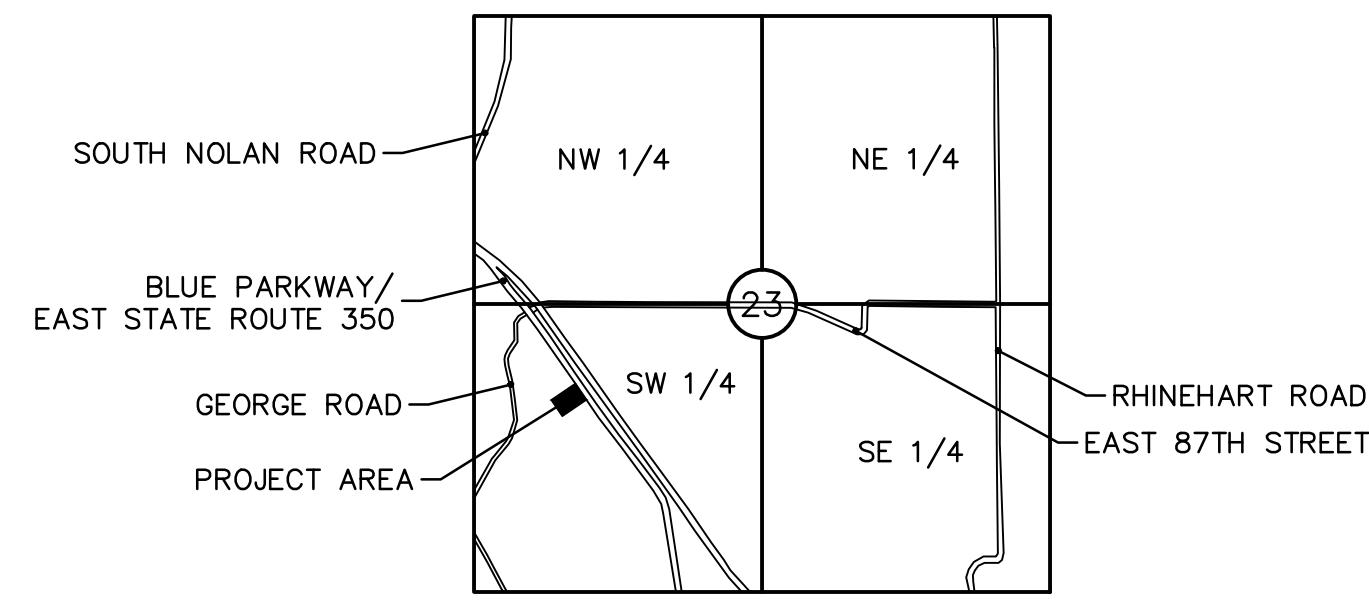


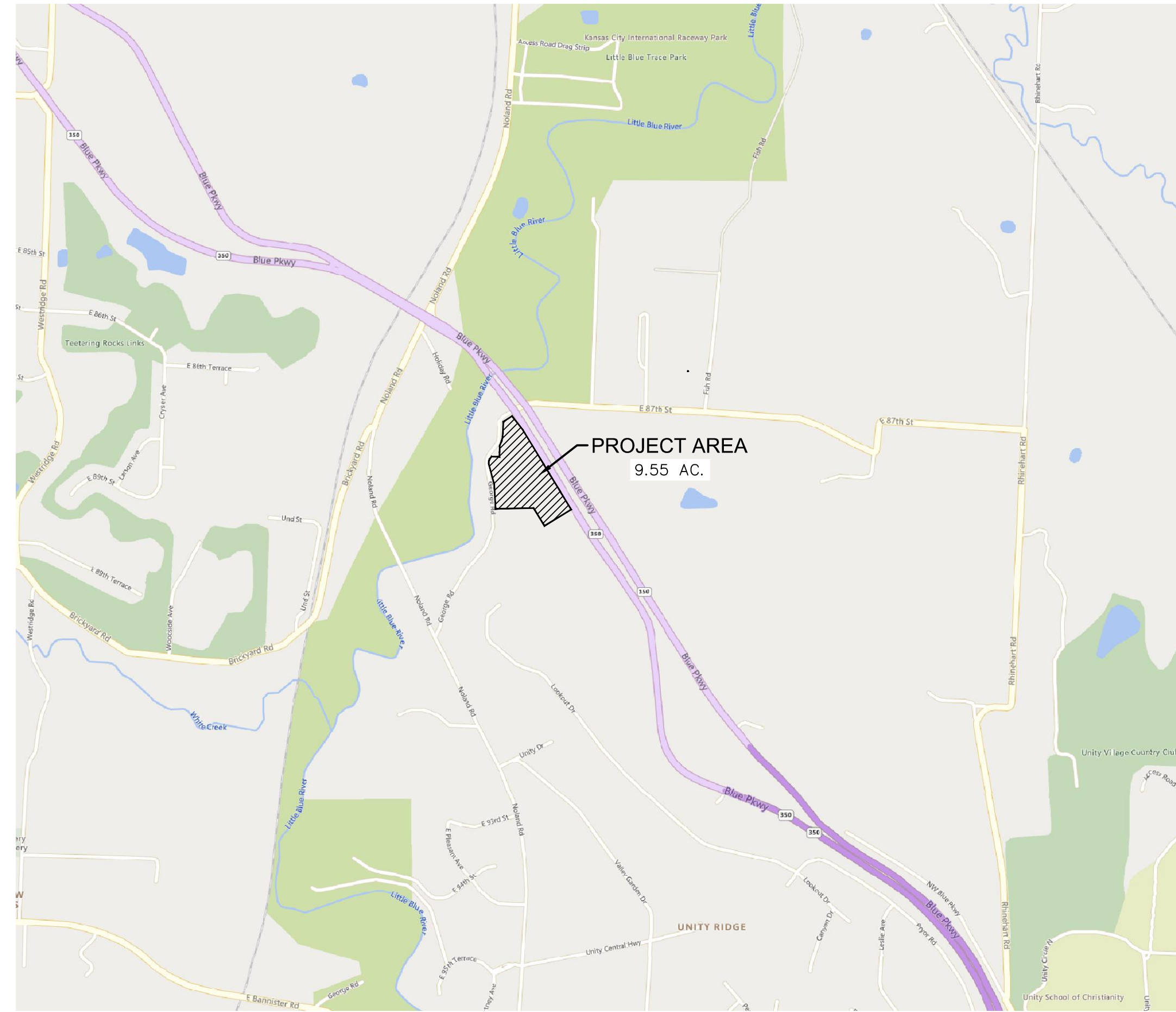
ALL AMERICAN CONTRACTING BLUE PARKWAY & EAST STATE ROUTE 350 MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 23, TOWNSHIP T48N, RANGE R32W
IN KANSAS CITY, JACKSON COUNTY, MO



VICINITY MAP
S23, T48N, R32W
SCALE 1"=2000'

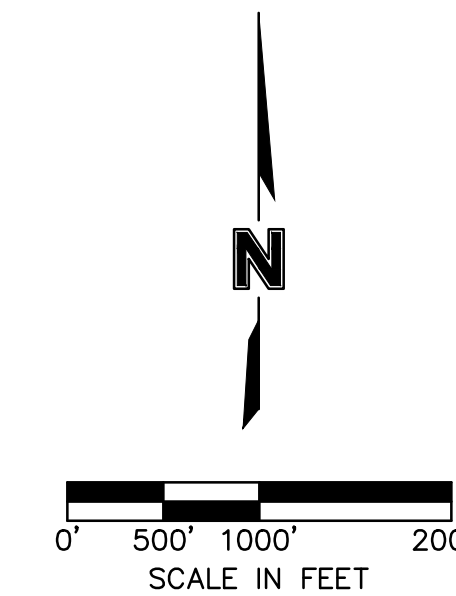
PROJECT TEAM & UTILITY CONTACT LIST	
OWNER ALL AMERICAN CONTRACTING CONTACT: MIKE CURRAN, PRESIDENT PHONE: 816.215.7747 EMAIL: MIKE@AACNKC.COM	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORK PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
ENGINEER OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.442.6030 EMAIL: JHODSON@OLSSON.COM	
SURVEYOR OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.442.6059 EMAIL: JROUDEBUSH@OLSSON.COM	
ARCHITECT SULLIVAN PALMER ARCHITECTS 8621 JOHNSON DR. MERRIAM KS, 66202 PHONE: 913.88.8540	



PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 23 Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudubush, P.L.S. 2002014092 as follows: Commencing at the West Quarter corner of said Section 32; thence South 02°17'01" West on the West line of said Section 32, a distance of 139.13 feet; thence leaving said West line South 87°43'15" East, 551.43 feet to a point on the existing Southwesterly right-of-way line of Highway 350 as now established also being the Point of Beginning of the tract of land to be herein described; thence South 38°01'35" East on said existing Southwesterly right-of-way line, 170.49 feet; thence South 31°12'37" East on said existing Southwesterly right-of-way line, 891.67 feet to a point on the Northerly line of Lot 1, O'SULLIVAN BUSINESS PARK, a subdivision of land in said Jackson County recorded as Instrument Number 2003i0108702 in Book 78 at Page 30 in the Jackson County Recorder of Deeds Office; thence leaving said existing Southwesterly right-of-way line South 58°47'23" West on said Northerly line, 300.00 feet; thence leaving said Northerly line North 31°12'37" West a distance of 200.00 feet; thence South 88°45'47" West, 365.70 feet to a point on the existing Easterly right-of-way line of George Road as now established; thence North 02°54'37" West on said Easterly line for the following three calls, 229.08 feet; thence North 14°29'10" West, 200.95 feet; thence Northerly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 55°29'53" and an arc distance of 72.65 feet; thence North 41°00'43" East, 12.93 feet; thence leaving said existing Easterly right-of-way line South 87°44'37" East, 74.55 feet; thence North 02°17'01" East, 109.63 feet to a point on said existing Easterly right-of-way line; thence Northerly on said existing Easterly right-of-way line along a curve to the left having an initial tangent bearing of North 25°50'24" East with a radius of 300.00 feet, a central angle of 23°33'23" and an arc distance of 123.34 feet; thence North 02°17'01" East on said existing Easterly right-of-way line, 109.70 feet; thence North 57°26'22" East, 98.67 feet to the Point of Beginning. Containing 415,829 square feet or 9.55 acres, more or less.

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C201	SITE PLAN & PRELIM PLAT
C301	GRADING & UTILITY PLAN
C401	NOTES
L101	LANDSCAPE PLAN
E101	SITE LIGHTING PHOTOMETRICS PLAN
A100	BUILDING ELEVATIONS



- NOT FOR CONSTRUCTION
- REVIEWED FOR CONSTRUCTION

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 USER: jhodson

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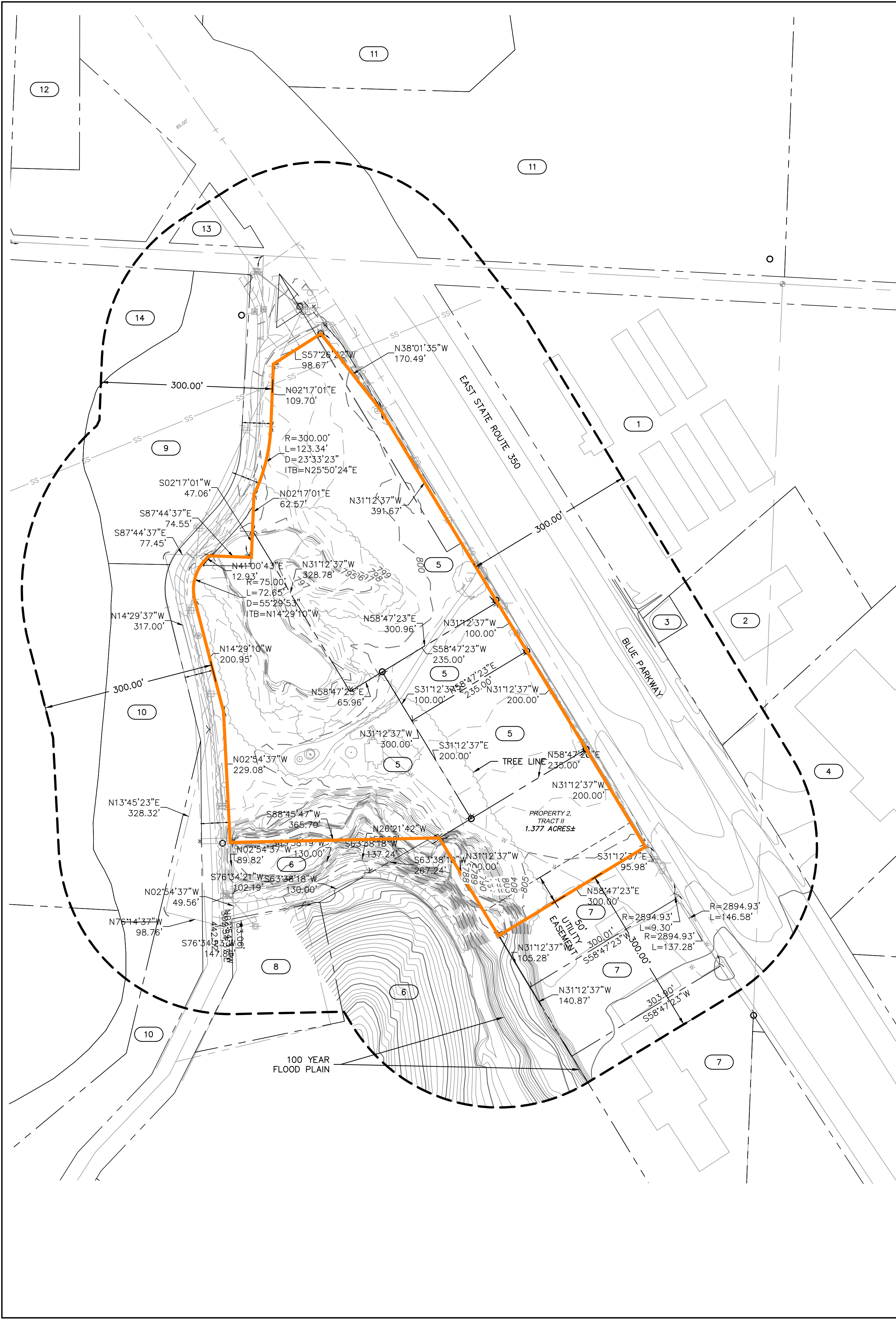
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	04/04/23	PER CITY COMMENTS	
2	05/22/23	PER CITY COMMENTS	

TITLE SHEET
MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
ALL AMERICAN CONTRACTING
BLUE PARKWAY & EAST STATE ROUTE 350
KANSAS CITY, MO

drawn by: JH
checked by: MD
approved by: ENG
QA/QC by: NH
project no.: 022-01533
drawing no.: C_TTL01_02201533
date: 02/19/23

SHEET
C100

DWG: F:\2022\01501-02000\022-01533\40-design\AutoCAD\preliminary\plans\Sheets\CNCV\C_EXC01_02201533.dwg
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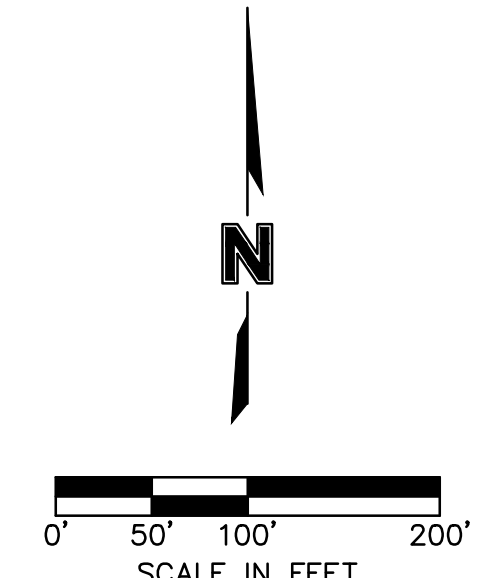
PROPERTY OWNERS WITHIN 300'	
1	PEGASUS GROUP 1148 ALPINE ROAD WALNUT CREEK, CA 94596
2	GRAND PROPERTY ENTERPRISES LLC 12521 EAST US 40 HIGHWAY SITE A INDEPENDENCE, MO 64055
3	CJF FAMILY LLC PO BOX 1962 INDEPENDENCE, MO 64055
4	CONSTRUCTION ANCHORS INC 13900 BLUE PARKWAY KANSAS CITY, MO 64138
5	K&M PROPERTY MANAGEMENT LLC 13601 E BANNISTER ROAD KANSAS CITY, MO 64139
6	BREWSTER, BRINKS & LARIA 8819 NOLAND RD, KANSAS CITY, MO 64138
7	O'SULLIVAN BUSINESS PARK LC 30 BREEANA BAY LAKE OZARK, MO 65049
8	TIDWELL DAVID 8851 GEORGE ROAD KANSAS CITY, MO 64139

9	Jackson County Missouri Lake Jacomo 22807 Woods Chapel Rd Blue Springs, MO 64015
10	Jackson County Missouri Rt 2 P O Box 408 Blue Springs, MO 64015
11	Jackson County Missouri 415 E 12th Kansas City, MO 64106
12	Eakins Terry W & Anita L 19200 Walmer Stilwell, KS 66085
13	Jackson County Missouri 415 E 12th St Kansas City, MO 64106
14	Jackson County Missouri 22807 Woods Chapel Rd Blue Springs, MO 64015

LEGEND

	PROJECT PROPERTY BOUNDARY
	300' BOUNDARY BUFFER
	PROPERTY LOT LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS

EXISTING ZONING: R-80
 PROPOSED ZONING: MPD



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REVISIONS

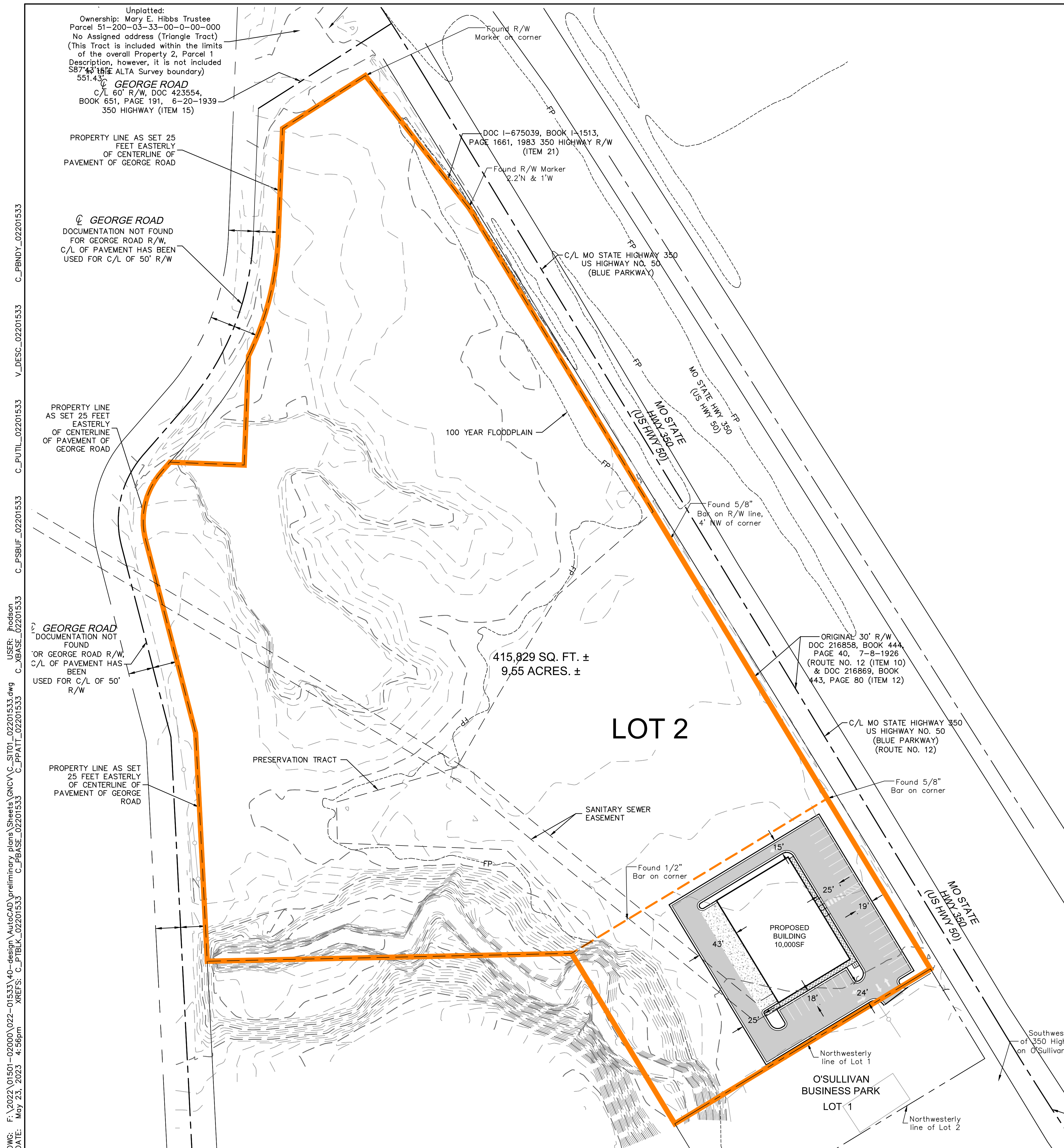
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1	04/04/23	PER CITY COMMENTS	
2	05/22/23	PER CITY COMMENTS	

EXISTING CONDITIONS
 MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
 ALL AMERICAN CONTRACTING
 BLUE PARKWAY & EAST STATE ROUTE 350
 KANSAS CITY, MO

2022

drawn by: _____ JH
 checked by: _____ MD
 approved by: _____ ENG
 QA/QC by: _____ NH
 project no.: 022-01533
 drawing no.: C_EXC01_02201533
 date: 02/19/23

SHEET
C101



LEGEND

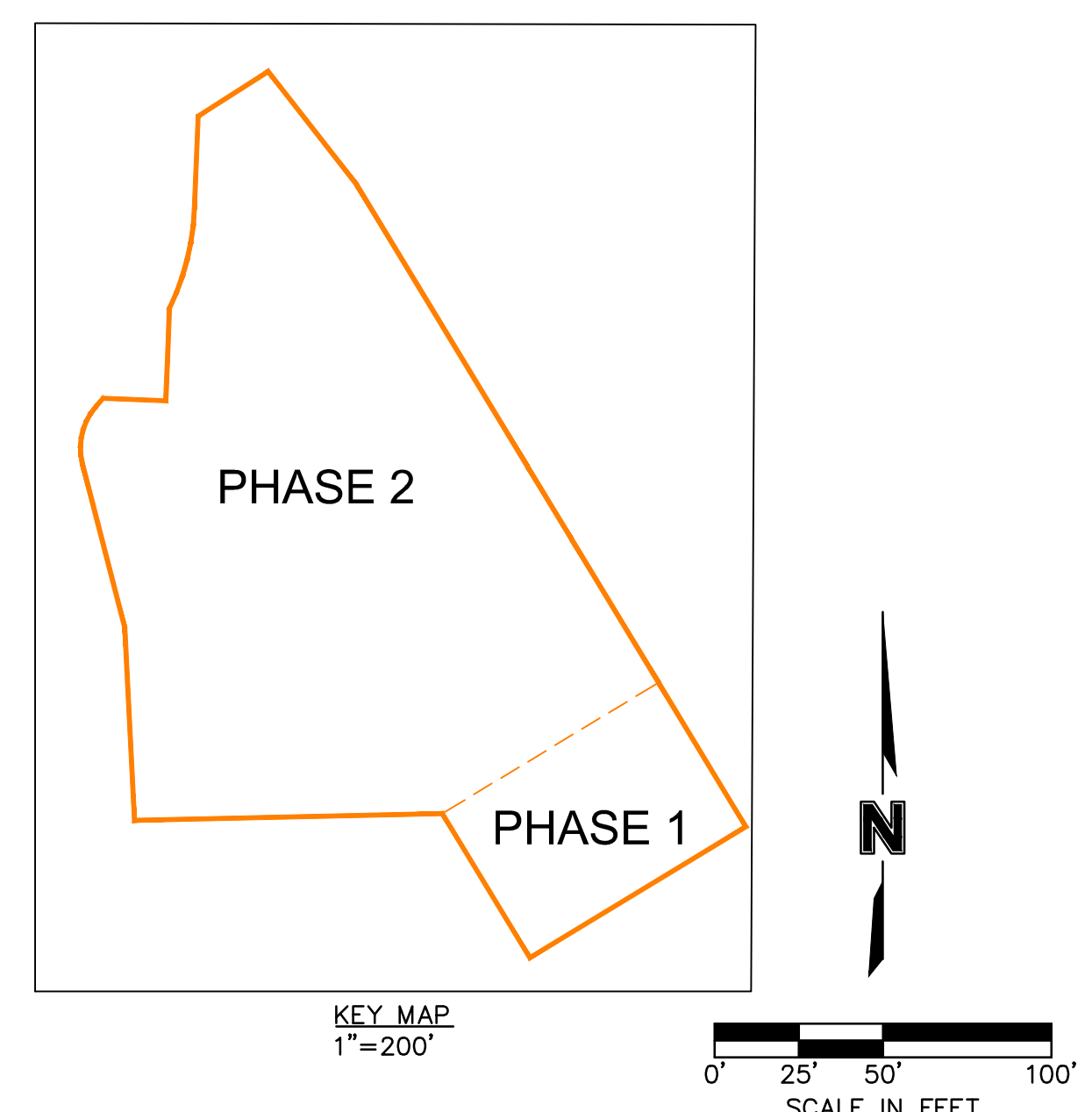
- PROPERTY BOUNDARY
- PHASE BOUNDARIES
- LOT BOUNDARIES
- RIGHT-OF-WAY CENTERLINE

NOTE:

- PRESERVATION TRACT SHALL BE RECORDED AT THE TIME OF FINAL PLAT FOR LOT 2.

SITE DATA	EXISTING	PROPOSED PHASE 1	PROPOSED PHASE 2
Zoning(s)	R-80	MPD	MPD
Gross Land Area			
in square feet	415,610.67	59,784.67	356,320.80
in acres	9.55	1.37	8.18
Right-of-way Dedication			
in square feet	N/A	N/A	N/A
in acres	N/A	N/A	N/A
NON-BUILDABLE AREA			
in square feet	N/A	N/A	62,290.80
in acres	N/A	N/A	1.43
Net Land Area			
in square feet	N/A	59,784.67	294,030.00
in acres	N/A	1.37	6.75
Building Area (sq. ft.)	N/A	10,000.00	50% = 147,015
Floor Area Ratio	N/A	0.17	2 MAX
Use Info	RESIDENTIAL	BUSINESS	MIXED

BUILDING DATA	REQUIRED	PROPOSED
REAR SETBACK	10'	10'
FRONT SETBACK	NONE	NONE
SIDE SETBACK	NONE	NONE
SIDE SETBACK (ABUTTING STREET)	10'	10'



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SITE PLAN & PRELIMINARY PLAT
 MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
 ALL AMERICAN CONTRACTING
 BLUE PARKWAY & EAST STATE ROUTE 350
 KANSAS CITY, MO

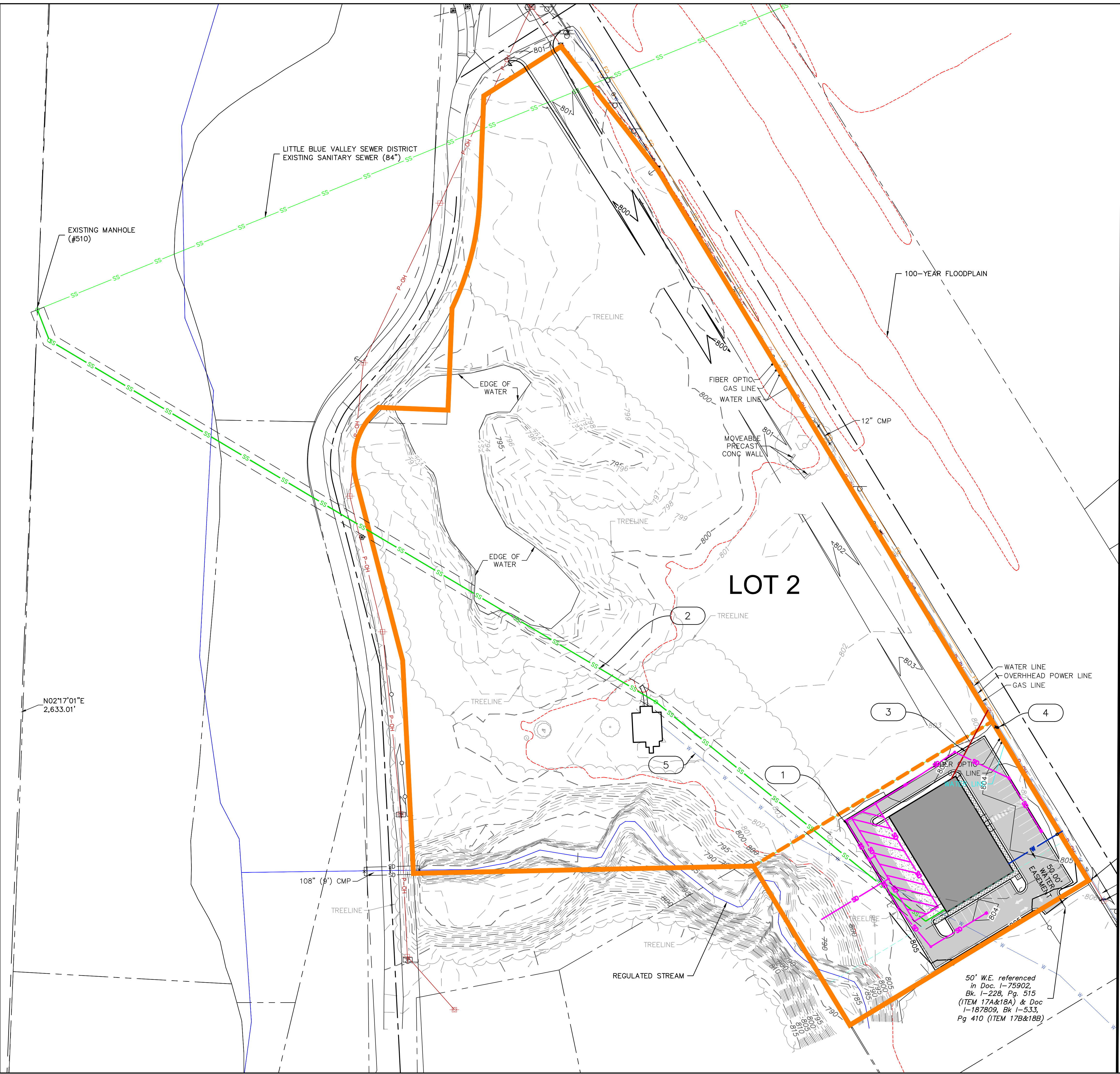
REVISIONS

drawn by: _____ JH
 checked by: _____ MD
 approved by: _____ ENG
 QA/QC by: _____ NH
 project no.: 022-01533
 drawing no.: C_SIT01_02201533
 date: 02/19/23

2022

SHEET
 C201

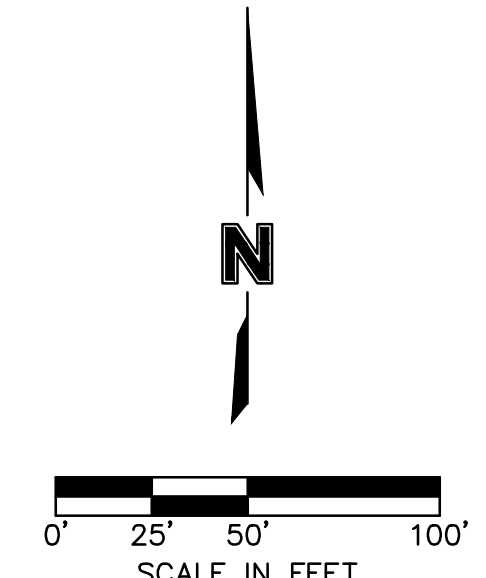
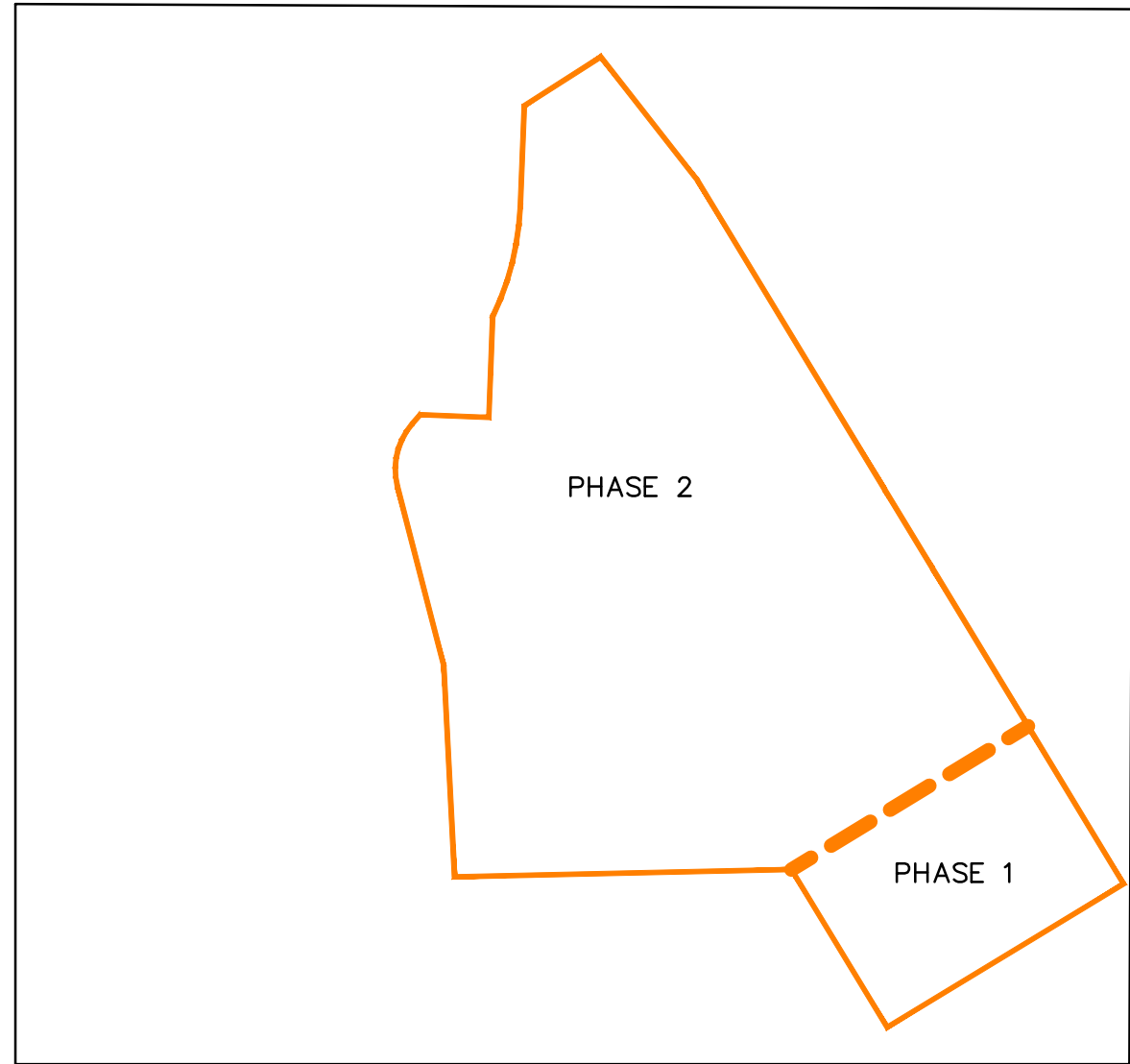
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 USER: pedesen C_XBASE_02201533



LEGEND

	PROPERTY BOUNDARY
	PHASE BOUNDARIES
	LOT BOUNDARIES
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED SANITARY SEWER (8" to 24")
	PROPOSED STORM SEWER
	PROPOSED WATER LINE (12" to 16")
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS

- KEYNOTES**
- 1 PROPOSED UNDERGROUND DETENTION AND BMP
 - 2 PROPOSED SEWER EXTENSION
 - 3 PROPOSED ELECTRICAL CONNECTION
 - 4 PROPOSED FIRE HYDRANT
 - 5 EXISTING WATER SERVICE LINE TO BE KILLED



50' W.E. referenced
 in Doc. I-75902,
 Bk. I-228, Pg. 515
 (ITEM 17A&18A) & Doc
 I-187809, Bk I-533,
 Pg 410 (ITEM 17B&18B)

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REV. NO.	DATE	REVISIONS DESCRIPTION
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2	05/22/23	PER CITY COMMENTS

BY	REVISIONS DESCRIPTION

<p>MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT</p> <p>ALL AMERICAN CONTRACTING</p> <p>BLUE PARKWAY & EAST STATE ROUTE 350</p>	<p>2022</p> <p>REVISIONS</p>
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<p>drawn by: JH</p> <p>checked by: MD</p> <p>approved by: ENG</p> <p>QA/QC by: NH</p> <p>project no.: 022-01533</p> <p>drawing no.: C_GRD01_02201533</p> <p>date: 02/19/23</p>	<p>2022</p>
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<p>GRADING & UTILITY PLAN</p> <p>MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT</p> <p>ALL AMERICAN CONTRACTING</p> <p>BLUE PARKWAY & EAST STATE ROUTE 350</p> <p>KANSAS CITY, MO</p>	<p>2022</p>
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<p>SHEET</p> <p>C301</p>	<p>2022</p>
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 USER: jhedres C_XBASE_02201533

GENERAL NOTES:

- EXISTING ZONING IS R-80. PROPOSED ZONING IS MPD.TOTAL LAND AREA: 9.55 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 0.0 AC.
- LAND AREA IN NON-BUILDABLE FLOODWAY: 1.43 AC
- NET LAND AREA: 8.12 AC.
- PROPOSED USES: SEE ALLOWED USES LIST ON THIS SHEET (C102).
- FINAL BUILDING HEIGHTS SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN.
- GROSS BUILDING AREA FOR PROJECT SHALL NOT EXCEED 157,015 SF
- GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 5.0.
- RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:
 PHASE 1 - 2023 - 2024
 PHASE 2 - 2024 - 2049
 ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR PHASE TWO ARE SUBJECT TO CHANGE AND ARE DEPENDENT UPON MARKET DEMAND.
- FINAL MPD PLANS SHALL REQUIRE APPROVAL OF THE CITY PLAN COMMISSION.
- PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- PROPOSED BUILDING SETBACKS: 20' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES. ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY. ZERO FEET (0') FROM INTERNAL LOT LINES.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
- SUSTAINABLE ELECTRIC GENERATION SHALL BE ALLOW IN ANY CONFIGURATION BELOW ONE HUNDRED FEET (100') ABOVE FINISHED GRADE. BUILDING MOUNTED SUSTAINABLE ELECTRIC GENERATION SHALL BE ALLOW IN ANY CONFIGURATION.
- LANDSCAPE PLANS SHALL BE APPROVED WITH EACH MPD FINAL PLAN. LANDSCAPING PLANT PALETTE SHALL CONSIST OF A MAJOR OF NATIVE PLANTS WITH THE INTENT OF CREATING A NATURALIZED VIEW FROM BLUE PARKWAY.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.
- THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES, SO IF ONE PHASE DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.

ALLOWED USES:

- PUBLIC/CIVIC**
- BICYCLE SHARING FACILITY
 - CLUB, LODGE, OR FRATERNAL ORGANIZATION
 - COLLEGE/UNIVERSITY
 - DAY CARE
 - HOSPITAL
 - PARK/RECREATION
 - RELIGIOUS ASSEMBLY
 - SAFETY SERVICE
 - SCHOOLS
 - UTILITIES AND SERVICES (INCLUDING BASIC, MINOR)
- COMMERCIAL**
- ANIMAL SERVICE
 - ARTIST WORK OR SALES SPACE
 - BUILDING MAINTENANCE SERVICE
 - BUSINESS EQUIPMENT SALES AND SERVICE
 - BUSINESS SUPPORT SERVICE (EXCEPT DAY LABOR EMPLOYMENT AGENCY)
 - COMMUNICATIONS SERVICE ESTABLISHMENTS
 - ENTERTAINMENT AND SPECTATOR SPORTS
 - FINANCIAL SERVICES (EXCEPT PAWN SHOP AND SHORT TERM LOAN ESTABLISHMENT)
 - FOOD AND BEVERAGE RETAIL SALES
 - MOBILE VENDOR PARK
 - OFFICE/MEDICAL
 - REPAIR OR LAUNDRY SURFACE, CONSUMER
 - OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
 - PARKING, ACCESSORY
 - PARKING, NON-ACCESSORY
 - PERSONAL IMPROVEMENT SERVICE
 - RESEARCH SERVICE
 - UNDERGROUND COMMERCIAL
 - RETAIL SALES**
 - OUTDOOR RETAIL SALES - CLASS A
 - OUTDOOR RETAIL SALES - CLASS B
 - SPORTS AND RECREATION, PARTICIPANT
- INDUSTRIAL**
- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE**
 - ARTISAN
 - LIMITED
 - WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT**
 - INDOOR
- AGRICULTURAL**
- AGRICULTURAL, ANIMAL**
 - AGRICULTURAL, CROP**
 - AGRICULTURAL, URBAN**
 - COMMUNITY GARDEN
 - COMMUNITY SUPPORTED AGRICULTURAL (CSA)
- ACCESSORY SERVICES**
- WIRELESS COMMUNICATION FACILITY
 - FREESTANDING
 - CO-LOCATED ANTENNA

PROHIBITED USES:

- RESIDENTIAL**
- HOUSEHOLD LIVING
 - SINGLE-FAMILY HOME
 - IN SINGLE-PURPOSE RESIDENTIAL BUILDING
 - IN MIXED-USE BUILDING
- PUBLIC/CIVIC**
- DETENTION AND CORRECTIONAL FACILITY
 - HALFWAY HOUSE
- COMMERCIAL**
- ADULT BUSINESS
 - ADULT MEDIA STORE
 - ADULT MOTION PICTURE THEATER
 - SEX SHOP
 - DAY LABOR EMPLOYMENT AGENCY
 - PAWN SHOP
 - SHORT-TERM LOAN ESTABLISHMENT
 - FUNERAL AND INTERMENT SERVICE**
 - CEMETERY/COLUMBARIUM/MAUSOLEUM
 - CREMATING
 - UNDERTAKING
 - REUSE OF OFFICIALLY DESIGNATED HISTORIC LANDMARK (LOCAL OR NATIONAL) IF PROPOSED USE IS NOT PERMITTED
 - VEHICLE SALES AND SERVICES**
 - MOTOR VEHICLE REPAIR, LIMITED
 - MOTOR VEHICLE REPAIR, GENERAL
 - VEHICLE STORAGE/TOWING
 - DRIVE-THROUGH FACILITY EATING AND DRINKING ESTABLISHMENTS
- INDUSTRIAL**
- JUNK/SALVAGE YARD
 - MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE**
 - INTENSIVE
 - WASTE RELATED USE**
 - COMPOSTING FACILITY
 - DEMOLITION DEBRIS LANDFILL
 - SOLID WASTE SEPARATION FACILITY
 - TRANSFER STATION
 - RECYCLING SERVICE**
 - LIMITED

CONTENT EXEMPTIONS REQUESTED:

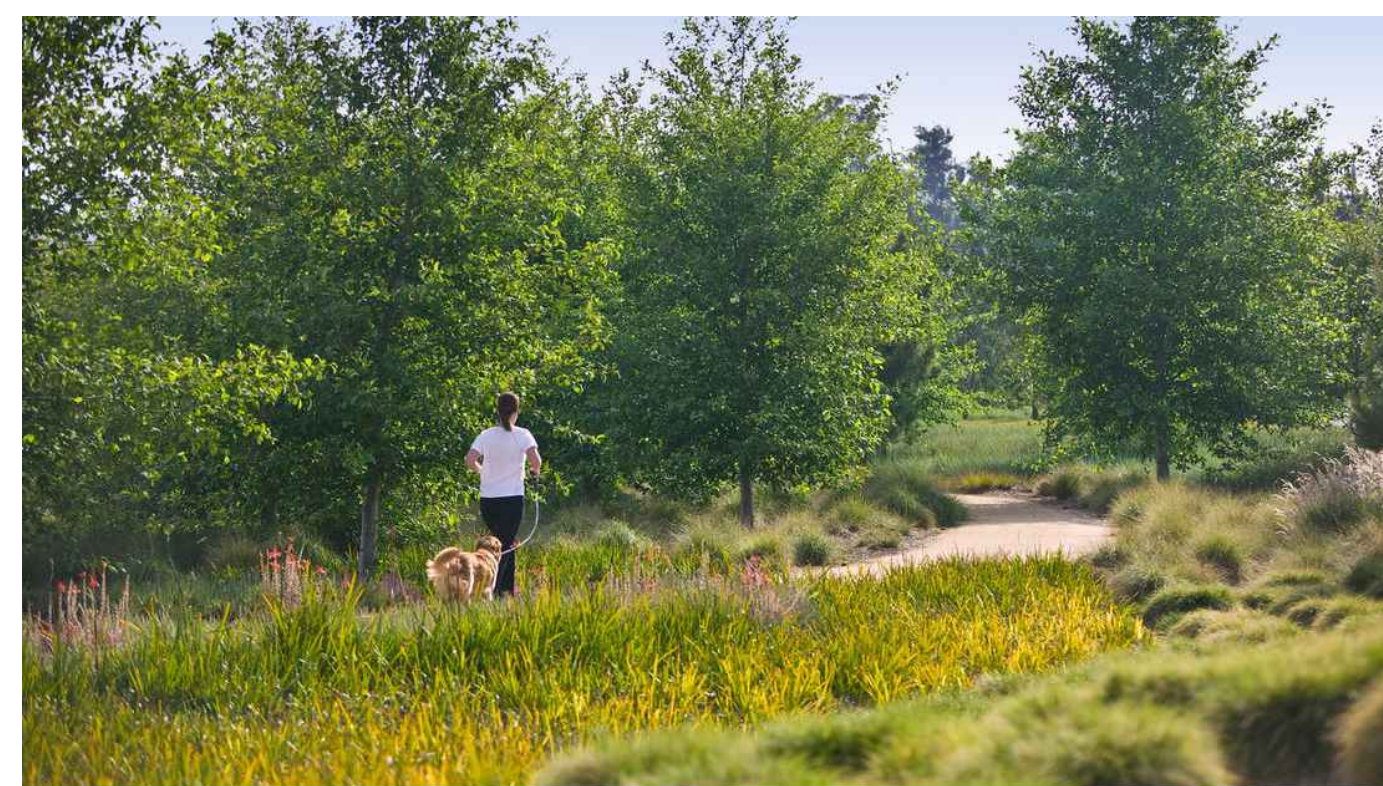
- THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED CONTENT CHECKLIST ARE BEING REQUESTED:
- LOCATION AND DIMENSIONS OF THE WIDTHS OF PROPOSED PRIVATE VEHICULAR ACCESS INTO THE PROPERTY.
 - LOCATION OF PROPOSED BUILDINGS AND STRUCTURES WITH DIMENSIONS OF SETBACK FROM PROPOSED STREET RIGHT-OF-WAY AND ADJACENT PROPERTY LINES, DIMENSIONS OF BUILDING WIDTH AND LENGTH, NUMBER OF FLOORS, GROSS FLOOR AREA PER FLOOR AND TOTAL BUILDING AREA (FOR EACH INDIVIDUAL BUILDING).
 - IDENTIFICATION OF PROPOSED USE WITH EACH BUILDING, BUILDING ENTRANCES AND EXITS, SERVICE ENTRANCES, SALES AREAS, AND OTHER PAVED AREAS.
 - LOCATION OF PROPOSED PARKING SPACES, AISLES, AND DRIVES WITH WRITTEN SETBACK DIMENSIONS FROM PROPOSED STREET RIGHTS-OF-WAY AND ADJACENT PROPERTY LINES; TYPICAL WIDTH AND LENGTH OF PARKING SPACES; NUMBER OF PARKING SPACES PER ROW, AND WIDTH OF PARKING AISLES.
 - LOCATION AND IDENTIFICATION OF BUILDINGS, STRUCTURES, ACCESS, AND PARKING AREAS IN THE SECOND PHASE.

PLAN SHEET EXEMPTIONS REQUESTED:

- THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:
- PHASE 2 LANDSCAPE PLAN (CONCEPT)
 - PHASE 2 BUILDING ELEVATIONS (CONCEPT)
 - PHASE 2 SITE LIGHTING PLAN (CONCEPT)

GENERAL DESIGN GUIDELINES:

- MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
- ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
- SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
- EACH LOT SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
- FENCING FOR SCREENING OR SECURITY PURPOSES SHALL MEET KCMO STANDARDS.



OUTDOOR RECREATION + SUSTAINABILITY



MIXED-USED RETAIL



PEDESTRIAN FRIENDLY + BUSINESS



AGRONOMY + OPEN SPACE



HORTICULTURE, AGRICULTURE + INDUSTRIAL

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET C501
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #14 ON THIS SHEET (C401)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SHALL BE APPROVE BY CITY COUNCIL
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.

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BY

REVISIONS DESCRIPTION

DATE

REV. NO.

1

2

PER CITY COMMENTS

PER CITY COMMENTS

PER CITY COMMENTS

NOTES AND DETAILS

MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

ALL AMERICAN CONTRACTING

BLUE PARKWAY & EAST STATE ROUTE 350

KANSAS CITY, MO

2022

REVISIONS

drawn by: _____ JH

checked by: _____ MD

approved by: _____ ENG

QA/QC by: _____ NH

project no.: 022-01533

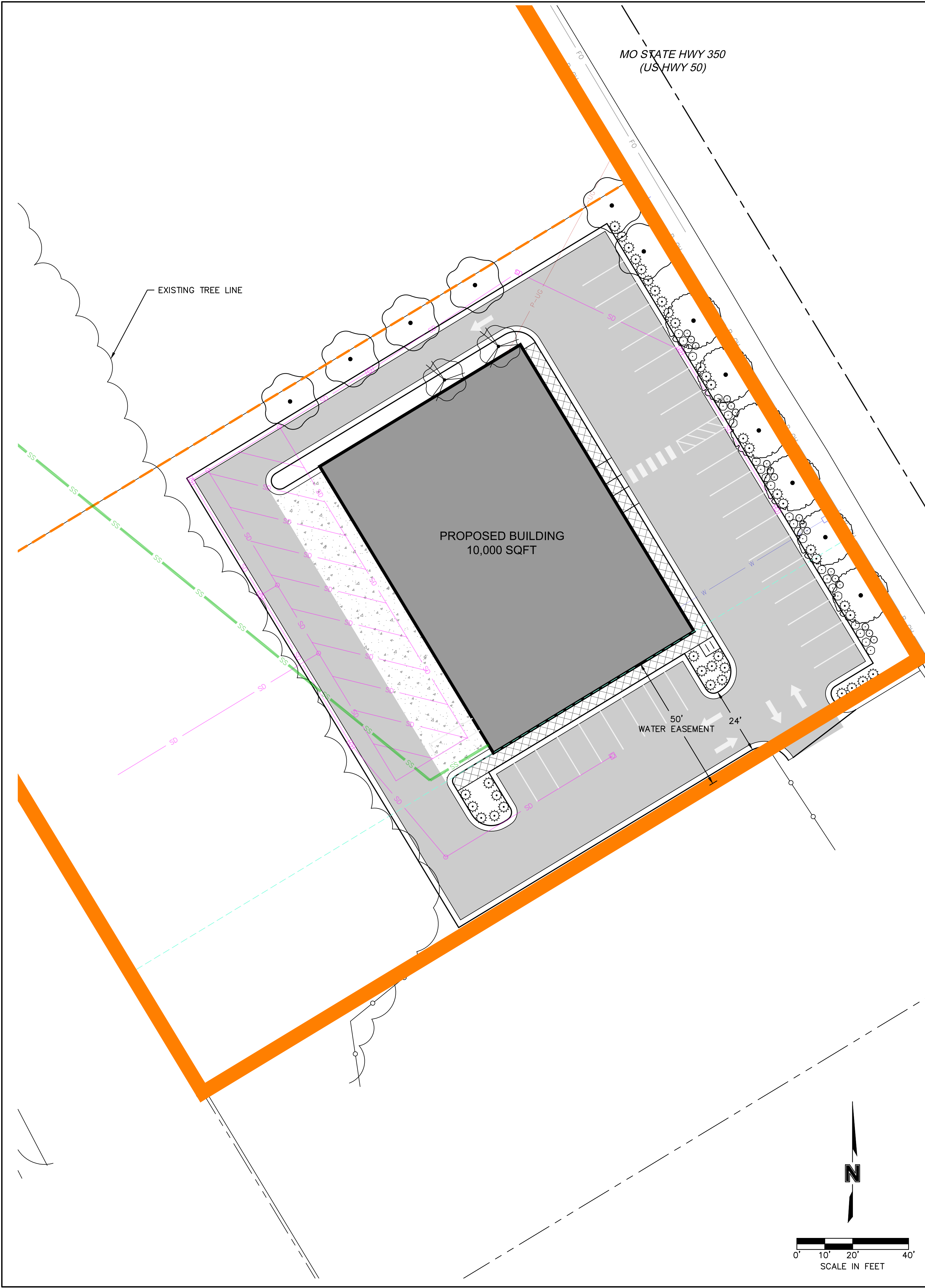
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date: 02/19/23

SHEET

C401

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LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	10,000	29	143	REQUIRED: 5	10' WIDE BUFFER	CONTINUOUS SCREEN	1,117	6	29	2
				PROVIDED: 5	15' WIDE BUFFER	CONTINUOUS SCREEN	1,117	6	30	3

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

NOTES: ALL MECHANICAL EQUIPMENT AND TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL, PER LANDSCAPING CODE SECTION 88-425-08, AND SHALL BE SUBMITTED ON PROJECT PLAN FOR DEVELOPMENT OF INDIVIDUAL LOTS.

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.

(2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.

(3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE

(3B) 1 TREE PER 5 PARKING SPACES

(3C) 1 SHRUB PER PARKING SPACE

(4) 1 TREE PER 5,000 SF OF BUILDING

(5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

PRELIMINARY PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	SIZE
	AA	6	ACER X FREEMANII 'JEFFERSRED'	2" CAL
	CC	2	CERCIS CANADENSIS	1.5" CAL
	GS	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE
	CK	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL
	JF	39	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
	TD	24	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL

- NOTES:
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
 - PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
 - COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 - AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURES PER MANUFACTURER'S SPECIFICATIONS.
 - QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 - LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
 - INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15-OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
 - IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 - BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
 - LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	04/04/23	PER CITY COMMENTS	
2	05/22/23	PER CITY COMMENTS	

LANDSCAPE PLAN & PRELIMINARY PLAT

MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

ALL AMERICAN CONTRACTING

BLUE PARKWAY & EAST STATE ROUTE 350

KANSAS CITY, MO

2022

drawn by: _____ JH

checked by: _____ MD

approved by: _____ ENG

QA/QC by: _____ NH

project no.: 022-01533

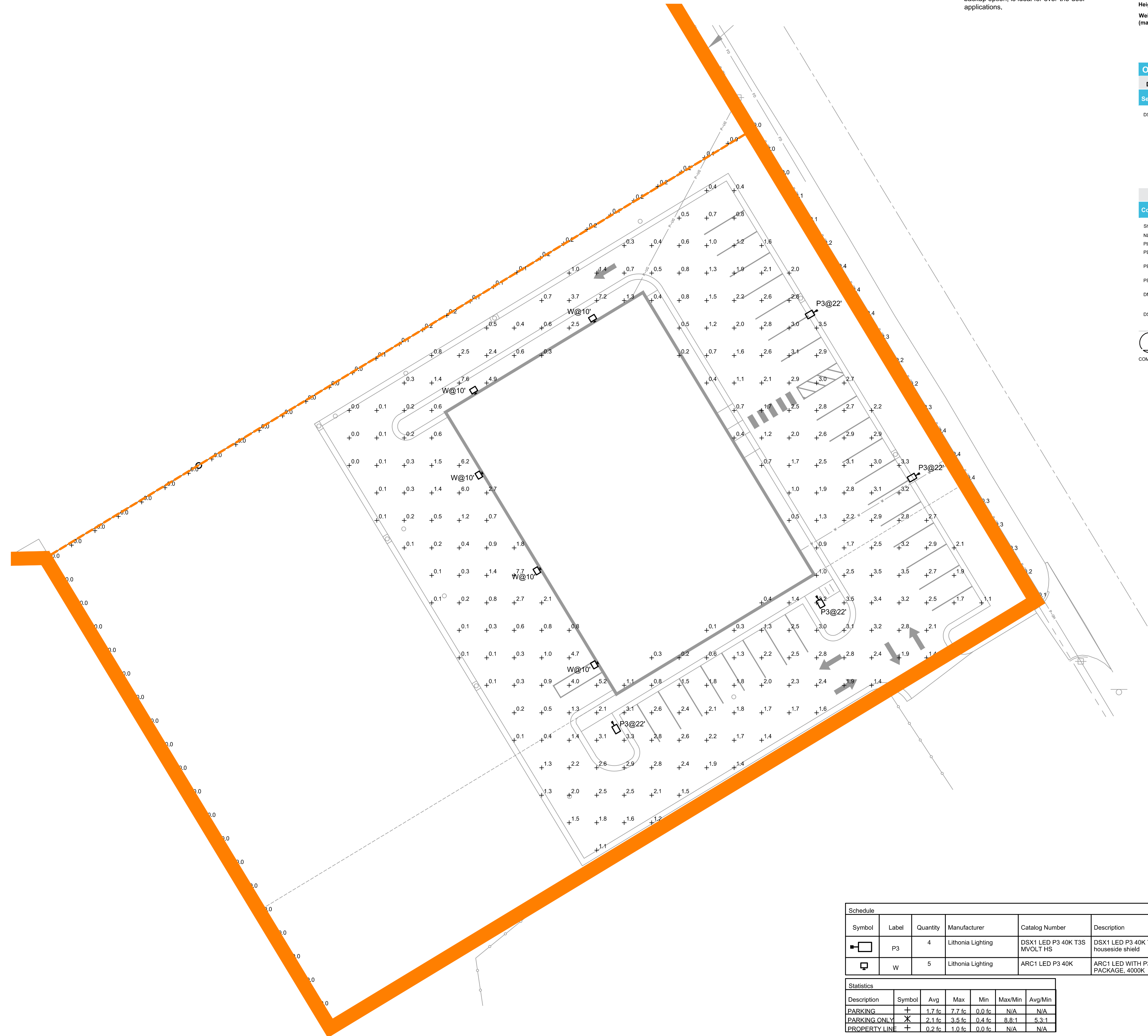
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 E_PBASE_2201533



1 SITE LIGHTING PHOTOMETRICS PLAN
 SCALE: 1" = 20'-0"

ARC1 LED Architectural Wall Luminaire

Specifications
 Depth (D1): 6.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight: 7 lbs (without options)

Introduction
 The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated over-the-door battery backup option, is ideal for emergency lighting applications.

D-Series Size 1 Legacy LED Area Luminaire

Specifications
 EPA: 1,01 ft2 (93.8 cm2)
 Length: 33" (83.8 cm)
 Width: 13" (33.0 cm)
 Height H1: 7-1/2" (19.0 cm)
 Height H2: 3-1/2" (8.9 cm)
 Weight (max): 27 lbs (12.2 kg)

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

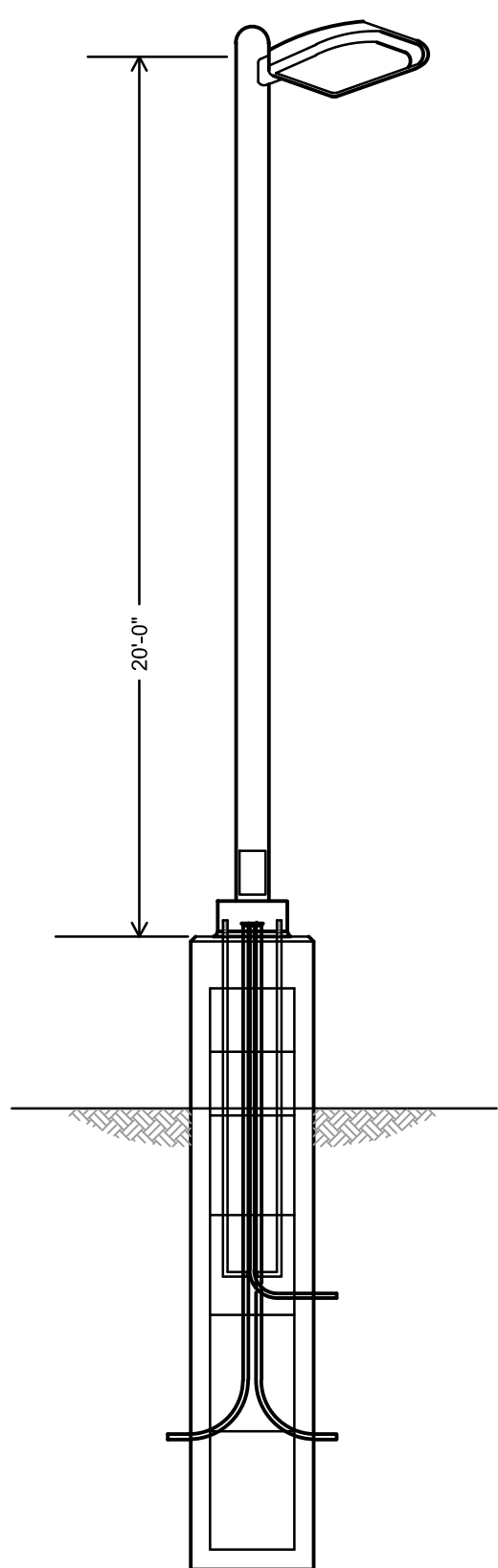
Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics P1 P4 1 P7 1 P2 P5 1 P8 P3 P6 1 P9 1 Rounded optics P10 2 P12 P11 2 P13 1 2	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	TSVS Type V very short 3 TSS Type V short 3 TSM Type V medium 3 TSW Type V wide 3 BLC Backlight control 4 LCCO Left corner cutoff 4 RCCO Right corner cutoff 4	MVOLT 5 XVOLT (277V-480V) 6,7,8 120 9 208 9 240 9 277 9 347 9 480 9	Shipped included SPA Square pole mounting RPA Round pole mounting 10 WBA Wall bracket 3 SPUMBA Square pole universal mounting adaptor 11 RPMUBA Round pole universal mounting adaptor 9 Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) 12

Control options	Other options	Finish (required)	Generation (req)
Shipped installed NLTAR2 rLight AIR generation 2 enabled 13 PIRHN Network, high/low motion/ambient sensor 15 PER NEMA hoodlock receptacle only (controls ordered separately) 15 PER5 Five-pin receptacle only (controls ordered separately) 15, 16 PER7 Seven-pin receptacle only (controls ordered separately) 15, 16 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 15, 19, 20	PIR High/low, motion/ambient sensor, 6-15 mounting height, ambient sensor enabled at 06:20:21 PIRHN High/low, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 06:20:21 PER5 High/low, motion/ambient sensor, 6-15 mounting height, ambient sensor enabled at 16:20:21 PIRHNFCV High/low, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 16:20:21 FAD Field adjustable output 20:22	Shipped installed PS House-side shield 23 SF Single fuse (120, 277, 347V) 9 LW Left rotated optics 2 RW Right rotated optics 2 HA 50° ambient operations 1 BAA BAA Buy American) Act Compliant B3 Bird spikes 24 EGS External glass shield	G1 Generation 1

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NOTE
 1. LIGHT FIXTURE W IS AN ESTIMATION FOR BUILDING MOUNTED LIGHTING.



2 LIGHT POLE DETAIL
 SCALE: NOT TO SCALE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P3	4	Lithonia Lighting	DSX1 LED P3 40K T3S MVOLT HS	DSX1 LED P3 40K T3S MVOLT with house-side shield	1	10442	0.9	102
	W	5	Lithonia Lighting	ARC1 LED P3 40K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3021	0.9	24,5247

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.7 fc	7.7 fc	0.0 fc	N/A	N/A
PARKING ONLY	X	2.1 fc	3.5 fc	0.4 fc	8.8:1	5.3:1
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A

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REV. NO.	DATE	REVISIONS DESCRIPTION

SITE LIGHTING PHOTOMETRICS PLAN
MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
ALL AMERICAN CONTRACTING
BLUE PARKWAY & EAST STATE ROUTE 350
KANSAS CITY, MO

drawn by: SH
 checked by: TB
 approved by: TB
 QA/QC by: TB
 project no.: 022-01533
 drawing no.: E_NSITE_2201533
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