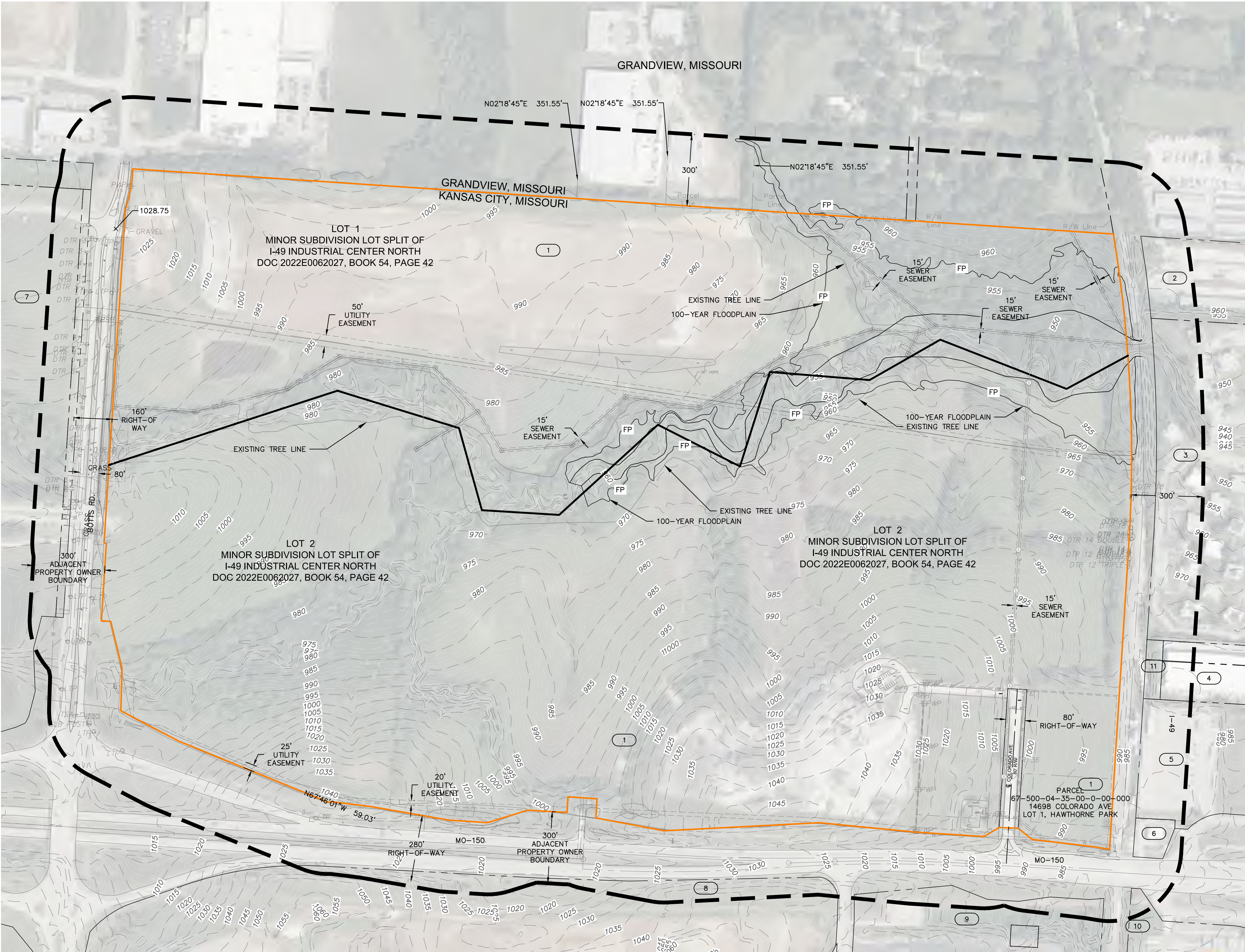






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USER: emuherrnmd



PROPERTY OWNERS WITHIN 300'	
1	Promontory 150 LLC 4435 Main St Ste 920 Kansas City, MO 64111
2	Cummins Robert L & Magda L Trustee 10456 W 150th St Overland Park, KS 66221
3	Cloverleaf Apartments Investors LLC 8484 Wilshire Blvd Ste 760 Beverly Hills, CA 90211
4	Tac Vega KC Owner LLC Vega Strategic Bentures LLC Attn Charlie Kauss 3414 Peachtree Rd NE Ste 990 Atlanta, GA 30326
5	Frontier Bag Inc PO Box 200 Grandview, MO 64030
6	Dawson Cyrus 2305 NE Springbrook Blue Springs, MO 64014
7	Planned Industrial Expansion Auth of KC 20 E 5th St Ste 200 Kansas City, MO 64106
8	Port Authority of Kansas City Missouri 110 Berkley Plz Kansas City, MO 64120
9	United States of America 20380 Pennsylvania St Se Albuquerque, NM 87116
10	Wrench (De) Ltp % True Value Company Attn: Tax Dept 8600 W Bryn Mawr Ave Chicago, IL 60631
11	KANSAS CITY SOUTHERN RAILWAY CO 427 W 12TH ST KANSAS CITY, MO 64105

LEGEND	
	PROJECT PROPERTY BOUNDARY
	300' ADJACENT PROPERTY OWNER BOUNDARY
	PROPERTY LOT LINE
	100-YEAR FLOODPLAIN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS

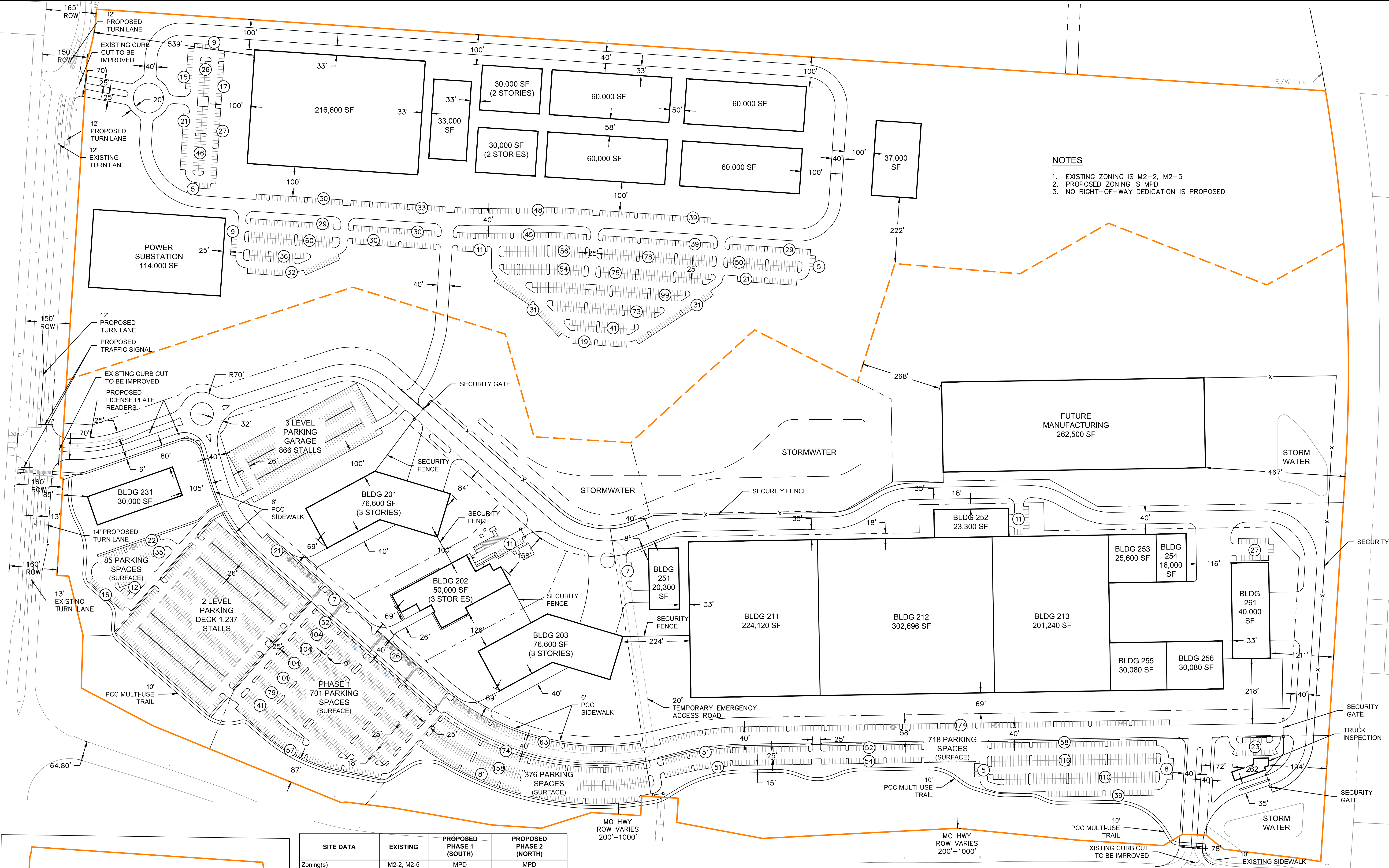
EXISTING ZONING: M2-2, M2-5  
PROPOSED ZONING: MPD

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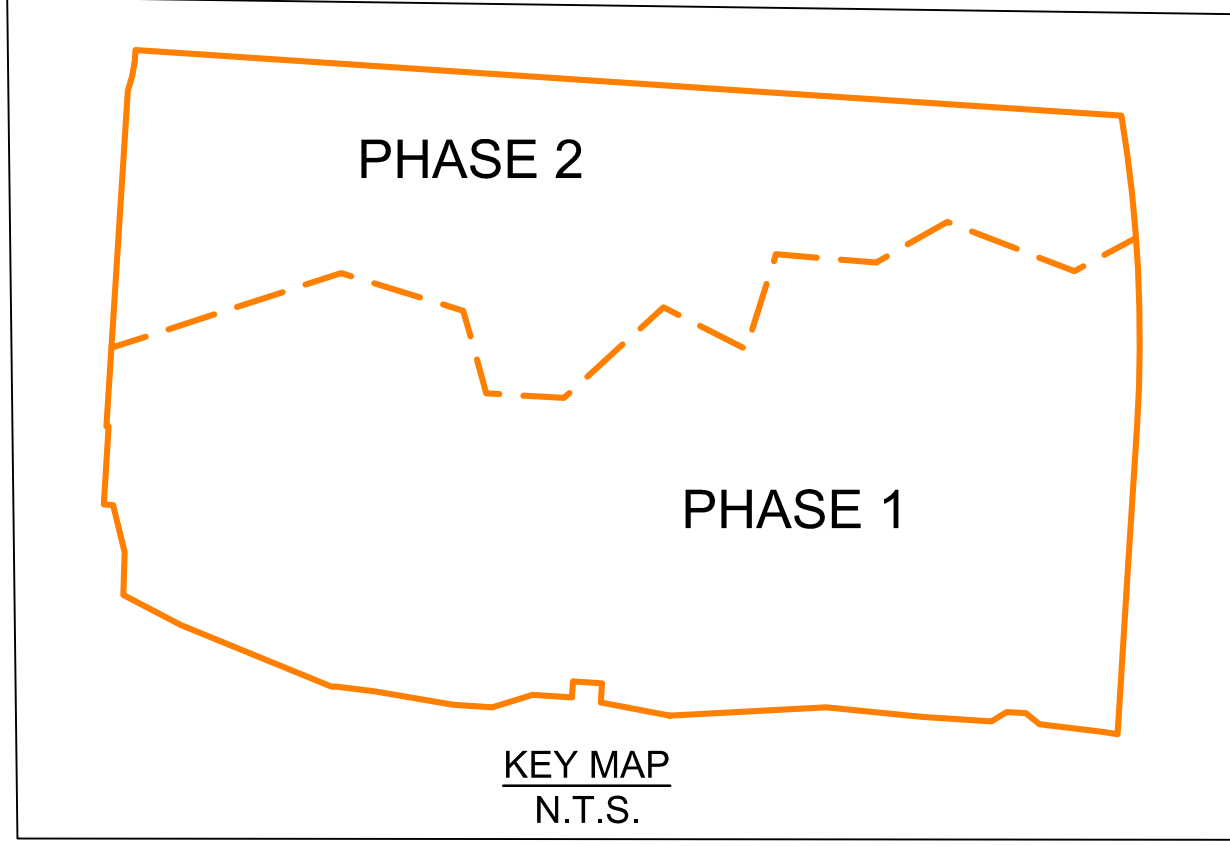
EXISTING CONDITIONS		REVISIONS	
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT		EAST CAMPUS	
KANSAS CITY, MISSOURI		2023	
drawn by: OM	checked by: JH		
approved by: ENG	QA/QC by:		
project no.: 022-06947	drawing no.: C_EXC01_02206947		
date: 09-15-23			
SHEET C101			



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USER: gnukenmnd  
C\_PBASE\_02206947



- NOTES
1. EXISTING ZONING IS M2-2, M2-5
  2. PROPOSED ZONING IS MPD
  3. NO RIGHT-OF-WAY DEDICATION IS PROPOSED



SITE DATA	EXISTING	PROPOSED PHASE 1 (SOUTH)	PROPOSED PHASE 2 (NORTH)
Zoning(s)	M2-2, M2-5	MPD	MPD
Gross Land Area			
in square feet	10,681,859.41	6,902,204.78	3,779,517.13
in acres	245.22	158.45	86.76
Right-of-way Dedication			
in square feet	N/A	N/A	N/A
in acres	N/A	N/A	N/A
Right-of-way Vacation			
in square feet	N/A	46,485.09	N/A
in acres	N/A	1.07	N/A
Net Land Area			
in square feet	N/A	6,948,689.88	3,779,517.13
in acres	N/A	159.52	86.76
Building Area (sq. ft.)	N/A	1,883,000.00	645,000.00
Floor Area Ratio	N/A	2.2 (MAX)	2.2 (MAX)
Use Info	N/A	OFFICE / MANUFACTURING	OFFICE / MANUFACTURING

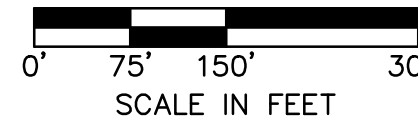
88-420-PARKING	VEHICLE SPACES (PHASE 1)		BIKE SPACES (PHASE 1)		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
OFFICE, ADMIN, PROFESSIONAL OR GENERAL & MANUFACTURING	2,083	4,001	105 / 400	10 / 40	YES

88-420-PARKING	VEHICLE SPACES (PHASE 2)		BIKE SPACES (PHASE 2)		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
OFFICE, ADMIN, PROFESSIONAL OR GENERAL & MANUFACTURING	390	1,301	55 / 131	10 / 20	YES

BUILDING DATA	REQUIRED	PROPOSED
REAR SETBACK	NONE	10'
FRONT SETBACK	NONE	10'
SIDE SETBACK	NONE	10'
SIDE SETBACK (ABUTTING STREET)	NONE	10'
HEIGHT	NONE	70'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- PHASE BOUNDARY
- PROPOSED STALL COUNT



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SITE PLAN & PRELIMINARY PLAT

REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

SHEET C102



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C:\PBASE\_02206947  
C:\PNDI\_02206947  
C:\XTOP\_02206947  
XREFS: C:\XTOP\_02206947

GENERAL NOTES:

- EXISTING ZONING IS M1-5 & AG-R. PROPOSED ZONING IS MPD.TOTAL LAND AREA: 246.28 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 0.00 AC.
- NET LAND AREA: 246.28 AC.
- PROPOSED USES: MANUFACTURING, OFFICE, & UTILITIES.
- FINAL BUILDING HEIGHTS FOR EACH LOT SHALL BE NO GREATER THAN 70'.
- GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 2.2.
- RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:
  - PHASE 1 - 2024 - 2034
  - PHASE 2 - 2034 - 2044
  - HOWEVER, ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE SUBJECT TO CHANGE
- FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT STATED IN THE DEVELOPMENT PLAN.
- PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT.PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- PROPOSED BUILDING SETBACKS: 33' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES. ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY. ZERO FEET (0') FROM INTERNAL LOT LINES.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
- LANDSCAPE PLANS SHALL BE ADMINISTRATIVELY APPROVED WITH EACH MPD FINAL PLAN.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.
- THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES AND LOTS, SO IF ONE PHASE OR LOT DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.
- MPD FINAL PLAN SHALL PROVIDE DETAILS AND IDENTIFY CONNECTIONS FROM PARKING AREAS TO BUILDINGS; PEDESTRIAN CONNECTIVITY ACROSS THE CAMPUS SHALL INCLUDE A 10' WIDE MULTI-USE TRAIL. ALL PEDESTRIAN CIRCULATION SYSTEMS ON THE CAMPUS SHALL MEET ORDINANCE SECTION 88-450. THE 10' TRAIL SHALL BE A PUBLICLY ACCESSIBLE TRAIL WITH AN AGREEMENT THAT THE PUBLIC WOULD ALWAYS BE ABLE TO ACCESS IT.

PLAN SHEET EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

- SITE LIGHTING PLAN (CONCEPT)
- UTILITY PLAN (CONCEPT)

ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED:

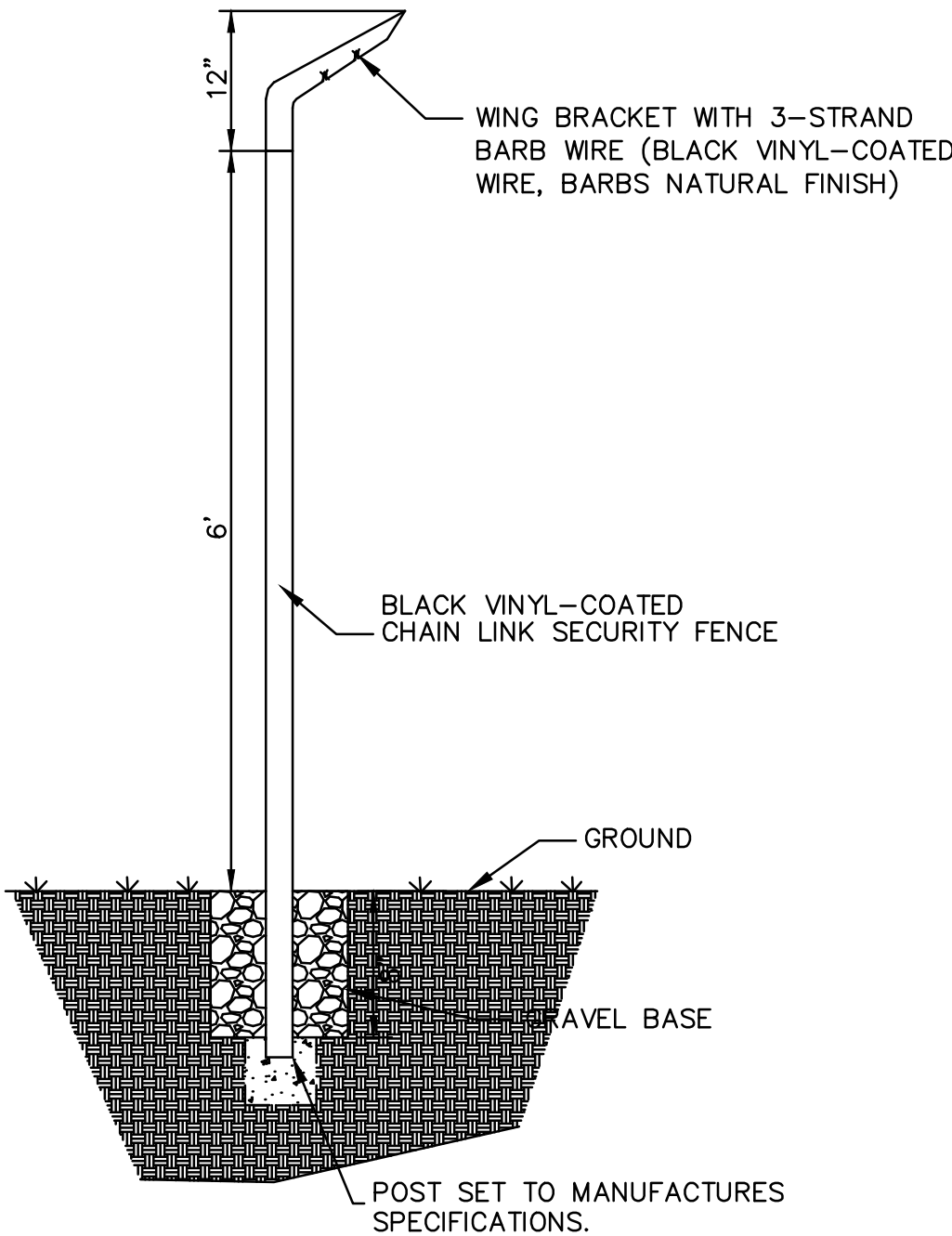
THE FOLLOWING DEVIATIONS FROM THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE ARE BEING REQUESTED:

- THE FINAL MPD PLANS MAY BE ADMINISTRATIVELY APPROVED BY THE CITY PLANNING AND DEVELOPMENT DIRECTOR. FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT STATED IN THE DEVELOPMENT PLAN.

GENERAL DESIGN GUIDELINES:

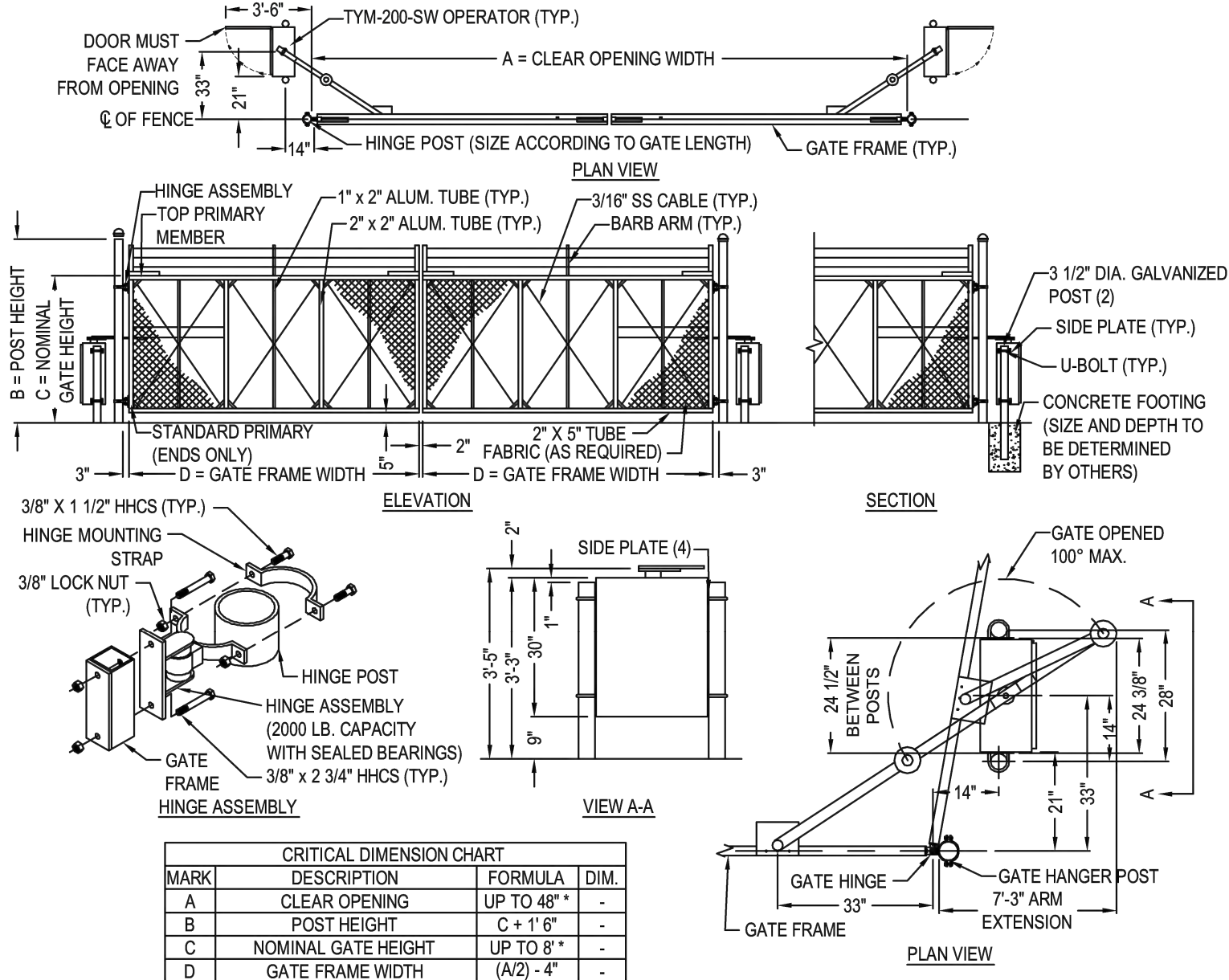
- MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
- PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
- ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
- SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
- EACH LOT SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
- FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE BLACK POWDER COATED CHAIN LINK FOR EACH LOT AS NECESSARY.

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET (C106)
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #12 ON THIS SHEET (C103)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SEE GENERAL NOTES #16 ON THIS SHEET (C103)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.



FENCE DETAIL

NOT TO SCALE



FENCE GATE DETAIL

NOT TO SCALE

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BY

REV. NO.

DATE

REVISIONS DESCRIPTION

PER CITY COMMENTS

NOTES

REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

drawn by: OM

checked by: JH

approved by: ENG

QA/QC by: HNTB

project no.: 022-06947

drawing no.: C\_TTL01\_02206947

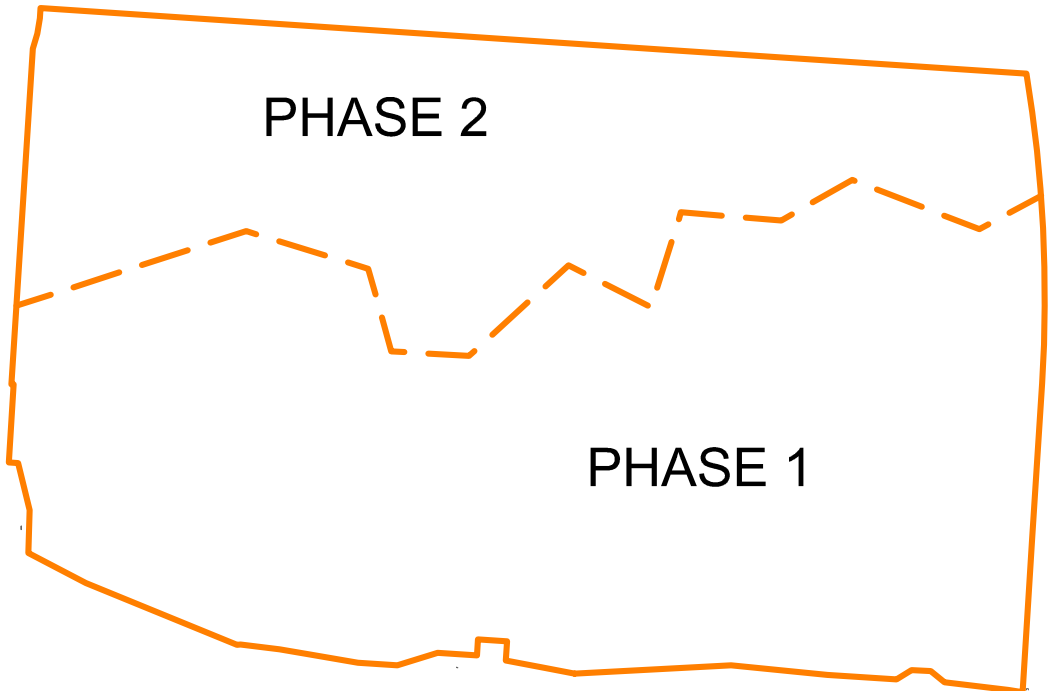
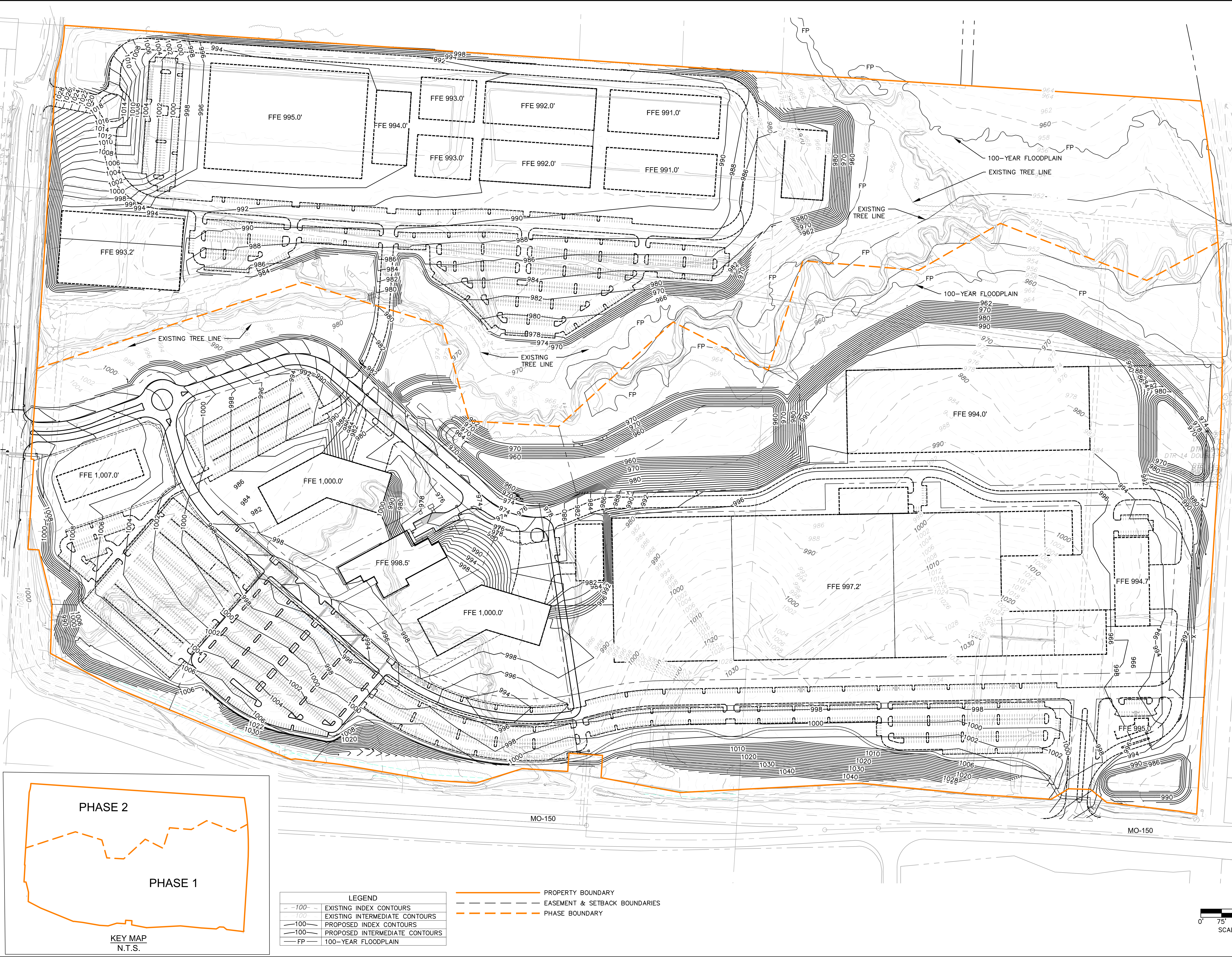
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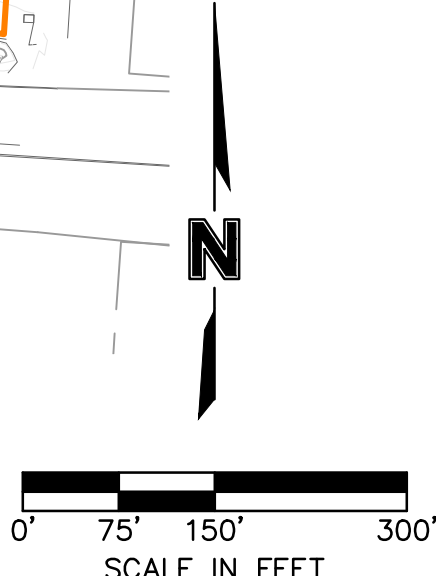


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USER: amrhammed



LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	100-YEAR FLOODPLAIN

- PROPERTY BOUNDARY
- EASEMENT & SETBACK BOUNDARIES
- PHASE BOUNDARY



PRELIMINARY GRADING PLAN  
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

REV. NO.	DATE	REVISIONS DESCRIPTION
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approved by: ENG  
QA/QC by: HNTB  
project no.: 022-06947  
drawing no.: C\_GRD001\_02206947  
date: 09-15-23

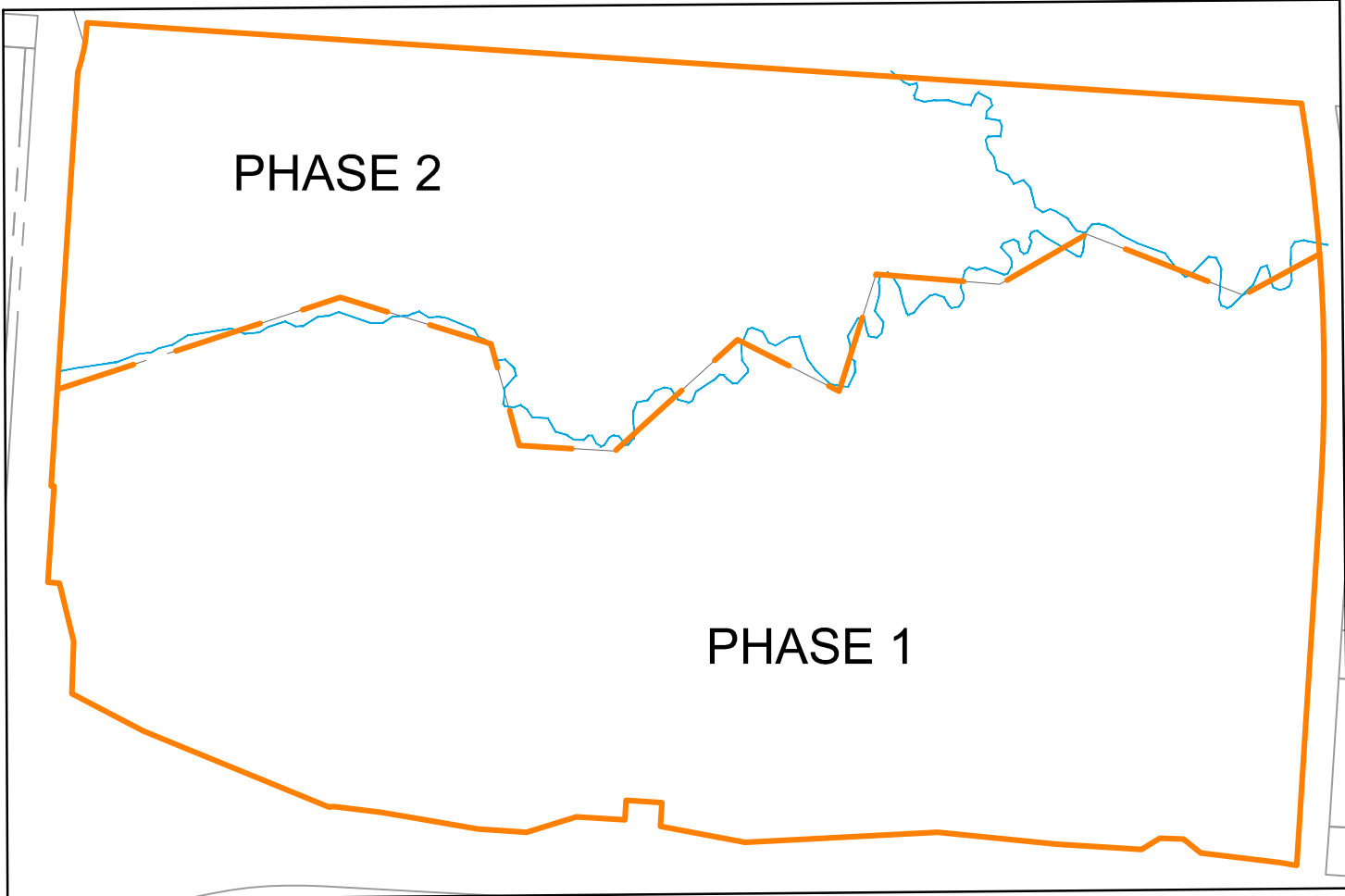
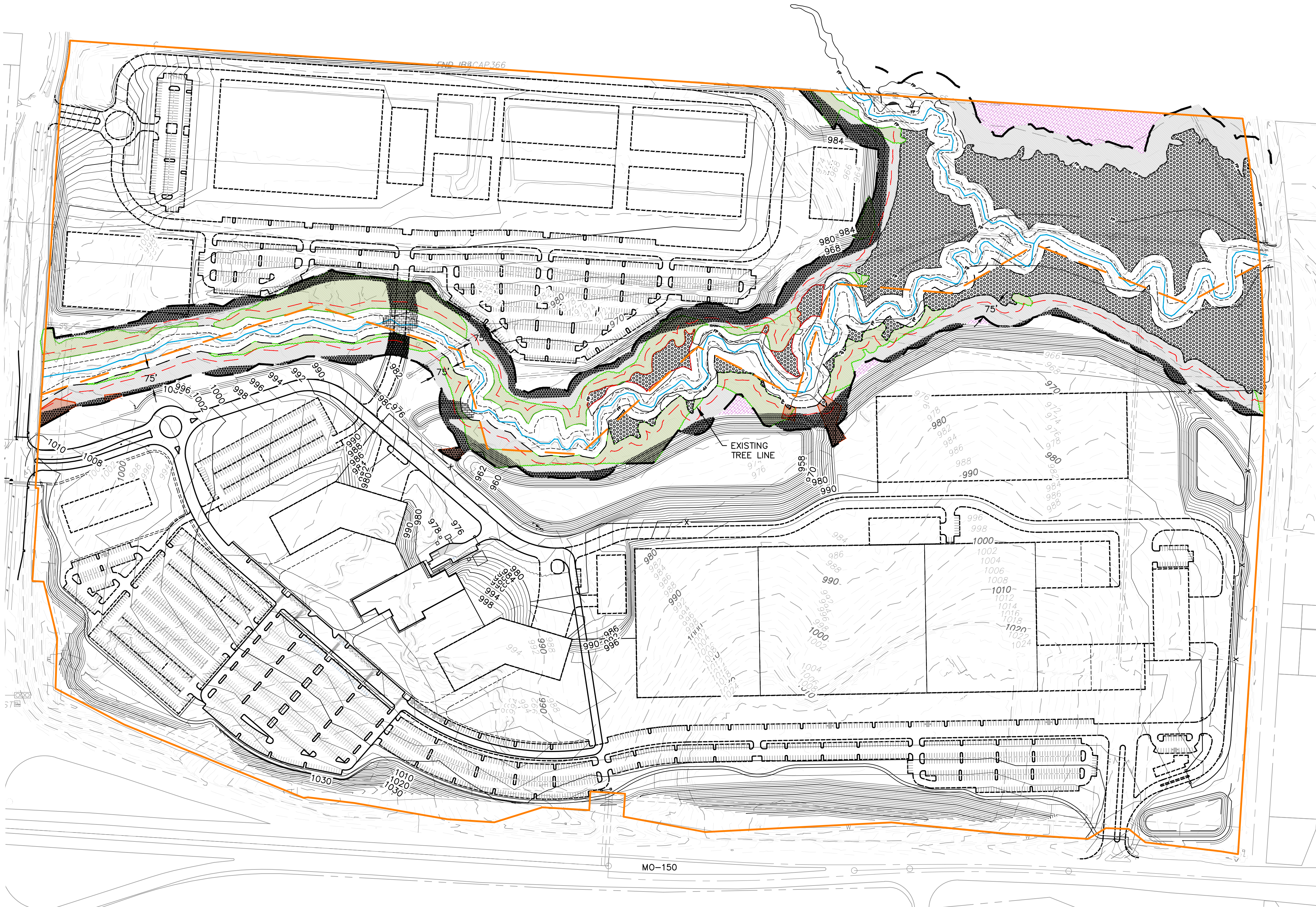
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USER: grahammcd



KEY MAP  
1"=600'

LEGEND:

- OUTER ZONE
- MIDDLE ZONE
- STREAMSIDE ZONE
- EDGE OF STREAM
- PLAT LIMITS
- PHASE BOUNDARIES
- PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- OUTER ZONE DISTURBANCE
- STREAMSIDE ZONE DISTURBANCE
- MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
- SLOPES EXCEEDING 15%
- MATURE RIPARIAN VEGETATION
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 100 YEAR FLOODPLAIN

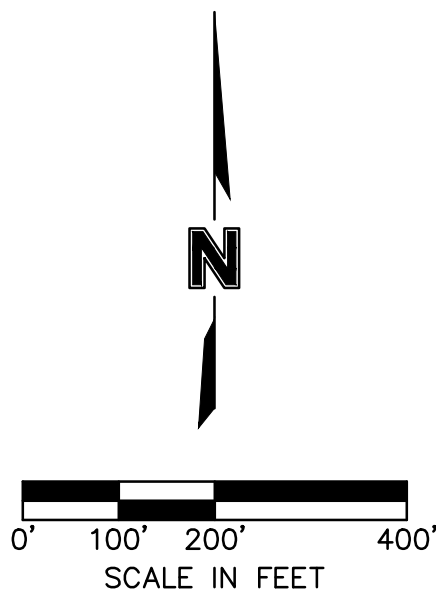
PHASE 1 (SOUTH): STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	9.23	0.4	1.72	2.12	22.97%	0.00	0.00
MIDDLE ZONE	4.04	0.00	0.00	0	0.00%	0.00	0.00
STREAMSIDE ZONE	5.15	0.05	0.00	0.05	0.97%	0.20	0.20

PHASE 2 (NORTH): STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	10.52	0.93	2.24	3.17	30.13%	0.00	0.00
MIDDLE ZONE	9.61	0.00	0.00	0	0.00%	0.00	0.00
STREAMSIDE ZONE	9.76	0.19	0.00	0.19	1.95%	0.76	1.50

AREAS OF RIPARIAN VEGETATION ESTABLISHMENT FOR MITIGATION 1.70 ACRES.

STREAM BUFFER NOTES:

- STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
- FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



OVERALL STREAM BUFFER PLAN  
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

REVISIONS

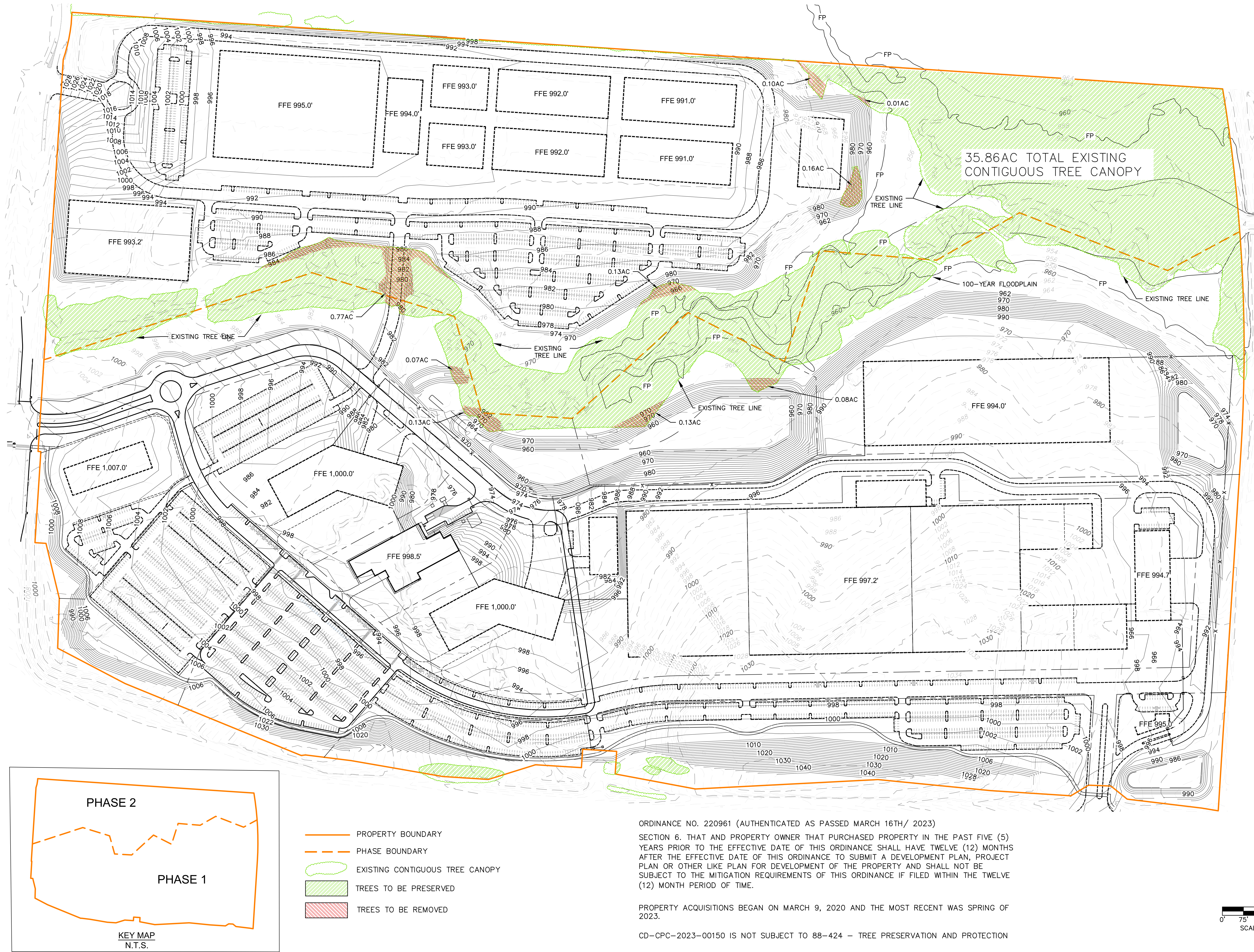
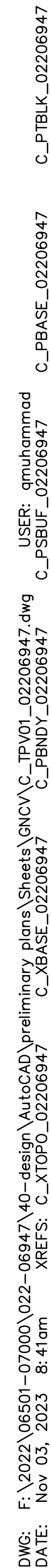
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1	11-03-23	PER CITY COMMENTS	

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project no.: 022-06947  
drawing no.: C\_SBP01\_02206947  
date: 09-15-23



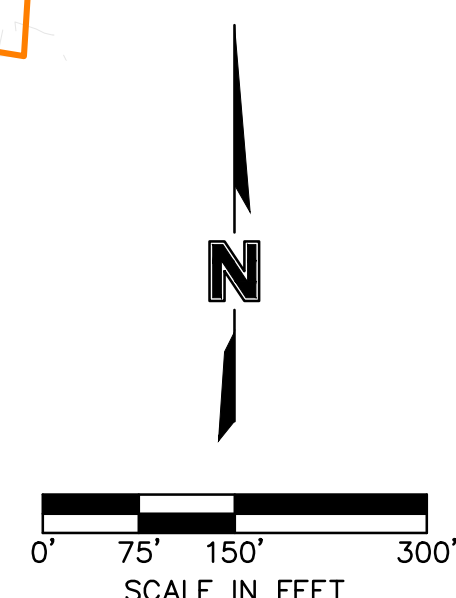


ORDINANCE NO. 220961 (AUTHENTICATED AS PASSED MARCH 16TH/ 2023)

SECTION 6. THAT AND PROPERTY OWNER THAT PURCHASED PROPERTY IN THE PAST FIVE (5) YEARS PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE SHALL HAVE TWELVE (12) MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDINANCE TO SUBMIT A DEVELOPMENT PLAN, PROJECT PLAN OR OTHER LIKE PLAN FOR DEVELOPMENT OF THE PROPERTY AND SHALL NOT BE SUBJECT TO THE MITIGATION REQUIREMENTS OF THIS ORDINANCE IF FILED WITHIN THE TWELVE (12) MONTH PERIOD OF TIME.

PROPERTY ACQUISITIONS BEGAN ON MARCH 9, 2020 AND THE MOST RECENT WAS SPRING OF 2023.

CD-CPC-2023-00150 IS NOT SUBJECT TO 88-424 – TREE PRESERVATION AND PROTECTION

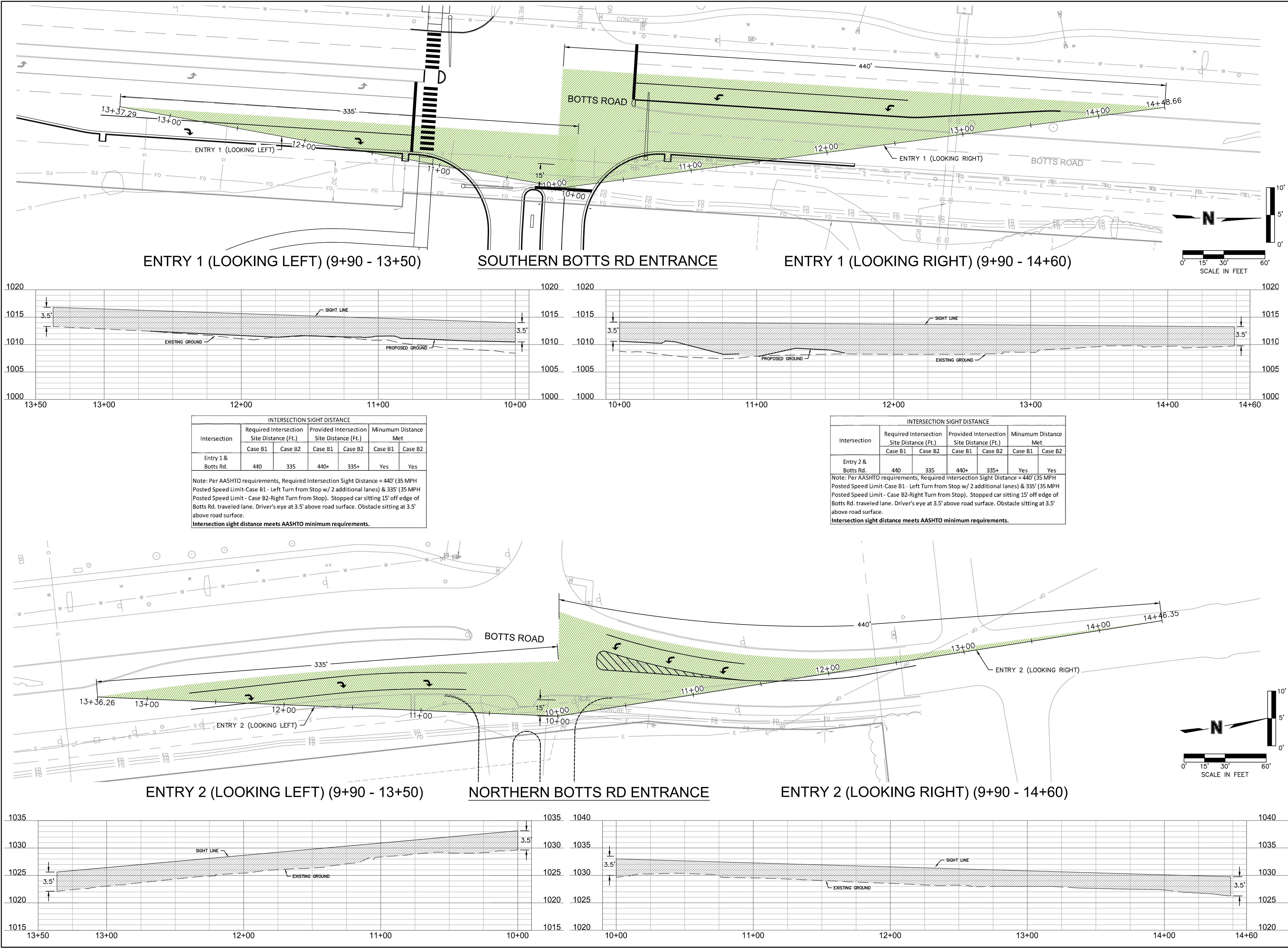








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INTERSECTION SIGHT DISTANCE						
Intersection	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 1 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.

Intersection sight distance meets AASHTO minimum requirements.

INTERSECTION SIGHT DISTANCE						
Intersection	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 2 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.

Intersection sight distance meets AASHTO minimum requirements.

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SIGHT DISTANCE EXHIBIT  
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

drawn by: OM

checked by: JH

approved by: ENG

QA/QC by: HNTB

project no.: 022-06947

drawing no.: C\_STD01\_02206947

date: 09-15-23

SHEET  
C110







PHASE 2 (NORTH) PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	51	ACER GRISEUM	PAPERBARK MAPLE	2" CAL	B&B	
	AA	46	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2" CAL	B&B	
	CC	66	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL		
	QB	20	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL		
	SI	28	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL		
	ZS	40	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	JS	64	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' TO 6" HT.		
	PS	26	PINUS STROBUS	WHITE PINE	2" CAL		4'-5'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.
	BG	242	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL		
	BG2	30	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL		
	CA	120	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL		
	CR	33	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	10 GAL		
	JF	62	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		
	RG	138	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		
	SB	14	SIBIRAEAE LAEVIGATA	SIBERIAN SPIREA	3 GAL		
	TD	307	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL		

PHASE 2 (NORTH) LANDSCAPE CALCULATIONS									
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS
QUANTITIES	586,600	4,282	459	REQUIRED:	15	10' WIDE BUFFER	45710 +68,565	261+392	1306+1,959
				PROVIDED:	15+158	15'-4" WIDE BUFFER	46813+473,178	261+392	1306+1,959

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

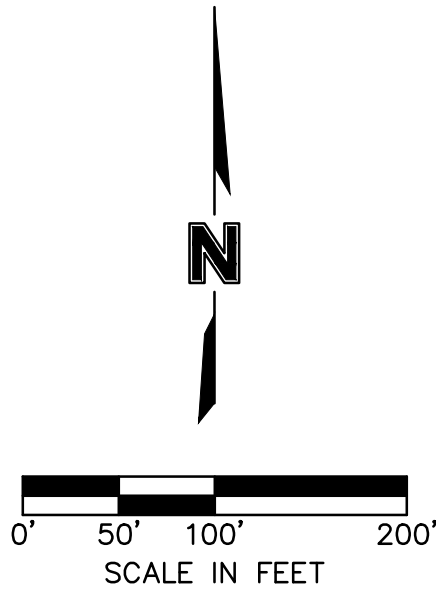
LANDSCAPE REQUIREMENTS DESCRIPTIONS  
(1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.  
(2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.  
(3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE  
(3B) 1 TREE PER 5 PARKING SPACES  
(3C) 1 SHRUB PER PARKING SPACE  
(4) 1 TREE PER 5,000 SF OF BUILDING  
(5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

- NOTES:
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED – DROUGHT TOLERANT DWARF FESCUE BLEND.
  - PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
  - COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
  - AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURES PER MANUFACTURER'S SPECIFICATIONS.
  - QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
  - CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
  - LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
  - INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 – JUNE 15) OR FALL (SEPTEMBER 15–OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
  - IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
  - LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
  - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
  - BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
  - LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
  - LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).

LEGEND

- PROPERTY BOUNDARIES
- EASEMENT & SETBACK BOUNDARIES
- PHASE BOUNDARIES

LEGEND	
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE (12")
COMM	PROPOSED COMMUNICATION LINE
P-UG	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE



LANDSCAPE PLAN (PHASE 2)  
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

BY

REV. NO. 1  
DATE 11-03-23  
REVISIONS DESCRIPTION PER CITY COMMENTS

REVISIONS

olsson®

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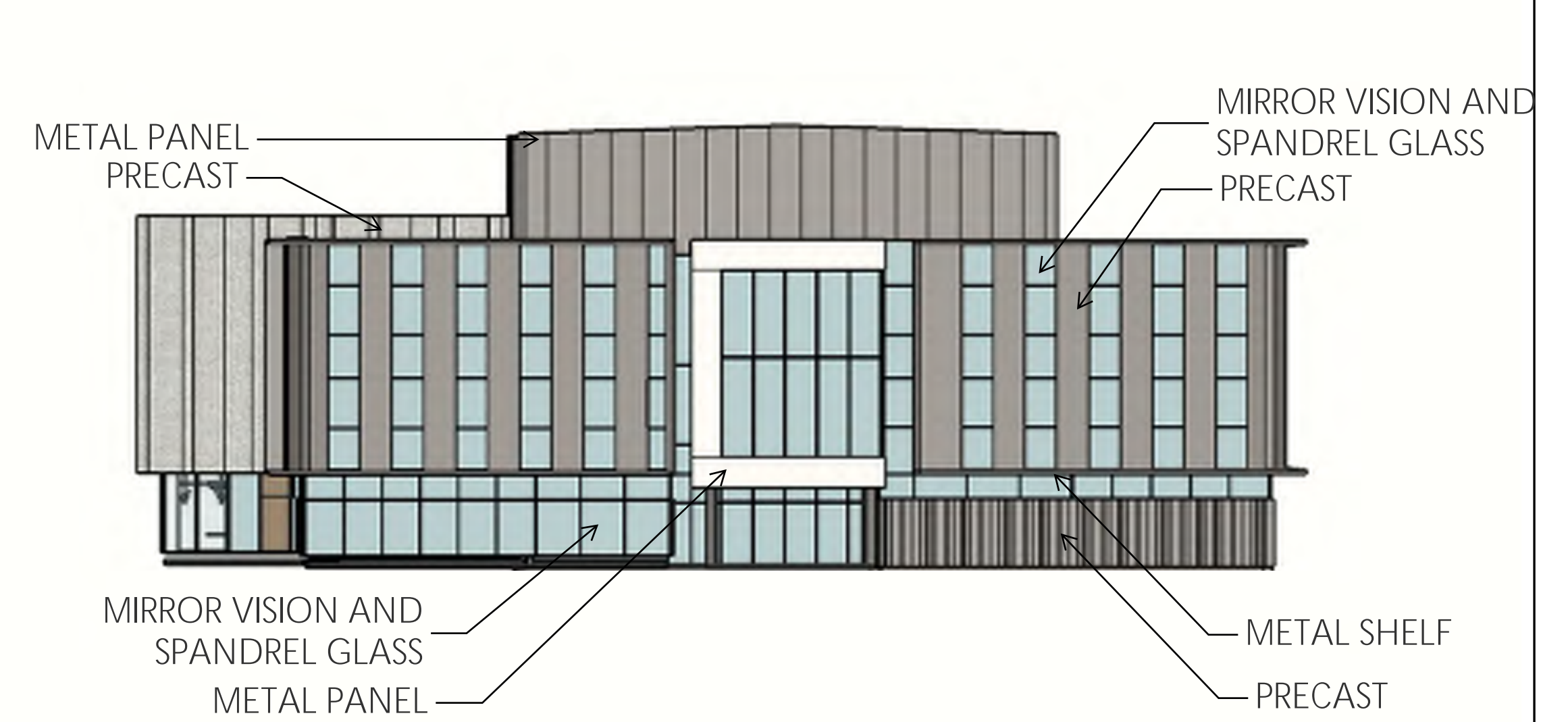
drawn by: OM  
checked by: JH  
approved by: ENG  
QA/QC by: HNTB  
project no.: 022-06947  
drawing no.: C\_LSC01\_02206947  
date: 09-15-23

SHEET  
L101



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1511 Baltimore Avenue  
Kansas City MO 64108

**EAST CAMPUS**  
14510 BOTTS ROAD  
KANSAS CITY, MO 64030



1. MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED TO THREE, ONE OF WHICH WILL BE THE PREDOMINATE MATERIAL.
2. PRINCIPLE BUILDING MATERIALS SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
3. ALL VENTS, COOLING TOWERS, AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE DISTRACTION FROM THE PRIMARY BUILDING FACADES AND SCREEN SIGHTLINES FROM PEDESTRIANS AND TRAFFIC.
4. SITE LIGHTING FOR ALL PARKING LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
5. FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE POWDER COATED TO MATCH ADJACENT FACADE MATERIALS.

[illegible]

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