



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

September 18, 2024

Project Name

Starbucks at Barry & Green Hills

Docket # 3**Request**

CD-CPC-2024-00109
Development Plan – Non-Residential

Applicant

Braedon Kemplin
Kimley-Horn

Owner

Starbucks

Location 8433 N. Green Hills Rd.
Area About 2 Acres
Zoning B3-3
Council District 1st
County Platte
School District Platte County R-III

Surrounding Land Uses

North: Residential, zoned AG-R
South: Commercial, zoned B3-2
East: Commercial, zoned B3-3
West: Commercial, zoned B3-3

Land Use Plan

The Line Creek Valley Area Plan recommends Commercial for this location.

Major Street Plan

NW Barry Road and N. Green Hills Road are identified as thoroughfares on the City's Major Street Plan. The subject property is also located within the KCATA Special Rapid Transit Corridor (SRTC) which runs along N. Green Hills Road and NW Barry Road.

APPROVAL PROCESS**SUMMARY OF REQUEST + KEY POINTS**

A request to approve a non-residential development plan in district B3-3 on about 1.8 acres generally located at N. Green Hills Road and NW Barry Road.

PROJECT TIMELINE

The application for the subject request was filed on 7/29/2024. No scheduling deviations from 2024 Cycle 9.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 9/5/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The undeveloped site is roughly 2 acres, zoned for commercial land uses and located on the northeast east corner N. Green Hills Road and NW Barry Road. The site currently has two points of ingress and egress from N. Green Hills Road and no vehicular access point from NW Barry Road.

CONTROLLING + RELATED CASES

There are no controlling cases associated with the subject property.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

3 APPROVAL WITH CONDITIONS

PLAN REVIEW & ANALYSIS

The applicant is proposing two free standing commercial buildings on one lot, which requires the approval of a development plan. The current zoning, B3-3, does permit most commercial uses and drive-through facilities. The northern structure is currently speculative while the southern building is a proposed Starbucks with a drive-through lane. The drive-through lane for Starbucks does comply with 88-340, the drive-through facilities standards but the northern drive-through will need to be reconfigured to maintain a 50' separation distance from the AG-R zoned property directly to the north. The applicant will be required to submit a project plan for the northern building which requires approval from the City Plan Commission (CPC) prior to the issuance of any building permit.

The applicant is proposing to remove one of the two drive approaches from N. Green Hills Road as requested by the Land Development Division to improve pedestrian and vehicular safety. The applicant also received approval from the Transportation and Development Committee (TDC) for an exception from City standards to construct a vehicular access point along NW Barry Road to serve the site from the south. The driveway along NW Barry Road will only allow for right-in and right-out vehicular circulation; no left turns will be permitted. The applicant will be required to submit a preliminary plat prior to ordinance request with language dedicating a 50' easement along N. Green Hills Road and NW Barry Road for the KCATA Special Rapid Transit Corridor (SRTC). The SRTC was approved in 1968 with the construction of KCI and proposes a dedicated easement to allow for efficient public transit from downtown Kansas City to the airport.

At the time of publication of the staff report the applicant is still coordinating with KC Water in drafting a final utility plan that shows all water service lines and sewers in compliance with City standards. The utility plan must be shown with the preliminary plat and shall include how many lots the applicant plans to establish prior to the application moving forward for an ordinance request.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Drive-Through Facilities Standards (88-340)	Yes	No	No drive-through functions can be within 50' of a residentially zoned property.
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	No	N/A	A majority of the trees were removed prior to the passage of tree preservation ordinance.
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
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, subject to conditions.	The applicant shall continue working the Public Works mobility division to provide pedestrian circulation from N. Green Hills Road to the proposed Starbucks.

SPECIFIC REVIEW CRITERIA

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 but the applicant shall continue to coordinate with KC Water and submit revised utility plan including a preliminary plat prior to ordinance request.

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

The proposed commercial uses, retail sales, an eating and drinking establishment and drive-through facility is permitted in the existing zoning district. The drive-through facilities shall comply with 88-340

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 applicant received approval from the Transportation and Development Committee for a curb cut along NW Barry Road as the site does not currently have vehicular access from the southern property line. The plan improves vehicular safety and circulation by removing the second curb cut from N. Green Hills Road. The applicant will be providing a 50' easement along N. Green Hills Road and NW Barry Road for the KCATA Special Rapid Transit Corridor. The applicant will be permitted to have the proposed Starbucks drive-through within the easement at this time. When the KCATA constructs any improvements within the 50' easement the property owner will be required to move the drive-through to the east.

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

The plan provides a direct pedestrian connection from NW Barry Road. The applicant is continuing to work with staff from Public Works to provide a safe pedestrian connection from N. Green Hills Road.

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

Prior to ordinance request the applicant shall continue to coordinate with KC Water to have approved utility plans.

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.

The orientation and architectural features of Starbucks is compatible with adjacent properties. Staff is appreciative of the brick façade that Starbucks is proposing. No details have been provided to Staff for the proposed building on the northern portion of the subject property.

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 proposed landscape plan complies with 88-425 of the Zoning and Development Code and the screening of the drive-through facility complies with 88-340. The applicant is providing nearly 100 additional shrubs than what is required by Code.

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 proposed development and parking surfaces will cover most of the subject property. The plan is proposing 59 parking stalls when the two commercial buildings only require 47 parking stalls.

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.

A majority of the trees were removed prior to the passage of the tree preservation ordinance. The proposed landscape shows the two existing trees being removed from the site.

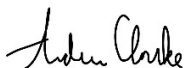
ATTACHMENTS

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, AICP
Lead Planner



Plan Conditions

Report Date: September 11, 2024

Case Number: CD-CPC-2024-00109

Project: Starbucks at Barry & Green Hills

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

1. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
2. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit for the second (northern) lot.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. 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.
6. 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.
7. Prior to ordinance request the applicant shall resolve the following corrections:
 - Provide a preliminary plat to show easement dedication for Special Rapid Transit Corridor
 - Revise drive-through facility on northern building to show 50' separation from residential zoning district
 - Landscape plan shall be prepared by a Landscape Architect
 - Public Works sidewalk correction
 - KCPD corrections
 - KC Water corrections related to utility plans, stormwater detention, covenants and labeling

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

8. Install "No Left Turn" & "One Way" signs at the right-in & right-out island along Barry Road & Green Hills Road.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. 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.
10. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape 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.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. 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.
13. 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.

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

14. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Todd Hawes 816-513-0296
15. 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>
16. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
17. No water service tap permits will be issued until the public water main is released for taps.
18. You can not connect to the 24" transmission main. You must connect to the 12" main in NW Barry Rd.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

19. Any water main extension plans shall be prepared by a Missouri PE and submitted following the KC Water Rules and Regulations for Water Main Extensions. Water main extension plans shall be prepared at a minimum for one additional fire hydrant along N Green Hills Road to meet the 300' max. spacing requirement. This water main extension shall be contracted (permitted) prior to building permit issuance.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

20. 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.
21. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
22. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
23. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

25. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
26. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
27. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.
28. The internal sanitary and storm sewers shall be private utility mains located within private easements and covered by Covenants to Maintain Private Utility Mains acceptable to KC Water.
29. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
30. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
31. The developer shall provide private storm drainage and/or sanitary sewer easements for any private utility mains prior to issuance of any building permits.

SITE DEVELOPMENT PLANS FOR STORE #85175 - BARRY RD & GREEN HILLS RD

**S8, T51N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI**

PROJECT TEAM:

ENGINEER & LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.



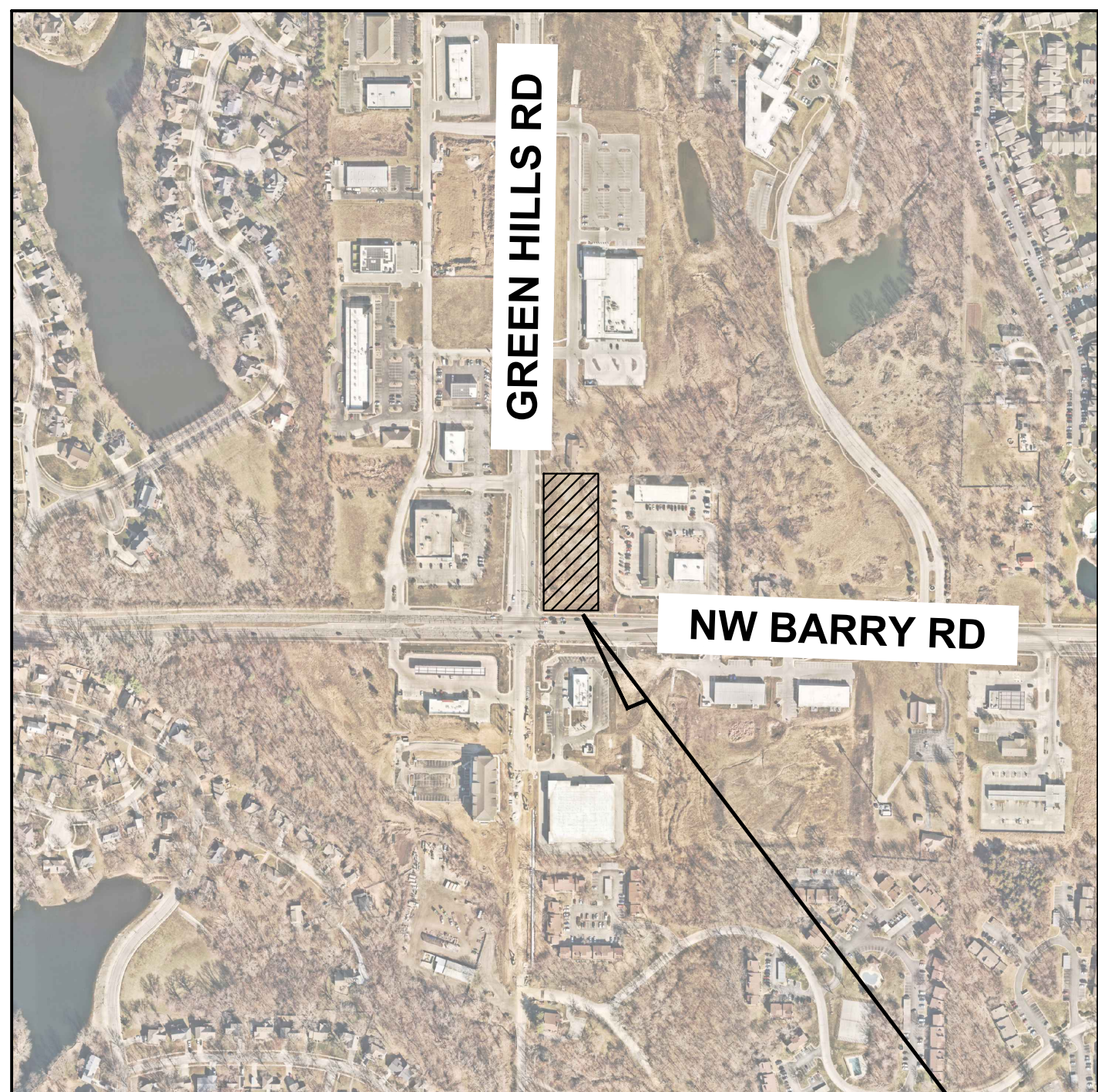
PREPARED BY: MATTHEW KIST
805 PENNSYLVANIA, SUITE 150
KANSAS CITY, MO 64105
TELEPHONE (651) 315-1272

OWNER / DEVELOPER
STARBUCKS

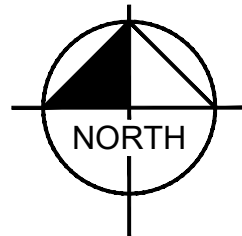


55 MONUMENT CIRCLE
SUITE 1300C
INDIANAPOLIS, IN 46202

SURVEYOR
J & J SURVEY
8680A N. GREEN HILLS ROAD KANSAS
CITY, MO 64154
TELEPHONE: (816) 741-1017
CONTACT: JAKE YOUNG



**VICINITY
N.T.S.**



SITE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	DEMO PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN- PHASE 2
C400	SITE PLAN
C500	GRADING AND DRAINAGE PLAN
C501	STORM SEWER PLAN
C600	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

DEVELOPMENT PLAN DEVIATIONS

- TRACT 2 DRIVE THROUGH USE IS CONTINGENT UPON REZONING TO COMMERCIAL USE.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 PL-26: STANDARD KC METRO GRS 30" ALUMINUM POSTS STAMPED "PL-26 1992", SET FLUSH WITH THE GROUND. THE STATION IS 19.2 FEET NORTH OF THE CENTER LINE OF THE WESTBOUND LANE OF NORTHWEST BARRY ROAD; 32.0 FEET WEST OF THE CENTER LINE OF SOUTH GRANBY AVENUE (EXIT LANE); 10.8 FEET EAST OF A LIGHT POLE; 4.0 FEET NORTH OF THE BACK OF THE CURB AND 3.9 FEET SOUTH OF THE SOUTH END OF THE SIDEWALK.
ELEVATION=994.75



Know what's below.
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley-Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA, SUITE 150 KANSAS CITY, MO 64105
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT #161143001	DATE 07/19/2024	SCALE AS SHOWN	DESIGNED BY BSK	DRAWN BY BSK	CHECKED BY MTL
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COVER SHEET

PRELIMINARY - NOT FOR CONSTRUCTION
STORE #85175 - BARRY RD & GREEN HILLS RD
PREPARED FOR
STARBUCKS
KANSAS CITY MISSOURI

SHEET NUMBER
C000

K:\TCW_LDEV\Starbucks\Kansas City, MO- NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg August 30, 2024 - 7:23am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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DEMOLITION PLAN NOTES

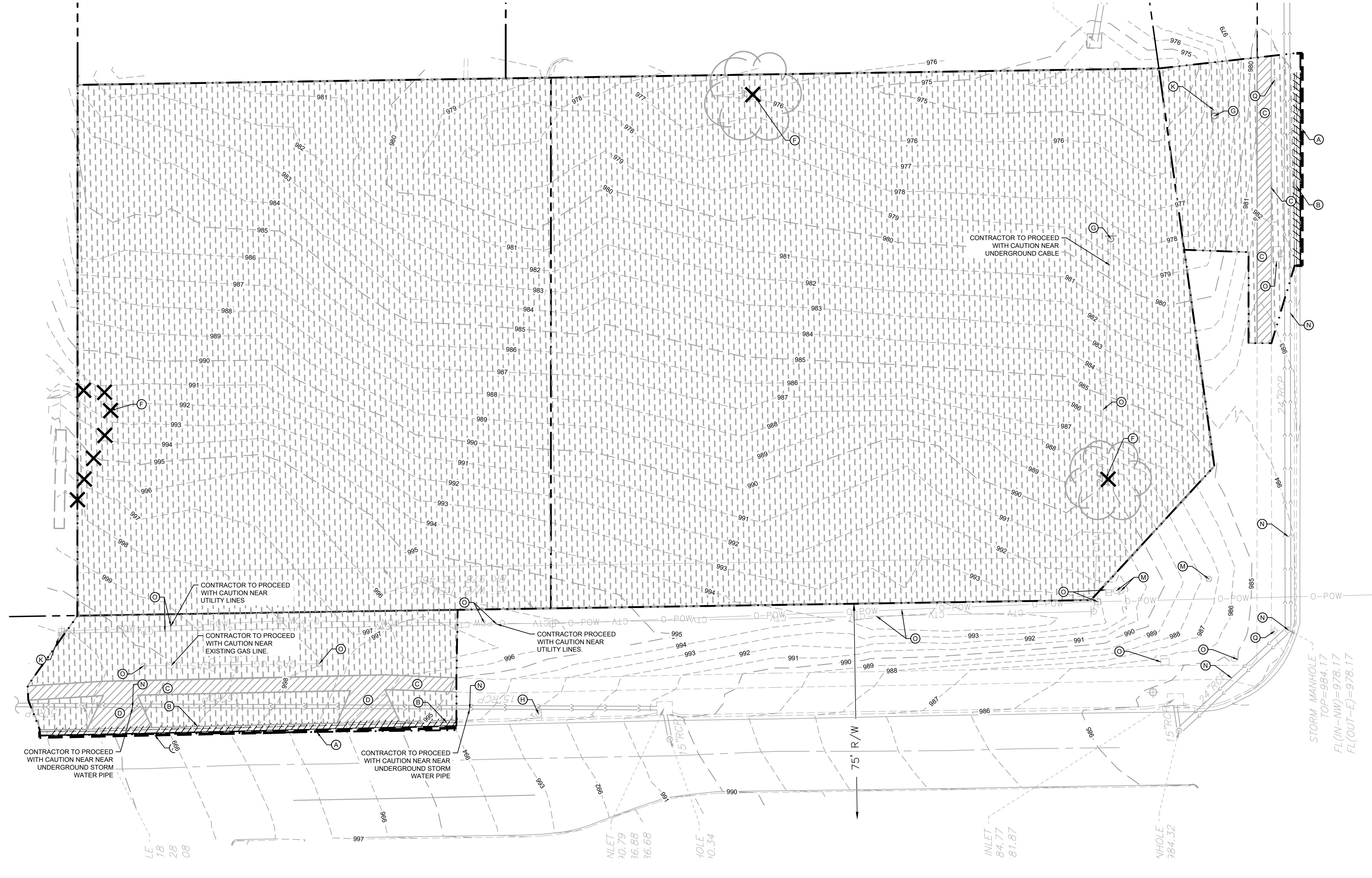
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
- THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
- EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PROCEEDING WITH THE PROPOSED WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH KANSAS CITY PLATTE COUNTY AND MODOT AS NECESSARY.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
- PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH KANSAS CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- IN THE EVENT A WELLS IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
- IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINILE IS ENCOUNTERED ON SITE. ACTIVE DRAINILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
- IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.



LEGEND

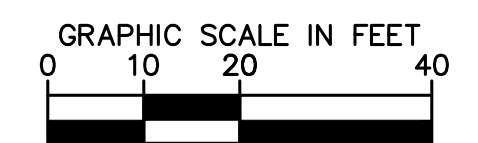
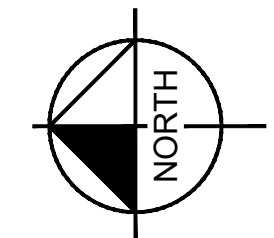
- PROPERTY LINE
- [Hatched] REMOVE BITUMINOUS SURFACE
- [Hatched] REMOVE CONCRETE SURFACE
- [Hatched] CLEARING & GRUBBING
- [Hatched] FULL DEPTH SAWCUT
- [Hatched] REMOVE CONCRETE CURB & GUTTER
- [Hatched] REMOVE UTILITY LINES
- [Hatched] FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

KEYNOTE LEGEND

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING CURB
- (C) REMOVE EXISTING SIDEWALK
- (D) REMOVE EXISTING PAVEMENT
- (E) REMOVE EXISTING FENCE
- (F) REMOVE EXISTING TREE
- (G) REMOVE EXISTING SIGN
- (H) PROTECT EXISTING SIGN
- (I) REMOVE EXISTING WATER LINE / HYDRANT / VALVE
- (J) REMOVE EXISTING SEWER LINE / STRUCTURE
- (K) REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
- (L) REMOVE EXISTING NATURAL GAS LINE
- (M) PROTECT EXISTING WATER LINE / HYDRANT / VALVE
- (N) PROTECT EXISTING SEWER LINE / STRUCTURE
- (O) PROTECT EXISTING UTILITY LINE / STRUCTURE
- (P) PROTECT EXISTING UTILITY POLE & GUY WIRES
- (Q) PROTECT EXISTING LIGHT POLE
- (R) PROTECT EXISTING TREE



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No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT	161143001
DATE	07/19/2024
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	BSK
CHECKED BY	MTL

DEMO PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

STORE #85175 - BARRY RD & GREEN HILLS RD

PREPARED FOR
STARBUCKS

KANSAS CITY MISSOURI

SHEET NUMBER
C200

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EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR

- CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPINGS, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
 14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
 15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
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SWPPP UPDATES & AMENDMENTS






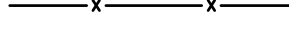

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION






1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

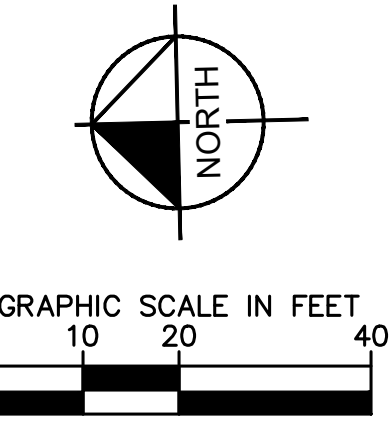
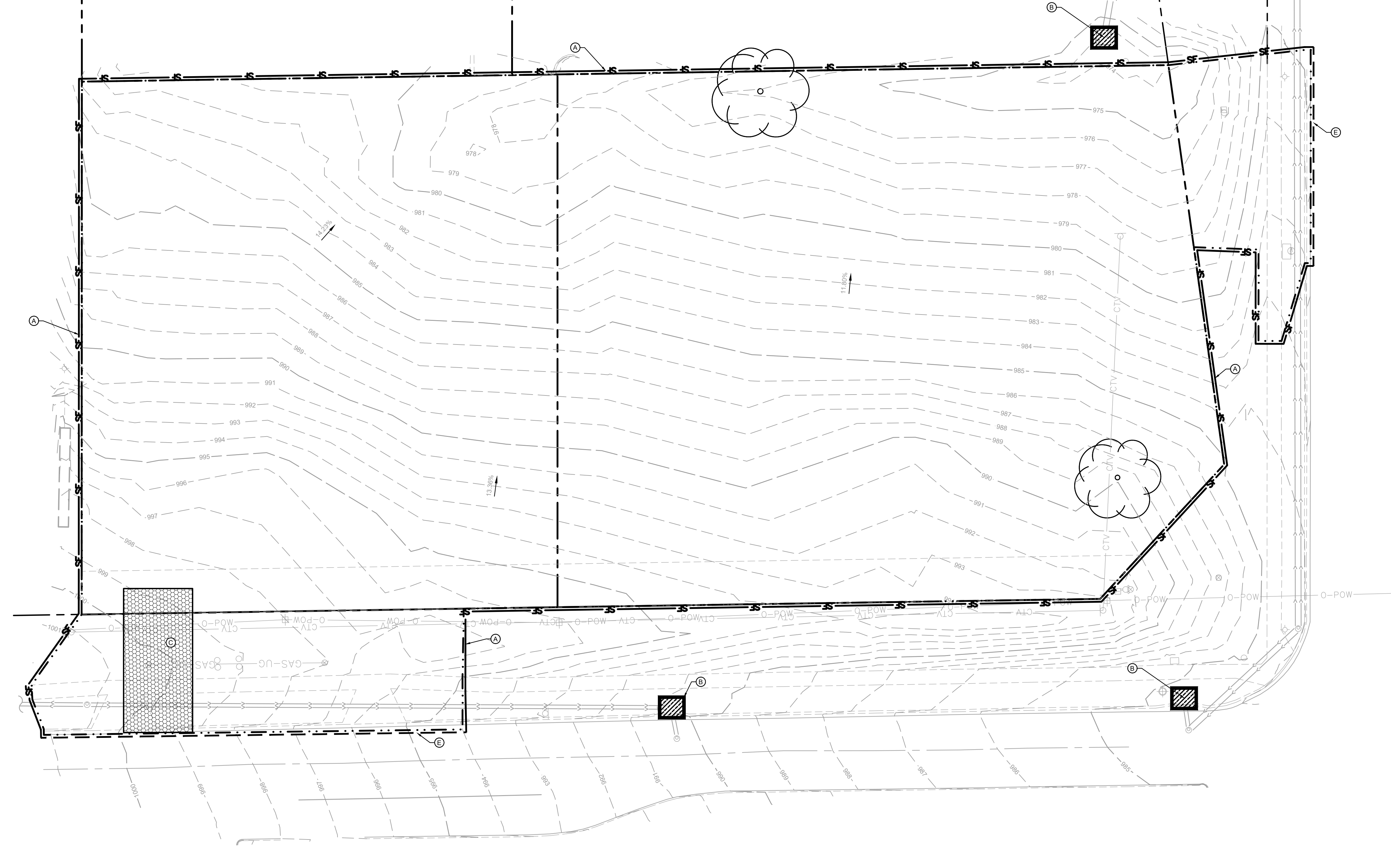
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LEGEND

-  ROCK ENTRANCE
-  EROSION CONTROL BLANKET
-  INLET PROTECTION
-  SILT FENCE
-  LIMITS OF DISTURBANCE
-  SAFETY FENCE
-  BIOROLL


KEYNOTE LEGEND

-  SILT FENCE
-  INLET PROTECTION
-  ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET
-  BIOROLL



PRELIMINARY - NOT FOR CONSTRUCTION
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
STORE #85175 - BARRY RD & GREEN HILLS RD
 PREPARED FOR **STARBUCKS**
 KANSAS CITY MISSOURI
 SHEET NUMBER **C300**

KHA PROJECT #61143001	DATE 07/19/2024	SCALE AS SHOWN	DESIGNED BY BSK	DRAWN BY BSK	CHECKED BY MTL
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 PHONE: 816-231-51272
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

K:\ITCW_LDEV\Starbucks\Kansas City, MO- NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\C3-EROS PH2 PLAN.dwg August 30, 2024 - 7:24am

EROSION CONTROL PLAN NOTES

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SWPPP UPDATES & AMENDMENTS

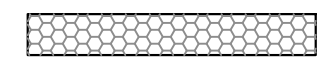


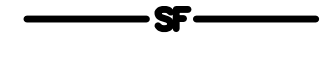
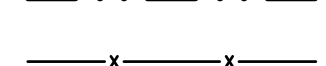


THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

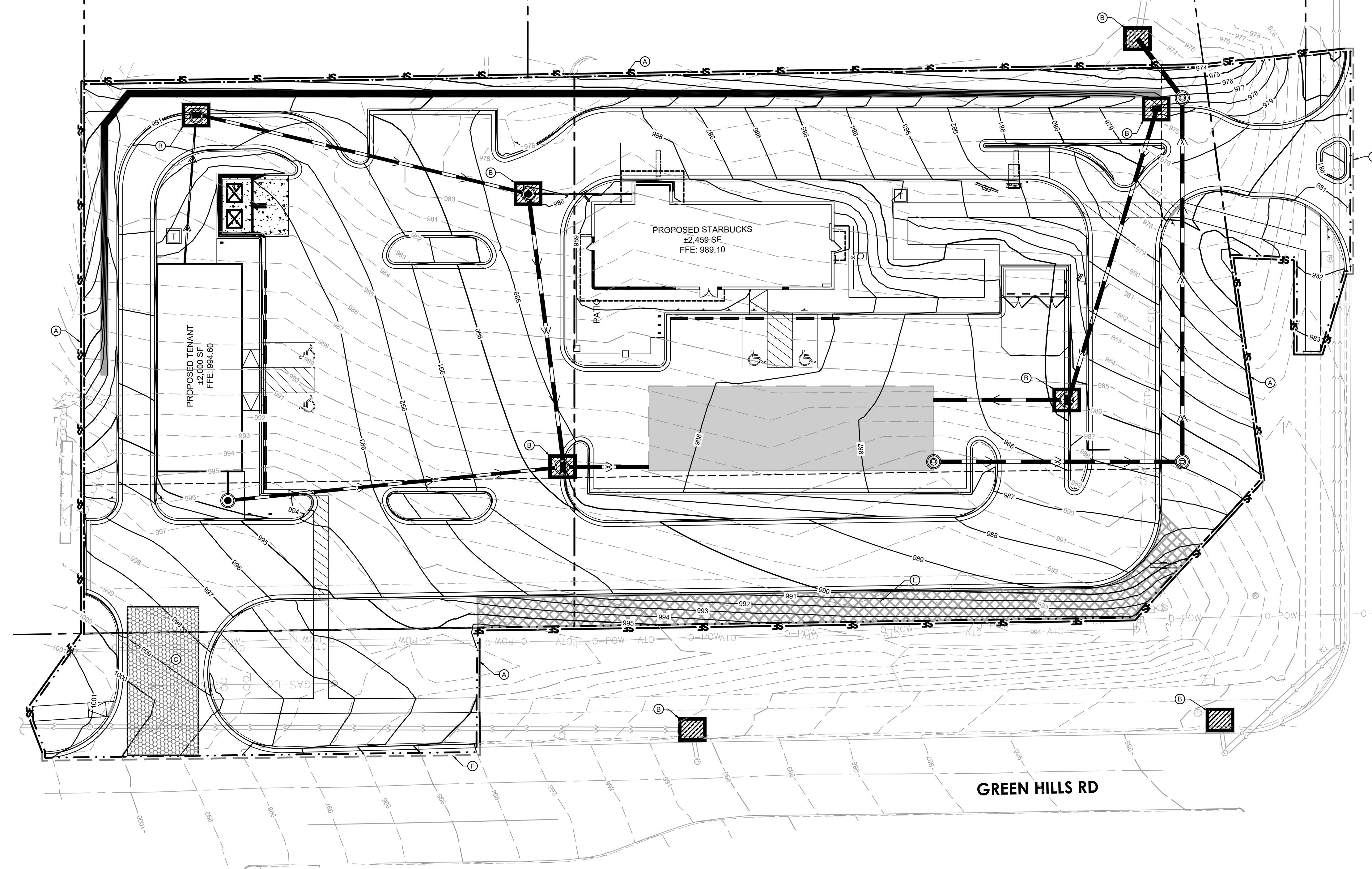
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LEGEND

-  ROCK ENTRANCE
-  EROSION CONTROL BLANKET
-  INLET PROTECTION
-  SILT FENCE
-  LIMITS OF DISTURBANCE
-  SAFETY FENCE
-  BIOROLL

KEYNOTE LEGEND

- (A) SILT FENCE
- (B) INLET PROTECTION
- (C) ROCK CONSTRUCTION ENTRANCE
- (D) EROSION CONTROL BLANKET
- (E) BIOROLL

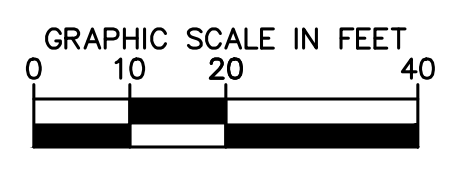
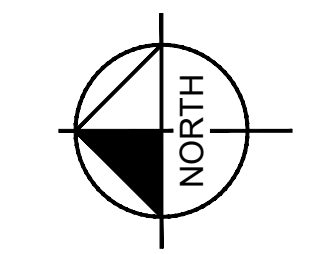


NW BARRY RD

GREEN HILLS RD



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PRELIMINARY - NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

STORE #85175 - BARRY RD & GREEN HILLS RD
PREPARED FOR
STARBUCKS

KANSAS CITY MISSOURI
SHEET NUMBER
C301

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
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KHA PROJECT #61143001	DATE 07/19/2024	SCALE AS SHOWN	DESIGNED BY BSK	DRAWN BY BSK	CHECKED BY MTL
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K:\TCW_LDEV\Starbucks\Kansas City, MO- NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg August 30, 2024 - 7:24am
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SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STAIRS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 8.5- FEET IN WIDTH AND 18- FEET IN LENGTH UNLESS OTHERWISE INDICATED.
- MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

SPECIAL PURPOSE RAPID TRANSIT CORRIDOR EASEMENT: GRANTOR HEREBY GRANTS TO KCATA, FOR THE USE AND BENEFIT OF KCATA, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER, UNDER, ACROSS, AND THROUGH THE SPRTC EASEMENT. IN THE EVENT THAT KCATA ELECTS TO EXERCISE ITS RIGHTS UNDER THIS EASEMENT, THE DEVELOPER AGREES TO RELOCATE THE DRIVE-THRU IN A MANNER THAT DOES NOT ENCUMBER OR INTERFERE WITH THE EASEMENT AREA.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.63 AC / 71,096 SF
TRACT 1 PROPERTY AREA	0.93 AC / 40,514 SF
TRACT 2 PROPERTY AREA	0.70 AC / 30,582 SF
DISTURBED AREA	1.85 AC / 80,524 SF
EXISTING IMPERVIOUS AREA	0.04 AC / 1,700 SF / 2.11%
EXISTING PERVIOUS AREA	1.81 AC / 78,824 SF / 97.89%
PROPOSED IMPERVIOUS AREA	1.30 AC / 56,802 SF / 70.54%
PROPOSED PERVIOUS AREA	0.55 AC / 23,722 SF / 29.46%
NET INCREASE IN IMPERVIOUS AREA	1.26 AC / 55,102 SF

SITE DATA	
EXISTING ZONING	B-3: COMMUNITY BUSINESS DISTRICT
PROPOSED ZONING	B-3: COMMUNITY BUSINESS DISTRICT
PROPOSED LAND USE	QSR & DRIVE-THRU COFFEE
PARKING SETBACKS	SIDE/REAR = 10' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 20' SIDE/REAR = 10' RIGHT OF WAY = 20'

BUILDING DATA	
TRACT 1 BUILDING AREA	2,459 SF
TRACT 1 BUILDING COVERAGE	6.07%
TRACT 2 BUILDING AREA	2,000 SF
TRACT 2 BUILDING COVERAGE	6.54%
TOTAL BUILDING COVERAGE	6.27%

PARKING SUMMARY	
TRACT 1 REQUIRED PARKING	27 SPACES @ 10/1,000 SF + 5/1,000 SF (PATIO)
TRACT 1 PROPOSED PARKING	27 SPACES
TRACT 2 REQUIRED PARKING	20 SPACES @ 10/1,000 SF
TRACT 2 PROPOSED PARKING	32 SPACES
TOTAL REQUIRED PARKING	47 SPACES
TOTAL PROPOSED PARKING	59 SPACES
REQUIRED ACCESSIBLE PARKING	3 STANDARD SPACES 2 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	4 STANDARD SPACES 4 VAN ACCESSIBLE
REQUIRED BICYCLE PARKING	6 SPACES @ 10% OF 59 VEHICLE SPACES
PROVIDED BICYCLE PARKING	6 SPACES

KEYNOTE LEGEND

- (A) 6" CONCRETE CURB & GUTTER - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE DETAIL
- (D) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (E) "NO PARKING" SIGN IN BOLLARD - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) CONCRETE WHEEL STOP - SEE DETAIL
- (H) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (I) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (J) STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- (K) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (L) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (M) PAINTED WHITE CROSSWALK - SEE DETAIL
- (N) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (O) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (P) STOP SIGN - SEE DETAIL
- (Q) "DO NOT ENTER SIGN" - SEE DETAIL
- (R) DIRECTIONAL SIGN- SEE ARCH PLANS FOR DETAILS
- (S) MONUMENT SIGN - REFER TO ARCHITECTURAL PLANS
- (T) GREASE INTERCEPTOR- REFER TO MEP PLANS

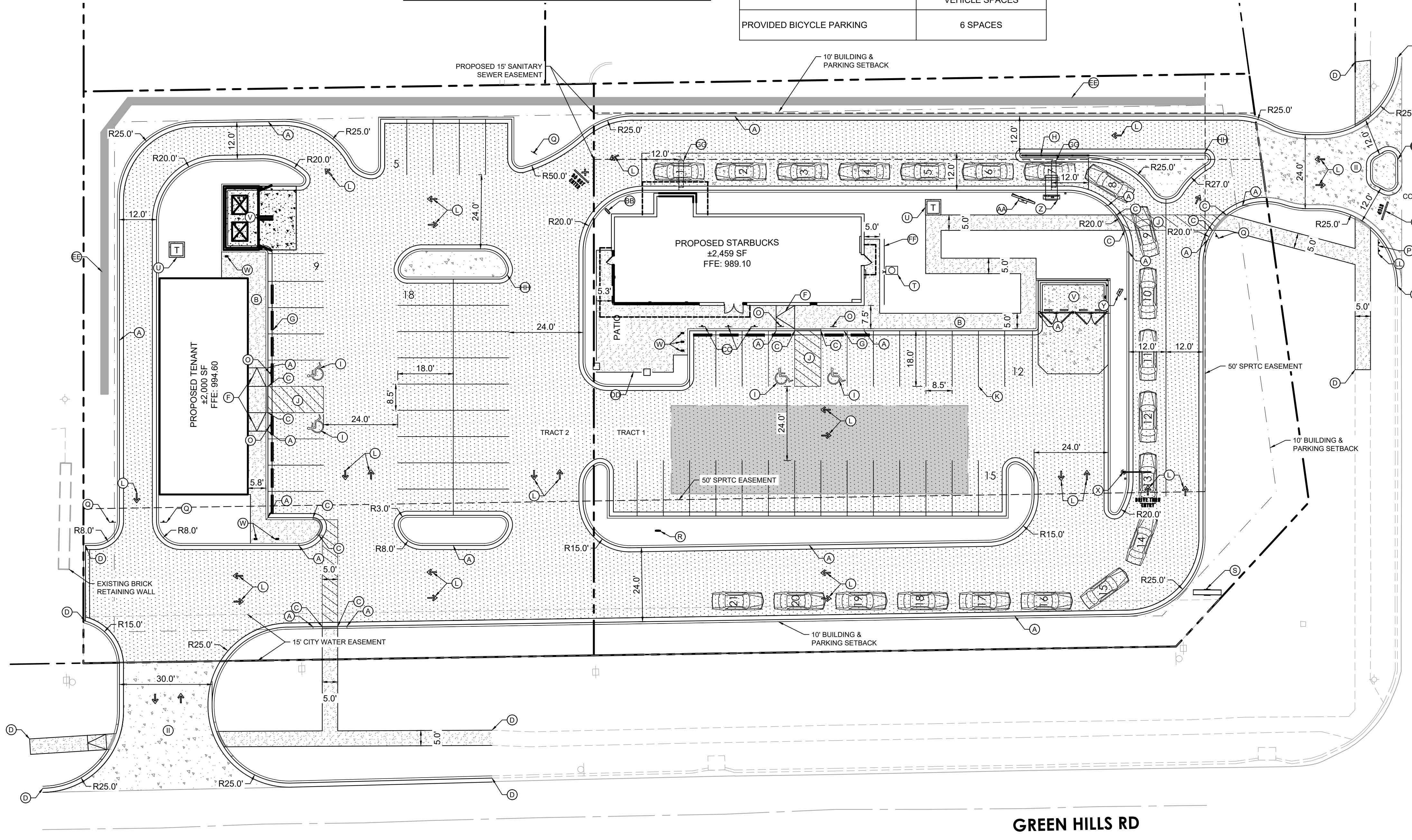
- (U) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS
- (V) TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
- (W) BIKE RACK - SEE DETAIL
- (X) CLEARANCE BAR FOOTING & CONDUIT W/ BOLLARD
- (Y) PRE-MENU BOARD FOOTING & CONDUIT W/ BOLLARD
- (Z) ORDER POINT CANOPY W/ DIGITAL ORDER SCREEN & BOLLARD @ 8 CAR STACK -- INDICATES 120' FROM CENTER POINT OF DRIVE THRU WINDOW TO ORDER POINT FOOTING & CONDUIT W/ BOLLARD
- (AA) 5 PANEL MENU BOARD, FOOTING & CONDUIT
- (BB) "THANK YOU / EXIT ONLY" SIGNAGE -- FOOTING & CONDUIT
- (CC) "MOBILE ORDER PARKING ONLY" SIGN IN BOLLARD- LL TO PROVIDE POST & BOLLARD
- (DD) PATIO FENCE- SEE ARCH PLANS FOR DETAILS
- (EE) RETAINING WALL- SEE STRUCTURAL PLANS
- (FF) UTILITY SCREENING FENCE- REFER TO ARCH PLANS
- (GG) DRIVE THRU TIME LOOP, REFER TO MEP PLANS FOR DETAILS
- (HH) ROLL BACK CURB & GUTTER- SEE DETAIL
- (II) COMMERCIAL DRIVEWAY APRON- SEE DETAIL
- (JJ) TRUNCATED DOMES- SEE DETAIL
- (KK) ONE-WAY ARROW SIGN
- (LL) "NO LEFT TURN" SIGN

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- - - DRAINAGE AND UTILITY EASEMENT
- x - x - x - x - x - PROPOSED FENCE
- ===== RETAINING WALL
- PROPOSED CURB AND GUTTER
- [Pattern] STANDARD DUTY ASPHALT PAVMENT
SEE DETAILS FOR SECTION
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
SEE DETAILS FOR SECTION
- [Pattern] CONCRETE SIDEWALK
SEE DETAILS FOR SECTION
- [Pattern] STORM WATER AREA
SEE GRADING PLAN FOR DETAILS
- EXISTING ELECTRICAL POLE

TIMELINE

ESTIMATED START DATE	TBD
ESTIMATED COMPLETION DATE	TBD
REQUESTED DEVIATIONS & VARIANCES	
SEE COVER SHEET	

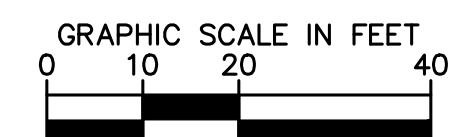
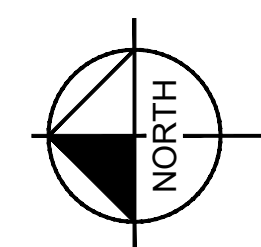


NW BARRY RD

GREEN HILLS RD



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KHA PROJECT 161143001	DATE 07/19/2024	SCALE AS SHOWN	DESIGNED BY BSK	DRAWN BY BSK	CHECKED BY MTL
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SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

STORE #85175 - BARRY RD & GREEN HILLS RD

PREPARED FOR
STARBUCKS

KANSAS CITY MISSOURI

SHEET NUMBER
C400

K:\TCW_LDEV\Starbucks\Kansas City, MO-NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\C5-GRADING PLAN.dwg August 30, 2024 - 7:24am

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GRADING PLAN NOTES

- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0' - 10' PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-1785
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL

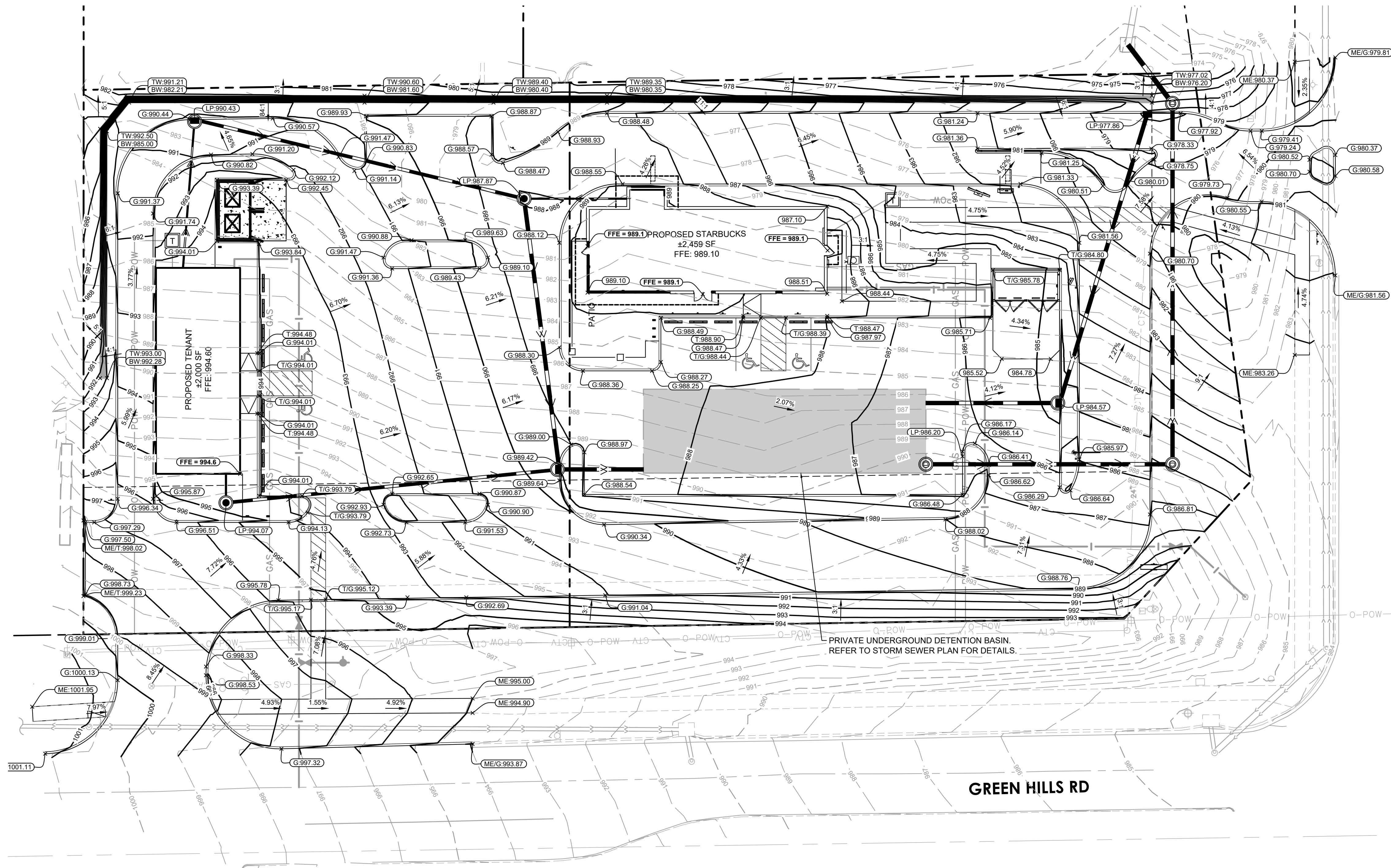
- ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
- ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION +XXXX OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "FALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

RETAINING WALL NOTES

- RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
- RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
- RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
- RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
- RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION



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NO.	REVISIONS	DATE	BY

KHA PROJECT	161143001
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GRADING AND DRAINAGE PLAN

811

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SHEET NUMBER

C500

K:\TCW_LDEV\Starbucks\Kansas City, MO-NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\C5-STORM SEWER PLAN.dwg August 30, 2024 - 7:24am
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STORMWATER RATE SUMMARY	
PRE DEVELOPMENT	
2-YR (3.58")	6.36 CFS
10-YR (5.39")	11.24 CFS
25-YR (6.61")	14.55 CFS
50-YR (7.60")	17.23 CFS
100-YR (8.64")	20.04 CFS
POST DEVELOPMENT	
2-YR (3.58")	2.02 CFS
10-YR (5.39")	6.59 CFS
25-YR (6.61")	13.30 CFS
50-YR (7.60")	17.13 CFS
100-YR (8.32")	17.21 CFS

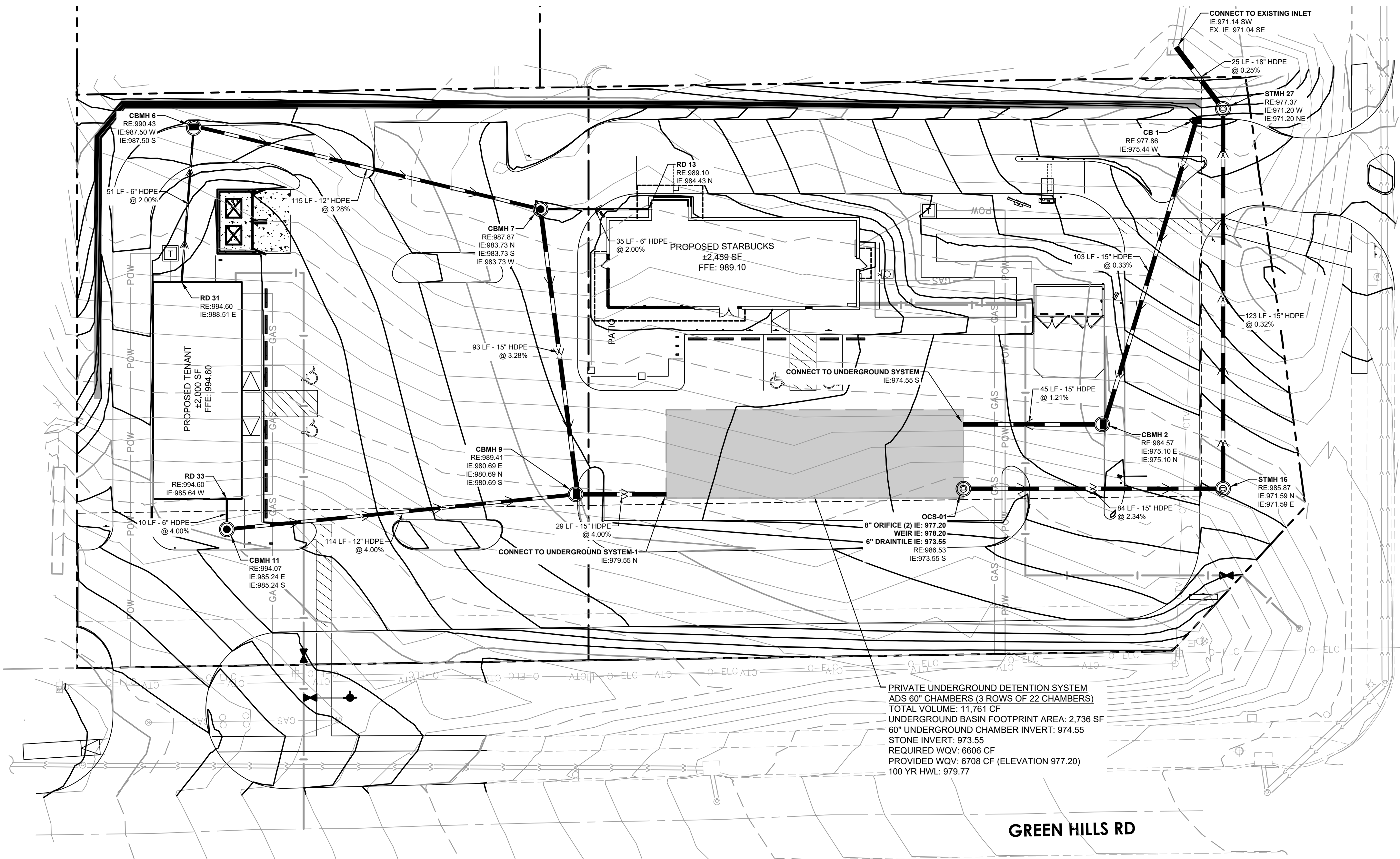
STORMWATER BMP	
REQUIRED LEVEL OF SERVICE	7.00
PROVIDED LEVEL OF SERVICE	7.95

STORM SEWER NOTES

- INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE:
 RCP: ASTM C-76
 HDPE: ASTM F-714, F-894
 PVC: ASTM D-2729
 PVC SCH40: ASTM D-1785, D-2665, F-794
 DRAIN TILE SHALL BE:
 PE: ASTM F-6667
 PVC: ASTM D-2729
 FITTINGS SHALL BE:
 RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
 HDPE: ASTM D-3212
 PVC: ASTM D-2729, JOINTS PER ASTM D-3212
 PVC SCH40: ASTM D-2665, F-794, F-1866
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
- WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
- ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
- CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER



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CHECKED BY	MTL

STORM SEWER PLAN

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 PREPARED FOR
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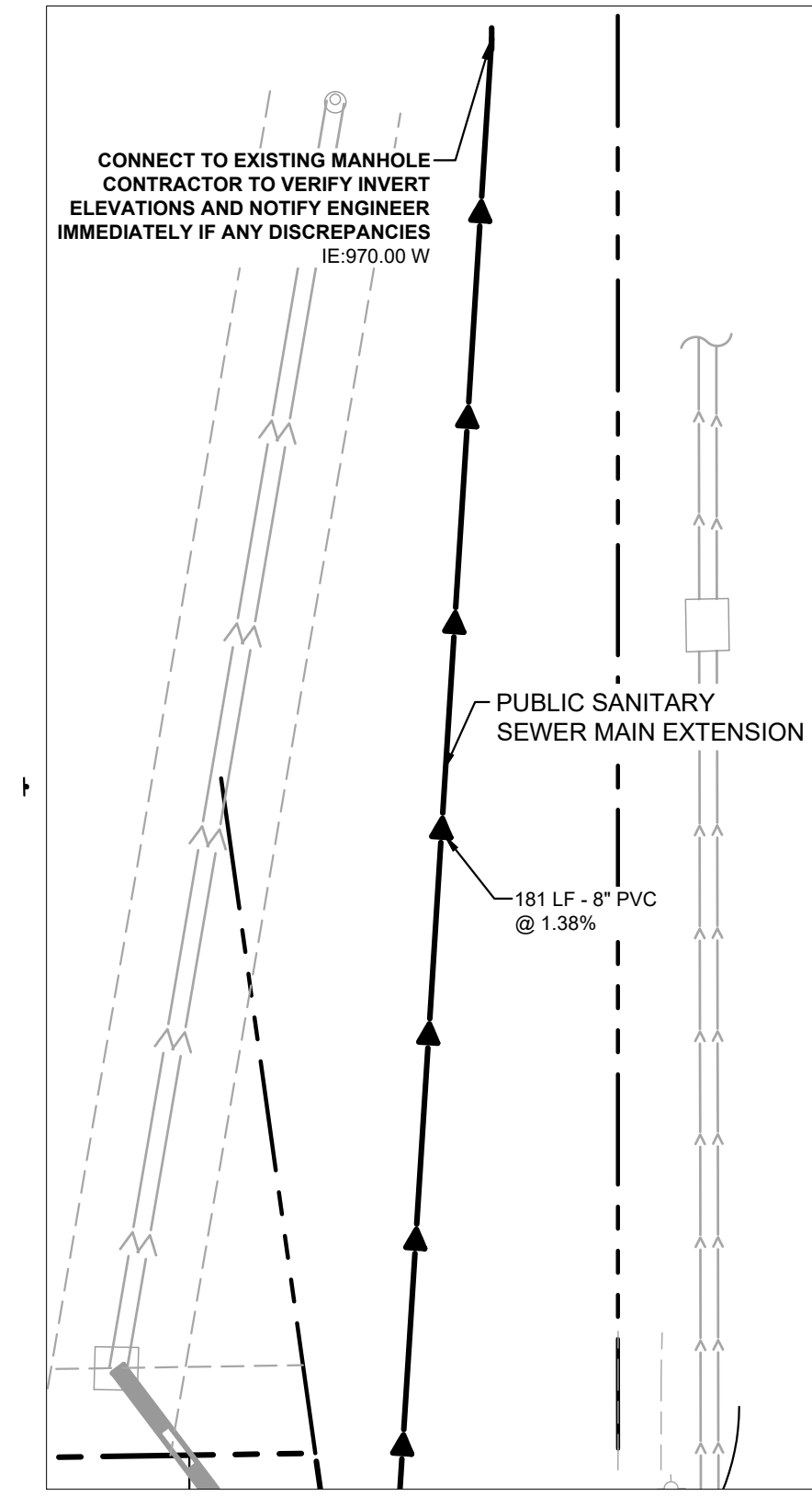
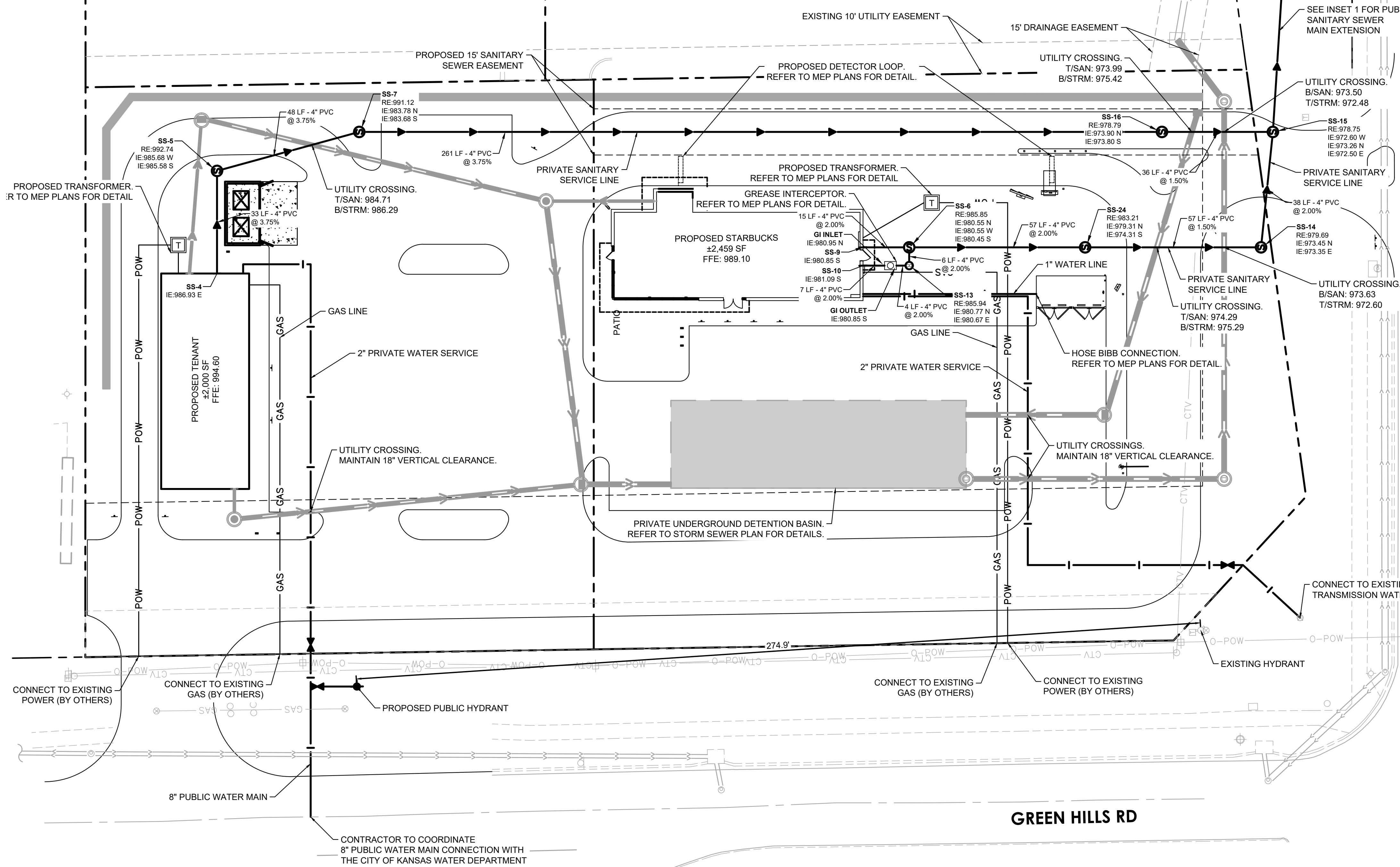
K:\TCW_LDEV\Starbucks\Kansas City, MO- NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg August 30, 2024 - 7:24am
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UTILITY PLAN NOTES

- INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- SANITARY SEWER PIPE SHALL BE:
 PVC: ASTM D-2729, D-3034
 PVC SCH 40: ASTM D-1785, F-714, F-894
 SANITARY SEWER FITTINGS SHALL BE:
 PVC: ASTM D-2729, D-3034
 PVC SCH 40: ASTM D-2665, F-2794, F-1866
- WATER MAIN PIPE SHALL BE:
 PVC: ASTM D-1785, D-2241, AWWA C-900
 DUCTILE IRON: AWWA C115
 WATER MAIN FITTINGS SHALL BE:
 PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
 DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
- STORM SEWER PIPE SHALL BE:
 RCP: ASTM C-76
 HDPE: ASTM F-714, F-894
 PVC: ASTM D-2729
 PVC SCH 40: ASTM D-1785, D-2665, F-794
 DRAIN TILE SHALL BE:
 PE: ASTM F-6667
 PVC: ASTM D-2729
 STORM SEWER FITTINGS SHALL BE:
 RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
 HDPE: ASTM D-3212
 PVC: ASTM D-2729, JOINTS PER ASTM D-3212
 PVC SCH 40: ASTM D-2665, F-794, F-1866
- WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- MAINTAIN A MINIMUM OF 4' COVER ON ALL WATER LINES.
- FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
- IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
- REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DVCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
- WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4- FEET OF COVER IN PAVED AREAS OR 3- FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5- FEET IN WIDTH, CENTERED ON THE PIPE.
- ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
- CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		UNDERGROUND ELECTRIC
		TELEPHONE
		GAS MAIN



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KANSAS CITY MISSOURI

UTILITY PLAN

SHEET NUMBER
C600

DATE: 07/19/2024

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 DRAWN BY: BSK
 CHECKED BY: MTL

PROJECT: KHA PROJECT 161143001

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K:\ITCW_LDEV\Starbucks\Kansas City, MO- NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.DWG August 30, 2024 - 7:25am

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL.
OVERSTORY TREES						
	ABM	9	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	B & B	2.5" CAL.
	NPO	7	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	B & B	2.5" CAL.
	SWG	9	ROUND-LOBED SWEET GUM	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	B & B	2.5" CAL.
	TUL	4	MAJESTIC BEAUTY® TULIP POPLAR	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	6" HT.	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	ANH	32	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5 CONT.	4' O.C.
	BEA	18	PEARL GLAM® BEAUTYBERRY	CALLICARPA X 'NCCX2' (PEARL GLAM®)	#3 CONT.	3' O.C.
	BLK	32	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	#5 CONT.	4' O.C.
	CBB	38	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.	5' O.C.
	LDN	8	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'™	#5 CONT.	4' O.C.
	PGB	30	PEARL GLAM® BEAUTYBERRY	CALLICARPA X 'NCCX2'	6 PK	48" O.C.

	SNO	43	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.	4' O.C.
	SSB	6	SUGAR SHACK® BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	#3 CONT.	4' O.C.
	STJ	28	SUNNY BOULEVARD® ST. JOHN SWORT	HYPERICUM KALMIANUM 'DEPPE'	#3 CONT.	3' O.C.

EVERGREEN SHRUBS						
	ARB	21	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	#5 CONT.	4' O.C.

ORNAMENTAL GRASSES						
	HFG	65	HAMELN FOUNTAIN GRASS	CENCHRUS ALOPECUROIDES 'HAMELN'	#1 CONT.	18" O.C.
	ROB	55	RED OCTOBER BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER'	6 PK	24" O.C.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CTNR.	SPACING
PERENNIALS						
	ASD	11	APRICOT SPARKLES DAYLILY	HEMEROCALLIS X 'APRICOT SPARKLES'	#1 CONT.	15" O.C.
	BBL	521	BIG BLUE LILYTURF	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.	12" O.C.
	RSC	172	RUBY STAR CONEFLOWER	ECHINACEA PURPUREA 'RUBY STAR'	#1 CONT.	18" O.C.
	RSG	48	BLUE HAZE RUSSIAN SAGE	SALVIA YANGII 'BLUE HAZE'	#1 CONT.	18" O.C.

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES QTY. = QUANTITY

LANDSCAPE SUMMARY - PER CODE OF ORDINANCES

CITY OF KANSAS CITY, MO LANDSCAPE REQUIREMENTS SECTION 88

88-425-05-B. REQUIRED: NW BARRY ROAD - 5 TREES = (172 LF STREET FRONTAGE - 27 LF DRIVEWAY) / 30
PROVIDED: NW BARRY RD - 5 TREES

REQUIRED: GREEN HILLS ROAD - 11 TREES = (386 LF STREET FRONTAGE - 66 LF DRIVEWAY) / 30
PROVIDED: GREEN HILLS ROAD - 11 TREES

88-425-04. REQUIRED: AT LEAST ONE TREE PROVIDED PER 5,000 SF BUILDING FOOTPRINT
PROVIDED: 4,459 SF / 5,000 SF = 1 TREE

88-425-05. REQUIRED: PERIMETER 10' LANDSCAPE BUFFER OF VEHICULAR USE AREAS
PROVIDED: LANDSCAPE BUFFER STRIP W/ EVERGREEN SHRUBS TO FORM CONTINUOUS VISUAL SCREEN AT LEAST 4' HT.

88-425-06-B. REQUIRED: 2,065 SF = (59 PARKING SPACES x 35 SF INTERIOR LANDSCAPE)
PROVIDED: 6,772 SF

88-425-06-E. REQUIRED TREES: 12 TREES = (59 PARKING SPACES / 5)
PROVIDED TREES: 12 TREES

REQUIRED SHRUBS: 59 SHRUBS = (59 PARKING SPACES / 1)
PROVIDED TREES: 60 SHRUBS

TOTAL TREES REQUIRED: 29 TREES
TOTAL TREES PROVIDED: 29 TREES

TOTAL SHRUBS REQUIRED: 59 SHRUBS
TOTAL SHRUBS PROVIDED: 134 SHRUBS

LANDSCAPE KEYNOTES

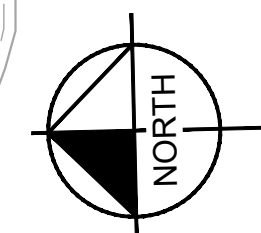
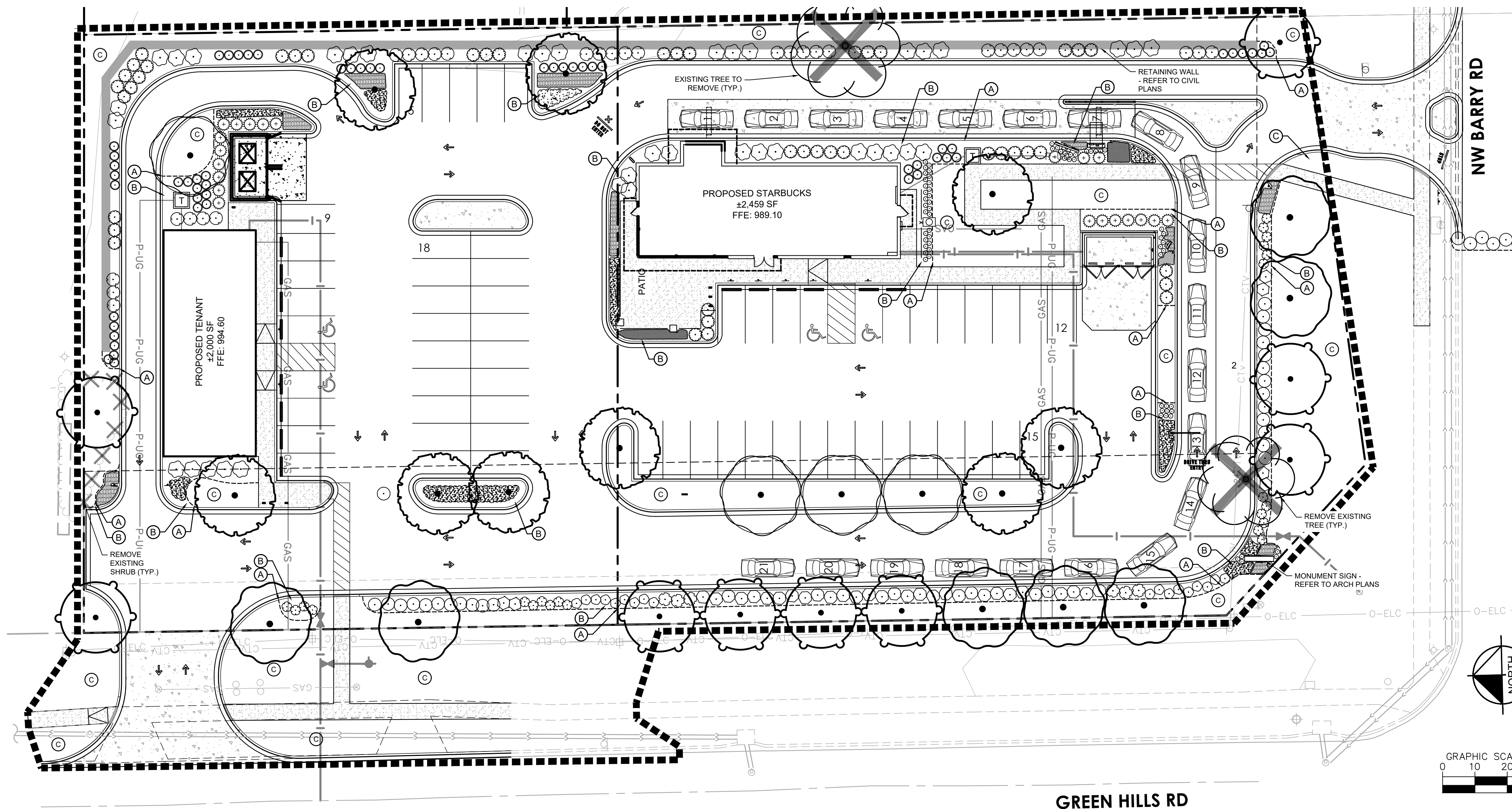
- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDDED HARDWOOD MULCH (TYP.)
- (C) SOD (TYP.)
- (D) ROCK MULCH(TYP.)

EXISTING TREE INVENTORY

TAG #	SPECIES	SIZE/ HT. DBH	HEALTH	STATUS
1	MAPLE	24	GOOD	REMOVE
2	UNKNOWN DECID.	27	GOOD	REMOVE

LANDSCAPE LEGEND

-
-
-
-
-
-



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LANDSCAPE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION
STORE #85175 - BARRY RD & GREEN HILLS RD
PREPARED FOR STARBUCKS
KANSAS CITY MISSOURI

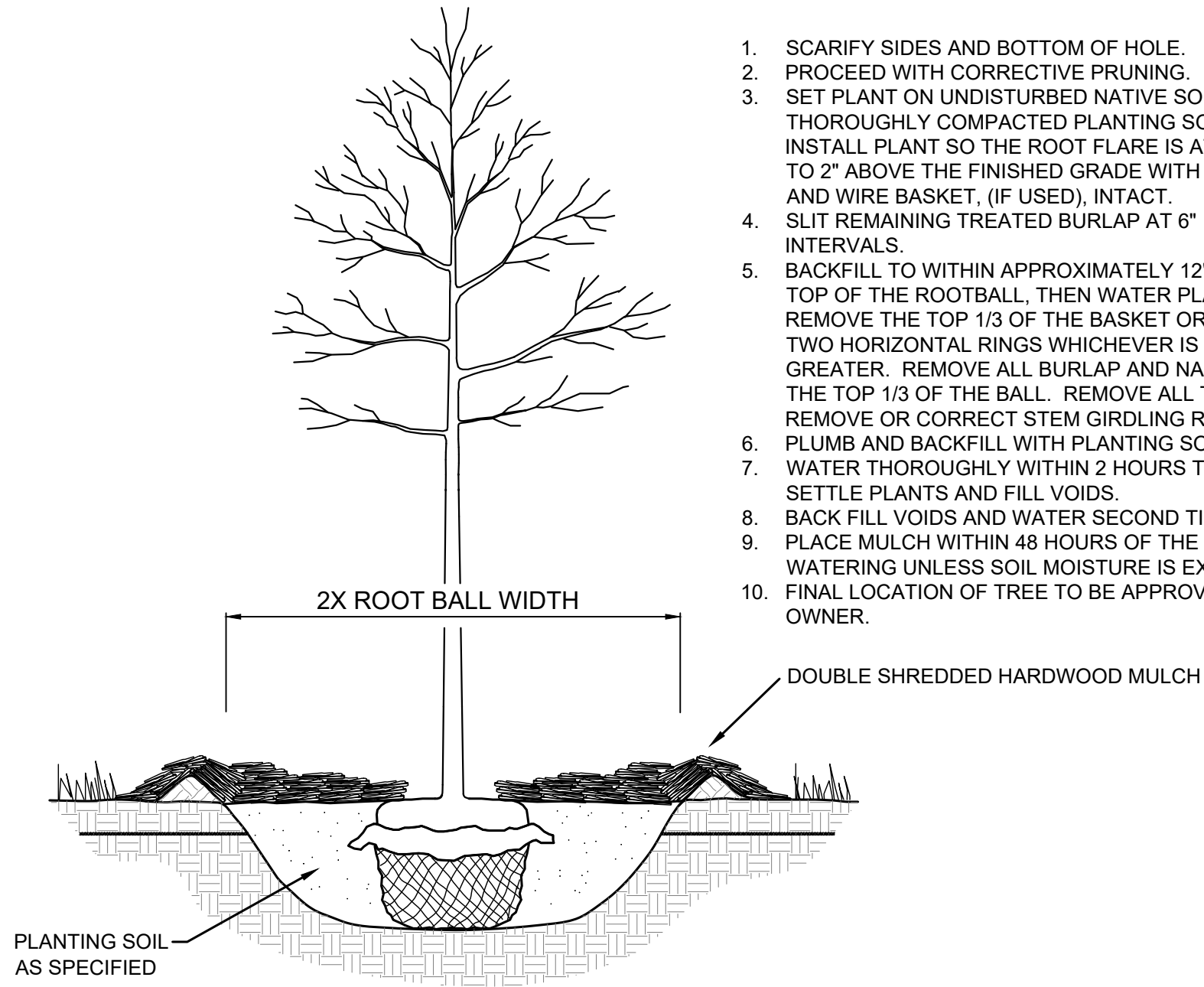
PROJECT: KHA PROJECT 161143001
DATE: 07/19/2024
SCALE: AS SHOWN
DESIGNED BY: ATK
DRAWN BY: ATK
CHECKED BY: AMS

SHEET NUMBER: L100

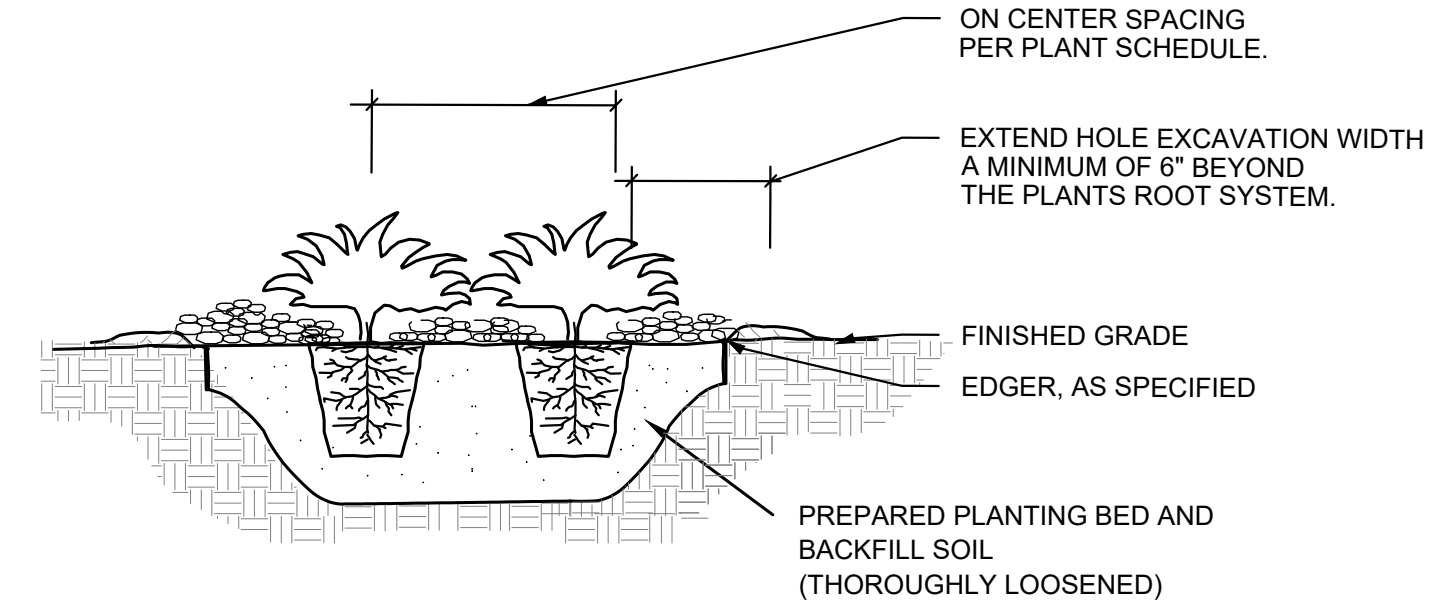
K:\TCW_LDEV\Starbucks\Kansas City, MO- NE Corner Green Hills & Barry Road\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG August 30, 2024 - 7:25am
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NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



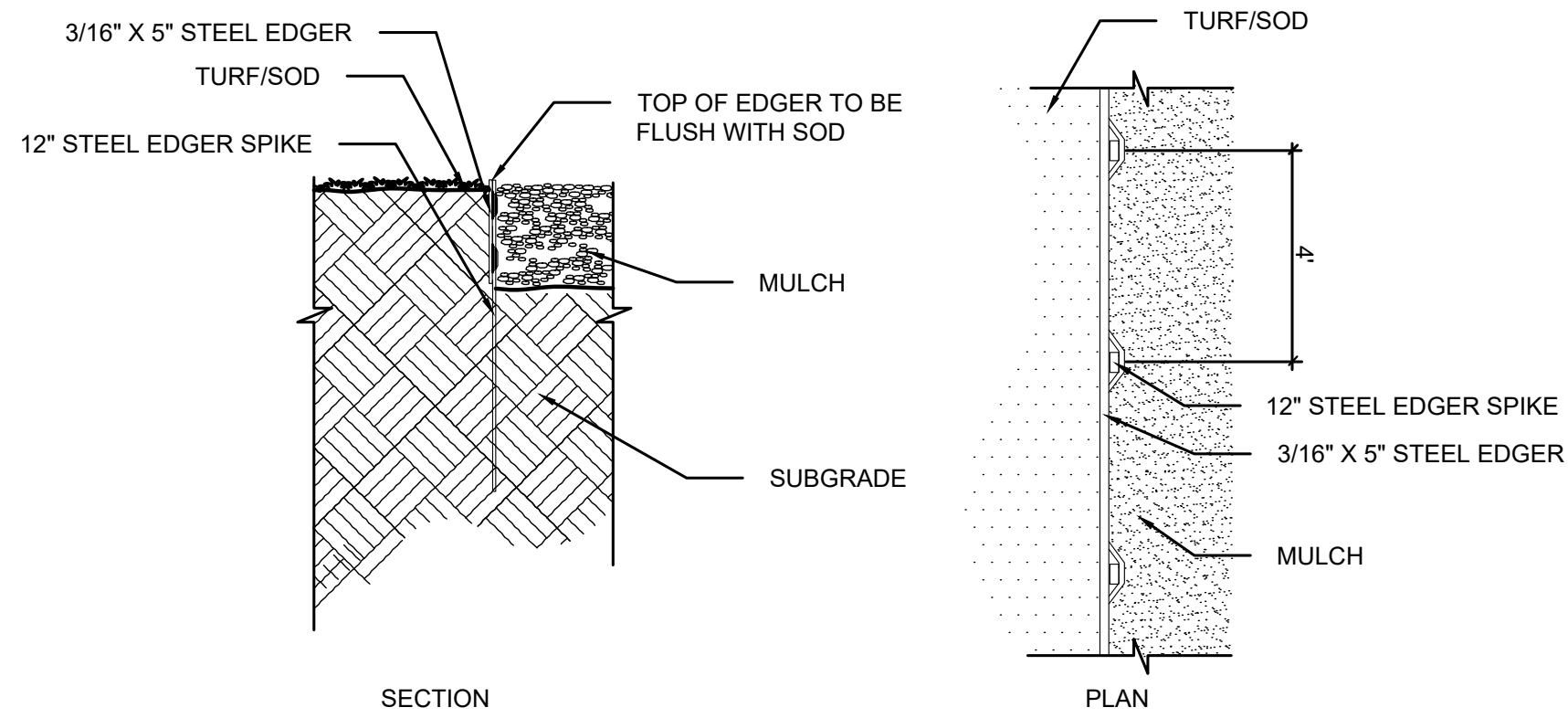
1 TREE PLANTING DETAIL
SCALE: N.T.S.



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



3 STEEL EDGER DETAIL
SCALE: N.T.S.

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MISSOURI-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MoDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
17. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE PLANTINGS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. SHRUB, PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE ROCK MULCH. ROCK MULCH TO BE BULK RIVER ROCK COLORADO, 1-2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MISSOURI GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MoDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE NEW IRRIGATION SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIPIES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	161143001
DATE	07/19/2024
SCALE	AS SHOWN
DESIGNED BY	ATK
DRAWN BY	ATK
CHECKED BY	AMS

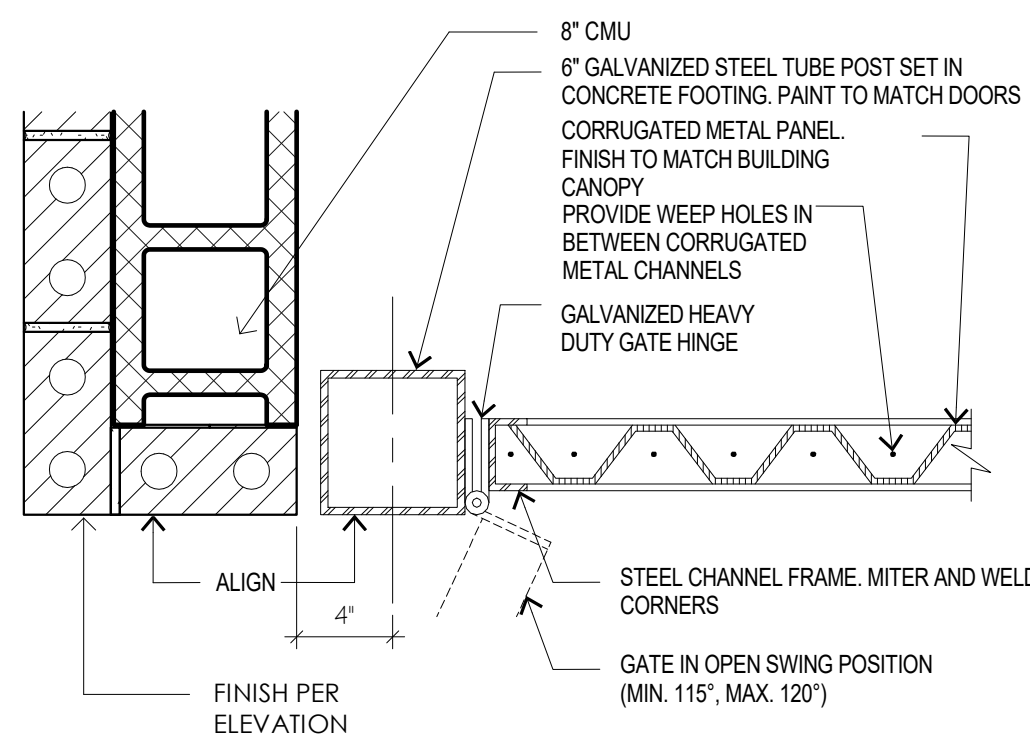
**LANDSCAPE
DETAILS**

PRELIMINARY - NOT FOR CONSTRUCTION

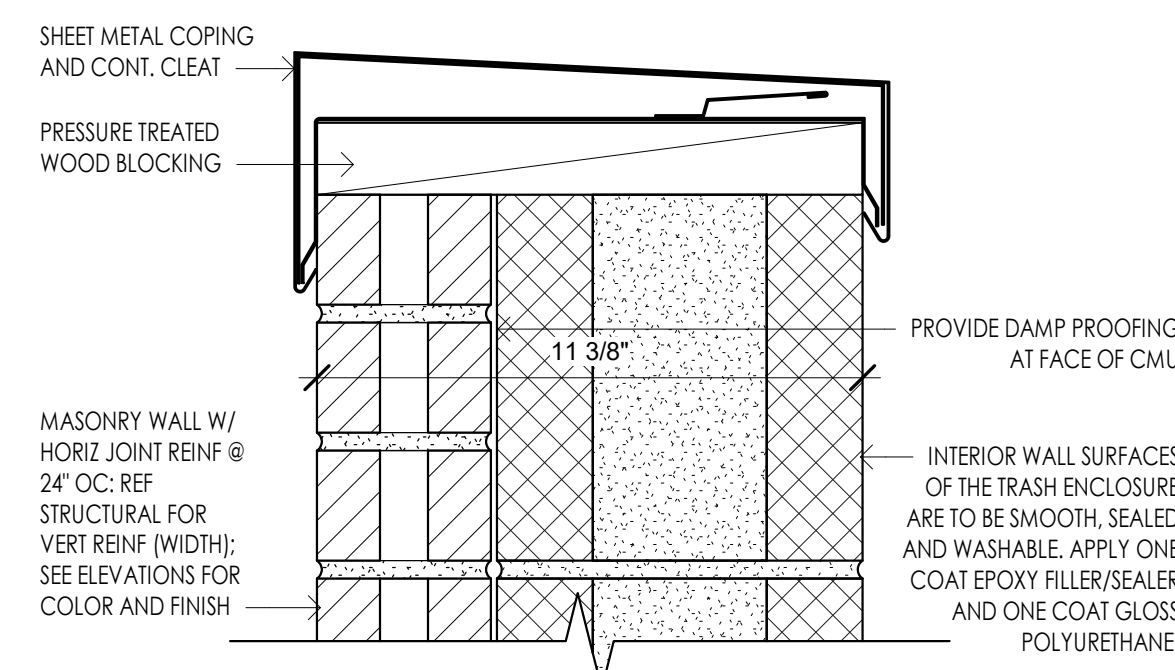
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RD & GREEN HILLS RD**

PREPARED FOR
STARBUCKS

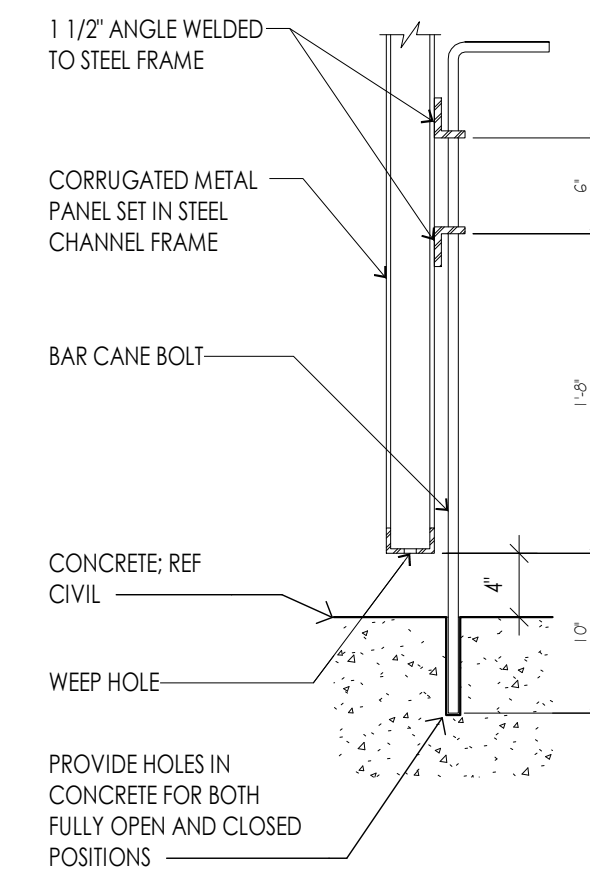
KANSAS CITY MISSOURI



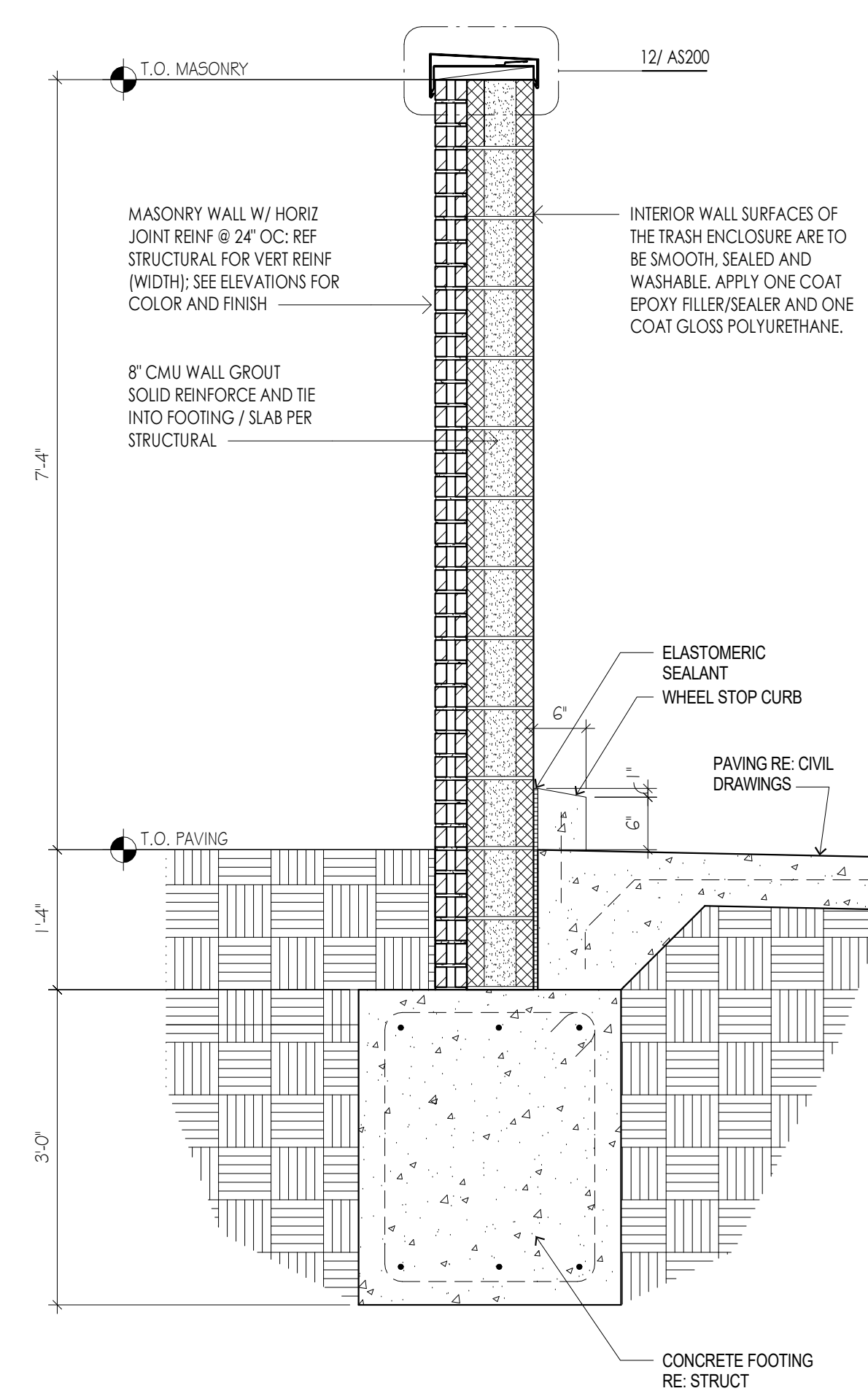
GATE HINGE DETAIL 16
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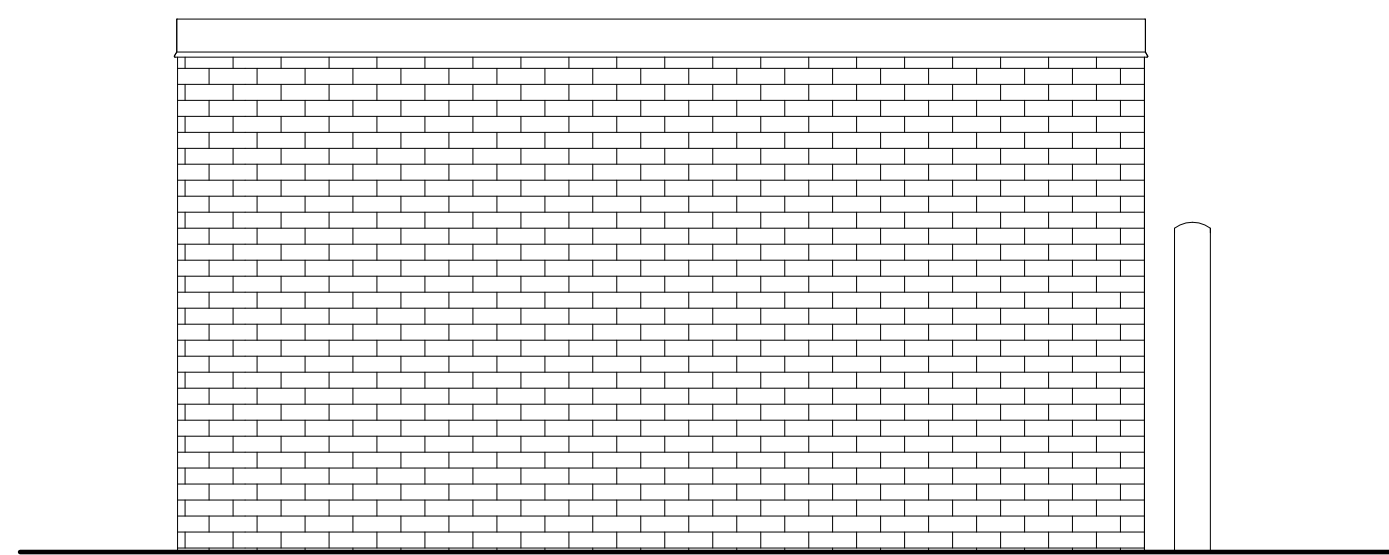
WALL CAP DETAIL 12
SCALE: 3" = 1'-0"



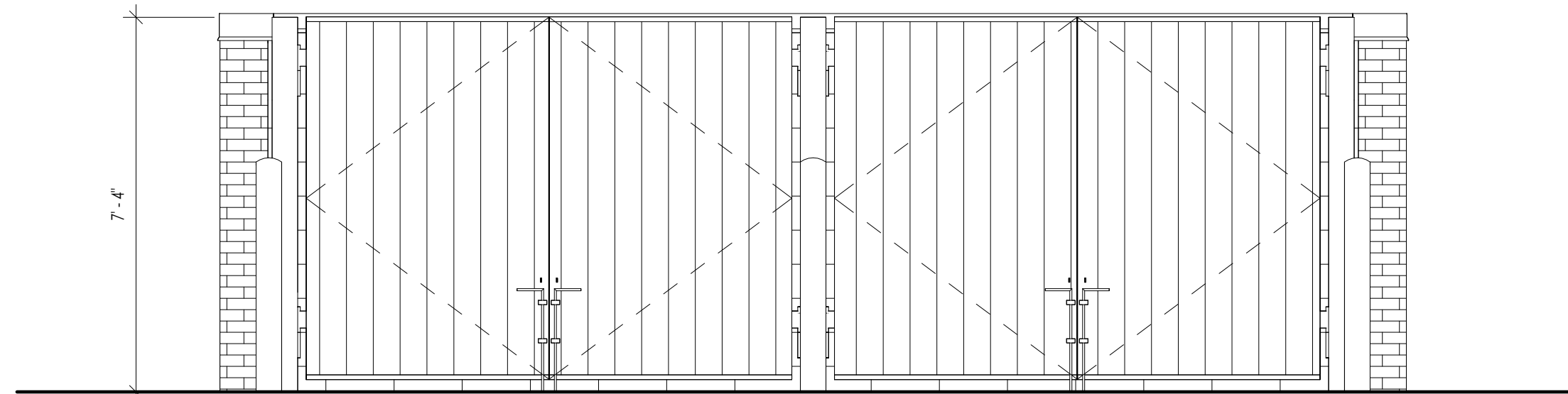
CANE BOLT DETAIL 8
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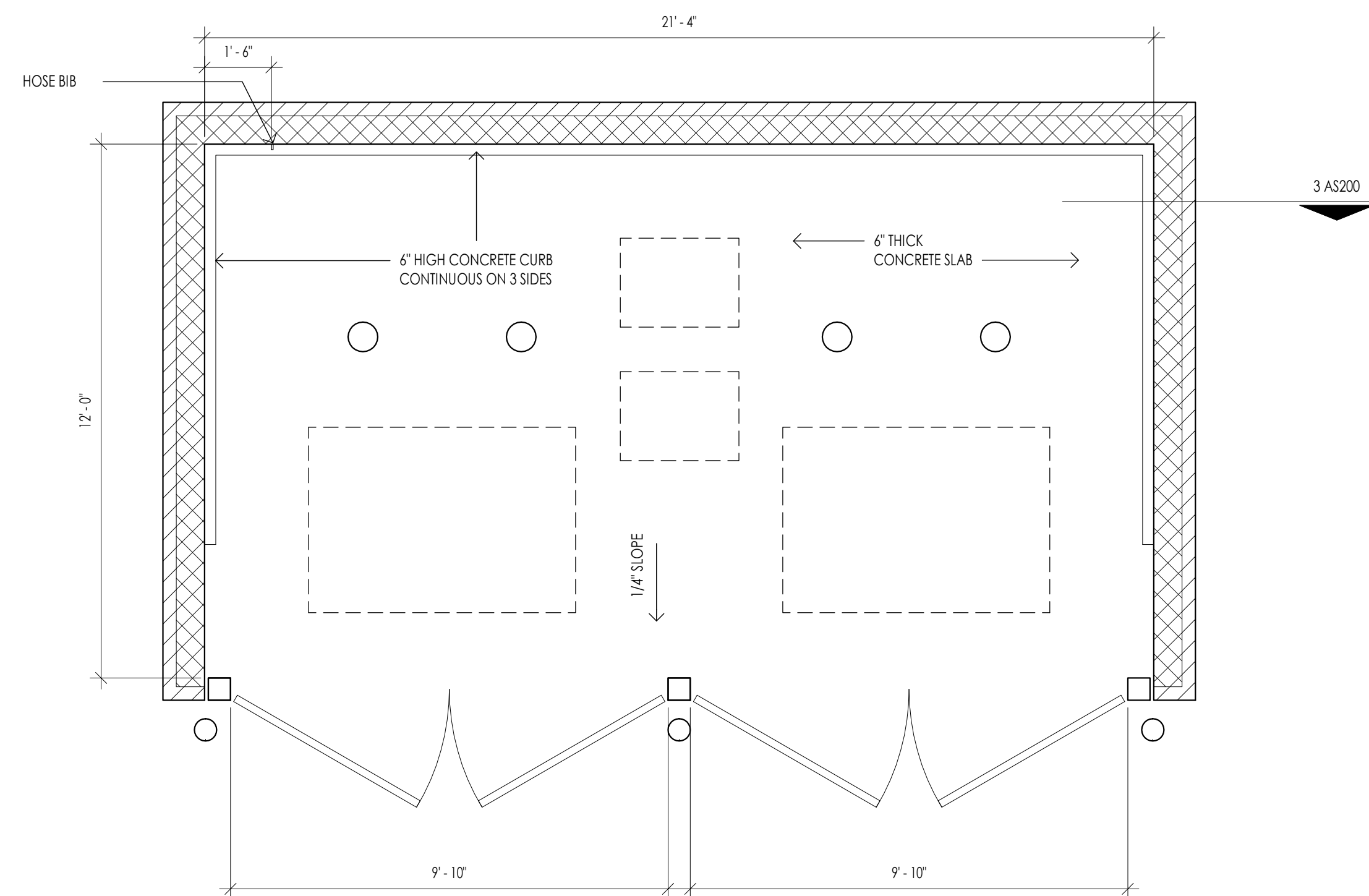
TRASH ENCLOSURE WALL SECTION 3
SCALE: 3/4" = 1'-0"



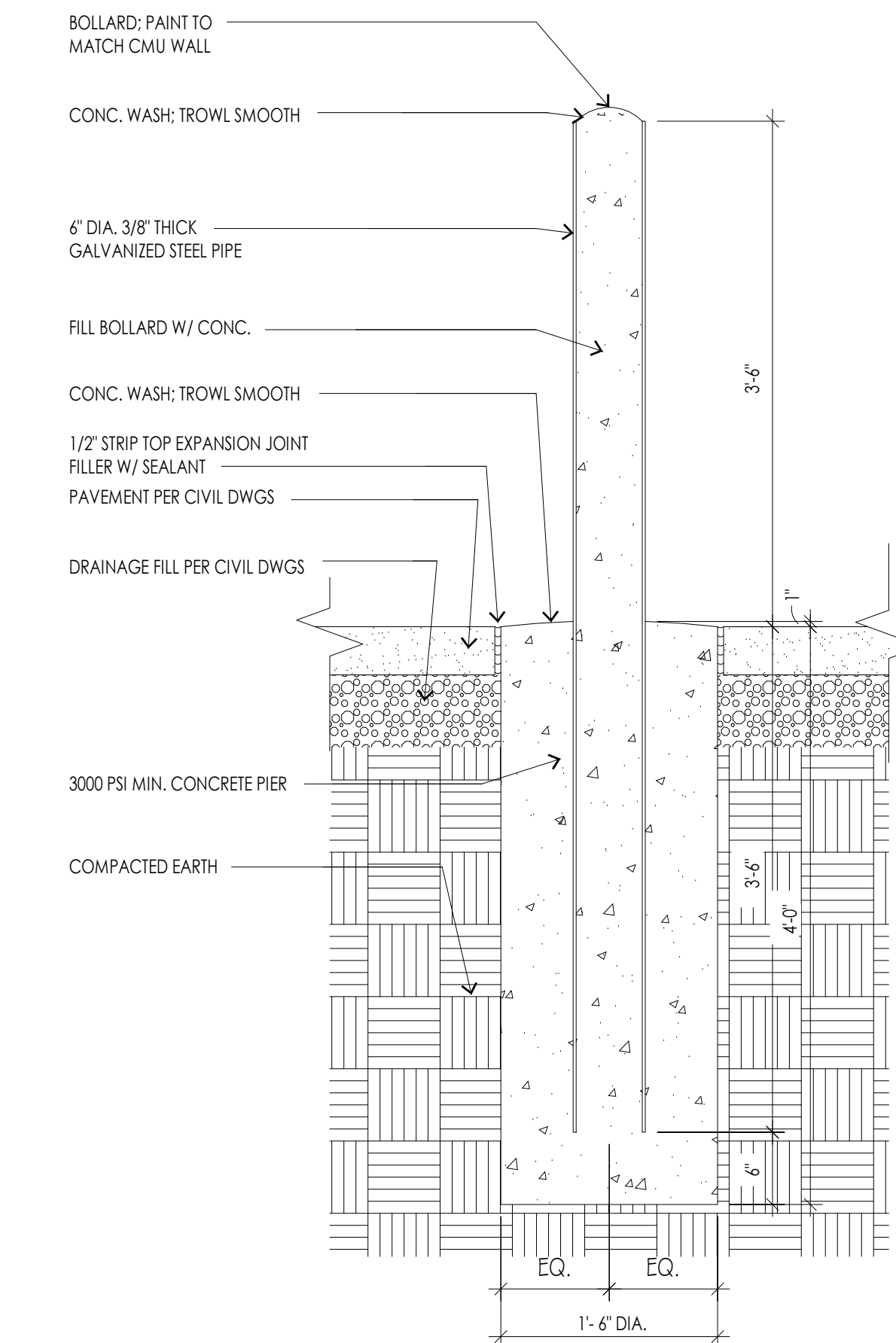
TRASH ENCLOSURE SIDE ELEVATION 15
SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION 7
SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE PLAN 9
SCALE: 3/8" = 1'-0"



BOLLARD DETAIL 1
SCALE: 1" = 1'-0"

NON-ILLUMINATED BOLLARD DETAIL 15
SCALE: 1/16" = 1'-0"

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project title
**OPAL ARCH
HUM-BARRY SHELL BUILDING
GREEN HILLS & BARRY RD,
KANSAS CITY, MO**

project number
2405.001

drawing issuance
MONUMENT SIGN 09/15/22

drawing revisions
No. Description: Date:

professional seal

NOT FOR CONSTRUCTION

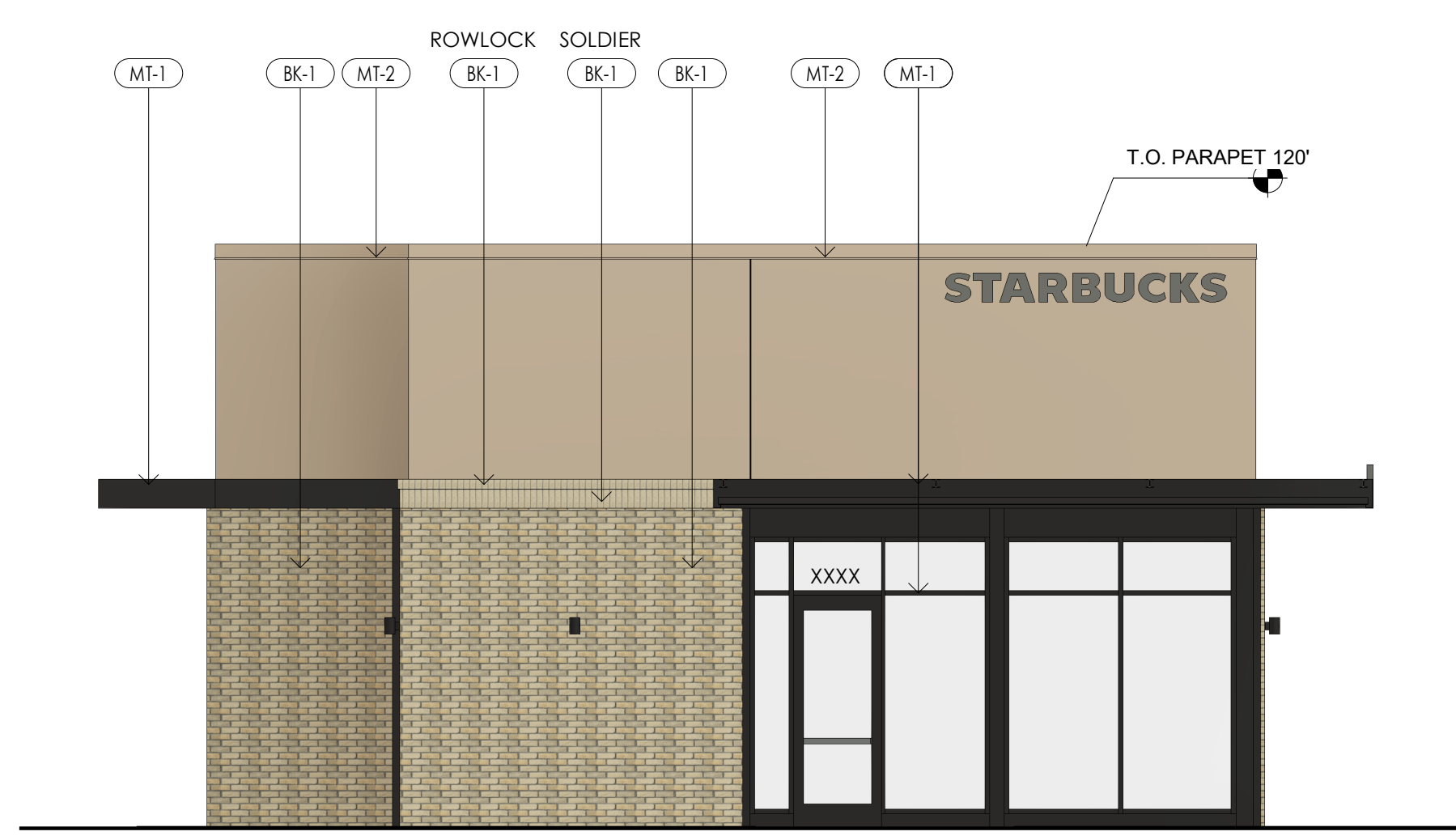
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drawing title
SITE DETAILS

drawing number
AS200

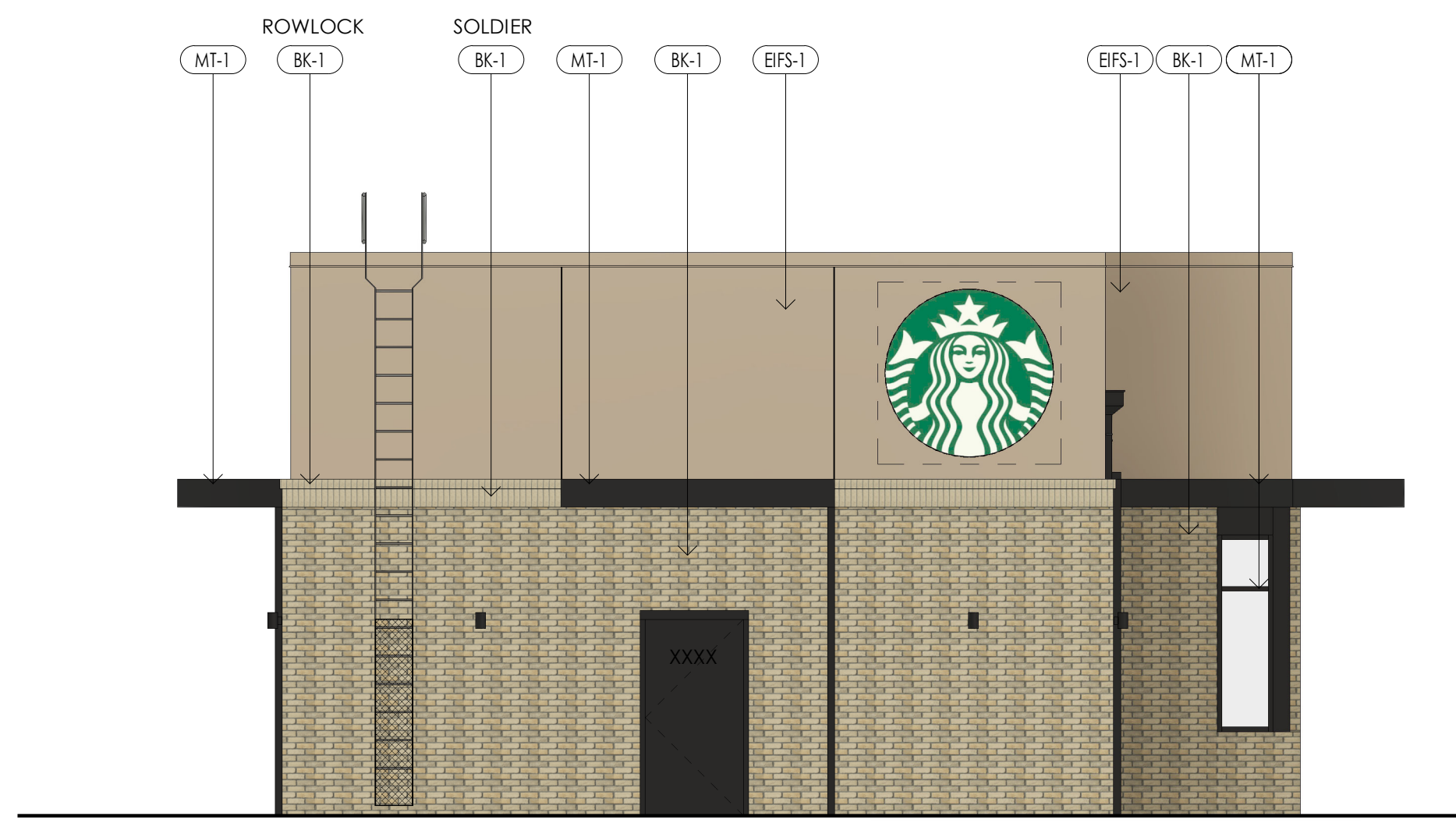
FINISH LEGEND				
MARK	MANUFACTURER	COLOR/MODEL	DESCRIPTION	COMMENTS
		COLOR TO MATCH ADJ. FACADE	METAL	
BK-1	WESTLAKE	MOROCCAN SAND	FULL BRICK	HANDMADE BRICK STYLE
EFS-1	DRYVIT	PAINT TO MATCH SW 7502 DRY DOCK	WATER DRAINAGE EFS	SANDBLAST FINISH
MT-1	TBD	BLACK ANODIZED	SHEETMETAL PARAPET COPING AND CLEAT	PRE-FINISHED
MT-2	TBD	COLOR TO MATCH SW 7502 DRY DOCK	SHEETMETAL PARAPET COPING AND CLEAT	



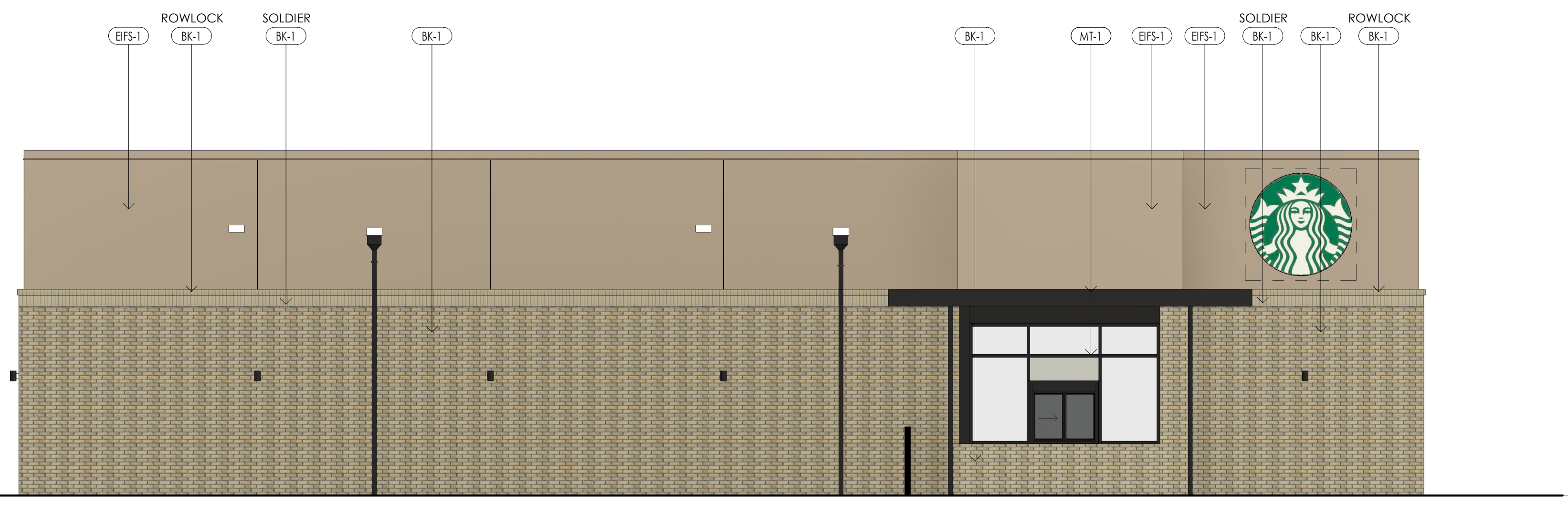
WEST ELEVATION ③
SCALE: 3/16" = 1'-0"



NORTH ELEVATION ④
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION ②
SCALE: 3/16" = 1'-0"



EAST ELEVATION ①
SCALE: 3/16" = 1'-0"

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project title
**OPAL ARCH
HUM-BARRY SHELL BUILDING
GREEN HILLS & BARRY RD,
KANSAS CITY, MO**

project number
2405.001

drawing issuance
MONUMENT SIGN 08/31/24

drawing revisions
No. Description Date:

professional seal

NOT FOR CONSTRUCTION

DATE SIGNED: 8/23/2024 4:56:37 PM

drawing title
EXTERIOR ELEVATIONS

drawing number
A200



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):