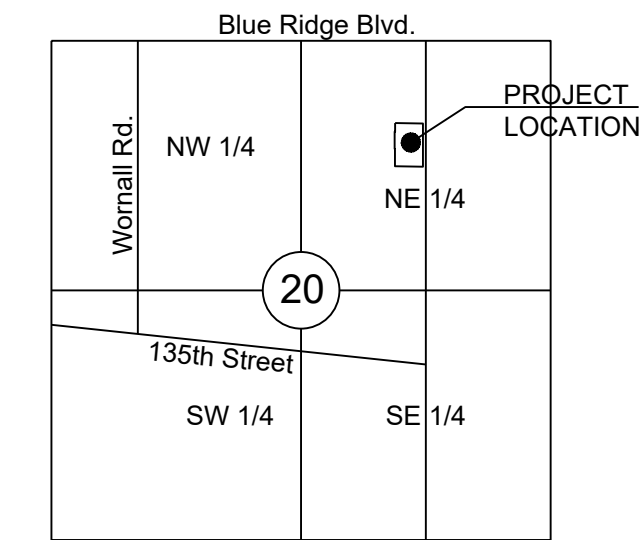


**PAVEMENT LEGEND:**

- LIGHT DUTY ASPHALT PAVEMENT (6" THICK)
- HEAVY DUTY ASPHALT PAVEMENT (8" THICK)
- 4" CONCRETE SIDEWALK
- CONCRETE DRIVE APRON
- TYPE B CURB & GUTTER
- TYPE B CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER



SECTION 20-47-33  
LOCATION MAP  
SCALE 1" = 2000'

SITE DATA TABLE		
LOT AREA:	131,799 SQ. FT. (3.03 AC)	
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	25,320 S.F. (19.21%)
PAVEMENT/DRIVE AREA	2,977 S.F. (2.26%)	65,400 S.F. (49.62%)
OPEN/LANDSCAPE AREA	128,822 S.F. (97.74%)	41,079 S.F. (31.17%)

**Site Information:**

**Legal Description:**  
Lots 4, 5, and 6, McReynolds's Addition and the East 291.60 feet of Lots 7, 8 and 9, Gordon's Addition, and also the South 90.00 feet of the East 329.52 of Lot 5 of Commissioners Plat of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 47, Range 33, Jackson County, Missouri

**Lot Area:** 131,799 Square Feet (3.03 Ac.)

**Property Address:**  
13208 Holmes Road - 13220 Holmes Road  
Kansas City, Missouri

**Existing Floor Area Ratio (F.A.R.) = 0.00**  
**Proposed Floor Area Ratio (F.A.R.) = 0.19**

**Current Zoning:** R-7.5 (Residential - Single Family)  
**Proposed Zoning:** B1-1 (Neighborhood Business)

**Current Use:** Residential - Vacant  
**Proposed Use:** Commercial - small scale office/retail neighborhood services

**Required Parking:**  
Retail/Restaurant (food/beverage): 2.5 Stalls/1000 Sq. Ft. Floor Area  
(24,500 SQ. FT./1,000) x 2.5 = 61.25 = 62 Spaces

**Total Parking Required:** = 62 Spaces

Ⓢ Proposed Parking: 95 Stalls (4 handicap-accessible stalls)

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Missouri State Certificate of Authority  
#E2002003690-F #LAC2001005237 #LS2002008695-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**131 HOLMES ROAD RETAIL SITE  
REZONING/PRELIM. DEVELOPMENT PLAN  
131ST STREET AND HOLMES ROAD  
KANSAS CITY, MISSOURI**

**Rezoning/Planning/Preliminary Plat Approval Conditions:**  
CD-CPC-2020-00206

- Water Services:**  
The developer shall ensure the water and fire service lines should meet current Water Services Department Rules and Regulations.  
A Master licensed plumber must kill existing water services at development area.
- Fire Department:**  
Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13'-6".  
Access roads shall have a turning radius of 30' minimum  
Fire Department access roads shall be provided prior to construction/demolition project begins.  
The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
- Parks and Recreation Department:**  
The developer shall submit a streetscape plan with the street tree plantings per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning in the public right-of-way.

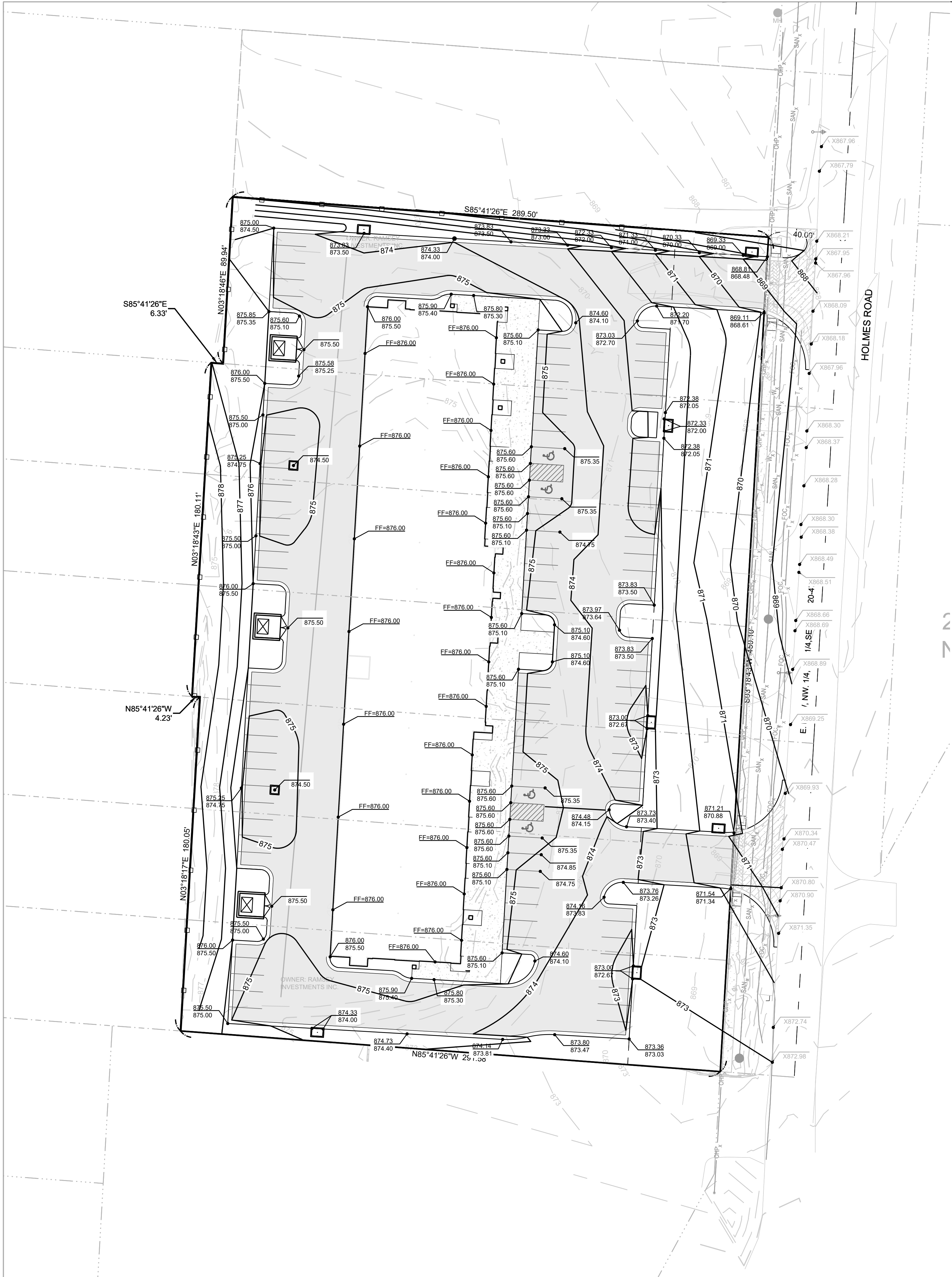
- Land Development Division:**  
The developer must pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division  
The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinance of the City of Kansas City, Missouri, as amended, commonly known as Development Regulations.  
The developer must integrate into the existing street light system any relocated existing street lights with the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.  
The developer must submit a Macro Storm Drainage Study with the first plat/phase, from a Missouri licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the entire development area, and submit a Micro Storm Drainage Study with each subsequent Plat/Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first.  
The developer shall submit verification of vertical and horizontal sight distance for the drive connections to the public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate site distance standards are met, prior to issuance of any certificate of occupancy.  
The developer must enter into a covenant agreement to the maintenance of any stormwater detention area tracts, prior to recording of the plat.  
The developer must grant a BMP and/or Surface Drainage Easement to the City, as required by the Land Development Division, prior to recording the plat or issuance of any building permits.  
The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plan or issuance of building permits, whichever comes first.  
The developer must dedicate additional right-of-way and provide any temporary or permanent easements for Holmes Road as required by the adopted Major Street Plan so as to provide a minimum of 40' of street right-of-way, as measured from the centerline, and ensure right-of-way dedication is adequate for any proposed road improvements, as required by Public Works Department, adjacent to the project. The right-of-way is in conjunction with Public Works Project No. 89008543.

REVISION DATE	DESCRIPTION
02-02-2021	City Planning Review

DRAWN BY: ###	CHECKED BY: ###	DATE PREPARED: 12-18-2020	PROJ. NUMBER: 20-182
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**PRELIMINARY SITE PLAN**

SHEET **C1.0**



**PAVEMENT LEGEND:**

[Symbol]	LIGHT DUTY ASPHALT PAVEMENT (6" THICK)
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT (8" THICK)
[Symbol]	4" CONCRETE SIDEWALK
[Symbol]	CONCRETE DRIVE APRON
[Symbol]	TYPE B CURB & GUTTER
[Symbol]	TYPE B CURB & GUTTER - DRY
[Symbol]	24" WIDE, CONC. RIBBON CURB
[Symbol]	EXISTING CURB & GUTTER

**GRADING LEGEND:**

[Symbol]	EXTG. SPOT ELEVATION
[Symbol]	PROPOSED TOP OF CURB ELEV.
[Symbol]	OR LIP OF CURB OR SPOT ELEVATION
[Symbol]	FINISHED FLOOR ELEVATION
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR

**GENERAL GRADING/EARTHWORK NOTES:**

- All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established per Survey prepared by Schlager & Associates, P.A. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy. Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
  - Turf Areas - 2.5% Minimum, 4H:1V Maximum
  - Paved Areas - 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded, per city requirements.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

**SCHLAGEL**  
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**131 HOLMES ROAD RETAIL SITE  
 REZONING/PRELIM. DEVELOPMENT PLAN  
 131ST STREET AND HOLMES ROAD  
 KANSAS CITY, MISSOURI**

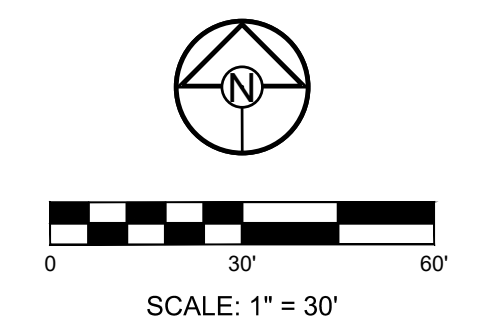
REVISION DATE	DESCRIPTION
02-02-2021	City Planning Review

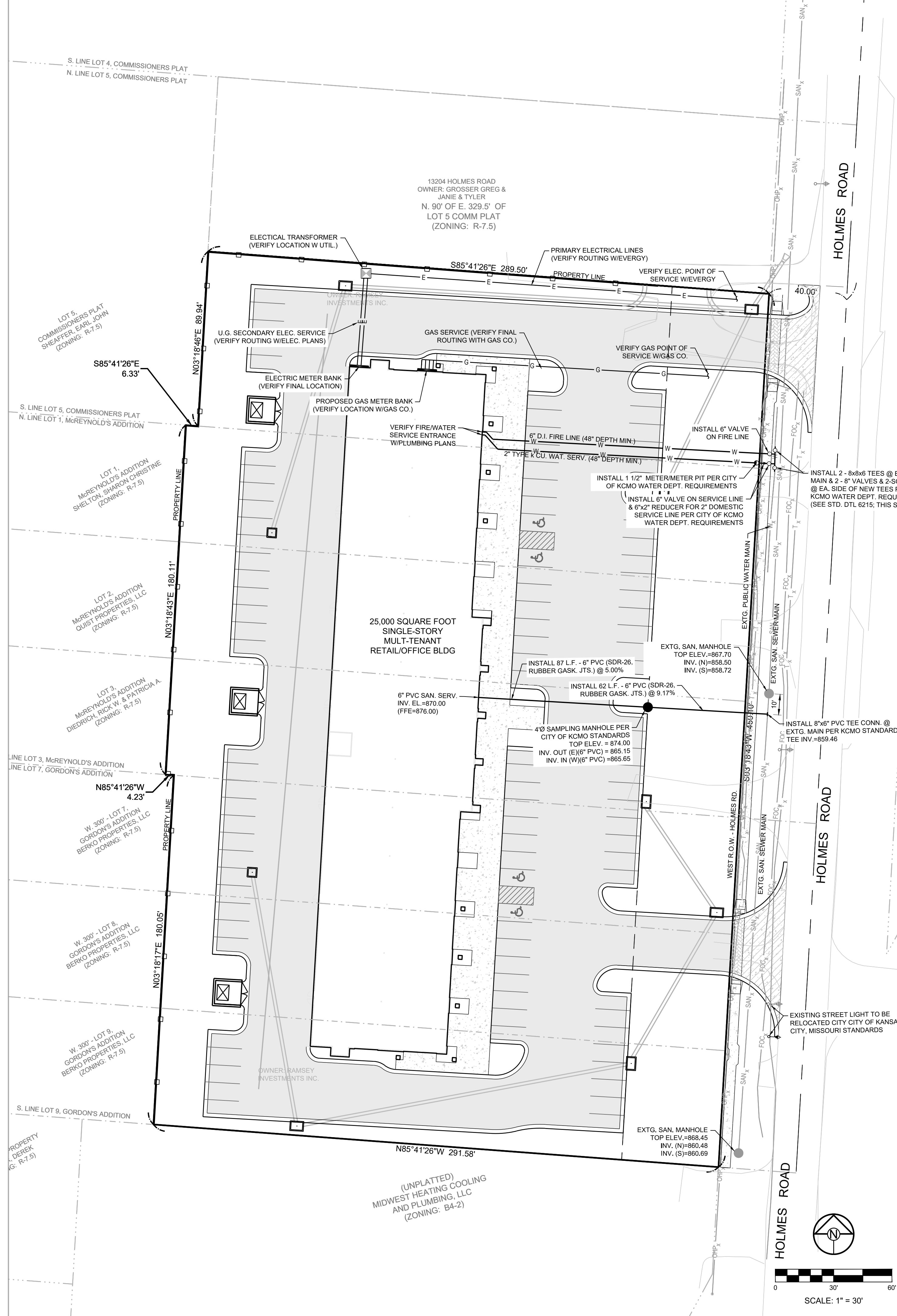
DRAWN BY:	###
CHECKED BY:	###
DATE PREPARED:	12-18-2020
PROJ. NUMBER:	20-182

PRELIMINARY GRADING PLAN

SHEET

**C2.0**





**UTILITY CONTACTS:**

KCMO Pollution Control  
(816) 513-2178

KCMO Public Works  
(816) 513-2600

KCMO Water Services  
Reza Zoonooz  
4800 E. 63rd Street  
Kansas City, Missouri  
(816) 513-8309

Missouri Gas Energy  
Donnie Richards  
7500 East 35th Terrace  
Kansas City, Missouri 64129  
(816) 472-3864

Kansas City Power & Light Company  
Scott Fitch  
4400 E. Front Street  
Kansas City, MO 64120  
(816) 245-4059

A T & T/Southwestern Bell  
Russ Claybacker  
5400 Foxridge, Room 500  
Mission, Kansas 66202  
(800) 464-7928

Time Warner Cable  
Roy Bellis  
8221 W. 119th Street  
Overland Park, Kansas 66213  
(913) 643-1914

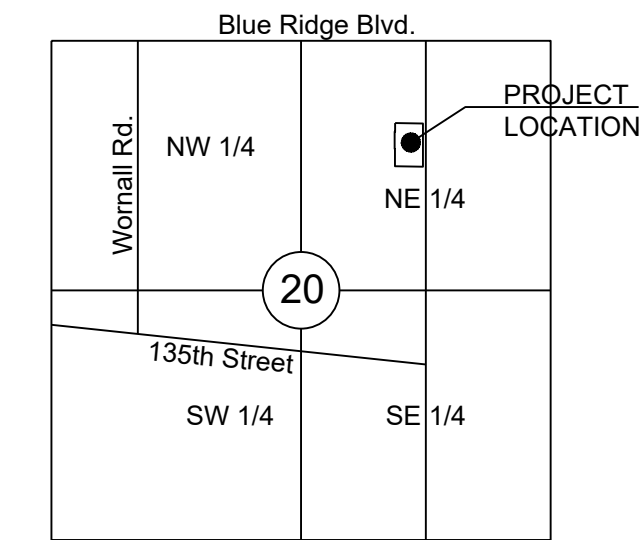


**MISSOURI**  
ONE CALL SYSTEM

1-800-344-7483 or 811  
mo1call.com

**GENERAL NOTES:**

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF KANSAS CITY, MISSOURI REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- CONNECTIONS TO THE PUBLIC STORM SEWER BETWEEN STRUCTURES WILL NOT BE PERMITTED.
- D.D.S. = DISTANCE FROM DOWNSTREAM MANHOLE
- ALL EXTERIOR PVC PIPING SHALL BE SDR-26 AND NO SDR PIPING SHALL BE INSTALLED UNDER SLAB.



SECTION 20-47-33

LOCATION MAP  
SCALE 1" = 200'

**PROJECT ADDRESS:**  
13208 - 13220 Holmes Road  
Kansas City, Missouri

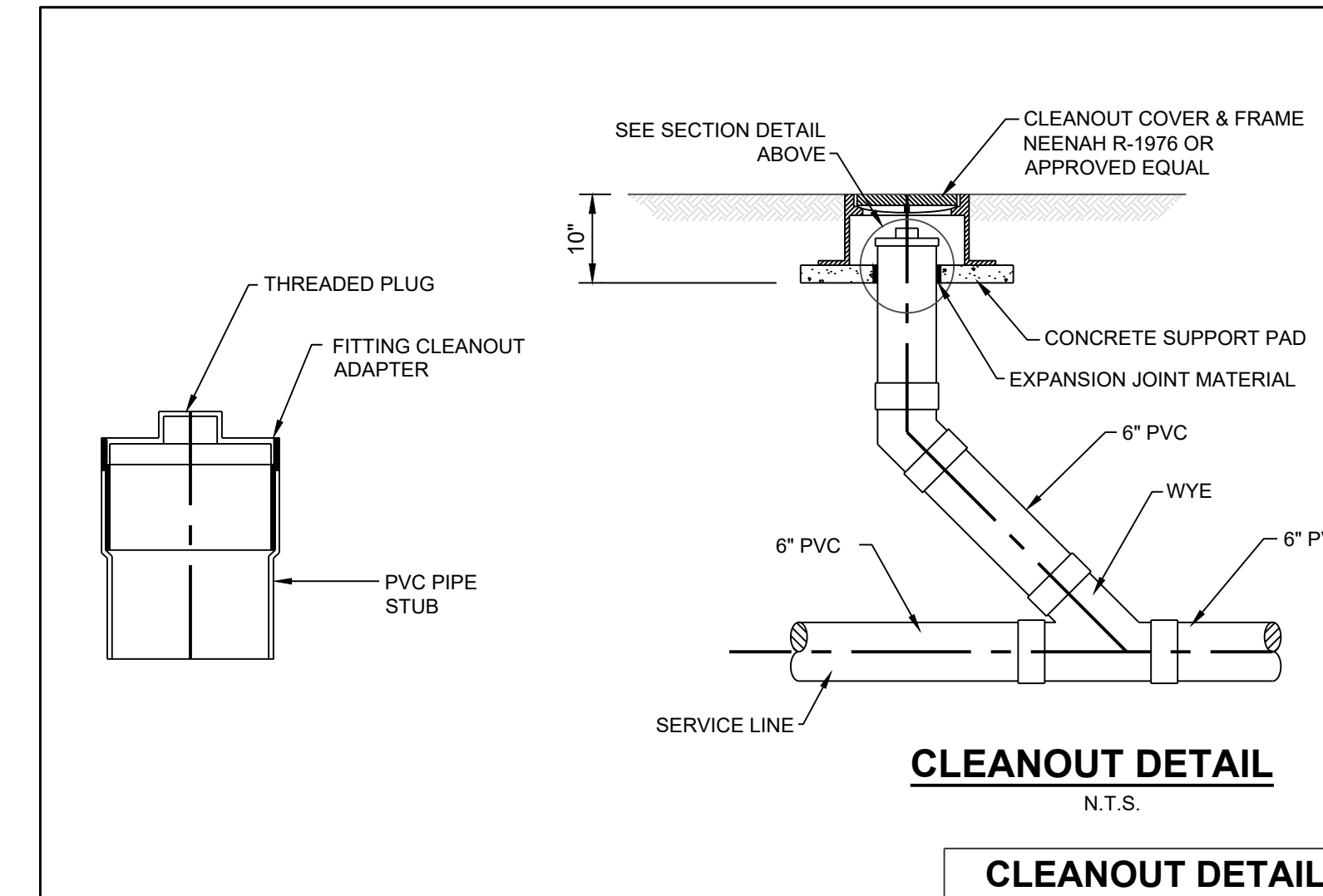
**OWNER/DEVELOPER:**

**PROJECT ARCHITECT:**  
Herman Scharhag Co., Architects  
Attn: Jeff Schroeder, AIA, NCARB  
6247 Brookside Blvd., Suite 204  
Kansas City, Missouri 64113  
Phone: (816) 656-5055  
Email: scharhag@att.net

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

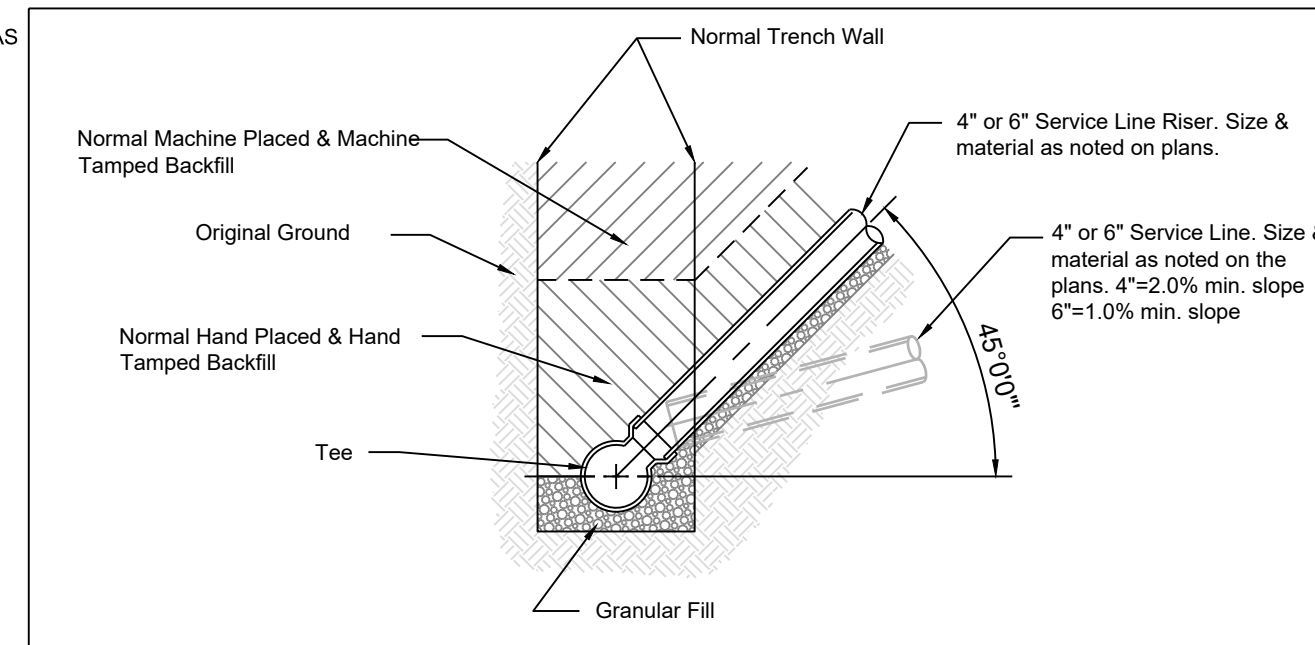
131 HOLMES ROAD RETAIL SITE  
REZONING/PRELIM. DEVELOPMENT PLAN  
131ST STREET AND HOLMES ROAD  
KANSAS CITY, MISSOURI



**CLEANOUT DETAIL**  
N.T.S.

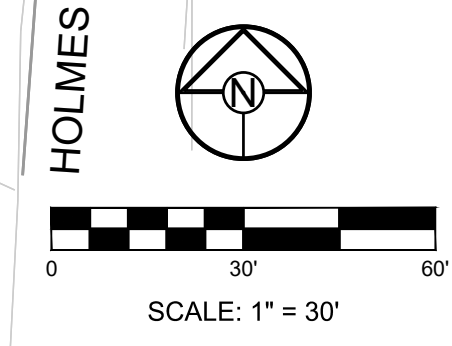
**WATER SERVICE NOTES:**

- ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
- BRANCH LINES 2" AND SMALLER SHALL CONFORM TO THE LATEST FEDERAL SPECIFICATION FOR TYPE "K" FLEXIBLE COPPER TUBING UP TO THE WATER METER. FIVE FEET AFTER THE METER TO THE BUILDING, HIGH DENSITY POLYETHYLENE (HDPE) PIPE MAY BE INSTALLED ON SERVICE LINES UP TO 2". THE HDPE PIPING SHALL BE SDR9 AND MEET AWWA C901 AND COPPER TUBING SIZE (CTS) STANDARDS. BUILDING GROUNDING MUST MEET CURRENT BUILDING CODES.
- ALL 3/4" AND 1" METER SETS SHALL INCLUDE AN UNMEASURED FLOW REDUCER ATTACHED TO THE METER YOKE.

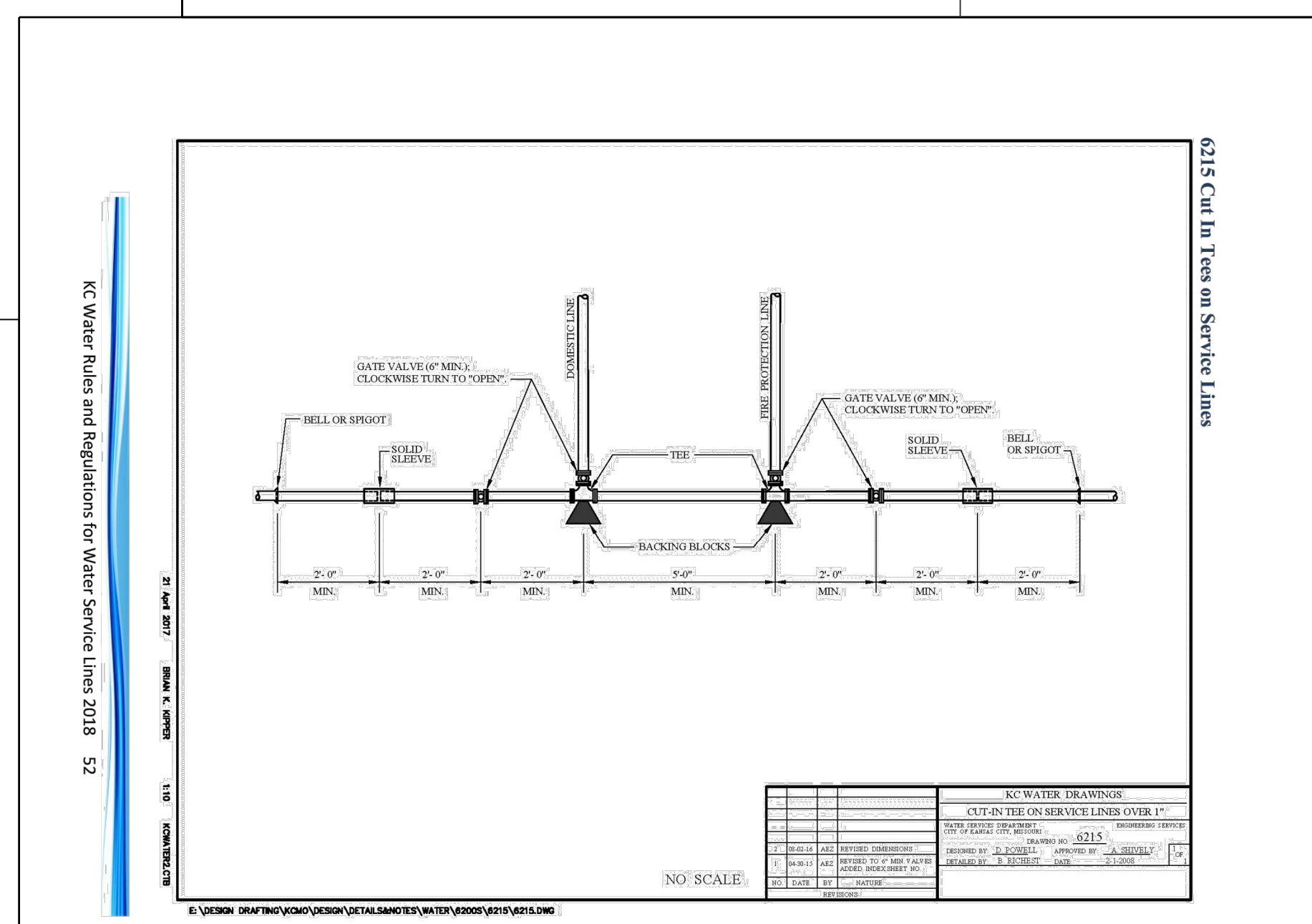


**TEE ORIENTATION AND RISER DETAIL**  
No Scale

- Note:
- Concrete anchors will be required where the service line is installed at a grade of 30" or greater.
  - No service line shall be installed with a grade greater than 45".



**TEE ORIENTATION AND RISER DETAIL**



**CTS Cut In Tee on Service Lines**

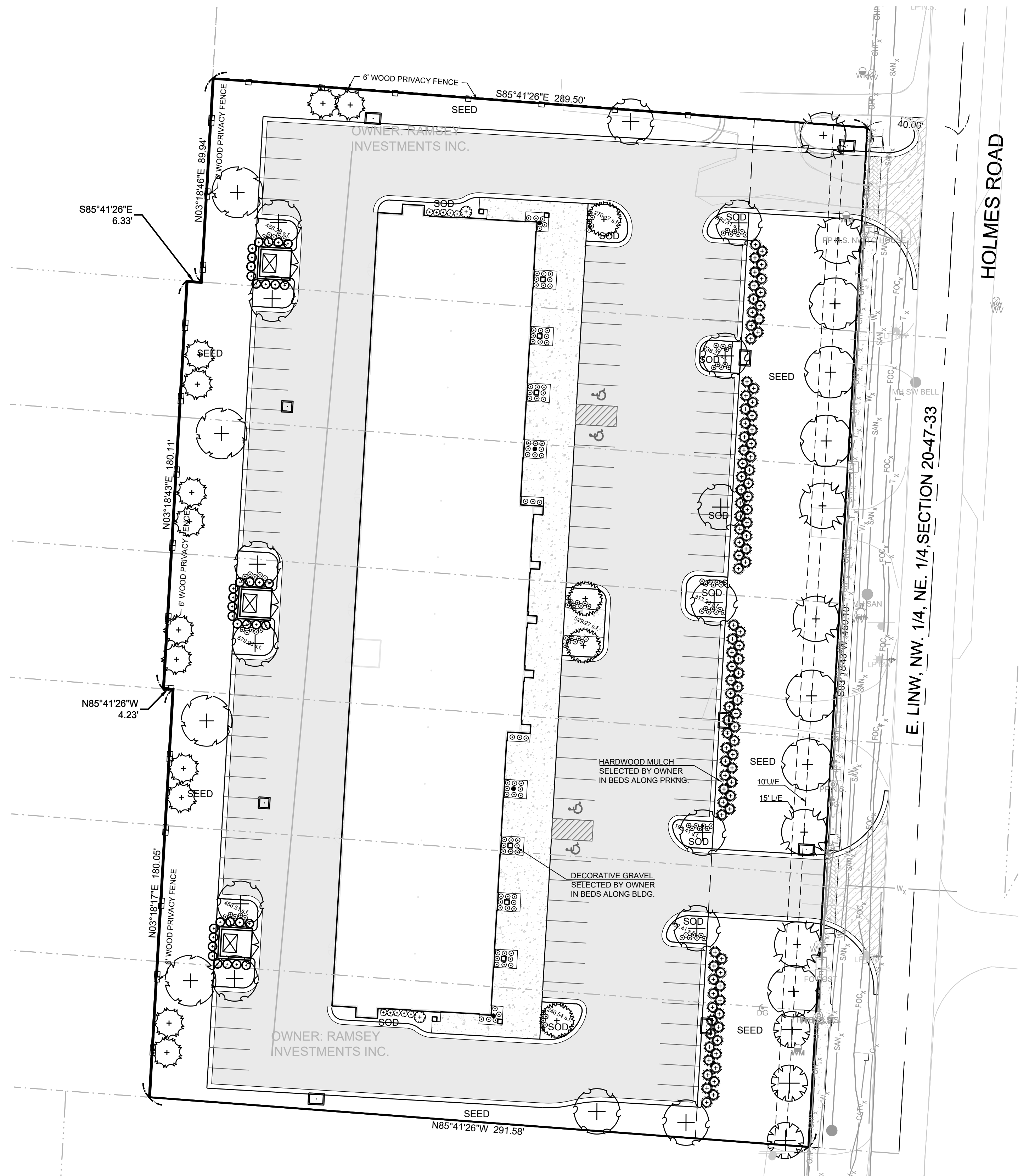
KC Water Rules and Regulations for Water Service Lines 2018 - 52

REVISION DATE	DESCRIPTION
02-02-2021	City Planning Review

PRELIMINARY  
UTILITY SERVICE  
PLAN

SHEET

**C3.0**



- STREET TREES (88-425-03.C.1)**
- REQUIRED: 1 TREE/30 FEET R.O.W. FRONTAGE  
 PROVIDED: 450 FEET OF PLANTABLE NW BARRY ROAD R.O.W./30 15 TREES
- GENERAL LANDSCAPE REQUIREMENTS- PRIVATE OPEN SPACE TRACTS (88-425-04-D)**
- REQUIRED: 1 TREE PER 5,000 S.F. OF BUILDING  
 25,320 S.F./5,000 S.F. 5 TREES
- PROVIDED: 5 TREES
- PERIMETER LANDSCAPING OF VEHICULAR USE AREAS (88-425-05-B.2)**
- REQUIRED: 1 TREE/30 FEET R.O.W. FRONTAGE & CONTINUOUS EVERGREEN SHRUBS TO BE SOLD HEDGE 3' IN HT. IN 1 YR  
 GROUND COVER PLANTS MUST COVER THE REMAINDER OF THE REQUIRED LANDSCAPE STRIP.  
 275/30 9 TREES  
 PER KCMO CODE 88-425-05-B. Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements.
- PROVIDED: 9 TREES (STREET TREES)  
 89 SHRUBS 24" HT. AT PLANTING
- VEHICULAR USE AREAS ADJACENT TO RESIDENTIAL ZONING DISTRICTS(88-425-05-C.)**
- REQUIRED: CONTINUOUS 4' SCREEN  
 PROVIDED: FENCE PROVIDED
- INTERIOR PARKING LOT LANDSCAPING (88-425-06.E.1 & 2)**
- REQUIRED: 35 SF LANDSCAPING AREA/ 1 PARKING SPACE  
 1 TREE / 5 PARKING SPACES  
 1 SHRUB / 1 PARKING SPACE  
 GROUND COVER PLANTS MUCH COVER INTERIOR LANDSCAPE AREAS  
 95 PARKING SPACES (95x35 SF LANDSCAPE AREA) = 3,325 SF LANDSCAPE AREA  
 95 PARKING SPACES / 5 PARKING SPACES = 19 TREES  
 95 PARKING SPACES (1 SHRUB) = 95 SHRUBS  
 PER KCMO CODE 88-425-06-C. Landscape area provided to satisfy the perimeter landscape standards of 88-425-05 may be counted toward satisfying the interior landscaping standards of this section.
- PROVIDED: 3,720.46 SF OF LANDSCAPE AREA  
 19 TREES  
 97 SHRUBS
- 88-425-08 - SCREENING OF CONTAINERS AND MECHANICAL/UTILITY EQUIPMENT**
- REQUIRED: 88-425-08-A. Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site, and be appropriately landscaped.
- PROVIDED: WALL AND LANDSCAPE
- REQUIRED: 88-425-08-B.2 Above-ground utility cabinets that are 30 or more inches in height or width and visible from the right-of-way must be screened from public view with landscaping or with an architectural treatment compatible with the building design and character of the surrounding area. No certificate of occupancy will be issued until required screening is in place.  
 88-425-08-B.5 Other ground-mounted or building-mounted mechanical equipment accessory to nonresidential buildings and nonresidential development must be screened from public view with landscaping or with an architectural treatment compatible with the building design and character of the surrounding area.  
 LOCATIONS OF UTILITIES TO BE DETERMINED. EVERGREENS EQUAL TO THE HEIGHT OF THE UTILITY EQUIPMENT SHALL BE USED TO SCREEN UTILITIES.
- PROVIDED: 88-425-08-B.2 Above-ground utility cabinets that are 30 or more inches in height or width and visible from the right-of-way must be screened from public view with landscaping or with an architectural treatment compatible with the building design and character of the surrounding area. No certificate of occupancy will be issued until required screening is in place.  
 88-425-08-B.5 Other ground-mounted or building-mounted mechanical equipment accessory to nonresidential buildings and nonresidential development must be screened from public view with landscaping or with an architectural treatment compatible with the building design and character of the surrounding area.  
 LOCATIONS OF UTILITIES TO BE DETERMINED. EVERGREENS EQUAL TO THE HEIGHT OF THE UTILITY EQUIPMENT SHALL BE USED TO SCREEN UTILITIES.
- If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species. This requirement applies to trees being planted, not to existing trees.

SHADE TREES		EVERGREEN TREES	
ATW	6 EA. Acer truncatum 'Warrenrd'	JVT	36 EA. Juniper virginiana 'Taylor'
GBA	6 EA. Ginkgo biloba 'Autumn Gold'	JVC	12 EA. Juniper virginiana 'Canaertii'
OPG	3 EA. Quercus palustris Green Pillar	SHRUBS	
QS	4 EA. Quercus shumardii	BJG	80 EA. Buxus microphylla var. japonica 'Gregem'
UXF	15 EA. Ulmus x Frontier	IML	10 EA. Ilex x 'Mondo' (Male)
ZSM	4 EA. Zelkova serrata 'Musashino'	JCS	96 EA. Juniper chinensis 'Sea Green'
		RAG	91 EA. Rhus aromatica 'Gro-Low'
		VPS	2 EA. Viburnum plicatum tomentosum 'Summer Snowflake'
		GRASSES	
		CAK	4 EA. Calamagrostis x acutifolia 'Karl Foerster'

- NOTES:**
- Utility information shown is designed location or locations based on utility locates. As built locations may vary. Contractor shall be responsible for locating all utilities prior to commencing landscape installation. Notify the landscape architect of any conflicts or obstructions.
  - Plants used to satisfy the requirements of this zoning and development code must meet or exceed the plant quality standards of American Association of Nurserymen ANSI A60.1 the American Standard for Nursery Stock and the Kansas City Nursery and Landscape Association.
  - No artificial plants or vegetation may be used to satisfy the landscaping and screening requirements of this zoning and development code.
  - All trees shall meet the size requirements of the city ordinance. All trees shall be callipered and undersized trees shall be rejected.
  - All shrubs to be utilized for screening shall be 24" height at time of planting.
  - All planting beds containing shrubs, ground cover, perennials, annuals shall be in a planting bed with 3" min. depth of mulch and a "v-cut" edge.
  - All trees shall have a min. 3 ft. dia. area that has 3" min. depth of wood mulch.
  - After street and utility construction all areas shall be seeded. After building construction all turf areas within the right of way and around the building shall be sodded unless indicated on the plans.
  - Any deviation from the approved landscape plan shall require written approval of the landscape architect and the City, prior to installation.
  - The landscape architect and owner shall approve grades and condition of site prior to sodding operations.
  - Installation and maintenance of landscaping shall comply with the City standards.
  - All plant material shall be installed to allow a minimum clearance between plant and adjacent pavement of 1 ft. for perennials and groundcover and 1.5 ft. for shrubs. a 2 ft. clearance (4 feet from back of curb to the center of shrub) for car overhang is required at all parking islands and perimeters.
  - After complete installation of all plant material and sod the contractor shall notify the landscape architect that the work is complete and ready for review. The landscape architect shall review the landscape installation to determine compliance with the approved plans. When the landscape installation meets the requirements of the approved plan, the landscape architect shall provide a signed and sealed letter to the City stating that all landscape plantings have been installed per the approved plan.
  - The developer shall submit an affidavit, completed by a landscape architect licensed in the state of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to certificate of occupancy.
  - The developer shall secure approval of a street tree planting plan from the City forester and plant according to said plan prior to recording the final plan.
  - The developer shall secure approval of a streetscape plan from development management division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, etc. and shall demonstrate compliance with applicable policies and regulations.
  - The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
  - Due to existing utilities in the right of way and a LUE along the right of way street trees will be installed 10' outside of the right of way in a 15' LUE per KCMO code section 88-425-03-C. 2.
  - Any area of a site not intended for a specific use, including a commercial pad site intended for future development, must be landscaped unless retained in its natural state.
  - Broadleaf trees must have a minimum caliper of 2.0 inches.
  - Evergreen trees must have a minimum planted height of 5 feet.
  - All shrubs must have a minimum planted height of 2 feet and a minimum height of 3 feet after the second full growing season.
  - Broadleaf shrubs must have a minimum container size of 2 gallons.
  - Evergreens must have a minimum container size of 5 gallons.
  - Shrubs may also be balled and burlapped.
  - If more than 25 shrubs are required, no more than 75% may be of a single species.
  - All required landscape areas that are not planted with trees or shrubs must be covered with ground cover plants, which may include grasses. Mulch must be confined to areas underneath trees and shrubs and is not an allowed substitute for ground cover.
  - All landscaping must be installed according to sound nursery practices in a manner designed to encourage vigorous growth.
  - All trees must be staked and include at least 3 inches of organic mulch over the planting area.
  - Landscape plant material suitable for planting must be balled and burlapped or container grown. In all cases, a planting area that is at least twice the diameter of the root system or the container should be prepared.
  - All required landscaped areas must provide irrigation in accordance with 88-425-11-A.2.
  - The property owner or successors in interest are jointly and severally responsible for proper maintenance of landscaped areas in accordance with the approved landscape plan.
  - Landscaping must be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plant material. Any replacement of dead or diseased plant material must comply with the approved landscape plan and must occur as soon as practical, no later than the next planting season.
  - Failure to comply with an approved landscaping plan constitutes a violation of this zoning and development code and is subject to penalties and enforcement under 88-615.

**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 14920 West 107th Street • Lenexa, Kansas 66215  
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 WWW.SCHLAGELASSOCIATES.COM  
 #E220202083930.F #C4C201105257 #E220202083930.F

PREPARED BY:  
  
 Daniel G. Foster  
 Landscape Architect  
 MO# LA-2001001877  
 SCHLAGEL & ASSOCIATES, P.A.

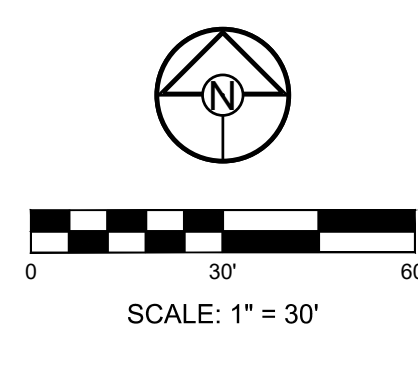
131 HOLMES ROAD RETAIL SITE  
 REZONING PRELIM. DEVELOPMENT PLAN  
 131ST STREET AND HOLMES ROAD  
 KANSAS CITY, MISSOURI

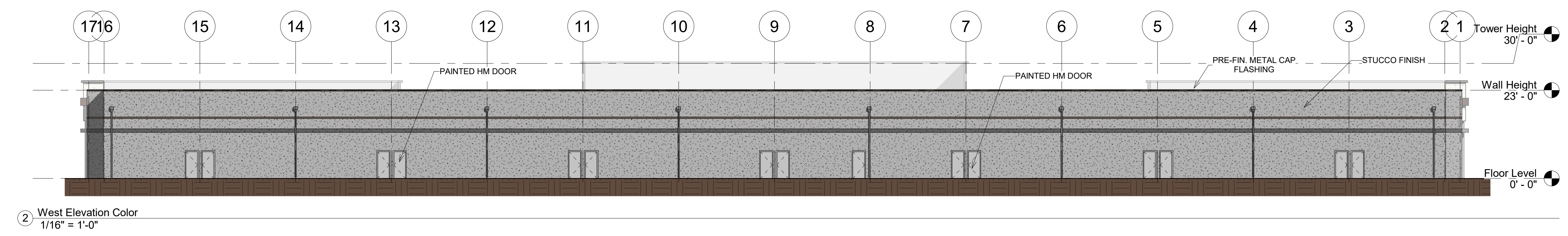
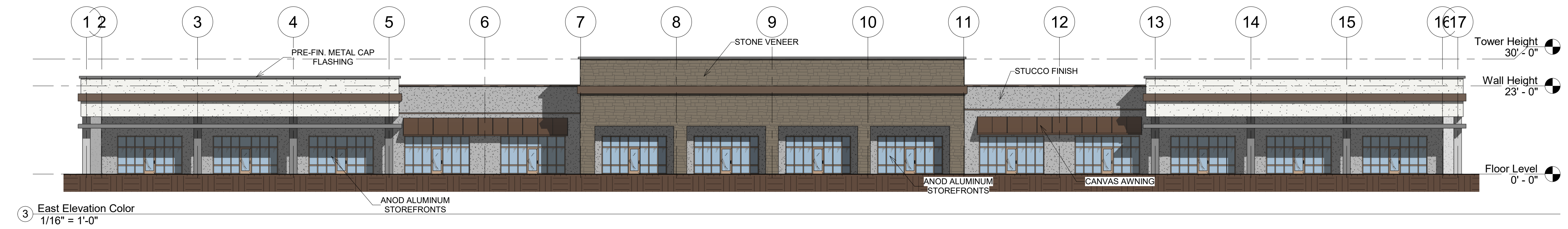
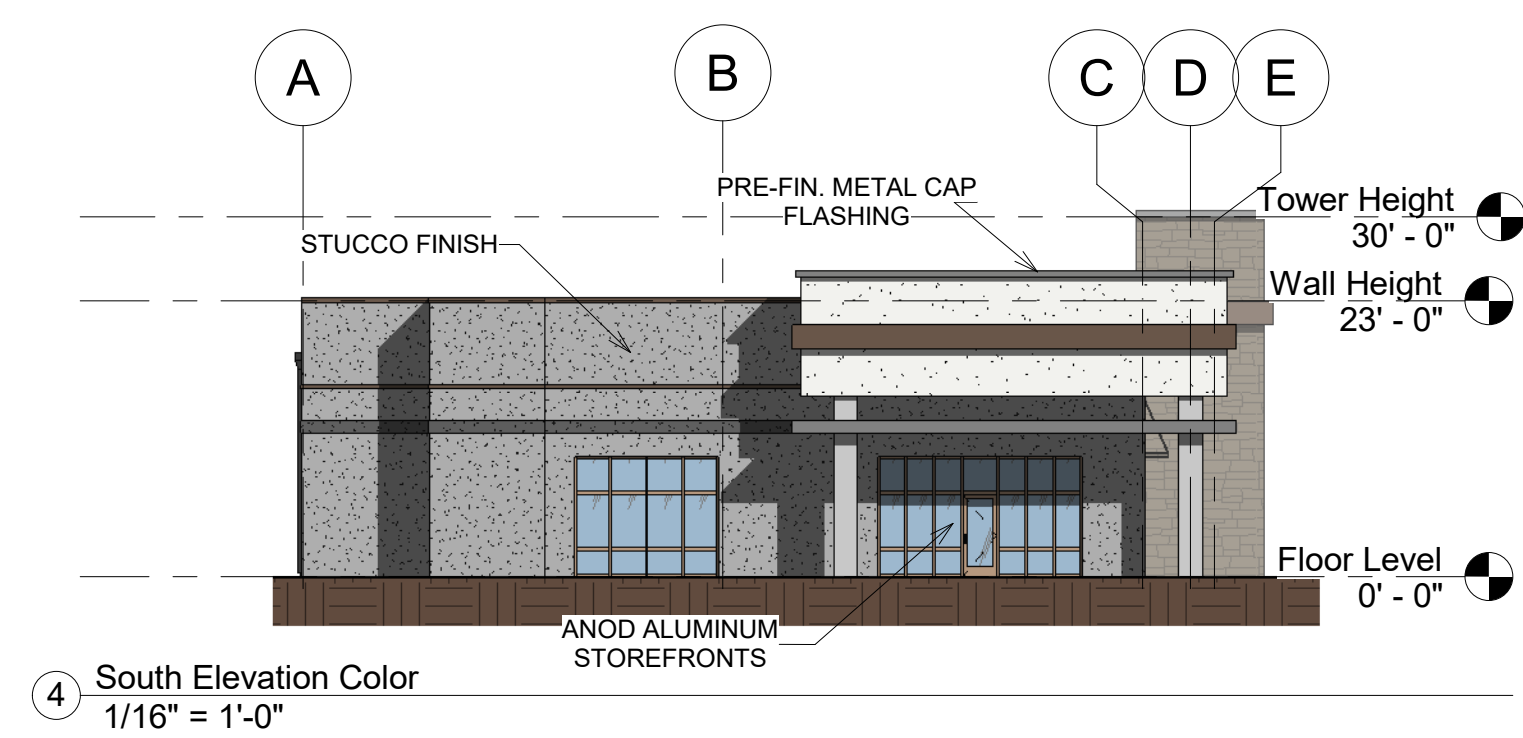
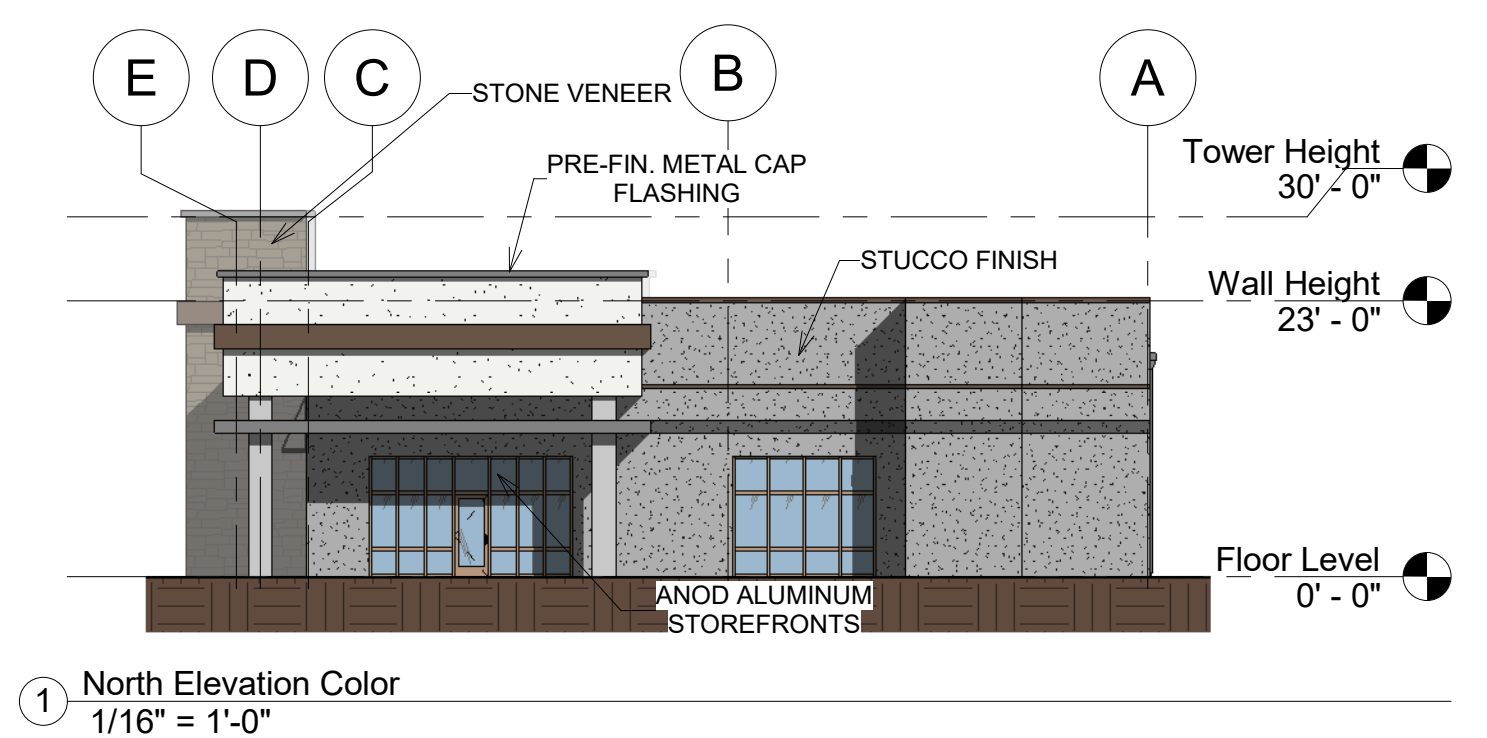
REVISION DATE	DESCRIPTION
12-02-2021	City Planning Review

DRAWN BY: DGF  
 CHECKED BY: DGF  
 DATE PREPARED: 12-16-2020  
 PROJ. NUMBER: 20-182

PRELIMINARY  
 LANDSCAPE  
 PLAN

SHEET  
**L1.0**





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Phone: 816-656-5055 Scharhagarcht@gmail.com

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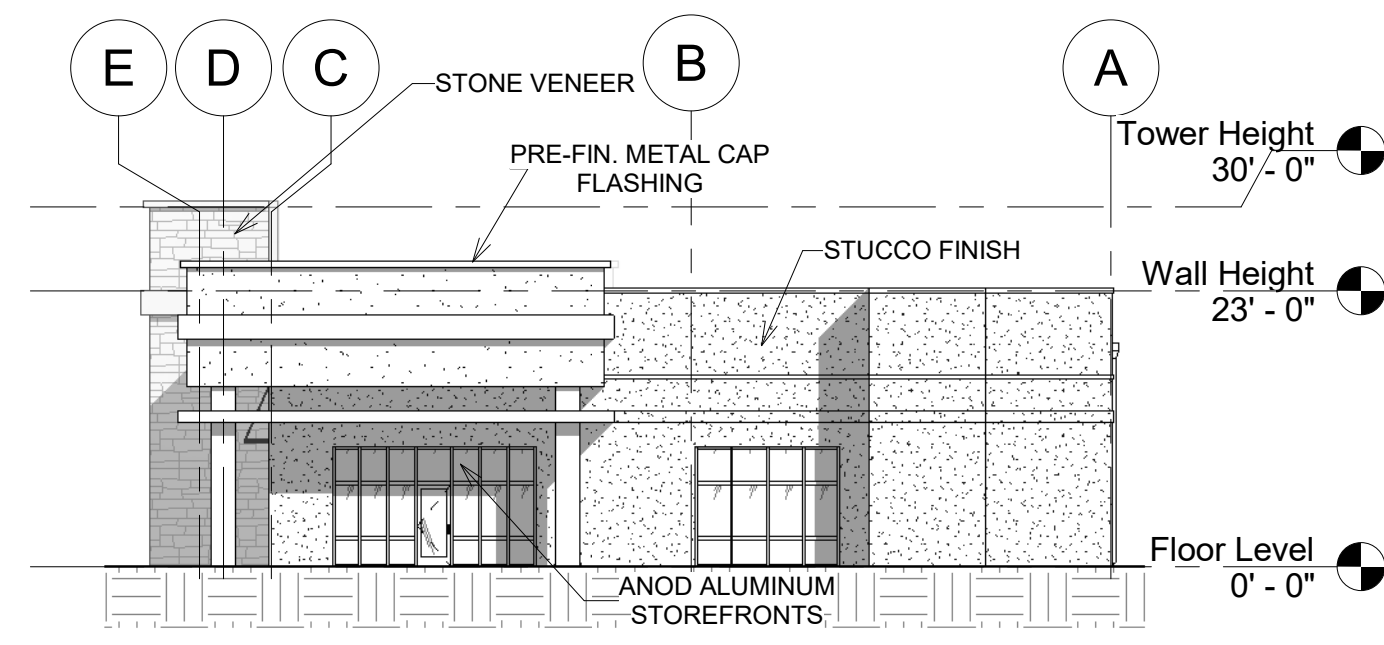
New Building For  
**HOLMES ROAD RETAIL**  
13202-13220 Holmes Rd.

J. Jeffrey Schroeder Mo. License A-4226  
Herman Scharhag Co., Arch. Cert. of Authority A-22

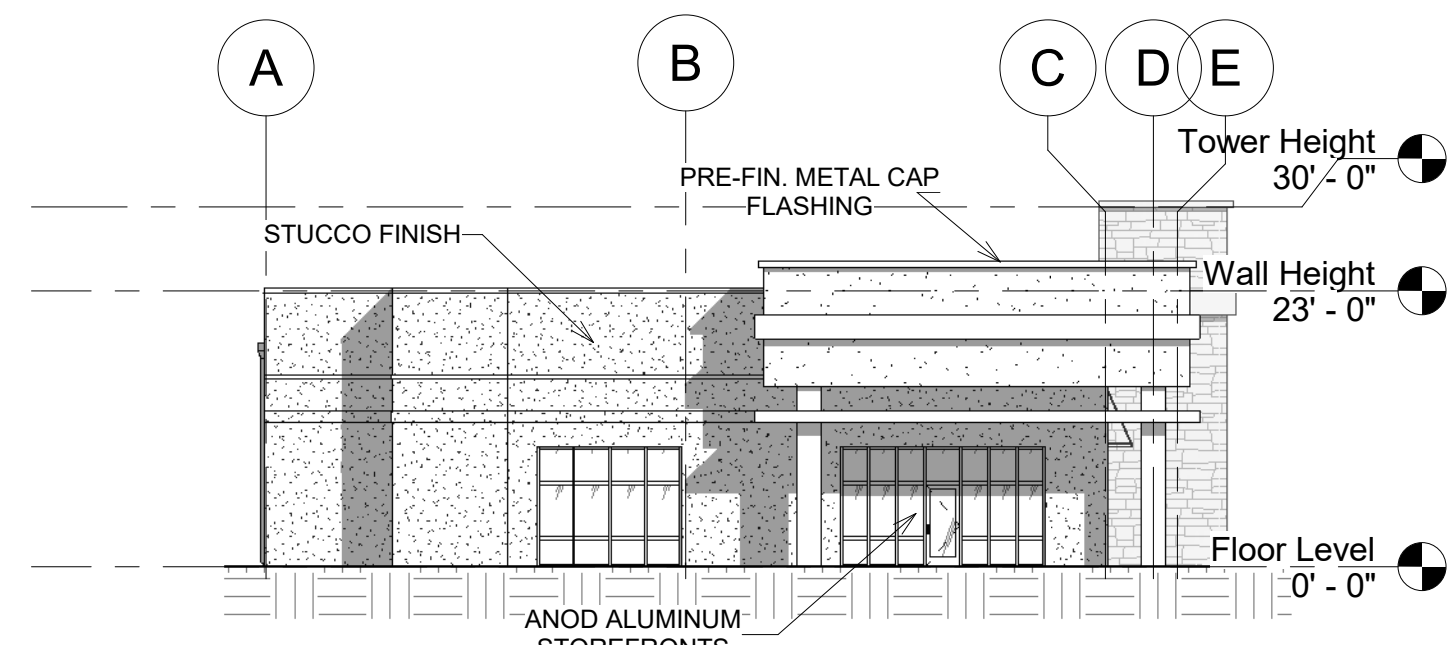
No.	Description	Date
Revision Schedule		

Colored Elevations  
Project number 2255  
Date 12.10.2020  
**A202**  
Scale 1/16" = 1'-0"

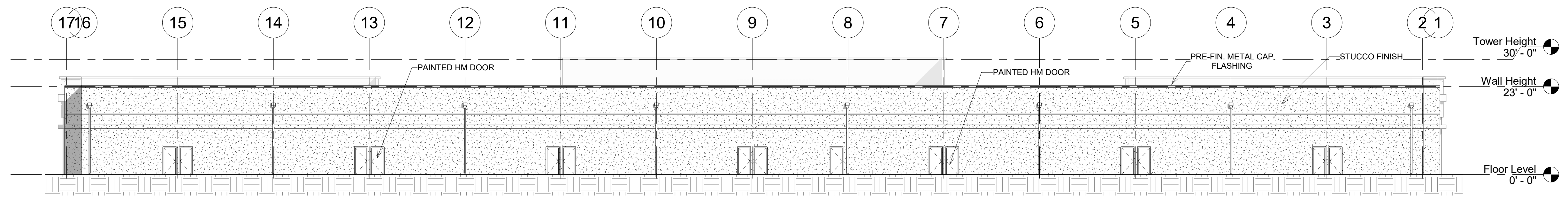
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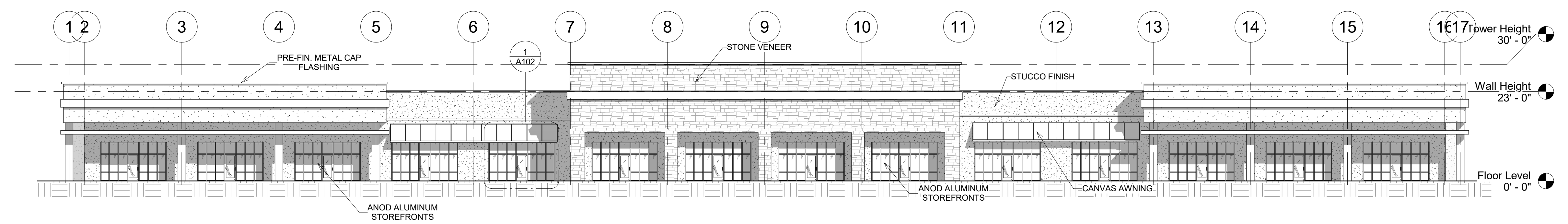
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4 South Elevation  
1/16" = 1'-0"



2 West Elevation  
1/16" = 1'-0"



3 East Elevation  
1/16" = 1'-0"

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No.	Description	Date
Revision Schedule		

**Elevations**

Project number	2255
Date	12.10.2020

**A201**

Scale	1/16" = 1'-0"
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12/10/2020 3:22:29 PM