



CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

Project Name

Opus Congress Industrial

Docket # 7**Request**

CD-CPC-2024-00038
Development Plan (Non-Residential)

Applicant

Dan Finn
Phelps Engineering

Owner

America's Auto Auction Kansas City Inc

Location	10951 N Congress Ave
Area	About 60 Acres
Zoning	M2-3
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: commercial/industrial uses, zoned M2-3
South: industrial uses, zoned M2-3
East: undeveloped, agricultural uses, zoned AG-R
West: industrial uses, zoned M2-3

KC Spirit Playbook Alignment

LRP determination: Likely

Land Use Plan

The KCIA Area Plan recommends Future Commercial/Industrial and Open Space/Buffer for this location.

Major Street Plan

N Congress Avenue is identified on the City's Major Street Plan as a Thoroughfare.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 3/17/2024. No scheduling deviations from 2024 Cycle 5.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 4/29/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently two parcels and undeveloped. There are regulated stream corridors crossing both lots and the land appears to have been used for agriculture.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan, which also serves as a preliminary plat, for an industrial development in District M2-3 on about 60 acres generally located at 10951 N Congress Avenue.

CONTROLLING + RELATED CASES

13537-GP – Ordinance 060820 – Rezoning about 91 acres generally located at the northeast quadrant of NW 108th Street and N Congress Avenue, from District GP-7 (Agricultural and Low Density Residential Uses) to District GP-1 (General Industry) and the approval of a development plan for 38 industrial lots and two tracts.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with Conditions

PLAN REVIEW

The proposed development plan consists of three speculative buildings and the creation of four lots and one tract. The proposed industrial warehouse buildings are one-story and vary in size from 120,000 to 458,000 square feet with loading docks facing towards the interior of the site. There is proposed outdoor storage on Lot 4 that will be secured with fencing and a gate.

There are two vehicular access points off NW 108th Street and one off of NW 109th Street allowing circulation for trucks and smaller vehicles. Lot 1 will contain 325 vehicular parking spaces, Lot 2 will contain 162 vehicular parking spaces, and Lot 3 will contain 110 vehicular parking spaces. The total number of trailer parking spaces is not provided on the plans. The City's Major Street Plan shows NW 112th Street crossing the northeastern corner of the subject site in the future and the plans show the area to be dedicated for the future right of way construction by the City.

Berms, in addition to landscaping, will be provided to screen the parking areas adjacent to NW 108th Street. The median in the center of the site will be planted with native seed mix. Proposed species include Red Maple, River Birch, Swamp White Oak, Arborvitae, Sumac, Ninebark, Spirea, and Switch Grass.

Building elevations for building A on Lot 1 and building B on Lot 2 were provided in the plan set. Proposed materials include primarily concrete panels and metal panel panels with additional windows and transparency on the front corners of the building where the office space will likely be.

PLAN ANALYSIS

Industrial Lot and Building (88-140), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	Yes	Yes	Subject to conditions
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed plans comply with applicable standards of the Zoning and Development Code. Based on the Long Range Planning review, this development achieves two of the "Goal Supporting Criteria", including "Lead to equitable and sustainable growth or revitalization" and "Promote high quality-design". More specifically, this development contributes to development patterns that are fiscally responsible, prioritizes contiguous development, and complies with the Global Development Guidelines.

B. The proposed use must be allowed in the district in which it is located;

The subject site is zoned M2-3, which allows for industrial uses, as well as outdoor storage. The surrounding properties are generally zoned M2 and have similar industrial uses.

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;

Vehicular access to the site is adequate for the personal vehicles and trucks that are anticipated to circulate the site. In addition to the curb cuts off of NW 108th Street, there is a third access from the existing NW 109th Street stub.

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

There are sidewalks provided from the auto parking areas on the south sides of building B and building C and the north and east sides of building A for employees to get to the building from their vehicles. The applicant is providing a total of 16 bicycle parking spaces, whereas 59 short-term spaces are required based on the number of vehicular parking spaces provided and 61 long-term spaces are required based on the projected employee count. There is a condition of approval that the applicant apply for an alternative compliance bicycle parking plan to allow for the proposed reduction.

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

The site is mostly served by adequate public utilities. The developer is responsible for any main extensions needed to serve the development. There are a few outstanding corrections from Water Services related to labels on the plans for stormwater and stream buffer. One condition of approval is that these revisions are made prior to request for ordinance.

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 location and orientation of buildings is appropriate for the site. All truck trailer loading faces internally towards the site and is not expected to be visible from NW 108th Street. Proposed building materials are typical for this type of large industrial building, primarily concrete panel with some metal panel at the employee entrance areas. This building design is consistent with surrounding industrial development.

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.

Three-foot berms will be constructed, in addition to landscaping, to better screen the parking area adjacent to NW 108th Street. All vehicular use areas are screened from the public right of way in accordance with the Code.

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.

Lot 1 will contain 325 parking spaces, which is an excess of approximately 89 spaces. Lot 2 will contain 162 parking spaces, which is an excess of 72 spaces. Lot 3 will contain 110 parking spaces, which is an excess of 46 spaces based on the projected number of employees that can occupy the building. Because the buildings are speculative without a tenant identified, it is difficult to calculate exactly how much parking will be necessary.

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.

There was a tree preservation plan submitted with this application. The calculations indicate no mitigation is required. The developer is required to establish a preservation easement around the areas of tree canopy identified to be preserved.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents – Parking Memo

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Planner



Plan Conditions

Report Date: May 01, 2024

Case Number: CD-CPC-2024-00038

Project: Opus Congress Industrial

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. The developer shall receive approval of an alternative compliance bicycle parking plan prior to building permit.
4. The developer shall secure approval of a project plan for the areas labeled "Future Phases" of the project from the City Plan Commission prior to building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. The developer shall be responsible for tree preservation in an easement or platted tract in accordance with 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. Revise plans to address all outstanding corrections from Water Services prior to request for ordinance.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

11. That prior to any Certificate of Occupancy is issued for each phase, a Final Plat must be approved by the City and recorded with the County Recorder of Deeds.
12. That prior to the first certificate of occupancy issued a sign must be placed at the terminus of NW 109th Street stating "End City Maintenance".

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall 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.
14. That the north half of NW 108th Street shall be improved to Collector Street standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer shall 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.
16. 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.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
18. 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 as may be required.
19. The developer shall 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.
20. The developer shall 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
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
22. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

24. 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)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
25. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
26. All required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). 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)
Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4).
Shall provide fire lane signage on fire access drives.
27. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
28. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

29. 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-2018 § D105).
Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

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

30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
31. No water service tap permits will be issued until the public water main is released for taps.
32. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
33. 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892
35. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
36. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

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

37. Water Main Extension plans shall be submitted to KC Water by a Missouri PE for review, approval, and contracts for extensions of the transmission main, distribution main, and public fire hydrants per the approved utility plan prior to issuance of building permits. The WME plans shall follow all KC Water Rules and Regulations for water main extensions. KC Water has agreed to allow an approximately 1500' long portion of the 24" transmission main extension along the east side of the property along the future 112th Street extension and north of 108th Street to the north property line to be completed as part of a secured deferral agreement. The secured deferral agreement and associated 30' wide water easement shall be in place and executed prior to building permit issuance. The extension of the 8" public water main and approximately 1100' of 24" transmission main along NW 108th Street as shown in the development plans shall be designed and under contract (permitted) with KC Water prior to building permit issuance.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

38. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
39. The developer shall submit a final stream buffer plan 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.
40. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
41. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
42. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
43. The developer shall provide private storm drainage easements for any private storm sewer mains prior to the issuance of any building permits.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

44. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development, prior to recording the plat or issuance of a building permit whichever occurs first.
45. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
46. The developer must grant BMP Easements to the City, prior to recording the plat or issuance of any building permits.
47. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the disturbed 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.
48. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
49. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
50. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
51. Internal utilities shall be private mains located within private easements and covered by Covenants to Maintain Private Utilities acceptable to KC Water.

SITE DEVELOPMENT PLANS FOR OPUS CONGRESS INDUSTRIAL

ADDRESS: 10951 N. CONGRESS AVENUE
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

UTILITY COMPANIES:

SPIRE ENERGY (816) 472-3434
BEVERLY PASSANTINO
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.passantino@spireenergy.com

EVERGY (816) 420-4721
MELISSA FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO. 64118
E-MAIL: Melissa.Feltes@kcpl.com

AT&T (816) 734-8700
JILL SCHROEDER
9556 N. MCGEE COURT
KANSAS CITY, MO 64155
EMAIL: jk0311@att.com

CITY OF KANSAS CITY (816) 513-2627
PUBLIC WORKS DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO. 64106

CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313
CARLA HASKINS (WATER) (816) 513-2133
EMAIL: carla.haskins@kcmo.org
AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552
EMAIL: amy.bunnell@kcmo.org
4800 E. 63RD STREET
KANSAS CITY, MO. 64130

TIME WARNER CABLE (816) 358-8833
15 NW BARRY ROAD
KANSAS CITY, MO. 64155

LEGAL DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY SCOTT G. CHRISMAN, RLS #2594 ON SEPTEMBER 27, 2023, FOR PROJECT NO. 230245. ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

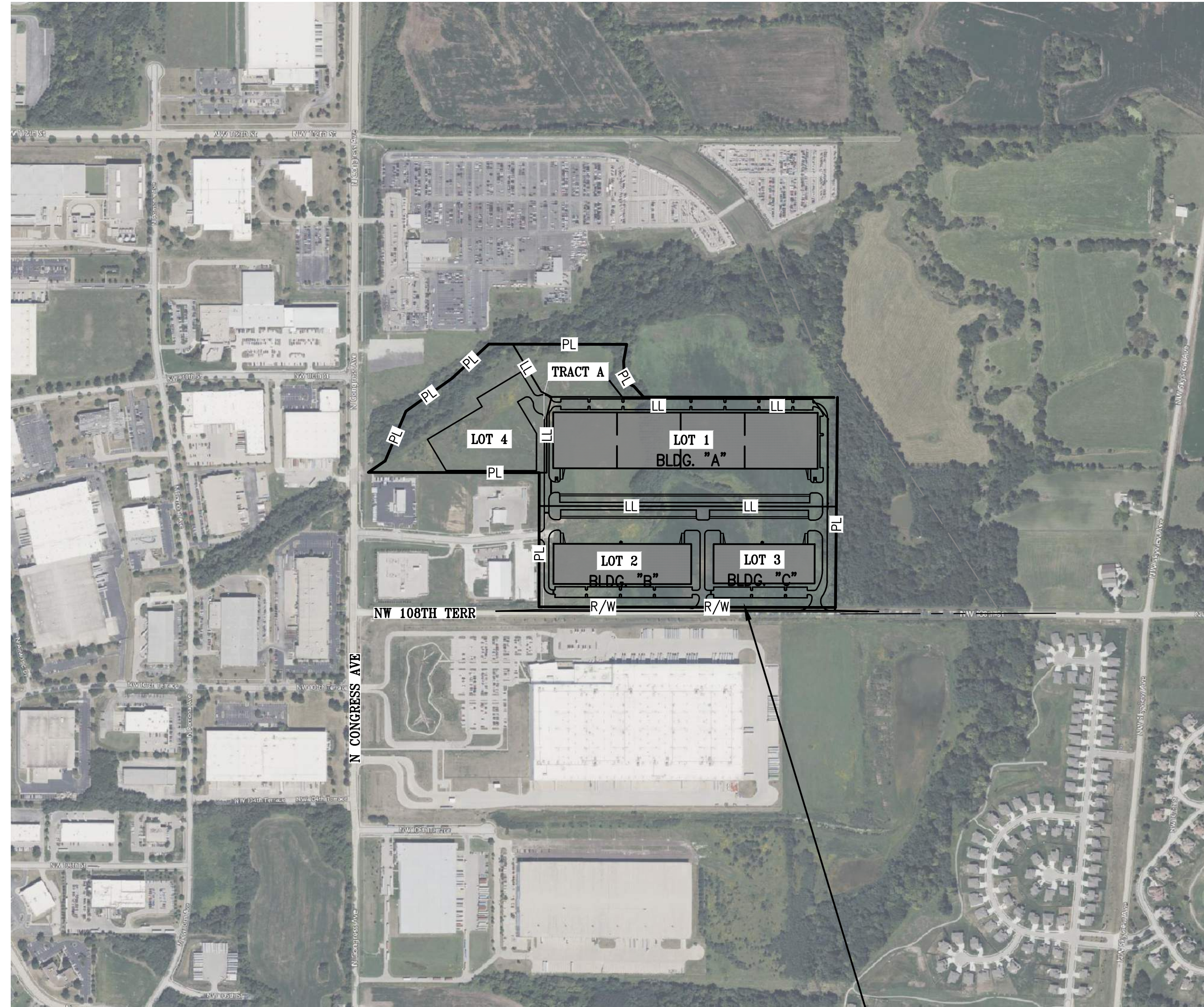
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 01°2'53"E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 782.69 FEET; THENCE S 89°54'40"E, ALONG THE NORTH PLAT LINE OF CONGRESS BUSINESS PARK, THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ITS WESTERLY EXTENSION, A DISTANCE OF 61.21 FEET, TO THE POINT OF BEGINNING; THENCE N 55°40'23" E, A DISTANCE OF 113.50 FEET; THENCE N 22°39'19" E, A DISTANCE OF 298.95 FEET; THENCE N 54°21'27" E, A DISTANCE OF 317.12 FEET; THENCE N 47°06'12" E, A DISTANCE OF 277.72 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTH PLAT LINE OF KCI AUTO AUCTION, PLAT 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE S 89°54'49" E, ALONG THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTH PLAT LINE OF SAID KCI AUTO AUCTION, PLAT 3, A DISTANCE OF 767.06 FEET; THENCE S 10°06'24" W, A DISTANCE OF 96.32 FEET; THENCE S 1°53'36" E, A DISTANCE OF 92.96 FEET; THENCE S 19°53'36" E, A DISTANCE OF 29.17 FEET; THENCE S 67°53'36" E, A DISTANCE OF 46.62 FEET; THENCE S 41°53'36" E, A DISTANCE OF 81.56 FEET; THENCE S 89°53'36" E, A DISTANCE OF 1078.93 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S 0°32'31" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1204.74 FEET, TO THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 89°53'36" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1649.18 FEET TO THE SOUTHWEST PLAT CORNER OF CONGRESS BUSINESS PARK, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N 0°05'20" E, ALONG THE EAST PLAT LINE OF SAID CONGRESS BUSINESS PARK, A DISTANCE OF 783.00 FEET, TO THE NORTHEAST PLAT CORNER OF SAID CONGRESS BUSINESS PARK; THENCE N 89°54'40" W, ALONG THE NORTH PLAT LINE OF SAID CONGRESS BUSINESS PARK AND THE NORTH PLAT LINE OF SAID CONGRESS BUSINESS PARK, THIRD PLAT, A DISTANCE OF 950.43 FEET TO THE POINT OF BEGINNING, CONTAINING 59.7243 ACRES, MORE OR LESS.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, PLATTE COUNTY, MISSOURI, MAP NO. 29095C00416, AND DATED JANUARY 20, 2017.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

- SET "4" CUT IN SOUTHWEST CORNER OF CURB INLET SOUTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION = 996.85
- SET "4" CUT IN SOUTHWEST CORNER OF ELECTRIC VAULT AT THE NORTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION = 1002.32



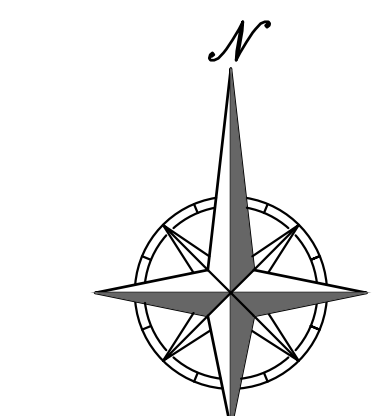
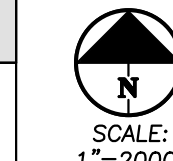
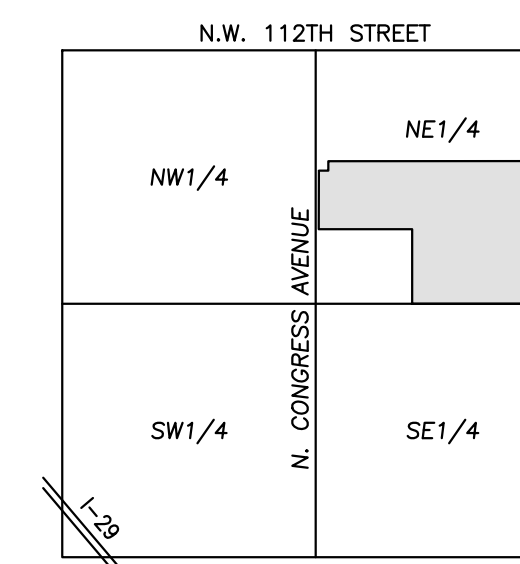
INDEX	
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C1.1	PHASING PLAN
C1.2-C1.4	SITE PLANS
C1.5-C1.8	TRUCK TURN PLAN
C1.9	FUTURE 112TH STREET PLAN
C1.10	FIRE TURN AROUND PLAN
C2	OVERALL GRADING PLAN
C2.1-C2.3	GRADING PLAN
C2.4	JURISDICTIONAL DETERMINATION EXHIBIT
C2.5	TREE PRESERVATION PLAN
C3	UTILITY PLAN - STORM
C3.1	UTILITY PLAN - SEWER
C3.2	UTILITY PLAN - WATER
C3.3	FIRE HYDRANT COVERAGE - BUILDING A
C3.4	FIRE HYDRANT COVERAGE - BUILDING B
C3.5	FIRE HYDRANT COVERAGE - BUILDING C
	LANDSCAPE PLAN
	PHOTOMETRIC PLAN
	ARCHITECTURE PLANS

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

DEVELOPER:

OPUS DEVELOPMENT COMPANY LLC
2020 BALTIMORE AVE., STE 120
KANSAS CITY, MO 64108
ATT: YIANNI VRENTAS



Know what's below.
Call before you dig.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
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PLANNING
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IMPLEMENTATION

COVER SHEET
 OPUS CONGRESS INDUSTRIAL
 10951 N. CONGRESS AVENUE
 KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	Date	By	App.
230351	04-19-2024	DBB	DAF
1.	04-19-2024		

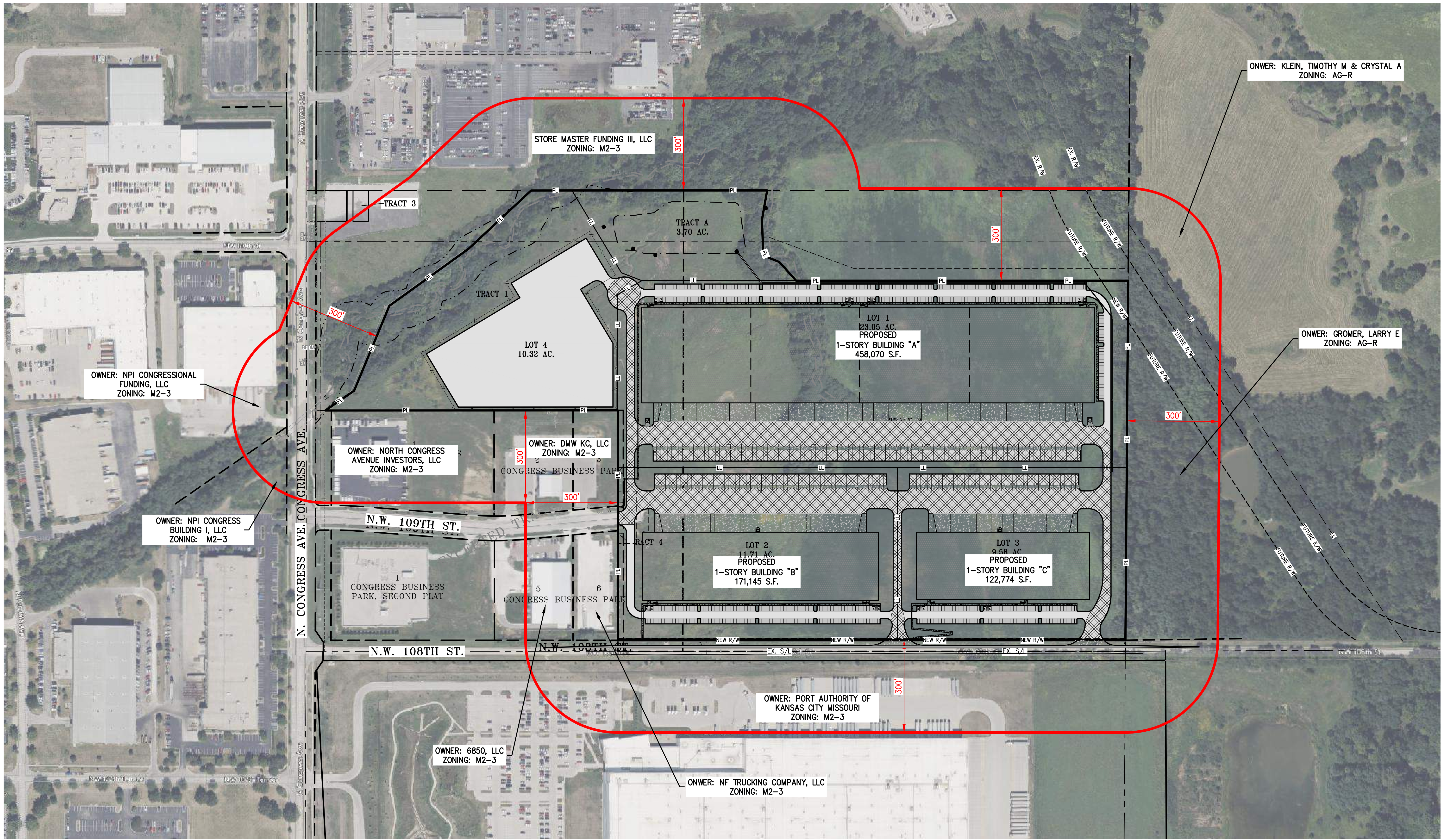
Revisions:	Revised Per	Staff	Comments

No.	Date	Checked	Approved	Discipline
1.	04-19-2024	DAF	JDC	DRWNSH

CORPORATE SEAL OF AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-361
CREATED DATE OF AUTHORIZATION
LAND SURVEYING: 20070128
ENGINEERING: 20080308

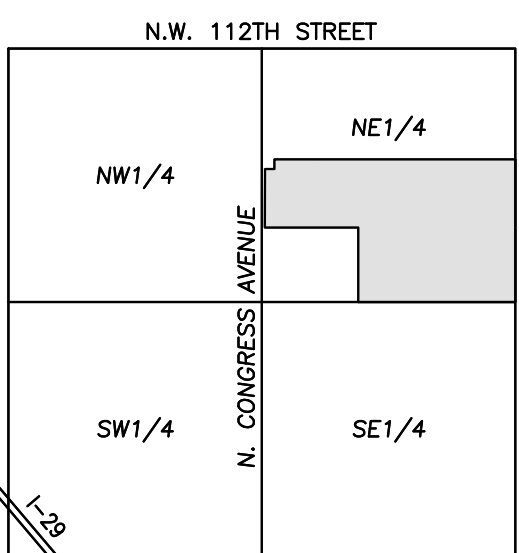
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Know what's below.
Call before you dig.

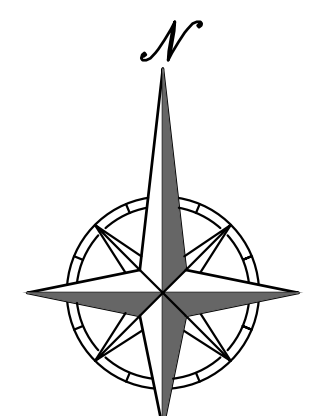
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VICINITY MAP
SEC. 25-52-34



SCALE: 1"=2000'



SCALE: 1"=150'
0' 150' 300'

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ADJACENT PROPERTIES
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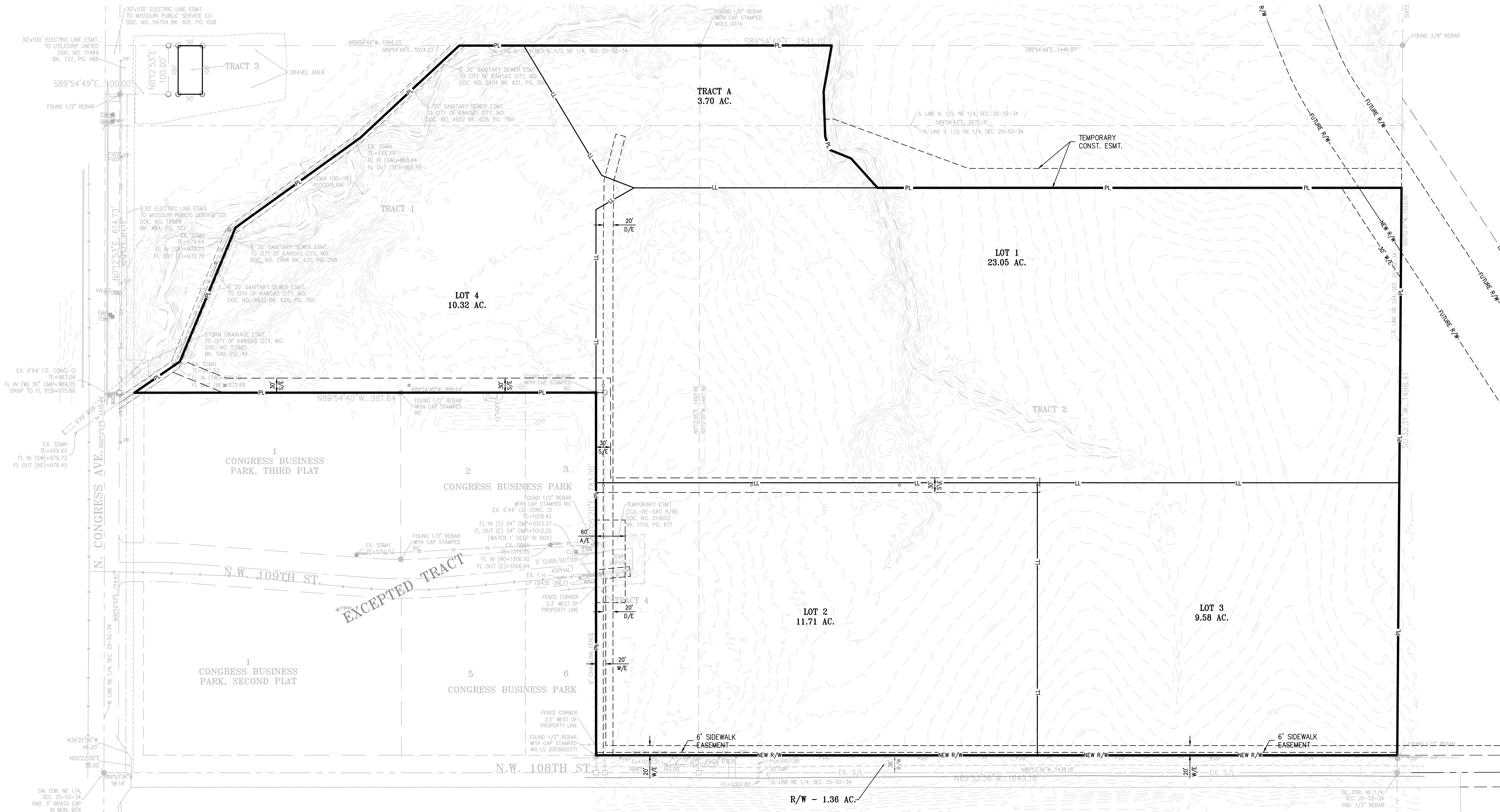
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Revisions:	REVISION PER STAFF COMMENTS

PROJECT NO.	DATE	CHECKED	DATE OF AUTHORIZATION
230351	04-15-2024	DAF	

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LEGAL DESCRIPTION:
THIS DESCRIPTION WAS PREPARED BY SCOTT G. CHRISMAN, RLS #2594 ON SEPTEMBER 27, 2023, FOR PROJECT NO. 230245. ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

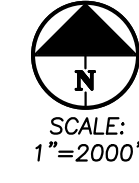
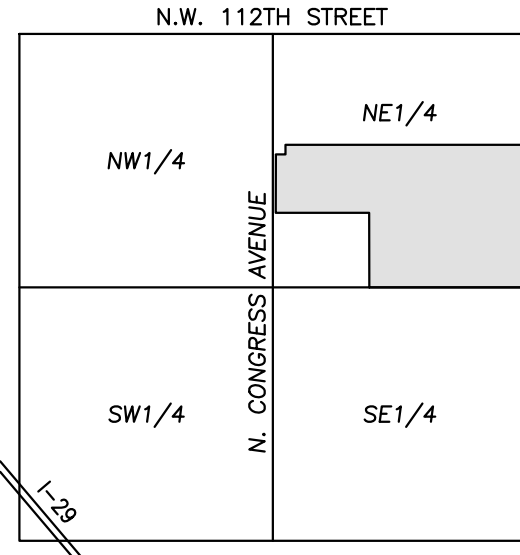
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DEVELOPER:
OPUS DEVELOPMENT COMPANY LLC
2020 BALTIMORE AVE., STE 120
KANSAS CITY, MO 64108
ATT: YIANNI VRENTAS

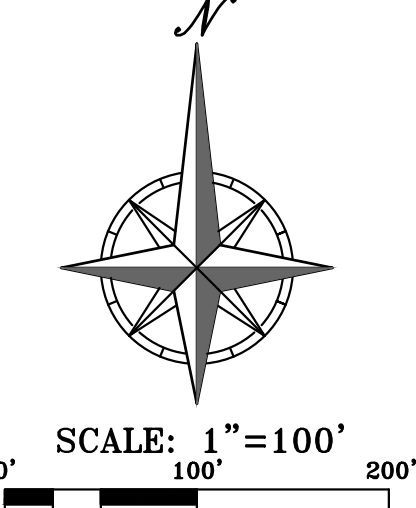
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LOT DATA

EXISTING ZONING	PROPOSED ZONING	M2-3
LOT 1		1,004,176 S.F./23.05 AC.
LOT 2		510,074 S.F./11.71 AC.
LOT 3		417,132 S.F./9.58 AC.
LOT 4		449,440 S.F./10.32 AC.
TRACT A		161,396 S.F./3.70 AC.
NEW R/W		59,376 S.F./1.36 AC.
TOTAL		2,601,594 S.F./59.72 AC.



LEGEND
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— R/W — RIGHT-OF-WAY



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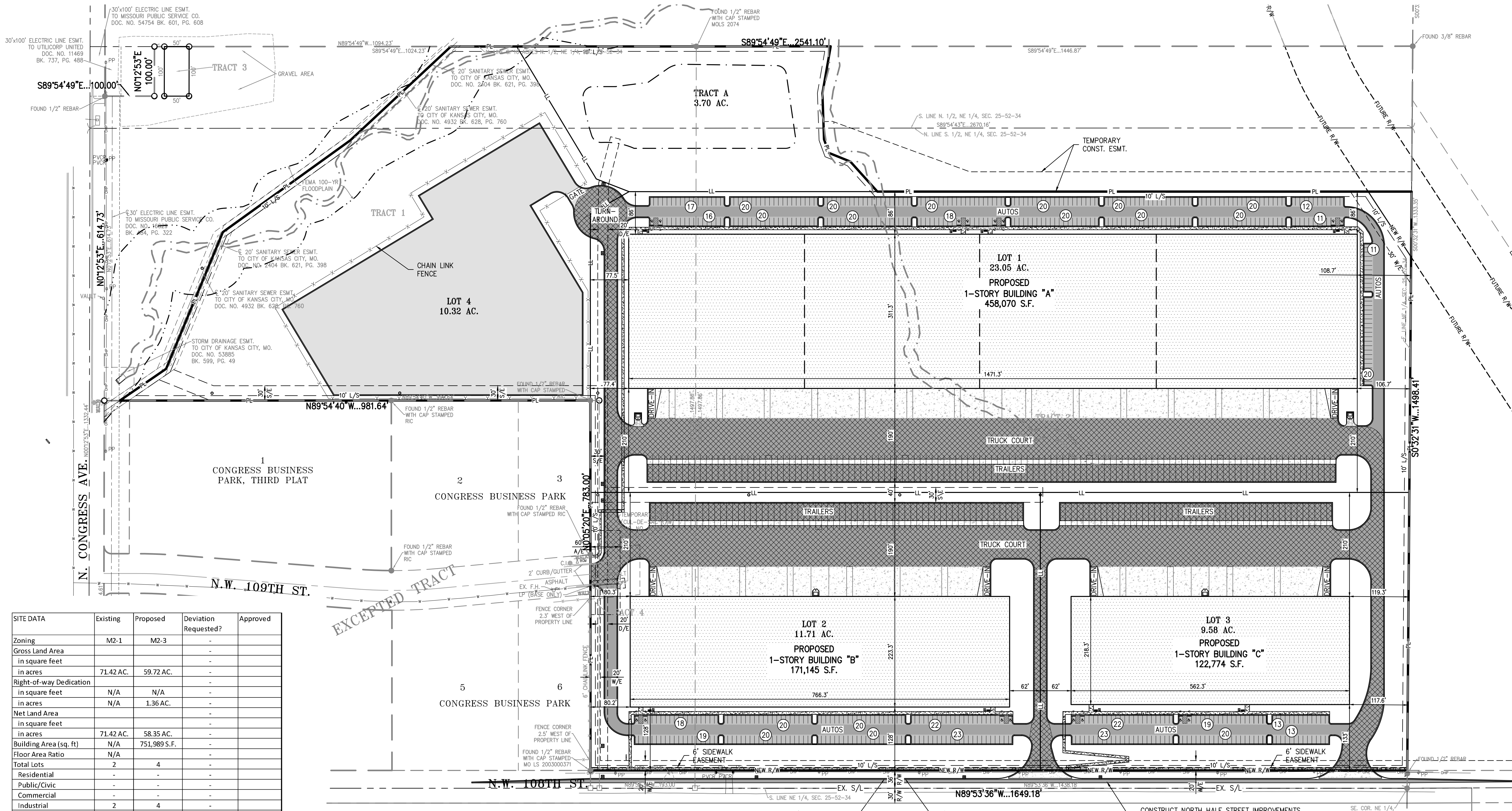


PRELIMINARY PLAT
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	DATE	BY	APP.
230351	10-19-2024	DBB	DAF
15-2024	04-19-2024	DBB	DAF

Revisions:
REVISION PER STAFF COMMENTS

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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	M2-1	M2-3	-	-
Gross Land Area				
in square feet				
in acres	71.42 AC.	59.72 AC.	-	-
Right-of-way Dedication				
in square feet	N/A	N/A	-	-
in acres	N/A	1.36 AC.	-	-
Net Land Area				
in square feet				
in acres	71.42 AC.	58.35 AC.	-	-
Building Area (sq. ft)	N/A	751,989 S.F.	-	-
Floor Area Ratio	N/A		-	-
Total Lots	2	4	-	-
Residential	-	-	-	-
Public/Civic	-	-	-	-
Commercial	-	-	-	-
Industrial	2	4	-	-
Other	-	-	-	-

Note: The proposed site is allowed for the use of Industrial Warehouse / Manufacturing, as proposed, as well as all other uses allowed per ordinance for the M2 Zoning.

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	NONE	86'	-	-
Front Setback	NONE	128'	-	-
Side Setback	NONE	77'	-	-
Side Setback (abutting street)	NONE	N/A	-	-
Height	60'	39'-6"	-	-

88-420-PARKING	Building Area	Vehicle Spaces*	Bicycle Spaces**	Alternatives Proposed?
	SF	Proposed	Proposed	(See 88-420-16)
Lot 1	458,070	325	8	See note below
Lot 2	171,145	162	4	See note below
Lot 3	122,774	110	4	See note below
Total	751,989			

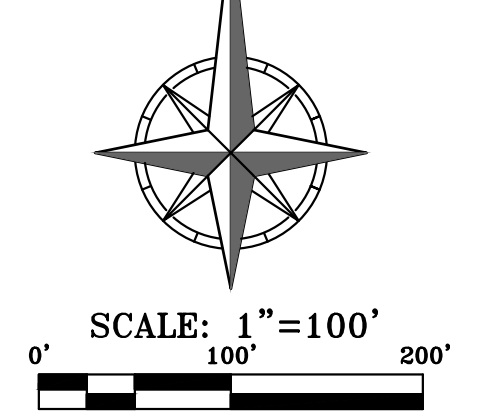
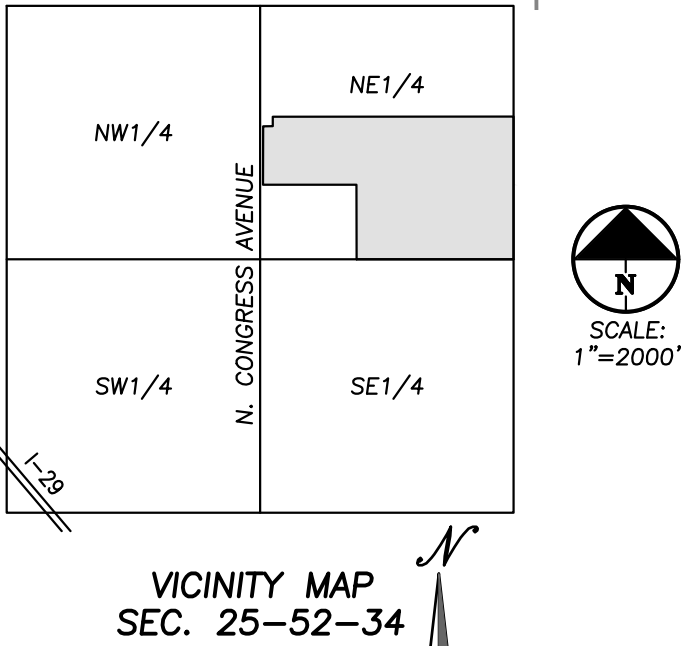
Proposed Use(s) (List All Proposed Uses):
 Industrial Warehousing / Manufacturing Vehicle: 1 per 4 Employees Bicycle: 1 per 20 Employees

* Refer to parking memo for parking analysis.
 ** Request for reduction in required bike parking per alternative design. At each building entrance, a bike rack with 2 bicycle spaces shall be provided, along with a pedestrian bench, decorative pavement, and additional landscaping.

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	N/A
88-415 Stream Buffers	REFER TO STREAM BUFFER PLANS
88-430 Outdoor Lighting	PER CODE
88-435 Outdoor Display, Storage and Work Areas	PER CODE
88-445 Signs	PER CODE
88-450 Pedestrian Standards	PER CODE

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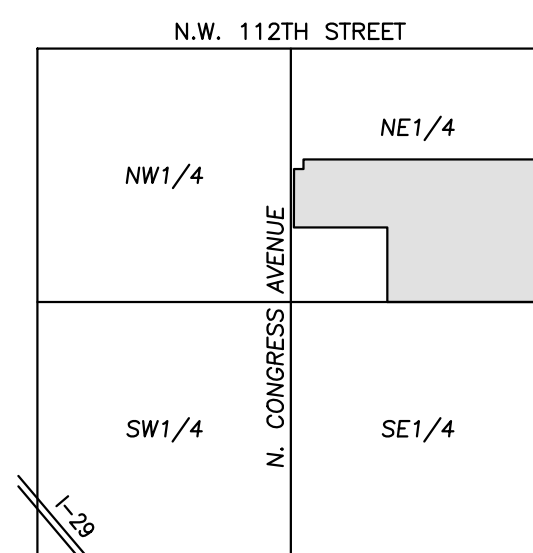
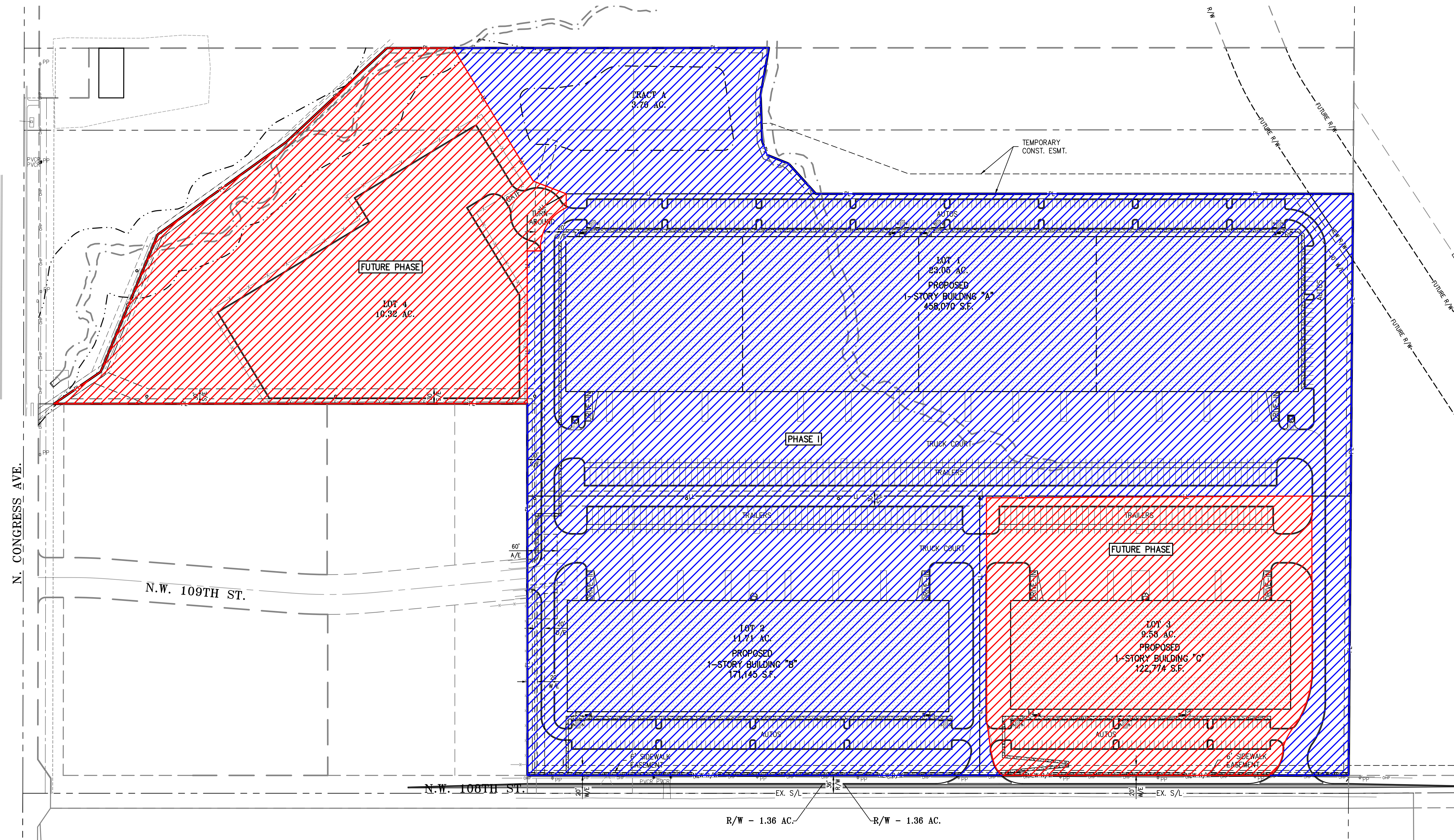
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PLANNING
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OVERALL SITE PLAN
 OPUS CONGRESS INDUSTRIAL
 10951 N. CONGRESS AVENUE
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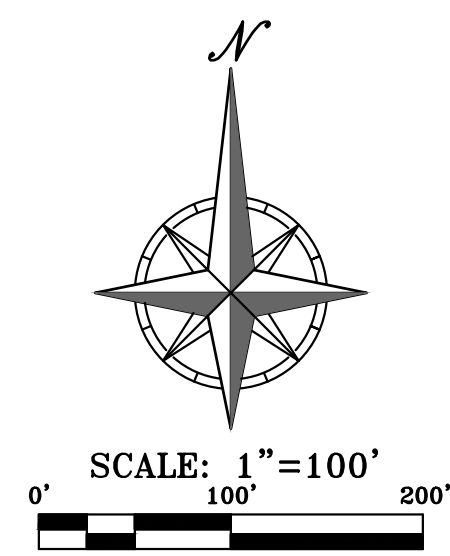
PROJECT NO.	DATE	BY	APP.	REVISIONS
230351	04-19-2024	DBB	DAF	
15-2024	04-19-2024	DBB	DAF	

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LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- ▨ PHASE I
- ▨ FUTURE PHASES



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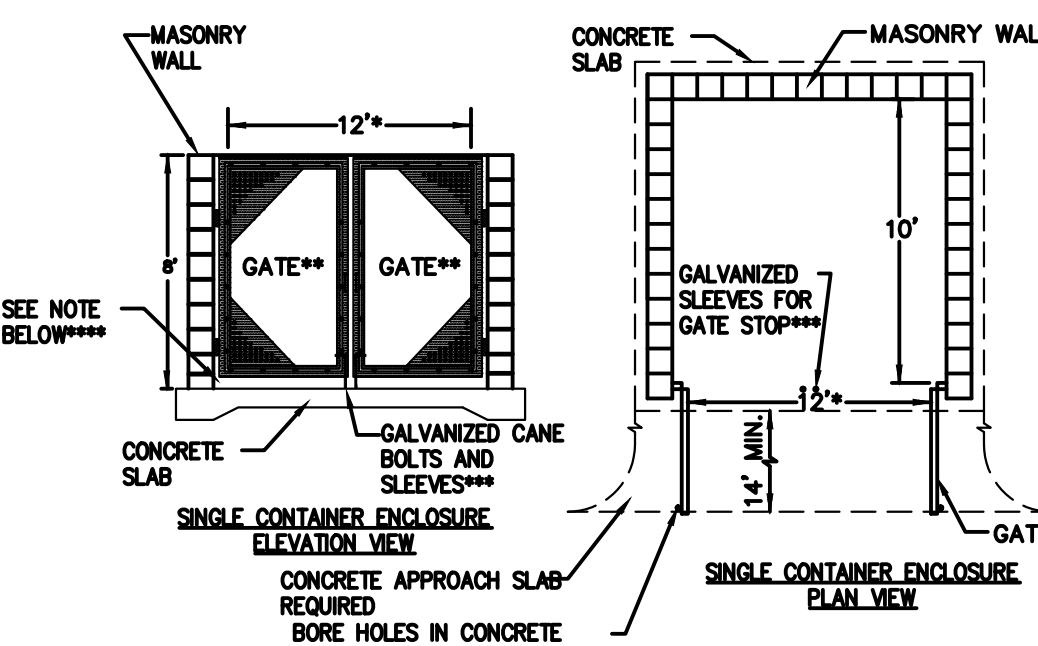
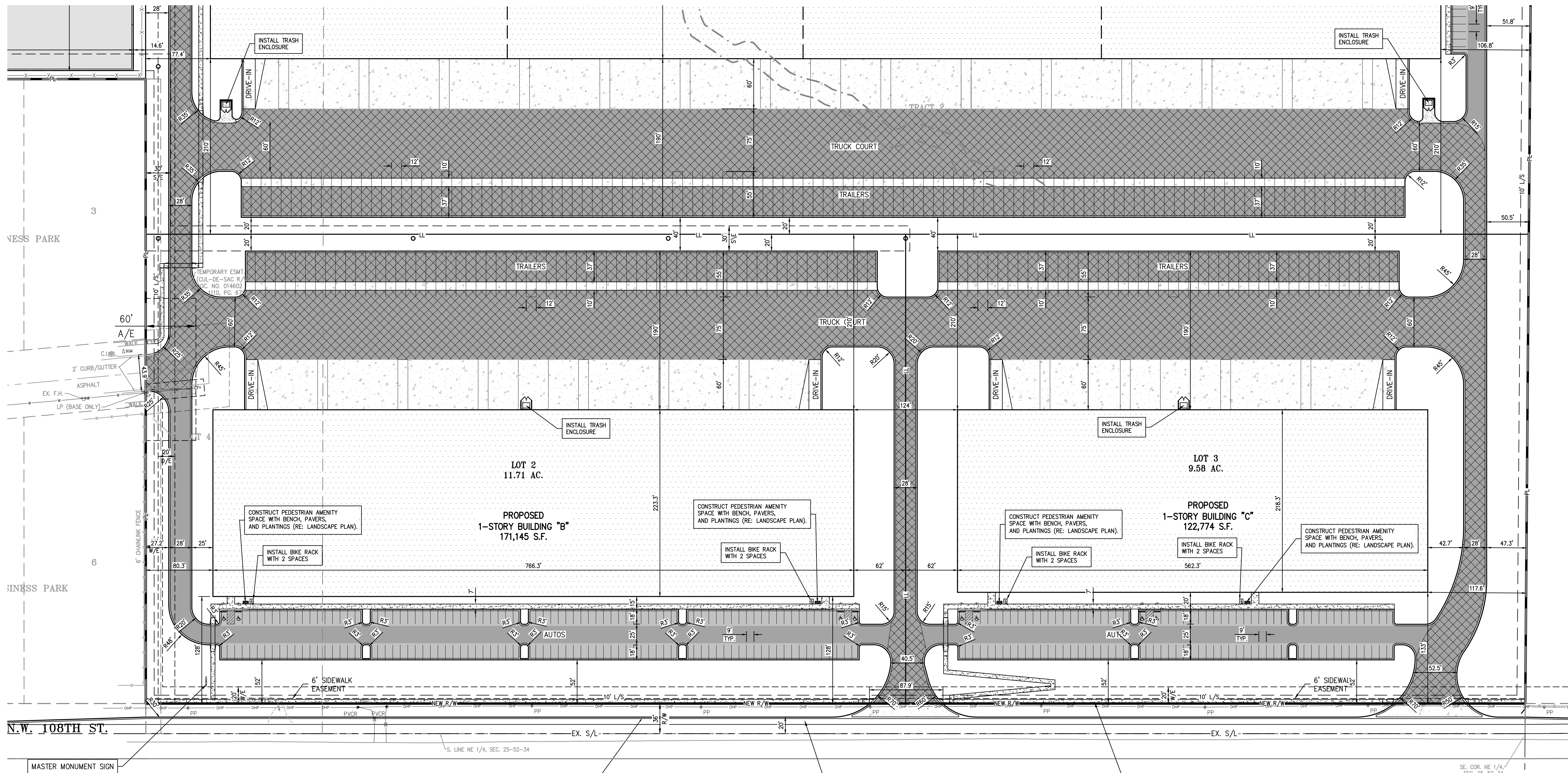
Revisions:	Revised Per	Staff	Comments

DATE	BY	APP.	CHECKED	DATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION
03-15-2024	DAF	JCC	JCC		

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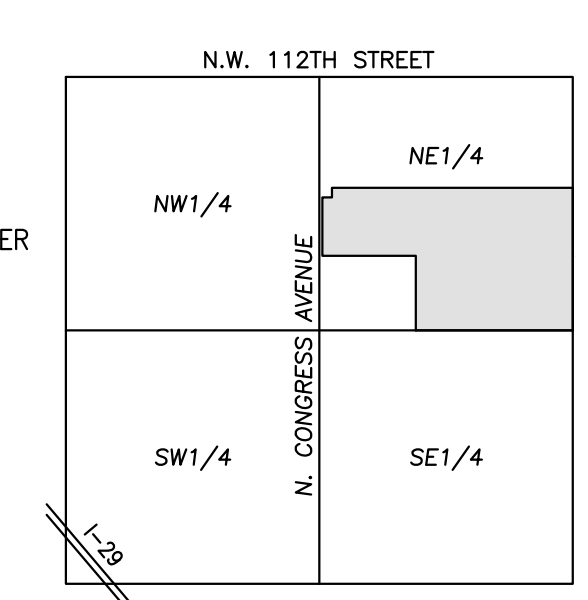
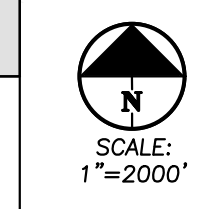
OVERALL SITE PLAN
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* MINIMUM 12' CLEARANCE MUST BE PROVIDED BETWEEN GATE HINGES, POLES, POSTS, ETC. TO ALLOW FOR SOLID WASTE TRUCK ACCESS.
 ** SOLID STEEL OPAQUE GATE OR STEEL FRAMED SEMI-OPAQUE GATE WITH A SCREEN MESH MATERIAL, APPROVED BY THE DIRECTOR THAT PROVIDES AN APPROPRIATE VISUAL BARRIER.
 *** OR OTHER APPROVED MECHANISM FOR SECURING THE GATES OPEN AND CLOSED.
 **** DUMPSTER SCREENING NEEDS TO BE RAISED 6 INCHES TO 1 FOOT FROM THE GROUND ON AT LEAST ONE SIDE IF SOLID SCREENING MATERIALS ARE PROPOSED.

TRASH ENCLOSURE DETAIL

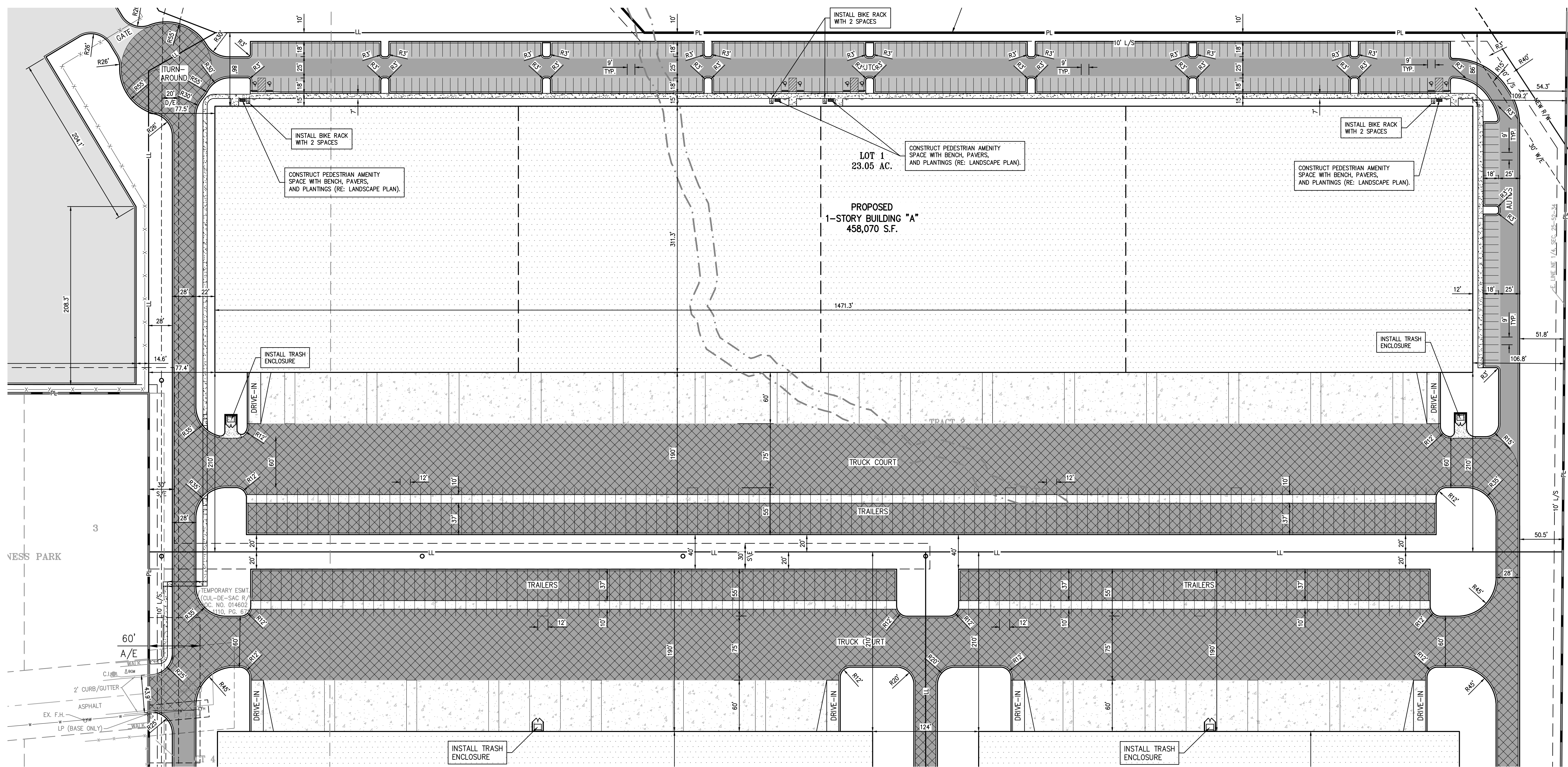
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108TH STREET WIDENING SECTION

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230351	04-19-2024	JDC	DBB	DAF
DATE: 03-15-2024	DRAWN: SNH	CHECKED: DAF	APPROVED: JDC	REVISED PER STAFF COMMENTS
CORPORATE DATE OF AUTHORIZATION	LAND SURVEYING - LS-82	ENGINEERING - E-361	PROFESSIONAL ENGINEER EXPIRES	
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING-20070128	ENGINEERING-20035038		

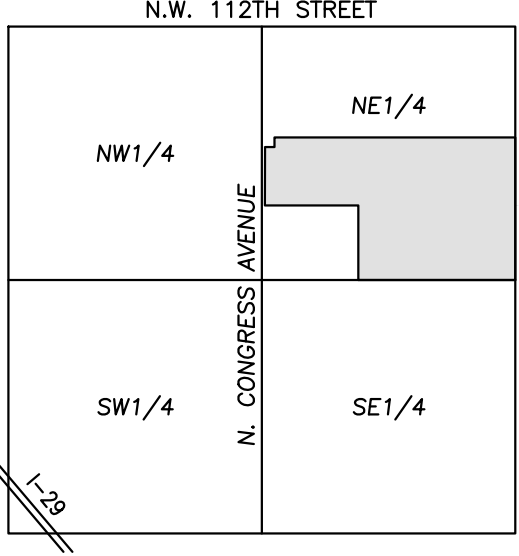
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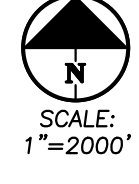
NESS PARK



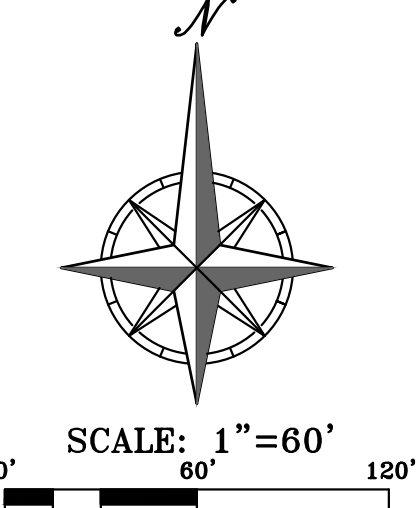
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VICINITY MAP
 SEC. 25-52-34



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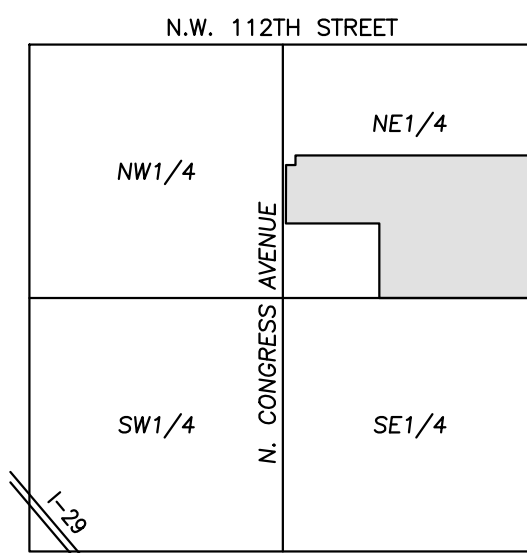
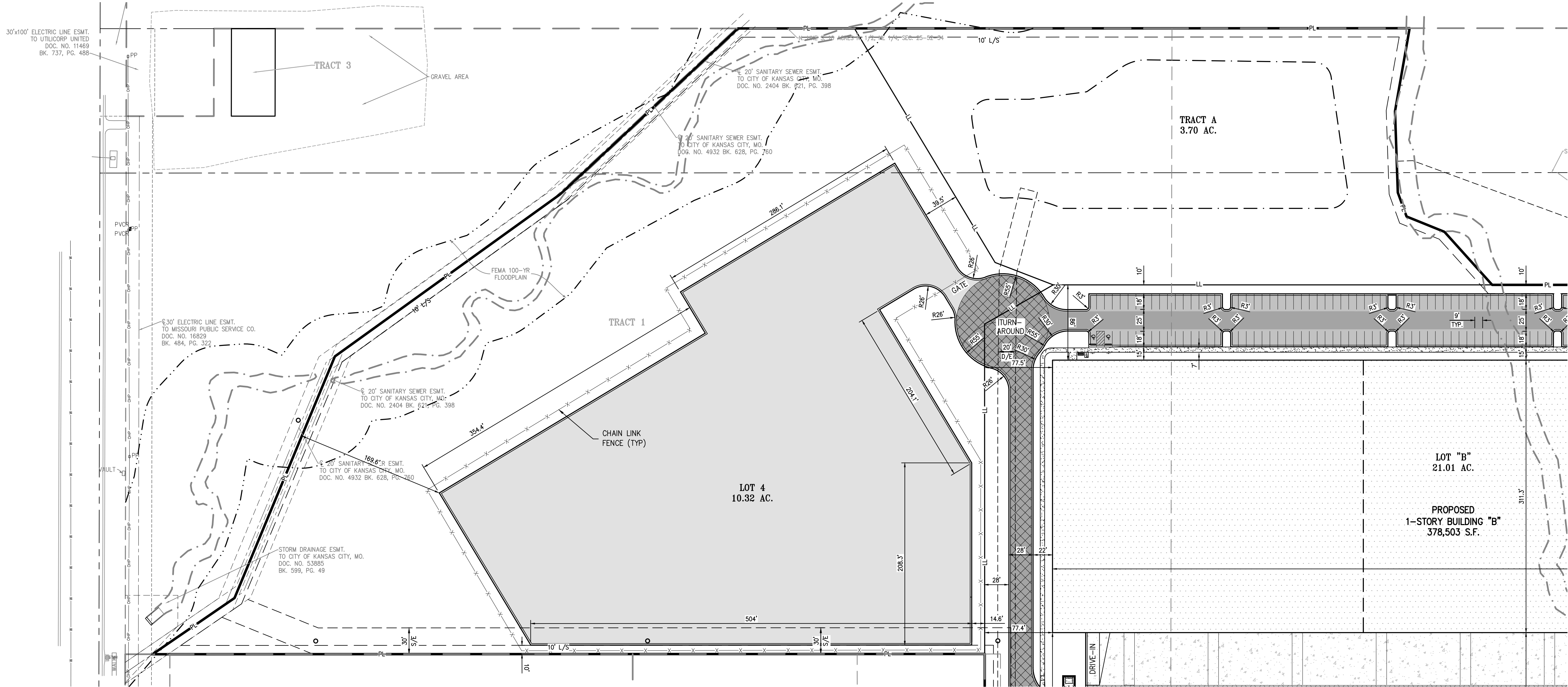
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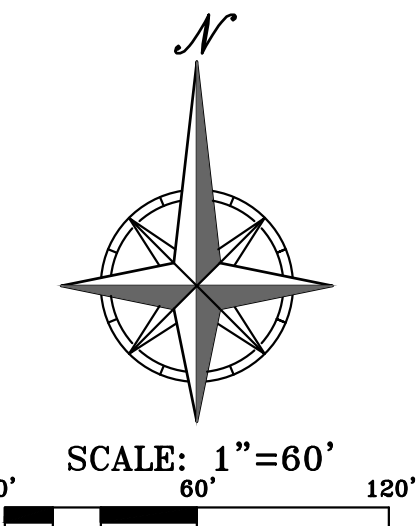
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10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

Project No.	Date	By	App.
230351	04-19-2024	DBB	DAF
1.	04-19-2024	DBB	DAF

SHEET
C1.4

\\PHELPS-SERVER\Projects\230351\03\Drawings\Site\Site.dwg Layout3 Apr 21, 2024 - 11:39am Daniel Finn

PROPOSED
1-STORY BUILDING B
171,145 S.F.

PROPOSED
1-STORY BUILDING C
122,774 S.F.

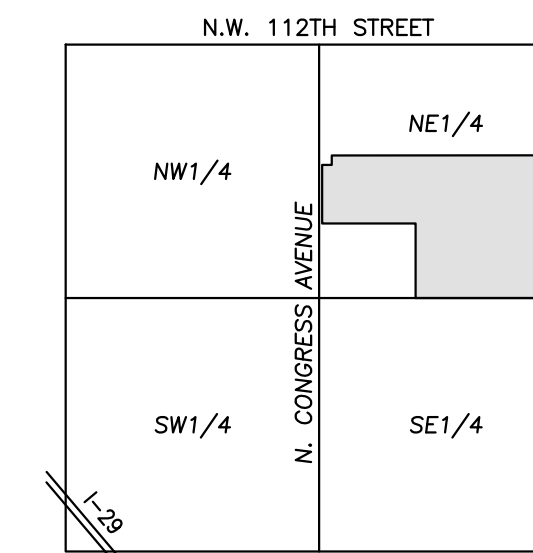
AUTOS

108TH STREET

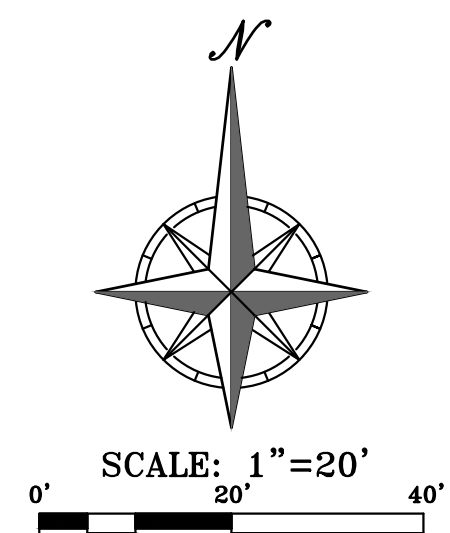
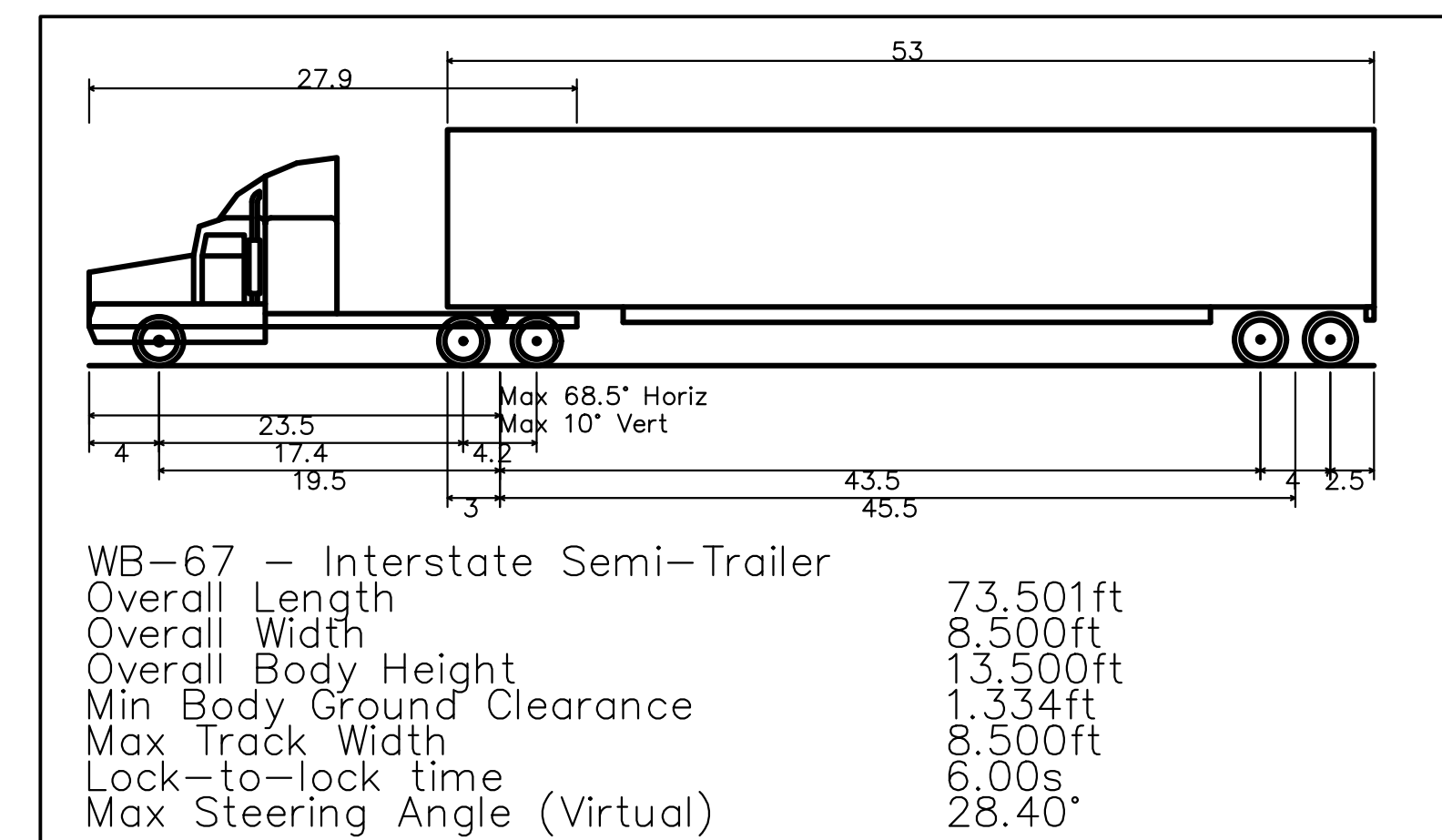
SOUTHERN ENTRANCE (RIGHT TURN-ENTER)

LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- R/W - -	RIGHT-OF-WAY
====	2' CURB & GUTTER
=====	6" CURB

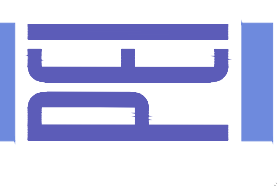


VICINITY MAP
SEC. 25-52-34



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Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.phelpsengineering.com

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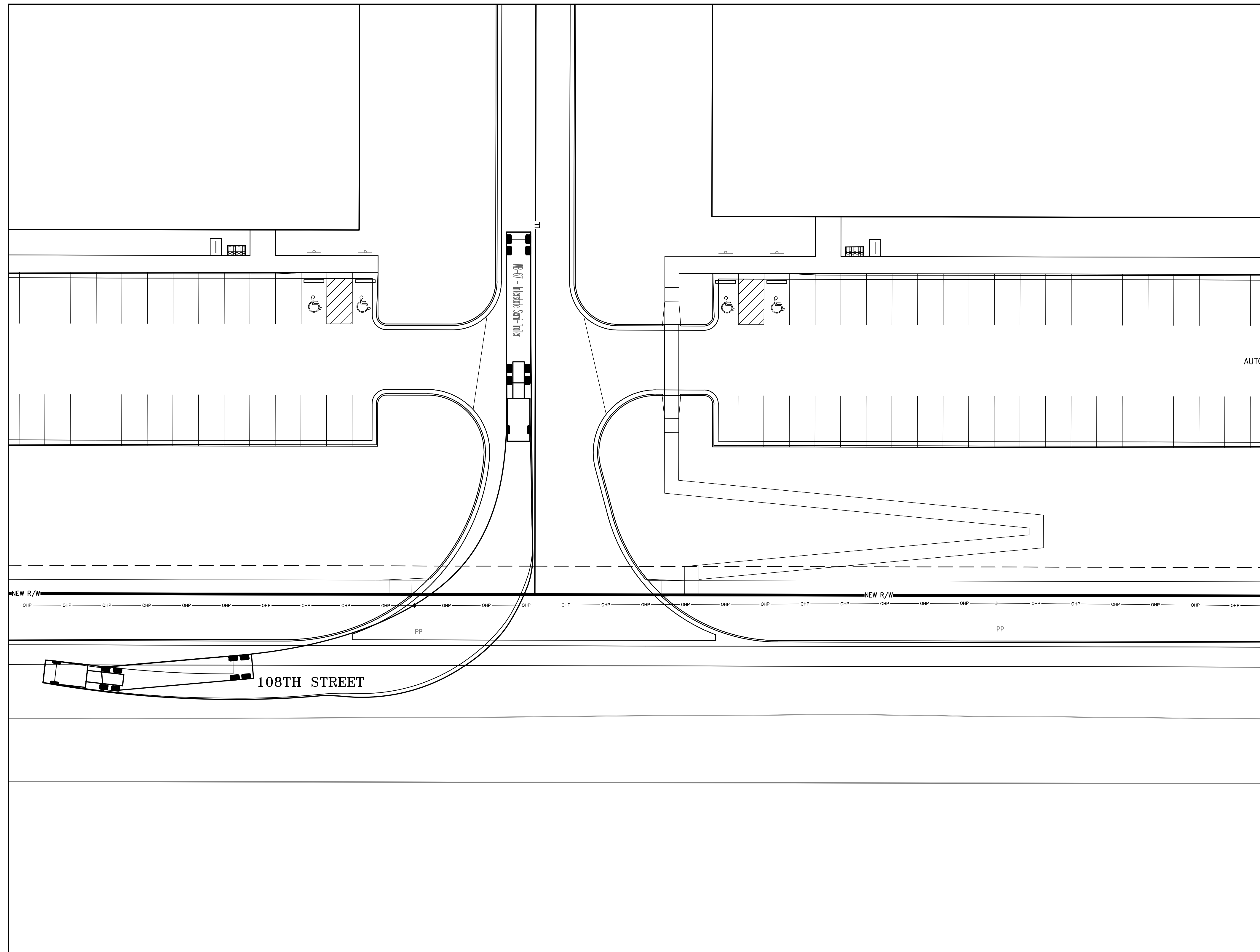


TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

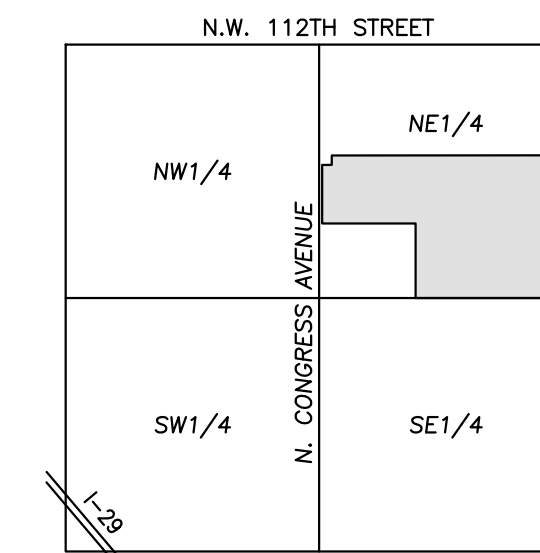
PROJECT NO.	DATE	NO.	DATE	REVISIONS	BY	APP.
230361	03-15-2024	1.	04-19-2024	REVISED PER STAFF COMMENTS	DBB	DAF

CHECKED: DAF APPROVED: JCC
CORPORATE AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-391
CORPORATE AUTHORIZATION
LAND SURVEYING-200701028
ENGINEERING-200705028

SHEET
C1.5

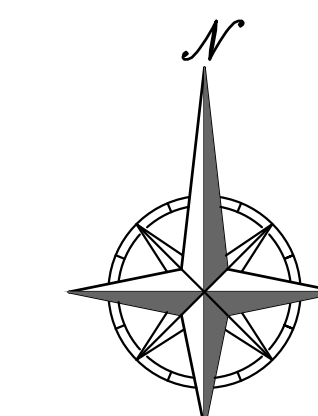
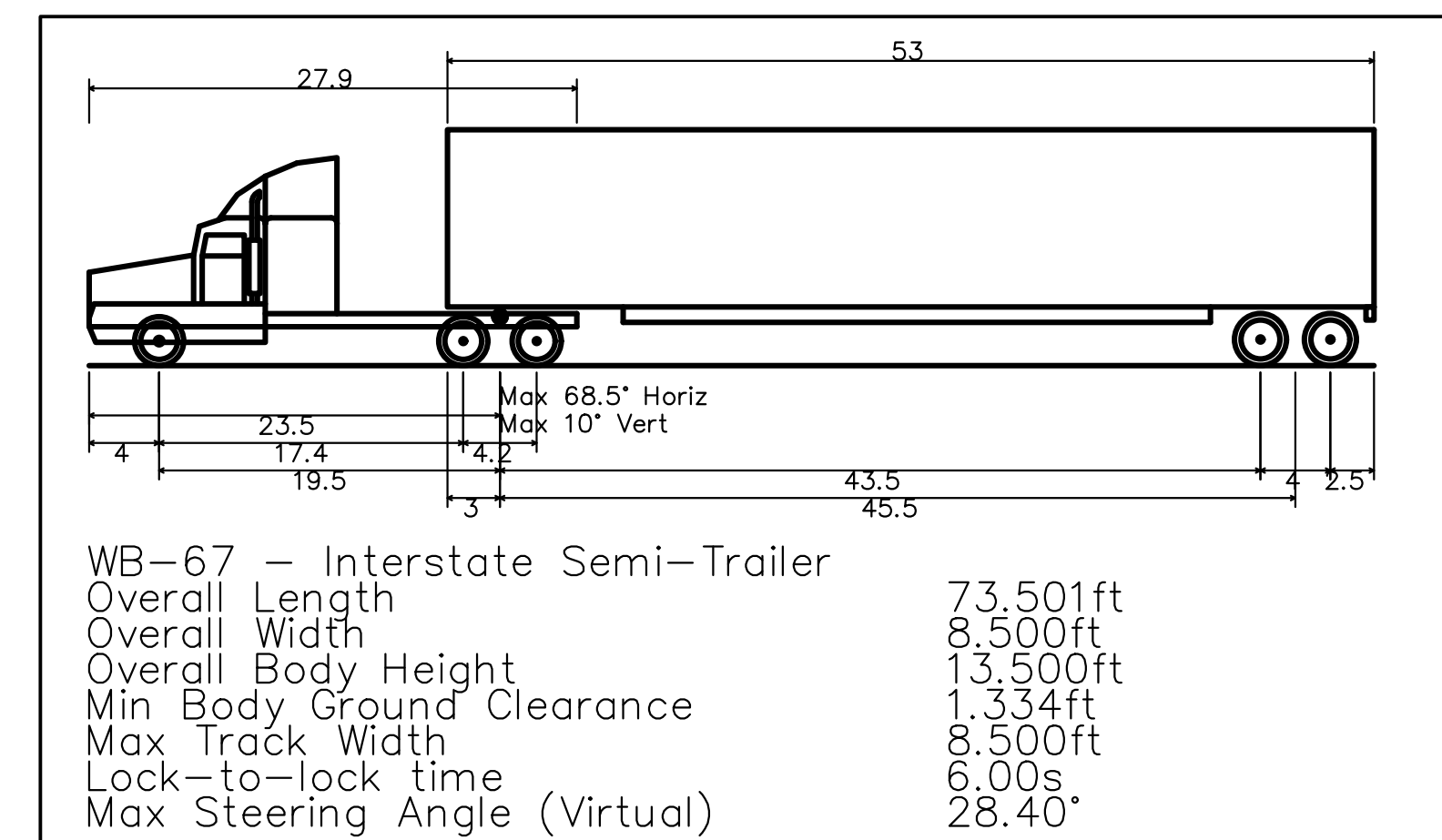


- LEGEND**
- PL — PROPERTY LINE
 - - - LL - - LOT LINE
 - - - R/W - - RIGHT-OF-WAY
 - ==== 2' CURB & GUTTER
 - ==== 6" CURB



SCALE:
1"=2000'

SOUTHERN ENTRANCE (RIGHT TURN-EXIT)



SCALE: 1"=20'
0' 20' 40'

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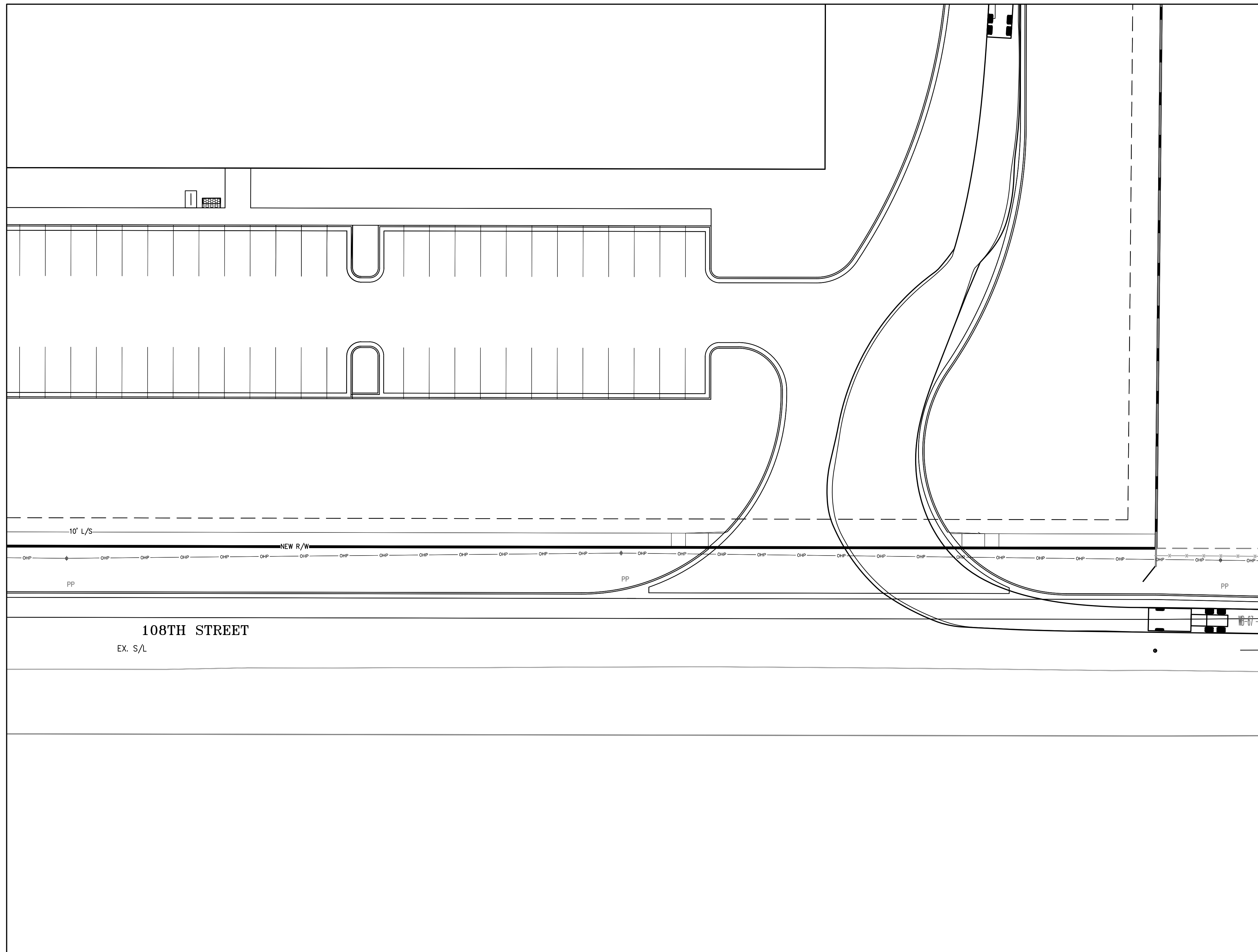
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IMPLEMENTATION



TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

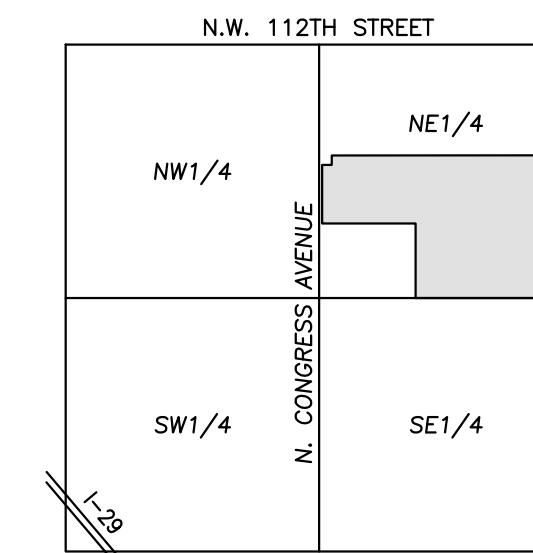
PROJECT NO.	DATE	NO.	DATE	BY	APP.	REVISIONS
230361	03-15-2024	1	04-19-2024	DBB	DAF	REVISED PER STAFF COMMENTS

SHEET
C1.6



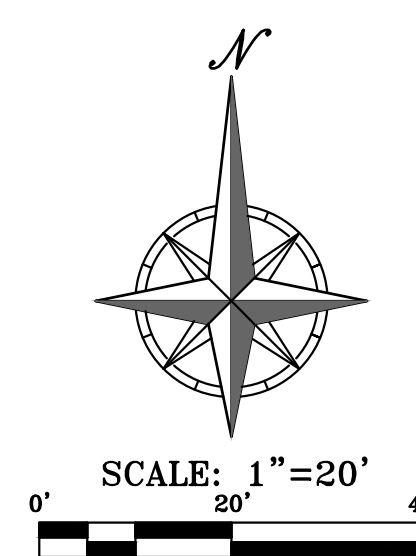
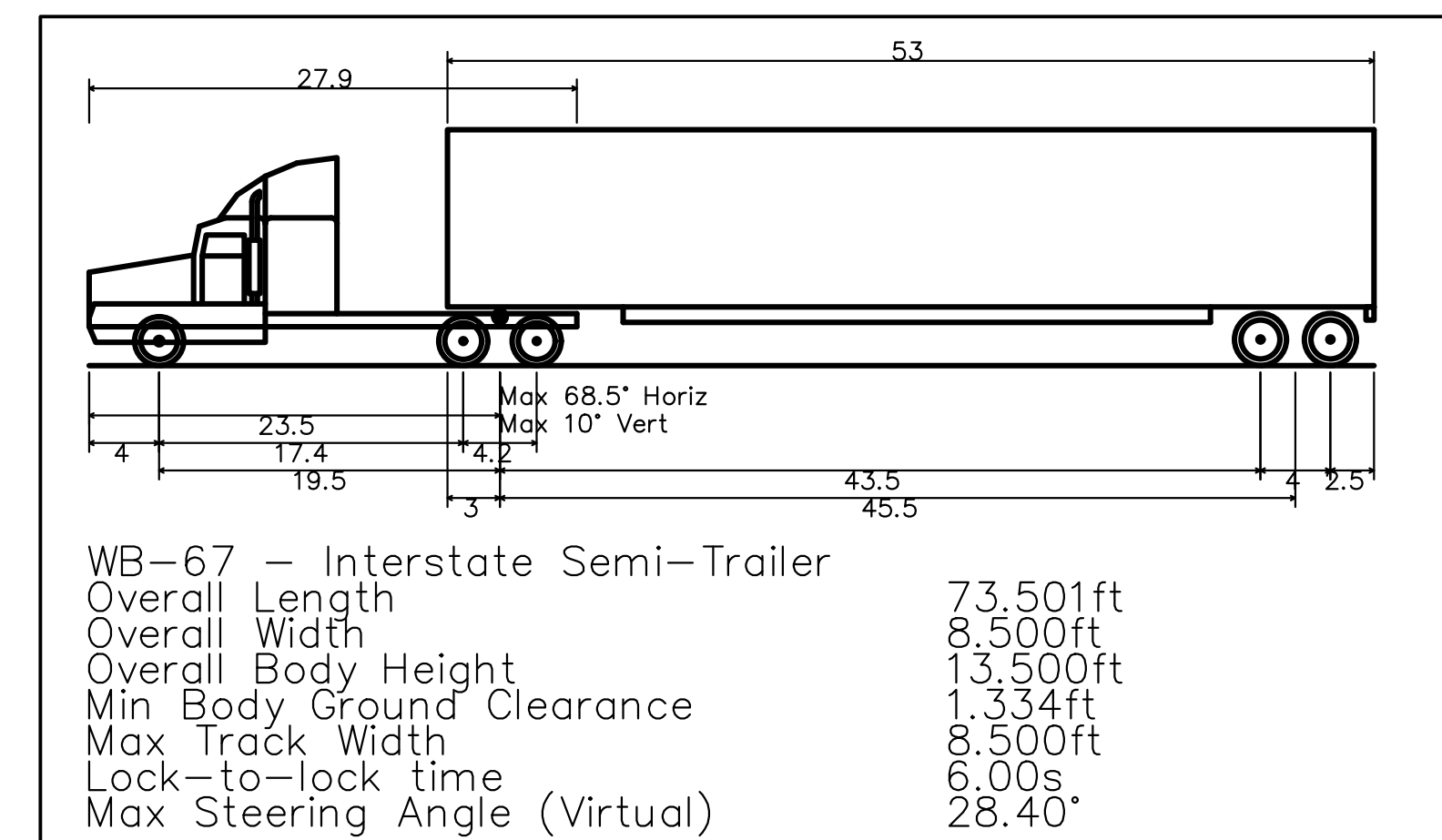
LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
====	2' CURB & GUTTER
=====	6" CURB



VICINITY MAP
SEC. 25-52-34

SOUTHEASTERN ENTRANCE (RIGHT TURN-ENTER)



I:\PHELPS-SERVER\Projects\1\202061\Drawings\TRUCK TURN\Layout3 - 11:40am Daniel Finn

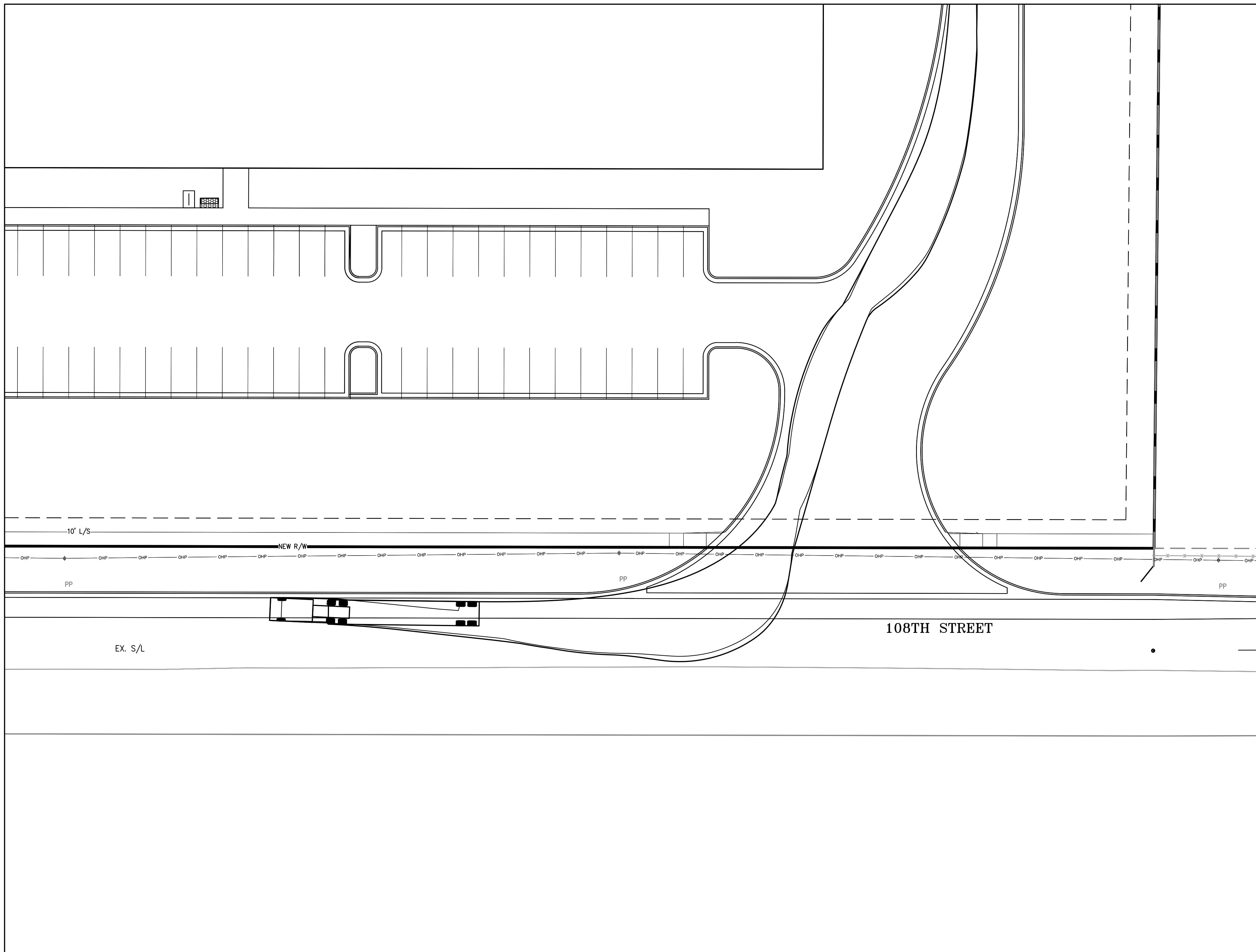
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TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

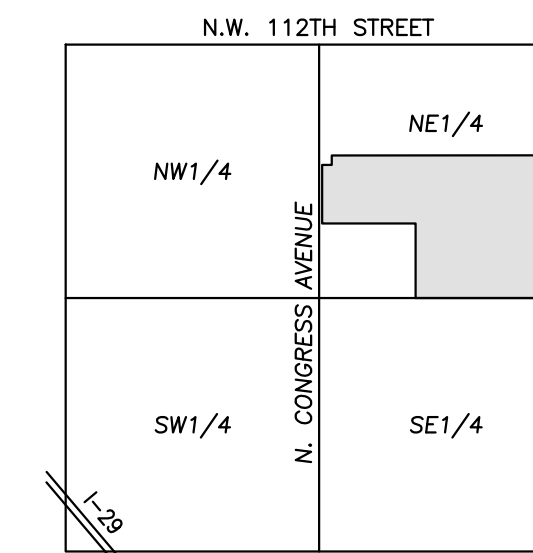
PROJECT NO.	DATE	NO.	DATE	REVISIONS	BY	APP.
230361	03-15-2024	1	04-19-2024	REVISED PER STAFF COMMENTS	DBB	DAF

SHEET
C1.7

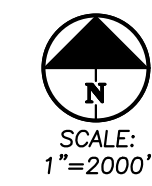


LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
====	2' CURB & GUTTER
=====	6" CURB

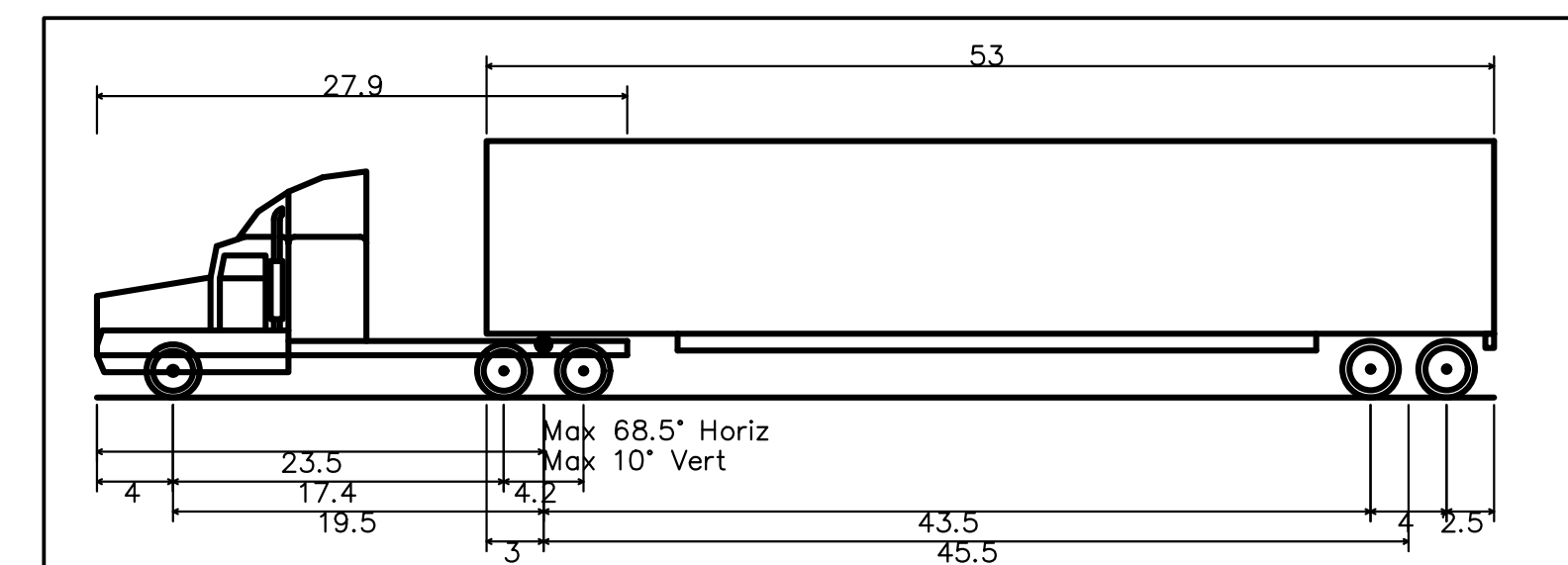


VICINITY MAP
SEC. 25-52-34

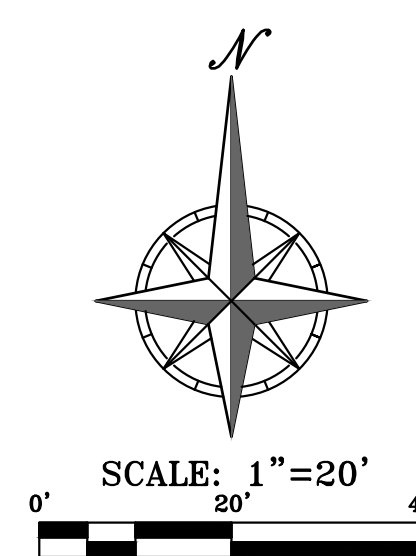


SCALE:
1"=2000'

SOUTHEASTERN ENTRANCE (RIGHT TURN-EXIT)



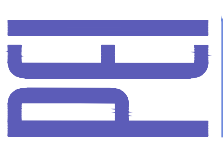
WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



SCALE: 1"=20'
0' 20' 40'

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TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	No.	Date	Revisions:	By	App.
230361	1.	04-19-2024	REVISED PER STAFF COMMENTS	DBB	DAF
DATE: 03-15-2024	DRAWN: SNH	CHECKED: DAF	APPROVED: JOC		
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-391					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-2007010128					
ENGINEERING-2007050208					

SHEET

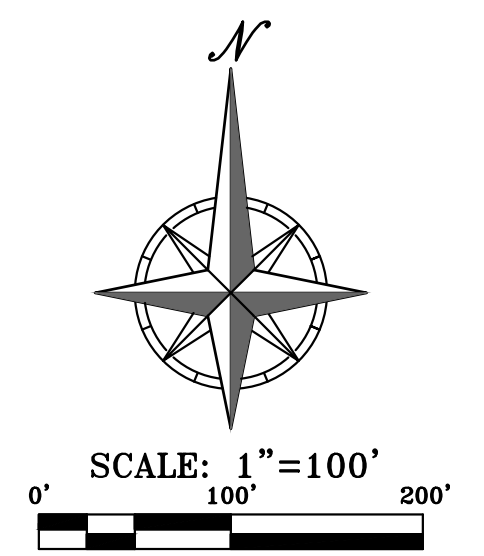
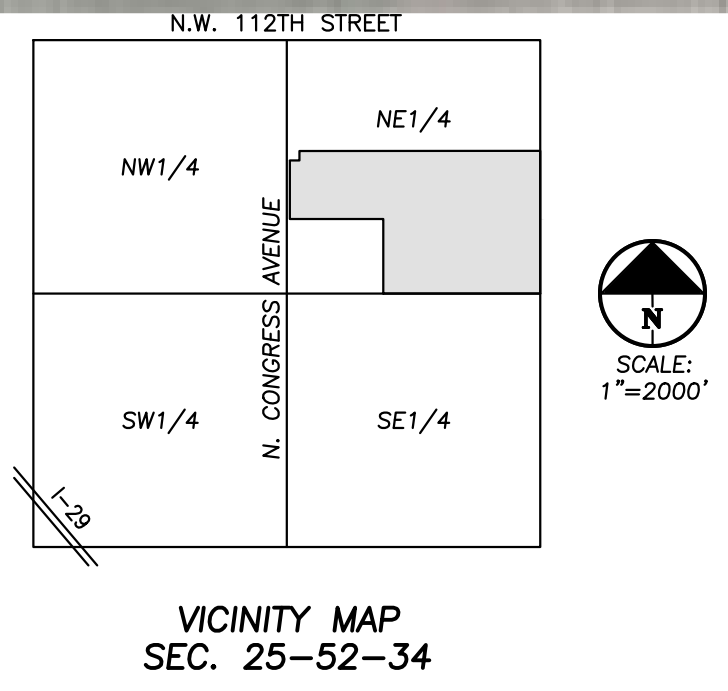
C1.8

\\PHELPS-SERVER\Projects\230361\Drawings\Site - Future R/W.dwg Layout:1 Apr 21, 2024 - 12:12pm Donnie Finn



LEGEND

— PL —	PROPERTY LINE
- - - LL - - -	LOT LINE
- - - R/W - - -	RIGHT-OF-WAY
=====	2' CURB & GUTTER
=====	6" CURB
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
[Pattern]	ASPHALT PAVEMENT - CAR PARKING
[Pattern]	ASPHALT PAVEMENT - CAR DRIVE ISLE
[Pattern]	ASPHALT PAVEMENT - TRUCK DRIVE ISLE
[Pattern]	ASPHALT MILLINGS STORAGE LOT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



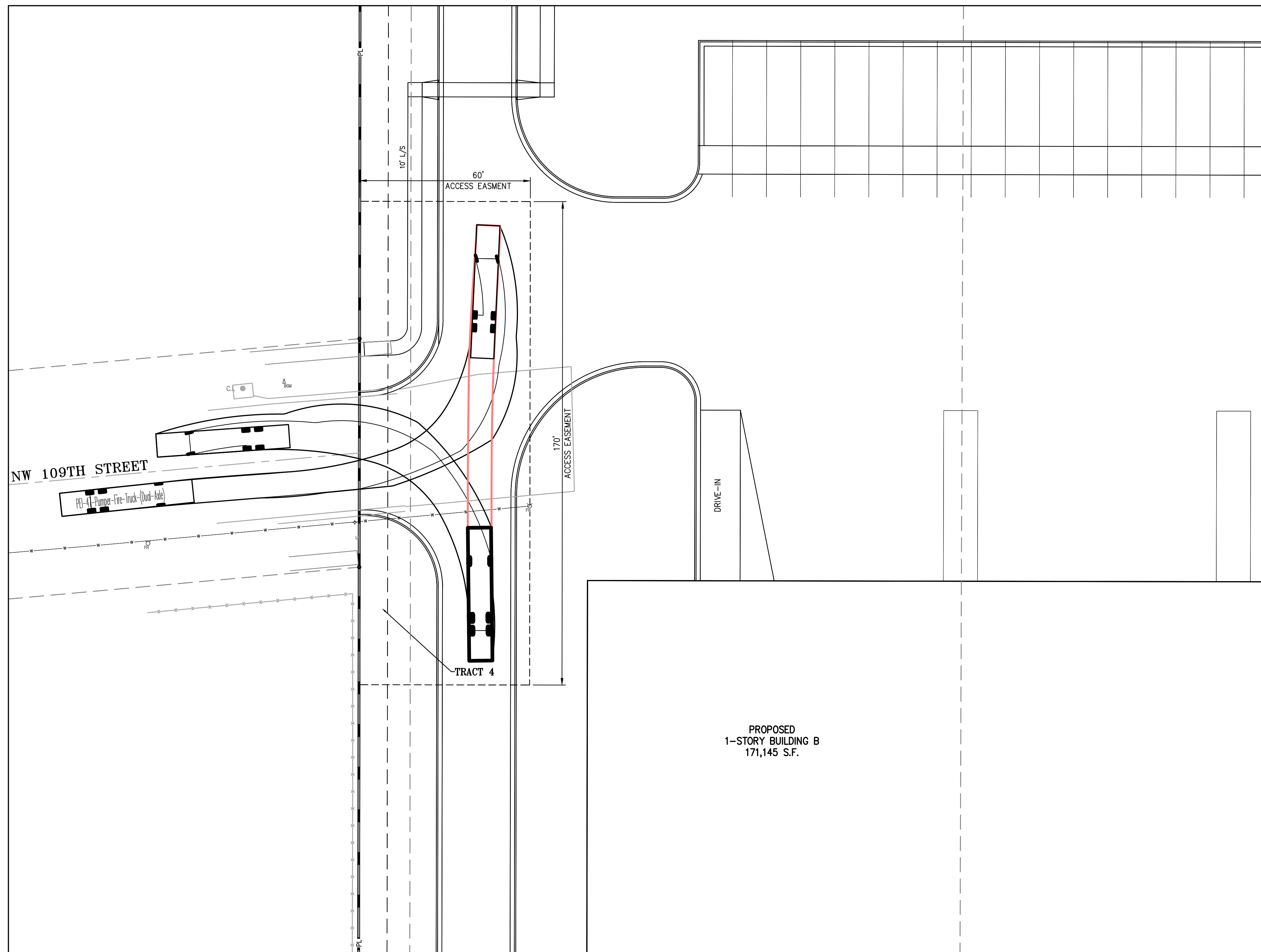
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FUTURE 112TH STREET PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	DATE	NO.	BY	APP.	REVISIONS:
230361	03-15-2024	1	DAF	DBB	PER STAFF COMMENTS
DATE	NO. <td>BY <td>APP. <td>REVISIONS:</td> <td></td> </td></td>	BY <td>APP. <td>REVISIONS:</td> <td></td> </td>	APP. <td>REVISIONS:</td> <td></td>	REVISIONS:	
04-19-2024					

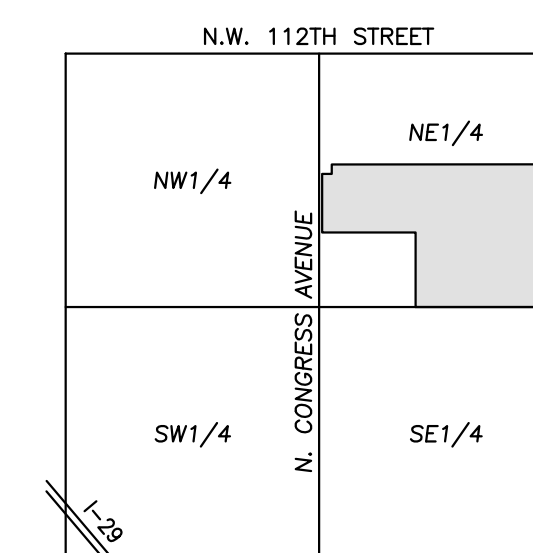
\\phelps-engineering.com\projects\230361\Drawings\TRUCK TURN - FIRE.dwg Layout1 Apr 19, 2024 - 2:37pm Dakota Byrum



WESTERN ENTRANCE (TURN-AROUND)

LEGEND

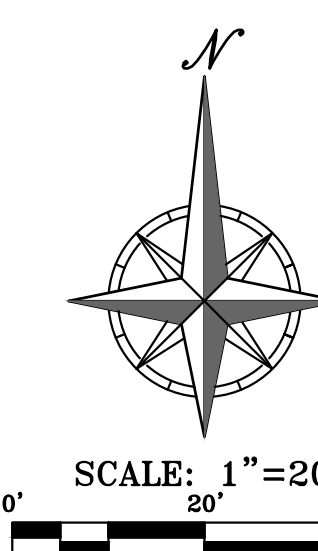
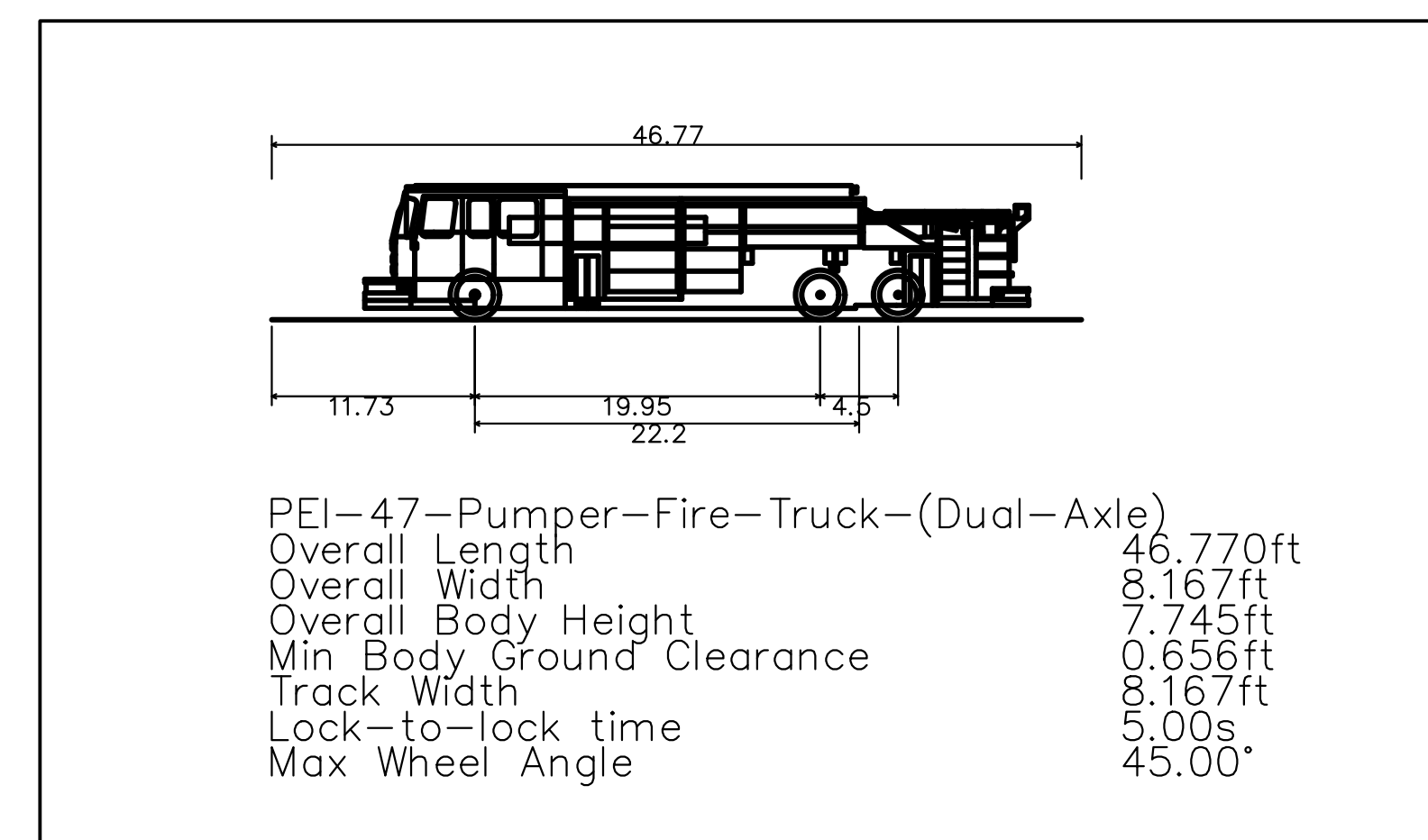
— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
====	2' CURB & GUTTER
=====	6" CURB



VICINITY MAP
SEC. 25-52-34



SCALE:
1"=2000'



SCALE: 1"=20'
0' 20' 40'

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TRUCK TURN-AROUND PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	No.	Date	Revisions:	By	App.
230361	1.	04-19-2024	REVISED PER STAFF COMMENTS	DBB	DAF
DATE: 03-15-2024	DRAWN: SNH				
CHECKED: DAF	APPROVED: JOC				
CORPORATE AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200701028					
ENGINEERING-200700308					

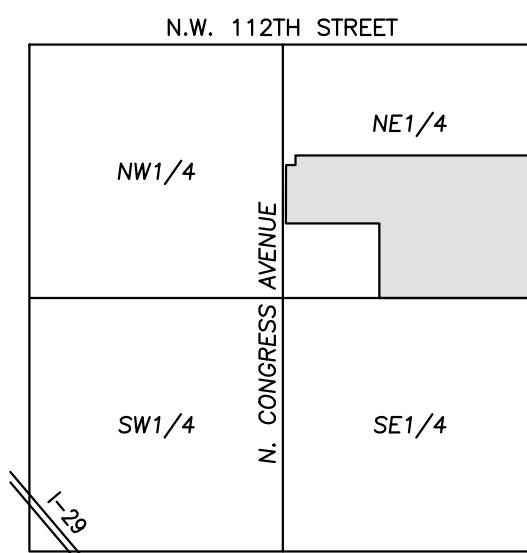
SHEET
C1.10

\\phelps-engineering.com\projects\230361\eng\civil\main\GRAD\02.dwg Layout:1 Apr 19, 2024 - 2:37pm Dakota Bynum



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 25-52-34



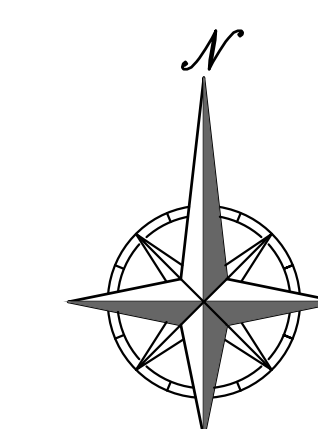
- BENCHMARK:** VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
1. SET "+*" CUT IN SOUTHEAST CORNER OF CURB INLET SOUTHWEST CORNER OF SURVEYED PROPERTY. ELEVATION = 996.85
 2. SET "+*" CUT IN SOUTHWEST CORNER OF ELECTRIC VAULT AT THE NORTHWEST CORNER OF SURVEYED PROPERTY. ELEVATION = 1002.32

FLOOD NOTE:

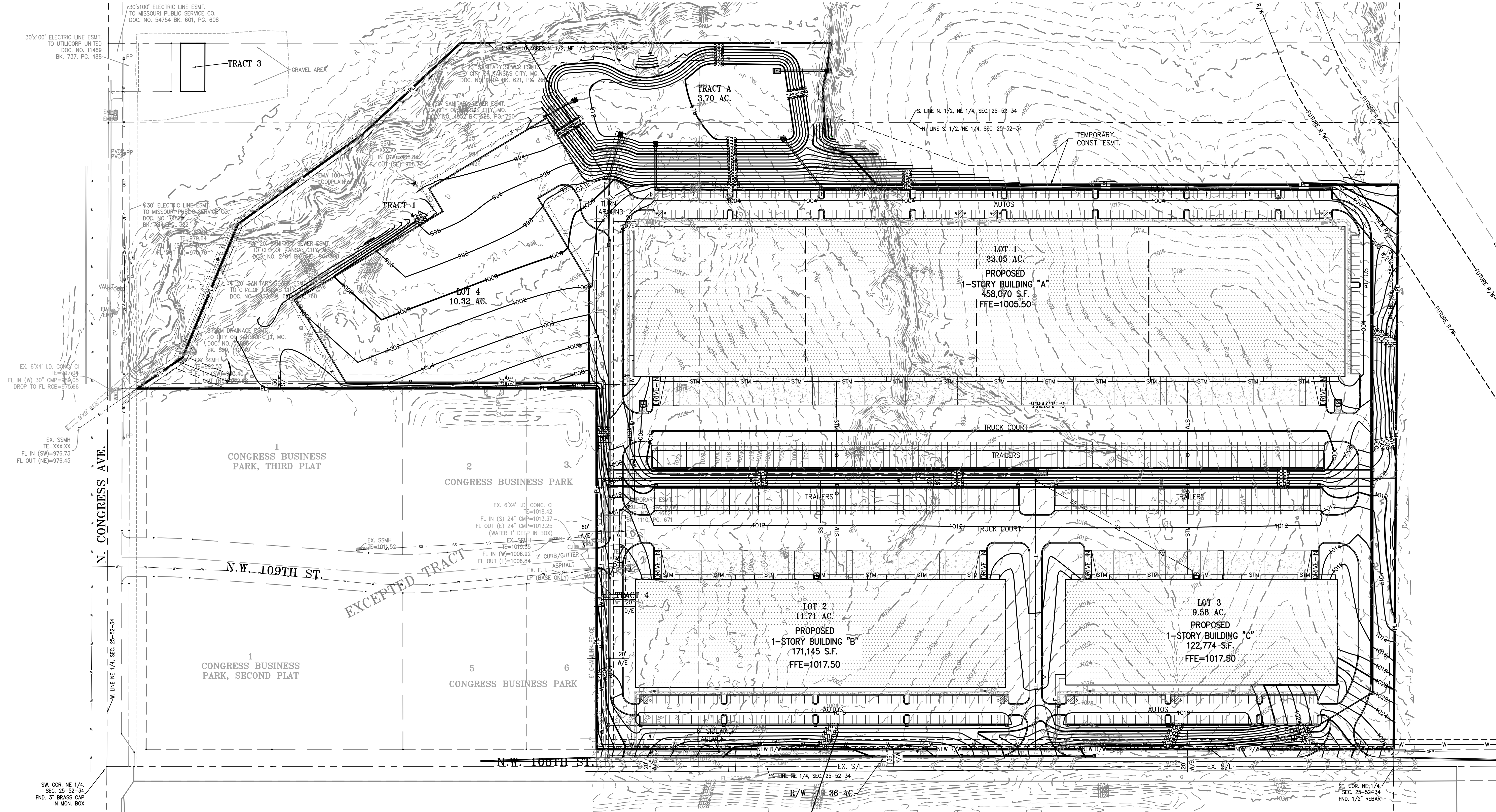
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, PLATTE COUNTY, MISSOURI, MAP NO. 29095C0041G, AND DATED JANUARY 20, 2017.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- P TOP OF PAVEMENT
- TE TOP OF STRUCTURE
- GR GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- BW BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER



SCALE: 1"=100'



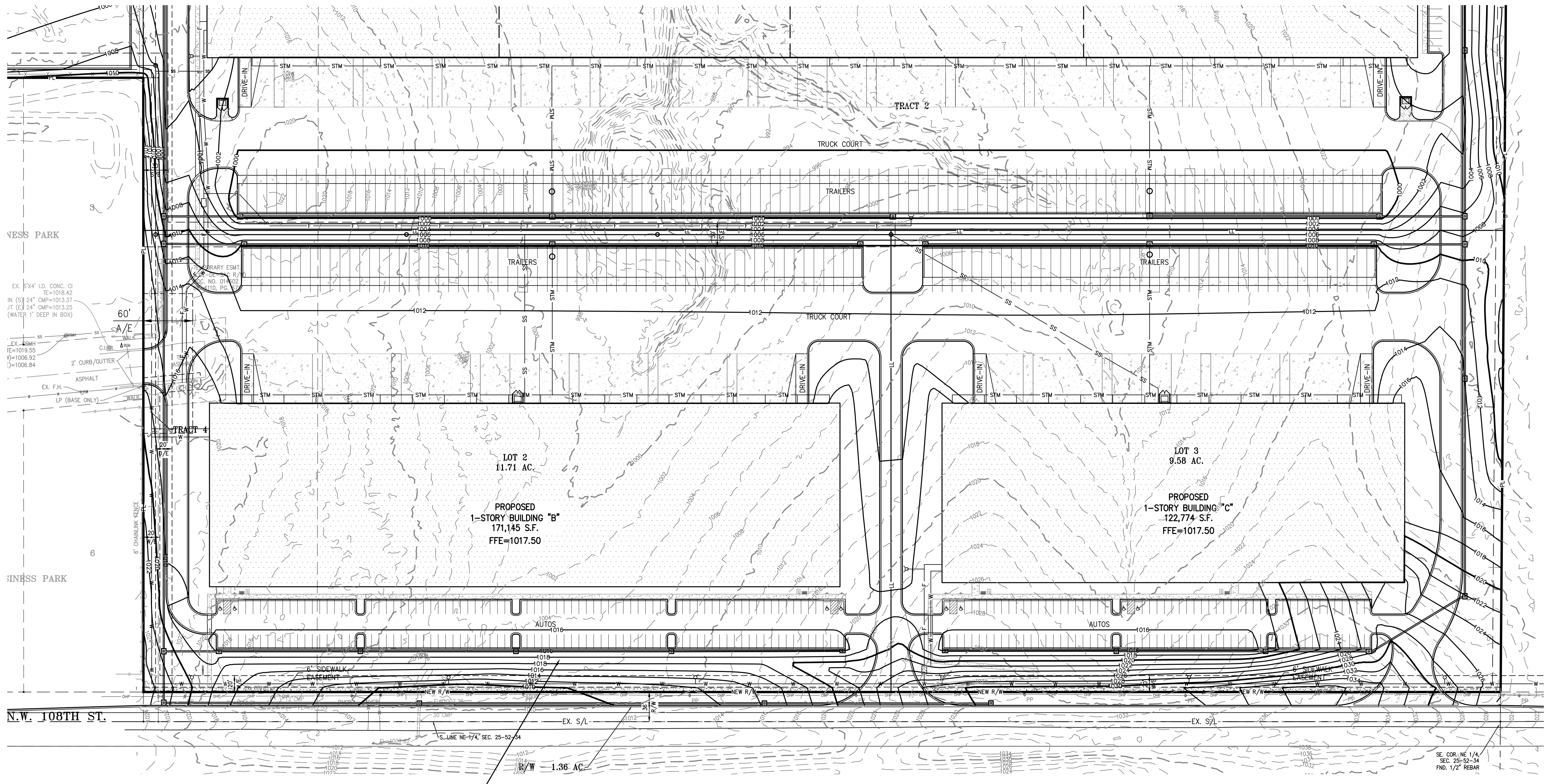
PHelps ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
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OVERALL GRADING PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

Project No.	Date	By	App.
230361	04-19-2024	DBB	DAF

No.	Date	Revisions
1.	04-19-2024	REVISED PER STAFF COMMENTS



EX. 8"X4' LD. CONC. CI
TE=1018.42
IN (S) 24" CMP=1013.37
JT (E) 24" CMP=1013.25
(WATER 1' DEEP IN BOX)

EX. 4" ESMH
TE=1019.55
V=1006.92
J=1006.84

2' CURB/GUTTER
ASPHALT
EX. F.H.
LP (BASE ONLY)

6" CHAINLINK FENCE

60' A/E

EX. S/L

CONSTRUCT 3 FT BERM

TRACT 4

LOT 2
11.71 AC.
PROPOSED
1-STORY BUILDING "B"
171,145 S.F.
FFE=1017.50

TRACT 2

TRACT 3

LOT 3
9.58 AC.
PROPOSED
1-STORY BUILDING "C"
122,774 S.F.
FFE=1017.50

AUTOS

TRUCK COURT

TRAILERS

N.W. 108TH ST.

S. LINE NE 1/4, SEC. 25-52-54

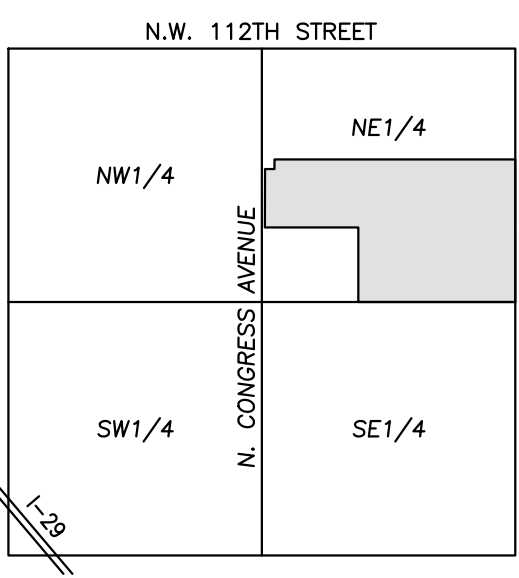
EX. S/L

NEW R/W

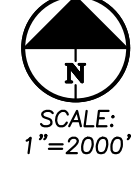
EX. S/L

SE COR. NE 1/4,
SEC. 25-52-54
FND. 1/2" REBAR

CONSTRUCT 3 FT BERM

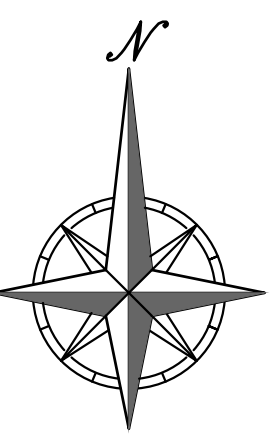


VICINITY MAP
SEC. 25-52-34



LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- P TOP OF PAVEMENT
- TS TOP OF STRUCTURE
- GR GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- BW BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER



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UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
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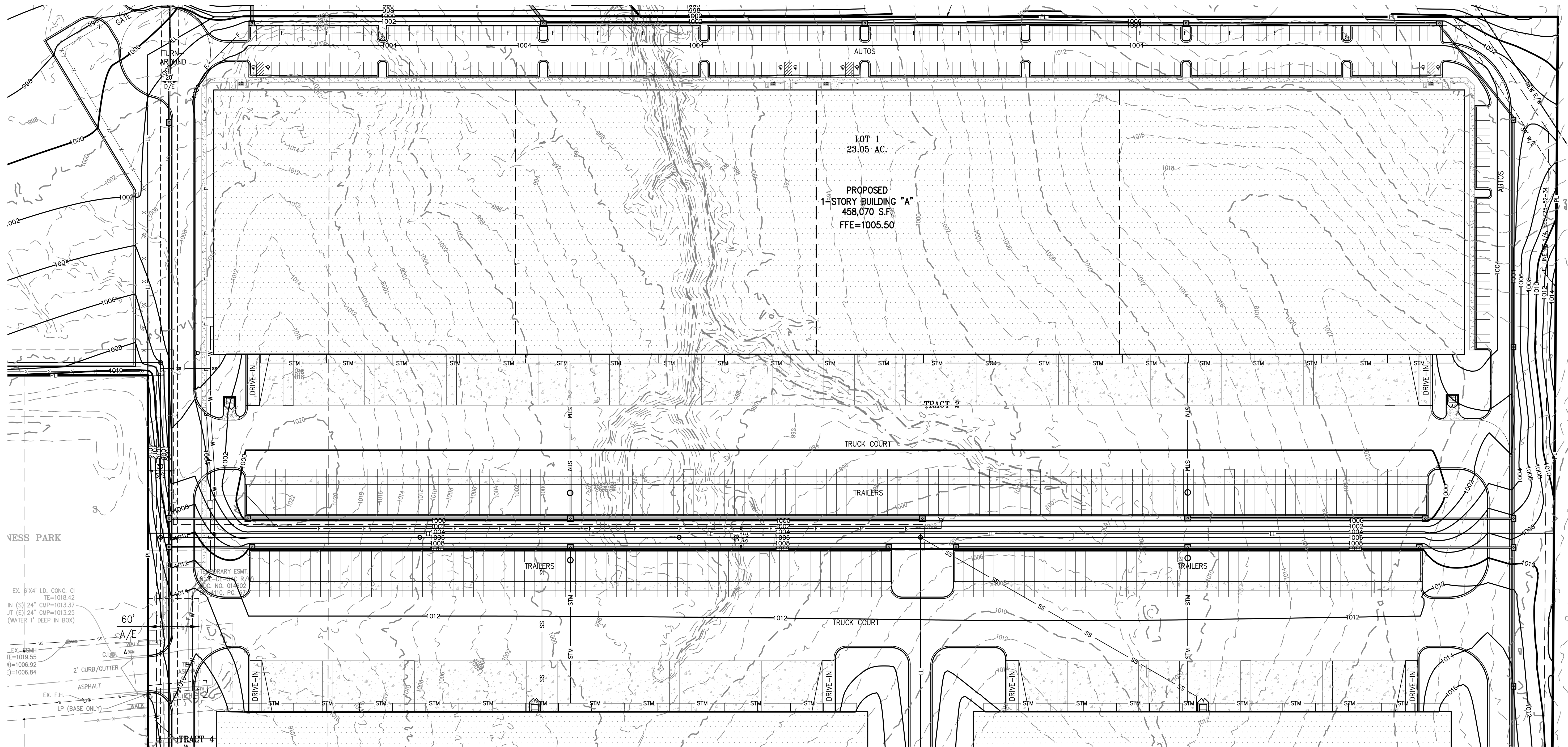
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Fax (913) 993-1165
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GRADING PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

Revisions:	By	App.	Date	No.	Date
1	DBB	DAF	04-19-2024	1	04-19-2024

SHEET
C2.1

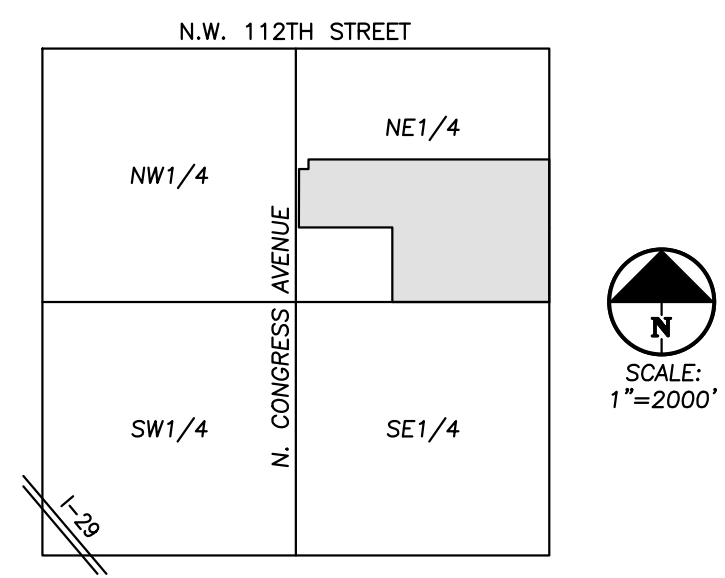


EX. 8"x4" LD. CONC. CI
 IN (S) 24" CMP=1013.37
 JT (E) 24" CMP=1013.25
 (WATER 1" DEEP IN BOX)

EX. 4" SMH
 (E)=1019.55
 (V)=1006.92
 (J)=1006.84

60'
 A/E

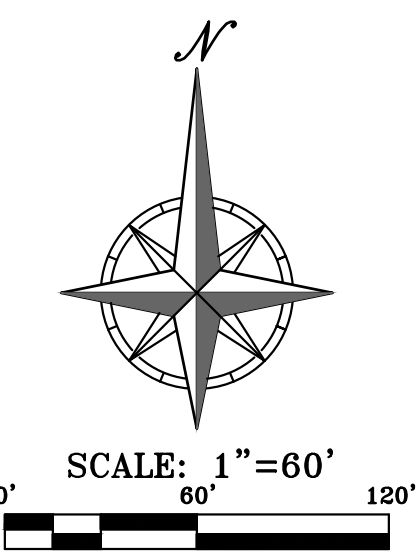
2' CURB/GUTTER
 ASPHALT
 LP (BASE ONLY)



VICINITY MAP
 SEC. 25-52-34



- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - - R/W - - RIGHT-OF-WAY
 - ==== 2' CURB & GUTTER
 - - - - - EXISTING CONTOURS
 - 920 — PROPOSED CONTOURS
 - 918 —
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
- ==== EXISTING STORM SEWER
 - ==== PROPOSED STORM PIPE
 - ==== PROPOSED WET CURB & GUTTER
 - ==== PROPOSED DRY CURB & GUTTER



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 Fax (913) 993-1165
 www.phelpsenr.com

PLANNING
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 IMPLEMENTATION

GRADING PLAN
 OPUS CONGRESS INDUSTRIAL
 10951 N. CONGRESS AVENUE
 KANSAS CITY, PLATTE COUNTY, MO

Project No.	Date	By	App.
230351	04-19-2024	JJC	DBB
Revisions:			
No.	Date	Revised Per	Staff
1.	04-19-2024	DAF	DAF

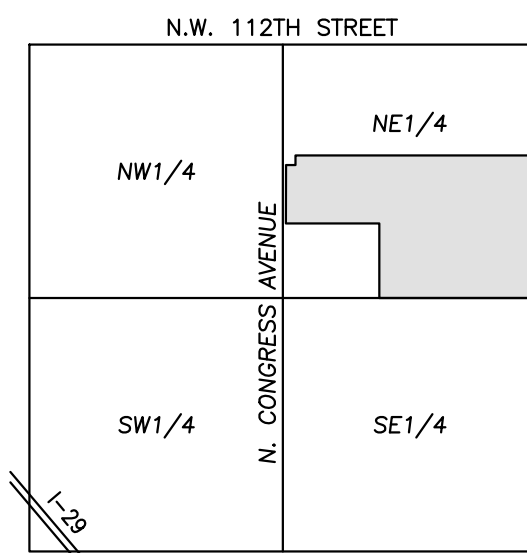
SHEET
C2.2

\\phelps-engineering.com\projects\230361\eng\civil\main\GRADING.dwg Layout: 4 Apr 19, 2024 - 2:38pm Dakota Bynum

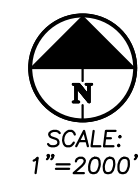


Know what's below.
Call before you dig.

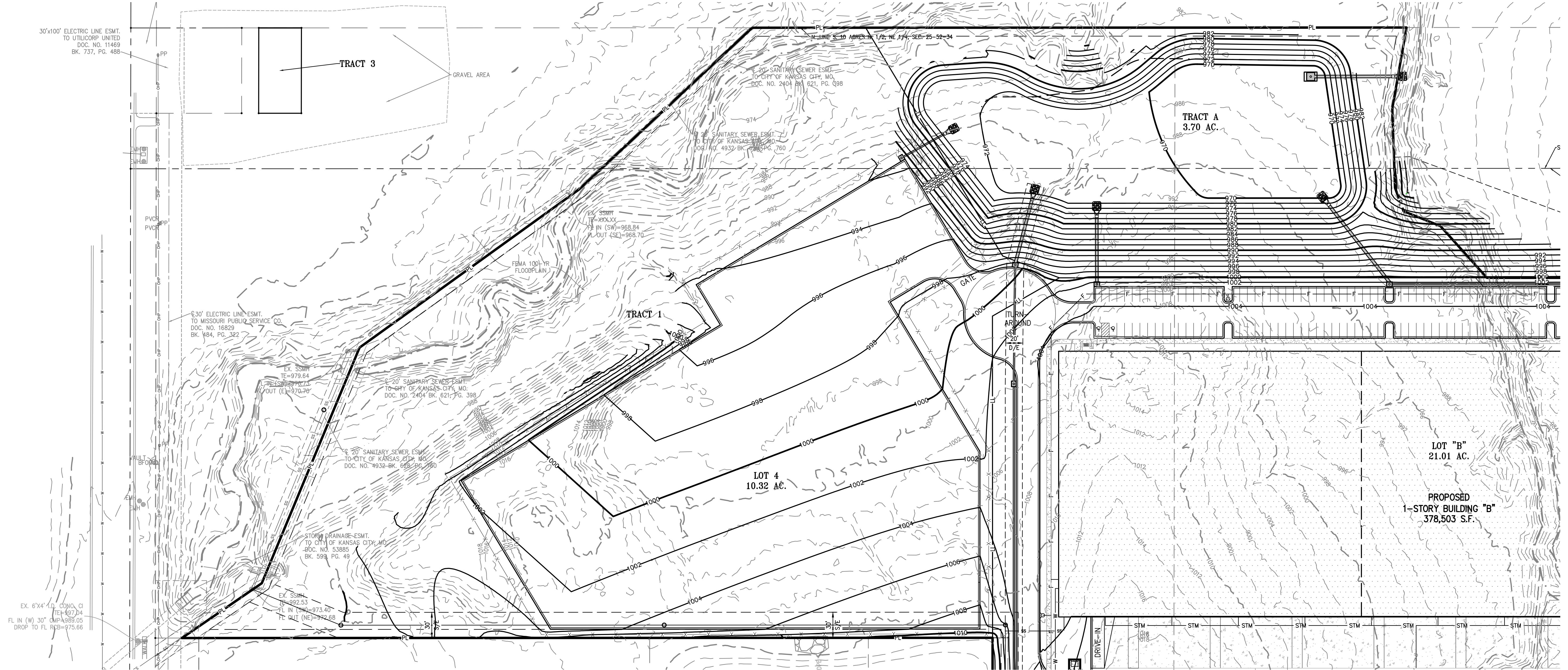
UTILITY NOTES:
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UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 25-52-34

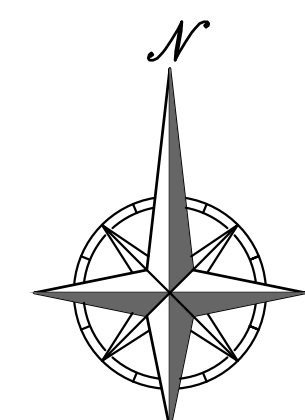


SCALE:
1"=2000'



LEGEND

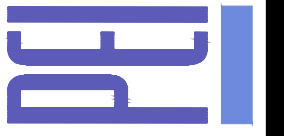
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- ==== 2' CURB & GUTTER
- 920 --- EXISTING CONTOURS
- 918 --- EXISTING CONTOURS
- 920 --- PROPOSED CONTOURS
- 918 --- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- P TOP OF PAVEMENT
- TE TOP OF STRUCTURE
- OR GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- BW BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER



SCALE: 1"=60'
0' 60' 120'

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GRADING PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230361	03-15-2024	DR/MS/SH	DAF	
1.	04-19-2024		DBB	REVISED PER STAFF COMMENTS

SHEET

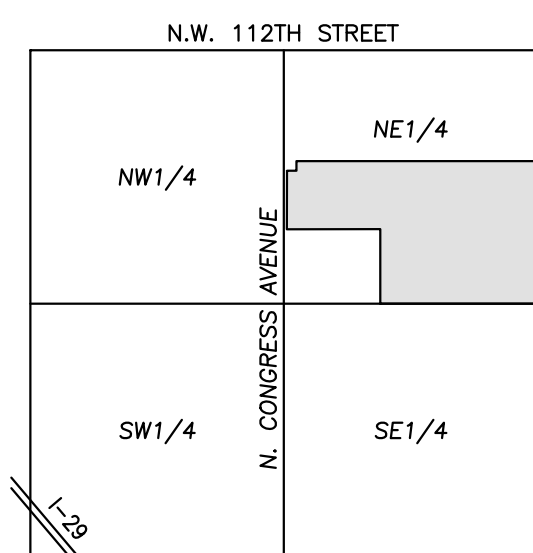
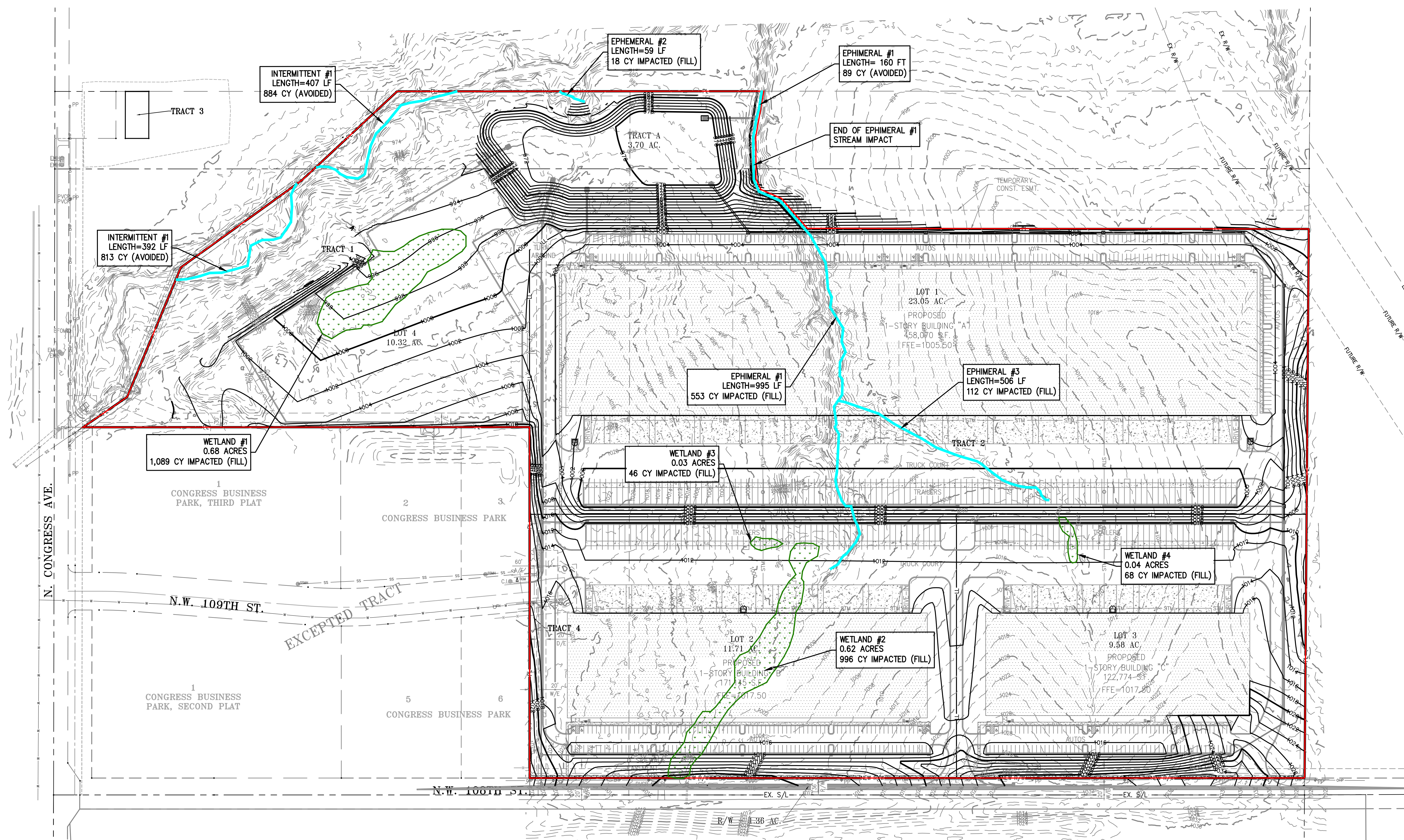
C2.3

\\phelps-engineering.com\projects\230351\04\Utility\Wetlands Exhibit.dwg Layout:1 Apr 19, 2024 2:38pm Dakota Bynum



Know what's below.
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UTILITY NOTES:
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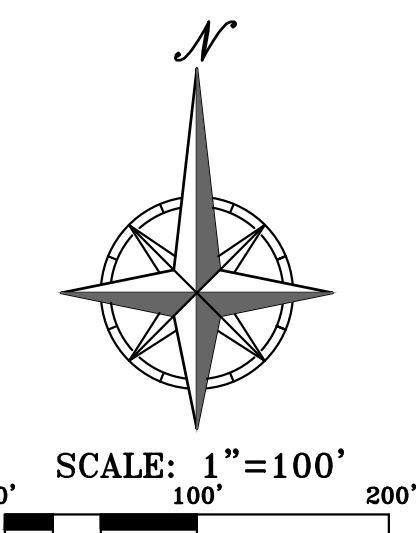


VICINITY MAP
SEC. 25-52-34



LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 920 EXISTING CONTOURS
- 918 PROPOSED CONTOURS
- 918 STREAM
- WETLANDS



PROJECT NO.	No.	Date	By	App.
230351	1.	04-19-2024	DBB	DAF

Revisions:	REVISION PER	STAFF	COMMENTS

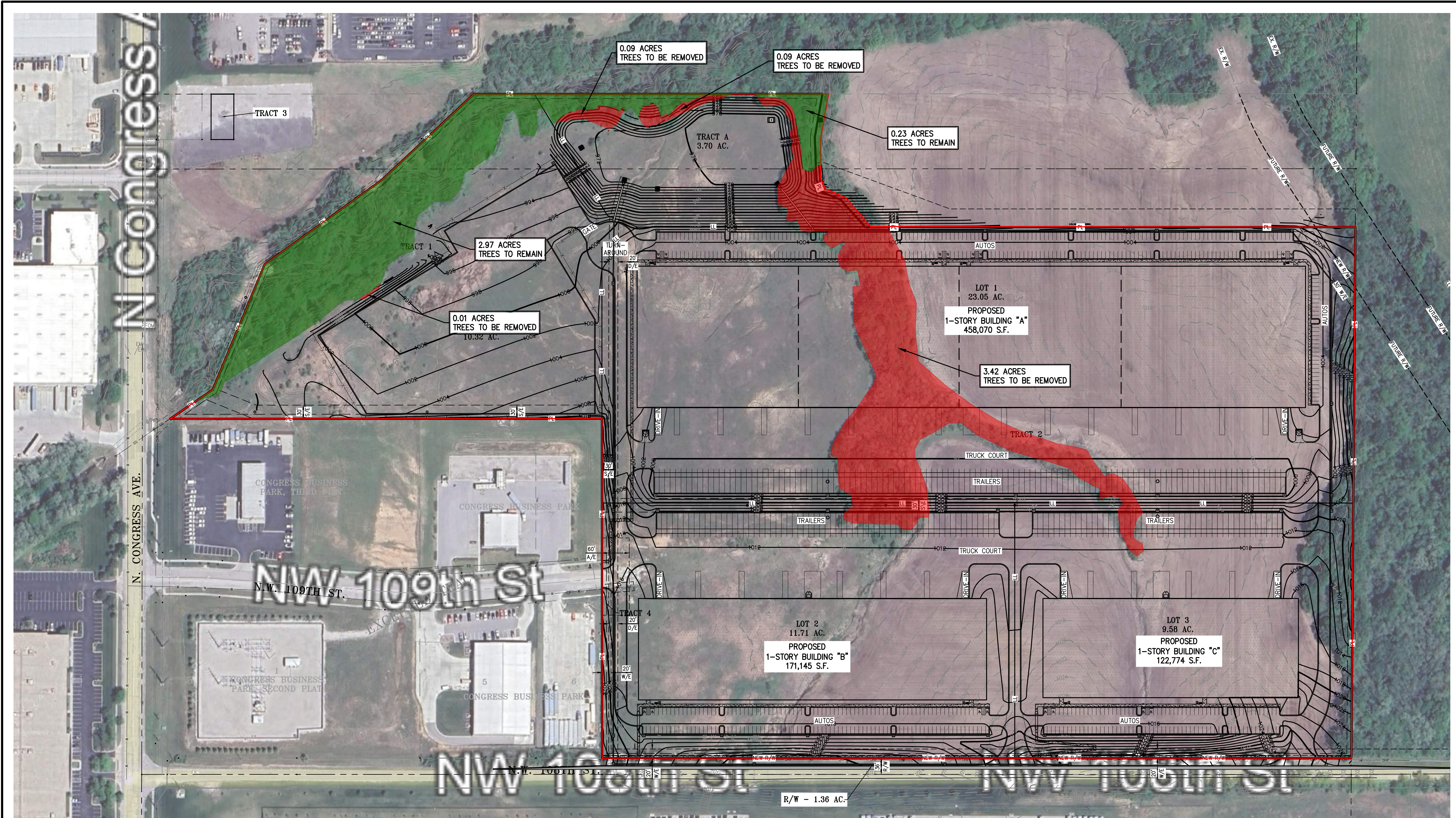
JURISDICTIONAL DETERMINATION EXHIBIT
 OPUS CONGRESS INDUSTRIAL
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 KANSAS CITY, PLATTE COUNTY, MO

PH

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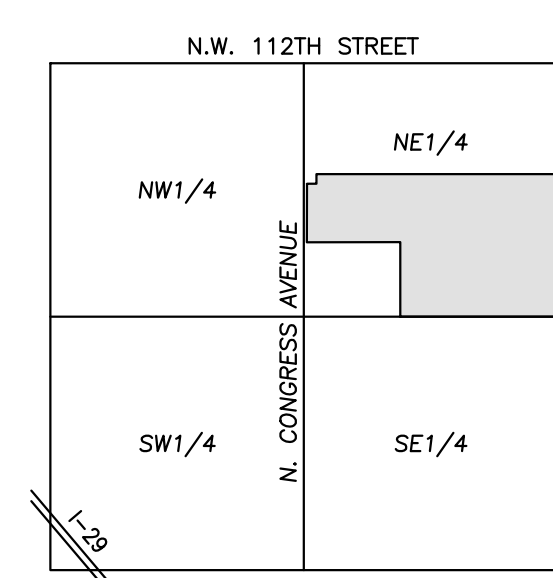
88-424-07 - MITIGATION RATE

- 88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:
- First, calculate the total acreage of contiguous canopy cover to be removed on the site development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers.
 - Second, subtract all undisturbed acres of stream buffer.
 - Third, multiply the acreage calculated in step two by 0.35.
 - Fourth, multiply the acreage calculated in step three by 150 caliper inches.
 - Fifth, subtract the total caliper inches of trees provided for required landscaping per 11.02.11.
 - The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement; meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in lieu of mitigation can be found 11.02.11.

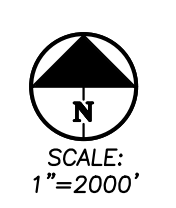
TREE MITIGATION CALCULATIONS:

1. TREES TO BE REMOVED	3.61 AC.
2. LESS UNDISTURBED STREAM BUFFER 3.61 AC. - 3.76 AC. (REFER TO STREAM BUFFER PLANS)	0.00 AC.
3. 0.07 * 0.35	0.00 AC.
4. REQUIRED CALIPER INCHES 0.025 * 150	0.00 CALIPER INCHES
5. MITIGATION REQUIRED 0.00 (REQUIRED) - (372 PROPOSED)	-372 CALIPER INCHES

NO MITIGATION REQUIRED AS PROPOSED STREAM BUFFER TO BE PRESERVED IS GREATER THAN THE ACREAGE OF TREES REMOVED.

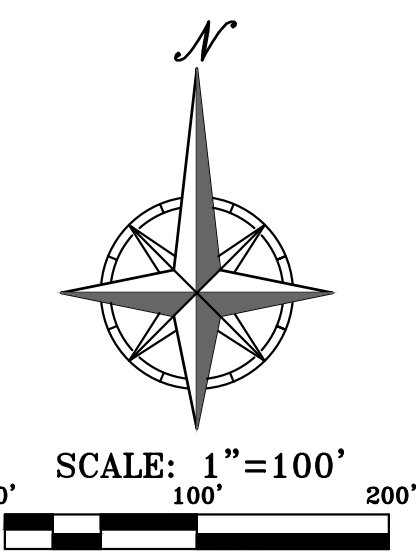


VICINITY MAP
SEC. 25-52-34



LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
■	TREES TO BE SAVED
■	TREES TO BE REMOVED



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TREE CLEARING EXHIBIT
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KANSAS CITY, PLATTE COUNTY, MO

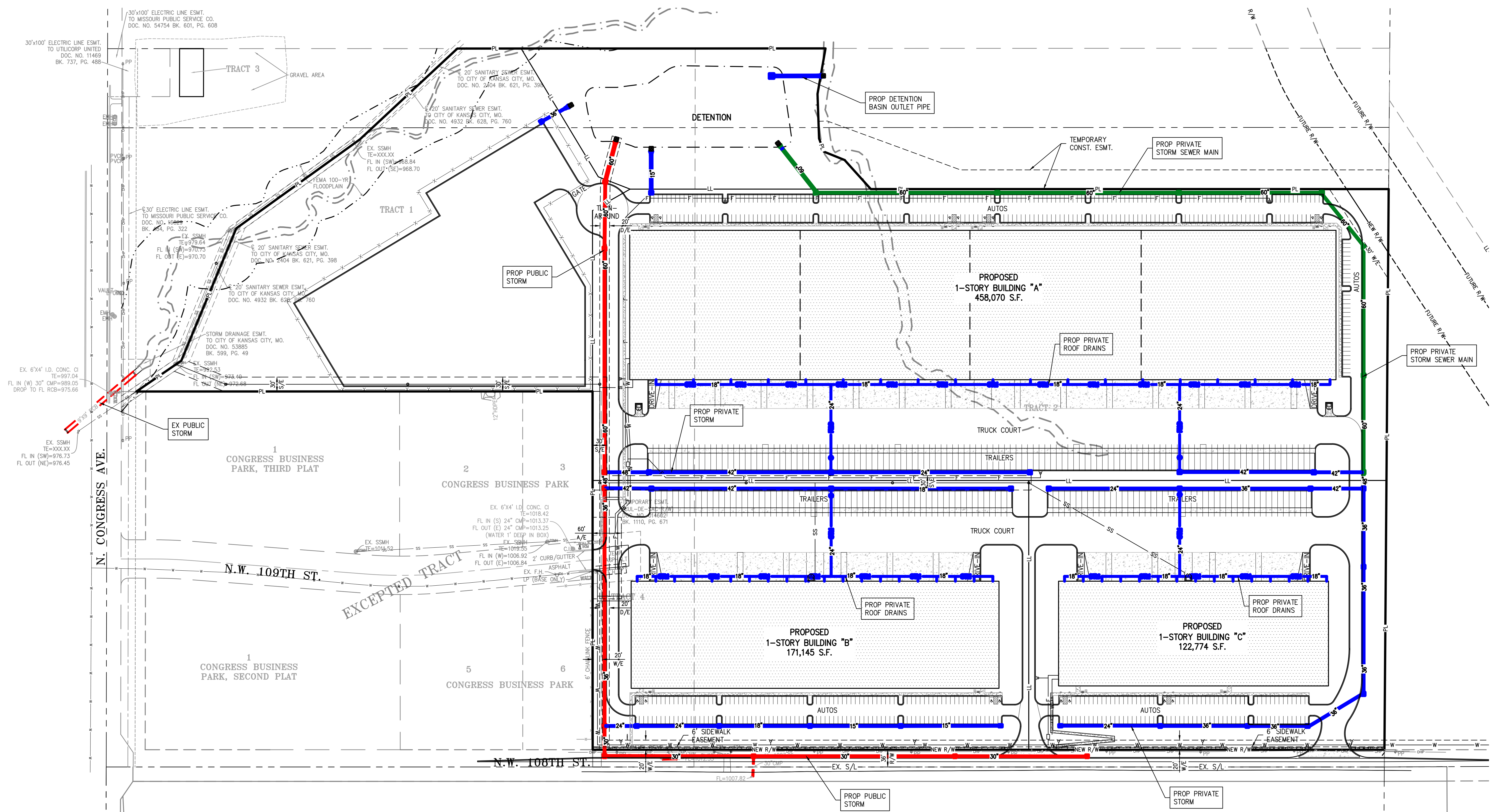
Project No.	Date	By	App.
230351	04-19-2024	DBB	DAF
DATE: 03-15-2024	DRAWN: SNH	CHECKED: DAF	APPROVED: JCC
CORPORATE SEAL	DATE OF AUTHORIZATION	LAND SURVEYING - LS-82	ENGINEERING - E-361
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING: 20070128	ENGINEERING: 20030328	
REVISIONS:	REVISED PER STAFF COMMENTS		

SHEET
C2.5

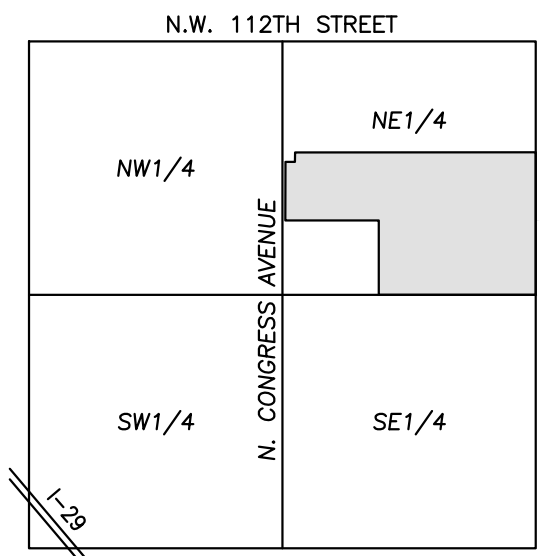
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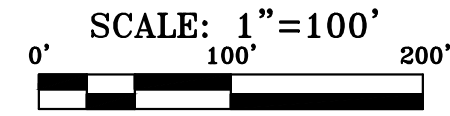
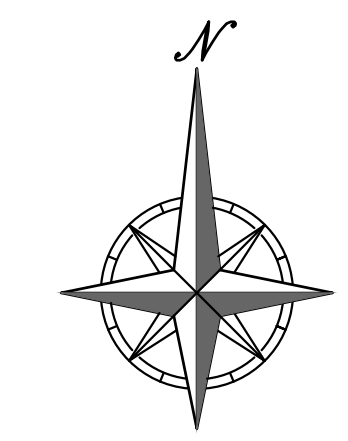
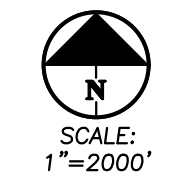
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- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - EX. S/L — EXISTING PUBLIC STORM
 - PROP. S/L — PROPOSED PUBLIC STORM
 - PROP. S/L — PROPOSED PRIVATE STORM
 - PROP. S/L — PROPOSED ROOF DRAIN
 - PROP. S/L — PROPOSED PRIVATE STORM SEWER MAIN



VICINITY MAP
SEC. 25-52-34



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UTILITY PLAN - STORM
OPUS CONGRESS INDUSTRIAL
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KANSAS CITY, PLATTE COUNTY, MO

Project No.	Date	By	App.
230351	04-19-2024	DBB	DAF
1.			

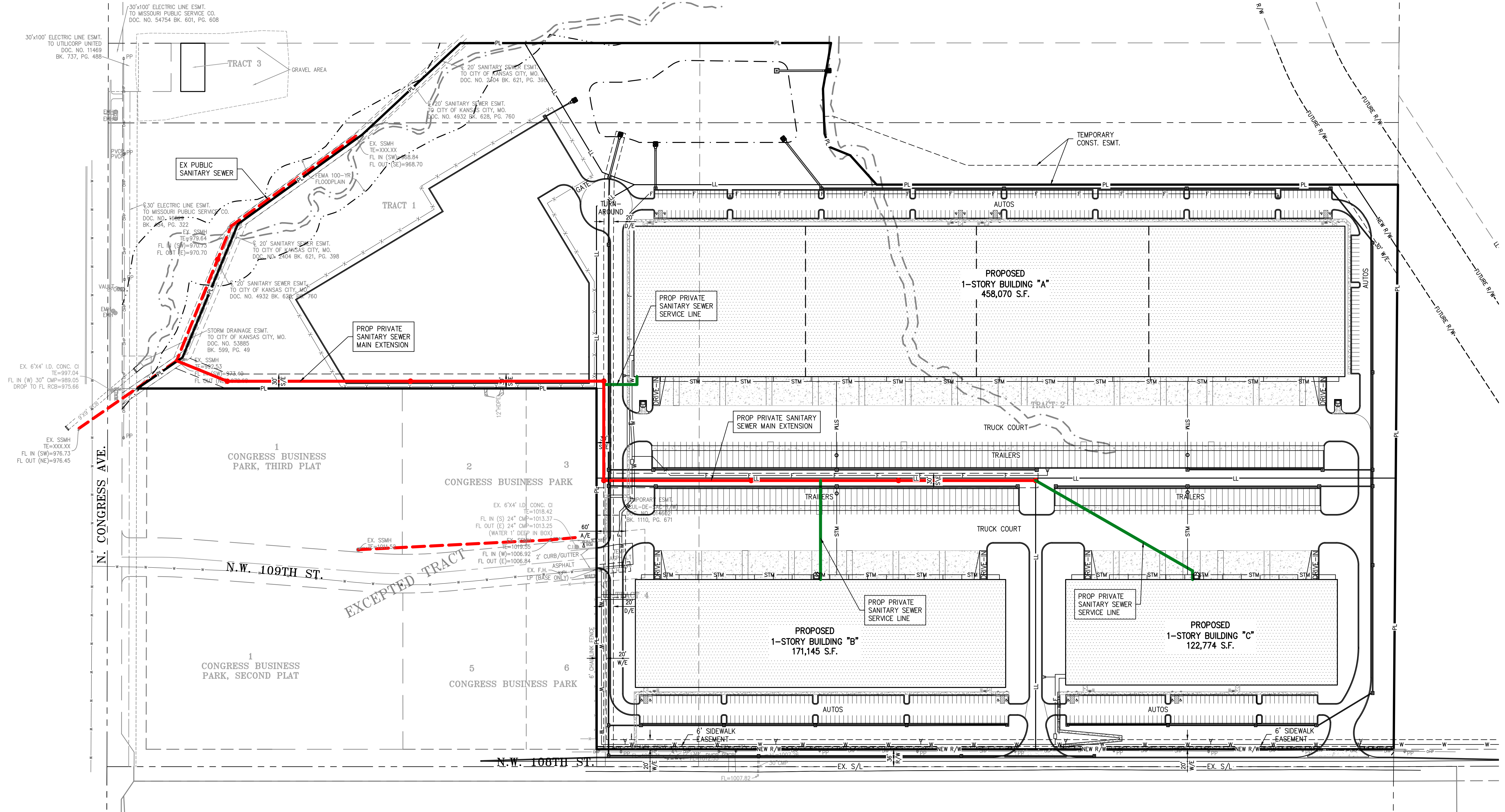
No.	Date	Revisions:
		REVISED PER STAFF COMMENTS

\\PHELPS-SERVER\Projects\1\330161\Drawings\Utility - SEWER.dwg - Layout1 - Apr 21, 2024 - 11:53am Daniel Finn



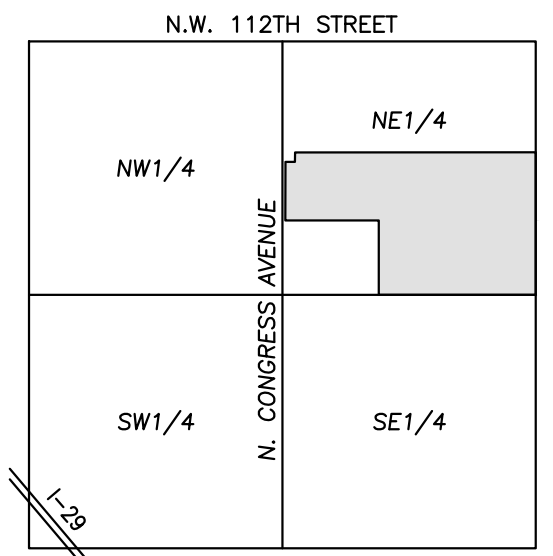
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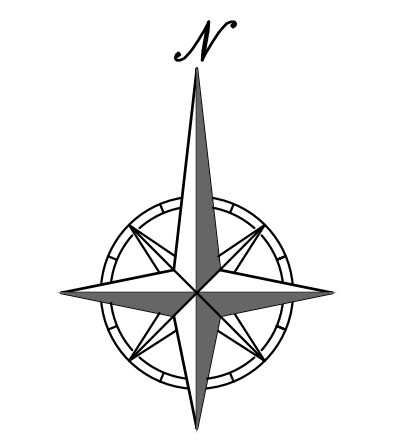
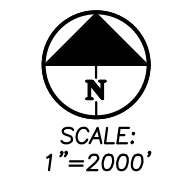


LEGEND

- PL — PROPERTY LINE
- - - LL - - - LOT LINE
- R/W - - - RIGHT-OF-WAY
- EXISTING PUBLIC SANITARY SEWER
- PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE SANITARY SEWER



VICINITY MAP
SEC. 25-52-34



PROJECT NO.	No.	Date	Revisions:
230351	1.	04-19-2024	REVISED PER STAFF COMMENTS
DATE: 03-15-2024	DRAWN: SNH	CHECKED: DAF	APPROVED: JDC
CORPORATE AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
CREATED: DATE OF AUTHORIZATION: 06/07/2023			
LAND SURVEYING: 200700128			
ENGINEERING: 200700328			

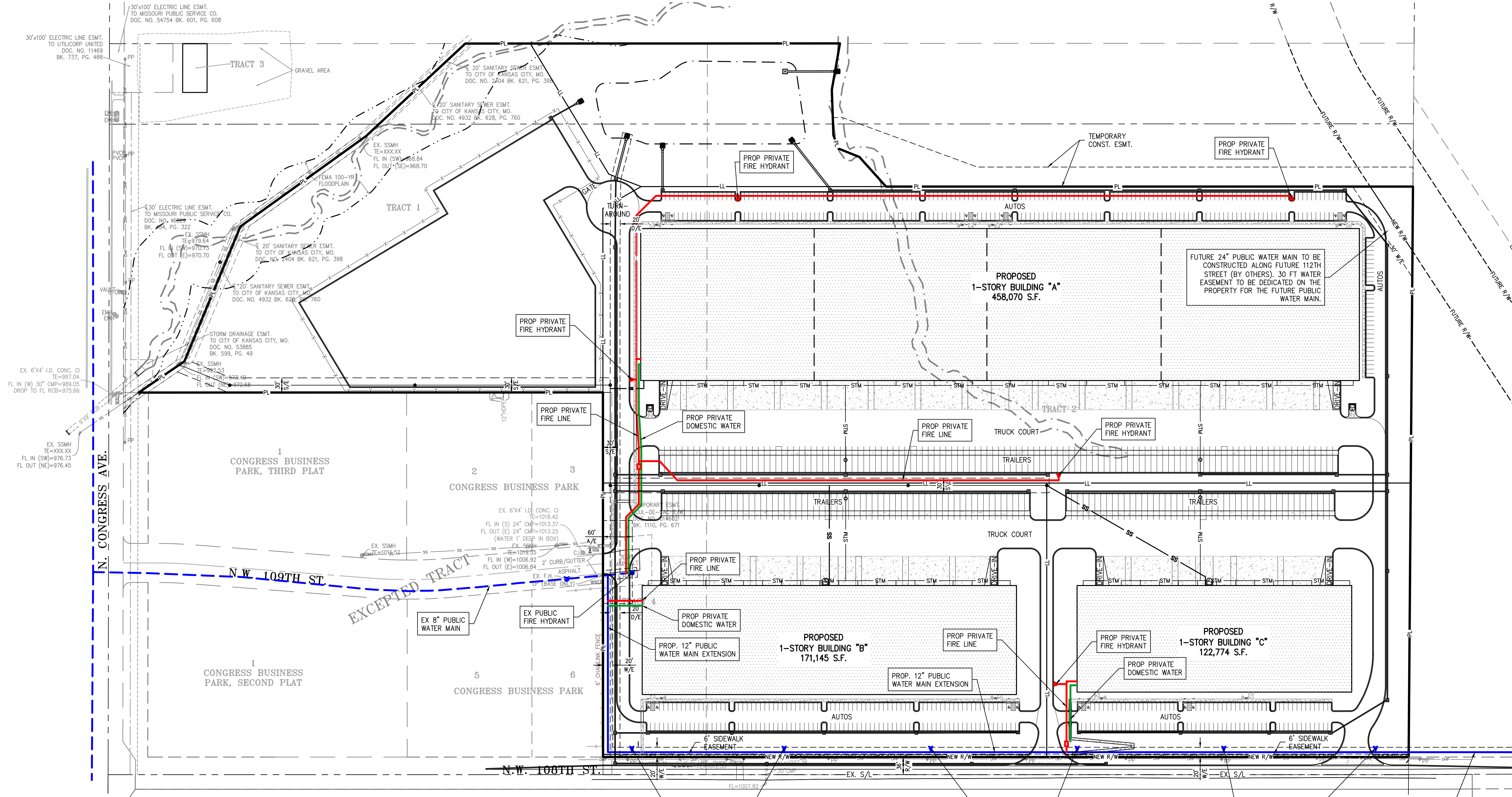
SHEET
C3.1

UTILITY PLAN - SEWER
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KANSAS CITY, PLATTE COUNTY, MO

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\\PHELPS-SERVER\Projects\1\33081\03\Utility\Utility - WATER.dwg - Layout1 - Apr 21, 2024 - 11:57am - Daniel Finn



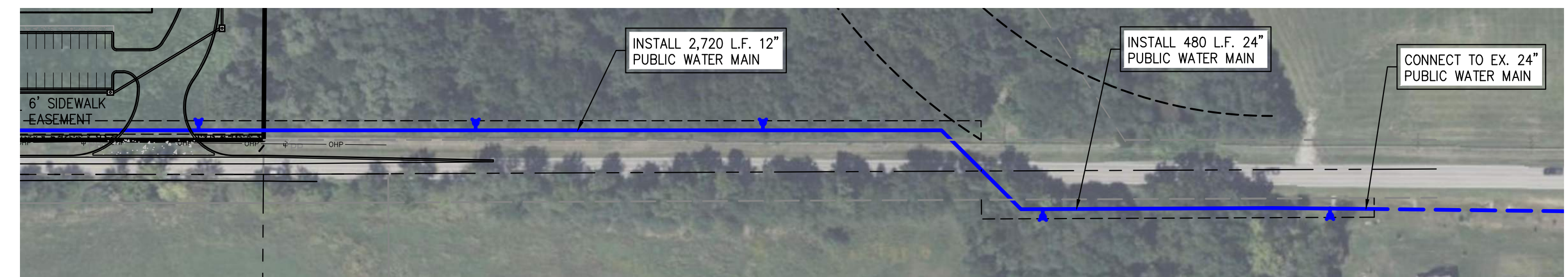
LEGEND

- PL — PROPERTY LINE
- - - LL - LOT LINE
- - - R/W - RIGHT-OF-WAY
- EX — EXISTING PUBLIC WATER LINE
- PROP — PROPOSED PUBLIC WATER LINE
- PROP — PROPOSED PRIVATE DOMESTIC WATER LINE
- PROP — PROPOSED PRIVATE FIRE LINE

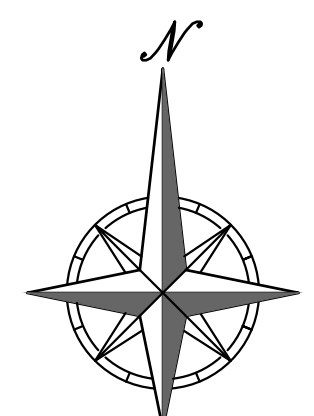
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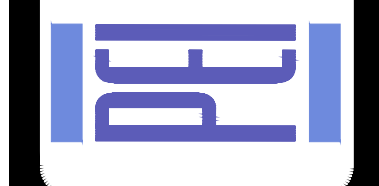


**PUBLIC WATER MAIN EXTENSION
(CONTINUATION ALONG 108TH STREET)**



SCALE: 1"=100'
0' 100' 200'

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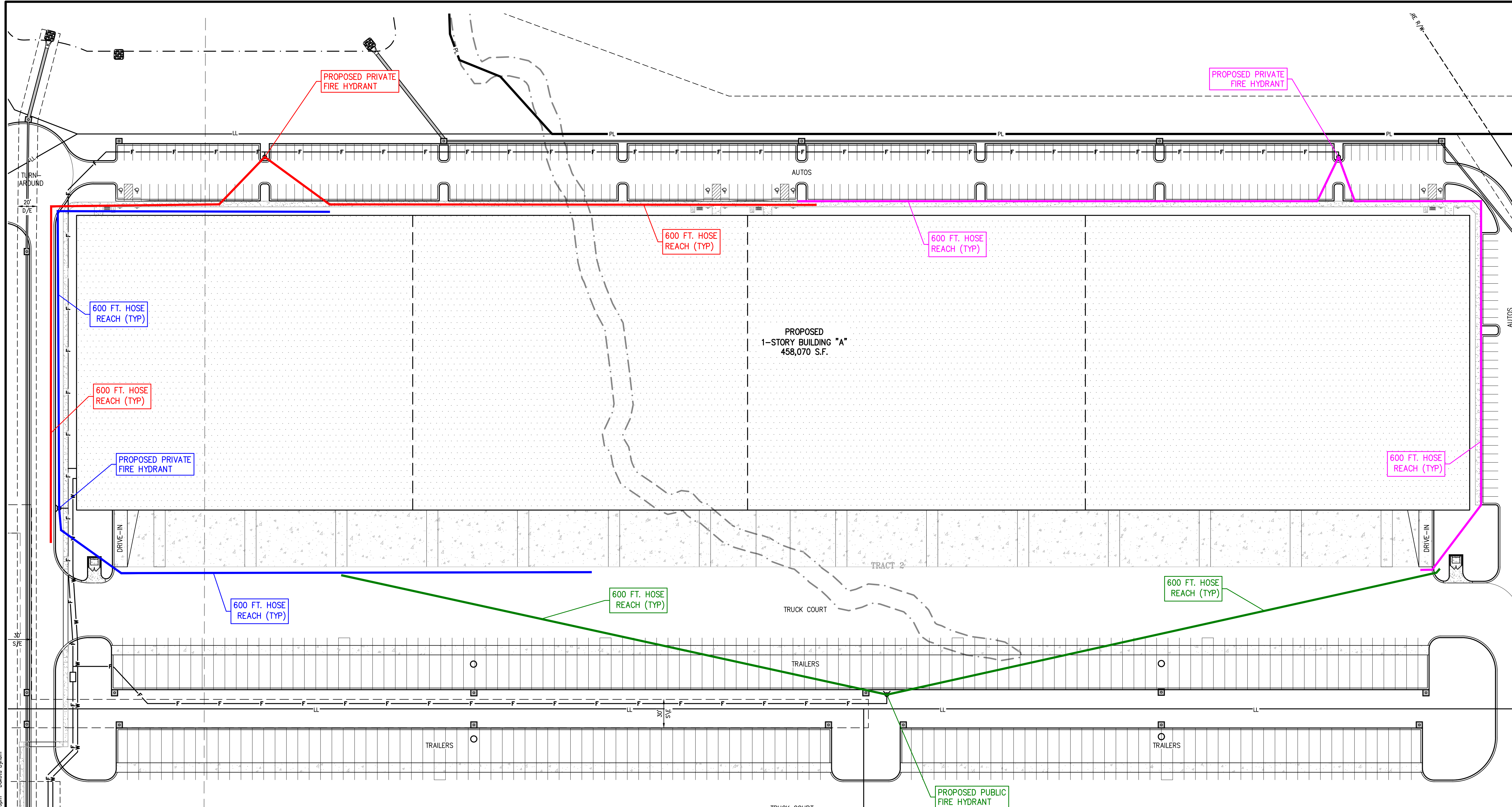


UTILITY PLAN - WATER
OPUS CONGRESS INDUSTRIAL
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KANSAS CITY, PLATTE COUNTY, MO

Revisions:	No.	Date	By	App.
REVISED PER STAFF COMMENTS	1.	04-19-2024	DBB	DAF

SHEET
C3.2

\\phelps-engineering\projects\230351\Drawings\Fire Protection\A.dwg Layout:1 Apr 19, 2024 - 2:39pm Dakota Bynum

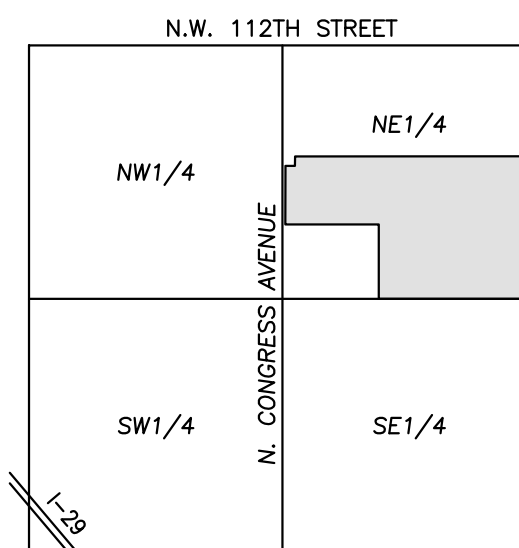


ADDITIONAL PRIVATE FIRE HYDRANT TO BE PROVIDED, AS NEEDED, TO ENSURE A FIRE HYDRANT IS LOCATED WITHIN 100 FEET OF THE BUILDING FIRE DEPARTMENT CONNECTION. FIRE DEPARTMENT CONNECTION LOCATION TO BE PROVIDED AT TIME OF BUILDING PERMIT.



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VICINITY MAP
SEC. 25-52-34



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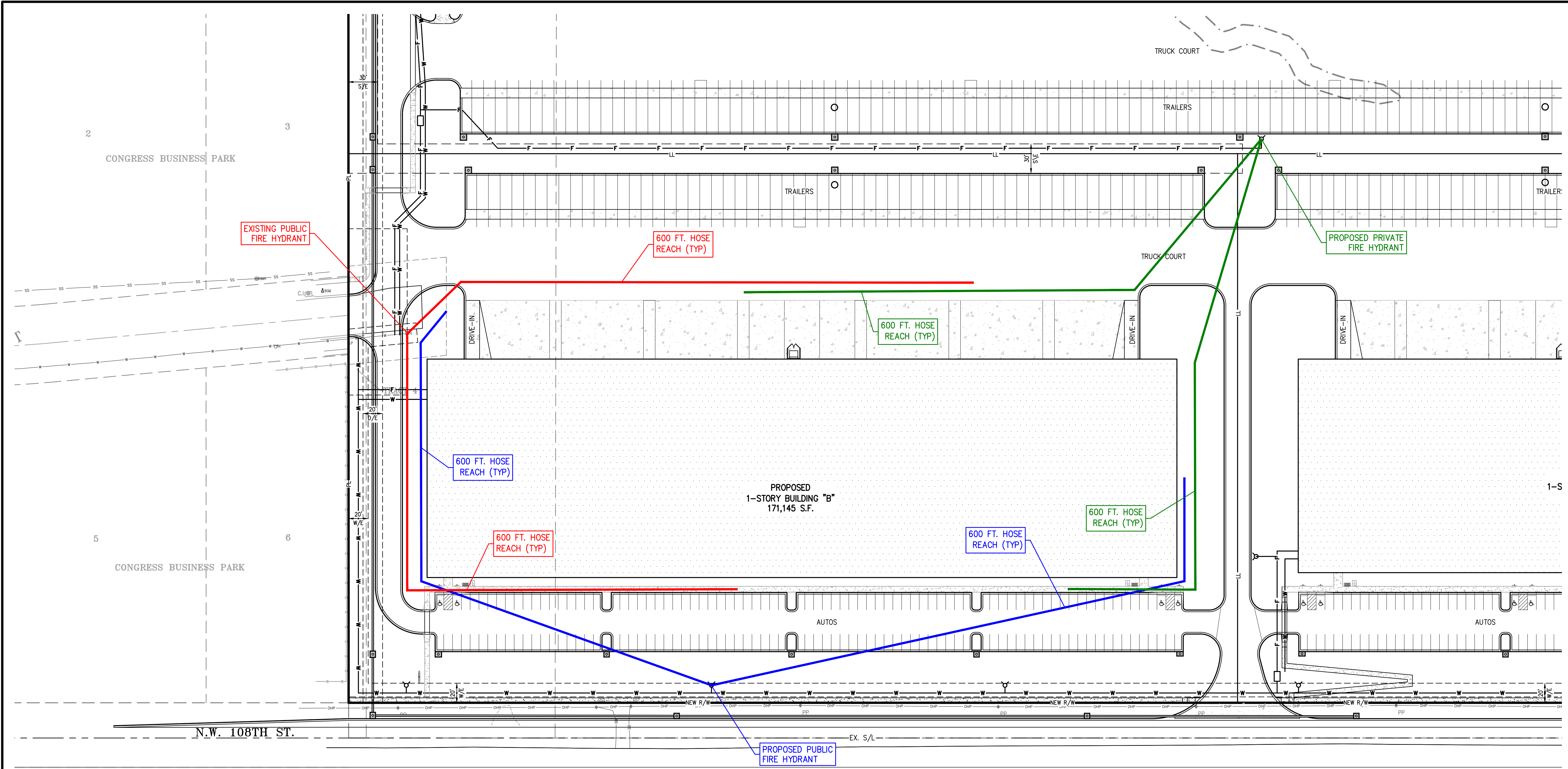
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FIRE HYDRANT COVERAGE – BUILDING A
OPUS CONGRESS INDUSTRIAL
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KANSAS CITY, PLATTE COUNTY, MO

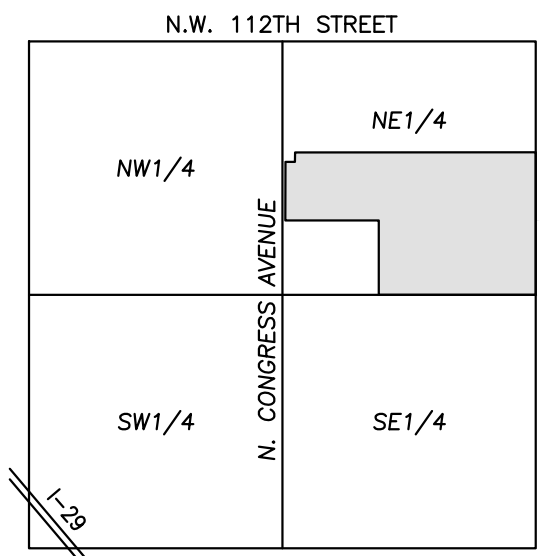
PROJECT NO.	No.	Date	By	App.
230351	1.	04-19-2024	DBB	DAF
DATE: 03-15-2024	CHECKED: DAF	APPROVED: JDC		
CORPORATE DATE OF AUTHORIZATION				
LAND SURVEYING – LS-82				
ENGINEERING – E-361				
CREATING DATE OF AUTHORIZATION				
LAND SURVEYING-200700128				
ENGINEERING-200300308				

SHEET
C3.3

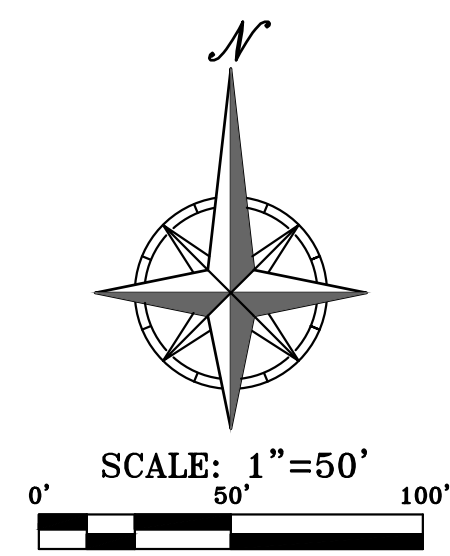
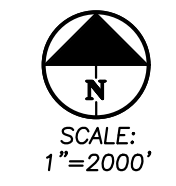
\phelps\server\projects\230361\Utility\Fire Protection\B.dwg Layout:1 Apr 19, 2024 - 2:39pm Dakota Bynum



ADDITIONAL PRIVATE FIRE HYDRANT TO BE PROVIDED, AS NEEDED, TO ENSURE A FIRE HYDRANT IS LOCATED WITHIN 100 FEET OF THE BUILDING FIRE DEPARTMENT CONNECTION. FIRE DEPARTMENT CONNECTION TO BE PROVIDED AT TIME OF BUILDING PERMIT.

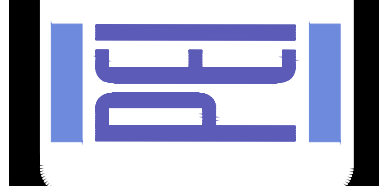


VICINITY MAP
SEC. 25-52-34



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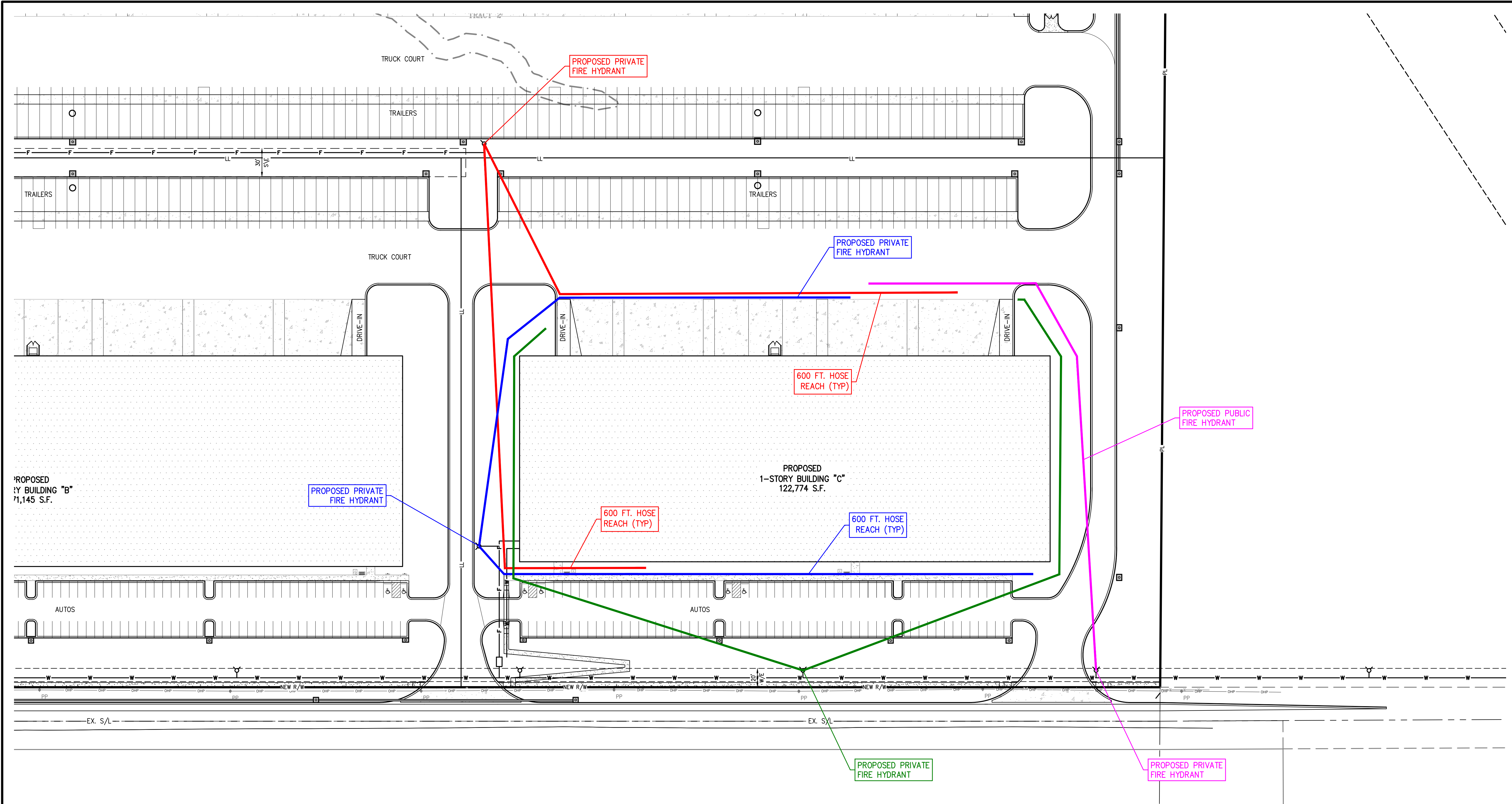
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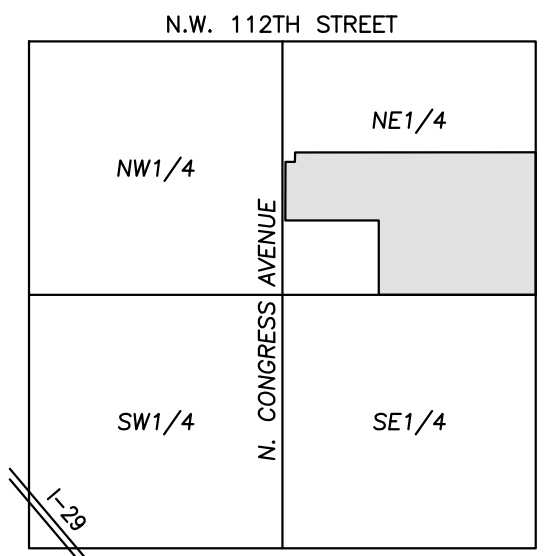
FIRE HYDRANT COVERAGE - BUILDING B
 OPUS CONGRESS INDUSTRIAL
 10951 N. CONGRESS AVENUE
 KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230361	04-19-2024	DBB	DAF	
1.				REVISED PER STAFF COMMENTS

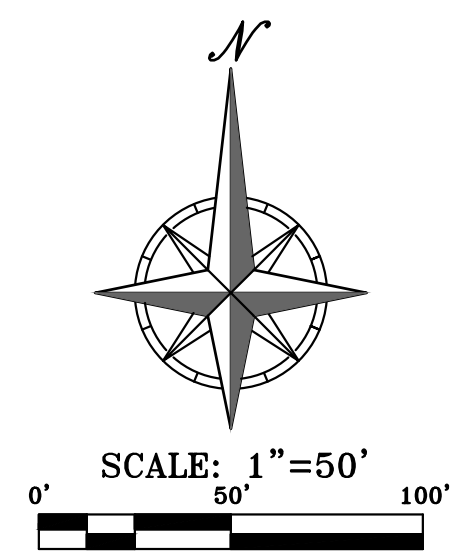
SHEET
C3.4



ADDITIONAL PRIVATE FIRE HYDRANT TO BE PROVIDED, AS NEEDED, TO ENSURE A FIRE HYDRANT IS LOCATED WITHIN 100 FEET OF THE BUILDING FIRE DEPARTMENT CONNECTION. FIRE DEPARTMENT CONNECTION LOCATION TO BE PROVIDED AT TIME OF BUILDING PERMIT.



VICINITY MAP
SEC. 25-52-34



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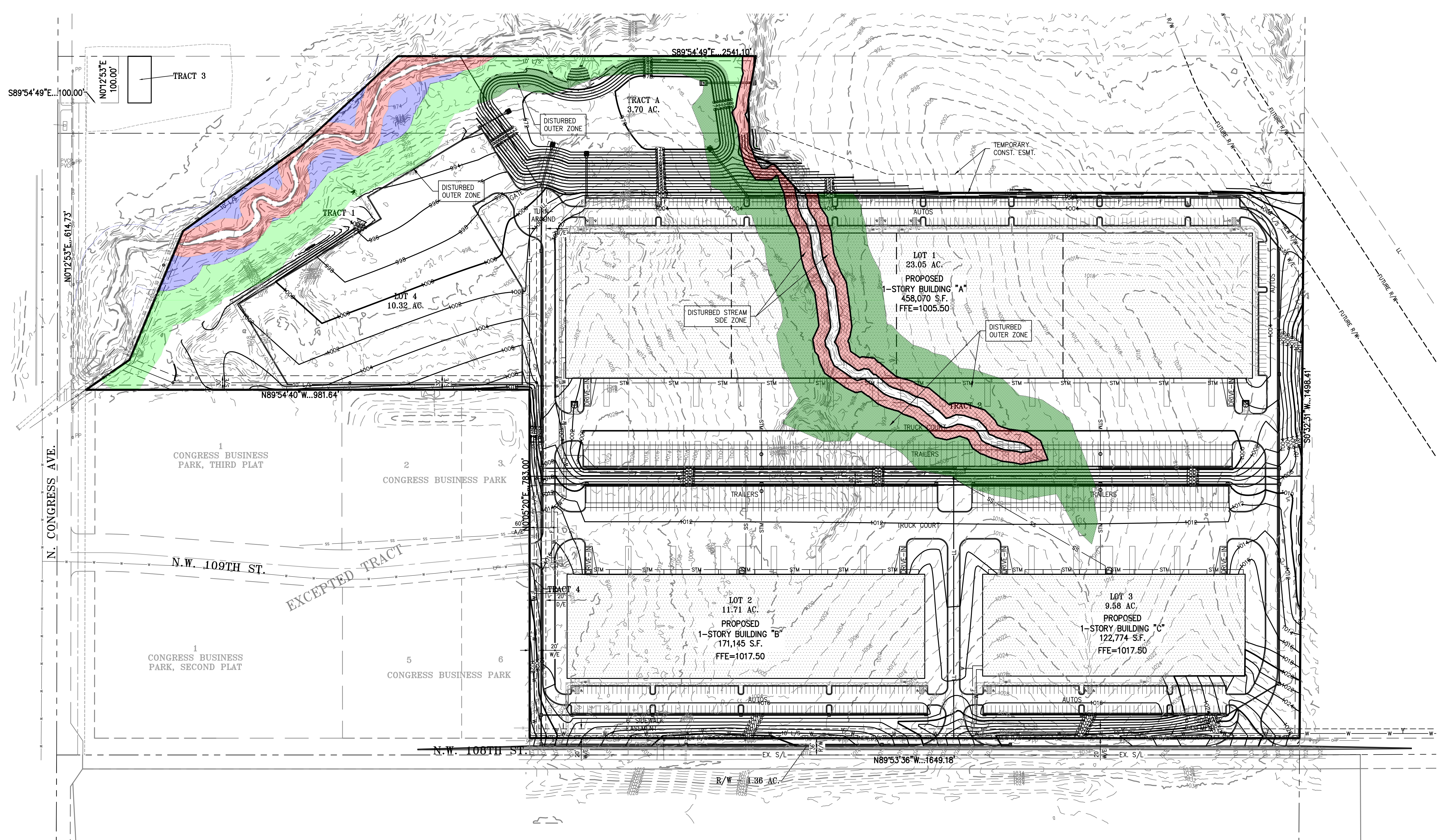
FIRE HYDRANT COVERAGE – BUILDING C
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230351	04-19-2024	DAF	DBB	DAF
1.	04-19-2024			REVISED PER STAFF COMMENTS

PROJECT NO. 230351
DATE: 04-19-2024
DRAWN: SJH
CHECKED: DAF
APPROVED: JDC
CORPORATE AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-361
CREATED: 04/19/2024 10:28
LAST SAVE: 04/19/2024 10:28
DRAWING: 200350308

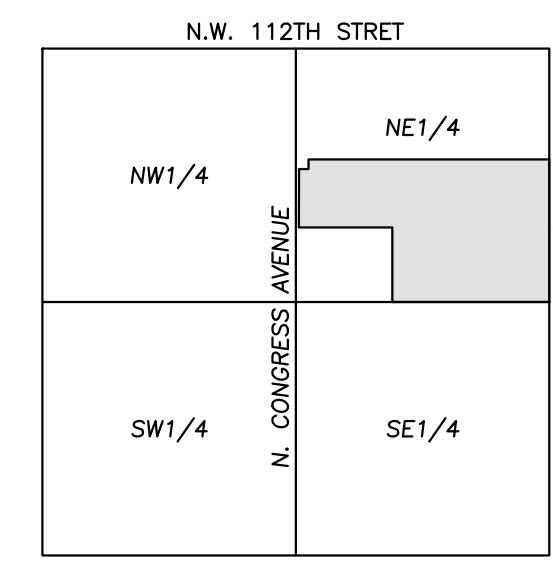
SHEET
C3.5

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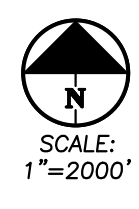


LEGEND

- STREAMSIDE ZONE
- MIDDLE ZONE
- OUTER ZONE
- STREAMSIDE ZONE TO BE DISTURBED
- OUTER ZONE TO BE DISTURBED
- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY

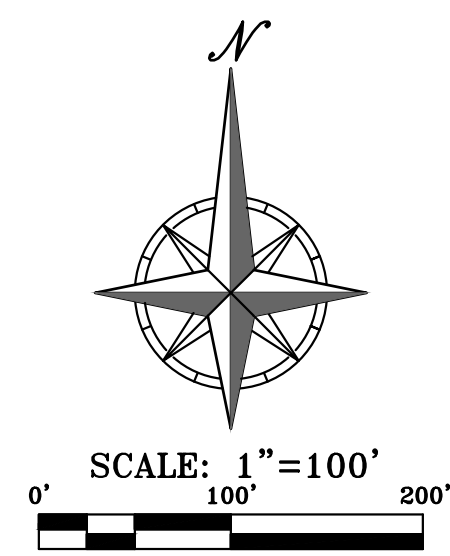


VICINITY MAP
SEC. 25-52-34



STREAM BUFFER DATA

ZONE	EXISTING	DISTURBED AREA	PRESERVED AREA
STREAM SIDE ZONE	2.16 ACRES	1.12 ACRES (52%)	1.04 ACRES (48%)
MIDDLE ZONE	0.63 ACRES	0.00 ACRES (0%)	0.63 ACRES (100%)
OUTER ZONE	6.68 ACRES	4.67 ACRES (70%)	2.01 ACRES (30%)



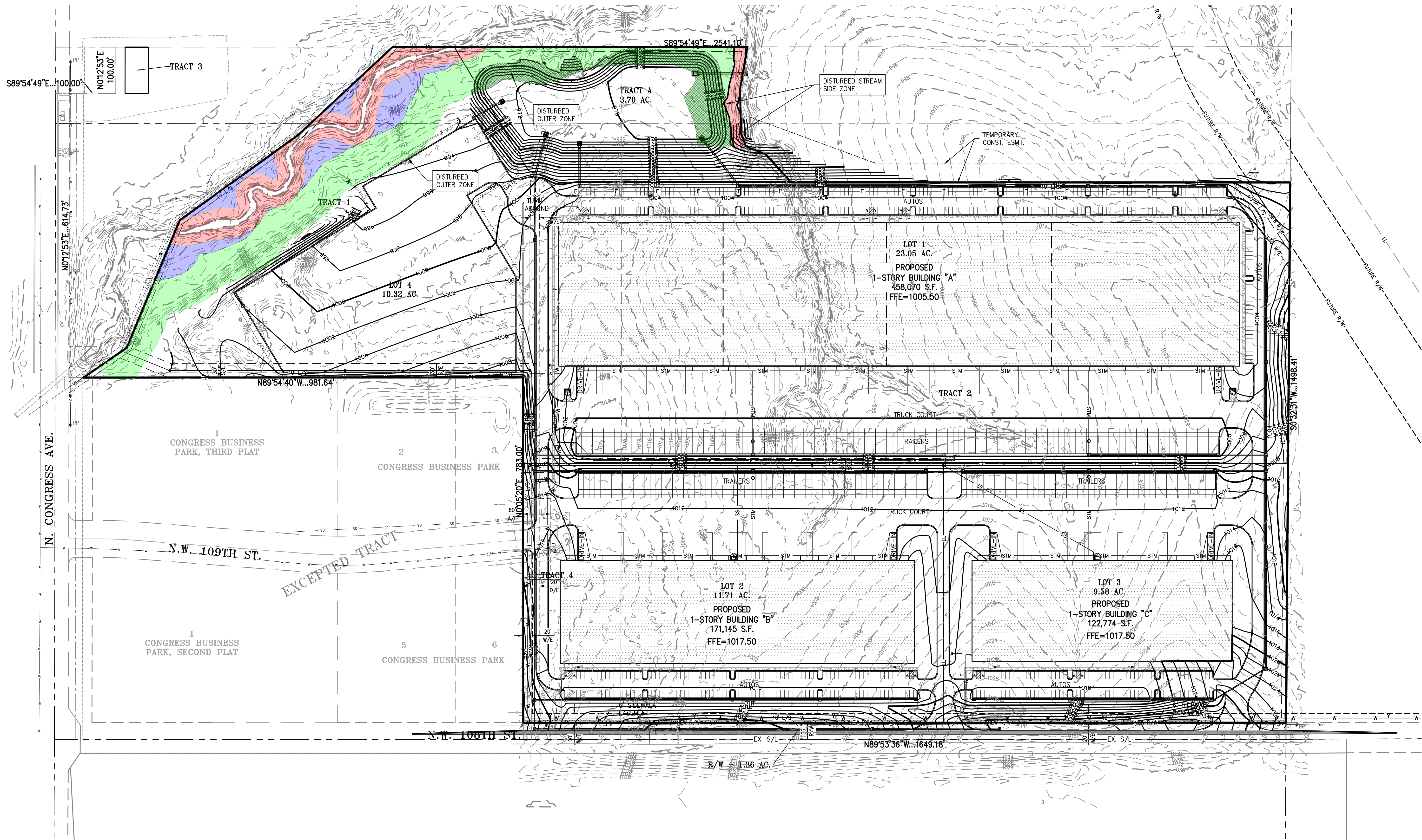
PROJECT NO. 230351 | DATE: 03-15-2024 | DRAWN: SNH | CHECKED: DAF | APPROVED: JCC | CADD: DATE OF AUTHORIZATION | LAND SURVEYING - LS-82 | ENGINEERING - E-361 | CERTIFICATE OF AUTHORIZATION | LAND SURVEYING: 200700128 | ENGINEERING: 200300338

PHELPS ENGINEERING, INC.
 1270 N. Winchester
 Olathe, Kansas 66061
 (913) 993-1155
 Fax (913) 993-1165
 www.phelpsengineering.com

PLANNING
 ENGINEERING
 IMPLEMENTATION

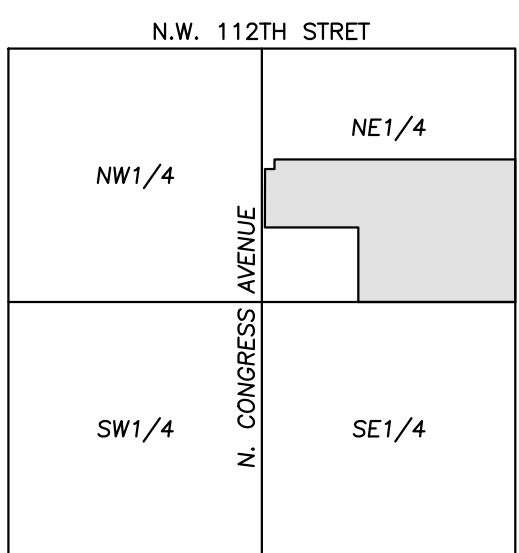
**STREAM BUFFER PLAN
 PRE-USACE APPROVAL**
 OPUS CONGRESS INDUSTRIAL
 10951 N. CONGRESS AVENUE
 KANSAS CITY, PLATTE COUNTY, MO

No.	Date	By	App.	Revisions:
1.	04-19-24	DBB	DAF	REVISED PER STAFF COMMENTS



LEGEND

- STREAMSIDE ZONE
- MIDDLE ZONE
- OUTER ZONE
- STREAMSIDE ZONE TO BE DISTURBED
- OUTER ZONE TO BE DISTURBED
- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY

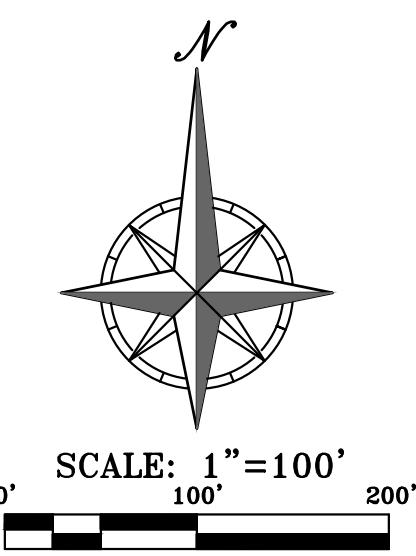


VICINITY MAP
SEC. 25-52-34



STREAM BUFFER DATA

ZONE	EXISTING	DISTURBED AREA	PRESERVED AREA
STREAM SIDE ZONE	1.06 ACRES	0.02 ACRES (2%)	1.04 ACRES (98%)
MIDDLE ZONE	0.63 ACRES	0.00 ACRES (0%)	0.63 ACRES (100%)
OUTER ZONE	2.79 ACRES	0.70 ACRES (25%)	2.09 ACRES (75%)



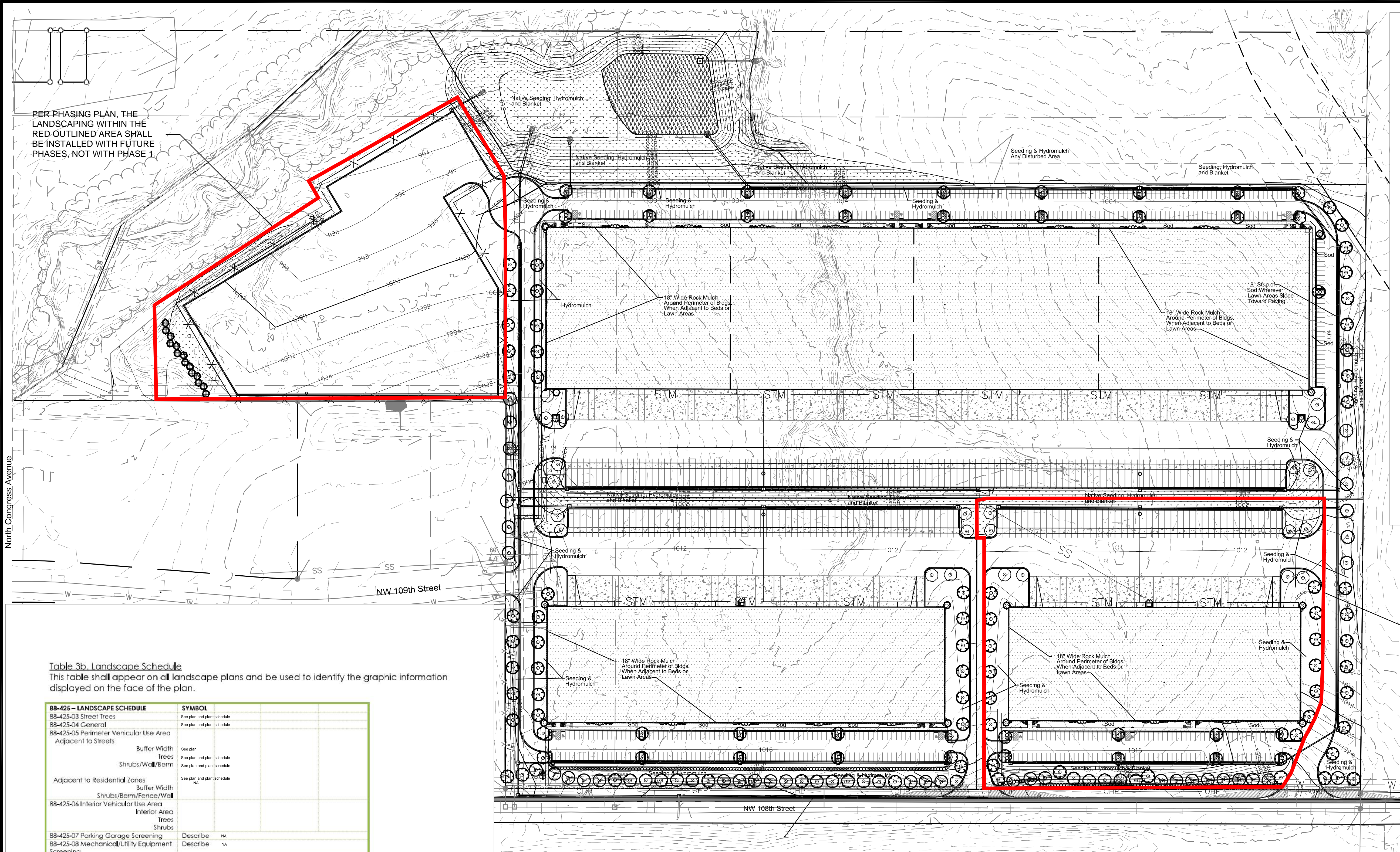
\\phelps-servers\projects\p\230361\stream\stream_buffer_enhancements\POST_USM&E.dwg layout:1 Apr 21, 2024 - 12:34pm Denis Finn

PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
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PLANNING
ENGINEERING
IMPLEMENTATION

**STREAM BUFFER PLAN
POST-USACE APPROVAL**
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230361	03-15-2024	DRINKS/NH	JDC	
		CHECKED: DAF	APPROVED: JDC	
		CORPORATE DATE OF AUTHORIZATION		
		LAND SURVEYING - LS-82		
		ENGINEERING - E-361		
		CERTIFICATE OF AUTHORIZATION		
		LAND SURVEYING-20070128		
		LAND SURVEYING-20030328		



PER PHASING PLAN, THE LANDSCAPING WITHIN THE RED OUTLINED AREA SHALL BE INSTALLED WITH FUTURE PHASES, NOT WITH PHASE 1

Table 3a. Landscape Requirements
This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	51	53		
88-425-04 General	150	150		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Buffer Width Trees Shrubs/Wall/Berm	10ft Continuous	50ft Continuous	
Adjacent to Residential Zones	Buffer Width Shrubs/Berm/Fence/Wall	NA NA		
88-425-06 Interior Vehicular Use Area	Interior Area Trees Shrubs	581 cars 116 675		
88-425-07 Parking Garage Screening	Describe	NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA		
88-425-09 Outdoor Use Screening	Describe	NA		

Table 3a. Alternative Compliance to Landscape Standards
This table shall appear on all landscape plans in which alternative compliance is requested.

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	NA	
88-425-04 General	NA	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Buffer Width Trees Shrubs/Wall/Berm	
Adjacent to Residential Zones	Buffer Width Shrubs/Berm/Fence/Wall	
88-425-06 Interior Vehicular Use Area	Interior Area Trees Shrubs	
88-425-07 Parking Garage Screening	Describe	NA
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA
88-425-09 Outdoor Use Screening	Describe	NA

Note:
Street trees satisfy requirement.

Table 3b. Landscape Schedule
This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

88-425 - LANDSCAPE SCHEDULE	SYMBOL
88-425-03 Street Trees	See plan and plant schedule
88-425-04 General	See plan and plant schedule
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Buffer Width Trees Shrubs/Wall/Berm
Adjacent to Residential Zones	Buffer Width Shrubs/Berm/Fence/Wall
88-425-06 Interior Vehicular Use Area	Interior Area Trees Shrubs
88-425-07 Parking Garage Screening	Describe NA
88-425-08 Mechanical/Utility Equipment Screening	Describe NA
88-425-09 Outdoor Use Screening	Describe NA

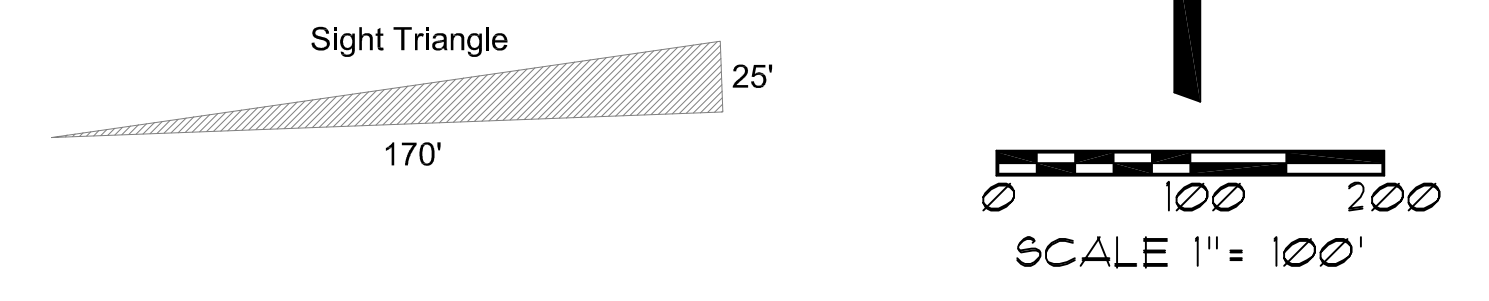
PER PHASING PLAN, THE LANDSCAPING WITHIN THE RED OUTLINED AREA SHALL BE INSTALLED WITH FUTURE PHASES, NOT WITH PHASE 1

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
⊙	33	Acer platanoides 'Superform' / Superform Maple	B & B	2"Cal	
⊙	17	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"Cal	
⊙	58	Betula nigra 'Heritage' / Heritage River Birch Single Stem	B & B	2"Cal	
⊙	24	Gymnocladus dioica 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"Cal	
●	14	Juniper virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
⊙	13	Nyssa sylvatica / Black Gum	B & B	2"Cal	
⊙	26	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
⊙	15	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	
⊙	12	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6ft.		

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
[Pattern]	30,062 sf	Detention Basin Native Seed Mix / Grasses Only Drill Seeding, Hydromulch and Blanket	seed
[Pattern]	219,669 sf	Native Grass Mix Drill Seeding, Hydromulch and Blanket	seed

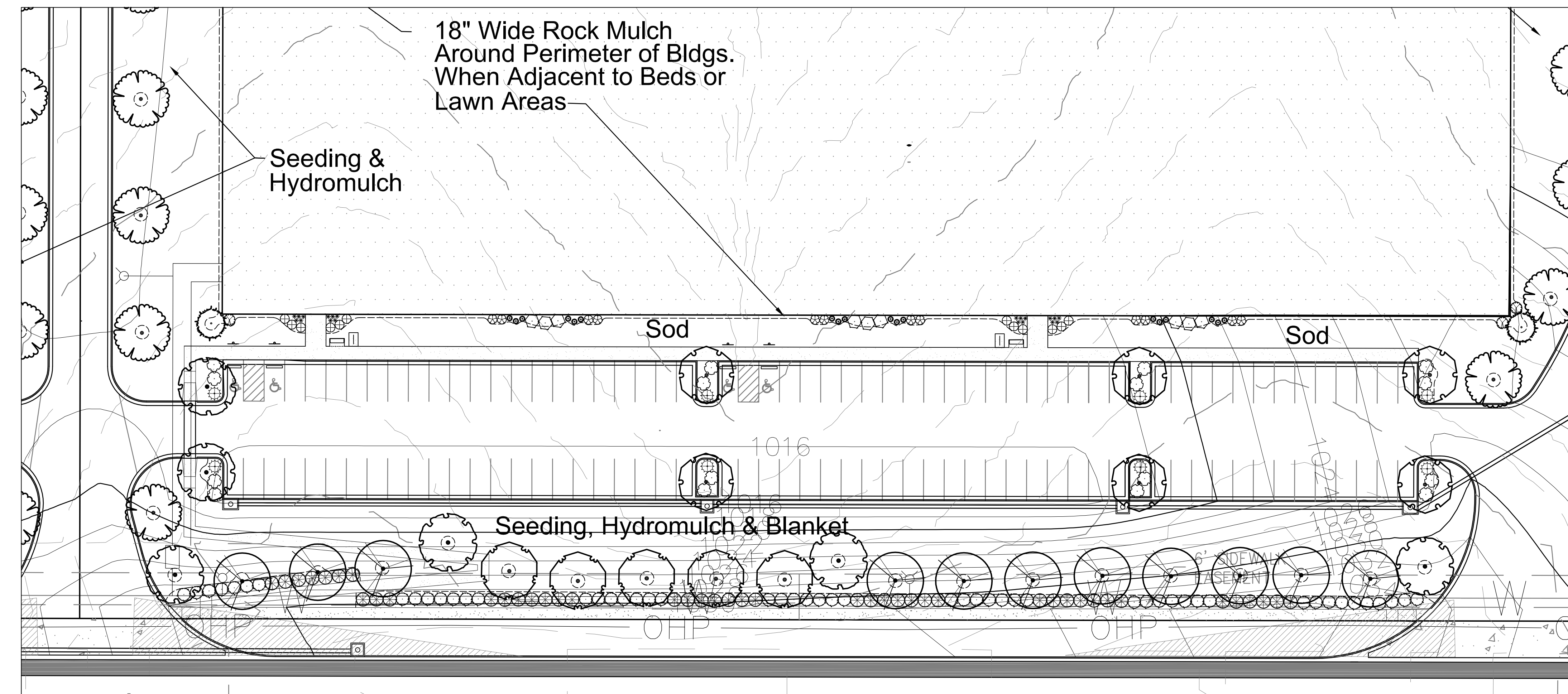
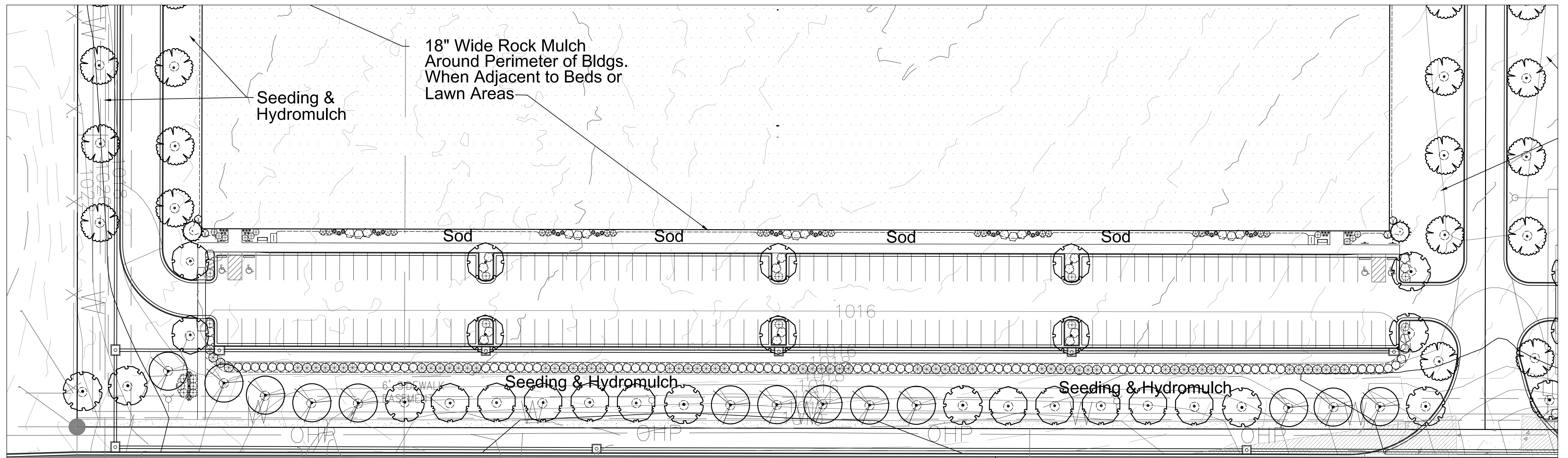
Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



Landscape Plan
NW108th and N. Congress
108th and North Congress
Kansas City, Missouri

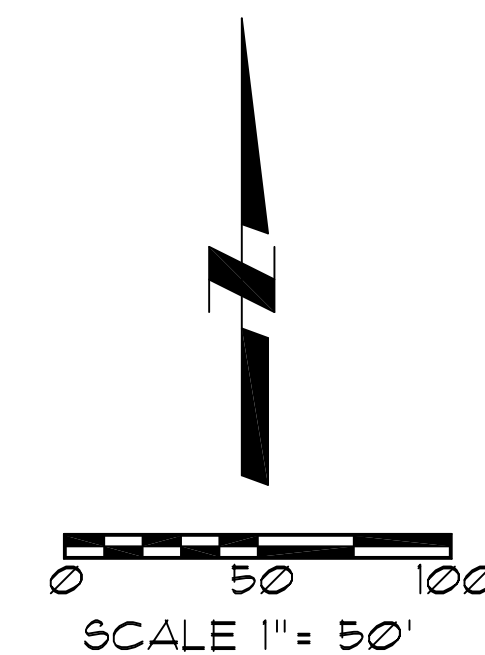
Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
pete@oppermans.com
913.529.5598

04/19/2024



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	111	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	41	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal
	14	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	122	Rhus aromatica / Fragrant Sumac 24"-30" hgt. & sp.	5 gal
	74	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal
	48	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. & sp.	5 gal
	64	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal
	44	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt.	3 gal
GRASSES			
	96	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 15"-18" hgt.	1 gal
	86	Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass 15"-18" hgt.	1 gal



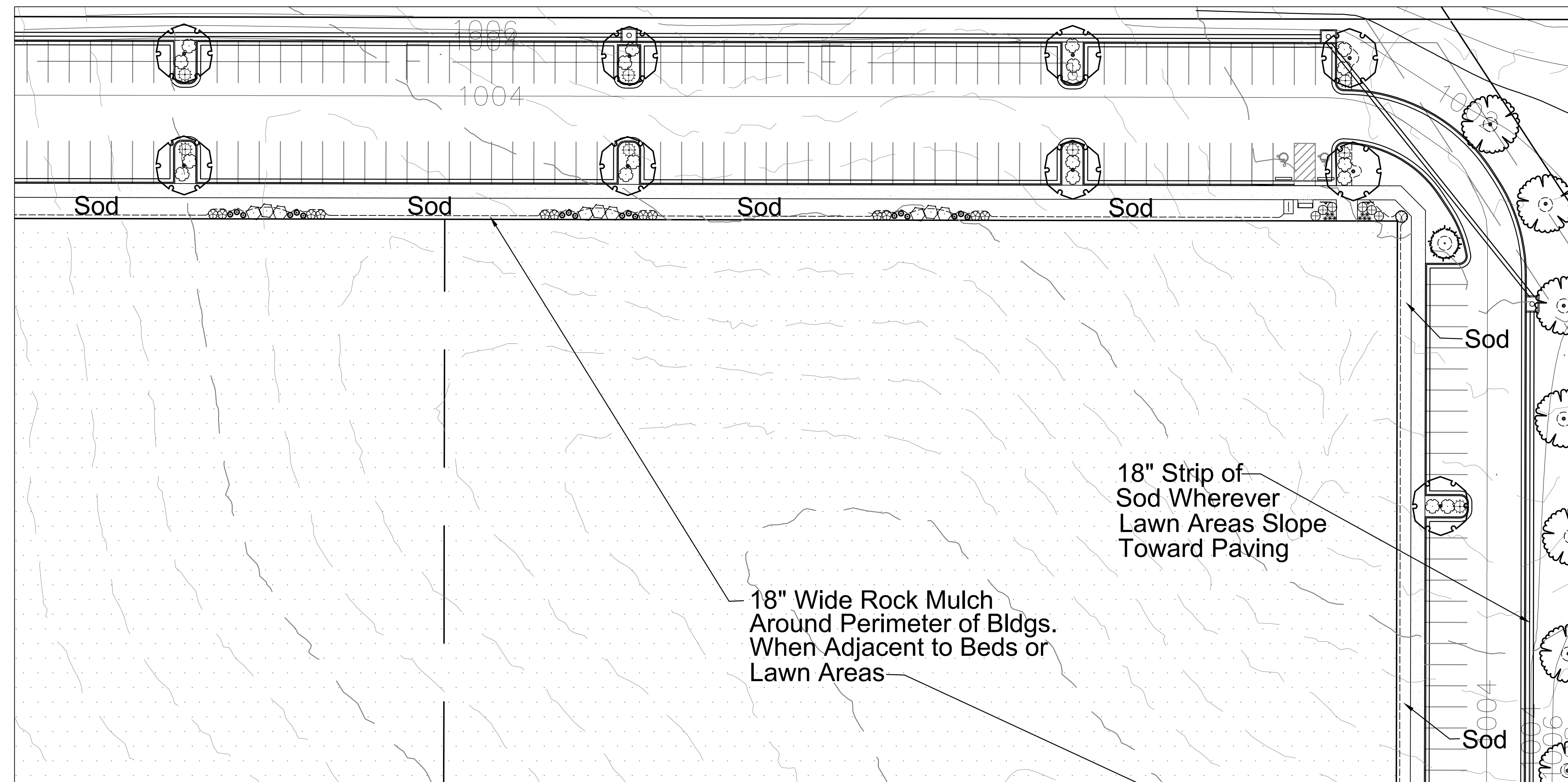
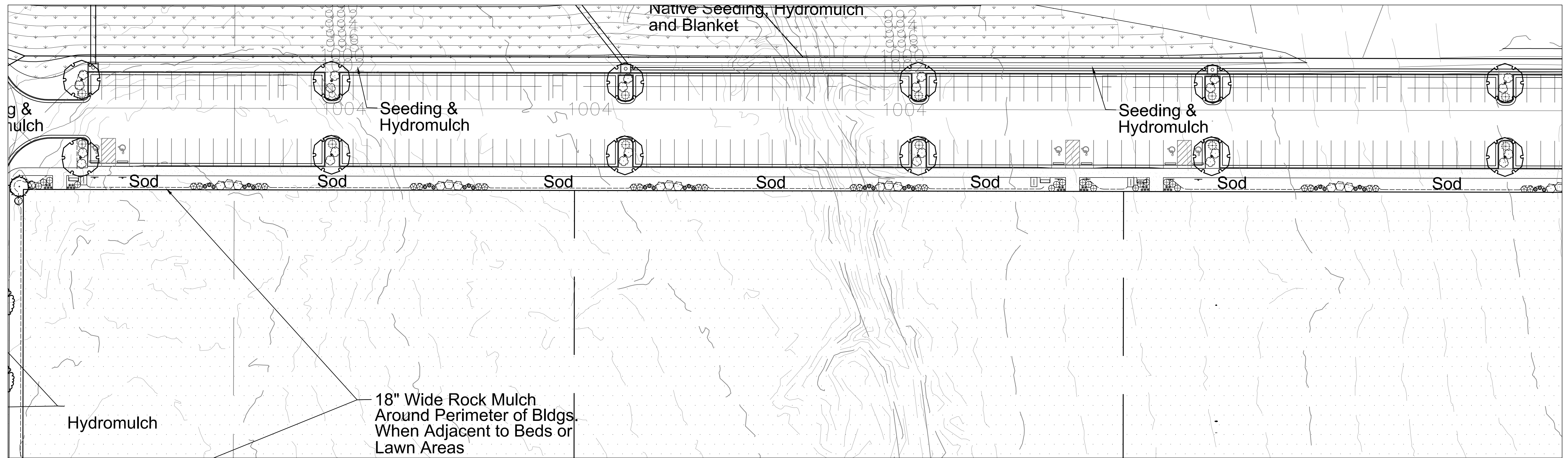
**Landscape Plan
NW108th and N. Congress**

108th and North Congress
Kansas City, Missouri

Oppermann LandDesign, LLC
Land Planning + Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
pete@oppermans56@gmail.com
913.529.5598

04/19/2024 LS-2

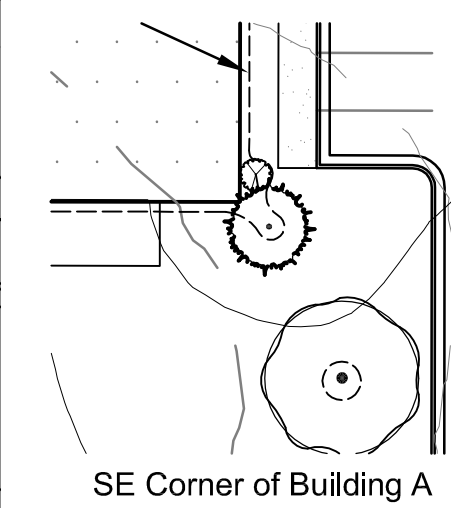
Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



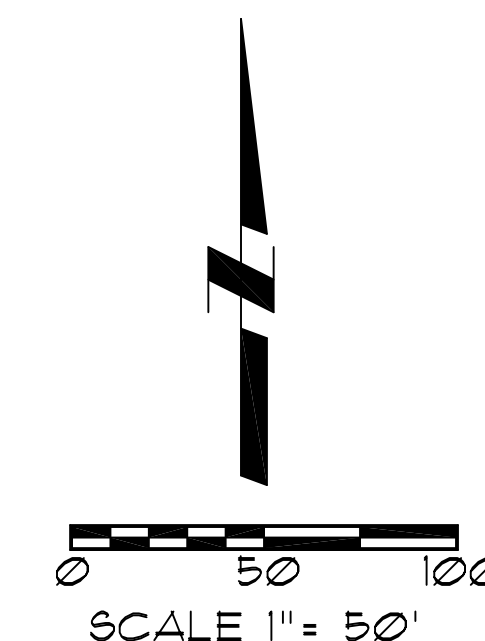
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT
SHRUBS		
	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal
	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	Rhus aromatica / Fragrant Sumac 24"-30" hgt. & sp.	5 gal
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal
	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. & sp.	5 gal
	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal
	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt.	3 gal
GRASSES		
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 15"-18" hgt.	1 gal
	Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass 15"-18" hgt.	1 gal

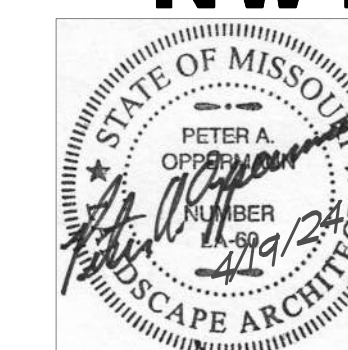
See sheet LS-2 for shrub quantities.



SE Corner of Building A



SCALE 1" = 50'



04/19/2024

**Landscape Plan
NW108th and N. Congress**

108th and North Congress
Kansas City, Missouri

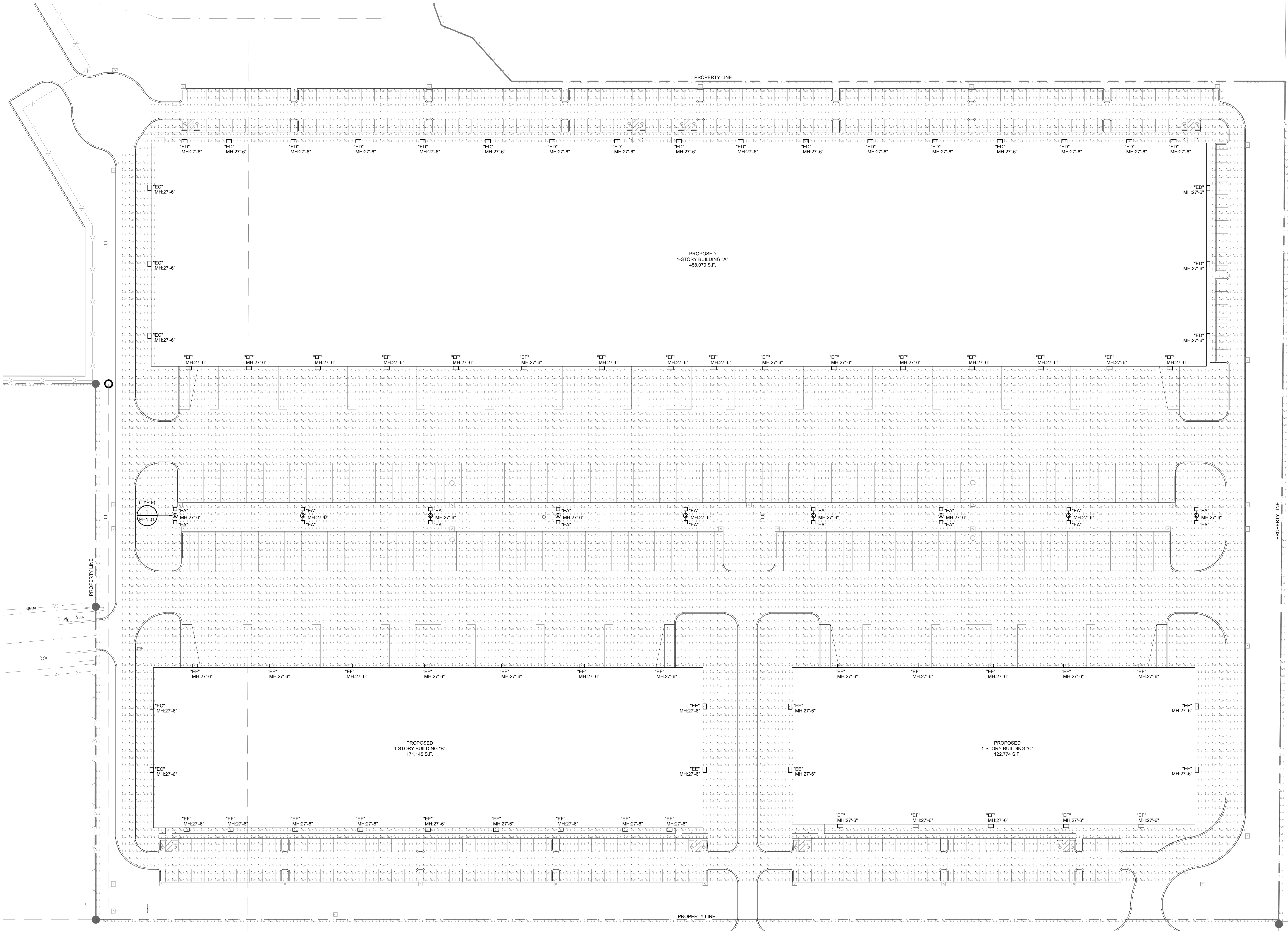
LS-3



Oppermann LandDesign, LLC
Land Planning + Landscape Architecture
22 Debra Lane peteoppermann56@gmail.com
New Windsor, New York 12553 913.529.5598

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



SITE PLAN - PHOTOMETRIC
SCALE: 1" = 30'-0"

GENERAL NOTES - PHOTOMETRIC

1. REFER TO SHEET PH1.01 FOR CALCULATION SUMMARY, DETAILS, AND FIXTURE SPECIFICATIONS. LIGHT FIXTURE MOUNTING HEIGHT IS SHOWN AT EACH FIXTURE LOCATION ON THIS SHEET WITH (MHXX'-X").

Project	CONGRESS INDUSTRIAL	Catalog #	GLEON-SA4A-740-U-5WQ (EA)	Type	EA
Prepared by	ENGENUITY	Notes		Date	3/11/2024



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features

Area / Site Luminaire

Product Certifications



Connected Systems

- WaveLinx
- Enlighted

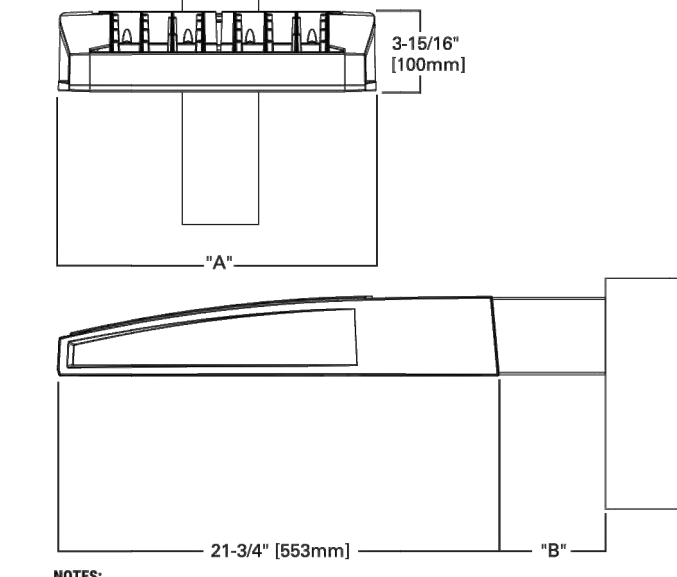
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



Number of Light Sources	'A' Width	'B' Standard Arm Length	'C' Extended Arm Length	'D' O.D. Arm Length	'E' O.M.L. Length	'F' O.C.S.A. Length
1-4	15-1/2"	7"	10"	10-5/8"	-	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	-	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	-
9-10	33-3/4"	7"	16"	-	10-5/16"	-

NOTE:
1. All dimensions are approximate to conform qualification. Not all product variations are D.C. qualified.
2. DCA Certified for 3000K CCT and warmer only.



PSR00020EN page 1
May 24, 2023 7:00 PM

McGraw-Edison

GLEON Galleon

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family	Light Engine Configuration	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON-Galleon	SA4-1 Square	A-6000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-Gray
GLEON-Galleon	SA4-2 Square	B-18000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-3 Square	C-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-Black
GLEON-Galleon	SA4-4 Square	D-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-5 Square	E-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-6 Square	F-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-7 Square	G-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-8 Square	H-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-9 Square	I-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GLEON-Galleon	SA4-10 Square	J-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White

Product Family	Camera Type	Data Backbone
LuminaSafe Technology	B-Backdoor Open Camera B-1-Box Dome Camera B-2-Box Dome Camera	B-Cellular, 4G LTE B-Cellular, 4G LTE B-Cellular, 4G LTE

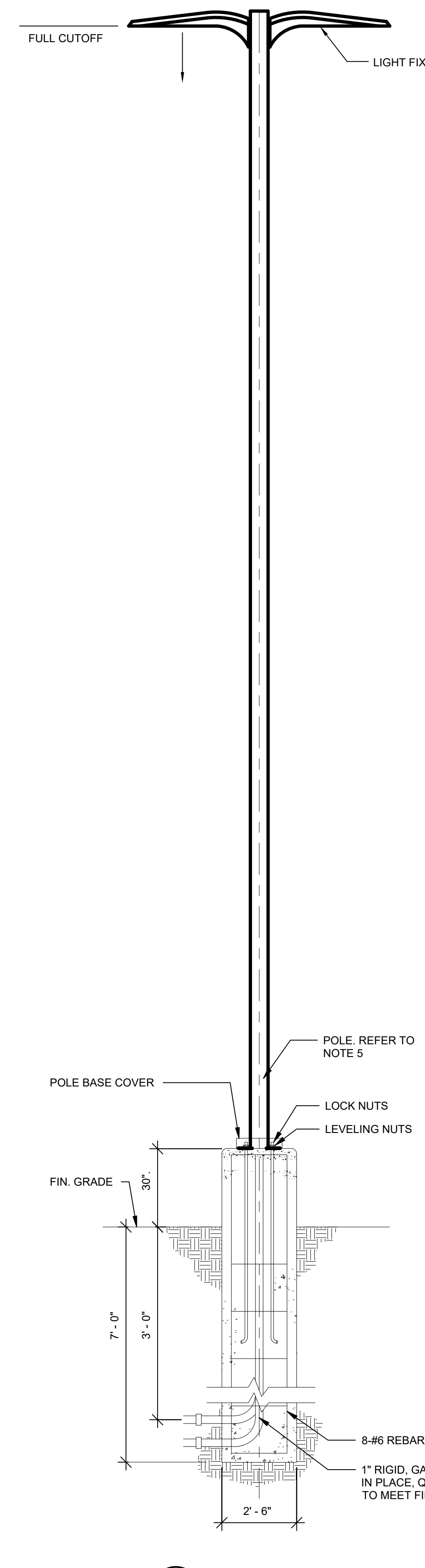


PSR00020EN page 2
May 24, 2023 7:00 PM

LIGHT FIXTURE SPECIFICATIONS - TYPE EA

Tag	Qty	Label	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
EA	18	GLEON-SA4A-740-U-5WQ	0.950	19801	129	3354
EC	5	GWC-SA2D-740-U-T2	0.950	15891	129	645
ED	20	GWC-SA2B-740-U-T3	0.950	11929	86	1462
EE	6	GWC-SA2D-740-U-T3	0.950	16196	129	774
EF	42	GWC-SA2D-740-U-T4FT	0.950	16290	129	4902

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVE CALCULATION	Illuminance	Fc	1.16	3.9	0.1	11.60	39.00
PROPERTY LINE CALCULATION	Illuminance	Fc	0.06	0.1	0.0	N.A.	N.A.



- KEYED NOTES:**
- TOP OF CONCRETE FOUNDATION. (TROWEL SMOOTH AND LEVEL).
 - CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS. CONCRETE SHALL BE VIBRATED.
 - VERIFY OPENING SIZE IN POLE BASE PLATE PRIOR TO SETTING CONDUIT SLEEVES.
 - EXTEND CONDUITS 12" ABOVE TOP OF FORM. TERMINATE CONDUITS WITH INSULATED THROAT BUSHINGS.
 - POLE: NOM. 25FT. TALL STRAIGHT, SQUARE SHAFT, FABRICATED FROM HIGH TENSILE CARBON STEEL. POLE SHAFT SHALL BE ONE PIECE, ROLLED & FLATTENED INTO SHAPE WITH VERTICAL WELDED SEAM. POLE BASE SHALL BE OF SIMILAR MATERIAL, WELDED TO SHAFT. POLE TOP SHALL BE FLAT STEEL STOCK, PERMANENTLY SECURED TO SHAFT & SEALED WEATHERTIGHT. POLE SHALL BE PROVIDED WITH HANDHOLE & COVER, NOM. 18" ABOVE BASE. POLES SHALL BE PROVIDED WITH ALL ANCHOR BOLTS, NUTS, WASHERS, INSTALLATION TEMPLATES, ETC., READ FOR INSTALLATION POLE FINISH SHALL BE POLYESTER POWDER COAT. ELECTROSTATICALLY APPLIED OVER CORROSION RESISTANT UNDERCOAT, COLOR AS SELECTED BY ARCHITECT.
- MEFS:
UNION LIGHTING STANDARDS INC. US POLE CO. INC. VALMONT INDUSTRIES OR EQUIVALENT

PH1.01 LIGHT STANDARD DETAIL
NO SCALE

Project	CONGRESS INDUSTRIAL	Catalog #	GWC-SA2D-740-U-T2 (EC) GWC-SA2B-740-U-T3 (ED) GWC-SA2D-740-U-T3 (EE) GWC-SA2D-740-U-T4FT (EF)	Type	EC, ED, EE, EF
Prepared by	ENGENUITY	Notes		Date	3/11/2024



McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire

Product Features

Wall Mount Luminaire

Product Certifications



Connected Systems

- WaveLinx
- Enlighted

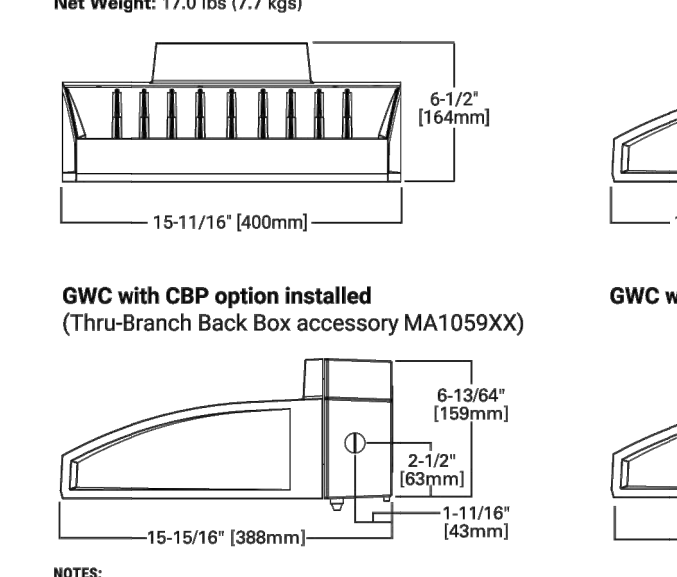
Interactive Menu

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,055
- Efficacies up to 154 lumens per watt

Dimensional Details



Net Weight: 17.0 lbs (7.7 kg)	Net Weight: 17.0 lbs (7.7 kg)	Net Weight: 17.0 lbs (7.7 kg)	Net Weight: 17.0 lbs (7.7 kg)
15-1/16" (400mm)	12-1/8" (308mm)	6-1/2" (164mm)	6-1/2" (164mm)
6-3/8" (165mm)	2-1/2" (64mm)	1-11/16" (48mm)	2-5/32" (38mm)
15-15/16" (398mm)	14-1/2" (368mm)	2-5/32" (38mm)	3-1/2" (89mm)

NOTE:
1. All dimensions are approximate to conform qualification. Not all product variations are D.C. qualified.
2. DCA Certified for 3000K CCT and warmer only.



PSR00046EN page 1
August 15, 2023 8:43 AM

McGraw-Edison

GWC Galleon Wall

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family	Light Engine Configuration	Color Temperature	Voltage	Distribution	Mounting	Finish
GWC-Galleon Wall	SA4-1 Square	A-6000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-Gray
GWC-Galleon Wall	SA4-2 Square	B-18000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-3 Square	C-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-Black
GWC-Galleon Wall	SA4-4 Square	D-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-5 Square	E-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-6 Square	F-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-7 Square	G-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-8 Square	H-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-9 Square	I-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White
GWC-Galleon Wall	SA4-10 Square	J-11000K	722-700K, 2700K	M-120 277V	T2-Type II	AP-White

Product Family	Camera Type	Data Backbone
LuminaSafe Technology	B-Backdoor Open Camera B-1-Box Dome Camera B-2-Box Dome Camera	B-Cellular, 4G LTE B-Cellular, 4G LTE B-Cellular, 4G LTE



PSR00046EN page 2
August 15, 2023 8:43 AM

LIGHT FIXTURE SPECIFICATIONS - TYPES EC, ED, EE, EF



Opus AE Group, P.C.
1030 Blue Road West
Minneapolis, MN 55435-9110
952-666-4444

Opus Design Build, L.L.C.
300 Baltimore Ave, Suite 120
Kansas City, MO 64108
816-480-4444



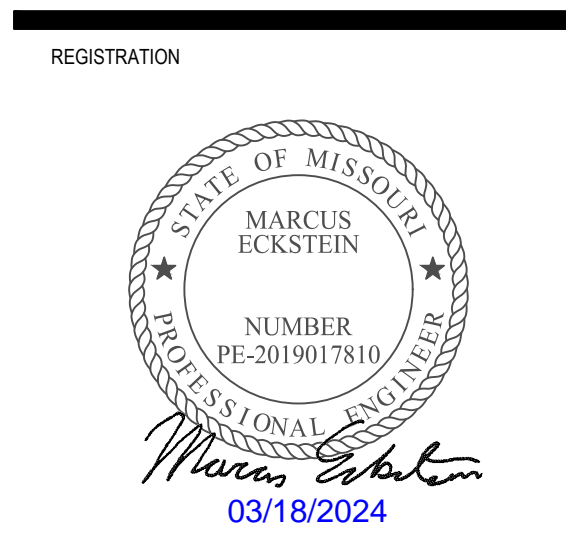
PROJECT
OPUS CONGRESS INDUSTRIAL
PROJECT ADDRESS
Congress Avenue & 108th
Kansas City, MO 64153

PROJECT NUMBER
32194

ISSUE RECORD

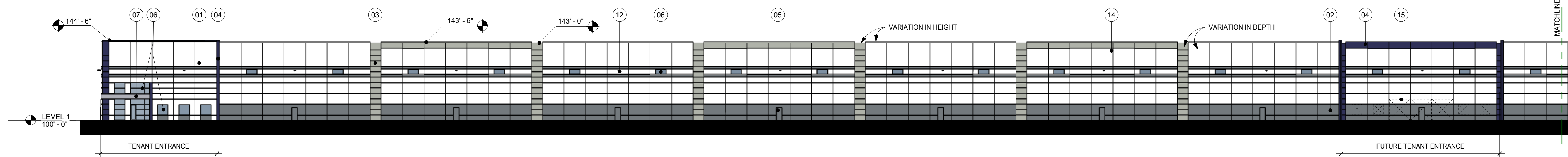
03/18/24 PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

DATE
03/18/24
PROJECT MANAGER
GTG
CHECKED BY
MAE

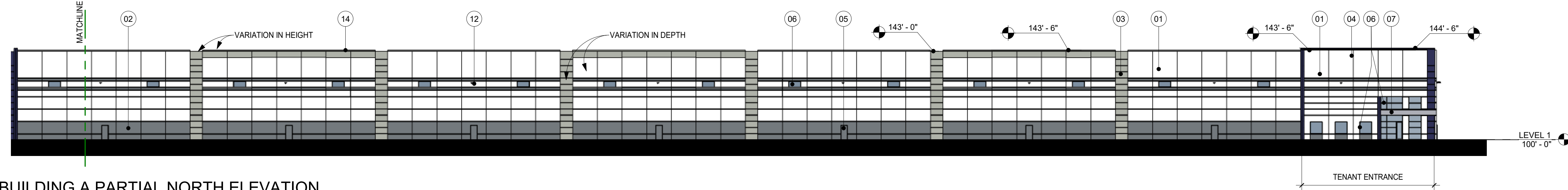


SHEET TITLE
PHOTOMETRIC SCHEDULES AND DETAILS

SHEET NUMBER
PH1.01



1 BUILDING A PARTIAL NORTH ELEVATION
1" = 30'-0"

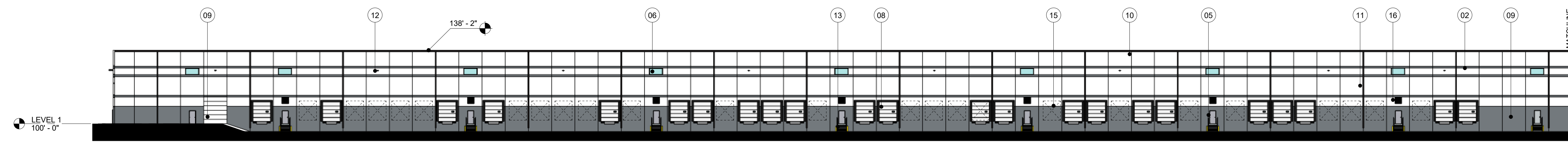


2 BUILDING A PARTIAL NORTH ELEVATION
1" = 30'-0"

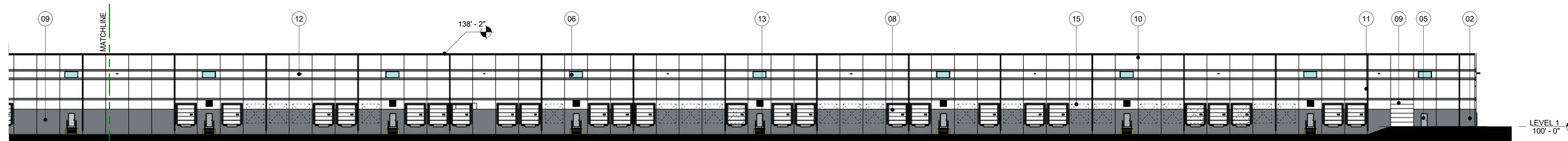


3 BUILDING A WEST ELEVATION
1" = 30'-0"

4 BUILDING A EAST ELEVATION
1" = 30'-0"



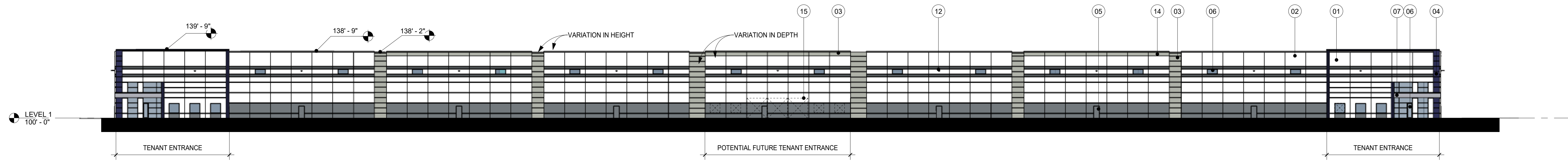
5 BUILDING A PARTIAL SOUTH ELEVATION
1" = 30'-0"



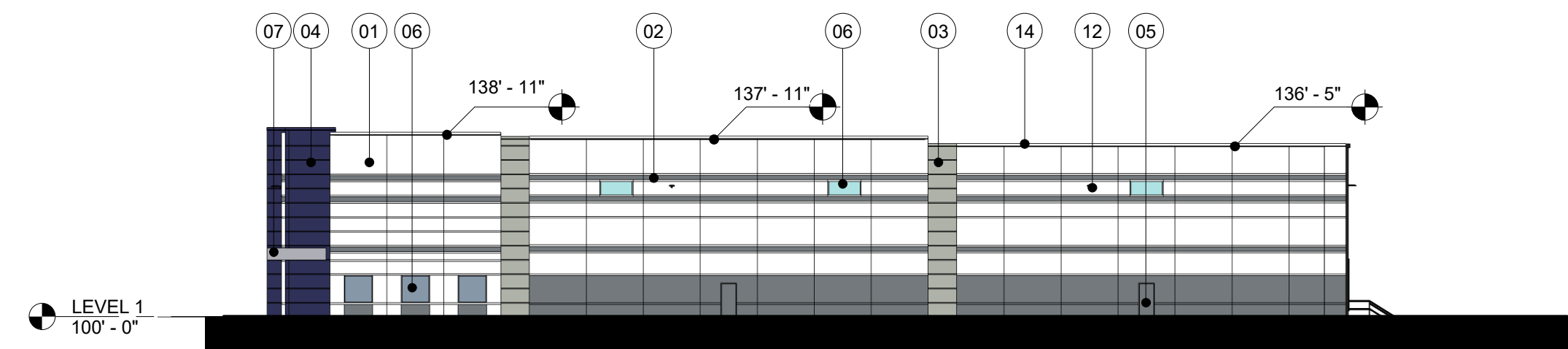
6 BUILDING A PARTIAL SOUTH ELEVATION
1" = 30'-0"

KEYNOTE LEGEND

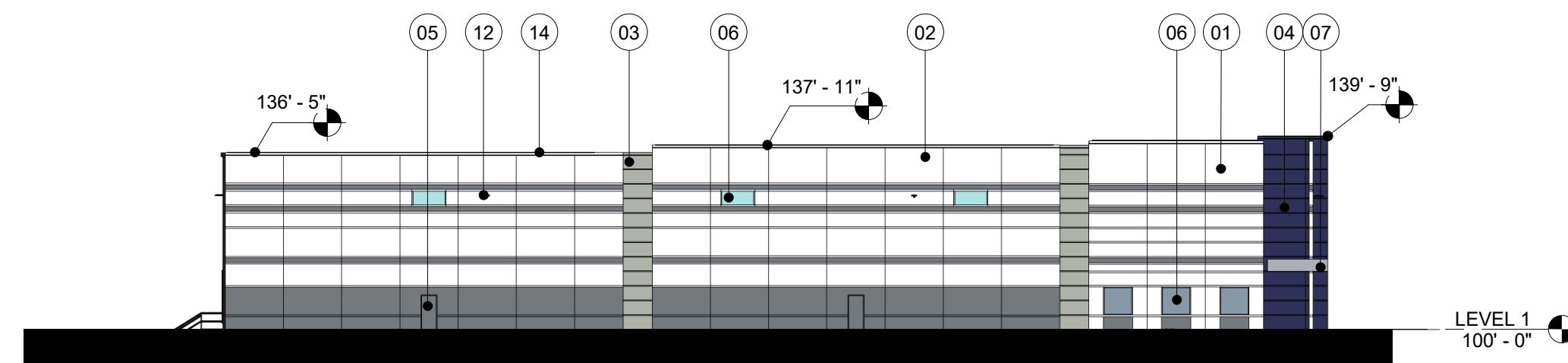
- 01. CONCRETE PANEL PAINTED COLOR #1
- 02. CONCRETE PANEL PAINTED COLOR #2
- 03. CONCRETE PANEL PAINTED COLOR #3
- 04. CONCRETE PANEL PAINTED COLOR #4
- 05. PAINTED METAL DOOR
- 06. VISION GLASS WITH ANODIZED ALUMINUM FRAME
- 07. METAL COMPOSITE MATERIAL (MCM) PANEL
- 08. OVERHEAD DOCK DOOR - 9' X 10'
- 09. OVERHEAD DRIVE-IN DOOR - 12' X 14'
- 10. PAINTED GUTTER
- 11. PAINTED DOWNSPOUT
- 12. EXTERIOR PERIMETER LIGHT, WALL MOUNT
- 13. METAL DOCK STAIR
- 14. METAL PARAPET CAP
- 15. KNOCK-OUT PANEL FOR FUTURE OPENING
- 16. PAINTED METAL LOUVER



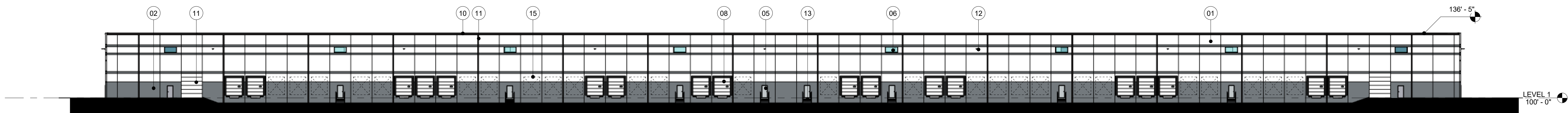
2 BUILDING B SOUTH ELEVATION
1" = 30'-0"



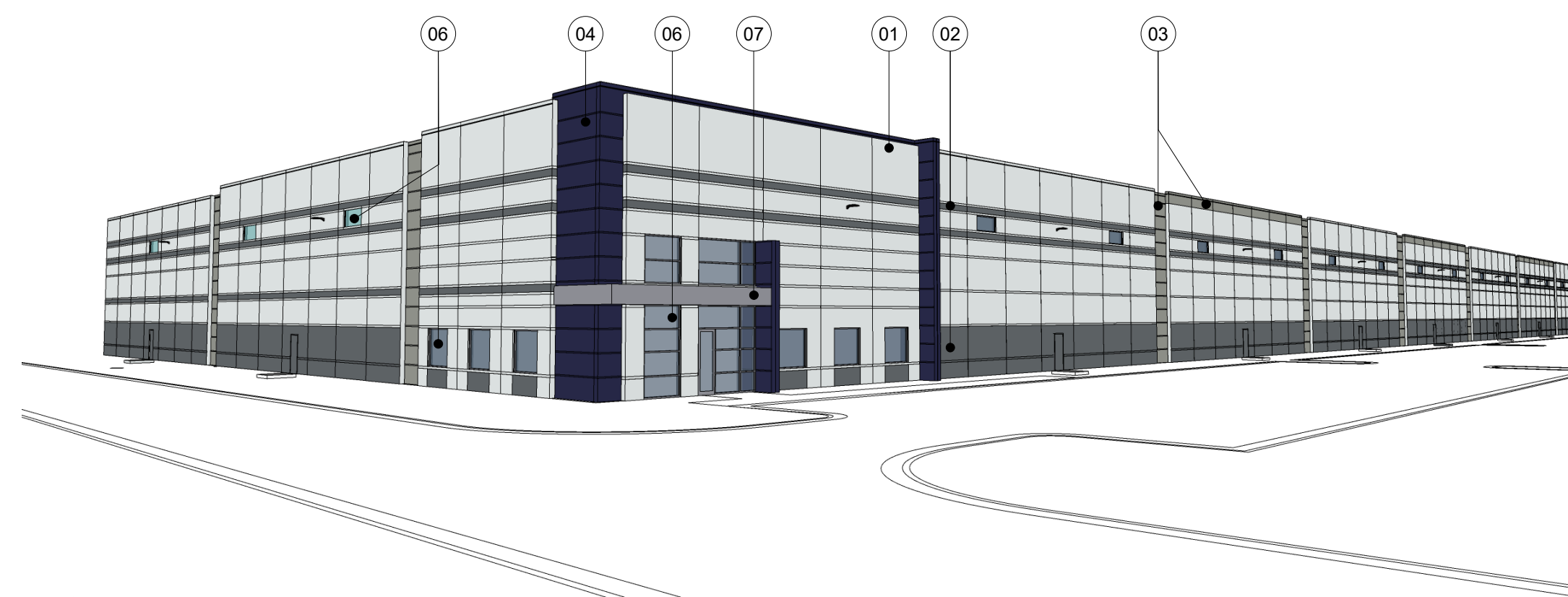
1 BUILDING B EAST ELEVATION
1" = 30'-0"



3 BUILDING B WEST ELEVATION
1" = 30'-0"



4 BUILDING B NORTH ELEVATION
1" = 30'-0"



CORNER PERSPECTIVE



MATERIAL PALETTE

KEYNOTE LEGEND	
01.	CONCRETE PANEL PAINTED COLOR #1
02.	CONCRETE PANEL PAINTED COLOR #2
03.	CONCRETE PANEL PAINTED COLOR #3
04.	CONCRETE PANEL PAINTED COLOR #4
05.	PAINTED METAL DOOR
06.	VISION GLASS WITH ANODIZED ALUMINUM FRAME
07.	METAL COMPOSITE MATERIAL (MCM) PANEL
08.	OVERHEAD DOCK DOOR - 9' X 10'
09.	OVERHEAD DRIVE-IN DOOR - 12' X 14'
10.	PAINTED GUTTER
11.	PAINTED DOWNSPOUT
12.	EXTERIOR PERIMETER LIGHT, WALL MOUNT
13.	METAL DOCK STAIR
14.	METAL PARAPET CAP
15.	KNOCK-OUT PANEL FOR FUTURE OPENING
16.	PAINTED METAL LOUVER

Public Meeting Notice

Please join Opus Development
for a meeting about 108th and Congress Development
case number CD-CPC-2024-00038

proposed for the following address: 10951 N Congress Ave
Kansas City MO

Meeting Date: 04/29/2024
Meeting Time: 5:30-6:30 PM
Meeting Location: Zoom Link Attached

Project Description:
Construction of a couple of industrial buildings on the project site.

If you have any questions, please contact:

Name: **James McClure**
Phone: **816-360-4340**
Email: **jmcclure@polsinelli.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,




CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD_CPC-2024-00038

Meeting Date: 4/29/2024

Meeting Location: Zoom

Meeting Time (include start and end time): (start) 5:30 - (end) 6:15

Additional Comments (optional):

MEMO

DATE: 4/19/2024
TO: City of Kansas City, Missouri
FROM: Judd D. Claussen, P.E.
RE: OPUS Congress Industrial

This parking memo is being submitted as part of the development plan application for OPUS Congress Industrial. The proposed development includes 3 speculative industrial warehouse buildings. Below is the estimate office space and warehouse space for each building:

Building	Office (SF)	Warehouse (SF)	Total (SF)
A	13,742 (3%)	444,328 (97%)	458,070
B	8,557 (5%)	162,588 (95%)	171,145
C	6,139 (5%)	116,635 (95%)	122,774

The City of Kansas City, MO, requires that off-street parking spaces not be below the minimum ratios established for each Use Group in article 88-420-06 of the Development Code. Table 420-1 Parking Ratios identifies minimum vehicle parking ratios for specific use types in Commercial and Industrial Use Groups for this development. The Office, Admin. Professional or General use type has a ratio of 1 stall per 1,000 SF. The Warehouse, Wholesaling, Freight Movement use type has a ratio of 1 stall per 4 employees. The City of Kansas City, MO, has adopted the International Building Code (IBC) 2018 as their building code. Referencing IBC 2018 Table 1004.5 Maximum Floor Area Allowances per Occupant can help us arrive at a maximum occupant load for the estimated warehouse space for each building, as shown below.

Building	Warehouse (SF)	Max Occupant Load
A	444,328	889
B	162,588	325
C	116,635	233

Based on this information, we can estimate the minimum number of required vehicular parking spaces per the City of Kansas City, MO UDO, to ensure that the proposed parking exceeds the minimum required.

Building A

- Office Use: 13,742 SF x 1 space / 1,000 SF = 14 spaces
- Warehouse Use: 889 employees x 1 space / 4 employees = 222 spaces
- Total required spaces 14 + 222 = 236 spaces
- Total provided spaces 325 spaces

Building B

- Office Use: 8,557 SF x 1 space / 1,000 SF = 9 spaces
- Warehouse Use: 325 employees x 1 space / 4 employees = 81 spaces
- Total required spaces 9 + 81 = 90 spaces
- Total provided spaces 162 spaces

Building C

- Office Use: 6,139 SF x 1 space / 1,000 SF = 6 spaces
- Warehouse Use: 233 employees x 1 space / 4 employees = 58 spaces
- Total required spaces 6 + 58 = 64 spaces
- Total provided spaces 110 spaces

The proposed parking for all buildings exceeds the minimum required by the City of Kansas City, MO UDO. Please feel free to contact me at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

Judd D. Claussen, P.E.

