



11827 W. 112th Street, Suite 200  
Overland Park, KS 66210  
913.333.7777  
MKEC Project No. 20260023  
Engineering No. 2007009364  
Landscape No. 2008022138  
Surveying No. 2008022138



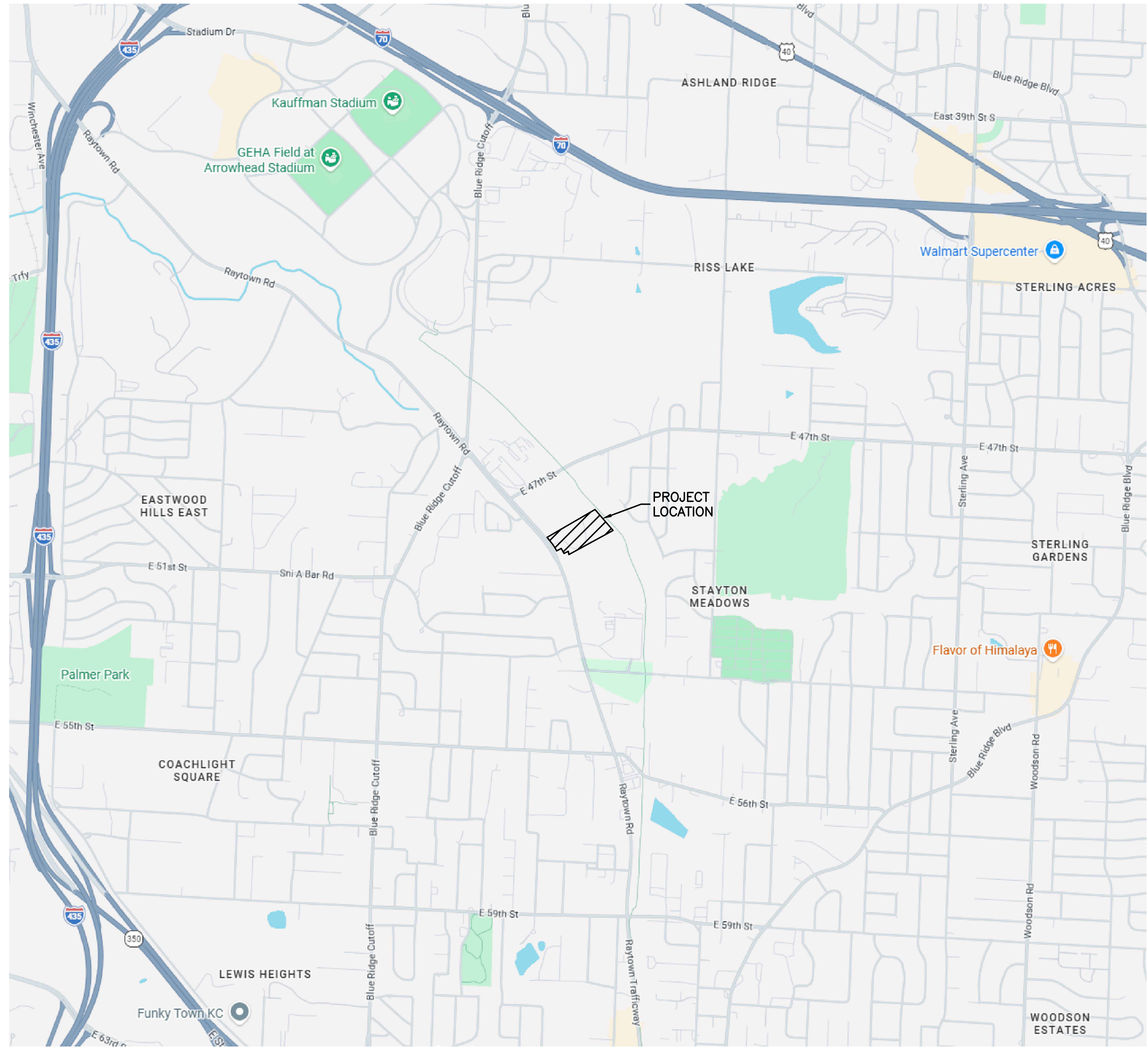
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# DEVELOPMENT PLANS FOR VS SERVICES - WAREHOUSE

KANSAS CITY, MO 64133  
S29-T49N-R32W

## LEGEND

- TREE AND DIAMETER
- TREE AND DIAMETER
- TREE STUMP AND DIAMETER
- SIGN
- BUSH
- MAIL BOX
- POLE
- GATE
- POST / BOLLARD
- FLAG POLE
- FENCE
- EDGE OF TREES
- TELEPHONE RISER
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- CABLE TV RISER
- FIBER OPTICS INDICATOR SIGN
- UNDERGROUND CABLE TV LINE
- UNDERGROUND FIBER OPTIC CABLE
- POWER POLE AND DEADMAN
- LIGHT POLE
- ELECTRIC TRANSFORMER
- SCHOOL ZONE SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS METER
- GAS VALVE
- GAS LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER LINE
- INLET
- STORM WATER MANHOLE
- ROOF DRAIN
- GRATE INLET
- EXISTING STORM SEWER PIPE
- ROOF DRAIN LINE
- PERFORATE DRAIN PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONITORING WELL
- WATER METER VAULT
- WATER SPIGOT
- WATER LINE
- FIRE PROTECTION LINE
- IRRIGATION CONTROL VALVE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



LOCATION MAP  
SCALE: NTS

## OWNER INFORMATION

111  
S.COM

**City Plan Commission**  
Recommends Approval with Conditions

of Case No. CD-CPC-2026-00023 on 04-15-2026

*Sara Copeland*  
Sara Copeland, Mayor  
Secretary of the City Plan Commission

## CONTACT INFORMATION

CIVIL ENGINEER/SURVEYOR/LANDSCAPE  
MKEC ENGINEERING  
11827 W 112TH ST, SUITE 200  
OVERLAND PARK, KS 66210  
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COLLINS & WEBB  
3078 SW MARKET ST  
LEE'S SUMMIT, MO 64063  
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816-249-2270

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Sheet List Table	
Sheet Number	Sheet Title
G100	COVER SHEET
C100	OVERALL SITE PLAN
C101	EXISTING CONDITIONS PLAN
C102	SITE PLAN
C103	GRADING PLAN
C104	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES
A101	FLOOR PLAN - 1ST FLOOR
A102	REFLECTED CEILING PLAN AND DETAILS
A104	ROOF PLAN
A201	EXTERIOR ELEVATIONS
E001	SITE PLAN - ELECTRICAL PHOTOMETRIC PLAN AND CALCS

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	M1-5	M1-5	NO	
GROSS LAND AREA				
IN SQUARE FEET	424,556	424,556	NO	
IN ACRES	9.7	9.7	NO	
RIGHT-OF-WAY DEDICATION				
IN SQUARE FEET	0	0	NO	
IN ACRES	0	0	NO	
NET LAND AREA				
IN SQUARE FEET	424,556	424,556	NO	
IN ACRES	9.7	9.7	NO	
PROP. BUILDING AREA (SQ. FT.)	-	12,000		
TOTAL BUILDING AREA (SQ. FT.)	0	12,000	NO	
FLOOR AREA RATIO	0.000	0.028	NO	
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS	0	0		
DETACHED HOUSE	0	0		
ZERO LOT LINE HOUSE	0	0		
COTTAGE HOUSE	0	0		
SEMI-ATTACHED HOUSE	0	0		
TOWNHOUSE	0	0		
TWO-UNIT HOUSE	0	0		
MULTI-UNIT HOUSE	0	0		
COLONNADE	0	0		
MULTIPLEX	0	0		
MULTI-UNIT BUILDING	0	0		
TOTAL LOTS	1	1		
RESIDENTIAL	0	0		
PUBLIC/CIVIC	0	0		
COMMERCIAL	0	0		
INDUSTRIAL	1	1		
OTHER	0	0		

## LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 49, RANGE 32 (BEING A PORTION OF TRACT 15 OF THE COMMISSIONERS PLAT OF THE PENDELTON LANDS, ALSO KNOWN AS "PLAT OF PENDELTON LANDS") IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SEVEN HUNDRED AND FOUR AND 23/100 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 49, RANGE 32, SAID POINT BEING ON THE WEST LINE OF THE RIGHT-OF-WAY OF THE KANSAS CITY ROCK ISLAND RAILWAY COMPANY; THENCE IN SOUTHEASTERLY DIRECTION WITH SAID RIGHT-OF-WAY OF SAID RAILWAY COMPANY FOUR HUNDRED AND NINETY ONE AND 25/100 FEET; THENCE SOUTH 57 DEGREES 37 MINUTES WEST ONE THOUSAND EIGHTY-SEVEN AND 3/10 FEET; THENCE NORTH 40 DEGREES 45 MINUTES WEST TWO HUNDRED FIFTY-FOUR AND 5/10 FEET; THENCE NORTH 48 DEGREES 30 MINUTES WEST TWO HUNDRED THIRTY EIGHT AND 2/10 FEET; THENCE NORTH 57 DEGREES 37 MINUTES EAST ONE THOUSAND EIGHTY NINE AND 5/10 FEET TO PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING:

- (1) THAT PART CONVEYED BY DEED RECORDED SEPTEMBER 28, 1929 AS DOCUMENT NO. 270232 IN BOOK 533 AT PAGE 374 TO JAMES E. FUNKHOUSER AND ANNE L. FUNKHOUSER, HUSBAND AND WIFE.
- (2) THAT PART CONVEYED BY DEED RECORDED MAY 3, 1946 AS DOCUMENT NO. 514406 IN BOOK 765 AT PAGE 246 TO CHARLES L. PETERS AND ANNE F. PETERS, HUSBAND AND WIFE.
- (3) THAT PART PLATTED AS LOT 1, BOEHM FARM AS SHOWN ON PLAT RECORDED JUNE 19, 1950 AS DOCUMENT NO. 565418 IN PLAT BOOK 14 AT PAGE 19.
- (4) THAT PART TAKEN FOR RAYTOWN ROAD AND RELOCATED RAYTOWN ROAD BY THE DOCUMENT RECORDED OCTOBER 26, 1929 AS DOCUMENT NO. 271771 IN BOOK 555 AT PAGE 68 AND BY THE DOCUMENT RECORDED JANUARY 22, 1971 AS DOCUMENT NO. 1-77106 IN BOOK 1-232 AT PAGE 70.



**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2026-00023 on 04-15-2026  
*Sara Copeland*  
Sara Copeland, Mayor  
Secretary of the City Plan Commission

**VS SERVICES - WAREHOUSE**  
5019 RAYTOWN RD  
KANSAS CITY, MISSOURI 64133

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REVISION DATES:

JAMES D. RILEY, P.E. #201102780

PROFESSIONAL SEAL

**G100**  
ISSUE DATE: 23 FEBRUARY 2026  
COLLINS WEBB #: 26029

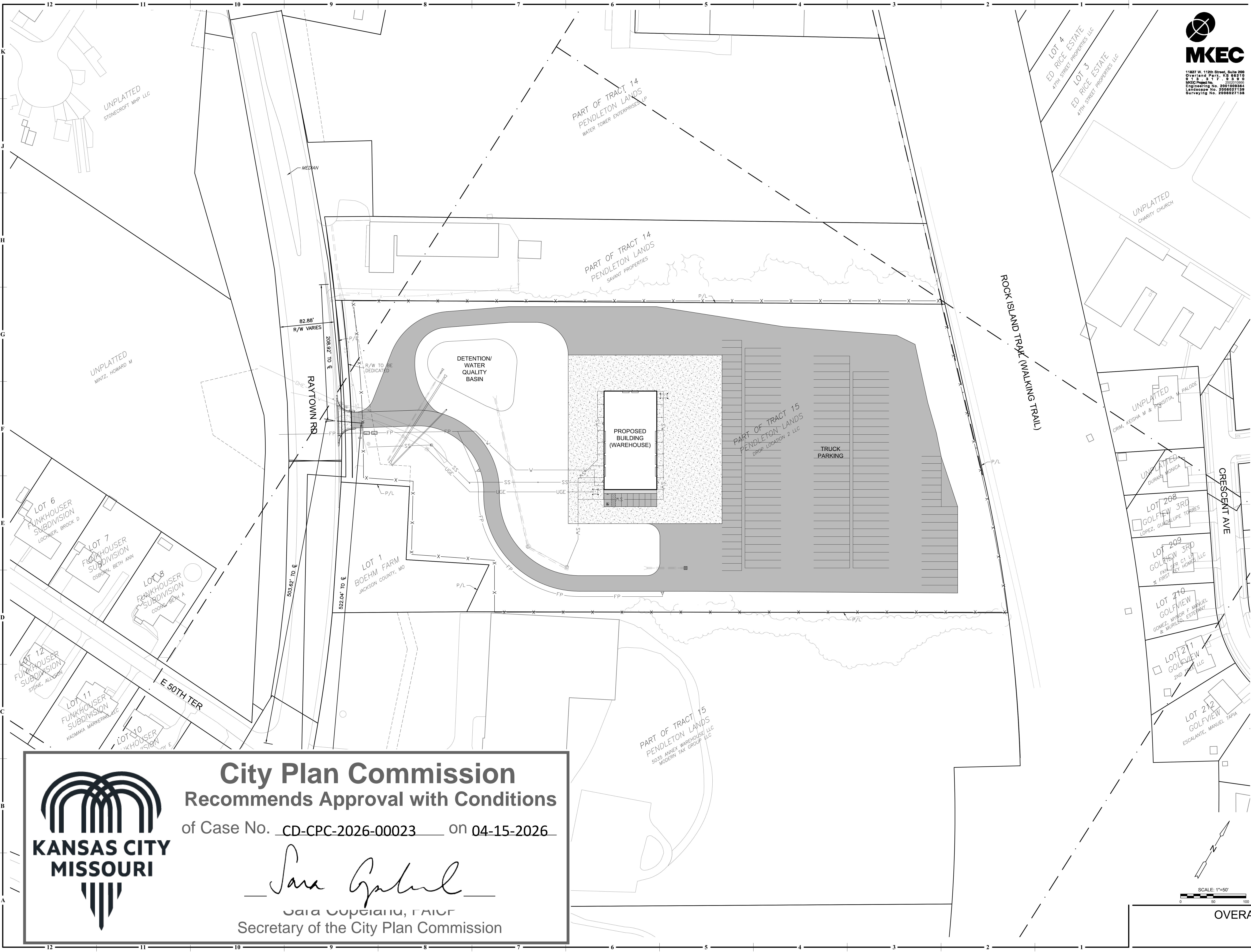
COVER SHEET

DEVELOPMENT PLAN SUBMITTAL

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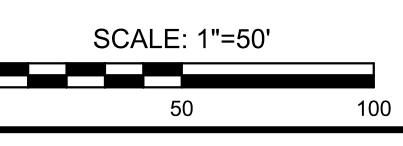
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PROFESSIONAL SEAL  
**C100**  
ISSUE DATE: 23 FEBRUARY 2026  
COLLINS WEBB # 28029



OVERALL SITE PLAN



**City Plan Commission**  
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*Sara Copeland*  
Sara Copeland, FAICP  
Secretary of the City Plan Commission



1127 W. 112th Street, Suite 200  
Overland Park, KS 66210  
913.533.7250  
MKEC Prof. No. 7-9390  
Engineering No. 2007029364  
Landmark No. 200822139  
Surveying No. 200822138



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DEVELOPMENT PLAN SUBMITTAL

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PROFESSIONAL SEAL

**C101**

ISSUE DATE: 23 FEBRUARY 2026  
COLLINS WEBB #: 28029

**CONTROL POINTS & BENCHMARKS**

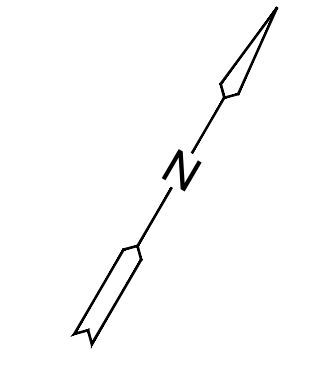
PT	NORTH	EAST	ELEV
CP/BM 100	1043444.699	2796752.166	836.92
+/- CUT IN TOP CENTER OF 2 LID CURB INLET, W SIDE RAYTOWN RD.			
CP/BM 101	1043393.642	2796856.509	839.37
+/- CUT IN TOP CURB, E SIDE RAYTOWN RD, +/- 110' SE OF ENTRANCE.			
CP/BM 102	1043664.533	2796629.666	836.06
+/- CUT IN S END OF MEDIAN ISLAND RAYTOWN RD, NW OF ENTRANCE.			
CP/BM 103	1044070.791	2797549.414	907.483
+/- CUT IN S SIDE OF CONCRETE PATHWAY, +/- 142 SE OF NW PROPERTY CORNER			

**DATUM:**  
THE HORIZONTAL DATUM IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, NAD83(2011), EPOCH:2010.0000, WEST ZONE AND BASED ON THE "US SURVEY FOOT" DEFINITION. COORDINATES SHOWN ARE STATE PLANE VALUES.

THE VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM, GEOID18.

**NOTE:**  
ALL CONTROL POINTS SHOWN HAVE ELEVATIONS ESTABLISHED USING STANDARD SURVEYING PROCEDURES AND CAN BE USED AS TEMPORARY BENCHMARKS. WHEN USING A CONTROL POINT AS A TEMPORARY BENCHMARK, IT IS RECOMMENDED THAT CROSS-CHECKS BE MADE TO OTHER CONTROL POINTS OR BENCHMARKS TO CONFIRM ELEVATIONS PRIOR TO USE.

SEE PLAN FOR LOCATIONS.



SCALE: 1"=30'



**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2026-00023 on 04-15-2026

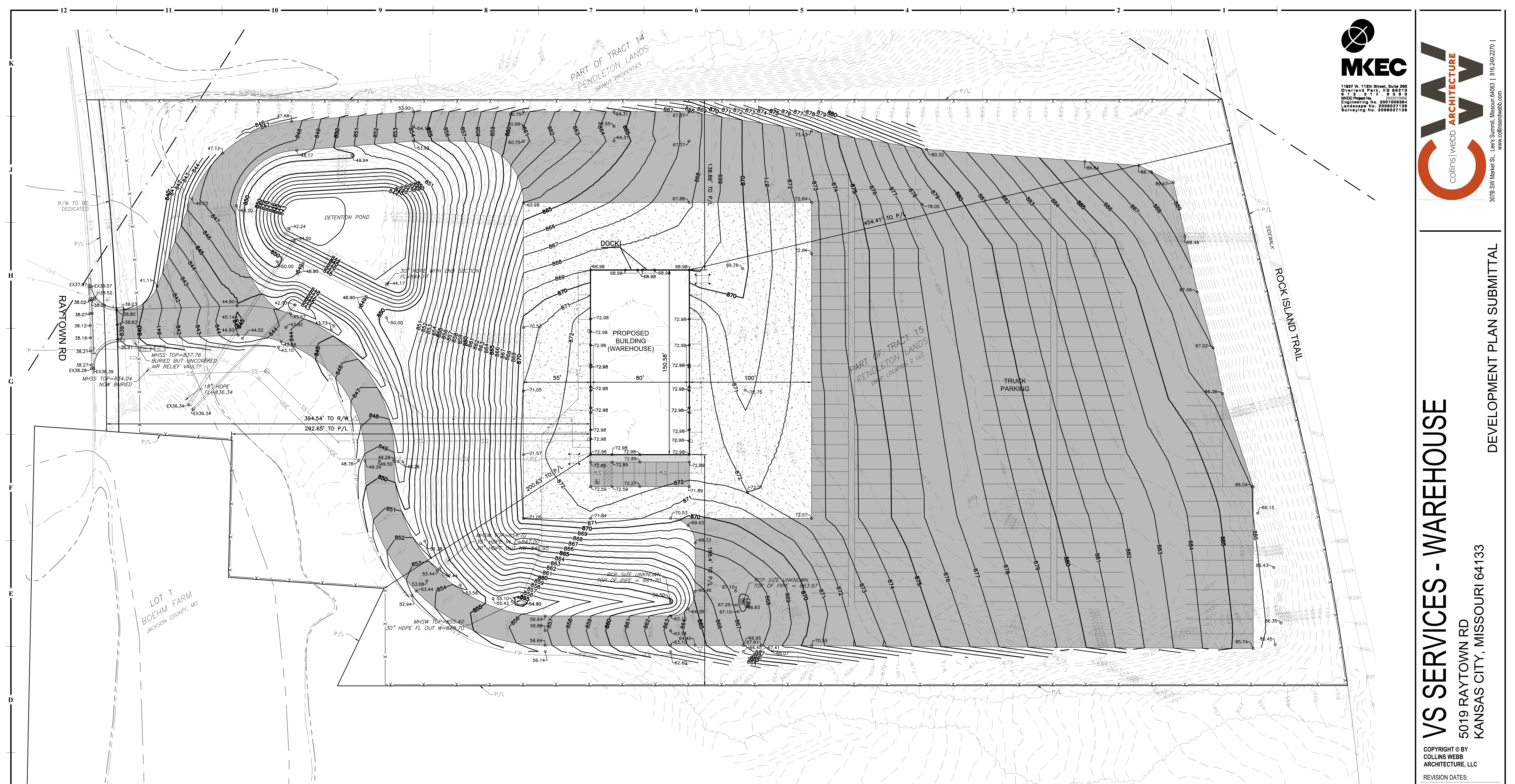
*Sara Cooperianu*  
Sara Cooperianu, FAICP  
Secretary of the City Plan Commission

**EXISTING CONDITIONS PLAN**

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**MKEC**  
 11227 W. 112th Street, Suite 200  
 Overland Park, KS 66210  
 P.O. Box 377990  
 MKEC Project No. 202100984  
 Engineering No. 200700984  
 Landmark No. 2008027138  
 Surveying No. 2008027138

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## City Plan Commission

### Recommends Approval with Conditions

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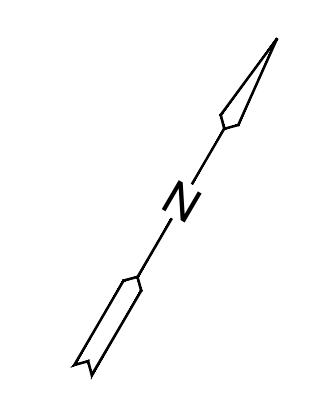
*Sara Cooper*  
 Sara Cooper, FAICP  
 Secretary of the City Plan Commission

**GRADING NOTES:**

1. SEE CIVIL GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL LIFT THICKNESS.
4. NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
5. IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
6. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPORT. LVC LAYER TO EXTEND A MINIMUM OF FIVE(5) FEET OUTSIDE OF THE BUILDING FOOTPRINT. LVC MATERIALS AND PREPARATION SHALL BE PER THE GEOTECHNICAL REPORT.
7. SEE EARTH WORK SPECIFICATIONS FOR COMPACTION & PROOF-ROLLING REQUIREMENTS.

**GRADING LEGEND**

— 100 —	— PROPOSED MAJOR CONTOUR
— 101 —	— PROPOSED MINOR CONTOUR
○ 00.00	— FINISH GRADE
○ EX00.00	— EXISTING ELEVATION
○ T000.00	— TOP OF WALL
○ B000.00	— FINISH GRADE AT BOTTOM OF WALL
○ S000.00	— TOP OF STEP
○ B500.00	— BOTTOM OF STEP
○ T000.00	— TOP OF CURB
○ F000.00	— FINISH GRADE



SCALE: 1"=30'

JAMES D. RAYLEY, P.E. #2011027880

PROFESSIONAL SEAL  
**C103**  
 ISSUE DATE: 23 FEBRUARY 2026  
 COLLINS WEBB # 28029

**GRADING PLAN**

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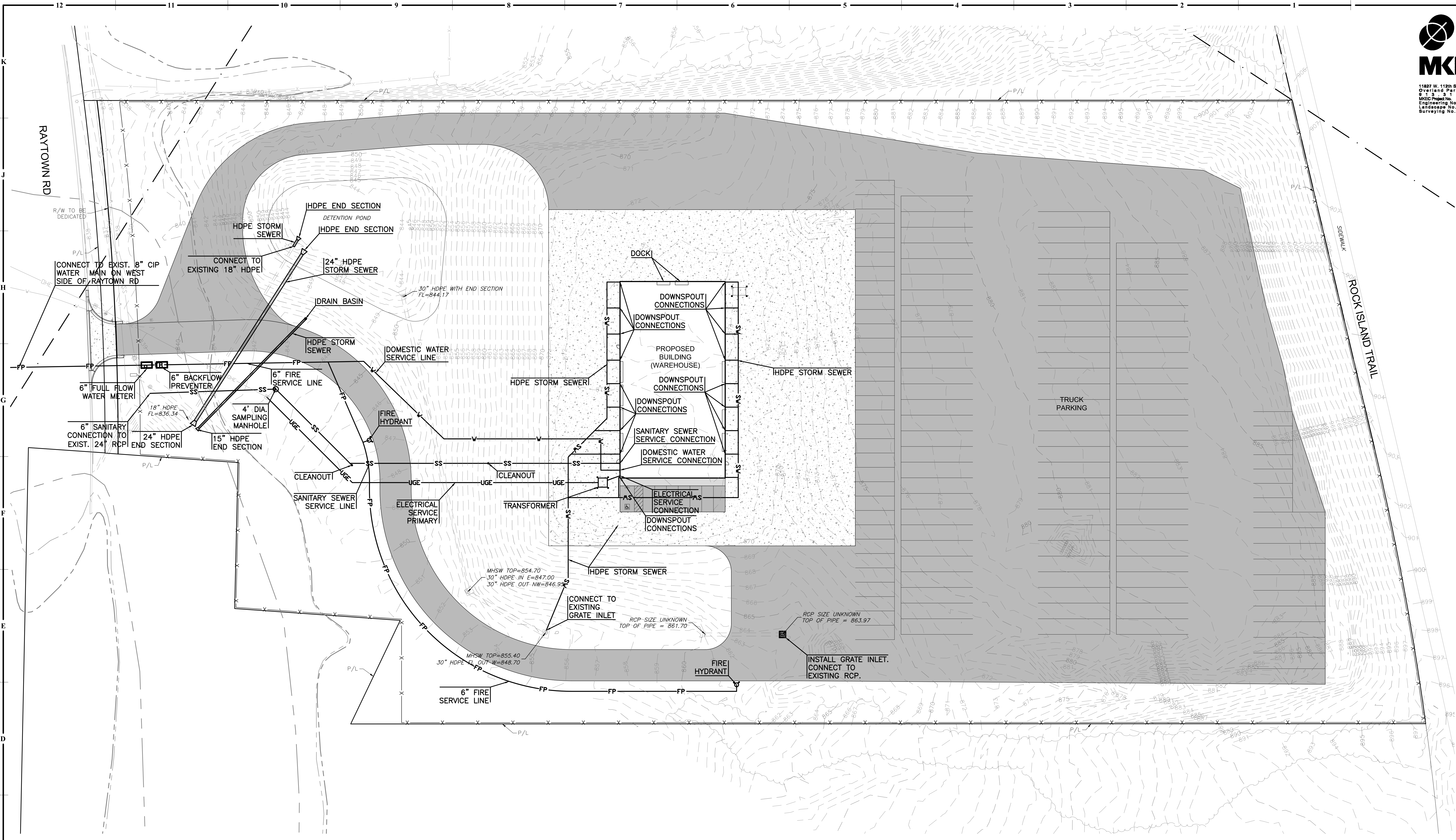
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MKEC Project No. 2026022138  
Engineering No. 200709364  
Landmark No. 200822138  
Surveying No. 200822138



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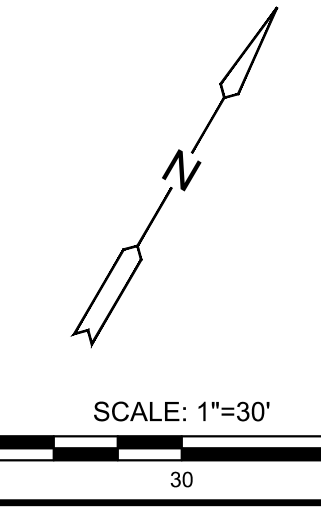
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### UTILITY NOTES:

- SEE CIVIL GENERAL NOTES SHEET FOR ADDITIONAL UTILITY NOTES.
- WATER LINES SHALL HAVE A MINIMUM OF 42" OF COVER TO TOP OF PIPE. WATER LINES SMALLER THAN 4" SHALL BE PVC-ASTM D2241, IPS CLASS 150 (SDR 26). WATER LINES 4" AND LARGER SHALL BE C900, DR18 PVC. FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON, AWWA C110. BOLTS SHALL COMPLY WITH AWWA C111.
- HDPE STORM PIPE SHALL BE CORRUGATED DUAL WALL HDPE WITH SMOOTH INTERIOR AND SOIL-TIGHT JOINTS. RCP STORM PIPE SHALL BE CLASS III, WALL B WITH GASKETED JOINTS CONFORMING TO ASTM C78. O-RING GASKETS SHALL CONFORM TO ASTM C361 AND ASTM C443.
- SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 26 PVC PIPE WITH BELL ENDS AND GASKETED JOINTS. GASKETS SHALL COMPLY WITH ASTM F477.
- ROOF DRAINS/DOWNSPOUTS SHALL BE CONNECTED TO STORM TRUNK LINE WITH PRE-MANUFACTURED WYE MATCHING PIPE MATERIAL AND JOINT TYPE. IN LIEU OF WYE, AN INSERTA-TEE CONNECTION CAN BE USED WITH HDPE PIPE.



## City Plan Commission

### Recommends Approval with Conditions

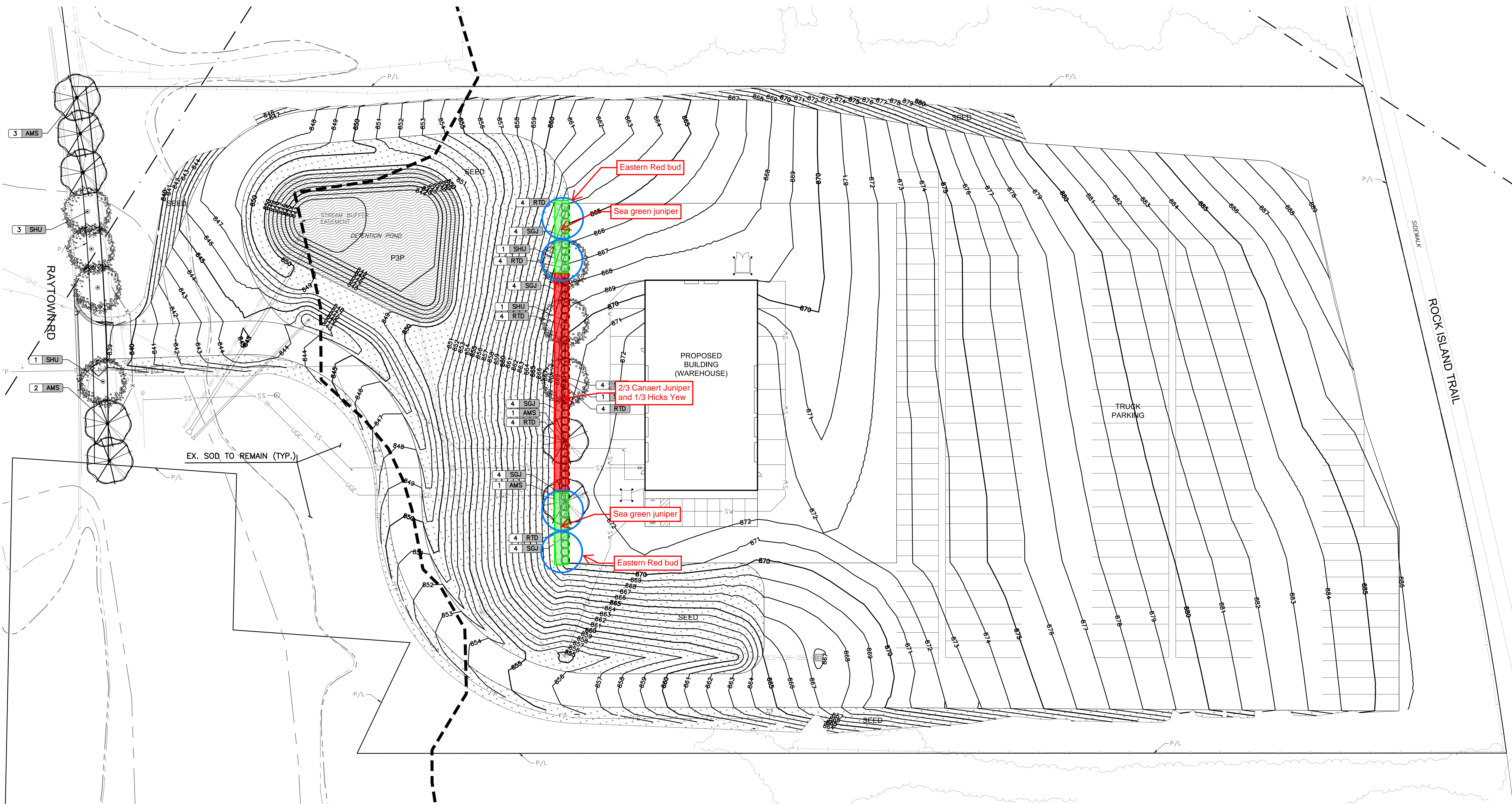
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Sara Copeland, FAICP  
Secretary of the City Plan Commission

JAMES D. RAYLEY, P.E. #201102780

PROFESSIONAL SEAL  
**C104**  
ISSUE DATE: 23 FEBRUARY 2026  
COLLINS WEBB # 26029  
UTILITY PLAN

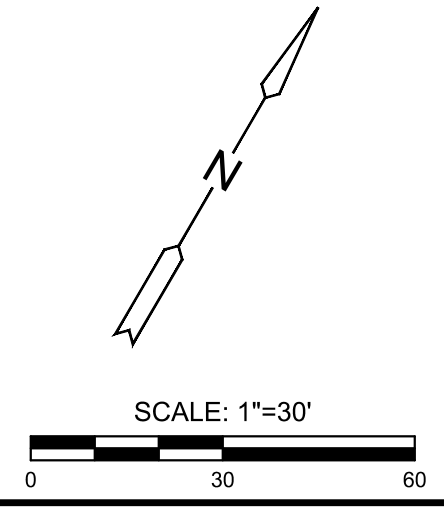
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**City Plan Commission**  
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*Sara Copeland*  
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 Secretary of the City Plan Commission

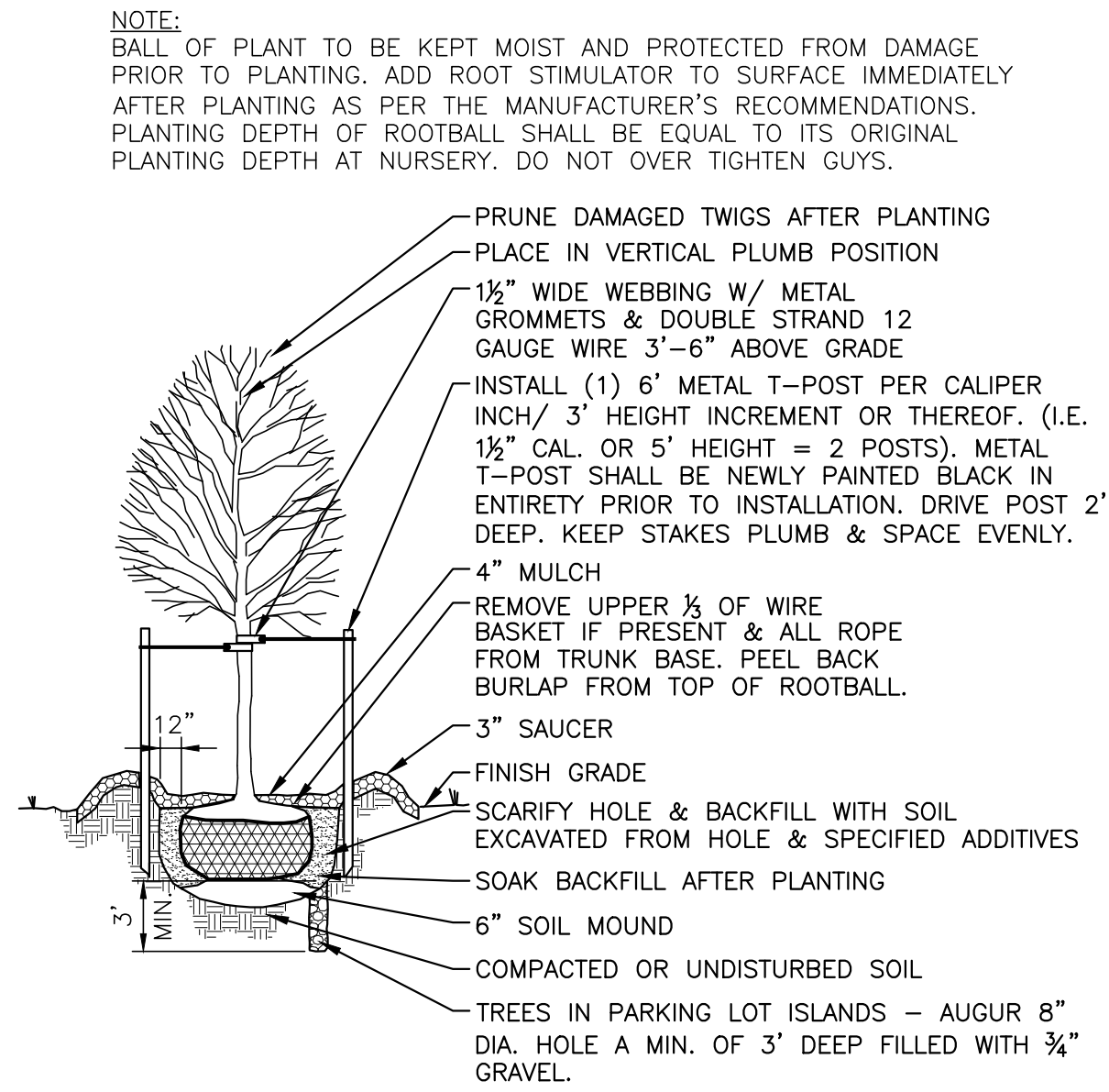
PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT
<b>TREES</b>					
	AMS	7	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	FG B&B
	SHU	7	SHUMARD OAK	QUERCUS SHUMARDII	FG B&B
<b>SHRUBS</b>					
	RTD	24	RED TWIG DOGWOOD	CORNUS SERICEA	3 GAL.
	SGJ	24	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.
<b>GROUND COVERS</b>					
	P3P	11,123 SF	PRAIRIE 3 PLUS	PRAIRIE SEED	SEED
	SEED	71,643 SF	FESCUE SEDGE	CAREX FESTUCACEA	SEED



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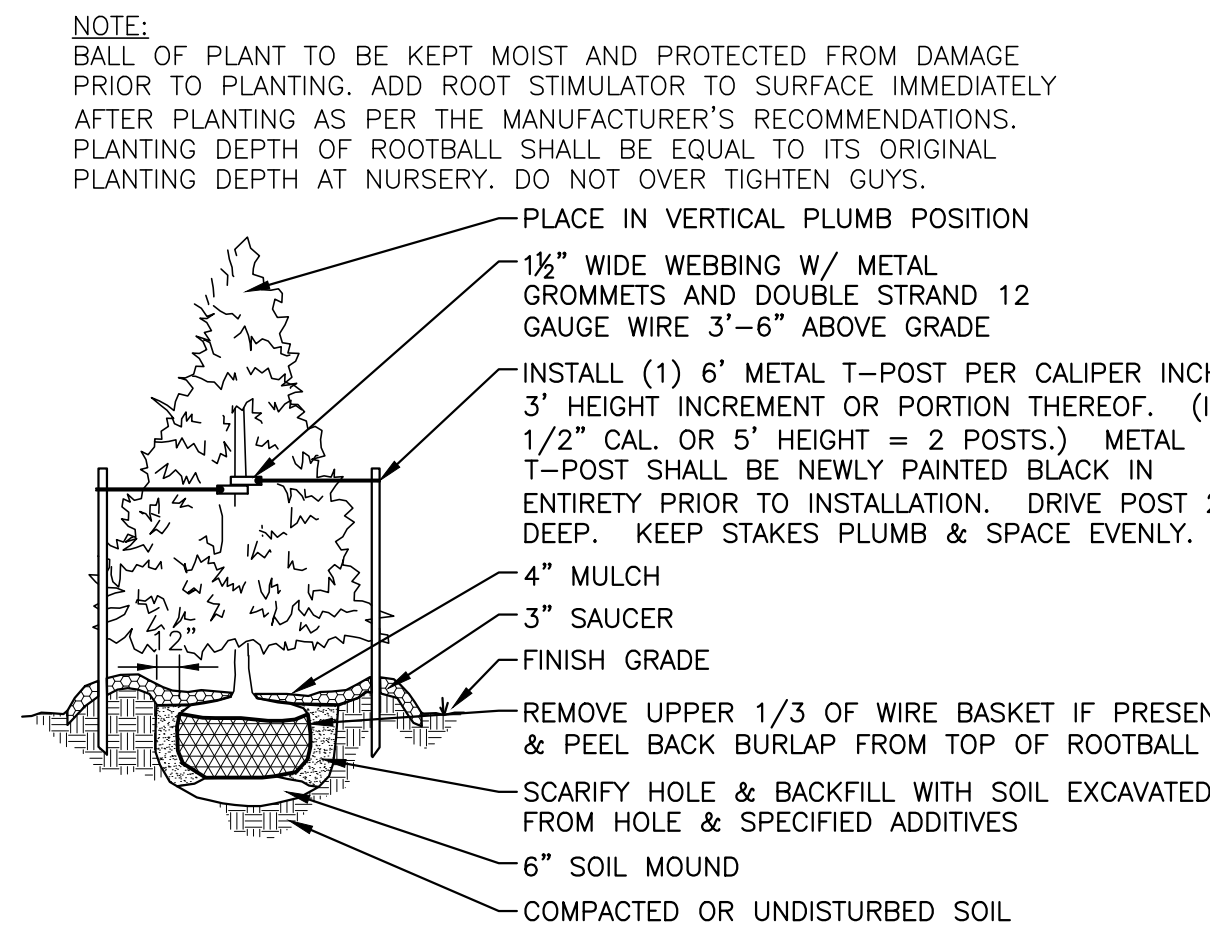
**GENERAL LANDSCAPE NOTES:**

- THE LANDSCAPE CONTRACTOR SHOULD READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. IF A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON PLANS AND WITHIN THE PLANT SCHEDULE EXIST THE PLANS QUANTITIES SHALL BE USED. PLANT SCHEDULE QUANTITIES FOR INFORMATION ONLY.
- ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE OWNER AND / OR MKEC LANDSCAPE ARCHITECT AT 913-317-9390.
- THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL (EXCEPT SHADE TREES) IS DELINEATED AT MATURE SIZE OF PLANT MATERIAL. SHADE TREES ARE DELINEATED AT 85% OF ACTUAL MATURE SIZE.
- ALL PLANT MATERIALS MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1996) PER THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO DIGGING.
- AREAS DISTURBED AREAS SHALL BE "FESCUE TURF" ARE TO RECEIVE SOD AS FOLLOWS:  
SOD: FESCUE TURF.  
FERTILIZER: HAVE SOIL TESTED TO OBTAIN RECOMMENDED SOIL AMENDMENTS FOR THE GRASSES LISTED. REPORT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL. BEFORE ANY APPLICATION OF FERTILIZER IS MADE.
- CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1ST TO JUNE 1ST, OR THE FALL PLANTING SEASON, SEPTEMBER 30TH UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15TH TO OCTOBER 1ST. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
- ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS RECOMMENDATIONS.
- THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4" DOUBLE-GROUND OAK MULCH (COLOR DIED); COLOR TO BE "JAVA GROWN". WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 4" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS 1/2" BELOW THE HARDSCAPE SURFACE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER AS DIRECTED.
- MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- LANDSCAPE EDGING: ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL BE EDGED WITH BLACK STEEL EDGING.
- ALL SLOPES THAT EXCEED A 3:1 GRADE SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET - NORTH AMERICAN GREEN S150. INSTALL AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- ALL PLANTING BEDS SHALL BE OVER EXCAVATED TO A DEPTH OF 2'. ALL AREAS DENOTED WITH SOD (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 3" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURED AND THE VIRGIN GRADE YET EXIST, THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT.
- TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY. FOLLOWING GRADING OPERATIONS THE FINAL 6" LIFT SHALL BE HIGH QUALITY TOPSOIL. SOIL SHALL BE OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER AND / OR MKEC LANDSCAPE ARCHITECT. ANY SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED AND IMMEDIATELY REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
- IN THE CONDITION WHERE THE PLANT MATERIAL HAS BEEN SUPPLIED BY THE OWNER THROUGH A PLANT PROCUREMENT PROGRAM WITH A MYKE PRO 2 YEAR WARRANTY, THE LANDSCAPE CONTRACTOR'S WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER THE SUBSTANTIAL COMPLETION AND FINAL PUNCH-LIST APPROVAL BY LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH TOPSOIL; TOPSOIL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A TEMPORARY IRRIGATION SYSTEM.
- THE PLANTING SOIL MIX SHALL BE APPROVED BY THE LANDSCAPE CONTRACTOR PRIOR TO ANY BACKFILLING.
- THE TYPICAL PLANTING SOIL MIX FOR ALL PLANTING BEDS (SHRUBS, ORNAMENTAL GRASS AND PERENNIAL BED AREAS) SHALL CONSIST OF THE FOLLOWING MAKE-UP UNLESS OTHERWISE INDICATED IN THESE PLANS:  
- 20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):  
• 2 PARTS HUMAS AND/OR PEAT  
• 1 PART STERILIZED COW MANURE  
• 1 PART SHREDDED PINE BARK (BARK PIECES BETWEEN 1/2" AND 1-1/2" IN LENGTH/DIAMETER).  
- COMMERCIAL FERTILIZER AS RECOMMENDED BY SOIL REPORT.  
- LIME AS RECOMMENDED BY SOIL REPORT.



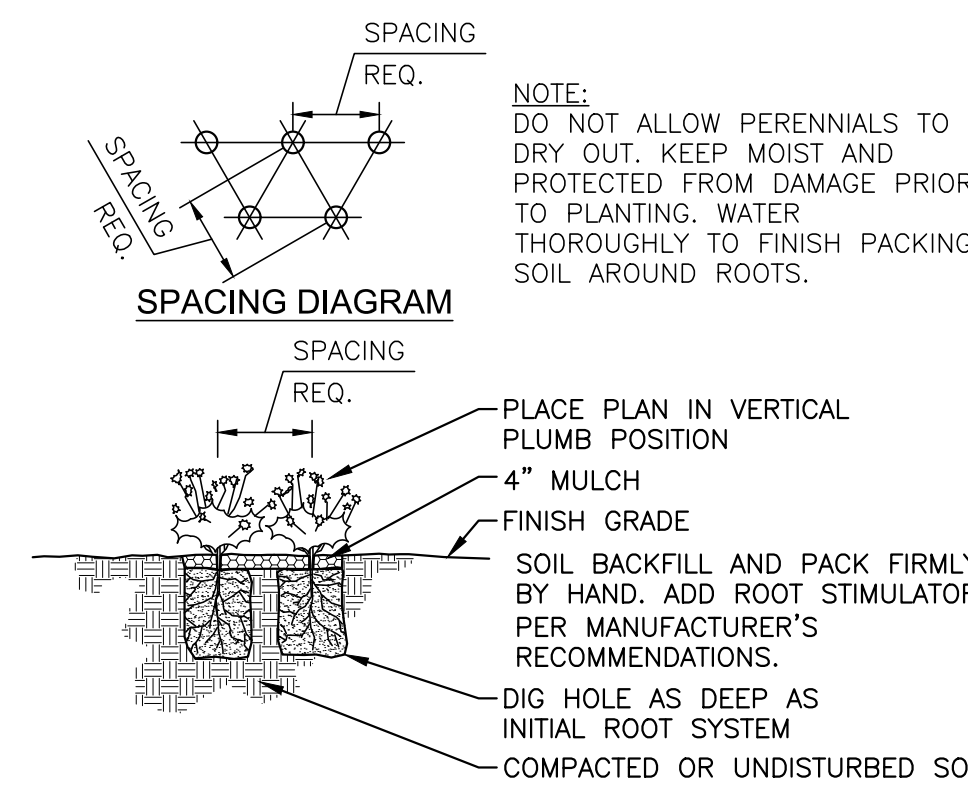
**DECIDUOUS TREE PLANTING**

SCALE: NTS



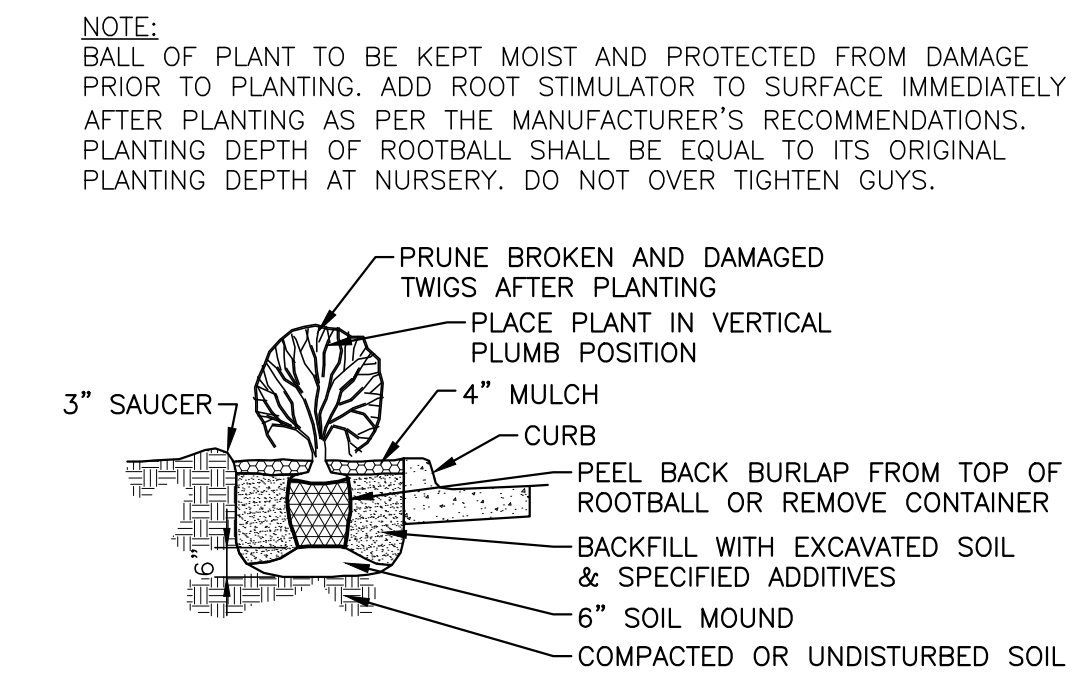
**EVERGREEN TREE PLANTING**

SCALE: NTS



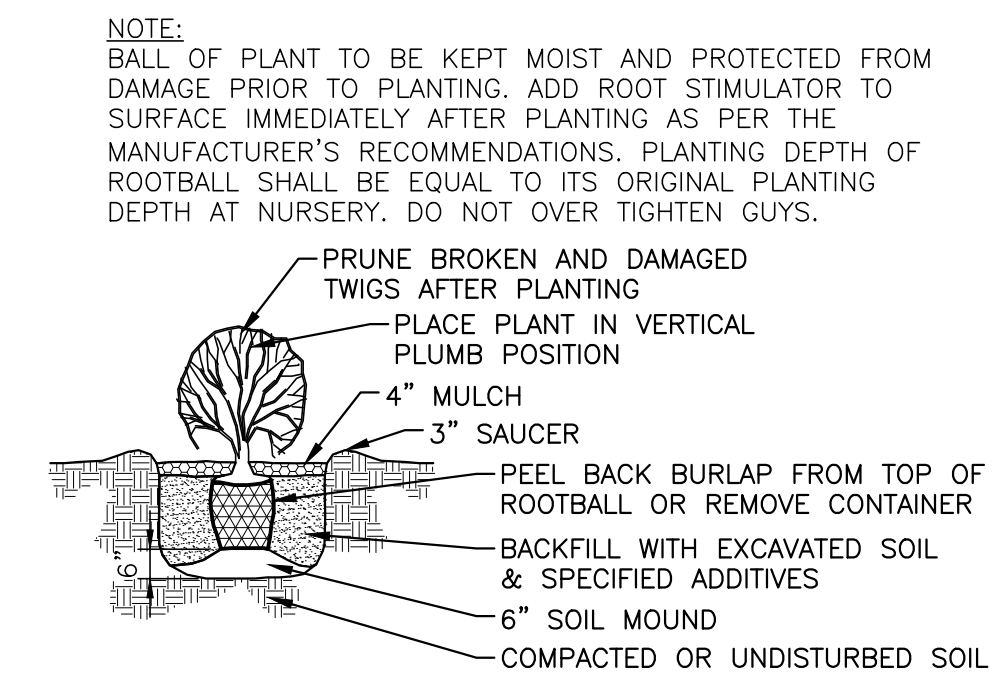
**PERENNIAL PLANTING**

SCALE: NTS



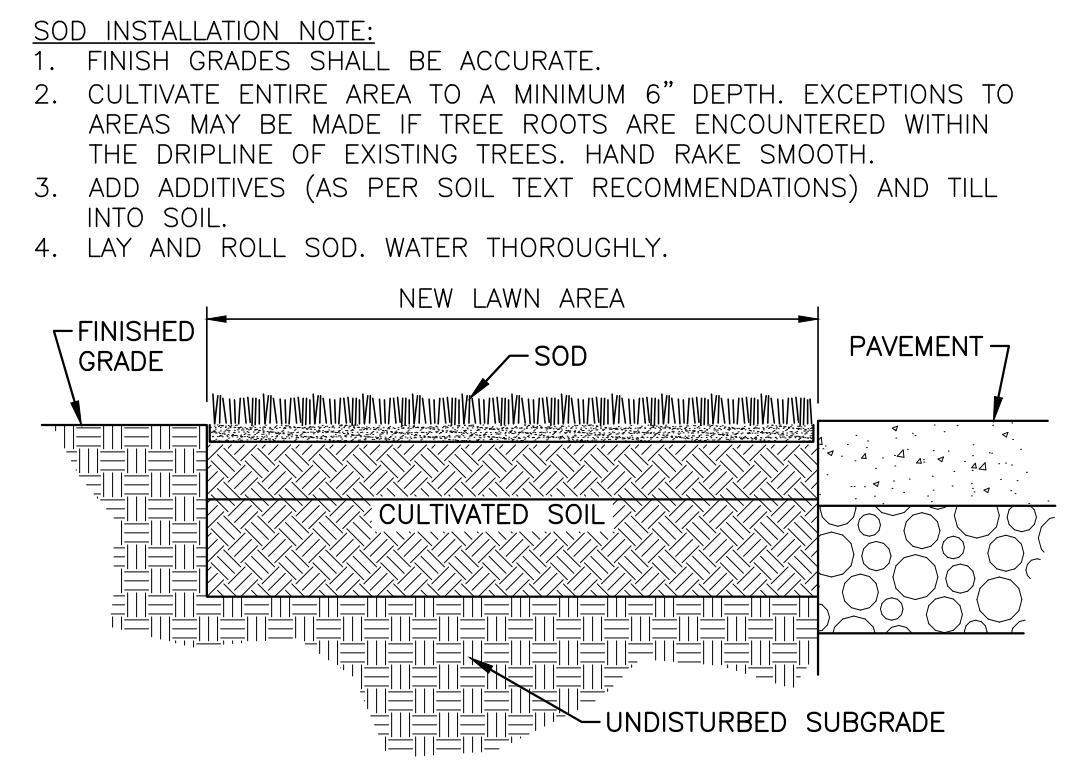
**SHRUB PLANTING ADJACENT TO CURB**

SCALE: NTS



**SHRUB PLANTING**

SCALE: NTS



**SOD INSTALLATION**

SCALE: NTS

**City Plan Commission**  
**Recommends Approval with Conditions**  
of Case No. CD-CPC-2026-00023 on 04-15-2026

*Sara Cooper*  
**Sara Cooper, FAICP**  
Secretary of the City Plan Commission



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BRIAN J HOCHSTEIN

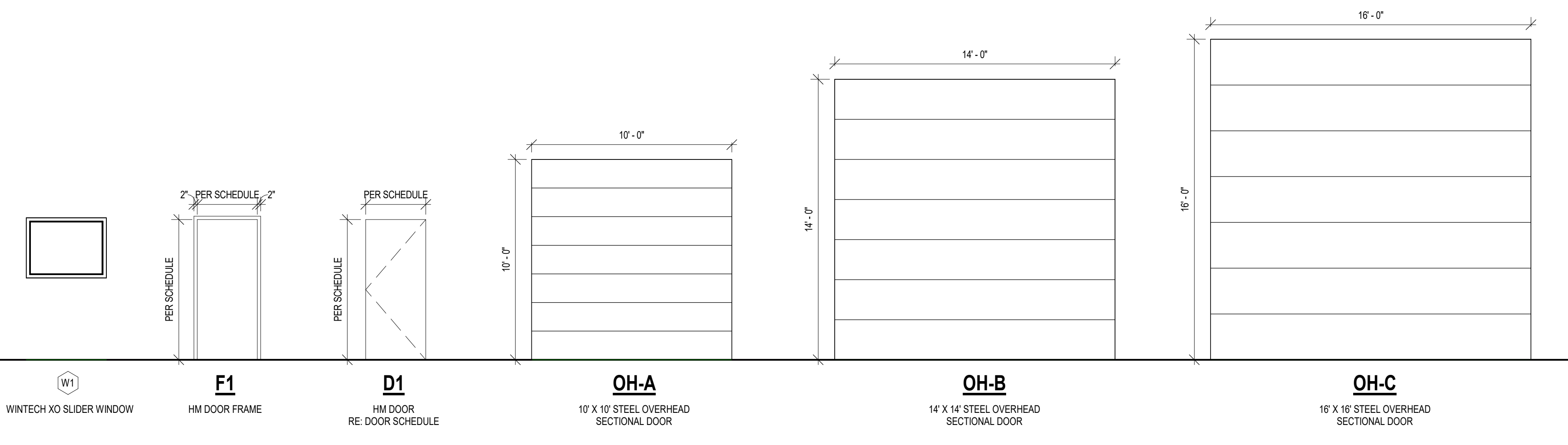
PROFESSIONAL SEAL

**L101**

ISSUE DATE: 23 FEBRUARY 2026  
COLLINS WEBB # 28029

LANDSCAPE NOTES

P:\PROJECTS\2025\2502010866\_VS\_5019 Raytown Road\00 CAD\SHS\05 Civil\KCMO Development Plans\250866\_L-101-DP.dwg 3/27/2026 5:07 PM

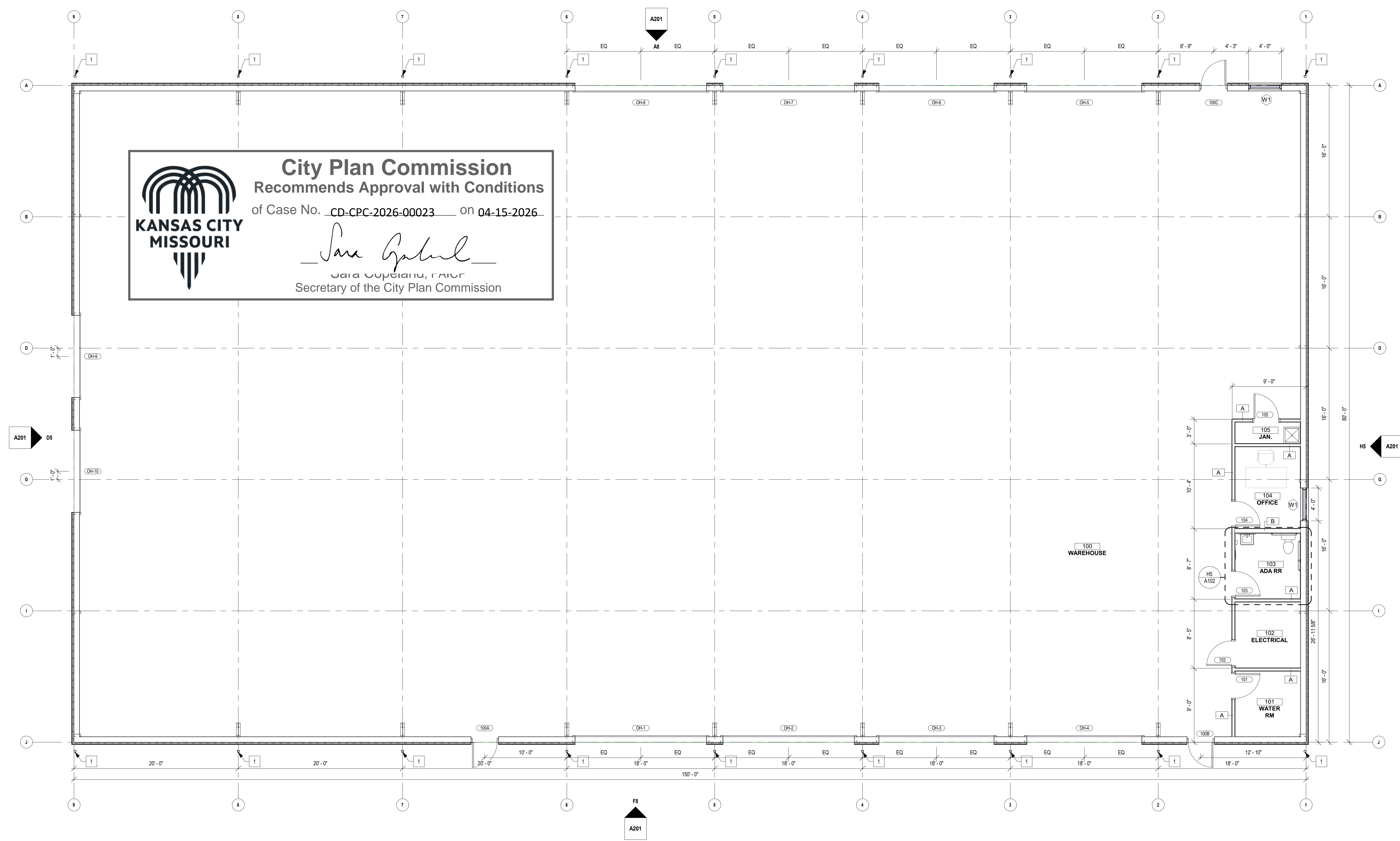


WINDOW, DOOR, AND FRAME TYPE ELEVATIONS

DOOR SCHEDULE										
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR MAT.	DOOR FINISH	FRAME TYPE	FRAME MAT.	FRAME FINISH	REMARKS
100A	WAREHOUSE	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1
100B	WAREHOUSE	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1
100C	WAREHOUSE	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1
101	WAREHOUSE	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1, 2
102	ELECTRICAL	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1, 2
103	ADA RR	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1, 2
104	OFFICE	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1, 2
105	JAN.	3'-0"	7'-0"	D1	HM	PT	F1	HM	PT	1, 2
OH-1	JAN.	16'-0"	16'-0"	OH-C	STL	PT	-	-	-	1
OH-2		16'-0"	16'-0"	OH-C	STL	PT	-	-	-	1
OH-3		14'-0"	14'-0"	OH-B	STL	PT	-	-	-	1
OH-4		14'-0"	14'-0"	OH-B	STL	PT	-	-	-	1
OH-5	WAREHOUSE	14'-0"	14'-0"	OH-B	STL	PT	-	-	-	1
OH-6		14'-0"	14'-0"	OH-B	STL	PT	-	-	-	1
OH-7		16'-0"	16'-0"	OH-C	STL	PT	-	-	-	1
OH-8		16'-0"	16'-0"	OH-C	STL	PT	-	-	-	1
OH-9	WAREHOUSE	10'-0"	10'-0"	OH-A	STL	PT	-	-	-	1
OH-10	WAREHOUSE	10'-0"	10'-0"	OH-A	STL	PT	-	-	-	1

**DOOR SCHEDULE REMARKS:**  
 1. PROTECT DOOR AND FRAME FROM DAMAGE THROUGHOUT CONSTRUCTION. ANY DAMAGE TO BE REPAIRED/REPLACED PER OWNER DISCRETION.  
 2. PROVIDE INSULATED HM DOOR

**NOTE:**  
 1. DOORS TO BE 1-3/4" THICK, UNLESS NOTED OTHERWISE ON DOOR SCHEDULE.



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*Sara Gabriel*  
 Sara Gabriel, Mayor  
 Secretary of the City Plan Commission

**GENERAL NOTES:  
DOOR SCHEDULE**

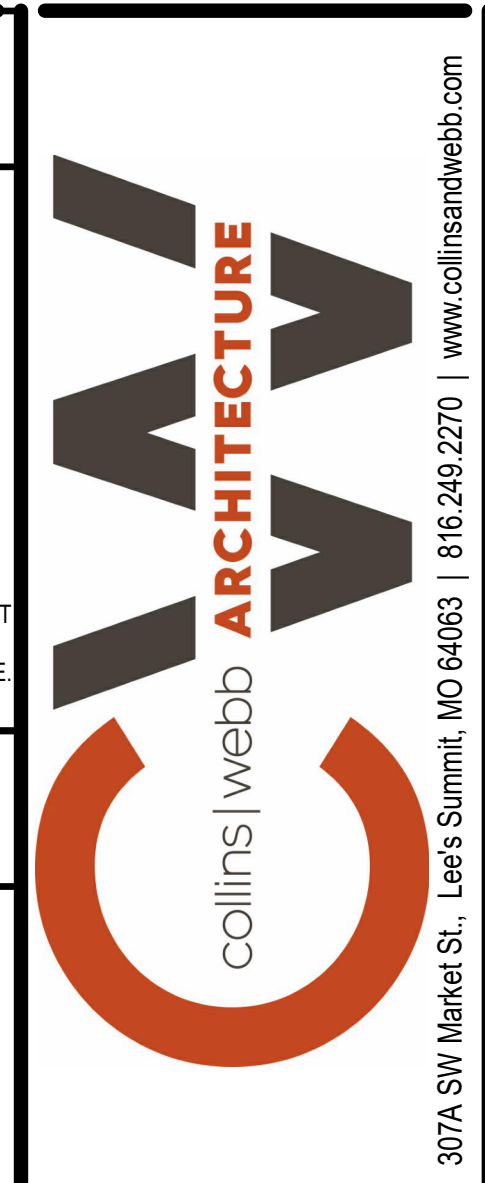
- HM REFERS TO HOLLOW METAL.
- AL REFERS TO ALUMINUM
- WD REFERS TO WOOD
- SCWD REFERS TO SOLID CORE WOOD
- ALL EXTERIOR ALUMINUM DOORS & FRAMES ARE TO BE FINISHED TO MATCH ADJACENT ALUMINUM WINDOW FRAME, U.N.O.
- FOR FINISH COLOR DESIGNATION FOR INTERIOR DOOR AND FRAMES, REFER TO FINISH LEGEND.
- REFER TO SPECIFICATION FOR DOOR HARDWARE SET DESIGNATIONS.
- 2 HOUR FIRE BARRIED DOORS = 90 MINUTE RATING
- 1 HOUR FIRE BARRIED DOORS = 45 MINUTE RATING
- 1 HOUR SMOKE BARRIER = 20 MINUTE RATING
- PROTECT ALL DOORS & FRAMES FROM DAMAGE THROUGHOUT CONSTRUCTION PHASES.
- ALL EGRESS DOORS TO BE PROVIDED WITH PANIC HARDWARE

**GENERAL NOTES:  
FLOOR PLANS**

- SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
- ARCHITECTURAL ELEVATION 100'-0"
- DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
- NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL OR OTHER PROTRUDING OBJECTS.
- ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
- ALL WALLS TO BE PROVIDED WITH A LEVEL 4 FINISH UNLESS NOTED OTHERWISE.
- RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
- STAIR ENCLOSURES: SHIRT WALLS, EXIT PASSAGEWAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRAX AND PROJECT SCOPING.
- MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.
- ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PLYWOOD.

**KEYED NOTES:  
FLOOR PLAN**

- 1 LOCATION FOR PRE-FINISHED DOWNSPOUT (FROM PEMB MFR)



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**A101**  
 ISSUE DATE: 23 FEBRUARY 2026  
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**FLOOR PLANS - 1ST FLOOR**

2/19/2026 3:28:31 PM

**A11 1ST FLOOR PLAN**  
 3/16" = 1'-0"

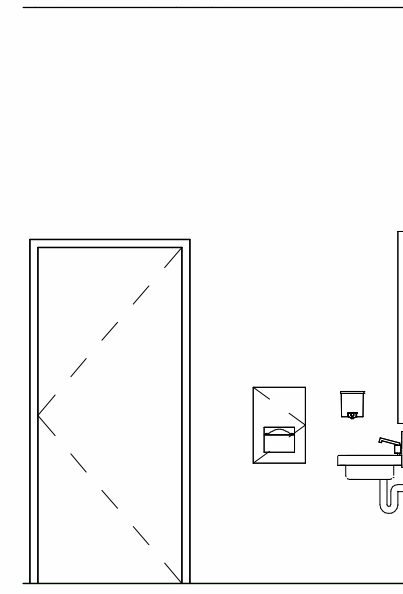
ACCESSORY SCHEDULE					
TYPE MARK	MANUFACTURER	DESCRIPTION	MODEL	FINISH	REMARKS
1	BOBRICK WASHROOM EQUIPMENT, INC.	Bobrick B-35903 Recessed Paper Towel Dispenser	B-35903	SATIN	4
2	BOBRICK WASHROOM EQUIPMENT, INC.	Classic Series Surface Mounted Soap Dispenser	B-40	BLACK & GREY PLASTIC	3
3	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 36"	B-6806-36	SATIN, PEENED	3
4	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 42"	B-6806-42	SATIN, PEENED	3
5	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 18"	B-6806-18	SATIN, PEENED	3
6	BOBRICK WASHROOM EQUIPMENT, INC.	MIRROR - WELDED-FRAME 24" X 48"	B-290 2448	SATIN	3, 5

**GENERAL NOTES:**

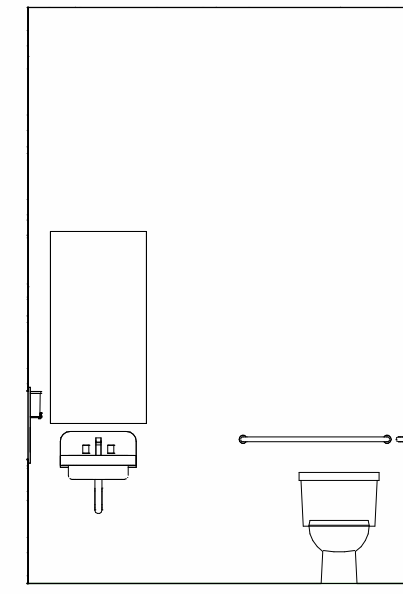
- A. ALL TOILET ACCESSORY LOCATIONS BASED ON FLOOR PLAN LAYOUT.
- B. REFER TO INTERIOR ELEVATIONS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
- C. REFER TO G002 AND MANUFACTURER'S SPECIFICATIONS FOR MOUNTING HEIGHTS.
- D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
- E. G.C. TO VERIFY DIRECTLY W/ OWNER TO DETERMINE MOUNTING HEIGHTS, U.N.O.

**REMARKS:**

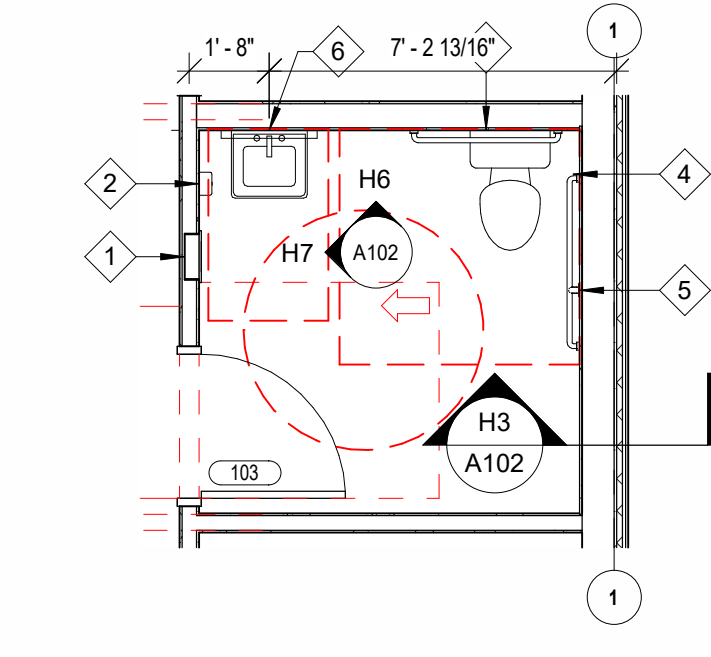
- 1. OWNER FURNISHED OWNER INSTALLED.
- 2. FF&E ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
- 3. SURFACE MOUNTED.
- 4. RECESSED.
- 5. MIRRORS TO BE CENTERED AT SINKS, TYP.



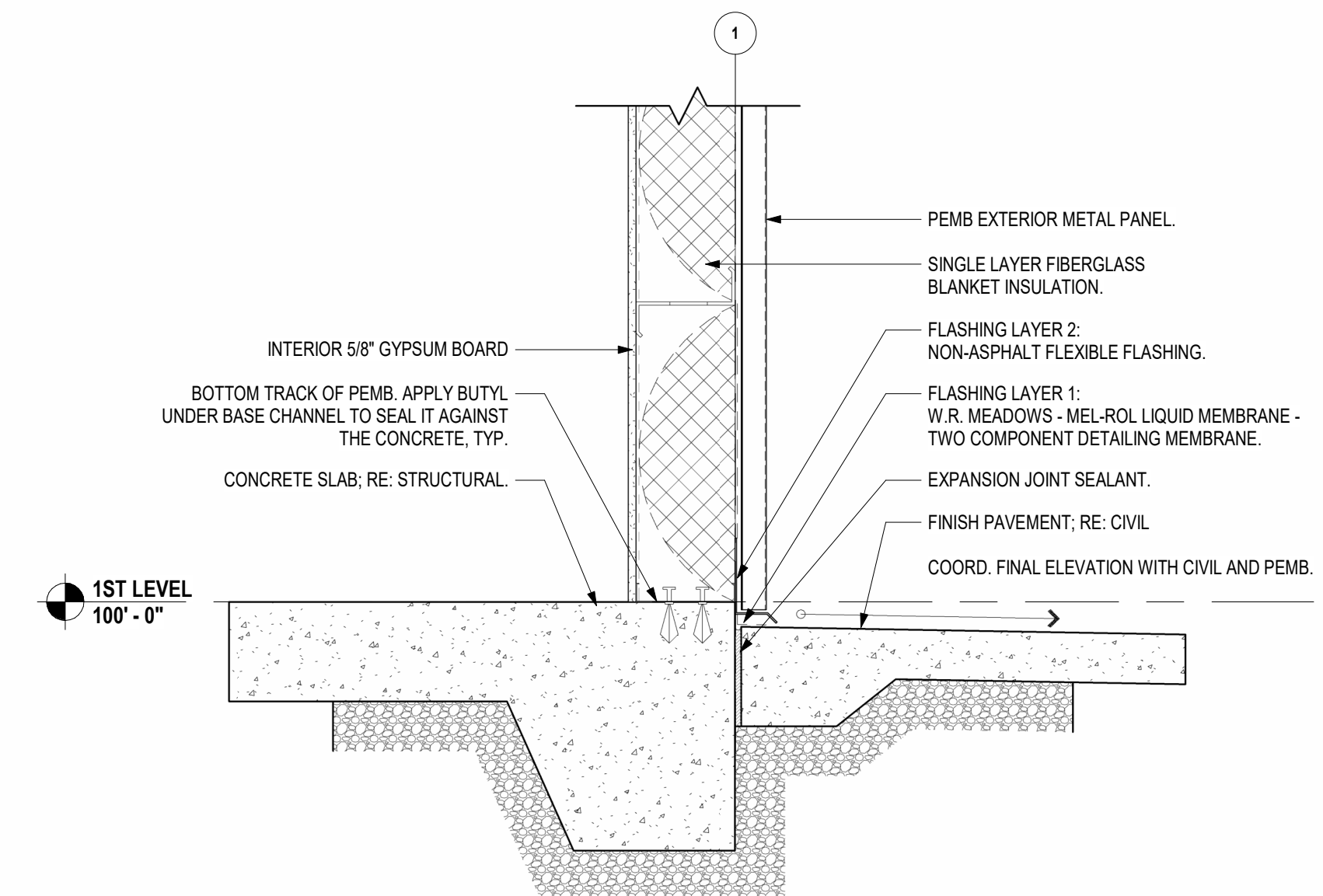
H7 INT. ELEV. - RR  
1/4" = 1'-0"



H6 INT. ELEV. - RR  
1/4" = 1'-0"



H5 ENLARGED PLAN - RESTROOM  
1/4" = 1'-0"



H3 SECTION - PEMB WALL BASE  
1" = 1'-0"

**GENERAL NOTES:  
REFLECTED CEILING PLANS**

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: DETAILS FOR ADDITIONAL CONDITIONS AND CEILING HEIGHT INFORMATION.
3. RE: FINISH LEGEND AND FINISH SCHEDULE FOR ROOM CEILING FINISHES.
4. RE: INTERIOR ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES.
5. RE: ELECTRICAL SHEETS AND SPECIFICATIONS FOR DETAILED INFORMATION ON LIGHT FIXTURE SCHEDULE.
6. RE: MECHANICAL SHEETS AND SPECIFICATIONS FOR DETAILED INFORMATION ON DIFFUSERS.
7. RE: MECHANICAL SHEETS FOR LOCATIONS OF SOUND ISOLATION BELOW AND OR AROUND MECH. EQUIPMENT. DIMENSIONS SHOWN ON THE REFLECTED CEILING PLANS ARE TO THE FACE OF GYP. BOARD (FOG), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
8. ALL CEILINGS TO BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
9. ALL CEILING HEIGHTS AS SHOWN ON PLANS AND DETAILS ARE FROM SLAB OR TILE FLOOR (FINISHED FLOOR) TO FINISH CEILING.
11. AT ALL GYP. BD. SOFFITS: EXTEND GYP. BD. UP 6 INCHES ABOVE ADJACENT CEILING.
12. CEILING TILE/GRID TO BE CENTERED IN THE ROOM, UNLESS NOTED OTHERWISE.
13. RECESSED LIGHTING, SPEAKERS, SMOKE DETECTORS, ETC. AND PENDANT LIGHT FIXTURES - SHALL BE CENTERED IN CEILING TILE OR GYP. BD. CEILING, UNLESS NOTED OTHERWISE.
14. COORDINATE ALL PENDANT MOUNTED LIGHT FIXTURES IN EQUIPMENT AREAS WITH EXPOSED STRUCTURE.
15. COORDINATE ALL CEILING MOUNTED EQUIPMENT WITH CASEWORK BELOW.
16. IF THERE IS A CONFLICT BETWEEN ANY ABOVE-CEILING MECHANICAL, ELECTRICAL, PLUMBING WORK & THE SCHEDULED OR SHOWN CEILING HEIGHT, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
17. PROVIDE OVERALL CEILING COORDINATION DRAWING SHOWING ALL DEVICES DURING SHOP SUBMITTAL PROCESS.
18. ALL LIGHTING BY G.C. COORD. WITH MILLWORK CONTRACTOR FOR LOCATION.
19. ALL EXPOSED CONDUIT, DUCTWORK, ETC. TO BE PAINTED BLACK, TYP.

**CEILING PLAN  
LEGEND & SYMBOLS**

**NOTE:**  
SOME SYMBOLS MAY NOT BE USED IN THIS DRAWING OR PROJECT.

	<b>GYPSUM BD.</b> CONTROL JOINT IN GYP. BD. CEILING
	<b>ACT-1 VINYL</b> SUSPENDED LAY-IN SCRUBBABLE CEILING TILE AND EXPOSED TEE-GRID SYSTEM (2'X4')
	RECESSED DOWNLIGHT LED LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	RECESSED LED DIRECTIONAL LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	SURFACE MOUNTED LED LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	SUSPENDED DIRECT/INDIRECT LED LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	LED STRIP LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	WALL MOUNTED LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	EMERGENCY WALL MOUNTED LIGHT FIXTURE; RE. ELECT. DRAWINGS FOR TYPE.
	EMERGENCY EXIT LIGHT FIXTURE (CEILING MOUNTED); RE. ELECT. DRAWINGS FOR TYPE.
	EMERGENCY EXIT LIGHT FIXTURE (WALL MOUNTED); RE. ELECT. DRAWINGS FOR TYPE.
	CEILING MOUNTED RETURN AIR GRILLE; RE. MECH. DRAWINGS FOR TYPE.
	CEILING MOUNTED SUPPLY DIFFUSER; RE. MECH. DRAWINGS FOR TYPE.
	EXHAUST FAN / GRILLE; RE. MECH. DRAWINGS FOR TYPE.
	EXHAUST DUCT; RE. MECH. DRAWINGS FOR TYPE.
	CEILING MOUNTED SPEAKER GRILLE; RE. ELECT. DRAWINGS FOR TYPE.
	CEILING HEIGHT SYMBOL.



**City Plan Commission**  
Recommends Approval with Conditions

of Case No. CD-CPC-2026-00023 on 04-15-2026

*Sara Gabriel*

Sara Gabriel, Mayor  
Secretary of the City Plan Commission

A11 1ST FLOOR - REFLECTED CEILING PLAN  
3/16" = 1'-0"

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**REFLECTED CEILING PLAN AND  
DETAILS**

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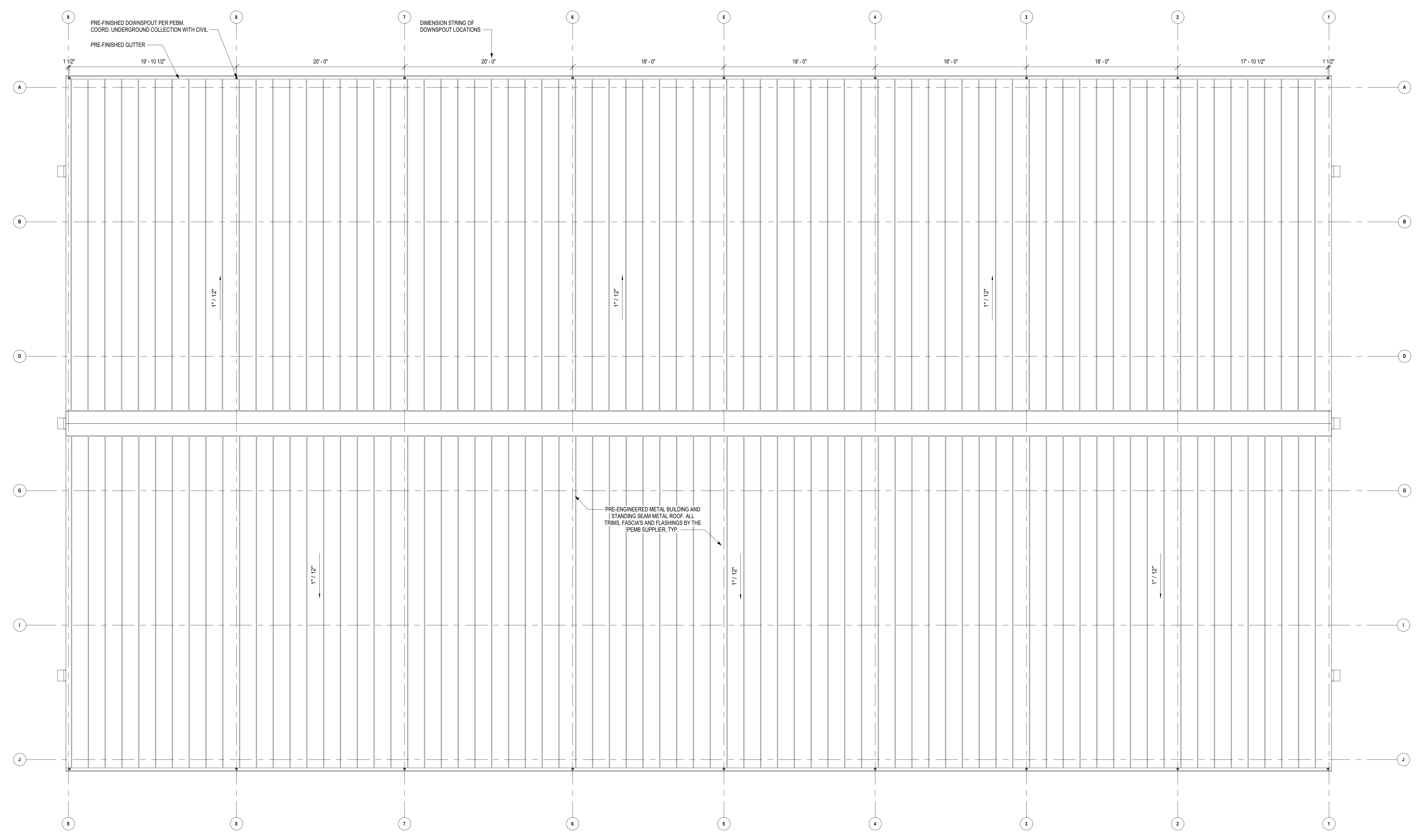
*Sara Cooperanu*  
 Sara Cooperanu, FAICP  
 Secretary of the City Plan Commission

**GENERAL NOTES:  
 ROOF PLANS**

1. RE-SHEET 2001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 12" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

**ROOF PLAN LEGEND**

- ← SLOPE DIRECTION
- TAPERED INSULATION CRICKET OVERBUILD
- ROOF WALKING PAD
- ROOF DRAIN



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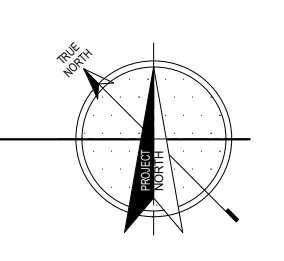
PROFESSIONAL SEAL

**A104**  
 ISSUE DATE: 23 FEBRUARY 2026  
 COLLINS WEBB #: 28029

**ROOF PLAN**

2/19/2026 3:28:39 PM

**A12** ROOF PLAN  
 3/16" = 1'-0"

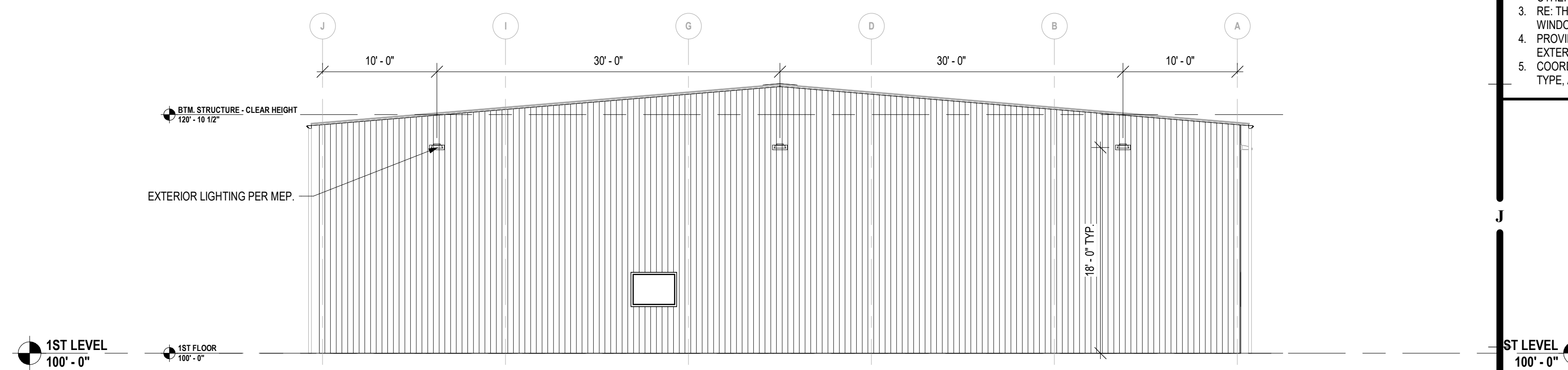




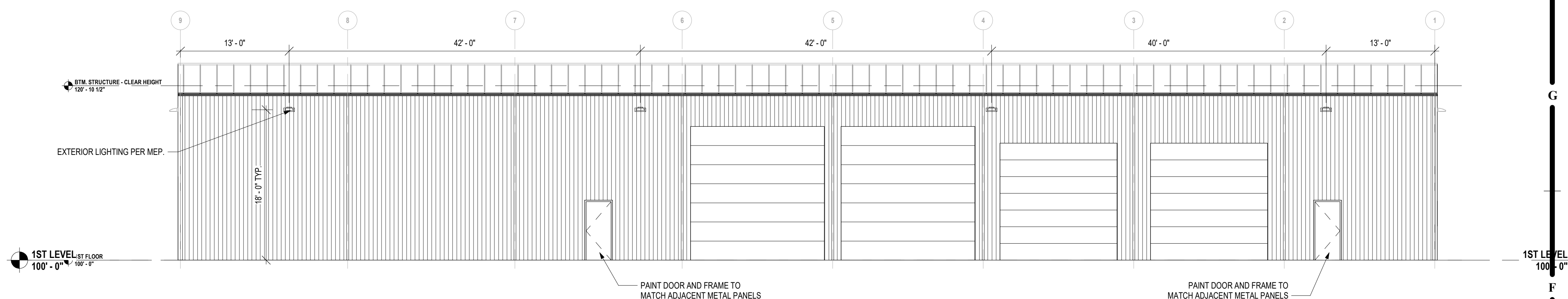
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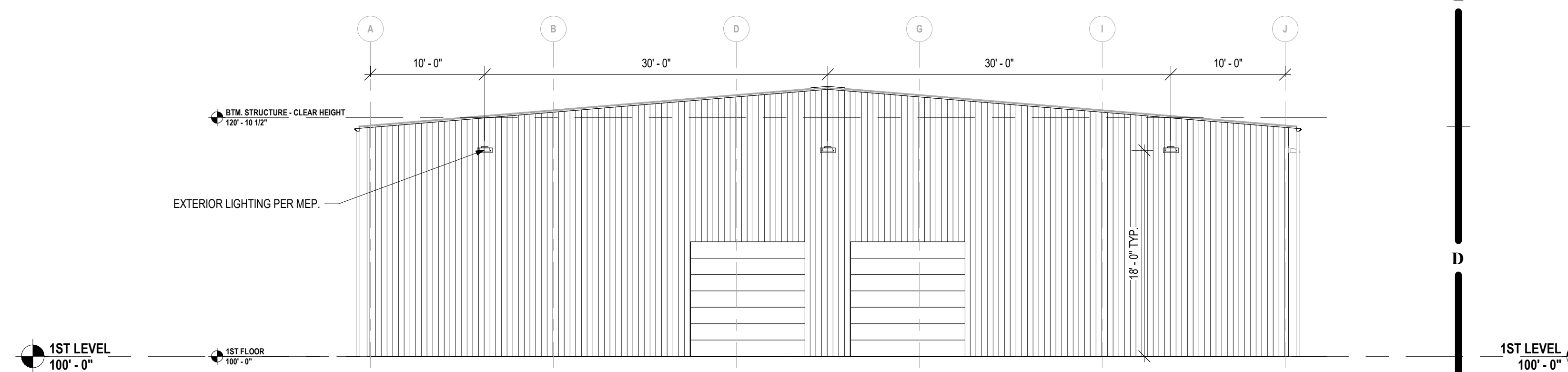
*Sara Copeland*  
Sara Copeland, FAICP  
Secretary of the City Plan Commission



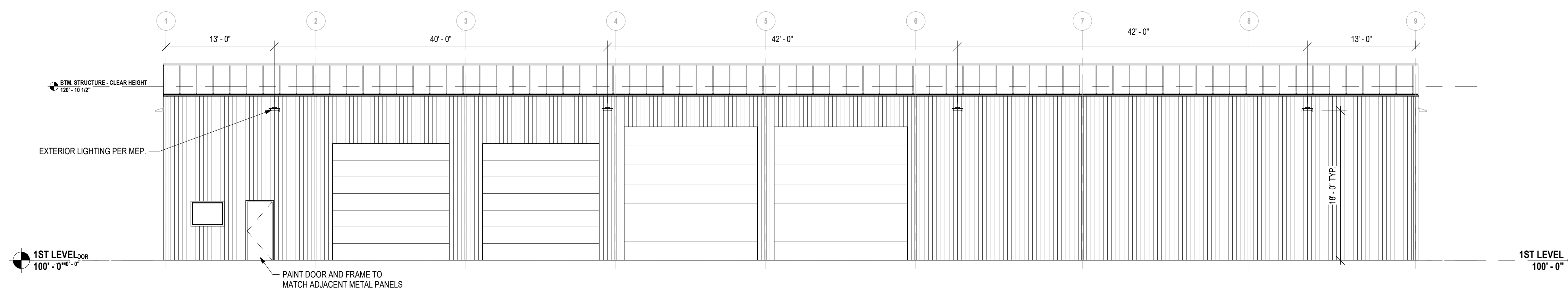
**H5 SOUTHEAST ELEVATION**  
1/8" = 1'-0"



**F8 SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**D5 NORTHWEST ELEVATION**  
1/8" = 1'-0"



**A8 NORTHEAST ELEVATION**  
1/8" = 1'-0"

### GENERAL NOTES: EXTERIOR ELEVATIONS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALLS, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FC), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.
5. COORDINATE EXTERIOR WALL PACK LIGHTING, POWER, TYPE, AND SPEC. WITH MEP.



DEVELOPMENT PLAN SUBMITTAL

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## EXTERIOR ELEVATIONS



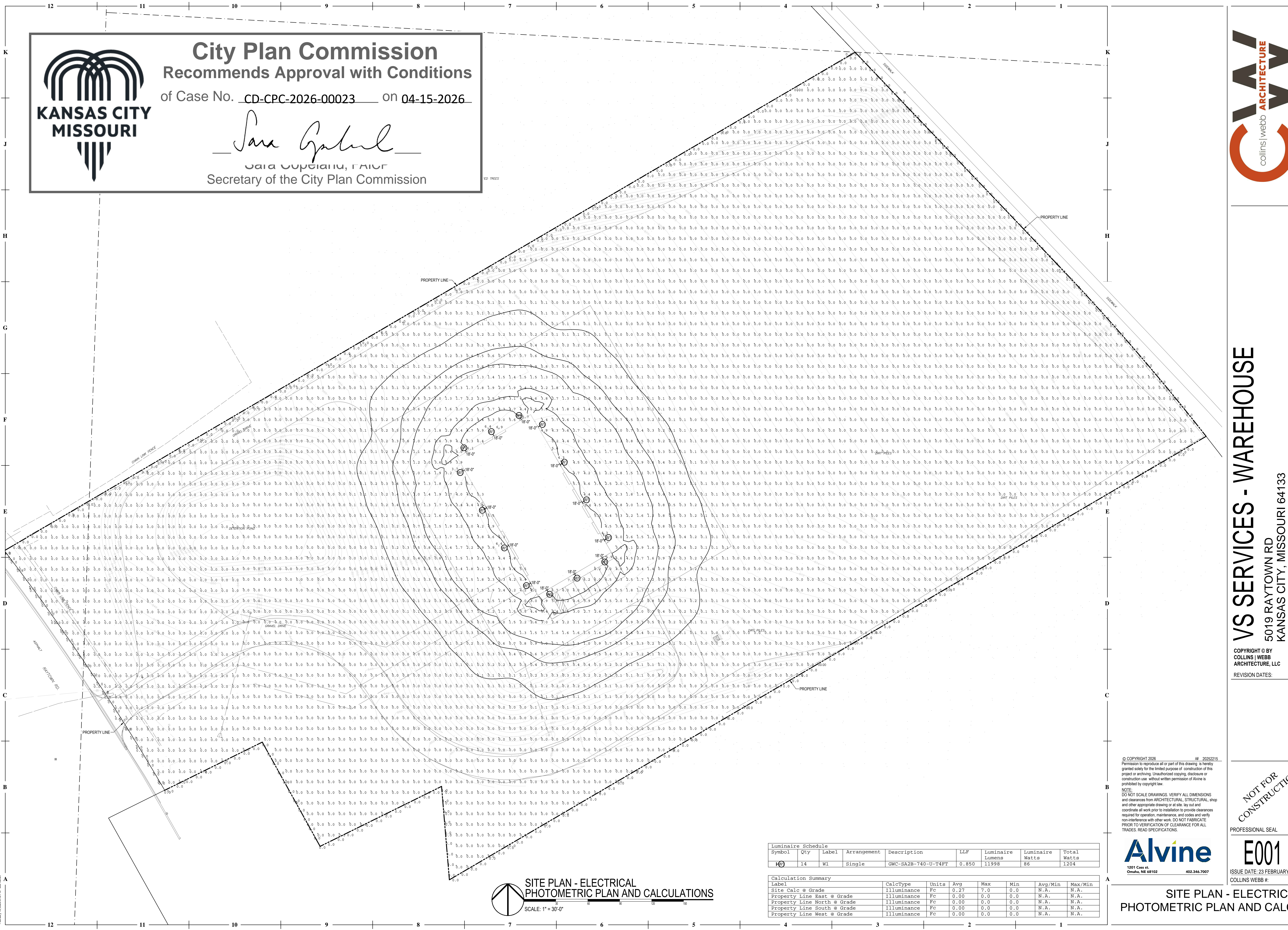
# City Plan Commission Recommends Approval with Conditions

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*Sara Copeland*  
Sara Copeland, FAICP  
Secretary of the City Plan Commission



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**SITE PLAN - ELECTRICAL  
PHOTOMETRIC PLAN AND CALCULATIONS**  
SCALE: 1" = 30'-0"

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Total Watts
⊙	14	W1	Single	GWC-SA2B-740-U-T4FT	0.850	11998	1204

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Site Calc @ Grade	Illuminance	Fc	0.27	7.0	0.0	N.A.	N.A.		
Property Line East @ Grade	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.		
Property Line North @ Grade	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.		
Property Line South @ Grade	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.		
Property Line West @ Grade	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.		

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NOTE:  
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS and clearances from ARCHITECTURAL, STRUCTURAL, MEP and other appropriate drawing or at site. Lay out and coordinate all work prior to installation to provide clearances required for operation, maintenance, and codes and verify non-interference with other work. DO NOT FABRICATE PRIOR TO VERIFICATION OF CLEARANCE FOR ALL TRADES. READ SPECIFICATIONS.



NOT FOR CONSTRUCTION  
PROFESSIONAL SEAL  
**E001**  
ISSUE DATE: 23 FEBRUARY 2026  
COLLINS WEBB # 26029

**SITE PLAN - ELECTRICAL  
PHOTOMETRIC PLAN AND CALCS**

**VS SERVICES - WAREHOUSE**  
5019 RAYTOWN RD  
KANSAS CITY, MISSOURI 64133

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COLLINS | WEBB  
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REVISION DATES:

DEVELOPMENT PLAN SUBMITTAL



**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2026-00023 on 04-15-2026



*Sara Copeland*  
Sara Copeland, FAICP  
Secretary of the City Plan Commission





**Record of Public Engagement Meeting for Development Plan for  
5019 Raytown Road CD-CPC-2026-00023**

At 6:00pm on Monday April 06, 2026, MKEC Engineering, Inc. with VS Services hosted a virtual public meeting. No one registered for the meeting. We waited 30 minutes to provide a chance for anyone to register and attend the meeting, and no one attended the meeting. An announcement was made that we were closing the meeting due to no one attending the meeting after 30 minutes.

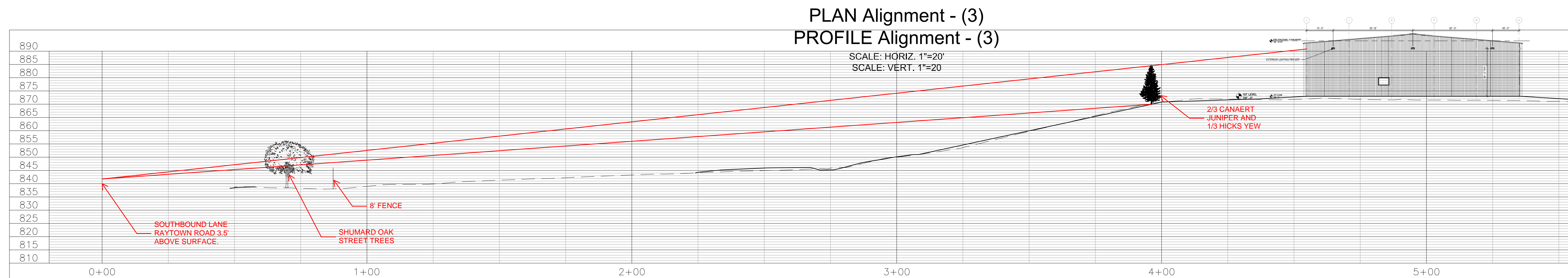
 <p><b>KANSAS CITY MISSOURI</b></p>	<b>City Plan Commission</b>
	<b>Recommends Approval with Conditions</b>
	of Case No. <u>CD-CPC-2026-00023</u> on <u>04-15-2026</u>
	 _____ Sara Cupertini, FAICP Secretary of the City Plan Commission



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*Sara Copeland*

Sara Copeland, FAICP  
Secretary of the City Plan Commission




# CHECKLIST SUMMARY

Area Plan Alignment: **Low**

KC Spirit Playbook Alignment: **Low**

- CC- Connected City
- DO - Diversity & Opportunity
- HAC- History, Arts & Culture
- HE - Healthy Environment
- PAA - People of All Ages
- POS - Parks & Open Spaces
- SAN - Strong & Accessible Neighborhoods
- SC - Smart City
- SEG - Sustainable & Equitable Growth
- WDC - Well Designed City




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*Sara Cooper*  
Sara Cooper, F.A.S.P.  
Secretary of the City Plan Commission

Evaluation	Goal	Notes
High		
Medium	SEG	<b>SEG:</b> The site is within an established area and does not contribute to greenfield development that is outside of where utilities are limited.
Low	CC, HE, POS, SAN, WDC	<p><b>CC:</b> The site is not providing any sidewalk or sidewalk connections to increase connectivity in the area for other users beside people traveling by car or truck.</p> <p><b>HE:</b> The proposed site provides limited landscaping and can be potentially cut off from access due to the floodplain. Additional landscaping at the rear of the property abutting the Rock Island Trail beyond just grass would increase alignment.</p> <p><b>POS:</b> The site is directly adjacent to the Rock Island Trail and provides minimal screening or landscaping to screen the use.</p> <p><b>WDC:</b> The building façade facing Raytown Road includes minimal transparency and building materials that are of a low quality and do not enhance Raytown Road's status as an image street in the area plan. Alignment would increase with additional transparent windows facing Raytown Road and enhanced building materials for the façade facing the street.</p>

Alignment Comments:

The proposed shop and vehicle storage does not enhance the character of Raytown Road as an identified image street in the Blue Ridge Area Plan. The building design does not provide well designed elements, such as windows with two way transparency, nor façade materials that are of a high quality and provide some architectural materials. Alignment would increase with additional windows and the use of materials such as stucco, thin brick, or other materials facing Raytown Road. The minimal landscaping, especially to the rear of the site adjacent to the Rock Island Trail, does not align with the healthy environment or parks and open space goals of the KC Spirit Playbook. The Rock Island Trail is a regional trail that connects to the Katy Trail, and screening and plantings can help transition from the light industrial use to the regionally significant transportation and leisure amenity.



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*Sara Copeland*  
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