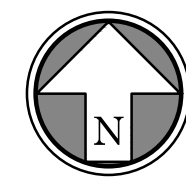
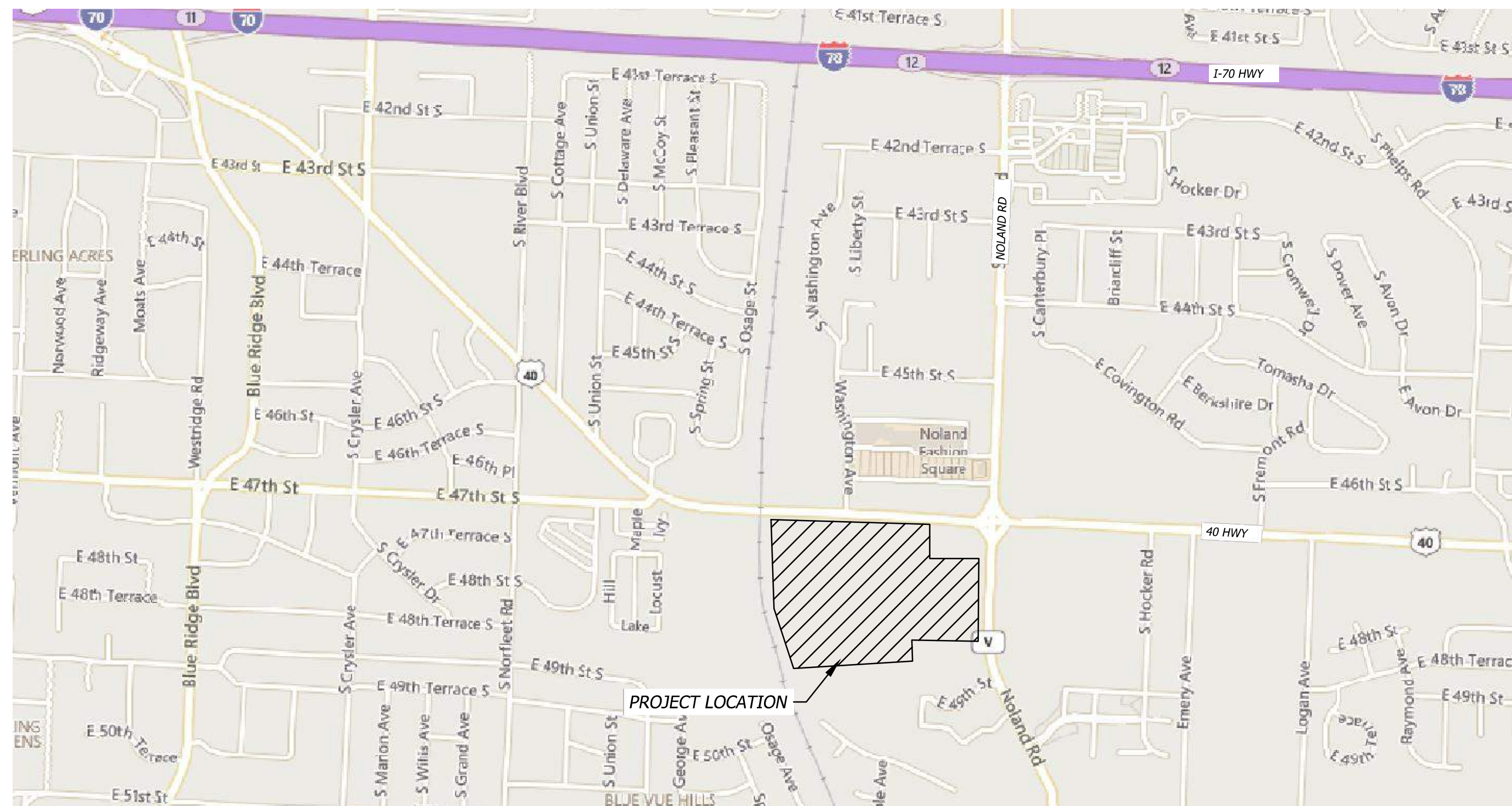


**4800 NOLAND ROAD
KANSAS CITY, MISSOURI 64133**

Sheet Index	
Sheet Number	Sheet Title
CVR	Cover Sheet
A1	Site Perspectives
A2	Architectural Elevations
C1	Existing Conditions Map
C2	Site Plan
C3	Phasing Plan
C4	Grading Plan
C5	Utility Plan
L1	Landscape Plan
X1	Current Approved Site Plan
X2	Original Approved Site Plan

Also, except that part now platted as Plaza 40 Shopping Center, Phase 2, a subdivision partly in Kansas City and partly in Independence, Jackson County, Missouri, filed October 28, 1986, as Document No. I-728264, in Plat Book I-43 at Page 99.



ROUSE FRETS WHITE GOSS GENTILE RHODES
4510 BELLEVIEW AVENUE, SUITE 300
KANSAS CITY, MO 64111
PH (816) 502-4701
CONTACT: Aaron G. March
EMAIL: AMarch@rousepc.com

Case No. CD-CPC-2019-00198

APPROVED
CITY PLAN COMMISSION

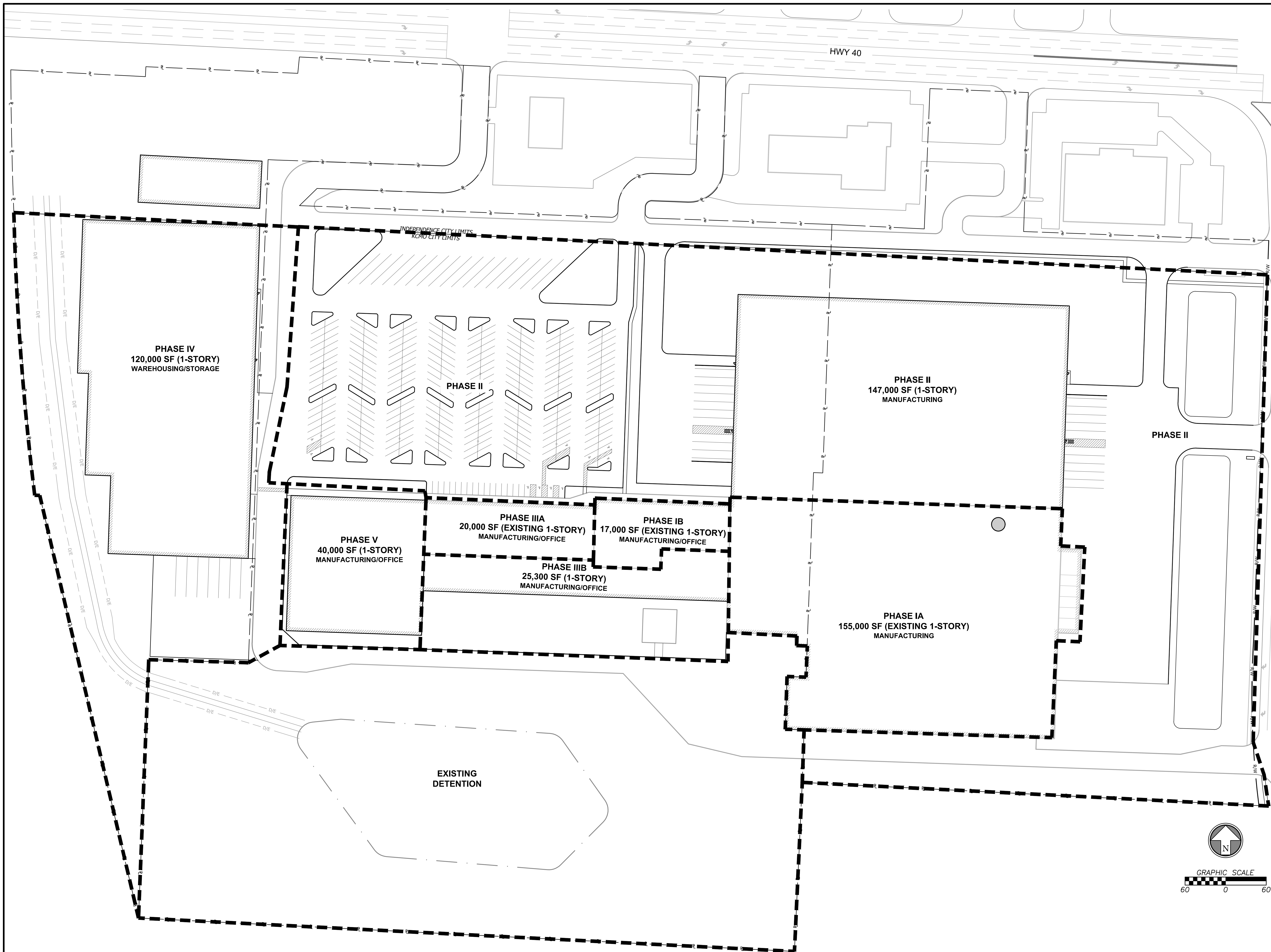
DATE: **12-17-2020**

THIS PLAN
APPROVED

BY ORDINANCE
No. **200695**
DATE: _____

[illegible]

C2



PHASE DATA							
INFORMATION	PHASE IA	PHASE IB	PHASE II	PHASE IIIA	PHASE IIIB	PHASE IV	PHASE V
f. BUILDING HEIGHT	30 FT	25 FT	30 FT	25 FT	25 FT	30 FT	30 FT
f. # OF BLDG. FLOORS	1	1	1	1	1	1	1
g. GROSS FLOOR AREA/FLOOR	155,000 SF	17,000 SF	147,000 SF	20,000 SF	25,300 SF	120,000 SF	40,000 SF
g. TOTAL GROSS BLDG. AREA	155,000 SF	17,000 SF	147,000 SF	20,000 SF	25,300 SF	120,000 SF	40,000 SF
i. PHASE COMMENCEMENT DATE	2020	2020	2021-2023	2020-2022	2024-2024	2026-2028	
i. PHASE COMPLETION DATE	2021	2021	2023-2024	2021-2023	2023-2025	2025-2027	2027-2029

TOTAL SITE DATA	
a. EXISTING ZONING	B2-2 (UNPLATTED TRACT) UR (TRACTS 1 & V)
a. PROPOSED ZONING	UR (ALL TRACTS)
b. TOTAL AREA (KCMO ONLY)	37.6 ACRES
EXIST. IMPERVIOUS AREA	22.4 ACRES
PROP. IMPERVIOUS AREA	23.8 ACRES
c. EXISTING R/W	0.8 ACRES
c. PROPOSED R/W	0.8 ACRES
d. NET AREA (KCMO ONLY)	37.6 ACRES
e. PROPOSED BUILDING USE	Those uses described in Code Sec. 88-805-05-B.2 Manufacturing, Production, and Industrial Services - Limited; Code Sec. 88-805-05-F Warehousing, Wholesaling, Storage, and Freight Movement; and any and all uses otherwise permitted that correspond to the M 1 zoning classification in Code Section 88-140-03.
f. BUILDING HEIGHT	SEE PHASE DATA
f. NO. OF BLDG. FLOORS	SEE PHASE DATA
g. GROSS FLOOR AREA/FLOOR	SEE PHASE DATA
g. TOTAL GROSS BLDG. AREA	524,300 SF
h. BUILDING COVERAGE	27.5%
h. FLOOR AREA RATIO	.275
j. REQUIRED PARKING RATIO	INDUSTRIAL - 1 PER 4 EMPLOYEES
j. REQUIRED PARKING SPACES	300 / 4 = 75
j. PROPOSED PARKING SPACES	303
j. REQUIRED HANDICAP PARKING SPACES	8
j. PROPOSED HANDICAP PARKING SPACES	10
k. REQUIRED BICYCLE PARKING RATIO - LONG TERM	1 PER 20 EMPLOYEES
k. REQUIRED BICYCLE PARKING RATIO - SHORT TERM	10% OF PARKING SPACES
k. REQUIRED BICYCLE PARKING - LONG TERM	15
k. REQUIRED BICYCLE PARKING - SHORT TERM	8
k. PROVIDED BICYCLE PARKING - LONG TERM	15
k. PROVIDED BICYCLE PARKING - SHORT TERM	8
l. PHASE COMMENCEMENT & COMPLETION DATES	SEE PHASE DATA
m. DISCUSSION OF CHANGES TO APPROVED DEVELOPMENT PLAN	The previously approved development plans had two phases that included 191,728 sq. ft. of inline retail, 99,294 sq. ft. of future retail shops, and a 33,508 sq. ft. future movie theater. The approved plan provided 1,556 parking spaces and identified a pole sign along Noland Rd. The proposed development plan amendment removes 28,294 sq ft. of retail shops at the north end of the center. The inline retail will be converted in a 5-phased development into the Bennett Packaging & Displays Corporate Campus with uses identified in item e. above. The amended plan will provide 303 parking spaces and replace the pole sign with monument signs.

[illegible]

Legend:

- PROPOSED 10' MAJOR CONTOURS (thick solid line)
- PROPOSED 2' MINOR CONTOURS (thin solid line)
- EXISTING GRADE 10' MAJOR CONTOURS (thick dashed line)
- EXISTING GRADE 2' MINOR CONTOURS (thin dashed line)
- PROPOSED STORM SEWER LINE (solid line with cross-ticks)
- EXISTING STORM SEWER LINE (dashed line with cross-ticks)
- PROPERTY LINE (line with dots)
- RIGHT-OF-WAY LINE (line with 'R/W' label)
- CITY LIMITS (line with '— —' dashes)
- 100-YEAR FLOOD PLAIN (line with '• •' dots)
- 0000.00 TW (top of retaining wall)
- 0000.00 BW (bottom of retaining wall)

The majority of the subject property lies within Flood Zone "X" [unshaded] [areas determined to be outside the 0.2% annual chance floodplain], as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map [F.I.R.M.).

A portion of the subject property lies within Flood Zone "AE" [areas determined to be inside the 1.0% annual chance floodplain], as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map [F.I.R.M.).

Map Number: 29095C0291G

Panel No: 291 of 625

Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

1. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
2. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
3. Finished grades shall not be steeper than 3:1.
4. Existing contours are based on public GIS data.

Design: KMY	Drawn: KMY
Checked:	KAP
Issue Date:	11/01/2019
Project Number:	028000
C4	

