

MAYFAIR 100-200-300-400-500

12940 WORNALL RD. KANSAS CITY, MO. 64145

DEVELOPMENT PLAN

EXISTING VACANT ASSISTED LIVING AND HOSPICE FACILITY TO BE CONVERTED INTO APARTMENTS CREATING 133 NEW APARTMENTS

LEGAL DESCRIPTION

CONSOLIDATED LOT DESCRIPTION AS-MEASURED:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Missouri, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows:

BEGINNING at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; THENCE along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE leaving said right-of-way along the KS LS-776 SK&W MO LS-2057; THENCE leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE N 48°55'44" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; THENCE N 48°55'44" E, for a distance of 294.58' to a 3/8" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE N 01°07'39" E, for a distance of 154.13' to a point; KS LS-776 SK&W MO LS-2057; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE Aylett Rutherford and Eustler LS 1560"; THENCE ; THENCE along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the POINT OF BEGINNING.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

The intent of this description is to consolidate tracts 1 thru 5 of the Blue Hills Retirement Center vested in Brook Chateau Land, LLC (Instrument No. 2017E0039174).

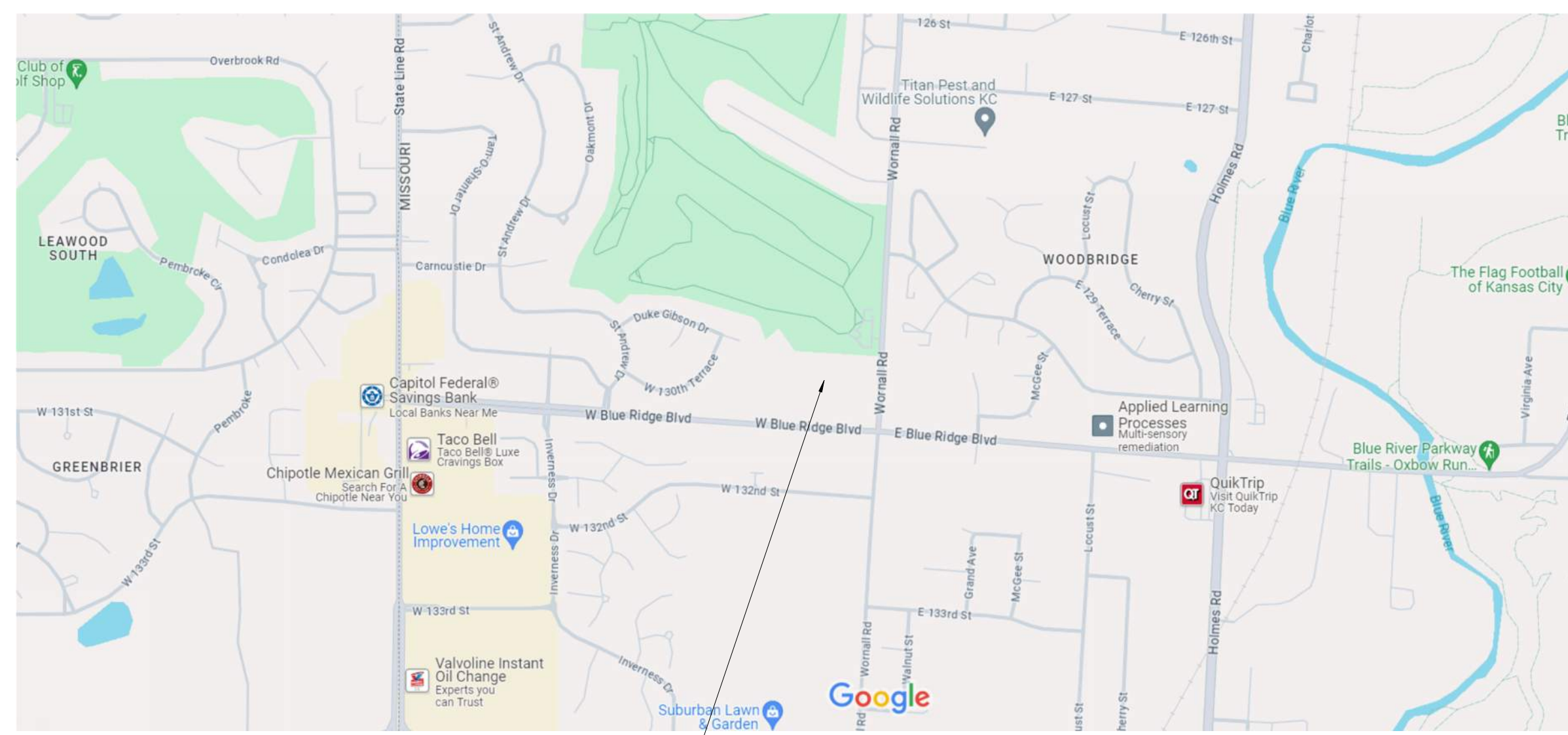


OWNER: Brook Chateau Land LLC 4741 Central Rd Ste 2000 Kansas City, MO 64112 CONTACT: BRITANNY DEATHERAGE (O) 816.886.5485 email: bdeatherage@irondoordev.com	ARCHITECT: HJM ARCHITECTS, INC. 7520 WASHINGTON STREET KANSAS CITY, MO 64114 CONTACT: RICHARD HU (O) 816.979.1661 email: rhu@hjmarch.com	CIVIL ENGINEER: TALIAFERRO & BROWNE, INC. 1620 E 8TH STREET KANSAS CITY, MO 64106 (O) 816.283.3456 TONY EDWARDS
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PROJECT TEAM

MAYFAIR 100-200-300-400-500

12940 WORNALL RD. KANSAS CITY, MO. 64145 IRONDOOR DEVELOPMENT



AFF ABOVE FINISHED FLOOR ACT ACUSTICAL CEILING TILE ACDU ACUSTICAL ADJ ADJUSTABLE ALUM ALUMINUM AMB AIR-MOISTURE BARRIER ANC ANCHOR ANOD ANODIZED ARCH ARCHITECTURAL ASSEMB ASSEMBLY	B.O. BOTTOM OF BOARD BD BELOW FINISHED GRADE BFG BELOW FINISHED FLOOR BLDG BUILDING BLK BLOCKING BM BEAM BOT BOTTOM BSR BARRIERS BS BOTH SIDES BT BETWEEN	CAB CABINET CFI CONTRACTOR FURNISHED & INSTALLED CJ CONTROL JOINT CL CENTER LINE CLG CEILING CLO CLOSET CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONST CONSTRUCTION CT CERAMIC TILE	DBL DOUBLE DEMO DEMOLITION DIA DIAMETER DN DOWN DR DOOR DS DOWNSPOUT DTL DETAIL DWG DRAWING	PRD PARTICLE BOARD PL PLATE PLM PLASTIC LAMINATE PLYW PLYWOOD PLUMB PLUMBING PNL PANEL PAR PAIR PREP PREPARATION PREFIN PREFINISHED PTD PAINTED	QT QUARRY TILE QTY QUANTITY	RA RETURN AIR RAD RADIUS REF REFLECTED CEILING PLAN RE REFER TO REF REFERENCE RECPT RECEPTACLE REFL REFLECTED, REFLECTING RENF REINFORCED, REINFORCING RELOC RELOCATE REQD REQUIRED REV REVISION, REVERSED RO ROUGH OPENING RTU ROOF TOP UNIT	WI WITH W/O WITHOUT W/C WATER CLOSET WC WOOD WH WATER HEATER WDM WINDOW WP WATERPROOFING, WATERPROOF WT WEIGHT WWF WELDED WIRE FABRIC	T.O. TOP OF T&B TOP & BOTTOM TBD TO BE DETERMINED TEMP TEMP TYP TYPICAL	UNO UNLESS NOTED OTHERWISE	VCT VINYL COMPOSITION TILE VWC VINYL WALL COVERING VERT VERTICAL	WI WITH W/O WITHOUT W/C WATER CLOSET WC WOOD WH WATER HEATER WDM WINDOW WP WATERPROOFING, WATERPROOF WT WEIGHT WWF WELDED WIRE FABRIC	IN INCH INSUL INSULATION, INSULATE INT INTERIOR	JST JOIST	LAM LAMINATED LAV LAVATORY LHH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL	MFR MANUFACTURER MAX MAXIMUM MECH MECHANICAL MEP MECHANICAL, ELECTRICAL, & PLUMBING MILL MILLWORK MIN MINIMUM MIR MIRROR MSC MISCELLANEOUS MOLD MOLDING MO MASONRY OPENING MTD MOUNTED MTL METAL MULL MULLION	NIC NOT IN CONTRACT NOM NOMINAL NTS NOT TO SCALE	OC ON CENTER OD OUTSIDE DIAMETER OFCI OWNER FINISHED, CONTRACTOR INSTALLED OFOI OWNER FINISHED, OWNER INSTALLED OPVI OWNER FINISHED, VENDOR INSTALLED OPNG OPENING OPT OPTIONAL OTS OPEN TO STRUCTURE
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PROJECT CONSTRUCTION PURPOSE:
Renovation to provide apartment units and a future tenant office.

PROJECT DESCRIPTION:
Level 2 Alteration - Remodel all existing units, mixed-use building with 130 units with leasable office space.

LOCAL AUTHORITY:
City of Kansas City, Missouri

CODE INFORMATION:
Applicable codes include, but are not necessarily limited to, the following:
Building Code: 2018 INTERNATIONAL BUILDING CODE
Existing Building Code: 2018 INTERNATIONAL EXISTING BUILDING CODE
Plumbing Code: 2018 UNIFORM PLUMBING CODE
Mechanical Code: 2018 INTERNATIONAL MECHANICAL CODE
Electrical Code: 2017 NATIONAL ELECTRIC CODE
Gas Code: 2018 INTERNATIONAL FUEL GAS CODE
Energy Code: 2021 INTERNATIONAL ENERGY CONSERVATION CODE
Fire Code: 2018 INTERNATIONAL FIRE CODE
Accessibility Code: ANSI A117.1 ACCESSIBILITY STANDARD

[Note: Owner & Design Professional are responsible for compliance with the Federal Americans with Disabilities Act (ADA)]

USE AND OCCUPANCY CLASSIFICATION: Group R-2 and B

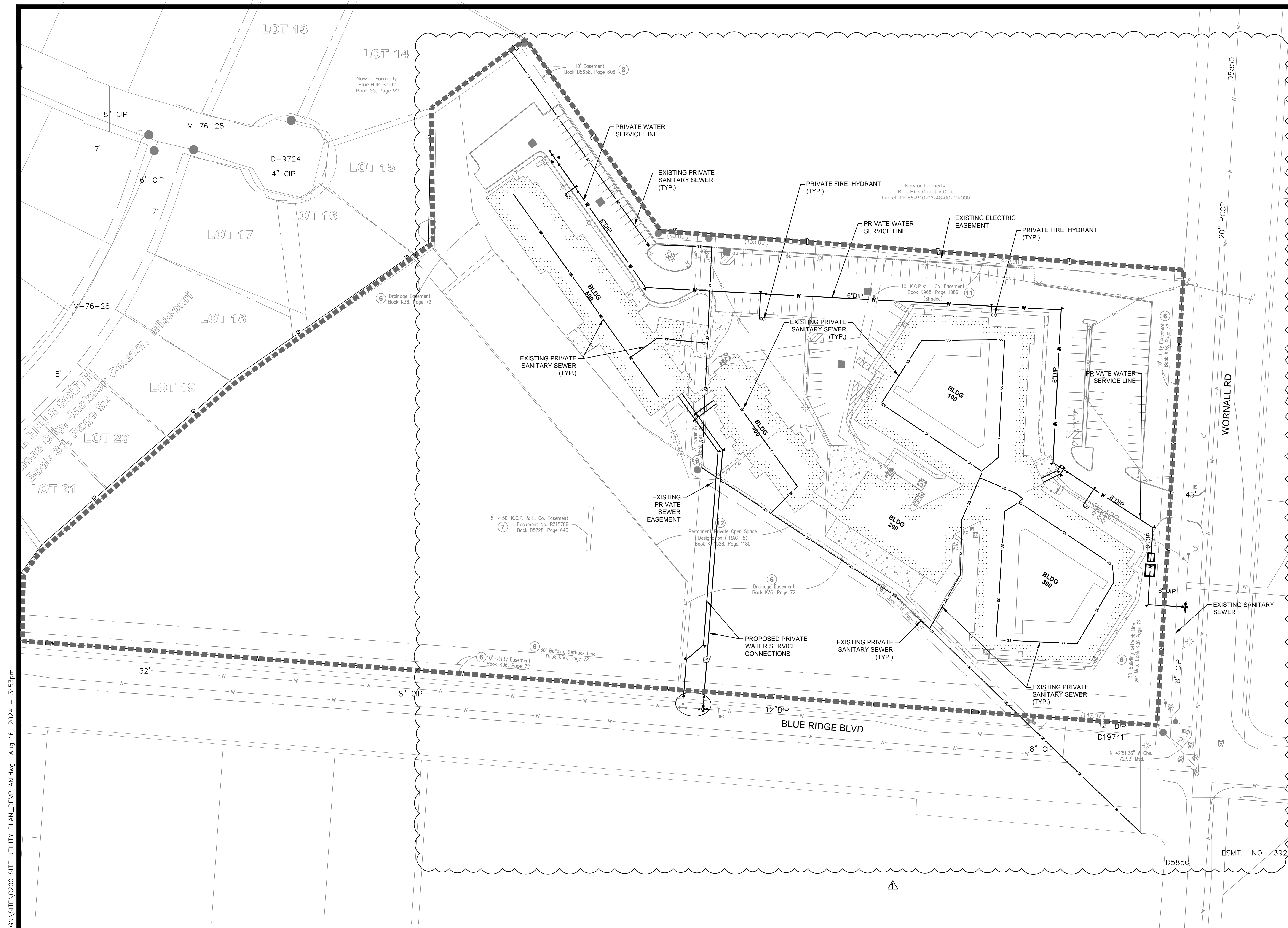
BUILDING ENVELOPE:
Roof and floors to remain unaltered. Existing roof to remain and be repaired as needed. Attic shall have cellulose insulation. Exterior walls to remain. Infill of openings shall be walls to match adjacent existing construction. Windows and exterior doors shall be new. Fenestration using prescriptive compliance shall comply with 2021 IECC Section C402.4.

SHEET INDEX:

CVR - COVER SHEET	
C002 - UTILITY PLAN	
FINAL PLAT COVER SHEET	
FINAL PLAT	
A1.1 - EXISTING CONDITION PLAN	
A1.2 - DEVELOPMENT SITE PLAN	
L001 - LANDSCAPE PLAN	
A2.0 - EXTERIOR ELEVATIONS BLDG 100-300	
A2.1 - EXTERIOR ELEVATIONS BLDG. 100-300	
A2.2 - EXTERIOR ELEVATIONS BLDG 400 - 500	

REVISIONS	
NUMBER	DESCRIPTION
1	

DEVELOPMENT PLAN	
DATE:	8/19/2024
PROJECT NO.:	2410.1
COVER SHEET	
CVR	



SITE LEGEND:

▬▬▬▬▬▬▬	SITE BOUNDARY
—SS—	PRIVATE SANITARY SEWER
—W—	PRIVATE WATER SERVICE LINE

K:\net\jba2\72-1580\DESIGN\SITE\C200 SITE UTILITY PLAN_DEVPLAN.dwg Aug 16, 2024 - 3:53pm

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP
08.15.2024	CITY COMMENT RESPONSE	1	TE	HEA	
07.10.2024	CITY COMMENT RESPONSE	2	TE	HEA	

T & B Project No. 72-1580	File Name: C200 SITE UTILITY PLAN_DEVPLAN.DWG
DESIGNED BY: TE DRAWN BY: WB CHECKED BY: HEA	DATE OF ORIGINAL ISSUE: August 15, 2024
<small>THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY OF ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.</small>	



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000666 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094

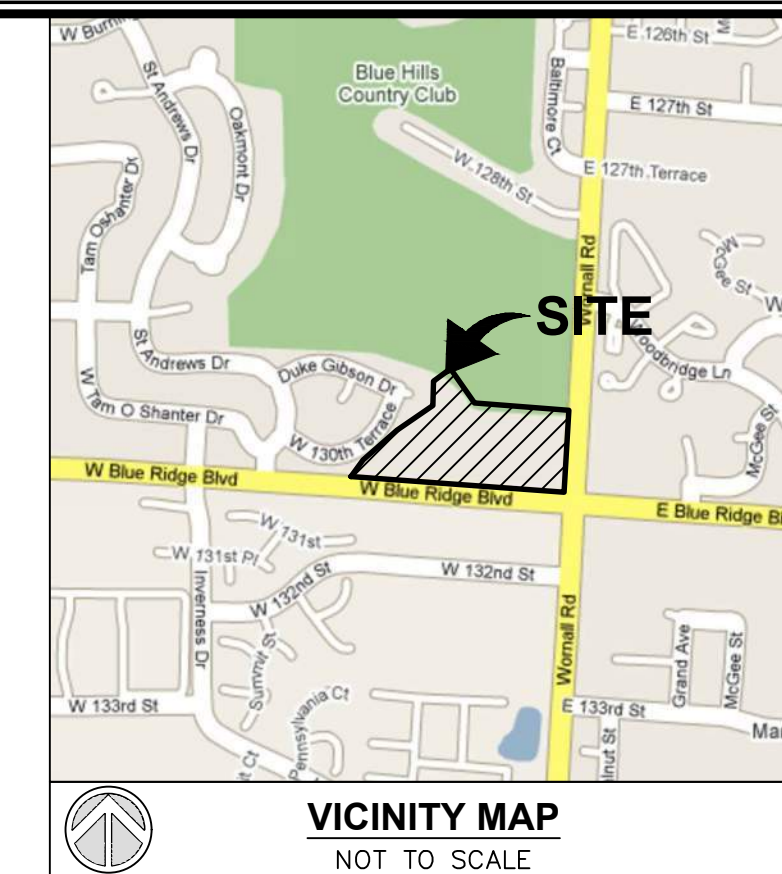
12942 WORNALL ROAD

UTILITY PLAN

Hagos E. Andebrhar
Engineer
License No.:
PE-2004011822

DWG NO.:
C002

2009 Taliaferro & Browne, Inc.



**ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:**

**IRON DOOR
DEVELOPMENT**

4741 Central
Kansas City, MO 64112

12942 Wornall Road
Township of Kaw
County of Jackson
State of Missouri
Zip Code 64145

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. MPS0001856 - SCHEDULE A:**

The land referred to herein is described as follows:

Tract I:

Tracts 1, 2, and 3, Blue Hills Retirement Centre, a subdivision in Kansas City, Jackson County, Missouri.

Tract II:

Tracts 4 and 5, Blue Hills Retirement Centre, a subdivision in Kansas City, Jackson County, Missouri.

Tract III:

Non-exclusive easements as established in the Declaration of Construction and Operation of Reciprocal Easement Affecting Land Known as Blue Hills Centre fully set forth in the instrument recorded May 31, 1979 as Document K408211 in Book K931 at Page 1207.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. MPS0001856 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

6. Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of Blue Hills Retirement Centre filed April 16, 1986 under Document No. K709805 in Plat Book K36 at Page 72. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

7. Easement granted to Kansas City Power and Light Company as set forth in instrument filed August 3, 1959, under Document No. B315786 in Book B5228 at Page 640. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

8. Terms and provisions of Declaration of Easement as set forth in instrument filed December 23, 1963 under Document No. B468206 in B5658 at Page 606. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

9. Standard Sewer easement granted to Kansas City, a municipal corporation as set forth in instrument filed May 14, 1968, under Document No. K18072 in Book K41 at Page 1527. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

10. Terms and provisions of Declaration of Construction and Operation of Reciprocal Easement Affecting Land Known as Blue Hills Centre as set forth in instrument filed May 31, 1979 under Document No. K408211 in Book K931 at Page 1207. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

11. Easement granted to Kansas City Power and Light Company as set forth in instrument filed November 1, 1979, under Document No. K426874 in Book K968 at Page 1086, over. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

12. Terms and provisions of Declaration of Private Open Space as set forth in instrument filed April 16, 1986 under Document No. K709806 in Book K1528 at Page 1180. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

**CONSOLIDATED LOT DESCRIPTION
AS-MEASURED:**

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Missouri, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Centre as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows:

BEGINNING at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; THENCE along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the POINT OF BEGINNING.

Containing 614,467 square feet (14,106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

The intent of this description is to consolidate tracts 1 thru 5 of the Blue Hills Retirement Centre vested in Brook Chateau Land, LLC (Instrument No. 2017E0039174).

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Wornall Road, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 12942 Wornall Road.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Old Republic National Title Insurance Company Title Commitment No. MPS0001856 with an effective date of August 11, 2023.
9. Rectified orthophotography was not used to draft this survey.

BASIS OF BEARING:

The basis for all bearings shown hereon is the north right-of-way line of Blue Ridge Blvd., being North 85°45'12" West, per map of Blue Hills Retirement Centre, Book K-36, Page 72 of Jackson County Records.

SURVEYOR'S OBSERVATIONS:

- Adjoiner's brick patio appears to lie a maximum distance of 8.1 feet over property line.
- Subject's building appears to lie a maximum distance of 9.6 feet into 10' Easement (Title Exception No. 9).
- Subject's building appears to cross over 15' Sewer Easement (Title Exception No. 7).

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Jackson, State of Missouri, Community Panel No. 29095C0388C, Revised Date January 20, 2017.

ZONING:

As of September 8, 2023, we have not yet received the current zoning information for the subject property.

PARKING:

133 Parking Spaces
6 Handicapped Spaces
139 Total Parking Spaces

TOTAL LAND AREA:

614,467 Square Feet
14,106 Acres

CERTIFICATION:

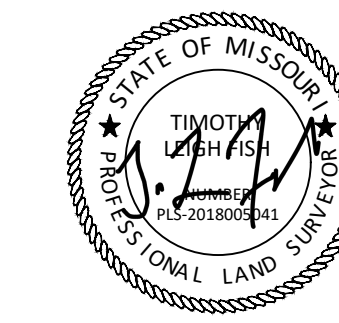
To: Old Republic National Title Insurance Company

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 2, 3, 4, 6(c), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16, and 17 of Table A thereof. The field work was completed on August 28, 2023.

Date of Plat or Map: July 17, 2024.

I further certify that this survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

Timothy L. Fish
Timothy Leigh Fish, PLS
Missouri Land Surveyor No. 2018005041



Surveyor's Seal
Date Signed: 07-26-2024

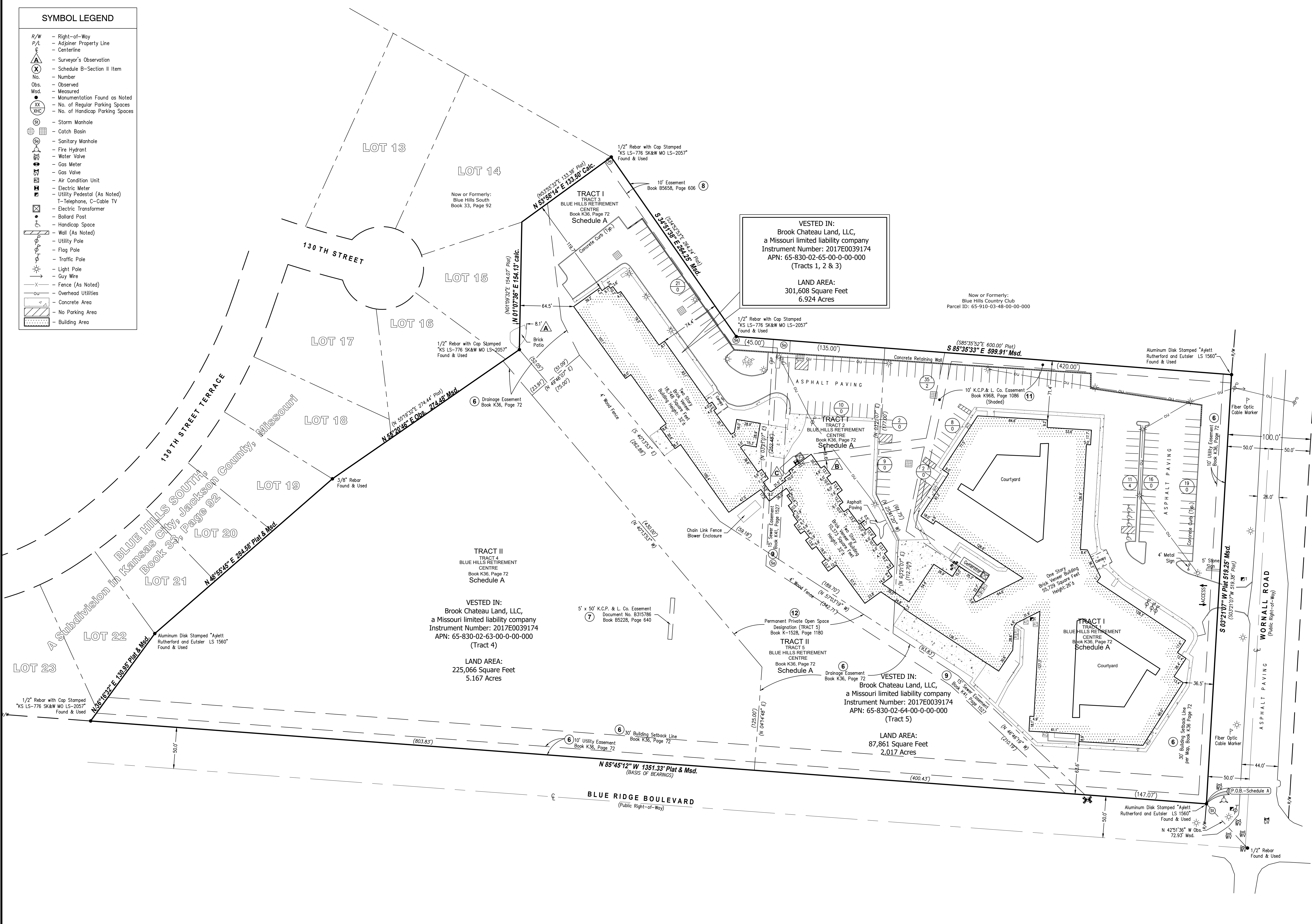
LAND DATA	AREA
Total Land Area	301,808 Sq. Ft.
Land Area for Proposed and Existing Right of Way	0 Sq. Ft.
Net Land Area	301,808 Sq. Ft.
PLAT DATA	COUNT
Number of Lots	1
Number of Tracts	1

REVISION HISTORY		
BY:	DATE:	COMMENT:

Sheet No. **1** of **2**

MSI Project No. 59163
Prior MSI Project No. 57244
PC: ERF
PM: CLA Drafter: MG

SYMBOL LEGEND	
R/W	Right-of-Way
P/L	Adjoining Property Line
—	Centerline
⊙	Surveyor's Observation
(X)	Schedule B-Section II Item
No.	Number
Obs.	Observed
Msd.	Measured
●	Monumentation Found as Noted
○	No. of Regular Parking Spaces
○	No. of Handicap Parking Spaces
⊙	Storm Manhole
⊙	Catch Basin
⊙	Sanitary Manhole
⊙	Fire Hydrant
⊙	Water Valve
⊙	Gas Meter
⊙	Gas Valve
⊙	Air Condition Unit
⊙	Electric Meter
⊙	Utility Pedestal (As Noted)
⊙	Telephone, C-Cable TV
⊙	Electric Transformer
⊙	Bollard Post
⊙	Handicap Space
⊙	Wall (As Noted)
⊙	Utility Pole
⊙	Flag Pole
⊙	Traffic Pole
⊙	Light Pole
⊙	Guy Wire
⊙	Fence (As Noted)
⊙	Overhead Utilities
⊙	Concrete Area
⊙	No Parking Area
⊙	Building Area



VESTED IN:
Brook Chateau Land, LLC,
a Missouri limited liability company
Instrument Number: 2017E0039174
APN: 65-830-02-65-00-0-00-000
(Tracts 1, 2 & 3)

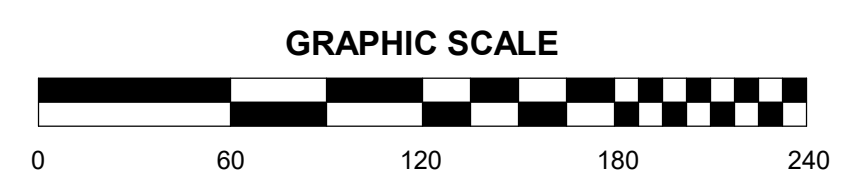
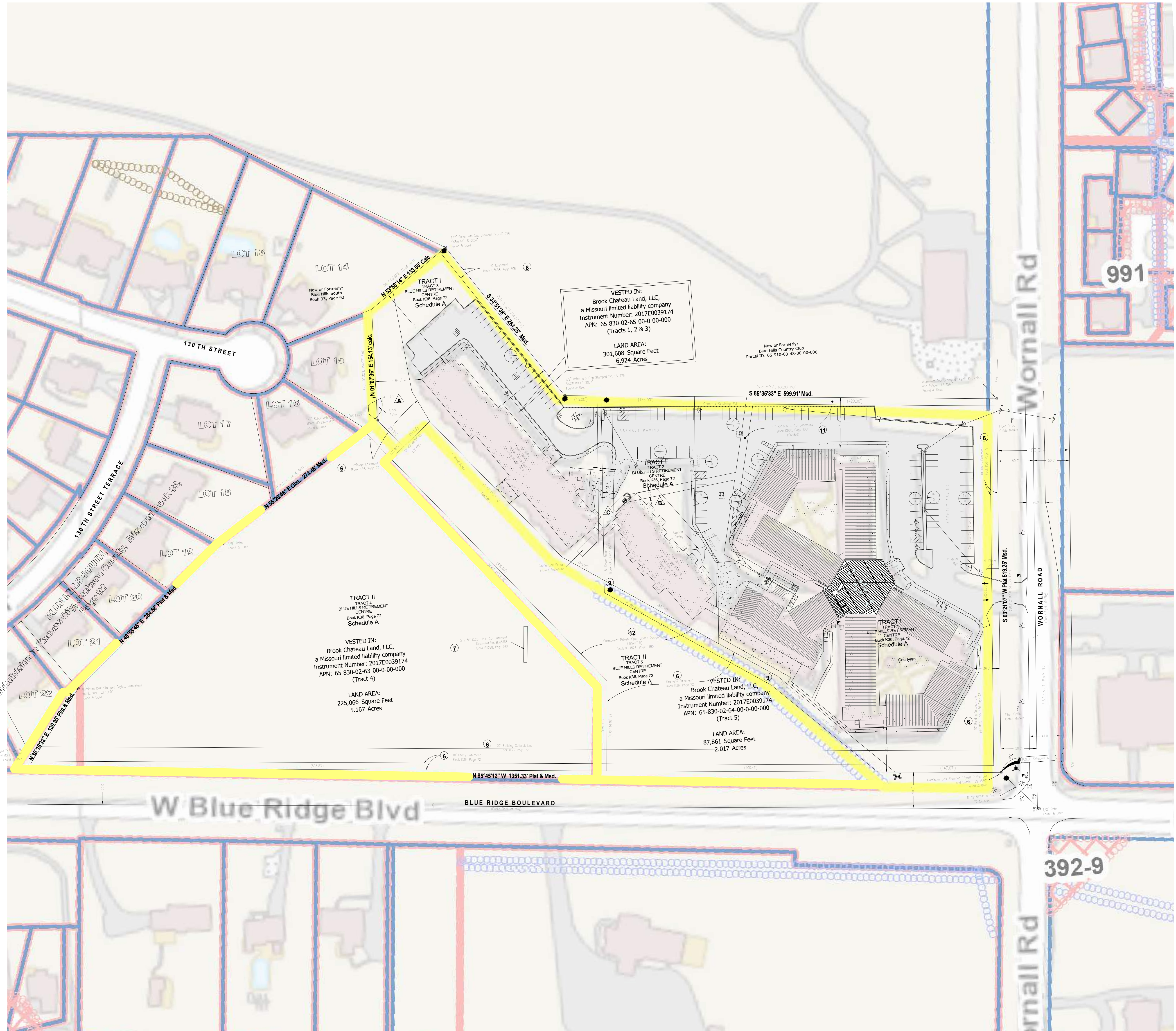
LAND AREA:
301,608 Square Feet
6.924 Acres

VESTED IN:
Brook Chateau Land, LLC,
a Missouri limited liability company
Instrument Number: 2017E0039174
APN: 65-830-02-63-00-0-00-000
(Tract 4)

LAND AREA:
225,066 Square Feet
5.167 Acres

VESTED IN:
Brook Chateau Land, LLC,
a Missouri limited liability company
Instrument Number: 2017E0039174
APN: 65-830-02-64-00-0-00-000
(Tract 5)

LAND AREA:
87,861 Square Feet
2.017 Acres



MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

REVISIONS NUMBER	DATE	DESCRIPTION

DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXISTING CONDITION PLAN

A1.1

CURRENT LEGAL DESCRIPTION: CONSOLIDATED LOT DESCRIPTION AS-MEASURED:

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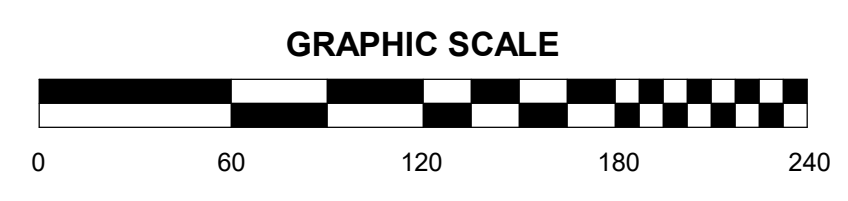
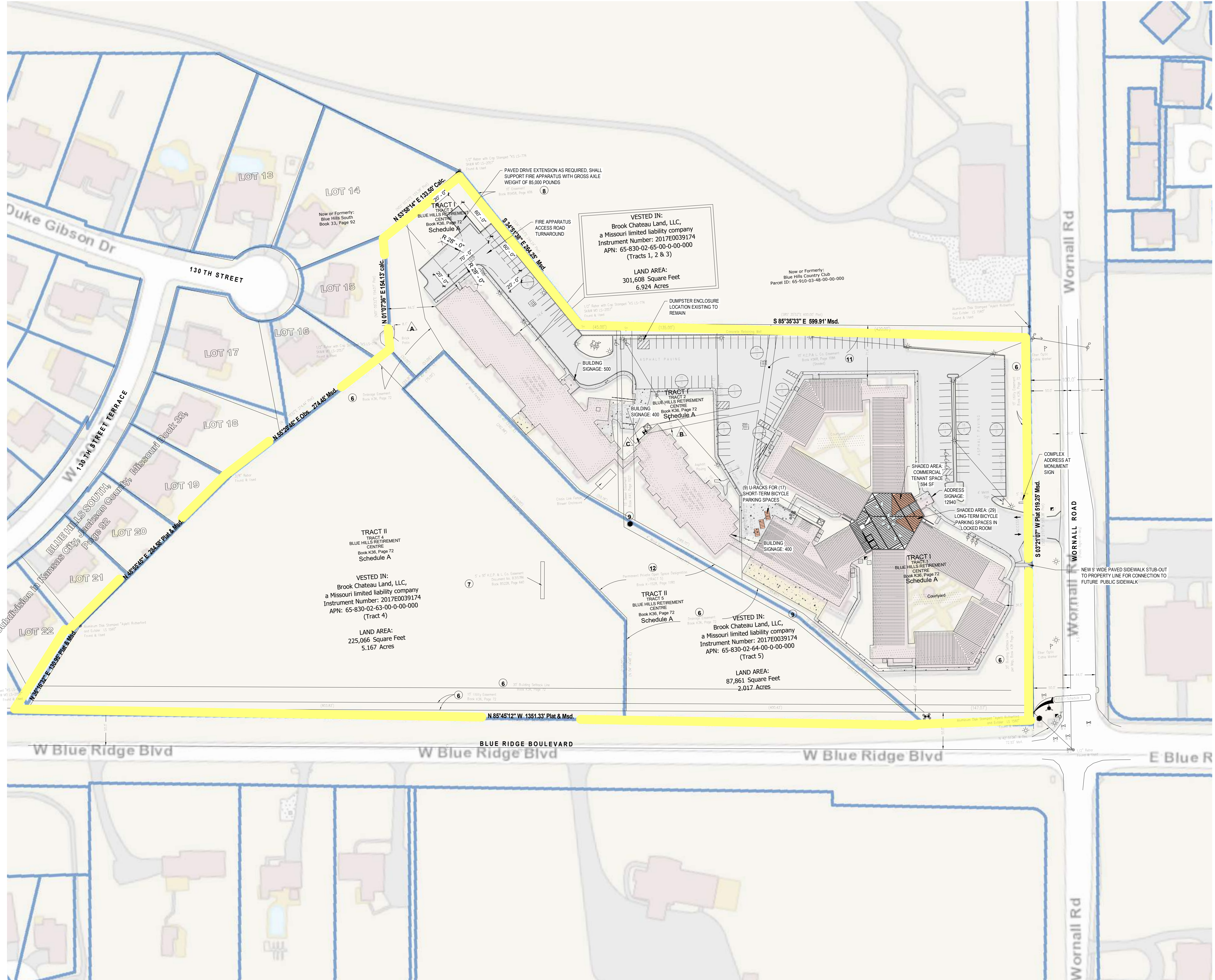


TABLE 1. SITE DATA table with columns: SITE DATA, EXISTING, PROPOSED, DEVIATION REQUESTED, APPROVED. Rows include ZONING, GROSS LAND AREA, RIGHT-OF-WAY DEDICATION, NET LAND AREA, BUILDING AREA (SQ. FT.), FLOOR AREA RATIO, Residential Use Info, and TOTAL TRACTS.

Table 2. Building Data table with columns: Building Data, Required, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, Side Setback, Side Setback (abutting street), and Height.

Table 4. Parking table with columns: Required, Proposed, Required Short Term, Proposed Short Term, Required Long Term, Proposed Long Term. Rows include Vehicle Spaces and Bike Spaces.

Table 5. Other Development Standards table with columns: Standard Number, Method of Compliance. Rows include 88-425 - OTHER DEVELOPMENT STANDARDS, 88-408 Parkland Dedication, 88-415 Stream Buffers, 88-430 Outdoor Lighting, 88-435 Outdoor Display, Storage and Work Areas, 88-445 Signs, and 88-450 Pedestrian Standards.

NOTE: STANDARD OPERATION: LIGHTING IS PROVIDED AT ENTRANCES AND ON EXTERIOR AS REQUIRED BY CODE FOR EXITS AND IS EXISTING TO REMAIN. THE BUILDING IS RESIDENTIAL AND WILL BE OPERATIONAL 24/7. RESIDENTS WILL BE EXPECTED TO FOLLOW NOISE CONTROL REQUIREMENTS ENFORCED BY THE CITY. KEY FOBS WILL BE USED TO ACCESS THE BUILDINGS.

REVISIONS table with columns: NUMBER, DATE, DESCRIPTION.

DEVELOPMENT PLAN table with fields: DATE (8/19/2024), PROJECT NO. (2410.1), DEVELOPMENT SITE PLAN.

K:\Net\job2\72-1580\DESIGN\LANDSCAPE\LS-L-101.dwg Sep 05, 2024 - 4:18pm



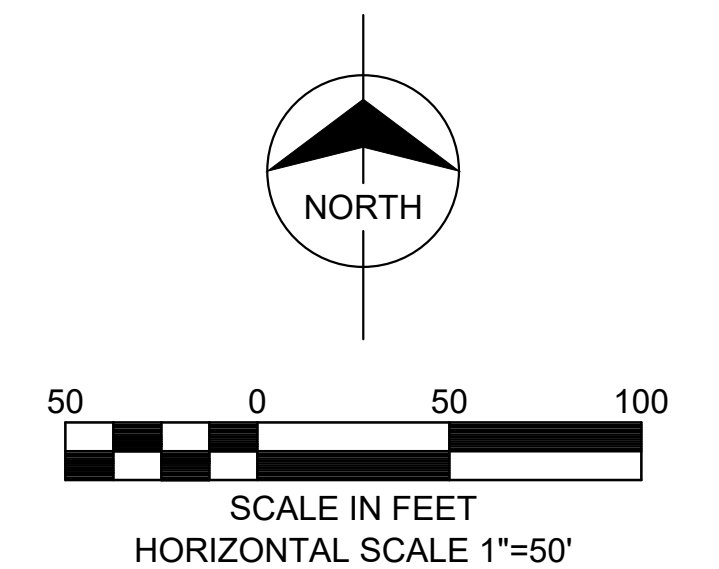
KCMO LANDSCAPE & SCREENING STANDARDS				
	Required	Existing	Alternative Requested?	Approved
88-425 - LANDSCAPE REQUIREMENTS				
88-425-03 Street Trees Street Frontage	0	EXISTING TO REMAIN	NOT APPLICABLE	
88-425-04-D General Trees				
Principal Building Area 83,376 SF / 3000 SF per Tree	17	17		
88-425-05 Perimeter Vehicular Use Areas				
88-425-05-B Adjacent to Streets				
10' w x 30' L Buffer Width For every 30 feet 1 trees and 10 shrubs				
Trees - 1 tree per 30 feet 188 LF / 30 feet = 6.27 CR 6 trees	0	EXISTING TO REMAIN	NOT APPLICABLE	
Shrubs - 10 shrubs per 30 feet 188 LF / 30 feet = 6.27 x 10 = 63 shrubs	0	EXISTING TO REMAIN	NOT APPLICABLE	
88-425-06 Interior Vehicular Use Area				
Interior Area Parking Spaces (144 x 35 SF per space - 5,040 SF)	5,040 SF	10,208 SF		
88-425-06-1 Interior Vehicular Use Area				
Existing Parking Spaces	0	EXISTING TO REMAIN	NOT APPLICABLE	
Trees - (138 pkg spaces / 5 pkg spaces per tree = 28 trees)	0	EXISTING TO REMAIN	NOT APPLICABLE	
Shrubs - (138 pkg spaces x 1 shrub per pkg = 138 shrubs)	0	EXISTING TO REMAIN	NOT APPLICABLE	
88-425-08 Mechanical/Utility Equipment Screening	ALL EQUIPMENT INTERNAL TO PROPERTY			
88-425-09 Outdoor Use Screening	N/A	N/A		

- THIS PLAN WAS PREPARED BY A LICENSED LANDSCAPE ARCHITECT STEVEN L. BAUER, PLA, IN COMPLIANCE WITH SECTION 88-425-12 OF THE ZONING AND DEVELOPMENT CODE. EXISTING LANDSCAPING HAS BEEN CLEARLY IDENTIFIED ON THE PLAN DRAWING.
- ALL EXISTING TREE CANOPY TO REMAIN.
- MAXIMUM HEIGHT OF PLANTINGS IN CLOSE PROXIMITY TO LIGHTING ELEMENTS HAVE BEEN IDENTIFIED. THE MATURE HEIGHT OF THESE PLANTINGS SHALL NOT IMPACT OR LESSEN THE FOOT-CANDLES SHOWN ON THE APPROVED PHOTOMETRIC PLAN.
- THE DEVELOPER WILL SUBMIT AN AFFIDAVIT, COMPLETED BY AN ISA CERTIFIED ARBORIST, AN SAF CERTIFIED FORESTER, A PROFESSIONAL ENGINEER, OR A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI, VERIFYING THAT ALL TREES PRESERVED AND ALL PLANTED TO MEET MITIGATION REQUIRED OF THE APPROVED PLAN, WHICHEVER IS APPLICABLE, HAS BEEN INSTALLED OR PRESERVED IN ACCORDANCE WITH THE PLAN AND IS HEALTHY PRIOR TO CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER WILL 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. THIS WILL TAKE PLACE AFTER FINAL INSPECTION OF THE LANDSCAPE.
- PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN THE PLOT 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR TREE PRESERVATION IN AN EASEMENT OR PLATTED TRACT, MITIGATION PLANTING, OR PAYMENT OF CASH-IN-LIEU OF PRESERVATION OR MITIGATION PLANTING, OR ANY COMBINATION THEREOF IN ACCORDANCE WITH 88-424. SHOULD THE DEVELOPER CHOOSE TO PAY CASH-IN-LIEU OF PRESERVATION OR MITIGATION OF ALL OR A PORTION OF THE SPECIFIED IN 88-424. THIS REQUIREMENT SHALL BE SATISFIED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR PRIOR TO THE RECORDING OF THE FINAL PLAT, WHICHEVER OCCURS FIRST.

PLANT SCHEDULE

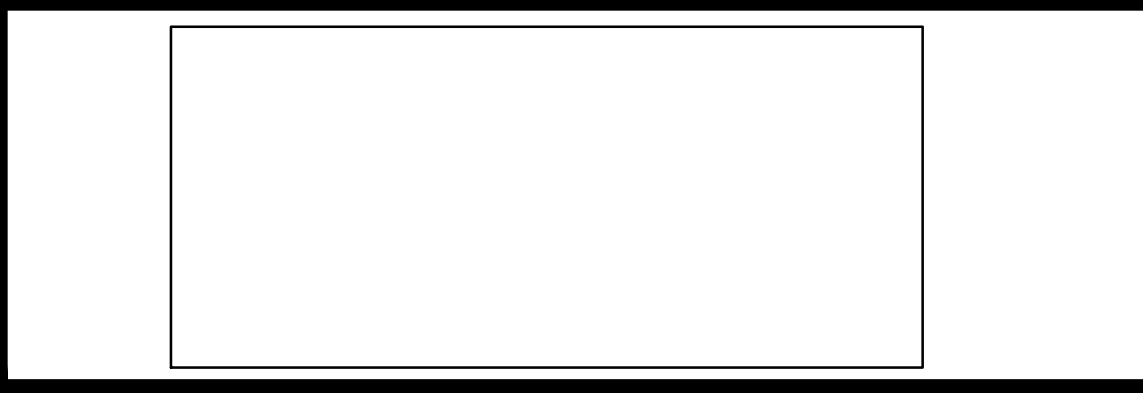
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	5	Celtis x 'Magnifica' / Magnifica Common Hackberry	Existing
	1	Cercis canadensis / Eastern Redbud Multi-trunk	Existing
	1	Liriodendron tulipifera / Tulip Poplar	Existing
	3	Malus angustifolia / Crabapple	Existing
	3	Pyrus calleryana 'Bradford' / Bradford Callery Pear	Existing
	4	Quercus palustris / Pin Oak	Existing
SHRUBS			
	1	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	Existing
	13	Buxus x 'Green Gem' / Green Gem Boxwood	Existing
	2	Buxus x 'Green Mountain' / Green Mountain Boxwood	Existing
	3	Calamagrostis x acutiflora / Feather Reed Grass	Existing
	2	Chaenomeles cathayensis / Japanese Flowering Quince	Existing
	5	Euonymus alatus / Burning Bush	Existing
	6	Euonymus radicans argenteo 'Variegata' / Variegated Bigleaf Winter Creeper	Existing
	6	Hibiscus syriacus / Rose of Sharon	Existing
	7	Rosa acicularis / Prickly Rose	Existing
	23	Taxus baccata / English Yew	Existing
GROUND COVERS			
	91,062 sf	Turf Sod Bolero Plus / Fescue blend	flat

LANDSCAPE DEVELOPMENT PLAN
1" = 50'



DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP

T & B Project No. 72-1580	File Name: LS-L-101.DWG
DESIGNED BY: KJW DRAWN BY: KJW CHECKED BY: SLB	DATE OF ORIGINAL ISSUE: August 31, 2024
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY OF ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.	



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PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000666 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094

12942 WORNALL ROAD
IRON DOOR DEVELOPMENT
LANDSCAPE PLAN

Steven L. Bauer
Landscape Architect
License No.:
PLA - 000145
DWG NO.:
L001



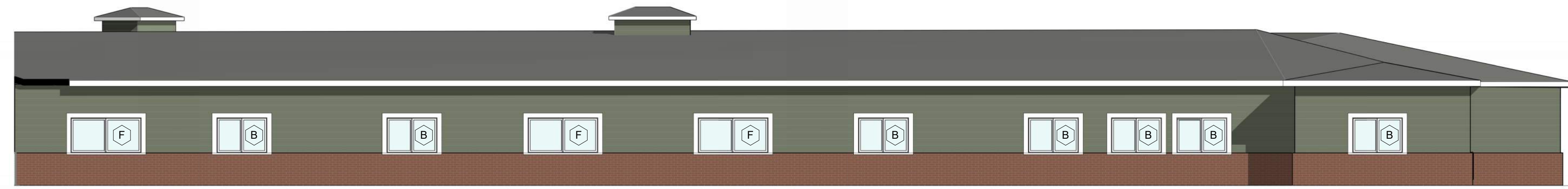
UNIT PATIO LIGHT



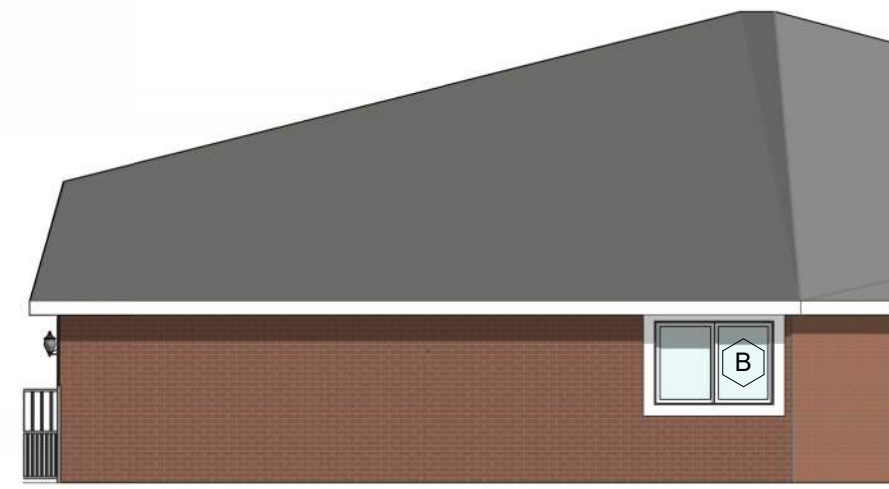
SOUTHWEST ELEVATION 6
1/8" = 1'-0"

- WHITE PRE-FINISHED HARDI TRIM
- EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
- EXISTING STONE TO REMAIN
- GREEN SIDING TO MATCH OTHER BUILDINGS ON-SITE
- EXISTING BRICK TO REMAIN

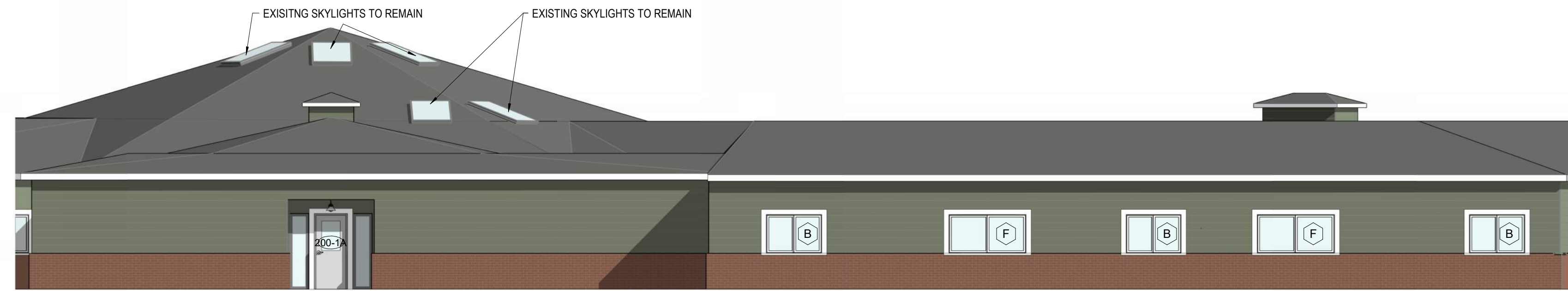
MATERIALS KEY 11
1/2" = 1'-0"



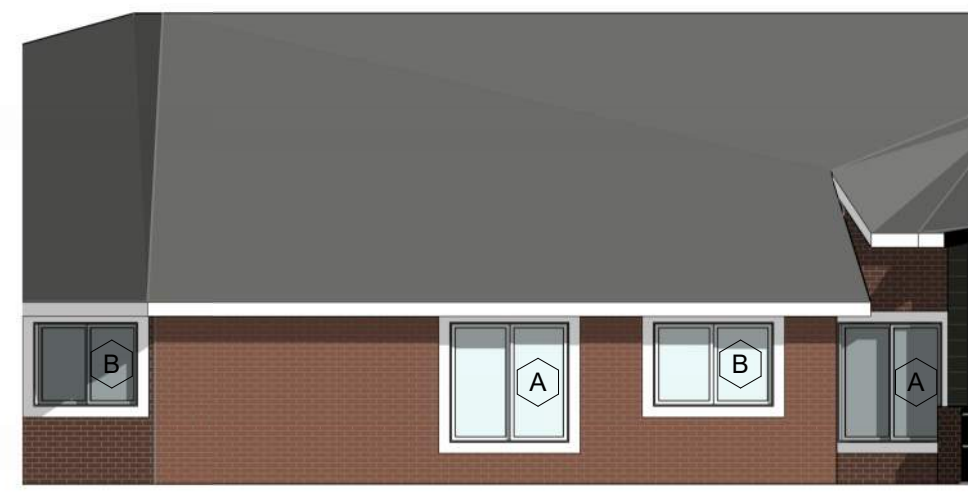
WEST ELEVATION 5
1/8" = 1'-0"



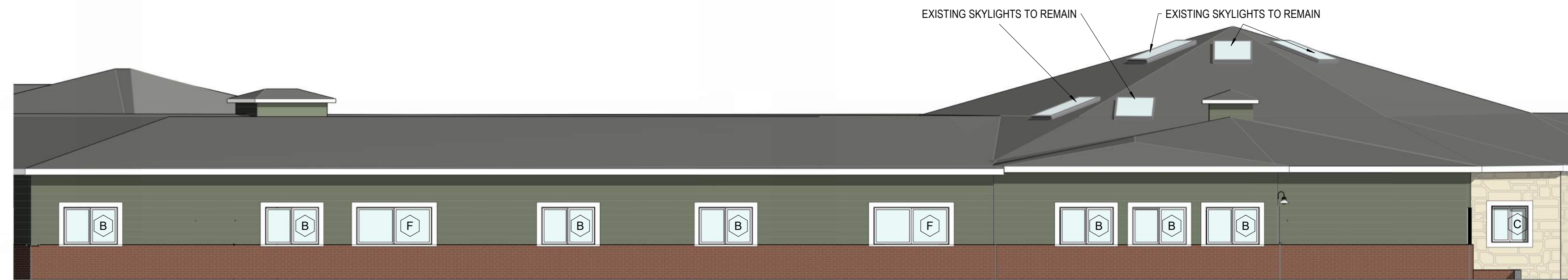
SOUTHEAST ELEVATION CONTINUED 10
1/8" = 1'-0"



SOUTH ELEVATION 4
1/8" = 1'-0"



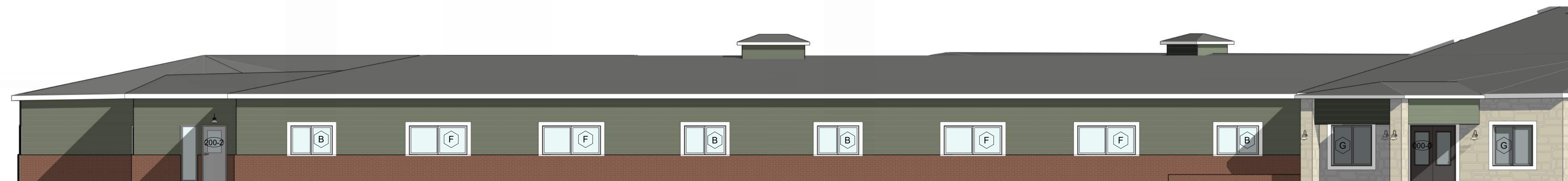
EAST ELEVATION CONTINUED 9
1/8" = 1'-0"



SOUTHEAST ELEVATION 3
1/8" = 1'-0"



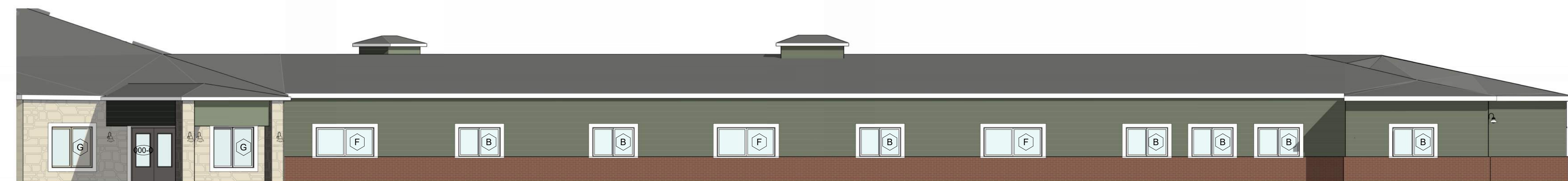
SOUTHEAST ELEVATION CONTINUED 8
1/8" = 1'-0"



EAST ELEVATION CONTINUED 2
1/8" = 1'-0"



EAST ELEVATION CONTINUED 7
1/8" = 1'-0"



EAST ELEVATION 1
1/8" = 1'-0"

MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

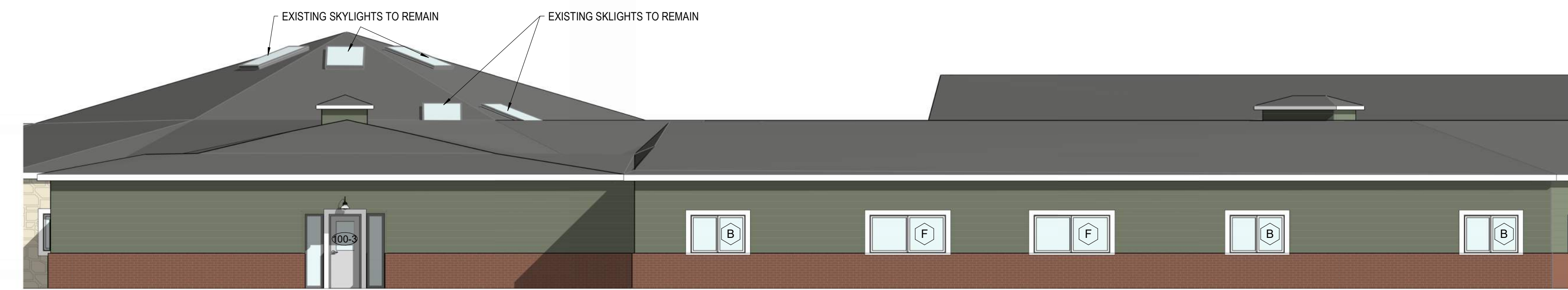
REVISIONS	NUMBER	DATE	DESCRIPTION

DEVELOPMENT PLAN



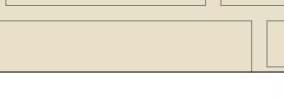


DATE: 8/19/2024
PROJECT NO: 2410.1

EXTERIOR ELEVATIONS

A2.0



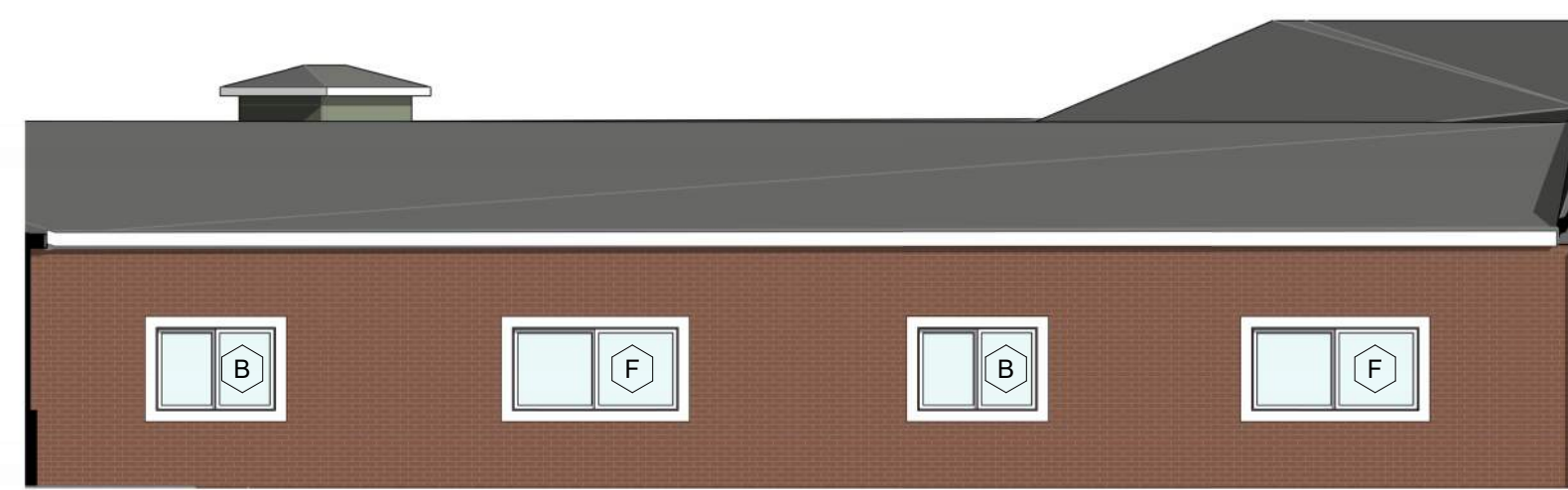
NORTH ELEVATION 4
1/8" = 1'-0"

WHITE PRE-FINISHED HARDI TRIM	
EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED	
EXISTING STONE TO REMAIN	
GREEN SIDING TO MATCH OTHER BUILDINGS ON-SITE	
EXISTING BRICK TO REMAIN	

MATERIALS KEY 7
1/2" = 1'-0"



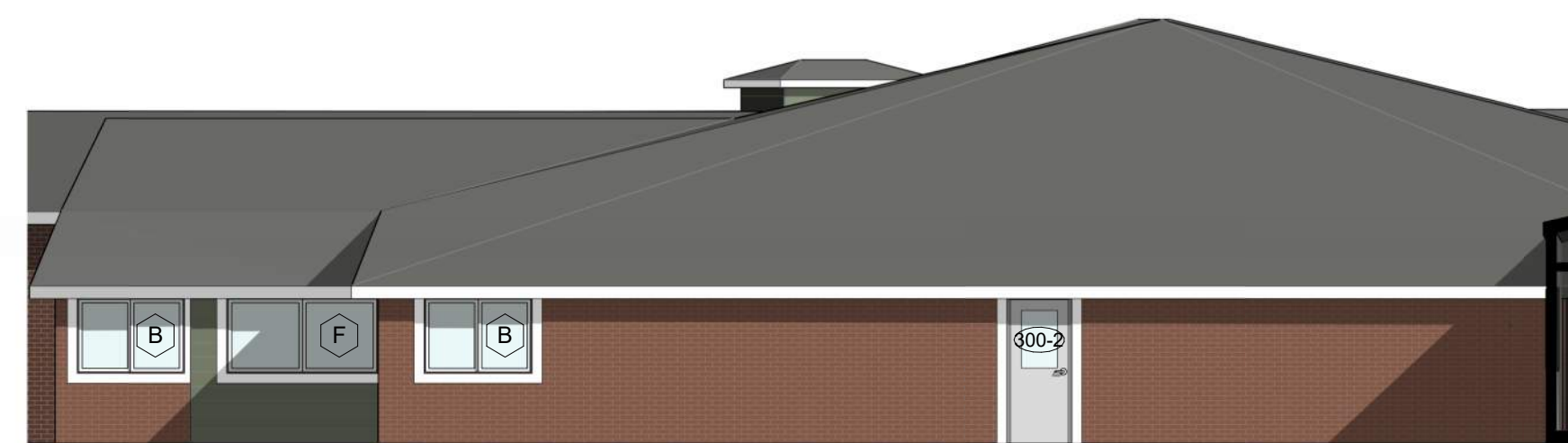
NORTHWEST ELEVATION 3
1/8" = 1'-0"



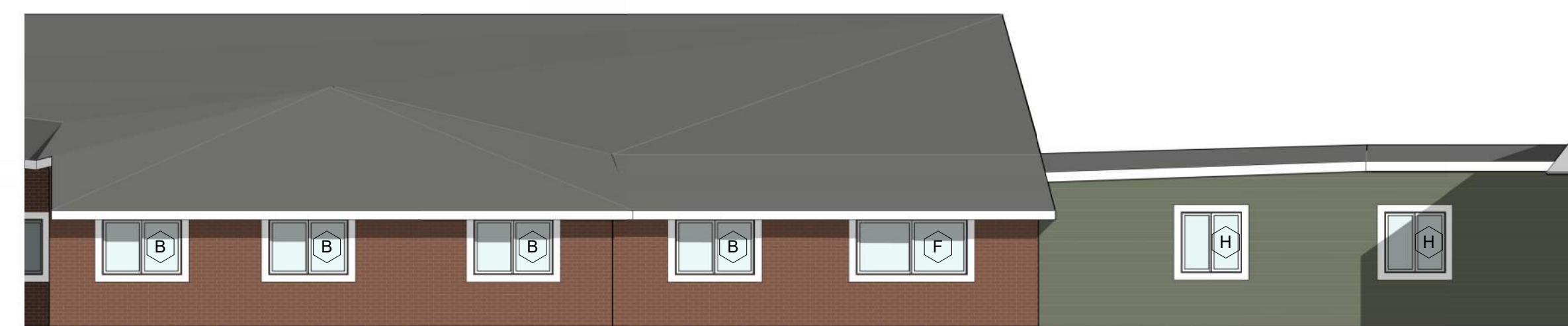
NORTHWEST ELEVATION CONTINUED 6
1/8" = 1'-0"



SOUTHWEST ELEVATION CONTINUED 2
1/8" = 1'-0"



NORTHWEST ELEVATION CONTINUED 5
1/8" = 1'-0"



NORTHEAST ELEVATION 1
1/8" = 1'-0"

REVISIONS	NUMBER	DATE	DESCRIPTION

DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXTERIOR ELEVATIONS



BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED






BUILDING 500 SOUTHWEST ELEVATION



BUILDING 500 EAST ELEVATION CONTINUED

BUILDING 500 EAST ELEVATION

BUILDING 500 NORTHWEST ELEVATION

- EXISTING WOOD TO REMAIN 
- WHITE PRE-FINISHED HARDI TRIM 
- EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED 
- EXISTING GREEN SIDING TO REMAIN 
- EXISTING BRICK TO REMAIN 

MATERIALS KEY



BUILDING 400 SOUTHEAST ELEVATION

BUILDING 400 NORTHWEST ELEVATION



BUILDING 400 SOUTHWEST ELEVATION



BUILDING 400 NORTHEAST ELEVATION

MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

REVISIONS NUMBER	DATE	DESCRIPTION

DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXTERIOR ELEVATIONS

A2.2