

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00023

5019 Raytown Road

April 15, 2026

Docket # 8

Request

Development Plan

Applicant

James Ratley - MKEC Engineering

Owner

Vitaliy Soyarkov
Drop Location 2 LLC

Site Information

Location	5019 Raytown Road
Area	9.7 Acres
Zoning	M1-5
Council District	3 rd
County	Jackson
School District	Raytown C-2

Surrounding Land Uses

North: Residential, R-7.5
South: Residential, R-7.5
East: Industrial, M1-5
West: Industrial, M1-5

KC Spirit Playbook Alignment

CD-CPC-2026-00023 - Low

Land Use Plan

The Blue Ridge Area Plan recommends Commercial and Open Space/Buffer for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan

Raytown Road is identified as a Local Link.

Approval Process



Overview

The applicant seeks a development plan to permit outdoor storage and warehousing on the subject site.

Existing Conditions

The entire subject site has been graded and is currently undeveloped. Rock Island Trail sits to the north of the subject site. The site is sloped, causing it to sit higher than the road and the trail.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 6, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CRBC-2026-40096. Building plan to construct a warehouse building. Under Review.

Project Timeline

The application was filed on February 21, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #8 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The applicant seeks a development plan to allow for indoor and outdoor storage/warehousing in an M1-5 zoning district. Indoor storage is permitted by right in an M1-5 zoning district, and outdoor storage is permitted with an approved Special Use Permit, however, per 88-517-02-D of the Zoning and Development Code, development plan review and approval are required for any industrial development on an M-zoned property with a net site area of five or more acres and within 200 feet of any residential district. The subject site is 9.74 acres and is 62 feet away from a residential zoning district to the west, and 108 feet to the east.

The site will be accessed from Raytown Road. Eight employee parking stalls will be adjacent to the proposed building, including one ADA stall. Truck parking will be located towards the northeast portion of the lot and behind the building. The applicant is proposing ninety 12x55-foot truck parking stalls, and thirty-nine 11x30 truck parking stalls.

A 12,000 square-foot metal building, 10 feet in height is proposed on the site surrounded by a concrete pad. The building will have 10 docking stations for trucks. There will be one entrance on the northeast side of the building, and two entrances on the southwest side.

Nine street trees will be planted along the Raytown Road frontage, and a landscape screen buffer consisting of trees and shrubs will be placed in front of the proposed building to meet the interior parking lot landscaping requirements. The rest of the parcel that will remain unpaved/undeveloped will have grass.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-140)	Yes	
Use-Specific Standards (88-378)	Yes	
Parking & Loading (88-420)	No	Bicycle parking is not provided. See below.
Landscaping & Screening (88-425)	No	There are outstanding corrections regarding additional details for landscaping. The corrections need to be resolved prior to ordinance request. See below.
Outdoor Lighting (88-430)	Yes	
Signs (88-445)	Yes, with conditions.	
Pedestrian Standards (88-450)	No	Applicant will need to obtain a variance from the Board of Zoning Adjustment prior to ordinance request. See Below.

Parking & Loading (88-420)

The Zoning and Development Code requires three short-term bicycle parking spaces, bicycle parking is not provided with this submittal. The applicant will need to apply for an alternative parking compliance plan prior to submitting the ordinance request to bring this standard into compliance. The applicant would need to provide an alternative in lieu of bicycle parking.

Landscaping & Screening (88-425)

88-425-05-C requires vehicular uses adjacent to residential districts with a landscape buffer of at least 10 feet in width and be planted with enough evergreen shrubs to form a continuous visual screen at least 4 feet in height after the first growing season. The applicant is proposing an 8-foot metal privacy fence. While a masonry wall or opaque wood fence (minimum of 5 feet) is allowed, ground cover is still required within the landscape buffer strip. The submitted landscape plan does not comply with the screening requirements of 88-425-05-C as there is no landscaping proposed around the perimeter of the vehicular use area. Staff suggested an administrative adjustment with additional landscaping and tree planting elsewhere on the site that will be visible from public right-of-way, prior to submitting the ordinance request.

Pedestrian Standards (88-450)

Section 88-450-03-B requires a sidewalk connection from all adjacent public rights-of-way to the main entrance via a direct path. The plans do not show a pedestrian connection from the street to the building. Staff has included a condition requiring a variance to this standard be applied for and approved by the Board of Zoning Adjustment or should the Board of Zoning Adjustment deny the variance, revised plans be submitted in compliance with Code prior to ordinance request.

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed plan does not comply with all standards of the Zoning and Development Code. The landscape plan does not provide screening on the east side of the lot adjacent to the Rock Island Trail, except for a privacy fence.

Pedestrian walkways and bicycle parking were not provided. The applicant team will need to obtain a variance from the Board of Zoning Adjustment to the pedestrian standards and apply for and receive approval of a separate administrative adjustment for the bicycle parking, and alternative compliance landscaping plan prior to submitting the ordinance request.

“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.” - Jonathan Feverston, 3rd District Planner.

B. The proposed use must be allowed in the district in which it is located.

The proposed use of indoor and outdoor storage/warehousing is permitted in an M district with approval of a development plan in lieu of a special use permit.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

The subject site will be accessed through an existing curb cut on Raytown Road that lead to a proposed 24-foot-wide driveway that splits into two driveways. The driveways will split to provide access to the south and north side of the building and merge into the parking lot to the north of the building. This will allow for 360-degree access for vehicles on site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Bicycle parking, sidewalk connections, and pedestrian walkways are not proposed in this application. This section of Raytown Road is not pedestrian friendly due to the industrial uses around it, lack of amenities, lack of sidewalks, and lack of bicycle lanes. The applicant will need to obtain approval of variances and approval of an administrative adjustment prior to the submitting an ordinance request.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The subject site has access to water and sewer lines. There is an outstanding correction from Water Services regarding the stream buffer easement and public gravity sanitary sewer line that will need to be addressed prior to ordinance request.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed building will be constructed out of metal. The property directly north is developed with a metal building, however the property directly south of the subject site is a stone and concrete building. Community Planning Division staff recommends using higher quality materials such as brick or stucco to be better aligned with the Blue Ridge Area Plan.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Nine street trees will be planted along the west side of the lot that fronts Raytown Road in compliance with the Zoning and Development Code. A landscape buffer will be placed in front of the building to meet the interior parking lot landscaping requirements. The rest of the parcel that will remain unpaved/undeveloped will have grass as shown in the attached landscaped plan. This includes the area surrounding the driveways and truck parking lot.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The driveways and vehicular parking areas will be paved with asphalt. There will also be a concrete pad surrounding the building. The proposed amount of impervious surface while consistent with the development type could be reduced to improve site design.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The site was cleared of trees in 2021, prior to passing the Tree Preservation Ordinance. The applicant team has an approved grading permit from 2021 (CRBG-2021-20904).

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Additional documents, if applicable
5. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: April 10, 2026

Case Number: CD-CPC-2026-00023

Project: 5019 Raytown Road

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Stephanie Saldari at (816) 513-8814 / Stephanie.Saldari@kcmo.org with questions.

1. Any area of a site not intended for a specific use, must be landscaped unless retained in its natural state. The west side of the southern driveway does not seem paved or vegetated. UPDATED 4-2-26: Plans do not reflect what was discussed in Applicant DRC. (4/10/2026)
2. Show dumpster and screening in accordance to 88-425. UPDATE 4-1-26: Plans do not show a dumpster. (4/10/2026)
3. At least 35 square feet of interior landscape area must be provided for each parking space. This can be dedicated on another area of the property. Preferably right outside of the concrete pad. 88-425-06-B. UPDATED 4-2-2026: square footage for interior landscape area not shown on plan. (4/10/2026)
4. Vehicular use areas adjacent to residential zoning districts must be landscaped. Follow 88-425-05-C. Bushes or hedges on the rear property line adjacent to rock island trail to screen the use from the trail and residences. Use native species. UPDATED 4-2-2026: Landscaping shown does not comply with code. Provide a data table with all required information such as species, size, and quantity, and include a legend and appropriate markers in the proposed area. All landscaping must be native as stated in the code. (4/10/2026)

Correction(s) by Water Services - Sewer of the Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

5. Sanitary sewer along Raytown Rd is not a Force main. Call out as 24" RCP interceptor. Manhole connection may require lining (brick manhole). Verify in field if this is an un-lined or lined brick manhole. (4/10/2026)
6. Show both the 24" and 8" public gravity sanitary sewer lines on the utility plan (4/10/2026)
7. show the existing stream buffer easement. (4/10/2026)

Correction(s) by Water Services - Water of the Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

8. Show and label a new public Fire Hydrant along Raytown Road on the utility plan sheet to meet the required 300' spacing in commercial zones. (4/10/2026)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

9. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission. (3/10/2026)

Condition(s) by City Planning and Development Department. Contact Stephanie Saldari at (816) 513-8814 / Stephanie.Saldari@kcmo.org with questions.

10. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector. (4/02/2026)
11. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector. (4/02/2026)
12. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector. (4/02/2026)
13. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector. (4/02/2026)
14. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector. (4/02/2026)
15. The applicant shall revise the building elevations to apply high quality building materials including but not limited to brick, stone, cast stone, finished concrete, stucco (not EIFS), metal (not sheet or pan style), or cement board to the front facade of the proposed building facing Raytown Road to increase alignment with design guidelines in the area plan and KC Spirit Playbook and Raytown Road's identified Image Street status. This shall be completed prior to ordinance request. (4/03/2026)
16. The applicant shall revise elevations to add eye-level windows with two-way transparency, clerestory windows, or material changes to the front facade of the proposed building facing Raytown Road to better align with the Well-Designed City goal of the KC Spirit Playbook. Denote on the elevations the material type and location on the elevation drawings. This shall be completed prior to ordinance request. (4/03/2026)
17. The applicant shall revise the landscaping plan to include additional screening style landscaping at the rear of the property in addition to the existing fence as the parking area is higher than the Rock Island Trail and vehicle storage will be in view from the trail. This shall be completed prior to ordinance request. (4/03/2026)
18. The applicant shall revise the plans to show landscaping along the northeastern side of the lot abutting the Rock Island Trail with landscaping that is compliant with 88-425-05-C or shall apply for and receive approval of an administrative adjustment for the landscaping prior to ordinance request. Landscaping & Screening (4/09/2026)
19. The applicant shall revise the plans to show short-term bicycle parking as required prior or receive approval of an alternative compliance parking plan prior ordinance request. (4/09/2026)
20. The applicant shall apply for and obtain approval of a variance to the pedestrian standards prior to ordinance request, should the variance be denied, the applicant shall revise their plans to be compliant with the Code. 88-450 (4/09/2026)
21. All outstanding corrections shall be resolved prior to ordinance request. (4/10/2026)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

22. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1) (3/09/2026)
23. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (3/09/2026)
24. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) (3/09/2026)
25. The developer shall provide fire lane signage on fire access drives. (3/09/2026)
26. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1) (3/09/2026)
27. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3) (3/09/2026)
28. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). (3/09/2026)
29. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (3/09/2026)
30. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6) (3/09/2026)
31. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1) (3/09/2026)
32. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (3/09/2026)
33. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) (3/09/2026)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

34. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (3/09/2026)
35. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (3/09/2026)
36. The developer shall dedicate additional right of way [and provide easements] for Raytown Rd as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. (3/09/2026)
37. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (3/09/2026)
38. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (3/09/2026)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

39. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (3/09/2026)
40. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (3/09/2026)
41. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (3/09/2026)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

42. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772 (3/04/2026)
43. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(3/04/2026)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

44. Developer shall submit water main extension plans in CompassKC meeting KC Water Rules and Regulations for a new public fire hydrant along Raytown Road to meet the 300' max. spacing requirement. The plans shall be prepared by a Missouri PE and shall be under contract (permit) prior to building permit issuance. (3/04/2026)

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

45. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting. (3/02/2026)
46. The developer shall obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain. (3/02/2026)
47. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (3/02/2026)
48. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. (3/02/2026)
49. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy. (3/02/2026)
50. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by KC Water. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by KC Water. (3/02/2026)

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.



11827 W. 112th Street, Suite 200
Overland Park, KS 66210
913.333.9900
MKEC Project No. 2020022138
Engineering No. 2007009364
Landscape No. 2008022138
Surveying No. 2008022138



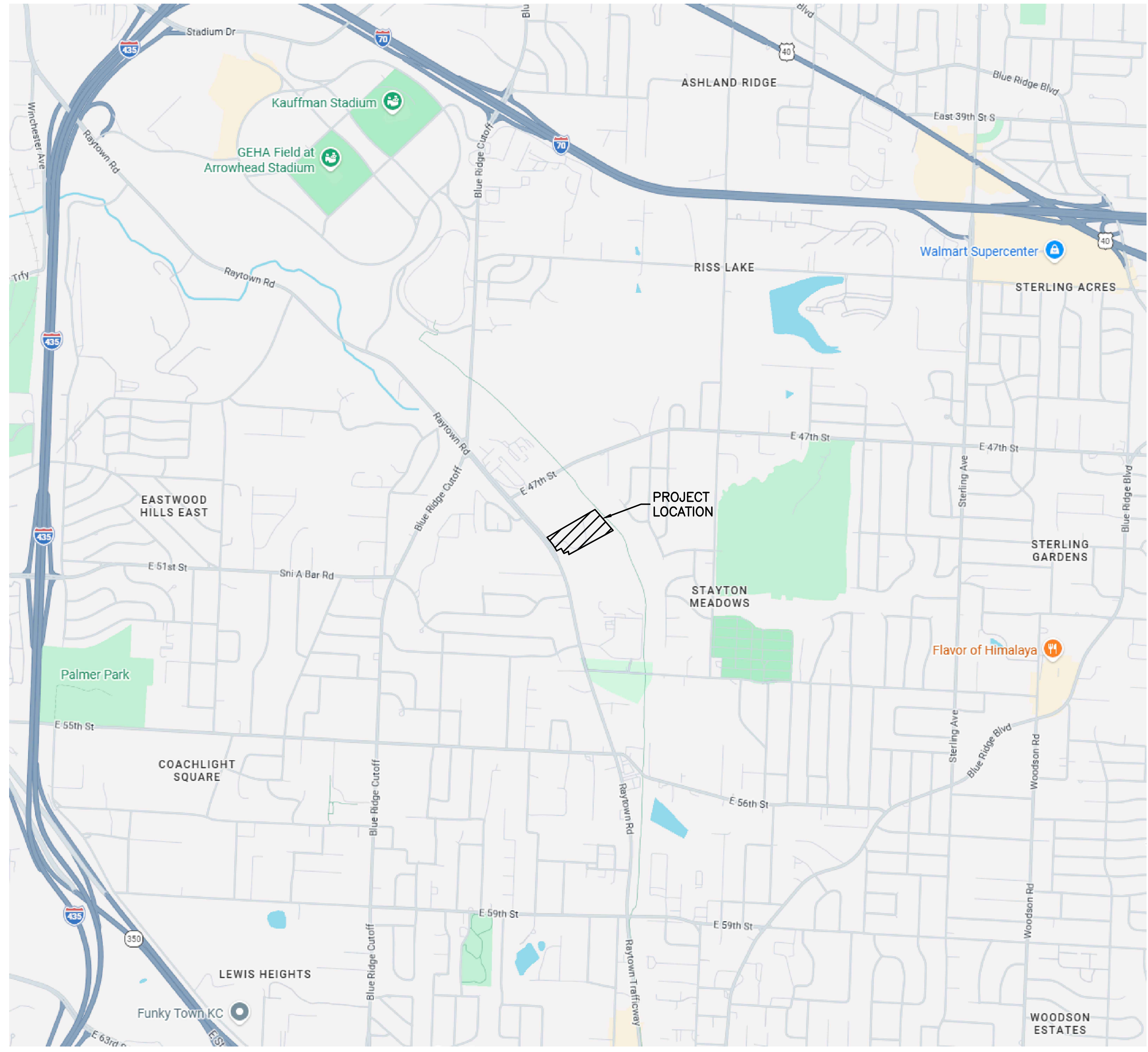
3078 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

DEVELOPMENT PLANS FOR VS SERVICES - WAREHOUSE

KANSAS CITY, MO 64133
S29-T49N-R32W

LEGEND

- 6IN - TREE AND DIAMETER
- 3IN - TREE AND DIAMETER
- 18" - TREE STUMP AND DIAMETER
- SN - SIGN
- BUSH
- MAIL BOX
- POLE
- GATE
- POST / BOLLARD
- FLAG POLE
- FENCE
- EDGE OF TREES
- TELEPHONE RISER
- UGT - UNDERGROUND TELEPHONE LINE
- OHT - OVERHEAD TELEPHONE LINE
- CABLE TV RISER
- FO - FIBER OPTICS INDICATOR SIGN
- UGTV - UNDERGROUND CABLE TV LINE
- FOC - UNDERGROUND FIBER OPTIC CABLE
- POWER POLE AND DEADMAN
- LIGHT POLE
- ELECTRIC TRANSFORMER
- SCHOOL ZONE SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT POLE
- UGE - UNDERGROUND ELECTRIC LINE
- OHE - OVERHEAD ELECTRIC LINE
- GAS METER
- GAS VALVE
- GAS LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SS - SANITARY SEWER LINE
- INLET
- STORM WATER MANHOLE
- ROOF DRAIN
- GRATE INLET
- EXISTING STORM SEWER PIPE
- SW - ROOF DRAIN LINE
- PD - PERFORATE DRAIN PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MONITORING WELL
- WATER METER VAULT
- WATER SPIGOT
- WATER LINE
- FP - FIRE PROTECTION LINE
- 100 - EXISTING MAJOR CONTOUR
- 101 - EXISTING MINOR CONTOUR



LOCATION MAP
SCALE: NTS

OWNER INFORMATION

DROP LOCATION 2
753 S 66TH TER
KANSAS CITY, KS 66111
VITALY SOYARKOV
VITALY@VSSERVICESKS.COM
816-249-2755

CONTACT INFORMATION

CIVIL ENGINEER/SURVEYOR/LANDSCAPE
MKEC ENGINEERING
11827 W 112TH ST, SUITE 200
OVERLAND PARK, KS 66210
DAVID RILEY, P.E.
DRATLEY@MKEC.COM
913-317-9390

ARCHITECT
COLLINS & WEBB
3078 SW MARKET ST
LEE'S SUMMIT, MO 64063
SEAN OWENS
SOWENS@COLLINSANDBWEBB.COM
816-249-2270

MEP ENGINEER
ALVINE
1201 CASS STREET
OMAHA, NE 68102
JOE KONEN
JKONEN@ALVINE.COM
402-346-7007

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 PENDLETON LANDS, ALSO KNOWN AS "PLAT OF PENDLETON 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.

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 5019 RAYTOWN RD
 KANSAS CITY, MISSOURI 64133
 DEVELOPMENT PLAN SUBMITTAL

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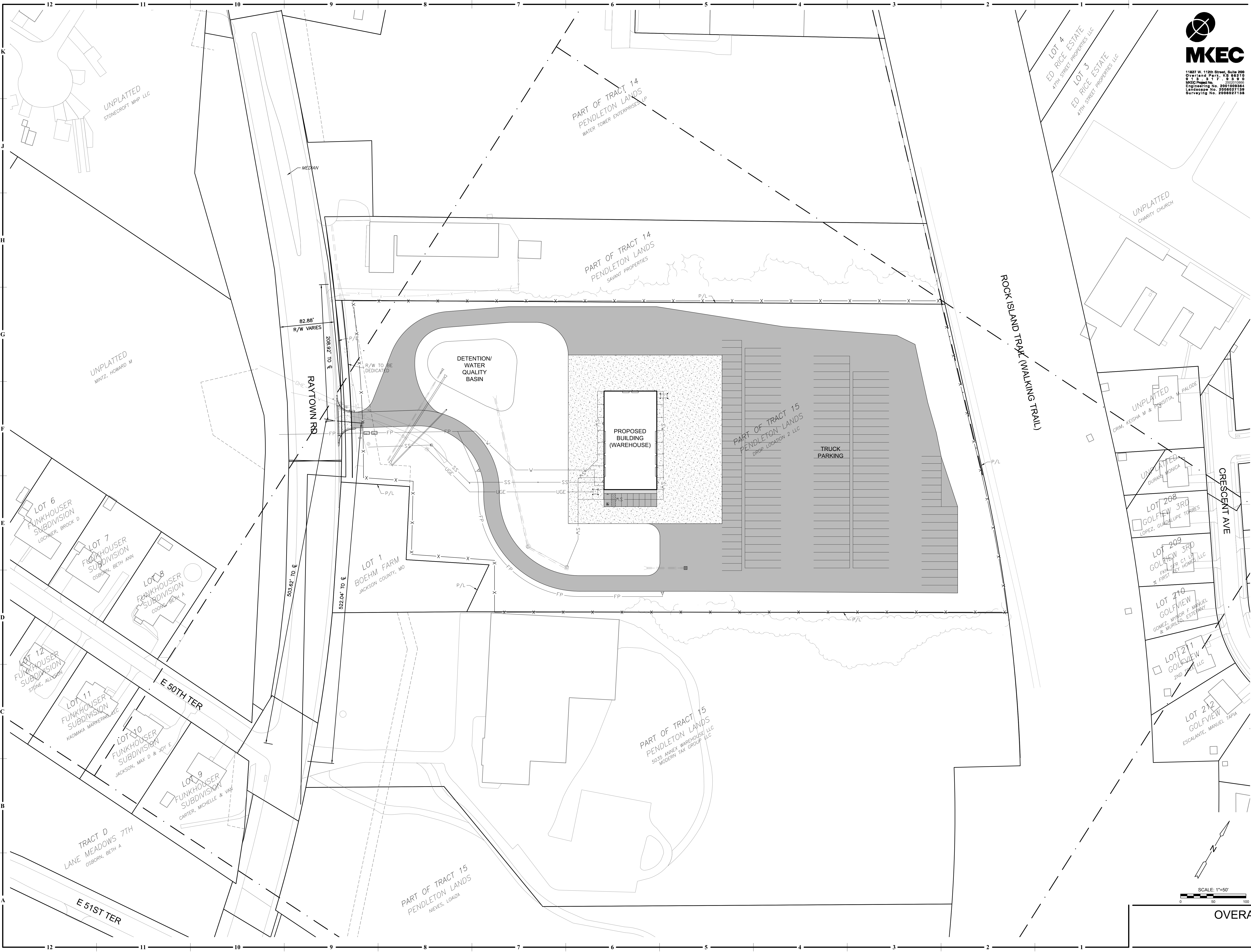
JAMES D. RILEY, P.E. #201102780

PROFESSIONAL SEAL

G100
ISSUE DATE: 23 FEBRUARY 2026
COLLINS WEBB # 26029

COVER SHEET

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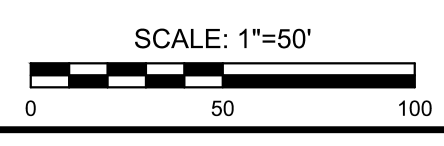
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PROFESSIONAL SEAL

C100

ISSUE DATE: 23 FEBRUARY 2026
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OVERALL SITE PLAN

DEVELOPMENT PLAN SUBMITTAL



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Overland Park, KS 66210
913.533.7251
MKEC No. 17-990
Engineering No. 200702984
Landmark No. 200822138
Surveying No. 200822138



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PROFESSIONAL SEAL

C101

ISSUE DATE: 23 FEBRUARY 2026
COLLINS WEBB #: 28029

CONTROL POINTS & BENCHMARKS

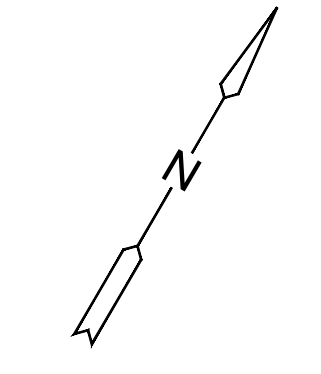
PT	NORTH	EAST	ELEV
CP/BM 100	1043444.699	2796752.166	836.92
+/- CUT IN TOP CENTER OF 2 LID CURB INLET, W SIDE RAYTOWN RD.			
CP/BM 101	1043393.642	2796856.509	839.37
+/- CUT IN TOP CURB, E SIDE RAYTOWN RD, +/- 110' SE OF ENTRANCE.			
CP/BM 102	1043664.533	2796629.666	836.06
+/- CUT IN S END OF MEDIAN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

EXISTING CONDITIONS PLAN

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913.551.7777
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Surveying No. 2008027138

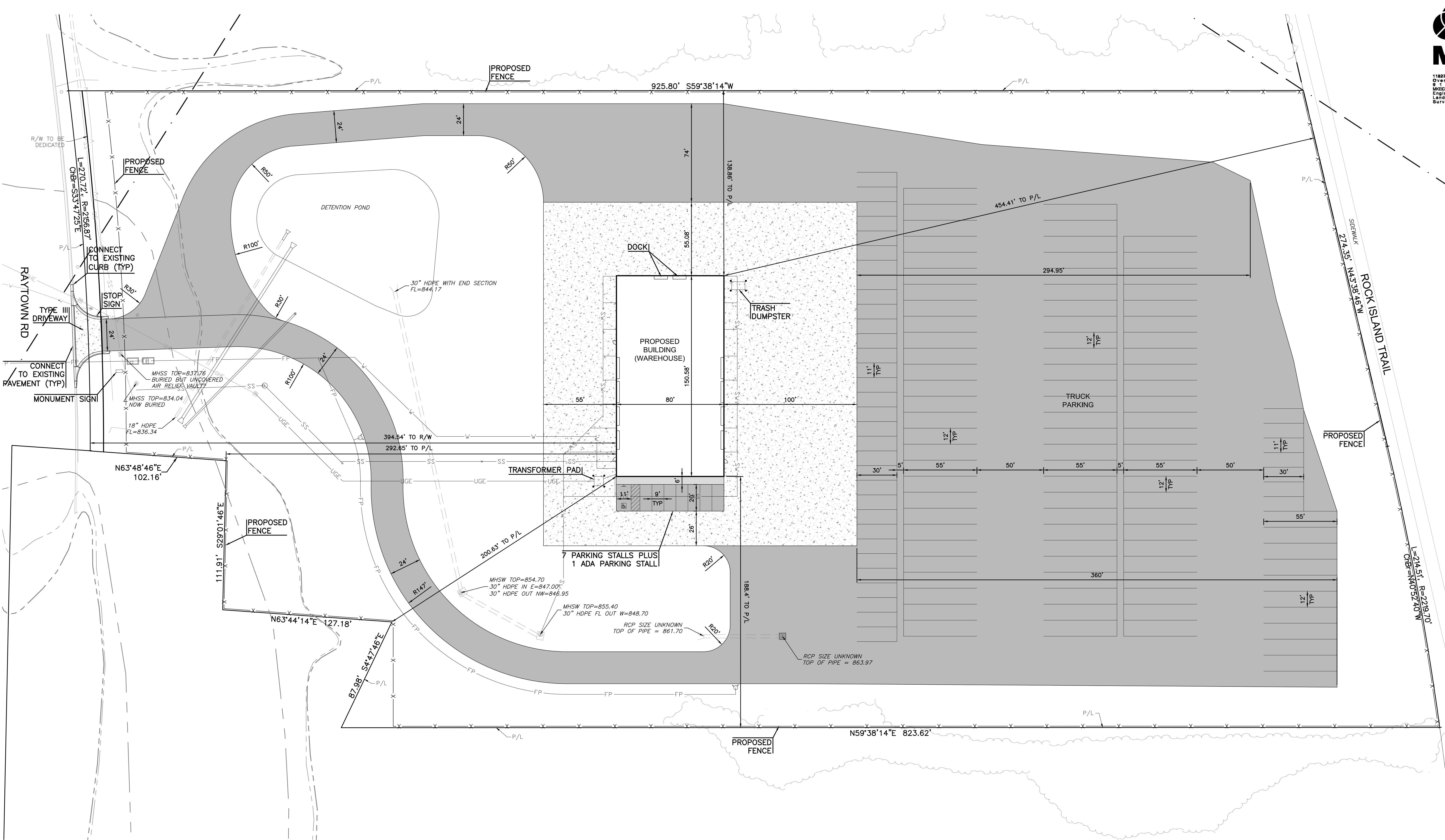


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PROFESSIONAL SEAL
C102
ISSUE DATE: 23 FEBRUARY 2026
COLLINS WEBB # 26029
SITE PLAN



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		

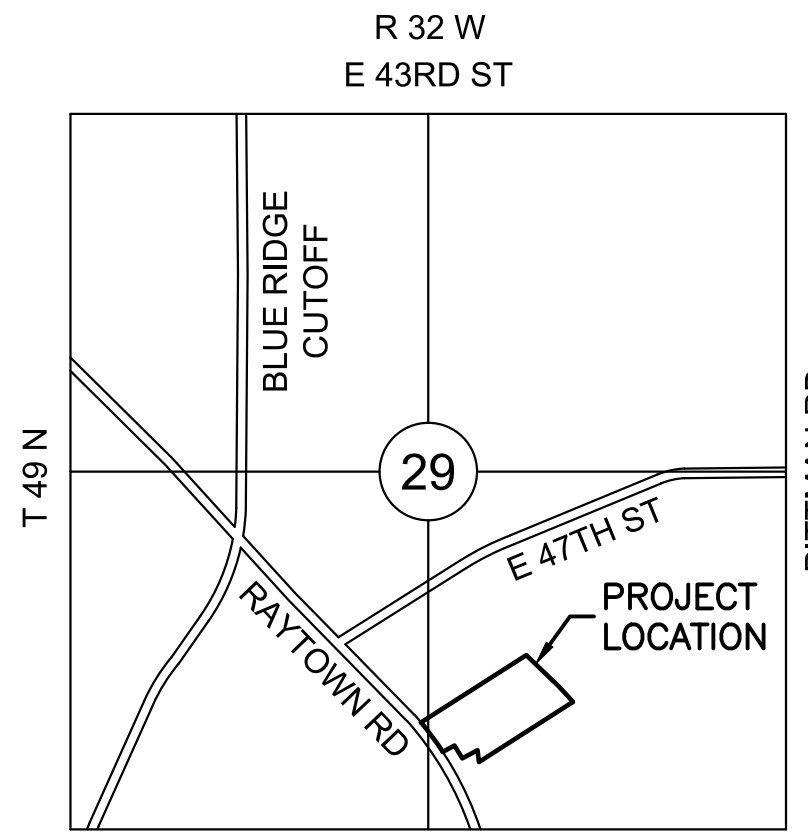
BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SETBACK	None	454.82'	NO	
FRONT SETBACK	None	394.83'	NO	
SIDE SETBACK	None	139.42'	NO	
HEIGHT	None	23.58'	NO	

88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROPOSED?	APPROVED?
USE: VEHICLE STORAGE	1	8				
ACCESSIBLE	1	1				
LONG-TERM			N/A	N/A		
SHORT-TERM			N/A	N/A	NO	
TOTAL	2	8	N/A	N/A	NO	NO

LEGAL DESCRIPTION

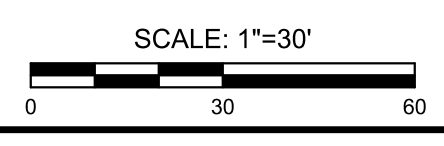
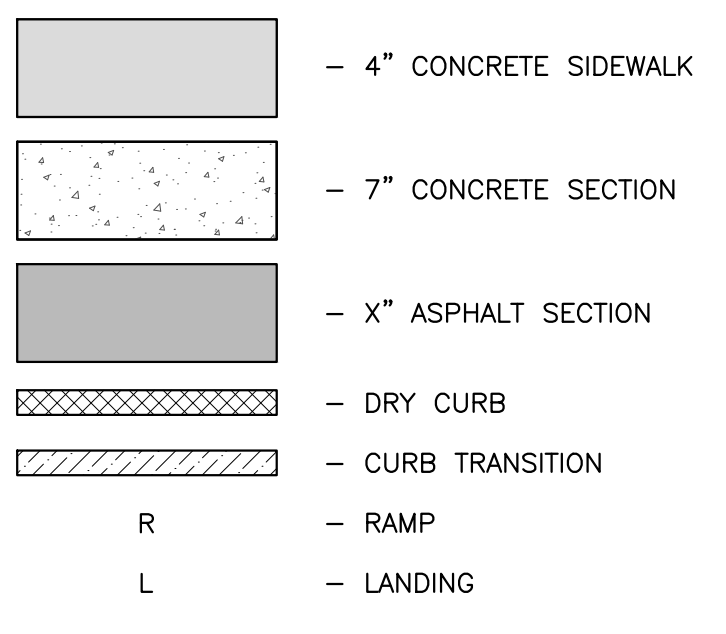
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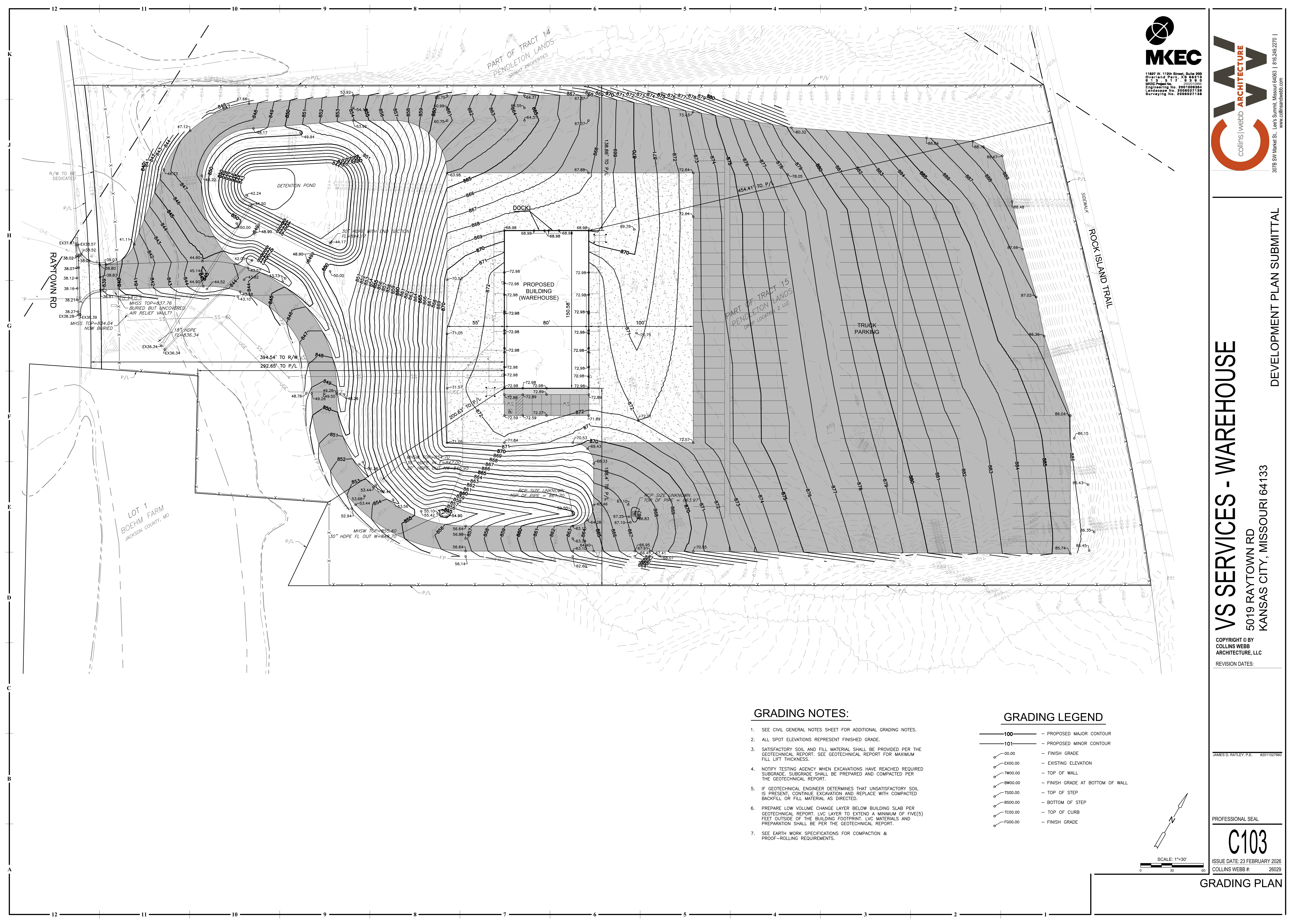
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- THAT PART TAKEN FOR RAYTOWN ROAD AND RELOCATED RAYTOWN ROAD BY THE DOCUMENT RECORDED OCTOBER 26, 1929 AS DOCUMENT NO. 271771 IN BOOK 555 AT PAGE 89 AND BY THE DOCUMENT RECORDED JANUARY 22, 1971 AS DOCUMENT NO. 1-77106 IN BOOK 1-232 AT PAGE 70.



VICINITY MAP
SCALE: NTS

PAVING LEGEND





MKEC
 11227 W. 112th Street, Suite 200
 Overland Park, KS 66210
 P 913 551 9900
 MKEC Project No. 202102788
 Engineering No. 202102788
 Landmark No. 202022138
 Surveying No. 202022138

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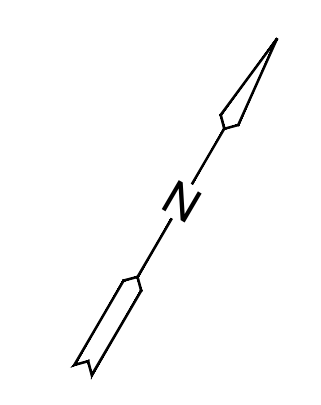
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 REVISION DATES:

GRADING NOTES:

- SEE CIVIL GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
- ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
- SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL LIFT THICKNESS.
- NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
- IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
- 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.
- 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
- TWO0.00— TOP OF WALL
- BWO0.00— FINISH GRADE AT BOTTOM OF WALL
- TS00.00— TOP OF STEP
- BS00.00— BOTTOM OF STEP
- TC00.00— TOP OF CURB
- FO00.00— FINISH GRADE



SCALE: 1"=30'

JAMES D. RAYLEY, P.E. #201102788

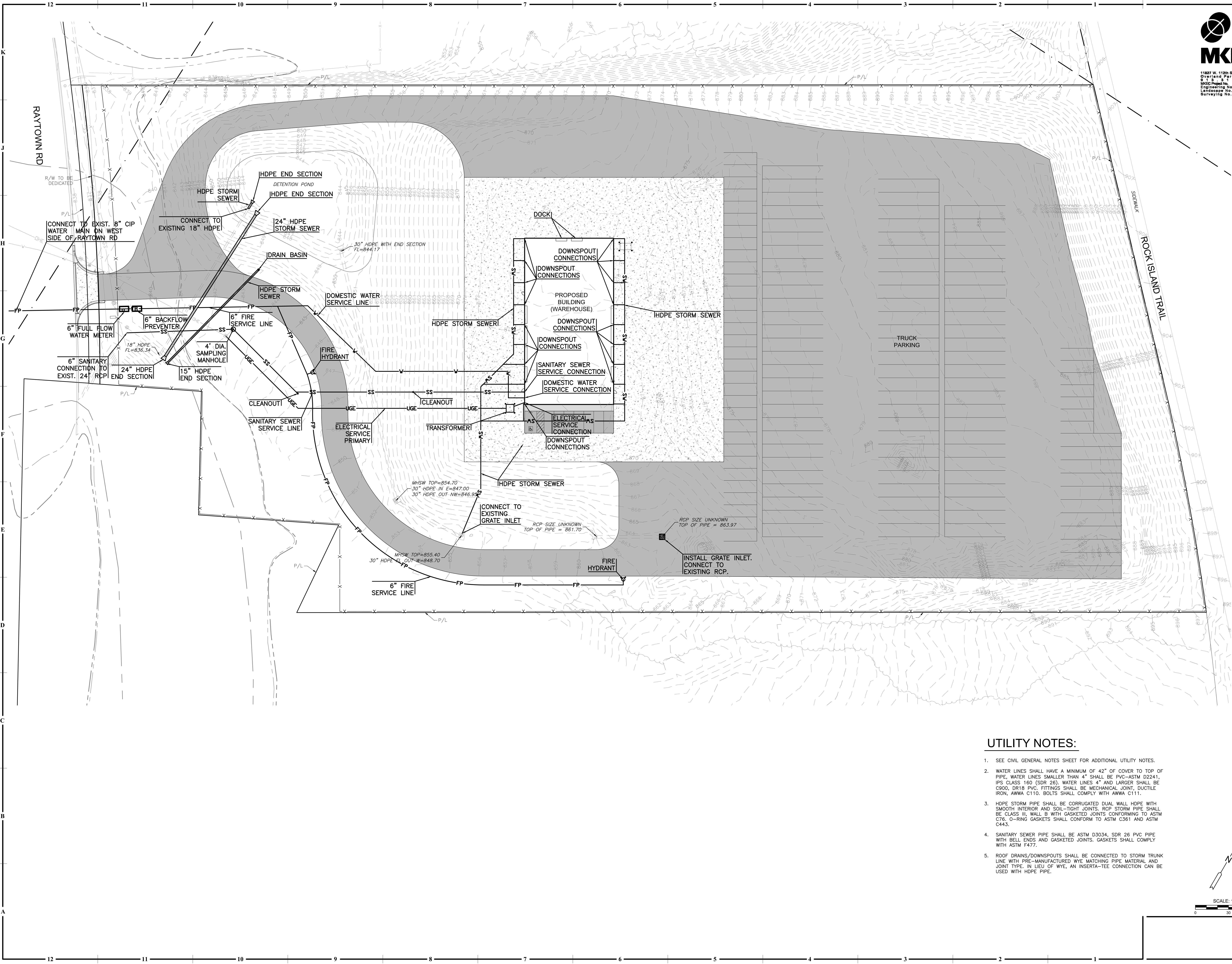
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C103
 ISSUE DATE: 23 FEBRUARY 2026
 COLLINS WEBB # 28029
GRADING PLAN

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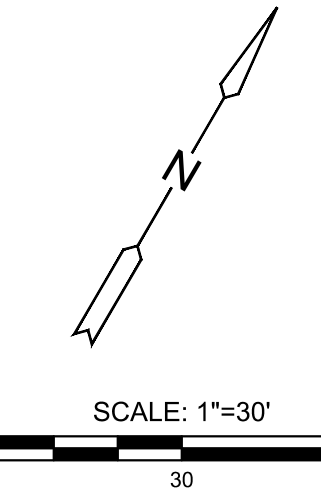
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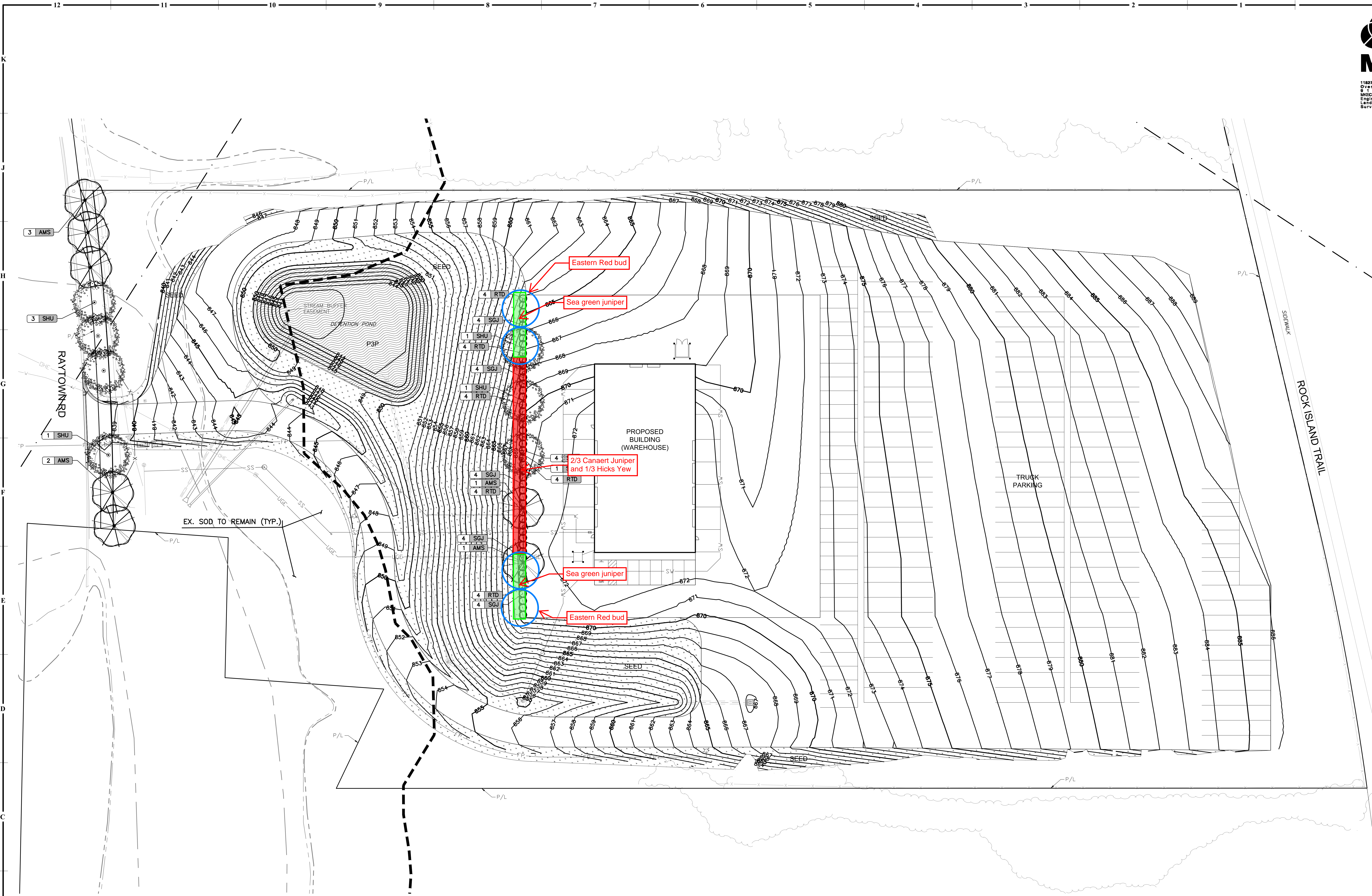
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COLLINS WEBB #: 26029

UTILITY PLAN

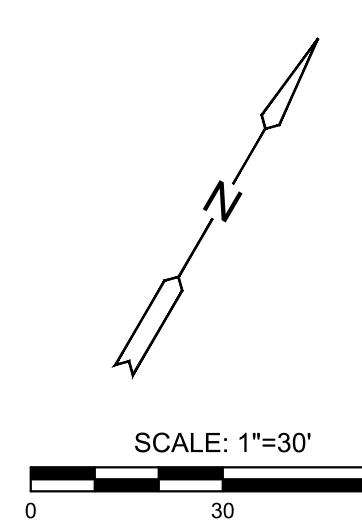
UTILITY NOTES:

- 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.





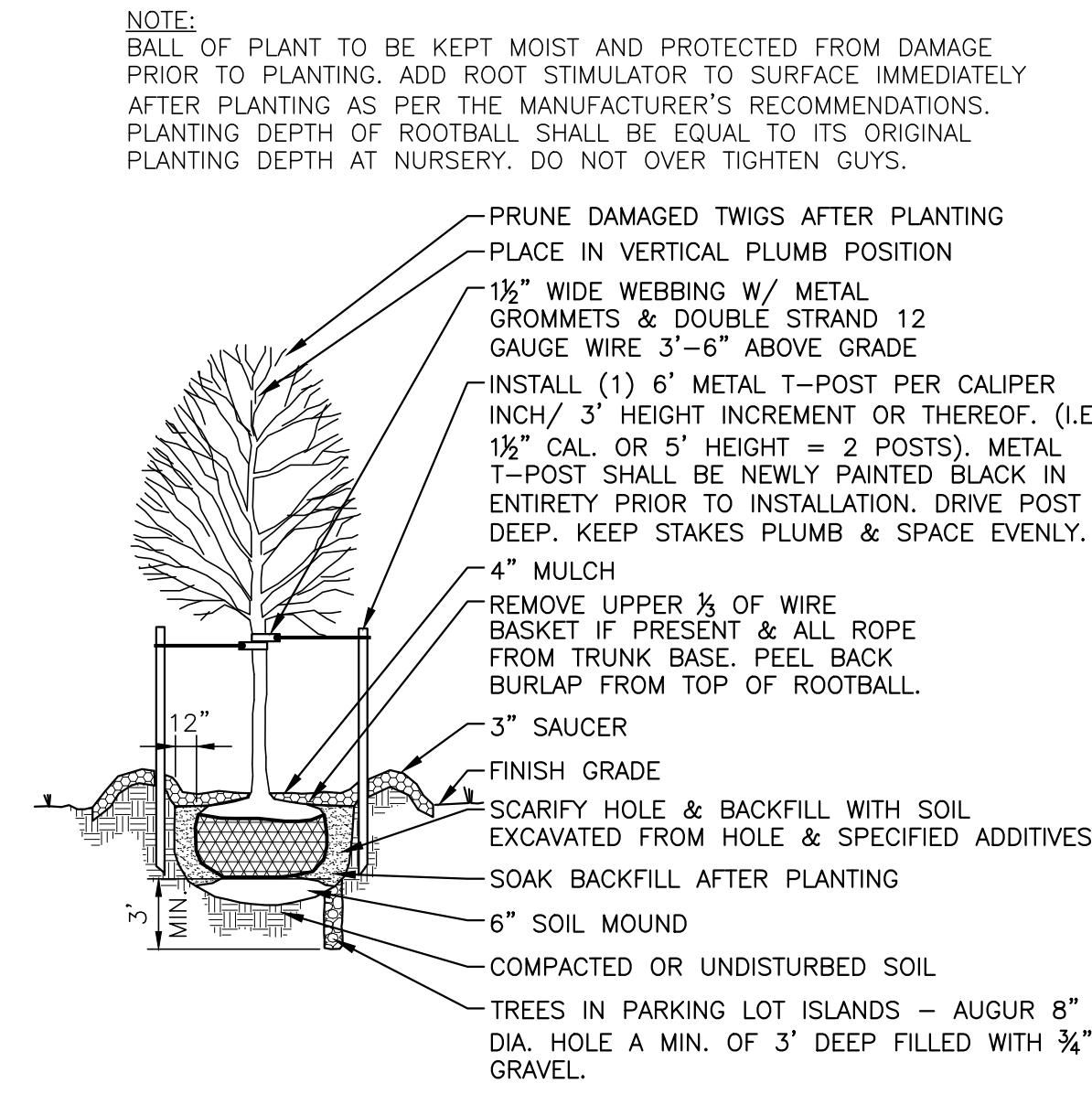
PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT
TREES					
	AMS	7	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	FG B&B
	SHU	7	SHUMARD OAK	QUERCUS SHUMARDII	FG B&B
SHRUBS					
	RTD	24	RED TWIG DOGWOOD	CORNUS SERICEA	3 GAL.
	SGJ	24	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL.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



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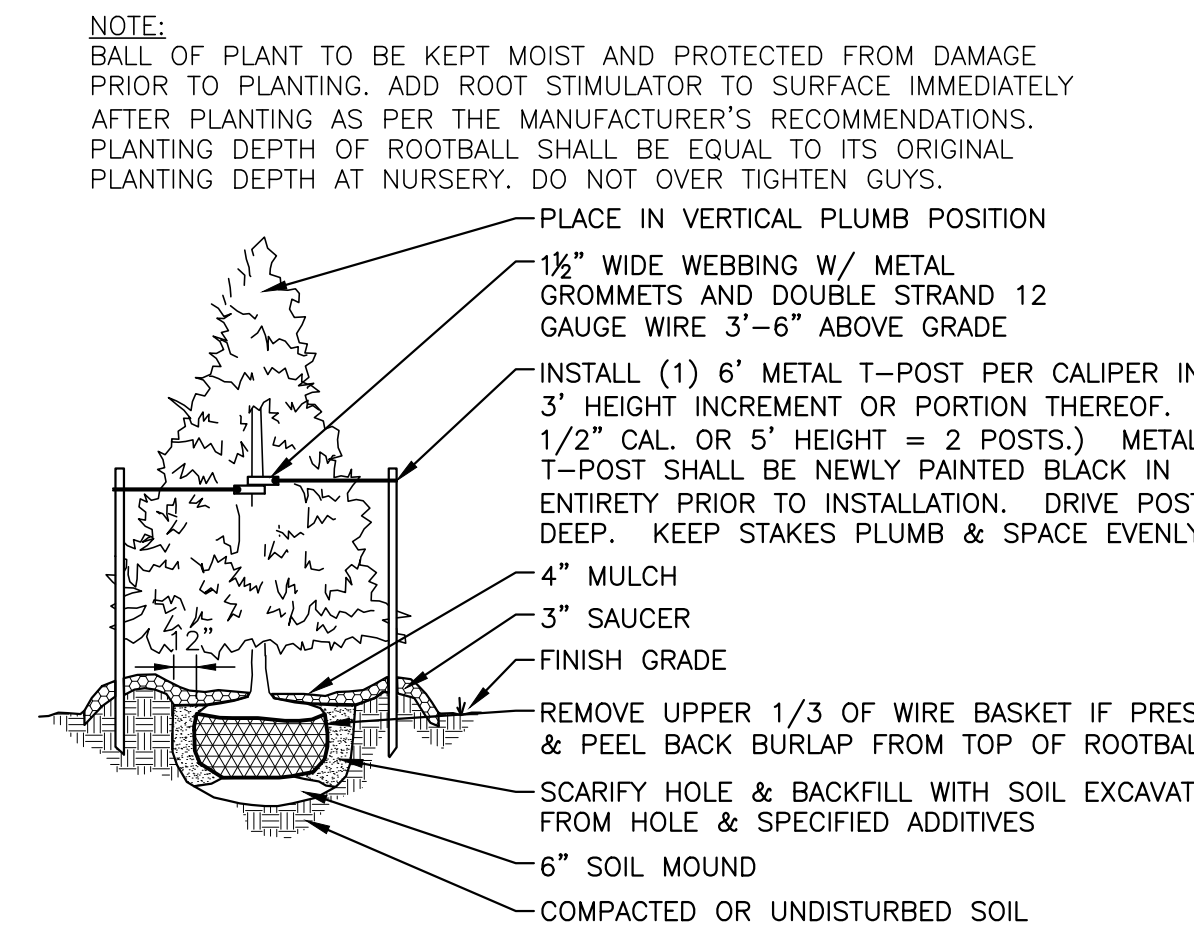
GENERAL LANDSCAPE NOTES:

- 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 PLANT 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 MAJOR GRADING OPERATIONS THE FINAL 8" 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.



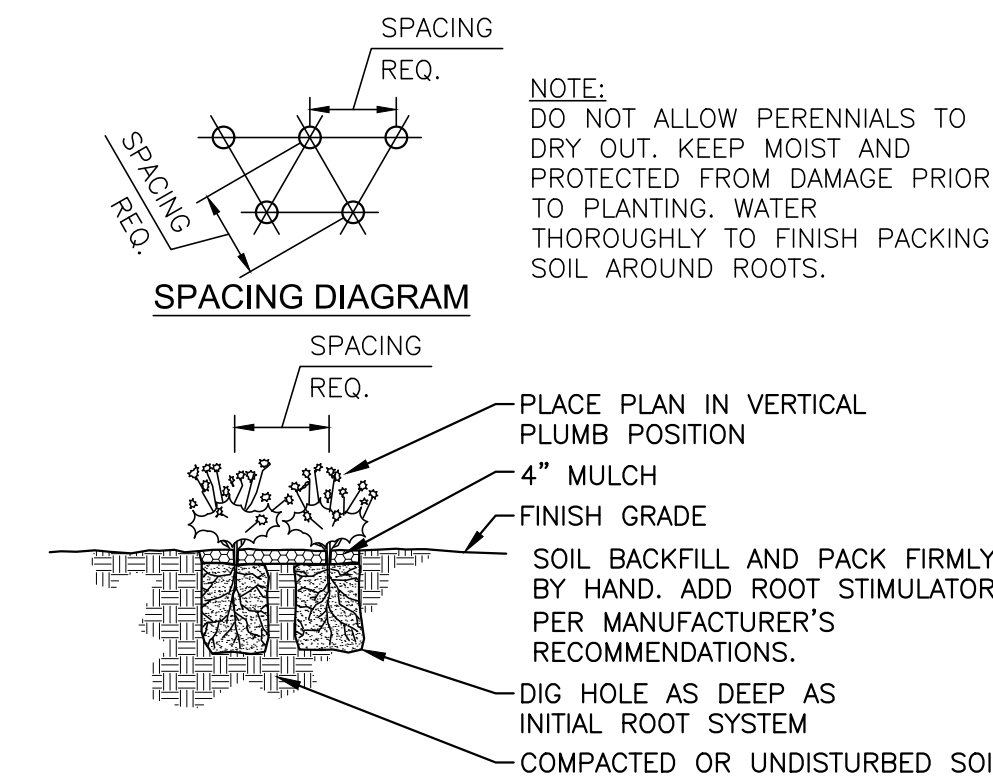
DECIDUOUS TREE PLANTING

SCALE: NTS



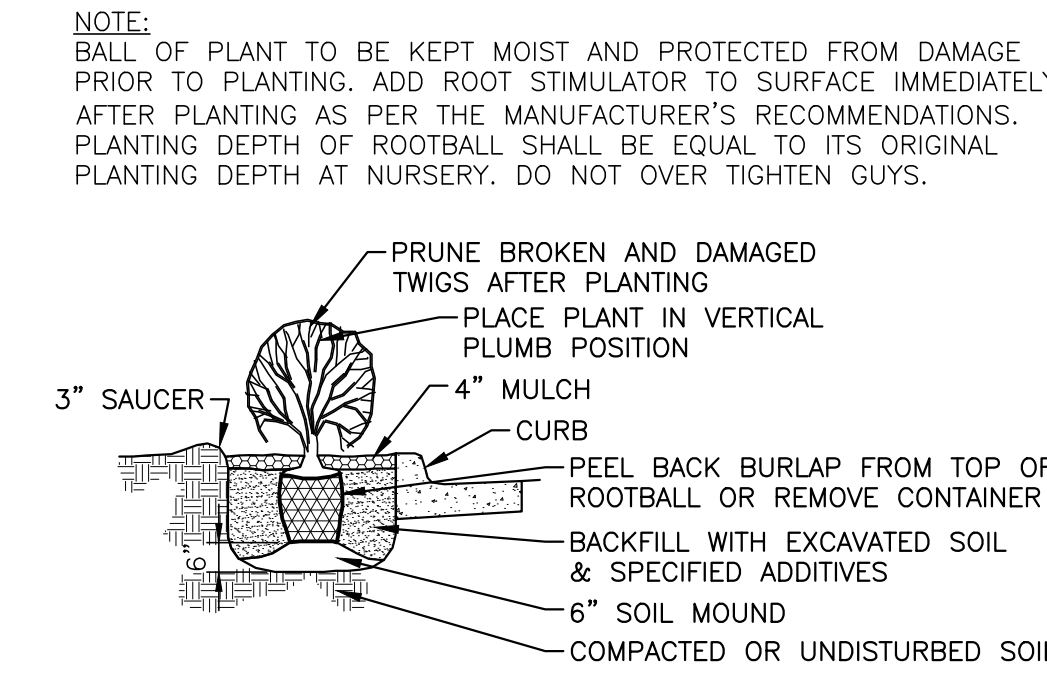
EVERGREEN TREE PLANTING

SCALE: NTS



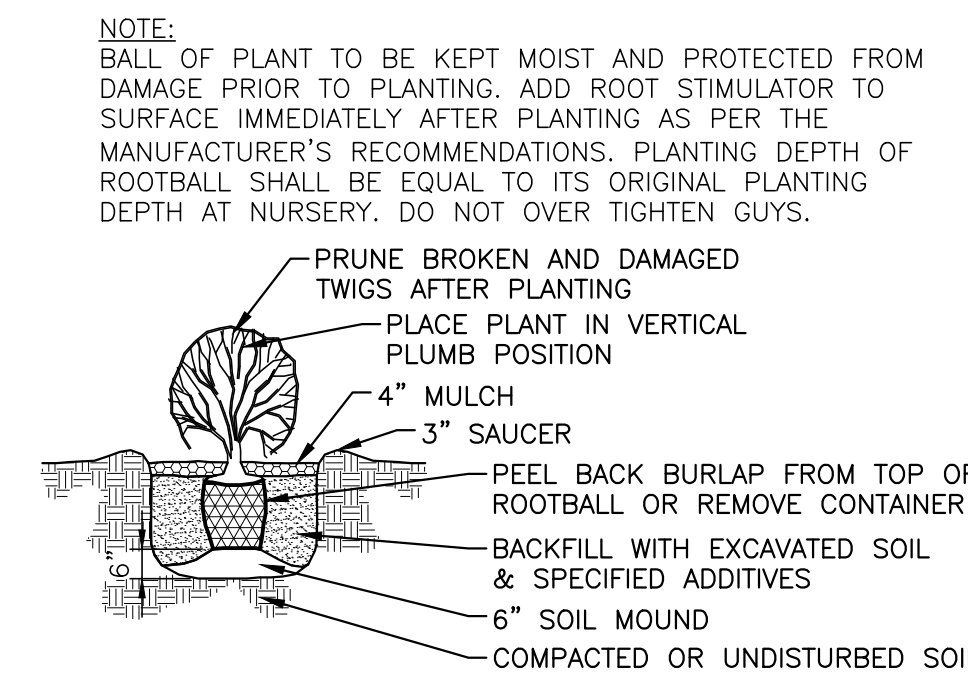
PERENNIAL PLANTING

SCALE: NTS



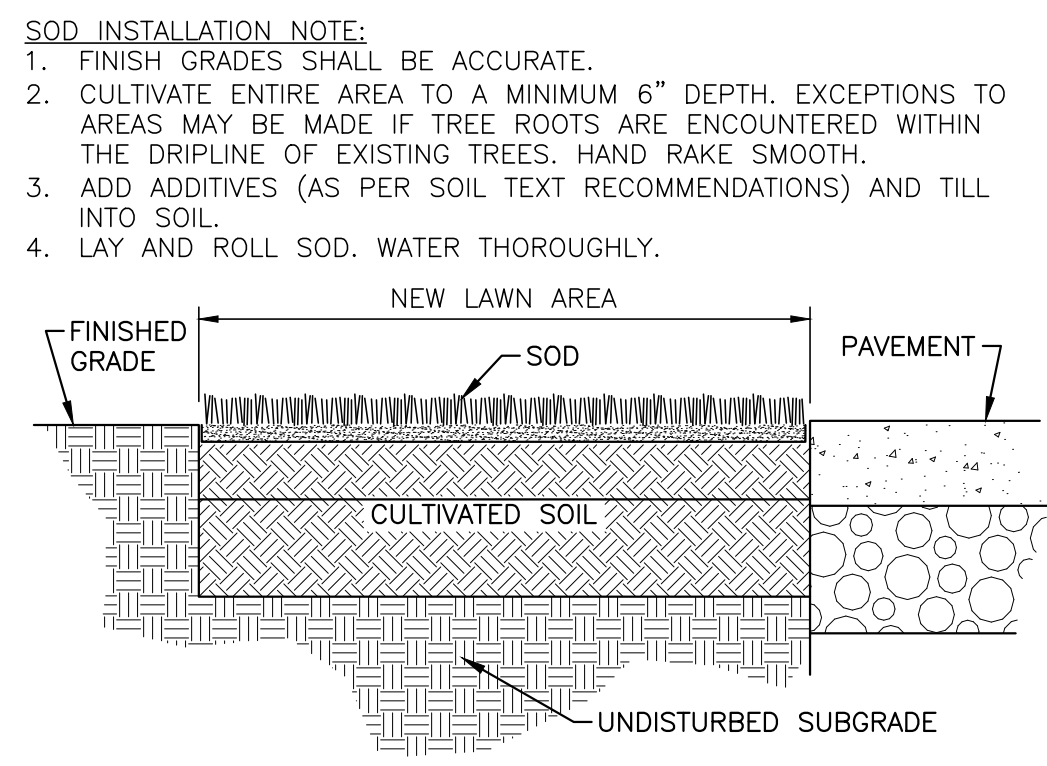
SHRUB PLANTING ADJACENT TO CURB

SCALE: NTS



SHRUB PLANTING

SCALE: NTS



SOD INSTALLATION

SCALE: NTS



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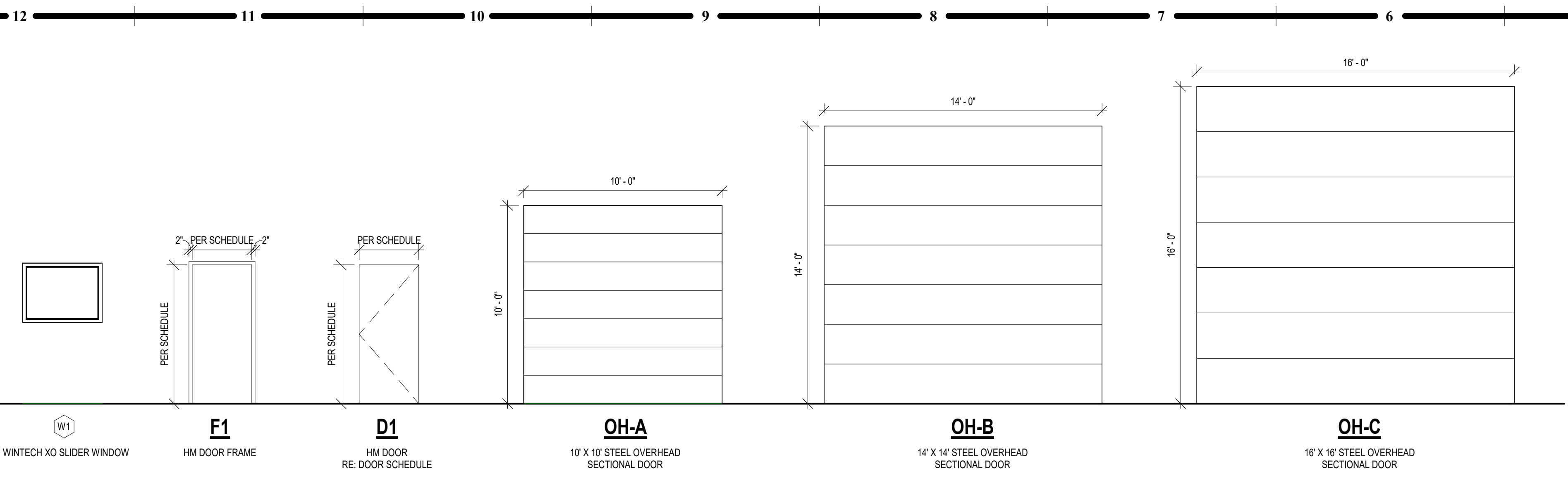
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COLLINS WEBB #: 28029

LANDSCAPE NOTES

DEVELOPMENT PLAN SUBMITTAL

P:\PROJECTS\2025\2502010866_VS_5019 Raytown Road\00 CAD\SHS\05 Civil\KCMO Development Plans\250866_L-101-DP.dwg

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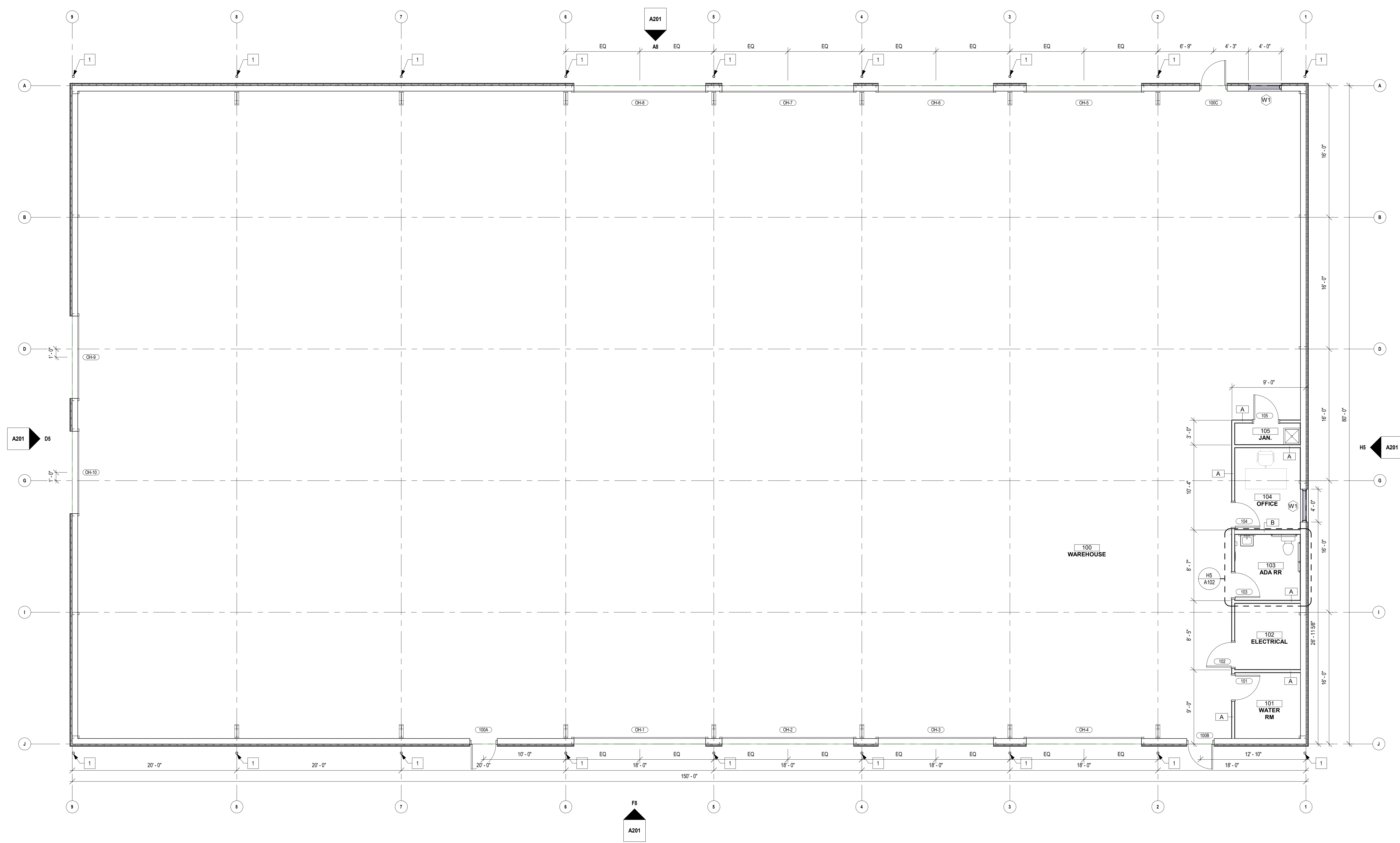


WINDOW, DOOR, AND FRAME TYPE ELEVATIONS

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		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.



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

**GENERAL NOTES:
 DOOR SCHEDULE**

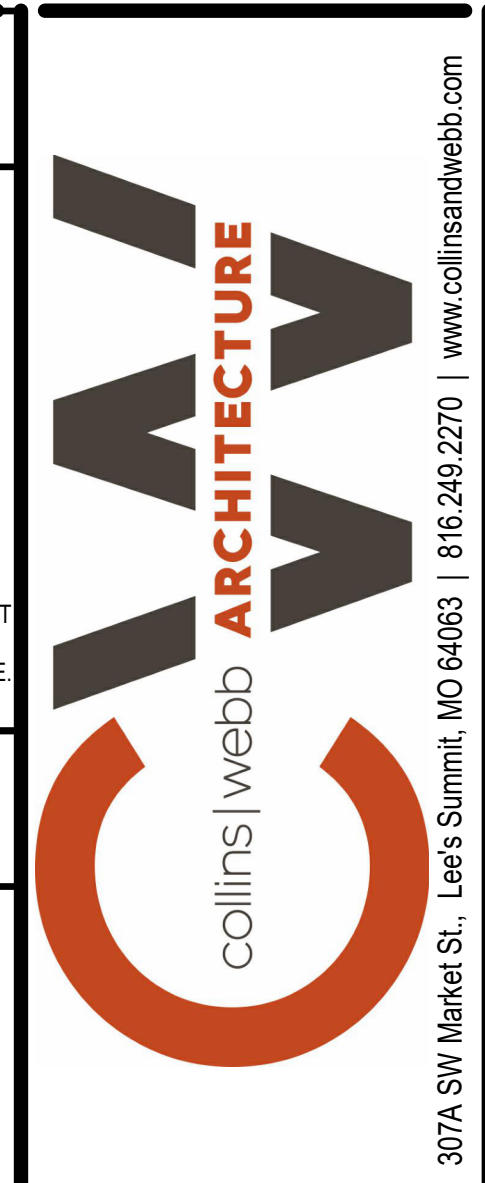
- HM REFERS TO HOLLOW METAL.
- AL REFERS TO ALUMINUM
- WD REFERS TO WOOD
- SCWD REFERS TO SOLID CORE WOOD
- ALL EXTERIOR ALUMINUM DOORS & FRAMES ARE TO BE FINISHED TO MATCH ADJACENT ALUMINUM WINDOW FRAME, U.N.O.
- FOR FINISH COLOR DESIGNATION FOR INTERIOR DOOR AND FRAMES, REFER TO FINISH LEGEND.
- REFER 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, SHUTT 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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FLOOR PLANS - 1ST FLOOR

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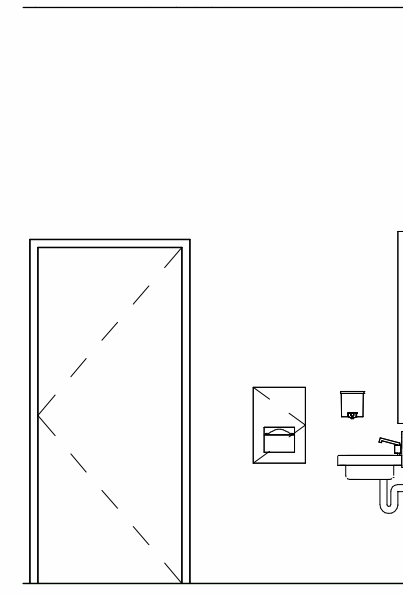
ACCESSORY SCHEDULE					
TYPE MARK	MANUFACTURER	DESCRIPTION	MODEL	FINISH	REMARKS
1	BOBRICK WASHROOM EQUIPMENT, INC.	Bobrick B-35903 Recessed Paper Towel Dispenser	B-35903	SATIN	4
2	BOBRICK WASHROOM EQUIPMENT, INC.	Classic Series Surface Mounted Soap Dispenser	B-40	BLACK & GREY PLASTIC	3
3	BOBRICK WASHROOM 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:

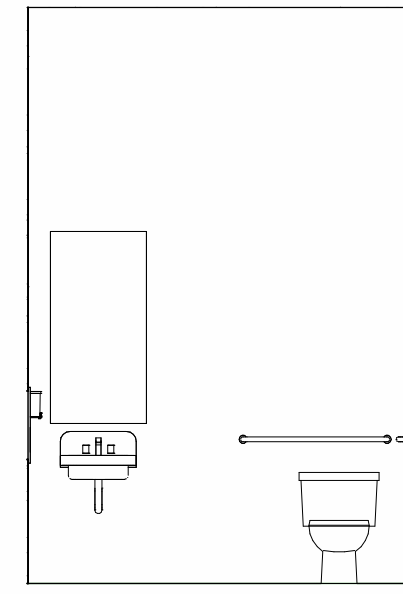
- A. ALL TOILET ACCESSORY LOCATIONS BASED ON FLOOR PLAN LAYOUT.
- B. REFER TO INTERIOR ELEVATIONS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
- C. REFER TO G002 AND MANUFACTURER'S SPECIFICATIONS FOR MOUNTING HEIGHTS.
- D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER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

REMARKS:

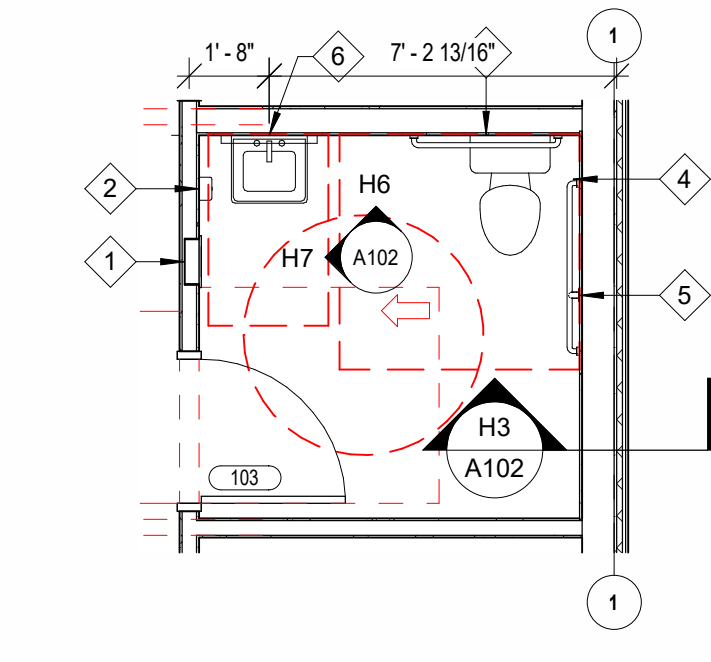
- 1. OWNER FURNISHED OWNER INSTALLED.
- 2. FF&E ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
- 3. SURFACE MOUNTED.
- 4. RECESSED.
- 5. MIRRORS TO BE CENTERED AT SINKS, TYP.



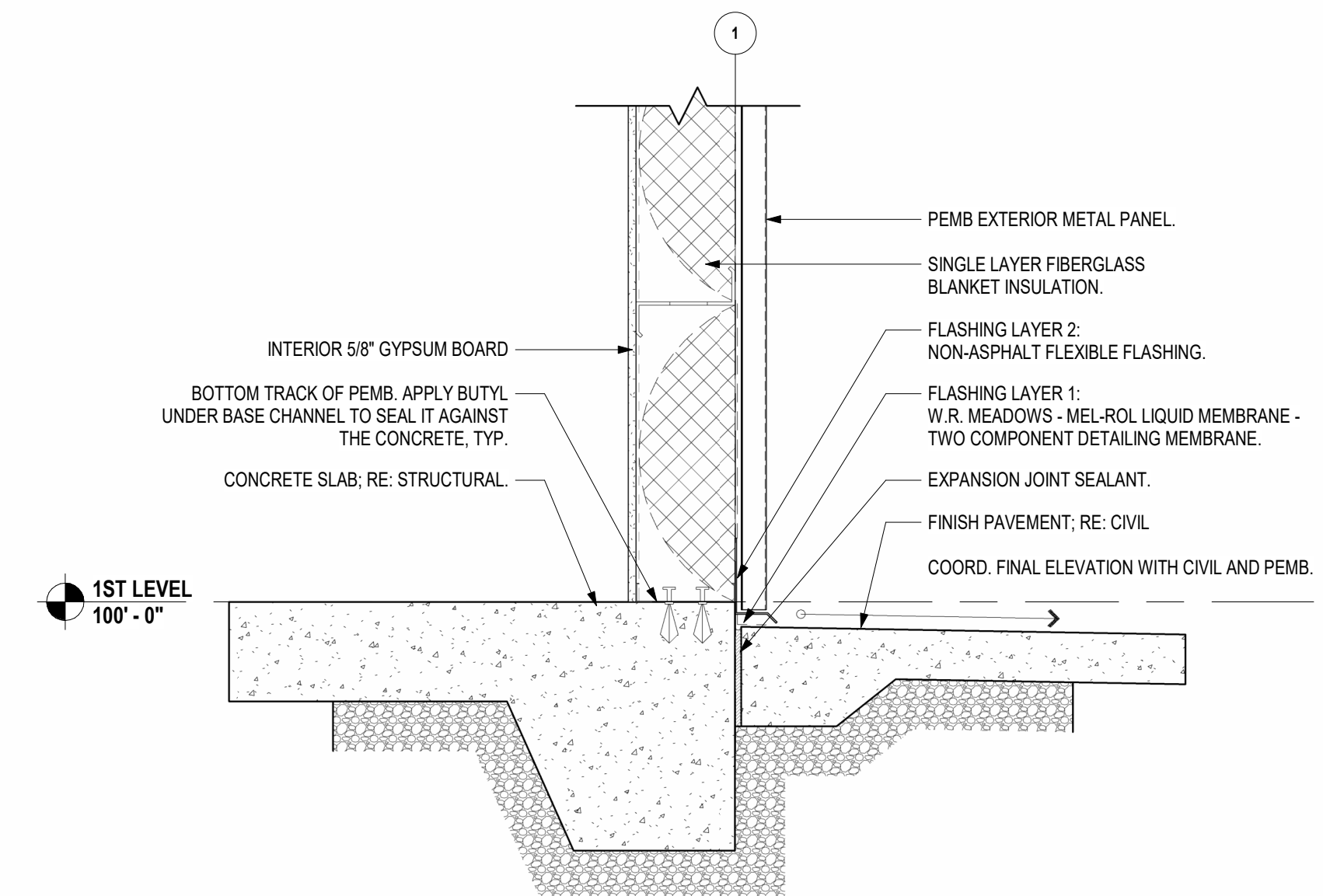
H7 INT. ELEV. - RR
1/4" = 1'-0"



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



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



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

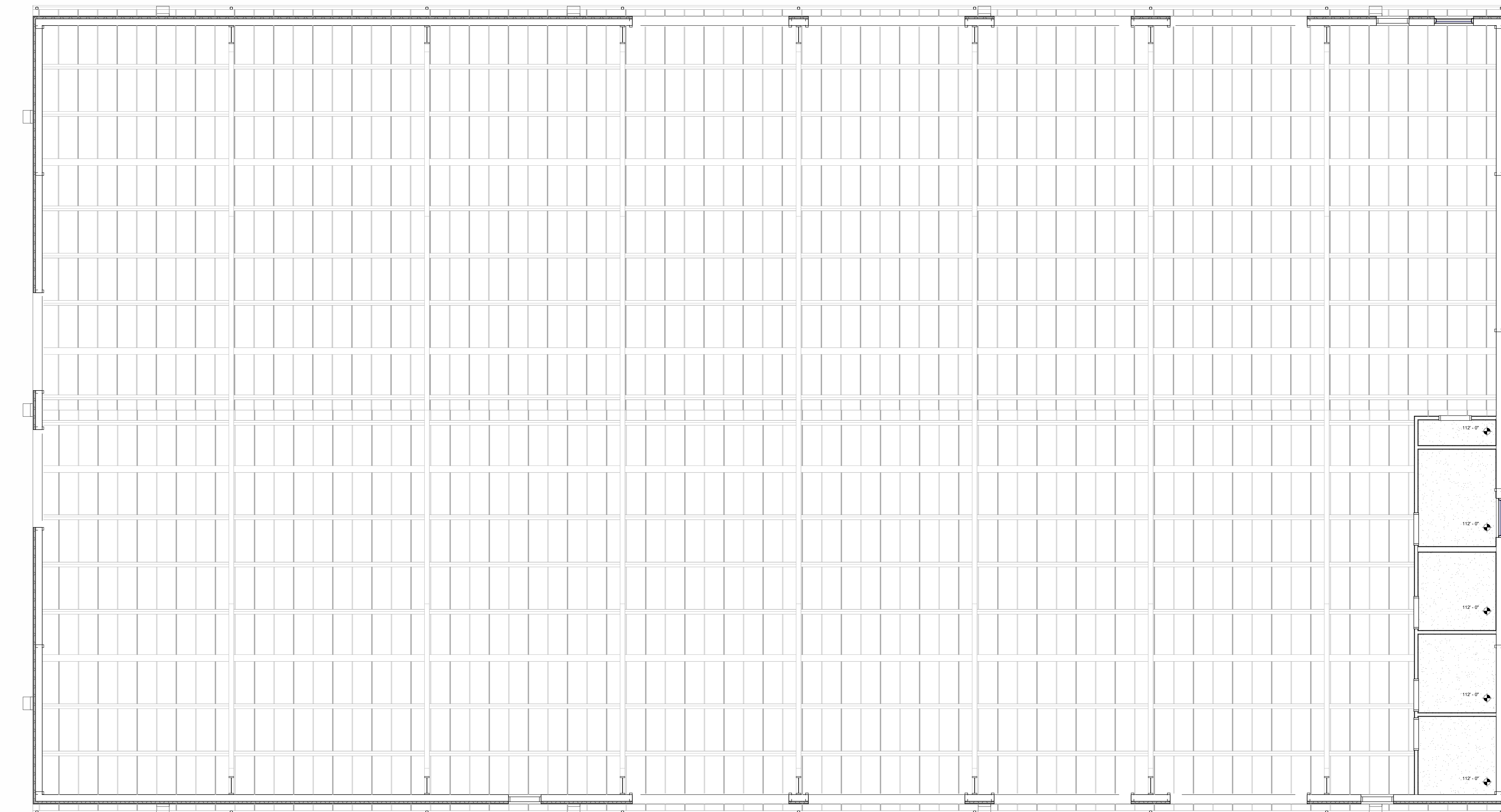
**GENERAL NOTES:
REFLECTED CEILING PLANS**

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 CEILING 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.
10. AT ALL GYP. BD. SOFFITS, EXTEND GYP. BD. UP 6 INCHES ABOVE ADJACENT CEILING.
11. CEILING TILE GRID TO BE CENTERED IN THE ROOM, UNLESS NOTED OTHERWISE.
12. RECESSED LIGHTING, SPEAKERS, SMOKE DETECTORS, ETC. AND PENDANT LIGHT FIXTURES, SHALL BE CENTERED IN CEILING TILE OR GYP. BD. CEILING, UNLESS NOTED OTHERWISE.
13. COORDINATE ALL PENDANT MOUNTED LIGHT FIXTURES IN EQUIPMENT AREAS WITH EXPOSED STRUCTURE.
14. COORDINATE ALL CEILING MOUNTED EQUIPMENT WITH CASEWORK BELOW.
15. 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.
16. PROVIDE OVERALL CEILING COORDINATION DRAWING SHOWING ALL DEVICES DURING SHOP SUBMITTAL PROCESS.
17. ALL LIGHTING BY G.C. COORD. WITH MILLWORK CONTRACTOR FOR LOCATION.
18. ALL EXPOSED CONDUIT, DUCTWORK, ETC. TO BE PAINTED BLACK, TYP.

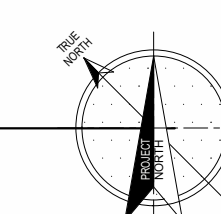
**CEILING PLAN
LEGEND & SYMBOLS**

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

	GYPSUM BD. CONTROL JOINT IN GYP. BD. CEILING
	ACT-1: VINYL 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.



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



**REFLECTED CEILING PLAN AND
DETAILS**

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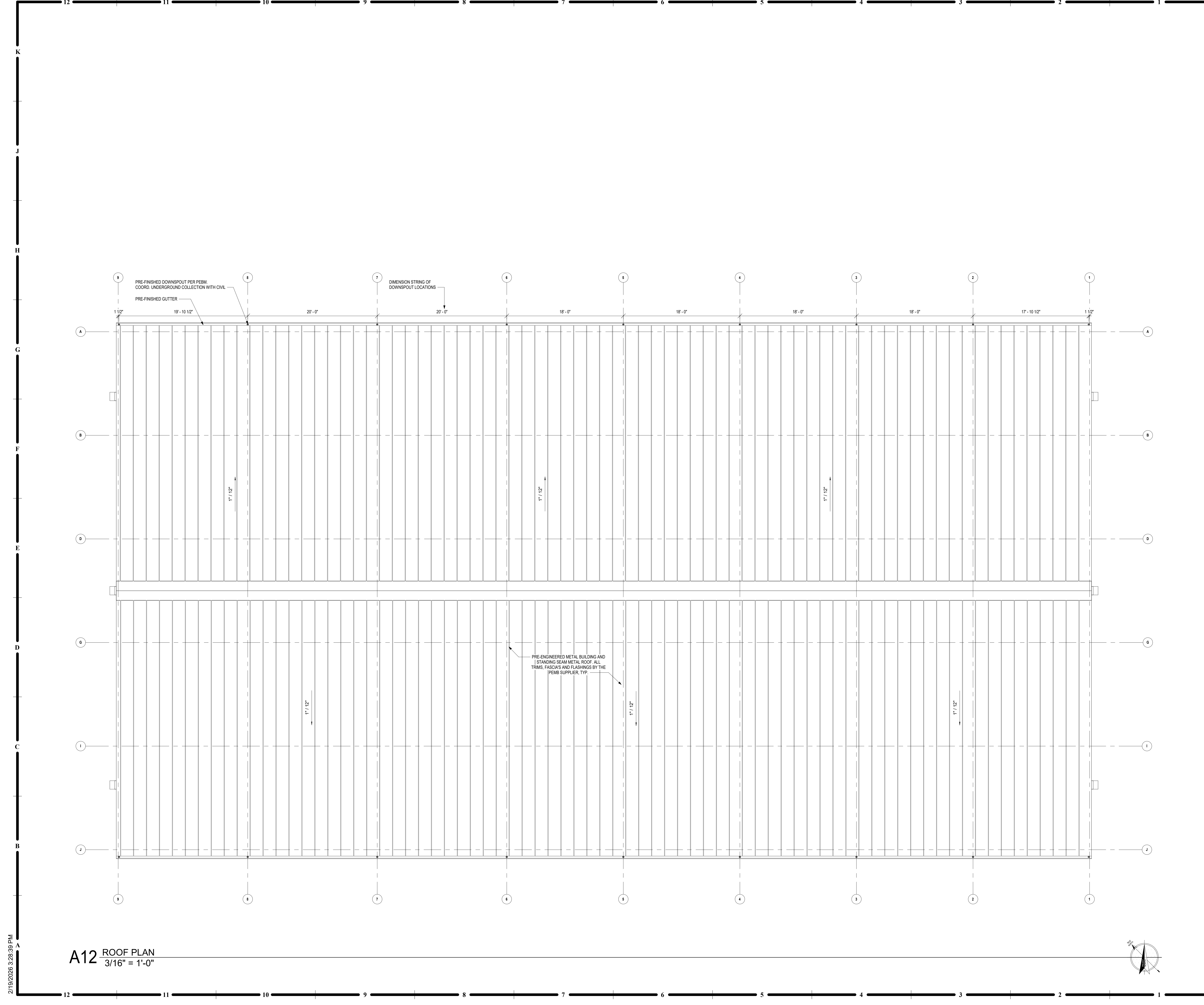
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**GENERAL NOTES:
ROOF PLANS**

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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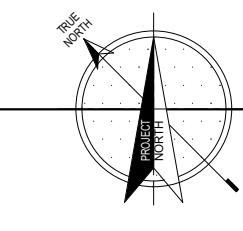
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ROOF PLAN

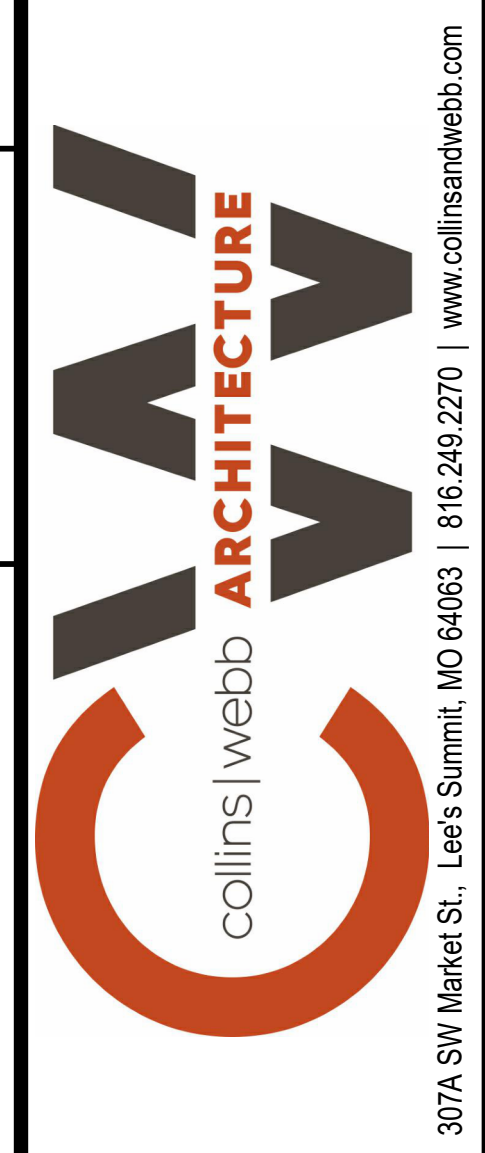
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A12 ROOF PLAN
3/16" = 1'-0"



**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 (FOW), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), 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.



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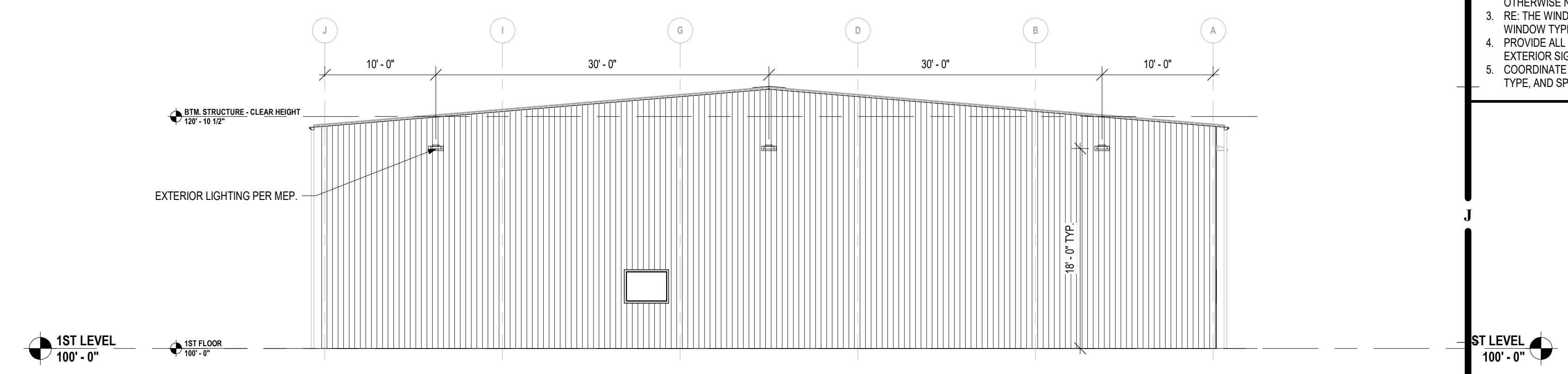
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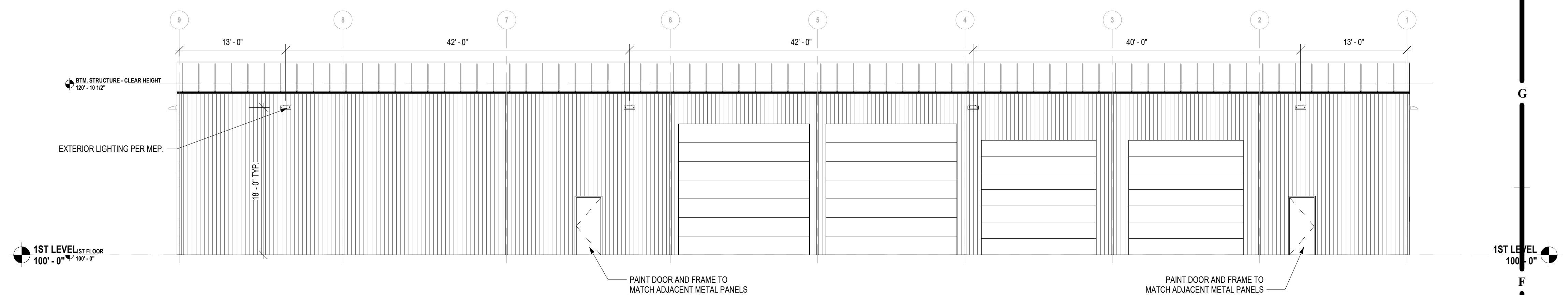
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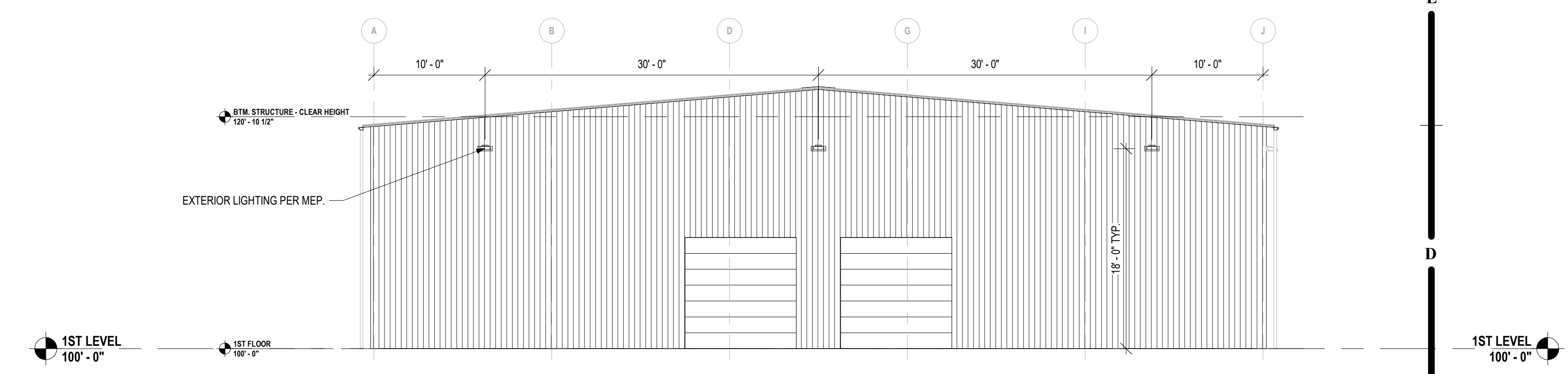
EXTERIOR ELEVATIONS



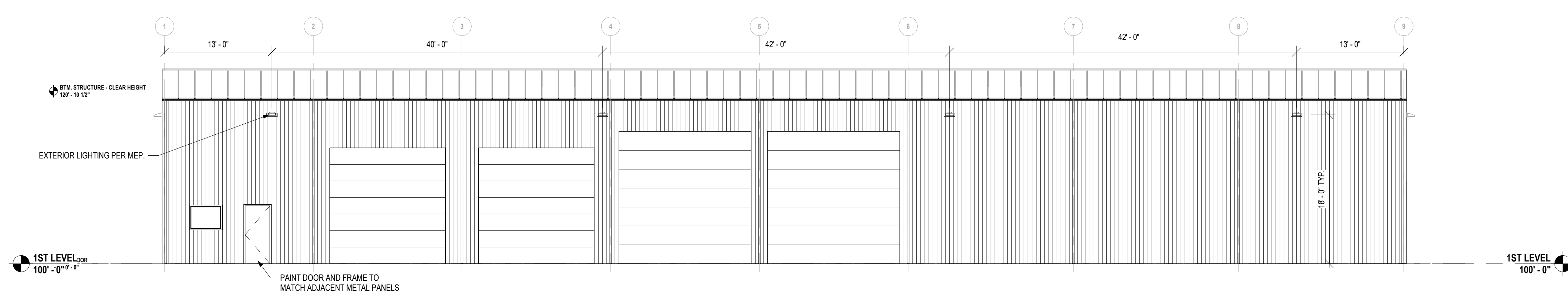
H5 SOUTHEAST ELEVATION
1/8" = 1'-0"



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



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



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

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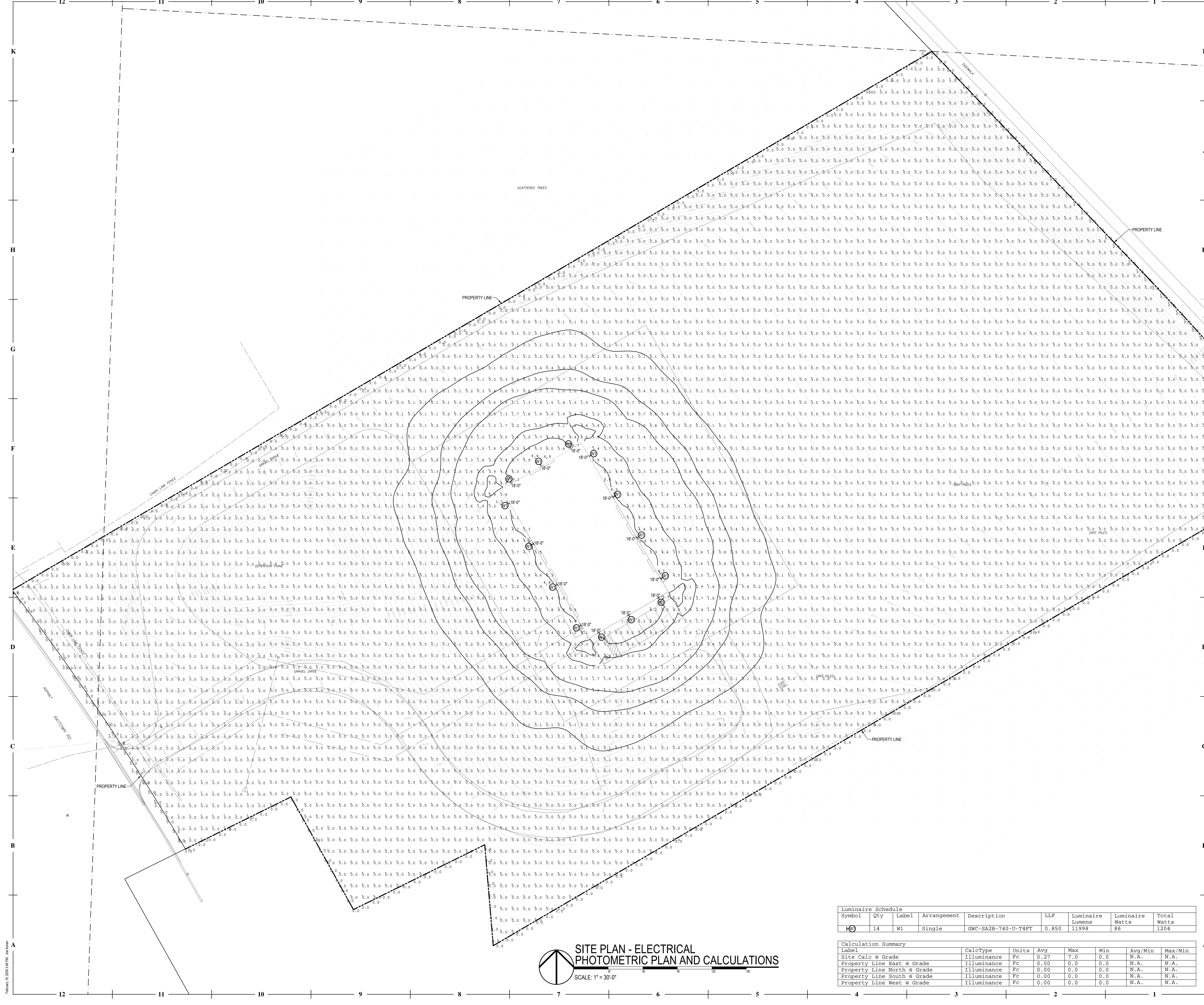


**SITE PLAN - ELECTRICAL
 PHOTOMETRIC PLAN AND CALCS**

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Ⓜ	14	W1	Single	GWC-SA2B-740-U-T4FT	0.850	11998	86	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.		

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



February 19, 2025 10:46 PM 306 Kozmin

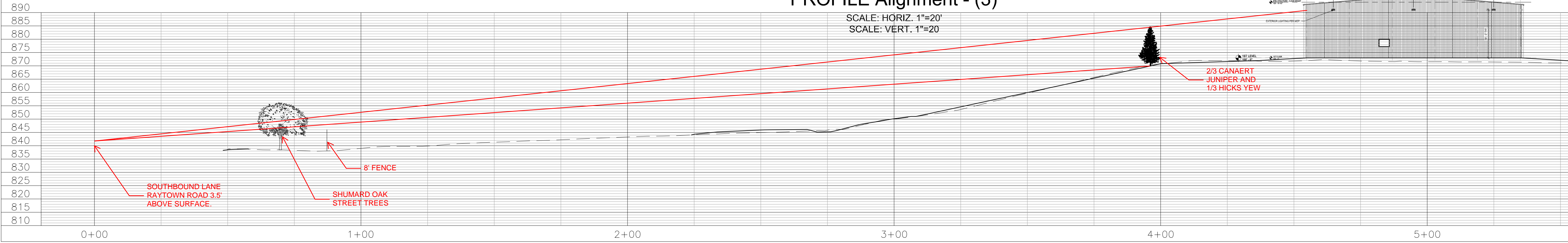




**Record of Public Engagement Meeting for Development Plan for
5019 Raytown Road CD-CPC-2026-00023**

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.

PLAN Alignment - (3)
 PROFILE Alignment - (3)



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

Evaluation	Goal	Notes
High		
Medium	SEG	<p>SEG: The site is within an established area and does not contribute to greenfield development that is outside of where utilities are limited.</p>
Low	CC, HE, POS, SAN, WDC	<p>CC: 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>HE: 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>POS: The site is directly adjacent to the Rock Island Trail and provides minimal screening or landscaping to screen the use.</p> <p>WDC: 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.