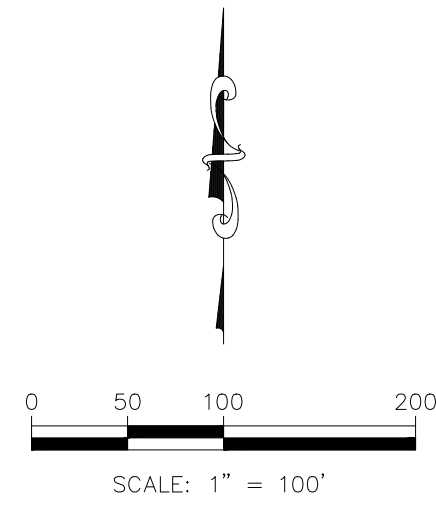
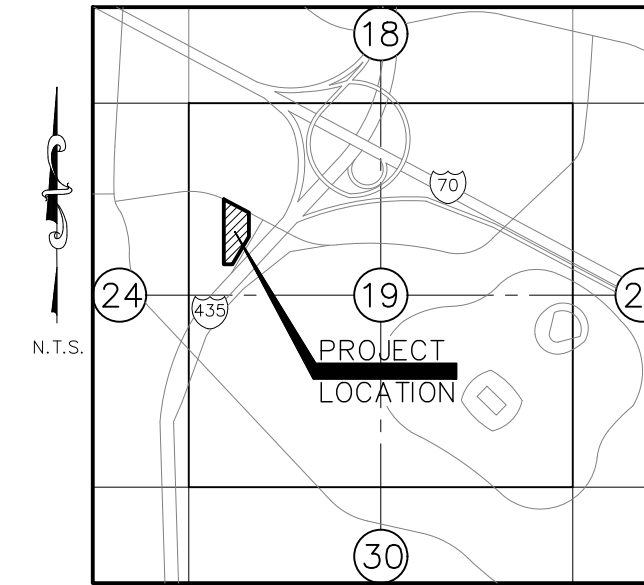


# HOGAN TRUCK LEASING KANSAS CITY, JACKSON COUNTY, MISSOURI DEVELOPMENT PLAN



SHEET LIST	
C001	COVER SHEET
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
R100	ELEVATION PLAN

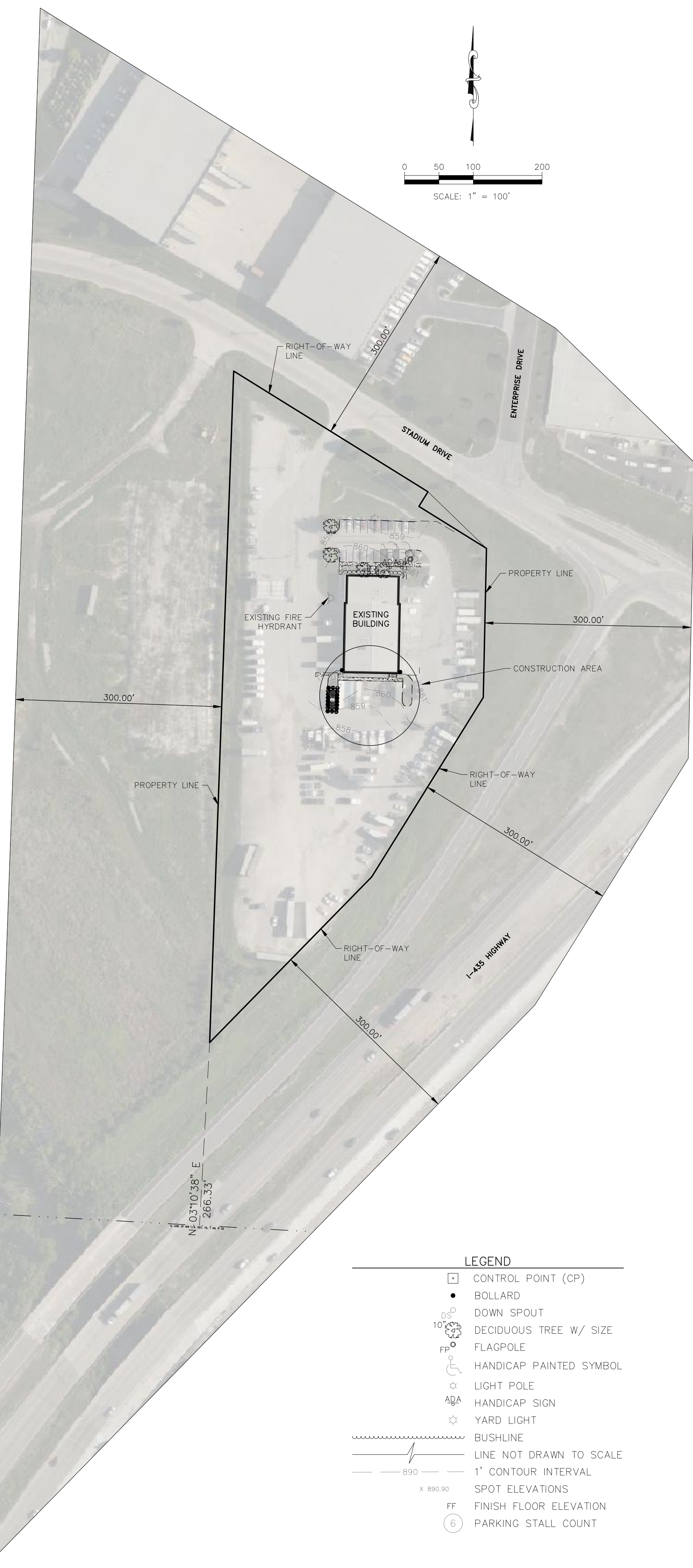


SECTION VICINITY MAP  
SEC. 19 - TWP49N - RNG32W

**PREPARED BY:**  
KAW VALLEY ENGINEERING  
8040 N. OAK TRAFFICWAY  
KANSAS CITY, MO. 64118  
CONTACT: MARTIN ARLING  
PHONE: 816-468-5858  
EMAIL: ARLING@KVENG.COM

**OWNER:**  
HOGAN TRUCK LEASING  
7501 STADIUM DRIVE  
KANSAS CITY, MO. 64129

**ARCHITECT:**  
IRELAND ARCHITECTS, INC.  
CONTACT: STEPHANIE IRELAND, OWNER  
PHONE: 417-881-3409  
E-MAIL: STEPHANIE@IRELANDARCHITECTS.COM



**PROPERTY DESCRIPTION:**

ALL OF LOT 1, GUNTER SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE 86°40'37"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 417.12 FEET; THENCE N02°11'37"E A DISTANCE OF 226.37 FEET TO THE POINT OF BEGINNING OF THE TRACK OF LAND TO BE DESCRIBED; THENCE N02°11'37"E A DISTANCE OF 976.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STADIUM DRIVE AS IT IS NOW ESTABLISHED; THENCE S58°00'22"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 332.64 FEET; THENCE S31°59'37"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET; THENCE S58°00'21"E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 115.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AS IT IS NOW ESTABLISHED; THENCE S01°22'40"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 216.82 FEET; THENCE S32°01'52"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 307.20 FEET; THENCE S44°31'25"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 336.92 FEET TO THE POINT OF BEGINNING.

**REQUESTED PLAN SHEET EXEMPTIONS:**

AN EXEMPTION IS REQUESTED TO OMIT THE LANDSCAPE PLAN SINCE THE DEVELOPMENT DOES NOT MEET THE REQUIREMENTS OF ZONING AND DEVELOPMENT CODE SECTION 88-425.

**FLOOD STATEMENT:**

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, COMMUNITY PANEL NO. 29095C0286G, EFFECTIVE ON 01/20/2017.

**DATUM BENCHMARK:**

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

**BENCHMARKS:**

CP100: MAG NAIL N=1052170.77 E=2789980.43 ELEV=859.90	CP101: MAG NAIL N=1051888.36 E=2789967.23 ELEV=860.81	CP500: MAG NAIL N=1052086.68 E=2789790.82 ELEV=859.35
--	--	--

**DISTURBED AREA:**

6,885 SQ. FT / 0.16 ACRES

**DEVELOPMENT INFORMATION**

	SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
a.	ZONING	M1-5, R7.5	M1-5, R7.5	NO	
b.	LAND AREA	5.437 AC.	5.437 AC.	NO	
c.	RIGHT OF WAY	0	0	NO	
d.	NET LAND	5.437 AC.	5.437 AC.	NO	
e.	USAGE	COMMERCIAL	COMMERCIAL	NO	
f.	BUILDING HEIGHT	21'-6"	21'-6"	NO	
g.	BUILDING FLOOR AREA	11,000 SF	13,000 SF	NO	
h.	FLOOR AREA RATIO	4.6%	5.5%	NO	
i.	RESIDENTIAL	N/A	N/A	--	

**PARKING SUMMARY:**

PROPOSED REQUIRED SPACES=(13,000/1000)x1=13=LIGHT EQUIPMENT SALES/RENTAL 1 PER 1000 SF OF OFFICE SPACE AND DISPLAY AREA  
EXISTING AND PROPOSED SPACES=18

**LEGEND**

	CONTROL POINT (CP)
	BOLLARD
	DOWN SPOUT
	DECIDUOUS TREE W/ SIZE
	FLAGPOLE
	HANDICAP PAINTED SYMBOL
	LIGHT POLE
	HANDICAP SIGN
	YARD LIGHT
	BUSHLINE
	LINE NOT DRAWN TO SCALE
	1' CONTOUR INTERVAL
	SPOT ELEVATIONS
	FF FINISH FLOOR ELEVATION
	PARKING STALL COUNT



PROJ. NO.	B22D4429
DESIGNER	ARM
DRAWN BY	JNG
CFN	4429CVR
SHEET	C001
REV	0

**HOGAN TRUCK LEASING**  
7501 STADIUM DRIVE  
KANSAS CITY, MO 64129

**DEVELOPMENT PLAN**  
**COVER SHEET**

PROF. ENGINEER  
MARTIN T. ARLING  
NO. 2009002955

8040 N. OAK TRAFFICWAY  
KANSAS CITY, MISSOURI 64118  
PH: (816) 468-5858  
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

REV 04/29/22 INITIAL SUBMITTAL

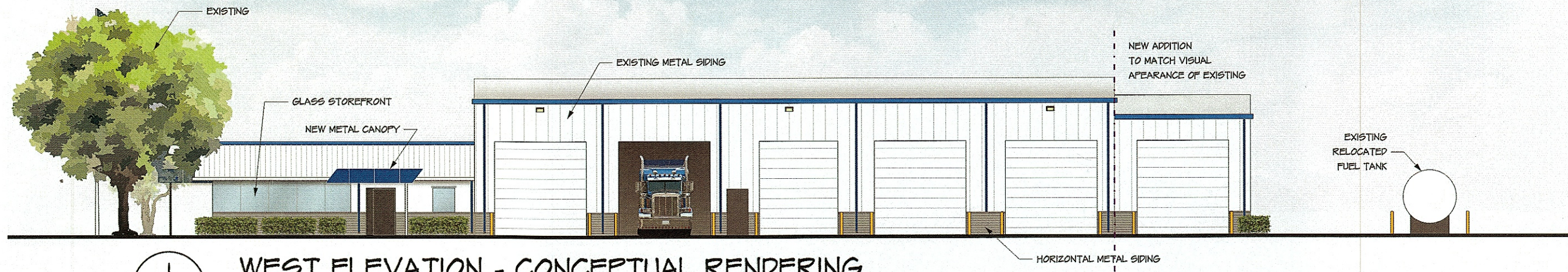
DATE DESCRIPTION

ARM JNG DSN DWN CHK

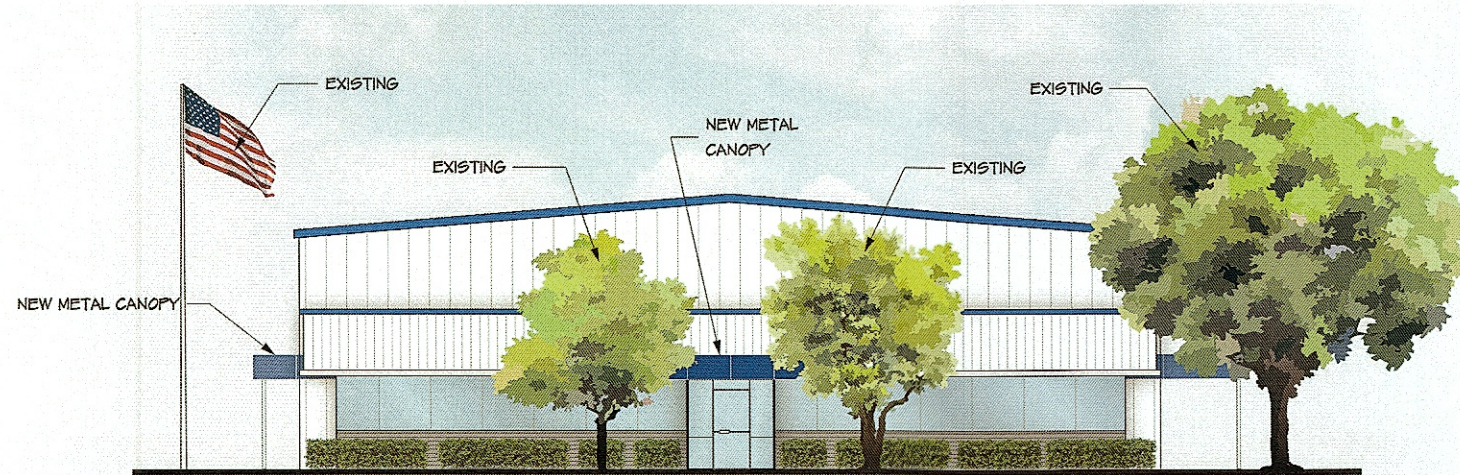




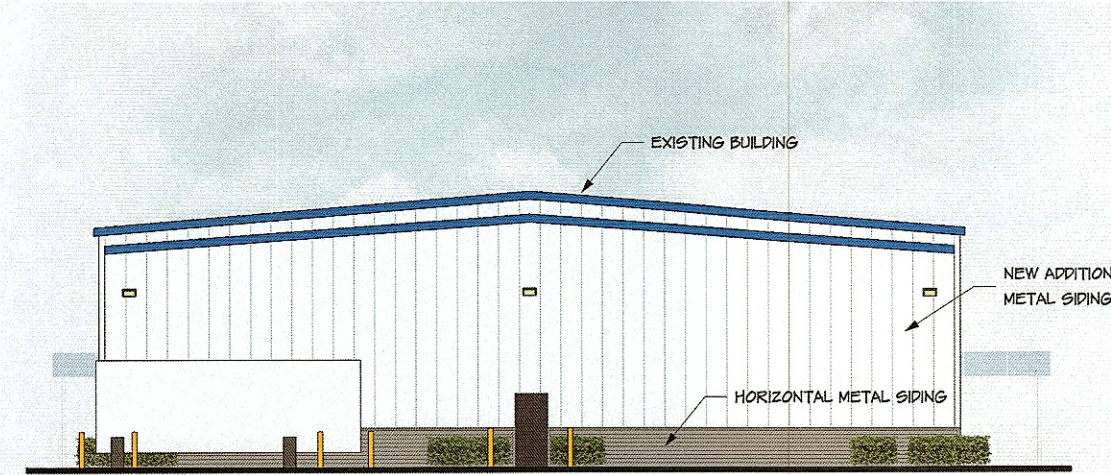




**1**  
R100  
**WEST ELEVATION - CONCEPTUAL RENDERING**  
SCALE: 1" = 20'



**2**  
R100  
**NORTH ELEVATION - CONCEPTUAL RENDERING**  
SCALE: 1" = 20'  
NO CHANGE TO NORTH ELEVATION



**3**  
R100  
**SOUTH ELEVATION - CONCEPTUAL RENDERING**  
SCALE: 1" = 20'



**4**  
R100  
**EAST ELEVATION - CONCEPTUAL RENDERING**  
SCALE: 1" = 20'

THE SEALS AND SIGNATURES APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED, AND WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATED TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT. THIS SHEET IS NOT INTENDED TO BE USED WITHOUT ALL ASSOCIATED CONST. DOCUMENTS.

BUILDING NAME:  
**HOGAN TRUCK LEASING & RENTAL**

7501 STADIUM DRIVE  
KANSAS CITY, MO, 64129

PROJECT NAME:  
**DEVELOPMENT PLAN**

PROJECT NUMBER 20-167	DATE 04/28/2022
NO.	DATE REVISIONS

SHEET NAME:  
**CONCEPTUAL EXTERIOR ELEVATION RENDERINGS**

FLOOR NUMBER:  
EXTERIOR

SHEET NUMBER:  
**R100**

LIGHTING FIXTURE SCHEDULE													
MARK	MANUFACTURER	CATALOG NUMBER	FIXTURE DESCRIPTION	MTC.	COLOR	SOURCE			FIXTURE LUMENS	FIXTURE WATTAGE	VOLTAGE	EQUIVALENT	NOTES
						TYPE	COLOR TEMP	QTY					
A	COOPER	GLEON-SAC-740-U-SL2-BZ	POLE MOUNT SITE LIGHT	POLE	BRONZE	LED	4000K	70	34600	279	UNV	SUBMIT	2
B	COOPER	GLEON-SAC-740-U-T3-BZ	POLE MOUNT SITE LIGHT	POLE	BRONZE	LED	4000K	70	42300	333	UNV	SUBMIT	3
C	COOPER	GLEON-SAC-740-U-T3-BZ	POLE MOUNT SITE LIGHT	POLE	BRONZE	LED	4000K	70	84600	667	UNV	SUBMIT	1
D	COOPER	GLEON-SAC-740-U-SWG-BZ	POLE MOUNT SITE LIGHT	POLE	BRONZE	LED	4000K	70	22700	166	UNV	SUBMIT	---
G	COOPER	GWC-SAZB-740-U-T4T-BZ	SECURITY WALL PACK	WALL	BRONZE	LED	4000K	70	12000	86	UNV	SUBMIT	---

NOTES:  
 1. INSTALL (2) LIGHT FIXTURES IN BACK-TO-BACK ORIENTATION ON EXISTING 40' LIGHT POLE.  
 2. PROVIDE 40' SQUARE POLE IN FINISH MATCHING LIGHT FIXTURE AND ALL ACCESSORIES AS REQUIRED TO INSTALL FIXTURE AS SHOWN ON PLAN.  
 3. INSTALL ON EXISTING 40' POLE.

ABBREVIATIONS:  
 CO - COOPER LIGHTING PRODUCTS    OFL - COMPACT FLUORESCENT    MFG - MANUFACTURER    UNV - UNIVERSAL  
 FP - FOCAL POINT    MFG - MOUNTING    QTY - QUANTITY  
 HU - HUBBELL LIGHTING PRODUCTS    REC - RECESSED    FLR - FLUORESCENT  
 AC - ACQUITY LIGHTING PRODUCTS    SUR - SURFACE    INC - INCANDESCENT  
 PH - PHILLIPS    GRD - GROUND    HID - HIGH INTENSITY DISCHARGE  
 WI - WILLIAMS

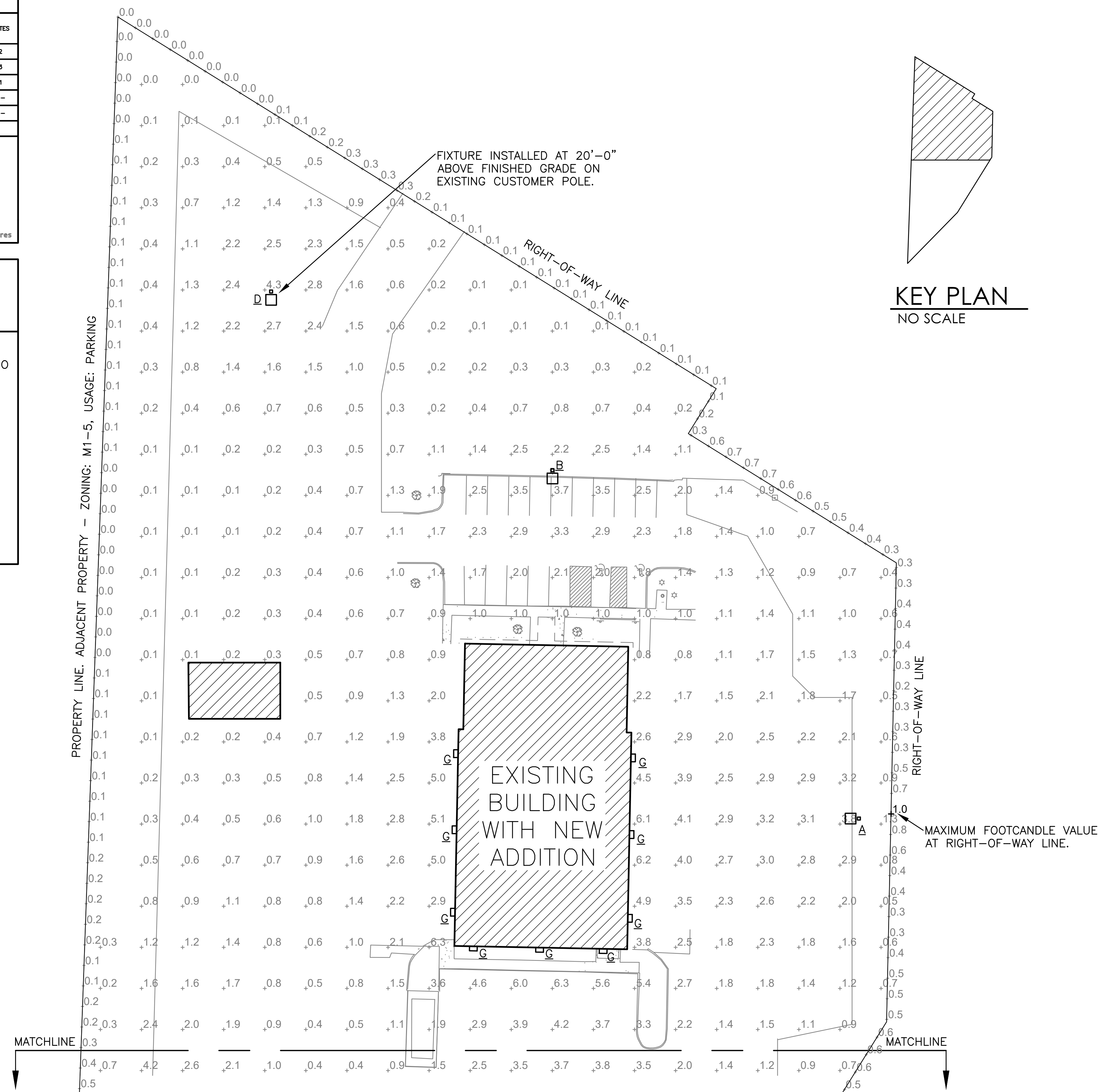
**KANSAS CITY, MISSOURI  
ZONING AND DEVELOPMENT CODE**

SECTION 88-430-05-A  
ALL SCHEDULED LIGHT FIXTURES PRODUCE MORE THAN 4,050 LUMENS. NO MORE THAN 2.5% OF LIGHT SHALL BE EMITTED ABOVE THE HORIZONTAL.

FIXTURE	PERCENT UPLIGHT
A	0.0%
B	0.0%
C	0.0%
D	0.0%
E	0.0%

SECTION 88-430-05-C  
SPILLOVER LIGHT ONTO PUBLIC RIGHT OF WAY SHALL NOT EXCEED 1.0 FOOTCANDLES AT THE PROPERTY LINE.

MAXIMUM FOOTCANDLE ON PROPERTY LINE: 1.0 FC



**1 PARTIAL SITE LIGHTING PLAN**  
SCALE: 1"=30'-0"

Professional Seal

Revisions


**interpres**  
building solutions  
1201 South Campbell / Springfield, MO 65807  
417.831.4895 / www.interpresbuild.com

**NEW ADDITION FOR  
HOGAN TRUCK LEASING & RENTAL  
7501 STADIUM DRIVE  
KANSAS CITY, MO, 64129**

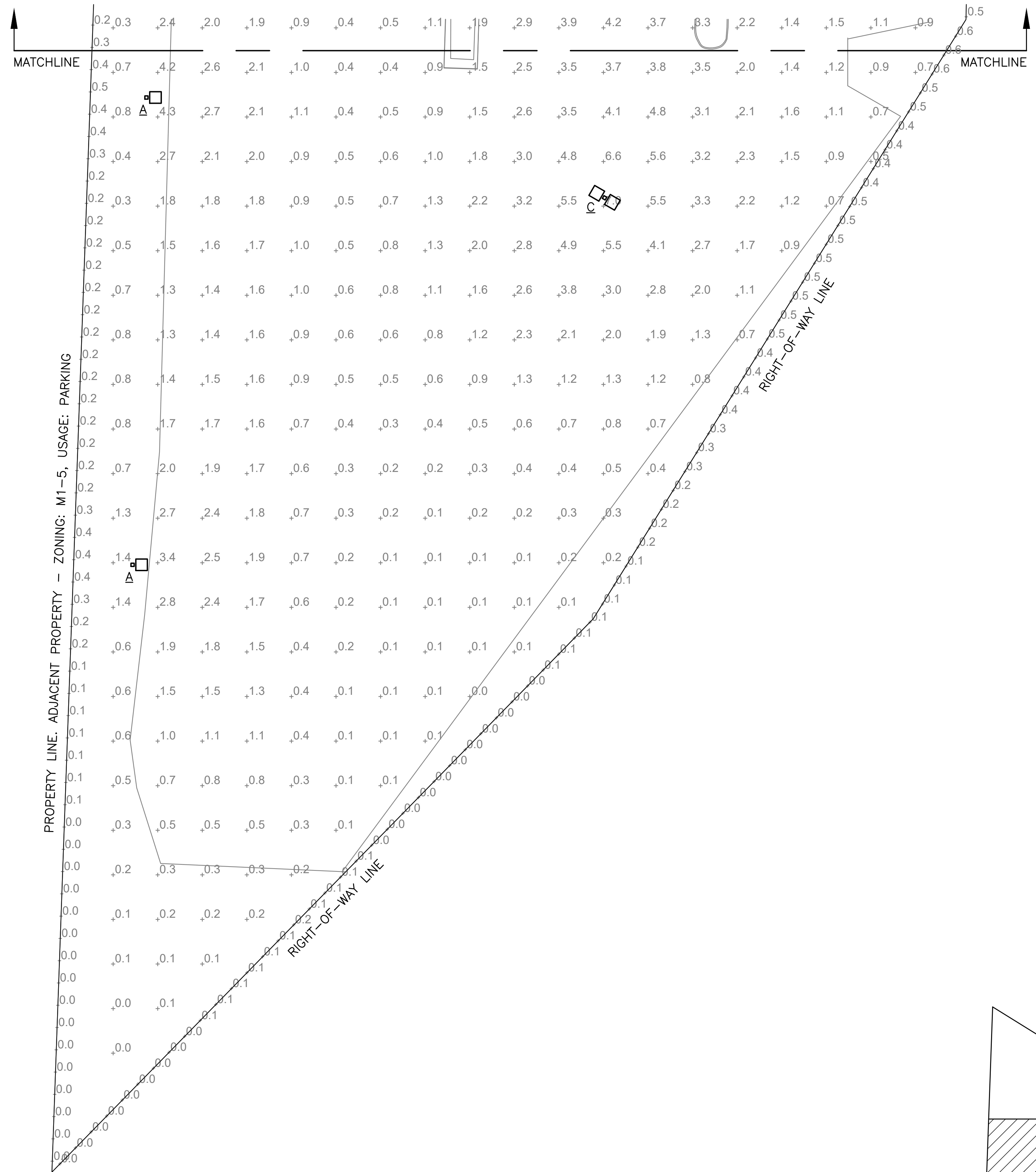
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Project Number: HTKC  
Drawn By: KET  
Reviewed By: TKD  
Date: 05.10.2022

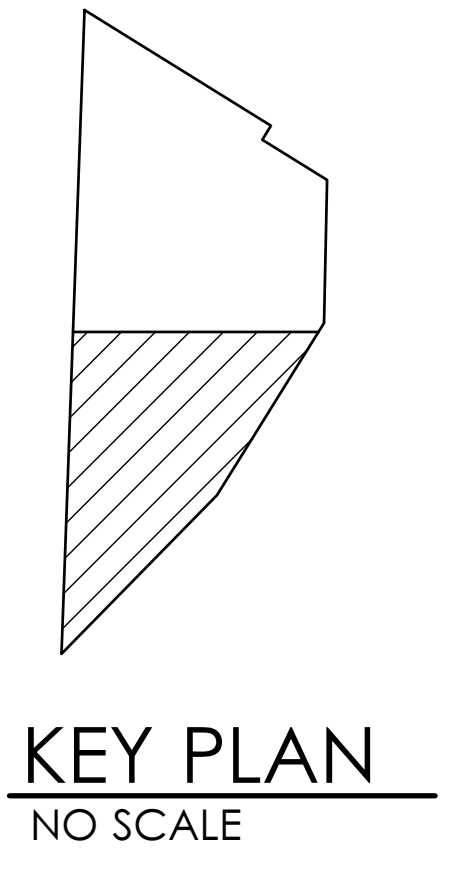
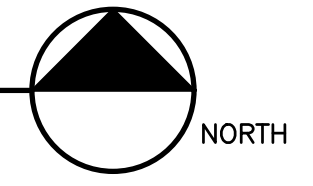
**PHOTOMETRIC PLAN**

DEVELOPMENT PLAN

Sheet Number  
**MEP1**



**1** PARTIAL SITE LIGHTING PLAN  
SCALE: 1"=30'-0"



Professional Seal



Revisions




NEW ADDITION FOR  
**HOGAN TRUCK LEASING & RENTAL**  
7501 STADIUM DRIVE  
KANSAS CITY, MO, 64129

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Project Number: HTKC  
Drawn By: KET  
Reviewed By: TKD  
Date: 05.10.2022

**PHOTOMETRIC PLAN**

DEVELOPMENT PLAN

Sheet Number  
**MEP2**

## Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - a. Creeping groundcover shall be a minimum of 6" from paving edge.
  - b. All trees shall be a minimum of 3' from paving edge.
  - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

### Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

### Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

## Landscape Requirements/Calculations

One street tree is required for each 30 feet of street frontage.  
 448 LF frontage along Stadium Drive. 15 trees required 15 Trees Provided  
 Requirement Met.

### 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

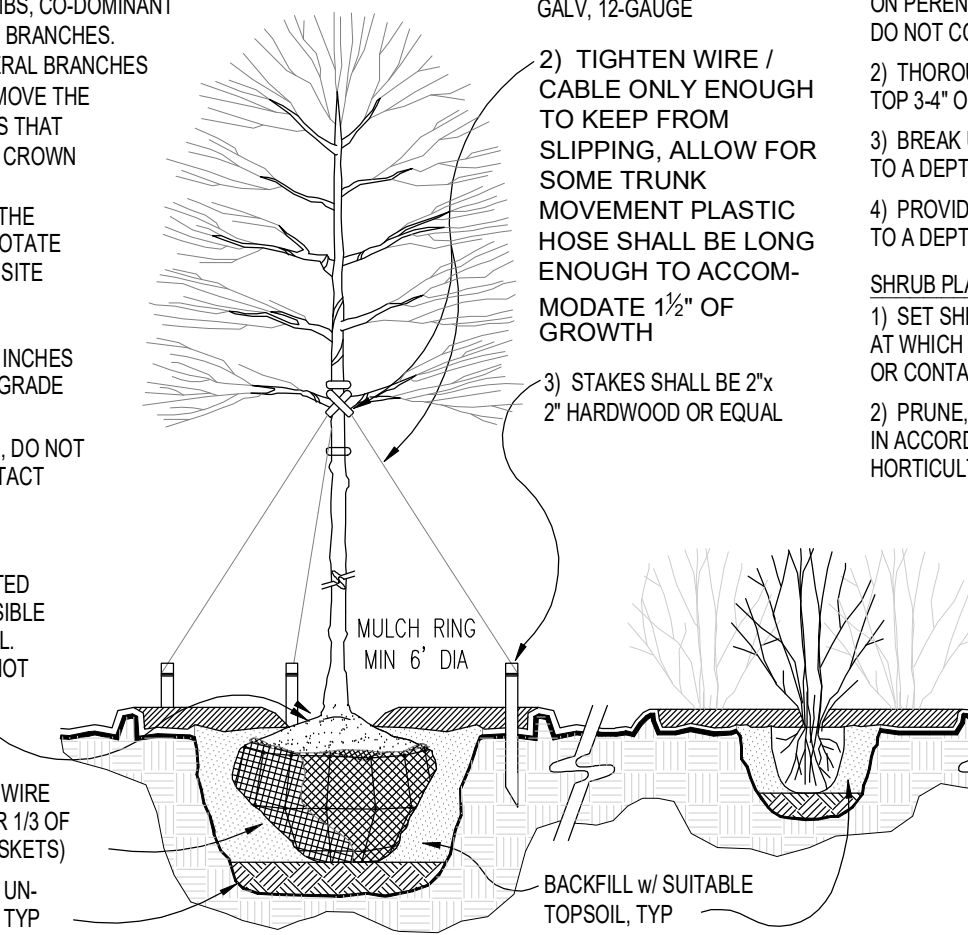
### STAKING REQUIREMENTS:

- 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 2"x 2" HARDWOOD OR EQUAL

### PERENNIAL PLANTING NOTES:

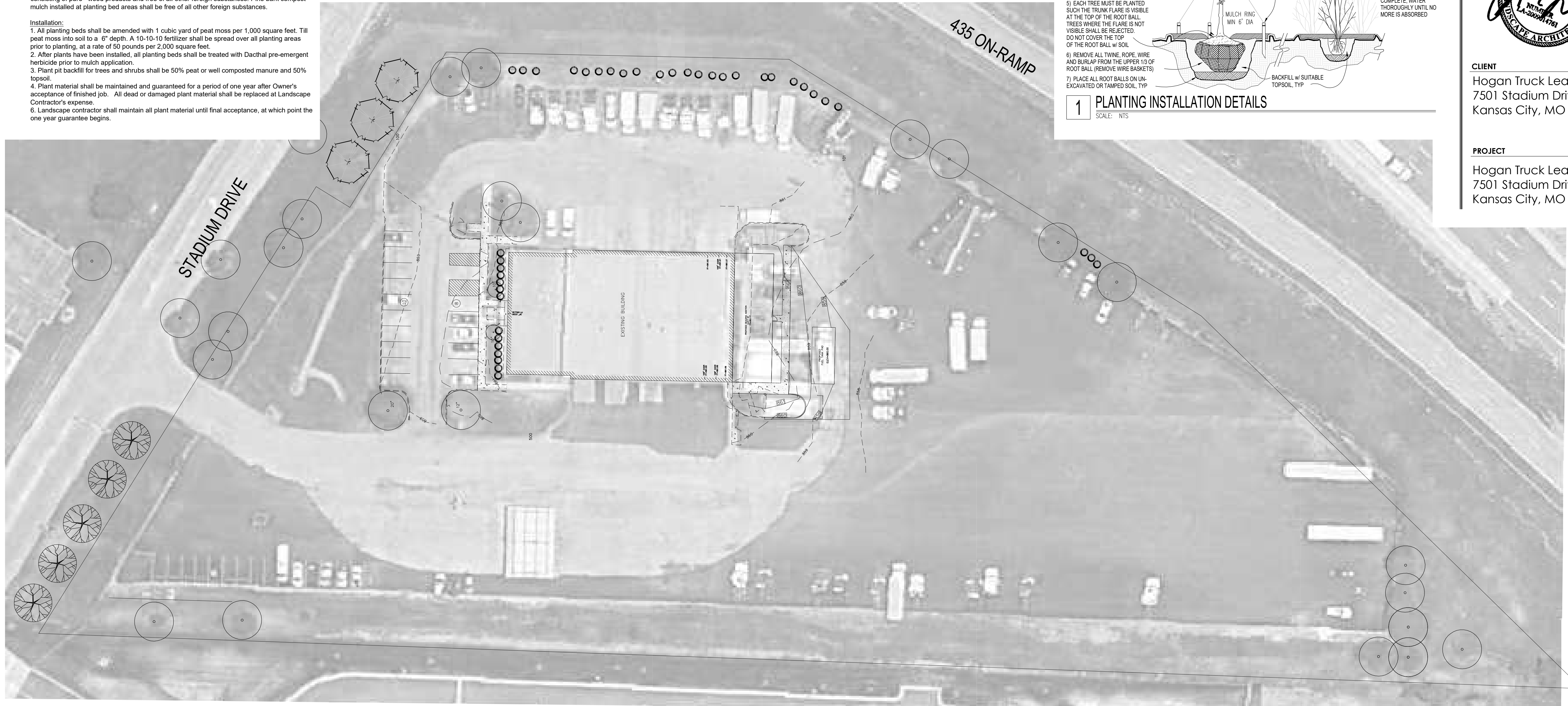
- 1) APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
  - 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
  - 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
  - 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- SHRUB PLANTING NOTES:
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR 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



## 1 PLANTING INSTALLATION DETAILS

SCALE: NTS

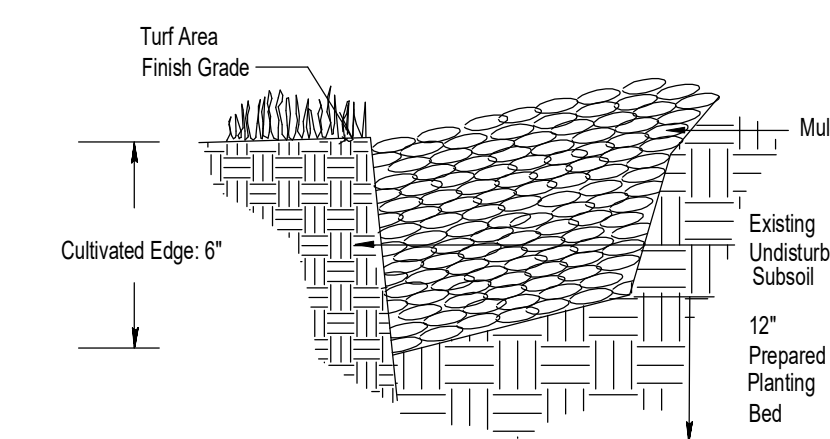


## 2 LANDSCAPE PLAN

SCALE: 1"=30'-0"

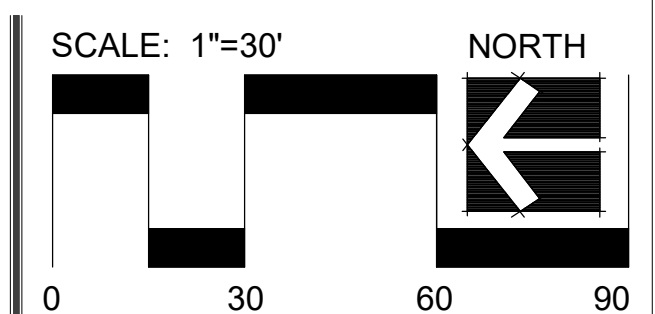
## Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	3	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2.5"	6" min. clear., ground to canopy
	5	Acer x truncatum "Warrenred"	Pacific Sunset Maple			2.5"	6" min. clear., ground to canopy
EXISTING TREES TO BE REMOVED				EXISTING TREES/SHRUBS TO BE PRESERVED			



## 3 CULTIVATED EDGE DETAIL

SCALE: NTS



Date: 5.6.2022  
 Project #: 904  
 Landscape Plan

# L1



CLIENT  
 Hogan Truck Leasing  
 7501 Stadium Drive  
 Kansas City, MO 64129

PROJECT  
 Hogan Truck Leasing  
 7501 Stadium Drive  
 Kansas City, MO 64129

**MEIER**  
 LANDSCAPE  
 ARCHITECTURE  
 15245 Metcalf Ave.  
 Overland Park, KS 66223  
 913.787.2817