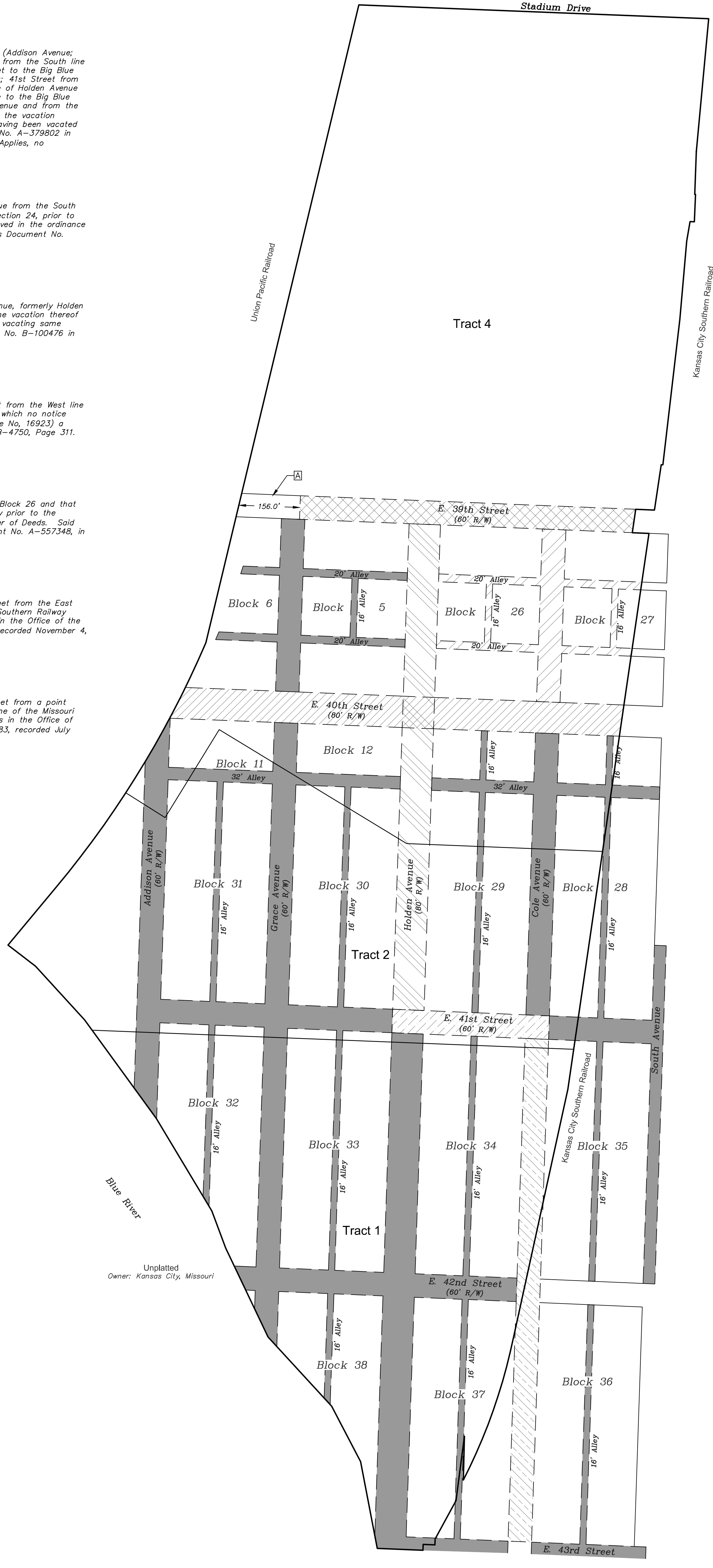
A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11 thru 12, 26 thru 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri

### 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.



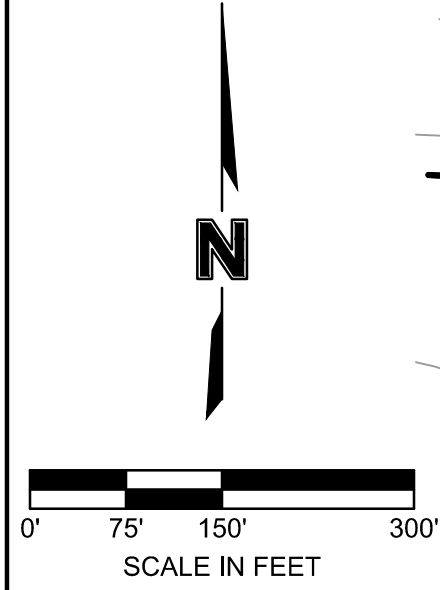
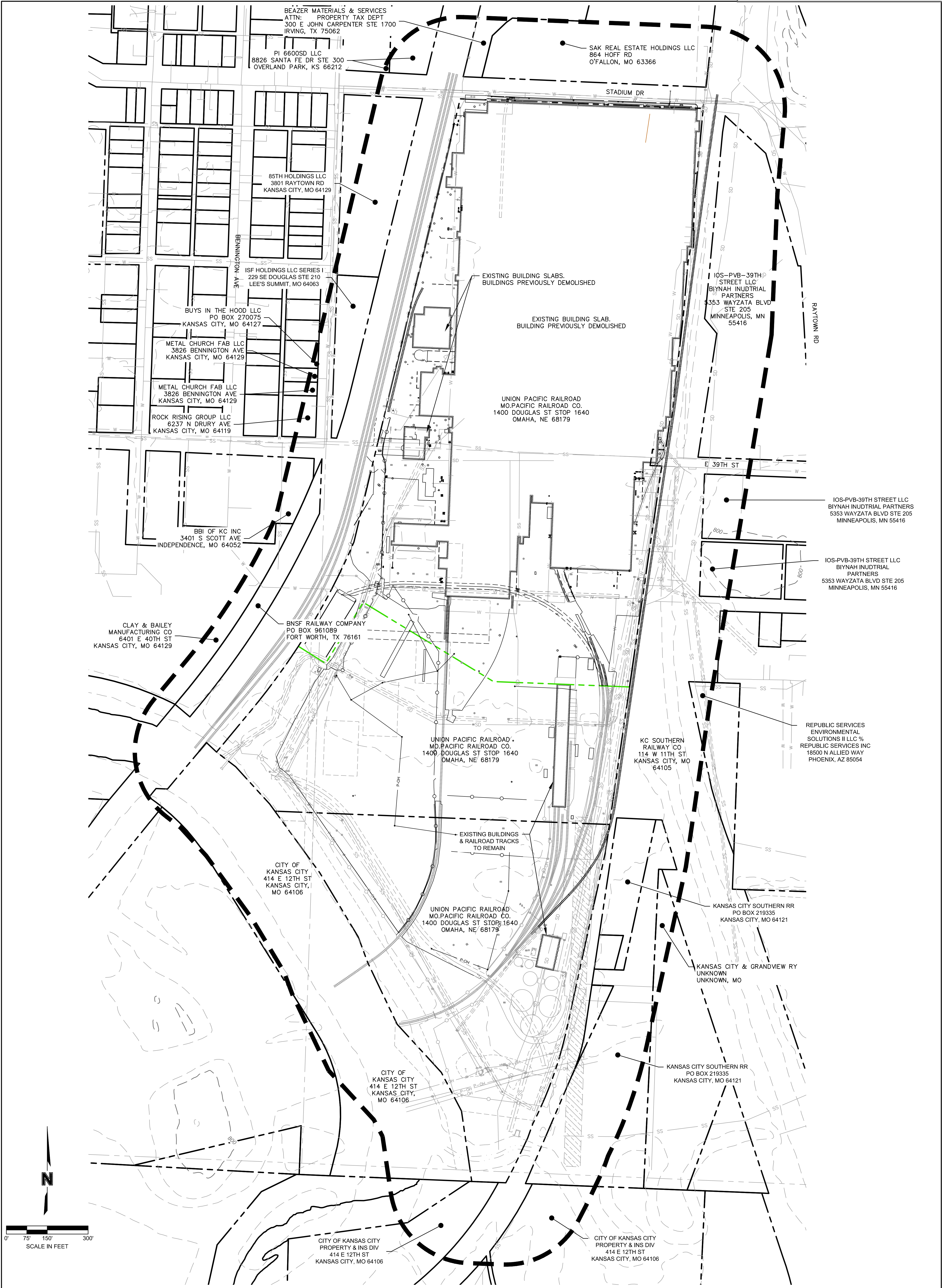
Property Owner:  
SFG ISF KG STADIUM, LLC  
3280 Peachtree Rd. NE, Suite 2770  
Atlanta, GA 30305

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

SHEET 2 OF 7	<b>ALTA/NSPS Land Title Survey</b>		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
	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		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	
Kansas City, Jackson County, Missouri		2023	REVISIONS			

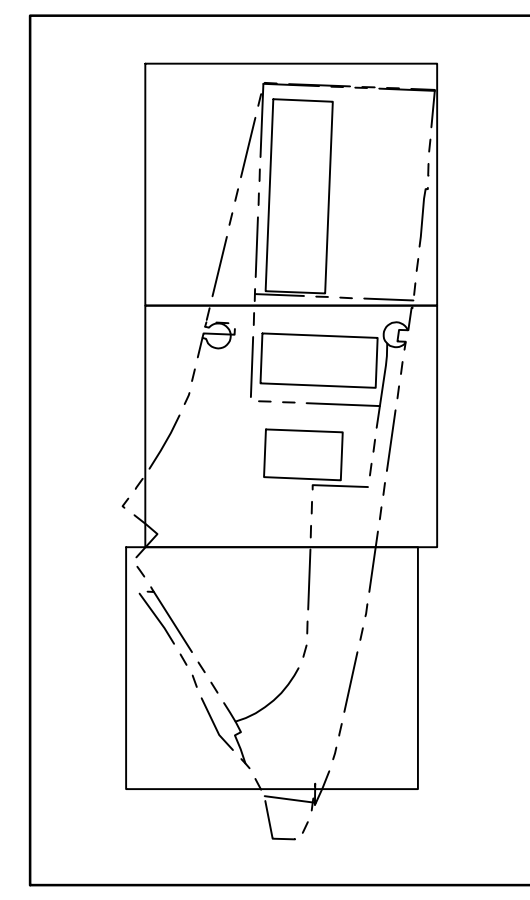
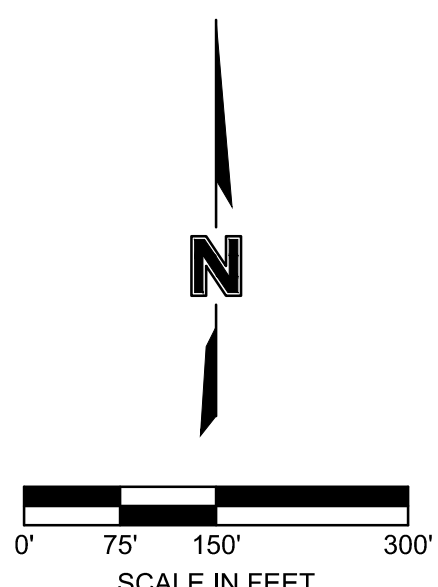
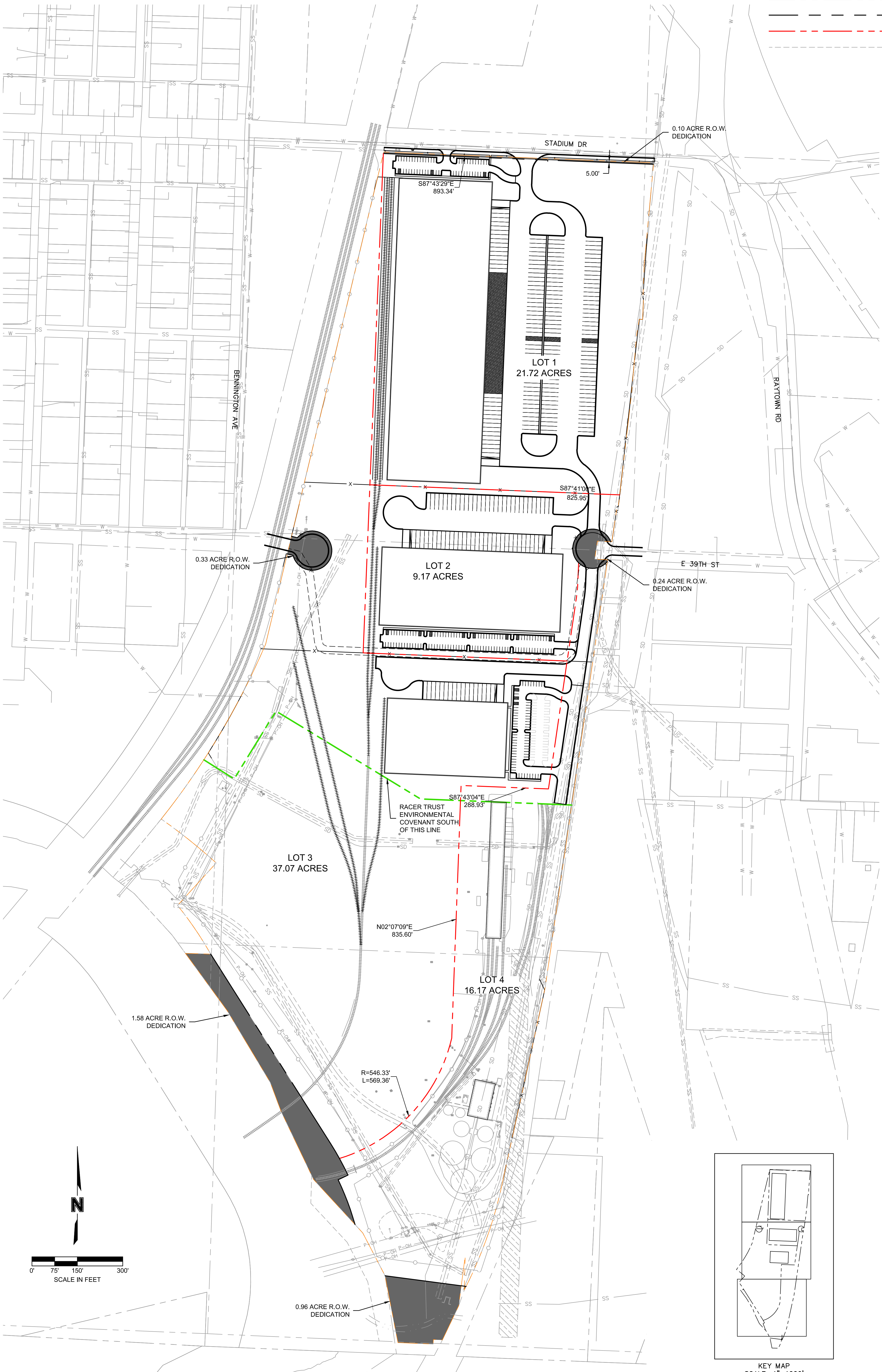
7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750 TEL 913.381.1170 www.olsson.com



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		<b>olsson</b>

**PRELIMINARY PLAT PLAN LEGEND**

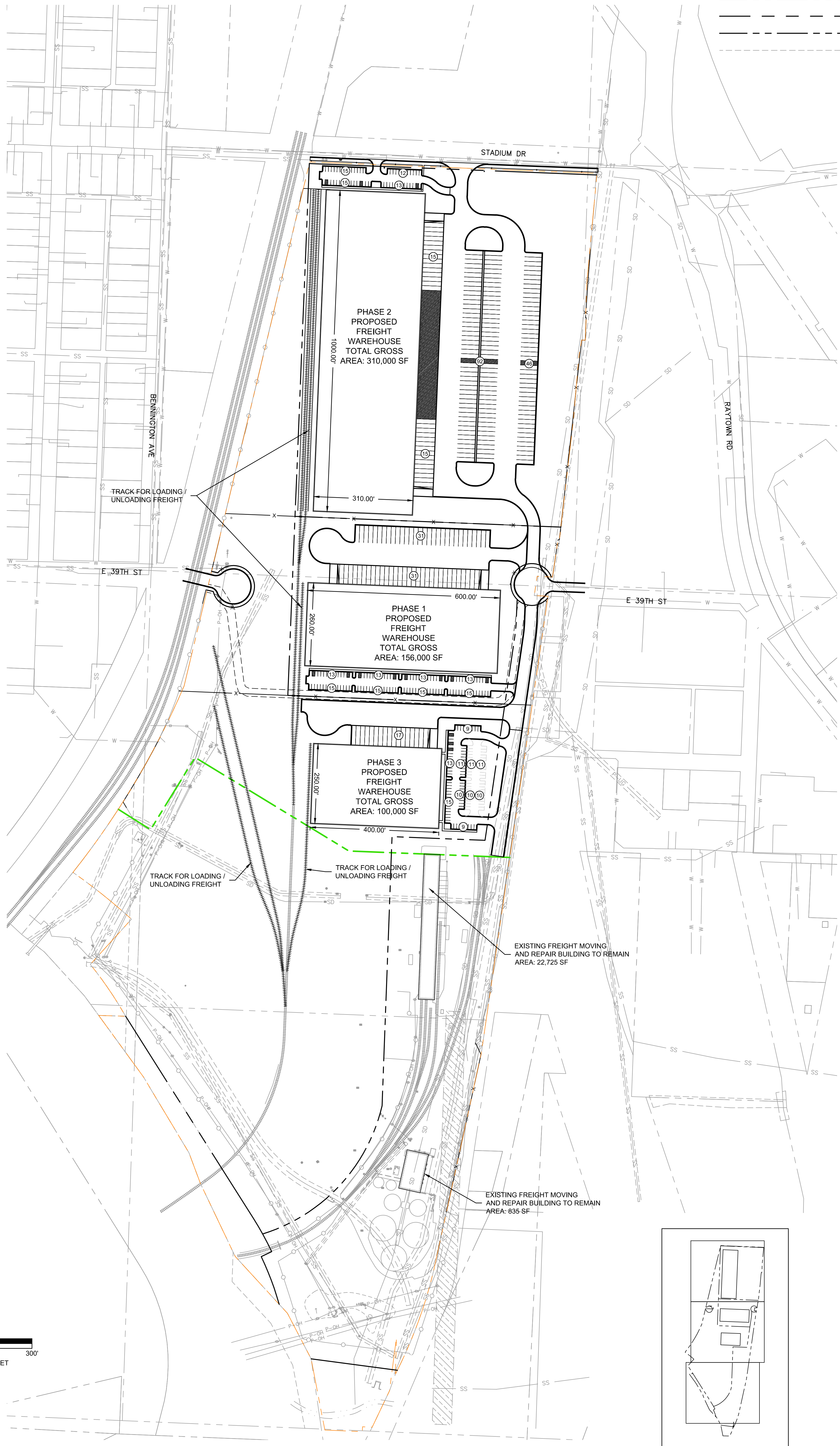
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE



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	olsson®
	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



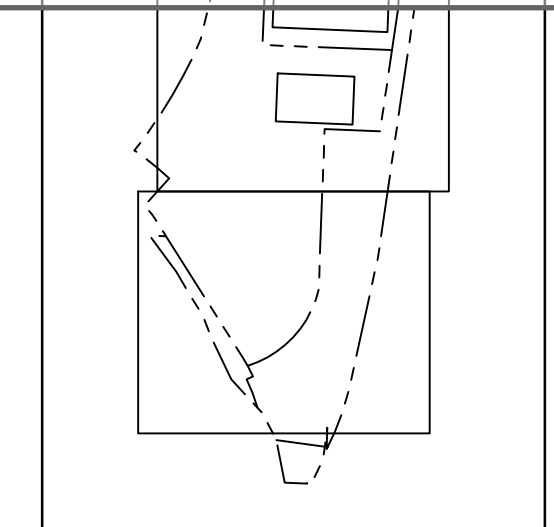
SHEET C400	OVERALL SITE PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT	REV. NO.	DATE	DESCRIPTION	BY	olsson.com TEL 816.381.1177 FAX 816.381.1888 1301 Burlington Street North Kansas City, MO 64116	
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD						
	KANSAS CITY, MO	2025	REVISIONS				

F:\2024\0701-0750\024-07085-40-design\AutoCAD\preliminary plans\Sheets\SDNC\_SIT02\_02407085.dwg  
 DATE: Mar 17, 2025 10:55am USER: jhdson



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2025-00027** 04-02-2025

*Jan Gabriel*  
 Secretary of the City Plan Commission

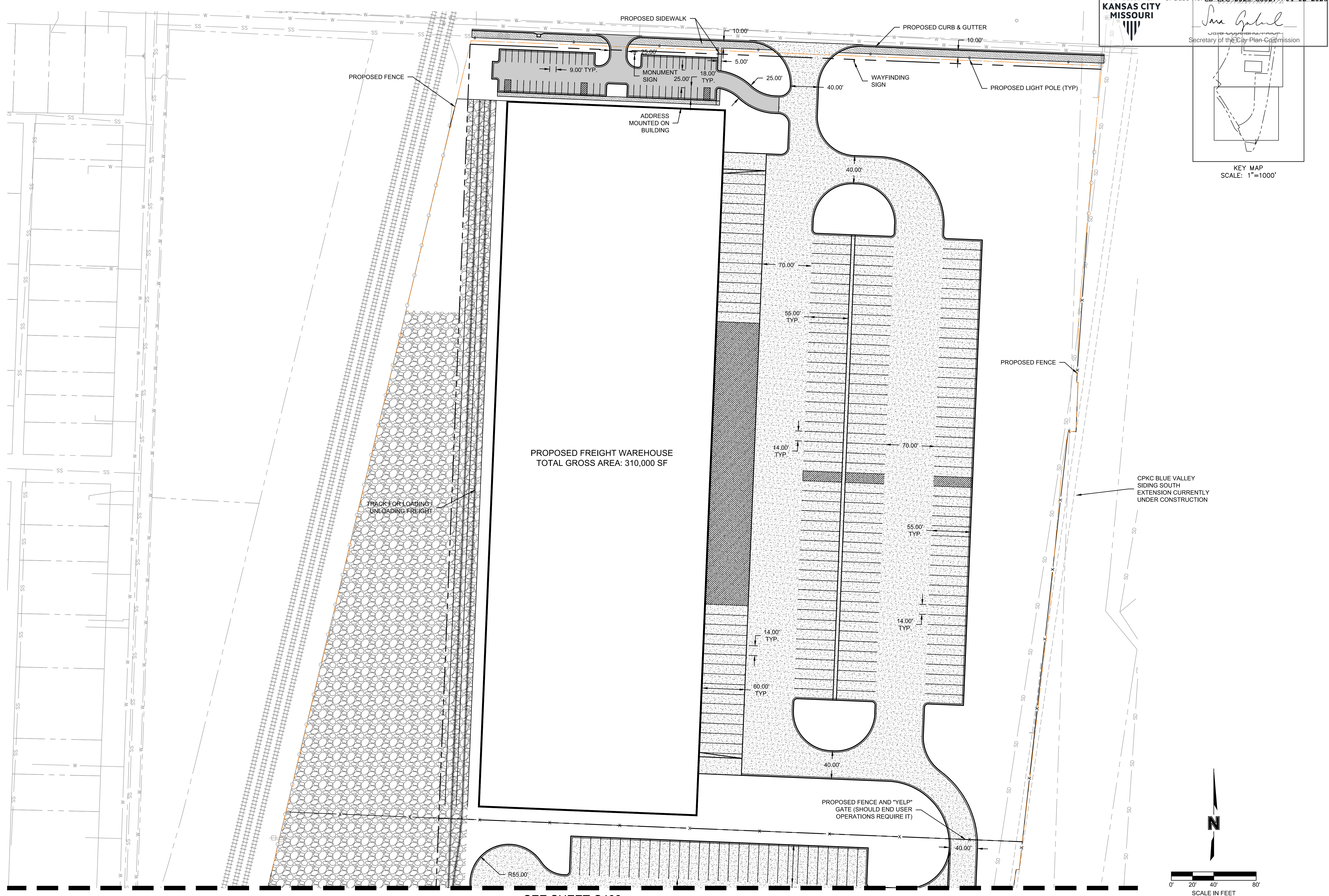


KEY MAP  
 SCALE: 1"=1000'

**olsson**

1301 Burlington Street  
 North Kansas City, MO 64116

olsson.com  
 TEL 816.361.1177  
 FAX 816.361.1888



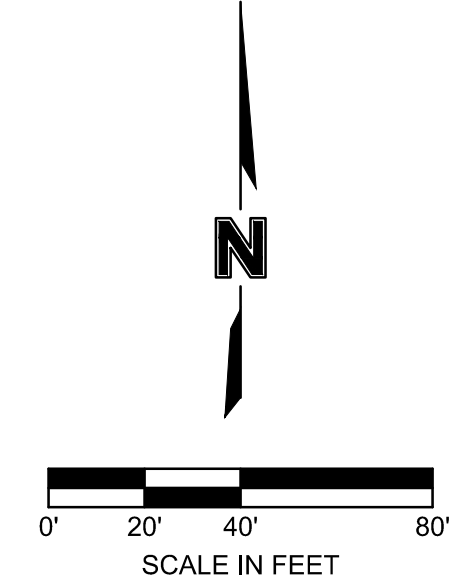
PROPOSED FREIGHT WAREHOUSE  
 TOTAL GROSS AREA: 310,000 SF

TRACK FOR LOADING  
 UNLOADING FREIGHT

PROPOSED FENCE

CPKC BLUE VALLEY  
 SIDING SOUTH  
 EXTENSION CURRENTLY  
 UNDER CONSTRUCTION

PROPOSED FENCE AND "YELP"  
 GATE (SHOULD END USER  
 OPERATIONS REQUIRE IT)



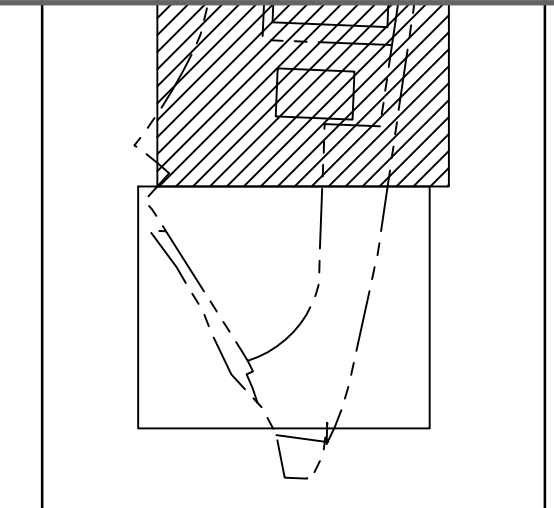
SEE SHEET C403

REV. NO.	DATE	DESCRIPTION	BY

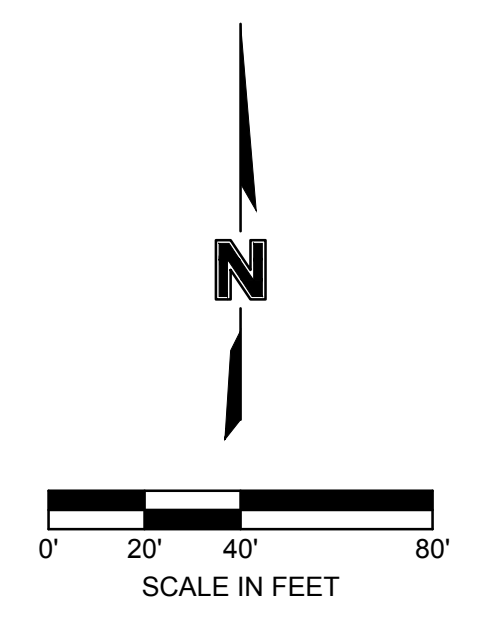
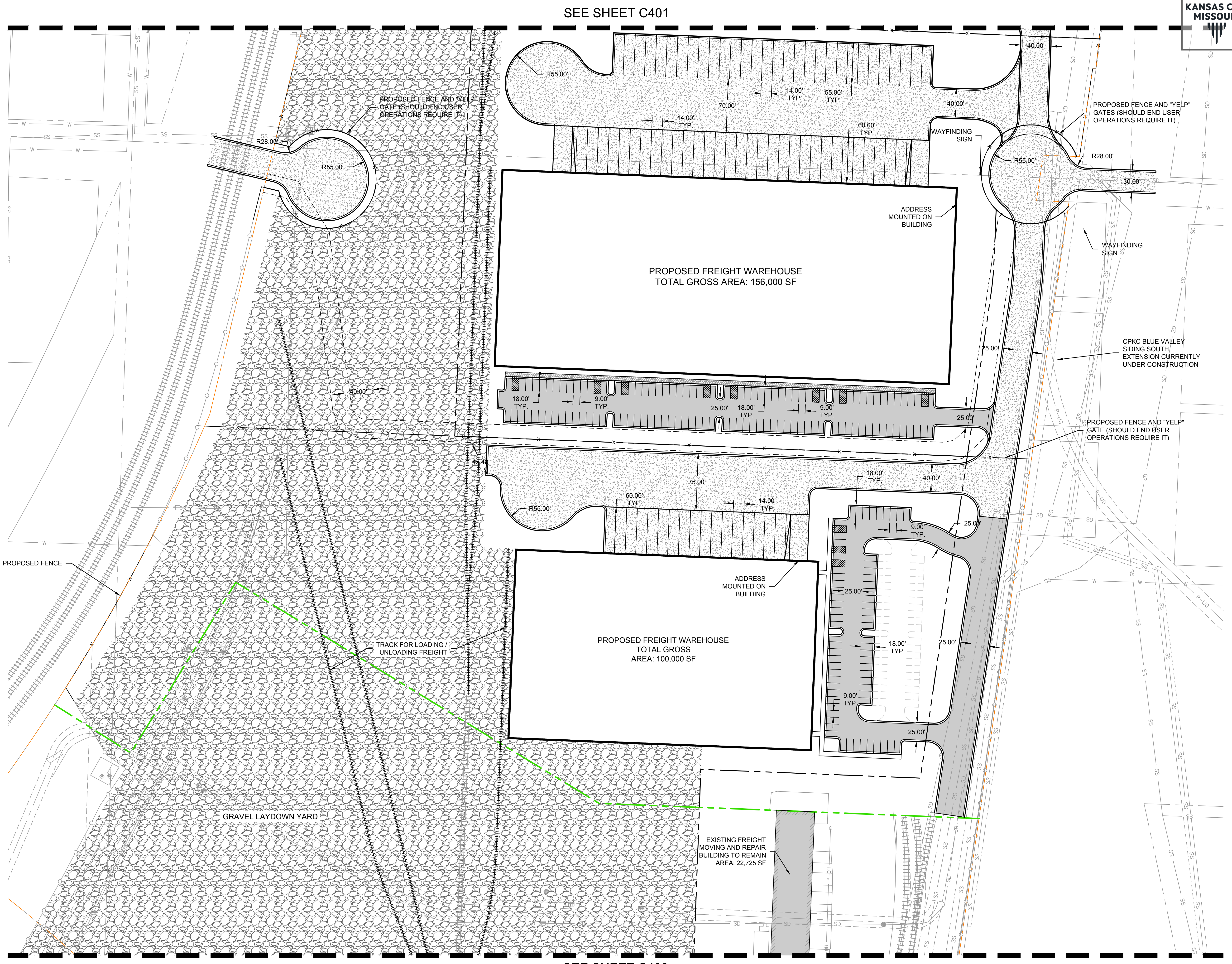
SITE PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT	2025
UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD	
KANSAS CITY, MO	

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

SHEET  
 C401



KEY MAP  
 SCALE: 1"=1000'



REV. NO.	DATE	DESCRIPTION	BY

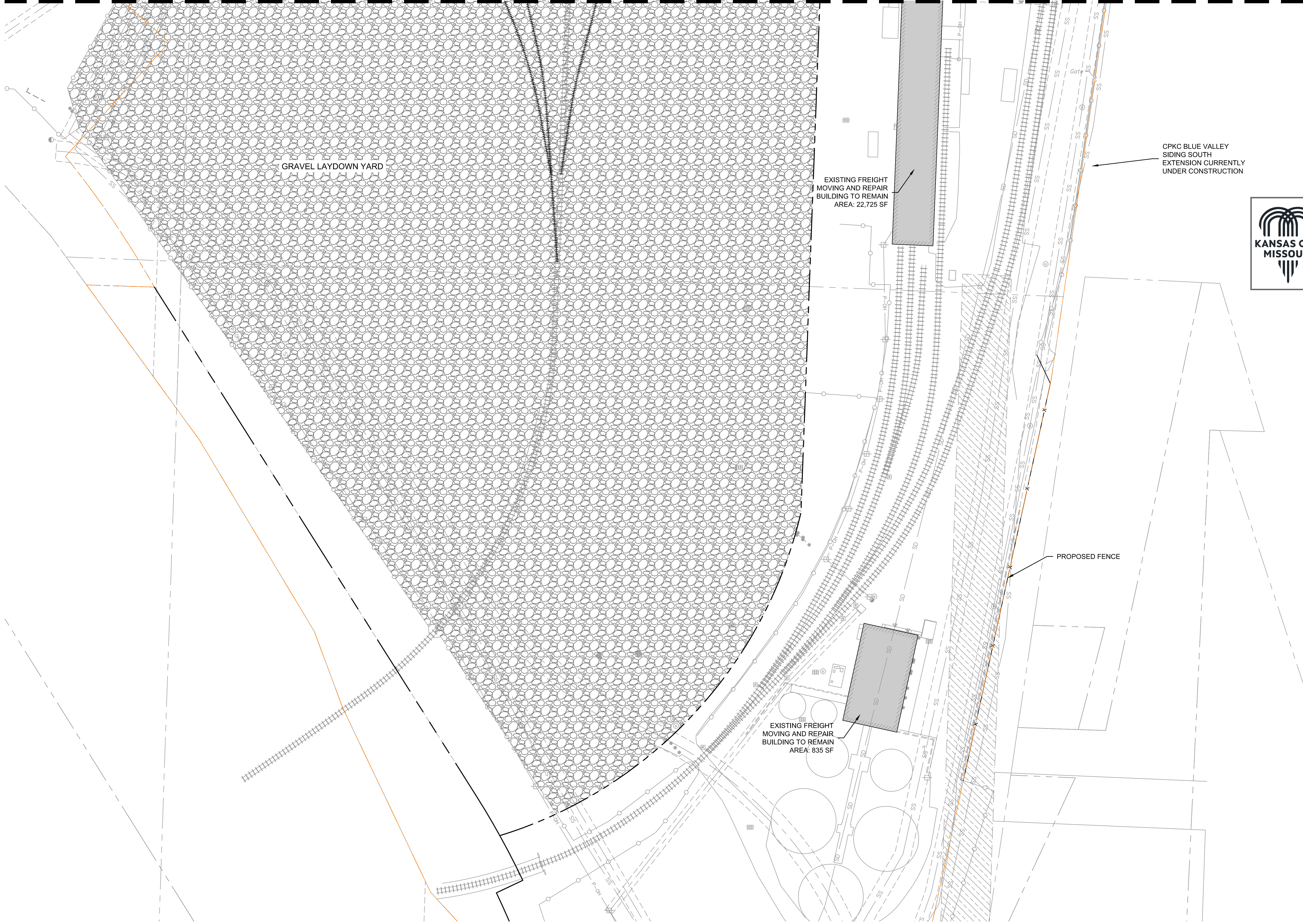
SITE PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT	2025
	REVISIONS
UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD	
KANSAS CITY, MO	

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

F:\2024\07001-07500\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_SIT02\_02407085.dwg  
 DATE: Mar 17, 2025 10:56am USER: jpedson



SEE SHEET C402



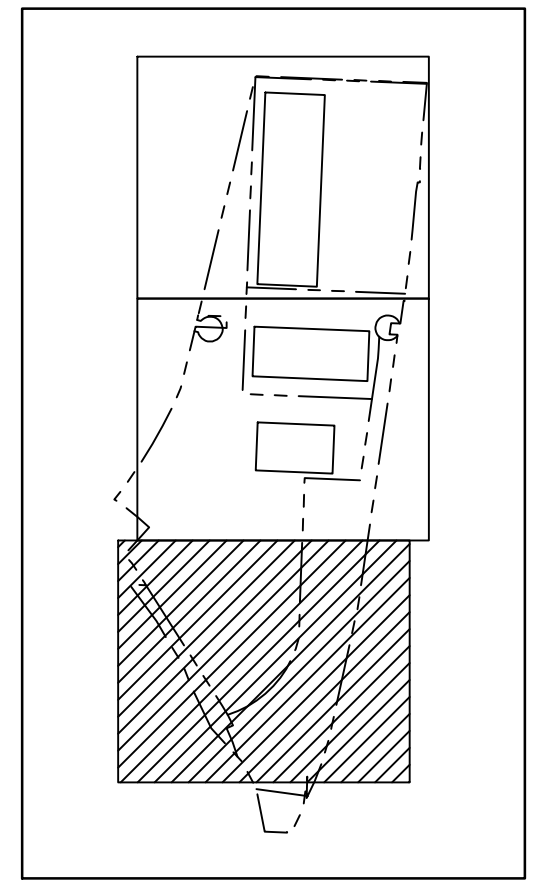
GRAVEL LAYDOWN YARD

EXISTING FREIGHT MOVING AND REPAIR BUILDING TO REMAIN AREA: 22,725 SF

EXISTING FREIGHT MOVING AND REPAIR BUILDING TO REMAIN AREA: 635 SF

CPKC BLUE VALLEY SIDING SOUTH EXTENSION CURRENTLY UNDER CONSTRUCTION

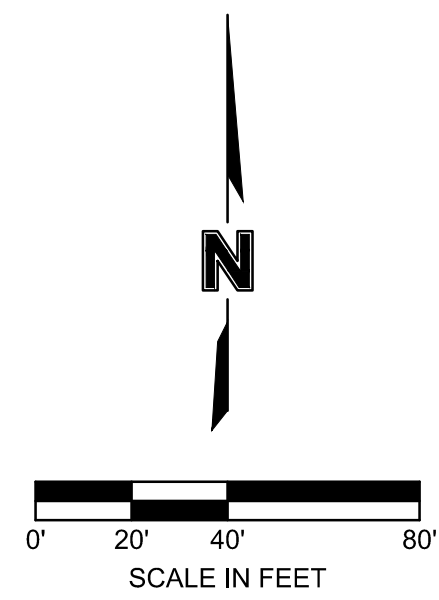
PROPOSED FENCE



KEY MAP SCALE: 1"=1000'

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2025-00027 on 04-02-2025

*Sara Gabriel*  
 Sara Gabriel, F.A.S.T.  
 Secretary of the City Plan Commission



F:\2024\0701-0750\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_SIT02\_02407085.dwg  
 DATE: Mar 17, 2025 10:56am USER: jhodson

**olsson**

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

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: \_\_\_\_\_ OS  
 project no.: 024-07085  
 date: 02.07.2025

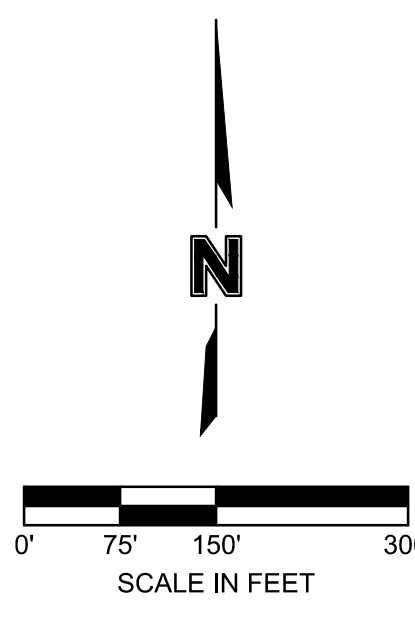
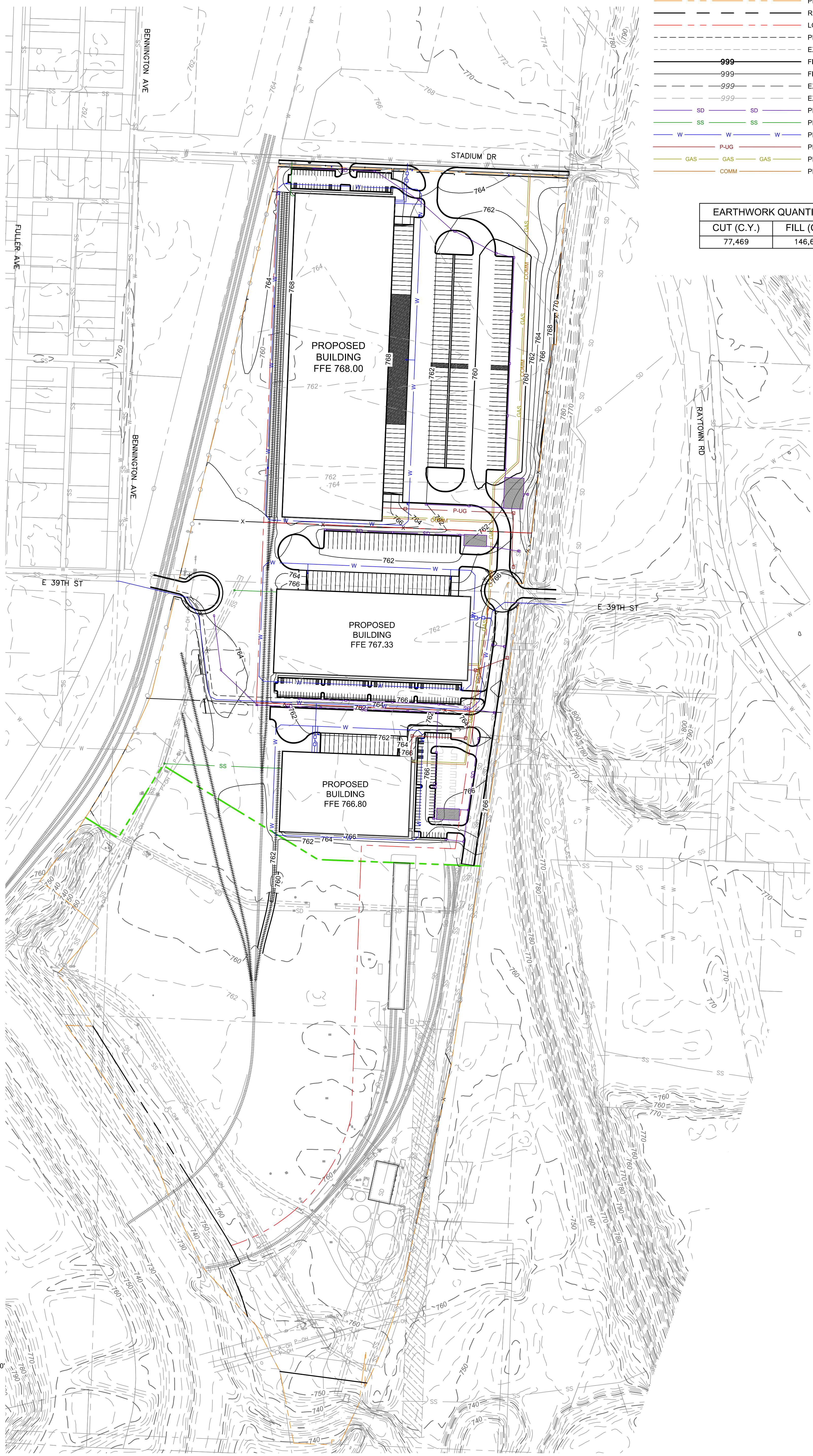
SHEET C403

**GRADING & UTILITY PLAN LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	FINISHED GRADE MAJOR CONTOUR
	FINISHED GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED POWER LINE
	PROPOSED GAS LINE
	PROPOSED FIBER LINE

**EARTHWORK QUANTITIES**

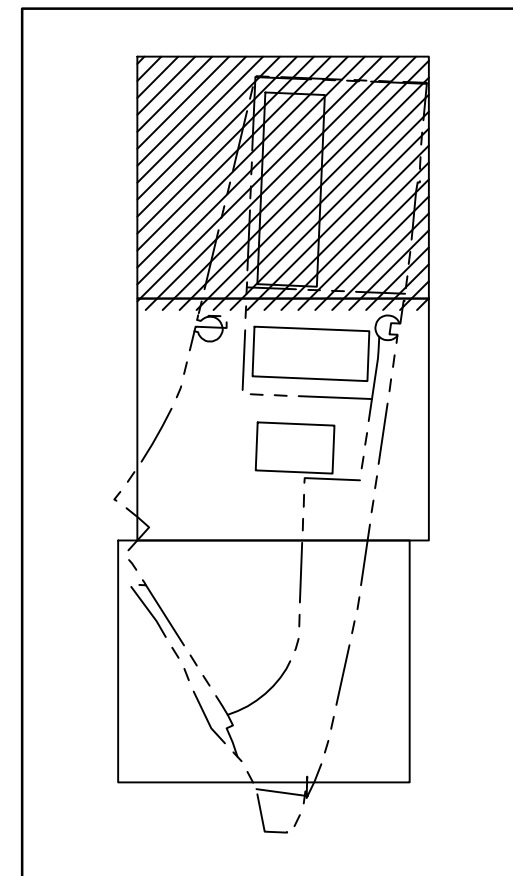
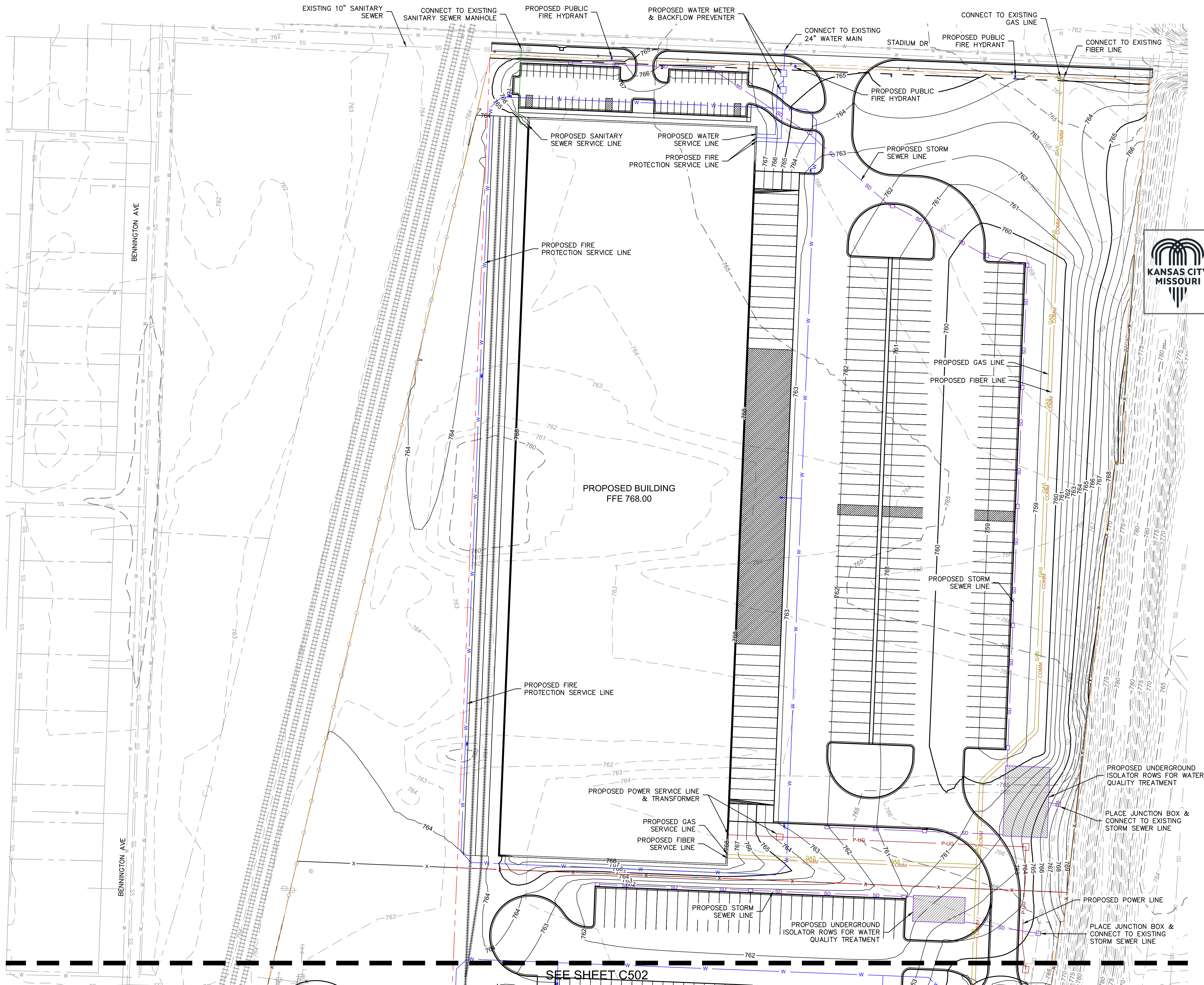
CUT (C.Y.)	FILL (C.Y.)
77,469	146,679



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				

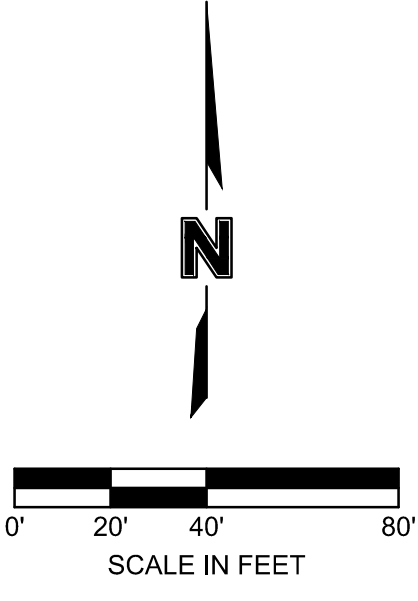


F:\2024\0701-0750\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_GRD02\_02407085.dwg  
 DATE: Mar 17, 2025 10:57am USER: jhdson



KEY MAP  
SCALE: 1"=1000'

**KANSAS CITY MISSOURI**  
**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2025-00027 on 04-02-2025  
*Sara Gabriel*  
 Sara Gabriel, Mayor  
 Secretary of the City Plan Commission



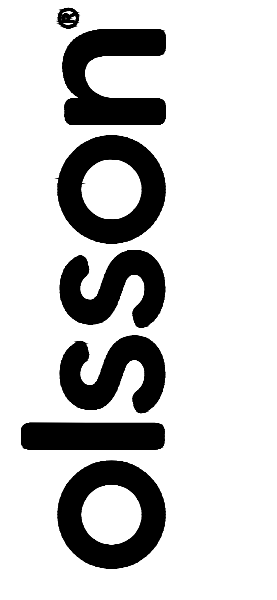
SEE SHEET C502

REV. NO.	DATE	DESCRIPTION	BY

GRADING & UTILITY 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

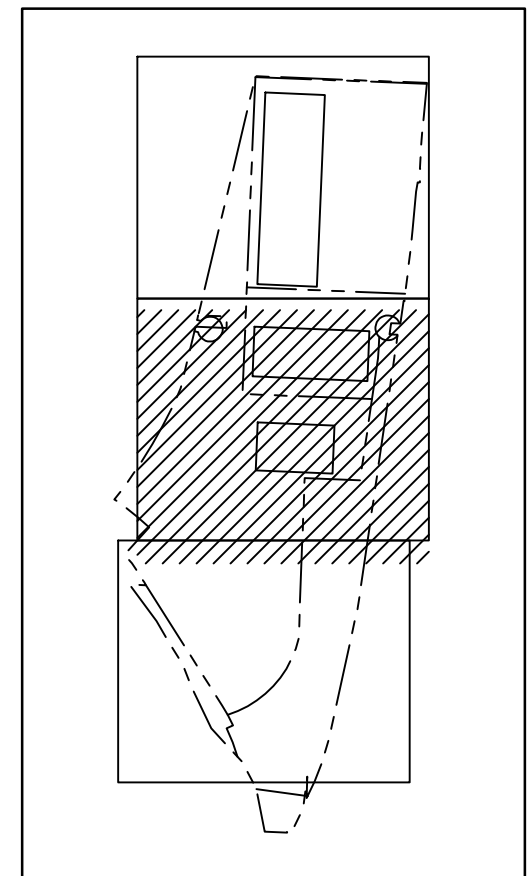
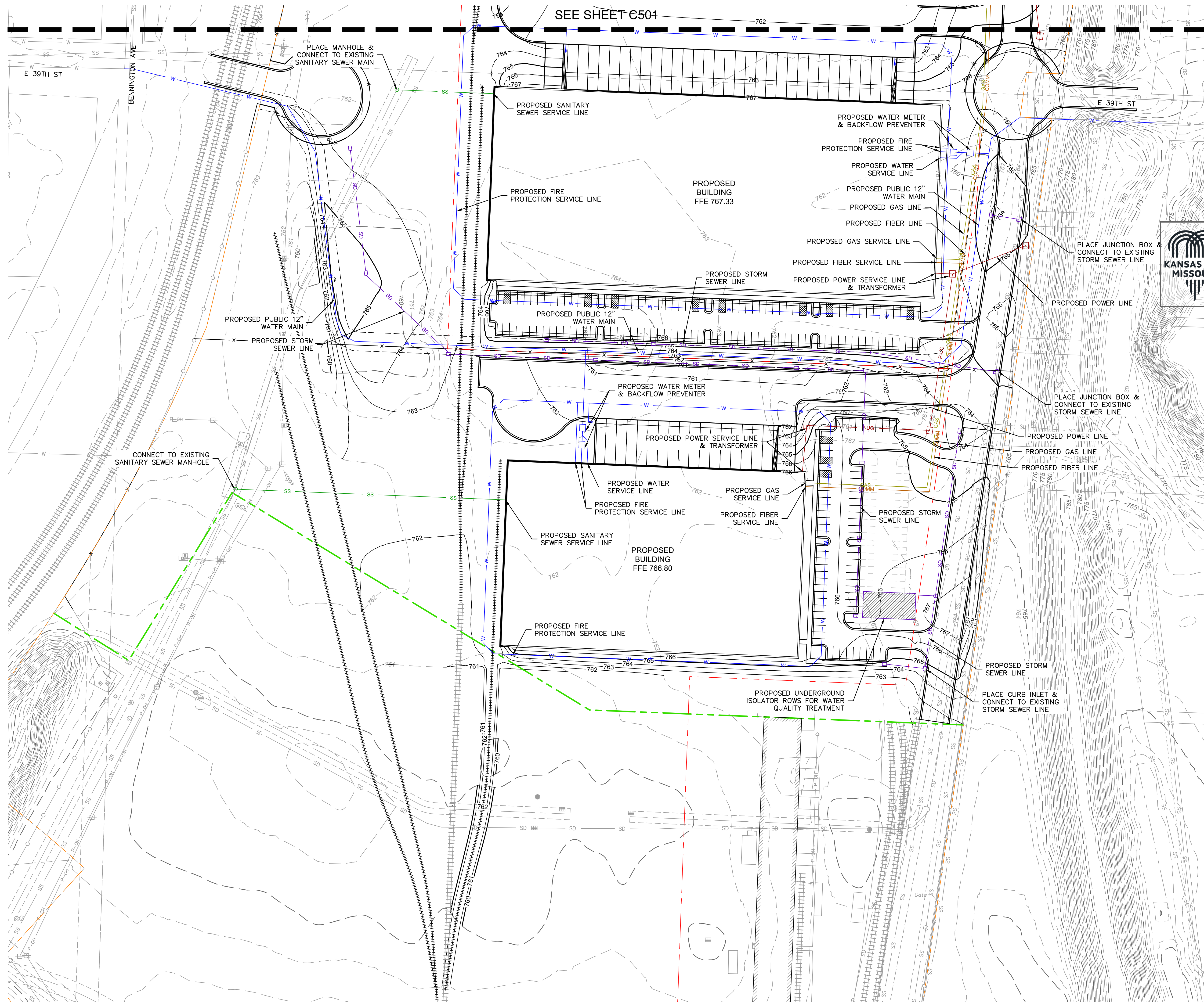
SHEET C501



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

REVISIONS

F:\2024\07001-07500\024-07085\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_GRD002\_02407085.dwg  
 DATE: Mar 17, 2025 10:57am USER: jpedson



KEY MAP  
SCALE: 1"=1000'

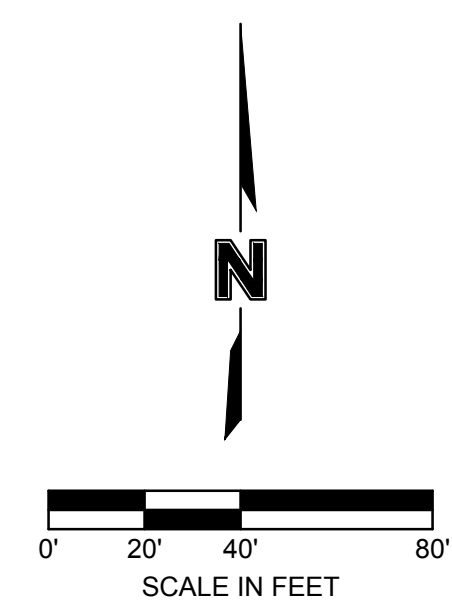


**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2025-00027 on 04-02-2025

*Sara Vujanovic, FICM*  
 Secretary of the City Plan Commission

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS



GRADING & UTILITY PLAN  
 DEVELOPMENT PLAN & PRELIMINARY PLAT  
 UPRR REDEVELOPMENT OPPORTUNITY  
 STADIUM DRIVE & RAYTOWN ROAD

KANSAS CITY, MO

drawn by: \_\_\_\_\_  
 designed by: \_\_\_\_\_  
 project no.: 024-07085  
 date: 02.07.2025

SHEET  
C502

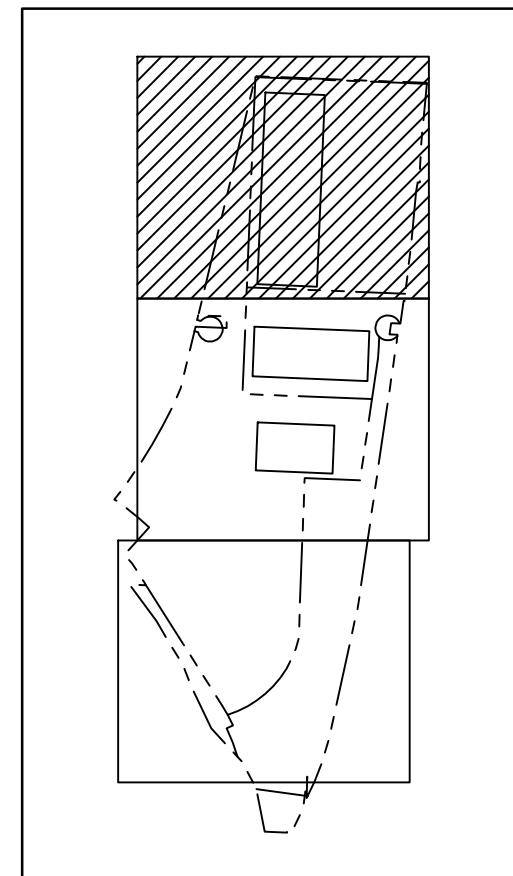
**olsson**

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

2025



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2025-00027 04-02-2025  
*Jan Gabriel*  
 Secretary of the City Plan Commission

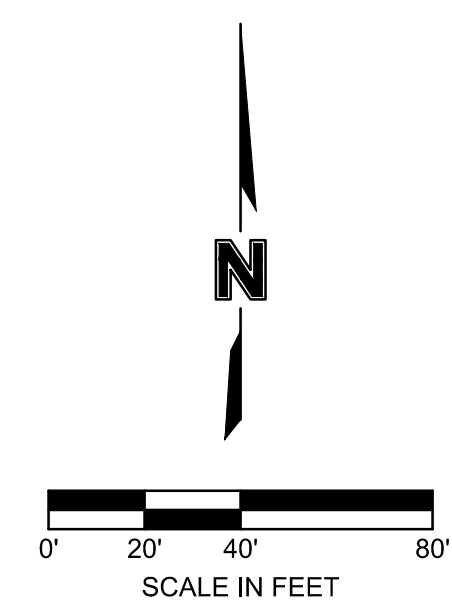
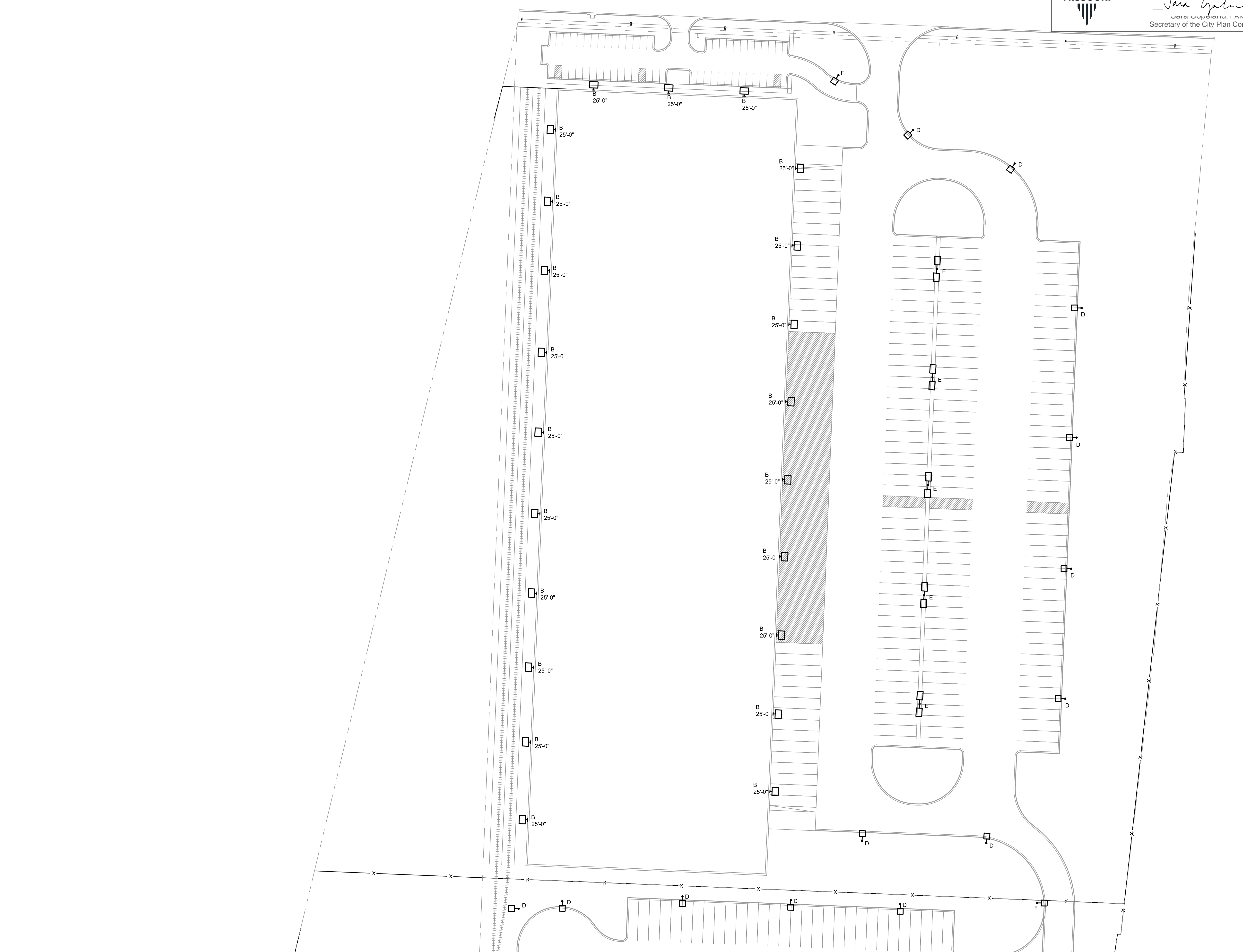


KEY MAP  
 SCALE: 1"=1000'

**olsson**

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

F:\2024\0701-0750\024-07085-40-design\AutoCAD\preliminary plans\Sheets\FEDIE\_NSITE10X\_02407085.dwg  
 DATE: Mar 17, 2025 10:58am USER: jhodson



SEE SHEET ES102

REV. NO.	DATE	DESCRIPTION	BY

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

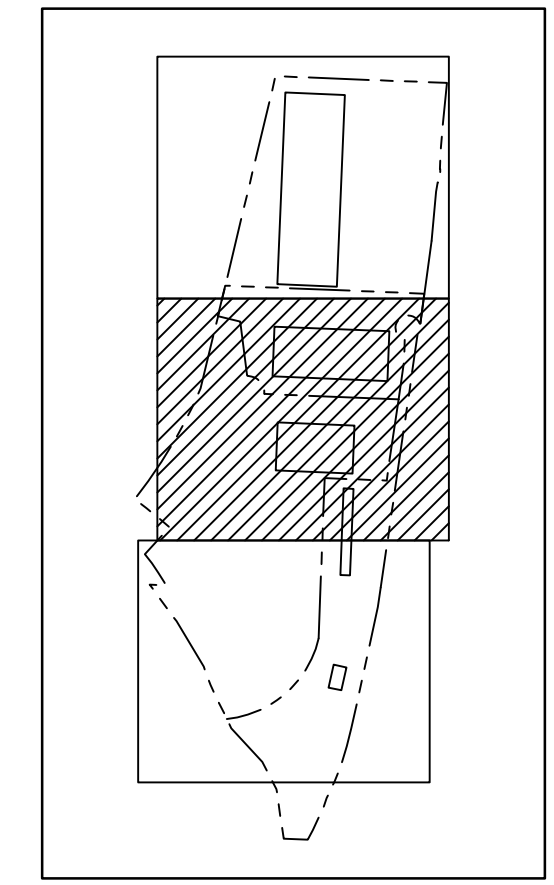
drawn by: AD  
 designed by: KMC  
 project no.: 024-07085  
 date: 02.07.2025

SHEET  
 E101

REVISIONS

2025

SEE SHEET ES101



KEY MAP  
SCALE: 1"=1000'



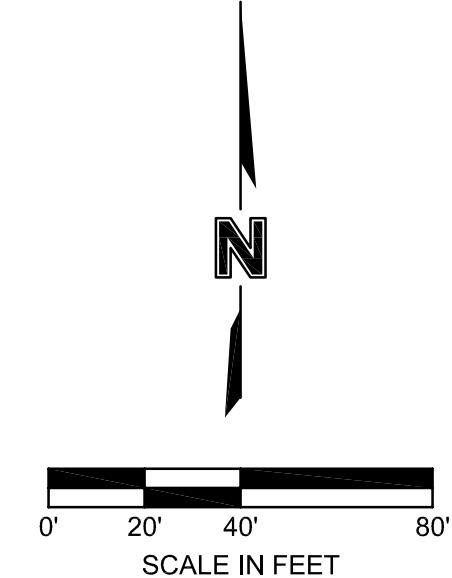
**City Plan Commission**  
Recommends Approval with Conditions

of Case No. **CD-CPC-2025-00027** on 04-02-2025

*Sara Gabriel*  
Secretary of the City Plan Commission

PROPOSED BUILDING  
TOTAL GROSS AREA: 156,000 SF

PROPOSED BUILDING  
TOTAL GROSS AREA: 100,000 SF



SEE SHEET ES103

F:\2024\07\01-075001\024-07085\40-design\AutoCAD\preliminary\plans\Sheet\FEDE\_NSITE10X\_02407085.dwg  
DATE: Feb 07, 2025, 10:33am USER: csmth

**olsson**

1301 Burlington Street  
North Kansas City, MO 64116

olsson.com  
TEL 816.361.1177  
FAX 816.361.1888

REV. NO.	DATE	DESCRIPTION	BY

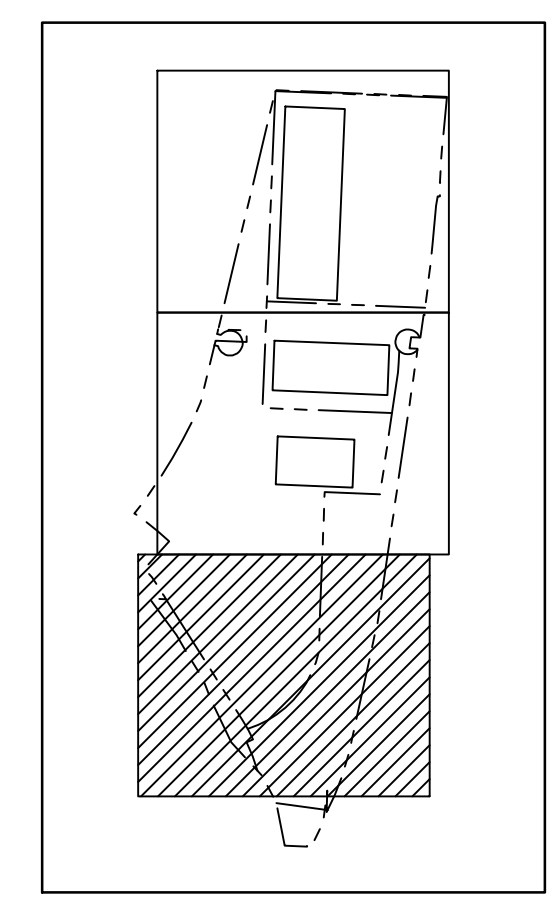
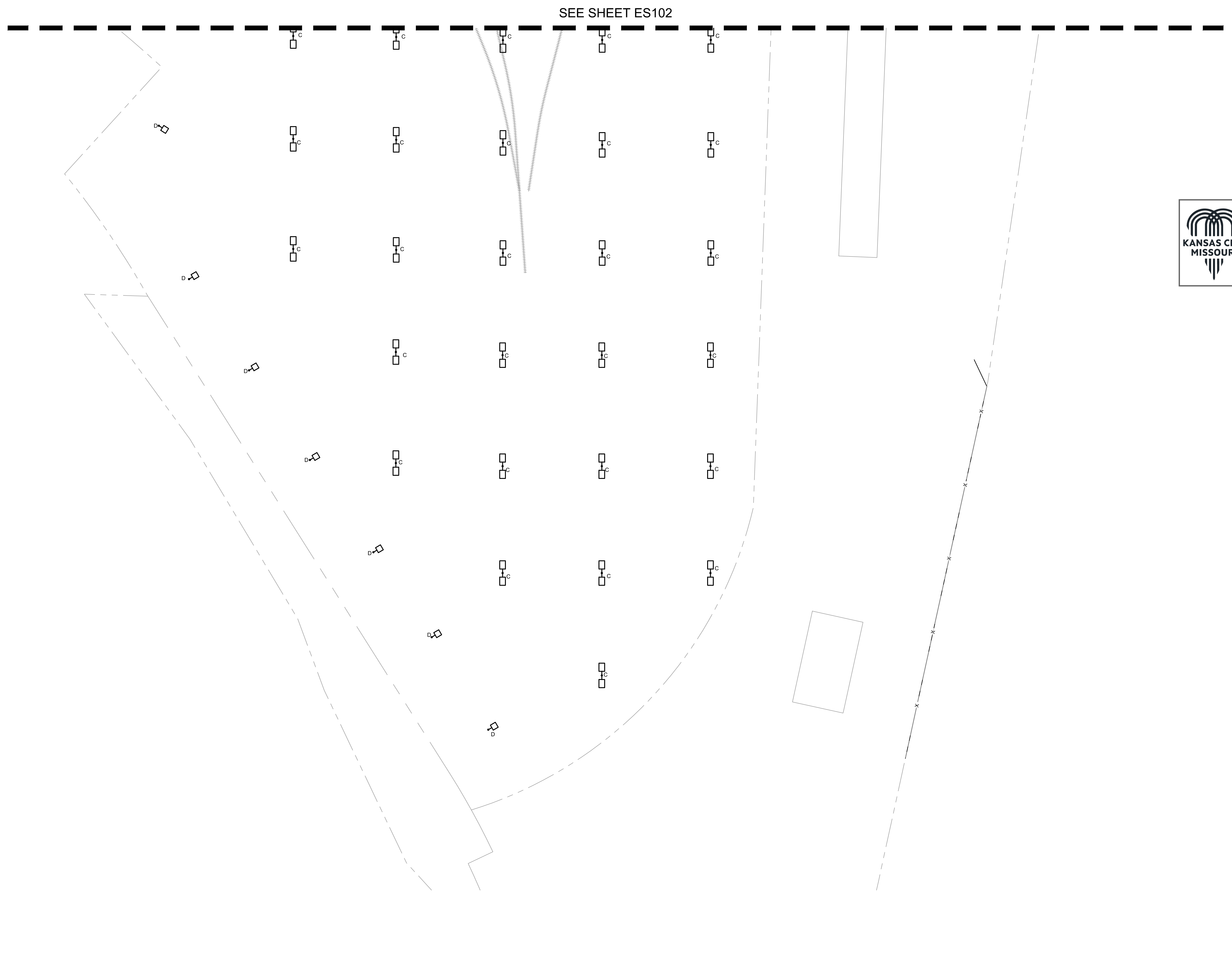
ELECTRICAL SITE PHOTOMETRIC DEVELOPMENT PLAN & PRELIMINARY PLAT  
UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD  
KANSAS CITY, MO

2024

drawn by: AD  
designed by: KMC  
project no.: 024-07085  
date: 12.12.2024

SHEET E102

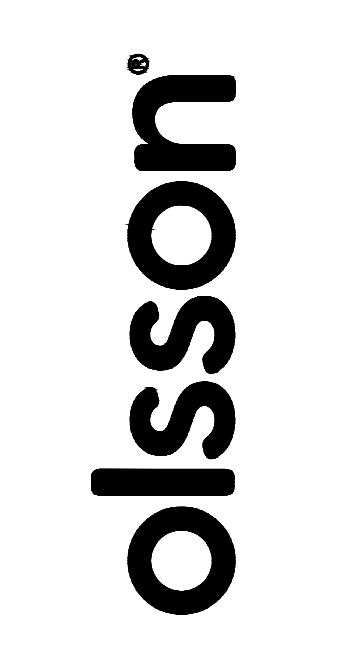
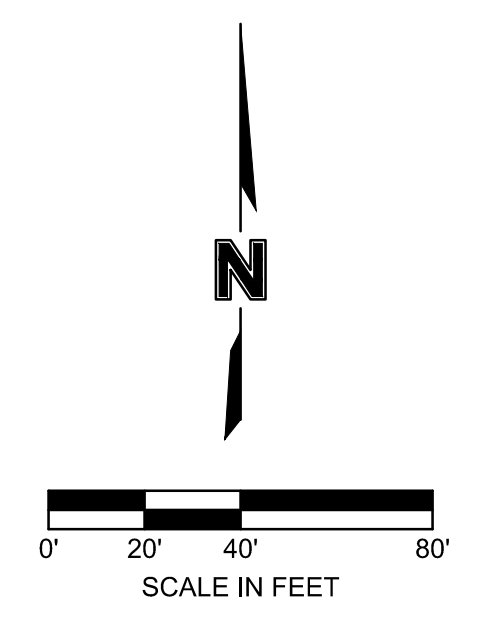
F:\2024\0701-0750\0024-07085-40-design\AutoCAD\preliminary plans\Sheets\FEDIE\_NSITE10X\_02407085.dwg  
DATE: Mar 17, 2025 10:58am USER: jhodson



KEY MAP  
SCALE: 1"=1000'

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2025-00027** on **04-02-2025**

*Jane Gabriel*  
 Jane Gabriel, F.A.I.C.E.  
 Secretary of the City Plan Commission



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

REV. NO.	DATE	DESCRIPTION	BY

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

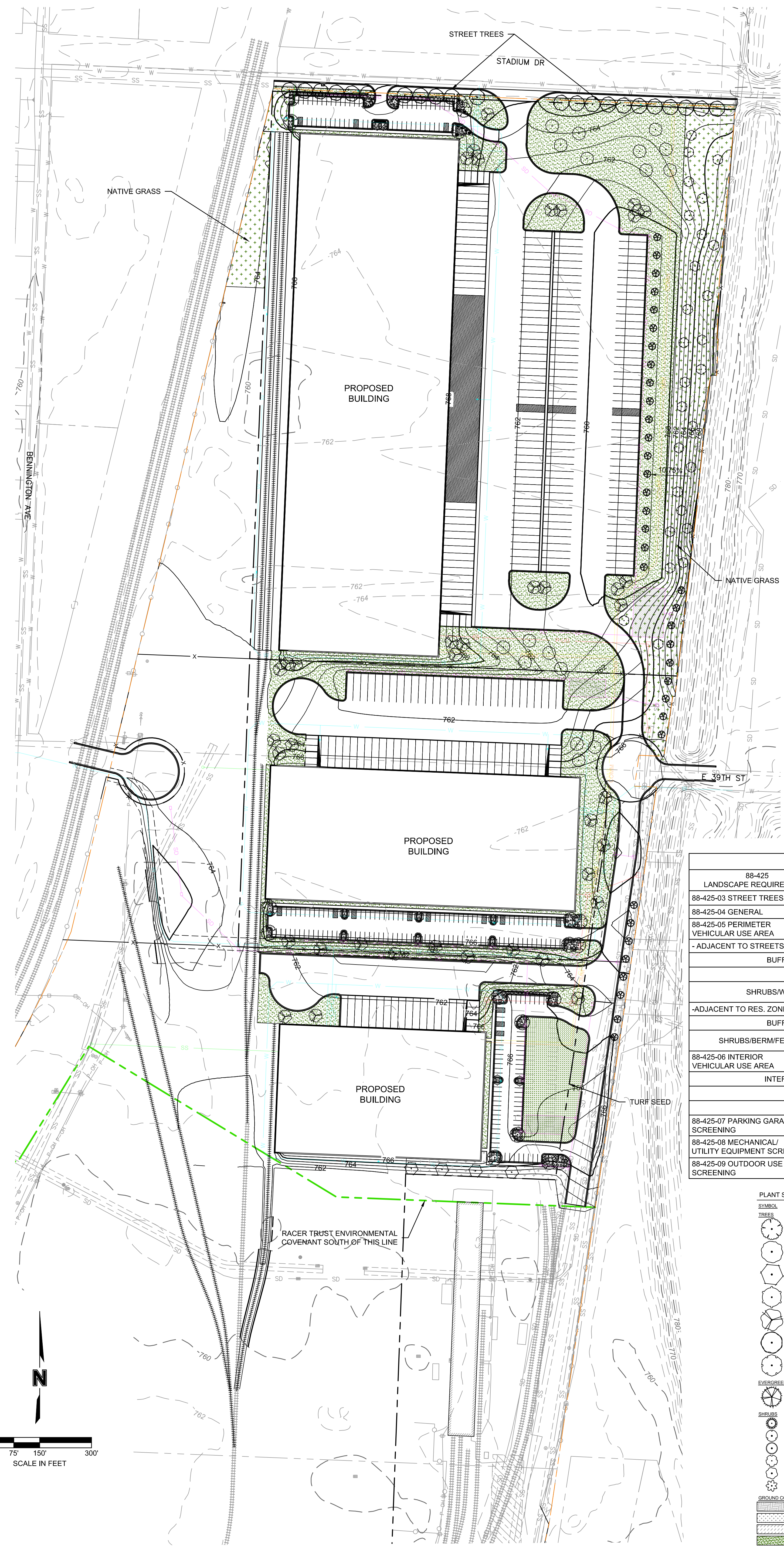
drawn by: AD  
designed by: KMC  
project no.: 024-07085  
date: 02.07.2025





**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

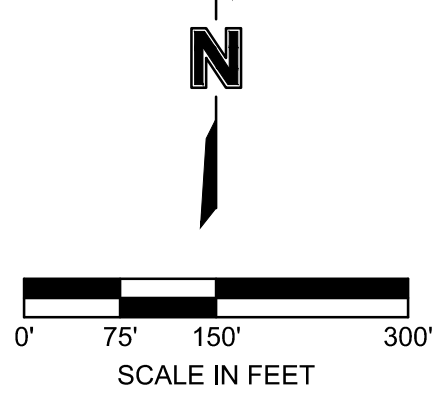


**TABLE 4 - LANDSCAPE REQUIREMENTS**

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	N/A	N/A	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.
<b>TREES</b>					
	AA	16	ACER X FREEMANI '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
<b>EVERGREEN TREES</b>					
	JC	36	JUNIPERUS VIRGINIANA 'CAMPBELL' / CAMBERT® EASTERN REDCEDAR	2" CAL	6-8"
<b>SHRUBS</b>					
	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	
	JK	36	JUNIPERUS X 'GREY OWL' / GREY OWL JUNIPER	3 GAL	
	PK	39	PHYSCOCARPUS OBLIQUIFOLIUS 'SMPTW' / TINY WINE	3 GAL	
	RG	62	RHUS AROMATICA 'GROLOW' / GROLOW® FRAGRANT SUMAC	3 GAL	
<b>GROUND COVERS</b>					
	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	202,458 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	NA	SOD



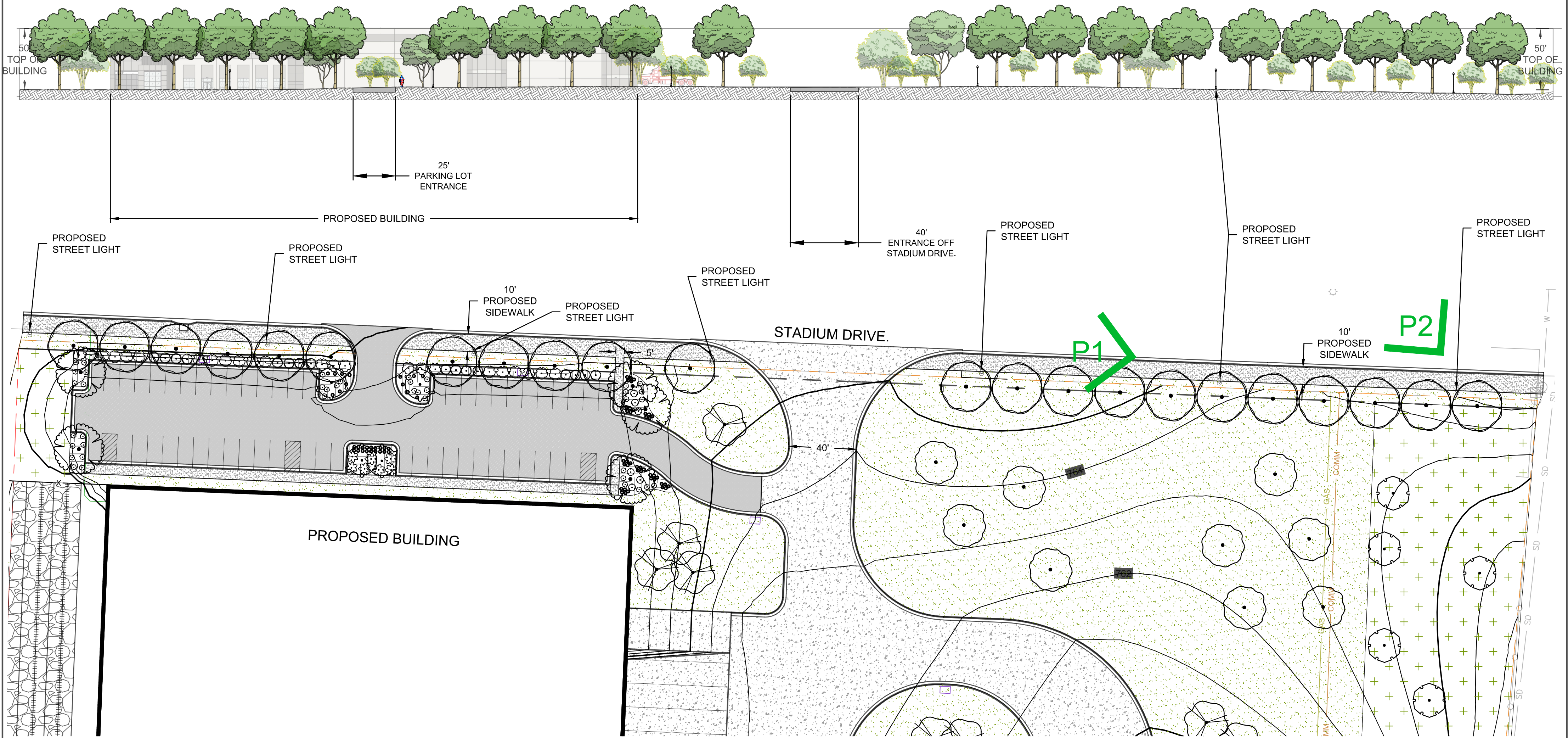
SHEET L100	OVERALL LANDSCAPE PLAN DEVELOPMENT PLAN & PRELIMINARY PLAT	REV. NO.	DATE	DESCRIPTION	BY
	UPRR REDEVELOPMENT OPPORTUNITY STADIUM DRIVE & RAYTOWN ROAD				
	KANSAS CITY, MO	2025	REVISIONS		

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

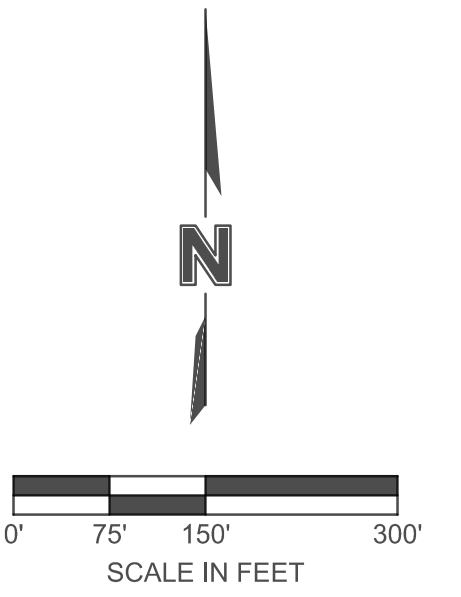
1301 Burlington Street  
 North Kansas City, MO 64116  
 olsson.com  
 TEL 816.381.1177  
 FAX 816.381.1888

olsson®





**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: QSS  
 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®