

FILE NAME: w:\20174010\CADD\Planning\20174010\_Prelim\_Site\_Plan.dwg LAST SAVED BY: John Erpelting SAVED DATE: 11/1/2017 4:18 PM PLOTTED: 11/1/2017 4:19 PM

# GREEN HILLS PLAZA

## KANSAS CITY, PLATTE COUNTY, MISSOURI

### PRELIMINARY DEVELOPMENT PLAN

**LEGAL DESCRIPTION:**

All that part of the Southeast Quarter of Section 8, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri, being more particularly described as follows:

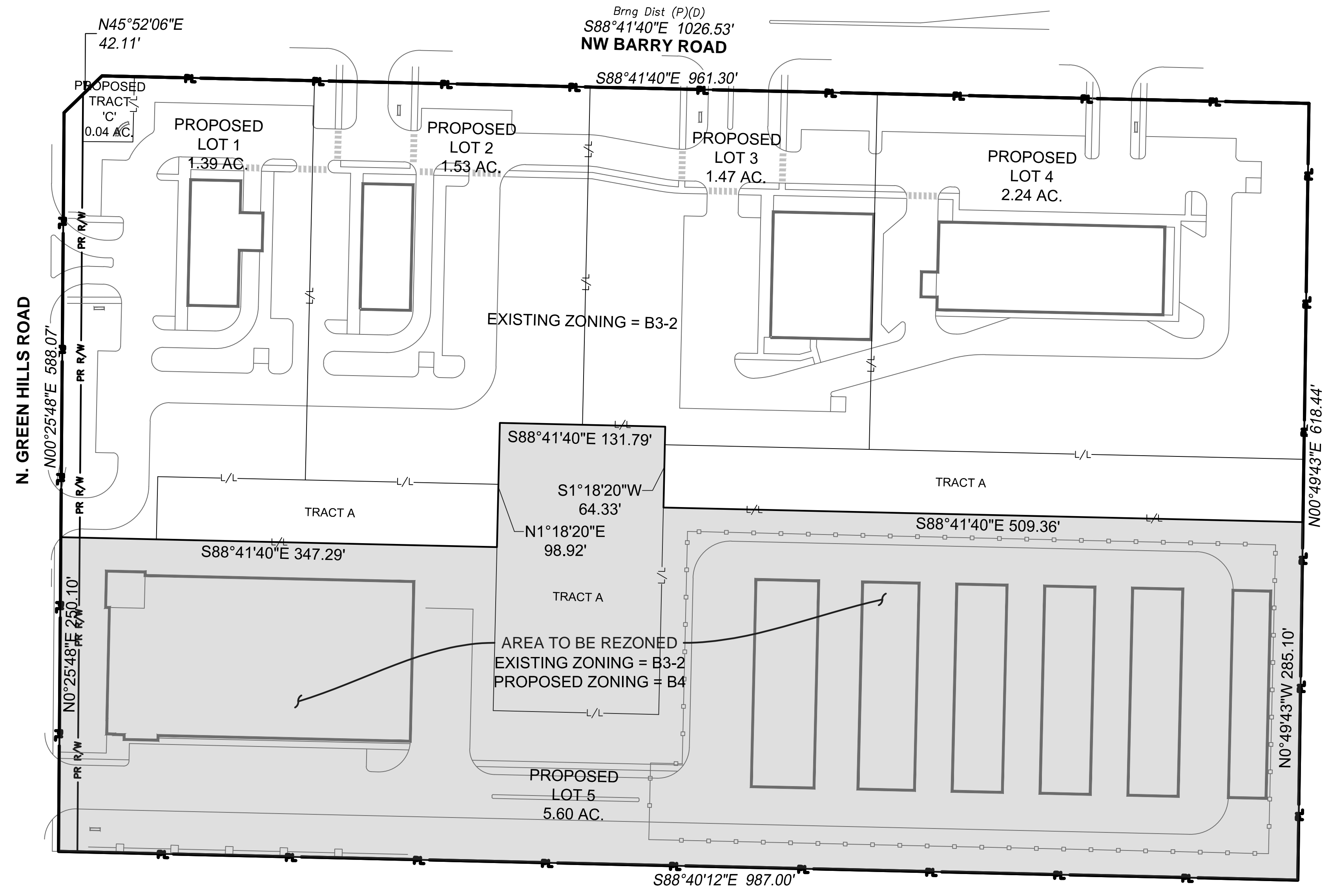
Commencing at the northwest corner of the Southeast Quarter of said Section 8; Thence South 0 degrees 25 minutes 48 seconds West along the west line of the southeast quarter of said section 8, a distance of 40.00 feet to a point on the south right of way line of NW Barry Road; Thence South 88 degrees 41 minutes 40 seconds East along the south right of way line of said NW Barry Road, being 40.00 feet south of and parallel with the north line of the southeast quarter of said section 8, a distance of 65.00 feet to the point of beginning of the tract of land to be described herein; Thence continuing South 88 degrees 41 minutes 40 seconds East along the south right of way line of said NW Barry Road, being 40.00 feet south of and parallel with the north line of the southeast quarter of said section 8, a distance of 961.30 feet; Thence South 0 degrees 49 minutes 43 seconds West, a distance of 6118.44 feet; Thence North 88 degrees 40 minutes 12 seconds West, a distance of 987.00 feet to a point on the east right of way line of North Green Hills Road; Thence North 0 degrees 25 minutes 48 seconds East along the east right of way line of North Green Hills Road, being 35.00 feet east of and parallel with the west line of the southeast quarter of said section 8, a distance of 588.07 feet; Thence North 45 degrees 52 minutes 06 seconds east, a distance of 42.11 feet to the point of beginning. Containing 611,050 square feet or 14.028 acres, more or less.

**B4 ZONING LEGAL DESCRIPTION:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 0 DEGREES 25 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 407.97 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 40 SECONDS EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH GREEN HILLS ROAD AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING SOUTH 88 DEGREES 41 MINUTES 40 SECONDS EAST, A DISTANCE OF 347.29 FEET; THENCE NORTH 1 DEGREE 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 98.92 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 40 SECONDS EAST, A DISTANCE OF 131.79 FEET; THENCE SOUTH 1 DEGREE 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 64.33 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 40 SECONDS EAST, A DISTANCE OF 509.36 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 285.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 12 SECONDS WEST, A DISTANCE OF 987.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID NORTH GREEN HILLS ROAD; THENCE NORTH 0 DEGREES 25 MINUTES 48 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF NORTH GREEN HILLS ROAD, BEING 35.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 250.10 FEET TO THE POINT OF BEGINNING.

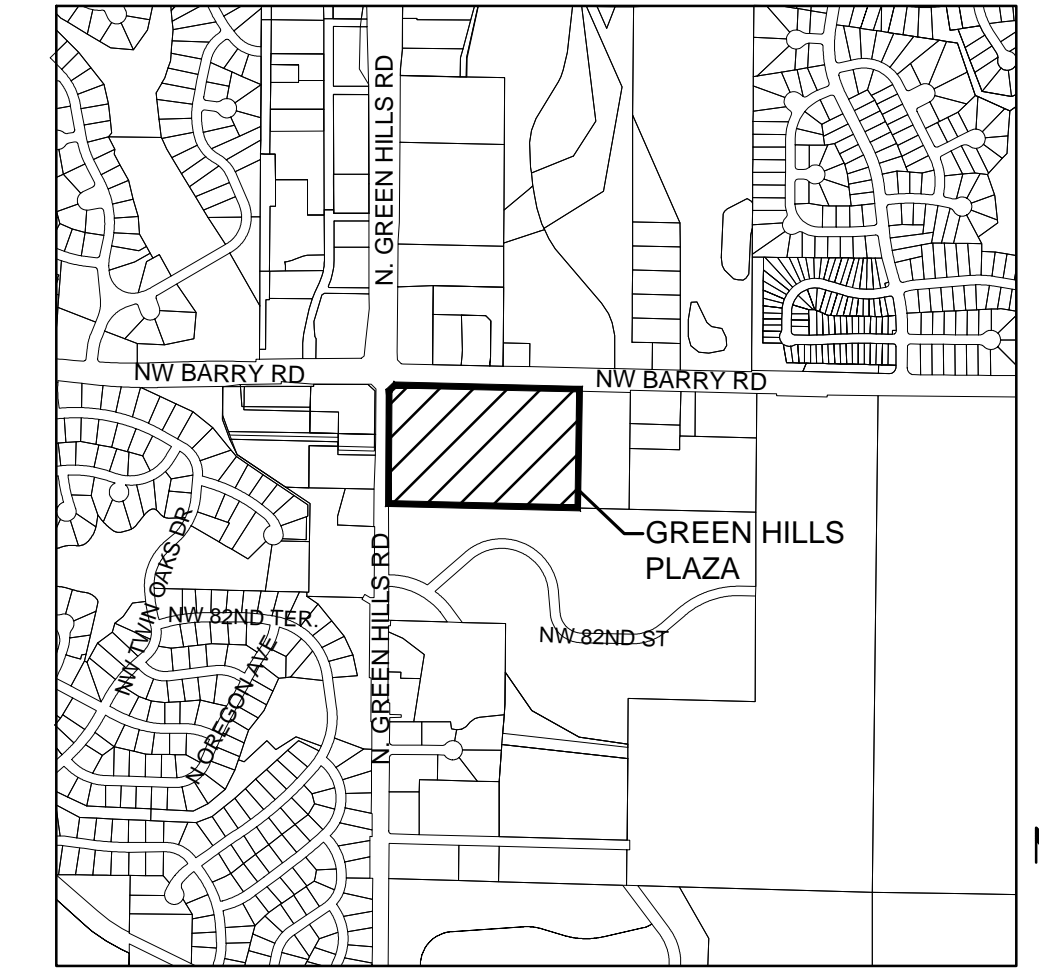
CONTAINING 277,911 SQUARE FEET OR 6.380 ACRES, MORE OR LESS.



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**LOCATION MAP:**



**Design Guidelines (Per Line Creek Area Plan):**

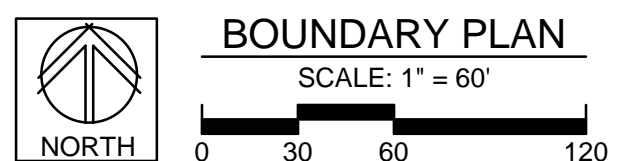
- Architectural materials should complement the character of the existing built environment through use of high quality, durable materials. Suggested materials include: wood, masonry, limited concrete, stone, cast stone, and tile.
- Materials, such as imitation masonry, metal panels, vinyl siding, concrete panels, or plywood, are discouraged on commercial buildings.
- Buildings within a development should have a coherent architectural theme in terms of mass, height, rooflines, and materials.
- Buildings facing major streets should integrate architectural details to enhance the street edge and promote human scale and interest. Suggested materials and details include but are not limited to corner elements, awnings, window inlets, planted window boxes and articulated entries.
- Primary building facades should be parallel to the sidewalk. Buildings should define a majority of the street edge. Surface parking lots are encouraged between or behind buildings.
- Where buildings are set back from the sidewalk, such areas should be treated as public spaces such as a plaza or courtyard.
- The front of all mixed-use buildings should include pedestrian-oriented elements such as: transparent display windows, outdoor seating for dining areas, public art, and pedestrian amenities such as fountains and benches.
- Locate and design large buildings to minimize windowless walls and service areas visible from public streets.
- Include a repeating pattern on building facades that includes color change, texture change and material change, with at least one of the elements repeating horizontally.
- Outside sales, storage, or display areas are discouraged. When permitted, such areas shall be screened with landscaping or enclosed with materials integral to the building architecture.
- Provide a clear and consistent street edge with at least 50% of the building's "active wall" oriented toward the street. An "active" wall is the side of the building containing the majority of the storefronts, customer entrances, and windows.
- Provide no less than 20% window to solid wall area for portions of a building facade above the ground floor.
- Street level uses should have a transparent quality. Sidewalk traffic as well as passing vehicles should be able to see activity within the building.
- Incorporate transparent glazing at all occupied levels of building facades oriented toward streets and pedestrian areas.
- Provide arcades, display windows, entry areas, awnings, and other features along no less than 60% of the ground floor facing public streets.
- Roof form, material, color, trim, and lighting should be an integral part of the building architecture. Roofs should not serve as attention-getting devices for signage or as an identifiable corporate image.
- Locate drive-through facilities, when permitted, on the side or rear of a building away from a street.

OWNER/APPLICANT/ DEVELOPER:		
GH4, LLC 5775 NORTHWEST 64TH TERRACE, SUITE 203 KANSAS CITY, MISSOURI 64111		
CONTACTS:		
NICK BOFEE		
PLANNER/ CIVIL ENGINEER/ LANDSCAPE ARCHITECT:		
LANDPLAN ENGINEERING 1400 GENSSESSER, SUITE 400 KANSAS CITY, MISSOURI 64102 816.221.2234		
CONTACTS:		
PLANNER/LANDSCAPE ARCHITECT: JOHN ERPELTING CIVIL ENGINEER: NICK HESER		

REVISIONS/ APPROVALS:		
Case/Ord. No.:	Date:	
Submitted to City	2017.08.18	
Revised Per Staff Comments	2017.10.09	
Approved by CPC	2017.10.17	
Revised Per CPC Comments	2017.11.01	

CITY PLAN COMMISSION  
RECOMMENDED  
**APPROVAL**  
SUBJECT TO CONDITIONS

DATE: **10-17-2017**



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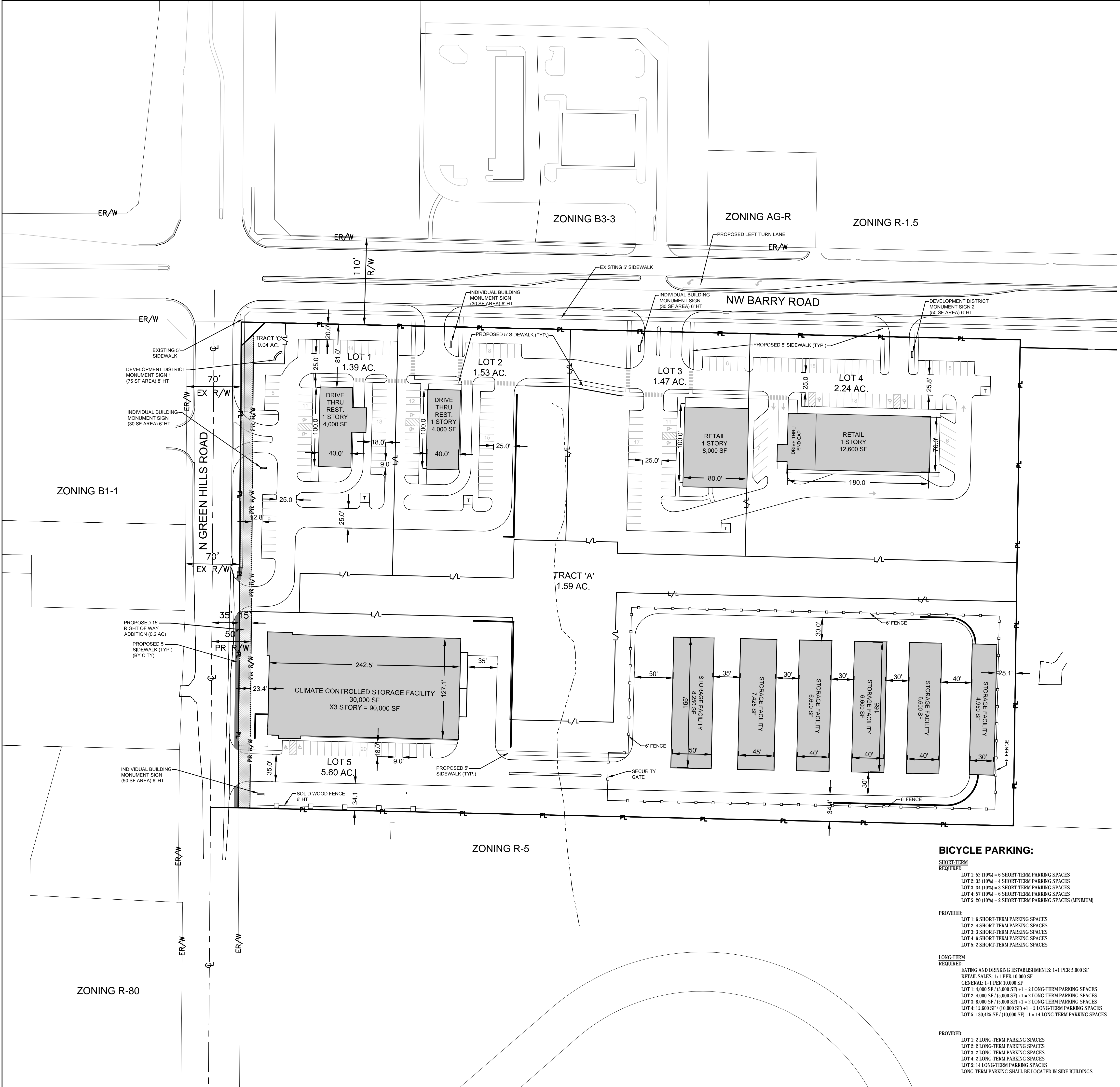
**GREEN HILLS PLAZA  
PRELIMINARY DEVELOPMENT PLAN  
COVER SHEET  
4031 NW BARRY ROAD  
KANSAS CITY, PLATTE COUNTY, MISSOURI**

REV	DATE	DESCRIPTION
0	08/18/17	INITIAL ISSUE
1	10/09/17	PER STAFF COMMENTS
2	11/01/17	PER CPC

DATE:	August 18, 2017
PROJECT NO.:	20174010
DESIGNED BY:	JFE
DRAWN BY:	JFE
CHECKED BY:	JFE

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PP	1

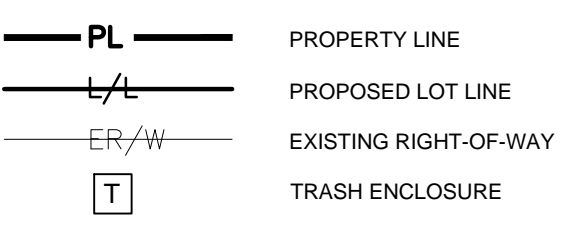
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**GENERAL NOTES:**

- EXISTING ZONING IS B3-2. PROPOSED ZONING IS B3-2 AND B4.
- TOTAL LAND AREA: 14.03 ACRES.
- EXISTING STREET RIGHT-OF-WAY: N/A
- PROPOSED STREET RIGHT-OF-WAY: 0.2 ACRES
- NET LAND AREA: 13.83 ACRES
- EXISTING USE: UNDEVELOPED
- PROPOSED USES: CLIMATE CONTROLLED SELF STORAGE FACILITY, STANDARD NON-CLIMATE CONTROLLED STORAGE FACILITY, DRIVE THRU RESTAURANT, RETAIL.
- PRELIMINARY BUILDING HEIGHTS: CLIMATE CONTROLLED SELF STORAGE FACILITY: 3 STORY BUILDING = 55' MAX. HT. STANDARD NON-CLIMATE CONTROLLED STORAGE BUILDINGS = 30' MAX. HT. DRIVE THRU: 1 STORY 28' MAX. HT. RETAIL: 1 STORY 28' MAX. HT.
- GROSS FLOOR AREAS: CLIMATE CONTROLLED STORAGE: 30,000 SF x 3 STORIES = 90,000 SF. STANDARD NON-CLIMATE CONTROLLED STORAGE: 40,425 SF. DRIVE THRU: 4,000 SF x 2 BUILDINGS = 8,000 SF. RETAIL: 20,600 SF.
- TOTAL BUILDING COVERAGE: 99,025 SF (TOTAL). CLIMATE CONTROLLED SELF STORAGE FACILITY: 30,000 SF. STANDARD NON-CLIMATE CONTROLLED STORAGE FACILITY: 40,425 SF. DRIVE THRU RESTAURANT: 8,000 SF. RETAIL: 20,600 SF.
- TOTAL FLOOR AREA RATIO: LOT 1 (DRIVE THRU): 4,000 GROSS FLOOR AREA / 60,548 SF (LAND AREA) = .07 FAR. LOT 2 (DRIVE THRU): 4,000 GROSS FLOOR AREA / 66,847 SF (LAND AREA) = .06 FAR. LOT 3 (RETAIL): 8,000 GROSS FLOOR AREA / 94,033 SF (LAND AREA) = .12 FAR. LOT 4 (RETAIL): 12,600 GROSS FLOOR AREA / 97,574 SF (LAND AREA) = .13 FAR. LOT 5 (STORAGE): 130,425 GROSS FLOOR AREA / 243,936 SF (LAND AREA) = .53 FAR.
- PARKING REQUIREMENTS: RESIDENTIAL STORAGE WAREHOUSE: 3, PLUS 1 PER 75 STORAGE SPACES. EATING & DRINKING ESTABLISHMENT: 10 PER 1,000 SF. LOTS 1 & 2: (4,000 SF / 1,000 SF) 10 = 40 SPACES. RETAIL SALES: 2.5 PER 1,000 SF. LOT 3: (8,000 / 1,000 SF) 2.5 = 20 SPACES. LOT 4: (12,600 / 1,000 SF) 2.5 = 35 SPACES. PARKING PROVIDED: SELF STORAGE (LOT 5): 20 SPACES. DRIVE THRU: LOT 1: 52 SPACES, LOT 2: 35 SPACES. RETAIL: LOT 3: 34 SPACES, LOT 4: 57 SPACES. \*FINAL NUMBER OF STORAGE UNITS AND PARKING CALCULATIONS WILL BE INCLUDED IN FINAL PLAN.
- ANTICIPATED PHASING OF CONSTRUCTION: PHASE 1 = LOT 5 + TRACT A + TRACT B. PHASE 2 = LOT 1; LOT 2; LOT 3; LOT 4.
- ANTICIPATED COMMENCEMENT AND COMPLETION OF CONSTRUCTION: PHASE 1 = 2017-2018 OR AS MARKET DEMANDS. PHASE 2 = 2018-2020 OR AS MARKET DEMANDS.
- THE NORTHEAST PORTION OF LOT 4 SHALL REMAIN UNDISTURBED DURING THE CONSTRUCTION OF PHASE ONE. THE AREA OF TREES TO REMAIN SHALL BE SHOWN ON ALL FUTURE CONSTRUCTION PLAN SHEETS.
- PROJECT PLAN AND BUILDING PERMIT PLANS TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, TRASH ENCLOSURE ELEVATIONS (TO MATCH BUILDING MATERIALS), CARPORT ELEVATIONS, DETACHED GARAGE ELEVATIONS, LANDSCAPING, BICYCLE PARKING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING & DEVELOPMENT CODE SECTION 88-445 OR AS MAY BE APPROVED THROUGH A COUNCIL APPROVED SIGNAGE PLAN PER SECTION 88-445-11.
- ALL INTERIOR ROADWAYS SHALL HAVE SUFFICIENT TURNING RADIUS FOR FIRE APPARATUS.
- STORMWATER DETENTION & BMPs SHALL BE PER APPROVED STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- 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 THE APPROPRIATE FIRE RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.
- ANTICIPATED HOURS OF OPERATION FOR LOT 5 (SELF STORAGE FACILITY): Office Hours: 9:00 AM - 6:00 PM, Monday - Saturday; 11:00 AM - 3:00 PM, Sunday. Access Hours: 7 days; 6:00 AM - 10:00 PM. HOURS OF OPERATION MAY BE ADJUSTED BY THE OWNER BASED ON OWNER'S BUSINESS NEEDS.
- DIGITAL AND ELECTRONIC PRICE SIGNS ARE PROHIBITED.
- ANY DRIVE-THRU FACILITY ON LOT 1 (CORNER LOT) AND END CAP OF LOT 4 SHALL HAVE A PORTE-COCHERE.
- CROSS ACCESS EASEMENT SHALL BE PROPOSED BETWEEN LOTS 1-4.

**PLAN LEGEND:**



**BICYCLE PARKING:**

**SHORT TERM REQUIRED:**  
 LOT 1: 52 (10%) = 6 SHORT-TERM PARKING SPACES  
 LOT 2: 35 (10%) = 4 SHORT-TERM PARKING SPACES  
 LOT 3: 34 (10%) = 3 SHORT-TERM PARKING SPACES  
 LOT 4: 57 (10%) = 6 SHORT-TERM PARKING SPACES  
 LOT 5: 20 (10%) = 2 SHORT-TERM PARKING SPACES (MINIMUM)

**PROVIDED:**  
 LOT 1: 6 SHORT-TERM PARKING SPACES  
 LOT 2: 4 SHORT-TERM PARKING SPACES  
 LOT 3: 3 SHORT-TERM PARKING SPACES  
 LOT 4: 6 SHORT-TERM PARKING SPACES  
 LOT 5: 2 SHORT-TERM PARKING SPACES

**LONG-TERM REQUIRED:**  
 EATING AND DRINKING ESTABLISHMENTS: 1-1 PER 5,000 SF  
 RETAIL SALES: 1-1 PER 10,000 SF  
 GENERAL: 1-1 PER 10,000 SF  
 LOT 1: 4,000 SF / (5,000 SF) +1 = 2 LONG-TERM PARKING SPACES  
 LOT 2: 4,000 SF / (5,000 SF) +1 = 2 LONG-TERM PARKING SPACES  
 LOT 3: 8,000 SF / (10,000 SF) +1 = 2 LONG-TERM PARKING SPACES  
 LOT 4: 12,600 SF / (10,000 SF) +1 = 2 LONG-TERM PARKING SPACES  
 LOT 5: 130,425 SF / (10,000 SF) +1 = 14 LONG-TERM PARKING SPACES

**PROVIDED:**  
 LOT 1: 2 LONG-TERM PARKING SPACES  
 LOT 2: 2 LONG-TERM PARKING SPACES  
 LOT 3: 2 LONG-TERM PARKING SPACES  
 LOT 4: 2 LONG-TERM PARKING SPACES  
 LOT 5: 14 LONG-TERM PARKING SPACES  
 LONG-TERM PARKING SHALL BE LOCATED IN SIDE BUILDINGS

**USES:**

THE FOLLOWING USES ARE EXPRESSLY PROHIBITED:  
 ADULT MEDIA STORE, ADULT MOTION PICTURE THEATER, SEX SHOP, CHECK CASHING STORE, PAWN SHOP, RECREATIONAL VEHICLE PARK, BLOOD/PLASMA CENTER OR TATTOO SHOP AND LIGHT EQUIPMENT SALES/RENTAL OUTDOOR.

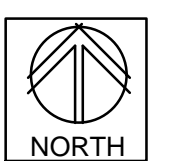
**OWNER/APPLICANT/ DEVELOPER:**

0714, LLC  
 5778 NORTHWEST 64TH TERRACE, SUITE 203  
 KANSAS CITY, MISSOURI 64119

CONTACT:  
 NICK WEBER

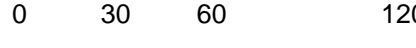
**PLANNER/ CIVIL ENGINEER/ LANDSCAPE ARCHITECT:**

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 816.221.2234  
 CONTACT:  
 PLANNER/LANDSCAPE ARCHITECT: JOHN ERPELDING  
 CIVIL ENGINEER: NICK WEBER



**SITE PLAN**

SCALE: 1" = 60'



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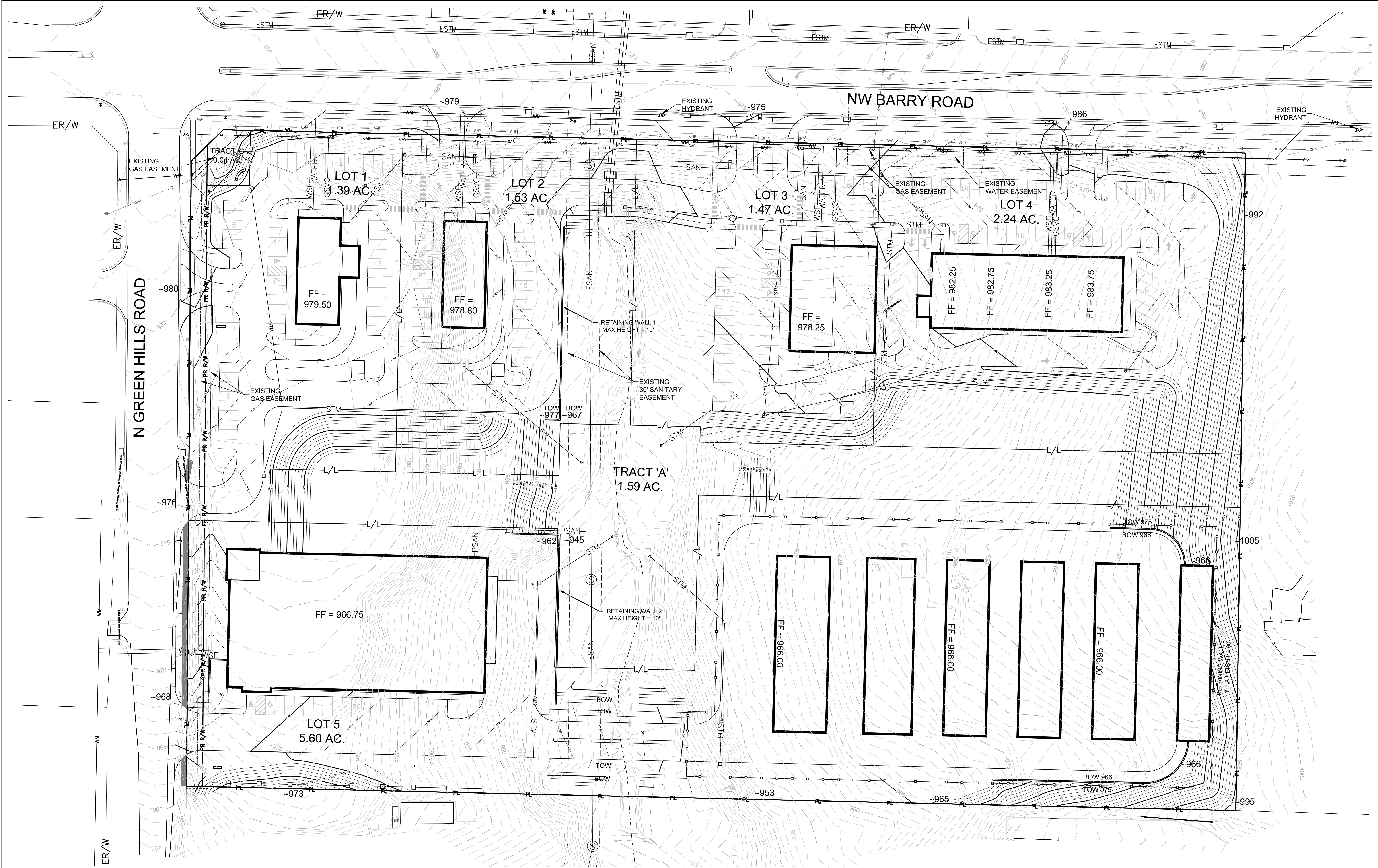
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 SITE PLAN  
 4031 NW BARRY ROAD  
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REV	DATE	DESCRIPTION
0	08/18/17	INITIAL ISSUE
1	10/09/17	PER STAFF COMMENTS
2	11/01/17	PER CPC COMMENTS

DATE:	August 18, 2017
PROJECT NO.:	20174010
DESIGNED BY:	JFE
DRAWN BY:	JFE
CHECKED BY:	JFE

ISSUE	SHEET NO.
PP	2

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**PLAN LEGEND:**

- |           |                                       |          |                                   |         |                            |             |                       |
|-----------|---------------------------------------|----------|-----------------------------------|---------|----------------------------|-------------|-----------------------|
| — PL —    | PROPERTY LINE                         | — PSAN — | PRIVATE SANITARY SEWER (PROPOSED) | — GAS — | UNDERGROUND GAS (EXISTING) | --- 100 --- | EXISTING 10' CONTOURS |
| — L/L —   | PROPOSED LOT LINE                     | — ESAN — | PUBLIC SANITARY SEWER (EXISTING)  | ⊕       | HYDRANT                    | --- 100 --- | EXISTING 2' CONTOURS  |
| — ER/W —  | EXISTING RIGHT-OF-WAY                 | — STM —  | PUBLIC STORM SEWERS (PROPOSED)    | ⊙       | WATER VALVE                | — 100 —     | PROPOSED 10' CONTOURS |
| — WATER — | PRIVATE WATER DISTRIBUTION (PROPOSED) | — ESTM — | PUBLIC STORM SEWERS (EXISTING)    | ⊙       | MANHOLE                    | — 100 —     | PROPOSED 2' CONTOURS  |
| — WM —    | PUBLIC WATER DISTRIBUTION (EXISTING)  | — OHP —  | OVER HEAD ELECTRIC (EXISTING)     |         |                            |             |                       |



**GRADING & UTILITY PLAN**  
SCALE: 1" = 40'

**OWNER/APPLICANT/ DEVELOPER:**  
GTHA, LLC  
5775 NORTHWEST 64TH TERRACE, SUITE 203  
KANSAS CITY, MISSOURI 64111  
CONTACT: NICK WEBER

**PLANNER/ CIVIL ENGINEER/ LANDSCAPE ARCHITECT:**  
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1600 GENESEE, SUITE 400  
KANSAS CITY, MISSOURI 64102  
816.221.2234  
CONTACT: PLANNER/LANDSCAPE ARCHITECT: JOHN ERPELDING  
CIVIL ENGINEER: NICK WEBER

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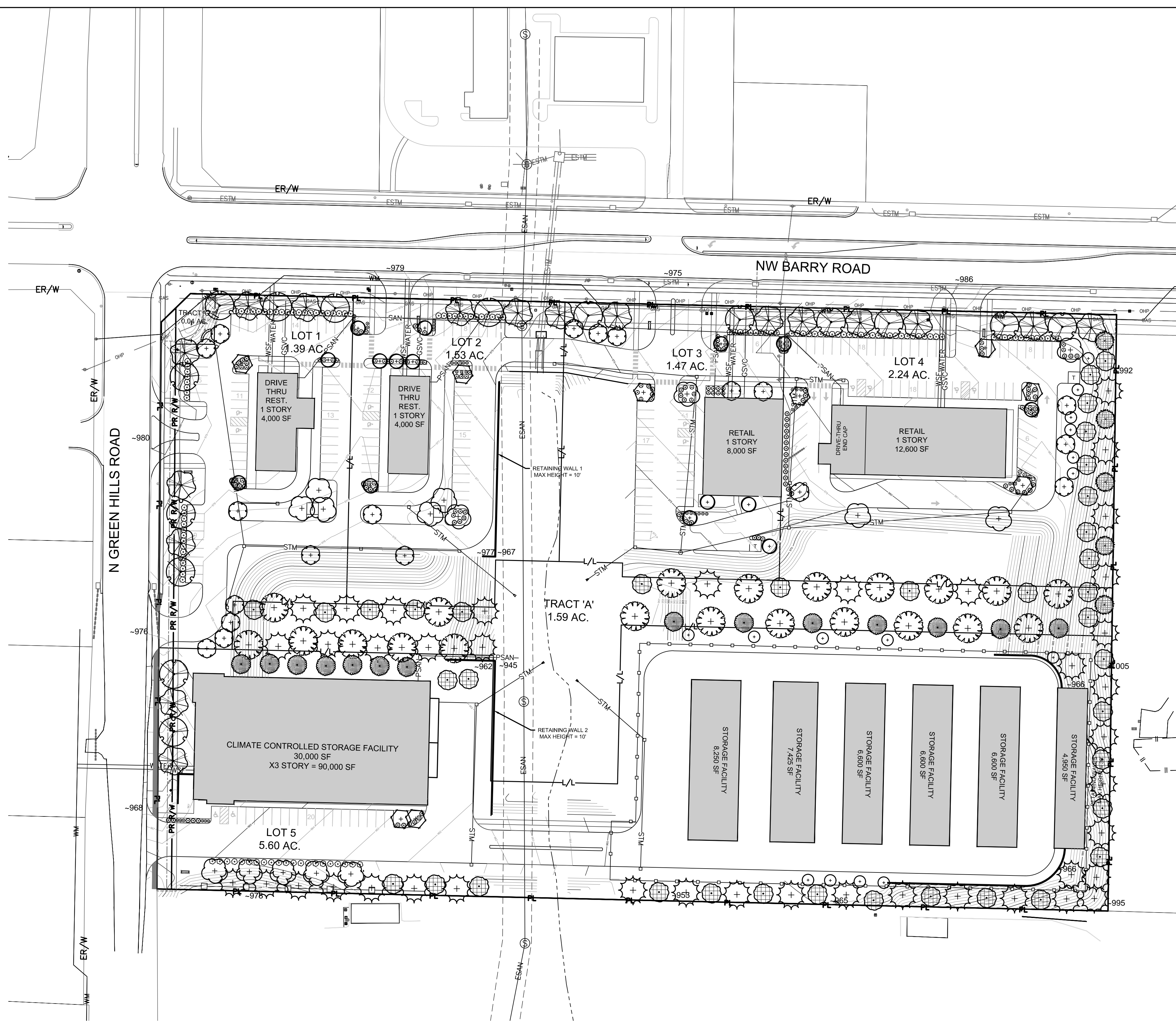
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PLANT SCHEDULE						
TREES	CODE	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	AB	Acer buergerianum Trident Maple	B&B	2.5"		14
	AG	Acer griseum Paperbark Maple	B&B	2.5"		15
	GR	Cornus florida rubra Pink Flowering Dogwood	B&B	2.5"		15
	GM	Quercus macrocarpa Bur Oak	B&B	2.5"		15
	GM2	Quercus muehlenbergii Chinkapin Oak	B&B	2.5"		17
	TC	Tilia cordata Littleleaf Linden	B&B	2.5"		15
	ZM	Zelkova serrata 'Mushino' Sawleaf Zelkova	B&B	2.5"		9
EVERGREEN TREES	CODE	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	CC	Cupressus arizonica 'Carolina Sapphire' Carolina Sapphire Cypress	B&B		6' HT	14
	PB	Picea pungens 'Baby Blueeyes' Baby Blue Eyes Spruce	B&B		6' HT	5
	PS	Pinus strobus White Pine	B&B		6' HT	41
	TD	Taxodium distichum Bald Cypress	B&B	2.5"		21
	TG	Thuja plicata 'Gravii' Spring Grove Arborvitae	B&B		6' HT	37
SHRUBS	CODE	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	JL	Juniperus chinensis 'Gold Lace' Gold Lace Juniper	5 GAL.			25
	JO	Juniperus virginiana 'Grey Owl' Eastern Redcedar	5 GAL.			127
	FM	Fieris japonica 'Mountain Fire' Mountain Fire Fieris	5 GAL.			60
	SS	Spiraea japonica 'Little Princess' Little Princess Japanese Spirea	3 GAL.			51

**STREET TREES**  
 REQUIRED: 1 TREE / 30 FEET OF R.O.W. FRONTAGE  
 310 FEET OF PLANTABLE N. GREEN HILLS RD. R.O.W. / 30 = 11  
 628 FEET OF PLANTABLE NW BARRY RD. R.O.W. / 30 = 21  
 32 TREES  
 PROVIDED: 32 TREES

**PERIMETER PARKING LOT LANDSCAPING**  
 REQUIRED: 10 FEET WIDE BUFFER STRIP W/ 1 TREE / 30 FEET OF R.O.W. & CONTINUOUS EVERGREEN SCREEN  
 PROVIDED: 19 STREET TREES USED TO SATISFY REQUIREMENT & 123 SHRUBS

**INTERIOR PARKING LOT LANDSCAPING**  
 REQUIRED: 35 SF LANDSCAPE AREA / 1 PARKING SPACE  
 1 TREE / 5 PARKING SPACES  
 1 SHRUB / 1 PARKING SPACE  
 GROUND COVER PLANTS MUST COVER INTERIOR LANDSCAPE AREAS  
 198 PARKING SPACES (35 SF LANDSCAPE AREA) = 6,930 SF LANDSCAPE AREA  
 198 PARKING SPACES / 5 = 40 TREES  
 198 PARKING SPACES (1 SHRUB) = 198 SHRUBS  
 PROVIDED: 6,942 SF OF LANDSCAPE AREA  
 40 TREES  
 198 SHRUBS

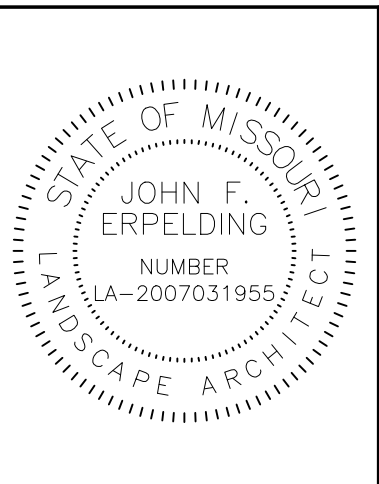
**GENERAL LANDSCAPING REQUIREMENTS**  
 REQUIRED: 1 TREE / 5,000 SF OF BUILDING COVERAGE  
 99,025 SF OF BUILDING / 5,000 = 19  
 PROVIDED: 109 TREES



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**GREEN HILLS PLAZA  
 PRELIMINARY DEVELOPMENT PLAN  
 LANDSCAPE PLAN  
 4031 NW BARRY ROAD  
 KANSAS CITY, PLATTE COUNTY, MISSOURI**

REV	DATE	DESCRIPTION
0	08/18/17	INITIAL ISSUE
1	10/09/17	PER STAFF COMMENTS
2	10/27/17	PER CPC COMMENTS



**OWNER/APPLICANT/ DEVELOPER:**  
 GH14, LLC  
 5778 NORTHWEST 64TH TERRACE, SUITE 203  
 KANSAS CITY, MISSOURI 64111

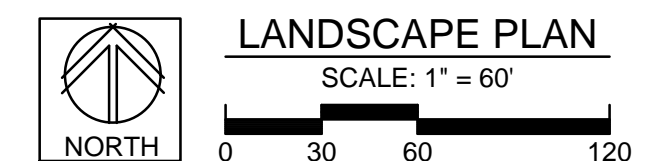
**CONTACT:**  
 NICK WEBER

**PLANNER/ CIVIL ENGINEER/ LANDSCAPE ARCHITECT:**  
 LANDPLAN ENGINEERING  
 1000 GENESEE, SUITE 400  
 KANSAS CITY, MISSOURI 64102  
 816.221.2234

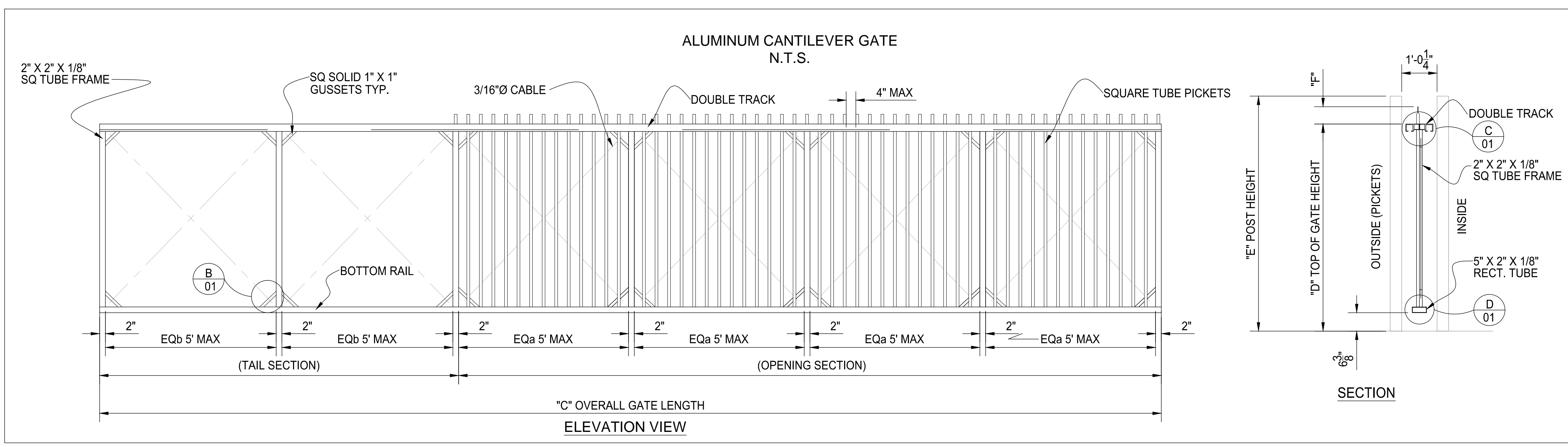
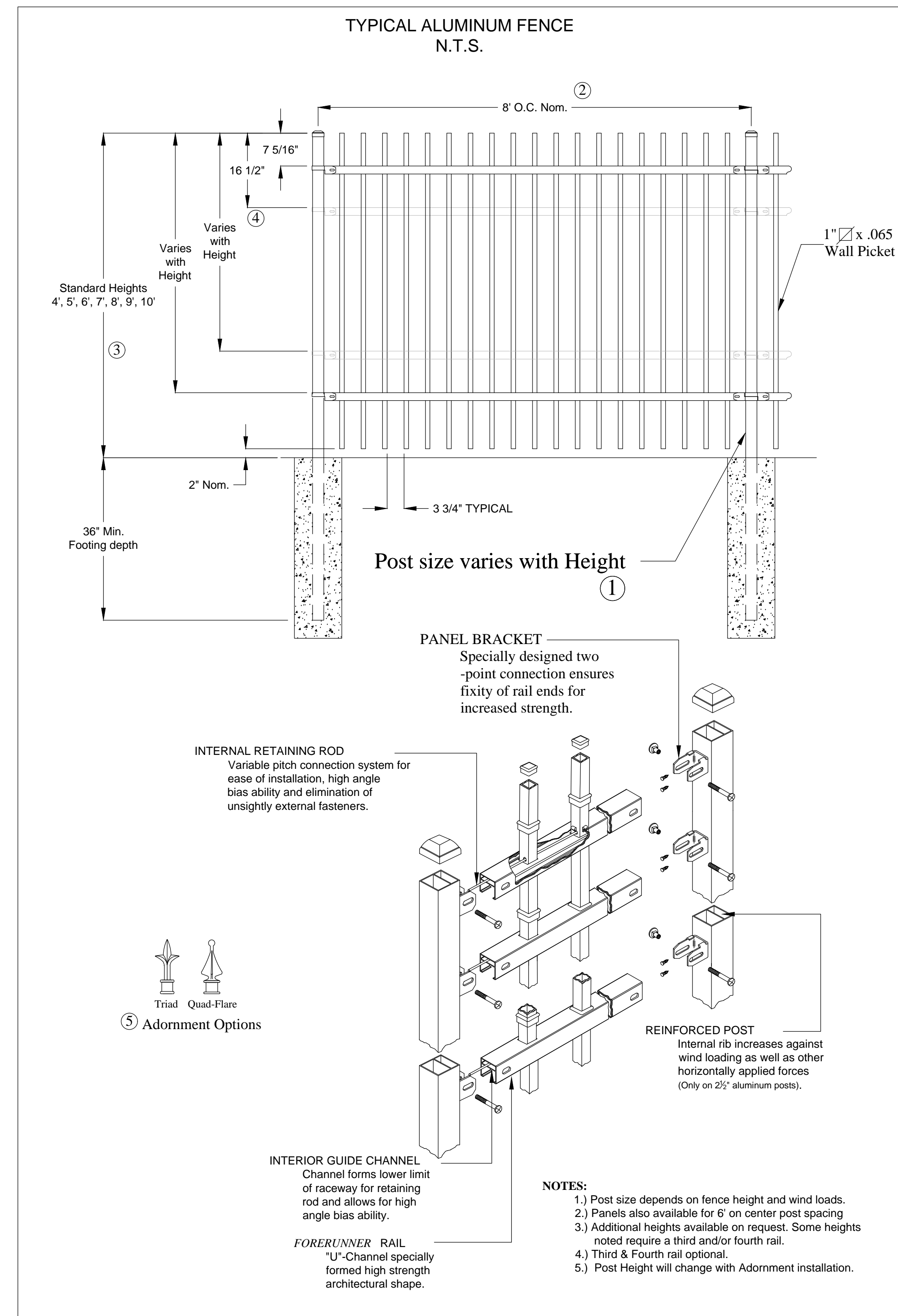
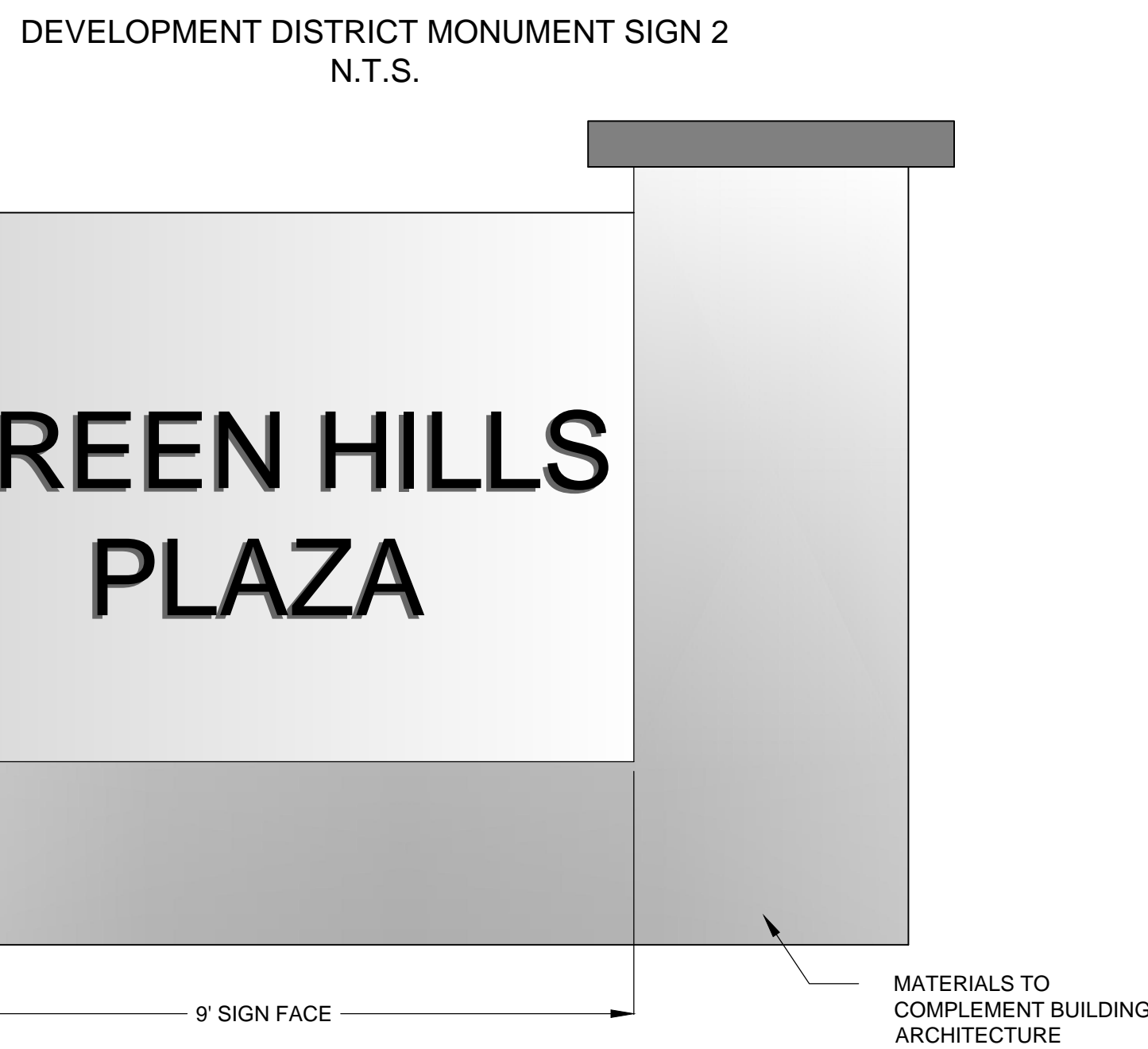
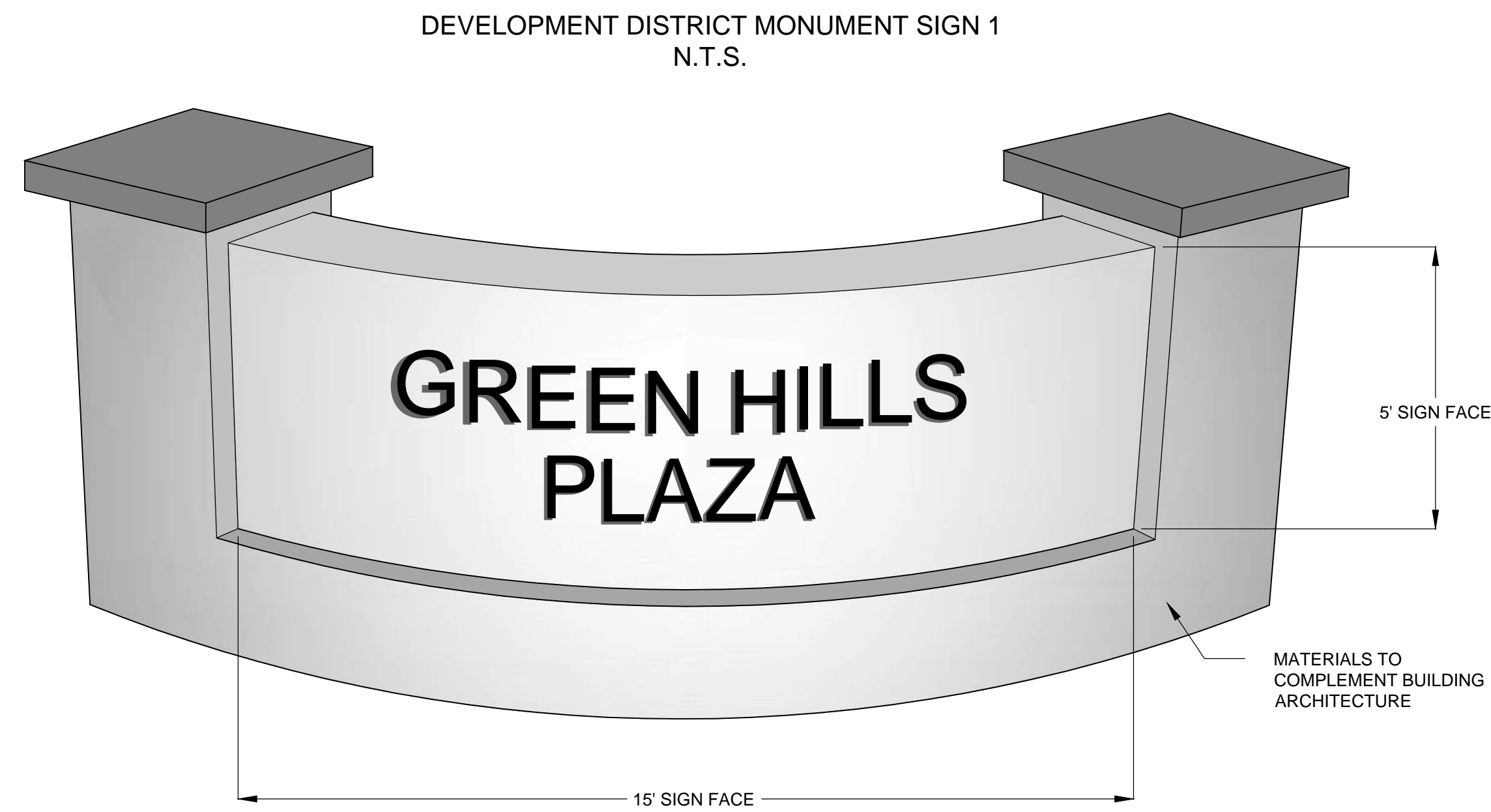
**CONTACT:**  
 PLANNER/LANDSCAPE ARCHITECT: JOHN ERPELDING  
 CIVIL ENGINEER: NICK WEBER

**DATE:** August 18, 2017  
**PROJECT NO.:** 20174010  
**DESIGNED BY:** JFE  
**DRAWN BY:** JFE  
**CHECKED BY:** JFE

**ISSUE** SHEET NO.  
**PP** **4**



FILE NAME: W:\20174010\CA0\Planning\20174010\_Prelim\_Site\_Plan.dwg LAST SAVED BY: John Erpelding SAVED DATE: 11/1/2017 4:25 PM PLOTTED: 11/2/2017 10:10 AM



<b>OWNER/APPLICANT/ DEVELOPER:</b>	
GH4, LLC 5778 NORTHWEST 64TH TERRACE, SUITE 203 KANSAS CITY, MISSOURI 64111	
CONTACT: NICK WEBER	
<b>PLANNER/ CIVIL ENGINEER/ LANDSCAPE ARCHITECT:</b>	
LANDPLAN ENGINEERING 1600 GENESEE, SUITE 400 KANSAS CITY, MISSOURI 64102 816.221.2234	
CONTACT: PLANNER/LANDSCAPE ARCHITECT: JOHN ERPELDING CIVIL ENGINEER: NICK WEBER	



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**GREEN HILLS PLAZA**  
REZONING & DEVELOPMENT PLAN  
SECTIONS / ELEVATIONS  
4031 NW BARRY ROAD  
KANSAS CITY, PLATTE COUNTY, MISSOURI

REV	DATE	DESCRIPTION
0	09/28/17	PER STAFF COMMENTS

DATE:	August 18, 2017
PROJECT NO.:	20174010
DESIGNED BY:	JFE
DRAWN BY:	JFE
CHECKED BY:	JFE
ISSUE	SHEET NO.
<b>PP0</b>	<b>7</b>



1 CORNER VIEW FROM NW  
.A1



2 DETAIL VIEW AT ENTRY  
.A1

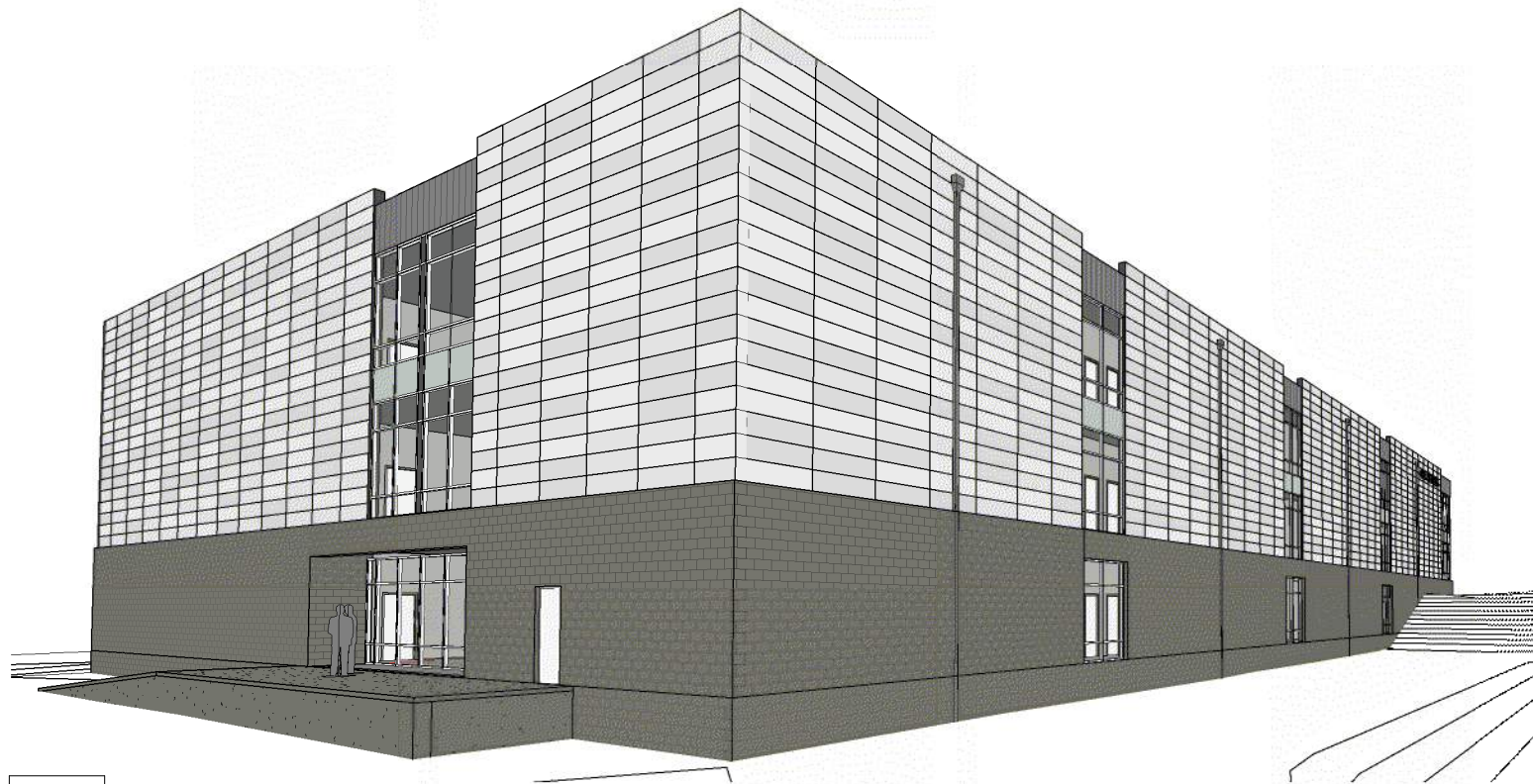


3 ENTRY VIEW FROM SW  
.A1





1 ENTRY VIEW FROM SOUTH  
.A2



2 LOADING DOCK FROM NE  
.A2

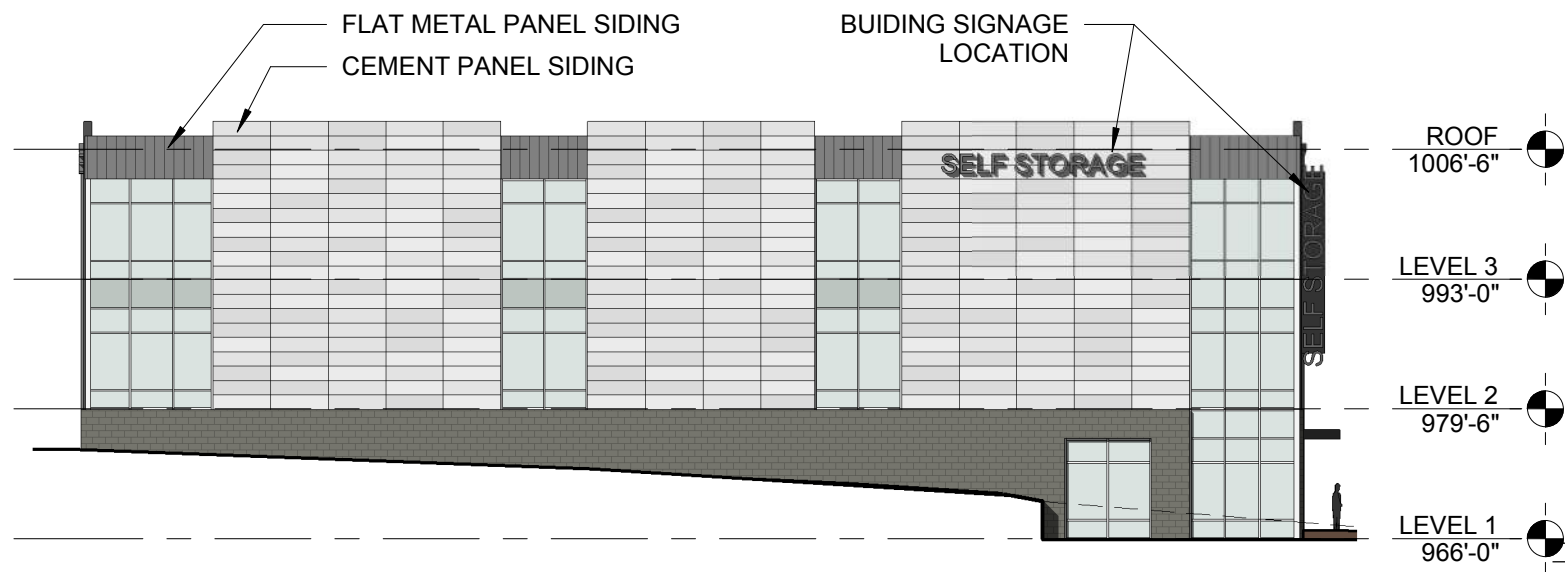


AMAI ARCHITECTURE  
1501 Walnut Suite 200  
Kansas City, MO 64108  
P 816.994.5900/5901 F

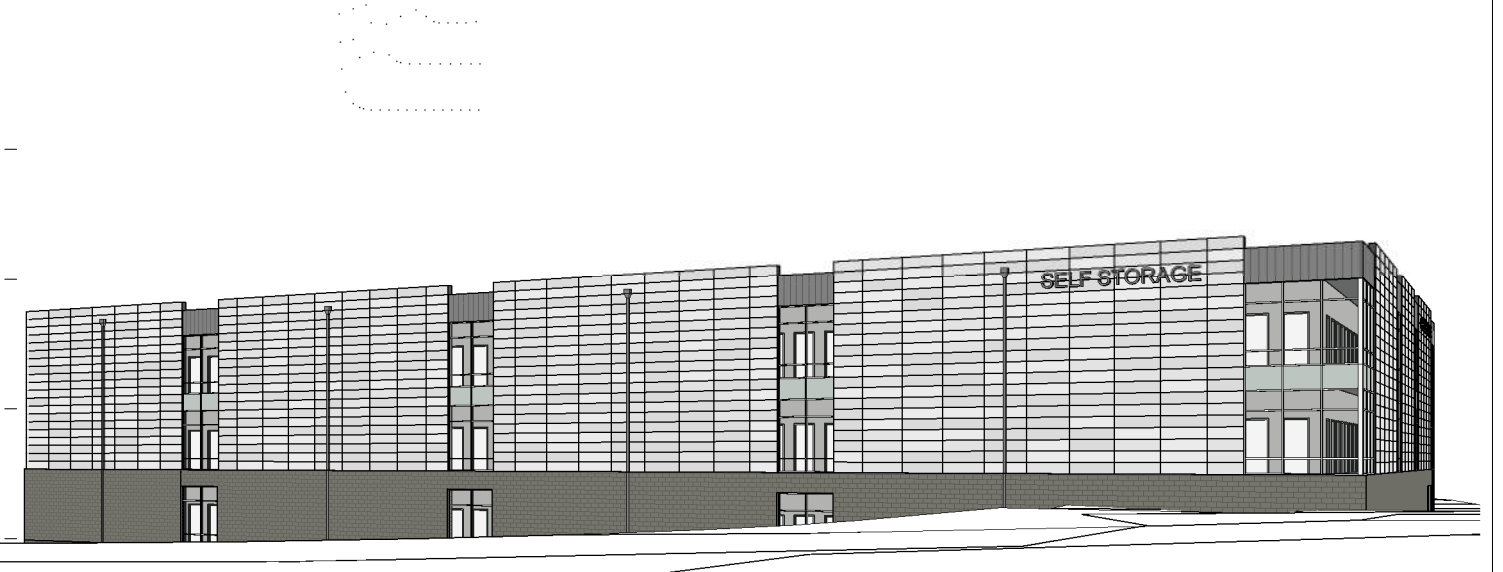
AMERICO - GREEN HILLS & BARRY RD  
17-110  
10.25.2017

EXTERIOR  
IMAGES

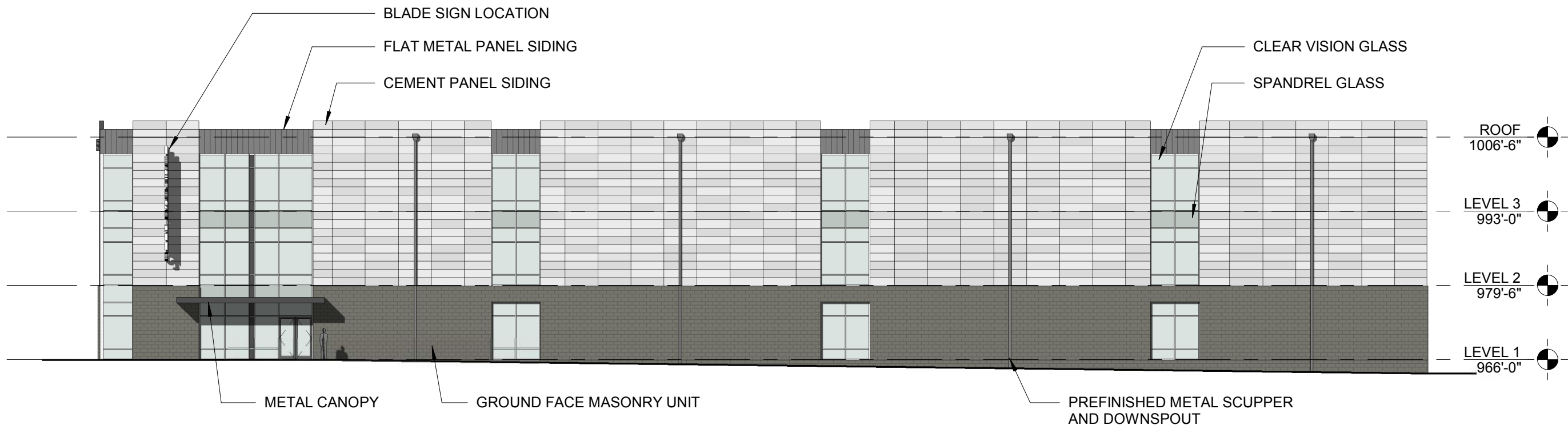
.A2



**2 WEST ELEVATION**  
 .A3 1" = 20'-0"

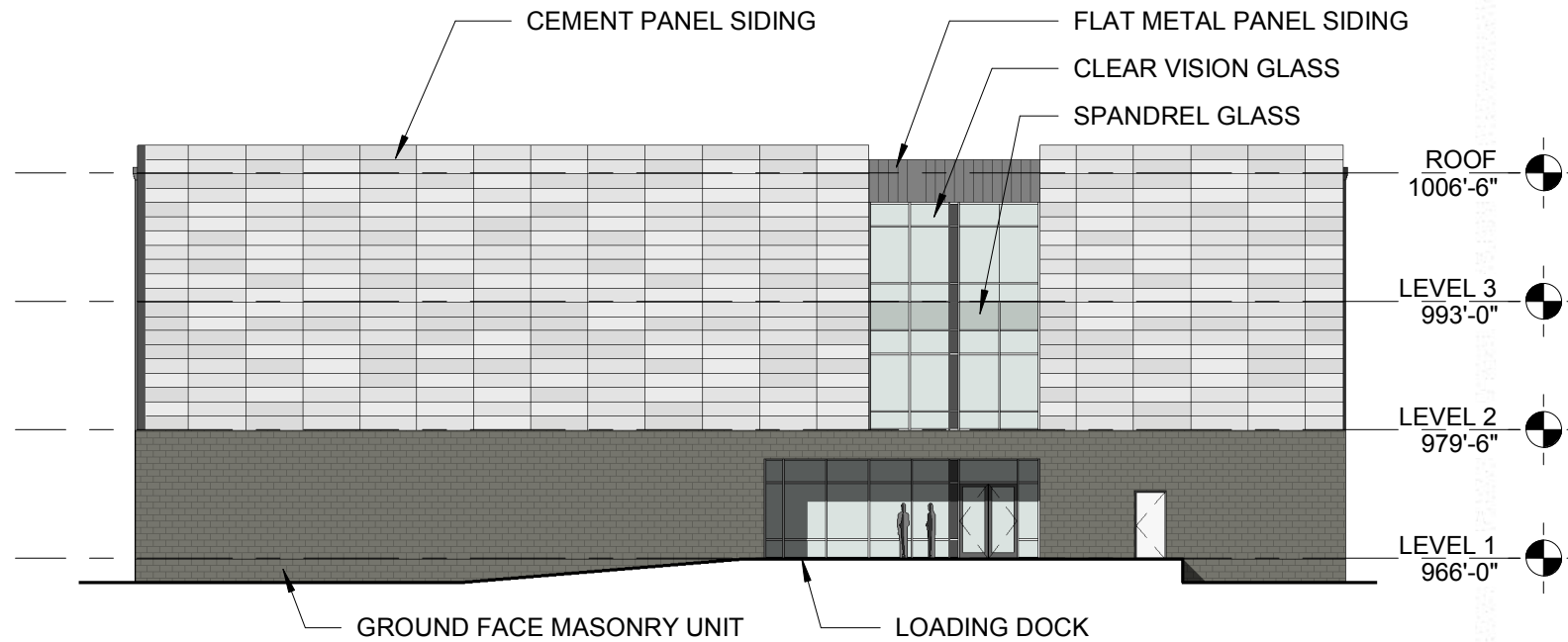


**3 STREET LEVEL VIEW FROM NORTH**  
 .A3



**1 SOUTH ELEVATION**  
 .A3 1" = 20'-0"

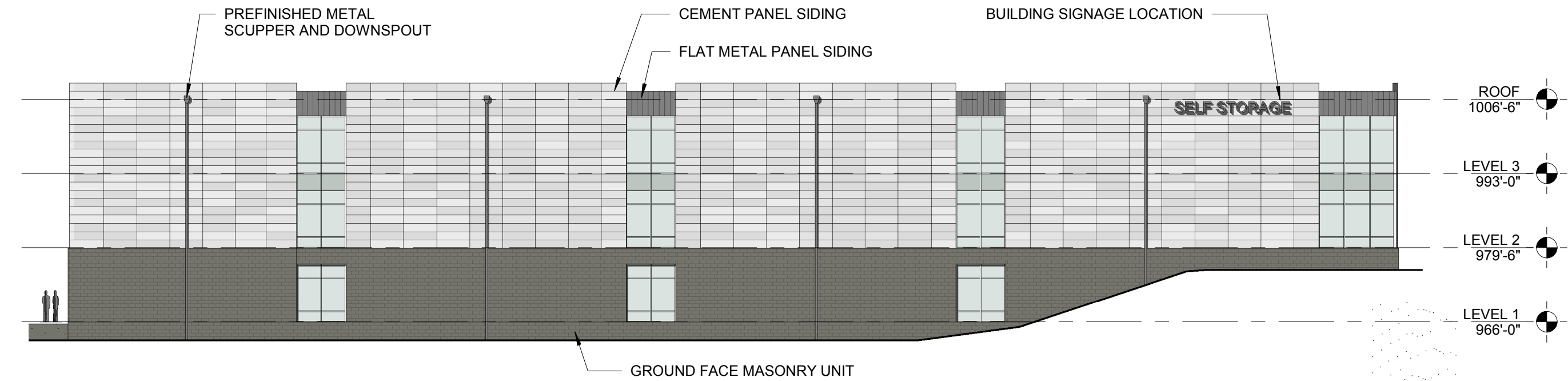




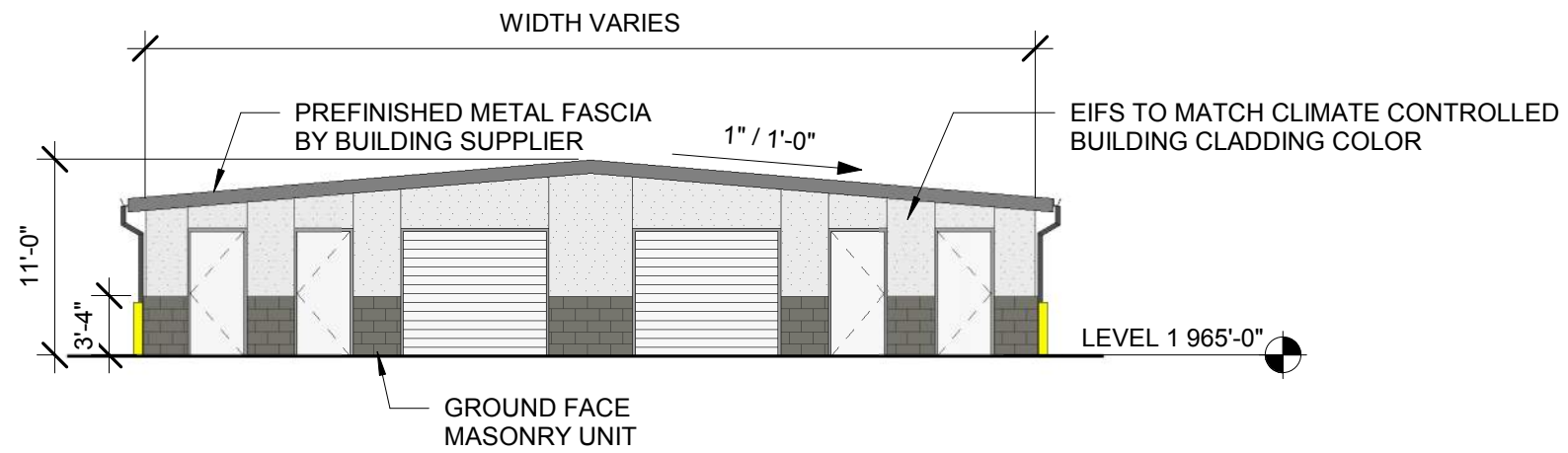
**2 EAST ELEVATION**  
 .A4 1" = 20'-0"



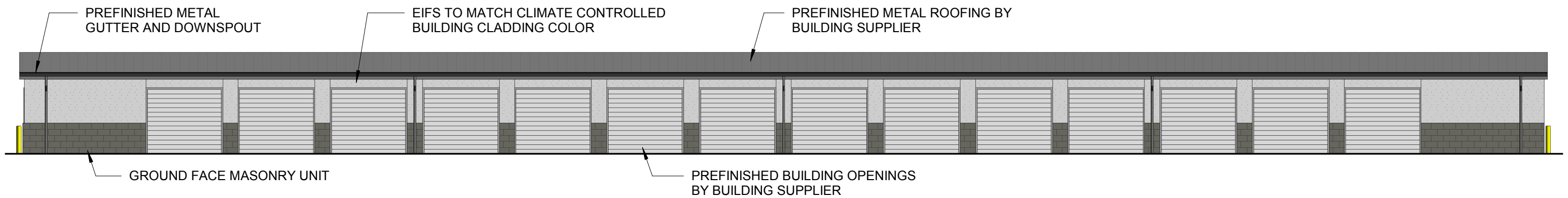
**3 TOWER VIEW FROM NW**  
 .A4



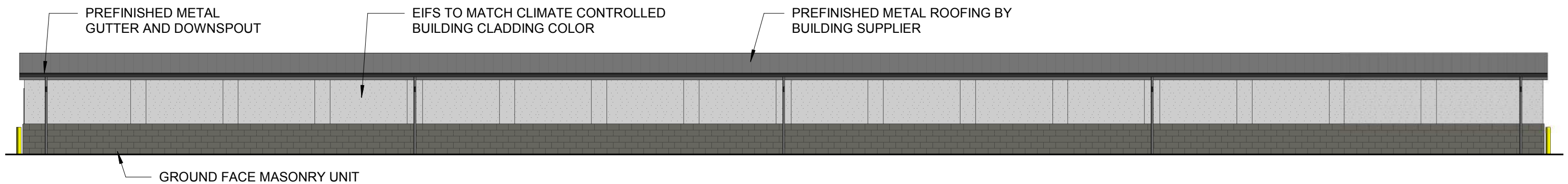
**1 NORTH ELEVATION**  
 .A4 1" = 20'-0"



**1** SELF STORAGE - SOUTH ELEVATION, TYP  
 .A5 3/32" = 1'-0"

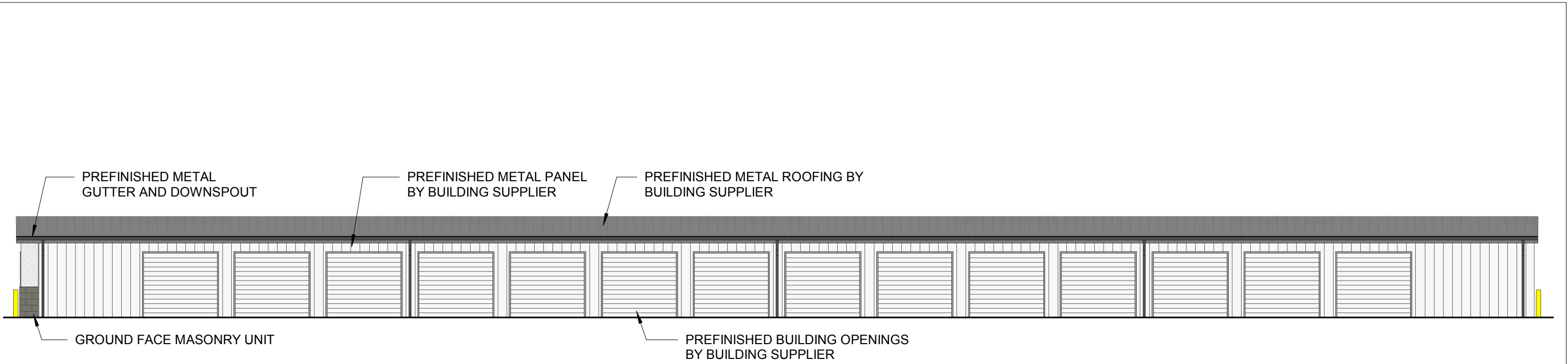


**2** SELF STORAGE - EAST ELEVATION (DOOR OPTION)\*  
 .A5 3/32" = 1'-0"



**3** SELF STORAGE - EAST ELEVATION (NO DOORS OPTION)\*  
 .A5 3/32" = 1'-0"

\*DOOR OPTION ON EASTERNMOST SELF-STORAGE BUILDING IS DEPENDENT ON FINAL RETAINING WALL CONFIGURATION AND RESULTING AVAILABLE DRIVEWAY/ACCESS SPACE ALONG EAST SIDE OF SITE.



1	SELF STORAGE - EAST/WEST ELEVATIONS, TYP
.A6	3/32" = 1'-0"

