



CITY PLAN COMMISSION STAFF REPORT

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

May 17, 2021

Project Name

Chaves (Formerly SeaBiscuit)

Docket #10 Request

- .1 - CD-CPC-2020-00065 – Rezoning.
- .2 - CD-CPC-2020-00066 – Signage Plan.
- .3 - CD-CPC-2020-00067 – Development Plan.

Applicants

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes,
PC

Owners

Kansas City Airport Parking, LLC

Location	NEC of N. Ambassador & NW Roanridge Road.
Area	About 86 acres
Zoning	B3-3 & AG-R
Council District	2 nd
County	Platte
School District	Platte County

Surrounding Land Uses

- North:** zoned AG-R, I-435.
- South:** zoned B3-3, mixed commercial.
- East:** zoned B3-3, The Ambassador.
- West:** zoned B3-3, I-29/ The Parking Spot facility.

Major Street Plan

The City's Major Street Plan classifies NW Cookingham Drive as Thoroughfare with 6 Through lanes and N. Ambassador with 4 Through lanes. I-29 and I-435 are classified as freeways.

Land Use Plan

The KCI Area Plan recommends Commercial/ Industrial land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified. 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 held a virtual public meeting on May 5, 2020, a summary of which is attached.

EXISTING CONDITIONS

The project site about 86 acres generally located at the northeast corner of NW Roanridge Road/ I-29 and NW Cookingham Drive. The tract is part of an originally approved development plan that allowed for 1,154,000 sq. ft. of commercial office and retail development, including the Farmland headquarters on about 128 acres. Only the office building remains as the rest of the site was amended in 2018 to allow for a parking facility. Access to the site is via NW 122nd Street, N. Ambassador Drive and NW Cookingham Drive.

Surrounding land uses includes a parking facility (Park N Go) to the east. To the south are existing commercial uses and hotels. The Parking Spot is on the west side of I-29. To the north of the site is I-435.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning, a council approved signage plan and a Development Plan (preliminary plat) to allow for 762,000 square foot of mixed office/ commercial development on 12 lots and 4 tracts. On December 10, 2020, the CPC continued all three cases of docket to allow the applicant to work with MODOT and the Public Works Department to resolve the access concerns.

PROFESSIONAL STAFF RECOMMENDATION

- Docket #10.1 Approval without conditions.
- Docket #10.2 Approval with conditions.
- Docket #10.3 Approval with conditions.

CONTROLLING CASE – Case No. 12285-GP – Ordinance No. 990694 passed by City Council on June 10, 1999, rezoned approximately 128 acres located east of Interstate 29, south of Interstate 435, and north of N.W. Cookingham Drive (Missouri Highway 291) from Districts GP7 (Agricultural and low density residential uses) and GP3 (Regional business) to District GP3 and approved a development plan for 1,154,000 sq. ft. of commercial office and retail development.

RELATED RELEVANT CASES

Case No. 12285-P-6 – Ordinance No. 18746 passed by City Council on October 11, 2018, approved a major amendment to a development plan on approximately 40.0 acres generally located east of N. Ambassador Avenue, south of Interstate 435, and north of N.W. Cookingham Drive to allow development of a vehicle parking facility in District B3-3 (Community Business, dash 3).

PLAN LOCATION



PLAN REVIEW

These companion cases are necessary as the applicant is seeking approval of a rezoning from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business - 3) to District B3-3, approval of a Council Approved Signage Plan for three over-sized monument signs and approval of a Development Plan which also acts as a preliminary plat to allow for a major amendment to the previously approved SeaBiscuit development for a parking and ride facility, hotels, office, and other commercial uses 762,000 square foot on 12 lots and 4 tracts.

Case No. CD-CPC-2020-00065 is a request to consider rezoning 86 acres from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business - 3) to District B3-3 (Community Business - 3).

AREA PLAN:

The site is within the KCI Area Plan which recommends Commercial/ Industrial land use for the subject property. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary.

Case No. CD-CPC-2020-00066 is a request for approval of a Council Approved Signage Plan in District B3-3 (Community Business - 3) pursuant to Section 88-445-11 to allow for three oversized Monument signs as part of the Chaves Development. The proposed signs are 35 feet in height and 300 square feet in size. The signs are proposed to be constructed of aluminum faced composite materials on a brick base with and aluminum clad composite middle to match adjacent buildings. The main entry sign will be a single user sign and the other two signs will have up to 6 tenant panels. The signs must be setback 20 feet from the property line. Staff recommends some revisions to show the actual sign (25' wide) on the site plan.

Case No. CD-CPC-2020-00067 is a request to consider approval of a development plan which also serves as a preliminary plat, in District B3-3 to allow for a major amendment to the previously approved SeaBiscuit development for a parking and ride facility, hotels, office, and other commercial uses 762,000 square foot on 12 lots and 4 tracts.

7. PROPOSED USES:	Per Floor	8. NUMBER OF FLOORS PER BUILDING:	9. GROSS FLOOR AREAS:	10. FLOOR AREA RATIO:			
		Number of Floors	Total	F.A.R.			
Lot 1: Office	43,530	6	261,180	0.07			
Lot 2: Parking	10,000	1	10,000	0.01			
Lot 3: C-Store with Drive Thru Restaurant	12,000	1	12,000	0.08			
Lot 4: Restaurant with Drive Through/Retail	4,000	1	4,000	0.06			
Lot 5: Restaurant with Drive Through/Retail	6,000	1	6,000	0.11			
Lot 6: Restaurant with Drive Through/Retail	5,000	1	5,000	0.09			
Lot 7: Office/Restaurant	20,000/10,000	4/1	80,000/10,000	0.21	0.10		
Lot 8: Hotel/Resturant/Retail/Office	15,000/10,000/10,000/15,000	5/1/1/5	75,000/10,000/10,000/75,000	0.17	0.11	0.11	0.17
Lot 9: Hotel/Resturant/Retail/Office	20,000/10,000/10,000/20,000	5/1/1/5	80,000/10,000/10,000/80,000	0.19	0.09	0.19	0.09
Lot 10: Hotel/Resturant/Retail/Office	15,000/15,000/15,000/15,000	5/1/1/5	75,000/15,000/15,000/75,000	0.21	0.21	0.21	0.21
Lot 11: Hotel/Resturant/Retail/Office	75,000/50,000/75,000/75,000	2/1	150,000/50,000/75,000/150,000	0.19	0.13	0.19	0.19
Lot 12: Resturant/Bar	3,500	1	3,500	0.13			

Proposed Uses

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)	YES		SEE ANALYSIS
Landscape and Screening Standards (88-425)	YES		SEE ANALYSIS
Outdoor Lighting Standards (88-430)	YES		SEE ANALYSIS
Sign Standards (88-445)	YES		SEE ANALYSIS
Pedestrian Standards (88-450)	YES		SEE ANALYSIS

Requested Deviations

The plan does not stipulate or request any deviations.

PLAN ANALYSIS

The development plan proposed 3 phases with the existing office building to remain as phase I. Phase II is proposed to be the construction of the parking facility and the commercial development along I-29. These will be developed as market demands. The plan proposes public streets to be able to serve each individual out lot with utilities.

Parking and Loading Standards (88-420)

11. PARKING REQUIREMENTS:

12. BICYCLE PARKING REQUIREMENTS:

	Parking Required	Parking Provided	Short Term Bicycle Parking Required	Short Term Bicycle Parking Provided	Long Term Bicycle Parking Required	Long Term Bicycle Parking Provided
Lot 1:	1 stall/1,000sf = 261,180/1,000 = 261.2 Stalls	958	10% Parking Stalls Provided (Min 3)	96	1+1 per 10,000 sf=1+261,180/10,000*1 = 27.1	28
Lot 2:	Vehicle Storage 1 per Employee = 10 Stalls 1 per Pump = 10 Pumps = 10 Stalls	3,600	10% Parking Stalls Provided (Min 3)	360	1 per 20 Employee = 5	1
Lot 3:	Retail Sales 2.5 stalls/ 1000sf = 8,500sf/1,000sf*2.5 = 22 Stalls Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	80	10% Parking Stalls Provided (Min 3)	8	1+1 per 10,000 sf= 1+ 6,000/10,000*1 = 1.6 1+1 per 5,000 sf = 1 + 2,500/5,000 = 1.5	4
Lot 4:	Restaurant 10 stalls/ 1000sf = 4,000/1,000*10 = 40 Stalls	61	10% Parking Stalls Provided (Min 3)	6	1+1 per 5,000 sf = 1 + 4,000/5,000 = 1.8	3
Lot 5:	Restaurant 10 stalls/ 1000sf = 6,000/1,000*10 = 60 Stalls	74	10% Parking Stalls Provided (Min 3)	7	1+1 per 5,000 sf = 1 + 6,000/5,000 = 2.2	3
Lot 6:	Restaurant 10 stalls/ 1000sf = 5,000/1,000*10 = 50 Stalls	50	10% Parking Stalls Provided (Min 3)	5	1+1 per 5,000 sf = 1 + 5,000/5,000 = 2.0	3
Lot 7:	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	90	10% Parking Stalls Provided (Min 3)	9	1+1 per 10,000 sf= 1+ 80,000/10,000*1 = 9	9
Lot 8:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
Lot 8:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
Lot 8:	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
Lot 8:	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 8:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
Lot 9:	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
Lot 9:	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 10,000/10,000*1 = 2	3
Lot 9:	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 80,000/10,000*1 = 9	9
Lot 10:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
Lot 10:	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls Retail Sales 2.5 stalls/ 1000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 15,000/5,000 = 4	4
Lot 10:	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls Retail Sales 2.5 stalls/ 1000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000 sf= 1+ 15,000/10,000*1 = 2.5	3
Lot 10:	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls Hotel: 1 per 6 Rooms = 250/6=41.66 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 10:	Hotel: 1 per 6 Rooms = 250/6=41.66 Stalls Restaurant 10 stalls/ 1000sf = 50,000/1,000*10 = 500 Stalls	500	10% Parking Stalls Provided (Min 3)	50	1+1 per 30 Rooms = 1+250/30=9.3 Stalls	10
Lot 11:	Restaurant 10 stalls/ 1000sf = 50,000/1,000*10 = 500 Stalls Retail Sales 2.5 stalls/ 1000sf = 75,000sf/1,000sf*2.5 = 188 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 5,000 sf = 1 + 50,000/5,000 = 11	11
Lot 11:	Office: 1 stall/1,000sf = 150,000/1,000 = 150 Stalls Retail Sales 2.5 stalls/ 1000sf = 75,000sf/1,000sf*2.5 = 188 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 11:	Office: 1 stall/1,000sf = 150,000/1,000 = 150 Stalls Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 150,000/10,000*1 = 16	16
Lot 12:	Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	35	10% Parking Stalls Provided (Min 3)	4	1+1 per 5,000 sf = 1 + 3,500/5,000 = 1.7	3

Pedestrian Standards (88-450)

Staff recommends that the plan be revised show the proposed trails and connections to the trail from this development.

Landscape and Screening Standards (88-425)

The applicant provided a preliminary landscape plan for overall development. Final landscape plans will be reviewed on a lot by lot bases prior to issuance of building permit.

Outdoor Lighting Standards (88-430)

A lighting plan is required with any new Development Plan application. A preliminary lighting plan has been provided. Final lighting plans will be reviewed on a lot by lot bases prior to issuance of building permit.

Sign Standards (88-445)

The applicant is proposing to install several oversized monument signs as a companion case. Staff recommends that the plan be revised to properly show locations of all proposed signage for this development. The revised plan shall be approved prior to ordinance request.

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.

Staff Analysis: The proposed development meets the requirements of the zoning and development code and follows the recommended land use of the KCI Area Plan.

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

Staff Analysis: The proposed uses are permitted within the B3-3 zoning district.

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.

Staff Analysis: The proposed plan has been approved by MODOT and FHWA.

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.

Staff Analysis: The applicant will revise the proposed site plans per staff recommendation to meet the city's requirements for public sidewalk and internal pedestrian (non-motorized) travel.

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

Staff Analysis: There are adequate utilities to serve the proposed development based on the corrections and conditions.

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.

Staff Analysis: The applicant is proposing a design guideline and will be approved by staff prior to ordinance request.

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.

Staff Analysis: The proposed uses are very similar to those of the surrounding property. Therefore, no berms, fences, or other buffers are required.

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.

Staff Analysis: The proposed site plan shows extensive impervious surfaces. The plan also provides multiple stormwater detention tract along with a report.

88-516-05-I. 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.

Staff Analysis: The site currently has very few, if any, mature trees that would be removed for this development.

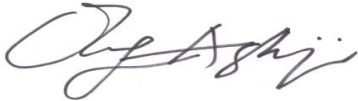
PROFESSIONAL STAFF RECOMMENDATIONS

Docket Items #10.1 - Staff recommends Approval without conditions.

Docket Items #10.2 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Docket Items #10.3 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Olofu Agbaji
Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To CPC
Recommended By Staff

Report Date: May 12, 2022

Case Number: CD-CPC-2020-00066

Project: Chaves Development

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Christopher Hughey at (816) 513-1468 / christopher.hughey@kcmo.org with questions.

1. Provide an approximate timeline of when each oversized monument sign will be constructed with the phases of the related Development Plan. (5/12/2022)
2. Staff recommends that the southwest sign should incorporate multi-tenant signage as well. It is the closest to the interchange and major intersections as well as the western main drive to the development. (5/12/2022)
3. Assuming the paid parking lot is constructed first, what will the anticipated colors be of those that say to match the existing building? The existing office tower or proposed commercial buildings? (5/12/2022)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Christopher Hughey at (816) 513-1468 / christopher.hughey@kcmo.org with questions.

4. If the associated Development Plan (CD-CPC-2020-00067) should expire, this associated Council Approved Signage Plan shall be deemed expired as well. (4/27/2020)
5. The proposed oversized monument signs shall not be constructed into the associated lot or tract of land where the sign will be placed is platted. (4/27/2020)
6. No oversized monument sign permit shall be issued until permits for Phase 1 of the development are issued to constructed either necessary infrastructure or building permits. (4/27/2020)
7. Vacate the existing right-of-way for NW 122nd Ct in association with any future Final Plats. (4/29/2020)



Plan Conditions, Corrections, & Suggestions Report

Recommended To CPC

Recommended By Development Review Committee

Report Date: May 12, 2022

Case Number: CD-CPC-2020-00067

Project: Chaves Development

Plan Corrections

Correction(s) by Long Range Planning of the City Planning and Development Department. Contact John Debauche at (816) 513-2869 / john.debauche@kcmo.org with questions.

1. We had asked to see labeled sidewalks on the plans and that shows a connection from the proposed office building to the mixed use area and an overall pedestrian system that shows connection from the development sites to the public ROW. If you have this now, please label it and if not, please add it to the plans. (4/29/2022)

Correction(s) by Water Services - Permitting of the Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

2. Revise site plan to show existing and proposed water service lines (4/29/2022)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

3. Show and label abandonment/removal of the existing public water mains on the north side of the existing office building, and re-routing of the service lines. (4/29/2022)

Plan Conditions

Condition(s) by Aviation. Contact Mike Waller at 816-243-3038 / Mike.Waller@kcmo.org with questions.

4. Airspace Evaluation - The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply and is situated in close proximity to an instrument approach area.

Given the proximity of this plan to MCI, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical structures and receive a Favorable Determination from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of any building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

In addition, the proponent/developer is recommended to review the city's Airport Height Zoning Ordinance No. 040342 and associated maps.

The proponent/developer is recommended to comply with Chapters 3, 4, 5, 12 of FAA Advisory Circular (AC) 70/7460-1L, Obstruction Marking and Lighting, as applicable. (4/16/2020)

Condition(s) by City Planning and Development Department. Contact Christopher Hughey at (816) 513-1468 / christopher.hughey@kcmo.org with questions.

5. Each Phase of development shall submit a Project Plan for review and approval by the City Plan Commission. (4/27/2020)
6. 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. (4/27/2020)
7. Vacate the existing right-of-way for NW 122nd Ct in association with any future Final Plats. (4/29/2020)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

8. That the developer submit a Street Naming Plan prior to issuance of the first building permit within this development or prior to Mylar approval of the first plat, whichever occurs first. (5/12/2022)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

9. That the developer submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the KCI Area Plan design guidelines wherever the opportunity presents itself. (5/12/2022)

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

10. 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 (4/09/2020)
11. 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. (4/09/2020)
12. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (4/09/2020)
13. 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. (4/09/2020)
14. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (4/09/2020)
15. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (4/09/2020)
16. 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. (4/09/2020)
17. 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. (4/09/2020)
18. 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. (4/09/2020)
19. 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. (4/09/2020)
20. 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. (4/09/2020)

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

21. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (4/09/2020)
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. (4/09/2020)
23. 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. (4/09/2020)
24. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for _____ and to a tie-in point with the existing sidewalks at _____ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (4/09/2020)

Condition(s) by Fire Department. Contact John Hastings at (816) 513-4643 / John.Hastings@kcmo.org with questions.

25. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (4/15/2020)
26. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2012 § D105). (4/15/2020)
27. 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) (4/15/2020)
28. 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) (4/15/2020)
29. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by City Planning and Development. (IFC-2018 § 102.4) (4/15/2020)
30. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2012: § D104.3) (4/15/2020)
31. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2012: § D104.1) (4/15/2020)
32. Shall provide more than one fire access road into the large parking area (IFC-2012 § 503.1.2) (4/22/2020)
33. The south access road to the existing building shall be maintained (IFC-2012 § D104.3) (4/22/2020)

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

34. The developer shall construct the portion of trail along project area as outlined in the Trails KC plan prior to certificate of occupancy. Said trail shall be 10' in width and concrete in material. (4/22/2020)
35. 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 beginning work in the public right-of-way. Contact Kevin LaPointe at 816-513-7776 or Kevin.LaPointe@kcmo.org. (4/22/2020)

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

36. The proposed access to Cookingham Dr. as well as the proposed modifications to Cookingham Dr. are to be completed as shown in the accepted Traffic Safety and Operations Report. (5/05/2022)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

37. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296 (5/05/2022)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

38. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(5/05/2022)

39. The existing service lines on "lot 1" will be required to be killed and new connections to be made on the south side of building. (5/05/2022)

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

40. The developer must submit water main extension plans for the public streets 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>)
(4/13/2022)

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Dan Williamson,	Park-N-Go		
Dave Mennenga,	GBA (on behalf of	Park-N-Go)	
Rick Fairchild,	Park-N-Go		
Brad Verkamp,	Hilton Hotels (4 Points/Sheraton)		
Greg Reeves,	Park-N-Go		
John Coghlan,	Kutak Rock (on behalf of	Park-N-Go)	
Barbara Chaves			
Kathleen Chaves			
Richard Chaves			



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

AMENDMENT TO APPROVED SEABISCUIT DEVELOPMENT PLAN & PRELIMINARY PLAT FOR CHAVES DEVELOPMENT CITY OF KANSAS CITY PLATTE COUNTY, MISSOURI

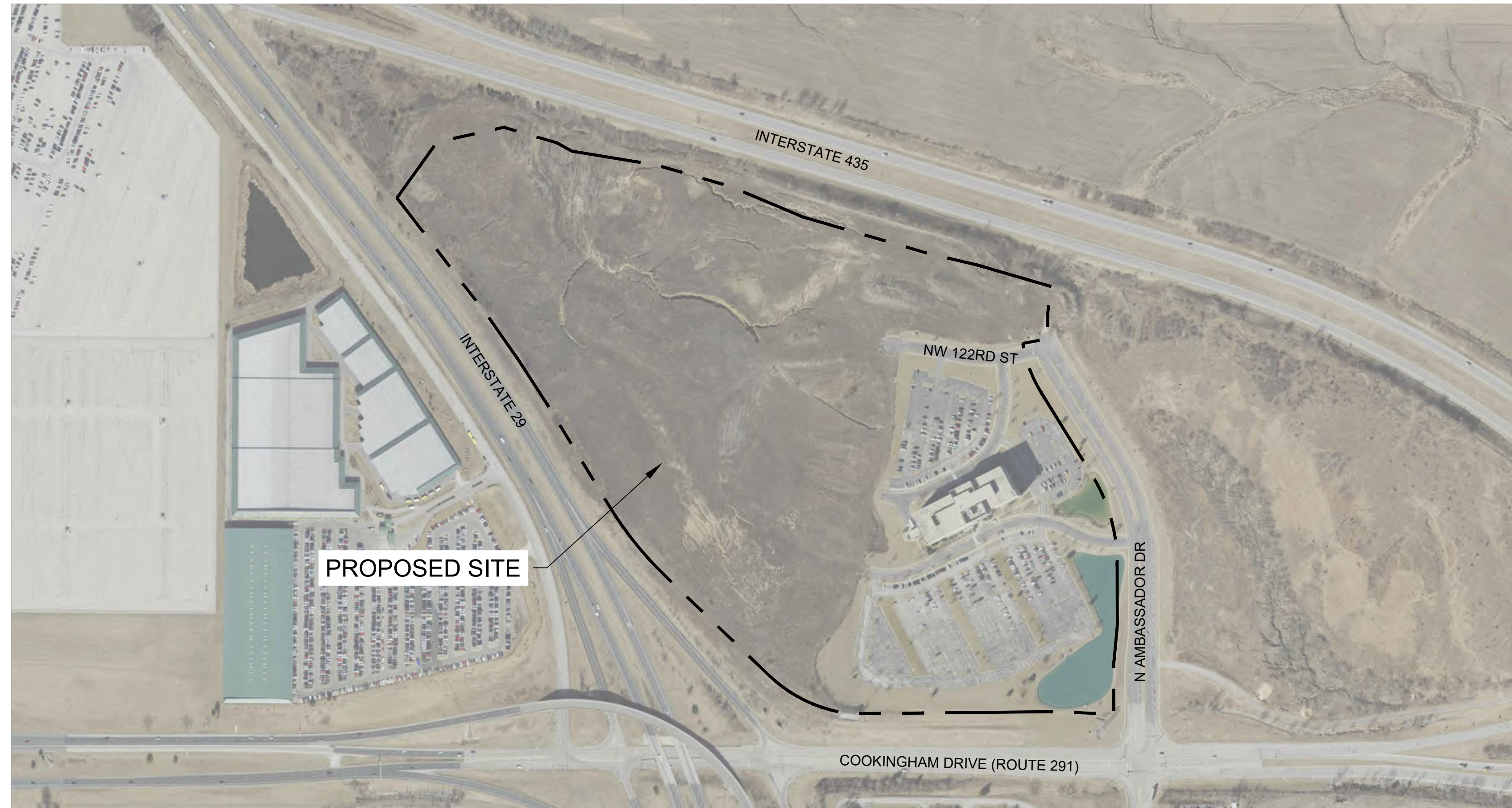
RECOMMENDED PROPERTY DESCRIPTION
CONTAINING 2,484,555 SQUARE FEET OR 57.04 ACRES

ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N77°47'52"W ALONG THE NORTHEASTERLY LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 1113 AT PAGE 113, A DISTANCE OF 112.46 FEET; THENCE N58°10'04"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 65.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT BEING 284.91 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N88°10'04"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 120.42 FEET TO A POINT BEING 460.00 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 423+15; THENCE N45°11'33"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 841.78 FEET TO A POINT BEING 176.50 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 415+55.8; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N28°35'36"W, A RADIUS OF 7300.03 FEET, AN ARC DISTANCE OF 1221.47 FEET TO A POINT 176.50 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 403+63.88; THENCE N38°10'50"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 233.88 FEET TO A POINT BEING 176.50 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 401+30.18; THENCE N20°16'42"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 221.74 FEET TO THE NORTHERLY MOST CORNER OF SAID QUIT CLAIM DEED, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'09"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 284.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.25 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 202.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF NW. 123RD COURT, AS SHOWN ON SAID REPLAT OF LOT 1, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.10 FEET; THENCE WESTERLY, CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW. 123RD COURT, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 258.43 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 1230.00 FEET, AN ARC DISTANCE OF 187.57 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE S05°47'05"W, ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY; THENCE EASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW. 123RD COURT, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S84°12'54"E, A RADIUS OF 1170.00 FEET, AN ARC DISTANCE OF 27.96 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID REPLAT OF LOT 1; THENCE S08°51'36"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 440.18 FEET; THENCE WESTERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N81°08'23"W, A RADIUS OF 157.00 FEET, AN ARC DISTANCE OF 24.42 FEET; THENCE S14°07'16"W, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 122.47 FEET; THENCE S27°04'47"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 236.69 FEET; THENCE WESTERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S73°14'01"W, A RADIUS OF 239.00 FEET, AN ARC DISTANCE OF 147.84 FEET; THENCE S08°55'08"W, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 494.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON SEPTEMBER 10, 2019.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE DRIVES CONSTRUCTED ON LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS FOR THE BENEFIT OF THE UNPLATTED PROPERTY LYING DIRECTLY WEST OF AND CONTIGUOUS OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, AS SHOWN ON THE RECORDED PLAT, FILED NOVEMBER 30, 2001 AS DOCUMENT NO. 20324 IN PLAT BOOK 19 AT PAGE 142 AND AS SHOWN ON THE DEDICATION OF THE PLAT OF REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, FILED JANUARY 24, 2001 AS DOCUMENT NO. 1105 IN PLAT BOOK 19 AT PAGE 222.

DISTURBED AREA = 68.3 ACRES



VICINITY MAP

NOT TO SCALE

OWNER:
AMBASSADOR BUILDING LLC
12200 NW AMBASSADOR DR
KANSAS CITY, MO 64163

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
Snyder & Associates, Inc.
802 Francis St.
St. Joseph, MO 64501
816.364.5222
CONTACT:
Shawn Duke, P.E.

ATTORNEY
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 BELLEVIEW AVENUE, SUITE 300
KANSAS CITY, MO 64111
816.753.9200
CONTACT:
Patricia Jensen

INDEX TO SHEETS

- C1.0 TITLE SHEET
- C2.0 EXISTING CONDITIONS PLAN
- C3.0 SITE PLAN
- C4.0 PRELIMINARY PLAT
- C5.0 UTILITY PLAN
- C6.0 GRADING PLAN
- C7.0 LANDSCAPE PLAN
- C8.0 LIGHTING PLAN
- C9.0 CARPORT ELEVATION AND DESIGN STANDARDS
- C10.0 COUNSEL APPROVED SIGNAGE PLANS

MARK	REVISION	DATE	BY

Engineer: SD Checked By: SD Scale: N.T.S. Field Bk. Pg. 1
 Technician: JS Date: 8-4-20
 Snyder & Associates Engineers & Planners, Inc.
 Missouri State Certificate of Authority #20060654



SHAWN DUKE - ENGINEER
MO PE#2013006489

KANSAS CITY, MO
802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

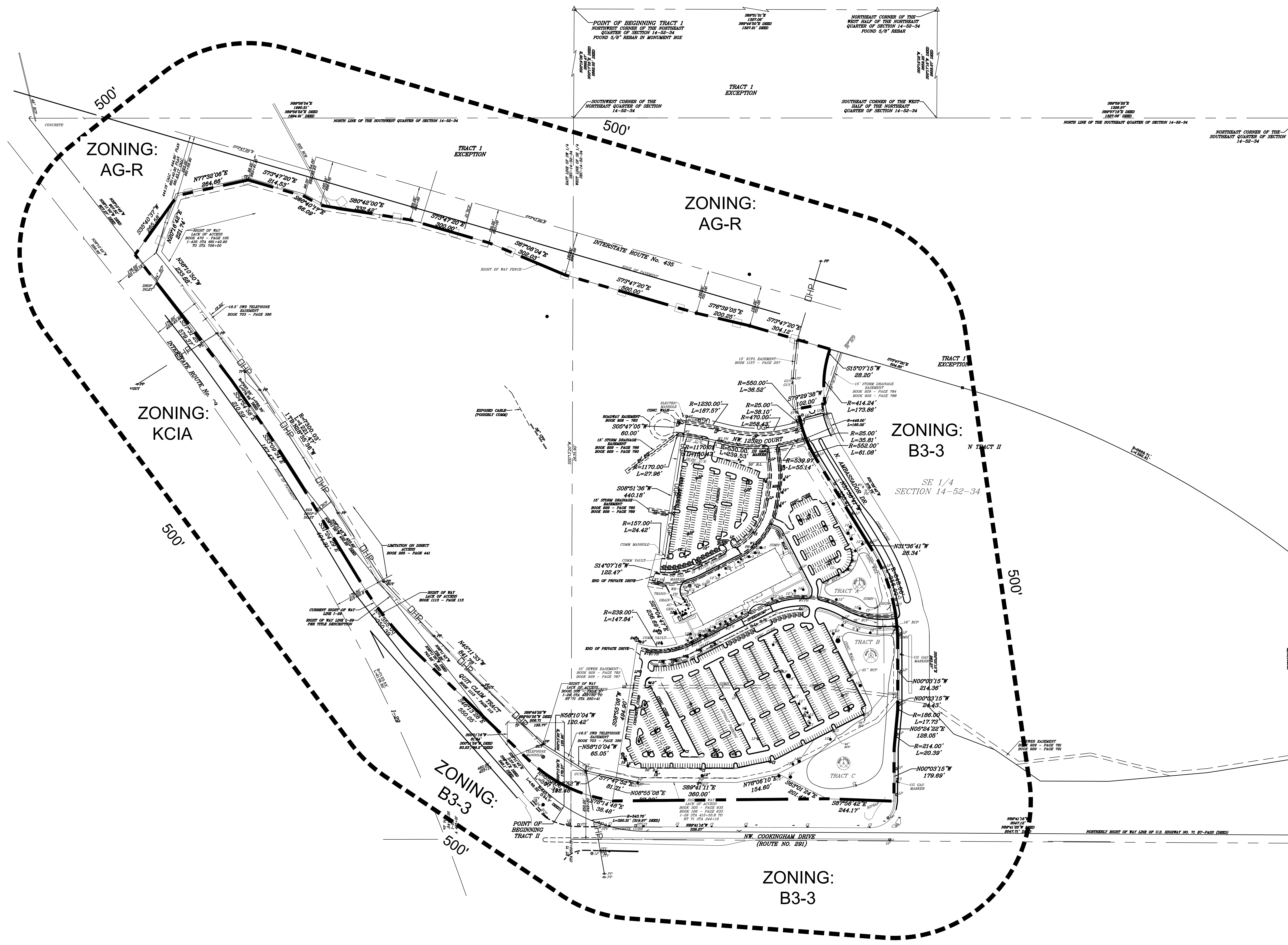
TITLE SHEET

CHAVES DEVELOPMENT

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com



Project No: 120.0180.11
Sheet C1.0



OWNER:
 AMBASSADOR BUILDING LLC
 12200 NW AMBASSADOR DR
 KANSAS CITY, MO 64163

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ATTORNEY
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 4510 BELLEVUE AVENUE, SUITE 300
 KANSAS CITY, MO 64111
 816.753.9200
 CONTACT:
 Patricia Jensen

MARK	REVISION	DATE	BY
	Checked By: SD	1-15-15'	
	Date: 8-4-20		
	Field Bk.		
	Engineer: JS		
	Technician: JS		

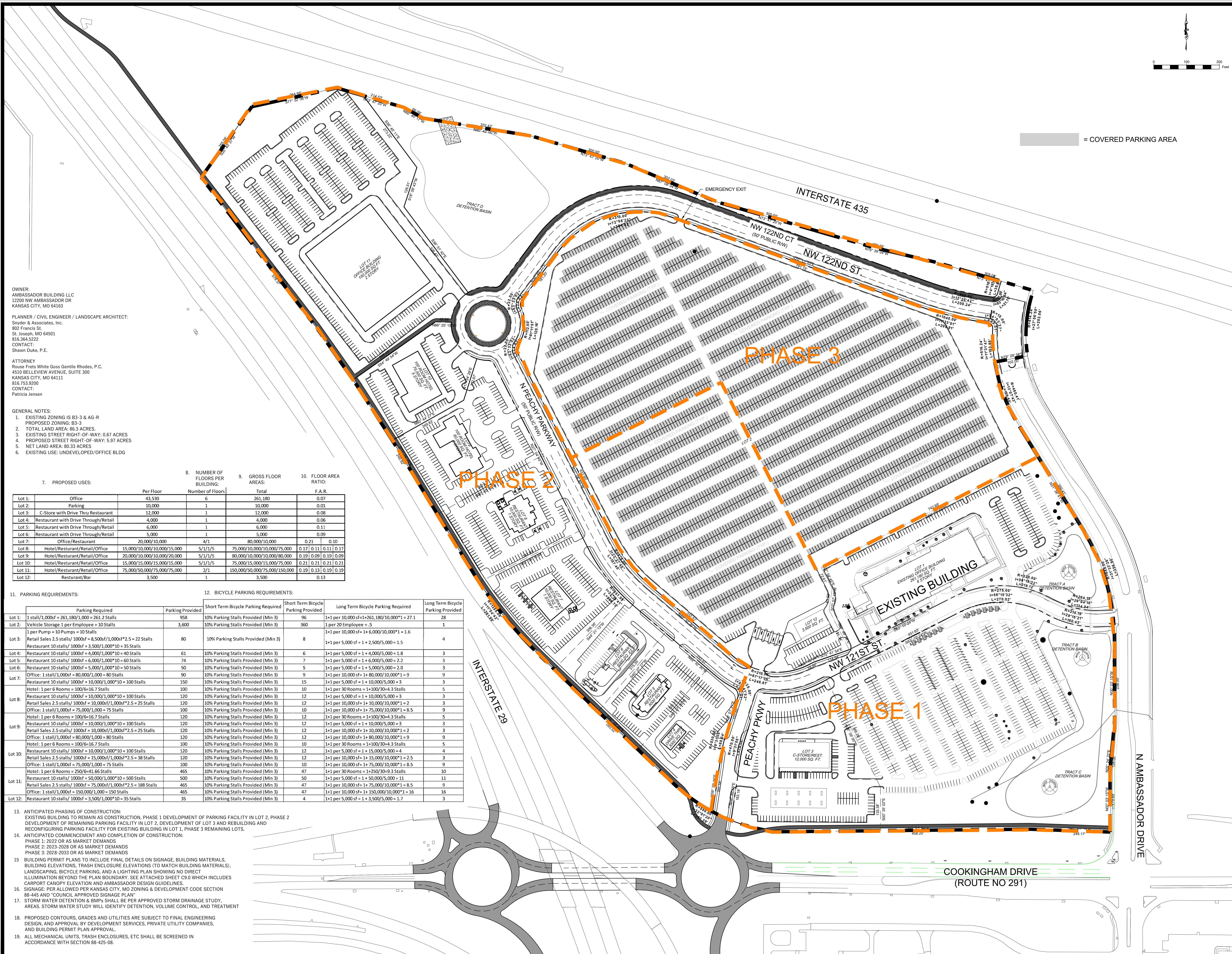
Snyder & Associates Engineers & Planners, Inc.
 Missouri State Certificate of Authority #200000854



KANSAS CITY, MO
 802 FRANCIS STREET
 ST. JOSEPH, MO 64501
 816-364-5222

CHAVES DEVELOPMENTS
 EXISTING CONDITIONS PLAN
SNYDER & ASSOCIATES
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 CONTACT:
 Patricia Jensen

- GENERAL NOTES:
- EXISTING ZONING IS B3-3 & AG-R
 PROPOSED ZONING: B3-3
 - TOTAL LAND AREA: 86.3 ACRES
 - EXISTING STREET RIGHT-OF-WAY: 0.67 ACRES
 - PROPOSED STREET RIGHT-OF-WAY: 5.97 ACRES
 - NET LAND AREA: 80.33 ACRES
 - EXISTING USE: UNDEVELOPED/OFFICE BLDG

7. PROPOSED USES:	8. NUMBER OF FLOORS PER BUILDING:	9. GROSS FLOOR AREAS:	10. FLOOR AREA RATIO:
	Per Floor	Total	F.A.R.
Lot 1: Office	43,530	261,180	0.07
Lot 2: Parking	10,000	10,000	0.01
Lot 3: C-Store with Drive Thru Restaurant	12,000	12,000	0.08
Lot 4: Restaurant with Drive Thru/Retail	4,000	4,000	0.06
Lot 5: Restaurant with Drive Thru/Retail	6,000	6,000	0.11
Lot 6: Restaurant with Drive Thru/Retail	5,000	5,000	0.09
Lot 7: Office/Restaurant	20,000/10,000	80,000/10,000	0.21 0.10
Lot 8: Hotel/Restaurant/Retail/Office	15,000/10,000/10,000/15,000	5/1/1/5	75,000/10,000/10,000/75,000 0.17 0.11 0.11 0.17
Lot 9: Hotel/Restaurant/Retail/Office	20,000/10,000/10,000/20,000	5/1/1/5	80,000/10,000/10,000/80,000 0.19 0.09 0.10 0.19
Lot 10: Hotel/Restaurant/Retail/Office	15,000/15,000/15,000/15,000	5/1/1/5	75,000/15,000/15,000/75,000 0.21 0.21 0.21 0.21
Lot 11: Hotel/Restaurant/Retail/Office	75,000/50,000/75,000/75,000	2/1	150,000/50,000/75,000/150,000 0.19 0.13 0.19 0.19
Lot 12: Restaurant/Bar	3,500	3,500	0.13

11. PARKING REQUIREMENTS:	12. BICYCLE PARKING REQUIREMENTS:				
Parking Required	Parking Provided	Short Term Bicycle Parking Required	Short Term Bicycle Parking Provided	Long Term Bicycle Parking Required	Long Term Bicycle Parking Provided
Lot 1: 1 stall/1,000sf = 261,180/1,000 = 261.2 Stalls	958	10% Parking Stalls Provided (Min 3)	96	1+1 per 10,000sf = 1+261.180/10,000*1 = 27.1	28
Lot 2: Vehicle Storage 1 per Employee = 10 Stalls 1 per Pump = 10 Pumps = 10 Stalls	3,600	10% Parking Stalls Provided (Min 3)	360	1 per 20 Employee = 5	1
Lot 3: Retail Sales 2.5 stalls/1,000sf = 8,500sf/1,000sf*2.5 = 22 Stalls Restaurant 10 stalls/1,000sf = 3,500/1,000*10 = 35 Stalls	80	10% Parking Stalls Provided (Min 3)	8	1+1 per 5,000sf = 1 + 2,500/5,000 = 1.5	4
Lot 4: Restaurant 10 stalls/1,000sf = 4,000/1,000*10 = 40 Stalls	61	10% Parking Stalls Provided (Min 3)	6	1+1 per 5,000sf = 1 + 4,000/5,000 = 1.8	3
Lot 5: Restaurant 10 stalls/1,000sf = 6,000/1,000*10 = 60 Stalls	74	10% Parking Stalls Provided (Min 3)	7	1+1 per 5,000sf = 1 + 6,000/5,000 = 2.2	3
Lot 6: Restaurant 10 stalls/1,000sf = 5,000/1,000*10 = 50 Stalls	50	10% Parking Stalls Provided (Min 3)	5	1+1 per 5,000sf = 1 + 5,000/5,000 = 2.0	3
Lot 7: Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls	90	10% Parking Stalls Provided (Min 3)	9	1+1 per 10,000sf = 1 + 80,000/10,000*1 = 9	9
Lot 8: Hotel: 1 per 6 Rooms = 100/6 = 16.7 Stalls Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 5,000sf = 1 + 10,000/5,000 = 3	5
Lot 9: Retail Sales 2.5 stalls/1,000sf = 10,000sf/1,000sf*2.5 = 25 Stalls Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000sf = 1 + 10,000/10,000*1 = 2	3
Lot 10: Office: 1 per 6 Rooms = 100/6 = 16.7 Stalls Retail Sales 2.5 stalls/1,000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000sf = 1 + 75,000/10,000*1 = 8.5	3
Lot 11: Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls Retail Sales 2.5 stalls/1,000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000sf = 1 + 10,000/5,000 = 3	5
Lot 12: Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls Hotel: 1 per 6 Rooms = 250/6 = 41.66 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+100/30 = 4.3 Stalls	5
Lot 13: Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls Retail Sales 2.5 stalls/1,000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000sf = 1 + 15,000/5,000 = 4	4
Lot 14: Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls Hotel: 1 per 6 Rooms = 250/6 = 41.66 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000sf = 1 + 15,000/10,000*1 = 2.5	3
Lot 15: Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls Retail Sales 2.5 stalls/1,000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000sf = 1 + 75,000/10,000*1 = 8.5	9
Lot 16: Office: 1 per 6 Rooms = 250/6 = 41.66 Stalls Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+250/30 = 9.3 Stalls	10
Lot 17: Retail Sales 2.5 stalls/1,000sf = 75,000sf/1,000sf*2.5 = 188 Stalls Office: 1 stall/1,000sf = 150,000/1,000 = 150 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 5,000sf = 1 + 50,000/5,000 = 11	11
Lot 18: Office: 1 stall/1,000sf = 150,000/1,000 = 150 Stalls Restaurant 10 stalls/1,000sf = 3,500/1,000*10 = 35 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000sf = 1 + 75,000/10,000*1 = 8.5	9
Lot 19: Restaurant 10 stalls/1,000sf = 10,000/1,000*10 = 100 Stalls	35	10% Parking Stalls Provided (Min 3)	4	1+1 per 10,000sf = 1 + 150,000/10,000*1 = 16	16
Lot 20: Restaurant 10 stalls/1,000sf = 3,500/1,000*10 = 35 Stalls	35	10% Parking Stalls Provided (Min 3)	4	1+1 per 5,000sf = 1 + 3,500/5,000 = 1.7	3

- ANTICIPATED PHASING OF CONSTRUCTION:
 EXISTING BUILDING TO REMAIN AS CONSTRUCTION, PHASE 1 DEVELOPMENT OF PARKING FACILITY IN LOT 2, PHASE 2 DEVELOPMENT OF REMAINING PARKING FACILITY IN LOT 2, DEVELOPMENT OF LOT 3 AND REBUILDING AND RECONFIGURING PARKING FACILITY FOR EXISTING BUILDING IN LOT 1, PHASE 3 REMAINING LOTS.
- ANTICIPATED COMMENCEMENT AND COMPLETION OF CONSTRUCTION:
 PHASE 1: 2022 OR AS MARKET DEMANDS
 PHASE 2: 2023-2028 OR AS MARKET DEMANDS
 PHASE 3: 2028-2033 OR AS MARKET DEMANDS
- BUILDING PERMIT PLANS TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, TRASH ENCLOSURE ELEVATIONS (TO MATCH BUILDING MATERIALS), LANDSCAPING, BICYCLE PARKING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY. SEE ATTACHED SHEET C9.0 WHICH INCLUDES CARPORT CANOPY ELEVATION AND AMBASSADOR DESIGN GUIDELINES.
- SIGNAGE: PER ALLOWED PER KANSAS CITY, MO ZONING & DEVELOPMENT CODE SECTION 88-445 AND "COUNCIL APPROVED SIGNAGE PLAN"
- STORM WATER DETENTION & BMPs SHALL BE PER APPROVED STORM DRAINAGE STUDY, AREAS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT
- PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- ALL MECHANICAL UNITS, TRASH ENCLOSURES, ETC SHALL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08.

COVERED PARKING AREA

MARK	REVISION	DATE	BY

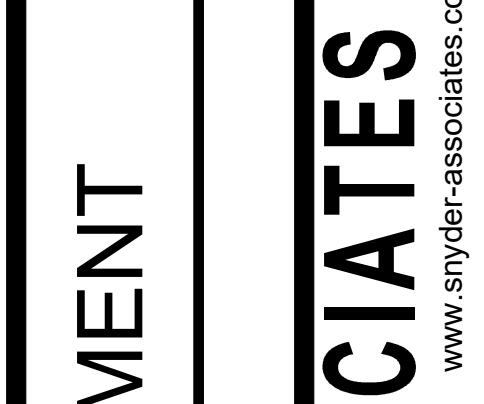
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 Date: 8-4-20
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 Technician: JS
 Sheet C3.0
 Snyder & Associates Engineers & Planners, Inc.
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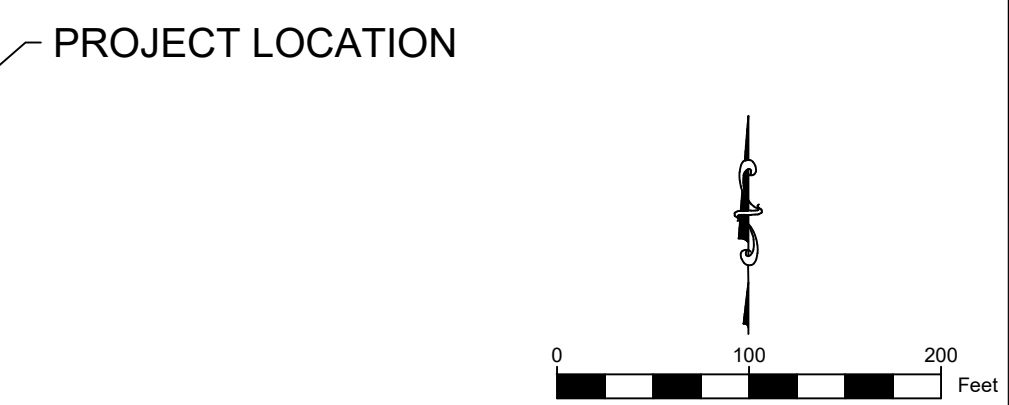
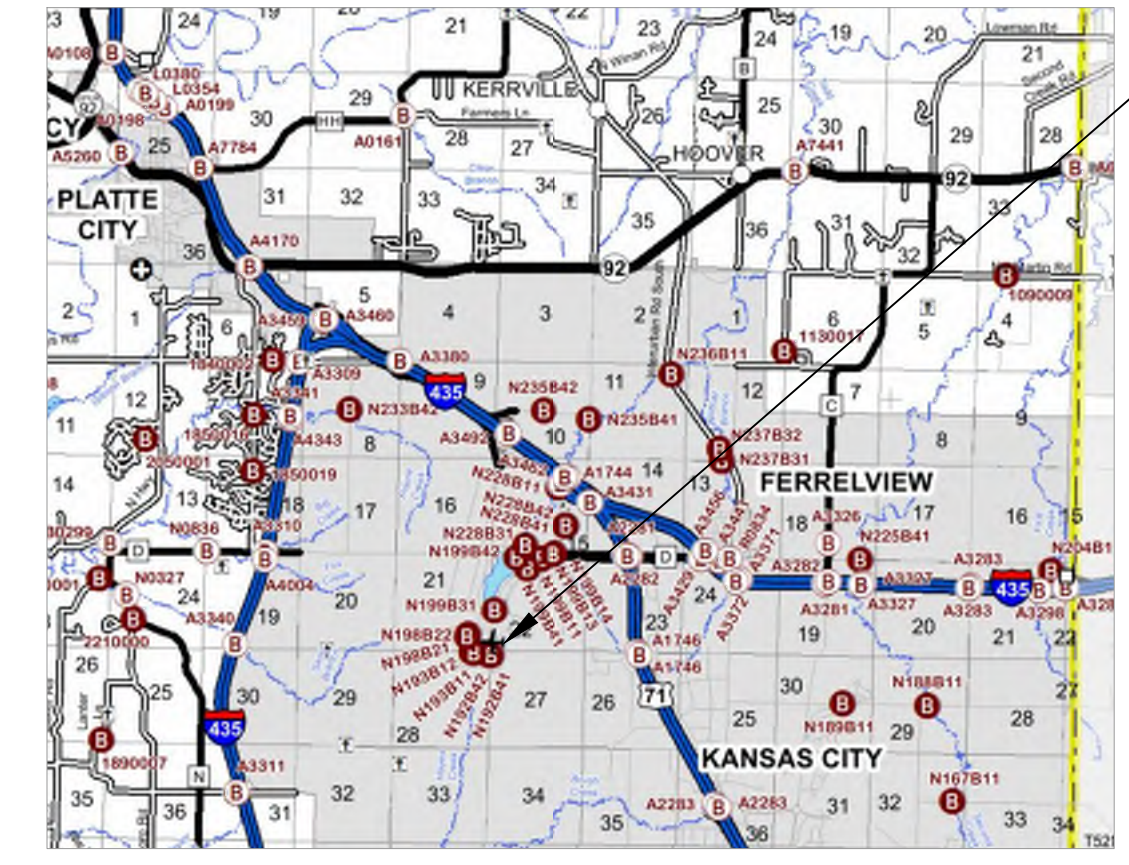
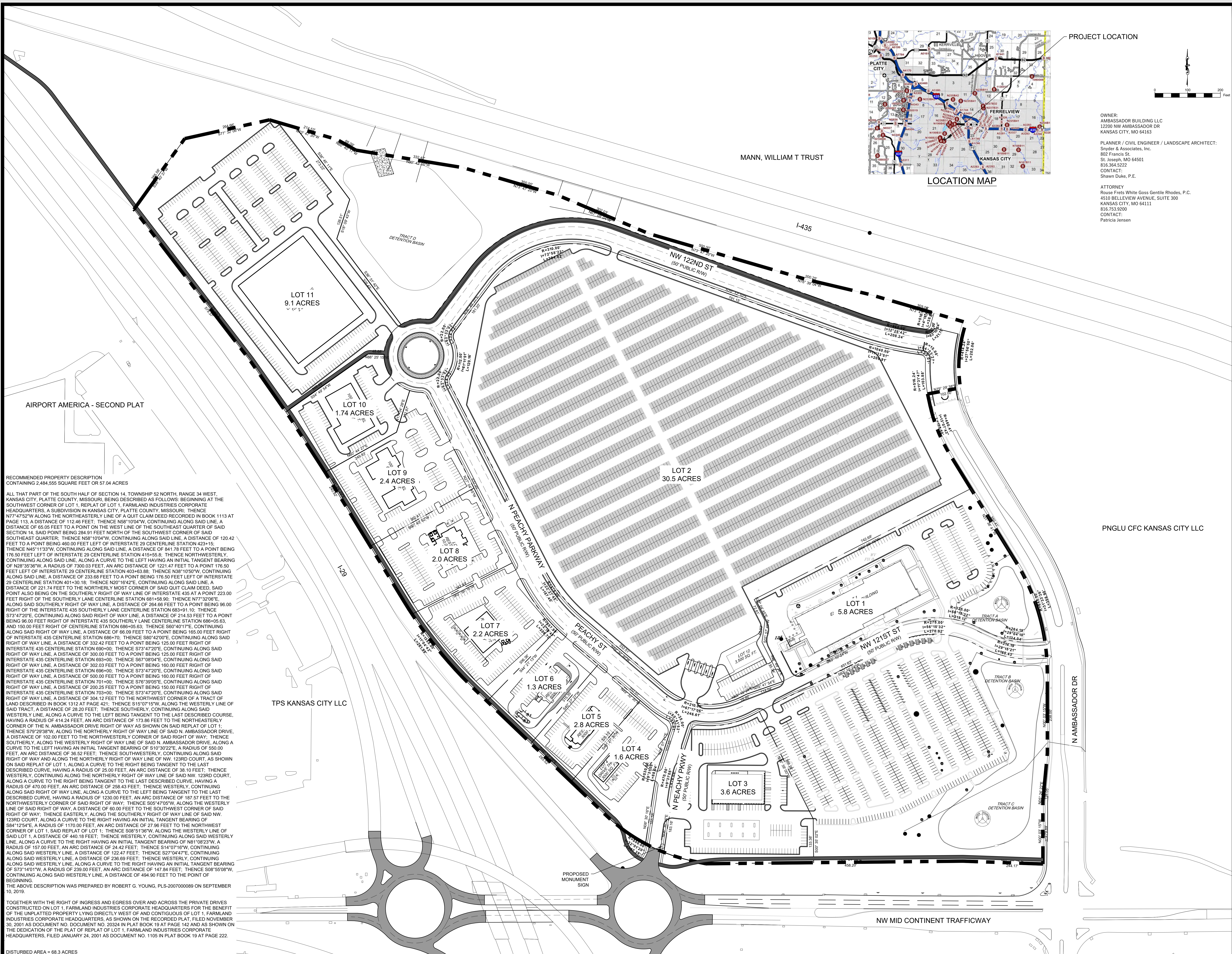
SHAWN DUKE - ENGINEER
 MO PE#201300489

KANSAS CITY, MO
 802 FRANCIS STREET
 ST. JOSEPH, MO 64501
 816-364-5222

CHAVES DEVELOPMENT
 DEVELOPMENT PLAN
 SNYDER & ASSOCIATES
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Project No: 120.0180.11
 Sheet C3.0



OWNER:
 AMBASSADOR BUILDING LLC
 12200 NW AMBASSADOR DR
 KANSAS CITY, MO 64163

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
 Snyder & Associates, Inc.
 802 Francis St.
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 CONTACT:
 Shawn Duke, P.E.

ATTORNEY
 Rouse Frets White Goss Gentile Rhodes, P.C.
 4510 BELLEVUE AVENUE, SUITE 300
 KANSAS CITY, MO 64111
 816.753.9200
 CONTACT:
 Patricia Jensen

RECOMMENDED PROPERTY DESCRIPTION
 CONTAINING 2,484,555 SQUARE FEET OR 57.04 ACRES

ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N77°47'52"W ALONG THE NORTHEASTLY LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 1113 AT PAGE 113, A DISTANCE OF 112.46 FEET; THENCE N88°10'04"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 65.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING 284.91 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°10'04"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 120.42 FEET TO A POINT BEING 460.00 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 423+15; THENCE N45°11'33"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 841.78 FEET TO A POINT BEING 176.50 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 415+55.8; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N28°35'30"W, A RADIUS OF 7000.03 FEET, AN ARC DISTANCE OF 1221.47 FEET TO A POINT BEING 176.50 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 403+63.88; THENCE N38°10'50"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 233.68 FEET TO A POINT BEING 176.50 FEET LEFT OF INTERSTATE 29 CENTERLINE STATION 401+30.18; THENCE N20°16'42"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 221.74 FEET TO THE NORTHERLY MOST CORNER OF SAID QUIT CLAIM DEED; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.86 FEET TO A POINT BEING 96.00 FEET RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 688+05.63; AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 86.00 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 698+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 100.00 FEET TO THE NORTHWESTLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF NW 123RD COURT, AS SHOWN ON SAID REPLAT OF LOT 1, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.10 FEET; THENCE WESTERLY, CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 123RD COURT, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 258.43 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 1230.00 FEET, AN ARC DISTANCE OF 167.57 FEET TO THE NORTHWESTLY CORNER OF SAID RIGHT OF WAY; THENCE S05°47'05"W, ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY; THENCE EASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW 123RD COURT, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S84°12'54"E, A RADIUS OF 1170.00 FEET, AN ARC DISTANCE OF 27.96 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID REPLAT OF LOT 1; THENCE S08°51'38"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 440.18 FEET; THENCE WESTERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N81°08'23"W, A RADIUS OF 157.00 FEET, AN ARC DISTANCE OF 24.42 FEET; THENCE S14°07'16"W, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 122.47 FEET; THENCE S27°04'47"E, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 236.69 FEET; THENCE WESTERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S73°14'01"W, A RADIUS OF 239.00 FEET, AN ARC DISTANCE OF 147.84 FEET; THENCE S08°55'08"W, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 494.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-200700089 ON SEPTEMBER 10, 2019.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE DRIVES CONSTRUCTED ON LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS FOR THE BENEFIT OF THE UNPLATTED PROPERTY LYING DIRECTLY WEST OF AND CONTIGUOUS OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, AS SHOWN ON THE RECORDED PLAT, FILED NOVEMBER 30, 2001 AS DOCUMENT NO. 20324 IN PLAT BOOK 19 AT PAGE 142 AND AS SHOWN ON THE DEDICATION OF THE PLAT OF REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, FILED JANUARY 24, 2001 AS DOCUMENT NO. 1105 IN PLAT BOOK 19 AT PAGE 222.

TPS KANSAS CITY LLC

MANN, WILLIAM T TRUST

PNGLU CFC KANSAS CITY LLC

MARK	REVISION	DATE	BY
SD	Checked By	SD	Scale: 1" = 100'
JS	Date:	8-4-20	Field Bk:
JS	Technician:	8-4-20	Page:

Snyder & Associates Engineers & Planners, Inc.
 Missouri State Certificate of Authority #20080654

Sheet **C4.0**



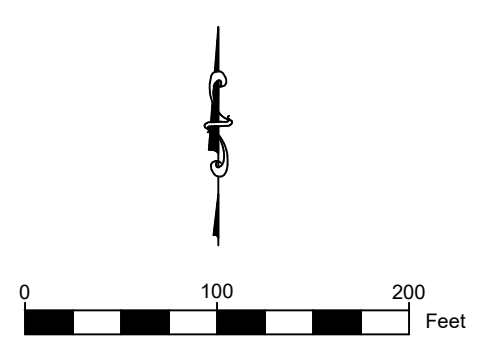
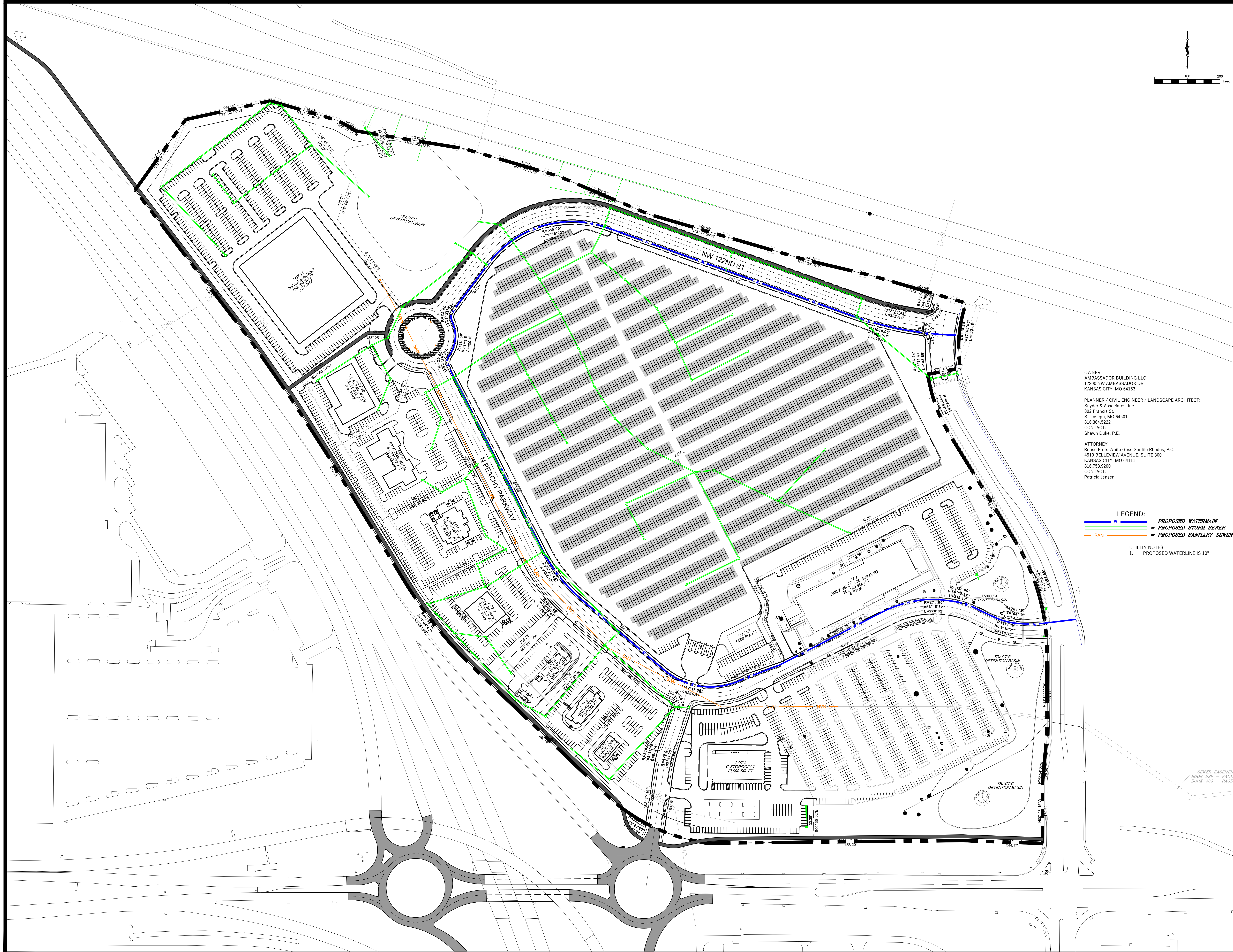
SHAWN DUKE - ENGINEER
 MO PE#2013006489

KANSAS CITY, MO
 802 FRANCIS STREET
 ST. JOSEPH, MO 64501
 816-364-5222

CHAVES DEVELOPMENT
 PRELIMINARY PLAT
SNYDER & ASSOCIATES
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Project No: 120.0180.11
 Sheet **C4.0**



OWNER:
 AMBASSADOR BUILDING LLC
 12200 NW AMBASSADOR DR
 KANSAS CITY, MO 64163

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
 Snyder & Associates, Inc.
 802 Francis St.
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 CONTACT:
 Shawn Duke, P.E.

ATTORNEY
 Rouse Frets White Goss Gentle Rhodes, P.C.
 4510 BELLEVUE AVENUE, SUITE 300
 KANSAS CITY, MO 64111
 816.753.9200
 CONTACT:
 Patricia Jensen

LEGEND:
 — PROPOSED WATERMAIN
 — PROPOSED STORM SEWER
 — PROPOSED SANITARY SEWER

UTILITY NOTES:
 1. PROPOSED WATERLINE IS 10"

MARK	REVISION	DATE	BY

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 Technician: JS Date: 8-4-20 Field Bk. Pg: C5.0

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 Missouri State Certificate of Authority #20060854



SHAWN DUKE - ENGINEER
 MO PE#2013006489

KANSAS CITY, MO
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CHAVES DEVELOPMENT
 UTILITY PLAN
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 Sheet C5.0

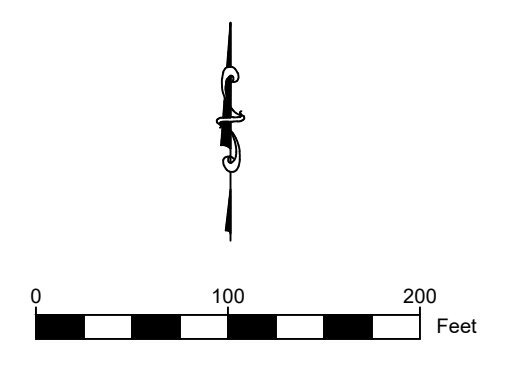


OWNER:
 AMBASSADOR BUILDING LLC
 12200 NW AMBASSADOR DR
 KANSAS CITY, MO 64163

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
 Snyder & Associates, Inc.
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 CONTACT:
 Shawn Duke, P.E.

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 4510 BELLEVIEW AVENUE, SUITE 300
 KANSAS CITY, MO 64111
 816.753.9200
 CONTACT:
 Patricia Jensen

LEGEND:
 — PROPOSED MAJOR CONTOUR
 - - - PROPOSED MINOR CONTOUR
 ... EXISTING CONTOUR



MARK	REVISION	DATE	BY

Engineer: SD Checked By: SD Scale: 1" = 100'
 Technician: JS Date: 8-4-20 Field Bk. Pg. 6
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SHAWN DUKE - ENGINEER
 MO PER2013006489

KANSAS CITY, MO
 802 FRANCIS STREET
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 816-364-5222

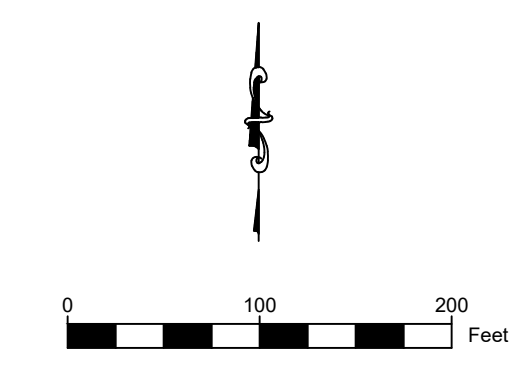
CHAVES DEVELOPMENT
 GRADING PLAN
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Project No: 120.0180.11
 Sheet C6.0

COUNCIL APPROVED SIGNAGE PLAN

PROPOSED DEVELOPMENT WILL HAVE 3 OVERSIZED MONUMENT SIGNS
 MONUMENT SIGNS FOR INDIVIDUAL PAD SITE AND WALL SIGNS ARE PERMITTED
 PURSUANT TO SECTION 88-445.



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Technician	JS	Date: 8-4-20	Field Bk. Pg.

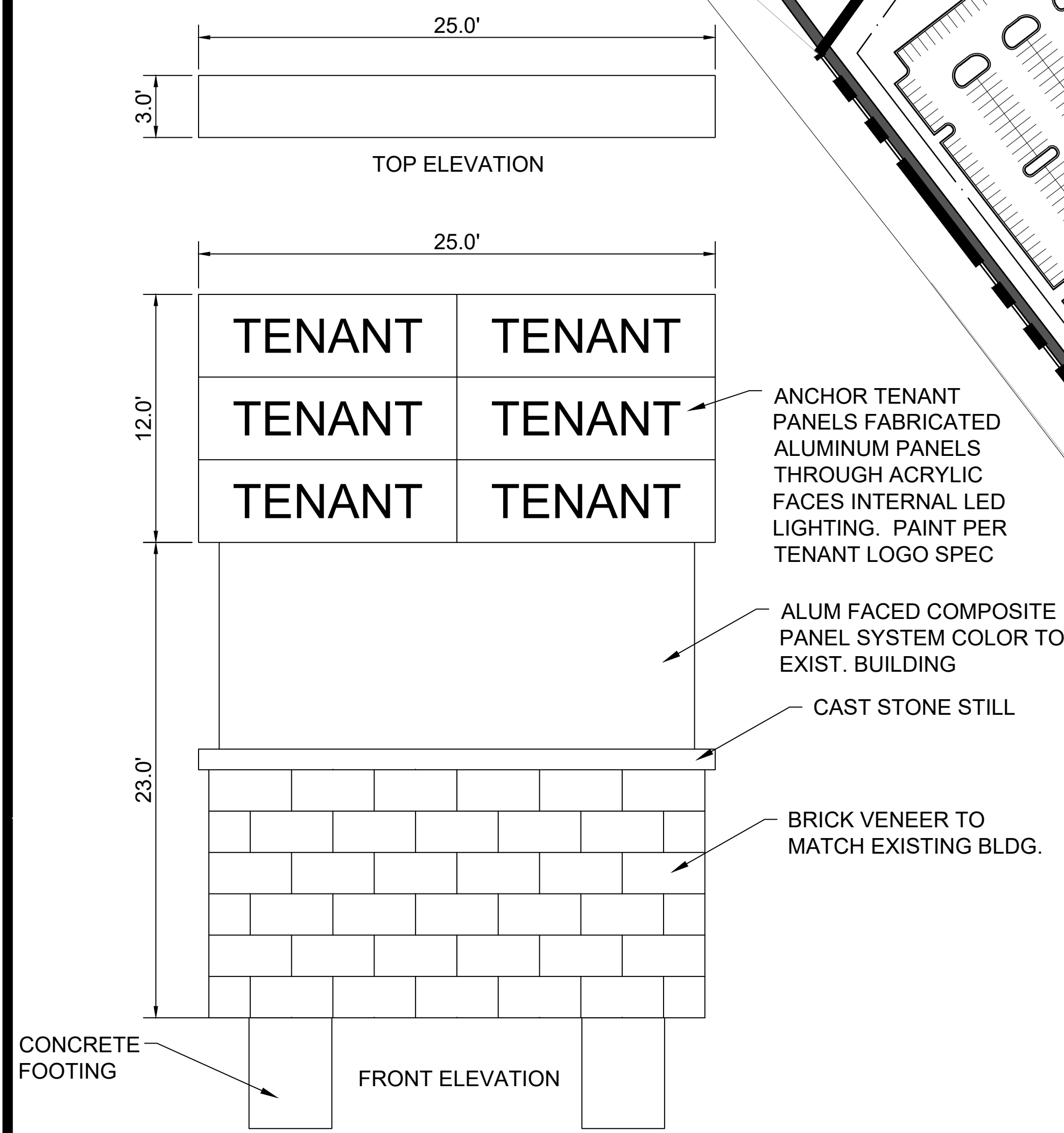
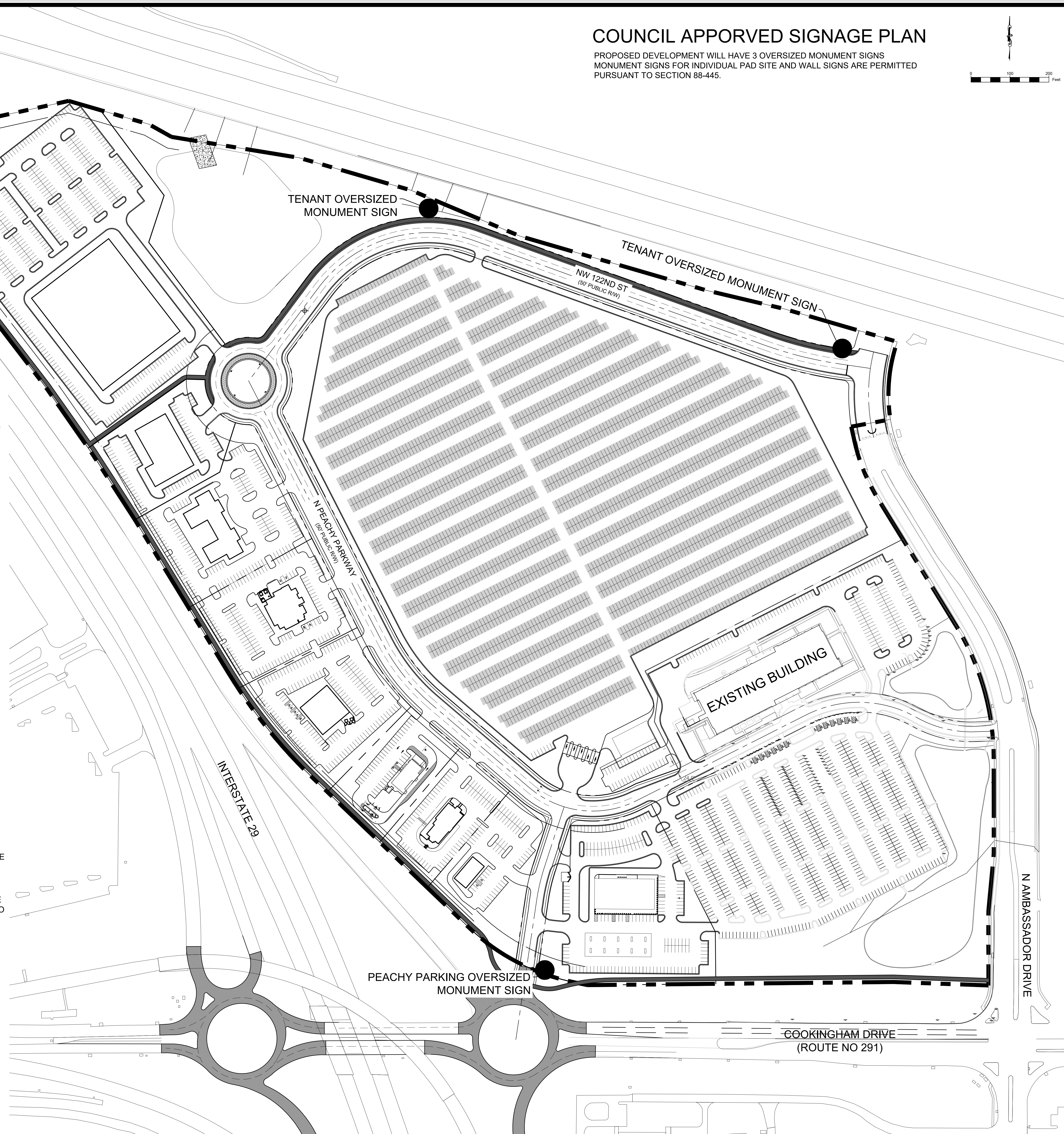
Shyder & Associates Engineers & Planners, Inc.
 Missouri State Certificate of Authority #00060984

STATE OF MISSOURI
 SHAWN DUKE
 NUMBER PE#2013006489
 PROFESSIONAL ENGINEER
 SHAWN DUKE - ENGINEER
 MO PE#2013006489

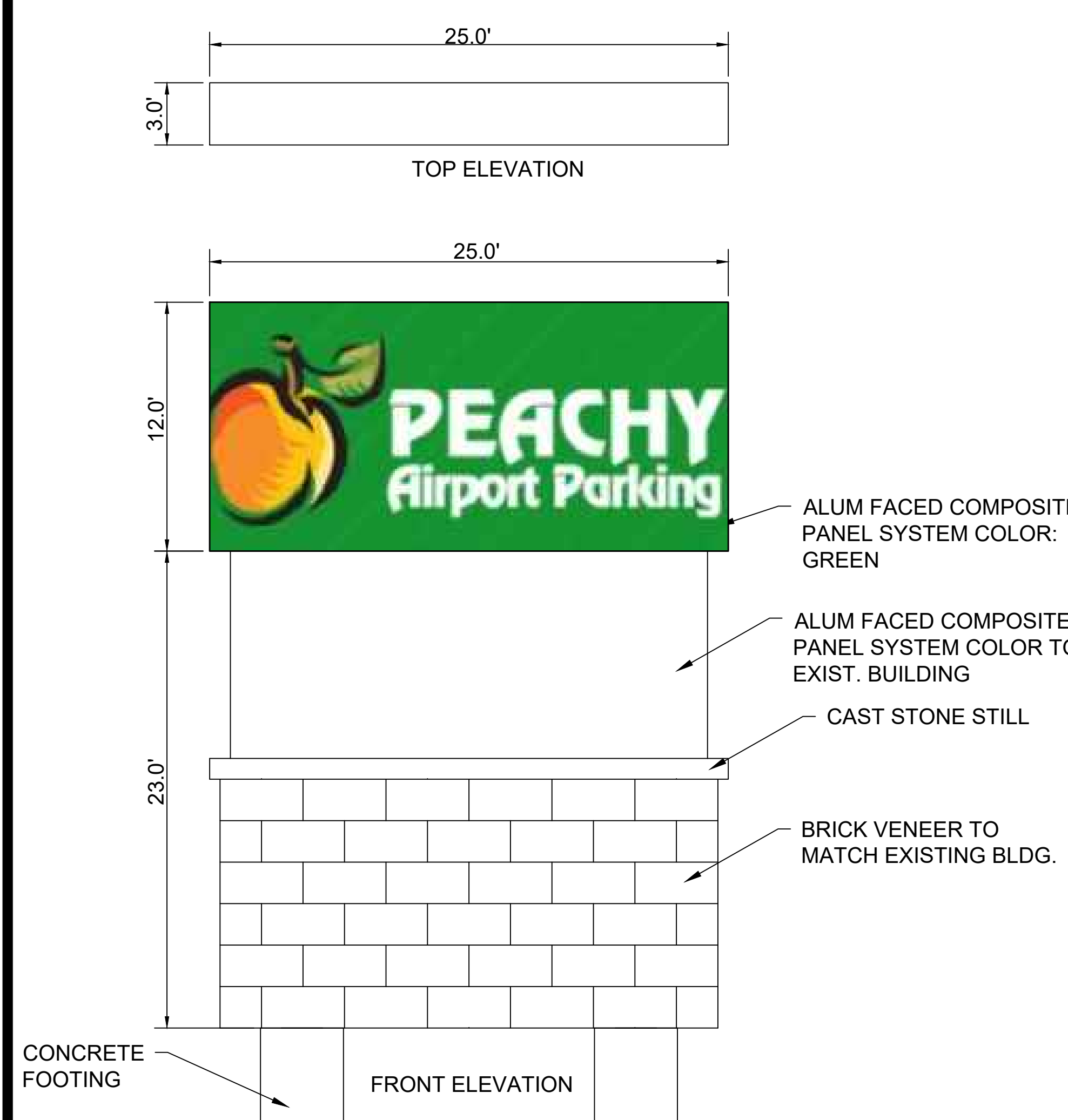
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CHAVES DEVELOPMENT
 COUNCIL APPROVED SIGNAGE PLAN
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 Project No: 120.0180.11
 Sheet C10.0



TENANT OVERSIZED MONUMENT SIGN



PEACHY PARKING OVERSIZED MONUMENT SIGN