FREIGHT HOUSE VILLAGE

WALNUT STREET & E. 20TH STREET KANSAS CITY, MO 64108



UR REZONING & PRELIMINARY DEVELOPMENT PLAN



HW PROJECT NO: 129041

OWNER LUX LIVING 1 N TAYLOR AVE, ST. LOUIS, MO 63108 P: 314.590.3994

ARCHITECT HOEFER WELKER 11460 TOMAHAWK CREEK PKWY, SUITE 400 LEAWOOD, KANSAS 66211 P: 913.307.3700

MEP ENGINEER HOEFER WELKER 11460 TOMAHAWK CREEK PKWY, SUITE 400 LEAWOOD, KANSAS 66211 P: 913.307.3700

STRUCTURAL ENGINEER BOB D. CAMPBELL & COMPANY 4338 BELLEVIEW AVE KANSAS CITY, MISSOURI 64111 P: 816.531.4144

CIVIL ENGINEER POEHLMAN & PROST INC. 9280 DIELMAN INDUSTRIAL RD. ST. LOUIS, MISSOURI 63132 P: 314.997.5777

LANDSCAPE ARCHITECT

HPLA STUDIO 8321 E. EVANS RD., SUITE 101 SCOTTSDALE, AZ 85260 P: 972.701.9636

SHEET INDEX			
Sheet Name	Shee Numb		
COVER SHEET	CS1		
COVER SHEET (CIVIL)	C1.00		
SITE PLAN	C2.00		
PRELIMINARY PLAT	C3.00		
UTILITY PLAN	C4.00		
PRELIMINARY LANDSCAPE PLAN	L1.00		
PRELIMINARY LANDSCAPE PLAN	L1.01		
STREETSCAPE PLAN	L1.02		
ARCHITECTURAL SITE PLAN	AS1.11		
MAIN LEVEL & PARKING LEVEL FLOOR PLANS	A1.01		
FLOOR PLANS (LEVELS 2-4)	A1.02		
FLOOR PLANS (LEVELS 5-7)	A1.03		
EXTERIOR ELEVATIONS	A2.11		
PRELIMINARY RENDERS	A2.15		
PHOTOMETRIC PLAN	E0.01		

SEPTEMBER 19, 2022



DENSITY CALCULATIONS:

TOTAL SITE: EXISTING IMPERVIOUS AREA: EXISTING PERVIOUS AREA: EXISTING GREEN SPACE:

PROPOSED IMPERVIOUS AREA: PROPOSED PERVIOUS AREA: PROPOSED GREEN SPACE:

DIFFERENTIAL Q CALCULATIONS

TOTAL SITE: 48,167 SQ. FT. = 1.06 ACRES

<u>EXISTING</u>

Q = (0.08 ACRES)(1.70) + (0.65 ACRES)(3.54) + (0.33 ACRES)(4.20) = 3.83 C.F.S.<u>PROPOSED</u>

7.41%

7.11%

46,167 SQ. FT. = 1.06 ACRES

42,748 SQ. FT. = 0.98 ACRES

3,419 SQ. FT. = 0.08 ACRES

42,885 SQ. FT. = 0.98 ACRES

3,282 SQ. FT. = 0.08 ACRES

Q = (0.08 ACRES)(1.70) + (0.02 ACRES)(3.54) + (0.97 ACRES)(4.20) = 4.25 C.F.S.DIFFERENTIAL Q = 4.25 C.F.S. - 3.83 C.F.S. = 0.42 C.F.S.

FLOOD ZONE NOTE:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0254G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

<u>NOTE:</u>

SURVEY INFORMATION PROVIDED BY OLSSON LAND SURVEYING, DATED MAY 23, 2022. PROJECT NO. 022-02524

PARKING & LOADING SPACE CALCULATIONS

ACCESSIBLE SPACES REQUIRED:

201 TO 300 PARKING SPACES	
ACCESSIBLE PARKING SPACES	6 SPACES
VAN-ACCESSIBLE PARKING SPACES	1 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	7 SPACES
PARKING SPACES PROVIDED:	
STANDARD SURFACE PARKING SPACES PROVIDED	64 SPACES
STANDARD GARAGE PARKING SPACES PROVIDED	199 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	7 SPACES
ACCESSIBLE PARKING SPACES PROVIDED TOTAL PARKING SPACES PROVIDED	7 SPACES 270 SPACES

NO LOADING SPACE IS REQUIRED

UTILITY INFORMATION

AT&T 500 EAST 8TH STREET, ROOM 628 KANSAS CITY, MISSOURI 64106 CONTACT: CARRIE CILKE (816) 703-2300 cc3527@att.com

CENTURY LINK/LPEC 435 MAIN STREET GARDNER. KANSAS 66030 CONTACT: BLAINE HALVORSON (913) 856-6566 blaine.halvorson@centurylink.com CHARTER COMMUNICATIONS (TIME WARNER CABLE)

8221 WEST 119TH STREET OVERLAND PARK, KANSAS 66213 CONTACT: ALAN L. SHAW (913) 643-1906 alan.shaw@charter.com

EVERGY 1200 MAINSTREET KANSAS CITY, MISSOURI 64105 CONTACT: (888) 471-5275

GOOGLE FIBER 908 BROADWAY BOULEVARD KANSAS CITY, MISSOURI 64105 CONTACT: ANDREA SAKLA, ASSOCIATE DEPLOYMENT

MANAGER (415) 736-9962

PLANNING SERVICES DIVISION 4600 EAST 63RD STREET KANSAS CITY, MISSOURI 64130 CONTACT: RICHARD ALLEN (816) 513-7713 richard.allen@kcmo.org

KANSAS CITY PUBLIC WORKS DEPARTMENT STREET AND TRAFFIC DIVISION 5310 MUNICIPAL DRIVE KANSAS CITY, MISSOURI 64120 CONTACT: WEI SUN (816) 513-9869 wei.sun@kcmo.org

KANSAS CITY PUBLIC WORKS DEPARTMENT STREETLIGHT SERVICES 5310 MUNICIPAL DRIVE KANSAS CITY, MISSOURI 64120 CONTACT: SARA HURST (816) 513-9882 sara.hurst@kcmo.org MAHMOUD HADJIAN mahmoud.hadjian@kcmo.org

KANSAS CITY WATER SERVICES DEPARTMENT KANSAS CITY, MISSOURI 64120 CONTACT:

KANSAS CITY FIRE DEPARTMENT 635 WOODLAND, SUITE 2103 KANSAS CITY, MISSOURI 64120 CONTACT: JOHN HASTINGS (816) 513-4643 john.hastings@kcmo.org

KANSAS CITY POWER & LIGHT COMPANY 8325 NORTH PLATTE PURCHASE DRIVE KANSAS CITY, MISSOURI 64118 CONTACT: RONALD McCALL (816) 420-4803

SPIRE ENERGY ENGINEERING 7500 EAST 35TH TERRACE KANSAS CITY, MISSOURI 64129 CONTACT: MELISSA WURTZ (816) 398-5506 melissa.wurtz@spireenergy.com

SPRINT 800 NORTHWEST TECHNOLOGY DRIVE LEE'S SUMMIT, MISSOURI 64086 CONTACT: JASON CANTRELL (913) 488-8489

VEOLIA ENERGY NORTH AMERICA 115 GRAND BOULEVARD KANSAS CITY, MISSOURI 64106 CONTACT: RICHARD BEHRENS (913) 240-7052 richard.behrens@vicinityenergy.us

BENCHMARK

THE BENCHMARK IS A R.R. SPIKE ON THE WESTSIDE OF A POWER POLE BEING THE THIRD POWER POLE SOUTH OF THE INTERSECTION OF WALNUT STREET AND 20TH STREET WITH AN ELEVATION OF 789.64. LEGAL DESCRIPTION

PROPERTY DESCRIPTION: AS PROVIDED BY OLD REPUBLIC TITLE COMPANY OF ST.

LOUIS, INC.

TRACT 2:

THEREOF.

TRACT 1: LOT 2, MYLAN PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

LOTS 65, 66, 67, 68, 69, 70 AND 71, UNION STATION ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT

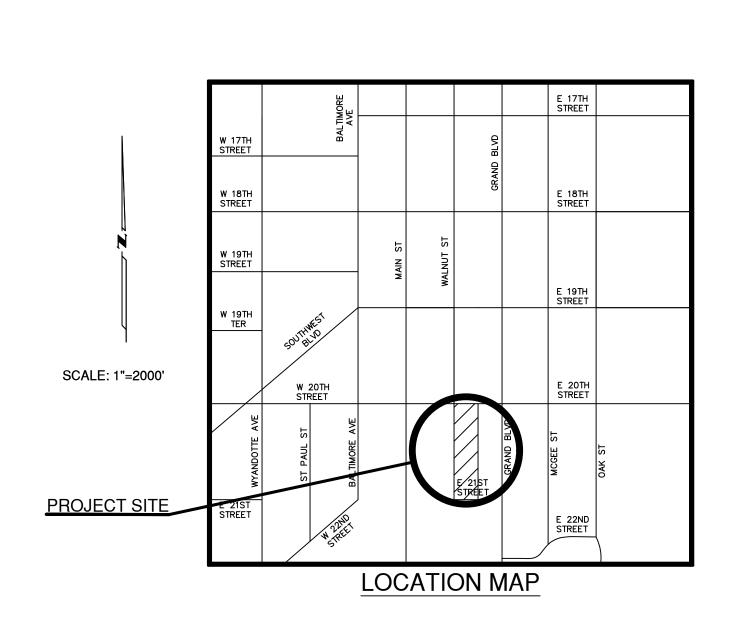
andreasakla@google.com KANSAS CITY PARKS AND RECREATION DEPARTMENT

ronald.mccall@kcpl.com

jason.cantrell@sprint.com

PRELIMINARY DEVELOPMENT PLAN FREIGHT HOUSE VILLAGE

A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT, AND LOTS 65 TO 71 OF UNION STATION ADDITION NORTHWEST $\frac{1}{4}$, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



SHEET INDEX

- C1 OF 4 COVER SHEET C2 OF 4 SITE PLAN
- C3 OF 4 PRELIMINARY PLAT
- C4 OF 4 UTILITY PLAN

SITE INFORMATION

ADDRESS:	2001 WALNUT STREET, KAN 2015 WALNUT STREET, KAN
ZIP CODE:	64108
MUNICIPALITY:	KANSAS CITY
PROPERTY LOCATION:	SOUTHWEST CORNER OF EA
TOTAL SITE AREA:	46,168 SQUARE FEET 1.06 ACRES
EXISTING ZONING:	DX-15 - DOWNTOWN MIXE
PROPOSED ZONING:	UR – URBAN REDEVELOPM

PROPOSED USE: PARCEL ID:

SCHOOL DISTRICT:

MENT DISTRICT MULTI-FAMILY DEVELOPMENT 29-520-35-09-00-0-00-000 29-520-35-03-00-0-00-000

KANSAS CITY MISSOURI 110

LE	GEND OF S	SYMBOLS	
DBJECT/CONDITION REPRESENTED BY S		EXISTING SYMBOL:	PROPOSED SYMBOL:
			-
UTILITY POLE		\rightarrow	
UTILITY POLE WITH GUY WIRE	_	$\varphi \longrightarrow$	$ \qquad \phi \longrightarrow]$
TREE		$\dot{\circ}$ \circ	 ⊗ ⊛
		~ ~	
ELECTRIC LINE (OVERHEAD)		OE	(OE)
TELEPHONE LINE (OVERHEAD)		OT	(OT)
ELECTRIC LINE (UNDERGROUND)		— Е — —	——— (E) ———
		F	(E)
FIBER OPTIC CABLE			
TELEPHONE LINE (UNDERGROUND)	T	(T)
WATER LINE		—— W ——	(W)
GAS LINE		G	(G)
		u	(0)
MANHOLE WITH STORM SEWER			
INLET WITH STORM SEWER			
MANHOLE WITH SANITARY SEWER			
INLET NUMBER		1	2
MANHOLE NUMBER		(3)	(4)
LIGHT		 	*
		<u> </u>	
FIRE HYDRANT		- <u>O</u> = F.H.	- F .H.
GAS VALVE		0 G.V.	• G.V.
GAS METER		□ ── G.M.	■ G.M.
CLEAN OUT		0 C.O.	• C.O.
WATER VALVE		○ W.V.	• W.V.
WATER METER			
		W.M	W.M
CONTOUR		646	(646)
SPOT ELEVATION		_≁ 646.45	646.45
SPOT ELEVATION AT TOP OF CURB	1	TC 646.45	TC = 646.45
		+	
SPOT ELEVATION AT FLOWLINE OF	GUTTER	, FG 646.45	FG = 646.45
SPOT ELEVATION AT TOP OF WALL		TW 646.45	TW = 646.45
SPOT ELEVATION AT BOTTOM OF V		+ → BW 646.45	BW = 646.45
		+	
SPOT ELEVATION AT TOP OF BANK		∠ TB 646.45	TB = 646.45
SPOT ELEVATION AT BOTTOM OF B	BANK	F BB 646.45	BB = 646.45
STREET SIGN	-		
FENCE		<u>-x-x-x-x</u>	
SILTATION CONTROL DEVICES			
		ABBREVIATIONS	
	AI ASPH	AREA INLET ASPHALT	
	ATG	ADJUST TO GRADE	
	BL	BASELINE	
	B/L	BUILDING LINE	
	BLD	BOTTOM OF LOADIN BUILDING	G DOCK ELEVATION
	BLDG BM	BENCHMARK	
	BÖT	BOTTOM	
	BS	BOTTOM OF SLOPE	
	BW	BOTTOM OF WALL A BOTTOM OF WALL A	
	BWFG CI	CURB INLET	GI TOOTING GRADE
	Ĕ	CENTERLINE	
	CMP	CORRUGATED META	L PIPE
	CO	CLEAN OUT	
		CONCRETE CONCRETE PIPE	
	CP CPS	CONCRETE PIPE	INDLE
	DB	DEED BOOK	
	DCI	DOUBLE CURB INLE	Т
	DIP	DUCTILE IRON PIPE	
	DS E	DOWNSPOUT EAST	
		ELEVATION	
	EP	EDGE OF PAVEMEN	Г
	ES	EDGE OF SHOULDEF	3
	ESMT	EASEMENT	
	EXIST F	EXISTING FIBER OPTIC CABLE	
	FES	FLARED END SECTION	ON
	FF	FINISH FLOOR ELEV	
	FG	FLOWLINE OF GUTTE FOUND IRON PIPE	R ELEVATION
	FIP FL	FLOW LINE ELEVATION	ON
	FL FND	FOUND	
	FP	FENCE POST	
	GI	GRATE INLET	
	нс	HANDICAPPED	
	INV	INVERT	
		LENGTH	
	LOC # MAX	LOCATOR NUMBER	
		MANHOLE	
	MIN	MINIMUM	
	MON	MONUMENT	
	MSD		LOUIS SEWER DISTRICT
		NORTH NOW OR FORMERLY	
	N/F NF	NOW OR FORMERLY	
	NE NW	NORTHWEST	
	OA	OLD AXLE	
	OIP	OLD IRON PIPE	
	OIR	OLD IRON ROD	
	os	OLD STONE	
	PB	PLAT BOOK	
	PERM	PERMANENT PAGE	
	PG PGS	PAGE PAGES	
	PGS PL	PROPERTY LINE	
	PVC	POLYVINYL CHLORID	Ε
	PVMT	PAVEMENT RADIUS	
	R RAR	RADIUS REMOVE AND REPL	ACF
	RCP	REINFORCED CONCR	
	REC	RECORD	
	ROW	RIGHT OF WAY	
	RR R/W	RAILROAD RIGHT OF WAY	
	R/W S	SOUTH	
	SE	SOUTHEAST	
	SIP	SET IRON PIPE	
	SF	SQUARE FEET	
	SURV	SURVEY	
	SV SW	SEWER VENT SOUTHWEST	
	SW T	TOP	
	TBR	TO BE REMOVED	
	тс	TOP OF CURB ELEV	
	TF	TOP OF FOUNDATIO	
	TLD	TOP OF LOADING D	
	TPED	TELEPHONE PEDEST	
	TR TS	TOP OF RAIL ELEVA	
	TW	TOP OF WALL ELEV	
	TYP	TYPICAL	
	UIP	USE IN PLACE	-
	VCP	VITRIFIED CLAY PIP	E
	· ·		
	VERT	VERTICAL	
	VERT W	VERTICAL WEST	

ANSAS CITY, MISSOURI ANSAS CITY, MISSOURI

EAST 20TH STREET

XED USE DISTRICT

SURVEYED BY:

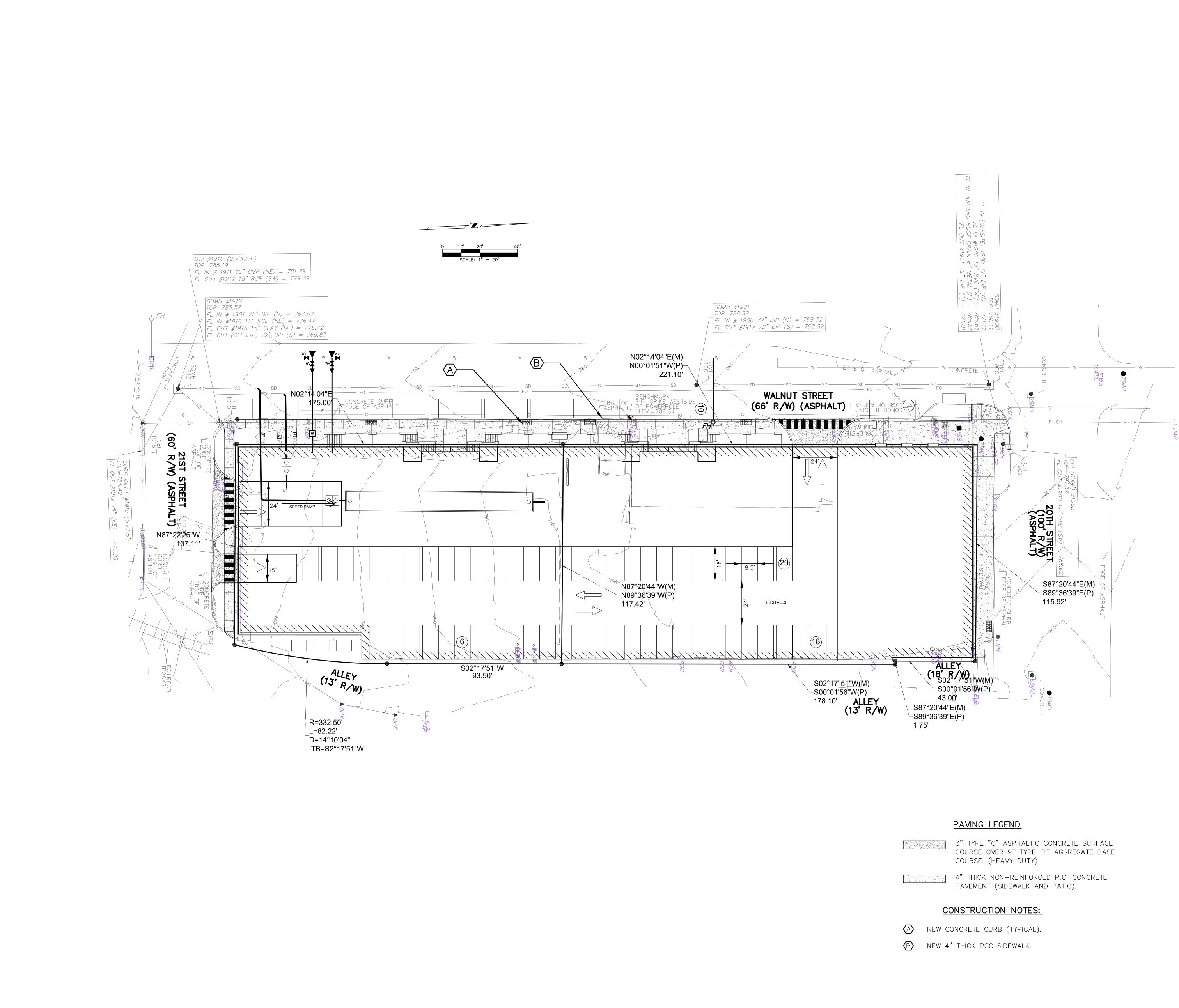
Olsson Associates 7301 West 133rd Street, Suite 200 Overland Park, Kansas 66213 Phone: (913) 381-1170 Fax: (913) 381-1174

NOTE: SURVEY INFORMATION PROVIDED BY OLSSON, INC. PROJECT NUMBER 022-02524, DATED MAY 23, 2022

PRELIMINARY NOT FOR CONSTRUCTION

BEFORE YOU DIG - DRILL - BLAST &all 1-800-344-7483 (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC.	THE RESPONSIBILITY FOR LIMITED TO THE SET OF ATTACHED. RESPONSIBILI THE PROJECT AND SPEC	ENGINEERING/SURVEYING AUTHENTICATION THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.	THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL RELEASE SAID POEHLMAN & PROST, INC., THE ENGINEER AND/OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS. D IN REPRODUCTION OF DRAWING WITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC ACAD FILES ARE THE PROPERTY OF POEHLMAN & PROST, INC. AND ANY REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENT OR ANY PART THEREOF WITHOUT THE EXPRESSED WRITTEN CONSENT OF POEHLMAN & PROST, INC. IS PROHIBITED.	THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE I PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLY	THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PRROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
RAYMOND PAUL MERTZ NUMBER E-24258 PROFESSIONALIUM 9/7/2022	RP Mat	NO DESCRIPTION DATE 1 KCMO Revisions 08-04-2022 2 KCMO Revisions 09-07-2022 4 4 4	FREIGHT HOUSE VILLAGE PRELIMINARY DEVELOPMENT PLAN A TRACT OF LAND BEING LOT 2 OF MYLAN PLAN AND LOTS 65 TO 71 OF UNION STATION ADDITION NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI	PREPARED FOR: CWD EQUITY II P.O. BOX 24178 ST. LOUIS, MISSOURI 63146	CELLINAN & PROST, INC. Land Surveying and Civil Engineering Land Surveying and Civil Engineering AG Worthington Access Drive Maryland Heights, Missouri 63043 (314) 997-5777 Phone (314) 997-0407 Fax E-Mail: bipoehlman@poehlman-prost.com





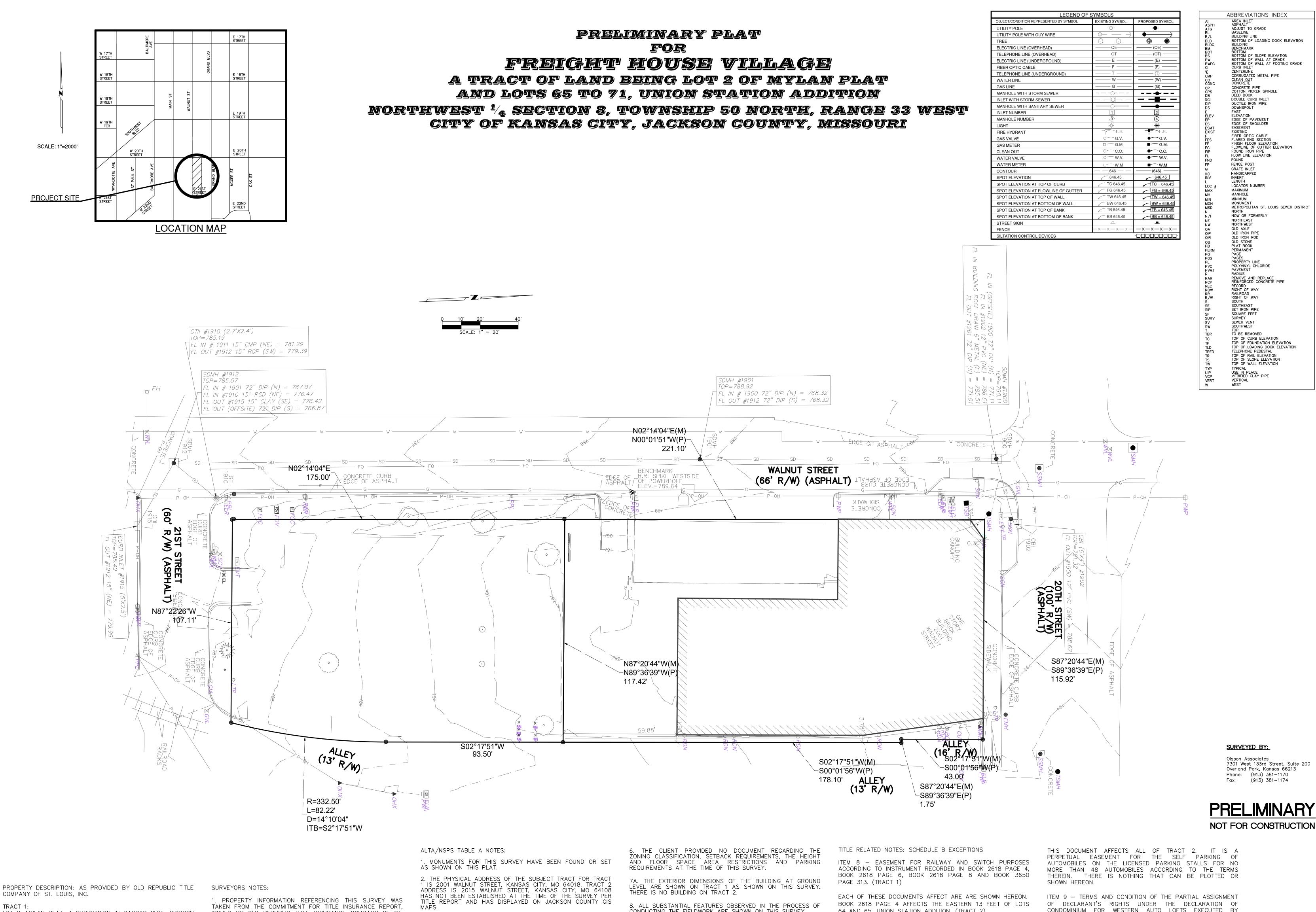
SURVEYED BY:

Olsson Associates 7301 West 133rd Street, Suite 200 Overland Park, Kansas 66213 Phone: (913) 381—1170 Fax: (913) 381—1174

PRELIMINARY NOT FOR CONSTRUCTION

THE RESPONSIB LIMITED TO THE ATTACHED. RES THE PROJECT A	ENG SIBILITY FOR PROFI HE SET OF PLANS ESPONSIBILITY IS I T AND SPECIFICALL	ENGINEERING/SURVEYING AUTHENTICATION THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.	Engine from the original of this drawing is on file at the office of poehlman & prost, inc. any modifications to this drawing shall release said poehlman & prost, inc., the engineer and/or surveyor whose seal appears hereon from any lability resulting from said unauthorized modifications. Reproduction of drawing without written permission is prohibited. All electronic acad files are the property of poehlman & prost, inc. is prohibited.	THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AN SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THUTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOC PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYIN	UTILITY LOCATION NOTE SIZE, TYPE, NUMBER OR LOTION HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, UTILITES, SHOWN OR LOCATION OF THESE OR OTHER UTILITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
NO DESCRIPTION DATE 1 KCMO Revisions 09-07- 1 KCMO Revisions 09-07-		PRELIMIN A TRACT (AND LO AND LO AND LO	FREIGHT HOUSE VILLAGE LIMINARY DEVELOPMENT PLAN FRACT OF LAND BEING LOT 2 OF MYLAN PLAT, AND LOTS 65 TO 71 OF UNION STATION ADDITION WEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST	PREPARED FOR: CWD EQUITY II P.O. BOX 24178 ST. LOUIS, MISSOURI 63146	CELLIEVAN & PROST, INC. Land Surveying and Civil Engineering A6 C Worthington Access Drive Maryland Heights, Missouri 63043 (314) 997-5777 Phone (314) 997 0407 Fax
-2022	-2022	CI	CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI		

NOTE: SURVEY INFORMATION PROVIDED BY OLSSON, INC. PROJECT NUMBER 022-02524, DATED MAY 23, 2022



LOT 2, MYLAN PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI TRACT 2 LOTS 65, 66, 67, 68, 69, 70 AND 71, UNION STATION

ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY OF ST LOUIS, INC.. COMMITMENT NO. 2201721, HAVING AN EFFECTIVE DATE OF APRIL 12, 2022 AT 8:00 A.M. NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY

REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.



FLOODPLAIN).

AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL

PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS

FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED

TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT

4. THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 25,913

THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 20,255 SQUARE FEET OR 0.46 ACRES MORE OR LESS FOR TRACT 2.

POWER POLE BEING THE THIRD POWER POLE SOUTH OF THE

ELEVATION OF 789.64 AS SHOWN ON THIS SURVEY.S SURVEY.

INTERSECTION OF WALNUTS STREET AND 20TH STREET WITH AN

THE BENCHMARK IS A R.R. SPIKE ON THE WESTSIDE OF A

SQUARE FEET OR 0.59 ACRES MORE OR LESS FOR TRACT

PROPERTY ON THE ABOVE REFERENCED MAP.

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0254G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT

CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9, THERE ARE A TOTAL OF O REGULAR PARKING SPOTS ON TRACT 1. THERE ARE A TOTAL OF 52 REGULAR PARKING SPOTS ON TRACT 2.

10. NO WALLS DESIGNATED BY THE CLIENT. THERE WERE NO DIVISION OR PARTY WALLS AT THE TIME OF THE SURVEY.

11. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 221154544. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

13. CITY OF KANSAS CITY RIGHT-OF-WAY ARE ADJACENT OWNERS TO BOTH TRACTS 1 AND 2 PER JACKSON COUNTY, MISSOURI GIS MAPS AND ARE SHOWN ON THIS SURVEY.

64 AND 65, UNION STATION ADDITION. (TRACT 2) BOOK 2618 PAGE 6 AFFECTS THE EASTERN 13 FEET OF LOTS 62 AND 63, UNION STATION ADDITION. (TRACT 2) BOOK 2618 PAGE 8 AFFECTS THE EASTERN 13 FEET OF LOTS 60 AND 61, UNION STATION ADDITION. (TRACT 2) BOOK 3650 PAGE 313 AFFECT THE EASTERN PORTION OF LOT 59, UNION STATION ADDITION WHICH HAS RE-PLATTED AS LOT 2, MYLAN PLAT. (TRACT 1)

ITEM 7 - LOT BOUNDARIES AND RIGHTS OF WAY SHOWN ON THE PLAT OF UNION STATION ADDITION RECORDED IN BOOK 16 PAGE 1. (TRACT 2)

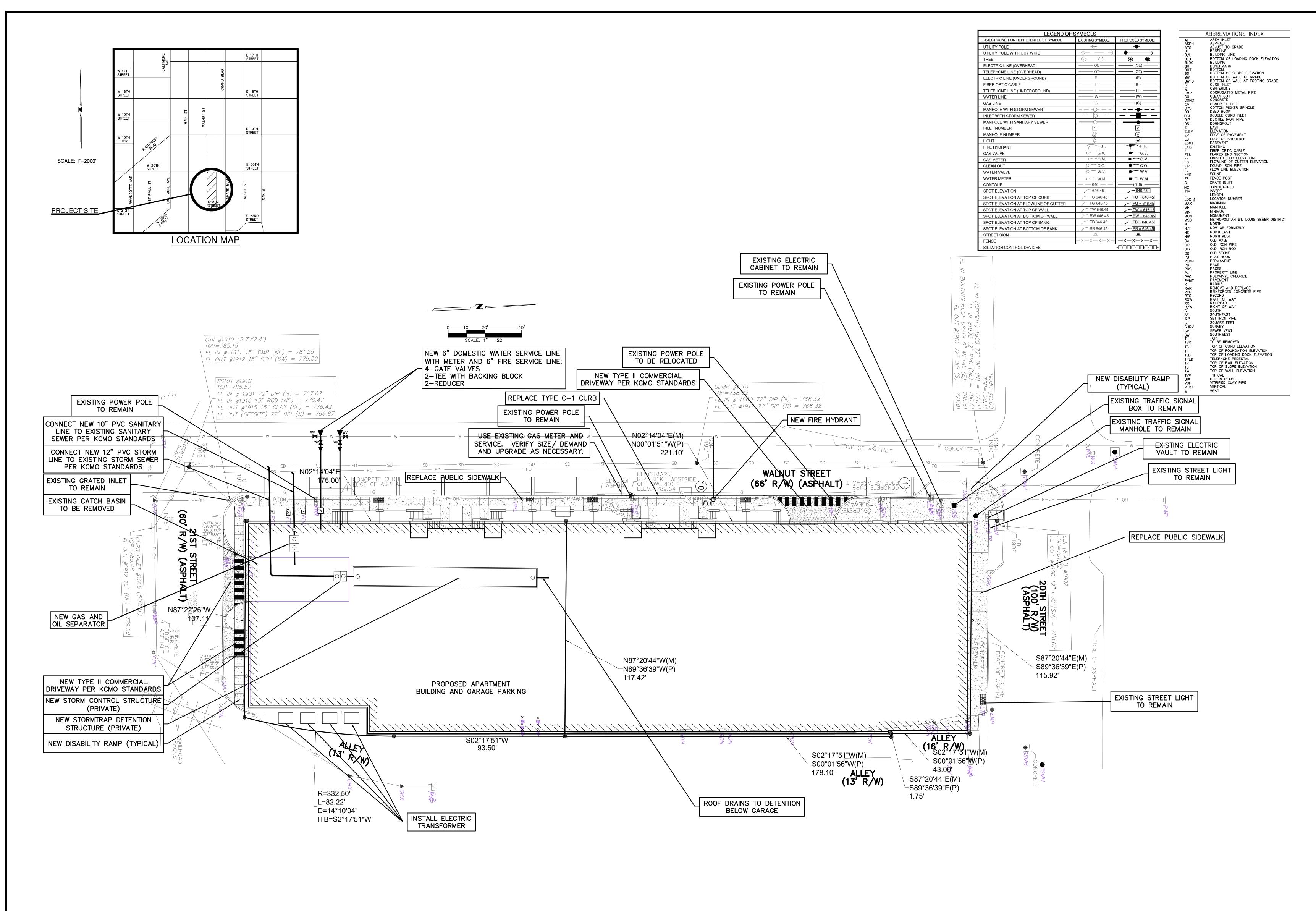
AFFECTS AND SHOWN HEREON.

ITEM 8 - TERMS, PROVISIONS AND EASEMENTS OF PARKING EASEMENT AGREEMENT BY AND BETWEEN MCZ/CENTRUM-WESTERN, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WESTERN AUTO LOFTS CONDOMINIUM ASSOCIATION, INC. A MISSOURI NOT-FOR-PROFIT CORPORATION RECORDED MAY 18, 2005 AS INSTRUMENT NO. 2005K0031112. (TRACT 2)

CONDOMINIUM FOR WESTERN AUTO LOFTS EXECUTED BY MCZ/CENTRUM-WESTERN, LLC ("ASSIGNOR") AND TRACKS 215, LLC ("ASSIGNEE"), WHEREBY ASSIGNOR IS THE SOLE DECLARANT UNDER THE DECLARATION RECORDED AS INSTRUMENT NO. 2004K0046917 AND AS AMENDED BY INSTRUMENT NO. 2005K0021187 AND INSTRUMENT NO. 2006E0078408 AND ASSIGNS (A) DECLARANT RIGHTS AND OBLIGATIONS UNDER SECTION 12.01 (G), BUT ONLY TO THE EXTENT THAT SUBSECTION (G) RELATES TO THE SUBJECT PROPERTY AS DEFINED IN THE DECLARATION; (B) ALL OF DECLARANTS RIGHTS UNDER SECTION 12.01(J) AND (C) ALL OF DECLARANT'S RIGHT UNDER SECTION 12.01(1), ACCORDING TO INSTRUMENT 2020E0053384. (TRACT 2)

THESE DOCUMENTS HAD NO EASEMENTS. THERE IS NOTHING THAT CAN BE PLOTTED OR SHOWN HEREON.

MIS	BEFC DIG - DF & U 1-800-3 (TOL MISSOURI ONE CALI	BEFORE YOU DIG - DRILL - BLAST &all 1-800-344-7483 (TOLL FREE) SOURI ONE CALL SYSTEM, INC.		RESPONSIBILITY FOR ED TO THE SET OF P CHED. RESPONSIBILIT PROJECT AND SPECIF	ENGINEERING/SURVE) PROFESSIONAL ENGINEERING/SU LANS AUTHENTICATED BY THE ' IS DISCLAIMED FOR ALL OTHEL CALLY EXCLUDES REVISIONS AF	ENGINEERING/SURVEYING AUTHENTICATION HE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY IMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.	THE ORIGINAL OF THIS DRAWING PROST, INC., THE ENGINEER AND REPRODUCTION OF DRAWING WITH REPRODUCTION OR UNAUTHORIZE PROHIBITED.	THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL RELEASE SAID POEHLMAN & PROST, INC., THE ENGINEER AND/OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS. REPRODUCTION OF DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC ACAD FILES ARE THE PROPERTY OF POEHLMAN & PROST, INC. AND ANY REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENT OR ANY PART THEREOF WITHOUT THE EXPRESSED WRITTEN CONSENT OF POEHLMAN & PROST, INC. IS PROHIBITED.	<u>VELEASE</u> ROST, INC. ANY MODIFICATIONS TO THIS DRAW I FROM ANY LIABILITY RESULTING FROM SAID (ELECTRONIC ACAD FILES ARE THE PROPERTY (FOR WITHOUT THE EXPRESSED WRITTEN CONSEL	WING SHALL RELEASE SAID POEHLMAN & UNAUTHORIZED MODIFICATIONS. OF POEHLMAN & PROST, INC. AND ANY ENT OF POEHLMAN & PROST, Inc. IS	UTILITY LOCATION NOTE THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARLY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. T PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.	UTILIT ERE PLOTTED FROM AVAILABLE R OTHER UTILITIES. THE GENER. TILITIES SHALL BE LOCATED IN ARTY FROM COMPLYING WITH TI	UTILITY LOCATION NOTE LABLE INFORMATION AND DO NOT NECESSARILY I GENERAL CONTRACTOR SHALL BE RESPONSIBLE TED IN THE FIELD PRIOR TO ANY GRADING, EXCAV WTH THE UNDERGROUND FACILITY SAFETY AND D	UTILITY LOCATION NOTE SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITES THE GENERAL ON TO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, UTILITES, SHOWN OF LHESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
PRELIMINARY PLAT	PE# E-24258 DATE: 08-01-2022 PROJECT NUMBER: 222-027	MERTZ NUMBER E-24258 POFESSIONALIUM 9/7/2022 RAYMOND PAUL MERTZ, PE. PE# E-24258	RAYMOND PAUL MERTZ		NO DESCRIPTION DATE 1 KCMO Revisions 08-04-2022 2 KCMO Revisions 09-07-2022		FREIGHT HOUSE VILLAGE PRELIMINARY PLAT A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT, AND LOTS 65 TO 71 OF UNION STATION ADDITION AND LOTS 65 TO 71 OF UNION STATION ADDITION CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI	GHT HOUSE VILLAGE RELIMINARY PLAT F LAND BEING LOT 2 OF MYLAN PLAT, TS 65 TO 71 OF UNION STATION ADDITION SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WI ANSAS CITY, JACKSON COUNTY, MISSOURI	/ILLAGE PLAT DF MYLAN PL/ ION ADDITION IORTH, RANGE 3 INTY, MISSOURI	AT, 33 WEST	PREPARED FOR: CWD EQUITY II P.O. BOX 24178 ST. LOUIS, MISSOURI 63146	63146 63146	POEHLMAN & PROS Land Surveying and Civil Land Surveying and Civil Land Surveying and Civil A6 C Worthington Access Drive Maryland Heights, Missouri 63 (314) 997-5777 Phone (314) 997-5777 Phone	POEHLMAN & PROST, INC. Land Surveying and Civil Engineering P.O. Box 1518 46 C Worthington Access Drive Maryland Heights, Missouri 63043 (314) 997-5777 Phone (314) 997-0407 Fax E-Maii: bipoehlman@poehlman-prost.com



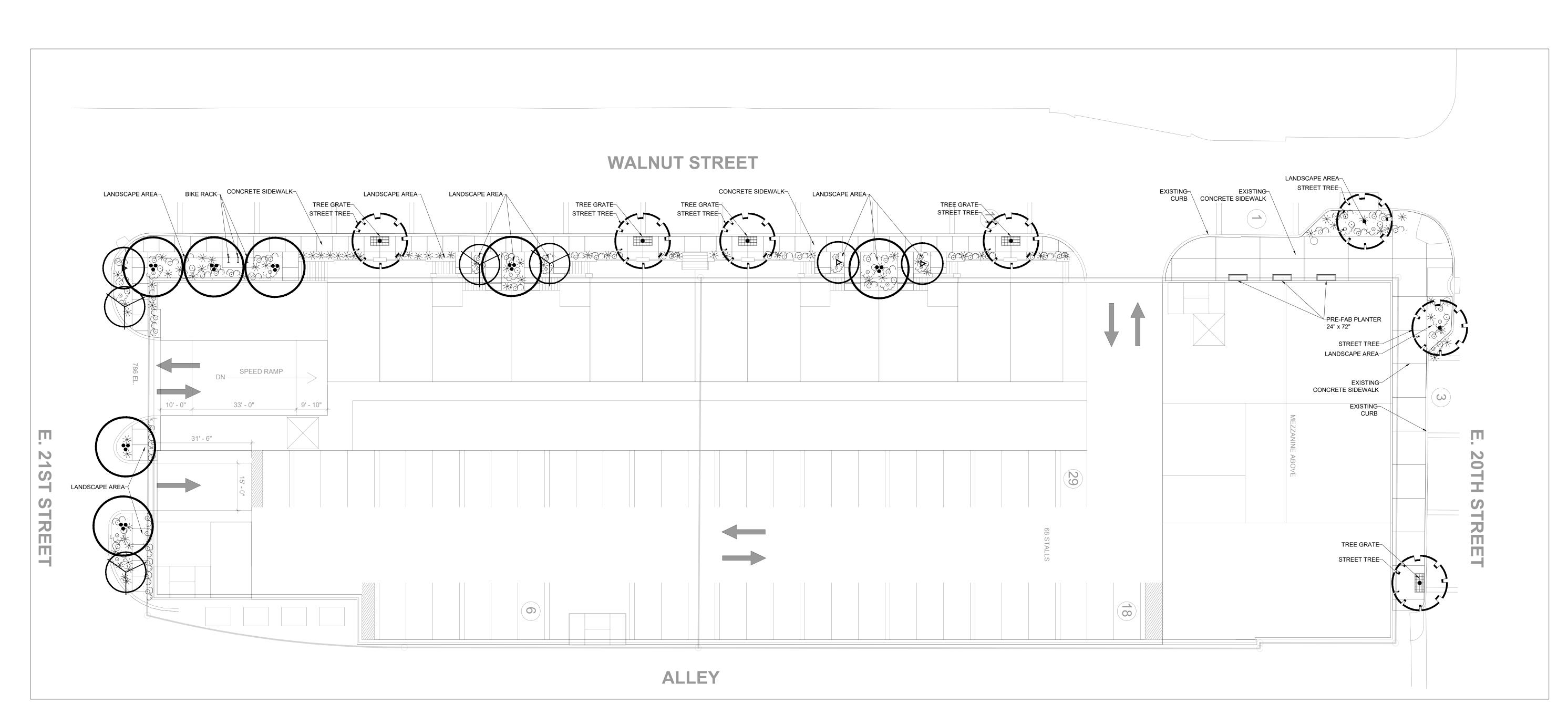
SURVEYED BY:

Olsson Associates 7301 West 133rd Street, Suite 200 Overland Park, Kansas 66213 Phone: (913) 381—1170 Fax: (913) 381—1174

NOTE: SURVEY INFORMATION PROVIDED BY OLSSON, INC. PROJECT NUMBER 022-02524, DATED MAY 23, 2022

PRELIMINARY NOT FOR CONSTRUCTION

83 TH 83 CHIN 1 INC. AT	ENGINEEF THE RESPONSIBILITY FOR PROFESSIONA JMITED TO THE SET OF PLANS AUTHEI ATTACHED. RESPONSIBILITY IS DISCLAIN THE PROJECT AND SPECIFICALLY EXCLU	ENGINEERING/SURVEYING AUTHENTICATION THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.	Engineering/Surveying release of the office of poehlman & prost, inc. any modifications to this drawing shall release said poehlman & prost, inc., the engineer and/or surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. Reproduction of drawing withen expressed written or unauthorized use of the document or any part thereof without the expressed written consent of poehlman & prost, inc. Is prohibited use of the document or any part thereof without the expressed written consent of poehlman & prost, inc. Is prohibited.	THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AN SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOC PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYIN	THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
OF MISSING	NO DESCRIPTION DATE 1 KCMO Revisions 08-04-202: 2 KCMO Revisions 09-07-202: 4 A A A A A A A A A A A A A A A A A A A	ATN	FREIGHT HOUSE VILLAGE UTILITY PLAN A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT, AND LOTS 65 TO 71 OF UNION STATION ADDITION THWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI	PREPARED FOR: CWD EQUITY II P.O. BOX 24178 ST. LOUIS, MISSOURI 63146	CERTIFICATE OF NAN & PROST, INC. Land Surveying and Civil Engineering Land Surveying and Civil Engineering A6 C Worthington Access Drive Maryland Heights, Missouri 63043 (314) 997-5777 Phone (314) 997-0407 Fax E-Mail: bipoehlman@poehlman-prost.com



PRELIMINARY LANDSCAPE PLAN

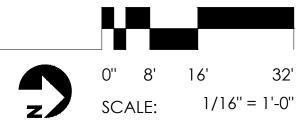
SITE PLAN

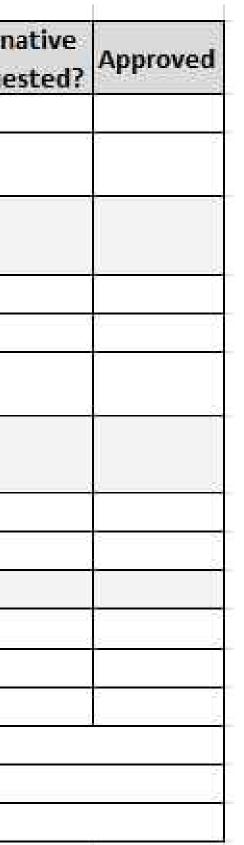
PLANT PALETTE - SITE

	NAME	QTY.	SIZE	CALIPER	COMMENTS
	<i>Gleditsia triacanthos 'Shademaster'</i> SHADEMASTER HONEYLOCUST	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
	Acer × freemanii 'Jeffersred' AUTUMN BLAZE RED MAPLE	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
	Cornus florida 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	03	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
\bigcirc	Betula nigra 'Little King DWARF RIVER BIRCH	04	24" BOX	N/A	12'-15' HT. MULTI-STEM
SHRUBS					
	NAME	QTY.	SIZE	HEIGHT	
	<i>Cornus stolonifera 'Farrow'</i> ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.	
	Calamagrostis x acutiflora 'Karl Foerster' KARL FOERSTER GRASS	00	5 GAL	18" HT.	
	<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.	
	<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.	
	Spirea x bumalda 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.	
	<i>Buxus 'Green Velvet'</i> GREEN VELVET BOXWOOD	00	5 GAL	18" HT.	
GROUN	DCOVERS				
	NAME	QTY.	SIZE		
	<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	00	5 GAL		
	<i>Liriope muscari 'Big Blue'</i> BIG BLUE LIRIOPE	00	3 GAL		
LANDSC	CAPE MATERIALS				_
	INTEGRAL COLORED CONCRETE COLOR: TBD FINISH: LIGHT BRC SCORE SIZE: 5' x 5' SAW-CUT (REF	MÓM		xx)	
	LANDSCAPE AREA				

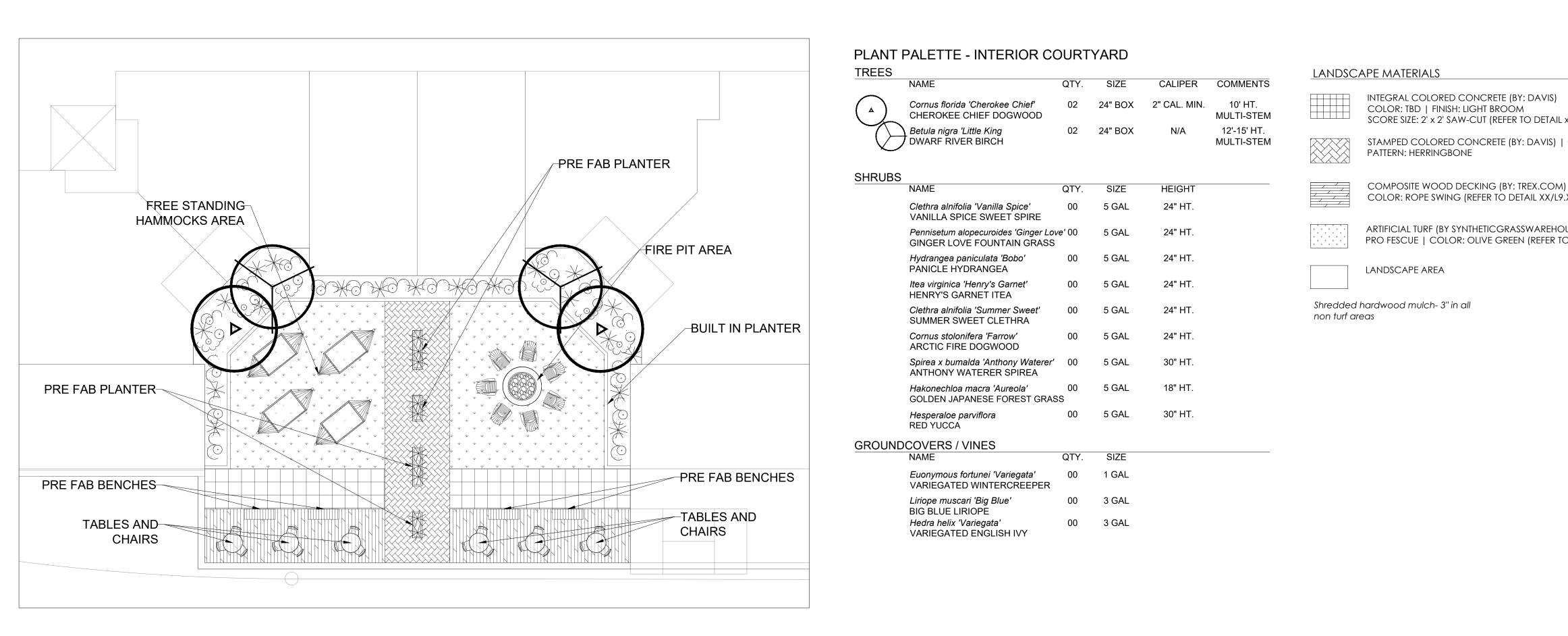
88-425-LANDSCAPE REQUIREMENTS	Description of what is required	Required	Proposed	Alternativ Requested
88-425-03 Street Trees	1 tree every 30' street frontage	21	21	-
88-425-04 General	1 tree per 5,000 sf of principal building	9	21	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10'	N	/A	
Trees	1 tree per 30 If of landscape	N	/A	
Shrubs/Wall/Berm	Interior of the perimeter landscape		/Α	
88-425-05 Perimeter Vehicular Use Area Adjacent to Residential Zones				
Buffer Width		N	/A	
Shrubs/Berm/Fence/Wall		N	/Α	
88-425-06 Interior Vehicular Use Area				
Interior Area		N	/A	
Trees		N	/A	
Shrubs		N	/Α	
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	N/A			
88-425-09 Outdoor Use Screening	N/A			

Shredded hardwood mulch- 3" in all non turf areas









scale:

z

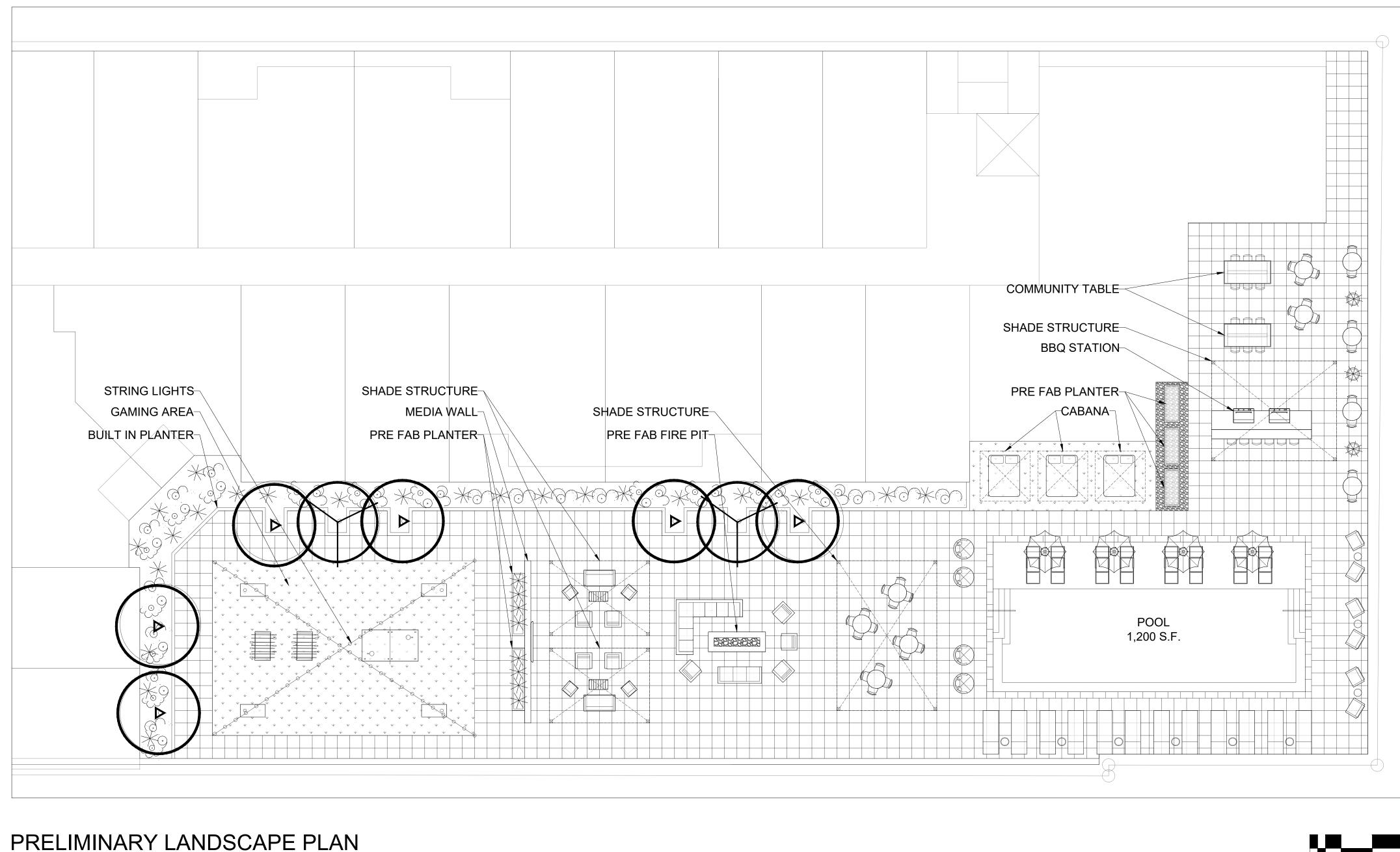
10'

20'

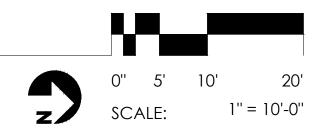
1''= 10'-0''







POOL DECK



SCORE SIZE: 2' x 2' SAW-CUT (REFER TO DETAIL xx/L9.xx) STAMPED COLORED CONCRETE (BY: DAVIS) | COLOR: TBD |

COMPOSITE WOOD DECKING (BY: TREX.COM) | SIZE: 12" x 5.5"x 1" | COLOR: ROPE SWING (REFER TO DETAIL XX/L9.XX)

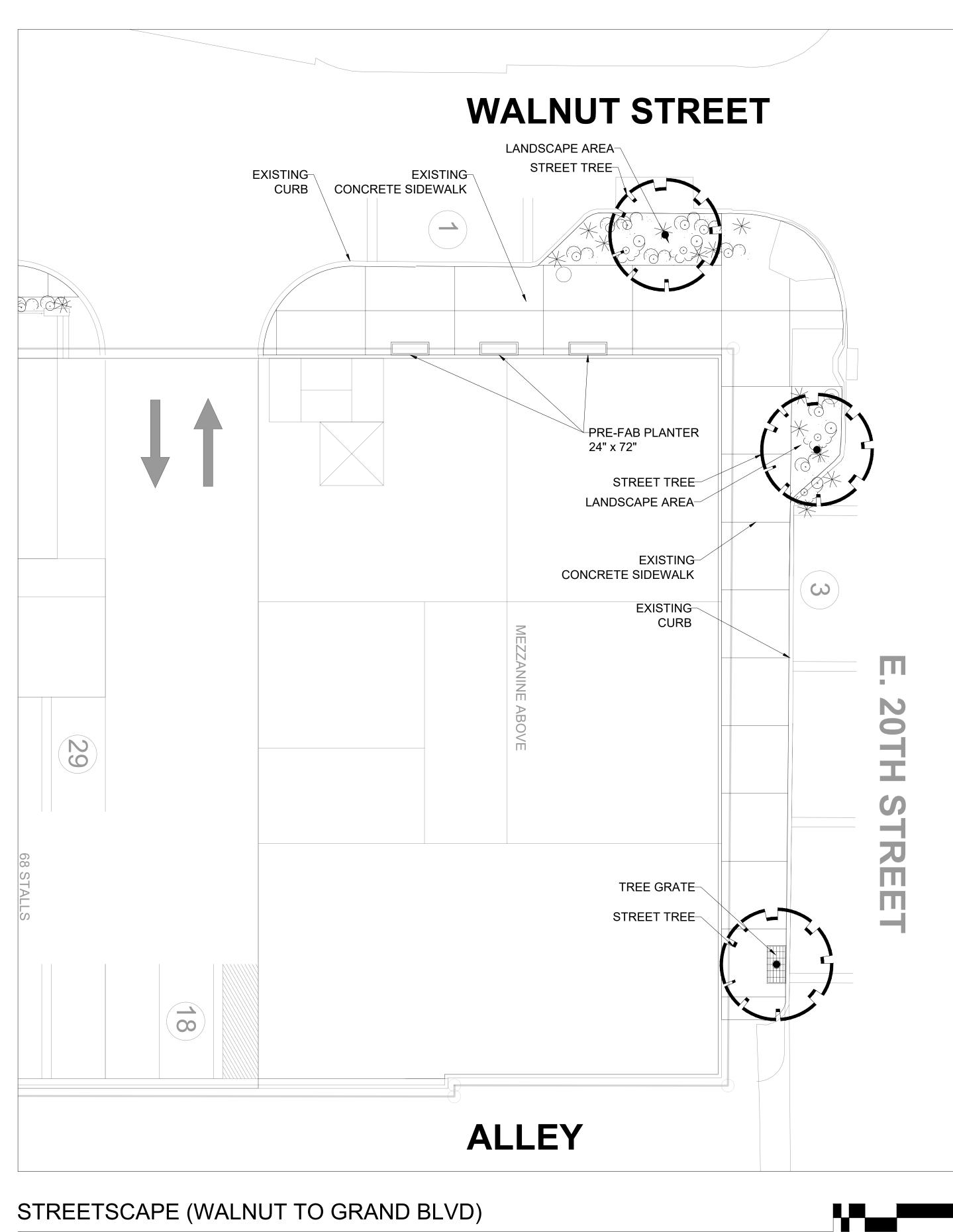
ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) | TYPE: DIAMOND PRO FESCUE | COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9.XX)

PLANT PALETTE - POOL DECK

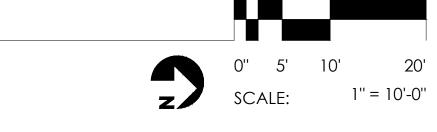
	NAME	QTY.	SIZE	CALIPER	COMMENTS
	<i>Cornus florida 'Cherokee Chief'</i> CHEROKEE CHIEF DOGWOOD	06	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
$\mathbf{\tilde{C}}$	<i>Betula nigra 'Little King</i> DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM
SHRUBS					
	NAME	QTY.	SIZE	HEIGHT	
	Pennisetum alopecuroides 'Ginger Lo GINGER LOVE FOUNTAIN GRASS		5 GAL	24" HT.	
	<i>Hydrangea paniculata 'Bobo'</i> PANICLE HYDRANGEA	00	5 GAL	24" HT.	
	<i>Itea virginica 'Henry's Garnet'</i> HENRY'S GARNET ITEA	00	5 GAL	24" HT.	
	<i>Clethra alnifolia 'Summer Sweet'</i> SUMMER SWEET CLETHRA	00	5 GAL	24" HT.	
	Cornus stolonifera 'Farrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.	
	Spirea x bumalda 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.	
	Hakonechloa macra 'Aureola' GOLDEN JAPANESE FOREST GRAS	00 SS	5 GAL	18" HT.	
	<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.	
	Euonymus alatus DWARF BURNING BUSH	00	5 GAL	18" HT.	
ROUNE	COVERS / VINES				
	NAME	QTY.	SIZE		
	<i>Euonymous fortunei 'Variegata'</i> VARIEGATED WINTERCREEPER	00	1 GAL		
	<i>Liriope muscari 'Big Blue'</i> BIG BLUE LIRIOPE	00	3 GAL		
	Hedra helix 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL		
ANDSC	APE MATERIALS				
	INTEGRAL COLORED CONCRETE COLOR: TBD FINISH: LIGHT BROG SCORE SIZE: 2' x 2' SAW-CUT (REFE	MC)	
	1/4" SCREENED PEA GRAVEL, 2"-3 (REFER TO DETAIL XX/L9.XX)	" DEPTH	(BY: LOCAL S	SUPPLIER)	
	ARTIFICIAL TURF (BY SYNTHETICGR PRO FESCUE COLOR: OLIVE GRI				
	LANDSCAPE AREA				

Shredded hardwood mulch- 3" in all non turf areas

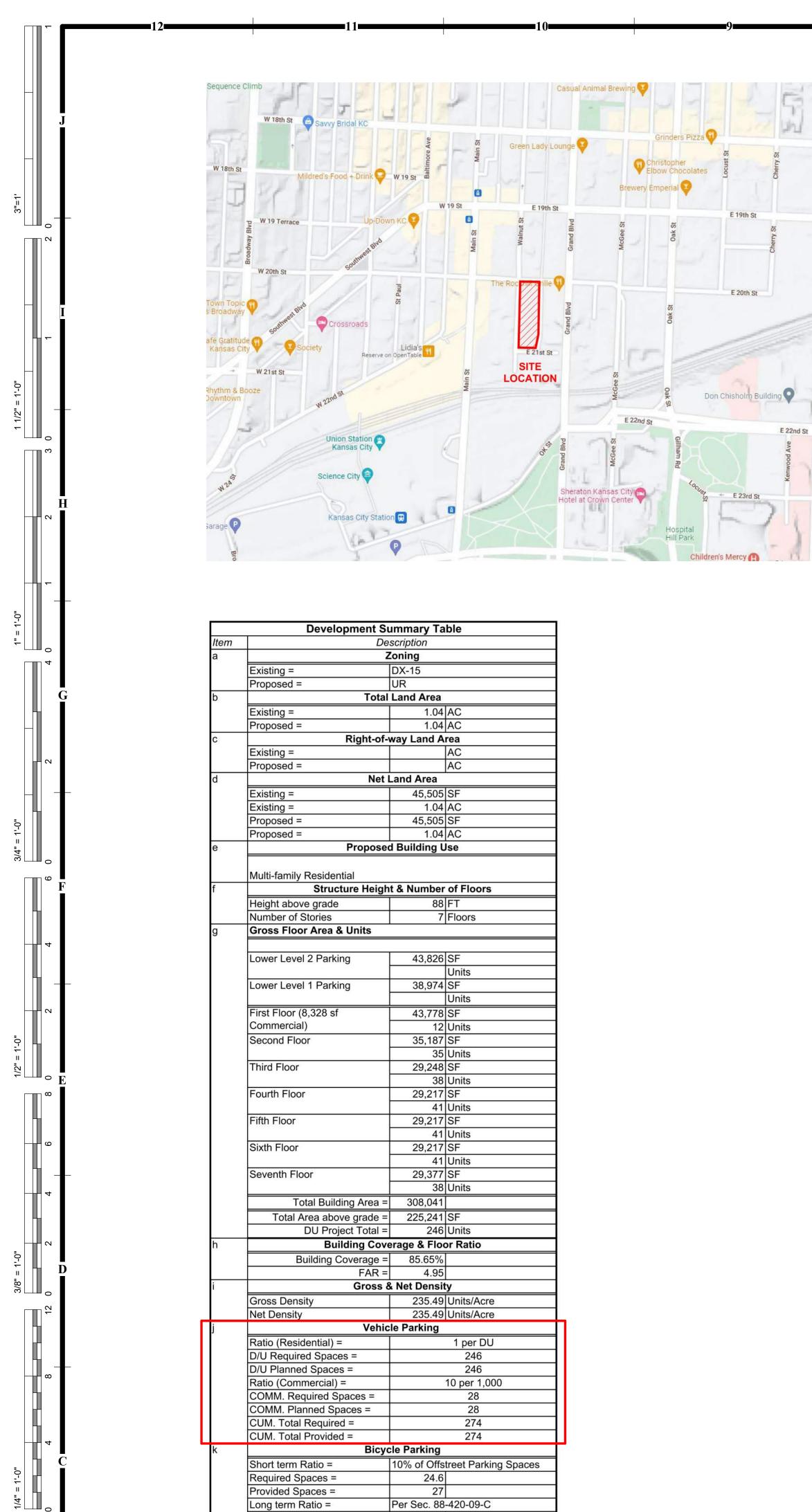




SITE PLAN







	Required Spaces = Provided Spaces =	6	
1		nstruction Time	
	Begin =	TBD	
	Construction =		Months
	Completion =	TBD	

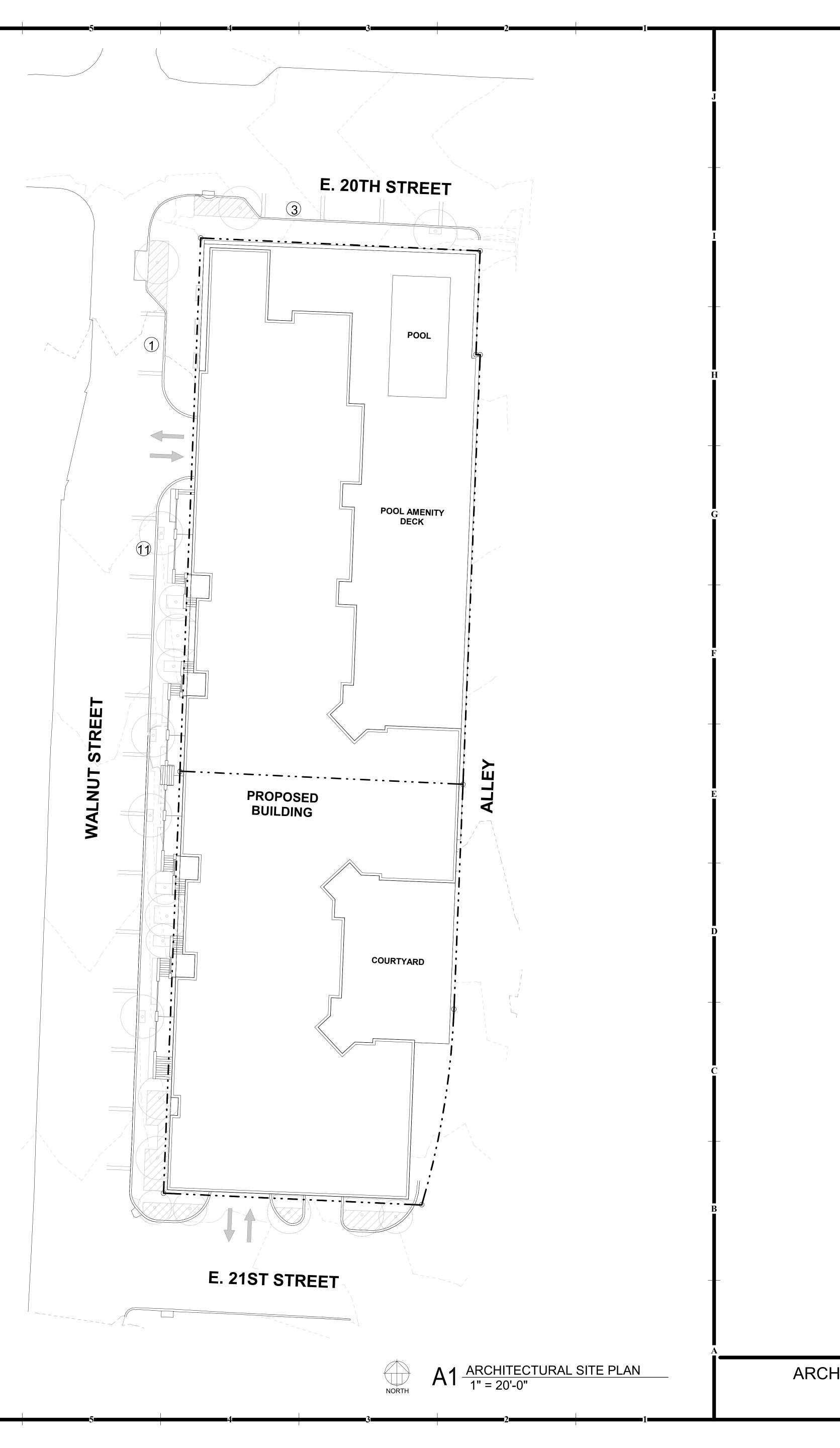
1/8" = 1'-0"

□∎ [°]



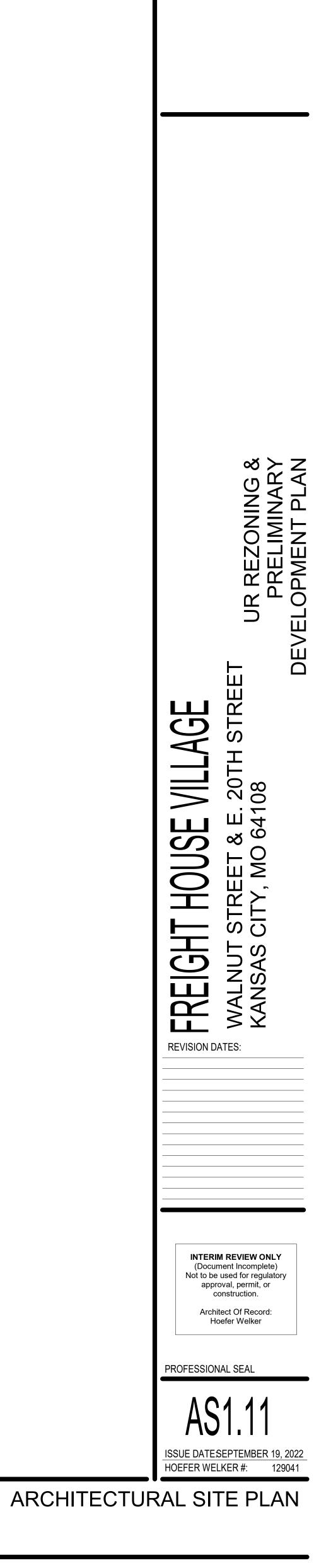


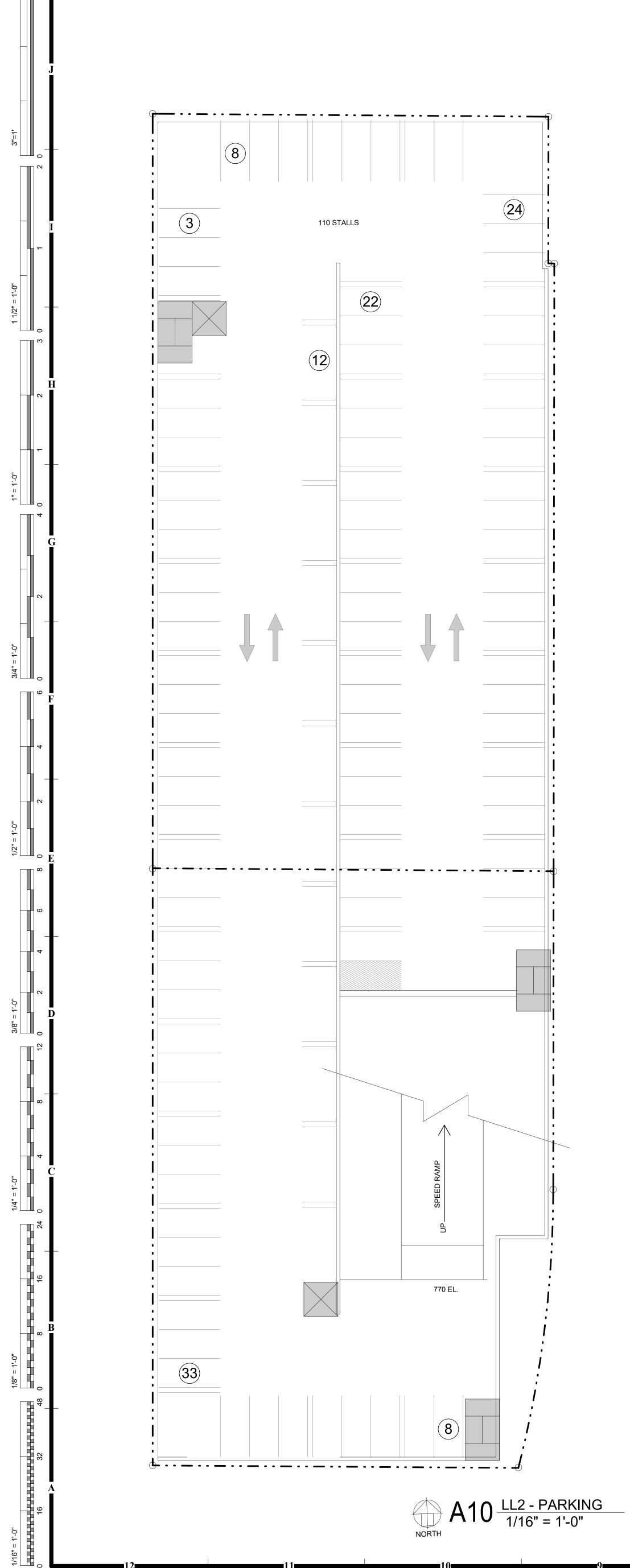
KEY PLAN



HOEFER WELKER 11460 Tomahawk Creek Pkwy Suite 400 Leawood, KS 66211 P: 913.307.3700 www.hoeferwelker.com

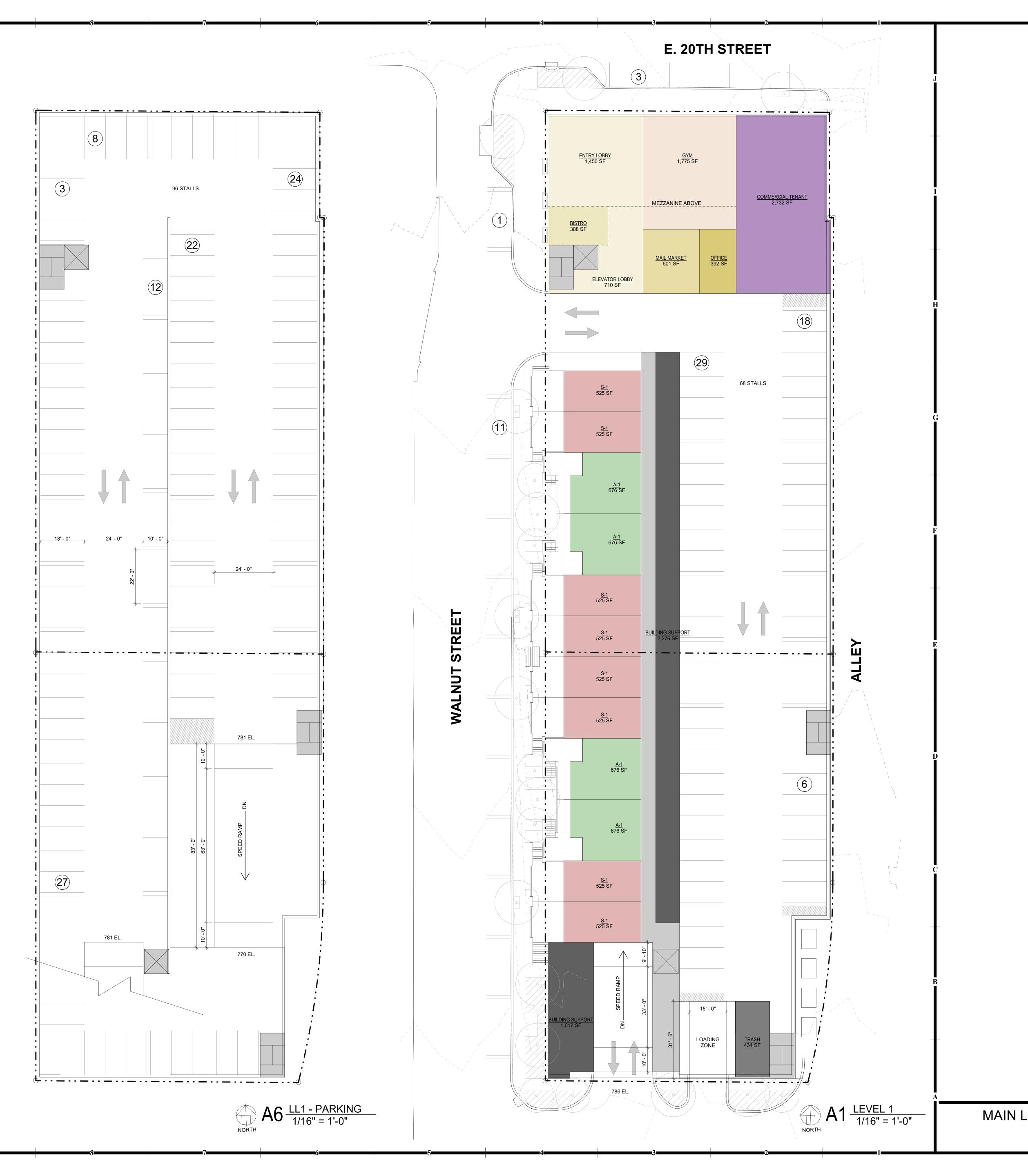
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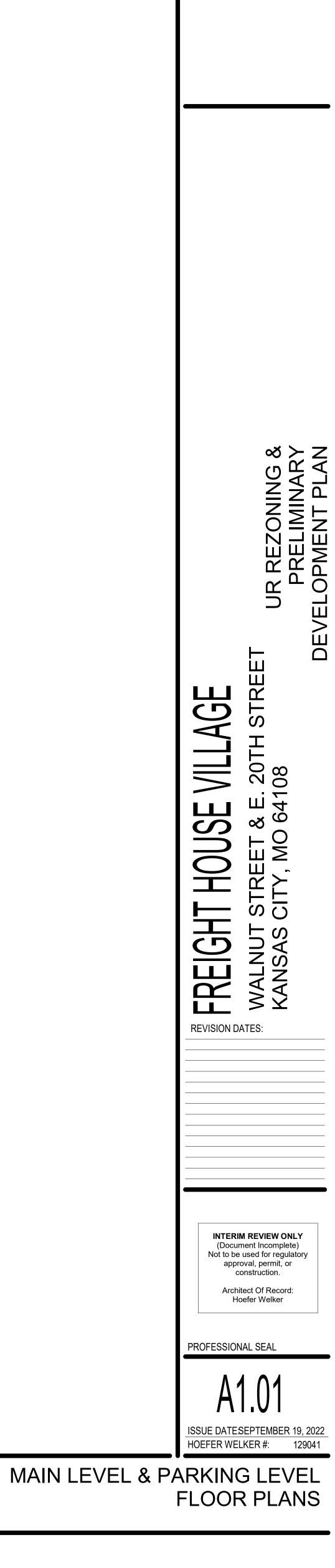
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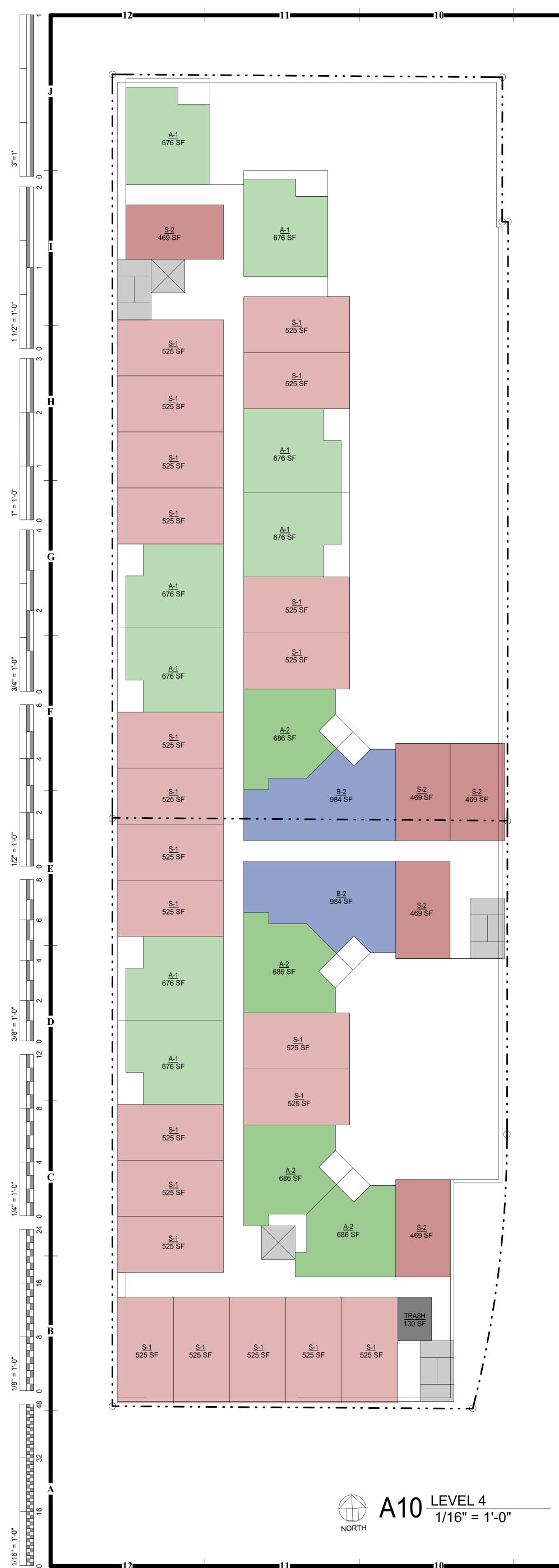
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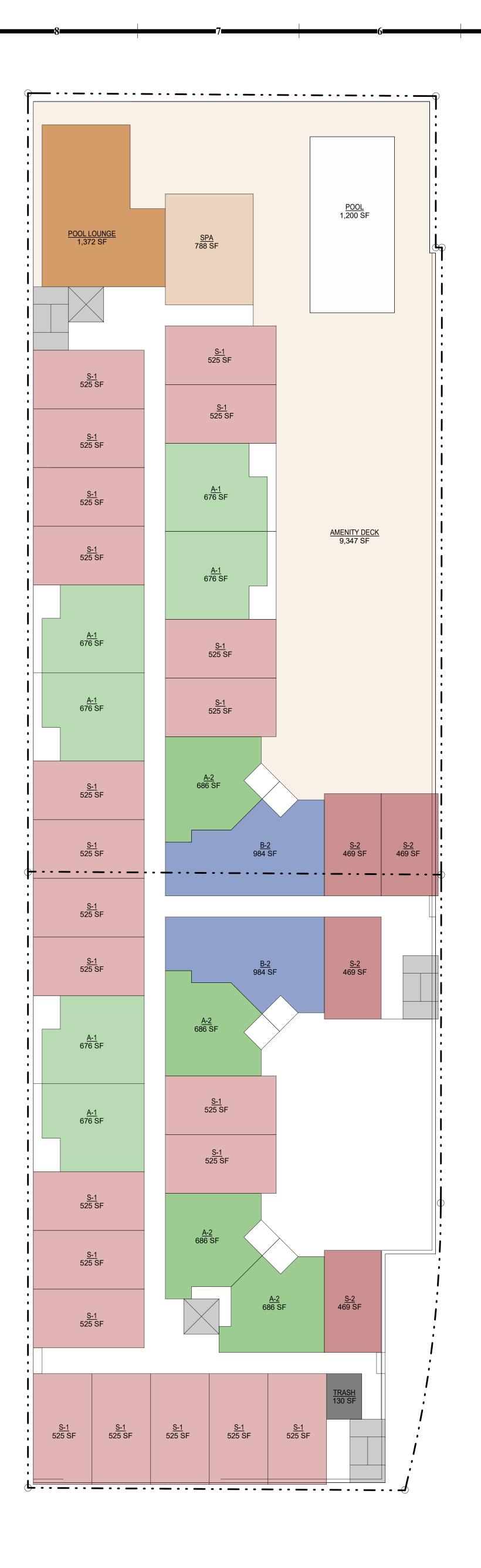
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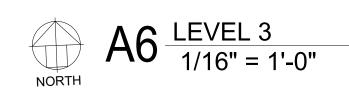


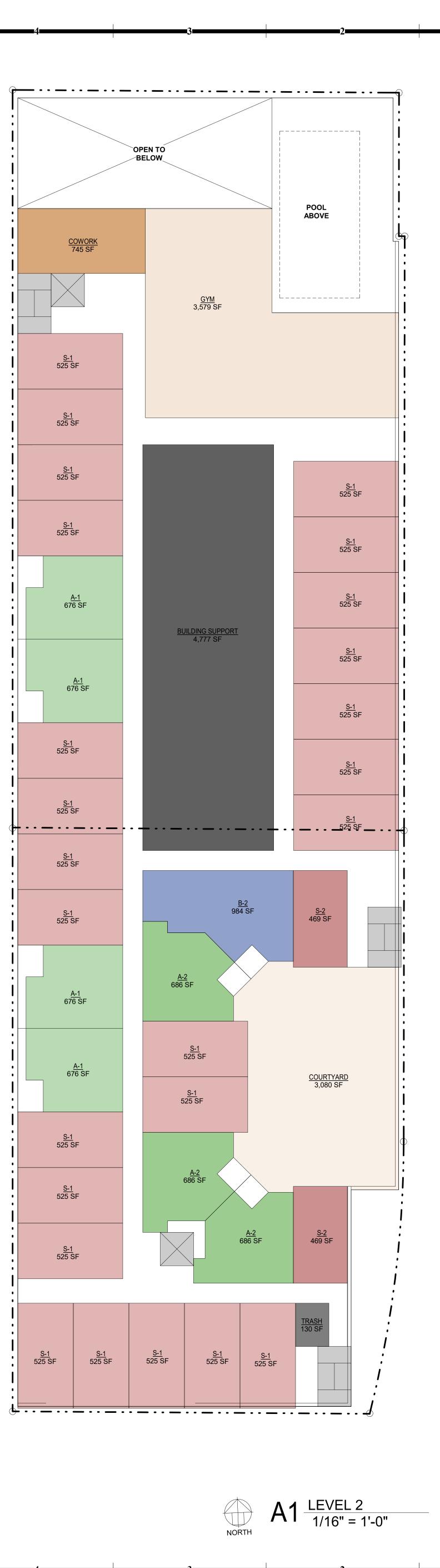


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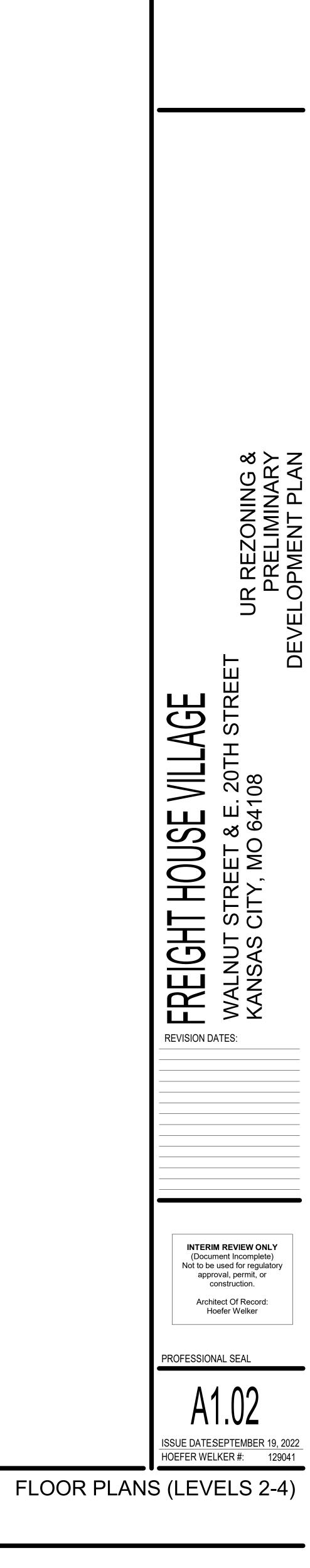






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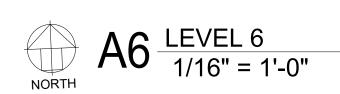
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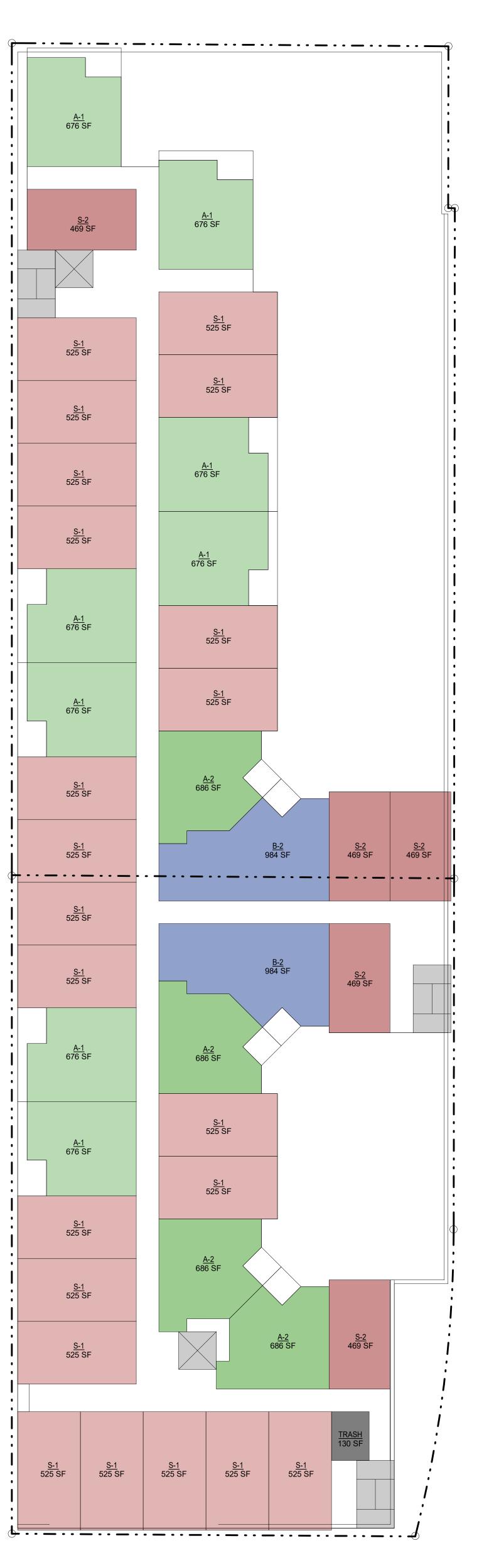




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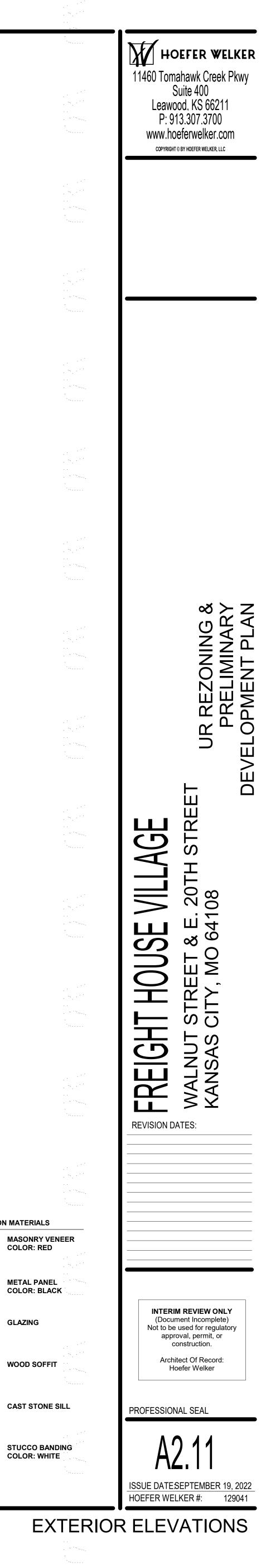


METAL PANEL MASONRY VENEER -



5

1/8" = 1





15







POOL DECK AMENITY

AT GRADE WALK-UP UNITS

HOEFER WELKER 11460 Tomahawk Creek Pkwy Suite 400 Leawood, KS 66211 P: 913.307.3700 www.hoeferwelker.com

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PRELIMINARY RENDERS



DEXW Series

Features

Construction

Diffuser

Electrical

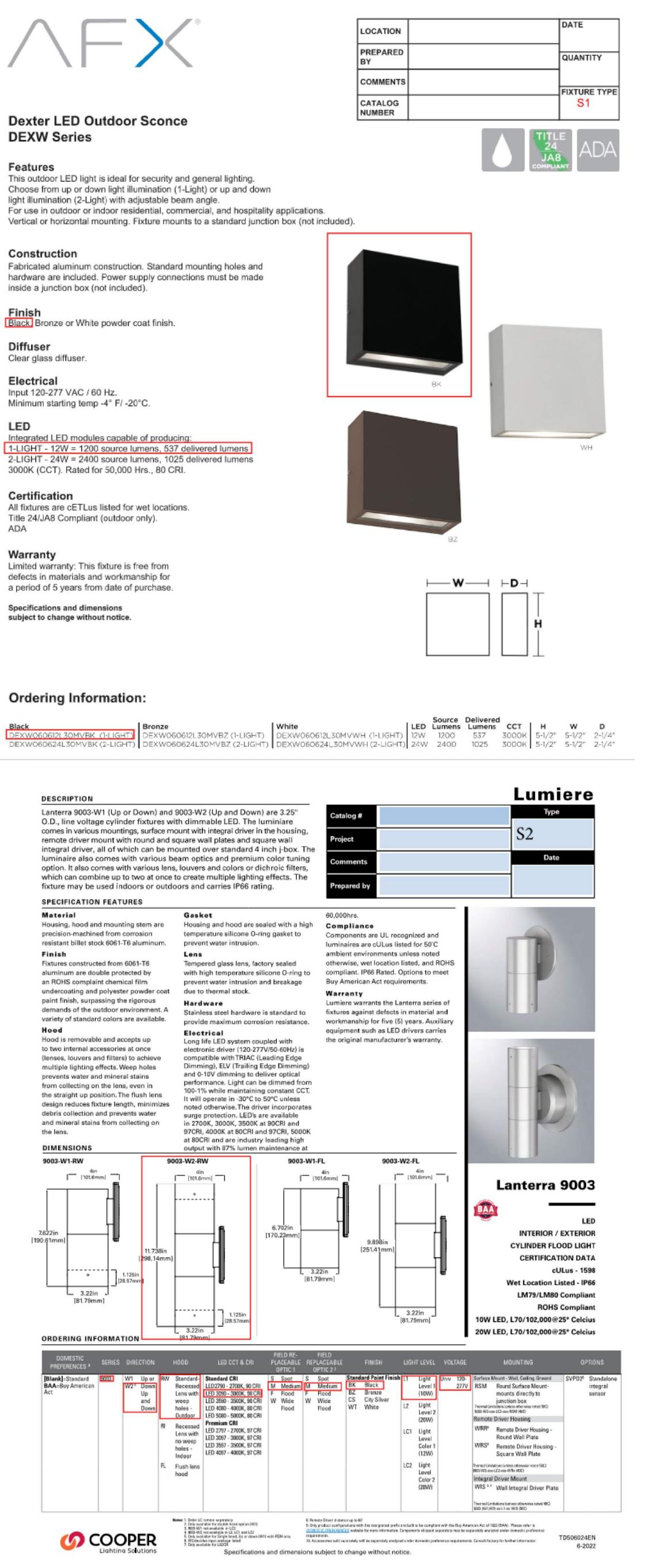
LED

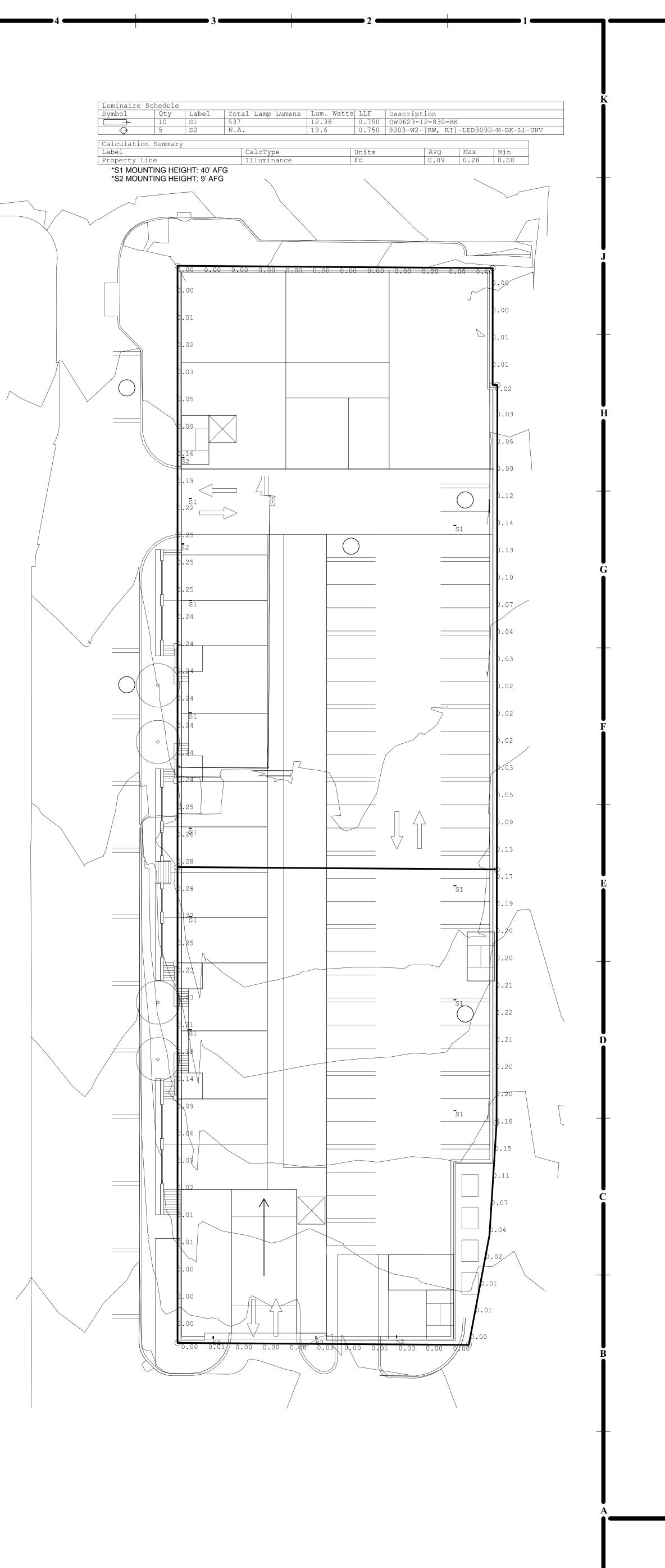
Certification ADA

Warranty

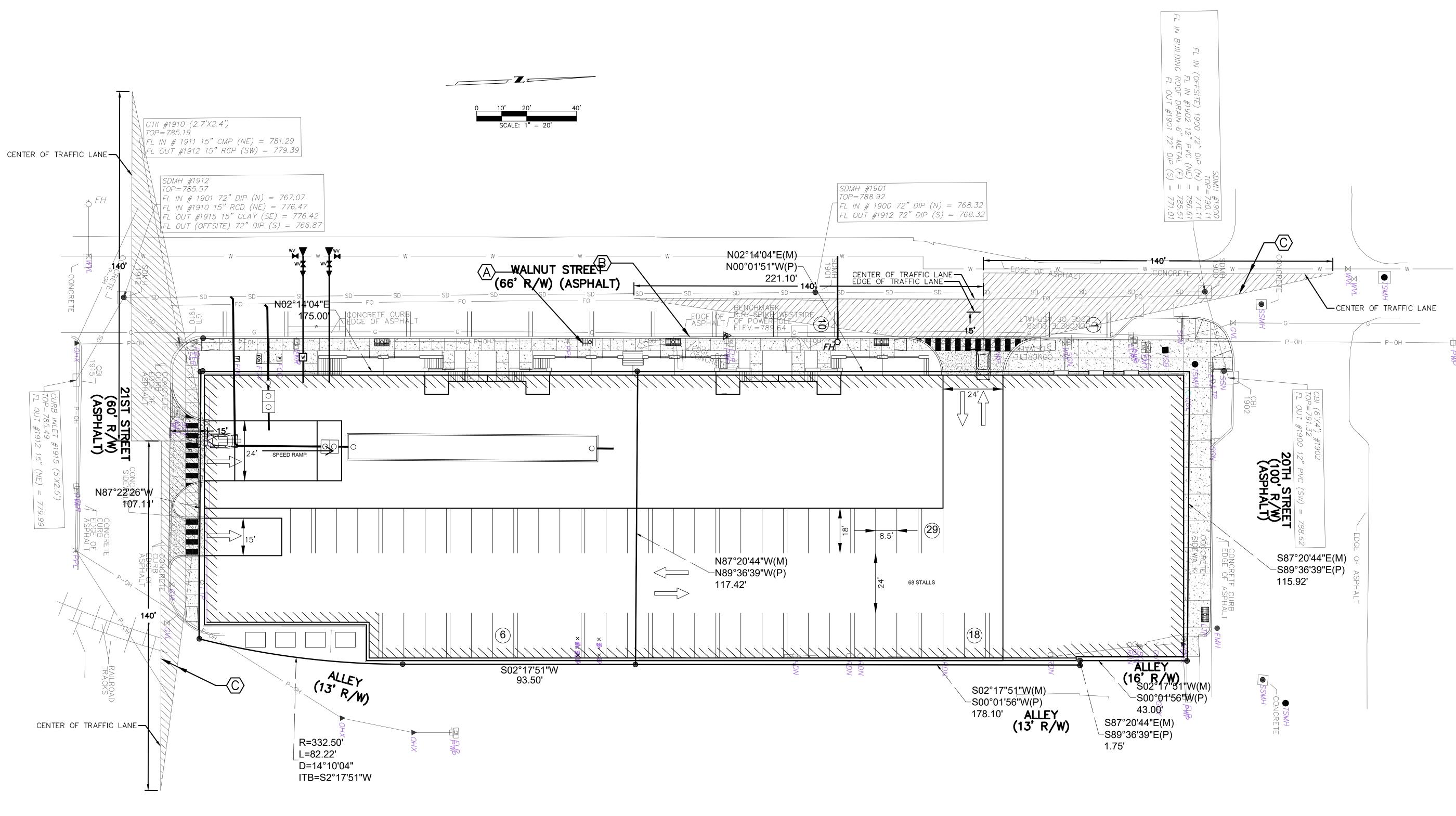
Hood

the lens. [190.61mm]









PAVING LEGEND

3" TYPE "C" ASPHALTIC CONCRETE SURFACE COURSE OVER 9" TYPE "1" AGGREGATE BASE COURSE. (HEAVY DUTY)

4" THICK NON-REINFORCED P.C. CONCRETE PAVEMENT (SIDEWALK AND PATIO).

CONSTRUCTION NOTES:

- $\langle A \rangle$ NEW CONCRETE CURB (TYPICAL).
- B NEW 4" THICK PCC SIDEWALK.
- SITE DISTANCE TRIANGLE (TYPICAL)

SURVEYED BY:

Olsson Associates 7301 West 133rd Street, Suite 200 Overland Park, Kansas 66213 Phone: (913) 381—1170 Fax: (913) 381—1174

PRELIMINARY NOT FOR CONSTRUCTION

THE RESPONSIBILITY FC LIMITED TO THE SET OF ATTACHED. RESPONSIBI THE PROJECT AND SPE	ENGINEERING/SURVEYING AUTHENTICATION THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY ANTACHED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.	The original of this drawng is on file at the office of poehlman & prost, inc. any modifications to this drawing shall release said poehlman & prost, inc., the engineer and/or surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. Reproduction of drawing without written permission is prohibited. All electronic acad files are the property of poehlman & prost, inc. is prohibited.	THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AV SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. TH UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOC. PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING	THE UNDERGROUND UTILITES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WTH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
1 KCMO Revisions 09-07-2	PAD AT A	PRELIMINARY DEVELOPMENT PLAN A TRACT OF LAND BEING LOT 2 OF MYLAN PLAN AND LOTS 65 TO 71 OF UNION STATION ADDITION NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST	PREPARED FOR: CWD EQUITY II P.O. BOX 24178 ST. LOUIS, MISSOURI 63146	POEHLMAN & PROST, INC. Land Surveying and Civil Engineering Land Surveying and Civil Engineering A6 C Worthington Access Drive Maryland Heights, Missouri 63043 (314) 997-5777 Phone (314) 997 0407 Fax E-Mail: biooehlman@poehlman-brost.com
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NOTE: SURVEY INFORMATION PROVIDED BY OLSSON, INC. PROJECT NUMBER 022-02524, DATED MAY 23, 2022

LAND SURVEYING AND CIVIL ENGINEERING

P.O. Box 1518 46 "C" Worthington Access Drive Maryland Heights, Missouri 63043-3803 (314) 997-5777 Fax (314) 997-0403 <u>www.poehlmanprost.com</u>

October 13, 2022

City of Kansas City, Missouri 414 East 12th Street Kansas City, Missouri 64106

Re: Freight House Village

222-027

Dear Sir,

The garage entrance on 21st Street appears to have an area free of trees, shrubs, signs, automobiles, or other obstructions to provide adequate sight distance.

The garage entrance on Walnut Street would need to have two parallel parking stalls along Walnut Street removed to provide an area free of trees, shrubs, signs, automobiles, or other obstructions to provide adequate sight distance.

This submittal is for your review.

Sincerely,

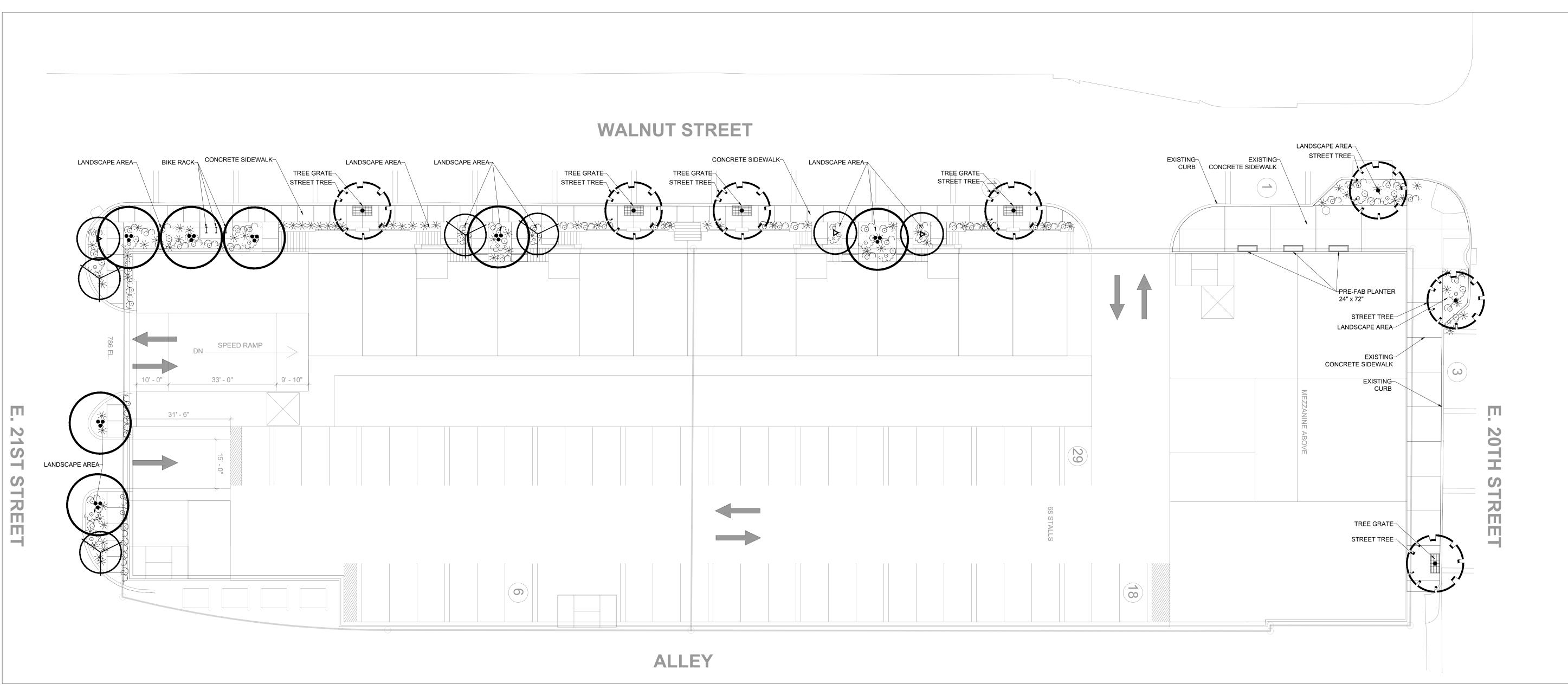
Poehlman & Prost, Inc.

Paul Mertz

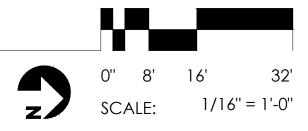
R. Paul Mertz, P.E.

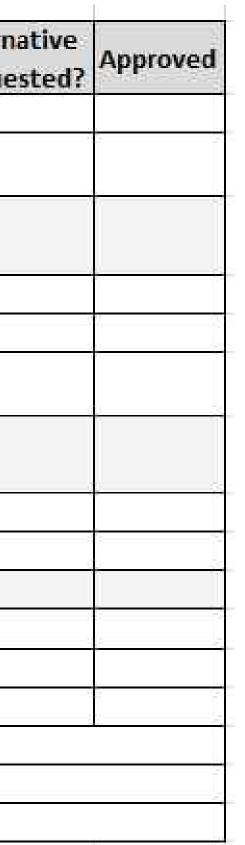


ITE PL	.AIN					
TREES	ALETTE - SITE					
	NAME	QTY.	SIZE	CALIPER	COMMENTS	
	Gleditsia triacanthos 'Shademaster' SHADEMASTER HONEYLOCUST	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD	88-425-LANDSCA
1 2 1	Acer rubrum RED MAPLE	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD	88-425-03 Street
	Cornus florida 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	03	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM	
	Betula nigra 'Little King DWARF RIVER BIRCH	04	24" BOX	N/A	12'-15' HT. MULTI-STEM	88-425-04 Genera
SHRUBS						88-425-05 Perime
١	NAME	QTY.	SIZE	HEIGHT		Adjacent to Stree
F	Cornus sericea RED TWIG DOGWOOD	00	5 GAL	24" HT.		Buffer Width
	Pennisetum alopecuroides 'Ginger Lov GINGER LOVE FOUNTAIN GRASS		5 GAL	18" HT.		Trees
ę	Panicum virgatum SWITCH GRASS	00	5 GAL	30" HT.		
[Euonymus alatus DWARF BURNING BUSH	00	5 GAL	18" HT.		Shrubs/Wall/Be
	Spirea x bumalda 'Froebelli' JAPANESE SPIREA	00	5 GAL	30" HT.		88-425-05 Perime
	Buxus microphylla LITTLELEAF BOXWOOD	00	5 GAL	18" HT.		Adjacent to Resid
GROUND	COVERS NAME	QTY.	SIZE			Buffer Width
	Vinca minor LESSER PERIWINKLE	00	5 GAL			Shrubs/Berm/F
	Salvia laucantha	00	3 GAL			88-425-06 Interio
ŀ	PURPLE SAGE					
LANDSCA	APE MATERIALS				_	Interior Area
	INTEGRAL COLORED CONCRET COLOR: TBD FINISH: LIGHT BRO	MÓC				Trees
	SCORE SIZE: 5' x 5' SAW-CUT (RE LANDSCAPE AREA	FER TO E	DETAIL xx/L9.	xx)		Shrubs
	LANDSCAFE AREA					88-425-07 Parking
	nardwood mulch- 3" in all					88-425-08 Mecha
non turf are	eas					88-425-09 Outdo

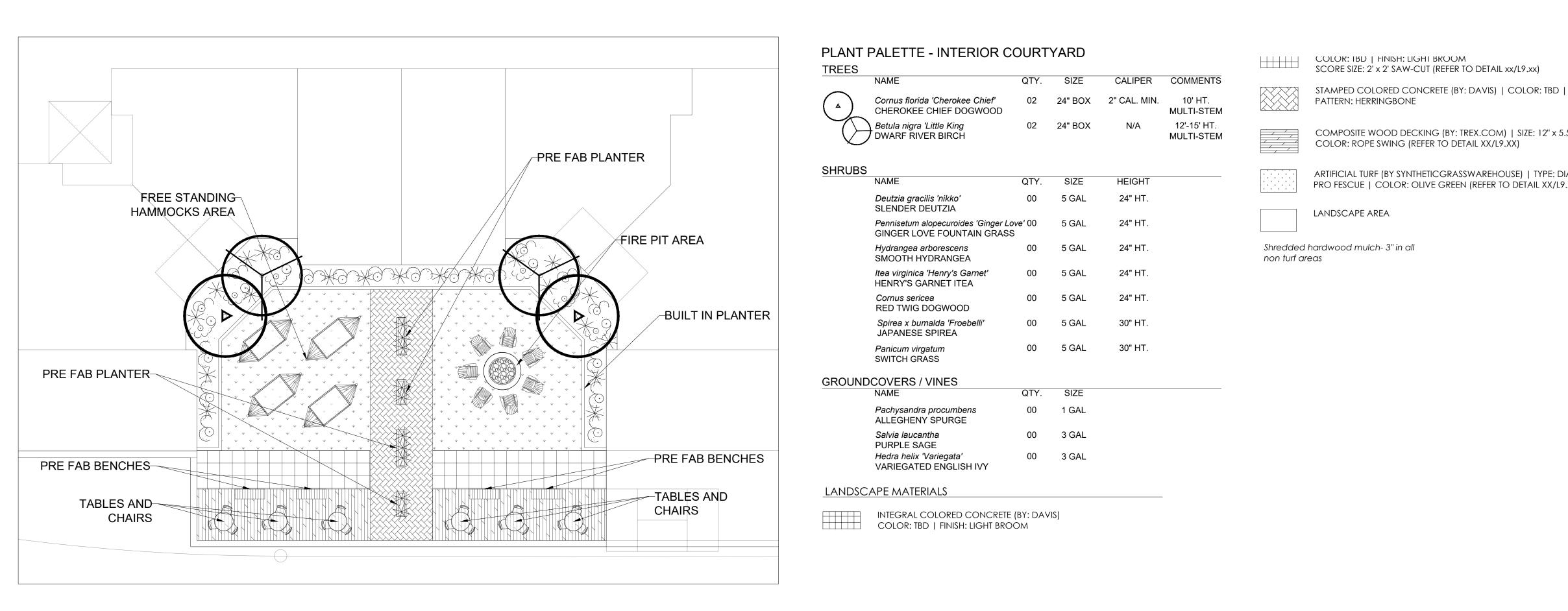


CAPE REQUIREMENTS	Description of what is required	Required	Proposed	Alternativ Requested
et Trees	1 tree every 30' street frontage	21	21	
eral	1 tree per 5,000 sf of principal building	9	21	
meter Ve <mark>hicular U</mark> se Area reets				
n	10'	N	/Α	
	1 tree per 30 if of landscape	N	/A	2)
Berm	Interior of the perimeter landscape	N	/Α	
meter Vehicular Use Area esidential Zones				
1		N	/Α	
n/Fence/Wall	l l	N	/Α	
rior Vehicular Use Area				
1		N	/A	T
		N	/Α	
		N	/Α	
ing Garage Screening	N/A	·		
hanical/Utility Equipment Screening	N/A			
door Use Screening	N/A			









20'

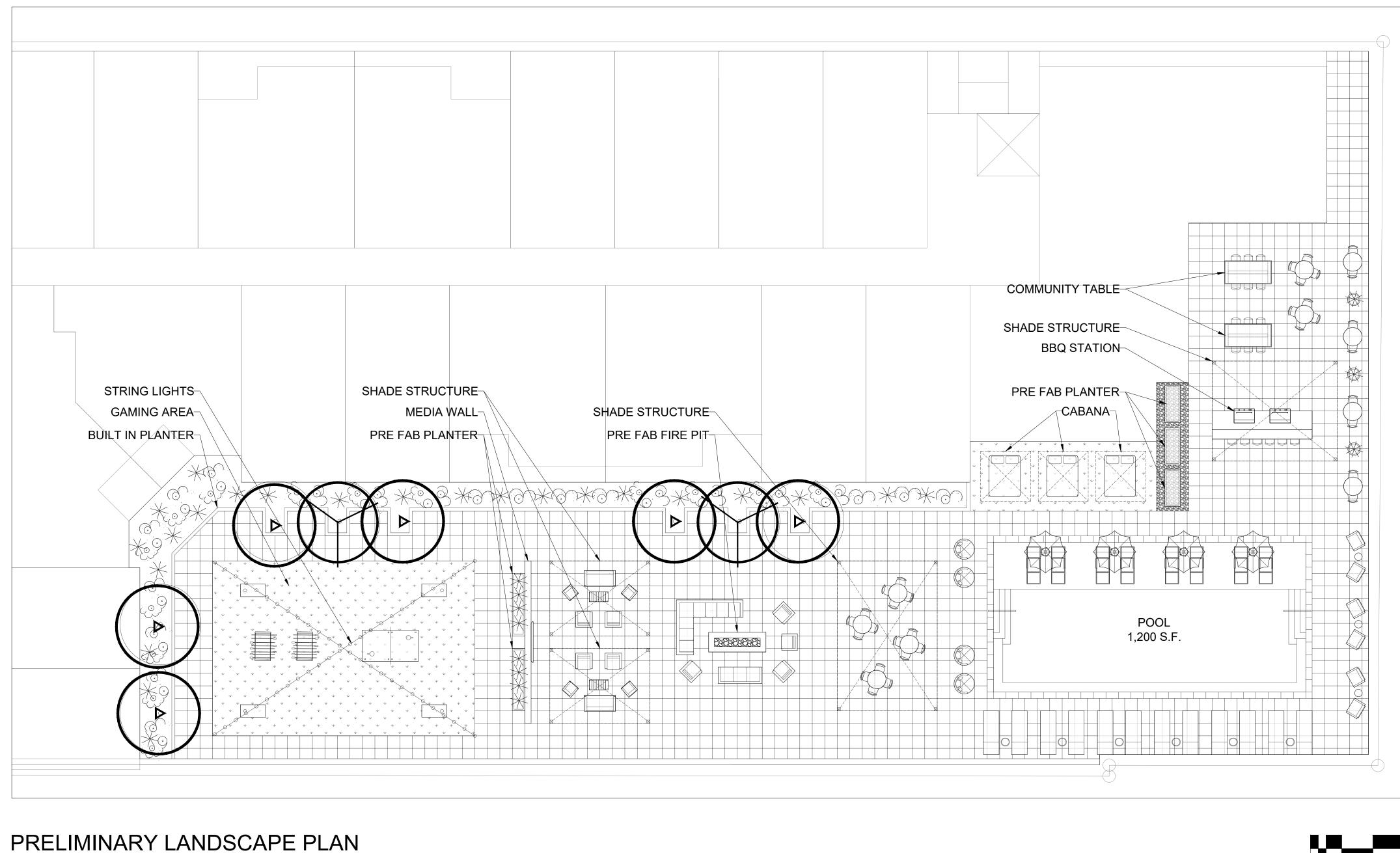
1''= 10'-0''

z

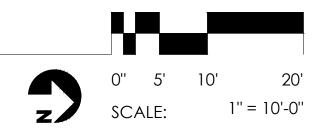
SCALE:







POOL DECK



SCORE SIZE: 2' x 2' SAW-CUT (REFER TO DETAIL xx/L9.xx)

COMPOSITE WOOD DECKING (BY: TREX.COM) | SIZE: 12" x 5.5"x 1" |

COLOR: ROPE SWING (REFER TO DETAIL XX/L9.XX)

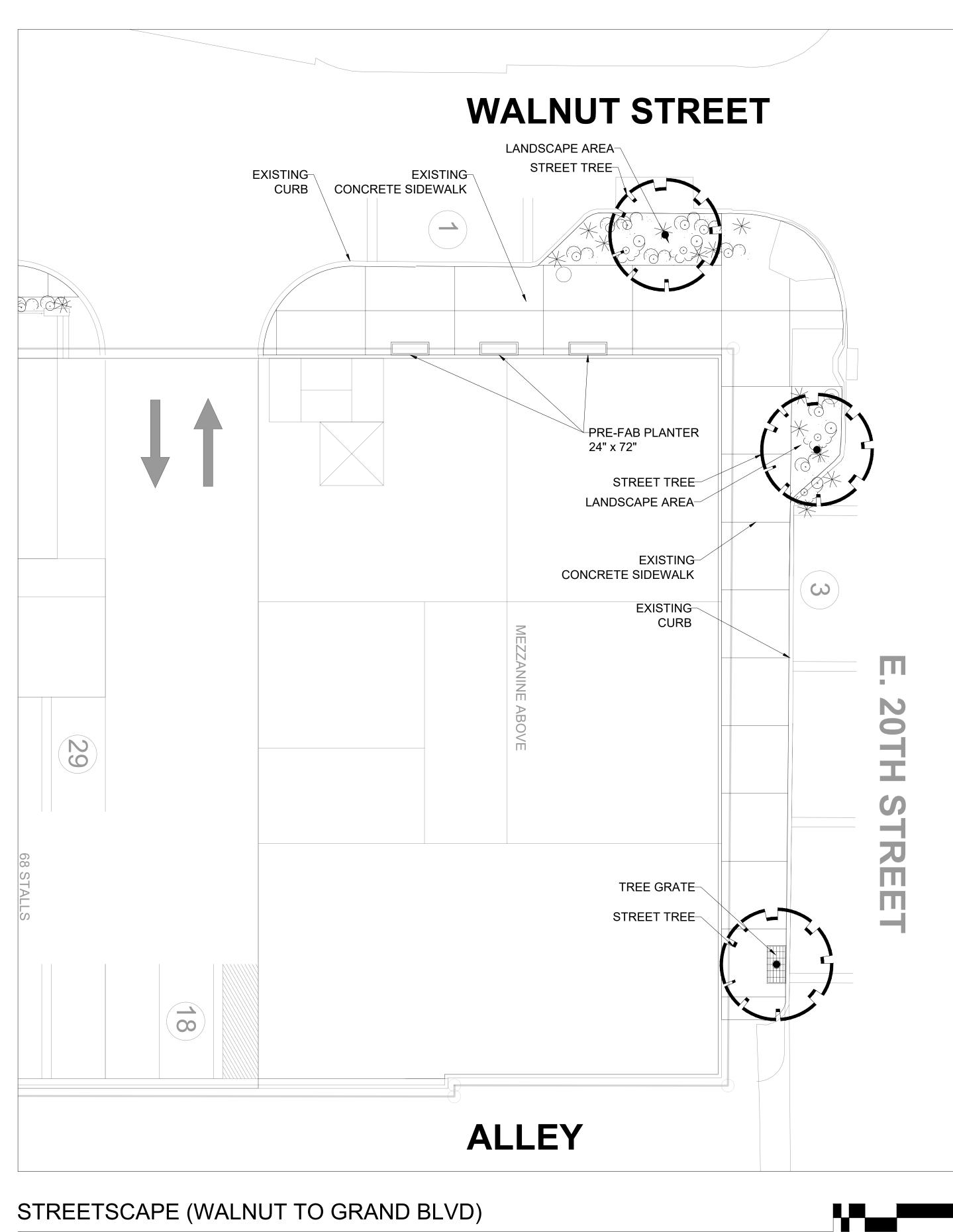
ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) | TYPE: DIAMOND PRO FESCUE | COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9.XX)

PLANT PALETTE - POOL DECK

TREES NAME QTY. SIZE CALIPER COMMENTS Cornus florida 'Cherokee Chief' 06 24" BOX 2" CAL. MIN. 10' HT. CHEROKEE CHIEF DOGWOOD MULTI-STEM 12'-15' HT. Betula nigra 'Little King 02 24" BOX N/A MULTI-STEM **WARF RIVER BIRCH** SHRUBS QTY. SIZE HEIGHT NAME Pennisetum alopecuroides 'Ginger Love' 00 5 GAL 24" HT. GINGER LOVE FOUNTAIN GRASS 24" HT. 5 GAL Hydrangea arborescens 00 SMOOTH HYDRANGEA Itea virginica 'Henry's Garnet' 00 5 GAL 24" HT. HENRY'S GARNET ITEA Deutzia gracilis 'nikko' 00 5 GAL 24" HT. SLENDER DEUTZIA 24" HT. Cornus sericea 00 5 GAL RED TWIG DOGWOOD Spirea x bumalda 'Froebelli' 00 5 GAL 30" HT. JAPANESE SPIREA 5 GAL 30" HT. Panicum virgatum SWITCH GRASS 00 5 GAL 18" HT. Euonymus alatus DWARF BURNING BUSH GROUNDCOVERS / VINES QTY. SIZE NAME 00 1 GAL Pachysandra procumbens ALLEGHENY SPURGE 00 3 GAL Salvia laucantha PURPLE SAGE 00 3 GAL Hedra helix 'Variegata' VARIEGATED ENGLISH IVY LANDSCAPE MATERIALS INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TBD | FINISH: LIGHT BROOM SCORE SIZE: 2' x 2' SAW-CUT (REFER TO DETAIL xx/L9.xx) 1/4" SCREENED PEA GRAVEL, 2"-3" DEPTH (BY: LOCAL SUPPLIER) (REFER TO DETAIL XX/L9.XX) ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) | TYPE: DIAMOND PRO FESCUE | COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9.XX) LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas





SITE PLAN

