

PRELIMINARY DEVELOPMENT PLAN & REZONING PUD

LOTS 1-14, BLOCK 41 AND LOTS 1-14 BLOCK 42, EBY SUBDIVISION MERRIAM PARK
BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 24 EAST
CITY OF MERRIAM, JOHNSON COUNTY, KANSAS

INDEX OF SHEETS

C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	EXISTING IMPERVIOUS AREA PLAN
C401	PROPOSED IMPERVIOUS AREA PLAN
PP1	PRELIMINARY PLAN
L100	LANDSCAPE PLAN
E100	PHOTOMETRIC PLAN - LOTS 2 & 3

REQUIRED PARKING AND SITE DATA:

LOT	LAND USE	SF OR UNITS	CODE REQ	FAR	UNITS PER ACRE
1	APARTMENTS	200	1.5/UNIT (300)	71%	94 UNITS PER ACRE
2	RESTAURANT	4,000 SF	10/1000 (40)	11%	NA
3	GROCERY	12,500 SF	4/1000 (50)	13%	NA

PARKING PROVIDED:

- 324 SPACES (6 SURFACE) PLUS 4 ON STREET
- 50 SURFACE SPACES
- 138 SURFACE SPACES

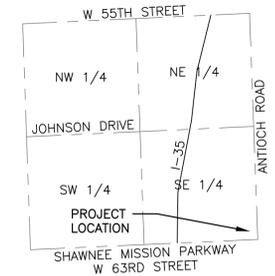
PARKING NOTE: ALL LAND USES SELF PARK. CROSS PARKING WILL BE ALLOWED AND OUTLINED IN THE ECR.

PREPARED FOR:

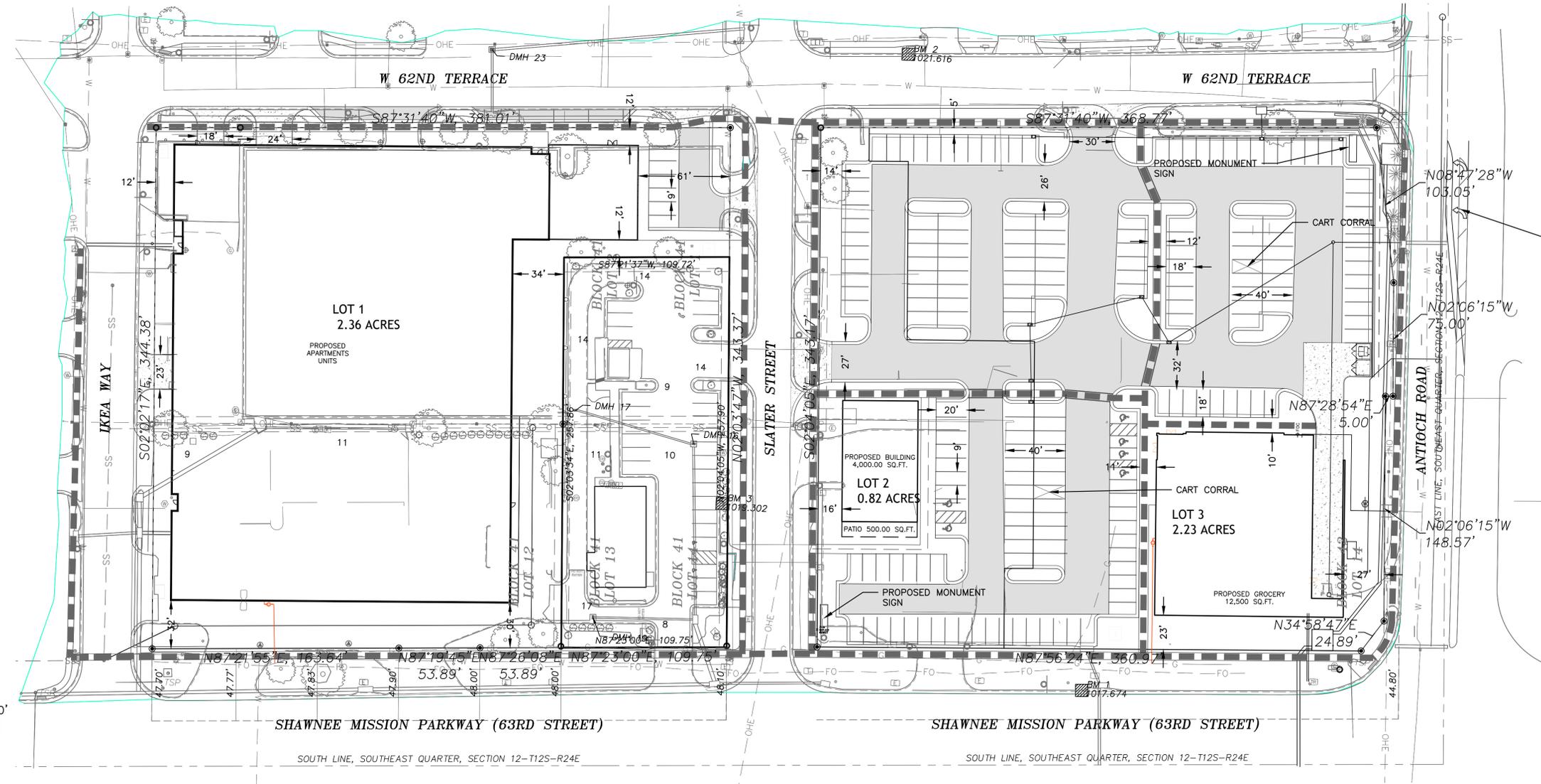
DRAKE DEVELOPMENT, LLC
7200 W. 132ND STREET, SUITE 150
OVERLAND PARK, KANSAS 66223
TELEPHONE: 913-766-3749

PREPARED BY:

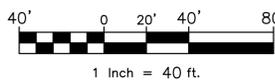
CFS ENGINEERS
1421 E. 104TH STREET, SUITE 100
KANSAS CITY, MISSOURI 64131
TELEPHONE: 816-333-4477



VICINITY MAP
SECTION 12-T12S-R24E
MERRIAM, JOHNSON COUNTY, KANSAS
(NOT TO SCALE)



NEW LEFT TURN AND PAINTED MEDIAN, 50' QUE, 100' TAPER. OBLITERATE EXISTING STRIPING.



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PEDESTRIAN ROUTE

CFS ENGINEERS
cfe.com
STATE: MISSOURI REG. NO. 01131
C.E. 816-333-4477 E. 816-333-6888

Rev	Description	Date

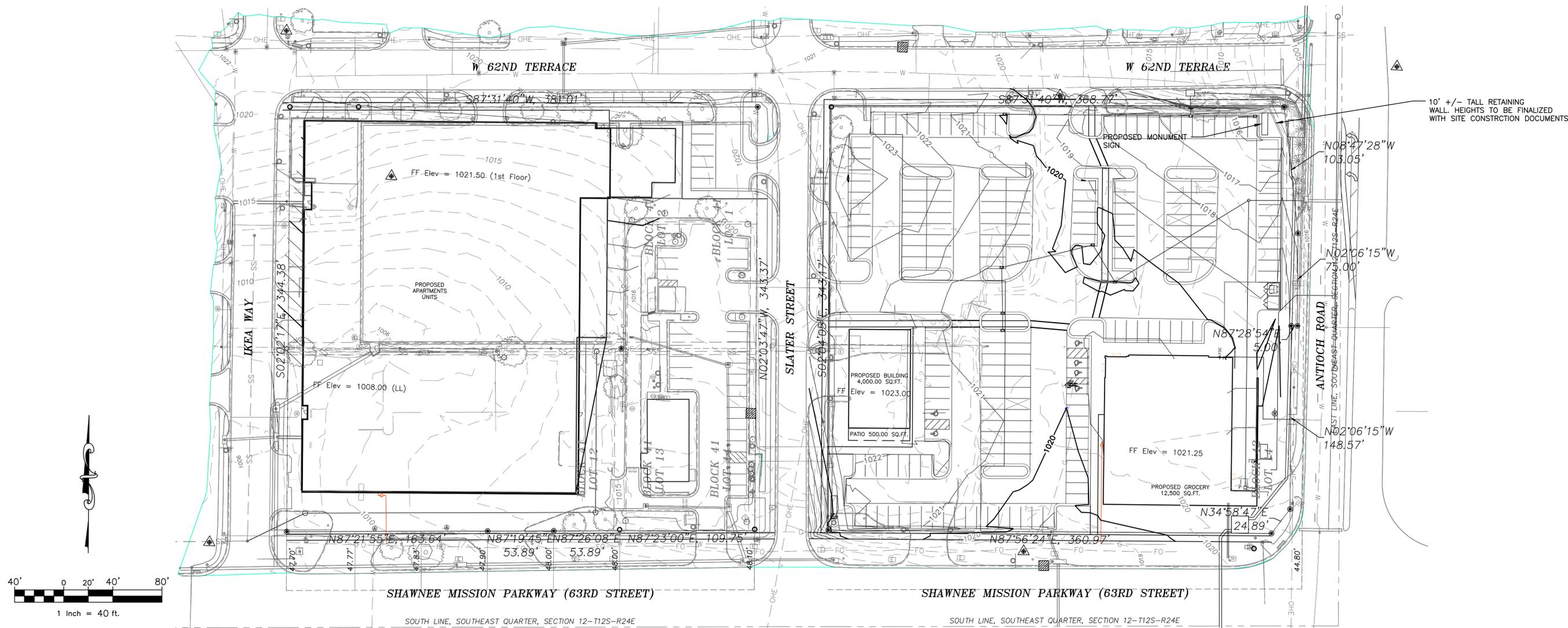
State:	Kansas
County:	Johnson
City:	Merriam
Drawn:	RP
Checked:	LS
Submitted:	LS
Project Number:	245392
Date:	4/1/25
File Name:	245392-PDP-Site Plan.dwg
Plot Date:	4/1/25

Slater Investors, LLC
7200 W 132nd Street, Suite 150
Overland Park, Kansas 66213
Grand Station Marketplace

PRELIMINARY DEVELOPMENT PLAN SITE PLAN

Sheet reference number:
C100





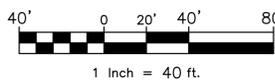
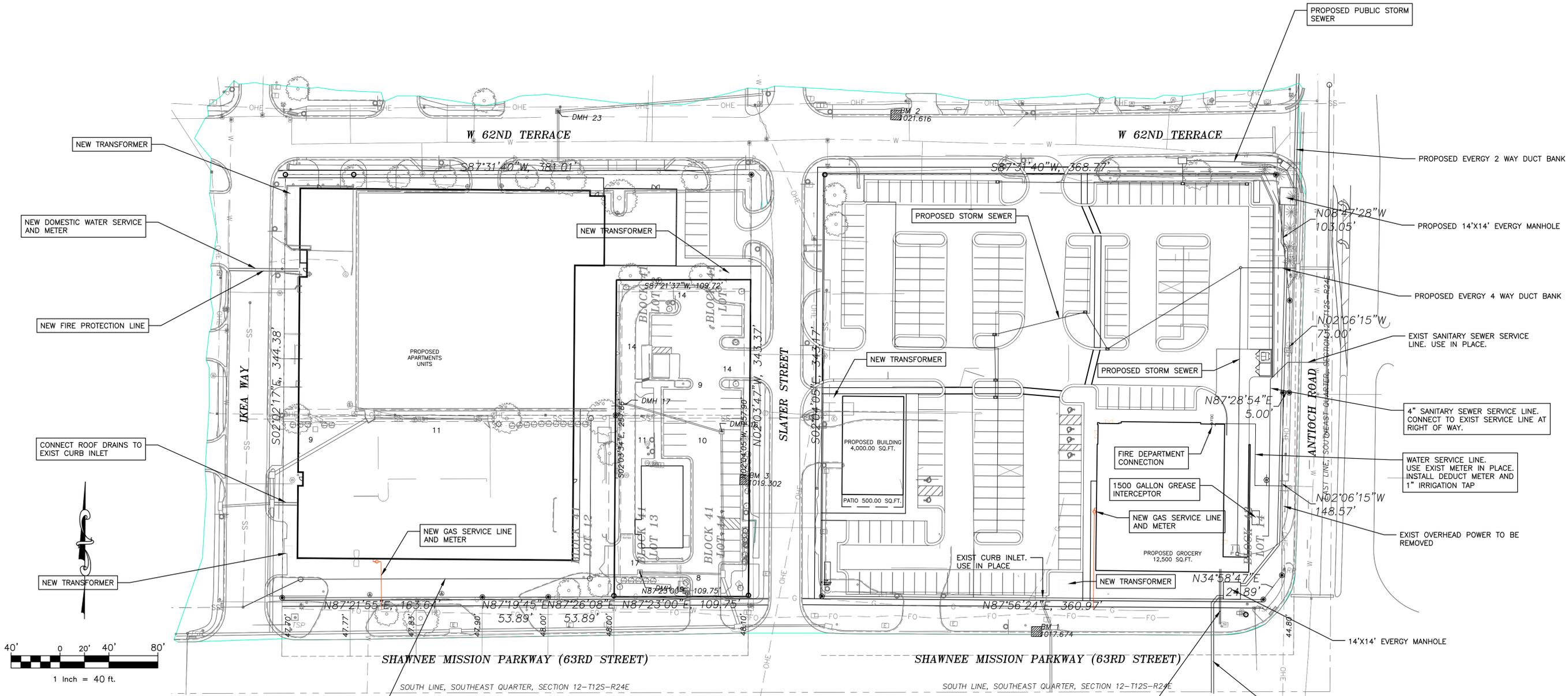
Rev	Description	Date

State	County	City	Project Number	Date
Kansas	Johnson	Merriam	245392	

SLATER INVESTORS LLC 7200 W 132ND STREET, SUITE 150 OVERLAND PARK, KANSAS 66213	Drawn: RP Checked: LS	Submitted:	Date:
Grand Station Marketplace	File Name: 245392-PDP - Grading Plan.dwg	Plot Date: 4/2/25	

**PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN**





UTILITY INFORMATION:

THE FOLLOWING UTILITY(S) WERE NOTIFIED BY THE KANSAS ONE-CALL TICKETS: 24315773, 24315770, 24315763, 24315750, 24315743, 24315733, 24315729, 24315723, 24315711

ZAYO FNA AMERICAN FIBER SYSTEM	800-961-6500
ATT DISTRIBUTION	800-778-9140
COX COMMUNICATION	800-778-9140
EVERGY	785-249-1948
EVERFAST FIBER NETWORKS	800-778-9140
GOOGLE FIBER INC	785-249-1948
JOHNSON COUNTY WASTE WATER	800-778-9140
JOHNSON COUNTY DTI	785-249-1948
KANSAS GAS SERVICE	800-794-4780
LEVEL 3 IS NOW LUMEN	877-366-8344
CITY OF MERRIAM STREET DEPARTMENT	800-778-9140
COGENT COMMUNICATIONS INC	800-521-0579
CHARTER COMM DBA SPECTRUM	800-778-9140
UNITE PRIVATE NETWORKS	801-364-1063
MCI	800-289-3427
WATERONE	913-895-1806



CFS ENGINEERS
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 1315 E. 15th Street, Ste. 105, Merriam, KS 66204
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Rev	Description	Date

State: Kansas
 County: Johnson
 City: Merriam
 Project: 7200 W 132ND STREET, SUITE 150 OVERLAND PARK, KANSAS 66213
 Project Number: 245392
 Date: 4/1/25
 File Name: 245392-PDP-Utility Plan.dwg
 Plot Date: 4/1/25

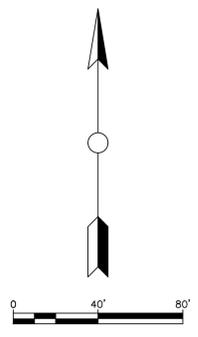
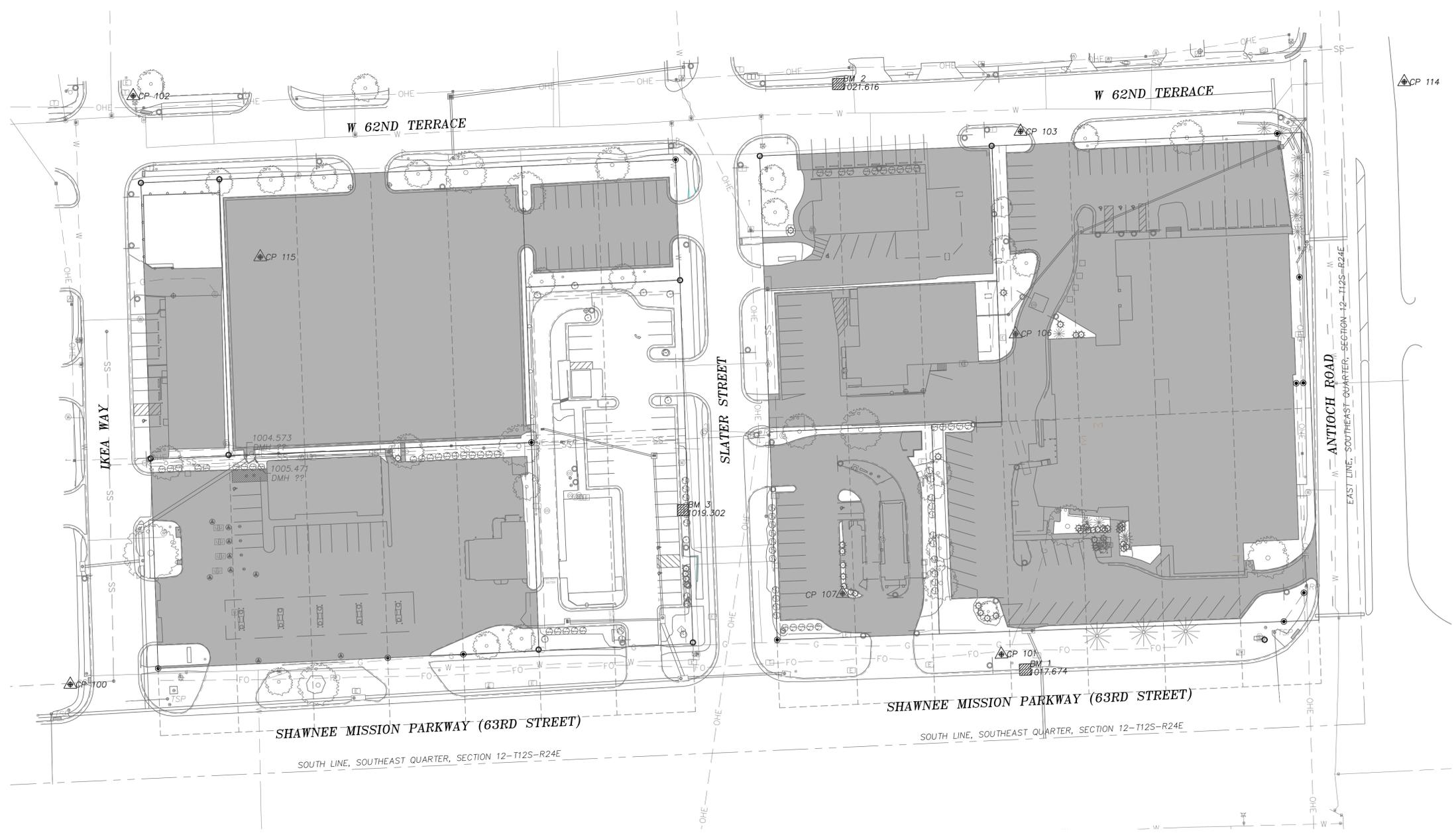
**PRELIMINARY DEVELOPMENT PLAN
 UTILITY PLAN**

IMPERVIOUS AREA INFORMATION:

DISTURBED AREA = 5.41 ACRES
IMPERVIOUS AREA: I-PRE DEV = 4.58 ACRES
PERVIOUS AREA: P-PRE DEV = 0.83 ACRES



PRE-CONSTRUCTION IMPERVIOUS AREA PLAN



CFS ENGINEERS
www.cfs-engineers.com
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P: 785-843-4277 F: 785-843-9888

LANCE W. SCOTT, P.E.
KS PE #14732

Rev	Description	Date

City:	MERRIAM	State:	KANSAS
County:	JOHNSON	Submitted:	LS
Drawn:	EC	Checked:	TI
Project Number:	245392	Date:	
File Name:	245392-SH-impervious Area Map.dwg		
Plot Date:	3/31/25		

SLATER INVESTORS LLC
7200 W 132ND STREET, SUITE 150
OVERLAND PARK, KANSAS 66213

GRAND STATION MARKET PLACE
Impervious Area Plan

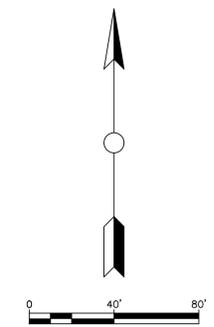
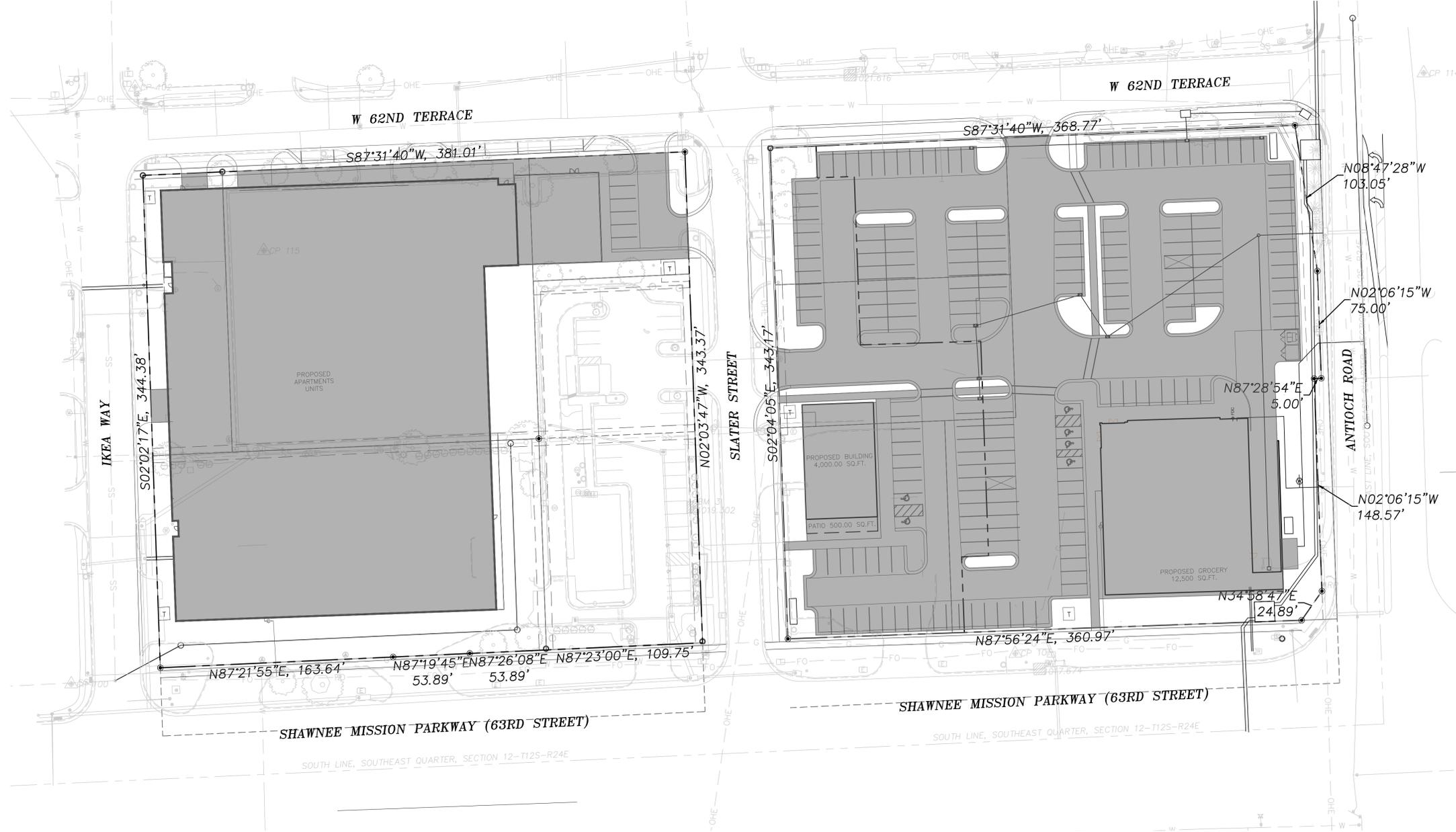
Existing Conditions Plan

Sheet reference number:
C400

IMPERVIOUS AREA INFORMATION:
DISTURBED AREA = 5.41 ACRES
IMPERVIOUS AREA: I-POST DEV = 4.32 ACRES
PERVIOUS AREA: P-POST DEV = 1.09 ACRES



POST CONSTRUCTION IMPERVIOUS AREA PLAN



CFS ENGINEERS
cfe.com
KANSAS REG. NO. 001001913
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LANCE W. SCOTT, P.E.
KS PE #14732

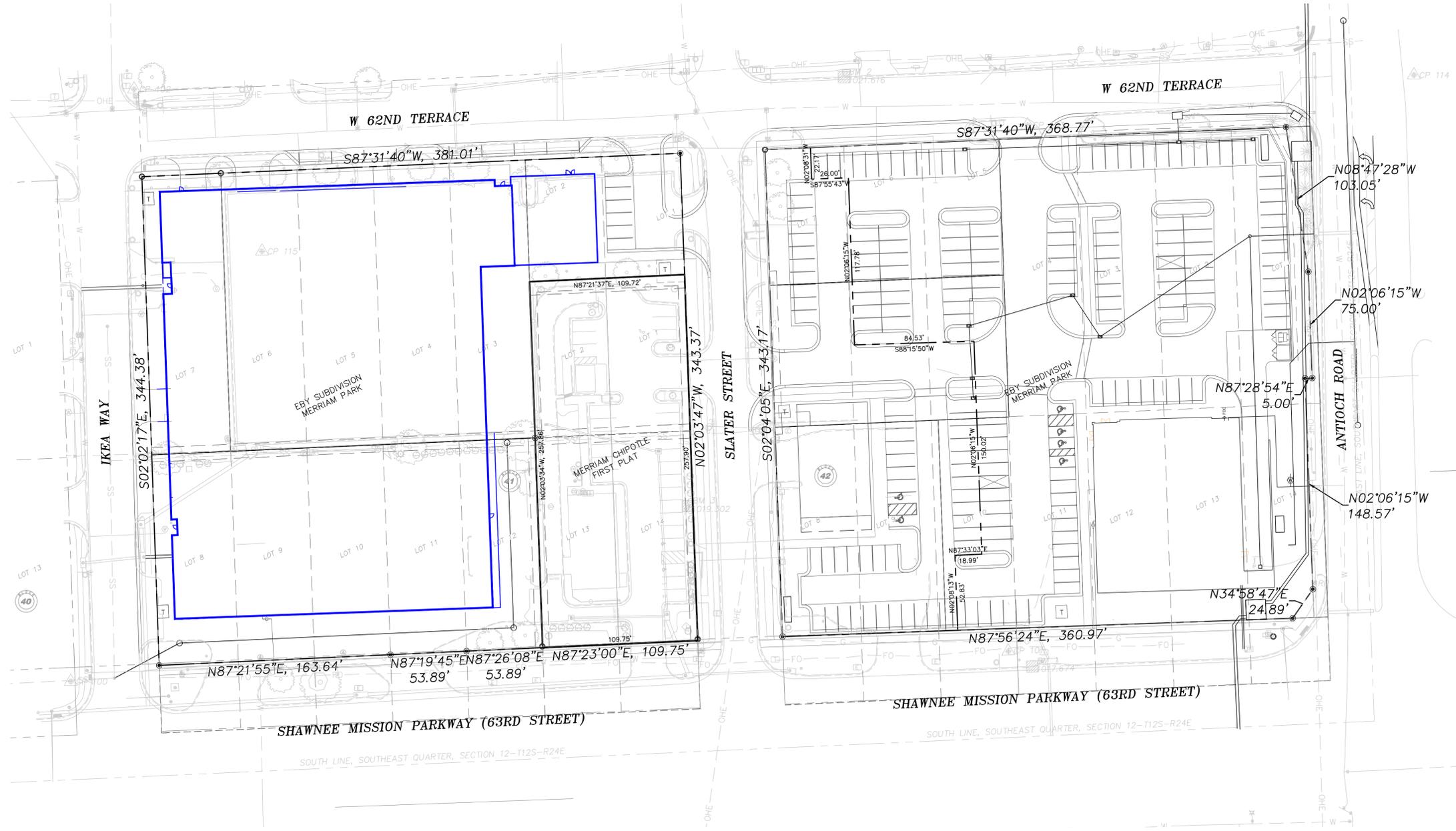
Rev	Description	Date

SLATER INVESTORS LLC
7200 W 132ND STREET, SUITE 150
OVERLAND PARK, KANSAS 66213
GRAND STATION MARKET PLACE
Impervious Area Plan

City: MERRIAM	County: JOHNSON	State: KANSAS
Drawn: EC	Checked: TI	Submitted: LS
Project Number: 245392	Date: 04/01/25	Plot Date: 03/20/25
File Name: 245392-SH-Impervious Area Map.dwg		

Post Construction Plan

Sheet reference number:
C401

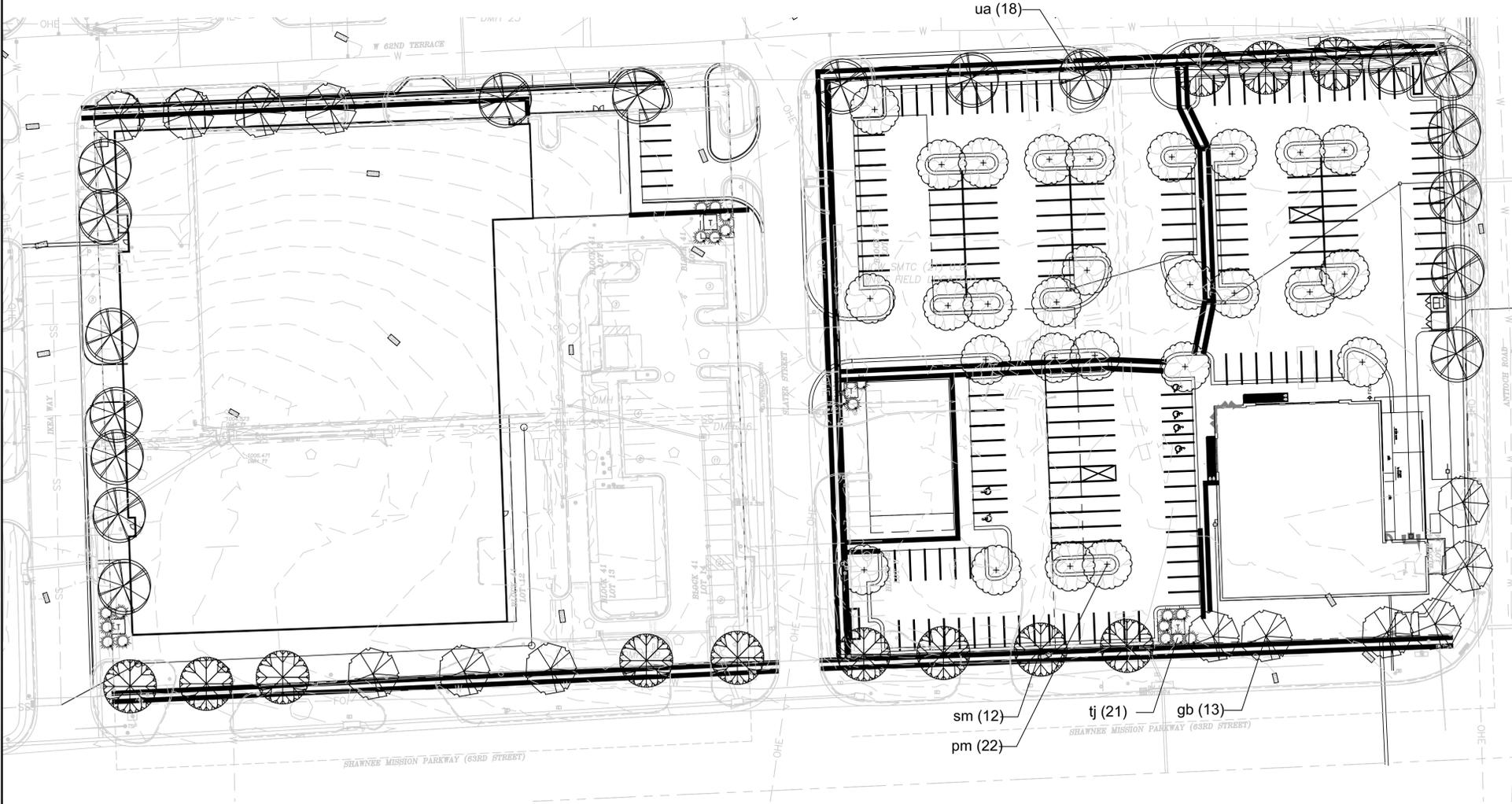


Rev	Description	Date

City:	MERRIAM	Drawn:	EC	Project Number:	245392	Date:	
County:	JOHNSON	Checked:	RP	File Name:	245392-SH-Preliminary Plat.dwg	Plot Date:	4/1/25
State:	KANSAS	Submitted:	LS				

SLATER INVESTORS LLC
 7200 W 132ND STREET SUITE 150
 OVERLAND PARK, KANSAS 66213
 GRAND STATION MARKET PLACE
 Preliminary Plat

Preliminary Plat



PLANT SCHEDULE

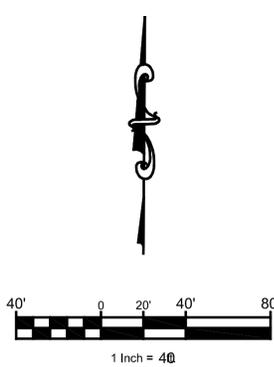
DECIDUOUS TREES					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
gb	13	Ginkgo Biloba	Ginkgo	2.5" cal. b & b	per plan
ua	18	Ulmus americana 'New Harmony'	New Harmony Elm	2.5" cal. b & b	per plan
sm	12	Acer Saccharum	Sugar Maple	2.5" cal. b & b	per plan
pm	22	Acer Griseum	Paperbark Maple	2.5" cal. b & b	per plan
EVERGREEN TREES					
tj	21	Juniperus virginiana 'Taylor'	Taylor Juniper	5'-6" ht.	per plan

LANDSCAPE CALCULATIONS:

LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
Shawnee Mission Parkway	1 Tree per 50'	790 L.F. / 50 = 16 Street trees req.	16 Trees Provided
62nd Terrace	1 Tree per 50'	625 L.F. / 50 = 13 Street trees req.	13 Trees Provided
Antioch	1 Tree per 50'	350 L.F. / 50 = 7 Street trees req.	7 Trees Provided
Ikea Way	1 Tree per 50'	330 L.F. / 50 = 7 Street trees req.	17 Trees Provided
Open Space	1 Shade or Evergreen Tree per 2,500 s.f. of pervious area	45,059 / 2,500 = 18 Trees. req.	11 Trees Provided

LANDSCAPE NOTES:

- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF MERRIAM KANSAS AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- SHOVEL/CUT EDGE TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6' TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.



Rev	Description	Date

City:	Merriam	County:	Johnson	State:	Kansas
Drawn:	RP	Checked:	LS	Submitted:	
Project Number:	245392	Date:		File Name:	L1.1 Merriam Grand Station.dwg
Plot Date:	3/31/25	Grand Station Marketplace			

**PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN**

Sheet
reference
number:
L100

THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All Drawings, Specifications, Ideas and designs, including the overall layout, form, arrangement, and composition of spaces and elements portrayed, constitute the original, unpublished Work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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THE ARCHITECT DISCLAIMS responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other instruments used for any part of this Project which do not bear the Architect's seal. The Architect's services are undertaken only in the interest of the Project Owner. No obligation is assumed by the Architect for the benefit of any other entity.

RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawings may affect the Work described. Failure to review and observe the design intent of the entire set of Construction Documents does not relieve the Contractor from providing a complete Project.

DRAWN WITH: All laws, codes, ordinances and regulations with authority having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY: ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. CALCULATE & MEASURE dimensions - DO NOT SCALE drawings unless otherwise directed.

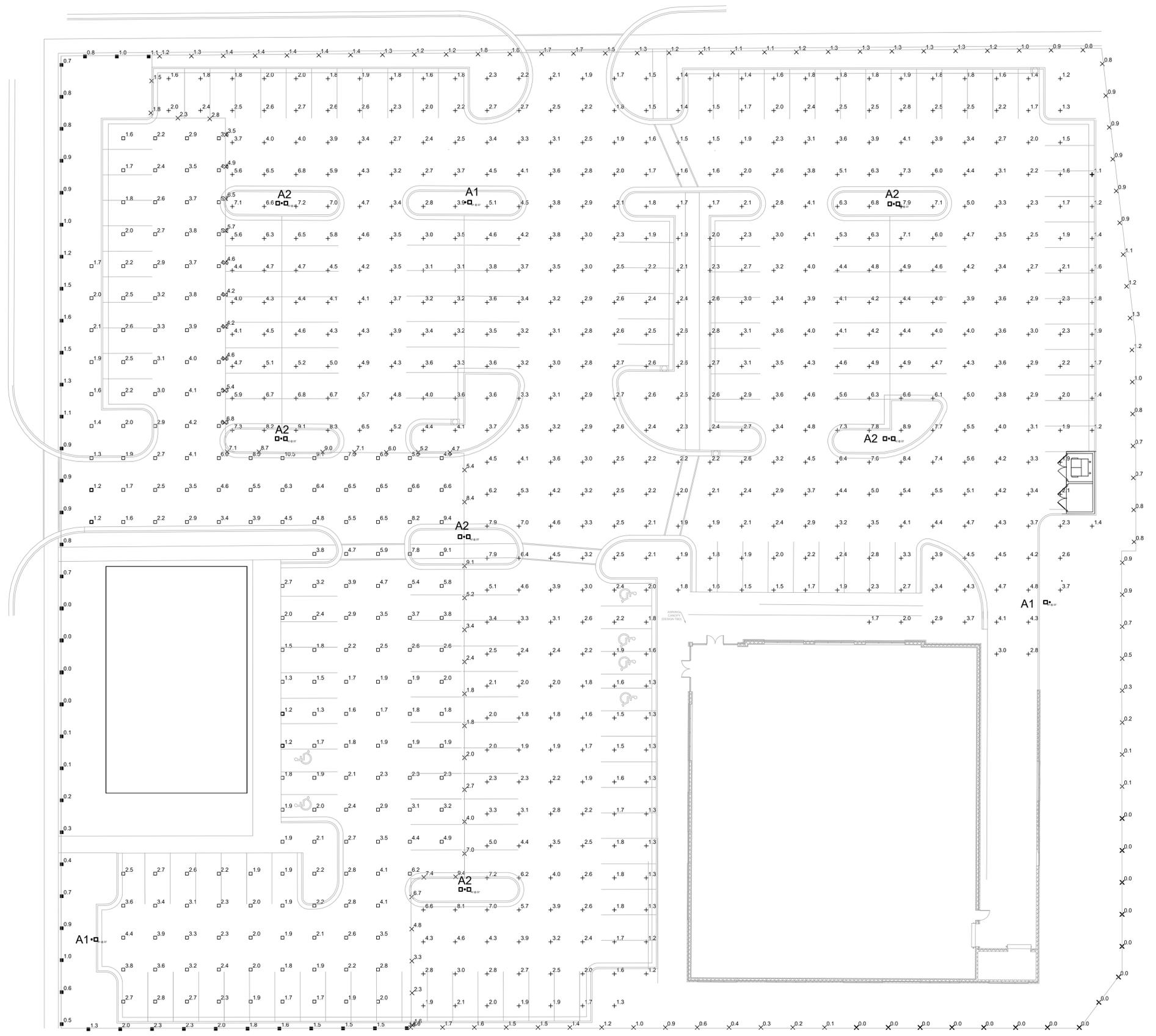
project title

DRAKE DEVELOPMENT
 MERRIAM NORTH - LOT 3
 SHAWNEE MISSION PARKWAY
 MERRIAM, KS

project number
 24906.001
 drawing issuance
 PRELIMINARY ELEVATIONS 02.28.25
 drawing revisions
 No. Description Date:

professional seal

drawing title
 PHOTOMETRIC PLAN
 drawing number
E1.0



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT (3)	+	3.4 fc	9.1 fc	1.1 fc	8.3:1	3.1:1
PROP. LINE (3)	×	2.2 fc	9.4 fc	0.0 fc	N/A	N/A
PARKING LOT (B)	□	3.3 fc	10.5 fc	1.2 fc	8.8:1	2.8:1
PROP. LINE (B)	■	1.0 fc	9.4 fc	0.0 fc	N/A	N/A

PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	LUMENS	Wattage
□	A1	4	LITHONIA	DSX1 LED P6 35K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 3500K CCT 80 CRI Type 4 Medium Houseside Shield, MOUNTED AT 22' AFG - 20FT POLE, 2FT BASE	LED	1	ABS.	165.2
□	A2	5	LITHONIA	DSX1 LED P6 35K 70CRI TFTM	D-Series Size 1 Area Luminaire P6 Performance Package 3500K CCT 70 CRI Forward Throw, MOUNTED AT 22' AFG - 20FT POLE, 2FT BASE	LED	2	ABS.	330.5

1 PHOTOMETRIC PLAN
 1/16" = 1'-0"

SURVEY CONTROL POINT INFORMATION				
Point #	Northing	Eastings	Elevation	Description
1	265510.1040	2253384.1550	1017.674	SET CHISELED SQUARE
2	265925.0960	2253251.0520	1021.616	SET CHISELED SQUARE
3	265623.1400	2253140.5530	1019.302	SET CHISELED SQUARE
100	265499.5610	2252704.3590	1006.480	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
101	265520.9190	2253367.2600	1018.034	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
102	265916.6530	2252749.1670	1022.321	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
103	265891.4470	2253380.9000	1019.725	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
106	265747.9310	2253377.3520	1021.234	SET CHISELED +
107	265563.9600	2253254.2160	1023.021	SET CHISELED +
114	265926.6110	2253654.0440	1005.749	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
115	265802.5140	2252839.6290	1014.170	SET MAGNAIL

ALTA/NSPS LAND TITLE SURVEY

LOTS 1-14, BLOCK 41 AND LOTS 1-14 BLOCK 42, EBY SUBDIVISION MERRIAM PARK
ALONG WITH LOT 1, MERRIAM CHIPOTLE FIRST PLAT
BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 24 EAST
CITY OF MERRIAM, JOHNSON COUNTY, KANSAS

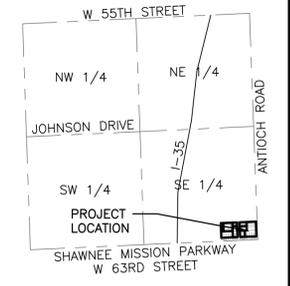


UTILITY INFORMATION:

THE FOLLOWING UTILITY(S) WERE NOTIFIED BY THE KANSAS ONE-CALL TICKETS:
24315773, 24315770, 24315763, 24315750, 24315743, 24315733,
24315729, 24315723, 24315711

ZAYO FNA AMERICAN FIBER SYSTEM	800-961-6500
ATT DISTRIBUTION	800-778-9140
COX COMMUNICATION	800-778-9140
EVERGY	785-249-1948
EVERFAST FIBER NETWORKS	800-778-9140
GOOGLE FIBER INC	785-249-1948
JOHNSON COUNTY WASTE WATER	800-778-9140
JOHNSON COUNTY DTI	785-249-1948
KANSAS GAS SERVICE	800-794-4780
LEVEL 3 IS NOW LUMEN	877-366-8344
CITY OF MERRIAM STREET DEPARTMENT	800-778-9140
COGENT COMMUNICATIONS INC	800-521-0579
CHARTER COMM DBA SPECTRUM	800-778-9140
UNITE PRIVATE NETWORKS	801-364-1063
MCI	800-289-3427

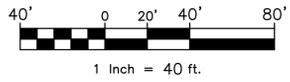
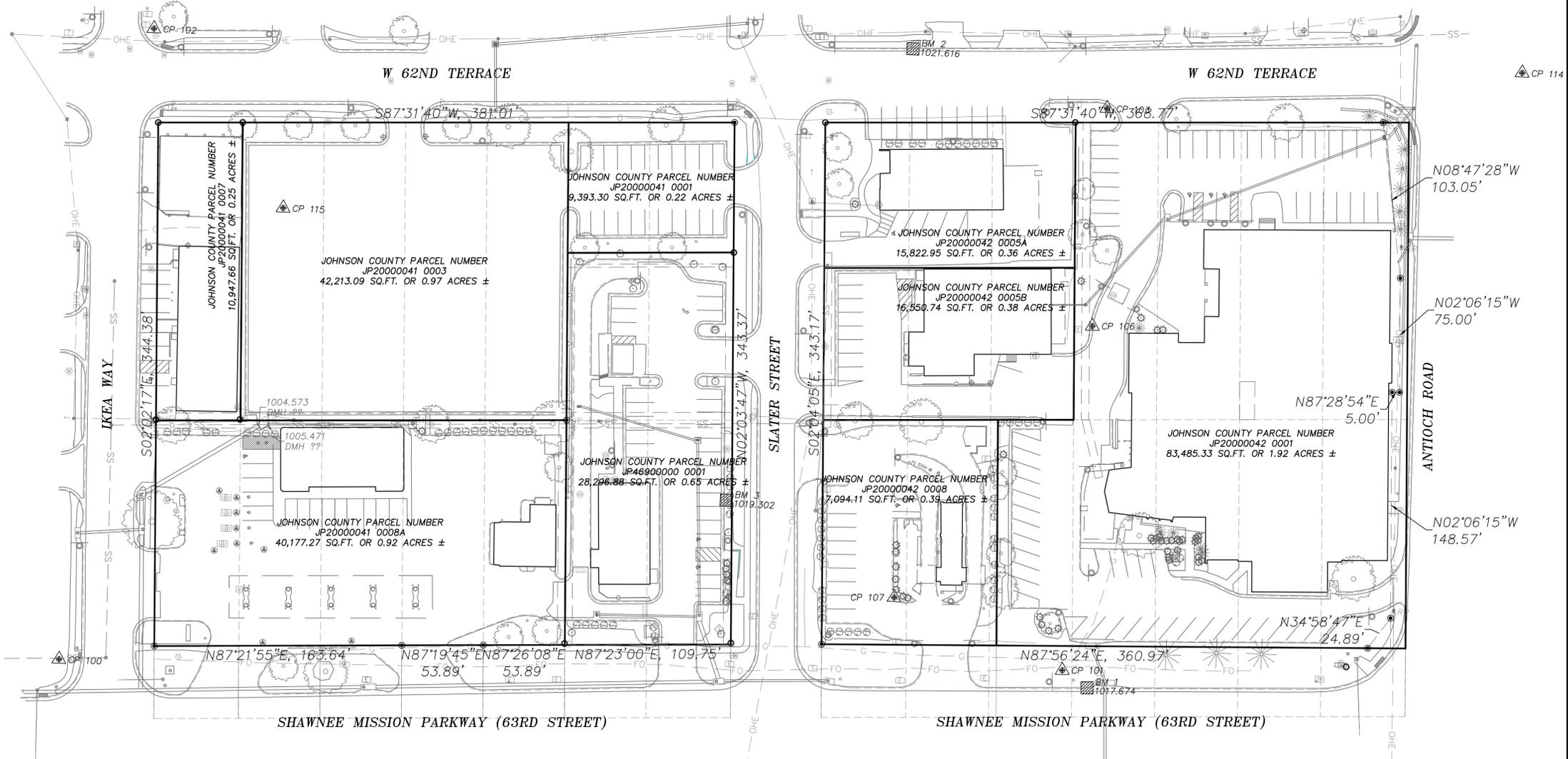
WATERONE 913-895-1806



VICINITY MAP
SECTION 12-T12S-R24E
MERRIAM, JOHNSON COUNTY, KANSAS
(NOT TO SCALE)

SIGNIFICANT OBSERVATIONS:

1. WATERLINE WAS NOT MARKED, OBSERVED EVIDENCE ONLY IS SHOWN.
2. INCOMPLETE AND POOR UTILITY MARKINGS, UNABLE TO DETERMINE UTILITY LOCATIONS.
3. UNABLE TO ACCESS FENCED AREA LOCATED ON 8700 SHAWNEE MISSION PARKWAY. NO SURVEY SHOWN IN THAT AREA.
4. PARKING SPACES ENCRoACH OVER THE WESTERN BOUNDARY LINE WITHOUT THE BENEFIT OF A RECORDED EASEMENT. (6231 IKEA WAY)
5. PARKING SPACES ENCRoACH OVER THE NORTHERN BOUNDARY LINE WITHOUT THE BENEFIT OF A RECORDED EASEMENT. (6223 SLATER STREET)



SURVEYOR'S GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT, THE CLIENT'S REPRESENTATIVE OR RESEARCHED BY THIS SURVEYOR.
 - 1.1. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORTS:

1.1.1. COMMITMENT NUMBER: NCS-157HKS01-KCTY,	COMMITMENT DATE: APRIL 25, 2024 AT 8:00 AM
1.1.2. COMMITMENT NUMBER: NCS-157HKS05-KCTY,	COMMITMENT DATE: APRIL 28, 2024 AT 8:00 AM
1.1.3. COMMITMENT NUMBER: NCS-1174234-KCTY,	COMMITMENT DATE: APRIL 4, 2023 AT 8:00 AM
1.1.4. COMMITMENT NUMBER: NCS-157HKS07-KCTY,	COMMITMENT DATE: APRIL 22, 2024 AT 8:00 AM
1.1.5. COMMITMENT NUMBER: NCS-157HKS06-KCTY,	COMMITMENT DATE: APRIL 28, 2024 AT 8:00 AM
1.1.6. COMMITMENT NUMBER: NCS-157HKS02-KCTY,	COMMITMENT DATE: APRIL 25, 2024 AT 8:00 AM
1.1.7. COMMITMENT NUMBER: NCS-157HKS04-KCTY,	COMMITMENT DATE: APRIL 28, 2024 AT 8:00 AM
1.1.8. COMMITMENT NUMBER: NCS-157HKS03-KCTY,	COMMITMENT DATE: APRIL 28, 2024 AT 8:00 AM
1.1.9. COMMITMENT NUMBER: NCS-1113921-KCTY,	COMMITMENT DATE: FEBRUARY 10, 2022 AT 8:00 AM
 - 1.2. JOHNSON COUNTY, KANSAS AIMS NETWORK, MAPS.JOCCGOV.ORG
 - 1.3. WATERONE GIS INFORMATION
2. THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF SUBSURFACE UTILITIES WITH THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY, THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SITE WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
4. UTILITIES, IF SHOWN, ARE BASED UPON FIELD OBSERVATIONS OF GROUND MARKINGS PROVIDED BY KANSAS ONE-CALL AND WATERONE AND SHOULD BE CONSIDERED APPROXIMATE.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD83, KANSAS NORTH ZONE, US FOOT.

ALTA/NSPS TABLE A ITEMS:

1. ALL MAJOR CORNERS OF THE BOUNDARY WERE MONUMENTED WITH EITHER A 1/2" IRON BAR WITH CAP STAMPED "CF&S CLS 80" OR A CHISELED + IN CONCRETE, UNLESS THE CORNER WAS ALREADY MONUMENTED OR REFERENCED BY AN EXISTING MONUMENT WHICH IS NOTED ON THIS MAP OR PLAT.
2. THE ADDRESSES OF THE SURVEYED PARCELS ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT.
3. THE SURVEYED PARCELS OF LAND LIE WITHIN A FEMA FLOOD ZONE DESIGNATED AS "OTHER AREAS ZONE X" PER FEMA MAP NUMBER 20091C0022G, MAP REVISED AUGUST 3, 2009.
4. OTHER AREAS ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THE AREA OF THE SURVEYED PARCELS ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT.
6. THE CONTOUR INTERVAL FOR THIS SURVEY IS 1 U.S. FOOT, BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD83, KANSAS NORTH ZONE, NAVD83, GEOID18(CONUS).
7. A,B) NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE. THE SURVEYED PARCELS OF LAND ARE CURRENTLY ZONED C-0 (OFFICE COMMERCIAL), C-1 (NEIGHBORHOOD COMMERCIAL), AND PUD-G (PLANNED UNIT DEVELOPMENT GENERAL) PER THE JOHNSON COUNTY, KANSAS, AIMS NETWORK.
8. A) THE EXTERIOR DIMENSIONS OF THE OBSERVED BUILDINGS AT GROUND ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT. B.1) THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE OBSERVED BUILDINGS AT GROUND LEVEL ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT.
9. THE SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PARCELS ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT.
10. THE NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT.
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PARCELS SHOWN HEREON ARE BASED UPON OBSERVED EVIDENCE AND GROUND MARKINGS PROVIDED BY KANSAS ONE-CALL AND WATERONE. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE MAP OR PLAT HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THIS SURVEYOR ARE SHOWN HEREON.

ALTA/NSPS CERTIFICATION:

TO: MERRIAM GRAND STATION, LLC, A KANSAS LIMITED LIABILITY COMPANY, C/O MONARCH ACQUISITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, DRAKE DEVELOPMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 16, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: JULY 17, 2024
DATE OF MAP OR PLAT: JULY 23, 2024



RONALD E. SCHROER, KANSAS LS 1328
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS-80

CFS ENGINEERS
cfe.com
KANSAS LICENSE NO. LS-1328
C.F.S. ENGINEERS, INC. 1000 W. 10TH ST. SUITE 100
MERRIAM, KS 66664-4477 | P: 913.895.1806

RONALD E. SCHROER
LICENSED SURVEYOR
KANSAS LICENSE NO. LS-1328

Ronald E Schroer
Kansas LS 1328

Rev	Description	Date

City	County	State	Drawn	Checked	Submitted	Project Number	Date	File Name	Plot Date
Merriam	Johnson	Kansas	EC	RS	RS	246392	----	246392-VF-Topography.dwg	7/23/24

Merriam Grand Station, LLC
P.O. Box 24302
Overland Park, Kansas 66283

Merriam Grand Station North
ALTA Survey

ALTA General Layout and Notes

Sheet reference number:

ALTA 1