



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

October 18, 2022

**Project Name**  
The Depot on Old Santa Fe

**Docket #10**

**Request**  
CD-CPC-2022-00161  
Rezoning to UR/MPD  
(Residential Development Plan) &  
Preliminary Plat

**Applicant**  
Emma McClung  
Kittle Property Group

**Owner**  
Kittle Property Group

Location                    9100 Old Santa Fe Road  
Area                         About 32 acres  
Zoning                        UR  
Council District            5<sup>th</sup>  
County                        Jackson  
School District             Hickman Mills 140

**Surrounding Land Uses**  
**North:** Institutional, zoned R-7.5  
**South:** Residential, zoned R-1.5, R-5, R-7.5  
**East:** Residential, zoned R-7.5  
**West:** Commercial, zoned UR

**Major Street Plan**  
Old Santa Fe and E. 93<sup>rd</sup> Street are not  
identified on the City's Major Street Plan.

**Land Use Plan**  
The Hickman Mills Area Plan  
recommends office/residential for the  
land use.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 08/29/2022. No Scheduling deviations from 2022 Cycle T have occurred.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 09/14/2022. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject property is undeveloped, heavily wooded and has several steep slopes making it a very challenging site to develop.

## SUMMARY OF REQUEST

A request to approve a UR Development Plan and Preliminary Plat for 252 residential units on about 32 acres generally located at E. 93<sup>rd</sup> Street and Old Santa Fe Road.

## CONTROLLING + RELATED CASES

The City Plan Commission meeting on November 6, 2007 recommended approval of **Case No. 6720-URD-14** to rezone to UR and the approval of a development plan for a commercial and residential development.

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
**10                    Approval with Conditions**

**PLAN REVIEW**

Prior to 2007, before the parcel was rezoned to UR (Urban Redevelopment) it was previously zoned R-1a which permitted single detached dwelling units. The UR plan (Case No. 6720-URD-14) proposed a multi-purpose practice field at this location when it was thought that the Kansas City Wizards (now Sporting KC) were going to build their stadium where Bannister Mall was once located. The applicant is required to rezone from UR to UR because they are proposing to construct seven (7) multi-unit buildings for a total of 252 dwelling units. The proposed location for this development is filled with old-growth trees and severe slopes which makes this a very challenging site for any type of development. Due to the challenging terrain the applicant has been conditioned to coordinate with Public Works and the Land Development Division of City Planning and Development to create a deferral agreement pertaining to the half street improvements required by 88-405 of the Zoning and Development Code. The applicant is continuing discussions with Parks and Recreation to determine the final amount that will be due required by 88-408 (Parkland Dedication). Three important elements staff considered when reviewing this project were how many trees would be preserved, pedestrian safety and circulation and compatibility of the proposed use with the surrounding area. Staff has worked with the applicant to ensure that the City and surrounding area will benefit from this private investment while making sure that the proposed plan complies with the Zoning and Development Code.

**PLAN ANALYSIS**

The applicant is proposing to construct seven (7) multi-unit buildings for a total of 252 dwelling units on roughly 32 acres of undeveloped land with steep slopes and old growth vegetation. The proposed density of 8.4 units per acre is supported by staff and complements the density found within the immediate area. The site will require major grading, utility extensions and retaining walls due to the existing conditions. For this difficult site to be developed within a feasible budget the applicant is asking if the City will accept a deferral agreement prior to the recording of the final plat. The deferral agreement will allow the applicant to establish an agreement between Public Works, Land Development Division and the City Law Department related to the half street improvements along Old Santa Fe Road and E. 93<sup>rd</sup> Street that section 88-405 requires. The applicant is seeking a waiver from constructing half street improvement to E. 91<sup>st</sup> Street since it only serves as an access road for Kansas City Southern Railway. City staff supports the waiver to E. 91<sup>st</sup> Street since it does not function as a public street and dead ends at the Kansas City Southern railroad tracks.

The proposed parcel not only has a challenging topography but a regulatory stream running through the north-central area of the parcel to be developed, therefore the applicant must provide a stream buffer plan. The applicant will continue to work with KC Water to ensure that their stream buffer plan complies with City Code and KC Water's rules and regulations pertaining to stream buffer plans. Related to the stream buffer and this site never being developed there is a tremendous amount of existing vegetation and large diameter trees. City staff would like to applaud the applicant for providing a meaningful tree removal plan; the tree removal plan specifically calls out which trees the applicant intends to preserve and shows how existing trees are incorporated into the overall landscape plan for the entire site. The applicant stated that they plan to preserve at least 45% of the trees found on site and the overall landscape plan also notes that the developer intends to "save and protect all existing mature and healthy trees 12" + caliper along E. 93<sup>rd</sup> Street" and "save and protect all existing mature and healthy trees 6" + caliper along Old Santa Fe Road."

Staff appreciates that the applicant has complied with 88-450 (Pedestrian Standards) of the Zoning and Development Code to construct raised pedestrian crossings where feasible and will provide embossed or textured sidewalks where raised pedestrian crossings do not allow for proper stormwater drainage. The applicant did ensure that the raised crossings are located in high traffic areas near the entrance and amenity area.

The applicant is continuing to coordinate with Parks and Recreation regarding the parkland dedication requirement pursuant to 88-408 of the Zoning and Development Code. Due to the amount of private and public infrastructure required to develop this site the applicant is seeking to provide a combination of parkland dedication and payment in lieu to comply with the requirements of 88-408. The final agreement must be determined prior to the final plat being recorded or any certificate of occupancy being issued.

The general design and materials of the proposed seven (7) buildings complies with the Hickman Mills Area Plan, except that staff has asked the applicant to replace the proposed vinyl with a higher quality building material. Although vinyl is not outright prohibited in the Zoning and Development Code staff generally discourages this proposed material for any project which sets a poor precedent. The Hickman Mills area plan explicitly calls for materials that include brick, wood, metal, glass, concrete, stone, stucco, cast stone, terracotta, tile and masonry. The applicant has agreed to work with Development Management staff to remove the proposed vinyl and incorporate higher quality building materials.

*\*indicates adjustment/deviation*

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Subdivision Design and Improvements Standards (88-405)*	Yes	Yes, subject to conditions	Staff supports a waiver to ½ street improvements to E. 91 <sup>st</sup> Street.
Pedestrian Standards (88-450)	Yes	Yes	The applicant worked with staff to establish safer pedestrian circulation.
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	The applicant has stated they will make a payment in lieu and dedicate an undetermined amount of parkland.
Parking and Loading Standards (88-420)	Yes	Yes	Affordable housing only requires ½ the required parking.
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Staff will require the UR Final Plan to include more information related to fence and dumpster materials, including additional landscaping around utility equipment.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	

Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	The proposed plan complies with 88-450.

**SPECIFIC REVIEW CRITERIA**

**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**A. Conformance with adopted plans and planning policies;**

The Hickman Mills Area Plan recommends office and residential for this parcel, therefore the proposed project is in conformance with the adopted area plan.

**B. Zoning and use of nearby property;**

The existing zoning districts that are adjacent to this property are UR (Urban Redevelopment) on the west, institutional to the north, and residentially zoned to the south and east.

**C. Physical character of the area in which the subject property is located;**

The proposed development is situated on roughly 20 acres. The project site is undeveloped and is covered with old-growth trees and severe changes in slope.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

Public infrastructure and services are within proximity to serve the proposed development. The applicant shall meet all City standards related to extending any infrastructure to the proposed site.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The existing zoning is UR but does not permit the proposed development. Without rezoning, the desired use for this property is not possible.

**F. Length of time the subject property has remained vacant as zoned;**

The subject property has never been developed.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The proposed rezoning would not detrimentally affect nearby properties; the proposed change in the zoning district would allow for the proposed residential development.

**H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

Denial of the rezoning would inhibit the use of the existing property.



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

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

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

The proposed plan complies with the Zoning and Development Code and all other applicable City ordinances and policies except for one item. The applicant is seeking a waiver from 88-405-10-K which requires the construction of half street improvements to E. 91<sup>st</sup> Street. The applicant is also collaborating with Public Works and the Land Development Division of City Planning and Development to create a deferral agreement that must be submitted to the City prior to the recording of the final plat.

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

The current approved plan does not permit the proposed project. Rezoning from UR to UR is required to allow for the proposed development.

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

The proposed plan provides safe, efficient and convenient movement of traffic along E. 93<sup>rd</sup> Street and Old Santa Fe Road internally and within the development.

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

The applicant worked with City staff to provide raised pedestrian crossings where feasible. The applicant will also provide embossed or textured sidewalks where raised pedestrian crossings are not feasible.

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

The plan generally provides adequate utilities based on City standards.

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

Staff originally asked for the building to be located along the southern perimeter of the site, unfortunately due to the topography and required grading the building could not be located along E. 93<sup>rd</sup> Street. Staff believes the general design and layout of the seven buildings is in general compliance of the Zoning and Development but has requested that the applicant substitute fiber cement siding for the proposed vinyl. The applicant will work with staff to make architectural improvements prior to the approval of a UR Final Plan which is required prior to obtaining a building permit.

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

The preliminary landscape plan generally complies with 88-425 of the Zoning and Development Code. Due to the site being elevated because of the grading that will need to occur staff believes that the proposed use and development will be buffered from adjacent properties. The applicant is proposing to maintain many of the existing trees that are located along the perimeter of E. 93<sup>rd</sup> Street and Old Santa Fe Road. The applicant has provided a meaningful and useful tree removal plan that illustrates how the old-growth trees can provide a natural buffer from adjacent properties. Staff has asked that the applicant provide details related to the fence material and height, dumpster material and additional screening of mechanical and utility equipment to be shown on the UR Final Plan prior to receiving a building permit.

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

The applicant is proposing a mixture of surface and garage parking, totaling 455 stalls to serve 252 dwelling units. Staff does not believe the parking is excessive as there are no public streets nearby to allow for on-street parking which would alleviate parking constraints. Also, over half of the total dwelling units will be two and three bedroom units. No rapid transit is within walking distance and the proximity to Interstate 435 and US 71/ Interstate 49 prove the area that the existing neighborhood is an auto oriented area of Kansas City which can justify the dedicated parking area. A majority of the dwelling units will be two-bedroom and it is understandable that many of the residents may have two vehicles especially if they are roommates, domestic partners, etc.

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

The applicant has proposed to preserve 45% of the existing trees located on this property. The applicants plan also states that the owners intend to "save and protect all existing mature and healthy trees 12" + caliper along E. 93<sup>rd</sup> Street." and "save and protect all existing mature and healthy trees 6" + caliper along Old Santa Fe Road." Staff applauds the applicant for taking this section of the Code seriously and working diligently to provide a meaningful tree removal plan.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke  
Staff Planner



## Plan Conditions

Report Date: October 13, 2022

Case Number: CD-CPC-2022-00161

Project: The Depot

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*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / [Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org) with questions.*

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. All dumpsters, utility and mechanical equipment shall be screened pursuant to 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
5. The developer shall construct half street improvements that meet City standards and requirements along East 93rd Street and Old Santa Fe Road.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
7. The applicant shall work with Development Management staff to replace the proposed vertical 2x6 vinyl board with a higher quality building material prior to approval of the UR Final Plan.
8. A lighting plan that complies with 88-430 shall be submitted with the UR Final Plan prior to receiving any building permit.
9. The applicant shall resolve KC Water's correction pertaining to the preliminary stream buffer plan prior to receiving any building permit.
10. The applicant shall resolve KC Water's correction pertaining to the labeling of public and private water mains on the utility plan prior to receiving any building permit.
11. The developer shall include fence material and height on revised landscape plan before receiving any building permit.
12. The developer shall seek a waiver, to be listed on the preliminary plat sheet to section 88-405-10-K - Half Streets.
13. The developer shall coordinate with Land Development Division and Public Works to develop a deferral agreement related to half street improvements prior to the recording of a final plat.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

14. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements.
15. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
16. The developer must integrate into the existing street light system any relocated existing street lights within 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.

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

17. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
18. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
19. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
20. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
21. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
22. The developer must submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
23. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
24. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
26. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
27. 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.

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

28. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
29. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
30. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

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

31. Fire hydrant distribution shall follow IFC-2018 Table C102.1  
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
32. All required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) All required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
33. Multi-family residential developments greater than 200 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018 § D106.2) There needs to be an access on the west end from 93rd. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D104.3)
34. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
35. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

*Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.*

36. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. Should the developer elect to dedicate private open space, said space shall be platted into private open space tract(s). This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever comes first).
37. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 identifying trees to remain for approval by the Parks & Recreation Department's Forestry Division prior to building permit.

*Condition(s) by Water Services Department. Contact Courtney Hawkins at / courtney.hawkins@kcmo.org with questions.*

38. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

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

39. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
40. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
41. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
42. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact – Sean Allen - 816-513-0318  
North of River contact - Todd Hawes – 816-513-0296

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

44. The developer must submit Water Main Extension plans prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts of all proposed public main extensions per the KC Water Rules and Regulations for Water main extensions and Relocations.









**KITTLE PROPERTY GROUP, INC.**  
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SEAL

PROJECT TITLE

**The Depot on  
 Old Sante Fe  
 9100 Old Sante Fe Rd  
 Kansas City, MO 64138**

SHEET TITLE

**PRELIMINARY PLAT**

ISSUED FOR: DATE  
 APP SET 08/26/22

REVISIONS  
 MARK DESCRIPTION DATE

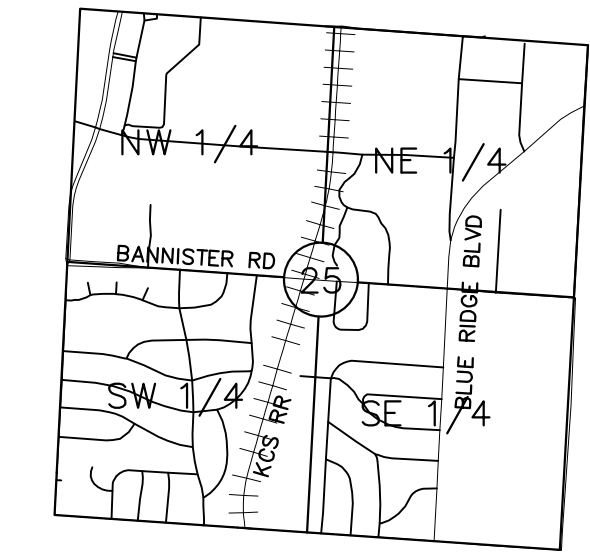
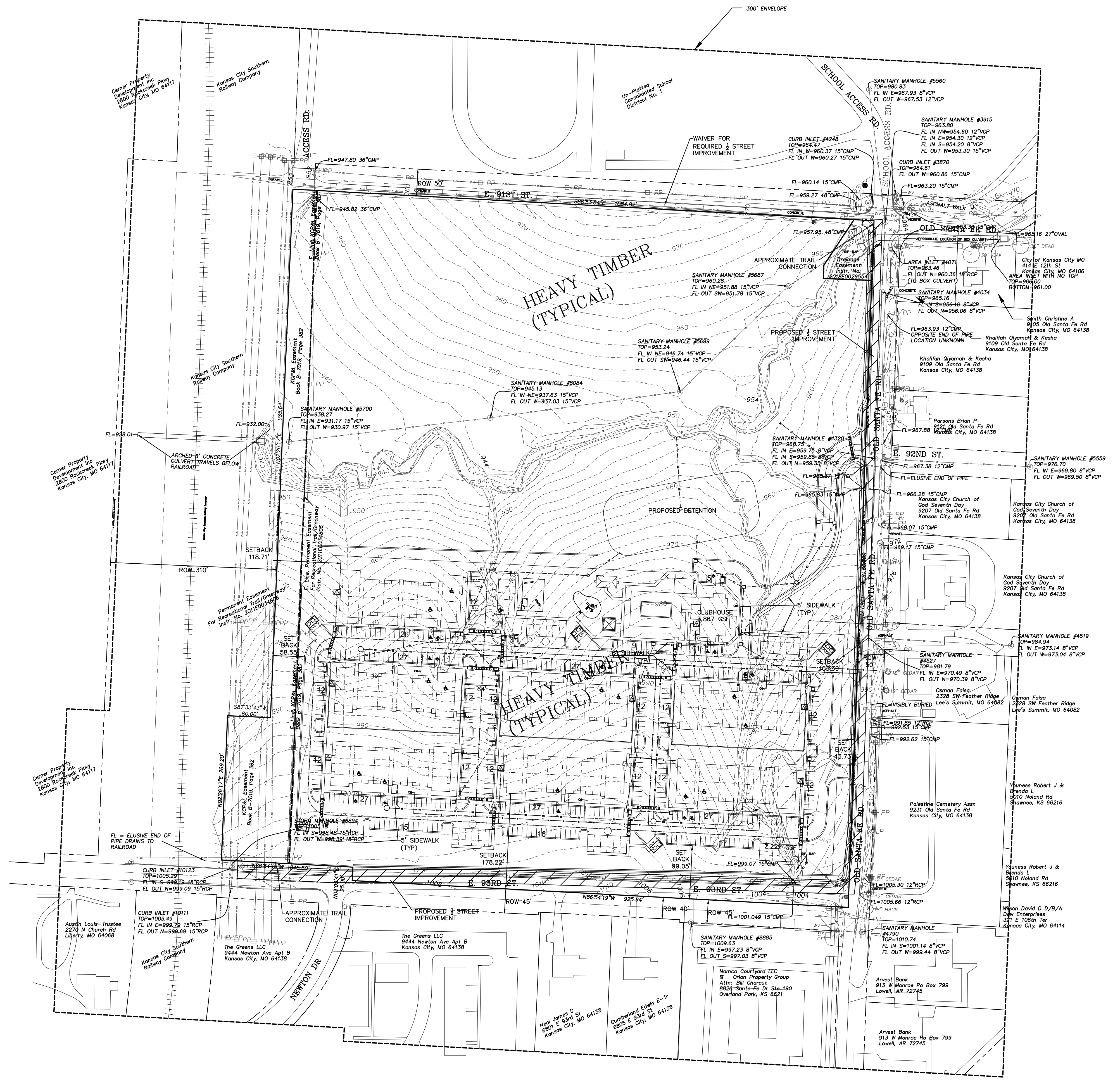
DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.

**22-003**

SHEET NUMBER

**C-100**



**VICINITY MAP**  
 SECTION 25 48N 33W  
 (1"=2000')

**DEVELOPER:**  
 KITTLE PROPERTY GROUP  
 310 EAST 96TH STREET, STE 400  
 INDIANAPOLIS, IN 46250  
 CONTACT: ELIZABETH EBY  
 PHONE: 317-486-3111

**PREPARED AND SUBMITTED BY:**  
 SE3, LLC  
 8401 E M 350 HIGHWAY  
 KANSAS CITY, MO 64133

**JAMES CHERNEY, PE**  
 MISSOURI PE: 2001004573

**LEGAL DESCRIPTION:**  
 PROPERTY DESCRIPTION: As Provided by First American Title Insurance Company: All of the Northwest Quarter of the Northeast Quarter of Section 25, Township 48, Range 33, in Kansas City, Jackson County, Missouri, lying East of the East right of way line of the Kansas City Southern Railroad, EXCEPT that part taken for public right of way, and EXCEPT all that part of Lot 1, "SUBDIVISION OF SECHREST ESTATE", a subdivision in Kansas City, Jackson County, Missouri, described as follows: BEGINNING at the intersection of the South line of the Northwest Quarter of the Northeast Quarter of Section 25, Township 48, Range 33 (also being the South line of said Lot 1) with the Northerly prolongation of the East line of Newton Drive, as dedicated by the subdivision plat of "CAMELOT COURTS"; thence Westerly along the South line of said Quarter Quarter Section 245.35 feet, more or less, to the East line of the Kansas City Southern Railway; thence Northerly along the East line of said railway to its intersection with a line drawn 45.0 feet North of and parallel to the South line of the aforesaid Quarter Quarter Section; thence Easterly along said parallel line to its intersection with the Northerly prolongation of the East line of the aforesaid Newton Drive; thence Southerly along said prolongation to the POINT OF BEGINNING. This tract also being a part of Lot 1, a SUBDIVISION OF SECHREST ESTATE.

**PRELIMINARY PLAT**  
 SCALE: 1" = 100'-0"



















T:\HKP Architectural\HKP Projects\2022\22-003 Kansas City MO - NWC of E. 93rd & Old Santa Fe3. CAD\Monument Sign - Brick.rvt

**DESCRIPTION**

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/CUL Listed for wet locations.

**PARKING LOT**

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K CCT) 70 CRI. Optional 6000K CCT and 3000K CCT.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

**Mounting**  
**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**McGraw-Edison**

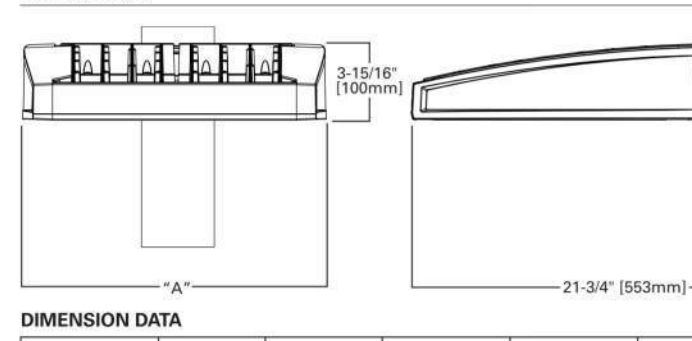
Catalog #	Type
Project	
Comments	Date
Prepared by	



**GLEON GALLEON LED**

1-10 Light Squares  
Solid State LED  
AREA/SITE LUMINAIRE

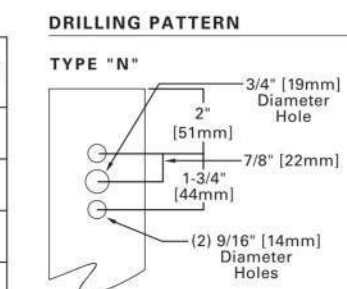
**DIMENSIONS**



**DIMENSION DATA**

Number of Light Squares	"A" Width (394mm)	"B" Standard Arm Length (178mm)	"C" Optional Arm Length (254mm)	Weight with Arm (lbs.) (15.0 kgs.)	EPA with Arm (Sq. Ft.) (3)
1-4	15-1/2"	7"	10"	33	0.96
5-6	21-5/8"	7"	10"	44	1.00
7-8	27-5/8"	7"	13"	54	1.07
9-10	33-3/4"	7"	16"	63	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



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**CERTIFICATION DATA**

UL/CUL Wet Location Listed  
800 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium™ Qualified\*



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**GLEON GALLEON LED**

**NOMINAL POWER AND LUMENS (1A)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)	56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)	0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)	0.28	0.51	0.74	1.02	1.29	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)	0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)	0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00

Options	1	2	3	4	5	6	7	8	9	10
T2	Lumens 5,272	10,320	15,373	20,313	25,166	30,118	35,618	40,367	45,018	49,840
T2	BUG Rating B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens 5,597	10,938	16,211	21,365	26,716	31,874	37,813	42,844	47,792	52,914
T2R	BUG Rating B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3	Lumens 5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
T3	BUG Rating B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens 5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,900
T3R	BUG Rating B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens 5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
T4FT	BUG Rating B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens 5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,938	45,554	50,436
T4W	BUG Rating B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens 5,293	10,395	15,507	20,378	25,124	30,066	35,168	40,289	44,940	49,716
SL2	BUG Rating B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens 5,373	10,500	15,687	20,701	25,649	30,693	36,298	41,128	45,878	50,794
SL3	BUG Rating B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens 5,105	9,976	14,886	19,699	24,370	29,163	34,488	39,078	43,991	48,262
SL4	BUG Rating B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SN0	Lumens 5,542	10,830	16,180	21,352	26,455	31,658	37,439	42,421	47,320	52,392
SN0	BUG Rating B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
SM0	Lumens 5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
SM0	BUG Rating B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
SW0	Lumens 5,609	11,059	16,501	21,665	27,074	32,507	38,230	43,317	48,350	53,468
SW0	BUG Rating B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SL/SLR	Lumens 4,722	9,227	13,767	18,191	22,530	26,971	31,897	36,141	40,215	44,025
SL/SLR	BUG Rating B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens 5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
RW	BUG Rating B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens 5,512	10,771	16,072	21,296	26,311	31,486	37,236	42,191	47,063	52,107
AFL	BUG Rating B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

\* Nominal data for 4000K CCT.

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

**LUMEN MAINTENANCE**

Ambient Temperature (60,000 Hours)	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 360,000
40°C	> 93%	> 260,000
50°C*	> 90%	> 170,000

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.



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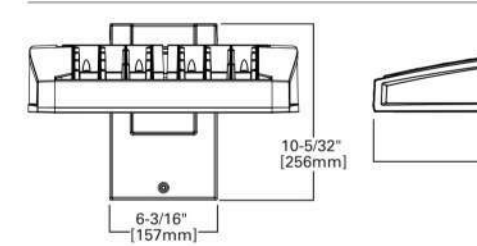
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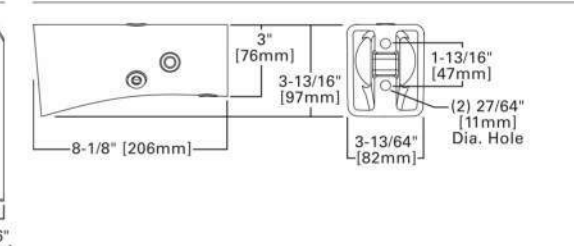
**ARM MOUNTING REQUIREMENTS**

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

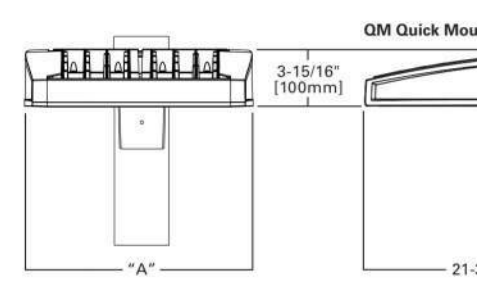
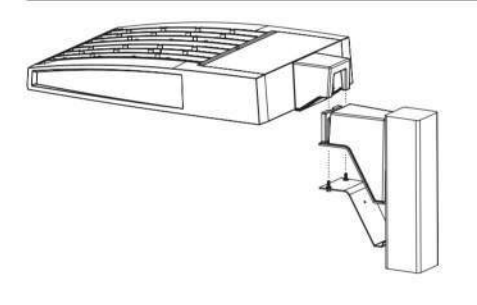
**STANDARD WALL MOUNT**



**MAST ARM MOUNT**



**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**



**QUICK MOUNT ARM DATA**

Number of Light Squares	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: QM1 option available with 1-8 light square configurations. QMEA option available with 1-6 light square configurations. QMEA arm to be used when mounting two fixtures at 90° on a single pole.



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**GLEON GALLEON LED**

**NOMINAL POWER AND LUMENS (700MA)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)	38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)	0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)	0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)	0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)	0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31

Options	1	2	3	4	5	6	7	8	9	10
T2	Lumens 3,954	7,931	11,237	14,847	18,395	22,013	26,023	29,497	32,904	36,240
T2	BUG Rating B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens 4,081	7,995	11,209	15,762	19,529	23,770	27,736	31,316	34,922	38,670
T2R	BUG Rating B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens 3,928	7,676	11,453	15,133	18,790	22,437	26,534	30,666	33,537	37,132
T3	BUG Rating B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens 4,015	7,846	11,707	15,469	19,166					



ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-0M-700

Table with columns: Product Family, Light Engine, Number of Light Squares, Lamp Type, Voltage, Distribution, Color, Mounting. Includes technical specifications for various models like GLEON-Galleon and LED-Solid State Light.

Options (Add as Suffix)
2L=Two Circuits
7000=70 CRJ / 3000K
8030=80 CRJ / 3000K
7000=70 CRJ / 5000K
7000=70 CRJ / 6000K

Notes:
1. Customer is responsible for engineering analysis to confirm code and fixture compatibility for all applications. Refer to our white paper WPS0201EN for additional support information.

Notes continued:
2. Detailed "Close Coupling" is available. Refer to www.kimlighting.com Qualified Products List under "Accessory Modules for details."
3. Standard 300K CCT and minimum 100CRI.

GLEON GALLEON LED

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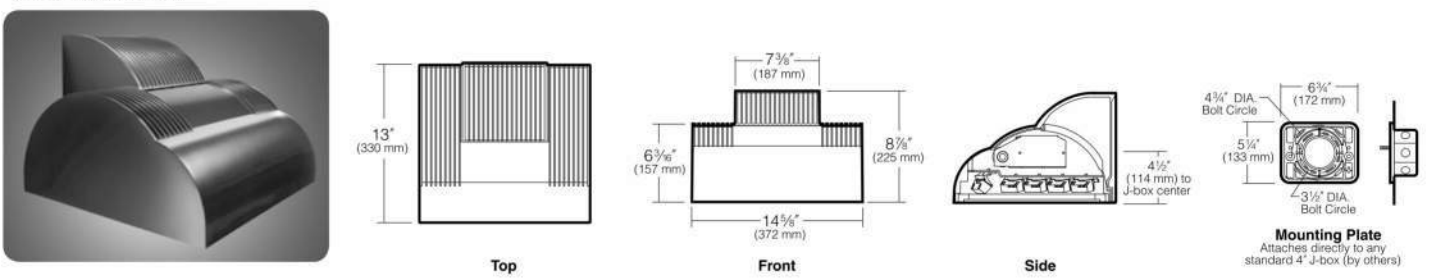
14" Wall Director® PicoEmitter® LED kl\_wd14eled\_spec.pdf

JOB WALL PACK TYPE

NOTES
• Full Cutoff PicoEmitter technology
• Available in 5800, 3000K, 4000K and 5000K standard CCT



SPECIFICATIONS



Weight: 26 lbs

ORDERING CODE

Ordering code table with columns: Housing, Fixture, Distribution, Drive Current, Source, Color, Temperature, Yoltages, Fixture Finish, Photocell Options. Includes model numbers like WD140 and WD14D.

Option tables for Fuse Options, Lens Options, NFO Option, Other Options, Control Options, Mounting Options.

For Control Spec Select: http://t3psul.com/index.html

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JOB \_\_\_\_\_ TYPE \_\_\_\_\_

LUMINAIRE PERFORMANCE APPROVALS

Spectroradiometric table with columns: Correlated Color Temp. CCT (K), Color Rendering Index (CRI), Power Factor. Includes projected lumen maintenance data.

Electrical Drive Current table with columns: Volts - AC, Amps - AC, System Watts.

B.U.G. Rating (TM15) table with columns: Temperature, TYPE 2, TYPE 3, TYPE 3 NFO, TYPE 4, TYPE 4 NFO.

Absolute Lumens table with columns: Temperature, 3000K, 4200K, 5100K.

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES file library.

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CONTROLS

Button Photocell
A30 for 120V, A31 for 208V, A32 for 240V, A33 for 277V, A35 for 347V, A34 for 480V.

Wireless Control
Hubbell Building Automation's wiSCAPE™ In-Fixture Module is a bi-directional wireless RF device that allows an individual fixture to be managed, monitored and metered.

WIR-RML-IO
120 - 347V 1000 Foot Range WiSCAPE RF mesh control system with offer/IDM, motion, photo, GPS location, alert, monitoring and metering capabilities.

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OPTIONS

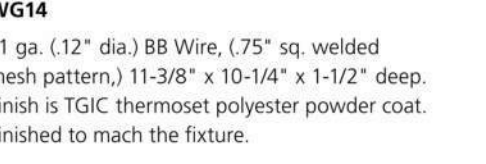
Fusing:
SF for 120, 277 and 347 Line Volts
DF for 208, 240 and 480 Line Volts

Polyarbonate Lens
Clear flat polyarbonate lens replaces standard tempered glass lens.

Neighbor Friendly Optic
Integrated Neighbor Friendly Optic on each PicoEmitter module to completely control unwanted backlight.

5" Shield
SDS14
Aluminum shield field-attached to lens frame.

Wire Guard
WG14
11 ga. (12" dia) B8 Wire, (75" sq. welded mesh pattern).



Surface Conduit Mount
SCM14U for UP fixtures only.
SCM14D for DOWN fixtures only.



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KIM LIGHTING

14" Wall Director® PicoEmitter® LED kl\_wd14eled\_spec.pdf

SPECIFICATIONS

Housing:
Optical housing is a one-piece, die-cast low copper (<0.6% Cu) aluminum alloy with integral cooling fins.

Dimming:
• 10% to 100% dimming by the use of standard 0-10V interface driver.

Lens Frame:
One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins.

Electronic Module:
All electrical components are UL and CSA recognized.

Mounted on a single plate and factory prewired with quick-disconnect plugs.

Module includes a driver, thermal control device and surge protector.

Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only.

Power Factor >= 90
10KV surge suppression.

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Dimming:
To activate the dimming system, a wiring harness is supplied and attached to the DIM Port (DIM IN) on the thermal shield protection system.

Optical Module:
Precision, replaceable PicoEmitters are positioned to achieve directional control towards the desired task.

Mounting Plate:
Mounting plate attaches directly to any standard 4" junction box.

Thermal shield works in conjunction with the control system to assure that overheating will not harm the LEDs.

All mounting plates are die-cast aluminum with reinforced ribs.

Standard colors include (BL) Black, (DB) Dark Bronze, (GT) Graphite, (LG) Light Gray, (PS) Platinum Silver, (TT) Titanium, (WH) White and (CC) Custom Color (Include RAL#).

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CONTROLS

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OPTIONS

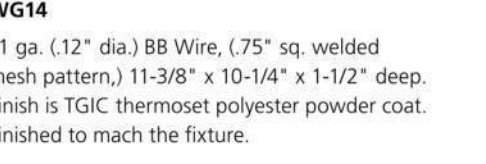
Fusing:
SF for 120, 277 and 347 Line Volts
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Integrated Neighbor Friendly Optic on each PicoEmitter module to completely control unwanted backlight.

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SDS14
Aluminum shield field-attached to lens frame.

Wire Guard
WG14
11 ga. (12" dia) B8 Wire, (75" sq. welded mesh pattern).



Surface Conduit Mount
SCM14U for UP fixtures only.
SCM14D for DOWN fixtures only.



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(317) 846-3111
www.kittlerproperties.com

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SEAL

PROJECT TITLE

THE DEPOT ON OLD SANTA FE
9100 OLD SANTA FE ROAD
KANSAS CITY, MO 64138

Table with columns: ISSUED FOR, DATE, REVISIONS, MARK, DESCRIPTION, DATE.

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

22-004

SHEET TITLE
SITE LIGHTING

SHEET NUMBER

ASP 8



88-425 Landscape Requirements				
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)				
	Required	Proposed	Alternative Requested	Approved
<b>88-425-03 Street Trees</b>				
93rd Street	31	0	Save Existing Trees 12"+	
Old Santa Fe Road	33	0	Save Existing Trees 6"+ Caliper	
<b>88-425-04 General Landscape Trees</b>				
<b>88-425-05 Perimeter Vehicular Use Area Adjacent to Streets</b>				
Buffer Width Minimum	25'	25'		
Trees **street trees may be counted toward this requirement	48	48		
Shrubs	278	278		
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area	14,455	14,455		
Trees	83	83		
Shrubs	413	413		
<b>88-425-07 Parking Garage Screening</b>				
N/A				
<b>88-425-08 Mechanical/Utility Equipment Screening</b>				
Evergreen shrubs to be used to screen utilities.				
<b>88-425-09 Outdoor Use Screening</b>				
N/A				

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**GENERAL NOTES**

- IT IS THE OWNER'S INTENT TO SAVE AND PROTECT ALL EXISTING MATURE AND HEALTHY TREES 12" + CALIPER ALONG 93RD STREET.
- IT IS THE OWNER'S INTENT TO SAVE AND PROTECT ALL EXISTING MATURE AND HEALTHY TREES 6" + CALIPER ALONG OLD SANTA FE ROAD.
- IF TREES ARE DAMAGED OR DIE FROM AND/OR DURING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL PROVIDE A STREET TREE REPLACEMENT TO MEET THE LANDSCAPE CODE REQUIREMENTS.
- IT IS THE OWNER'S INTENT TO SAVE APPROXIMATELY 45% OF EXISTING TREES ON SITE. SEE SHEET L200 FOR REMOVAL LIMITS.

SEAL

PROJECT TITLE

**The Depot on  
Old Santa Fe**  
9100 Old Santa Fe RD  
Kansas City, MO 64138

SHEET TITLE

**OVERALL  
LANDSCAPE  
PLAN**

ISSUED FOR: DATE

REVISIONS

MARK DESCRIPTION DATE

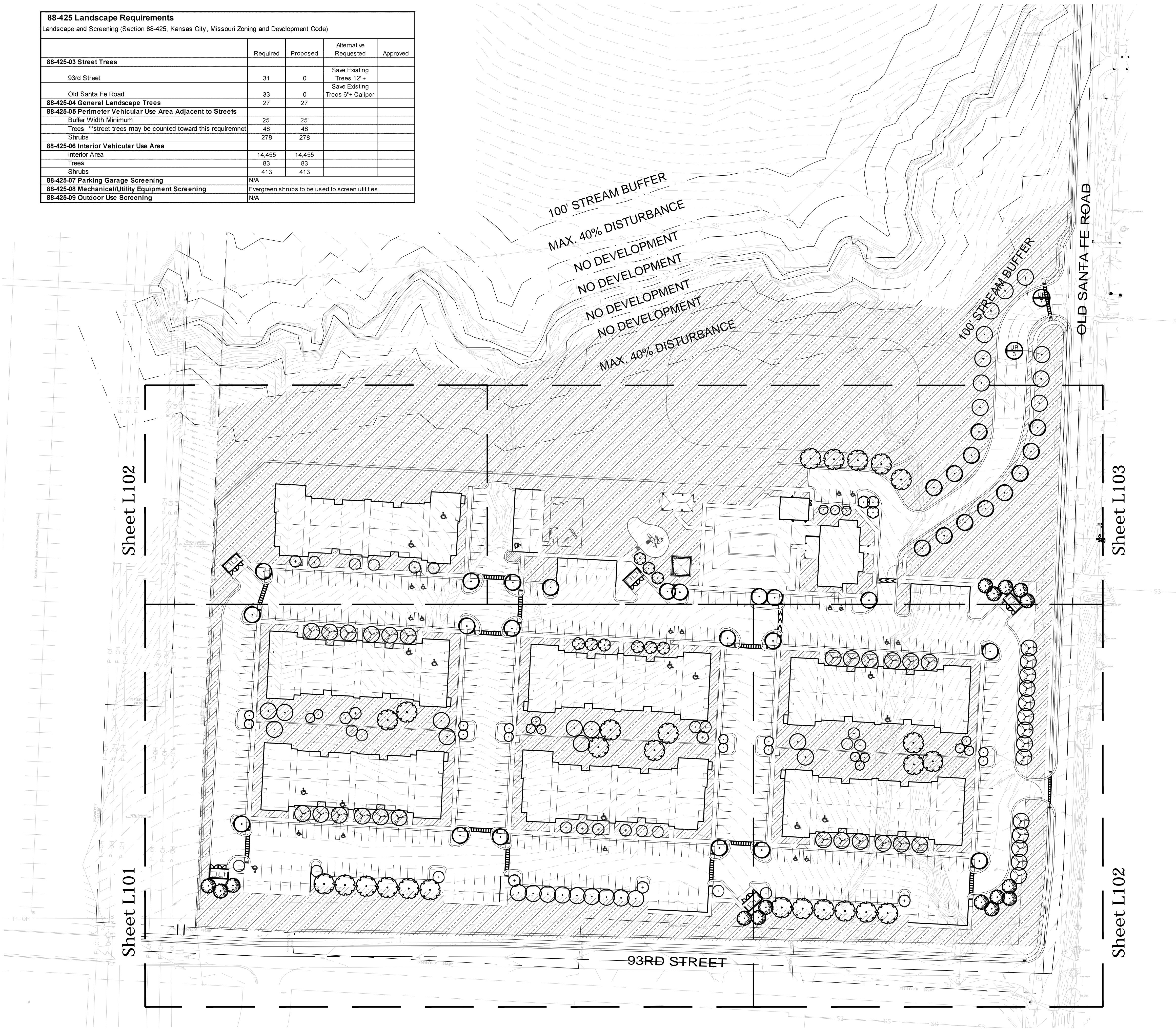
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JOB NO.

**22-003**

SHEET NUMBER

**L100**











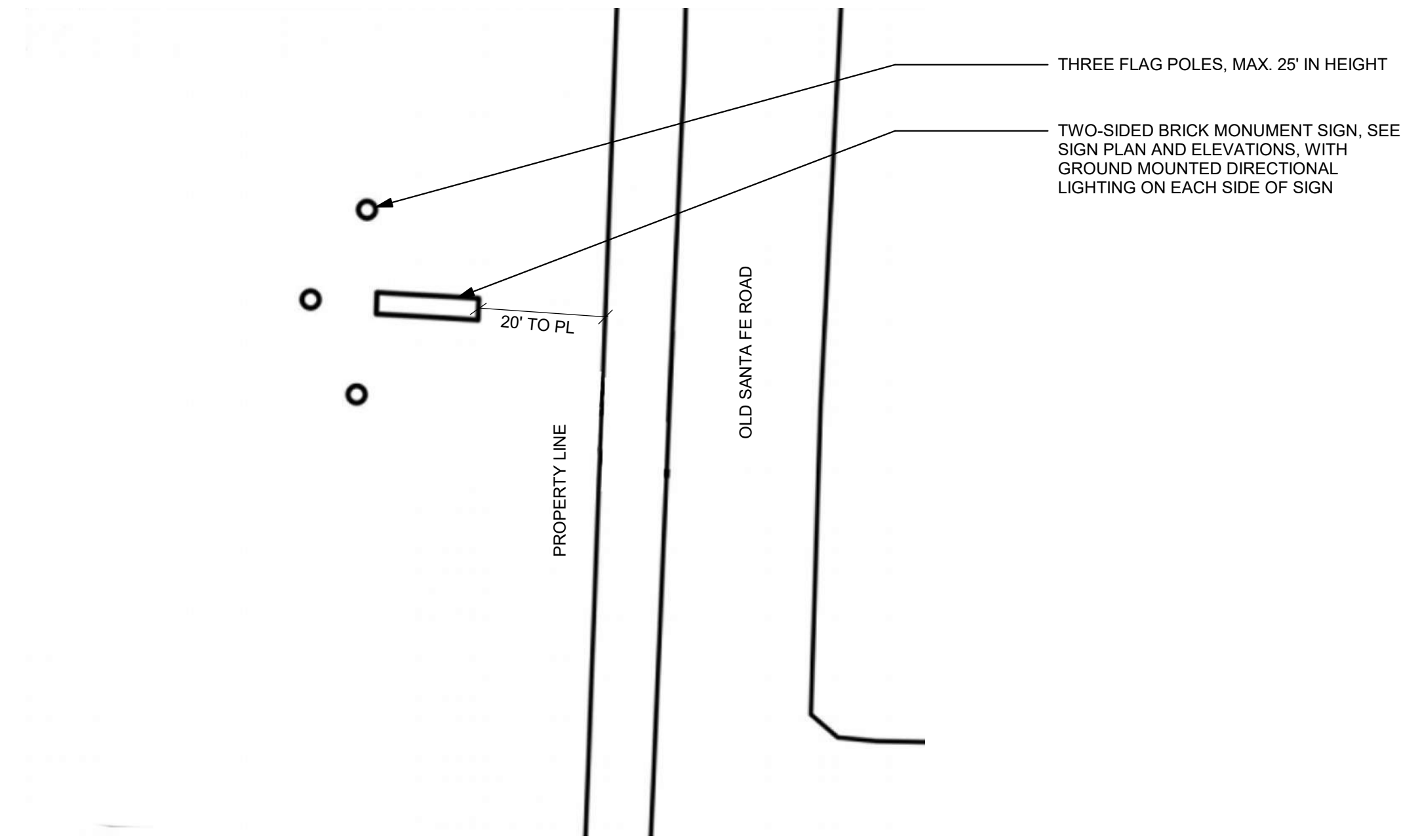




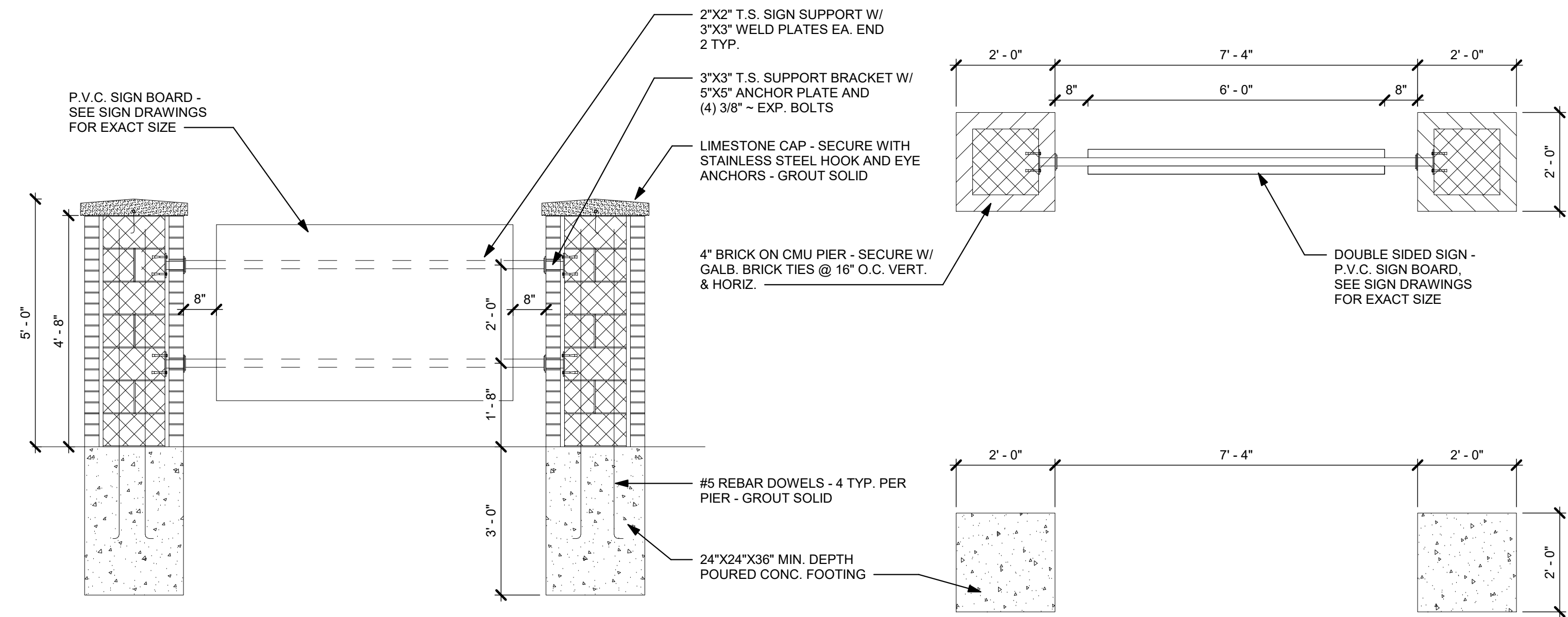








2 MONUMENT SIGN PLAN  
 ASP 6 N.T.S.



1 MONUMENT SIGN DETAILS  
 ASP 6 SCALE: 1/2" = 1'-0"

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SEAL

**PROJECT TITLE**  
 THE DEPOT ON OLD  
 SANTA FE  
 9100 OLD SANTA FE ROAD  
 KANSAS CITY, MO 64138

ISSUED FOR: DATE

**REVISIONS**

MARK	DESCRIPTION	DATE

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 PROJECT NO.

22-004

SHEET TITLE  
 MONUMENT SIGN

SHEET NUMBER

ASP 6



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SEAL

PROJECT TITLE

**THE DEPOT ON OLD  
SANTA FE**

9100 OLD SANTA FE ROAD  
KANSAS, MO 64138

ISSUED FOR: DATE  
APP SET 08/26/22

REVISIONS

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.

22-003

SHEET TITLE

ELEVATIONS -  
1BR12+2BR12+3BR12

SHEET NUMBER

**A-200**



**1** 3BR12+2BR12+1BR12 - FRONT ELEVATION  
3/32" = 1'-0"



**3** 3BR12+2BR12+1BR12 - RIGHT ELEVATION  
3/32" = 1'-0"



**2** 3BR12+2BR12+1BR12 - LEFT ELEVATION  
3/32" = 1'-0"



**4** 3BR12+2BR12+1BR12 - REAR ELEVATION  
3/32" = 1'-0"

ELEVATIONS KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK
E4	VERTICAL 2X6 BOARD AND BATTEN - VERTICAL VINYL SIDING - COLOR 2
E5	VINYL WINDOWS - SEE WINDOW SCHEDULE
E6	1X6 TRIM BETWEEN WINDOWS - TYP.
E7	BRICK SILL
E8	BRICK HEADER
E9	WOOD BEAM / 1X12 COMPOSITE WRAP - SEE STRUCTURE FOR DIM
E10	6X6 FIRE TREATED COMPOSITE COLUMN, WRAPPED IN FIBER CEMENT - ALL PORCHES AND BALCONIES
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PRE-FINISHED
E13	DOWNSPOUTS (TYP.) TO TIE INTO STORM DRAINS
E15	RIDGE VENT
E18	COMPOSITE RAILING
E20	6" FIBERCEMENT TRIM BOARDS
E22	1x6 TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E25	VINYL SIDING - COLOR 2
E26	VINYL SIDING - COLOR 3

**BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:**

BRICK VENEER = 30%

VINYL SIDING = 70%

T:\HQP Architectural\HQP Projects\2022\22-003 Kansas City MO - NWC of E. 93rd & Old Santa Fe\3. CAD\3BR12+2BR12+1BR12 - Updated.sft.rvt

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SEAL

PROJECT TITLE

**THE DEPOT ON OLD  
SANTA FE**

9100 OLD SANTA FE ROAD  
KANSAS, MO 64138

ISSUED FOR: DATE  
APP SET 08/26/22

REVISIONS

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.

22-003

SHEET TITLE

ELEVATIONS -  
1BR12+2BR18+4BR6

SHEET NUMBER

**A-201**



**1** 4BR6+2BR18+1BR12 - FRONT ELEVATION  
3/32" = 1'-0"



**3** 4BR6+2BR18+1BR12 - RIGHT ELEVATION  
3/32" = 1'-0"



**2** 4BR6+2BR18+1BR12 - LEFT ELEVATION  
3/32" = 1'-0"



**4** 4BR6+2BR18+1BR12 - REAR ELEVATION  
3/32" = 1'-0"

ELEVATIONS KEYNOTES	
Key Value	Keynote Text
E1	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY
E2	BRICK
E4	VERTICAL 2X6 BOARD AND BATTEN - VERTICAL VINYL SIDING - COLOR 2
E5	VINYL WINDOWS - SEE WINDOW SCHEDULE
E6	1X6 TRIM BETWEEN WINDOWS - TYP.
E7	BRICK SILL
E8	BRICK HEADER
E10	6X6 FIRE TREATED COMPOSITE COLUMN, WRAPPED IN FIBER CEMENT - ALL PORCHES AND BALCONIES
E12	6" ALUMINUM GUTTER & DOWNSPOUTS, PRE-FINISHED
E13	DOWNSPOUTS (TYP.) TO TIE INTO STORM DRAINS
E15	RIDGE VENT
E18	COMPOSITE RAILING
E20	6" FIBERCEMENT TRIM BOARDS
E22	1X6 TRIM WRAP CONTINUOUS AROUND BLDG AT ROOF LINE
E23	FIBERGLASS ENTRY/PATIO DOOR
E25	VINYL SIDING - COLOR 2
E26	VINYL SIDING - COLOR 3

**BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:**  
BRICK VENEER = 30%  
VINYL SIDING = 70%

T:\HKP Architectural\HKP Projects\2022\22-003 Kansas City MO - NWC of E. 93rd & Old Santa Fe\3. CAD\4BR6+2BR18+1BR12 - CENTRAL - REDUCED.rvt

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SEAL

**PROJECT TITLE**

**THE DEPOT ON OLD  
 SANTA FE**  
 9100 OLD SANTA FE ROAD  
 KANSAS CITY, MO 64138

ISSUED FOR: \_\_\_\_\_ DATE \_\_\_\_\_

**REVISIONS**

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY  
 PROJECT NO.

**22-004**

SHEET TITLE

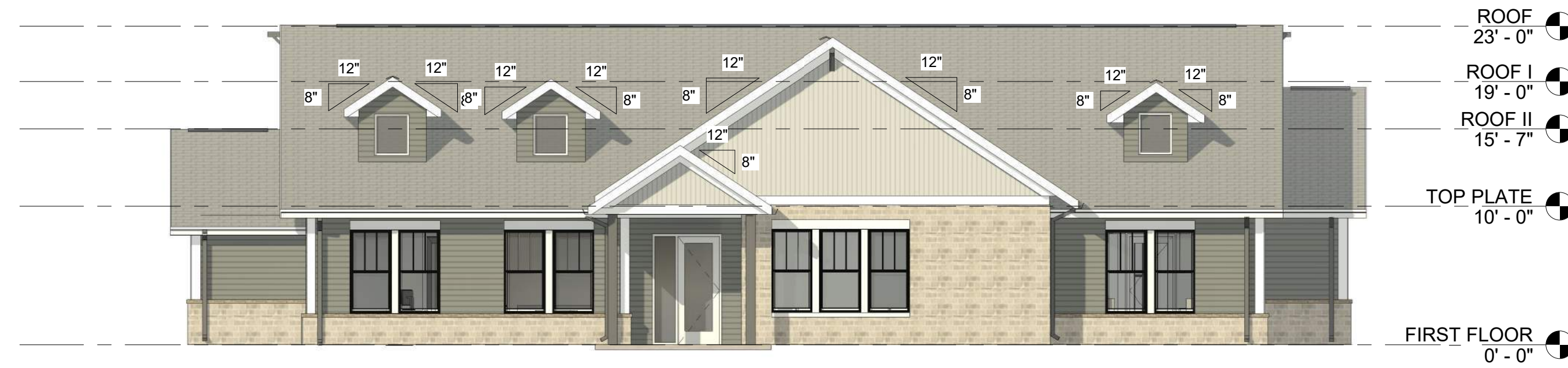
**CLUBHOUSE  
 ELEVATIONS**

SHEET NUMBER

**AC-200**

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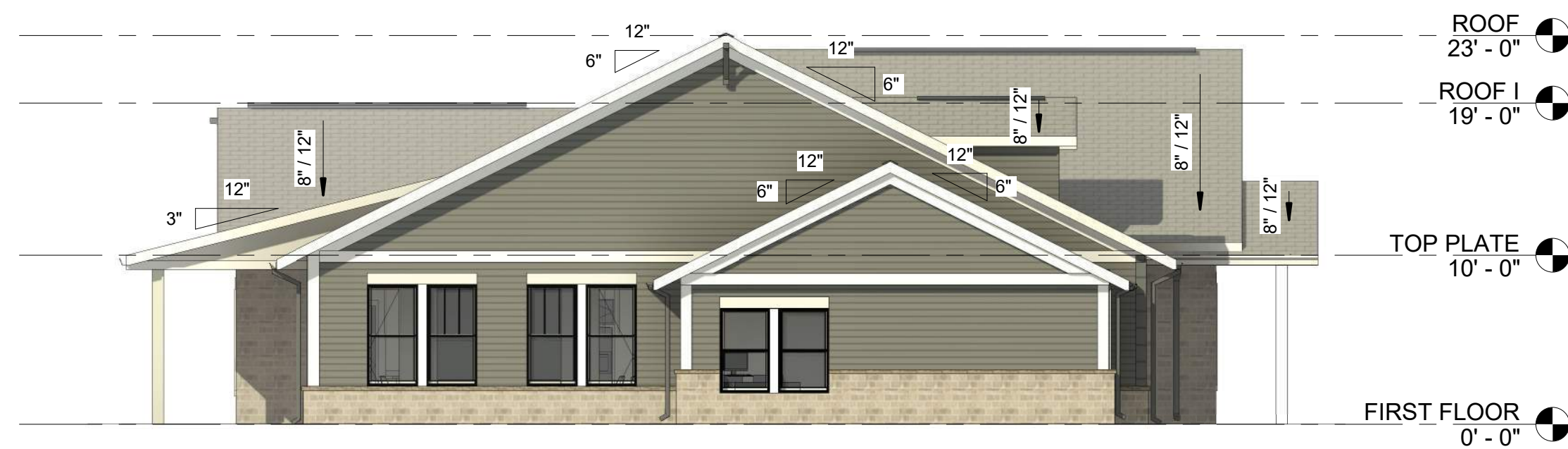


**1 FRONT ELEVATION**  
 1/8" = 1'-0"

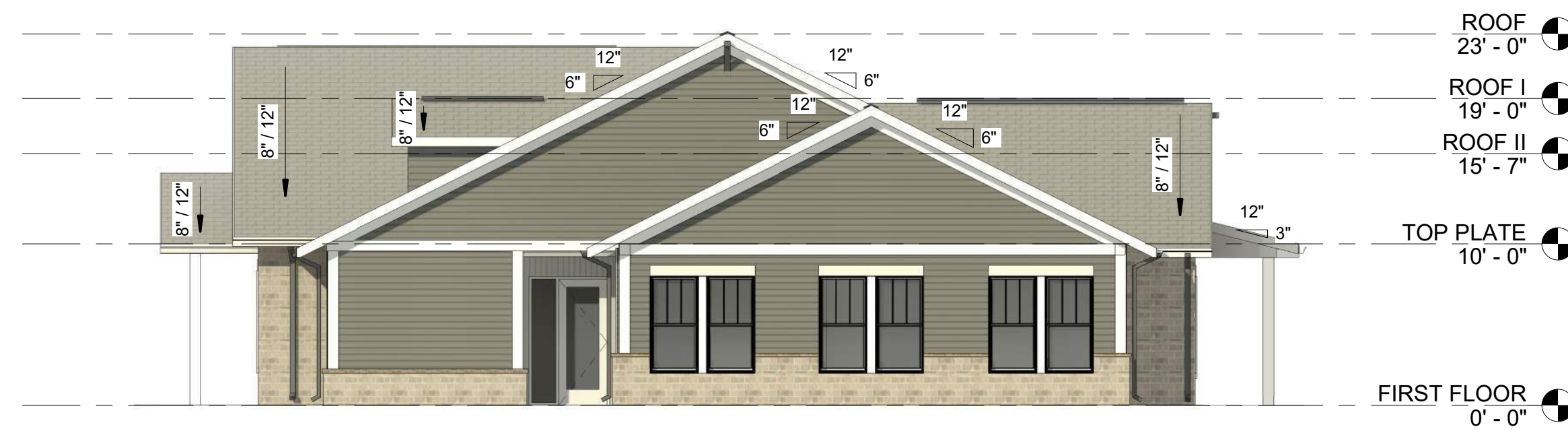


**2 REAR ELEVATION**  
 1/8" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS	
BRICK	= 35%
VINYL SIDING	= 65%

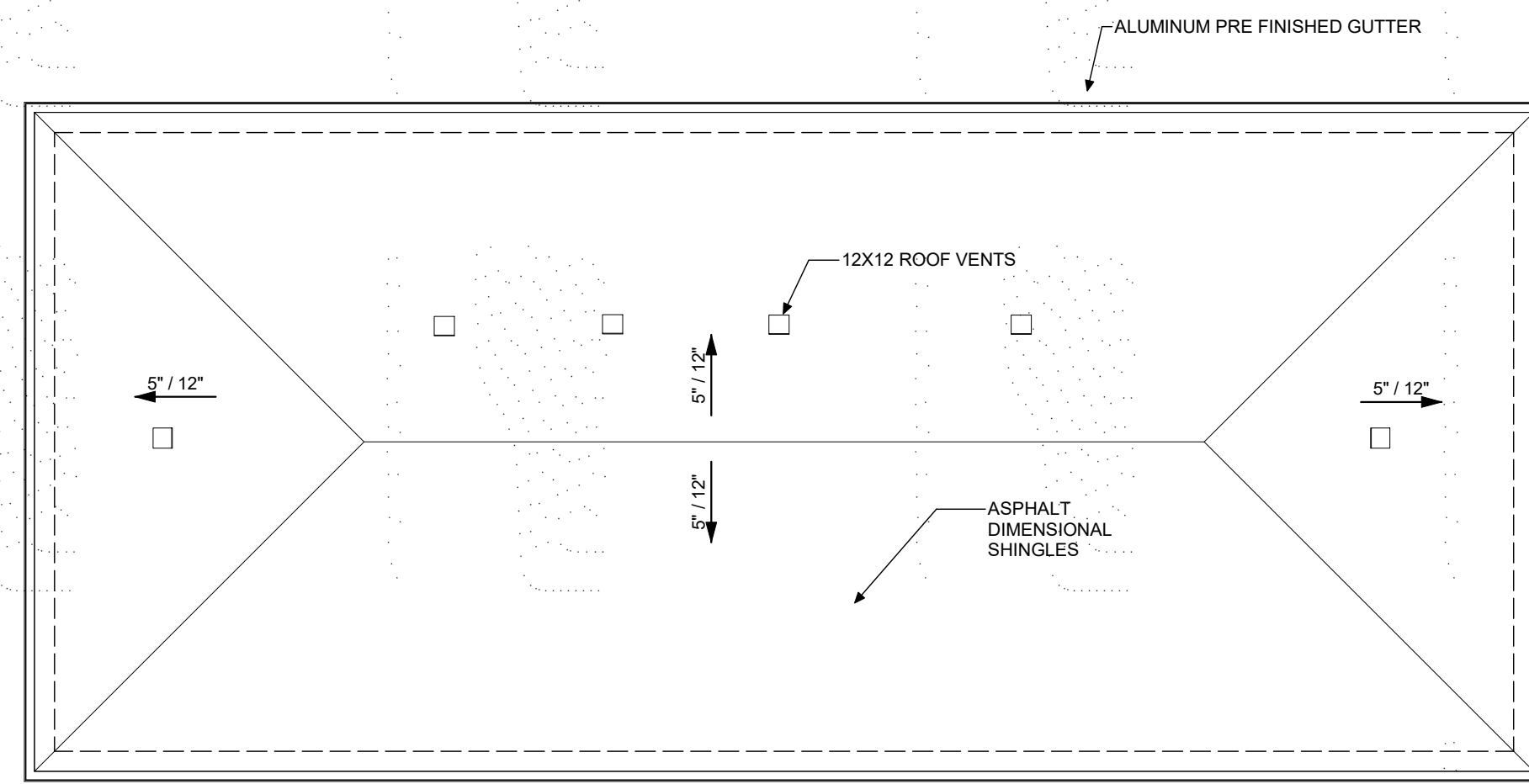


**3 LEFT ELEVATION**  
 1/8" = 1'-0"



**4 RIGHT ELEVATION**  
 1/8" = 1'-0"

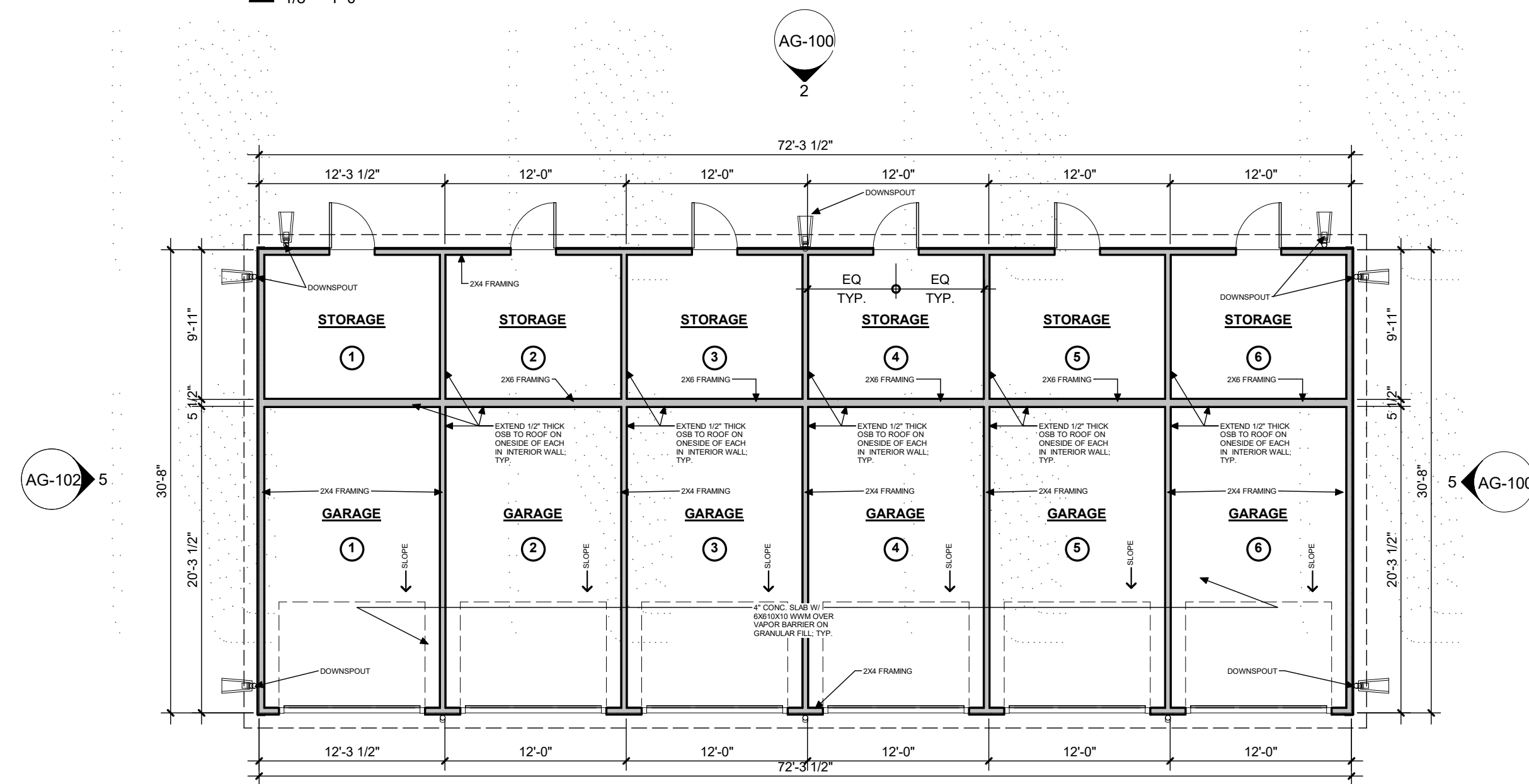




**1 6-BAY GARAGE A ROOF PLAN**  
1/8" = 1'-0"

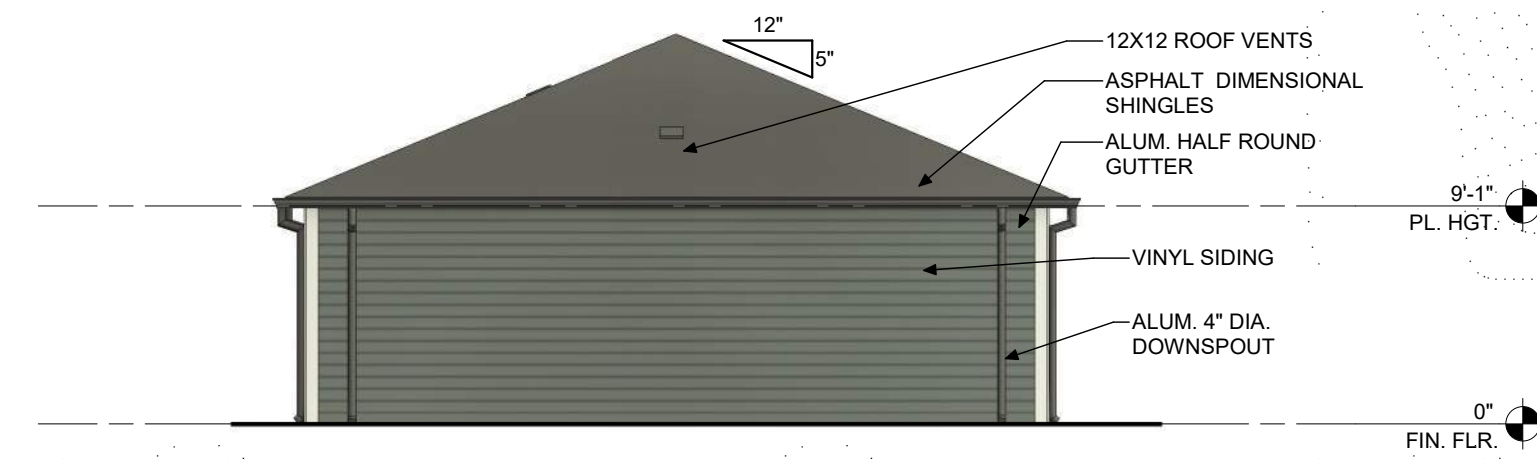


**2 6-BAY GARAGE A - REAR ELEVATION**  
1/8" = 1'-0"



**3 6-BAY GARAGE A - FLOOR PLAN**  
1/8" = 1'-0"

**EXTERIOR MATERIALS:**  
VINYL SIDING: 100%



**5 6-BAY GARAGE A - SIDE ELEVATION**  
1/8" = 1'-0"

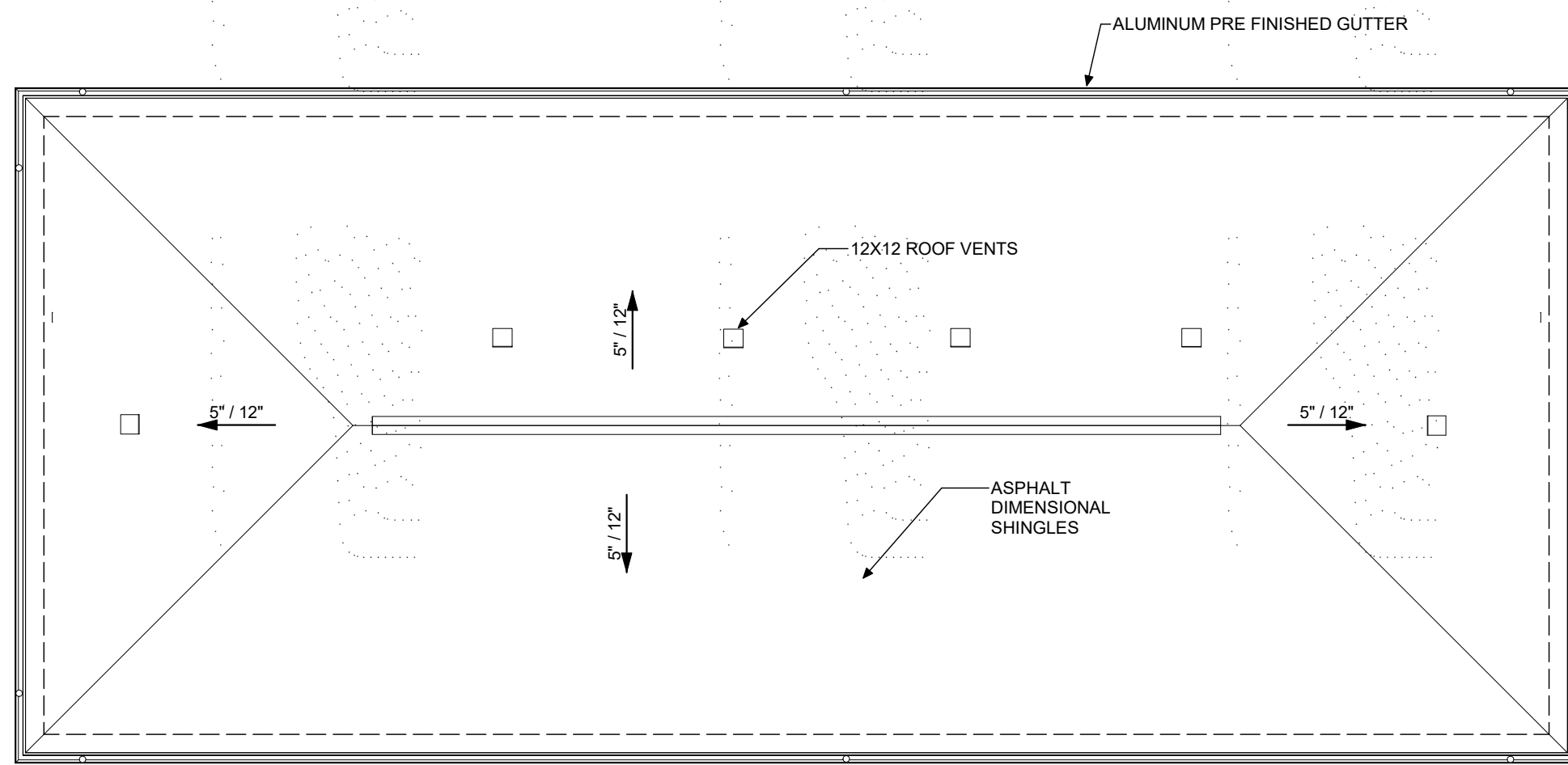


**4 6-BAY GARAGE A - FRONT ELEVATION**  
1/8" = 1'-0"

MARK	DESCRIPTION	DATE



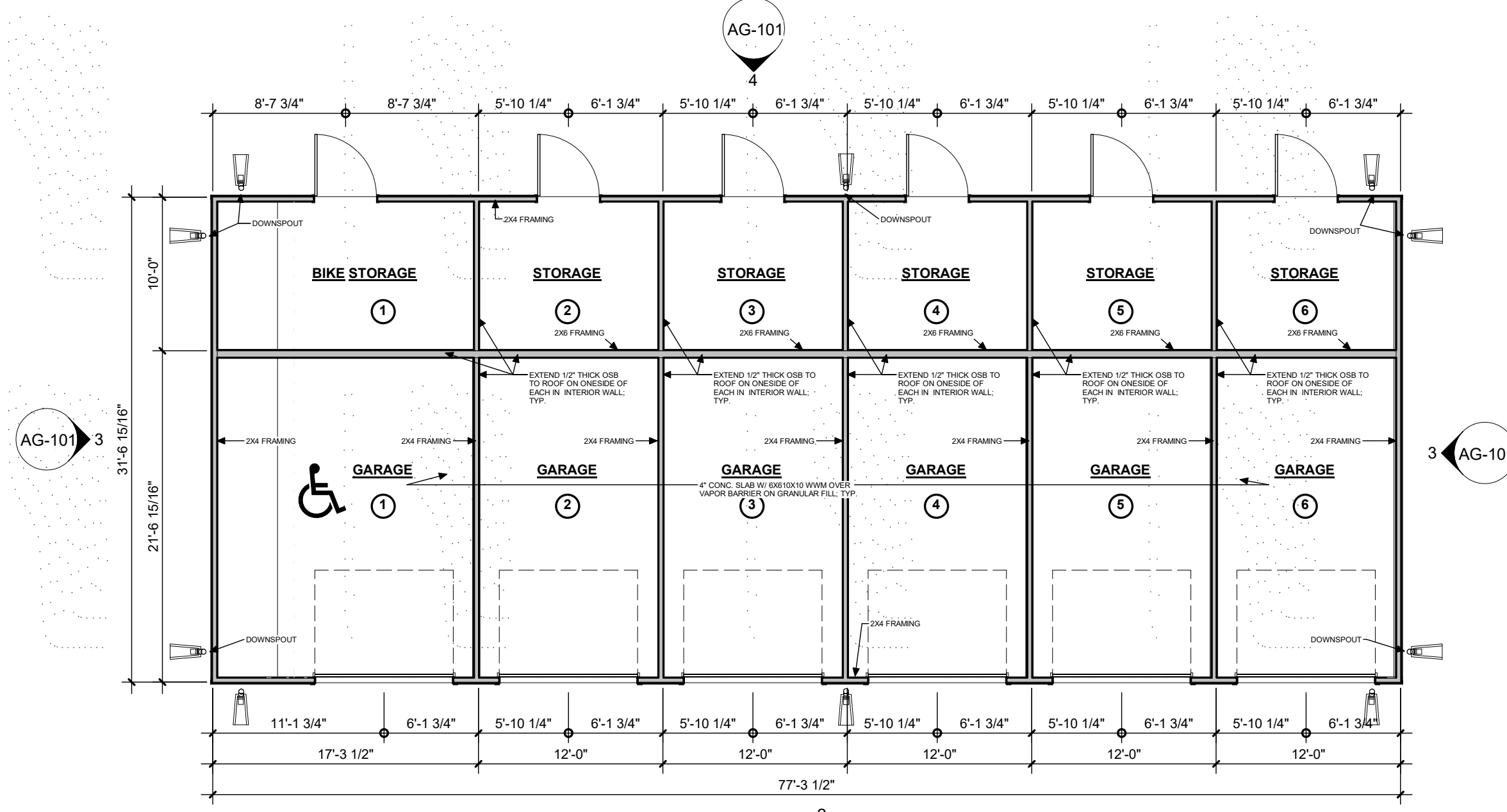
MARK	DESCRIPTION	DATE



**5 ACCESSIBLE 6-BAY TYPE B, 6 STORAGE GARAGE ROOF PLAN**  
 1/8" = 1'-0"

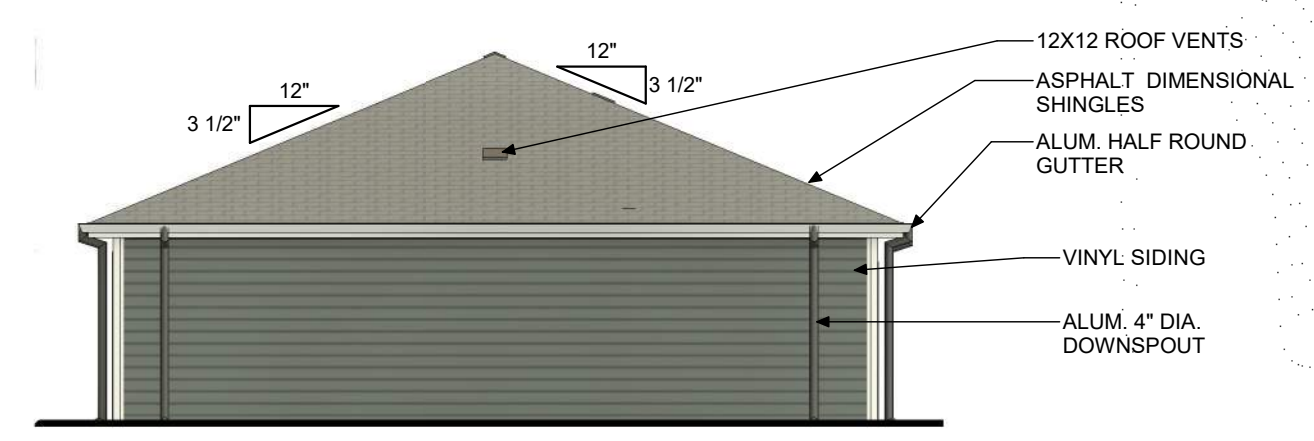


**4 ACCESSIBLE 6-BAY TYPE B, 6 STORAGE GARAGE REAR ELEVATION**  
 1/8" = 1'-0"



**1 ACCESSIBLE 6-BAY TYPE B, 6 STORAGE GARAGE PLAN**  
 1/8" = 1'-0"

**EXTERIOR MATERIALS:**  
 VINYL SIDING: 100%



**3 ACCESSIBLE 6-BAY TYPE B, 6 STORAGE GARAGE SIDE ELEVATION**  
 1/8" = 1'-0"



**2 ACCESSIBLE 6-BAY TYPE B, 6 STORAGE GARAGE FRONT ELEVATION**  
 1/8" = 1'-0"

T:\HKP Architectural\HKP Projects\2022\22-003 Kansas City MO - NWC of E. 93rd & Old Santa Fe\3. CAD\GARAGES.rvt

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**SEAL**

**PROJECT TITLE**  
**THE DEPOT ON OLD SANTA FE**  
 9100 OLD SANTA FE ROAD  
 KANSAS CITY, MO 64138

**ISSUED FOR:** \_\_\_\_\_ **DATE** \_\_\_\_\_

**REVISIONS**

MARK	DESCRIPTION	DATE

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 PROJECT NO.

**22-004**

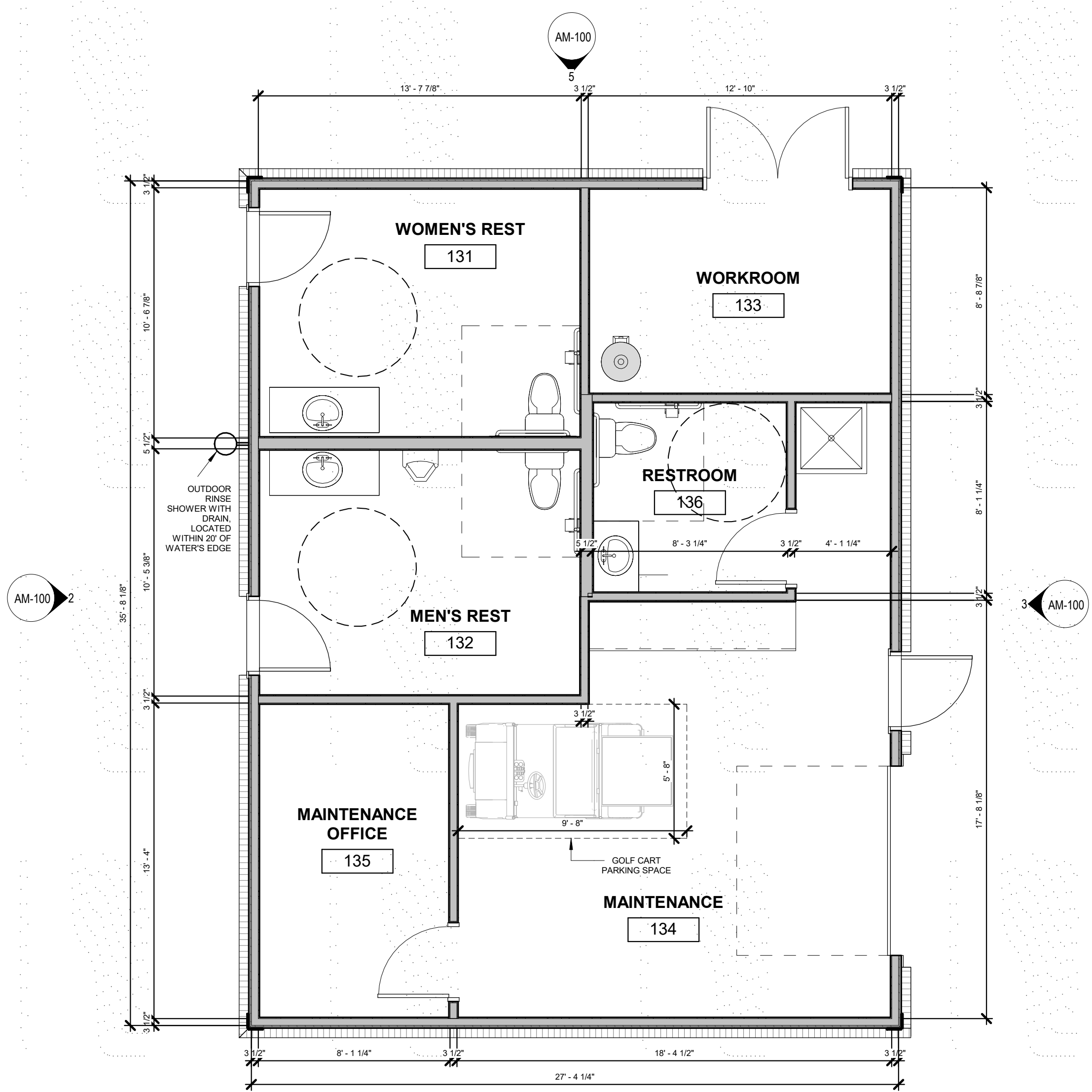
**SHEET TITLE**  
 MAINTENANCE BLDG FLOOR PLAN AND ELEVATIONS

**SHEET NUMBER**

**AM-100**

**BUILDING EXTERIOR MATERIAL PERCENTAGE BREAKDOWN:**

BRICK VENEER = 30%  
 VINYL SIDING = 70%



**1 MAINTENANCE BUILDING FLOOR PLAN**  
 1/4" = 1'-0"



**2 MAINTENANCE BUILDING - LEFT SIDE ELEVATION**  
 1/4" = 1'-0"



**3 MAINTENANCE BUILDING - RIGHT SIDE ELEVATION**  
 1/4" = 1'-0"



**4 MAINTENANCE BUILDING - FRONT ELEVATION**  
 1/4" = 1'-0"

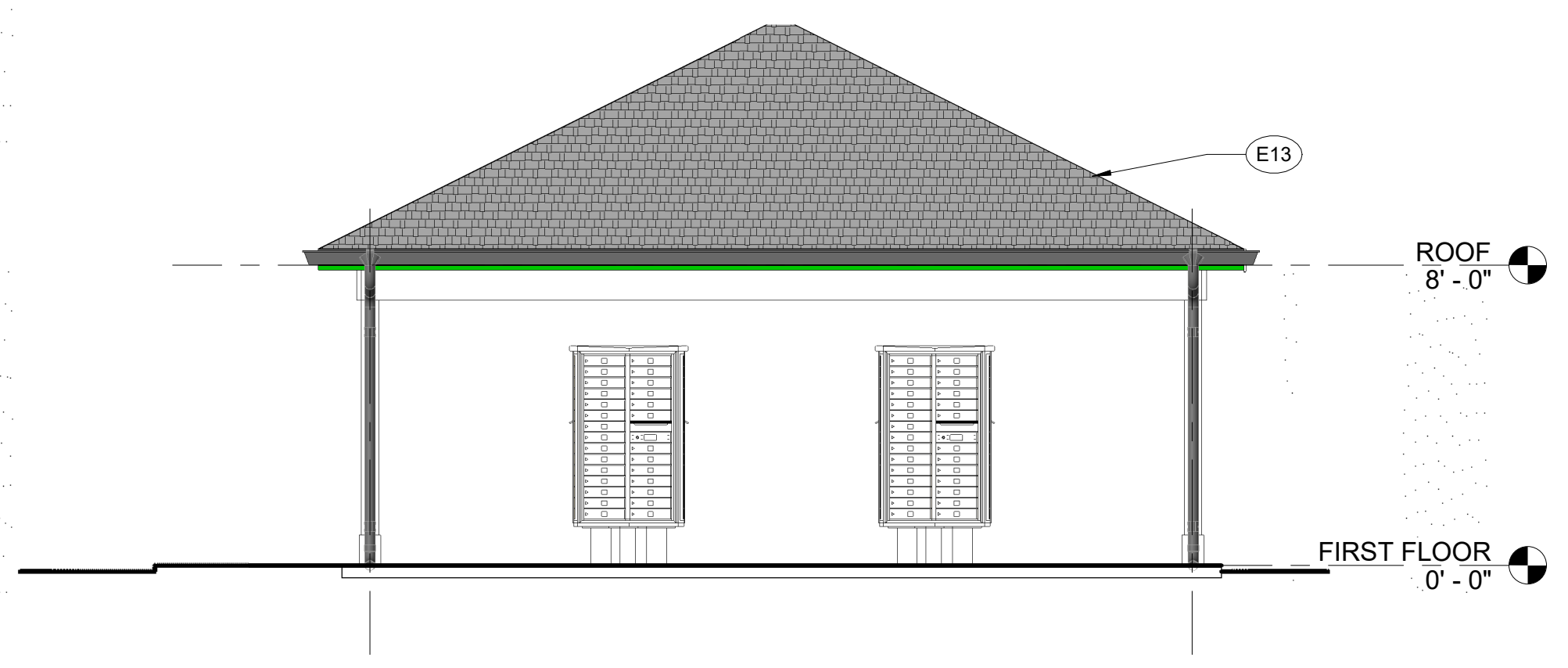


**5 MAINTENANCE BUILDING - REAR ELEVATION**  
 1/4" = 1'-0"

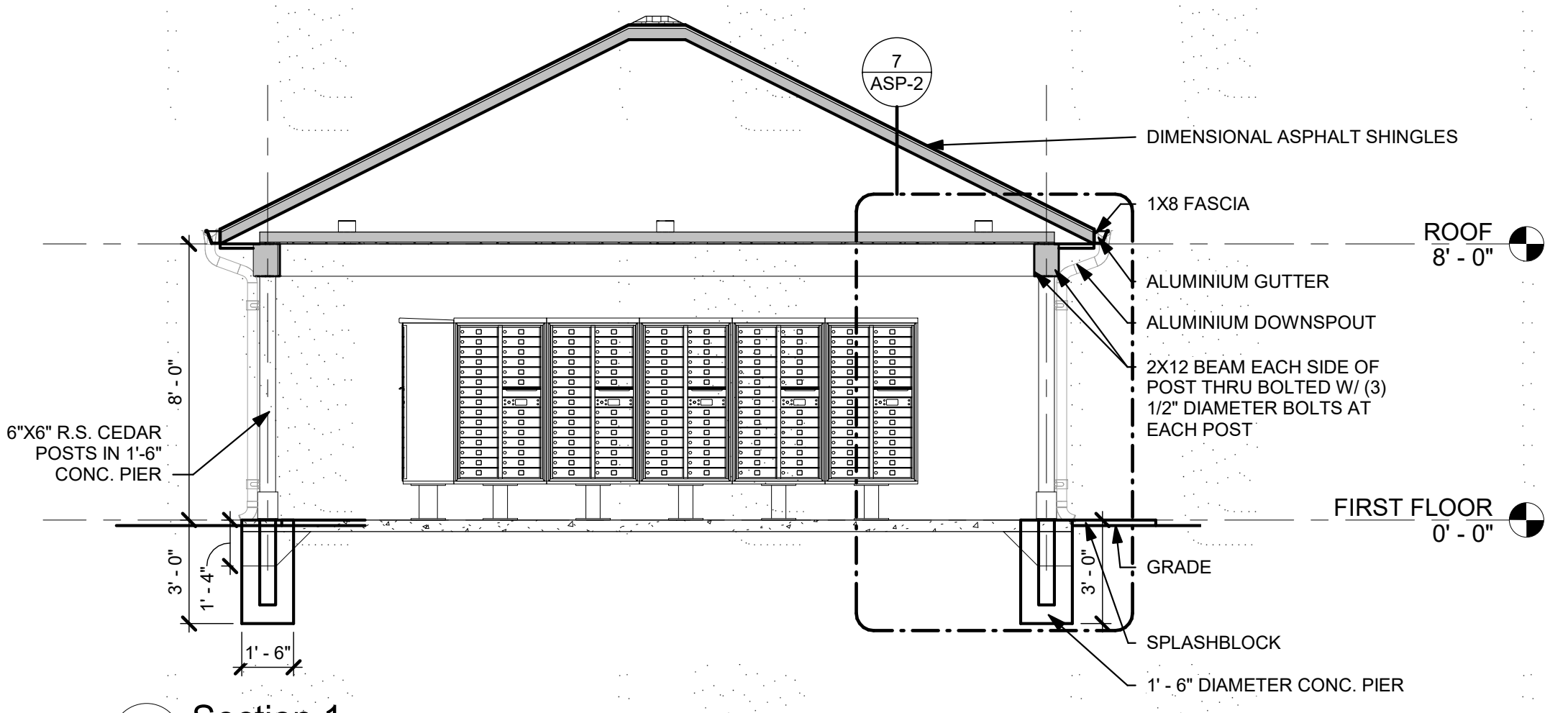


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3 FRONT/REAR ELEVATION  
ASP-2 SCALE: 1/4" = 1'-0"



4 Section 1  
ASP-2 SCALE: 1/4" = 1'-0"

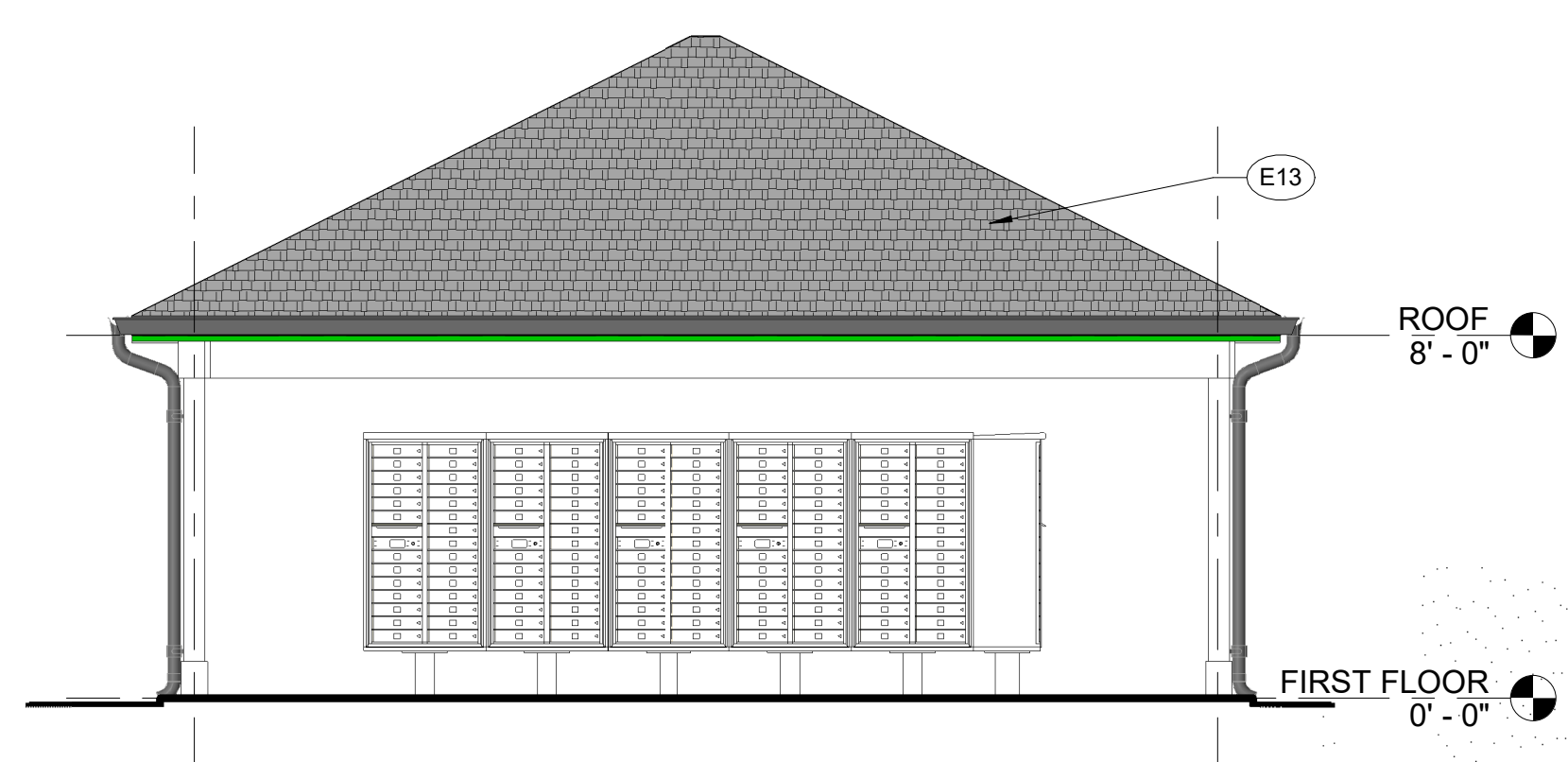
ELEVATION KEYNOTES	
E11	[6"] ALUMINUM GUTTER
E13	DIMENSIONAL ASPHALT SHINGLE ROOF - 30 YEAR WARRANTY

MAIL AND PARCEL BOXES:  
CLUSTER PEDESTAL MAILBOX WITH 8 MAILBOXES AND 2 PARCEL BOXES PER UNIT.

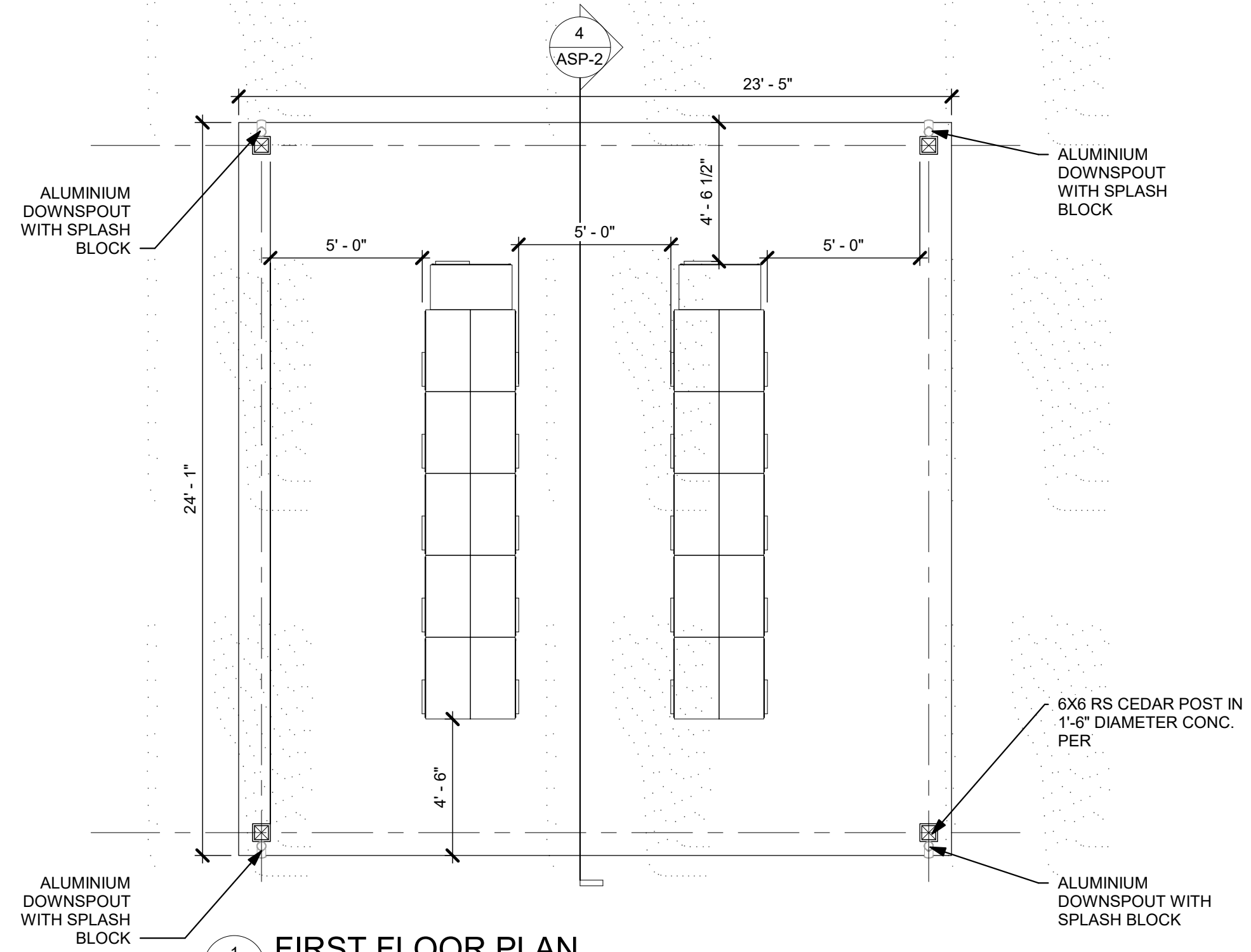
TOTAL REQUIRED: 252 MAILBOXES AND 51 PARCEL BOXES

PROVIDED:

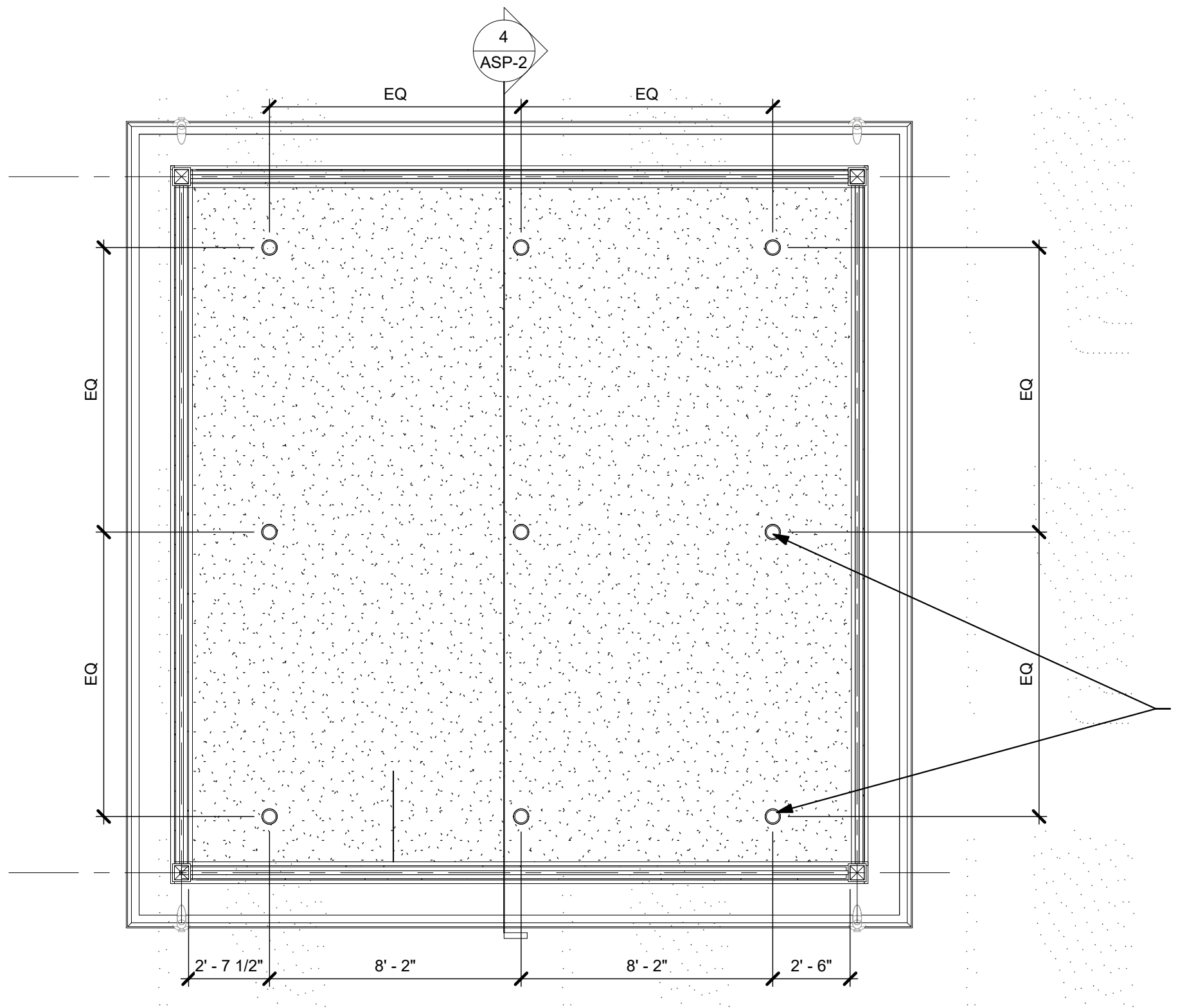
16 CLUSTER BOXES = 252 MAILBOXES  
16 CLUSTER BOXES WITH 2 PARCEL BOXES EACH + 6 PARCEL BOXES WITH 4 PARCEL BOXES EACH = 58 PARCEL BOXES



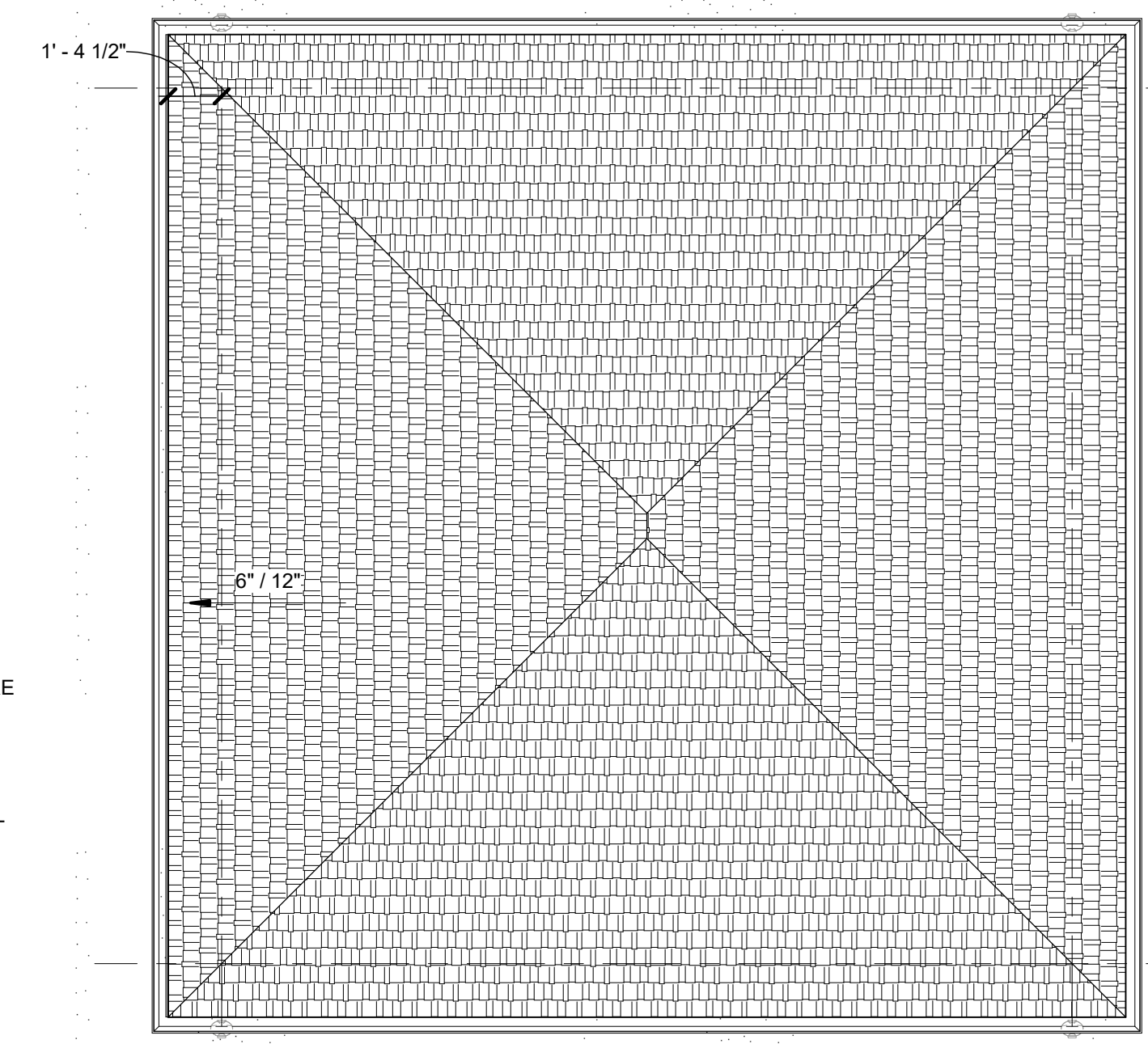
2 SIDE ELEVATION  
ASP-2 SCALE: 1/4" = 1'-0"



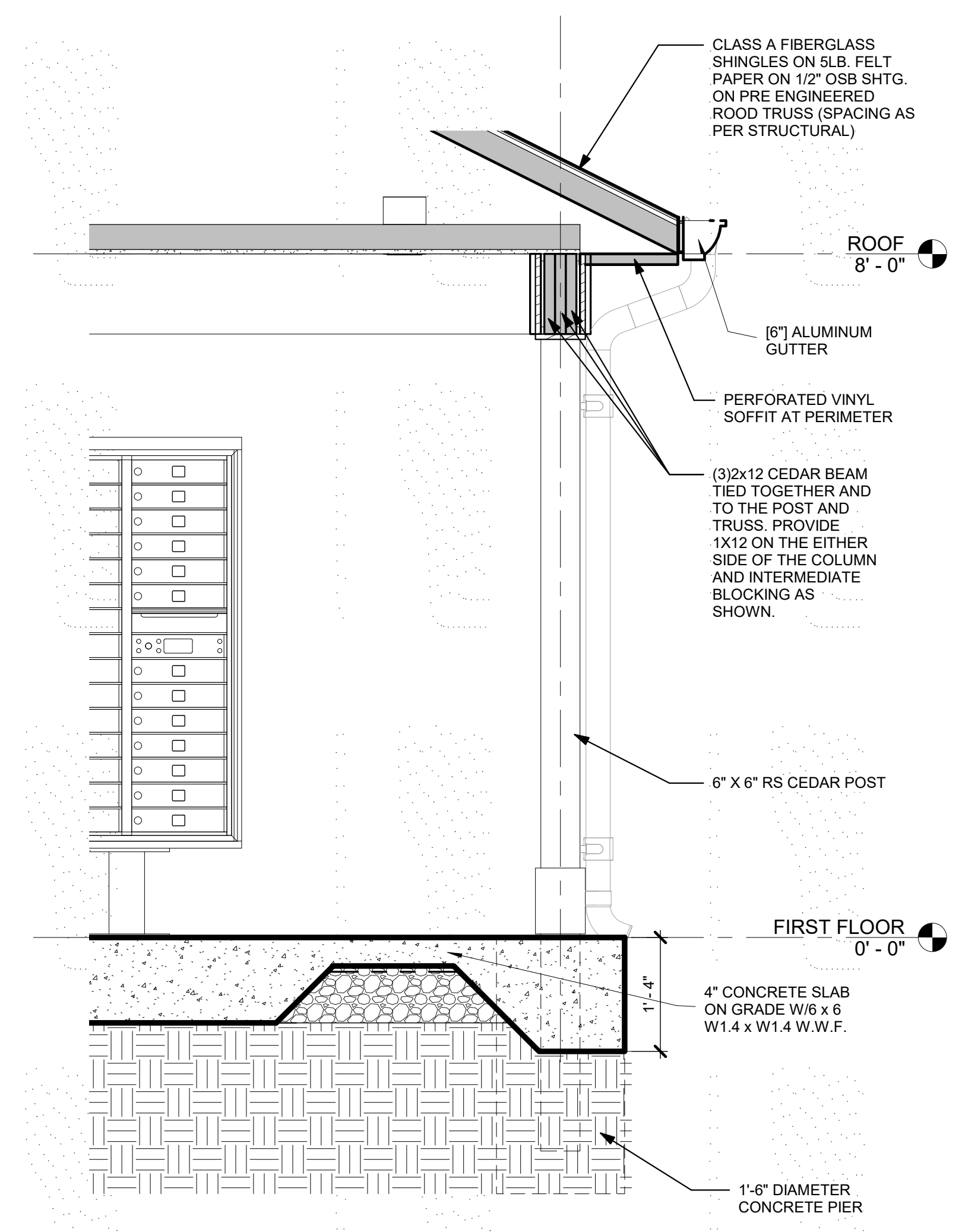
1 FIRST FLOOR PLAN  
ASP-2 SCALE: 1/4" = 1'-0"



6 REFLECTED CEILING PLAN  
ASP-2 SCALE: 1/4" = 1'-0"



5 ROOF PLAN  
ASP-2 SCALE: 1/4" = 1'-0"



7 ENLARGED DETAIL  
ASP-2 SCALE: 3/4" = 1'-0"



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SEAL

PROJECT TITLE

THE DEPOT ON OLD SANTA FE  
9100 OLD SANTA FE ROAD  
KANSAS CITY, MO 64138

ISSUED FOR: DATE

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY  
PROJECT NO.

22-004

SHEET TITLE  
MAIL KIOSK DRAWINGS

SHEET NUMBER

ASP-2

**NOTE:**

- COORDINATE ENTRANCE SIDE OF DUMPSTER ENCLOSURE WITH ARCHITECTURAL AND CIVIL SITE PLAN(S).
- COORDINATE GATE DETAILS AND FIXED FENCING WITH ARCHITECTURAL AND CIVIL SITE PLAN(S).

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 SEAL

**PROJECT TITLE**

**THE DEPOT ON OLD SANTA FE**  
 9100 OLD SANTA FE ROAD  
 KANSAS CITY, MO 64138

ISSUED FOR: DATE

**REVISIONS**

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY  
 PROJECT NO.

**22-004**

SHEET TITLE

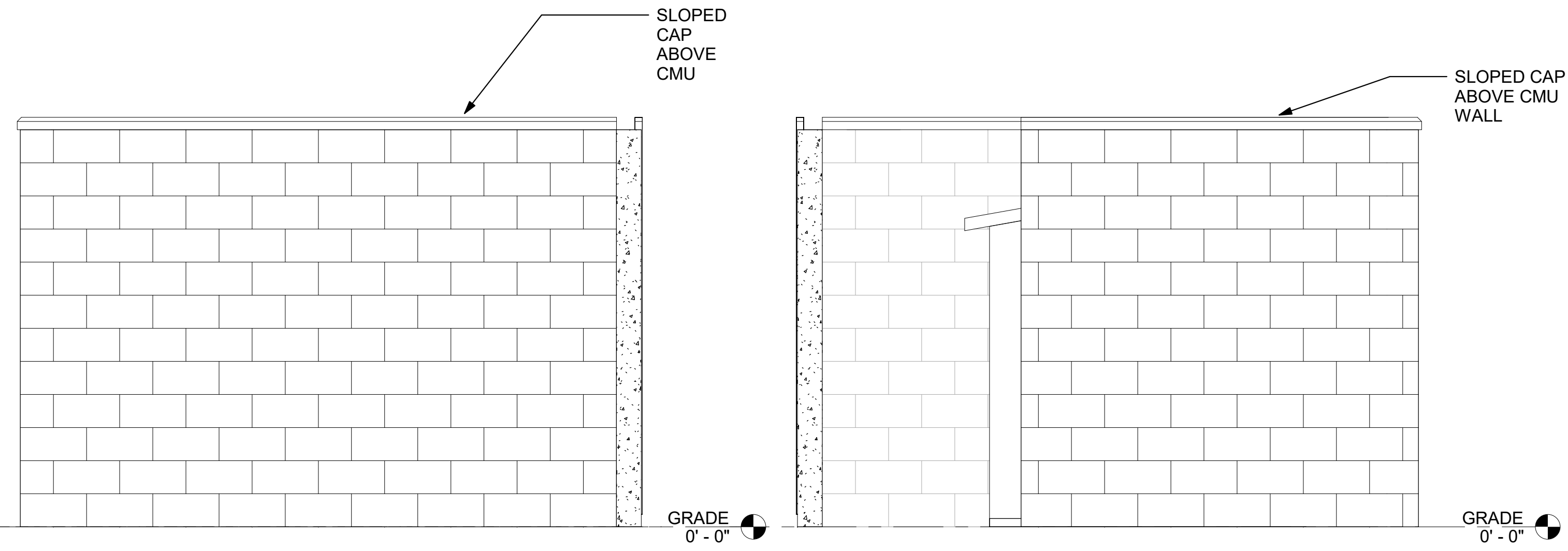
DUMPSTER ENCLOSURE - CMU

SHEET NUMBER

**ASP 3**

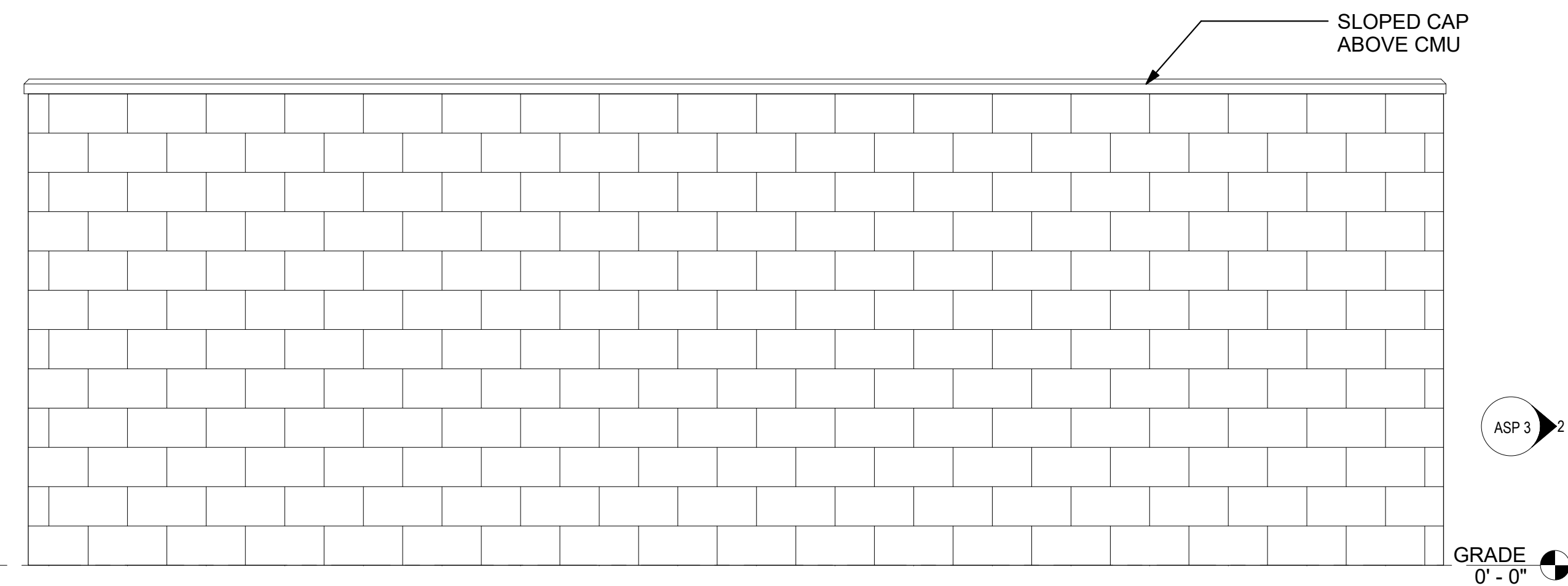
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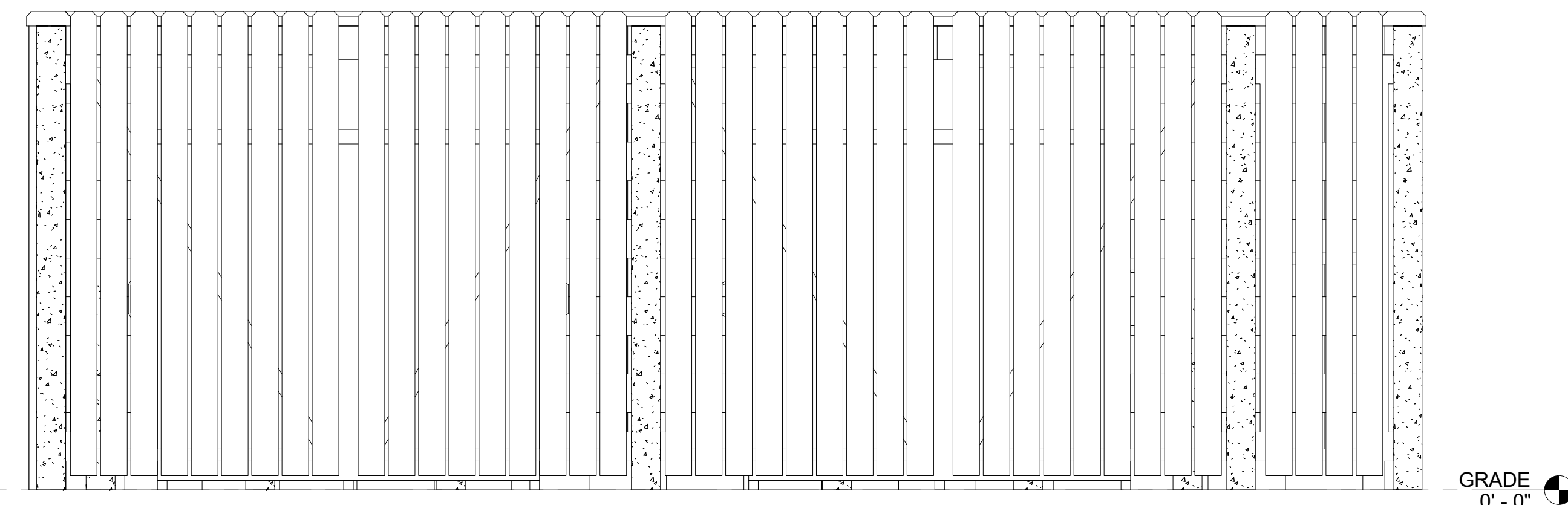


5 DUMPSTER ENCLOSURE SIDE ELEVATION  
 ASP 3 SCALE: 1/2" = 1'-0"

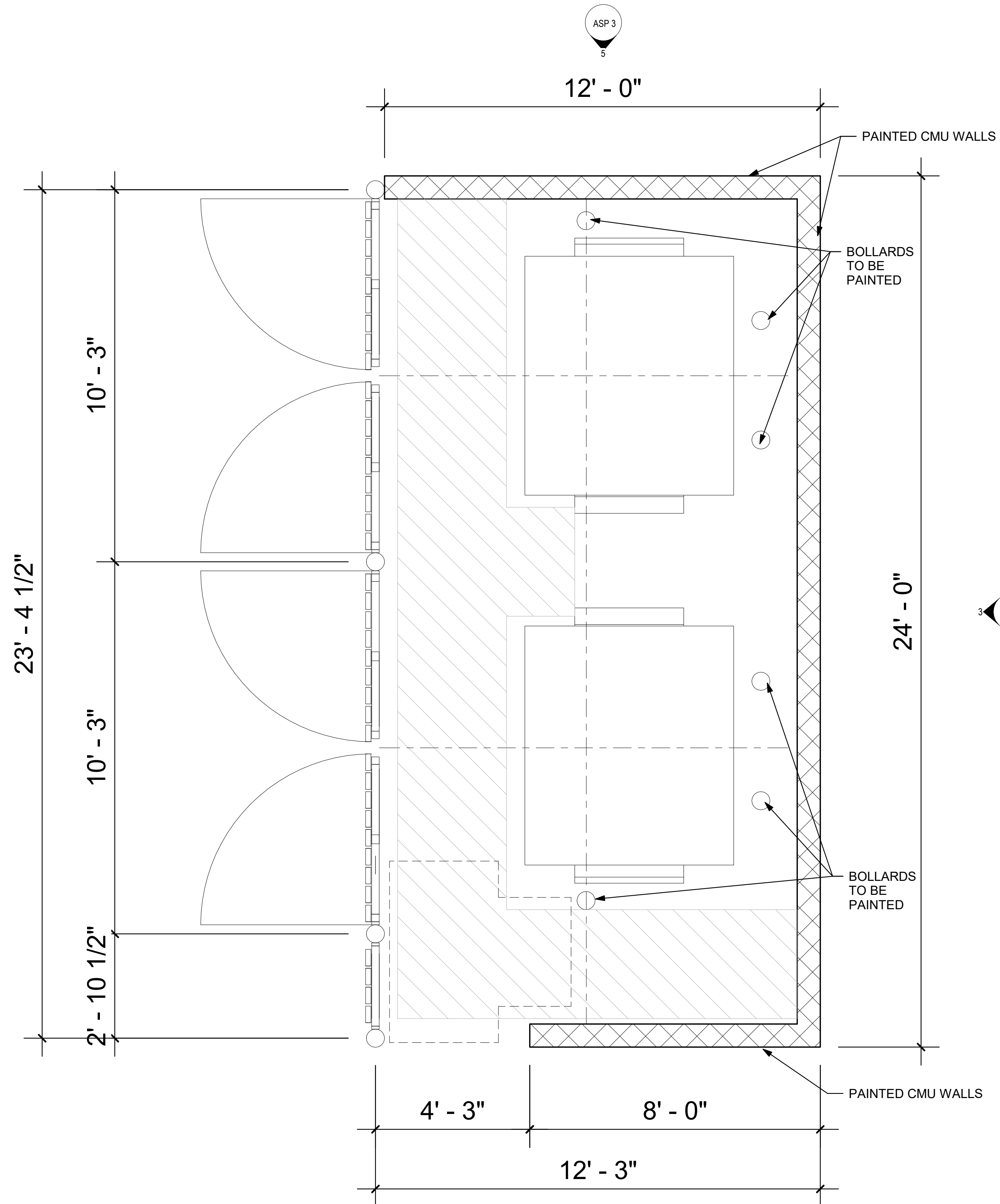
4 DUMPSTER ENCLOSURE SIDE ELEVATION - ENTRANCE  
 ASP 3 SCALE: 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE REAR ELEVATION  
 ASP 3 SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION  
 ASP 3 SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE FLOOR PLAN  
 ASP 3 SCALE: 1/2" = 1'-0"

4 ASP 3



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 SEAL

PROJECT TITLE

**THE DEPOT ON OLD SANTA FE**  
 9100 OLD SANTA FE ROAD  
 KANSAS CITY, MO 64138

ISSUED FOR: DATE


REVISIONS

MARK	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY  
 PROJECT NO.

**22-004**

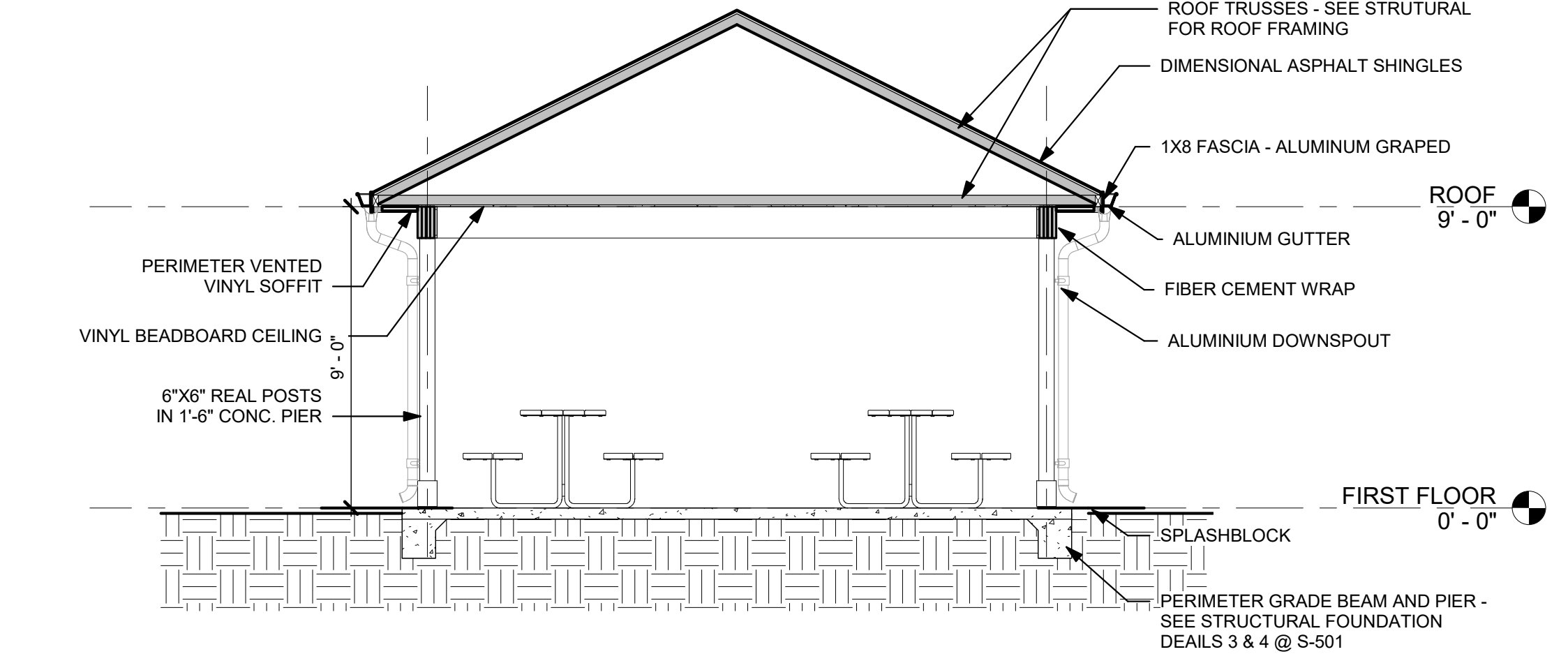
SHEET TITLE  
**ENTERTAINMENT PAVILION PLAN AND DETAILS**

SHEET NUMBER

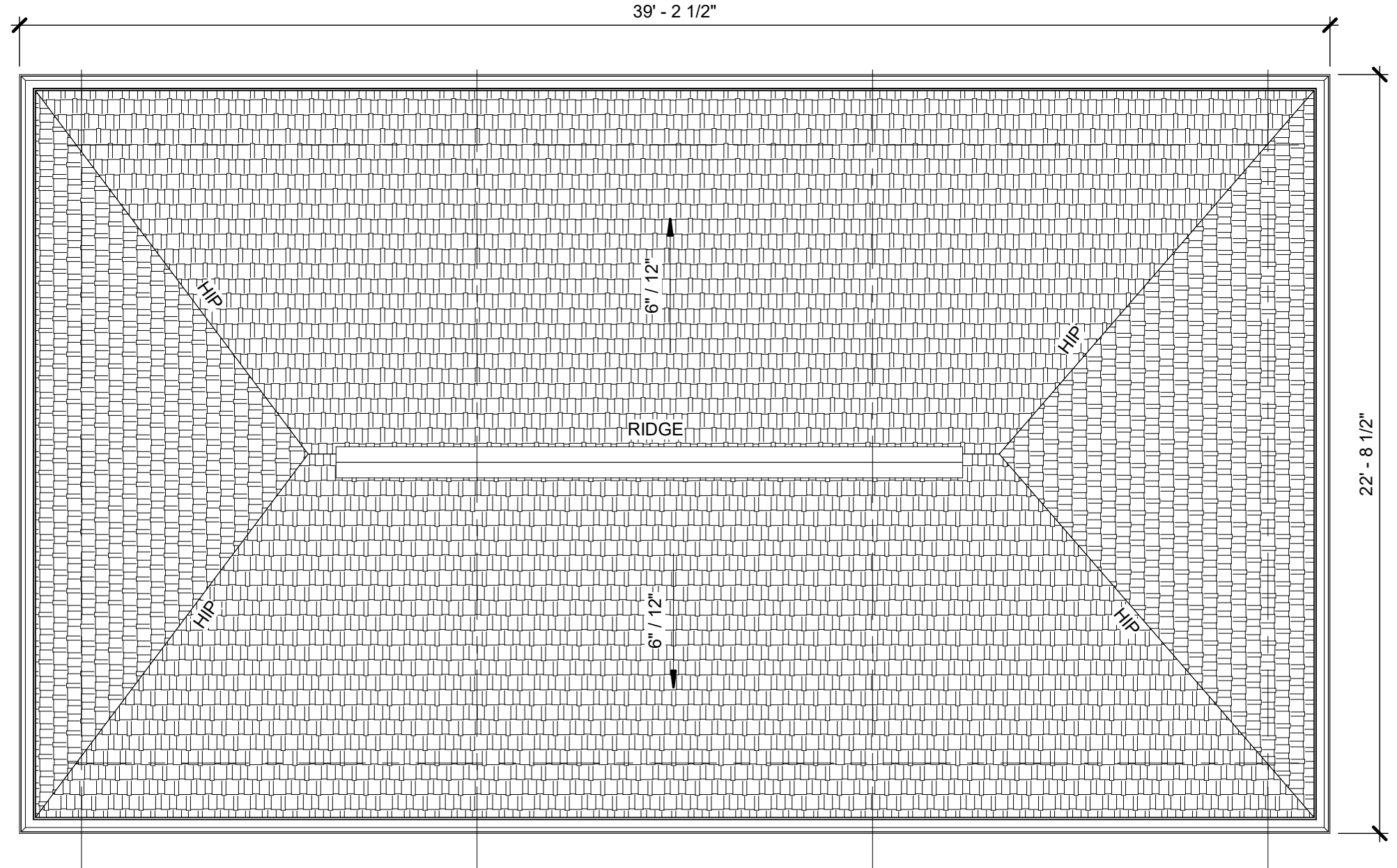
**ASP 5**

T:\HQP Architectural\HQP Projects\2022\22-003 Kansas City MO - NWC of E. 93rd & Old Santa Fe\3. CAD\ENTERTAINMENT PAVILION.rvt

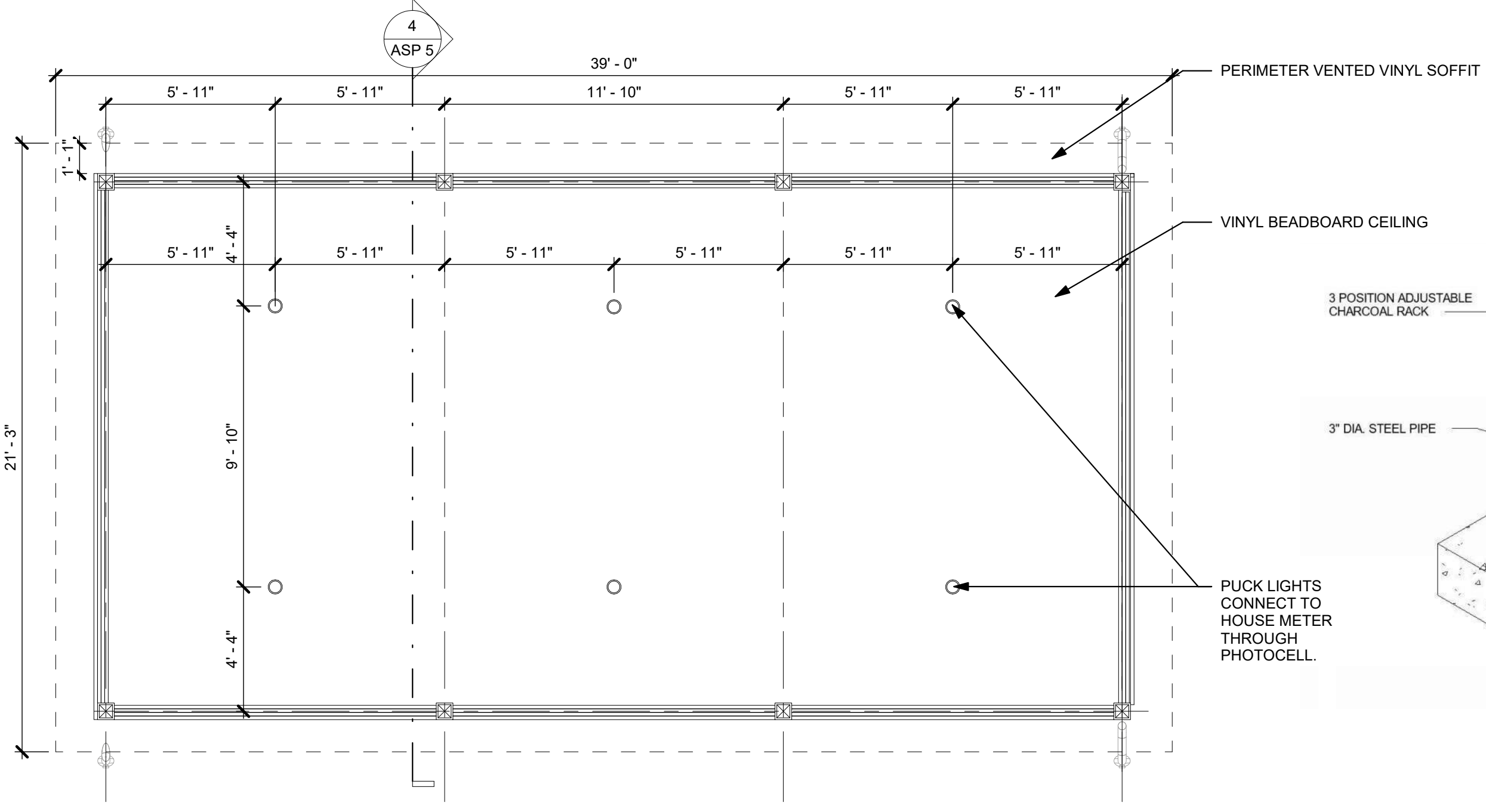
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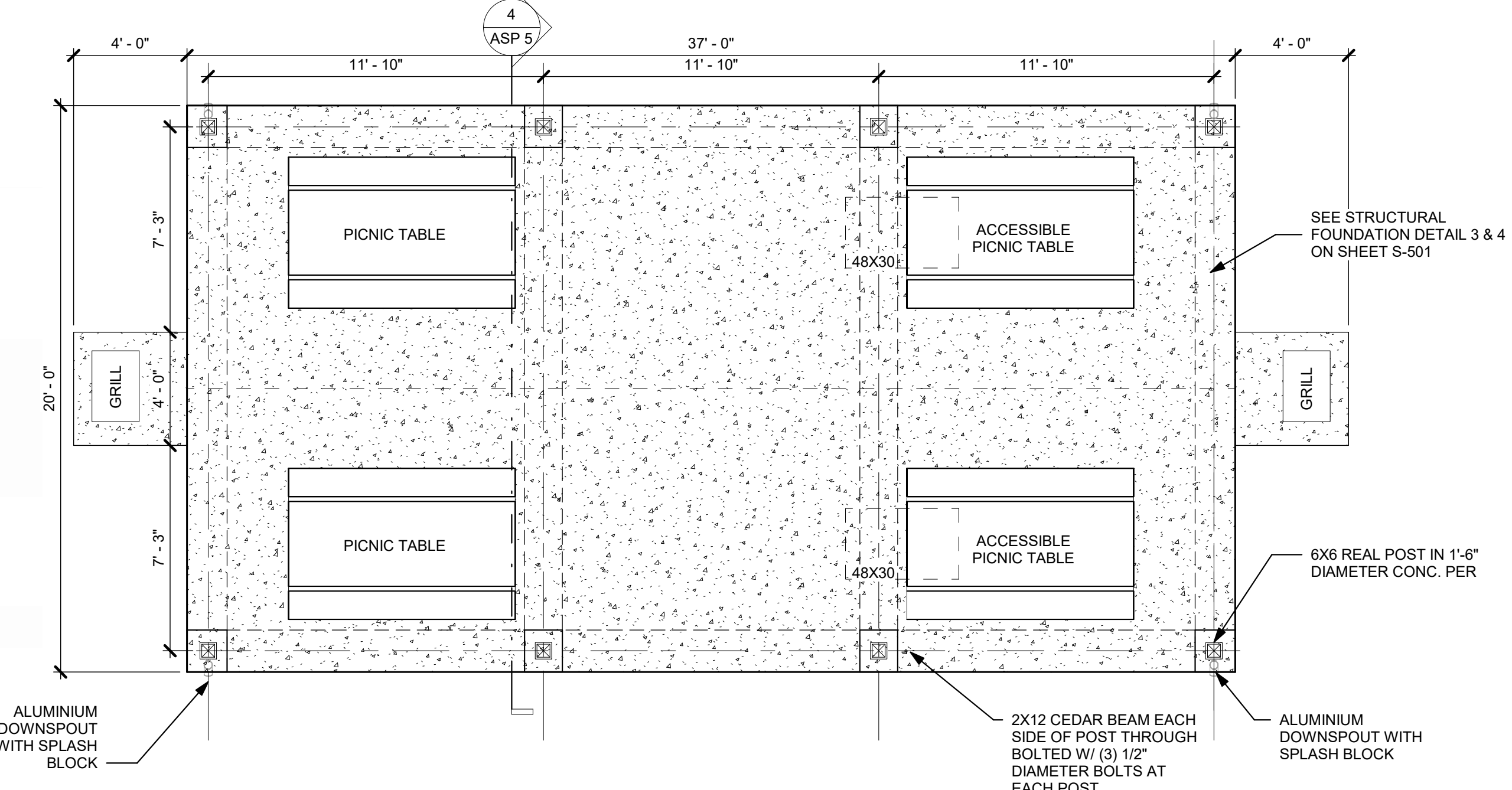
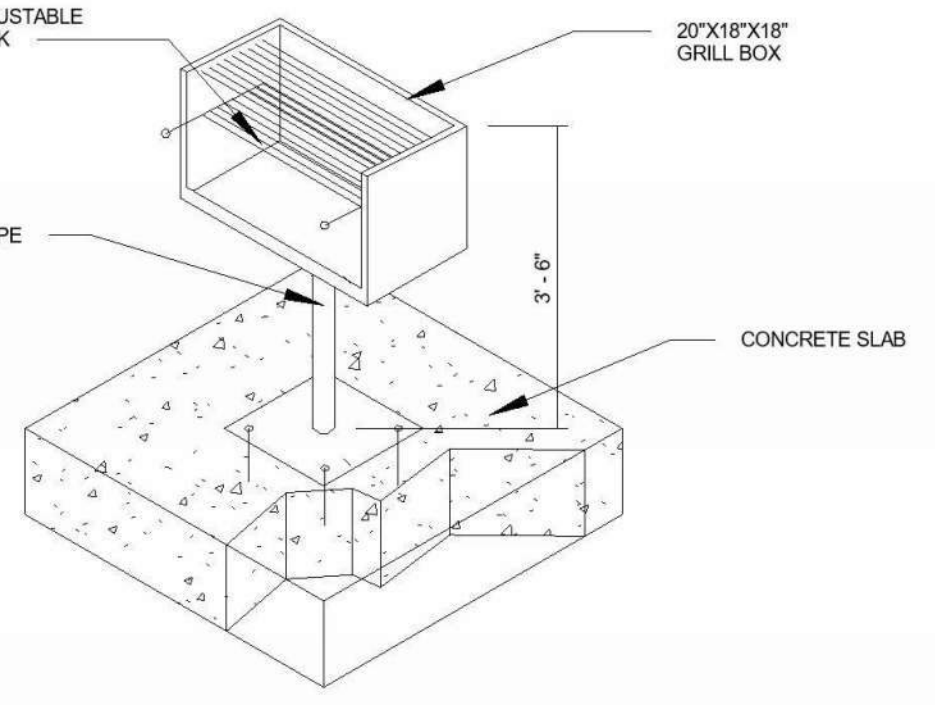
**4 SECTION**  
 ASP 5 SCALE: 1/4" = 1'-0"



**2 ROOF PLAN**  
 ASP 5 SCALE: 1/4" = 1'-0"



**3 REFLECTED CEILING PLAN**  
 ASP 5 SCALE: 1/4" = 1'-0"



**1 ENTERTAINMENT AREA - FLOOR PLAN**  
 ASP 5 SCALE: 1/4" = 1'-0"

# Public Meeting Notice

Please join Kittle Property Group  
for a meeting about The Depot on Old Santa Fe Rezone  
case number CD-CPC-2022-00161

proposed for the following address: 9100 Old Santa Fe  
Kansas City, MO

**Meeting Date:** Wednesday, September 14, 2022

**Meeting Time:** 6:00 PM

**Meeting Location:** KCMO Police Department South Community Room  
9701 Marion Park Drive

Project Description:  
Multi-family development with community building, pool, garages, playground, green space and more

If you have any questions, please contact:

Name: Brenda Haddad

Phone: 417-529-8929

Email: bhaddad@kittleproperties.com

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



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

Sincerely,

## Meeting Sign-In Sheet

**Project Name and Address**

The Depot on Old Santa Fe

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93rd & Old Santa Fe, Kansas City

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Name	Address	Phone	Email
Mike Graf	807 W 87th Street	816-361-0174	mike.111413@gmail.com
Judy Graf	11	11	11
David HARVED	9003 Old Santa Fe Rd.	816-504-9651	David HARVED 123@G
Mr & Mrs Jim VanZoy	123 E Ruby Ave Indap Mo 64050	816-252-1828	
TERESA EDENS	44256 107 TERR	KCMO 64157	teresaedens@hotmail.com