FINAL MASTER PLANNED DEVELOPMENT (MPD) FOR PROJECT VELVET ZONE 3 OF GOLDEN PLAINS TECHNOLOGY PARK

ORDINANCE NUMBER: 200458

PROJECT NEAR

128TH STREET AND U.S. ROUTE 169, KANSAS CITY, MO 64165

18 JUNE, 2021

LOCATION MAP

PROJECT LOCATION

PROJECT PLAN REQUIRMEENT CHECKLIST REQUIREMENT	SHEET LOCATION
BASIC INFORMATION	
a. Name of the development	CO - Cover Sheet
b. Name, address, phone number, and email address of person or firm that prepared the plan	CO - Cover Sheet
c. Date plan prepared and any revision dates	CO - Cover Sheet
d. Graphic Scale (engineering scale required)	C3 - Site Plan
e. A legal description of the property	CO - Cover Sheet
f. North arrow	C3 - Site Plan
g. A location map identifying boundaries of property in relation to major streets	CO - Cover Sheet
DEVELOPMENT SUMMARY TABLE	
a. Existing zoning	C3-Development Table Section A
b. Total land area in square feet and/or acres	C3-Development Table Section B
c. Proposed use or uses of each building and structure	Data center, warehouse storage an 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
f. Residential buildings shall also include residential building type (88-110-4) and total number of dwelling	
units. Residential development shall identify gross and net density.	N/A
g. Building coverage and floor area ratio.	C3-Development Table Section H
h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces.	C3-Development Table Section J
i. 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
d. Existing and proposed topography, with contours at an interval of at least 5 feet	C5 - Grading and Drainage Plan
e. Location and identification of any proposed and any existing site features to be retained, including	
detention areas, retaining walls, and other pertinent site features.	C3 - Site Plan
f. Identification of proposed or existing use or uses within each building, building entrances and exits, docks o	r
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	E .
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
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 Plan
ELEVATIONS	
a. Show windows and entrances	A1 - Elevations
b. Label all materials	A3 and A4
c. 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
c. 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 Plan
<u>ELEVATIONS</u>	
a. Show windows and entrances	A1 - Elevations
b. Label all materials	A3 and A4 - Materials
c. Show canopies and awnings if proposed	A1 - Elevations
OTHER REQUIREMENTS	
	E1 - Lighting Plan
a. A plan showing compliance with Outdoor Lighting 88-430	
a. A plan showing compliance with Outdoor Lighting 88-430 b. A plan showing compliance with Signs 88-445	L100.1 - Signage Plan

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

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

SHEET LIST TABLE

Sheet Number	Sheet Name
CO	Cover Sheet
C1	Existing Conditions
C2	Preliminary Plat
C3	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

LEGAL DESCRIPTION

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

MPD STATEMENT OF INTENT

PROJECT VELVET DATA CENTER - SOUTHWEST CORNER OF U.S. ROUTE 169 AND NW 128 STREET

THIS MPD PLAN PROVIDES FOR THE PREPARATION OF AN APPROXIMATELY 374.89 ACRE DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF U.S. ROUTE 169 AND NW 128 ST. THIS DEVELOPMENT IS BOUNDED BY U.S. ROUTE 169 TO THE EAST, NW 128 ST TO THE NORTH.

THIS FINAL MPD PLAN IS PREPARED IN CONFORMANCE WITH THE PRELIMINARY MPD PLAN FOR THE GOLDEN PLAINS TECHNOLOGY PARK APPROVED BY ORDINANCE NO. 200458.

> MASTER PLANNED DEVELOPMENT (MPD) PROJECT VELVET

♦BURNS

06/18/2021

MEDONNELL

9400 WARD PARKWAY

KANSAS CITY, MO 64114

BMCD LICENSE NO

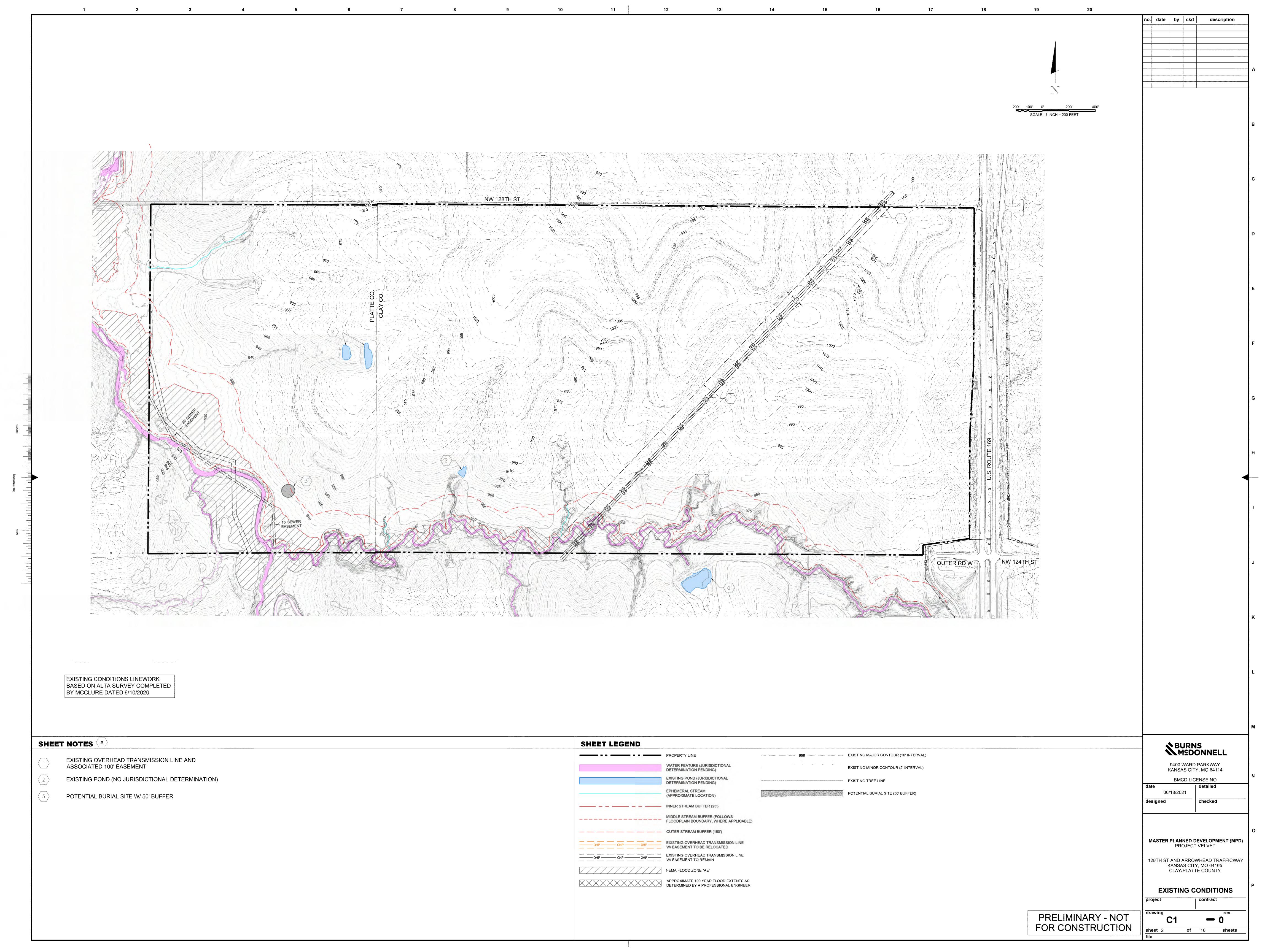
CLAY/PLATTE COUNTY **COVER SHEET**

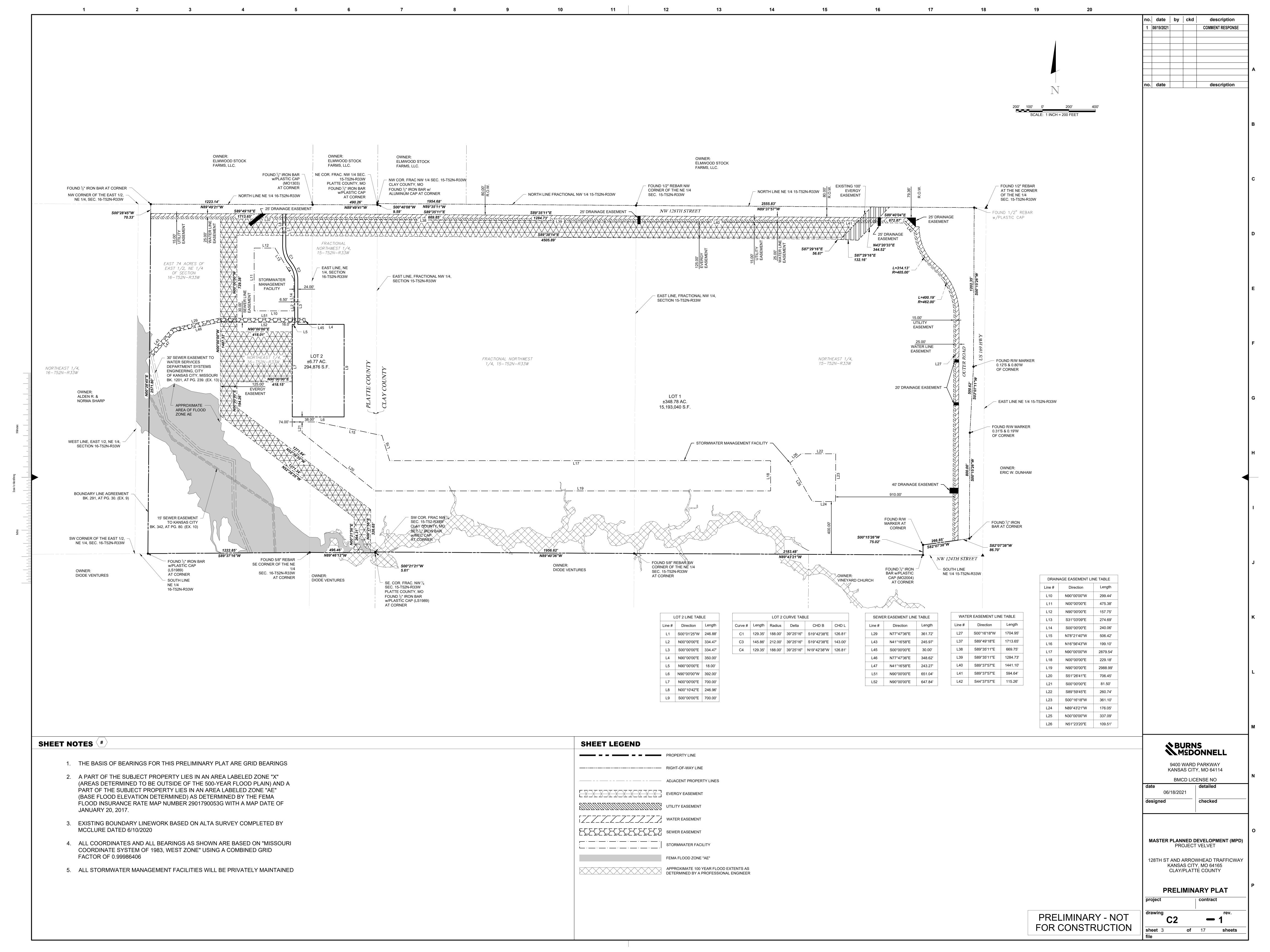
128TH ST AND ARROWHEAD TRAFFICWAY

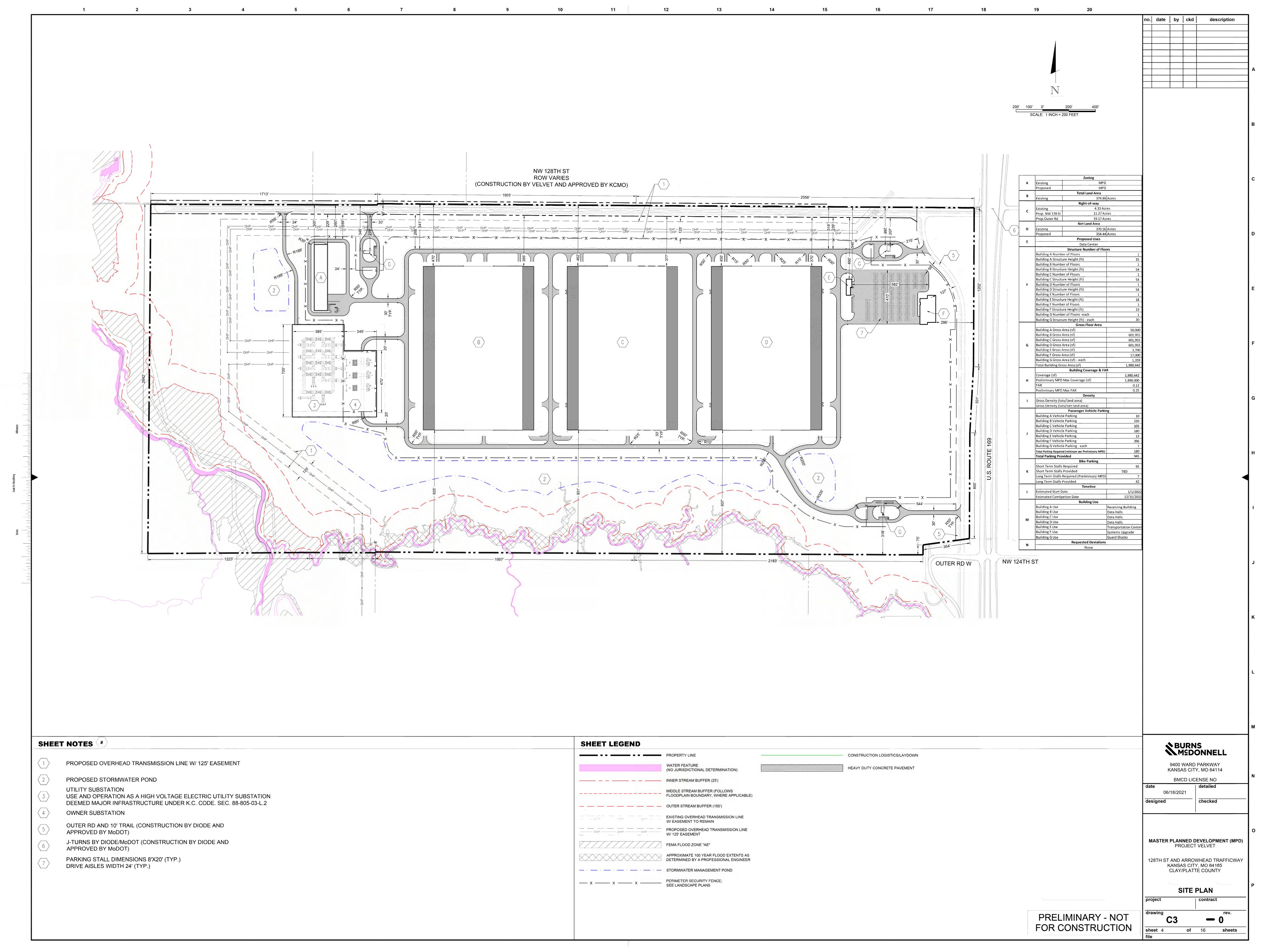
KANSAS CITY, MO 64165

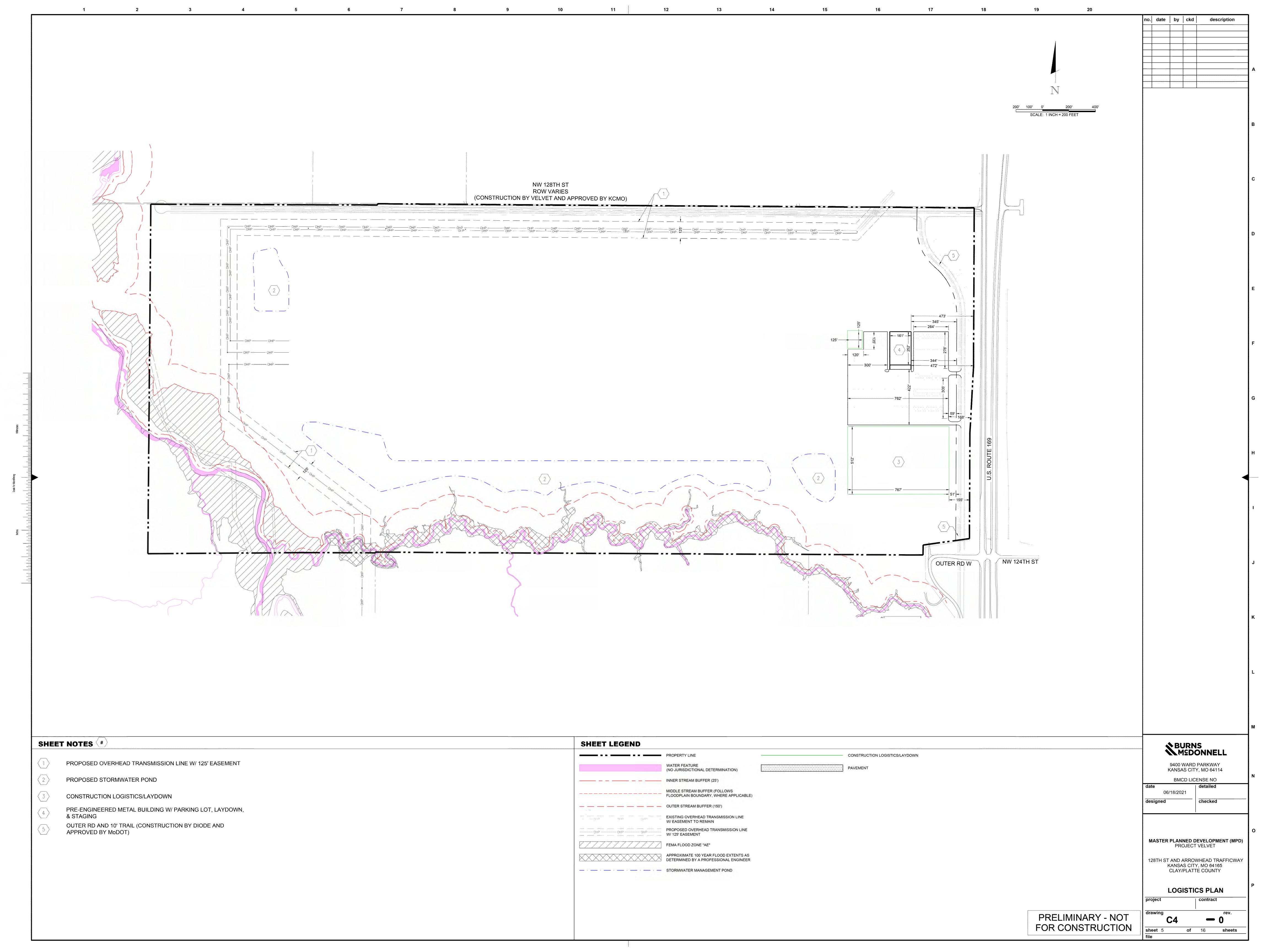
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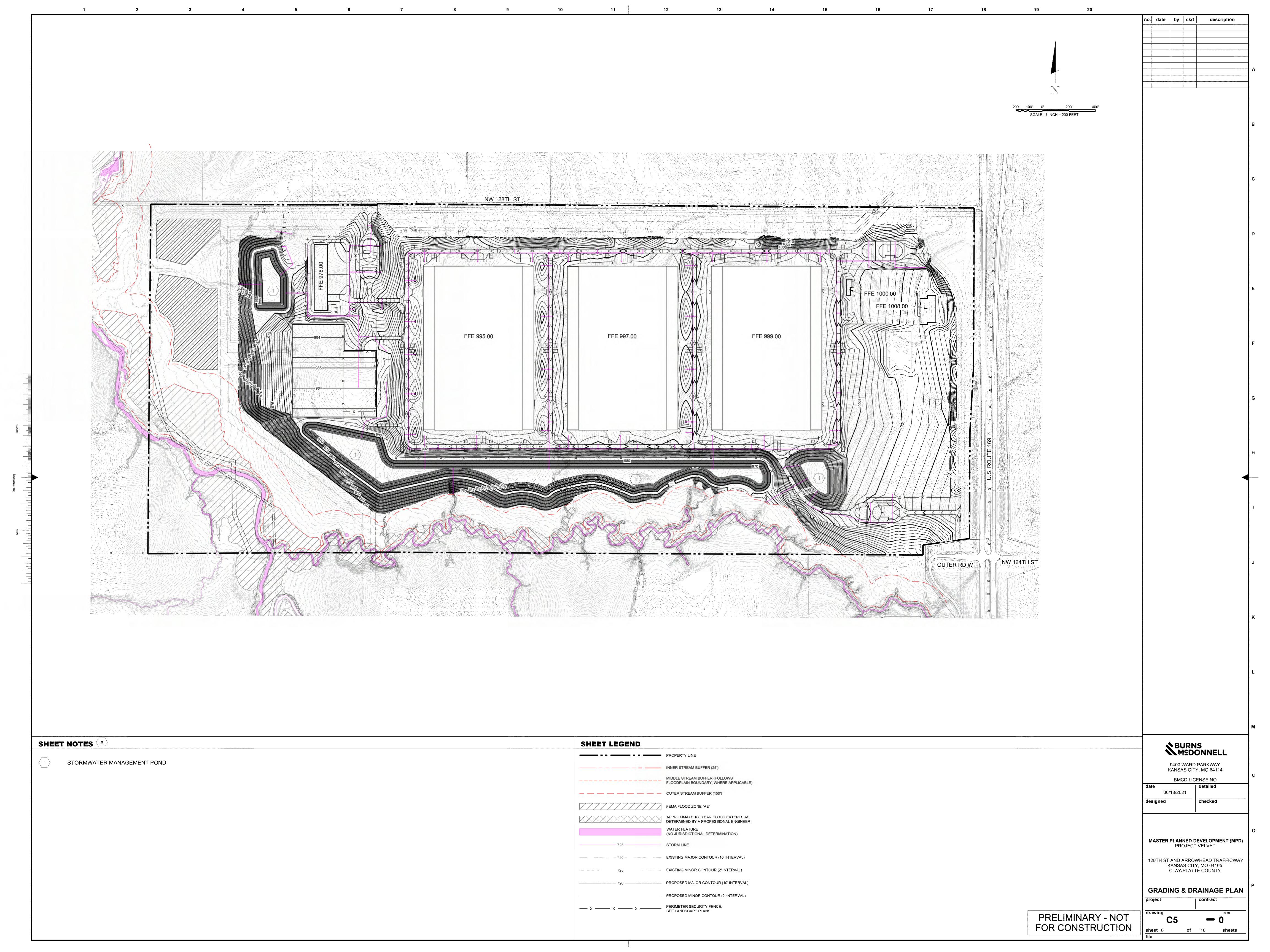
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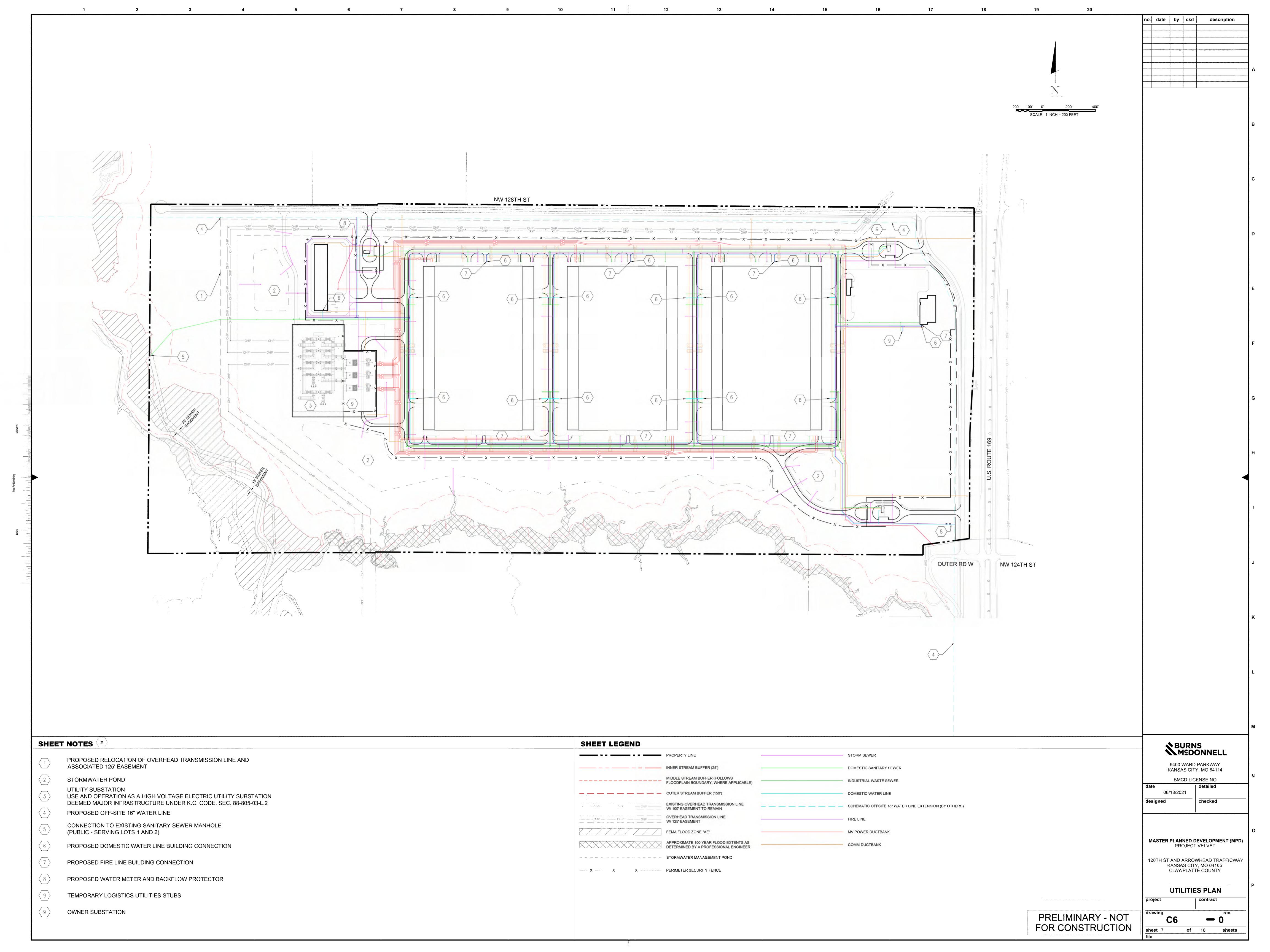


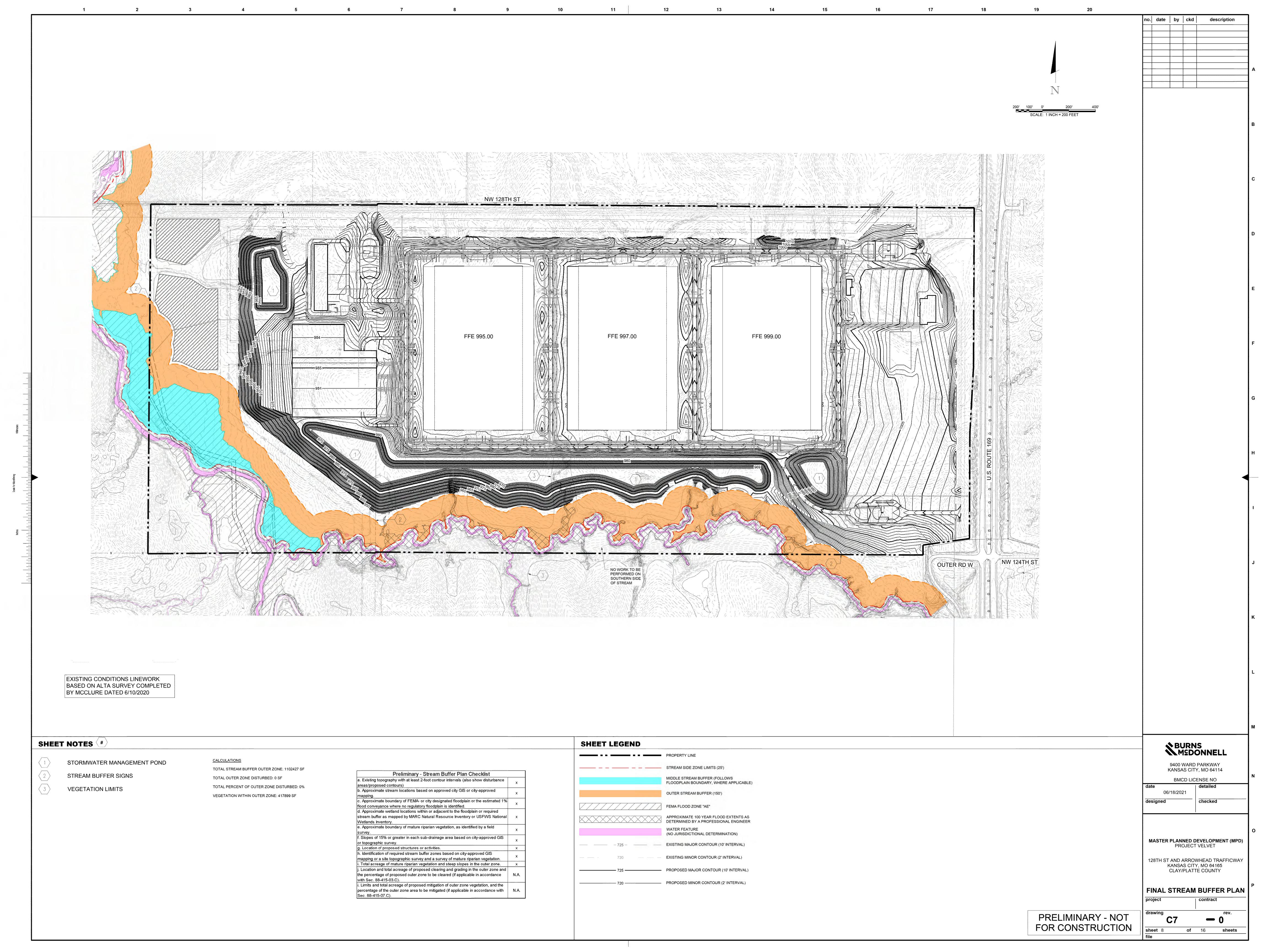


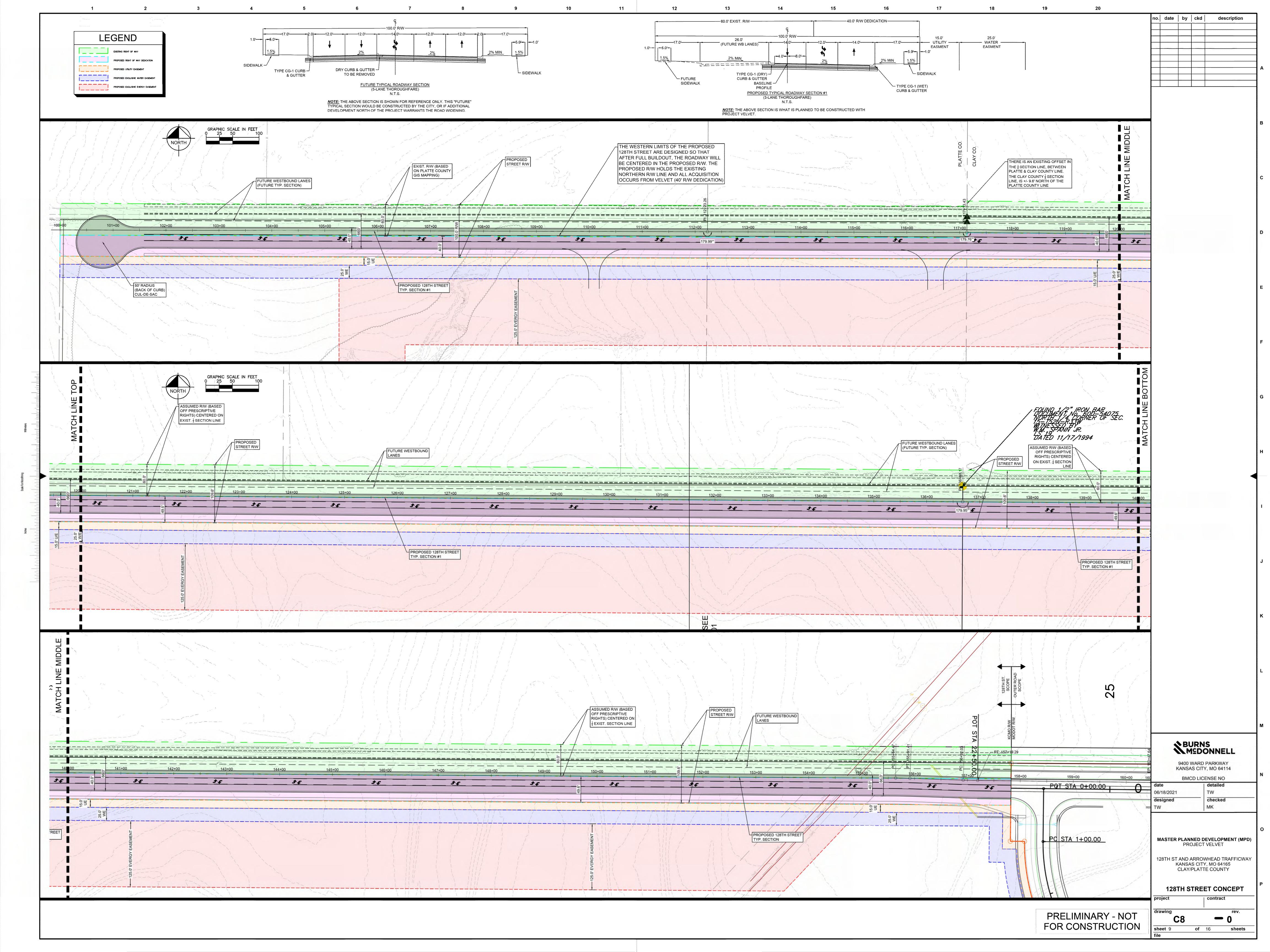


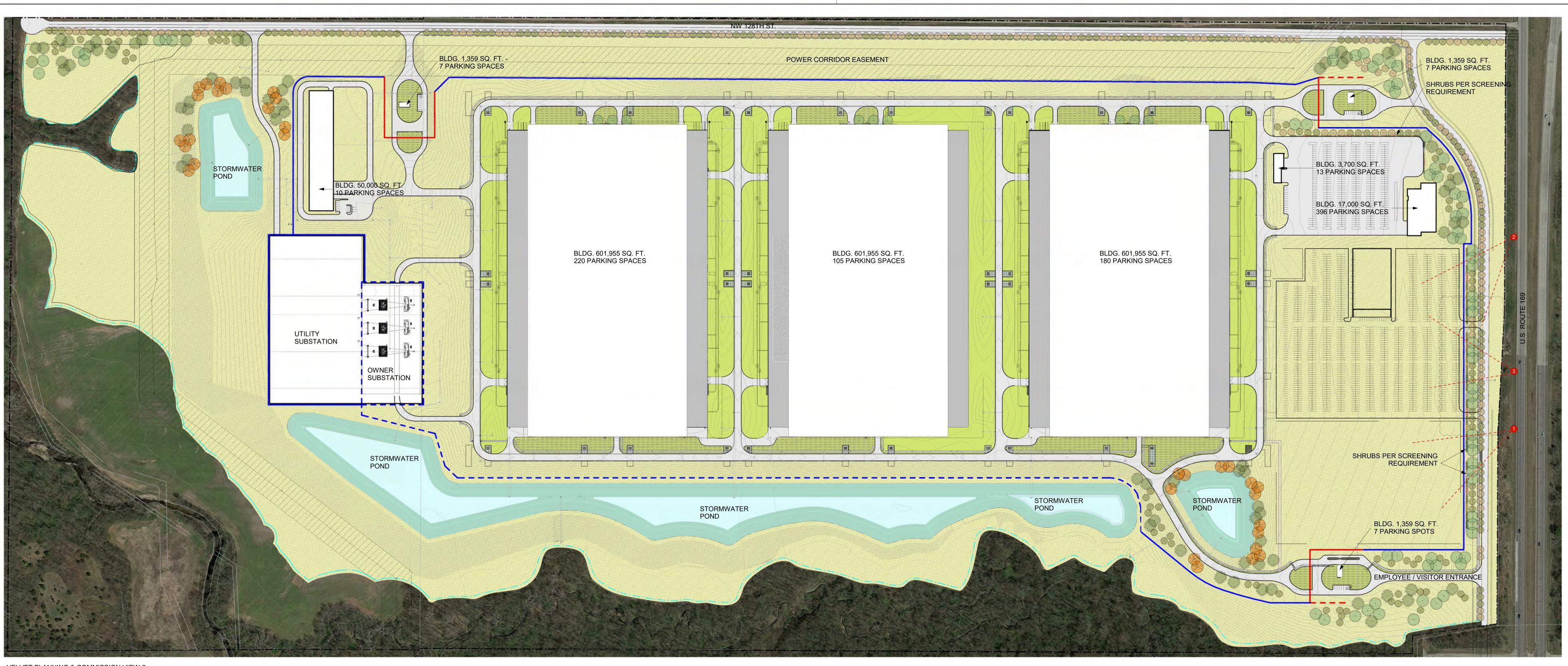












1 VELVET PLANNING & COMMISSION VIEW 2
1" = 160'-0"

LANDSCAPE CODE REQUIREMENTS - ZONE 1	REQUIRED	PROPOSED	NARRATIVE
TREE PLANTING PER BUILDING (88-425-04-D)			
1 Tree per 5000 SF of principal building coverage	120	120	Total tree plantings include perimeter trees adjacent to building and campus trees in close proximity to proposed buildings
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	Note: Zone 1 has a continuous visual screen of existing woodlands and fence rows of large trees around the south and west perimeter of the project area. These existing trees will be preserved where possible. Building parking areas are not visible from public ROW or adjacent uses.
Screen to a minimum height of 3' with enough evergreen shrubs to form a continuous visual screen, or masonry wall or planter	164	164	Note: Zone 1 has a continuous visual screen of existing woodlands and fence rows of large trees around the south and west perimeter of the project area. These existing trees will be preserved where possible. Building parking areas are not visible from public ROW or adjacent uses.
1 street tree required for every 30' of frontage - Outer Road Street Frontage = 2248 linear ft	74	74	Supplemental shade and ornamental trees have been proposed adjacent to Outer Road ROW.

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

existing mature trees.

LANDSCAPE CODE REQUIREMENTS - ZONE 1	REQUIRED	PROPOSED	NARRATIVE
INTERIOR LANDSCAPING OF PARKING LOTS (88-425-06)			
Minimum Interior Landscape Area: 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 building	
Shrubs: 1 tree per parking space required	200 shrubs required per building	200 shrubs provided per building	
Ground Cover: Ground cover plants must cover all interior landscape areas	Coverage of all interior landscape	Coverage of all interior landscape areas by	
EXISTING TREES AND VEGETATION (88-425-10)	areas required	groundcover plants and shrubs provided	
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 existing mature trees.	N/A	The majority of existing dense tree cover along property southern boundary will be preserved	Please see attached tree survey for existing trees on site that will be preserved and can be credited towards satisfying tree planting requirements

LOW MEADOW PRAIRIE SE 50 lbs per acre 220 Seeds per sq/ft	ED MIX
Bouteloua curtipendula (Side-oats Grama PLS)	28.00
Bouteloua gracilis (Blue Grama PLS)	15.00
Bromus kalmii (Prairie Brome PLS)	8.00
Muhlenbergia racemosa (Upland Wild Timothy)	4.00
Sporobolus heterolepis (Prairie Dropseed)	20.00
Schyzachyrium scoparium (Little Bluestem PLS)	25.00
Total of GRASSES, SEDGES & RUSHES:	100.00 %

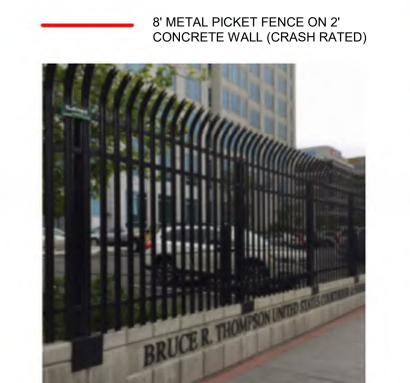
MESIC PRAIRIE SEED MI 15.00 lbs per acre I 120 Seeds per sq/ft	/ \
Andropogon gerardii PLS (Big Bluestem PLS)	30.00
Bromus kalmii (Prairie Brome PLS)	15.00
Elymus canadensis (Canada Wild Rye PLS)	15.00
Panicum virgatum (Switch Grass PLS)	5.00
Sorghastrum nutans (Indian Grass PLS)	35.00
Total of GRASSES,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

WILDFLOWER PRAIRIE SEED MIX 15.00 lbs per acre I 120 Seeds per sq/ft		
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 %	

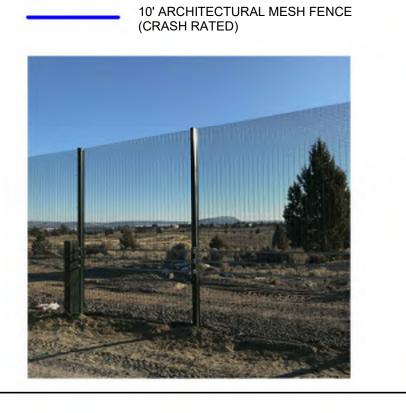
PLANT SCHEDULE				
KEY	Common Name	Botanical Name	Size	#
TREES	3			
AB	AMERICAN BASSWOOD	Tilia americana	2" B&B	279
BR	RIVER BIRCH	Betula nigra	2" B&B	31
CR	CRABAPPLE 'ROYAL RAINDROPS'	Malus x 'royal raindrops'	2" B&B	18
JP	SUGAR MAPLE 'JOHN PAIR CADDO'	Acer saccharum	2" B&B	196
KY	KENTUCKY COFFEE TREE 'ESPRESSO'	Gymnocladus dioica	2" B&B	81
QB	SWAMP WHITE OAK	Quercus bicolor	2" B&B	75
				680
SHRUI	3S			
ВС	BLACK CHOKEBERRY	Aronia melanocarpa	5 GAL.	47
GT	FORSYTHIA GOLD TIDE	Forsythia 'Courtasol'	5 GAL.	35
ΙB	INKBERRY	Ilex glabra 'Compacta'	5 GAL.	150
RT	RED TWIG DOGWOOD	Cornus sericea 'Cardinal'	5 GAL.	40
SG	SEA GREEN JUNIPER	Juniperus xpfitzeriana 'sea green'	5 GAL.	26
	,	•	'	298

LANDSCAPE LINETYPES

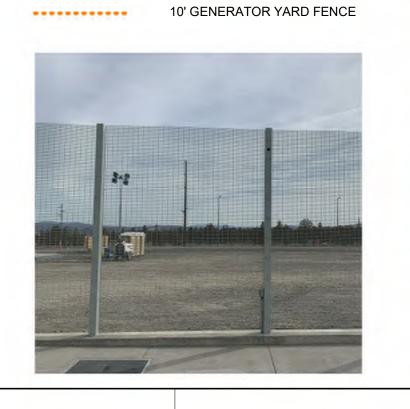
PROPERTY BOUNDARY

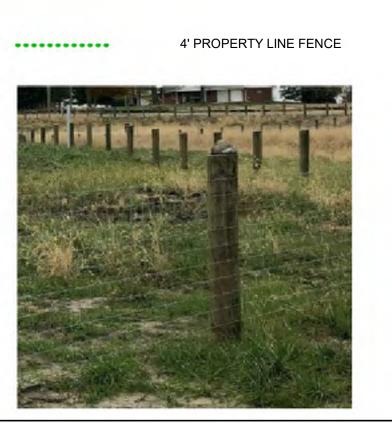


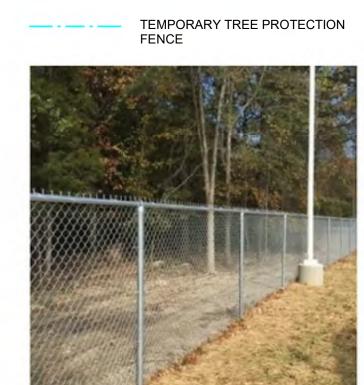




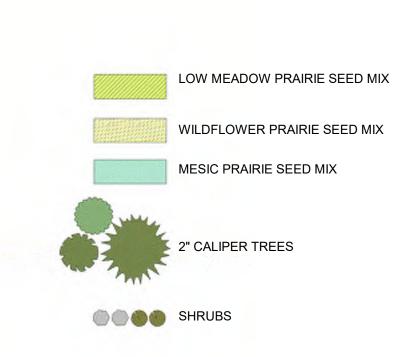








LANDSCAPE LEGEND CONCRETE WALK - STANDARD GRAY ROADS - SEE CIVIL POWER LINE CORRIDOR EASEMENT ROCK MULCH GRAVEL PATROL PATH NATIVE TURF MIX STORMWATER POND



MASTER PLANNED DEVELOPMENT (MPD)
PROJECT VELVET 128TH ST AND ARROWHEAD TRAFFICWAY KANSAS CITY, MO 64165 CLAY/PLATTE COUNTY LANDSCAPE AND **FENCING PLAN** contract PRELIMINARY - NOT L100.0 — FOR CONSTRUCTION

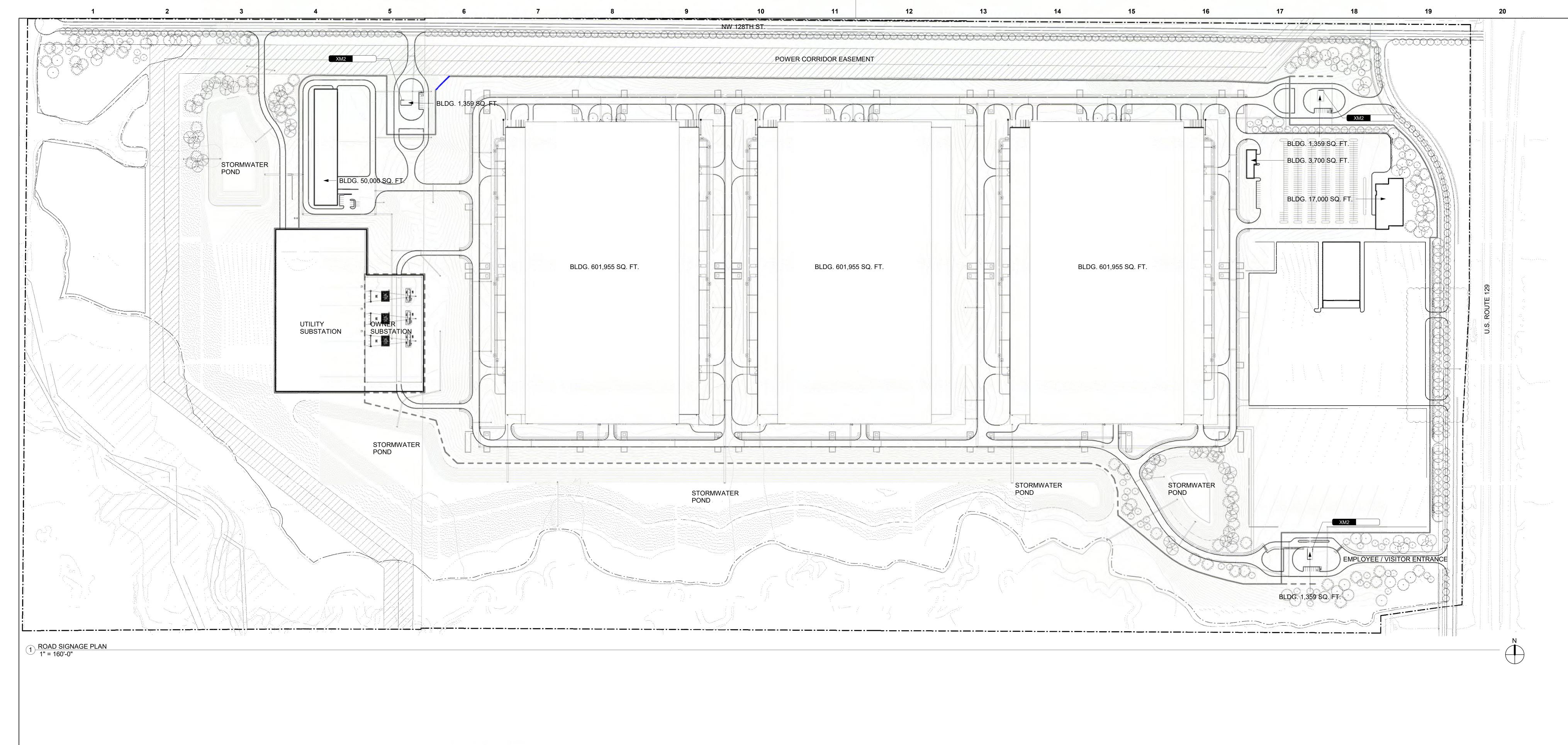
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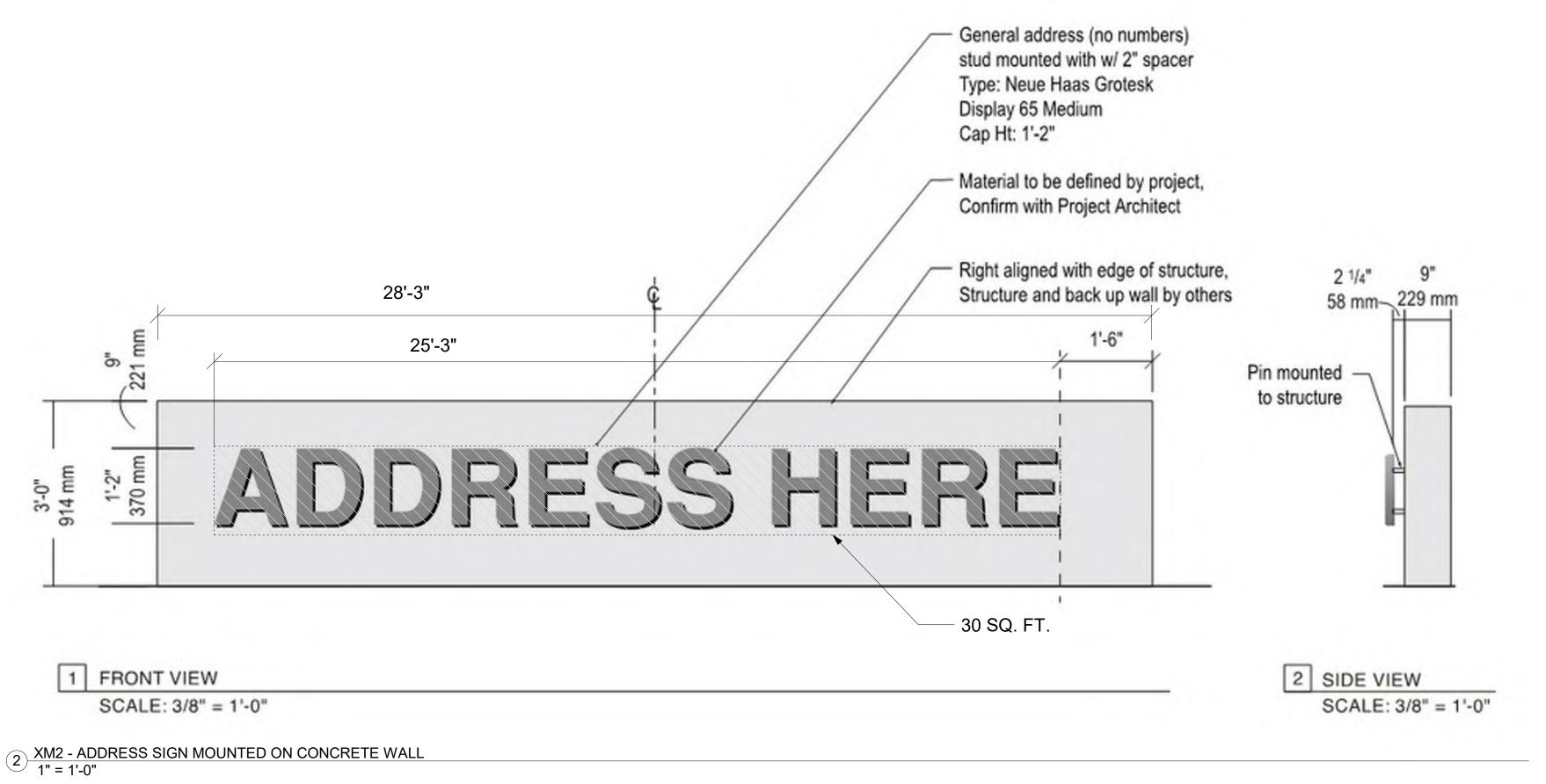
9400 WARD PARKWAY KANSAS CITY, MO 64114

BMCD LICENSE NO

checked

no. date by ckd





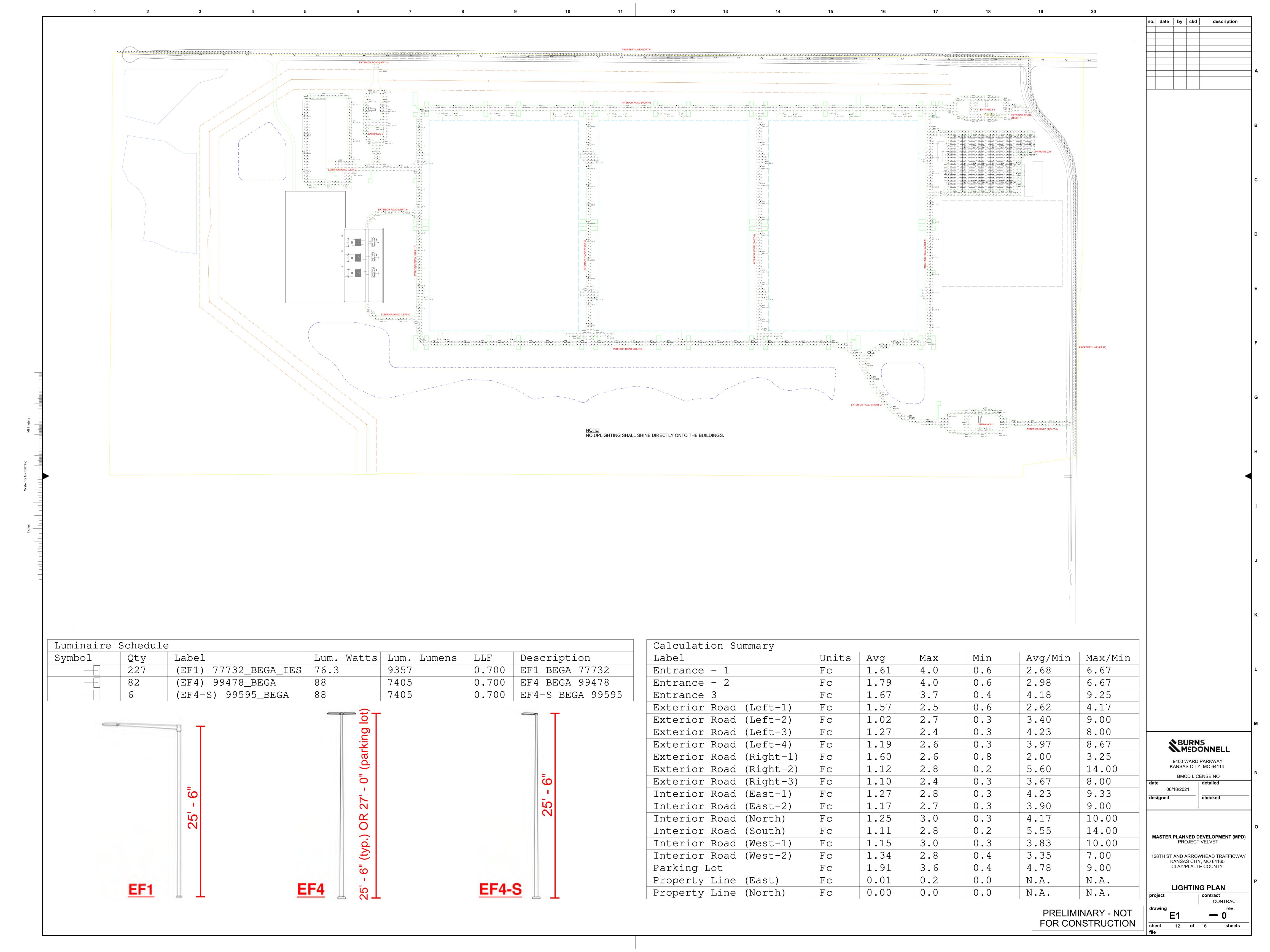
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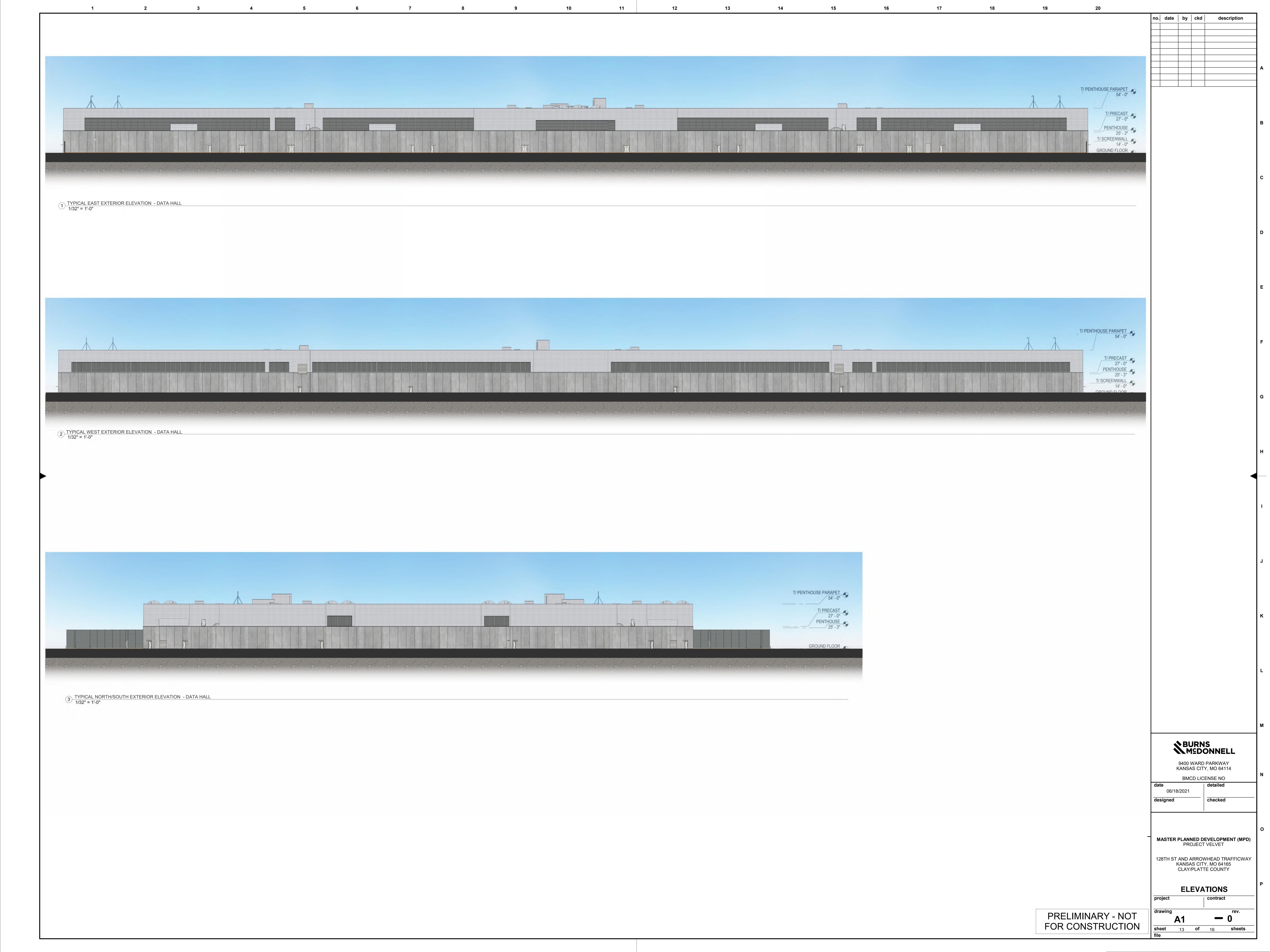
MASTER PLANNED DEVELOPMENT (MPD)
PROJECT VELVET

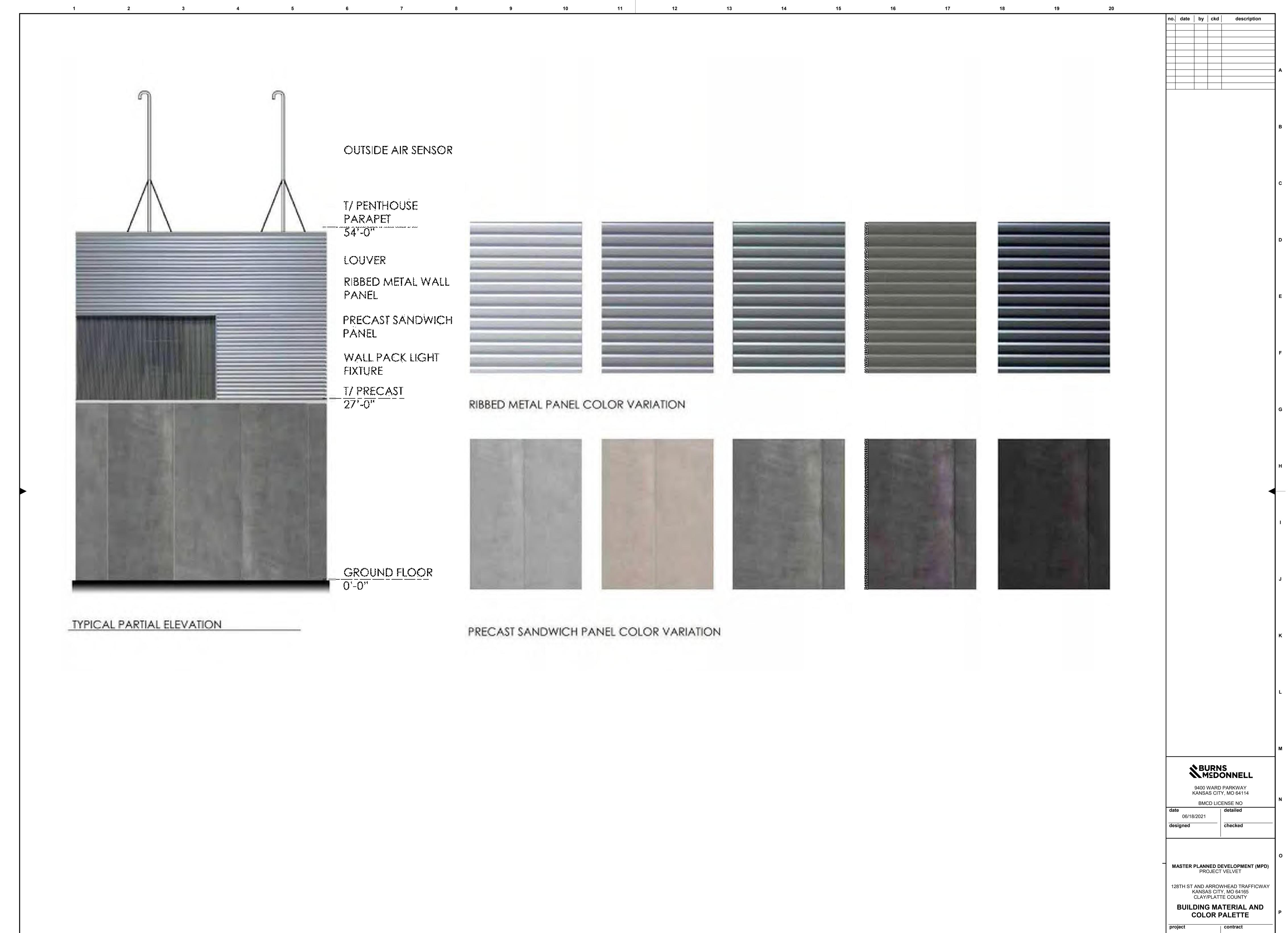
128TH ST AND ARROWHEAD TRAFFICWAY KANSAS CITY, MO 64165 CLAY/PLATTE COUNTY SIGNAGE PLAN

PRELIMINARY - NOT

L100.1 — FOR CONSTRUCTION







PRELIMINARY - NOT FOR CONSTRUCTION



BURNS
MSDONNELL

9400 WARD PARKWAY
KANSAS CITY, MO 64114

BMCD LICENSE NO

date
06/18/2021

designed

Checked

MASTER PLANNED DEVELOPMENT (MPD)
PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
KANSAS CITY, MO 64165
CLAY/PLATTE COUNTY

BUILDING MATERIAL AND
OTHER ELEMENTS

PRELIMINARY - NOT FOR CONSTRUCTION

RY - NOT RUCTION

A3 — 0

sheet 15 of 16 sheets
file

FUTURE STREET VIEW FROM U.S. ROUTE 169



FUTURE STREET VIEW FROM U.S. ROUTE 169 LOOKING SOUTH VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT, REFERENCE LANDSCAPE PLAN L100.0 FOR TREES

FUTURE STREET VIEW FROM U.S. ROUTE 169 LOOKING NORTH

VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT, REFERENCE LANDSCAPE PLAN L100.0 FOR TREES

VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT, REFERENCE LANDSCAPE PLAN L100.0 FOR TREES

PRELIMINARY - NOT FOR CONSTRUCTION

BMCD LICENSE NO

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designed

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MASTER PLANNED DEVELOPMENT (MPD)
PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
KANSAS CITY, MO 64165
CLAY/PLATTE COUNTY

RENDERINGS

project
contract

drawing
rev.
A4

Sheet
16
of
16
sheets

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