

VICINITY MAP

S26, T47N, R33W
N.T.S

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER PROMONTORY 150 LLC, 4453 MAIN ST STE 920 KANSAS CITY, MO 64111 CONTACT: COREY WALKER PHONE: 816.285.3878 EMAIL: COREY.WALKER@PLATFORMV.COM	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE PHONE: 816-756-5252 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM: 816-358-5360 NAME: GOOGLE FIBER PHONE: 877-454-6959
ARCHITECT HNTB 715 KIRK DR. KANSAS CITY, MISSOURI 64105 CONTACT: DARREN NIELSEN, RA PHONE: 816.527.2446 EMAIL: DNIELSEN@HNTB.COM	
ENGINEER OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: NICK HEISER, P.E. PHONE: 816.442.6056 EMAIL: NHEISER@OLSSON.COM	
SURVEYOR OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177 EMAIL: JRROUDEBUSH@OLSSON.COM	
CONTRACTOR JE DUNN 1001 LOCUST STREET KANSAS CITY, MISSOURI 64106 CONTACT: ALAN MOORE PHONE: 806.426.8944 EMAIL: ALAN.MOORE@JEDUNN.COM	

NOT FOR CONSTRUCTION
 REVIEWED FOR CONSTRUCTION



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW, REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

EAST CAMPUS MPD DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 26, TOWNSHIP 47N, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MO



LEGAL DESCRIPTION

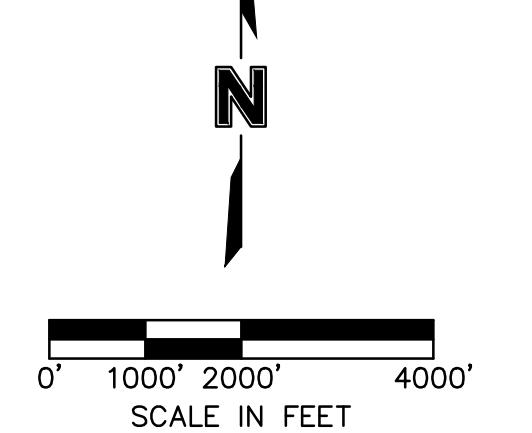
W 1/2 OF SW 1/4 SEC 26 47 33 EXC PRT IN RD, M 150 HWY SEC-26 TWP-47 RNG-33 DEG W 219.42' TO A PT ON N ROW LI HWY 150 TH W ALG N ROW LI 772.02' TO A PT ON W LI SD 1/2 1/4 TH N ALG SD W LI 768.13' TO POB PT OF E 1/2 SW 1/4 DAF: BEG AT PT 1862.90' S OF NW COR OF E 1/2 SW 1/4 TH S 86 DEG E 963.40' TH ALG A CURV TO RI 60.26' TH TH S 32 DEG E 60' TH SWLY ALG A CURV TO LF 625.06' TH S 3 DEG W 158' MOL TO NLY ROW LI OF M-150 TH NWLY 46' MOL TH NWLY 164' MOL TH SWLY 176' MOL TH WLY 164' TH NWLY 238' MOL TO PT ON W LI S 1/2 SW 1/4 TH N ALG SD W LI 739' MOL TO POB, PRT E 1/2 SW 1/4 SEC 26 47 33BEG NW COR NE 1/4 SW 1/4 SD SEC TH S 03 DEG 31 MIN 59 SEC W ALG WLY LI E 1/2 SW 1/4 A DIST OF 1306.80 FT TO TP0B TH ELY ALG N LI SE 1/4 SW 1/4 SEC 696.97 FT TH SELY ALG CUR LT RADIUS 1370.00 FT INIT TANG S 18 DEG 49 MIN 32 SEC E A DIST OF 268.29 FT TH S 30 DEG 02 MIN 45 SEC E 339.58 FT TH SWLY ALG CUR LT RADIUS 730.00 FT INIT TANG S 57 DEG 12 MIN 22 SEC W A DIST OF 60.26 FT THWLY PARL N LI SD 1/4 A DIST OF 963.40 FT TO PT W LI SD 1/41 DEG 11' 45" ALG SD W LI 556.10 FT TO TP0B, PRT NE 1/4 SW 1/4 SEC 26 47 33 S 435.6 FT OF N 1306.8 FT OF W 1000 FT OF SD 1/4, PRT NE 1/4 SW 1/4 SEC 26 47 33 S 435.6 FT OF W 1000 FT OF SD 1/4, PRT S 1/2 SEC 26 47 33 BEG NECOR LOT 2 HAWTHORNE PARK TH WLY ALG N LI SD SUB TO NW COR LOT 3 SD SUB TH NLY ALG NLY PROLG OF W LI SD LOT 3 TO PT 853.60 FT N OF SW COR LOT 4 SDSUB TH S 84 DEG 55 MIN 19 SEC W 465.59 FT TH SWLY ALG CUR LTR-890 FT A DIST OF 387.84 FT TH SWLY 50 FT TH N 30 DEG 02 MIN 45 SEC W 339.58 FT TH NWLYALG CUR RT R-1370.00 FT A DIST OF 268.29 FT PT N LI SE 1/4 SW 1/4 SD SEC 26 A DIST OF 696.97 FT ELY OF NW COR SD SE 1/4 SW 1/4 DEG W 465.59' TH SWLY ALG CURV TO LF 387.04' TH SW 150' TH SWLY ALG CURV TO LF 44.04' TH NW 260.32' TH SWLY ALG CURV TO LF 50.25' TH SE 261.63' TH SWLY ALG A CURV TO LF 429.43' TH S 91' MOL TO PT ON N LI 150 HWY TH E ALG SD N ROW LI 153' MOL TH NELY 493' MOL TH N 61 DEG E 634' MOL TO POB 429.43' TH S 1197' TO PT ON N LI 150 HWY TH E ALG SD N ROW LI 535.15' TH N 61 DEG E 759.63' TO POB, PRT SW 1/4 SE 1/4 SEC 26 47 33 BEG AT SW COR LOT 4 HAWTHORNE PARK TH W ALG N LI 147TH ST 645.15 FT TH N 61 DEG 45 MIN 23 SEC E 759.63 FT TO W LI LOT 3 SD SUB TH S ALG SD W LI 401.32 FT TO BEG, HAWTHORNE PARK LOT 3 EXC N 50 FT, 14664 COLORADO HAWTHORNE PARK LOT 4, HAWTHORNE PARK LOT 2, 14698 COLORADO /HAWTHORNE PARK LOT 1 (EX PT IN M-150)



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00150 on 11/07/2023


Joseph Rexwinkle, AICP
Secretary of the Commission

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	NOTES
C104	PRELIMINARY GRADING PLAN
C105	PRELIMINARY PLAT
C106	OVERALL STREAM BUFFER PLAN
C107	PRELIMINARY UTILITY PLAN
C108	TREE PRESERVATION PLAN
C109	MO-150 EXHIBIT
C110	SIGHT DISTANCE EXHIBIT
L100	LANDSCAPE PLAN (PHASE 1)
L101	LANDSCAPE PLAN (PHASE 2)
A101	PRELIMINARY BUILDING ELEVATIONS



STATEMENT OF INTENT

GENERALLY LOCATED AT THE NORTHEAST CORNER OF BOTTS ROAD AND MISSOURI HIGHWAY 150.
THIS MASTER PLANNED DEVELOPMENT (MPD) PLAN PROVIDES FOR PREPARATION AND APPROVAL OF A UNIFIED DEVELOPMENT OF APPROXIMATELY 242 ACRES LOCATED IN THE SOUTHWEST REGION OF KANSAS CITY, MISSOURI. THE PROPERTY IS BORDERED BY BELTON-GRANDVIEW RAILROAD AND KANSAS CITY RAILROAD RIGHT-OF-WAY ON THE EAST; BOTTS ROAD TO THE WEST; MISSOURI HIGHWAY RIGHT-OF-WAY TO THE SOUTH; AND GRANDVIEW AT THE NORTH. THE PROPOSED MPD PLAN PROVIDES FOR DEVELOPMENT OF 242 ACRES FOR OFFICE, INDUSTRIAL, PUBLIC / CIVIC, AND CONSERVATION USES CONSISTING OF APPROXIMATELY 2,530,000 SQUARE FEET OF BUILDINGS.

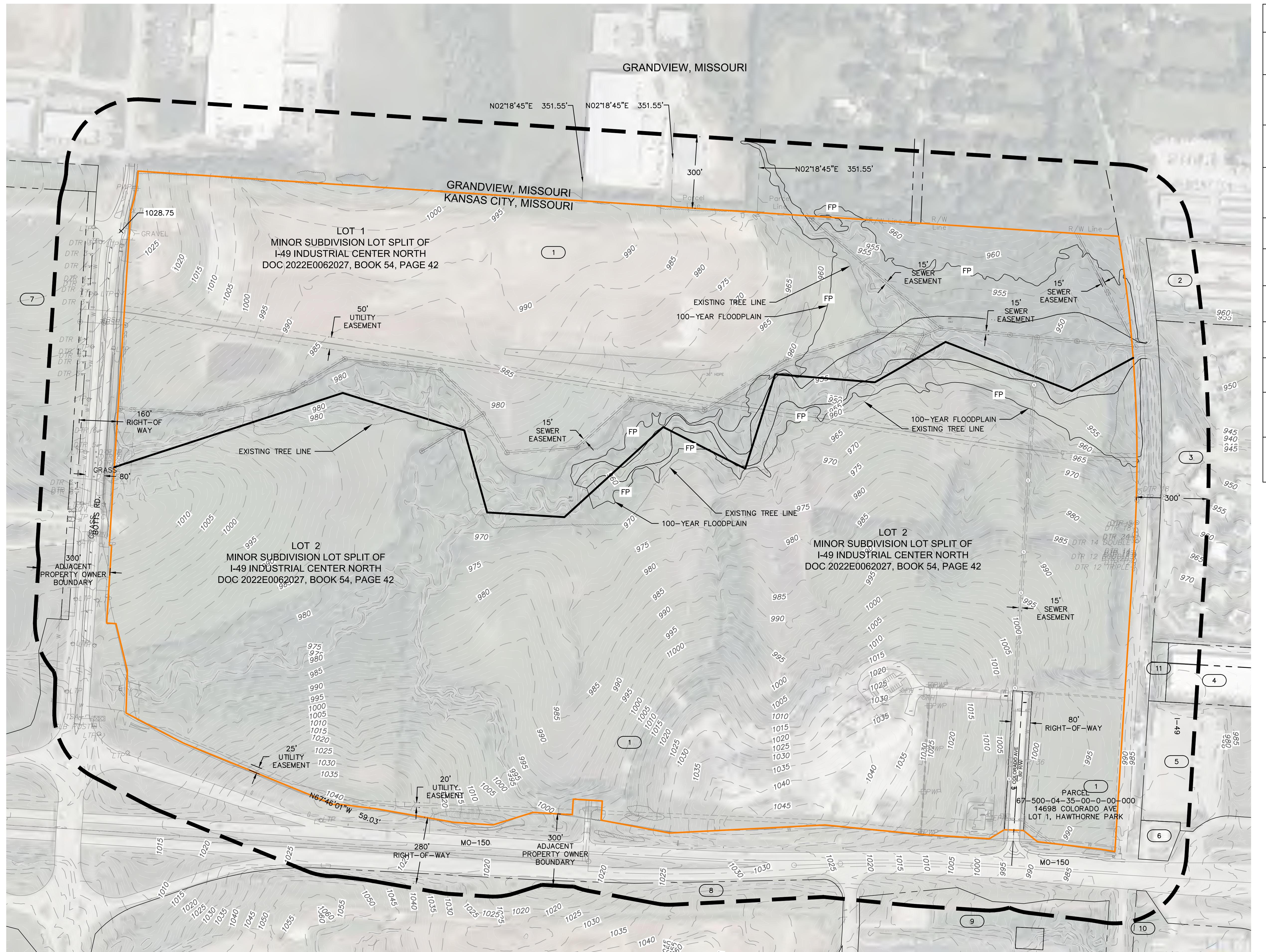
BY USING MPD ZONING, THIS ALLOWS ONE PLAN AND ONE ZONING DISTRICT FOR DEVELOPMENT OF 242 ACRES RATHER THAN SEVERAL PLANS WITH SEPARATE ZONING DISTRICTS, THEREBY RESULTING IN A MORE COHESIVE DEVELOPMENT ALLOWING FOR BOTH A FLEXIBLE AND EFFICIENT APPROVAL PROCESS. THIS MPD PLAN PROVIDES GREATER COMMUNITY BENEFITS BY PROVIDING ASSURANCES OF USES PERMITTED AND CONSTRUCTED WITHIN THIS PLANNED AREA.

Olsson
6407 W Chandler Blvd
Chandler, AZ 85226

TEL 480.829.6000
www.olsson.com

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

SHEET
C100



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

mission

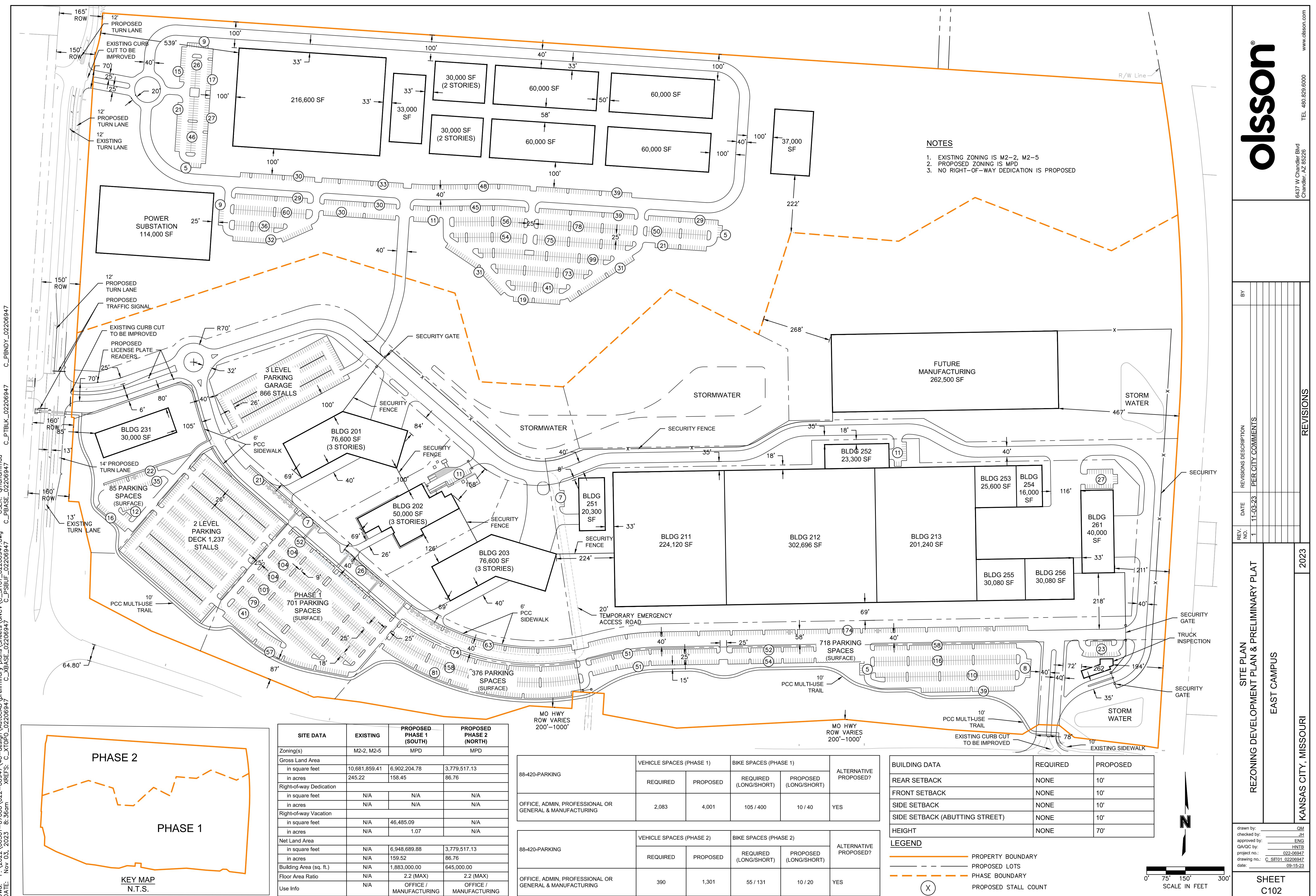
6437 W Chandler Blvd
Chandler, AZ 85226 TEL 480.829.6000 www.olsson.com

REZONING DEVELOPMENT PLAN & PRELIMINARY EXISTING CONDITIONS EAST CAMPUS

KANSAS CITY, MISSOURI

Borrowed by: QM
Checked by: JH
Approved by: ENG
A/QC by: -
Object no.: 022-06947
Drawing no.: C EXC01 02206947
Date: 09.15.22

SHEET
C101



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 USE 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)

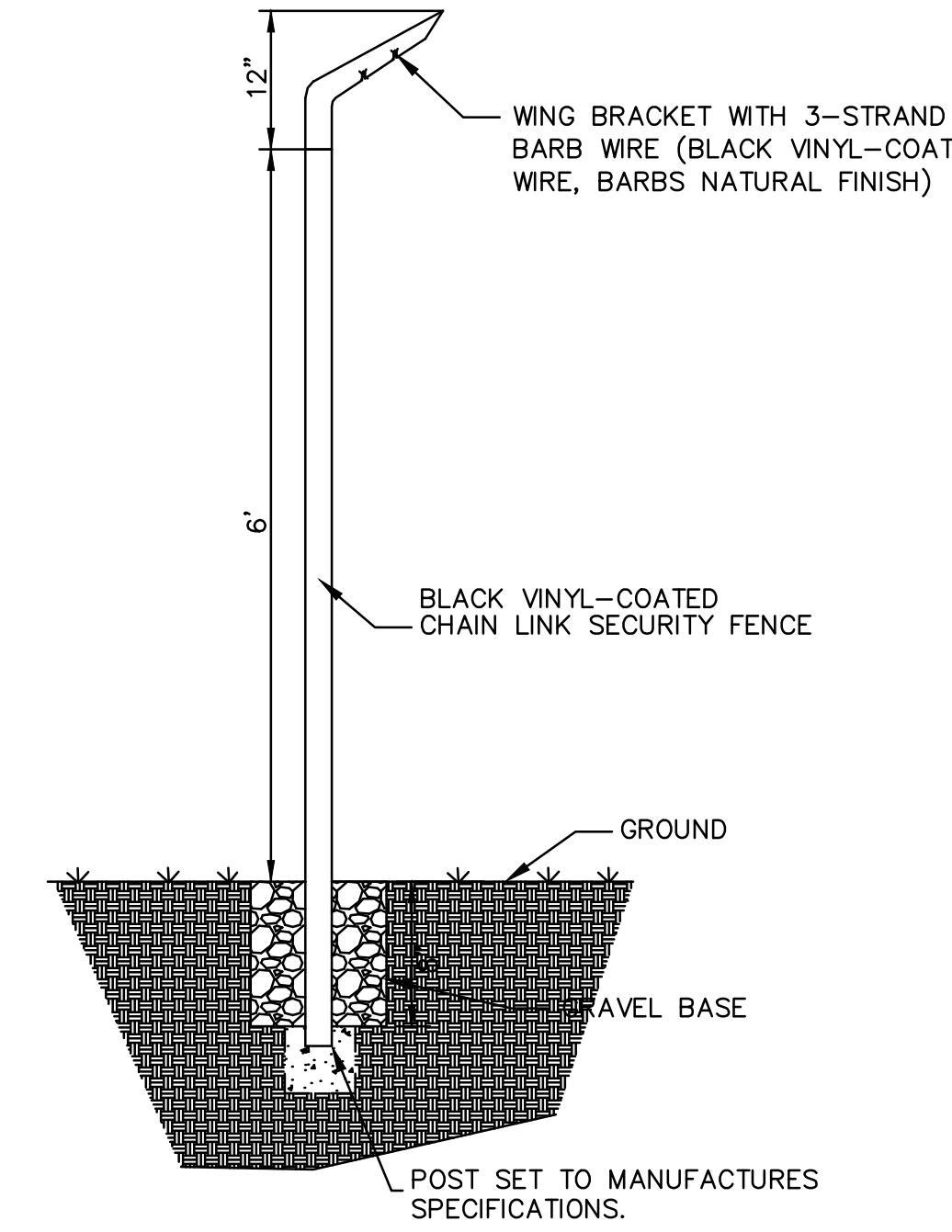
ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED:

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.

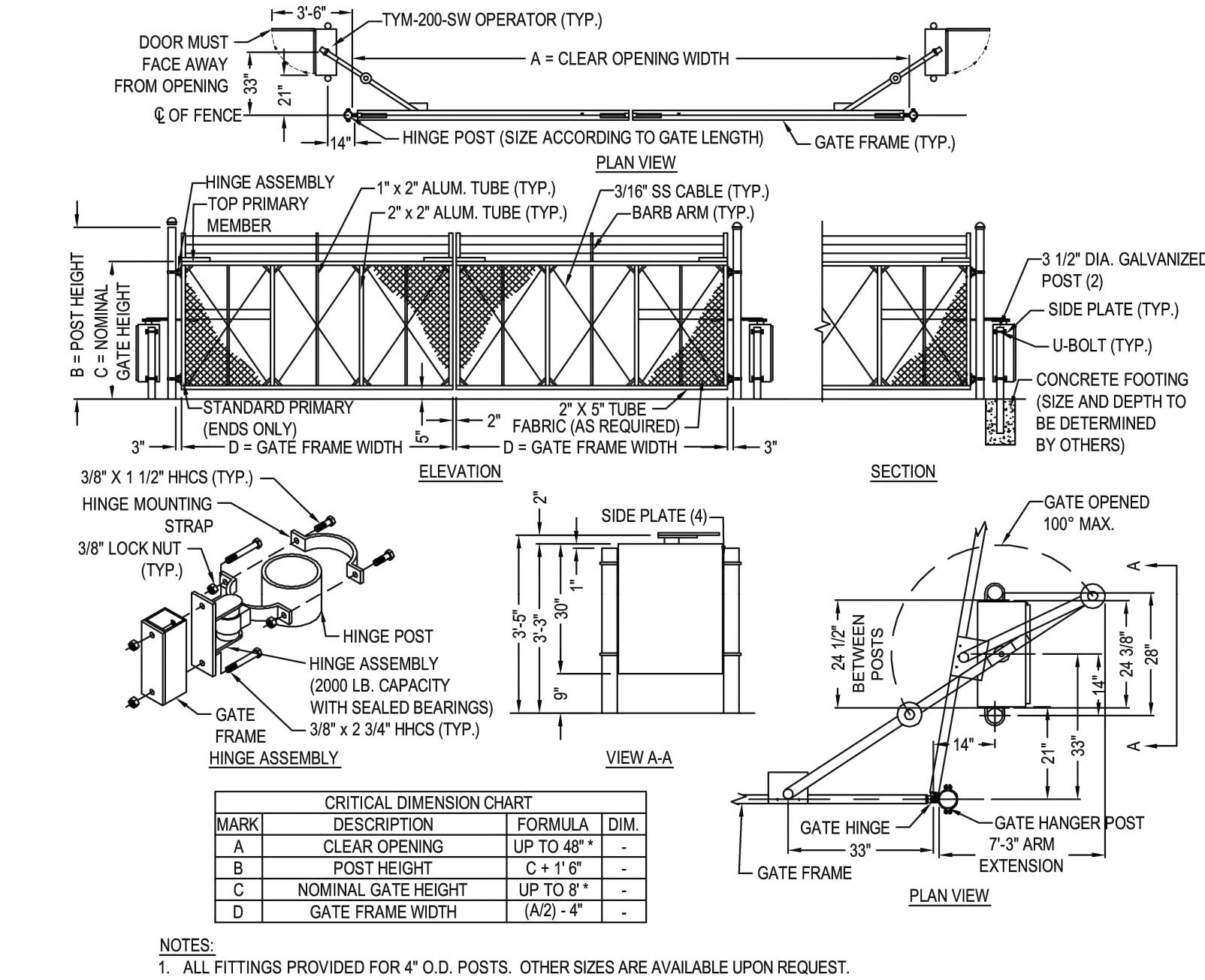
GENERAL DESIGN GUIDELINES:

- MATERIALS FOR BUILDING FAÇADES 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.



FENCE DETAIL

NOT TO SCALE



FENCE GATE DETAIL

NOT TO SCALE

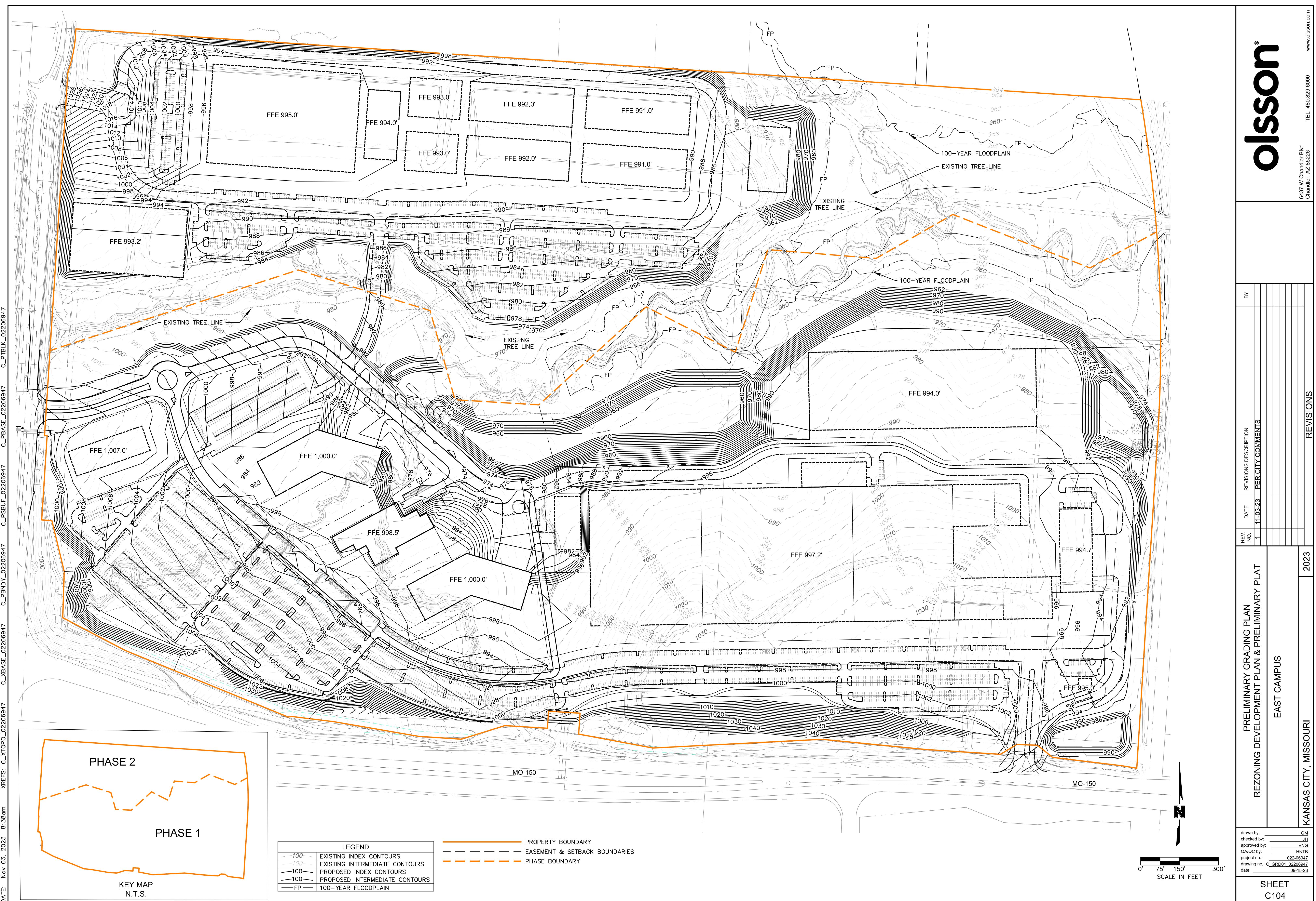
NOTES
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
EAST CAMPUS
KANSAS CITY, MISSOURI

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

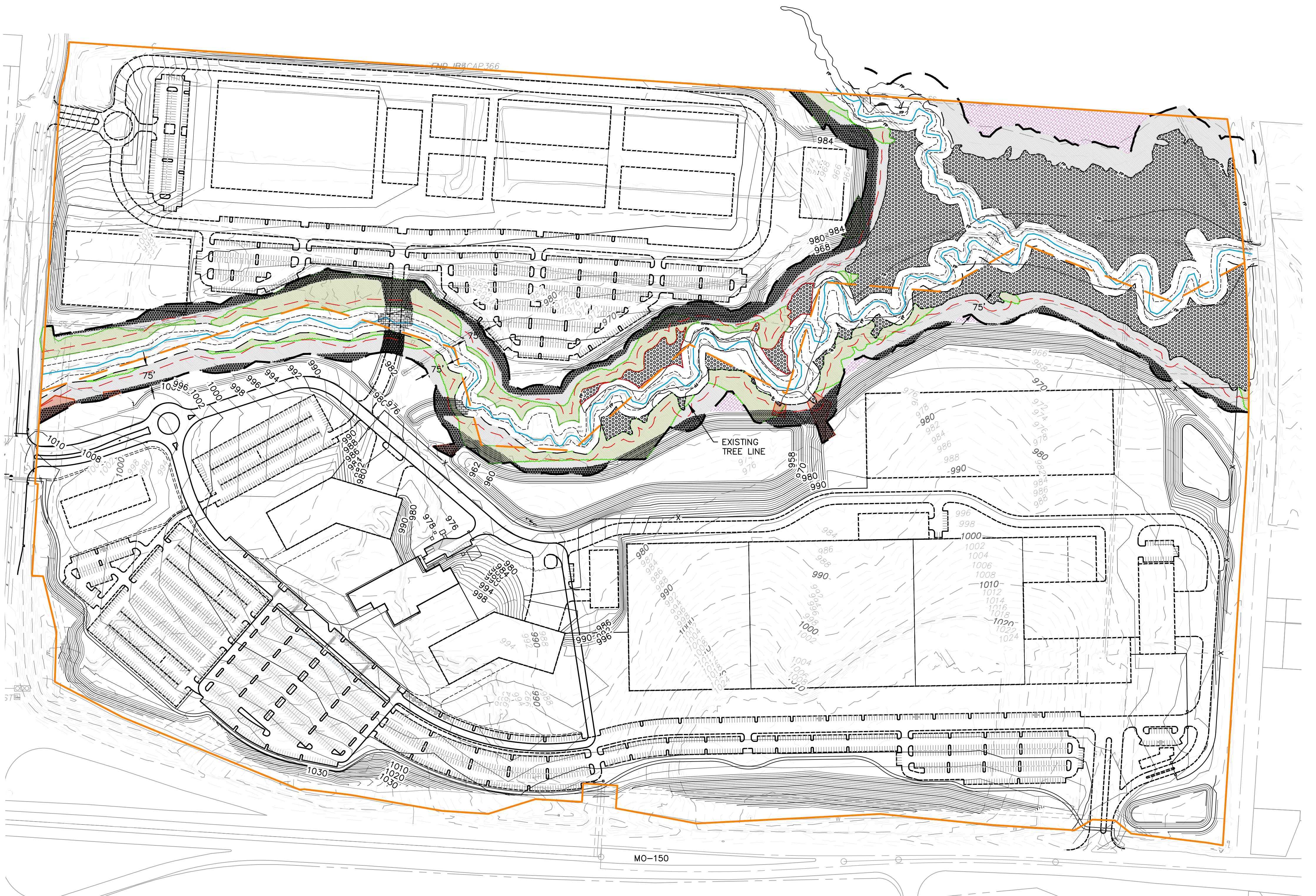
REVISIONS	NOTES
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT	<p>1. ALL FITTINGS PROVIDED FOR 4" O.D. POSTS. OTHER SIZES ARE AVAILABLE UPON REQUEST.</p> <p>2. GATE ELEVATION IS VIEWED FROM THE OUTSIDE OF THE SECURE AREA LOOKING IN.</p> <p>3. * CRITICAL DIMENSION A = SINGLE PANEL: 6'-0" MIN - 24'-0" MAX, DOUBLE: 12'-0" MIN - 48'-0" MAX.</p> <p>4. ** CRITICAL DIMENSION E = 4'-0" MIN - 8'-0" MAX (OR CONTACT TYMTEL).</p> <p>5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.</p> <p>6. DO NOT SCALE DRAWINGS.</p> <p>7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.</p> <p>8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.</p>

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.

drawn by: OM
checked by: JH
approved by: ENG
OA/CC by: HNTB
project no.: 02206947
drawing no.: C_TL01_02206947
date: 09-15-23



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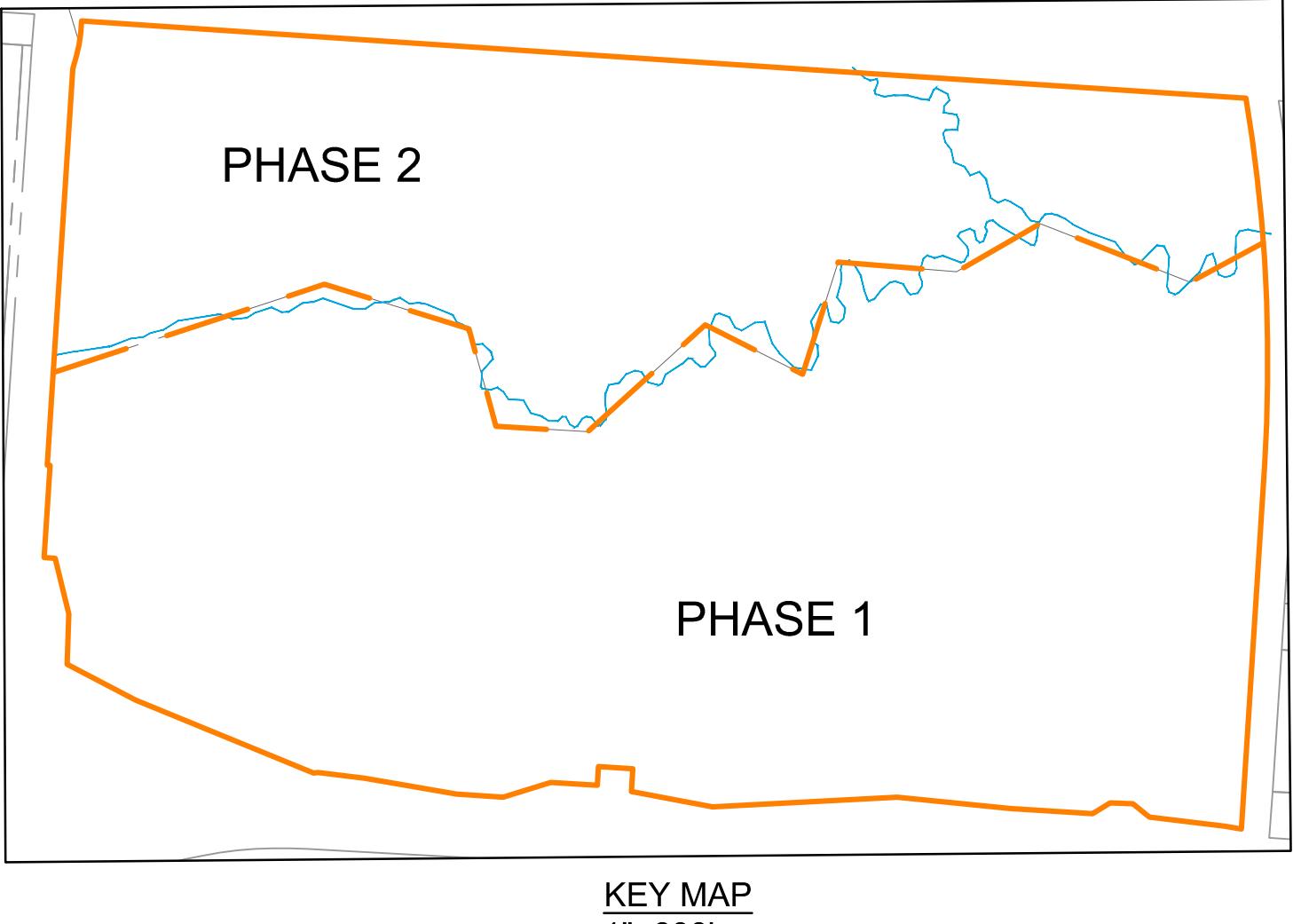
PHASE 1 (SOUTH): STREAM BUFFER CALCULATIONS						
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)
OUTER ZONE	9.23	0.4	1.72	2.12	22.97%	0.00
MIDDLE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

AREAS OF RIPARIAN VEGETATION ESTABLISHMENT FOR MITIGATION 1.70 ACRES.

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. 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.

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)
OUTER ZONE	10.52	0.93	2.24	3.17	30.13%	0.00
MIDDLE ZONE	9.61	0.00	0.00	0	0.00%	0.00
STREAMSIDE ZONE	9.76	0.19	0.00	0.19	1.95%	0.76



OVERALL STREAM BUFFER PLAN REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT		REVISIONS
REV. NO.	DATE	REVISION DESCRIPTION PER CITY COMMENTS
1	11-03-23	
EAST CAMPUS		
KANSAS CITY, MISSOURI		2023
N		
drawn by: OM checked by: JH approved by: ENG OA/CC by: HNTB Project no.: 02206947 drawing no.: C_SBP01_02206947 date: 09-15-23	0' 100' 200' 400' SCALE IN FEET	
SHEET C106		



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

A horizontal scale bar divided into three segments. The first segment is 75' long. The second segment is 150' long. The third segment is 300' long. The total length of the scale bar is 300 feet.

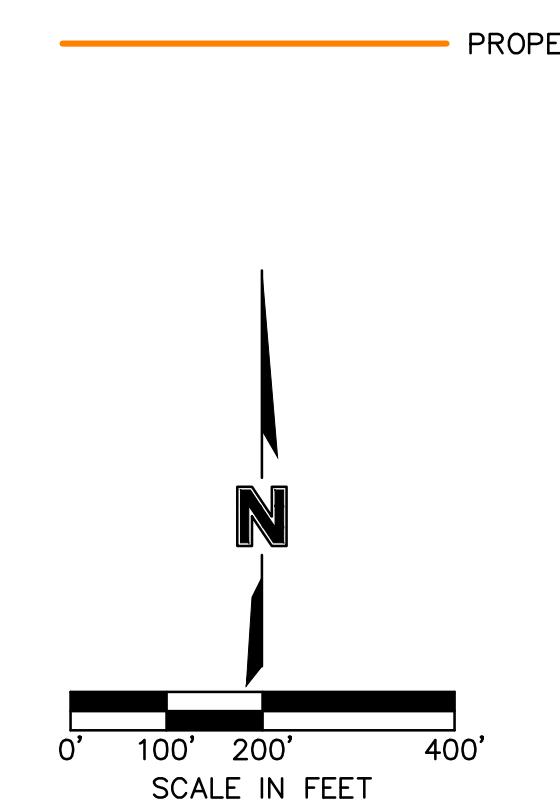
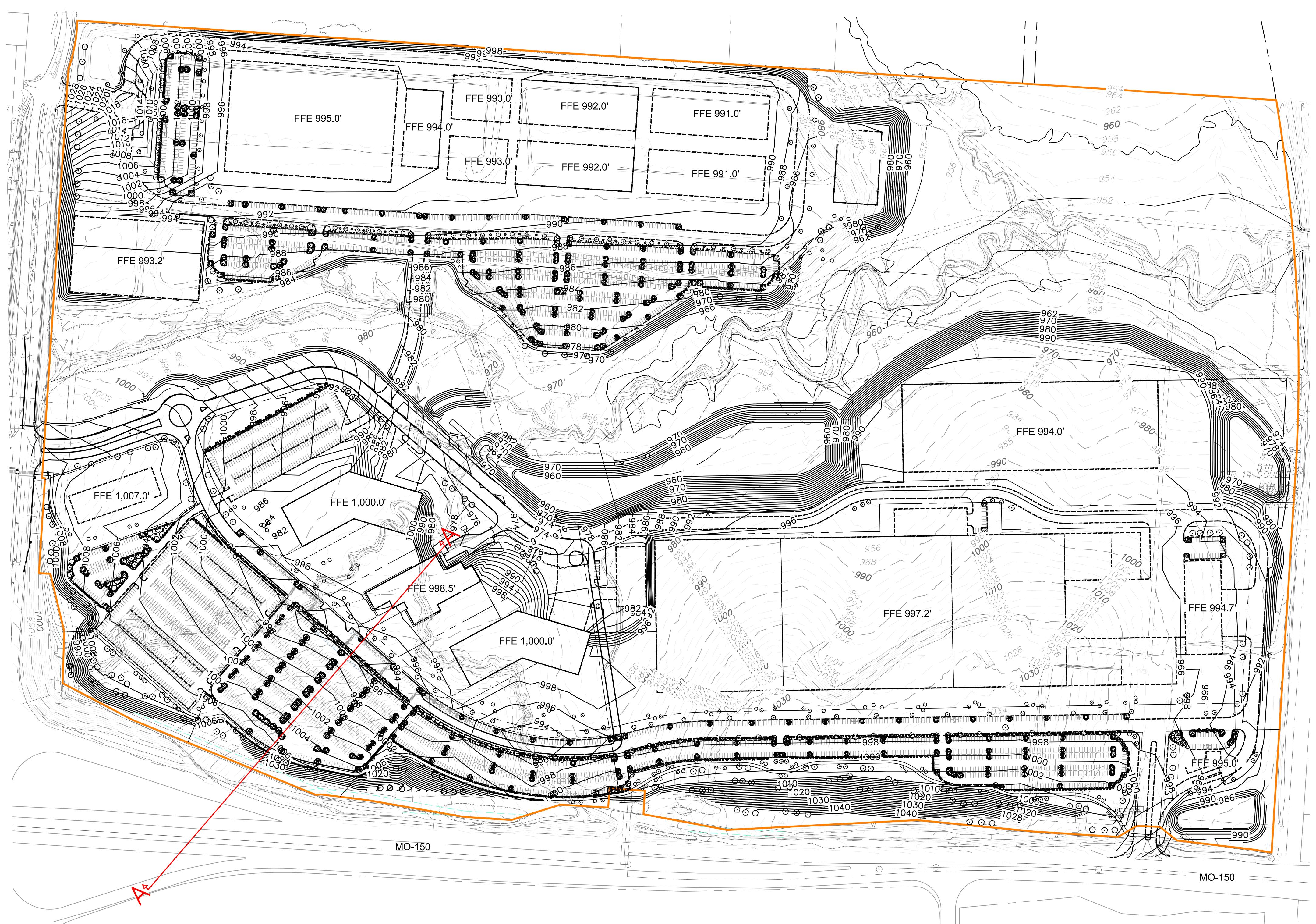
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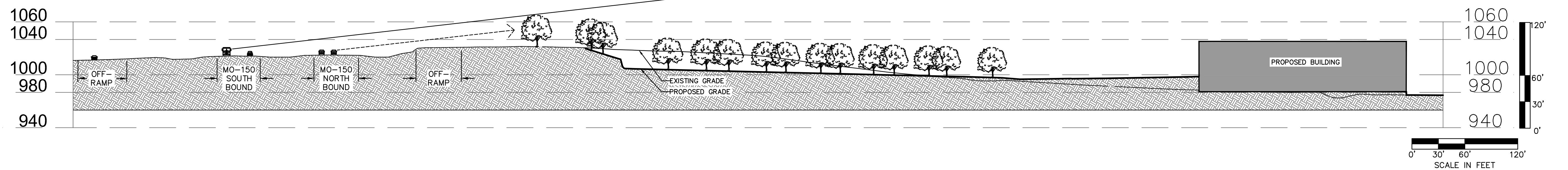
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www.olsonn.com

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DATE: Nov 03, 2023 8:41am XREFS: C_XBASE_02206947 C_PBUF_02206947
USER: qmuhammad C_PBASE_02206947
C_PTBBLK_02206947



PROPERTY BOUNDARIES

SECTION VIEW A-A



olsson

6407 W Chandler Blvd
 Chandler, AZ 85226

TEL 480.829.6000

www.olsson.com

MO HWY 150 CROSS SECTION
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

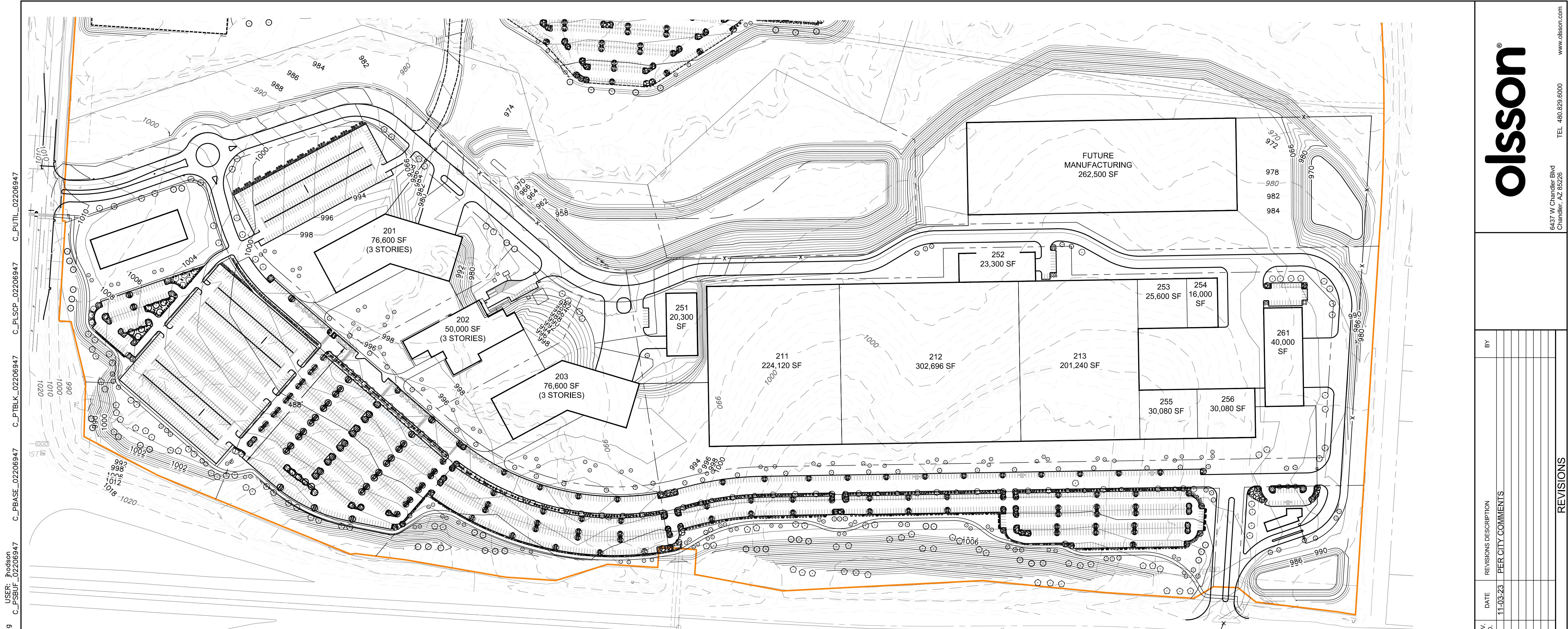
KANSAS CITY, MISSOURI

EAST CAMPUS

2023

drawn by: OM
 checked by: JH
 approved by: ENG
 OA/CC by: HNTB
 project no.: 02206947
 drawing no.: C_SECT_02206947
 date: 09-15-23

SHEET
 C109



PHASE 1 (SOUTH) PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	62	ACER GRISSEUM	PAPERBARK MAPLE	2' CAL	B&B	
	AA	67	ACER X FREEMANII JEFFERSONII	AUTUMN BLAZE® FREEMAN MAPLE	2' CAL	B&B	
	CC	85	CERCIS CANADENSIS	EASTERN REDBUD	2' CAL		
	QB	52	QUERCUS BICOLOR	SWAMP WHITE OAK	2' CAL		
	SI	58	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2' CAL		
	ZS	81	ZELKOVA SERRATA	JAPANESE ZELKOVA	2' CAL	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	JS	168	JUNIPERUS CHINENSIS SPARTAN	SPARTAN JUNIPER	5' TO 6' HT.		
	PC	61	PICEA PUNGENS	COLORADO SPRUCE	2' CAL		
	PS	36	PINUS STROBUS	WHITE PINE	2' CAL		4'-5'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.
	BG	345	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL		
	BG2	324	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL		
	CA	134	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL		
	CR	111	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	10 GAL		
	JF	202	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		
	RG	294	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		
	SB	197	SIBERIA LAEVIGATA	SIBERIAN SPIREA	3 GAL		
	TD	452	TAXUS X 'MEDIA DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL		

PHASE 1 (SOUTH) LANDSCAPE CALCULATIONS

REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	PHASE 1 (SOUTH) LANDSCAPE CALCULATIONS			
				(1) STREET TREES FOR VEHICULAR USE	(2) VEHICULAR USE PERIMETER LANDSCAPING	(3) PROVIDED VEHICULAR USE SCREENING SHRUBS	(4) GFNFRAL LANDSCAPING TREES
QUANTITIES	1,393,502	1,959	4,730	REQUIRED:	158	10' WIDE BUFFER	CONTINUOUS SCREEN
				PROVIDED:	158	10' + WIDE BUFFER	CONTINUOUS SCREEN

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES

LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

NOTES: ALL MECHANICAL EQUIPMENT AND TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL, PER LANDSCAPING CODE SECTION 82-425-08, AND SHALL BE SUBMITTED ON PROJECT PLAN FOR DEVELOPMENT OF INDIVIDUAL LOTS.

(1) VEHICULAR USE ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTRAGE.

(2) VEHICULAR USE 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.

LANDSCAPE REQUIREMENTS DESCRIPTIONS

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(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:

1. ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUNDCOVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.

2. 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.

3. COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

4. 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.

5. QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUNDCOVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.

6. 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.

7. 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.

8. ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.

9. 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.

10. 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.

11. 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.

12. LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.

13. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

14. 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.

15. 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.

16. LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.

17. 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
PH	PROPOSED FIRE HYDRANT
EWL	EXISTING WATER LINE
EGL	EXISTING GAS LINE
EPL	EXISTING POWER LINE

LANDSCAPE PLAN (PHASE 1)
LANDSCAPE DEVELOPMENT PLAN & PRELIMINARY PLAT
EAST CAMPUS

KANSAS CITY, MISSOURI
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
EAST CAMPUS

drawn by: OM
checked by: JH
approved by: ENG
OA/CC by: HNTB
project no.: 022-0847
drawing no.: C_LSC01 022-0847
date: 09-15-23

0' 75' 150' 300'
SCALE IN FEET

SHEET
L100

PHASE 2 (NORTH) PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	51	ACER GRISSEUM	PAPERBARK MAPLE	2' CAL	B&B	
	AA	46	ACER X FREEMANII JEFFERSRED	AUTUMN BLAZE® FREEMAN MAPLE	2' CAL	B&B	
	CC	65	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 STROBOS	WHITE PINE	2' CAL		4'-6"

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	SIBERIA LAEVIGATA	SIBERIAN SPIREA	3 GAL		
TD	307	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL		

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) VEHICULAR USE

FRONTING PUBLIC

STREET R/W (LF)

(2) VEHICULAR USE

PERIMETER LANDSCAPING

ADJACENT TO PUBLIC

STREET

(3A) PARKING LOT

INTERIOR

(3B) PARKING LOT

LANDSCAPED AREA (SF)

(3C) PARKING LOT

INTERIOR TREES

(4) GENERAL

LANDSCAPING TREES

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES

LF

REQUIRED

EXISTING

PROVIDED

N/A

