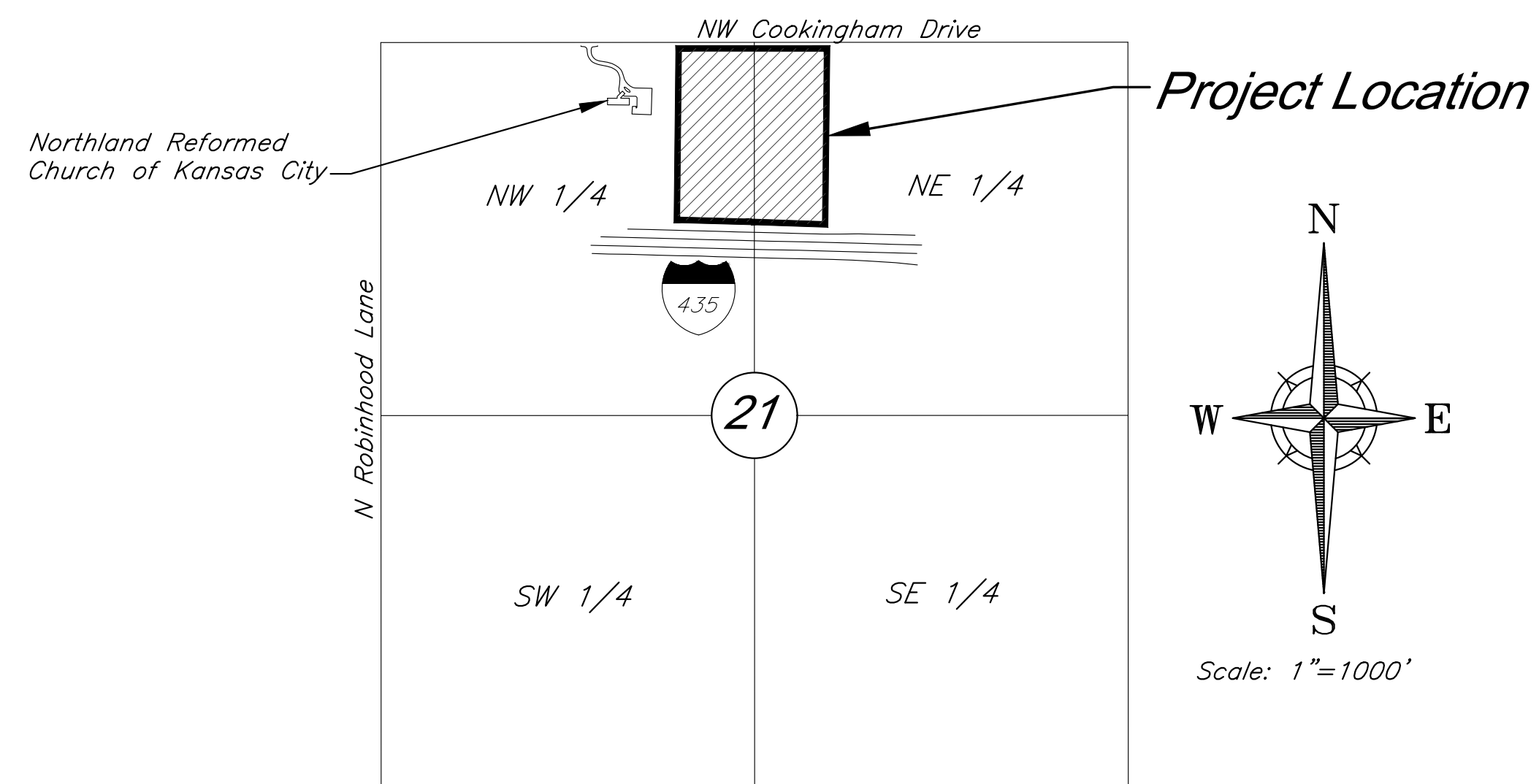


PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT FOR COOKINGHAM DEVELOPMENT

Part of the NW & NE 1/4
Section 21-Township 52S-Range 33E
in the
City of Kansas City
Platte County, Missouri



VICINITY MAP
Part of the NW & NE 1/4
Section 21-Township 52-Range 33

INDEX OF SHEETS

Sht. No.	Description
C1	Title Sheet
C2	General Layout
C3	Site Plan
L100	Landscape Plan
L101	Streetscape Plan
L120	Planting Details
C4	Grading Plan
C5	Utility Plan
C6	Tree Removal & Tree Preservation Plan
A4.1 - Color	Partial Building Elevations West Building
A4.2 - Color	Partial Building Elevations West Building
A4.3 - Color	Partial Building Elevations East Building
A4.4 - Color	Partial Building Elevations East Building
A4.5 - Color	Guardhouse Elevations
A4.6 - Color	Building Materials
A1.2	Signage Plan
C7	Preliminary Plat
C8	Stream Buffer Plan
E1.0	Lighting Plan

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00140** on **11-7-2023**



Joseph Rexwinkle, AICP
Secretary of the Commission

PREPARED FOR:
GBA REALTY LLC
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
PHONE: 816-876-3893
CONTACT: GRAHAM JONES LEED AP
EMAIL: gjones@gbabuilders.com

PREPARED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
PHONE: 913-492-0400
CONTACT: CLINT LOUMASTER P.E.
EMAIL: cloumaster@gbateam.com

FLOODPLAIN:

According to the Flood Insurance Rate Maps (FIRMs) for the city of Kansas City, Missouri (29095C0061G, dated January 20th, 2017), the site is situated within Zone X, areas determined to be outside the 0.2% annual chance floodplain.

PROJECT ENGINEER: CLINT LOUMASTER, P.E. DATE:

APPROVED BY:

MANAGER, ENGINEERING SERVICES DIVISION: DATE:

GBA

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

10-04-23
09-15-23
08-11-23

LEGAL DESCRIPTION

Surveyor's Recommended Description

A 30.44 acre tract of land, being part of the East 32 acres of the Northwest Quarter, and part of the West 32.29 acres of the Northeast Quarter, of Section 21, Township 52 North, Range 33, West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, which lies southerly of Missouri State Highway No. 291 and Northerly of Interstate Highway No. 435, the same being a parcel of land described as Tract 4, in Book 1335, Page 367, of the Official Public Records of Platte County, Missouri. Said 30.44 acre tract being described more particularly by Timothy Blair Wawell, LS 2009000067, of George Butler Associates Inc., CLS 000059, on September 12, 2023, as follows:

Note: The following bearings are based on the Missouri Coordinate System of 1983, West Zone.

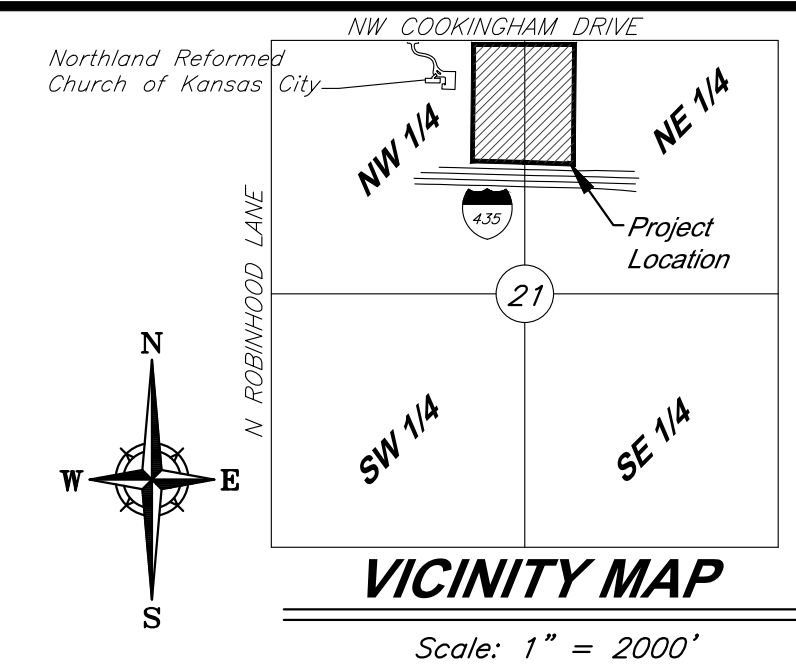
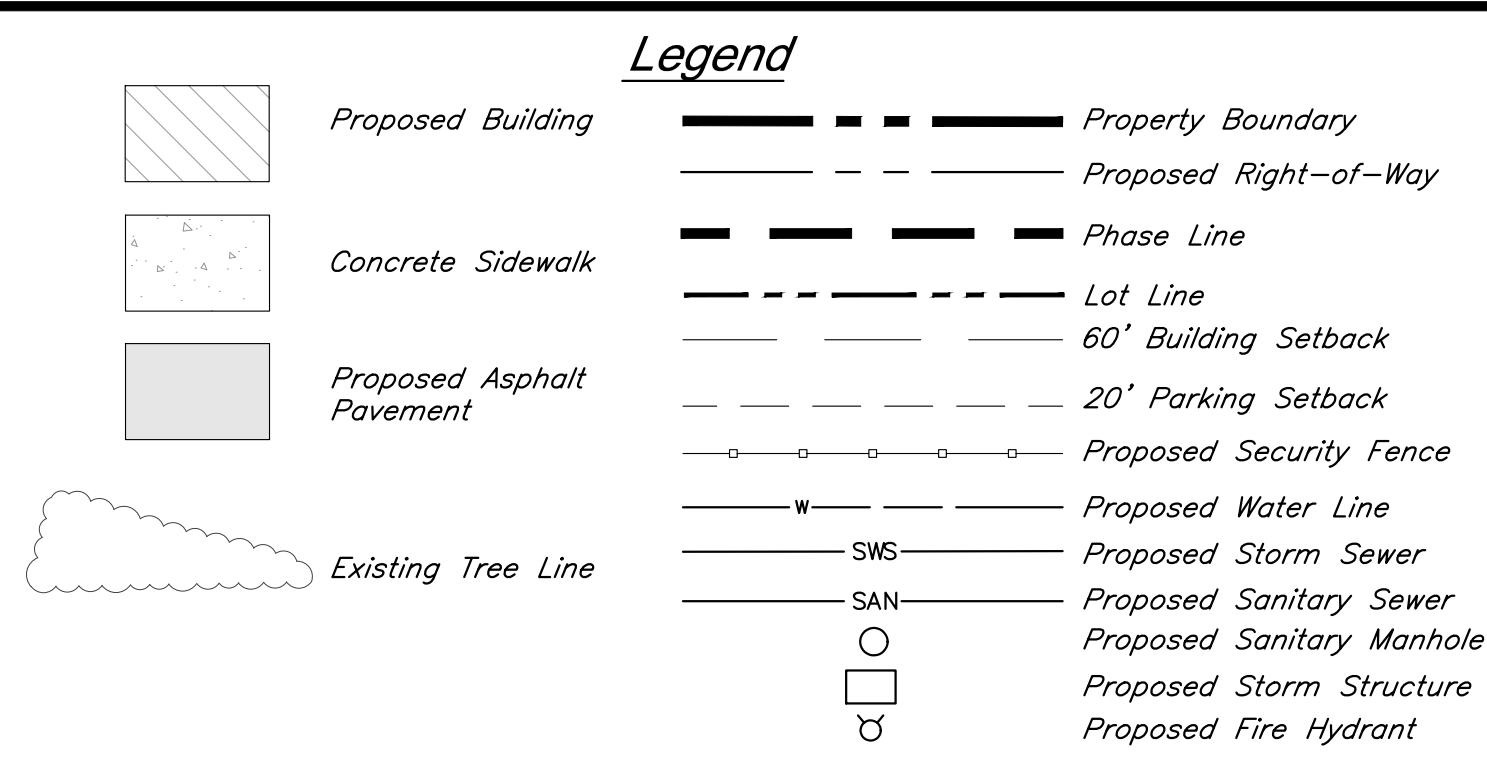
Commencing at a found 5/8" iron bar with a 2" aluminum cap, for the Northwest corner of said Northwest Quarter; Thence: North 89° 33' 46" East, with the North line of said Northwest Quarter, a distance of 2644.96 feet, to a found 1/2" iron rod, for the Northeast corner of said Northwest Quarter, from which a found 5/8" iron rod, for the Northeast corner of said Northeast Quarter bears North 89° 24' 10" East, a distance of 2610.82 feet; Thence: South 0° 14' 34" West, with the common line between said Northwest Quarter and said Northeast Quarter, a distance of 25.00 feet, to a point for corner, in the common line between Cookingham Drive, a variable width right-of-way, and the tract described herein, for the Point of Beginning, from which a found 1/2" iron rod with a yellow cap stamped "PHOENIX MO 200015130 LS 138 KS" bears South 19° 19' 36" East, a distance of 1.31 feet; Thence: North 89° 24' 10" East, with said common line, a distance of 209.60 feet, to a found 1/2" iron rod with a yellow cap stamped "PHOENIX MO 200015130 LS 138 KS" in the south right-of-way line of Missouri Highway Route 291, as described in Book 243, Page 643, of the Official Public Records of Platte County, Missouri, for corner;

Thence: With the common line between said Missouri Highway Route 291 and the property described herein, the following three (3) courses:

1. South 1° 47' 24" East, a distance of 9.93 feet, to a set cross cut in the concrete base of a right-of-way sign, being 30.00 feet left of centerline station 665+00.
2. South 77° 58' 01" East, a distance of 135.17 feet, to a found 1/2" iron rod with a yellow cap, being 60.00 feet left of centerline station 664+10 back = 663+68.2 ahead, and;
3. North 89° 12' 36" East, a distance of 185.61 feet, to a found 1/2" iron rod, in the East line of said West 32.29 acres, for the northeast corner of the tract described herein;

Thence: South 0° 08' 57" West, with said East line, for a distance of 1234.70 feet, to a found 1/2" iron rod with a yellow cap stamped "PHOENIX MO 200015130 LS 138 KS" in the North right-of-way line of Interstate Highway 435, for the Southeast corner of the tract described herein; Thence: North 88° 54' 35" West, with the common line between said Interstate Highway 435 and the tract described herein, passing at a distance of 529.90 feet, the East line of said Northwest Quarter, and continuing for a total distance of 1063.70 feet, to a found 5/8" iron rod with an aluminum cap stamped "AYLETT LS 2074" in the West line of said East 32 acres and the East line of Northland Reformed Church, a plot of record in Book 19, Page 377, of said Official Public Records, for the Southeast corner of said Northland Reformed Church and the southwest corner of the tract described herein, from which a found 1/2" iron rod with a yellow cap bears South 87° 59' 04" East, a distance of 4.64 feet; Thence: North 0° 17' 10" East, with said East line, passing at a distance of 1218.77 feet, a found 5/8" iron rod with an aluminum cap stamped "AYLETT LS 2074" in said East line, for the Northeast corner of said Northland Reformed Church, and continuing for a total distance of 1243.77 feet, to a point for corner, in the common line between said Cookingham Road and the tract described herein, from which a found 1/2" iron rod with a yellow cap stamped "PHOENIX MO 200015130 LS 138 KS" bears South 89° 09' 52" East, a distance of 1.33 feet; Thence: North 89° 33' 46" East, with said common line, a distance of 532.84 feet, to the Point of Beginning and containing 1,325,869.29 square feet, 30.44 acres more or less, and being subject to that part in road right-of-way if any.

A survey plot was prepared by a separate document. Field work was completed on August 18, 2023.



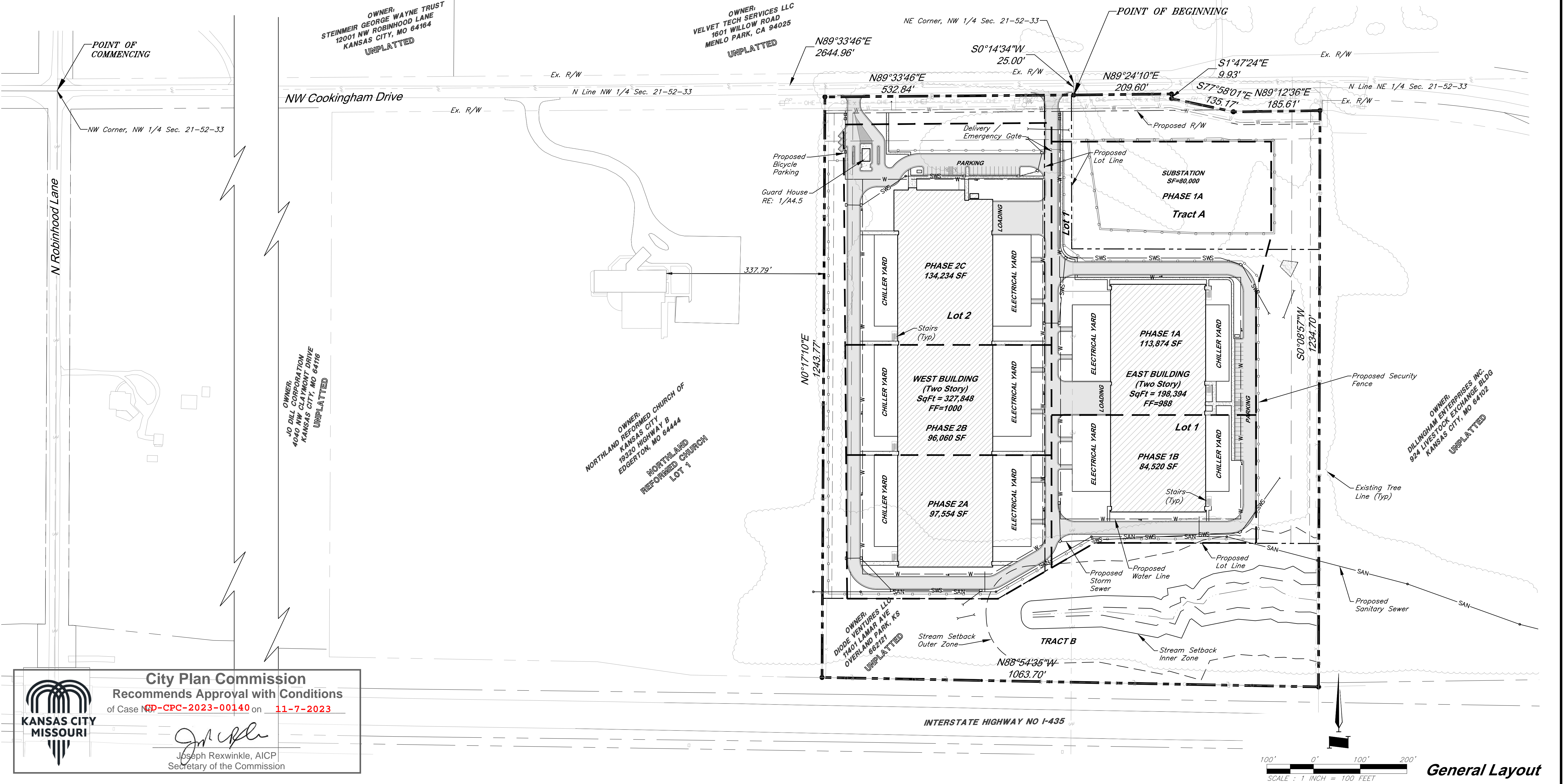
8901 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 8/11/2023
DESIGN BY: CEL
DRAWN BY: GAN/ELS
PROJECT NO.: 15410.10
SHEET NUMBER
C2

Clint Loumaster Professional Engineer License No. PB-2011009651		M-2 Rezoning - Pre-Development Plan & Pre-Plan COOKINGHAM DEVELOPMENT Kansas City, Missouri	
NO.	DATE	REVISIONS	BY
1	9/15/23	City Comments 9/1/2023	ELS
2	10/3/23	City Comments 9/27/2023	ELS

WEST BUILDING:	EAST BUILDING:
Phase 2A 97,554 SF of Building	Phase 1A 113,874 SF of Building & 80,000 SF of Substation
Phase 2B 96,060 SF of Building	Phase 1B 84,520 SF of Building
Phase 2C 134,234 SF of Building	Total East Building Area 198,394 SF of Building
Total West Building Area 327,848 SF of Building	

Part of the NW & NE 1/4
Section 21-Township 52-Range 33
IN THE
CITY OF KANSAS CITY
PLATTE COUNTY,
MISSOURI



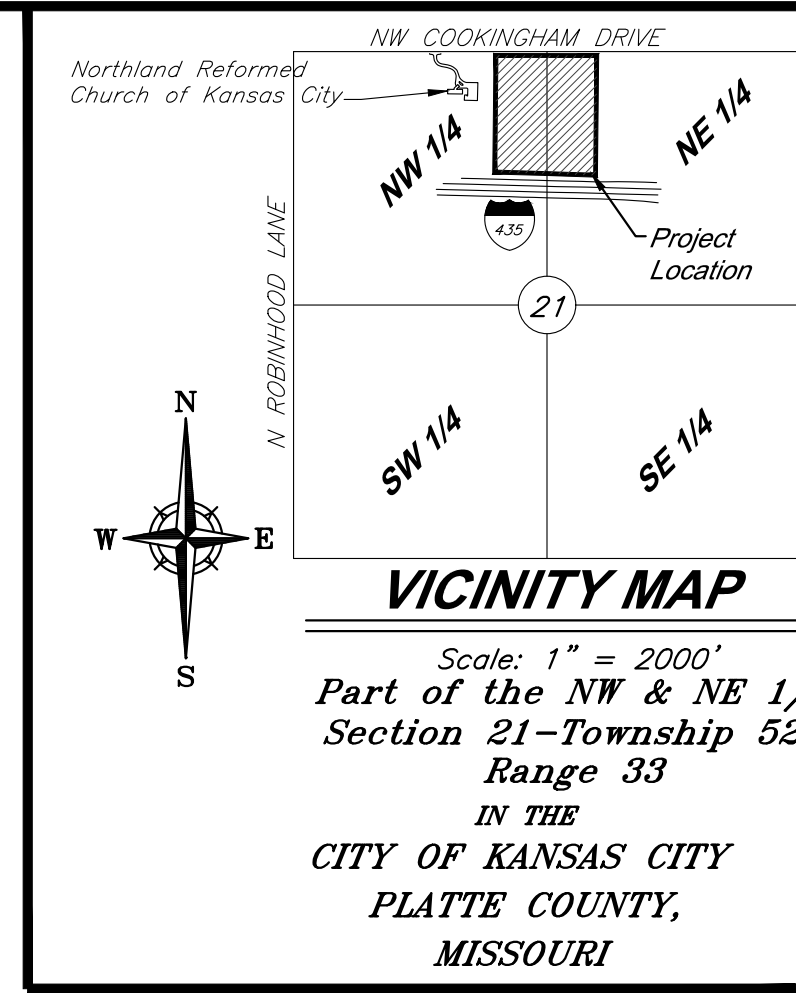
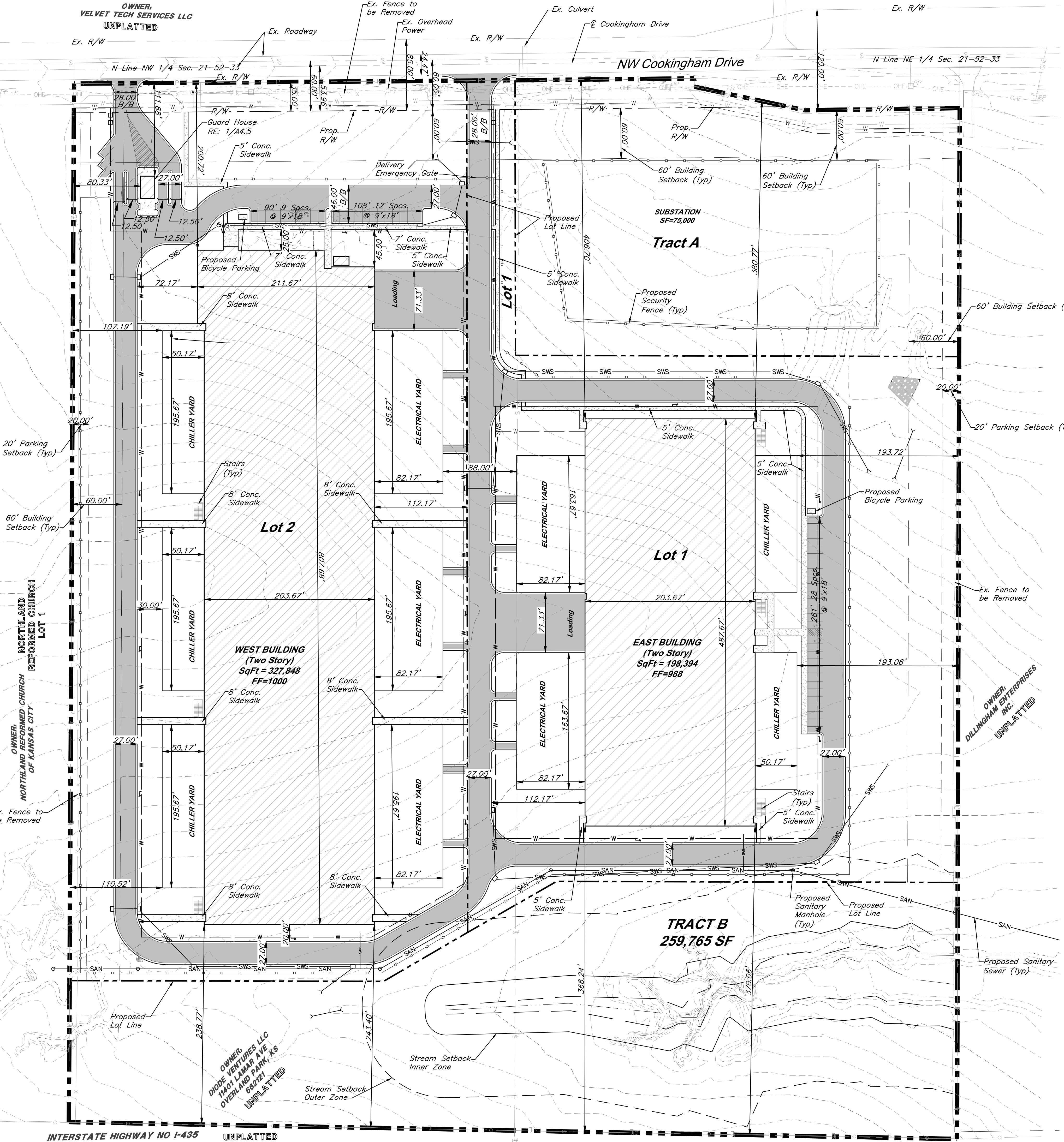
City Plan Commission
Recommends Approval with Conditions
of Case No. **MD-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle, AICP
Secretary of the Commission

C:\15410.10\Civil\301\Production Drawings\MDP Rezoning & Preliminary Development Plan\15410.10C02020.dwg Layout: C2 General Layout -- Tuesday, October 03, 2023, 4:31pm Copyright 2023, George Butler Associates, Inc. Professional Engineer, 000133, Professional Land Surveyor, 000269

C:\15410\10\Production Drawings\MPD Rezoning & Preliminary Development Plan\15410_100000.dwg Layout: C3 Site Plan -- Tuesday, October 03, 2023, 4:31pm -- Copyright 2023, George Butler Associates, Inc. Professional Engineer 0001133, Professional Land Surveyor 0002659

OWNER:
VELVET TECH SERVICES LLC
UNPLATTED



GBA
8901 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 8/11/2023
DESIGN BY: CEL
DRAWN BY: GAN/ELS
PROJECT NO.: 15410.10
SHEET NUMBER: **C3**

Clint Loumaster
Professional Engineer
License No. PB-2011009651

M-2 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	9/15/23	City Comments 9/1/2023	ELS	
2	10/3/23	City Comments 9/27/2023	ELS	

Allowable Uses:

The Uses allowed as of right under zoning district M-2 shall be permitted within this Preliminary Development Plan including, but not limited to: Utilities and Services, Building Maintenance Services, Business Equipment Sales and Service, Business Support Services, Parking (Accessory), Parking (Non-Accessory), Manufacturing, Production, and Industrial Service including: Artisan, Limited, General, Warehousing, Wholesaling, Storage, and Freight Movement including: Indoor, Outdoor, Wireless Communication Facility (Freestanding, Co-located Antenna), Communication Service Establishments, Office, Administrative, Professional, or General, and any and all related accessory uses thereto.

General Notes:

- All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass, and metal (when used in an incidental role). Specific materials which will be excluded include exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.
- All signage will comply with Section 88-445 of the zoning and development code and will be reviewed at time of sign permit.
- All rooftop mechanical equipment will be screened as required by 88-425-08 of the zoning and development code.

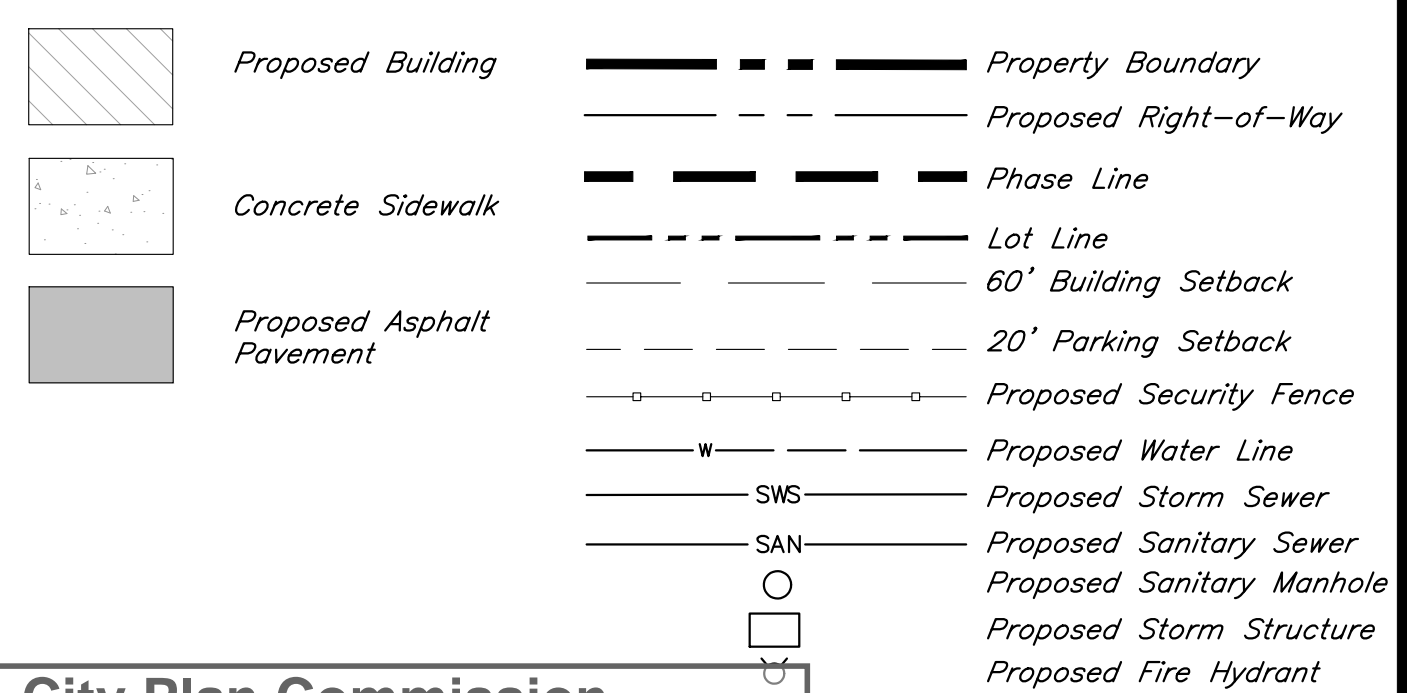
SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS

Item	Lot 1		Lot 2		Total
	Existing	Proposed	Existing	Proposed	
a) Zoning	AG	M-2	AG	M-2	
b) Total Land Area (sq. ft.)	392,781	392,781	506,772	506,772	899,553
c) Land Area for Street ROW (sq. ft.)	0	2,030	0	16,460	0
d) Net Land Area (sq. ft.)		390,751		490,312	881,063
e) Building Use	AG	Data Center	AG	Data Center	
f) Building Height Above Grade (ft)		44		44	
# of Floors		2		2	
g) Gross Floor Area per Floor (sq. ft.)		99,197		163,924	
Gross Floor Area per Phase (sq. ft.)		198,394		327,848	526,242
h) Building Coverage (sq. ft.)		99,197		163,924	
Floor Area Ratio		0.508		0.669	0.597
i) NA	Required	Proposed	Required	Proposed	
j) Vehicle Parking Spaces	5	28	13	24	52
k) Bicycle Parking Spaces	5	5	7	7	12
l) NA					
m) NA					

DEVELOPMENT STANDARDS

STANDARD	METHOD OF COMPLIANCE
88-425 - OTHER DEVELOPMENT STANDARDS	
88-415 Stream Buffers	
88-445 Signs	

Legend

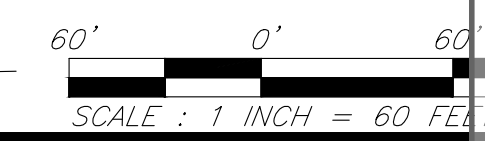


City Plan Commission
Recommendation Approval with Conditions
of Case No. **RD-CPC-2023-00140** on **11-7-2023**

KANSAS CITY MISSOURI

Joseph Rexwinkle, AICP
Secretary of the Commission

Site Plan



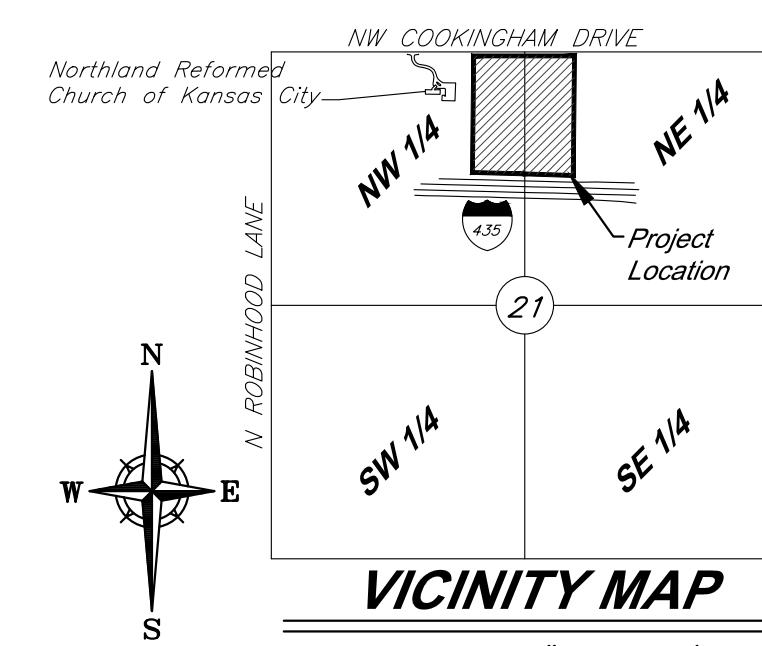
PRELIMINARY PLAT FOR COOKINGHAM DEVELOPMENT

Legend

	Property Boundary
	Proposed Right-of-Way
	Lot Line
	60' Building Setback
	20' Parking Setback
	Proposed Water Line
	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Sanitary Manhole
	Proposed Storm Structure
	Proposed Fire Hydrant

SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS

Item	Lot 1		Lot 2		Total
	Existing	Proposed	Existing	Proposed	
a) Zoning	AG	M-2	AG	M-2	
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d) Net Land Area (sq. ft.)		390,751		490,312	881,063



		DATE: 8/11/2023 DESIGN BY: CEL DRAWN BY: GAN/ELS PROJECT NO.: 15410.10 SHEET NUMBER: C7		
Clint Loumaster Professional Engineer License No. PB-2011009651		M-2 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri		
NO.	DATE	REVISIONS	BY	APPROVED
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2	10/3/23	City Comments 9/27/2023	ELS	

LEGAL DESCRIPTION

Surveyor's Recommended Description

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Note: The following bearings are based on the Missouri Coordinate System of 1983, West Zone.

Commencing at a found 5/8" iron bar with a 2" aluminum cap, for the Northwest corner of said Northwest Quarter; Thence North 89° 33' 48" East, with the North line of said Northwest Quarter, a distance of 2644.96 feet, to a found 1/2" iron rod, for the Northeast corner of said Northwest Quarter, from which a found 5/8" iron rod, for the Northeast corner of said Northwest Quarter bears North 89° 24' 10" East, a distance of 2810.82 feet; Thence South 0° 14' 34" West, with the common line between said Northwest Quarter and said Northeast Quarter, a distance of 25.00 feet, to a point for corner, in the common line between Cookingham Drive, a variable width right-of-way, and the tract described herein, for the Point of Beginning, from which a found 1/2" iron rod with a yellow cap stamped "PHOENIX MO 200015130 LS 138 KS" bears South 19° 19' 36" East, a distance of 1.31 feet; Thence North 89° 24' 10" East, with said common line, a distance of 209.60 feet, to a found 1/2" iron rod with a yellow cap stamped "PHOENIX MO 200015130 LS 138 KS" in the south right-of-way line of Missouri Highway Route 291, as described in Book 243, Page 643, of the Official Public Records of Platte County, Missouri, for corner;

Thence: With the common line between said Missouri Highway Route 291 and the property described herein, the following three (3) courses:

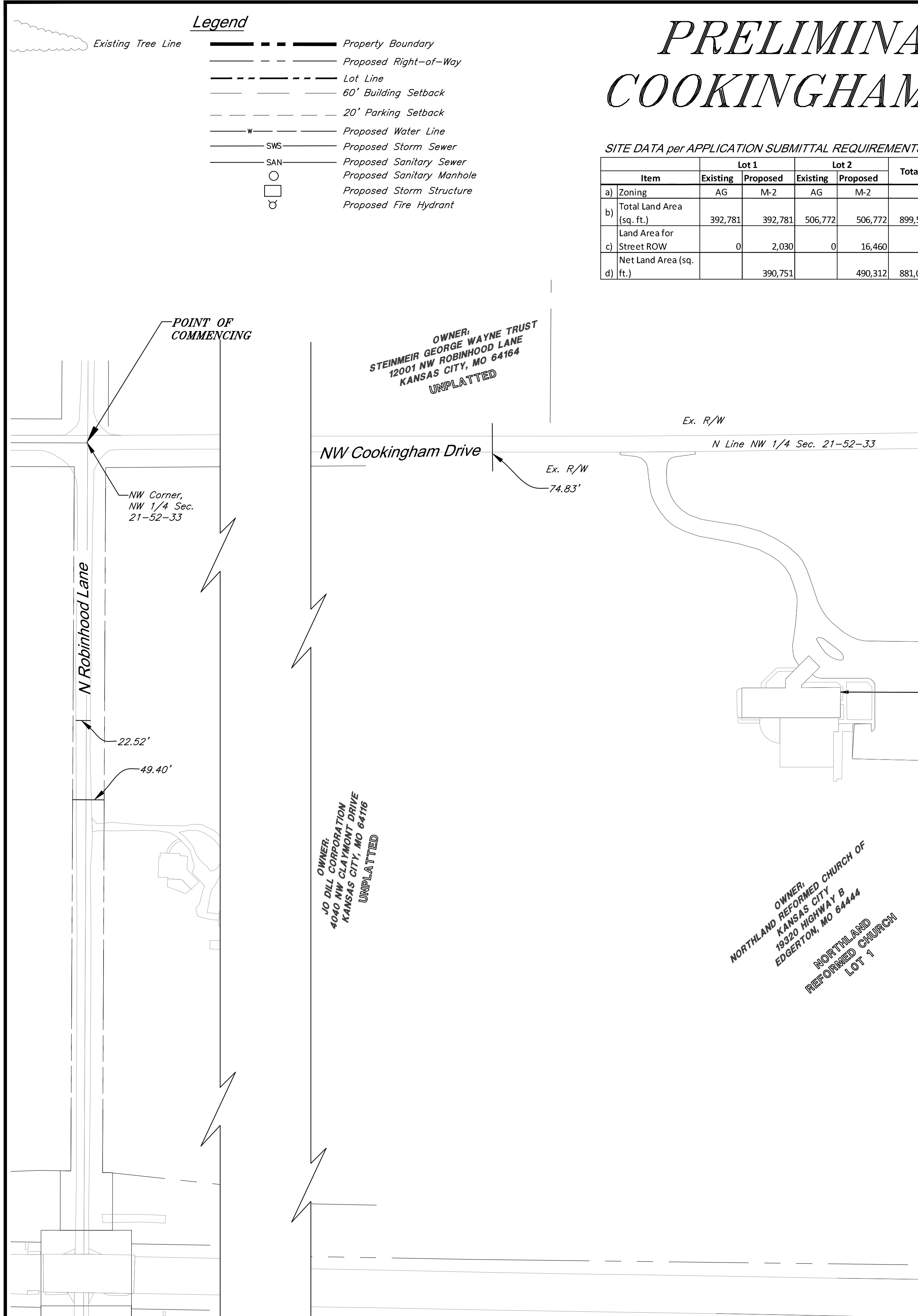
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A survey plat was prepared by a separate document. Field work was completed on August 16, 2023.

PREPARED BY:
 GEORGE BUTLER ASSOCIATES, INC.
 9801 RENNER BOULEVARD
 LENEXA, KANSAS 66219
 PHONE: 913-492-0400
 CONTACT: CLINT LOUMASTER P.E.
 EMAIL: cloumaster@gbateam.com

OWNER:
 DILLINGHAM ENTERPRISES, INC.
 924 LIVESTOCK EXCHANGE BLDG
 KANSAS CITY, MO 64102
 UNPLATTED



Copyright 2023, GeographicBitter All Rights Reserved. Professional Engineer, 000113, Professional Land Surveyor, 000269
 Drawing: M20 Rezoning & Preliminary Development Plan, Preliminary Plat 15410.10E5000.dwg, Layout: C7 Preliminary Plat, Tuesday, October 03, 2023, 4:35pm

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CP-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle, AICP
 Secretary of the Commission

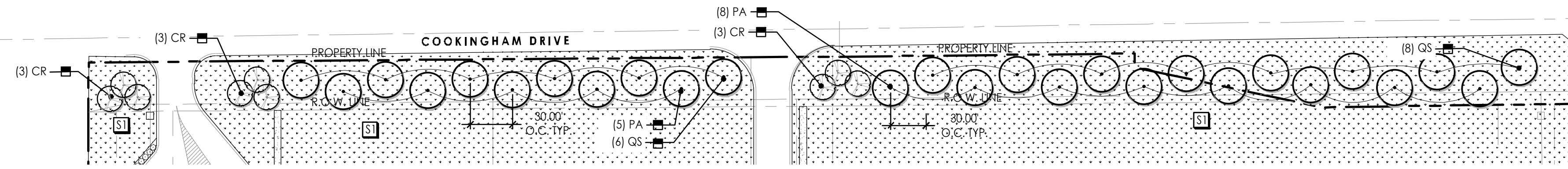
SCALE: 1 INCH = 100 FEET
Preliminary Plat

LANDSCAPE REQUIREMENTS (KCMO)

1. **STREET TREES (88-425-03-C)**
 - REQUIREMENT: 1 TREE REQUIRED PER 30' OF STREET FRONTAGE
 - COOKINGHAM DRIVE (1,050 LINEAR FEET)
 - TOTAL TREES REQUIRED/PROVIDED: 35/36
 - 1435 (1,050 LINEAR FEET)
 - TOTAL TREES REQUIRED/PROVIDED: 35/35
2. **PARKING LOT SCREENING (88-425-05-B)**
 - REQUIREMENTS: 3' HT. CONTINUOUS EVERGREEN HEDGE FOR ALL PARKING ADJACENT TO STREET R.O.W.
 - INTERSTATE 435 - NO PARKING ALONG ROW
 - COOKINGHAM DRIVE - SHRUBS AND TREES PROVIDED
3. **INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS**
 - REQUIREMENT: 35 S.F. LANDSCAPE AREA PER 1 PARKING SPACE; 1 TREE PER 5 PARKING SPACE; 1 SHRUB PER PARKING SPACE

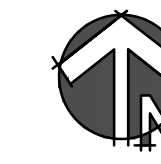
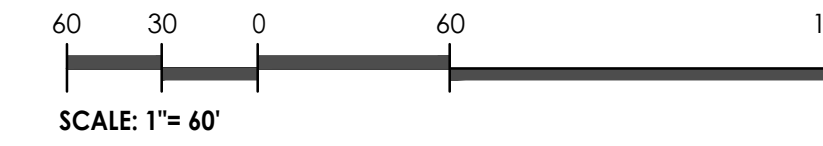
TOTAL PARKING -52 SPACES
 TOTAL LANDSCAPE REQUIRED / PROVIDED: 1,820 S.F. / 12,408 S.F.
 TOTAL TREES REQUIRED / PROVIDED: 11 / 11
 TOTAL SHRUBS REQUIRED / PROVIDED: 52 / 52

GENERAL LANDSCAPE REQUIREMENTS (88-425-04.D)
 REQUIREMENT: 1 TREE PER 5,000 S.F. BUILDING COVERAGE
 TOTAL BUILDING COVERAGE: 308,987 S.F.
 TOTAL TREES REQUIRED/PROVIDED: 62 / 82
4. **SCREENING OF CONTAINERS AND MECHANICAL/UTILITY EQUIPMENT (88-425-08.A)**
 - REQUIREMENT: DUMPSTERS/TRASH CONTAINERS MUST BE SCREENED FROM PUBLIC VIEW
 - PROVIDED: DUMPSTERS/TRASH WILL BE HANDLED INTERNALLY WITHIN BUILDING



1 PLANTING PLAN-STREET TREES

Scale: 1" = 60'-0"



DATE: 7/28/2023
 DESIGN BY: BDR/RWB
 DRAWN BY: BDR/RWB
 PROJECT NO.: 154.10.10
 SHEET NUMBER
L101
PLANTING PLAN

Bob G. Bushyhead
 Landscape Architect
 License No. xxxxxxxxxx

M2 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
 Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	9/01/23	CITY COMMENTS	RWB	BGB

TREE PLANTING SCHEDULE

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
●	SHADE/STREET TREES		
	QS	Shumard Oak <i>Quercus shumardii</i>	2" - 2.5" cal.
	PA	Exclamation Planetree <i>Platanus x acerfolia 'Morton Thornhill'</i>	2" - 2.5" cal.
	AS	Fall Fiesta Sugar Maple <i>Acer saccharum 'John Pair'</i>	2" - 2.5" cal.
	UF	Frontier Lacebark Elm <i>Ulmus x Frontier</i>	2" - 2.5" cal.
○	ORNAMENTAL TREE		
	CR	Oklahoma Redbud <i>Cercis reniformis 'Oklahoma'</i>	1.5" cal. min.

PLANTING PLAN LEGEND

- TURFGRASS SEED OVER 4" (MIN) TOPSOIL
 - FESCUE BLEND; DRILL SEEDED WITH HYDROMULCH
 - SINGLE NET STRAW BLANKET ON SLOPES 3:1 OR GREATER
 - RE: SECTION 329300
- DECORATIVE ROCK
 - 2" - 3" SIZE RIVER ROCK w/ METAL EDGE BORDER
 - RE: DETAILS 6 & 7/1120
 - RE: SECTION 329300
- NATIVE BMP MIX OVER 18" (MIN) BMP SOIL
 - REFER TO PLANT SCHEDULE FOR SPECIES MIX
 - RE: SECTION 329305 FOR SOIL; RE SECTION 329310 FOR BMP MAINTENANCE
- TREE/SHRUB COUNTING TOWARDS PARKING REQUIREMENTS
- TREE/SHRUB COUNTING TOWARDS GENERAL LANDSCAPE REQUIREMENTS

PLANTING NOTES

1. THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK:
 - SECTION 329200 - LANDSCAPE
 - SECTION 329305 - BMP SOILS
 - SECTION 329310 - BMP MAINTENANCE
2. UTILITIES SHOWN ON THIS PLAN ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SITE SURVEY FOR ALL UTILITIES AND LOCATIONS. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/ OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
3. LOCATIONS OF ALL PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS ALL DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING, EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

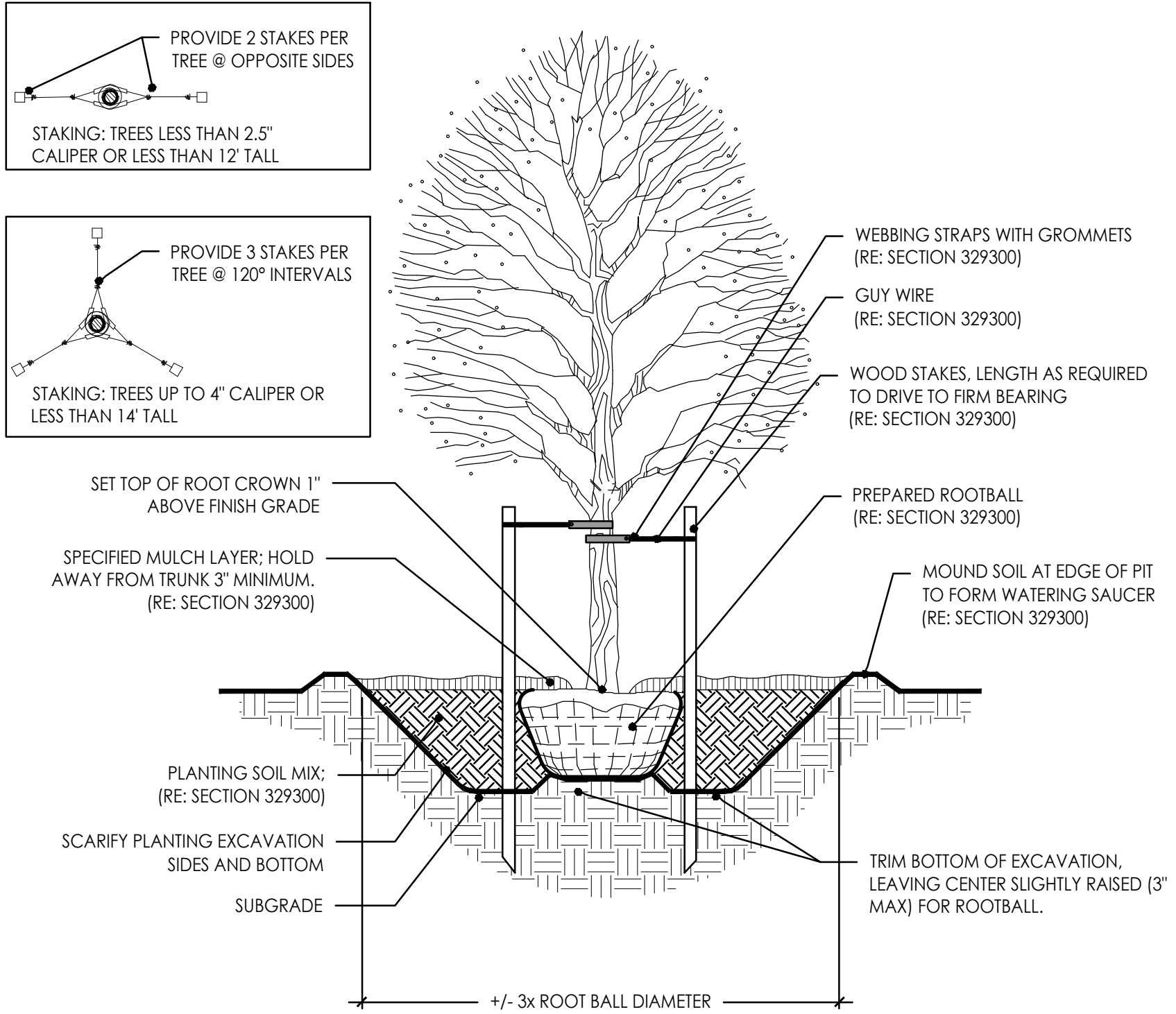
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 Recommends Approval with Conditions
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Joseph Rexwinkle, AICP
 Secretary of the Commission

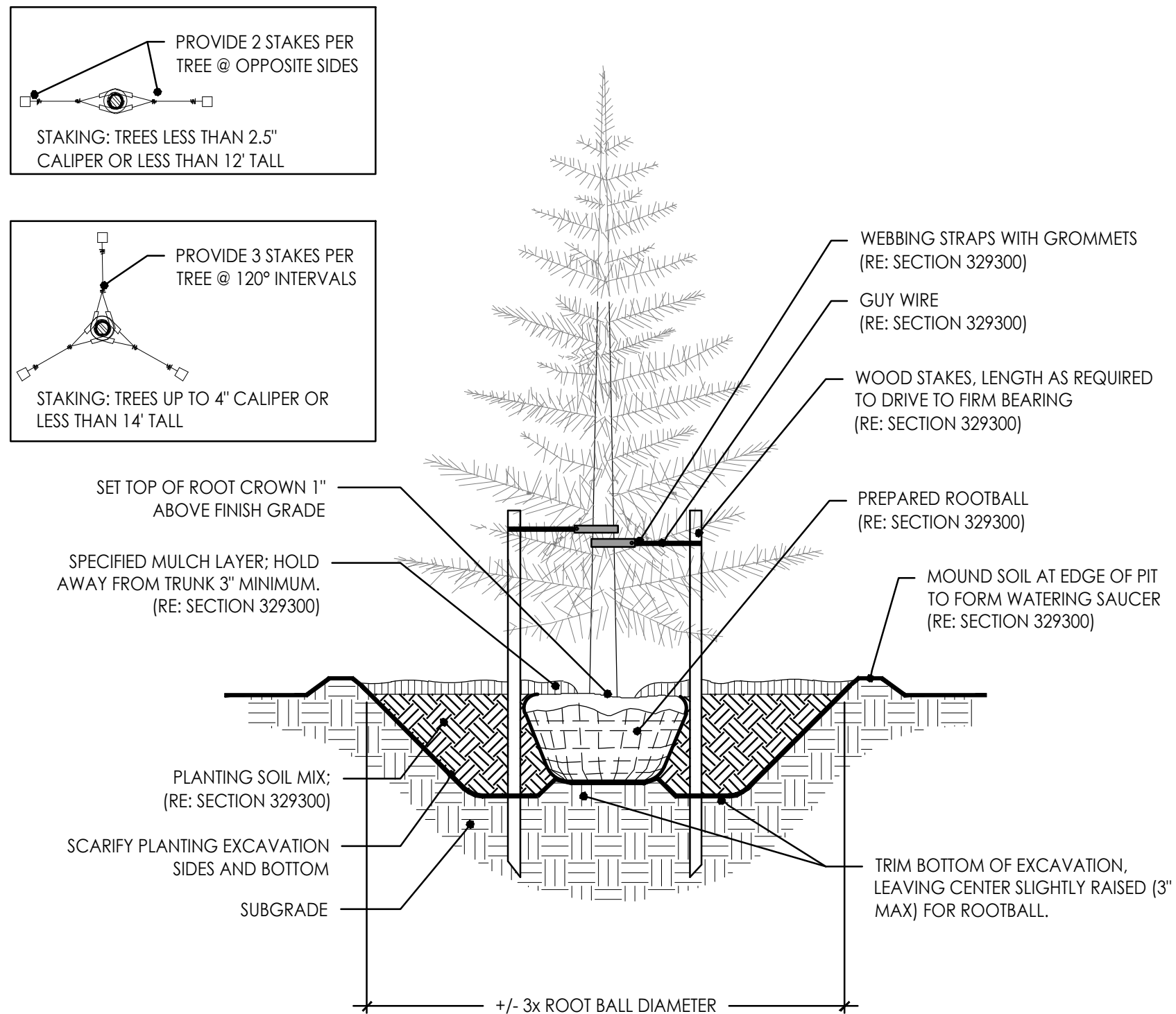


DATE: 7/28/2023
 DESIGN BY: BDR/RWB
 DRAWN BY: BDR/RWB
 PROJECT NO.: 15410.10
 SHEET NUMBER
L 120
PLANTING DETAILS

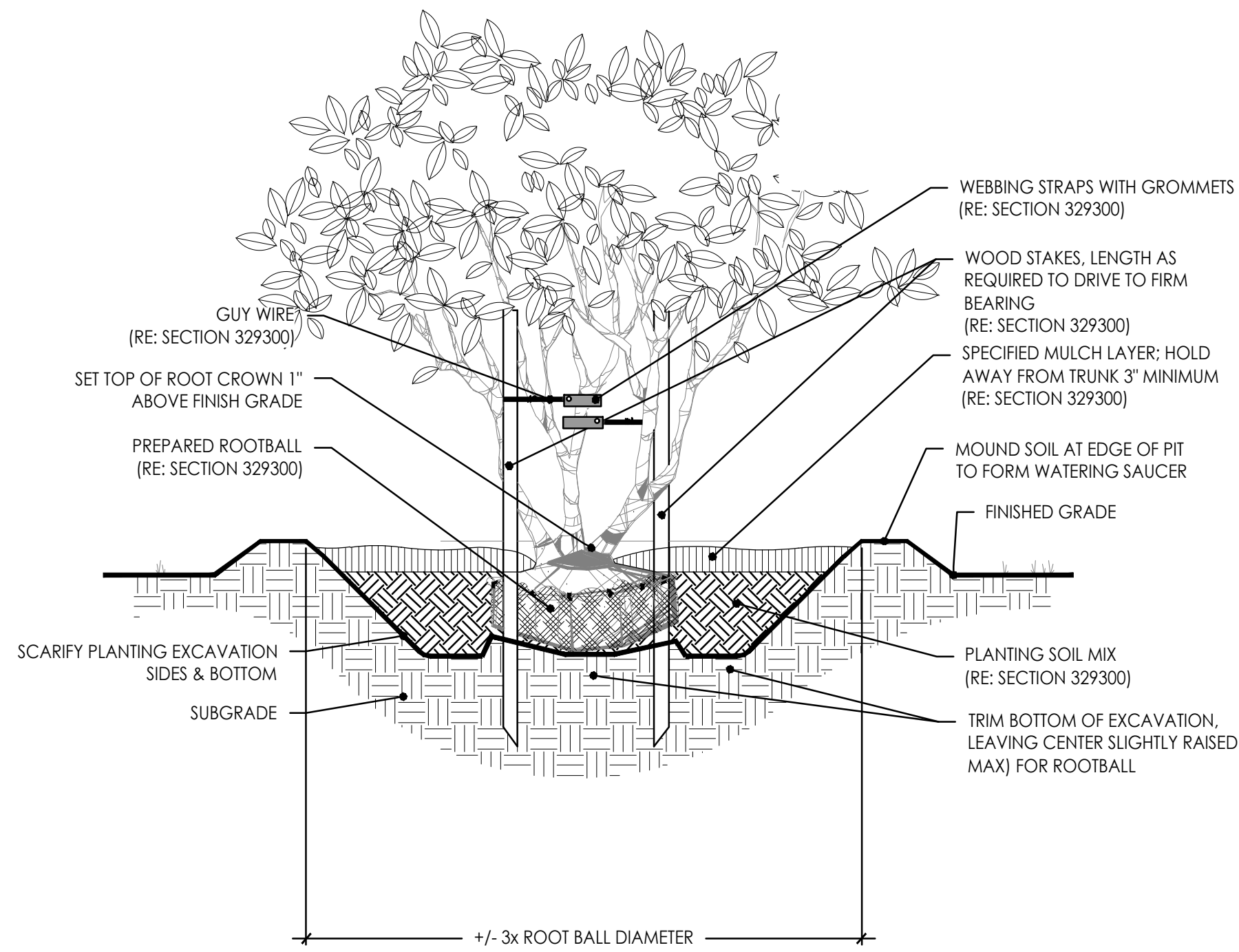
Bob G. Bushyhead Landscape Architect License No. xxxxxxxxx		M2 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri	
NO.	DATE	REVISIONS	BY
1	9/01/23	CITY COMMENTS	RWB BCB



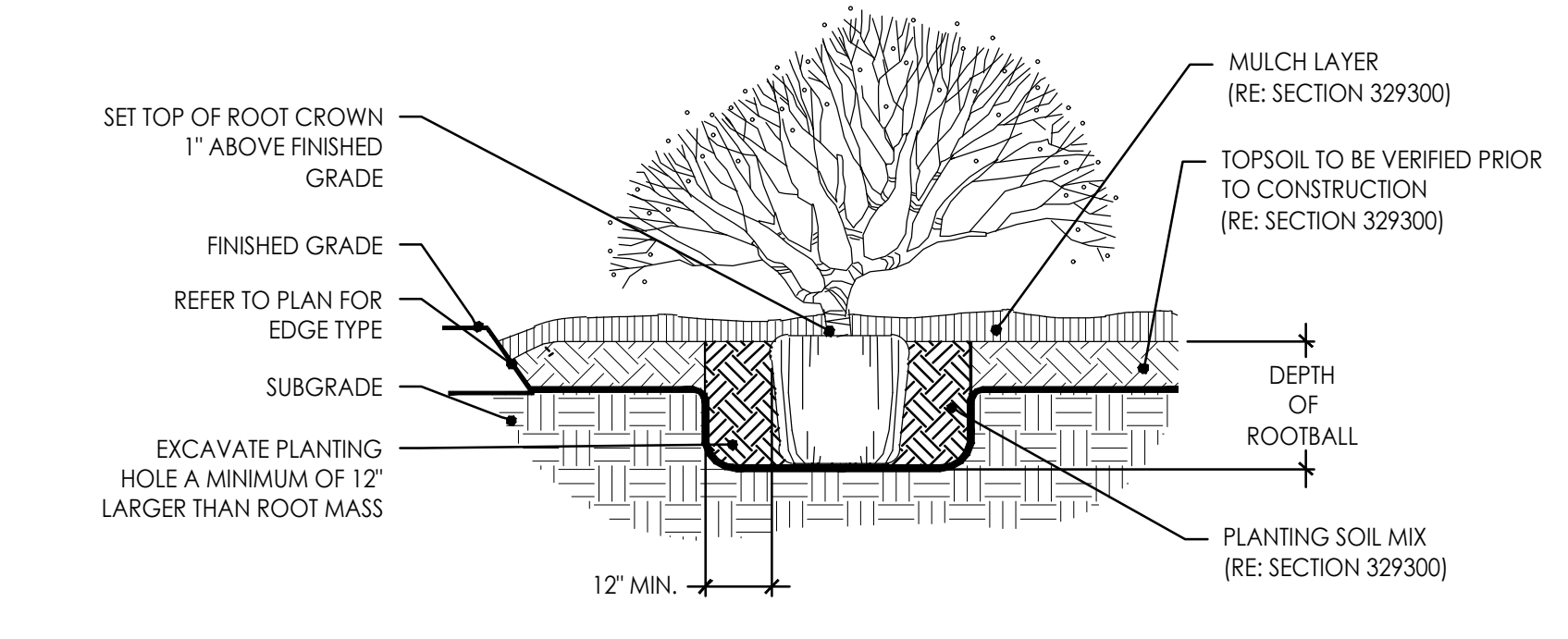
1 DECIDUOUS TREE
Scale: N.T.S.



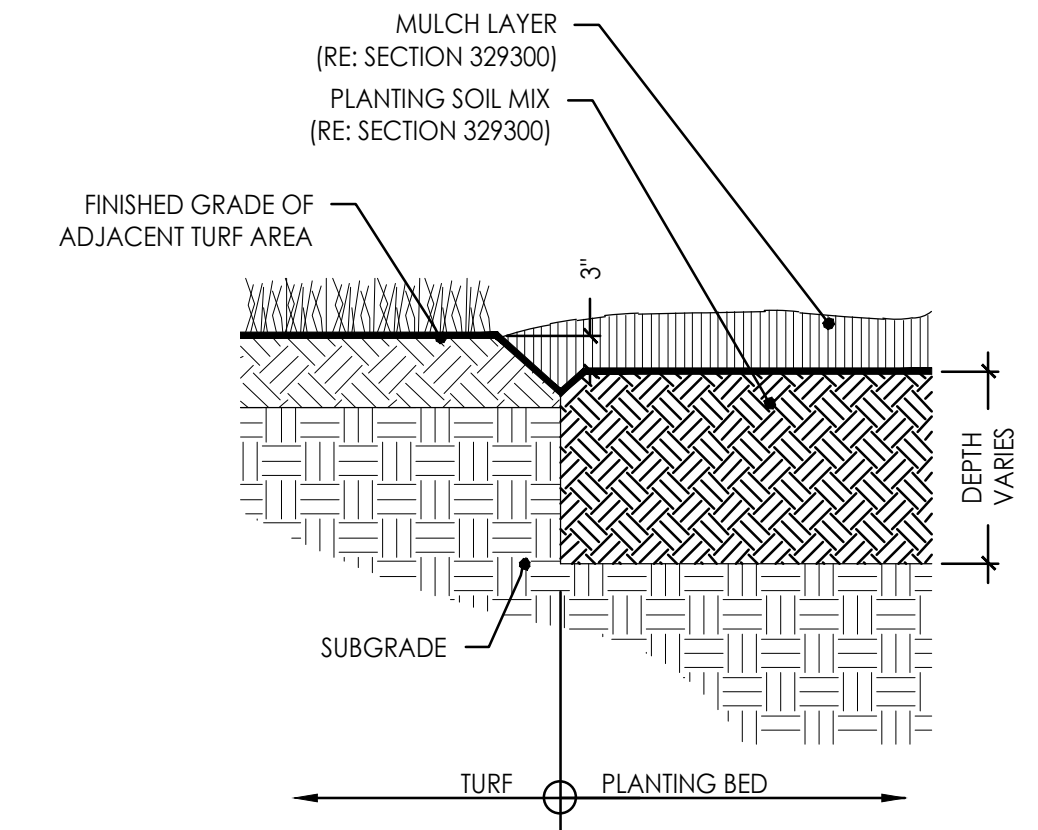
2 EVERGREEN TREE
Scale: N.T.S.



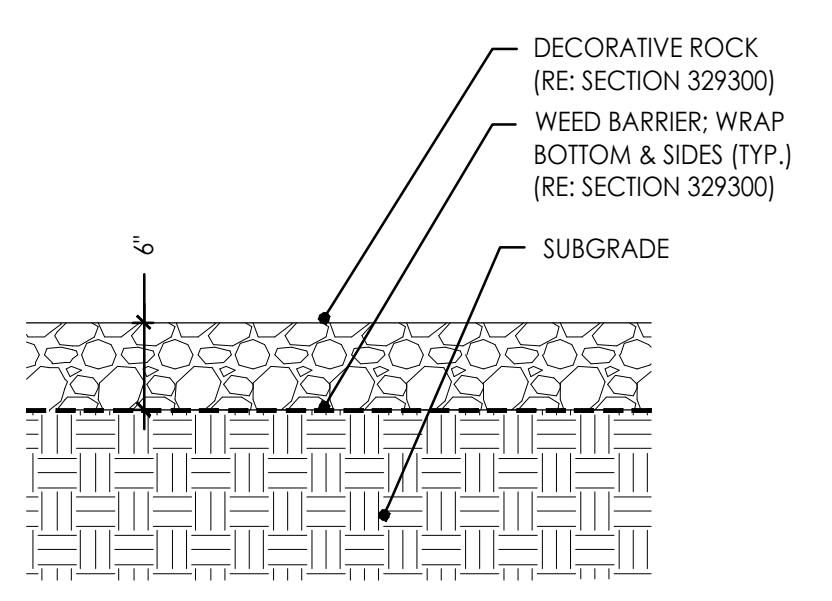
3 MULT-STEM TREE
Scale: N.T.S.



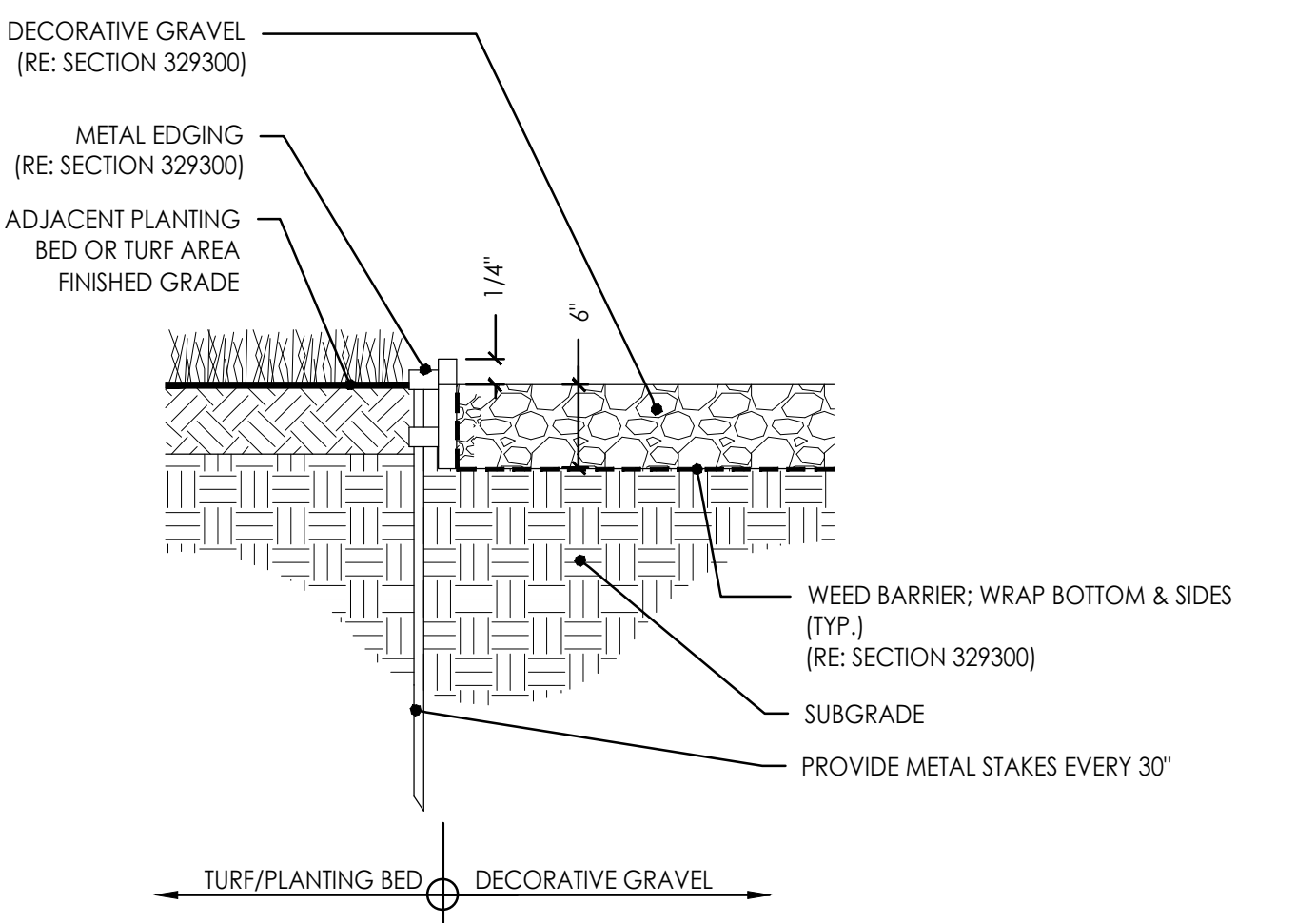
4 SHRUB
Scale: N.T.S.



5 CULTIVATED EDGE
Scale: N.T.S.



6 DECORATIVE ROCK
Scale: N.T.S.

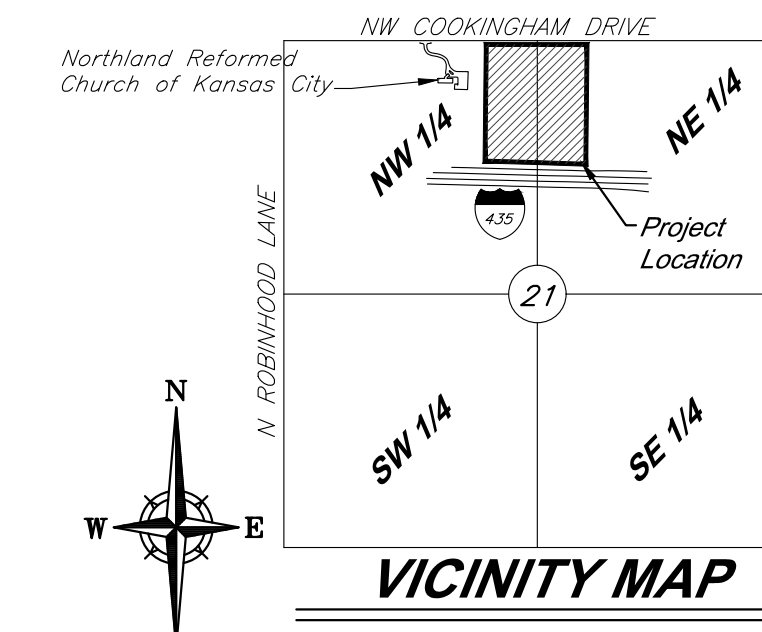


7 METAL EDGE @ DECORATIVE ROCK
Scale: N.T.S.

City Plan Commission
Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

OWNER:
VELVET TECH SERVICES LLC
UNPLATTED



GBA
8901 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 8/11/2023
DESIGN BY: CEL
DRAWN BY: GAN/ELS
PROJECT NO.: 15410.10
SHEET NUMBER
C4

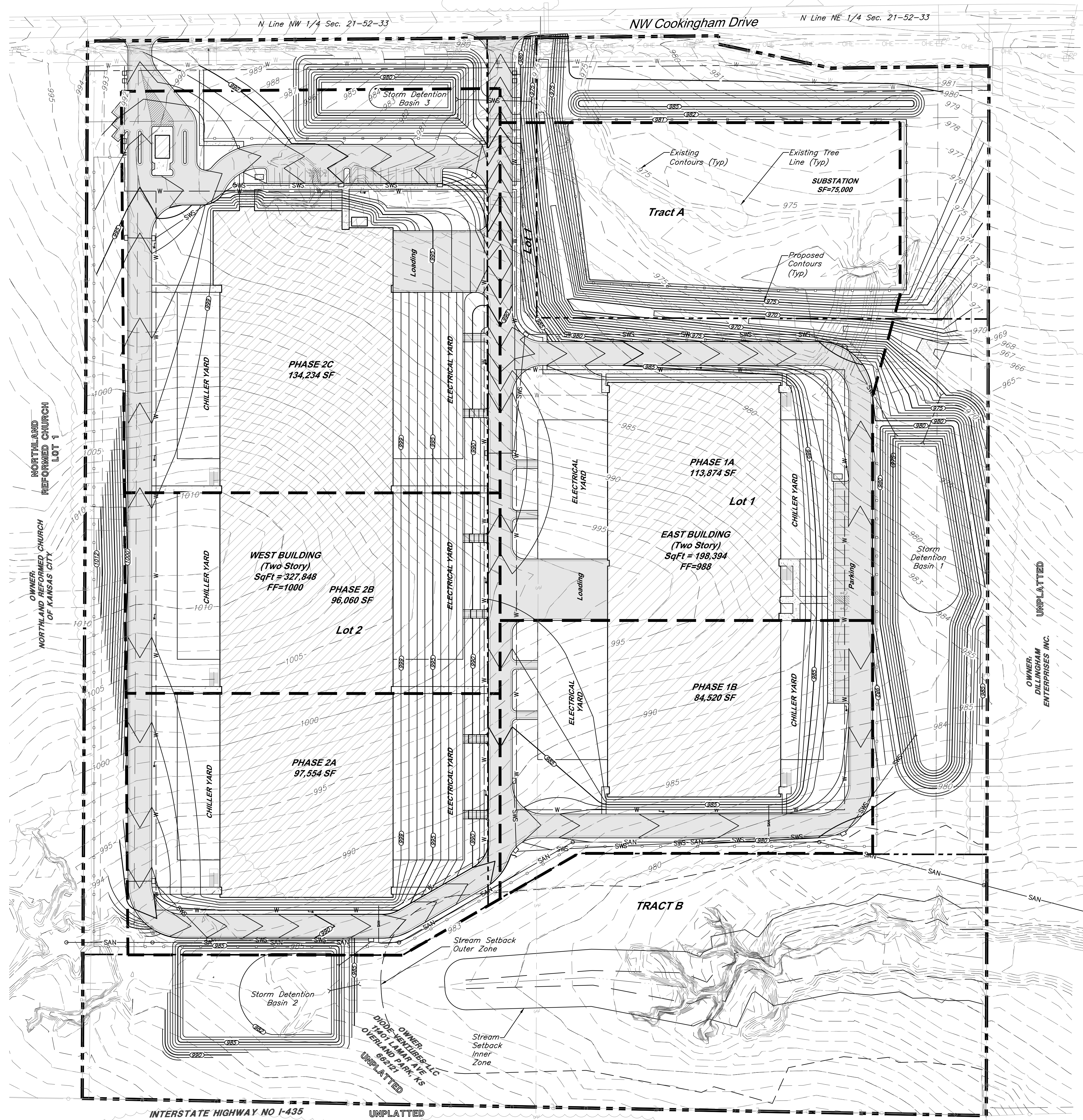
Clint Loumaster Professional Engineer License No. PB-2011009651		M-2 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri		
NO.	DATE	REVISIONS	BY	APPROVED
1	9/15/23	City Comments 9/1/2023	ELS	
2	10/3/23	City Comments 9/27/2023	ELS	

Scale: 1" = 2000'
Part of the NW & NE 1/4
Section 21-Township 52-Range 33
IN THE
CITY OF KANSAS CITY
PLATTE COUNTY,
MISSOURI

Legend

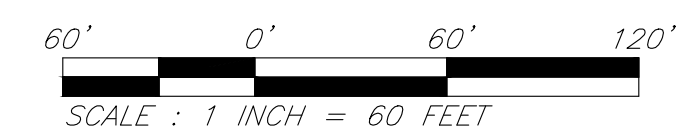
- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Property Boundary
- Proposed Right-of-Way
- Phase Line
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Security Fence
- Proposed Water Line
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant
- Proposed Contours
- Existing Contour Major
- Existing Contour Minor
- Existing Tree Line
- TW Top of Wall
- BW Base of Wall

Proposed grading shall comply with ADA requirements.



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle, AICP
Secretary of the Commission

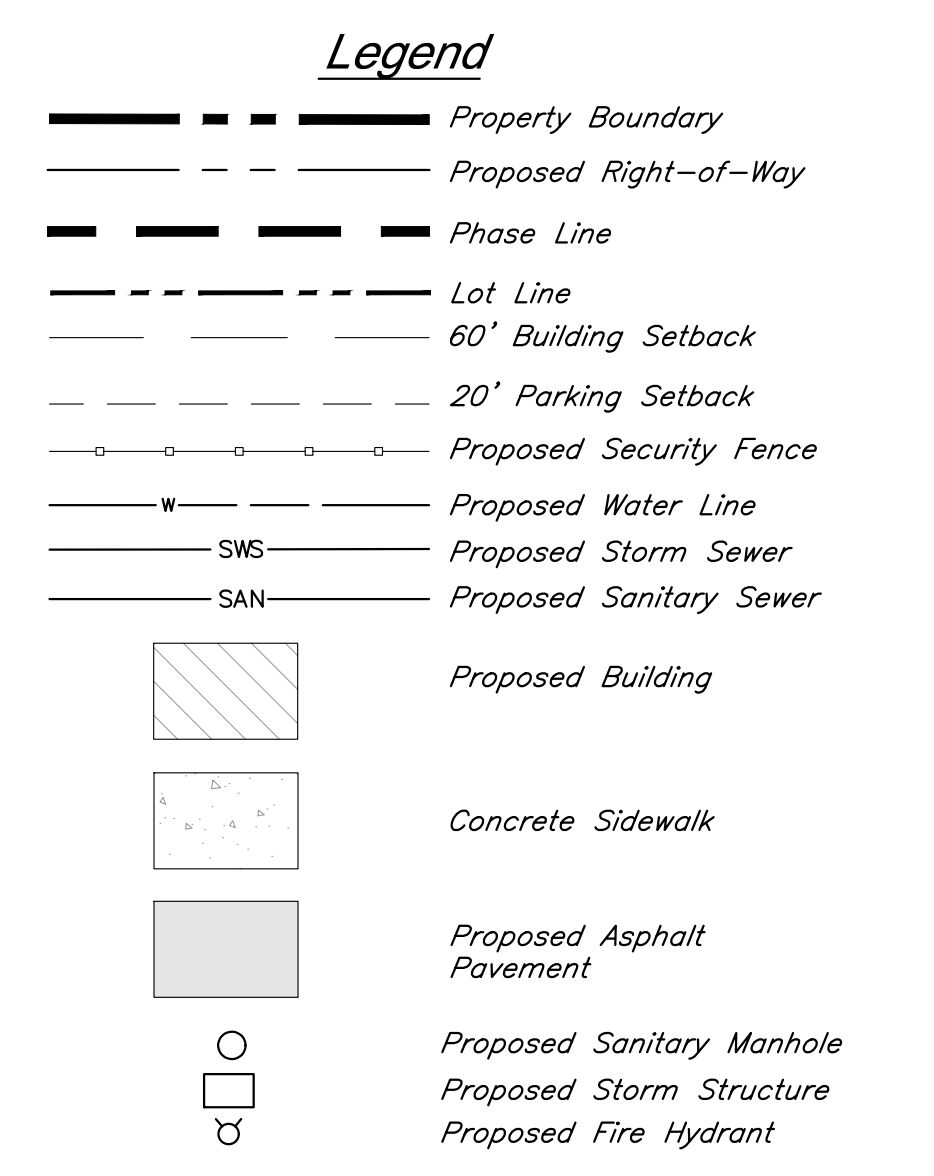
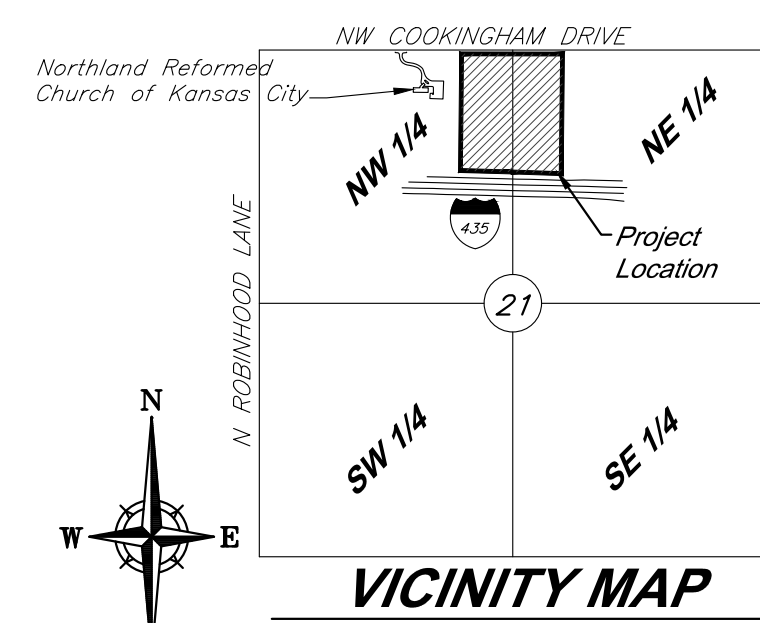


Grading Plan

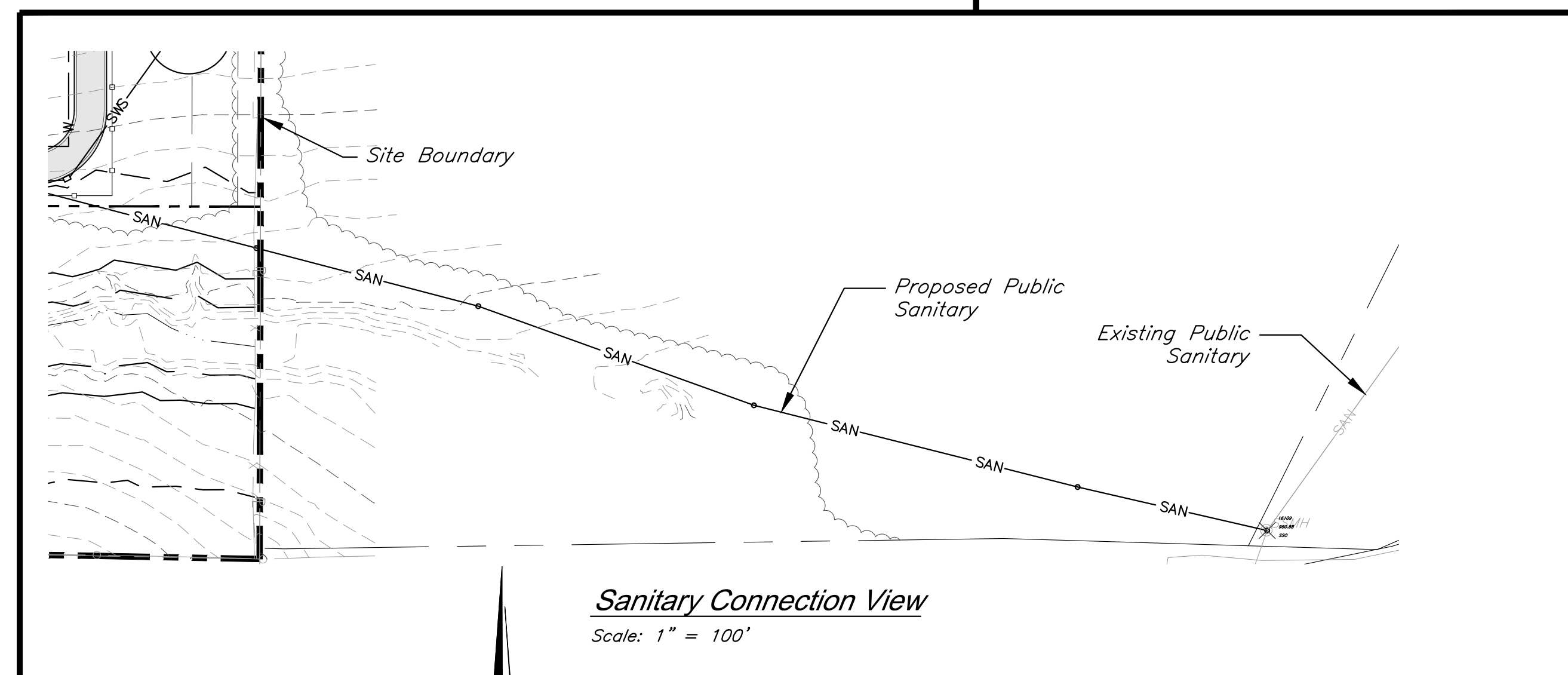
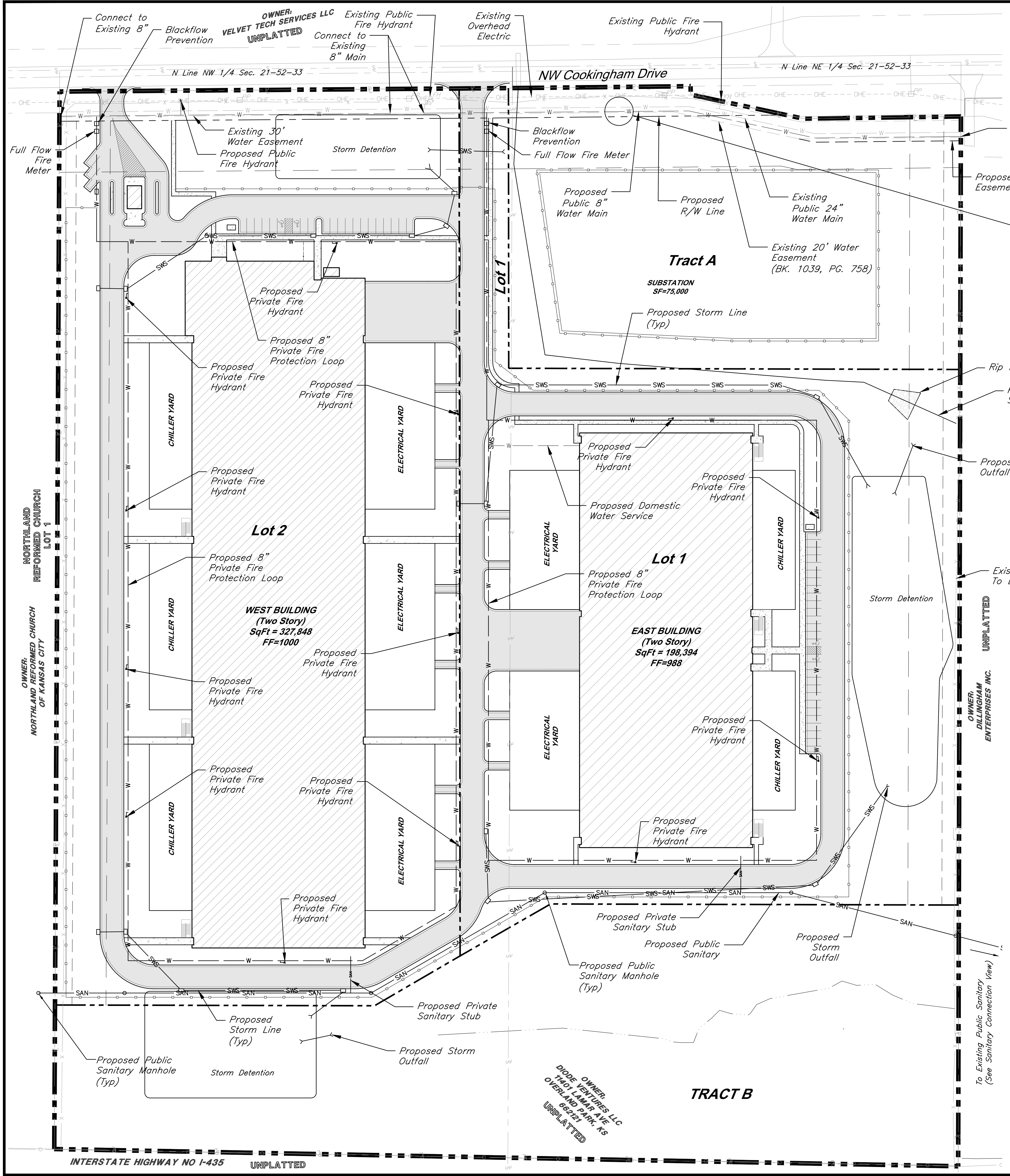
C:\15410.10\Civil\3D\Production Drawings\Map\Rezonig & Preliminary Development Plan\15410.10\CD0700.dwg Layout: C4 Grading Plan -- Tuesday, October 03, 2023, 4:32pm -- Copyright 2023, George Butler Associates/Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000259

C:\15410.10\Civil\301\Production Drawings\MPD Rezoning & Preliminary Development Plan\15410.10C02000.dwg Layout: C5 Utility Plan -- Tuesday, October 03, 2023, 4:32pm -- Copyright 2023, George Butler Associates, Inc/Project 000133, Professional Land Surveyor, 000269

Clint Loumaster Professional Engineer License No. PB-2011009651		M-2 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri	
NO.	DATE	REVISIONS	BY
1	9/15/23	City Comments	ELS
2	10/3/23	City Comments	ELS



- General Notes:**
1. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
 2. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
 3. Required fire department access roads shall be all weather surfaces.
 4. Security gates which span across a fire access road shall provide a means for emergency operation.
 5. Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds.
 6. All access roads must be completed within the first phase of construction.
 7. Public sanitary sewer easements will be located in future work.
 8. Public fire hydrants shall meet maximum 300' spacing along Cookingham Drive.



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **20-CPC-2023-00140** on **11-7-2023**

KANSAS CITY MISSOURI

Joseph Rexwinkle, AICP
 Secretary of the Commission

Utility Plan

Scale: 1" = 60 FEET

General Notes:

- No mitigation shall be required if contiguous tree canopy cover is less than one acre.

Tree Removal & Preservation Data Table	
Total Tree Acres on Property	12.01
Total Acres to be Removed	6.19
Total Acres to be Preserved	12.01

Planting Summary	
Tree Size (IN)	Quantity
2	65
1.5	14
Total Caliper Inch	151

Mitigation Rate Calculation (88-424-07)	
Step 1	6.19 AC
Step 2	2.58 AC
Step 3	0.903 AC
Step 4	135.45 IN
Step 5	-15.55 IN

No further mitigation is required.

Legend

- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Trees Removed
- Trees Preservation
- Existing Tree Line
- Property Boundary
- Proposed Right-of-Way
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Security Fence
- Proposed Water Line
- SWS Proposed Storm Sewer
- SAN Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant

VICINITY MAP

Scale: 1" = 2000'

Part of the NW & NE 1/4 Section 21-Township 52-Range 33 IN THE CITY OF KANSAS CITY PLATTE COUNTY, MISSOURI

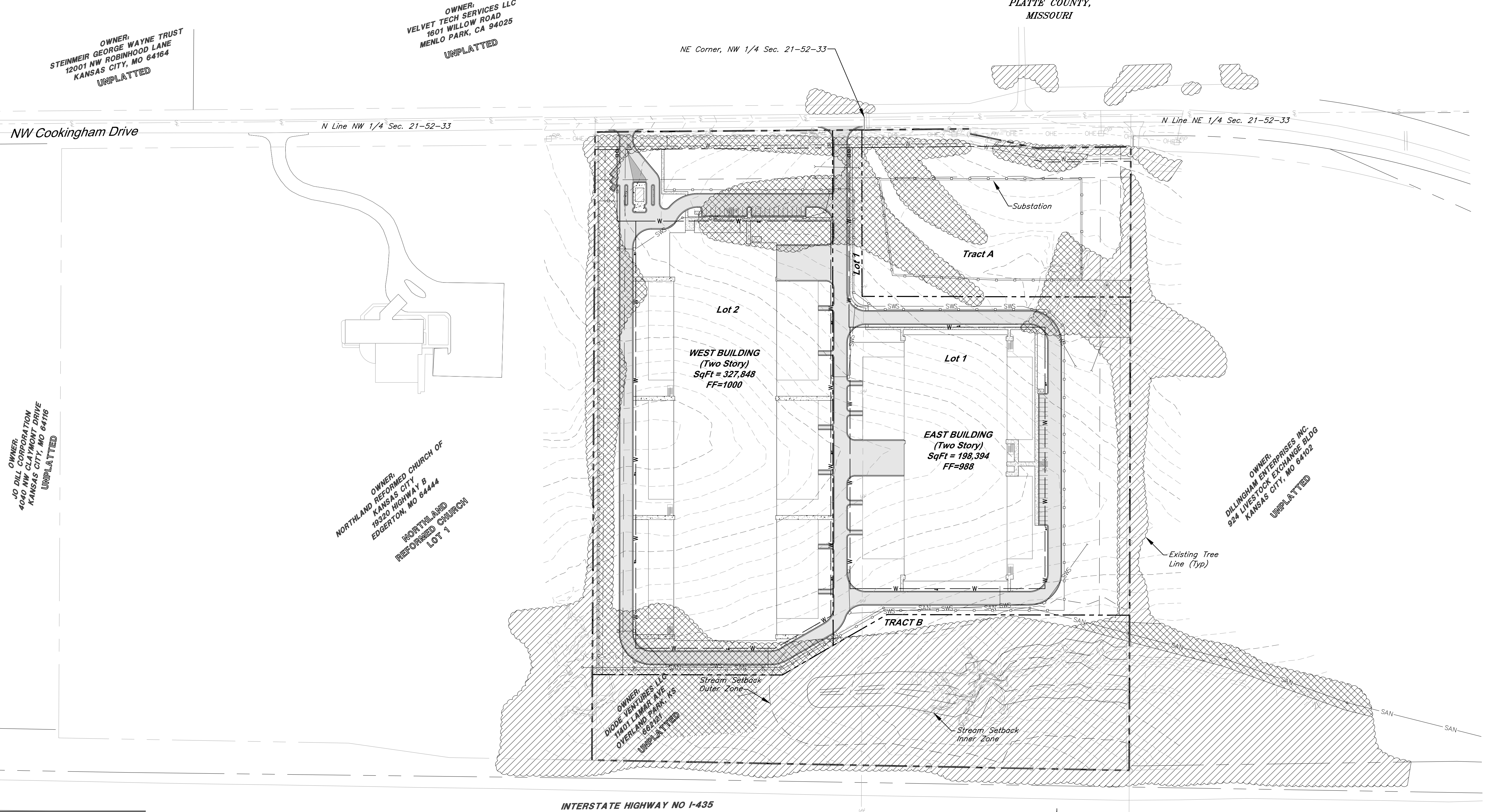
GBA
8901 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 8/11/2023
DESIGN BY: CEL
DRAWN BY: GAN/ELS
PROJECT NO.: 15410.10
SHEET NUMBER: **C6**

Clint Loumaster
Professional Engineer
License No. PB-2011009651

M-2 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	9/15/23	City Comments 9/1/2023	ELS	
2	10/3/23	City Comments 9/27/2023	ELS	



KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CP-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

100' 0' 100' 200'

SCALE: 1 INCH = 100 FEET

Tree Removal & Tree Preservation Plan

Copyright 2023, Robert G. B. Associates, Engineer, 0001133, Professional Land Surveyor, 0002059
Tuesday, October 03, 2023, 4:33pm
Layout: C6 Tree Removal & Tree Preservation Plan
Drawing: MGD Rezoning & Preliminary Development Plan | 15410.10 | 100228200.dwg

CLIENT:

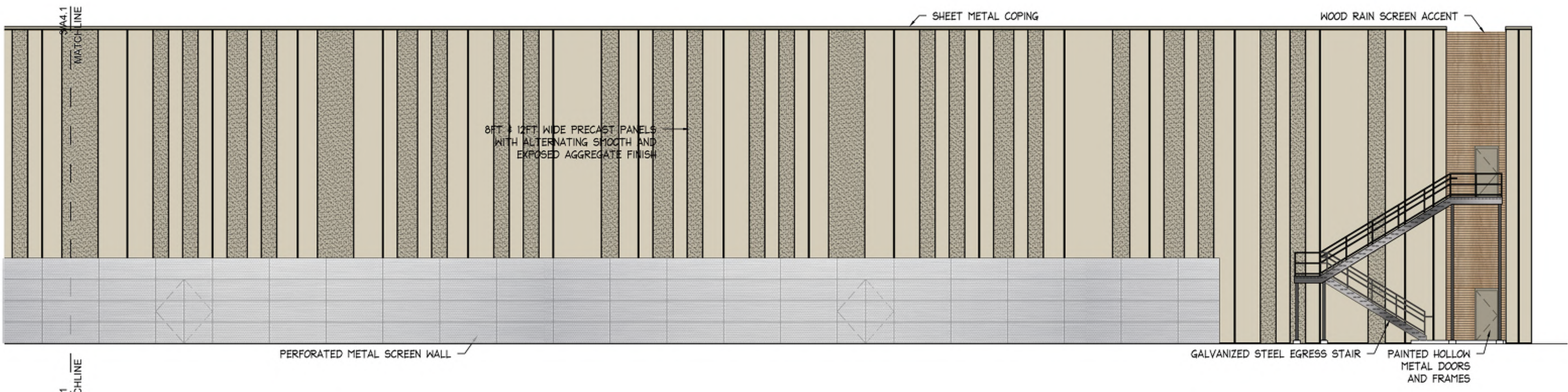
GBA Realty
9801 Renner Blvd.
Lenexa, Kansas 66219

PROJECT:

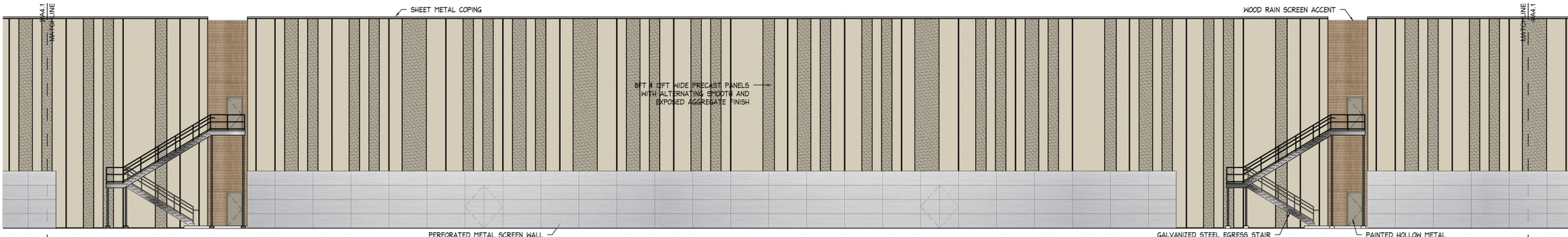
**Cookingham
Development**

ARCHITECT:

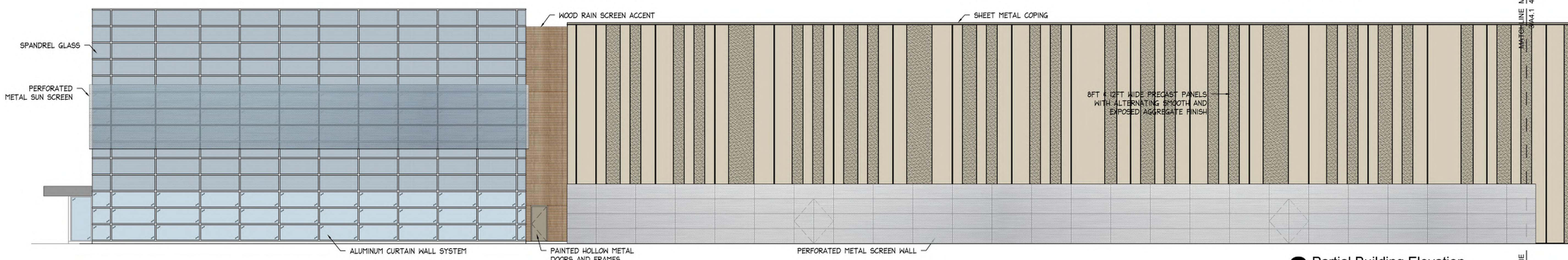
**Bell / Knott
& Associates**
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com



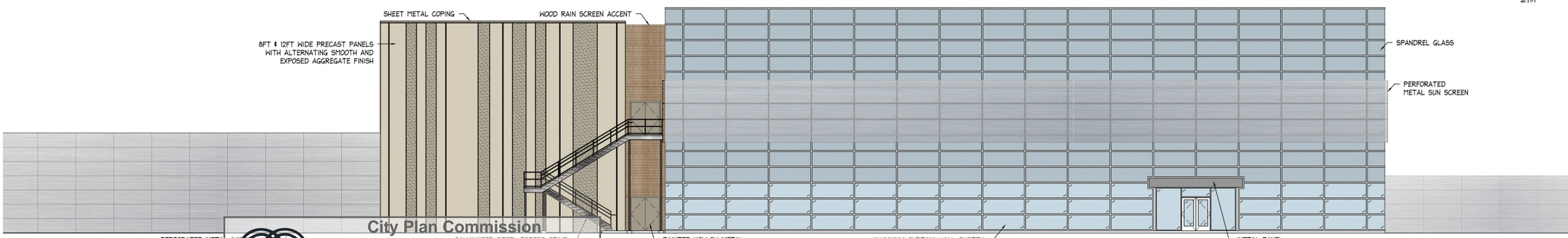
4 Partial Building Elevation
West Facing
3/32" = 1'-0"



3 Partial Building Elevation
West Facing
3/32" = 1'-0"



2 Partial Building Elevation
West Facing
3/32" = 1'-0"



1 Building Elevation
North Facing
3/32" = 1'-0"

General Note: All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00140** on **11-7-2023**



Joseph Rexwinkle, AICP
Secretary of the Commission



SEAL:

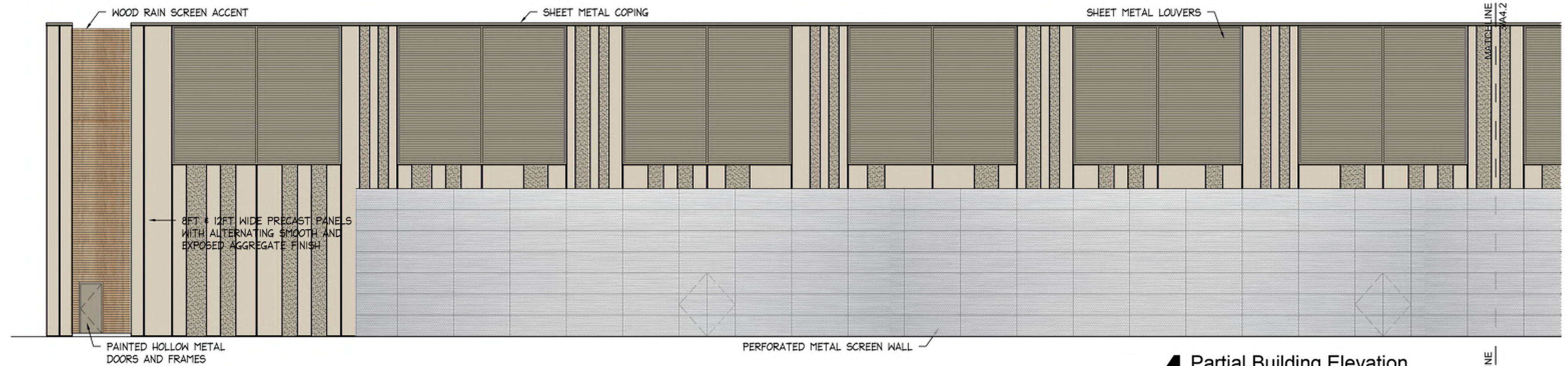
REVISIONS:

ISSUE DATE:	July 25, 2023
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	23-034
PROJECT PHASE:	PD

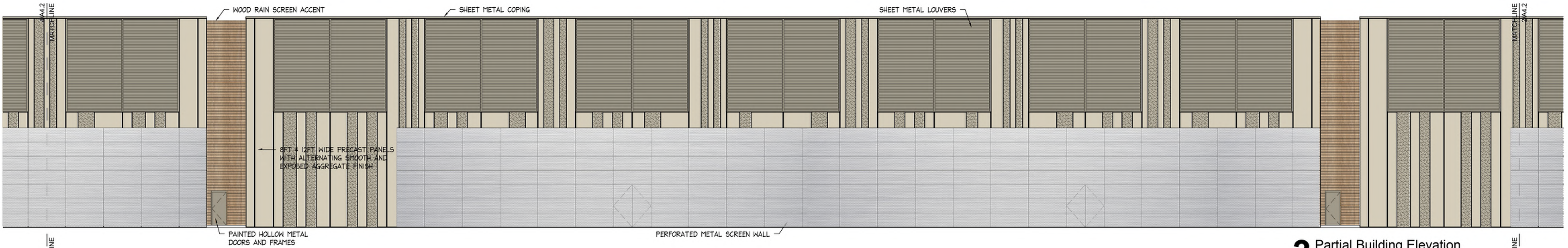
SHEET TITLE:
**PARTIAL BUILDING
ELEVATIONS
(WEST BUILDING)**

SHEET NUMBER:
A4.1

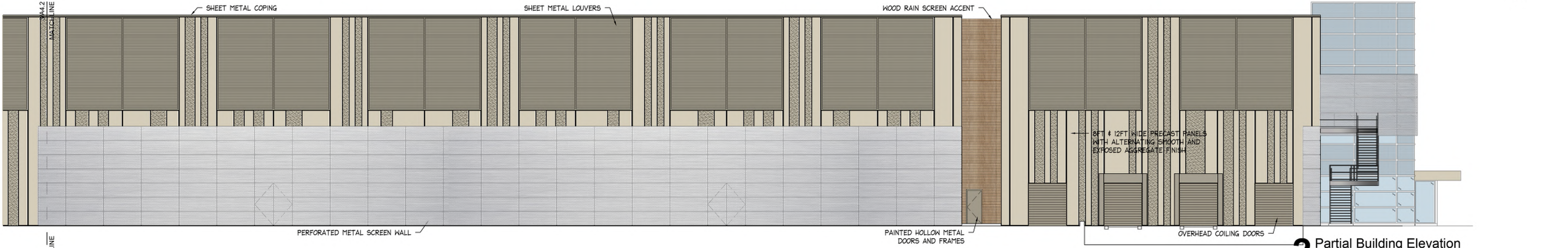
- TOP OF PRECAST
144' - 0"
- TOP OF JOISTS
140' - 0"
- ACOUSTICAL CEILING
132' - 0"
- FINISHED FLOOR (2ND)
130' - 0"
- TOP OF SLAB (2ND)
117' - 0"
- ACOUSTICAL CEILING
112' - 0"
- FINISHED FLOOR (1ST)
100' - 0"



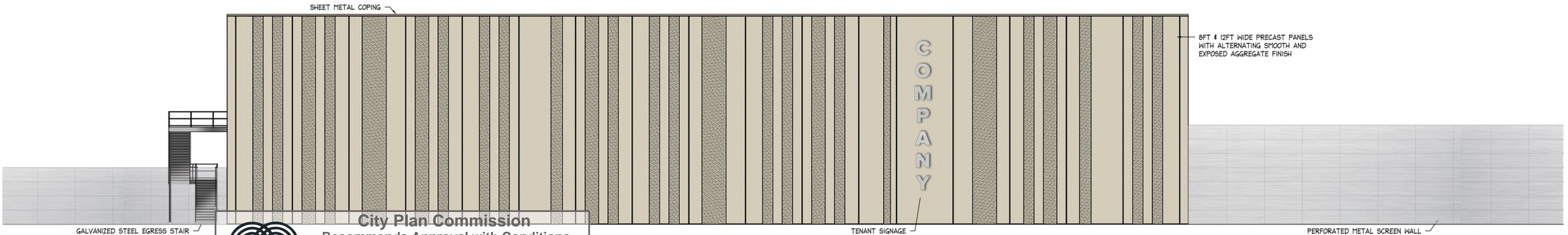
4 Partial Building Elevation
East Facing
3/32" = 1'-0"



3 Partial Building Elevation
East Facing
3/32" = 1'-0"



2 Partial Building Elevation
East Facing
3/32" = 1'-0"



1 Building Elevation
South Facing
3/32" = 1'-0"

CLIENT:
GBA Realty
9801 Renner Blvd.
Lenexa, Kansas 66219

PROJECT:
Cookingham Development

ARCHITECT:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

REVISIONS:

ISSUE DATE: July 25, 2023
REASON FOR ISSUE: REVIEW
PROJECT NUMBER: 23-034
PROJECT PHASE: PD


SHEET TITLE:
PARTIAL BUILDING ELEVATIONS (WEST BUILDING)

SHEET NUMBER:
A4.2

General Note: All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extensions from, any building or structure shall be of similar or compatible materials, design and construction.

City Plan Commission
Recommends Approval with Conditions
 of Case No. **CP-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



TENANT SIGNAGE

8FT x 12FT WIDE PRECAST PANELS WITH ALTERNATING SMOOTH AND EXPOSED AGGREGATE FINISH

8FT x 12FT WIDE PRECAST PANELS WITH ALTERNATING SMOOTH AND EXPOSED AGGREGATE FINISH

8FT x 12FT WIDE PRECAST PANELS WITH ALTERNATING SMOOTH AND EXPOSED AGGREGATE FINISH

8FT x 12FT WIDE PRECAST PANELS WITH ALTERNATING SMOOTH AND EXPOSED AGGREGATE FINISH

CLIENT:

GBA Realty

9801 Renner Blvd.
Lenexa, Kansas 66219

PROJECT:

Cookingham Development

ARCHITECT:

Bell / Knott & Associates

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100 Leawood, KS 66209
Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

SEAL:

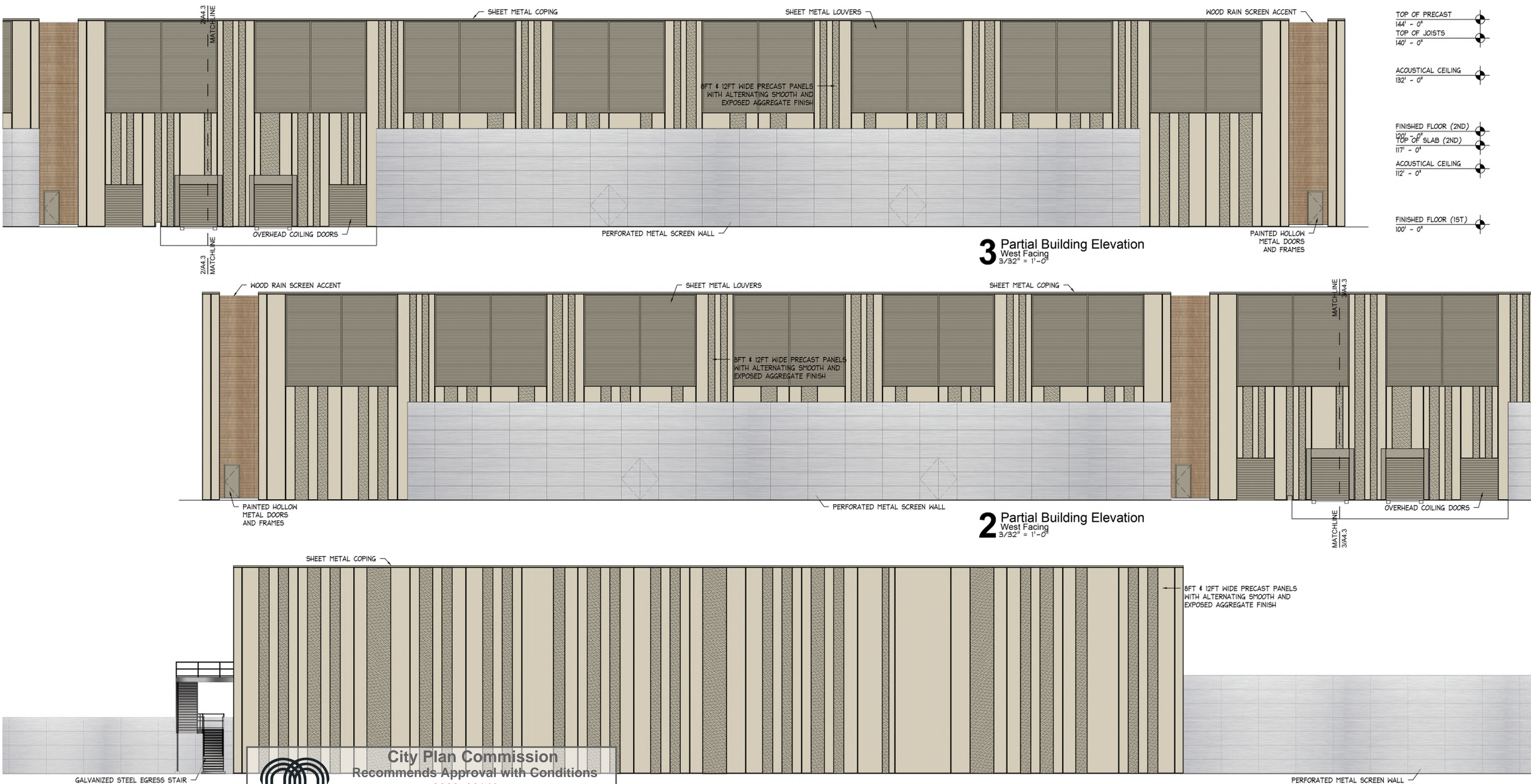
REVISIONS:

ISSUE DATE:	July 25, 2023
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	23-034
PROJECT PHASE:	PD

PARTIAL BUILDING ELEVATIONS (EAST BUILDING)

SHEET NUMBER:

A4.3



General Note: All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **23-CPC-2023-00140** on **11-7-2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



1 Building Elevation
North Facing
3/32" = 1'-0"

2 Partial Building Elevation
West Facing
3/32" = 1'-0"

3 Partial Building Elevation
West Facing
3/32" = 1'-0"

CLIENT:

GBA Realty

9801 Renner Blvd.
Lenexa, Kansas 66219

PROJECT:

Cookingham Development

ARCHITECT:

Bell / Knott & Associates

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100 Leawood, KS 66209
Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

SEAL:

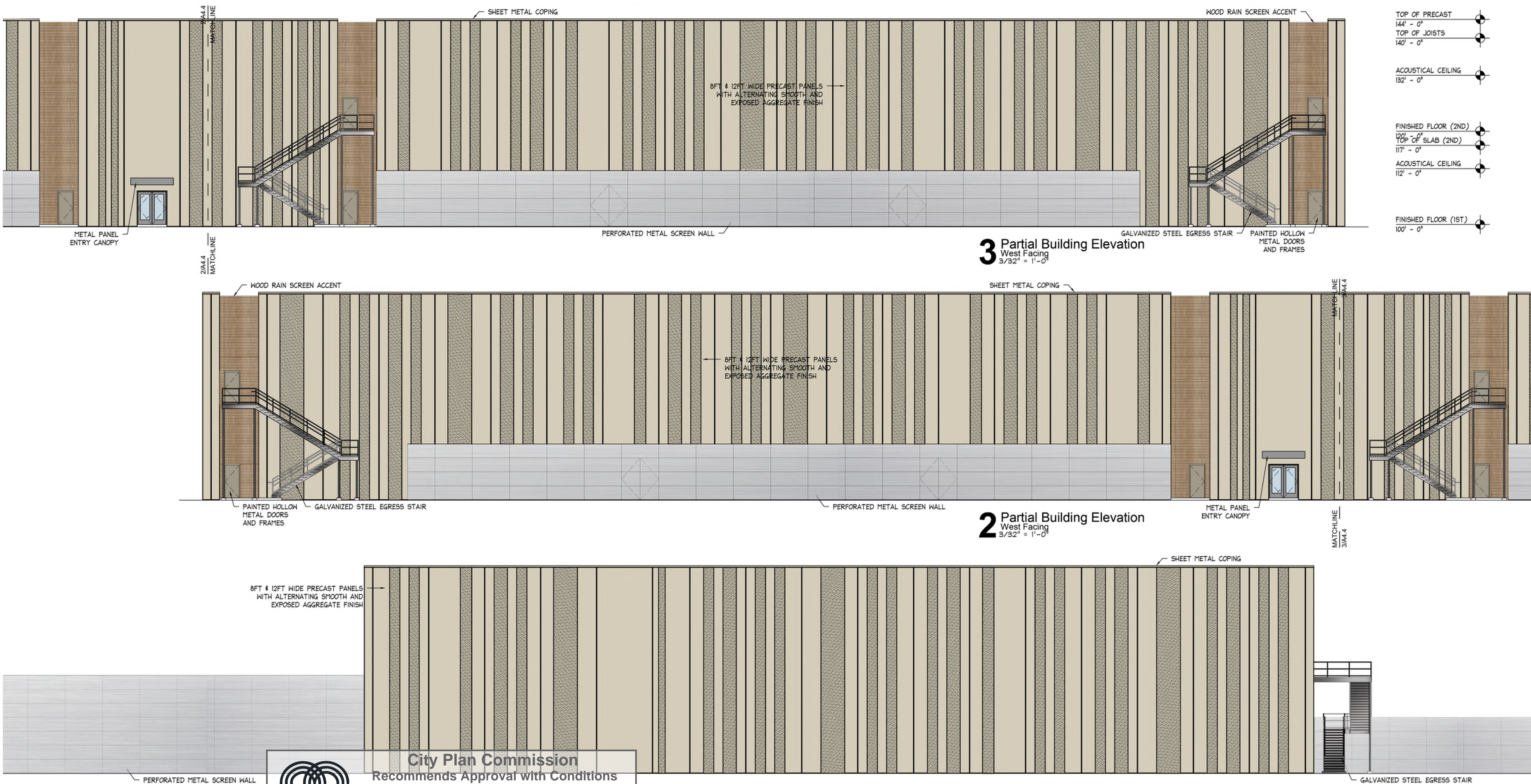
REVISIONS:

ISSUE DATE:	July 25, 2023
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	23-034
PROJECT PHASE:	PD

PARTIAL BUILDING ELEVATIONS (EAST BUILDING)


SHEET NUMBER:

A4.4




General Note: All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CP-CPC-2023-00140** on **11-7-2023**



Joseph Rexwinkle, AICP
Secretary of the Commission



CLIENT:

GBA Realty

9801 Renner Blvd.
Lenexa, Kansas 66219

PROJECT:

Cookingham Development

ARCHITECT:

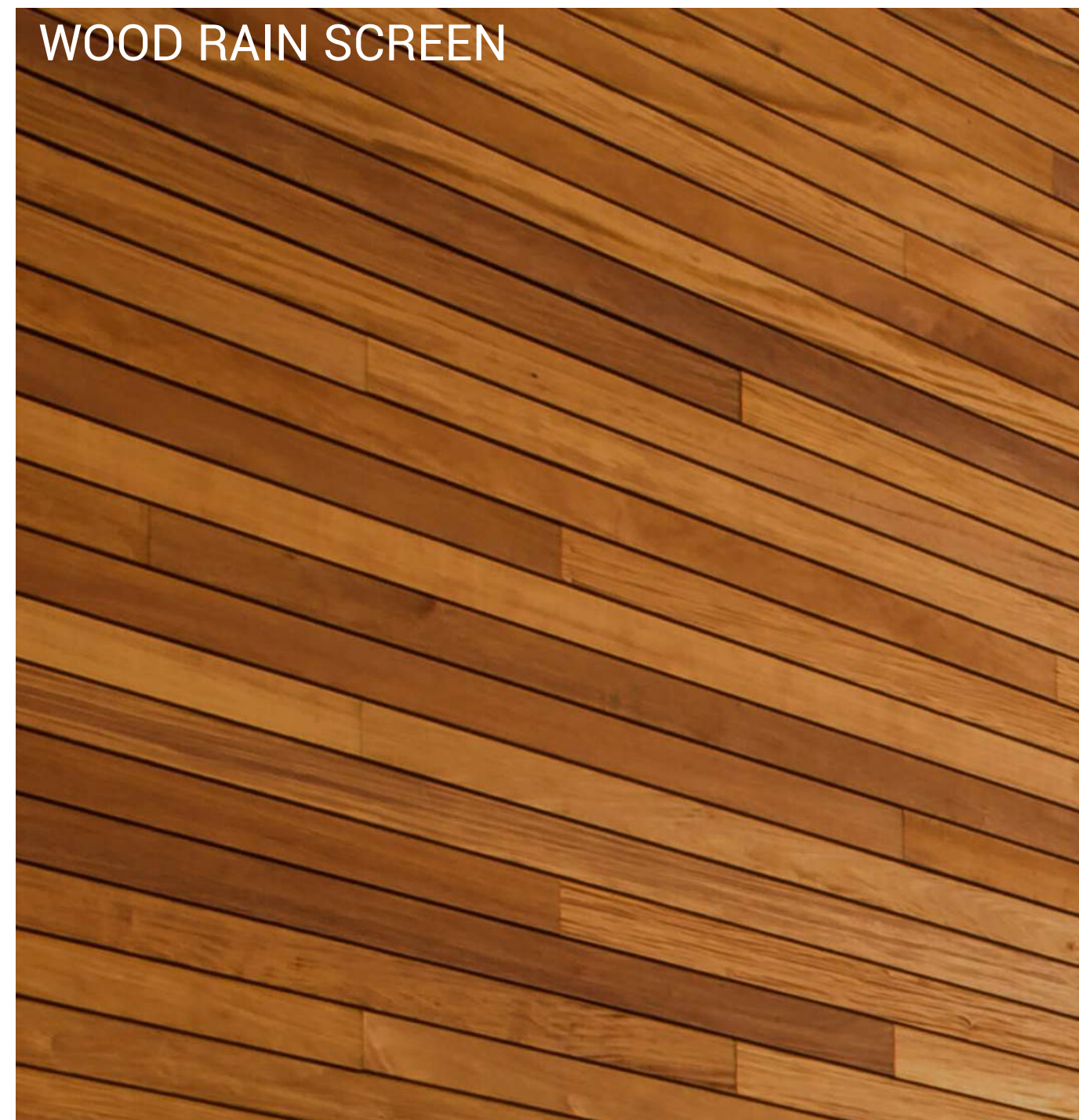
Bell / Knott & Associates

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SHEET METAL COPING



PRECAST CONCRETE PANELS WITH SMOOTH & EXPOSED AGGREGATE FINISH



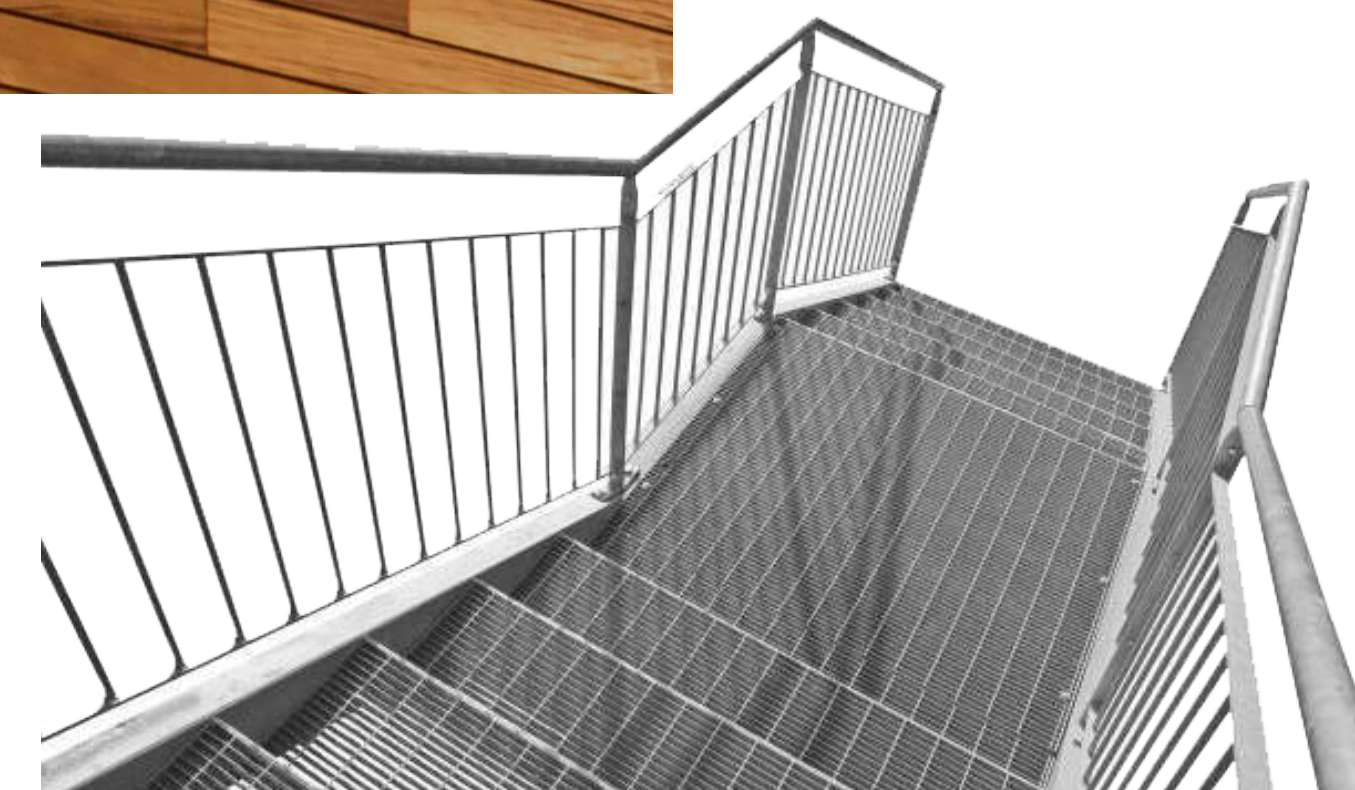
WOOD RAIN SCREEN



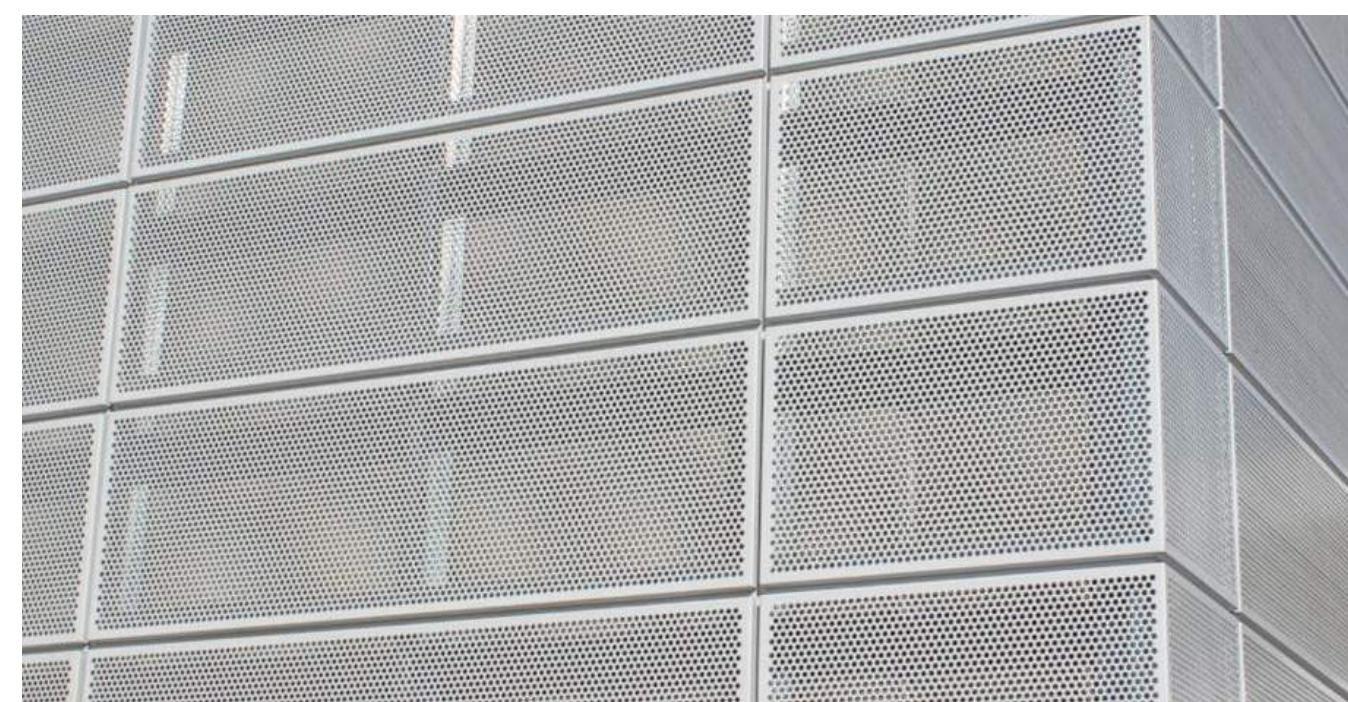
ALUMINUM CURTAIN WALL SYSTEM



PAINTED HOLLOW METAL DOORS & FRAMES



GALVANIZED STEEL STAIRS



PERFORATED METAL SCREEN WALL / SUN SCREEN



DECORATIVE SECURITY FENCING

SEAL:

REVISIONS:

△ AHJ Comments September 11, 2023

ISSUE DATE: July 25, 2023

REASON FOR ISSUE: REVIEW

PROJECT NUMBER: 23-034

PROJECT PHASE: PD

SHEET TITLE: BUILDING MATERIALS

SHEET NUMBER:

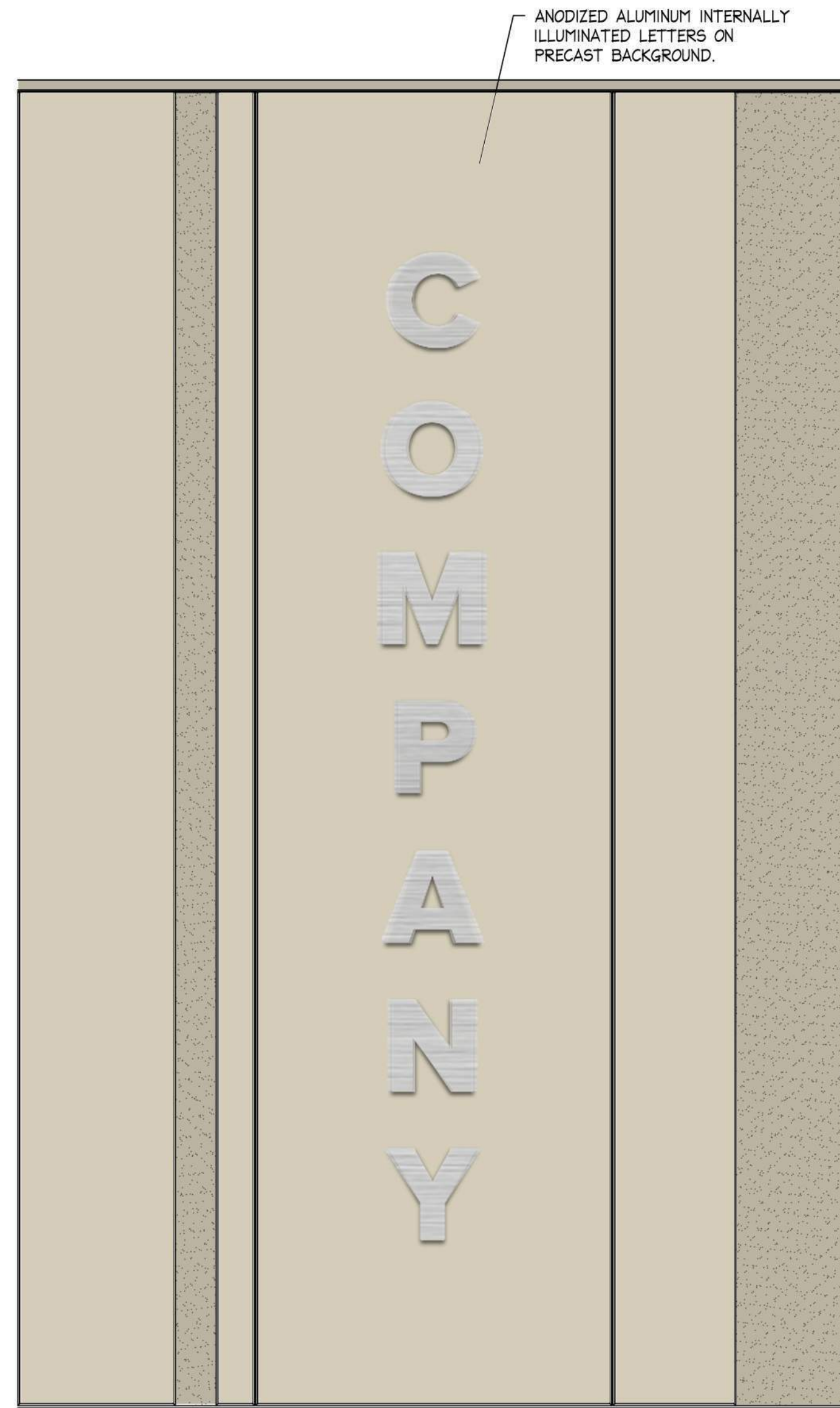
A4.6

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CP-CPC-2023-00140** on **11-7-2023**

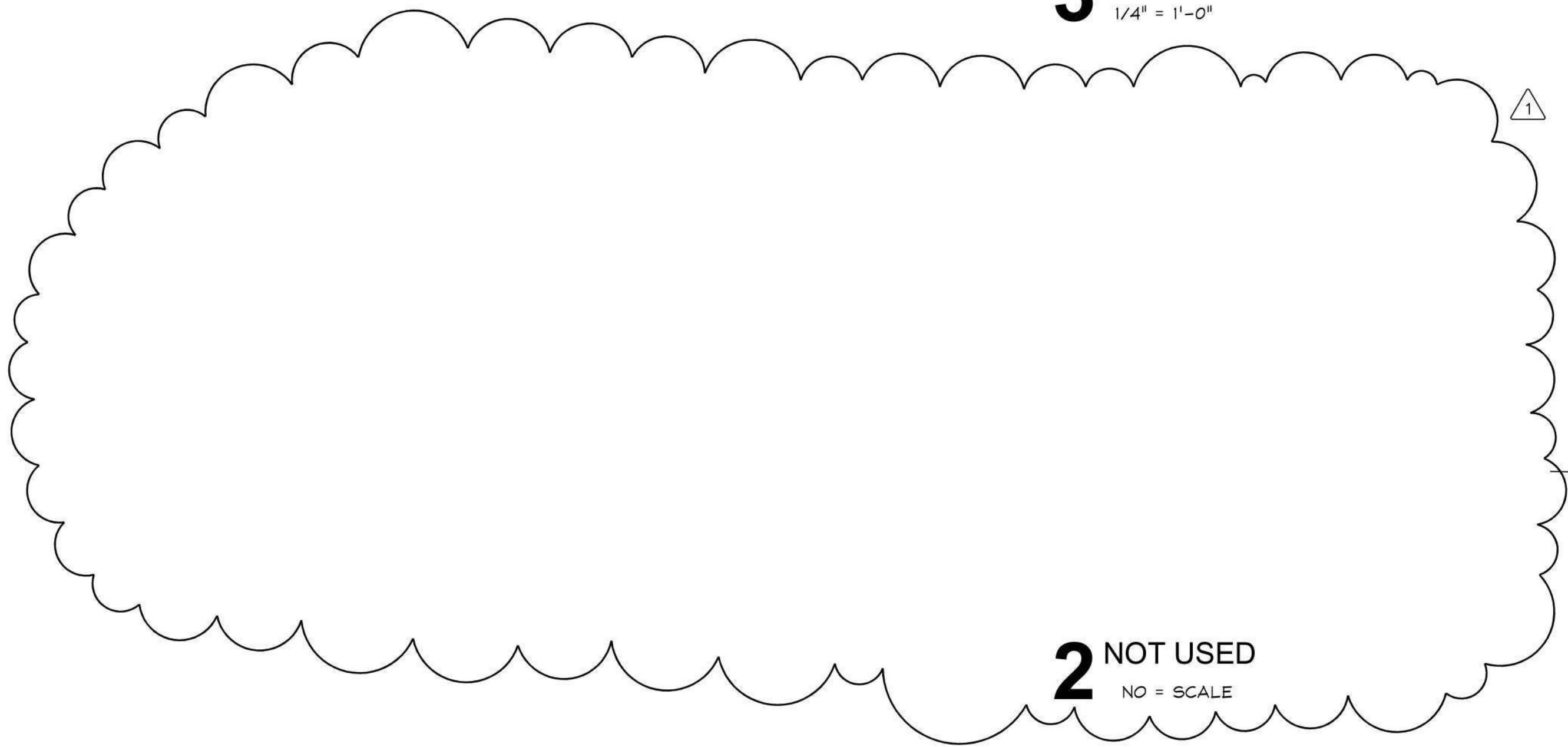


Joseph Rexwinkle, AICP
 Secretary of the Commission

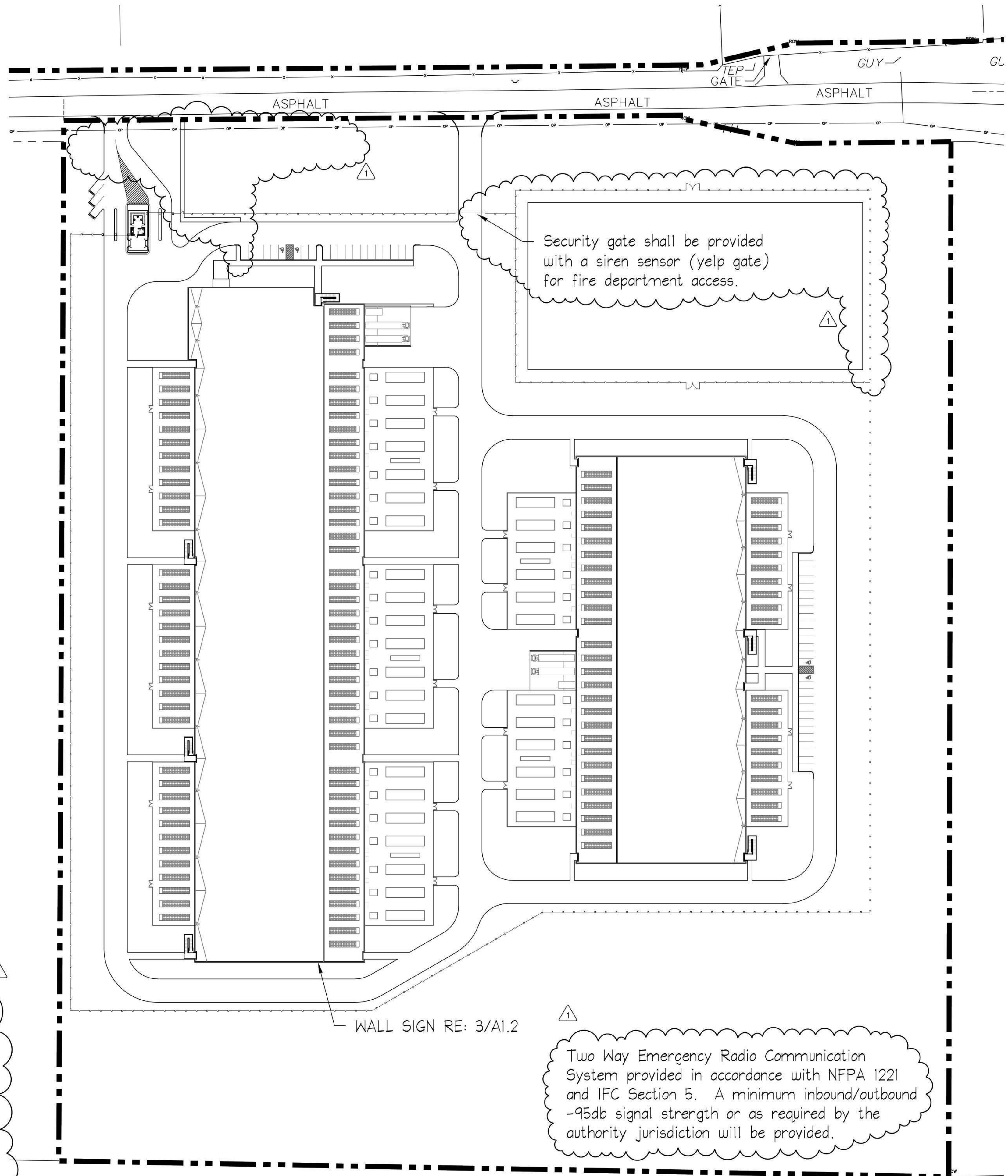




3 Wall Sign Elevation
1/4" = 1'-0"



2 NOT USED
NO = SCALE



1 Site Plan
1" = 70'-0"

CLIENT:

GBA Realty

9801 Renner Blvd.
Lenexa, Kansas 66219

PROJECT:

**Cookingham
Development**

ARCHITECT:

**Bell / Knott
& Associates**

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

REVISIONS:

△ AHJ Comments September 11, 2023

ISSUE DATE: July 25, 2023

REASON FOR ISSUE: REVIEW

PROJECT NUMBER: 23-034

PROJECT PHASE: PD

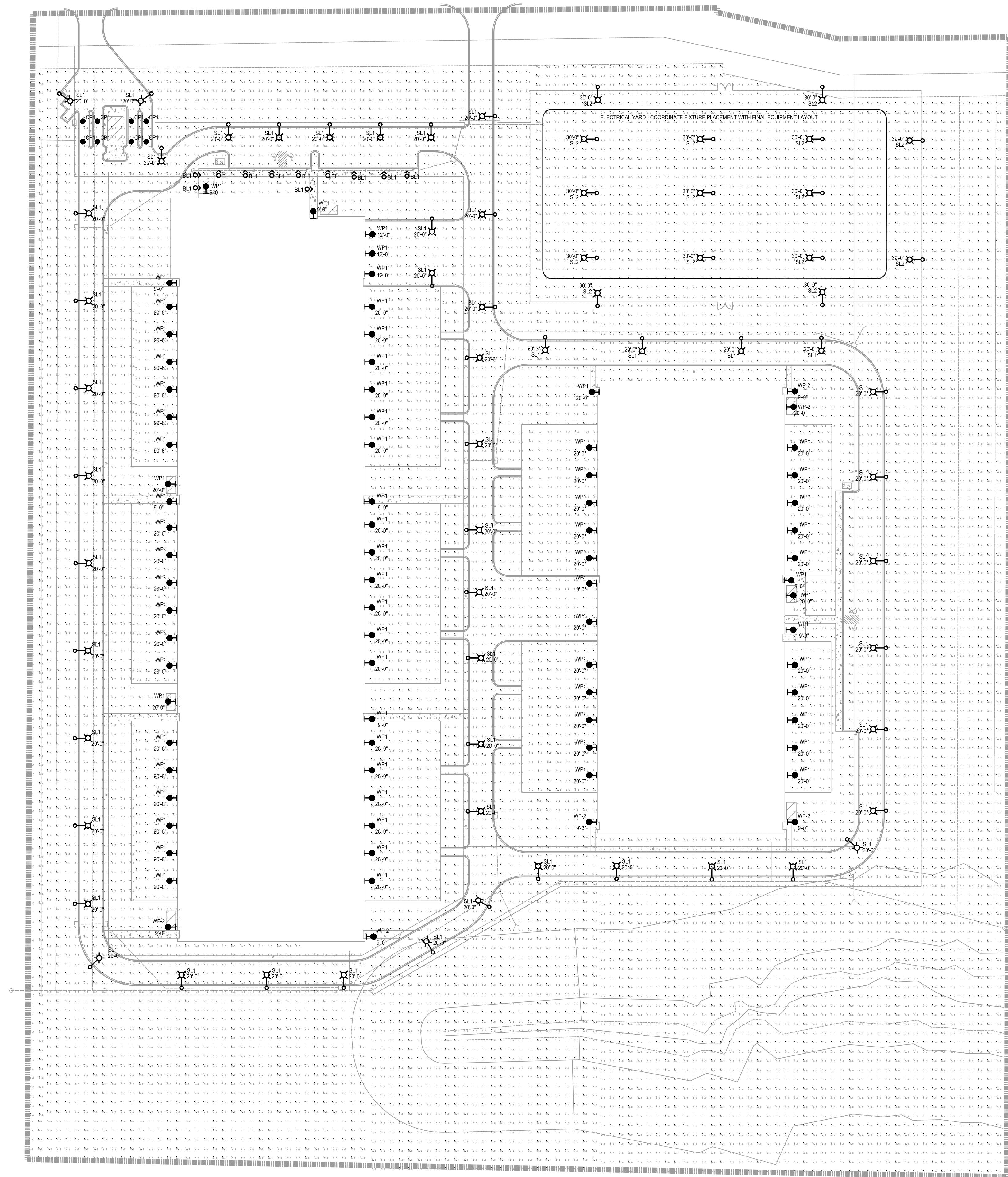
SHEET TITLE:

SIGNAGE PLAN

SHEET NUMBER:

A1.2

Light Fixture Schedule							
ID	DESCRIPTION	MOUNTING	LAMP TYPE	VOLTAGE	WATTS	MANUFACTURER	CATALOG NUMBER
SL1	SINGLE-TYPE 3-20'-0" POLE MOUNTED	POLE	LED	MVOLT	98	LITHONIA	ESX1 LED P2 (HOUSESIDE SHIELD)
SL2	SINGLE-TYPE 3-30'-0" POLE MOUNTED	POLE	LED	MVOLT	99	LITHONIA	ESX1 LED P2
WP1	WALL PACK-WEDGE	WALL	LED	MVOLT	18	LITHONIA	WDGE2 P3 LED 40K 80CRI T3M MVOLT
BL1	ROUND BOLLARD 40"	GRADE	LED	MVOLT	16	LITHONIA	KBR8 LED 12C 350 40K ASY MVOLT
CP1	CANOPY	SURFACE	LED	MVOLT	17	LITHONIA	VCPG V4 P1 40K 80CRI TSW MVOLT



GBA Realty
 9801 Renner Blvd.
 Lenexa, Kansas 66219



4826 ACADEMY DRIVE
 MADISON, WI 53716

JOB #:

Cookingham Drive
Built to Suit

DRAWN BY	JP
APPROVED BY	JP
CHECKED BY	JP
ISSUE DATE	09/15/23

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE:
 PHOTOMETRIC PLAN

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CP-CPC-2023-00140** on **11-7-2023**



Joseph Rexwinkle, AICP
 Secretary of the Commission

1 PHOTOMETRIC PLAN
 1/64" = 1'-0"

E1.0

SHEET NO.

C:\Users\jre\OneDrive\Documents\PROJECTS\TWO OAKS - Documents\Project\Project\Treat Consulting\GBA Kansas City\MOZ-Design\Models and Drawings\AutoCAD\GBA Site Lighting Plan.dwg
 JEREMIAH PRINCE
 9/15/23 3:07 PM