



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

October 18, 2022

Project Name
Rocky Branch Creek Technology Park

Docket #3

Request
CD-CPC-2022-00058
Rezoning to UR/MPD

Applicant
John Handley
Diode Ventures
11401 Lamar Ave, Overland Park, KS 66211

Owner
First Creek LLC
11404 Lamar Ave, Leawood, KS 66211

Location 12101 & 12341 N Main St
Area About 360 acres
Zoning R-6/R-2.5/R-1.5/B3-2
Council District 2nd
County Clay
School District Smithville 280

Surrounding Land Uses

North: Undeveloped uses, zoned R-80
South: I-435, undeveloped uses, zoned R-80
East: Residential uses, zoned R-7.5
West: Industrial, undeveloped uses, zoned MPD

Major Street Plan

HWY 169 is identified on the City's Major Street Plan as a Freeway. Additionally, NW 128th St is on the Major Street Plan and the alignment was previously amended. This street is identified as a Thoroughfare.

Land Use Plan

The Gashland/Nashua Area Plan recommends Residential Low Density and Residential Medium-High Density for this location. Long Range Planning staff did not require an Area Plan amendment for this rezoning to MPD.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 4/15/2022. Scheduling deviations from 2022 Cycle K have occurred.

- The proposed development underwent extensive site plan redesigning after the first review. Once the current version was submitted, the project followed Cycle T and remained on the new schedule.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 10/4/2022. A summary of the meeting is attached to the staff report.

EXISTING CONDITIONS

The subject site is undeveloped. Areas of the site were previously used for crop agriculture. There is a planned, and partially platted residential development to the east of the subject site. The site is lacking direct vehicular access. There is a curb cut off of HWY 169, and the intersection of NW 124th St and n Main St is adjacent to this property on the west side.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from District R-6/R-2.5/R1.5/B3-2 to District UR/MPD and development plan that also serves as a preliminary plat to allow for the construction of a data center campus.

CONTROLLING + RELATED CASES

none

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval with Conditions

PLAN REVIEW

The proposed MPD preliminary plan is for a phased development of a data center campus to contain 12 buildings, each approximately 358,754 square feet. The proposed development area will be accessed by extending NW 128th, N Main St, and NW 122nd St to be constructed as public roads. Private drive aisles will be constructed off of the public roads to access each pair of proposed buildings. The plans show proposed public street extension across the existing stream on the east side of the site to connect towards NE 126th St at some point in the future.

Many of the details for each building pair area will be reviewed in-depth at the time of MPD Final Plan application. Generally, 60 parking spaces are proposed to serve each building. Each building area will have security fencing and gates. Each build area will have office along the front and a notched area to obscure the view of outdoor storage and loading areas between each building pair.

The plans include location and size of proposed signage for the development area. Signage includes a campus entrance sign at the proposed intersection of NW 128th St and N Main St, to be approximately 351 square feet, and entrance signage for each building pair to be approximately 55 square feet.

The subject site is partially vegetated, and there is a general tree removal plan provided by the applicant. As the development area is large, and the details of the grading plan have not been finalized, the applicant has roughly outlined the primary areas where trees will be removed. The landscape plan provided is also largely conceptual. Manicured, maintained landscaping will be provided close to the proposed buildings, which will be reviewed in-depth at the time of MPD Final Plan. Enhanced natural areas proposed for the rest of the site include wooded areas, grasslands, riparian vegetation around streams, and ponds that are both existing and for stormwater management.

Architectural materials shown on the plans include precast concrete, aluminum composite metal panels, and insulated glazing. The front façade facing the street will be office space and have articulation including use of different materials, glazing, and protruding/recessed areas.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	No	
Boulevard and Parkway Standards (88-323)	No	No	
Parkland Dedication (88-408)	No	No	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions

Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Yes	Proposed signage included in plans. Establishing size via MPD zoning
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed development plan is part of the rezoning to MPD. This project is eligible for rezoning to MPD based on the accommodation of enhanced protection of natural resource areas. Although the future land use recommendation in the Area Plan is for Low and Medium-High Density Residential, the Long Range Planning staff did not require an Area Plan amendment for this project. Using the MPD's flexible zoning, the developer is proposing larger signage than permitted outright in the Code because of the large scale of the overall development area. Staff does not have concerns with the larger signage proposed.

B. The proposed use must be allowed in the district in which it is located;

The data center use is permitted based on the proposed rezoning to MPD.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Proposed ingress and egress to the development area will come from the extension of NW 128th St along the north edge of the subject site. N Main St will connect to NW 128th St, going north-south on the western edge of the subject site. NW 122nd St will be the east-west roadway to cross the site on the south portion. All of these streets will be public. Each building pair will be accessible by a private drive going around the entire building area. The proposed circulation will efficiently serve the site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

Based on the size and proposed use of the site, the development is not expected to attract increased pedestrian activity, but the plans show a 50 foot easement to accommodate the planned Rocky Branch Creek Trail identified in the Trails KC Plan. The public roads shown on the plan will be built to Public Works standards, which requires sidewalks on both sides of the street. Pedestrian circulation at a more detailed level will be reviewed for each building pair during the MPD Final Plan process.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Public utilities will be extended in the proposed public road extensions. Private connections off of the proposed public right of way will serve each of the buildings. Details will be reviewed by Water and Land Development staff at the time of Public Improvement Plan submittal.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

Staff believes the location and orientation of the buildings is appropriate for the land considering natural limitations including streams/stream buffers and topography. The applicant greatly improved the site layout from the original submittal to the current plans recommended for approval. The elevations show the building materials to be precast concrete panels, aluminum composite metal panel, and glazing. The front facade facing the public right of way will have enhanced articulation with glazing compared to the side and rear facades where the more industrial aspects of the data center will be located.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant worked with staff to identify an appropriate scale of landscaping for the preliminary development plan. The intent of this rezoning to MPD is to preserve and enhance natural resources. The site contains wooded areas, land used previously for crop agriculture, and streams. The applicant is attempting to maintain as many trees as possible, especially along buffer/edge areas. For other interior areas of the site, especially the previously used crop land, the applicant is proposing native grasslands. Pond areas and the stream buffer will contain riparian vegetation and other native species. When the applicant submits the MPD Final Plan for each building pair in the future, staff will review landscaping more in detail as it relates to specific requirements in 88-425.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed drives and impervious surface coverage is not determined to be excessive to serve the use. The total impervious surface coverage is not listed on the plans, but the building coverage will be approximately 27 percent of the site.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

General areas of trees to be removed are shown on sheet C1010 of the plan set. As more detailed grading plans are drawn when the MPD Final Plans are reviewed, the tree removal plan can be updated.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

A. The preliminary development plan's consistency with any adopted land use plans for the area;

The proposed plan does not match the area plan recommendation; however, there is a similar use that was approved on the west side of HWY 169 via a rezoning to MPD also, and Long Range Planning staff did not require an Area Plan amendment for either project. Due to the extensive stream buffer areas and need for large extensions of public utilities, the recommended land use may not be feasible from a financial perspective.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and

The rezoning and preliminary development plan complies with standards in Section 88-280.

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

The subject site currently has four different zoning districts that all allow very different intensity of uses, so the preferred action is to rezone the property to a single zoning district, whether a base zoning district (R, B, M, AG-R, etc.) or MPD. As this site is located far north in the City boundary and decentralized, it is surrounded by undeveloped land. The proposed development is not expected to detrimentally impact the surrounding area as there is very low density development around it.

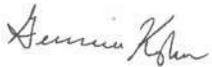
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: October 13, 2022

Case Number: CD-CPC-2022-00058

Project: Rocky Branch Creek Technology Park

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall secure approval of an MPD Final Plan for each building or building pair from the City Plan Commission prior to building permit.
2. Detailed landscaping plans shall be reviewed at the time of MPD Final Plan submittal.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
5. Spillover light onto adjacent residential properties shall not exceed 0.186 foot-candle.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
7. The developer shall include in the preliminary stream buffer plan, in accordance with 88-415-07-D-2k of the stream buffer ordinance, the location of proposed clearing and grading in the outer zone to be reviewed for approval prior to issuance of any building permits and prior to removal of any mature riparian species within the stream buffer zones.
8. The developer shall show in the preliminary stream buffer plan that no unapproved activities, in accordance with 88-415-05-A, are planned in the streamside zone. Submit the proposed updated stream locations based on approved city geographic information system mapping, city-approved mapping from state and federal agencies, or field delineated, marked, and surveyed stream locations.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
11. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
12. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
13. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at /Terry.A.Thomas@kcmo.org with questions.

14. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
15. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the Development/Rezoning plan in accordance with the Section 88-415 requirements.
16. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City or as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
17. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
18. The developer must grant a BMP Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
19. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
20. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
21. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
22. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
23. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

24. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
25. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
26. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
27. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)

• Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

• Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
28. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

29. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
30. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) or there shall 24/7 through a guard shack that is manned.
31. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads shall be a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

32. The developer shall install street trees along all abutting public rights of way in accordance with 88-425.
33. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

34. The developer shall work with MoDOT to receive acceptance of the project traffic impact study. The developer shall also construct all improvements required by the traffic study that have been approved by MoDOT. The developer shall work with MoDOT to receive all necessary permits for this work. Any construction shall be completed prior to any certificate of occupancy.

Condition(s) by Water Services Department. Contact Courtney Hawkins at / courtney.hawkins@kcmo.org with questions.

35. In regard to the proposed bridge/culvert over the FEMA floodplain, no change in grade within the floodway is allowed without providing hydraulic modeling and either: (a) demonstrating and certifying no rise in base flood elevations occurs or (b) obtaining CLOMR determination from FEMA prior to construction. If no work is proposed within the floodway, add a note to the plans to indicate no change in grade (especially no fill placement) shall occur within the floodway; otherwise, provide additional documentation in support of no rise certification or CLOMR.
36. Floodplain certificate required if building in the floodplain
37. Include the dimension of the streamside zone when the Final Stream Buffer plan is submitted

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

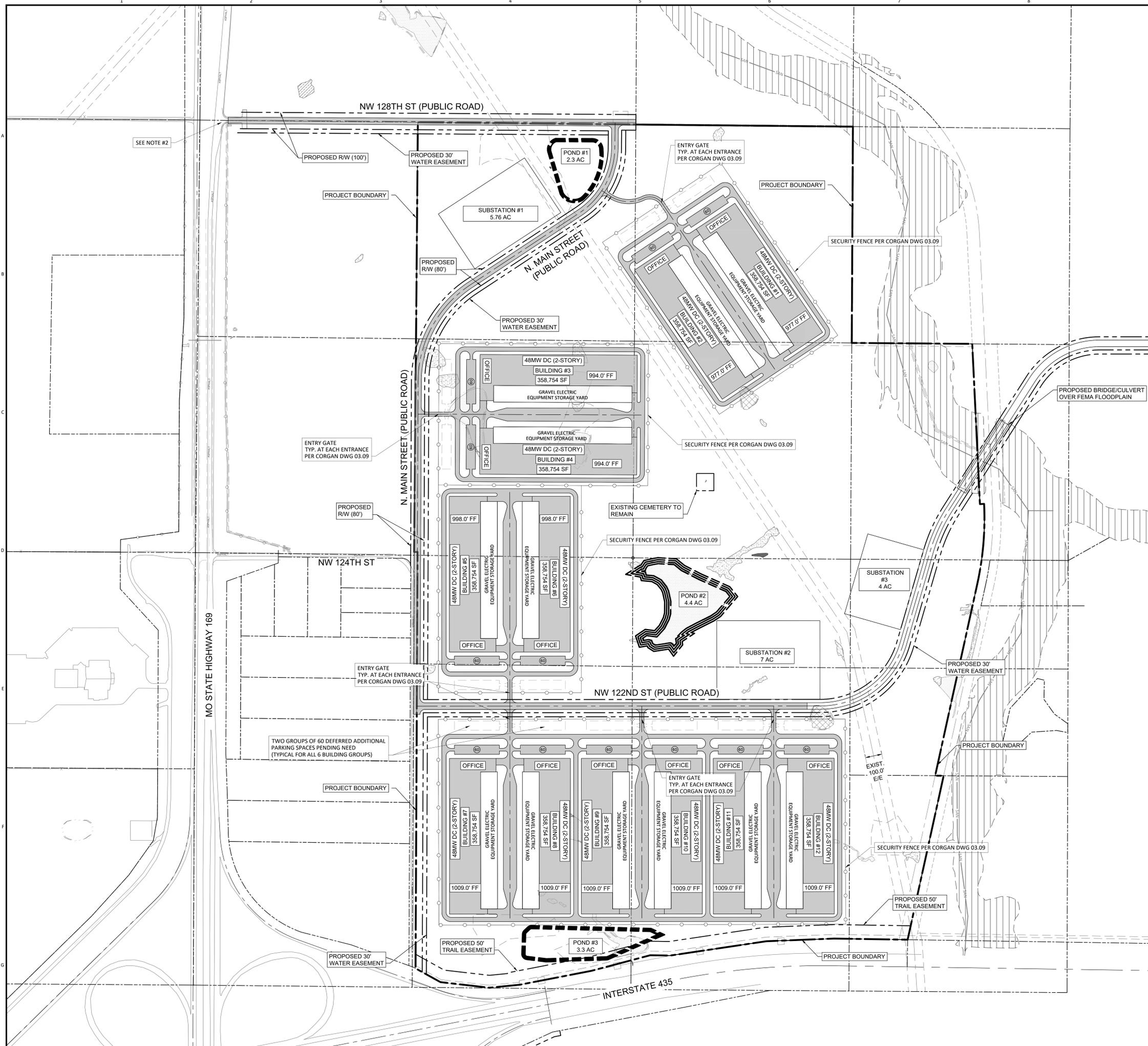
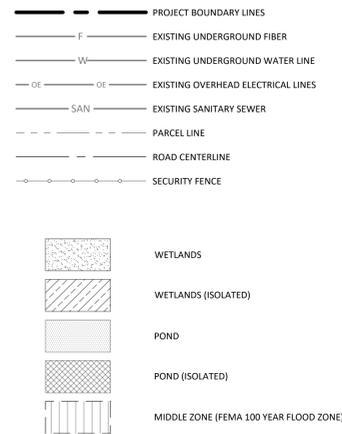
38. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296
39. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
40. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
41. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
42. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

43. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

- NOTES**
- ADDITIONAL FIBER EASEMENTS AND CONDUIT NECESSARY FOR SITE OPERATION TO BE INCLUDED AT FINAL MPD PLAN OR OTHER STAGE.
 - THE FINAL ACCESS CONFIGURATION TO HWY 169 WILL BE DETERMINED THROUGH ONGOING INVESTIGATION AND COORDINATION WITH MDDOT.
 - DISTANCE FROM BUILDING OR PARKING TO ROW OR SITE BOUNDARY TO BE DETERMINED DURING FINAL PLAN SUBMISSION.

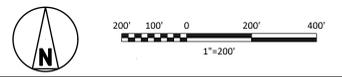
LEGEND



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ACAD 10.07
 USER NAME
 DATE TIME

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
B	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC	JJD	-	-	-
A	1-SEPT-2022	ISSUED FOR PERMITTING	CLC	JJD	-	-	-



I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

SIGNED: _____ REG. NO. _____
 DATE: _____

BLACK & VEATCH
Building a world of difference

ENGINEER: JJD DRAWN: CLC
 CHECKED: _____ DATE: 30-SEPT-2022

D I O D E

DIODE
 ROCKY BRANCH CREEK

GENERAL LAYOUT PLAN
 NE CORNER OF I-435 & 169 HWY

PROJECT	DRAWING NUMBER	REV
406347	C1100	B

LEGEND

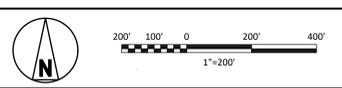
- PROJECT BOUNDARY LINES
- EXISTING UNDERGROUND FIBER
- EXISTING UNDERGROUND WATER LINE
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING SANITARY SEWER
- PARCEL LINE
- ROAD CENTERLINE
- SECURITY FENCE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)
- MIDDLE ZONE (FEMA 100 YEAR FLOOD ZONE)



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 USER NAME
 DATE TIME

NO	DATE	ISSUED FOR MUNICIPAL REVIEW REVISIONS AND RECORD OF ISSUE	CLC JJJ	DRN DES CHI PDE APP
A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW		



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SIGNED _____ REG. NO. _____
 DATE _____

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ENGINEER: JJJ DRAWN: CLC
 CHECKED: _____ DATE: 30-SEPT-2022

D I O D E

DIODE
 ROCKY BRANCH CREEK

PROJECT	DRAWING NUMBER	REV
406347	C1101	A

SIGNAGE PLAN
 NE CORNER OF I-435 & 169 HWY



NOTES

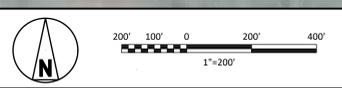
- LEGEND**
- PROJECT BOUNDARY LINES
 - EXISTING UNDERGROUND FIBER
 - EXISTING UNDERGROUND WATER LINE
 - EXISTING OVERHEAD ELECTRICAL LINES
 - EXISTING CONTOUR LINES
 - EXISTING SANITARY SEWER
 - PARCEL LINE
 - ROAD CENTERLINE
-
- MIDDLE ZONE (FEMA 100 YEAR FLOOD ZONE)
 - WETLANDS
 - WETLANDS (ISOLATED)
 - POND
 - POND (ISOLATED)
 - TREE REMOVAL AREA
 - MATURE VEGETATION

TREE REMOVAL LIMITS IDENTIFIED HEREIN, ARE PRELIMINARY IN NATURE, IN ORDER TO CONVEY INTENT, AND SHOULD BE CONSTRUED AS THE FINAL LIMITS OF REMOVALS. FINAL LIMITS OF TREE REMOVALS ARE SUBJECT TO CHANGE, WILL BE BASED UPON FINAL SITE LAYOUT, GRADING, AND UTILITY DESIGN, WHICH WILL BE FURTHER DETAILED AT THE FINAL MPD AND PERMIT STAGE OF THE PROJECT.

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ACD 10.07
 USER NAME
 DATE TIME

NO	DATE	ISSUED FOR MUNICIPAL REVIEW	REVISIONS AND RECORD OF ISSUE	CLC/JJD	DRN/DES/CHK/PDE/APP
A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW		CLC	JJD



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SIGNED _____ REG. NO. _____
 DATE _____

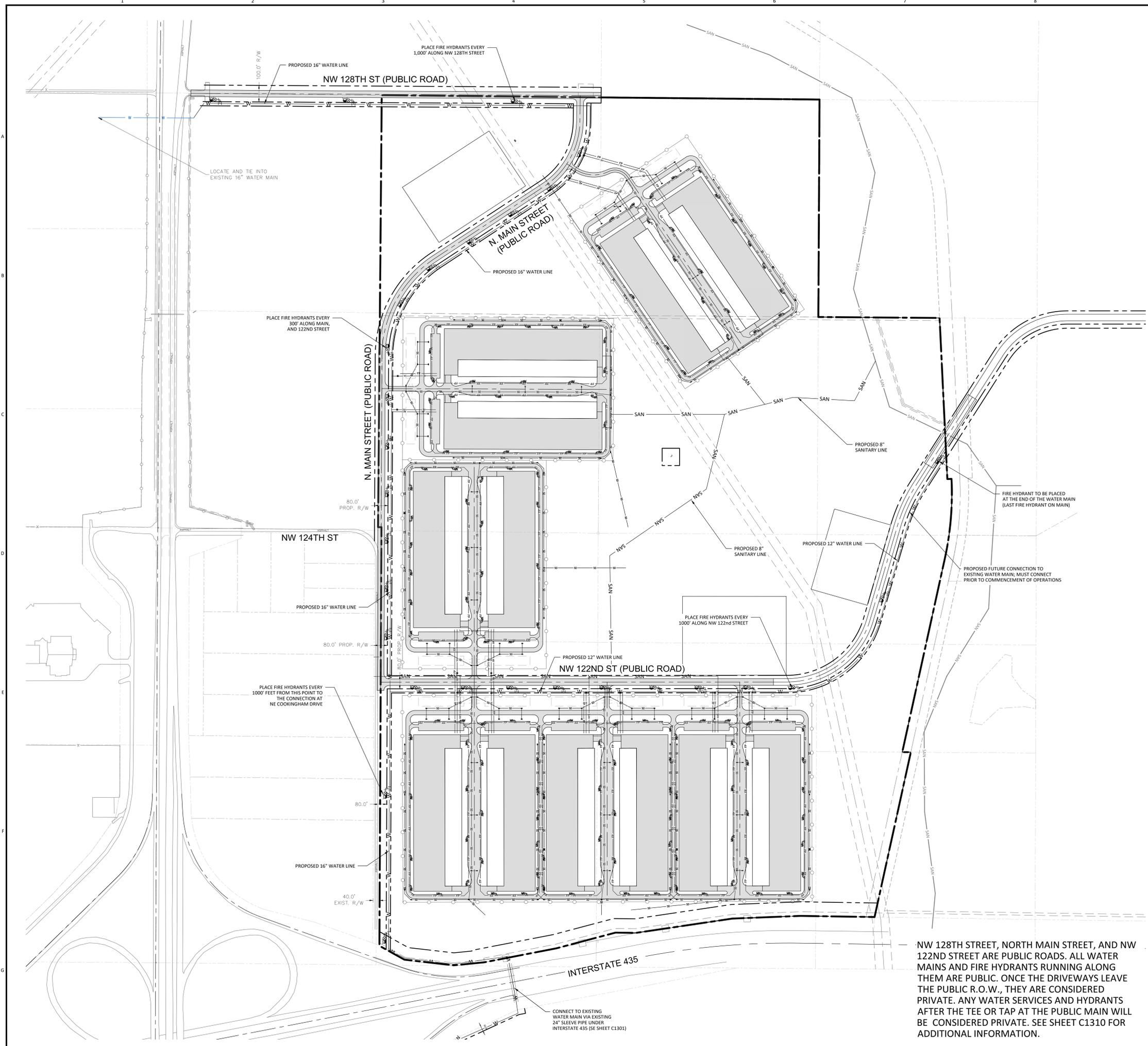
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Building a world of difference

ENGINEER	JJD	DRAWN	CLC
CHECKED	DATE	30-SEPT-2022	

D I O D E
 ROCKY BRANCH CREEK

TREE REMOVAL PLAN
 NE CORNER OF I-435 & 169 HWY

PROJECT	406347	DRAWING NUMBER	C1010	REV	A
AREA					



NOTES
1. ALL LINE SIZES ARE PRELIMINARY.

LEGEND

	PROJECT BOUNDARY LINES
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND WATER LINE
	EXISTING OVERHEAD ELECTRICAL LINES
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE PROTECTION WATER LINE
	PROPOSED STORM WATER
	PROPOSED WATER MAIN
	PARCEL LINE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
	WATER METER VAULT
	STORM DRAIN

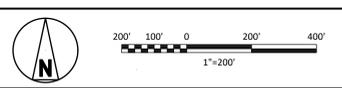
REFERENCE DRAWINGS

NW 128TH STREET, NORTH MAIN STREET, AND NW 122ND STREET ARE PUBLIC ROADS. ALL WATER MAINS AND FIRE HYDRANTS RUNNING ALONG THEM ARE PUBLIC. ONCE THE DRIVEWAYS LEAVE THE PUBLIC R.O.W., THEY ARE CONSIDERED PRIVATE. ANY WATER SERVICES AND HYDRANTS AFTER THE TEE OR TAP AT THE PUBLIC MAIN WILL BE CONSIDERED PRIVATE. SEE SHEET C1310 FOR ADDITIONAL INFORMATION.

NOT TO BE USED FOR CONSTRUCTION
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ACAD 10/07
USER NAME
DATE TIME

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
C	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC	JJD	-	-	-
B	21-SEPT-2022	UPDATE UTILITIES	CLC	JJD	-	-	-
A	1-SEPT-2022	ISSUED FOR PERMITTING	CLC	JJD	-	-	-



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SIGNED _____ DATE _____ REG. NO. _____

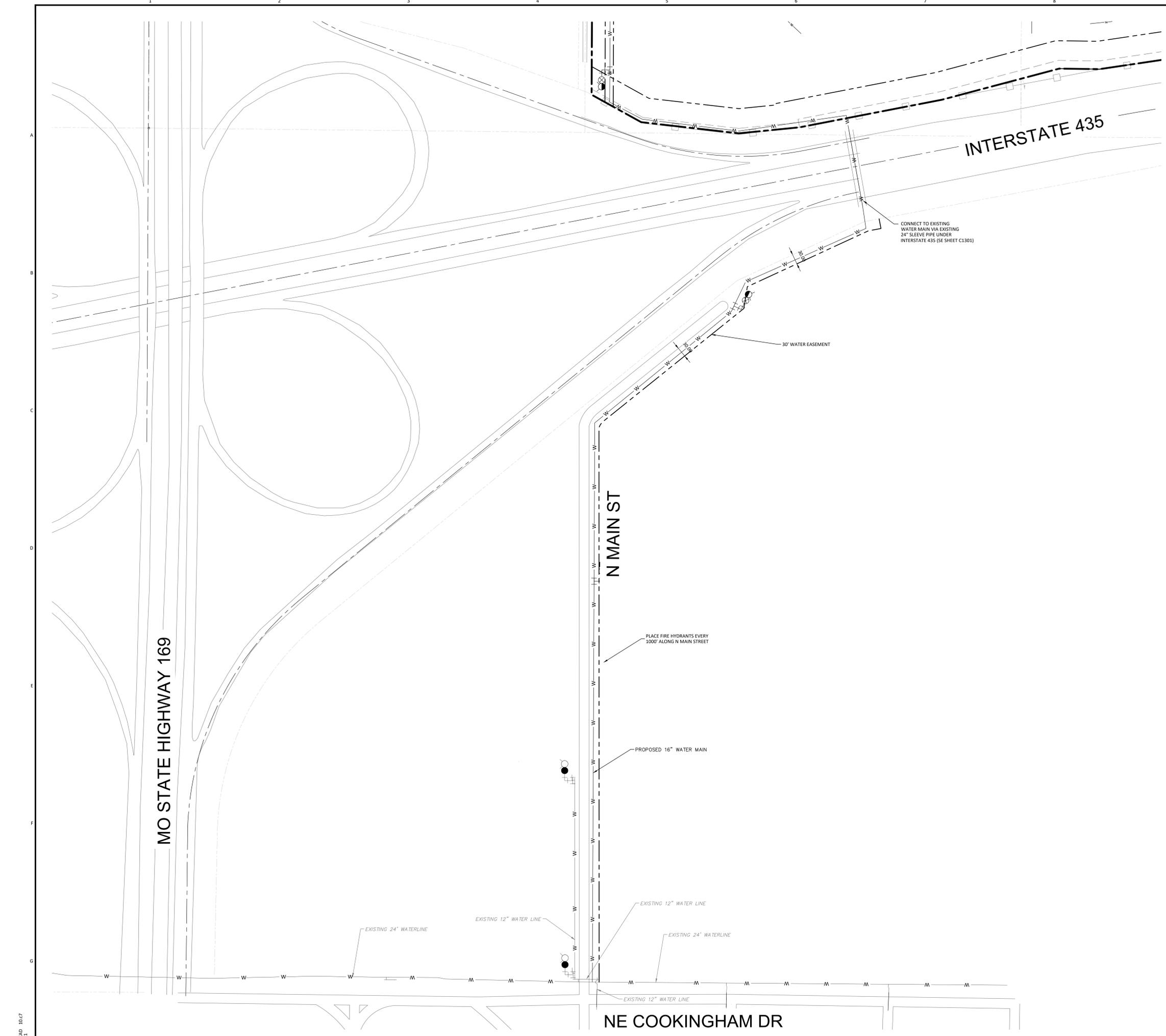
BLACK & VEATCH
Building a world of difference®

ENGINEER JJD DRAWN CLC
CHECKED _____ DATE 30-SEPT-2022

DIODE
ROCKY BRANCH CREEK

PROJECT 406347 DRAWING NUMBER C1300
OVERALL UTILITY PLAN LAYOUT
NE CORNER OF I-435 & 169 HWY

PROJECT	406347	DRAWING NUMBER	C1300	REV	C
CODE		AREA			



NOTES

1. ALL LINE SIZES ARE PRELIMINARY.

LEGEND

	PROJECT BOUNDARY LINES
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND WATER LINE
	EXISTING OVERHEAD ELECTRICAL LINES
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE PROTECTION WATER LINE
	PROPOSED STORM WATER
	PROPOSED WATER MAIN
	PARCEL LINE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY

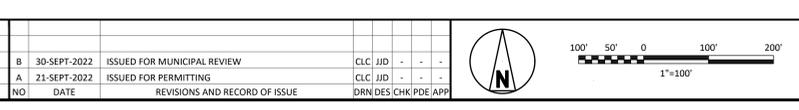
REFERENCE DRAWINGS

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PROJECT	DRAWING NUMBER	REV
DIODE ROCKY BRANCH CREEK	406347 C1301	B
INTERSTATE 435 CROSSING NE CORNER OF I-435 & 169 HWY		

ASCD 10.07
 4-24
 USER NAME
 DATE/TIME

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
B	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC	JJD	-	-	-
A	21-SEPT-2022	ISSUED FOR PERMITTING	CLC	JJD	-	-	-



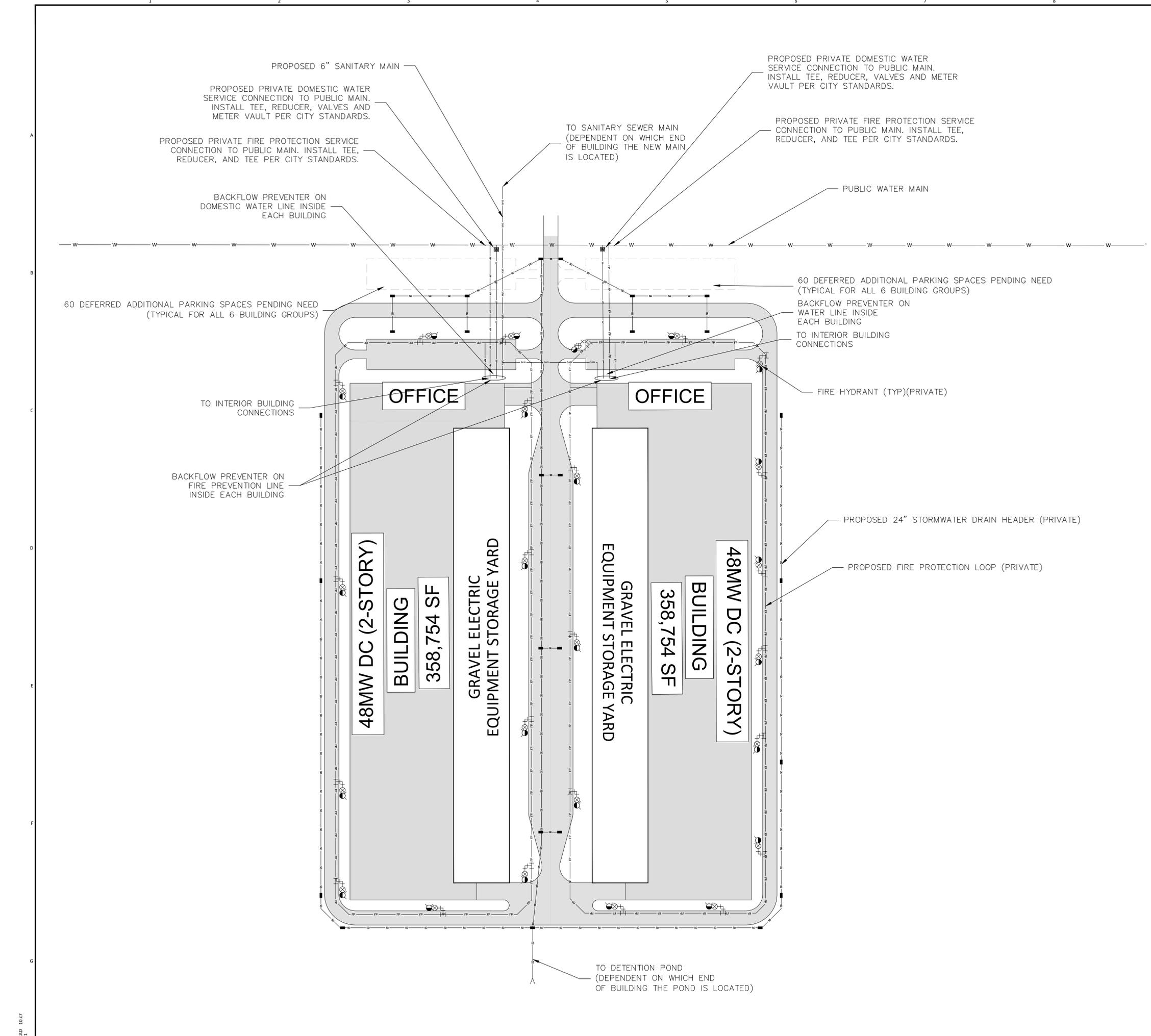
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

SIGNED _____ REG. NO. _____
 DATE _____

BLACK & VEATCH
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ENGINEER	JJD	DRAWN	CLC
CHECKED		DATE	30-SEPT-2022

PROJECT	DRAWING NUMBER	REV
DIODE ROCKY BRANCH CREEK	406347 C1301	B
INTERSTATE 435 CROSSING NE CORNER OF I-435 & 169 HWY		



NOTES
 1. ALL LINE SIZES ARE PRELIMINARY.

LEGEND

	PROPOSED SANITARY SEWER
	PROPOSED FIRE PROTECTION WATER LINE
	PROPOSED STORM WATER
	PROPOSED WATER MAIN
	PARCEL LINE
	ROAD CENTERLINE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
	WATER METER VAULT
	STORM DRAIN

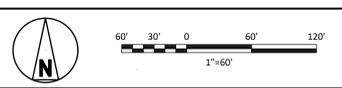
REFERENCE DRAWINGS

ISSUED FOR PERMITTING

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

USER NAME: E1
 DATE TIME: 10:07 AM 9/30/22

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
C	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC	JJD	-	-	-
B	21-SEPT-2022	UPDATE UTILITIES	CLC	JJD	-	-	-
A	1-SEPT-2022	ISSUED FOR PERMITTING	CLC	JJD	-	-	-



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SIGNED: _____ REG. NO. _____
 DATE: _____

BLACK & VEATCH Building a world of difference®	
ENGINEER: JJD	DRAWN: CLC
CHECKED: _____	DATE: 30-SEPT-2022

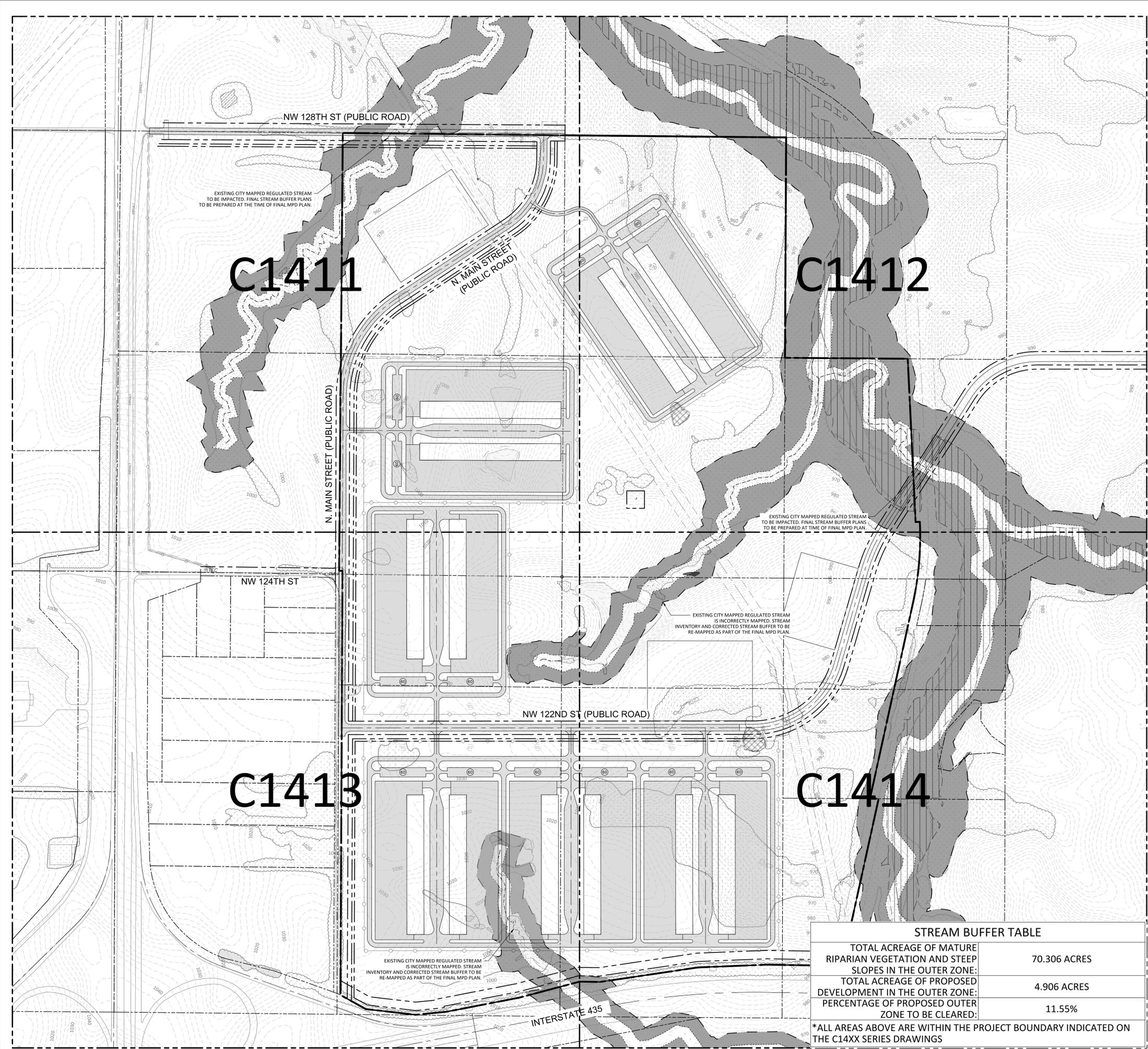
DIODE
 ROCKY BRANCH CREEK

PROJECT: 406347	DRAWING NUMBER: C1310	REV: C
UTILITY PLAN TYPICAL UTILITY DATA CENTER LAYOUT		
AREA: _____	CODE: _____	

1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
2. 100-YEAR FLOODPLAIN LIMITS PER FEMA AND KANSAS CITY PARCEL VIEWER.
3. STREAM CENTERLINES REQUIRING THE DEPICTED BUFFER AREAS ARE BASED ON DATA COMPILED BY BLACK & VEATCH AND THEN OVERLAID AND VERIFIED WITH DELINEATION FROM THE KCMO PARCEL VIEWER.

LEGEND

- PROJECT BOUNDARY LINES
- F --- EXISTING UNDERGROUND FIBER
- W --- EXISTING UNDERGROUND WATER LINE
- OE --- EXISTING OVERHEAD ELECTRICAL LINES
- SAN --- EXISTING SANITARY SEWER
- ADJOINER PARCEL LINE
- ROAD CENTERLINE
- STREAM CL (SEE NOTE #3)
- MIDDLE ZONE
- STREAMSIDE ZONE
- MATURE RIPARIAN VEGETATION/SLOPES GREATER THAN 15%
- FEMA 100 YEAR FLOOD ZONE
- STREAM BUFFER OUTER ZONE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)



C1411

C1412

C1413

C1414

NW 128TH ST (PUBLIC ROAD)

N. MAIN STREET (PUBLIC ROAD)

NW 124TH ST

NW 122ND ST (PUBLIC ROAD)

INTERSTATE 435

EXISTING CITY MAPPED REGULATED STREAM TO BE IMPACTED. FINAL STREAM BUFFER PLANS TO BE PREPARED AT THE TIME OF FINAL MPD PLAN.

EXISTING CITY MAPPED REGULATED STREAM TO BE IMPACTED. FINAL STREAM BUFFER PLANS TO BE PREPARED AT TIME OF FINAL MPD PLAN.

EXISTING CITY MAPPED REGULATED STREAM IS INCORRECTLY MAPPED. STREAM INVENTORY AND CORRECTED STREAM BUFFER TO BE RE-MAPPED AS PART OF THE FINAL MPD PLAN.

EXISTING CITY MAPPED REGULATED STREAM IS INCORRECTLY MAPPED. STREAM INVENTORY AND CORRECTED STREAM BUFFER TO BE RE-MAPPED AS PART OF THE FINAL MPD PLAN.

STREAM BUFFER TABLE	
TOTAL ACREAGE OF MATURE RIPARIAN VEGETATION AND STEEP SLOPES IN THE OUTER ZONE:	70.306 ACRES
TOTAL ACREAGE OF PROPOSED DEVELOPMENT IN THE OUTER ZONE:	4.906 ACRES
PERCENTAGE OF PROPOSED OUTER ZONE TO BE CLEARED:	11.55%

*ALL AREAS ABOVE ARE WITHIN THE PROJECT BOUNDARY INDICATED ON THE C14XX SERIES DRAWINGS

NOT TO BE USED FOR CONSTRUCTION
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ACAD 10/07
 USER NAME
 DATE TIME

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	PDE	APP
B	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC	JJD	-	-	-
A	1-SEPT-2022	ISSUED FOR PERMITTING	CLC	JJD	-	-	-



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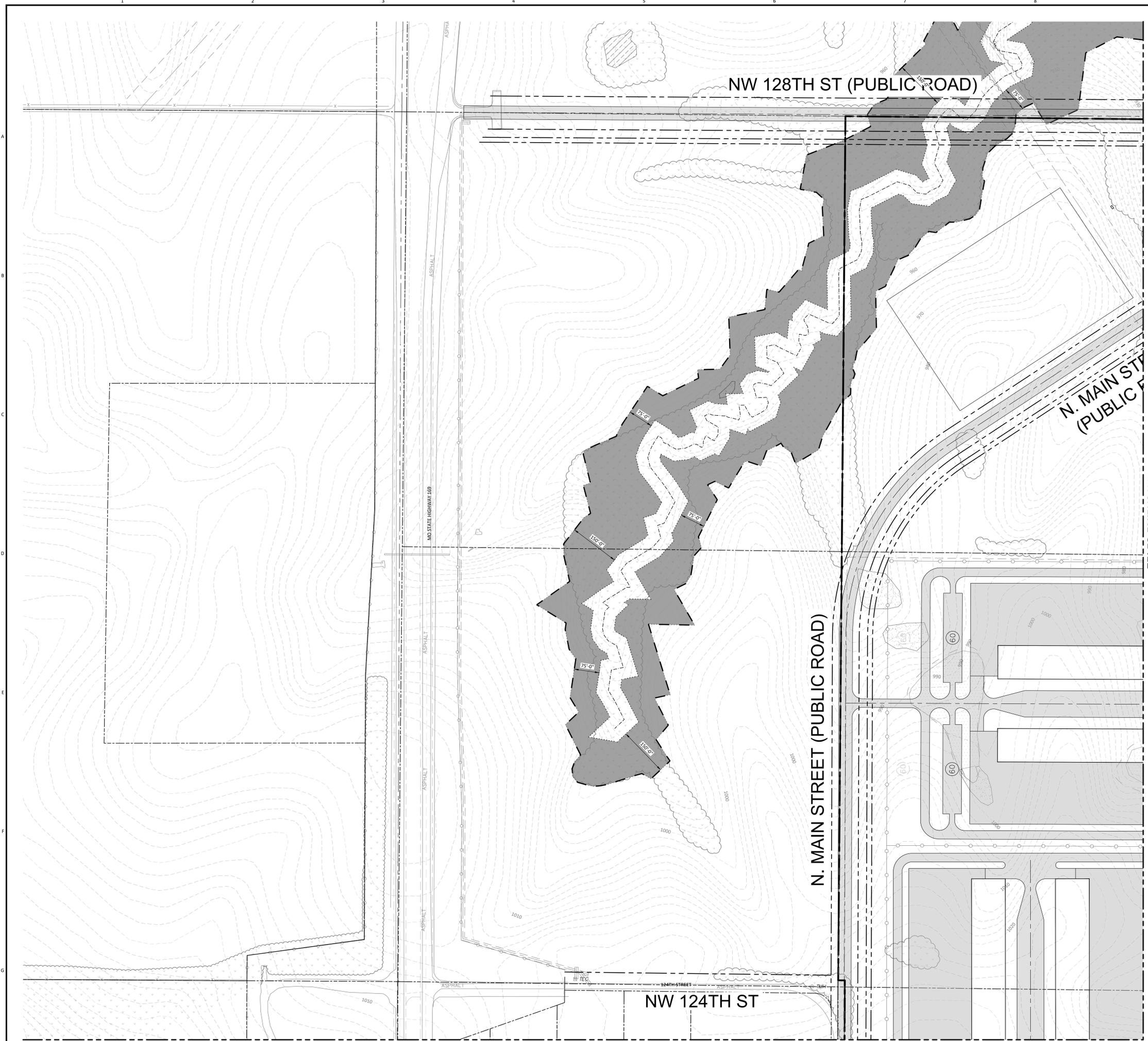
SIGNED: _____ REG. NO. _____
 DATE: _____

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ENGINEER	JJD	DRAWN	CLC
CHECKED	DATE	30-SEPT-2022	

PROJECT	DIODE ROCKY BRANCH CREEK	DRAWING NUMBER	C1400	REV	B
CODE	406347				
AREA					

STREAM BUFFER ZONES OVERALL
 NE CORNER OF I-435 & 169 HWY



NOTES

1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
2. 100-YEAR FLOODPLAIN LIMITS PER FEMA AND KANSAS CITY PARCEL VIEWER.
3. STREAM CENTERLINES REQUIRING THE DEPICTED BUFFER AREAS ARE BASED ON DATA COMPILED BY BLACK & VEATCH AND THEN OVERLAID AND VERIFIED WITH DELINEATION FROM THE KCMO PARCEL VIEWER.

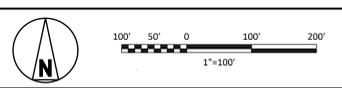
LEGEND

	PROJECT BOUNDARY LINES
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND WATER LINE
	EXISTING OVERHEAD ELECTRICAL LINES
	EXISTING SANITARY SEWER
	ADJOINER PARCEL LINE
	ROAD CENTERLINE
	STREAM CL (SEE NOTE #3)
	MIDDLE ZONE
	STREAMSIDE ZONE
	MATURE RIPARIAN VEGETATION/SLOPES GREATER THAN 15%
	FEMA 100 YEAR FLOOD ZONE
	STREAM BUFFER OUTER ZONE
	WETLANDS
	WETLANDS (ISOLATED)
	POND
	POND (ISOLATED)

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ACAD 10/07
 USER NAME E1
 DATE TIME

NO	DATE	ISSUED FOR MUNICIPAL REVIEW REVISIONS AND RECORD OF ISSUE	CLC JJD - - - DRN DES CHI PDE APP
A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC JJD - - -

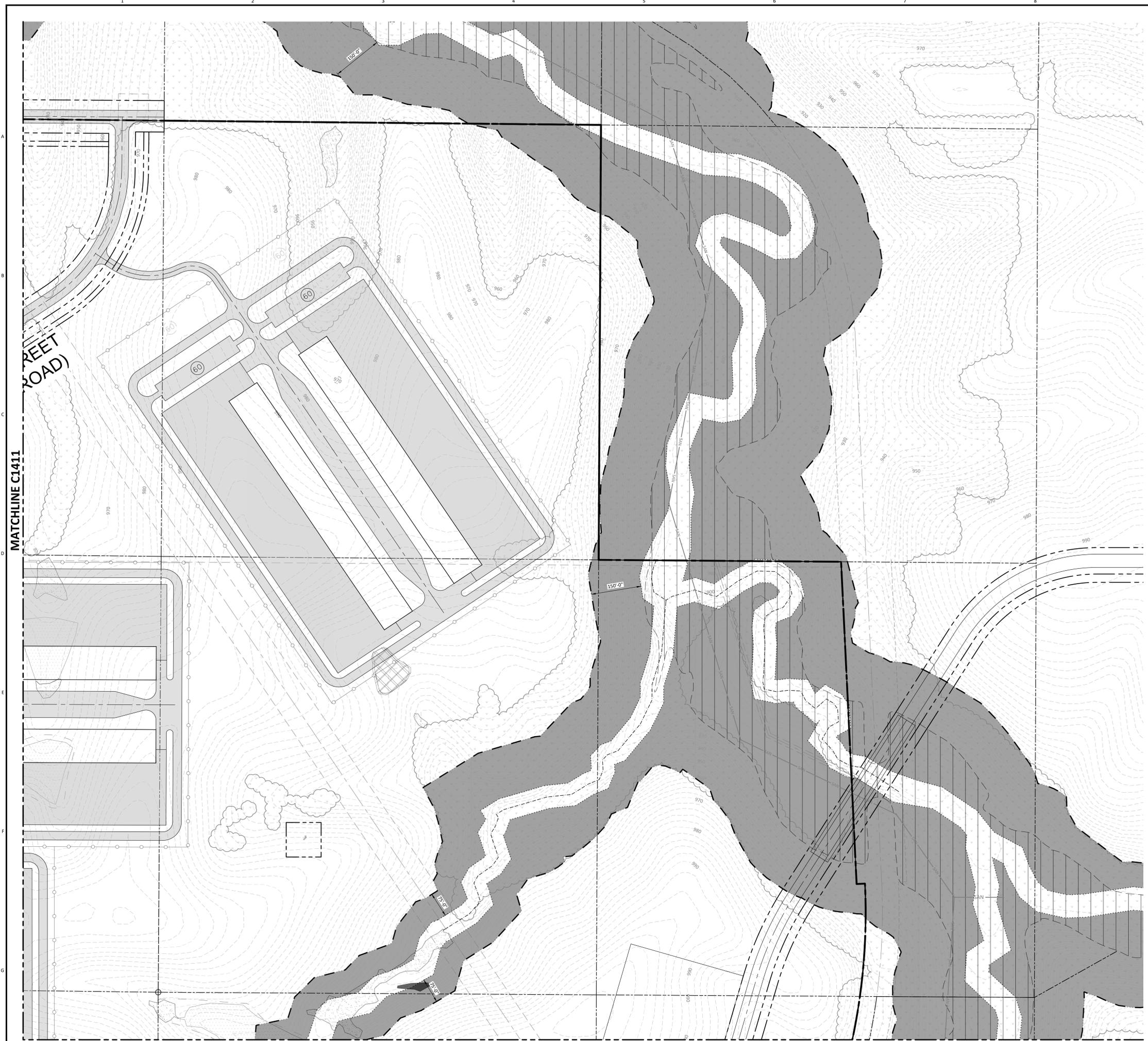


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SIGNED: _____ REG. NO. _____
 DATE: _____

BLACK & VEATCH Building a world of difference®	
ENGINEER	DRAWN
JJD	CLC
CHECKED	DATE
	30-SEPT-2022

DIODE ROCKY BRANCH CREEK		PROJECT 406347	DRAWING NUMBER C1411	REV A
STREAM BUFFER ZONES - AREA 1 NE CORNER OF I-435 & 169 HWY		AREA		



NOTES

1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
2. 100-YEAR FLOODPLAIN LIMITS PER FEMA AND KANSAS CITY PARCEL VIEWER.
3. STREAM CENTERLINES REQUIRING THE DEPICTED BUFFER AREAS ARE BASED ON DATA COMPILED BY BLACK & VEATCH AND THEN OVERLAID AND VERIFIED WITH DELINEATION FROM THE KCMO PARCEL VIEWER.

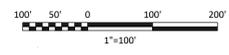
LEGEND

	PROJECT BOUNDARY LINES
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND WATER LINE
	EXISTING OVERHEAD ELECTRICAL LINES
	EXISTING SANITARY SEWER
	ADJOINER PARCEL LINE
	ROAD CENTERLINE
	STREAM CL (SEE NOTE #3)
	MIDDLE ZONE
	STREAMSIDE ZONE
	MATURE RIPARIAN VEGETATION/SLOPES GREATER THAN 15%
	FEMA 100 YEAR FLOOD ZONE
	STREAM BUFFER OUTER ZONE
	WETLANDS
	WETLANDS (ISOLATED)
	POND
	POND (ISOLATED)

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ACAD 10.07
 USER: NAME
 DATE: TIME

NO	DATE	ISSUED FOR MUNICIPAL REVIEW REVISIONS AND RECORD OF ISSUE	CLC: JJD	DRN: DES	CHK: PDE	APP: JJD
A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC: JJD			



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SIGNED: _____ REG. NO. _____
 DATE: _____

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ENGINEER: JJD	DRAWN: CLC
CHECKED: _____	DATE: 30-SEPT-2022

PROJECT: DIODE ROCKY BRANCH CREEK		DRAWING NUMBER: C1412		REV: A
CODE: 406347		AREA:		
STREAM BUFFER ZONES- AREA 2 NE CORNER OF I-435 & 169 HWY				

MATCHLINE C1411

NOTES

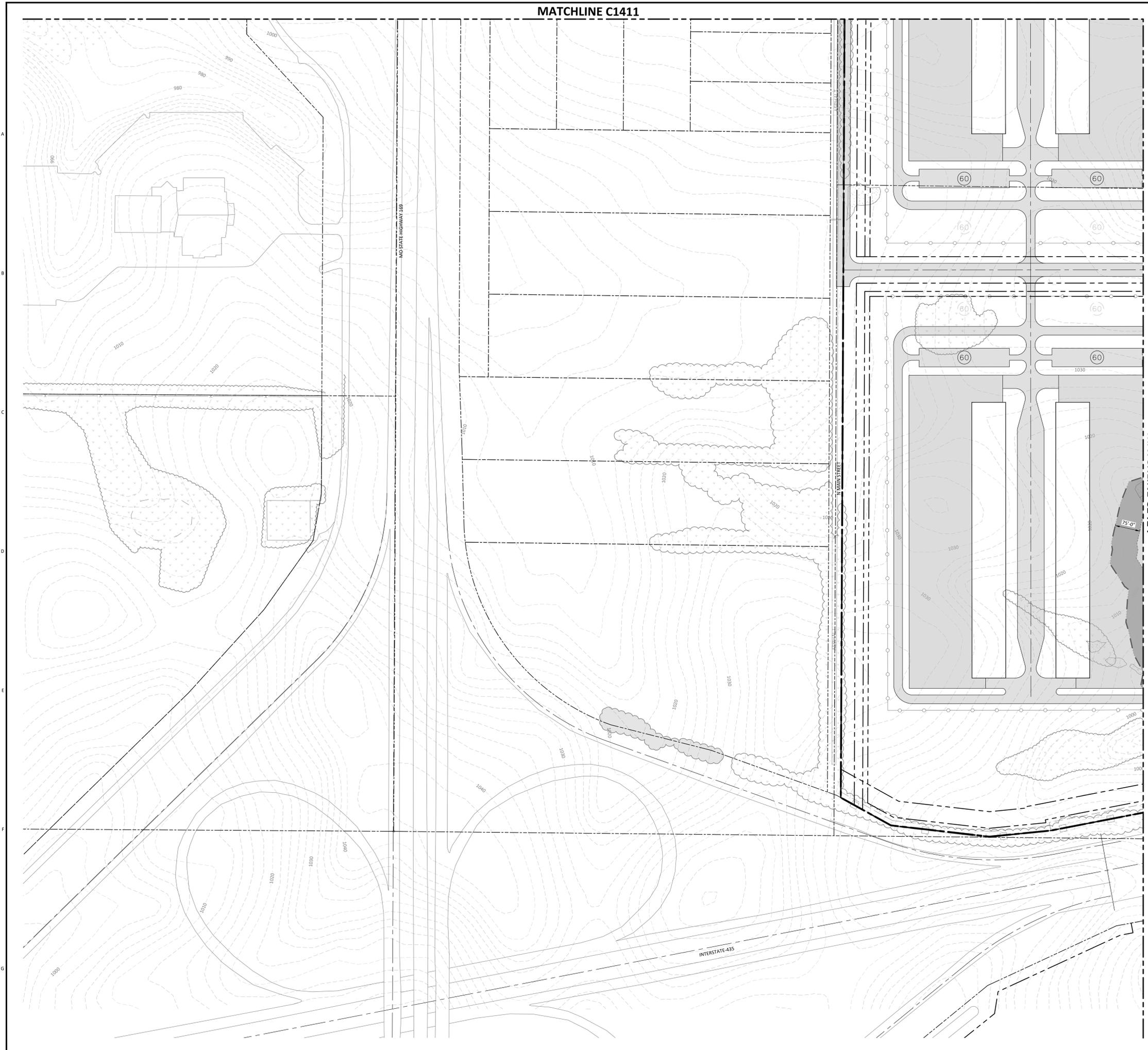
1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
2. 100-YEAR FLOODPLAIN LIMITS PER FEMA AND KANSAS CITY PARCEL VIEWER.
3. STREAM CENTERLINES REQUIRING THE DEPICTED BUFFER AREAS ARE BASED ON DATA COMPILED BY BLACK & VEATCH AND THEN OVERLAID AND VERIFIED WITH DELINEATION FROM THE KCMO PARCEL VIEWER.

LEGEND

- PROJECT BOUNDARY LINES
- EXISTING UNDERGROUND FIBER
- EXISTING UNDERGROUND WATER LINE
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING SANITARY SEWER
- ADJOINER PARCEL LINE
- ROAD CENTERLINE
- STREAM CL (SEE NOTE #3)
- MIDDLE ZONE
- STREAMSIDE ZONE
- MATURE RIPARIAN VEGETATION/SLOPES GREATER THAN 15%
- FEMA 100 YEAR FLOOD ZONE
- STREAM BUFFER OUTER ZONE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)

MATCHLINE C1414

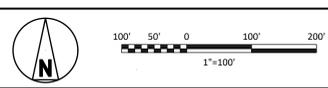
A
B
C
D
E
F
G



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ACAD 10/07
USER NAME
DATE TIME

A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC/JJD
NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN/DES/CHK/PDE/APP



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BLACK & VEATCH
Building a world of difference

ENGINEER	JJD	DRAWN	CLC
CHECKED	DATE	30-SEPT-2022	

DIODE ROCKY BRANCH CREEK		PROJECT 406347	DRAWING NUMBER C1413	REV A
STREAM BUFFER ZONES - AREA 3 NE CORNER OF I-435 & 169 HWY		CODE	AREA	

MATCHLINE C1412

NOTES

1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
2. 100-YEAR FLOODPLAIN LIMITS PER FEMA AND KANSAS CITY PARCEL VIEWER.
3. STREAM CENTERLINES REQUIRING THE DEPICTED BUFFER AREAS ARE BASED ON DATA COMPILED BY BLACK & VEATCH AND THEN OVERLAID AND VERIFIED WITH DELINEATION FROM THE KCMO PARCEL VIEWER.

LEGEND

- PROJECT BOUNDARY LINES
- EXISTING UNDERGROUND FIBER
- EXISTING UNDERGROUND WATER LINE
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING SANITARY SEWER
- ADJOINER PARCEL LINE
- ROAD CENTERLINE
- STREAM CL (SEE NOTE #3)
- MIDDLE ZONE
- STREAMSIDE ZONE
- MATURE RIPARIAN VEGETATION/SLOPES GREATER THAN 15%
- FEMA 100 YEAR FLOOD ZONE
- STREAM BUFFER OUTER ZONE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)

NW 122ND ST (PUBLIC ROAD)

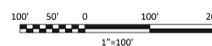
MATCHLINE C1413

INTERSTATE 435

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ACAD 10.7
151
USERNAME E1
DATE TIME

NO	DATE	ISSUED FOR MUNICIPAL REVIEW REVISIONS AND RECORD OF ISSUE	CLC JJD - - - DRN/DES/CHK/PDE/APP
A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW	CLC JJD - - -



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SIGNED _____ REG. NO. _____
 DATE _____

BLACK & VEATCH Building a world of difference	
ENGINEER JJD	DRAWN CLC
CHECKED _____	DATE 30-SEPT-2022

PROJECT: DIODE
 ROCKY BRANCH CREEK
 DRAWING NUMBER: 406347
 CODE: C1414
 AREA: STREAM BUFFER ZONES - AREA 4
 NE CORNER OF I-435 & 169 HWY

PROJECT	DRAWING NUMBER	REV
DIODE ROCKY BRANCH CREEK	406347 C1414	A

ISSUES

1	09.02.2022	SITE SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

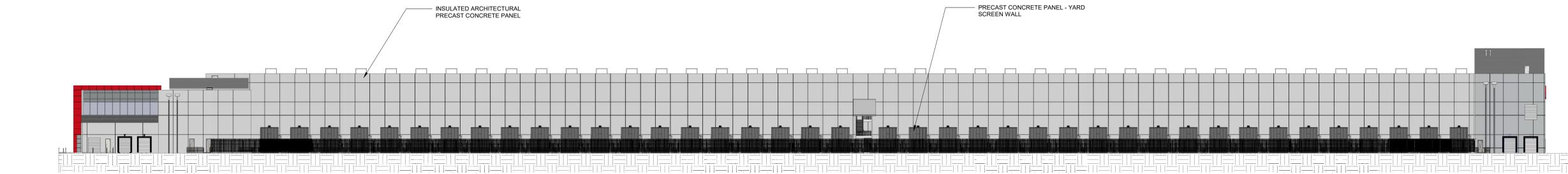
NOT FOR BIDDING OR CONSTRUCTION

ROCKY BRANCH CREEK
TECHNOLOGY PARK

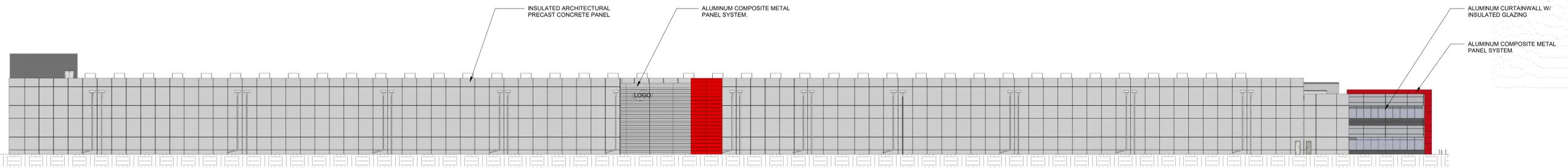
**OVERALL
EXTERIOR
ELEVATIONS**

JOB 22268.0000
DATE 09.02.22
SHEET

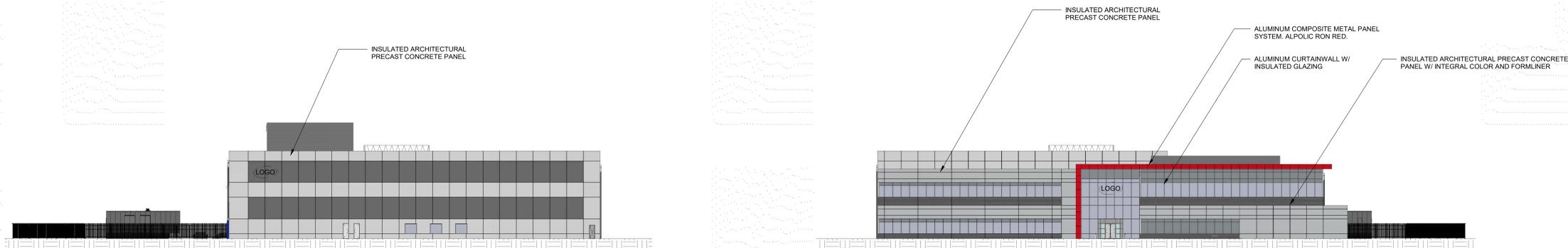
A05-01



4 EXTERIOR ELEVATION @ SOUTH
1" = 30'-0"



3 EXTERIOR ELEVATION @ NORTH
1" = 30'-0"



2 EXTERIOR ELEVATION @ EAST
1" = 30'-0"

1 EXTERIOR ELEVATION @ WEST
1" = 30'-0"



ISSUES

1	09.02.2022	SITE SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

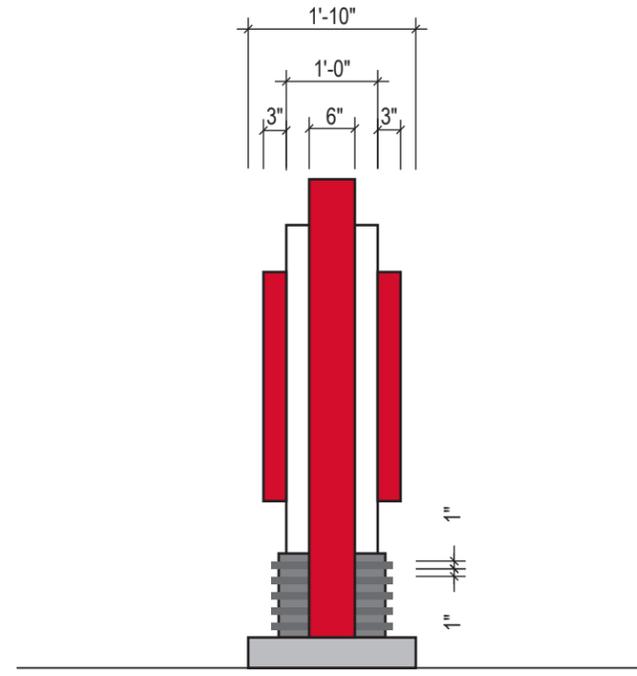
NOT FOR BIDDING OR CONSTRUCTION

ROCKY BRANCH CREEK
TECHNOLOGY PARK

E2 PRIMARY
MONUMENT

JOB 22268.0000
DATE 09.02.22
SHEET

03.02



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

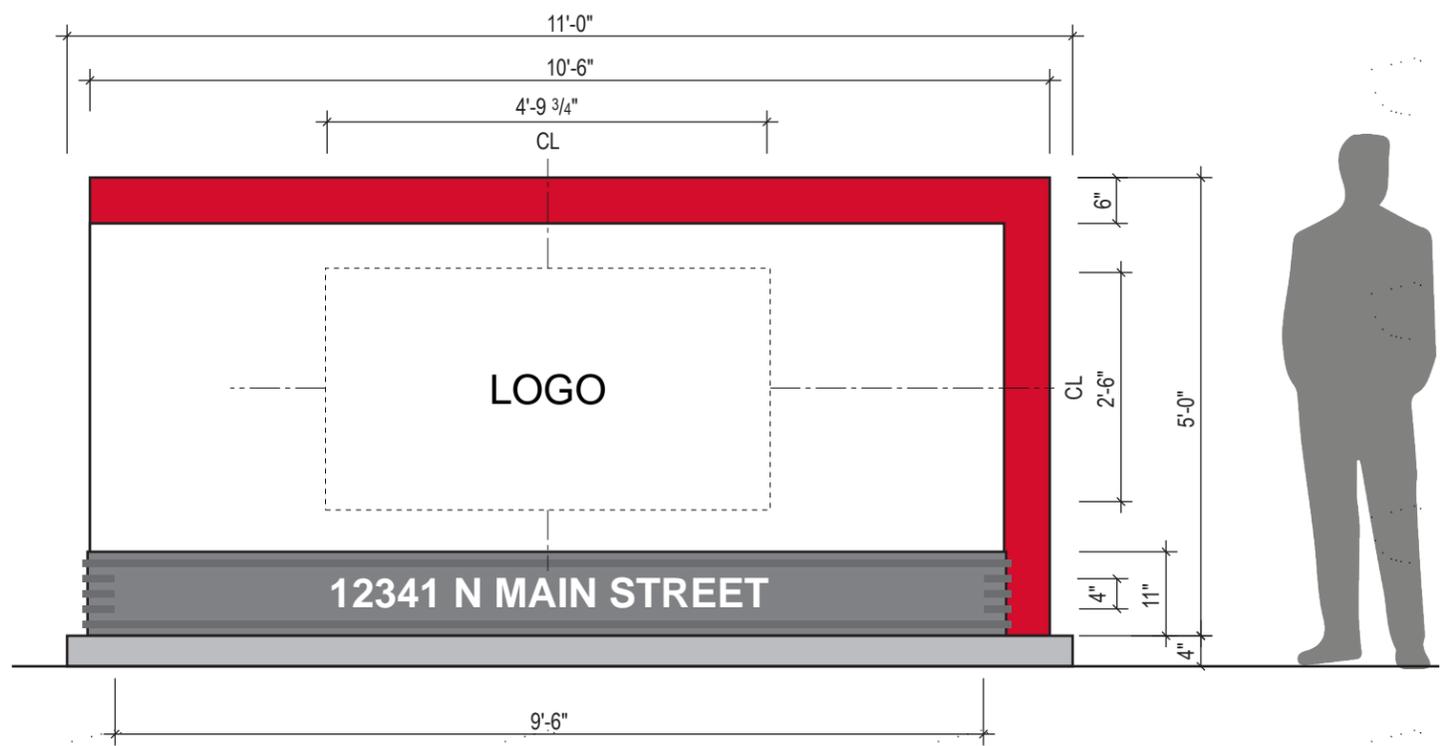
INTERNALLY ILLUMINATED, ALUMINUM PANEL AND FRAME CONSTRUCTION.

CABINET: FABRICATED ALUMINUM FORM 1/8" PAINTED WHITE, PT-1 AND RED, PT-2 AND WITH INTERNAL STRUCTURE AS REQUIRED. CONTINUOUS WELD ALL SEAMS, GRIND AND BUFF SMOOTH. FINISH ALL SURFACES AS INDICATED. FABRICATOR TO COORDINATE ALL ELECTRICAL REQUIREMENTS WITH GC PRIOR TO FABRICATION.

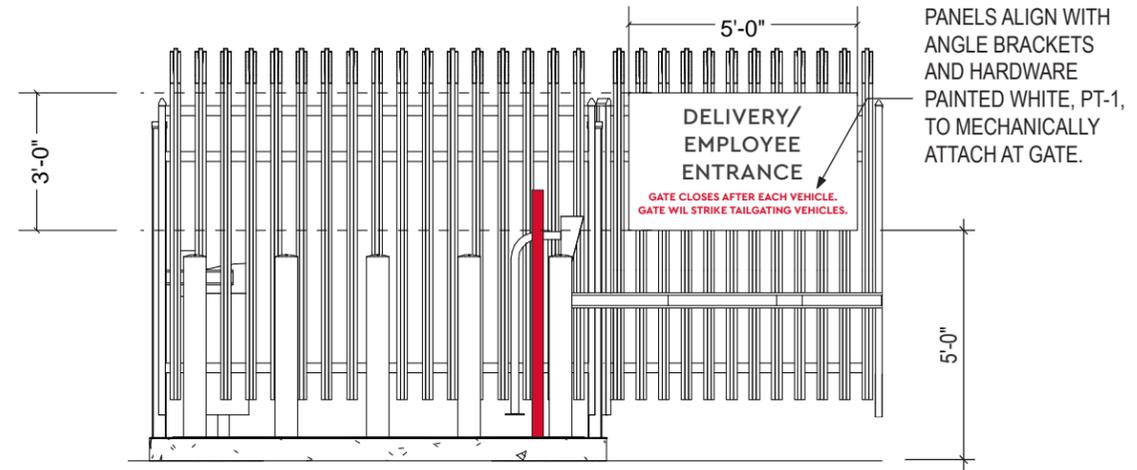
LOGO: 3" DEEP FACE LIT CHANNEL LETTERS WITH 1/8" ALUMINUM BACKS & 0.080 ALUMINUM RETURNS PAINTED RED PT-2 OR GREY PT-3. TO INCLUDE WHITE ACRYLIC FACES WITH PERFORATED VINYL TO MATCH COOL GRAY 11C. "LOGO" TO INCLUDE WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL TO MATCH PMS 186C.

ADDRESS: FABRICATED ALUMINUM FORM 1/8" WITH 1" ALUMINUM SQ. TUBE APPLIED TO PANEL, PAINTED GREY, PT-6. INTERNAL STRUCTURE AS REQUIRED. COPY TO BE STENCIL-CUT WITH PUSH THRU ACRYLIC WITH PAINTED ALUMINUM FACES. ACRYLIC TO BE LIP-MILLED AND HAVE CONCEALED MECHANICAL ATTACHMENT TO REVERSE FACE, NO GLUE. FRONT OF LETTER FACES TO BE 1" ABOVE PANEL SURFACE, INTERNALLY LIT. CONTINUOUS WELD ALL SEAMS, GRIND AND BUFF SMOOTH. FINISH ALL SURFACES AS INDICATED. FONT: CERA PRO BOLD

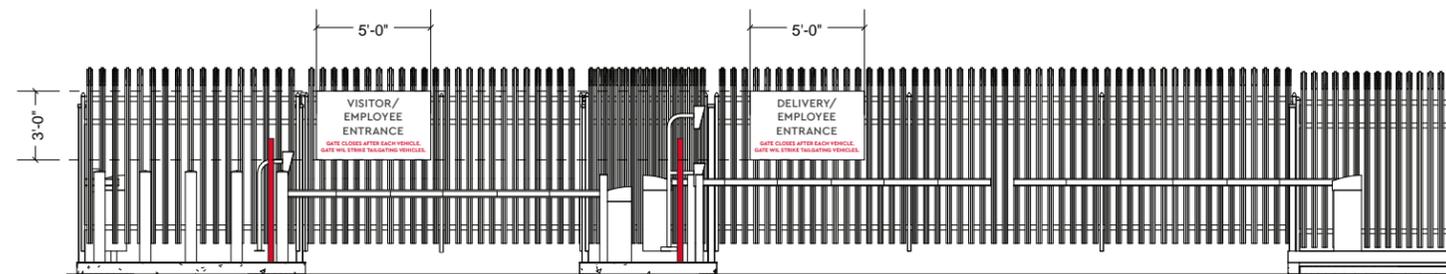
FOOTING: CONCRETE FOOTING CONFIGURED TO SUPPORT MONUMENT SIGN. CONCEAL MECHANICAL ATTACHMENT BETWEEN BASE AND FOOTING.



1 ELEVATION
SCALE: 1/2" = 1'-0"



2 DETAIL
SCALE: 1/4" = 1'-0"



1 CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES

1	09.02.2022	SITE SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

NOT FOR BIDDING OR CONSTRUCTION

ROCKY BRANCH CREEK
TECHNOLOGY PARK

E8
GATE-MOUNTED
INFORMATIONAL

JOB 22268.0000
DATE 09.02.22
SHEET

03.09

Public Meeting Notice

Please join Diode Ventures and supporting partners

for a meeting about Rocky Branch Creek Technology Park

case number CD-CPC-2022-00058

proposed for the following address: 12341 N Main St.

Kansas City, MO 64165

Meeting Date: 10/04/2022

Meeting Time: 7:00 PM

Meeting Location: Please join us via Teams
(instructions, link, and QR code to join on following page.)

Project Description:

Rocky Branch Creek Technology Park is a proposed 360-acre data center development of 12 2-story buildings with public right of way connecting Hwy-169 and NW 126t St.

If you have any questions, please contact:

Name: John Handley

Phone: 913-458-7238

Email: HandleyJ@diodeventures.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

DocuSigned by:
John Handley
F141D4C8C553403...

John Handley

MEETING DETAILS

Microsoft Teams meeting

Join on your computer, mobile app or room device

If joining via Teams:

Meeting ID: 224 360 719 871

Passcode: yacRCy

Or call in (audio only)

+1 913-278-0791,,233347164# United States, Kansas City

Phone Conference ID: 233 347 164#

If you'd like a clickable link to join, please email John Handley at HandleyJ@diodeventures.com before 10/04.

You may also scan this QR code to access Teams Meeting





CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Rocky Branch Creek Technology Park | CD-CPC-2022-00058

12341 N. Main St., Kansas City, MO 64165

Name	Address	Phone	Email
John Handley	Diode Ventures		handleyj@diodeventures.com
Sandra Lee Myers	501 NE 132nd St KC, MO 64165		sanleemyers@gmail.com
Kathleen Little, daughter of Sandra	8828 N Walnut KC, MO 64155	816-536-9064	
Kim Vansell	Diode Ventures		VansellKS@diodeventures.com
Andrea Jones	Diode Ventures		JonesAM1@diodeventures.com
Ashlynn Horras	Diode Ventures		HorrasAE@diodeventures.com

Attendees –

1. Sandra Lee Myers – 501 NE 132nd St, KC MO 64165
2. Kathleen Little – 8828 N Walnut, KCMO 64115, phone: 816-536-9064
3. John Handley – Diode Ventures
4. Kim Vansell – Diode Ventures
5. Ashlynn Horras – Diode Ventures
6. Andrea Jones – Diode Ventures

John: Proposing a data center campus located at NE corner of I-435/Hwy-169

GPTP was 880 acres – 360 rocky branch creek, Smithville school district

Plan to add in 12 buildings,

Proposing access to north Virginia/Woodland

Diode controls 500 acres – 140 acres for other uses other than data centers and for future developer.

Diversity of development in the area important to council when developing GPTP.

Diode is a subsidiary of Black & Veatch

Development team of Diode Ventures, Black & Veatch, TREKK, LORAX Design Group, Kimley Horn, Bell-Knott and Corgan.

Kathleen: The 126th street is a concern next to Sandra? When it's bought, the peacefulness will go away with the road next to her home. What are we doing about the noise?

John: In general, it will generate a lot less traffic, was going to be developed with single family homes, traffic studies included more traffic, more safety concerns. Once built out, traffic coming to this site will be maybe 20 people in and out in one shift. In comparison to the traffic to 435 or 169, a low-density neighbor to have. The city initial proposed 6 lanes, 3 each way.

Low density neighbor to have – worked with city to get a smaller road, and tree plantings to help with the noise – 2 lanes both directions – KC master street plan dictates the hierarchy streets to have a street there that's not used than it is to widen it in the future.

Sandra: Who will pay for the street?

John: Currently, the plan is for the developer or end user. To access to build on it, need access roads.

Road will be 2500 feet from the north end of the average use substation. Possibly, at least 2000 feet from the road.

Sandra: Why put in a 4-lane road, when you can come off 169 much cheaper?

John: City has approved the road off 128th street, the road off 169; the road up to Woodland or Virginia is something the city hasn't signed off on yet.

Sandra: There is already a road there? why would you pay to add one on NW 124th street

John: It's close to the exit lanes of 435, so it cannot be expanded.

Sandra: If I was Diode I would be asking more questions – regarding the roads added.

John: Diode performed an initial traffic impact study. City/MoDOT necessitates an additional entrance, at 128th street, but 124th street can't be the primary entrance.

128th street – only off 169 and stops at the end of our parcel. Just past the average transmission line at the site, turn south and use the new main street on our constructed site.

Sandra: 132nd said it couldn't be below the hill with the rock formation unstable.

John: I can send Kathleen the screen print of the map. She is only on by phone and unable to see the map.

NW 128th off 169 – does not cross RBC, cross eastern border of the substation

124th street access will stay – city says isn't adequate for the site. The site includes construction of Main Street and NW 122nd Street, but right now, all that's being proposed. The proposed connection where 122nd street curves north and crosses over the creek and goes east to 126th street or Woodland– It hasn't been okayed by the city or MODOT and isn't really what we are trying to get approval for.

John: I understand the concern and the noise that you are worried about.

Sandra: There is more concern of a project started and then not completed.

Sandra: Have they given approval for the new sewer line – still in process?

John: This is just for rezoning and a preliminary plan, when it comes to city approval, we would need to be in a much further developing design on this for that approval.

Sandra: When do you plan to start breaking ground for buildings or roads?

John: Buildings in 2025. A lot of time ahead. Rezoning and preliminary plan process is really high-level directional setting.

Sandra: Has Meta already started their building?

John: I'm not currently involved and couldn't tell you.

Sandra - Who pays if the road goes through their farm?

John: That's an answer I don't actually have, but I assume the city.

Sandra - How do we find out if the road is approved?

John: I don't have the best answer but will find out from the city staff.

On the side of coordinating with Evergy and KC Water, rezoning, the city planning commission will be October 18th. Anticipating ground-breaking in 2023.

Master Planned District (MPD) – staff recommended MPD rather than utilizing existing rezoning

Two story buildings – 60 feet tall – through MPD process.

Existing zoning would require over 500 parking spaces, but with MPD we're asking for 60-120.

The current plan to build the first 60.

Sandra: What about the cemetery?

John: The Cemetery to remain as is. Had surveyors on site – saw 2 or 4 stones there.

Sandra suggested there are missing stones and will be more graves found.

John: Environmental site studies – make sure we aren't endangered species

Sandra mentioned seeing eagles nesting close to her farm.

John: We'll have them back out to identify them out there to help locate that.

New major employer for the northland – chance for KC to be a tech hub. Employer for community projects, fewer cars on the roads, fewer ambulance services.

Sandra: Who is the company who will run the data center?

John: Confidential client who may share who they are in the next quarter. Headquartered in America.

Glad you both joined. Thanks for your time and feel free to reach out for any questions you may have.