

# PROJECT TEAM

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**City Plan Commission**  
Recommends Approval with Conditions  
of Case #CP-CPC-2023-00018 on 3/21/2023

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

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## LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 52 RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1171.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1219.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 79 DEGREES 47 MINUTES 40 SECONDS EAST, A DISTANCE OF 1118.03 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 34 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 366.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTHWEST SKYVIEW AVE; THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 06 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 450.93 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 03 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 100.36 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 55 MINUTES 31 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2580.43 FEET TO THE POINT OF BEGINNING.

THE BASIS OF THE BEARINGS SHOWN HEREON IS THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE.

PREPARED BY ZACHARY ALLEN BRINKER AT SNYDER & ASSOCIATES PLS NUMBER 2016042019

## DESIGN GUIDELINES

1. **SITE DESIGN**
  - a. **BUILDING ORIENTATION**
    - BUILDINGS SHALL GENERALLY BE ORIENTED AS SHOWN ON THE APPROVED PLAN
    - LARGER INDUSTRIAL WAREHOUSE BUILDINGS (201, 301, 204 AND 302) SHALL BE ORIENTED TO HAVE A SHARED TRUCK COURT BETWEEN THE BUILDINGS.
    - LARGER INDUSTRIAL WAREHOUSE BUILDING (202) SHALL BE ORIENTED SO THAT THE PASSENGER CAR PARKING FIELD FACES THE INTERSTATE TO THE NORTH
    - LARGER BUILDINGS SHALL HAVE THE PRIMARY BUILDING ENTRANCES FACING THE PASSENGER PARKING FIELDS.
    - SMALLER FLEX INDUSTRIAL BUILDINGS (101A-D, 203A&B, AND 204B) SHALL BE ORIENTED TO HAVE SHARED PARKING FIELDS BETWEEN THE BUILDINGS
    - SMALLER FLEX INDUSTRIAL BUILDINGS SHALL HAVE THE PRIMARY ENTRANCES FACING THE SHARED PARKING FIELDS.
2. **ARCHITECTURAL DESIGN**
  - a. **ARCHITECTURE SHALL BE A DEFERRED SUBMITTAL UNTIL THE FINAL PLAN STAGE (PROJECT PLAN)**
  - b. **BUILDING MATERIALS**
    - LARGER INDUSTRIAL WAREHOUSE SHALL GENERALLY UTILIZE THE FOLLOWING MATERIALS:
      - PRECAST CONCRETE PANELS
      - EIFS (50% MAX)
      - METAL CANOPY
      - STOREFRONT GLAZING
    - SMALLER FLEX INDUSTRIAL SHALL GENERALLY UTILIZE THE FOLLOWING MATERIALS:
      - ARCHITECTURAL METAL BUILDING
      - PRECAST CONCRETE PANELS
      - EIFS (50% MAX)
      - METAL CANOPY
    - CONVENIENCE STORE SHALL GENERALLY UTILIZE THE FOLLOWING MATERIALS:
      - STOREFRONT GLAZING
      - MASONRY
      - EIFS
    - NO METAL/CORRUGATED PRE-FAB METAL BUILDINGS ARE ALLOWED
  - c. **DESIGN ELEMENTS**
    - 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
    - CORNER ELEMENTS SHALL BE INCLUDED IN THE FINAL BUILDING DESIGN.
    - PRIMARY ENTRY LOCATIONS FOR EACH BUILDING SHALL BE IDENTIFIED WITH ARCHITECTURAL BUILDING ELEMENTS AND SIGNAGE.
    - ALL FINAL BUILDING DESIGNS SHALL IMPLEMENT FOUR-SIDED ARCHITECTURE
    - ALL BUILDINGS SHALL HAVE FAÇADE ARTICULATION, WITH BOTH HORIZONTAL AND VERTICAL OFFSETS.
    - PARAPETS SHALL BE PROVIDED TO SCREEN ALL ROOFTOP MOUNTED EQUIPMENT.
    - GROUND SCREENING SHALL ALSO BE PROVIDED FOR GROUND LEVEL UTILITY EQUIPMENT
  - d. **TRANSPARENCY**
    - TRANSPARENCY SHALL BE PROVIDED AS REQUIRED BY THE CITY'S ZONING AND DEVELOPMENT CODE.

# DEVELOPMENT PLANS

## FOR

# SKYVIEW INDUSTRIAL

## SECTION 19, TOWNSHIP 52N, RANGE 33W

## CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

## LOCATION MAP

(NOT TO SCALE)



PROJECT LOCATION

## DEVELOPMENT PLAN DEVIATIONS

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	STREAM BUFFER-EXISTING STREAM ALIGNMENT
C7	STREAM BUFFER - PROPOSED STREAM ALIGNMENT
C8	PRELIMINARY PLAT

**Kimley»Horn**

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REG. PROFESSIONAL ENGINEER #010102

SCALE: AS NOTED  
DESIGNED BY: JS  
DRAWN BY: JS  
CHECKED BY: MK

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COVER SHEET

SKYVIEW INDUSTRIAL  
SKYVIEW AVENUE AND INTERSTATE 435  
KANSAS CITY, MO

ORIGINAL ISSUE:  
01/27/2023  
KHA PROJECT NO.  
268258001  
SHEET NUMBER

C1

Drawing name: K:\KNC\_DEVELOPMENT\skyview industrial\2 design\c01\plan\sheet\c1 - COVER SHEET.dwg Mar 17, 2023 10:57am by: Julia Swanson  
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**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CP-CPC-2023-00018**, 3/21/2023

*Joseph Rexwinkel, AICP*  
 Secretary of the Commission

BUILDING DATA TABLE - M2-5 ZONE		
	REQUIRED	PROPOSED
REAR SETBACK	None	None
FRONT SETBACK	None	None
SIDE SETBACK	None	None
SIDE SETBACK (ABUTTING STREET)	None	None
HEIGHT	None	None

**SITE PLAN LEGEND**

- STANDARD DUTY ASPHALT PAVEMENT (PRIVATE)
- HEAVY DUTY ASPHALT PAVEMENT (PUBLIC)
- HEAVY DUTY CONCRETE PAVEMENT (PRIVATE)
- CONCRETE SIDEWALK
- RIGHT-OF-WAY DEDICATION

**SITE PLAN NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL ADA PARKING STALLS SHALL BE UNIVERSAL STALLS, WITH 11' STALL, 5' SHARED AISLE, AND 11' STALL. ALL ADA STALLS SHALL HAVE 4" BLUE STRIPES AND ADA SIGNS FOR EACH STALL.
- ALL STANDARD PARKING STALLS ARE 9' WIDE AND 18' LONG, UNLESS SPECIFICALLY NOTED OTHERWISE.
- INSTEAD OF RIGHT-IN, RIGHT OUT ACCESS, DEVELOPER CAN CHOOSE TO IMPROVE NW SKYVIEW AVENUE SIGHT DISTANCE.

**SITE DATA TABLE**

ZONING		TOTAL LAND AREA		RIGHT-OF-WAY		NET LAND AREA		PROPOSED USES		STRUCTURE HEIGHT & # OF FLOORS					
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	LOT#	# OF FLOORS	MAX HEIGHT (FT)	NOTES	LOT#	BUILDING GSF	REQUIRED	PROVIDED
A	EXISTING														
A	PROPOSED														
B	EXISTING	64.3													
B	PROPOSED														
C	EXISTING	0													
C	PROPOSED	4.74													
D	EXISTING	64.3													
D	PROPOSED	59.56													
E	EXISTING														
E	PROPOSED														
F	EXISTING														
F	PROPOSED														

**GROSS FLOOR AREA**

LOT#	FOOTPRINT (SF)	FLOORS (EA)	GROSS SQUARE FOOTAGE
101A	17,500	2	35,000
101B	17,500	2	35,000
101C	17,500	2	35,000
101D	17,500	2	35,000
102	7,200	1	7,200
201	94,500	1	94,500
202	115,500	1	115,500
203A	17,500	2	35,000
203B	17,500	2	35,000
204A	105,000	1	105,000
204B	35,000	1	35,000
301	94,500	1	94,500
302	105,000	1	105,000
Totals =	661,700		766,700

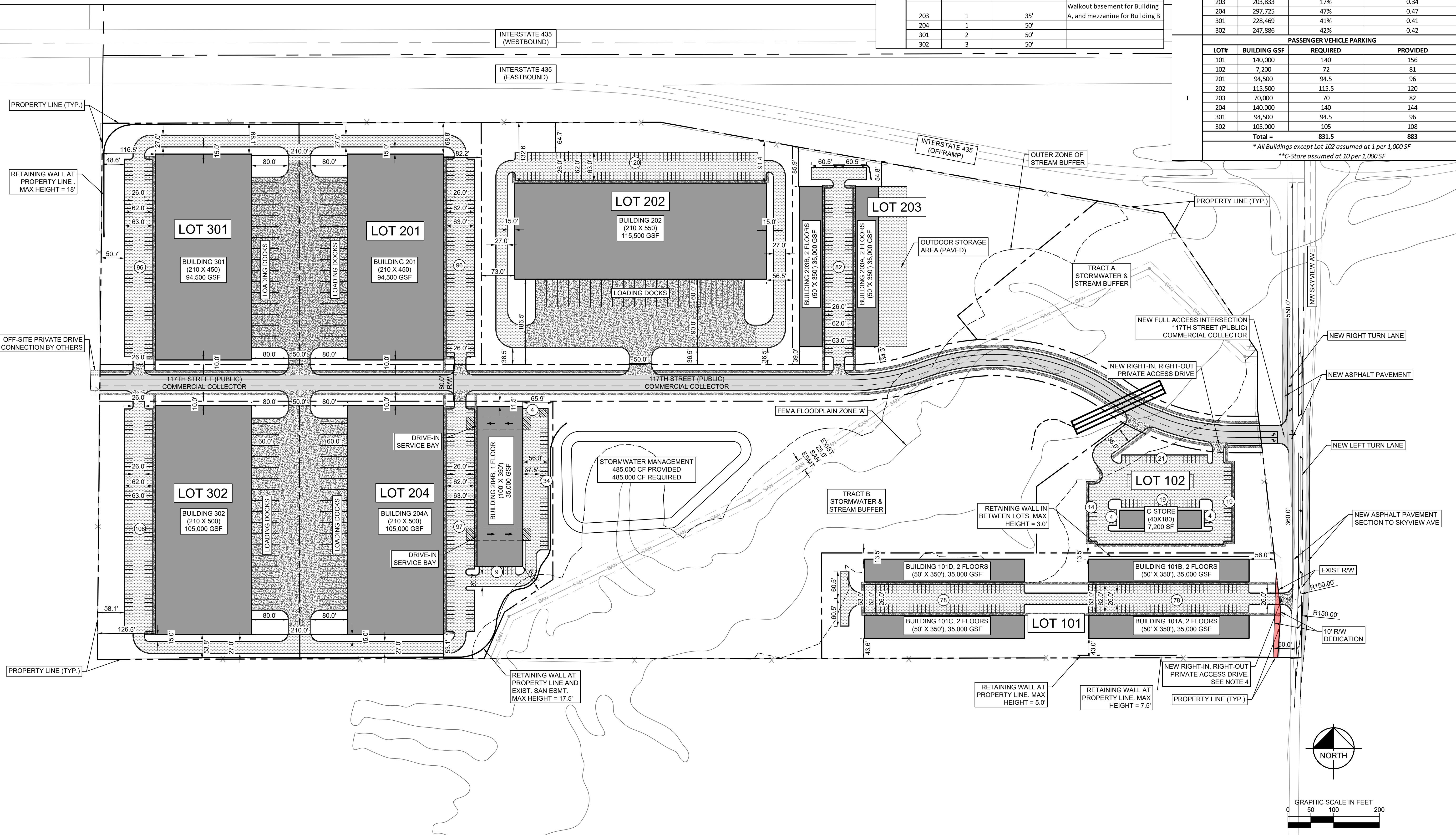
**BUILDING COVERAGE & FLOOR AREA RATIO (FAR)**

LOT#	LOT AREA (SF)	BUILDING COVERAGE %	FLOOR AREA RATIO (FAR)
101	229,092	31%	0.61
102	115,473	6%	0.06
201	210,463	45%	0.45
202	352,132	33%	0.33
203	203,833	17%	0.34
204	297,725	47%	0.47
301	228,469	41%	0.41
302	247,886	42%	0.42
Total =	831.5		883

**PASSENGER VEHICLE PARKING**

LOT#	BUILDING GSF	REQUIRED	PROVIDED
101	140,000	140	156
102	7,200	72	81
201	94,500	94.5	96
202	115,500	115.5	120
203	70,000	70	82
204	140,000	140	144
301	94,500	94.5	96
302	105,000	105	108
Total =		831.5	883

\*All Buildings except Lot 102 assumed at 1 per 1,000 SF  
 \*\*C-Store assumed at 10 per 1,000 SF



Drawing name: K:\VNC\_DEVA\268258001\_Skyview Industrial\3 - SITE PLAN.dwg Date: 03/21/2023 11:00am  
 Designer: JRS  
 Checker: MK  
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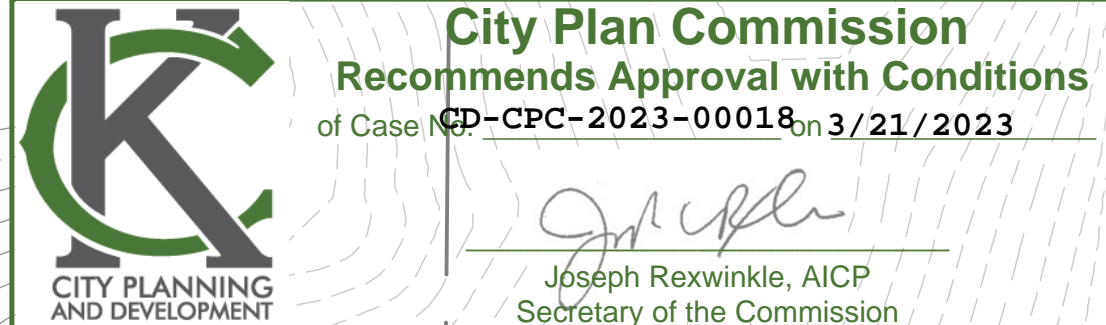
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 800 PENNSYLVANIA AVENUE, SUITE 100  
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 REG. ENGINEER # 481012

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**SITE PLAN**

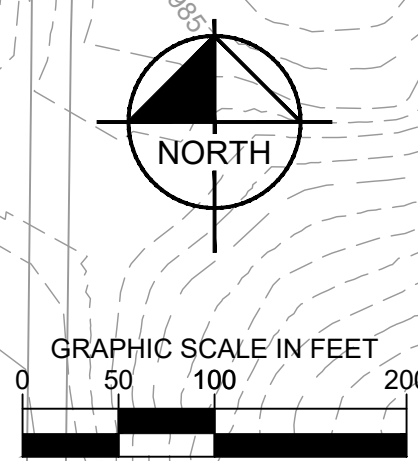
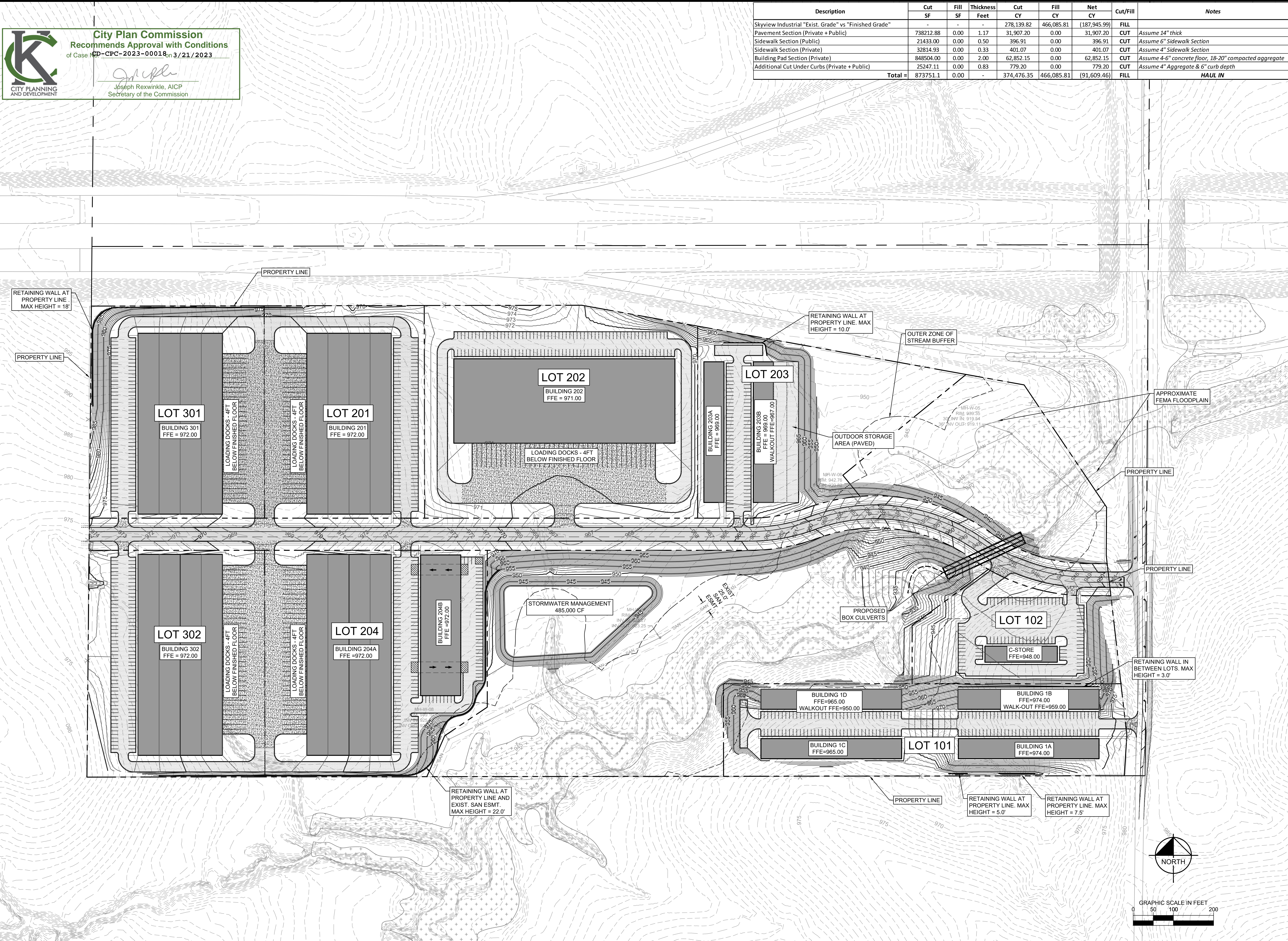
**SKYVIEW INDUSTRIAL**  
 SKYVIEW AVENUE AND INTERSTATE 435  
 KANSAS CITY, MO

ORIGINAL ISSUE: 01/27/2023  
 KHA PROJECT NO. 268258001  
 SHEET NUMBER **C3**



Description	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Skyview Industrial "Exist. Grade" vs "Finished Grade"	-	-	-	278,139.82	466,085.81	(187,945.99)	FILL	
Pavement Section (Private + Public)	738212.88	0.00	1.17	31,907.20	0.00	31,907.20	CUT	Assume 4" thick
Sidewalk Section (Public)	21433.00	0.00	0.50	396.91	0.00	396.91	CUT	Assume 4" Sidewalk Section
Sidewalk Section (Private)	32814.93	0.00	0.33	401.07	0.00	401.07	CUT	Assume 4" Sidewalk Section
Building Pad Section (Private)	848504.00	0.00	2.00	62,852.15	0.00	62,852.15	CUT	Assume 4-6" concrete floor, 18-20" compacted aggregate
Additional Cut Under Curbs (Private + Public)	25247.11	0.00	0.83	779.20	0.00	779.20	CUT	Assume 4" Aggregate & 6" curb depth
<b>Total =</b>	<b>873751.1</b>	<b>0.00</b>	<b>-</b>	<b>374,476.35</b>	<b>466,085.81</b>	<b>(91,609.46)</b>	<b>FILL</b>	<b>HAUL IN</b>

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CITY COMMENTS	1	03/03/2023	JRS	BY	
2	03/16/2023	JRS	DATE		
CUL-DE-SAC REVISION					
REVISIONS					
No.					
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SCALE:	AS NOTED	DESIGNED BY:	JRS	DRAWN BY:	JRS
		CHECKED BY:	NK		
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GRADING PLAN					
<b>SKYVIEW INDUSTRIAL</b> SKYVIEW AVENUE AND INTERSTATE 435 KANSAS CITY, MO					
ORIGINAL ISSUE: 01/27/2023					
KHA PROJECT NO: 268258001					
SHEET NUMBER					
C4					

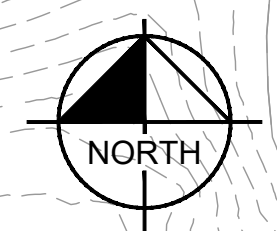
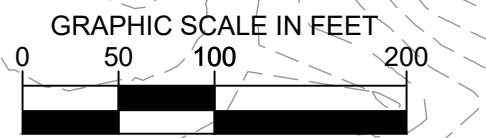
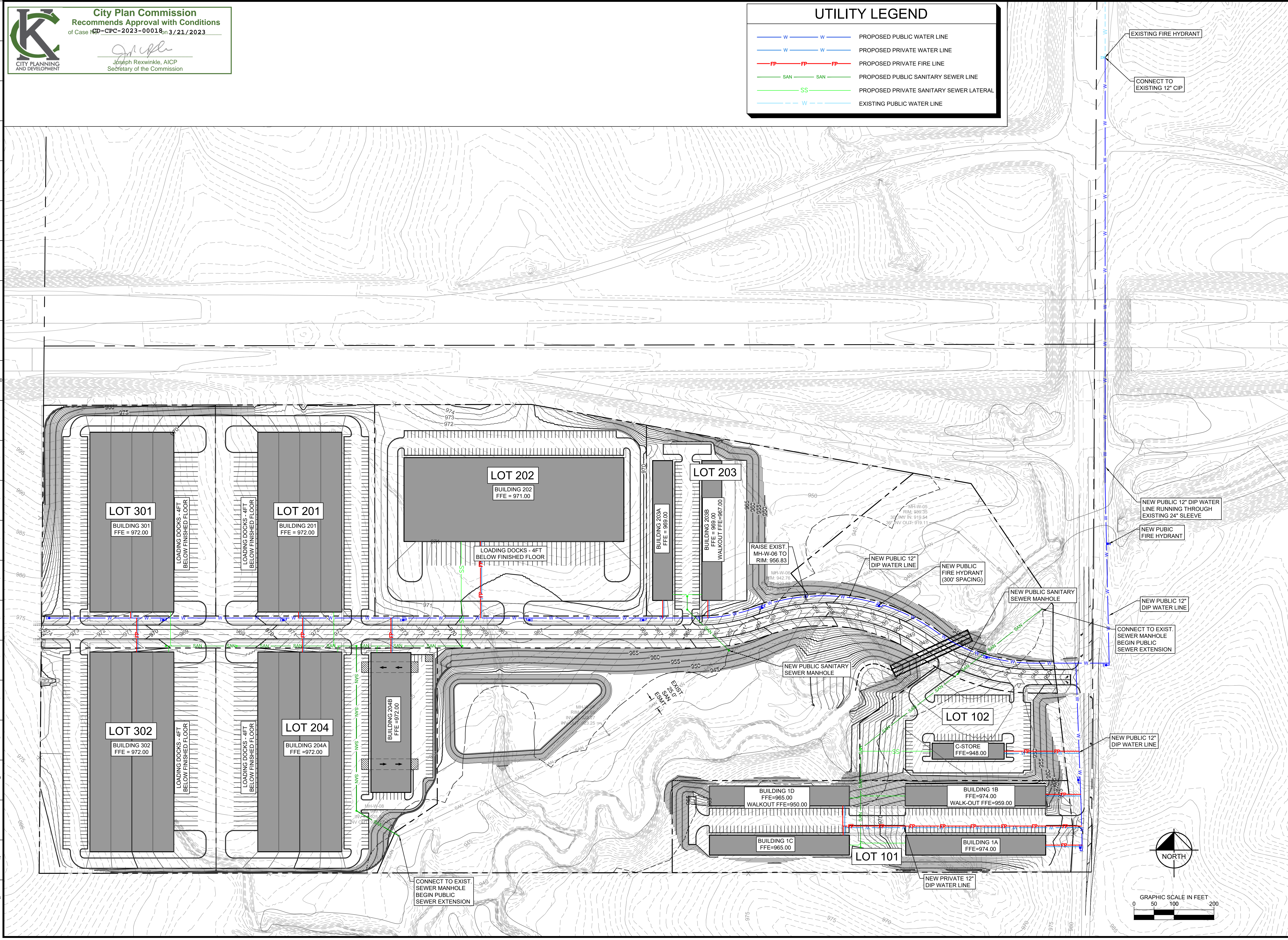
**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case **CP-CPC-2023-00018** on **3/21/2023**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**UTILITY LEGEND**

- W — W — PROPOSED PUBLIC WATER LINE
- W — W — PROPOSED PRIVATE WATER LINE
- FP — FP — PROPOSED PRIVATE FIRE LINE
- SAN — SAN — PROPOSED PUBLIC SANITARY SEWER LINE
- SS — SS — PROPOSED PRIVATE SANITARY SEWER LATERAL
- - - W - - - EXISTING PUBLIC WATER LINE

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No.	REVISIONS	DATE	BY
1			
2			

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 US GEOGRAPHIC AUTHORITY #491912

SCALE: AS NOTED  
 DESIGNED BY: JS  
 DRAWN BY: JS  
 CHECKED BY: MK

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CITY COMMENTS  
 CUL-DE-SAC REVISION

**UTILITY PLAN**

**SKYVIEW INDUSTRIAL**  
 SKYVIEW AVENUE AND INTERSTATE 435  
 KANSAS CITY, MO

ORIGINAL ISSUE:  
 01/27/2023  
 KHA PROJECT NO.  
 268258001  
 SHEET NUMBER  
**C5**

**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CD-CPC-2023-00018** on 3/21/2023

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**NOTES**

- PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "A" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0042G WITH A MAP DATE OF JANUARY 20, 2017.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM GIS DATA FROM KCMO.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS REQUIRED FOR THIS PROJECT. 27,940 SF OF PROPOSED STREAM BUFFER MITIGATION AREA HAS BEEN ADDED TO THE OUTER ZONE.
- 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 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 AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
    - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
    - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

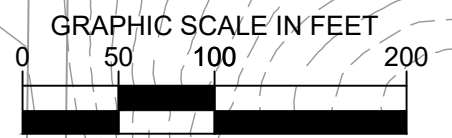
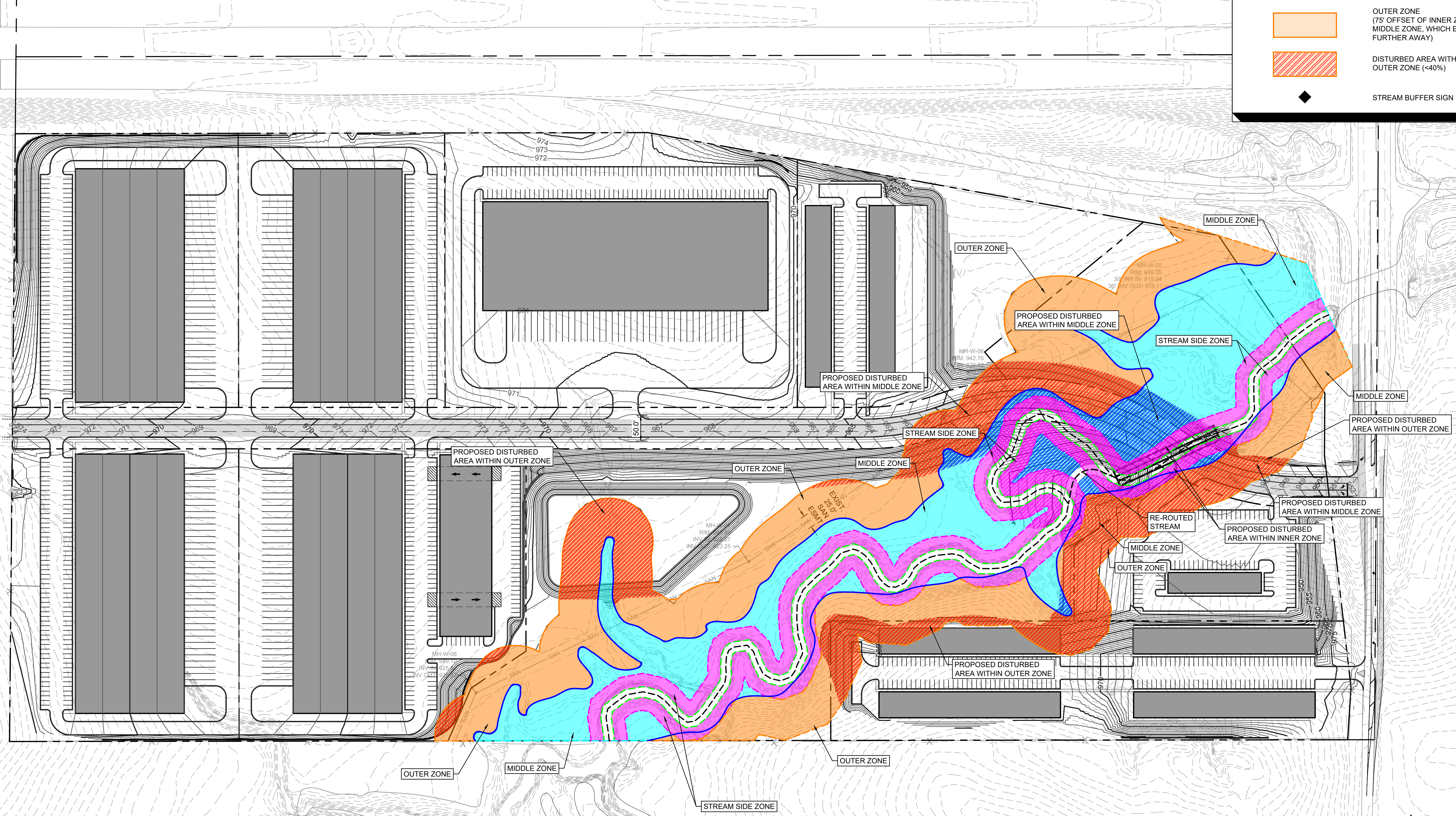
**CALCULATIONS:**

NO MORE THAN 40% OF THE OUTER ZONE MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES:  
 TOTAL STREAM BUFFER OUTER ZONE: 350,802.85 SF  
 TOTAL OUTER ZONE DISTURBED: 136,004.83 SF  
 TOTAL PERCENT OF OUTER ZONE DISTURBED: 39.33%

**LEGEND**

- EXISTING MATURE VEGETATION LIMITS
- 100-YEAR FLOOD PLAIN LIMITS
- EXISTING STREAM BANK
- INNER ZONE (25' OFFSET OF STREAM BANK)
- DISTURBED AREA WITHIN INNER ZONE
- MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE)
- DISTURBED AREA WITHIN MIDDLE ZONE
- OUTER ZONE (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICH EVER IS FURTHER AWAY)
- DISTURBED AREA WITHIN OUTER ZONE (<40%)
- STREAM BUFFER SIGN

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CITY COMMENTS		JRS	DATE
1	CUL-DE-SAC REVISION	03/03/2023	03/16/2023
2			
SCALE:		DESIGNED BY: JS	CHECKED BY: MK
DRAWN BY: JS		NOT FOR CONSTRUCTION	
<b>SKYVIEW INDUSTRIAL</b> SKYVIEW AVENUE AND INTERSTATE 435 KANSAS CITY, MO		<b>STREAM BUFFER- EXISTING STREAM ALIGNMENT</b>	
ORIGINAL ISSUE: 01/27/2023		SHEET NUMBER	
KHA PROJECT NO. 268258001		C6	

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 US CORPORATE OFFICE AUTHORITY #491012

# STREAM BUFFER REQUIREMENTS AND REQUESTED EXCEPTIONS

REQUIRED PER CITY'S STREAM BUFFER STANDARDS (SECTION 88-415)	PROPOSED BY SKYVIEW INDUSTRIAL FOR SITE IMPROVEMENTS AT 11620 NW SKYVIEW AVE.	REQUESTED EXCEPTIONS
STREAM SIDE ZONE THAT IS 25' WIDE (FROM EDGE OF STREAM)	WOULD PROVIDE ON BOTH BANKS - PROPOSED 25' WIDE WITH MITIGATION FOR 0.15 ACRES OF DISTURBED EXISTING ZONE AREA DUE TO THE PROPOSED IMPROVEMENTS	LOCATION OF STREAM SIDE ZONE TO BE ADJUSTED DUE TO PROPOSED STREAM RELOCATION
MIDDLE ZONE IS THE FLOODPLAIN LIMITS MINUS THE STREAM SIDE ZONE	PROVIDED ON BOTH BANKS - TO BE DETERMINED AT FINAL DEVELOPMENT PLAN BASED ON PROPOSED STREAM REALIGNMENT TO REFLECT REDUCED FLOODPLAIN LIMITS. MITIGATION IS PROPOSED FOR THE ESTIMATED 1.21 ACRES OF DISTURBED EXISTING ZONE AREA DUE TO CURRENT SITE ACTIVITIES AND THE PROPOSED SITE IMPROVEMENTS	ALLOWANCE OF SHIFT IN LOCATION OF MIDDLE ZONE AND LIMITED REDUCTION OF ZONE WIDTH ALONG MAJORITY OF FRONTAGE WITH MITIGATION PROPOSED TO COMPENSATE FOR IMPACTS
OUTER ZONE THAT IS AT LEAST 75' WIDE (FROM EDGE OF MIDDLE ZONE), WITH FIRST 25' AS NO BUILD AREA; NO MORE THAN 50% OF OUTER ZONE MAY BE DISTURBED WHERE MITIGATION IS PROVIDED	PROVIDED AS REQUIRED, ON AREAS NOT AFFECTED BY STREAM REALIGNMENT WHERE STREAM REALIGNMENTS PROPOSED. THE OUTER ZONE HAS BEEN SHOWN. PROPOSED OFF-SITE MITIGATION WOULD MEET THE REQUIRED RATIO OF 2.5:1; PROPOSED OUTER ZONE DISTURBANCE OF UP TO 43%	ALLOWANCE OF CLEARING, GRADING, AND NEW CONSTRUCTION WITHIN THE OUTER ZONE, WAIVER OF NO-BUILD REQUIREMENT WITHIN 25' OF THE OUTSIDE EDGE OF THE MIDDLE ZONE TO ALLOW FOR PROPOSED SITE IMPROVEMENTS (WITHIN PROPOSED MITIGATION); OUTER ZONE DISTURBANCE UP TO 43%
NO CHANNEL RELOCATION OR CONSTRUCTION OF FENCING OR RETAINING WALLS WITHIN THE OUTER ZONE	RELOCATION OF A PORTION OF THE STREAM TO ADD PROPOSED ROAD IMPROVEMENTS AND CREATE A MORE UNIFORM CHANNEL ALIGNMENT.	ALLOWANCE OF SHIFT IN LOCATION OF STREAM SIDE ZONES DUE TO STREAM RELOCATION WITH PROPOSED MITIGATION. ALLOWANCE OF CONSTRUCTION OF ROADWAY IMPROVEMENTS

## NOTES

- PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "A" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29085C0042G WITH A MAP DATE OF JANUARY 20, 2017.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM GIS DATA FROM KCMO.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS REQUIRED FOR THIS PROJECT. 27,940 SF OF PROPOSED STREAM BUFFER MITIGATION AREA HAS BEEN ADDED TO THE OUTER ZONE.
- 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 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 AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
    - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
    - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

## CALCULATIONS:

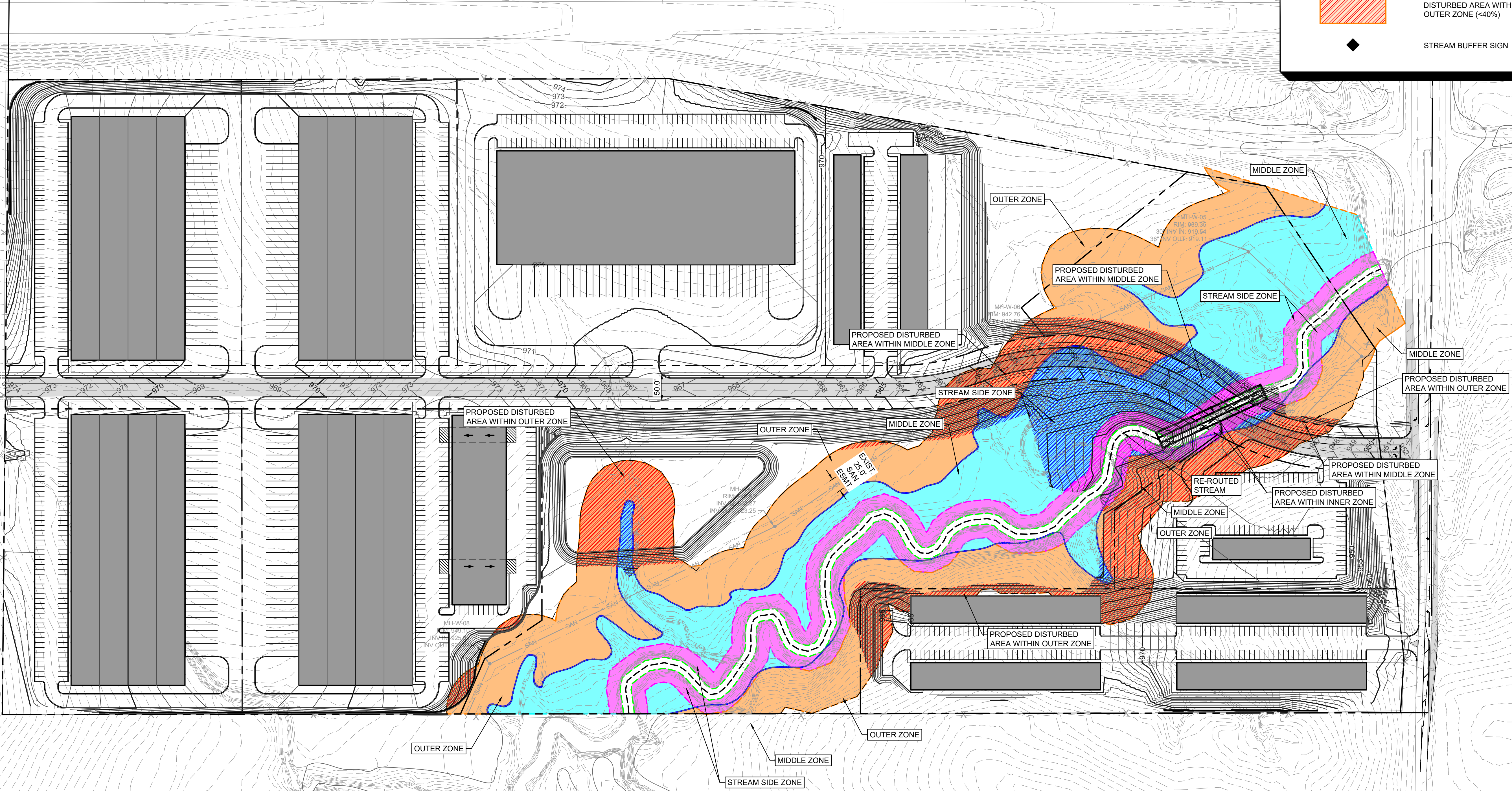
NO MORE THAN 40% OF THE OUTER ZONE MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES:  
 TOTAL STREAM BUFFER OUTER ZONE: 350,802.85 SF  
 TOTAL OUTER ZONE DISTURBED: 138,004.83 SF  
 TOTAL PERCENT OF OUTER ZONE DISTURBED: 39.33%

## LEGEND

- EXISTING MATURE VEGETATION LIMITS
- 100-YEAR FLOOD PLAIN LIMITS
- EXISTING STREAM BANK
- INNER ZONE (25' OFFSET OF STREAM BANK)
- DISTURBED AREA WITHIN INNER ZONE
- MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE)
- DISTURBED AREA WITHIN MIDDLE ZONE
- OUTER ZONE (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICHEVER IS FURTHER AWAY)
- DISTURBED AREA WITHIN OUTER ZONE (<40%)
- STREAM BUFFER SIGN

**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case **19-CPC-2023-00018** on **3/21/2023**

*Joseph Reswinkle*  
 Joseph Reswinkle, AICP  
 Secretary of the Commission



JRS	03/03/2023	CITY COMMENTS	03/16/2023	DATE
JRS		CUL-DE-SAC REVISION		
1				
2				
<b>Kimley»Horn</b>				
<small>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.                  806 PENNSYLVANIA AVENUE, SUITE 100                  WWW.KIMLEY-HORN.COM                  PHONE: 816.625.0350                  US GEOGRAPHIC PATENT #481012</small>				
SCALE:	AS NOTED	DESIGNED BY:	JS	
		DRAWN BY:	JS	
		CHECKED BY:	AK	
<b>NOT FOR CONSTRUCTION</b>				
<b>STREAM BUFFER PLAN-PROPOSED STREAM ALIGNMENT</b>				
<b>SKYVIEW INDUSTRIAL</b>				
SKYVIEW AVENUE AND INTERSTATE 435 KANSAS CITY, MO				
ORIGINAL ISSUE: 01/27/2023				
KHA PROJECT NO. 268258001				
SHEET NUMBER <b>C7</b>				

Drawing name: K:\KNC\_DEV\268258001\_Skyview Industrial\2 Design\CAD\plan\sheet\08 - STREAM BUFFER - PROPOSED.dwg  
 Mar 17, 2023 11:06am by: Julia Swensen  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

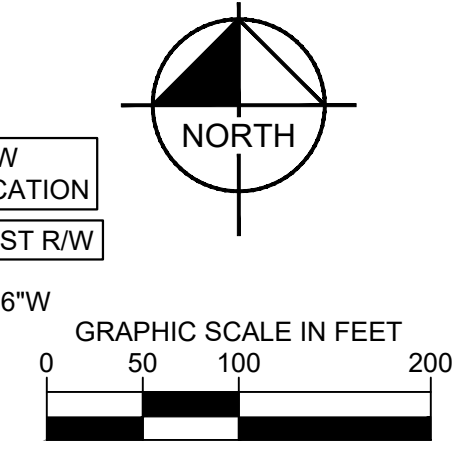
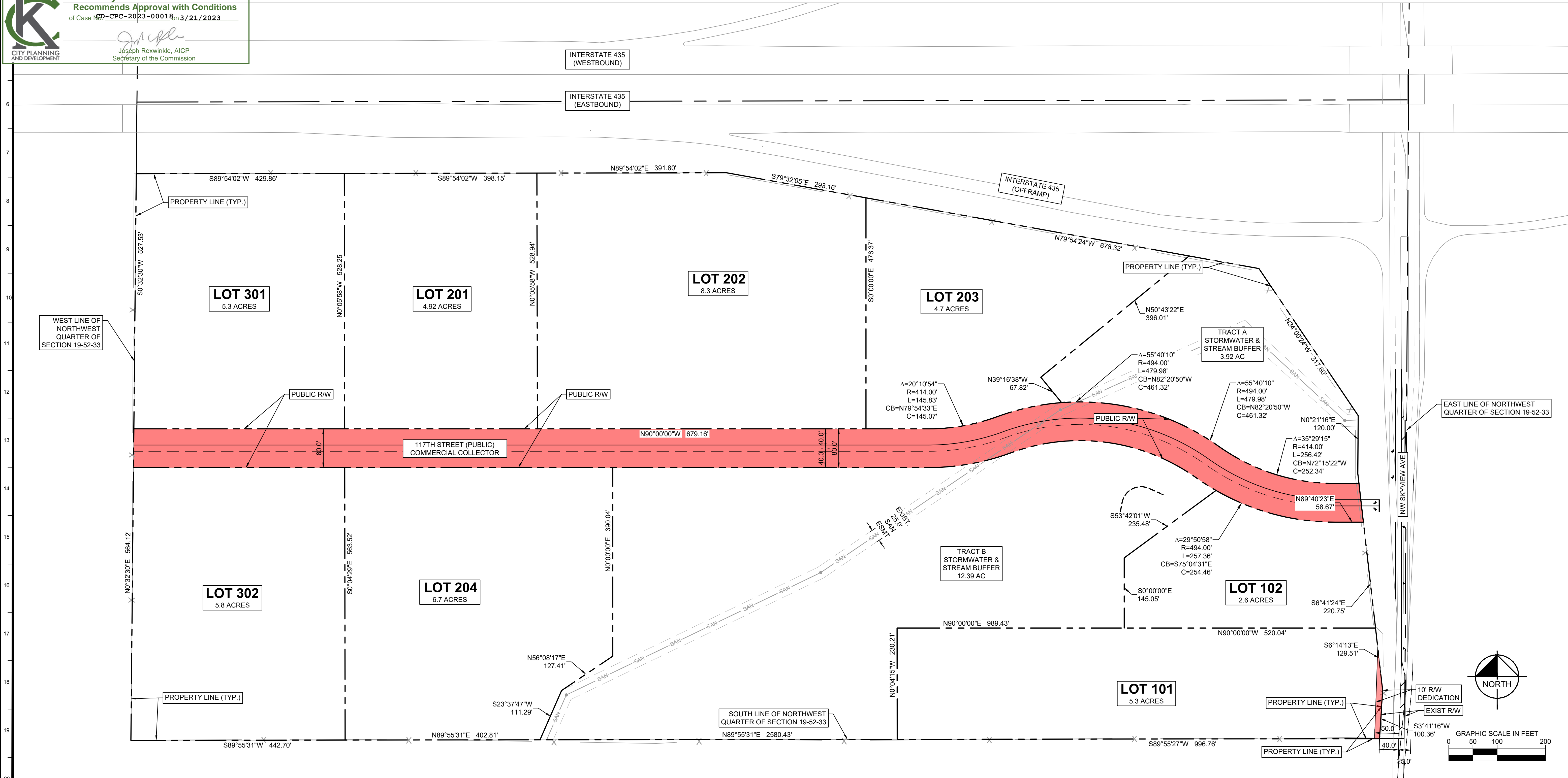
LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 52 RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1171.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435; THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1219.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 79 DEGREES 47 MINUTES 40 SECONDS EAST, A DISTANCE OF 1118.03 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 34 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 368.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTHWEST SKYVIEW AVE; THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 06 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 491.93 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 03 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 100.36 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 55 MINUTES 31 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2580.43 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR SKYVIEW INDUSTRIAL SECTION 19, TOWNSHIP 52N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

LEGEND
PROPOSED R/W DEDICATION

City Plan Commission Recommends Approval with Conditions of Case No. CP-CPC-2023-00018 on 3/21/2023
Joseph Rexwinkle, AICP Secretary of the Commission



FLOODPLAIN, DRAINAGE EASEMENT, WATER MAIN EASEMENT, SEWER EASEMENT, UTILITY EASEMENT, RIGHT OF ENTRANCE, STREET DEDICATION, BUILDING LINES, FINAL PLAT DEDICATION, UTILITY EASEMENT, PARKLAND CREDITS ARE NOT REQUIRED FOR THIS PROJECT.

Vertical sidebar containing: CITY COMMENTS, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, NOT FOR CONSTRUCTION, PRELIMINARY PLAT, SKYVIEW INDUSTRIAL, and SHEET NUMBER C8.

Vertical text on the left edge: Drawing name: K:\CITY\_PLANNING\2023\20230316\20230316\_Prelim\20230316\_Prelim.dwg