

# I-49 COMMERCE CENTER REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

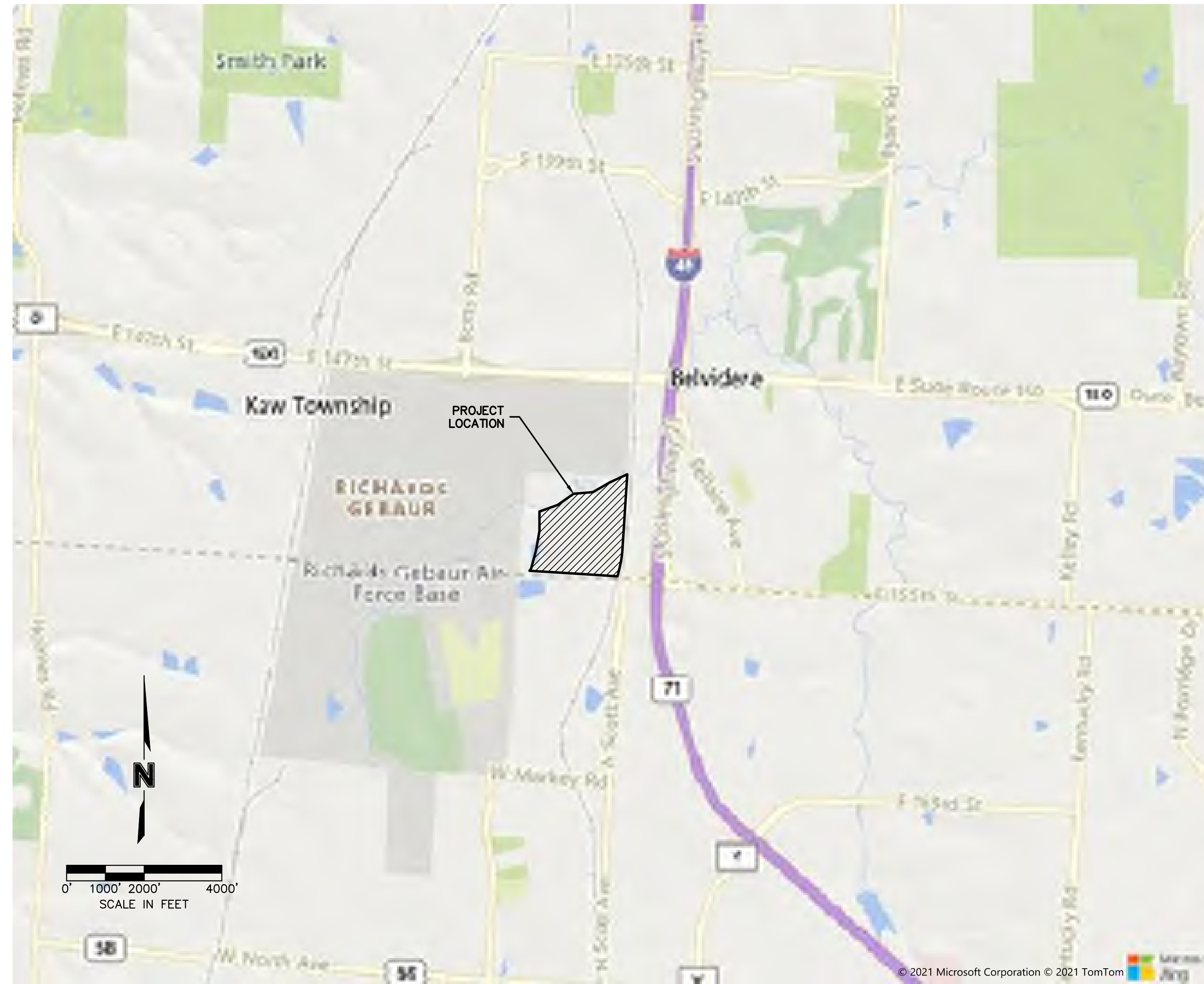
## PROJECT CONTACTS

### DEVELOPER:

NORTHPOINT DEVELOPMENT  
4825 NW 41ST STREET, SUITE 200  
RIVERSIDE, MO 64150  
CONTACTS: CHRIS CHANCELLOR, MELISSA DEGONIA  
PHONE: 816.888.7380  
EMAIL: CCHANCELLOR@NORTHPOINTKC.COM, MDEGONIA@NORTHPOINTKC.COM

### CIVIL ENGINEER & LANDSCAPE ARCHITECT:

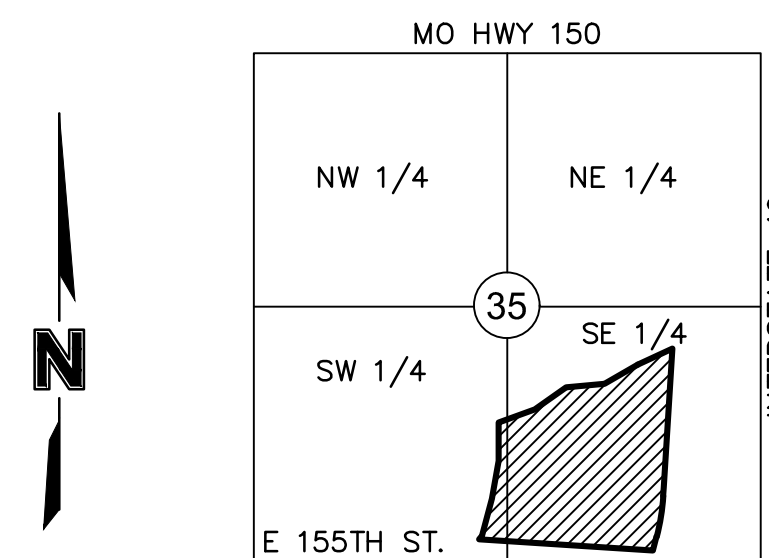
OLSSON  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116  
CONTACTS: TYLER ANDERSON, CHRIS HOLMQUIST  
PHONE: 816.361.1177  
EMAIL: TMANDERSON@OLSSON.COM, CHOLMQUIST@OLSSON.COM



VICINITY MAP

### LEGAL DESCRIPTION:

A 105.192 ACRE TRACT OF LAND BEING A PORTION OF THE LAND CONVEYED IN MISSOURI SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT 2007E0084841 AND LYING IN SECTION 35, TOWNSHIP 47 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, BEING MONUMENTED BY A 3" ALUMINUM MONUMENT; THENCE NORTH 86° 22' 32" WEST 1073.81 FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 03° 37' 28" EAST 180.00 FEET TO THE NORTH RIGHT OF WAY OF EAST 155TH/ STREET AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 86° 22' 32" WEST 2269.44 FEET ALONG THE NORTH RIGHT OF WAY TO A POINT IN THE CENTERLINE OF A CREEK; THENCE NORTH 38° 34' 53" EAST 63.22 FEET; THENCE NORTH 15° 00' 00" EAST 500.00 FEET; THENCE NORTH 10° 00' 00" EAST 500.00 FEET; THENCE NORTH 00° 00' 00" EAST 500.00 FEET; THENCE NORTH 70° 00' 00" EAST 500.00 FEET; THENCE NORTH 55° 00' 00" EAST 500.00 FEET; THENCE NORTH 85° 00' 00" EAST 500.00 FEET; THENCE NORTH 60° 00' 00" EAST 500.00 FEET; THENCE NORTH 65° 00' 00" EAST 500.00 FEET TO THE WEST RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE SOUTH 03° 38' 54" WEST 1925.08 FEET ALONG THE WEST RIGHT OF WAY TO A POINT OF TANGENTIAL CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 538.73 FEET, A RADIUS OF 2814.93 FEET AND A DELTA OF 10° 57' 56"; THENCE SOUTH 14° 36' 50" WEST 184.64 FEET TO THE POINT OF BEGINNING. NOTE: THE BEARINGS HEREIN ARE REFERENCED TO MISSOURI STATE PLANE GRID NORTH AND THIS DESCRIPTION WAS AUTHORED BY TOBIN R. ROBERTS, MOPLS 2001015269.



LOCATION MAP  
SECTION 35-T47N-R33W  
(N.T.S.)

Sheet List	
Number	Title
C001	TITLE SHEET
C100	EXISTING CONDITIONS
C200	PRELIMINARY PLAT - LOT PLAN
C201	PRELIMINARY PLAT - SITE PLAN (OVERALL)
C202	PRELIMINARY PLAT - SITE PLAN (NORTH)
C203	PRELIMINARY PLAT - SITE PLAN (SOUTH)
C300	PRELIMINARY GRADING PLAN (OVERALL)
C301	PRELIMINARY GRADING PLAN (NORTH)
C302	PRELIMINARY GRADING PLAN (SOUTH)
C400	PRELIMINARY UTILITIES PLAN (OVERALL)
C401	PRELIMINARY UTILITY PLAN (NORTH)
C402	PRELIMINARY UTILITY PLAN (SOUTH)
C500	PRELIMINARY STREAM BUFFER PLAN (OVERALL)
C501	PRELIMINARY STREAM BUFFER PLAN (NORTH)
C502	PRELIMINARY STREAM BUFFER PLAN (WEST)
L100	LANDSCAPE PLAN (OVERALL)
L101	LANDSCAPE PLAN (NORTH)
L102	LANDSCAPE PLAN (SOUTH)
L200	LANDSCAPE DATA
A1.00	OVERALL PLAN & ELEVATIONS - BUILDING 1
A1.00	OVERALL PLAN & ELEVATIONS - BUILDING 2 & 3
1	SITE LIGHTING - LAYOUT
2	SITE LIGHTING - DETAILS

- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT AND PROJECT PLAN.
- EXISTING ZONING: R-80, M1-5 | PROPOSED ZONING: M2-5
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: WAREHOUSE/DISTRIBUTION/MANUFACTURING
- METES AND BOUNDS ARE SHOWN ON SHEET C100 AND DESCRIBED BELOW.
- EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON SHEET C100.
- GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN PLAN SET.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVALS.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET.
- LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION.
- PROJECT PHASES IDENTIFYING BUILDING SEQUENCING ALONG THE COMMENCEMENT AND COMPLETION DATES CAN BE FOUND IN THE DEVELOPMENT DATA TABLE ON SHEET C201.

### ADMINISTRATIVE ADJUSTMENTS:

- ADMINISTRATIVE ADJUSTMENTS TO SUBDIVISION REGULATIONS ARE LISTED BELOW
- ALTERNATIVE PROPOSED FOR SHORT-TERM BICYCLE PARKING: 50% OF CODE-REQUIRED TOTAL (SEE SHEET C201).
  - ALTERNATE COMPLIANCE LANDSCAPING PROPOSED: SEE SHEET L100.

### DEVIATIONS:

- DEVIATIONS TO SUBDIVISION REGULATIONS ARE LISTED BELOW.
- THE PUBLIC ACCESS ROAD WILL HAVE SIDEWALK ON ONE SIDE (WEST SIDE) OF THE STREET.



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 USER: tmanderson  
 XREFS: C\_PTBK\_02105859

**olsson**

Olsson - Civil Engineering  
Missouri Certificate of Authority #001892  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olsson.com

BY

REVISIONS DESCRIPTION

REV. NO.

DATE

REVISED PER DRC COMMENTS

2022.03.18

1

REVISIONS

2022

TITLE SHEET

I-49 COMMERCE CENTER

REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

KANSAS CITY, MO

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_

QA/QC by: \_\_\_\_\_

project no.: 021-05859

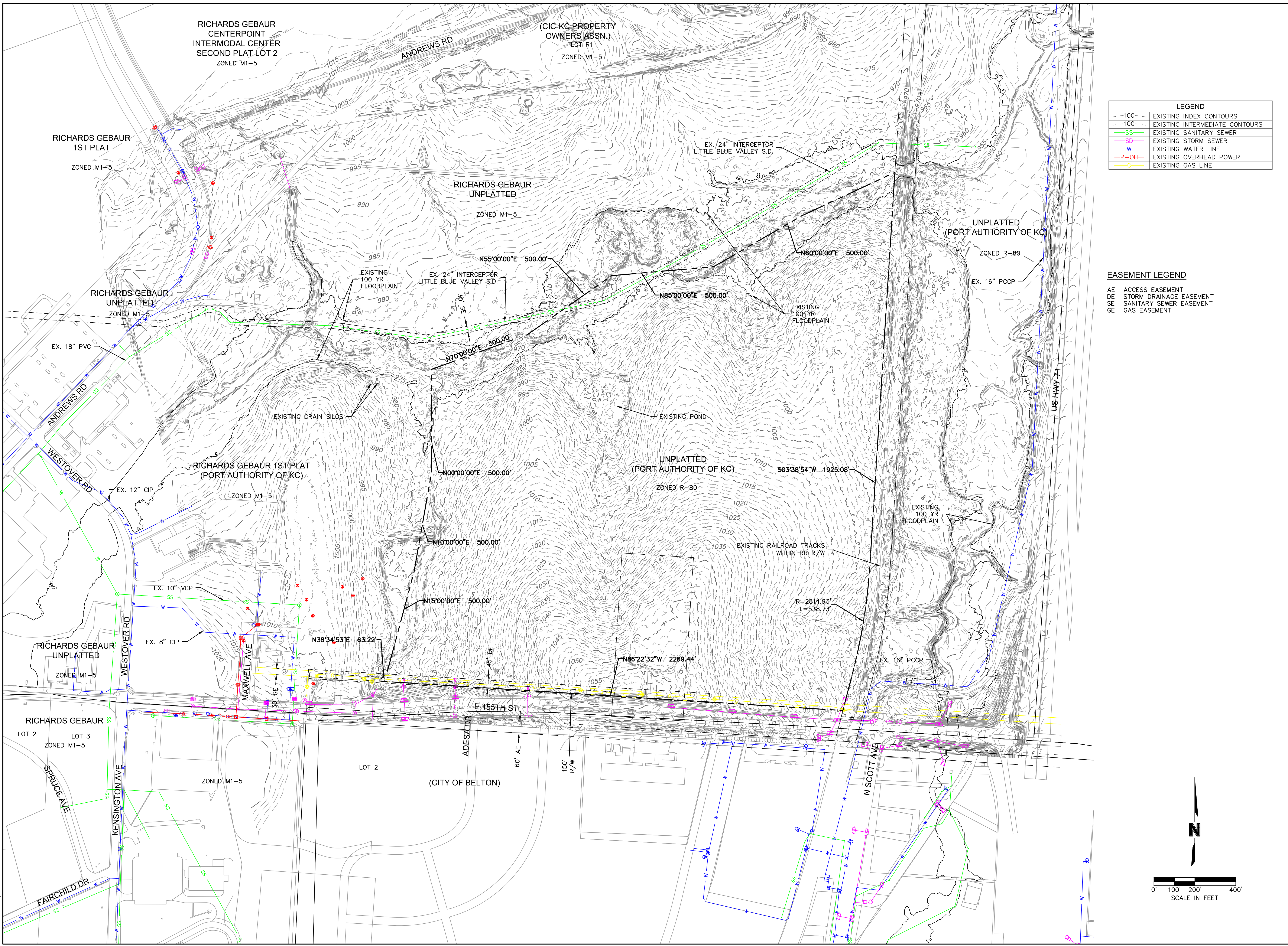
drawing no.: C-TTL01\_02105859

date: 2021.09.27

SHEET

C001

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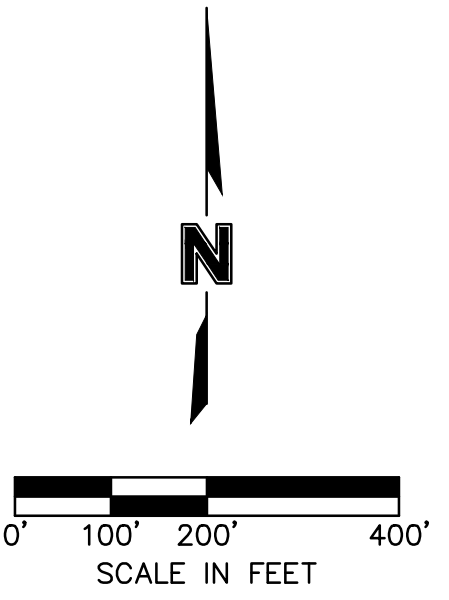


**LEGEND**

---100---	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
W	EXISTING WATER LINE
P-OH	EXISTING OVERHEAD POWER
G	EXISTING GAS LINE

**EASEMENT LEGEND**

AE	ACCESS EASEMENT
DE	STORM DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
GE	GAS EASEMENT



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 TEL 816.361.1177  
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.03.18	REVISED PER DRC COMMENTS	

**EXISTING CONDITIONS**

1-49 COMMERCE CENTER  
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

2022

KANSAS CITY, MO

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 QA/QC by: \_\_\_\_\_  
 project no.: 021-05589  
 drawing no.: C\_EX001\_02105589  
 date: 2021.09.27

**SHEET**  
C100

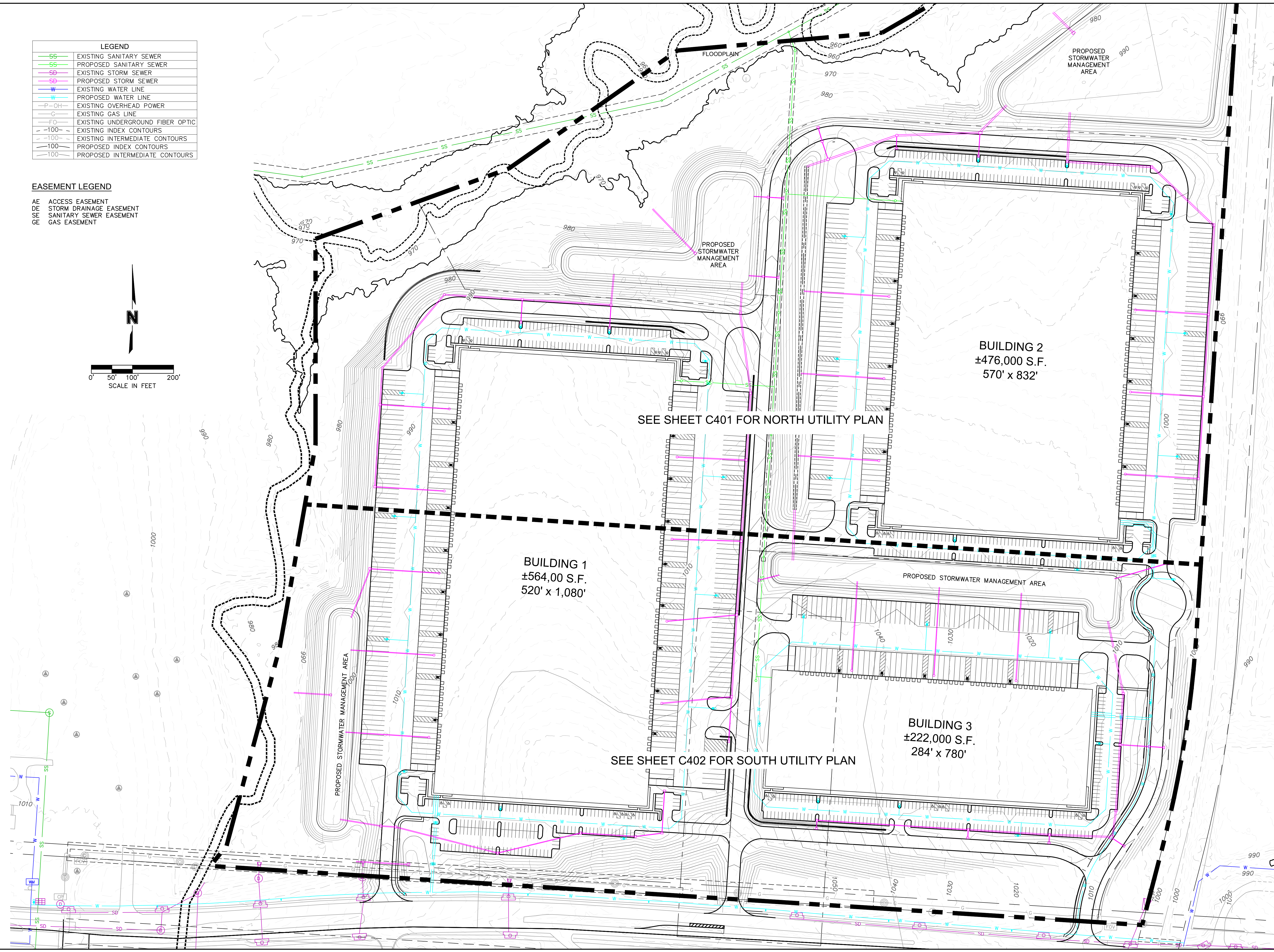
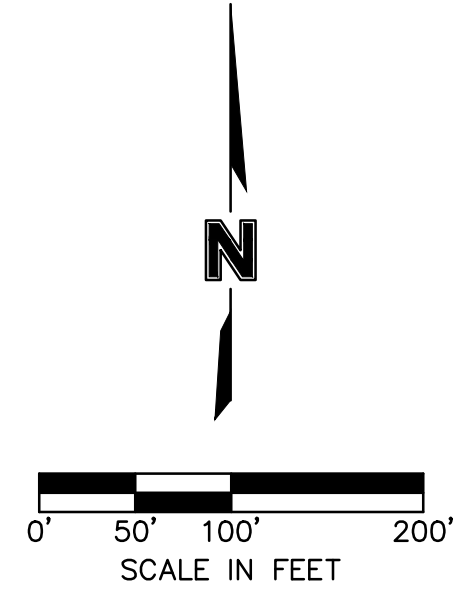


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LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
P-OH	EXISTING OVERHEAD POWER
C	EXISTING GAS LINE
FO	EXISTING UNDERGROUND FIBER OPTIC
-100	EXISTING INDEX CONTOURS
-100	EXISTING INTERMEDIATE CONTOURS
-100	PROPOSED INDEX CONTOURS
-100	PROPOSED INTERMEDIATE CONTOURS

EASEMENT LEGEND

AE	ACCESS EASEMENT
DE	STORM DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
GE	GAS EASEMENT



SEE SHEET C401 FOR NORTH UTILITY PLAN

SEE SHEET C402 FOR SOUTH UTILITY PLAN

BUILDING 1  
 ±564,00 S.F.  
 520' x 1,080'

BUILDING 2  
 ±476,000 S.F.  
 570' x 832'

BUILDING 3  
 ±222,000 S.F.  
 284' x 780'

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.03.18	REVISED PER DRC COMMENTS	

PRELIMINARY UTILITIES PLAN (OVERALL)

I-49 COMMERCE CENTER  
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

KANSAS CITY, MO

2022

REVISIONS

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_






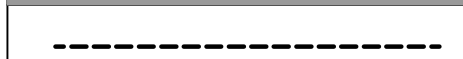


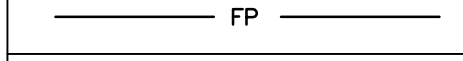
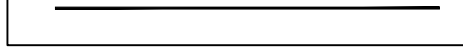
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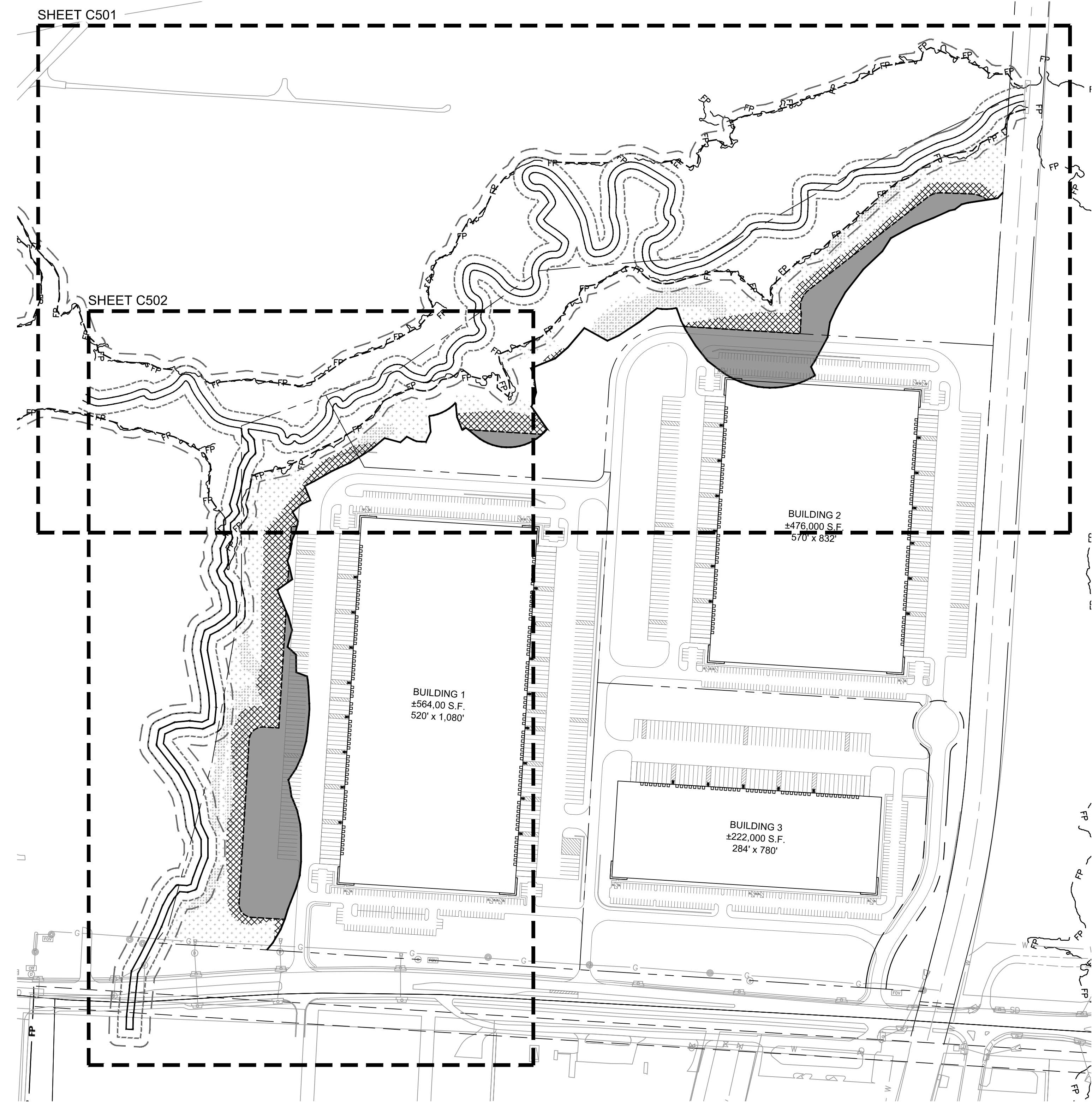
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drawing no.: C-UTIL01-02105501

date: 2021.09.27

SHEET  
C400

STREAM BUFFER CALCULATIONS		
SYMBOL	CATEGORY	AREA
	MATURE RIPARIAN VEGETATION IN OUTER ZONE	13.68 AC.
	SLOPES EXCEEDING 15% IN OUTER ZONE	1.65 AC.
	TOTAL DETERMINED OUTER ZONE	15.51 AC.
	DISTURBED OUTER ZONE WITH VEGETATION RE-ESTABLISHED	3.07 AC. (19.8% OF TOTAL)
	OUTER ZONE IMPACT AREA	4.67 AC. (30.1% OF TOTAL)
	FINAL OUTER ZONE	10.84 AC.
	25' NO BUILD ZONE	
	25' STREAMSIDE ZONE	
	100-YEAR FLOODPLAIN	
	REGULATED STREAM	



PRELIMINARY STREAM BUFFER PLAN (OVERALL)

I-49 COMMERCE CENTER  
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

KANSAS CITY, MO

2022

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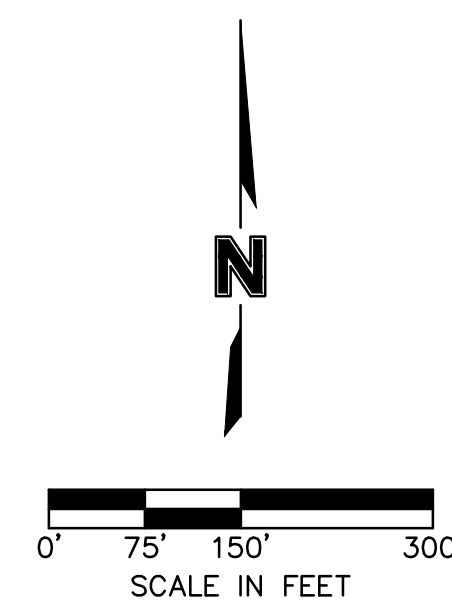
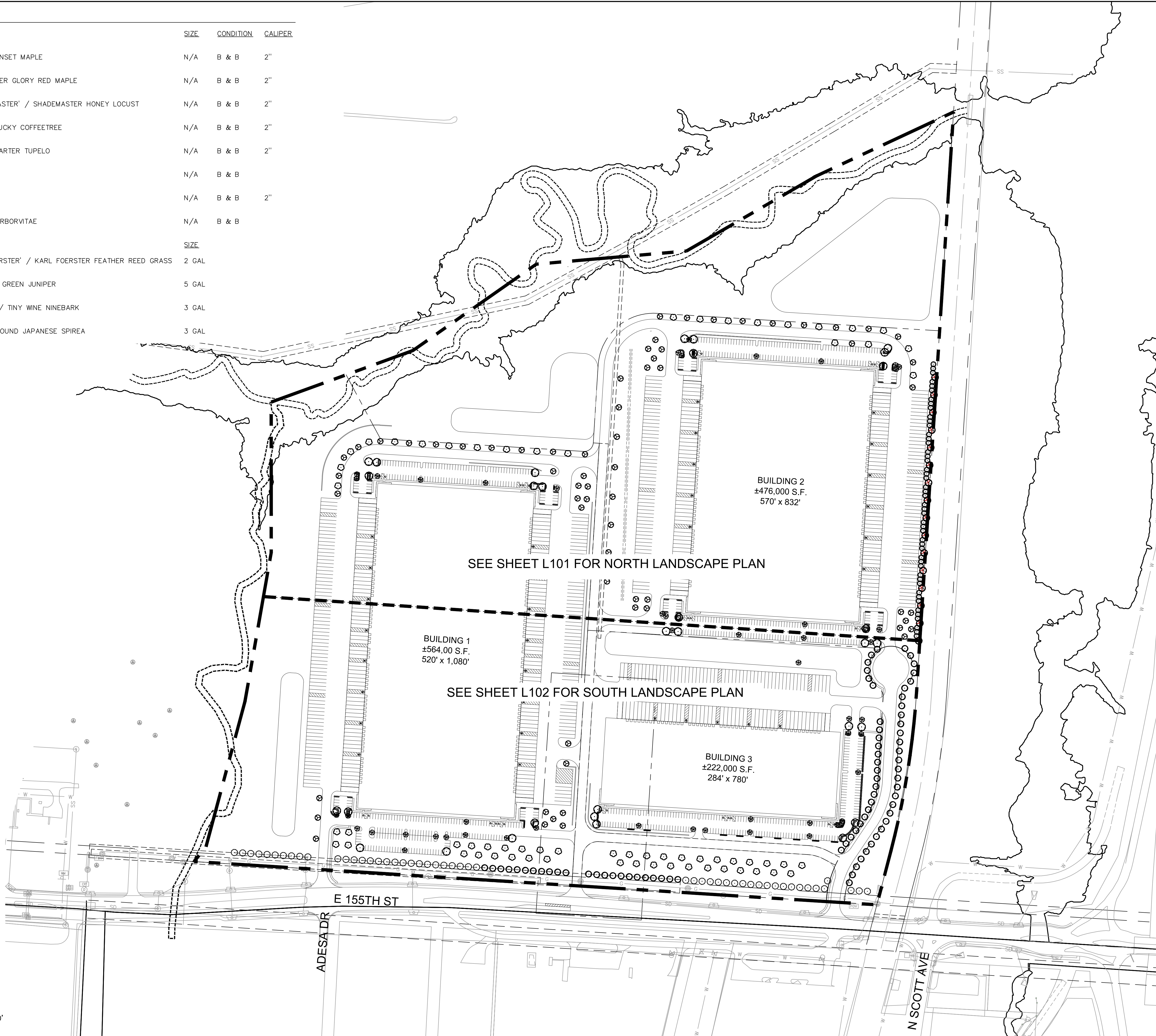
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SHEET  
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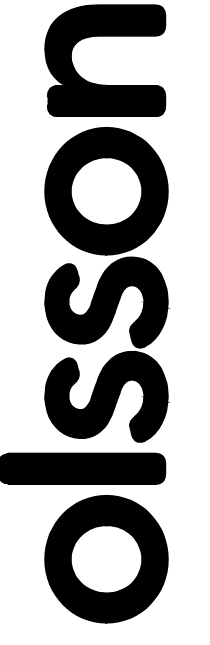
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 approved by: \_\_\_\_\_  
 QA/QC by: \_\_\_\_\_  
 project no.: 021-05859  
 drawing no.: C\_WET01\_02105859  
 date: 2021.09.27

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER
	65	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	N/A	B & B	2"
	50	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	N/A	B & B	2"
	76	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	N/A	B & B	2"
	50	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	N/A	B & B	2"
	63	NYSSA SYLVATICA 'JFS-RED' TM / FIRESTARTER TUPELO	N/A	B & B	2"
	16	PINUS ALBA / WHITE PINE	N/A	B & B	2"
	31	QUERCUS RUBRA / RED OAK	N/A	B & B	2"
	48	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	N/A	B & B	2"
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	163	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL		
	79	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL		
	164	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TM / TINY WINE NINEBARK	3 GAL		
	76	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	3 GAL		



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1	2022.03.18	REVISED PER DRC COMMENTS	

LANDSCAPE PLAN (OVERALL)

1-49 COMMERCE CENTER  
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

KANSAS CITY, MO

2022

REVISIONS

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_

QA/QC by: \_\_\_\_\_

project no.: 021-05589

drawing no.: C\_LSC01\_02105589

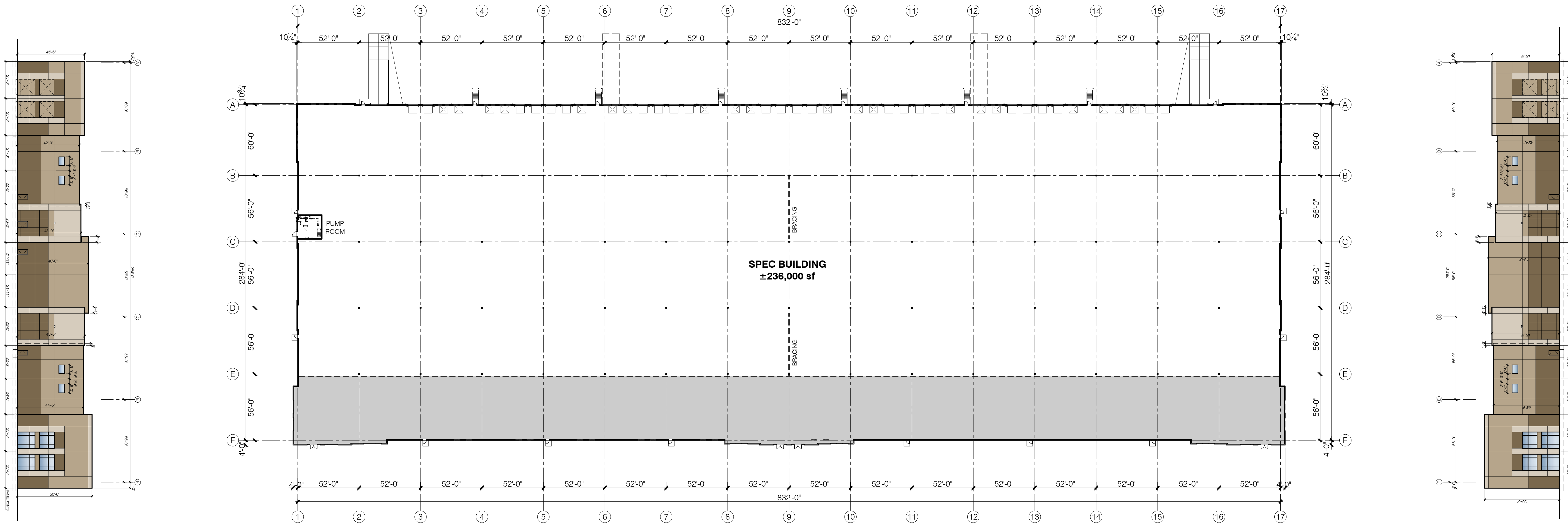
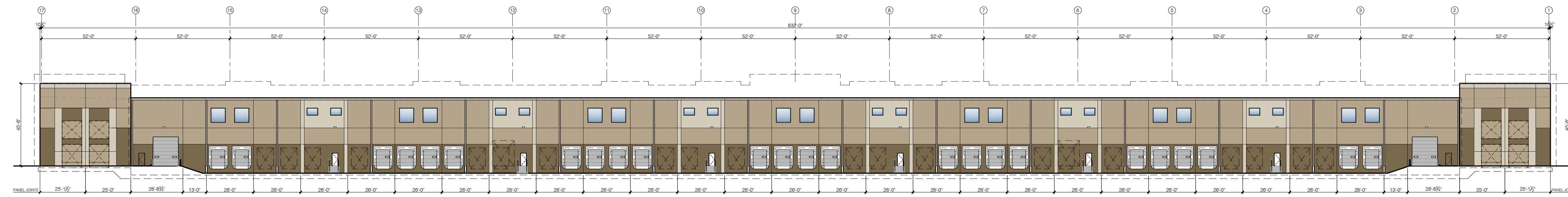
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**SHEET**  
L100



studioNorth  
ARCHITECTURE  
4825 NW 41st Street | Suite 500 | Riverside, MO 64110  
816 | 888 | 7780  
NP Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

CIVIL	TBD
LANDSCAPE	TBD
FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



Richards Gebaur  
Single Load Spec  
(Speculative Building Shell)  
Arnold Avenue/E 159th Street @ I-49  
Kansas City, MO 64147

Project No. 2021-125

Date: 08.24.21

Issued For: Planning

Revisions:

No.	Date	Description

Ronald Dean Schauwecker - Architect  
Missouri License No. 006001

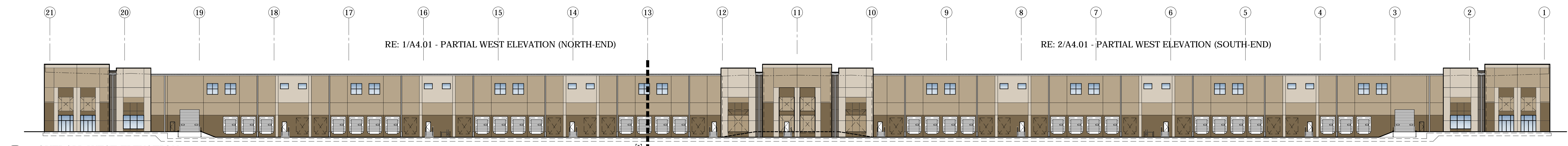
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OVERALL FLOOR PLAN | ELEVATIONS

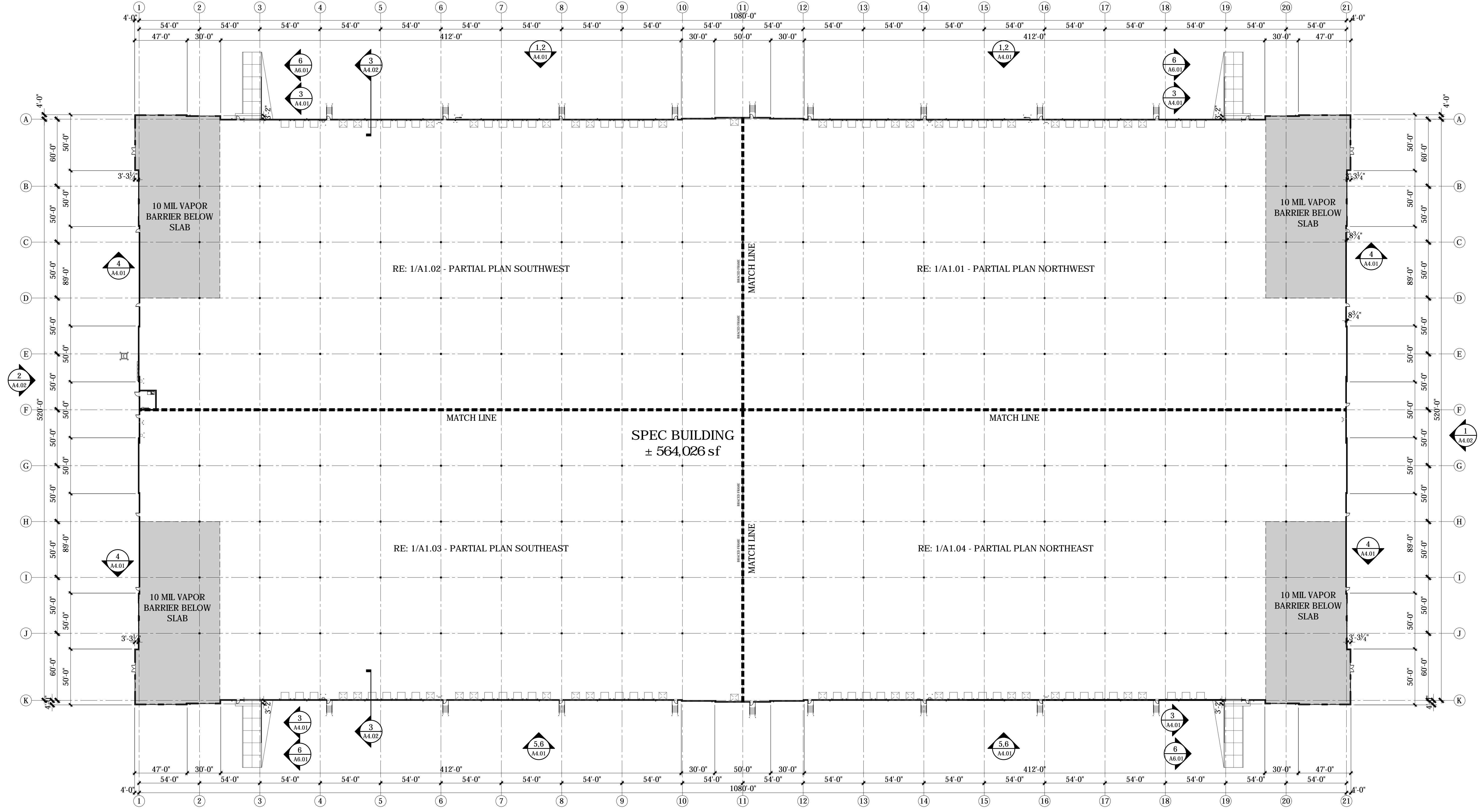


**studioNorth**  
ARCHITECTURE  
4825 NW 41st Street | Suite 500 | Riverside, MO 64110  
816 | 888 | 7380  
NF Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

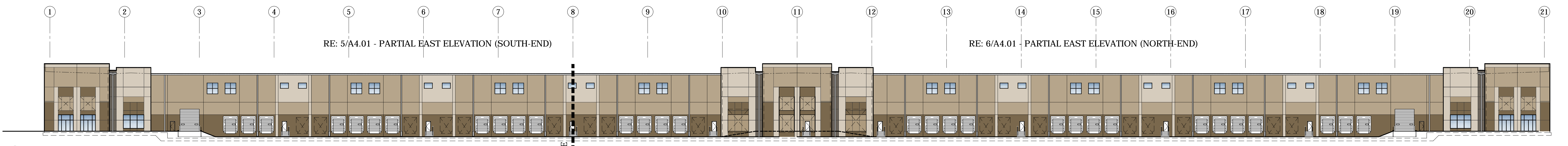
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LANDSCAPE	TBD
FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



**1 OVERALL WEST ELEVATION**  
Scale: 1/32" = 1'-0"



**2 OVERALL FLOOR PLAN**  
Scale: 1/40"



**3 OVERALL EAST ELEVATION**  
Scale: 1/32" = 1'-0"



**Richards Gebaur**  
**Cross Dock Spec**  
Speculative Building Shell  
Arnold Avenue # 1508, Street # 149  
Kansas City, MO 64117

Project No. 2021-123  
Date: 01.28.22  
Issued For: Pricing Set  
Revisions:

No.	Date	Description

Preliminary  
Not For Construction

Ronald Dean Schwawcker, Architect  
Missouri License No. 006001

**A1.00**  
OVERALL FLOOR PLAN

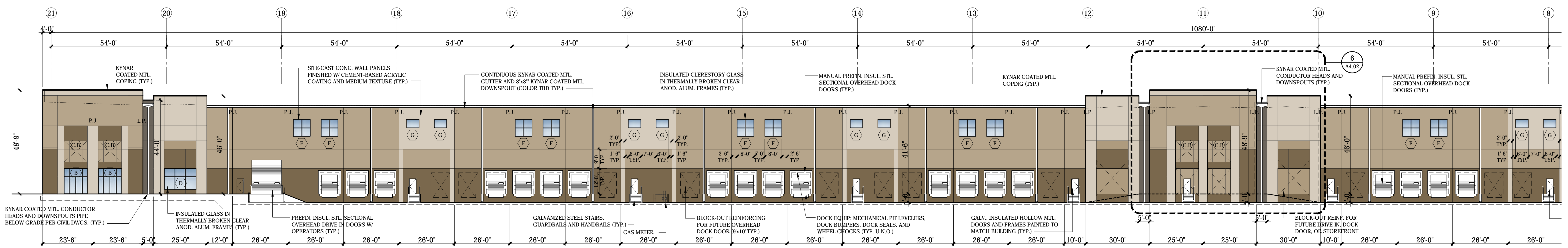
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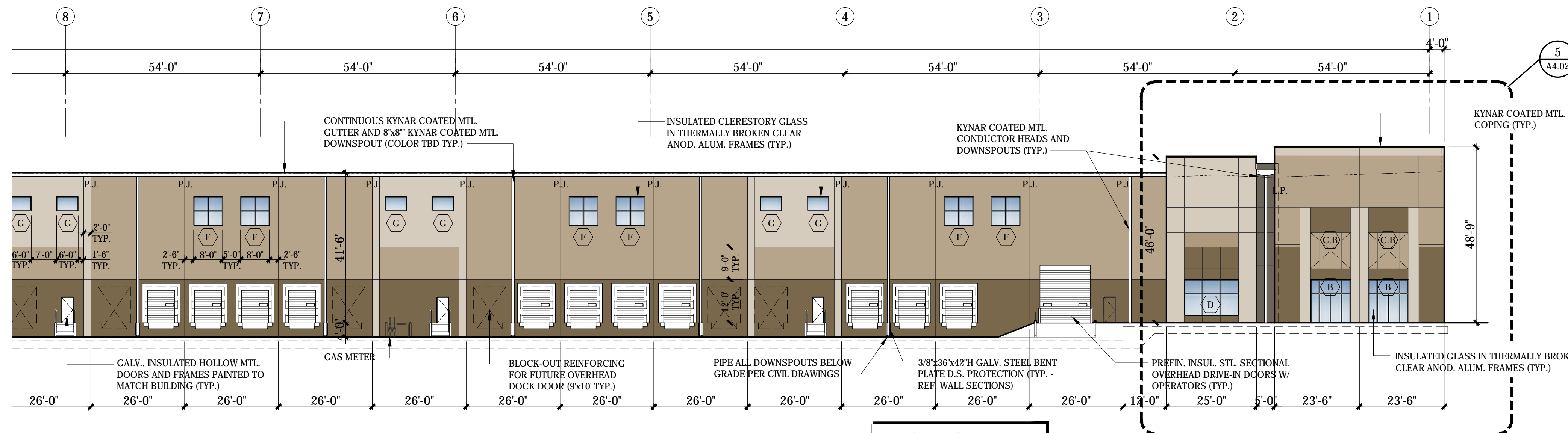


studioNorth  
ARCHITECTURE  
4825 NW 41st Street | Suite 500 | Riverside, MO 64110  
816 | 888 | 7380  
NP Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

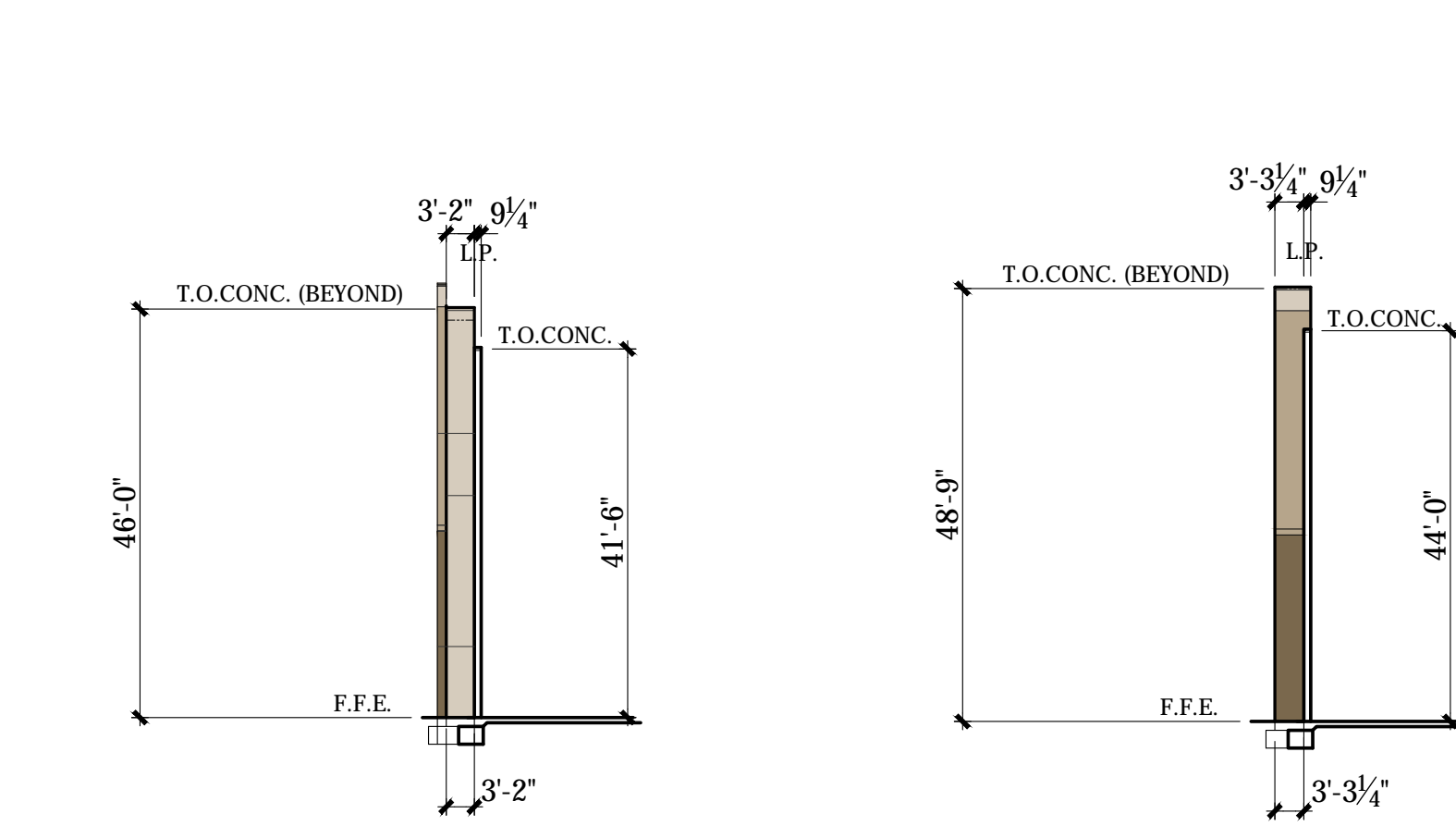
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LANDSCAPE	TBD
FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



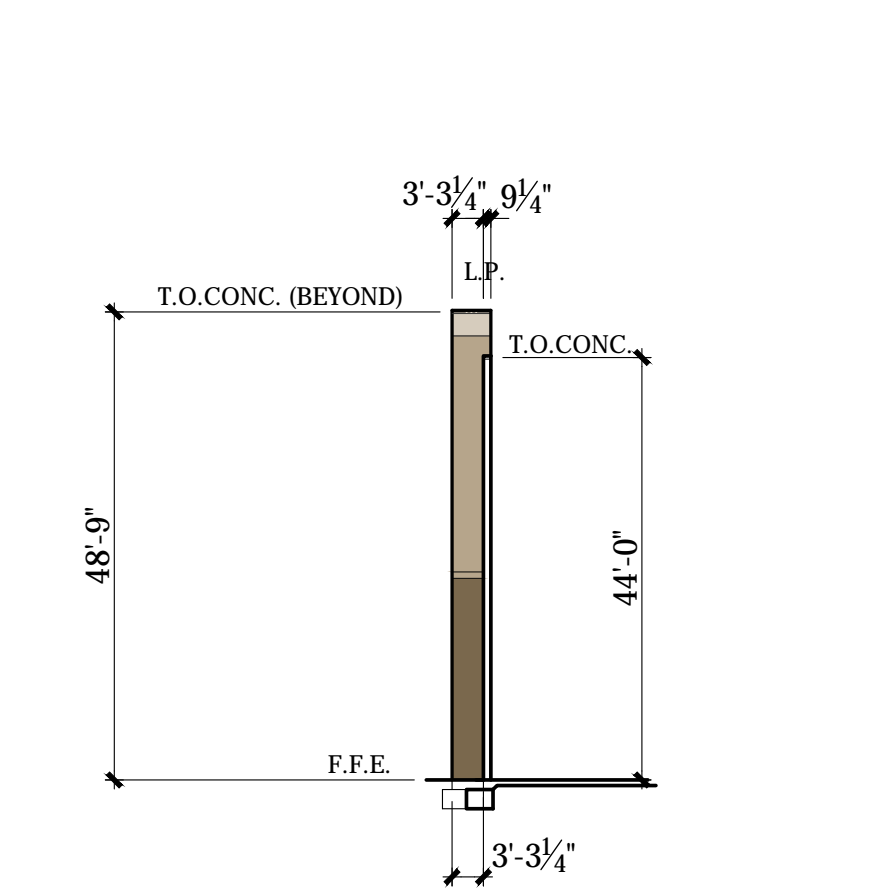
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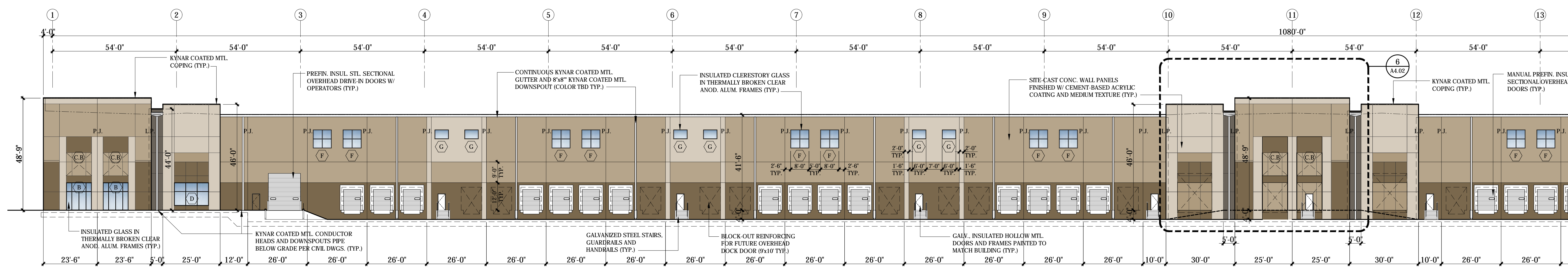
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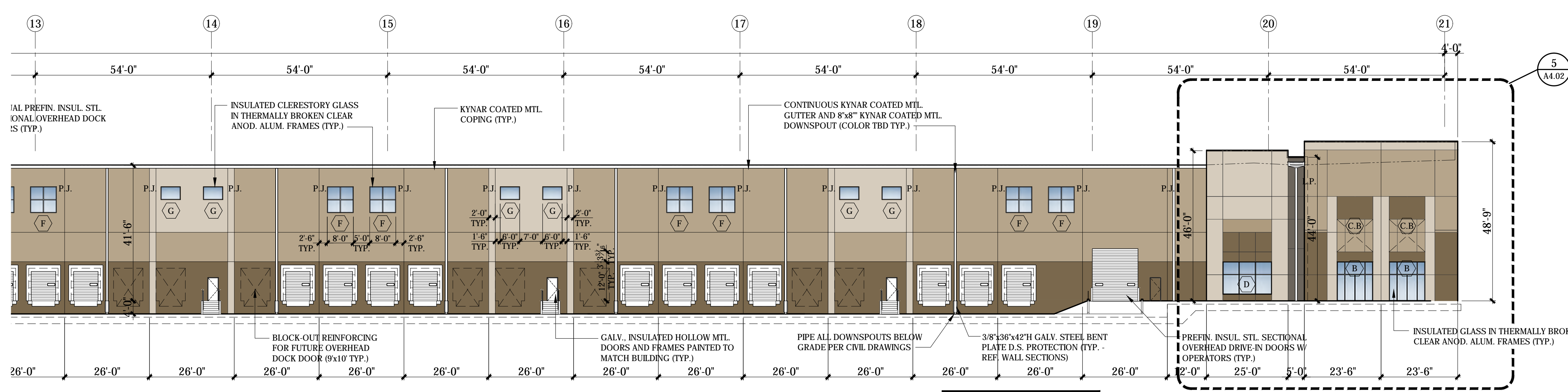
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4 NORTH/SOUTH RETURN PANEL  
Scale: 1"=20'-0"



5 PARTIAL EAST ELEVATION  
Scale: 1"=20'-0"



6 PARTIAL EAST ELEVATION  
Scale: 1"=20'-0"

ALTERNATE: REPLACE WINDOW TYPE F WITH TYPE G AT ALL LOCATIONS

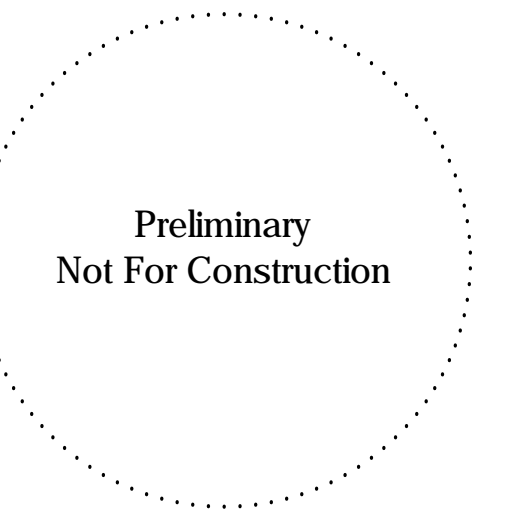
**COLOR COATING LEGEND**

- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
  - ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DMI DYNACLAD "SANDSTONE"
  - COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS REF. DETAILS SHEET A5.01 (U.N.O.)
- SHERWIN WILLIAMS: SW7032 "WARM STONE"
  - SHERWIN WILLIAMS: SW7534 "OUTERBANKS"
  - SHERWIN WILLIAMS: SW7050 "USEFUL GRAY"
  - SHERWIN WILLIAMS: SW7047 "PORPOISE"



Richards Gebaur  
Cross Dock Spec  
Speculative Building Shell  
Arnold Avenue E, 159th Street @ 149  
Kansas City, MO 64117

Project No.	2021-123	
Date:	01.28.22	
Issued For:	Pricing Set	
Revisions:		
No.	Date	Description



Ronald Dean Schwaner, Architect  
Missouri License No. 006001

**A4.01**  
ELEVATIONS

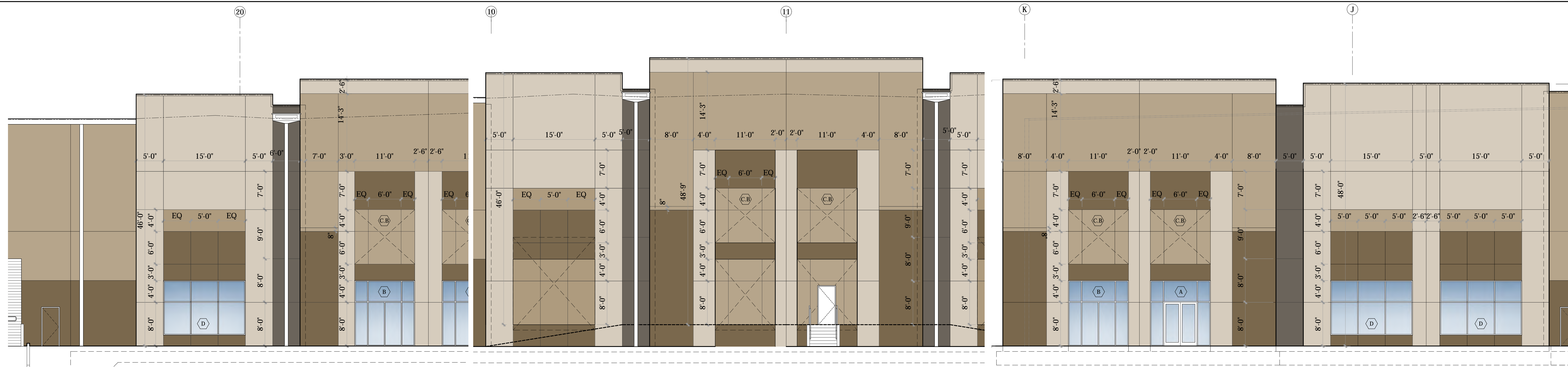
N:\01 PROJECTS\48 COMMERCIAL CENTER (RICHARDS GEBAU) BUILDING 1 CAD\_RICHARDS GEBAU\BUILDING 1 BASE.DWG: 1.28.2022 8:08:28 AM: agschur



**studioNorth**  
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Overland Park, MO 64150  
816 | 888 | 7380  
NY Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

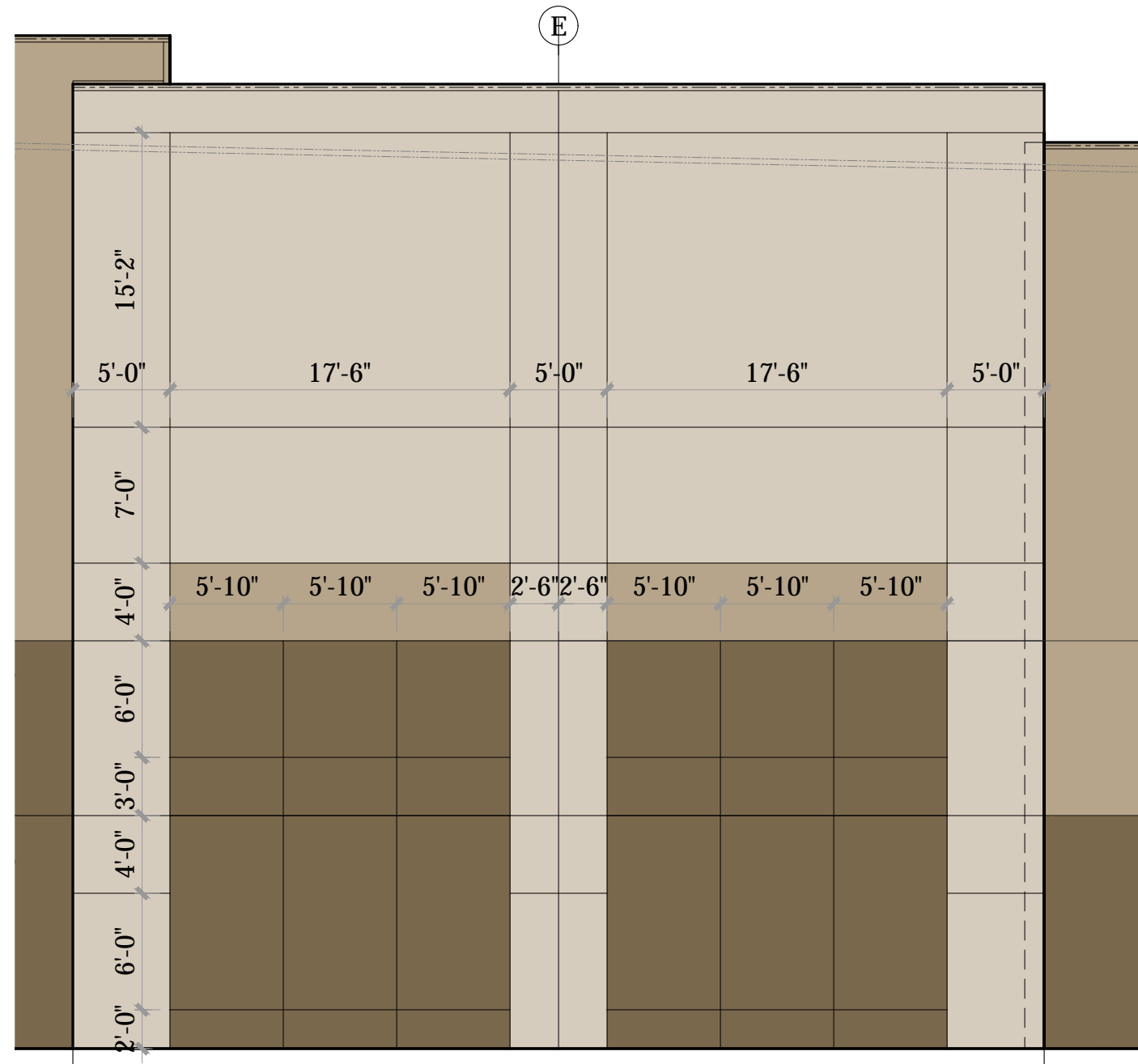
CIVIL	TBD
LANDSCAPE	TBD
FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



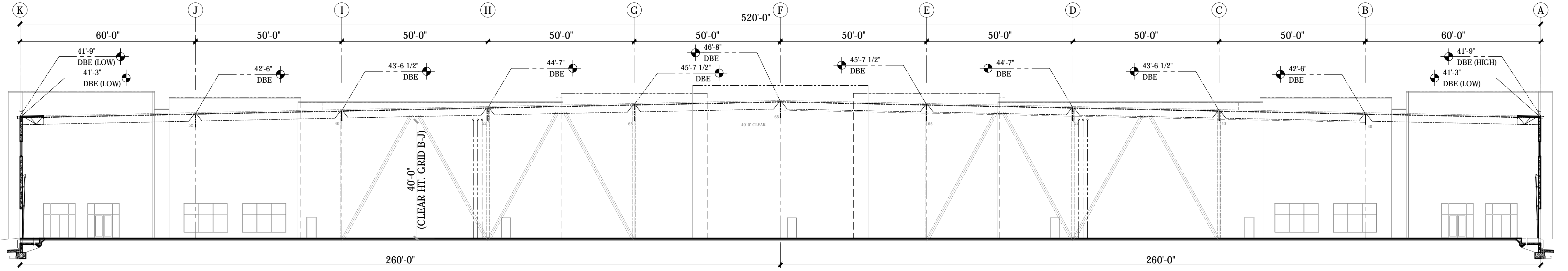
5 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"

6 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"

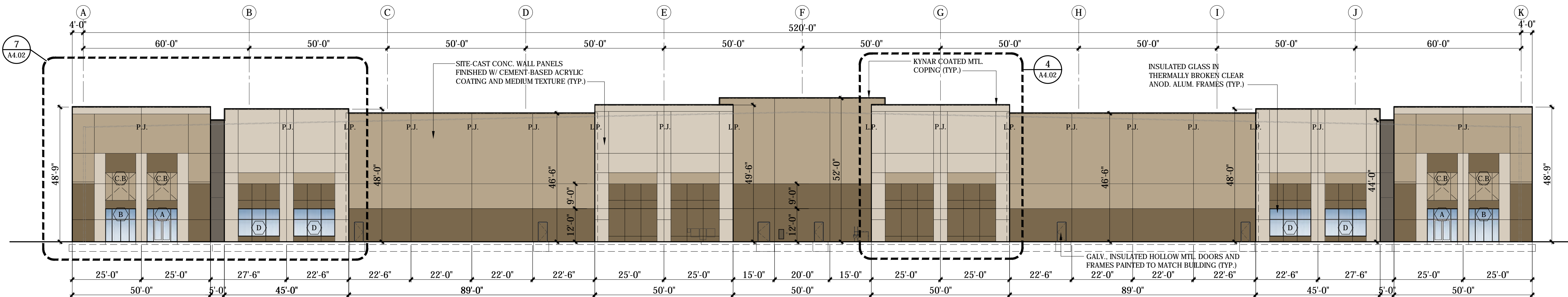
7 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"



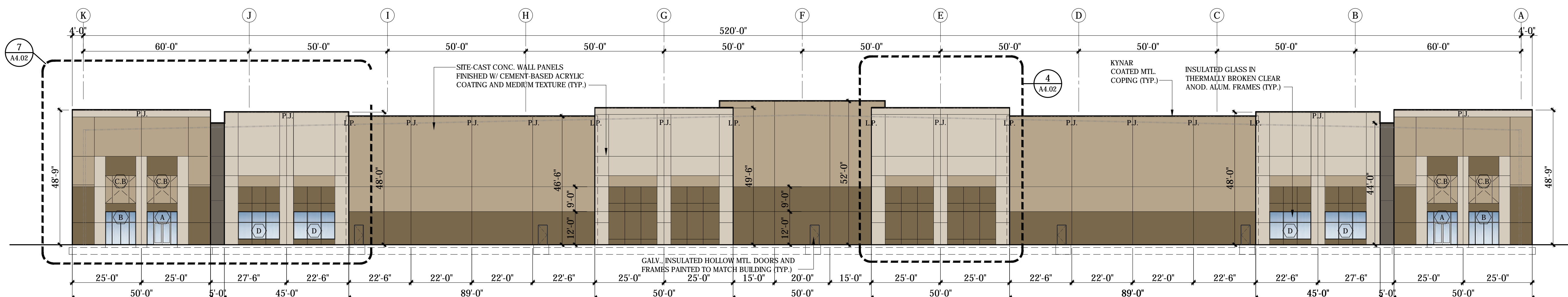
4 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"



3 BUILDING SECTION  
Scale: 1" = 20'-0"



2 SOUTH ELEVATION  
Scale: 1" = 20'-0"



1 NORTH ELEVATION  
Scale: 1" = 20'-0"

**COLOR COATING LEGEND**

- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
  - ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DMI DYNACLAD "SANDSTONE"
  - COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS REF. DETAILS SHEET A5.01 (U.N.O.)
- SHERWIN WILLIAMS: SW7032 "WARM STONE"
  - SHERWIN WILLIAMS: SW7534 "OUTERBANKS"
  - SHERWIN WILLIAMS: SW7050 "USEFUL GRAY"
  - SHERWIN WILLIAMS: SW7047 "PORPOISE"



**Richards Gebaur**  
Cross Dock Spec

Speculative Building Shell  
Arnold Avenue # 150th Street # 149  
Kansas City, MO 64117

Project No. 2021-123  
Date: 01.28.22  
Issued For: Pricing Set  
Revisions:

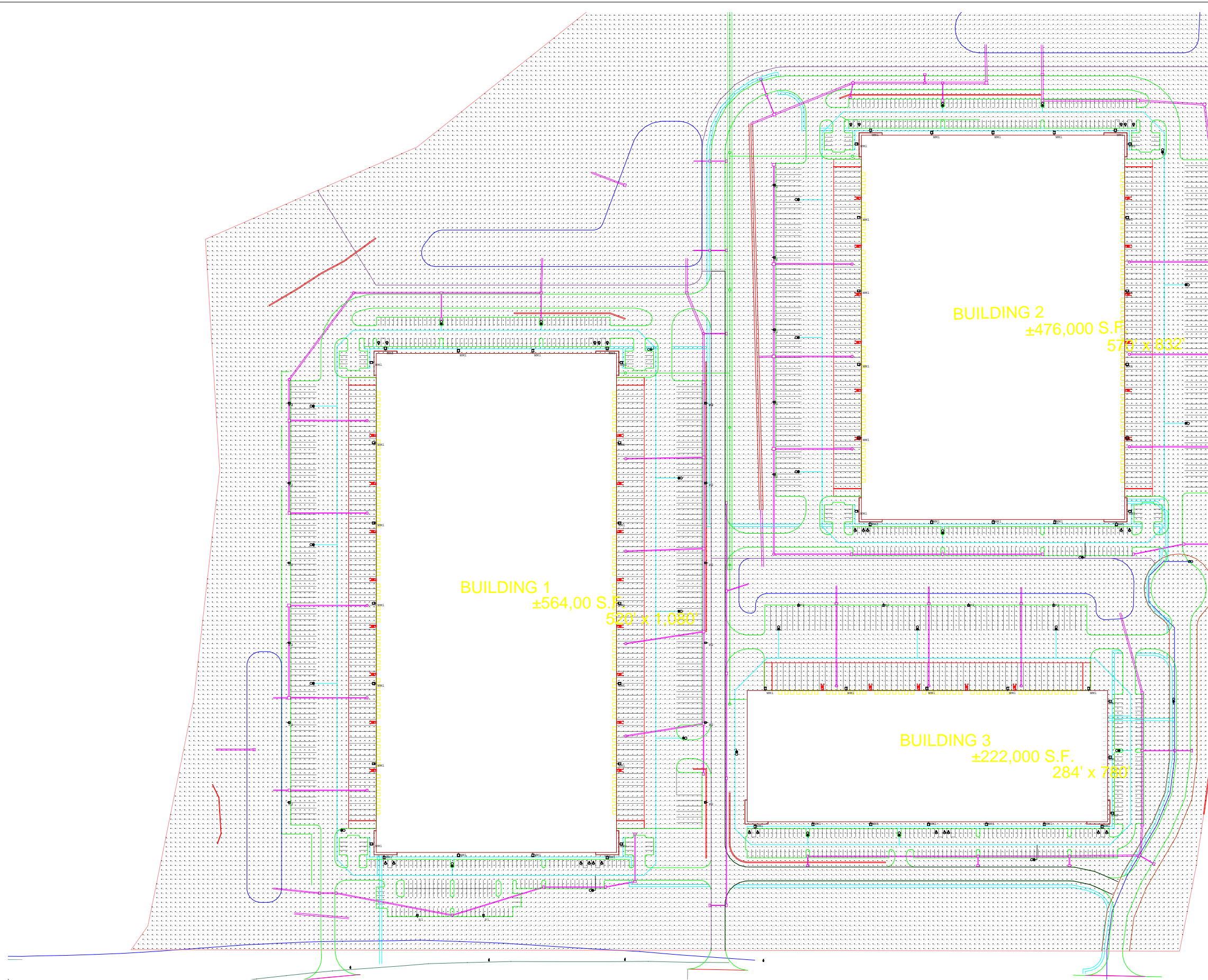
No.	Date	Description

Preliminary  
Not For Construction

Ronald Dean Schwaner, Architect  
Missouri License No. 060601

**A4.02**  
ELEVATIONS

N:\01 PROJECTS\40 COMMERCE CENTER (RICHARDS GEBAUR)\BUILDING 1 BASE.DWG: 1.28.2022 8:08:28 AM: agschubert



Scale: 1 inch= 220 Ft.



Light Loss Factor	0.95
Calculation plane	0'-00"
Reflectances	NA
Mounting height	38'/30'

**Calc. Info**

Calculated By:	Kevin Hooley
Requested By:	
Date:	2/1/2022
Scale:	N/A

<b>I-49 Industrial Center</b> Bldg 1,2,3	<b>Site Lighting</b>