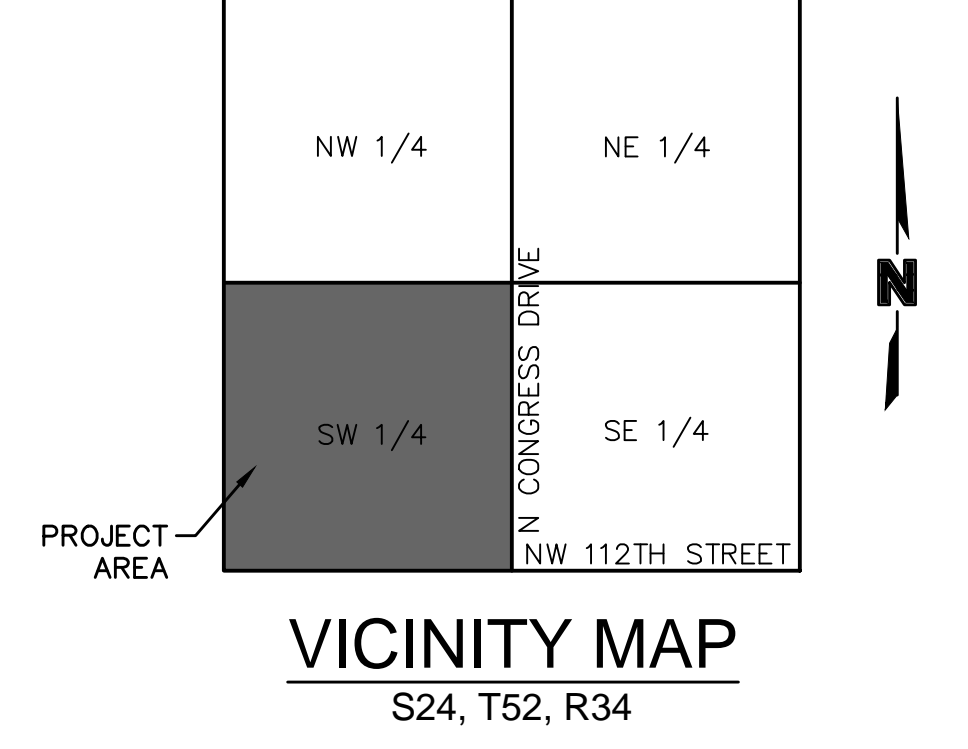
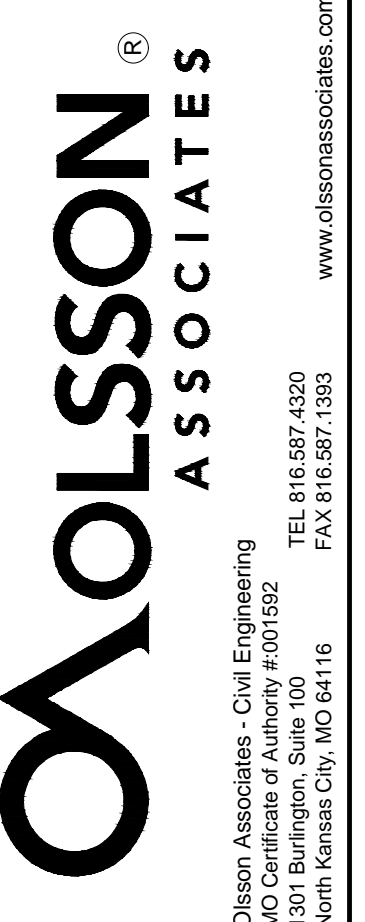


DWG: F:\2017\0501-1000\017-0654\40-Design\AutoCAD\Preliminary Plans\Sheets\GNV\01_Preliminary Development Plans\C_SIT01_70654.dwg
 DATE: Jul 02, 2018 7:33am
 USER: bforquer

CONGRESS CORPORATE CENTER AMENDED DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 24, TOWNSHIP 52, RANGE 34
 IN KANSAS CITY, PLATTE COUNTY, MO



LEGAL DESCRIPTION:
 THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 52, RANGE 34, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO KANSAS CITY IN BOOK 593, PAGE 446, AS DOCUMENT NO. 52087 FOR ROAD.

Case No. 12590-P-9

CITY PLAN COMMISSION
 RECOMMENDED
APPROVAL
 SUBJECT TO CONDITIONS

DATE: **09-18-2018**

* PROPOSED MONUMENT SIGN

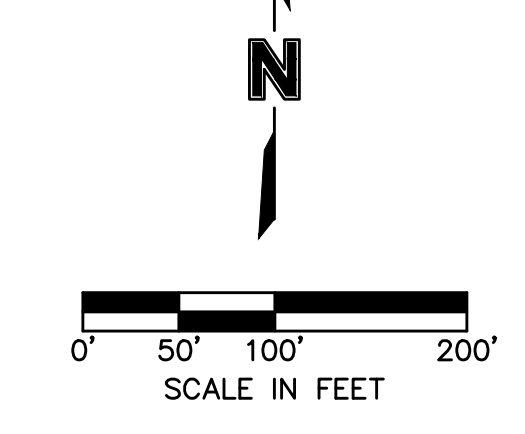
SITE (Item)	ZONING	GROSS AREA (AC.) (a)	PROPOSED STREET R/W (AC.) (b)	NET AREA (AC.) (c)	LAND USE DESCRIPTION (d)	NUMBER OF FLOORS (e)	GROSS BUILDING FLOOR AREA (SF) (f)	BUILDING COVERAGE (SF) (g)	F.A.R. (h)
A	M2-3	6.05	0.00	6.05	Warehouse/Commercial	1	40,000	40,000	0.15
B	M2-3	58.16	0.00	58.16	Warehouse/Commercial	1	600,000	600,000	0.24
H	M2-3	15.18	0.00	15.18	Warehouse/Commercial	1	130,000	130,000	0.20
I	M2-3	8.18	0.00	8.18	Warehouse/Commercial	1	110,000	110,000	0.31
J	M2-3	7.38	0.00	7.38	Warehouse/Commercial	1	40,000	40,000	0.12
L	M2-3	30.07	0.00	30.07	Warehouse/Commercial	1	591,920	591,920	0.45
M	M2-3	12.45	0.00	12.45	Warehouse/Commercial	1	84,300	84,300	0.16
TRACT A	M2-3	14.16	0.00	14.16	Detention				
RIGHT-OF-WAY		2.87	2.87	0.00					
TOTAL		154.50	2.87	151.63			1,396,220	1,396,220	0.24

SITE (Item)	RATIO	PARKING SPACES		ADA SPACES	
		TOTAL REQUIRED	PROVIDED	TOTAL REQUIRED	PROVIDED
A	1 per 4 Employees	116	117	5	5
B	1 per 4 Employees	472	312	9	11
H	1 per 4 Employees	128	128	5	5
I	1 per 4 Employees	45	45	2	2
J	1 per 4 Employees	76	79	4	4
L	1 per 4 Employees	135	275	7	9
M	1 per 4 Employees	50	170	6	6
TRACT A					
TOTAL		1017	1325	38	42

SITE (Item)	RATIO	BICYCLE PARKING (LONG-TERM)		BICYCLE PARKING (SHORT-TERM)		COMMENCEMENT DATE (j)	COMPLETION DATE (k)
		TOTAL REQUIRED	PROVIDED	TOTAL REQUIRED	PROVIDED		
A	1 per 20 Employees	24	0*	Minimum 3 spaces	3	3	MARKET DEMAND
B	1 per 20 Employees	95	0*	Minimum 3 spaces	3	3	MARKET DEMAND
H	1 per 20 Employees	26	0*	Minimum 3 spaces	3	3	MARKET DEMAND
I	* Approved prior to Ordinance *		* Approved prior to Ordinance *		EXISTING		EXISTING
J	* Approved prior to Ordinance *		* Approved prior to Ordinance *		EXISTING		EXISTING
L	* Approved prior to Ordinance *		* Approved prior to Ordinance *		EXISTING		EXISTING
M	* Approved prior to Ordinance *		* Approved prior to Ordinance *		EXISTING		EXISTING
TRACT A							EXISTING
TOTAL		161	0*		12	12	

* Bicycle parking waiver is requested. Long-term bicycle storage will be provided indoors for employees as needed.

NOTES:
 M. CHANGES TO APPROVED PLAN INCLUDE:
 LOT AREAS, LOT LAYOUTS, BUILDING COVERAGE/F.A.R., PARKING AND BICYCLE PARKING COUNTS, AND COMMENCEMENT/COMPLETION DATES.
 PRELIMINARY PLAT SHALL ALSO SERVE AS AMENDED DEVELOPMENT PLAN.



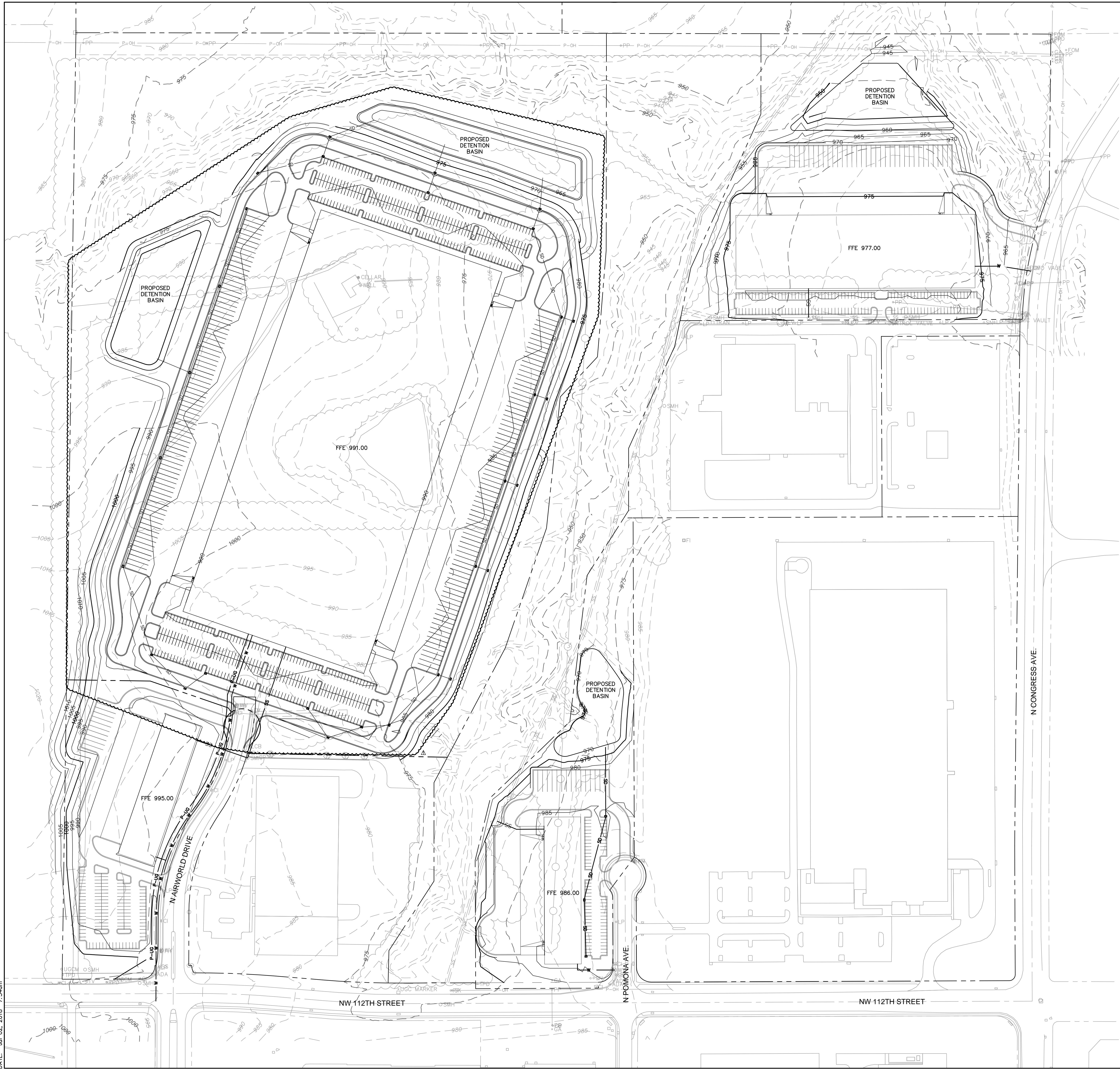
APPLICANT
 VAN TRUST REAL ESTATE
 4900 MAIN STREET, SUITE 400
 KANSAS CITY, MO 64112
 816-569-1441
 C/O M. GRANT HARRISON

NO.	REV.	DATE	DESCRIPTION	BY
1	06-05-18		REVISE SITE PLAN	

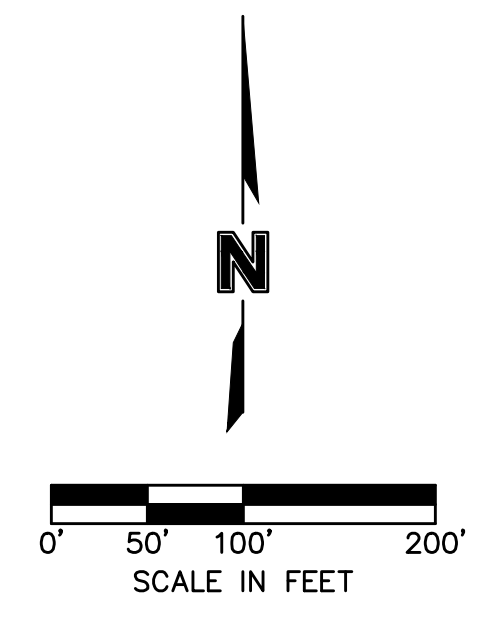
PRELIMINARY PLAT
 AMENDED DEVELOPMENT PLAN & PRELIMINARY PLAT
 CONGRESS CORPORATE CENTER
 NW 112TH STREET & N CONGRESS AVENUE
 KANSAS CITY, MO

2018

SHEET
 C101



LEGEND	
UTILITIES	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECUV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
EFVOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
EFL	EXISTING FUEL LINE
FL	PROPOSED FUEL LINE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
TELH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, UNDERGROUND
EEH	EXISTING POWER/ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
EOH	PROPOSED POWER/ELECTRIC LINE, OVERHEAD
E	PROPOSED POWER/ELECTRIC LINE, UNDERGROUND
ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
ESD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
GRADING	
-100-	EXISTING INDEX CONTOURS
100	PROPOSED INDEX CONTOURS



MOLSSON ASSOCIATES
 Olson Associates - Civil Engineering
 1307 Burlington, Suite 100
 North Kansas City, MO 64116
 TEL 816.897.4320
 FAX 816.897.1993
 www.olsonassociates.com

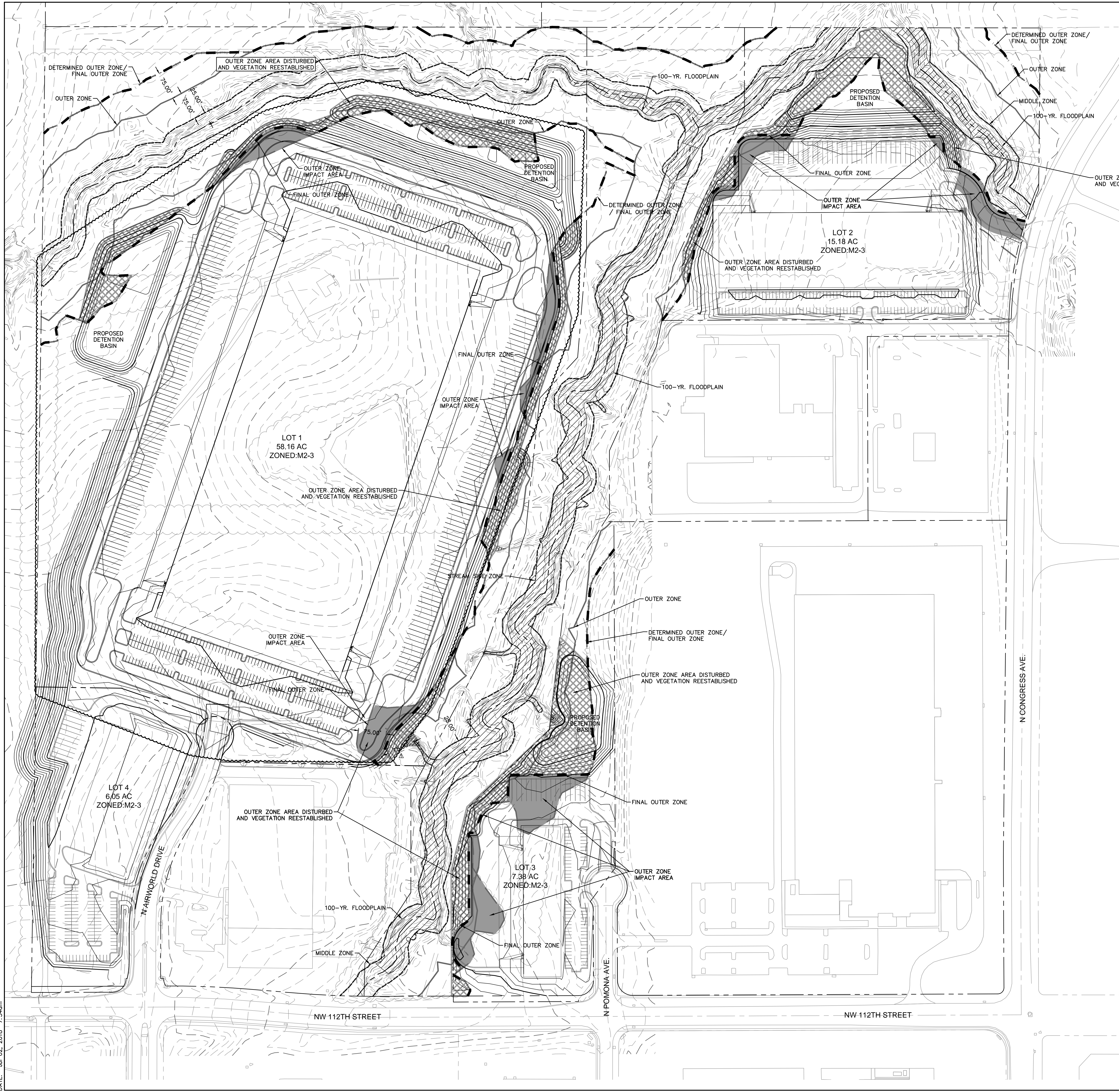
NO. REV. DATE REVISIONS DESCRIPTION BY

NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1	A	06/05/18	REVISE SITE PLAN	

GRADING & UTILITY PLAN
 AMENDED DEVELOPMENT PLAN & PRELIMINARY PLAT
 CONGRESS CORPORATE CENTER
 NW 112TH STREET & N CONGRESS AVENUE
 KANSAS CITY, MO
 2018

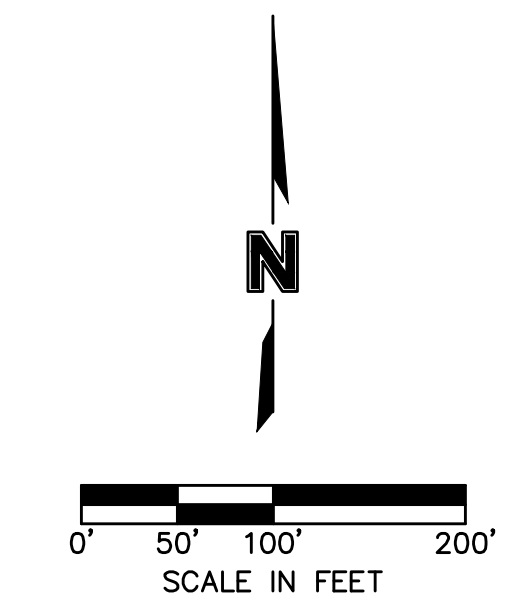
SHEET
 C201

DWG: F:\2017\0501-1000\017-0654\40-Design\AutoCAD\Preliminary Plans\Sheets\NCV\01_Preliminary Development Plans\C_SBU\01_70654.dwg USER: bforquer
 DATE: Jul 02, 2018 7:34am



- NOTES**
- FLOODPLAIN SHOWN FROM FEMA DESIGNATED BASE FLOOD ELEVATIONS.
 - TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
 - MITIGATION IN ACCORDANCE WITH SEC. 65-08(C) IS NOT REQUIRED.
 - STREAM BUFFER BOUNDARY MARKERS
 - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING AND AFTER CONSTRUCTION.
 - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
 - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE PERMANENT OPEN SPACE IN THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA.
 - REQUIRED SIGNS MUST READ "PROTECTED STREAM BUFFER DO NOT DISTURB", WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
 - SIGNS MUST BE MAINTAINED AND LEGIBLE AT ALL TIMES.

STREAM BUFFER IMPACT AREAS			
LOT	TOTAL OUTER ZONE AREA	OUTER ZONE IMPACT AREA	% IMPACTED
1	11.64 AC.	0.80 AC. Δ	6.87% Δ
2	4.48 AC.	0.59 AC.	13.17%
3	2.73 AC.	0.87 AC.	31.87%
4	0	0	0.00%
TOTAL	18.85 AC.	2.26 AC. Δ	11.99% Δ



OLSSON ASSOCIATES
 Olsson Associates - Civil Engineering
 1301 Burlington, Suite 100
 North Kansas City, MO 64116
 TEL 816.887.4300
 FAX 816.887.1993
 www.olssonassociates.com

NO. REV. DATE DESCRIPTION BY

1	A	06/05/18	REVISE SITE PLAN	
---	---	----------	------------------	--

PRELIMINARY STREAM BUFFER PLAN
 AMENDED DEVELOPMENT PLAN & PRELIMINARY PLAT
 CONGRESS CORPORATE CENTER
 NW 112TH STREET & N CONGRESS AVENUE
 KANSAS CITY, MO

REVISIONS

2018	
------	--

drawn by: C.B.I.
 checked by: B.P.
 designed by: B.P.
 QA/QC by: B.P.
 project no.: 017-0654
 date: 12/12/2017

SHEET C301