

Staff Analysis

Agenda Item: **5.A & B**

Proposal: Applications for the Preliminary Plat & Final Plat, The Village at the National

Case No: PZ14-09 & 17

Applicant: Tony Borchers on behalf of **J3-PANDI**, LLC

Owner: **J3-PANDI**, LLC, Parkville, MO

Location: North side of 45 Highway, south of the National Golf Course, west of the roundabout at National Drive and 45 Highway

Zoning: City "B-4" Planned Business District

Parcel #s: 20-5.0-22-400-004-007.001; 20-8.0-27-100-001-001.001;
20-8.0-27-100-001-003.000; 20-8.0-27-100-001-005.000;
20-8.0-27-100-001-011.000; 20-8.0-27-100-001-012.000;
20-8.0-27-100-001-013.000; 20-8.0-27-100-001-014.000;
20-8.0-27-100-001-017.000; 20-8.0-27-100-001-018.000;
20-8.0-27-100-001-019.000; and 20-8.0-27-100-001-020.000

Exhibits:

- A. This staff report
- B. Application for preliminary plat
- C. Preliminary Plat, The Village at the National, prepared by Trekk Design Group Inc. **last dated 7-8-14**
- D. Application for final plat
- E. Final Plat, The Village at the National, prepared by Trekk Design Group Inc. **last dated 7-8-14**
- F. Preliminary "Site Development Plans – The Village at The National" prepared by TREKK Design Group, LLC approved by the Commission April 8, 2014 and Board of Aldermen April 15, 2014.
- G. Additional exhibits as may be presented at the public hearing

By Reference:

- A. The Parkville Municipal Code including but not limited to Title IV, *Zoning Code*, Chapters 426, *"B-4" Planned Business District* and 459, *Large Scale Developments – The Community Unit Plan*, and 467, *Height, Area and Bulk Requirements*, and Title V, *Building and Construction*, Chapter 505, *Subdivisions*.
- B. **Agenda Items 4B, Application to rezone two tracts containing 27,121 square feet, more or less, from "R-25" Single-Family Large Lot District to "B-4" Planned Business District and 5C, Application for the Final Development Plan of Village at the National.**

Overview

J3-PANDI, LLC owns 8.26 acres generally located on the north side of 45 Highway (aka Tom Watson Parkway), south of the National Golf Course, west of the roundabout at National Drive and 45 Highway. In addition, MoDOT is vacating two tracts of right-of-way containing 0.62 acres, more or less, to J3-PANDI, LLC. In April a preliminary development plan for the Village at the National was approved for 9.5 acres (the 9.5 acres included an additional 1.24 acres of MoDOT right-of-way that is not being vacated – yielding the current 8.88 acres). The preliminary plan included office, retail and personal services uses on 6 lots and one tract, all to be developed in multiple phases. The initial phase of the development was described as an office building, retail building and storm water detention on the western approximately third of the property. In addition a temporary access drive was identified as necessary to provide access to National Drive until such time as subsequent phases are developed and permanent internal access drives are completed.

Preliminary and final plats are submitted for the entire 8.88 acres. The applicant proposes to initially plat acreage into three lots and one tract. Lot 1 corresponds to the proposed office building and parking. Lot 2 corresponds to the retail building and parking. Lot 3 includes the temporary access drive and is anticipated to be re-platted in the future as subsequent phases are developed. Tract A is proposed for storm water detention.

Review and Analysis

The applications have been reviewed against the City of Parkville's Municipal Codes, including the subdivision regulations, the B-4 zoning district regulations, and the previously approved community unit plan and preliminary plan for the Village at the National. The primary consideration is consistent with the approved community unit plan and preliminary plan, as well as the applicable City Codes. In addition, sound planning and engineering principles have been considered.

Both the preliminary and final plats have been revised since staff's 7-1-14 review. Primary revisions to the preliminary plat include delineation of improvements superimposed over the proposed lots and revisions to notes as required by staff. Primary revisions to the final plat include revisions to notes as required by staff. The titles for both drawings have been revised to include "Phase 1," indicating that the lots will be further subdivided in the future with subsequent phases.

Although specific to the initial phase of the development, the preliminary and final plats are substantially consistent with the approved preliminary development plan and the National Golf Club's CUP. Following is a summary of major considerations.

1. **Zoning Standards** – The subject property is zoned "B-4" Planned Business District. All applicable standards of the district have been met. The B-4 district does not have pre-determined height, area and bulk requirements, including setbacks or lot area. Rather these are established with approval of the plans and plats. As proposed the lot areas and setbacks are consistent with those previously approved for the preliminary development plan. All other applicable zoning standards have previously been determined to have been met.
2. **Adequate utilities** – Utilities have been reviewed with the applicable service providers. Although upgrades to services may be necessary and private improvements may be

required, sewer, water, gas, and electrical capacity exists or can be increased to serve development on this property. In addition, development does not appear to significantly increase demand on other needed public services beyond that needed to serve development on the abutting and nearby properties. However, as of the date of this review final utility and improvement plans have not been approved by the applicable departments and agencies. Any approval of the preliminary and final plats should be conditioned on final approval of utility improvement plans and associated easements by the applicable service providers prior to recording any final plat. Any significant changes should require approval of a revised final plat and/or development plan prior to recording the final plat.

3. **Grading, drainage and public improvement plans and permits** – As of the date of this review, grading, drainage and public improvement plans, construction documents, and related permits have not been approved by the applicable departments and agencies. Any approval of the preliminary and final plats should be conditioned on approval of these documents and related permits prior to recording the final plat. Any significant changes should require approval of a revised final plat and/or development plan prior to recording the final plat.
4. **Cross Access** – The proposed lots are to be accessed via shared internal drives. Cross access for ingress and egress between the proposed lots is granted on the proposed plat.
5. **Necessary revisions** – Revisions in response to prior staff reviews need to be incorporated into revised preliminary and final plats. Revisions are related to notes, labels and legends and do not affect the proposed layout or other significant plat details.
6. **Covenants and restrictions** – The plat does not identify associated covenants and restrictions. If the plat is to be subject to covenants and restrictions, they should be identified on the plat and a copy should be provided to the City for review prior to recording.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed preliminary plat can meet or exceed all applicable zoning and subdivision regulations; and that the preliminary and final plats are substantially consistent with the previously approved community unit plan for the National Golf Club of Kansas City and preliminary plan for the Village at the National. Staff recommends approval of the preliminary and final plats, subject to:

- final approval of utility improvement plans and associated easements by the applicable service providers prior to recording any final plat; and
- approval of the grading, drainage and public improvement plans, construction documents, and related permits prior to recording the final plat; and
- identifying covenants and restrictions, if any, on the plat and a copy of such prior to recording the final plat; and
- approval of a revised final plat and/or development plan if any significant changes result from final approval of the items above.

It should be noted that this recommendation is made without knowledge of additional details and information that may be presented during the meeting and that the conclusions herein are subject to change as a result of evaluating any additional information.

Necessary Action

Following consideration of the proposed Preliminary and Final Plats and supporting information, the factors discussed above and any information presented at the meeting, the Planning Commission should approve, approve with conditions, deny or table the applications. The preliminary plat is only approved by the Planning and Zoning Commission. If approved the action shall be final, except as conditions above. The final plat is subject to both Planning and Zoning Commission and Board of Aldermen approval. If approved by the Commission, the application will be forwarded to the Board of Aldermen for their consideration at their July 15, 2014 meeting.

End of Memorandum

7-1-14 (revised 7-7-14)

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



Application #: P214-17
 Date Submitted: 6-2-14
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8990 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

Application for Final Plat

1. Applicant / Contact Information

Applicant(s)

Name: J3-Pandi, LLC
 Address: PO Box 14146
 City, State: Parkville, MO
 Phone: 816-509-7762 Fax: _____
 E-mail: tonyb@fivestarlifestyles.com

Owner(s), if different from applicant

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer and/or surveyor(s) preparing plat

Name: Sam Walton, PLS
 Address: 1441 E. 104th Street, Suite 105
 City, State: Kansas City, Missouri
 Phone: 816-847-4655 Fax: 816-874-4675
 E-mail: swalton@trekkdesigngroup.com

Contact Person

Name: Mike Shirk, PE
 Address: 1441 E. 104th Street, Suite 105
 City, State: Kansas City, Missouri
 Phone: 816-847-4655 Fax: 816-874-4675
 E-mail: mshirk@trekkdesigngroup.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Tony Borchers - Director of Development Date: 5/30/14

Property Owner's Signature (Required) Tony Borchers - Director of Development Date: 5/30/14

Tony Borchers

2. Property Information

Name and phase of plat: THE VILLAGE AT THE NATIONAL

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain: _____

Zoning district: B-4

Anticipated uses: Commercial

Acreage of this phase: 8.88

Number of lots: 3+1 Stormwater Detention Tract

Minimum lot size: 0.76 Acres

Density of development: _____

3. Additional Factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

4. Public Improvements

All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Improvement plans submitted and approved for:

Streets and access: submitted for approval
Date approved _____

Length of new streets: _____

Surface material: _____ Maximum grade: _____

Sanitary sewer: submitted for approval to PCRSD
Entity and date approved _____

Missouri Department of Natural Resources approval: _____
Date approved _____

Water: submitted for approval to Missouri American Water
Entity and date approved _____

Erosion and sediment control as per NPDES II: submitted for approval
Date approved _____

Flood plain development permit (if required): N/A
Date approved _____

5. Checklist of required submittals

- Completed application, including plat with all required details and supporting data.
- Nonrefundable application fee of \$300.00 and \$5.00 per lot (minimum \$305.00).
- Submit twelve (12) copies of the final plat (24" x 36" or larger) and any supporting documentation, and one electronic copy (pdf) of the same for initial review by city staff and utility and service providers. Note that prior to Planning Commission and Board of Aldermen consideration additional copies will be required.
- Authorization signature of the owner of record of the property to be platted.
- Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- Executed deed of release for any right-of-way dedicated to the city.
- Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

*Final Plat \$320
Preci Plat \$300*

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # 4605 M.O. _____ Cash \$ 640.00

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
Conditions if any: _____

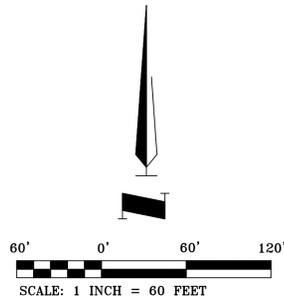
COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, IN GRID METERS AND TIED TO MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT "BUFORD".
 GRID FACTOR 0.9999082
 1 METER= 3.28083333 U.S. SURVEY FEET

FINAL PLAT

THE VILLAGE AT THE NATIONAL PHASE 1

A MAJOR SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

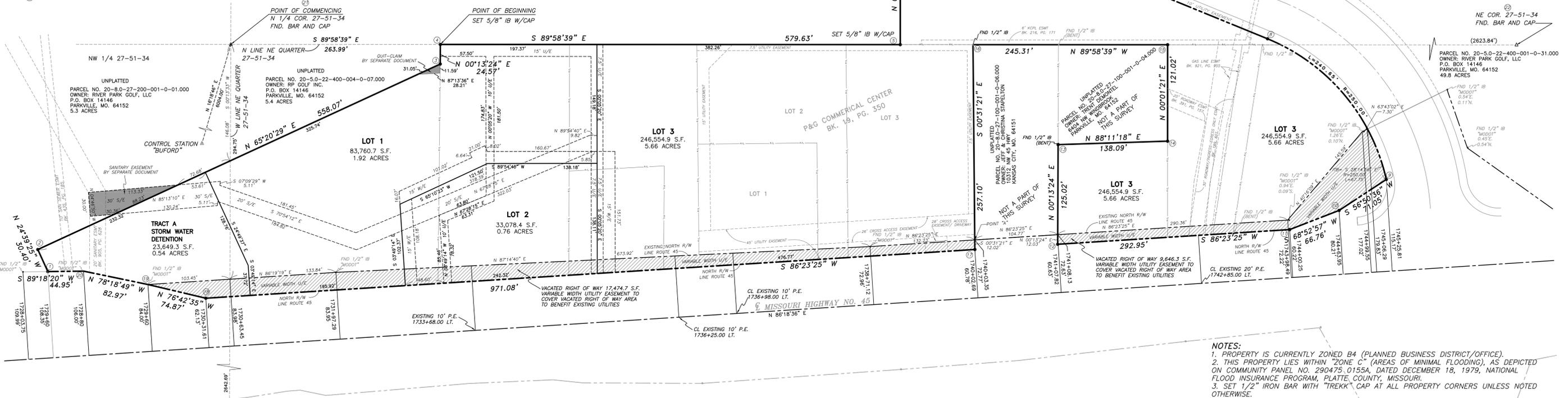
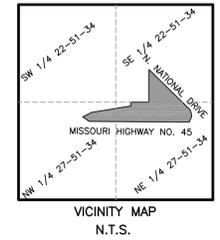
PT#	NORTHING(m)	EASTING(m)
1	337800.077	832171.774
2	337808.496	832167.909
3	337879.457	832322.482
4	337886.944	832322.512
5	337886.874	832499.166
6	337943.492	832499.189
7	337932.528	832533.448
8	337889.116	832640.226
9	337835.312	832685.851
10	337823.468	832667.722
11	337816.138	832648.743
12	337810.516	832559.637
13	337848.619	832559.787
14	337849.949	832601.852
15	337886.834	832601.866
16	337886.863	832527.102
17	337808.309	832527.816
18	337789.875	832232.444
19	337795.121	832210.236
20	337800.243	832185.474
21	337886.974	832242.054
22	337886.660	833041.729



LEGEND:

- FOUND MONUMENT
- SECTION IRON BAR WITH CAP
- △ SECTION CORNER
- U/E UTILITY EASEMENT
- S/E PLATTE COUNTY REGIONAL SEWER DISTRICT EASEMENT
- W/E MISSOURI AMERICAN WATER CO. EASEMENT
- P/E PERMITTED ENTRANCE

UNPLATTED
 PARCEL NO. 20-5.0-22-400-004-0-07.000
 OWNER: RP GOLF, INC.
 P.O. BOX 14146
 PARKVILLE, MO. 64152
 5.4 ACRES
 SE 1/4 22-51-34



NOTES:
 1. PROPERTY IS CURRENTLY ZONED B4 (PLANNED BUSINESS DISTRICT/OFFICE).
 2. THIS PROPERTY LIES WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING), AS DEPICTED ON COMMUNITY PANEL NO. 290475, 0155A, DATED DECEMBER 18, 1979, NATIONAL FLOOD INSURANCE PROGRAM, PLATTE COUNTY, MISSOURI.
 3. SET 1/2" IRON BAR WITH "TREKK" CAP AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.

SURVEY REFERENCE:
 Informational Reports No. 201489720, 201489722, 201489723 and 201489724 with an effective date of February 28, 2014 as prepared by Coffelt Land Title, Inc. 401 S. Lexington, Harrisonville, Mo. 64701.
 Contact John Bastion or Rosemary Gentry 816-380-3445

IN WITNESS WHEREOF:
 J3-PANDI, LLC, a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 2014.
 J3-PANDI, LLC, a Missouri Limited Liability Company

BY: _____ Co-Manager
 STATE OF _____ SS
 COUNTY OF _____

Be it remembered that on this _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ to me personally known, who being by me duly sworn, did say that he is _____ of J3-PANDI, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF:
 I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written
 My Commission Expires: _____

Notary Public
 I HEREBY CERTIFY that this Plat of THE VILLAGE AT THE NATIONAL PHASE 1 is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.
 Samuel E. Walton, PLS 2000161239
 swalton@trekkdesigngroup.com

CITY OF PARKVILLE:
 THIS IS TO CERTIFY THAT THIS FINAL PLAT OF "THE VILLAGE AT THE NATIONAL" WAS SUBMITTED TO, CONSIDERED AND APPROVED BY THE PARKVILLE BOARD OF ALDERMEN THIS _____ DAY OF _____, 2014, VIA ORDINANCE NO. _____

NANETTE K. JOHNSTON, MAYOR
 MELISSA McCHESNEY, CITY CLERK

DESCRIPTION:
 A re-plot of LOTS 1 Thru 3, P&G COMMERCIAL CENTER, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof and all that part of the Northeast Quarter and also the Northwest Quarter of Section 27, and the Southeast Quarter of Section 22, all in Township 51, Range 34, also in the City of Parkville, Platte County, Missouri, more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 27; thence South 89°58'39" East, along the North line of said Quarter Section, a distance of 263.99 feet, to the POINT OF BEGINNING; thence South 89°58'39" East, continuing along the North line of said Quarter Section, a distance of 579.63 feet; thence North 00°01'21" East, departing said Section line, a distance of 185.79 feet, to a point on the South line of TRACT C, THE NATIONAL FIRST PLAT, a subdivision of land in Parkville, Platte County, Missouri, according to the recorded plat thereof; thence Southeast along said South line, and along a curve to the right having an initial tangent bearing of South 76°36'36" East, a radius of 775.00 feet, a central angle of 08°44'05" and an arc length of 118.15 feet; thence South 67°52'31" East, continuing along said South line, a distance of 378.20 feet; thence Southeast along said South line, and along a curve to the right having a radius of 250.00 feet, a central angle of 55°09'12" and an arc length of 240.65 feet, to a point on the North right of way line of Missouri Highway Number 45; thence the following courses along said right of way line: South 58°50'36" West, a distance of 71.05 feet; thence South 68°52'57" West, a distance of 66.76 feet; thence South 86°23'25" West, a distance of 292.95 feet; thence North 00°13'24" East, departing said right of way line, a distance of 125.02 feet; thence North 88°11'18" East, a distance of 138.09 feet; thence North 00°01'21" East, a distance of 121.02 feet, to a point on the North line of said Section 27; thence North 89°58'39" West, along said North line, a distance of 245.31 feet; thence South 00°31'21" East, departing said Section line, a distance of 257.10 feet, to a point on said North right of way line; thence South 86°23'25" West, along said right of way line, a distance of 971.08 feet; thence North 76°42'35" West, continuing along said right of way line, a distance of 74.87 feet; thence North 78°18'49" West, continuing along said right of way line, a distance of 82.97 feet; thence South 89°18'20" West, continuing along said right of way line, a distance of 44.95 feet; thence North 24°39'25" West, departing said North right of way line, a distance of 30.40 feet; thence North 65°20'29" East, a distance of 558.07 feet; thence North 00°13'24" East, a distance of 24.57 feet, to the POINT OF BEGINNING, containing 387,043.24 square feet or 8.88 acres, more or less.

BUILDING LINES:
 Building Lines or Setback Lines shall be separately established by the approval of the final development plan.

PUBLIC IMPROVEMENTS:
 All public improvements including streets, sidewalks, curb & gutter and other required improvements shall meet the city's minimum standards.

PLAT DEDICATION:
 The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner as shown on this plat and said property shall hereafter be known as:

"THE VILLAGE AT THE NATIONAL PHASE 1"

EASEMENTS:
 An easement or license is hereby granted to Parkville, Missouri to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits or structures for gas, electricity, telephone, cable t.v., wires, sidewalks, surface drainage or any and all of them over, under, along and through the strips marked "U/E" or "UTILITY EASEMENT".
 An easement or license is hereby granted to Missouri American Water to locate, construct and maintain or authorize the location, construction and maintenance of water services over, under, along and through the strips marked "W/E" or "WATER EASEMENT".
 An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance of sanitary sewers over, under, along and through the strips marked "S/E" or "SEWER EASEMENT".

CROSS ACCESS EASEMENT:
 The right of ingress/egress between Lots 1 through 3 is hereby granted in accordance with the Declaration of Restrictions, Covenants and Easements for "THE VILLAGE AT THE NATIONAL PHASE 1" recorded simultaneously herewith.

SURVEYED AND PLATTED FOR:
 J3-PANDI, LLC, A MISSOURI LIMITED LIABILITY COMPANY BY
 TREKK DESIGN GROUP, LLC
 1441 E. 104TH STREET, STE. 105
 KANSAS CITY, MO. 64131

Project No.:	13-159
Acad Dwg:	REVISEDPLAT
Date:	MAY 8, 2014
Drawn By:	S. WALTON
Revisions:	
7/1/14	CITY COMMENTS
12/2/14	UTILITY COMMENTS
7/9/14	CITY COMMENTS
Sheet No.:	1 OF 1

TREKK
 DESIGN GROUP, LLC
 1441 E. 104th St., Suite 105
 Kansas City, Mo. 64131
 Tel (816) 874-4655
 Fax (816) 874-4675

Site Development Plans THE VILLAGE AT THE NATIONAL



NW Missouri State Highway 45
Parkville, Missouri

INDEX OF DRAWINGS

SHEET NO.:	DESCRIPTION:
1	Title Sheet
C-01	Site Plan (Existing)
C-02	Site Plan (Proposed)
C-03	Site Dimension Plan (Phase 1)
C-04	Drainage Area Map (Existing)
C-05	Drainage Area Map (Proposed)
C-06	Lighting Plan
C-07	Signal Plan



UTILITIES

TYPE:	NAME AND ADDRESS:	PHONE NO.:
One-Call	DIG RITE	(800) DIG-RITE (800) 344-7483
Cable TV	Time Warner Cable Address	(913) 915-0553
Electric	KCP&L Address	(816) 347-4320
Gas	MGE (Laclede Gas) Address	(816) 472-3413
Sanitary Sewer	Platte Co. Regional Sewer District Address	(816) 858-2052
Telephone	AT&T Address	(816) 325-5630
Water	Missouri American Water Address	(314) 996-2326
Water	Platte Co. Consolidated PWSD#1 Address	(816) 891-3457

PROJECT LOCATION



PROJECT LOCATION MAP
NOT TO SCALE



Developed by FiveStar Lifestyles, LLC
PO Box 14146, Parkville, Missouri 64152
(816) 777-2277

Tony Borchers, Director of Development Date

Designed by TREKK Design Group, LLC
1441 E 104th Street, Suite 105, Kansas City, Missouri 64131
(816) 874-4655

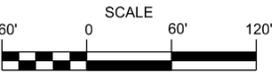
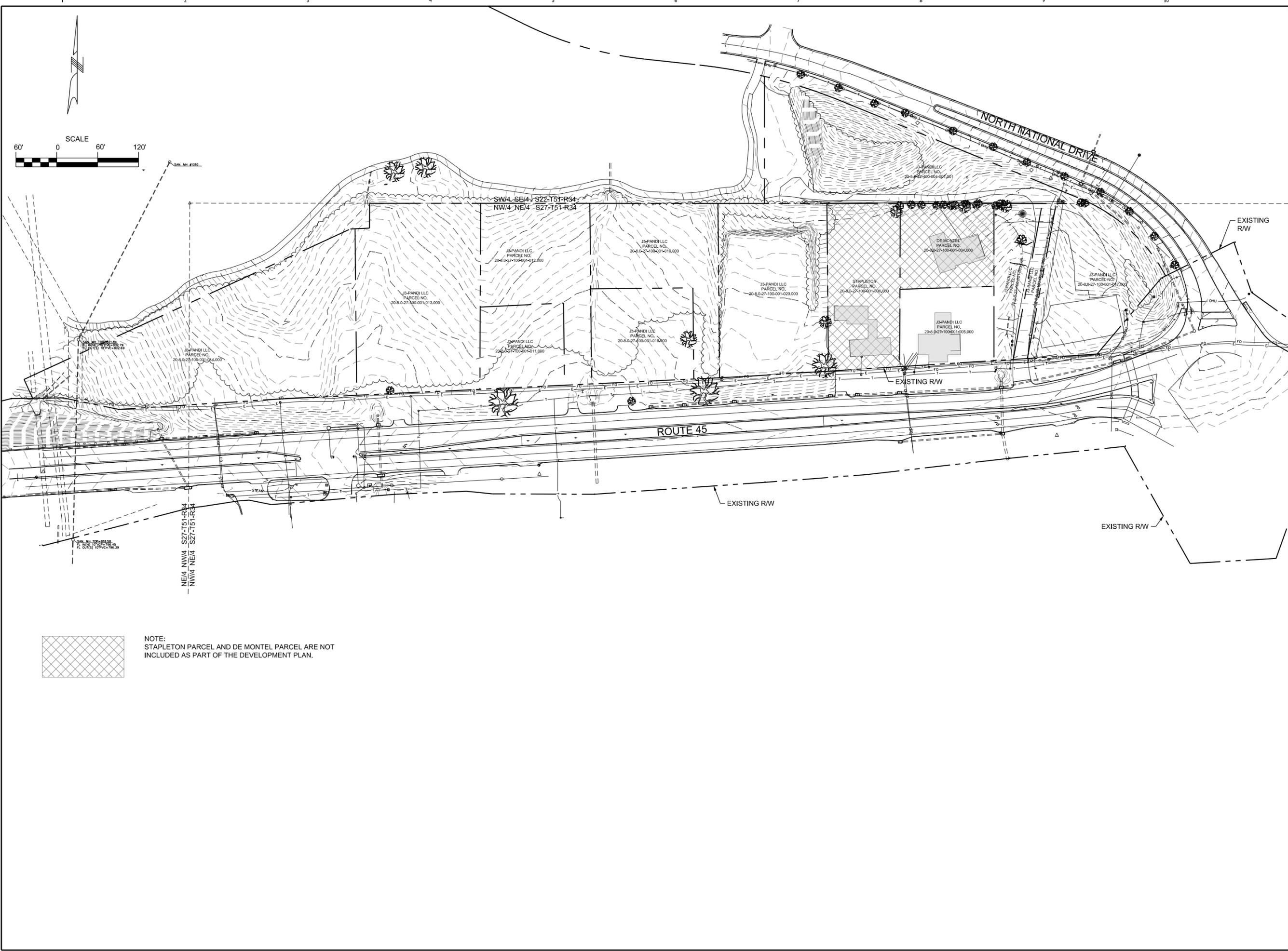
Mike Shirk, P.E., Project Manager Date Seal

Reviewed by City of Parkville, Missouri
8880 Clark Avenue, Parkville, Missouri 64152
(816) 268-5027

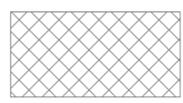
Kirk Rome, P.E., Public Works Director Date Seal

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

**THE VILLAGE
AT THE NATIONAL**
PARKVILLE, MISSOURI



NOTE:
STAPLETON PARCEL AND DE MONTEI PARCEL ARE NOT
INCLUDED AS PART OF THE DEVELOPMENT PLAN.



REV.	DATE	BY:	DESCRIPTION

PROJECT NO.: 13-159
DRAWN BY: MAS
CHECKED BY: XXX
PLOTTING DATE: 4/7/2014
ISSUE DATE: ---

**SITE PLAN
(Existing)**

C-01

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

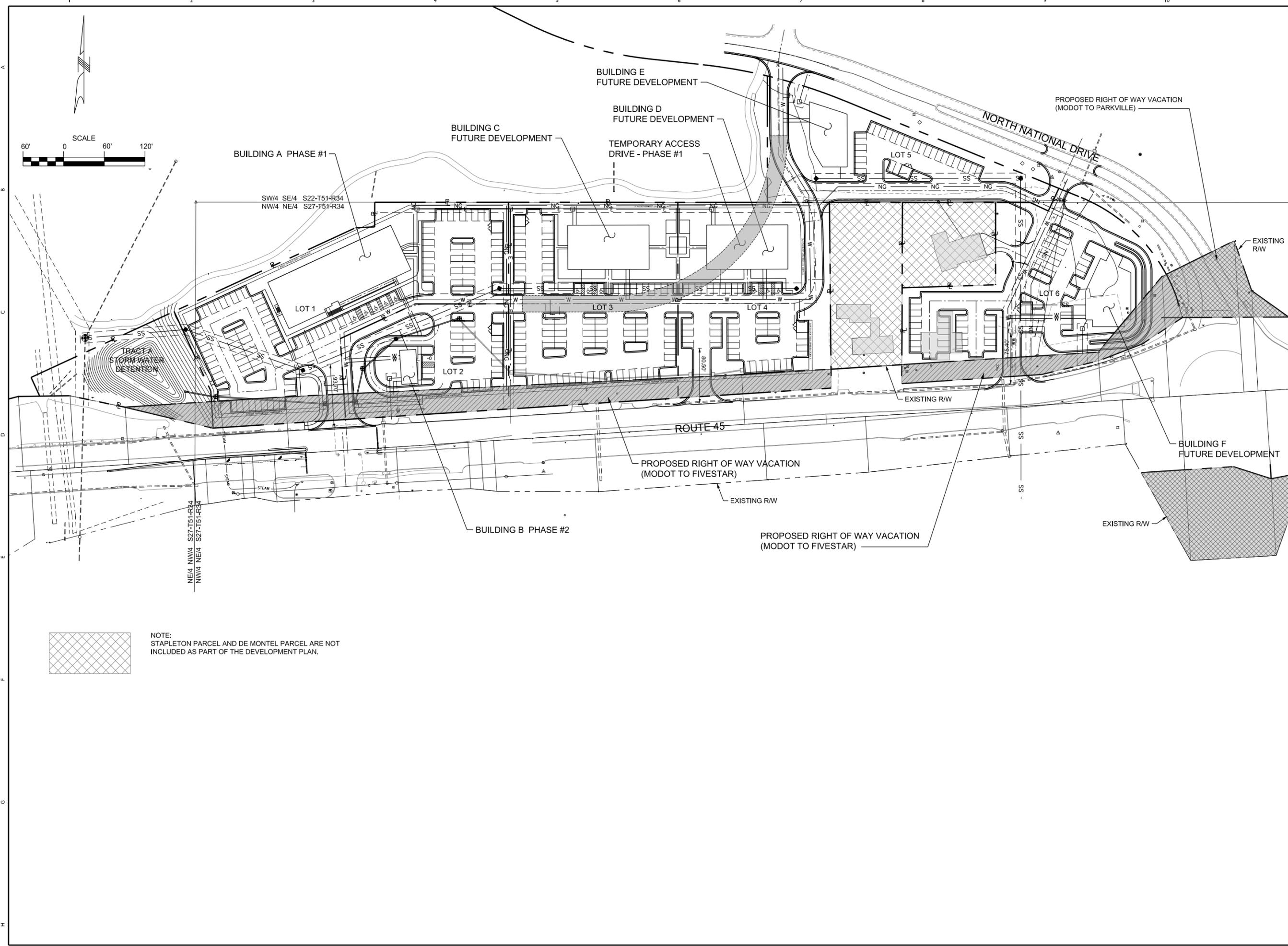
**THE VILLAGE
AT THE NATIONAL**
PARKVILLE, MISSOURI

REV.	DATE	BY:	DESCRIPTION

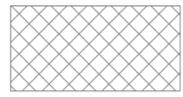
PROJECT NO.: 13-159
DRAWN BY: MAS
CHECKED BY: XXX
PLOTTING DATE: 4/7/2014
ISSUE DATE: ---

SITE PLAN
(Proposed)

C-02

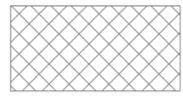
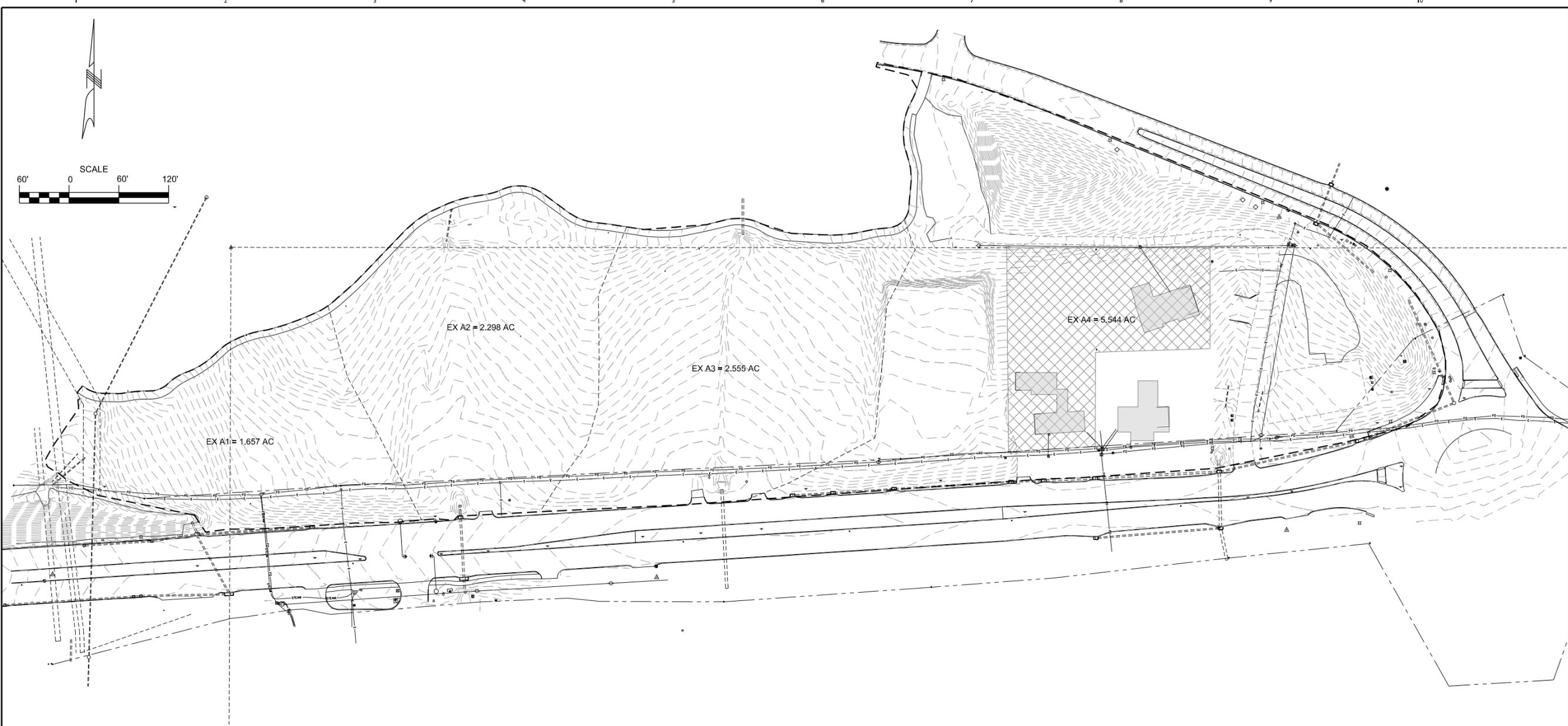


NOTE:
STAPLETON PARCEL AND DE MONTEL PARCEL ARE NOT
INCLUDED AS PART OF THE DEVELOPMENT PLAN.



PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

**THE VILLAGE
AT THE NATIONAL**
PARKVILLE, MISSOURI



NOTE:
STAPLETON PARCEL AND DE MONTEL PARCEL ARE NOT
INCLUDED AS PART OF THE DEVELOPMENT PLAN.

Existing Condition

DA	Area (ac)	C	Tc (min)	Q (2 yr) cfs	Q(5 yr) cfs	Q(10 yr) cfs	Q(25yr) sfs	Q(50 yr) sfs	Q(100 yr) cfs
2	2.29	0.3	5	3.72	4.45	5.05	6.45	7.75	8.86
3	2.55	0.3	5	4.14	4.95	5.63	7.18	8.62	9.87
4	5.54	0.3	5	8.99	10.75	12.22	15.59	18.74	21.45

Note:
K = 1.00 (for 2, 5 and 10 year return period)
K = 1.10 (for 25 year return period)
K = 1.20 (for 50 year return period)
K = 1.25 (for 100 year return period)

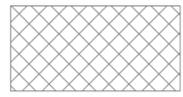
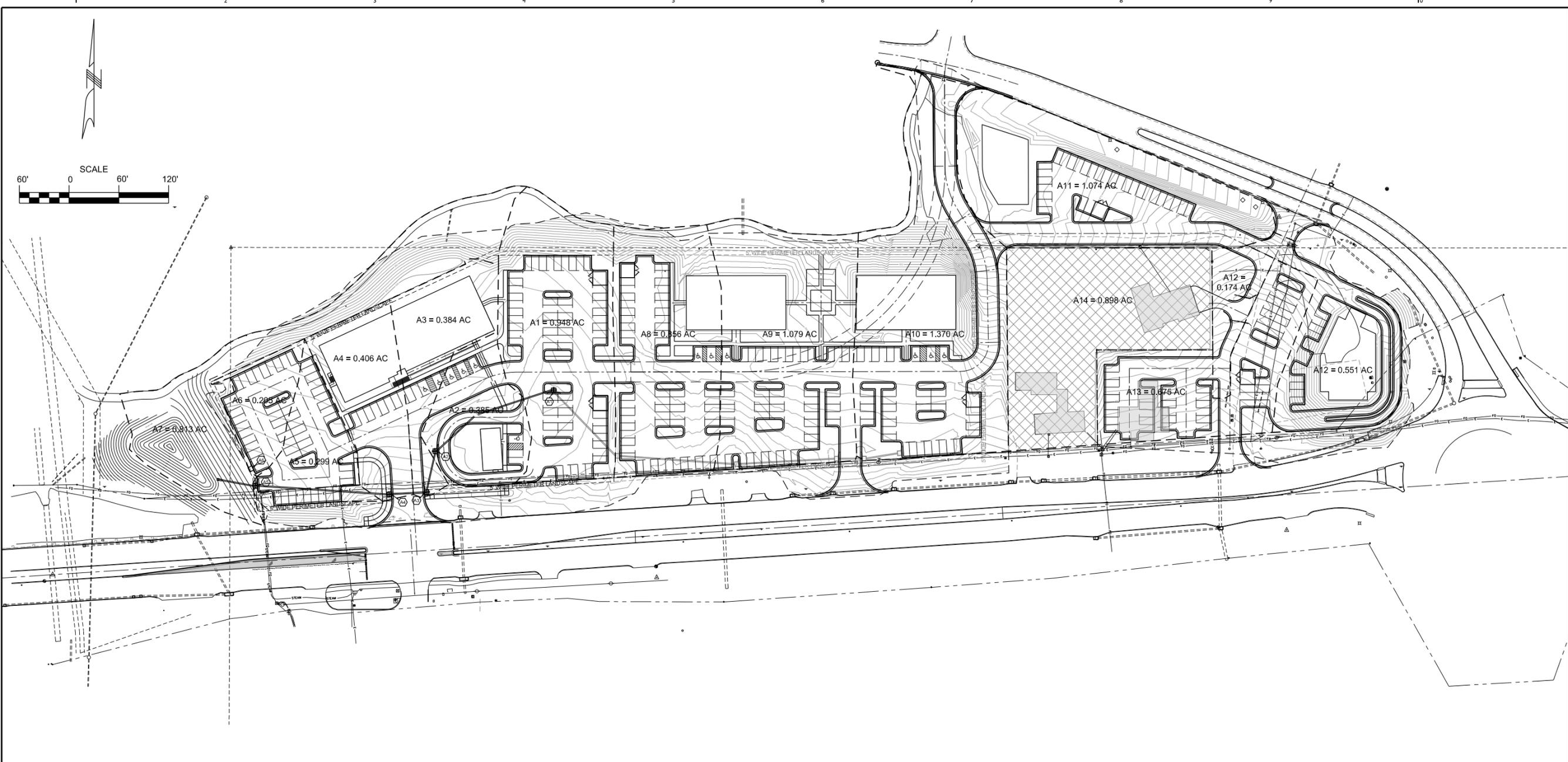
REV.	DATE	BY:	DESCRIPTION

PROJECT NO.:
DRAWN BY:
CHECKED BY:
PLOTTING DATE: 4/7/2014
ISSUE DATE:

**DRAINAGE
ARE MAP
(Existing)**

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

THE VILLAGE
AT THE NATIONAL
PARKVILLE, MISSOURI



NOTE:
STAPLETON PARCEL AND DE MONTEL PARCEL ARE NOT
INCLUDED AS PART OF THE DEVELOPMENT PLAN.

Proposed Condition

DA	Area (ac)	C	Tc (min)	Q (2 yr) cfs	Q (5 yr) cfs	Q (10 yr) cfs	Q (25 yr) sfs	Q (50 yr) sfs	Q (100 yr) cfs
1	0.948	0.79	5	4.06	4.85	5.51	7.04	8.46	9.68
2	0.385	0.65	5	1.36	1.63	1.85	2.36	2.84	3.25
3	0.384	0.90	5	1.87	2.24	2.54	3.24	3.90	4.46
4	0.406	0.90	5	1.98	2.36	2.69	3.43	4.12	4.71
5	0.299	0.90	5	1.46	1.74	1.98	2.52	3.03	3.47
6	0.205	0.90	5	1.00	1.19	1.36	1.73	2.08	2.38
7	0.813	0.30	5	1.32	1.58	1.79	2.29	2.75	3.15
8	0.856	0.82	5	3.80	4.54	5.16	6.59	7.92	9.06
9	1.079	0.80	5	4.64	5.55	6.31	8.05	9.68	11.07
10	1.37	0.73	5	5.39	6.45	7.33	9.36	11.24	12.87
11	1.074	0.70	5	4.07	4.86	5.53	7.05	8.48	9.70
12	0.173	0.90	5	0.84	1.01	1.14	1.46	1.76	2.01
13	0.675	0.80	5	2.92	3.49	3.97	5.07	6.09	6.97
14	0.551	0.78	5	2.32	2.78	3.16	4.03	4.85	5.55
15	0.898	0.30	5	1.46	1.74	1.98	2.53	3.04	3.48

Note:
K = 1.00 (for 2, 5 and 10 year return period)
K = 1.10 (for 25 year return period)
K = 1.20 (for 50 year return period)
K = 1.25 (for 100 year return period)

REV. DATE BY: DESCRIPTION

PROJECT NO.:
DRAWN BY:
CHECKED BY:
PLOTTING DATE: 4/7/2014
ISSUE DATE:

DRAINAGE
ARE MAP
(Proposed)

C-05

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

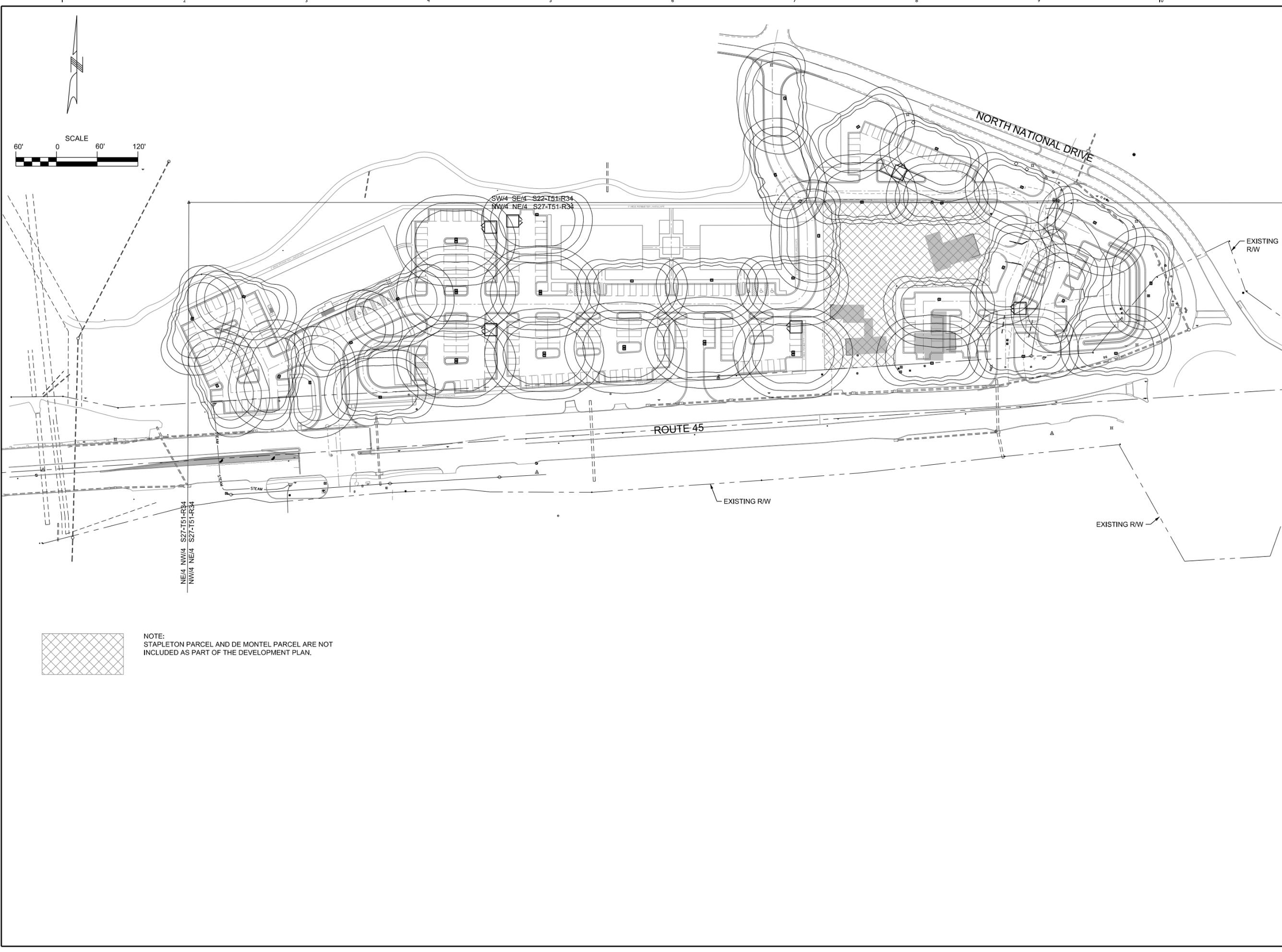
**THE VILLAGE
AT THE NATIONAL**
PARKVILLE, MISSOURI

REV.	DATE	BY:	DESCRIPTION

PROJECT NO.: 13-159
DRAWN BY: MAS
CHECKED BY: XXX
PLOTTING DATE: 4/7/2014
ISSUE DATE: -- --

**LIGHTING
PLAN**

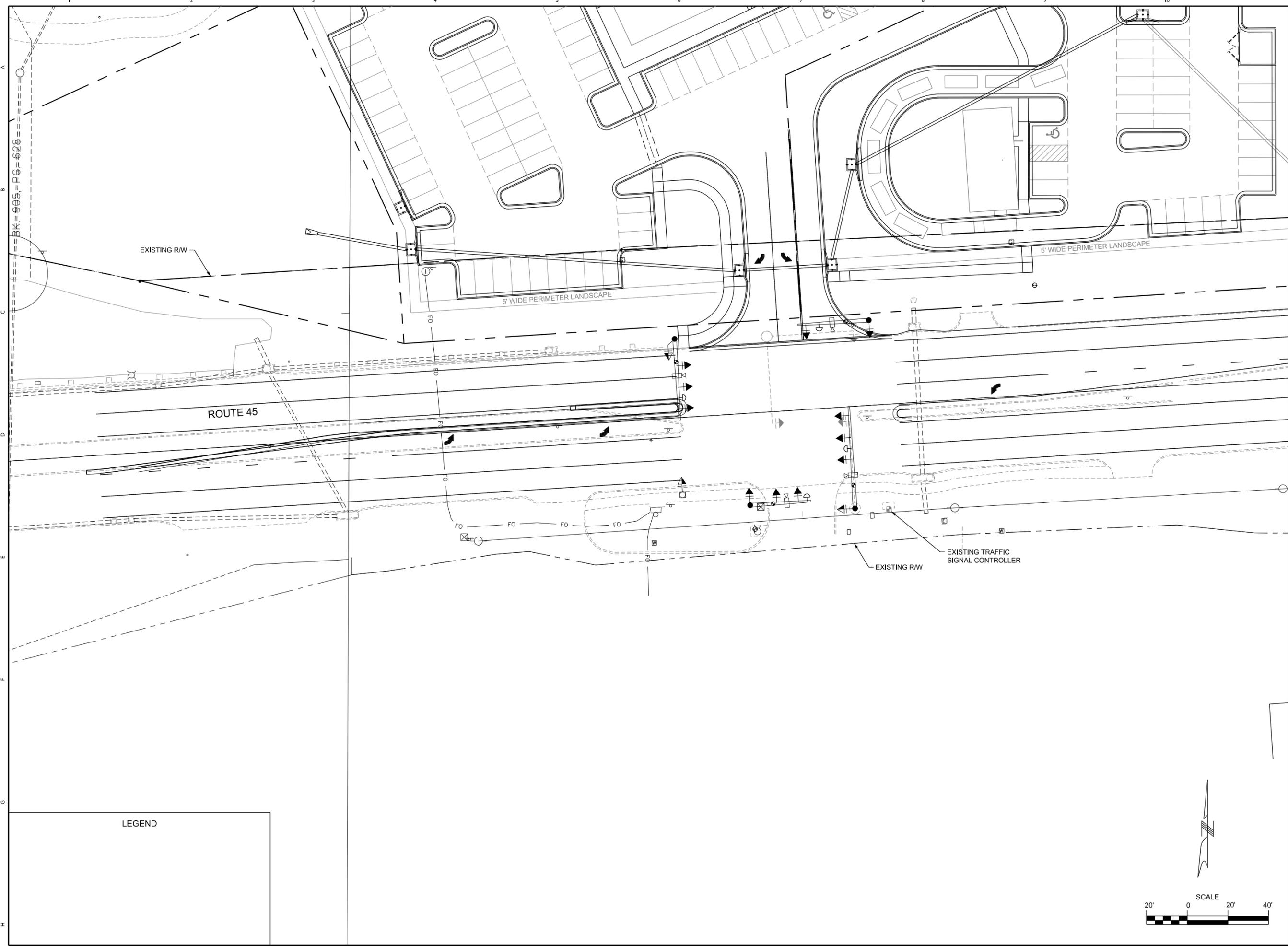
C-06



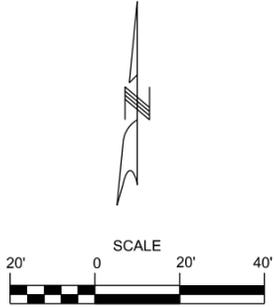
NOTE:
STAPLETON PARCEL AND DE MONTEL PARCEL ARE NOT
INCLUDED AS PART OF THE DEVELOPMENT PLAN.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

**THE VILLAGE
AT THE NATIONAL**
PARKVILLE, MISSOURI



LEGEND



REV.	DATE	BY:	DESCRIPTION

PROJECT NO.: 13-159
DRAWN BY:
CHECKED BY:
PLOTTING DATE: 4/7/2014
ISSUE DATE:

**SIGNAL
PLAN**
C-07



SITE PLAN
1"=60'-0"



Development Data

Land Area: 9.5 Acres +/-
 Current Zoning: B4 & County R-25
 Proposed Zoning: B4
 Proposed Acceptable Uses:
 General Office including Clinics
 Retail Banking and Office with Drive-thru Service
 Retail Stores
 Small Animal Clinics & Hospitals
 Restaurants - Sit Down and Fast Food with Drive-thru Service
 Personal Services
 Daycare Facilities
 Hours of Operation: 5am-1am with 24 hr ATM

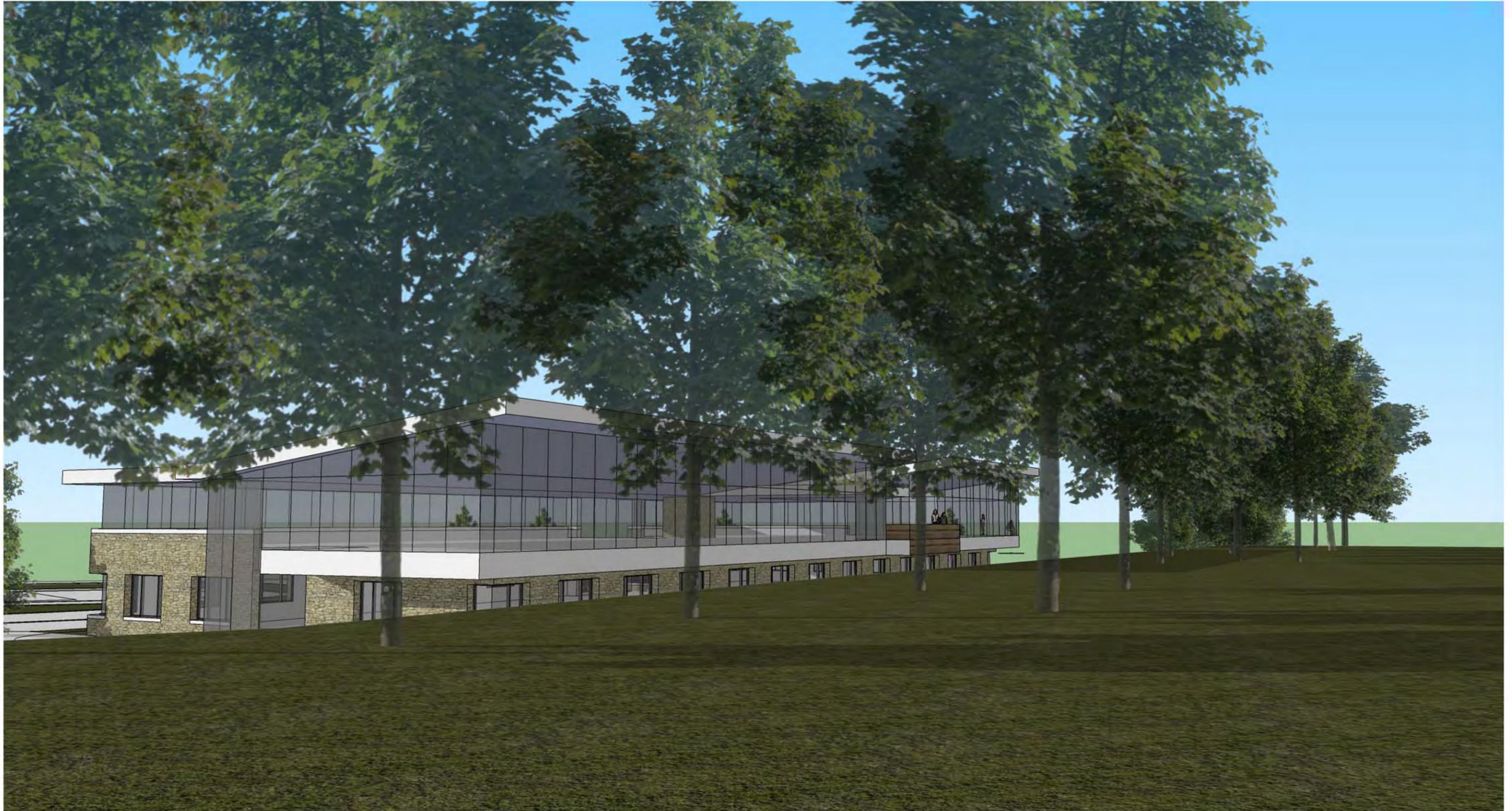
Building	Height	Area (GSF)	Parking Req'd	Parking Prvd
A	2 Stories	30,000	120 (4/1000)	134
B	1 Story	1,200	12 (10/1000)	12
C	2 Stories	18,000	72 (4/1000)	72
D	2 Stories	18,000	72 (4/1000)	72
E	2 Stories	9,000	36 (4/1000)	36
F	2 Stories	10,000	40 (4/1000)	50
Total		86,200	352	376

Signage Requirements:
 Monument Signs: 5 Total Per Plan
 Maximum Height: 7'-0"
 Maximum Graphic Area: 45 SF Each of 2 Faces
 Constructed of Stone, Brick, Concrete, Stucco, Metal, Composite or Translucent Panel
 No animated affects. Signs may be internally or externally illuminated.
 Building Wall Signs (Office): 2 per Building Max 1 per Elevation
 Maximum Area: 60 SF
 No animated affects. Signs may be internally or externally illuminated. Drive-thru signage is exempt from requirements.

Retail Wall or Marquee Signs
 Each commercial establishment shall be allowed (3) total wall or marquee signs each of which shall not exceed 10 SF. Signs May be internally or externally illuminated.
 Landscaping:
 Trees: 1/10 Parking Stalls Required 352/ 10 = 36 Provided 37
 Planting Landscape Area: 5% of Parking Area 182,700 x 5%=9,135 SF SF 10,326 SF
 Parking Screening: 3'-6" High Plantings Between Parking and Public Way or Adjacent Property. See Plan for Locations.



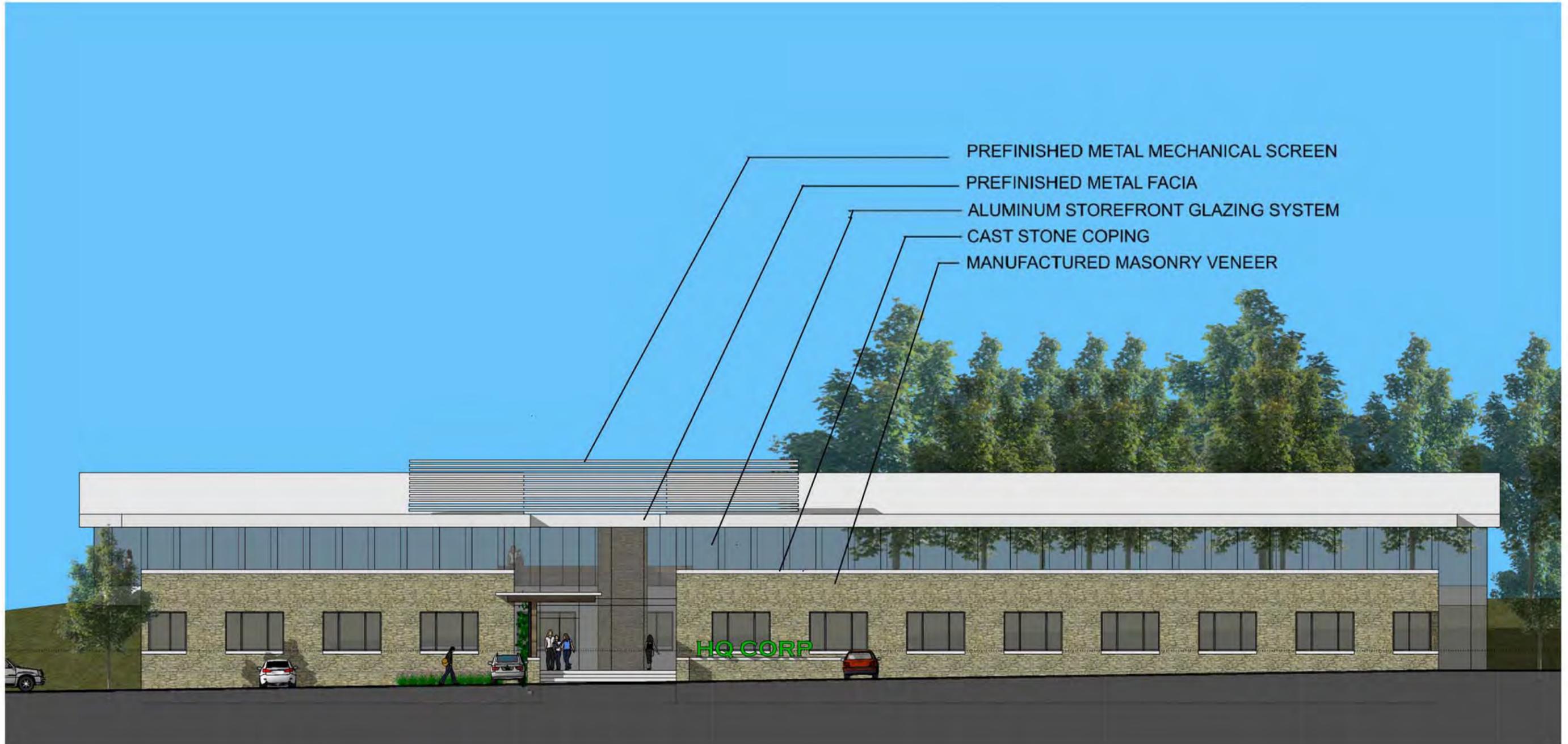












SOUTH ELEVATION
1/16"=1'-0"