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DATE: Jan 08, 2025 2:44pm  
USER: jpodson  
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ARCHITECTURAL CHARACTER IMAGE FOR PROPOSED INDUSTRIAL WAREHOUSE USE

GENERAL NOTES:

- EXISTING ZONING IS M1-5 & AG-R. PROPOSED ZONING IS MPD.TOTAL LAND AREA: 2,143.21 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 73.06 AC.
- NET LAND AREA: 2070.70 AC
- PROPOSED USES: SEE ALLOWED USES LIST ON THIS SHEET (C102).
- FINAL BUILDING HEIGHTS FOR EACH LOT ARE SUBJECT TO FEDERAL AVIATION ADMINISTRATION (FAA) APPROVAL.
- GROSS BUILDING AREA FOR PROJECT SHALL NOT EXCEED 19,000,000 SF
- GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 5.0.
- RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:  
PHASE 1 – 2022 – 2027  
PHASE 2 – 2027 – 2032  
PHASE 3 – 2032 – 2037  
PHASE 4 – 2037 – 2042

HOWEVER, ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE SUBJECT TO CHANGE AND ARE DEPENDENT UPON MARKET DEMAND

- FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES A CHANGE IN ALIGNMENT TO ANY STREET IDENTIFIED ON THE MAJOR STREET PLAN IN A MANNER IMPACTING ANY PROPERTY OWNERS OUTSIDE THE PLAN AREA AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT OR PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.
- PROPOSED CONTOURS, BMPs, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- PROPOSED STREET AND RIGHT-OF-WAY WIDTHS, LOCATIONS, AND ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL DESIGN OF STREET SECTIONS SHALL BE PER MPD FINAL PLAN AND PERMIT PLANS.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT, PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- PROPOSED BUILDING SETBACKS: 20' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES, ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY, ZERO FEET (0') FROM INTERNAL LOT LINES.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
- ROOFTOP SIGNS FLUSH WITH THE ROOF SHALL BE ALLOWED AND WILL BE INDICATED ON THE MPD FINAL PLAN FOR EACH LOT (WHEN PROPOSED). SEE NOTE #2 UNDER 'ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED' ON THIS SHEET.
- ANY PYLON AND / OR OUTDOOR ADVERTISING SIGNAGE SHALL BE A PART OF A COUNCIL APPROVED SIGN PLAN.
- LANDSCAPE PLANS SHALL RECEIVE ADMINISTRATIVE APPROVAL WITH EACH MPD FINAL PLAN AND ARE SUBJECT TO KANSAS CITY AVIATION DEPARTMENT'S APPROVAL. IF THE LANDSCAPE PLAN FAILS TO MEET MINIMUM CODE REQUIREMENTS DUE TO AVIATION DEPARTMENT RESTRICTIONS, THE MPD FINAL PLAN APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE PARKS DEPARTMENT. THE AGREEMENT SHALL IDENTIFY THAT THE COST OF SAID LANDSCAPING CAN EITHER BE PAID AS A DIRECT PAYMENT TO THE PARKS DEPARTMENT TO BE USED FOR PARKS DEPARTMENT PROJECTS OR CAN BE EXPENDED BY THE APPLICANT ON LANDSCAPING, TRAILS OR OTHER PARKS DEPARTMENT RELATED PROJECTS. SUCH PARKS DEPARTMENT PROJECTS MUST BE LOCATED IN CITY COUNCIL DISTRICTS 1 OR 2.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.
- THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES, SO IF ONE PHASE DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.
- THIS MPD IS EXEMPT FROM CHAPTER 88-424-TREE PRESERVATION AS THIS WAS A PREVIOUSLY APPROVED PLAN. CHAPTER 88-424-03-1
- WHEREAS, KC WATER REQUIRES LOTS CREATED WITHIN THE CITY LIMITS TO BE SERVED BY KC WATER, THE DEVELOPER IS EXTENDING THE TRANSMISSION MAIN ALONG 136TH / ST FROM N. MEXICO CITY AVE TO N. WINAN RD., THAT WILL SERVE THE LOTS WITHIN THE PLAT. KC WATER HAS AGREED TO ALLOW THE DEVELOPER TO ENTER INTO A SECURED DEFERRAL AGREEMENT ('AGREEMENT') THAT WILL DEFER THE CONSTRUCTION OF A MAIN ALONG 132ND / ST FROM N. MEXICO CITY AVE TO N. WINAN RD. UNTIL ANY PORTION OF THE PROPERTY IS PLATTED SOUTH OF 132ND / ST FROM N. MEXICO CITY AVE TO N. WINAN RD., OR BEFORE AND BUILDING PERMITS ARE ISSUED ON ANY PORTION OF THE PROPERTY SOUTH OF 132ND / ST FROM N. MEXICO CITY AVE TO N. WINAN RD. OR UNTIL WATER PRESSURE AND FLOW DEMANDS FROM A USER THAT REQUIRES 1 MILLION GALLONS PER DAY OR MORE FOR THE PROPERTY REQUIRE THIS SEGMENT TO BE INSTALLED WHICHEVER OCCURS FIRST ('TRIGGERING EVENT').
- THE PUBLIC WORKS DEPARTMENT AND/OR KC WATER RETAINS THE DISCRETION TO DEFER OR WAIVE THE REQUIREMENT FOR RIGHT-OF-WAY DEDICATION AND/OR PUBLIC IMPROVEMENTS AS INDICATED IN THIS PLAN. SUCH DECISIONS SHALL BE MADE IN CONSIDERATION OF THE SPECIFIC CIRCUMSTANCES AND OVERALL IMPACT ON CITY INFRASTRUCTURE AND PUBLIC WELFARE.

ALLOWED USES:

PUBLIC/CIVIC

- BICYCLE SHARING FACILITY
- CLUB, LODGE, OR FRATERNAL ORGANIZATION
- COLLEGE/UNIVERSITY
- DAY CARE
- HOSPITAL
- PARK/RECREATION
- RELIGIOUS ASSEMBLY
- SAFETY SERVICE
- SCHOOLS
- UTILITIES AND SERVICES (INCLUDING BASIC, MINOR)

COMMERCIAL

- ANIMAL SERVICE
- ARTIST WORK OR SALES SPACE
- BUILDING MAINTENANCE SERVICE
- BUSINESS EQUIPMENT SALES AND SERVICE
- BUSINESS SUPPORT SERVICE (EXCEPT DAY LABOR EMPLOYMENT AGENCY)
- COMMUNICATIONS SERVICE ESTABLISHMENTS
- DRIVE-THROUGH FACILITYEATING AND DRINKING ESTABLISHMENTS
- ENTERTAINMENT AND SPECTATOR SPORTS
- FINANCIAL SERVICES (EXCEPT PAWN SHOP AND SHORT TERM LOAN ESTABLISHMENT)
- FOOD AND BEVERAGE RETAIL SALES
- GASOLINE AND FUEL SALES
- LODGING (HOTEL/MOTEL)
- SHORT TERM RENTAL
- MOBILE VENDOR PARK
- OFFICE/MEDICAL
- REPAIR OR LAUNDRY SURFACE, CONSUMER
- OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
- PARKING, ACCESSORY
- PARKING, NON-ACCESSORY
- PERSONAL IMPROVEMENT SERVICE
- RESEARCH SERVICE
- UNDERGROUND COMMERCIAL
- RETAIL SALES
  - OUTDOOR RETAIL SALES – CLASS A
  - OUTDOOR RETAIL SALES – CLASS B
- SPORTS AND RECREATION, PARTICIPANT
- VEHICLE SALES AND SERVICE
  - CAR WASH/CLEANING SERVICE
  - HEAVY EQUIPMENT SALES/RENTAL
  - LIGHT EQUIPMENT SALES/RENTAL (INDOOR)
  - LIGHT EQUIPMENT SALES/RENTAL (OUTDOOR)

INDUSTRIAL

- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE
  - ARTISAN
  - LIMITED
  - GENERAL
  - UNDERGROUND MINING/QUARRYING/MANUFACTURING
- RECYCLING SERVICE
  - LIMITED
  - GENERAL
  - SELF-STORAGE WAREHOUSE
- WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT
  - INDOOR
  - OUTDOOR
  - UNDERGROUND
- ACCESSORY SERVICES
  - WIRELESS COMMUNICATION FACILITY
  - FREESTANDING
  - CO-LOCATED ANTENNA

OTHER

- AGRICULTURAL

PROHIBITED USES:

RESIDENTIAL

- HOUSEHOLD LIVING
  - SINGLE-FAMILY HOME
- IN SINGLE-PURPOSE RESIDENTIAL BUILDING
- IN MIXED-USE BUILDING

PUBLIC/CIVIC

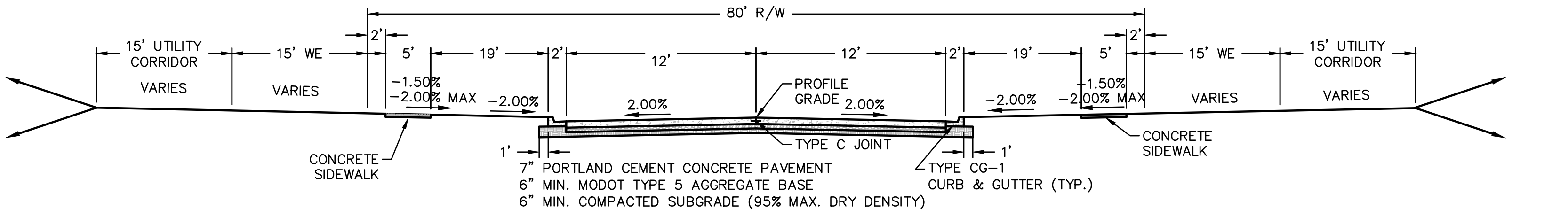
- DETENTION AND CORRECTIONAL FACILITY
- HALFWAY HOUSE

COMMERCIAL

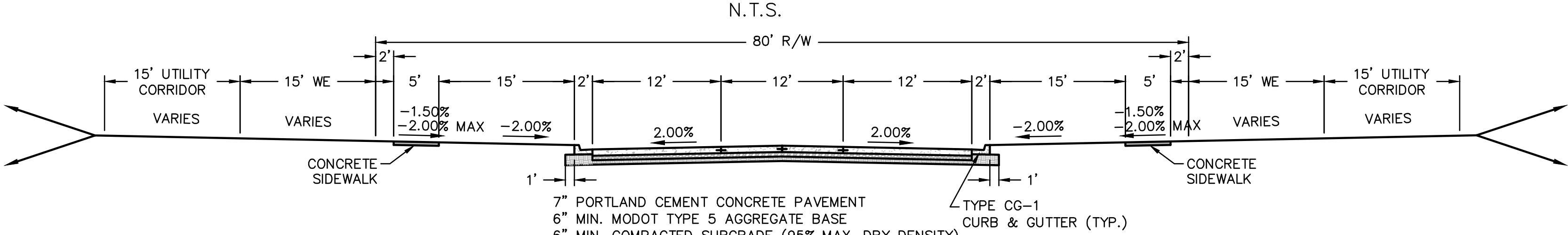
- ADULT BUSINESS
  - ADULT MEDIA STORE
  - ADULT MOTION PICTURE THEATER
  - SEX SHOP
- DAY LABOR EMPLOYMENT AGENCY
- PAWN SHOP
- SHORT-TERM LOAN ESTABLISHMENT
- FUNERAL AND INTERMENT SERVICE
  - CEMETERY/COLUMBARIUM/MAUSOLEUM
  - CREMATING
  - UNDERTAKING
- REUSE OF OFFICIALLY DESIGNATED HISTORIC LANDMARK (LOCAL OR NATIONAL) IF PROPOSED USE IS NOT PERMITTED
- VEHICLE SALES AND SERVICES
  - MOTOR VEHICLE REPAIR, LIMITED
  - MOTOR VEHICLE REPAIR, GENERAL
  - VEHICLE STORAGE/TOWING

INDUSTRIAL

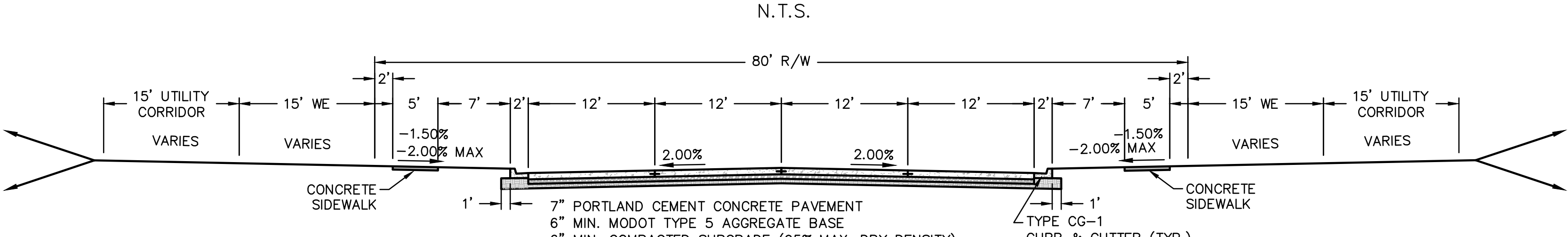
- JUNK/SALVAGE YARD
- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE
  - INTENSIVE
- WASTE RELATED USE
  - COMPOSTING FACILITY
  - DEMOLITION DEBRIS LANDFILL
  - SOLID WASTE SEPARATION FACILITY
  - TRANSFER STATION



PROPOSED STREET SECTION (NW 136TH ST. - WEST OF MEXICO CITY AVE)



PROPOSED STREET SECTION (NW 128TH ST., NW 132ND ST., N WINAN RD, NW 136TH ST. - EAST OF MEXICO CITY AVE)



PROPOSED STREET SECTION (MEXICO CITY AVE)

CONTENT EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED CONTENT CHECKLIST ARE BEING REQUESTED:

- GRAPHIC AND WRITTEN SCALE OF ONE INCH EQUALS 200 FEET FOR APPLICATIONS CONSISTING OF OVER 200 ACRES.
- LOCATION AND DIMENSIONS OF THE WIDTHS OF PROPOSED PRIVATE VEHICULAR ACCESS INTO THE PROPERTY.
- LOCATION OF PROPOSED BUILDINGS AND STRUCTURES WITH DIMENSIONS OF SETBACK FROM PROPOSED STREET RIGHT-OF-WAY AND ADJACENT PROPERTY LINES, DIMENSIONS OF BUILDING WIDTH AND LENGTH, NUMBER OF FLOORS, GROSS FLOOR AREA PER FLOOR AND TOTAL BUILDING AREA (FOR EACH INDIVIDUAL BUILDING).
- IDENTIFICATION OF PROPOSED USE WITH EACH BUILDING, BUILDING ENTRANCES AND EXITS, DOCKS OR OTHER SERVICE ENTRANCES, OUTDOOR STORAGE AND SALES AREAS, AND OTHER PAVED AREAS.
- LOCATION OF PROPOSED PARKING SPACES, AISLES, AND DRIVES WITH WRITTEN SETBACK DIMENSIONS FROM PROPOSED STREET RIGHTS-OF-WAY AND ADJACENT PROPERTY LINES; TYPICAL WIDTH AND LENGTH OF PARKING SPACES; NUMBER OF PARKING SPACES PER ROW, AND WIDTH OF PARKING AISLES.
- LOCATION AND IDENTIFICATION OF BUILDINGS, STRUCTURES, ACCESS, AND PARKING AREAS IN EACH PHASE.

PLAN SHEET EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

- LANDSCAPE PLAN (CONCEPT)
- BUILDING ELEVATIONS (CONCEPT)

ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED:

THE FOLLOWING DEVIATIONS FROM THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE ARE BEING REQUESTED:

- THE FINAL MPD PLANS MAY BE ADMINISTRATIVELY APPROVED BY THE CITY PLANNING AND DEVELOPMENT DIRECTOR. FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES A CHANGE IN ALIGNMENT TO ANY STREET IDENTIFIED ON THE MAJOR STREET PLAN IN A MANNER IMPACTING ANY PROPERTY OWNERS OUTSIDE THE PLAN AREA OR PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.
- ROOFTOP SIGNS FLUSH WITH THE ROOF SHALL BE ALLOWED AND MAY BE ADMINISTRATIVELY APPROVED WITH THE MPD FINAL PLANS.
- EXEMPTION FROM CHAPTER 88-424 – TREE PRESERVATION AS THIS WAS A PREVIOUSLY APPROVED PLAN.

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET C107
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #14 ON THIS SHEET (C102)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SEE GENERAL NOTES #19 & #20 ON THIS SHEET (C102)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.

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NOTES AND DETAILS		MAJOR AMENDMENT TO APPROVED MPD PLAN		KANSAS CITY, MO	
REV.	DATE	REVISIONS DESCRIPTION	BY	REVISIONS	
1	11/06/24	DRC (WATER SERVICES) COMMENTS			
2	07/08/25	STAFF COMMENT			
				2024	
				KCI 29 LOGISTICS PARK	
				SHEET C102	

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no: A21-06168  
drawing no: C\_NOT01\_02106168  
date: 09.16.24



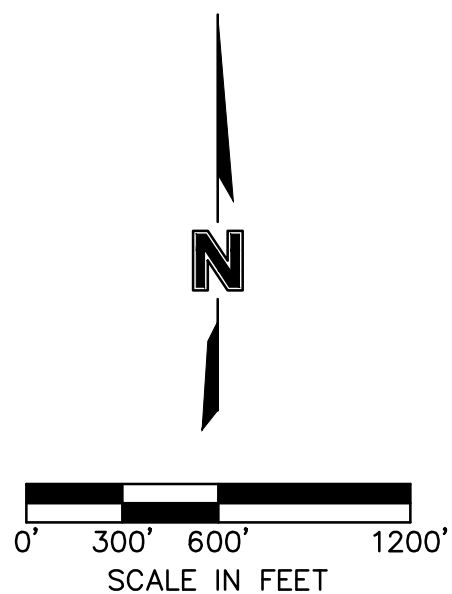
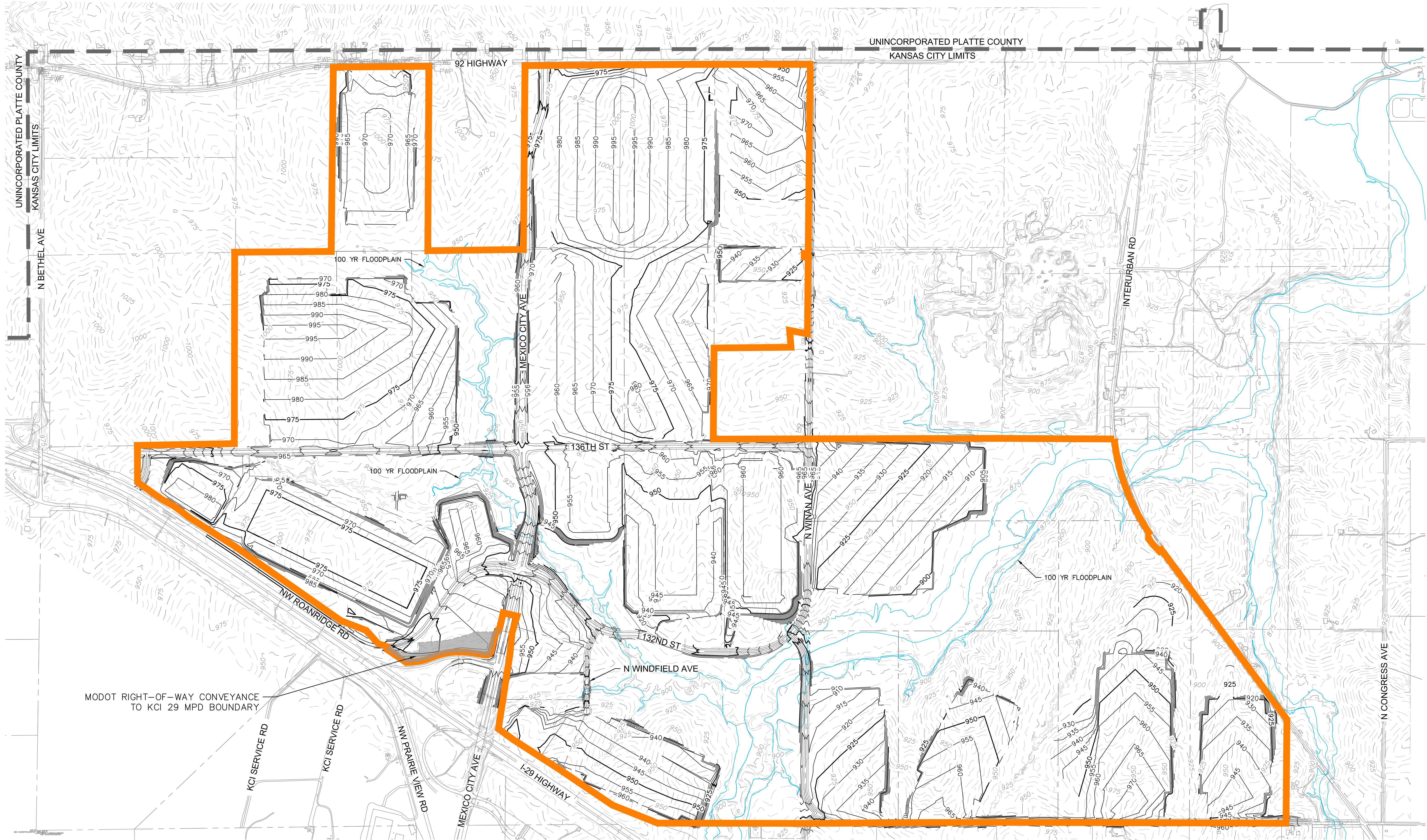








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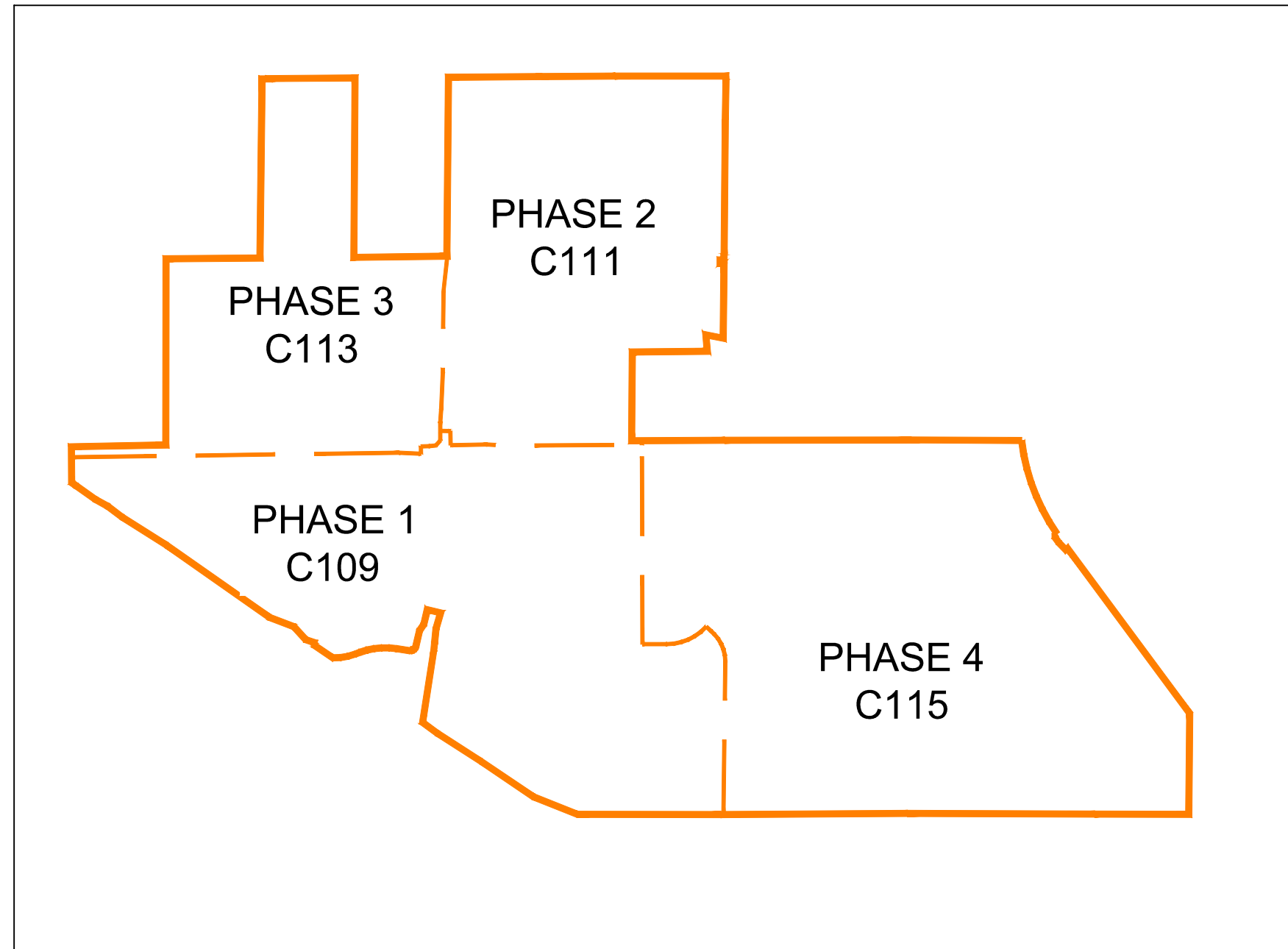


STORMWATER MANAGEMENT NOTES:

1. PROPOSED STORMWATER MANAGEMENT SHALL BE PER THE CURRENT ADOPTED KANSAS CITY METROPOLITAN CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS & DESIGN CRITERIA SECTION 5600 (STORM DRAINAGE SYSTEMS & FACILITIES) AND THE CURRENT ADOPTED MID-AMERICA REGIONAL COUNCIL STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
2. A MACRO STORM DRAINAGE STUDY SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE FIRST LOT OR PHASE OF DEVELOPMENT.
3. A MICRO STORM DRAINAGE STUDY THAT CONFORMS TO THE APPROVED MACRO STORM DRAINAGE STUDY SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT FOR EACH SUBSEQUENT LOT OR PHASE OF DEVELOPMENT.
4. PROPOSED STORMWATER MANAGEMENT SOLUTIONS REQUIRED FOR THE DEVELOPMENT OF EACH LOT OR PHASE SHALL BE SHOWN IN THE MPD FINAL PLAN AND PERMITTING PLANS FOR EACH LOT.
5. PROPOSED STORMWATER MANAGEMENT SOLUTIONS MAY INCLUDE BUT ARE NOT LIMITED TO: IN-STREAM DETENTION BASINS, SURFACE DETENTION BASINS, SUBSURFACE DETENTION SYSTEMS, OR RETENTION PONDS.
6. PROPOSED STORMWATER BEST PRACTICE MANAGEMENT SOLUTIONS MAY INCLUDE BUT ARE NOT LIMITED TO: NATIVE VEGETATION (EXISTING AND PROPOSED), ROCK INFILTRATION TRENCHES (ALONG PARKING LOT EDGES AND/OR IN BOTTOM OF DETENTION BASINS), EXTENDED STORAGE IN RETENTION BASIN, VEGETATED SWALES, AND PERVIOUS PAVEMENT.
7. PROPOSED STORMWATER MANAGEMENT SOLUTIONS MAY BE DESIGNED TO BE LOCAL TO EACH LOT AND/OR REGIONAL WITHIN EACH PHASE AREA.

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARIES
- EXISTING MAJOR CONTOUR 25'
- EXISTING MINOR CONTOUR 5'
- PROPOSED MAJOR CONTOUR 25'
- PROPOSED MINOR CONTOUR 5'
- 100 YR FLOODPLAIN



KEY MAP  
N.T.S.

OVERALL GRADING PLAN  
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: A21-06168  
drawing no.: C\_GRD001\_Q2106168  
date: 09.16.24

SHEET  
C105

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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2	01/08/25	STAFF COMMENT	

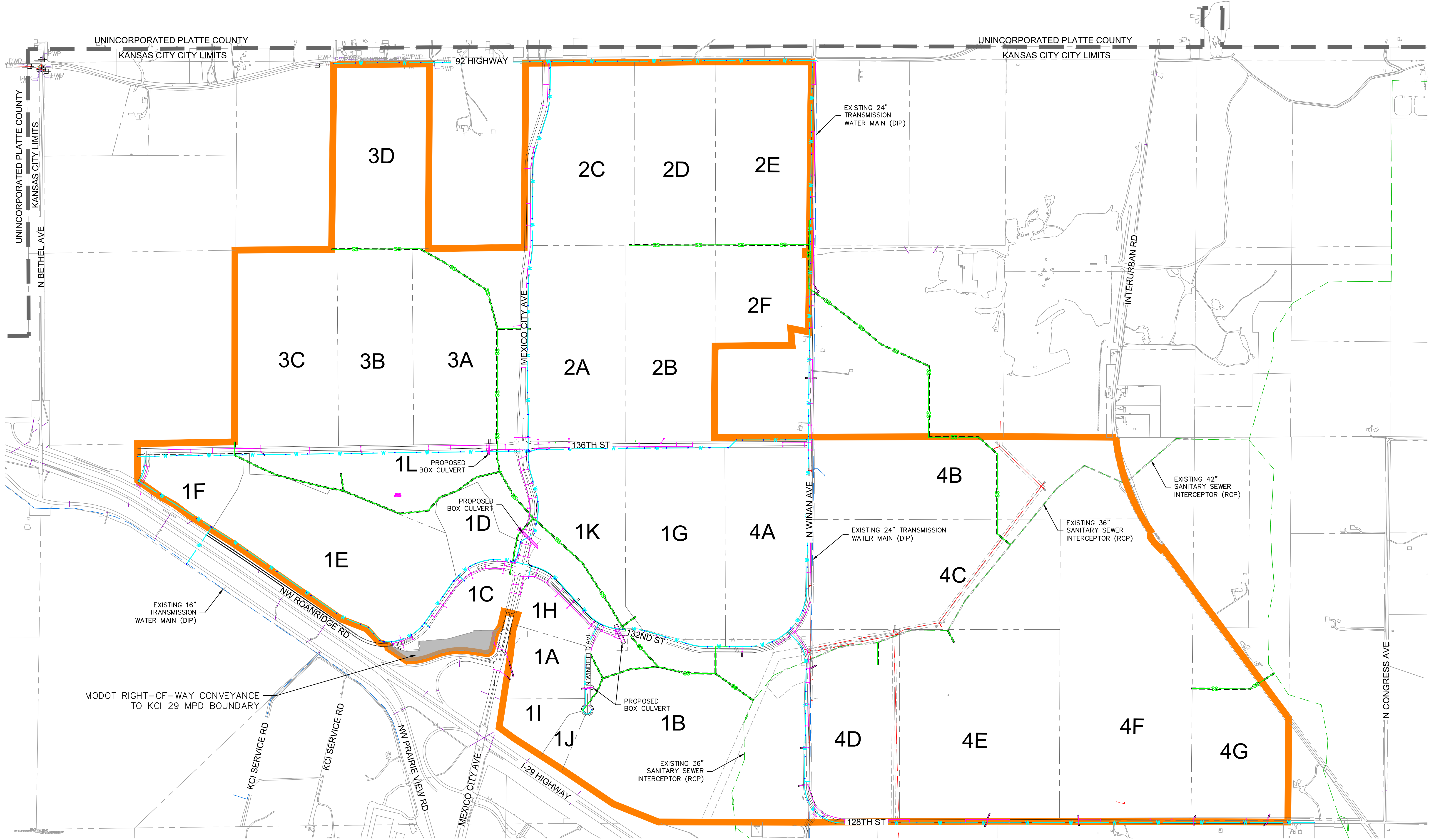
REVISIONS

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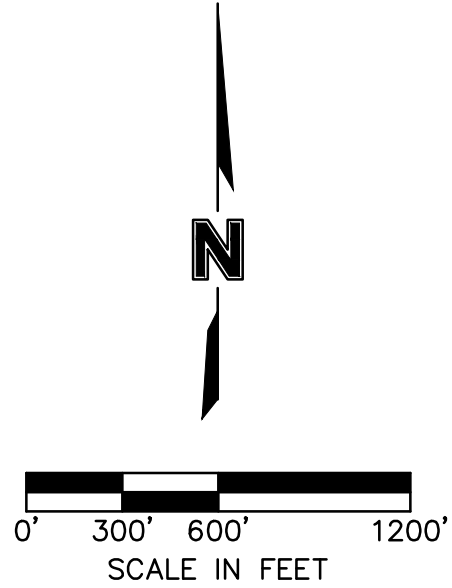
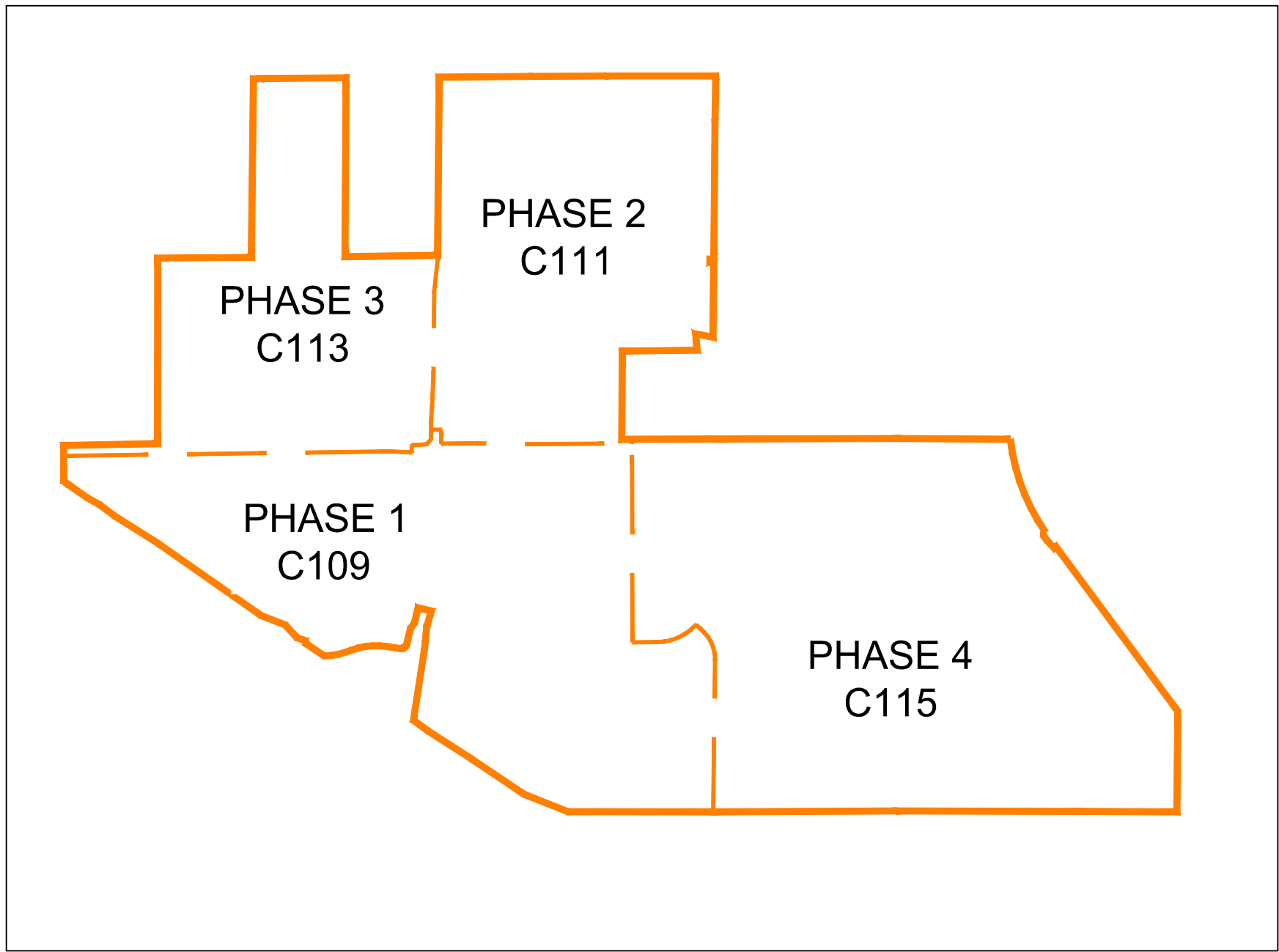
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**UTILITY NOTE:**

WHEREAS, KC WATER REQUIRES LOTS CREATED WITHIN THE CITY LIMITS TO BE SERVED BY KC WATER, THE DEVELOPER IS EXTENDING THE TRANSMISSION MAIN ALONG 136TH/ ST FROM N. MEXICO CITY AVE TO N. WINAN RD., THAT WILL SERVE THE LOTS WITHIN THE PLAT. KC WATER HAS AGREED TO ALLOW THE DEVELOPER TO ENTER INTO A SECURED DEFERRAL AGREEMENT ("AGREEMENT") THAT WILL DEFER THE CONSTRUCTION OF A MAIN ALONG 132ND/ ST FROM N. MEXICO CITY AVE TO N. WINAN RD. UNTIL ANY PORTION OF THE PROPERTY IS PLATTED SOUTH OF 132ND/ ST FROM N. MEXICO CITY AVE TO N. WINAN RD., OR BEFORE AND BUILDING PERMITS ARE ISSUED ON ANY PORTION OF THE PROPERTY SOUTH OF 132ND/ ST FROM N. MEXICO CITY AVE TO N. WINAN RD. OR UNTIL WATER PRESSURE AND FLOW DEMANDS FROM A USER THAT REQUIRES 1 MILLION GALLONS PER DAY OR MORE FOR THE PROPERTY REQUIRE THIS SEGMENT TO BE INSTALLED WHICHEVER OCCURS FIRST ("TRIGGERING EVENT").

- LEGEND**
- PROPERTY BOUNDARY
  - LOT BOUNDARIES
  - EXISTING SANITARY SEWER
  - EXISTING WATER LINE
  - EXISTING STORM SEWER
  - EXISTING OVERHEAD POWER LINE
  - PROPOSED SANITARY SEWER (8" to 24")
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE (12" to 16")
  - PROPOSED FIRE HYDRANT (EVERY 300')



OVERALL UTILITY PLAN  
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

drawn by: JH  
checked by: JH  
approved by: JH  
QA/QC by: JH  
project no.: A21-06168  
drawing no.: C\_UTL01\_02106168  
date: 09.16.24

SHEET  
C106

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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2	01/08/25	STAFF COMMENT	

REVISIONS

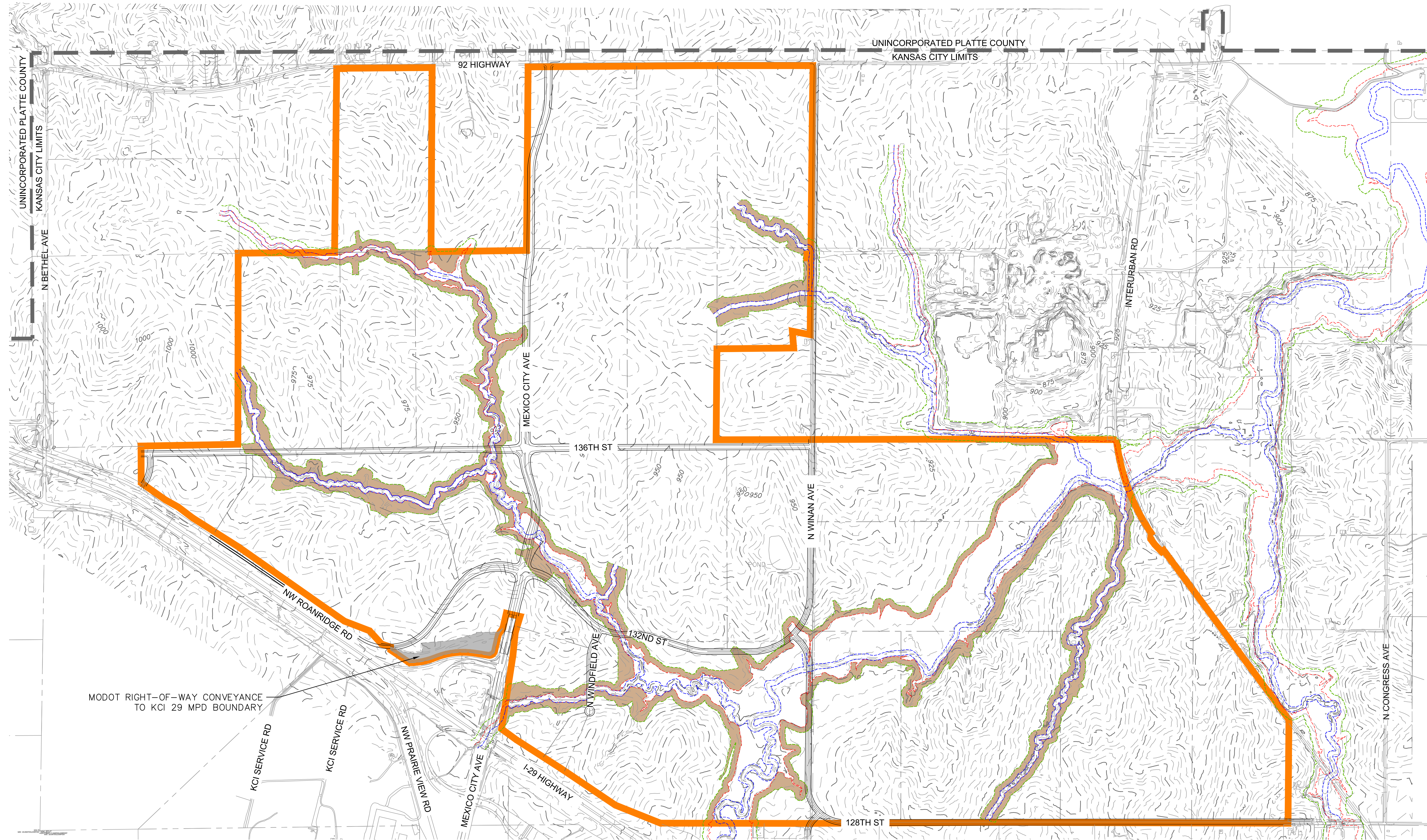
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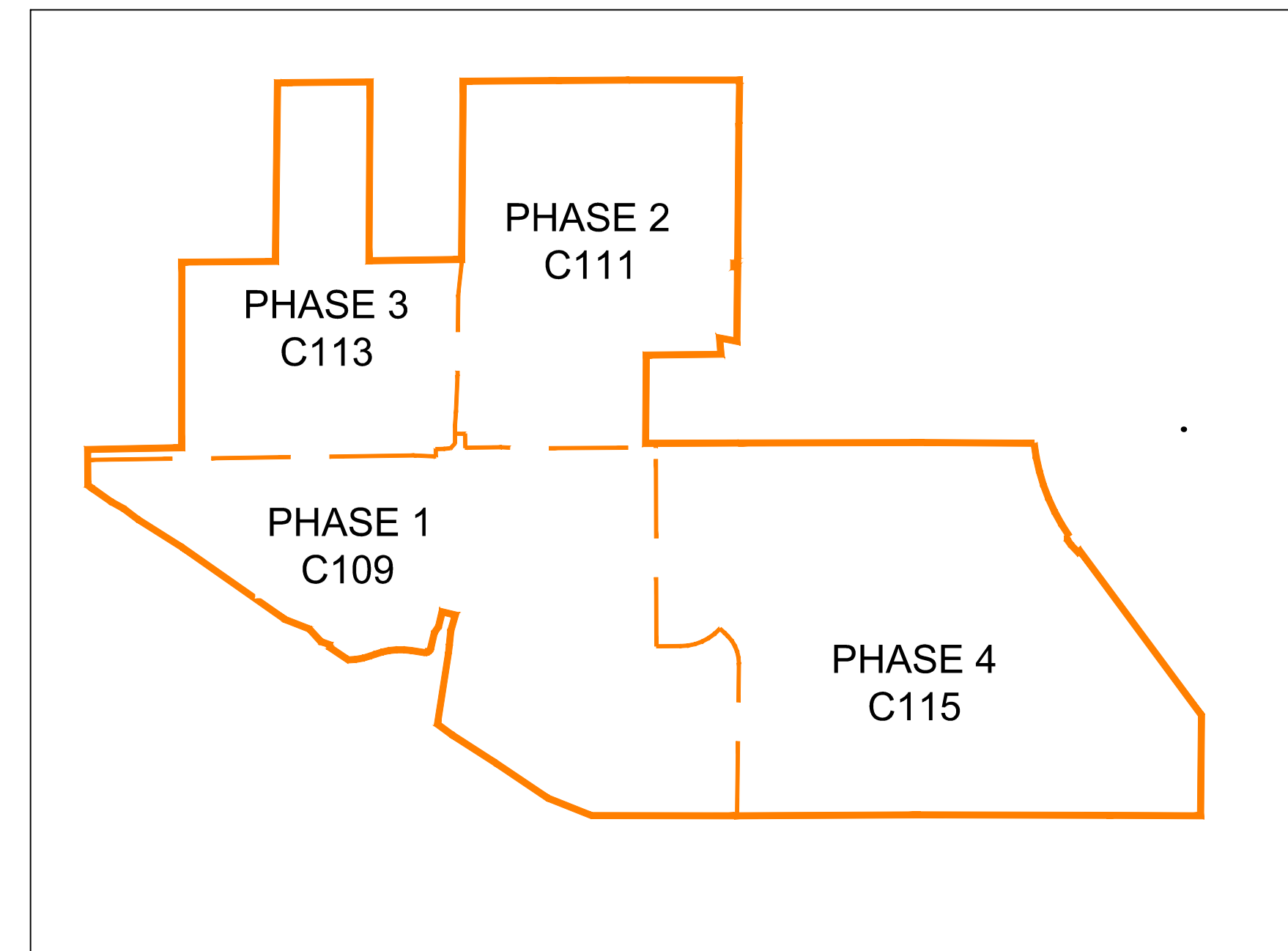


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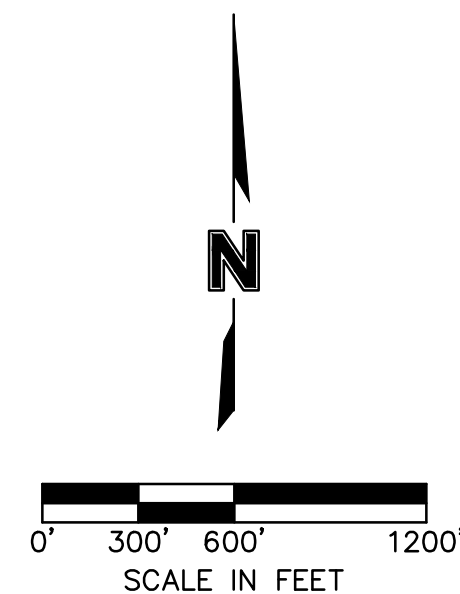
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|---|-------------------------------|
|  | PROPERTY BOUNDARY             |
|  | LOT BOUNDARIES                |
|  | EXISTING MAJOR CONTOUR 25'    |
|  | EXISTING MINOR CONTOUR 5'     |
|  | STREAM BUFFER OUTER ZONE      |
|  | STREAM BUFFER MIDDLE ZONE     |
|  | STREAM BUFFER STREAMSIDE ZONE |
|  | STREAM BUFFER OUTER ZONE      |

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



KEY MAP  
N.T.S.

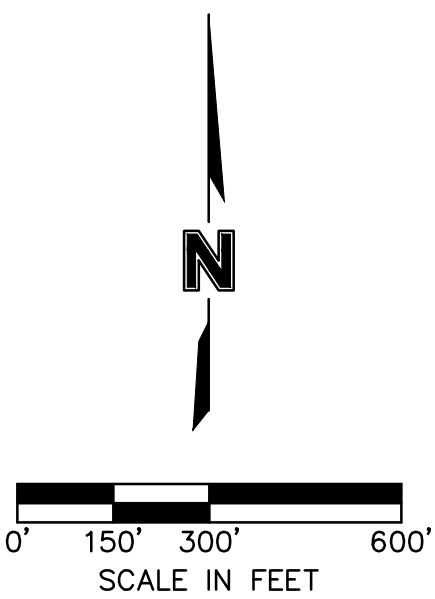
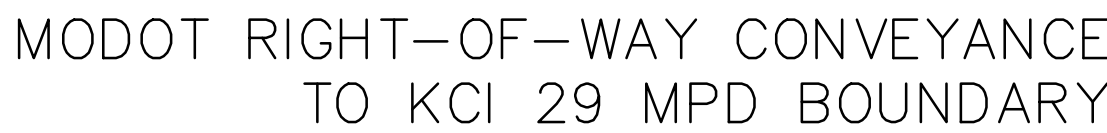


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	KCI 29 LOGISTICS PARK			1	11/05/24	DRC (WATER SERVICES) COMMENTS	
				2	01/08/25	STAFF COMMENT	
KANSAS CITY, MO			2024				REVISIONS
SHEET C107							

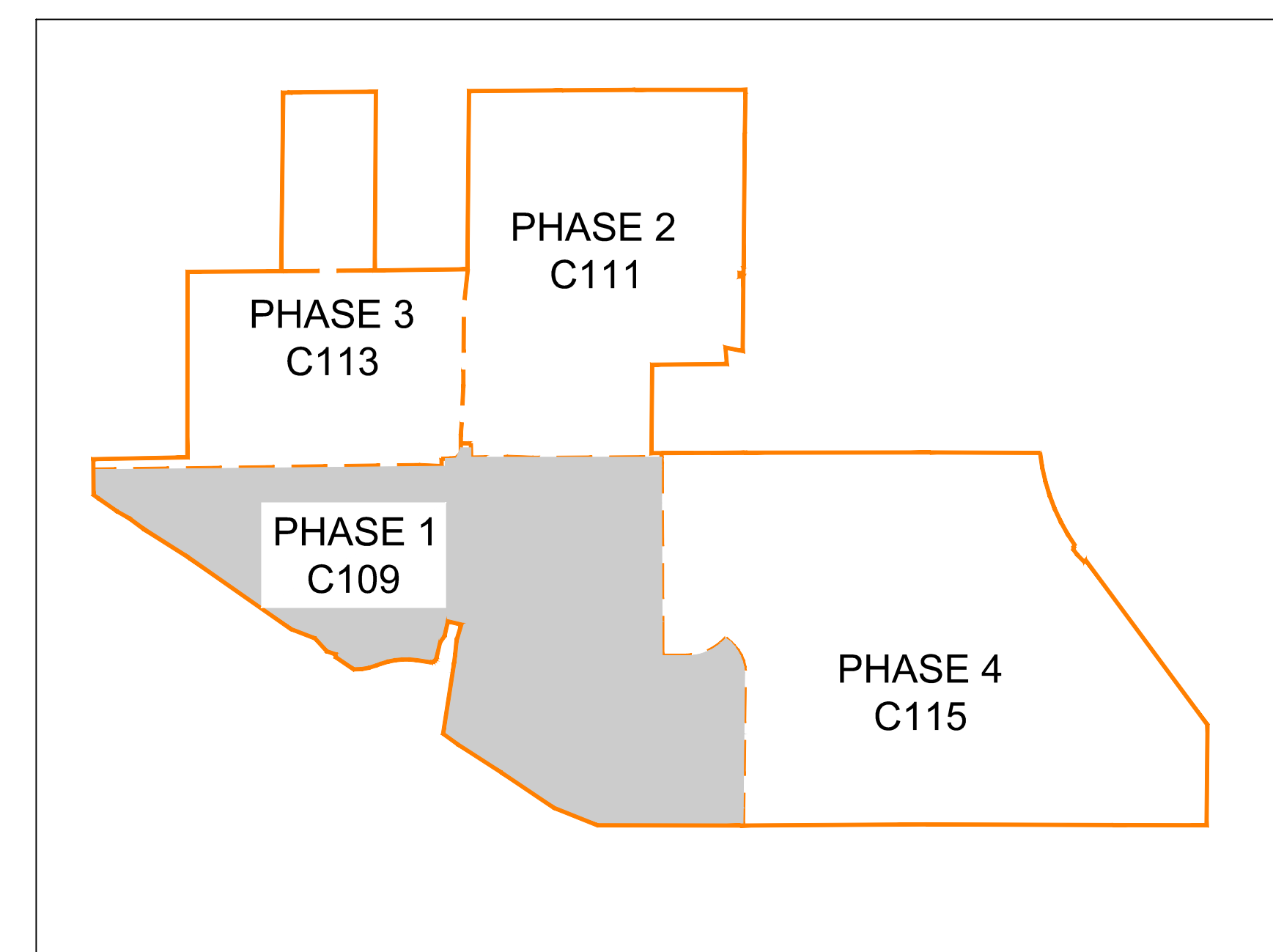
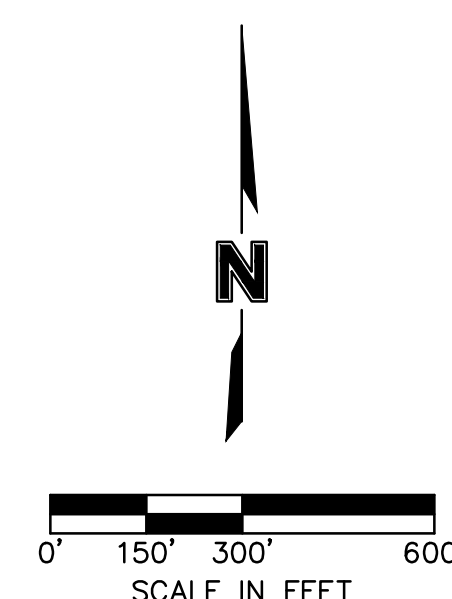
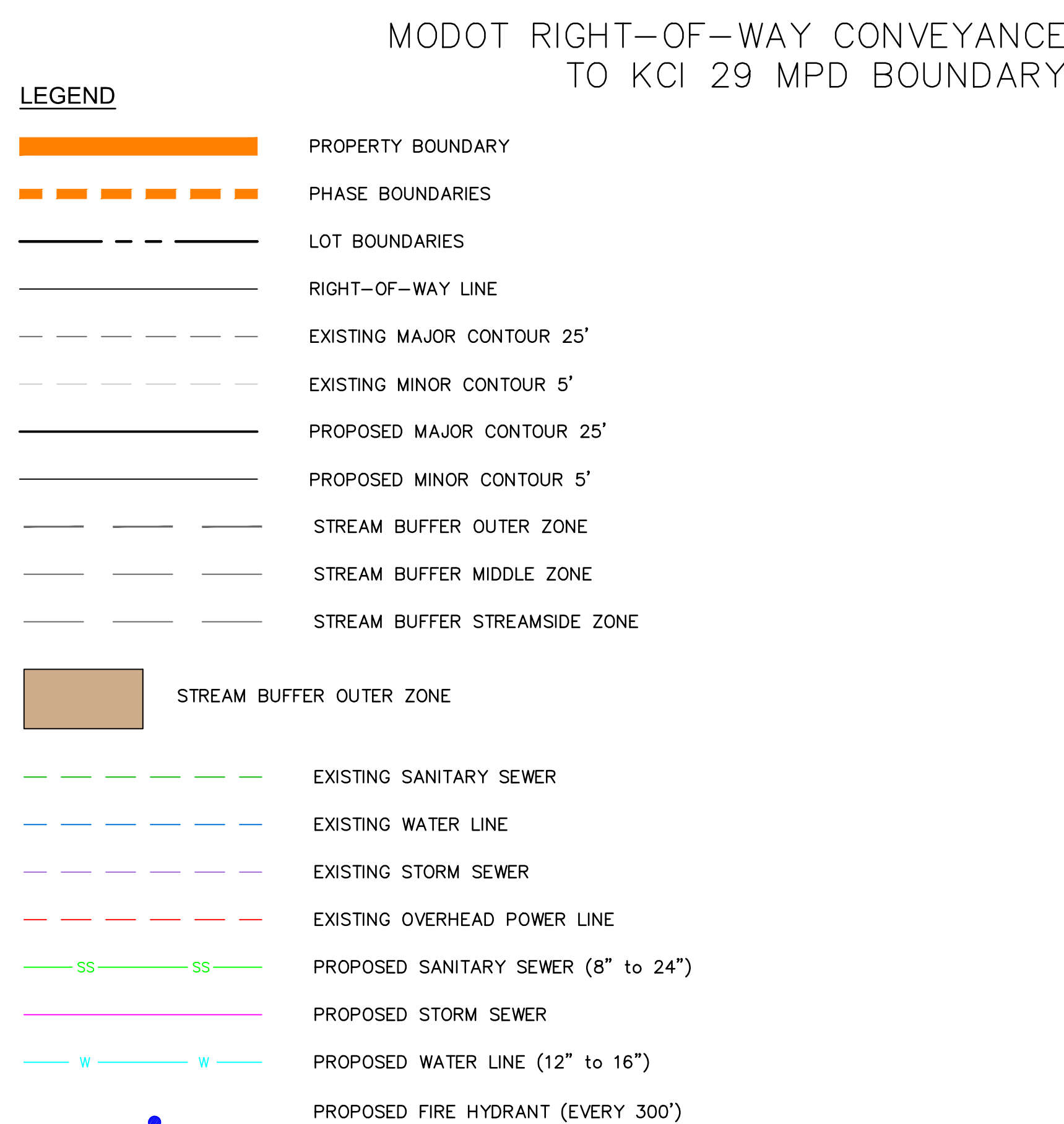
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KEY MAP  
N.T.S.







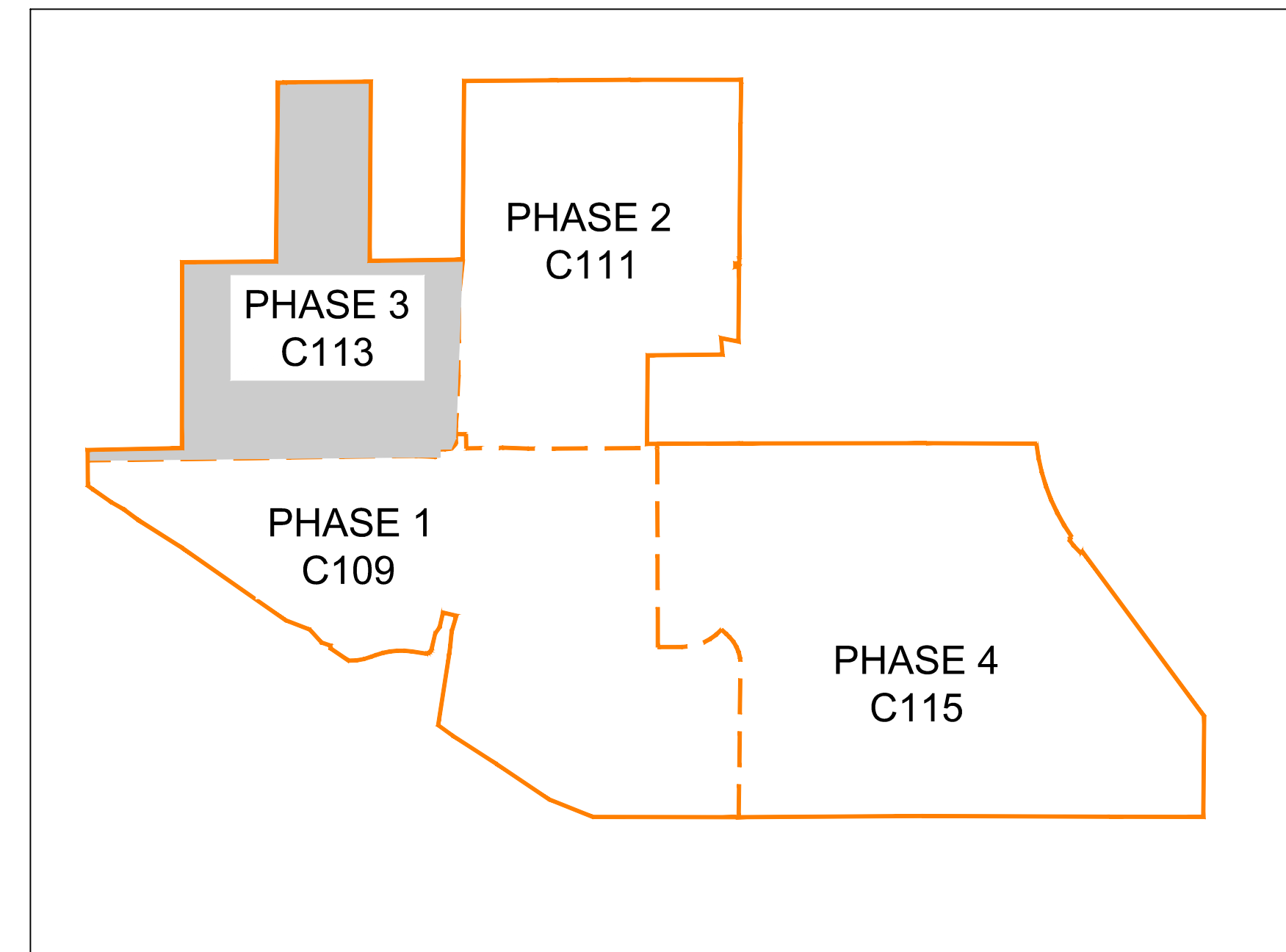
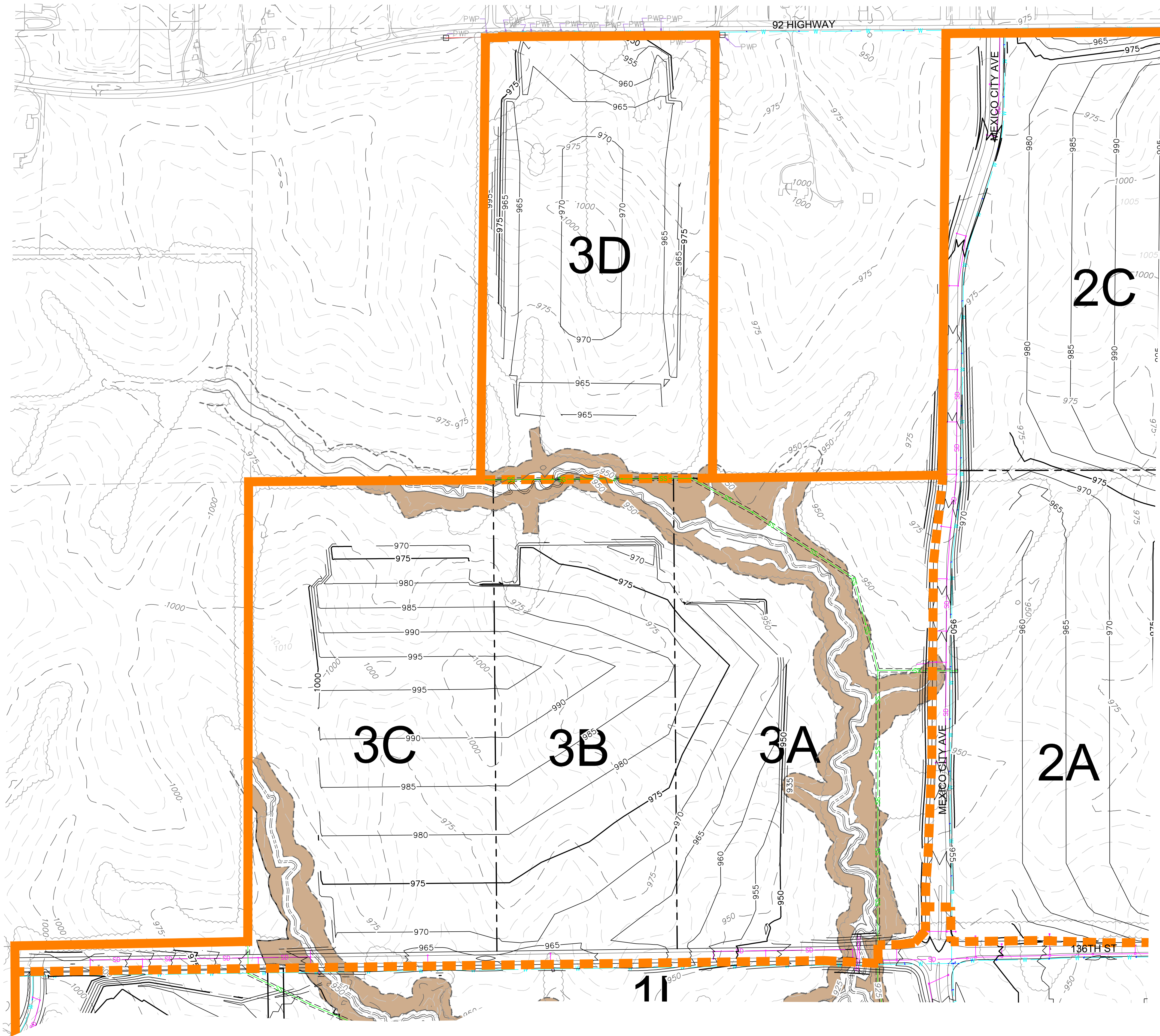
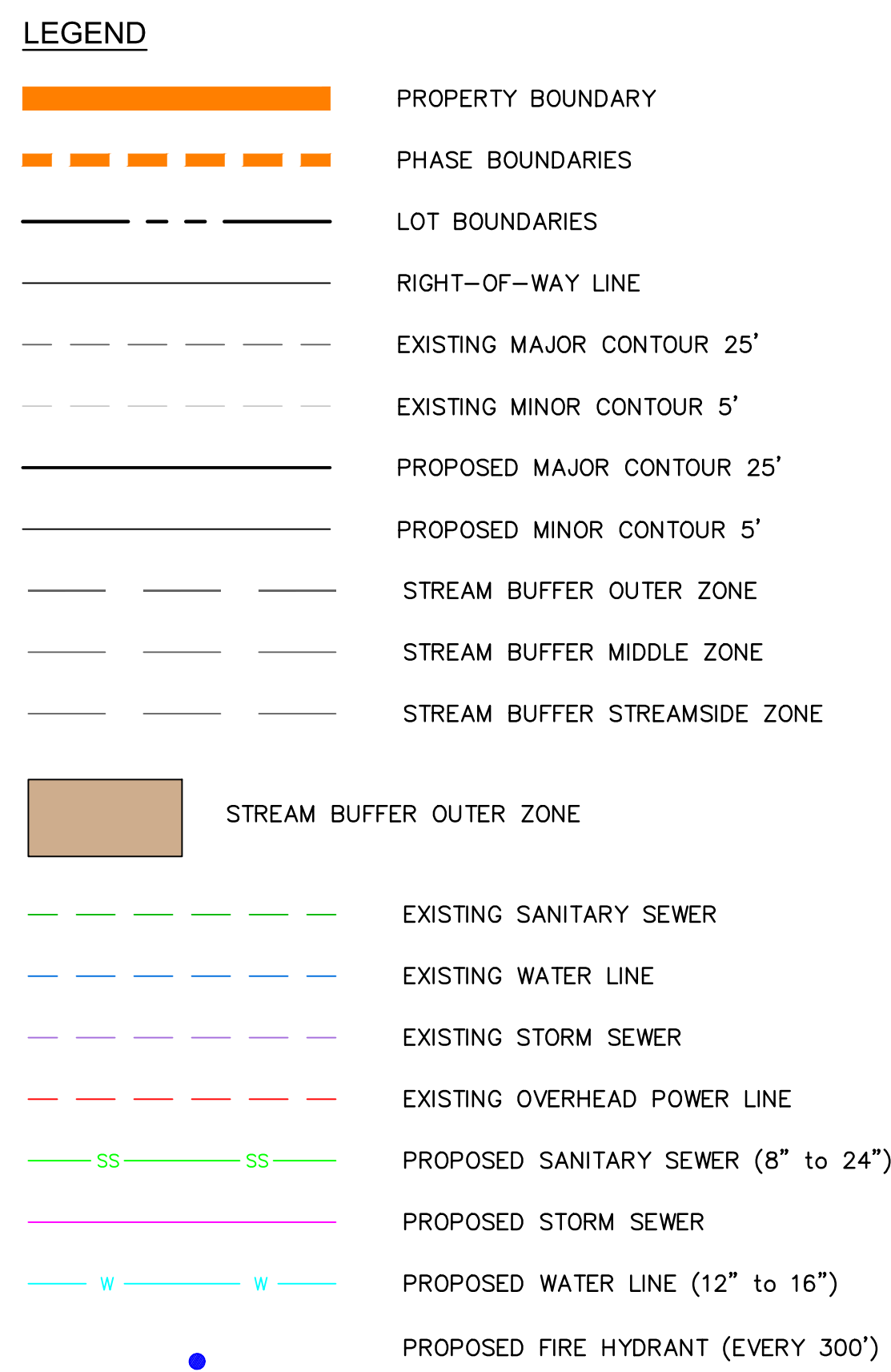




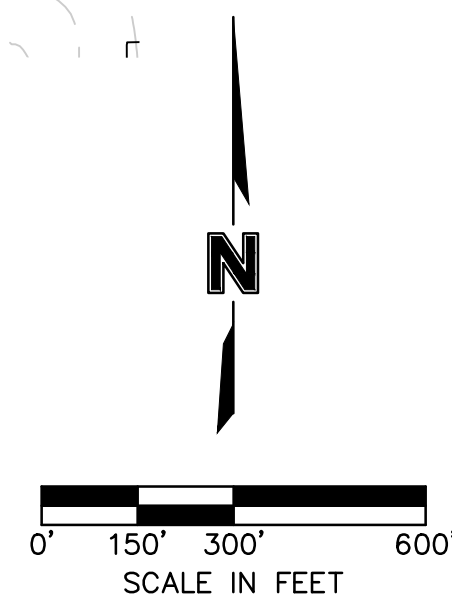




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KEY MAP  
N.T.S.

[illegible]

SHEET  
C113

GF	
	KANSAS CITY, MO

# GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 3 MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

2024

REVISIONS

BY	

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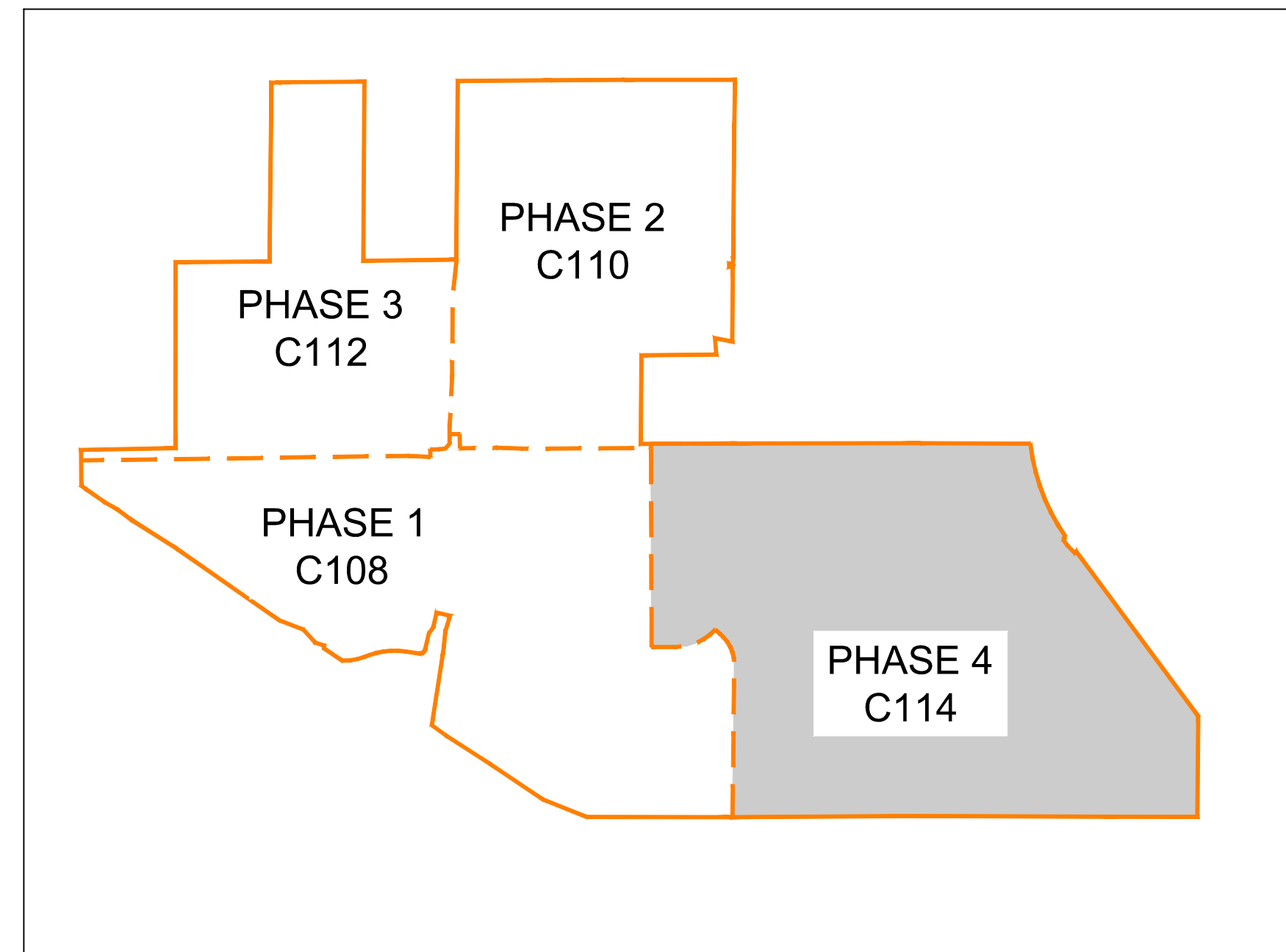




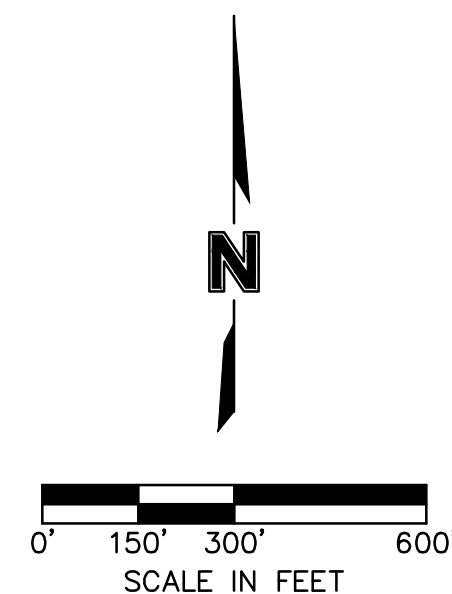
DEVELOPMENT DATA					
PHASE	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
4	753.78	15.94	737.84	6,000,000	0.19

DEVELOPMENT AREAS ACREAGE (PHASE 4)	
LOT #	LOT AREA (ACRES)
4A	68.90
4B	111.87
4C	119.53
4D	73.76
4E	131.35
4F	163.88
4G	68.96
TOTAL	738.25

- LEGEND**
- |   |                                   |
|---|-----------------------------------|
|  | PROPERTY BOUNDARY                 |
|  | PHASE BOUNDARIES                  |
|  | LOT BOUNDARIES                    |
|  | RIGHT-OF-WAY LINE                 |
|  | 20' BUILDING SET BACK FROM R.O.W. |

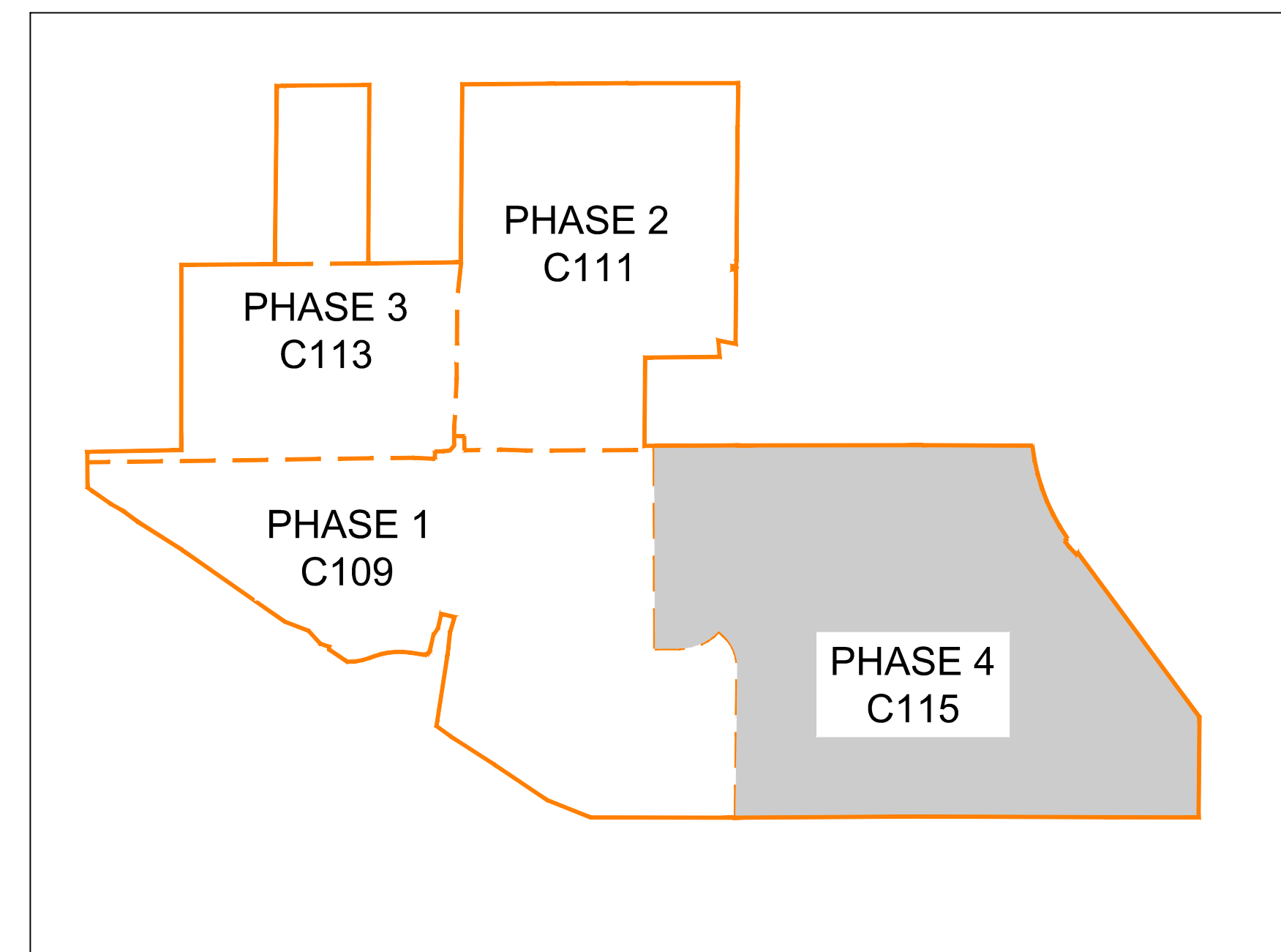
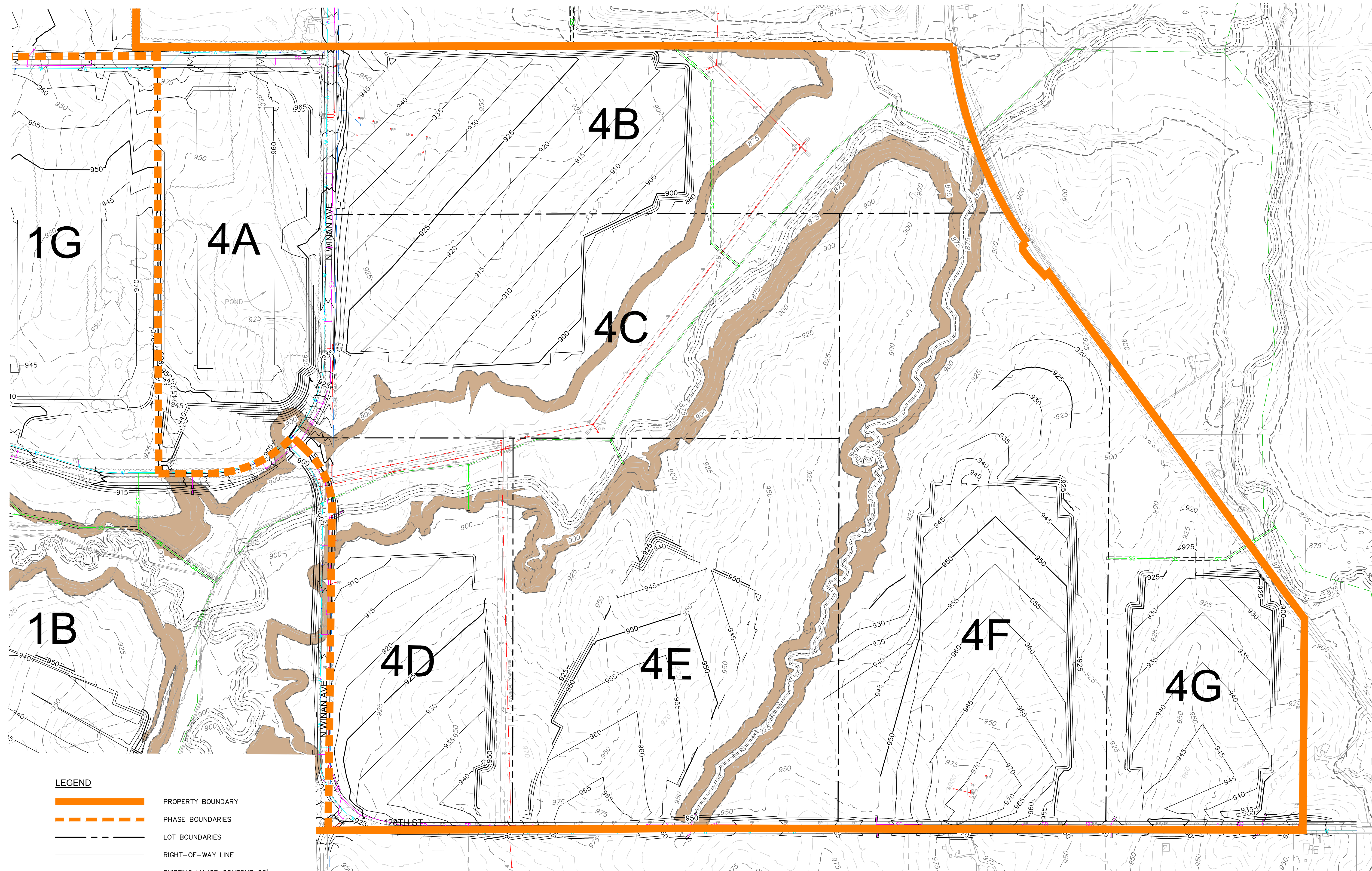


KEY MAP  
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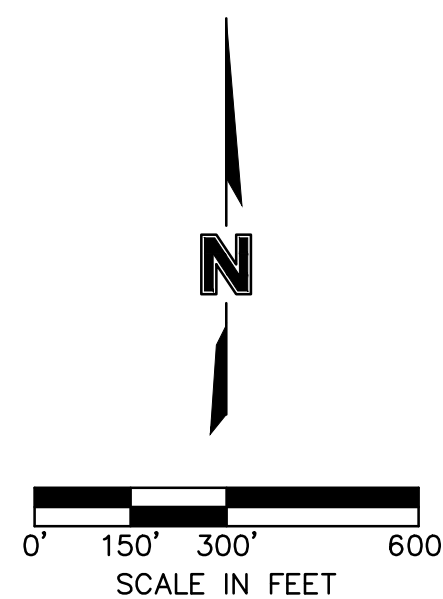




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DATE: Jan 08, 2025 2:55pm



KEY MAP  
N.T.S.



drawn by: _____ checked by: _____ approved by: _____ GAOIC by: _____ project no.: A21-08168 drawing no.: C-GRD02_Q2-006168 date: 09.16.24	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 4 MAJOR AMENDMENT TO APPROVED MPD PLAN			REV. NO.	DATE	REVISIONS DESCRIPTION	BY
	KCI 29 LOGISTICS PARK			1	11/06/24	DRC (WATER SERVICES) COMMENTS	
				2	01/08/25	STAFF COMMENT	
KANSAS CITY, MO			2024	REVISIONS			

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