

ANTIOCH CROSSING

UR DEVELOPMENT PLAN AMENDMENT

T51N, R32W, S31, KANSAS CITY, CLAY COUNTY, MO

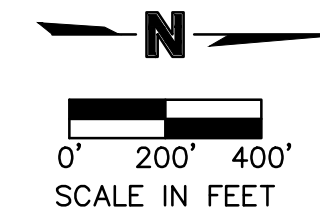
PROJECT CONTACTS

DEVELOPER:
 ANTIOCH REDEVELOPMENT PARTNERS LLC
 4240 BLUE RIDGE BLVD., SUITE 350
 KANSAS CITY, MO 64133
 CONTACT: DAVID HORN
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 EMAIL: DHORN@BLUERIDGETOWER.NET

PLANNING & ENGINEERING:
 OLSSON, INC.
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 CONTACT: CHRIS HOLMQUIST
 PHONE: 816.361.1177
 EMAIL: CHOLMQUIST@OLSSON.COM



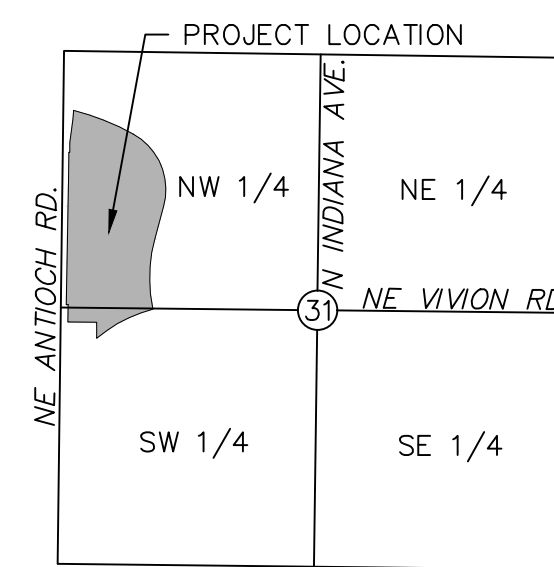
URD PROPERTY OWNED BY OTHERS: "KANSAS CITY AREA TRANS AUTHORITY"
 URD PROPERTY OWNED BY OTHERS: "ARGIE FAMILY PROPERTIES LLC"



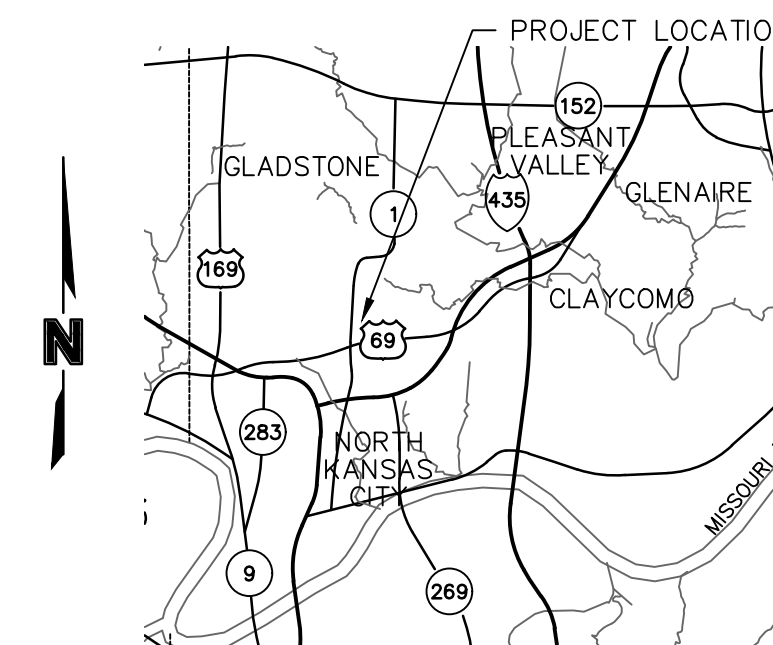
VICINITY MAP

URD LEGAL DESCRIPTION:

All that part of Lots 1, 2, 5, 7, 8 and 10 and all of Lots 3, 3A, 4, 6, 9, 11 and 12, Block 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, as recorded in Plat Book 2320 at Page 177; all that part of Block 1, GREEN HAVEN PLAZA NUMBER 2, as recorded in Plat Book A at Page 22, and All that part of Lot 2, ANTIOCH GREEN LOT 1 AND LOT 2, as recorded in Plat Book E at Page 125, all being an addition in and to the City of Kansas City, Clay County, Missouri, in the Northwest Quarter and Southwest Quarter of Section 31, Township 51 North, Range 32 West of the 5th Principal Meridian, being bounded and described as follows: Beginning at the Southeast corner of said Lot 2, ANTIOCH GREEN LOT AND LOT 2; thence North 89°22'05" West, along the South line of said Lot 2, 301.64 feet to a point on the East right-of-way line of Antioch Road, as now established; thence North 01°01'31" East, along said East right-of-way line, 180.62 feet; thence North 88°58'29" West, continuing along said East right of way line, 20.00 feet; thence North 01°01'31" East, continuing along said East right of way line, 1,289.70 feet; thence North 00°49'01" East, continuing along said East right of way line, 250.33 feet; thence North 00°36'31" East, continuing along said East right of way line, 100.00 feet; thence North 07°27'05" East, continuing along said East right of way line, 251.79 feet; thence North 03°47'19" East, continuing along said East right of way line, 89.48 feet to a point on the Southwesterly right-of-way line of Chouteau Trafficway, as now established; thence Easterly, along said Southwesterly, right-of-way line, on a curve to the right, having an initial tangent bearing of South 75°23'29" East with a radius of 2,663.81 feet, a central angle of 14°26'54" and an arc distance of 671.73 feet; thence Southeasterly, continuing along said Southwesterly right-of-way line, 350.83 feet; thence Southerly, continuing along said Southwesterly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,526.80 feet, a central angle of 27°13'19" and an arc distance of 725.40 feet; thence South 11°56'57" East, continuing along said Southwesterly right of way line, 15.22 feet to the Southeast corner of said Lot 12, Block 1, said corner also being a point on the North right-of-way line of U.S. Highway 69 (also known as Vivion Road), as now established; thence Southwesterly, along said North right-of-way line, on a curve to the left, having an initial tangent bearing of South 75°41'46" West with a radius of 1,472.70 feet, a central angle of 25°57'09" and an arc distance of 667.07 feet to a point on the East line of Lot 1, said GREEN HAVEN PLAZA NUMBER 2; thence North 00°19'25" East, along said East line, 167.81 feet to the Point of Beginning. Containing 1,870,584 square feet or 42.94 acres, more or less.



VICINITY MAP
T51N, R32W, S31

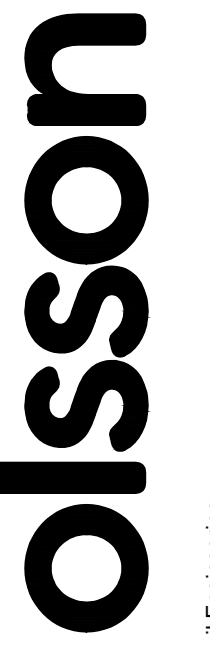


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C0.0	TITLE SHEET
C0.1	DESIGN GUIDELINES
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN - PRELIMINARY PLAT
C2.1	SITE PLAN - NORTH AREA
C3.0	PRELIMINARY GRADING & UTILITIES
L1.0	PRELIMINARY LANDSCAPE PLAN

- NOTES:
- THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.
 - EXISTING ZONING: UR; PROPOSED ZONING: NO CHANGE
 - PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND PERMIT PLAN APPROVALS.
 - NO STREAM BUFFER ZONES ARE PRESENT ON SITE.
 - DEVELOPMENT OR REDEVELOPMENT ALONG N CHOTEAU TRAFFICWAY SHALL COMPLY WITH KOMO BOULEVARD & PARKWAY STANDARDS, EXCEPT FOR USES SPECIFICALLY ALLOWED ON SHEET C0.1 NOTE 3.1.H AND DEVELOPMENT DATA TABLE ON SHEET C2.0.

Case No. CD-CPC-2021-00098

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binckley
ASSISTANT SECRETARY
DATE: 08-17-2021



Olsson - Civil Engineering
 Missouri Certificate of Authority #001932
 1301 Burlington Street
 North Kansas City, MO 64116
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.07.28	REVISED PER DRC COMMENTS	CJH

TITLE SHEET
 ANTIOCH CROSSING
 UR DEVELOPMENT PLAN AMENDMENT
 KANSAS CITY, MO
 2021

drawn by: CJH
 checked by: JFE
 approved by: JFE
 QA/QC by: NDH
 project no.: 021-01817
 drawing no.: C_TTL01_02101817
 date: 2021.05.21

SHEET
 C0.0

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1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a neighborhood feel and walkable environment;
- Ensure long lasting quality;
- Accommodate both local and national retailers; and
- Create an illuminated and safe environment that encourages day and nighttime activity.

2. DESIGN INTENT

The overall design theme is a pedestrian friendly, walkable environment. Masonry facades, combined with contemporary details, are used throughout the development. Canopies or awnings and a variety of storefront and signage design are used to achieve an eclectic, neighborhood environment. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

1. GENERAL GUIDELINES

Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the redevelopment area, guidelines and plans as submitted. The above mentioned are subject to final review and approval by the Developer and local Public Authorities.

2. COMMERCIAL GUIDELINES

A. General

- Commercial uses in commercial areas are encouraged to be mixed and integrated. Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design through the use of similar elements including, but no limited to: heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes. These guidelines are meant to achieve an overall, cohesive look for the redevelopment.
- It is understood that large anchor tenants have individual corporate identities. A large anchor tenant may be afforded an interpretation of the development design criteria to be approved by the Developer and local Public Authorities. Each tenant is encouraged to design within the parameters set forth in the criteria in order to blend with the development.

B. Materials

- A minimum of 80% of the exterior finish material on all facades that face a street or provide public access from parking lot shall be constructed of glass, brick, marble, real or cast stone, coarsely textured stucco or enhanced concrete panels.
- Enhanced Concrete panels may incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.
- Metal is permitted in a decorative or accessory role, using only concealed fasteners.
- The use of wood shall be limited by design review.

C. Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color.

D. Façade

- Building facades will express variations in form through materials and slight variations in set backs along the façade.
- Walls facing a public street or places of public access, including parking lots and courtyards, shall include windows or other architectural features customarily found on the front façade of a building, such as awnings, cornices work, edge detailing, or decorative finish materials compatible with human scale. These walls will also be required to be enhanced through architectural details and features, building heights, and color.
- Primary entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, overhangs, railings, balustrades, and other features where appropriate. Any such element used shall be architecturally compatible with the style, materials, colors, and details of the building as a whole.
- All sides of a building shall include similar details and materials so as to achieve four-sided architecture when facing a public right of way, and minimize the appearance of the back of a building facing surrounding uses.
- Awnings and/or canopies are to be provided at all primary building entrances and along the primary retail facade. Awnings and canopies will be made of materials that compliment approved exterior building materials and will be integrated as part of the overall building design. Plastic awnings or canopies are not permitted. A consistent theme or compatible color or pattern will be incorporated throughout the various buildings. Business identity and address identification may be incorporated into awnings and canopies.
- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.
- Rooftop screening will be provided to protect against adjacent viewing per Section 88.

E. Glass/Window

- Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface unless part of a window signage system. Sliding doors and sliding windows are permitted in facades facing a public street with justification and pending design review.

F. Roofs

- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- Parapets may be appropriate pending design review.

G. Site Design

- Partially shield parking lot pavement from the street by berming, a wall, and/or landscaping as required by the Director of City Development. Loading areas shall be buffered with landscape materials in conjunction with earthen berms. Other appropriate screening options may be permitted pursuant to design review.
- The site shall provide a pedestrian-oriented environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern paving and landscaping.
- Dumpster enclosures must be constructed of the same material as the adjacent building with landscape screening if allowed.
- The grounds around building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas.
- Provide irrigation for all major planting areas as required by the Director of City Development.
- A general average minimum distance of 15 feet is required between a parking lot and the facade of the building for sidewalk and landscaping purposes unless otherwise agreed upon by City Development Department staff.

H. Prohibited Uses:

- No use shall be allowed that is not allowed in the B3 category as described in "Committee Substitute for Ordinance No. 100394" (Table 120-1), except that Gasoline and Fuel Sales, Vehicle repairs, Self-Storage, Warehouse, and Tire & Battery Sales shall be allowed. In addition, the following uses are specifically prohibited:
 - o Adult media store, Adult motion picture theater, Sex shop, Check cashing store, Pawn shop, Recreational vehicle park, Blood/plasma center or Tattoo Shop and light equipment sales/rental outdoor.
 - o All uses identified in Zone B-3 as a "Special Use" will be required to apply for a permit through the Special Use Permit Process.

3. COMMUNITY GUIDELINES

A. Building and parking lot design shall comply with applicable ADA accessibility requirements.

B. A sidewalk network shall be provided throughout the redevelopment area that interconnects all dwellings, non-residential structures and common areas. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent practical, and shall be of a barrier-free design.

C. Sidewalks shall be a minimum width as required by code, expanding to 5 to 6 feet along major pedestrian routes and in commercial areas.

D. Interior landscaping and planting areas will be designed to provide a buffer between the parking lot or drives and building walls or pedestrian circulation. Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings and canopies.

E. All pedestrian crossings to parking lots and paved areas will be highlighted with special integrally tinted colored concrete, pavement textures, or pavers. All sidewalks and other pedestrian walkways shall have appropriate lighting, using fixtures consistent with the character of the neighborhood.

F. Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to accommodate adequate room for vehicle bumper overhang over the curb.

G. Streetlights shall be designed to compliment the character of the community and conform to all applicable standards.

H. Streets and sites shall be provided with adequate lighting. A photometric study will be provided showing zero foot-candles at the property lines when abutting residential. All wall packs are required to have cutoff shading screens. Parking lot light poles shall be generally no higher than 30 feet.

I. Along all parking areas, walkways, courtyards, and common/open space areas pedestrian scale decorative lampposts shall be provided at regular intervals.

K. Benches or seatwalls to provide resting spots for pedestrians will be provided intermittently throughout the redevelopment area. Pedestrian scaled furnishings, landscaping, and other amenities will be provided as appropriate throughout the development.

L. Landscaping islands and park strips will be a minimum of 8 feet in width, including pedestrian walkways, in order to accommodate the walk, trees and shrubs, vehicular overhangs, lights, posts, and other appurtenances.

M. Perimeter buffer landscape areas will be planted with shrubs capable of reaching 3 feet in height above the adjacent parking area or walk, covering a minimum 35% of the length of the landscape area. Ornamental and/or shade trees (where appropriate) will be included in these buffer areas.

N. Bike Racks will be provided where appropriate and for long and short term bicycle parking per Section 88.

O. Design aspects as per Chapter 88 shall be provided and adhered to, including street trees, bicycle parking, etc.

P. Outdoor speakers shall not be allowed.

4. GENERAL SIGNAGE DESIGN CRITERIA

- Project and retail signage are paramount in developing the overall design quality and character of the Antioch Redevelopment project. Following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.
- Each retail store is allowed a maximum of one integral sign for each exterior face contiguous with the interior retail store space of the building, and subject to the limitations outlined below. Secondary signage is permitted in the window facing the street when the primary sign cannot be viewed by pedestrians because of awning or overhang.
- Signs attached to buildings shall be integral.
- The Developer encourages the use of façade signs and blade signs, signage on canopies and awnings, and interior glass signs.

- Signage shall be limited to trade name, logo and decorative accents. To maintain a high quality environment, no formed plastic, injection molded plastic or box-type back-lit panel signs are permitted.

- All signbolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze. They should be concealed, if possible.
- No signmaker labels or other identification shall be permitted on the exposed surface of signs, except those required by local ordinance. If required by local ordinance, such labels or other identification shall be in an inconspicuous location.
- No exposed conduit, conductor or transformers will be permitted.
- Service doors to tenant areas throughout the project shall have a standard identification (tenant name and address only). This signage shall be designed and installed by the tenant.

- The lighting to tenant's signage shall be controlled by a 24-hour time clock set in accordance to the Developer's specified hours.

5. STOREFRONT SIGNAGE DESIGN CRITERIA

- Signage type, size, proportion and location are required to be an integral part of the overall design concept for the storefront.

- LIGHT BOXES WILL NOT BE PERMITTED.

- All other bold, creative designs will be considered.

- Tenants can have a single ILLUMINATED SIGN integral to their storefront that fits one of the following:
 - o Back-lit: Plexiglass can be on an opaque background. Letters may be etched in the back of mirror or individual plexiglass letters of logo pushed through cut-outs in metal panels. Can letters may be used directly on the façade, or on raceways if required by Developer.
 - o Edge-lit: Etching must be V cut. Concealed light source must be highly illuminated to ensure visibility against a light background. Can letters may be used directly on the façade.
 - o Surface Illuminated Sign Behind Storefront: With remote, concealed spotlighting. Suggested materials include: carved and painted wood, ceramic tiles with raised letters, carved stone and forged, cut-out or cast metal letters. The sign must be brightly illuminated from a light source that does not cause glare to the public and does not project past the storefront glazing.

- All signage and graphic lighting must be illuminated during the hours the center is open. This illumination shall be controlled by a 7-day, 24-hour time clock, set in accordance to the hours specified in the lease.

6. FAÇADE SIGNAGE

- Façade signs are intended for immediate recognition of the tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility.
- Signs are limited in size to 5% of the total façade square footage and a maximum of 20 feet in height above the finished floor elevation of the retail space.
- Signs are mounted on the façade of the store, above tenant's awnings or Developer's canopy, if provided.

- The signage is limited to the trade name only. One sign is permitted for each exterior face of the building which is contiguous with the interior retail space, with a maximum of three sides.

- The tenant has maximum freedom in the design of the façade signage, except where otherwise noted. Suggested types of façade lettering are:
 - o Individual letters, pin-mounted to the façade or on raceways, if required by the Developer.
 - o 2-dimensional, 3-dimensional or open channel type lettering.
 - o Lettering affixed to a panel that is erected at the façade with the allotted signage area.

- Numerous variations/combinations of the above are possible for the signage, and the Developer welcomes the tenant's creativity.
- For tenants occupying buildings of more than 25,000 square feet, the maximum height shall not exceed 54" and shall not extend more than 10' beyond the face of the building.
- For tenants occupying buildings of less than 25,000 square feet, the maximum height shall not exceed 30" and shall not extend more than 8' beyond the face of the building.

- Double stacked letters are allowed but the total height shall not exceed 1.5 times the allowable height for single letter height.

7. ROOFTOP SIGNS

- Rooftop signage shall not be permitted.

8. CANOPY TOP SIGNAGE

- This signage type consists of illuminated signage that sits on top of the Developer-provided canopy that may occur throughout the project.

- The finish and color of the lettering is ultimately subject to the Developer's approval to ensure only the highest quality for the project.
- The maximum allowable height for each sign shall be as outlined for façade signage.

9. ENTRIES / GATEWAYS

- Each designated entry/gateway shall have a monument sign identifying the project development. The monument sign shall be a maximum of 9'-0" in height and 8'-0" in length.
- The sign may contain the names of tenants with the development.
- The monument sign shall be externally or internally lit.

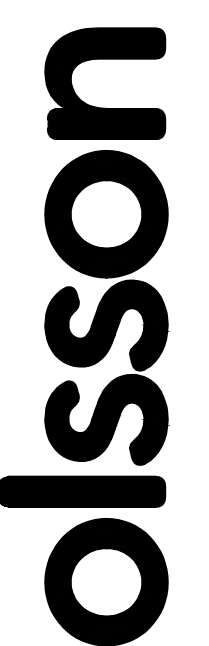
- The sign shall be constructed of materials approved for building facades, and the sign design shall be consistent with the architectural character of the development.

- Way-finding signs shall be allowed throughout the site. The sign area of the way-finding signs shall not exceed 15 s.f. These signs may be externally or internally lit and shall be designed to be consistent with the architectural theme of the development.
- Gateway Monument signs will be used in lieu of individual pad site monument signs. See sheet C1.3a of the Preliminary Development Plan for general concepts of the entry/gateway features.

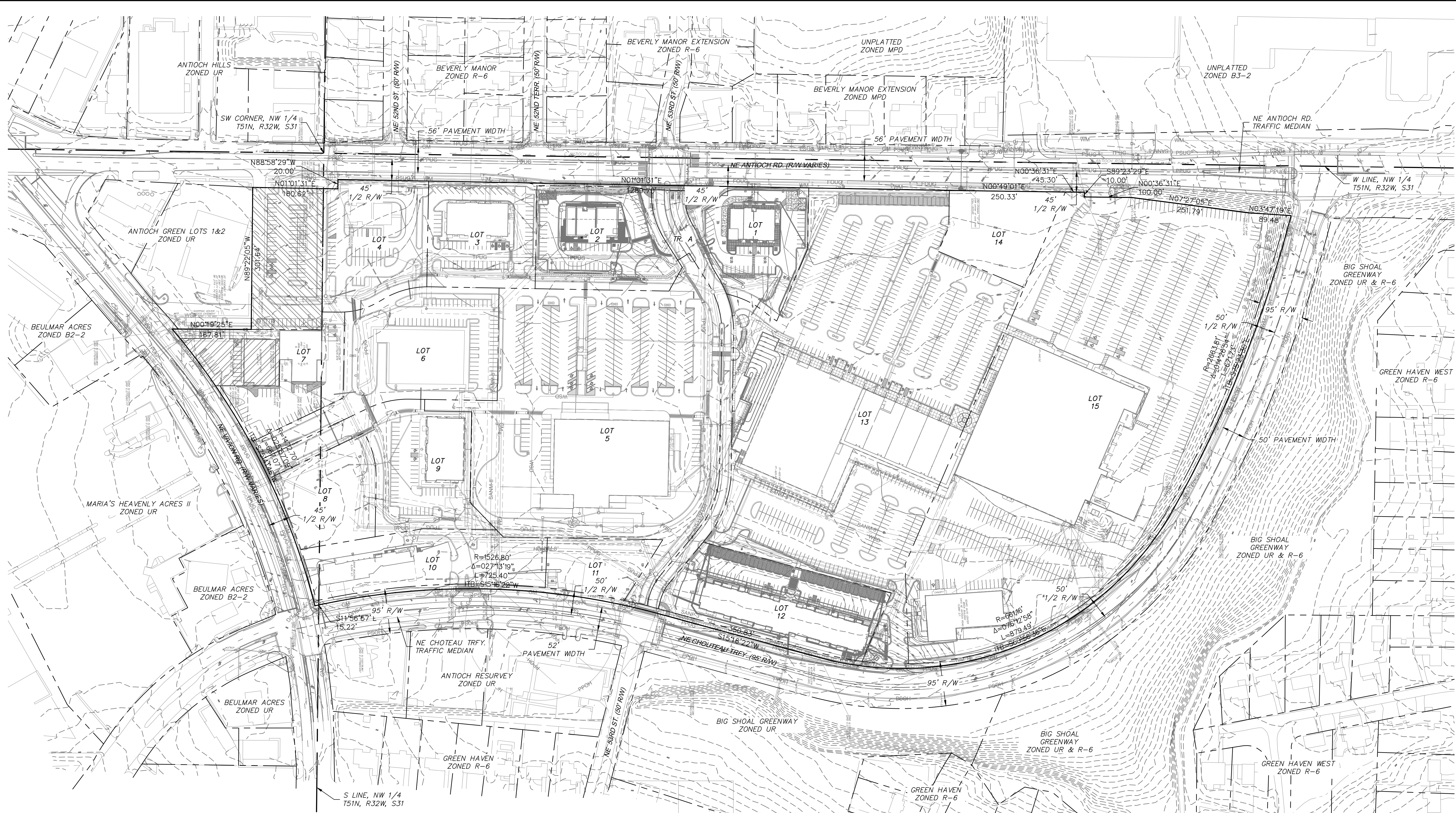
10. SPECIAL CONSIDERATION FOR LARGE SINGLE TENANT USERS

- Special consideration shall be given for single tenant "stand alone" buildings 30,000 s.f. or greater.

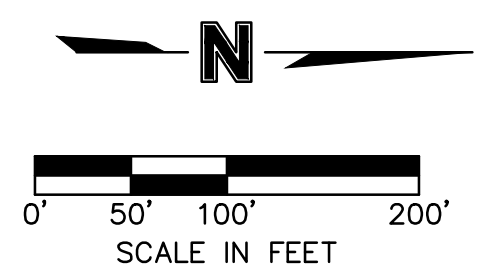
- The above guidelines may be reasonably modified to accommodate large single tenant buildings, provided that the modification/deviation is consistent with the spirit of the guidelines. In no case shall modifications/deviations be granted that create a direct negative impact for adjacent residential areas.

		BY	
		CJH	
DESIGN GUIDELINES	REV. NO.	DATE	REVISIONS DESCRIPTION
	1	2021.07.28	REVISED PER DRC COMMENTS
ANTIOCH CROSSING UR DEVELOPMENT PLAN AMENDMENT		2021	REVISIONS
SHEET C0.1		KANSAS CITY, MO	
drawing no.: C_GEN01_02101817		checked by: CJH	project no.: 021-01817
date: 2021.05.21		approved by: JFE	drawing no.: C_GEN01_02101817
		QA/QC by: JFE	date: 2021.05.21
		NDH	

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URD PROPERTY OWNED BY OTHERS:
 "KANSAS CITY AREA TRANS AUTHORITY"
 URD PROPERTY OWNED BY OTHERS:
 "ARGIE FAMILY PROPERTIES, LLC"



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 Missouri Certificate of Authority #001592
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 North Kansas City, MO 64116
 TEL 816.361.1177
 www.ollson.com

EXISTING CONDITIONS

**ANTIOCH CROSSING
 UR DEVELOPMENT PLAN AMENDMENT**

KANSAS CITY, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	CHK
1	2021.07.28	REVISED PER DRC COMMENTS		

2021

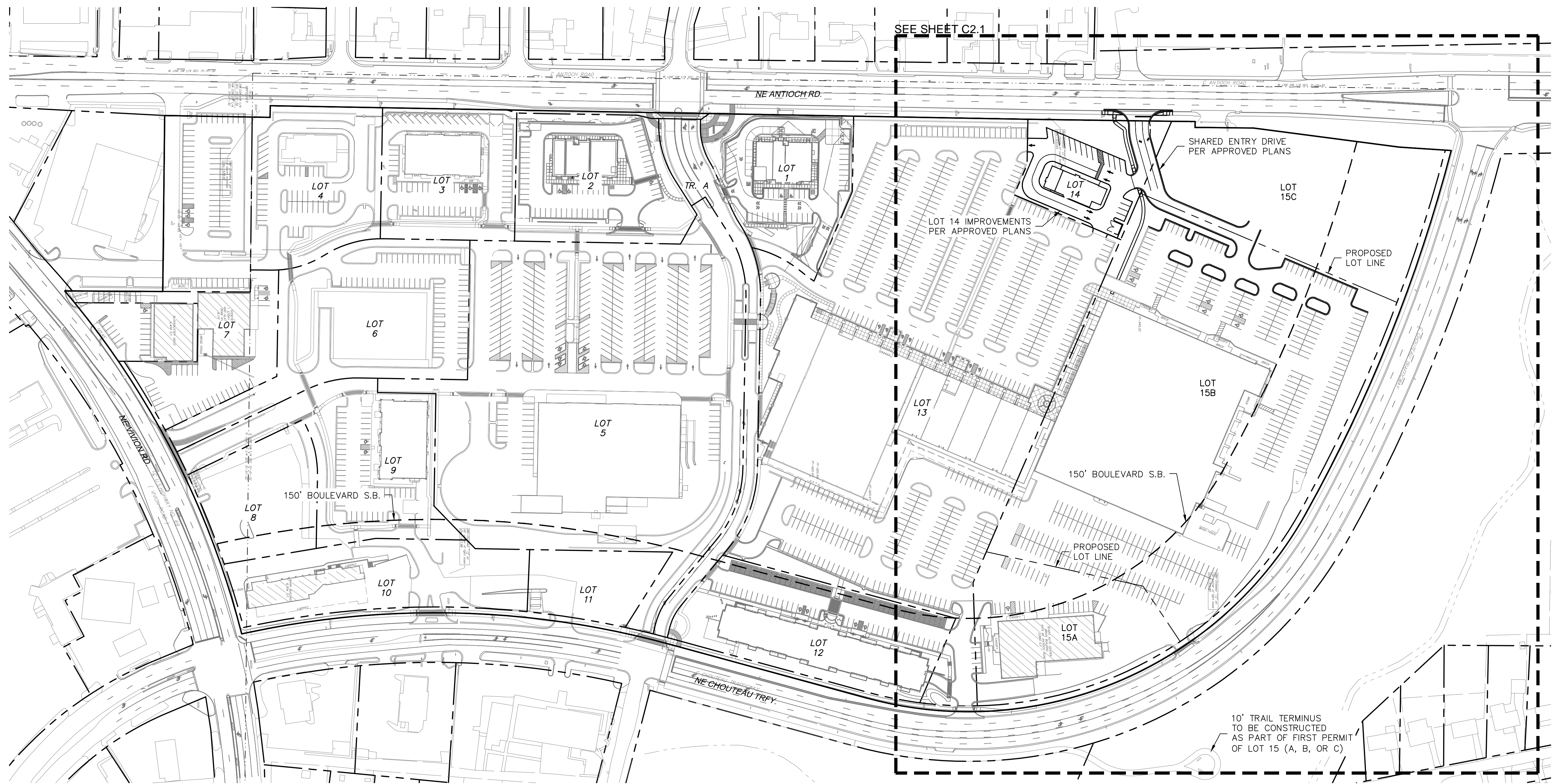
REVISIONS

drawn by: C.J.H.
 checked by: J.F.E.
 approved by: J.F.E.
 QA/QC by: NDH

project no.: 021-01817
 drawing no.: C_EXC01_02101817
 date: 2021.05.21

**SHEET
 C1.0**

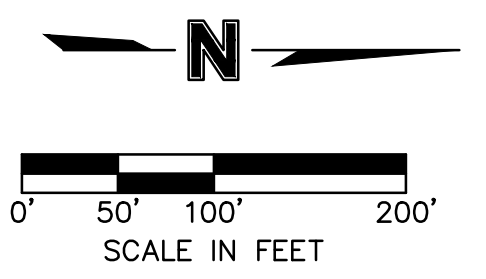
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 DATE: Jul 28, 2021 11:03am XREFS: C:\BASE_02101817 C:\PTBLK_02101817 USER: chaimquist



LOT #	EX./PR. ZONING	LAND AREA (AC.)	USE	FLOORS	DEVELOPMENT DATA TABLE				REQUIRED PARKING	PROVIDED PARKING	COMMENCE & COMPLETE DATES
					GROSS BLDG AREA (SF)	GROSS BLDG AREA (SF) PER FLOOR (AVG.)	BUILDING COVERAGE	FLOOR AREA RATIO			
1	UR/UR	1.40	Restaurant	1	5,400	5,400	8.85%	8.85%	54	55	Existing
2	UR/UR	1.61	Restaurant	1	4,125	4,125	5.88%	5.88%	42	43	Existing
3	UR/UR	1.19	Retail/Restaurant	1	6,200	6,200	11.96%	11.96%	62	62	Existing
4	UR/UR	1.30	Retail/Restaurant	1	6,400	6,400	11.30%	11.30%	64	64	Existing
5	UR/UR	6.98	Retail / Grocery / Gasoline (16 pumps)	1	49,160	41,180 / 7,980	16.17%***	16.17%	122	214	Existing
6	UR/UR	1.10	Retail	1	5,000	5,000	10.43%	10.43%	13	24	Existing
7	UR/UR	0.95	Tire & Battery	1	8,100	8,100	19.57%	19.57%	8	24	Existing
8	UR/UR	0.89	Retail	1	3,200	3,200	8.25%	8.25%	8	23	Existing
9	UR/UR	1.55	Retail	1	11,200	11,200	16.59%	16.59%	28	53	Existing
10	UR/UR	1.33	Office	2	17,344	8,672	19.07%	29.94%	18	60	Existing
11	UR/UR	0.60	Retail	1	2,580	2,580	9.87%	9.87%	7	30	Existing
12	UR/UR	1.72	Senior Housing**	4	94,500	23,125	30.86%	126.13%	32	64	Existing
13	UR/UR	8.91	Retail	2	152,000	76,000	20.00%	39.16%	380	613	Existing
14	UR/UR	0.82	Restaurant	1	4,000	4,000	11.20%	11.20%	40	17	2021-2021, per pending permits
15A	UR/UR	1.49	Office/Warehouse or Tire & Battery	1	13,890	13,890	21.52%	21.52%	14	25	Existing (currently part of Lot 15 with proposed 15B & 15C)
15B	UR/UR	6.84	Self-Storage/Retail	2	128,726	64,363	21.36%	21.36%	322	328	Existing (currently part of Lot 15 with proposed 15A & 15C)
15C	UR/UR	2.20	Retail/Rest./Office	1	17,000	17,000	17.74%	17.74%	(varies per use)	shall meet required minimum	2022-2025
TOTAL		40.91*			522,845						

Note: Data for Existing lots taken from previously-approved UR Development Plan and shown for reference only. This development data may not necessarily reflect the actual conditions as built.
 * 41.51 Total Net Acres minus 0.605 acres right-of-way
 ** 96 Assisted Living Apartments, 24 units per floor, mix of studio, 1-BR & 2-BR units. Gross = Net Density = 55.8 DU/Ac.

- NOTES:
- IMPROVEMENTS TO LOT 14 ARE FOR REFERENCE ONLY. SEE MOST CURRENT PERMIT PLANS FOR FINAL LAYOUT.
 - NO CHANGES IN PARKING AREAS ARE PROPOSED WITH LOTS 15A & 15B, EXCEPT FOR REDUCTION OF LOT 15B WESTERN PARKING AREA WHERE LOT 15C IS PROPOSED. SEE PLAN.
 - NO BUILDING, LANDSCAPING, OR LIGHTING CHANGES ARE PROPOSED WITH LOTS 15A & 15B.
 - LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, BUILDING ELEVATIONS, AND SIGNAGE.



olsson

Olsson - Civil Engineering
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.07.28	REVISED PER DRC COMMENTS	CJH

SITE PLAN - PRELIMINARY PLAT

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

2021

SHEET C2.0

drawn by: CJH

checked by: JFE

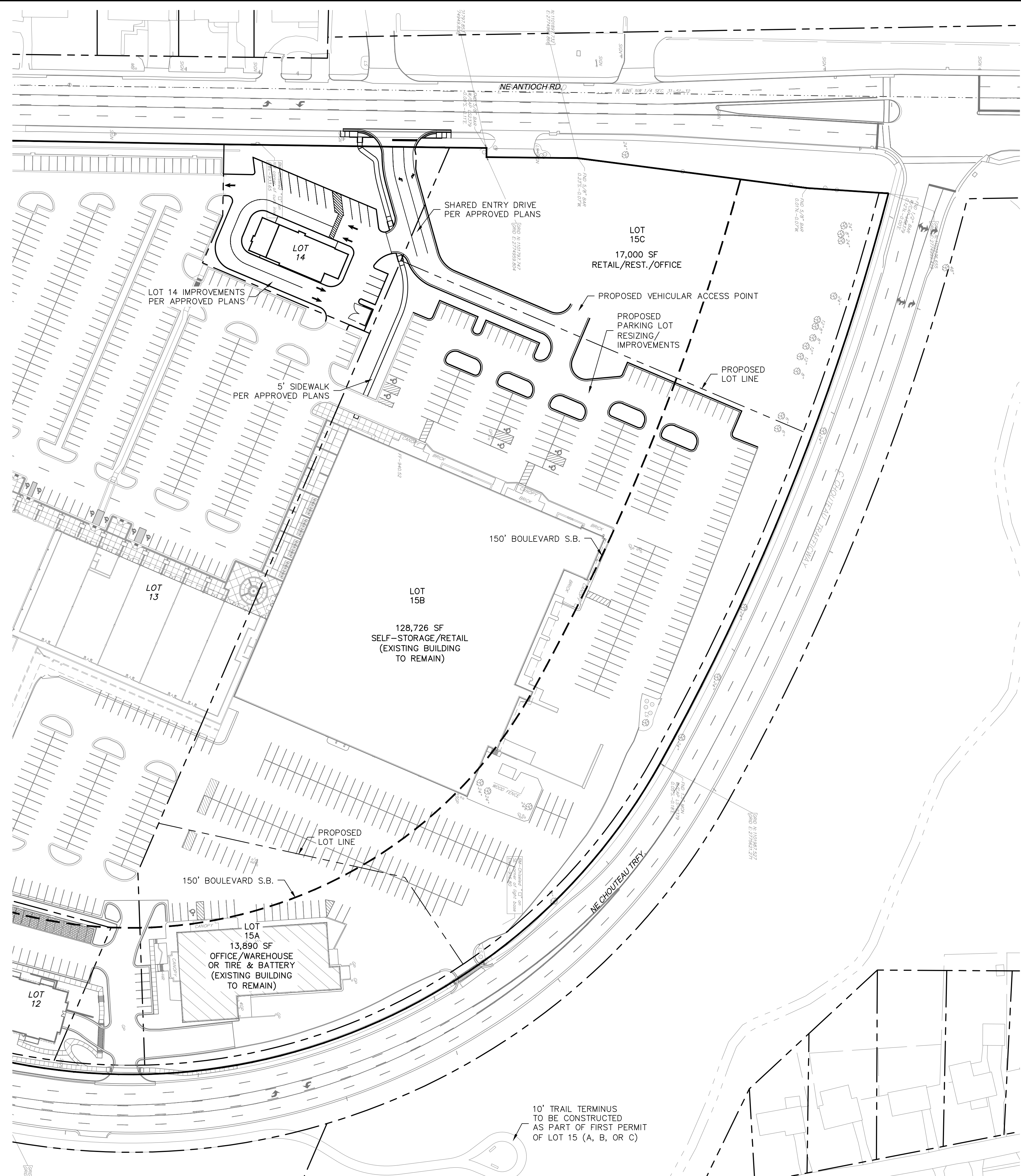
approved by: JFE

QA/QC by: NDH

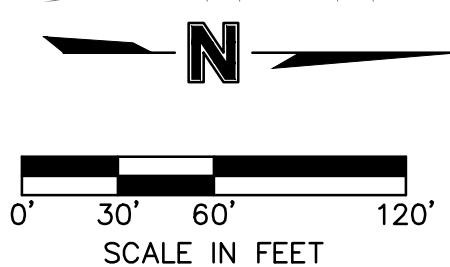
project no.: 021-01817

drawing no.: C_SIT01_02101817

date: 2021.05.21

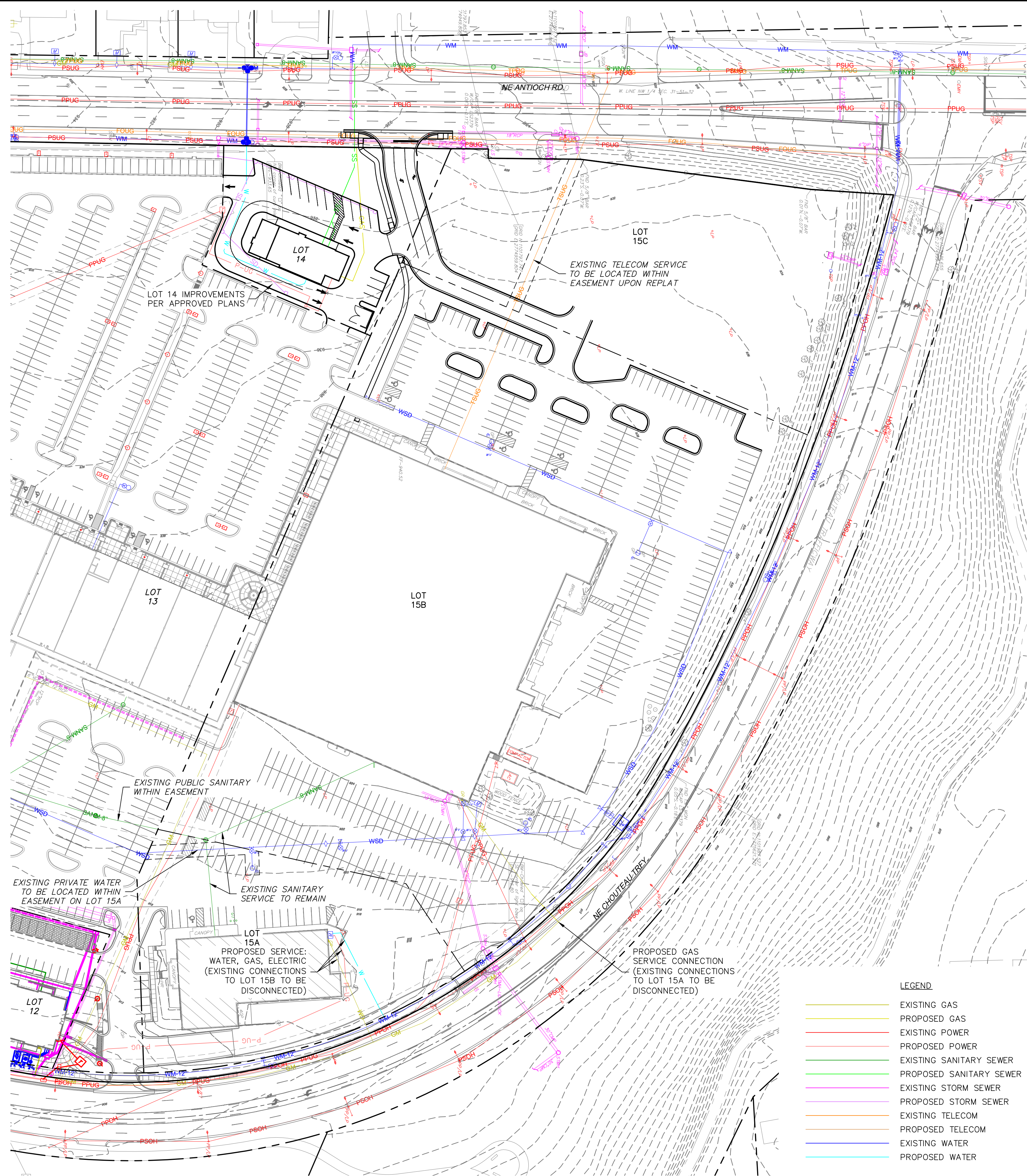


- NOTES:
1. IMPROVEMENTS TO LOT 14 ARE FOR REFERENCE ONLY. SEE MOST CURRENT PERMIT PLANS FOR FINAL LAYOUT.
 2. NO CHANGES IN PARKING AREAS ARE PROPOSED WITH LOTS 15A & 15B, EXCEPT FOR REDUCTION OF LOT 15B WESTERN PARKING AREA WHERE LOT 15C IS PROPOSED. SEE PLAN.
 3. LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, BUILDING ELEVATIONS, AND SIGNAGE.



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		REVISIONS DESCRIPTION	REVISED PER DRC COMMENTS
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.07.28	REVISED PER DRC COMMENTS	CJH
<p>SITE PLAN - NORTH AREA</p> <p>ANTIOCH CROSSING UR DEVELOPMENT PLAN AMENDMENT</p> <p>KANSAS CITY, MO</p>		2021	REVISIONS
<p>drawn by: CJH checked by: JFE approved by: JFE QA/QC by: NDH</p> <p>project no.: 021-01817 drawing no.: C_SIT02_02101817 date: 2021.05.21</p>		<p>SHEET C2.1</p>	

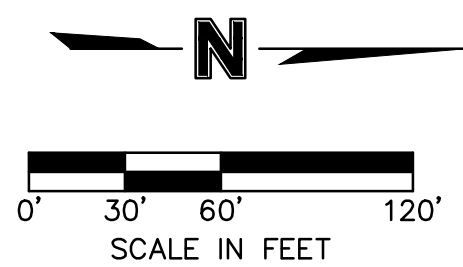
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 DATE: Jul 28, 2021 11:04am XREFS: C:\PTBLK_02101817 C:\PUTIL_02101817 C:\BASE_02101817



- NOTES:
1. IMPROVEMENTS TO LOT 14 ARE FOR REFERENCE ONLY. SEE MOST CURRENT PERMIT PLANS FOR FINAL UTILITY LAYOUT.
 2. NO CHANGES IN GRADING OR STORM SEWER ARE PROPOSED WITH LOTS 15A & 15B.
 3. UTILITY SERVICE AND GRADING CHANGES TO LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN.
 4. EXISTING UTILITY SERVICE LINES BETWEEN BUILDINGS ON LOTS 15A & 15B SHALL BE DISCONNECTED AND EACH BUILDING SHALL HAVE SEPARATE SERVICES.

LEGEND

	EXISTING GAS
	PROPOSED GAS
	EXISTING POWER
	PROPOSED POWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING TELECOM
	PROPOSED TELECOM
	EXISTING WATER
	PROPOSED WATER



PRELIMINARY GRADING & UTILITIES

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

2021

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REVISIONS

SHEET
C3.0

drawn by: CJH
 checked by: JFE
 approved by: JFE
 QA/QC by: NDH
 project no.: 021-01817
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 USER: chelminquist

LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING COVERAGE (SF)	TOTAL # OF PARKING SPACES	(1) VEHICULAR USE FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE 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
LOT 15A	13,890	25	354	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER (EXISTING) *	99	875 1,204	5 5	25 25	3 0**
LOT 15B	64,363	328	685	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER (EXISTING) *	182	11,480 4,937***	66 26***	328 126***	13 0**

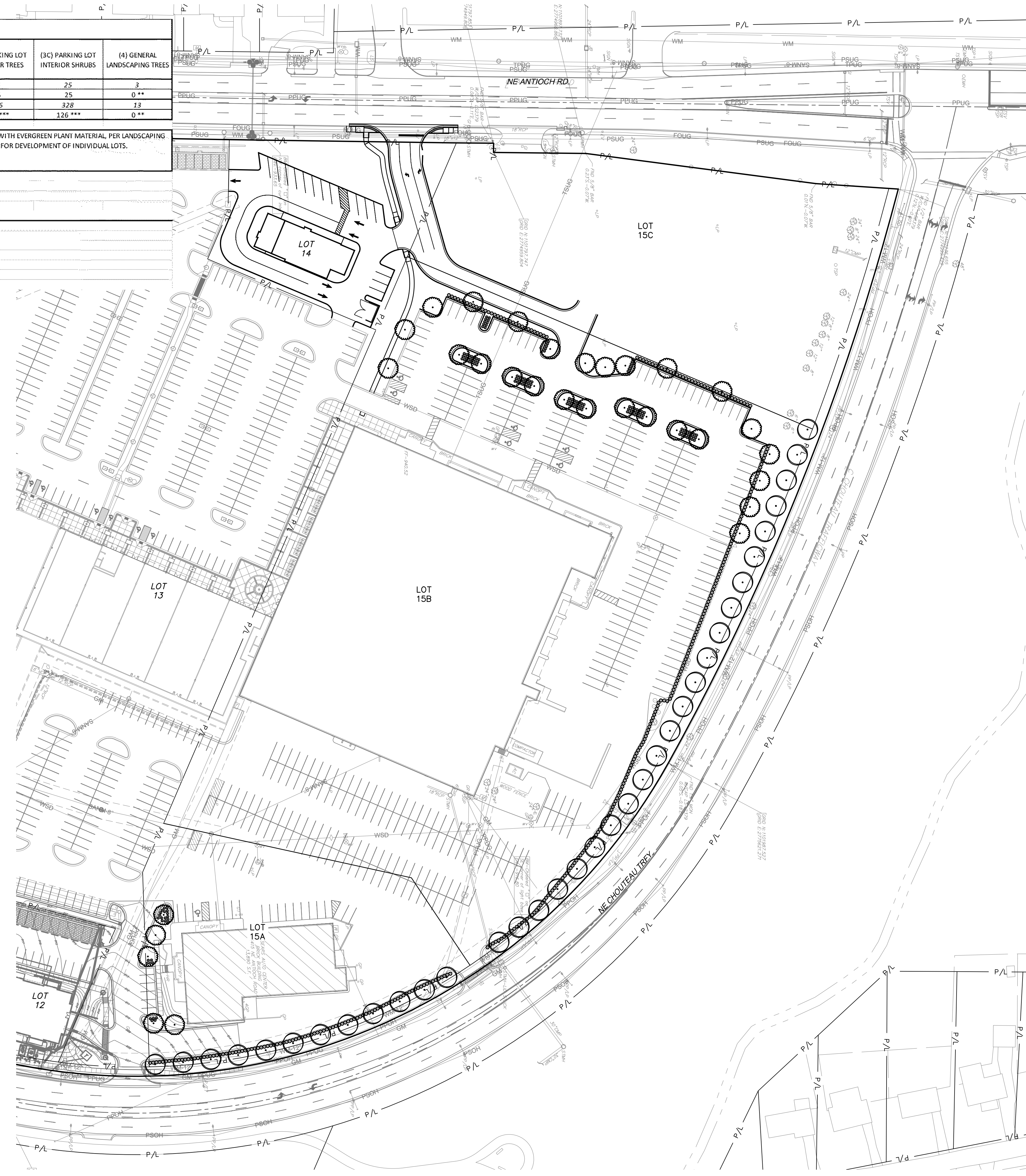
(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES				
	LF	REQUIRED	EXISTING	PROVIDED
LOT 15A	354	12	0	12
LOT 15B	685	23	0	23

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.

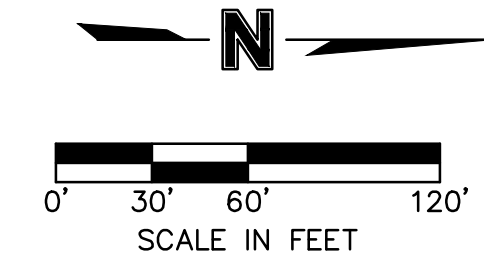
* NO CHANGES ARE PROPOSED TO PARKING LOTS ADJACENT TO R/W. PERIMETER LANDSCAPING AREA DIMENSIONS SHALL REMAIN AS EXISTING; IN SOME AREAS, EXISTING WIDTH MAY BE LESS THAN 10'.
 ** NO GENERAL LANDSCAPING TREES ARE PROPOSED, AS NO CHANGES TO BUILDING COVERAGE IS PROPOSED.
 *** LOT 15B INTERIOR PARKING LOT REQUIREMENTS SHALL BE SATISFIED FOR THE WESTERN PORTION OF THE PARKING LOT (126 SPACES) WHERE IMPROVEMENTS ARE PROPOSED.

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.

- LANDSCAPE LEGEND**
- STREET FRONTAGE TREE
1 TREE PER 30'
 - PARKING LOT TREE
1 TREE PER 5 PARKING SPACES
 - SCREENING SHRUB
CONTINUOUS EVERGREEN SCREEN @ 3' HT.
 - PARKING LOT SHRUB
1 SHRUB PER PARKING STALL



NOTES:
 1. LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, BUILDING ELEVATIONS, AND SIGNAGE.
 2. FINAL LANDSCAPE PLAN WITH SPECIES AND PLANTING DETAIL INFORMATION SHALL BE PROVIDED AT THE TIME OF UR FINAL PLAN, INCLUDING STREET TREE PLAN (IF NECESSARY).



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1	2021.07.28	REVISED PER DRC COMMENTS	CJH

PRELIMINARY LANDSCAPE PLAN

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

2021

KANSAS CITY, MO

SHEET L1.0

drawn by: CJH
 checked by: JFE
 approved by: JFE
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