

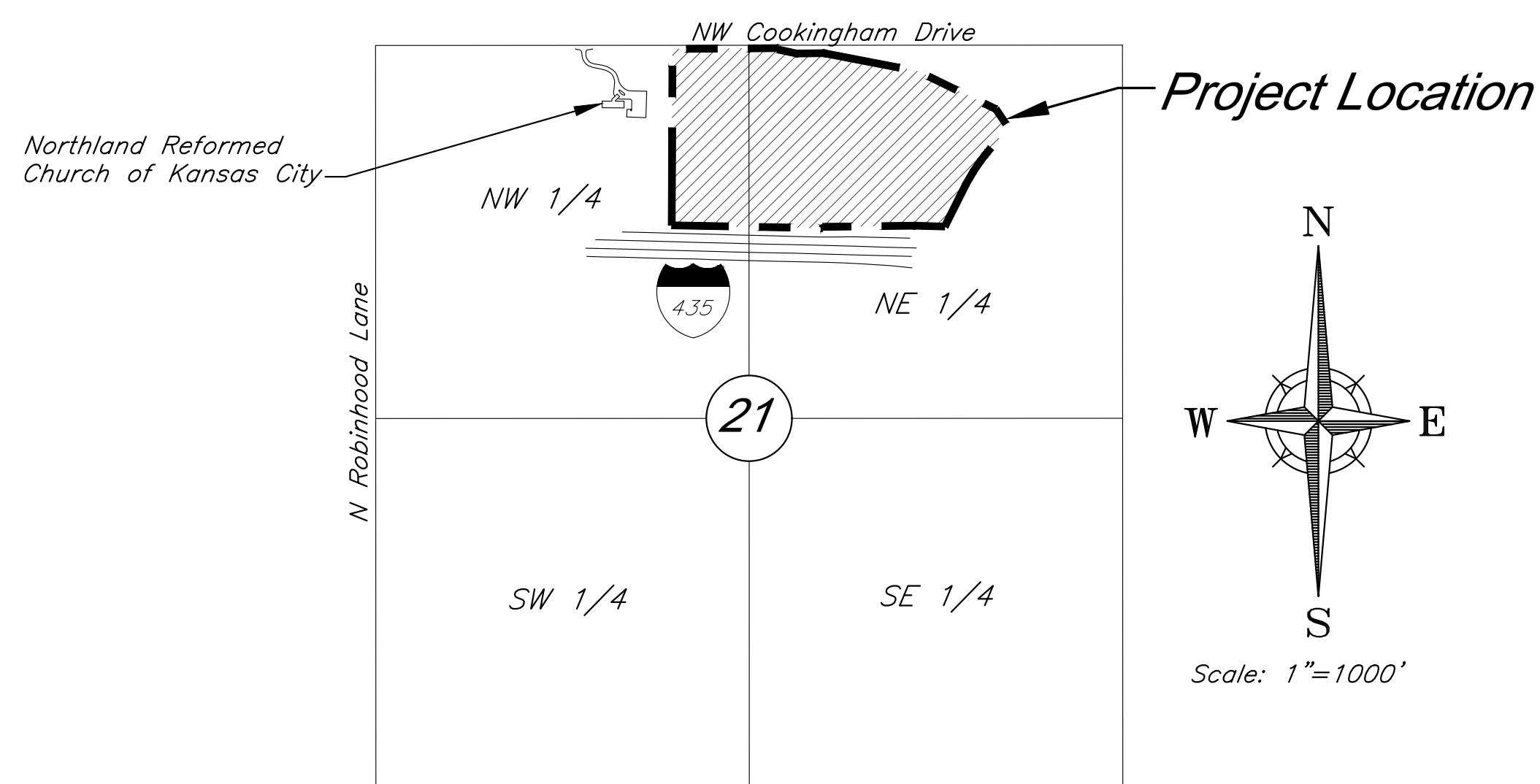
# PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT FOR COOKINGHAM DEVELOPMENT



**City Plan Commission**  
Approved Subject to Conditions  
of Case No. CD-CPC-2024-00032 on 06-05-2024

*Diane Binkckley*  
Diane Binkckley, ACP  
Secretary of the City Plan Commission

Part of the NW & NE 1/4  
Section 21-Township 52S-Range 33E  
in the  
City of Kansas City  
Platte County, Missouri



**VICINITY MAP**  
Part of the NW & NE 1/4  
Section 21-Township 52-Range 33

## INDEX OF SHEETS

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E1.2	Lighting Plan
A4.1 - Color	Partial Building Elevations
A4.2 - Color	Partial Building Elevations
A4.3 - Color	Partial Building Elevations

PREPARED FOR:  
GBA REALTY LLC  
9801 RENNER BOULEVARD  
LENEXA, KANSAS 66219  
PHONE: 816-876-3893  
CONTACT: GRAHAM JONES LEED AP  
EMAIL: gjones@gbabuilders.com

PREPARED BY:  
GEORGE BUTLER ASSOCIATES, INC.  
9801 RENNER BOULEVARD  
LENEXA, KANSAS 66219  
PHONE: 913-492-0400  
CONTACT: CLINT LOUMASTER P.E.  
EMAIL: cloumaster@gbateam.com

### FLOODPLAIN:

According to the Flood Insurance Rate Maps (FIRMs) for the city of Kansas City, Missouri (29095C0061G, dated January 20th, 2017), the site is situated mainly within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A channel on the site contains Zone AE, special flood hazard areas.

### DEVIATIONS REQUESTED:

1. A deviation is requested to allow facilities up to 70 feet in height on each of the proposed lots.

PROJECT ENGINEER: CLINT LOUMASTER, P.E.

DATE:

APPROVED BY:

MANAGER, ENGINEERING SERVICES DIVISION:

DATE:



9801 Renner Boulevard  
Lenexa, Kansas 66219  
913.492.0400  
www.gbateam.com

# LEGAL DESCRIPTION

ALL THAT PART OF THE EAST 32 ACRES OF THE NORTHWEST 1/4 TOGETHER WITH THAT PART OF THE WEST 32.29 ACRES OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON THE NORTH LINE OF SAID NORTHWEST 1/4, 2644.88 FEET TO AN AXLE AT THE APPARENT NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S0° 14' 35" W ON THE EAST LINE OF SAID NORTHWEST 1/4, 25.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF COOKINGHAM DRIVE; THENCE N89° 24' 08" E ON SAID SOUTH RIGHT-OF-WAY LINE, 209.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY ROUTE 291; THENCE S0° 47' 11" E ON SAID SOUTH RIGHT-OF-WAY LINE, 9.53 FEET TO A POINT 30.00 FEET LEFT OF CENTERLINE HIGHWAY STATION 665+00; THENCE S77° 57' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 135.17 FEET TO A POINT 60.00 FEET LEFT OF CENTERLINE HIGHWAY STATION 664+10 BACK = 663+68.2 AHEAD; THENCE N89° 12' 49" E ON SAID SOUTH RIGHT-OF-WAY LINE, 185.61 FEET TO THE EAST LINE OF SAID WEST 32.29 ACRES; THENCE S0° 08' 10" W ON SAID EAST LINE, 1233.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY ROUTE 435; THENCE N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.74 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.24 FEET TO THE WEST LINE OF SAID EAST 32 ACRES; THENCE N0° 08' 21" E ON SAID EAST LINE, 1243.85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID COOKINGHAM DRIVE BEING 25.00 FEET SOUTH FROM, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 531.49 FEET TO THE POINT OF BEGINNING.

AND  
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID SECTION 21; THENCE N89° 24' 10" E ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 527.78 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367; THENCE S00° 08' 57" W ON SAID EXTENDED LINE, A DISTANCE OF 63.48 FEET TO A FOUND 1/2" REBAR; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY ROUTE 291, THE POINT OF BEGINNING; THENCE N89° 13' 23" E, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.52 FEET, TO A POINT BEING 60 FEET SOUTH OF ROUTE NO. 291 CENTERLINE STATION 661+98.40; THENCE S81° 14' 47" E ON SAID SOUTH LINE, A DISTANCE OF 95.57 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 661+00.00, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE ON SAID CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT OF N87° 49' 27" W, A RADIUS OF 1839.86, THROUGH A CENTRAL ANGLE OF 10° 00' 03", AND AN ARCH LENGTH OF 321.63 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 657+66.62, AND THE MOST WESTERLY CORNER OF WARRANTY DEED 40903 BOOK 559 PG 708; THENCE S83° 31' 08" E, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ON THE SOUTH LINE OF SAID DEED, A DISTANCE OF 879.52 FEET TO THE MOST SOUTHEAST CORNER OF SAID DEED, ALSO BEING 76.89 FEET LEFT/SOUTHWEST OF STATION 648+42.49; THENCE S34° 01' 43" E, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ROUTE 291, SHOWN ON THE HIGHWAY NO. 435 PLANS, A DISTANCE OF 91.18 FEET, TO A POINT, 100.0 FEET LEFT/SOUTHWEST, OF STATION 647+50; THENCE S88° 28' 48" E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 10.61 FEET, TO A POINT ON THE WEST LINE OF WARRANTY DEED 40903 BOOK 559 PG 708; THENCE S41° 01' 39" W, DEPARTING SAID RIGHT-OF-WAY LINE, ON SAID WEST LINE, A DISTANCE OF 185.49 FEET TO A POINT OF CURVATURE; THENCE ON SAID CURVE TO THE LEFT, AND ON SAID WEST LINE, HAVING A RADIUS OF 1367.39 FEET, THROUGH A CENTRAL ANGLE OF 15° 00' 00" AN ARC LENGTH OF 357.99 FEET, TO A POINT OF TANGENCY; THENCE S26° 01' 39" W ON SAID WEST LINE, A DISTANCE OF 293.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 435, 175.00 FEET NORTH OF STATION 931+88.32; THENCE N88° 58' 21" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 212.32 FEET, TO A POINT BEING 175.00 FEET NORTH OF STATION 729+76.00; THENCE S88° 45' 19" W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 630.55 FEET, TO A FOUND 1/2" REBAR, ALSO BEING 150.00 FEET NORTH OF STATION 924+50.00; THENCE N0° 00' 51" E, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ON THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367, A DISTANCE OF 1233.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 26.82 ACRES - 1,168,062.44 SQ FEET AND BEING SUBJECT TO THAT PART IN ROAD RIGHT-OF-WAY IF ANY.

### Legend

- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Existing Tree Line
- Emergency Entrance Pending City Approval
- Property Boundary
- Proposed Right-of-Way
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Security Fence
- Proposed Water Line
- SWS Proposed Storm Sewer
- SAN Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant

### VICINITY MAP

Part of the NW & NE 1/4 Section 21-Township 52-Range 33

**GBA**  
8901 Renner Blvd., Ste. 300  
Lenexa, KS 66219  
913.492.0400  
gba-team.com

DATE: 3/15/2024  
DESIGN BY: CEL  
DRAWN BY: DRV/ELS  
PROJECT NO.: 15410.11  
SHEET NUMBER  
**2**

---

Clint Loumaster  
Professional Engineer  
License No. PB-2011009651

M2-3 Rezoning - Pre. Development Plan & Pre. Plat  
**COOKINGHAM DEVELOPMENT**  
Kansas City, Missouri

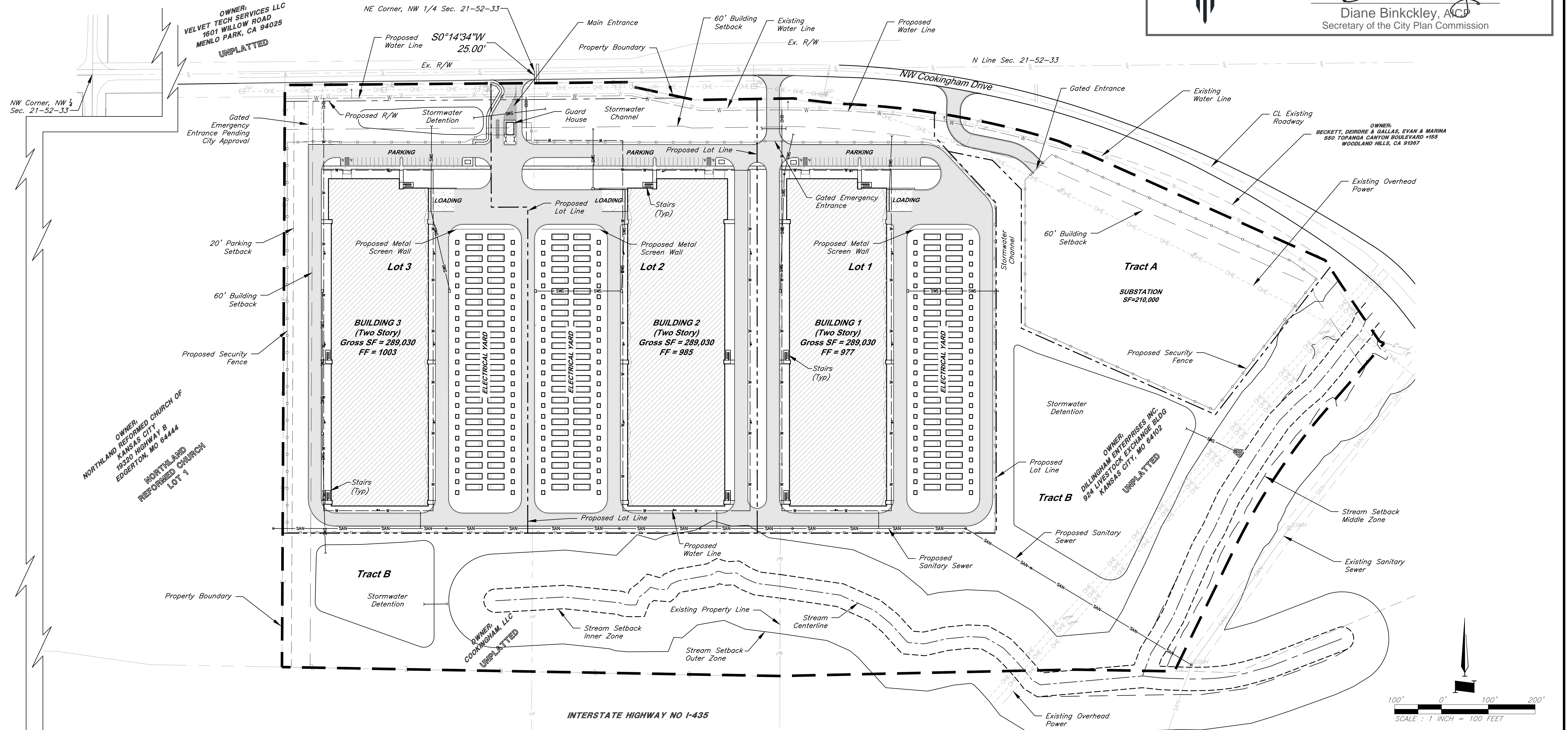
NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	

## City Plan Commission

### Approved Subject to Conditions

of Case No. **CD-CPC-2024-00032** on **06-05-2024**

*Diane Binkckley*  
**Diane Binkckley, AICP**  
Secretary of the City Plan Commission



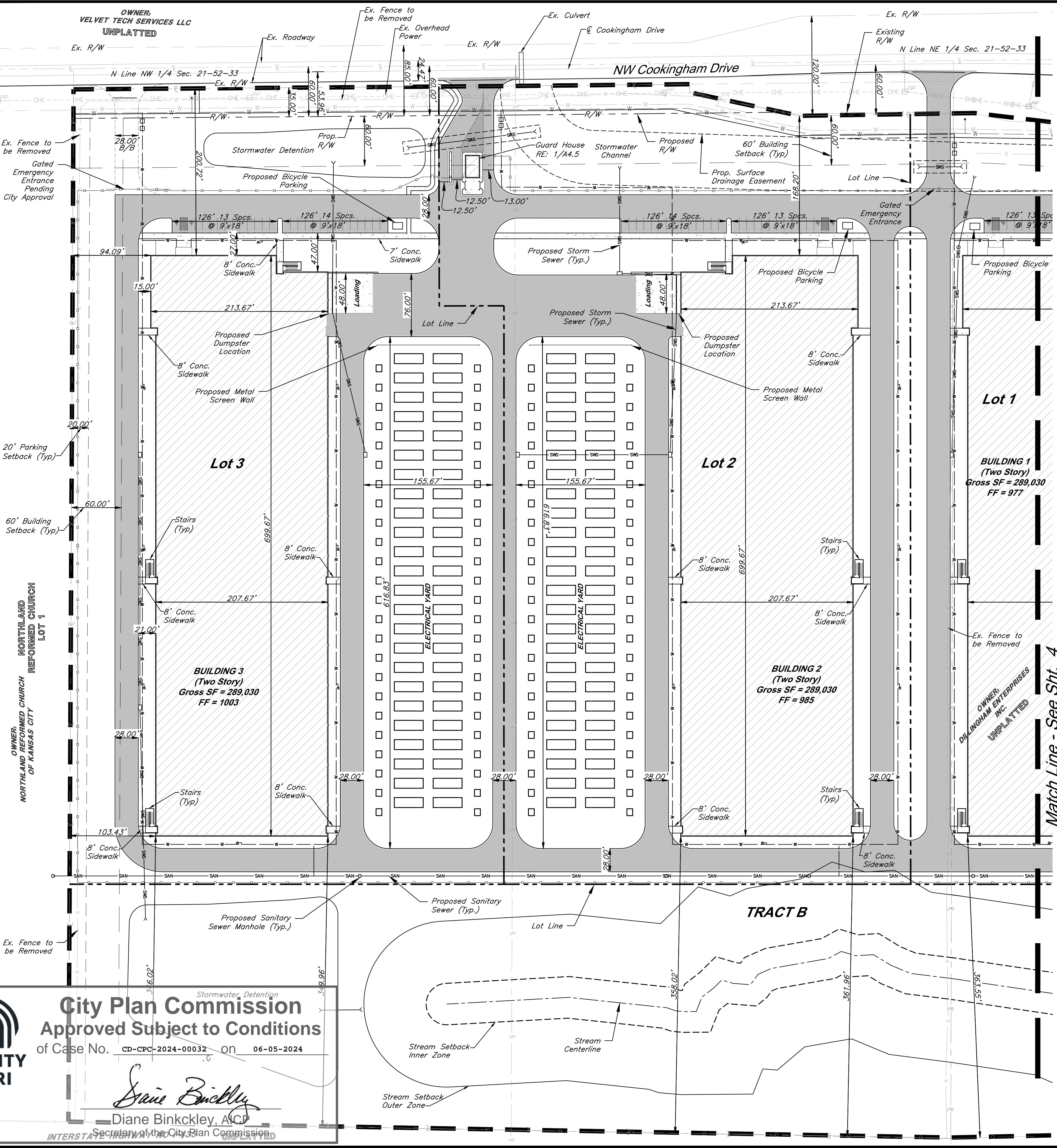
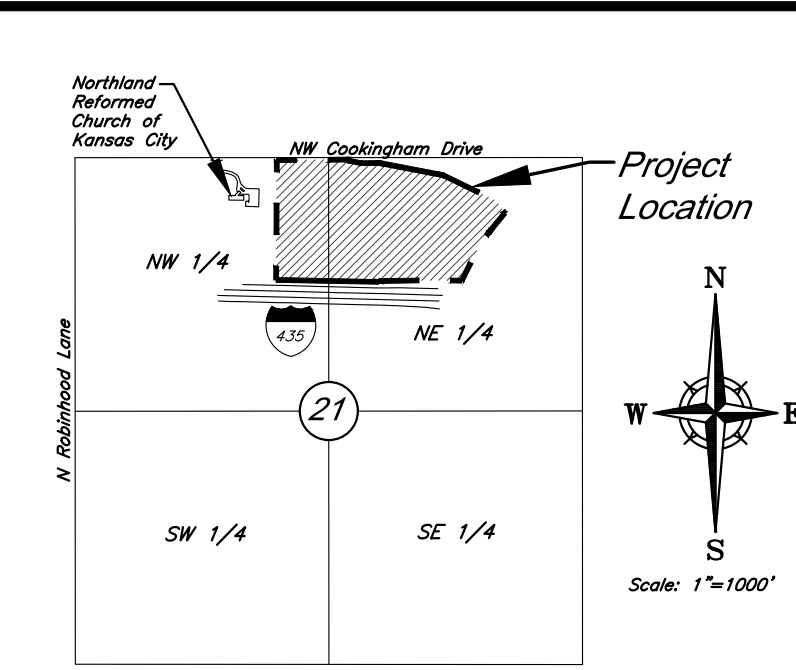
**General Layout**

C:\15410.11\Civil\3D\Production Drawings\Rezoning & Preliminary Development Plans\15410.11\020200.dwg Layout: 2 General Layout -- Friday, April 19, 2024, 1:47pm -- Copyright 2024, George Butler Associates, Inc. Architect: 20212, Professional Engineer: 0001131, Professional Land Surveyor: 000059

15410.1102000.dwg - Friday April 19, 2024, 1:48pm - Copyright 2024, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

OWNER:  
**VELVET TECH SERVICES LLC**  
 UNPLATTED

		DATE: 3/15/2024 DESIGN BY: CEL DRAWN BY: DRV/ELS PROJECT NO.: 15410.11 SHEET NUMBER: <b>3</b>
9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbatteam.com		Clint Loumaster Professional Engineer License No. PB-2011009651
M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri		REVISIONS 1 4/19/24 City Comments 4/5/2024 BY ELS APPROVED



**Allowable Uses:**

The Uses allowed as of right under zoning district M-2 shall be permitted within this Preliminary Development Plan including, but not limited to: Utilities and Services, Building Maintenance Services, Business Equipment Sales and Service, Business Support Service, Parking (Accessory), Parking (Non-Accessory), Manufacturing, Production, and Industrial Service including: Artisan, Limited, General, Warehousing, Wholesaling, Storage, and Freight Movement including: Indoor, Outdoor, Wireless Communication Facility (Freestanding, Co-located Antenna), Communication Service Establishments, Office, Administrative, Professional, or General, and any and all related accessory uses thereto.

- General Notes:**
- All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass, and metal (when used in an incidental role). Specific materials which will be excluded include exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.
  - All signage will comply with Section 88-445 of the zoning and development code and will be reviewed at time of sign permit.
  - All rooftop mechanical equipment will be screened as required by 88-425-08 of the zoning and development code.
  - Each security gate shall be provided with a siren sensor (Yelp Gate) for Fire Department access.
  - Two way emergency radio communication system provided in accordance with NFPA 1221 and IFC Section 5. A minimum inbound/outbound -95db signal strength or as required by the authority having jurisdiction will be provided.
  - Proposed address for each facility is to be located in a highly visible and prominent location.
  - Facility will be secured by guards in two shifts, with overnight internal monitoring and CCTV cameras. Access gates to facility will be locked at night.

**SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS**

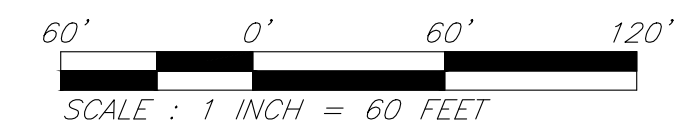
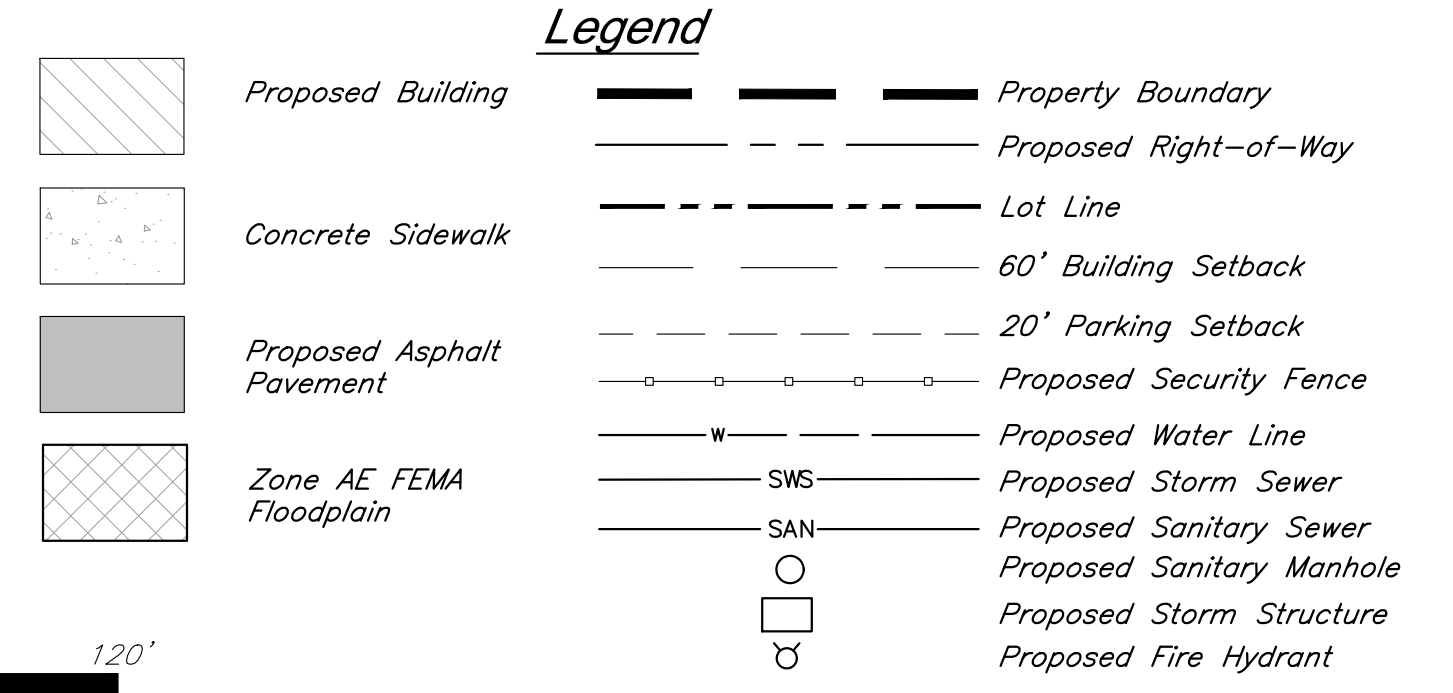
a) Existing Zoning: AG-R & M2-3  
Proposed Zoning: M2-3

Item	Lot 1		Lot 2		Lot 3		Tract A		Tract B		Total
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
b) Total Land Area (SFT)	449,865	449,865	484,658	484,658	479,404	479,404	218,275	218,275	861,148	861,148	2,493,350
Total Land Area (AC)	10.33	10.33	11.13	11.13	11.01	11.01	5.01	5.01	19.77	19.77	57.24
c) Street ROW (SFT)	0	0	0	11,992	0	15,413	0	0	0	0	27,405
Land Area for Street ROW (AC)	0.00	0.00	0.00	0.28	0.00	0.35	0.00	0.00	0.00	0.00	0.63
d) Net Land Area (SFT)		449,865		472,666		463,991		218,275		861,148	2,465,945
Net Land Area (AC)		10.33		10.85		10.65		5.01		19.77	56.61
e) Building Use	AG-R	Communication Service Establishment	AG-R	Communication Service Establishment	AG-R	Communication Service Establishment					
f) Building Height Above Grade (FT)		44*		44*		44*					
# of Floors		2		2		2					
g) Gross Floor Area per Floor (SFT)		144,515		144,515		144,515					
Gross Floor Area per Lot (SFT)		289,030		289,030		289,030					867,090
h) Coverage (SFT)		144,515		144,515		144,515					433,545
Floor Area Ratio		0.642		0.611		0.623					0.352
i) NA	Required	Proposed	Required	Proposed	Required	Proposed					
j) Vehicle Parking Spaces	18	27	18	27	18	27					81
k) Bicycle Parking Spaces	7	7	7	7	7	7					21
l) NA											
m) NA											

\* A deviation is requested to allow building heights up to 70 feet on each of the proposed lots.

**DEVELOPMENT STANDARDS**

Standard	Method of Compliance
88-425 - OTHER DEVELOPMENT STANDARDS	
88-415 Stream Buffers	
88-445 Signs	



**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2024-00032 on 06-05-2024  
 Diane Binkckley, ACP  
 Secretary of the City Plan Commission

**Site Plan**

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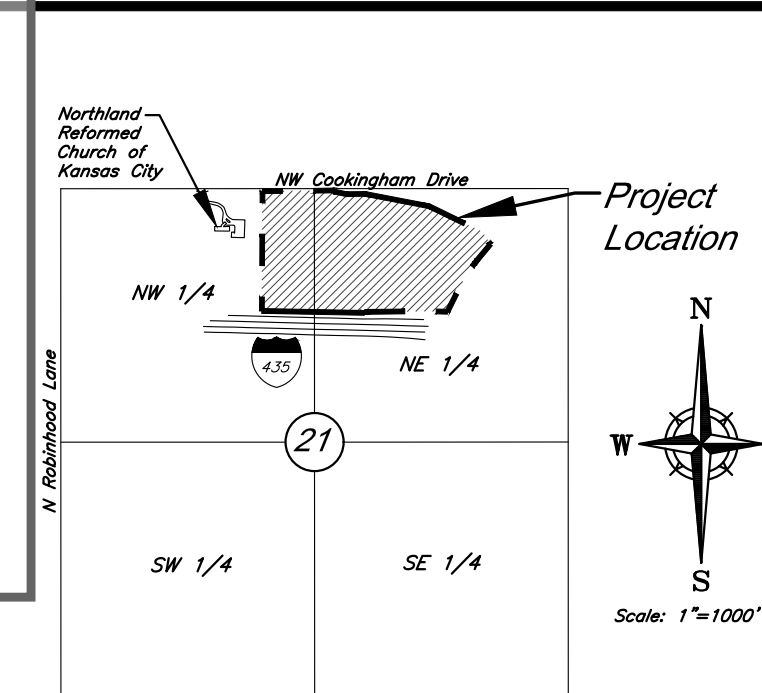
OWNER:  
VELVET TECH SERVICES LLC  
UNPLATTED



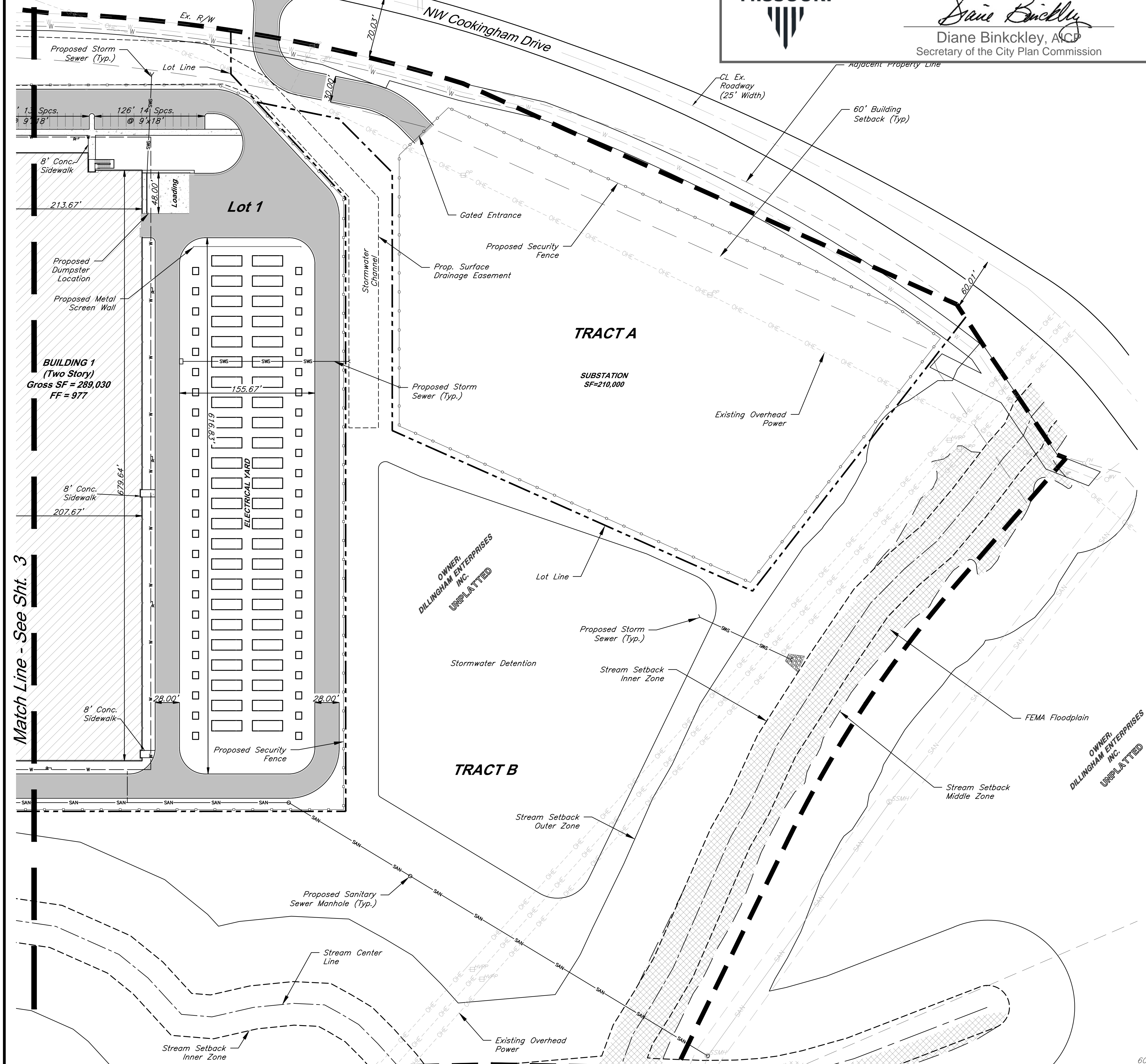
**City Plan Commission**  
**Approved Subject to Conditions**

of Case No. **CD-CPC-2024-00032** on **06-05-2024**

*Sara Binkley*  
Diane Binkckley, ACP  
Secretary of the City Plan Commission



		DATE: 3/15/2024 DESIGN BY: CEL DRAWN BY: DRV/ELS PROJECT NO.: 15410.11 SHEET NUMBER: <b>4</b>
9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbatteam.com		Clint Loumaster Professional Engineer License No. PB-2011009651
M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri		REVISIONS NO. DATE BY APPROVED 1 4/19/24 City Comments 4/5/2024 ELS



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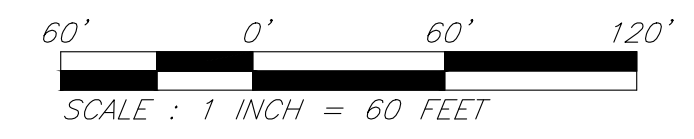
Item	Lot 1		Lot 2		Lot 3		Tract A		Tract B		Total
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
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i) NA											
	Required	Proposed	Required	Proposed	Required	Proposed					
j) Vehicle Parking Spaces	18	27	18	27	18	27					81
k) Bicycle Parking Spaces	7	7	7	7	7	7					21
l) NA											
m) NA											

\* A deviation is requested to allow building heights up to 70 feet on each of the proposed lots.

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-415 Stream Buffers	
88-445 Signs	

**Legend**

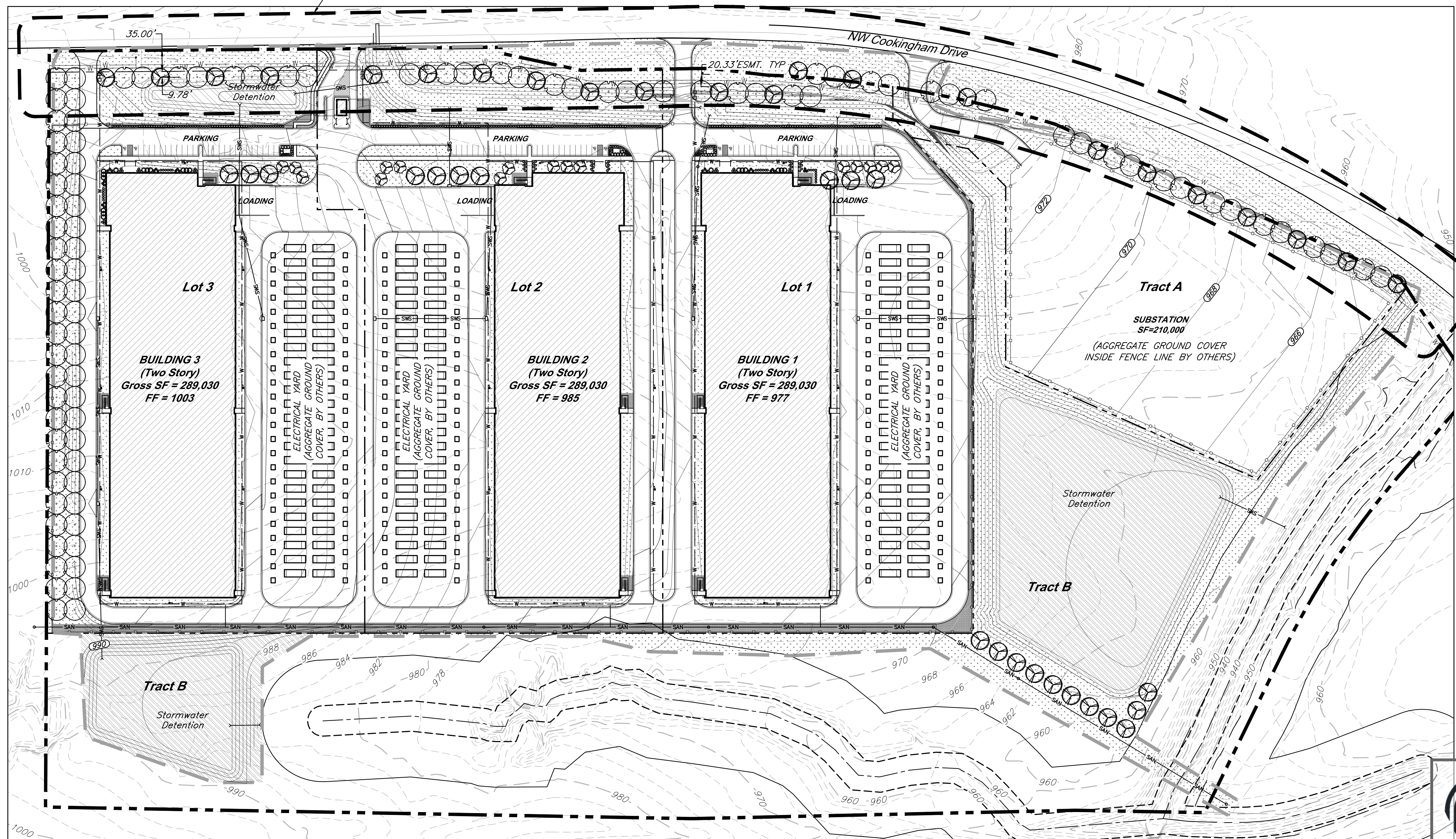
	Proposed Building		Property Boundary
	Concrete Sidewalk		Proposed Right-of-Way
	Proposed Asphalt Pavement		Lot Line
	Zone AE FEMA Floodplain		60' Building Setback
			20' Parking Setback
			Proposed Security Fence
			Proposed Water Line
			Proposed Storm Sewer
			Proposed Sanitary Sewer
			Proposed Sanitary Manhole
			Proposed Storm Structure
			Proposed Fire Hydrant



**Site Plan**

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Re: Streetscape Plan, Sheet 6



**LANDSCAPE REQUIREMENTS (Kansas City, Missouri)**

ITEM(S)	REQUIRED	PROVIDED
<b>STREET TREES (88-425-03-C)</b>		
1 TREE PER 30' OF FRONTAGE COOKINGHAM DRIVE (2,561 L.F.)	2,561 L.F. / 30 = 85 TREES	67 TREES
<b>PARKING LOT SCREENING (88-425-05-B)</b>		
3' HT. CONT. EVERGREEN HEDGE	3' HT. CONT. EVERGREEN HEDGE AT PARKING	PROVIDED PER PLANS
<b>INTERIOR PARKING LOT LANDSCAPE (88-425-06)</b>		
TOTAL PROPOSED PARKING = 81 SPACES		
35 S.F. LANDSCAPE AREA PER 1 PARKING SPACE	LANDSCAPE AREA REQUIRED = 2,835 S.F.	5,332 S.F.
1 TREE PER 5 PARKING SPACES	TREES REQUIRED = 16	26 TREES
1 SHRUB PER PARKING SPACE	SHRUBS REQUIRED = 81	205 SHRUBS
<b>GENERAL LANDSCAPE (88-425-04)</b>		
1 TREE PER 5,000 S.F. OF BLDG. COVERAGE		
BUILDING COVERAGE = 433,386 S.F.	433,386 S.F. / 5,000 = 86.6 TREES	87 TREES PROVIDED
<b>SCREENING OF MECH, UTIL, TRASH (88-425-08-A)</b>		
DUMPSTERS, CONTAINERS, UTILITIES SCREENED FROM PUBLIC VIEW		DUMPSTERS AND TRASH WILL BE CONTAINED WITHIN BUILDING

**INTERIOR PARKING LOT LANDSCAPE SCHEDULE (88-425-06)**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AS	10	Acer saccharum 'John Pair' / Fall Fiesta Maple	2.5" Cal.	B&B
	CO	16	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	2" Cal.	

**SHRUBS**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	HK	27	Hypericum kalmianum 'Deppe' / Sunny Boulevard® St. Johnswort
	JK	16	Juniperus chinensis 'Kallays Compact' / Kallay Juniper
	JF	20	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	PV	110	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	VN	32	Viburnum opulus 'Nanum' / Dwarf European Cranberrybush

**PARKING LOT SCREENING SCHEDULE (88-425-05-B)**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	IS	130	Ilex glabra 'Shamrock' / Shamrock Holly
	JA	131	Juniperus x pfitzeriana 'Armstrongii' / Armstrong Pfitzer Juniper

<p>9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbateam.com</p>		DATE: 3/15/2024 DESIGN BY: CEL DRAWN BY: DRV/ELS PROJECT NO.: 15410.11 SHEET NUMBER: <b>5</b>
		Clint Loumaster Professional Engineer License No. PB-2011009651
M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri		REVISIONS NO. DATE BY APPROVED 1 4/19/24 City Comments 4/5/2024 ELS

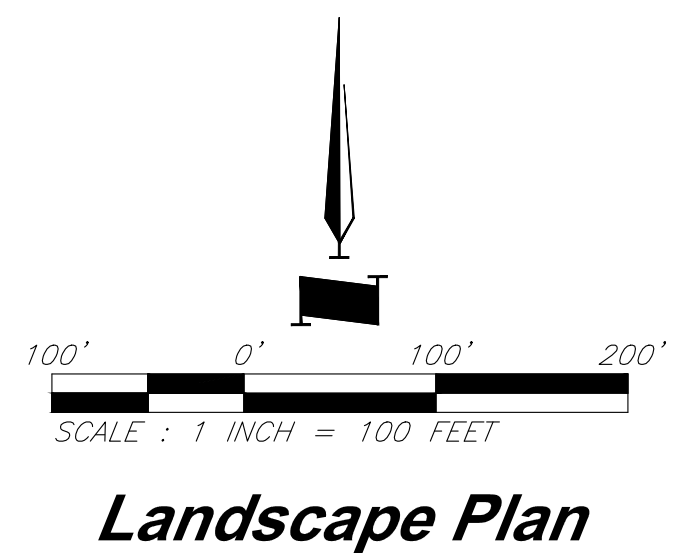
**OVERALL PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>			
	AS	43	Acer saccharum 'John Pair' / Fall Fiesta Maple
	CO	16	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud
	PM	48	Platanus x acerifolia 'Morton Circle' / Exclamation Plane Tree
	QS	48	Quercus shumardii / Shumard Oak
<b>SHRUBS</b>			
	HK	27	Hypericum kalmianum 'Deppe' / Sunny Boulevard® St. Johnswort
	IS	130	Ilex glabra 'Shamrock' / Shamrock Holly
	JK	16	Juniperus chinensis 'Kallays Compact' / Kallay Juniper
	JF	20	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	JA	131	Juniperus x pfitzeriana 'Armstrongii' / Armstrong Pfitzer Juniper
	PV	110	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	VN	32	Viburnum opulus 'Nanum' / Dwarf European Cranberrybush
<b>GROUND COVERS</b>			
	DR	45,320 sf	Decorative Landscape Rock
	FG	544,345 sf	Festuca var. Native Mix Oval Sedge - Carex brevior Canada Wild Rye - Elymus canadensis Bottlebrush Sedge - Elymus hystix Tussock Sedge Common Rush Fox Sedge American Sweet Flag
	NM	211,375 sf	

**KANSAS CITY MISSOURI**

**City Plan Commission**  
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 Diane Binkckley, AICP  
 Secretary of the City Plan Commission



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 DESIGN BY: CEL  
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 PROJECT NO.: 15410.11

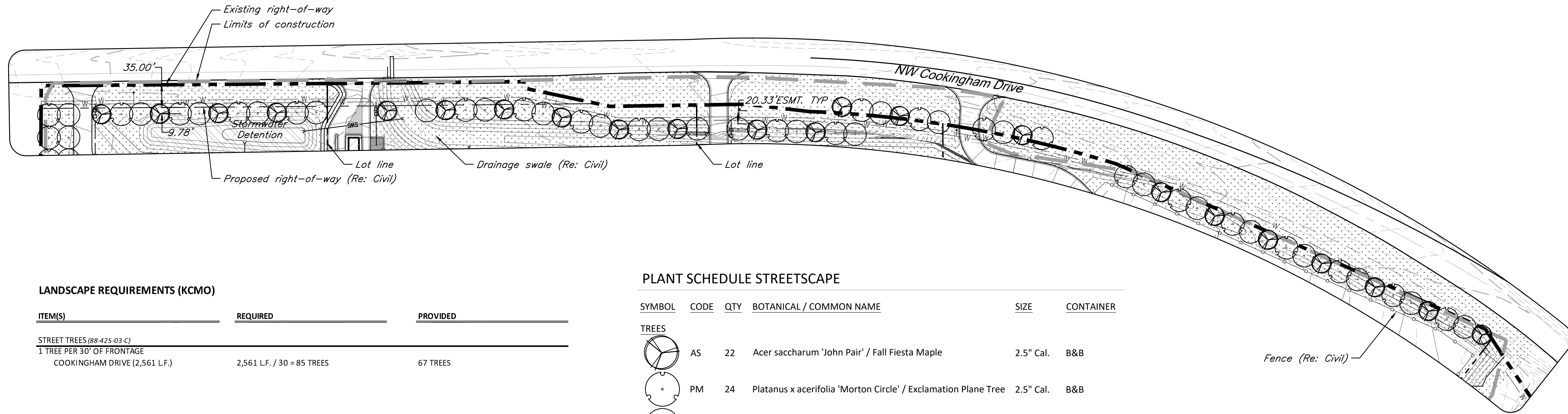
SHEET NUMBER  
**6**

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Clint Loumaster  
 Professional Engineer  
 License No. PB-2011009651

M2-3 Rezoning - Pre. Development Plan & Pre. Plat  
**COOKINGHAM DEVELOPMENT**  
 Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	



**LANDSCAPE REQUIREMENTS (KCMO)**

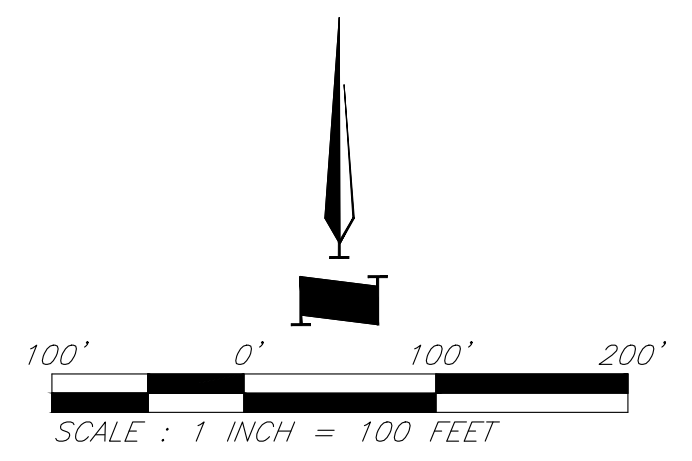
ITEM(S)	REQUIRED	PROVIDED
STREET TREES (88-425-03-C)		
1 TREE PER 30' OF FRONTAGE COOKINGHAM DRIVE (2,561 LF.)	2,561 LF. / 30 = 85 TREES	67 TREES

**PLANT SCHEDULE STREETScape**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AS	22	Acer saccharum 'John Pair' / Fall Fiesta Maple	2.5" Cal.	B&B
	PM	24	Platanus x acerifolia 'Morton Circle' / Exclamation Plane Tree	2.5" Cal.	B&B
	QS	24	Quercus shumardii / Shumard Oak	2.5" Cal.	B&B

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**Street Tree Plan**

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**LANDSCAPE NOTES:**

- FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
- COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
- VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI 260.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
- INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
- TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
- PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.

- PLANT MATERIAL TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROPOSED PLANTING AREAS FOR SOIL NUTRIENT DEFICIENCIES AND UNDESIRABLE SOIL TEXTURE AND STRUCTURE. BASED ON THE RESULTS OF THIS TESTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INCORPORATE SOIL CONDITIONING MATERIALS (IE: FERTILIZER, SAND, COMPOST, ETC.) AS NECESSARY TO DEVELOP A PLANT GROWTH MEDIUM OF ADEQUATE FERTILITY, STRUCTURE, AND TEXTURE FOR THE ESTABLISHMENT OF LANDSCAPE MATERIALS. PEAT IS NOT ACCEPTABLE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE ALL ROCK GREATER THAN 1-INCH AND ALL DEBRIS IN THE AREAS OF PROPOSED NEW PLANTINGS.
- DAMAGED TURF AREAS ADJACENT TO PLANTING AREAS SHALL BE RESTORED AND SODDED TO MATCH EXISTING ADJACENT TOPOGRAPHY AND TURF TYPE.
- PLANTING SCHEDULE:  

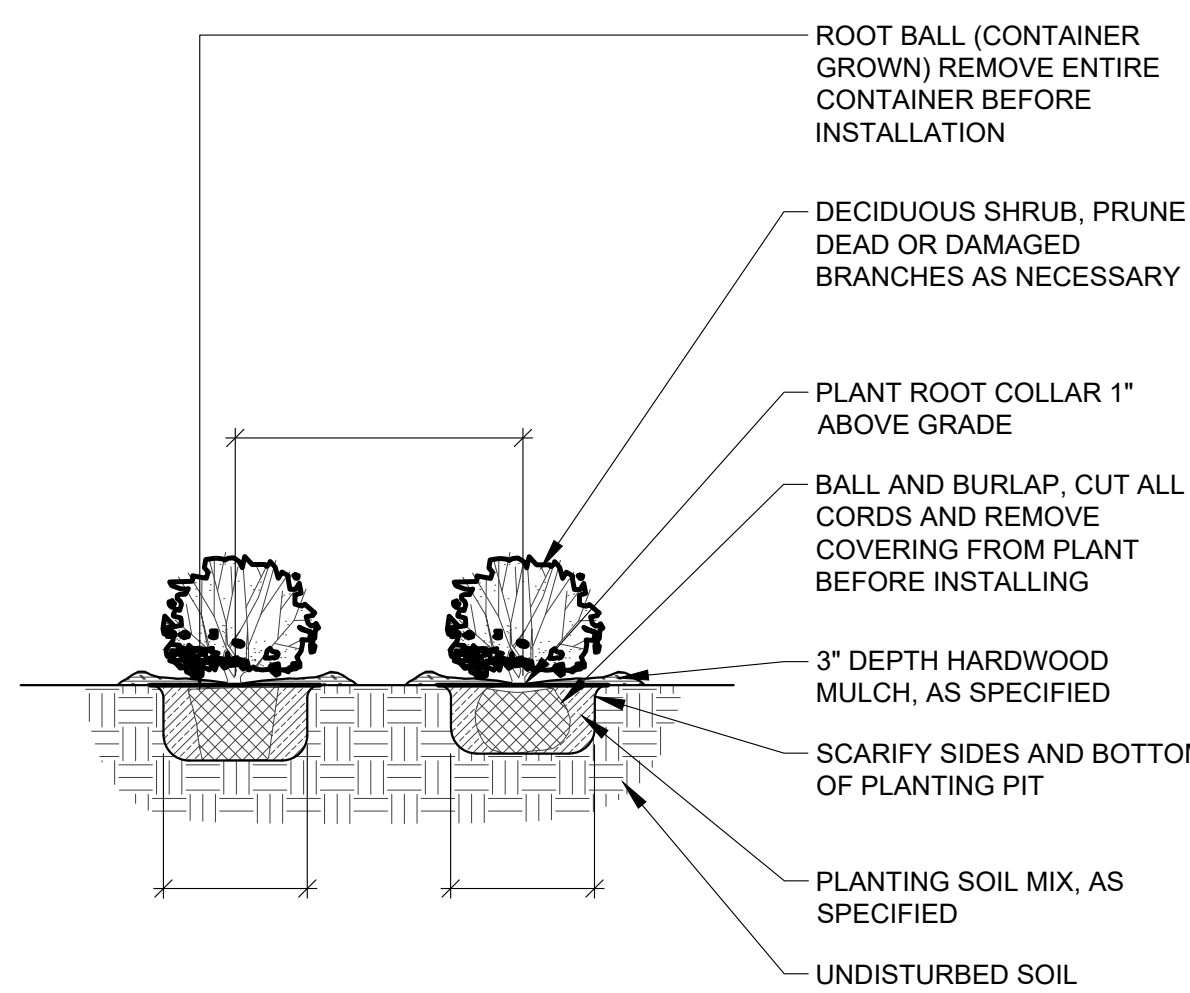
TREE PLANTING:	MARCH 15 - JUNE 15	OR	SEPTEMBER 15 - DECEMBER 31
SHRUB PLANTING:	APRIL 15 - JUNE 15	OR	AUGUST 15 - OCTOBER 15
SOD/SEED PLANTING:	MARCH 15 - JUNE 15	OR	SEPTEMBER 15 - DECEMBER 1
- ALL PLANTING METHODS SHALL COMPLY WITH CITY OF KANSAS CITY, MO STANDARDS.

**PLANTING BED INSTALLATION NOTES:**

- ALL PLANTATION BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON BOLL COMPOST PER 1000 SQUARE FEET. FILL COTTON BOLL INTO SOIL TO A 6" DEPTH. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2000 SQ. FT.
- AFTER PLANTING HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH OR ROCK APPLICATION.
- PLANT PIT BACKFILL FOR SHRUBS SHALL BE 25% COTTON BOLL COMPOST AND 25% TOP SOIL AND 50% EXISTING SOIL. TOP SOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- PLANTING TABLETS: INSTALL MANUFACTURER GRO-POWER, INC. PRODUCT: GROWPOWER TABLETS, SIZE: 7-GRAM TABLETS, RATE: 1 TABLETS PER 1-GALLON CONTAINER AND 4 TABLETS PER 3-GALLON CONTAINER AND 7 TABLETS PER 5-GALLON CONTAINER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FOLLOWING CURVES. SUDDEN CURVES OR SHARP ANGLE SHOULD BE AVOIDED.

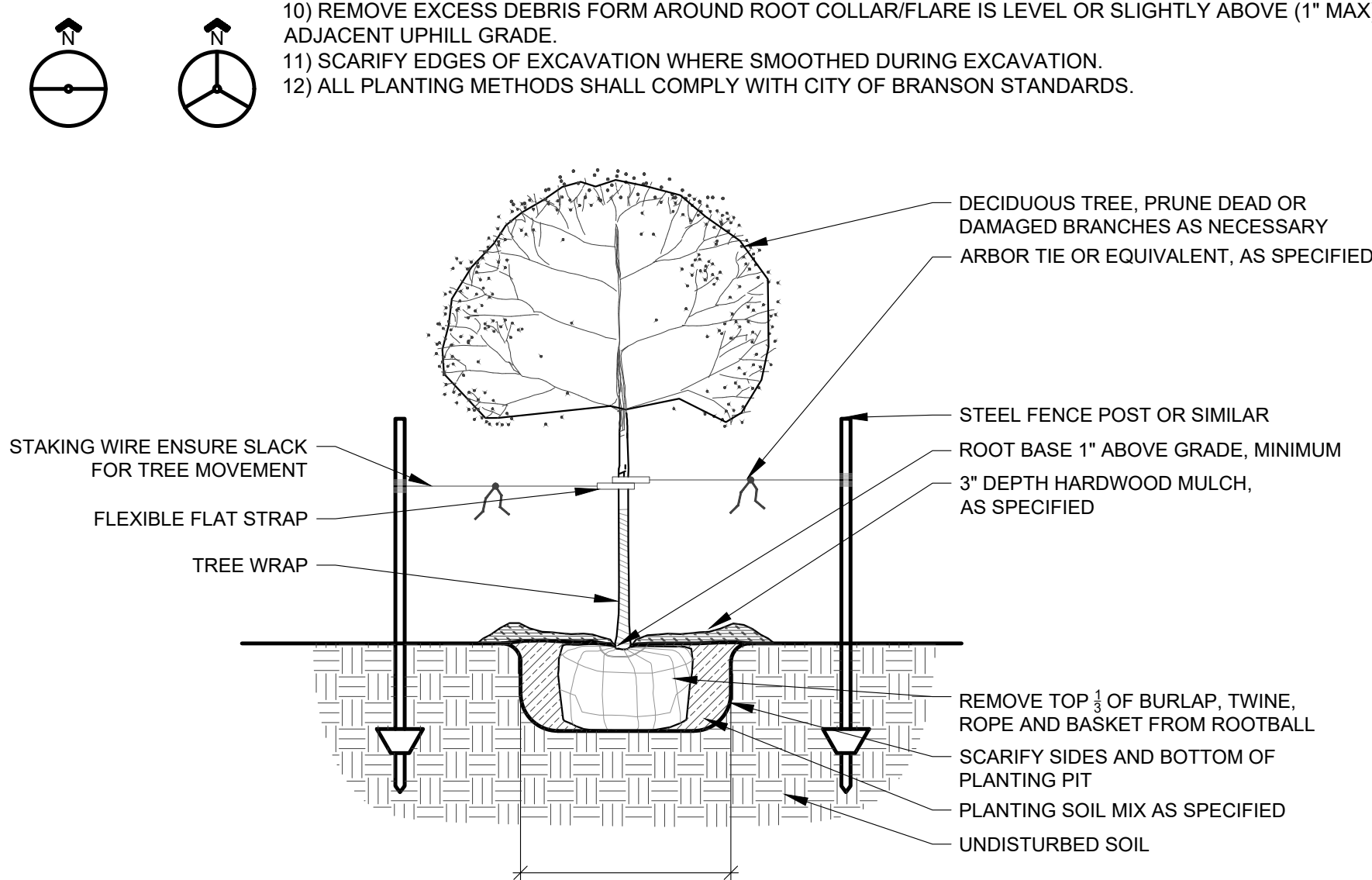
**TREE NOTES:**

- EXCAVATE A PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH-NO DEEPER. HANDLE THE TREE BY THE ROOT BALL, NOT THE TRUNK. BE SURE THE ROOT BALL RESTS ON SOLID GROUND.
- BACKFILL WITH PLANTING SOIL.
- SATURATE THE ENTIRE BACKFILL SOIL WITH WATER. ADD MORE SOIL IF NEEDED TO COMPENSATE FOR SETTLING.
- MULCH: COVER SMOOTHED SOIL WITH 2 INCHES OF MULCH. LEAVE GAP NEAR THE TRUNK. KEEP MULCH WEEDED. REPLACE AS NEEDED.
- PRUNE ONLY BROKEN OR BADLY DEFORMED BRANCHES TO RETAIN SHAPE OF THE SPECIES. PRUNE OUT SECONDARY AND COMPETING GROWTH. DO NOT SHEAR. DO NOT CUT LEADER. BEGIN A REGULAR PRUNING PROGRAM THE SECOND YEAR AFTER PLANTING.
- CHAFING GUARDS: REMOVE GUARDS AS SOON AS THE TREE CAN STAND ALONE ABOUT 3 MONTHS OR LONGER IF NEEDED.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING. CRACKED OR OTHERWISE DAMAGED ROOT BALLS SHALL BE REJECTED.
- WATER THOROUGHLY FOLLOWING PLANTING.
- REMOVE EXCESS DEBRIS FORM AROUND ROOT COLLAR/FLARE IS LEVEL OR SLIGHTLY ABOVE (1" MAX) ADJACENT UPHILL GRADE.
- SCARIFY EDGES OF EXCAVATION WHERE SMOOTHED DURING EXCAVATION.
- ALL PLANTING METHODS SHALL COMPLY WITH CITY OF BRANSON STANDARDS.



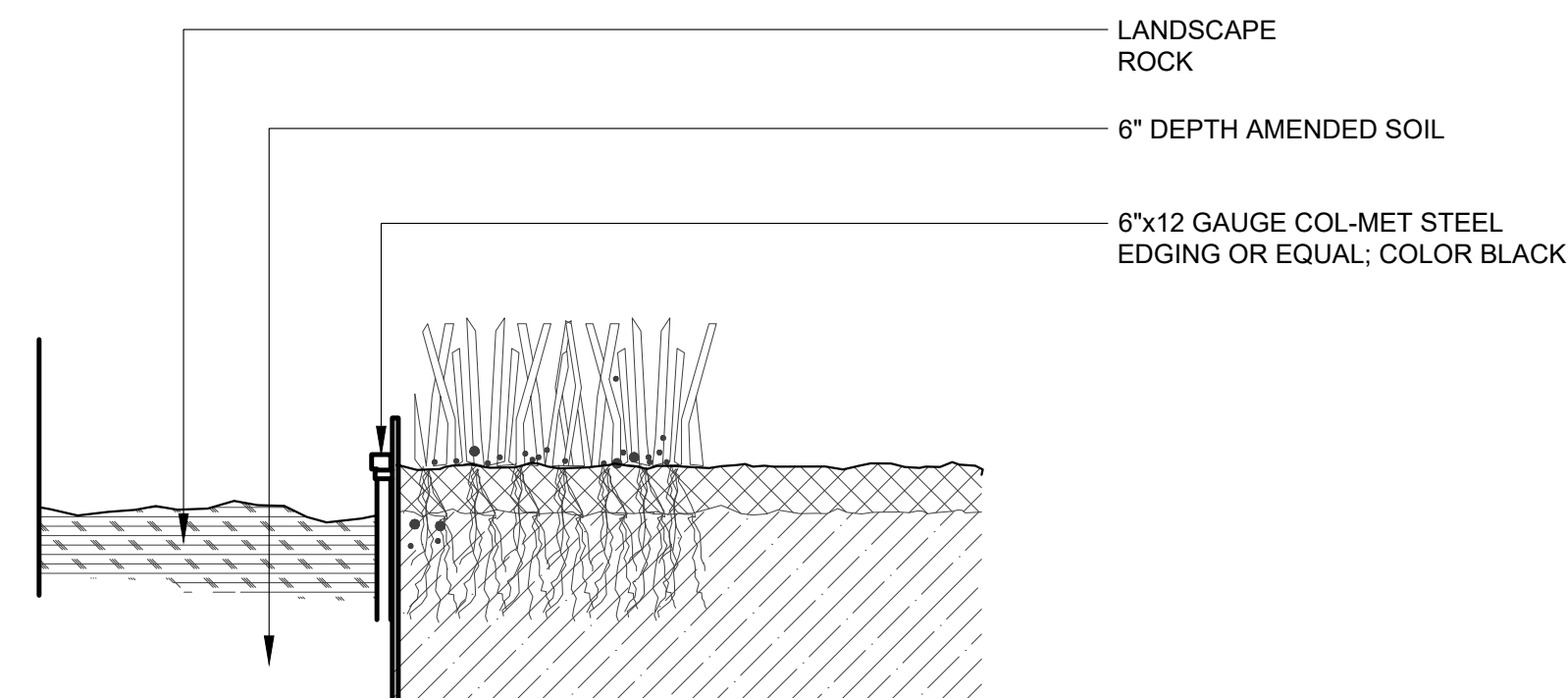
**1 SHRUB AND PERENNIAL PLANTING**  
1/2" = 1'-0"

329333.01-04



**2 DECIDUOUS TREE PLANTING**  
1/2" = 1'-0"

329343.01-03



**3 METAL EDGING**  
3" = 1'-0"

**GBA**

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DRAWN BY: DRV/ELS  
PROJECT NO.: 15410.11  
SHEET NUMBER

**7**

Clint Loumaster  
Professional Engineer  
License No. PB-2011009651

M2-3 Rezoning - Pre. Development Plan & Pre. Plat  
**COOKINGHAM DEVELOPMENT**  
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	



**City Plan Commission**  
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of Case No. CD-CPC-2024-00032 on 06-05-2024

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Diane Binkckley, AICP  
Secretary of the City Plan Commission

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OWNER:  
VELVET TECH SERVICES LLC  
UNPLATTED

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PROJECT NO.: 15410.11  
SHEET NUMBER  
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Clint Loumaster  
Professional Engineer  
License No. PB-2011009651

M2-3 Rezoning - Pre. Development Plan & Pre. Plat  
**COOKINGHAM DEVELOPMENT**  
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
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Project Location  
Northland Reformed Church of Kansas City  
NW 1/4 NE 1/4  
SW 1/4 SE 1/4  
Scale: 1"=1000'

VICINITY MAP  
Part of the NW & NE 1/4  
Section 21-Township 52-Range 33

**Legend**

- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Property Boundary
- Proposed Right-of-Way
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Security Fence
- Proposed Water Line
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant
- Proposed Contours
- Existing Contour Major
- Existing Contour Minor
- Existing Tree Line
- TW Top of Wall
- BW Base of Wall

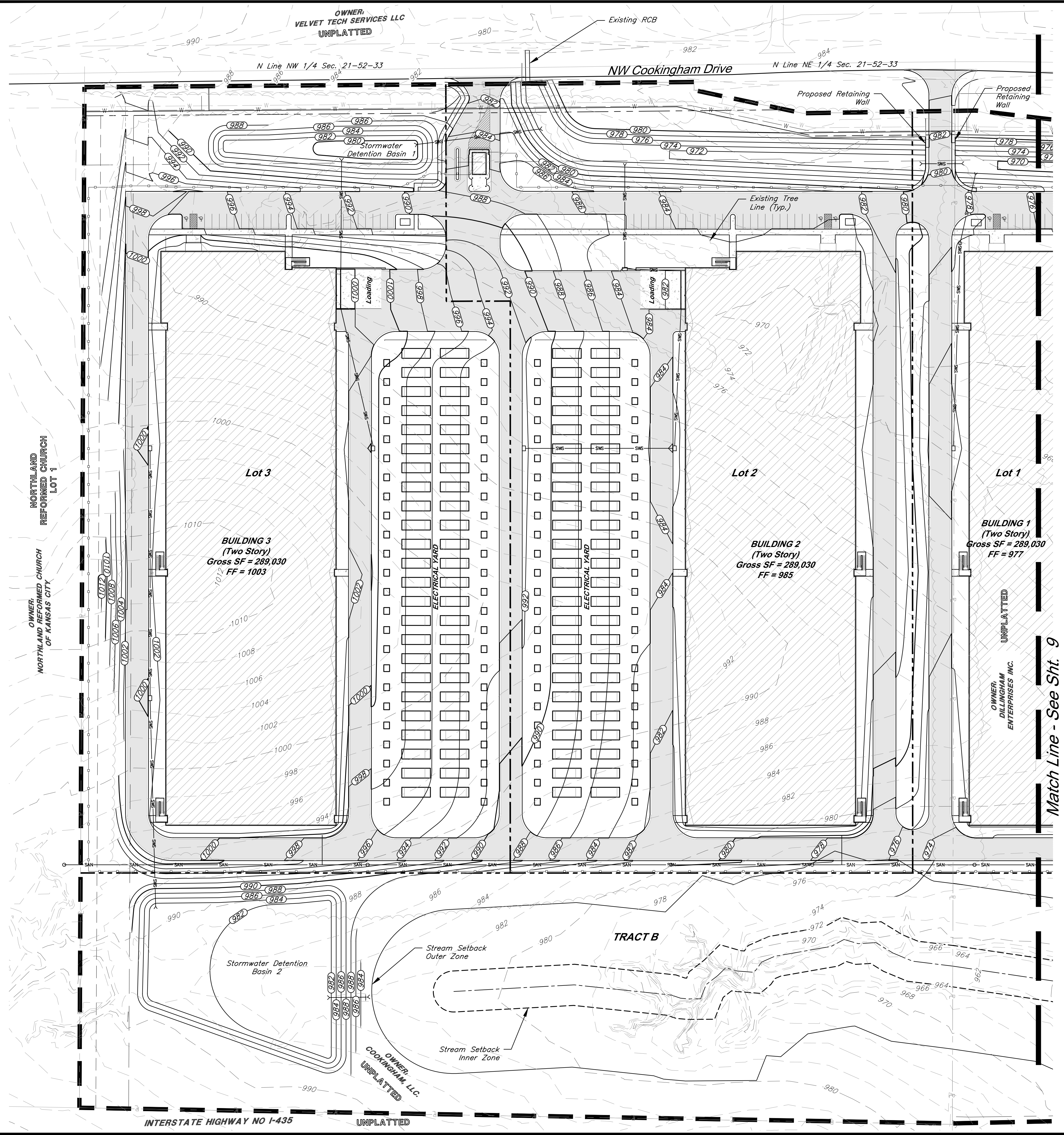
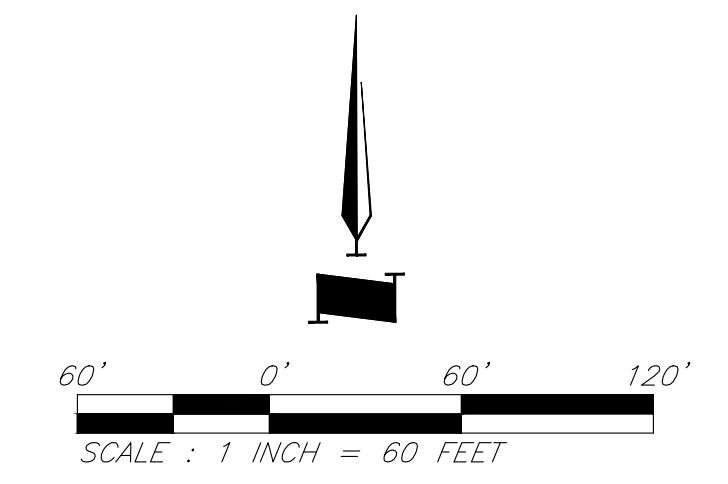
**Grading Notes:**

- Proposed grading shall comply with ADA requirements.
- Grading within water easement shall maintain 60" minimum cover over existing 24" transmission main. Proposed grading within easement shall be approved by KC Water prior to commencement.

**KANSAS CITY MISSOURI**

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Match Line - See Sht. 9

INTERSTATE HIGHWAY NO I-435 UNPLATTED

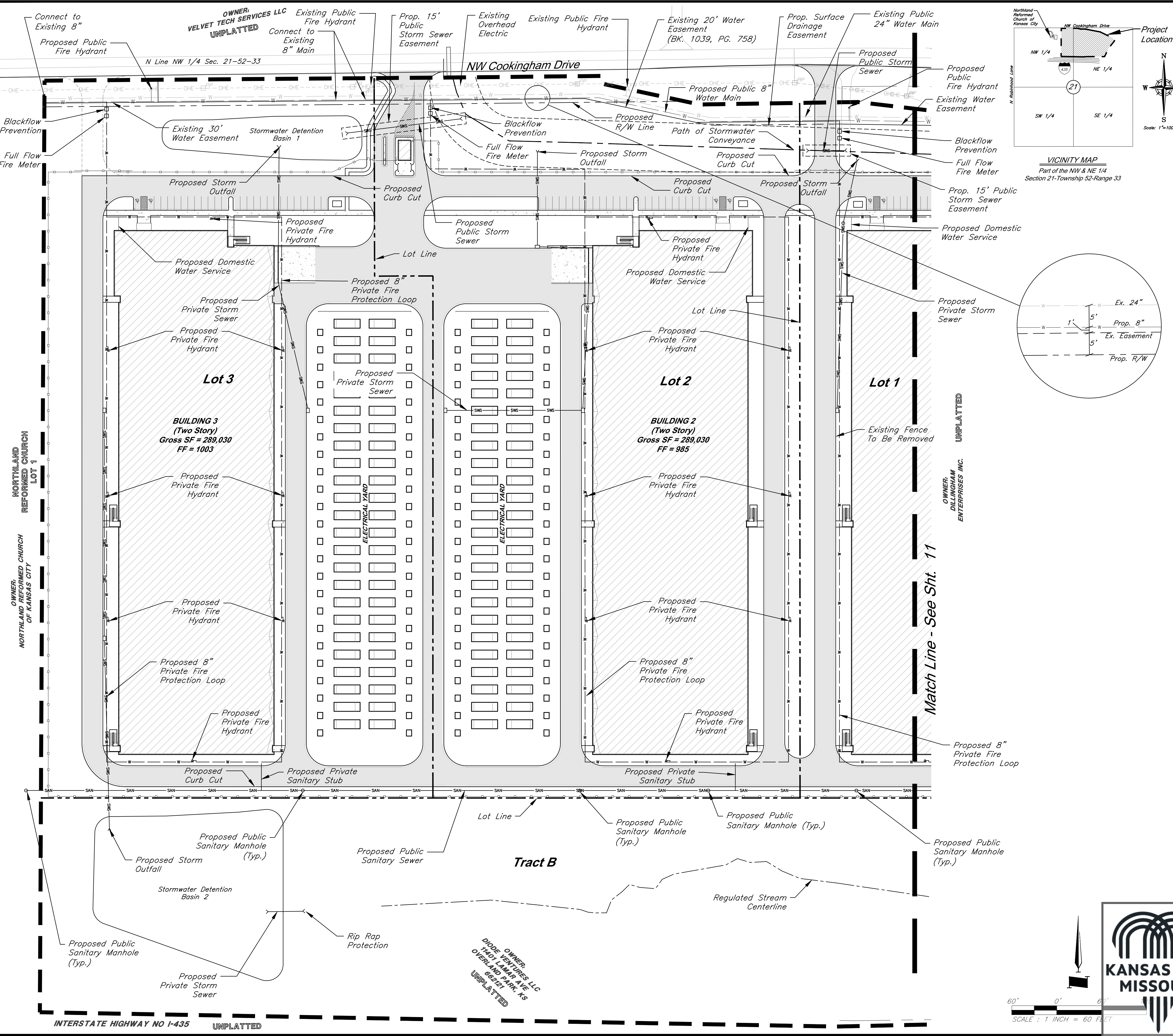
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COOKINGHAM LLC  
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**Grading Plan**





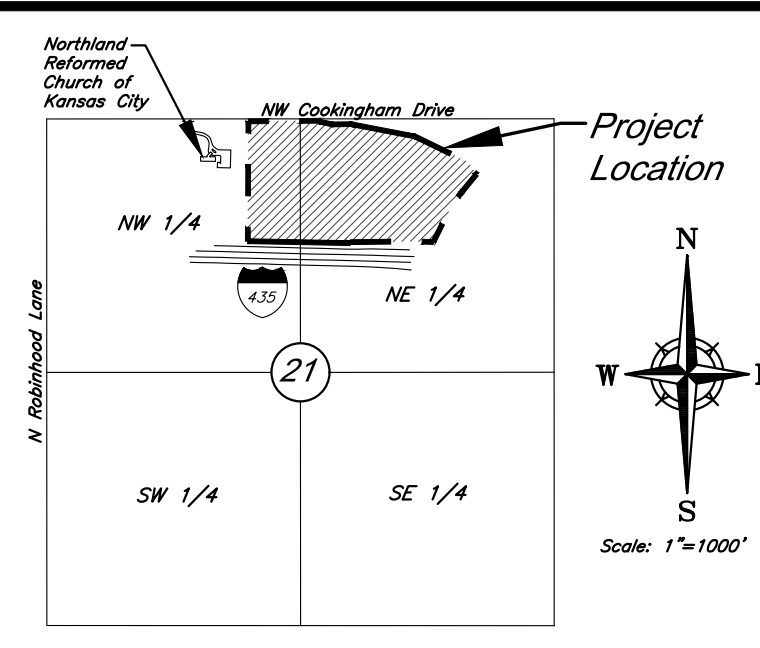
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 SHEET NUMBER  
**10**

Clint Loumaster Professional Engineer License No. PB-2011009651		M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri	
NO.	DATE	REVISIONS	BY
1	4/19/24	City Comments 4/5/2024	ELS



**Legend**

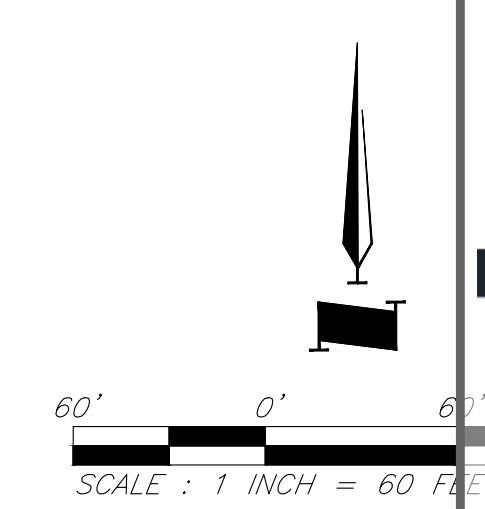
- Property Boundary
- Proposed Right-of-Way
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Security Fence
- Proposed Water Line
- SWS Proposed Storm Sewer
- SAN Proposed Sanitary Sewer
- Proposed Drainage Easement
- Path of Stormwater Conveyance
- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant

- General Notes:**
1. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
  2. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
  3. Required fire department access roads shall be all weather surfaces.
  4. Security gates which span across a fire access road shall provide a means for emergency operation.
  5. Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds.
  6. All access roads must be completed within the first phase of construction.
  7. Public sanitary sewer easements will be located in future work.
  8. Public fire hydrants shall meet maximum 300' spacing along Cookingham Drive.

**KANSAS CITY MISSOURI**

**City Plan Commission**  
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 of Case No. CD-CPC-2024-00032 on 06-05-2024

*Diane Binkckley*  
 Diane Binkckley, ACP  
 Secretary of the City Plan Commission



DIANE BINKCKLEY, ACP  
 17421 LAMAR AVE  
 OVERLAND PARK, KS  
 66227  
 UNPLATTED



**General Notes:**

- No mitigation shall be required if contiguous tree canopy cover is less than one acre.

Tree Removal & Preservation Data Table	
Total Tree Acres on Property	21.25
Total Acres to be Removed	9.43
Total Acres to be Preserved	11.83
Total Acres of Undisturbed Stream Buffer	8.68
Total Acres of Canopy within Buffer	8.93

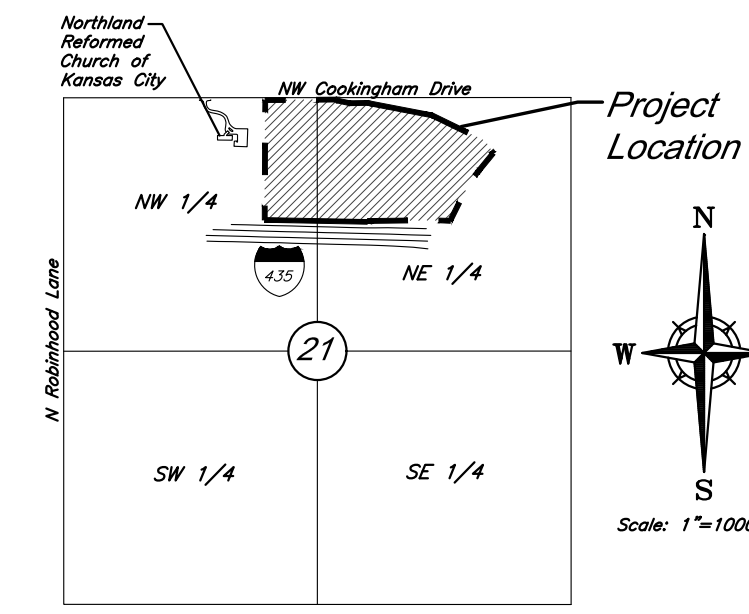
Planting Summary	
Tree Size (IN)	Quantity
2	16
2.5	139
Total Caliper Inch	379.5

Mitigation Rate Calculation (88-424-07)	
Step 1	9.43 AC
Step 2	0.74 AC
Step 3	0.26 AC
Step 4	39.08 IN
Step 5	-340.42 IN

No further mitigation is required.

**Legend**

- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Trees Removed
- Trees Preserved
- Existing Tree Line
- Property Boundary
- Proposed Right-of-Way
- Lot Line
- Proposed Security Fence
- Proposed Water Line
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant



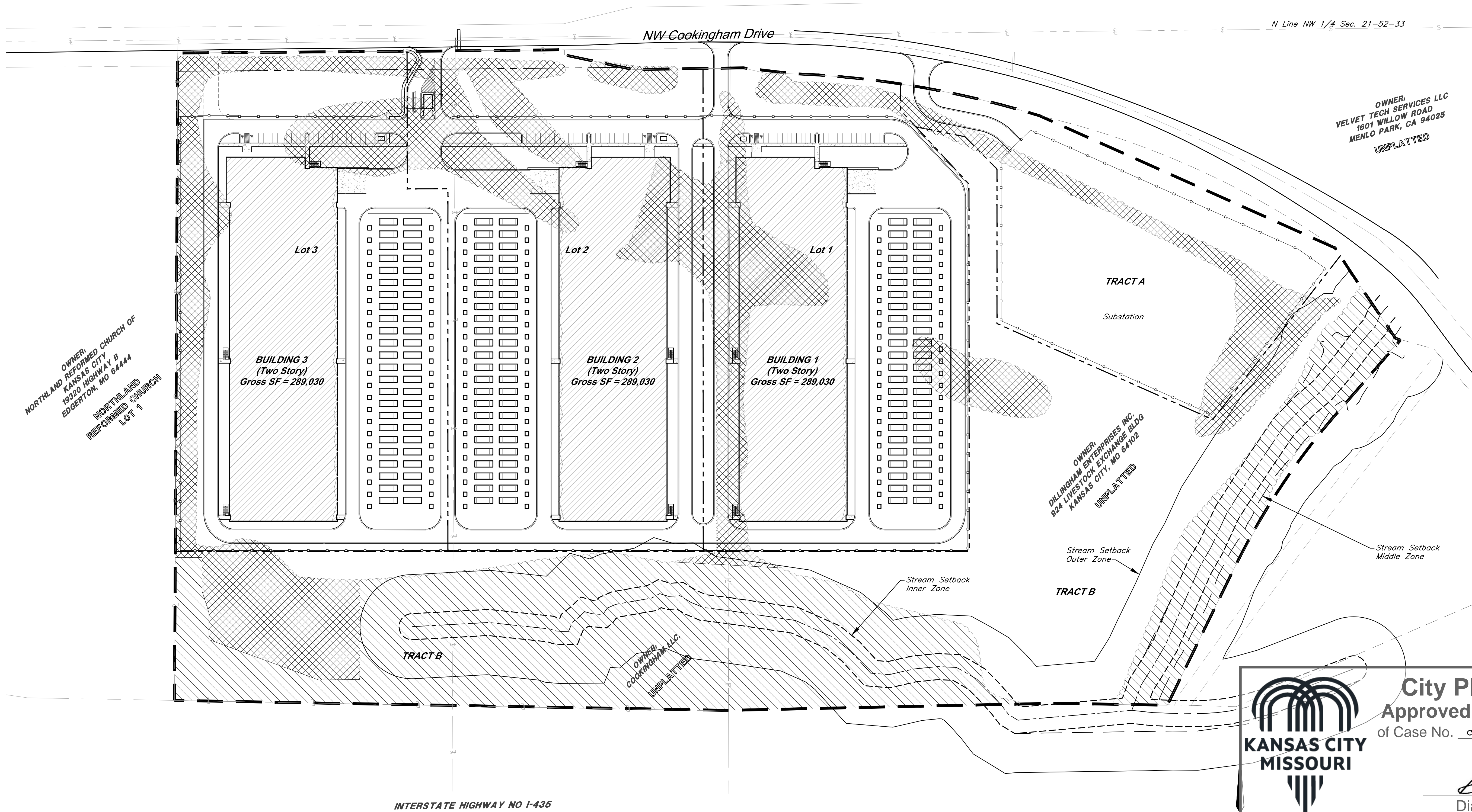
VICINITY MAP  
Part of the NW & NE 1/4  
Section 21-Township 52-Range 33



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DRAWN BY:	DRV/ELS
PROJECT NO.:	15410.11
SHEET NUMBER	<b>12</b>

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NO. DATE	REVISIONS	BY APPROVED
1 4/19/24	City Comments 4/5/2024	ELS



OWNER:  
NORTHLAND REFORMED CHURCH OF  
KANSAS CITY  
19920 HIGHWAY B  
EDGERTON, MO 64444  
NORTHLAND  
REFORMED CHURCH  
LOT 1

OWNER:  
VELVET TECH SERVICES LLC  
1601 WILLOW ROAD  
MENLO PARK, CA 94025  
UNPLATTED

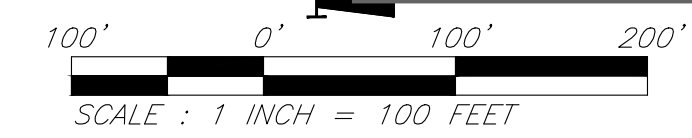
OWNER:  
DILLINGHAM ENTERPRISES INC  
924 LIVESTOCK EXCHANGE BLDG  
KANSAS CITY, MO 64102  
UNPLATTED

OWNER:  
COOKINGHAM LLC  
UNPLATTED



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*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission



**Tree Removal & Tree Preservation Plan**

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# PRELIMINARY PLAT FOR COOKINGHAM DEVELOPMENT

**GBA**  
 9801 Renner Blvd., Ste. 300  
 Lenexa, KS 66219  
 913.492.0400  
 gbateam.com

DATE: 3/15/2024  
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 DRAWN BY: DRV/ELS  
 PROJECT NO.: 15410.11  
 SHEET NUMBER: 13

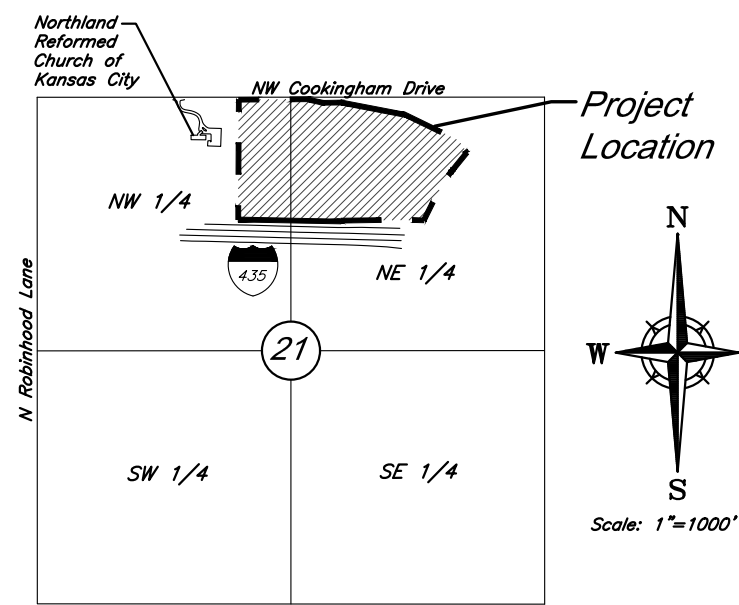
**Legend**

- Property Boundary
- Proposed Right-of-Way
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Drainage Easement
- Proposed Water Line
- Proposed Storm Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant
- Existing Tree Line

SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS  
 a) Existing Zoning: AG-R & M2-3  
 Proposed Zoning: M2-3

Item	Lot 1		Lot 2		Lot 3		Tract A		Tract B		Total
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
b) Total Land Area (SFT)	449,865	449,865	484,658	484,658	479,404	479,404	218,275	218,275	861,148	861,148	2,493,350
Total Land Area (AC)	10.33	10.33	11.13	11.13	11.01	11.01	5.01	5.01	19.77	19.77	57.24
c) Land Area for Street ROW (SFT)	0	0	0	11,992	0	15,413	0	0	0	0	27,405
Land Area for Street ROW (AC)	0.00	0.00	0.00	0.28	0.00	0.35	0.00	0.00	0.00	0.00	0.63
d) Net Land Area (SFT)	449,865	449,865	472,666	472,666	463,991	463,991	218,275	218,275	861,148	861,148	2,465,945
Net Land Area (AC)	10.33	10.33	10.85	10.85	10.65	10.65	5.01	5.01	19.77	19.77	56.61

Area to be Rezoned to M2-3



## LEGAL DESCRIPTION

ALL THAT PART OF THE EAST 32 ACRES OF THE NORTHWEST 1/4 TOGETHER WITH THAT PART OF THE WEST 32.29 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, PLS 200900067, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

\*\*\*COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON THE NORTH LINE OF SAID NORTHWEST 1/4, 2644.88 FEET TO AN AXLE AT THE APPARENT NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S0° 14' 35" W ON THE EAST LINE OF SAID NORTHWEST 1/4, 25.00 FEET TO THE \*\*POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF COOKINGHAM DRIVE; THENCE N89° 24' 05" E ON SAID SOUTH RIGHT-OF-WAY LINE, 209.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY ROUTE 291; THENCE S0° 47' 11" E ON SAID SOUTH RIGHT-OF-WAY LINE, 9.53 FEET TO A POINT 30.00 FEET LEFT OF CENTERLINE HIGHWAY STATION 665+00; THENCE S77° 57' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 135.17 FEET TO A POINT 80.00 FEET LEFT OF CENTERLINE HIGHWAY STATION 664+10 BACK = 663+68.2 AHEAD; THENCE N89° 12' 49" E ON SAID SOUTH RIGHT-OF-WAY LINE, 185.61 FEET TO THE EAST LINE OF SAID WEST 32.29 ACRES; THENCE S0° 09' 10" W ON SAID EAST LINE, 1233.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY ROUTE 435; THENCE N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.74 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.24 FEET TO THE WEST LINE OF SAID EAST 32 ACRES; THENCE N0° 08' 21" E ON SAID EAST LINE, 1243.88 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID COOKINGHAM DRIVE; BEING 25.00 FEET SOUTH FROM AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 531.49 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, PLS 200900067, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

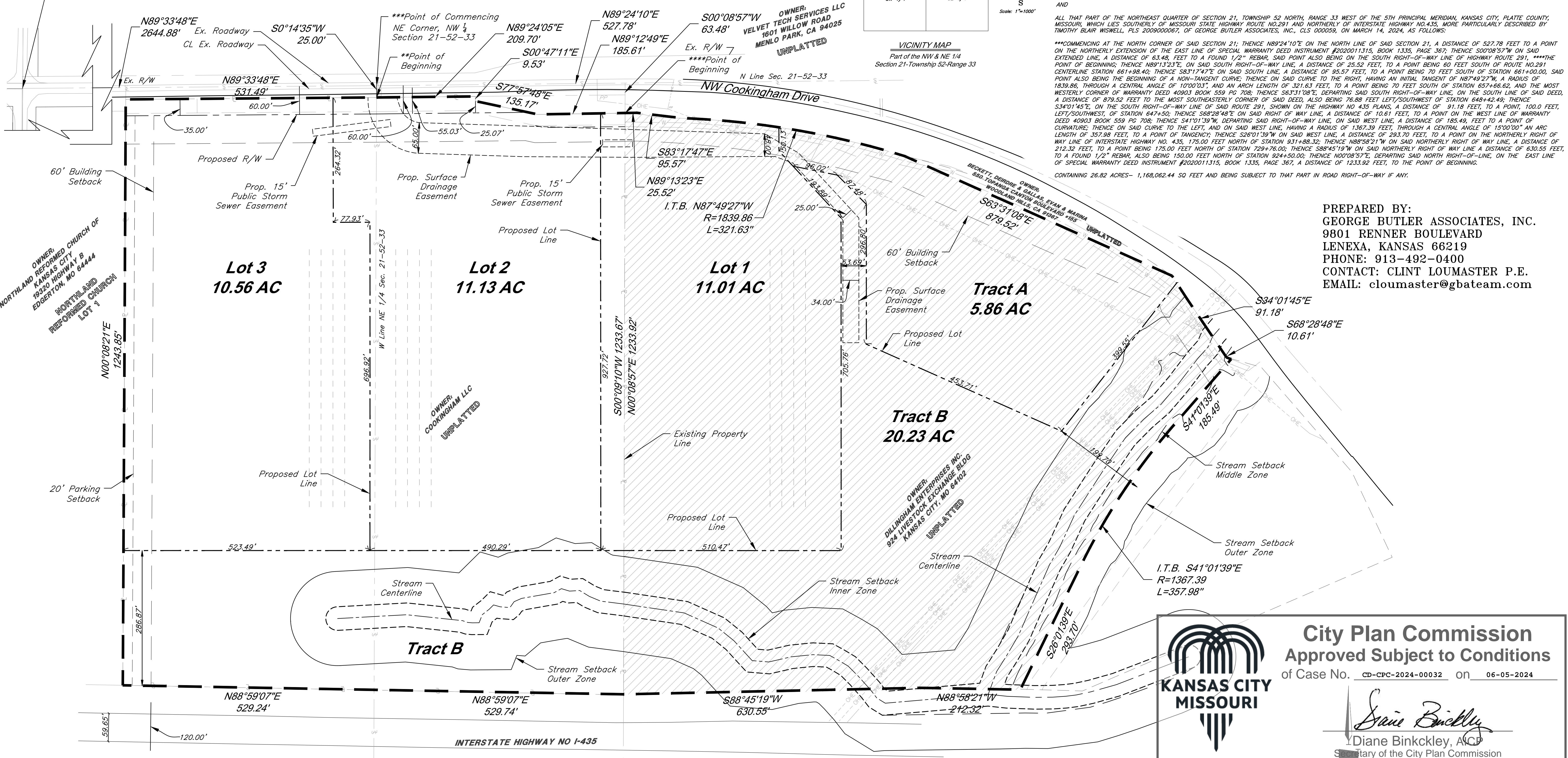
\*\*\*COMMENCING AT THE NORTH CORNER OF SAID SECTION 21; THENCE N89° 24' 10" E ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 527.78 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367; THENCE S00° 08' 57" W ON SAID EXTENDED LINE, A DISTANCE OF 63.48 FEET TO A POINT 1.22' REAR, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY ROUTE 291. \*\*\*\*THE POINT OF BEGINNING; THENCE N89° 13' 23" E, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.52 FEET, TO A POINT BEING 60 FEET SOUTH OF ROUTE NO. 291 CENTERLINE STATION 661+98.40; THENCE S83° 17' 47" E ON SAID SOUTH LINE, A DISTANCE OF 95.57 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 661+00.00, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE ON SAID CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT OF N87° 49' 27" W, A RADIUS OF 1839.86, THROUGH A CENTRAL ANGLE OF 10° 03' 03", AND AN ARCH LENGTH OF 321.63 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 657+66.62, AND THE MOST WESTERLY CORNER OF WARRANTY DEED #0903 BOOK 559 PG 708; THENCE S41° 01' 39" W, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ON SAID WEST LINE, A DISTANCE OF 185.49 FEET TO A POINT OF CURVATURE; THENCE ON SAID CURVE TO THE LEFT, AND ON SAID WEST LINE, HAVING A RADIUS OF 1367.39 FEET, THROUGH A CENTRAL ANGLE OF 15° 00' 00" AN ARC LENGTH OF 357.98 FEET, TO A POINT OF TANGENCY; THENCE S26° 01' 39" W ON SAID WEST LINE, A DISTANCE OF 293.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 435, 175.00 FEET NORTH OF STATION 931+88.32; THENCE N88° 58' 21" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 212.32 FEET, TO A POINT BEING 175.00 FEET NORTH OF STATION 729+76.00; THENCE S88° 45' 19" W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 630.55 FEET, TO A FOUND 1/2" REBAR, ALSO BEING 150.00 FEET NORTH OF STATION 924+50.00; THENCE N00° 08' 57" E, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ON THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367, A DISTANCE OF 1233.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 26.82 ACRES - 1,168,062.44 SQ FEET AND BEING SUBJECT TO THAT PART IN ROAD RIGHT-OF-WAY IF ANY.

\*Point of Commencing  
 NW Corner, NW 1/4  
 Section 21-52-33

\*\*Point of Commencing  
 NE Corner, NW 1/4  
 Section 21-52-33

OWNER:  
 VELVET TECH SERVICES LLC  
 1601 WILLOW ROAD  
 MENLO PARK, CA 94025  
 UNPLATTED



PREPARED BY:  
 GEORGE BUTLER ASSOCIATES, INC.  
 9801 RENNER BOULEVARD  
 LENEXA, KANSAS 66219  
 PHONE: 913-492-0400  
 CONTACT: CLINT LOUMASTER P.E.  
 EMAIL: cloumaster@gbateam.com

**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2024-00032 on 06-05-2024

Diane Binkckley, AICP  
 Secretary of the City Plan Commission

SCALE: 1 INCH = 100 FEET  
 Preliminary Plat

C:\15410.11\Civil\301\Production Drawings\Rezoning & Preliminary Development Plans\Preliminary Plat\15410.11C3000.dwg Layout: 13 Preliminary Plat Friday, April 19, 2024, 1:50pm Copyright 2024, George Butler Associates, Inc. Professional Engineer 0001131, Professional Land Surveyor 000269



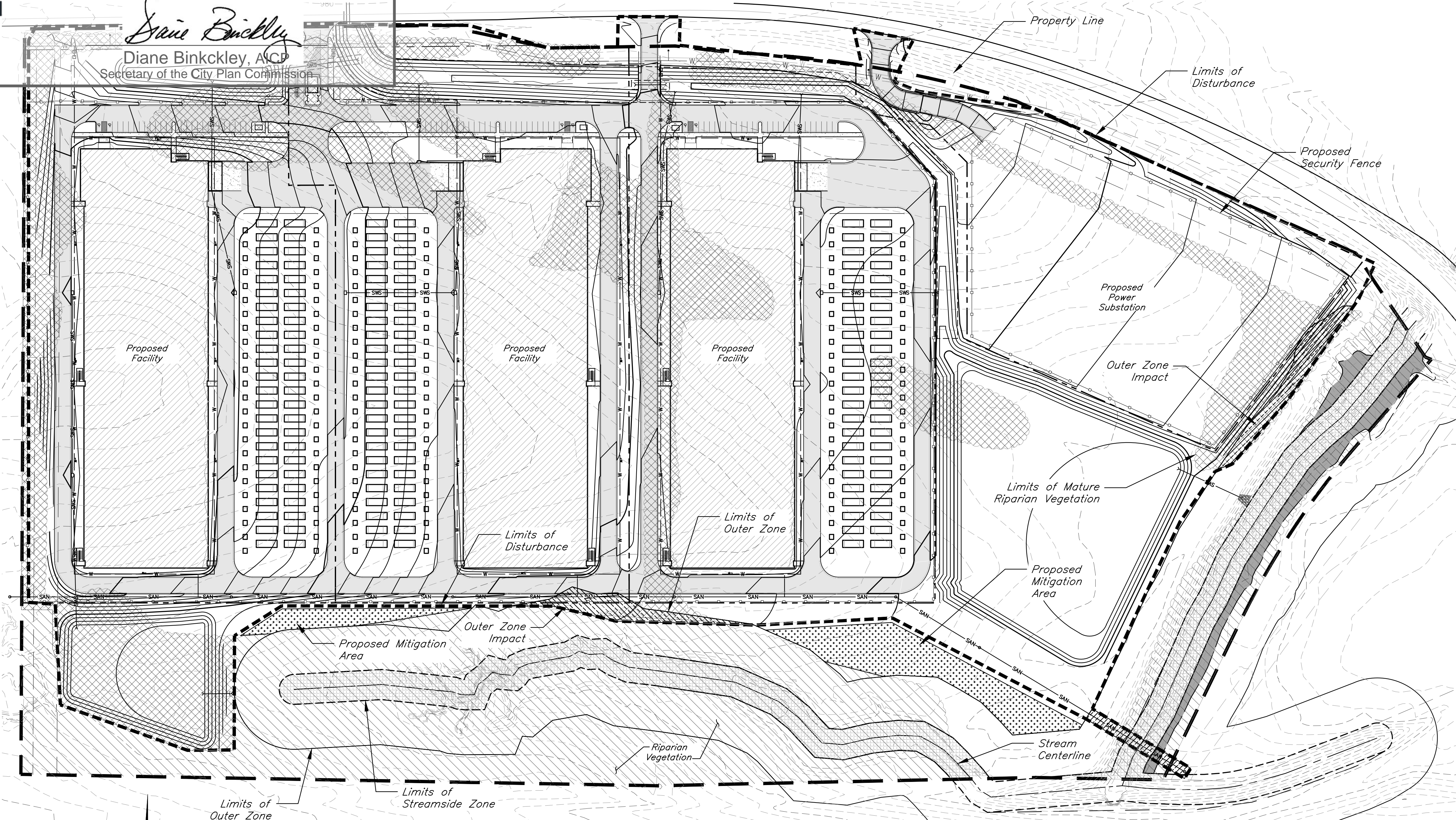
# STREAM BUFFER PLAN

**GBA**  
 9801 Renner Blvd., Ste. 300  
 Lenexa, KS 66219  
 913.492.0400  
 gbateam.com

DATE: 3/15/2024  
 DESIGN BY: CEL  
 DRAWN BY: DRV/ELS  
 PROJECT NO.: 15410.11  
 SHEET NUMBER: **14**

Clint Loumaster Professional Engineer License No. PB-2011009651		M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri	
NO.	DATE	REVISIONS	BY APPROVED
1	4/19/24	City Comments 4/5/2024	ELS

*Diane Binkckley*  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission

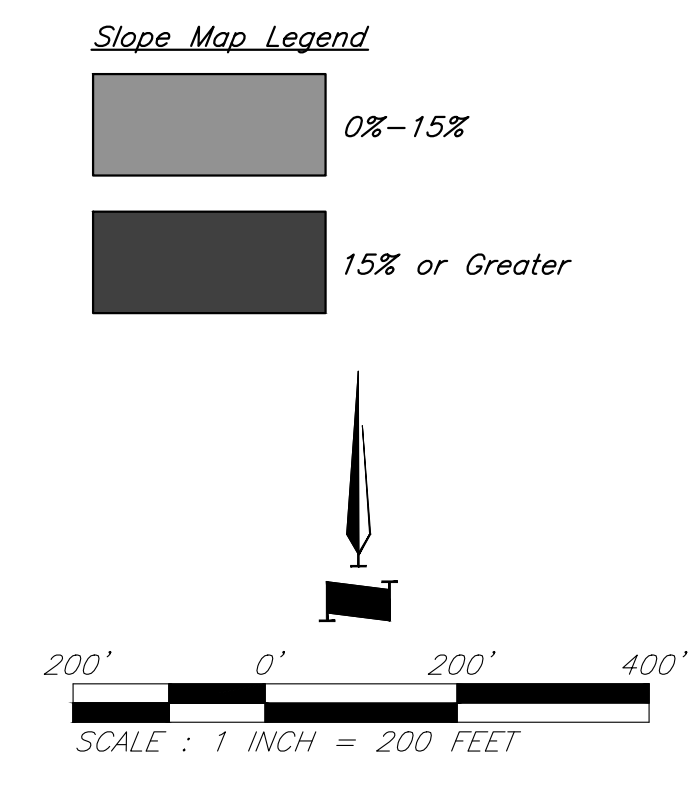
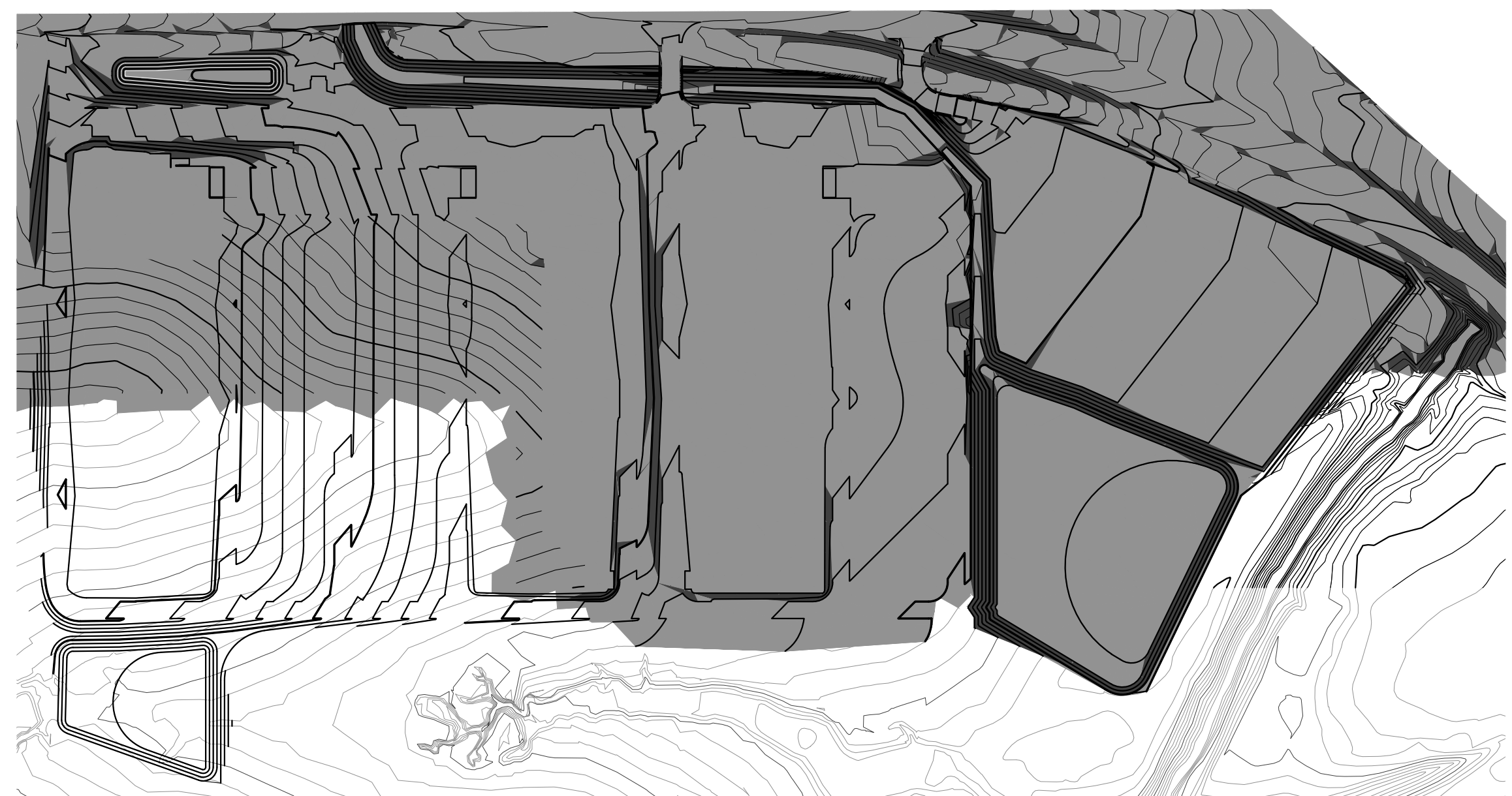
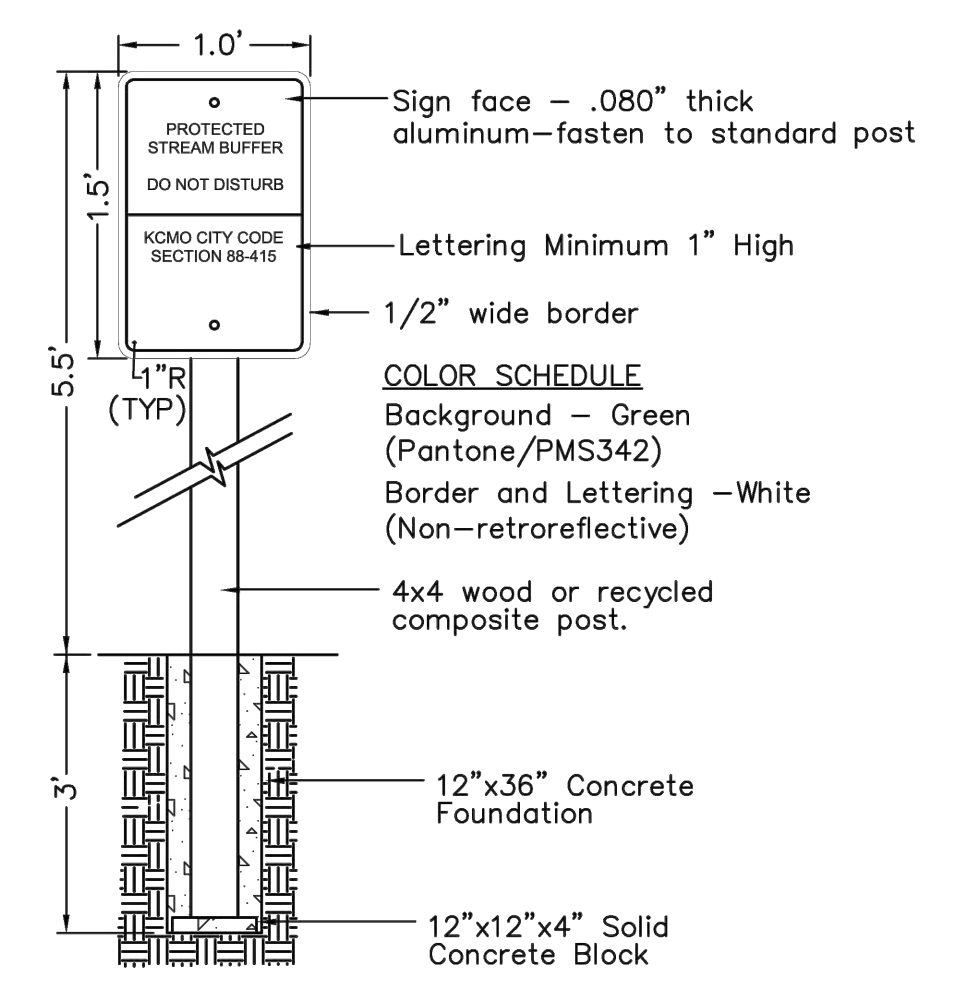
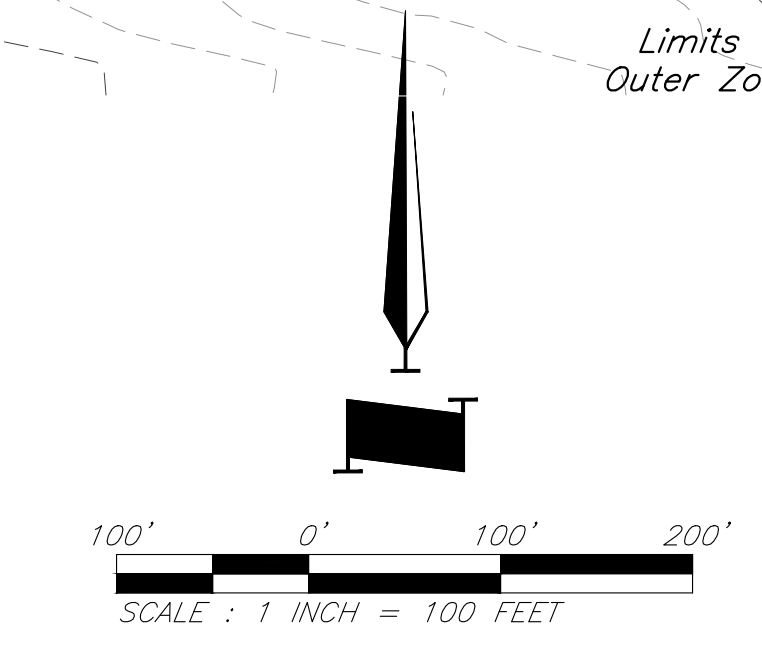


**Stream Buffer Area**

Total Stream Buffer Area within project area	9.81 AC
Total Streamside Zone	2.50 AC
Total Middle Zone	0.57 AC
Total Outer Zone	6.74 AC
Mature Vegetation/Steep Slopes in Outer Zone	4.85 AC
Proposed Stream-Side Impact	0.02 AC (0.80%)
Proposed Middle Zone Impact	0.007 AC (1.23%)
Proposed Outer Zone Impact	0.41 AC (6.08%)
Required Stream-Side Zone Mitigation (4:1)	0.08 AC
Required Middle Zone Mitigation (4:1)	0.03 AC
Required Outer Zone Mitigation (1.5:1)	0.62 AC
Total Required Mitigation	0.73 AC
Provided Mitigation	0.84 AC

**Legend**

- Existing Contour
- Proposed Contour
- Property Line
- Limits of Disturbance
- Regulated Stream Channel
- Stream Buffer Limits of Streamside Zone
- Stream Buffer Limits of Middle Zone
- Stream Buffer Limits of Outer Zone
- Proposed Asphalt Pavement
- Trees Removed
- Trees Preservation
- Stream Buffer Impact
- Proposed Mitigation
- Existing Tree Line
- Streamside Zone
- Middle Zone



PREPARED FOR:  
**GBA REALTY LLC**  
 9801 RENNER BOULEVARD  
 LENEXA, KANSAS 66219  
 PHONE: 816-876-3893  
 CONTACT: GRAHAM JONES  
 EMAIL: gjones@gbabuilders.com

PREPARED BY:  
**GEORGE BUTLER ASSOCIATES, INC.**  
 9801 RENNER BOULEVARD  
 LENEXA, KANSAS 66219  
 PHONE: 913-492-0400  
 CONTACT: CLINT LOUMASTER P.E.  
 EMAIL: cloumaster@gbateam.com

- General Notes:**
- Stream Buffer Signs shall be installed along project boundary at change in bearing and spaced no more than every 100 feet.
  - According to the Flood Insurance Rate Maps (FIRMs) for the city of Kansas City, Missouri (29095C0061G, dated January 20th, 2017), the site is situated mainly within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A channel on the site contains Zone AE, special flood hazard areas.
  - The project is located in the First Creek Watershed.

C:\15410.11\Civil\301\Production Drawings\Rezoning & Preliminary Development Plans\Stream Buffer Plan\15410.11C2700.dwg Layout: 14 Stream Buffer Plan - Friday, April 19, 2024, 1:51pm - Copyright 2024 by GBA Builders, Inc. All Rights Reserved

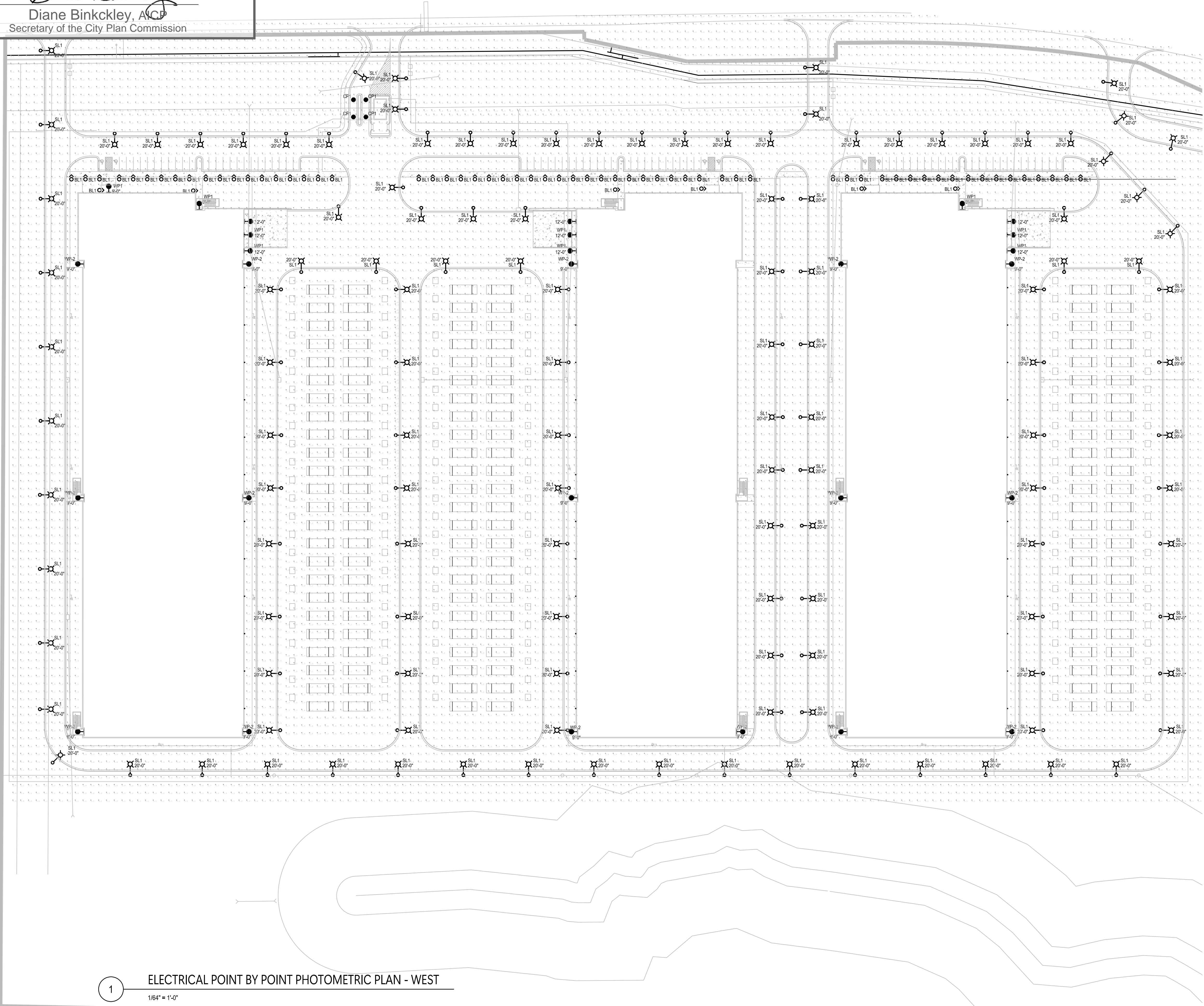


**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2024-00032 on 06-05-2024

*Diane Binkckley*  
**Diane Binkckley, AICP**  
 Secretary of the City Plan Commission

ID	DESCRIPTION	MOUNTING	LAMP TYPE	VOLTAGE	WATTS	MANUFACTURER	CATALOG NUMBER
SL1	SINGLE-TYPE 3 20'-0" POLE MOUNTED	POLE	LED	MVOLT	98	LITHONIA	ESX1 LED P2
SL2	SINGLE-TYPE 3 30'-0" POLE MOUNTED	POLE	LED	MVOLT	99	LITHONIA	ESX1 LED P2
WP1	WALL PACK-WEDGE	WALL	LED	MVOLT	18	LITHONIA	WEDGE P3 LED 40K 80CRI TSM MVOLT
BL1	ROUND BOLLARD 40"	GRADE	LED	MVOLT	16	LITHONIA	KB88 LED 12C 350 40W ASY MVOLT
CP1	CANOPY	SURFACE	LED	MVOLT	17	LITHONIA	VCP1 W4 P3 40K 80CRI TSM MVOLT

SYMBOL	DESCRIPTION
○	SINGLE POLE MOUNTED LUMINAIRE
⊕	DOUBLE POLE MOUNTED LUMINAIRE
○	BOLLARD (CHEVRON INDICATES DIRECTION)
●	WALL MOUNTED LUMINAIRE MOUNTING HEIGHT AS INDICATED



MATCHLINE SEE SHEET ESL1.2 FOR CONTINUATION

C:\Users\jmtwo\OneDrive\Documents\Projects\Treat\Consulting\GBA Kansas City\MO-Design\Models and Drawings\AutoCAD\Electrical\GBA Site Lighting Plan2.dwg  
 JEREMIAH PRINCE  
 3/6/2024 1:47 PM

1 ELECTRICAL POINT BY POINT PHOTOMETRIC PLAN - WEST  
 1/64" = 1'-0"

**GBA Realty**  
 9801 Renner Blvd.  
 Lenexa, Kansas 66219

**TWO OAKS DESIGN & CONSULTING**  
 4826 ACADEMY DRIVE  
 MADISON, WI 53716  
 JOB #:

**COOKINGHAM  
 DEVELOPMENT  
 KANSAS CITY, MISSOURI**

CHECKED BY JP  
 ISSUE DATE 03/12/24

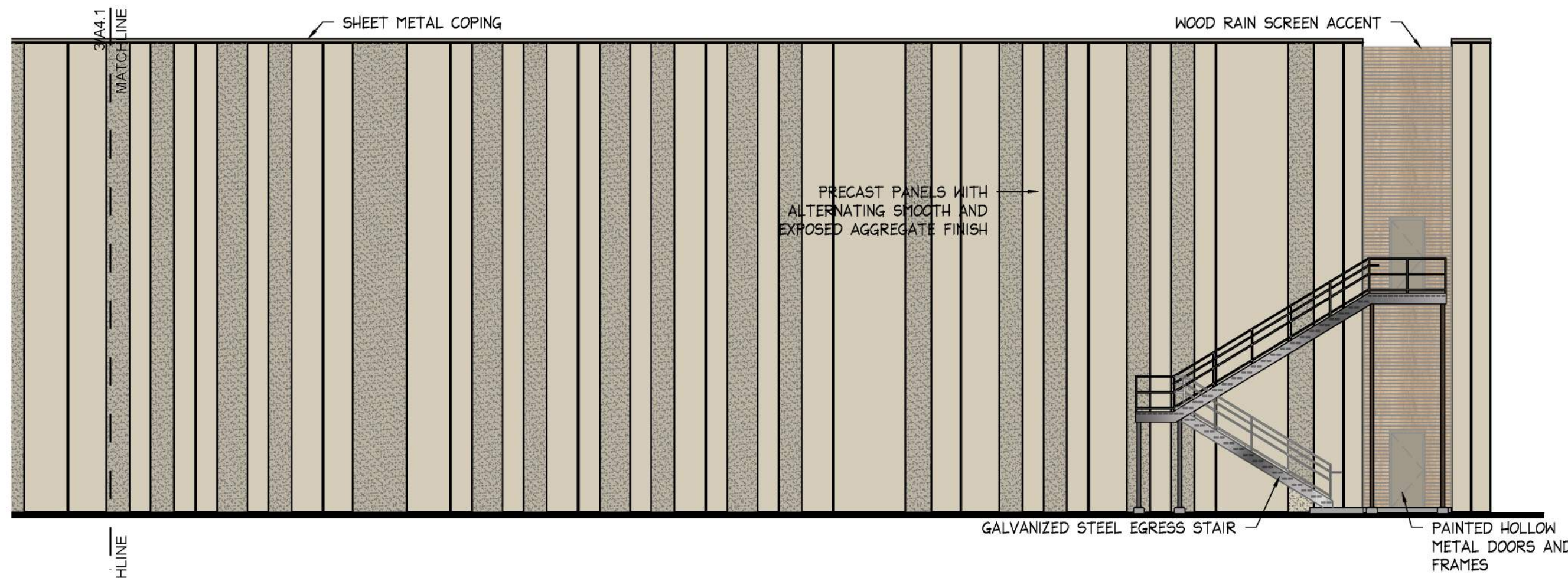
NO.	DATE	DESCRIPTION

SHEET TITLE:  
 ELECTRICAL  
 POINT BY POINT  
 PHOTOMETRIC SITE PLAN  
 WEST

**ESL1.1**  
 SHEET NO.





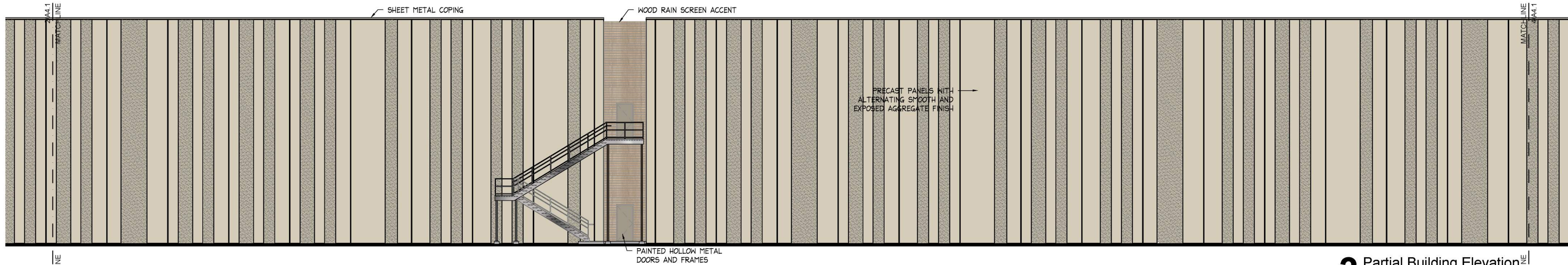


- TOP OF PRECAST  
144' - 0"
- TOP OF JOISTS  
140' - 0"
- ACOUSTICAL CEILING  
132' - 0"
- FINISHED FLOOR (2ND)  
120' - 0"
- ACOUSTICAL CEILING  
112' - 0"
- FINISHED FLOOR (1ST)  
100' - 0"

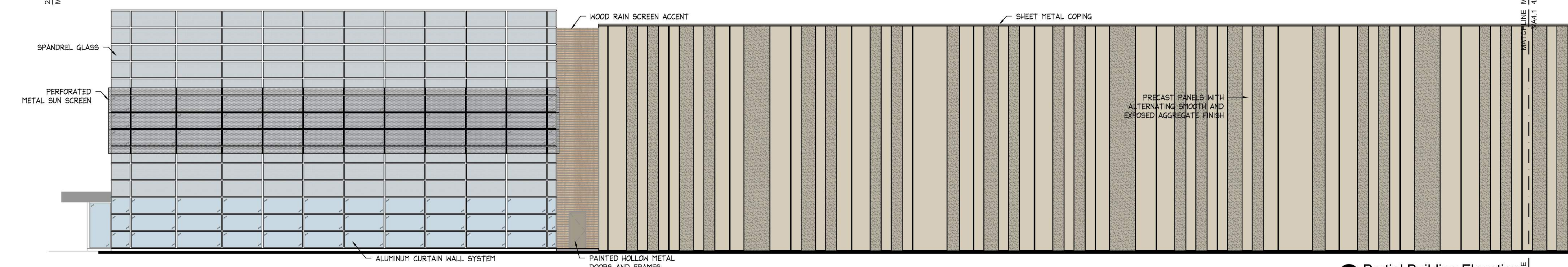
	DATE: 3/15/2024
	DESIGN BY: SSC
	DRAWN BY: SSC
PROJECT NO.: 23-034	
SHEET NUMBER <b>A4.1</b>	
Kerry L. Knott Registered Architect License No. A-4990	M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri
NO. DATE REVISIONS BY APPROVED	

**General Note:** All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.

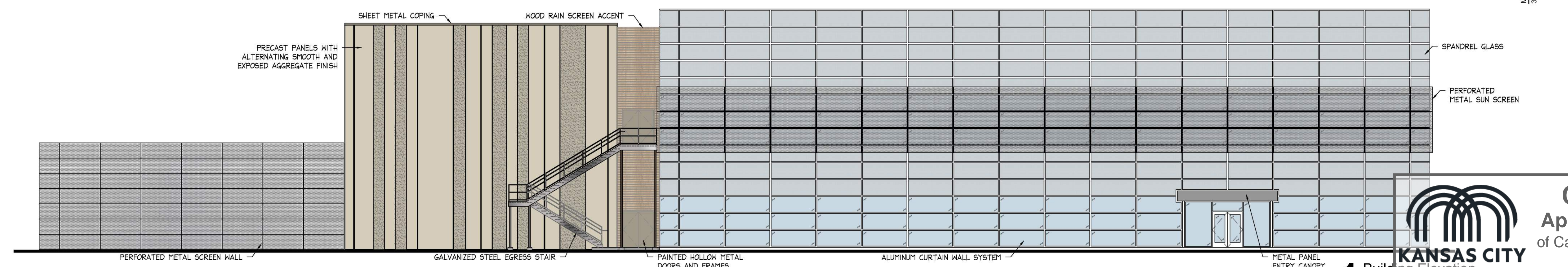
**4** Partial Building Elevation  
West Facing  
3/32' = 1'-0'



**3** Partial Building Elevation  
West Facing  
3/32' = 1'-0'



**2** Partial Building Elevation  
West Facing  
3/32' = 1'-0'

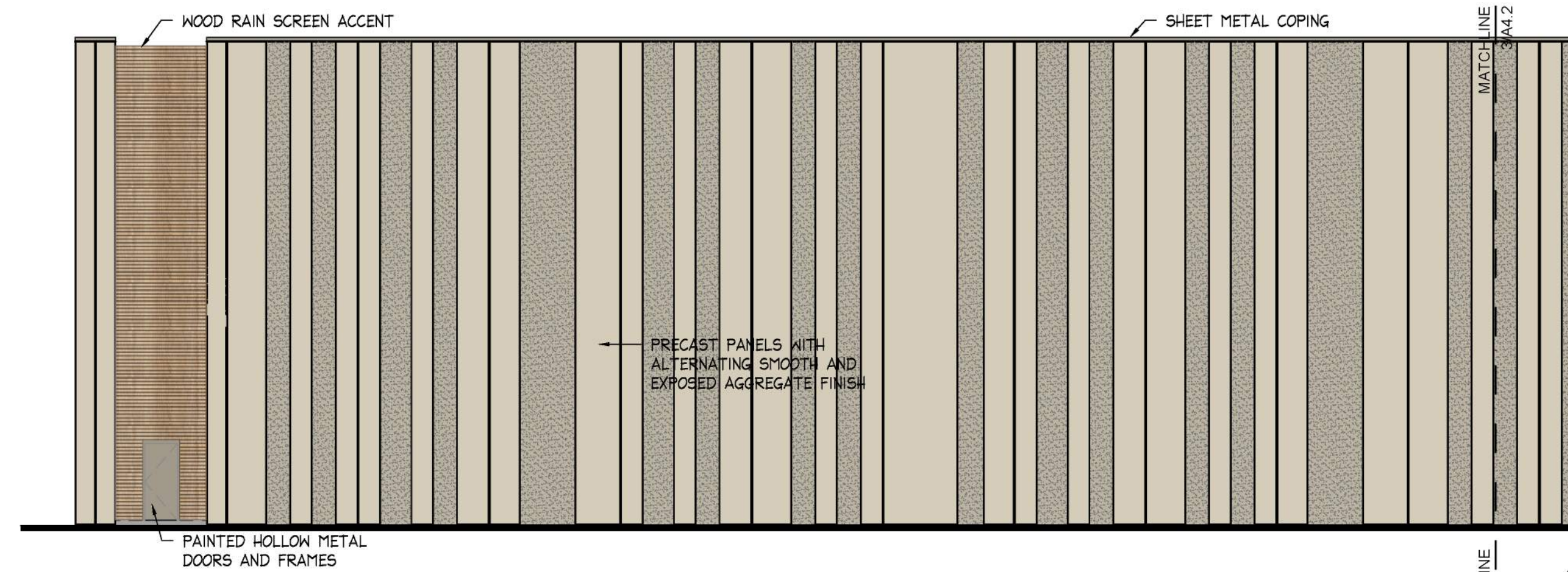


**1** Building North Facing  
3/32' = 1'-0'

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. CD-CPC-2024-00032 on 06-05-2024

Diane Binkckley  
Secretary of the City Plan Commission

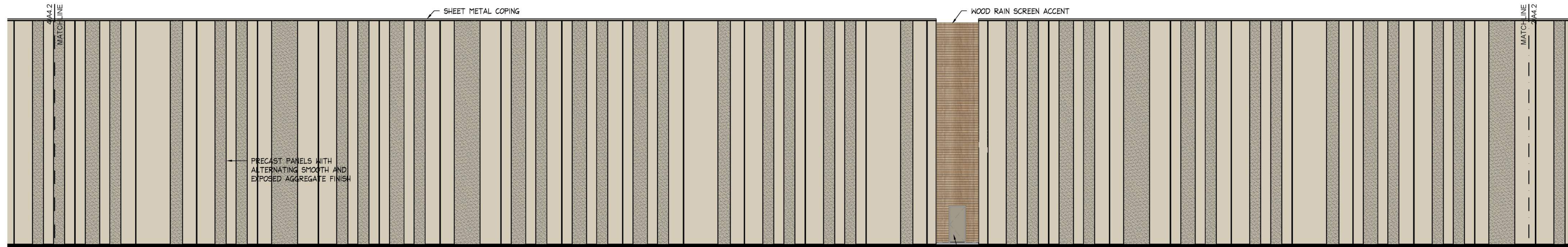
- TOP OF PRECAST  
144' - 0"
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- ACOUSTICAL CEILING  
132' - 0"
- FINISHED FLOOR (2ND)  
120' - 0"
- ACOUSTICAL CEILING  
112' - 0"
- FINISHED FLOOR (1ST)  
100' - 0"



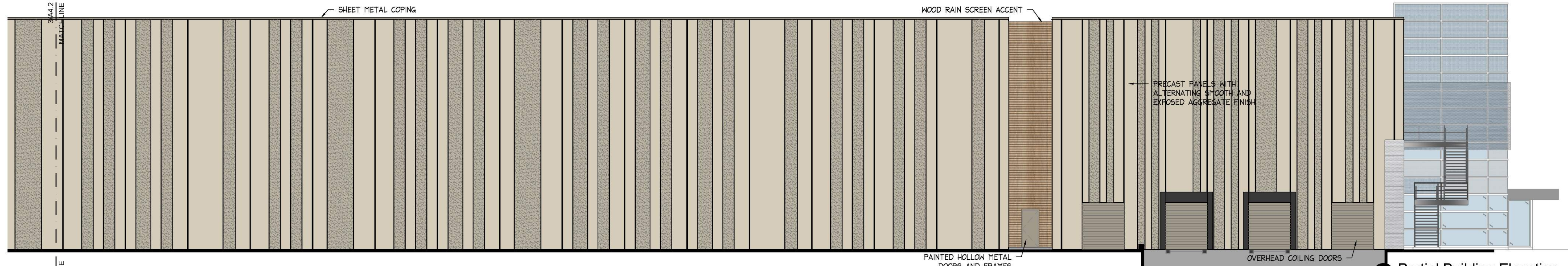
**4** Partial Building Elevation  
East Facing  
3/32' = 1'-0"

General Note: All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.

	DATE: 3/15/2024			
	DESIGN BY: SSC			
	DRAWN BY: SSC			
	PROJECT NO.: 23-034			
SHEET NUMBER				
<b>A4.2</b>				
Kerry L. Knott Registered Architect License No. A-4990				
M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri				
NO.	DATE	REVISIONS	BY	APPROVED



**3** Partial Building Elevation  
East Facing  
3/32' = 1'-0"



**2** Partial Building Elevation  
East Facing  
3/32' = 1'-0"



**1** Building Elevation  
South Facing  
3/32' = 1'-0"

	<b>City Plan Commission</b> <b>Approved Subject to Conditions</b> of Case No. <u>CD-CPC-2024-00032</u> on <u>06-05-2024</u>
	Diane Binkckley, ACP Secretary of the City Plan Commission
	KANSAS CITY MISSOURI

	<b>Bell / Knott &amp; Associates</b> CORPORATE ARCHITECTS, P.C. 12730 State Line Road Suite 100 Leawood, KS 66209 Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com	DATE: 3/15/2024 DESIGN BY: SSC DRAWN BY: SSC PROJECT NO.: 23-034 SHEET NUMBER: <b>A4.3</b>	
	Kerry L. Knott Registered Architect License No. A-4990	M2-3 Rezoning - Pre. Development Plan & Pre. Plat <b>COOKINGHAM DEVELOPMENT</b> Kansas City, Missouri	NO. DATE REVISIONS BY APPROVED

**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2024-00032 on 06-05-2024  
  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission

SHEET METAL COPING



PRECAST CONCRETE PANELS WITH SMOOTH & EXPOSED AGGREGATE FINISH

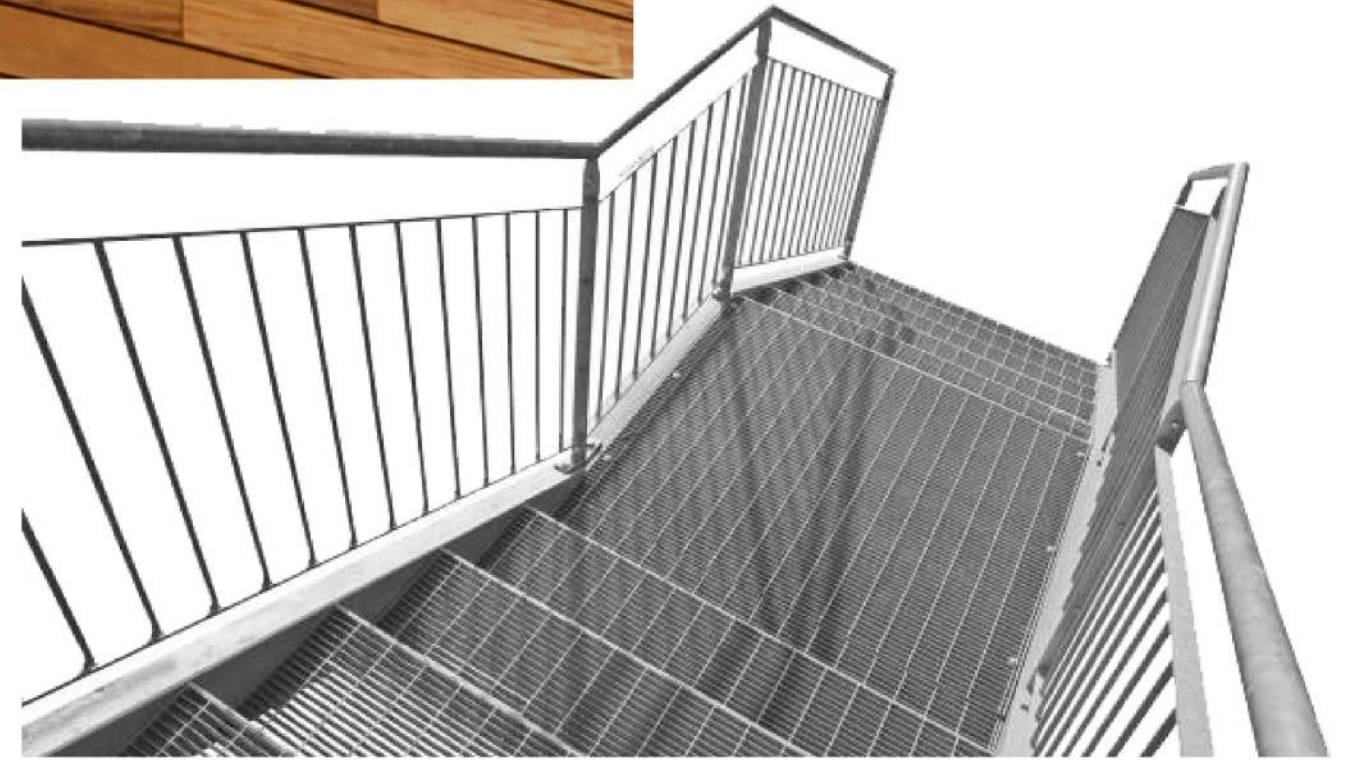


WOOD RAIN SCREEN

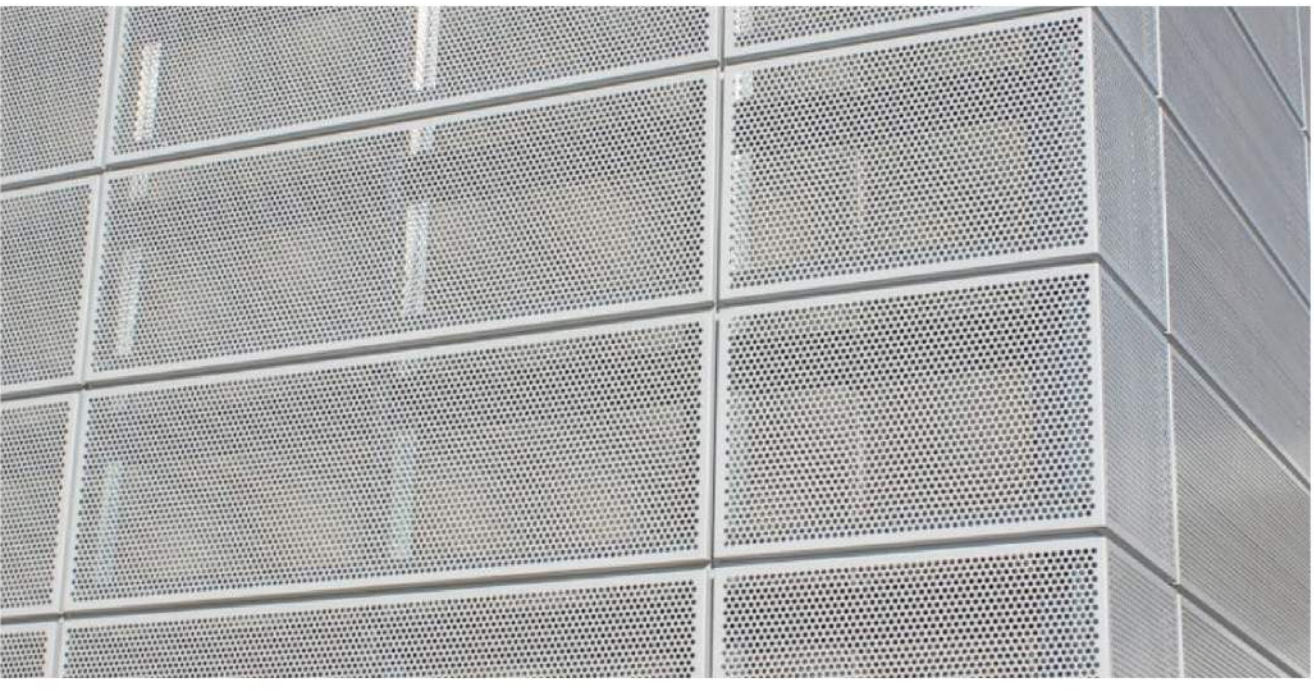


ALUMINUM CURTAIN WALL SYSTEM

PAINTED HOLLOW METAL DOORS & FRAMES



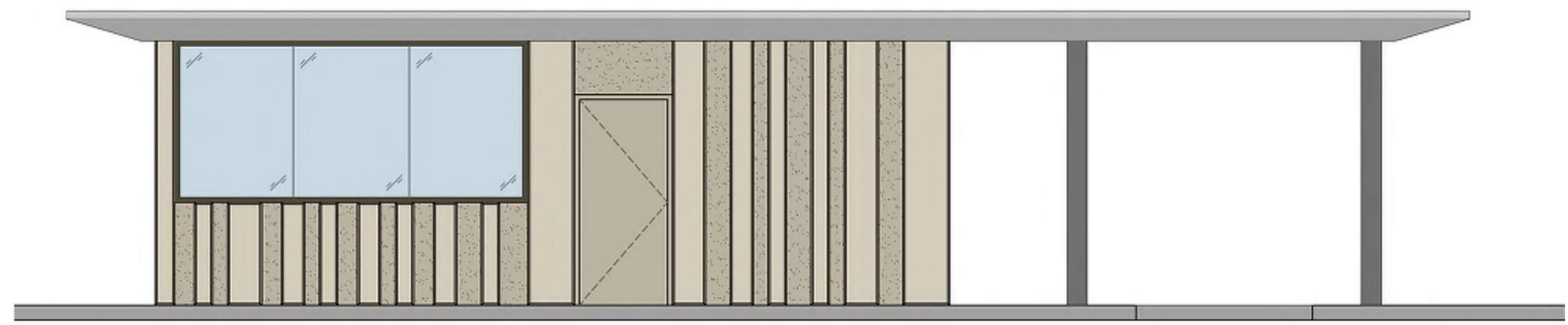
GALVANIZED STEEL STAIRS



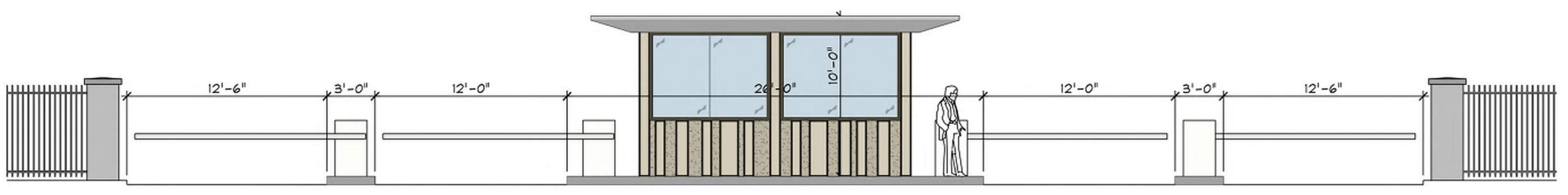
PERFORATED METAL SCREEN WALL / SUN SCREEN



DECORATIVE SECURITY FENCING



**2** Guard House Side Elevation  
1/4" = 1'-0"



**1** Guard House Front Elevation  
3/16" = 1'-0"