

MASTER PLANNED DEVELOPMENT (MPD) FOR ROCKY BRANCH CREEK DATA CENTER

FACILITY INFORMATION:

OWNER:

DIODE VENTURES, LLC
11401 LAMAR AVENUE
OVERLAND PARK, KANSAS 66212
PHONE (913) 458-7238

ARCHITECT:

CORGAN
401 NORTH HOUSTON STREET
DALLAS, TEXAS 75202
PHONE (214) 748-2000

CIVIL ENGINEERING & LIGHTING:

BLACK & VEATCH
11401 LAMAR AVE,
OVERLAND PARK, KS 66211
PHONE (913) 458-7238

LANDSCAPE ARCHITECTURE:

LORAX
8021 SANTA FE DRIVE
OVERLAND PARK, KS 66204
MOBILE (913) 284-6544
PHONE (913) 273-1980

TRAFFIC ENGINEERS:

KIMLEY-HORN
805 PENNSYLVANIA AVE., SUITE 150
KANSAS CITY, MO 64105
OFFICE: 816-652-0350
DIRECT: 816-652-0138
MOBILE: 573-353-1399

AHJ:

KANSAS CITY, MISSOURI
MISSOURI DEPARTMENT OF TRANSPORTATION

PROJECT DESCRIPTION:

ROCKY BRANCH CREEK TECHNOLOGY PARK IS A PROPOSED DEVELOPMENT OF 12 HYPERSCALE DATA CENTERS IN THE NORTHEAST CORNER OF INTERSTATE-435 AND HIGHWAY-169. THE SITE INCLUDES 6 PHASES OF TWO BUILDINGS EACH, WITH PRIVATE ENTRANCES FOR THE BUILDING PAIRS AND PUBLIC INFRASTRUCTURE CROSSING THROUGH THE SITE. FUTURE CONNECTIVITY TO THE EAST IS PLANNED.

ZONING:

CURRENT ZONING INCLUDES R-7.5, R-6, R-2.5, R-1.5 AND B3-2. PROPOSED ZONING IS MASTER PLANNED DISTRICT (MPD).

PUBLIC ROAD CLASSIFICATIONS:

128th STREET - MAJOR ARTERIAL
MAIN STREET - COMMERCIAL/ INDUSTRIAL COLLECTOR
122nd STREET - COMMERCIAL/ INDUSTRIAL COLLECTOR

USE:

DATA CENTERS

APPLICABLE AREA PLANS:

GASHLAND/NASHUA AREA PLAN (2012)

FACILITY PARKING REQUIREMENTS

	VEHICLE SPACES		BIKE SPACES (LONG TERM)		ALTERNATIVES PROPOSED? (SEE 88-420-16)
	Required	Proposed	Required	Proposed	
88-420-PARKING					
Data Center	2.5 per 1,000 sq.ft. ~4,780	0	N/A	N/A	Yes
Office, Admin, Professional or General	1 per 1,000 sq.ft. 45	6 per 1,000 sq.ft. 280	1 + 1 per 10,000 sq.ft. ~14	1 per 1,000 sq.ft. ~5 per building	Yes
TOTAL	~4,825	280	~14	~45 (to be placed later)	Yes

88-420 ALTERNATIVE COMPLIANCE PARKING	APPROVED?
ALTERNATIVE PROPOSED Due to the data center's employment count, a conservative approach of ~4 per 1,000 sq.ft. of actual office/working space yields a more reasonable and environmentally conscious number of parking spaces capable of handling a full shift changeover with 50% extra capacity per building.	Yes

RBC PRELIMINARY BUILDING PAD ELEVATIONS:

PAD #	FF ELEV. (FEET)
1 & 2	977.0'
3 & 4	994.0'
5 & 6	998.0'
7 & 8	1009.0'
9 & 10	1009.0'
11 & 12	1009.0'

DEVELOPMENT PHASING:

PHASE	BUILDING	YEAR
I	1 & 2	2025 - 2028
II	3 & 4	2029 - 2030
III	5 & 6	2031 - 2032
VI	7 & 8	2033 - 2034
V	9 & 10	2035 - 2036
VI	11 & 12	2037 - 2038
SUBSTATIONS		TO BE FINALIZED

SITE DATA	Existing	Proposed	Deviation Requested	Approved
Zoning	R-1.5, R-2.5, R-6, R-7, B2-3	MPD	N/A	
Gross Land Area				
In Square Feet	359	N/A	N/A	
In Acres	360	N/A	N/A	
Right-Of-Way Dedication				
In Square Feet	N/A	194,900		
In Acres	N/A	4.47		
Building Area (sqft)	0	±4,305,048	N/A	
Number of Floors	N/A	2	N/A	
Floor Area Ratio	N/A	0.2745	N/A	
Residential Use Info	None	None	N/A	
Total Dwelling Units	None	None	N/A	
Total Lots	3 parcels	N/A	N/A	

BUILDING DATA	Required	Proposed	Deviation	Approved
Minimum Rear Setback	N/A	200'		
Minimum Front Setback	N/A	300'		
Minimum Side Setback	N/A	150'		
Minimum Side Setback (abutting street)	N/A	117'		
Maximum Height	N/A	70'		

ROCKY BRANCH CREEK - TRACTS 3-4-5

Project No. 020-2535
Date: February 15, 2022

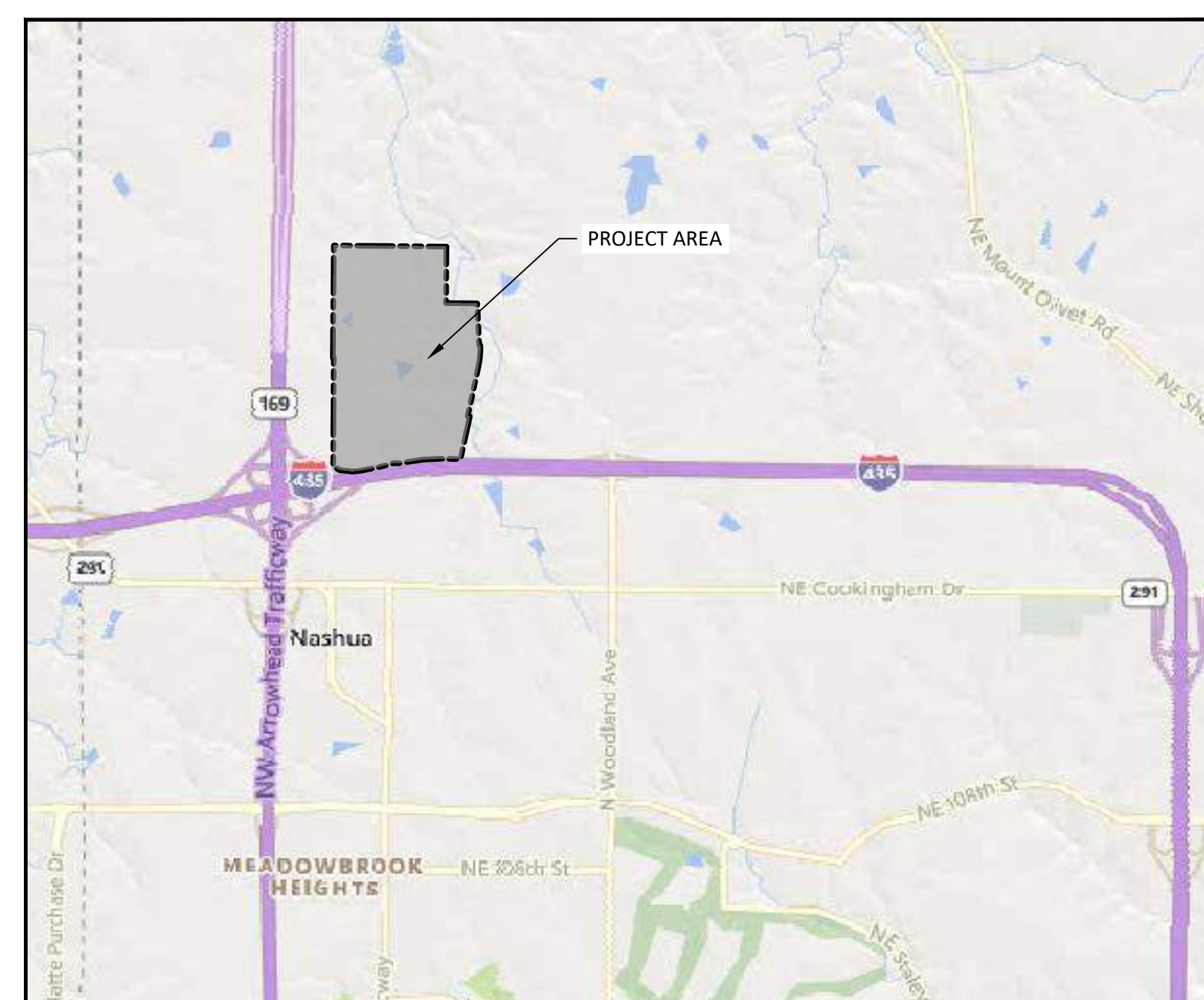
TRACTS 3, 4 & 5

PROPERTY DESCRIPTION:

A tract of land in Section 14, Township 52 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roubush, P.L.S., 2002014092, as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 14, said point also being the Southwest corner of the Southeast Quarter of said Section 14; thence North 00°16'12" East, along the East line of said Southwest Quarter and along the West line of said Southeast Quarter, 177.01 feet to a point on the Northerly right of way line of Interstate Highway No. 435 as established by the Report of Commissioners Case 45824, as Document D4396, in Book 1165 at Page 838, recorded September 5, 1974, said point also being the Point of Beginning of the tract of land to be herein described; thence South 74°59'12" West, along said Northerly right of way, 246.81 feet to a point that is 150.00 feet left (Northerly) of Station 71+00 of the centerline of said Interstate Highway No. 435 as established by last said document; thence South 78°54'18" West, along said Northerly right of way line, 438.39 feet to a point that is 150.00 feet left (Northerly) of Station 66+61.61 of said centerline, said point also being 72.00 feet right (Northerly) of Baseline PC Station 0+00 of Ramp No. 5 of said Interstate Highway No. 435 as established by last said document; thence South 84°17'22" West, along said Northerly right of way line, 184.80 feet to a point that is 70.00 feet right (Northerly) of baseline station 2+00 of said Ramp No. 5; thence North 83°23'54" West, along said Northerly right of way line, 296.44 feet to a point that is 50.00 feet right (Northerly) of baseline station 5+17.07 of said Ramp No. 5; thence North 60°45'28" West, along said Northerly right of way line, 171.59 feet to a point on the Easterly right of way line of N Main Street as now established, said point also being on a line that is 20.00 feet East of and parallel with the West line of the East 1/2 of the Southwest Quarter of said Section 14; thence North 00°16'30" East, along said Easterly right of way line and said parallel line, 2530.64 feet to its intersection with the North line of 124th Street as now established, said point also being on a line that is 20.00 feet North of and parallel with the South line of West 1/2 of the Northwest Quarter of said Section 14; thence North 89°17'54" West, along said Northerly R/W line and along said parallel line, 19.93 feet to a point on the West line of the Southeast 1/2 of the Northwest Quarter of said Section 14; thence North 00°28'33" East, along the West line of said Southeast 1/2 of the Northwest Quarter of said Section 14, 1295.81 feet to the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 14, said point also being the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 14; thence North 00°28'33" East, along the West line of said Northeast 1/4 of the Northwest Quarter of said Section 14, 1315.81 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 14; thence South 89°24'49" East along the North line of said Northeast Quarter of the Northwest Quarter of said Section 14, 1312.04 feet to the Northeast corner of the Northwest Quarter of said Section 14, said point also being the Northeast corner of the Northeast Quarter of said Section 14, (known as the North Quarter corner of Section 14); thence South 89°26'08" East, along the North line of the Northwest Quarter of the Northeast Quarter of said Section 14, 1306.18 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 14; thence South 00°19'09" West, along the East line of the Northwest Quarter of the Northeast Quarter, 1314.64 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 14; thence South 89°32'43" East, along the North line of the Southeast Quarter of the Northeast Quarter of said Section 14, 724.89 feet to its intersection with the Westerly line of the abandoned right of way line of the Quincy, Omaha and Kansas City Railroad (aka Kansas City and Texas Railroad); thence South 02°43'43" East, along said Westerly right of way line, 975.00 feet to a jog in said Westerly right of way line; thence North 87°16'17" East, along said Westerly right of way line, 25.00 feet; thence Southerly along said Westerly right of way line, along a curve to the right having an initial tangent bearing of South 02°43'43" East with a radius of 1860.00 feet, a central angle of 15°00'00" and an arc distance of 486.95 feet; thence South 12°16'17" West, along said Westerly right of way line, 1195.40 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 14, (said line also being the South line of the Northeast Quarter of the Southeast Quarter of said Section 14); thence South 89°37'01" East, along last said North (and South) line, 51.10 feet to a point on the centerline of said abandoned right of way line of the Quincy, Omaha and Kansas City Railroad, said line also being the Westerly line of a tract of land described in Missouri Warranty Deed recorded March 25, 2005 as Document No. 2005012849, in Book 4945 at Page 28; thence South 12°16'17" West, along said centerline and along said Westerly deed line, 1019.98 feet to a point on the aforesaid Northerly right of way line of Interstate Highway No. 435 as established by the Report of Commissioners Case 45824, as Document D4396, in Book 1165 at Page 838, recorded September 5, 1974; said point being 165.00 feet left of Station 89+86.05 (Deed= 89+87.25 per Book 4945, Page 28) of said Interstate Highway 435 centerline; thence North 89°06'44" West, along said Northerly right of way line, 443.40 feet to a point that is 165.00 feet left (Northerly) of Station 85+42.89 of said centerline; thence South 87°13'46" West, along said Northerly right of way line, 406.52 feet to a point that is 160 feet left (Northerly) of Station 81+50 of said centerline; thence South 81°27'51" West, along said Northerly right of way line, 584.78 feet to a point that is 150.00 feet left (Northerly) of PC Station 75+84.06 of said centerline; thence North 89°14'18" West, along said Northerly right of way line, 121.66 feet to a point that is 175.00 feet left (Northerly) of Station 74+65 of said centerline; thence South 74°59'12" West, along said Northerly right of way line, 119.05 feet to the Point of Beginning. Containing a gross area of 15,632,767 square feet or 358.879 acres, more or less.

Except an undefined tract situated in the Southwest Quarter of the Northeast Quarter of Section 14, Township 52 North, Range 33 West for a cemetery as referenced in the Deed recorded March 13, 1896 in Book 106 at page 149 which excepts a 1/4 acre graveyard in said Southwest Quarter of the Northeast Quarter. This 1/4 acre graveyard tract contains 10890 square feet of 0.25 Acres more or less.

The net acreage of the tract now containing 15,621,877 square feet or 358.629 acres, more or less.



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
G1001	GENERAL INFORMATION
C1001	OVERALL EXISTING CONDITIONS PLAN
C1100	GENERAL LAYOUT PLAN
C1101	SIGNAGE PLAN
C1010	TREE REMOVAL PLAN
C1300	OVERALL UTILITY PLAN LAYOUT
C1301	INTERSTATE CROSSING
C1310	TYPICAL LAYOUT
C1400	STREAM BUFFER ZONES OVERALL
C1411	STREAM BUFFER ZONES - AREA 1
C1412	STREAM BUFFER ZONES - AREA 2
C1413	STREAM BUFFER ZONES - AREA 3
C1414	STREAM BUFFER ZONES - AREA 4
E1100	LIGHTING KEY PLAN
E1101	PRELIMINARY LIGHTING AREA 1
E1102	PRELIMINARY LIGHTING AREA 2
E1103	PRELIMINARY LIGHTING AREA 3
E1104	PRELIMINARY LIGHTING AREA 4
E1105	PRELIMINARY LIGHTING AREA 5
E1106	PRELIMINARY LIGHTING AREA 6
A05-01	OVERALL EXTERIOR ELEVATIONS
A03.01	E1 CAMPUS MONUMENT
A03.02	E2 PRIMARY MONUMENT
A03.09	E8 GATE-MOUNTED INFORMATIONAL
L100	OVERALL LANDSCAPE PLAN

GENERAL NOTES:

- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT THE TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. NUMBER OF LONG TERM BICYCLE PARKING FOR EACH LOT SHALL BE PER CHAPTER 88-420-09. NUMBER OF REQUIRED SHORT TERM BICYCLE PARKING SPACES FOR EACH LOT SHALL BE TWO (2) PER BUILDING.
- AMENDMENTS (MAJOR AND MINOR) TO THE APPROVED DEVELOPMENT PLAN SHALL ONLY BE REQUIRED IF A CHANGE TO THE ALLOWED USES IS PROPOSED. AMENDMENT TO THE APPROVED DEVELOPMENT PLAN SHALL NOT BE REQUIRED DUE TO CHANGES TO CONFIGURATION OR SEQUENCING OF PHASES, CONFIGURATION OF LOTS, OR STREET ALIGNMENTS. MPD FINAL PLAN APPLICATION MAY BE APPLIED FOR WITH EACH LOT WITHOUT THE REQUIREMENT OF A PLAN AMENDMENT (MAJOR OR MINOR) AS LONG AS THE PROPOSED USE FOR EACH LOT IS ALLOWED PER THE ALLOWED USES LISTED ON THIS SHEET.
- PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PER PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY.
- PROPOSED STREET AND RIGHT-OF-WAY WIDTHS, LOCATIONS, AND ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL DESIGN OF STREET SECTIONS SHALL BE PER MPD FINAL PLAN AND PERMIT PLANS.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT-OF-WAY.
- ALTERNATIVE LANDSCAPE COMPLIANCE PLANS SHALL BE ADMINISTRATIVELY APPROVED WITH EACH MPD FINAL PLAN. KANSAS CITY AVIATION DEPARTMENT SHALL REVIEW AND APPROVE ALL LANDSCAPE PLANS.

CONTENT EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED CONTENT CHECKLIST ARE BEING REQUESTED:

- GRAPHIC AND WRITTEN SCALE OF ONE INCH EQUALS 200 FEET FOR APPLICATIONS CONSISTING OF OVER 200 ACRES.
- LOCATION AND DIMENSIONS OF THE WIDTHS OF PROPOSED PRIVATE VEHICULAR ACCESS INTO THE PROPERTY.
- LOCATION OF PROPOSED PARKING SPACES, AISLES, AND DRIVES WITH WRITTEN SETBACK DIMENSIONS FROM PROPOSED STREET RIGHTS-OF-WAY AND ADJACENT PROPERTY LINES; TYPICAL WIDTH AND LENGTH OF PARKING SPACES, NUMBER OF PARKING SPACES PER ROW, AND WIDTH OF PARKING AISLES.

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00058 on 10/18/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

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SIGNED _____		ENGINEER JID DRAWN CLC		CHECKED _____		DATE 30-SEPT-2022		GENERAL PROJECT INFORMATION NE CORNER OF I-435 & 169 HWY		AREA			
NO DATE		ISSUED FOR MUNICIPAL REVIEW		CLC JID - - -									
		ISSUED FOR PERMITTING		CLC JID - - -									
		REVISIONS AND RECORD OF ISSUE		DRN DES CHD PDE APP									



NOTES

City Plan Commission
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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)

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City Planning and Development

ACAD 10/7
 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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ENGINEER JJD DRAWN CLC
 CHECKED _____ DATE 30-SEPT-2022

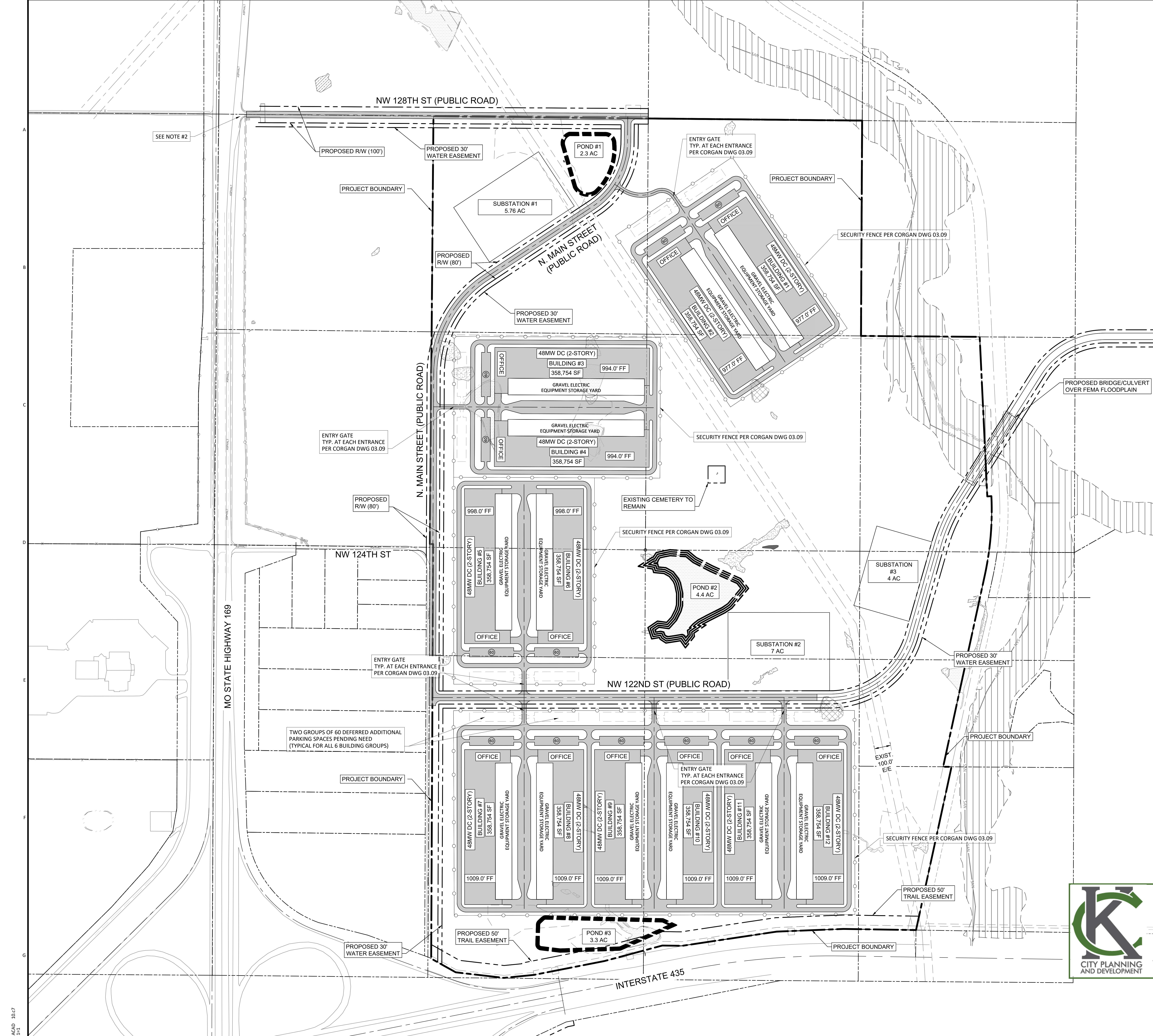
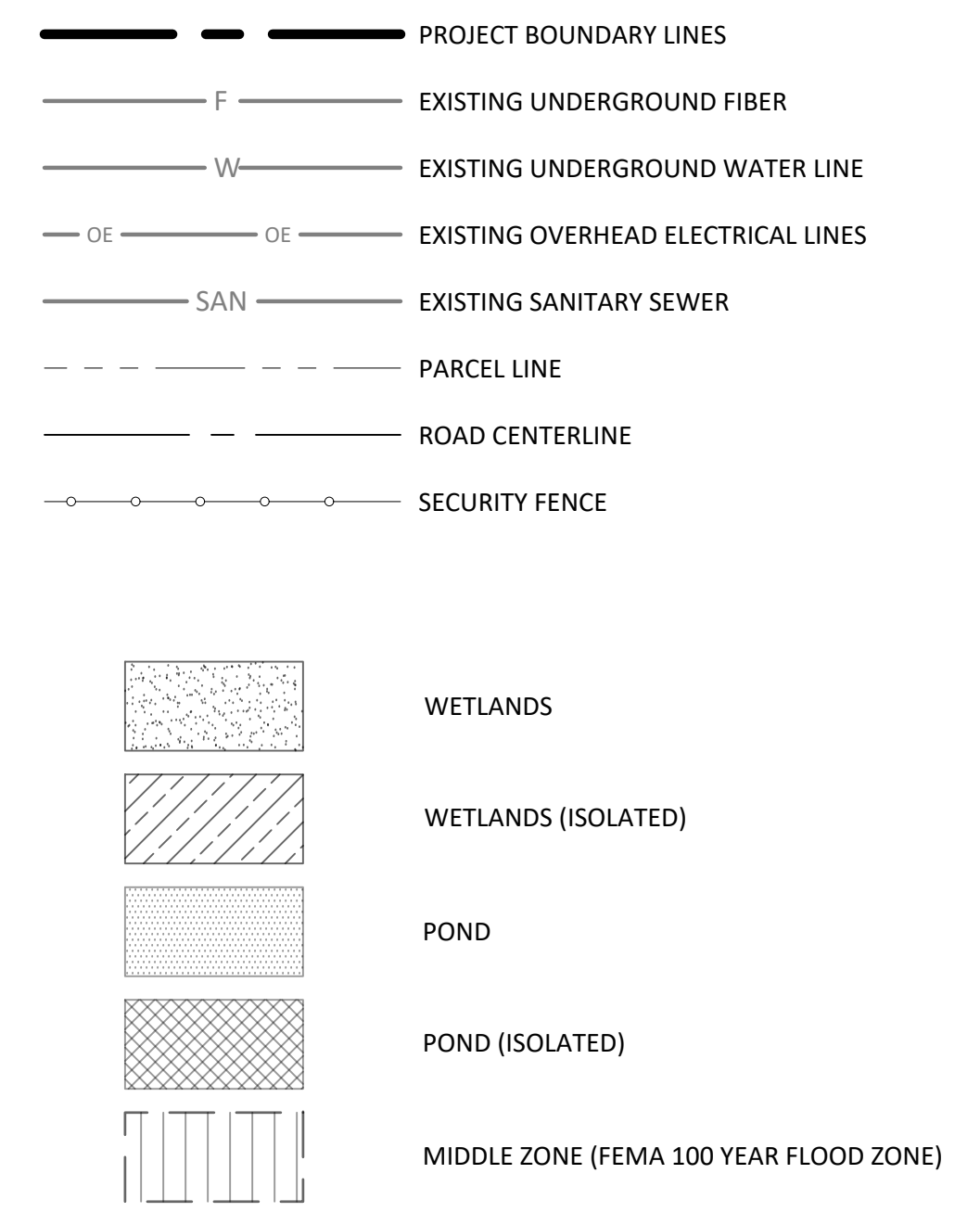
D I O D E
 ROCKY BRANCH CREEK

OVERALL EXISTING CONDITIONS PLAN
 NE CORNER OF I-435 & 169 HWY

PROJECT	DRAWING NUMBER	REV
406347	C1001	A

- 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



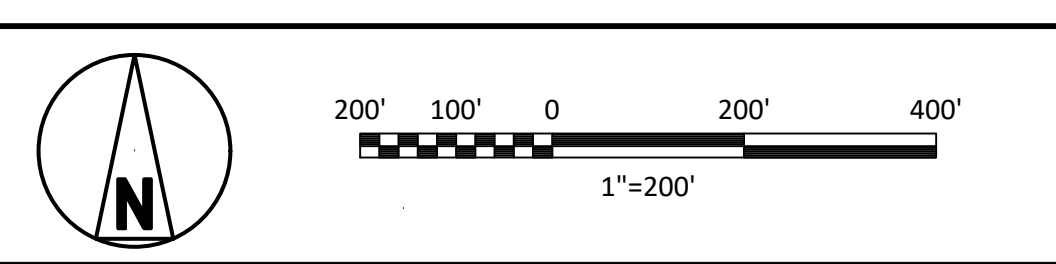
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ENGINEER: JJD DRAWN: CLC
 CHECKED: _____ DATE: 30-SEPT-2022

D I O D E
 ROCKY BRANCH CREEK

PROJECT	406347	DRAWING NUMBER	C1100	REV	B
GENERAL LAYOUT PLAN		AREA			

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)



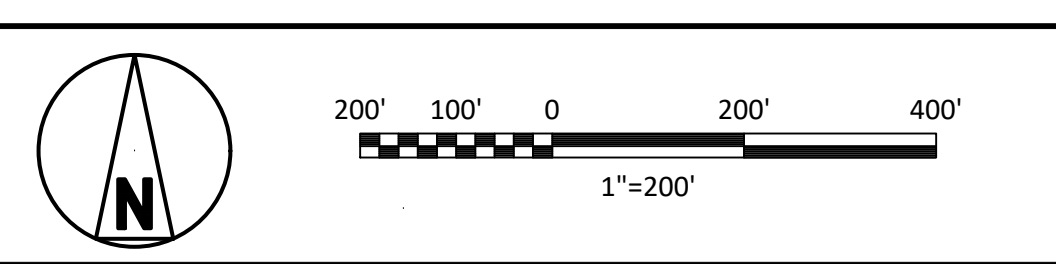
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ACD 10/7
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 DATE TIME

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

D I O D E
 DIODE
 ROCKY BRANCH CREEK

PROJECT: DIODE ROCKY BRANCH CREEK	DRAWING NUMBER: C1101	REV: A
CODE: 406347	AREA:	
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

EXISTING TREES TO BE REMOVED IN THESE AREAS

EXISTING TREES TO BE REMOVED IN THESE AREAS

EXISTING TREES TO BE REMOVED IN THESE AREAS

TREE REMOVAL LIMITS IDENTIFIED ARE PRELIMINARY IN NATURE, IN ORIGIN INTENT, AND SHOULD BE CONSIDERED AS 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.



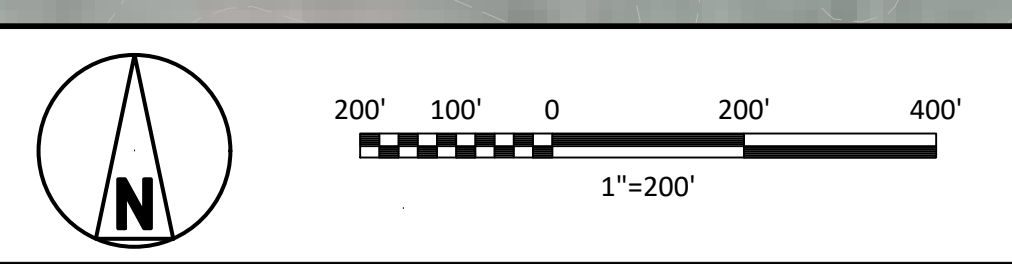
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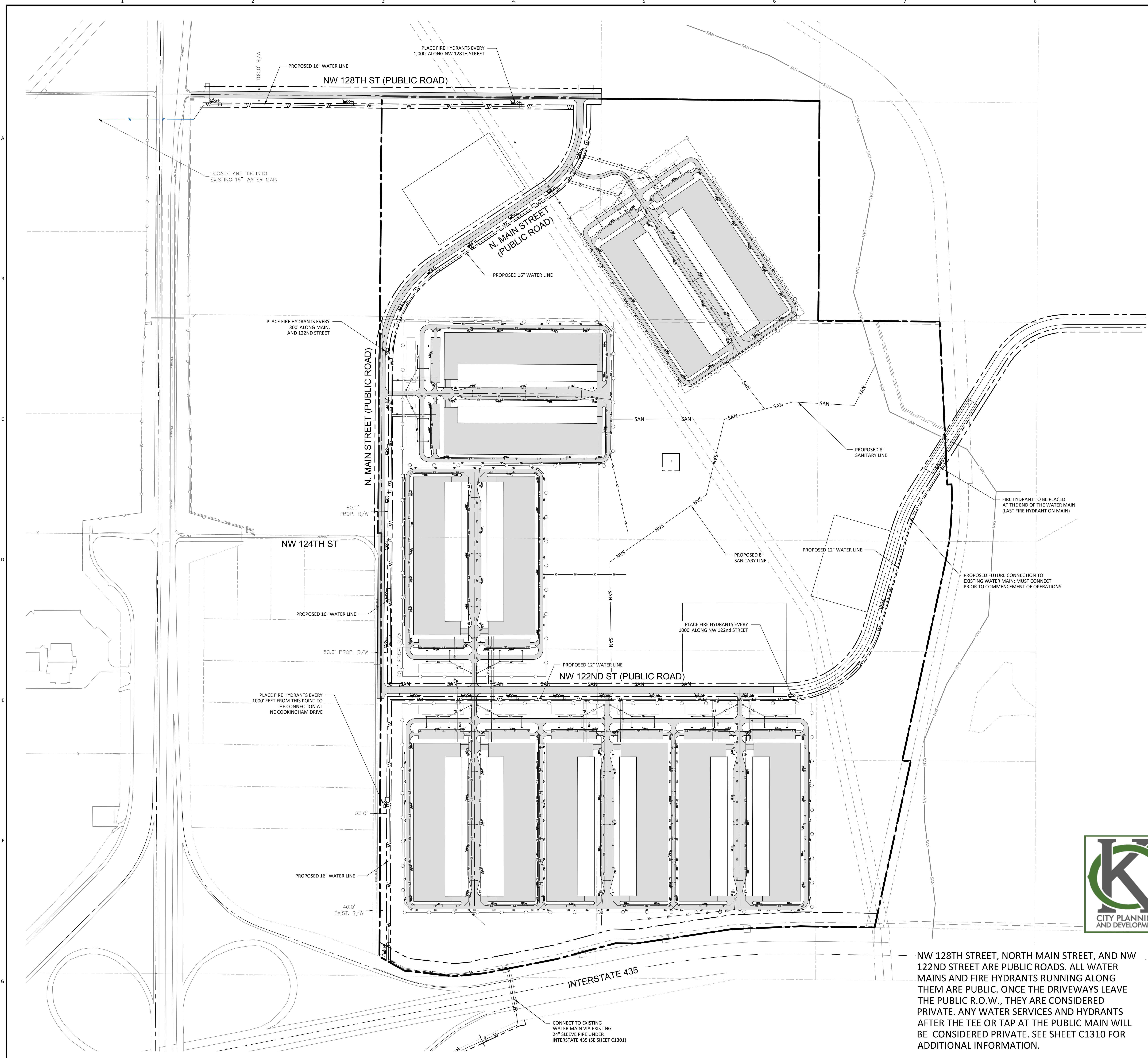
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ENGINEER	DRAWN
JJD	CLC
CHECKED	DATE
	30-SEPT-2022

D I O D E
 ROCKY BRANCH CREEK

PROJECT	D I O D E	DRAWING NUMBER	REV
406347		C1010	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

City Plan Commission
Recommends Approval with Conditions
 of Case No. **CD-CPC-2022-00058** 10/18/2022

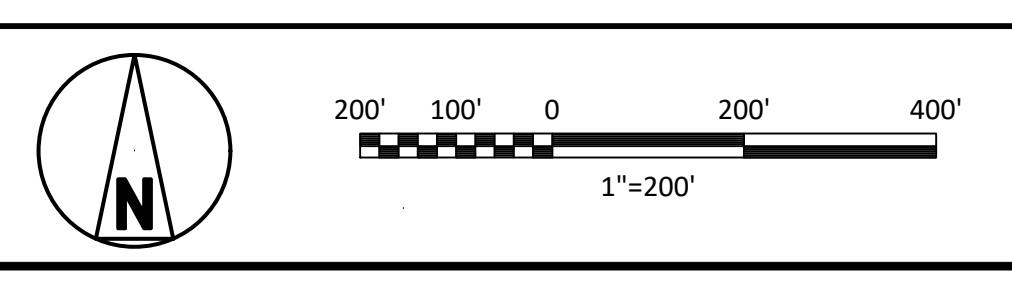
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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.

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ACD: 10/07
 USER: E1
 DATE: 10/18/2022

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	-	-	-



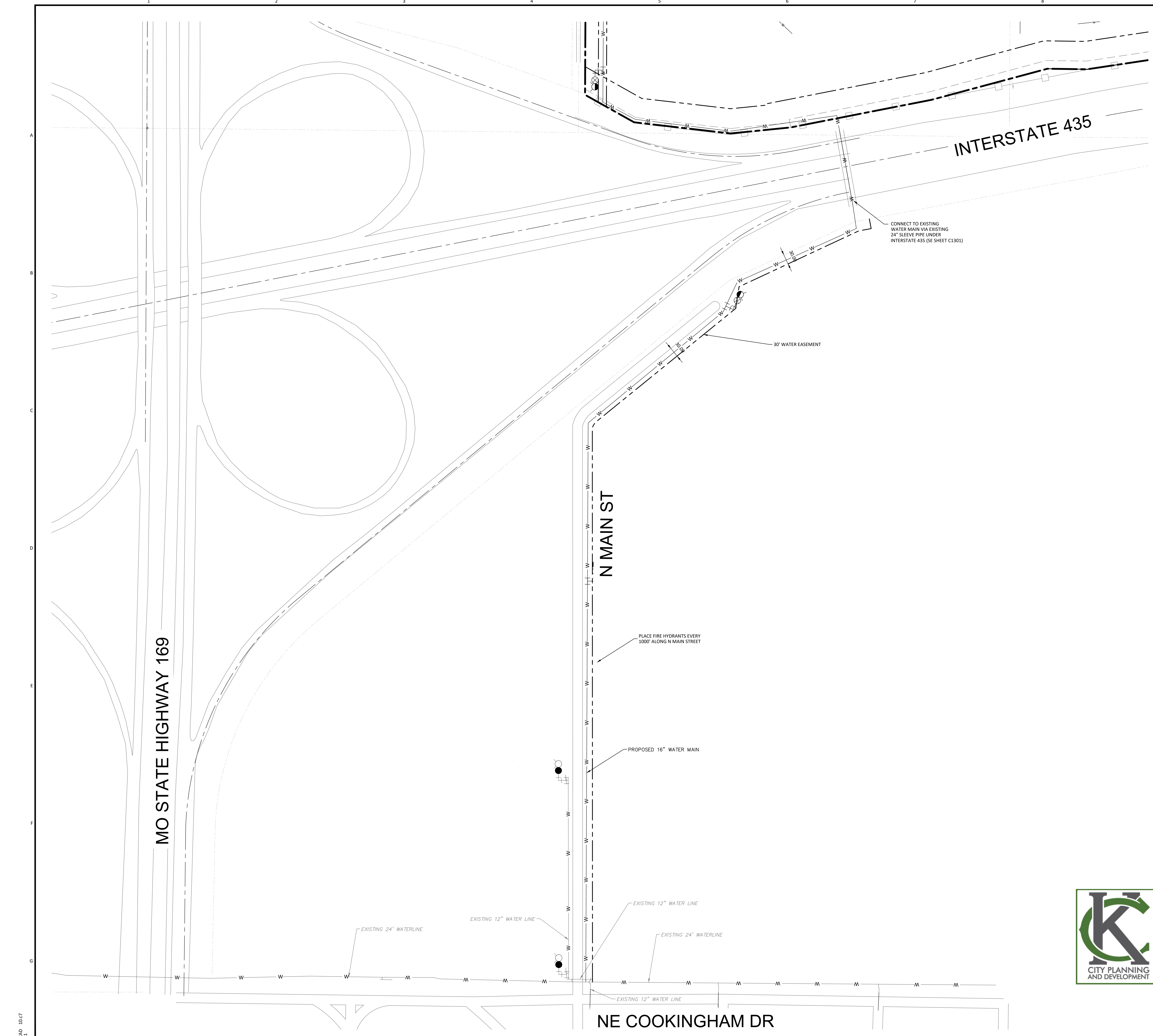
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SIGNED: _____ DATE: _____ REG. NO.: _____

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JJD	CLC
CHECKED	DATE
	30-SEPT-2022

D I O D E
 ROCKY BRANCH CREEK

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



NOTES
1. ALL LINE SIZES ARE PRELIMINARY.

LEGEND

--- (dashed)	PROJECT BOUNDARY LINES
F (solid)	EXISTING UNDERGROUND FIBER
W (solid)	EXISTING UNDERGROUND WATER LINE
OE (solid)	EXISTING OVERHEAD ELECTRICAL LINES
SAN (solid)	EXISTING SANITARY SEWER
SD (solid)	PROPOSED SANITARY SEWER
FP (solid)	PROPOSED FIRE PROTECTION WATER LINE
SD (dashed)	PROPOSED STORM WATER
W (dashed)	PROPOSED WATER MAIN
---	PARCEL LINE
Circle with cross	EXISTING FIRE HYDRANT ASSEMBLY
Circle with cross and dot	PROPOSED FIRE HYDRANT ASSEMBLY

REFERENCE DRAWINGS

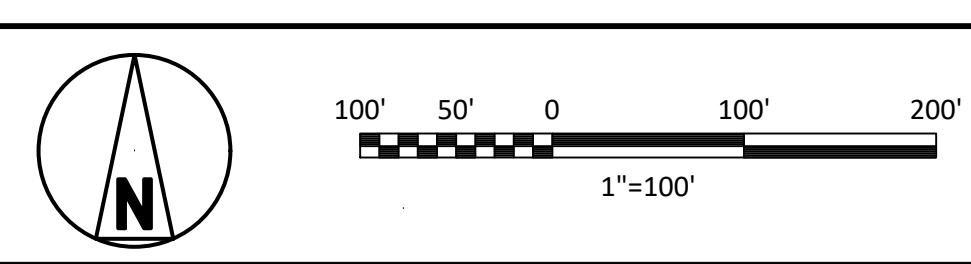
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

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DATE TIME
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30-SEP-2022 10:07

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DATE: _____

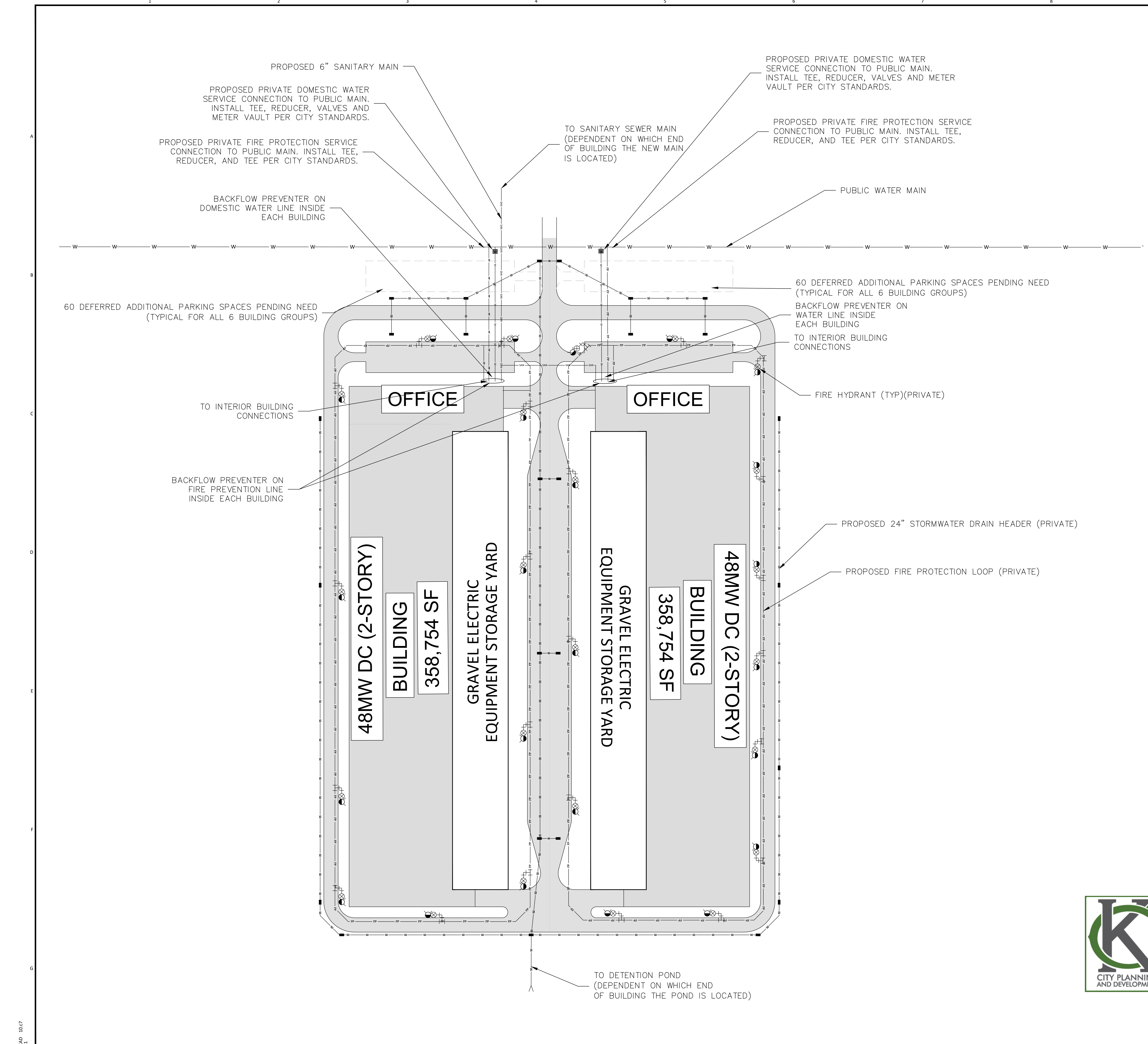
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ENGINEER	JJD
DRAWN	CLC
CHECKED	DATE
	30-SEPT-2022

DIODE
ROCKY BRANCH CREEK

PROJECT: **DIODE**
DRAWING NUMBER: **C1301**

PROJECT	DRAWING NUMBER	REV
406347	C1301	B
AREA		

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



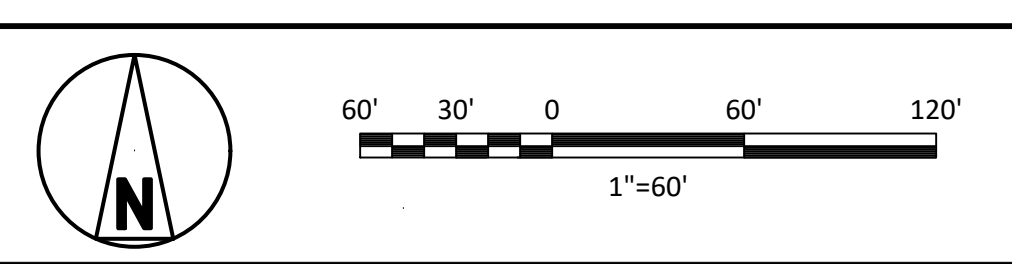
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SIGNED: _____ REG. NO. _____
 DATE: _____

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

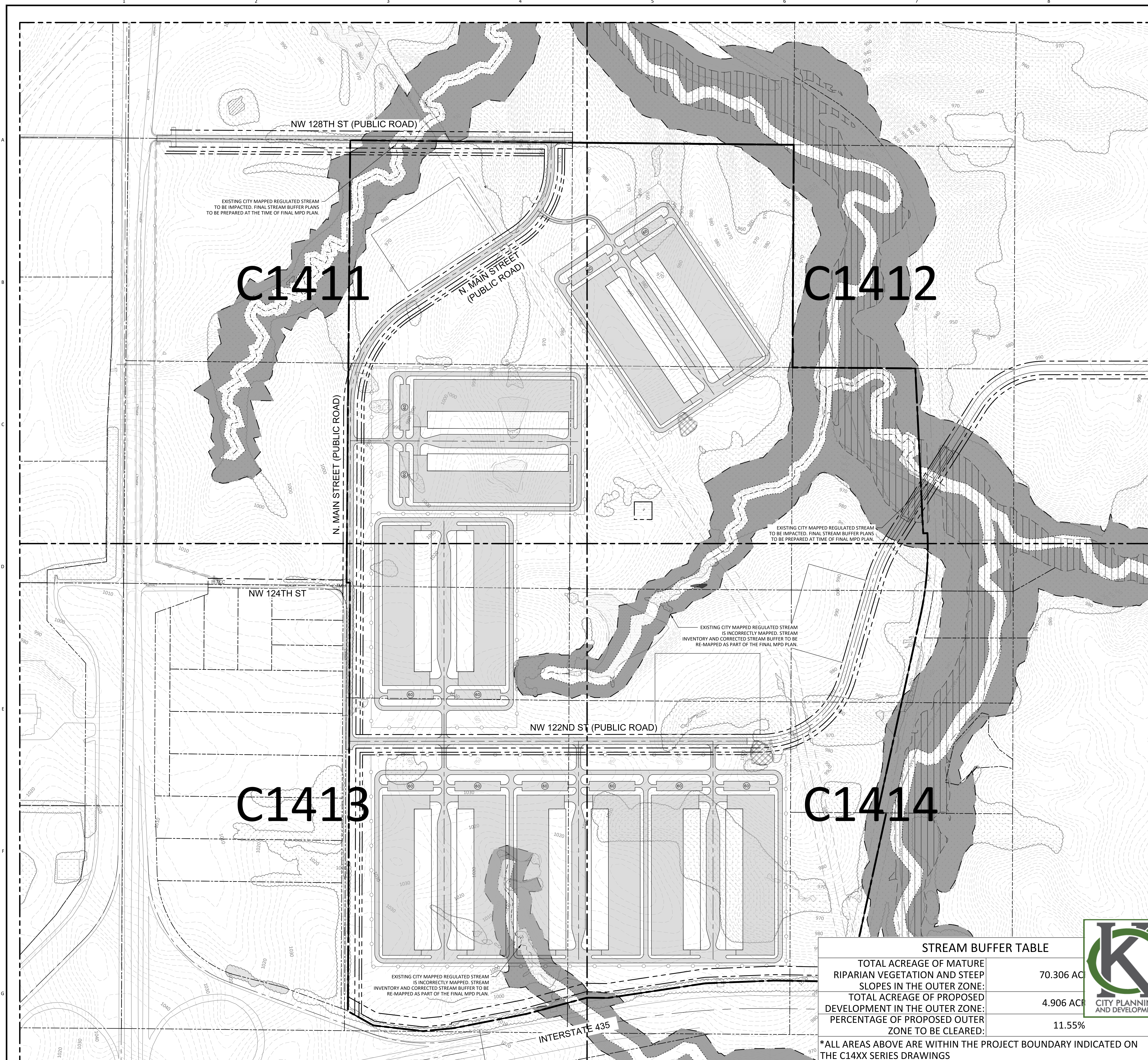
DIODE
 ROCKY BRANCH CREEK

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

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 AC
TOTAL ACREAGE OF PROPOSED DEVELOPMENT IN THE OUTER ZONE:	4.906 AC
PERCENTAGE OF PROPOSED OUTER ZONE TO BE CLEARED:	11.55%

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



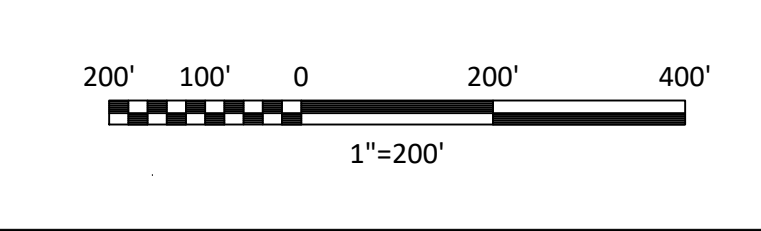
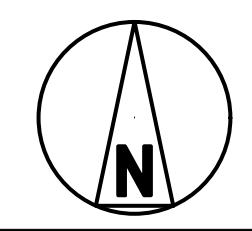
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	30-SEPT-2022

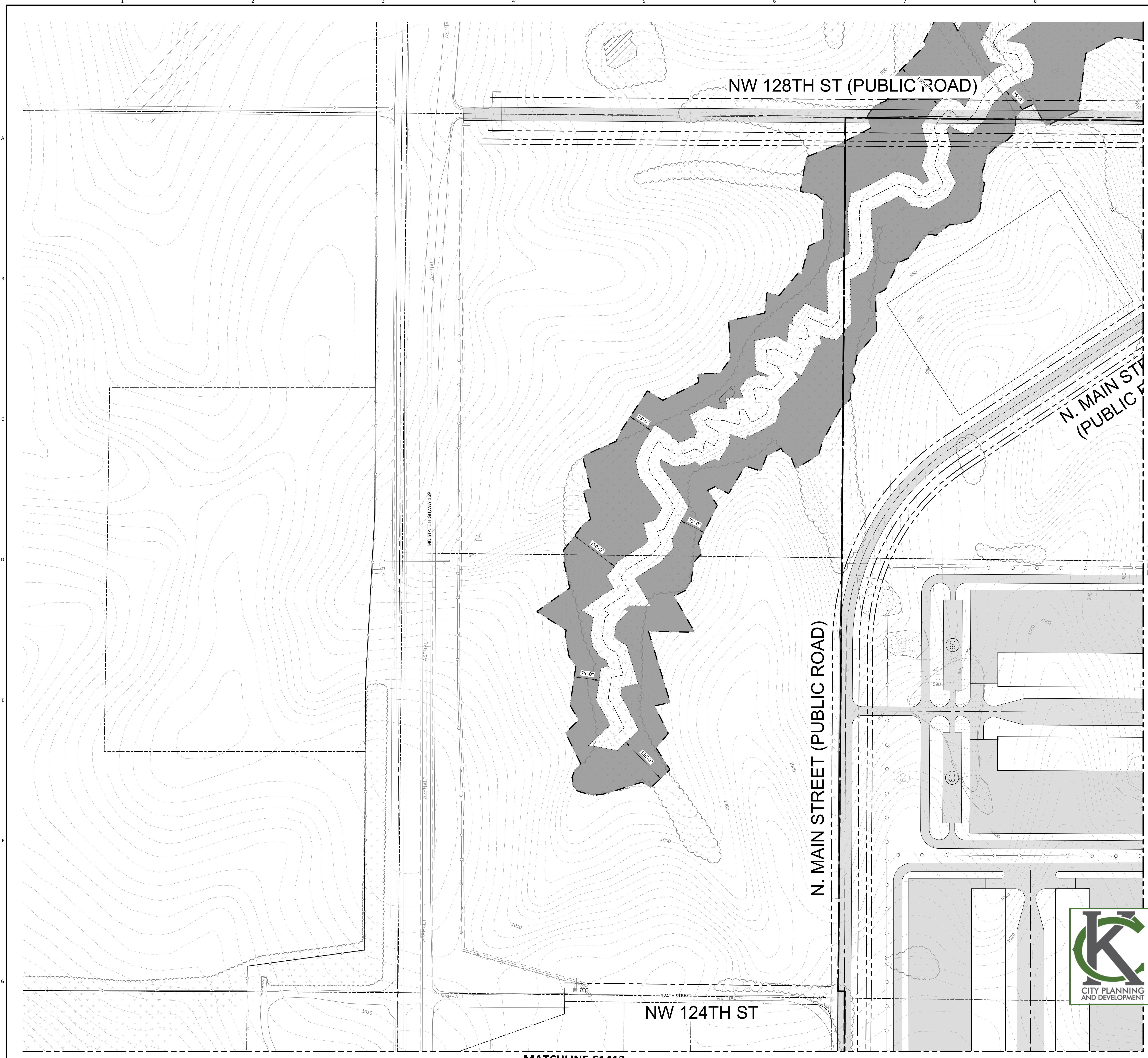
DIODE
 ROCKY BRANCH CREEK
 PROJECT CODE
406347
 DRAWING NUMBER
C1400
 REV
B

AREA	
------	--

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)



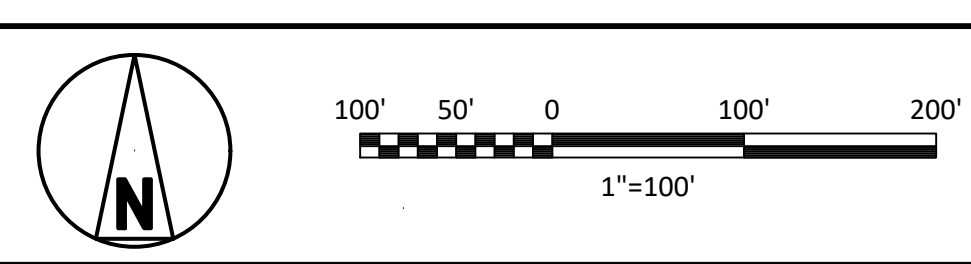
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A	30-SEPT-2022	ISSUED FOR MUNICIPAL REVIEW		

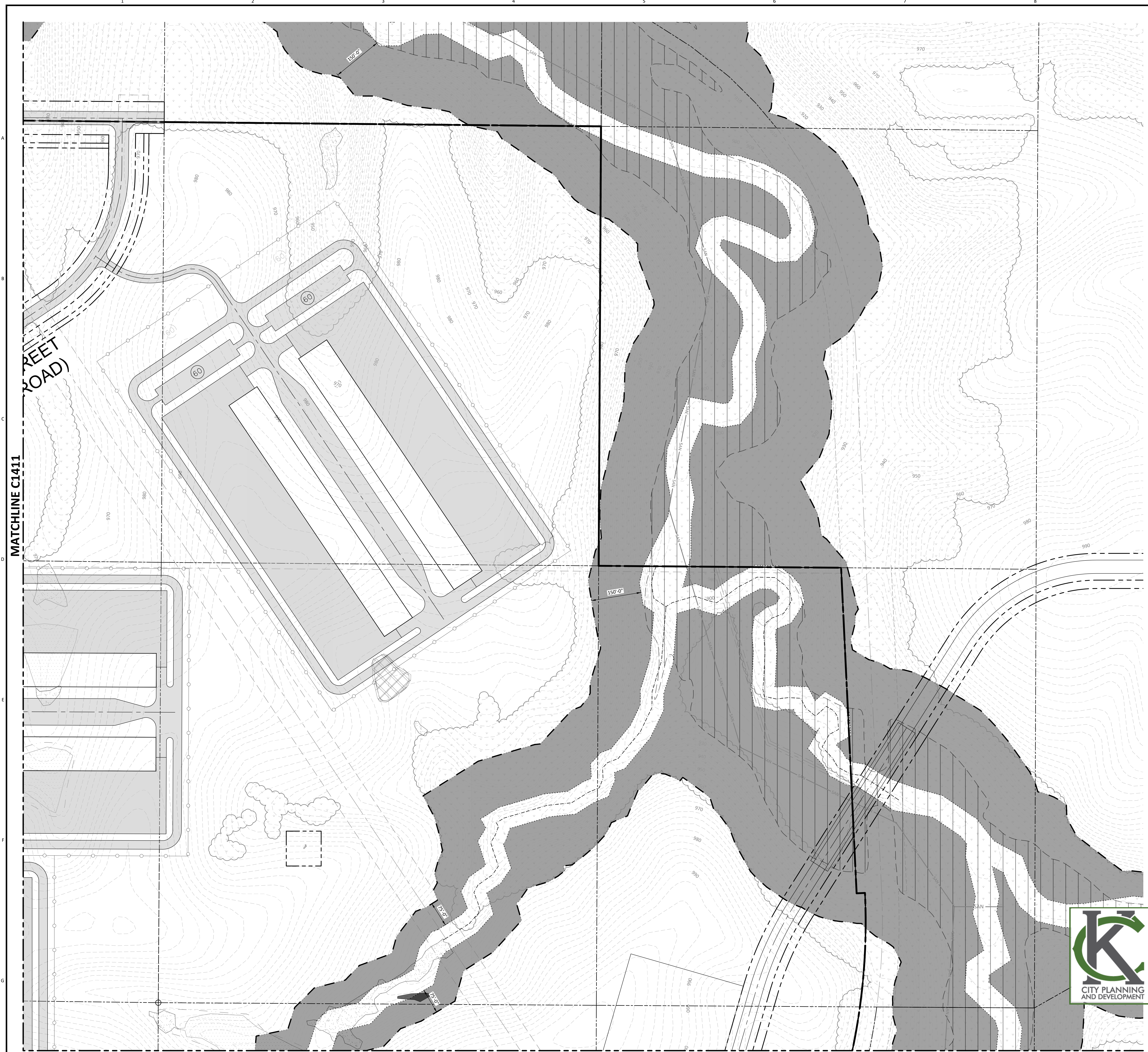


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JJD	CLC
CHECKED	DATE
	30-SEPT-2022

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



NOTES

1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
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LEGEND

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- ROAD CENTERLINE
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- STREAM BUFFER OUTER ZONE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)



City Plan Commission
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MATCHLINE C1414

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MATCHLINE C1411

NOTES

1. STREAM BUFFER PLAN IN ACCORDANCE WITH KANSAS CITY ZONING AND DEVELOPMENT CODE, ORDINANCE 100394, SECTION 88-415.
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- STREAM BUFFER OUTER ZONE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)

MATCHLINE C1414



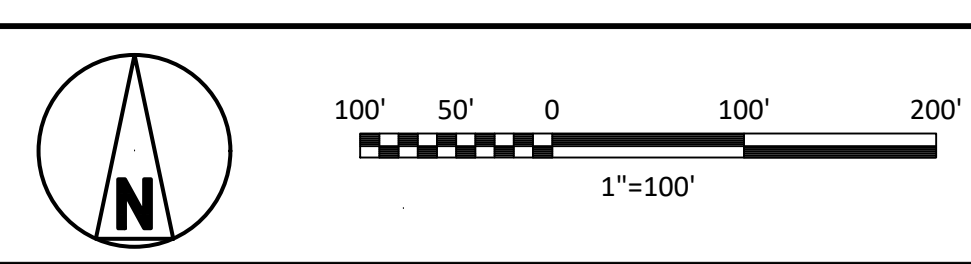
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ENGINEER	DRAWN
JJD	CLC
CHECKED	DATE
	30-SEPT-2022

DIODÉ
 ROCKY BRANCH CREEK

PROJECT
406347

DRAWING NUMBER
C1413

AREA

STREAM BUFFER ZONES - AREA 3
 NE CORNER OF I-435 & 169 HWY

PROJECT	DRAWING NUMBER	REV
406347	C1413	A

MATCHLINE C1412

NOTES

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- FEMA 100 YEAR FLOOD ZONE
- STREAM BUFFER OUTER ZONE
- WETLANDS
- WETLANDS (ISOLATED)
- POND
- POND (ISOLATED)

NW 122ND ST (PUBLIC ROAD)

MATCHLINE C1413

INTERSTATE 435



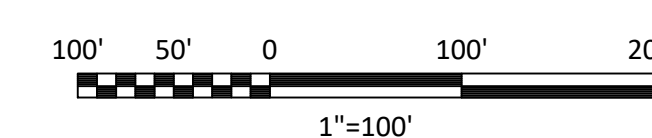
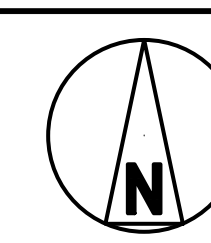
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USERNAME E1
DATE TIME

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ENGINEER JJD	DRAWN CLC
CHECKED _____	DATE 30 SEPT 2022

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

PROJECT	406347	DRAWING NUMBER	C1414	REV	A
CODE		AREA			

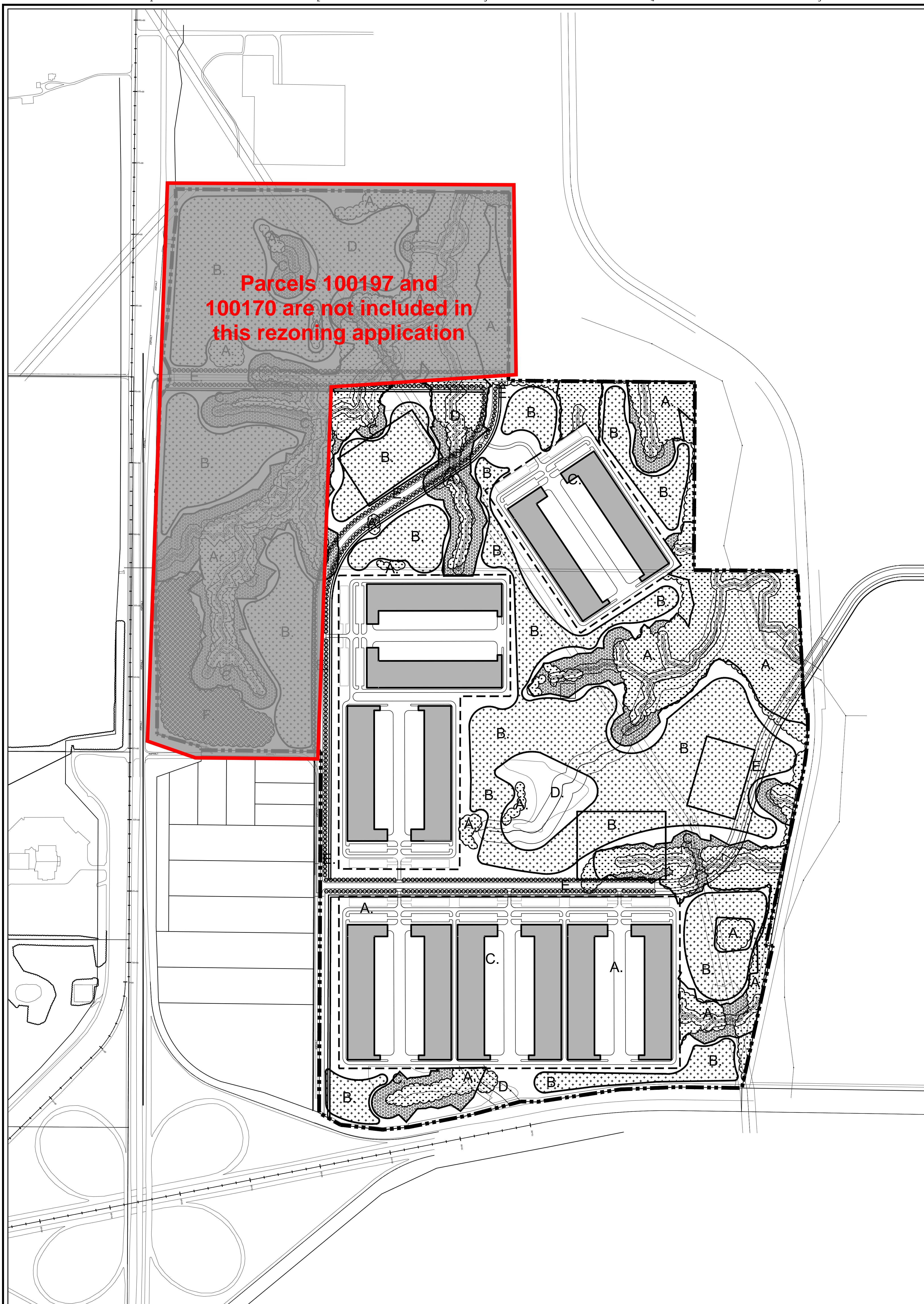
Parcels 100197 and 100170 are not included in this rezoning application

LEGEND

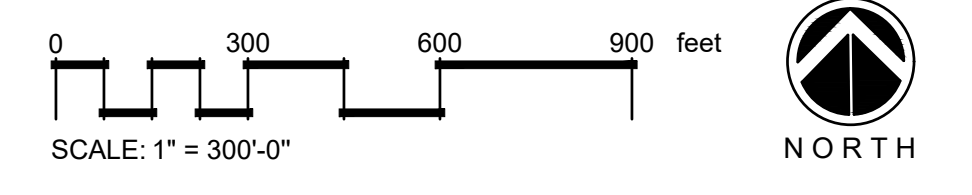
- A. POTENTIAL WOODED AREA
- B. POTENTIAL GRASSLAND AREA
- C. POTENTIAL RIPARIAN AREA
- D. POTENTIAL POND AREA
- E. POTENTIAL STREET TREES
- F. POTENTIAL GRASSLAND AREA
- G. POTENTIAL MAINTAINED ORNAMENTAL LANDSCAPE AREA / PRELIMINARY AREA OF VEGETATION REMOVAL

- A. **EXISTING WOODED AREA** - Significant portions of existing wooded areas are to remain. Wooded areas are generally located where existing topography collects water from surrounding, relatively flat agricultural fields. Tree species, location, and sizes are unknown.
- B. **PROPOSED GRASSLAND AREA** - Agricultural fields generally exist where topography is flat and soil conditions support intended crops. A shorter, upland native grass and wildflower seed mix is proposed for these areas.
- C. **EXISTING RIPARIAN AREA** - Riparian areas are generally defined by a 100' offset from the flow line of existing topography per civil plans. It is proposed that Riparian areas be seeded with a riparian, savanna blend, or bottomland native seed mix containing both native grasses and wildflowers. If additional trees are required, it is proposed that desirable, native hardwood species be planted near the top of the drainage to form an open woodland or glade condition as a transition to upland areas.
- D. **PROPOSED POND AREA** - Several ponds are proposed for the site. A bottom land seed mix is proposed in these areas. Civil would need to approve locations of native trees per detention requirements.
- E. **PROPOSED STREET TREES** - Street trees are proposed along all sections of public streets per street tree requirements. Species to be determined, generally selected from Great Trees for Kansas City updated in (insert date). Mowing patterns for native grass areas along streets, street trees, public walks to be determined.
- F. **EXISTING GRASSLAND AREA** - An area of native pasture exists on the site. It is proposed that this area generally remains as-is.
- G. **PROPOSED MAINTAINED ORNAMENTAL LANDSCAPE AREA** - Generally, proposed landscape areas within individual building secure lines/ fences will be maintained, and aesthetic in nature. It is intended that these areas fulfill all related landscape requirements and will generally include shade and small flowering trees, evergreen trees, deciduous and evergreen shrubs, and mowed lawn.

POTENTIAL GREEN INFRASTRUCTURE CONCEPT IMAGES



OVERALL LANDSCAPE PLAN
SCALE: 1"=300'-0"



- GENERAL NOTES:**
1. THE EXISTING FEATURES NOTED TO REMAIN ARE CONCEPTUAL IN NATURE AND WILL BE FURTHER DEFINED AS PART OF THE FINAL MPD PLAN.
 2. THE PROPOSED LANDSCAPING IS INTENDED TO MEET CITY CODE REQUIREMENTS.
 3. ALL PROPOSED LANDSCAPING IS INTENDED TO MEET CITY CODE REQUIREMENTS.

City Plan Commission
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

			DIODE ROCKY BRANCH CREEK #06347	
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF KANSAS. SIGNED: _____ DATE: _____ REG. NO.: _____	JRL JRS 2 04/15/2022	PRELIMINARY SITE PLAN NE CORNER OF I-435 & 169 HWY	322 2222	L100



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2022-00058** on **10/18/2022**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

CORGAN

401 N. Houston Street Dallas, TX
 75202
 T: 214.748.2000

ISSUES

1	09.02.2022	SITE SUBMISSION
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REVISIONS

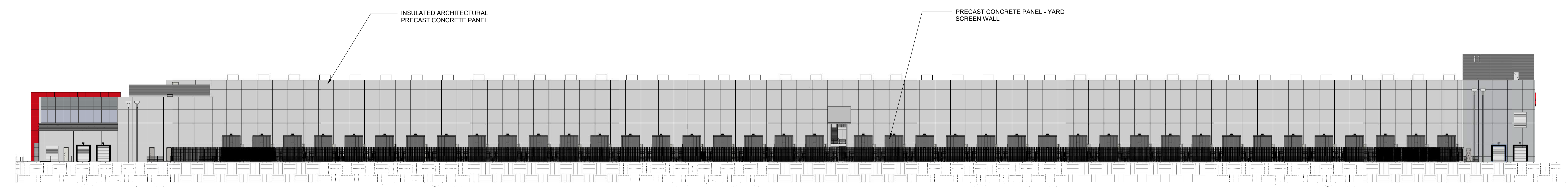
NOT FOR BIDDING OR CONSTRUCTION

ROCKY BRANCH CREEK
 TECHNOLOGY PARK

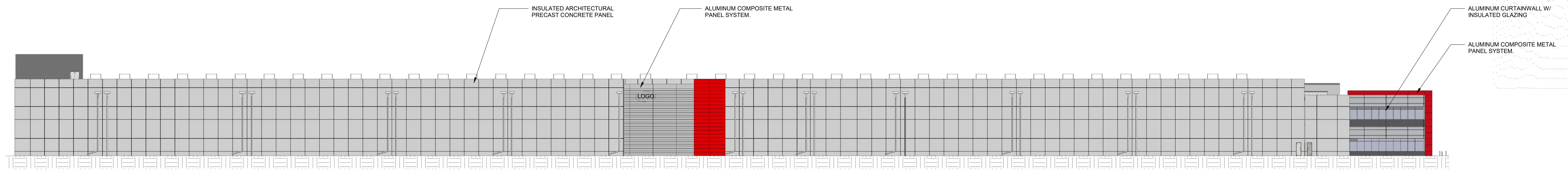
**OVERALL
 EXTERIOR
 ELEVATIONS**

JOB 22268.0000
DATE 09.02.22
SHEET

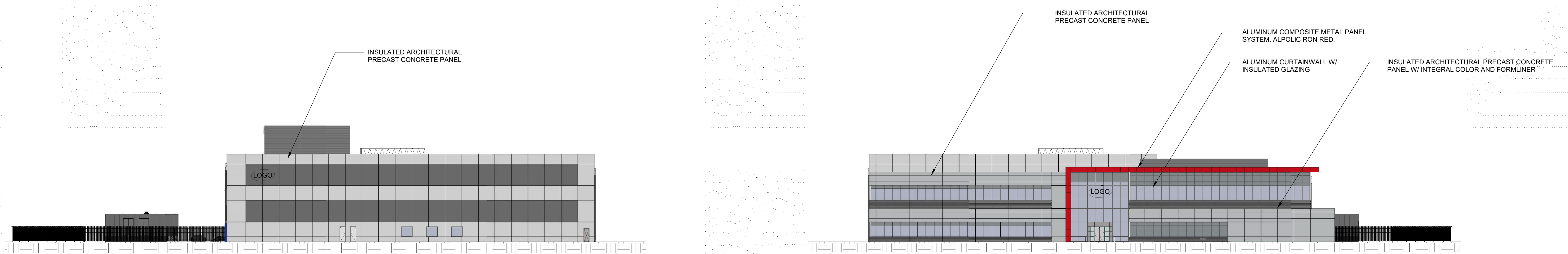
A05-01



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"

8/31/2022 4:49:44 PM A05-01 OVERALL EXTERIOR ELEVATIONS



ISSUES

1	09.02.2022	SITE SUBMISSION
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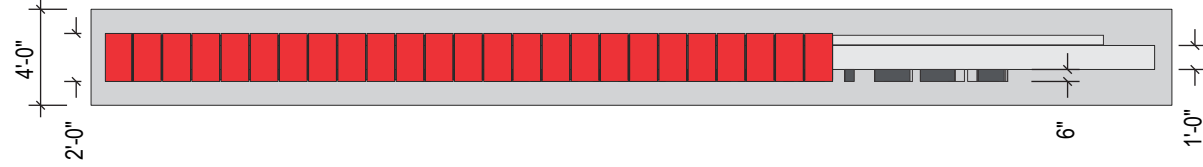
REVISIONS

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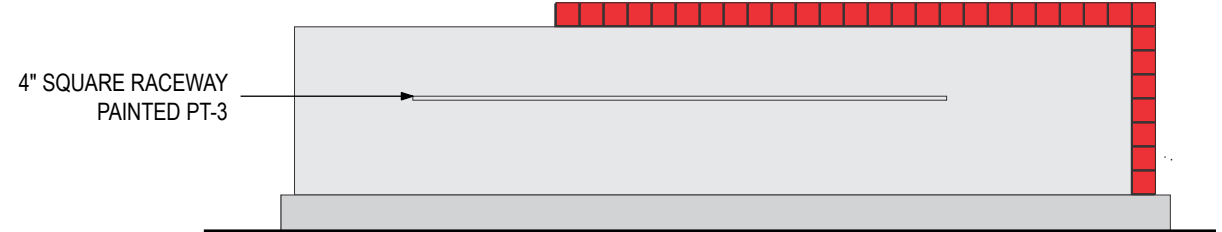
ROCKY BRANCH CREEK
TECHNOLOGY PARK

E1 CAMPUS
MONUMENT

JOB 22268.0000
DATE 09.02.22
SHEET

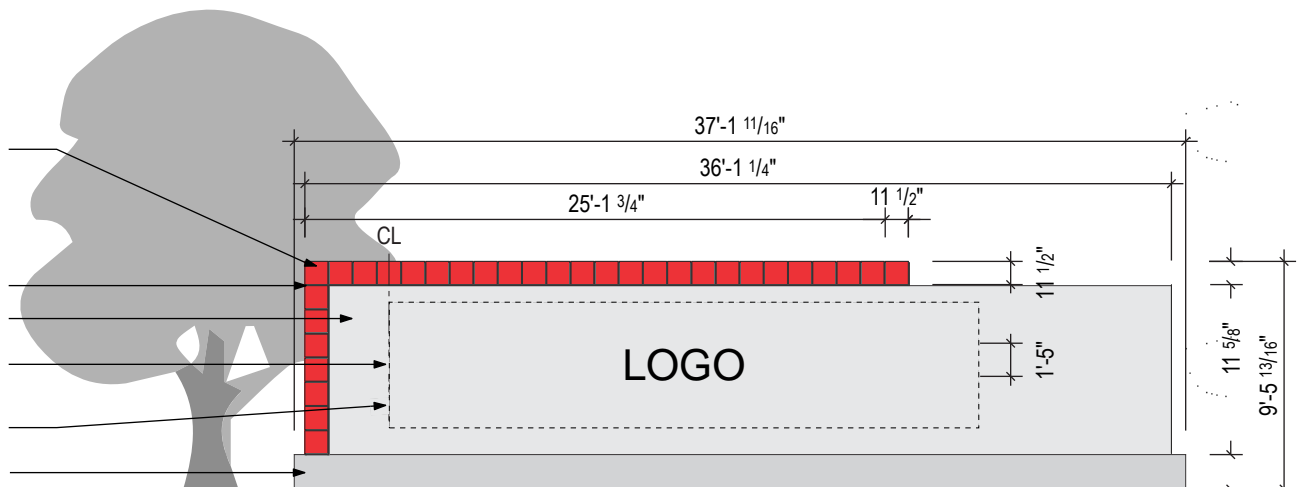


3 DETAIL
SCALE: 1/4" = 1'-0"



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

PRE-FINISHED ACM ALUPANEL MATERIAL (TUBELITE #MUL/ACP3020RED4X8-3MM), PAINTED PT-2, ATTACHED TO LEFT SIDE AND ACROSS TOP OF PRE-CAST SECTION. ENSURE ANY AND ALL RIVOTS FOR METAL PANELS BE PAINTED PT-2
1/2" REVEALS BETWEEN ACM PANELS PAINTED PT-2
PRECAST CONCRETE PAINTED PT-3
FACE LIT CHANNEL LETTERS. WHITE ACRYLIC FACES WITH PERFORATED VINYL TO MATCH (COOL GRAY 11C). FONT: CERA PRO BOLD.
FACE AND HALO LIT CHANNEL LETTER LOGO. WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL TO MATCH PMS 186C.
POURED IN PLACE FOOTER/BASE PAINTED PT-4



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



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REVISIONS

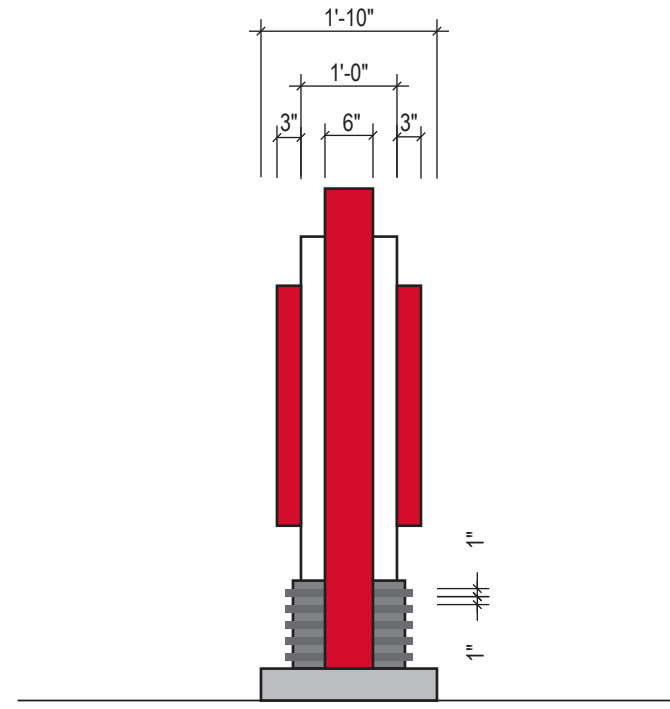
NOT FOR BIDDING OR CONSTRUCTION

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"

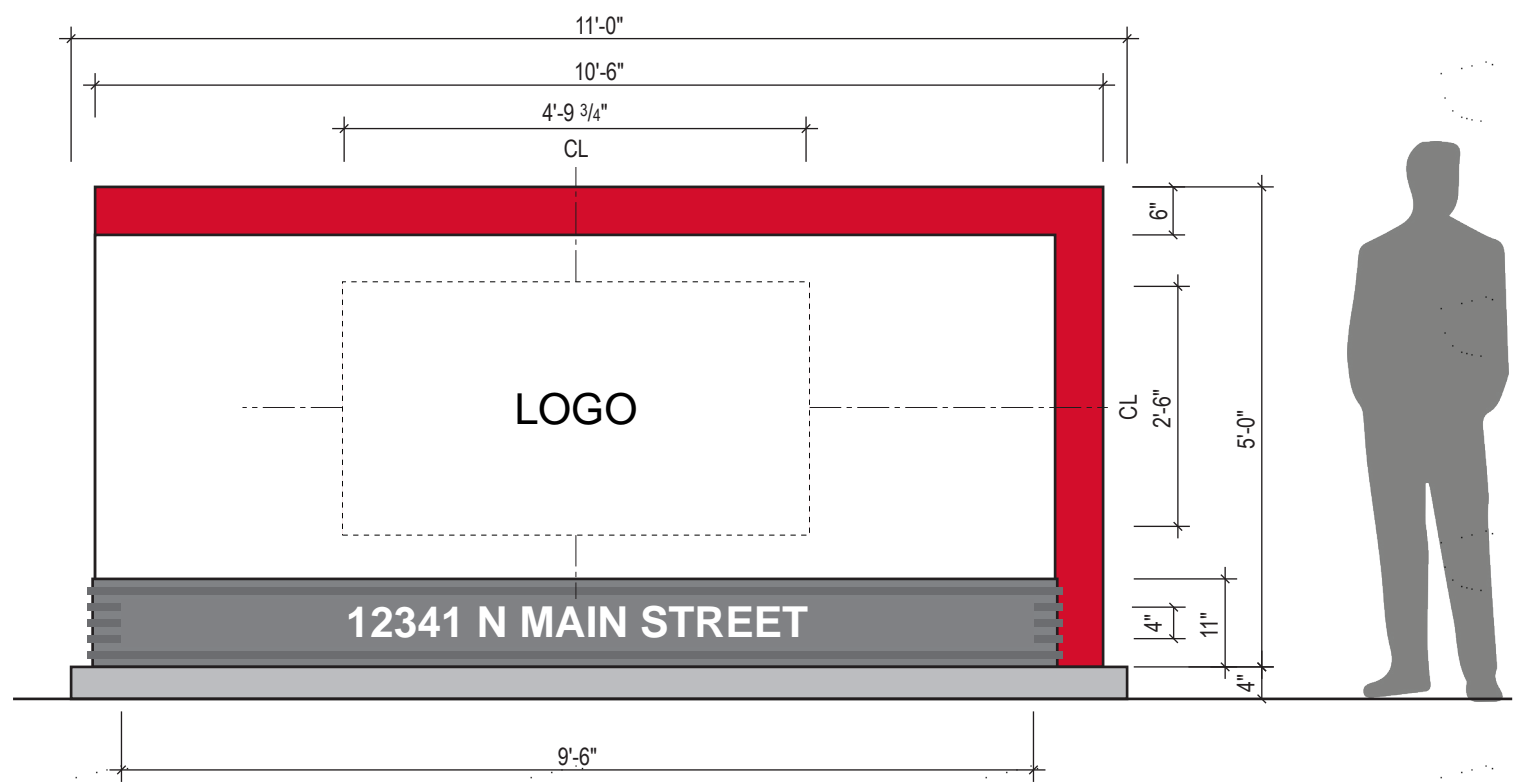
INTERNALLY ILLUMINATED, ALUMINUM PANEL AND FRAME
CONSTRUCTION.

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

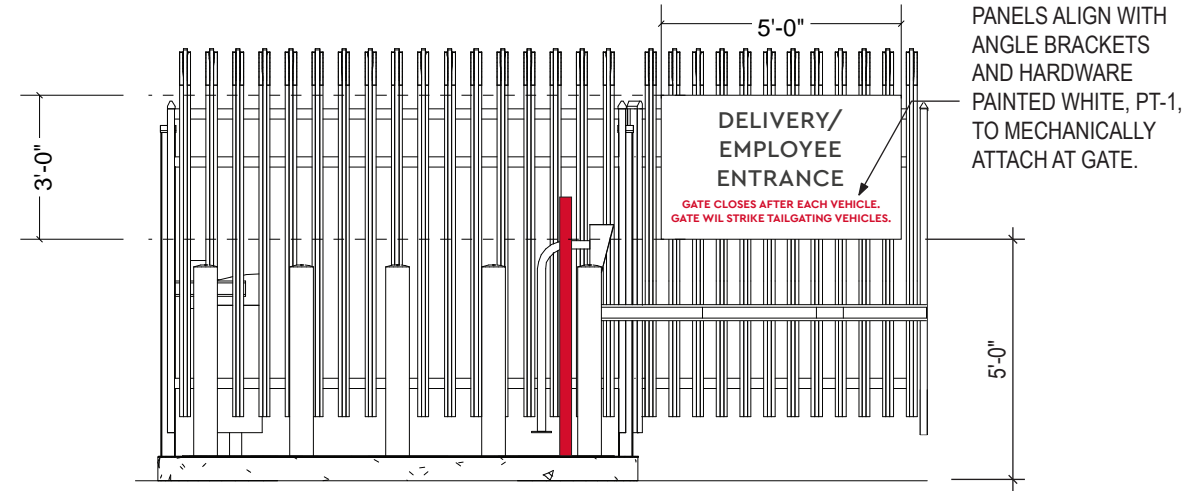
FOOTING: CONCRETE FOOTING CONFIGURED TO SUPPORT MONUMENT
SIGN. CONCEAL MECHANICAL ATTACHMENT BETWEEN BASE AND
FOOTING.



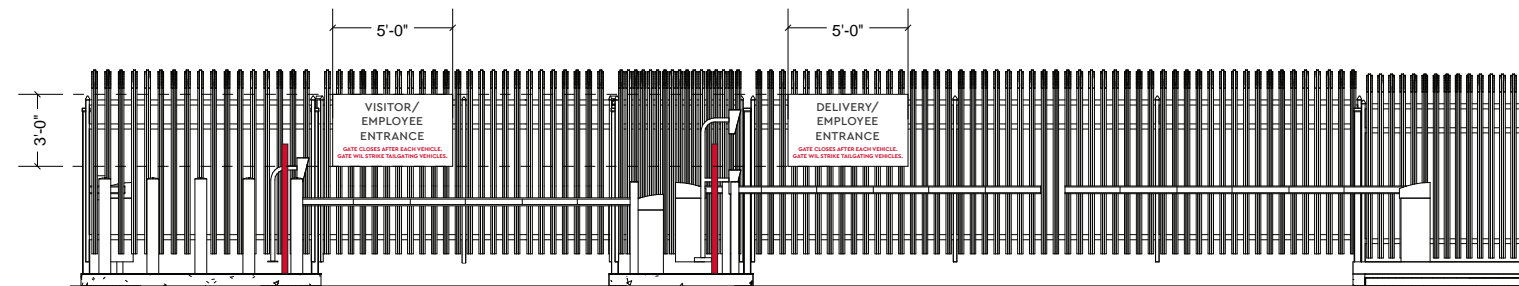
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Secretary of the Commission

CITY PLANNING AND DEVELOPMENT



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



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

ISSUES

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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



City Plan Commission
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