



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 8, 2024

Project Name
Opus Congress Industrial

Docket # 7

Request
CD-CPC-2024-00038
Development Plan (Non-Residential)

Applicant
Dan Finn
Phelps Engineering

Owner
America's Auto Auction Kansas City Inc

| | |
|------------------|----------------------|
| Location | 10951 N Congress Ave |
| Area | About 60 Acres |
| Zoning | M2-3 |
| Council District | 1 st |
| County | Platte |
| School District | Park Hill |

Surrounding Land Uses
North: commercial/industrial uses, zoned M2-3
South: industrial uses, zoned M2-3
East: undeveloped, agricultural uses, zoned AG-R
West: industrial uses, zoned M2-3

KC Spirit Playbook Alignment
LRP determination: Likely

Land Use Plan
The KCIA Area Plan recommends Future Commercial/Industrial and Open Space/Buffer for this location.

Major Street Plan
N Congress Avenue is identified on the City's Major Street Plan as a Thoroughfare.

APPROVAL PROCESS

Staff Review

City Plan Commission

City Council

PROJECT TIMELINE

The application for the subject request was filed on 3/17/2024. No scheduling deviations from 2024 Cycle 5.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 4/29/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently two parcels and undeveloped. There are regulated stream corridors crossing both lots and the land appears to have been used for agriculture.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan, which also serves as a preliminary plat, for an industrial development in District M2-3 on about 60 acres generally located at 10951 N Congress Avenue.

CONTROLLING + RELATED CASES

13537-GP – Ordinance 060820 – Rezoning about 91 acres generally located at the northeast quadrant of NW 108th Street and N Congress Avenue, from District GP-7 (Agricultural and Low Density Residential Uses) to District GP-1 (General Industry) and the approval of a development plan for 38 industrial lots and two tracts.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with Conditions

PLAN REVIEW

The proposed development plan consists of three speculative buildings and the creation of four lots and one tract. The proposed industrial warehouse buildings are one-story and vary in size from 120,000 to 458,000 square feet with loading docks facing towards the interior of the site. There is proposed outdoor storage on Lot 4 that will be secured with fencing and a gate.

There are two vehicular access points off NW 108th Street and one off of NW 109th Street allowing circulation for trucks and smaller vehicles. Lot 1 will contain 325 vehicular parking spaces, Lot 2 will contain 162 vehicular parking spaces, and Lot 3 will contain 110 vehicular parking spaces. The total number of trailer parking spaces is not provided on the plans. The City's Major Street Plan shows NW 112th Street crossing the northeastern corner of the subject site in the future and the plans show the area to be dedicated for the future right of way construction by the City.

Berms, in addition to landscaping, will be provided to screen the parking areas adjacent to NW 108th Street. The median in the center of the site will be planted with native seed mix. Proposed species include Red Maple, River Birch, Swamp White Oak, Arborvitae, Sumac, Ninebark, Spirea, and Switch Grass.

Building elevations for building A on Lot 1 and building B on Lot 2 were provided in the plan set. Proposed materials include primarily concrete panels and metal panel panels with additional windows and transparency on the front corners of the building where the office space will likely be.

PLAN ANALYSIS

Industrial Lot and Building (88-140), Use- Specific (88-300), and Development Standards (88-400)

| Standards | Applicability | Meets | More Information |
|---|---------------|-------|-----------------------|
| Lot and Building Standards (88-140) | Yes | Yes | |
| Accessory or Use- Specific Standards (88-305 – 385) | No | N/A | |
| Boulevard and Parkway Standards (88-323) | No | N/A | |
| Parkland Dedication (88-408) | No | N/A | |
| Parking and Loading Standards (88-420) | Yes | Yes | |
| Tree Preservation and Protection (88-424) | Yes | Yes | Subject to conditions |
| Landscape and Screening Standards (88-425) | Yes | Yes | Subject to conditions |
| Outdoor Lighting Standards (88-430) | Yes | Yes | Subject to conditions |
| Sign Standards (88-445) | Yes | Yes | Subject to conditions |
| Pedestrian Standards (88-450) | Yes | Yes | |

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

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

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

The proposed plans comply with applicable standards of the Zoning and Development Code.

Based on the Long Range Planning review, this development achieves two of the "Goal Supporting Criteria", including "Lead to equitable and sustainable growth or revitalization" and "Promote high quality-design". More specifically, this development contributes to development patterns that are fiscally responsible, prioritizes contiguous development, and complies with the Global Development Guidelines.

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

The subject site is zoned M2-3, which allows for industrial uses, as well as outdoor storage. The surrounding properties are generally zoned M2 and have similar industrial uses.

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

Vehicular access to the site is adequate for the personal vehicles and trucks that are anticipated to circulate the site. In addition to the curb cuts off of NW 108th Street, there is a third access from the existing NW 109th Street stub.

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

There are sidewalks provided from the auto parking areas on the south sides of building B and building C and the north and east sides of building A for employees to get to the building from their vehicles. The applicant is providing a total of 16 bicycle parking spaces, whereas 59 short-term spaces are required based on the number of vehicular parking spaces provided and 61 long-term spaces are required based on the projected employee count. There is a condition of approval that the applicant apply for an alternative compliance bicycle parking plan to allow for the proposed reduction.

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

The site is mostly served by adequate public utilities. The developer is responsible for any main extensions needed to serve the development. There are a few outstanding corrections from Water Services related to labels on the plans for stormwater and stream buffer. One condition of approval is that these revisions are made prior to request for ordinance.

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

The location and orientation of buildings is appropriate for the site. All truck trailer loading faces internally towards the site and is not expected to be visible from NW 108th Street. Proposed building materials are typical for this type of large industrial building, primarily concrete panel with some metal panel at the employee entrance areas. This building design is consistent with surrounding industrial development.

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

Three-foot berms will be constructed, in addition to landscaping, to better screen the parking area adjacent to NW 108th Street. All vehicular use areas are screened from the public right of way in accordance with the Code.

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

Lot 1 will contain 325 parking spaces, which is an excess of approximately 89 spaces. Lot 2 will contain 162 parking spaces, which is an excess of 72 spaces. Lot 3 will contain 110 parking spaces, which is an excess of 46 spaces based on the projected number of employees that can occupy the building.

Because the buildings are speculative without a tenant identified, it is difficult to calculate exactly how much parking will be necessary.

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

There was a tree preservation plan submitted with this application. The calculations indicate no mitigation is required. The developer is required to establish a preservation easement around the areas of tree canopy identified to be preserved.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents – Parking Memo

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Planner



Plan Conditions

KANSAS CITY

Planning & Dev



Report Date: May 01, 2024

Case Number: CD-CPC-2024-00038

Project: Opus Congress Industrial

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. The developer shall receive approval of an alternative compliance bicycle parking plan prior to building permit.
4. The developer shall secure approval of a project plan for the areas labeled "Future Phases" of the project from the City Plan Commission prior to building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. The developer shall be responsible for tree preservation in an easement or platted tract in accordance with 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. Revise plans to address all outstanding corrections from Water Services prior to request for ordinance.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

11. That prior to any Certificate of Occupancy is issued for each phase, a Final Plat must be approved by the City and recorded with the County Recorder of Deeds.
12. That prior to the first certificate of occupancy issued a sign must be placed at the terminus of NW 109th Street stating "End City Maintenance".

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
14. That the north half of NW 108th Street shall be improved to Collector Street standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
18. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
19. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
20. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
22. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

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

24. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
25. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
26. All required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4). Shall provide fire lane signage on fire access drives.
27. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
28. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

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

29. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

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

30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
31. No water service tap permits will be issued until the public water main is released for taps.
32. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892
35. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
36. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

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

37. Water Main Extension plans shall be submitted to KC Water by a Missouri PE for review, approval, and contracts for extensions of the transmission main, distribution main, and public fire hydrants per the approved utility plan prior to issuance of building permits. The WME plans shall follow all KC Water Rules and Regulations for water main extensions. KC Water has agreed to allow an approximately 1500' long portion of the 24" transmission main extension along the east side of the property along the future 112th Street extension and north of 108th Street to the north property line to be completed as part of a secured deferral agreement. The secured deferral agreement and associated 30' wide water easement shall be in place and executed prior to building permit issuance. The extension of the 8" public water main and approximately 1100' of 24" transmission main along NW 108th Street as shown in the development plans shall be designed and under contract (permitted) with KC Water prior to building permit issuance.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

38. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
39. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
40. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
41. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
42. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
43. The developer shall provide private storm drainage easements for any private storm sewer mains prior to the issuance of any building permits.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

44. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development, prior to recording the plat or issuance of a building permit whichever occurs first.
45. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
46. The developer must grant BMP Easements to the City, prior to recording the plat or issuance of any building permits.
47. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
48. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
49. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
50. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
51. Internal utilities shall be private mains located within private easements and covered by Covenants to Maintain Private Utilities acceptable to KC Water.

SITE DEVELOPMENT PLANS

FOR OPUS CONGRESS INDUSTRIAL

ADDRESS: 10951 N. CONGRESS AVENUE
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

UTILITY COMPANIES:

SPIRE ENERGY (816) 472-3434

BEVERLY PASSANTINO
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.passantino@spireenergy.com

EVERGY (816) 420-4721

MELISSA FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO. 64118
E-MAIL: Melissa.Feltes@kcpo.com

AT&T (816) 734-8700

JILL SCHROEDER
9556 N. MCGEE COURT
KANSAS CITY, MO 64155
EMAIL: jb0311@att.com

CITY OF KANSAS CITY (816) 513-2627

PUBLIC WORKS DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO. 64106

CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313

CARLA HASKINS (WATER) (816) 513-2133

EMAIL: carla.haskins@kcmo.org

AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552

EMAIL: amy.bunnell@kcmo.org

4800 E. 63RD STREET

KANSAS CITY, MO. 64130

TIME WARNER CABLE (816) 358-8833

15 NW BARRY ROAD

KANSAS CITY, MO. 64155

LEGAL DESCRIPTION:

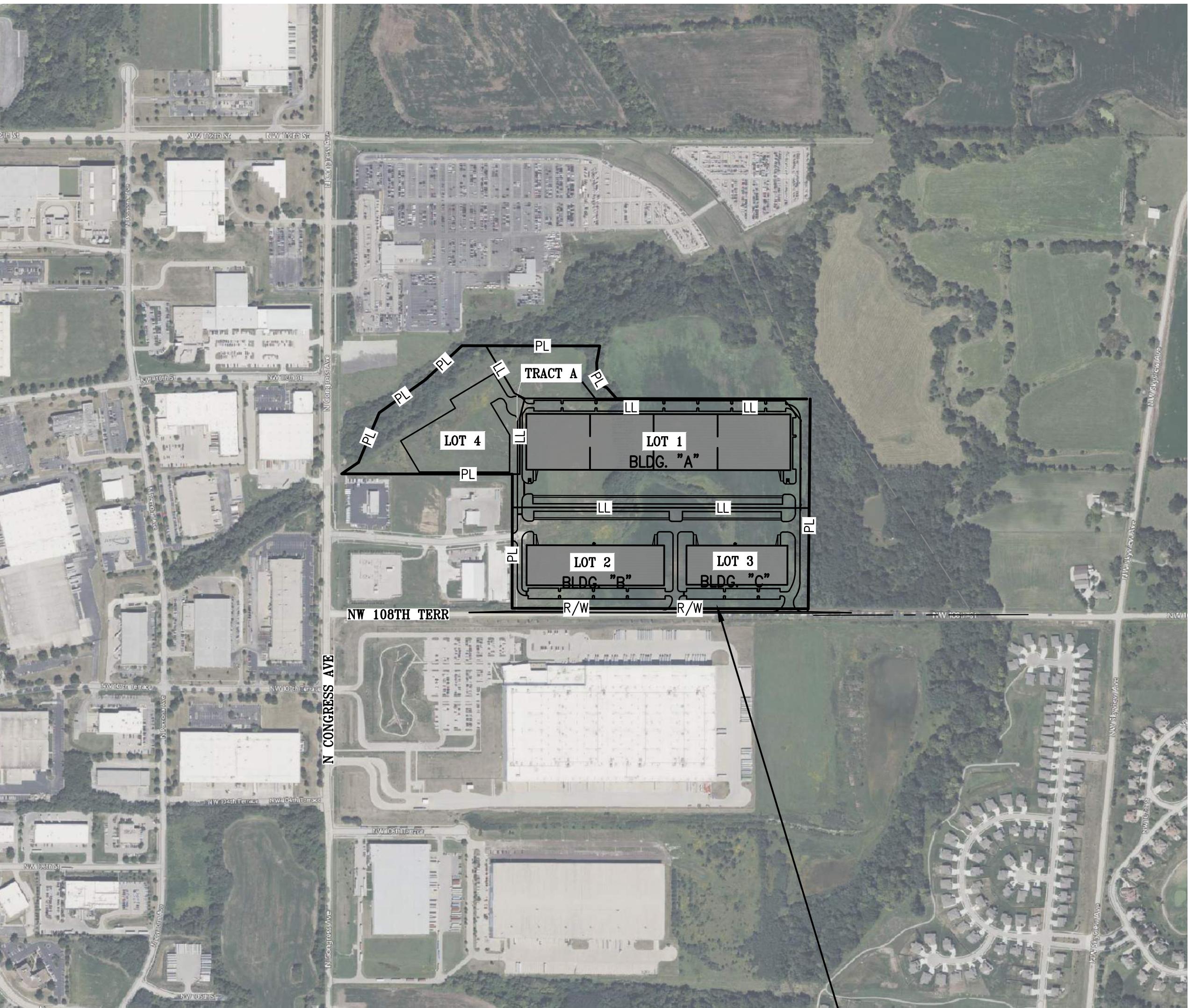
THIS DESCRIPTION WAS PREPARED BY SCOTT G. CHRISMAN, RLS #2594 ON SEPTEMBER 27, 2023, FOR PROJECT NO. 230245. ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 01°25'33"E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 782.69 FEET; THENCE S 89°54'40"E, ALONG THE NORTH PLAT LINE OF CONGRESS BUSINESS PARK, THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ITS WESTERLY EXTENSION, A DISTANCE OF 61.21 FEET, TO THE POINT OF BEGINNING; THENCE N 55°40'23"E, A DISTANCE OF 113.50 FEET; THENCE N 22°39'19"E, A DISTANCE OF 298.95 FEET; THENCE N 54°21'27"E, A DISTANCE OF 317.12 FEET; THENCE N 47°06'12"E, A DISTANCE OF 277.72 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTH PLAT LINE OF KCI AUTO AUCTION, PLAT 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE S 89°54'49"E, ALONG THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTH PLAT LINE OF KCI AUTO AUCTION, PLAT 3, A DISTANCE OF 767.06 FEET; THENCE S 10°06'24"W, A DISTANCE OF 96.32 FEET; THENCE S 153°36"E, A DISTANCE OF 92.98 FEET; THENCE S 19°53'36"E, A DISTANCE OF 29.17 FEET; THENCE S 67°53'36"E, A DISTANCE OF 46.62 FEET; THENCE S 41°53'36"E, A DISTANCE OF 81.56 FEET; THENCE S 89°53'36"E, A DISTANCE OF 1078.93 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S 03°23'1"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1204.74 FEET, TO THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 89°53'36"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1649.18 FEET TO THE SOUTHEAST PLAT CORNER OF CONGRESS BUSINESS PARK, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N 00°52'0"E, ALONG THE EAST PLAT LINE OF SAID CONGRESS BUSINESS PARK, A DISTANCE OF 783.00 FEET, TO THE NORTHEAST PLAT CORNER OF SAID CONGRESS BUSINESS PARK; THENCE N 89°54'40"W, ALONG THE NORTH PLAT LINE OF SAID CONGRESS BUSINESS PARK AND THE NORTH PLAT LINE OF SAID CONGRESS BUSINESS PARK, THIRD PLAT, A DISTANCE OF 950.43 FEET TO THE POINT OF BEGINNING, CONTAINING 59.7243 ACRES, MORE OR LESS.



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.
Call before you dig.



PROJECT LOCATION

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, PLATTE COUNTY, MISSOURI, MAP NO. 29095C0041G, AND DATED JANUARY 20, 2017.

- BENCHMARK:** VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
- SET "+" CUT IN SOUTHEAST CORNER OF CURB INLET SOUTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION = 996.85
 - SET "+" CUT IN SOUTHWEST CORNER OF ELECTRIC VAULT AT THE NORTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION = 1002.32

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PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpseengineering.com



COVER SHEET

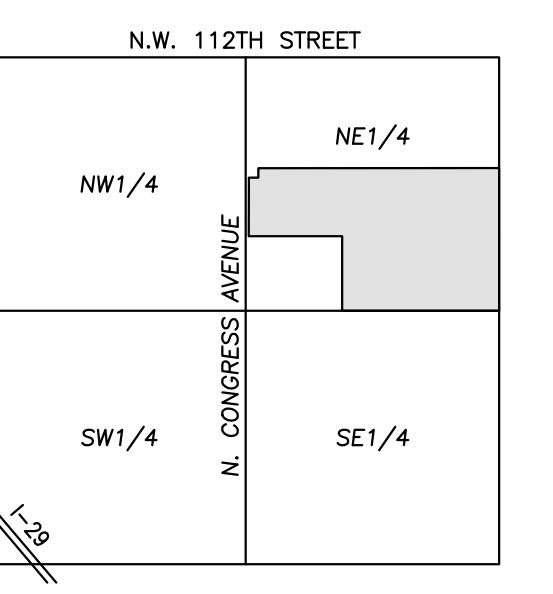
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSN, P.E.

DEVELOPER:

OPUS DEVELOPMENT COMPANY LLC
2020 BALTIMORE AVE., STE 120
KANSAS CITY, MO 64108
ATT: YIANNI VRENTAS

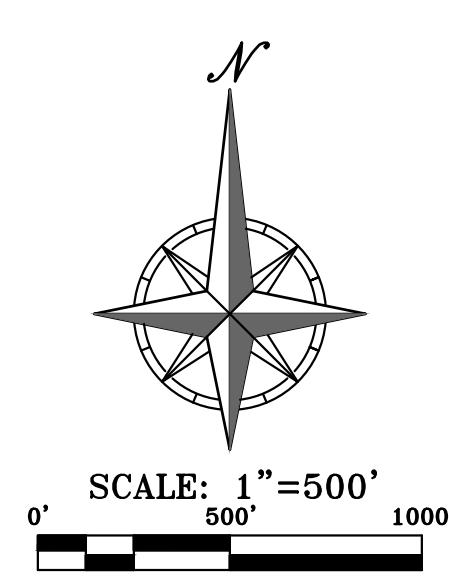


VICINITY MAP
SEC. 25-52-34



N

SCALE:
1"=2000'

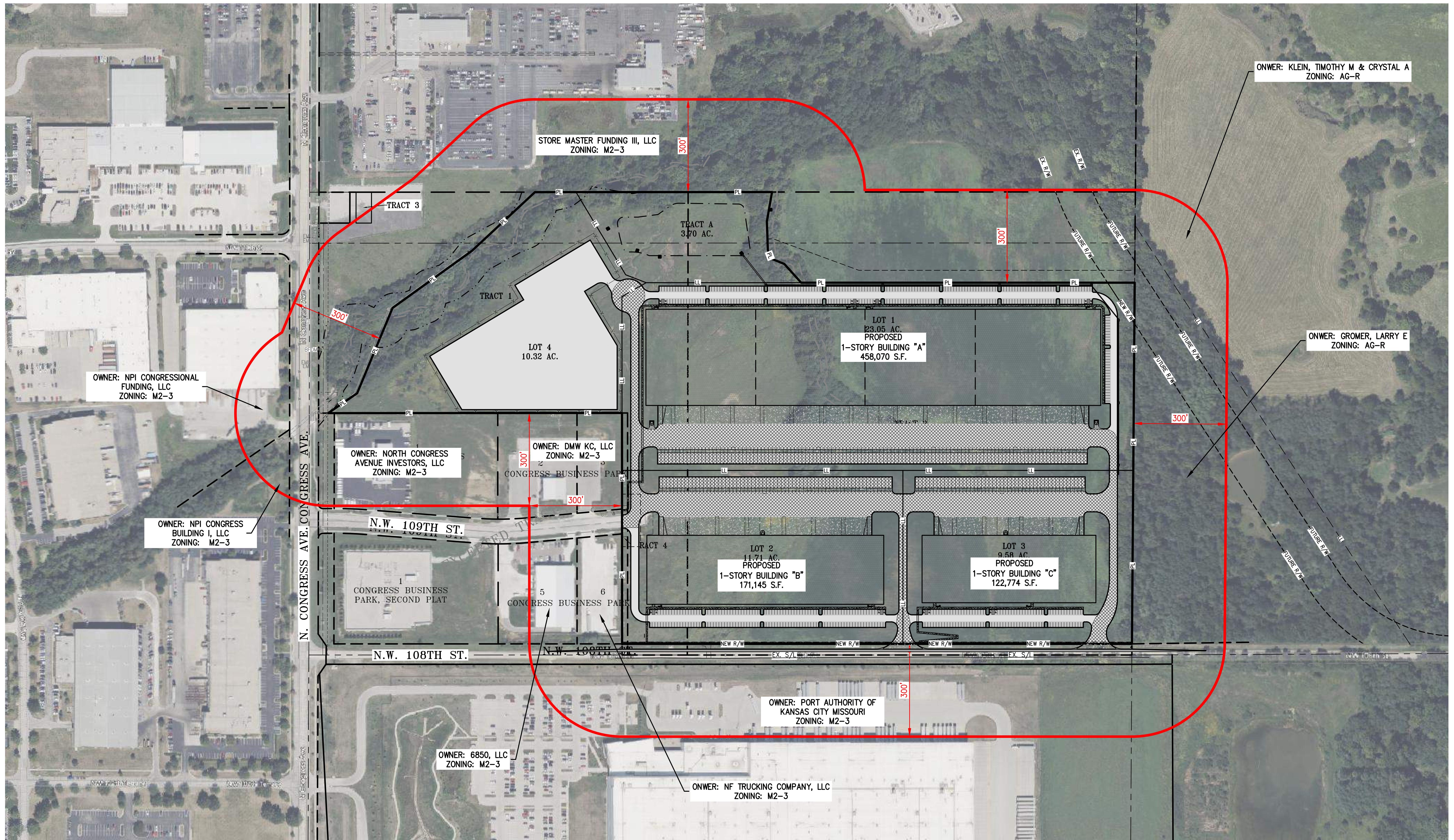


SCALE: 1"=500'
0' 1000'

| PROJECT NO. | No. | Date | Revised: | Comments | By |
|-------------|-----|------------|----------------------------|----------|------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | DBB DAF | App. |

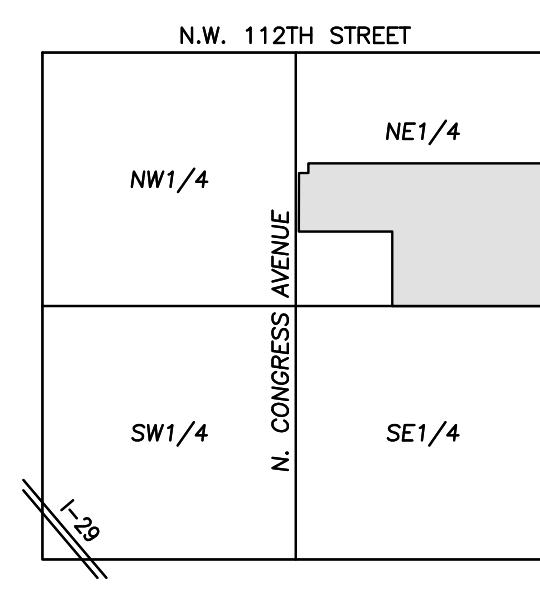
DATE: 04-19-2024
PROJECT NO.: 230361
APPROVED: DAF
ENGINEER: PHYLIS SNYDER
KANSAS CITY, KS
LAND SURVEYING: E-391
LICENSURE: E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING: 2020070128
ENGINEER: PHYLIS SNYDER

SHEET
C0

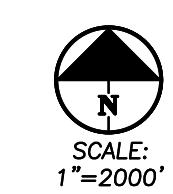


Know what's below.
Call before you dig.

UTILITY NOTES:
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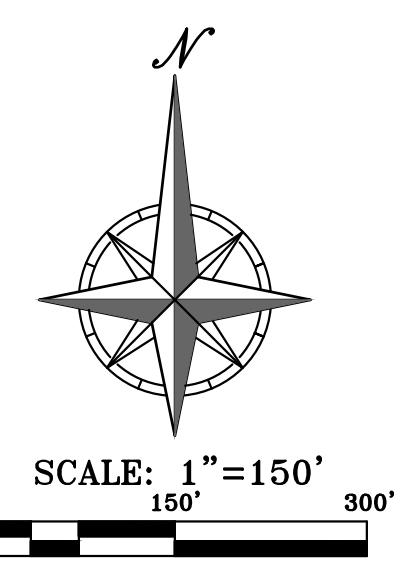


VICINITY MAP
SEC. 25-52-34



N

SCALE:
1"=2000'

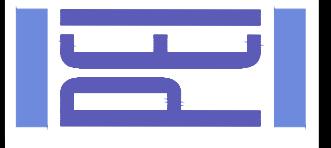


SCALE: 1"=150'
0' 150' 300'

ADJACENT PROPERTIES

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

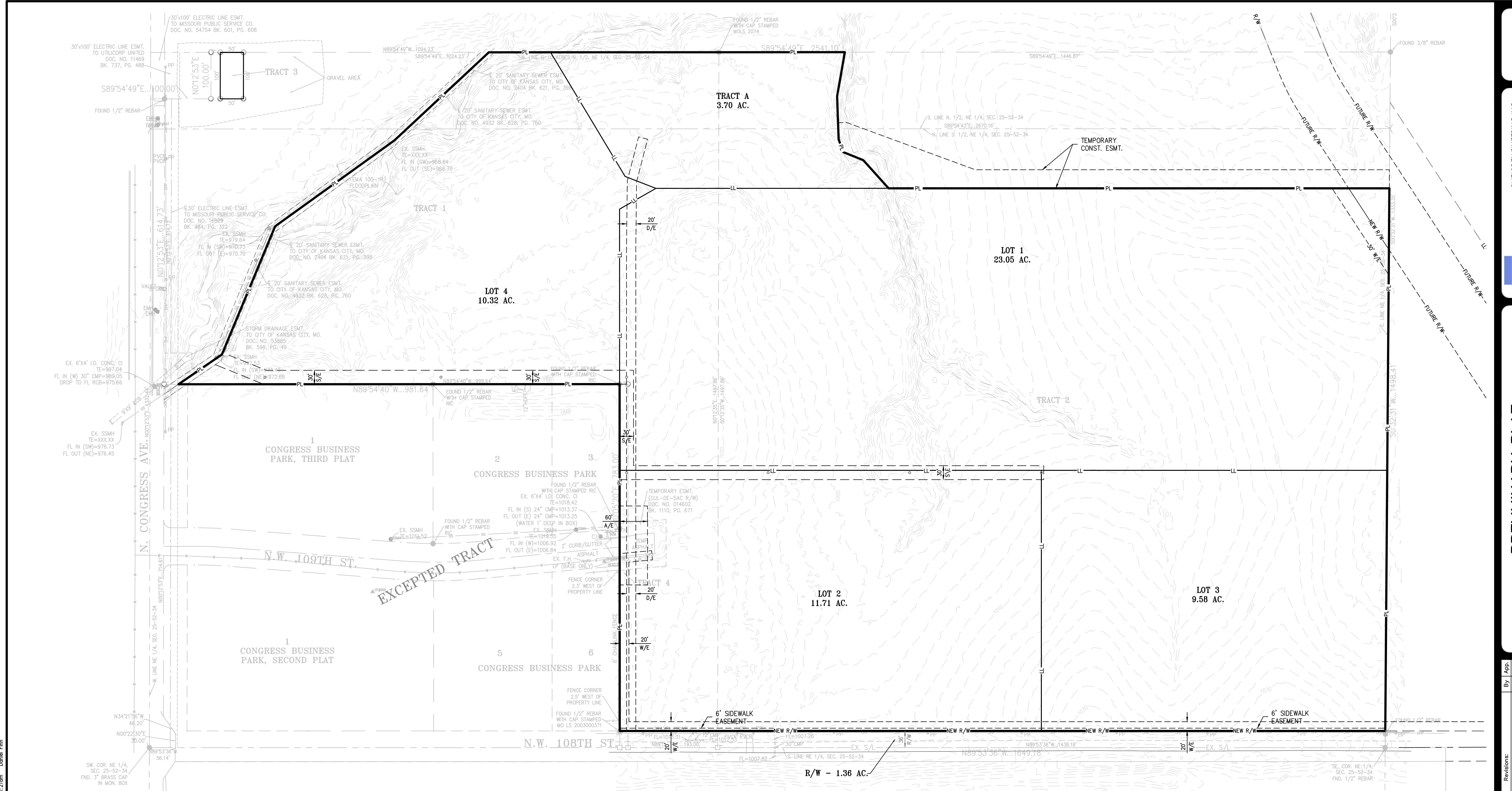
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com



| PROJECT NO. | No. | Date | Revisions: |
|---|-----|------------|----------------------------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS |
| APPROVED: | 1. | 04-19-2024 | DBB DAF |
| OFFICIAL DATE APPROVED: | 1. | 04-19-2024 | DBB DAF |
| KANSAS STATE PLANNING & ZONING ENGINEERING E-381 | | | |
| CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2023020128 | | | |
| LAND SURVEYING-2023020558 | | | |

SHEET

CO.1



LEGAL DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY SCOTT G. CHRISMAN, RLS #2594 ON SEPTEMBER 27, 2023, FOR PROJECT NO. 230245. ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 012°53'E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 782.69 FEET; THENCE S 89°54'40"E, ALONG THE NORTH PLAT LINE OF CONGRESS BUSINESS PARK, THIRD PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ITS WESTERLY EXTENSION, A DISTANCE OF 61.21 FEET, TO THE POINT OF BEGINNING; THENCE N 55°40'23"E, A DISTANCE OF 113.50 FEET; THENCE N 22°39'19"E, A DISTANCE OF 298.99 FEET; THENCE S 52°21'27"E, A DISTANCE OF 317.12 FEET; THENCE N 47°06'12"E, A DISTANCE OF 277.72 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTH PLAT LINE OF KOI AUTO AUCTION, PLAT 3, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE S 89°54'49"E, ALONG THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTH PLAT LINE OF SAID KOI AUTO AUCTION, PLAT 3, A DISTANCE OF 767.06 FEET; THENCE S 10°06'24"W, A DISTANCE OF 96.32 FEET; THENCE S 15°33'46"E, A DISTANCE OF 92.96 FEET; THENCE S 19°53'36"E, A DISTANCE OF 29.17 FEET; THENCE S 67°53'36"E, A DISTANCE OF 46.62 FEET; THENCE S 41°53'36"E, A DISTANCE OF 81.56 FEET; THENCE S 89°53'36"E, A DISTANCE OF 1078.93 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S 03°23'11"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1204.74 FEET, TO THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 25; THENCE N 89°53'36"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1649.18 FEET, TO THE SOUTHEAST PLAT CORNER OF CONGRESS BUSINESS PARK, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE N 09°55'20"E, ALONG THE EAST PLAT LINE OF SAID CONGRESS BUSINESS PARK, A DISTANCE OF 783.00 FEET, TO THE NORTHEAST PLAT CORNER OF SAID CONGRESS BUSINESS PARK; THENCE N 89°54'40"W, ALONG THE NORTH PLAT LINE OF SAID CONGRESS BUSINESS PARK AND THE NORTH PLAT LINE OF SAID CONGRESS BUSINESS PARK, THIRD PLAT, A DISTANCE OF 950.43 FEET TO THE POINT OF BEGINNING, CONTAINING 59.7243 ACRES, MORE OR LESS.

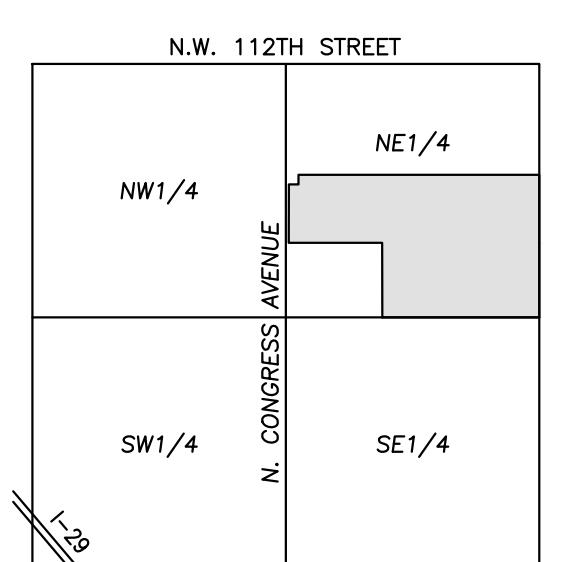
DEVELOPER:

OPUS DEVELOPMENT COMPANY LLC
2020 BALTIMORE AVE., STE 120
KANSAS CITY, MO 64108
ATT: YIANNI VRENTAS

811.
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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

LOT DATA

| EXISTING ZONING | PROPOSED ZONING |
|-----------------|--------------------------|
| | M2-3 |
| LOT LAND AREAS | |
| LOT 1 | 1,004,176 S.F./23.05 AC. |
| LOT 2 | 510,074 S.F./11.71 AC. |
| LOT 3 | 417,132 S.F./9.58 AC. |
| LOT 4 | 449,440 S.F./10.32 AC. |
| TRACT A | 161,396 S.F./3.70 AC. |
| NEW R/W | 59,376 S.F./1.36 AC. |
| TOTAL | 2,601,594 S.F./59.72 AC. |



VICINITY MAP
SEC. 25-52-34

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY

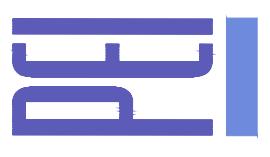


SHEET
CO.2

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IMPLEMENTATION
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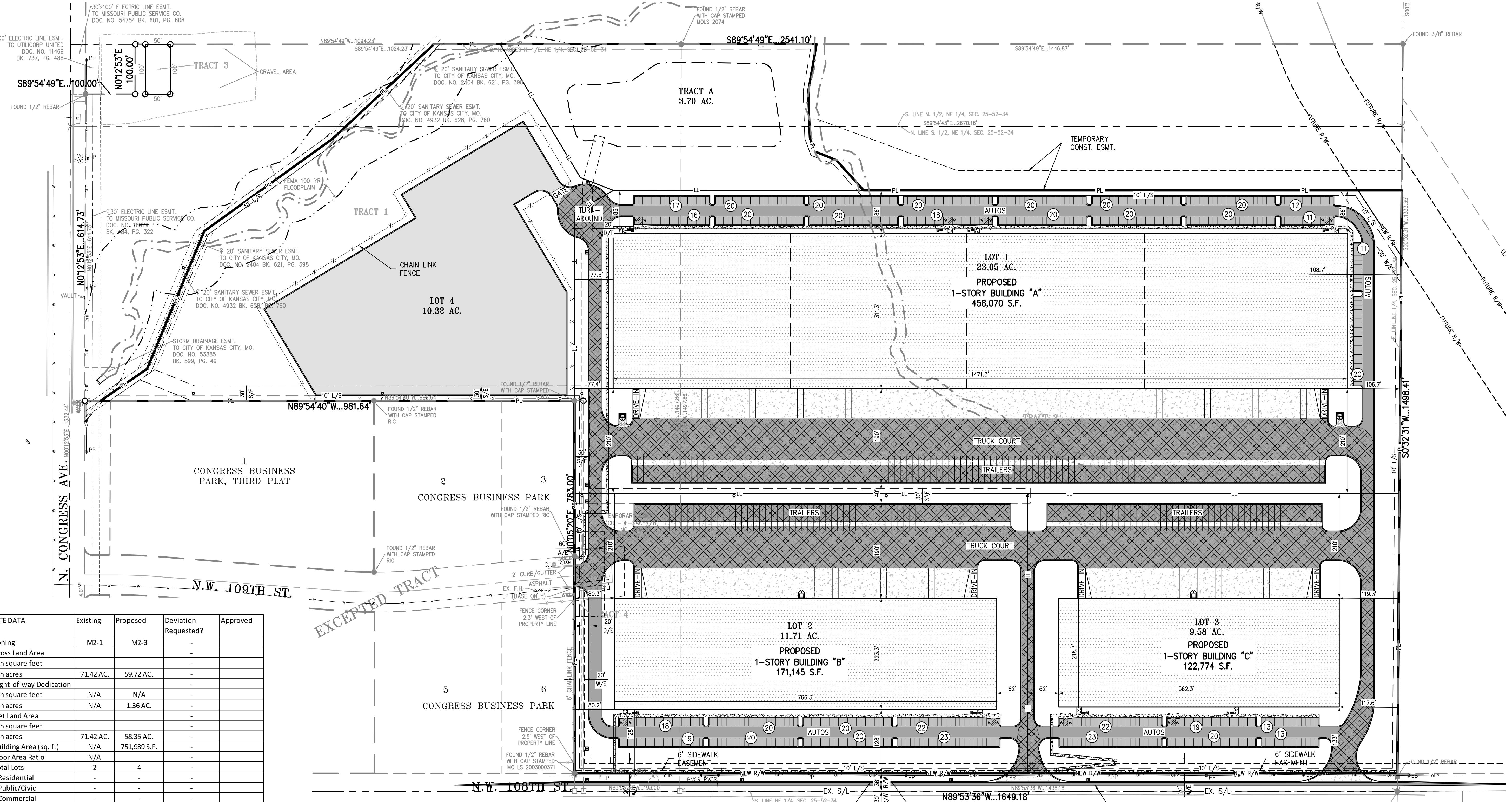
PRELIMINARY PLAT
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revised Per Staff Comments | By App. |
|---|-----|------------|----------------------------|---------|
| 230361 | 1. | 04-19-2024 | | DBB DAF |
| DATE: 04-19-2024 | 1 | | | |
| OFFICIAL DATE APPROVED: JDC | | | | |
| KANSAS STATE PLANNING & ZONING LAW SURVEYING E-381 | | | | |
| PERMIT NUMBER: 200700128 | | | | |
| ENGINEER: PHELPS ENGINEERING, INC. | | | | |
| LAW SURVEYOR: PHELPS ENGINEERING, INC. | | | | |
| DATE OF AUTHORIZATION: 200700568 | | | | |



OVERALL SITE PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO



| BUILDING DATA | Required | Proposed | Deviation Requested? | Approved |
|--------------------------------|----------|----------|----------------------|----------|
| Rear Setback | NONE | 86' | - | |
| Front Setback | NONE | 128' | - | |
| Side Setback | NONE | 77' | - | |
| Side Setback (abutting street) | NONE | N/A | - | |
| Height | 60' | 39'-6" | - | |

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811
Know what's below.
Call before you dig.

| 88-420-PARKING | Building Area | Vehicle Spaces* | Bicycle Spaces** | Alternatives Proposed? (See 88-420-16) |
|----------------|---------------|-----------------|------------------|---|
| | SF | Proposed | Proposed | |
| Lot 1 | 458,070 | 325 | 8 | See note below |
| Lot 2 | 171,145 | 162 | 4 | See note below |
| Lot 3 | 122,774 | 110 | 4 | See note below |
| Total | 751,989 | | | |

Proposed Use(s) (List All Proposed Uses):
Industrial Warehousing / Manufacturing Vehicle: 1 per 4 Employees Bicycle: 1 per 20 Employees

* Refer to parking memo for parking analysis.
** Request for reduction in required bike parking per alterantive design. At each building entrance, a bike rack with 2 bicycle spaces shall be provided, along with a pedestrian bench, decorative pavement, and additional landscaping.

| 88-425 - OTHER DEVELOPMENT STANDARDS | Method of Compliance |
|--|------------------------------|
| 88-408 Parkland Dedication | N/A |
| 88-415 Stream Buffers | REFER TO STREAM BUFFER PLANS |
| 88-430 Outdoor Lighting | PER CODE |
| 88-435 Outdoor Display, Storage and Work Areas | PER CODE |
| 88-445 Signs | PER CODE |
| 88-450 Pedestrian Standards | PER CODE |

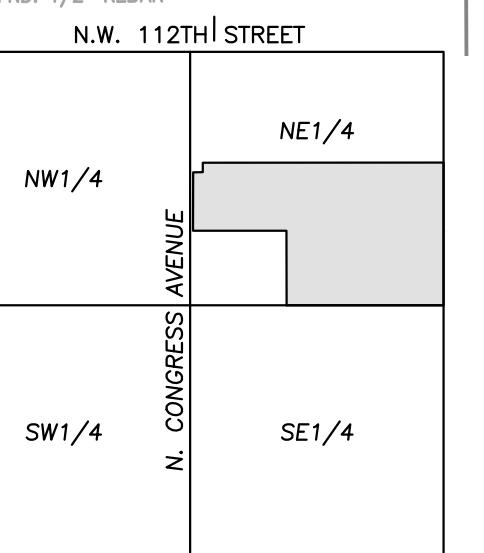
LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER —
- 6" CURB —
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- ASPHALT PAVEMENT — CAR PARKING —
- ASPHALT PAVEMENT — CAR DRIVE ISLE —
- ASPHALT PAVEMENT — TRUCK DRIVE ISLE —
- ASPHALT MILLINGS STORAGE LOT —
- PROPOSED BUILDING —
- CONCRETE PAVEMENT —
- CONCRETE SIDEWALK —

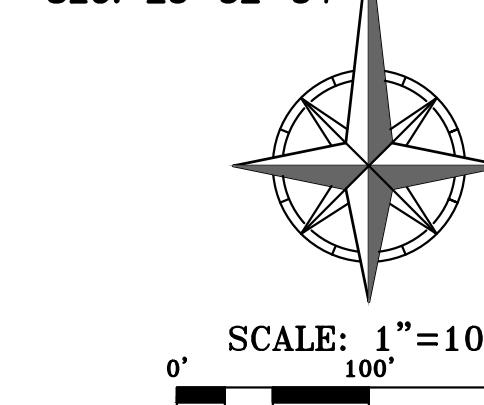
LEGAL DESCRIPTION:

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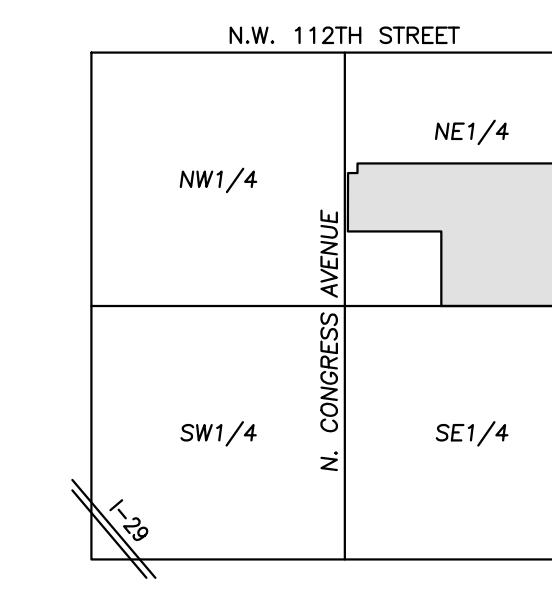
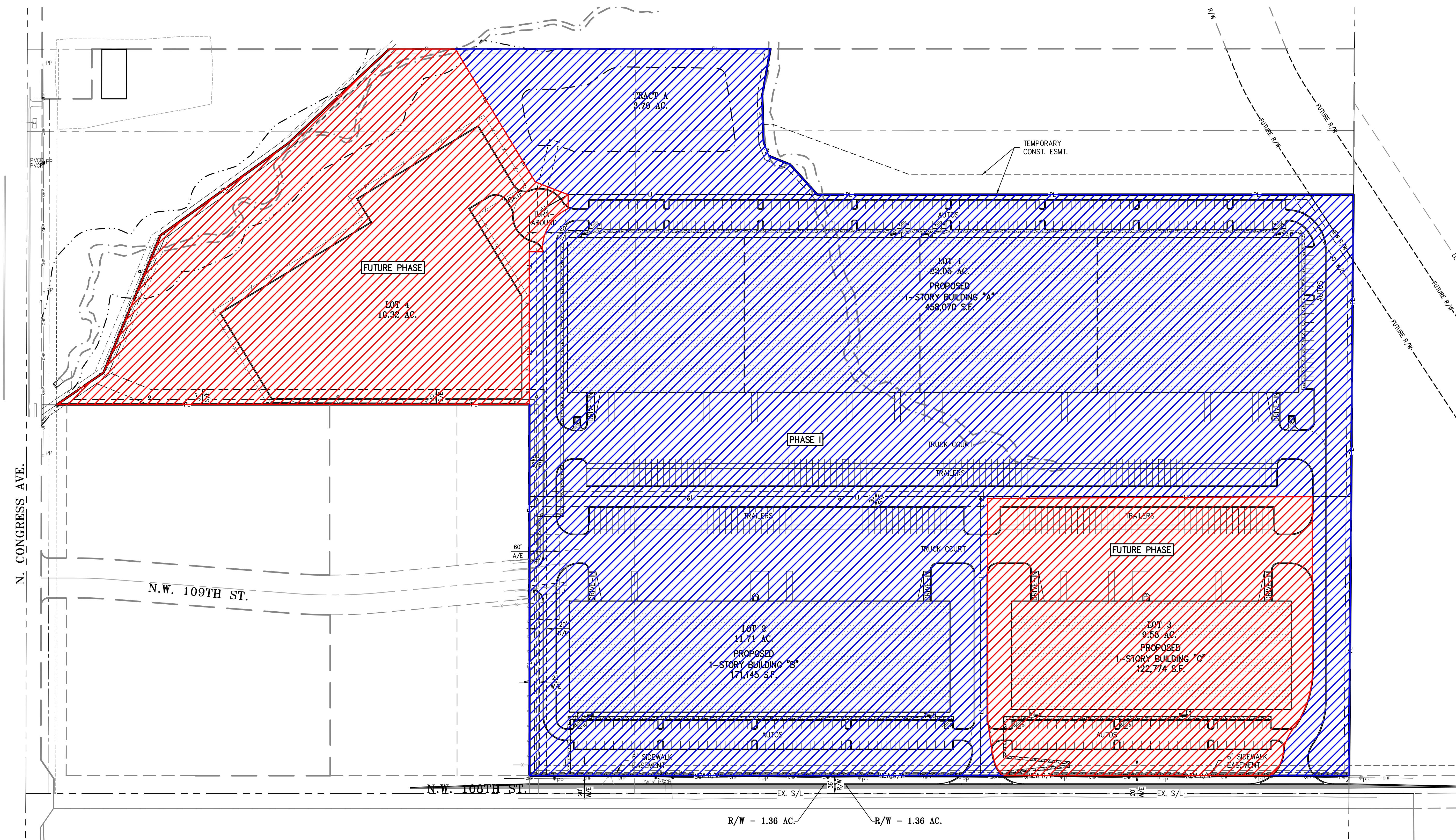
VICINITY MAP
SEC. 25-52-34



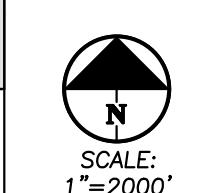
| PROJECT NO. | 230361 | No. | Date | Revised Per Staff Comments | By |
|------------------|--------|------------|---------|----------------------------|----|
| DATE: 04-19-2024 | 1. | 04-19-2024 | DBB DAF | | |

OFFICIAL DATE APPROVED: JDC
KANSAS CITY, MISSOURI
LAND SURVEYING: E-38
LICENSURE OF AUTHORITY: 2020070128
ENGINEER: 2020070128

SHEET C1
SCALE: 1"=100'
0' 100' 200'



VICINITY MAP
SEC. 25-52-34



N

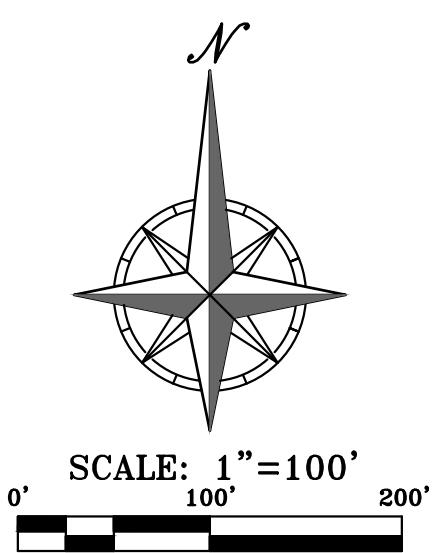
S

E

W

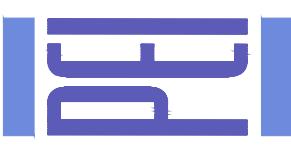
1"=200'

| | |
|---------------|---------------|
| LEGEND | |
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| | PHASE I |
| | FUTURE PHASES |



C1.1

PHELPS ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 392-1525
Fax: (913) 392-1666
www.phelpsengineering.com



OVERALL SITE PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

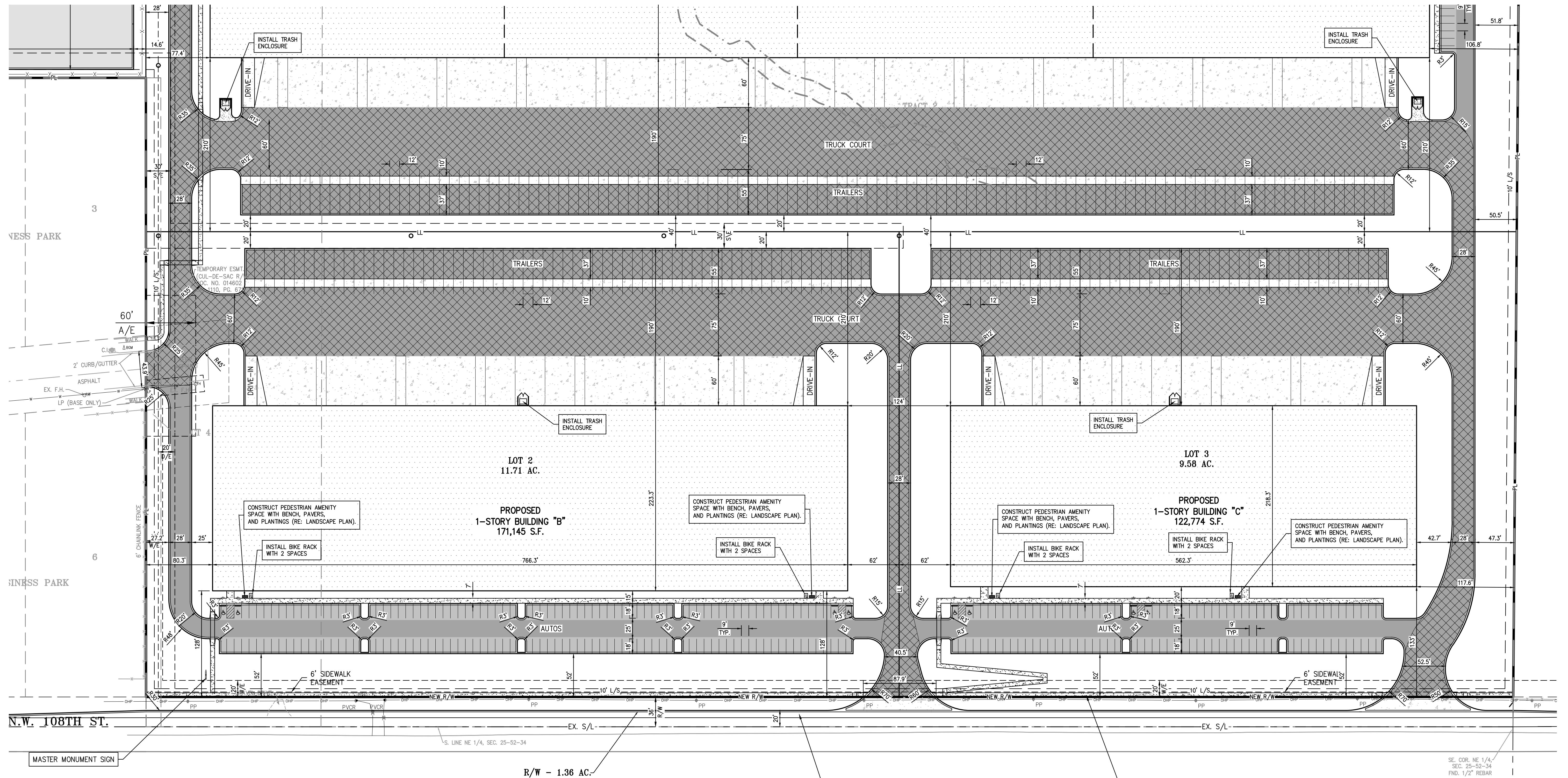
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| DATE: 04-19-2024 | DBB DAF | | | |
| OFFICIAL DRAFT APPROVED: IDC | | | | |
| KANSAS STATE LAND SURVEYING - LS-32 | | | | |
| ENGINEERING - E-38 | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAND SURVEYING - 2023070128 | | | | |
| ENGINEERING - 2023070128 | | | | |

SHEET



ENLARGED SITE PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

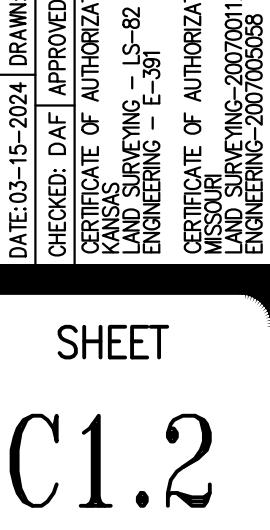


| PROJECT NO. | No. | Date | Revised Per Staff Comments |
|-------------|-----|------------|----------------------------|
| 230361 | 1. | 04-19-2024 | |

DATE: 04-19-2024 | DRAWN BY: SH
CHECKED: DAF | APPROVED: JDC
KANSAS STATE ENGINEERING - E-32
LAWRENCE, KS
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - 2023020128
ENGINEERING - 20070056

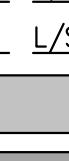
SHEET

C1.2



SCALE: 1"=60'

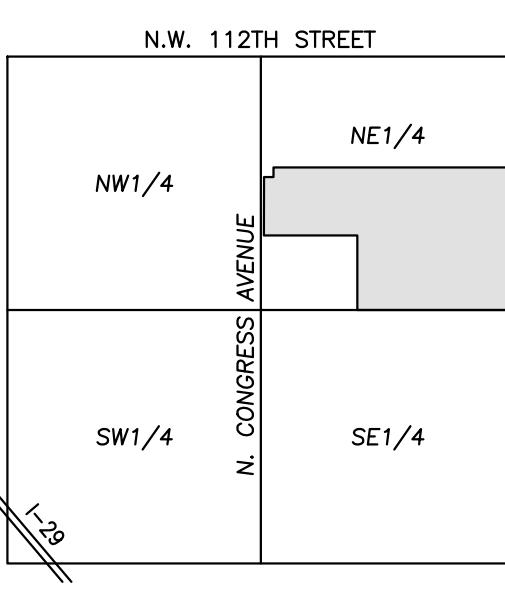
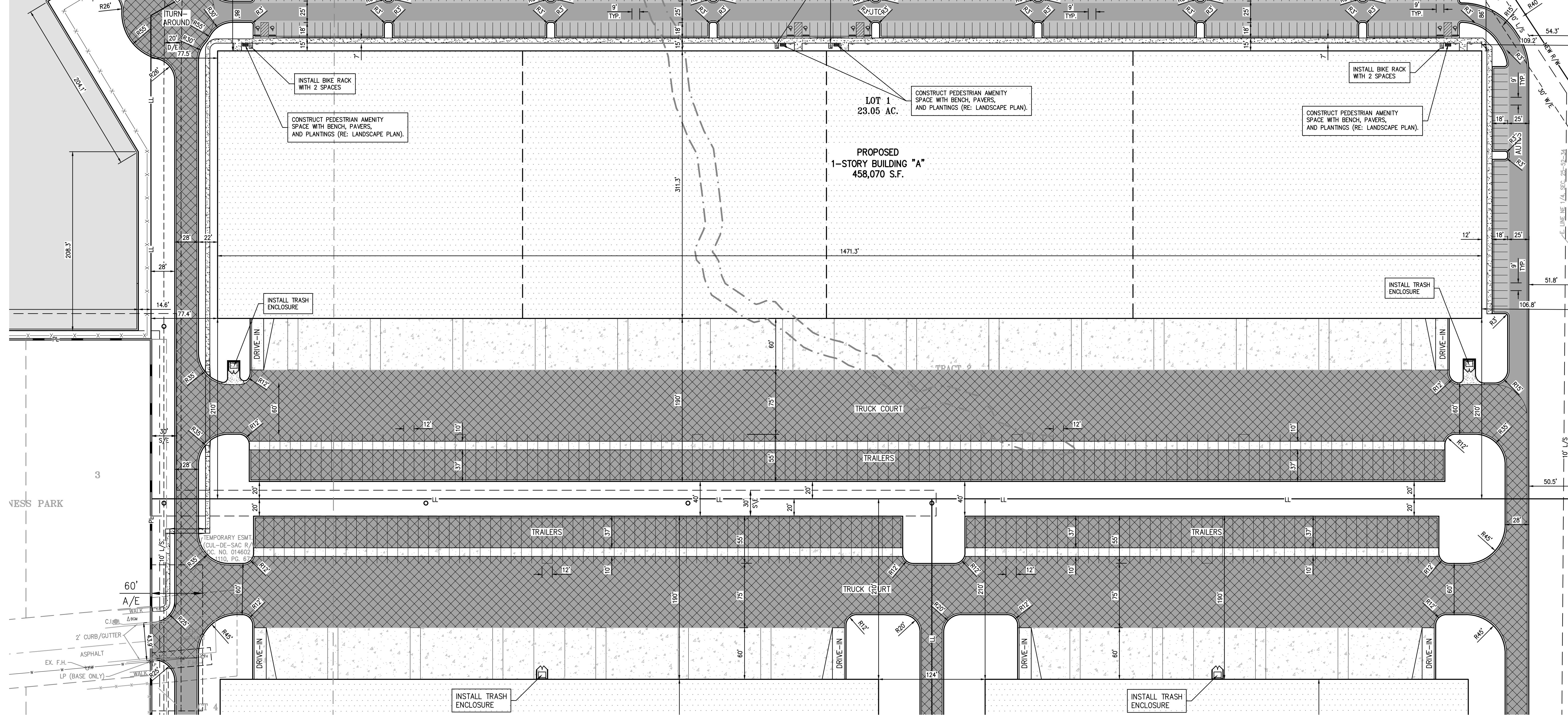
| LEGEND |
|-------------------------------------|
| PL PROPERTY LINE |
| LL LOT LINE |
| R/W RIGHT-OF-WAY |
| 2' CURB & GUTTER |
| 6' CURB |
| B/L BUILDING SETBACK LINE |
| P/S PARKING SETBACK LINE |
| L/S LANDSCAPE SETBACK LINE |
| ASPHALT PAVEMENT - CAR PARKING |
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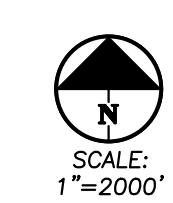
N

SCALE: 1"=2000'



VICINITY MAP
SEC. 25-52-34

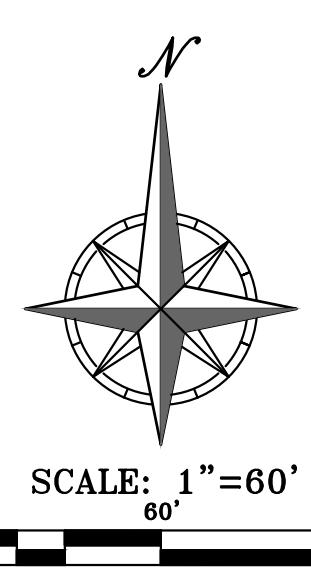
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SCALE: 1"=200'

LEGEND

| | |
|---|-------------------------------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| — 2' CURB & GUTTER — | 2' CURB & GUTTER |
| — 6" CURB — | 6" CURB |
| — B/L — | BUILDING SETBACK LINE |
| — P/S — | PARKING SETBACK LINE |
| — L/S — | LANDSCAPE SETBACK LINE |
| — ASPHALT PAVEMENT — CAR PARKING — | ASPHALT PAVEMENT – CAR PARKING |
| — ASPHALT PAVEMENT — CAR DRIVE ISLE — | ASPHALT PAVEMENT – CAR DRIVE ISLE |
| — ASPHALT PAVEMENT — TRUCK DRIVE ISLE — | ASPHALT PAVEMENT – TRUCK DRIVE ISLE |
| — ASPHALT MILLINGS STORAGE LOT — | ASPHALT MILLINGS STORAGE LOT |
| — PROPOSED BUILDING — | PROPOSED BUILDING |
| — CONCRETE PAVEMENT — | CONCRETE PAVEMENT |
| — CONCRETE SIDEWALK — | CONCRETE SIDEWALK |

SCALE: 1"=60'
0' 60' 120'

ENLARGED SITE PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

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SHEET

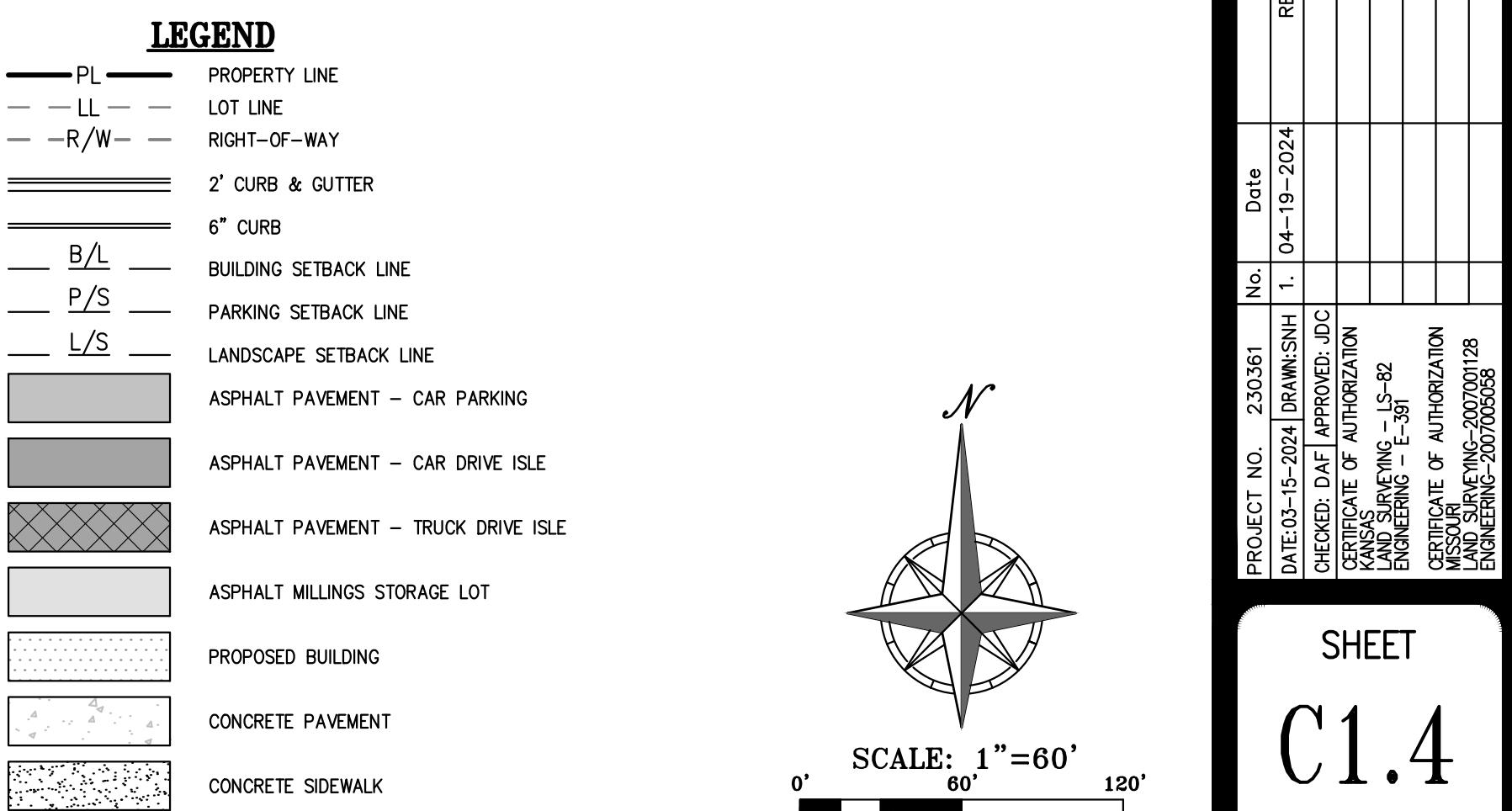
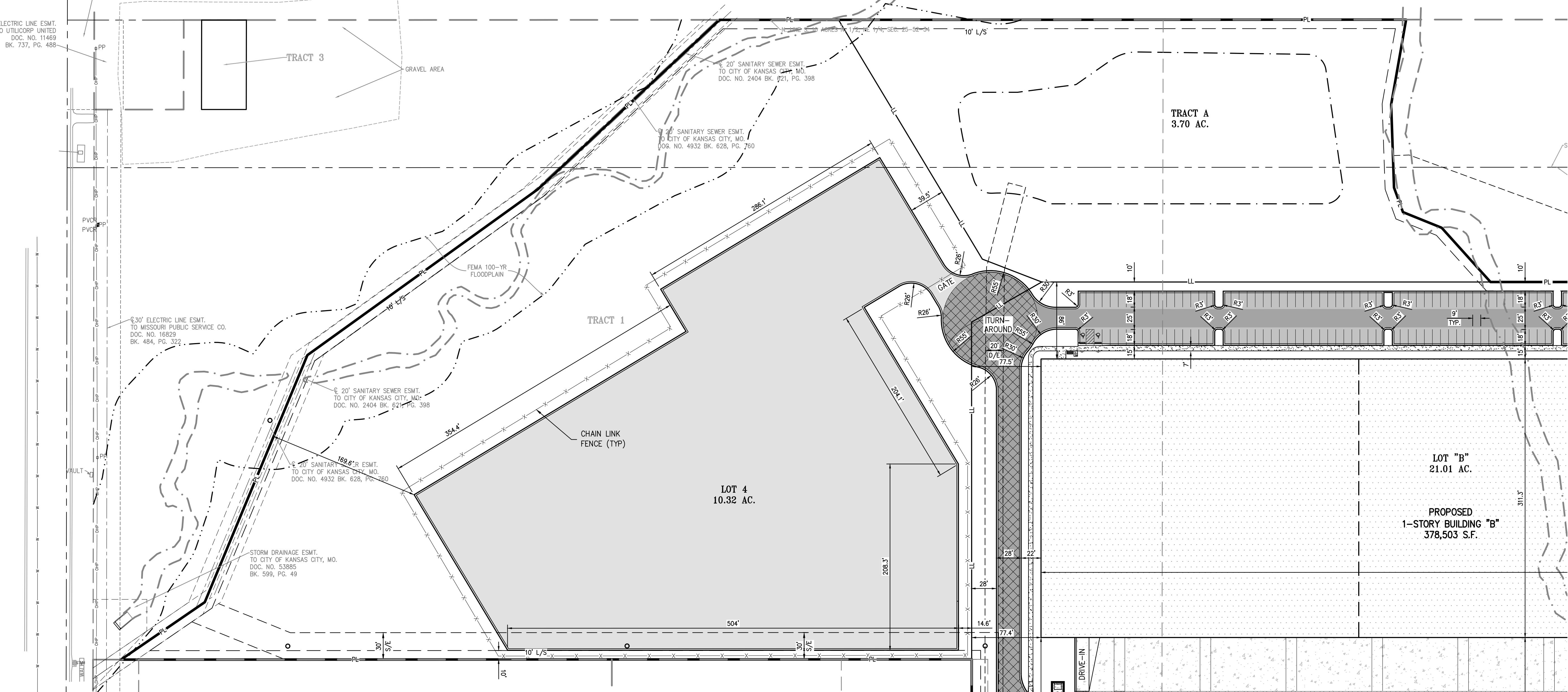
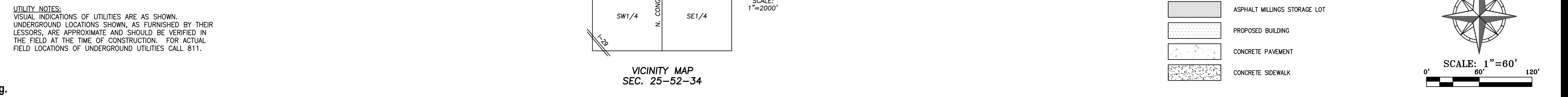
C1.3

PROJECT NO. 230361 No. 1. Date 04-19-2024 REVISED PER STAFF COMMENTS
OFFICED-DAF | APPROVED IDC
KANSAS SURVEYING - LS-32
LAND SURVEYING E-39
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - 2023020128
ENGINEERING - 2023020558



Know what's below.
Call before you dig.

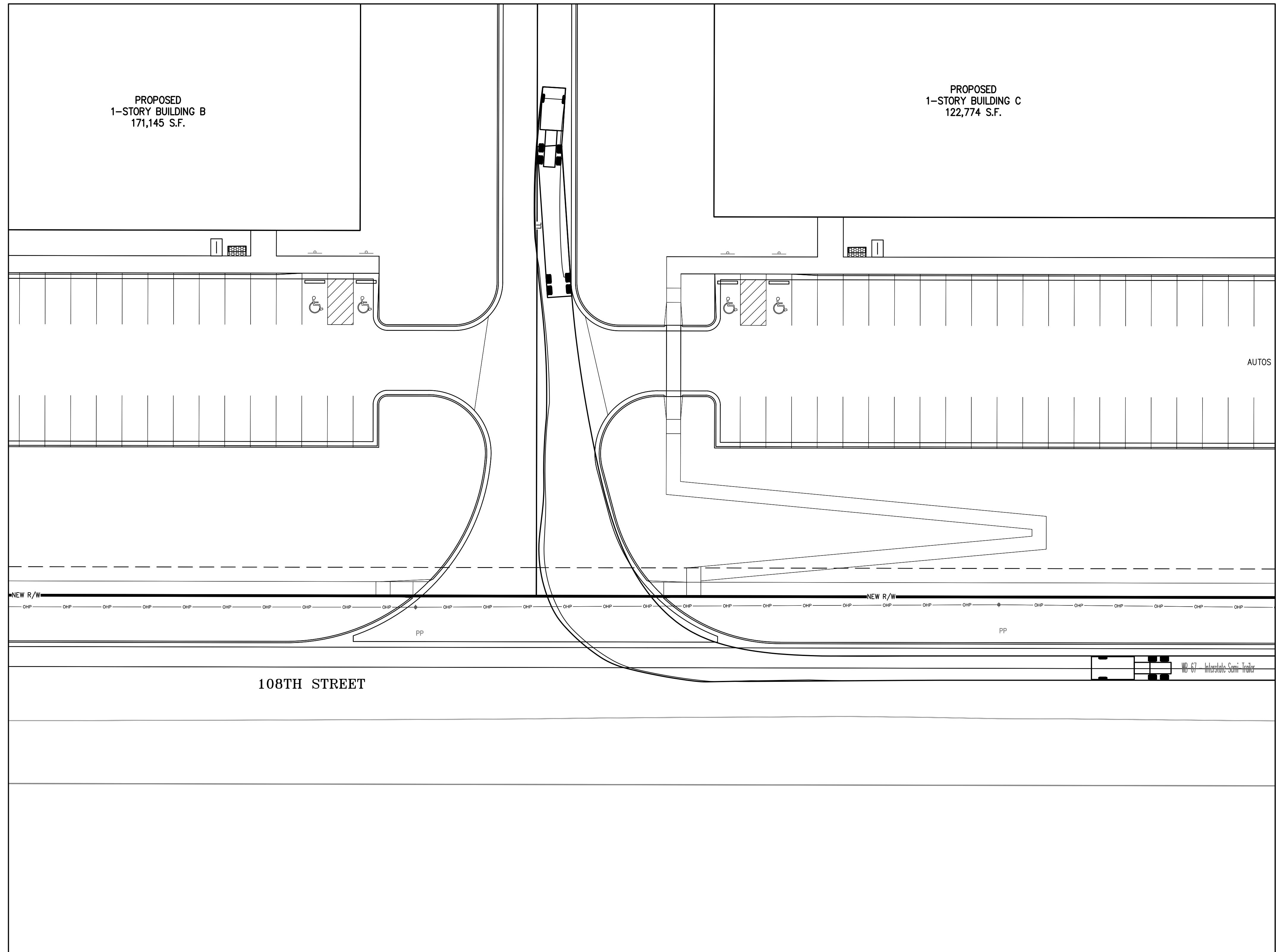
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



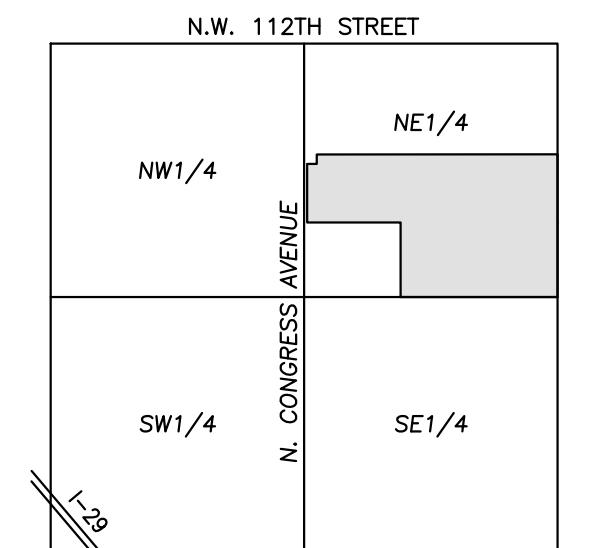
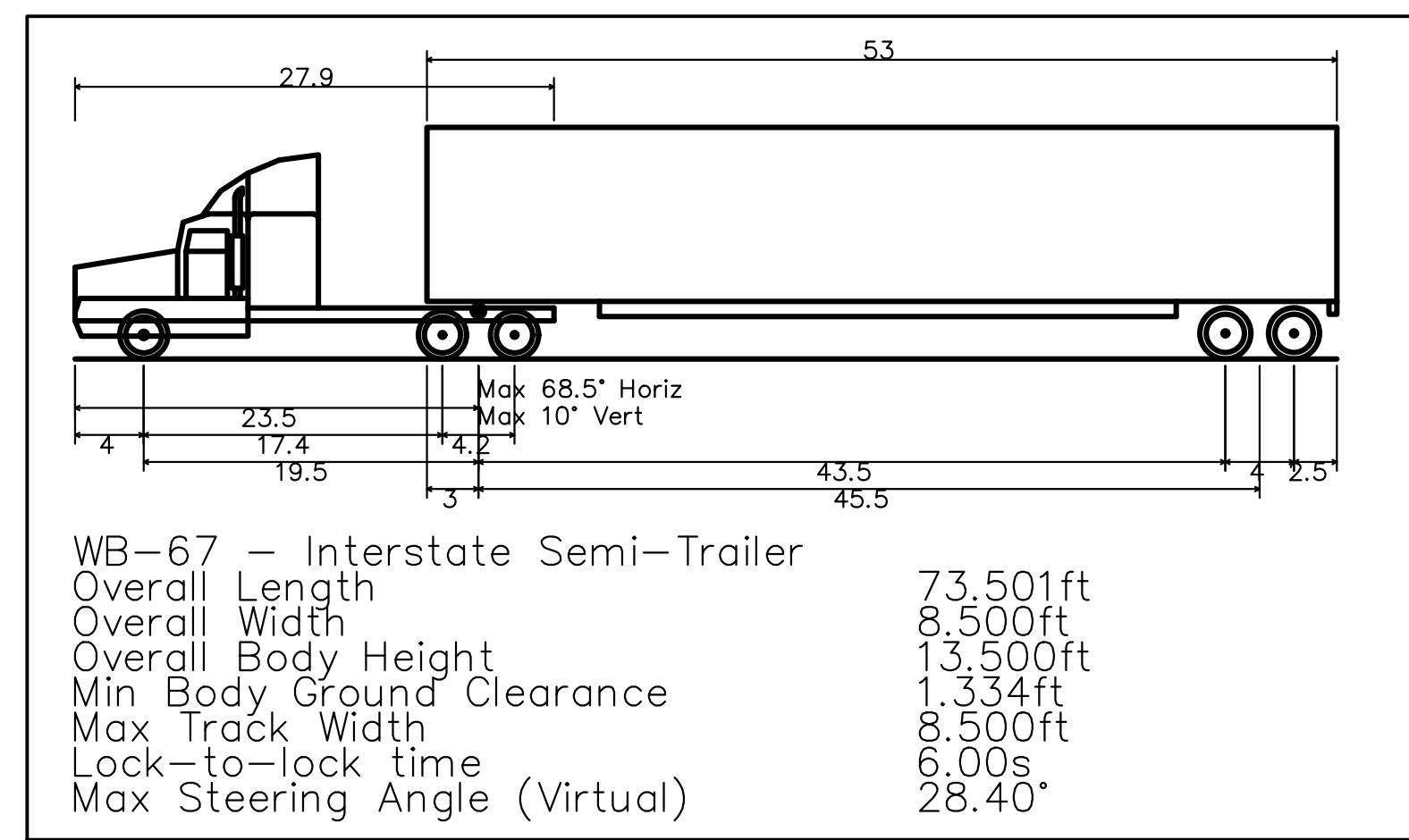
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com

ENLARGED SITE PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revised Per Staff Comments | By App. |
|--------------------------|-----|------------|----------------------------|------------------------------|
| 230361 | 1. | 04-19-2024 | | DBB DAF |
| OFFICED-DAF | | | | APPROVED: IDC |
| KANSAS SURVEYING – LS-32 | | | | CERTIFICATE OF AUTHORIZATION |
| LAND SURVEYING E-39 | | | | LAND SURVEYING – 20200128 |
| ENGINEERING – 20070528 | | | | |



SOUTHERN ENTRANCE (RIGHT TURN-ENTER)

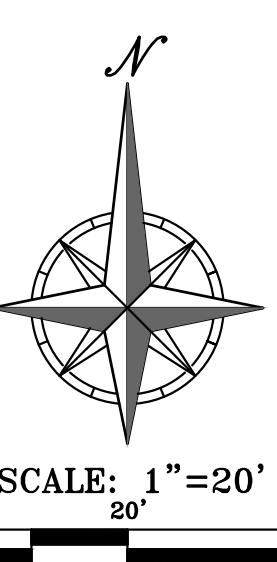


VICINITY MAP
SEC. 25-52-34

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax (913) 391-1166
www.phelpseengineering.com

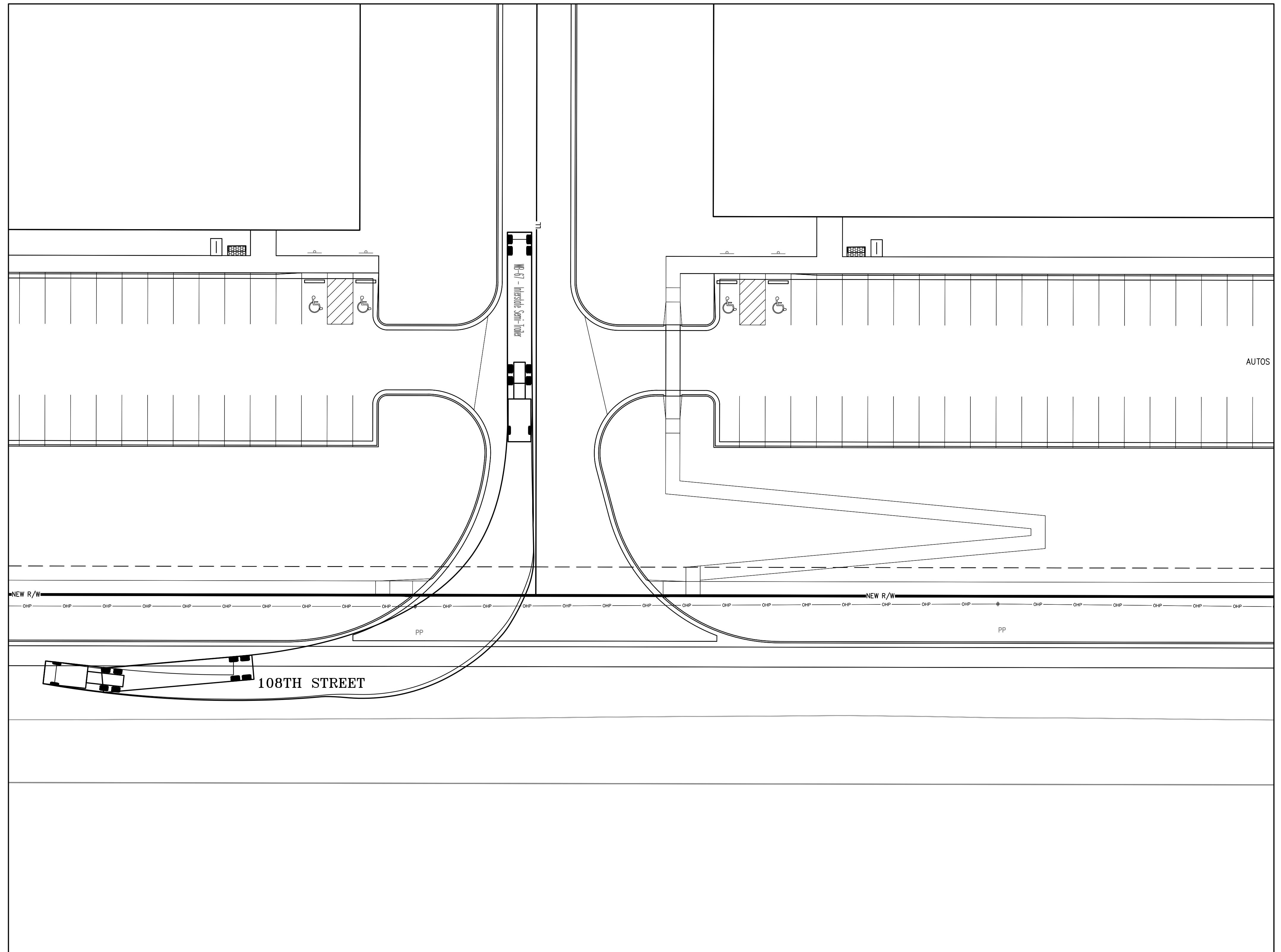
TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revisions: | By |
|------------------------------|-----|------------|----------------------------|------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | App. |
| DATE: 04-19-2024 | DAF | DAF | DAF | |
| APPROVED: JDC | | | | |
| DATE: 04-19-2024 | | | | |
| LAND SURVEYING: E-382 | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAND SURVEYING: E-382 | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAND SURVEYING: E-382 | | | | |
| ENGINEERING: 200700128 | | | | |
| LAND SURVEYING: E-382 | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAND SURVEYING: E-382 | | | | |

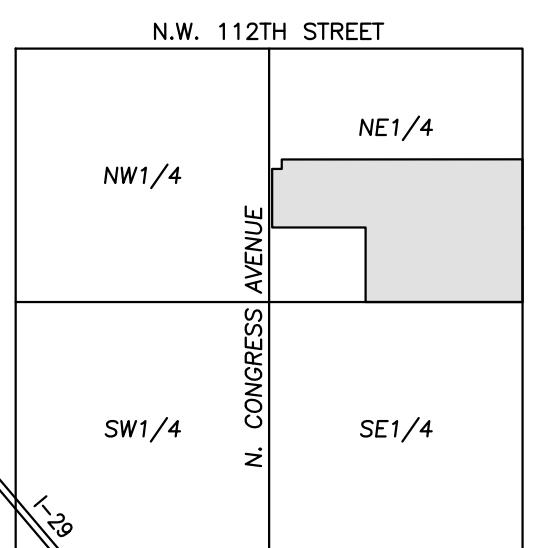
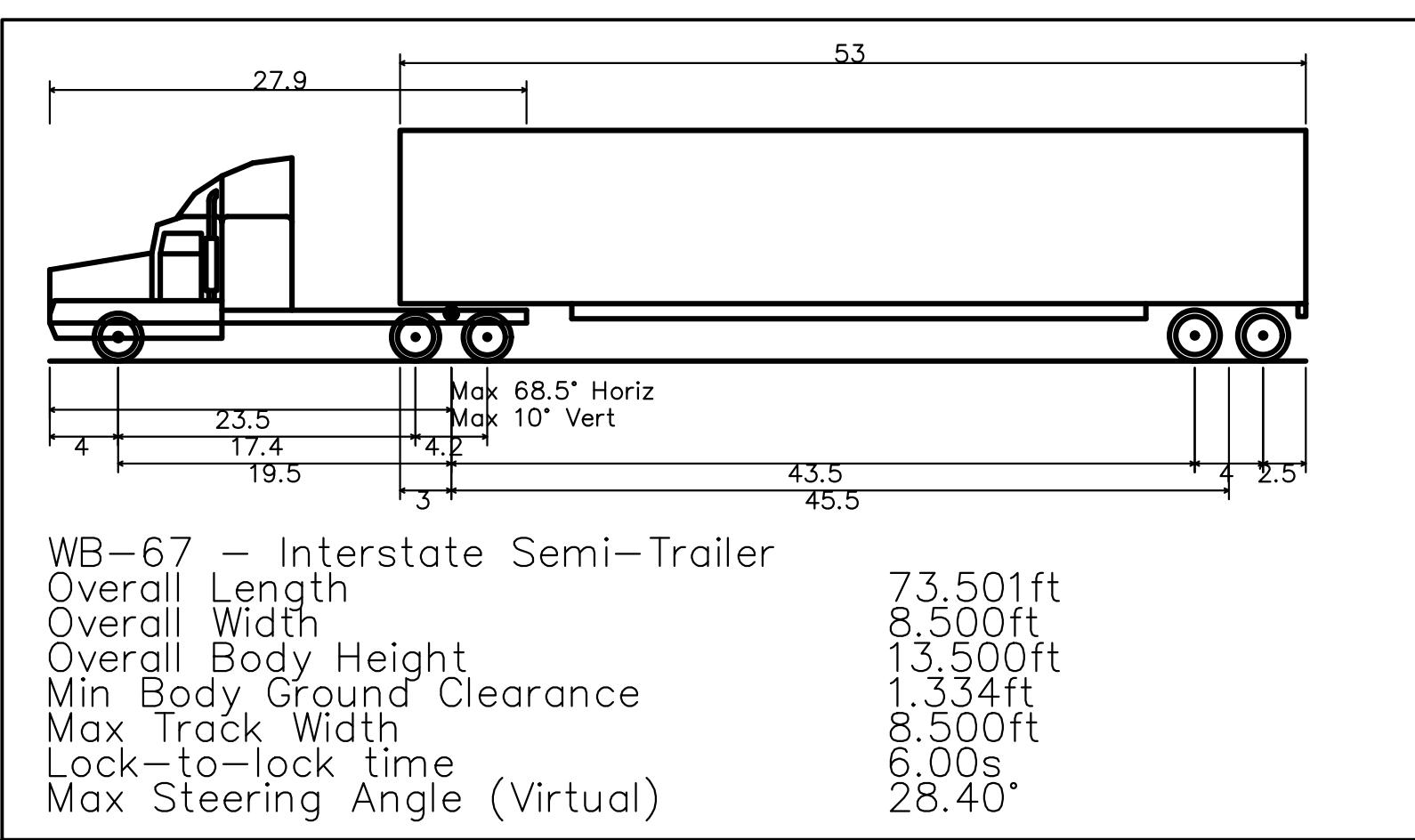


SHEET
C1.5

SCALE: 1"=20'



SOUTHERN ENTRANCE (RIGHT TURN-EXIT)



VICINITY MAP
SEC. 25-52-34

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax (913) 391-1166
www.phelpseengineering.com

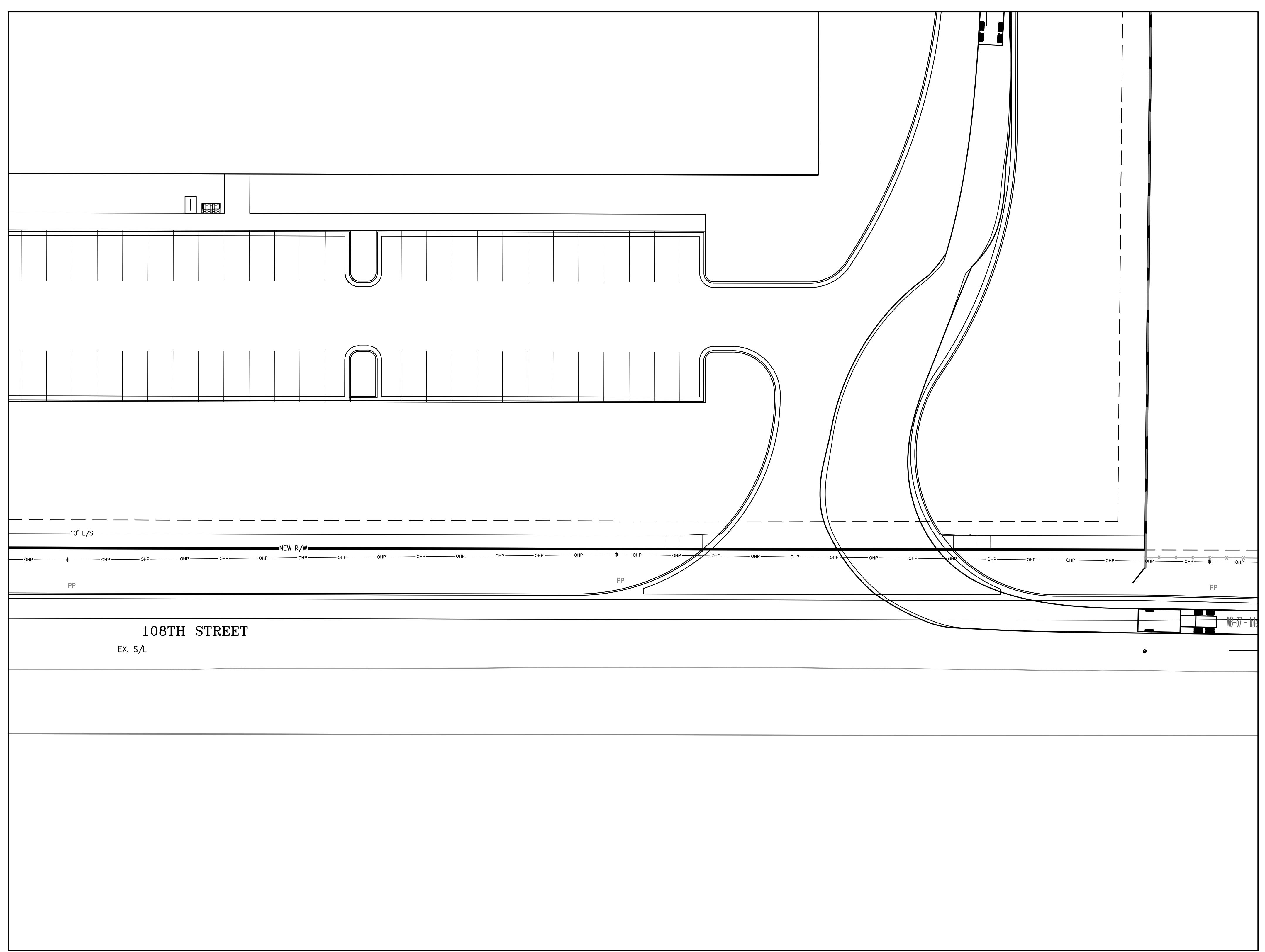
TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revisions: | By |
|--|--|------------|----------------------------|-----------------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | App. DBB DAF |
| DATE: 04-19-2024 | APPROVED: JDC | | | |
| DOCUMENT ID: 230361 | APPROVED DATE: 04-19-2024 | | | |
| LAND SURVEYING: E-382 | LAND SURVEYING: E-382 | | | |
| CERTIFICATE OF AUTHORIZATION: 2027021128 | CERTIFICATE OF AUTHORIZATION: 2027021128 | | | |
| ENGINEERING: 20070558 | ENGINEERING: 20070558 | | | |



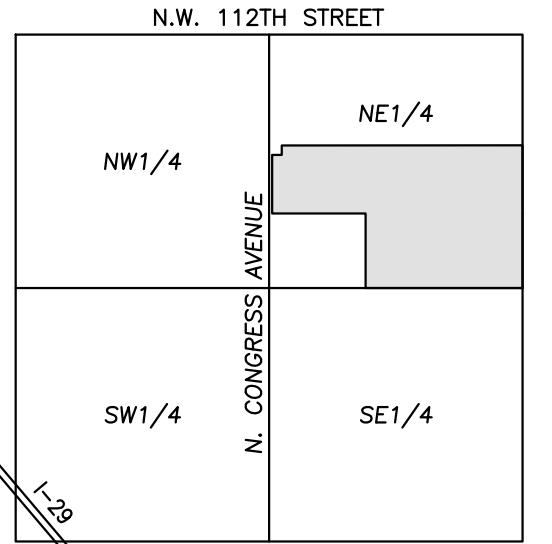
SHEET
C1.6

SCALE: 1"=20'
0' 20' 40'



LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- == 2' CURB & GUTTER
- ===== 6" CURB



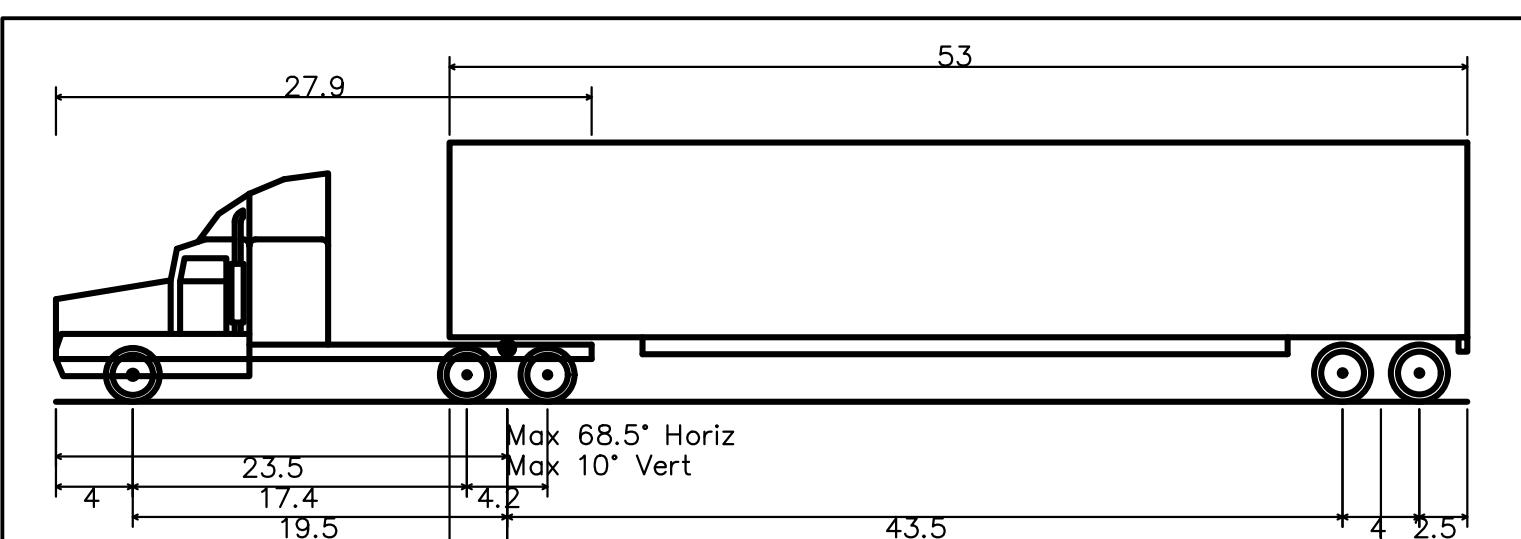
N
SCALE:
1"=2000'

VICINITY MAP
SEC. 25-52-34

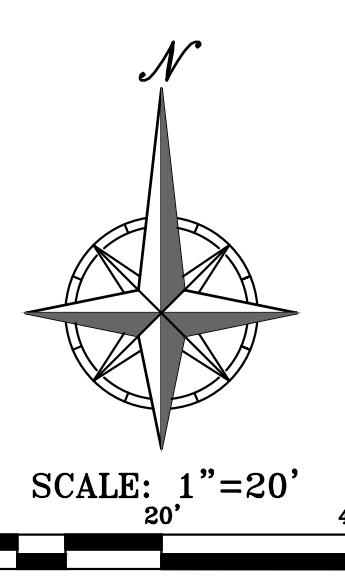
TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax (913) 391-1666
www.phelpseengineering.com

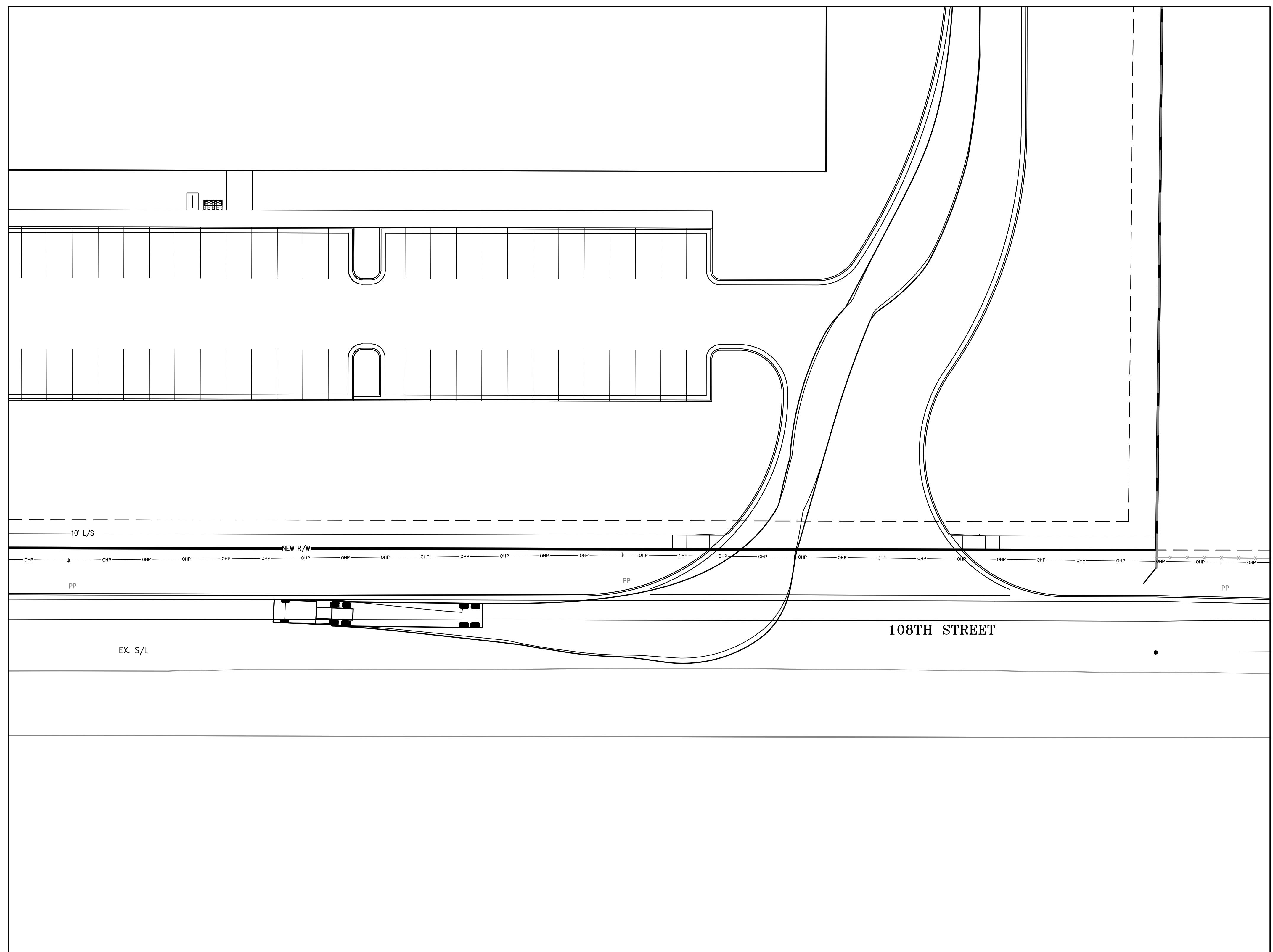
| PROJECT NO. | 230361 | No. | 1 | Date | 04-19-2024 | Revisions: | By | App. |
|------------------------------|----------------------------|-----|-----|------|------------|------------|----|------|
| DATE: 04-19-2024 | REvised PER STAFF COMMENTS | DBB | DAF | | | | | |
| APPROVED: JDC | | | | | | | | |
| DATE: 04-19-2024 | CERTIFIED: DAF | | | | | | | |
| LAND SURVEYING: E-382 | | | | | | | | |
| LAND SURVEYING: E-381 | | | | | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | | | | | |
| LAND SURVEYING: E-382 | | | | | | | | |
| LAND SURVEYING: E-381 | | | | | | | | |
| ENGINEERING: 200700128 | | | | | | | | |
| ENGINEERING: 200700558 | | | | | | | | |



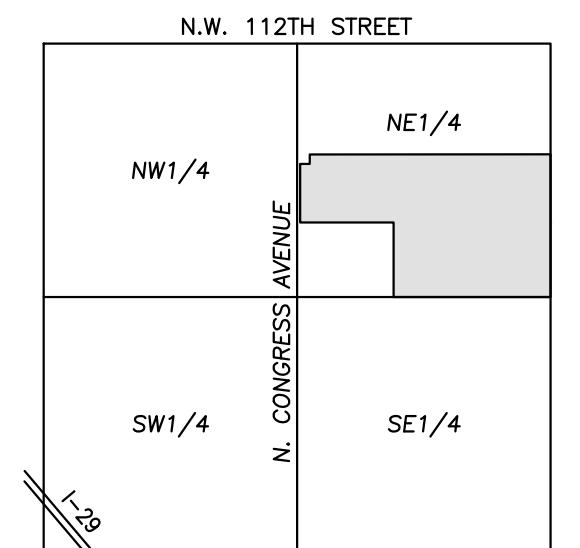
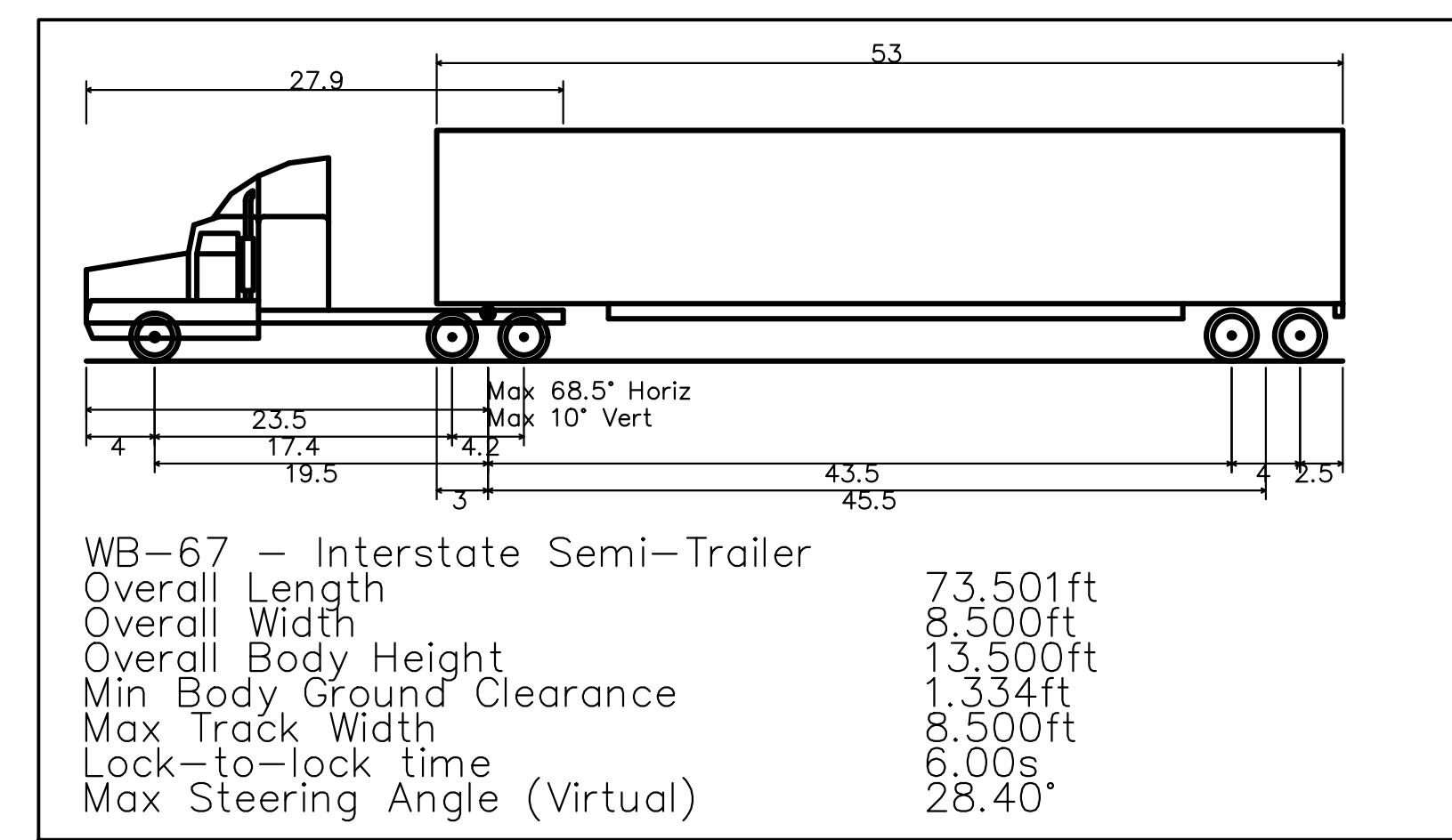
WB-67 – Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



C1.7



SOUTHEASTERN ENTRANCE (RIGHT TURN-EXIT)

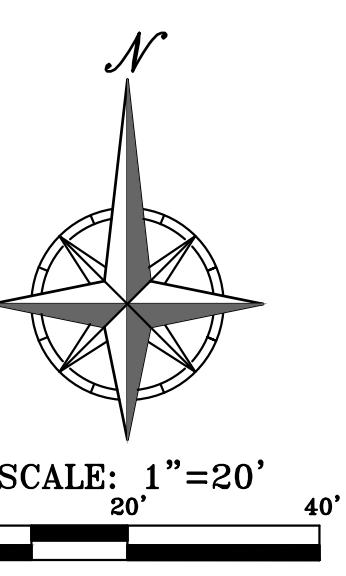


VICINITY MAP
SEC. 25-52-34

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax (913) 391-1666
www.phelpseengineering.com

TRUCK TURN PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | 230361 | No. | 1 | Date | 04-19-2024 | Revisions: | By | App. |
|------------------------------|--------------------------|-----|---|------|------------|----------------------------|-----|------|
| DECODED DAF | 140-15-024 TRUCK TURNING | 1 | | | | REVISED PER STAFF COMMENTS | DBB | DAF |
| APPROVED JDC | | | | | | | | |
| DATE OF APPROVAL | | | | | | | | |
| LAND SURVEYING | E-382 | | | | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | | | | | |
| LAND SURVEYING | E-382 | | | | | | | |
| CERTIFICATE OF AUTHORIZATION | 200700128 | | | | | | | |
| LAND SURVEYING | E-382 | | | | | | | |
| ENGINEERING | 200700558 | | | | | | | |

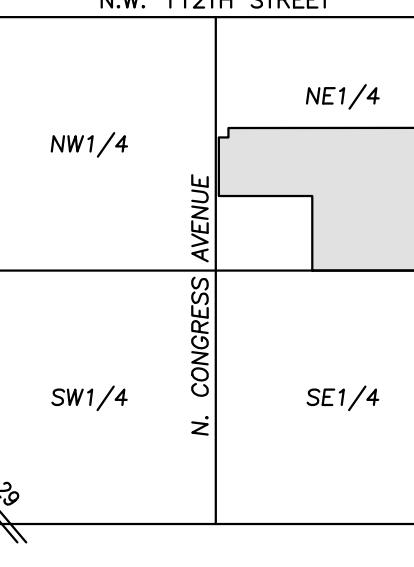


SHEET
C1.8

SCALE: 1"=20'


LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6' CURB
- B/S — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- ASPHALT PAVEMENT - CAR PARKING
- ASPHALT PAVEMENT - CAR DRIVE ISLE
- ASPHALT PAVEMENT - TRUCK DRIVE ISLE
- ASPHALT MILLINGS STORAGE LOT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

VICINITY MAP
SEC. 25-52-34

FUTURE 112TH STREET PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

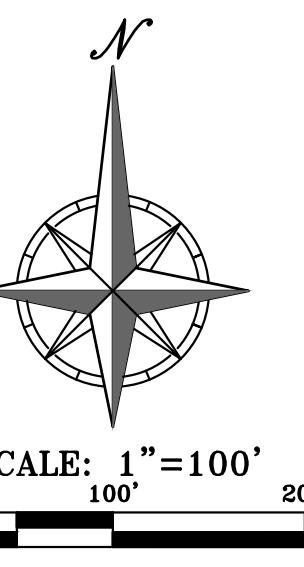
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com

PLANNING
IMPLEMENTATION

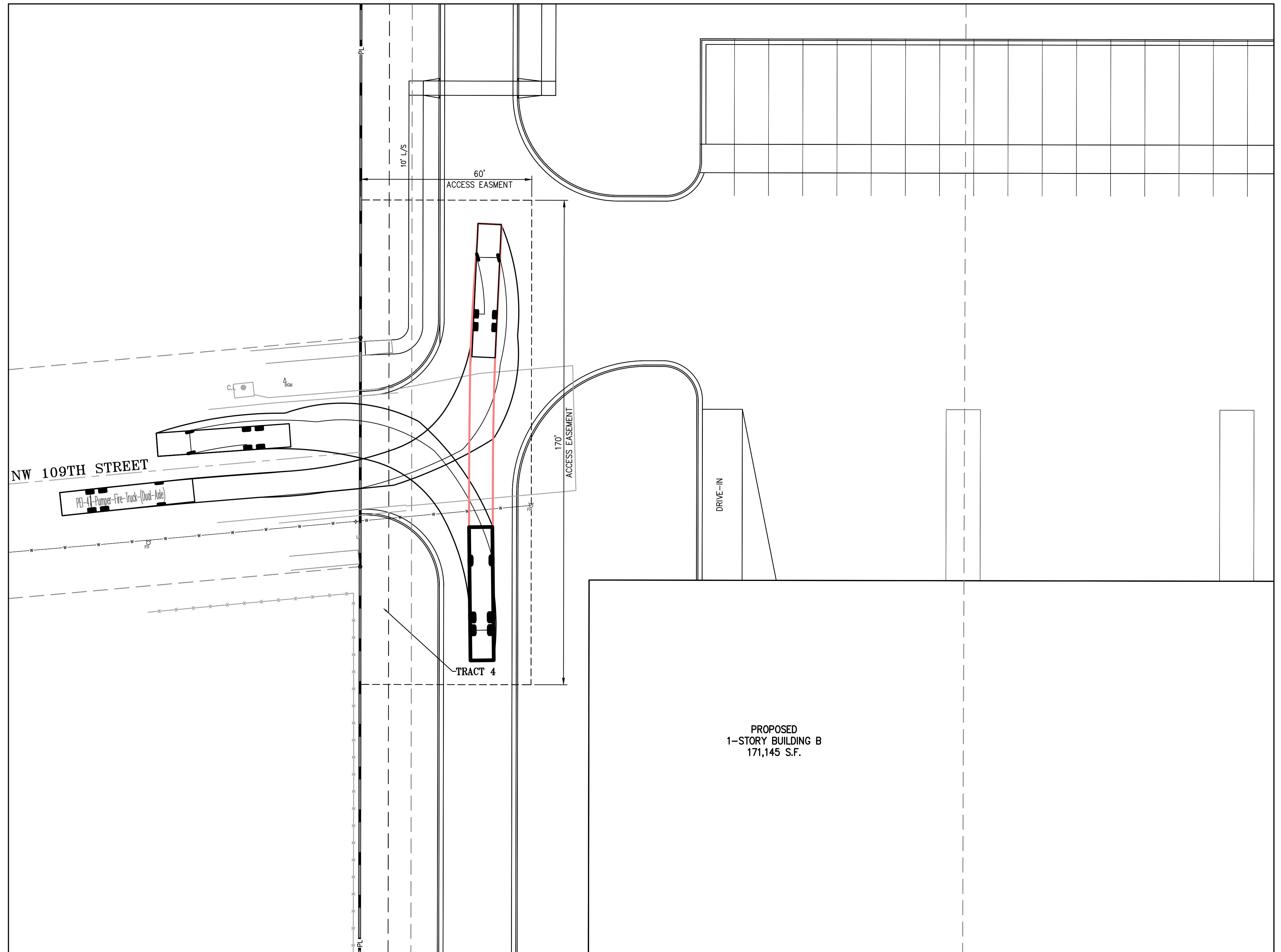
SHEET

C1.9

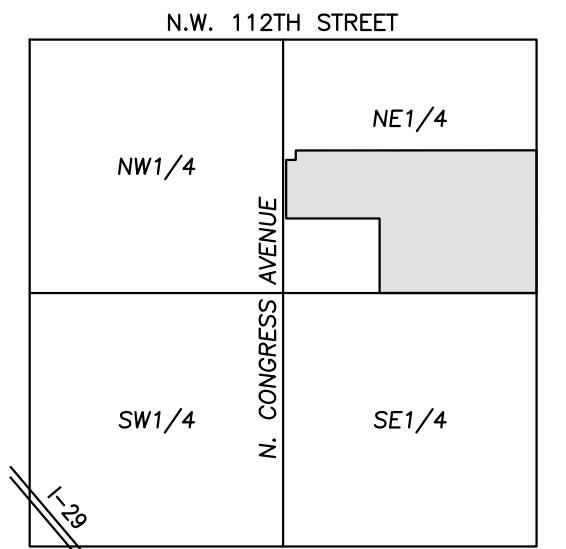
SCALE: 1"=100'
0' 100' 200'



| PROJECT NO. | 230361 | No. | Date | REVISIONS: |
|-----------------------------------|--------|------------|----------------------------|------------|
| DATE: 04-19-2024 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | By App. |
| OFFICIAL DRAFT APPROVED: DC | | | DBB DAF | |
| KANSAS STATE LAND SURVEYING E-382 | | | | |
| CERTIFICATE OF AUTHORITY | | | | |
| LAND SURVEYING E-382 | | | | |
| ENGINEER: PHELPS-SEVEN | | | | |



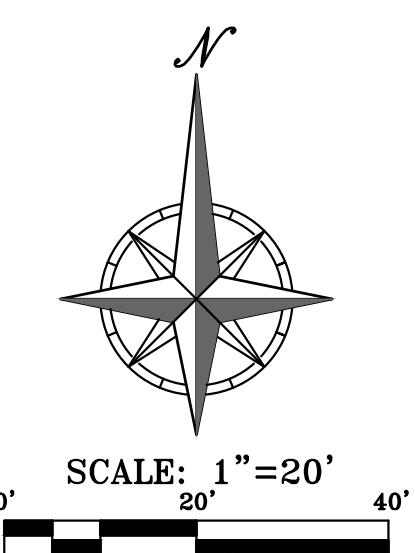
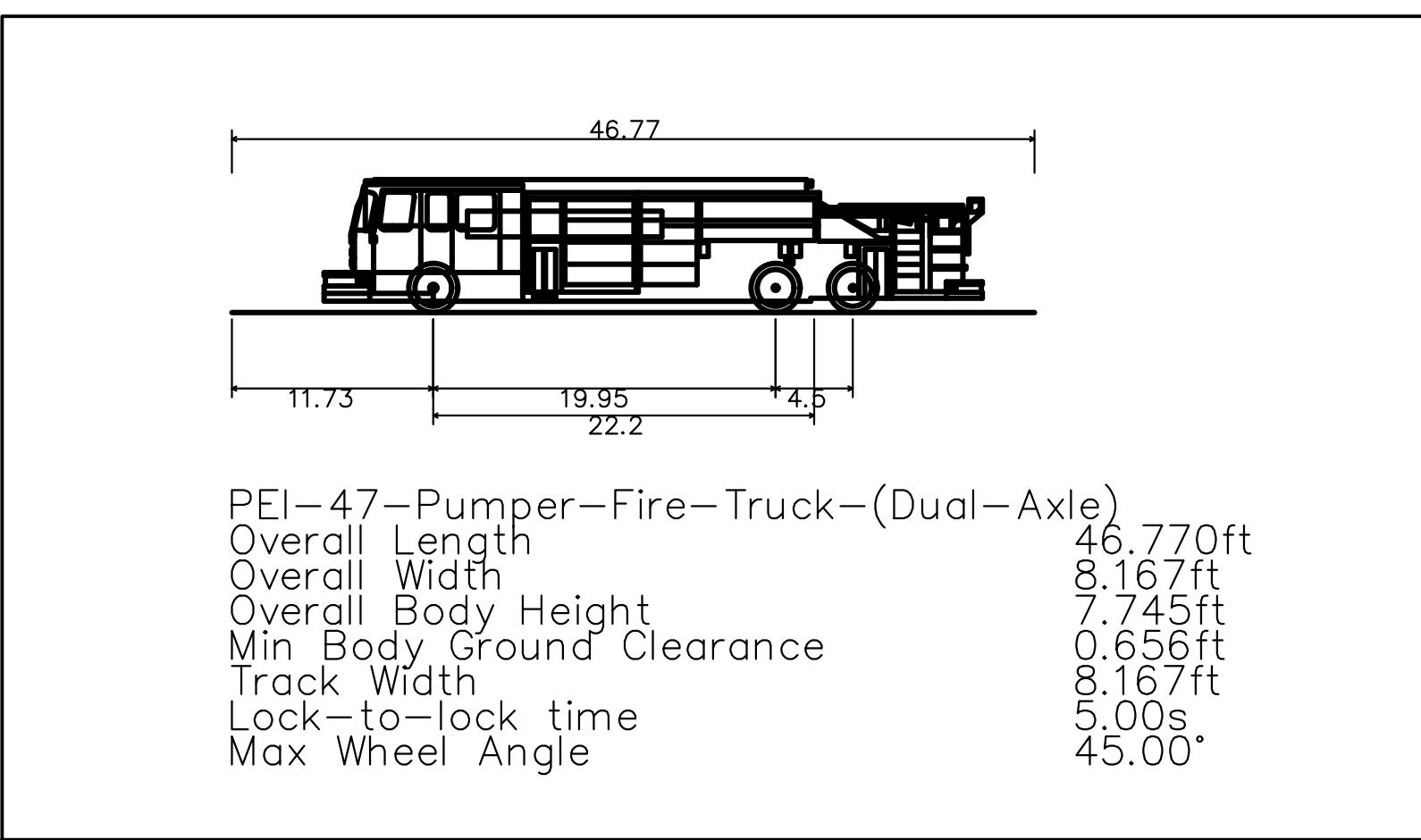
N.W. 112TH STREET
N. CONGRESS AVENUE
NW1/4 SW1/4 NE1/4 SE1/4



VICINITY MAP
SEC. 25-52-34

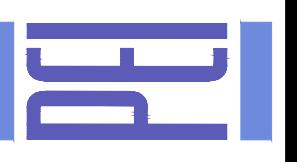
TRUCK TURN-AROUND PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

| PROJECT NO. | 230361 | No. | 04-19-2024 | Revised Per Staff Comments | By App. |
|---|------------|---------|------------|----------------------------|---------|
| DATE: 04-19-2024 | REMARKS: | DBB DAF | | | |
| APPROVED: JDC | REVISIONS: | DAF | | | |
| APPROVAL DATE: 04-19-2024 | COMMENTS: | | | | |
| LAND SURVEYING: E-S2 | | | | | |
| CERTIFICATE OF AUTHORIZATION: 202700128 | | | | | |
| LAND SURVEYING: E-S2 | | | | | |
| ENGINEERING: 200700558 | | | | | |



C1.10

PHILLIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
(913) 393-1166
www.phillipseengineering.com



TRUCK TURN-AROUND PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

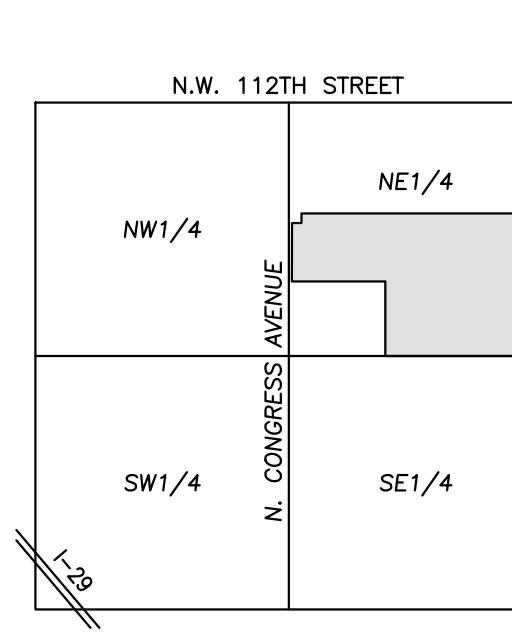
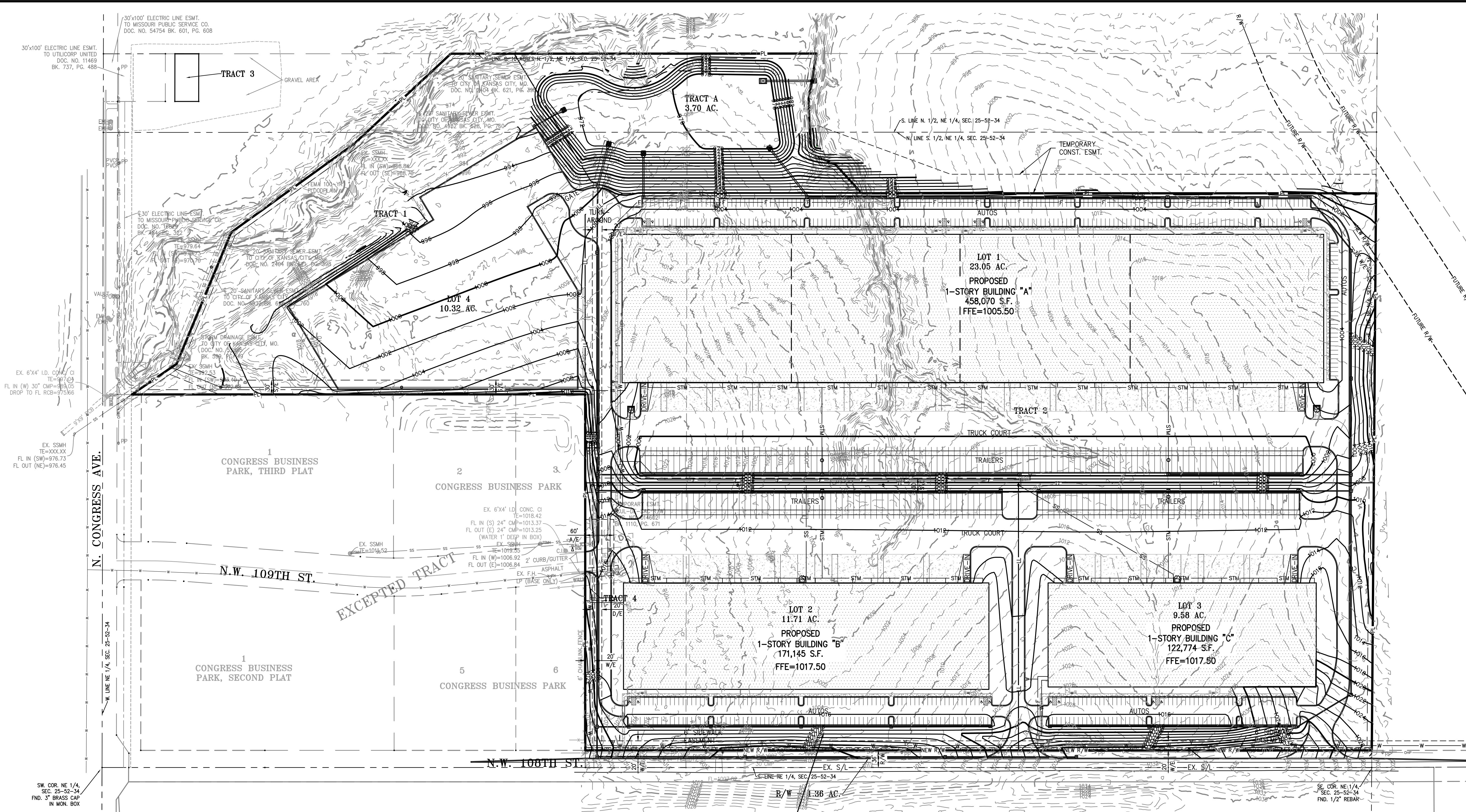
| PROJECT NO. | 230361 | No. | 04-19-2024 | Revised Per Staff Comments | By App. |
|---|------------|---------|------------|----------------------------|---------|
| DATE: 04-19-2024 | REMARKS: | DBB DAF | | | |
| APPROVED: JDC | REVISIONS: | DAF | | | |
| APPROVAL DATE: 04-19-2024 | COMMENTS: | | | | |
| LAND SURVEYING: E-S2 | | | | | |
| CERTIFICATE OF AUTHORIZATION: 202700128 | | | | | |
| LAND SURVEYING: E-S2 | | | | | |
| ENGINEERING: 200700558 | | | | | |

SHEET

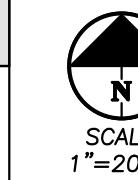
C1.10



UTILITY NOTES:
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 25-52-34



N

S

E

W

SW

NE

SE

NW

W

E

SW

NE

SE

NW

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
1. SET "+" CUT IN SOUTHEAST CORNER OF CURB INLET SOUTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION = 996.85
2. SET "+" CUT IN SOUTHWEST CORNER OF ELECTRIC VAULT AT THE NORTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION = 1002.32

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, PLATTE COUNTY, MISSOURI, MAP NO. 29095C0041G, AND DATED JANUARY 20, 2017.

LEGEND

| | |
|----------------------------|-------------------|
| PL | PROPERTY LINE |
| LL | LOT LINE |
| R/W | RIGHT-OF-WAY |
| 2' CURB & GUTTER | |
| — 920 — | EXISTING CONTOURS |
| — 918 — | |
| — 920 — | PROPOSED CONTOURS |
| | |
| PROPOSED SPOT ELEVATION | |
| XXX.XX | |
| TG | TOP OF GUTTER |
| TC | TOP OF CURB |
| SW | SIDEWALK |
| ME | MEDIAN |
| HP | HIGH POINT |
| LP | LOW POINT |
| P | TOP OF PAVEMENT |
| TE | TOP OF STRUCTURE |
| GR | GROUNDS ELEVATION |
| BS | BOTTOM OF STEPS |
| TS | TOP OF STEPS |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| | |
| EXISTING STORM SEWER | |
| PROPOSED STORM PIPE | |
| PROPOSED WET CURB & GUTTER | |
| PROPOSED DRY CURB & GUTTER | |



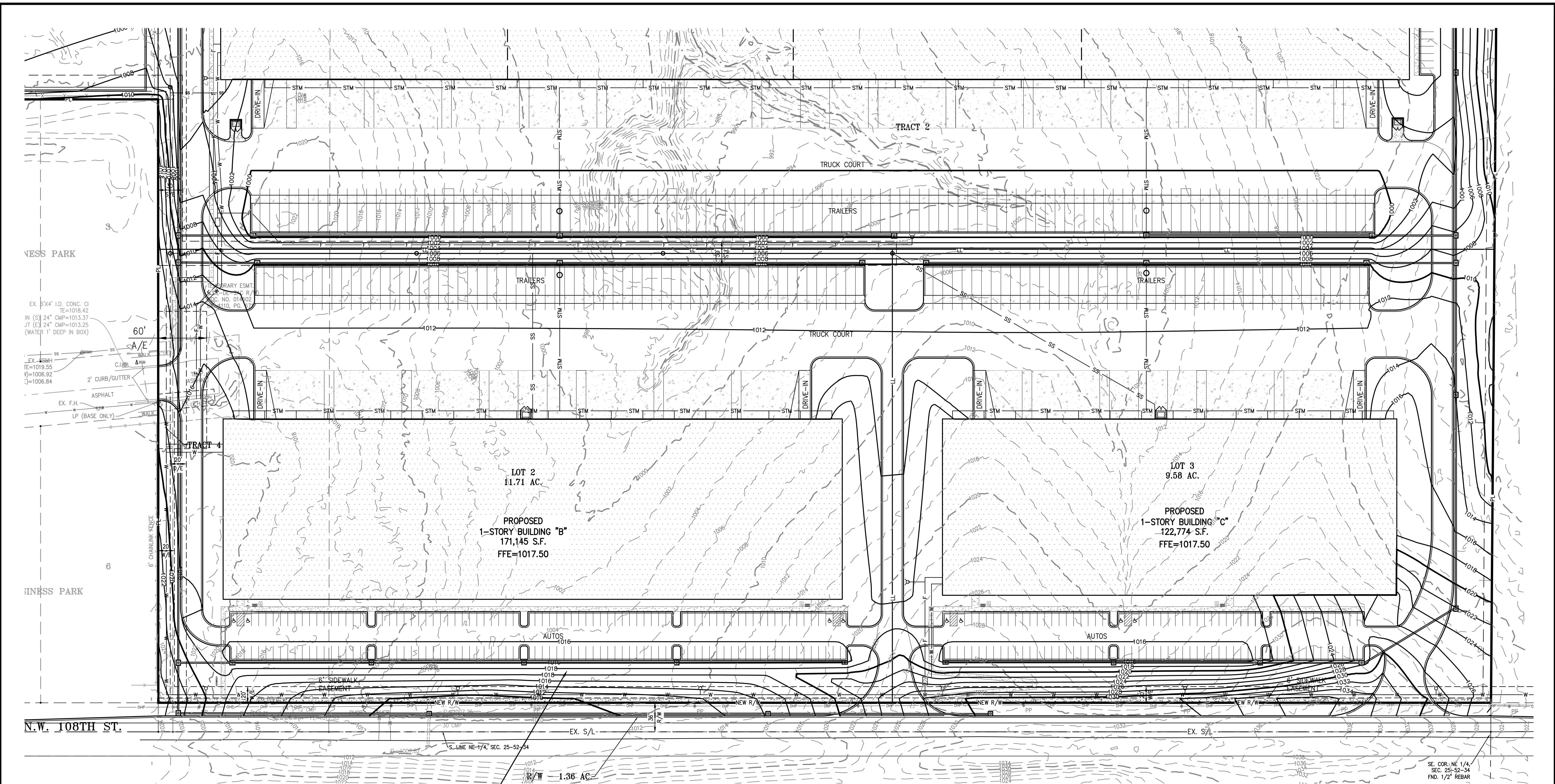
0' SCALE: 1'=100' 200'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1166
www.phelpsengineering.com

OVERALL GRADING PLAN
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revisions: | By App. |
|--|-----|------------|----------------------------|---------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | DBB DAF |
| DATE:04-19-2024 | | | | |
| OFFICIAL DATE APPROVED: IDC KANSAS CITY, KS LAND SURVEYING E-39 LAW OFFICES OF AUTHORIZATION LAND SURVEYING E-39 ENGINEERING CO. INC. | | | | |
| | | | | |

Sheet C2
0' SCALE: 1'=100' 200'



SHEET

C2.1

SCALE: 1"=60'

0' 60' 120'

| PROJECT NO. | No. | Date | Revisions: |
|--|-----|------------|----------------------------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS |
| 04-19-2024 | 1. | | |
| DBB DAF | | | |
| OPENCAD-DAT APPROVED IJC KANSAS STATE ENG. LS-82 LAND SURVEYING E-38 CERTIFICATE OF AUTHORIZATION LAND SURVEYING-20200128 ENGINEERING-2005568 | | | |

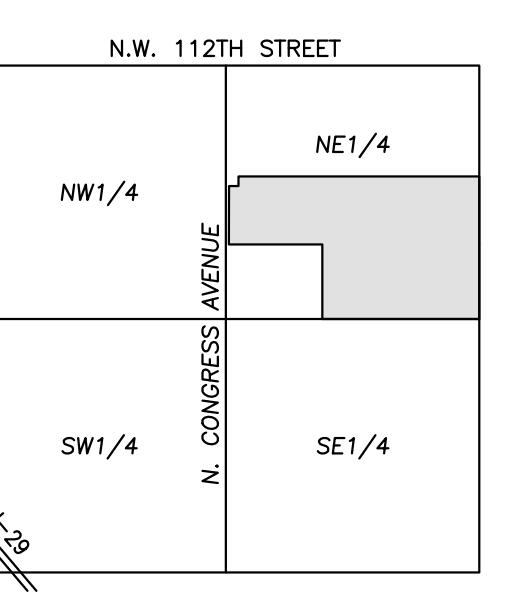
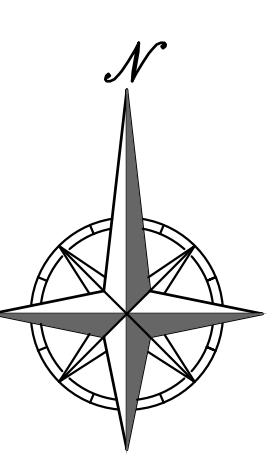
PHELD'S ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelipsengineering.com

GRADING PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

LEGEND

| | |
|----------------------------|-------------------|
| PL | PROPERTY LINE |
| LL | LOT LINE |
| R/W | RIGHT-OF-WAY |
| 2' CURB & GUTTER | |
| EXISTING CONTOURS | |
| PROPOSED CONTOURS | |
| PROPOSED SPOT ELEVATION | |
| LG | UP OF GUTTER |
| TC | TOP OF CURB |
| SW | SIDEWALK |
| ME | MINIMUM EXISTING |
| HP | HIGH POINT |
| LP | LOW POINT |
| P | TOP OF PAVEMENT |
| TE | TOP OF STRUCTURE |
| GR | GROUNDS ELEVATION |
| BS | BOTTOM OF STEPS |
| TS | TOP OF STEPS |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| EXISTING STORM SEWER | |
| PROPOSED STORM PIPE | |
| PROPOSED WET CURB & GUTTER | |
| PROPOSED DRY CURB & GUTTER | |



VICINITY MAP
SEC. 25-52-34

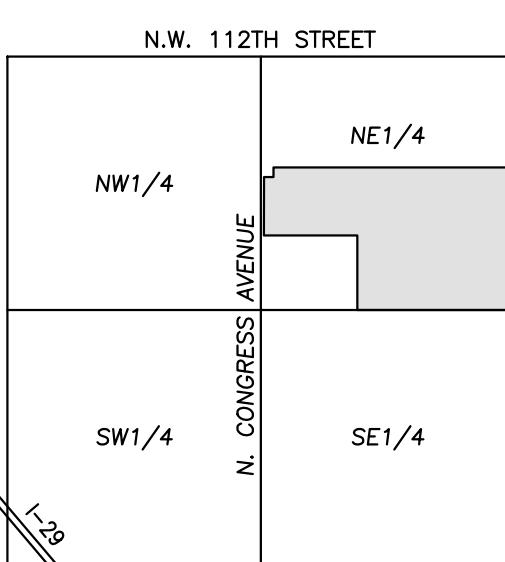
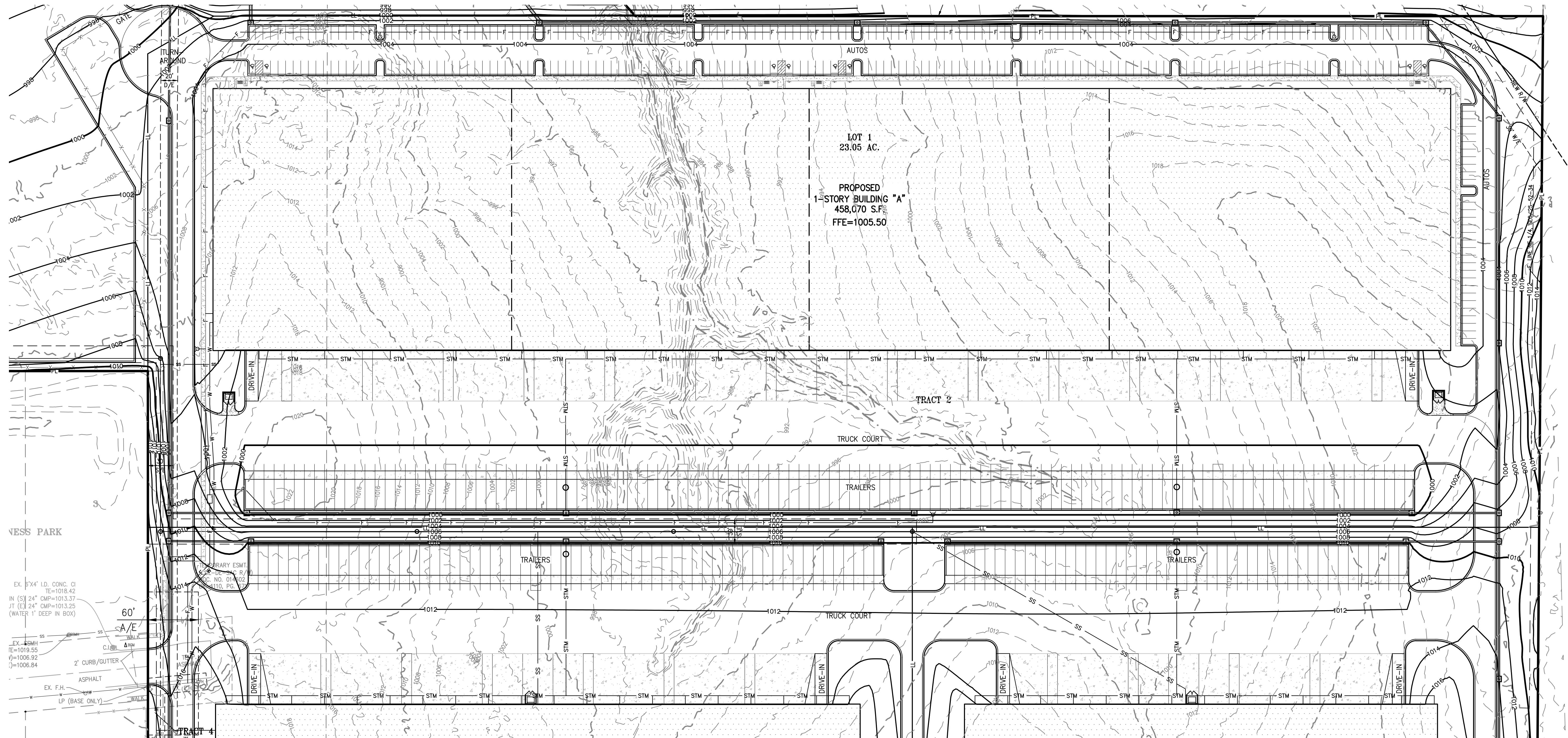


N

SCALE:
1"=2000'



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



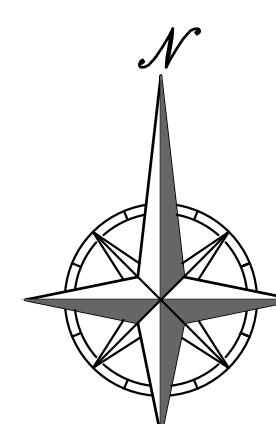
VICINITY MAP
SEC. 25-52-34



UTILITY NOTES:
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

LEGEND

| | |
|------------------|----------------------------|
| PL | PROPERTY LINE |
| LL | LOT LINE |
| R/W | RIGHT-OF-WAY |
| 2" CURB & GUTTER | |
| — 920 — | EXISTING CONTOURS |
| — 918 — | PROPOSED CONTOURS |
| — 920 — | PROPOSED SPOT ELEVATION |
| — 918 — | LG LIP OF GUTTER |
| — 918 — | TC TOP OF CURB |
| — 918 — | SW SIDEWALK |
| — 918 — | ME MEDIUM EXISTING |
| — 918 — | HP HIGH POINT |
| — 918 — | LP LOW POINT |
| — 918 — | P TOP OF PAVEMENT |
| — 918 — | TE TOP OF STRUCTURE |
| — 918 — | GR GROUND ELEVATION |
| — 918 — | BS BOTTOM OF STEPS |
| — 918 — | TS TOP OF STEPS |
| — 918 — | BW BOTTOM OF WALL |
| — 918 — | TW TOP OF WALL |
| — 918 — | EXISTING STORM SEWER |
| — 918 — | PROPOSED STORM PIPE |
| — 918 — | PROPOSED WET CURB & GUTTER |
| — 918 — | PROPOSED DRY CURB & GUTTER |



0' 60' 120'

GRADING PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com

SHEET

C2.2

| PROJECT NO. | No. | Date | Revisions: | By |
|-------------|-----|------------|----------------------------|---------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | App. |
| | | | | DBB DAF |
| | | | | |
| | | | | |
| | | | | |

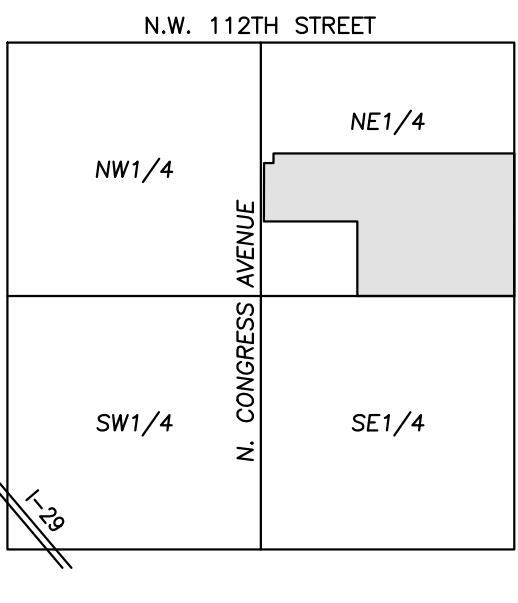
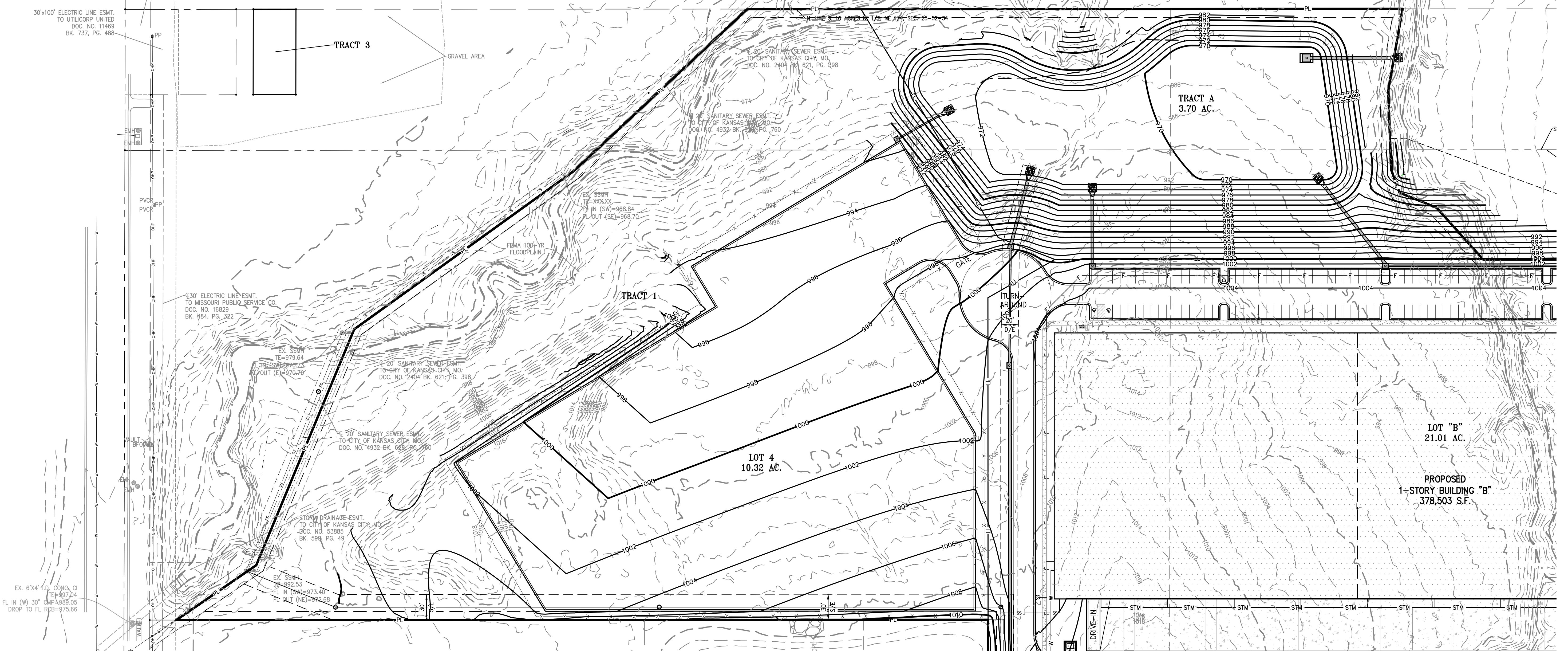
APPROVED: DAF [Signature] DATE: 04-19-2024
ENGINEER: KANSAS CITY, KS
LAND SURVEYING: E-381
LAW OFFICES: 10951 N. CONGRESS AVENUE
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING: E-381
ENGINEERING: 230361



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811

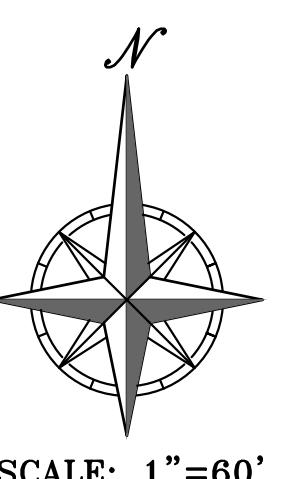
Know what's below.
Call before you dig.



VICINITY MAP
SEC. 25-52-34

LEGEND

| | |
|----------------------------|--------------------|
| PL | PROPERTY LINE |
| LL | LOT LINE |
| R/W | RIGHT-OF-WAY |
| 2' CURB & GUTTER | |
| EXISTING CONTOURS | |
| PROPOSED CONTOURS | |
| PROPOSED SPOT ELEVATION | |
| LG | UP OF GUTTER |
| TC | TOP OF CURB |
| SW | SIDEWALK |
| ME | MIDDLE OF EXISTING |
| HP | HIGH POINT |
| LP | LOW POINT |
| P | TOP OF PAVEMENT |
| TE | TOP OF STRUCTURE |
| GR | GROUNDS ELEVATION |
| BS | BOTTOM OF STEPS |
| TS | TOP OF STEPS |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| EXISTING STORM SEWER | |
| PROPOSED STORM PIPE | |
| PROPOSED WET CURB & GUTTER | |
| PROPOSED DRY CURB & GUTTER | |



SCALE: 1"=60'
0' 60' 120'

GRADING PLAN

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpsegineering.com

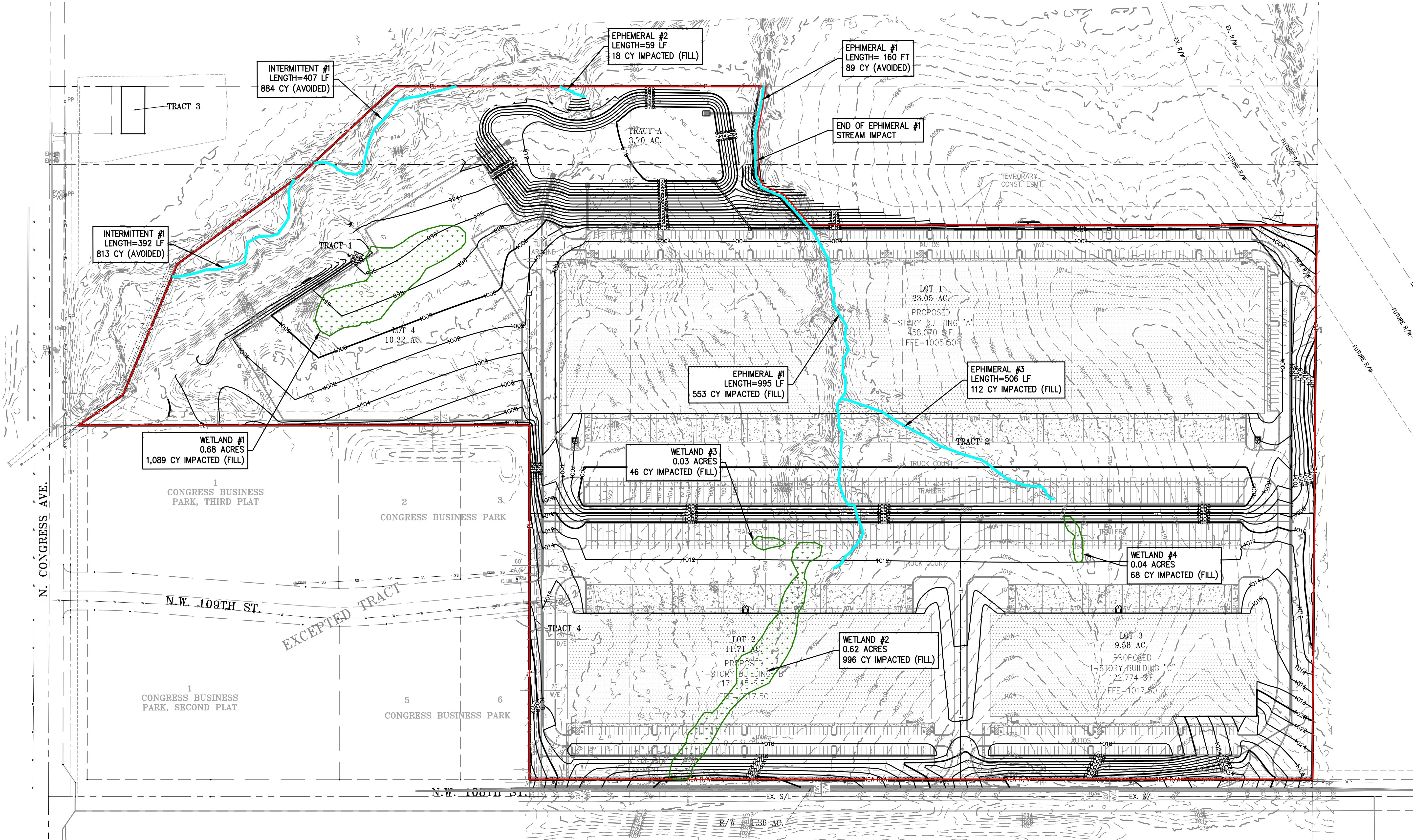
SHEET

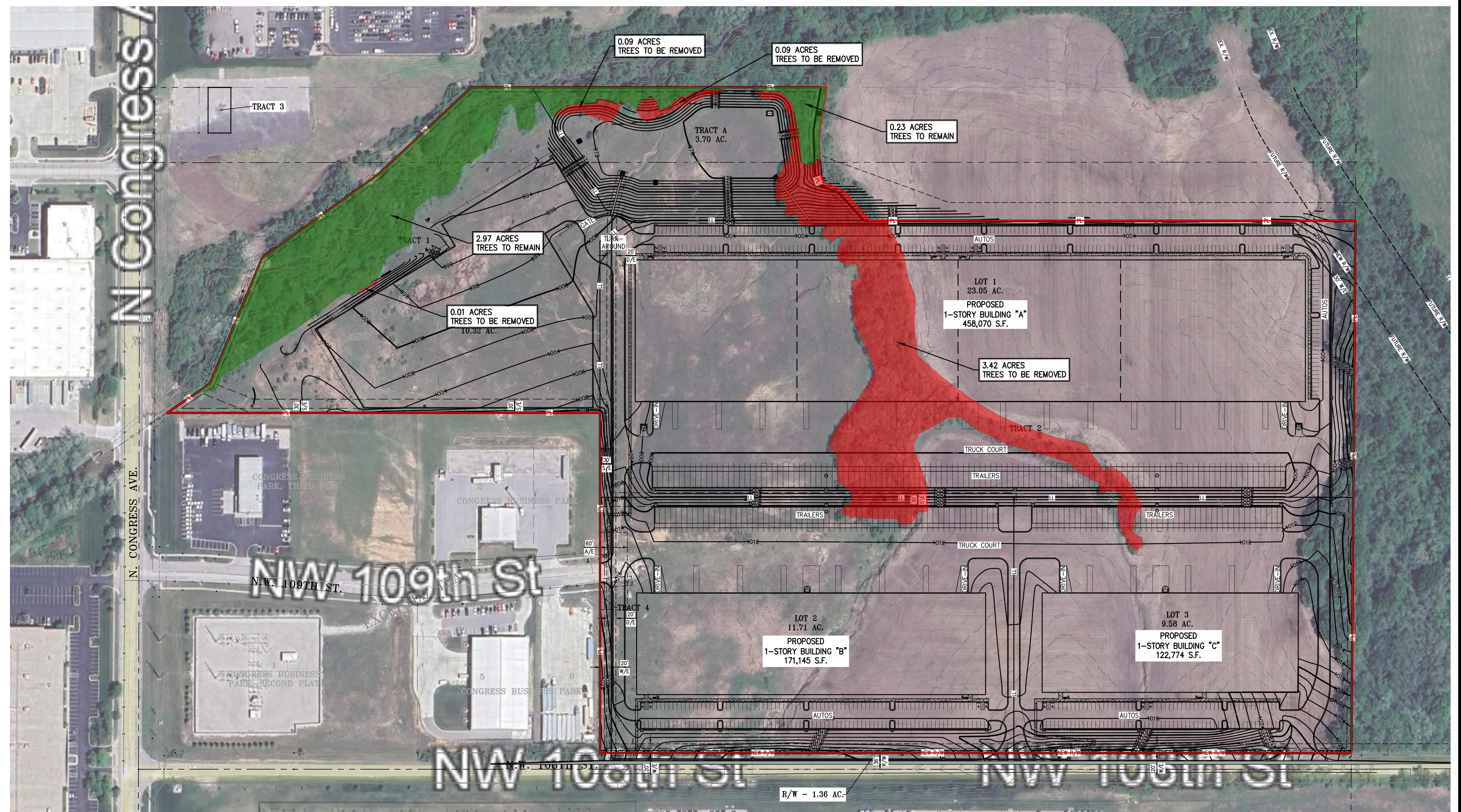
C2.3



Know what's below.
Call before you dig.

UTILITY NOTES:
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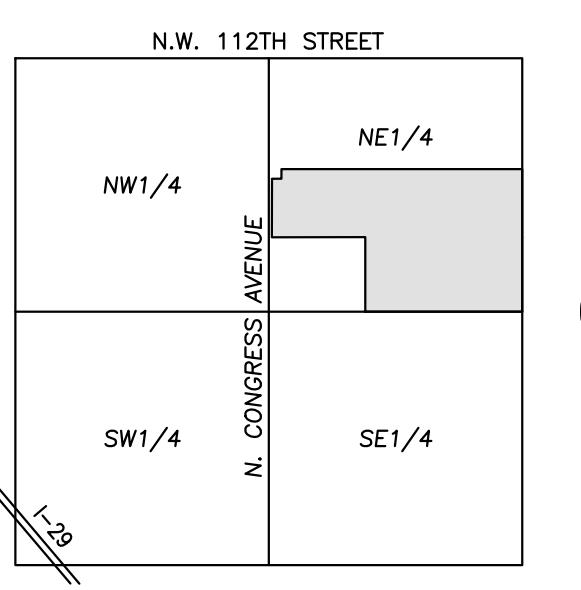


88-424-07 - MITIGATION RATE
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers.
2. Second, subtract all uncuturbed acres of stream buffer.
3. Third, multiply the acreage calculated in step two by 0.35.
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches.
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 100-12.
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement; meaning, a two-inch caliper tree shall satisfy two-thirds of required mitigation. Payment-in-lieu mitigation can be found in 100-12.

TREE MITIGATION CALCULATIONS:

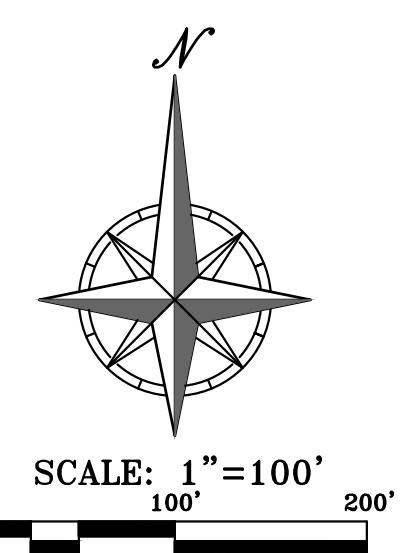
| | |
|-----------------------------------|---------------------|
| 1. TREES TO BE REMOVED | 3.61 AC. |
| 2. LESS UNDISTURBED STREAM BUFFER | 0.00 AC. |
| (REFER TO STREAM BUFFER PLANS) | |
| 3. 0.07 * 0.35 | 0.00 AC. |
| 4. REQUIRED CALIPER INCHES | 0.00 CALIPER INCHES |
| 0.025 * 150 | |
| 5. MITIGATION REQUIRED | -372 CALIPER INCHES |
| 0.00 (REQUIRED) - (372 PROPOSED) | |

NO MITIGATION REQUIRED AS PROPOSED STREAM BUFFER TO BE PRESERVED IS GREATER THAN THE ACREAGE OF TREES REMOVED.



VICINITY MAP
SEC. 25-52-34

LEGEND
 PL PROPERTY LINE
 LL LOT LINE
 R/W RIGHT-OF-WAY
 TREES TO BE SAVED
 TREES TO BE REMOVED



SHEET

C2.5

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com

TREE CLEARING EXHIBIT
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revised: | By App. |
|-----------------------------------|-----|------------|----------------------------|---------|
| 230361 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | DBB DAF |
| 04-11-17-2024 TRAMSNSH | | | | |
| OFFICIAL APPROVED ICD | | | | |
| KANSAS STATE LAND SURVEYING E-382 | | | | |
| LICENSURE #200700128 | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAND SURVEYING E-382 | | | | |
| ENGINEERING #200700558 | | | | |

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com

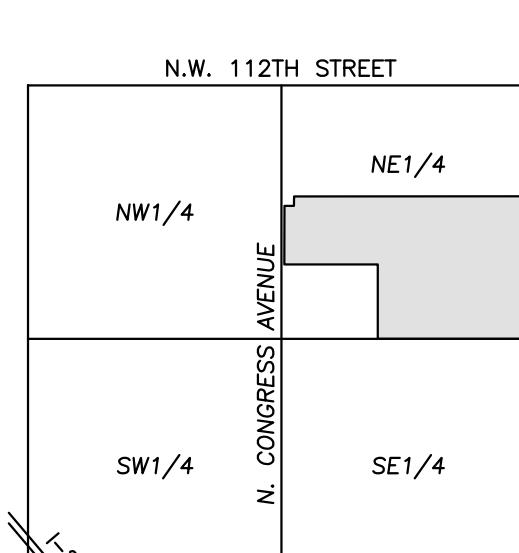
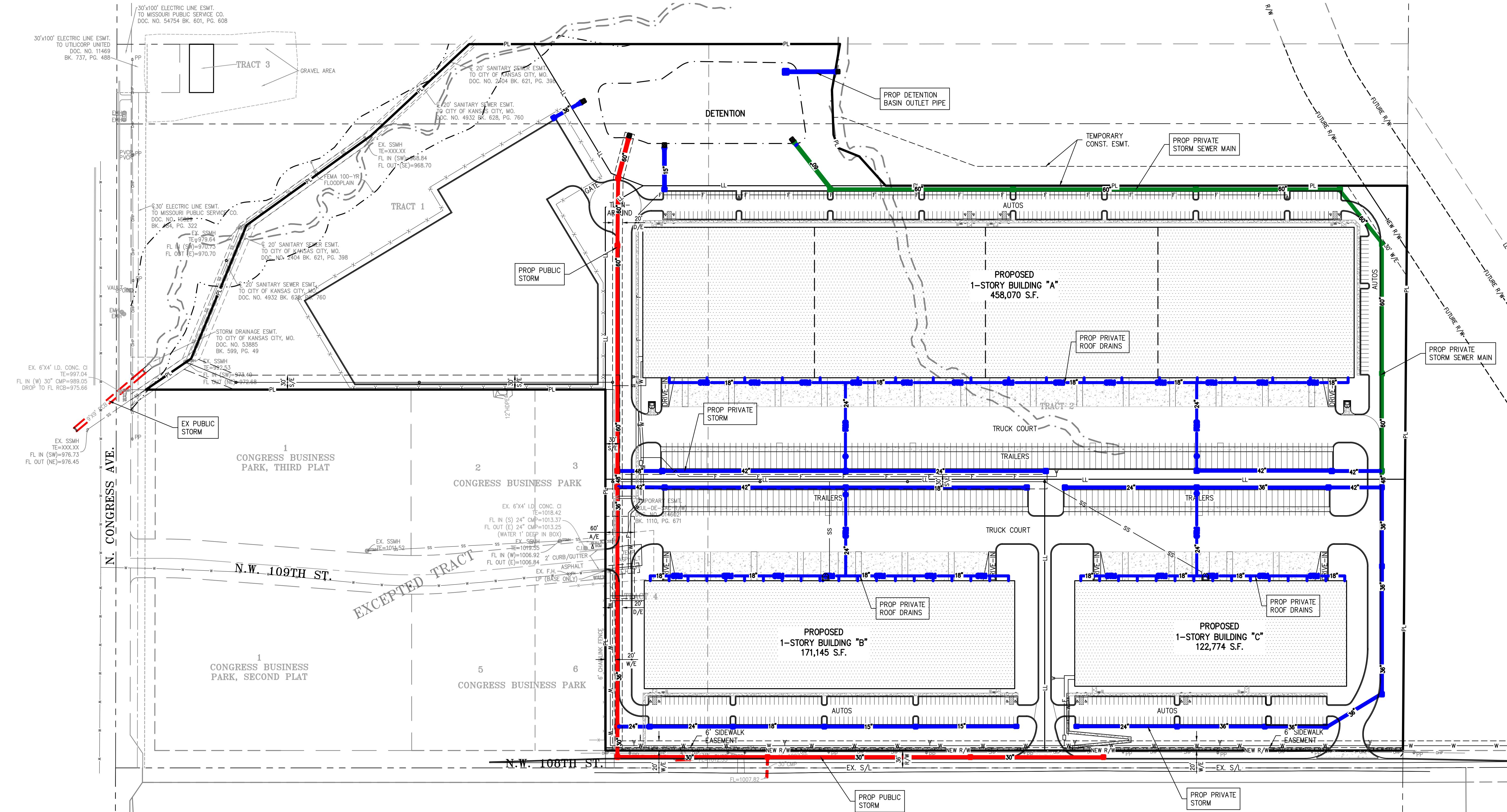
UTILITY PLAN - STORM

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | 230361 | No. | Date | Revised: | Comments |
|-----------------|--------|-----|------------|----------|----------------------------|
| DATE:03-15-2024 | 1 | 1 | 04-19-2024 | | REVISED PER STAFF COMMENTS |

REVISIONS:
DRAFT DRAFT APPROVED IJC
KANSAS STATE ENGINEERING - E-32
ENGINEERING - E-39
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - 2023020128
LAND SURVEYING - 20050558

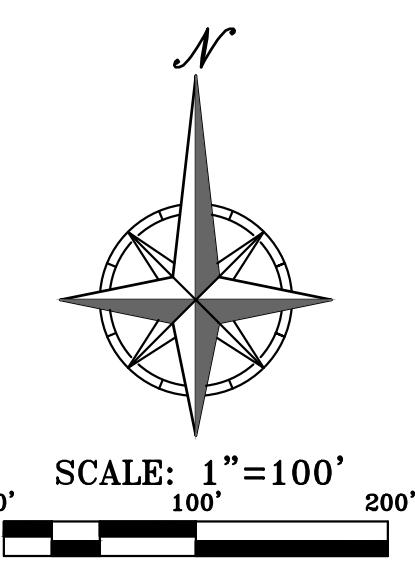
SHEET
C3



VICINITY MAP
SEC. 25-52-34

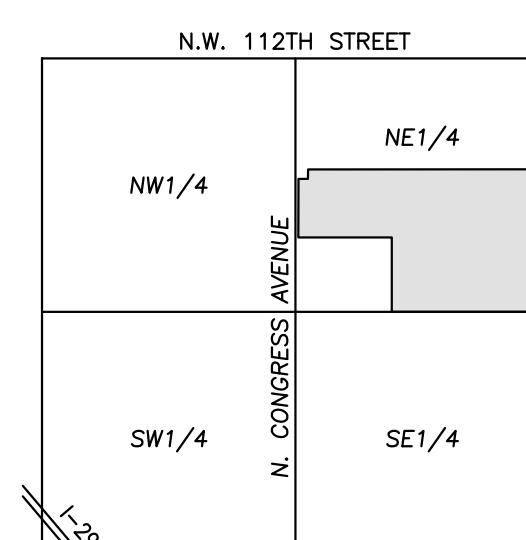
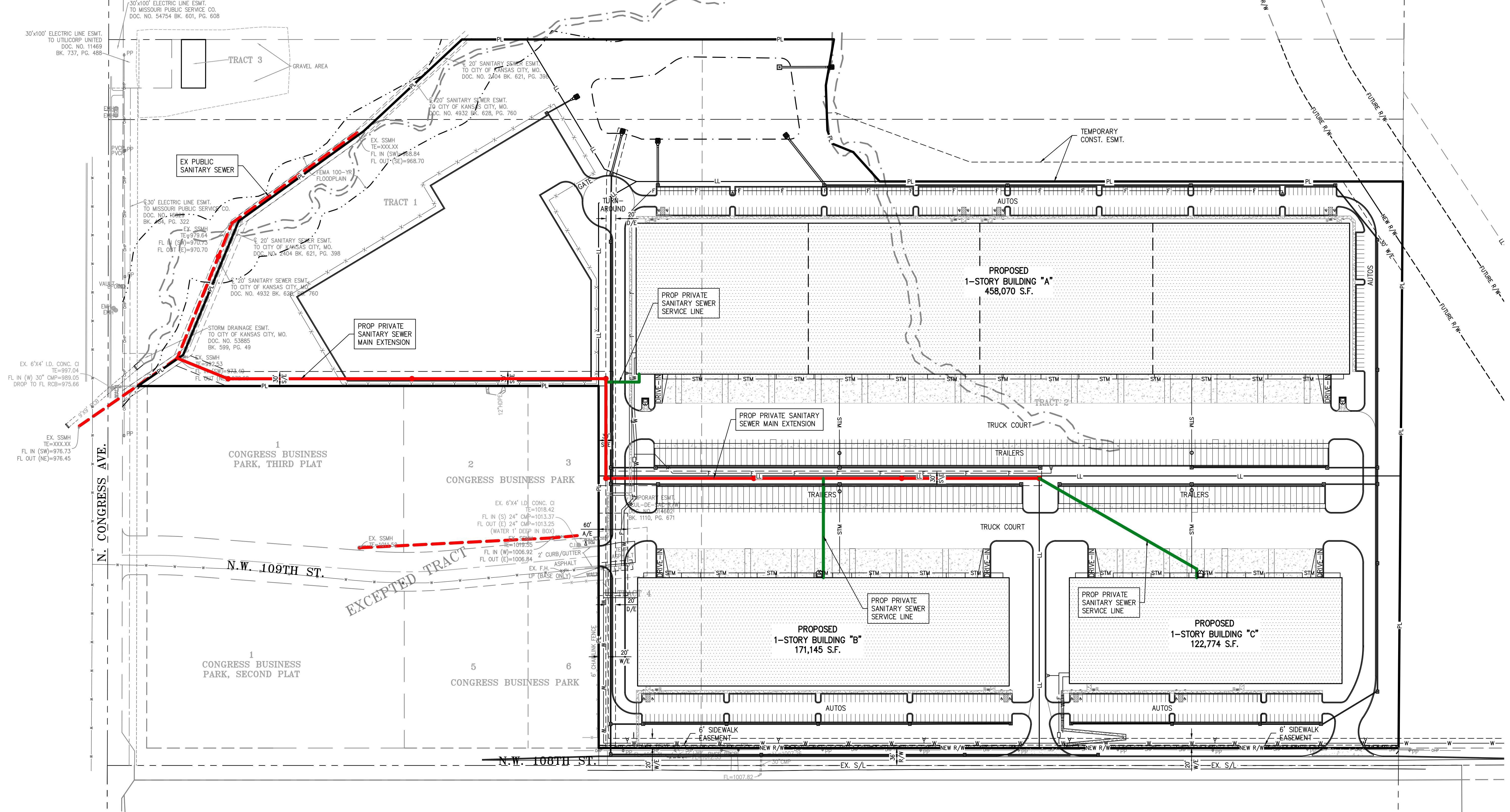


UTILITY NOTES:
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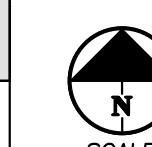




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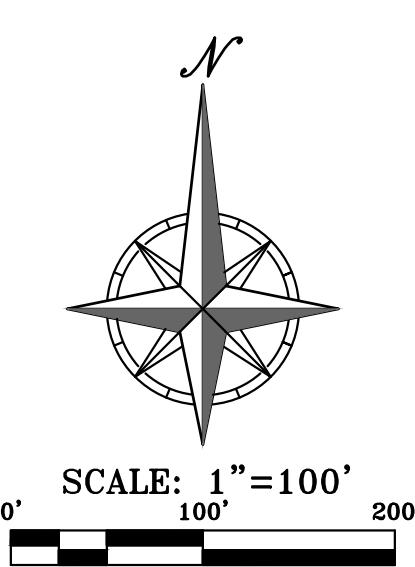
VICINITY MAP
SEC. 25-52-34



N

1"

=2000'



SHEET
C3.1

PHELPS ENGINEERING, INC.
PLANNING
ENGINEERING
IMPLEMENTATION
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpseengineering.com

UTILITY PLAN - SEWER
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | 230361 | No. | Date | Revised Per Staff Comments |
|------------------|--------|------------|------|----------------------------|
| DATE: 03-15-2024 | 1 | 04-19-2024 | | |

OFFICED: DAF | APPROVED: IDC
KANSAS STATE ENGINEERING E-382
LAWRENCE, KS
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - 202700128
ENGINEERING - 2005558

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpsengineering.com

UTILITY PLAN – WATER
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | No. | Date | Revised Per Staff Comments |
|-------------|-----|------------|----------------------------|
| 230361 | 1. | 04-19-2024 | |

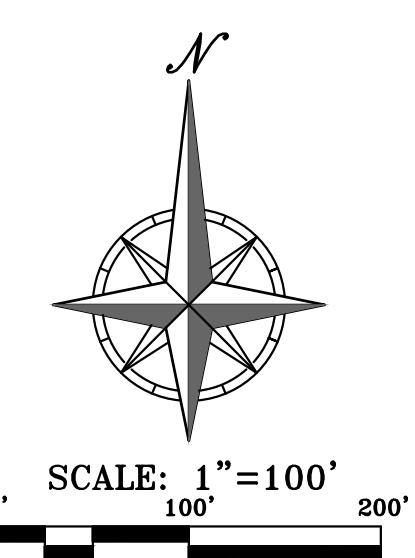
By App.
DBB DAF

Revisions:
REVISED PER STAFF COMMENTS

DATE: 04-19-2024
OFFICIAL DRAFT APPROVED: IDC
KANSAS CITY, KS
LAND SURVEYING: E-382
LICENSURE OF AUTHORIZATION
LAND SURVEYING: 20200128
ENGINEER: 2006568

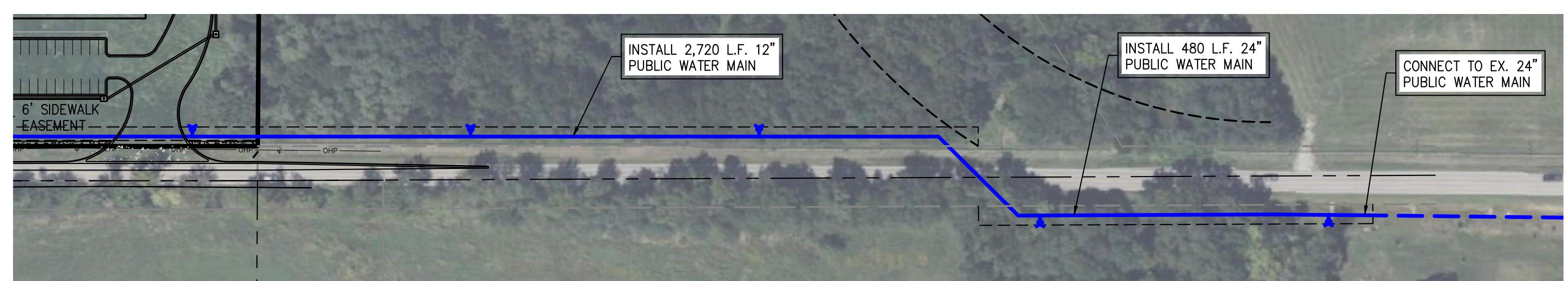
SHEET

C3.2



SCALE: 1"=100' 200'

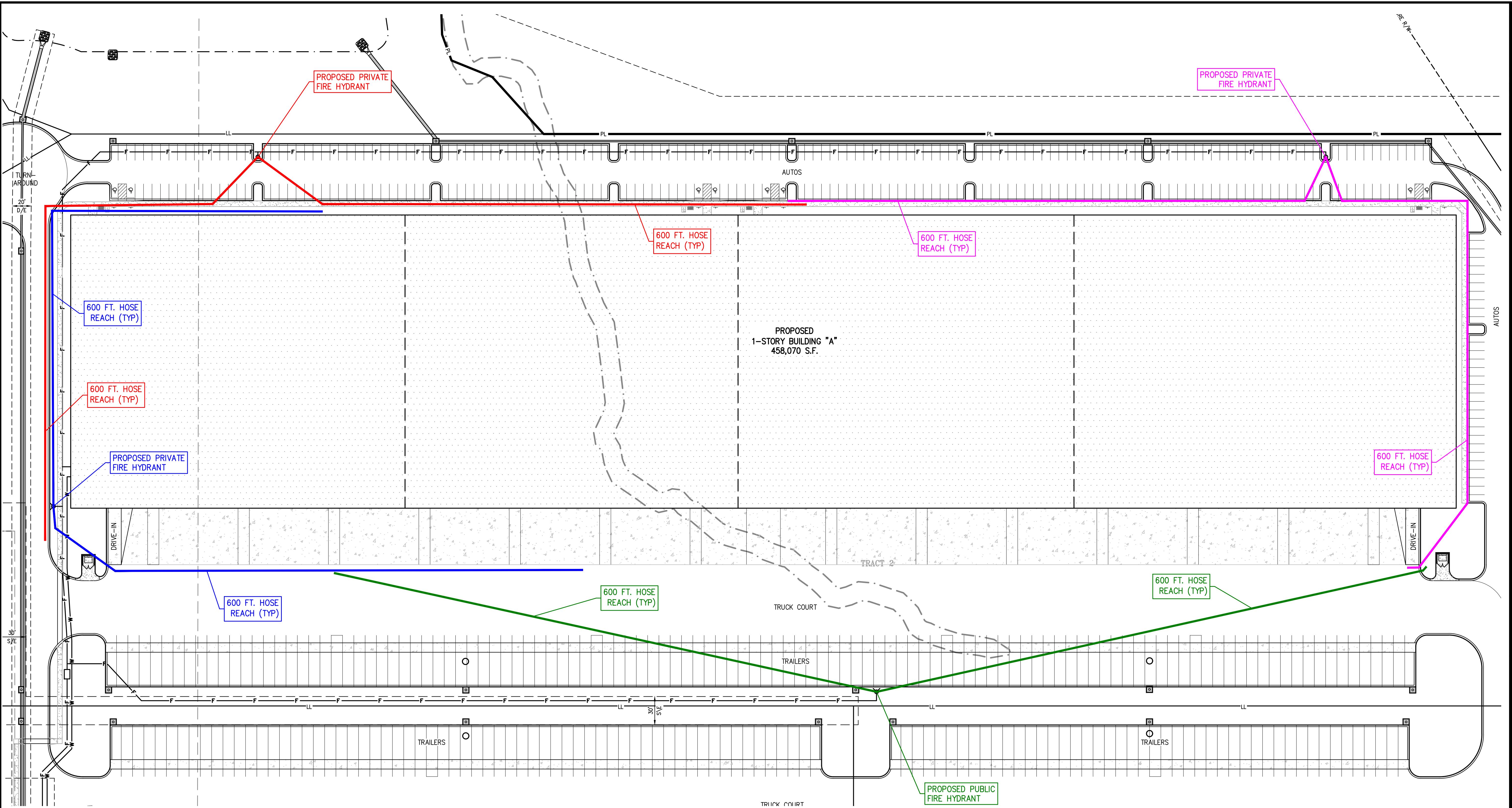
PUBLIC WATER MAIN EXTENSION
(CONTINUATION ALONG 108TH STREET)



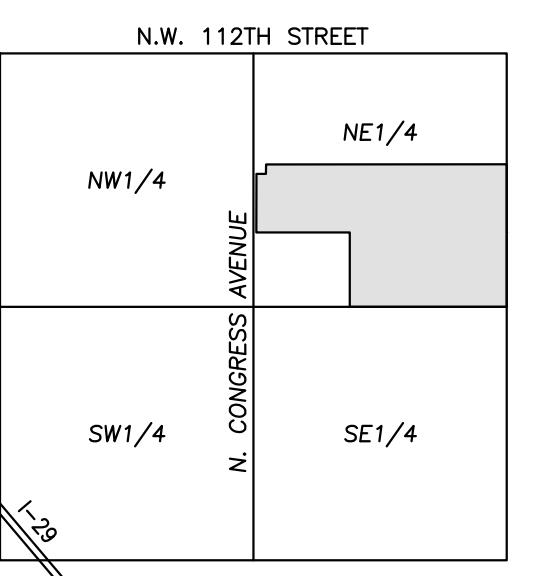
UTILITY NOTES:
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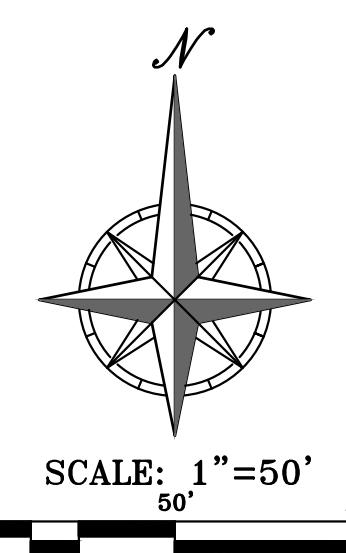
Know what's below.
Call before you dig.



ADDITIONAL PRIVATE FIRE HYDRANT TO BE PROVIDED, AS NEEDED, TO ENSURE A FIRE HYDRANT IS LOCATED WITHIN 100 FEET OF THE BUILDING FIRE DEPARTMENT CONNECTION. FIRE DEPARTMENT CONNECTION LOCATION TO BE PROVIDED AT TIME OF BUILDING PERMIT.



SCALE: 1"=2000'



SCALE: 1"=50' 100'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpseengineering.com

FIRE HYDRANT COVERAGE – BUILDING A
OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

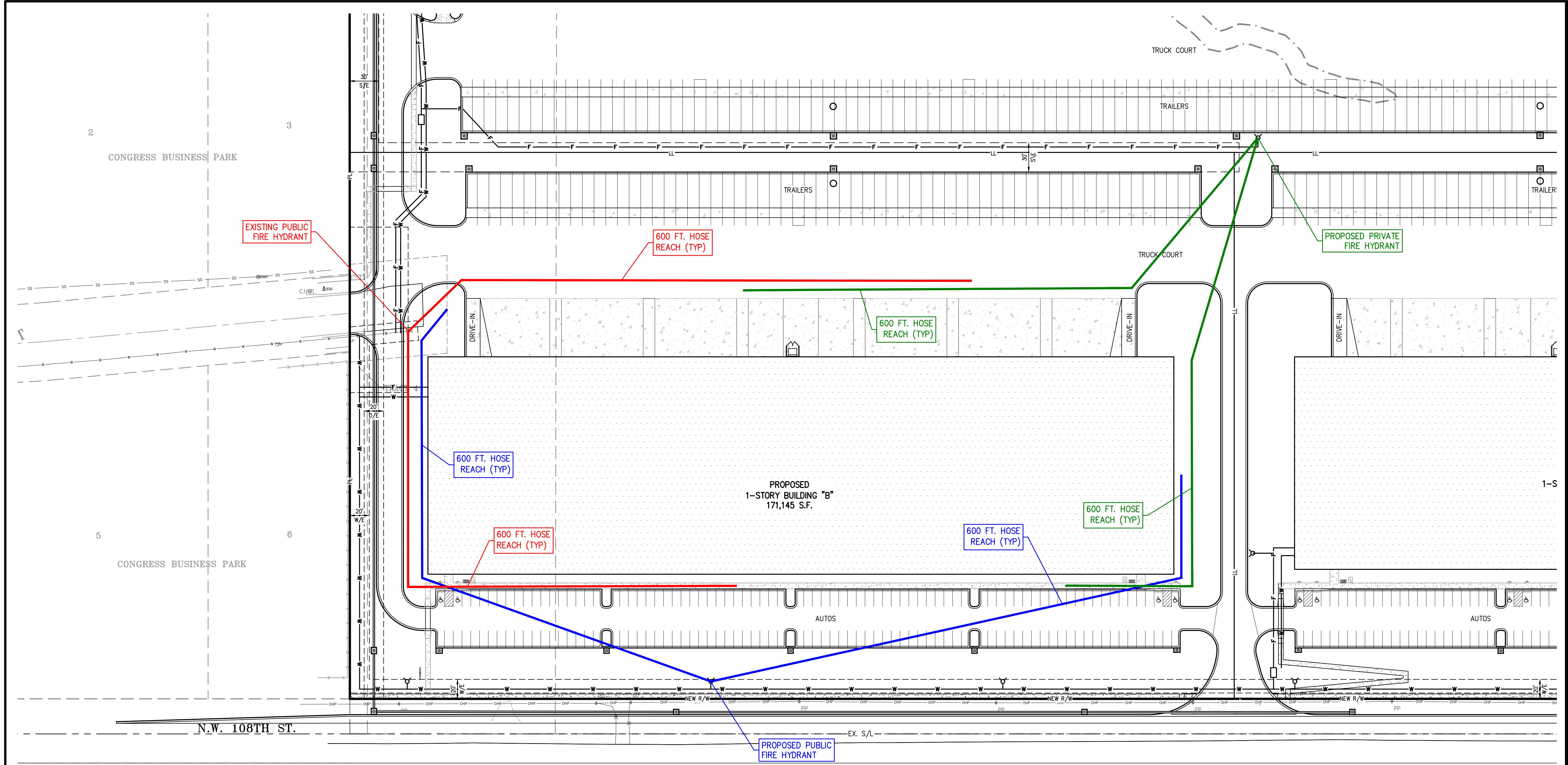
| PROJECT NO. | 230361 | No. | Date | Revisions: |
|----------------------------------|--------|------------|----------------------------|------------|
| DATE: 03-15-2024 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | |
| OFFICED: DAF | | | DBB DAF | |
| APPROVED: IDC | | | | |
| KANSAS STATE ENGINEERING - E-382 | | | | |
| LAWRENCE, KS | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAW. STATE ENG. - 202302128 | | | | |
| ENGINEER - 2005656 | | | | |

SHEET

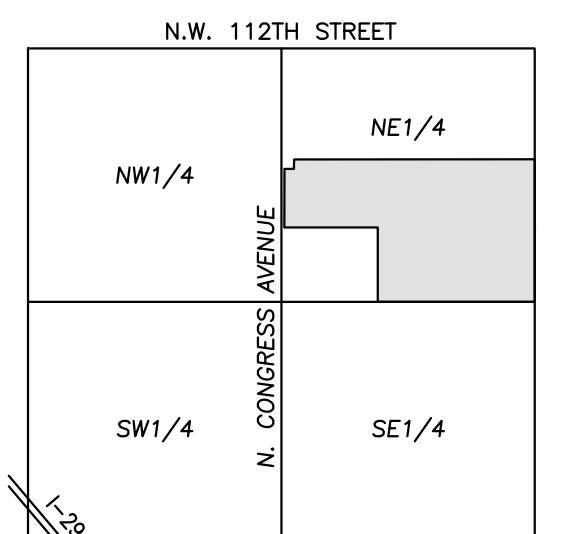
C3.3



UTILITY NOTES:
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ADDITIONAL PRIVATE FIRE HYDRANT TO BE PROVIDED,
AS NEEDED, TO ENSURE A FIRE HYDRANT IS LOCATED
WITHIN 100 FEET OF THE BUILDING FIRE DEPARTMENT
CONNECTION. FIRE DEPARTMENT CONNECTION LOCATION
TO BE PROVIDED AT TIME OF BUILDING PERMIT.



VICINITY MAP
SEC. 25-52-34



UTILITY NOTES:
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PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-4155
Fax: (913) 392-4166
www.phelpsengineering.com

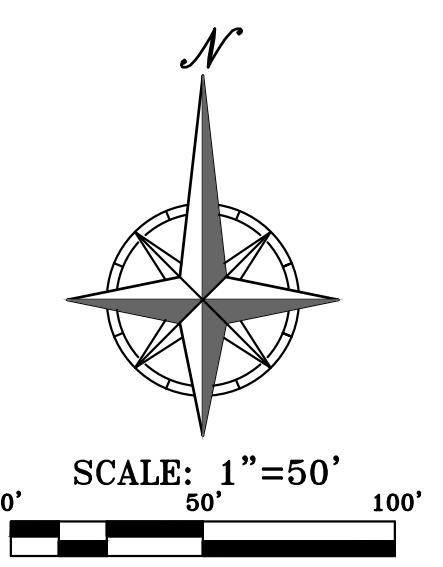
FIRE HYDRANT COVERAGE – BUILDING B

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATE COUNTY, MO

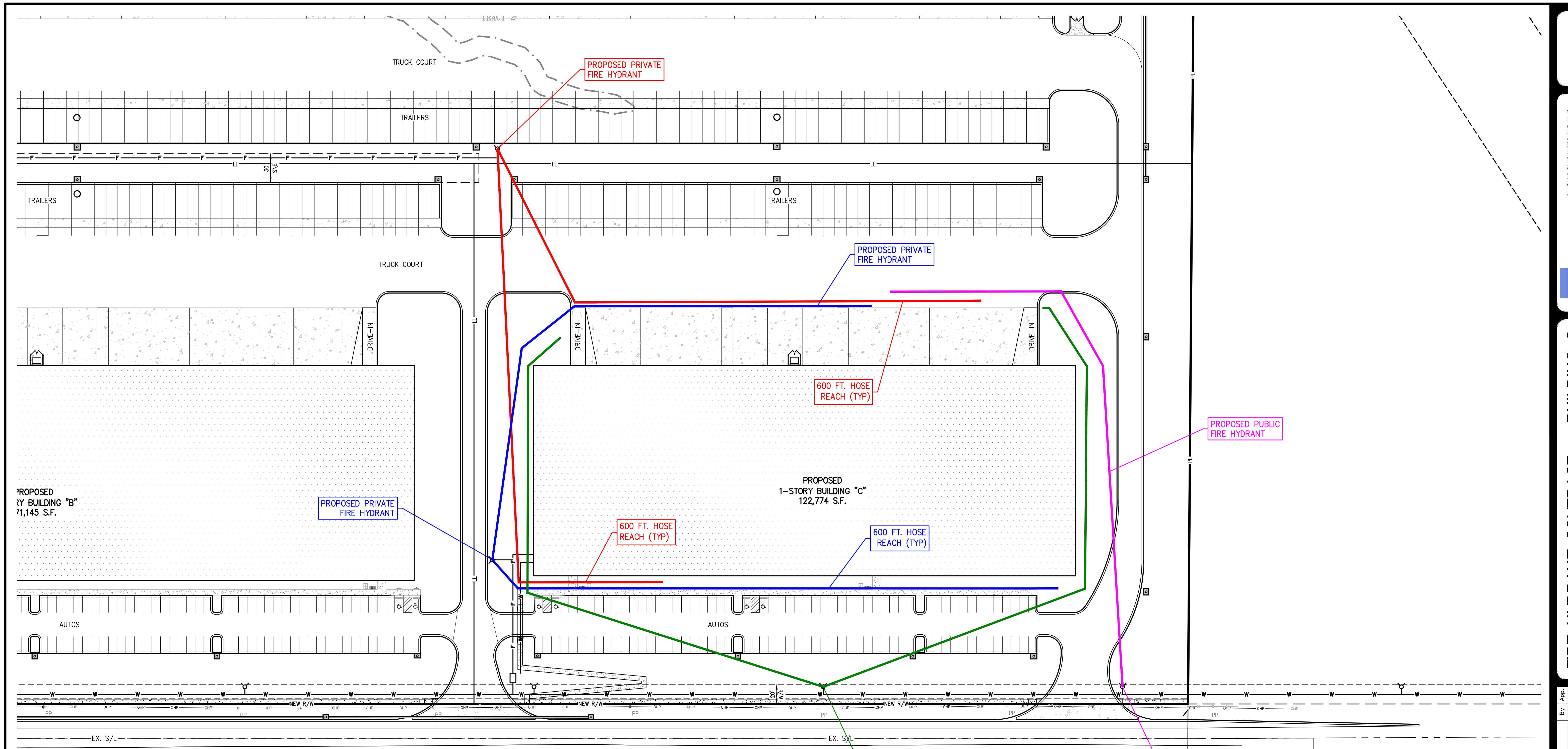
| PROJECT NO. | No. | Date | Revised Per Staff Comments | Revisions: |
|--|-----|------------|----------------------------|------------|
| 230361 | 1. | 04-19-2024 | | |
| DATE: 04-19-2024 | 1. | 04-19-2024 | | |
| OFFICIAL DRAFT APPROVED: IDC | | | | |
| KANSAS STATE ENGINEERING E-391 LAND SURVEYING E-392 | | | | |
| ZONE 6 | | | | |
| CERTIFICATE OF AUTHORIZATION LAND SURVEYING E-392 | | | | |
| ENGINEERING E-392 | | | | |

SHEET

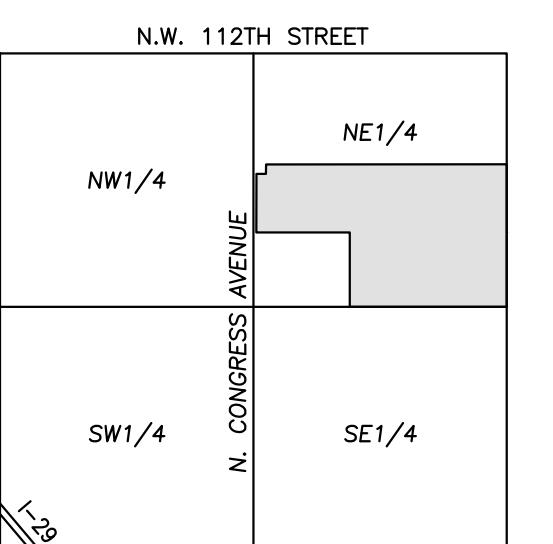
C3.4



SCALE: 1"=50'
0' 50' 100'



ADDITIONAL PRIVATE FIRE HYDRANT TO BE PROVIDED,
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WITHIN 100 FEET OF THE BUILDING FIRE DEPARTMENT
CONNECTION. FIRE DEPARTMENT CONNECTION LOCATION
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VICINITY MAP
SEC. 25-52-34



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Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpsengineering.com



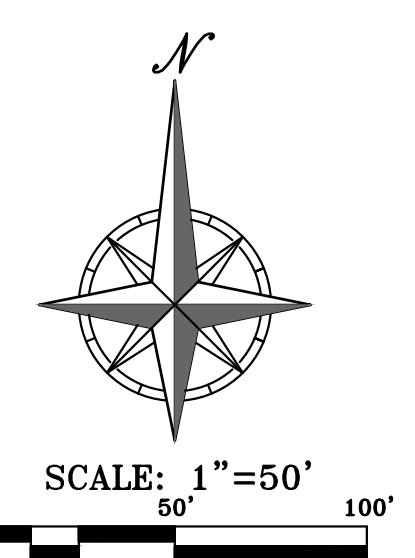
FIRE HYDRANT COVERAGE – BUILDING C

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

| PROJECT NO. | 230361 | No. | Date | Revisions: |
|--------------------------------|--------|------------|----------------------------|------------|
| DATE 03-19-2024 | 1. | 04-19-2024 | REVISED PER STAFF COMMENTS | |
| OFFICIAL DRAFT APPROVED: JDC | | | | |
| KANSAS STATE ENGINEERING E-382 | | | | |
| LAWRENCE ENGINEERING E-382 | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| LAWRENCE ENGINEERING E-382 | | | | |
| ENGINEER: D. COOPER | | | | |
| LAWRENCE ENGINEERING E-382 | | | | |
| LAND SURVEYOR: D. COOPER | | | | |
| LAWRENCE ENGINEERING E-382 | | | | |
| DATE ISSUED: 04-19-2024 | | | | |
| EXPIRATION DATE: 04-19-2025 | | | | |

SHEET

C3.5



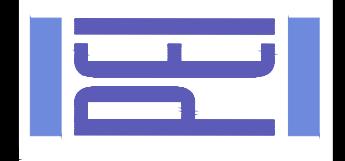
SCALE: 1"=50'
0' 50' 100'



STREAM BUFFER PLAN PRE-USACE APPROVAL

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com

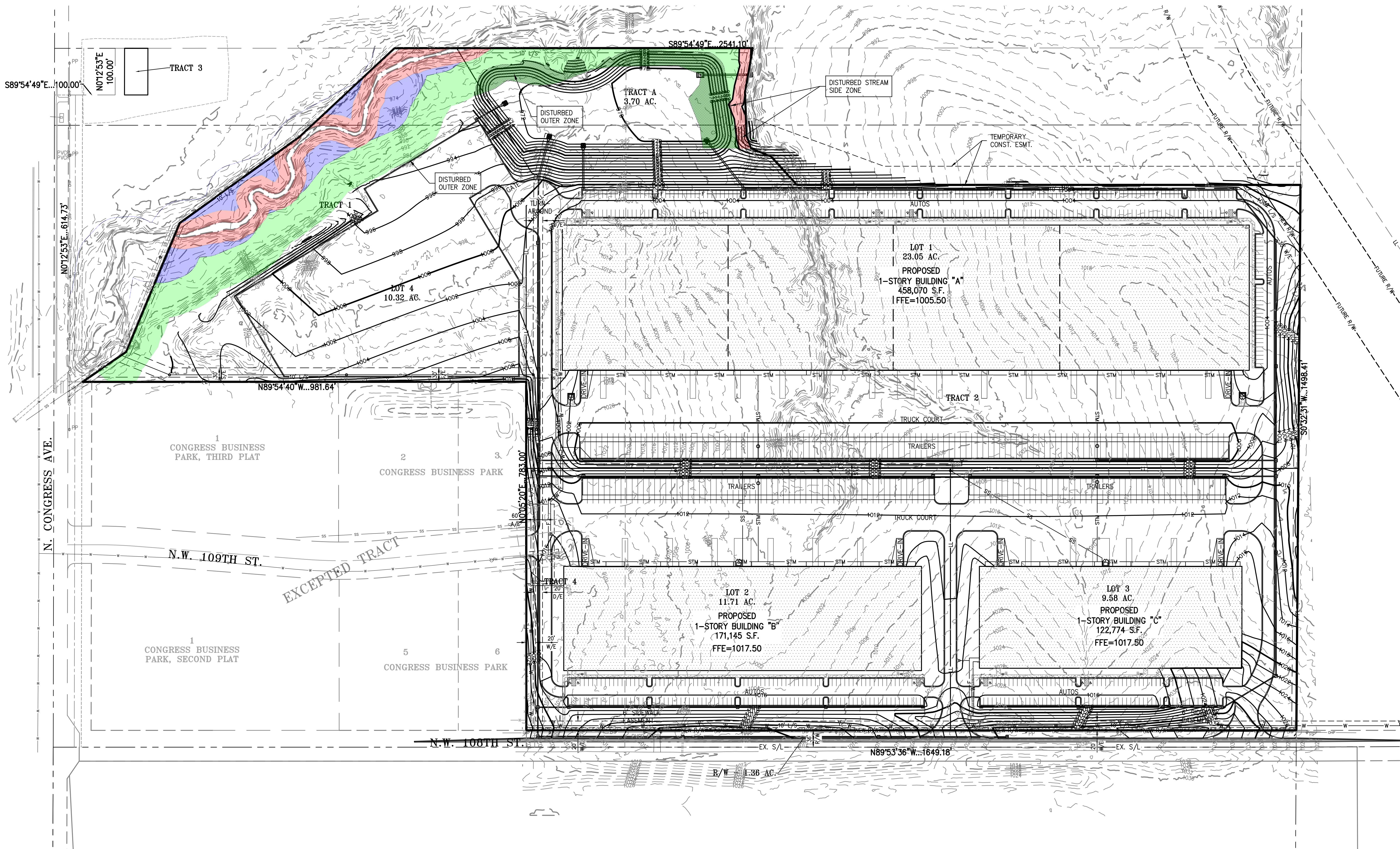


| PROJECT NO. | No. | Date | Revisions: |
|-------------|-----|----------|------------------------------|
| 230361 | 1. | 04-19-24 | REVISED PER STAFF COMMENTS |
| | | | DBB DAF |
| | | | APPROVED: IDC |
| | | | DATE: 04-19-2024 |
| | | | PHELPS ENGINEERING, INC. |
| | | | KANSAS CITY, KS 66061 |
| | | | LAND SURVEYING E-382 |
| | | | CERTIFICATE OF AUTHORIZATION |
| | | | LAND SURVEYING-202302128 |
| | | | LAND SURVEYING-2023020558 |

SHEET

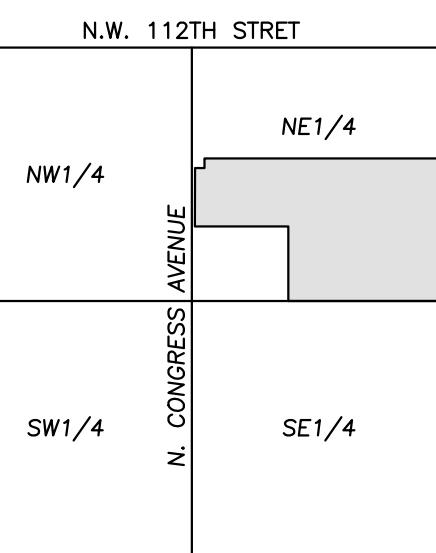
SB-1





LEGEND

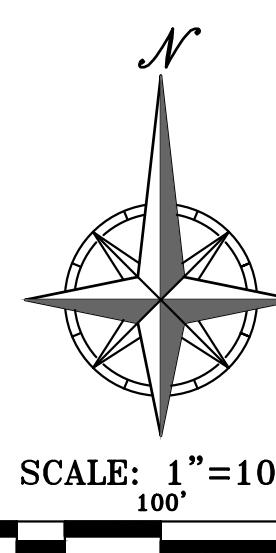
- STREAMSIDE ZONE
- MIDDLE ZONE
- OUTER ZONE
- STREAMSIDE ZONE TO BE DISTURBED
- OUTER ZONE TO BE DISTURBED
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY



VICINITY MAP
SEC. 25-52-34

STREAM BUFFER DATA

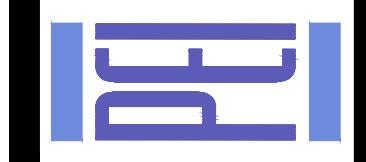
| ZONE | EXISTING | DISTURBED AREA | PRESERVED AREA |
|------------------|------------|------------------|-------------------|
| STREAM SIDE ZONE | 1.06 ACRES | 0.02 ACRES (2%) | 1.04 ACRES (98%) |
| MIDDLE ZONE | 0.63 ACRES | 0.00 ACRES (0%) | 0.63 ACRES (100%) |
| OUTER ZONE | 2.79 ACRES | 0.70 ACRES (25%) | 2.09 ACRES (75%) |



STREAM BUFFER PLAN POST-USACE APPROVAL

OPUS CONGRESS INDUSTRIAL
10951 N. CONGRESS AVENUE
KANSAS CITY, PLATTE COUNTY, MO

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 392-1155
Fax: (913) 392-1166
www.phelpseengineering.com



| PROJECT NO. | 230361 | No. | Date | Revisions: |
|----------------------------------|--------|----------|----------------------------|------------|
| DATE: 04-17-2024 | 1. | 04-19-24 | REVISED PER STAFF COMMENTS | |
| APPROVED: DAF | | | DBB DAF | |
| ENGINEERED: JDC | | | | |
| KANSAS STATE ENGINEERING - LS-82 | | | | |
| LAWRENCE, KS | | | | |
| CERTIFICATE OF AUTHORIZATION | | | | |
| KANSAS STATE ENGINEERING - E-381 | | | | |
| LAWRENCE, KS | | | | |
| ENGINEERED: JDC | | | | |
| KANSAS STATE ENGINEERING - LS-82 | | | | |
| LAWRENCE, KS | | | | |

SHEET

SB-2

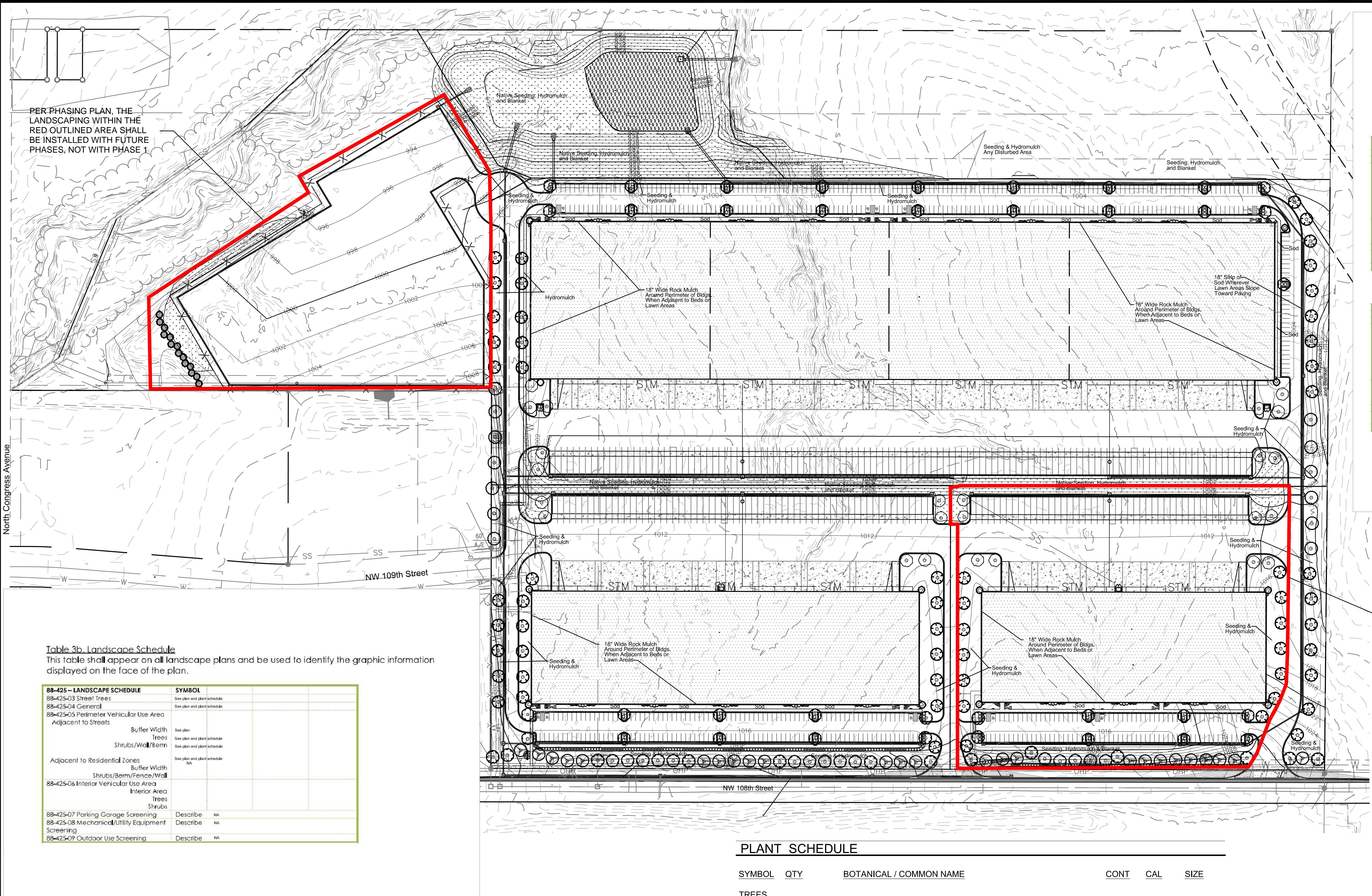


Table 3b. Landscape Schedule

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

| 88-425 - LANDSCAPE SCHEDULE | SYMBOL |
|--|-----------------------------|
| 88-425-03 Street Trees | See plan and plant schedule |
| 88-425-04 General | See plan and plant schedule |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets | See plan and plant schedule |
| Buffer Width | |
| Trees | See plan and plant schedule |
| Shrubs/Berm | See plan and plant schedule |
| Adjacent to Residential Zones | See plan and plant schedule |
| Buffer Width | NA |
| Shrubs/Berm/Fence/Wall | See plan and plant schedule |
| 88-425-06 Interior Vehicular Use Area | See plan and plant schedule |
| Interior Area | See plan and plant schedule |
| Trees | Describe NA |
| Shrubs | Describe NA |
| 88-425-07 Parking Garage Screening | Describe NA |
| 88-425-08 Mechanical/Utility Equipment Screening | Describe NA |
| 88-425-09 Outdoor Use Screening | Describe NA |

Table 3. Landscape Requirements

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

| 88-425 - LANDSCAPE REQUIREMENTS | Required | Proposed | Alternative Requested? | Approved |
|--|-------------|----------|------------------------|----------|
| 88-425-03 Street Trees | 51 | 53 | | |
| 88-425-04 General | 150 | 150 | | |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets | | | | |
| Buffer Width | 10ft. | 50ft. | | |
| Trees | See Note | | | |
| Shrubs/Berm/Berm | Continuous | | | |
| Adjacent to Residential Zones | | | | |
| Buffer Width | NA | | | |
| Shrubs/Berm/Fence/Wall | NA | | | |
| 88-425-06 Interior Vehicular Use Area | | | | |
| Interior Area | 581 sqs | 116 | | |
| Trees | 116 | 116 | | |
| Shrubs | 581 | 675 | | |
| 88-425-07 Parking Garage Screening | Describe NA | | | |
| 88-425-08 Mechanical/Utility Equipment Screening | Describe NA | | | |
| 88-425-09 Outdoor Use Screening | Describe NA | | | |

Table 3a. Alternative Compliance to Landscape Standards

This table shall appear on all landscape plans in which alternative compliance is requested.

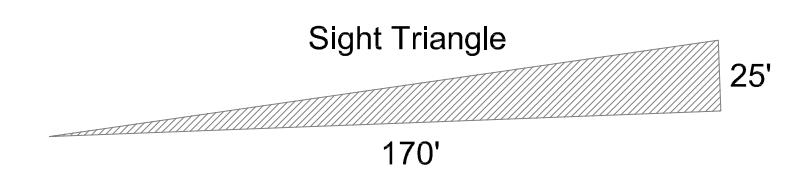
| 88-425 - LANDSCAPE REQUIREMENTS | Proposed | Alternative | Approved |
|--|----------|-------------|----------|
| 88-425-03 Street Trees | NA | NA | NA |
| 88-425-04 General | NA | NA | NA |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets | | | |
| Buffer Width | | | |
| Trees | | | |
| Shrubs/Berm/Berm | | | |
| Adjacent to Residential Zones | | | |
| Buffer Width | | | |
| Shrubs/Berm/Fence/Wall | | | |
| 88-425-06 Interior Vehicular Use Area | | | |
| Interior Area | | | |
| Trees | | | |
| Shrubs | | | |
| 88-425-07 Parking Garage Screening | NA | | |
| 88-425-08 Mechanical/Utility Equipment Screening | NA | | |
| 88-425-09 Outdoor Use Screening | NA | | |

Note:
Street trees satisfy requirement.

PER PHASING PLAN, THE LANDSCAPING WITHIN THE RED OUTLINED AREA SHALL BE INSTALLED WITH FUTURE PHASES, NOT WITH PHASE 1

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|--------------|-----|---|-------|---------|------|
| TREES | | | | | |
| ○ | 33 | Acer platanoides 'Superform' / Superform Maple | B & B | 2"Cal | |
| ○ | 17 | Acer rubrum 'Red Pointe' / Red Pointe Red Maple | B & B | 2"Cal | |
| ○ | 58 | Betula nigra 'Heritage' / Heritage River Birch Single Stem | B & B | 2"Cal | |
| ○ | 24 | Gymnocladus dioicus 'Epresso' / Kentucky Coffee Tree Seedless/Male Only | B & B | 2"Cal | |
| ● | 14 | Juniperus virginiana 'Hillspire' / Hillspire Juniper | B & B | 6' hgt. | |
| ○ | 13 | Nyssa sylvatica / Black Gum | B & B | 2"Cal | |
| ○ | 26 | Quercus bicolor / Swamp White Oak | B & B | 2"Cal | |
| ○ | 15 | Quercus shumardii / Shumard Red Oak | B & B | 2"Cal | |
| ○ | 12 | Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae | 6ft. | | |

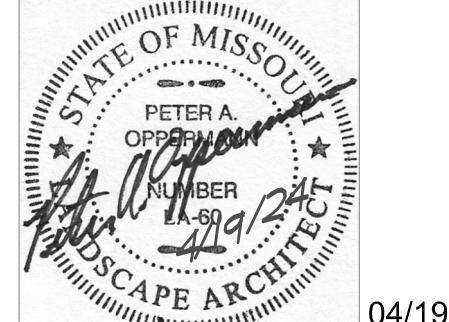


SCALE 1" = 100'

Landscape Plan NW 108th and N. Congress

108th and North Congress
Kansas City, Missouri

LS-1

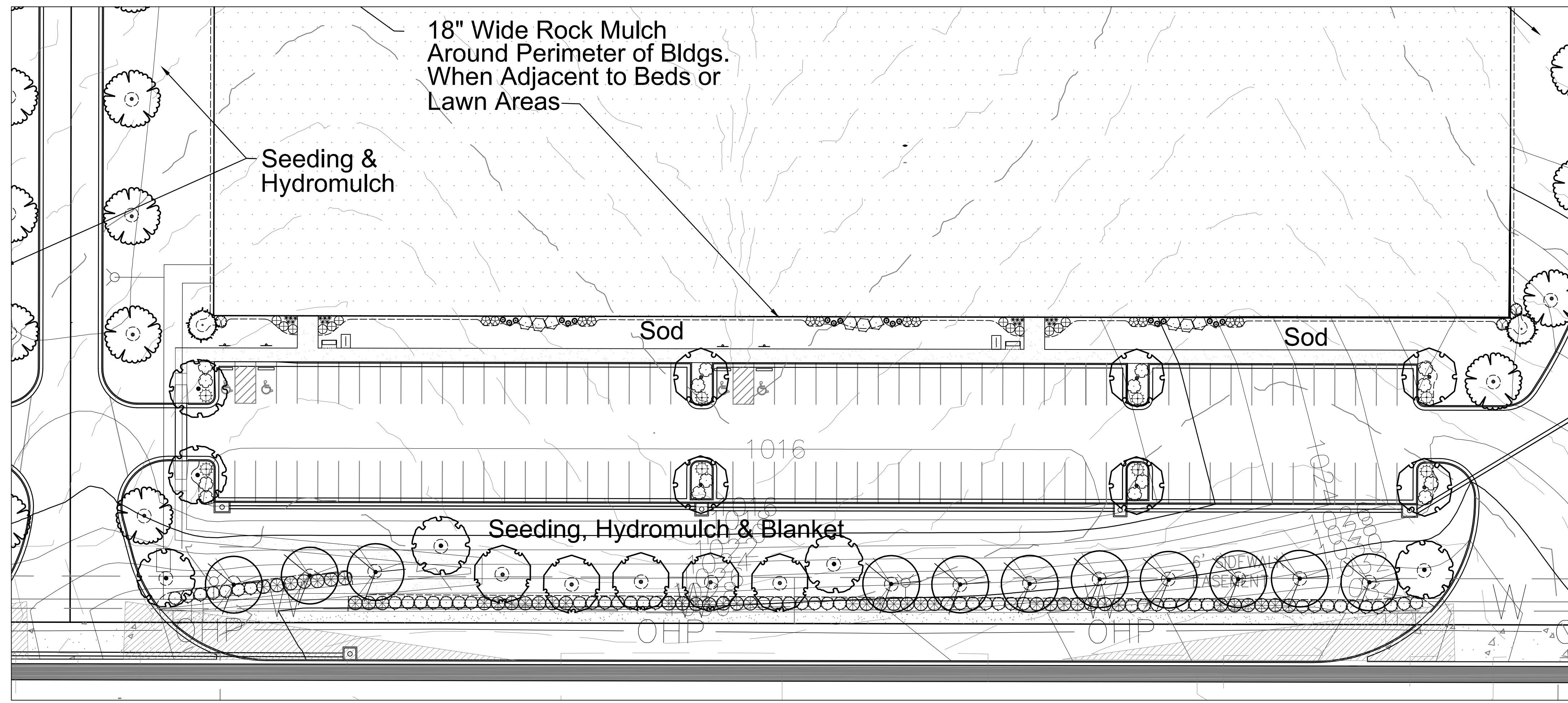
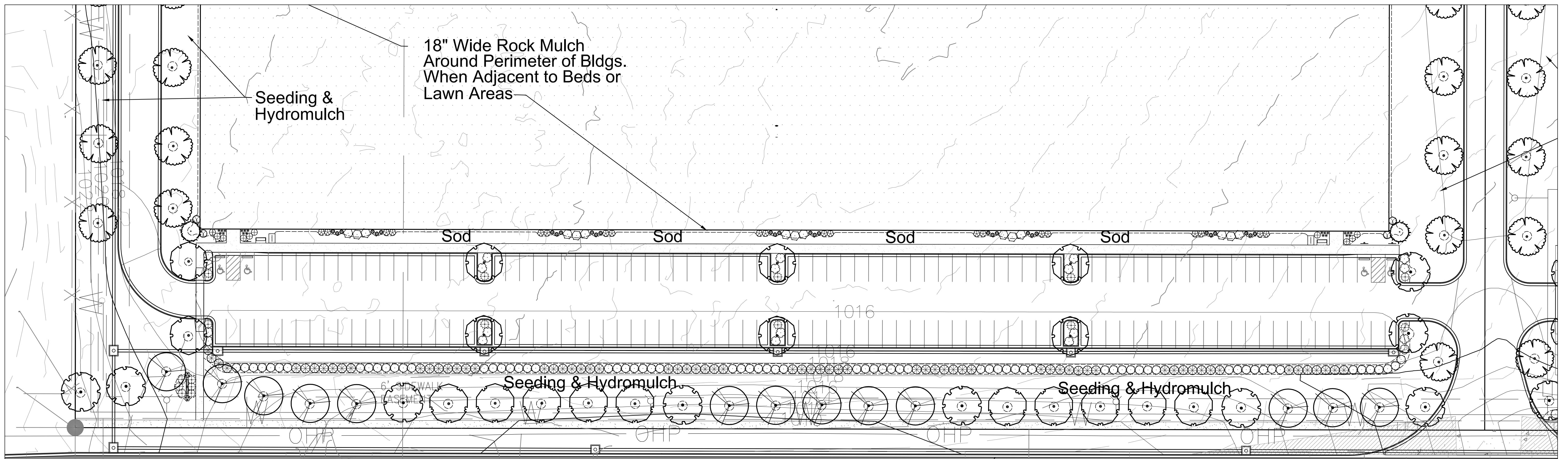


Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
39 Debra Lane, New Windsor, New York 12553
peteopermann56@gmail.com
913.529.5598

Utility Note:

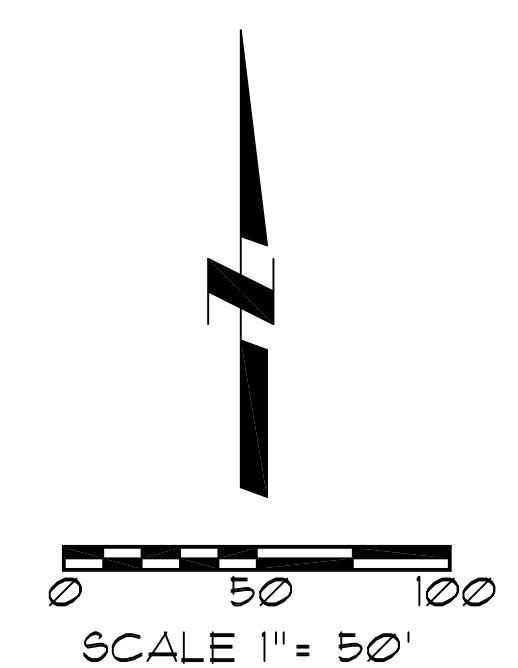
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

04/19/2024



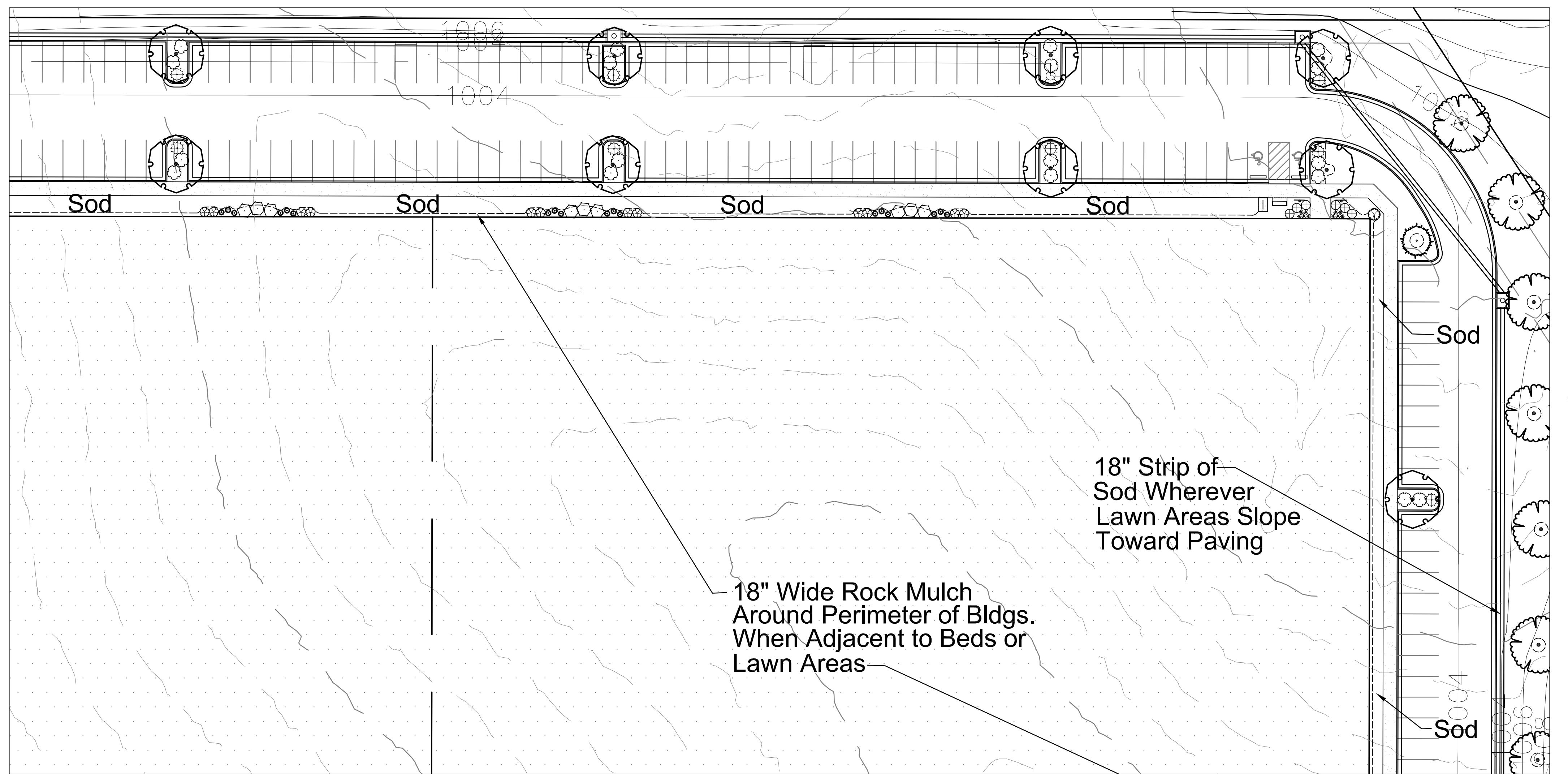
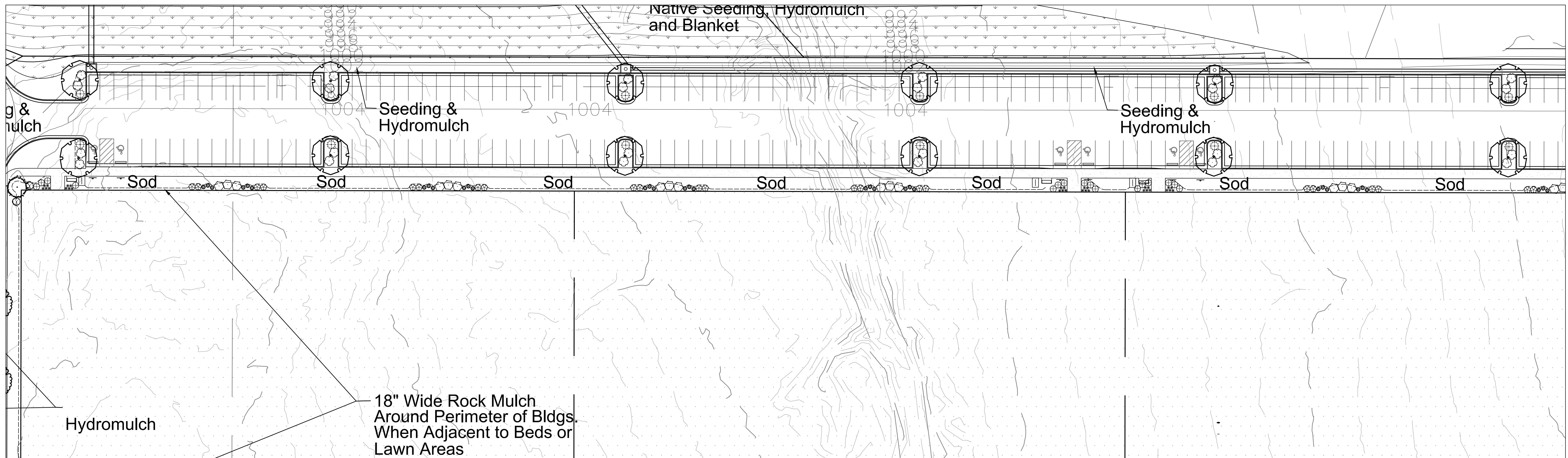
PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT |
|----------------|-----|--|-------|
| SHRUBS | | | |
| | 111 | Juniperus chinensis 'Sea Green' / Sea Green Juniper | 5 gal |
| | 41 | Juniperus virginiana 'Grey Owl' / Grey Owl Juniper | 3 gal |
| | 14 | Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark | 3 gal |
| | 122 | Rhus aromatica / Fragrant Sumac | 5 gal |
| | 74 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 3 gal |
| | 48 | Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac | 5 gal |
| | 64 | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea | 3 gal |
| | 44 | Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea | 3 gal |
| GRASSES | | | |
| | 96 | Panicum virgatum 'Heavy Metal' / Blue Switch Grass | 1 gal |
| | 86 | Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass | 1 gal |



Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



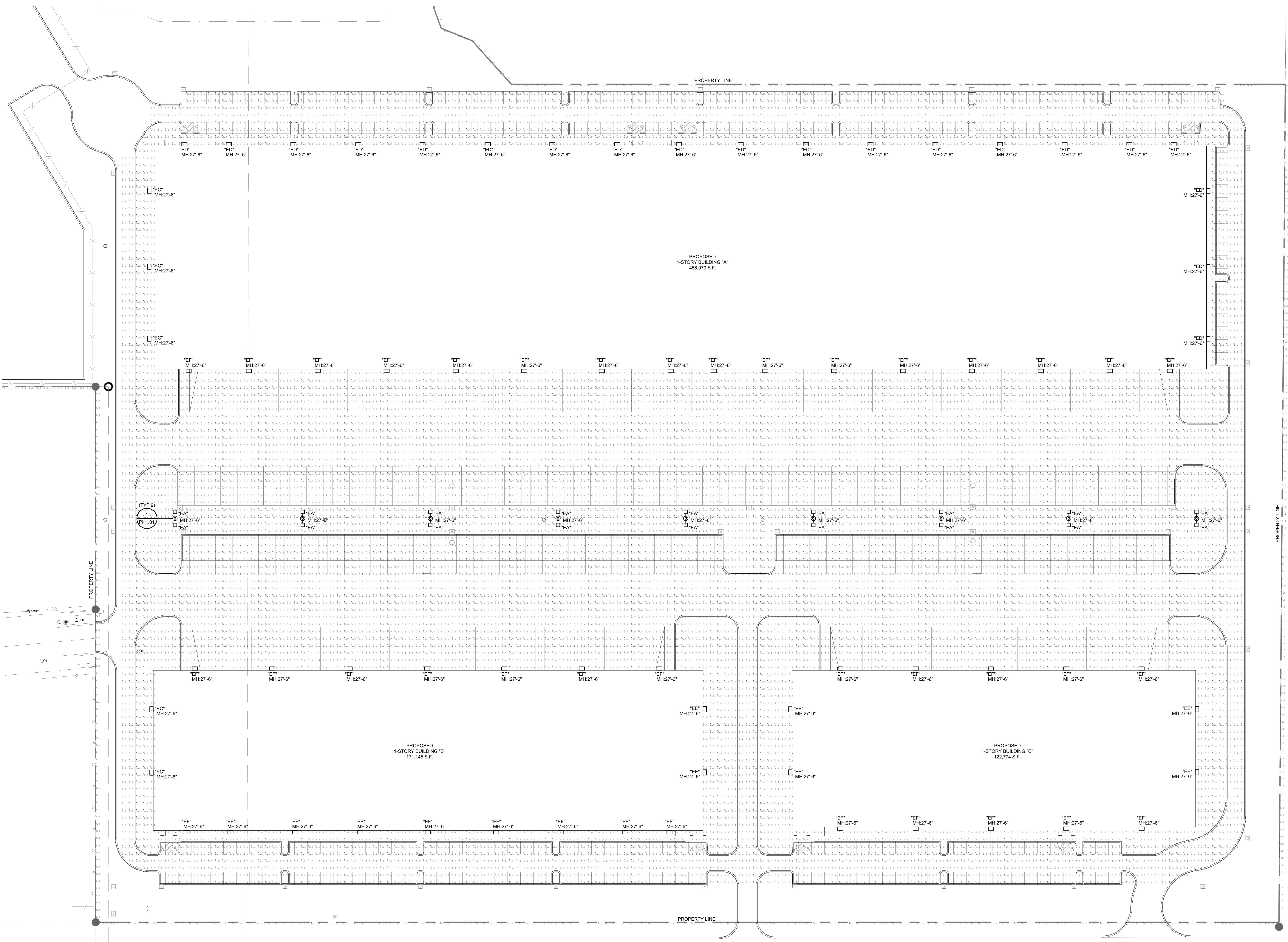
Utility Note:

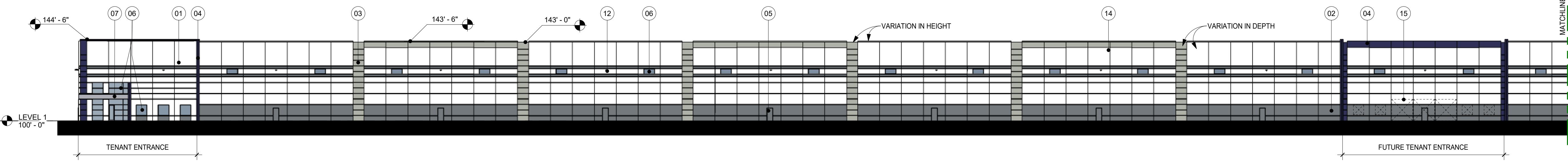
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

PLANT SCHEDULE

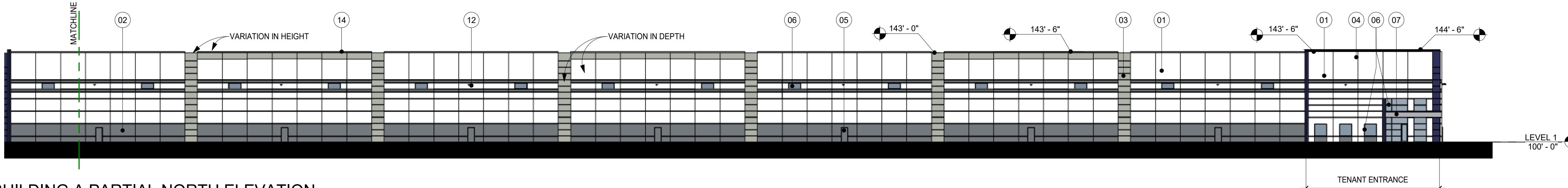
| SYMBOL | BOTANICAL / COMMON NAME | CONT |
|---------------|---|-------------|
| | <i>Juniperus chinensis 'Sea Green' / Sea Green Juniper</i> | 5 gal |
| | <i>Juniperus virginiana 'Grey Owl' / Grey Owl Juniper</i> | 3 gal |
| | <i>Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark</i> | 3 gal |
| | <i>Rhus aromatica / Fragrant Sumac</i> | 5 gal |
| | <i>Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac</i> | 3 gal |
| | <i>Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac</i> | 5 gal |
| | <i>Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea</i> | 3 gal |
| | <i>Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea</i> | 3 gal |
| | <i>Panicum virgatum 'Heavy Metal' / Blue Switch Grass</i> | 1 gal |
| | <i>Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass</i> | 1 gal |

See sheet LS-2 for shrub quantities.





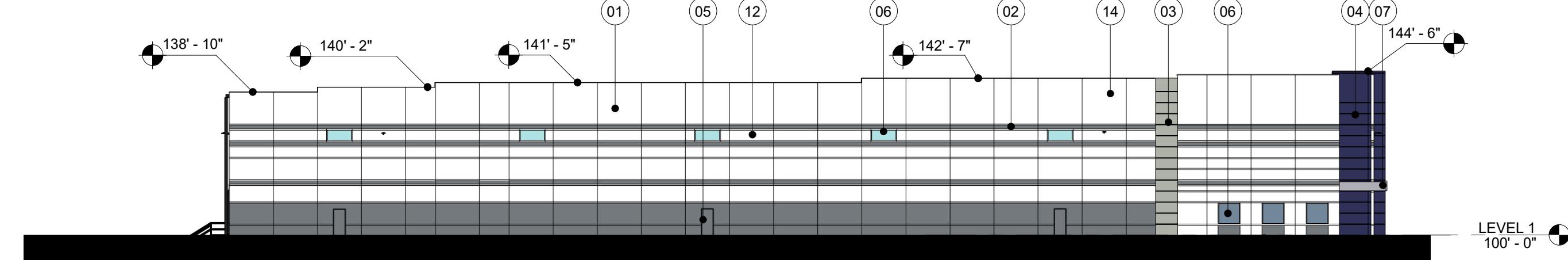
1 BUILDING A PARTIAL NORTH ELEVATION
1" = 30'-0"



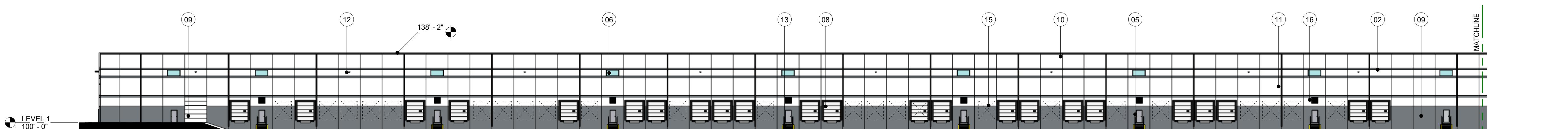
2 BUILDING A PARTIAL NORTH ELEVATION
1" = 30'-0"



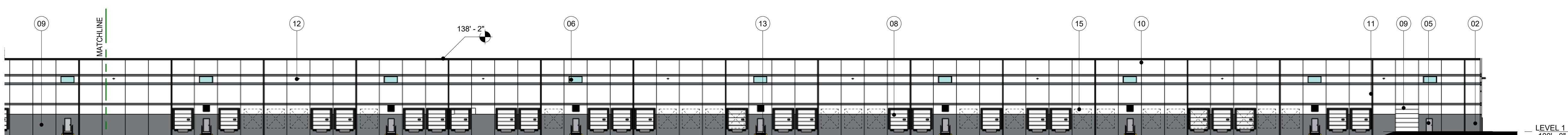
3 BUILDING A WEST ELEVATION
1" = 30'-0"



4 BUILDING A EAST ELEVATION
1" = 30'-0"



5 BUILDING A PARTIAL SOUTH ELEVATION
1" = 30'-0"



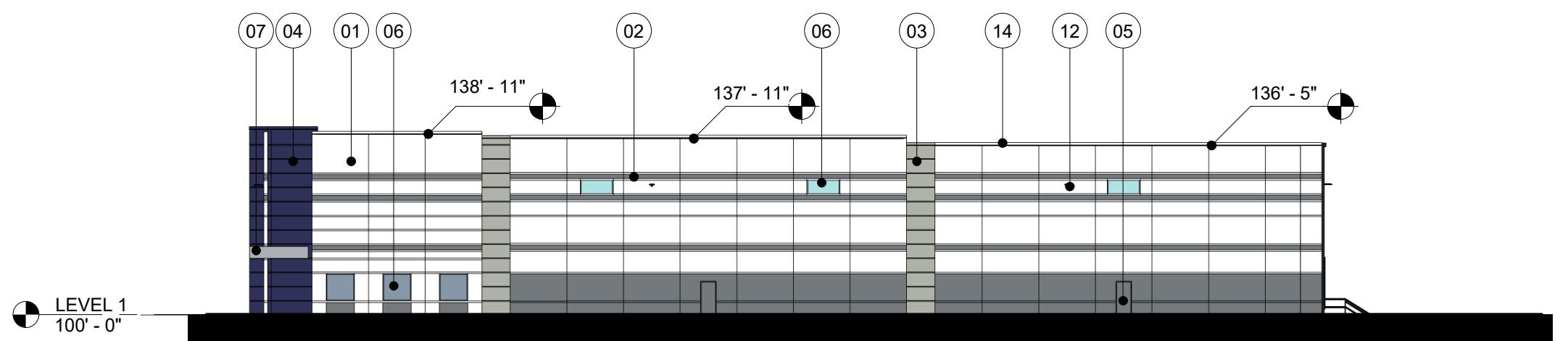
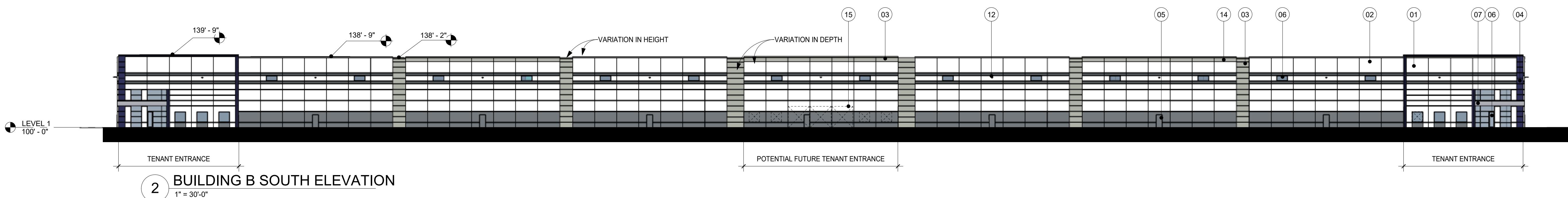
6 BUILDING A PARTIAL SOUTH ELEVATION
1" = 30'-0"

| KEYNOTE LEGEND | |
|----------------|---|
| 01. | CONCRETE PANEL PAINTED COLOR #1 |
| 02. | CONCRETE PANEL PAINTED COLOR #2 |
| 03. | CONCRETE PANEL PAINTED COLOR #3 |
| 04. | CONCRETE PANEL PAINTED COLOR #4 |
| 05. | PAINTED METAL DOOR |
| 06. | VISION GLASS WITH ANODIZED ALUMINUM FRAME |
| 07. | METAL COMPOSITE MATERIAL (MCM) PANEL |
| 08. | OVERHEAD DOCK DOOR - 9' X 10' |
| 09. | OVERHEAD DRIVE-IN DOOR - 12' X 14' |
| 10. | PAINTED GUTTER |
| 11. | PAINTED DOWNSPOUT |
| 12. | EXTERIOR PERIMETER LIGHT, WALL MOUNT |
| 13. | METAL DOCK STAIR |
| 14. | METAL PARAPET CAP |
| 15. | KNOCK-OUT PANEL FOR FUTURE OPENING |
| 16. | PAINTED METAL LOUVER |

Opus AF Group, L.L.C.
 10350 Bren Road West
 Minnetonka, MN 55343-0110
 952-656-4444

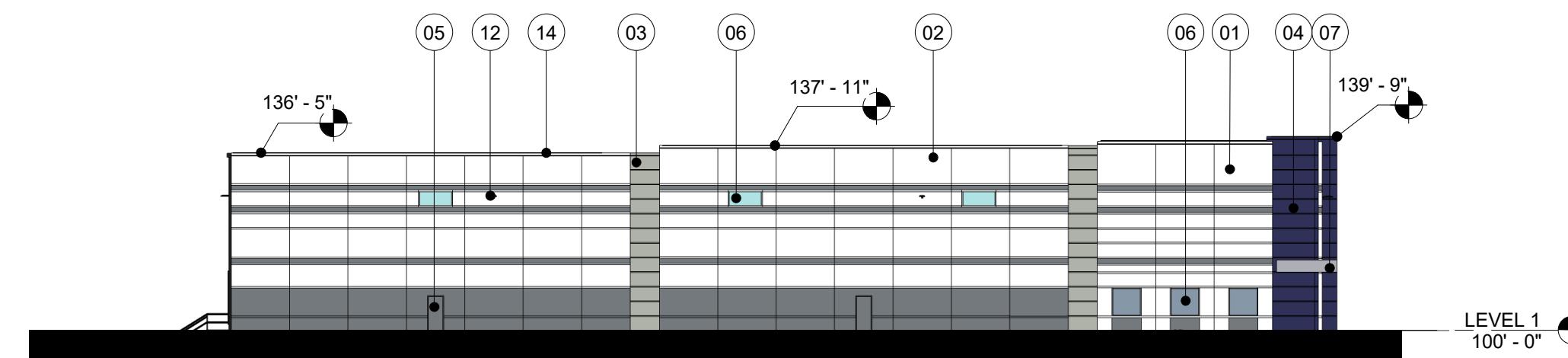
 Opus Design Build, L.L.C.
 10350 Bren Road West
 Minnetonka, MN 55343-0110
 952-656-4444

DESIGN ARCHITECT



1 BUILDING B EAST ELEVATION

1" = 30'-0"



3 BUILDING B WEST ELEVATION

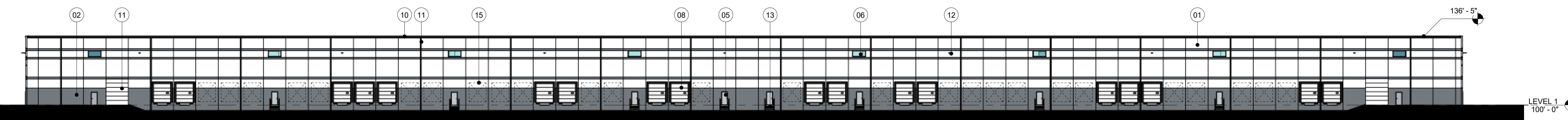
1" = 30'-0"

PROJECT
**Opus Congress
 Industrial
 Development**

 PROJECT ADDRESS
 Congress Avenue & 108th - Kansas City,
 MO

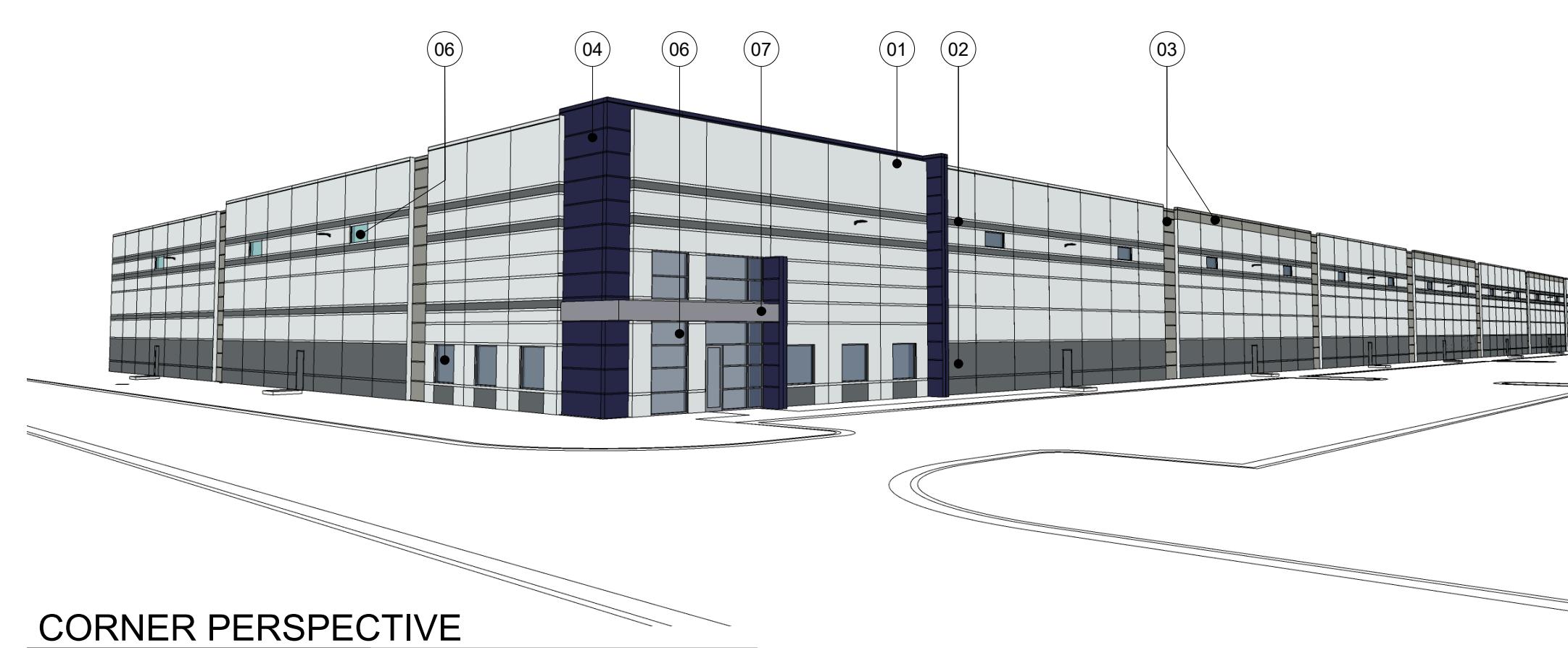
 PROJECT NUMBER
 32194

ISSUE RECORD



4 BUILDING B NORTH ELEVATION

1" = 30'-0"



- 01 PAINTED CONCRETE COLOR #1
 02 PAINTED CONCRETE COLOR #2
 03 PAINTED CONCRETE COLOR #3
 04 PAINTED CONCRETE COLOR #4



- 06 VISION GLASS
 ANODIZED ALUMINUM FRAME
 07 METAL COMPOSITE MATERIAL PANEL



MATERIAL PALETTE

| KEYNOTE LEGEND | |
|----------------|---|
| 01. | CONCRETE PANEL PAINTED COLOR #1 |
| 02. | CONCRETE PANEL PAINTED COLOR #2 |
| 03. | CONCRETE PANEL PAINTED COLOR #3 |
| 04. | CONCRETE PANEL PAINTED COLOR #4 |
| 05. | PAINTED METAL DOOR |
| 06. | VISION GLASS WITH ANODIZED ALUMINUM FRAME |
| 07. | METAL COMPOSITE MATERIAL (MCM) PANEL |
| 08. | OVERHEAD DOCK DOOR - 9' X 10' |
| 09. | OVERHEAD DRIVE-IN DOOR - 12' X 14' |
| 10. | PAINTED GUTTER |
| 11. | PAINTED DOWNSPOUT |
| 12. | EXTERIOR PERIMETER LIGHT, WALL MOUNT |
| 13. | METAL DOCK STAIR |
| 14. | METAL PARAPET CAP |
| 15. | KNOCK-OUT PANEL FOR FUTURE OPENING |
| 16. | PAINTED METAL LOUVER |

 DATE
 03/18/24
 PROJECT MANAGER
 S. Turner
 DRAWN BY
 M. Etcheson
 CHECKED BY
 -

REGISTRATION

 SHEET TITLE
**CONCEPT ELEVATIONS
 BUILDING B**

SHEET NUMBER

Public Meeting Notice

Please join _____
Opus Development

for a meeting about _____
108th and Congress Development

case number _____
CD-CPC-2024-00038

proposed for the following address: 10951 N Congress Ave

Kansas City MO

Meeting Date: 04/29/2024

Meeting Time: 5:30-6:30 PM

Meeting Location: Zoom Link Attached

Project Description:
Construction of a couple of industrial buildings on the project site.

If you have any questions, please contact:

Name: James McClure

Phone: 816-360-4340

Email: jmcclure@polsinelli.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

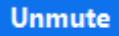
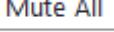
A handwritten signature in black ink, appearing to read "James McClure".

Meeting Sign-In Sheet

Project Name and Address

Opus Congress Industrial Project

10951 N. Congress Ave. KCMO - CD-CPC-2024-00038

| Name | Address | Phone | Email |
|--|---------|---|-------|
|  Participants (6) | | | |
|  Jim McClure (Host, me) | |   | |
|  larry gromer (Guest) | |   | |
|  rekoc (Guest) | |  | |
|  Yianni Vrentas (Guest) | |   | |
|  1913****466 (Guest) | |  | |
|  Shawn Turner (Guest) | | | |
| | |    | |
| | | | |
| | | | |
| | | | |



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD_CPC-2024-00038

Meeting Date: 4/29/2024

Meeting Location: Zoom

Meeting Time (include start and end time): (start) 5:30 - (end) 6:15

Additional Comments (optional):



PLANNING
ENGINEERING
IMPLEMENTATION

MEMO

DATE: 4/19/2024

TO: City of Kansas City, Missouri

FROM: Judd D. Claussen, P.E.

RE: OPUS Congress Industrial

This parking memo is being submitted as part of the development plan application for OPUS Congress Industrial. The proposed development includes 3 speculative industrial warehouse buildings. Below is the estimate office space and warehouse space for each building:

| <u>Building</u> | <u>Office (SF)</u> | <u>Warehouse (SF)</u> | <u>Total (SF)</u> |
|------------------------|---------------------------|------------------------------|--------------------------|
| A | 13,742 (3%) | 444,328 (97%) | 458,070 |
| B | 8,557 (5%) | 162,588 (95%) | 171,145 |
| C | 6,139 (5%) | 116,635 (95%) | 122,774 |

The City of Kansas City, MO, requires that off-street parking spaces not be below the minimum ratios established for each Use Group in article 88-420-06 of the Development Code. Table 420-1 Parking Ratios identifies minimum vehicle parking ratios for specific use types in Commercial and Industrial Use Groups for this development. The Office, Admin.

Professional or General use type has a ratio of 1 stall per 1,000 SF. The Warehouse, Wholesaling, Freight Movement use type has a ratio of 1 stall per 4 employees. The City of Kansas City, MO, has adopted the International Building Code (IBC) 2018 as their building code. Referencing IBC 2018 Table 1004.5 Maximum Floor Area Allowances per Occupant can help us arrive at a maximum occupant load for the estimated warehouse space for each building, as shown below.

| <u>Building</u> | <u>Warehouse (SF)</u> | <u>Max Occupant Load</u> |
|------------------------|------------------------------|---------------------------------|
| A | 444,328 | 889 |
| B | 162,588 | 325 |
| C | 116,635 | 233 |

Based on this information, we can estimate the minimum number of required vehicular parking spaces per the City of Kansas City, MO UDO, to ensure that the proposed parking exceeds the minimum required.

Building A

- Office Use: 13,742 SF x 1 space / 1,000 SF = 14 spaces
- Warehouse Use: 889 employees x 1 space / 4 employees = 222 spaces
- Total required spaces 14 + 222 = 236 spaces
- Total provided spaces 325 spaces

Building B

- Office Use: 8,557 SF x 1 space / 1,000 SF = 9 spaces
- Warehouse Use: 325 employees x 1 space / 4 employees = 81 spaces
- Total required spaces 9 + 81 = 90 spaces
- Total provided spaces 162 spaces

Building C

- Office Use: 6,139 SF x 1 space / 1,000 SF = 6 spaces
- Warehouse Use: 233 employees x 1 space / 4 employees = 58 spaces
- Total required spaces 6 + 58 = 64 spaces
- Total provided spaces 110 spaces

The proposed parking for all buildings exceeds the minimum required by the City of Kansas City, MO UDO. Please feel free to contact me at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

Judd D. Claussen, P.E.

