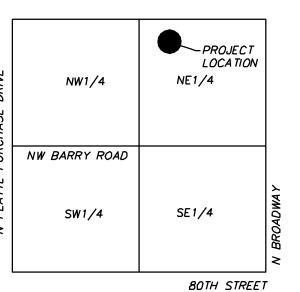


DEVELOPMENT PLAN FOR TWIN CREEKS

8601 N MADISON AVE

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



VICINITY MAP

FRAC. SEC. 10-51-33

Mobile: 469-323-5565 Email: jsiqler@crcliving.com 2525 McKinnon St, Suite 700 Dallas, Texas 75201 **City Plan Commission**

KANSAS CITY MISSOURI

Jake Sigler, President

Office: 214-572-8401

Professional Registration

Engineering 2005002186-D

Surveying 2005008319-D

Engineering E-1695

Surveying LS-218

Oklahoma

Engineering 6254

Engineering CA2821

Secretary of the City Plan Commission



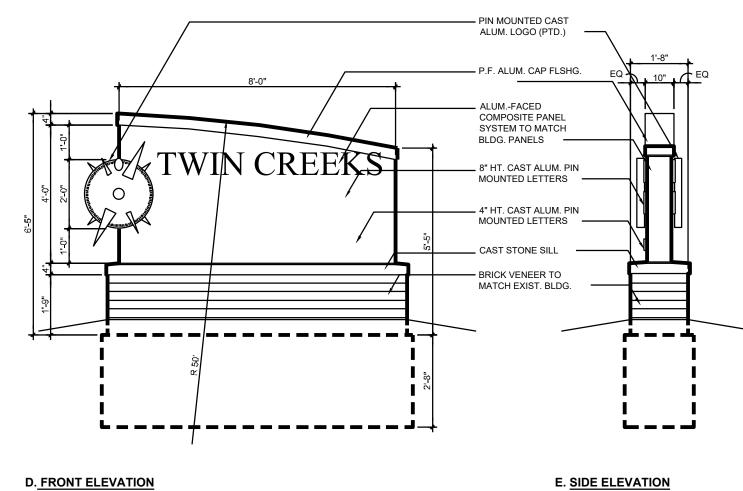
EXTERIOR ELEVATION
TRASH ENCLOSURE - FRONT ELEVATION

DESCRIPTION: (Per Title Report)

ALL OF LOT 5, BARRY TOWNE - FIRST PLAT, AND ALL OF LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, BOTH BEING SUBDIVISIONS IN KANSAS CITY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 33, KANSAS CITY, ALL BEING IN CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 60°09'55" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, 246.16 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT—OF—WAY LINE OF NORTH MADISON AVENUE, AS NOW ESTABLISHED; THENCE NORTH 39'35'01" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 479.75 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 36'31'41", AN ARC DISTANCE OF 439.90 FEET; THENCE SOUTH 86'56'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12:00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 03'03'20" EAST, HAVING A RADIUS OF 702.00 FEET, A CENTRAL ANGLE OF 28'32'38", AN ARC DISTANCE OF 349.73 FEET; THENCE NORTH 25'29'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 332.15 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 798.00 FEET, A CENTRAL ANGLE OF 36'19'16", AN ARC DISTANCE OF 505.87 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 99'51'50". AN ARC DISTANCE OF 45.32 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 88TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 69'18'33" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 662.87 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169, AS NOW ESTABLISHED; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06'25'40" WEST, A RADIUS OF 5839.58 FEET, A CENTRAL ANGLE OF 06'09'48", AN ARC DISTANCE OF 628.18 FEET; THENCE SOUTH 0'15'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 444.00 FEET; THENCE SOUTH 25'59'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 130.56 FEET; THENCE SOUTH 37'32'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 281.73 FEET; THENCE SOUTH 52'00'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 98.41 FEET; THENCE SOUTH 46'29'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.74 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 25'51'39", AN ARC DISTANCE OF 189.57 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LOT 5 BARRY TOWNE - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND EXCEPT LOTS 6 AND 7, BARRY TOWNE -SECOND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

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

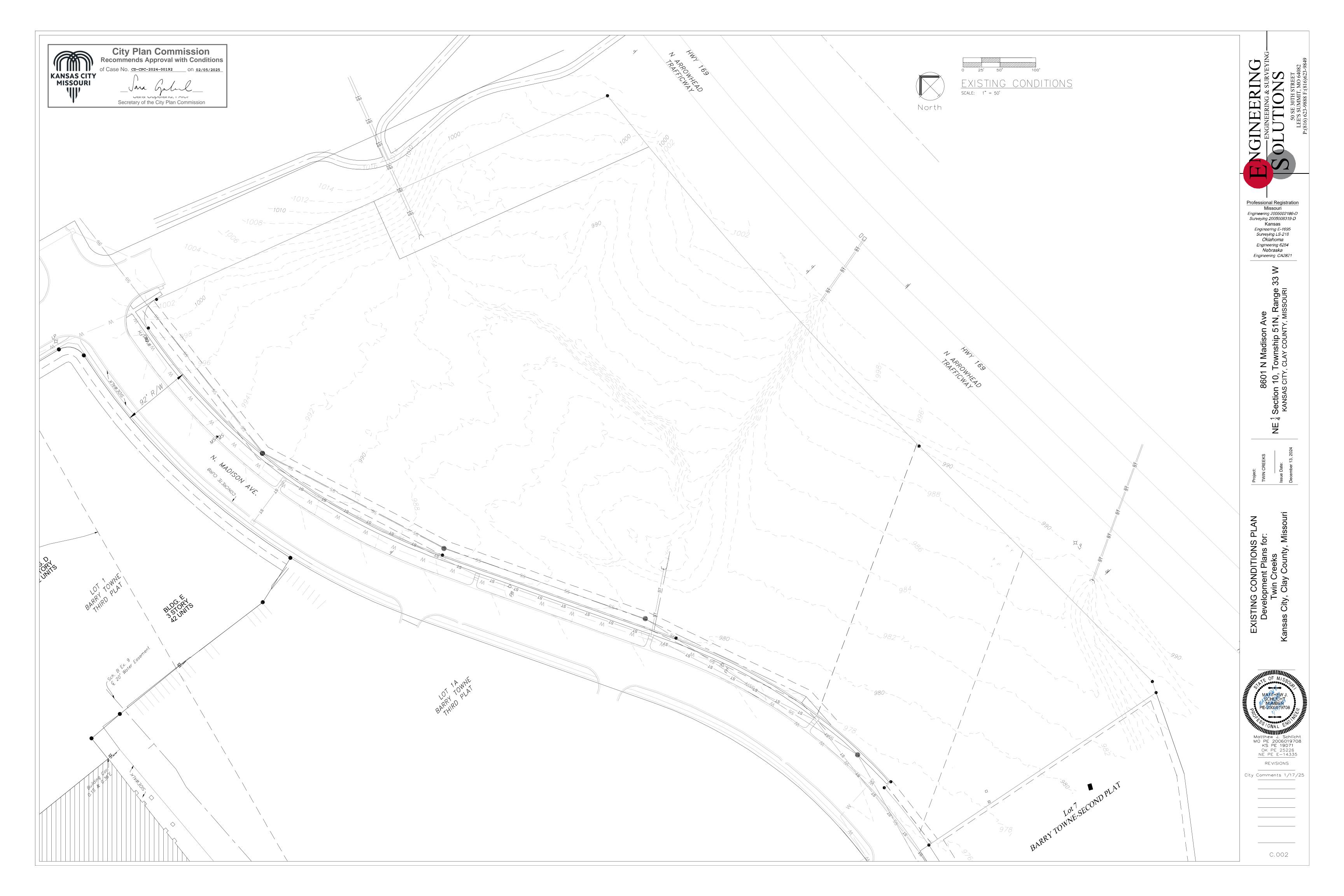


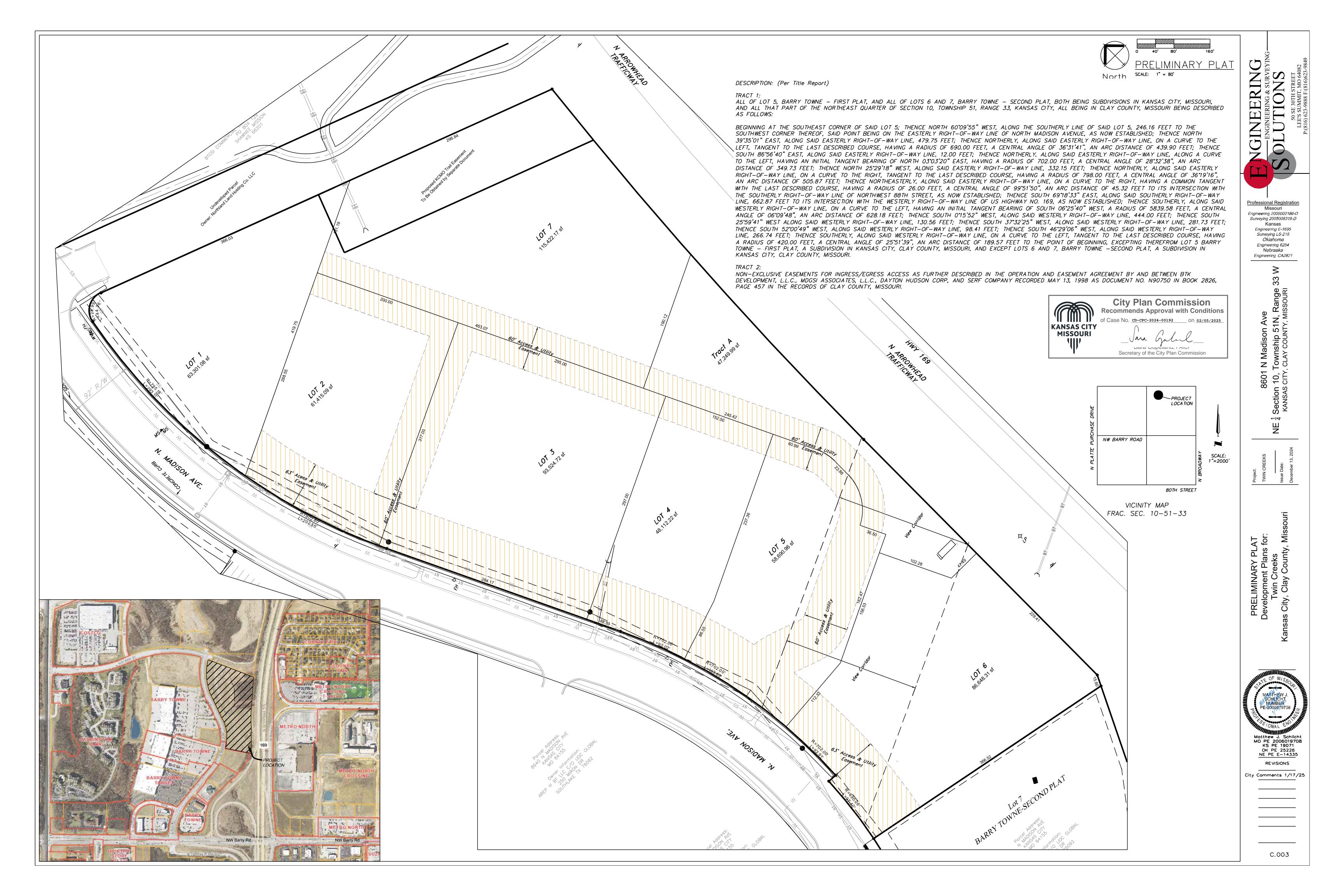
D. FRONT ELEVATION

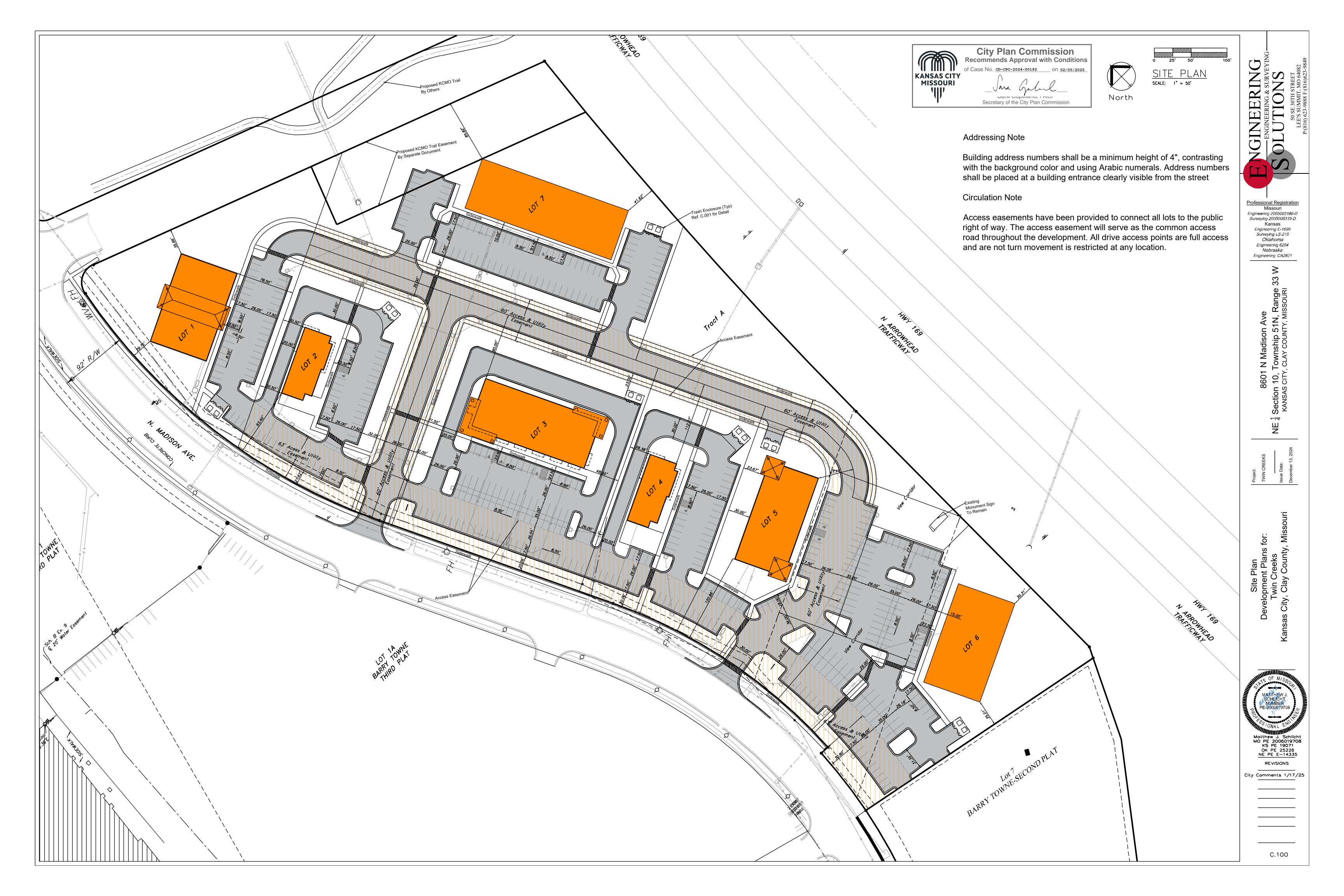
OK PE 25226 NE PE E-14335 REVISIONS City Comments 1/17/25

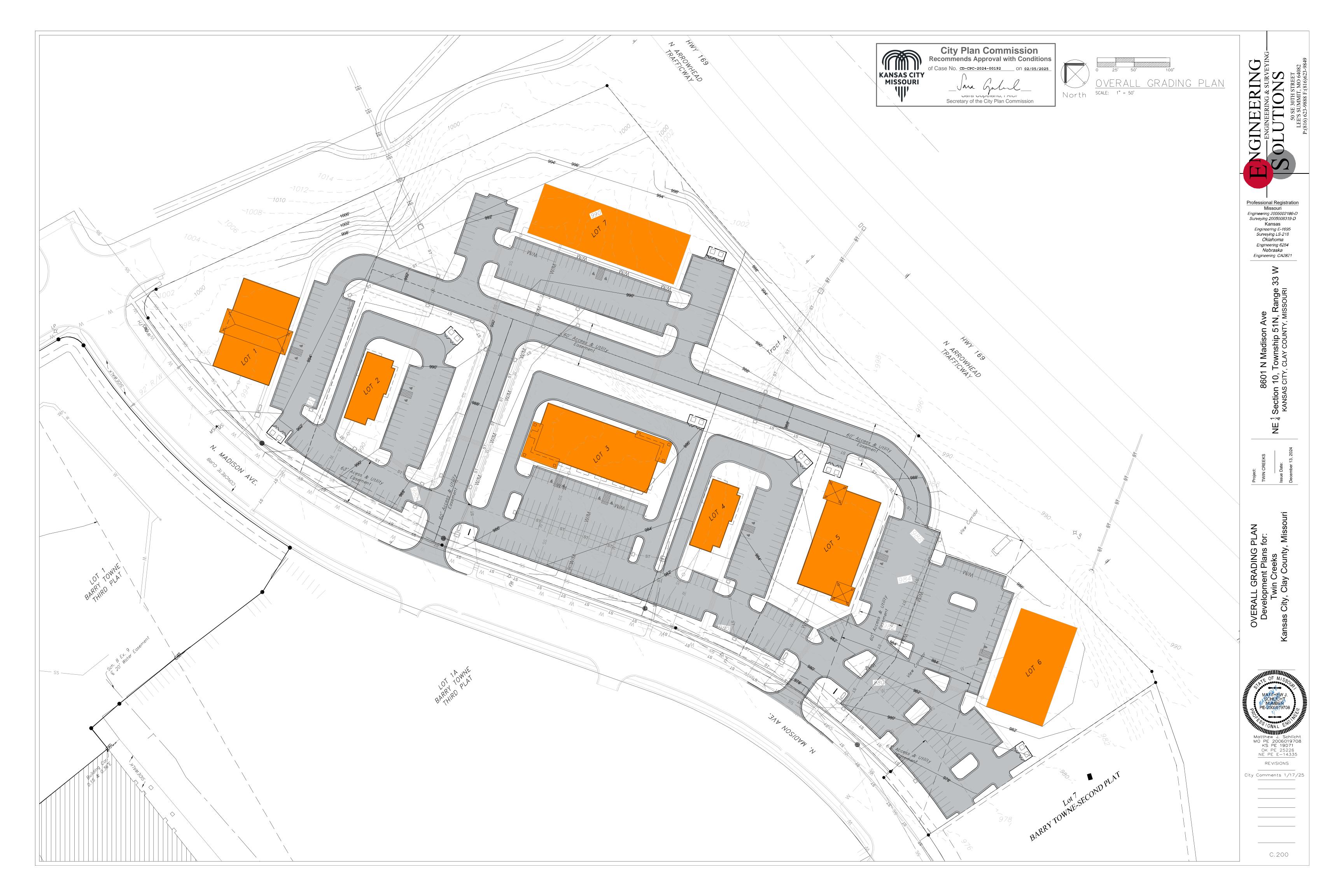
C.001

Matthew J. Schlicht MO PE 2006019708 KS PE 19071













LANDSCAPE ARCHITECTURE 15245 Metcalf Ave. Overland Park, KS 66223 913.787.2817



CLIENT

Twin Creek Commercial Development

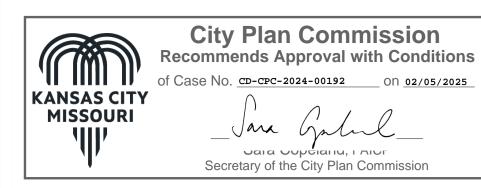
PROJECT

Landscape / Tree Preservation Plan Parcel G Kansas City, Clay County Missouri

SCALE: 1"=50'

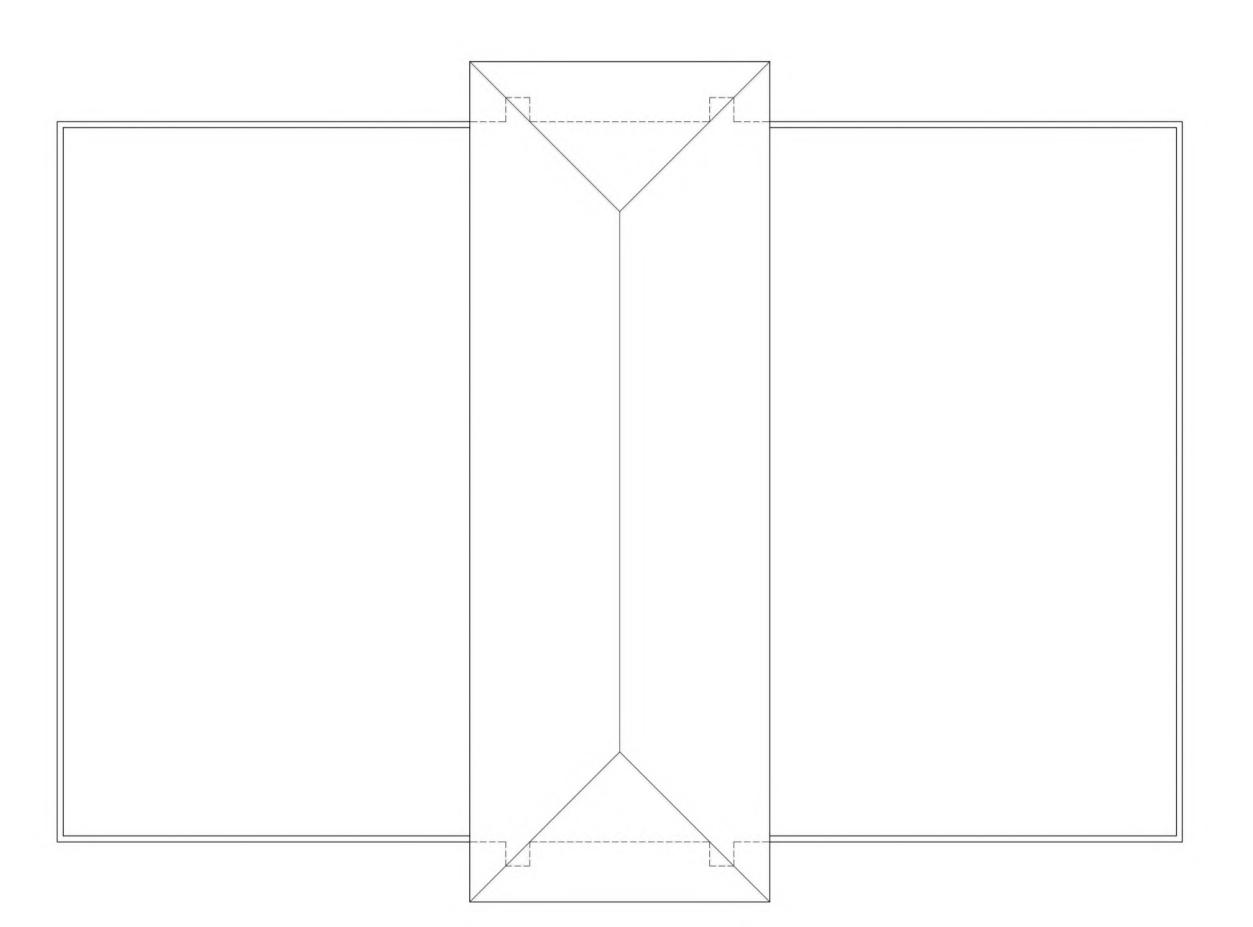
Date: 2.10.2025 Project #: 1227 Landscape Plan

L1

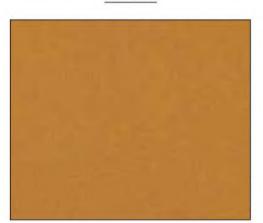








<u>AWNING</u>



EIFS CORNICE SANDBLAST FINISH



EIFS FIELD SANDBLAST FINISH







METAL PANELS, VINYL SIDING, CONCRETE PANELS, PLYWOOD

PROHIBITED BUILDING MATERIALS:







City Plan Commission
Recommends Approval with Conditions

Secretary of the City Plan Commission



