



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00105** on **9-5-2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

August 30, 2023

Mullins Corner Development Plan Guidelines

Mullins Corner may be developed in stages as potential buyers come forward. Lot 4B will be developed and built first as a proposed car wash. Lots 4A and 4C will follow these guidelines in addition to any further recommendations by the City of Kansas City.

1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a cohesive development with safe pedestrian and vehicle access.
- Ensure long-lasting quality.

2. DESIGN INTENT

The overall design theme for this development is to prioritize the pedestrian with safe access to facilitate vehicular traffic. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

a. GENERAL GUIDELINES

Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the development area, guidelines and plans as submitted. All plans are subject to final review and approval by the Developer and the city of Kansas City.

b. COMMERCIAL GUIDELINES

General

- Commercial uses in commercial areas are encouraged to be mixed and integrated. Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other



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themes. These guidelines are meant to achieve a cohesive look for the development of the three lots.

- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Lot 4A design will be subject to the Boulevard and Parkway Standards outlined in Chapter 88.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

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

Façade

- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.
- Rooftop screening will be provided to protect against adjacent viewing per Section 88.

Glass/Window

- Glass shall be clear or lightly tinted only. Sliding doors and sliding windows and overhead doors are permitted.

Roofs

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

Site Design

- The site shall provide a pedestrian friendly environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern



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paving and landscaping. Internal circulation should prevent as many vehicle and pedestrian conflicts as possible.

- Buildings should generally face the street and have no more than 2 rows of parking between the building and the public or private drive.
- The grounds around the building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas in accordance with 88-425

Drive Through Guidelines

- Any sites using a drive through option should provide functional and safe traffic, pedestrian, and bicycle movement.
- Provide safe vehicle stacking lane and site access placement, ideally on the interior side of the site or screened with a porte cochere.
- Safe and accessible pedestrian connections to the building from both public and private realms should be provided.
- If drive-through lanes are visible from public or private ROW, they shall be screened with berms and landscaping, or 3 foot tall masonry wall, or porte cochere.

c. COMMUNITY GUIDELINES

- Building and parking lot design shall comply with applicable ADA accessibility requirements.
- Sidewalks shall be of a minimum width as required by code.
- Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings, and canopies.
- Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to accommodate adequate room for vehicle bumper overhang over the curb. Parking areas should be designed to focus on safe and efficient pedestrian circulation.
- Streetlights shall be designed to complement the character of the community and conform to all applicable standards.
- Streets and sites shall be provided with adequate lighting.
- Bike Racks will be provided where appropriate and for long- and short-term bicycle parking per Chapter 88.
- Design aspects as per Chapter 88 shall be provided and adhered to, including street trees, bicycle parking, etc.

MULLINS CORNER

DEVELOPMENT PLAN

CLAY COUNTY KANSAS CITY, MISSOURI SEC. 26-52N-33W

APN NO.(S): CL09910000100100
PROJECT NO. CD-CPC-2023-00105

FIRST CREEK IS THE WATERSHED FOR THE PROJECT

ENGINEER *Steu McLaughlin*

8-21-23
DATE

DEVELOPER:
WB SEVENTEEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN

INDEX OF SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|--|
| 1 | COVER SHEET |
| 2 | DEVELOPMENT PLAN |
| 3 | UTILITY & GRADING PLAN |
| 4 | PRELIMINARY PLAT |
| 5 | PEDESTRIAN ACCESS |
| 6 | LOT 4B - CARWASH ELEVATION & MATERIALS |
| L-01 | LANDSCAPE PLAN |

UTILITIES INVOLVED

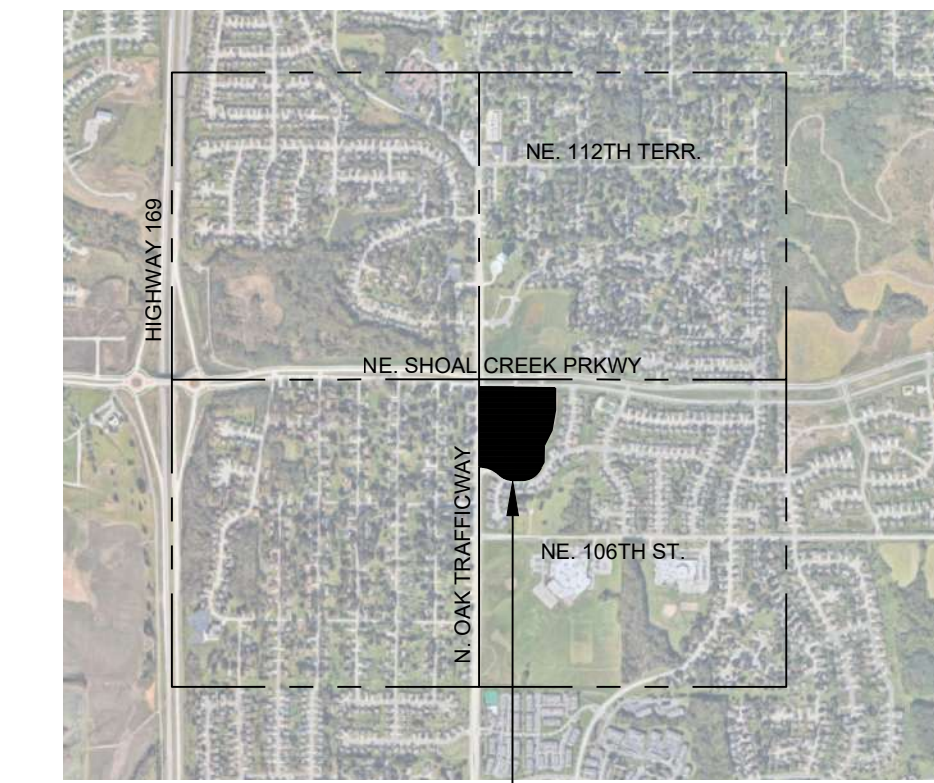
| | |
|--|----------------|
| EVERGY | 1-888-471-5275 |
| AT&T | 1-800-464-7928 |
| SPIRE GAS | 1-800-756-5252 |
| KANSAS CITY, MO. WATER DEPT | 816-513-2332 |
| KANSAS CITY, MO. TRANSPORTATION DEPT. | 816-513-2682 |
| KANSAS CITY, MO. POLLUTION CONTROL DEPT. | 816-513-2174 |
| SPECTRUM | 816-358-8833 |
| MISSOURI ONE CALL SYSTEM | 1-800-DIG-RITE |

UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S89°30'57"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 85.94 FEET; THENCE S00°29'03"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE. SHOAL CREEK PARKWAY, ALSO BEING A POINT ON THE NORTH LINE OF LOT 2, MULLINS PLAZA 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE. SHOAL CREEK PARKWAY, ALSO BEING THE NORTH LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 624.01 FEET TO THE NORTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°32'17"W, ALONG THE EAST LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE WEST LINE OF SAID MULLINS CORNER, A DISTANCE OF 185.49 FEET; THENCE CONTINUING ALONG SAID LINE, S09°15'19"W, A DISTANCE OF 170.13 FEET; THENCE CONTINUING ALONG SAID LINE, S27°16'46"W, A DISTANCE OF 144.44 FEET; THENCE CONTINUING ALONG SAID LINE, S00°32'17"W, A DISTANCE OF 143.16 FEET TO THE SOUTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE. 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE. 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18"W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 132.64 FEET; THENCE CONTINUING NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 153.70 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 56.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT; THENCE N00°32'17"E, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 612.06 FEET; THENCE NORTHEASTERLY ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.



PROJECT LOCATION

ACCEPTED BY:

William T. Mann

8-21-23
DATE

PROPERTY OWNER:
WB SEVENTEEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, PLATTE COUNTY, MO 64155
(816) 223-0408
billmann@manncoke.com

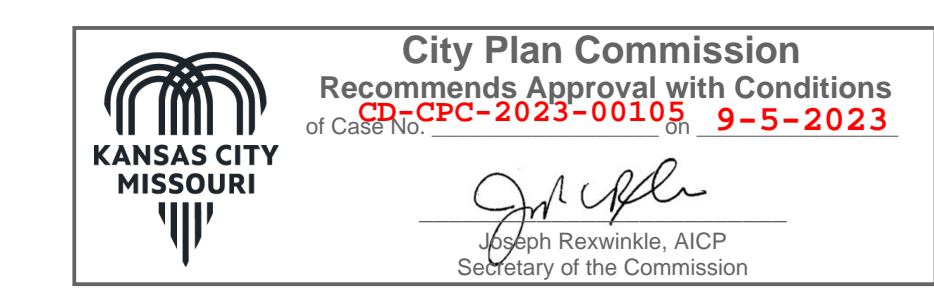
SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rbuford.com

PROJECT CONTROL BENCHMARK ELEV.=1010.50 (CL-09)

THE STATION AND AZIMUTH MARKS ARE STANDARD K.C. METRO GRS 30" PIPE ALUMINUM MARKERS ENCOMPASSED IN CONCRETE STAMPED (CL-09, 1987 AND CL-09A, 1987). THE STATION MONUMENT IS SET ABOUT 2" BELOW THE GROUND AND THE AZIMUTH MARK IS SET FLUSH WITH THE GROUND. THE STATION HAS AN UNDERGROUND MARK THAT IS A STANDARD K.C. METRO GRS ALUMINUM DISK STAMPED (CL-09U, 1987) SET IN A MASS OF CONCRETE.

THE STATION IS APPROXIMATELY 1000 FT. SOUTH OF CENTER OF SECTION 23, T52N, R33W, CLAY COUNTY, MO, ON WEST RIGHT-OF-WAY LINE OF NORTH OAK STREET AT 114TH TERRACE IN THE VILLAGE OF NASHUA. IT IS 29.0 FEET WEST OF A THE CENTERLINE OF NORTH OAK STREET; 54.9 FEET EAST OF THE SOUTHEAST CORNER FOUNDATION AT #11456 NORTH OAK STREET; 27.3 FEET SOUTH OF A CHISELED + IN SW CORNER OF A DROP INLET AND 0.7 FEET SOUTH OF THE SOUTH EDGE CONCRETE DRIVE.

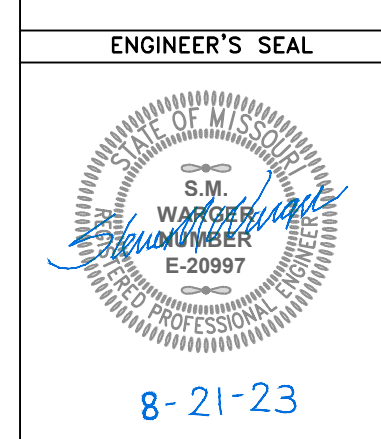
LOCATION MAP
NOT TO SCALE



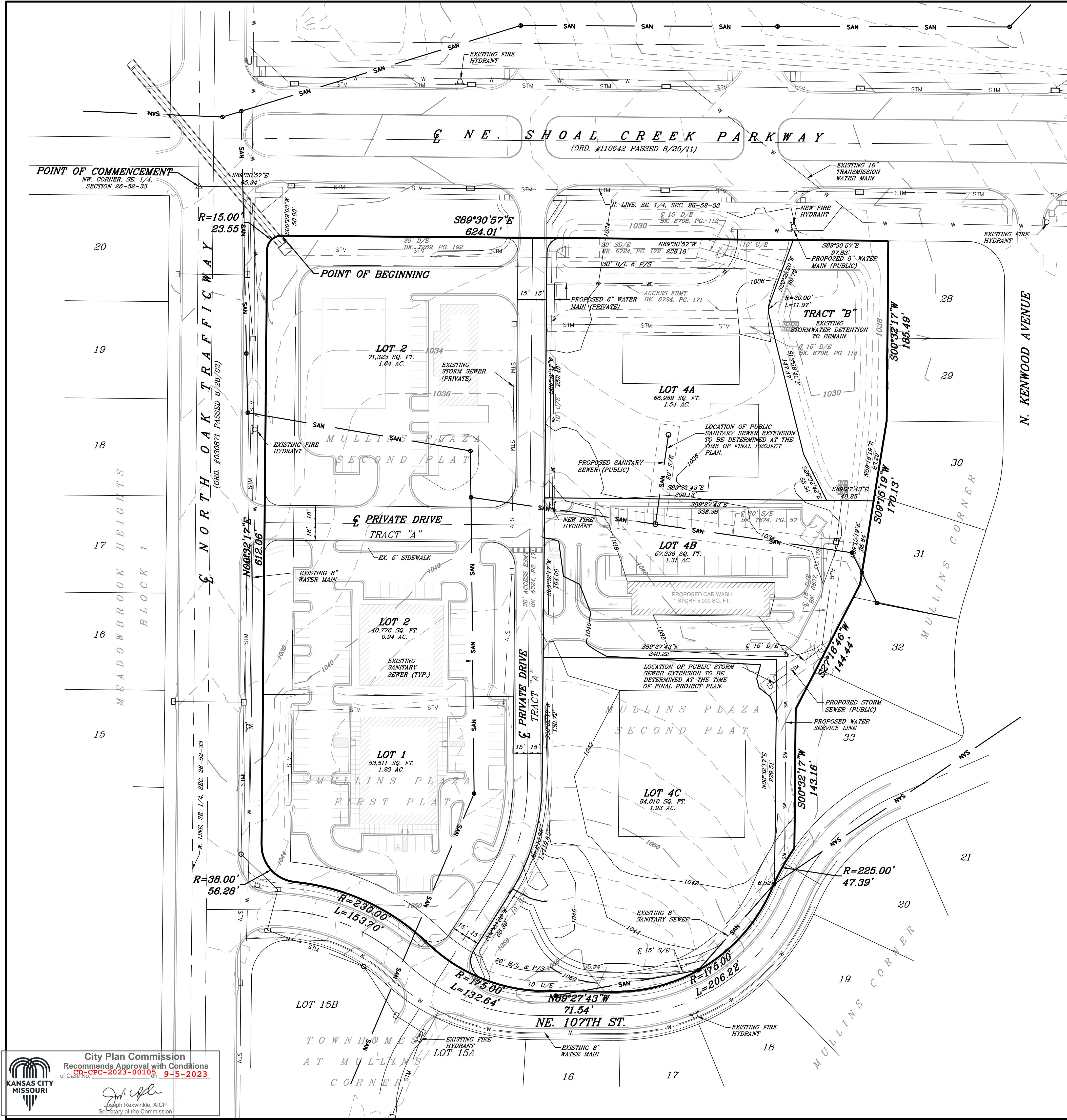
BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (MISSOURI)

| NO. | DATE | DESCRIPTION | REVIEW | COMMENTS | CHECKED BY: |
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| 1 | 8/21/23 | | | | JKR |
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MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI
COVER SHEET



R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152
COUNTY: CLAY COUNTY
JOB NO.: 2023-00105
PLAN DATE: 8-21-23
CHECKED BY: SMW
DRAWN BY: JKR
FOR WB SEVENTEEN, LLC
SHEET NO. 1 OF 7

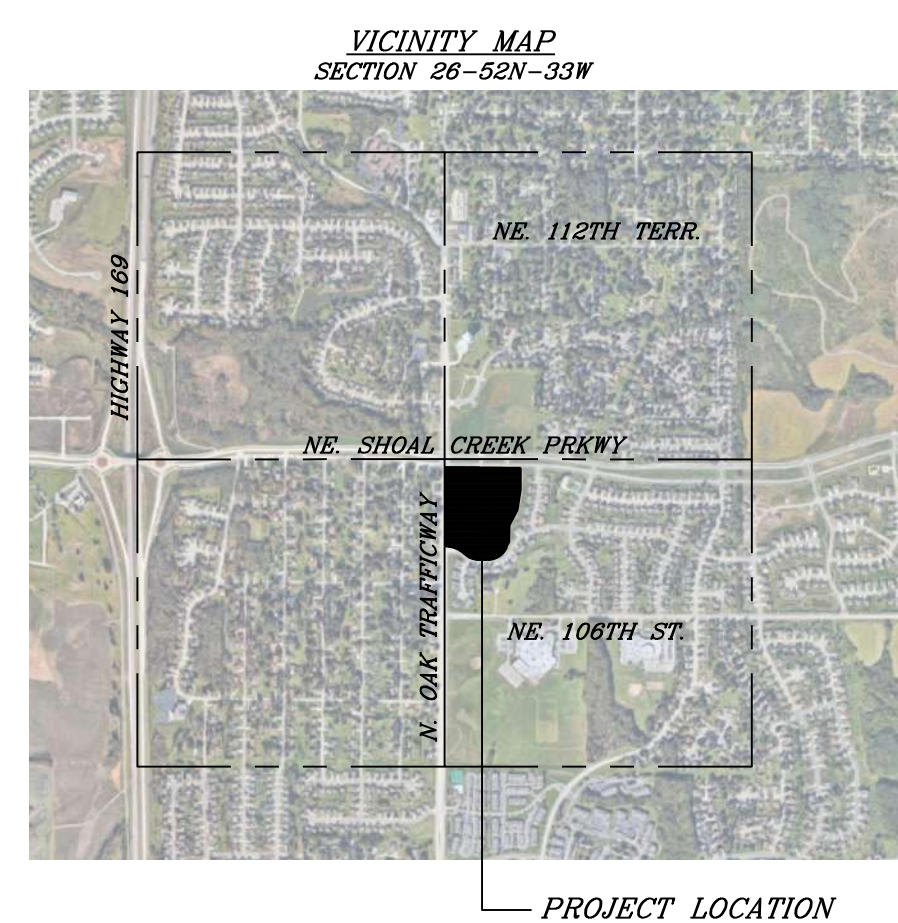
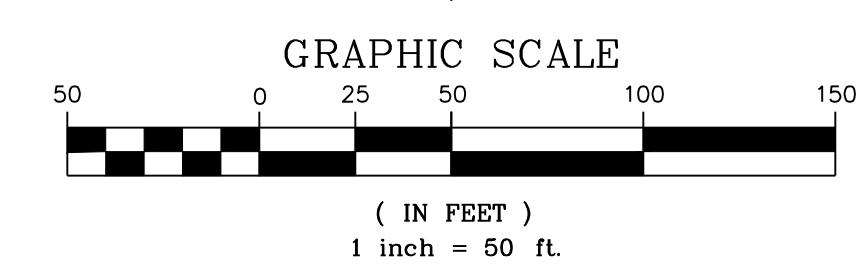


PROPERTY DESCRIPTION
CONTAINING 433,161 SQUARE FEET OR 9.94 ACRES

ALL OF MULLINS PLAZA 2ND PLAT BEING FURTHER DESCRIBED AS FOLLOWS:

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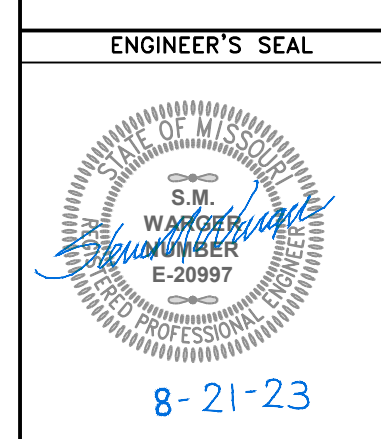
NOTE: ALL LOTS SHALL BE SERVICED BY NECESSARY UTILITIES AND REVIEWED BY CITY STAFF AT THE TIME OF PROJECT PLAN



| REVISIONS | |
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| NO. | DESCRIPTION |
| 1 | DATE: 8/21/23 |
| 2 | REVIEW COMMENTS |
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MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI

UTILITY & GRADING PLAN



R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC

P.O. BOX 14869, PARKVILLE, MO. 64152 (816) 741-8192

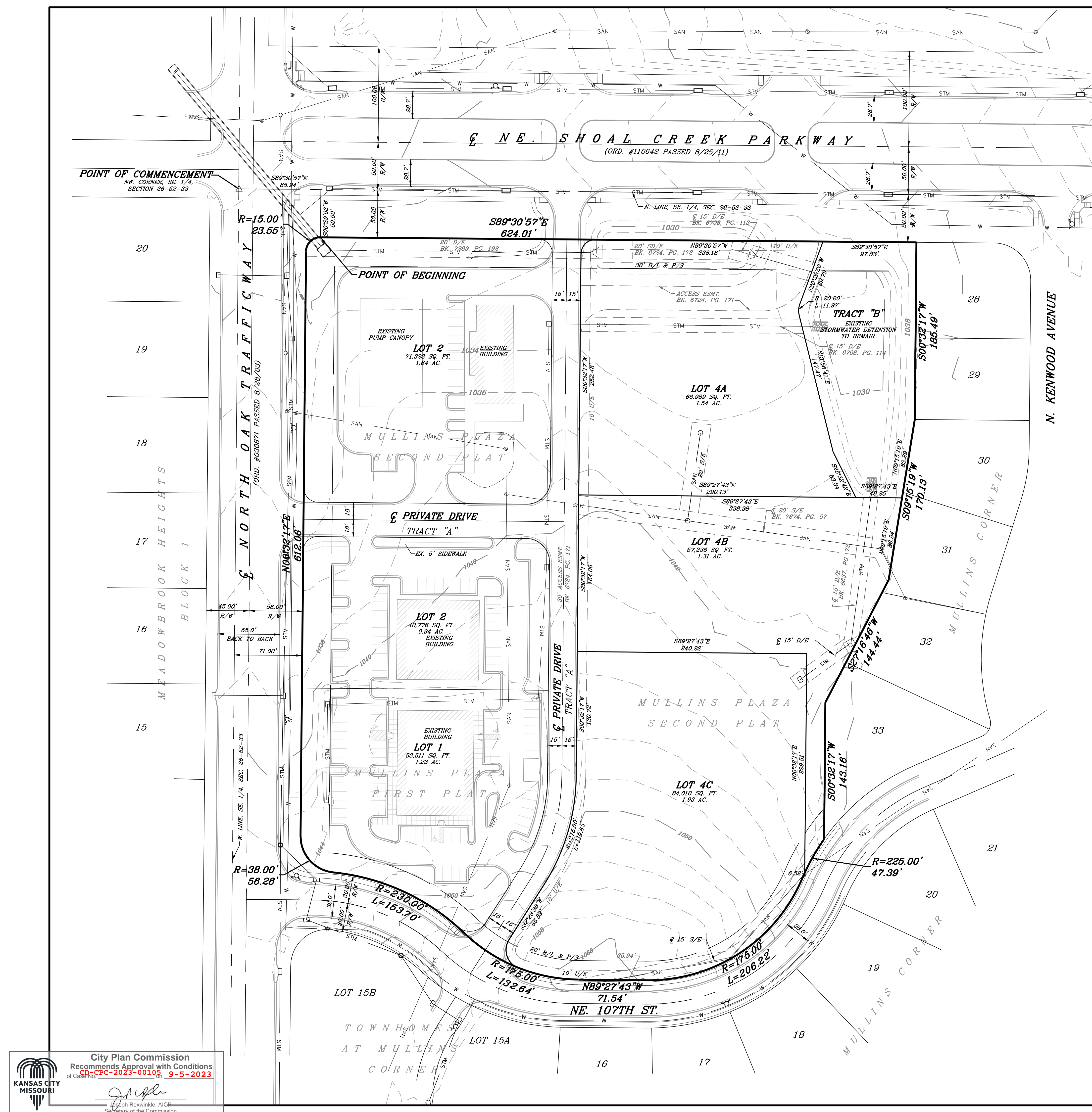
FOR: WB SEVENTEEN, LLC

SEC. - PP - PRE. COUNTY: CLAY COUNTY
JOB NO.: 23-05
PLAN DATE: JUNE 2023
CHECKED BY: SMW
DRAWN BY: JKR

SHEET NO. 3 OF 7

City Plan Commission
Recommends Approval with Conditions
CP-CPC-2023-00105 9-5-2023

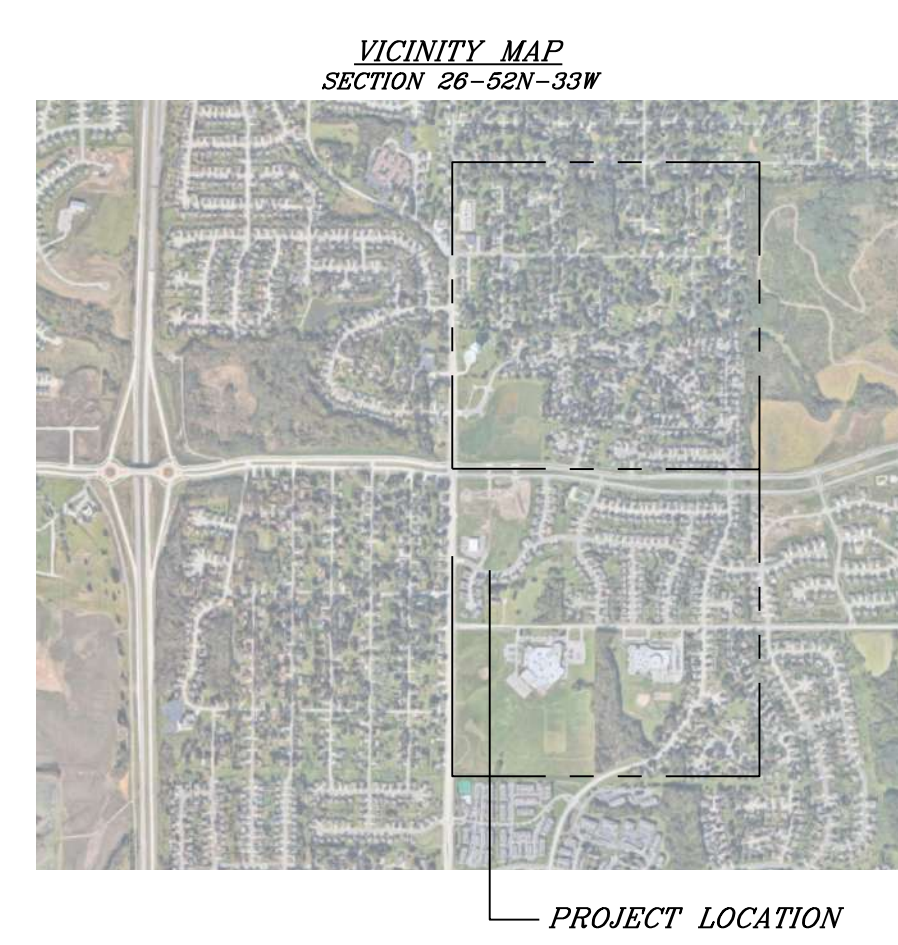
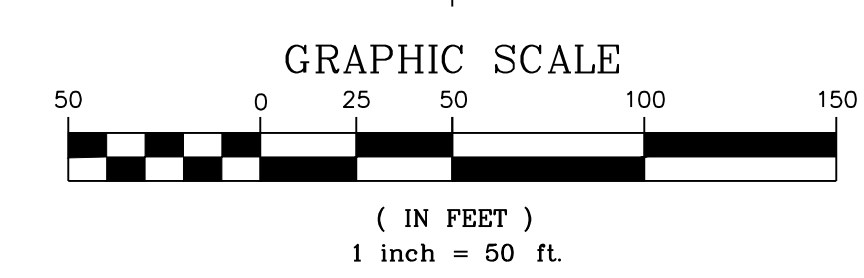
Joseph Rexwinkel, AICP
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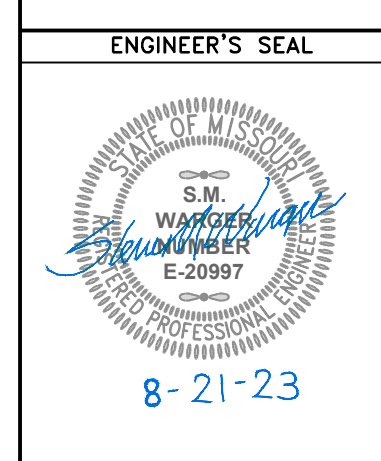
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MULLINS CORNER
 KANSAS CITY, CLAY COUNTY, MISSOURI

PRELIMINARY PLAT



R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 1000 W. 10TH ST., SUITE 200
 KANSAS CITY, MO 64105

FOR: WB SEVENTEEN, LLC

SHEET NO. 4 OF 7

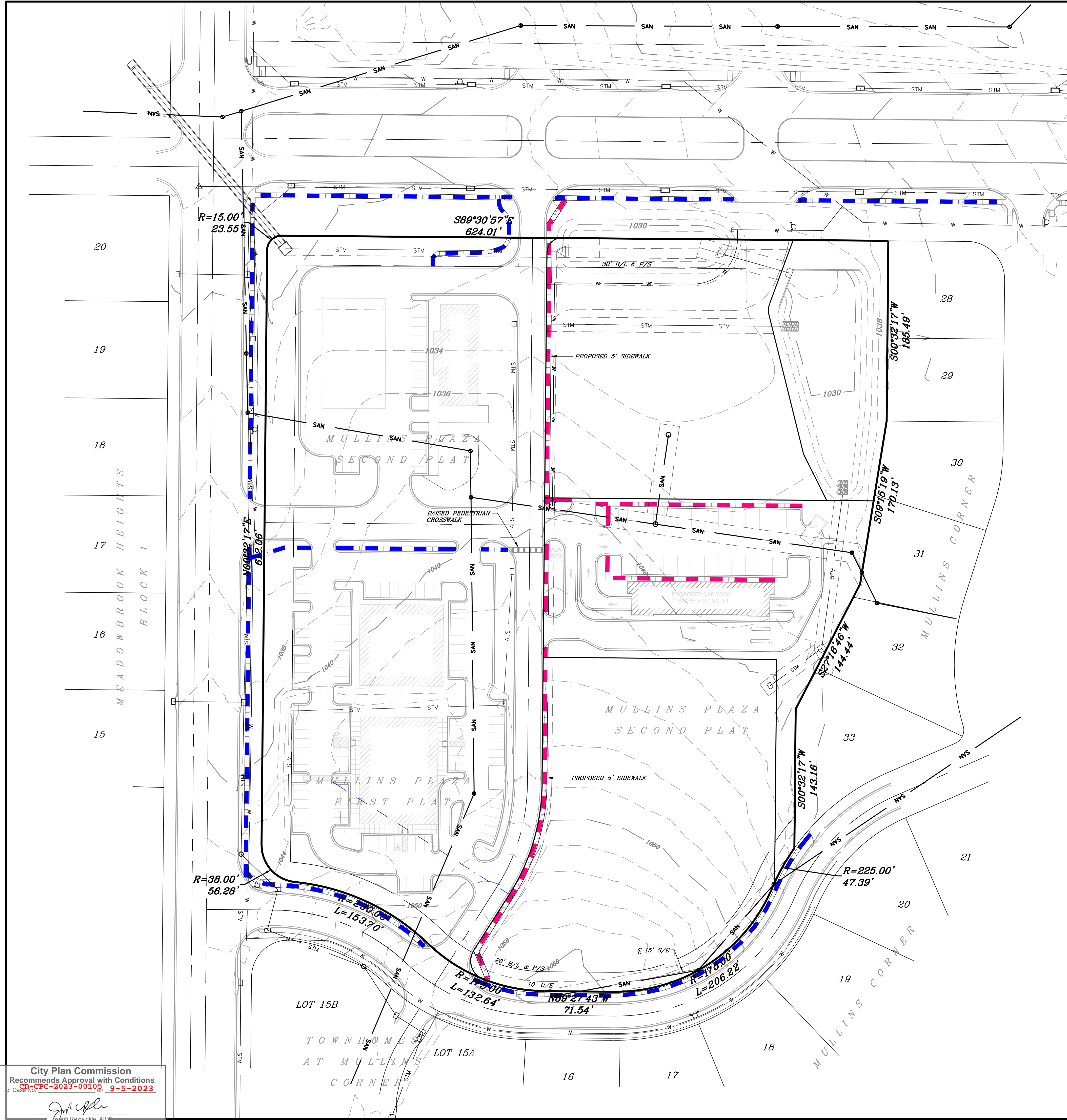
SEC. - 26-52N-33W
 PLAN DATE: JUNE 2023
 CHECKED BY: SMW
 DRAWN BY: JKR

DATE: 8/21/23

PROJECT LOCATION

City Plan Commission
 Recommends Approval with Conditions
 CD-CPC-2023-00105 9-5-2023

Joseph Reszwilke, AICP
 Secretary of the Commission

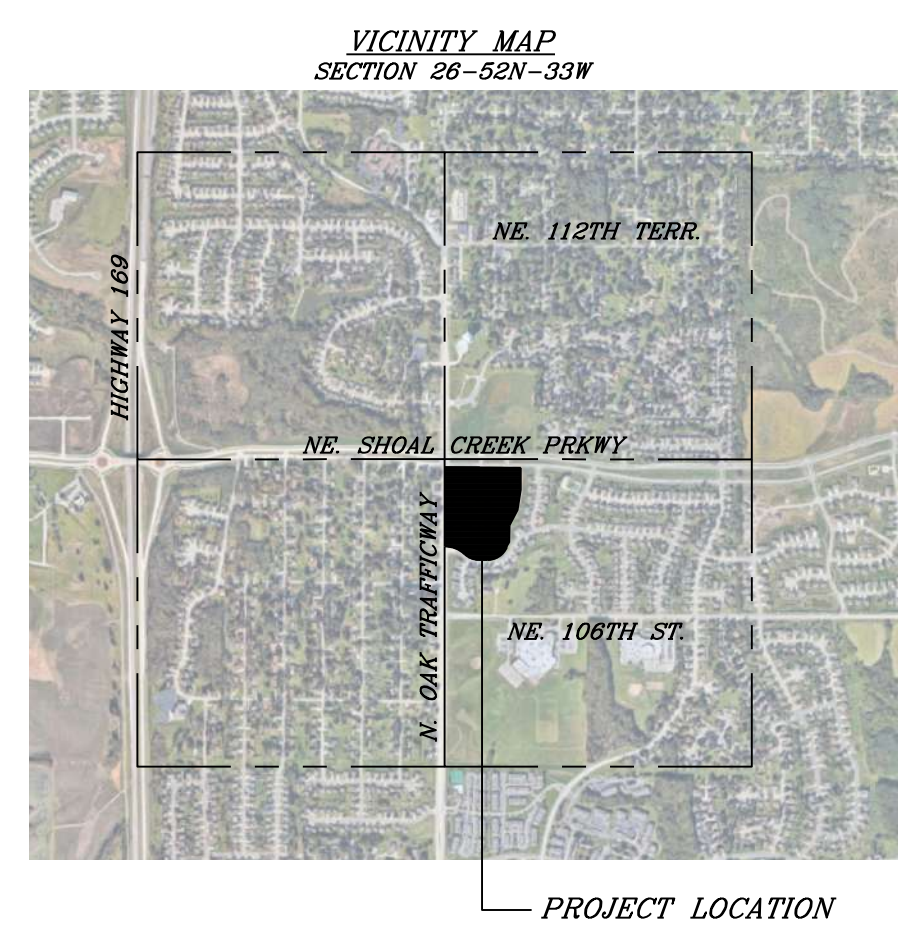
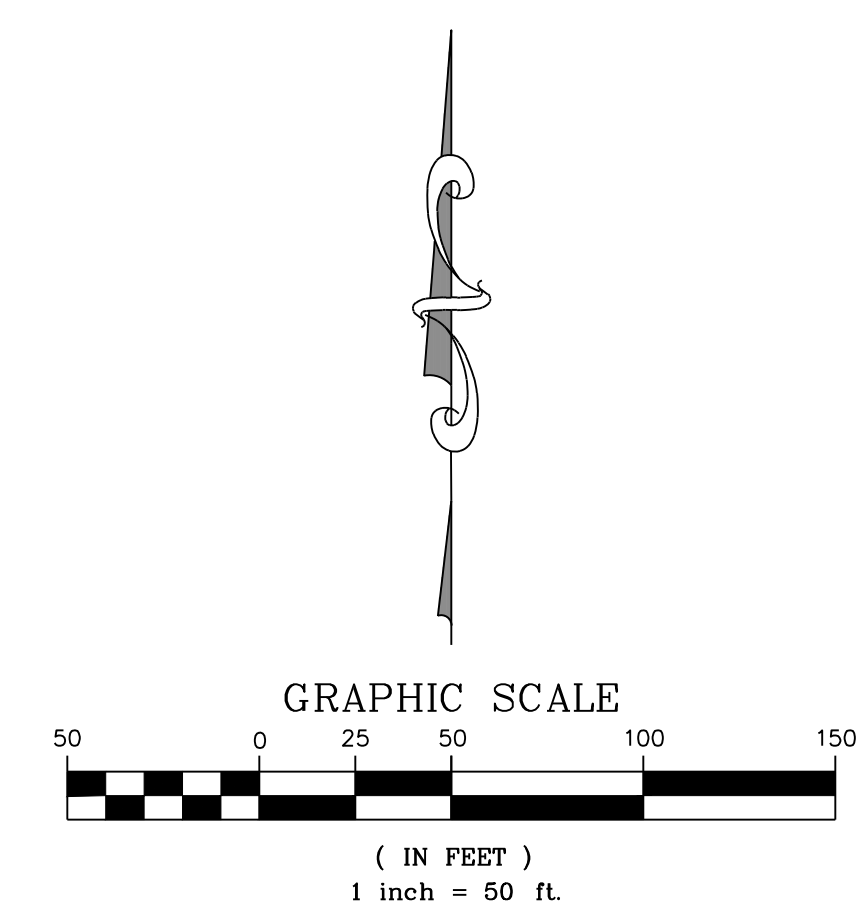


PROPERTY DESCRIPTION
CONTAINING 433,161 SQUARE FEET OR 9.94 ACRES

ALL OF MULLINS PLAZA 2ND PLAT BEING FURTHER DESCRIBED AS FOLLOWS:

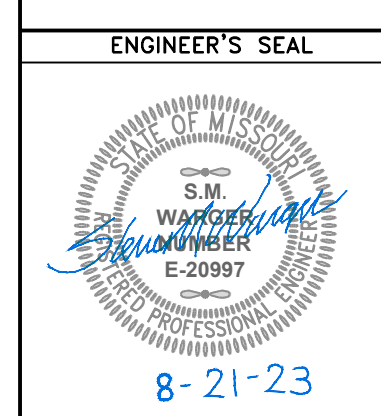
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S89°30'57" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 85.94 FEET; THENCE S00°29'03" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY, ALSO BEING A POINT ON THE NORTH LINE OF LOT 2, MULLINS PLAZA 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57" E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY, ALSO BEING THE NORTH LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 624.01 FEET TO THE NORTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°32'17" W, ALONG THE EAST LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE WEST LINE OF SAID MULLINS CORNER, A DISTANCE OF 185.49 FEET; THENCE CONTINUING ALONG SAID LINE, S09°15'19" W, A DISTANCE OF 170.13 FEET; THENCE CONTINUING ALONG SAID LINE, S27°16'46" W, A DISTANCE OF 144.44 FEET; THENCE CONTINUING ALONG SAID LINE, S00°32'17" W, A DISTANCE OF 143.16 FEET TO THE SOUTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18" W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N69°27'43" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 132.64 FEET; THENCE CONTINUING NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 153.70 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 56.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT; THENCE N00°32'17" E, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 612.06 FEET; THENCE NORTHEASTERLY ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

--- EXISTING SIDEWALK
--- PROPOSED SIDEWALK



| NO. | DATE | DESCRIPTION | REVIEW COMMENTS | CHECKED BY |
|-----|---------|-------------|-----------------|------------|
| 1 | 8/21/23 | | | J.R. |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI
PEDESTRIAN ACCESS



R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD, REGISTERED PROFESSIONAL ENGINEER

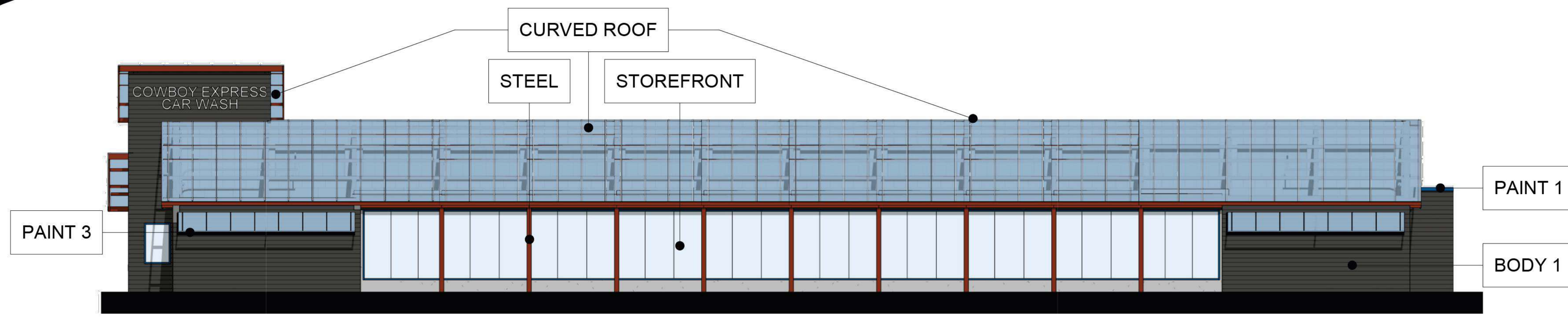
FOR: **WB SEVENTEEN, LLC**

SEC. - PP - PRE. COUNTY: CLAY COUNTY, MISSOURI
JOB NO. 2023-00105
PLAN DATE: 06-25-2023
CHECKED BY: J.R.
DRAWN BY: J.R.

P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-8192

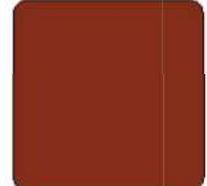
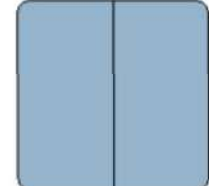
SHEET NO. 5 OF 7

City Plan Commission
Recommends Approval with Conditions
CD-CPC-2023-00105 on 9-5-2023
Joseph Rexwinkel, AICP
Secretary of the Commission




FRONT ELEVATION


CURVED ROOF

EXPOSED STEEL 
 POLYCARBONATE ROOF 

BODY 1

STUCCO 

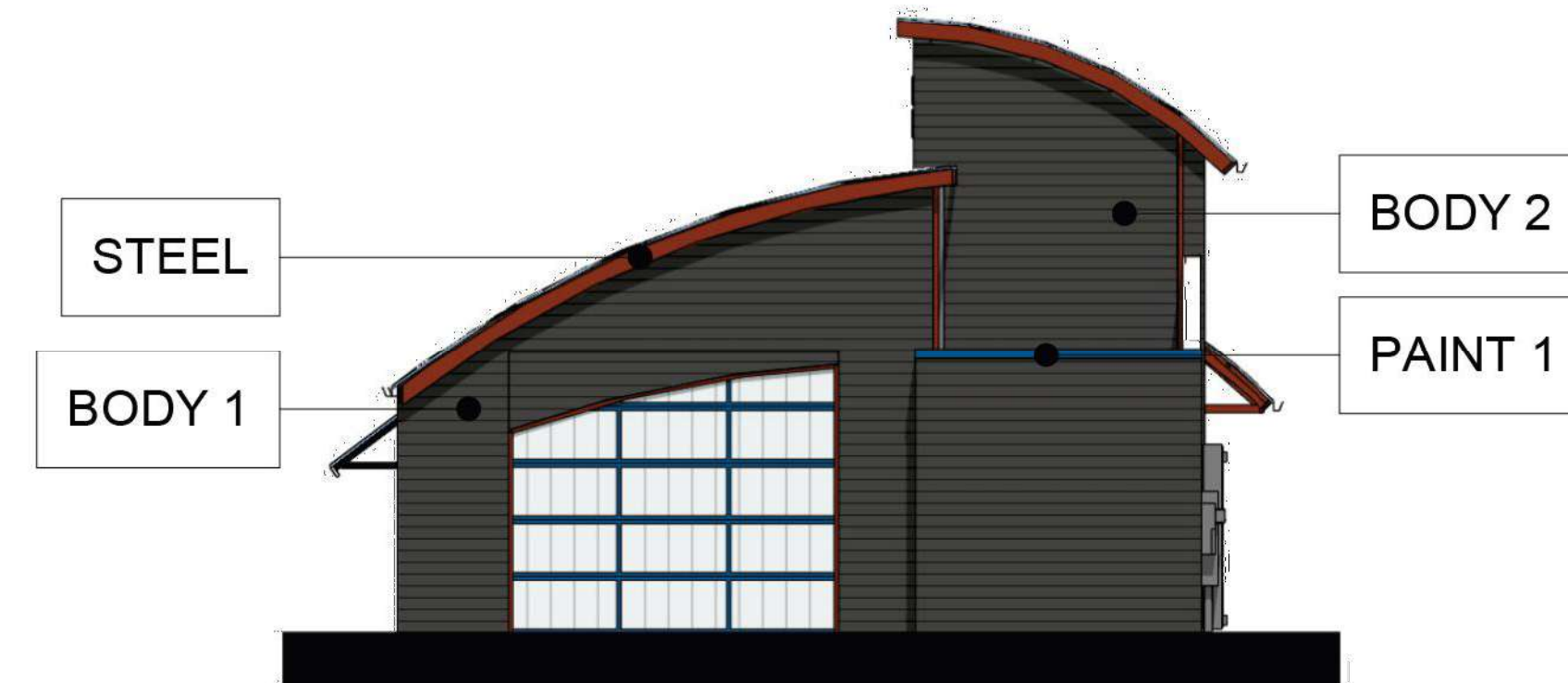
BODY 2

METAL PANEL 

MASONRY



LEFT ELEVATION

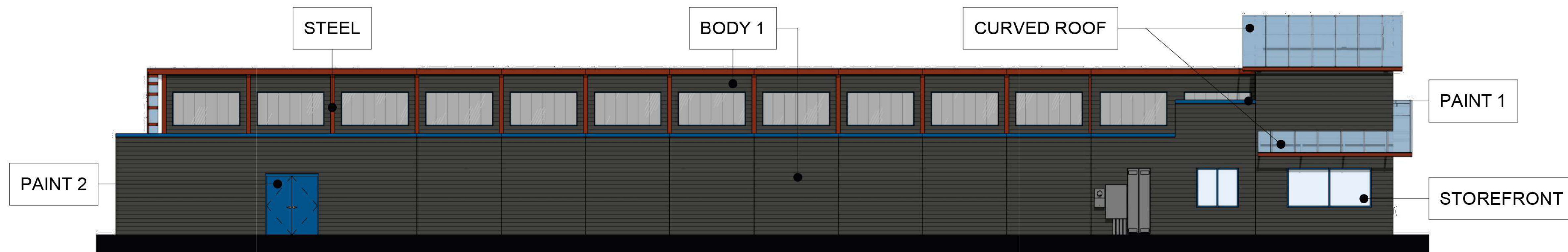


RIGHT ELEVATION

PAINT


WALL TRIM PAINT 1 
 DOORS & FRAMES PAINT 2 

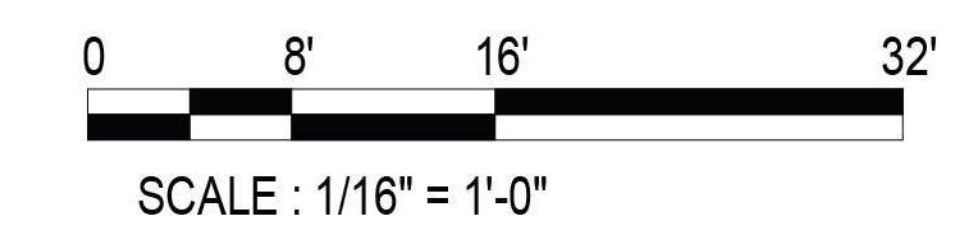
AWNING PAINT 3 



BACK ELEVATION

STOREFRONT

STOREFRONT 



COWBOY EXPRESS CAR WASH

BUILDING ELEVATIONS

MULLENS PLAZA
KANSAS CITY, MO

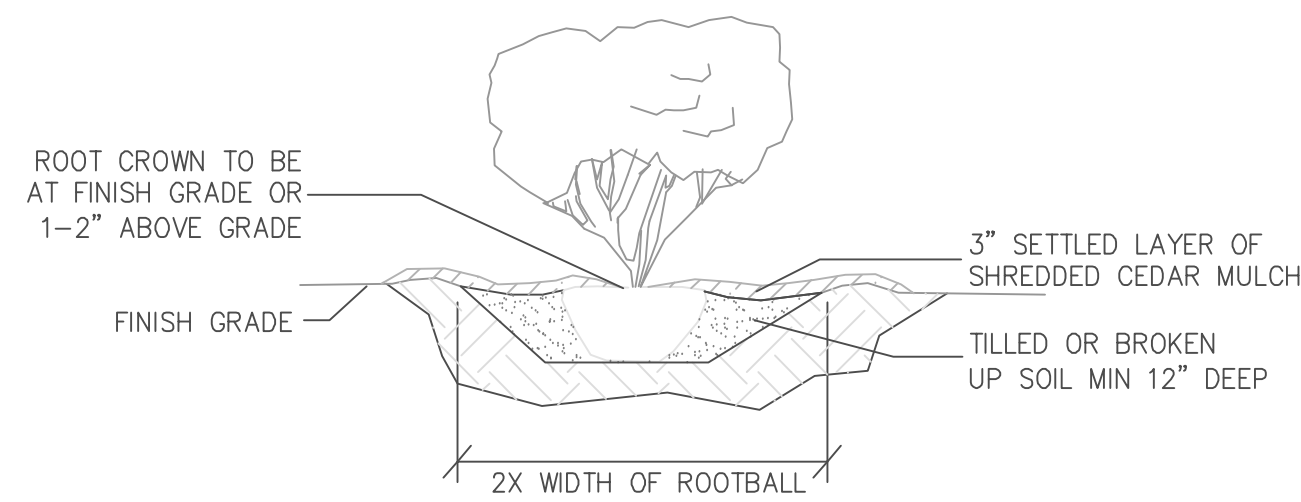
PROJECT NO.: PDP22.CWB.002
 DATE: 07/11/2022
 DRAWN BY: MMK
 CHECKED BY: JTK



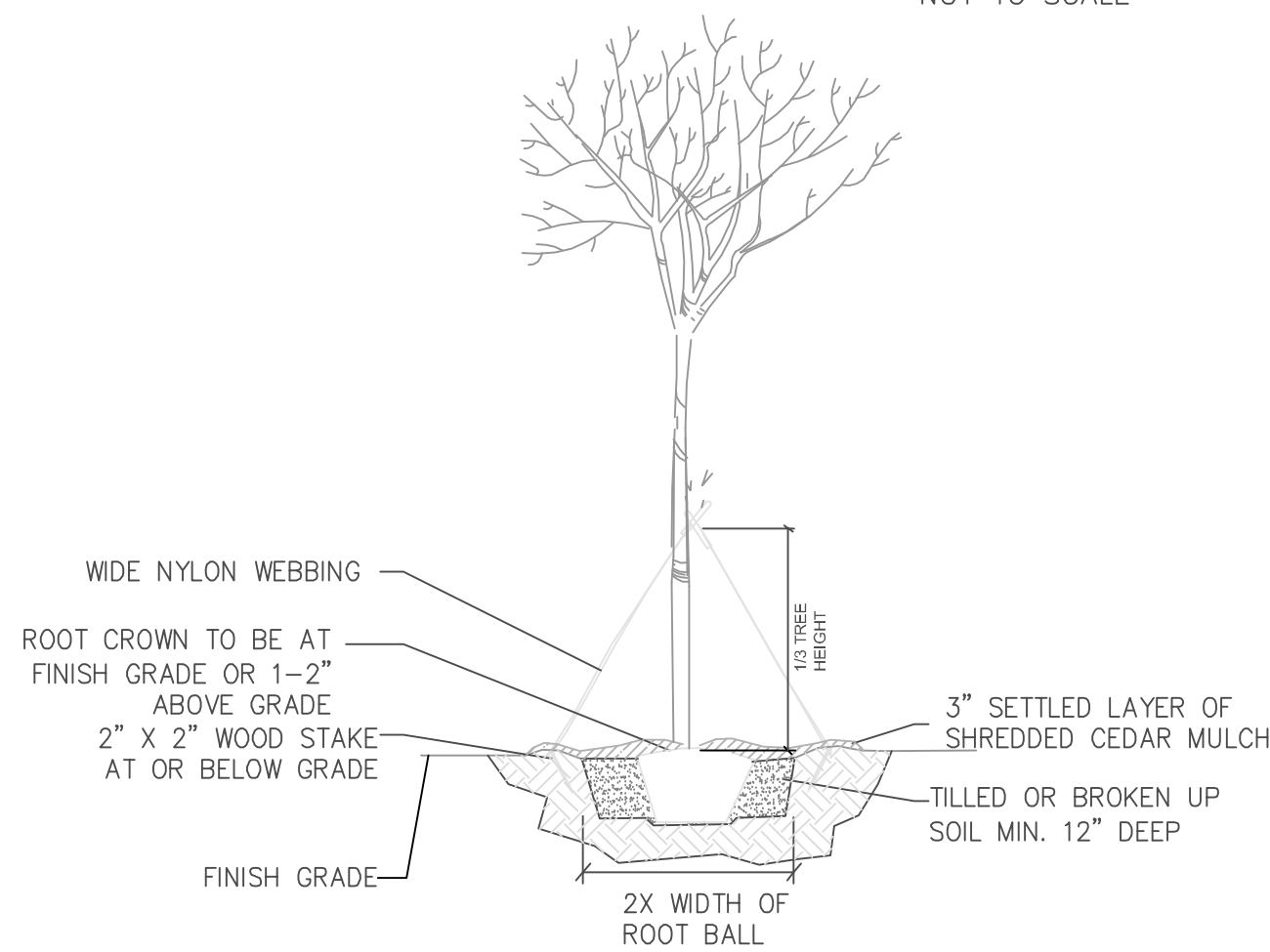
DISCLAIMER
 THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR SHREDDED CEDAR MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



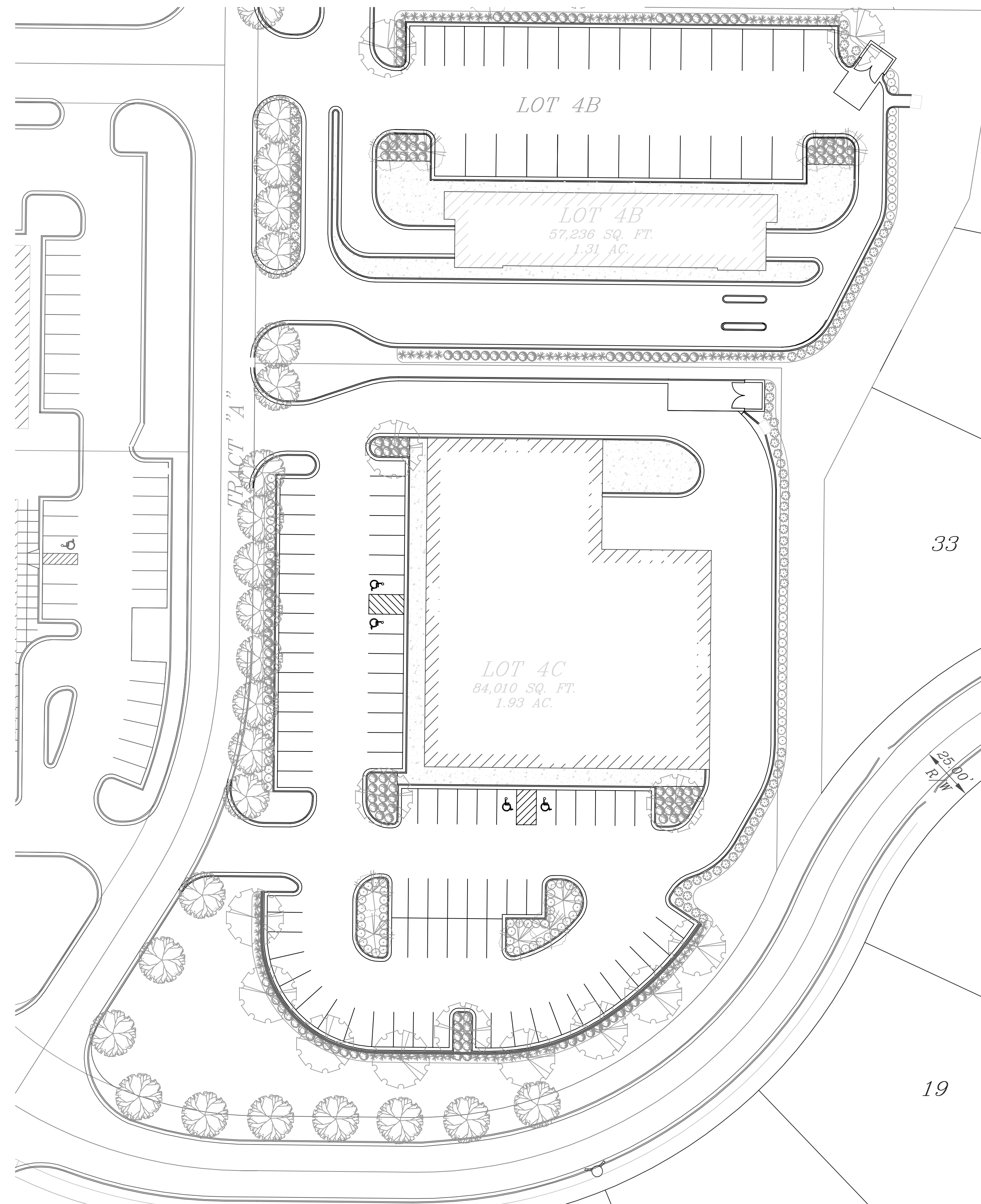
SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

* LANDSCAPE PLANS FOR 4A & 4C WILL BE SUBJECT TO PROJECT PLAN REVIEW.

* ALL PLANT COUNTS AND SPECIES WILL BE DETERMINED AT TIME OF FINAL PROJECT REVIEW AND WILL COMPLY WITH 88-425



LANDSCAPE PLAN



Revisions

Rachel Clark
Landscape Design & Consultation



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P.C.

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63127-1603

Telephone: (314) 849-8777
Facsimile: (314) 849-4743

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P.O. BOX 230
CHESTERFIELD, MO
63066-0230

(636)537-9333
(536)537-1267 -FAX

ADAMS ARCHITECTURAL ASSOCIATES, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY # W000970

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Seal

Project Code

L-22290

Project Title

Amended Development Plan for MULLINS CORNER

Shoal Creek Kansas City, MISSOURI

Drawing Title

Date Drawn Checked

6/05/2023 rc/mm MA/RC

Drawing Number

L-01

City Plan Commission
Recommends Approval with Conditions
of Case No. **CPC-2023-00105** 9-5-2023

Joseph Rexwinkle, AICP
Secretary of the Commission

\\path\filename
1/8" = 1'-0"