

April 17, 2015

To Adjacent Neighbors

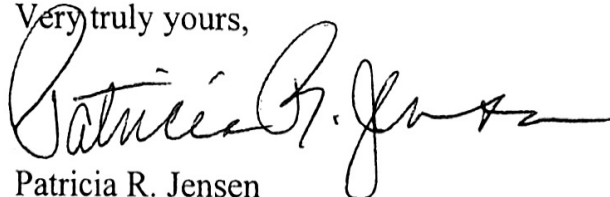
**Re: Curry Investment Company
Rezoning/Development Plan for approval of Brighton Village**

Our firm represents Curry Investment Company in regard to property generally at the southwest quadrant of Pleasant Valley Road and N. Brighton Avenue. Applications to rezone the property from R-80 and B2-2 to MPD with a development plan for development of the property have been filed with the City. The proposed development will provide for the development of 86,370 s.f. of commercial uses and residential uses consisting of 210 apartments. A copy of the site plan is attached. The application will be heard by the City Plan Commission on Tuesday, May 5, 2015.

We have scheduled a meeting to discuss the plan and answer any questions that you may have. The meeting will be on Wednesday, April 29th at 7.00 p.m. at the offices of Northland Neighborhoods, Inc., 4420 N.E. Chouteau, Suite 100, Kansas City, Missouri.

We look forward to meeting with you and discussing our project.

Very truly yours,

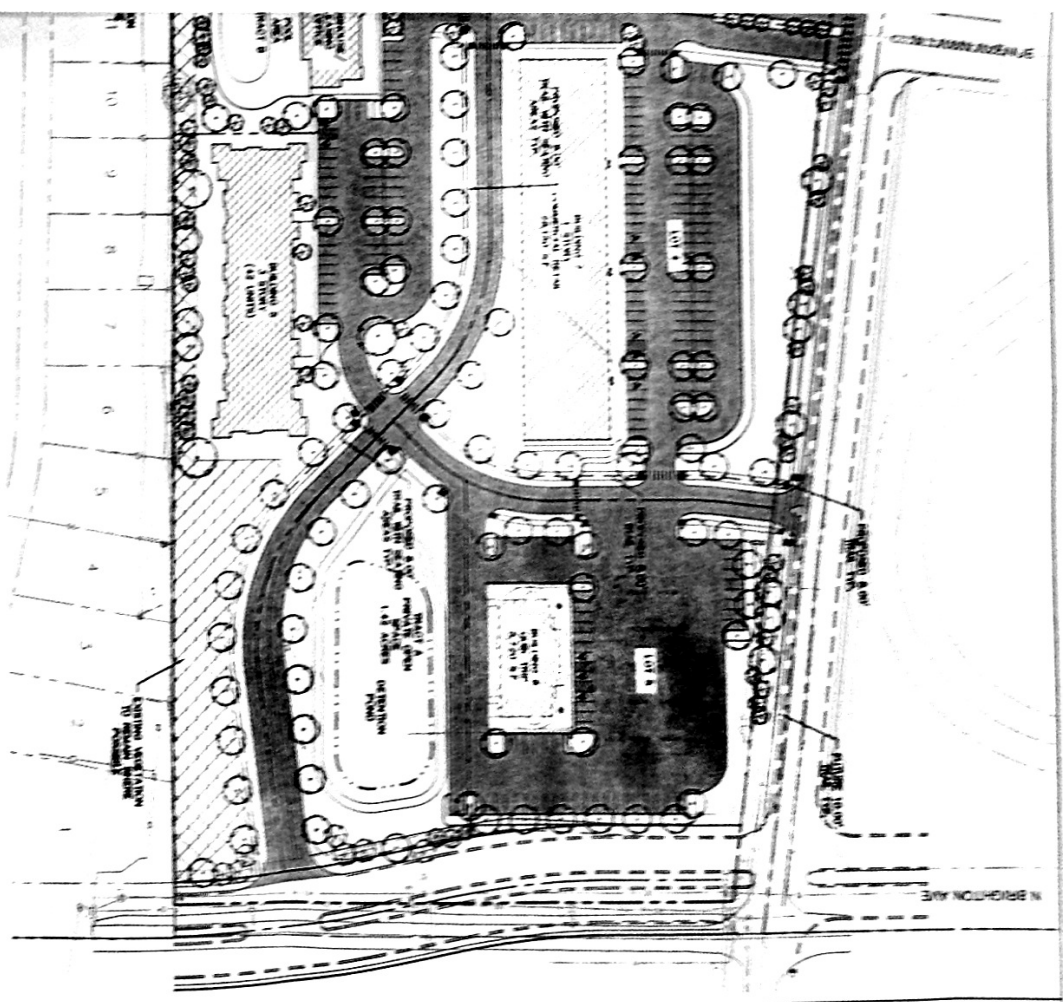
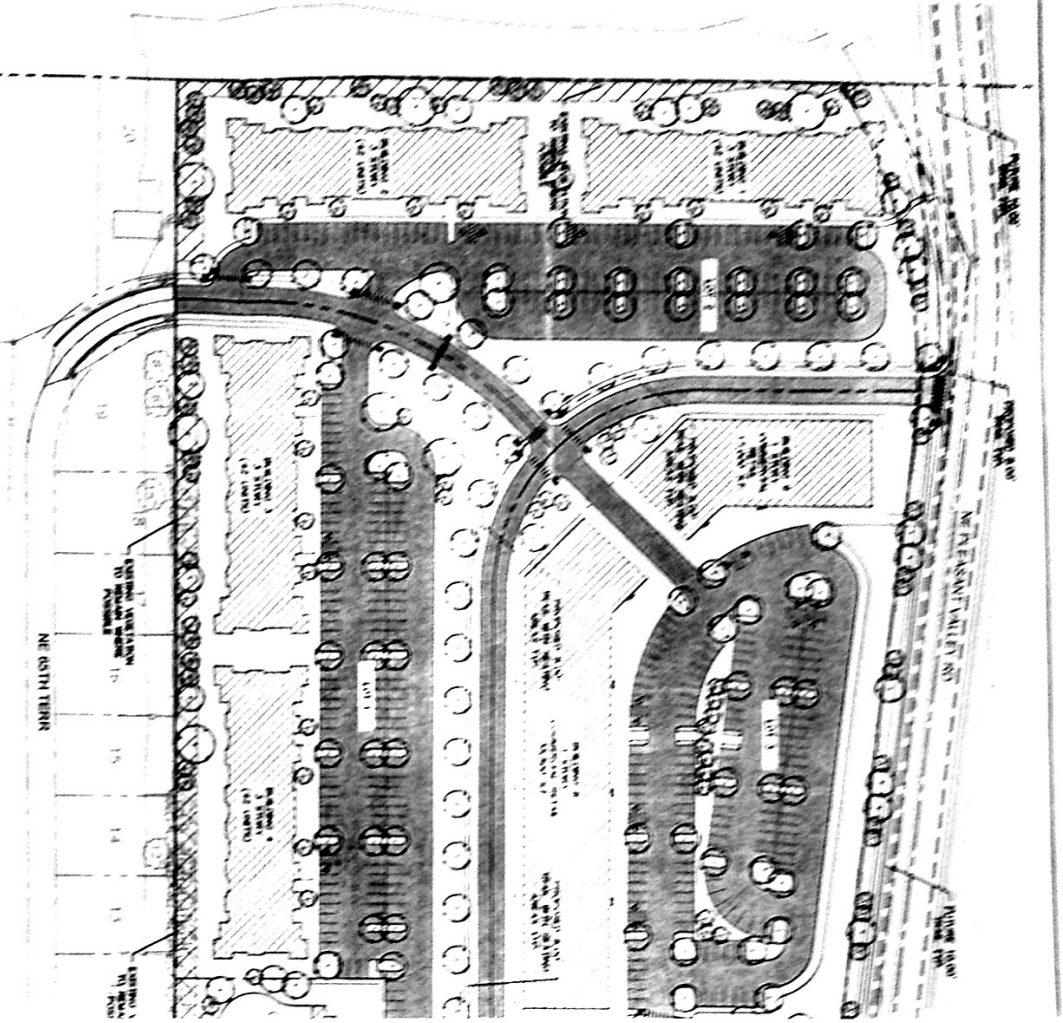


Patricia R. Jensen

PRJ:eb

Enclosure

cc: Mr. Mike Sweeney/Ms. Ellen Todd/Mr. Ray Brock
Mr. David Eickman
Mr. Tom Fulton
Ms. Deb Hermann, Northland Neighborhoods, Inc.
Ms. G. Elaine Bowers

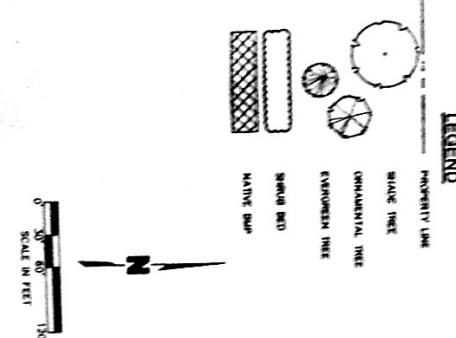


LANDSCAPE DATA		REQUIRED	SHOWN
STREET TREES			
STREET TREE CALCULATION	1 TREE PER 30 FEET OF STREET FRONTAGE	54	54
NE 65TH TERM (1,650 LF)			
N BRIGHTON AVE (312 LF)		18	18
GENERAL LANDSCAPING REQUIREMENTS			
TREES	1 TREE PER 3,000 SF OF BUILDING	18	18
BUILDING 7 (5,400 SF)			
BUILDING 8 (3,720 SF)			
PERIMETER LANDSCAPING OF VEHICULAR AREAS			
VEH. USE ADJACENT PUBLIC RIGHT-OF-WAY CALCULATION	1 TREE PER 30 FEET OF LANDSCAPE STRIP	2	2
BUILDING 1 (24 LF)			
BUILDING 2 (272 LF)			
BUILDING 7 (240 LF)			
BUILDING 8 (243 LF)			

LANDSCAPE DATA		REQUIRED	SHOWN
INTERIOR LANDSCAPING OF PARKING LOTS			
MIN. INTERIOR LANDSCAPING AREA CALCULATION	25 SF. OF INTERIOR LANDSCAPE AREA PER 100 SF OF PARKING SPACE	114	114
BUILDING 1 & 2			
BUILDING 3, 4, 5			
BUILDING 6			
BUILDING 7			
BUILDING 8 & 9			
PLANT MATERIAL CALCULATION			
PLANT MATERIAL CALCULATION	1 TREE PER 3 PARKING SPACES & 1 SHRUB PER PARKING SPACE	114 TREES & 228 SHRUBS	114 TREES & 228 SHRUBS
BUILDING 1 & 2			
BUILDING 3, 4, 5			
BUILDING 6			
BUILDING 7			
BUILDING 8 & 9			

LANDSCAPE DATA		REQUIRED	SHOWN
INTERIOR LANDSCAPING OF BUILDINGS			
PLANT MATERIAL CALCULATION	1 TREE PER 3,000 SF OF BUILDING FLOOR AREA	18 TREES	18 TREES
BUILDING 1			
BUILDING 2			
BUILDING 3			
BUILDING 4			
BUILDING 5			
BUILDING 6			
BUILDING 7			
BUILDING 8			
BUILDING 9			

LANDSCAPE DATA		REQUIRED	SHOWN
PAVING DATA			
PAVING DATA	1 TREE PER 3 PARKING SPACES & 1 SHRUB PER PARKING SPACE	114 TREES & 228 SHRUBS	114 TREES & 228 SHRUBS
BUILDING 1 & 2			
BUILDING 3, 4, 5			
BUILDING 6			
BUILDING 7			
BUILDING 8 & 9			



LANDSCAPE DEVELOPMENT PLAN
 BRIGHTON VILLAGE

KANSAS CITY, MO

2014

REVISIONS

MOLSSON ASSOCIATES

1231 W. 12th Street, Suite 200, Kansas City, MO 64105
 Phone: 816.234.1100
 Fax: 816.234.1101
 Website: www.molsson.com