

no.	date	by	ckd	description
1	08/19/2021			COMMENT RESPONSE

no.	date	description

Line #	Direction	Length
L10	N90°00'00"W	299.44'
L11	N00°00'00"E	475.38'
L12	N90°00'00"E	157.75'
L13	S31°03'09"E	274.69'
L14	S00°00'00"E	240.06'
L15	N78°21'40"W	506.42'
L16	N16°56'43"W	199.10'
L17	N90°00'00"W	2879.54'
L18	N00°00'00"E	229.18'
L19	N90°00'00"E	2988.99'
L20	S51°26'41"E	706.45'
L21	S00°00'00"E	81.50'
L22	S89°59'45"E	260.74'
L23	S00°16'18"W	361.10'
L24	N89°43'21"W	176.05'
L25	N30°00'00"W	337.09'
L26	N51°23'20"E	109.51'

Line #	Direction	Length
L27	S00°16'18"W	1704.95'
L37	S89°49'18"E	1713.65'
L38	S89°35'11"E	669.75'
L39	S89°35'11"E	1284.73'
L40	S89°37'57"E	1441.10'
L41	S89°37'57"E	594.64'
L42	S44°37'57"E	115.20'

Line #	Direction	Length
L1	S00°01'25"W	246.88'
L2	N00°00'00"E	334.47'
L3	S00°00'00"E	334.47'
L4	N90°00'00"E	350.00'
L5	N90°00'00"E	18.00'
L6	N90°00'00"W	392.00'
L7	N00°00'00"E	700.00'
L8	N00°10'42"E	246.96'
L9	S00°00'00"E	700.00'

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	129.35'	188.00'	39°25'16"	S19°42'38"E	126.81'
C3	145.86'	212.00'	39°25'16"	S19°42'38"E	143.00'
C4	129.35'	188.00'	39°25'16"	N19°42'38"W	126.81'

Line #	Direction	Length
L29	N77°47'39"E	361.72'
L43	N41°16'58"E	245.97'
L45	S00°00'00"E	30.00'
L46	N77°47'39"E	348.62'
L47	N41°16'58"E	243.27'
L51	N90°00'00"E	651.04'
L52	N90°00'00"E	647.84'

SHEET NOTES

- THE BASIS OF BEARINGS FOR THIS PRELIMINARY PLAT ARE GRID BEARINGS
- A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 2901790053G WITH A MAP DATE OF JANUARY 20, 2017.
- EXISTING BOUNDARY LINEWORK BASED ON ALTA SURVEY COMPLETED BY MCCLURE DATED 6/10/2020
- ALL COORDINATES AND ALL BEARINGS AS SHOWN ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.99986406
- ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED

SHEET LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINES
- EVERGY EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- STORMWATER FACILITY
- FEMA FLOOD ZONE "AE"
- APPROXIMATE 100 YEAR FLOOD EXTENTS AS DETERMINED BY A PROFESSIONAL ENGINEER

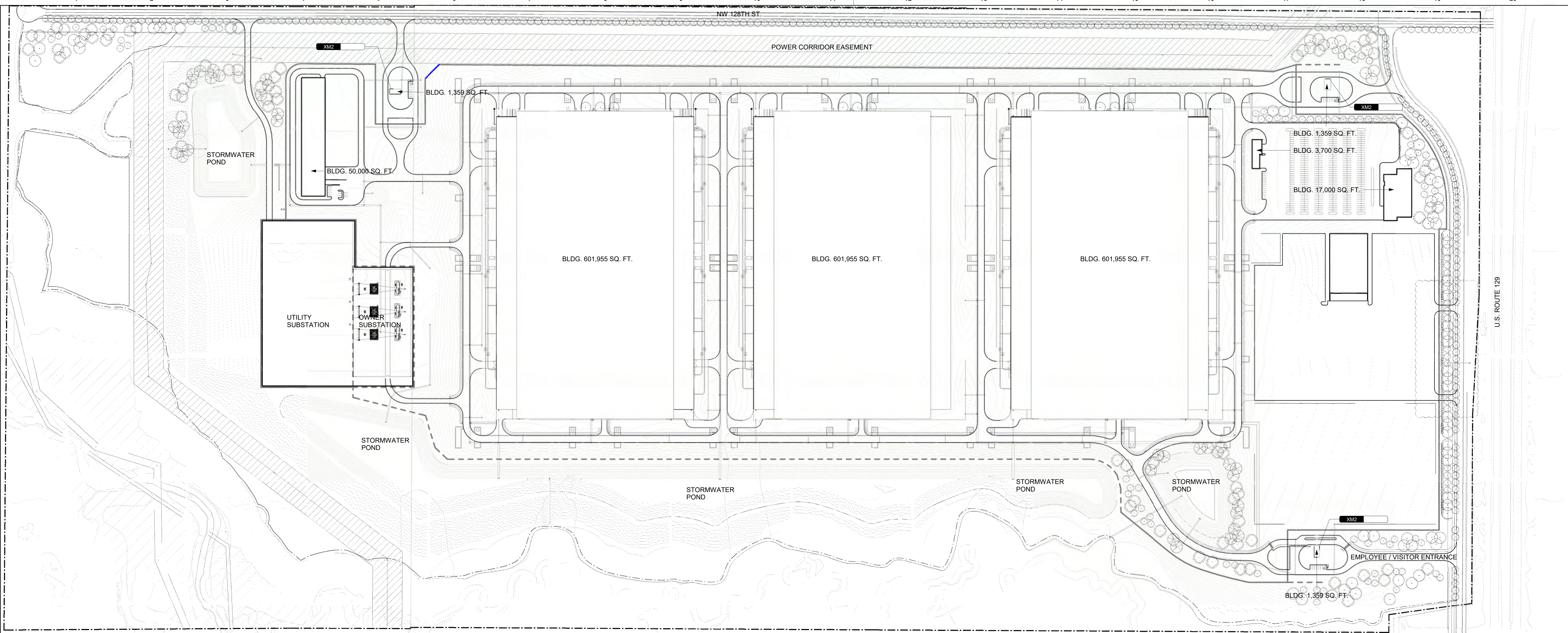
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 BMCD LICENSE NO

date: 08/18/2021
 designed: [signature]
 checked: [signature]

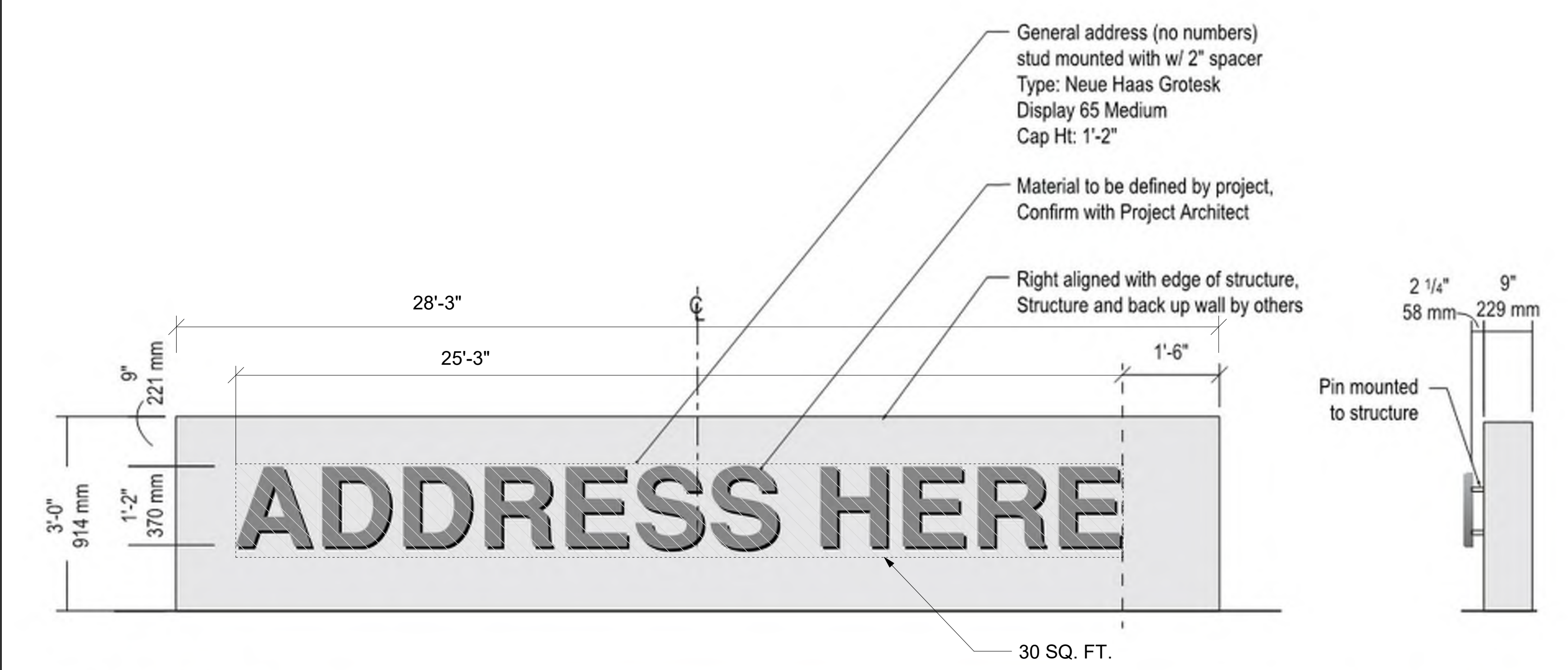
MASTER PLANNED DEVELOPMENT (MPD) PROJECT VELVET
 128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64165
 CLAY/PLATTE COUNTY

PRELIMINARY PLAT
 project: [signature] contract: [signature]
 drawing: C2 sheet 3 of 17 rev. 1
 file: [signature] sheets: 17

PRELIMINARY - NOT FOR CONSTRUCTION



1 ROAD SIGNAGE PLAN
1" = 160'-0"



1 FRONT VIEW
SCALE: 3/8" = 1'-0"

2 SIDE VIEW
SCALE: 3/8" = 1'-0"

2 XM2 - ADDRESS SIGN MOUNTED ON CONCRETE WALL
1" = 1'-0"

no.	date	by	ckd	description

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BURNS & MCDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114
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date	06/18/21	detailed	AB
designed	MK	checked	MK

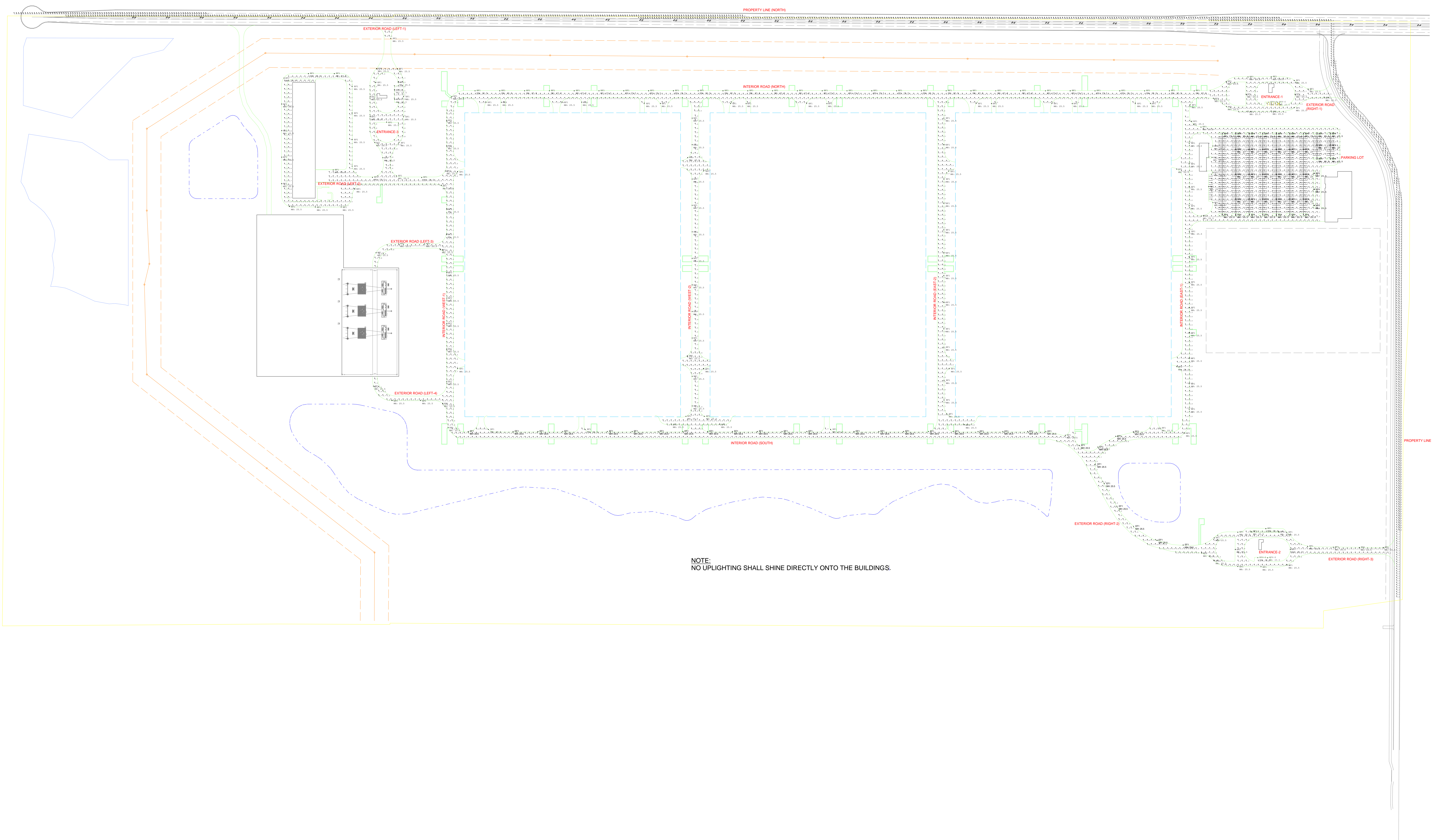
MASTER PLANNED DEVELOPMENT (MPD)
PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
KANSAS CITY, MO 64165
CLAY/PLATTE COUNTY

SIGNAGE PLAN

project	contract
drawing	L100.1
sheet	11 of 16 sheets
file	

PRELIMINARY - NOT FOR CONSTRUCTION



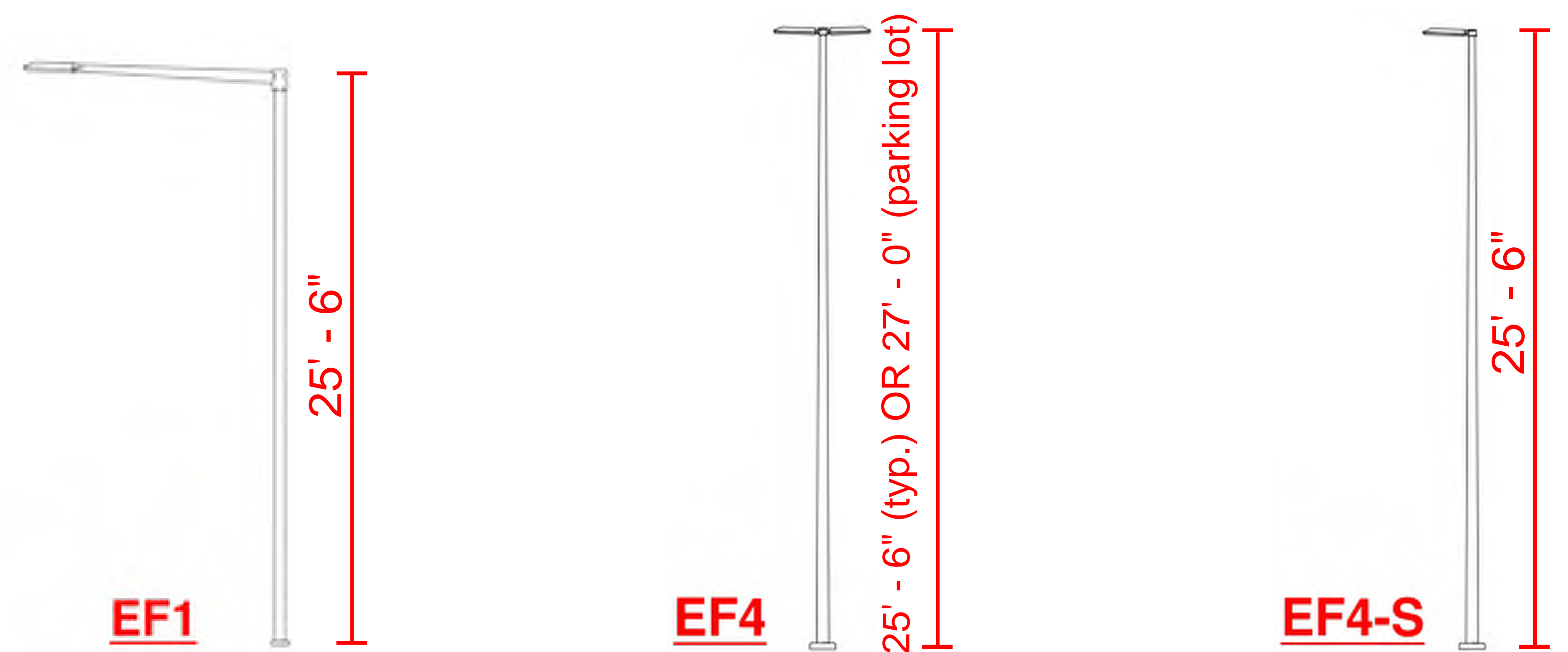
NOTE:
NO UPLIGHTING SHALL SHINE DIRECTLY ONTO THE BUILDINGS.

Luminaire Schedule

Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
	227	(EF1) 77732_BEGA_IES	76.3	9357	0.700	EF1 BEGA 77732
	82	(EF4) 99478_BEGA	88	7405	0.700	EF4 BEGA 99478
	6	(EF4-S) 99595_BEGA	88	7405	0.700	EF4-S BEGA 99595

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance - 1	Fc	1.61	4.0	0.6	2.68	6.67
Entrance - 2	Fc	1.79	4.0	0.6	2.98	6.67
Entrance 3	Fc	1.67	3.7	0.4	4.18	9.25
Exterior Road (Left-1)	Fc	1.57	2.5	0.6	2.62	4.17
Exterior Road (Left-2)	Fc	1.02	2.7	0.3	3.40	9.00
Exterior Road (Left-3)	Fc	1.27	2.4	0.3	4.23	8.00
Exterior Road (Left-4)	Fc	1.19	2.6	0.3	3.97	8.67
Exterior Road (Right-1)	Fc	1.60	2.6	0.8	2.00	3.25
Exterior Road (Right-2)	Fc	1.12	2.8	0.2	5.60	14.00
Exterior Road (Right-3)	Fc	1.10	2.4	0.3	3.67	8.00
Interior Road (East-1)	Fc	1.27	2.8	0.3	4.23	9.33
Interior Road (East-2)	Fc	1.17	2.7	0.3	3.90	9.00
Interior Road (North)	Fc	1.25	3.0	0.3	4.17	10.00
Interior Road (South)	Fc	1.11	2.8	0.2	5.55	14.00
Interior Road (West-1)	Fc	1.15	3.0	0.3	3.83	10.00
Interior Road (West-2)	Fc	1.34	2.8	0.4	3.35	7.00
Parking Lot	Fc	1.91	3.6	0.4	4.78	9.00
Property Line (East)	Fc	0.01	0.2	0.0	N.A.	N.A.
Property Line (North)	Fc	0.00	0.0	0.0	N.A.	N.A.



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BURNS MEDONNELL
8400 WARD PARKWAY
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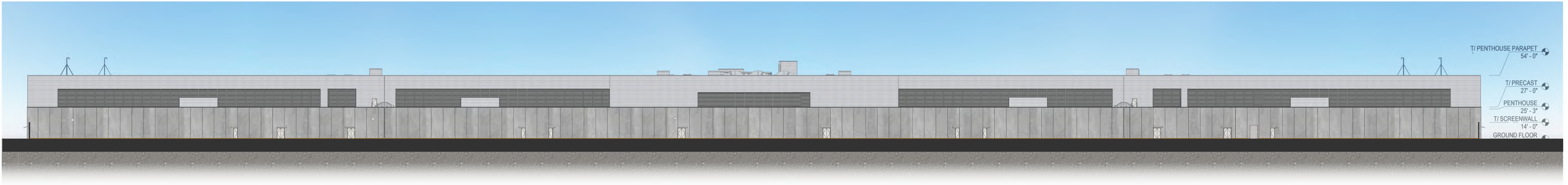
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designed		checked	

MASTER PLANNED DEVELOPMENT (MPD)
PROJECT VELVET
128TH ST AND ARROWHEAD TRAFFICWAY
KANSAS CITY, MO 64165
CLAY/PLATTE COUNTY

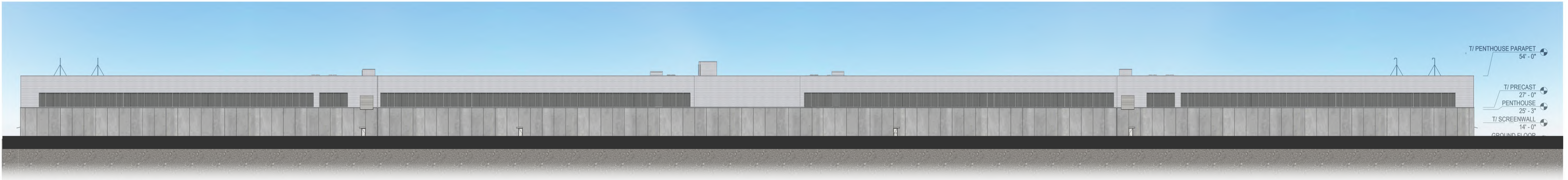
LIGHTING PLAN	
project	contract
drawing	rev.
sheet	file

PRELIMINARY - NOT FOR CONSTRUCTION

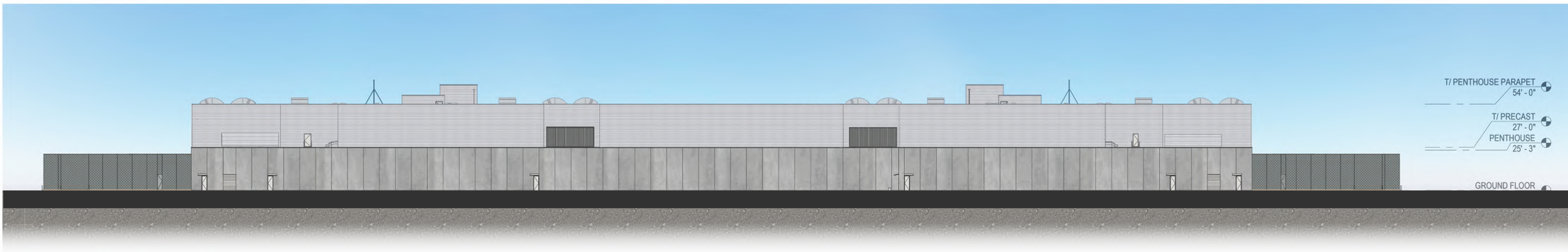
E1 - 0
12 of 16 sheets



1 TYPICAL EAST EXTERIOR ELEVATION - DATA HALL
1/32" = 1'-0"



2 TYPICAL WEST EXTERIOR ELEVATION - DATA HALL
1/32" = 1'-0"



3 TYPICAL NORTH/SOUTH EXTERIOR ELEVATION - DATA HALL
1/32" = 1'-0"

no.	date	by	ckd	description

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BURNS MEDONNELL
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date	06/18/2021	detailed	
designed		checked	

MASTER PLANNED DEVELOPMENT (MPD)
 PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64185
 CLAY/PLATTE COUNTY

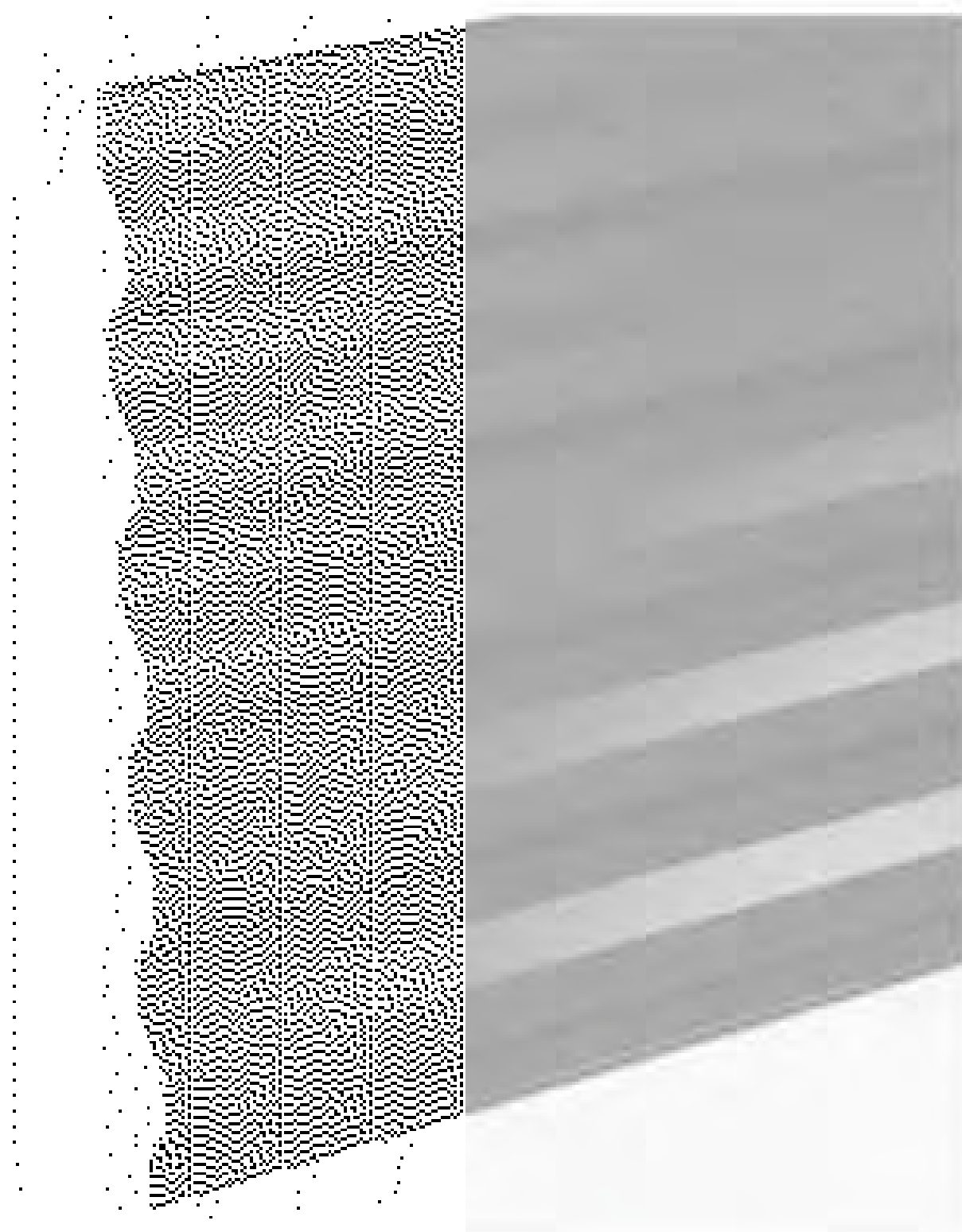
ELEVATIONS

project	contract
drawing	rev.
A1	0
sheet	13 of 16 sheets
file	

PRELIMINARY - NOT FOR CONSTRUCTION



PRECAST CONCRETE SANDWICH PANEL



TAPERED RIB PROFILE METAL WALL PANEL



PERFORATED RIBBED METAL SCREEN



VERTICAL LOUVER



CURTAINWALL / STOREFRONT SYSTEM



ROLL UP DOOR



PAINTED METAL DOOR



LIGHTING PEDESTRIAN PATHS AND PARKING LOT



LIGHTING ROADWAYS/ DRIVES

no.	date	by	ckd	description

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 BMCD LICENSE NO

date	06/18/2021	detailed	
designed		checked	

MASTER PLANNED DEVELOPMENT (MPD)
 PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64185
 CLAY/PLATTE COUNTY

BUILDING MATERIAL AND OTHER ELEMENTS

project	contract	
drawing	rev.	
A3	0	
sheet	of	sheets
15	16	
file		

PRELIMINARY - NOT FOR CONSTRUCTION



1 FUTURE STREET VIEW FROM U.S. ROUTE 169
 VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT, REFERENCE LANDSCAPE PLAN L100.0 FOR TREES



2 FUTURE STREET VIEW FROM U.S. ROUTE 169 LOOKING SOUTH
 VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT, REFERENCE LANDSCAPE PLAN L100.0 FOR TREES



3 FUTURE STREET VIEW FROM U.S. ROUTE 169 LOOKING NORTH
 VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT, REFERENCE LANDSCAPE PLAN L100.0 FOR TREES

no.	date	by	ckd	description

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 BMCD LICENSE NO

date	06/18/2021	detailed	
designed		checked	

MASTER PLANNED DEVELOPMENT (MPD)
 PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64185
 CLAY/PLATTE COUNTY

RENDERINGS

project	contract	
drawing	rev.	
A4	0	
sheet	of	sheets
16	16	16
file		

PRELIMINARY - NOT FOR CONSTRUCTION