



LEGAL DESCRIPTION

All that part of the East 40 acres of the North half of the Northwest Quarter of Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri; being more particularly described as follows: Beginning at the North Quarter corner of said Section 7; thence South 00°38'45" West, along the East line of said Northwest Quarter, the West Right-of-Way line of N. Indiana Avenue, as now established, 820.80 feet to a point on the North Right-of-Way line of NE Barry Road, as now established; thence along said North Right-of-Way line the following six courses; thence North 89°22'33" West, 20.61 feet; thence South 13°38'43" West, 240.02 feet; thence North 89°14'08" West, 627.01 feet; thence South 00°29'27" West, 47.00 feet; thence North 89°30'33" West, 465.00 feet; thence South 84°46'49" West, 180.70 feet to the Southeast corner of BARR-E-WOODS APARTMENTS, a subdivision in said Kansas City, Clay County, Missouri; thence North 00°39'52" East, along the East line of said BARR-E-WOODS APARTMENTS, 1111.23 feet to a point on the South line of said FEMBRIDGE ESTATES THIRD PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence South 89°46'08" East, on said South line and the South line of LAKEVIEW VILLAS, a subdivision in said Kansas City, Clay County, Missouri, 1346.11 feet to the Point of Beginning. Contains 1,434.498 square feet, or 32.832 acres more or less.

ZONING NOTES

- A. EXISTING ZONING IS R-1.5, B2-2 AND B4-3
- B. CONSTRUCTION IS TO COMMENCE SPRING/SUMMER 2021 AND COMPLETE SPRING/SUMMER 2026.

GENERAL NOTES - RESIDENTIAL

- A. TOTAL LAND AREA: 16.68 ACRES
- B. RESIDENTIAL NET LAND AREA: 8.35 ACRES
- C. TOTAL NUMBER OF DWELLING UNITS: 121
- D. GROSS DENSITY: 7.25 UNITS/ACRE
- E. NET DENSITY: 14.49 UNITS/ACRE

STALEY CORNERS RESIDENTIAL - WEST									
LOTS	PHASE	ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	PRIVATE OPEN SPACE (AC.)	STORM DETENTION (AC.)	NET AREA (AC.)	LAND USE	AREA RATIO
1-32	2	R-1.5	16.68	3.83	2.85	1.85	8.35	MULTI-FAMILY (3 & 4 PLEX)	
TOTALS			16.68	3.83	2.85	1.85	8.35		

STALEY CORNERS COMMERCIAL - WEST									
LOTS	PHASE	ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	PRIVATE OPEN SPACE (AC.)	STORM DETENTION (AC.)	NET AREA (AC.)	LAND USE	AREA RATIO
1A-1C	3	B2-2/B4-3	16.25	1.74	0.00	0.00	14.51	FLEX / STORAGE FACILITY/FOOD SERV	
TOTALS			16.25	1.74	0.00	0.00	14.51		

RESIDENTIAL BUILDING SUMMARY (STALEY CORNERS - WEST)									
LOT	BUILDING	PHASE	FLOOR AREA (SF)	NUMBER OF FLOORS	TOTAL SQ FT	NUMBER OF UNITS	MAX FLOOR AREA RATIO	FLOOR AREA RATIO	
1-32	MULTI-FAMILY (3 PLEX)	2	26,500	1	26,500	1			
1-32	MULTI-FAMILY (4 PLEX)	2	5,000	25	125,000	1			
1R	CLUBHOUSE	2	800	1	800	1			

COMMERCIAL BUILDING SUMMARY (STALEY CORNERS - WEST)									
LOT	BUILDING	PHASE	FLOOR AREA (SF)	NUMBER OF FLOORS	TOTAL SQ FT	NUMBER OF UNITS	MAX FLOOR AREA RATIO	FLOOR AREA RATIO	
1A	MOTOR VEHICLE REPAIR, LIMITED	3	1,800	1	1,800	1	2.2	0.06	
1B	FOOD SERVICE DRIVE THRU	3	950	1	950	1	2.2	0.03	
1C	CLUBHOUSE	3	7,000	1	7,000	1	2.2	0.31	
2C	CLUBHOUSE	3	7,000	1	7,000	1	2.2	0.29	
4C	STORAGE FACILITY	3	10,000-25,000	5	75,000	1	2.2	0.32	
5C	CLUBHOUSE	3	10,000	2	20,000	1	2.2	0.29	
6C	CLUBHOUSE	3	10,500	2	21,000	1	2.2	0.30	
7C	FOOD SERVICE DRIVE THRU	3	3,800	1	3,800	1	2.2	0.06	
7C	CLUBHOUSE	3	7,000	1	7,000	1	2.2	0.33	

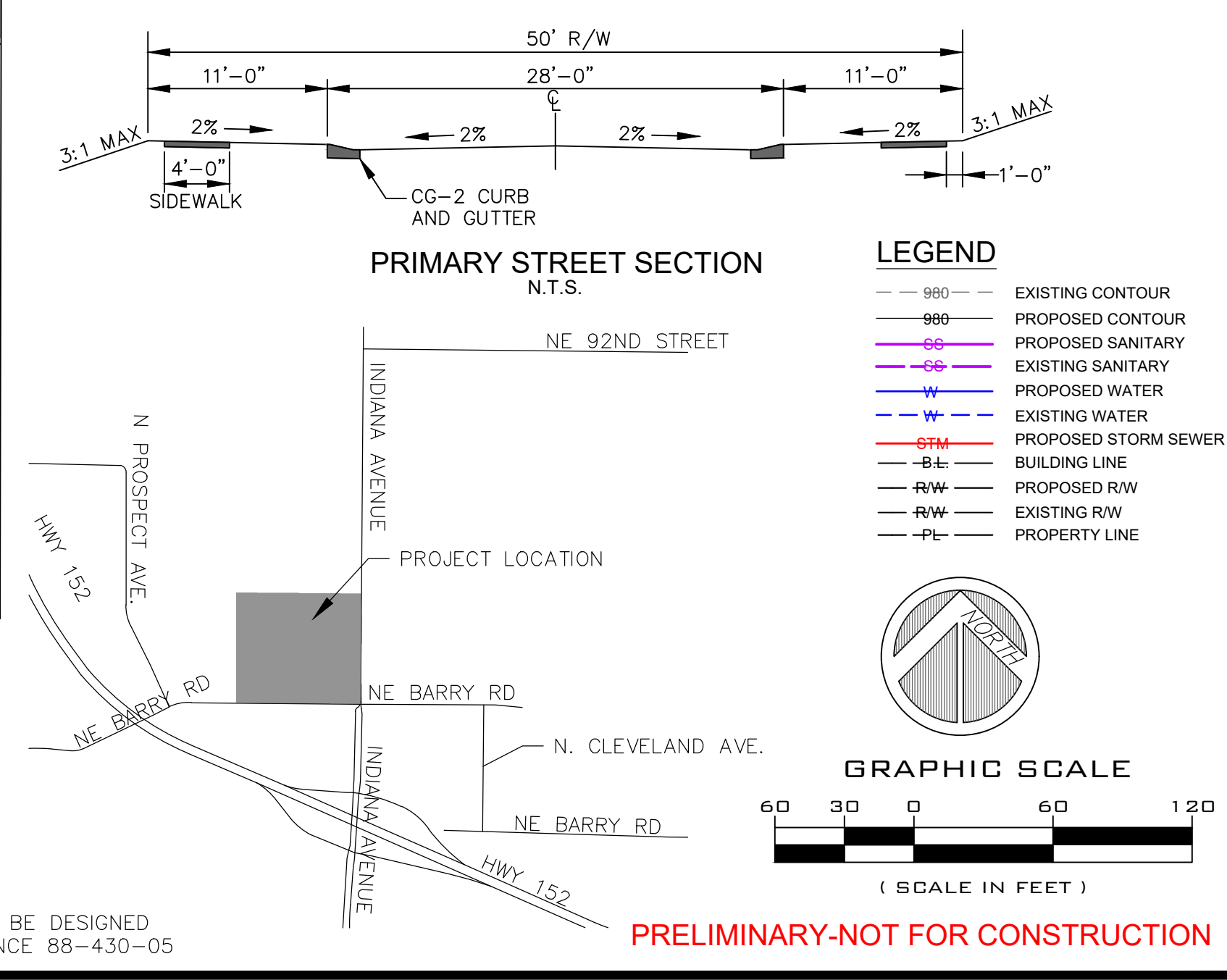
PARKING SUMMARY (STALEY CORNERS - WEST)									
LOT	SHORT TERM RATIO	SHORT TERM SPACES/REQD.	LONG TERM RATIO	LONG TERM SPACES/REQD.	LONG TERM SPACES/PROV.	PARKING RATIO	SPACES/REQD.	SPACES/PROV.	
1-32	-	-	-	-	-	-	-	-	
1R	-	-	-	-	-	-	-	-	25
1A	3.0R MIN OF VEHICLE PARKING PROVIDED	3	3	141 / 30,000 SF	1	1	2.5 / 1,000 SF	5	17
1B	3.0R MIN OF VEHICLE PARKING PROVIDED	3	3	141 / 30,000 SF	1	1	2.5 / 1,000 SF	3	15
1C	3.0R MIN OF VEHICLE PARKING PROVIDED	3	3	141 / 30,000 SF	2	2	2.5 / 1,000 SF	18	18
2C	3.0R MIN OF VEHICLE PARKING PROVIDED	3	3	141 / 30,000 SF	2	2	2.5 / 1,000 SF	18	18
4C	3.0R MIN OF VEHICLE PARKING PROVIDED	3	3	141 / 30,000 SF	1	1	3.1 / 750 STORAGE SPACES	18	18
5C	3.0R MIN OF VEHICLE PARKING PROVIDED	5	5	141 / 30,000 SF	3	3	2.5 / 1,000 SF	50	50
6C	3.0R MIN OF VEHICLE PARKING PROVIDED	5	5	141 / 30,000 SF	2	2	2.5 / 1,000 SF	31	31
7C	3.0R MIN OF VEHICLE PARKING PROVIDED	5	5	141 / 30,000 SF	2	2	10 / 1,000 SF	38	47
7C	3.0R MIN OF VEHICLE PARKING PROVIDED	5	5	141 / 30,000 SF	2	2	2.5 / 1,000 SF	18	19

DEVELOPMENT NOTES

- 1- PROPOSED ACCESS DRIVE ENTRANCE
- 2- PROPOSED DESIGNATED LEFT TURN EXIT
- 3- PROPOSED SANITARY SEWER EASEMENT
- 4- PROPOSED STORM SEWER EASEMENT
- 5- PROPOSED RESIDENTIAL CLUBHOUSE
- 6- PROPOSED SEGMENTAL RETAINING WALL
- 7- PROPOSED PUBLIC DRIVE ENTRANCE
- 8- PROPOSED BICYCLE PARKING
- 9- PROPOSED TRAIL
- 10- PROPOSED TRASH ENCLOSURE

GENERAL NOTES

A. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVED BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING AND UTILITY PLAN AND STORM AND SANITARY WATER MANAGEMENT PLAN.
B. FINAL PLANS FOR SELF STORAGE BUILDINGS WILL INCLUDE FINAL DETAILS ON BUILDING MATERIALS, BUILDING ELEVATIONS, SITE LIGHTING, AND LANDSCAPING.
C. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
D. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING AND DEVELOPMENT CODE SECTION 88-445 OR AS MAY BE APPROVED BY THE BOARD OF ZONING ADJUSTMENT THROUGH VARIANCES GRANTED BY THE BOARD.
E. PRELIMINARY DEVELOPMENT PLAN SET SERVES AS THE PRELIMINARY PLAN.
F. BUILDING SETBACKS ARE INDICATED IN PLAN SET.
-> B2-2 AND B4-3 ONLY WHEN ABUTTING A RESIDENTIAL LOT:
FRONT: 10' FROM PUBLIC RIGHT-OF-WAY
REAR: 8' FROM PUBLIC RIGHT-OF-WAY
SIDE: 25' FROM PUBLIC RIGHT-OF-WAY
-> R-1.5:
FRONT: 20' FROM PUBLIC RIGHT-OF-WAY
REAR: 25' FROM PUBLIC RIGHT-OF-WAY
SIDE: 8' FROM PUBLIC RIGHT-OF-WAY
G. MAXIMUM BUILDING HEIGHT:
-> B2-2: 45'
-> B4-3: 55'
H. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
I. TYPICAL ROAD SECTION WILL BE PER KANSAS CITY, MISSOURI STANDARDS.
J. PARKING WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE.
K. STORM WATER DETENTION AND BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY OR PER DEPARTMENT OF PUBLIC WORKS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS. PROPOSED STORM WATER SYSTEM AND STORMWATER BMP'S ARE INDICATED ON STORMWATER, GRADING AND UTILITY PLAN.
L. PRIVATE EASEMENT AGREEMENTS THAT PROVIDE GROSS ACCESS AND GROSS PARKING AGREEMENTS TO EACH LOT IN THE VARIOUS PHASES OF THE DEVELOPMENT SHALL BE RECORDED AGAINST THE PROPERTY AS REQUIRED TO PROVIDE ACCESS.
M. PARKING SETBACK FROM PUBLIC RIGHT-OF-WAY: 10'
N. PROPOSED CONTOURS, GRADES, EASEMENTS, BMP'S, AND UTILITIES ARE INDICATED ON PLAN AND ARE SUBJECT TO FINAL ENGINEERING, AND APPROVED BY KOMO. PRIVATE UTILITIES AND EASEMENTS ARE SUBJECT TO DESIGN BY INDIVIDUAL COMPANIES.
O. PARKLAND DEDICATION FEES SHALL FOLLOW KOMO ORDINANCE 88-408. REFER TO PARKLAND DEDICATION AND FEE CALCULATION TABLES BELOW. THE TABLES SHOW THE PARKLAND DEDICATION REQUIRED, PARKLAND DEDICATION PROVIDED, REQUIRED IN LIEU OF PARKLAND DEDICATION FEES REQUIRED AND PHASED DEVELOPMENT PARKLAND DEDICATION.
P. PROPOSED RESIDENTIAL BUILDINGS WILL HAVE FOUR DIFFERENT VARIATIONS WITH EACH CONFORMING TO THE DESIGN STANDARDS AND THE ZONING AND DEVELOPMENT CODE. ALL ADJACENT BUILDINGS WILL BE OF A DIFFERENT VARIATION SO THAT NO TWO ADJACENT BUILDINGS ARE OF THE SAME VARIATION AS SHOWN ON THE ATTACHED ELEVATIONS.
Q. THE FRONT FACADE OF ATTACHED HOMES MEETS THE SECTION 88-110-06-C-3 (G) WITH 24.7% OF THE FRONT FACADE BEING THE GARAGE DOOR.
R. DEVELOPER REQUESTS A DEVIATION FROM THE REQUIREMENT IN SECTION 88-420-12 TO ALLOW VEHICULAR USE AREAS TO EXCEED 40% OF THE PAVEMENT FRONT YARD FOR ALL PROPOSED RESIDENTIAL BUILDINGS.
S. BUILDING DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST FOOT.



PARKLAND DEDICATION AND FEE CALCULATIONS

PARKLAND DEDICATION REQUIREMENT CALCULATION - WEST				
Land Use	Number of Dwellings	People Per Dwelling	Acres Required	Required Dedication (acres)
Multi-Family	121		0.000	1.432
PARKLAND DEDICATION - PROVIDED CALCULATION - WEST				
TYPE OF PARKLAND DEDICATION	LENGTH OF TRAIL SECTION (FEET)	WIDTH OF TRAIL SECTION (FEET)	AREA OF PARKLAND DEDICATION (SQUARE FEET)	AREA OF PARKLAND DEDICATION (ACRES)
W/ WALK TRAIL	1,715.53	30.00	51,465.90	0.84
CLUBHOUSE AND POOL	N/A	N/A	0.00	0.00
TOTAL PROVIDED PARKLAND DEDICATION (WEST)			51,465.90	1.539
PARKLAND DEDICATION - REQUIRED FEES - WEST				
PARKLAND DEDICATION REQUIRED (ACRES)	PARKLAND DEDICATION PROVIDED (ACRES)	REMAINING PARKLAND DEDICATION REQUIRED (ACRES)	COST OF PARKLAND DEDICATION PER ACRE	TOTAL PARKLAND DEDICATION FEE REQUIRED
1.432	1.539	0.000	\$29,617.49	\$0.00
PHASED DEVELOPMENT - PARKLAND DEDICATION - WEST				
PHASE	NUMBER OF UNITS	REQUIRED PARKLAND (ACRES)	DEDICATED PARKLAND (ACRES)	PARKLAND FEE PAID
1	121	1.432	1.539	N/A
2	0	0.000	0.000	N/A

EXTERIOR LIGHTING

THE EXTERIOR LIGHTING IS TO BE DESIGNED TO COMPLY TO KOMO ORDINANCE 88-430-05

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00184 on 01-15-2025

Sam Gabriel
Secretary of the City Plan Commission

MARKETPLACE 152
OWNER: HIGHWAY 152
INVESTORS LLC

MILBURN CIVIL ENGINEERING, LLC
53135 W 83RD ST
STE S070, KS 66018
913-583-0367

JUSTIN MILBURN
PROFESSIONAL ENGINEER

STALEY CORNERS DEVELOPMENT
MAJOR AMENDMENT TO DEVELOPMENT PLAN - WEST

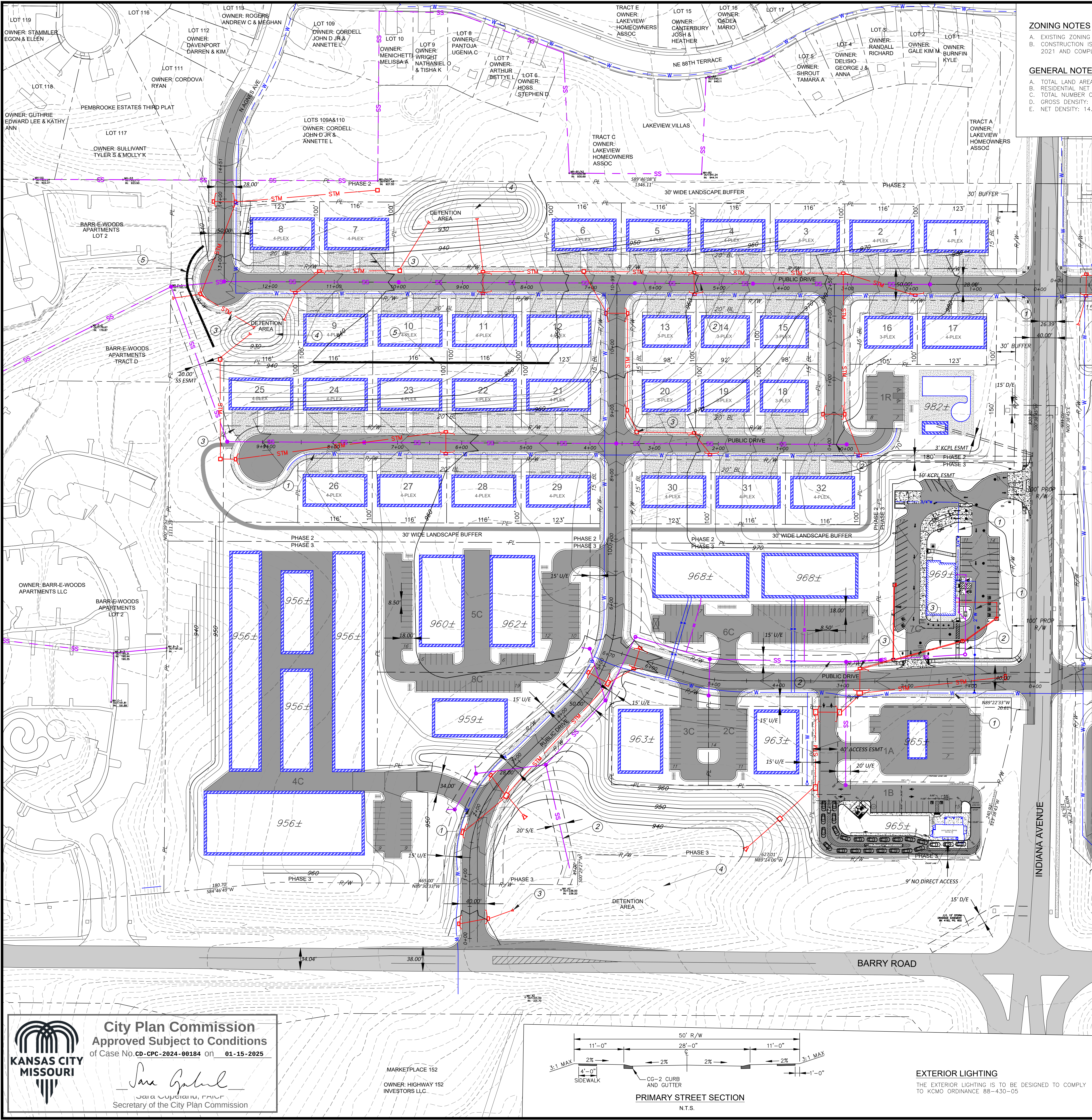
INDIANA AVENUE AND BARRY ROAD
KANSAS CITY, MO

DATE: 02/27/20
DESIGN BY: J.M.
CHECKED BY: JPM.

REVISIONS:
5/9/2022 PRELIMINARY PLAN MOD.
4/4/2024 LOT 6C & 7C PLAN MOD.
5/6/2024 NOTES AND TITLE REVISIONS
11/11/2024 LOT 7C PLAN MOD.
12/27/2024 KOMO COMMENTS

STALEY CORNERS
SITE DEVELOPMENT PLAN - WEST

C001



ZONING NOTES

- A. EXISTING ZONING IS R-1.5, B2-2 AND B4-3
- B. RESIDENTIAL NET LAND AREA: 8.35 ACRES
- C. TOTAL NUMBER OF DWELLING UNITS: 121
- D. GROSS DENSITY: 7.25 UNITS/ACRE
- E. NET DENSITY: 14.49 UNITS/ACRE

GENERAL NOTES - RESIDENTIAL

- A. TOTAL LAND AREA: 16.68 ACRES
- B. RESIDENTIAL NET LAND AREA: 8.35 ACRES
- C. TOTAL NUMBER OF DWELLING UNITS: 121
- D. GROSS DENSITY: 7.25 UNITS/ACRE
- E. NET DENSITY: 14.49 UNITS/ACRE

OWNER/APPLICANT

STALEY CORNERS, LLC
PO BOX 901471
KANSAS CITY, MO 64190



Milburn Civil Engineering, LLC
MILBURN CIVIL ENGINEERING, LLC
53135 W 83RD ST
DE SOTO, KS 66018
913-583-0367



STALEY CORNERS RESIDENTIAL - WEST									
LOTS	PHASE	ZONING	GROSS AREA (AC)	PROPOSED STREET ROW (AC)	PRIVATE OPEN SPACE (AC)	STORM DETENTION (AC)	NET AREA (AC)	LAND	USE
1-32	2	R-1.5	16.68	16.68	1.88	1.88	1.88	MULTI-FAMILY (3 & 4-PLEX)	
TOTALS			16.68	16.68	2.05	2.05	2.05		

STALEY CORNERS COMMERCIAL - WEST									
LOTS	PHASE	ZONING	GROSS AREA (AC)	PROPOSED STREET ROW (AC)	PRIVATE OPEN SPACE (AC)	STORM DETENTION (AC)	NET AREA (AC)	LAND	USE
1A-1C	3	B2-2/B4-3	16.25	16.25	1.74	1.74	1.74	FLEX/STORAGE FACILITY/FOOD SERV	
TOTALS			16.25	16.25	1.74	1.74	1.74		

RESIDENTIAL BUILDING SUMMARY (STALEY CORNERS - WEST)									
LOT	BUILDING	PHASE	BUILDING FLOOR AREA (SF)	NUMBER OF BUILDINGS	TOTAL FLOOR AREA (SF)	NUMBER OF FLOORS	MAX FLOOR AREA RATIO	FLOOR AREA RATIO	
1-32	MULTI-FAMILY (3 PLEX)	2	3,750	7	26,250	1	2.2	0.05	
1-32	MULTI-FAMILY (4 PLEX)	2	5,000	25	125,000	1	2.2	0.32	
1R	CLUBHOUSE	2	800	1	800	1	2.2	0.09	

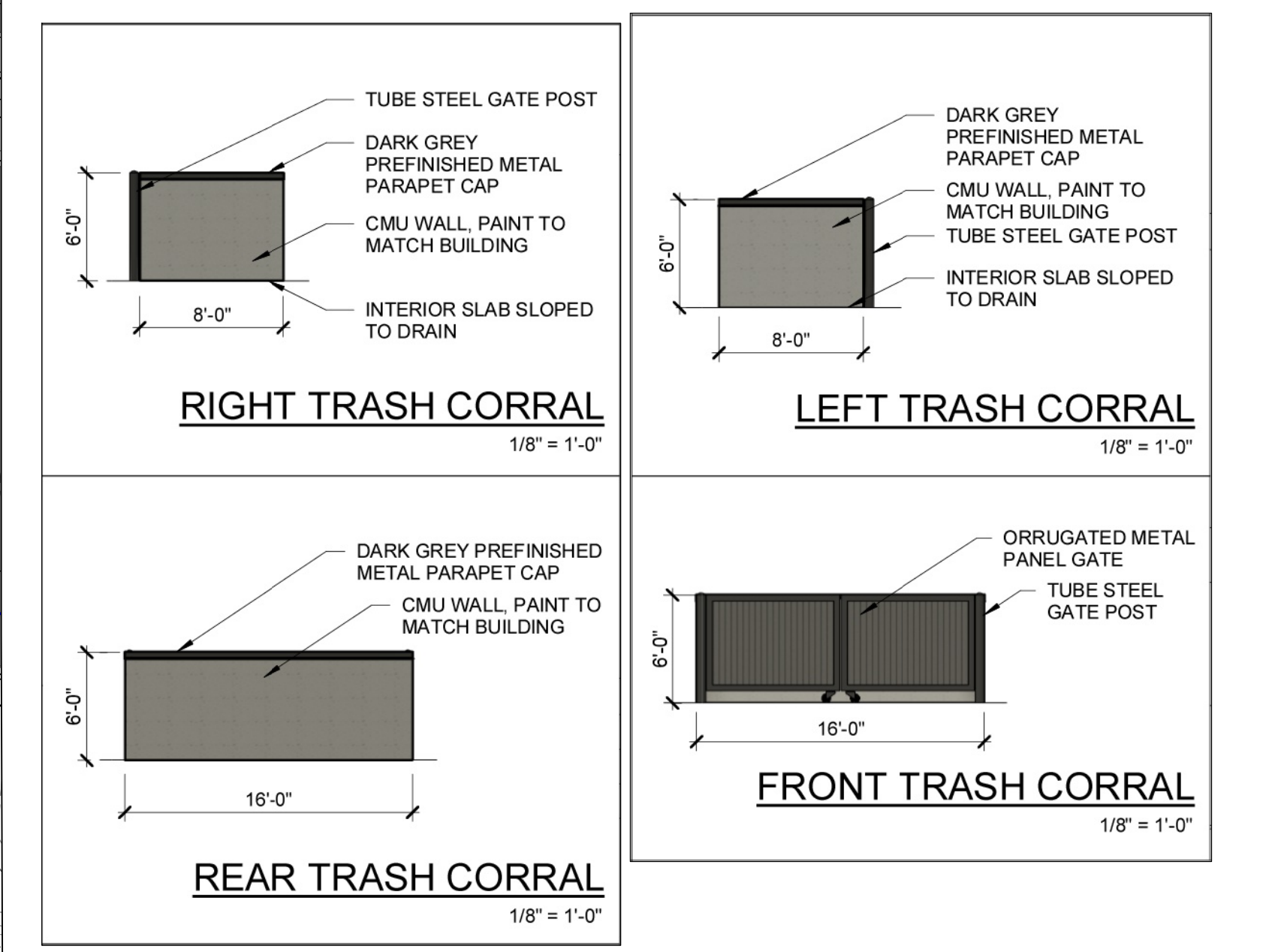
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1A	MOTOR VEHICLE REPAIR, LIMITED	3	1,800	1	1,800	1	2.2	0.05	
1B	FOOD SERVICE DRIVE THRU	3	950	1	950	1	2.2	0.03	
2C	FLEX	3	7,000	1	7,000	1	2.2	0.31	
3C	FLEX	3	7,000	1	7,000	1	2.2	0.29	
4C	STORAGE FACILITY	3	8,000-25,000	5	73,500	1	2.2	0.32	
5C	FLEX	3	10,000	2	20,000	1	2.2	0.29	
6C	FLEX	3	10,500	2	21,000	1	2.2	0.30	
7C	FOOD SERVICE DRIVE THRU	3	3,800	1	3,800	1	2.2	0.06	
8C	FLEX	3	7,000	1	7,000	1	2.2	0.19	

GRADING AND UTILITIES NOTES

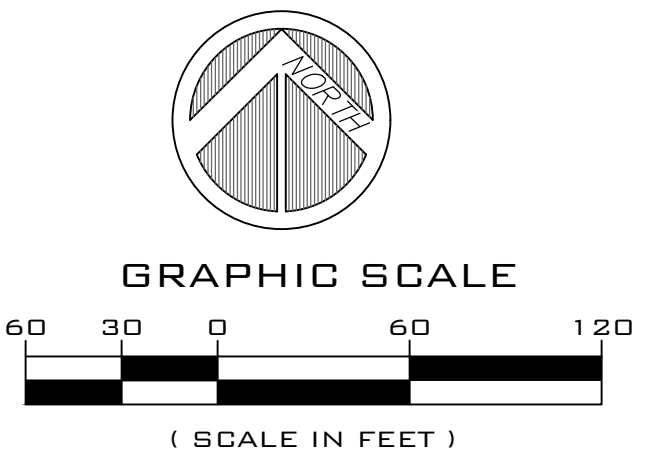
- 1 - PROPOSED WATERLINE
- 2 - PROPOSED SANITARY SEWER LINE
- 3 - PROPOSED STORM SEWER LINE
- 4 - PROPOSED BMP/DETENTION TREATMENT AREA
- 5 - PROPOSED RETAINING WALL

GENERAL NOTES

- A. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVED BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING AND UTILITY PLAN, AND/OR STORM WATER MANAGEMENT PLAN.
- B. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- C. PRELIMINARY DEVELOPMENT PLAN SET SERVES AS THE PRELIMINARY PLAN.
- D. BUILDING SETBACKS ARE INDICATED IN PLAN SET.
 - > B2-2 AND B4-3 ONLY WHEN ABUTTING A RESIDENTIAL LOT:
 - FRONT: 10' FROM PUBLIC RIGHT-OF-WAY
 - REAR: 25' FROM PUBLIC RIGHT-OF-WAY
 - SIDE: 8' FROM PUBLIC RIGHT-OF-WAY
 - > R-1.5:
 - FRONT: 20' FROM PUBLIC RIGHT-OF-WAY
 - REAR: 25' FROM PUBLIC RIGHT-OF-WAY
 - SIDE: 8' FROM PUBLIC RIGHT-OF-WAY
- E. MAXIMUM BUILDING HEIGHT:
 - > B2-2: 45'
 - > B4-3: 55'
- F. STORM WATER DETENTION AND BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY OR PER DEPARTMENT OF PUBLIC WORKS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS. PROPOSED STORM WATER SYSTEM AND STORMWATER BMP'S ARE INDICATED ON STORMWATER, GRADING AND UTILITY PLAN.
- G. PROPOSED RESIDENTIAL BUILDINGS WILL HAVE FOUR DIFFERENT VARIATIONS WITH EACH CONFORMING TO THE DESIGN STANDARDS AND THE ZONING AND DEVELOPMENT CODE. ALL ADJACENT BUILDINGS WILL BE OF A DIFFERENT VARIATION SO THAT NO TWO ADJACENT BUILDINGS ARE OF THE SAME VARIATION AS SHOWN ON THE ATTACHED ELEVATIONS.
- H. THE FRONT FACADE OF ATTACHED HOMES MEETS THE SECTION 88-110-06-C-3 (G) WITH 24.7% OF THE FRONT FACADE BEING THE GARAGE DOOR.
- I. DEVELOPER REQUESTS A DEVIATION FROM THE REQUIREMENT IN SECTION 88-420-12 TO ALLOW VEHICULAR USE AREAS TO EXCEED 40% OF THE PAVEMENT FRONT YARD FOR ALL PROPOSED RESIDENTIAL BUILDINGS.



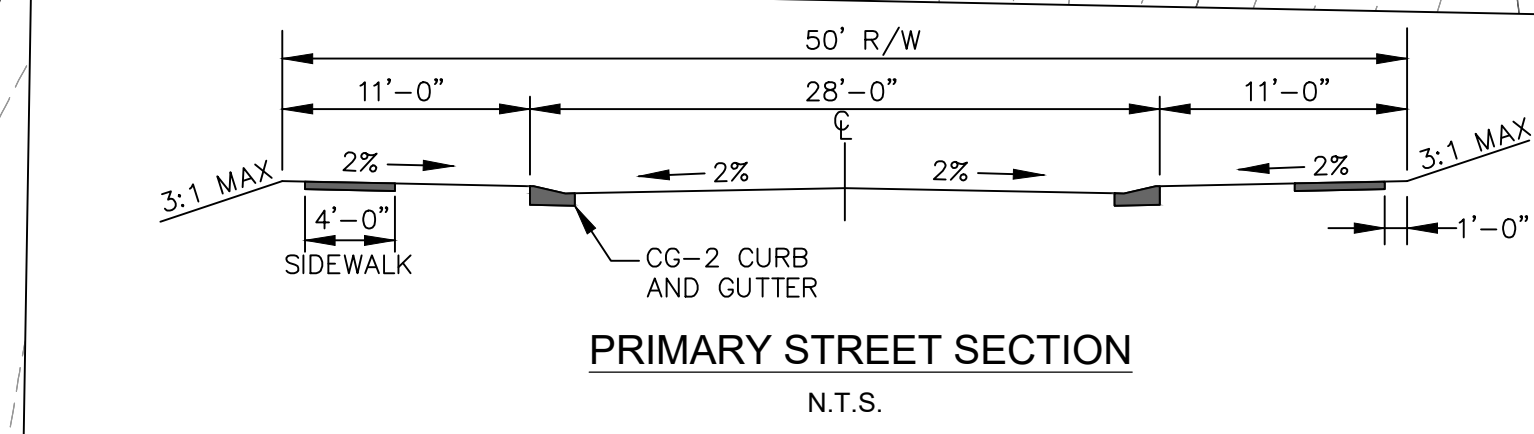
- LEGEND**
- - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - - - - - PROPOSED SANITARY
 - - - - - EXISTING SANITARY
 - - - - - PROPOSED WATER
 - - - - - EXISTING WATER
 - - - - - PROPOSED STORM SEWER
 - - - - - BUILDING LINE
 - - - - - PROPOSED ROW
 - - - - - EXISTING ROW
 - - - - - PROPERTY LINE



PRELIMINARY-NOT FOR CONSTRUCTION

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00184 on 01-15-2025

Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission



EXTERIOR LIGHTING
THE EXTERIOR LIGHTING IS TO BE DESIGNED TO COMPLY TO KCMO ORDINANCE 88-430-05

DATE: 02/27/20
DESIGN BY: JM
CHECKED BY: JPM

REVISIONS:
5/9/2022 PRELIMINARY PLAN MOD.
4/4/2024 LOT 6C & 7C PLAN MOD.
5/6/2024 NOTES AND TITLE REVISIONS
11/11/2024 LOT 7C PLAN MOD.
12/27/2024 KCMO COMMENTS

STALEY CORNERS
GRADING & UTILITY PLAN - WEST
C002



STALEY CORNERS WEST ZONING		
PHASE	USE	CURRENT ZONING
2	RESIDENTIAL	R-1.5
3	FLEX	B2-2
3	SELF-STORAGE	B4-3

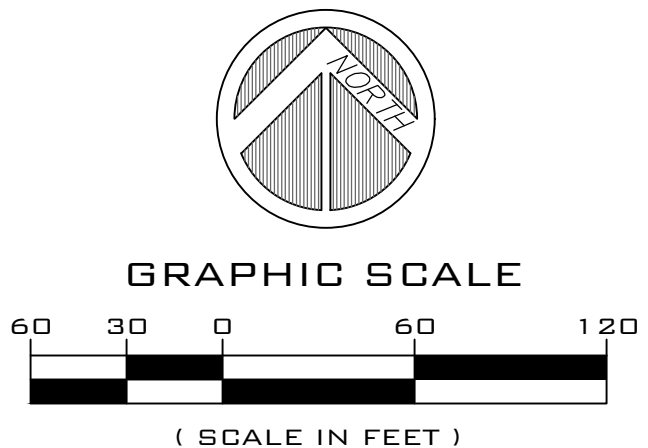
STALEY CORNERS DEVELOPMENT I

MAJOR AMENDMENT TO DEVELOPMENT PLAN - WEST

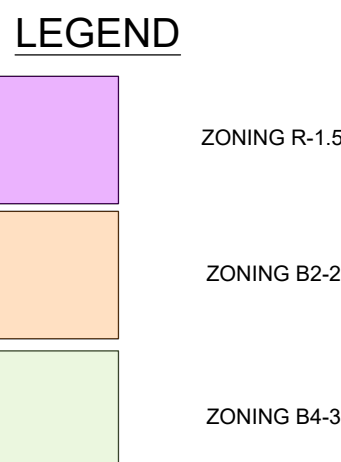
INDIANA AVENUE AND BARRY ROAD
KANSAS CITY, MO

WALEY CORNERS LAYOUT PLAN - WEST

C004



PRELIMINARY-NOT FOR CONSTRUCTION



B.L.	BUILDING LINE
P R/W	PROPOSED R/W
R/W	EXISTING R/W
PL	PROPERTY LINE

E	02/27/20
GN BY	JM
CKED BY	JPM

02/2024 REVISED TO WEST ONLY
1/2024 LOT 7C PLAN MOD



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00184** on **01-15-2025**

Sara Gabriel
Sara Copeland, FAICP
Secretary of the City Plan Commission

MARKETPLACE 152
OWNER: HIGHWAY 152
INVESTORS LLC

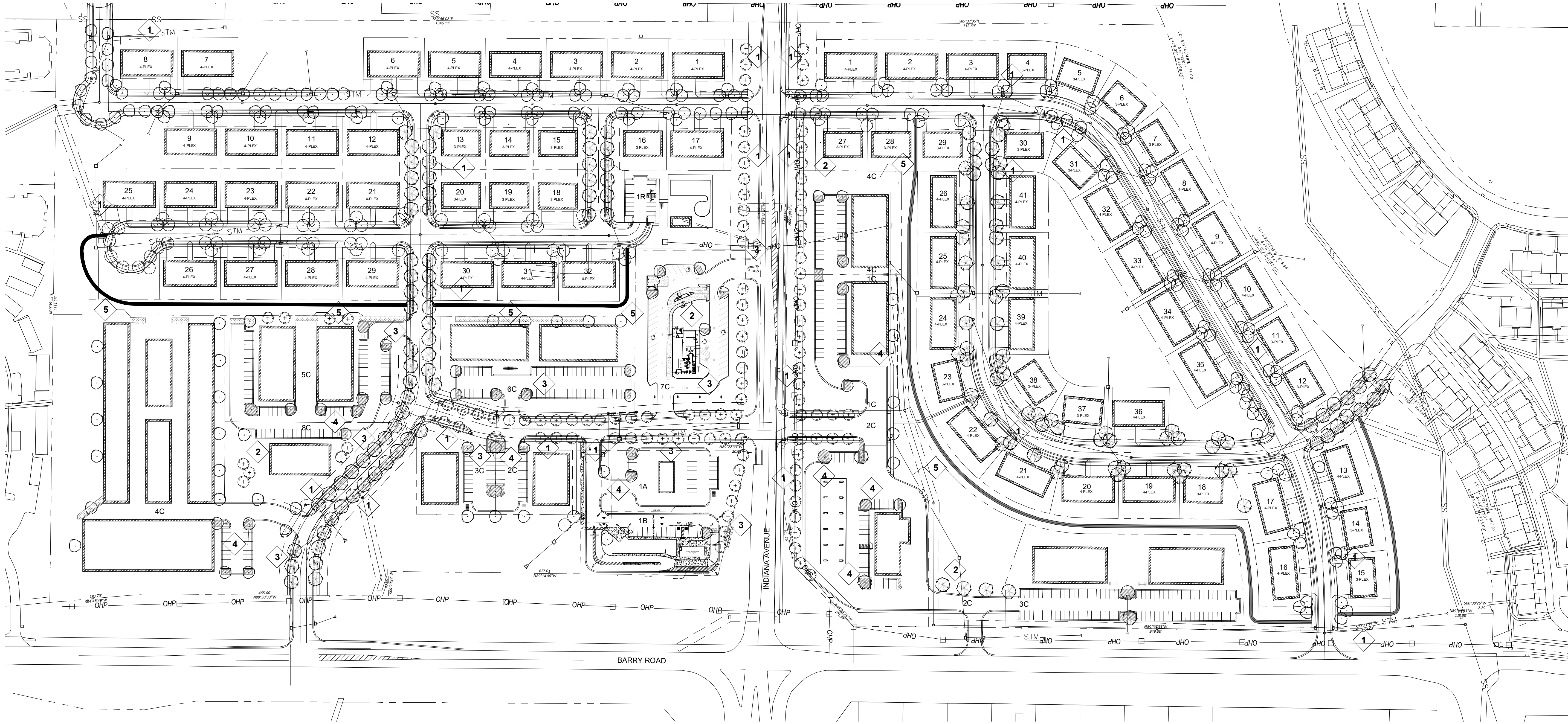
Dec 27, 2024 - 9:57am - USER mrvall
 P:\Civil 3D Projects\Owens Built Properties\Slaley Corners 1710-210\CAD\ 2024-11-11 Revised West Development Plans.dwg





CLIENT
Staley Corners

PROJECT
Staley Corners
Barry Rd. and Indiana
Ave.
Kansas City, MO



1 LANDSCAPE PLAN

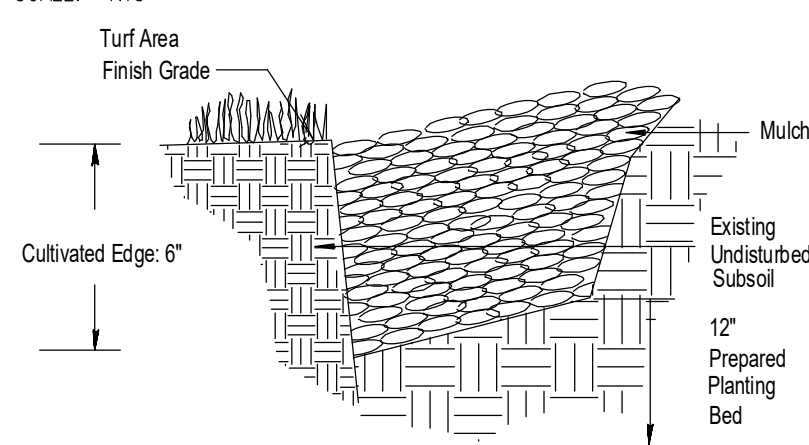
SCALE: 1"=100'-0"

Groundcover or Shrub Pit	Container	Shredded Bark Mulch
10"	12"	18"
Square Feet x 1.50	Square Feet x 1.00	Square Feet x .44
		Square Feet x .16
		Square Feet x .11

NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS



3 CULTIVATED EDGE DETAIL

SCALE: NTS

TREE PLANTING NOTES:

1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:

1) WIRE / CABLE SHALL BE GALV, 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH

3) STAKES SHALL BE 2X 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

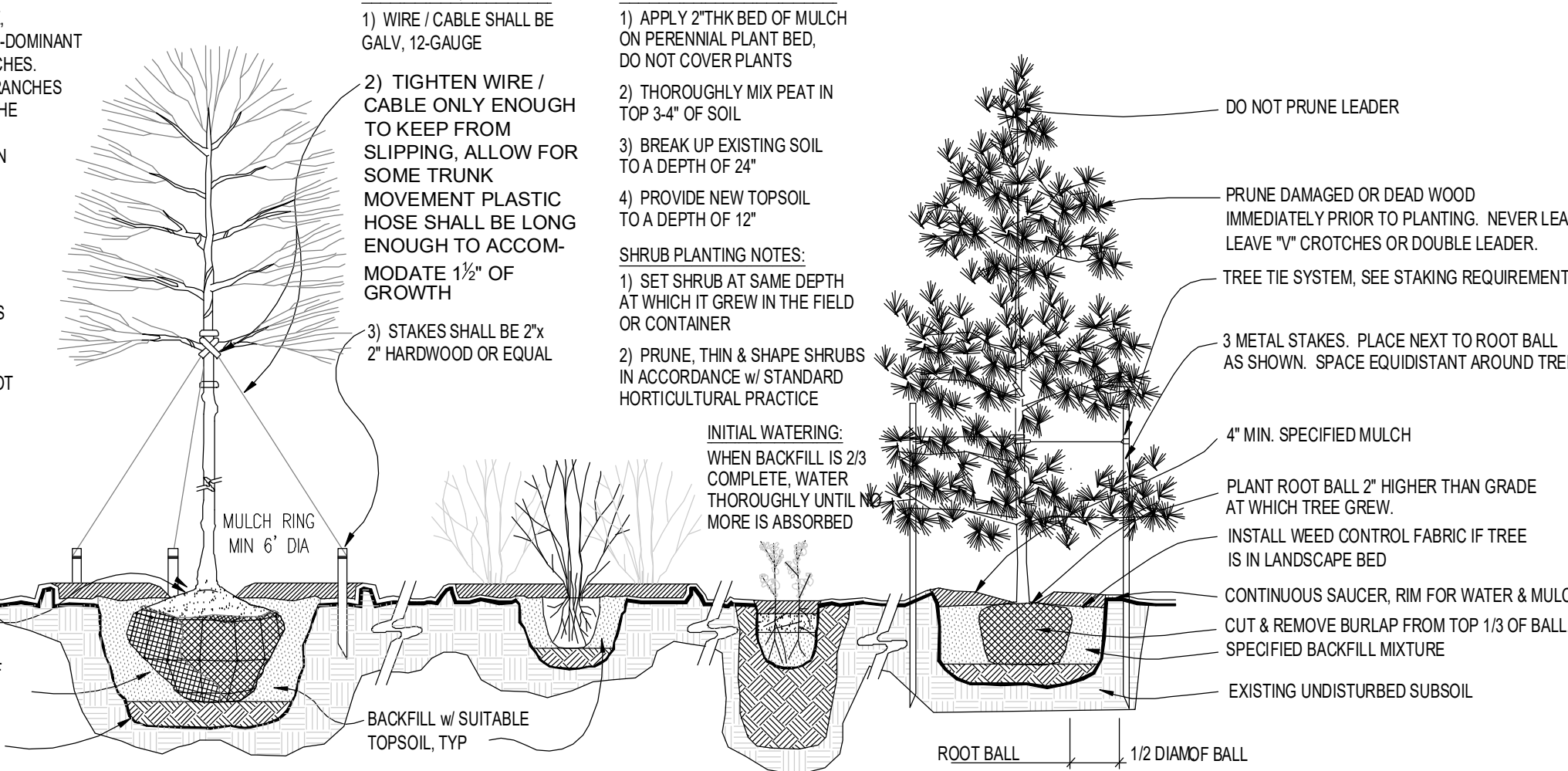
4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE: THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING: WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



4 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Requirements/Calculations

1 Street Frontage Landscaping
1 Street Tree per every 30 Linear Feet of Street
(15,022 Frontage Linear Feet) / 30 = 501 Trees Required
501 Trees Provided- Includes 0 Existing Trees

2 General Landscaping
1 Tree per 5,000 Square Feet of Principal Building Coverage
(203,715 of Building Coverage) / 5000 = 41 Trees Required
41 Trees Provided- Includes 0 Existing Trees

3 Perimeter Landscape Vehicular Use Area- Adjacent to Street
Type A- without 3' Berm (Under 250 Parking Spaces)
10 Landscape Buffer
3 Trees per every 100 Linear Feet
(2,787 Street Frontage Linear Feet x 3) / 100 = 84 Trees Required
84 Trees Provided- Includes 0 Existing Trees

25 Shrubs per Every 100 Linear Feet of Frontage
(2,787 Frontage Linear Feet x 25) / 100 = 697 Shrubs Required
697 Shrubs Provided

4 Parking Lot Interior Landscape Areas
1 Tree per Every 5 Parking Spaces
(418 Parking Spaces) / 5 = 84 Trees Required
84 Trees Provided- Includes 0 Existing Trees

1 Shrub per Every Parking Space
(418 Parking Spaces) / 1 = 418 Shrubs Required
418 Shrubs Provided

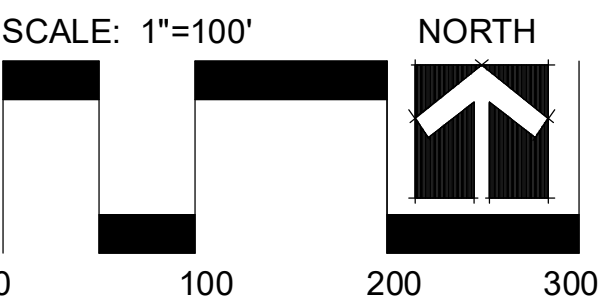
35 Sqaure Feet of Landscaping per Every Parking Space
(418 parkig Spaces x 35) / 1 = 14,630 SF Required
14,630 Provided

5 Residential Buffer
Evergreen shrub must be planted to form a continuous visual screen when vehicular use area is adjacent to residential zoning.

Dumpster and dock areas must be appropriately screened with evergreens.
Requirement Met.

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
158	158	Gleditsia triacanthos 'Skyline'	Shademoor Honeylocust	2"	6"	min. clear., ground to canopy	
184	184	Platanus x acerifolia	London Plane Tree	2"	6"	min. clear., ground to canopy	
286	286	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	2"	6"	min. clear., ground to canopy	
72	72	Ulmus parvifolia	Lacebark Elm	2"	6"	min. clear., ground to canopy	



Date: 5.13.2024
Project #: 500
Landscape Plan

L1

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	HEADS		VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES	MARK
			QUAN.	TYPE						
A	COPPER	GALN-SA6-735-120-TW4-HSS-BPC	1	MA1039	120	25' POLE	321	SINGLE HEAD POLE MOUNTED FIXTURE	1,2,3,4,5	A

- NOTES:
1. PROVIDE WITH HOUSESIDE SHIELD
 2. PROVIDE WITH FIXTURE MOUNTED PHOTOCELL FOR DUST TO DAWN CONTROL
 3. COLOR AS SELECTED BY ARCHITECT
 4. CONTRACTOR TO VERIFY TENON SIZE
 5. PROVIDE WITH 25' POLES STRUCTURALLY DESIGNED FOR HEAD QUANTITY.
- GENERAL NOTES:
- A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.

VISUAL PHOTOMETRIC STATISTICS

CALC ZONE	DISRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVE/MIN	NOTES
1	PARKING AREA	25' POLE WITH 3' CONCRETE BASE	1	3.5	0:00	NA	NA

IES RECOMMENDED	Enhanced Security	Basic min
Min Horizontal Illuminance	0.5 fc	.2 fc
Max to Min	15:1	20:1
Min Vertical	0.25 fc	0.1 fc
Avg Horizontal	2.5 fc	1

POWER MATERIAL NOTES:

- CONDUIT (exterior above grade) - shall be galvanized rigid with threaded fittings. Final connection to Mechanical Equipment shall be made with minimum 12" length of Liquid-Tite conduit.
- CONDUIT (interior above grade) - circuits shall be routed in EMT conduit with set-screw or compression fittings.
- CONDUIT (below slab) - shall be Schedule 40 PVC with solvent weld fittings. Change to metal conduit at floor penetration (elbow in slab shall be metal rigid conduit).
- CONDUCTORS (#10 awg & smaller) - shall be annealed soft copper, solid or stranded construction, and Code Type THWN or THHN with #12awg minimum size.
- CONDUCTORS (#8 awg & larger) - shall be annealed soft copper, compressed strand construction, and Code Type THWN-2 or THHN.
- GROUNDING (equipment) - All circuits shall be provided with Code sized equipment grounding conductor.
- SAFETY SWITCHES - shall be Square D, or approved equal, heavy duty grade safety switch in configuration noted.
- FIRE STOPPING - provide fire stopping, as manufactured by 3M or Hilti, at fire-rated construction to maintain an effective barrier against the spread of flame, smoke, and hot gases. Components shall be compatible with each other, the substrates forming openings, and the items, if any, penetrating the fire stopping under conditions of service and application, as demonstrated by the fire stopping manufacturer based on testing and field experience.

20A WIRE SIZING SCHEDULE
(VOLTAGE DROP)

ALL WIRE SIZES SHOWN ON BELOW SCHEDULE ARE INTENDED TO BE MINIMUM ACCEPTABLE WIRE SIZE

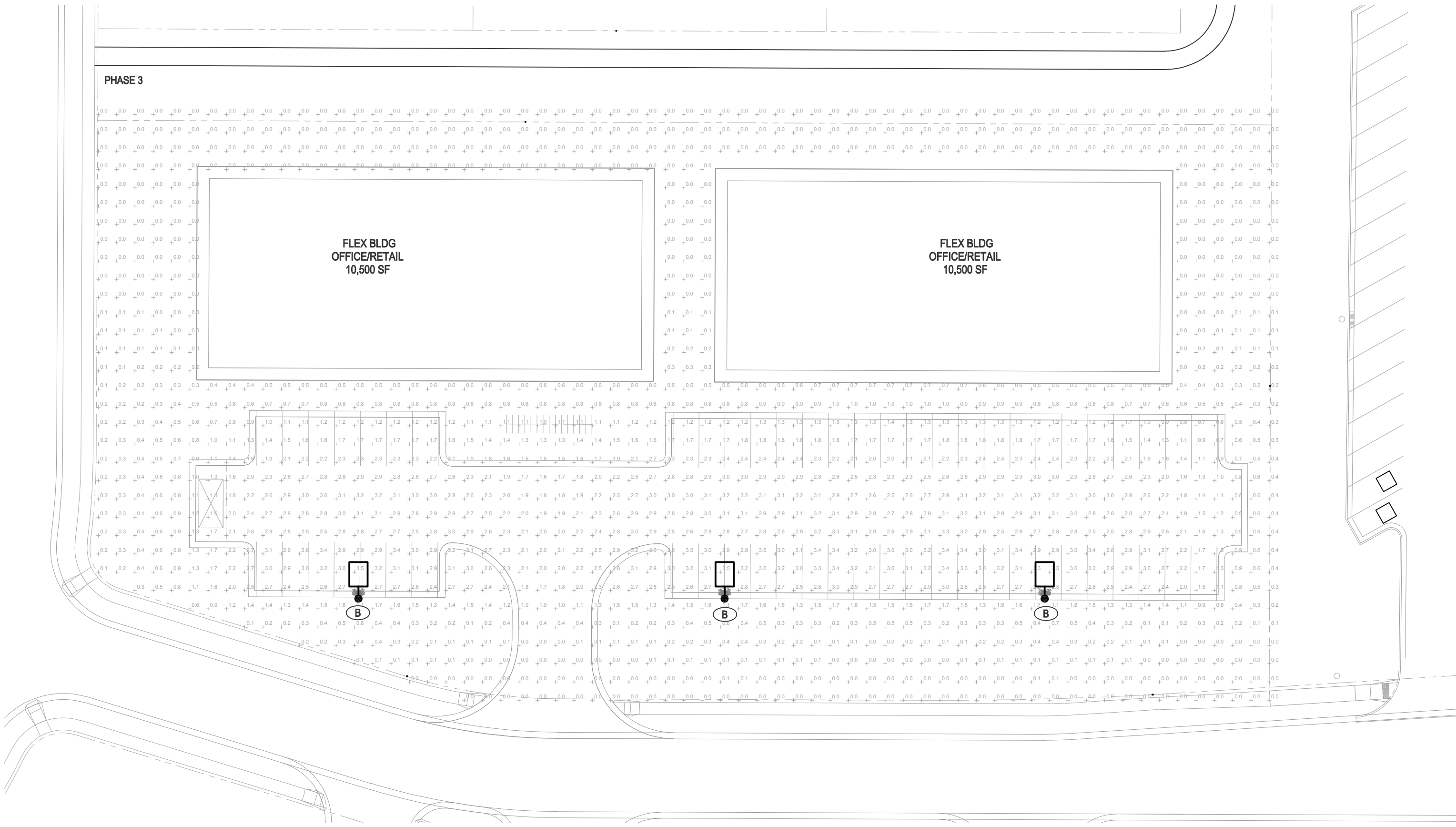
THE FOLLOWING SCHEDULE IS TO BE USED TO SIZE WIRE FOR 20 AMP CIRCUITS (120 AND 277 VOLT). LENGTHS (ONE WAY) ARE INTENDED TO BE MAXIMUM.

120 VOLT CIRCUIT MAX LENGTH (FT)

MAX AMPS	MAX WATTS	WIRE SIZE			
		#12	#10	#8	#6
5	600	200	325	490	770
10	1200	100	160	245	385
15	1800	70	110	165	255

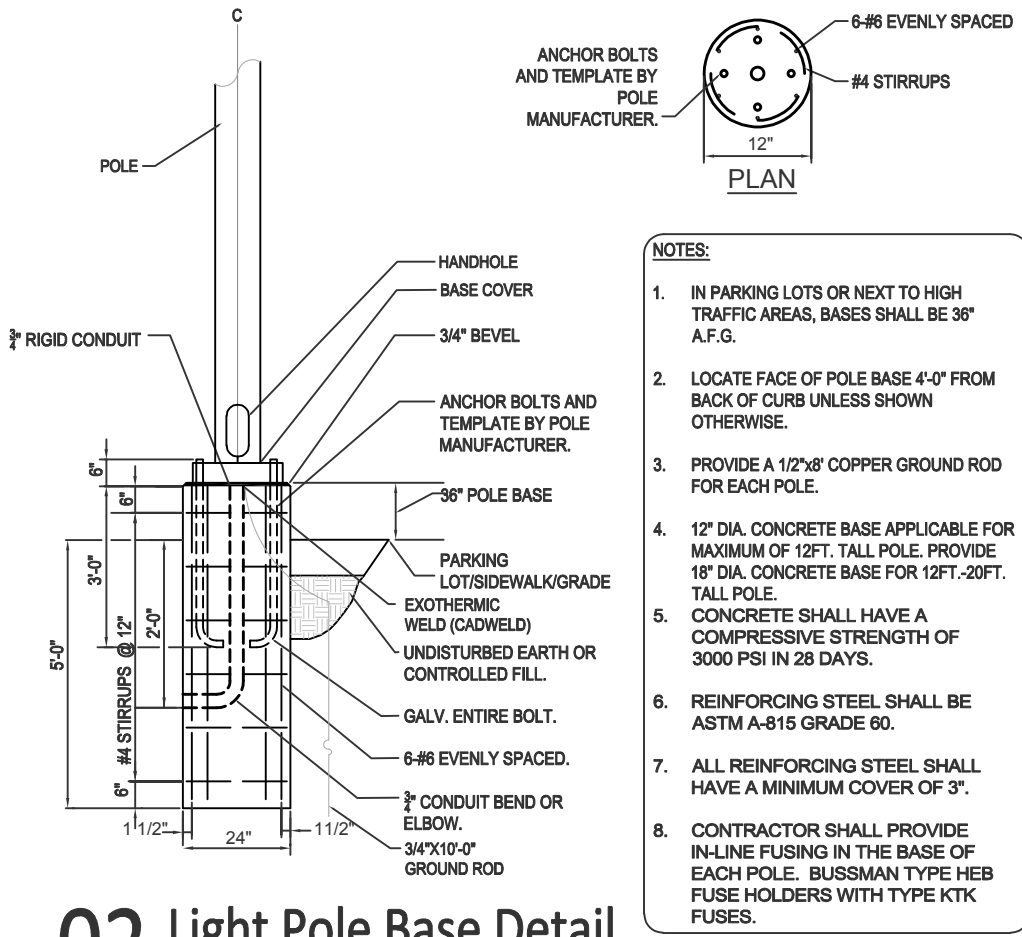
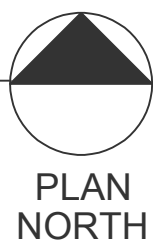
277 VOLT CIRCUIT MAX LENGTH (FT)

MAX AMPS	MAX WATTS	WIRE SIZE			
		#12	#10	#8	#6
5	1385	480	760	1170	1865
10	2770	240	380	585	930
15	4155	160	250	390	620



01 Site Plan

Scale: 1" = 30'-0"



02 Light Pole Base Detail

Scale: Not to Scale

STALEY CORNERS DEVELOPMENT
MAJOR AMENDMENT TO DEVELOPMENT PLAN - WEST
INDIANA AVENUE AND BARRY ROAD
KANSAS CITY, MO



BLANCHARD AE GROUP, LLC
Laura Blanchard, P.E.
Professional Engineer no: 2007032416
1425 Wakerusa Dr. Ste. B
Lawrence, KS 66049
Ph: 785.993.0300
AEGroup@BAE-Group



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ARCHITECTS
700 Massachusetts St.
Suite 307
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchts.com



MILBURN CIVIL ENGINEERING, LLC.
33115 W. 83rd St.
De Soto, Kansas 660018
(913) 583-0367



REVISIONS

No.	Description	Date

Rel. Date: 11.22.2024

SITE PLAN

E1.01

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DESIGN GUIDELINES

1. Architectural Standards

- a) Exterior design of all buildings shall be high quality and follow a clear architectural theme.
- b) Facades of buildings shall have repeating patterns in color, material, and texture.
- c) All buildings within the development shall be coherent in mass, height, roofline, and material. Long expanses of walls with no variation in height and material shall be avoided.
- d) All four walls exterior walls of all buildings shall have a similar appearance.
- e) Permitted building materials and their arrangement are as outlined in the following table. Those labeled "PM" are primary materials allowed on all sides of a structure. Those labeled "SM" are secondary materials and may be used as an accent material and wherever used cannot exceed 25% of the façade.

ALLOWED ARCHITECTURAL MATERIALS		
Material	Façade Fronting	
	Front and Street-side Yard	Side and Rear Yard
Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Glass	PM	PM
Terra cotta	PM	PM
Tile	SM	PM
Concrete		
- Cast-in-place concrete smooth/no texture	-	PM
- Cast-in-place concrete textured or patterned	SM	PM
- Pre-cast concrete	PM	PM
Stucco	SM	PM
Metal	SM	PM
Wood	SM	PM
Fiber cement		
- Fiber cement panels	PM	PM
- Fiber cement clapboard siding	SM	PM

ALLOWED ARCHITECTURAL MATERIALS		
Fiberglass replication	SM	PM
Concrete masonry units	-	PM
Split faced block	-	PM
Glass block	-	SM

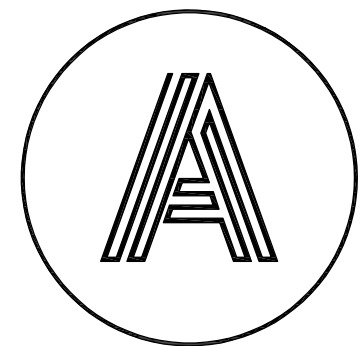
- f) Each street-facing façade shall include at least two primary materials from the above list.
- g) At least 50% of the street-facing façade shall consist of transparent windows or doors. The director may permit up to half of the required amount to be frosted or illuminated windows if the developer clearly demonstrates that such windows or doors are necessary for the functionality of the proposed use.
- h) Roof form, color, material, trim, and lighting shall be integrated into the building architecture. The roof shall not be used to identify corporate image or be overly obtrusive. The developer reserves the right to approve any roof material and color.
- i) Building entries shall be marked with overhangs, special lighting, or signage. Decorative light fixtures shall be mounted at entrances for architectural accent illumination.
- j) Windows, storefronts, and curtain walls shall be aluminum or steel and the color shall complement surrounding wall finishes.
- k) Building frontages shall be developed with pedestrians in mind. Transparent display windows, outdoor dining, and adequate space for pedestrian circulation shall be implemented where appropriate.
- i) Display windows, entry areas, awnings and other features shall be provided on no less than 40% of the ground floor facing public arterial streets.
- ii) Permanent outdoor display areas are discouraged. If permitted, these areas shall be screened with landscaping or materials that are complementary with the building exterior.
- l) Service areas, trash enclosures, and loading docks shall be masked with architectural screen walls.
- i) Trash enclosures shall be metal frame with metal screen materials for the gate.
- ii) Loading docks and service entrances shall be at the rear or side of the building. When permitted, drive-through facilities shall be located away from public streets.

2. Signage Standards

- a) All signs shall conform to Kansas City, Missouri sign ordinances unless allowed through a municipal variance and approved by the developer.
- b) Signature signage in addition to primary signage, such as window signs indicating name of shop must be approved by developer.
- c) All signs shall have individual illuminated letters. Conventional box signs are prohibited but box signs with raised letters or formed plastic signs will be approved on a case by case basis.
- d) Exterior signs are not permitted to above the roof line.
- e) Signage returns must match signage color or blend with building color.
- f) Labels, clips, brackets, lighting materials, raceways, crossovers, and conduits must all be concealed from public view and may not be installed on the front or return of any sign. Cabinets, conductors, and transformers shall not be visible.
- g) Metal letters shall be fully welded with all welds ground smooth as to not be visible.
- h) Trim-cap return used at sign perimeters shall match sign color.
- i) Signs shall be mounted with threaded rods or anchor bolts. All mounting attachments shall be sleeved and painted. Angled clips attached to the sides are not permitted.
- j) Upon move out, all tenant shall be required to remove signage and repair any holes at the cost of the tenant.
- k) Tenants must obtain written approval from the developer to affix any advertising, insignia, banners, trademarks, or any other materials on the glass or supports of storefront windows or doors.
- i) Plexiglass sign faces shall not be clear
- ii) Sign illumination must be internal and self-contained
- iii) Electric signs and installation must meet UL standards and must contain a UL label
- iv) Hand-lettered, non-professional signs or newsprint are not permitted
- v) Decals or signage indicating anything other than stores operating hours are not allowed
- vi) Lighting of signs will be at hours set by developer
- vii) All signage is subject to approval by developer, architect, and local authorities
- viii) If applicable, tenants must provide a concealed access panel from within their leasable area to install and service their exterior building signage

l) The following types of signs are not permitted:

- i) Exposed neon
- ii) Die cut vinyl, gold or silver leaf, paint
- iii) Boxed pillow or cabinet type
- iv) Banners or pennants
- v) Cloth, paper, cardboard
- vi) Animated, moving, flashing
- m) Signage at service doors to tenant spaces shall be of 4" height, shall be installed by the tenant, and shall identify name and address number (or any additional information as required by local jurisdiction).
- i) All signage must be shown to scale on storefront elevations
- ii) Any additional signage must be submitted to architect and developer for approval
- n) Any deviations from this criteria will be viewed on an individual basis.



STUDIO A
ARCHITECTURE LLC

123 SOUTHWEST BLVD
KANSAS CITY, MO 64108

816.256.5025
WWW.SA-ARCH.COM

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A new development at:
Staley Corners
Indian Ave and Barry Rd
Kansas City, MO

Drawn by:
BR

Reviewed by:
NRA

RELEASE LOG

DATE
June 14, 2019
PROJECT NO.
19018
DRAWING NO.

Retail Conceptual Rendering

A200











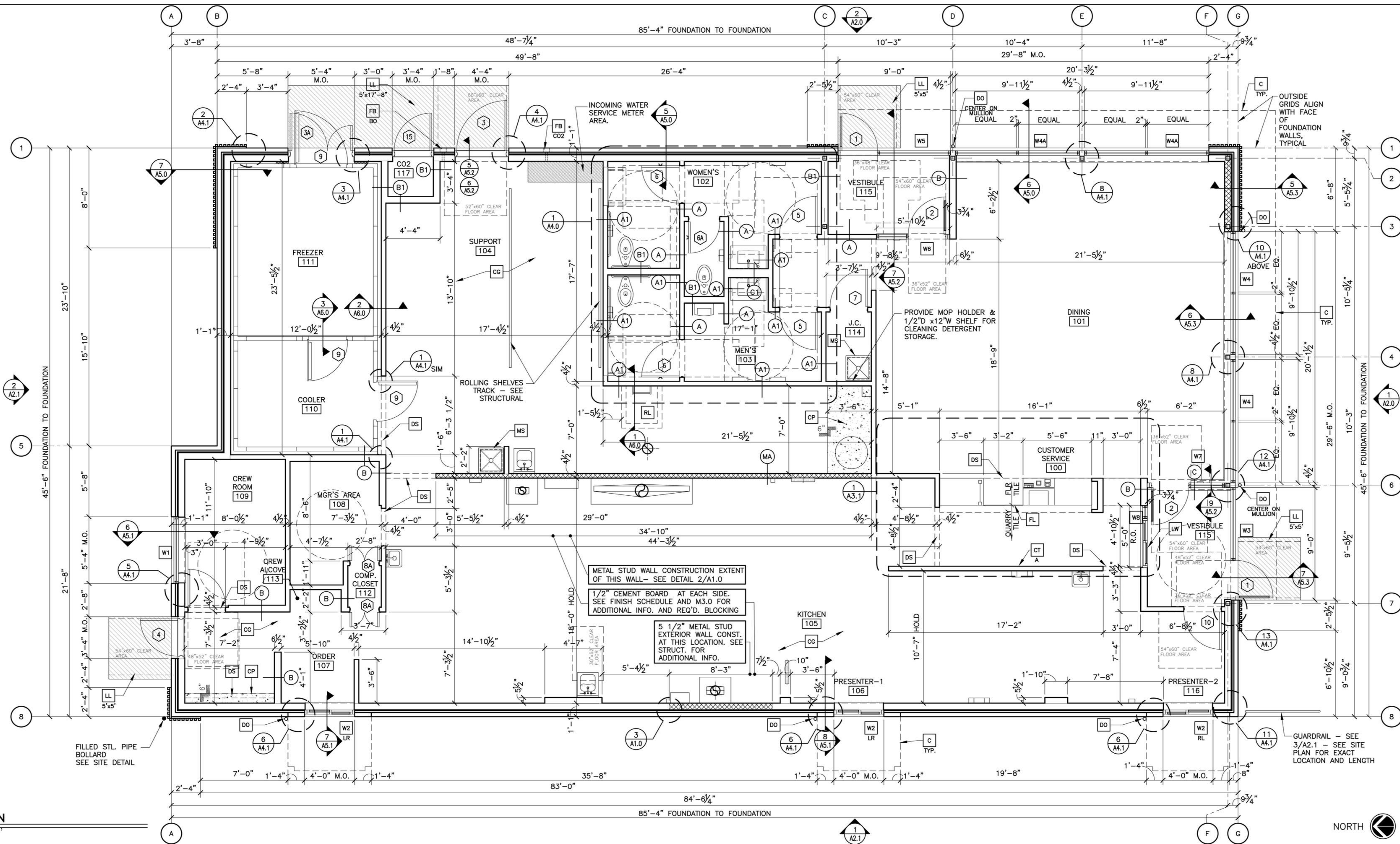






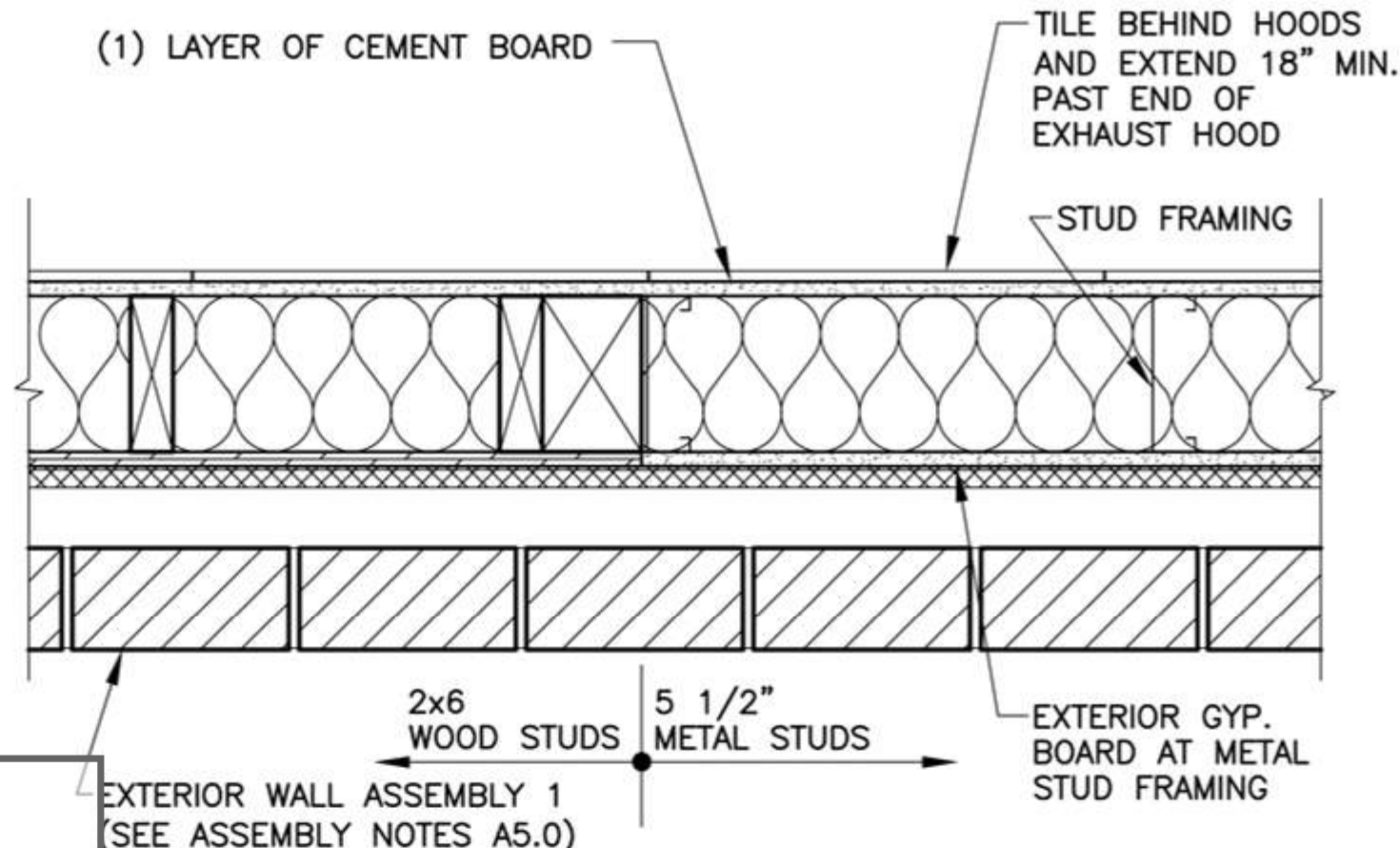






1 FLOOR PLAN
1/4"=1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00184 on ME 04-15-2025
Secretary of the City Plan Commission



3 TRANSITON DETAIL
1 1/2"=1'-0"

KEY NOTES

- ALUMINUM CANOPY SYSTEM ABOVE - SEE 4/A5.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS
- G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING. BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CONCRETE EQMT PAD - VERIFY SIZE W/ EQUIPMENT MANUFACTURER - SEE STRUCTURAL - SEE DETAIL 5/A6.0 FOR OPTIONAL TILE AT RAISED SLAB
- WALL TILE: PER DECOR PORTFOLIO
- GEOMETRY/LUNA/RAY: EUROWEST - 754-747. COLOR: NOIR, SIZE: 4"x12", PATTERN: STACKED BOND. GROUT: MAPEI O2 PEWTER - JOINT TO BE 1/8" MAX. ROUTE 66: EUROWEST - WHITE GLOSSY CHEVRON GROUT: CHARCOAL 47 - JOINT TO BE 1/8" MAX.
- DOWNSPOUT CONNECTED TO CANOPY SYSTEM. SEE ELEVATIONS. COORDINATE CONNECTION WITH CIVIL.
- DROPPED SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
- DECOR PORTFOLIO SPECIFIC ELEMENT - SEE FINISH SCHEDULE
- CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FLOOR LINE - CHANGE IN MATERIAL - SEE FINISH SCHEDULE
- LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING
- LATE-NIGHT WINDOW (OPTIONAL) BY READYACCESS, MANUAL OPEN/SELF CLOSE. SEE SHEET A6.0 FOR NOTES.
- MOP SINK - SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- EXTERIOR WINDOW ASSEMBLY - SEE A2.0, A2.1 & 4/A5.0 FOR ADDITIONAL NOTES

SYMBOL LEGEND

- PARTITION TYPE TAG SEE 2/A1.0
 - DOOR TAG - SEE DOOR SCHEDULE ON A6.0
 - KEY NOTE
- ### GENERAL NOTES
- EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD UNLESS OTHERWISE NOTED.
 - SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
 - SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
 - SEE SHEET A6.0 FOR DOOR SCHEDULE AND A6.1 FOR ROOM FINISH SCHEDULE.
 - SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
 - GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKES/S2K 1-800-423-5247 www.franksupply.com email: fs-franksupply.us@franke.com
 - MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
 - ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
 - GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
 - KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.
 - DASHED LINES @ DOORS, RESTROOMS, & FIXTURES REPRESENT CLEAR FLOOR MANEUVERING CLEARANCES AS REQUIRED BY THE ACCESSIBILITY CODE. CLEARANCES MUST BE MAINTAINED WITHOUT EXCEPTION. IF CONDITIONS PREVENT ANY CLEAR FLOOR SPACE FROM BEING MAINTAINED, CONTACT THE ARCHITECT FOR RESOLUTION.

McDonald's USA, LLC
2024 STANDARD BUILDING - BB20
4584-WOOD/WOOD

PREPARED BY: McDonald's Corporation
DESIGN: PRELIMINARY NOT FOR CONSTRUCTION

12040 Potomac Avenue
Suite 101 Potomac, MD 20854
Office: (855) 282-9492
Fax: (855) 282-9493

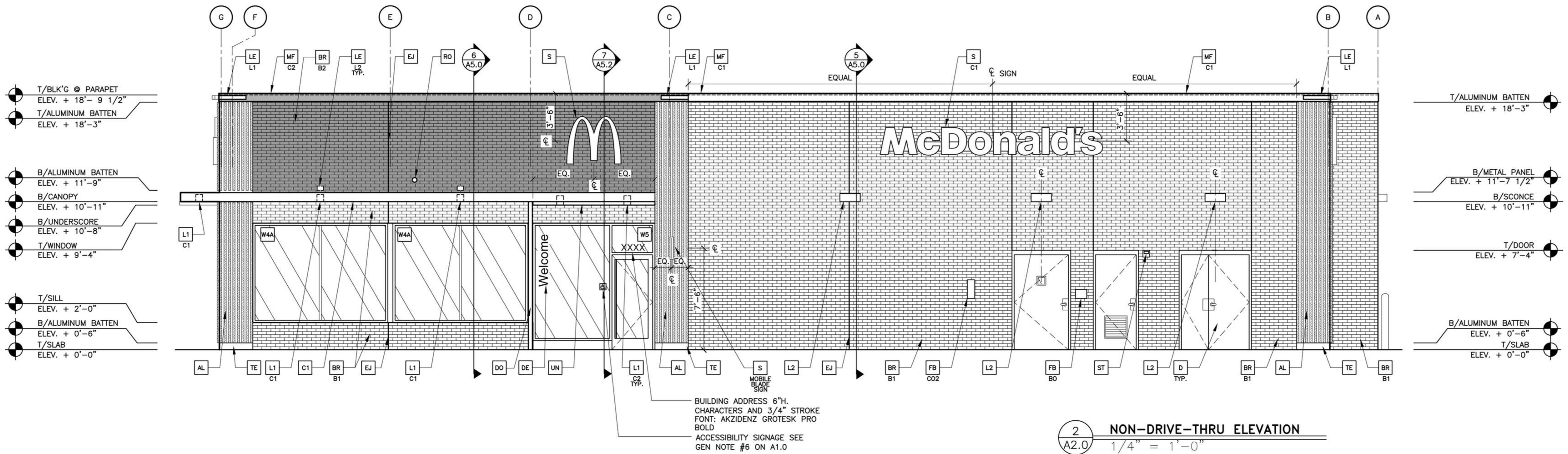
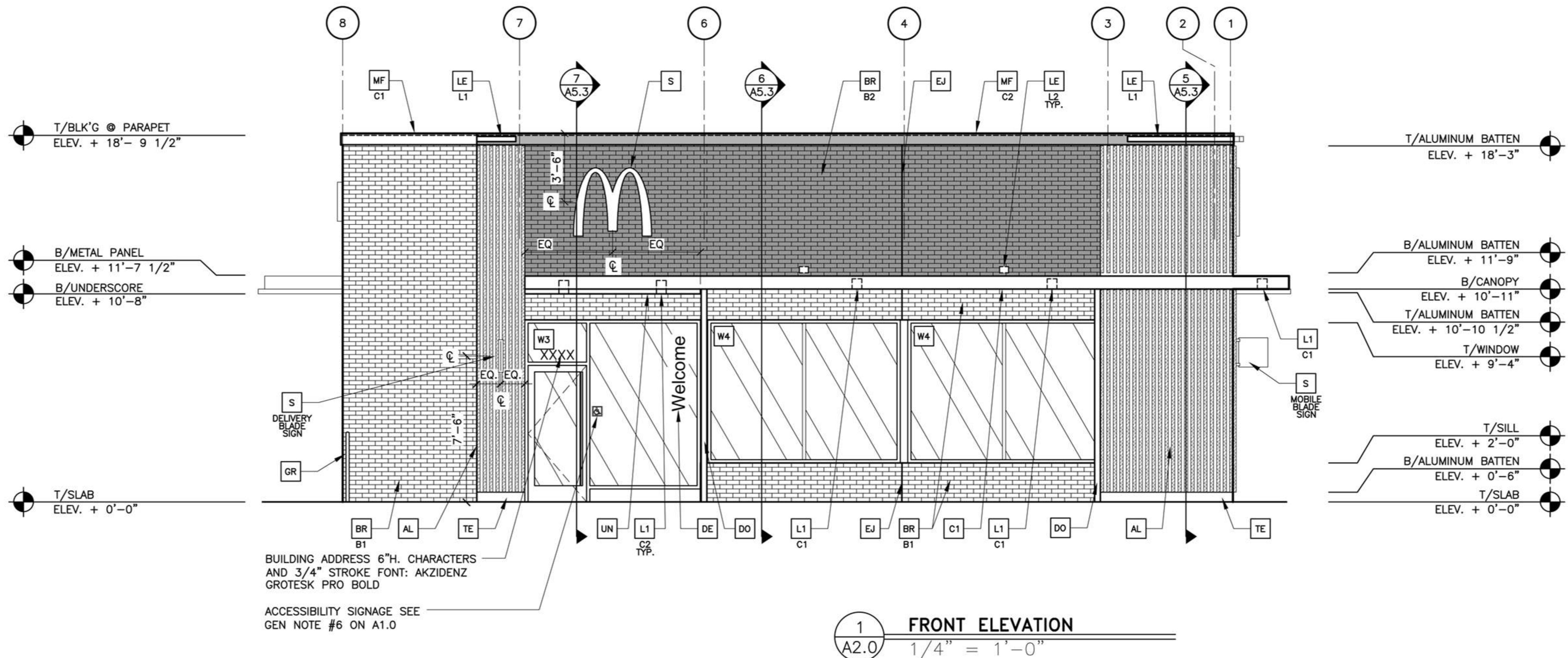
DATE: XX/XX/24
REV: 1
DESCRIPTION: USRD PROGRESS SET REVIEW

BY: [Signature]

2024 STANDARD BUILDING - BB20
4584-WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS W/BRICK EXTERIOR FINISH & G
WOOD TRUSS ROOF FRAMING
ELECTRICAL/BRICK EXTERIOR FINISH
SITE ADDRESS: NOK-43016
1/2-024-1306 8712 N. Indiana Avenue

024-1306.00.0
A1.0
FLOOR PLAN



KEY NOTES:

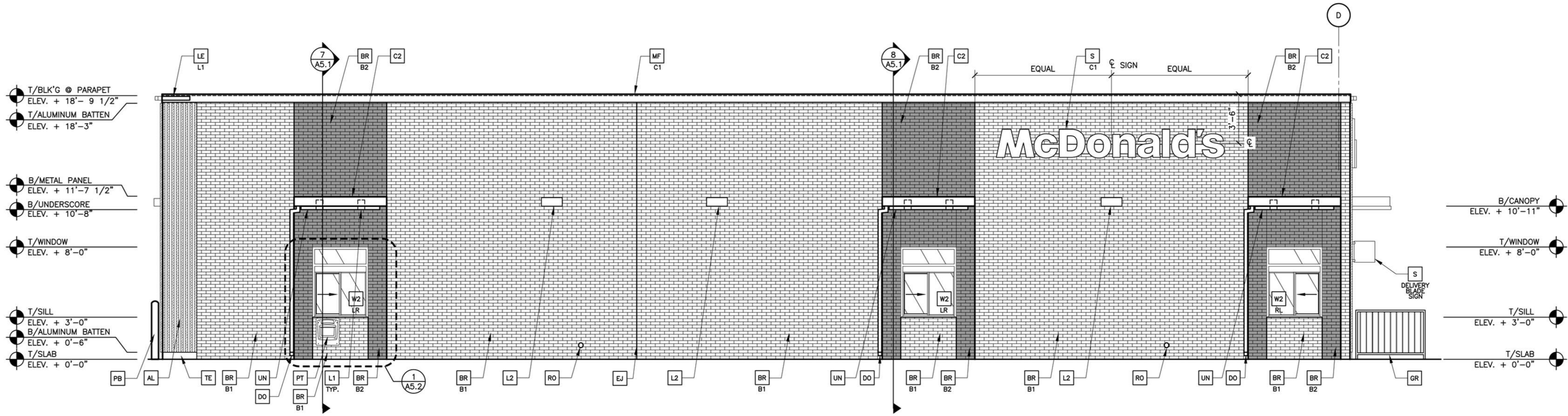
- AL** ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP (PAINTED) TO MATCH SUBSTRATE. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR** MODULAR FACE BRICK
B1 = "OLD BAILEY QUEEN" BY COLUMBUS BRICK COMPANY
B2 = "MEDIUM IRON SPOT 46" BY ENDICOT
- C1** ALUMINUM CANOPY SYSTEM
COLOR: WOOD GRAIN
- C2** ALUMINUM CANOPY SYSTEM
COLOR: WOOD GRAIN
- D** HOLLOW METAL DOOR
PAINT: MATCH "OLD BAILEY QUEEN" BRICK. CONFIRM COLOR WITH ACM
- DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO** DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
- EJ** EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB** PIPE BOLLARD - PAINTED YELLOW
- L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1 = COLOR:
C1 = WHITE
C2 = GOLD
- L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER
- LE** ACCENT LIGHTING - SEE ELECTRICAL
L1 = LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE
- MF** PRE-FAB ANCHOR-TITE METAL FASCIA
C1 = COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- PT** (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO** ROOF DRAIN OVERFLOW PIPE TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 = COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- ST** CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE** TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN** METAL UNDERSCORE
COLOR: GOLD
- W#** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W2** DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- W3** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W4** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W5** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W6** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W7** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W8** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W9** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W10** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W11** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W12** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W13** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W14** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W15** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W16** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W17** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W18** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W19** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W20** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
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- W21** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
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- W22** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
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- W23** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
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- W24** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W25** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W26** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W27** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W28** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W29** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W30** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
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- W31** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W32** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
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- W33** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W34** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W35** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W36** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W37** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W38** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W39** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W40** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W41** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W42** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W45** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W46** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W47** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W48** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W49** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W50** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W51** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W52** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W54** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W65** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W66** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W75** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W81** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W84** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W86** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W87** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W88** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W89** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W90** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W91** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W92** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W93** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W94** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W95** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W96** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W97** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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- W98** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
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SEE SHEET A6.0
- W99** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W100** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0

City Plan Commission
Approved Subject to Conditions

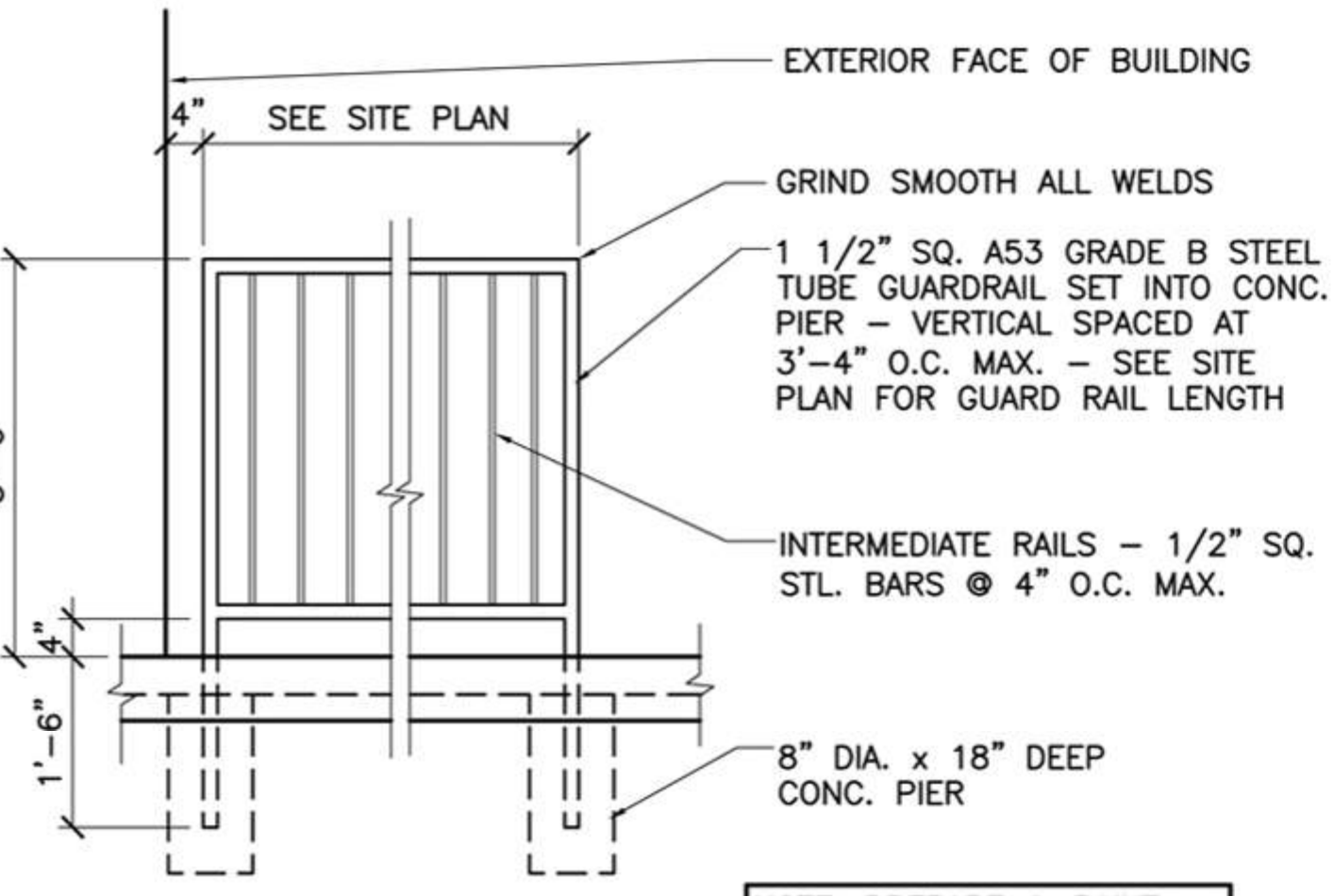
of Case No. CD-CPC-2024-00184 on 01-15-2025

Law Gabriel
Secretary of the City Plan Commission

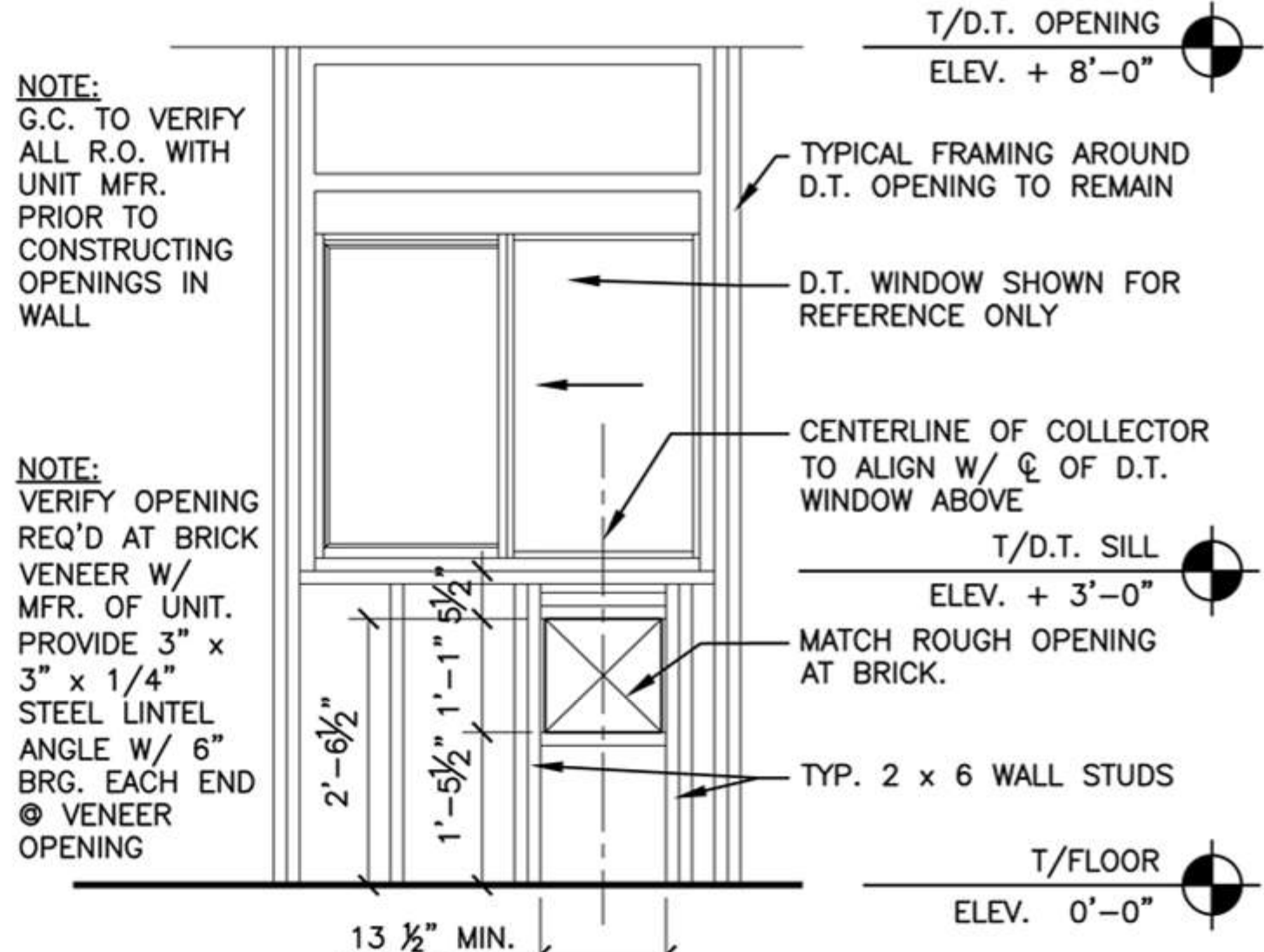
TITLE	DATE	BY
2024 STANDARD BUILDING - BB20	2024 05	
DESCRIPTION	REVIEWED BY	DATE
WOOD BEARING WALLS W/BRICK EXTERIOR FINISH & CI	DATE ISSUED	REV
WOOD TRUSS ROOF FRAMING	MM DD YYYY	
ELEF./BATTEN/BRICK EXTERIOR FINISH		
NON-42016		
SEE ADDRESS		
1702 N. Indiana Avenue		
L/C: 024-1306		
RD# 24247		
SHEET NO.	024-1306.00.0	
A2.0		
ELEVATIONS		



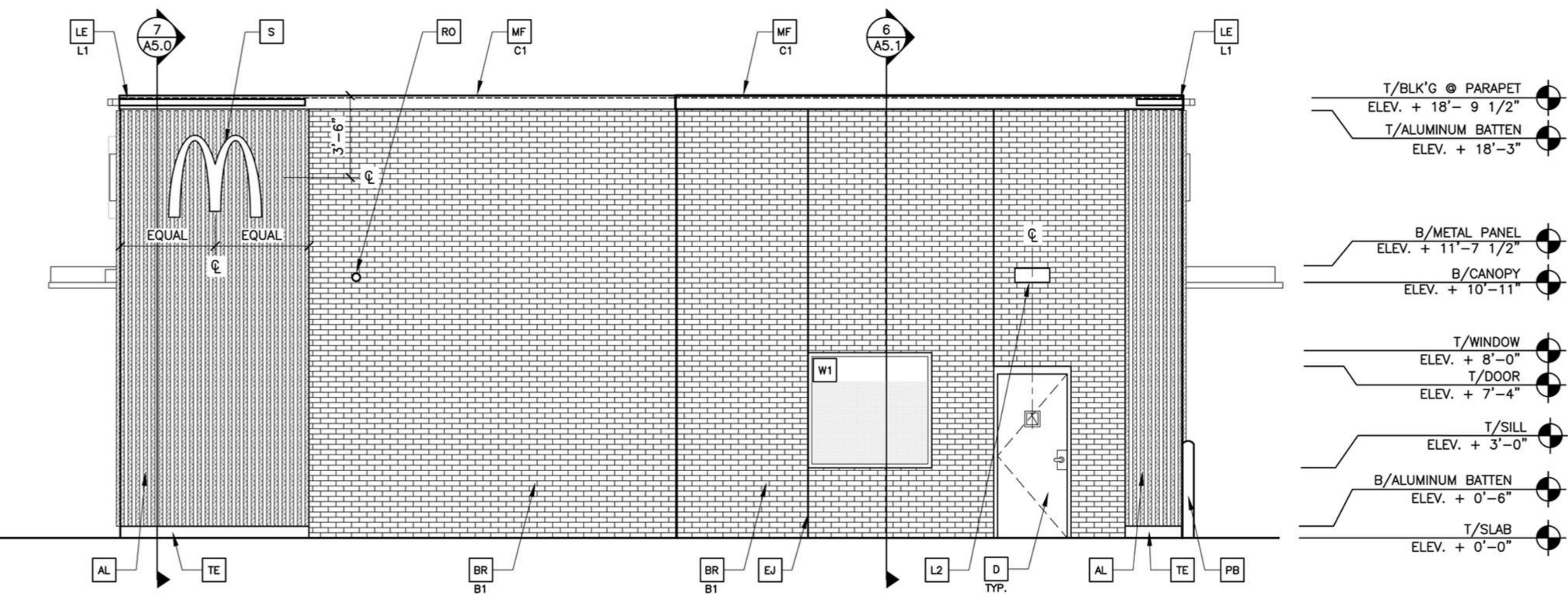
1 DRIVE THRU ELEVATION
1/4" = 1'-0"



3 GUARD RAIL DETAIL
1/2" = 1'-0"



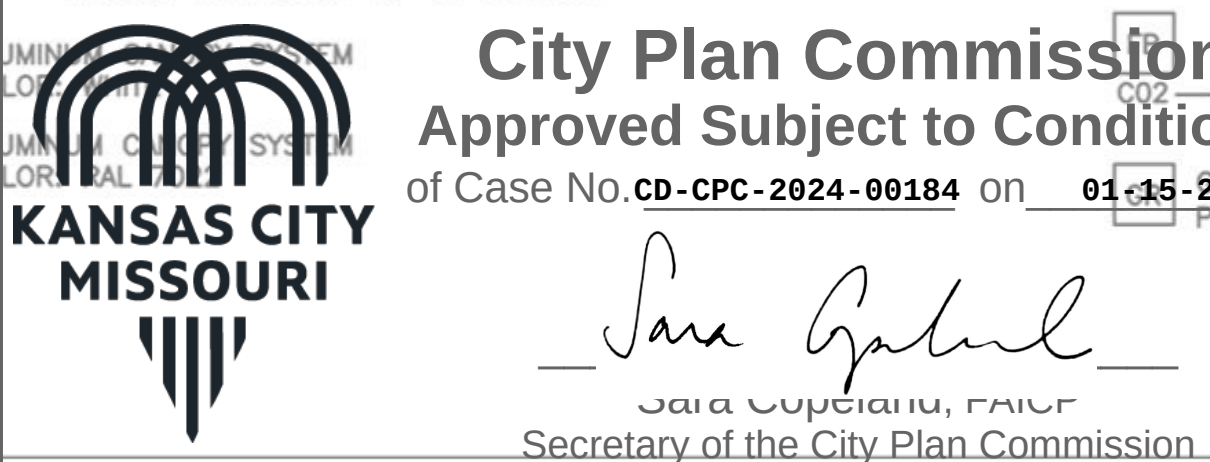
4 (RMHC) COIN COLLECTOR @ FRAMED WALL
1/2" = 1'-0" INTERIOR ELEVATION



2 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR MODULAR FACE BRICK
B1 - COLOR:
B1 = "OLD BAILEY QUEEN" BY COLUMBUS BRICK COMPANY
B2 = "MEDIUM IRON SPOT 46" BY ENDICOT
- C1 ALUMINUM COIN COLLECTOR SYSTEM
C2 ALUMINUM COIN COLLECTOR SYSTEM
- D HOLLOW METAL DOOR
PAINT: MATCH "OLD BAILEY QUEEN" BRICK. CONFIRM COLOR WITH ACM
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SURPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfi.com
- DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
- EA EXPANSION JOINT, SEE DETAIL 7/M.1
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE
- MF PRE-FAB ANCHOR-TITE METAL FASCIA
C1 - COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE
COLOR: GOLD
- W# EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT



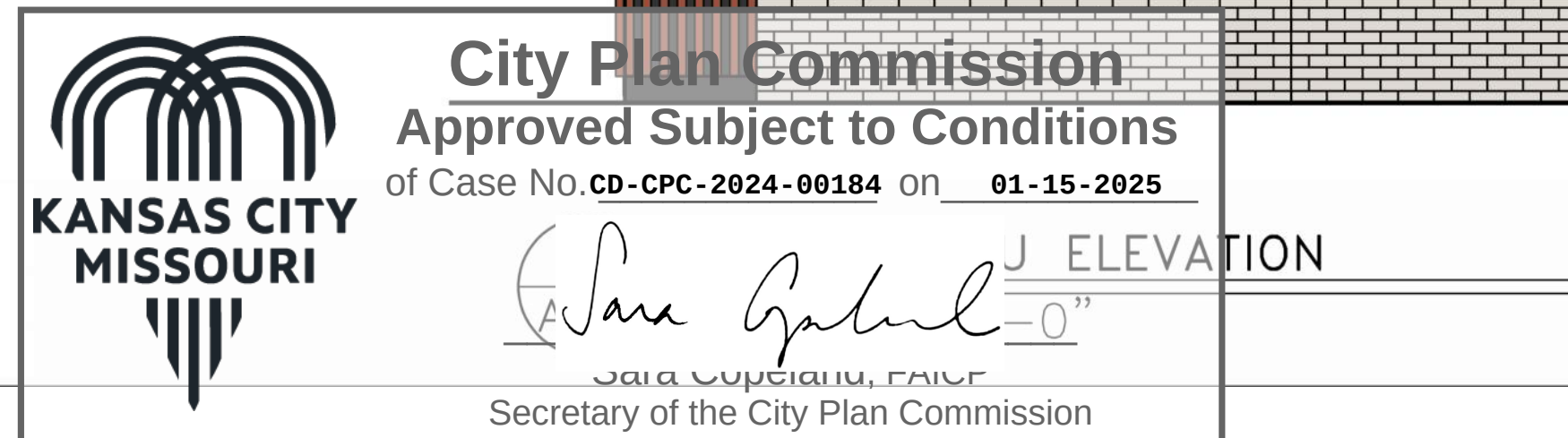
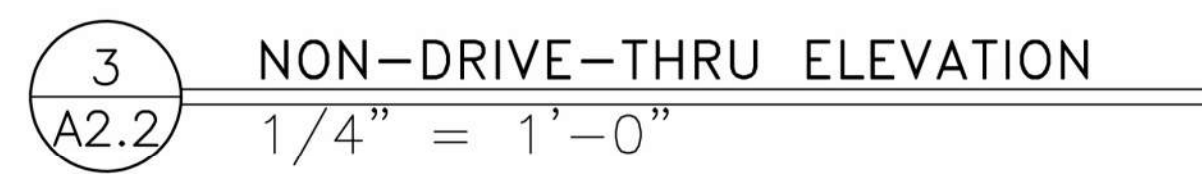
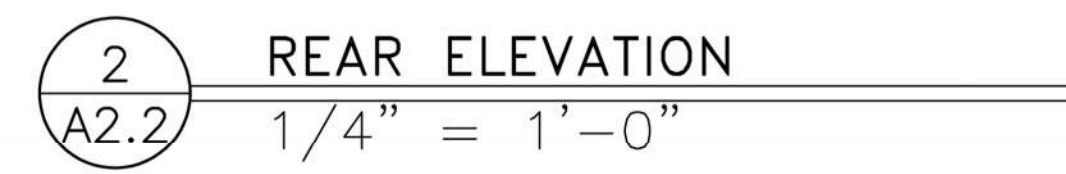
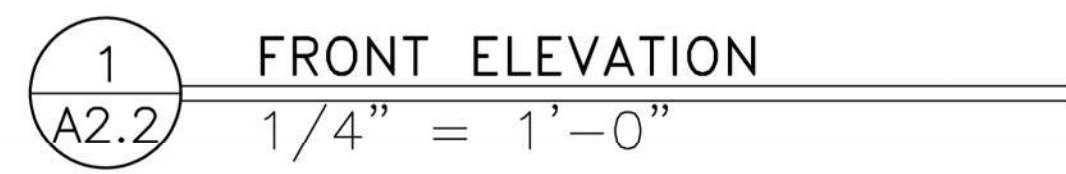
PRELIMINARY
NOT FOR CONSTRUCTION
DESIGN

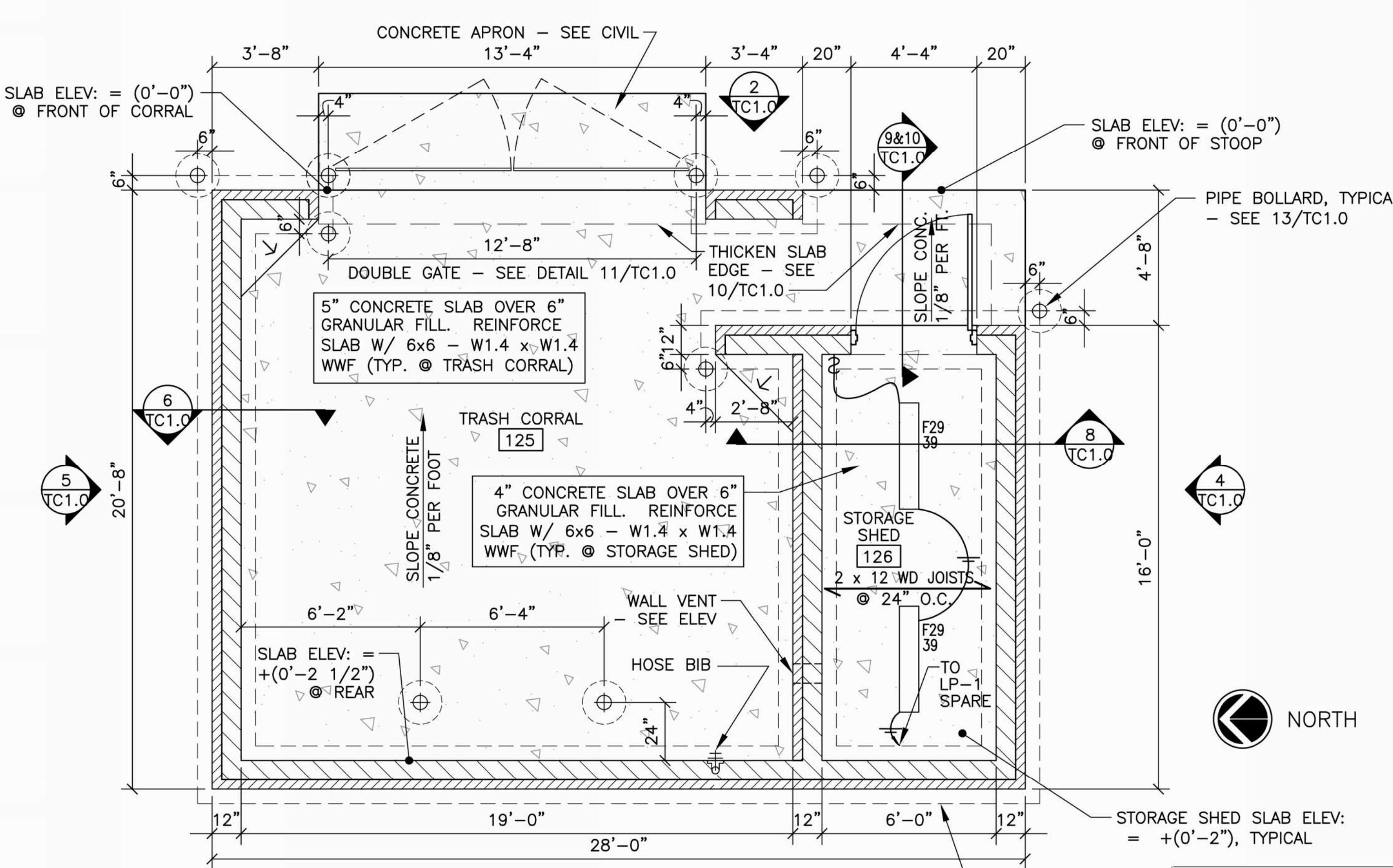
McDonald's USA, LLC
12400 Portland Avenue, Suite 100, Portland, Oregon 97203
Office: (503) 252-4042
Fax: (503) 252-4043

PREPARED BY: 2024 McDonald's Corporation
DRAWN BY: 2024 McDonald's Corporation
STD ISSUE DATE: 2024 05
REVIEWED BY: 2024 McDonald's Corporation
DATE ISSUED: MM DD YYYY
MM DD YYYY
NSN-43016
L/C: 024-1-306
8712 N. Indiana Avenue
ROF 44247

2024 STANDARD BUILDING - BB20
4584-WOOD/WOOD
WOOD BEARING WALLS W/BRICK EXTERIOR FINISH & CI
WOOD TRUSS ROOF FRAMING
C.I.S./BATTEN/BRICK EXTERIOR FINISH
SHEET NO. 024-1306.00.0
A2.1
ELEVATIONS

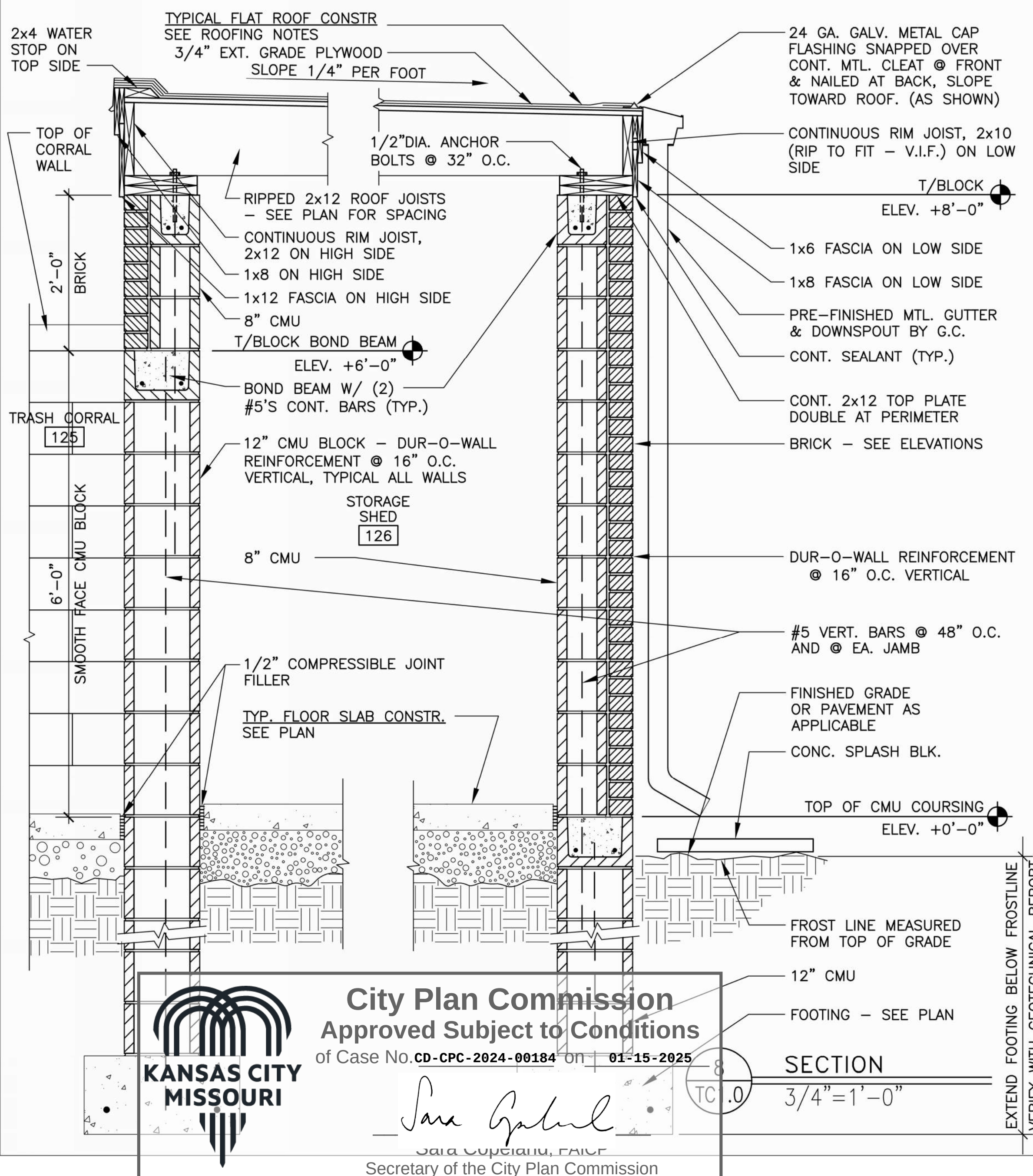
REVISIONS
REV DATE DESCRIPTION
XX/XX/24 USRD PROGRESS SET REVIEW
- BY



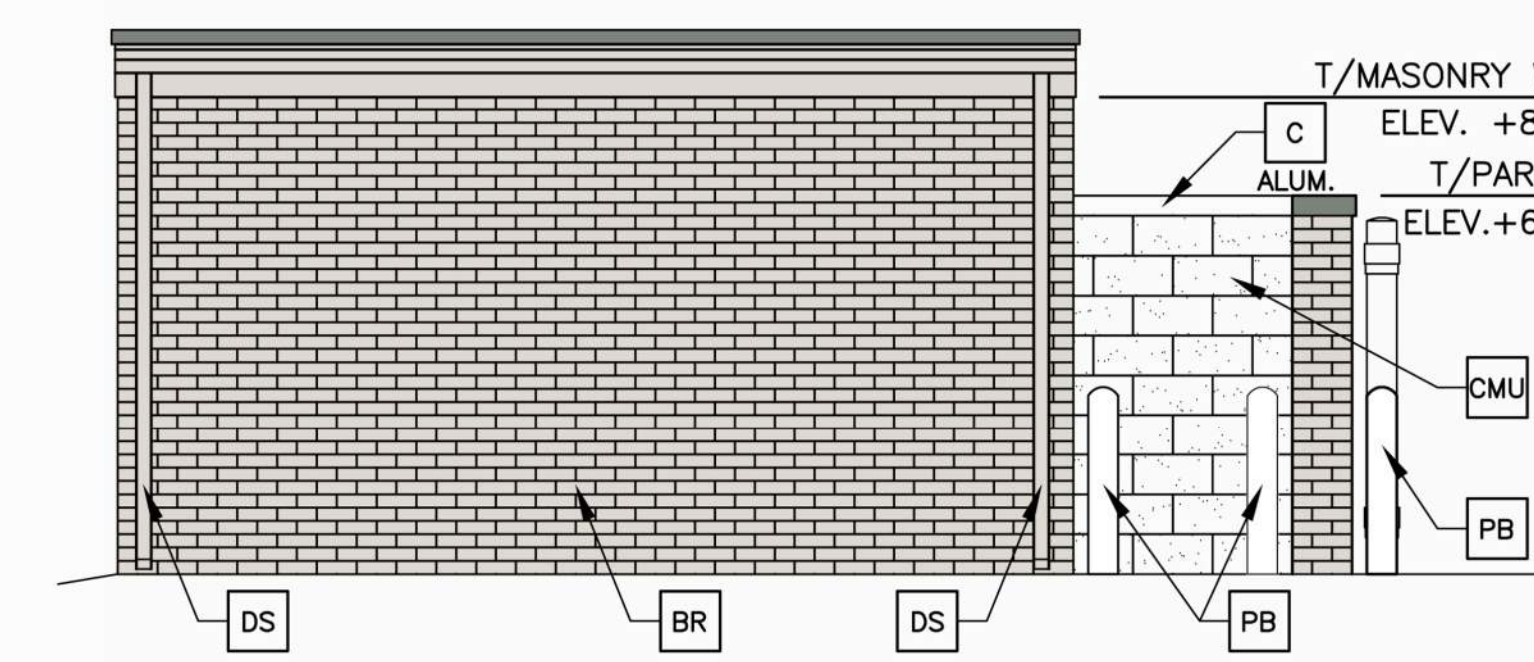


NOTE:
1. HOLLOW METAL DOOR SHALL BE 4'-0"x7'-0"x 1 3/4" WITH FRAME, THRESHOLD, CONTINUOUS HINGE, LEVER HANDLE AND STOREROOM LOCKSET
2. LED INDUSTRIAL STRIP LIGHT FIXTURE SHALL BE FURNISHED. WIRE GUARD, 25 WATT LAMP, AND SURFACE MOUNT. COLUMBIA - LCL4-40LW-EDU

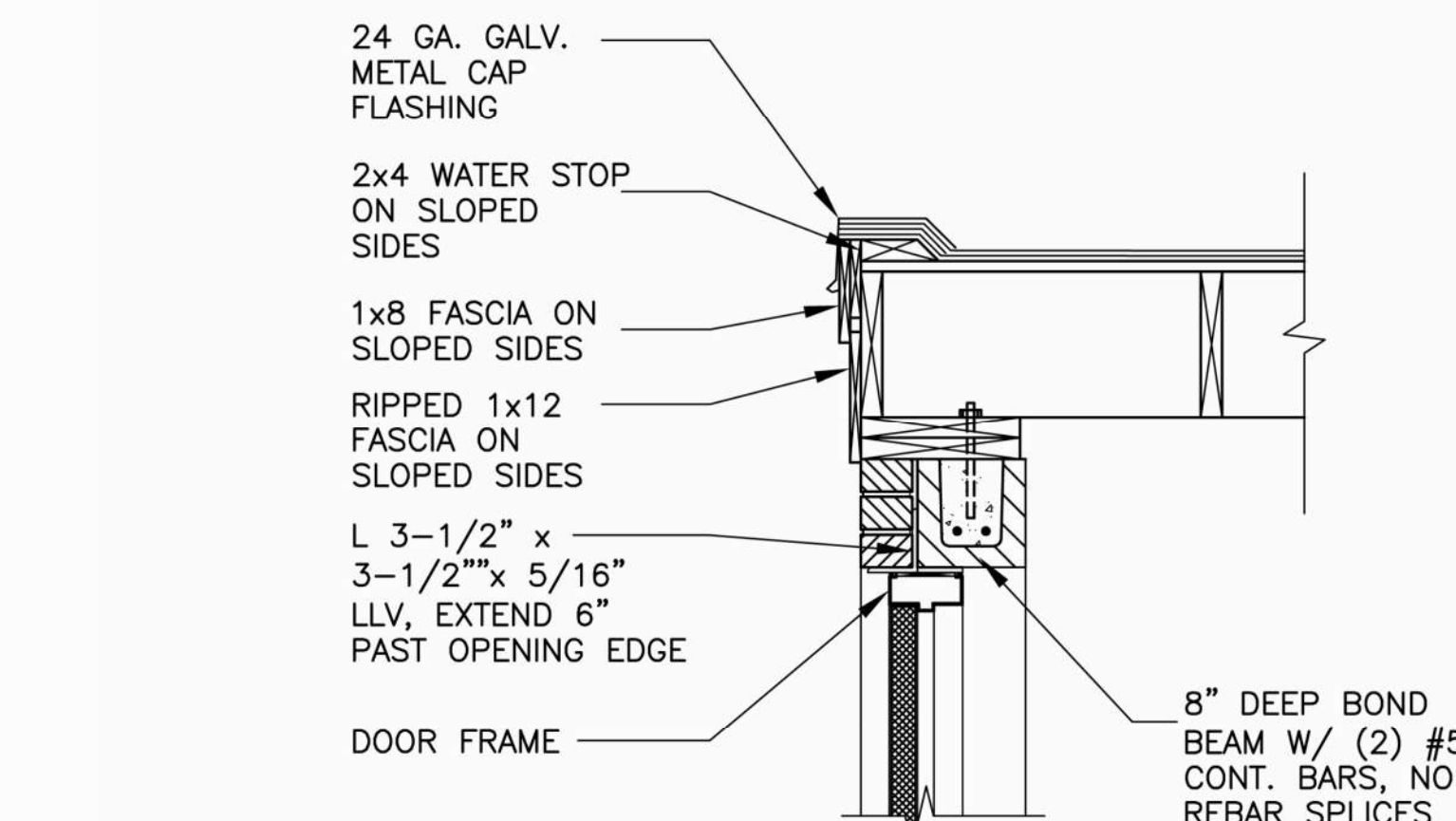
1 TRASH CORRAL PLAN W/ SHED
1/4"=1'-0"



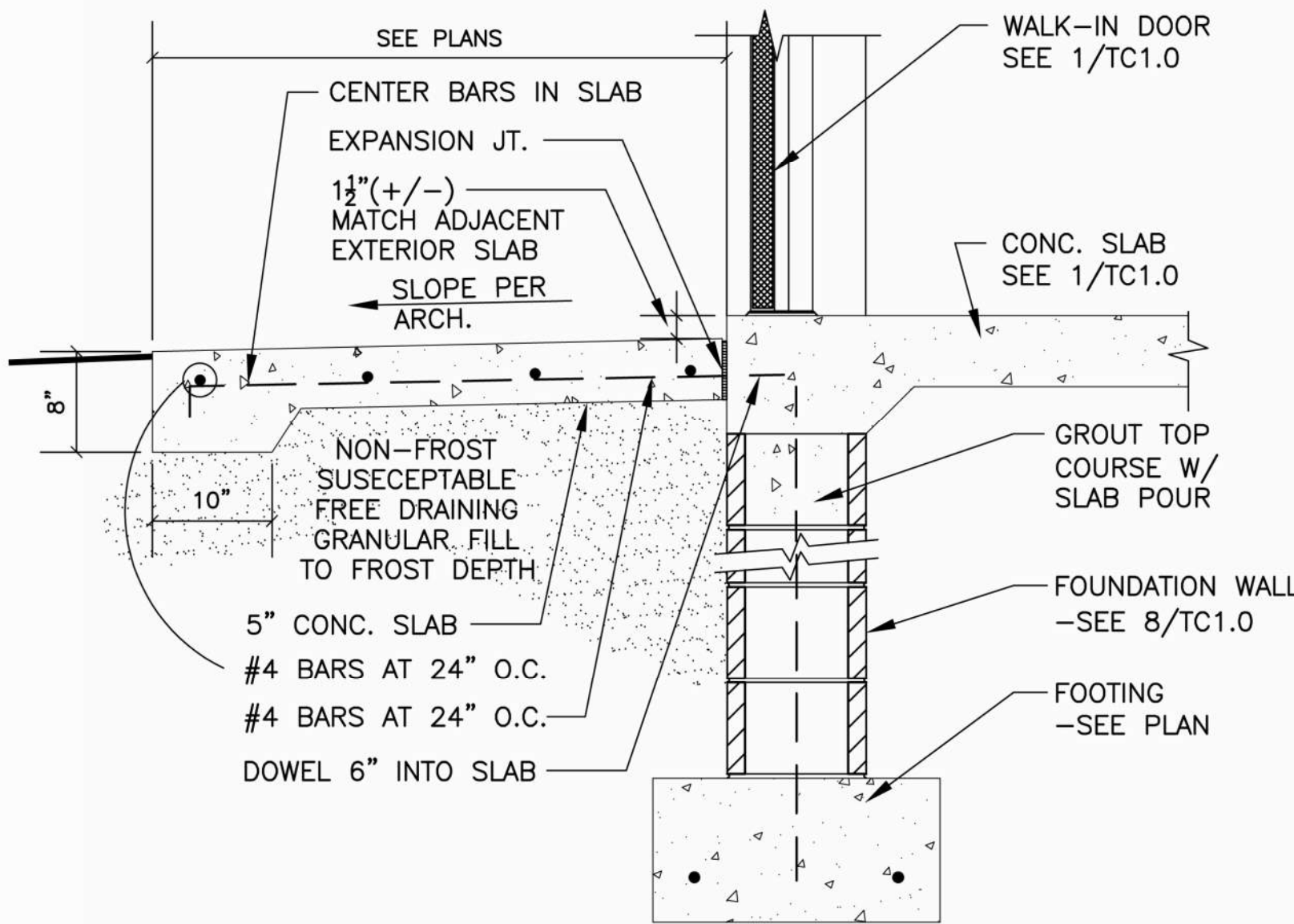
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00184 on 01-15-2025
Sara Gabriel
Secretary of the City Plan Commission



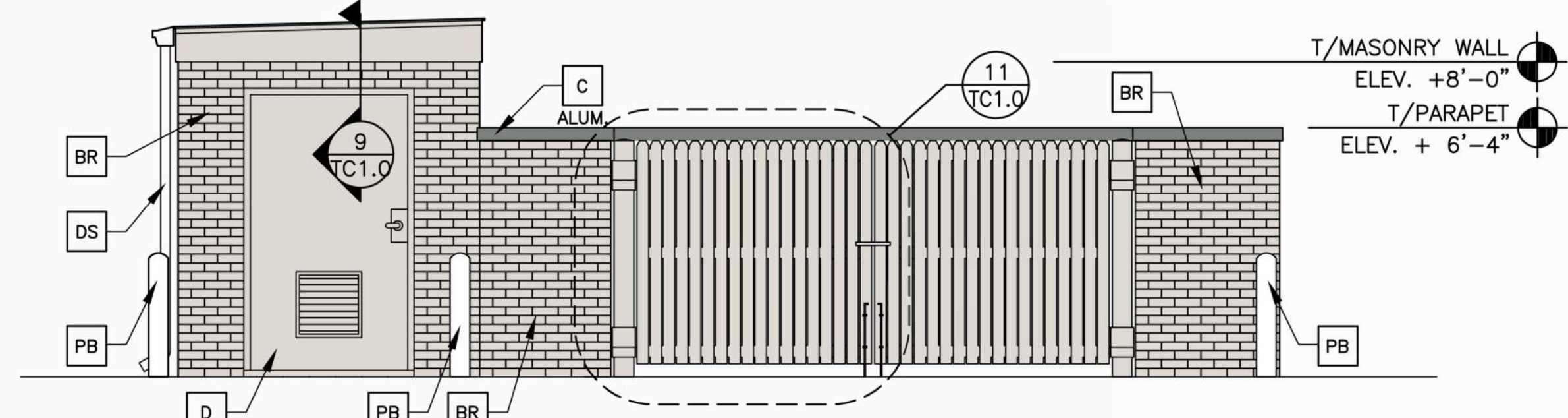
4 LEFT SIDE ELEVATION
1/4"=1'-0"



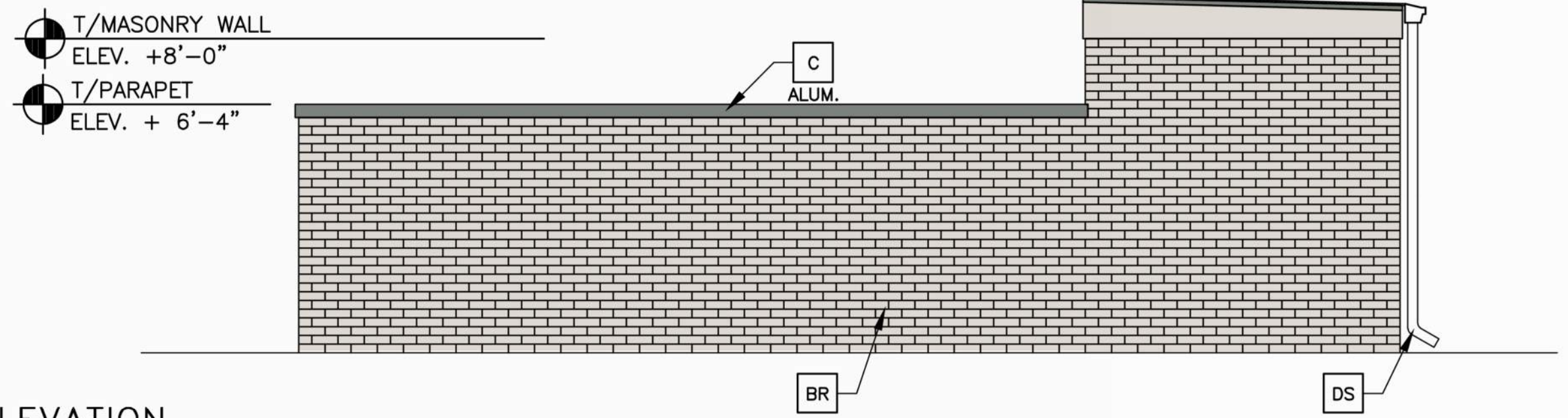
9 DOOR HEADER
3/4"=1'-0"



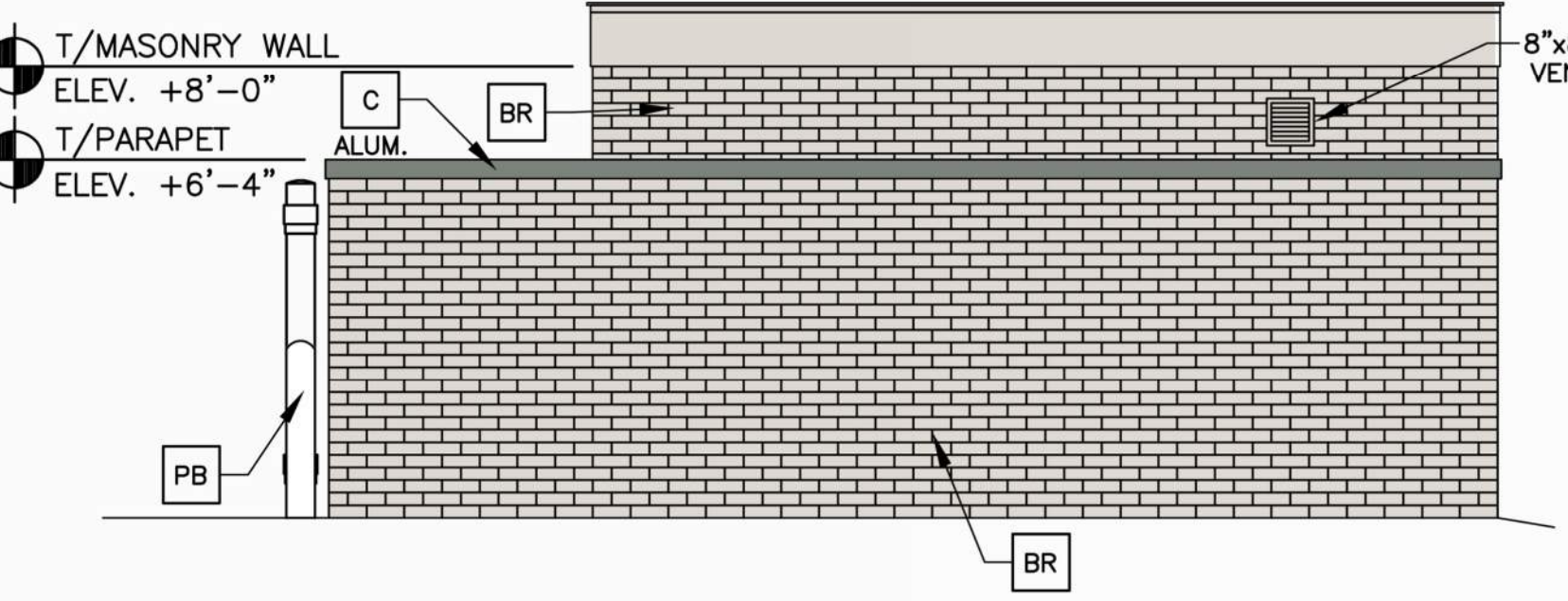
10 SECTION AT TRASH CORRAL STOOP
N.T.S.



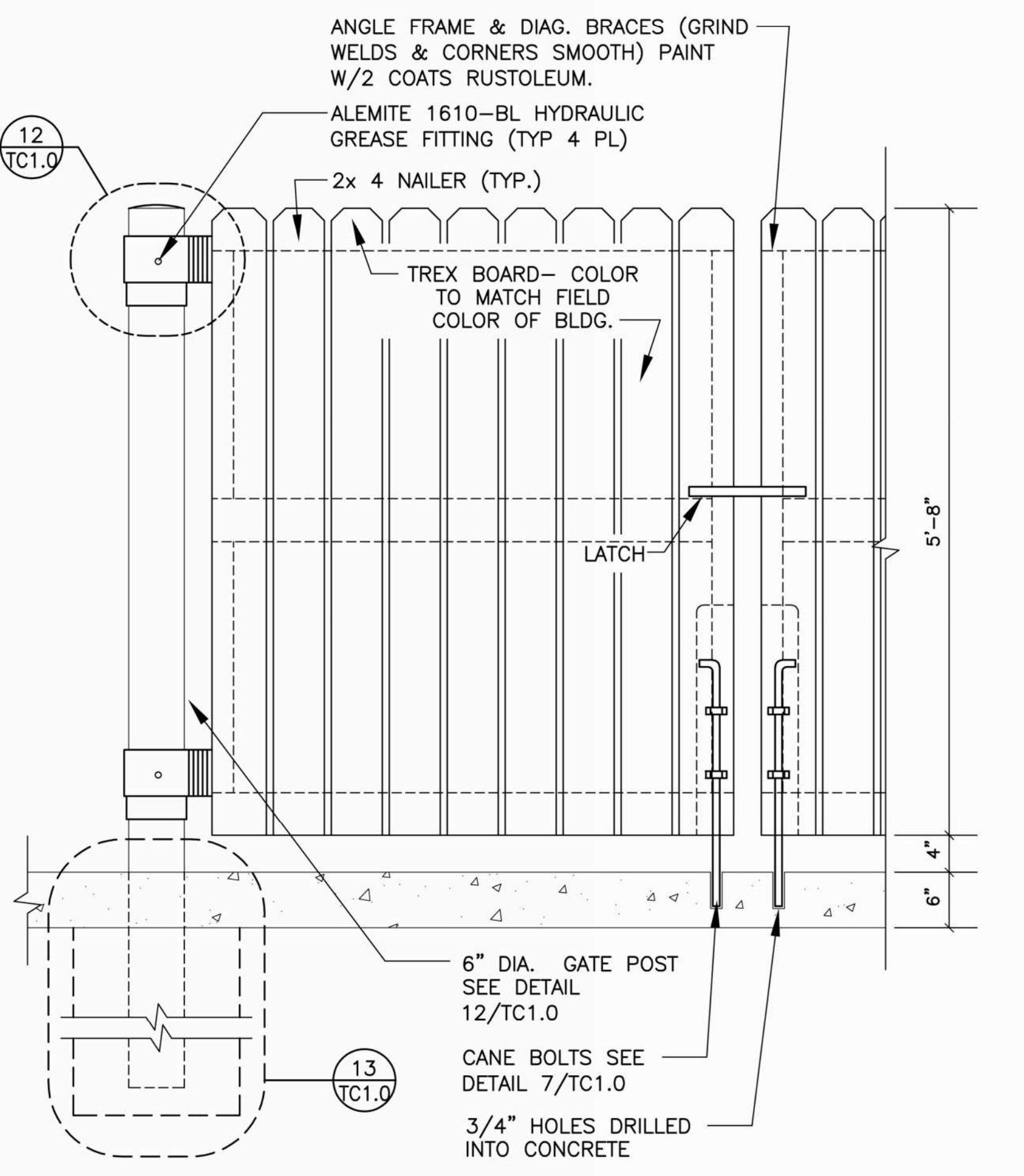
2 FRONT ELEVATION
1/4"=1'-0"



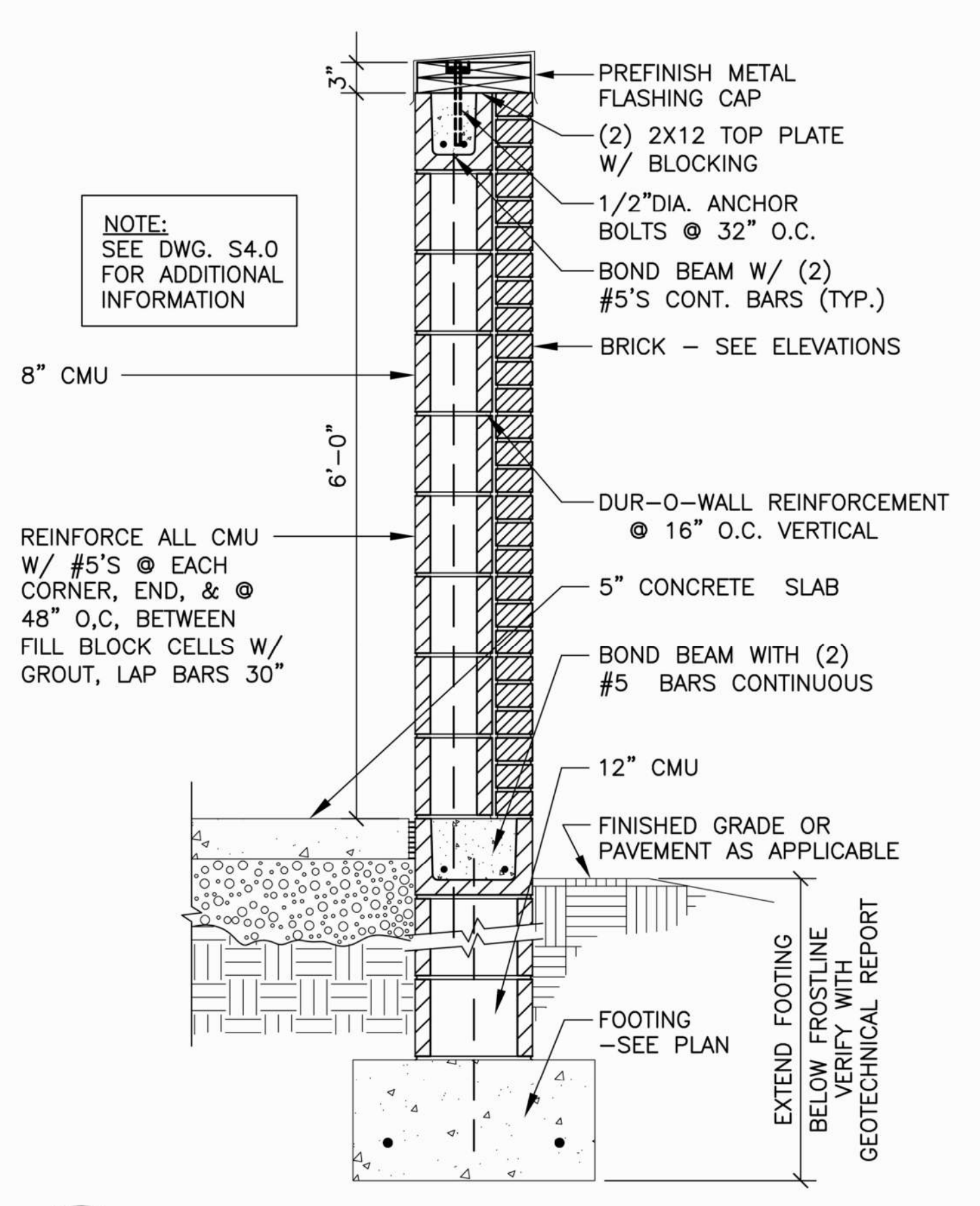
3 REAR ELEVATION
1/4"=1'-0"



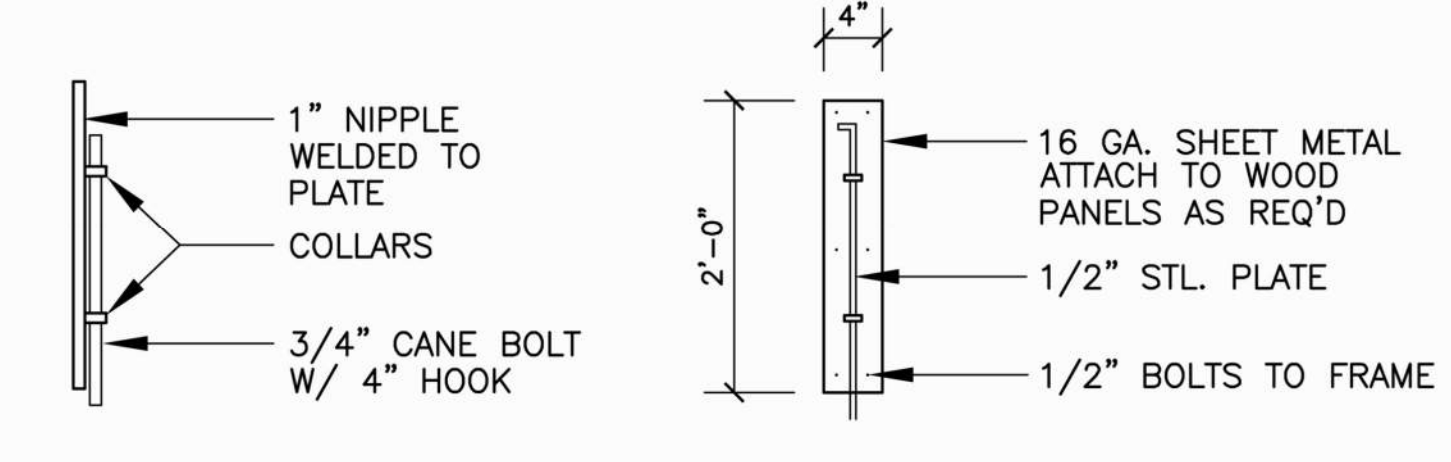
5 RIGHT SIDE ELEVATION
1/4"=1'-0"



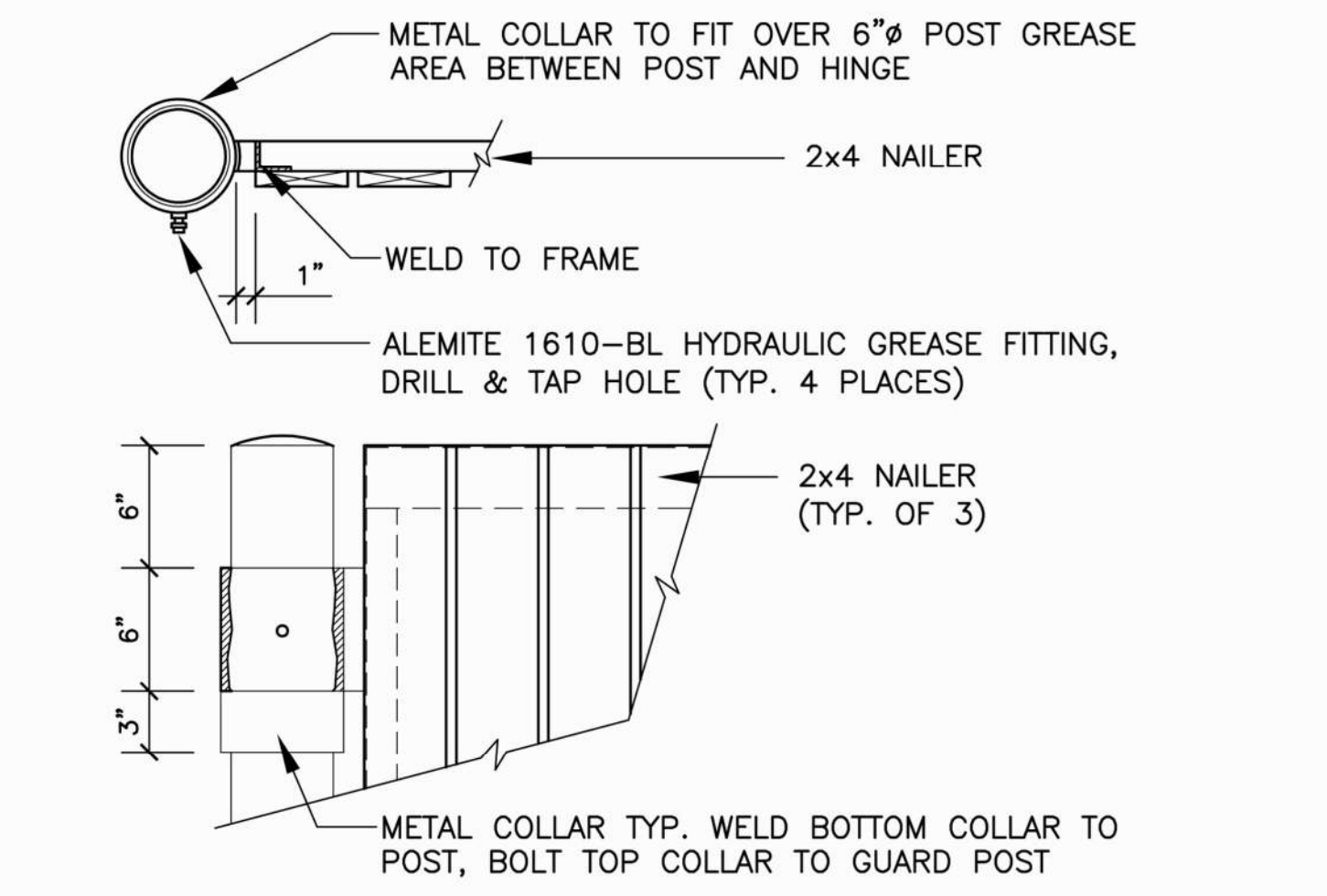
11 TYP. GATE DETAIL
1/2"=1'-0"



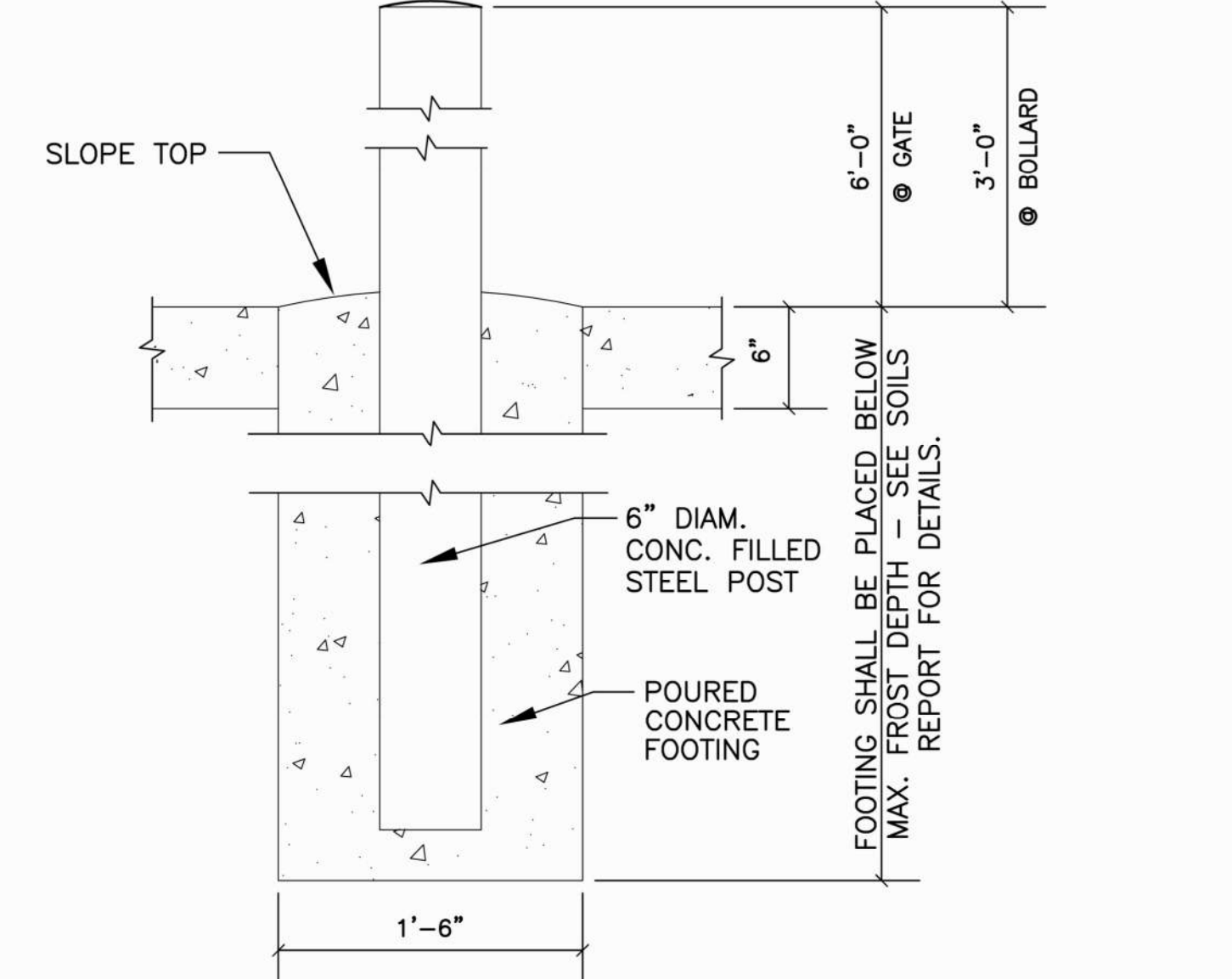
6 TYPICAL WALL SECTION
3/4"=1'-0"



7 BOLT DETAILS
NOT TO SCALE



12 HINGE DETAILS
NOT TO SCALE



13 TYP. GATE POST/BOLLARD DETAIL
1"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

McDonald's USA, LLC

2024 STANDARD BUILDING - BB20
4584-WOOD/WOOD

WOOD BEARING WALLS W/BRICK EXTERIOR FINISH & CI
WOOD TRUSS ROOF FRAMING
E.L.S./BATEN/BRICK EXTERIOR FINISH

NSN-43016
L/C: 024-1-306

024-1-306.00.0

TRASH CORRAL

TC1.0

DESIGN

PREPARED BY:
© 2024 McDonald's Corporation

DRAWN BY
AL

STD ISSUE DATE
2024 05

REVIEWED BY
KD

DATE ISSUED
MM DD YYYY

Ref# 20247

MO 84156

712 N. Indiana Avenue, Kansas City, MO 64156

BY

AL

12/06/24

BID SET

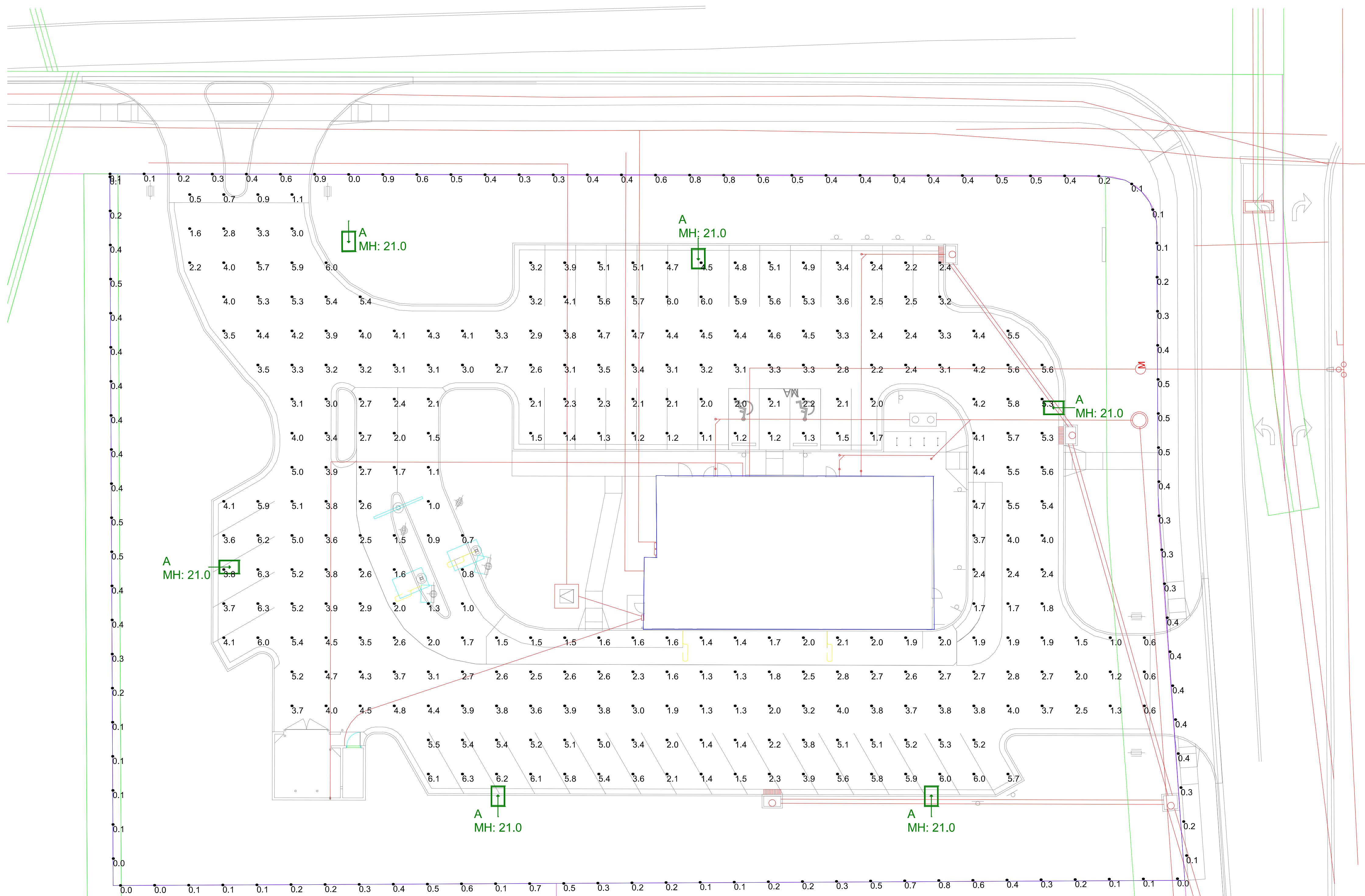
DATE

REV

DESCRIPTION

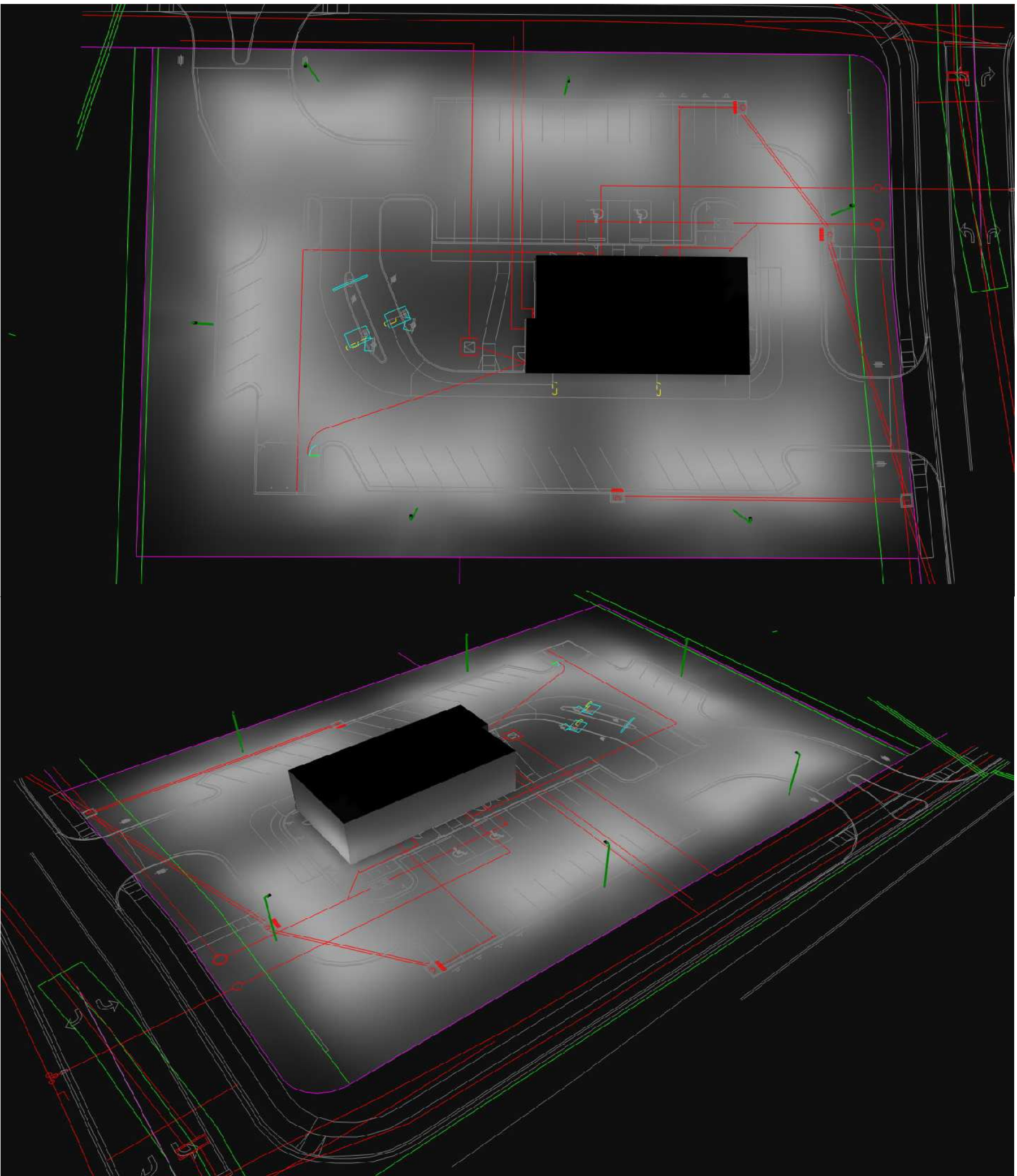
NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.34	6.3	0.5	6.68	12.60
Property Line	Illuminance	Fc	0.34	0.9	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	6	A	SINGLE	0.850	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH



2100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
8500 INDIANA AVE
KANSAS CITY, MO 64156

NATIONAL STORE NUMBER

DATE
11/8/2024

DRAWING NUMBER
A242477A-AGI

Regional Drawing
024-1306

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AND FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS MCDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.



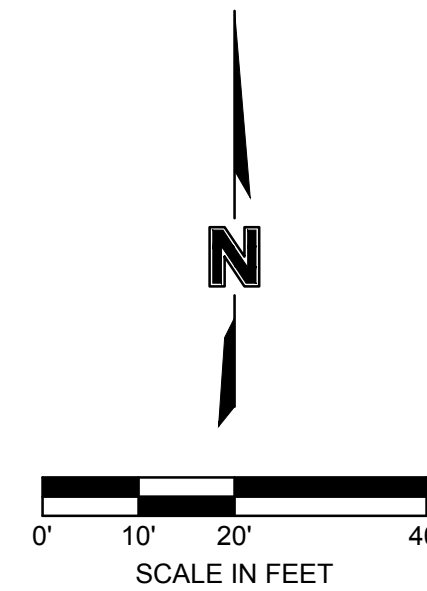
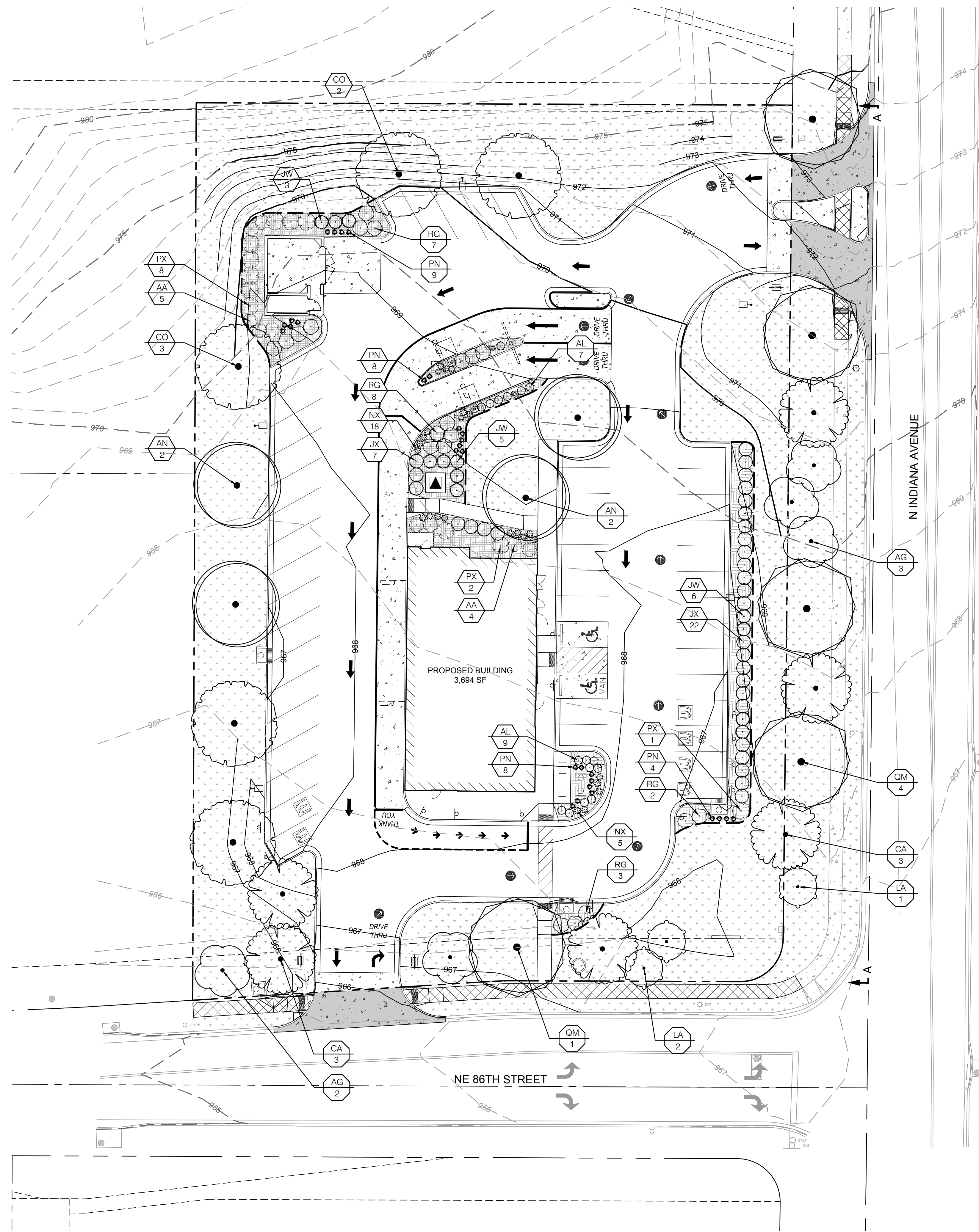
City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00184** on **01-15-2025**

Sara Copeland, Mayor
Secretary of the City Plan Commission

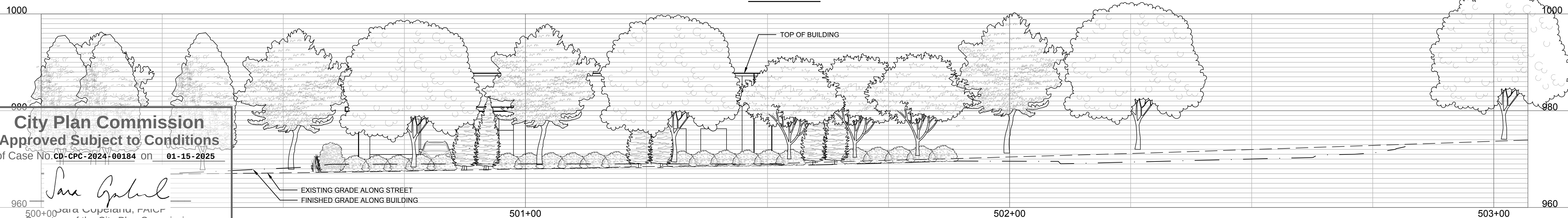
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DATE: Dec 26, 2024
DRAWN BY: KMM
DESIGNED BY: KMM
PROJECT NO.: 02306570
DATE: 11.11.24



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00184 on 01-15-2025
Sara Gabriel
Secretary of the City Plan Commission



ELEVATION A-A



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CAL
DECIDUOUS TREES					
	AN	ACER SACCHARUM 'AUTUMN SPLENDOR' CADDY SUGAR MAPLE	4	B & B	2"
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	5	B & B	2"
	CA	CARPINUS CAROLINIANA AMERICAN HORNBEAM	6	B & B	2"
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY	5	B & B	2"
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' ARNOLD TULIP POPLAR	3	B & B	2"
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK	5	B & B	2"
EVERGREEN TREES					
	JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	14	15 GAL	5-6' HT
SHRUBS					
	JX	JUNIPERUS X 'GREY OWL' GREY OWL JUNIPER	29	5 GAL	
DECIDUOUS SHRUBS					
	AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' BRILLIANT RED CHOKEBERRY	9	5 GAL	
	AL	ARONIA MELANOCARPA GROUND HUG GROUND HUG ARONIA	16	3 GAL	
	PX	PHILADELPHUS X 'ORSTPHILX1' SWAN LAKE®MOCK ORANGE	11	5 GAL	
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	20	3 GAL	
GRASSES					
	PN	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	29	2 GAL	
PERENNIALS					
	NX	NEPETA X FAASSENII 'CAT'S MEOW' CAT'S MEOW CATMINT	23	1 GAL	
GROUND COVERS					
		TURF SOD DROUGHT TOLERANT FESCUE BLEND	30,339	SF	

LANDSCAPE REQUIREMENTS

- (1) STREET TREES: 1 TREE PER 30 LF OF STREET R/W
(2) GENERAL LANDSCAPING TREES: 1 TREE PER 5,000 SF OF BUILDING FOOTPRINT
(3A) PERIMETER LANDSCAPING TREES: 1 TREE PER 30 LF OF STREET FRONTAGE
(3B) PERIMETER LANDSCAPING BUFFER: 10' PLANTED BUFFER (MIN.) W/ 1 TREE PER 30 LF OF STREET FRONTAGE
(4A) INTERIOR LOT LANDSCAPE AREA: 35 SF OF LANDSCAPE PER PARKING SPACE
(4B) INTERIOR LOT TREES: 1 TREE PER 5 PARKING SPACES
(4C) INTERIOR LOT SHRUBS: 1 SHRUB PER PARKING SPACE

PUBLIC R/W STREET TREES (1)				
STREET NAME	LF	REQUIRED	EXISTING	PROVIDED
N INDIANA AVE	307	10.2	0	11
NE 86TH ST	207	6.9	0	7

LANDSCAPE CALCULATIONS									
BUILDING FOOTPRINT (SF)	PARKING SPACES	PARKING FRONTING R/W (LF)	(2) GENERAL		(3) PERIMETER ADJACENT TO R/W		(4) PARKING LOT INTERIOR LANDSCAPING		
			LANDSCAPE TREES	(3A) TREES	(3B) LANDSCAPING	(3B) SCREENING	(4A) AREA (SF)	(4B) TREES	(4C) SHRUBS
3,694	47	127	REQUIRED	0.7	4.2	10' MIN.	1,645	9.4	47
			PROVIDED	1	0 (SEE (1))	20' (TYP.)	1,645	10	50

GENERAL NOTES:

- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED WITH GROUND COVER ARE TO BE PLANTED WITH TALL FESCUE TURF SEED.
- TREES, SHRUBS, AND PLANTING BEDS SHALL BE SURFACED WITH 2"-4" WASHED RIVER ROCK (ROCK MULCH).
- ROCK MULCH PLANTING BEDS SHALL RECEIVE METAL EDGING WHERE ADJACENT TO TURF.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS, AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- PLANTING BEDS SHALL BE DRIP IRRIGATED. TURF AREAS SHALL BE IRRIGATED WITH POP-UP SPRAYERS. REFER TO IRRIGATION SPECIFICATIONS.

302 South 4th Street
Suite 110
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BY

DESCRIPTION

DATE

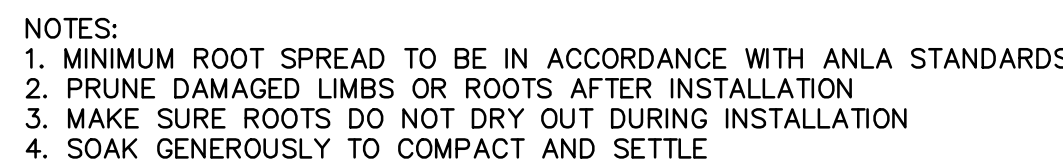
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2024

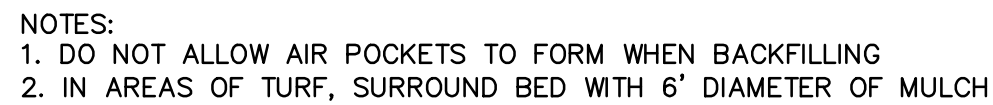
LANDSCAPE PLAN
MAJOR AMENDMENT TO DEVELOPMENT PLAN
MCDONALD'S RESTAURANT
N. INDIANA AVENUE & NE 86TH STREET
KANSAS CITY, MISSOURI

drawn by: KMM
designed by: KMM
project no.: 02306570
date: 11.11.24

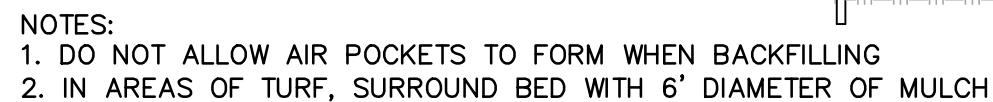
SHEET
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N.T.S.



2 N.T.S.



④ N.T.S



3 N.T.S

1. PROVIDE PLANTS TRUE TO SPECIES AND VARIETY AND OTHER FEATURES INDICATED IN THE PLANT SCHEDULE AND COMPLYING WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." NOMENCLATURE TO COMPLY WITH "NATIONAL LIST OF SCIENTIFIC PLANT NAMES."

2. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER DURING AND AFTER INSTALLATION. ALL REJECTED PLANT MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE.
3. CONTRACTOR RESPONSIBLE TO TOTAL AND CONFIRM ALL PLANT MATERIAL QUANTITIES AND SUBMIT THE SAME TO THE OWNER FOR REVIEW OVER PLANT LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
4. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OF COMPLETE.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES TO NOT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. PROVIDE PLANT SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" FOR TYPES AND FORM OF PLANTS REQUIRED.
7. LANDSCAPE CONTRACTOR RESPONSIBLE FOR REPAIRING OR REPLACING ACCESSORIES THAT FAIL IN MATERIALS AND, OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
8. LANDSCAPE CONTRACTOR TO REPLACE PLANTINGS THAT DIE, TURN BROWN OR OTHERWISE FAIL TO THRIVE. CONTRACTOR TO BE RESPONSIBLE TO REMOVE, REPLACE, REMOVE REJECTED MATERIAL FROM THE SITE PROMPTLY AND COMPLY WITH MATERIAL OF THE SAME QUANTITY, SPECIES, AND SIZE IN ACCORDANCE WITH THE PLANS.
9. THE LANDSCAPE CONTRACTOR TO COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR TO PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD AS REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
10. UNLESS OTHERWISE NOTED, ALL STAKING AND GUYING MATERIALS ARE TO BE REMOVED FROM PLANT MATERIALS BY THE LANDSCAPE CONTRACTOR WITHIN 120 DAYS AFTER THE DATE OF PLANTING COMPLETION.
11. CONTRACTOR SHALL NOT LOCATE IRRIGATION EQUIPMENT WITHIN ROWWAY R.O.W. UNDER ANY CIRCUMSTANCE. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEMS TO DETERMINE THE TYPE OF NATURAL TOPSOIL TYPICAL OF THE SYSTEM TO PROVIDE WATER FOR NEW AND EXISTING PLANTS.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR BACKFILLING TO WITHIN 0.2 FEET OF THE GRADE SHOWN ON THE GRADING PLAN. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL DISTRIBUTION OF TOPSOIL & RECOMBINATION OF THE NATURAL TOPSOIL TO THE NATURAL TOPSOIL TYPICAL OF THE REGION. TOPSOIL TO BE FREE OF WEEDS AND FOREIGN MATERIAL. DO

NOT HANDLE TOPSOIL IN MUDDY OR FROZEN CONDITIONS.

- LANDSCAPE CONTRACTOR TO LAKE AND SMOOTH TOPSOIL IN ALL AREAS TO BE PLANTED, INCLUDING LAWNS TO PROVIDE A SMOOTH SURFACE WHICH WILL ALLOW POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DRIVEWAYS. NO SEDIMENT CHARGED RUNOFF SHALL GO INTO TAVEL Lanes OF STATE ROUTE.
14. ALL PLANT BEDS TO RECEIVE 3" DEPTH OF MULCH.
15. UPRIGHT SHRUBS TO BE AT LEAST 24" HT. SPREADING SHRUBS TO HAVE MINIMUM SPREAD OF 18". ALL SHRUBS TO BE SURROUNDED BY MULCH.
16. PLANTING BEDS FOR PERENNIALS, ANNUALS AND GROUNDERCOVER ARE TO BE SURROUNDED WITH SIDING WITH 1" VERTICAL PER 1 FOOT HORIZONTAL, AND TO BE SURROUNDED BY MULCH.
17. SEE PLANTING SPECIFICATIONS BELOW.
18. CAREFULLY CUT AND REMOVE WEBBING, BURLAP, ROPE AND WIRE BASKETS FROM TOPS AND FROM ALL SIDES OF ROOTBALLS BUT DO NOT REMOVE FROM UNDER.
19. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SOIL, UNSUITABLE SOIL, TRASH AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
20. DO NOT MAKE SUBSTITUTIONS; IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT OR ENGINEER WITH WRITTEN STATEMENTS FROM A MINIMUM OF TWO SURVEYORS (MEMBERS OF THE LANDSCAPE ARCHITECTS' ASSOCIATION MEMBERS) SOURCES THAT THE PLANT IN QUESTION IS NOT OBTAINABLE IN THE SURROUNDING GEOGRAPHIC REGION.
21. A CONDITION OF APPROVAL IS IF ANY OF THE EXISTING TREES DIE, THEY SHALL BE REPLACED WITH A TREE THAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
22. ALL PLANT BEDS SHALL RECEIVE RIVER ROCK MULCH (2" TO 3" NOMINAL SIZE) PLACED TO A DEPTH OF 3" ON TOP OF GEOSYNTHETIC WEED BARRIER.
23. TREES TO BE INSTALLED WITHIN THE STREET ROW SHALL MEET THE MINIMUM TREE PLANTING REQUIREMENTS SET FORTH BY THE KCMO PARKS & RECREATION DEPARTMENT. THESE REQUIREMENTS CAN BE FOUND AT THE FOLLOWING WEBSITE:
<https://ksparcs.org/sites/default/files/2021/03/KCMO-TREE-PLANTING-SPECIFICATIONS-Nov2018.pdf>

ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WED FRESH ORGANIC MATERIAL SOURCE, IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA;

1. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
2. PH OF 6.0 TO 8.5.
3. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
4. NO SUBSTANCES TOXIC TO PLANTS.
5. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
6. NO OBJECTIONABLE ODOR.
7. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.

PLANTING SOIL: A UNIFORM MIX OF, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. MIXTURE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:

1. 33% BY VOLUME ORGANIC COMPOST
2. 33% BY VOLUME SAND
3. 33% BY VOLUME TOPSOIL

TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:

1. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
2. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
3. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
4. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.

5. TEXTURAL ANALYSIS:

- A. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
- B. MINIMUM 90% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
- C. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

1. ALL DISTURBED AREAS SHALL BE SODED WITH TURFGRESS SOD: NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATIONS ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS, COMPLYING WITH TP1'S "SPECIFICATIONS FOR TURFGRESS SOD MATERIALS" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRESS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. TURFGRESS SPECIES: SEE PLANT SCHEDULE.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. SOIL SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT SHALL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAD WITH 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HATCHLING OR RARELY, WITH THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS DAMAGED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.

		2024
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KANSAS CITY, MISSOURI

drawn by: KMM
designed by: KMM
project no.: 023-06570
date: 11.11.24

SHEET
L101



City Plan Commission
Approved Subject to Conditions
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Sara Gabriel
Sara Gabriel, FAICP
Secretary of the City Plan Commission