

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 50 NORTH, RANGE 32 WEST, AND PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 32 WEST.

IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	M3-5	M3-5	No	
Gross Land Area				
in square feet	138927	138927	No	
in acres	3.18	3.18	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0	0	No	
Right-of-way Vacation				
in square feet	0	0	No	
in acres	0	0	No	
Net Land Area				
in square feet	138927	138927	No	
in acres	3.18	3.18	No	
Building Area (sq. ft.)	0	54,800	No	
Floor Area Ratio	0	0.39	No	
Residential Use Info				
Total Dwelling Units	0	0	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	0	No	
Total Lots	1	1	No	
Residential	0	0	No	
Public/Civic	1	1	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	Λ	No	

TABLE 2 - BUILDING DATA

Building Data	Required	Proposed	Deviation	Approved
			Requested	
Rear Setback	NONE	N/A	No	
Front Setback	NONE	N/A	No	
Side Setback	NONE	N/A	No	
Side Setback (abutting street)	N/A	N/A	No	
Height	60 ft	35 ft	No	

TABLE 4 - PARKING

Building Data		Spaces	Bike S		Alternatives Proposed
	Required	Proposed	Required	Proposed	(See 88-420-16-H)
Proposed Use(s)					
Staff	-	29			
Fleet Parking	-	16			
Administrative Staff	-	17			
Public	-	19			
Short Term Bicycle	-		8	4	YES
Long Term Bicycle	-		3	3	
Total	14	81	11	7	-

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Not Applicable
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	Lighting Comply with 88-430
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	As Provided for Tow Lot

PROJECT SCHEDULE

CONSTRUCTION START: JANUARY 2026
CONSTRUCTION END: MAY 2026
THE PROJECT WILL BE CONSTRUCTED IN A
SINGLE PHASE.

DEVELOPER / OWNER

NAME: KCMO ASSISTANT CITY MANAGER

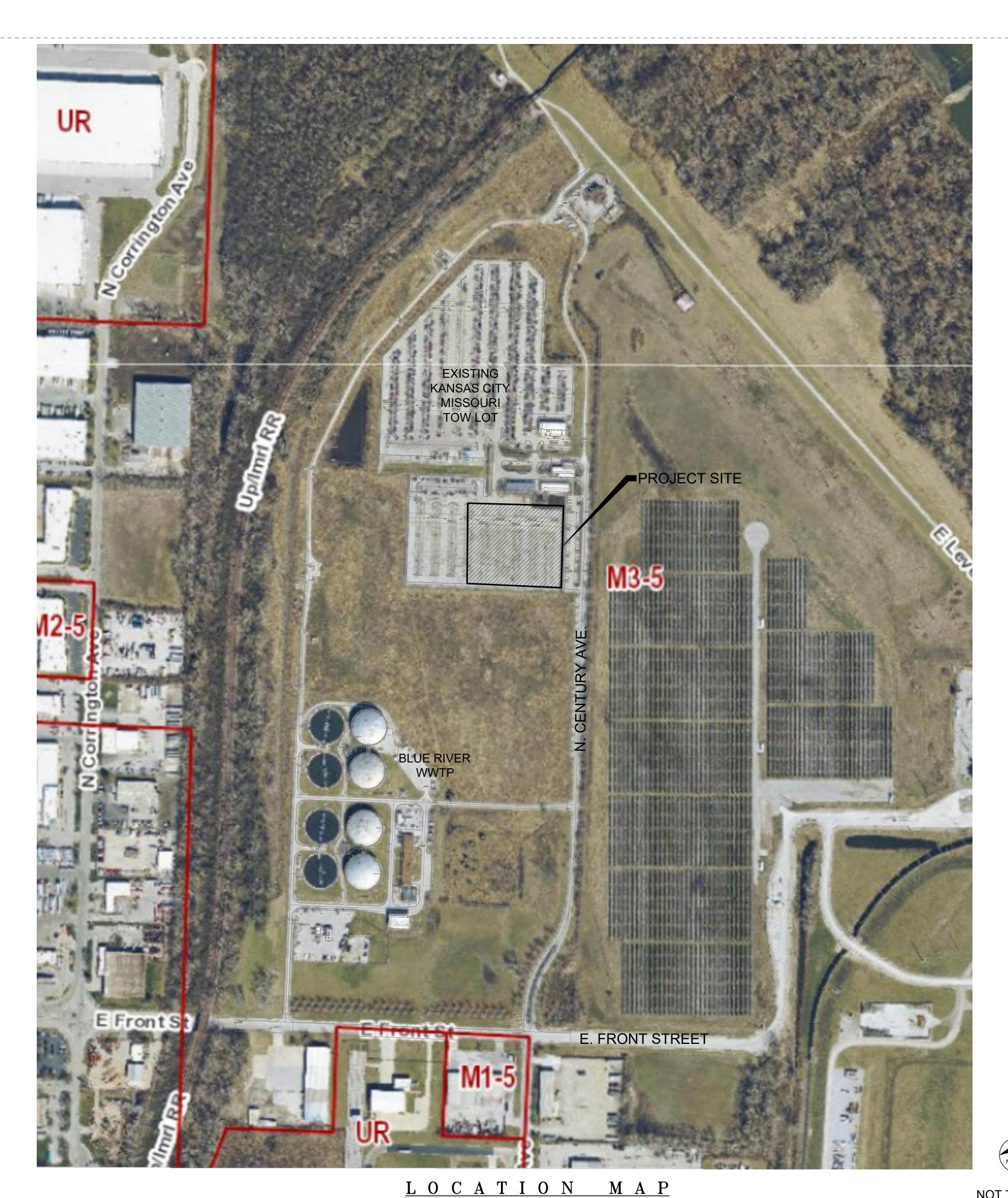
ADDRESS: 415 EAST 12TH STREET

KANSAS CITY, MISSOURI 64106
PHONE: 816-881-1079 (OFFICE)
CONTACT: JEFF MARTIN P.E., ENV SP
EMAIL: Jeff.martin@kcmo.org

CIVIL ENGINEER

TALIAFERRO & BROWNE, INC.
LEONARD GRAHAM, P.E.
RICHARD A. MONTGOMERY, P.E.
PH. (816) 283-3456

FAX. (816) 283-0810



LEGAL DESCRIPTION

TRACT 1, COMMITMENT NCS-215219-KCTY {TRACT "A", SURVEY DATED 6-25-76 (DOC. 1283, PG. 1419 & 1423) Part of the Northwest Quarter of Section 30, Township 50 North, Range 32 West, and part of the West Half of fractional Section 19, Township 50 North, Range 32 West, in Kansas City, Jackson County, Missouri, described of the county of the co

Commencing at the Southwest Corner of the Northwest Quarter of said Section 30; thence due North along the West line of said Quarter Section, a distance of 1421.40 feet; thence South 89°36'35" East a distance of 217.21 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence South 89°36'35" East a distance of 140.25 feet; thence North 18°30'00" East a distance of 2342.53 feet; thence in a Northeasterly direction along a curve to the right having a radius of 2664.93 feet and tangent to the last described course, an arc distance of 781.40 feet; thence North 35°18'00" East, tangent to the last described course, a distance of 714.75 feet to a point in the Southwesterly right—of—way line of Levee District No. 1, said right—of—way line being 87 feet southwesterly of and parallel with the centerline of said Levee; thence North 43°50'30" West along said right—of—way line a distance of 482.92 feet to a point opposite and 87 feet Southwesterly of the centerline Station 299+15 of said Levee; thence South 69°21'27" West along said right—of—way line a distance of 38.08 feet to a point opposite and 122 feet southwesterly of centerline Station 299+00 of said Levee; thence North 34°44'55" West along said right—of—way line a distance of 86.62 feet; thence South 43°44'00" West a distance of 825.01 feet; thence in a southwesterly direction along a curve to the left having a radius of 2167.01 feet and tangent to the last described course an arc distance of 1654.06 feet; thence due South along a line that is 275 feet East of and parallel with the West lines of Sections 19 and 30, a distance of 1137.39 feet; thence in a Southerly and Southwesterly direction along a curve to the right having a radius of 3944.83 feet and tangent to the last described course, an arc distance of 676.00 feet to the TRUE POINT OF BEGINNING.

TRACT 2, COMMITMENT NCS-215219-KCTY {TRACT "B", SURVEY DATED 6-25-76 (DOC. 1595, PG.471)}

An irregular shaped tract or parcel of land located in the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, all in Township 50 North, Range 32 West, Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at a point in the Easterly right—of—way line of the CMSLP&P Railroad and the CRI&P Railroad with is 1223.80 feet South and 357.45 feet East of the NW corner of said Section 30, Township 50 North, Range 32 West; thence N 18°30' E, 2342.54 feet coincident with aforesaid railroad right—of—way line to a point—of—curve; thence in a northeasterly direction on a curve to the right, having a radius of 2664.93 feet and being tangent to the last described course, through a central angle of 16°48' for an arc distance of 781.40 feet to a point of tangency; thence N 35°18' E, 258.23 feet to a point and corner; thence S 43°51' E, 151.83 feet to a point and corner; thence due South 3026.33 feet to a point and corner; thence N 89°36'30" W, 1350.00 feet to the Point—of—Beginning.

SHEET INDEX				
SHEET NO.	SHEET TITLE			
G000	COVER SHEET			
C100	SITE SURVEY			
C101	SITE PLAN			
C102	GRADING PLAN			
C103	OVERALL UTILITY PLAN			
C104	UTILITY PLAN			
L100	LANDSCAPE PLAN			
A201	ELEVATIONS			







City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00157 on11/05/2025

KANSAS CITY
MISSOURI

Jaia Coperatio, FAICE
Secretary of the City Plan Commission

KANSAS CITY, MO
DETENTION AND REHAB
CENTER - TEMPORARY

DEVELOPMENT PLAN

DATE: 10/17/2025

.025 10:29:02 AM

SURVEY NOTES:

property.

TITLE NOTES:

February 03, 2006 at 8:00 a.m.

System of 1983 (NAD-83) West Zone.

1837, Page 287 on June 30, 1966."

TOW LOT CERTIFICATE OF SURVEY

A PART OF SECTIONS 19 & 30, TWP.50N, RGE.32W

KANSAS CITY, JACKSON COUNTY, MISSOURI

FLOOD NOTE: According to my interpretations of Community Panel No. 290173 0080 B of the Flood Insurance Rate Map for the City of Kansas City, Clay, Platte & Jackson Counties, Missouri, dated 08—05—1986, the subject property is in Flood Zone "B", ie. "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood" and Flood Zone "AH", ie. "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined." (APPROXIMATE LIMITS SHOWN

R=3944.65'-L=679.15'(M) L=676.00'(D)

BENCH MARK

ELEVATION = 734.39ft

TOP OF 1/2" IRON BAR W/CAP AT CP-1

56.42'

RM1) NORTHWEST 12.70 FEET TO EAST EDGE GRAVEL ROAD

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TRACT 2, COMMITMENT NCS-215219-KCTY {TRACT "B", SURVEY DATED 6-25-76 (DOC. 1595, PG.471)?

Note: Missouri State Plane Coordinates West Zone

RM1) EAST 1.4± FEET TO WEST EDGE GRAVEL ROAD

RM2) NORTH 293.41 FEET TO 1/2" IRON BAR

RM3) NORTHEAST 60.17 FEET TO POWER POLE

RM5) SOUTH 236.96 FEET TO POWER POLE

RM4) EAST 56.42 FEET TO NORTH/SOUTH FENCE

RM2) EAST 50.87 FEET TO NORTH/SOUTH FENCE

RM3) SOUTHEAST 32.15 FEET TO POWER POLE RM4) WEST 268.75 FEET TO POWER POLE

Conversion Data

N 1081902.713

E 2792197.672

N 108Ò017.0́36

E 2792139.959

ELEV. = 734.67ft

ELEV. = 734.39ft

1 Meter = 3.28083333 Feet

Project Grid Factor = 0.99991118

CP-1 (Set 1/2" Iron Bar w/Cap)

CP-2 (Set 1/2" Iron Bar w/Cap)

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1. Property information shown hereon (record descriptions and easements) was provided by First American Title Insurance Company, Commitment No. NCS-215219-KCTY, effective

This company has made no investigation or independent search for easements of record,

2. The utilities as shown on this drawing were developed from the information available (existing utility maps, above—ground observations and or surface markings placed on the

ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a quaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all

utilities (whether shown or not) prior to excavation or construction and to protect said

3. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate

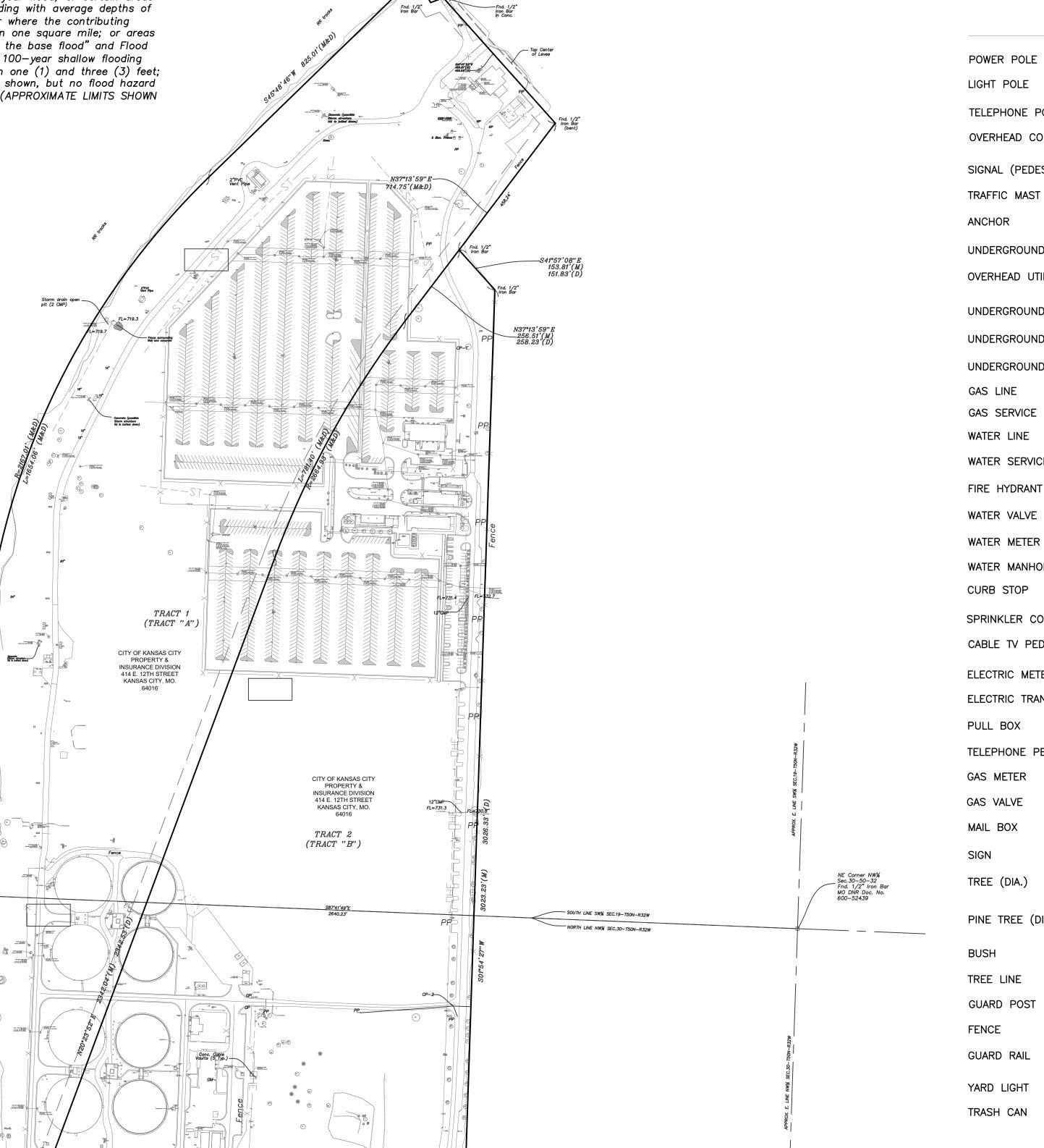
4. A 35' Easement to Armco Steel Corp. (shown hereon) is shown on the Survey dated June 25, 1976 for the Water & Pollution Control Dept. of Kansas City MO, Drawing No.

9740 but does not appear in the Title Commitment NCS-215219-KCTY. A supporting

document, Ordinance 11687P2154 was provided us which "specifically releases to the City a permanent easement granted by an instrument filed as Document No. 889379 in Book

current title search did not disclose. This survey does not certify to ownership of

encumbrances, restrictive covenants, ownership title evidence, or any other facts that the



East Front St.

MAP KEY

O PP POWER POLE TELEPHONE POLE →O OCS OVERHEAD CONTACT SYSTEM SIGNAL (PEDESTRIAN, TRAF. TRAIN) OH PS,TS,TRAIN TRAFFIC MAST C GUY UNDERGROUND POWER LINES OVERHEAD UTILITY LINES UNDERGROUND TELEPHONE LINES

UNDERGROUND FIBER LINES UNDERGROUND CABLE TV LINES

----GS----GS-GAS SERVICE LINE -----W/S----W/S----WATER SERVICE

WATER VALVE MW MM WATER METER WATER MH WATER MANHOLE O CS SPRINKLER CONTROL BOX □ SCB CABLE TV PEDESTAL

ELECTRIC METER ELECTRIC TRANSFORMER TELEPHONE PEDESTAL

PINE TREE (DIA.)

Protected by Levee)

KANSAS CITY

MISSOURI

Kansas City, Missouri Detention and Rehab Center — temp project. Topographic and Boundary survey base files for the project are based on information taken from the 2006 Lovelace & Associates Certificate of Survey. 100% construction documents prepared in 2007 for the vehicle impound facility and the 2025 topographic survey for the Blue River WWTP facility plan.

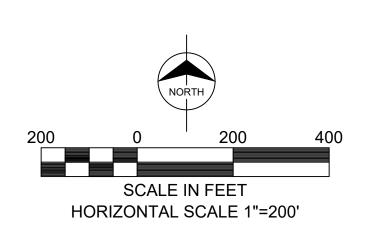
1. Topographic and boundary surveys were not performed for the

2. Temporary jail site is located entirely within Flood Zone X (Area

City Plan Commission Recommends Approval with Conditions

of Case No. CD-CPC-2025-00157 on11/05/2025

Secretary of the City Plan Commission





is drawing is an instrument of service and shall remain the property of Treanor. This drawing and the roduced, revised, or retained without the express eement requires otherwise. ission or distribution of this drawing to meet officia regulatory requirements or for other purposes in ection with the project is not to be construed as lication in derogation of any of the rights of Treat **Issued For: DEVELOPMENT PLAN** REVISIONS DESCRIPTION DATE

MISSOURI CERTIFICATES OF AUTHORITY
ENGINEERING CORPORATION #000466
LANDSCAPE ARCHITECT CORPORATION #2010010460

RE VICINITY MAP T50N, R32W

NOT TO SCALE

NE 1/4

SE 1/4

NE 1/4

SW 1/4

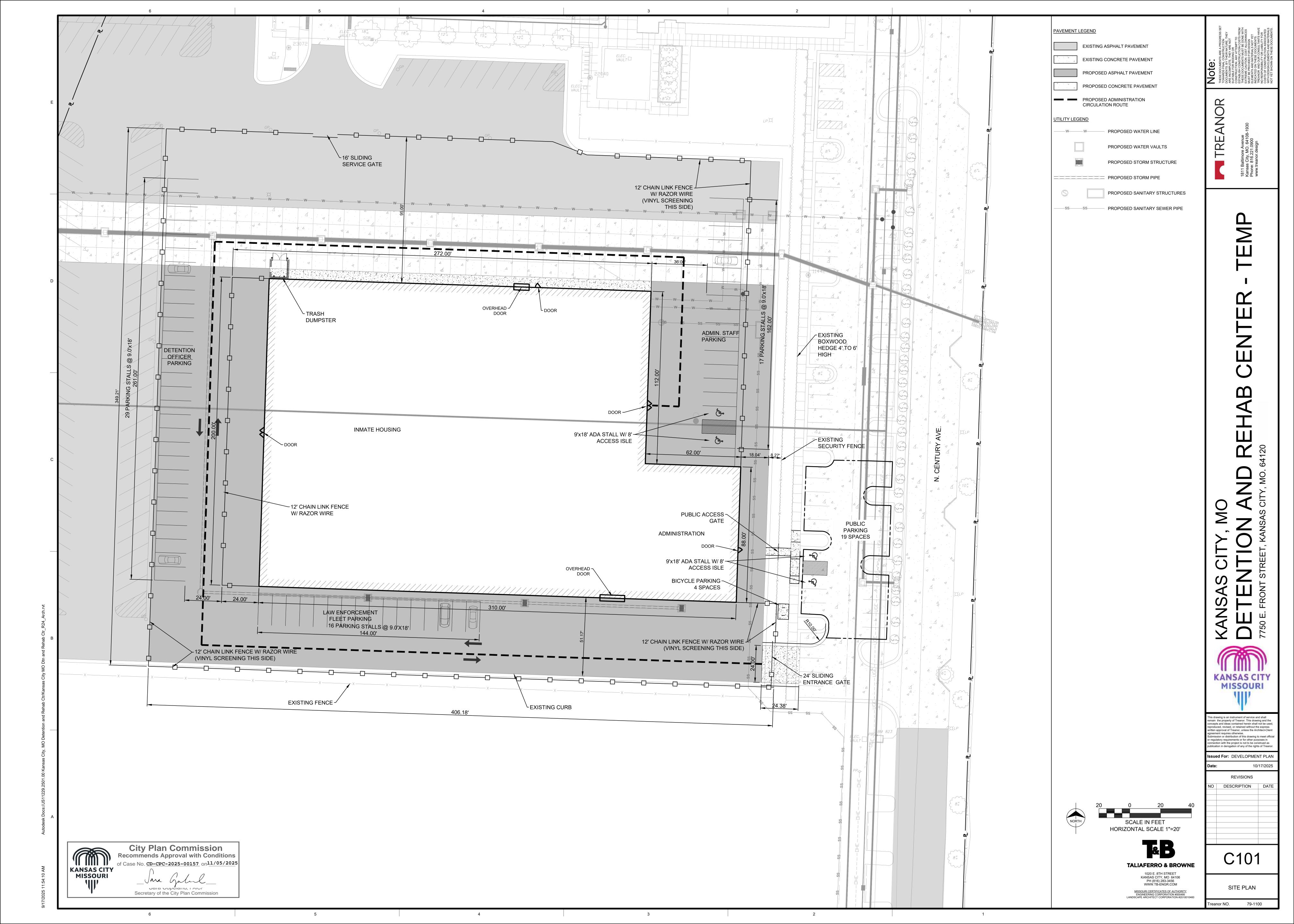
KANSAS CITY MISSOURI

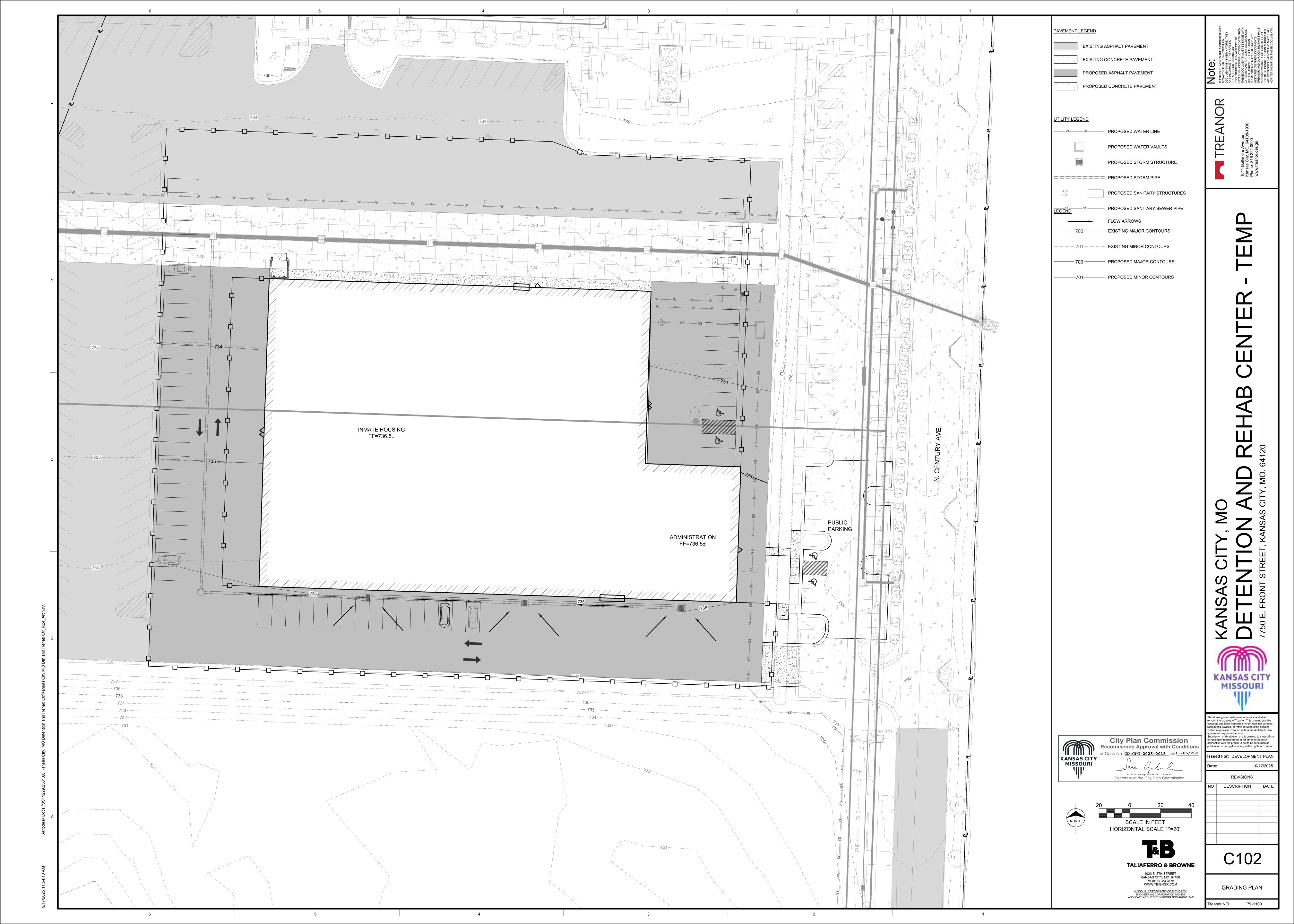
SITE SURVEY eanor NO. 79-1100

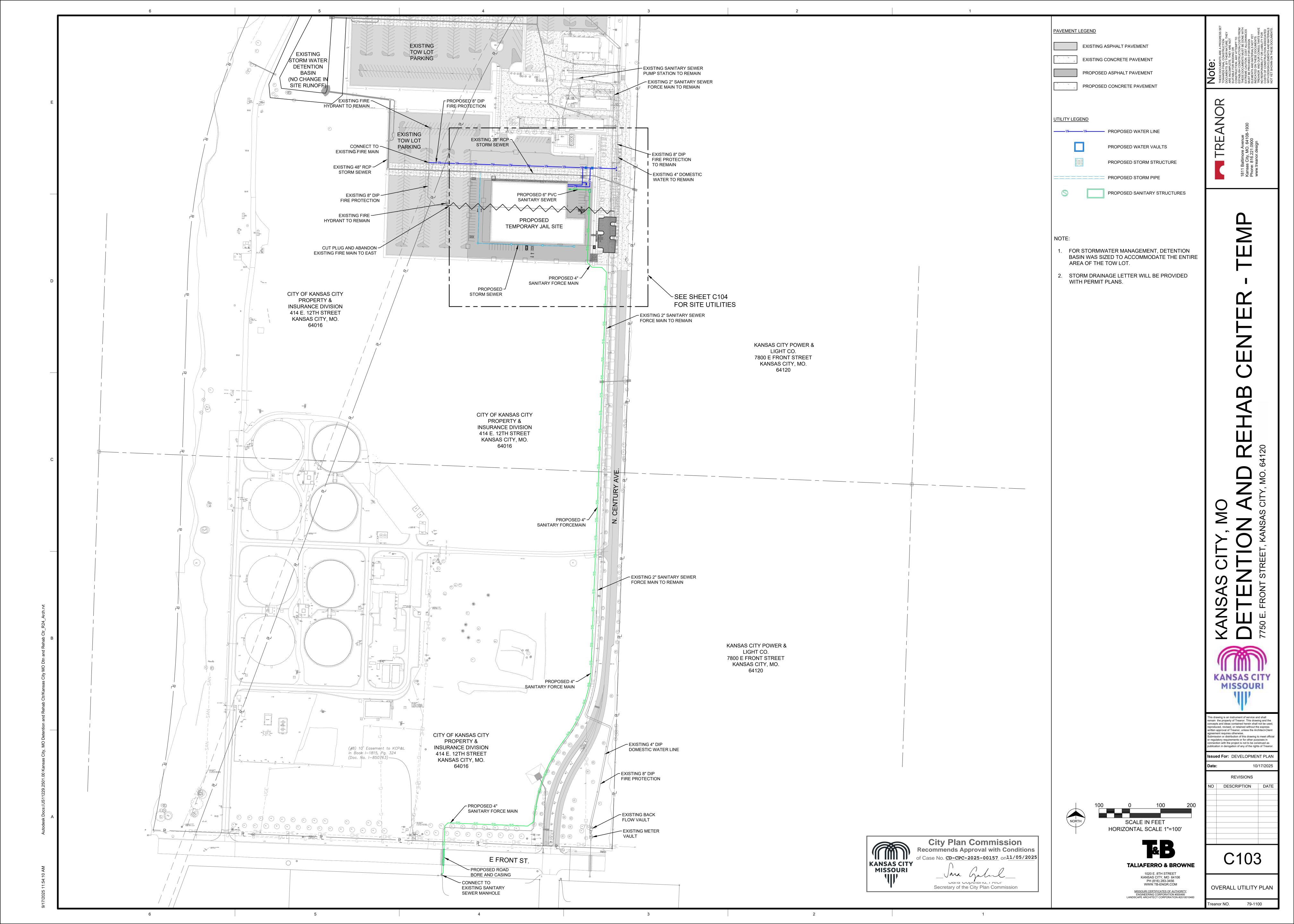
Pod O O Production Opp Wildrop O O O O P

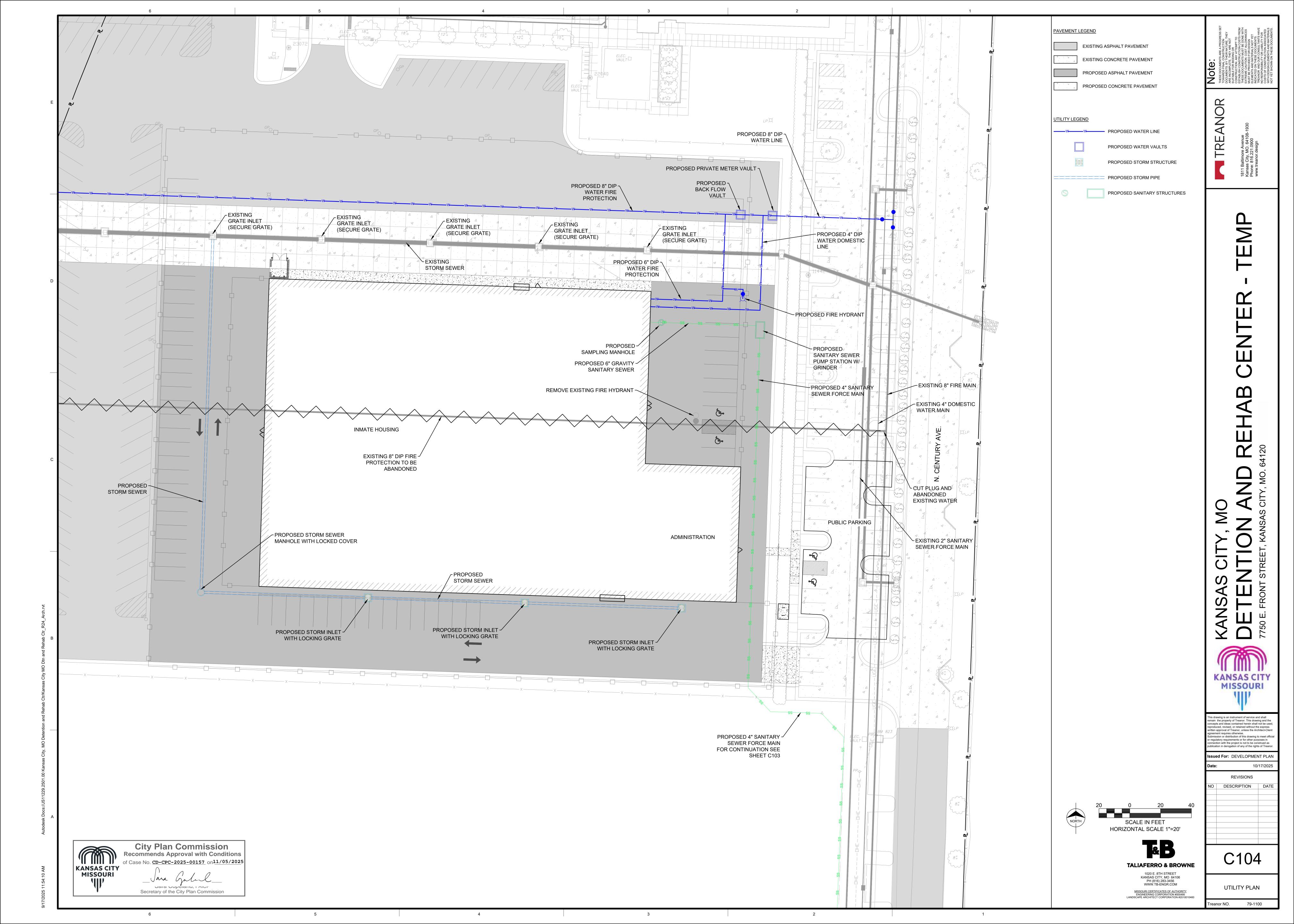
> N87°41'21"W-1490.51'(M) 1490.25'(D)

(#8) An Easement granted to Kansas City Power & Light Company recorded as Doc. No. 1-850763 in Book 1-1812, Page 324. (Shown hereon)











REVISIONS

LANDSCAPE PLAN reanor NO. 79-1100

Issued For: DEVELOPMENT PLAN DESCRIPTION DATE

TALIAFERRO & BROWNE

1020 E. 8TH STREET KANSAS CITY, MO 64106 PH (816) 283-3456 WWW.TB-ENGR.COM

MISSOURI CERTIFICATES OF AUTHORITY
ENGINEERING CORPORATION #000466
LANDSCAPE ARCHITECT CORPORATION #2010010460

City Plan Commission
Recommends Approval with Conditions Secretary of the City Plan Commission SCALE IN FEET HORIZONTAL SCALE 1"=20'

L100

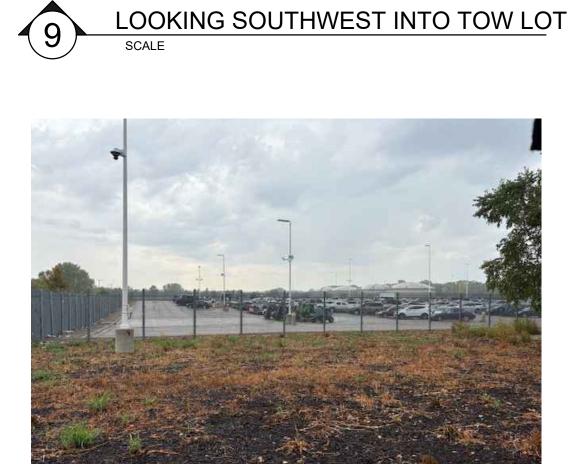
KANSAS CITY MISSOURI '||||'

NORTH

LOOKING SOUTH ALONG EAST SIDE OF FENCE

LOOKING WEST AT SOUTH FENCE LINE

LOOKING NORTH IN PARKING LOT



LOOKING SOUTH INTO TOW LOT B
SCALE



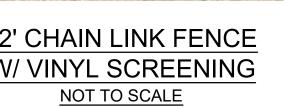
PC CONCRETE BICYCLE PAD WITH 2 INVERTED U RACKS NOT TO SCALE



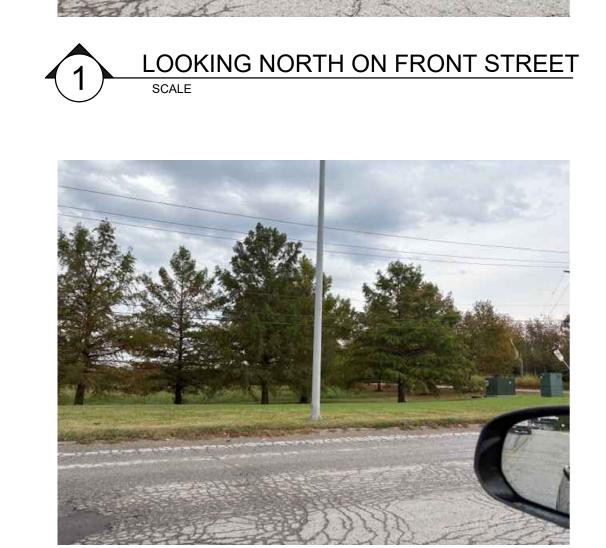




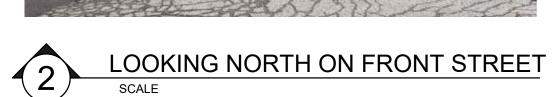


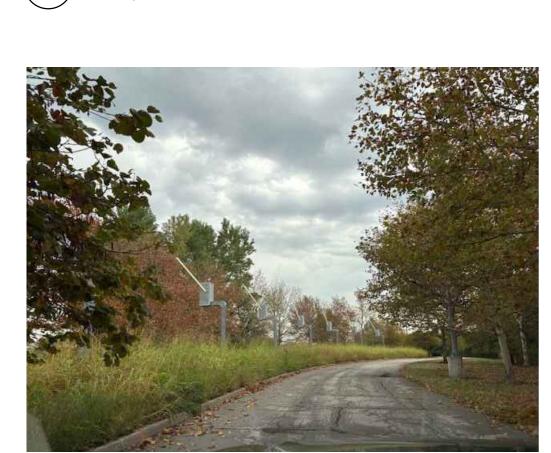




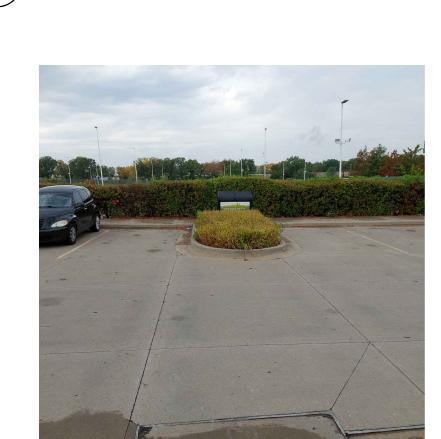


PC CONCRETE PAD ~



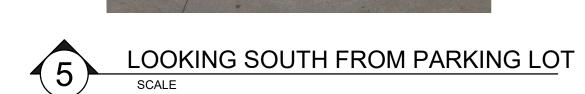


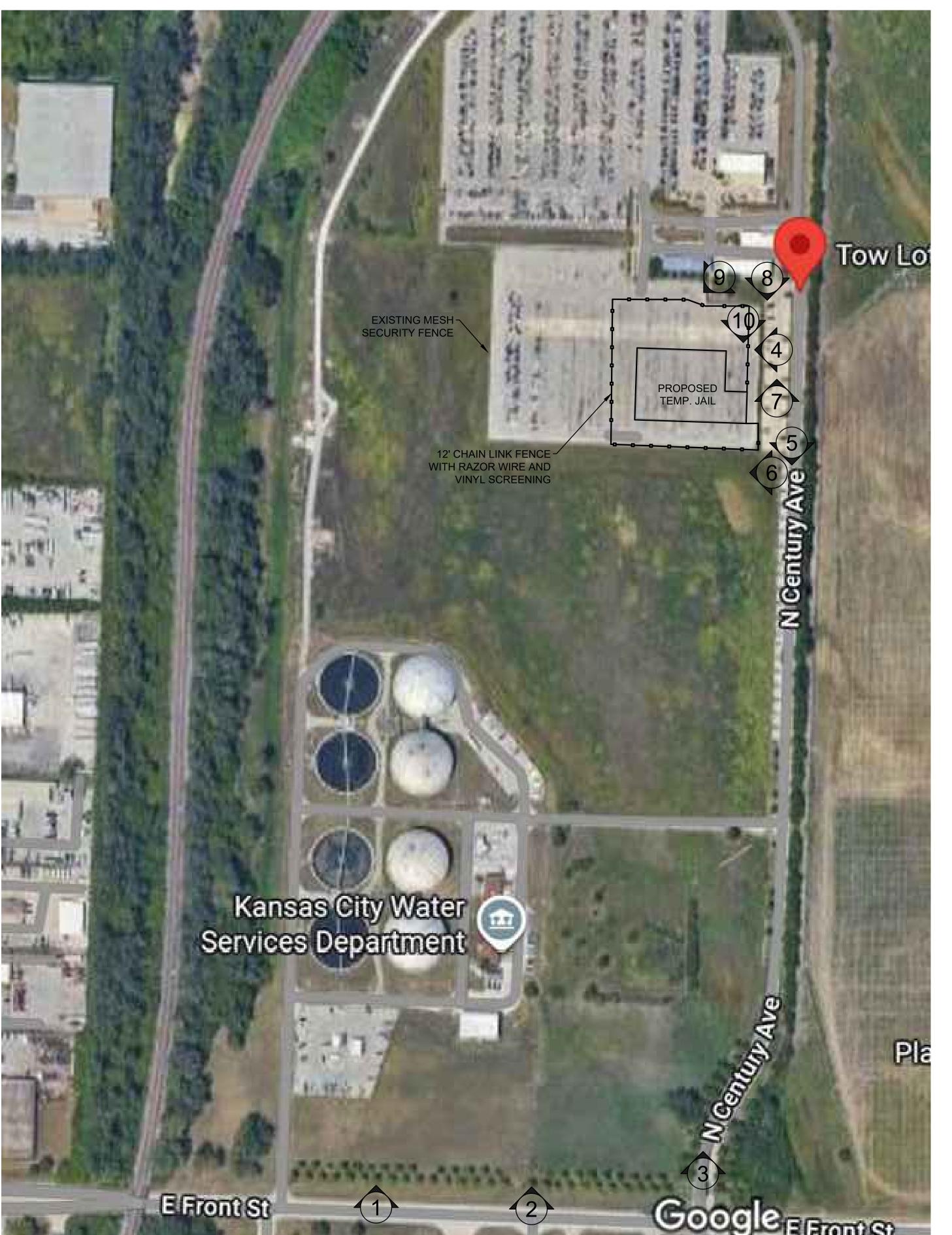
LOOKING NORTH ON CENTURY AVE.



LOOKING WEST FROM PUBLIC PARKING
SCALE







OVERALL LANDSCAPE PLAN

NOT TO SCALE

