

## **CITY PLAN COMISSION REPORT**

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

### Project Name

### Project Velvet (Golden Plains Tech Park)

Hearing Date September 7, 2021

#### Docket # Request

#7.1 CD-CPC-2021-00104 Area Plan Amendment
#7.2 CD-CPC-2021-00105 Area Plan Amendment
#7.3 CD-CPC-2021-00106 Major Street Amendment
#7.4 CD-CPC-2021-00107 Area Plan Amendment
#7.5 CD-CPC-2021-00108 Area Plan Amendment

#### Applicant

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

### Owner

Velvet Tech Services LLC. 4510 Belleview Ave. Kansas City, MO 64111

Location501W. 128th Street<br/>Generally located at the<br/>northwest quadrant of<br/>MO Highway 169 and<br/>Interstate 435AreaAbout 374.89 acreZoningMPDCouncil District2nd<br/>Platte and ClaySchool DistrictPlatte County RIII and<br/>Smithville



### NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

#### **REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on August 17, 2021. A summary of the meeting is attached to this report.

#### **EXISTING CONDITIONS**

Property is undeveloped and used for agricultural purposes.

#### SUMMARY OF REQUEST

CD-CPC-2021-00104 - A request to approve an amendment to the KCI 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 Commur Mixed Use Neighborhood to Office use.

CD-CPC-2021-00105 - 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 Commur Mixed Use Neighborhood to Office use.

CD-CPC-2021-00106 - 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.

CD-CPC-2021-00107 - 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

### Surrounding Land Uses

North – undeveloped, agricultural South – church to the east, adjacent to Hwy 169 East – Interstate 435, then undeveloped, agricultural West – undeveloped, agricultural

Land Use Plan

The Gashland Nashua Area Plan recommends Residential Low, Residential Medium, Mixed Community land uses. The request doesn't conform to this recommendation.

### Major Street Plan

NW 128<sup>th</sup> Street is classified as a four-lane thoroughfare requiring 80 ft of right-of-way. The transportation and development committee recommends the required dedication be waived. CD-CPC-2021-00108 - 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.

#### **KEY POINTS**

- Golden Plains Technology Park / Project Velvet
- Area Plan Amendments
- Major Street Amendment
- Preliminary Plat
- MPD Final Plan

### PROFESSIONAL STAFF RECOMMENDATION

#### Docket # Recommendation

- 7.1 Approval without conditions
- 7.2 Approval without conditions
- 7.3 Approval without conditions
- 7.4 Approval with conditions
- 7.5 Approval with conditions

### CONTROLLING CASE

**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.

### **RELATED RELEVANT CASES**

No related relevant cases were found.

### PLAN REVIEW

No future land use amendment is required. It is the common practice to not to amend area plans in areas being rezoned to MPD as these changes will be in place if a project does to get built and leave a future land use designation that is not consistent with the original intent of the plan. In a situation such as this case, long-range staff support the project and recommend to change the use to office to accommodate the proposed use as communications service establishments.

The preliminary plat proposes to create two (2) lots for Zone 3. Lot 1 is about 347.67 acres, used for the 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.

Access to the site is via an Outer Road from MO Hwy 169. The applicant has worked with MoDOT regarding improvements necessary to Highway 169 and access to the development. A condition of approval reflects the final agreement.

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

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Subject to conditions	A signage plan was included in the application package. It generally complies with the code. All future proposed signs shall comply with 88-445 and will be permitted separately.
Pedestrian Standards (88-450)	Yes	Yes	

#### PLAN ANALYSIS

#### Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

# 88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

MPD zoning allows developer to establish standards for parking, setback, and other standards. All of which are acceptable and not considered detrimental to adjacent properties. The plan, as proposed, generally complies with the approved MPD preliminary development plan.

#### 88-516-05-B. The proposed use must be allowed in the district in which it is located.

MPD zoning designation will establish use of the property as a data center. The proposed use is in consistency with the approved use.

## 88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Improvements to be made by the developer will do such. Moreover, the improvements in MoDOT right of way will be approved by MoDOT prior to construction.

## 88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan indicates sidewalks will be constructed to connect buildings within Zone 3 and to connect to the proposed trail located on the west side of Hwy 169, which will connect to other zones in the MPD District.

## 88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The requirement will be satisfied with requirements listed in the Conditions Report.

## 88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The prosed architectural characteristics are reflected in the elevation plan. The materials and color tones are reviewed by staff and are generally compatible with the proposed use.

## 88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The plan proposes to maintain the existing tree lines and vegetation on the site, within the stream buffers and mature riparian corridor. This is in compliance with the intent of an MPD District.

# 88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed impervious area is in consistency with the approved MPD preliminary plan.

## 88-516-05-1. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

As stated, the plan proposes to maintain the existing tree lines and vegetation on the site, within the stream buffers and mature riparian corridor. This is in compliance with the intent of an MPD District.

#### PRELIMINARY PLAT REVIEW CRITERIA (88-545-06)

## No preliminary plat may be approved unless the decision-making body finds that the proposed subdivision conforms with all adopted plans of the city and complies with all applicable standards of this zoning and development code.

Subject to conditions stated in the attached Corrections and Conditions Report, the proposed preliminary plan generally conforms to the MPD preliminary plat and complies with the code.

#### **PROFESSIONAL STAFF RECOMMENDATION**

Based on the applications submitted by the applicant, Staff makes recommendation to each case as following:

CD-CPC-2021-00104: Staff recommends **DISMISSAL** as no area plan amendment is necessary.

CD-CPC-2021-00105: Staff recommends **DISMISSAL** as no area plan amendment is necessary.

CD-CPC-2021-00106: Staff recommends **APPROVAL WITHOUT CONDITIONS** as the proposed realignment of NW 128<sup>th</sup> Street is in consistency with the approved MPD preliminary plan.

CD-CPC-2021-00107: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report. CD-CPC-2021-00108: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,

Inellood

Xue Wood, AICP Staff Planner





## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

### Golden Plains Technology Park - Preliminary Plat Public Engagement Meeting Participants August 17, 2021

Chase Brown Anna Goebel John Handley Darryl Wagner Matt Kist, Kimley-Horn Jim Bowers, Rouse Frets White Goss Chris Mattix, Rouse Frets White Goss

#### Plan Conditions, Corrections, & Recommendations Report



Recommended to CPC Recommended by Development Review Committee

Report Date: August 31, 2021 Case Number: CD-CPC-2021-00107 Project: Project Velvet

**Plan Corrections** 

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

- The scale on the preliminary stream buffer plan that was provided does not meet the requirements of the code. Scale on the sheets should not be smaller than 1" = 100'; current submittal is shown at 1" = 200'. Multiple sheets may be required to adequately show the area at the level of detail required. (7/28/2021)
- Submit a site plan showing the location of all of the existing and proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-810-1200. Insufficient information provided to determine conditions related to public infrastructure improvements at this time. (7/28/2021)
- 3. Private utility easements are not allowed to be dedicated on top of City right -of-way. Revise the preliminary plat to remove the proposed Evergy easement within the proposed right-of-way for NW 128th Street. (7/28/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

Initial Comment: Include preliminary stream buffer plans that are compliant with 88-415 requirements.
 Follow-up Comments (2021-08-27): Scale of preliminary stream buffer plan is too small. There is fill shown in middle zone where floodplain spreads into tributary areas--1% flood conveyance/storage must be preserved. Include all items listed in 88-415-07-D.2. (7/28/2021)

#### **Plan Conditions**

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

- 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. (7/28/2021)
- 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. (7/28/2021)
- 7. The developer must show the limits of the 100-year floodplain 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. (7/28/2021)
- 8. 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. (7/28/2021)
- 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. (7/28/2021)
- 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. (7/28/2021)

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

- 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 (7/28/2021)
- 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. (7/28/2021)
- 13. 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. (7/28/2021)
- 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. (7/28/2021)
- 15. 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. (7/28/2021)
- 16. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (7/28/2021)
- 17. 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. (7/28/2021)
- 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. (7/28/2021)
- 19. 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. (7/28/2021)
- 20. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the Development plan in accordance with the Section 88-415 requirements. (7/28/2021)
- 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. (7/28/2021)
- 22. 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. (7/28/2021)
- 23. 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. (7/28/2021)
- 24. 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. (7/28/2021)
- 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. (7/28/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

 Extend North Outer Road of I435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US169 with the first phase construction. (7/14/2021) Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

- 27. Obtain all permits needed from MoDOT to provide access and build required improvements. (7/14/2021)
- The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (7/28/2021)
- 29. 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. (7/28/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

- 30. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (7/22/2021)
- 31. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) (7/22/2021)
- 32. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/22/2021)

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

 Add a note to the Preliminary Plat stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City. (7/28/2021)

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

34. The developer must submit water main extension drawings showing extension of a min. 16" water main from the existing 30" transmission main along NW Cookingham Dr. north along Robinhood Lane then east along 128th Street then south to connect to the existing 8" main along 169 Hwy. The plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf) (7/28/2021)

- 35. The developer shall enter into a deferral agreement, to replace the current 8" water main, extending from the I-435 outer road east then north along 169 Hwy to it terminus at the Vineyard Church, with a 16" transmission main, prior to issuance of any certificate of occupancy for the structure in zone 2A or beyond per the approved development plan for the project, as required by KC Water. (7/28/2021)
- 36. Plat must show exclusive water main easements corresponding to the approved public water main extension plans.

The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf (7/28/2021)

#### Plan Conditions, Corrections, & Recommendations Report



Recommended to CPC Recommended by Staff

Report Date: August 31, 2021 Case Number: CD-CPC-2021-00108 Project: Project Velvet

**Plan Corrections** 

*Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.* 

The scale on the preliminary stream buffer plan that was provided does not meet the requirements of the code. Scale on the sheets should not be smaller than 1" = 100'; current submittal is shown at 1" = 200'. Multiple sheets may be required to adequately show the area at the level of detail required. Please revise the plan accordingly and resubmit prior to City Plan Commission. (7/28/2021)

#### **Plan Conditions**

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

- 2. 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. (8/16/2021)
- 3. 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 (8/16/2021)
- 4. 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. (8/16/2021)
- 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. (8/16/2021)
- 6. 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. (8/16/2021)
- 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. (8/16/2021)
- 8. The developer must 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 certificate of occupancy. (8/16/2021)
- 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. (8/16/2021)
- The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (8/16/2021)
- 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. (8/16/2021)

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

- 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. (8/16/2021)
- 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. (8/16/2021)
- 14. 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. (8/16/2021)
- 15. 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. (8/16/2021)
- 16. 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. (8/16/2021)
- 17. 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. (8/16/2021)
- The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (8/16/2021)
- 19. 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. (8/16/2021)
- 20. The developer must show the limits of the 100-year floodplain 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. (8/16/2021)
- 21. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements. (8/16/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

- Extend North Outer Road of I435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US169 in the first phase or zone of the overall development. (7/14/2021)
- 23. Obtain all permits needed from MoDOT to provide access and build required improvements. (7/14/2021)
- 24. 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. Not applicable for area plan amendment (7/28/2021)
- 25. 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. Not applicable for area plan amendment (7/28/2021)
- 26. 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. Not applicable for area plan amendment (7/28/2021)
- 27. 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. (8/12/2021)
- 28. All proposed signage shall comply with 88-445 and are subject to permits. (8/12/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

- 29. 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. (8/12/2021)
- 30. All containers and mechanical/utility equipment shall be screened per requirements in 88-425-08 prior to issuance of certificate of occupancy. (8/12/2021)

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

 Add a note to the Preliminary Plat stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City. (7/28/2021)



# PROJECT TEAM

### DEVELOPER **VELVET TECH SERVICES**

ARCHITECT/ENGINEER **BURNS MCDONNELL** ERIC CLOSSON 9400 WARD PARKWAY KANSAS CITY, MO 64114 (816) 333-9400

ERCLOSSON@BURNSMCD.COM

LEGAL JAMES BOWERS, JR 4510 BELLEVIEW AVENUE SUITE 300 KANSAS CITY, MO 64111 (816) 753-9200 jbowers@rousepc.com

Sheet Number	Sheet Name
C0	Cover Sheet
C1	Existing Conditions
C2	Preliminary Plat
С3	Site Plan
C4	Logistics Plan
C5	Grading & Drainage Plan
C6	Utilities Plan
C7	Final Stream Buffer Plan
C8	128th Street Concept
L100.0	Landscape and Fencing Plan
L100.1	Signage Plan
E1	Lighting Plan
A1	Elevations
A2	Building Materials and Color Palette
A3	Building Materials and Other Elements
A4	Renderings

# SHEET LIST TABLE



EXISTING

ALL OF THE NORTH ONE-HALF OF SECTION 15, TOWNSHIP 52, RANGE 33, 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 OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 52, RANGE 33, IN PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 52, RANGE 33, IN SAID CLAY COUNTY; THENCE SOUTH 89 DEGREES 51 '34" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER; 1954.78 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 38'10" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2555.91 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF US ROUTE 169 AS DESCRIBED IN BOOK 1172 AT PAGE 454 IN THE OFFICE OF THE RECORDER OF DEED IN CLAY COUNTY, MISSOURI; THENCE SOUTH 0 DEGREES 16' 18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1202.36 FEET TO A POINT 75.00 FEET WEST OF CENTERLINE STATION 501+00; THENCE SOUTH 03 DEGREES 08' 03" WEST, ALONG SAID WEST RIGHT- OF-WAY LINE 500.62 FEET TO A POINT 100.00 FEET WEST OF CENTERLINE STATION 506+00; THENCE SOUTH 0 DEGREES 16' 18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE 800.00 FEET TO A POINT 100.00 FEET WEST OF CENTERLINE STATION 514+ 00; THENCE SOUTH 82 DEGREES 08' 30" WEST, 353.55 FEET TO A POINT 450.00 FEET WEST OF CENTERLINE STATION 514+50; THENCE SOUTH 0 DEGREES 16' 18" WEST, ALONG SAID WEST RIGHT-OF -WAY LINE. 76.57 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 41' 20" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2182.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 49' 35" WEST, ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 15, 1956,49 FEET TO THE CLAY-PLATTE COUNTY LINE; THENCE NORTH 89 DEGREES 49' 35" WEST, ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST QUARTER IN SAID PLATTE COUNTY, 496.42 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 36' 54" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1222.91 FEET TO THE SOUTHWEST CORNER OF THE EAST 74 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 29' 14" EAST, ALONG THE WEST LINE OF SAID EAST 74 ACRES, 2642. 08 FEET TO THE NORTHWEST CORNER OF SAID EAST 74 ACRES: THENCE SOUTH 89 DEGREES 49' 35" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1222.79 FEET TO THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST COMER OF SAID SECTION 15, IN SAID PLATTE COUNTY: THENCE SOUTH 89 DEGREES 51' 34" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, 490.26 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83.

REQUIREMENT	SHEET LOCATION
BASIC INFORMATION	
a. Name of the development	CO - Cover Sheet
p. Name, address, phone number, and email address of person or firm that prepared the plan	CO - Cover Sheet
. Date plan prepared and any revision dates	CO - Cover Sheet
I. Graphic Scale (engineering scale required)	C3 - Site Plan
e. A legal description of the property	CO - Cover Sheet
. North arrow	C3 - Site Plan
g. A location map identifying boundaries of property in relation to major streets DEVELOPMENT SUMMARY TABLE	CO - Cover Sheet
a. Existing zoning	C3-Development Table Section A
p. Total land area in square feet and/or acres	C3-Development Table Section B
. Proposed use or uses of each building and structure	Data center, warehouse storage and office
d. Height above grade of buildings and structures and number of stories of each building.	C3-Development Table Section G
e. Gross floor area per floor and total for each building.	C3-Development Table Section G
. Residential buildings shall also include residential building type (88-110-4) and total number of dwelling	
inits. Residential development shall identify gross and net density.	N/A
g. Building coverage and floor area ratio.	C3-Development Table Section H
n. Ratio of required number of parking spaces for each use and amount of proposed parking spaces.	C3-Development Table Section J
. Ratio of required number of short term and long term bicycle parking spaces for each use and amount of	
proposed short term and long term bicycle parking spaces.	C3-Development Table Section K
PLAN DRAWING	
a. Property lines and lot dimensions	C2 - Preliminary Plat
b. Building(s) with dimensions and distance to property lines	C3 - Site Plan
c. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc)	C3 - Site Plan
<ol> <li>Existing and proposed topography, with contours at an interval of at least 5 feet</li> </ol>	C5 - Grading and Drainage Plan
e. Location and identification of any proposed and any existing site features to be retained, including	
tetention areas, retaining walls, and other pertinent site features.	C3 - Site Plan
. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or	
other service entrances, outdoor storage and sales areas, and other paved areas.	C3-Development Table Section M
PARKING AND CIRCULATION	
a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property	C3 - Site Plan
b. Location of proposed or existing parking spaces, aisles, and drives with 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 and drive aisles. (Parking & Loading 88-420)	C3 - Site Plan
c. Identification of all public and private existing and proposed sidewalks, trails and / or bicycle facilities	
reference Trails KC and Bike KC)	C3 - Site Plan
d. A plan showing compliance with Pedestrian Standards (88-450)	C3 - Site Plan
LANDSCAPING AND SCREENING	
a. A plan for landscaping & screening (88-425)	L100.0 - Landscape and Fencing Plan
o. All landscaping plans must be sealed and certified by a registered landscape architect licensed in the State of Missouri (88-425)	N/A
c. A landscape schedule showing compliance with 88-425-10 Landscaping and Screening Material ELEVATIONS	L100.0 - Landscape and Fencing Plar
a. Show windows and entrances	A1 - Elevations
o. Label all materials	A3 and A4
. Show canopies and awnings if proposed	A1 - Elevations
OTHER REQUIREMENTS	·
a. A plan showing compliance with Outdoor Lighting 88-430	E1 - Lighting Plan
b. A plan showing compliance with Signs 88-445	L100.1 - Signage Plan
Any other information necessary for a determination as to the suitability of the plan for the site.	N/A
b. All landscaping plans must be sealed and certified by a registered landscape architect licensed in the State of Missouri (88-425)	N/A
c. A landscape schedule showing compliance with 88-425-10 Landscaping and Screening Material	L100.0 - Landscape and Fencing Plar
- A anastape schedule stowing compliance with 60-423-10 canastaping and Suledning Matchai	Jezoto - currescape and reficing fild
<b>ΞΙ ΕΥΛΤΙΩΝ</b> Ω	A1 - Elevations
ELEVATIONS	lot. rickarana
a. Show windows and entrances	AZ and AA - Matariala
a. Show windows and entrances p. Label all materials	A3 and A4 - Materials
a. Show windows and entrances b. Label all materials c. Show canopies and awnings if proposed	A3 and A4 - Materials A1 - Elevations
a. Show windows and entrances b. Label all materials c. Show canopies and awnings if proposed OTHER REQUIREMENTS	A1 - Elevations
a. Show windows and entrances p. Label all materials c. Show canopies and awnings if proposed	· ····································

# MPD STATEMENT OF INT

PROJECT VELVET DATA CENTER - SOUTHWEST CORNER OF U.S. ROUTE THIS MPD PLAN PROVIDES FOR THE PREPARATION OF AN APPROXIMATEL THE SOUTHWEST CORNER OF U.S. ROUTE 169 AND NW 128 ST. THIS DEVE THE EAST, NW 128 ST TO THE NORTH.

### THIS FINAL MPD PLAN IS PREPARED IN CONFORMANCE WITH THE PRELIM TECHNOLOGY PARK APPROVED BY ORDINANCE NO. 200458.

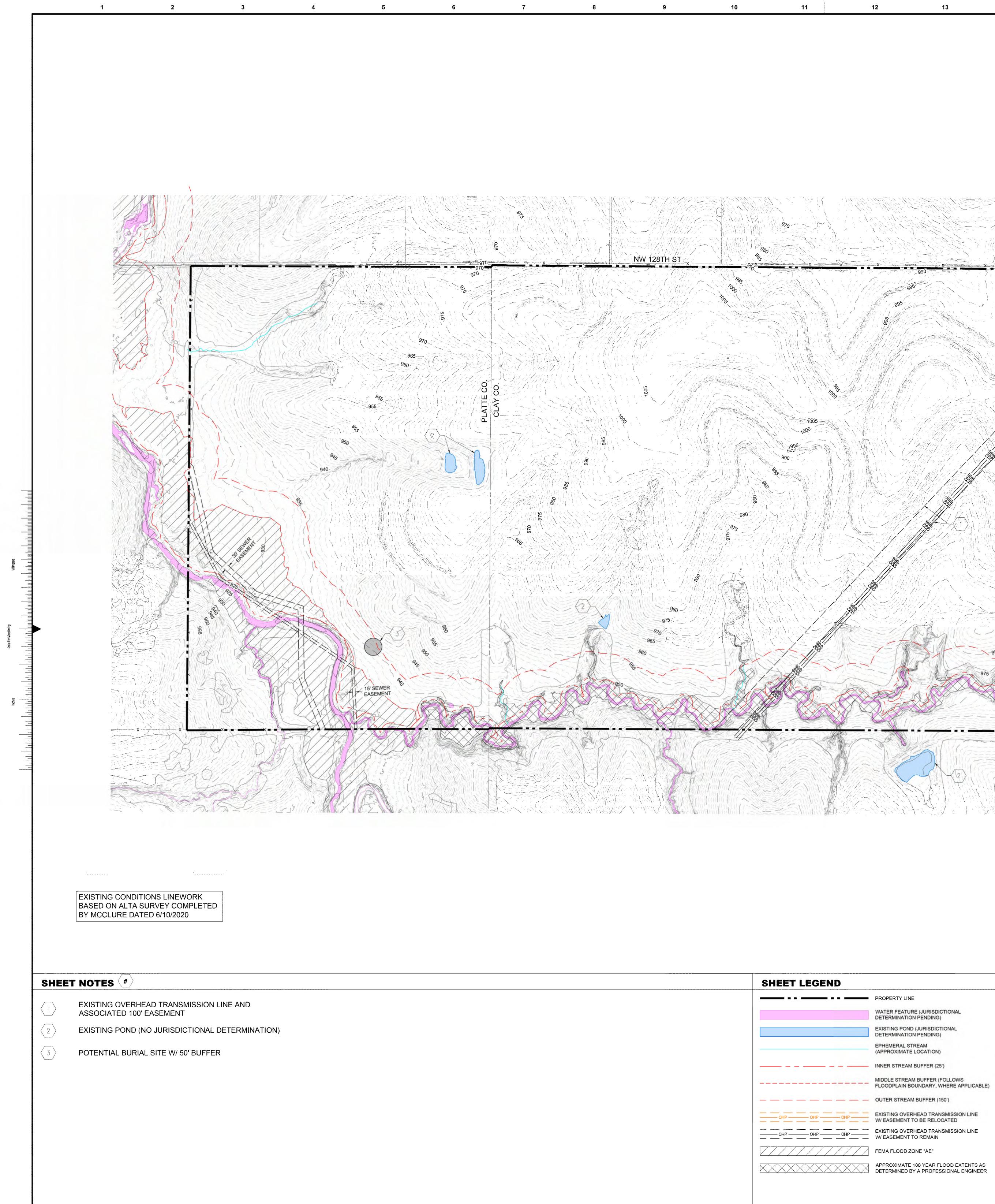
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169 AND NW 128 STREE	OPMENT LOCATED AT				JDN	S	- M
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	THE OULDEN FLAIND	da	ł	KANSA	S CIT	Y, MO 64114 ENSE NO detailed	N
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			r	CLAY/	PLATT	E COUNTY	Р
		pro	oject	CO	VER	SHEET	-
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FOR CONSTRUCTION

sheet 1

of 16

sheets



SHEET LEGEND
OHP OHP OHP
<u> </u>

## W/ EASEMENT TO REMAIN FEMA FLOOD ZONE "AE" APPROXIMATE 100 YEAR FLOOD EXTENTS AS DETERMINED BY A PROFESSIONAL ENGINEER

EXISTING OVERHEAD TRANSMISSION LINE W/ EASEMENT TO BE RELOCATED EXISTING OVERHEAD TRANSMISSION LINE

OUTER STREAM BUFFER (150')

EPHEMERAL STREAM

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OUTER RD W

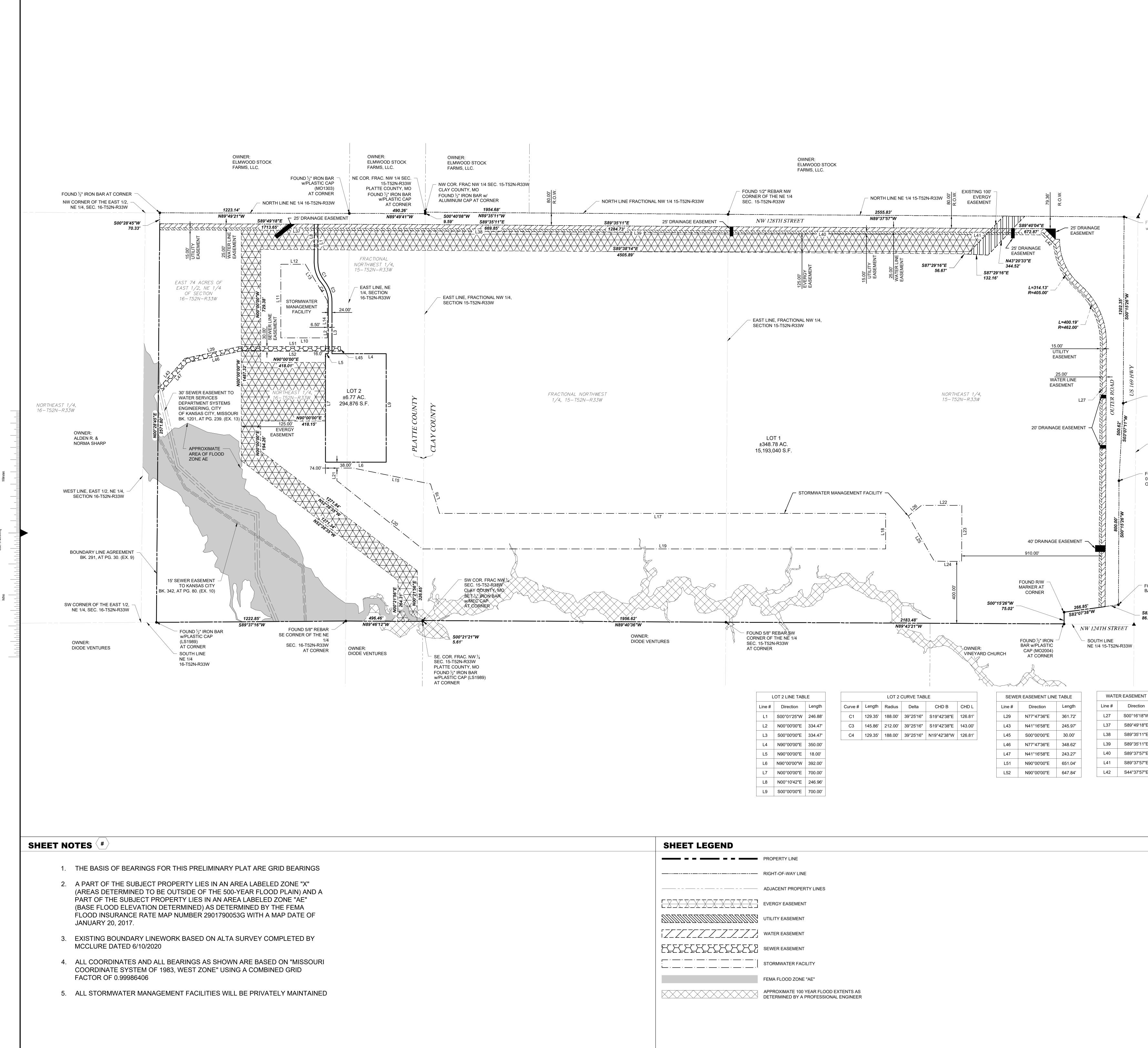
EXISTING MAJOR CONTOUR (10' INTERVAL)

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EXISTING MINOR CONTOUR (2' INTERVAL)

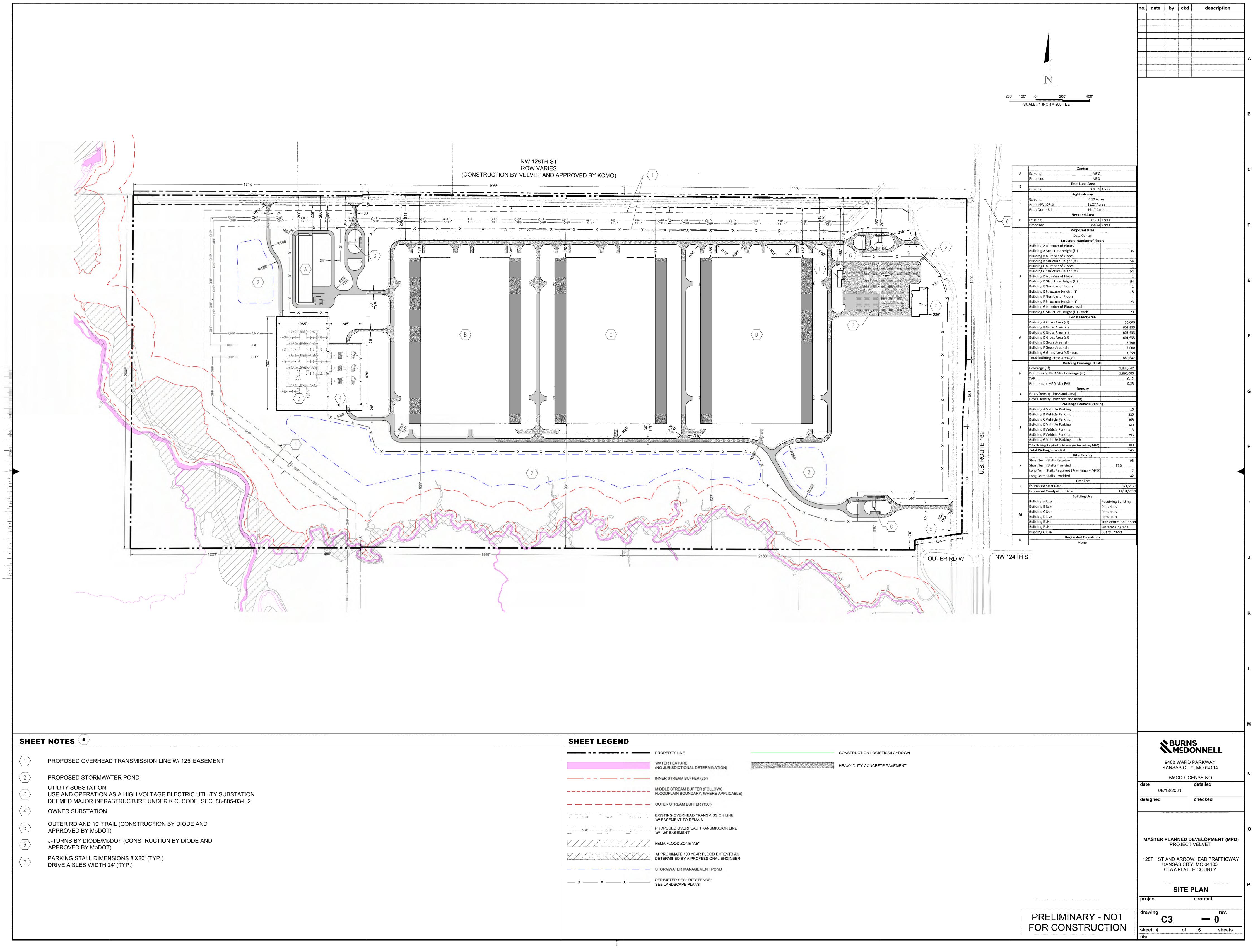
POTENTIAL BURIAL SITE (50' BUFFER)

EXISTING TREE LINE

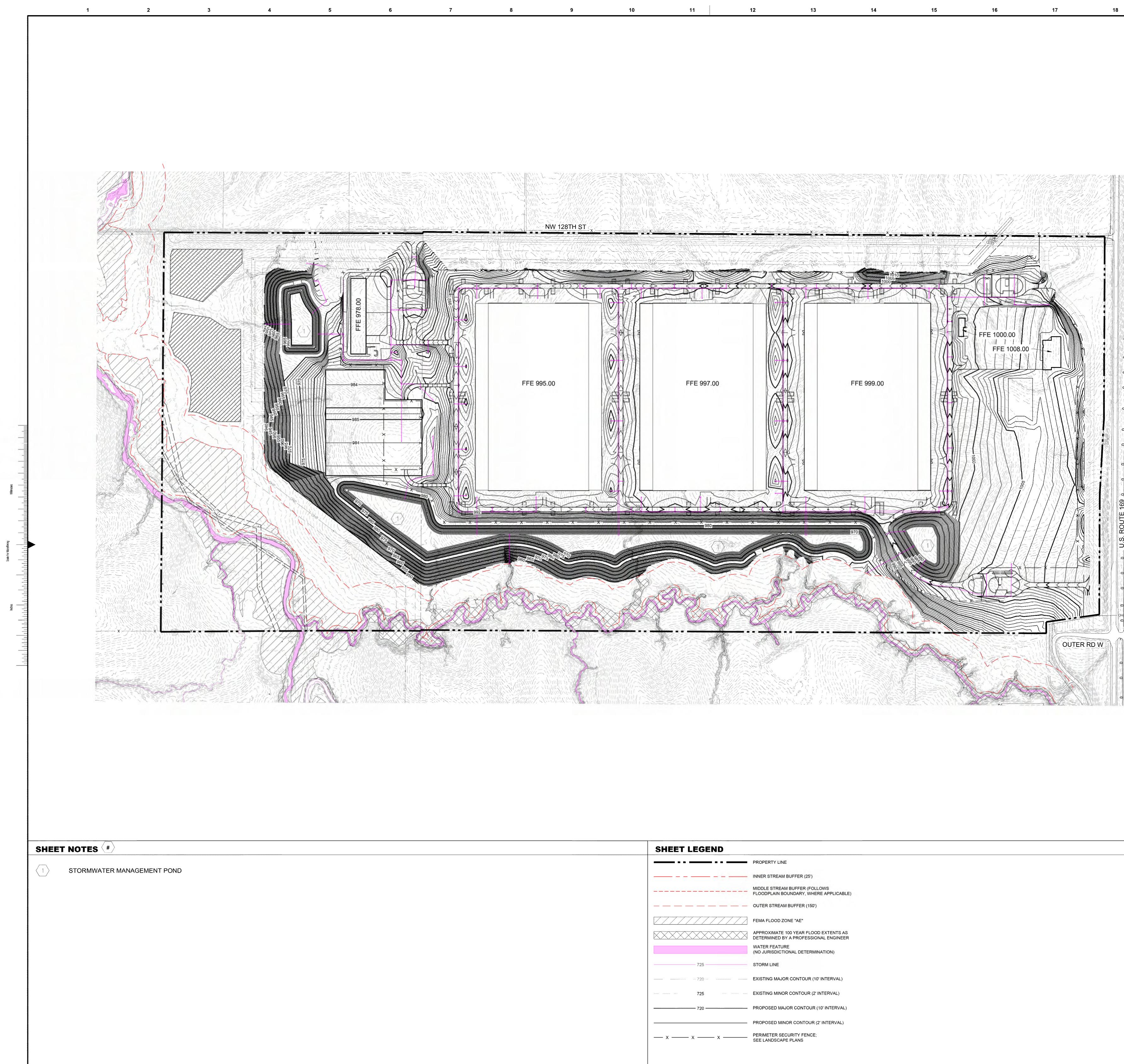


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Line #	Direction	Length	Curve #	Length	Radius	Delta	CHD B	CHD L		Line #	Direction	Length	Line
L1	S00°01'25"W	246.88'	C1	129.35'	188.00'	39°25'16"	S19°42'38"E	126.81'		L29	N77°47'36"E	361.72'	L27
L2	N00°00'00"E	334.47'	C3	145.86'	212.00'	39°25'16"	S19°42'38"E	143.00'		L43	N41°16'58"E	245.97'	L37
L3	S00°00'00"E	334.47'	C4	129.35'	188.00'	39°25'16"	N19°42'38"W	126.81'		L45	S00°00'00"E	30.00'	L38
L4	N90°00'00"E	350.00'		1	1	1				L46	N77°47'36"E	348.62'	L39
L5	N90°00'00"E	18.00'								L47	N41°16'58"E	243.27'	L40
L6	N90°00'00"W	392.00'								L51	N90°00'00"E	651.04'	L41
L7	N00°00'00"E	700.00'								L52	N90°00'00"E	647.84'	L42
L8	N00°10'42"E	246.96'							, i				-

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─ EAST LINE NE 1/4	4 15-T52N-R33W								
FOUND R/W MARKE 0.31'S & 0.19'W	R								
OF CORNER									
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OWNER: ERIC W. DUNHA	ХM								
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FOUND ½" IRON BAR AT CORNER									
BAR AT CORNER 82°07'38"W									
BAR AT CORNER									
BAR AT CORNER 82°07'38"W	DRAIN	IAGE EASEMENT LI	NE TABLE						
BAR AT CORNER 82°07'38"W	DRAIN Line # L10	AGE EASEMENT LI Direction N90°00'00"W	NE TABLE Length 299.44'						
BAR AT CORNER 82°07'38"W	Line # L10 L11	Direction	Length 299.44' 475.38'						
BAR AT CORNER 82°07'38"W	Line # L10 L11 L12 L13	Direction N90°00'00"W N00°00'00"E N90°00'00"E S31°03'09"E	Length 299.44' 475.38' 157.75' 274.69'						
BAR AT CORNER	Line # L10 L11 L12 L13 L14 L15	Direction N90°00'00"W N00°00'00"E N90°00'00"E S31°03'09"E S00°00'00"E N78°21'40"W	Length 299.44' 475.38' 157.75' 274.69' 240.06' 506.42'						
BAR AT CORNER	Line # L10 L11 L12 L13 L14 L15 L16 L17	Direction N90°00'00"W N00°00'00"E N90°00'00"E S31°03'09"E S00°00'00"E N78°21'40"W N16°56'43"W N90°00'00"W	Length 299.44' 475.38' 157.75' 274.69' 240.06' 506.42' 199.10' 2879.54'						
BAR AT CORNER 882°07'38"W 66.70' T LINE TABLE Length 'W 1704.95' "E 1713.65' "E 669.75'	Line # L10 L11 L12 L13 L14 L15 L16 L17 L18 L19	Direction N90°00'00"W N00°00'00"E S31°03'09"E S00°00'00"E N78°21'40"W N16°56'43"W N90°00'00"E N00°00'00"E N90°00'00"E	Length 299.44' 475.38' 157.75' 274.69' 240.06' 506.42' 199.10' 2879.54' 229.18' 2988.99'						
BAR AT CORNER	Line # L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21	Direction N90°00'00"W N00°00'00"E N90°00'00"E S31°03'09"E S00°00'00"E N78°21'40"W N16°56'43"W N90°00'00"W N00°00'00"E N90°00'00"E S51°26'41"E S00°00'00"E	Length 299.44' 475.38' 157.75' 274.69' 240.06' 506.42' 199.10' 2879.54' 229.18' 2988.99' 706.45' 81.50'						
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BAR AT CORNER	Line # L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25	Direction N90°00'00"W N00°00'00"E S31°03'09"E S00°00'00"E N78°21'40"W N16°56'43"W N90°00'00"E N90°00'00"E S51°26'41"E S00°00'00"E S89°59'45"E S00°16'18"W N89°43'21"W N30°00'00"W	Length 299.44' 475.38' 157.75' 274.69' 240.06' 506.42' 199.10' 2879.54' 229.18' 2988.99' 706.45' 81.50' 260.74' 361.10' 176.05' 337.09'	de	te 06, signed	9400 W (ANSAS BMCI /18/2021		PARKWAY (, MO 64114 <u>ENSE NO</u> detailed checked EVELOPMENT (MPD	
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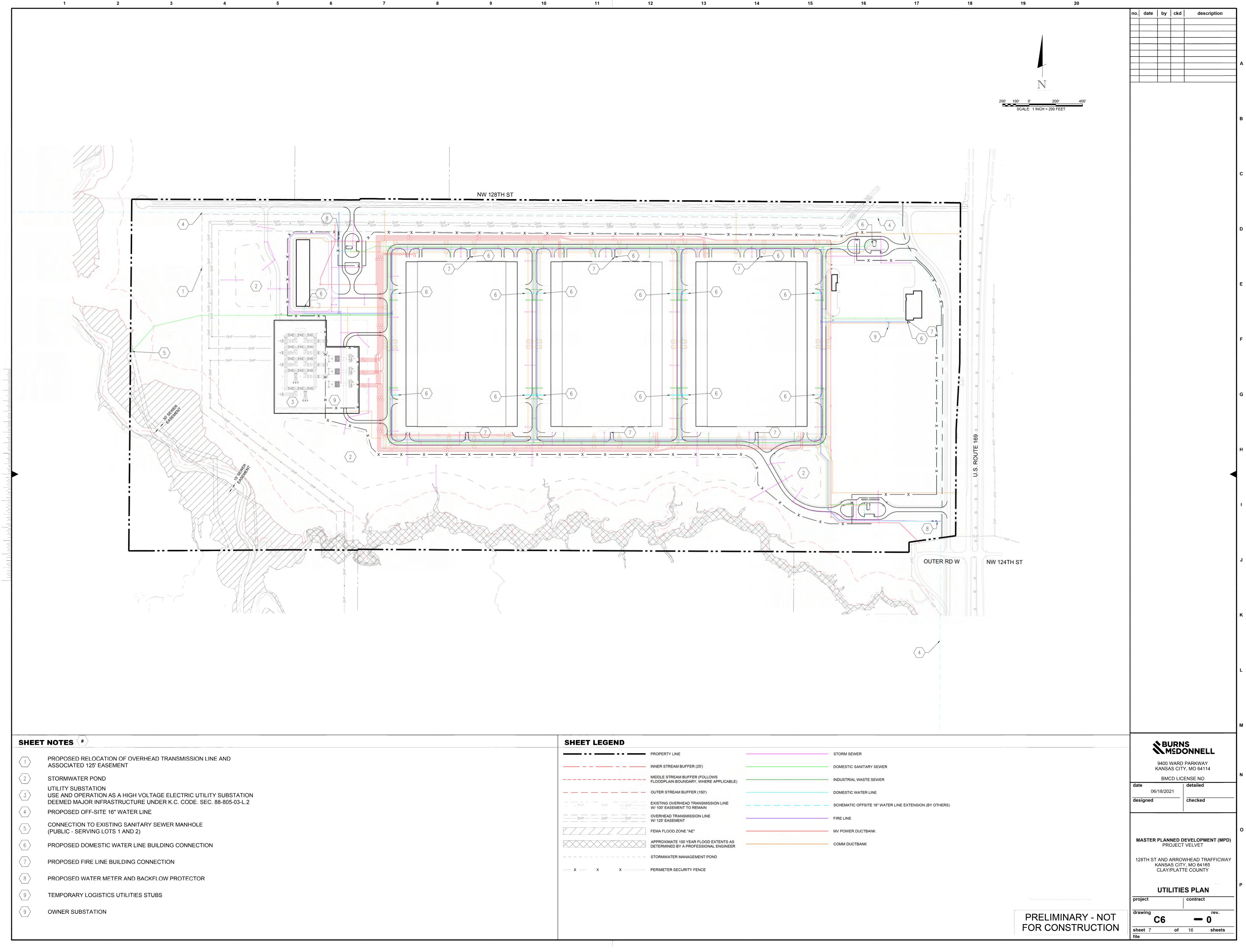




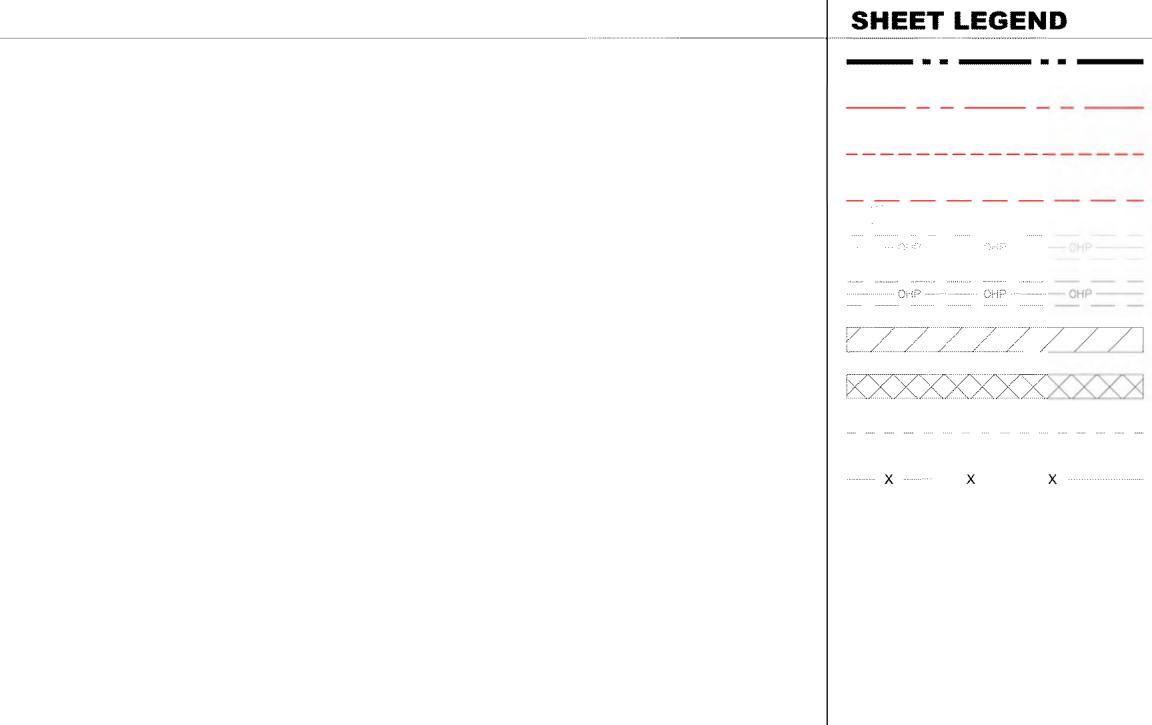


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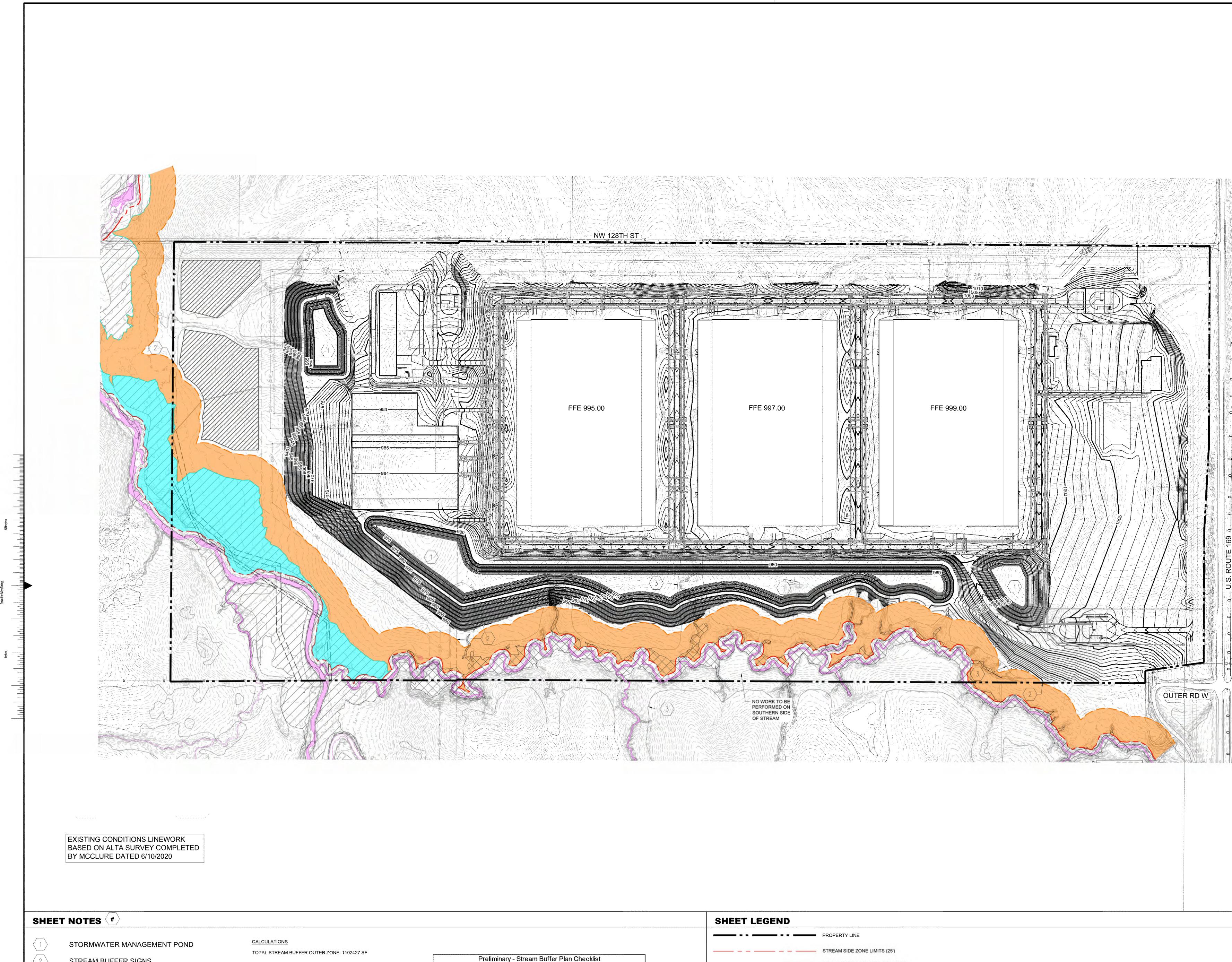
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6 >	PROPOSED DOMESTIC WATER LINE BUILDING CONNECTION



PROPERTY LINE	STORM SEWER
INNER STREAM BUFFER (25')	DOMESTIC SANITARY SEWER
MIDDLE STREAM BUFFER (FOLLOWS FLOODPLAIN BOUNDARY, WHERE APPLICABLE)	INDUSTRIAL WASTE SEWER
OUTER STREAM BUFFER (150')	DOMESTIC WATER LINE
EXISTING OVERHEAD TRANSMISSION LINE	SCHEMATIC OFFSITE 18" WATER LINE EXTENSION (BY OTHERS)
OVERHEAD TRANSMISSION LINE W/ 125' EASEMENT	FIRE LINE
FEMA FLOOD ZONE "AE"	MV POWER DUCTBANK
APPROXIMATE 100 YEAR FLOOD EXTENTS AS DETERMINED BY A PROFESSIONAL ENGINEER	COMM DUCTBANK
STORMWATER MANAGEMENT POND	
PERIMETER SECURITY FENCE	



STREAM BUFFER SIGNS

<u>\</u>\_/

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VEGETATION LIMITS

TOTAL STREAM BUFFER OUTER ZONE: 1102427 SF TOTAL OUTER ZONE DISTURBED: 0 SF TOTAL PERCENT OF OUTER ZONE DISTURBED: 0% VEGETATION WITHIN OUTER ZONE: 417899 SF

Preliminary - Stream Buffer Plan Checklist	
a. Existing topography with at least 2-foot contour intervals (also show disturbance	х
areas/proposed contours)	~
<ul> <li>b. Approximate stream locations based on approved city GIS or city-approved mapping.</li> </ul>	х
c. Approximate boundary of FEMA- or city designated floodplain or the estimated 1% flood conveyance where no regulatory floodplain is identified.	x
d. Approximate wetland locations within or adjacent to the floodplain or required	
stream buffer as mapped by MARC Natural Resource Inventory or USFWS National Wetlands Inventory.	x
e. Approximate boundary of mature riparian vegetation, as identified by a field survey.	х
f. Slopes of 15% or greater in each sub-drainage area based on city-approved GIS or topographic survey.	х
g. Location of proposed structures or activities.	х
h. Identification of required stream buffer zones based on city-approved GIS mapping or a site topographic survey and a survey of mature riparian vegetation.	х
i. Total acreage of mature riparian vegetation and steep slopes in the outer zone.	x
j. Location and total acreage of proposed clearing and grading in the outer zone and the percentage of proposed outer zone to be cleared (if applicable in accordance with Sec. 88-415-03.C).	N.A.
i. Limits and total acreage of proposed mitigation of outer zone vegetation, and the percentage of the outer zone area to be mitigated (if applicable in accordance with Sec. 88-415-07.C).	N.A.

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MIDDLE STREAM BUFFER (FOLLOWS FLOODPLAIN BOUNDARY, WHERE APPLICABLE)

OUTER STREAM BUFFER (150')

FEMA FLOOD ZONE "AE"

APPROXIMATE 100 YEAR FLOOD EXTENTS AS DETERMINED BY A PROFESSIONAL ENGINEER

WATER FEATURE (NO JURISDICTIONAL DETERMINATION)

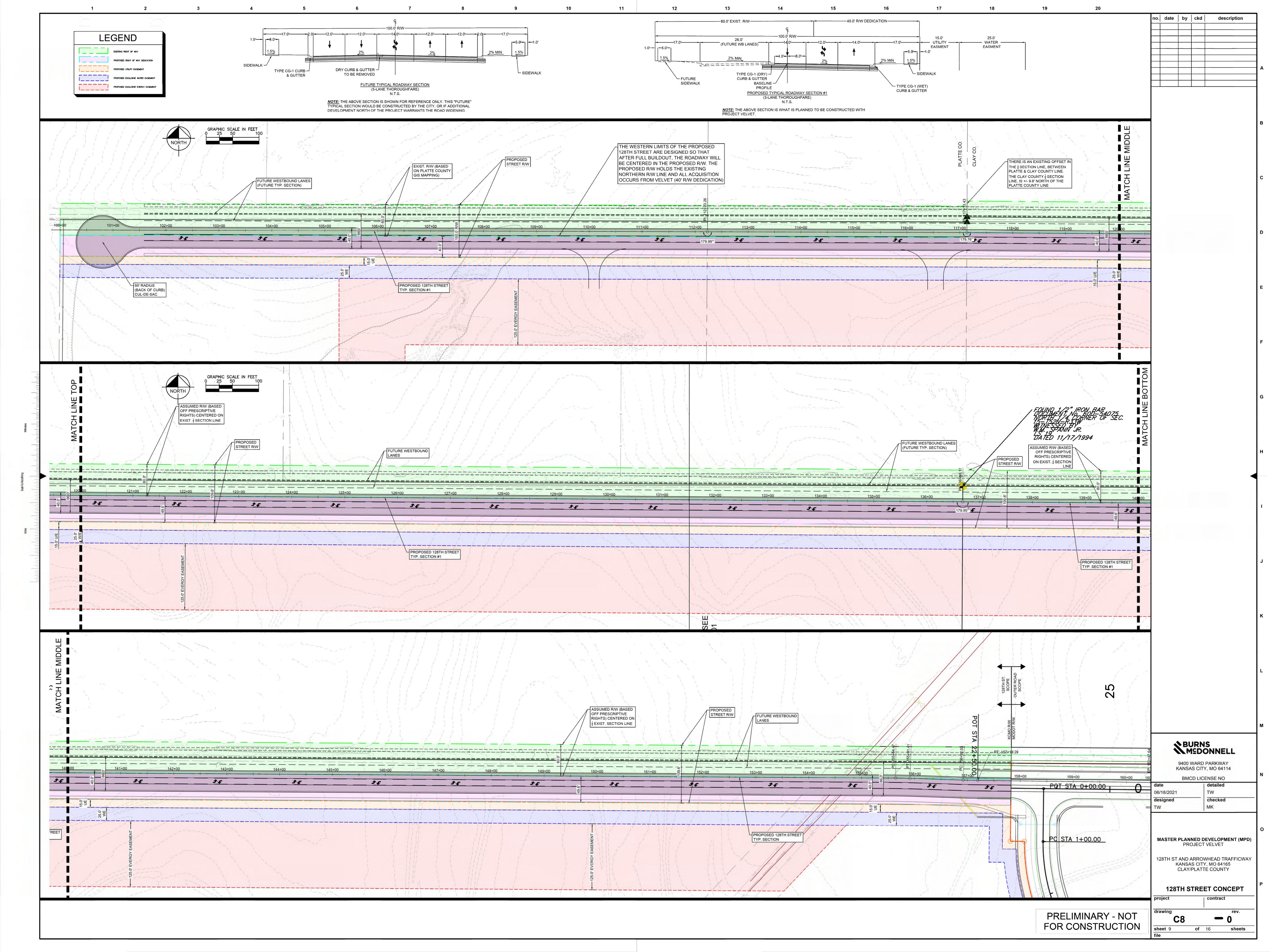
EXISTING MAJOR CONTOUR (10' INTERVAL)

EXISTING MINOR CONTOUR (2' INTERVAL)

PROPOSED MAJOR CONTOUR (10' INTERVAL)

PROPOSED MINOR CONTOUR (2' INTERVAL)

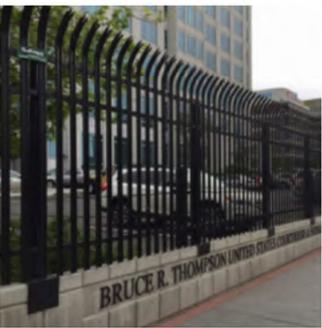
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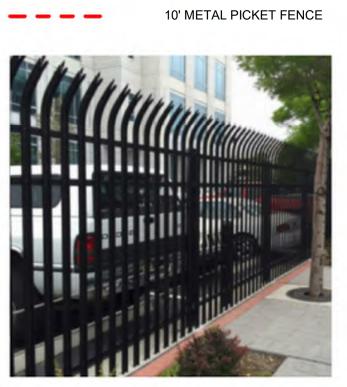


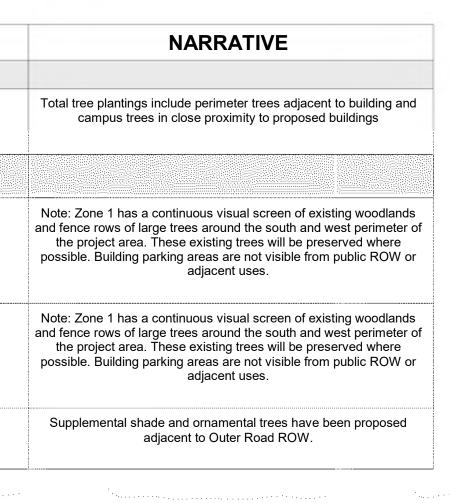


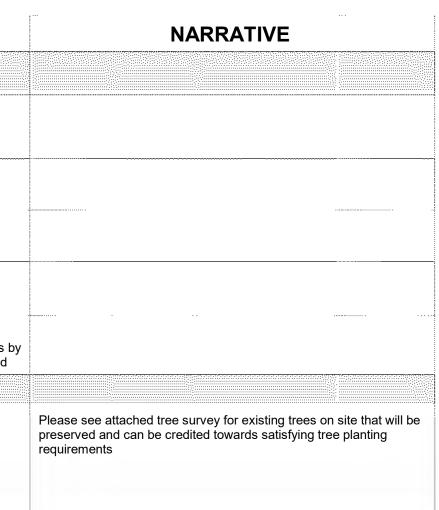
LANDSCAPE CODE REQUIREMENTS - ZONE 1	REQUIRED	PROPOSED
TREE PLANTING PER BUILDING (88-425-04-D)		
1 Tree per 5000 SF of principal building coverage	120	120
ADJACENT TO STREETS / RESIDENTIAL ZONING DISTRICTS (88-425-05-B) (88-425-05-C)		
1 street tree required for every 30' of frontage - NW 128th ST = 5607 linear ft	186	189
Screen to a minimum height of 3' with enough evergreen shrubs to form a continuous visual screen, or masonry wall or planter	164	164
1 street tree required for every 30' of frontage - Outer Road Street Frontage = 2248 linear ft	74	74
EXISTING TREES AND VEGETATION (88-425-10)		· · · · · · · · · · · · · · · · · · ·
Preserved trees will be credited toward satisfying the tree planting requirements of this zoning and development code if they meet the minimum size requirements of 88-425-0910-B.2. Trees up to 6 inches in diameter at breast height will be credited on a 1:1 basis. Trees larger than 6 inches, up to 12 inches in diameter at 42 inches will be credited at a ration of 2:1. Trees that are more than 12 inches in diameter at breast height will be credited at a ratio of 3:1 to encourage the preservation of		

LANDSCAPE CODE REQUIREMENTS - ZONE 1	REQUIRED	PROPOSED
INTERIOR LANDSCAPING OF PARKING LOTS (88-425-06)		
<b>Minimum Interior Landscape Area:</b> Minimum of 35 LF of interior landscape area per parking space required - Building	7,700 SF of interior landscape space required per principle building	7,700 SF of interior landscape space provided per principle building
Trees: 1 tree per 5 parking spaces required	40 trees required per principle building	40 trees provided per principle buildin
Shrubs: 1 tree per parking space required	200 shrubs required per building	200 shrubs provided per building
<b>Ground Cover:</b> Ground cover plants must cover all interior landscape areas	Coverage of all interior landscape areas required	Coverage of all interior landscape are groundcover plants and shrubs provic
EXISTING TREES AND VEGETATION (88-425-10)		
Preserved trees will be credited toward satisfying the tree planting requirements of this zoning and development code if they meet the minimum size requirements of 88-425-0910-B.2. Trees up to 6 inches in diameter at breast height will be credited on a 1:1 basis. Trees larger than 6 inches, up to 12 inches in diameter at 42 inches will be credited at a ratio of 2:1. Trees that are more than 12 inches in diameter at breast height will be credited at a ratio of 3:1 to encourage the preservation of	N/A	The majority of existing dense tree cover along property southern boundary will be preserved









LOW MEADOW PRAIRIE SEED N	1IX
lbs per acre l 220 Seeds per sq/ft	
outeloua curtipendula (Side-oats Grama PLS)	28.00
outeloua gracilis (Blue Grama PLS)	15.00
romus kalmii (Prairie Brome PLS)	8.00
uhlenbergia racemosa (Upland Wild Timothy)	4.00
porobolus heterolepis (Prairie Dropseed)	20.00
chyzachyrium scoparium (Little Bluestem PLS)	25.00
otal of GRASSES, SEDGES & RUSHES:	100.00 %

MESIC PRAIRIE SEED MIX	
15.00 lbs per acre l 120 Seeds per sq/ft	
Andropogon gerardii PLS (Big Bluestem PLS)	30.00
Bromus kalmii (Prairie Brome PLS)	15.00
Elymus canadensis (Canada Wild Rye PLS)	15.00
Panicum virgatum (Switch Grass PLS)	5.00
Sorghastrum nutans (Indian Grass PLS)	35.00
Total of GRASSES, SEDGES & RUSHES:	100.00 %

Aster laevis (Smooth Blue Aster)	1.20
Aster novae-angliae (New England Aster)	0.96
Astragalus canadensis (Canada Milk Vetch)	0.48
Baptisia alba (White Wild Indigo)	3.60
Dalea purpurea (Purple Prairie Clover)	2.40
Echinacea pallida (Pale Purple Coneflower)	2.76
Echinacea purpurea (Purple Coneflower)	2.76
Eryngium yuccifolium (Rattlesnake Master)	6.00
Gaura longiflora (Large-flowered Gaura)	1.20
Gentiana flavida (Cream Gentian)	1.10
Heliopsis helianthoides (Early Sunflower)	0.72
Liatris ligulistylis ( Meadow Blazing Star)	2.40
Liatris pycnostachya (Prairie Blazing Star)	7.20
Monarda fistulosa (Wild Bergamot)	1.10
Parthenium integrifolium (Wild Quinine)	3.31
Penstemon digitalis (Foxglove Beardtongue)	1.20
Ratibida pinnata (Yellow Coneflower)	1.20
Rudbeckia hirta (Black-eyed Susan)	3.00
Rudbeckia subtomentosa (Sweet Black-eyed Susan)	0.55
Rudbeckia triloba (Brown-eyes Susan)	1.20
Silphium laciniatum (Compass Plant)	1.65
Silphium terebinthinaceum (Prairie Dock)	1.20
Solidago rigida (Stiff Goldenrod)	1.20
Veronicastrum virginicum (Culver's Root)	0.55
Zizia aurea (Golden Alexanders)	2.20
Total of FORBES	51.15 %
Andropogon gerardii PLS (Big Bluestem PLS)	12.00
Bromus kalmii (Prairie Brome PLS)	8.82
Elymus canadensis (Canada Wild Rye PLS)	8.82
Panicum virgatum (Switch Grass PLS)	1.20
Sorghastrum nutans (Indian Grass PLS)	18.01
Total of GRASSES, SEDGES & RUSHES:	48.85 %





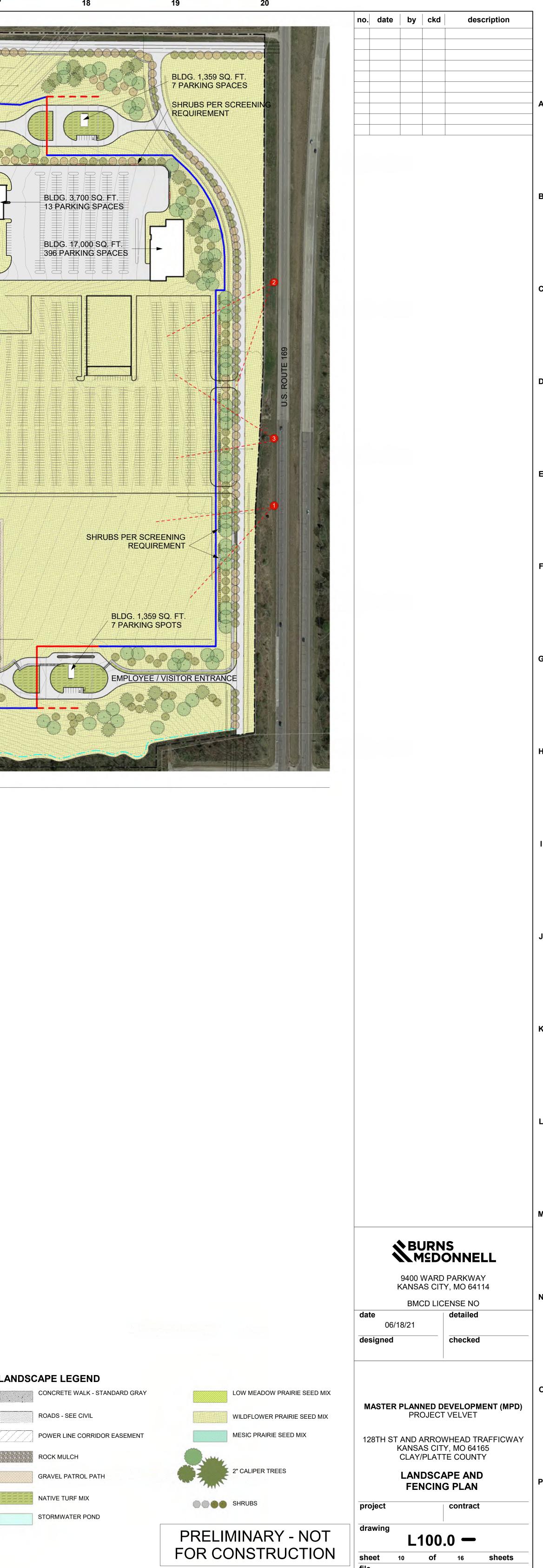


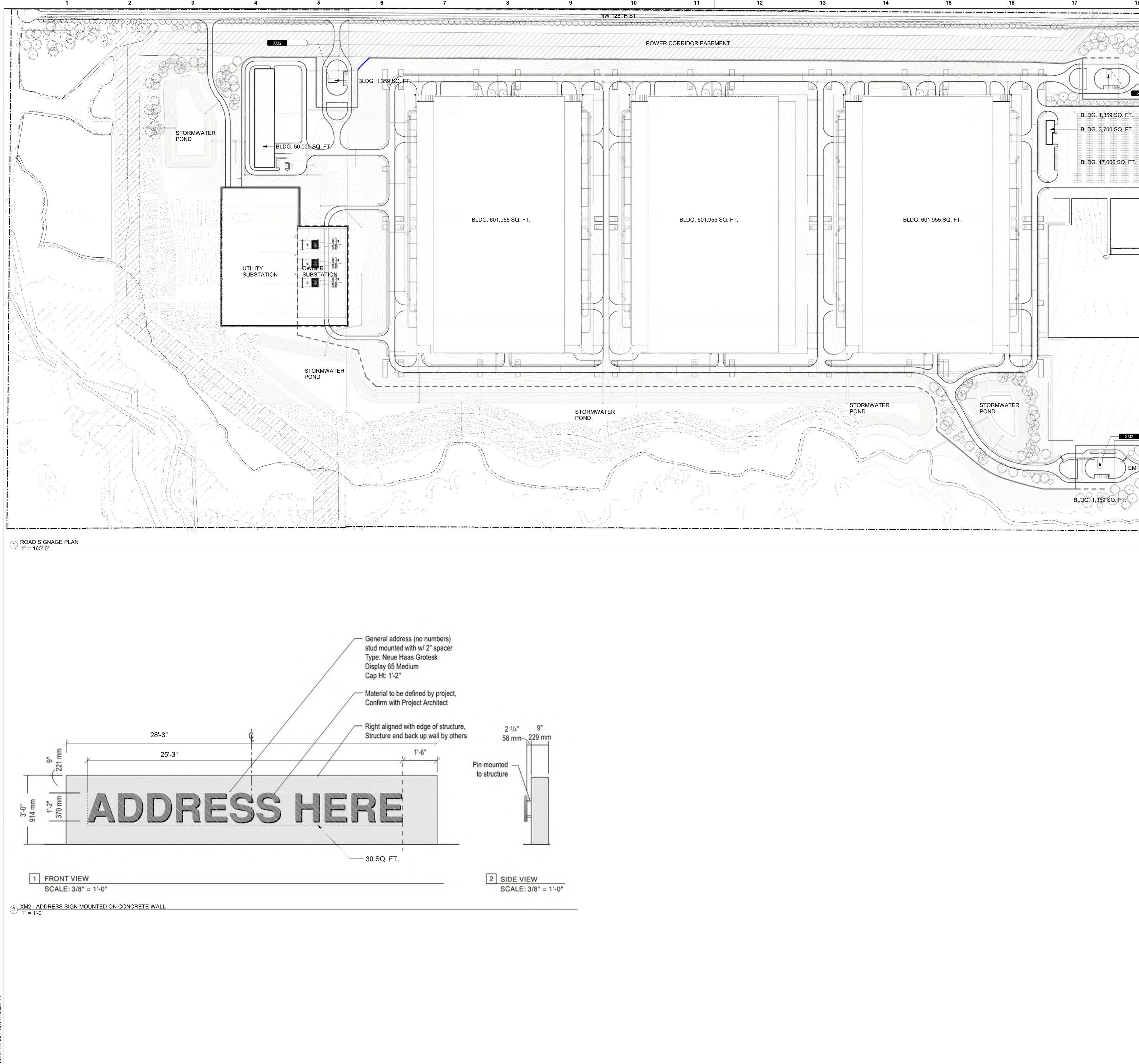


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KEY	Common Name	Botanical Name	Size	#
REE	S			
AB	AMERICAN BASSWOOD	Tilia americana	2" B&B	279
BR	RIVER BIRCH	Betula nigra	2" B&B	31
CR	CRABAPPLE 'ROYAL RAINDROPS'	Malus x 'royal raindrops'	2" B&B	18
JP	SUGAR MAPLE 'JOHN PAIR CADDO'	Acer saccharum	2" B&B	196
KY	KENTUCKY COFFEE TREE 'ESPRESSO'	Gymnocladus dioica	2" B&B	81
QB	SWAMP WHITE OAK	Quercus bicolor	2" B&B	75
				680
ири	BC			
HRU BC	BS BLACK CHOKEBERRY	Aronia melanocarpa	5 GAL.	47
		Aronia melanocarpa Forsythia 'Courtasol'	5 GAL. 5 GAL.	47
BC	BLACK CHOKEBERRY	•		
BC GT	BLACK CHOKEBERRY FORSYTHIA GOLD TIDE	Forsythia 'Courtasol'	5 GAL.	35



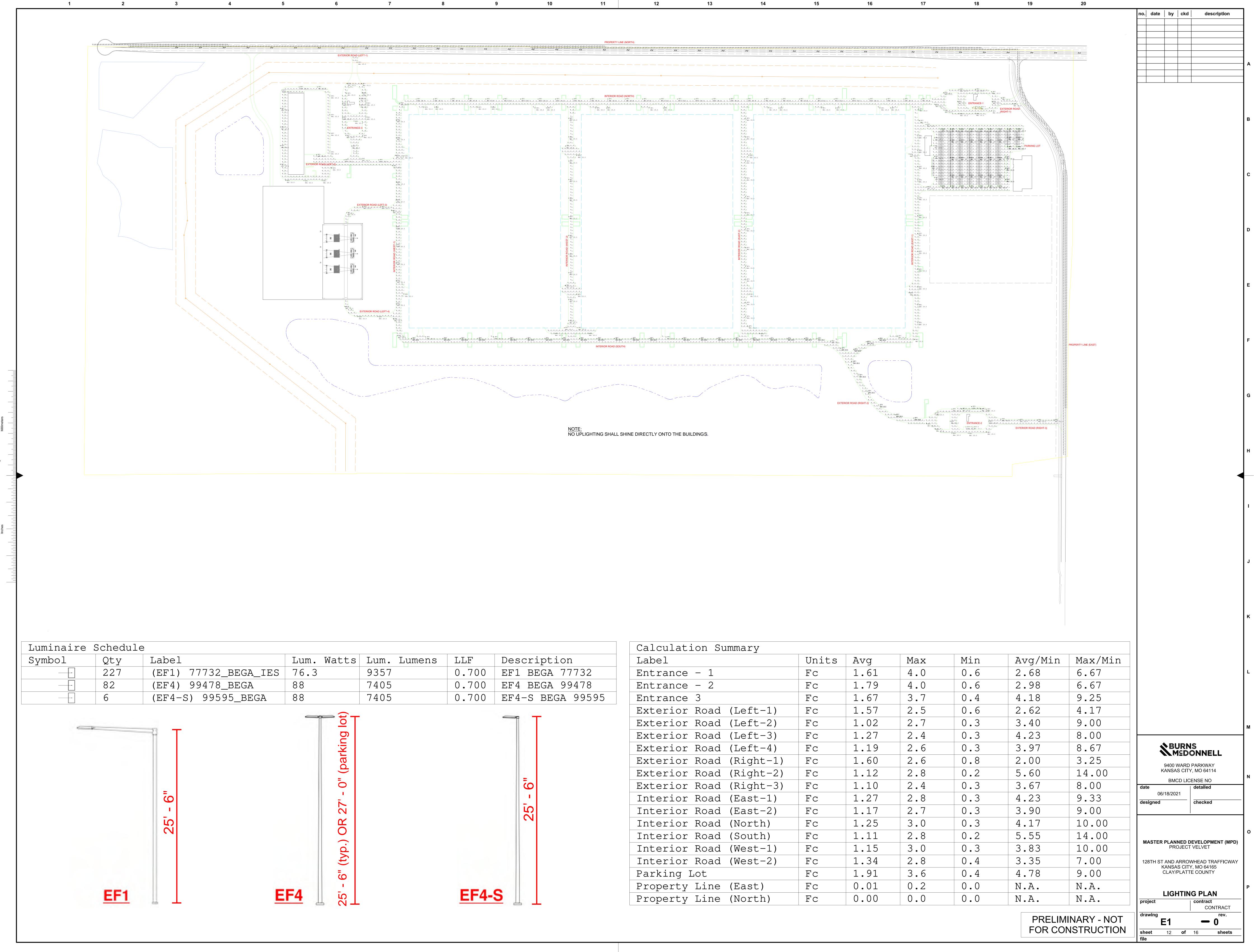




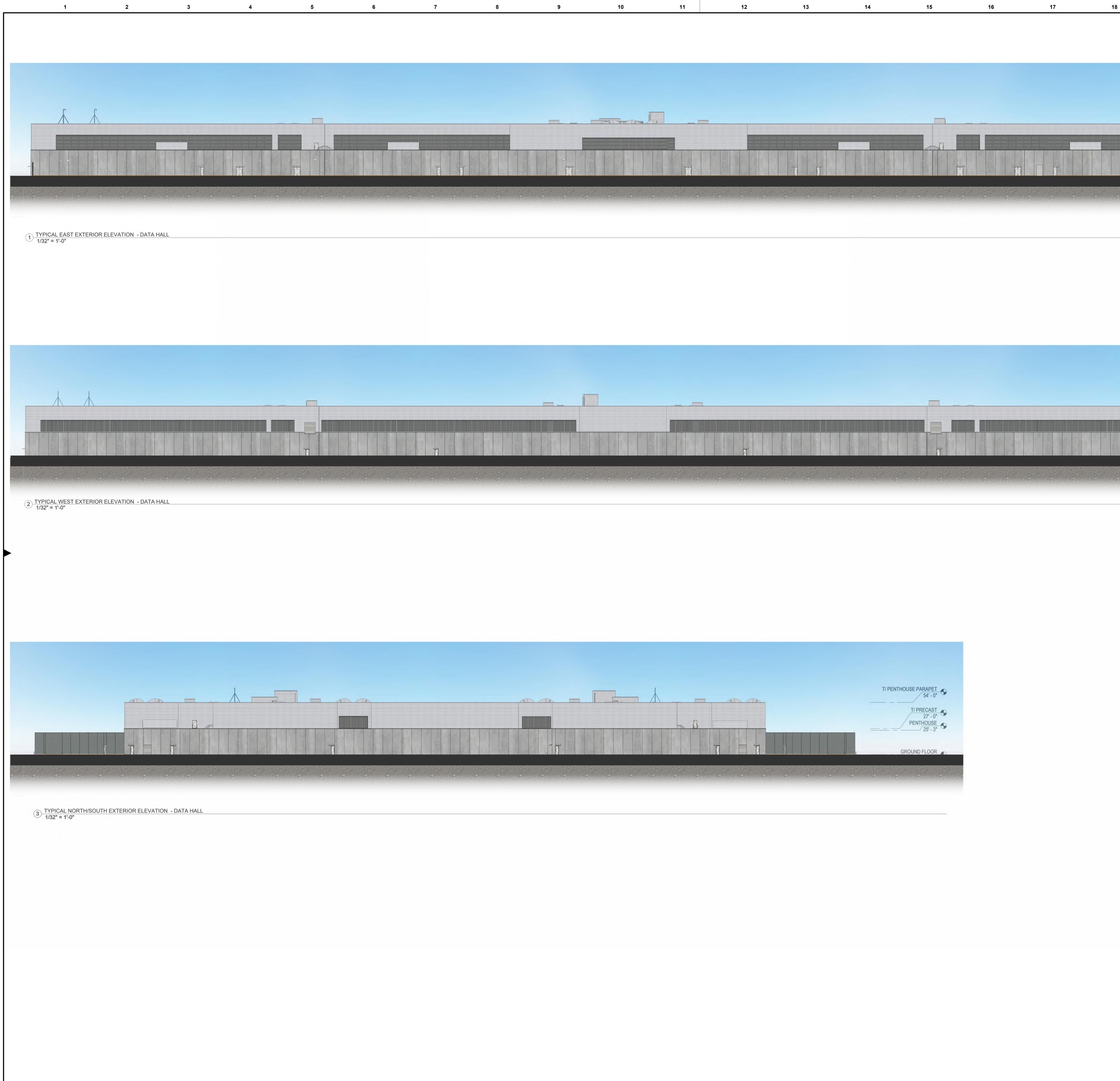




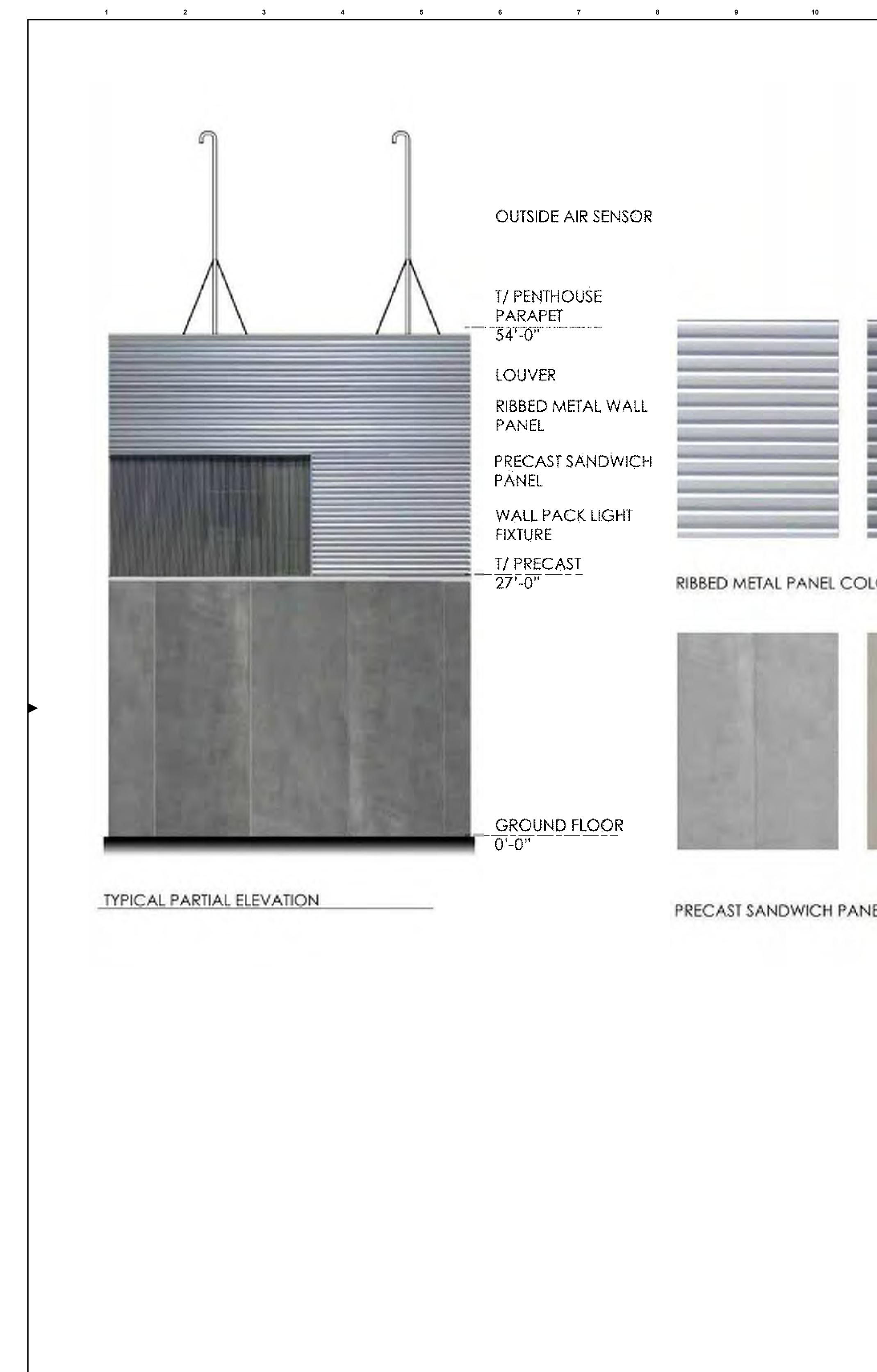
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	MASTER PLANNED DEVELOPMENT (MPD) PROJECT VELVET 128TH ST AND ARROWHEAD TRAFFICWAY KANSAS CITY, MO 64165 CLAY/PLATTE COUNTY SIGNAGE PLAN
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# OUTSIDE AIR SENSOR

T/ PENTHOUSE PARAPET 54'-0'

# LOUVER

RIBBED METAL WALL PANEL

PRECASTSANDWICH PANEL

WALL PACK LIGHT FIXTURE

T/ PRECAST 27'-0"





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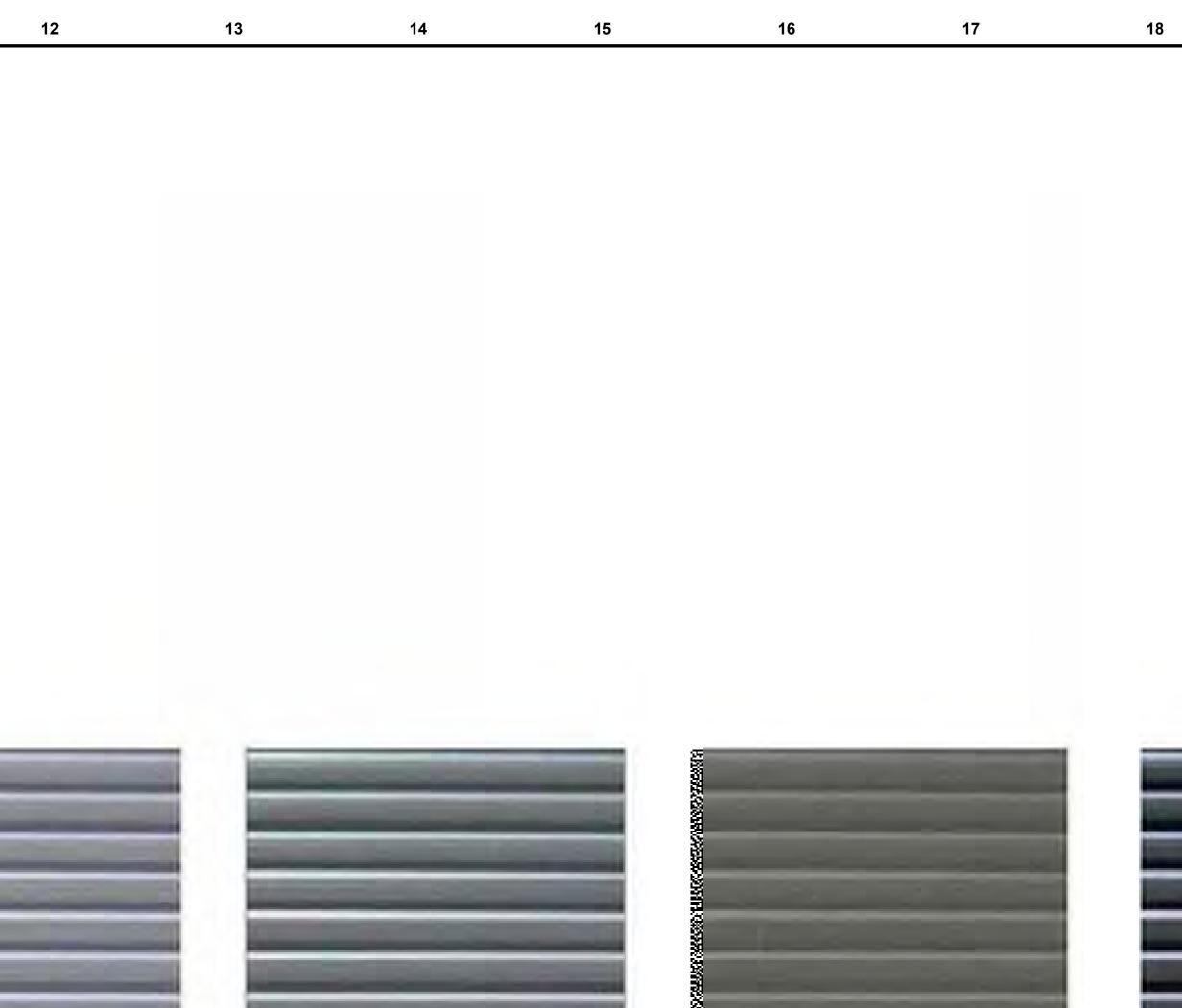
# RIBBED METAL PANEL COLOR VARIATION





<u>GROUND FLOOR</u> 0'-0"

PRECAST SANDWICH PANEL COLOR VARIATION

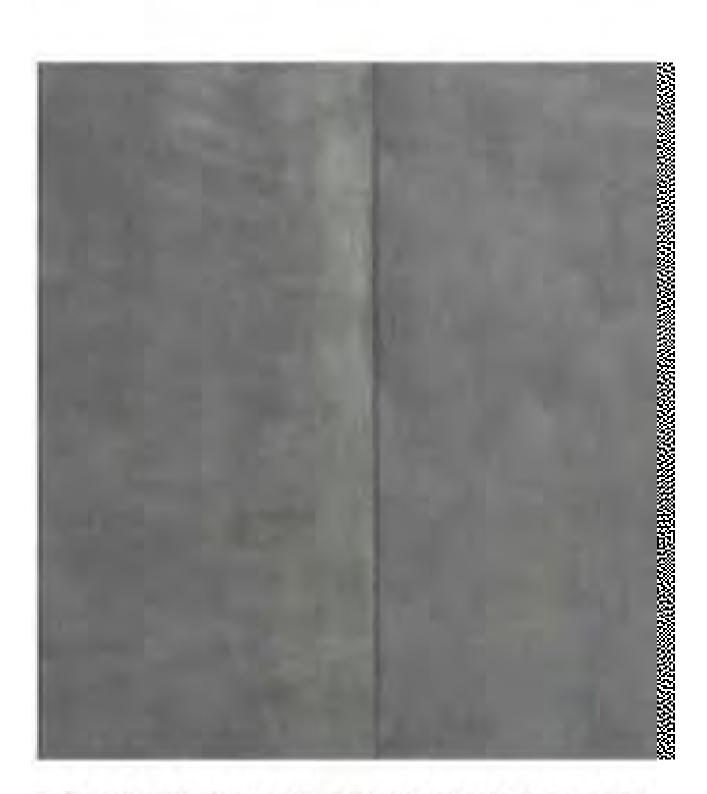








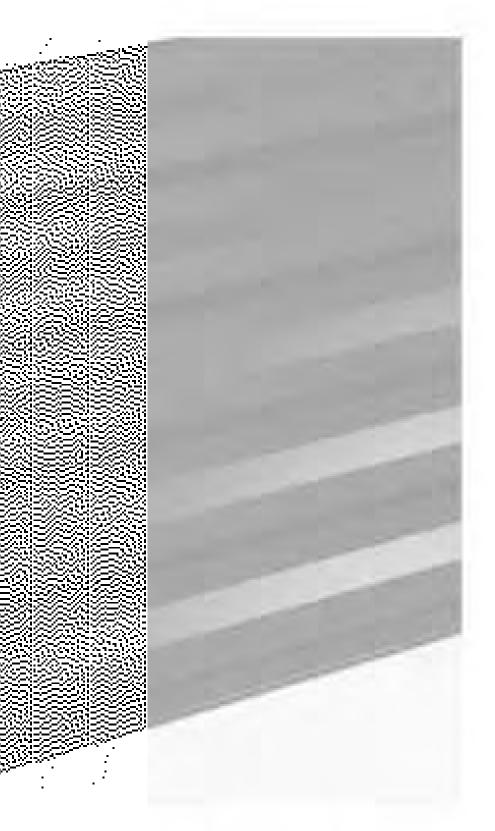
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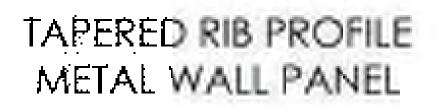


PRECAST CONCRETE SANDWICH PANEL



ROLL UP DOOR







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PAINTED METAL DOOR



LIGHTING PEDESTRIAN PATHS AND PARKING LOT

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