

FINAL DEVELOPMENT PLAN WILSON INDUSTRIAL PARK

PART OF THE EAST HALF OF
SECTION 31, TOWNSHIP 50 NORTH, RANGE 32 WEST,
KANSAS CITY, JACKSON COUNTY, MISSOURI

TOTAL AREA = 36.56 ACRES

NO.	DATE	DESCRIPTION	REVIEW COMMENTS
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DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
COVER SHEET

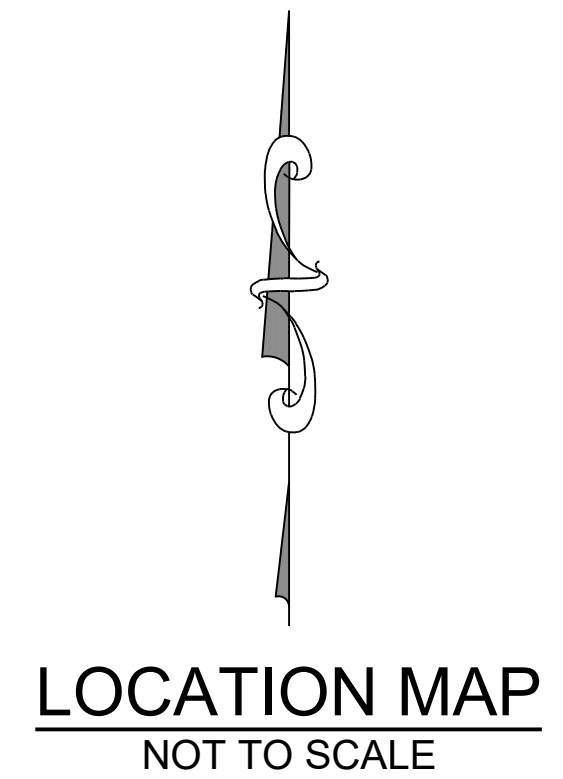
R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. Buford, P.E., L.S., L.C.E.
 rbuford@rlbuford.com
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
 FOR SUBTERRA, LLC
 SEC.-TWP.-RGE. COUNTY JOB NO.
 31-50-32 JACKSON J-2216
 10/24/22 FIELD BOOK
 DRAWN BY J.C.R.

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PROPERTY DESCRIPTION

ALL OF LOTS 44, 45, 46, 84 THROUGH 92, 105 THROUGH 130 AND THAT PART OF LOTS 74 THROUGH 83 OF "BEAUMONT", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, T 50 N, R 32 W, TOGETHER WITH OTHER LAND, ALL WITHIN THE EAST 1/2 OF SAID SECTION, TOWNSHIP, AND RANGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 31, AND RANGE; THENCE S86°49'58"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 330.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF INTERSTATE 435 HIGHWAY; THENCE N00°34'45"E ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 308.96 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 3024.93 FEET, AN ARC DISTANCE OF 388.63 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF THE KANSAS CITY TERMINAL RAILROAD COMPANY; THENCE EASTERLY ALONG THE SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES: (1) N82°49'53"E, A DISTANCE OF 286.00 FEET; (2) S89°55'25"E, A DISTANCE OF 366.00 FEET; (3) S85°41'04"E, A DISTANCE OF 324.39 FEET; (4) S84°40'28"E, A DISTANCE OF 275.22 FEET; (5) N80°40'59"E, A DISTANCE OF 320.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD COMPANY (FORMERLY C&A/C RAILROAD); THENCE S62°51'48"E ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 659.10 FEET; THENCE S28°47'53"W, A DISTANCE OF 144.90 FEET; THENCE N80°29'02"W, A DISTANCE OF 84.61 FEET; THENCE S09°30'58"W, A DISTANCE OF 130.00 FEET; THENCE N86°49'58"W, A DISTANCE OF 381.30 FEET; THENCE S18°30'20"W, A DISTANCE OF 208.25 FEET; THENCE S02°16'35"W, A DISTANCE OF 75.10 FEET; THENCE N86°49'58"W, A DISTANCE OF 101.89 FEET; THENCE S02°16'35"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE N86°49'58"W ALONG SAID SOUTH LINE, A DISTANCE OF 100.17 FEET; THENCE S02°17'46"W ALONG THE WEST LINE OF "ARVA LAWN", A SUBDIVISION IN INDEPENDENCE IN SAID COUNTY, AND STATE, A DISTANCE OF 534.00 FEET (537.00 FEET - DEED) TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WILSON ROAD; THENCE S89°42'03"W ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 330.13 FEET (330.9 FEET - DEED) TO A POINT ON THE EXISTING EAST LINE OF SAID "BEAUMONT" SUBDIVISION; THENCE N02°17'46"E ALONG SAID EAST LINE, A DISTANCE OF 128.73 FEET TO THE SOUTHEAST CORNER OF LOT 44 OF SAID "BEAUMONT" SUBDIVISION; THENCE N88°21'37" ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE N02°17'46"E ALONG THE WEST LINE OF SAID LOT 44, A DISTANCE OF 147.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE S88°37'23"E ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 44; THENCE N02°17'46"E ALONG THE EAST LINE OF SAID "BEAUMONT" SUBDIVISION, A DISTANCE OF 50.01 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 45; THENCE N88°37'23"W ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOTS 45 AND 46 OF SAID "BEAUMONT" SUBDIVISION, A DISTANCE OF 125.02 FEET TO THE SOUTHWEST CORNER OF LOT 46 OF SAID SUBDIVISION; THENCE N02°17'46"E ALONG THE WEST LINE OF SAID LOT 46, A DISTANCE OF 231.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE N86°49'58"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 862.69 FEET TO THE POINT OF BEGINNING.



OVERALL DEVELOPMENT INFORMATION

A. EXISTING ZONING	MPD	
PROPOSED ZONING		
COMMERCIAL	M1-5 & US	
RESIDENTIAL	N/A	
B. TOTAL LAND AREA	36.56 ACRES	
C. N/A		
D. GROSS LAND AREA	36.56 ACRES	
PROPOSED R/W	1.82 ACRES	
NET LAND AREA	34.74 ACRES	
E. EXISTING BUILDING	N/A	
F. HEIGHT OF BUILDING	35'±	
G. GROSS FLOOR AREA		
COMMERCIAL	193,900 SF	
RESIDENTIAL	N/A	
H. COVERAGE AREA		
TOTAL LAND AREA (SF)	1,592,554	
TOTAL BUILDING (SF)	193,900	
TOTAL PAVEMENT (SF)	457,382	
PERCENT COVERAGE	41%	
I. N/A		
J. PARKING	REQUIRED	PROVIDED
COMMERCIAL		
INDUSTRIAL (53,900 SF)	34*	234
WAREHOUSE (140,000 SF)	88*	371
RESIDENTIAL	N/A	
(*) 1 PER 4 EMPLOYEES		
ASSUMED 400 SQ. FT. PER 1 EMPLOYEE		
K. BICYCLE PARKING	REQUIRED	PROVIDED
COMMERCIAL		
SHORT	49	49
LONG	20	20
RESIDENTIAL	N/A	

FLOODPLAIN NOTE:
 ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 276 OF 625, COMMUNITY PANEL NUMBER 29095C0276G, REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

OWNER/APPLICANT:
 SUBTERRA, LLC
 6127 NW. PINE RIDGE CIRCLE
 PARKVILLE, MO 64152
 STEVE WARGER
 816-769-6132
 stevewarger@gmail.com

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2022-00217** on **March 21, 2023**

Joseph Rexwinkle, AICP
 Secretary of the Commission

R.L. Buford & Associates, LLC
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 31-50-32 JACKSON J-2216
 10/24/22 FIELD BOOK
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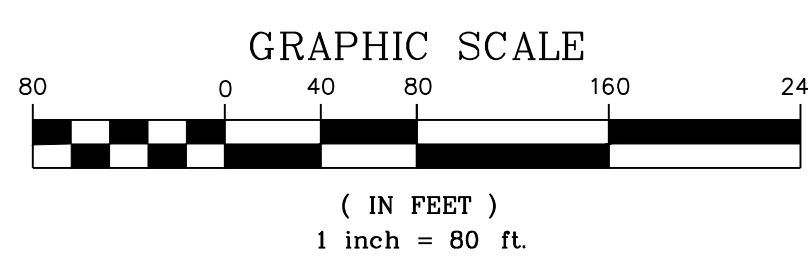
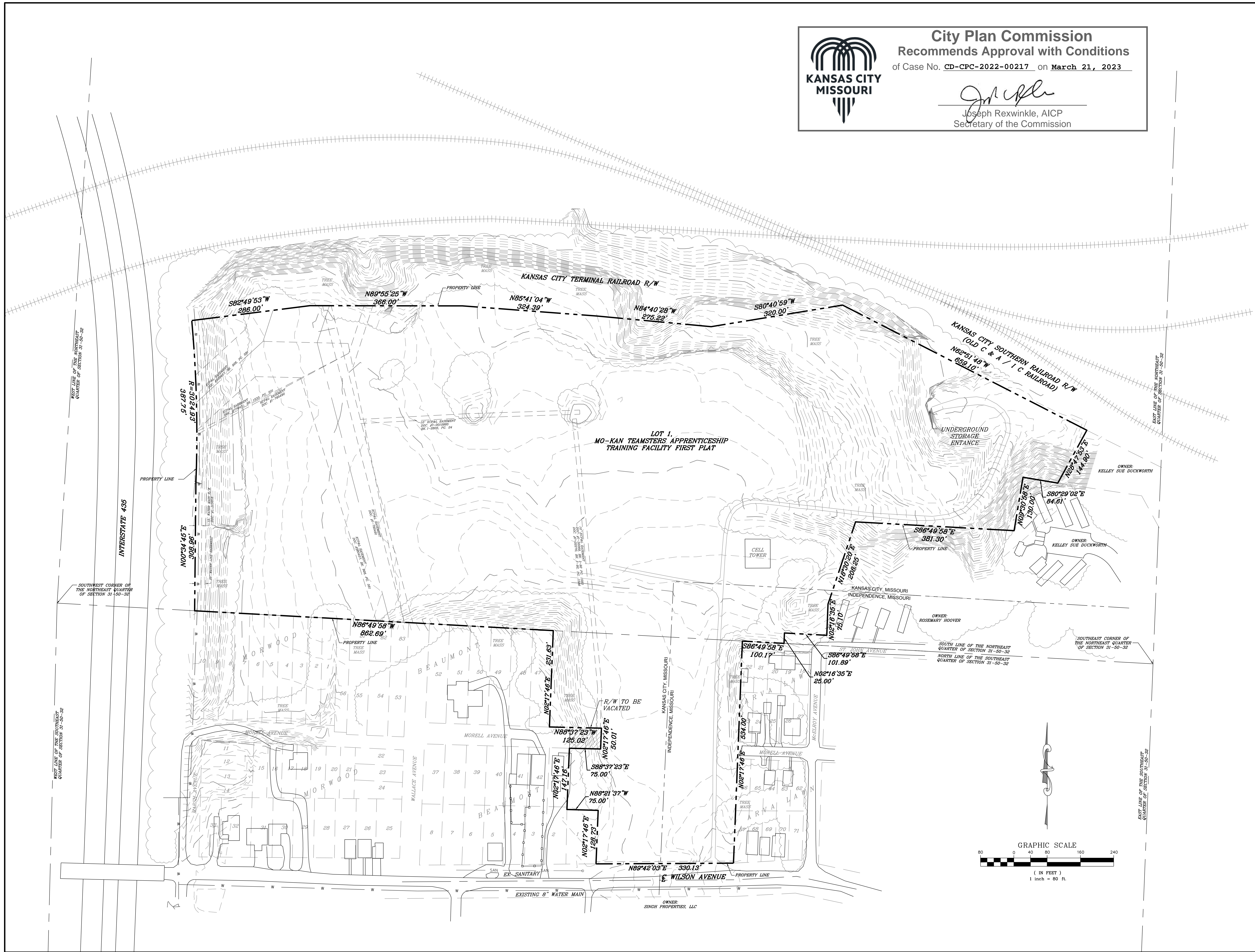
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REVISIONS	
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DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 EXISTING CONDITIONS

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
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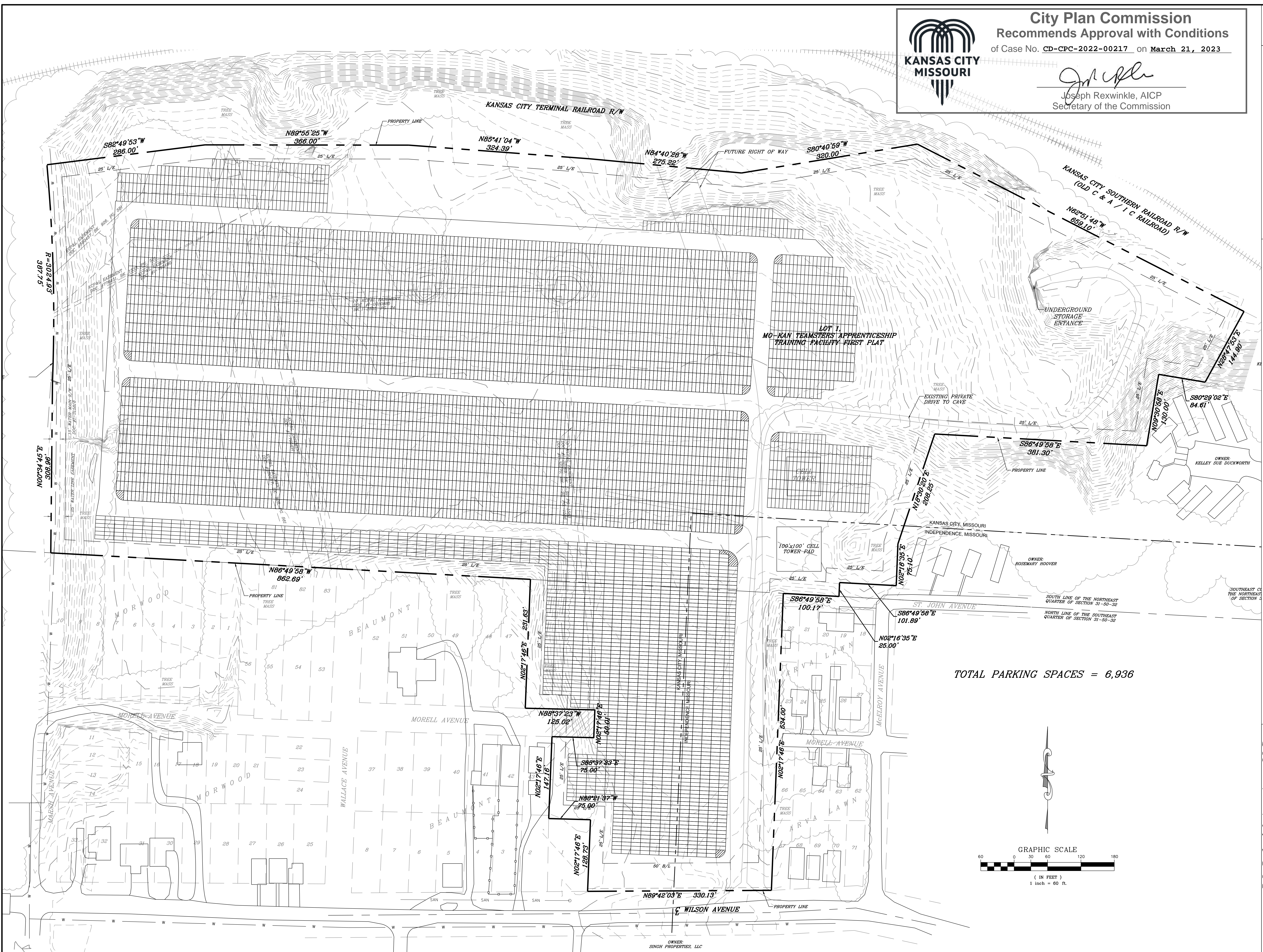


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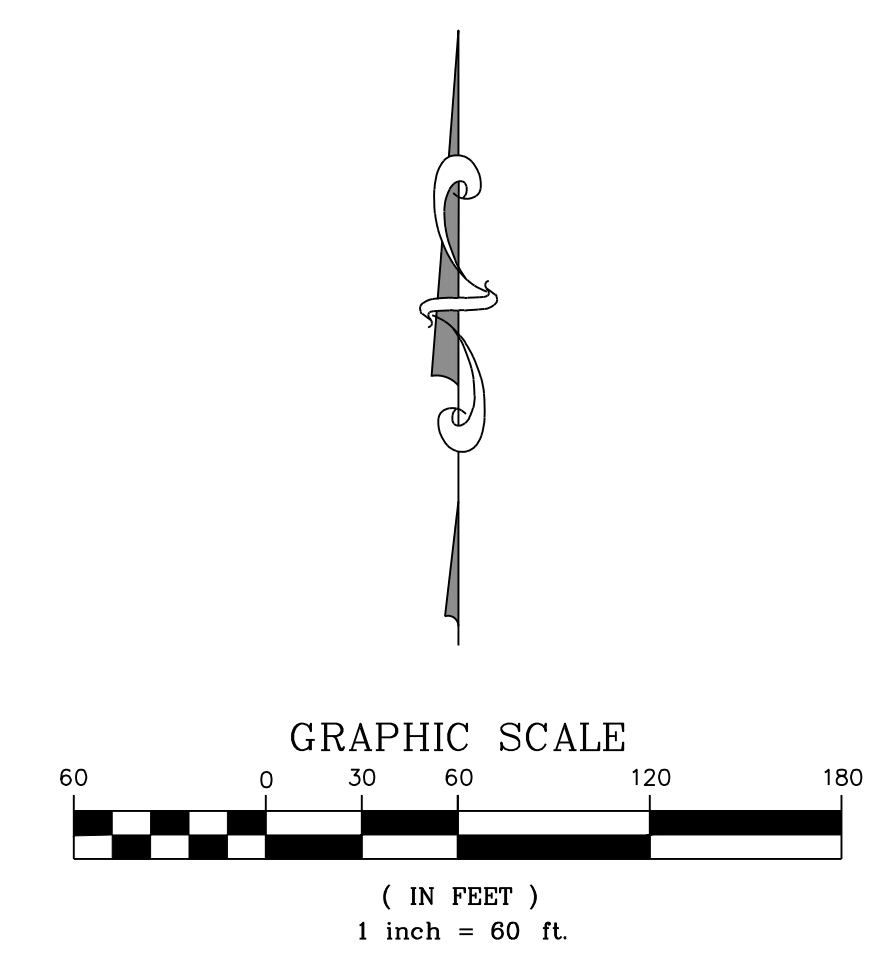
Joseph Rexwinkle
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SHEET NO.
 3 OF 14

NO.	DATE	DESCRIPTION	REVIEW COMMENTS
1	3/30/23		
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TOTAL PARKING SPACES = 6,936



DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 PHASE 1 - PARKING FIELD

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. Buford & Associates, LLC
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
 FOR SUBTERRA, LLC
 SEC-TWP-RGE COUNTY JOB NO.
 31-50-32 JACKSON J-2216
 9/10/24/22 FIELD BOOK
 DRAWN BY J.C.R.
 FINAL DEVELOPMENT PLAN

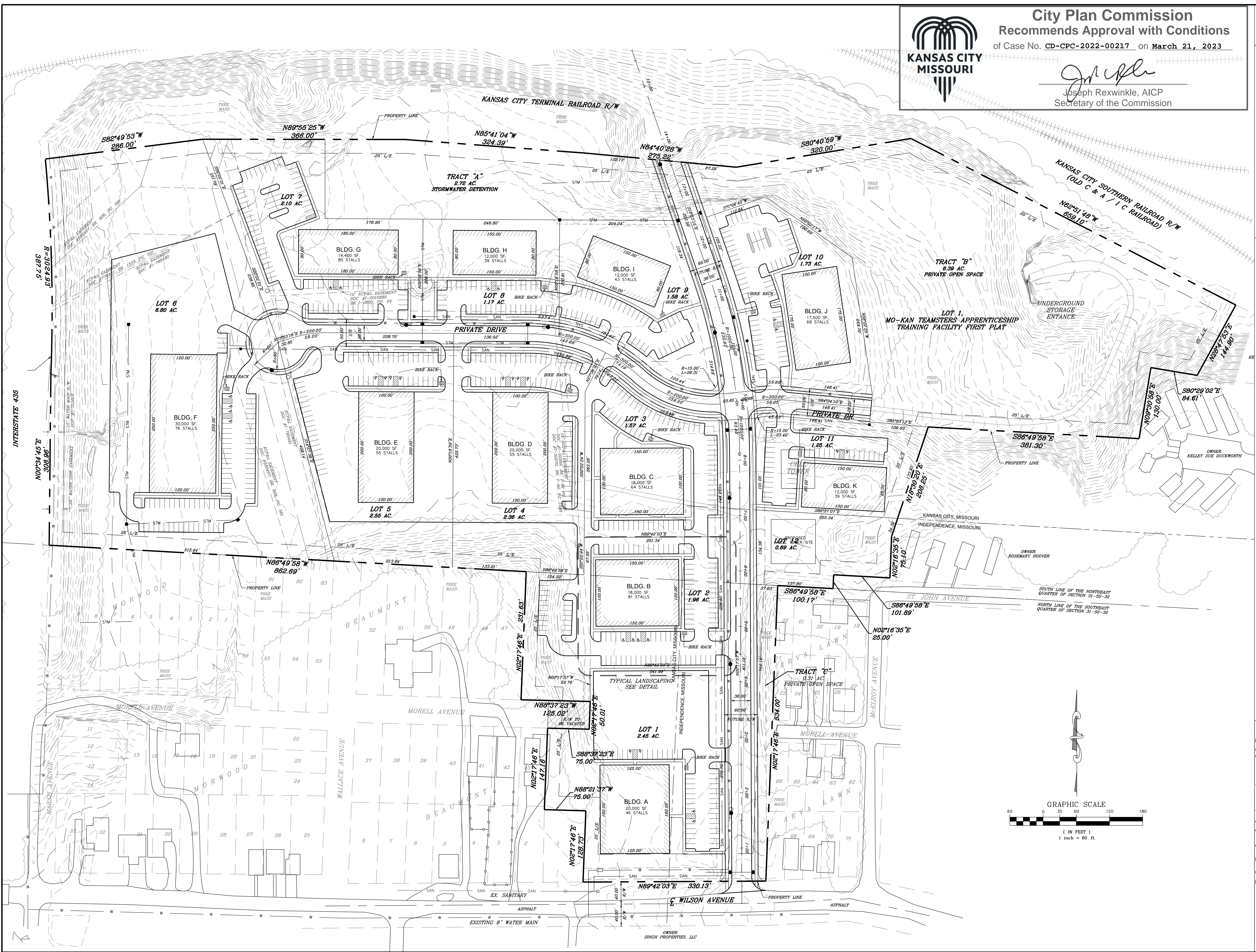


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Joseph Rexwinkle
 Joseph Rexwinkle, AICP
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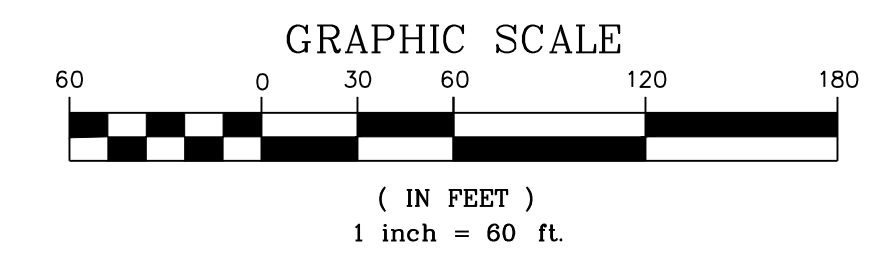
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4 OF 14

NO.	DATE	DESCRIPTION	REVIEW COMMENTS	REVISIONS
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DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 PHASE 2 - OFFICE/WAREHOUSE PLAN

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
 FOR SUBTERRA, LLC
 SEC-TWP-REG COUNTY JACKSON, MO
 31-50-32
 10/24/22
 DRAWN BY J.C.R.
 FINAL DEVELOPMENT PLAN



REVISIONS	
NO.	DESCRIPTION
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DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 DEVELOPMENT SUMMARY

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. Buford & Associates, LLC
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
 FOR SUBTERRA, LLC
 SEC.-TWP.-RGE. COUNTY JOB NO.
 31-50-32 JACKSON J-27216
 10/24/22 FIELD BOOK
 DRAWN BY J.C.R.

PAD A INFORMATION - LOT 1

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	2.45 AC.
PROPOSED R/W	N/A
NET LAND AREA	2.45 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	20,000 SF

PAD D INFORMATION - LOT 4

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	2.36 AC.
PROPOSED R/W	N/A
NET LAND AREA	2.36 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	20,000 SF

PAD G INFORMATION - LOT 7

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	2.10 AC.
PROPOSED R/W	N/A
NET LAND AREA	2.10 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	14,400 SF

PAD J INFORMATION - LOT 10

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	1.73 AC.
PROPOSED R/W	N/A
NET LAND AREA	1.73 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	17,500 SF

TRACT A

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
STORMWATER DETENTION	
C. TOTAL LAND AREA	2.72 AC.
PROPOSED R/W	N/A
NET LAND AREA	2.72 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	N/A
F. GROSS FLOOR AREA	N/A

PAD B INFORMATION - LOT 2

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	1.96 AC.
PROPOSED R/W	N/A
NET LAND AREA	1.96 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	18,000 SF

PAD E INFORMATION - LOT 5

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	2.55 AC.
PROPOSED R/W	N/A
NET LAND AREA	2.55 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	20,000 SF

PAD H INFORMATION - LOT 8

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	1.17 AC.
PROPOSED R/W	N/A
NET LAND AREA	1.17 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	12,000 SF

PAD K INFORMATION - LOT 11

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	1.25 AC.
PROPOSED R/W	N/A
NET LAND AREA	1.25 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	12,000 SF

TRACT B

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
PRIVATE OPEN SPACE	
C. TOTAL LAND AREA	6.39 AC.
PROPOSED R/W	N/A
NET LAND AREA	6.39 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	N/A
F. GROSS FLOOR AREA	N/A

PAD C INFORMATION - LOT 3

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	1.57 AC.
PROPOSED R/W	N/A
NET LAND AREA	1.43 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	18,000 SF

PAD F INFORMATION - LOT 6

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	6.80 AC.
PROPOSED R/W	N/A
NET LAND AREA	6.80 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	30,000 SF

PAD I INFORMATION - LOT 9

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
COMMERCIAL	
C. TOTAL LAND AREA	1.58 AC.
PROPOSED R/W	N/A
NET LAND AREA	1.58 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	30'
F. GROSS FLOOR AREA	12,000 SF

PAD L INFORMATION - LOT 12

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
CELL TOWER SITE	
C. TOTAL LAND AREA	0.69 AC.
PROPOSED R/W	N/A
NET LAND AREA	0.69 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	N/A
F. GROSS FLOOR AREA	N/A

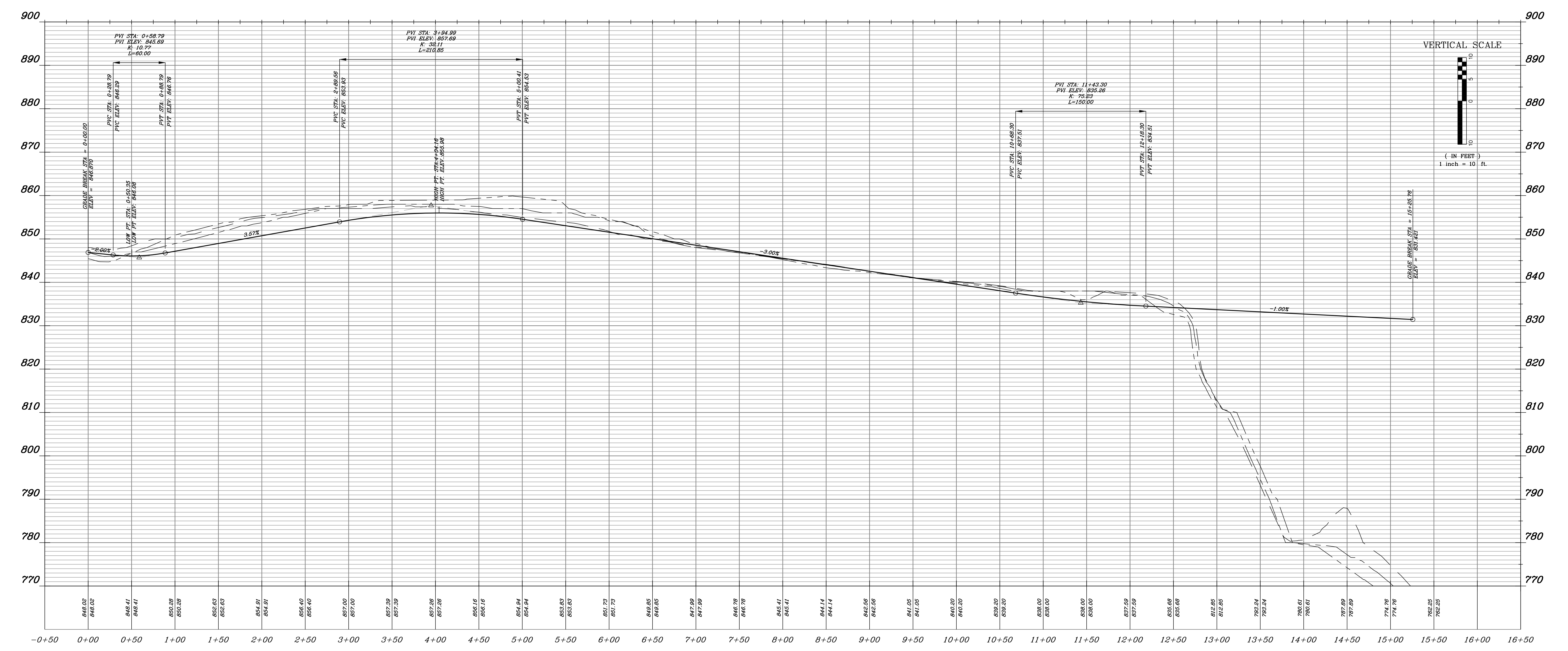
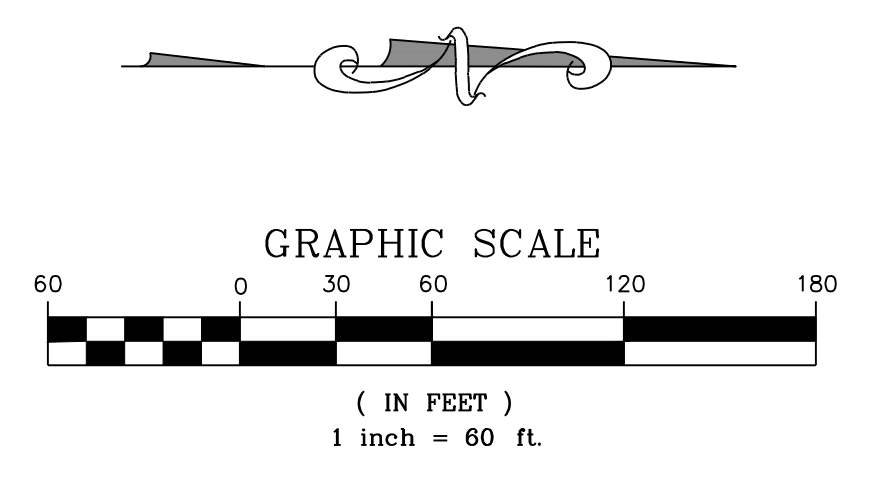
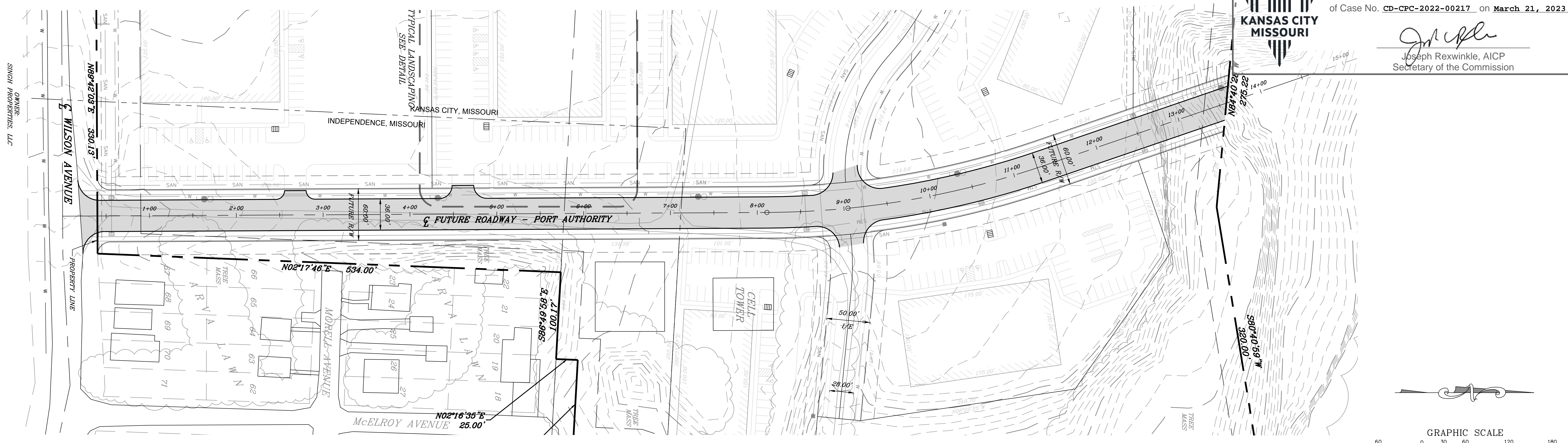
TRACT C

A. EXISTING ZONING	MPD
B. PROPOSED ZONING	M1-5 & US
PRIVATE OPEN SPACE	
C. TOTAL LAND AREA	0.31 AC.
PROPOSED R/W	N/A
NET LAND AREA	0.31 AC.
D. EXISTING BUILDING	N/A
E. HEIGHT OF BUILDING	N/A
F. GROSS FLOOR AREA	N/A


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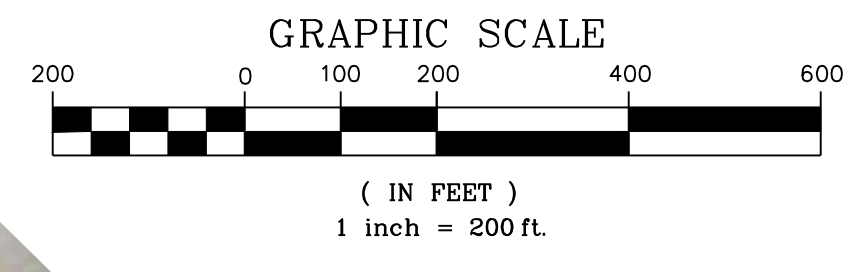
FUTURE ROADWAY - PORT AUTHORITY

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WILSON INDUSTRIAL PARK
KANSAS CITY, JACKSON COUNTY, MISSOURI
PHASE 3 - FUTURE ROADWAY (PORT AUTHORITY)

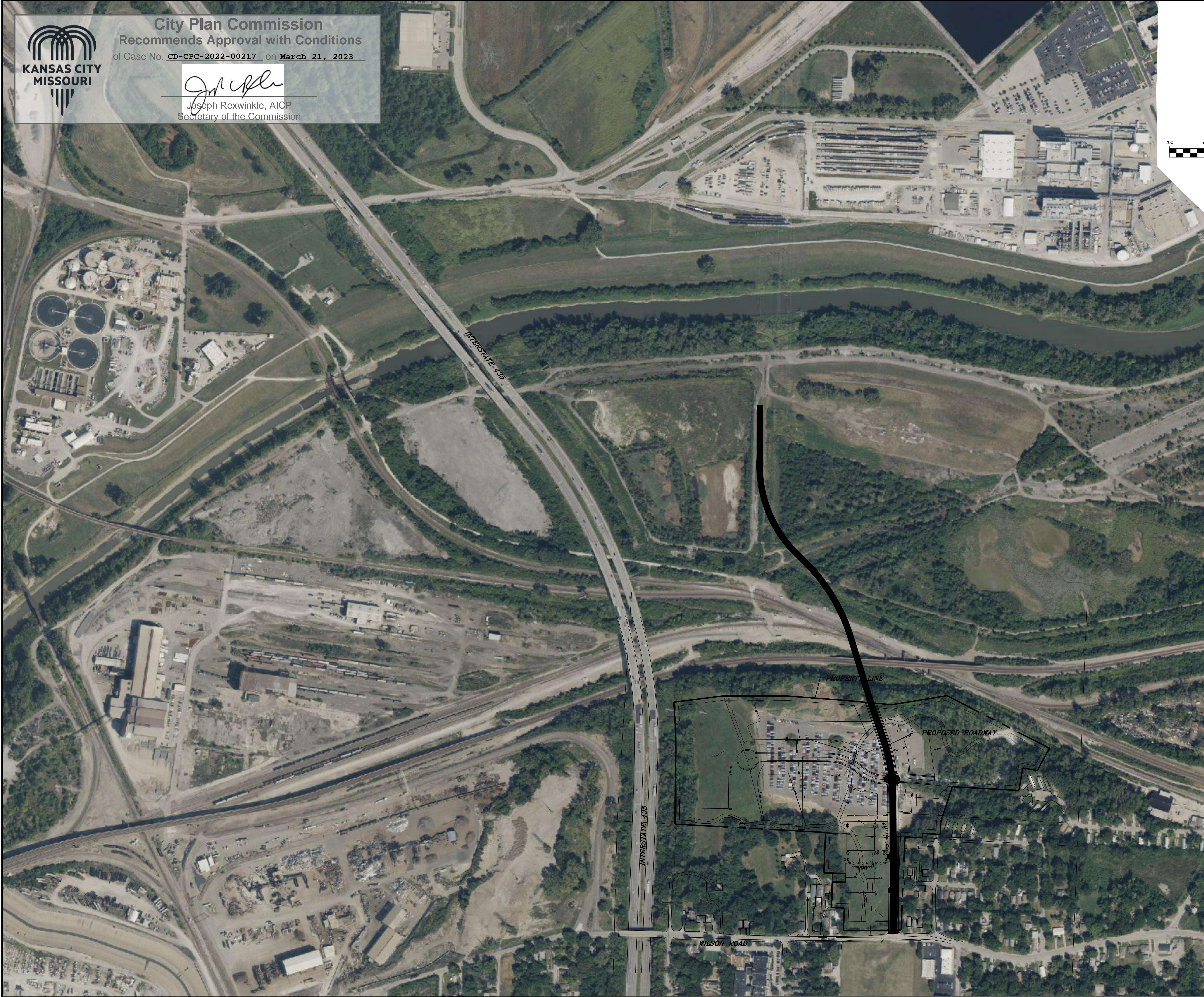


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WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 PHASE 3 - FUTURE ROADWAY (AERIAL MAP)

R.L. Buford & Associates, LLC
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 FOR **SUBTERRA, LLC** SEC-TWP-3R-E1 COUNTY JOB NO. JACKSON J-2216
 31-50-32 10/24/22 FIELD BOOK DRAWN BY J.C.R.

FINAL DEVELOPMENT PLAN

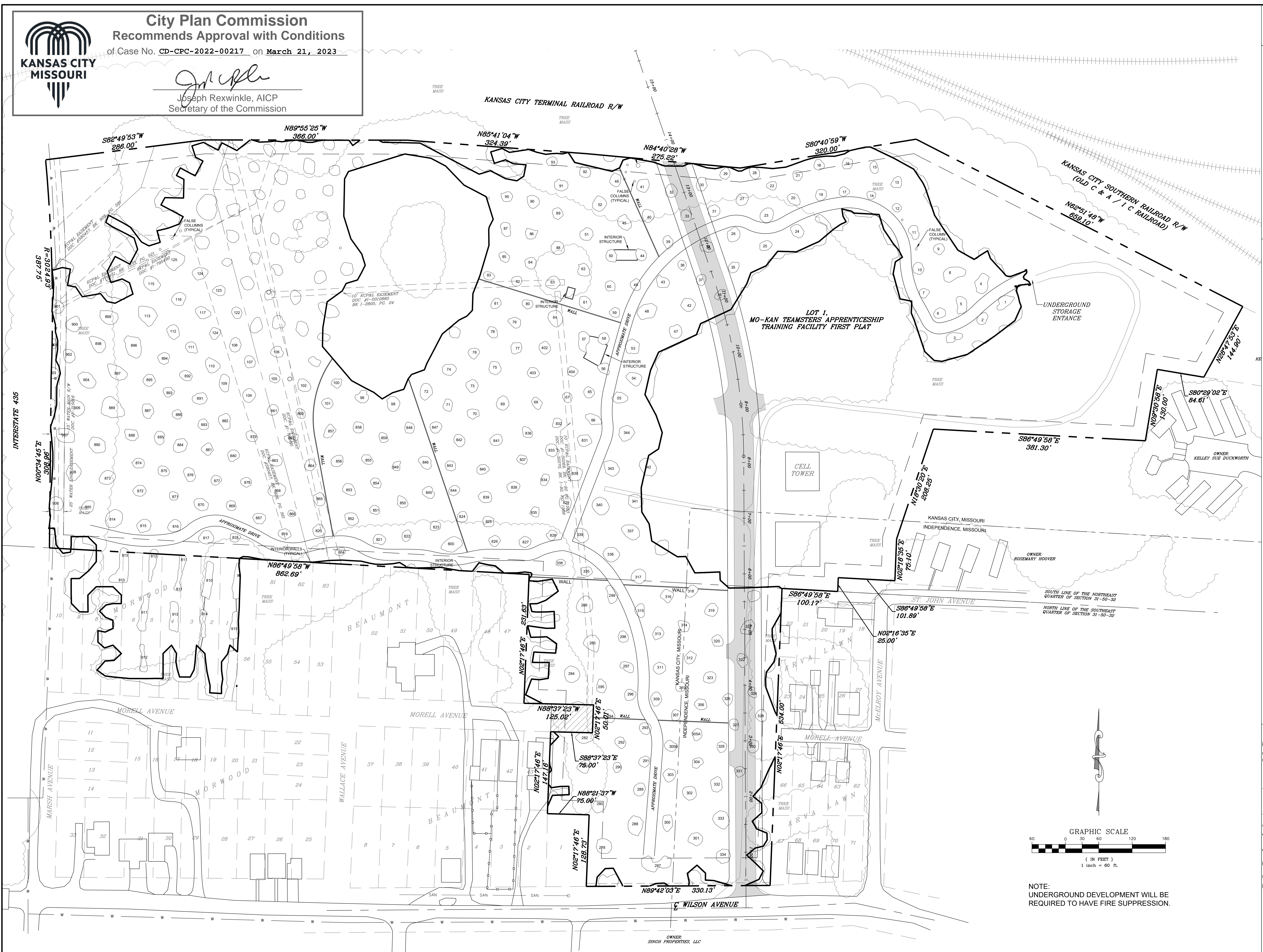


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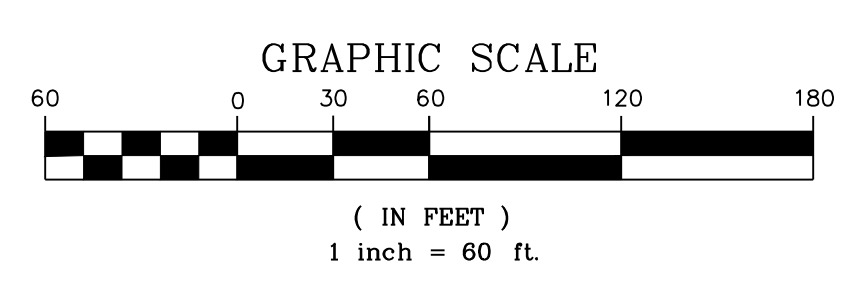


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 FINAL DEVELOPMENT PLAN

EXISTING & PROPOSED UNDERGROUND LAYOUT



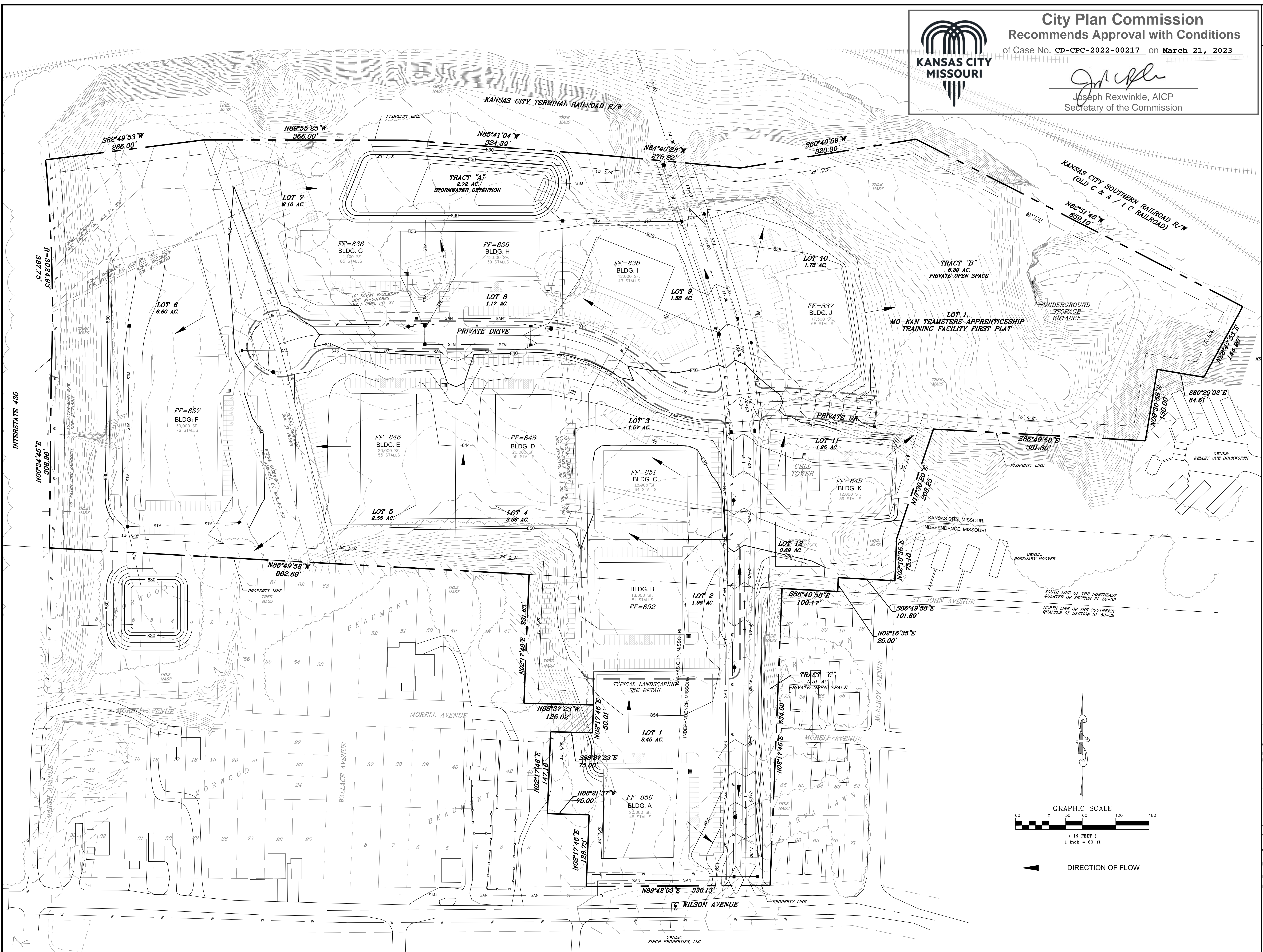
NOTE:
 UNDERGROUND DEVELOPMENT WILL BE
 REQUIRED TO HAVE FIRE SUPPRESSION.



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DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
PRELIMINARY GRADING PLAN

R.L. Buford & Associates, LLC
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 10/24/22 PREP BOOK
 DRAWN BY J.C.R.
FINAL DEVELOPMENT PLAN



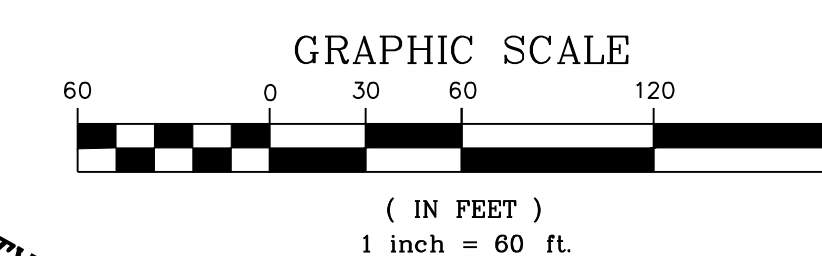
City Plan Commission
Recommends Approval with Conditions

of Case No. **CD-CPC-2022-00217** on **March 21, 2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

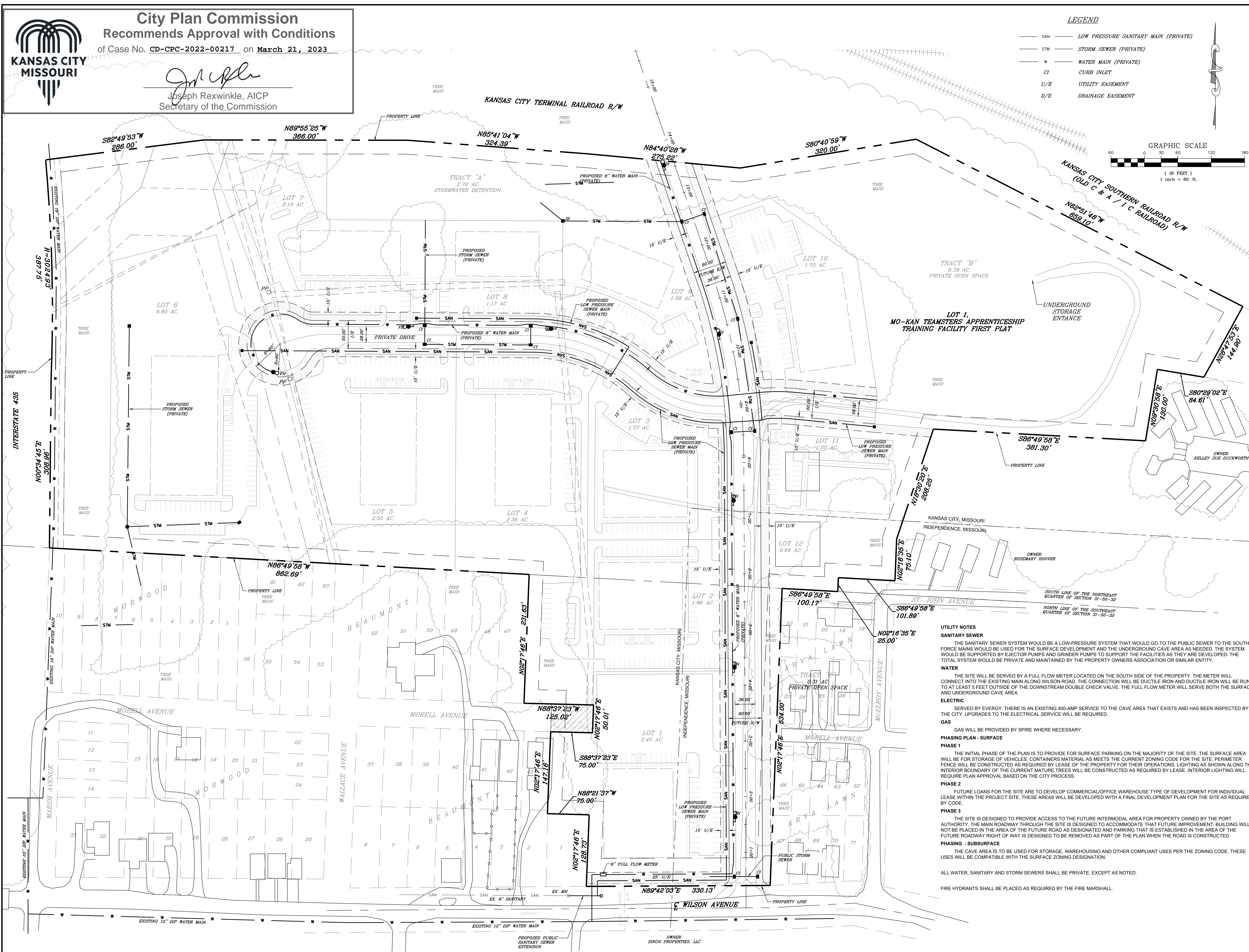
LEGEND

- SAN — LOW PRESSURE SANITARY MAIN (PRIVATE)
- STM — STORM SEWER (PRIVATE)
- W — WATER MAIN (PRIVATE)
- CI CURB INLET
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT



REVISIONS

NO.	DATE	DESCRIPTION	REVIEW COMMENTS
1	3/30/23		
2			
3			
4			
5			
6			
7			



UTILITY NOTES

SANITARY SEWER
 THE SANITARY SEWER SYSTEM WOULD BE A LOW-PRESSURE SYSTEM THAT WOULD GO TO THE PUBLIC SEWER TO THE SOUTH. FORCE MAINS WOULD BE USED FOR THE SURFACE DEVELOPMENT AND THE UNDERGROUND CAVE AREA AS NEEDED. THE SYSTEM WOULD BE SUPPORTED BY EJECTOR PUMPS AND GRINDER PUMPS TO SUPPORT THE FACILITIES AS THEY ARE DEVELOPED. THE TOTAL SYSTEM WOULD BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR SIMILAR ENTITY.

WATER
 THE SITE WILL BE SERVED BY A FULL FLOW METER LOCATED ON THE SOUTH SIDE OF THE PROPERTY. THE METER WILL CONNECT INTO THE EXISTING MAIN ALONG WILSON ROAD. THE CONNECTION WILL BE DUCTILE IRON AND DUCTILE IRON WILL BE RUN TO AT LEAST 5 FEET OUTSIDE OF THE DOWNSTREAM DOUBLE CHECK VALVE. THE FULL FLOW METER WILL SERVE BOTH THE SURFACE AND UNDERGROUND CAVE AREA.

ELECTRIC
 SERVED BY EVERGY. THERE IS AN EXISTING 400-AMP SERVICE TO THE CAVE AREA THAT EXISTS AND HAS BEEN INSPECTED BY THE CITY. UPGRADES TO THE ELECTRICAL SERVICE WILL BE REQUIRED.

GAS
 GAS WILL BE PROVIDED BY SPIRE WHERE NECESSARY.

PHASING PLAN - SURFACE

PHASE 1
 THE INITIAL PHASE OF THE PLAN IS TO PROVIDE FOR SURFACE PARKING ON THE MAJORITY OF THE SITE. THE SURFACE AREA WILL BE FOR STORAGE OF VEHICLES, CONTAINERS MATERIAL AS MEETS THE CURRENT ZONING CODE FOR THE SITE. PERIMETER FENCE WILL BE CONSTRUCTED AS REQUIRED BY LEASE OF THE PROPERTY FOR THEIR OPERATIONS. LIGHTING AS SHOWN ALONG THE INTERIOR BOUNDARY OF THE CURRENT MATURE TREES WILL BE CONSTRUCTED AS REQUIRED BY LEASE. INTERIOR LIGHTING WILL REQUIRE PLAN APPROVAL BASED ON THE CITY PROCESS.

PHASE 2
 FUTURE LOANS FOR THE SITE ARE TO DEVELOP COMMERCIAL/OFFICE WAREHOUSE TYPE OF DEVELOPMENT FOR INDIVIDUAL LEASE WITHIN THE PROJECT SITE. THESE AREAS WILL BE DEVELOPED WITH A FINAL DEVELOPMENT PLAN FOR THE SITE AS REQUIRED BY CODE.

PHASE 3
 THE SITE IS DESIGNED TO PROVIDE ACCESS TO THE FUTURE INTERMODAL AREA FOR PROPERTY OWNED BY THE PORT AUTHORITY. THE MAIN ROADWAY THROUGH THE SITE IS DESIGNED TO ACCOMMODATE THAT FUTURE IMPROVEMENT. BUILDING WILL NOT BE PLACED IN THE AREA OF THE FUTURE ROAD AS DESIGNATED AND PARKING THAT IS ESTABLISHED IN THE AREA OF THE FUTURE ROADWAY RIGHT OF WAY IS DESIGNED TO BE REMOVED AS PART OF THE PLAN WHEN THE ROAD IS CONSTRUCTED.

PHASING - SUBSURFACE
 THE CAVE AREA IS TO BE USED FOR STORAGE, WAREHOUSING AND OTHER COMPLIANT USES PER THE ZONING CODE. THESE USES WILL BE COMPATIBLE WITH THE SURFACE ZONING DESIGNATION.

ALL WATER, SANITARY AND STORM SEWERS SHALL BE PRIVATE, EXCEPT AS NOTED.

FIRE HYDRANTS SHALL BE PLACED AS REQUIRED BY THE FIRE MARSHALL.

DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 UTILITY PLAN

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD, P.E., S.E., L.S.
 1000 W. 12TH ST., SUITE 200
 JACKSON, MISSOURI 64501
 (816) 741-6152

FOR
SUBTERRA, LLC
 SEC.-TWP.-RGE. COUNTY JOB NO.
 31-50-32 JACKSON J-2216
 10/24/22 FIELD BOOK
 DRAWN BY J.C.R.

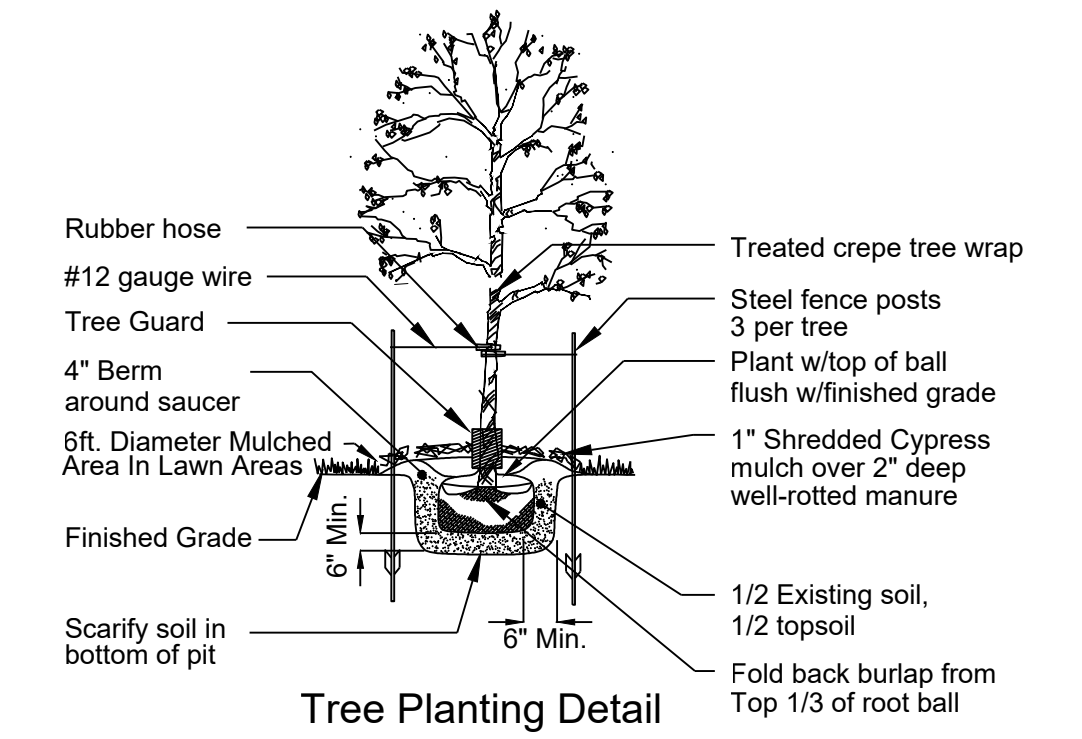
FINAL DEVELOPMENT PLAN



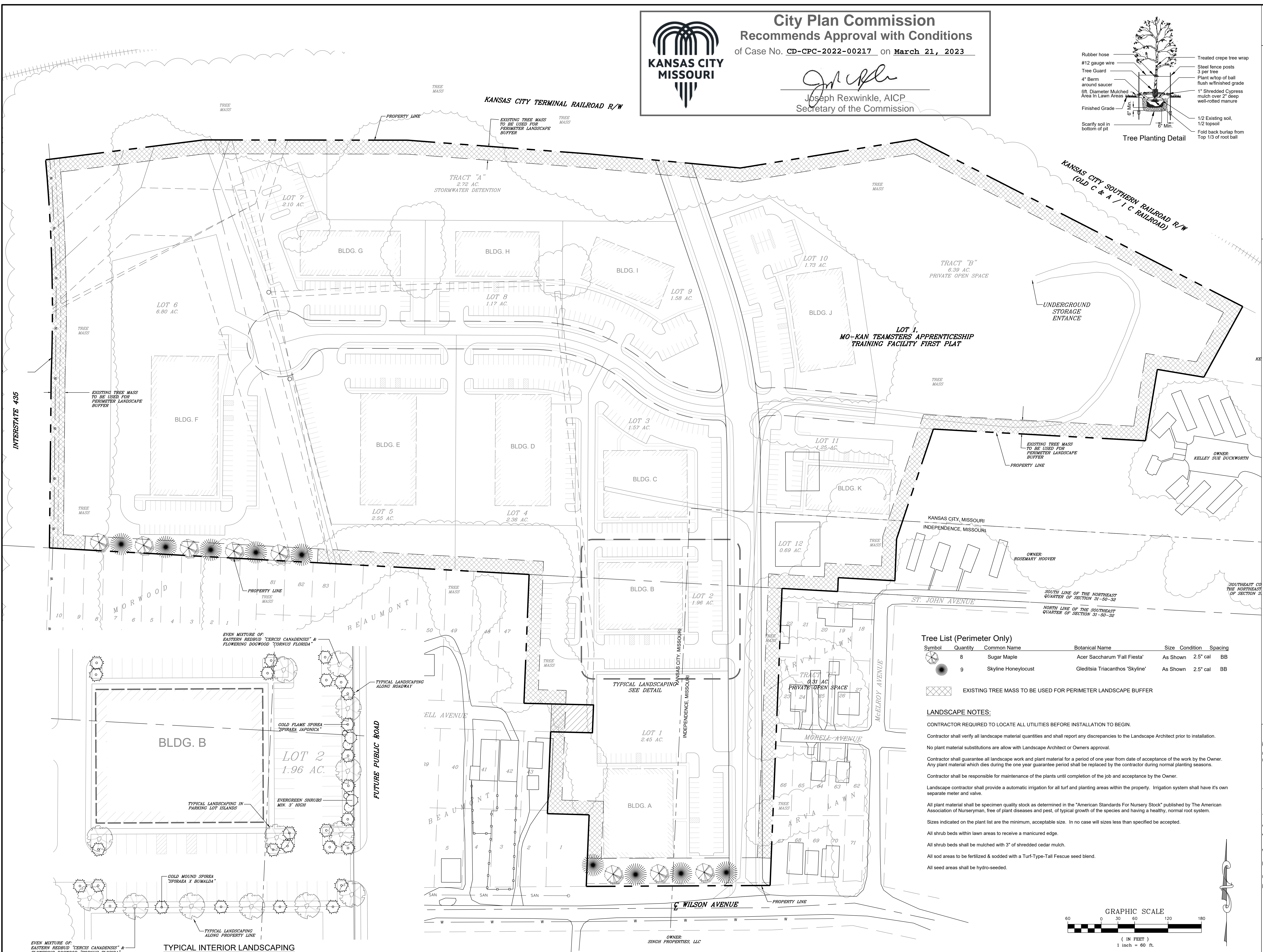
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NO.	DATE	DESCRIPTION	REVISIONS
1	3/20/23		
2			
3			
4			
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6			
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Tree List (Perimeter Only)

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	Sugar Maple	Acer Saccharum 'Fall Fiesta'	As Shown	2.5" cal	BB
	9	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	As Shown	2.5" cal	BB

EXISTING TREE MASS TO BE USED FOR PERIMETER LANDSCAPE BUFFER

LANDSCAPE NOTES:

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow with Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Landscape contractor shall provide a automatic irrigation for all turf and planting areas within the property. Irrigation system shall have it's own separate meter and valve.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

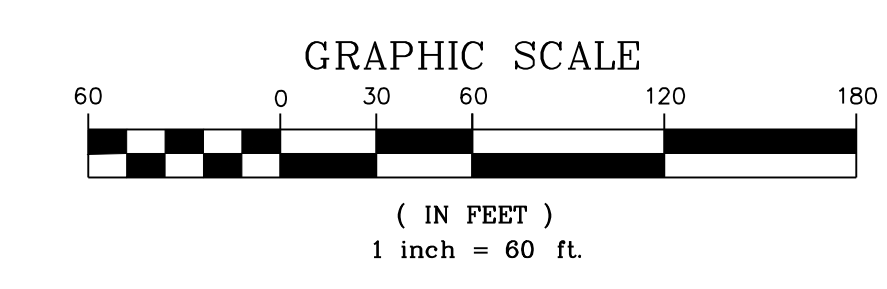
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded.



DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
 KANSAS CITY, JACKSON COUNTY, MISSOURI
LANDSCAPE PLAN

R.L. Buford & Associates, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. Buford & Associates, LLC
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
 SEC-TWP-JRC COUNTY JACKSON J-2216
 31-50-32
 10/24/22

FOR SUBTERRA, LLC

FINAL DEVELOPMENT PLAN

DRAWN BY: J.C.R.



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
KANSAS CITY, JACKSON COUNTY, MISSOURI
PERIMETER TREE MASS PICTURES



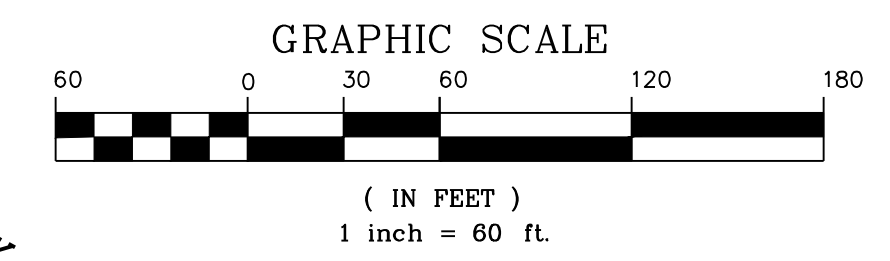
City Plan Commission
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
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R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. Buford & Associates, LLC
rbuford.com

FOR **SUBTERRA, LLC**
SEC.-TWP.-RGE. COUNTY JOB NO.
31-50-32 JACKSON J-2216
DATE 10/24/22 FIELD BOOK
DRAWN BY J.C.R.

FINAL DEVELOPMENT PLAN



REVISIONS	
NO.	DESCRIPTION
1	DATE: 3/30/23
2	REVIEW COMMENTS
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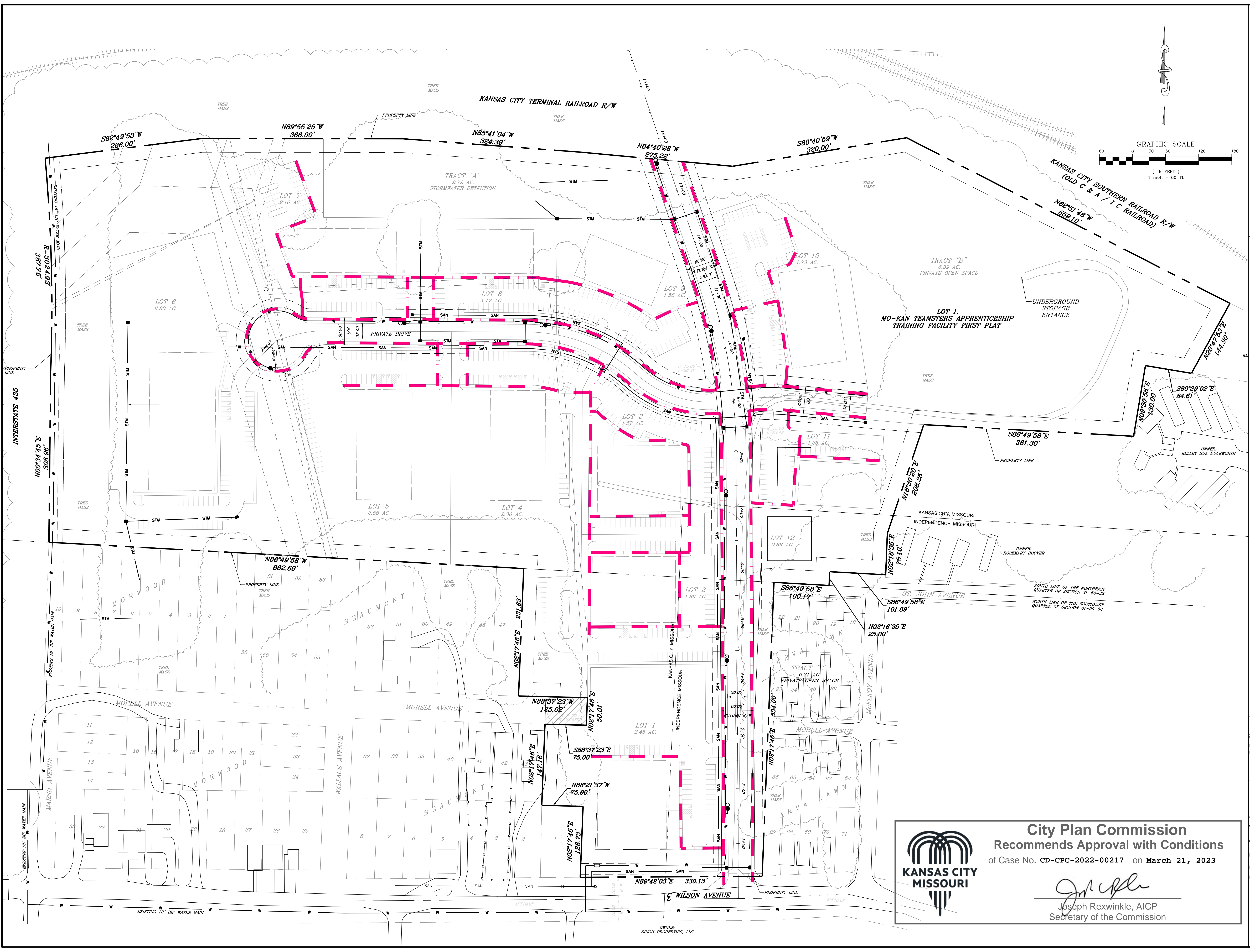
DEVELOPMENT PLAN
WILSON INDUSTRIAL PARK
KANSAS CITY, JACKSON COUNTY, MISSOURI
PEDESTRIAN WALKABILITY PLAN

R.L. Buford & Associates, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
FOR SUBTERRA, LLC
SEC.-TWP.-RGE. COUNTY JACKSON, MISSOURI
31-50-32
10/24/22
DRAWN BY J.C.R.



City Plan Commission
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NEW BUILDING 'A' FOR
WILSON INDUSTRIAL PARK
 KANSAS CITY, MO

J. Jeffrey Schroeder Mo. License A-4226
 Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

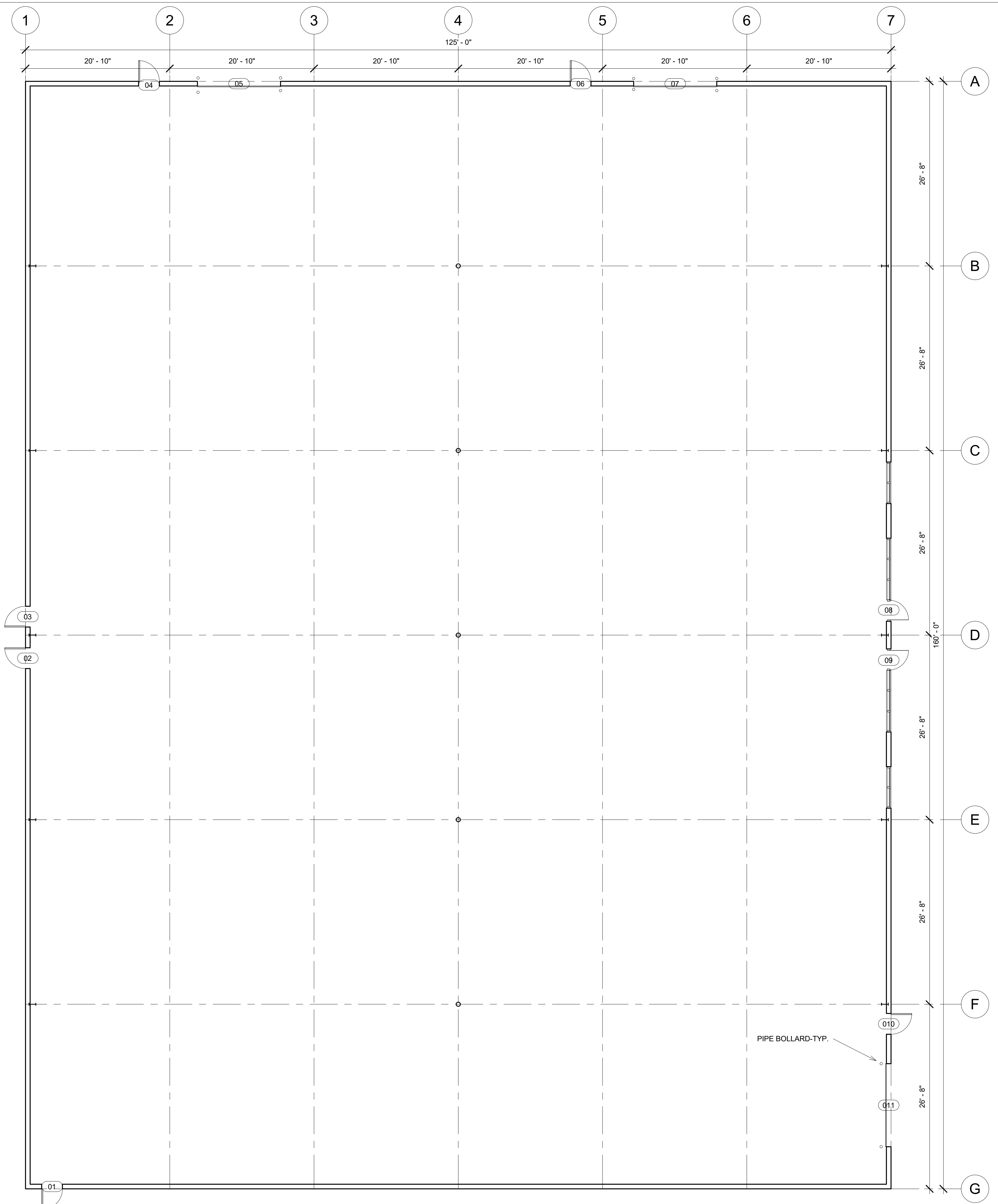
Floor Plan

Project number	2502
Date	02.09.2023

A101

Scale 1/8" = 1'-0"

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1 Floor Plan
 1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
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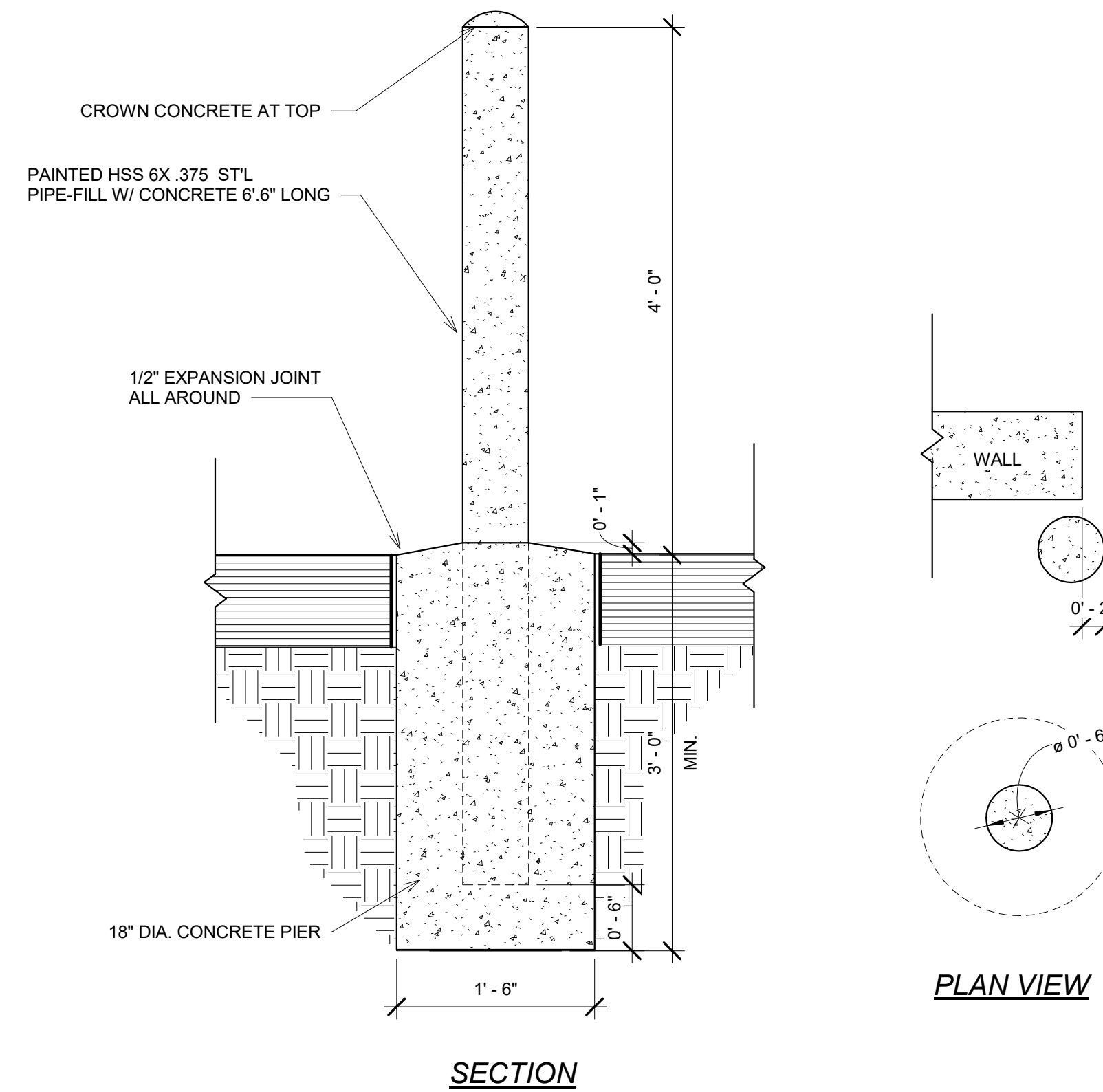
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 Secretary of the Commission

Door Schedule					
Number	Family	Type	hardware type	Door type	Frame Type
01	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
02	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
03	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
04	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
05	Door-Overhead-Sectional	12' x 14'			
06	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
07	Door-Overhead-Sectional	12' x 14'			
08	Storefront Entry Single	3'.0" x 7'.0"		AL	AL
09	Storefront Entry Single	3'.0" x 7'.0"		AL	AL
010	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
011	Door-Overhead-Sectional	12' x 14'			

HM = 16 GA. HOLLOW METAL, PAINTED
 WD = SOLID CORE RED OAK, STAINED
 AL = ANODIZED ALUMINUM
 IRP = IMPACT RESISTANT PLASTIC

HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE. DOOR HARDWARE SHALL CONSIST OF BUTTS, LATCHSET OR LOCKSET, SILENCERS, SMOKE GASKETING FOR RATED DOORS, CLOSERS WHERE NOTED, PANIC DEVICES WHERE NOTED. EXTERIOR DOORS SHALL ALSO HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP AND KEYED LOCK. CONTRACTOR SHALL COORDINATE ALL LATCHLOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER. MAX. THRESHOLD = 1/2". ALL HARDWARE TO BE LEVER TYPE OR PUSH/PULL. ALL DOORS IN EGRESS PATHWAYS SHALL BE FREE TURNING FOR EXITING. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FURTHER, ALL EGRESS DOORS FROM ROOMS AND EXTERIOR EGRESS DOORS, FOR GROUP A AND GROUP E OCCUPANCIES SHALL NOT HAVE A LOCK OR LATCH OTHER THAN PANIC HARDWARE. ALL DOOR THRESHOLDS SHALL BE A MAX. OF 1/2" ABOVE FLOOR LEVEL AND BOTH SIDES SHALL BE BEVELED AT A SLOPE OF 1:2. SCHLAGE OR EQUAL STANDARD DUTY HARDWARE (SATIN CHROME) WITH LEVERS.

GLASS IN DOORS AND SIDELIGHTS SHALL BE SAFETY GLASS PER IBC SEC. 2406.1
 OVERHEAD DOORS SHALL MEET DASMA WIND LOAD REQUIREMENTS



2 Pipe Bollard Detail
 1" = 1'-0"



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NEW BUILDING 'A' FOR
WILSON INDUSTRIAL PARK
 KANSAS CITY, MO

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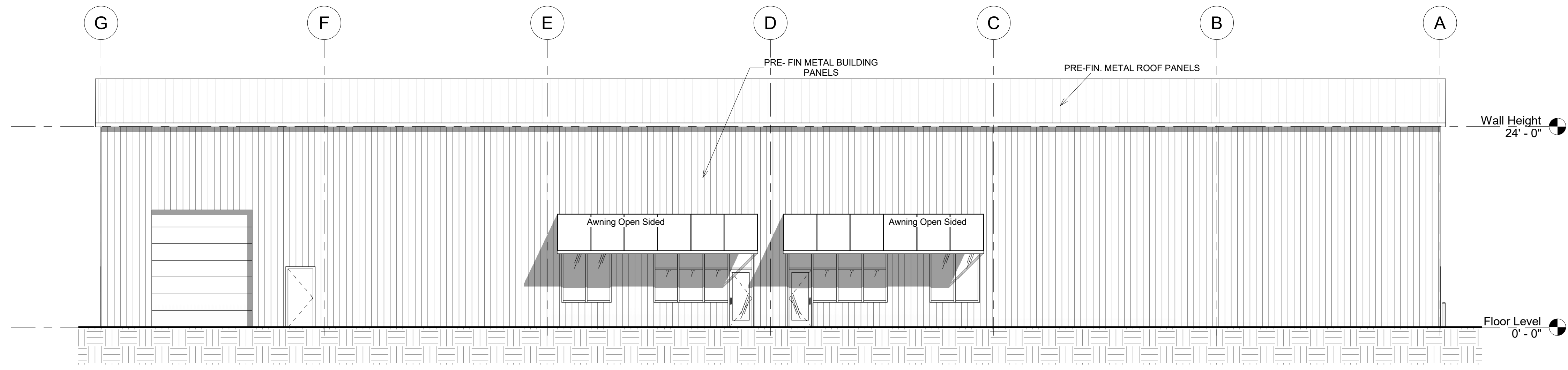
No.	Description	Date
Revision Schedule		

Architectural
 Details

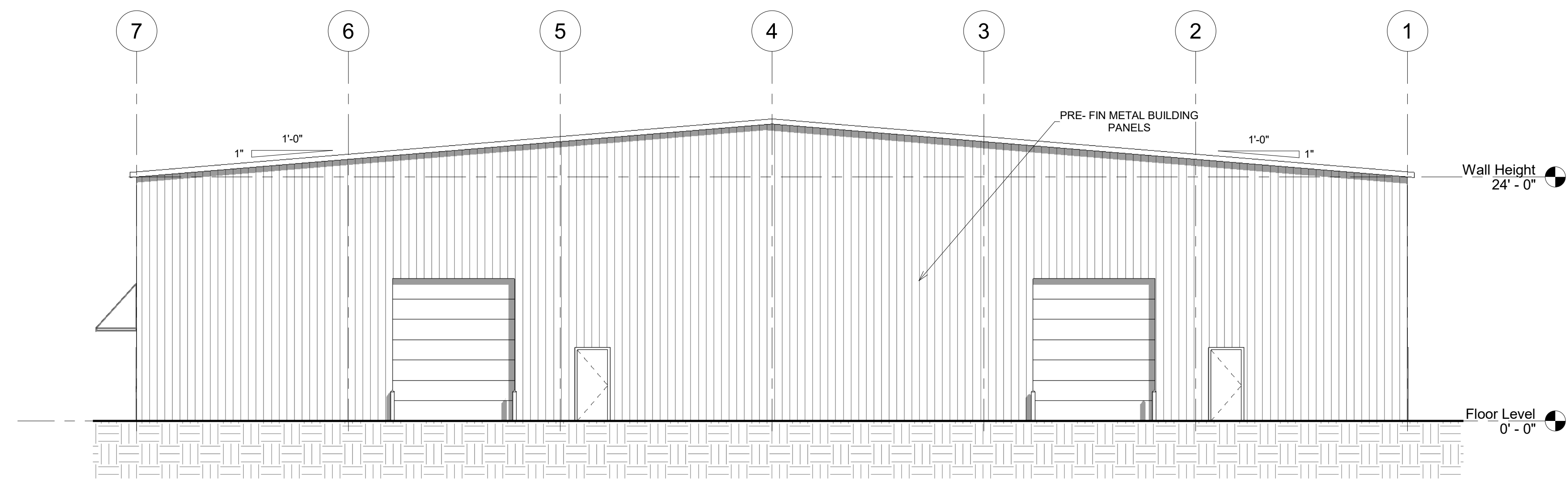
Project number 2502
 Date 02.09.2023

A102
 Scale As indicated

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① East
1/8" = 1'-0"



② North
1/8" = 1'-0"

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No.	Description	Date
Revision Schedule		

East and North Elevations

Project number 2502
Date 02.09.2023

A201

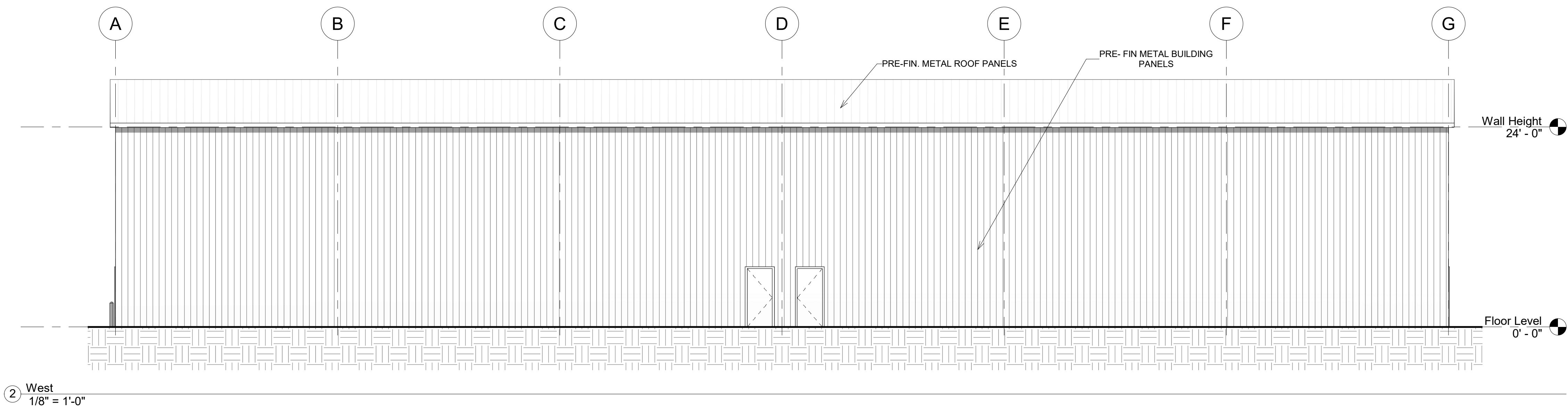
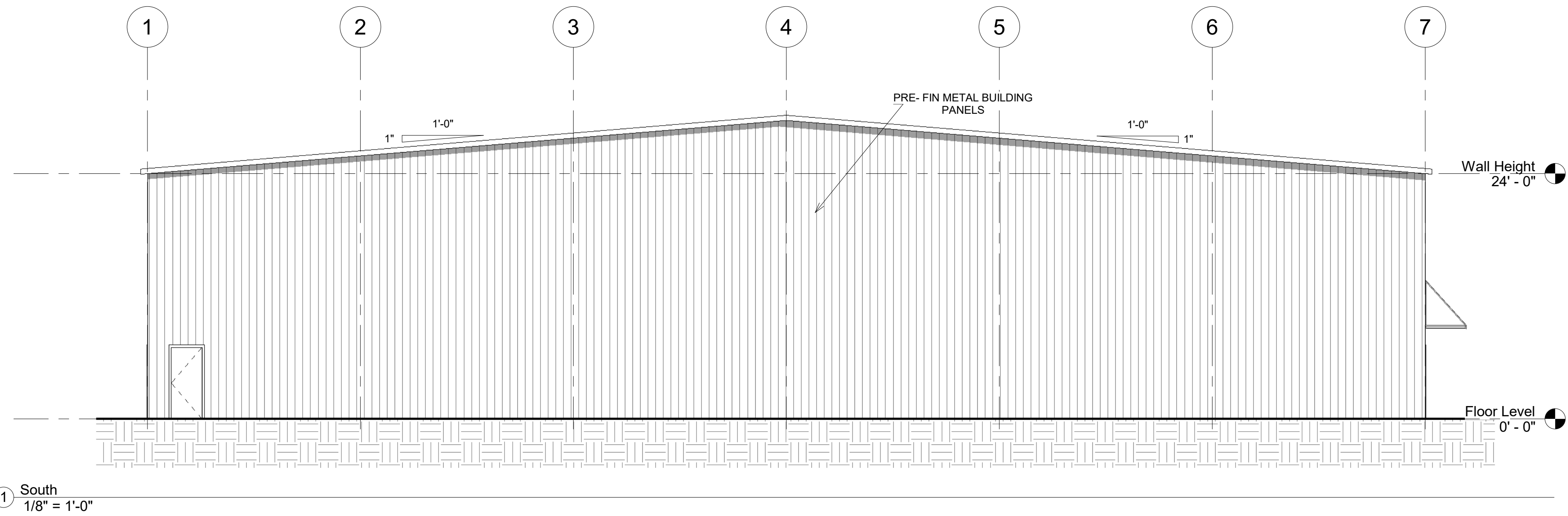
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No.	Description	Date
Revision Schedule		

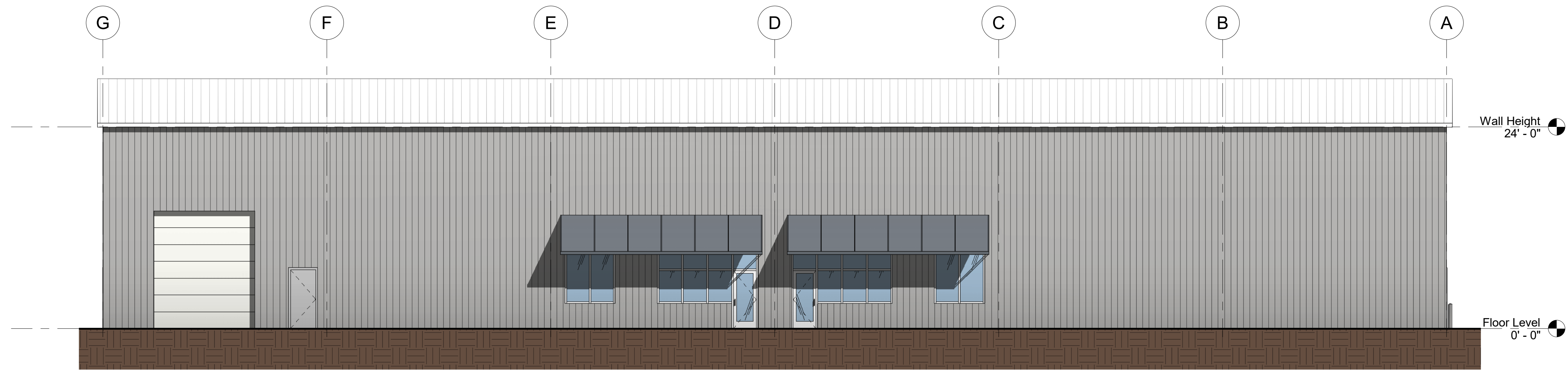
South and West Elevations

Project number	2502
Date	02.09.2023

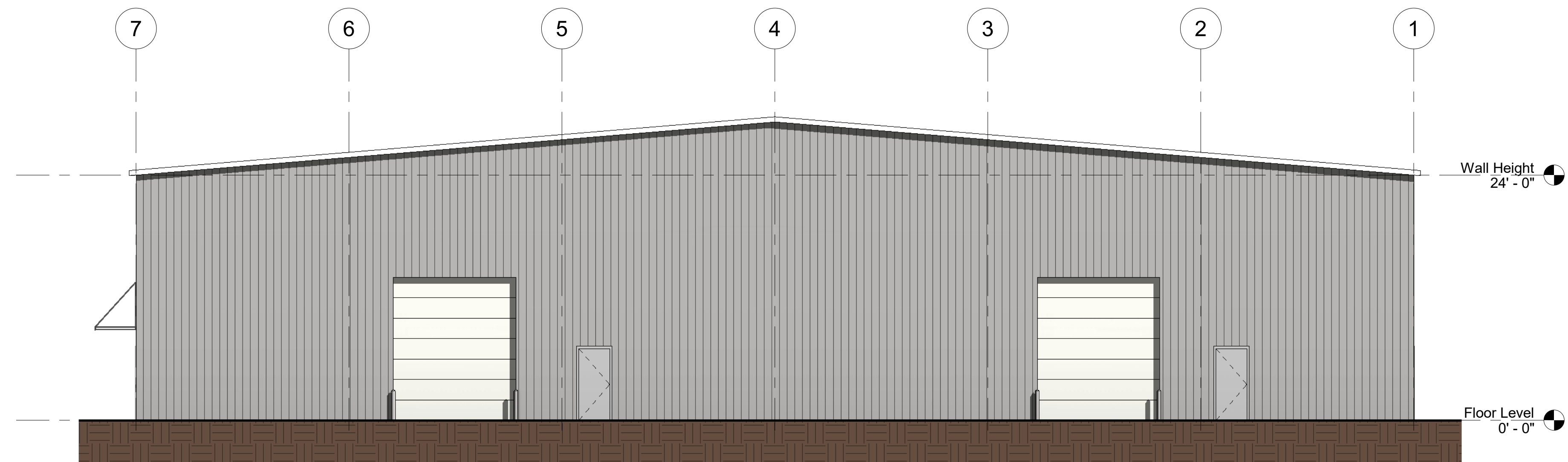
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① East Color
1/8" = 1'-0"



② North Color
1/8" = 1'-0"



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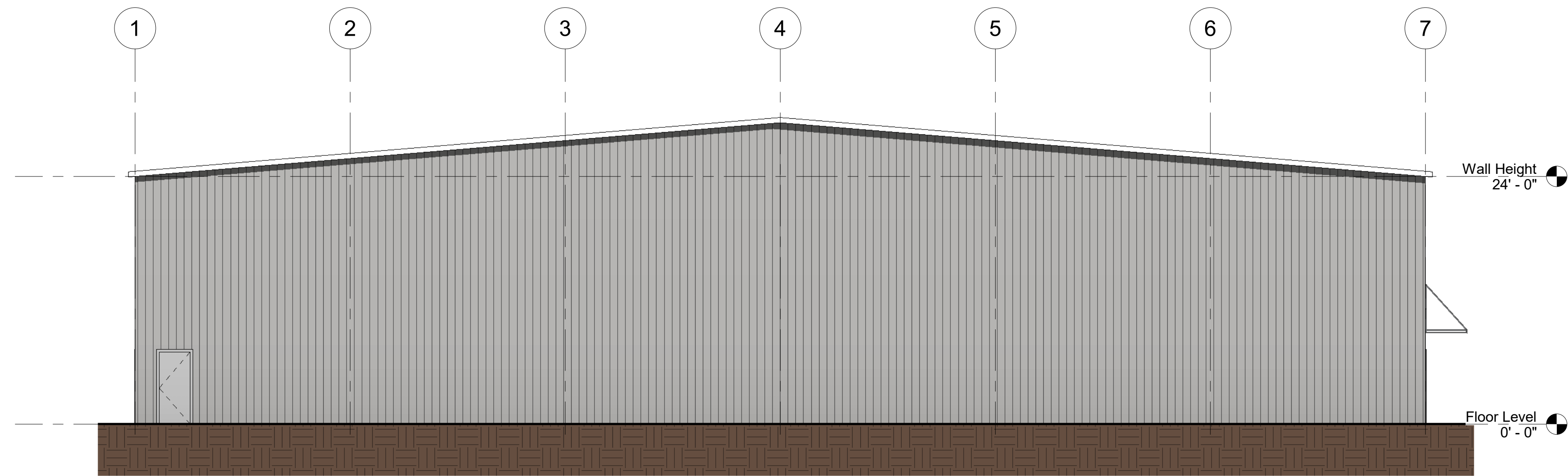
**East & North
 Colored
 Elevations**

Project number 2502
 Date 02.09.2023

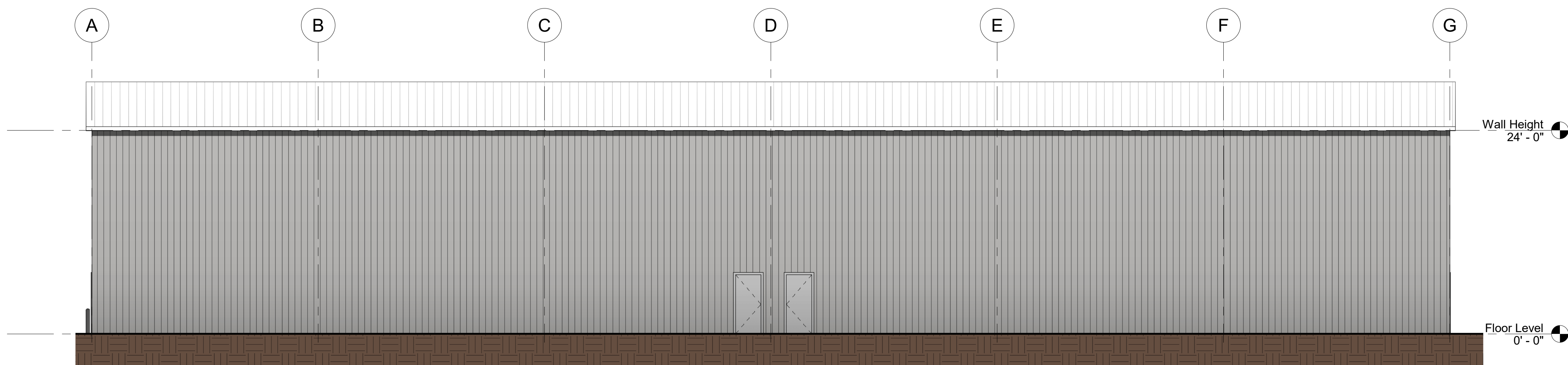
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① South Color
1/8" = 1'-0"



② West Color
1/8" = 1'-0"



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 KANSAS CITY, MO

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No.	Description	Date
Revision Schedule		

**South & West
 Colored
 Elevations**

Project number 2502
 Date 02.09.2023

A204

Scale 1/8" = 1'-0"

2/9/2023 3:46:57 PM

DESIGN GUIDELINES – “SUBTERRA”

4/21/23

ALL OF THE BUILDINGS IN THIS DEVELOPMENT SHALL CONFORM TO THE FOLLOWING DESIGN FEATURES:

MAXIMUM BUILDING HEIGHT SHALL BE 40'. BUILDINGS MAY USE PRE-FINISHED ARCHITECTURAL WALL PANELS. ALTERNATE WAINSCOT MATERIAL MAY ALSO BE USED. PRE-FINISHED STANDING SEAM METAL ROOFING MAY BE USED OR THE ROOFS MAY BE FLAT WITH TPO MEMEBRANE ROOFING. ALL COLORS SHALL BE EARTH TONE OR NATURAL COLORS. NO BRIGHT COLORS WILL BE ALLOWED. STUCCO WALL FINISH IS ALLOWED. NO E.I.F.S. WILL BE ALLOWED. NO BRICK WILL BE ALLOWED. NO REAL OR FAUX WOOD SIDING WILL BE ALLOWED.



Wilson Industrial

8610 Wilson

Kansas City, MO

Re: Development Plan
Wilson Industrial

Dear Neighbor;

Subterra LLC has submitted to the city for the development of the property at 8610 Wilson Kansas City Missouri. Enclosed is the submittal documents

A virtual meeting is scheduled as follows: (send me your email address so I can make sure and contact you if something happens with the technology)

Monday March 13, 2023

Time: 5:00 to 5:45 pm

Topic: Wilson Industrial

Time: Mar 13, 2023 05:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/72881638475?pwd=l8c6YHv8s0Bea5BdaPQJakyxHnXmVT.1>

Meeting ID: 728 8163 8475

Passcode: qPwF0v

Any questions please contact:

Steve Warger

816-769-6132

stevewarger@gmail.com

Minutes of Meeting

Date: March 13, 2023

Time : 500 to 545 pm

Type: Zoom

A meeting was held based on invitations sent to property owners within 200 feet of the property.

No one joined the meeting.

The owner did have communication with the property owner to the south a few days before the meeting. They had no objection

Respectfully submitted

Steven M Warger