

CITY OF PARKVILLE

Policy Report

Date: July 9, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Approve a final development plan for the Village at the National – an office and commercial development on approximately 8.88 acres. Case PZ14-18 J3-PANDI, LLC.

BACKGROUND:

The applicant 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 (see Agenda Items 5A1 and 5A2).

In April a preliminary development plan for the Village at the National was approved subject to conditions. 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.

The Final Development Plan for The Village at the National Building A is proposed as the first phase of development. The plans include Building A, parking lots to the east and west, the main entrance from 45 Highway (including signal and lane improvements), internal driveways (including a temporary access, connecting from Lots 1 and 2 through Lot 3 to National Drive to the northeast) and associated landscaping, sidewalks, trash enclosures, utilities, detention and other associated improvements necessary to support the first phase. The plan included several changes responding to comments and direction received from the Planning and Zoning Commission and Board of Aldermen during approval of the preliminary plan. Changes include: modifying the rear elevation of Building A to decrease the height and height of windows to decrease the potential for light exposure and visibility from nearby residential properties; increase the landscaping separating Building A from the abutting golf course; and installing s landscaping to buffer with Phase 1 to more immediately screen the residential properties to the east .

On April 8, 2014, the Parkville Planning and Zoning Commission considered the application, staff report, a presentation by the applicant and concerns expressed by abutting and nearby property owners. The Commission discussed the merits of the project, access, modifications to the golf course cart paths and to the architectural character of Building A, potential impacts to the abutting single-family residential uses, desired screening and how building lighting may be mitigated. Concerns for construction impacts, tree preservation and preservation of the existing U turn on 45 Highway were expressed by nearby property owners.

Based on review and analysis of the application, staff concluded that with the exceptions noted in the staff report to the Planning and Zoning Commission, the final development plans: conform to the City's applicable zoning code and subdivision regulations and the minimum standards thereof; are substantially consistent with the previously approved development Plan for the National Golf Club of Kansas City, the previously approved preliminary development for The Village at the National, and the preliminary and final plat for The Village at the National; meet conditions of prior approval; and adequately address other major issues or concerns previously expressed. It was also concluded with the approval of the preliminary development plan that the plans: conform to or are compatible with the general projections, goals and objectives of the City's adopted Master Plan; are generally compatible with existing and projected development on the surrounding commercially zoned properties and include screening, buffering, grading and other design features to minimize the impacts on surrounding residential properties; appear to conform with customary engineering standards used in the City; and provide streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area. Staff concludes the same for the final development plan, so long as the conditions below can be met.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission concurred with staff's conclusions and recommended approval of final development plan for The Village at the National subject to staff recommended conditions.

STAFF RECOMMENDATION:

Approve the final development plan subject to:

- Final transfer, rezoning and annexation of the two tracts containing a combined area of 27,121 square feet, more or less, from MoDOT to the applicant, or modification of the plan to work within the existing right-of-way;
- Final approval of the entrances to 45 Highway and associated improvements, traffic study and related engineering plans by MoDOT and the City of Parkville Public Works Director;
- approval of the final utility improvement plans by the applicable public utility;
- final approval of utility improvements by the applicable service providers;
- final approval of the grading, drainage, access and circulation, utilities and other engineering plans by the Public Works Director;
- approval of a revised final development plan if signification changes are necessary as a result of meeting the conditions above; and
- submittal of a set of final plans incorporating all require revisions following final plan approval.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no budget impact.

ALTERNATIVES:

1. Approve the final development plan as recommended by the Commission.
2. Approve the final development plan subject to other stated conditions.
3. Deny the application.
4. Postpone the item.

POLICY:

Per Parkville Municipal Code, Chapter 440, Section 440.030, requires approval of the plan by the Board of Aldermen following consideration of the Planning and Zoning Commission.

SUGGESTED MOTION:

I move to approve the Village at the National final development plan subject to staff recommended conditions.

ATTACHMENTS:

1. Staff report to Planning Commission
2. Application for site plan / development plan
3. Final Development Plan Set – The Village at The National, Building A. Set includes the following:
 - a. Final Development Plan rendering – Finkle/ Williams Architecture, last dated June 30, 2014
 - b. Building perspectives / renderings (5 pages) - Finkle/ Williams Architecture, all dated June 30, 2014
 - c. Site cross section showing view from residence to the north - Finkle/ Williams Architecture, all dated June 30, 2014
 - d. Landscape Plan set (drawings L-1 through L-4) – Hermes Landscaping all revised May 30, 2014
 - e. Landscape Plant Palette (5 sheets) – Hermes Landscaping - undated
 - f. Floor plans (sheets A1.01 and A1.02) - Finkle / Williams Architecture dated 6-16-2014
 - g. Building elevation (sheet A4.01) - Finkle / Williams Architecture dated 6-16-2014
 - h. Civil site plans, drainage calculations, site grading, sanitary, utility, lighting and road improvements plans (sheets C-1 thru C3, C-12 thru C-14, C17 thru C19, and C-24) – Trekk Design Group Inc. last revised 6-16-14

ADDITIONAL EXHIBITS BY REFERENCE:

1. The Parkville Municipal Code including but not limited to Title IV, *Zoning Code*, Chapters 440, "*B-4*" *Planned Business District* and 459, *Large Scale Developments – The Community Unit Plan*, and 467, *Height, Area and Bulk Requirements* and 460, *Vehicle Parking*.
2. Traffic Impact Study - Trekk Design Group Inc. dated 5-30-14
3. Minutes of the April 8, 2014 Planning and Zoning Commission meeting
4. Agenda Items 5A1 through 5A3.



Staff Analysis

Agenda Item: 5.C

Proposal: Application for a Final Development Plan, The Village at the National, Building A

Case No: PZ14-18

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: 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 site plan / development plan
- C. Final Development Plan Set – The Village at The National, Building A. Set includes the following:
 - a. Final Development Plan rendering – Finkle/ Williams Architecture, last dated June 30, 2014
 - b. Building perspectives / renderings (5 pages) - Finkle/ Williams Architecture, all dated June 30, 2014
 - c. Site cross section showing view from residence to the north - Finkle/ Williams Architecture, all dated June 30, 2014
 - d. Landscape Plan set (drawings L-1 through L-4) – Hermes Landscaping all revised May 30, 2014
 - e. Landscape Plant Palette (5 sheets) – Hermes Landscaping - undated
 - f. Floor plans (sheets A1.01 and A1.02) - Finkle / Williams Architecture dated 6-16-2014
 - g. Building elevation (sheet A4.01) - Finkle / Williams Architecture dated 6-16-2014
 - h. Civil site plans, drainage calculations, site grading, sanitary, utility, lighting and road improvements plans (sheets C-1 thru C3, C-12 thru C-14, C17 thru C19, and C-24) – Trekk Design Group Inc. last revised 6-16-14
 - i. Traffic Impact Study - Trekk Design Group Inc. dated 5-30-14
- D. 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 440, "*B-4*" *Planned Business District* and 459, *Large Scale*

Developments – The Community Unit Plan, and 467, Height, Area and Bulk Requirements and 460, Vehicle Parking.

- 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, 5A Application for Preliminary Plat of the Village at the National and 5B Application for Final Plat of Village at the National.
 - C. 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.
-

Overview

J3-PANDI, LLC owns 8.88 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 27,121 square feet, more or less, to J3-PANDI, LLC. In April a preliminary development plan for the Village at the National (on the combined 9.5 acres) was approved subject to conditions. 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 9.5 acres (see agenda items 5A and 5B). The plan the applicant proposes is to initially plat acreage into three lots and one tract. Lot 1 corresponds to the proposed office building (Building A) and associated 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.

The Final Development Plan for The Village at the National Building A is proposed as the first phase of development. The plans include Building A, parking lots to the east and west, the main entrance from 45 Highway (including signal and lane improvements), internal driveways (including a temporary access, connecting from Lots 1 and 2 through Lot 3 to National Drive to the northeast) and associated landscaping, sidewalks, trash enclosures, utilities, detention and other associated improvements necessary to support the first phase.

Review and Analysis

The application has been reviewed against the City of Parkville Municipal Codes, including applicable zoning and subdivision regulations, the previously approved development Plan for the National Golf Club of Kansas City, the previously approved preliminary development for The Village at the National, and the preliminary and final plat for The Village at the National (agenda items 5A & 5B). Primary considerations are consistent with previously approved plans and submitted plats, the ability to meet minimum applicable standards, conditions of prior approval, and ability to address other issues or concerns previously expressed.

Consistent with previously approved plans: The final development plan is substantially consistent with the previously approved preliminary development plan and the preliminary and final plat submitted as agenda items 5A and 5B. Minor changes from the preliminary development plan have been made to conform to final site design details and to address conditions of approval and other identified issues. Changes include final grading, retaining wall

and landscaping between the building and golf course, modification of the cart path, landscaping, screening and tree preservation details, modification to the building to address concerns about views to and from the course and abutting residential properties and other details. See following for additional details.

Ability to meet minimum applicable standards: With the exception of revisions necessary for approval of the final engineering plans, it was concluded with the approval of the preliminary development plan that the plans conform to the City's applicable zoning code and subdivision regulations and the minimum standards thereof and conform to or are compatible with the general projections, goals and objectives of the City's adopted Master Plan. Ability to meet minimum engineering standards and customary practices is to be determined with the approval of the final engineering plans. Final approval should be conditioned on such.

Conditions of Preliminary Plan approval: The preliminary development plan was approved subject to the following conditions. The status of each is noted following each item.

- Rezoning to B-4: *Rezoning of four parcels containing 2.52 acres to "B-4" Planned Business District.* Rezoning was recommended by the planning Commission on April 8, 2014 and approved by the Board of Aldermen April 15, 2014 via ordinance # 2740. See also vacation below.
- ROW vacation: *MoDOT vacation of the excess 45 Highway right-of-way as proposed, or modification of the plan to work within the existing right-of-way.* MoDOT has approved vacation of two tracts containing a combined area of 27,121 square feet, more or less. The tracts were land previously donated by the property owner to MoDOT for the widening of 45 Highway and have since been determined to be excess right-of-way. Agenda Item 4A proposes to rezone the parcels subject to annexation and final transfer. See agenda Item 4A for additional details. A hearing to consider voluntary annexation is scheduled before the Board of Aldermen on July 15, 2014. Annexation is recommended subject to transfer of the property.
- Access and intersection improvements: *MoDOT approval of the entrances to 45 Highway and associated improvements as well as final approval of the same by the Public Works Director.* A traffic impact study and engineering drawings including road improvement and intersection plans have been submitted to MoDOT for review and approval. MoDOT has completed a preliminary review and indicated support. The plans are pending final approval of the development plan by the City, prior to final MoDOT approval. The Public Works Department has reviewed the plans and provided preliminary review comments, but has indicated there are no significant changes warranted or recommended at this time.
- Utility and improvement plans: *Approval of the final utility improvement plans by the applicable public utility / final approval of utility improvements by the applicable service providers.* With review of the preliminary development plan it was concluded that 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. Since approval engineering, utility and public improvement plans have been submitted for review and approval by the City and applicable utilities. As of the date of this review, preliminary reviews have been completed, but final approvals have not been received.

- Landscaping / screening of the abutting residential property: *Final design and installation of residential screening in conjunction with the final development plan.* In response to direction given with the approval of the preliminary plan, landscaping plans for the proposed final development plan include plantings to help screen the abutting and nearby residential properties. Two residential properties are surrounded by the development. The western most property, 10312 NW 45 Highway, is proposed to be screened with evergreen trees and shrubs to provide year-round screening. The plans include installation of 6 to 7 foot white pines along the west property line of the residence, adjacent to the home. A row of 6 to 7 foot junipers is proposed along the west property line north of the home along the rear yard. Both are to be installed at the same time as the plantings for phase 1. No landscaping is proposed abutting the second home, 6404 Windbrook Lane, but the juniper row will also help minimize views from this property. Both the materials proposed provide year round screening, are considered relatively quick growing, are well suited to the site and are generally considered drought and development tolerant.

Views to and from the residential properties to the north and from the golf course were also considered with the preliminary development plan. The landscape plans call for clusters of 6 to 7 foot white pines between the proposed building and the golf path to the north. The pines are to be interspersed with ornamental trees – redbuds and crabapples. An additional cluster of these trees is included off the northwest corner of Building A. North and east of the building several large shade trees are able to be preserved. Although the vegetation will not eliminate views to the new building from the nearby residential properties or the golf course to the north, the vegetation will help screen the upper story of the building over time, distinguish between the course and the office / commercial uses and provide some additional separation and privacy.

In addition to trees and shrubs, the plans call for all disturbed area to be seeded or sodded following disturbance to minimize dust and other adverse effects following construction.

- Engineering plans: *Review and approval of the final grading, drainage, access and circulation, utilities and other engineering plans by the Public Works Director.* Engineering plans have been submitted and are under review. As of the time of this report some preliminary comments have been provided, but final reviews are not complete and no final approval has been granted. Any approval of the final development plan should be subject to final approval of the engineering plans and reconsideration of the development plan if major changes are necessary as a result of engineering revisions, if any.

Other issues or concerns previously expressed: Beyond the conditions of approval, several other concerns were discussed during the approval of the preliminary plan. Most were determined to be necessary to resolve with the final development plan. These issues included views to and from the property / privacy, changes to architectural details and character, noise and dust from construction, run-off and disruption of existing drainage patterns, removal of existing vegetation, impact to the golf course and public financing. The changes included to address each are summarized below.

- Views to and from the property / privacy: Concern was expressed for views to and from abutting residential properties, lighting and privacy. In addition to the landscaping described above, the plans include a modified building elevation and materials in attempt to address the concerns expressed. The rear elevation and size of the rear windows have been reduced. The pitched roof and tall windows has been replaced with a flat roof with shorter tinted windows and architectural metal panels. This has reduced the overall height of the rear elevation and area of the windows, which in combination with the proposed landscaping

will reduce views to and from the building, provide better visual separation and improve privacy over the earlier design.

- Changes to architectural details and character: Concern was expressed that significant changes to the architectural details, quality and character of the building not be permitted following approval of the preliminary development plan. Although changes have been made to the building plans to respond to concerns previously expressed, changes have not significantly altered the overall appearance of the building. The quality and character proposed is substantially the same as previously approved.
- Noise and dust from construction: Concerns for noise and dust during and after construction were expressed by the abutting residential property owners surrounded by the development. This is primarily proposed to be addressed with landscaping, screening and seeding completed in conjunction with phase 1. The plans call for evergreen screens along the west line of the closest residential property owner, helping address impact to that owner as well as the next owner to the east. As opposed to installing the landscaping with later phases, the plans include installing the landscaping with phase 1. Additionally, the plans call for all disturbed areas to be seeded or sodded post construction. The applicant has also agreed to exercise precaution when developing phase 1 to minimize impact to the abutting properties to the extent possible during construction. Separately, Parkville Municipal Code limits construction to the hours of 7:00 am to 8:00 pm weekdays and 10:00 am to 8:00 pm on weekends.
- Storm water runoff and disruption of existing drainage patterns: Grading and drainage plans and calculations have been submitted and under review. The plans show directing storm water via planned collection systems and surface run off to a combination of existing drainage areas and new storm water improvements including a detention basin to be constructed with the first phase. All applicable grading and drainage regulations and standards will be met with any approved final design.
- Removal of existing vegetation: Removal of existing vegetation along the nearest golf hole and near the abutting residential properties was discussed. The site plan and landscape plans show the existing trees to be preserved. Much of the vegetation north of the proposed building will be able to be preserved. Where vegetation cannot be preserved, new evergreen and deciduous trees and shrubs are proposed to provide a mix of screening and interest. See the proposed plans and summary above for additional details.
- Impact to the golf course: Concerns were expressed about removing vegetation along the course, relocation of the existing cart path and resulting impacts on the course. The plans shows landscaping to be removed and a mix of new evergreen and deciduous trees to be concentrated in areas where existing landscaping has been removed and where the cart path is being relocated. As agreed to with approval of the preliminary development plan, the applicants consulted with the original golf course architect who designed the course. The golf course architect concluded that the proposed relocation did not have a significant impact on the course and approved the final revisions. Landscaping has been modified in accordance with the golf course architect's recommendations for approval to provide additional landscaping northwest of Building A. See the landscaping plan, and drawing C-01 for additional details on the trail relocation and proposed vegetation.
- Public financing: Any intent to apply for tax increments financing or other local tax abatements, or other public financing was questioned. The applicants stated that they had not made any application to the City for public financing. As of the date of this report, no

application for city approved public financing has been made and no request has been discussed.

Staff Conclusion and Recommendation

Staff concludes, that with the exceptions noted above, the final development plans: conform to the City's applicable zoning code and subdivision regulations and the minimum standards thereof; are substantially consistent with the previously approved development Plan for the National Golf Club of Kansas City, the previously approved preliminary development for The Village at the National, and the preliminary and final plat for The Village at the National (agenda items 5A & 5B); meet conditions of prior approval; and adequately address other major issues or concerns previously expressed. It was also concluded with the approval of the preliminary development plan that the plans: conform to or are compatible with the general projections, goals and objectives of the City's adopted Master Plan; are generally compatible with existing and projected development on the surrounding commercially zoned properties and include screening, buffering, grading and other design features to minimize the impacts on surrounding residential properties; appear to conform with customary engineering standards used in the City; and provide streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area. Staff concludes the same for the final development plan, so long as the conditions below can be met.

Staff recommends approval of the final plans subject to:

- Final transfer, rezoning and annexation of the two tracts containing a combined area of 27,121 square feet, more or less, from MoDOT to the applicant, or modification of the plan to work within the existing right-of-way;
- Final approval of the entrances to 45 Highway and associated improvements, traffic study and related engineering plans by MoDOT and the City of Parkville Public Works Director;
- approval of the final utility improvement plans by the applicable public utility;
- final approval of utility improvements by the applicable service providers;
- final approval of the grading, drainage, access and circulation, utilities and other engineering plans by the Public Works Director;
- approval of a revised final development plan if significant changes are necessary as a result of meeting the conditions above;
- submittal of a set of final plans incorporating all require revisions following final plan approval; and
- any other conditions the Planning and Zoning Commission determines are necessary.

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

Necessary Action

Following consideration of the final development plan and supporting materials, the factors discussed above and any testimony presented during the public hearing, the Planning Commission must recommend approval (with or without conditions) or denial of the application unless otherwise postponed. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action on Tuesday, July 15, 2014.

End of Memorandum

7-1-14

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



Application #: P214-18
 Date Submitted: 12-2-14
 Meeting Date: 7-8-14
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7878 • FAX (816) 741-0018

Site Plan / Development Plan Application

1. Applicant / Contact Information

Applicant(s)

Name: Tony Borchers
 Company: J3-Pandi, LLC
 Address: PO Box 14146
 City, State: Parkville, MO 64152
 Phone: 816-509-7762 Fax: _____
 E-mail: tonyb@fivestarlifestyles.com

Person(s) preparing plans

Name: John L. Gaar, AIA
 Company: Finkle Williams Architecture
 Address: 7007 College Blvd., Suite 415
 City, State: Overland Park, KS 66211
 Phone: 913-498-1550 Fax: _____
 E-mail: jgaar@finklewilliams.com

Owner(s), if different from applicant

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

Contact Person, if different from applicant

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

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 Dev. Date: 5/30/14

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

2. Property Information Tony Borchers

Zoning district: B-4

Address and general location: NW Corner of Tom Watson Parkway (Highway 45) and North National Drive

Legal description (may be attached): See attached

Description of proposed use(s): See plans for proposed uses

Gross acreage of lot: _____ Net acreage of lot: _____
 Open space acreage: _____ Lot coverage: _____

Is proposal an alteration to an existing building or new construction? alteration new construction

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached): Sanitary sewers, New signalized intersection at entrance on Highway 45

Does the proposed site / development plan meet the following criteria? Attach a separate Yes No sheet explaining how / why.

Does the proposal conform to the provisions of the City's Zoning Code? Yes

Does the proposal conform to the provisions of the City's subdivision regulations? Yes

Does the proposal conform to the goals and objectives of the City's Master Plan? Yes

Is the proposed development compatible with the surrounding area? Yes

Does the proposal conform to customary engineering standards used in the City? Yes

Are the streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area? Yes

Please note below other comments or factors relating to the proposed development (may be attached):

4. Checklist of required submittals

- Completed application, including site plan with all required details and supporting data.
- Nonrefundable application fee of \$300.00. ✓
- Five (5) copies 24" x 36" size, or larger sets, one (1) 11 x 17 size set, and one (1) electronic set (pdf format) of the development plan and elevations for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Five (5) paper copies and one (1), electronic copy (pdf format) of any supporting documentation for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

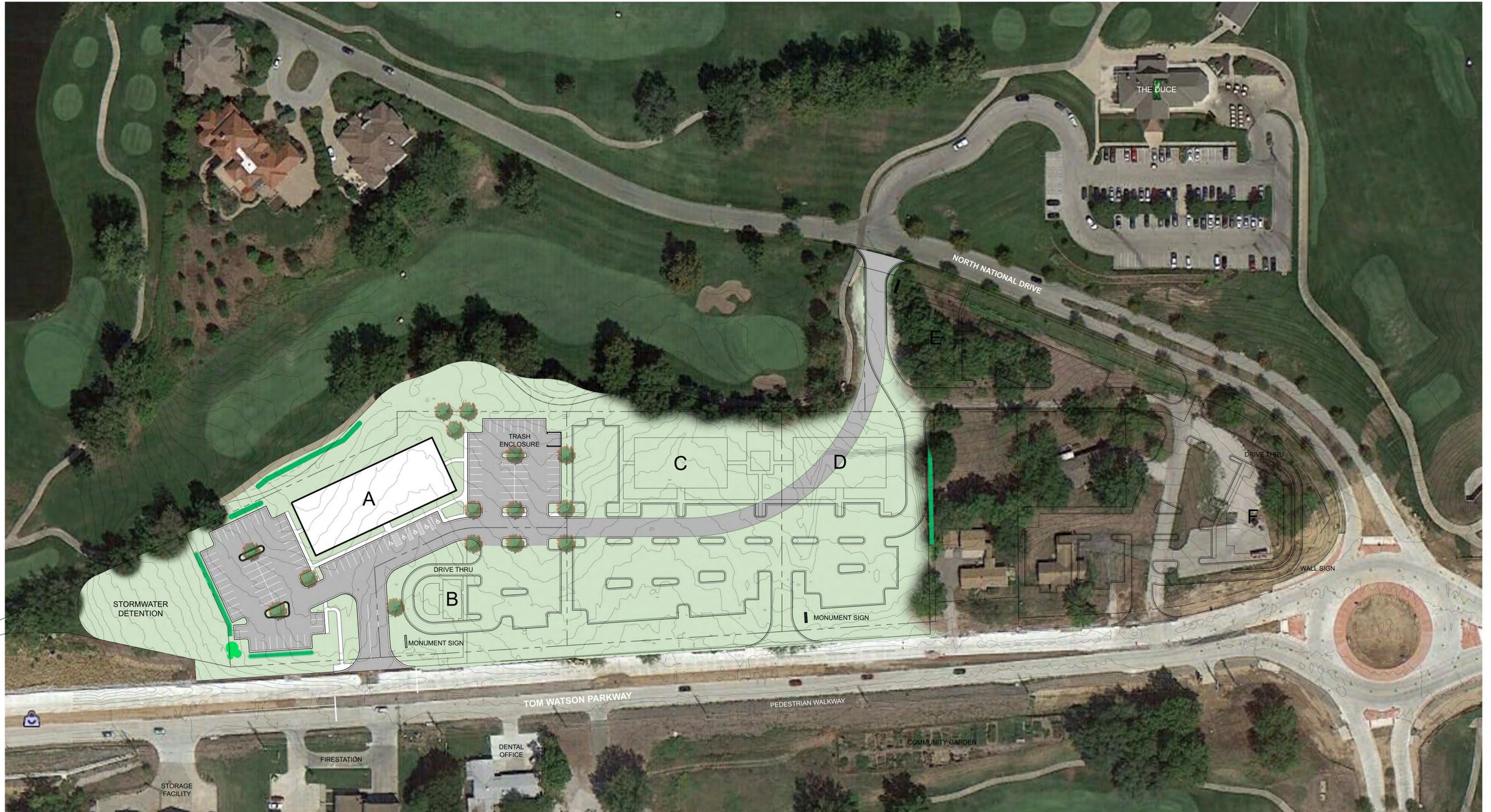
Application accepted as complete by: _____ Name/Title _____ Date _____

Application fee payment Check # 4605 M.O. _____ Cash Received from: \$300.00 kyg

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: _____



SITE PLAN
1"=60'-0"

FINAL DEVELOPMENT PLAN BUILDING A



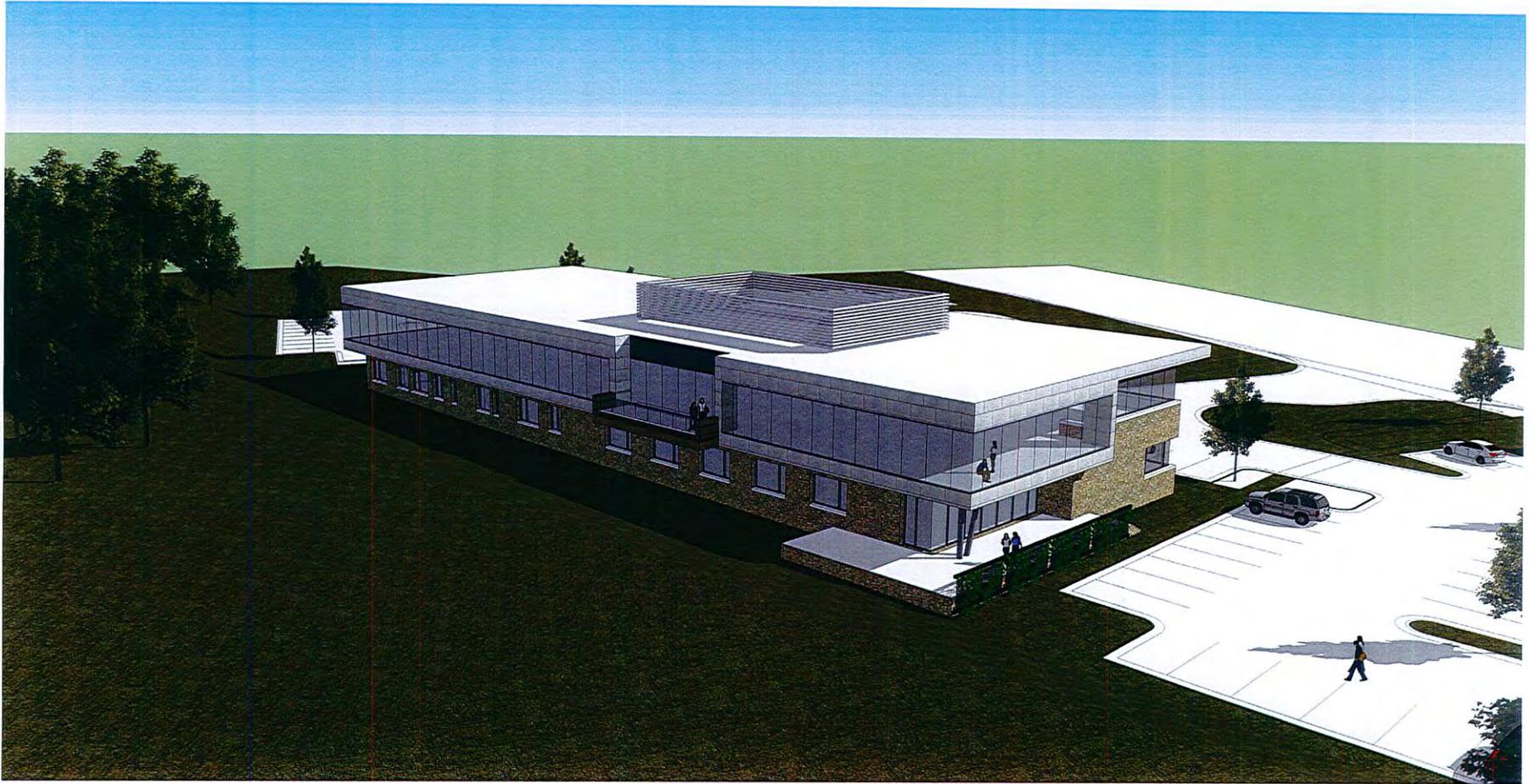
Development Data:
 Zoning: B4
 Proposed Use: Office
 Building A Area: 30,000 GSF
 Building Height: 2 Stories
 Parking Required: 120 (4/1000)
 Parking Provided: 120

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	Required	Provided	
1/10 Parking Stalls	352/ 10 = 36	37	
Parking 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 Adjascent Property. See Plan for Locations.			





 **THE VILLAGE**
AT THE NATIONAL
JUNE 30, 2014

ARCHITECTURE
FW
FINKLE | WILLIAMS



 **THE VILLAGE**
AT THE NATIONAL
JUNE 30, 2014

FW ARCHITECTURE
FINKLE | WILLIAMS



 **THE VILLAGE**
AT THE NATIONAL
JUNE 30, 2014

FW ARCHITECTURE
FINKLE | WILLIAMS



 **THE VILLAGE**
AT THE NATIONAL
JUNE 30, 2014

FW ARCHITECTURE
FINKLE | WILLIAMS



 **THE VILLAGE**
AT THE NATIONAL
JUNE 30, 2014

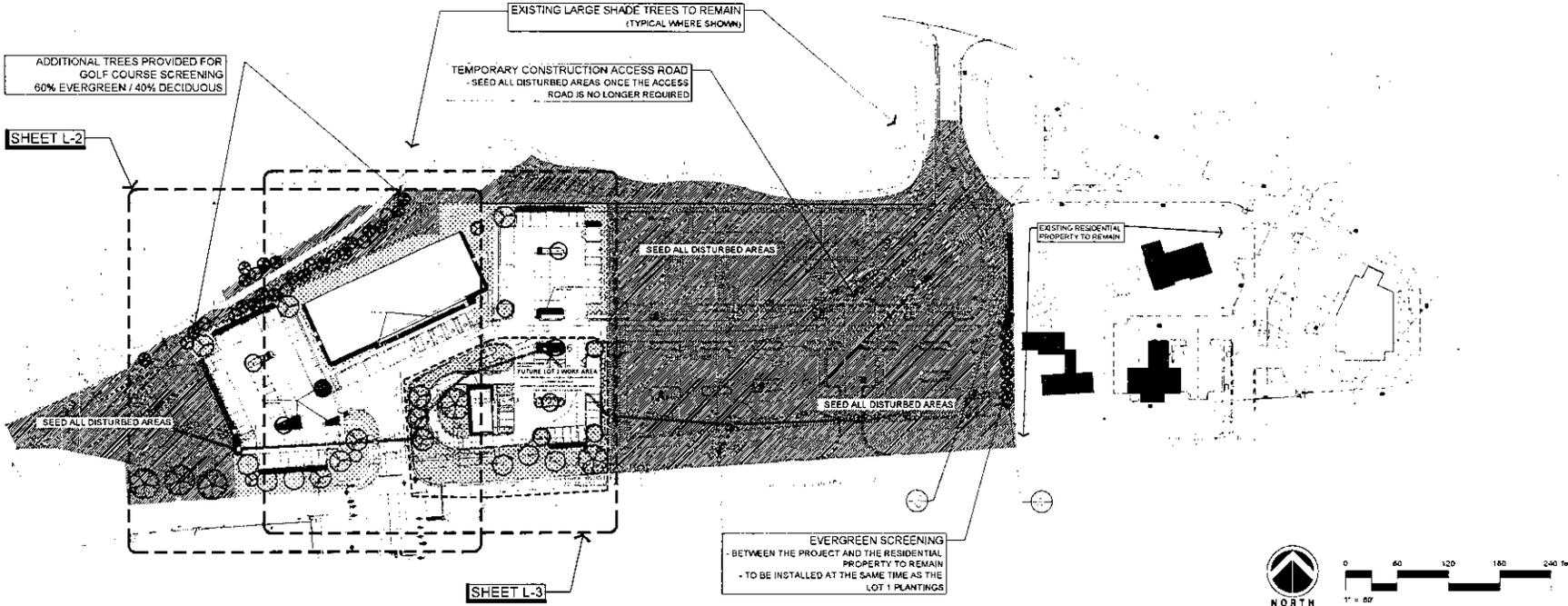
FW ARCHITECTURE
FINKLE | WILLIAMS



 **THE VILLAGE**
AT THE NATIONAL
JUNE 30, 2014

FW ARCHITECTURE
FINKLE | WILLIAMS

SEE SHEET L-4 FOR INSTALLATION DETAILS AND GENERAL NOTES



LANDSCAPE REQUIREMENTS - LOTS 1 AND 2

1. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

2. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

3. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

4. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

5. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

6. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

7. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

8. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

9. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

10. ALL PLANTINGS SHALL BE INSTALLED AT THE SAME TIME AS THE CONSTRUCTION OF THE IMPROVEMENTS TO WHICH THEY ARE RELATED.

PLANT SCHEDULE - LOT 1 WORK AREA

SYMBOL	PLANT	QUANTITY	LOCATION
(Symbol)	PLANT SPECIES	10	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	15	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	20	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	25	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	30	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	35	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	40	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	45	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	50	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	55	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	60	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	65	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	70	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	75	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	80	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	85	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	90	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	95	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	100	LOT 1 WORK AREA

PLANT SCHEDULE - LOT 1 WORK AREA

SYMBOL	PLANT	QUANTITY	LOCATION
(Symbol)	PLANT SPECIES	10	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	15	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	20	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	25	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	30	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	35	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	40	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	45	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	50	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	55	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	60	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	65	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	70	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	75	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	80	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	85	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	90	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	95	LOT 1 WORK AREA
(Symbol)	PLANT SPECIES	100	LOT 1 WORK AREA

FINAL DEVELOPMENT PLAN

THIS PLAN IS THE EXCLUSIVE PROPERTY OF HERMES LANDSCAPING, INC. COPYRIGHT 2014. USE DISTRIBUTION OR SUBMITTAL OF THIS DOCUMENT TO ANY THIRD PARTY SUCH AS A MUNICIPAL, GOVERNING, OR PERMITTING BODY, CONTRACTOR, CUSTOMER, OR VENDOR CONSTITUTES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE HERMES LANDSCAPING, INC. WRITTEN PROPOSAL DATED: _____

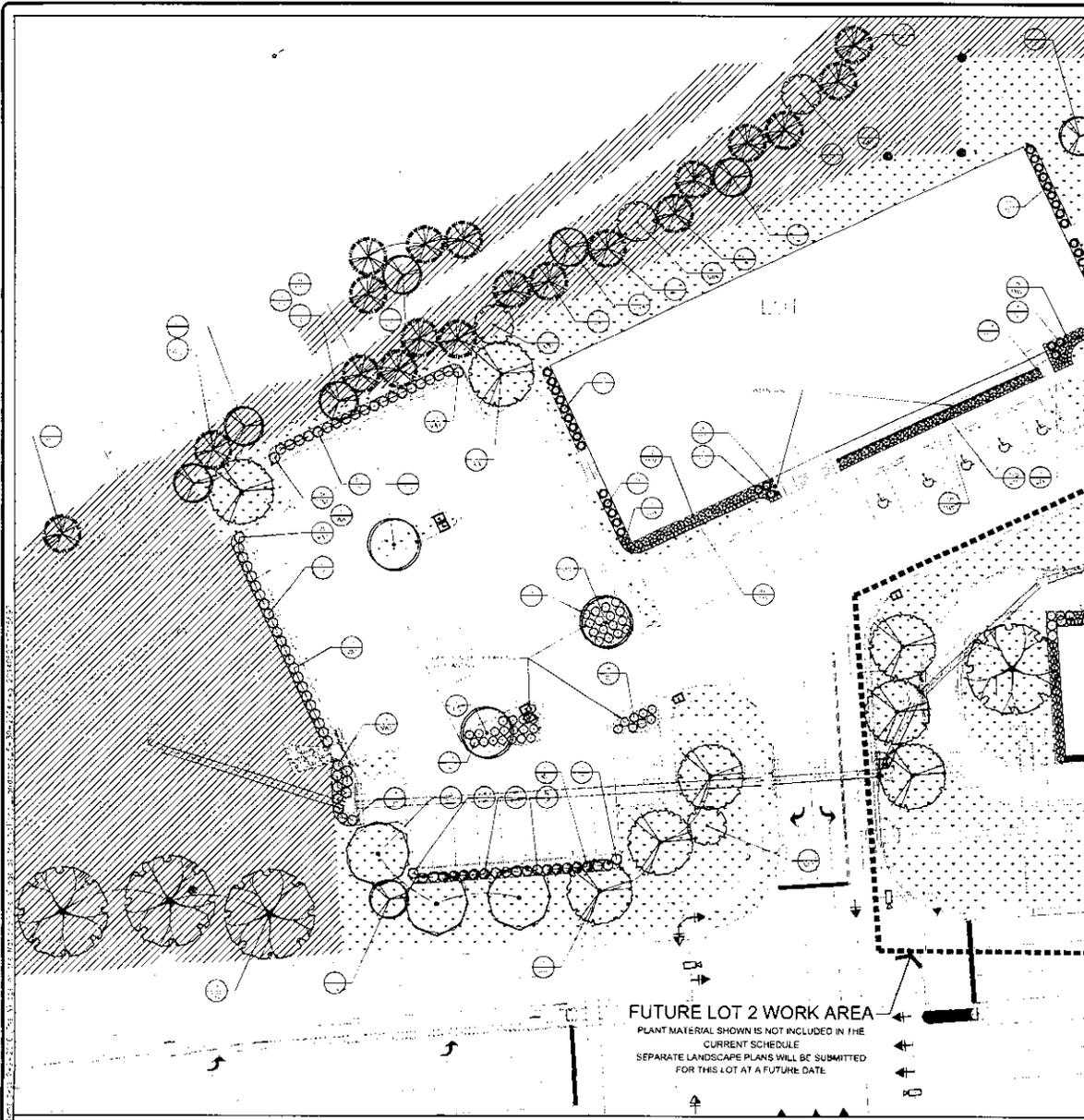
LANDSCAPE PLAN - OVERALL SITE

HERMES LANDSCAPING
 Landscaping • Sprinkler Systems
 Maintenance • Nursery
 1203 KANTA PERDUE
 LENEXA, KANSAS 66151
 (913) 866-7400

THE VILLAGE AT THE NATIONAL
 LANDSCAPE PLAN - LOT 1
 NW MISSOURI STATE HIGHWAY 46
 PARRVILLE, MISSOURI

PROJECT NO. _____
 DATE 8-19-2014
 DESIGNED BY BRG
 REVISED 8-20-2014

SHEET
 L-1



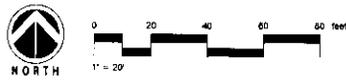
PLANT SCHEDULE - LOT 1 WORK AREA

NO.	SYMBOL	PLANT NAME	QUANTITY
1	(Symbol)	...	...
2	(Symbol)	...	...
3	(Symbol)	...	...
4	(Symbol)	...	...
5	(Symbol)	...	...
6	(Symbol)	...	...
7	(Symbol)	...	...
8	(Symbol)	...	...
9	(Symbol)	...	...
10	(Symbol)	...	...
11	(Symbol)	...	...
12	(Symbol)	...	...
13	(Symbol)	...	...
14	(Symbol)	...	...
15	(Symbol)	...	...
16	(Symbol)	...	...
17	(Symbol)	...	...
18	(Symbol)	...	...
19	(Symbol)	...	...
20	(Symbol)	...	...
21	(Symbol)	...	...
22	(Symbol)	...	...
23	(Symbol)	...	...
24	(Symbol)	...	...
25	(Symbol)	...	...
26	(Symbol)	...	...
27	(Symbol)	...	...
28	(Symbol)	...	...
29	(Symbol)	...	...
30	(Symbol)	...	...
31	(Symbol)	...	...
32	(Symbol)	...	...
33	(Symbol)	...	...
34	(Symbol)	...	...
35	(Symbol)	...	...
36	(Symbol)	...	...
37	(Symbol)	...	...
38	(Symbol)	...	...
39	(Symbol)	...	...
40	(Symbol)	...	...
41	(Symbol)	...	...
42	(Symbol)	...	...
43	(Symbol)	...	...
44	(Symbol)	...	...
45	(Symbol)	...	...
46	(Symbol)	...	...
47	(Symbol)	...	...
48	(Symbol)	...	...
49	(Symbol)	...	...
50	(Symbol)	...	...
51	(Symbol)	...	...
52	(Symbol)	...	...
53	(Symbol)	...	...
54	(Symbol)	...	...
55	(Symbol)	...	...
56	(Symbol)	...	...
57	(Symbol)	...	...
58	(Symbol)	...	...
59	(Symbol)	...	...
60	(Symbol)	...	...
61	(Symbol)	...	...
62	(Symbol)	...	...
63	(Symbol)	...	...
64	(Symbol)	...	...
65	(Symbol)	...	...
66	(Symbol)	...	...
67	(Symbol)	...	...
68	(Symbol)	...	...
69	(Symbol)	...	...
70	(Symbol)	...	...
71	(Symbol)	...	...
72	(Symbol)	...	...
73	(Symbol)	...	...
74	(Symbol)	...	...
75	(Symbol)	...	...
76	(Symbol)	...	...
77	(Symbol)	...	...
78	(Symbol)	...	...
79	(Symbol)	...	...
80	(Symbol)	...	...
81	(Symbol)	...	...
82	(Symbol)	...	...
83	(Symbol)	...	...
84	(Symbol)	...	...
85	(Symbol)	...	...
86	(Symbol)	...	...
87	(Symbol)	...	...
88	(Symbol)	...	...
89	(Symbol)	...	...
90	(Symbol)	...	...
91	(Symbol)	...	...
92	(Symbol)	...	...
93	(Symbol)	...	...
94	(Symbol)	...	...
95	(Symbol)	...	...
96	(Symbol)	...	...
97	(Symbol)	...	...
98	(Symbol)	...	...
99	(Symbol)	...	...
100	(Symbol)	...	...

FUTURE LOT 2 WORK AREA
 PLANT MATERIAL SHOWN IS NOT INCLUDED IN THE
 CURRENT SCHEDULE.
 SEPARATE LANDSCAPE PLANS WILL BE SUBMITTED
 FOR THIS LOT AT A FUTURE DATE.

LANDSCAPE PLAN - LOT 1

FINAL DEVELOPMENT PLAN



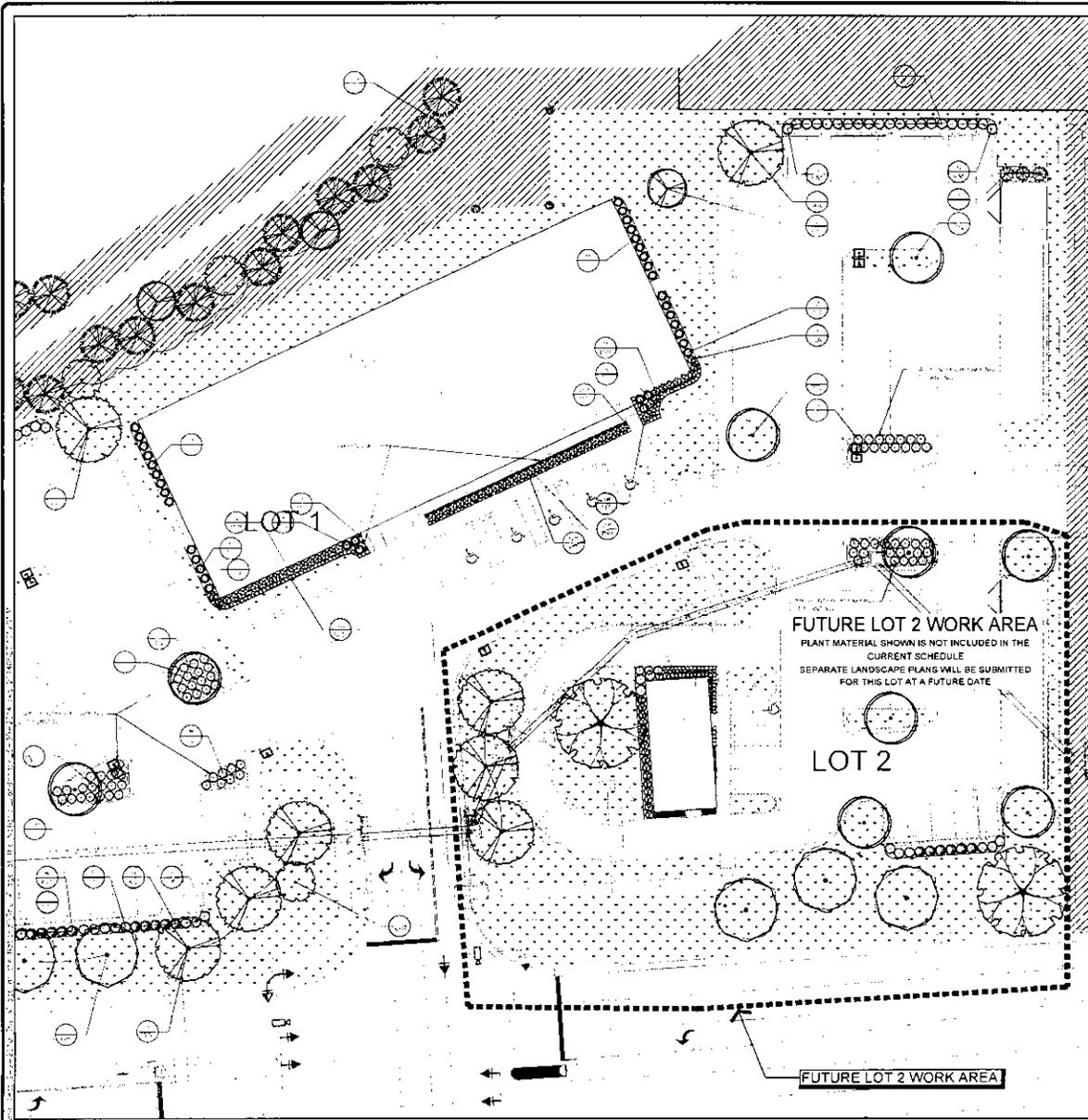
THIS PLAN IS THE EXCLUSIVE PROPERTY OF HERMES LANDSCAPING, INC. COPYRIGHT 2014. USE, DISTRIBUTION, OR SUBMITTAL OF THIS DOCUMENT TO ANY THIRD PARTY SUCH AS A MUNICIPAL, GOVERNING, OR PERMITTING BODY, CONTRACTOR, CUSTOMER, OR VENDOR CONSTITUTES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE HERMES LANDSCAPING, INC. WRITTEN PROPOSAL DATED _____.

• Landscaping • Sprinkler Systems
 • Maintenance • Nursery
HERMES LANDSCAPING
 1201 SANTA FE BLVD
 LEWISIA, KANSAS 66215
 (913) 888-7400

THE VILLAGE AT THE NATIONAL
LANDSCAPE PLAN - LOT 1
 NW MISSOURI STATE HIGHWAY 45
 PARKVILLE, MISSOURI

PROJECT NO.	
DATE	8-19-2014
DESIGNED BY	BRG
REVISED	
	8-20-2014

SHEET
L-2

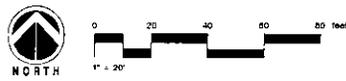


PLANT SCHEDULE - LOT 1 WORK AREA

NO.	PLANT SYMBOL	PLANT NAME	PLANT SIZE	PLANT QUANTITY
1	(Symbol)	...	...	...
2	(Symbol)	...	...	...
3	(Symbol)	...	...	...
4	(Symbol)	...	...	...
5	(Symbol)	...	...	...
6	(Symbol)	...	...	...
7	(Symbol)	...	...	...
8	(Symbol)	...	...	...
9	(Symbol)	...	...	...
10	(Symbol)	...	...	...
11	(Symbol)	...	...	...
12	(Symbol)	...	...	...
13	(Symbol)	...	...	...
14	(Symbol)	...	...	...
15	(Symbol)	...	...	...
16	(Symbol)	...	...	...
17	(Symbol)	...	...	...
18	(Symbol)	...	...	...
19	(Symbol)	...	...	...
20	(Symbol)	...	...	...
21	(Symbol)	...	...	...
22	(Symbol)	...	...	...
23	(Symbol)	...	...	...
24	(Symbol)	...	...	...
25	(Symbol)	...	...	...
26	(Symbol)	...	...	...
27	(Symbol)	...	...	...
28	(Symbol)	...	...	...
29	(Symbol)	...	...	...
30	(Symbol)	...	...	...
31	(Symbol)	...	...	...
32	(Symbol)	...	...	...
33	(Symbol)	...	...	...
34	(Symbol)	...	...	...
35	(Symbol)	...	...	...
36	(Symbol)	...	...	...
37	(Symbol)	...	...	...
38	(Symbol)	...	...	...
39	(Symbol)	...	...	...
40	(Symbol)	...	...	...
41	(Symbol)	...	...	...
42	(Symbol)	...	...	...
43	(Symbol)	...	...	...
44	(Symbol)	...	...	...
45	(Symbol)	...	...	...
46	(Symbol)	...	...	...
47	(Symbol)	...	...	...
48	(Symbol)	...	...	...
49	(Symbol)	...	...	...
50	(Symbol)	...	...	...
51	(Symbol)	...	...	...
52	(Symbol)	...	...	...
53	(Symbol)	...	...	...
54	(Symbol)	...	...	...
55	(Symbol)	...	...	...
56	(Symbol)	...	...	...
57	(Symbol)	...	...	...
58	(Symbol)	...	...	...
59	(Symbol)	...	...	...
60	(Symbol)	...	...	...
61	(Symbol)	...	...	...
62	(Symbol)	...	...	...
63	(Symbol)	...	...	...
64	(Symbol)	...	...	...
65	(Symbol)	...	...	...
66	(Symbol)	...	...	...
67	(Symbol)	...	...	...
68	(Symbol)	...	...	...
69	(Symbol)	...	...	...
70	(Symbol)	...	...	...
71	(Symbol)	...	...	...
72	(Symbol)	...	...	...
73	(Symbol)	...	...	...
74	(Symbol)	...	...	...
75	(Symbol)	...	...	...
76	(Symbol)	...	...	...
77	(Symbol)	...	...	...
78	(Symbol)	...	...	...
79	(Symbol)	...	...	...
80	(Symbol)	...	...	...
81	(Symbol)	...	...	...
82	(Symbol)	...	...	...
83	(Symbol)	...	...	...
84	(Symbol)	...	...	...
85	(Symbol)	...	...	...
86	(Symbol)	...	...	...
87	(Symbol)	...	...	...
88	(Symbol)	...	...	...
89	(Symbol)	...	...	...
90	(Symbol)	...	...	...
91	(Symbol)	...	...	...
92	(Symbol)	...	...	...
93	(Symbol)	...	...	...
94	(Symbol)	...	...	...
95	(Symbol)	...	...	...
96	(Symbol)	...	...	...
97	(Symbol)	...	...	...
98	(Symbol)	...	...	...
99	(Symbol)	...	...	...
100	(Symbol)	...	...	...

THIS PLAN IS THE EXCLUSIVE PROPERTY OF HERMES LANDSCAPING, INC. COPYRIGHT 2014. USE, DISTRIBUTION, OR SUBMITTAL OF THIS DOCUMENT TO ANY THIRD PARTY SUCH AS A MUNICIPAL GOVERNING, OR PERMITTING BODY, CONTRACTOR, CUSTOMER, OR VENDOR CONSTITUTES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE HERMES LANDSCAPING, INC. WRITTEN PROPOSAL, DATED _____.

LANDSCAPE PLAN - LOT 1



FINAL DEVELOPMENT PLAN

HERMES LANDSCAPING
 1/4 Conway Trailside in Kansas City, MO 64117

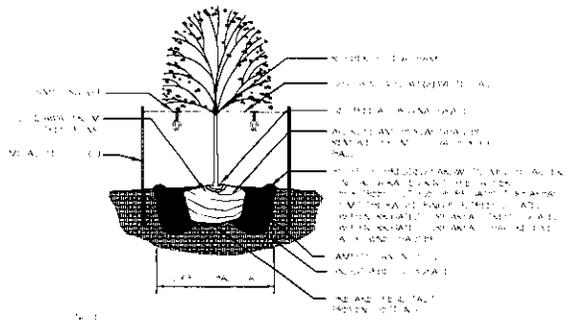
• Landscaping • Sprinkler Systems
 • Maintenance • Nursery

1840 SANTA TERESA
 LEWISIA, KANSAS 66115
 (913) 888-3400

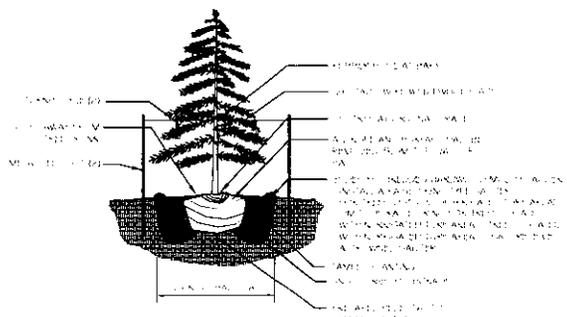
THE VILLAGE AT THE NATIONAL
 LANDSCAPE PLAN - LOT 1
 NW MISSOURI STATE HIGHWAY 48
 PERRYVILLE, MISSOURI

PROJECT NO.	
DATE	8-18-2014
DESIGNED BY	HRZ
REVISED	8-30-2014

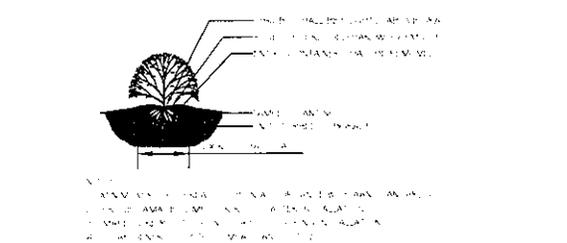
SHEET
L-3



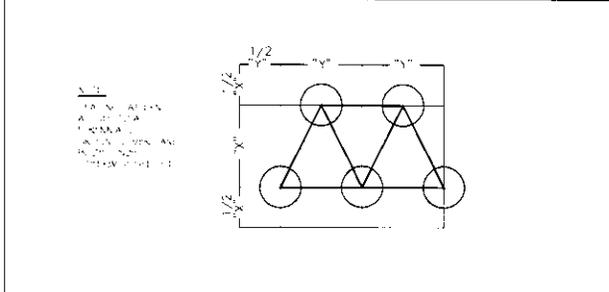
1 DECIDUOUS TREE PLANTING



2 EVERGREEN TREE PLANTING



3 SHRUB PLANTING



THE VILLAGE AT THE NATIONAL

Landscape Plant Palette





Double Knock Out Rose



Spartan Juniper



Blue Muffin Viburnum



Seagreen Juniper

Landscaping Type 1
Parking Perimeter Screening





Arctic Fire Dogwood



Liriope Muscari



Densi Yew



Wintergreen Boxwood

Landscaping Type 2 Foundation Plantings





Virginia Sweetspire



Autumn Blaze Maple



Greenspire Littleleaf Linden



Landscaping Type 3
Parking Lot Islands





Eastern Redbud



Prairifire Crabapple



Swamp White Oak



White Pine



Skyline Honey Locust



Landscaping Type 4
Site Landscape



THE VILLAGE AT THE NATIONAL BLDG. A

To Be Located At:
NW Corner of HWY
45 & N National
Parkville, Missouri

Project No: 1419
Date: 6.16.2014
Issued For: CONSTRUCTION

REVISIONS
No. Date Description

REGISTRATION

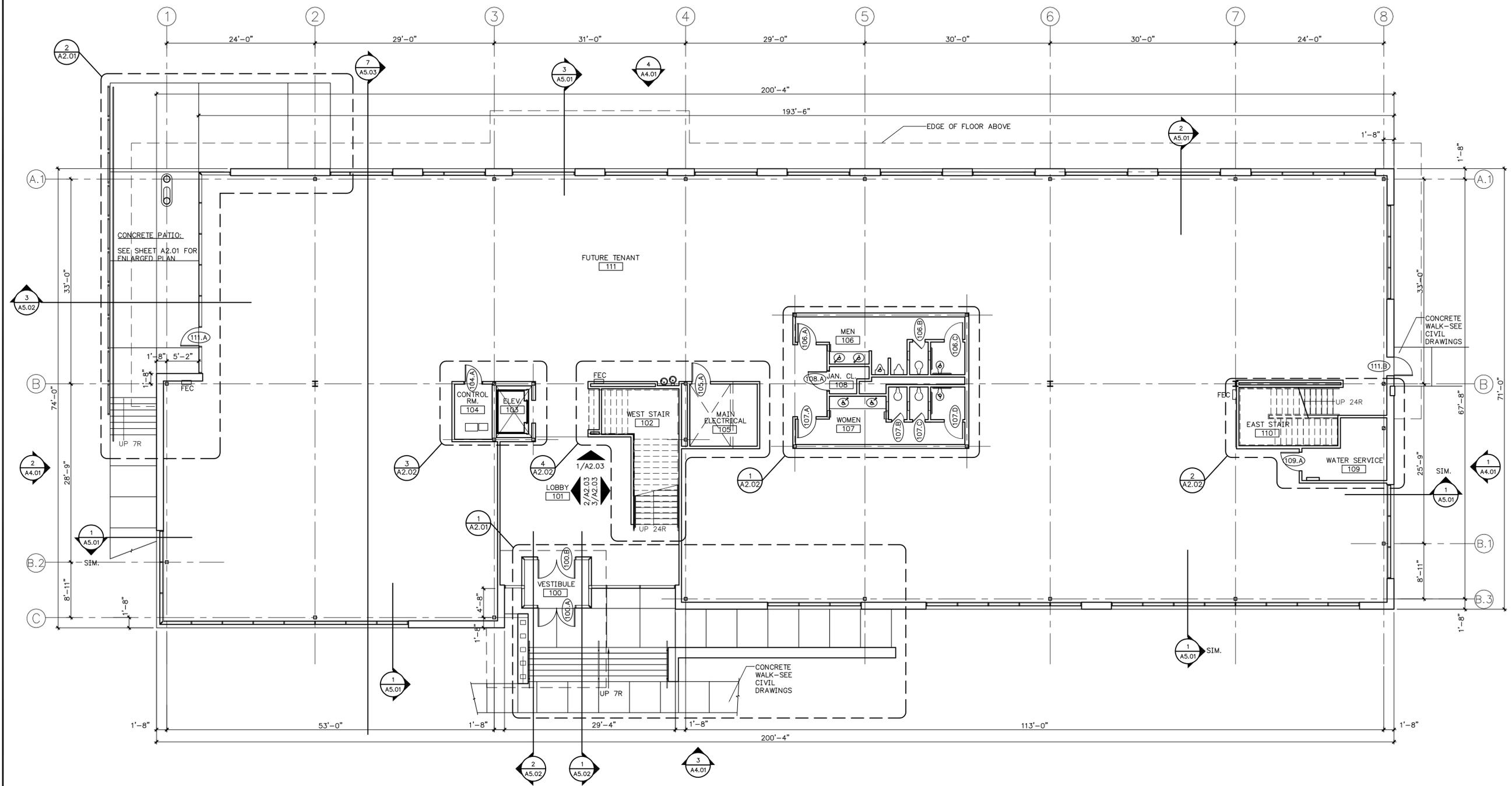


PROJECT TEAM

- ARCHITECT: FINKLEWILLIAMS ARCHITECTURE
- CIVIL: TREK DESIGN GROUP
- LANDSCAPE: HERMES LANDSCAPING
- FOUNDATIONS: BOB D. CAMPBELL
- STRUCTURAL: BOB D. CAMPBELL
- PLUMBING: LANKFORD ASSOCIATES
- MECHANICAL: LANKFORD ASSOCIATES
- ELECTRICAL: LANKFORD ASSOCIATES
- FIRE PROTECTION: LANKFORD ASSOCIATES
- CONTRACTOR: GRAND CONSTRUCTION

SHEET NUMBER

A1.01



1 FIRST FLOOR PLAN
A1.01 SCALE: 1/8" = 1'-0"



THE VILLAGE AT THE NATIONAL BLDG. A

To Be Located At:
NW Corner of HWY
45 & N National
Parkville, Missouri

Project No: 1419
Date: 6.16.2014
Issued For: CONSTRUCTION

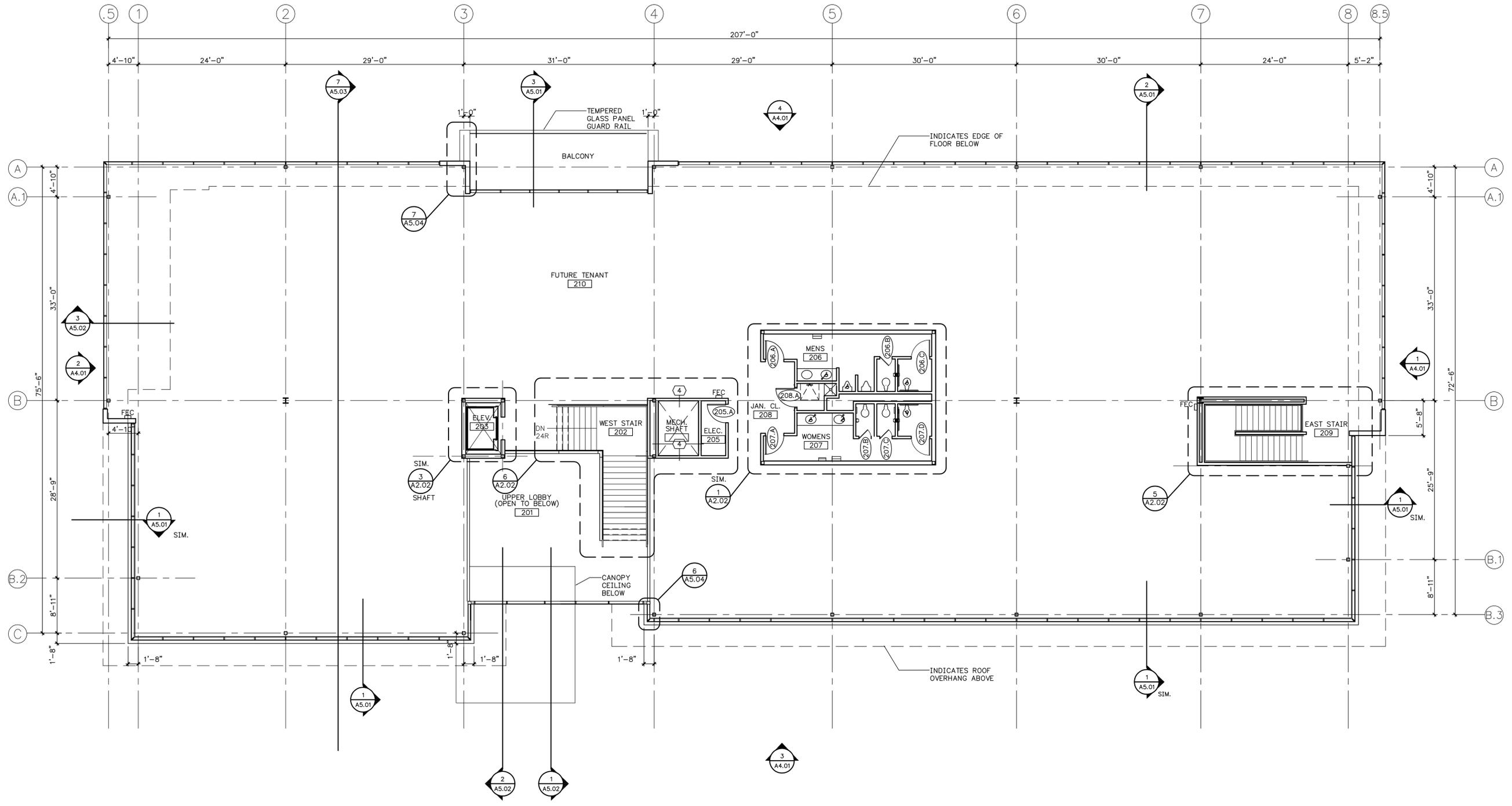
REVISIONS		
No.	Date	Description

REGISTRATION



PROJECT TEAM

ARCHITECT	FINKE/LEWIS ARCHITECTURE
CIVIL	TREK DESIGN GROUP
LANDSCAPE	HERMES LANDSCAPING
FOUNDATIONS	BOB D. CAMPBELL
STRUCTURAL	BOB D. CAMPBELL
PLUMBING	LANKFORD ASSOCIATES
MECHANICAL	LANKFORD ASSOCIATES
ELECTRICAL	LANKFORD ASSOCIATES
FIRE PROTECTION	LANKFORD ASSOCIATES
CONTRACTOR	GRAND CONSTRUCTION



1 SECOND FLOOR PLAN
A102 SCALE : 1/8" = 1'-0"

SHEET NUMBER

A1.02

THE VILLAGE AT THE NATIONAL BLDG. A

To Be Located At:
NW Corner of HWY
45 & N National
Parkville, Missouri

Project No: 1419
Date: 6.16.2014
Issued For: CONSTRUCTION

REVISIONS	
No.	Date Description

REGISTRATION

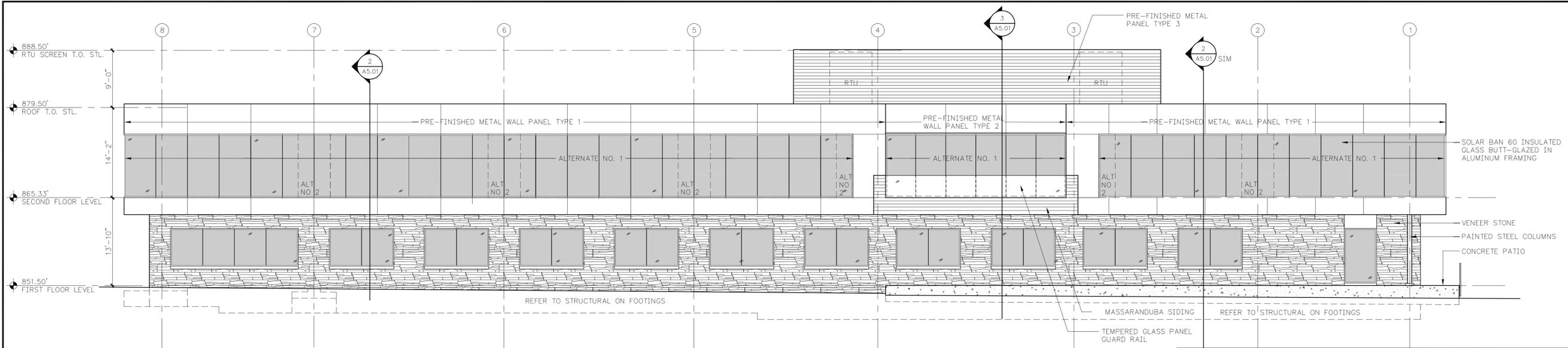


PROJECT TEAM

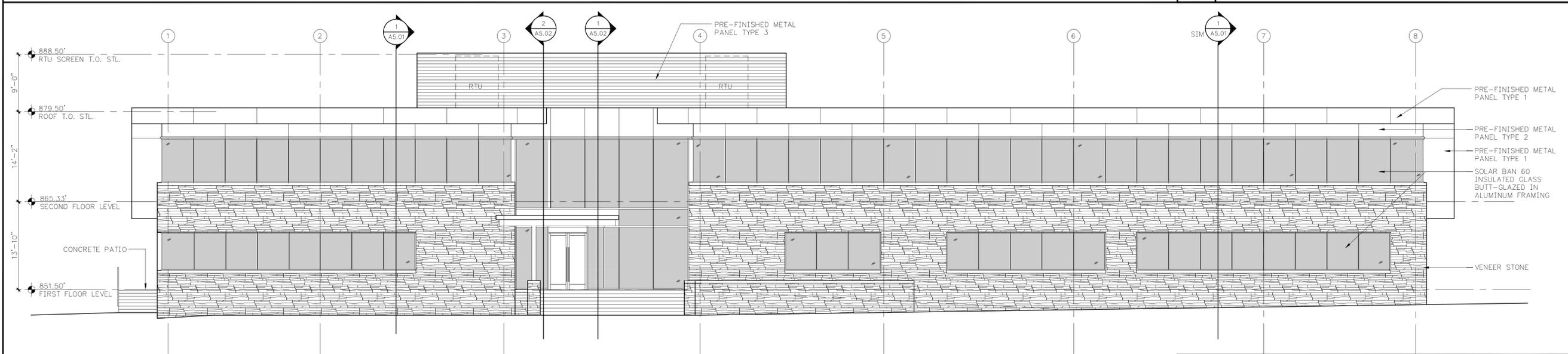
ARCHITECT	FINKEWILLIAMS ARCHITECTURE
CIVIL	TREK DESIGN GROUP
LANDSCAPE	HERMES LANDSCAPING
FOUNDATIONS	BOB D. CAMPBELL
STRUCTURAL	BOB D. CAMPBELL
PLUMBING	LANKFORD ASSOCIATES
MECHANICAL	LANKFORD ASSOCIATES
ELECTRICAL	LANKFORD ASSOCIATES
FIRE PROTECTION	LANKFORD ASSOCIATES
CONTRACTOR	GRAND CONSTRUCTION

SHEET NUMBER

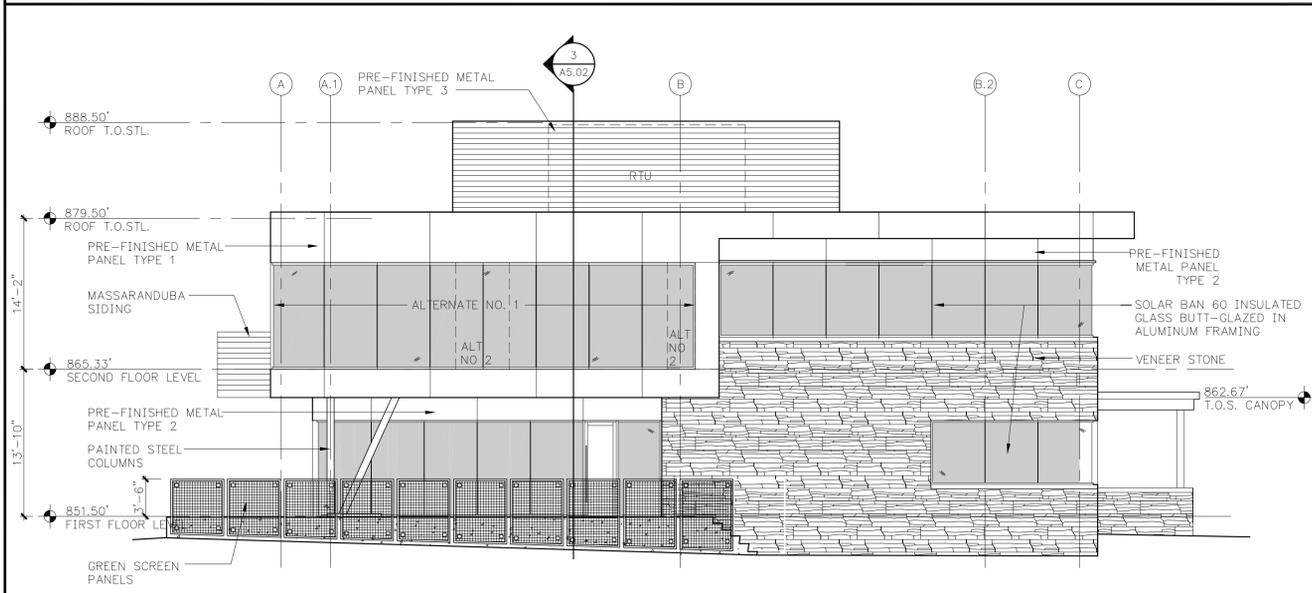
A4.01



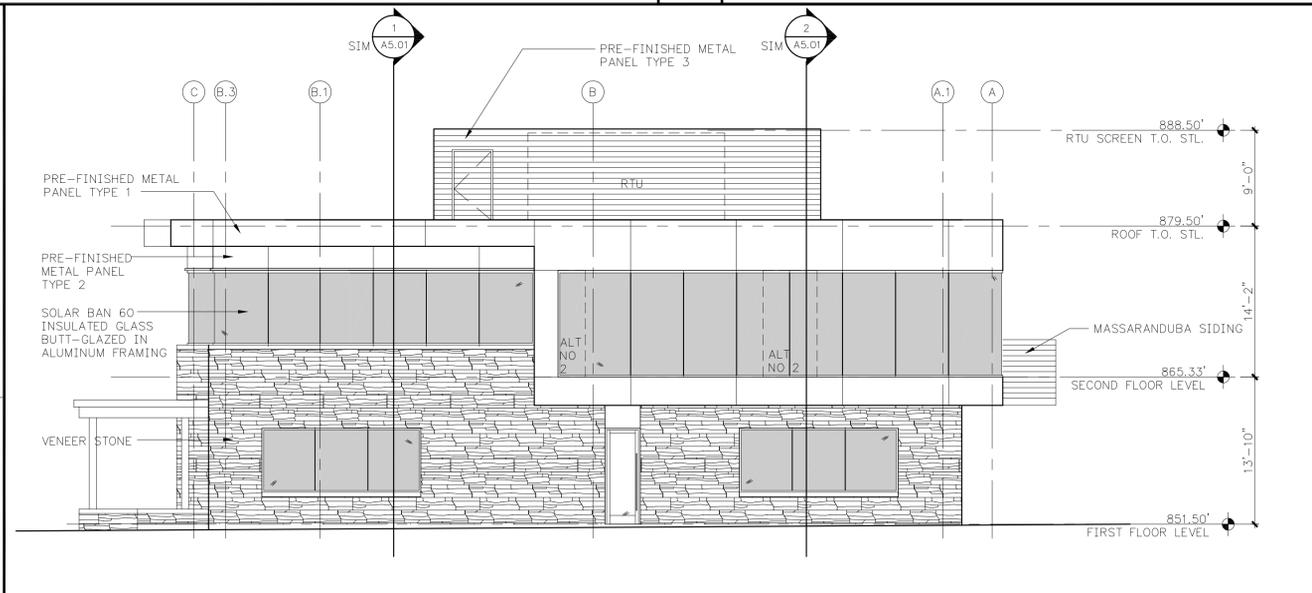
4 NORTH ELEVATION
A4.01 SCALE : 1/8" = 1'-0"



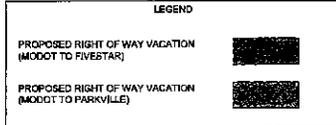
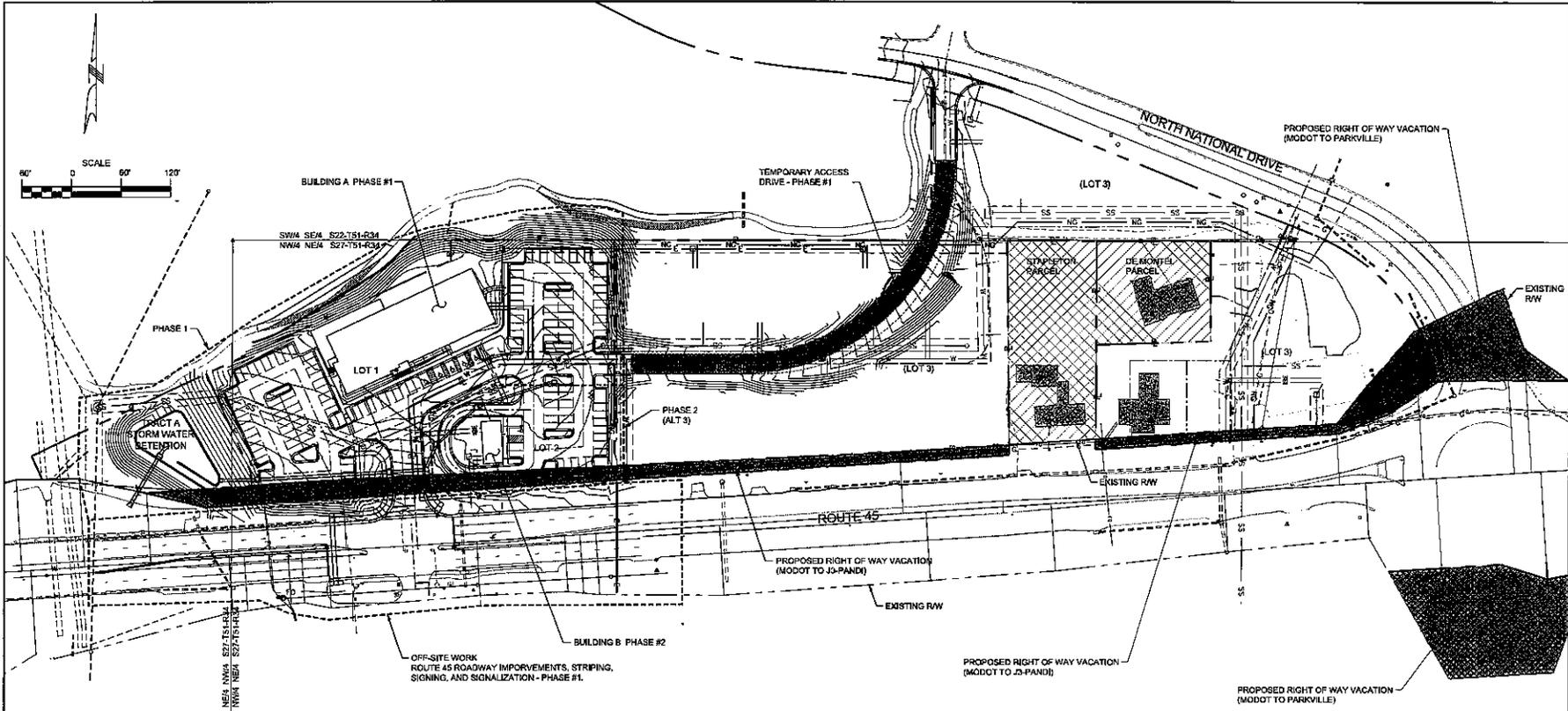
3 SOUTH ELEVATION
A4.01 SCALE : 1/8" = 1'-0"



2 WEST ELEVATION
A4.01 SCALE : 1/8" = 1'-0"



1 EAST ELEVATION
A4.01 SCALE : 1/8" = 1'-0"



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

BENCHMARK AND SURVEY CONTROL INFORMATION

PRIMARY CONTROL POINT
 STATION NAME: BURFORD MISSOURI GEOGRAPHIC REFERENCE SYSTEM
 STATE PLANE COORDINATES NAD 83, MISSOURI NORTH ZONE
 NORTH 325150.765(M) / EAST 831728.086(M)
 PROJECT COORDINATES FEET
 NORTH 1102880.3280 / EAST 2729011.7306

- BM-1 ELEV=868.36 SET CHISELED BOX ON SOUTH TOP OF CURB OF NORTH NATIONAL DRIVE, +/- 30' NW OF FIRST CURB INLET NORTH OF ROUND ABOUT WITH 45 HIGHWAY.
- BM-2 ELEV=43.90 SET CHISELED BOX ON THE NW CORNER OF A CURB INLET ALONG THE SOUTH SIDE OF 45 HWY +/- 10' WEST OF CENTERLINE OF FIRST CONCRETE ENTRANCE WEST OF INTERSECTION OF NATIONAL DRIVE.
- BM-3 ELEV=844.40 SET CHISELED BOX ON TOP OF CURB OF EAST RETURN OF ASPHALT ENTRANCE, SOUTH OF 45 HWY +/- 130' EAST OF ENTRANCE TO #10309.
- BM-4 ELEV=837.22 SET CHISELED BOX ON TOP OF CURB ON SOUTH SIDE OF 45 HWY MEDIAN, +/- 170' WEST OF ENTRANCE TO #10676.

- SECONDARY CONTROL POINTS**
- CP-1, SET 1/2" IB ON GRASS BERM AT DEAD END OF 1ST ASPHALT DRIVE WEST OF 45 HWY AND N. NATIONAL DRIVE ROUND ABOUT ALONG W.B. 45 HWY.
 RM-1 13.85' N/E TO CHISELED BOX ON TOP OF CURB
 RM-2 41.85' EAST TO SW CORNER OF CURB INLET
 RM-3 38.75' SE TO MAG NAIL IN NORTH FACE OF POWER POLE
 RM-4 26.70' NW TO SE CORNER OF LIGHTPOLE BASE
 NORTH 1108268.1591 / EAST 2731902.1581 / ELEV=870.02
 - CP-2, SET 1/2" IB IN SOUTH RW OF 45 HWY, +/- 230' WEST OF CENTERLINE S. NATIONAL DRIVE.
 RM-1 35.87' SE TO MAG NAIL IN NORTH FACE OF POWER POLE
 RM-2 14.19' EAST TO CENTERLINE OF CONCRETE ENTRANCE
 RM-3 82.80' WEST TO CHISELED BOX AT THE NW CORNER OF CURB INLET
 RM-4 30.40' NORTH TO CENTERLINE OF E.S. 45 HWY.
 NORTH 1108213.4540 / EAST 2731871.0868 / ELEV=874.51
 - CP-3 SET 1/2" IB IN SOUTH RW OF 45 HWY, +/- 130' EAST OF THE CENTERLINE OF ENTRANCE TO #10699
 RM-1 13.35' NORTH TO CHISELED BOX ON TOP OF CURB
 RM-2 58.43' WEST TO MAG NAIL IN NORTH FACE OF POWER POLE
 RM-3 13.76' WEST TO CENTERLINE OF ASPHALT DRIVE
 RM-4 128.78' EAST TO MAG NAIL IN NORTH FACE OF POWER POLE
 NORTH 1108256.5193 / EAST 2731211.8525 / ELEV=844.23
 - CP-4, SET 1/2" IB IN THE MEDIAN OF 45 HWY, +/- 160' WEST OF THE ENTRANCE TO #1075
 RM-1 7.05' NORTH TO CHISELED "X" ON TOP OF CURB
 RM-2 7.40' SOUTH TO CHISELED "X" ON TOP OF CURB
 RM-3 36.10' SE TO SW CORNER OF CURB INLET
 RM-4 86.20' SE TO NW CORNER OF LIGHTPOLE BASE
 NORTH 1104260.0389 / EAST 2730483.0505 / ELEV 837.11

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO CITY OF PARKVILLE STANDARD DESIGN AND CONSTRUCTION SPECIFICATIONS.
 - APWA (KANSAS CITY METROPOLITAN CHAPTER) DESIGN AND CONSTRUCTION SPECIFICATIONS SHALL BE APPLICABLE.

TREKK DESIGN GROUP, LLC
 1445 East 104th Street,
 Suite 105
 Kansas City, MO 64131
 Tel (816) 874-1996
 Fax (816) 874-4675
 Missouri Certificate of Authority 2202010300

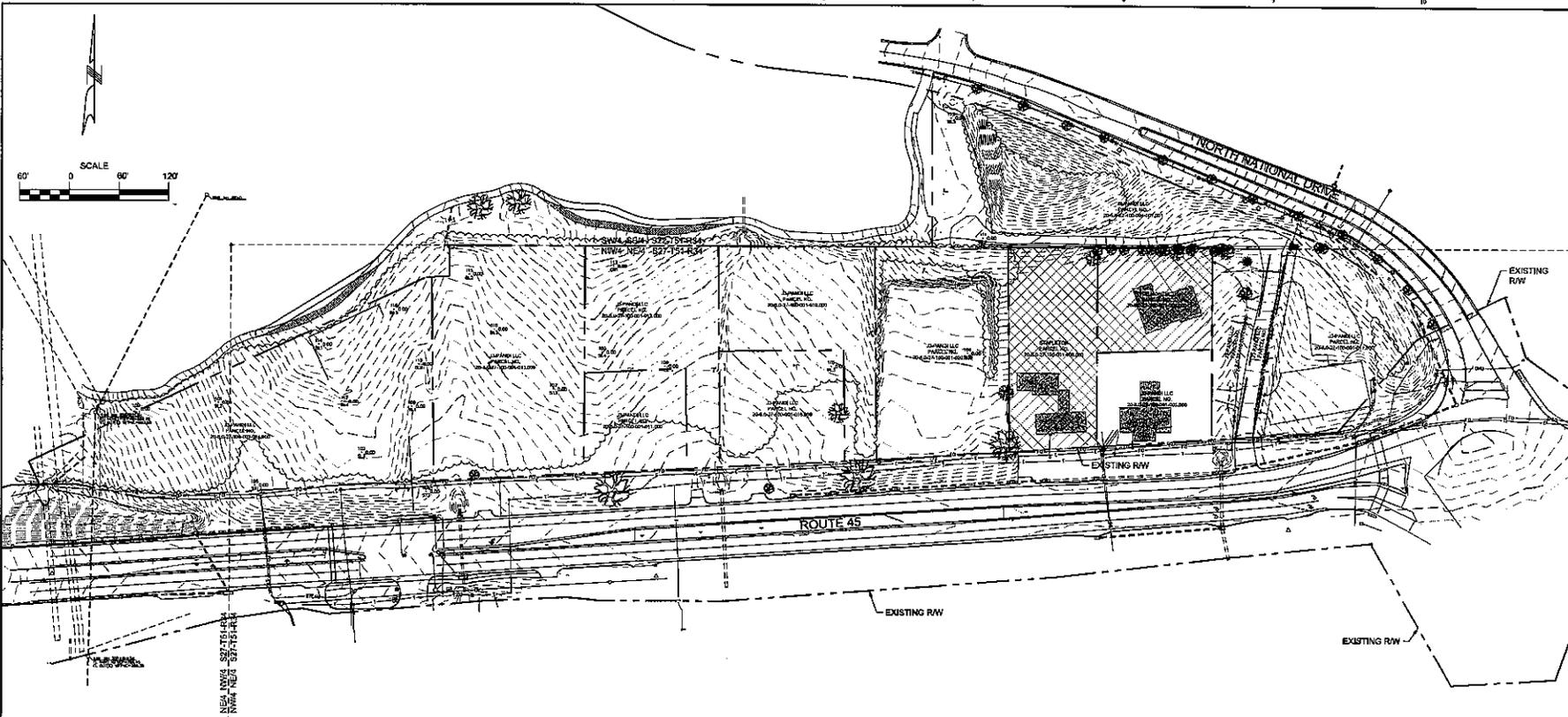


THE VILLAGE AT THE NATIONAL
 PARKVILLE, MISSOURI

REV.	DATE	BY	DESCRIPTION
A	06-16-14	PKS	Issue for Construction

SITE PLAN (Proposed)
C-01

06/16/14 11:53 AM 015149100.dwg - National City Design Group, L.L.C. - Michael J. Smith, P.E. - 20474 - 1445 East 104th Street, Suite 105, Kansas City, MO 64131



TREKK
 DESIGN GROUP, LLC
 1441 East 104th Street,
 Suite 105
 Kansas City, MO 64131
 Tel (816) 874-4655
 Fax (816) 874-4675
 Missouri Certificate
 of Authority
 2002010000



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

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



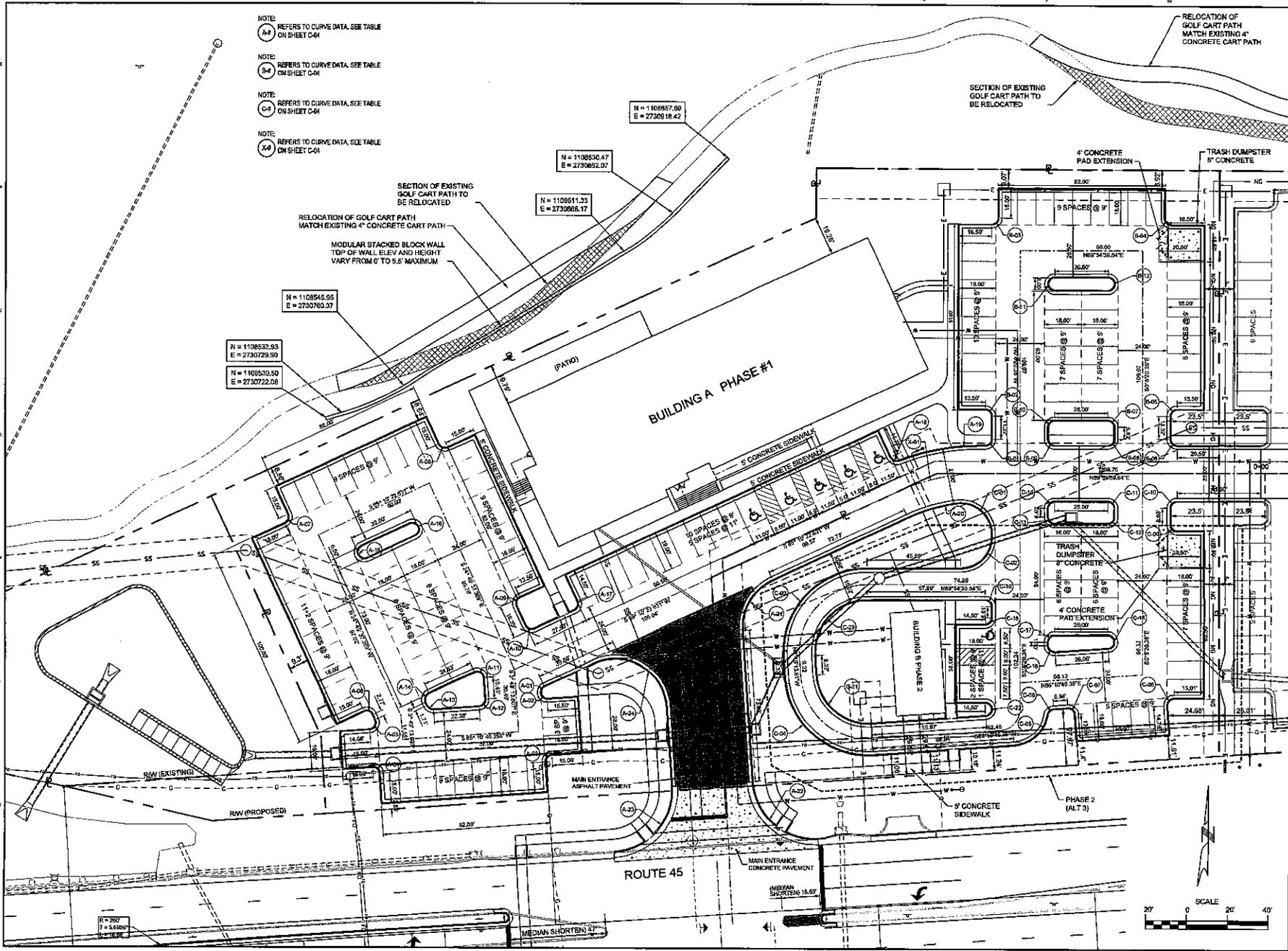
REV.	DATE	BY	DESCRIPTION
A	06/14/14	HAS	Issue for Construction

PROJECT NO: 13-159
 DRAWN BY: HAS
 CHECKED BY: HAS
 PLOTTING DATE: 6/16/2014
 ISSUE DATE: 06-16-14

**SITE PLAN
 (Existing)**
C-02

10/21/2014 10:51:59 AM 2151516101.DWG - National Office (headquarters), Owners: 2014-10-21 10:51:59 AM 2151516101.DWG

- NOTE: (A4) REFERS TO CURVE DATA, SEE TABLE ON SHEET C-04
- NOTE: (B4) REFERS TO CURVE DATA, SEE TABLE ON SHEET C-04
- NOTE: (C4) REFERS TO CURVE DATA, SEE TABLE ON SHEET C-04
- NOTE: (X4) REFERS TO CURVE DATA, SEE TABLE ON SHEET C-04



TREKK
DESIGN GROUP, LLC

1441 East 104th Street,
Suite 105
Kansas City, MO 64131
Tel: (816) 974-1855
Fax: (816) 874-4875

Missouri Certificate
of Architecture
200200300

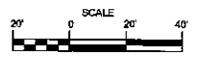


**THE VILLAGE
AT THE NATIONAL**
PARKVILLE, MISSOURI

REVISION	DATE	BY	DESCRIPTION

PROJECT NO.: 13-153
DRAWN BY: MAC
CHECKED BY: MAC
PLOTTING DATE: 07/02/14
ISSUE DATE: 06-16-14

**SITE DIMENSION
PLAN
(Phase 1 & 2)**
C-03



10/20/13 10:41 AM C:\GIS\13-153\13-153.dwg - Michael A. Hester, License No. 628474, State of Missouri
 10/20/13 10:41 AM C:\GIS\13-153\13-153.dwg - Michael A. Hester, License No. 628474, State of Missouri



1441 East 104th Street,
Suite 105
Kansas City, MO 64131
Tel (816) 674-4552
Fax (816) 674-4675

Missouri Certificate
of Authority
202200300



THE VILLAGE
AT THE NATIONAL
PARKVILLE, MISSOURI

STORM WATER RUN-OFF CALCULATIONS						
DRAINAGE SUB-SYSTEM DESIGNATION	DRAINAGE AREA ID.	AREA (AC)	RUN-OFF "C"	TIME OF CONC. (MIN.)	INTENSITY (IN/HR)	DISCHARGE (CFS)
STORM DRAINAGE SUB-SYSTEM A:						
LINE C						
C-05	1.440	0.65	5.00	10.32	9.60	
C-04	0.259	0.58	5.00	10.32	1.43	
C-03	0.382	0.58	5.00	10.32	2.30	
C-02	1.074	0.66	5.00	10.32	7.33	
C-01	N/A	N/A	N/A	N/A	N/A	
STORM DRAINAGE SUB-SYSTEM B:						
LINE B						
B-08	N/A	N/A	N/A	N/A	N/A	
B-07	1.094	0.68	5.00	10.32	7.67	
B-06	1.125	0.68	5.00	10.32	7.92	
B-05	N/A	N/A	N/A	N/A	N/A	
B-04	0.385	0.66	5.00	10.32	2.60	
B-03	0.382	0.79	5.00	10.32	3.14	
B-02	0.406	0.78	5.00	10.32	3.27	
B-01	0.299	0.85	5.00	10.32	2.61	

INLET CALCULATIONS							
STRUCTURE ID.	STRUCTURE CODE	SPREAD WIDTH (FT.)	PONDED DEPTH (FT.)	INTERCEPTED FLOW (CFS)	BYPASSED FLOW (CFS)	BYPASS TO STRUCTURE	EFFICIENCY (%)
STORM DRAINAGE SUB-SYSTEM A:							
LINE C							
C-05	CI-S	7.80	0.56	8.21	N/A	N/A	
C-04	CI-G	5.72	0.11	0.95	0.48	Unassigned	
C-03	CI-G	6.84	0.14	1.25	1.05	Unassigned	
C-02	CI-S	8.00	0.46	8.21	N/A	N/A	
C-01	MH	N/A	N/A	N/A	N/A	N/A	
STORM DRAINAGE SUB-SYSTEM B:							
LINE B							
B-08	CI-S	7.20	1.20	6.72	N/A	N/A	
B-07	CI-S	8.00	0.48	8.21	N/A	N/A	
B-06	CI-S	7.50	0.49	8.21	N/A	N/A	
B-05	MH	N/A	N/A	N/A	N/A	N/A	
B-04	CI-S	7.00	0.23	8.21	N/A	N/A	
B-03	CI-G	7.88	0.16	1.52	1.62	Unassigned	
B-02	CI-G	10.11	0.20	1.98	1.29	Unassigned	
B-01	CI-S	7.00	0.23	8.21	N/A	N/A	

PIPE CALCULATIONS															
PIPE SEGMENT ID	UPSTREAM STRUCTURE ID	UPSTREAM INVERT ELEVATION (FT.)	UPSTREAM HGL ELEVATION (FT.)	DOWNSTREAM STRUCTURE ID	DOWNSTREAM INVERT ELEVATION (FT.)	DOWNSTREAM HGL ELEVATION (FT.)	LENGTH (FT.)	SLOPE (%)	PIPE DIA. (IN.)	PIPE MATERIAL	MANNINGS "n"	UNIFORM DEPTH (IN.)	UNIFORM VELOCITY (FPS)	DISCHARGE (CFS)	CAPACITY (CFS)
C-05	C-05	846.65	849.91	C-04	845.80	846.92	30.22	1.97	15	RCP	0.013	13.31	8.34	9.60	9.75
C-04	C-04	845.34	846.67	C-03	844.65	845.66	29.72	2.05	18	RCP	0.013	11.42	9.30	10.99	16.16
C-03	C-03	843.41	844.91	C-02	841.00	842.11	116.48	2.00	18	RCP	0.013	13.27	9.49	13.25	19.98
C-02	C-02	839.74	841.53	C-01	839.50	841.12	32.42	0.65	24	RCP	0.013	24.00	6.65	20.25	19.62
C-01	C-01	839.00	840.64	C-00	836.66	837.63	115.10	1.95	36	RCP	0.013	11.44	10.54	20.35	100.15
0															
LINE B															
B-08	B-08	840.97	843.19	B-07	839.86	841.14	139.98	0.77	24	RCP	0.013	15.31	6.95	14.70	21.37
B-07	B-07	839.38	841.90	B-06	837.84	840.51	103.55	1.40	24	RCP	0.013	16.81	9.52	22.37	78.80
B-06	B-06	837.37	840.51	B-05	835.56	837.19	94.03	1.84	24	RCP	0.013	19.26	11.11	30.17	32.58
B-05	B-05	835.10	837.20	B-04	833.57	835.09	63.42	2.30	24	RCP	0.013	17.42	12.35	30.17	36.93
B-04	B-04	833.07	835.28	B-03	832.50	834.13	38.48	1.31	30	RCP	0.013	18.57	10.34	32.59	50.52
B-03	B-03	832.00	833.01	B-02	831.36	833.05	41.79	1.40	30	RCP	0.013	19.14	10.77	35.62	52.16
B-02	B-02	830.85	833.09	B-01	829.29	831.25	157.10	0.98	30	RCP	0.013	23.54	9.58	38.75	45.56
B-01	B-01	828.79	831.10	B-00	828.00	830.09	66.41	1.51	30	RCP	0.013	25.08	9.36	41.01	43.53

REV.	DATE	BY	DESCRIPTION

PROJECT NO.: 13-159
DRAWN BY: HMG
CHECKED BY: HMG
PLOT DATE: 04/29/14
DATE: 04/16/14

DRAINAGE
CALCULATIONS
C-12

13-159-DR-01.dwg: 04/16/14 10:00 AM
 13-159-DR-02.dwg: 04/16/14 10:00 AM
 13-159-DR-03.dwg: 04/16/14 10:00 AM
 13-159-DR-04.dwg: 04/16/14 10:00 AM
 13-159-DR-05.dwg: 04/16/14 10:00 AM
 13-159-DR-06.dwg: 04/16/14 10:00 AM
 13-159-DR-07.dwg: 04/16/14 10:00 AM
 13-159-DR-08.dwg: 04/16/14 10:00 AM
 13-159-DR-09.dwg: 04/16/14 10:00 AM
 13-159-DR-10.dwg: 04/16/14 10:00 AM
 13-159-DR-11.dwg: 04/16/14 10:00 AM
 13-159-DR-12.dwg: 04/16/14 10:00 AM
 13-159-DR-13.dwg: 04/16/14 10:00 AM
 13-159-DR-14.dwg: 04/16/14 10:00 AM
 13-159-DR-15.dwg: 04/16/14 10:00 AM
 13-159-DR-16.dwg: 04/16/14 10:00 AM
 13-159-DR-17.dwg: 04/16/14 10:00 AM
 13-159-DR-18.dwg: 04/16/14 10:00 AM
 13-159-DR-19.dwg: 04/16/14 10:00 AM
 13-159-DR-20.dwg: 04/16/14 10:00 AM
 13-159-DR-21.dwg: 04/16/14 10:00 AM
 13-159-DR-22.dwg: 04/16/14 10:00 AM
 13-159-DR-23.dwg: 04/16/14 10:00 AM
 13-159-DR-24.dwg: 04/16/14 10:00 AM
 13-159-DR-25.dwg: 04/16/14 10:00 AM
 13-159-DR-26.dwg: 04/16/14 10:00 AM
 13-159-DR-27.dwg: 04/16/14 10:00 AM
 13-159-DR-28.dwg: 04/16/14 10:00 AM
 13-159-DR-29.dwg: 04/16/14 10:00 AM
 13-159-DR-30.dwg: 04/16/14 10:00 AM
 13-159-DR-31.dwg: 04/16/14 10:00 AM
 13-159-DR-32.dwg: 04/16/14 10:00 AM
 13-159-DR-33.dwg: 04/16/14 10:00 AM
 13-159-DR-34.dwg: 04/16/14 10:00 AM
 13-159-DR-35.dwg: 04/16/14 10:00 AM
 13-159-DR-36.dwg: 04/16/14 10:00 AM
 13-159-DR-37.dwg: 04/16/14 10:00 AM
 13-159-DR-38.dwg: 04/16/14 10:00 AM
 13-159-DR-39.dwg: 04/16/14 10:00 AM
 13-159-DR-40.dwg: 04/16/14 10:00 AM
 13-159-DR-41.dwg: 04/16/14 10:00 AM
 13-159-DR-42.dwg: 04/16/14 10:00 AM
 13-159-DR-43.dwg: 04/16/14 10:00 AM
 13-159-DR-44.dwg: 04/16/14 10:00 AM
 13-159-DR-45.dwg: 04/16/14 10:00 AM
 13-159-DR-46.dwg: 04/16/14 10:00 AM
 13-159-DR-47.dwg: 04/16/14 10:00 AM
 13-159-DR-48.dwg: 04/16/14 10:00 AM
 13-159-DR-49.dwg: 04/16/14 10:00 AM
 13-159-DR-50.dwg: 04/16/14 10:00 AM
 13-159-DR-51.dwg: 04/16/14 10:00 AM
 13-159-DR-52.dwg: 04/16/14 10:00 AM
 13-159-DR-53.dwg: 04/16/14 10:00 AM
 13-159-DR-54.dwg: 04/16/14 10:00 AM
 13-159-DR-55.dwg: 04/16/14 10:00 AM
 13-159-DR-56.dwg: 04/16/14 10:00 AM
 13-159-DR-57.dwg: 04/16/14 10:00 AM
 13-159-DR-58.dwg: 04/16/14 10:00 AM
 13-159-DR-59.dwg: 04/16/14 10:00 AM
 13-159-DR-60.dwg: 04/16/14 10:00 AM
 13-159-DR-61.dwg: 04/16/14 10:00 AM
 13-159-DR-62.dwg: 04/16/14 10:00 AM
 13-159-DR-63.dwg: 04/16/14 10:00 AM
 13-159-DR-64.dwg: 04/16/14 10:00 AM
 13-159-DR-65.dwg: 04/16/14 10:00 AM
 13-159-DR-66.dwg: 04/16/14 10:00 AM
 13-159-DR-67.dwg: 04/16/14 10:00 AM
 13-159-DR-68.dwg: 04/16/14 10:00 AM
 13-159-DR-69.dwg: 04/16/14 10:00 AM
 13-159-DR-70.dwg: 04/16/14 10:00 AM
 13-159-DR-71.dwg: 04/16/14 10:00 AM
 13-159-DR-72.dwg: 04/16/14 10:00 AM
 13-159-DR-73.dwg: 04/16/14 10:00 AM
 13-159-DR-74.dwg: 04/16/14 10:00 AM
 13-159-DR-75.dwg: 04/16/14 10:00 AM
 13-159-DR-76.dwg: 04/16/14 10:00 AM
 13-159-DR-77.dwg: 04/16/14 10:00 AM
 13-159-DR-78.dwg: 04/16/14 10:00 AM
 13-159-DR-79.dwg: 04/16/14 10:00 AM
 13-159-DR-80.dwg: 04/16/14 10:00 AM
 13-159-DR-81.dwg: 04/16/14 10:00 AM
 13-159-DR-82.dwg: 04/16/14 10:00 AM
 13-159-DR-83.dwg: 04/16/14 10:00 AM
 13-159-DR-84.dwg: 04/16/14 10:00 AM
 13-159-DR-85.dwg: 04/16/14 10:00 AM
 13-159-DR-86.dwg: 04/16/14 10:00 AM
 13-159-DR-87.dwg: 04/16/14 10:00 AM
 13-159-DR-88.dwg: 04/16/14 10:00 AM
 13-159-DR-89.dwg: 04/16/14 10:00 AM
 13-159-DR-90.dwg: 04/16/14 10:00 AM
 13-159-DR-91.dwg: 04/16/14 10:00 AM
 13-159-DR-92.dwg: 04/16/14 10:00 AM
 13-159-DR-93.dwg: 04/16/14 10:00 AM
 13-159-DR-94.dwg: 04/16/14 10:00 AM
 13-159-DR-95.dwg: 04/16/14 10:00 AM
 13-159-DR-96.dwg: 04/16/14 10:00 AM
 13-159-DR-97.dwg: 04/16/14 10:00 AM
 13-159-DR-98.dwg: 04/16/14 10:00 AM
 13-159-DR-99.dwg: 04/16/14 10:00 AM
 13-159-DR-100.dwg: 04/16/14 10:00 AM

NOTE:
ALL ELEVATIONS ARE BACK OF CURB

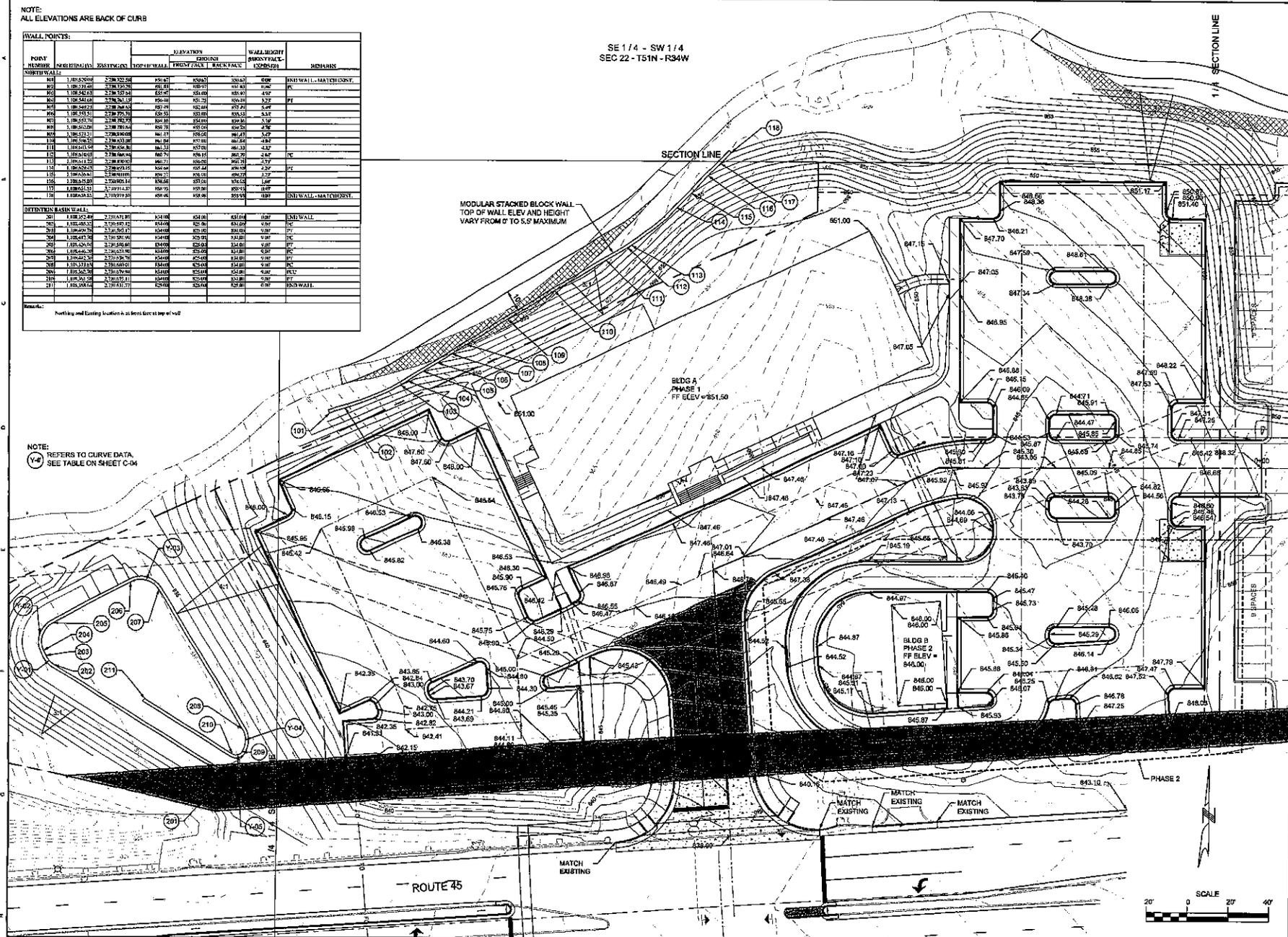
POINT NUMBER	ELEVATION	ELEVATIONS			WALL HEIGHT	REMARKS
		TOP OF WALL	FRONT FACE	BACK FACE		
NORTH WALL						
101	1.181.520.00	2.281.322.28	184.47	185.07	0.60	END WALL - MATCH EXIST.
102	1.181.520.40	2.281.322.78	184.97	185.57	0.60	PC
103	1.181.520.80	2.281.323.28	185.87	186.47	0.60	PT
104	1.181.521.20	2.281.323.78	186.77	187.37	0.60	PT
105	1.181.521.60	2.281.324.28	187.67	188.27	0.60	PT
106	1.181.522.00	2.281.324.78	188.57	189.17	0.60	PT
107	1.181.522.40	2.281.325.28	189.47	190.07	0.60	PT
108	1.181.522.80	2.281.325.78	190.37	190.97	0.60	PT
109	1.181.523.20	2.281.326.28	191.27	191.87	0.60	PT
110	1.181.523.60	2.281.326.78	192.17	192.77	0.60	PT
111	1.181.524.00	2.281.327.28	193.07	193.67	0.60	PT
112	1.181.524.40	2.281.327.78	193.97	194.57	0.60	PT
113	1.181.524.80	2.281.328.28	194.87	195.47	0.60	PT
114	1.181.525.20	2.281.328.78	195.77	196.37	0.60	PT
115	1.181.525.60	2.281.329.28	196.67	197.27	0.60	PT
116	1.181.526.00	2.281.329.78	197.57	198.17	0.60	PT
117	1.181.526.40	2.281.330.28	198.47	199.07	0.60	PT
118	1.181.526.80	2.281.330.78	199.37	199.97	0.60	PT
119	1.181.527.20	2.281.331.28	200.27	200.87	0.60	PT
120	1.181.527.60	2.281.331.78	201.17	201.77	0.60	PT
DETENTION BASIN WALL						
201	1.181.525.40	2.281.321.80	184.08	184.68	0.60	END WALL
202	1.181.525.80	2.281.322.30	184.98	185.58	0.60	PC
203	1.181.526.20	2.281.322.80	185.88	186.48	0.60	PT
204	1.181.526.60	2.281.323.30	186.78	187.38	0.60	PT
205	1.181.527.00	2.281.323.80	187.68	188.28	0.60	PT
206	1.181.527.40	2.281.324.30	188.58	189.18	0.60	PT
207	1.181.527.80	2.281.324.80	189.48	190.08	0.60	PT
208	1.181.528.20	2.281.325.30	190.38	190.98	0.60	PT
209	1.181.528.60	2.281.325.80	191.28	191.88	0.60	PT
210	1.181.529.00	2.281.326.30	192.18	192.78	0.60	PT
211	1.181.529.40	2.281.326.80	193.08	193.68	0.60	PT

Remarks:
Paving and Existing Utilities to be shown at top of wall

SE 1/4 - SW 1/4
SEC 22 - T51N - R34W

MODULAR STACKED BLOCK WALL
TOP OF WALL ELEV AND HEIGHT
VARY FROM 0' TO 5.0' MAXIMUM

NOTE:
REFERS TO CURVE DATA,
SEE TABLE ON SHEET C-04



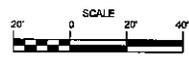
TRKK
ERWIN GROUP, LLC
1441 East 104th Street,
Suite 105
Kansas City, MO 64129
Tel (816) 874-4666
Fax (816) 874-4975
Missouri Certificate of Authority
2022010200

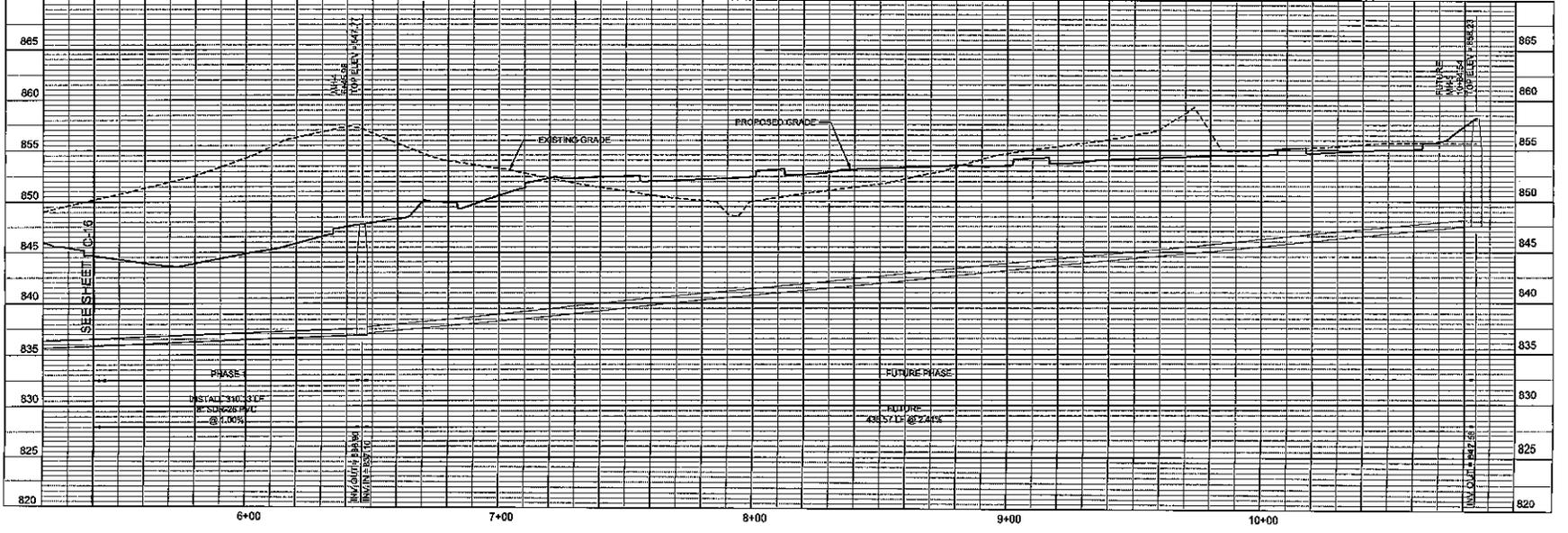
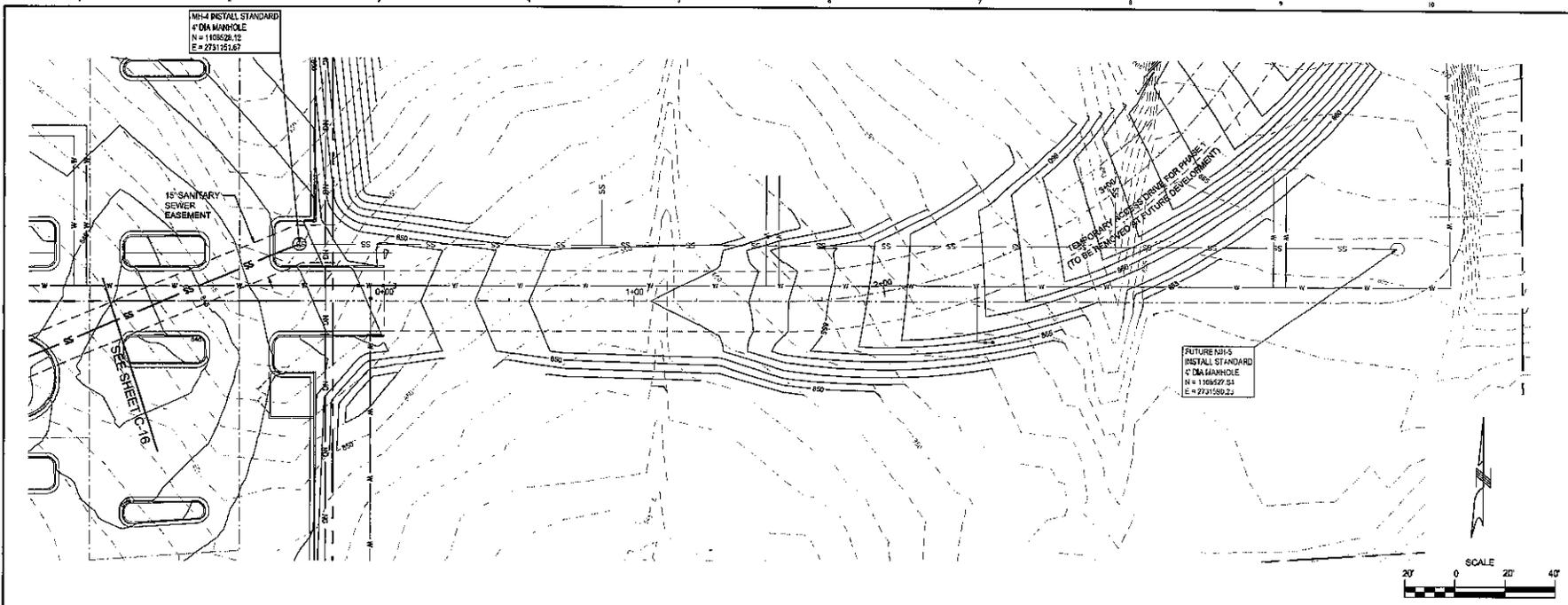
MICHAEL
ALBERT
REGISTERED PROFESSIONAL ENGINEER
NO. 000000000
E-28474
STATE OF MISSOURI

THE VILLAGE
AT THE NATIONAL
PARKVILLE, MISSOURI

REV.	DATE	BY	DESCRIPTION
1	06-16-14	MAS	Issue for Construction

PROJECT NO.: 13-159
DRAWN BY: MAS
CHECKED BY: MAS
PLOT DATE: 06/16/14
ISSUE DATE: 06-16-14
SITE GRADING PLAN (PHASE 1&2)
C-13





DRAWN BY: TMS
 CHECKED BY: TMS
 DATE: 06-14-14
 PROJECT NO: 13-159
 PLOTTING DATE: 06-14-14
 ISSUE DATE: 06-14-14

TREKK
 DESIGN GROUP, LLC
 1401 East 104th Street,
 Suite 105
 Kansas City, MO 64131
 Tel: (816) 874-4555
 Fax: (816) 874-4575
 Missouri Certificate
 of Authority
 2020100300

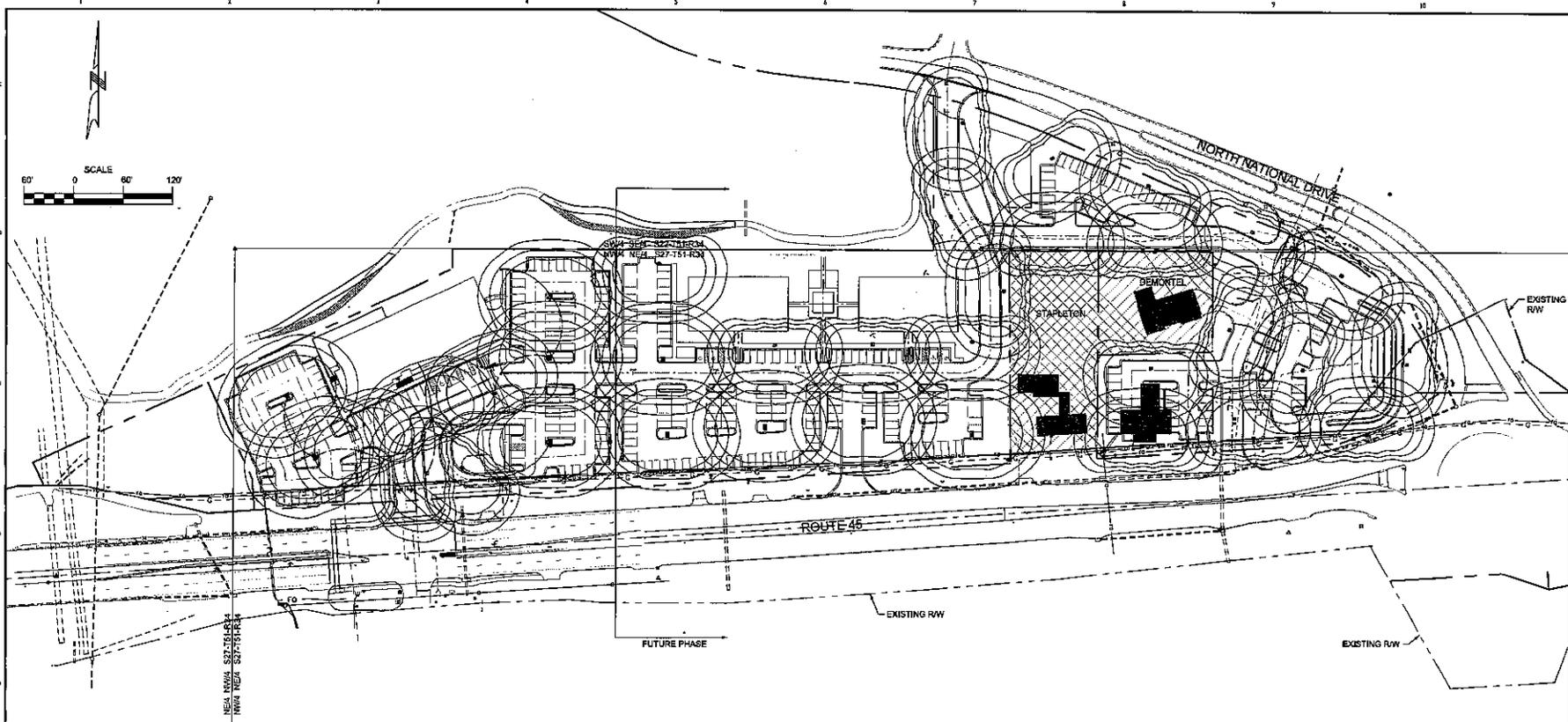


THE VILLAGE
 AT THE NATIONAL
 PARKVILLE, MISSOURI

REV.	DATE	BY	DESCRIPTION
1	06-14-14	TMS	Issue for Construction

C-17

1/18/17 10:00 AM C:\Users\michael\Documents\Lighting\Overall Lighting Plan\Overall Lighting Plan.dwg (1) Lightfoot



NOTE:
 STARLETON PARCEL AND DEMONTEL PARCEL ARE NOT
 INCLUDED AS PART OF THE DEVELOPMENT PLAN.



TREKK

DESIGN GROUP, LLC
 1441 East 104th Street,
 Suite 106
 Kansas City, MO 64131
 Tel (816) 974-4655
 Fax (816) 974-4675

Missouri Certificate
 of Authority
 202200050



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

REV.	DATE	BY:	DESCRIPTION
A	06-16-14	PMG	Issue for Construction

PROJECT NO.: 13-023
 DRAWN BY: PMG
 CHECKED BY: PMG
 PLOTTING DATE: 06/16/14
 ISSUE DATE: 06-16-14

**OVERALL
 LIGHTING
 PLAN**

C-19

