

# CITY PLAN COMMISSION STAFF REPORT

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

March 1, 2022



DOCKET #C3 REQUEST CLD-FnPlat-2022-00003 – Final Plat

## APPLICANT

Kellee Madinger Rouse Frets White Goss Gentile Rhodes, P.C.

#### OWNER

Velvet technical Services LLC

Location 801 NW 128th St Area About 366 acres Zoning MPD Council District 2nd County Clay & Platte School District Smithville

#### SURROUNDING LAND USES

North: zoned R-80, Undeveloped. South: zoned R-80, Vineyard Church. East: zoned R-6, Undeveloped. West: zoned AG-R, Undeveloped.

#### **MAJOR STREET PLAN**

The City's Major Street Plan identifies Highway 169 as a Freeway at this location.

#### LAND USE PLAN

The Gashland/Nashua Area Plan recommends Residential Low Density uses for the subject property.

#### CONTROLLING CASE

Staff Review City Plan Commission City Council

#### NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for final plats therefore notice is not sent.

#### **REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request.

#### **EXISTING CONDITIONS**

The property is currently undeveloped and used for agricultural purposes.

#### SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat in District MPD for Golden Plains Technology Park on about 366 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

#### **KEY POINTS**

- Applicant is proposing 2 total lots for this phase
- Proposed Final Plat is in both Clay and Platte Counties

#### PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: Approval with Conditions.

**Case No. CD-CPC-2021-00107** – On September 9<sup>th</sup> City Planning Commission approved request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street

#### **RELEVANT CASES**

**Case No. CD-CPC-2020-00059** – Ordinance 200458, passed by the city council on July 09, 2020, a request to rezone from R-80 and AG-R to MPD (Master Planned Development) and approval of a development plan

**Case No. CD-CPC-2021-00104 -** On September 9<sup>th</sup> City Planning Commission approved request to approve an amendment to the Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed-use Community to Office use.

**Case No. CD-CPC-2021-00105** - On September 9<sup>th</sup> City Planning Commission approved a request to approve an amendment to the Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed-Use Community to Office use.

**Case No. CD-CPC-2021-00106** - On September 9<sup>th</sup> City Planning Commission approved a request to approve an amendment to the major street plan for the realignment of NW 128th Street and removal of a north-south road, running through the planned future development.

**Case No. CD-CPC-2021-00107** - On September 9<sup>th</sup> City Planning Commission approved a request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

**Case No. CD-CPC-2021-00108** - On September 9<sup>th</sup> City Planning Commission approved a request to approve a Final MPD Plan for Zone 3 of Golden Plains Technology Park for approximately 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

#### LOCATION



### PLAT REVIEW

The plat approved 2 industrial lots and 5 tracts with access off NE 128<sup>th</sup> Street. The preliminary plat proposed the creation of two (2) lots for Zone 3. Lot 1 is about 347.67 acres, used for a data center and its accessory uses and Lot 2 is about 6.77 acres to serve as an Evergy Substation. The zone is secured by fencing, which is to be a decorative steel fence when visible from the rights of way and adjacent property occupied by the church. The final plat conforms to the preliminary plat. A regulated stream flows along the southern border of the property. Access to the site is via an Outer Road from MO Hwy 169.

#### PLAT ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)

| Standards                                  | Applicability | Meets | More Information |
|--|---------------|-------|------------------|
| Boulevard and Parkway Standards (88-323)   | NO            |       |                  |
| Parkland Dedication (88-408)               | NO            |       |                  |
| Parking and Loading Standards (88-420)     | NO            |       |                  |
| Landscape and Screening Standards (88-425) | NO            |       |                  |
| Outdoor Lighting Standards (88-430)        | NO            |       |                  |
| Sign Standards (88-445)                    | NO            |       |                  |
| Pedestrian Standards (88-450)              | NO            |       |                  |

#### **REVIEW CRITERIA**

What led to the decision, use zoning regulations

#### **REQUESTED DEVIATIONS**

None

#### PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

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Matthew Barnes Planner



# **Plan Conditions**

Report Date: February 24, 2022 Case Number: CLD-FnPlat-2022-00003 Project: Project Velvet

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at / matthew.barnes@kcmo.org with questions.* 

- 1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (1/10/2022)
- 2. 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. (1/10/2022)
- 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. (1/10/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

- 4. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (1/18/2022)
- 5. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services. (1/18/2022)
- 6. 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. (1/18/2022)
- The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (1/18/2022)
- The developer must grant on City approved forms, a STREAM BUFFER Easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/18/2022)
- 9. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (1/18/2022)
- 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. (1/18/2022)
- 11. 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. (1/18/2022)
- 12. 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. (1/18/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

- The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (1/18/2022)
- 14. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (1/18/2022)
- If applicable, the developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established. (1/18/2022)
- 16. 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 (1/18/2022)
- 17. 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. (1/18/2022)
- 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. (1/18/2022)
- 19. 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. (1/18/2022)
- 20. 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. (1/18/2022)
- The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted. (1/18/2022)
- 22. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/18/2022)
- 23. 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. (1/18/2022)

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

24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to recording final plat. Forestry Division contact is Kevin LaPointe (kevin.lapointe@kcmo.org or 816-513-7776). (1/19/2022)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

25. Water main easements shall match approved water main extension plans. The final plat shall reflect all required water main easements as shown on the final approved water main extension plans. Changes and corrections may or may not be necessary to the final plat since the final water main extension plans have not been approved at this time. (1/10/2022)

# <u>NOTES</u>

- 1. THE BASIS OF BEARINGS FOR THIS PRELIMINARY PLAT ARE GRID BEARINGS
- 2. A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 2901790053G WITH A MAP DATE OF JANUARY 20, 2017
- EXISTING BOUNDARY LINEWORK BASED ON ALTA SURVEY COMPLETED BY MCCLURE ENGINEERING DATED 6/10/2020 AND VERIFIED BY WILSON & COMPANY TO MEET MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60), NOVEMBER 2021
- 4. THE ALTA SURVEY COMPLETED BY MCCLURE ENGINEERING DATED 6/10/2020 REFERENCES FIRST AMERICAN TITLE POLICY NUMBER 5011429-0200353E. THE POLICY EXCEPTION FROM COVERAGE NUMBER 15 REFERENCES BOOK T AT PAGE 235. SAID DOCUMENT REFERS TO A 5/100 ACRE EXCEPTION FOR BURYING GROUND THAT IS NOT PLOTTABLE, AND NO EVIDENCE WAS FOUND DURING THE COURSE OF THE SURVEY.
- 5. ALL COORDINATES AND ALL BEARINGS AS SHOWN ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.99986406
- 6. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED
- 7. CURRENT KANSAS CITY, MISSOURI ZONING: MPD

THE UNDERSIGNED PROPRIETOR OF THE PROPERTY DESCRIBED HEREON LYING IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, HAS CAUSED THE SAME TO BE SPLIT IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, AND AS DESCRIBED HEREON.

VELVET TECH SERVICES, LLC, OWNER / DEVELOPER

SS

STATE OF MISSOURI)

COUNTY OF PLATTE)

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME VELVET TECH SERVICES, LLC PERSONALLY KNOWN TO ME, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THIS LOT ADJUSTMENT IS BY THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE THE DAY AND YEAR LAST WRITTEN.

NOTARY PUBLIC IN AND FOR PLATTE COUNTY, MISSOUR

MY COMMISSION EXPIRES

CITY PLAN COMMISSION

APPROVED:

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. \_\_\_\_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

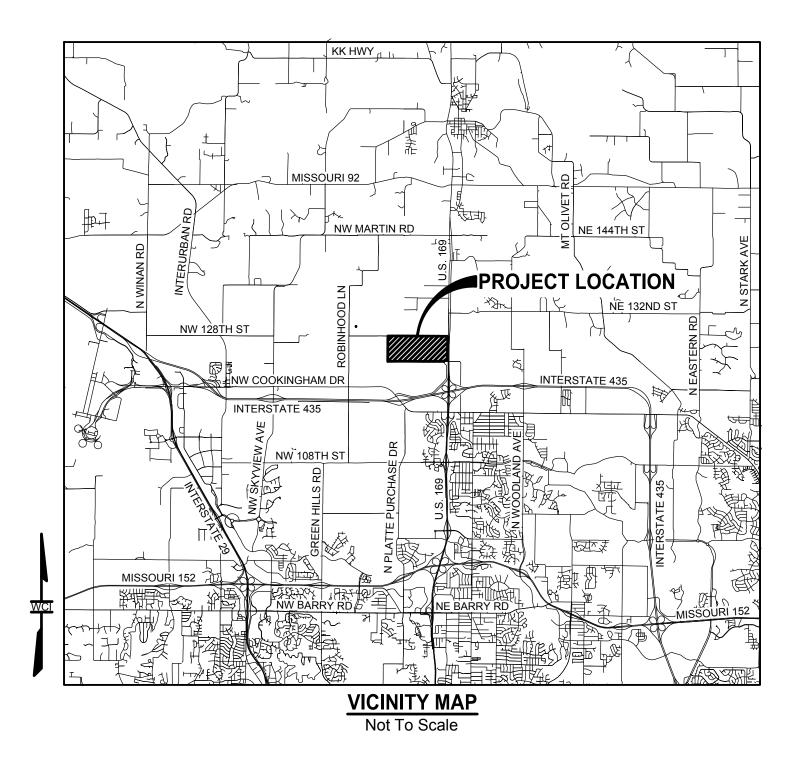
| LOT 2 LINE TABLE |                         |         |  |  |
|------------------|-------------------------|---------|--|--|
| Line #           | Line # Direction Length |         |  |  |
| L1               | S00°01'25"W             | 246.88' |  |  |
| L2               | N00°10'42"E             | 246.96' |  |  |
| L3               | 334.47'                 |         |  |  |
| L4               | L4 S00°00'00"E          |         |  |  |
| L5               | L5 N90°00'00"E          |         |  |  |
| L6               | S00°00'00"E             | 700.00' |  |  |
| L7               | N90°00'00"W             | 392.00' |  |  |
| L8               | N00°00'00"E             | 700.00' |  |  |
| L9               | N90°00'00"E             | 18.00'  |  |  |

| LOT 2 CURVE TABLE |         |         |           |             |  |
|-------------------|---------|---------|-----------|-------------|--|
| Curve #           | Length  | Radius  | Delta     | CHD B       |  |
| C1                | 129.35' | 188.00' | 39°25'16" | S19°42'38"E |  |
| C2                | 145.86' | 212.00' | 39°25'16" | N19°42'38"W |  |
| C3                | 129.35' | 188.00' | 39°25'16" | N19°42'38"W |  |
| C4                | 145.86' | 212.00' | 39°25'16" | S19°42'38"E |  |

| WATER EASEMENT CURVE TABLE                     |         |         |           |             |         |  |
|--|---------|---------|-----------|-------------|---------|--|
| Curve #  | Length  | Radius  | Delta     | CHD B       | CHD L   |  |
| C5   | 314.13' | 405.00' | 44°26'24" | S27°08'19"E | 306.31' |  |
| C6 400.19' 462.00' 49°37'49" S24°32'37"E 387.8 |         |         |           |             |         |  |

# FINAL PLAT - PROJECT VELVET

LOCATED IN THE NORTH 1/2 OF SECTION 15, LYING IN CLAY COUNTY, MISSOURI, FRACTIONAL NW 1/4 OF SECTION 15, AND EAST 1/2 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI



| STORMWATER MANAGEMENT LINE TABLE |                     |          |  |  |
|----------------------------------|---------------------|----------|--|--|
| Line #                           | Direction Length    |          |  |  |
| L10                              | N90°00'00"E         | 157.75'  |  |  |
| L11                              | S31°03'09"E         | 274.69'  |  |  |
| L12                              | S00°00'00"E         | 240.06'  |  |  |
| L13                              | N90°00'00"W         | 299.44'  |  |  |
| L14                              | N00°00'00"E         | 475.38'  |  |  |
| L15                              | N90°00'00"W         | 107.86'  |  |  |
| L16                              | N78°21'40"W         | 506.42'  |  |  |
| L17                              | N16°56'43"W         | 199.10'  |  |  |
| L18                              | N90°00'00"W         | 2879.54' |  |  |
| L19                              | N00°00'00"E         | 229.18'  |  |  |
| L20                              | N90°00'00"E         | 2988.99' |  |  |
| L21                              | S51°26'41"E 706.45' |          |  |  |
| L22                              | S00°00'00"E         | 81.50'   |  |  |
| L23                              | N89°43'21"W         | 176.05'  |  |  |
| L24                              | N30°00'00"W         | 337.09'  |  |  |
| L25                              | N51°23'20"E         | 109.51'  |  |  |
| L26                              | S89°59'45"E         | 260.74'  |  |  |
| L27                              | S00°16'18"W         | 361.10'  |  |  |

| DRAINAGE EASEMENT LINE TABLE |             |         |  |  |
|------------------------------|-------------|---------|--|--|
| Line #                       | Direction   | Length  |  |  |
| L44                          | S89°49'18"E | 39.84'  |  |  |
| L45                          | S51°18'44"W | 147.10' |  |  |
| L46                          | N38°41'16"W | 25.00'  |  |  |
| L47                          | N51°18'44"E | 116.08' |  |  |
| L48                          | N89°37'57"W | 17.22'  |  |  |
| L49                          | S89°37'57"E | 15.45'  |  |  |
| L50                          | S28°12'21"E | 47.55'  |  |  |
| L51                          | S62°09'47"W | 20.00'  |  |  |
| L52                          | N28°12'21"W | 58.31'  |  |  |
| L53                          | S00°22'03"W | 39.43'  |  |  |
| L54                          | N89°37'57"W | 20.00'  |  |  |
| L55                          | N00°22'03"E | 39.42'  |  |  |
| L56                          | S89°40'04"E | 20.00'  |  |  |
| L57                          | N44°37'57"W | 96.05'  |  |  |

| SEWE   | SEWER EASEMENT LINE TABLE |         |  |  |  |
|--------|---------------------------|---------|--|--|--|
| Line # | Direction                 | Length  |  |  |  |
| L28    | N44°45'51"W               | 22.10'  |  |  |  |
| L29    | N45°31'06"E               | 231.37' |  |  |  |
| L30    | N74°12'28"E               | 364.51' |  |  |  |
| L31    | N90°00'00"E               | 651.04' |  |  |  |
| L32    | S00°00'00"E               | 30.00'  |  |  |  |
| L33    | N90°00'00"E               | 646.88' |  |  |  |
| L34    | N74°12'28"E               | 352.67' |  |  |  |
| L35    | N45°31'06"E               | 228.39' |  |  |  |
| L36    | L36 N13°13'33"W 9.24'     |         |  |  |  |

| WATER EASEMENT LINE TABLE |                   |          |  |  |
|---------------------------|-------------------|----------|--|--|
| Line #                    | Direction         | Length   |  |  |
| L37                       | S89°49'18"E       | 1361.99' |  |  |
| L38                       | S89°35'11"E       | 669.75'  |  |  |
| L39                       | S89°35'11"E       | 1284.73' |  |  |
| L40                       | S89°37'57"E       | 1441.10' |  |  |
| L41                       | S89°40'04"E 594.2 |          |  |  |
| L42                       | S44°37'57"E       | 115.78'  |  |  |
| L43                       | S00°16'18"W       | 1708.53' |  |  |
| L77 S67°18'34"E 65.30'    |                   |          |  |  |

| Line # Direction Length |                    |        |  |  |
|-------------------------|--------------------|--------|--|--|
|                         | Direction          | Longar |  |  |
| L58                     | S89°37'57"E        | 68.27' |  |  |
| L59                     | S00°40'12"W        | 67.92' |  |  |
| L60                     | N89°14'04"W        | 32.11' |  |  |
| L61                     | N00°45'56"E        | 20.00' |  |  |
| L62                     | S89°14'04"E        | 31.93' |  |  |
| L63                     | S00°16'18"W        | 20.00' |  |  |
| L64                     | N90°00'00"W        | 35.47' |  |  |
| L65                     | N00°00'00"E 20.00  |        |  |  |
| L66                     | N90°00'00"E 35.57' |        |  |  |
| L67                     | S00°16'18"W 20.00' |        |  |  |
| L68                     | 64 N89°43'42"W 64  |        |  |  |
| L69                     | N00°16'18"E 40     |        |  |  |
| L70                     | S89°43'42"E 64.30' |        |  |  |
| L71 S00°16'18"W 40.00'  |                    |        |  |  |

# LEGAL DESCRIPTION

ALL THAT PART OF THE NORTH ONE-HALF (1/2) OF SECTION 15, TOWNSHIP 52 NORTH, RANGE 33 WEST, LYING IN CLAY COUNTY, MISSOURI, AND ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 15, AND THE EAST 74 ACRES OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 52 NORTH, RANGE 33 WEST, AS DESCRIBED AND RECORDED IN PLATTE COUNTY, MISSOURI, AS INSTRUMENT NUMBER 2020025260, IN BOOK 8743, PAGE 64, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON BAR FOUND AT THE NORTH END OF A BOUNDARY LINE AGREEMENT DESCRIBED IN BOOK 291, PAGE 30, THENCE S 89° 49' 21" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1223.14 FEET TO A FOUND 1/2" IRON BAR WITH PLASTIC CAP STAMPED MO1303; THENCE S 89° 49' 41" E, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF SECTION 15 IN SAID PLATTE COUNTY, A DISTANCE OF 490.26 FEET TO A FOUND 1/2" IRON BAR WITH PLASTIC CAP;

THENCE N 00° 40' 08" E, ALONG THE COUNTY LINE BETWEEN SAID CLAY COUNTY AND SAID PLATTE COUNTY, A DISTANCE OF 9.59 FEET TO A FOUND 1/2" IRON BAR WITH ALUMINUM CAP; THENCE S 89° 35' 11" E, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF SECTION 15 IN SAID PLATTE COUNTY, A DISTANCE OF 1954.68 FEET TO A FOUND 1/2" REBAR; THENCE S 89° 37' 57" E A DISTANCE OF 2114.31 FEET TO THE NEW WEST RIGHT OF WAY LINE FOR OUTER ROAD DESCRIBED IN MISSOURI DEPARTMENT OF TRANSPORTATION PLANS FOR JOB NUMBER 20-0268;

THENCE S 00° 40' 12" W. ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 79.59 FEET TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY DEDICATED FOR NW 128TH STREET: THENCE S 00° 40' 12" W. CONTINUING ALONG SAID WEST RIGHT OF WAY LINE. A DISTANCE OF 67.92 FEET: THENCE S 89° 23' 41" E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 26.93 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 331.37 FEET, SAID CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CHORD BEARING OF S 24° 22' 36" E AND A CHORD DISTANCE OF 320.97 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 421.85 FEET, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 487.00 FEET, A CHORD BEARING OF S 24° 32' 37" E AND A CHORD DISTANCE OF 408.78 FEET: THENCE S 00° 16' 18" W, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1704.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR NW 124TH/ STREET; THENCE S 82° 07' 38" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 266.85 FEET TO A FOUND RIGHT OF WAY MARKER ON THE WEST RIGHT OF WAY LINE FOR NW 124TH/ STREET; THENCE S 00° 15' 26" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 75.02 FEET TO A FOUND 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2004" ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE N 89° 43' 21" W, ALONG SAID SOUTH LINE, A DISTANCE OF 2183.48 FEET TO A FOUND 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N 89° 40' 36" W, ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 15 IN SAID CLAY COUNTY, A DISTANCE OF 1956.62 FEET TO A 1/2" IRON BAR WITH "MEC" CAP AT THE SOUTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER IN SAID CLAY COUNTY; THENCE S 00° 21' 21" W, ALONG THE COUNTY LINE BETWEEN SAID CLAY COUNTY AND SAID PLATTE COUNTY, A DISTANCE OF 5.61 FEET TO A FOUND 1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS1989" FOUND AT THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 15 IN SAID PLATTE COUNTY; THENCE N 89° 46' 12" W. ALONG THE SOUTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 496.46 FEET TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89° 37' 16" W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1222.85 FEET TO A 1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS1989" FOUND AT THE SOUTH END OF SAID BOUNDARY LINE AGREEMENT;

DEDICATED FOR NW 128TH STREET;

THENCE N 00° 28' 45" E, CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 70.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,934,167 SQUARE FEET OR 365.80 ACRES, MORE OR LESS.

# PLAT DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PROJECT VELVET".

# EASEMENTS

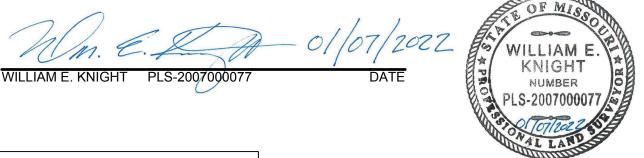
AN EASEMENT IS HEREBY GRANTED TO PLATTE COUNTY, MISSOURI, AS TRUSTEE OF THE PUBLIC FOR LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS UTILITY EASEMENTS (U/E). WHERE OTHERS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION, PROPER SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PLATTE COUNTY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE PLATTE COUNTY PLANNING AND ZONING DIRECTOR.

# STREETS

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

## CERTIFICATION

I, WILLIAM E. KNIGHT, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, WAS MADE IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



| ACCESS EASEMENT LINE TABLE |                  |         |  |  |
|----------------------------|------------------|---------|--|--|
| Line #                     | Direction Length |         |  |  |
| L72                        | S00°00'08"E      | 60.47'  |  |  |
| L73                        | S52°38'35"E      | 932.18' |  |  |
| L74                        | S00°00'00"E      | 395.88' |  |  |

| ROADWAY EASEMENT CURVE TABLE                     |        |        |           |             |        |  |
|--|--------|--------|-----------|-------------|--------|--|
| Curve # Length Radius Delta CHD B CHD I          |        |        |           |             | CHD L  |  |
| C7   | 30.87' | 35.00' | 50°32'34" | S49°01'38"W | 29.88' |  |
| C8 171.11' 65.00' 150°49'49" N80°49'45"W 125.81' |        |        |           |             |        |  |

| ROADV  | ROADWAY EASEMENT LINE TABLE |         |  |  |  |  |  |  |
|--------|-----------------------------|---------|--|--|--|--|--|--|
| Line # | Direction                   | Length  |  |  |  |  |  |  |
| L75    | S89°49'18"E                 | 15.55'  |  |  |  |  |  |  |
| L76    | S89°49'18"E                 | 146.77' |  |  |  |  |  |  |

| CHD L   |  |
|---------|--|
| 126.81' |  |
| 143.00' |  |
| 126.81' |  |
| 143.00' |  |

THENCE N 00° 28' 45" E, ALONG SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 2571.80 FEET TO A 5/8" REBAR WITH ALUMINUM CAP SET AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY

| SHEET NO .: |
|-------------|
| 1 OF 2      |
| 2 OF 2      |

INFORMATION COVER SHEET PLAT

|   |     |                                  |     |          |       |       | SHEET NO:<br>1 OF 2                                       | 2          | <b>WILSON</b> 800 East 101st Terrace, Suite 200<br>Kansas City, MO 64131 |  |
|---|-----|----------------------------------|-----|----------|-------|-------|---|------------|--|--|
|   |     |                                  |     |          |       |       | SCALE:<br>NOT TO SCALE                                    |            | <b>&amp;COMPANY</b> Phone: 816-701-3100<br>Fax: 816-942-3013             |  |
| ⊢ |     |                                  |     |          |       |       | PROJECT NO:<br>21-300-248-00                              |            | FINAL PLAT   |  |
|   |     |                                  |     |          |       |       | DRAWN BY:   | DATE:      | MASTER PLANNED DEVELOPMENT (MPD)   |  |
|   | 2   | BOUNDARY, EASEMENTS, AND DETAILS | NWK | 1/7/22   | WEK   |       | TRZ   | 12/22/2021 | PROJECT VELVET<br>128TH ST AND ARROWHEAD TRAFFICWAY                      |  |
|   | 1   | REQUESTS, DETAILS, AND ACCESS    | TRZ | 12/28/21 | WEK   |       | CHECKED BY:<br>WEK  | 12/22/2021 |  |  |
| N | 10. | REVISION-DESCRIPTION             | BY  | DATE     | CHK'D | APP'D | APPROVED BY: KAINSAS CITY, MO 64165<br>CLAY/PLATTE COUNTY |            | KANSAS CITY, MO 64165<br>CLAY/PLATTE COUNTY                              |  |

