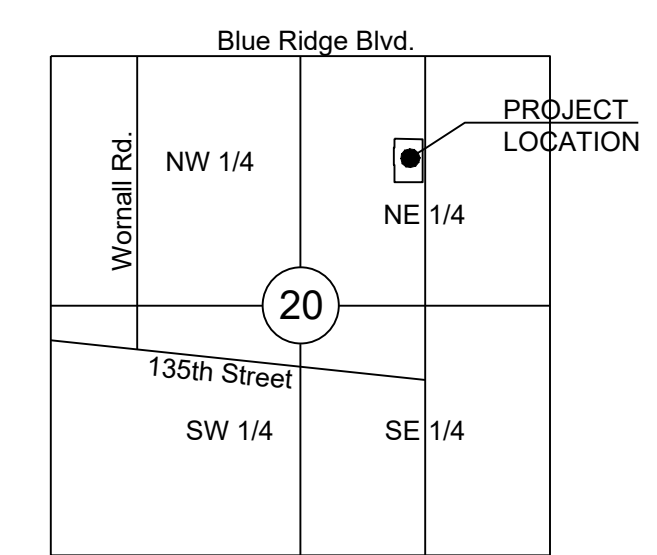


PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**131 HOLMES ROAD RETAIL
 PRELIMINARY PLAT**
**131ST STREET AND HOLMES ROAD
 KANSAS CITY, MISSOURI**

PRELIMINARY PLAT OF
131 HOLMES ROAD RETAIL
 PART OF THE NORTHEAST 1/4 OF SEC. 20-47-33
 IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



SECTION 20-47-33
 LOCATION MAP
 SCALE 1" = 200'

| SITE DATA TABLE | | |
|---------------------|---------------------------|----------------------|
| LOT AREA: | 131,799 SQ. FT. (3.03 AC) | |
| | EXISTING | PROPOSED |
| BUILDING AREA | 0 S.F. (0.00%) | 25,320 S.F. (19.21%) |
| PAVEMENT/DRIVE AREA | 2,977 S.F. (2.26%) | 65,400 S.F. (49.62%) |
| OPEN/LANDSCAPE AREA | 128,822 S.F. (97.74%) | 41,079 S.F. (31.17%) |

Site Information:
 Legal Description:
 Lots 4, 5, and 6, McReynolds' Addition and the East 291.60 feet of Lots 7, 8 and 9, Gordon's Addition, and also the South 90.00 feet of the East 329.52 of Lot 5 of Commissioners Plat of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 47, Range 33, Jackson County, Missouri, EXCEPT those parts taken or used for road right-of-way
 Lot Area: 131,799 Square Feet (3.03 Ac.)
 Property Address:
 13208 Holmes Road - 13220 Holmes Road
 Kansas City, Missouri

PAVEMENT LEGEND:

| | |
|--|--|
| | LIGHT DUTY ASPHALT PAVEMENT (6" THICK) |
| | HEAVY DUTY ASPHALT PAVEMENT (8" THICK) |
| | 4" CONCRETE SIDEWALK |
| | CONCRETE DRIVE APRON |

Project Owner/Developer:
 Ramsey Investment, LLC
 1102 E. Bain Street
 Ozark, Missouri 65721
Project Architect:
 Scharhag Architects
 Attn: Jeff Scharhag, AIA
 6247 Brookside Blvd, #204
 Kansas City, Missouri 64113
 Phone: (816) 656-5055
 email: scharhagarch@gmail.com

- LEGEND:**
- FOUND BAR
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR W/CAP UNLESS OTHERWISE NOTED
 - CURB & GUTTER
 - - - EXISTING LOT AND PROPERTY LINES
 - - - EXISTING PLAT AND R/W LINES
 - - - FENCE - BARBED WIRE
 - - - CATV
 - - - E
 - - - FOC
 - - - OHP
 - - - SAN
 - - - ST
 - - - T
 - - - UGE
 - - - W
 - POWER PEDESTAL
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - GAS METER (OPT. # - NUMBER OF METERS)
 - GUY WIRE
 - (M) - MEASURED
 - (P) - PLATTED
 - A/E - ACCESS EASEMENT
 - B/B - BACK TO BACK OF CURB
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - S/W - SIDEWALK
 - SW/E - SIDEWALK EASEMENT
 - C&G - CURB AND GUTTER
 - CMP - CORRUGATED METAL PIPE
 - FES - FLARED END SECTION
 - RCB - REINFORCED CONCRETE BOX
 - RCP - REINFORCED CONCRETE PIPE
 - ▨ LIMITS OF NO ACCESS

Rezoning/Planning/Preliminary Plat Approval Conditions:
 CD-CPC-2020-00206

Water Services:
 The developer shall ensure the water and fire service lines should meet current Water Services Department Rules and Regulations.
 A Master licensed plumber must kill existing water services at development area.

Fire Department:
 Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13'-6".
 Access roads shall have a turning radius of 30' minimum

Fire Department access roads shall be provided prior to construction/demolition project begins.

The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.

Parks and Recreation Department:
 The developer shall submit a streetscape plan with the street tree plantings per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning in the public right-of-way.

Land Development Division:
 The developer must pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division
 The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinance of the City of Kansas City, Missouri, as amended, commonly known as Development Regulations.
 The developer must integrate into the existing street light system any relocated existing street lights with the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
 The developer must submit a Macro Storm Drainage Study with the first plat/phase, from a Missouri licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the entire development area, and submit a Micro Storm Drainage Study with each subsequent Plat/Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
 The developer shall submit verification of vertical and horizontal sight distance for the drive connections to the public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate site distance standards are met, prior to issuance of any certificate of occupancy.
 The developer must enter into a covenant agreement to the maintenance of any stormwater detention area tracts, prior to recording of the plat.
 The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plan or issuance of building permits, whichever comes first.
 The developer must dedicate additional right-of-way and provide any temporary or permanent easements for Holmes Road as required by the adopted Major Street Plan so as to provide a minimum of 40' of street right-of-way, as measured from the centerline, and ensure right-of-way dedication is adequate for any proposed road improvements, as required by Public Works Department, adjacent to the project. The right-of-way is in conjunction with Public Works Project No. 89008543.

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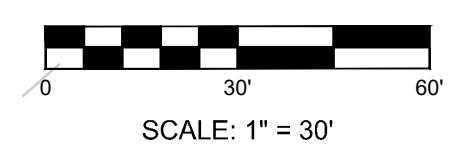
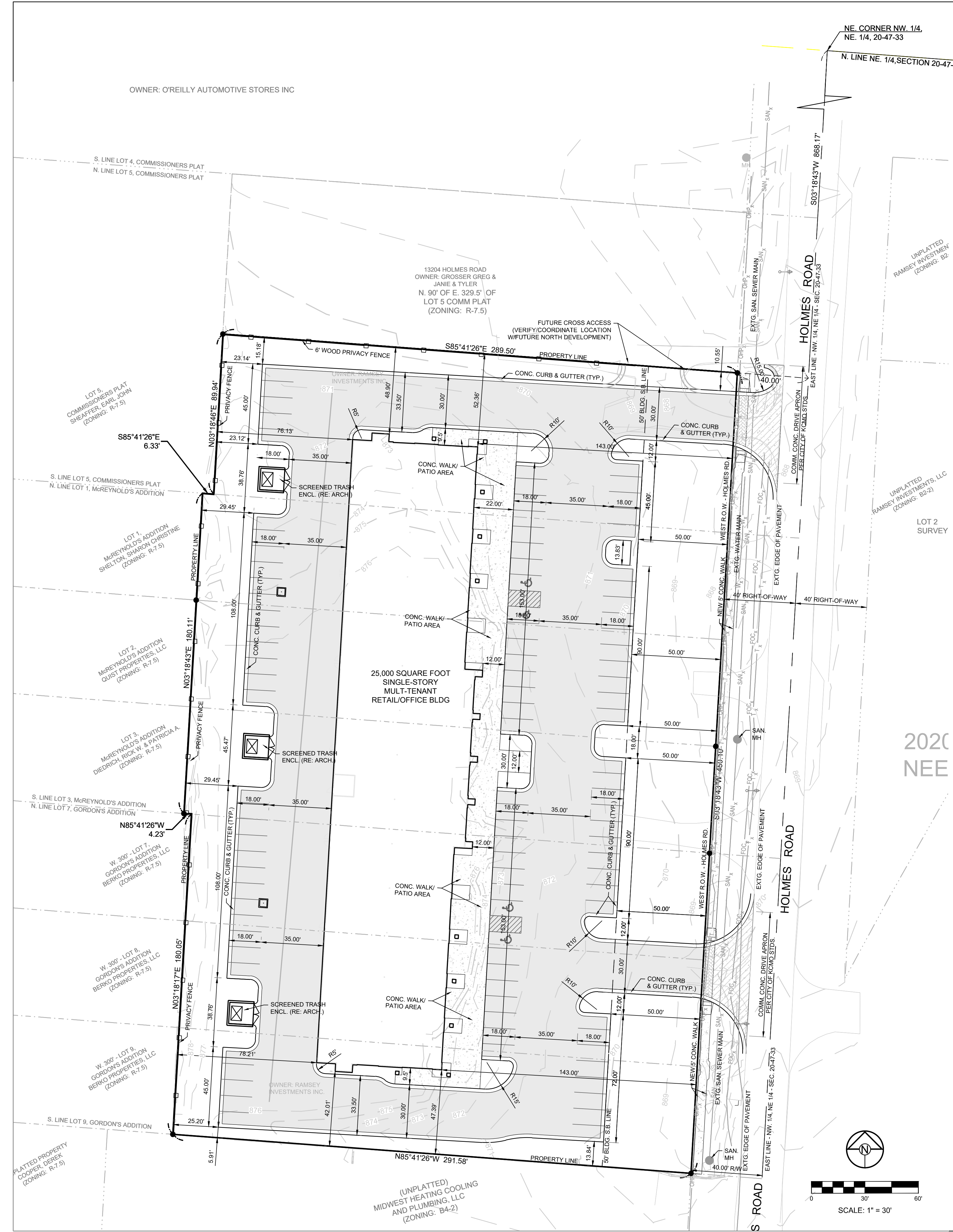
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| REVISION DATE | DESCRIPTION |
|---------------|----------------------|
| 02-02-2021 | City Planning Review |

| | | | |
|---------------|-----------------|---------------------------|----------------------|
| DRAWN BY: ### | CHECKED BY: ### | DATE PREPARED: 12-17-2020 | PROJ. NUMBER: 20-182 |
|---------------|-----------------|---------------------------|----------------------|

PRELIMINARY PLAT

SHEET

PP-1