

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00066

Tractor Supply



June 17, 2026

Docket # 4

Request

Development Plan – Non-Residential

Applicant

Brett Greene
Oxford Architecture

Owner

Texas NH Management LLC

Site Information

Location	2201 NW Barry Rd
Area	4.51 Acres
Zoning	B3-2
Council District	2 nd
County	Platte
School District	Platte County R-III

Surrounding Land Uses

North: Undeveloped commercial, B3-2
South: Residential, R-7.5
East: Undeveloped commercial, post office, B3-2, UR
West: Undeveloped commercial, B3-2

KC Spirit Playbook Alignment

CD-CPC-2026-00066, medium alignment

Land Use Plan

The Line Creek Area Plan recommends Commercial for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

NW Barry Road is identified as a Suburban Commercial typology on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a development plan to allow two principal uses, retail sales and light equipment sales/rental, on one lot.

Existing Conditions

There is an existing building, previously a Joann Fabrics, and accessory parking lot located on the subject site.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 10, 2026. A meeting summary is attached; see Attachment #3.

Project Timeline

The application was filed on May 14, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #4 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed plan includes an existing retail building to remain and the addition of outdoor light equipment sales and rental as a second principal use. Originally, staff considered the outdoor sales to be accessory to the principal building; however, the Zoning Code only allows accessory outdoor retail sales to be 15 percent of the gross floor area of the principal building, which the proposed plan exceeds. The majority of the site will remain the same aside from the proposed fenced area on the west side of the site and added screening of a permanent trailer display on the east side of the site.

Proposed fencing facing NW Barry Road will be either a horizontal pre-finished vinyl or aluminum. The other sides of the fenced area may be chain link with gates on the east and west sides for vehicles to pull through. Exact species for landscape screening will be determined prior to planting, but possible species include Hornbeam, Aspen, and Dogwood. Fencing and landscaping will be reviewed further with the building permit.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	

Standards	Meets	Notes
Signs (88-445)	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed plan complies with all applicable sections of the Zoning and Development Code.

"The subject site is designated for commercial use by the Line Creek Area Plan future land use plan and is zoned B3-2. The proposed MPD establishes two primary uses, retail sales and outdoor retail sales. Both uses are compatible with the future land use designation and the zoning district. The proposed site plan provides adequate screening and landscaping around the outdoor storage uses, minimizing the visual impact from public right-of-way. The proposed MPD has a medium alignment with the KC Spirit Playbook and Line Creek Area Plan by allowing for the sustainable reuse of an existing building, utilizing existing infrastructure, and making landscaping and screening improvements on the site." -John Myers, 2nd District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

Retail sales is a permitted use in the B3-2 district. Outdoor light equipment sales and rental requires a special use permit in the B3-2 district and this development plan is acting in lieu of that application type.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress are expected to be adequate to the site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Most of the traffic coming to the site is expected to be vehicular based on this specific retailer. There are existing sidewalk areas in front of the building to remain.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utilities are adequate to serve the site and have been reviewed during the building plan review process.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The exterior of the existing building is mostly staying the same aside from new corrugated metal siding at the entrance and paint to match Tractor Supply Co image and branding.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

There are no changes to the parking lot, thus not requiring additional landscaping. The applicant will provide landscape screening on the east side of the site to screen the permanent trailer display from NW Barry Road.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

There are no proposed changes to impervious surface with this plan. The existing condition is consistent with a retail use and building of this size.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

No significant trees will be removed from the site. Additional landscaping will be provided to screen outdoor trailer display areas.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: June 11, 2026

Case Number: CD-CPC-2026-00066

Project: Tractor Supply

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.

GUIDELINES

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- GENERAL GUIDELINES FOR PROPANE LOCATION AND INSTALLATION:
- PROPANE TANK LOCATION TO COMPLY WITH NFPA STANDARDS AND GUIDELINES.
 - CONTRACTOR TO VERIFY COMPLIANCE WITH PROPANE COMPANY PRIOR TO INSTALLATION.
 - PROPANE TANK TO BE INSTALLED 25'-0" MIN. AWAY FROM ANY STRUCTURE PER NFPA 58.
 - PROPANE TANK TO BE INSTALLED 25'-0" MIN. AWAY FROM LIGHT POLES UNLESS EXPLOSION PROOF BOX INSTALLED PER NFPA 58.
 - PROPANE TANK TO BE INSTALLED 25'-0" AWAY FROM UTILITIES (I.E. STORMWATER, ELECTRICAL TRANSFORMERS, METERS) PER NFPA 58.
 - PROPANE TANK TO BE INSTALLED 25'-0" MIN. AWAY FROM PROPERTY LINES PER NFPA 58.
 - PROPANE TANK TO HAVE 15' CLEARANCE FROM RUNNING VEHICLES TO POINT OF TRANSFER PER NFPA 58.
 - G.C. TO CONFIRM PROPOSED LOCATION SHOWN ON SITE PLAN IS CLEAR OF ALL KNOWN OBSTRUCTIONS AND WITHIN 100' OF BUILDING FOR LOCATING SHUTOFF PRIOR TO COMMENCING WORK.
 - ANY OBSTRUCTIONS FOUND, G.C. SHALL NOTIFY TSC PM AND ARCHITECT IN WRITING FOR RESOLUTION PRIOR TO COMMENCING WORK.

GUIDELINES

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (FOR FENCED OUTDOOR DISPLAY AREA FIXTURE INSTALLATION)
- CONTRACTOR TO VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
 - DRILL HOLES FOR ANCHORING RACK. GENERALLY THE HOLE IN THE FOOT OF THE RACK IS 1/2" IN DIAMETER. HOWEVER, THIS MAY VARY. GENERAL CONTRACTOR IS TO DETERMINE IN THE FIELD THE MOST APPROPRIATE SIZE REQUIRED TO ANCHOR RACKS.
 - RACKS ARE TO BE SECURELY ANCHORED W/ ANCHOR BOLTS IN EVERY AVAILABLE HOLE.
 - FOLLOWING INSTALLATION, REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA.

GUIDELINES

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (FOR DETACHED FENCED OUTDOOR DISPLAY AREA)
- PERIMETER OF NEW FOD LOCATION TO BE MARKED WITH ORANGE BARRICADE FENCING AND/OR CAUTION TAPE OR SIMILAR CLOSE-OFF MATERIALS TO PREVENT THE PARKING OF VEHICLES WITHIN THE WORK ZONE FOR FOD FENCE CONSTRUCTION.
- SHOULD CARS BE PRESENT WITHIN THE CONSTRUCTION ZONE, A NOTE IS TO BE PLACED ON THE VEHICLE INDICATING THE INTENT TO CONSTRUCT WITH A DATE OF COMMENCEMENT FOR SAID CONSTRUCTION AND THE TSC PM SHALL BE CONTACTED IMMEDIATELY TO DETERMINE A PLAN OF ACTION TO RESOLVE.

SPECIFICATIONS

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):
- NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
 - REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM/TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
 - CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
 - PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE INDICATED. MINIMUM OF (2) TWO COATS.
 - PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

SPECIFICATIONS

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (FOR NEW 8 FOOT BLACK VINYL CHAIN LINK FENCE):
- FABRIC: 96" 9 GA. BLACK VINYL (2" MESH) CHAIN LINK FABRIC.
 - TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL 8" 19' 48V. GRADE.
 - LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
 - TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
 - GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
 - (4) GATES: (2) 20 FOOT CANTILEVERED SLIDING GATES, (2) 4 FOOT SWING GATES, WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
 - SWINGING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED.
 - TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOO RING SPACED 24" ON CENTER.
 - FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOCK CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
 - TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
 - POST FOOTING: TRUCK POURED CONCRETE.
 - SWING GATE LATCH TO BE CHAIN LINK FENCE-LTM BY HOOVER FENCE CO. OR EQUAL AND SHALL ACCEPT PAD LOCKS.

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	43.4'	43.4'	NO	
Front Setback	50.7'	50.7'	NO	
Side Setback	72.9'	72.9'	NO	
Side Setback (abutting street)	NA	NA	NO	
Height	75' MAX	39'-4"	NO	

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s) List All Proposed Uses	92	93	NA	NA	NA
Total					

Land Data	Area
Total Land Area	196,455.6 S.F.
Land Area for Proposed and Existing Right of Way	7,359
Net Land Area	161,052.6
Plot Data	Count
Number of Lots	1
Number of Tracts	1

88-424 TREE PRESERVATION AND PROTECTION	Calculation	Units
Step 1a Total acreage of continuous canopy cover to be removed		Acres
1b Total acreage of continuous canopy cover to be preserved outside of any stream buffers		Acres
1c Step 1a - Step 1b		Acres
2a Undisturbed acres of canopy cover in stream buffers		Acres
2b Step 1c - Step 2a		Acres
3 Multiply the acreage calculated in Step 2b by 0.35		Inches
4 Multiply the acreage in Step 3 by 150 caliper inches		Inches
5 Total caliper inches of trees provided for landscape plan per 88-425		Inches
6 Total caliper inches required to mitigation: Step 4- Step 5		Dollars
7 If paying a fee in-lieu, multiply Step 6 by \$185		
EXISTING VEGETATION TO REMAIN. NEW SCREENING IS PROVIDED TO SHIELD VIEW OF NEW PERMANENT TRAILER DISPLAY.		

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2	B3-2	NO	
Gross Land Area				
in square feet	196,455.6	196,455.6	NO	
in acres	4.51	4.51	NO	
Right-of-way Dedication				
in square feet	7,359	7,359	NO	
in acres	0.169	0.169	NO	
Net Land Area				
in square feet	161,052.6	161,052.6	NO	
in acres	3.69	3.69	NO	
Building Area (sq. ft.)	35,403	35,403	NO	
Floor Area Ratio	0.18	0.18	NO	
Residential Use Info	NA	NA	NO	
Total Dwelling Units	NA	NA	NO	
Detached House	NA	NA	NO	
Zero lot line House	NA	NA	NO	
Cottage House	NA	NA	NO	
Semi-attached House	NA	NA	NO	
Townhouse	NA	NA	NO	
Multi-unit House	NA	NA	NO	
Multi-unit House	NA	NA	NO	
Colonnade	NA	NA	NO	
Multiple	NA	NA	NO	
Multi-unit Building	NA	NA	NO	
Total Lots	NA	NA	NO	
Residential	NA	NA	NO	
Public/Civic	NA	NA	NO	
Commercial	NA	NA	NO	
Industrial	NA	NA	NO	
Other	NA	NA	NO	

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	N/A	N/A	NO	
88-425-04 General	N/A	N/A	NO	
88-425-05 Permitted Vehicular Use Area Adjacent to Streets				
Buffer Width Trees				
Shrubs/Wall/Berm	N/A	N/A	NO	
Adjacent to Residential Zones				
Buffer Width Trees				
Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area Trees	N/A		NO	
Shrubs				
88-425-07 Parking Garage Screening	Describe	N/A		
88-425-08 Mechanical/Utility Equipment Screening	Describe	N/A		
88-425-09 Outdoor Use Screening	Describe	NEW VEGETATION SCREENING FOR TRAILER DISPLAY		

KEYNOTES

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (REFER ONLY TO NOTES THAT ARE INDICATED BY NUMERICAL KEY ON PLAN):
- CONTRACTOR SHALL CLEAN EXISTING LIGHTPOLES FREE FROM DEBRIS AND ENSURE SYSTEMS ARE IN GOOD WORKING ORDER. REPLACE BALLAST IN EXISTING LIGHTING SYSTEM.
 - EXISTING ACCESSIBILITY SIGNAGE. SEE DETAILS SHEET AS1.1. CONTRACTOR SHALL VERIFY THAT SIGNAGE IS LEGIBLE AND FREE FROM DAMAGE.
 - CONTRACTOR TO CONFIRM THAT ACCESSIBLE ROUTE AT FRONT IS ACCEPTABLE TO THE LOCAL GOVERNING AUTHORITY'S ACCESSIBILITY STANDARD. THE RUNNING SLOPE DOES NOT EXCEED 1:20 AND CROSS SLOPE DOES NOT EXCEED A 1:48 SLOPE.
 - 4" PAINTED STRIPE INDICATING EXTENT OF DRIVE AISLE AND DISPLAY AREAS. YELLOW ON CONCRETE AND WHITE ON ASPHALT OR AS DETERMINED BY TSC PROJECT MANAGER. SEE PARKING LOT PAINT SPECIFICATION THIS SHEET. BLACKOUT EXISTING SPACES AS NECESSARY.
 - EXISTING CONCRETE DUMPSTER AND PAD LOCATION.
 - NEW PIPE BOLLARD(S). SEE DETAIL 3 15/AS1.1. COVER PER FINISH SCHEDULE ON A0.1.
 - CONTRACTOR TO SPRAY SIDEWALK, PARKING LOT, DOWNSPOUT, AND OVERFLOW AREAS FOR WEED REMOVAL ON PREMISES.
 - NEW TSC MONUMENT SIGN. SIGN AND FOUNDATION SHALL BE DESIGNED BY SIGNAGE VENDOR PER CURRENT TSC STANDARD CRITERIA PLANS. NOTE THAT NEW SIGN SHALL COMPLY WITH THE CITY OF WOODSTOCK, GA ORDINANCE 2025-025.
 - PROPANE LOCATION. CONCRETE MUST BE LEVEL AT LOCATION OF PROPANE TANK. SEE DETAIL 12/AS1.1 FOR MORE INFORMATION. NEW CONCRETE PAD AND PROPANE TANK. COORDINATE WITH MANUFACTURE FOR LOCATION AND SIZE OF PAD, TANK AND NUMBER OF BOLLARDS. BOLLARDS TO RECEIVE MOCUE BOLLARD COVERS. CONCRETE TO BE A MINIMUM 6" THICK 4000 PSI WITH 6 X 6 W 1.4 X W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL. PAD TO SIT FLUSH WITH ADJACENT GRADE. PROVIDE NEW 6" WIDE CURB TO MATCH EXISTING. ADJACENT CURB AT NEW PAVEMENT. PAVEMENT WILL EXTEND TO BOUNDARY OF PROPANE PAD AS INDICATED.
 - EXISTING PAD-MOUNTED TRANSFORMER LOCATION.
 - FENCED OUTDOOR RACKING. SEE TSC FINAL MERCHANDISING LAYOUT. RACK HEIGHT SHALL NOT EXCEED 8'-0" A.F.F.
 - EXISTING ELECTRICAL METER AND SERVICE.
 - EXISTING FDC. CONTRACTOR SHALL COORDINATE THE ORIENTATION OF THE CONNECTION WITH THE FIRE MARSHAL TO ENSURE POSITIVE CONNECTION WITHOUT INTERFERENCE. ADJUST HOSE CONNECTION AWAY FROM FOD FENCE.
 - EXISTING GAS METER.
 - (2) BOPIS SPACES. SEE SIGNAGE DETAILS ON AS1.1.
 - (2) VETERAN SPACES. SEE SIGNAGE DETAILS ON AS1.1.
 - CONTRACTOR TO INSTALL NEW CONCRETE TOW MOTOR PATH WITH BROOM FINISH. NEW CONCRETE PAD. CONCRETE TO BE A MINIMUM 6" THICK 4000 PSI WITH 6 X 6 W 1.4 X W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL. PAD TO SIT FLUSH WITH FINISHED FLOOR AND HAVE POSITIVE SLOPE AWAY FROM BUILDING. ELEVATION OF NEW WORK SHALL MATCH THE ADJACENT CONCRETE SIDEWALK ELEVATION TO ENSURE ACCESSIBLE ROUTE.
 - NEW PERMANENT TRAILER DISPLAY.
 - NEW CUSTOMER LOADING.
 - NEW FENCED OUTDOOR DISPLAY AREA. SEE AS1.1.
 - NEW 20 FOOT ALUMINUM TUBE CANTILEVERED GATE. SEE AS1.1.
 - NEW 4 FOOT ALUMINUM TUBE SWING GATE. SEE AS1.1.
 - NEW STRIPED PULL-THROUGH SPACES.
 - PROVISIONS SHALL BE PROVIDED TO RENAME 'DELTA DRIVE' TO 'JIM WRIGHT WAY.'
 - NEW 8'-0" TALL BLACK VINYL CHAINLINK FENCE. PROVIDE THREE SIDES OF FOD. SEE SPECIFICATIONS THIS SHEET. SEE DETAILS 2,3, 7, AND 8/AS1.1.
 - NEW VINYL PRIVACY FENCE WITH 90% OPAQITY PROVIDED AS BASE BID. SEE DETAIL 12/AS1.1. PROVIDE ALTERNATE FOR NEW 8'-0" ALUMINUM TUBE FENCE WITH PRIVACY SLATS (90% OPAQUE). SEE SPECIFICATIONS THIS SHEET. NOTE: SHOP DRAWINGS FOR THE FINAL PRIVACY FENCE SHALL BE PROVIDED TO TSC, THE ARCHITECT, AND AHJ FOR REVIEW AND APPROVAL.
 - NEW LANDSCAPE BUFFER, ADJACENT TO EXISTING TREE. PROVIDE DWARF TREES COMPLYING WITH THE AHJ'S REQUIREMENTS FOR SCREENING OF THE NEW PERMANENT TRAILER STORAGE AREA. NOTE: A LANDSCAPE ARCHITECT SHALL BE ENGAGED BY THE CONTRACTOR TO VERIFY ADEQUATELY PLANTING AND PROVIDE AN AFFIDAVIT PRIOR TO RECEIVING THE C.O..



OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

NORTH
KANSAS CITY,
MISSOURI

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President, Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 25161

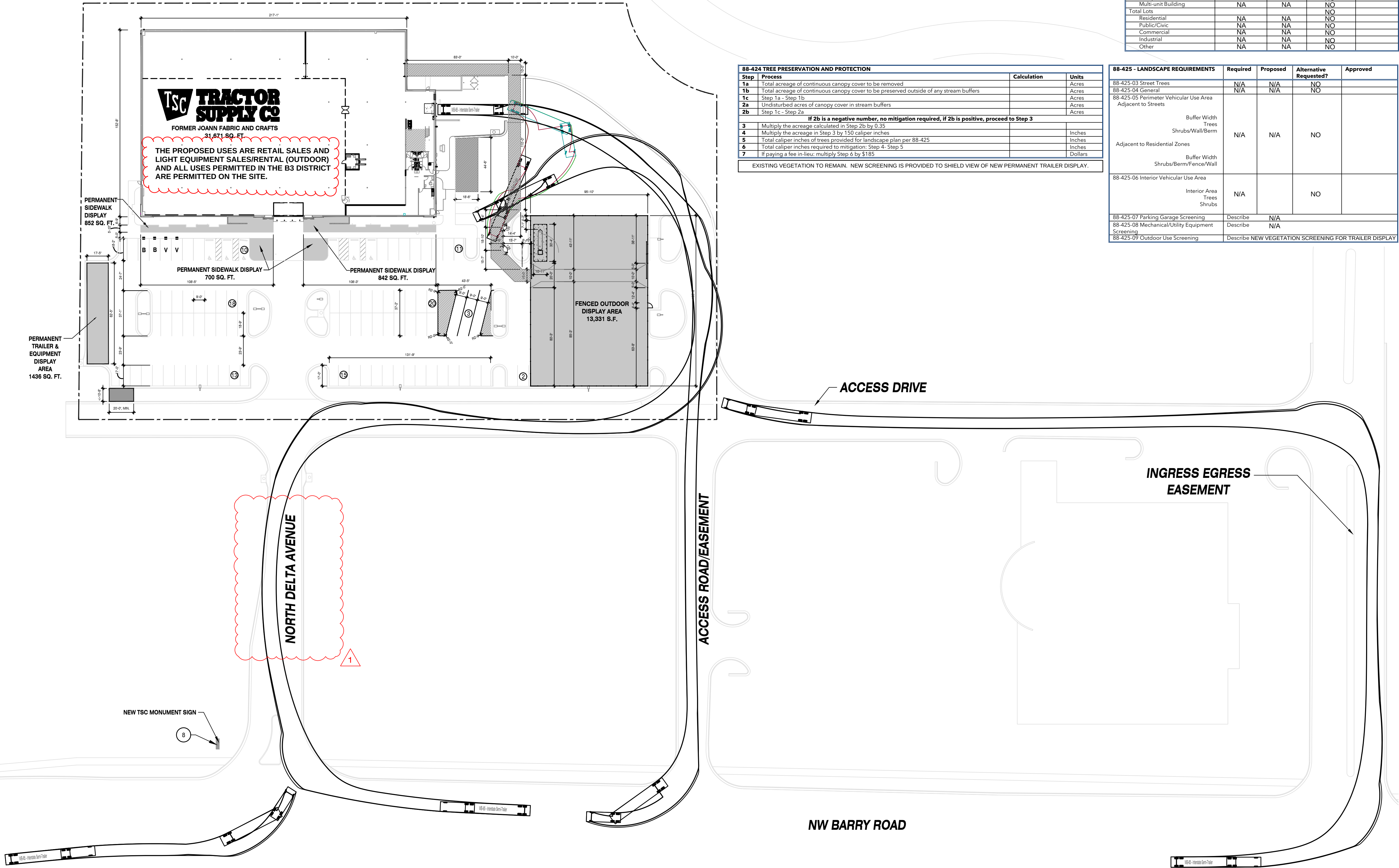
Date: 01.27.2026

Revisions: 1 03.03.2026

Revisions:

Revisions: SITE PLAN- OVERALL

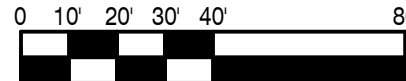
Sheet Number: AS1.0-A



SITE PLAN-OVERALL

SCALE: 1"=40'

NORTH KANSAS CITY, MO



GUIDELINES

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- NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 18 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
 - REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
 - CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
 - PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE INDICATED. MINIMUM OF (2) TWO COATS.
 - PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

Land Data	Area
Total Land Area	195,455.6 S.F.
Land Area for Proposed and Existing Right of Way	7,359
Net Land Area	161,052.6
PLOT DATA	COUNT
Number of Lots	1
Number of Tracts	1

Step	Process	Calculation	Units
1a	Total acreage of continuous canopy cover to be removed		Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers		Acres
1c	Step 1a - Step 1b		Acres
2a	Undisturbed acres of canopy cover in stream buffers		Acres
2b	Step 1c - Step 2a		Acres
If 2b is a negative number, no mitigation required. If 2b is positive, proceed to Step 3			
3	Multiply the acreage calculated in Step 2b by 0.35		Inches
4	Multiply the acreage in Step 3 by 150 caliper inches		Inches
5	Total caliper inches of trees provided for landscape plan per 88-425		Inches
6	Total caliper inches required to mitigation, Step 4, Step 5		Inches
7	If paying a fee in lieu, multiply Step 6 by \$185		Dollars

EXISTING VEGETATION TO REMAIN. NEW SCREENING IS PROVIDED TO SHIELD VIEW OF NEW PERMANENT TRAILER DISPLAY.

SPECIFICATIONS

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (FOR NEW 8 FOOT BLACK VINYL CHAIN LINK FENCE):
- FABRIC: 96" 9 GA. BLACK VINYL (2" MESH) CHAIN LINK FABRIC.
 - TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL 8" 10' ABSV. GRADE.
 - LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
 - TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
 - GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
 - (4) GATES: (2) 20 FOOT CANTILEVERED SLIDING GATES, (2) 4 FOOT SWING GATES, WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
 - SWINGING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED.
 - TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOO RING SPACED 24" ON CENTER.
 - FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
 - TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
 - POST FOOTING: TRUCK POURED CONCRETE.
 - SWING GATE LATCH TO BE CHAIN LINK FENCE-LTM BY HOOVER FENCE CO. OR EQUAL AND SHALL ACCEPT PAD LOCKS.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2	B3-2	NO	
Gross Land Area			NO	
in square feet	196,455.6	196,455.6	NO	
in acres	4.51	4.51	NO	
Right-of-way Dedication			NO	
in square feet	7,359	7,359	NO	
in acres	0.169	0.169	NO	
Net Land Area			NO	
in square feet	161,052.6	161,052.6	NO	
in acres	3.69	3.69	NO	
Building Area (sq. ft.)	25,403	25,403	NO	
Floor Area Ratio	0.18	0.18	NO	
Residential Use Ints	NA	NA	NO	
Total Dwelling Units	NA	NA	NO	
Detached House	NA	NA	NO	
Semi-detached House	NA	NA	NO	
Cottage House	NA	NA	NO	
Arm attached House	NA	NA	NO	
Townhouse	NA	NA	NO	
Apartment House	NA	NA	NO	
Multi-unit House	NA	NA	NO	
Chlorinated	NA	NA	NO	
Multiplier	NA	NA	NO	
Multi-unit Building	NA	NA	NO	
Total Use	NA	NA	NO	
Residential	NA	NA	NO	
Public/Civic	NA	NA	NO	
Commercial	NA	NA	NO	
Industrial	NA	NA	NO	
Other	NA	NA	NO	

SPECIFICATIONS

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (FOR NEW 8' ALUMINUM TUBE FENCE):
- CONTRACTOR TO SUBMIT OUT SHEET TO ARCHITECT FOR APPROVAL. GENERAL SPECIFICATIONS ARE AS FOLLOWS:
- PICKETS 1" X 1" X 0.065 WALL.
 - STITCHERS 1.625" X 1.625" X 1.625"
 - SIDE WALL 0.100
 - TOP WALL 0.070
 - LINE POSTS 2.5" X 2.5" X 0.075 WALLS. LINE POSTS TO BE SET@10'-0" MAX. SPACING. DEPTH OF POST TO BE MIN. OF 30" IN TRUCK POURED CONCRETE. WHEN PRESET GALVANIZED FENCE SLEEVES ARE USED POSTS ARE TO BE ADHERED WITH EPOXY.
 - TERMINAL AND GATE POSTS 6" X 6" X 0.125 WALL. DEPTH OF TERMINAL AND GATE POSTS TO BE MIN. OF 36" IN TRUCK POURED CONCRETE. WHEN PRESET GALVANIZED FENCE SLEEVES ARE USED POSTS ARE TO BE ADHERED WITH EPOXY.
 - PICKET SPACING 4.5" O.C.
 - SPACING BETWEEN PICKETS 3.75"
 - HORIZONTAL RAILS: (4) LOCATED 1 @ 6" ABOVE FINISH GRADE (A.F.G.), 2 @ 18" A.F.G., 3 @ 6'-6" A.F.G., AND 4 @ 7'-6" A.F.G..
 - SWINGING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED.
 - FASTENERS SHALL BE 302 STAINLESS STEEL WITH SELF-DRILLING HEAD. ALL SCREWS SHALL BE PAINTED TO MATCH FENCE.
 - GATE LATCHES SHALL ACCEPT PADLOCKS.

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	43'-4"	43'-4"	NO	
Front Setback	50'-7"	50'-7"	NO	
Side Setback	72'-9"	72'-9"	NO	
Side Setback (abutting street)	NA	NA	NO	
Height	75', MAX	55'-4"	NO	

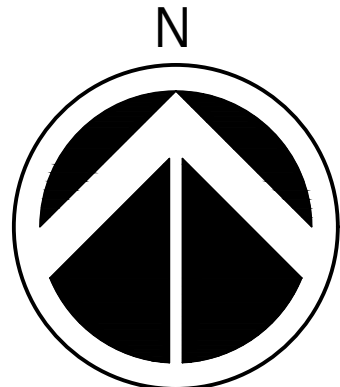
88-420 - PARKING	Vehicle Spaces	Bike Spaces	Alternatives Proposed?
Proposed Use(s)	Required	Proposed	Required
List All Proposed Uses	92	93	NA
Total			NA

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	N/A	N/A	NO	
88-425-04 General	N/A	N/A	NO	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width				
Trees				
Shrubs/Wall/Berm	N/A	N/A	NO	
Adjacent to Residential Zones				
Buffer Width				
Shrubs/Berm/Fence/Wall	N/A	N/A	NO	
88-425-06 Interior Vehicular Use Area				
Interior Area				
Trees	N/A	N/A	NO	
Shrubs	N/A	N/A	NO	
88-425-07 Parking Garage Screening	Describe	N/A		
88-425-08 Mechanical/Utility Equipment Screening	Describe	N/A		
88-425-09 Outdoor Use Screening	Describe	NEW VEGETATION SCREENING FOR TRAILER DISPLAY		

KEYNOTES

- TSC'S CONTRACTOR CONSTRUCTION NOTES
- (REFER ONLY TO NOTES THAT ARE INDICATED BY NUMERICAL KEY ON PLAN):
- CONTRACTOR SHALL CLEAN EXISTING LIGHTPOLES FREE FROM DEBRIS AND ENSURE SYSTEMS ARE IN GOOD WORKING ORDER. REPLACE BALLAST IN EXISTING LIGHTING SYSTEM.
 - EXISTING ACCESSIBILITY SIGNAGE, SEE DETAILS SHEET AS1.1. CONTRACTOR SHALL VERIFY THAT SIGNAGE IS LEGIBLE AND FREE FROM DAMAGE.
 - CONTRACTOR TO CONFIRM THAT ACCESSIBLE ROUTE AT FRONT IS ACCEPTABLE TO THE LOCAL GOVERNING AUTHORITY'S ACCESSIBILITY STANDARD. THE RUNNING SLOPE DOES NOT EXCEED 1:20 AND CROSS SLOPE DOES NOT EXCEED A 1:48 SLOPE.
 - 4" PAINTED STRIPE INDICATING EXTENT OF DRIVE AISLE AND DISPLAY AREAS. YELLOW ON CONCRETE AND WHITE ON ASPHALT OR AS DETERMINED BY TSC PROJECT MANAGER. SEE PARKING LOT PAINT SPECIFICATION THIS SHEET. BLACKOUT EXISTING SPACES AS NECESSARY.
 - EXISTING CONCRETE DUMPSTER AND PAD LOCATION.
 - NEW PIPE BOLLARD(S), SEE DETAIL 3 15/AS1.1. COVER PER FINISH SCHEDULE ON A0.1.
 - CONTRACTOR TO SPRAY SIDEWALK, PARKING LOT, DOWNSPOUT, AND OVERFLOW AREAS FOR WEED REMOVAL ON PREMISES.
 - NEW TSC MONUMENT SIGN. SIGN AND FOUNDATION SHALL BE DESIGNED BY SIGNAGE VENDOR PER CURRENT TSC STANDARD CRITERIA PLANS. NOTE THAT NEW SIGN SHALL COMPLY WITH THE CITY OF WOODSTOCK, GA ORDINANCE 2025-025.
 - PROPANE LOCATION. CONCRETE MUST BE LEVEL AT LOCATION OF PROPANE TANK. SEE DETAIL 12/AS1.1 FOR MORE INFORMATION. NEW CONCRETE PAD AND PROPANE TANK COORDINATE WITH MANUFACTURE FOR LOCATION AND SIZE OF PAD, TANK AND NUMBER OF BOLLARDS. BOLLARDS TO RECEIVE MOQUE BOLLARD COVERS. CONCRETE TO BE A MINIMUM 6" THICK 4000 PSI WITH 6 X 6 W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL. PAD TO SIT FLUSH WITH ADJACENT GRADE. PROVIDE NEW 6" WIDE CURB TO MATCH EXISTING. ADJACENT CURB AT NEW PAVEMENT. PAVEMENT WILL EXTEND TO BOUNDARY OF PROPANE PAD AS INDICATED.
 - EXISTING PAD-MOUNTED TRANSFORMER LOCATION.
 - FENCED OUTDOOR RACKING. SEE TSC FINAL MERCHANDISING LAYOUT. RACK HEIGHT SHALL NOT EXCEED 8'-0" A.F.F.
 - EXISTING ELECTRICAL METER AND SERVICE.
 - EXISTING FDC. CONTRACTOR SHALL COORDINATE THE ORIENTATION OF THE CONNECTION WITH THE FIRE MARSHAL TO ENSURE POSITIVE CONNECTION WITHOUT INTERFERENCE. ADJUST HOSE CONNECTION AWAY FROM FOD FENCE.
 - EXISTING GAS METER.
 - (2) BOPIS SPACES. SEE SIGNAGE DETAILS ON AS1.1.
 - (2) VETERAN SPACES. SEE SIGNAGE DETAILS ON AS1.1.
 - CONTRACTOR TO INSTALL NEW CONCRETE TOW MOTOR PATH WITH BROOM FINISH. NEW CONCRETE PAD. CONCRETE TO BE A MINIMUM 6" THICK 4000 PSI WITH 6 X 6 W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL. PAD TO SIT FLUSH WITH FINISHED FLOOR AND HAVE POSITIVE SLOPE AWAY FROM BUILDING. ELEVATION OF NEW WORK SHALL MATCH THE ADJACENT CONCRETE SIDEWALK ELEVATION TO ENSURE ACCESSIBLE ROUTE.
 - NEW PERMANENT TRAILER DISPLAY.
 - NEW CUSTOMER LOADING.
 - NEW FENCED OUTDOOR DISPLAY AREA. SEE AS1.1.
 - NEW 20 FOOT ALUMINUM TUBE CANTILEVERED GATE. SEE AS1.1.
 - NEW 4 FOOT ALUMINUM TUBE SWING GATE. SEE AS1.1.
 - NEW STRIPED PULL-THROUGH SPACES.
 - PROVISIONS SHALL BE PROVIDED TO RENAME 'DELTA DRIVE' TO 'JIM WRIGHT WAY.'
 - NEW 8'-0" TALL BLACK VINYL CHAINLINK FENCE. PROVIDE THREE SIDES OF FOD. SEE SPECIFICATIONS THIS SHEET. SEE DETAILS 2.3, 7, AND 8/AS1.1.
 - NEW VINYL PRIVACY FENCE WITH 90% OPACITY PROVIDED AS BASE BID. SEE DETAIL 12/AS1.1. PROVIDE ALTERNATE FOR NEW 8'-0" ALUMINUM TUBE FENCE WITH PRIVACY SLATS (90% OPAQUE). SEE SPECIFICATIONS THIS SHEET. NOTE: SHOP DRAWINGS FOR THE FINAL PRIVACY FENCE SHALL BE PROVIDED TO TSC, THE ARCHITECT, AND AHJ FOR REVIEW AND APPROVAL.
 - NEW LANDSCAPE BUFFER, ADJACENT TO EXISTING TREE. PROVIDE DWARF TREES COMPLYING WITH THE AHJ'S REQUIREMENTS FOR SCREENING OF THE NEW PERMANENT TRAILER STORAGE AREA. NOTE: A LANDSCAPE ARCHITECT SHALL BE ENGAGED BY THE CONTRACTOR TO VERIFY ADEQUATELY PLANTING AND PROVIDE AN AFFIDAVIT PRIOR TO RECEIVING THE C.O..

LANDSCAPE BUFFER
FENCED OUTDOOR DISPLAY AREA
PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
PERMANENT SIDEWALK DISPLAY AREA W/ 5' CLEAR WALKWAY
PYLON SIGN
PROPERTY LINE
DEMISED PREMISES



SITE PLAN-LARGE SCALE

SCALE: 1"=20'

NORTH KANSAS CITY, MO



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All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

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Job Number: 25161

Date: 01.27.2026

Revisions:

Revisions:

Revisions:

Revisions:

Sheet Number: AS1.0-B



KOREAN HORNBEAM TREE



DWARF COLUMNAR EUROPEAN HONRBEAM TREE



QUAKING ASPEN TREE



VERNAL WITCHHAZEL



SILKY DOGWOOD



SPICEBUSH

88-424 TREE PRESERVATION AND PROTECTION			
Step	Process	Calculation	Units
1a	Total acreage of continuous canopy cover to be removed		Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers		Acres
1c	Step 1a - Step 1b		Acres
2a	Undisturbed acres of canopy cover in stream buffers		Acres
2b	Step 1c - Step 2a		Acres
If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3			
3	Multiply the acreage calculated in Step 2b by 0.35		Inches
4	Multiply the acreage in Step 3 by 150 caliper inches		Inches
5	Total caliper inches of trees provided for landscape plan per 88-425		Inches
6	Total caliper inches required to mitigation: Step 4 - Step 5		Dollars
7	If paying a fee is less, multiply Step 6 by \$165		Dollars
EXISTING VEGETATION TO REMAIN. NEW SCREENING IS PROVIDED TO SHIELD VIEW OF NEW PERMANENT TRAILER DISPLAY.			

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	N/A	N/A	NO	
88-425-04 General	N/A	N/A	NO	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width				
Trees				
Shrubs/Wall/Berm	N/A	N/A	NO	
Adjacent to Residential Zones				
Buffer Width				
Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area				
Trees	N/A		NO	
Shrubs				
88-425-07 Parking/Garage Screening	Describe	N/A		
88-425-08 Mechanical/Utility Equipment Screening	Describe	N/A		
88-425-09 Outdoor Use Screening	Describe NEW VEGETATION SCREENING FOR TRAILER DISPLAY			

NOTE:
-ABOVE EXAMPLES OF TREES, BUSHES, AND DWARF TREES ARE PROVIDED FOR REFERENCE ONLY. FINAL SELECTION SHALL BE PROVIDED BY A LANDSCAPE ARCHITECT, LICENSED IN THE STATE OF MISSOURI AS PART OF THE DEFERRED SUBMITTAL / DELEGATED DESIGN.
-REFERENCES ABOVE ARE BASED ON VARIETIES UNDERSTOOD TO BE NATIVE TO THE REGION.
-REFER TO SHEE AS1.0-B FOR EXTENT OF PLANTINGS.



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Revisions:

PROPOSED TRAILER SCREENING

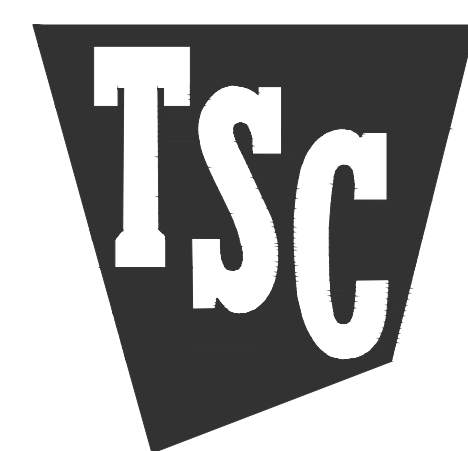
Sheet Number: AS1.0-C



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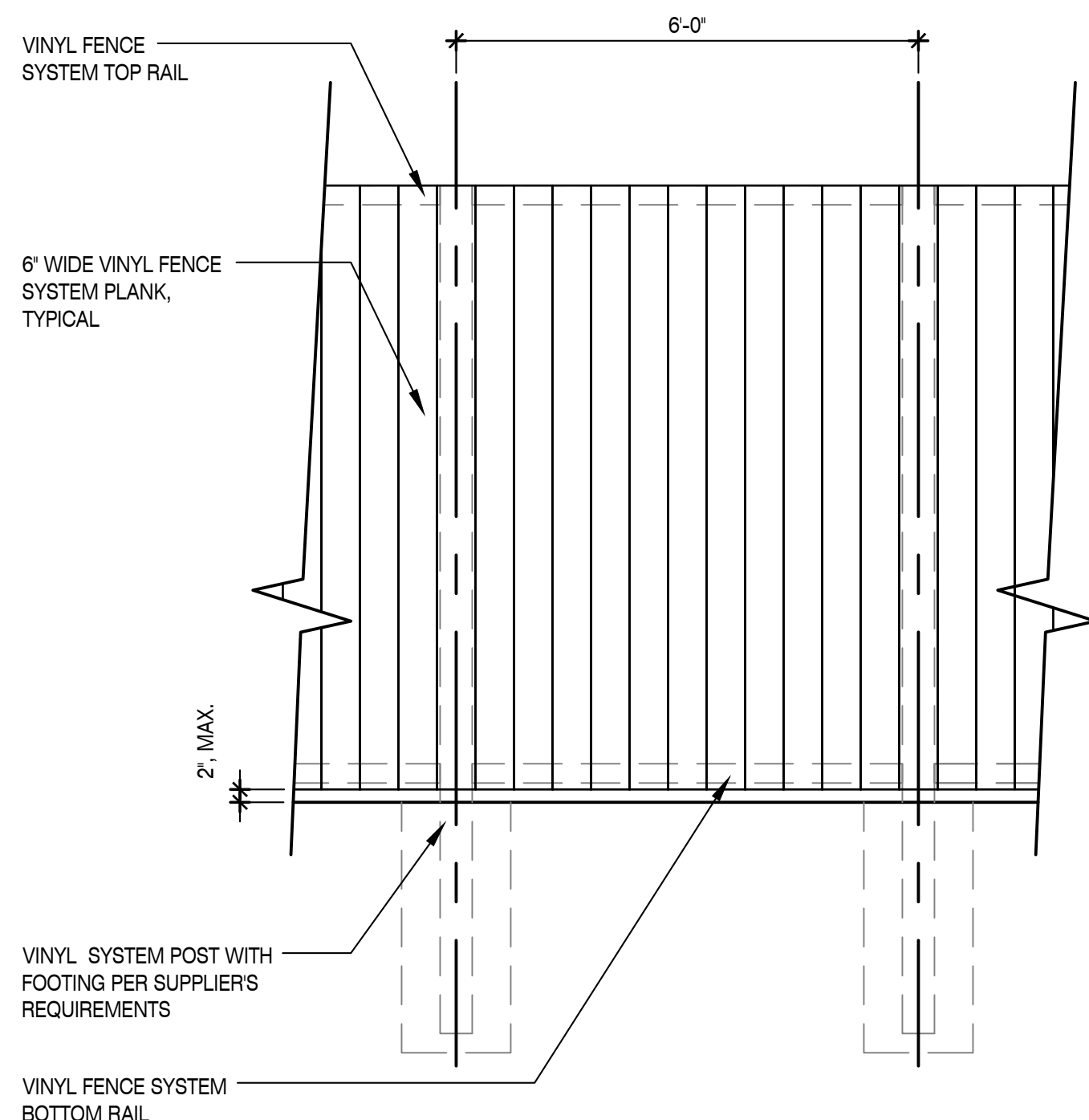
Date: 01.27.2026

Revisions:

Revisions:

Revisions:
PROPANE TANK LAYOUTS & FENCE DTLS

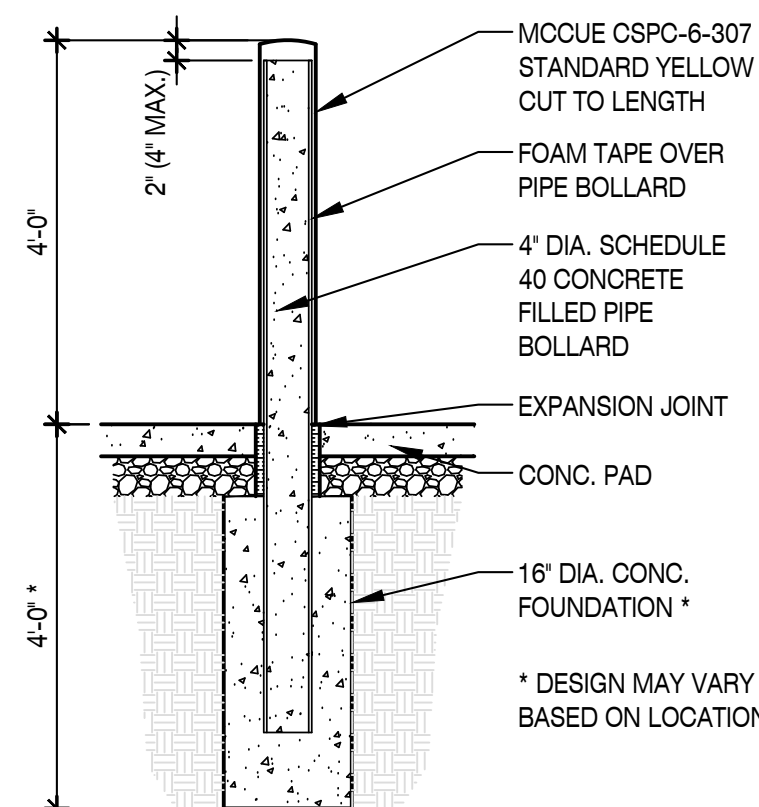
Sheet Number: **AS1.1**



12 ELEVATION

SCALE: 3/4" = 1'-0"

POD VINYL FENCE



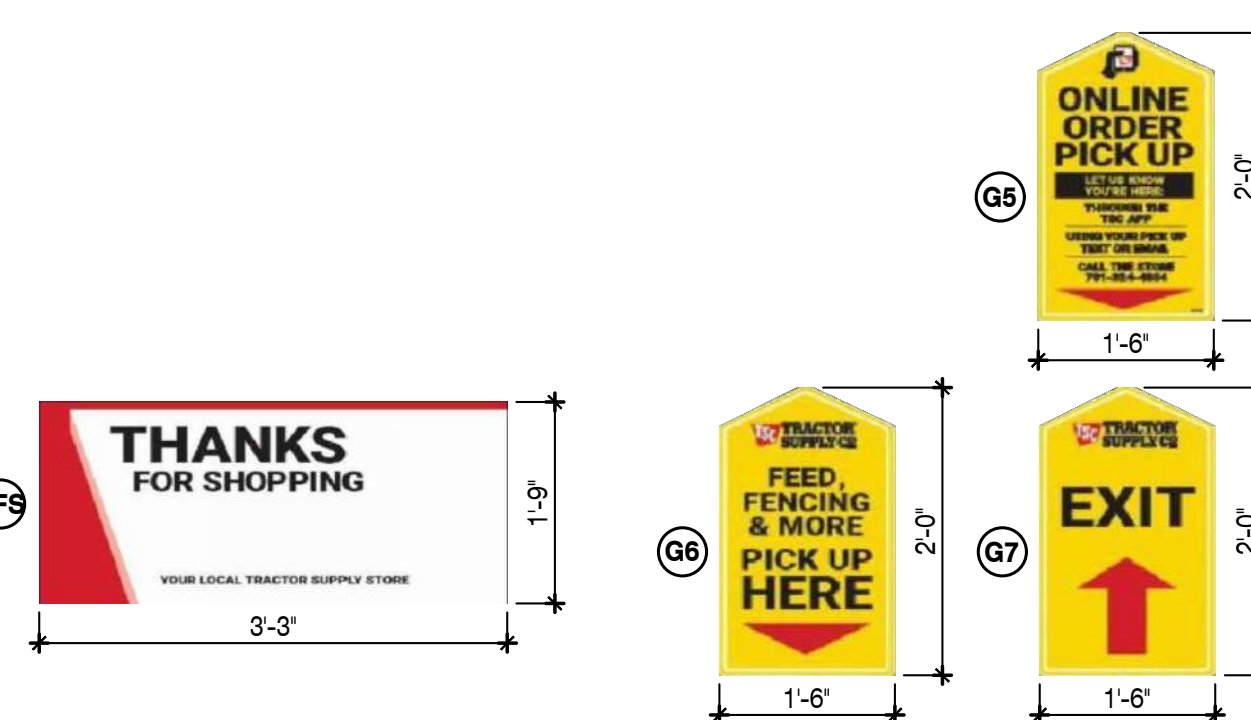
15 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

TYPICAL PROPANE BOLLARD

TSC ID AND SIGN DESCRIPTION	MOUNTING LOCATION	TYP. MOUNTING METHOD
G5 - POLE SIGN: ONLINE ORDER PICK UP (18" X 24")	RIGHT SIDE OF GARDEN CENTER MAIN DOOR	ON 2.5" DIA. GALVANIZED METAL POLE USING U-BOLTS
G6 - POLE SIGN: FEED, FENCING & MORE (18" X 24")	RIGHT SIDE OF FEED ROOM OVERHEAD DOOR	ON 2.5" DIA. GALVANIZED METAL POLE USING U-BOLTS
G7 - POLE SIGN: EXIT SIGN (18" X 24")	LEFT SIDE OF REAR DRIVE THRU FENCE GATE	ON 2.5" DIA. GALVANIZED METAL POLE USING U-BOLTS
TFS - GATE SIGN: THANKS FOR SHOPPING (39" X 21")	ON FRONT SIDE OF REAR DRIVE THRU FENCE GATE	YUNKER WILL SEND A UHOOK FOR INSTALLATION

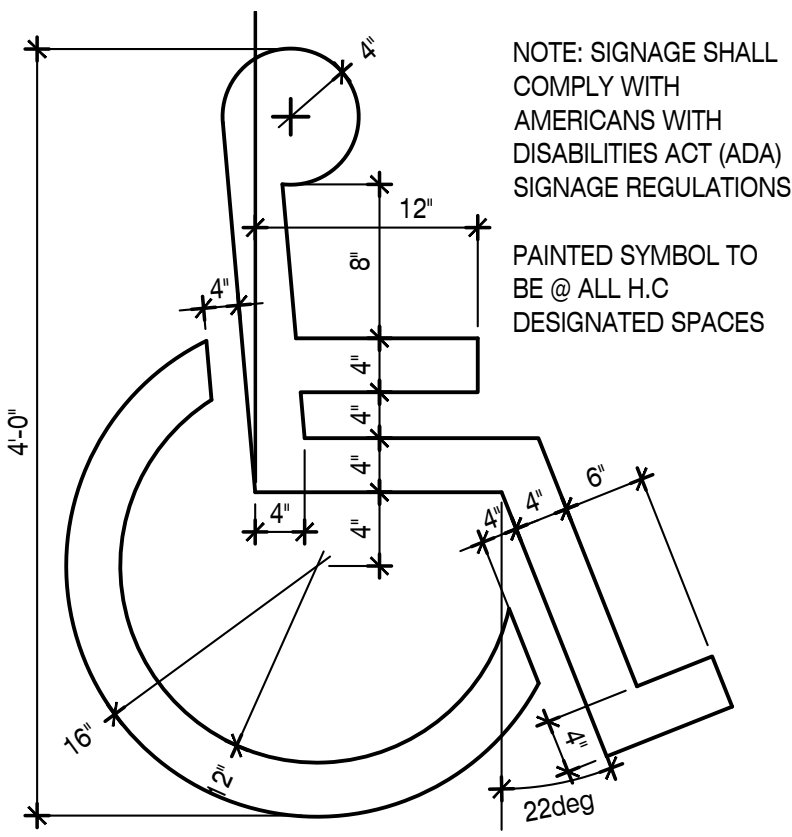
*CONFIRM EXACT LOCATION WITH FINAL FIXTURE PLAN



14 DETAIL

SCALE: NO SCALE

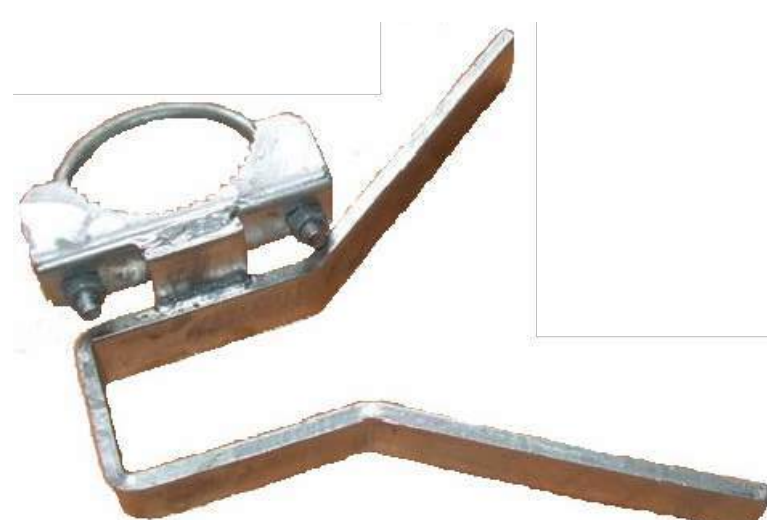
FENCED AREA SIGNAGE



13 DETAIL

SCALE: 1" = 1'-0"

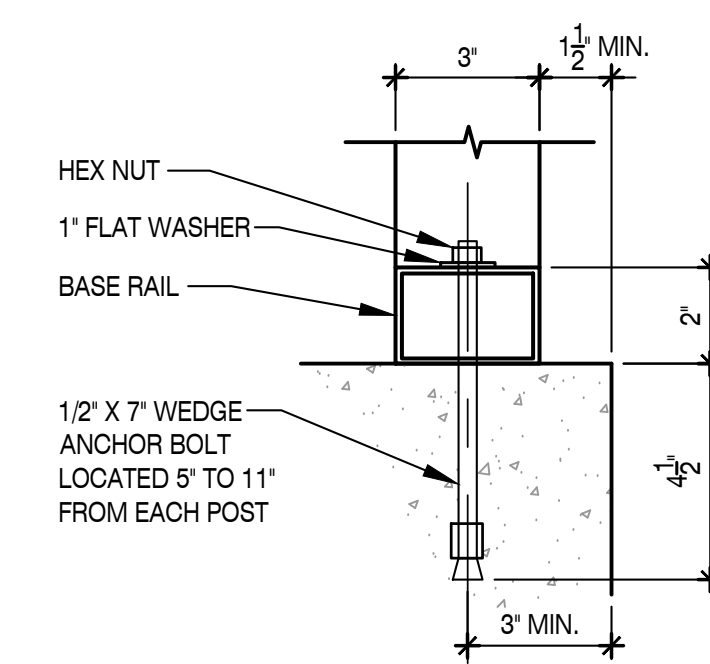
PAINTED HANDICAP PARKING LOGO



11 GATE RECEIVER

SCALE: 1/2" = 1'-0"

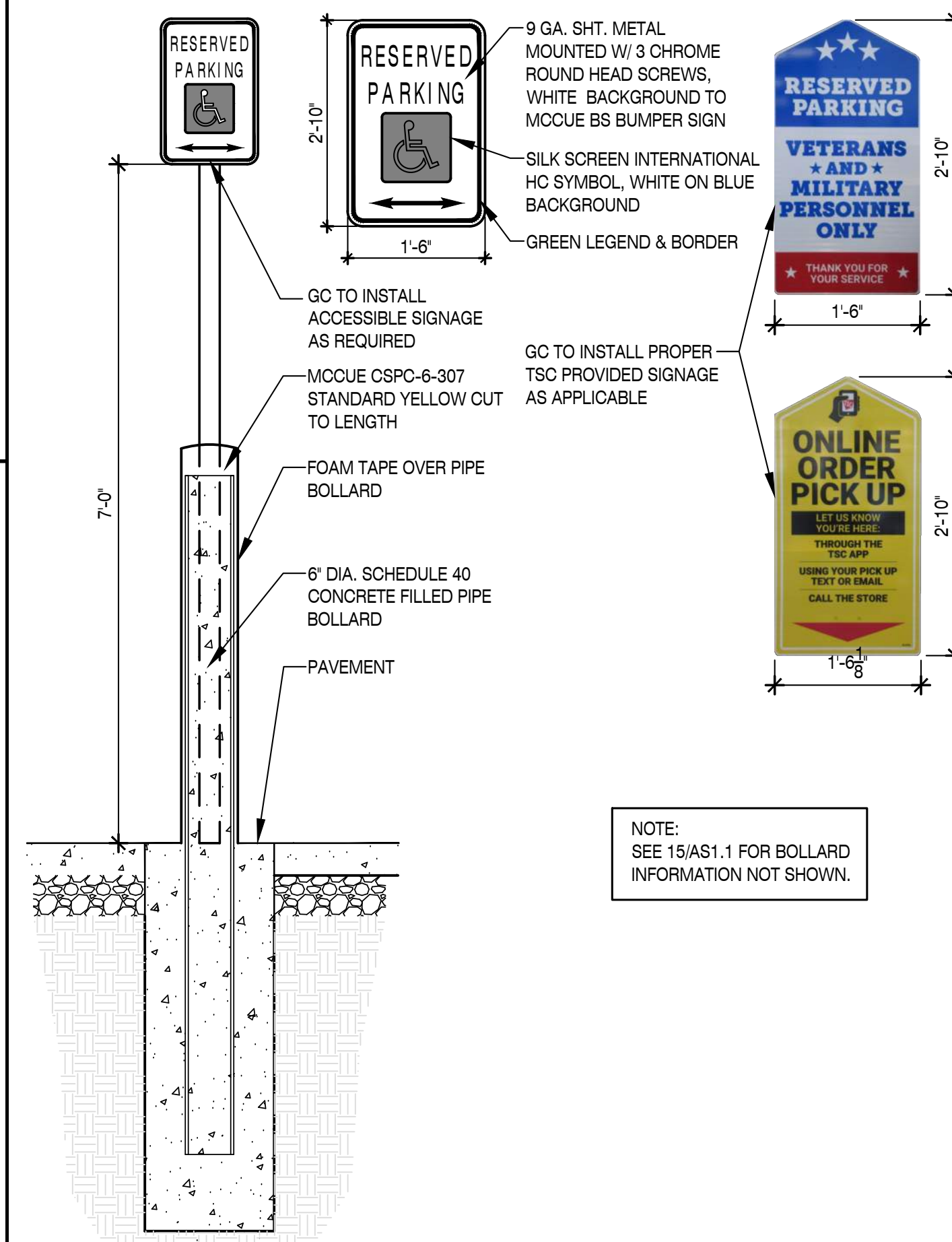
@ CANTILEVERED GATE



10 PROPANE CANOPY DETAIL

SCALE: 3/4" = 1'-0"

CONNECTION @ CONCRETE

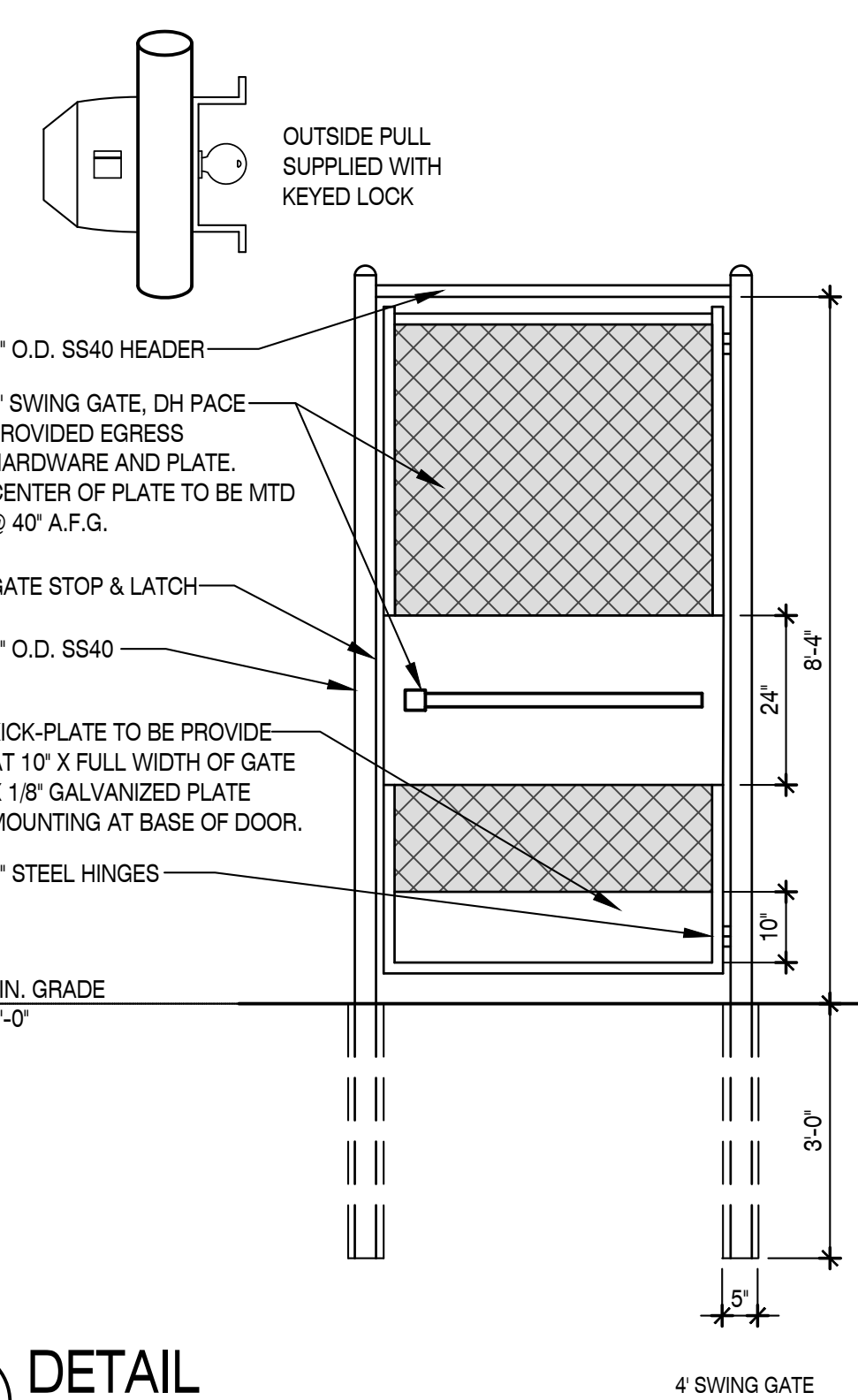


NOTE:
SEE 15/AS1.1 FOR BOLLARD INFORMATION NOT SHOWN.

9 DETAIL

SCALE: 3/4" = 1'-0"

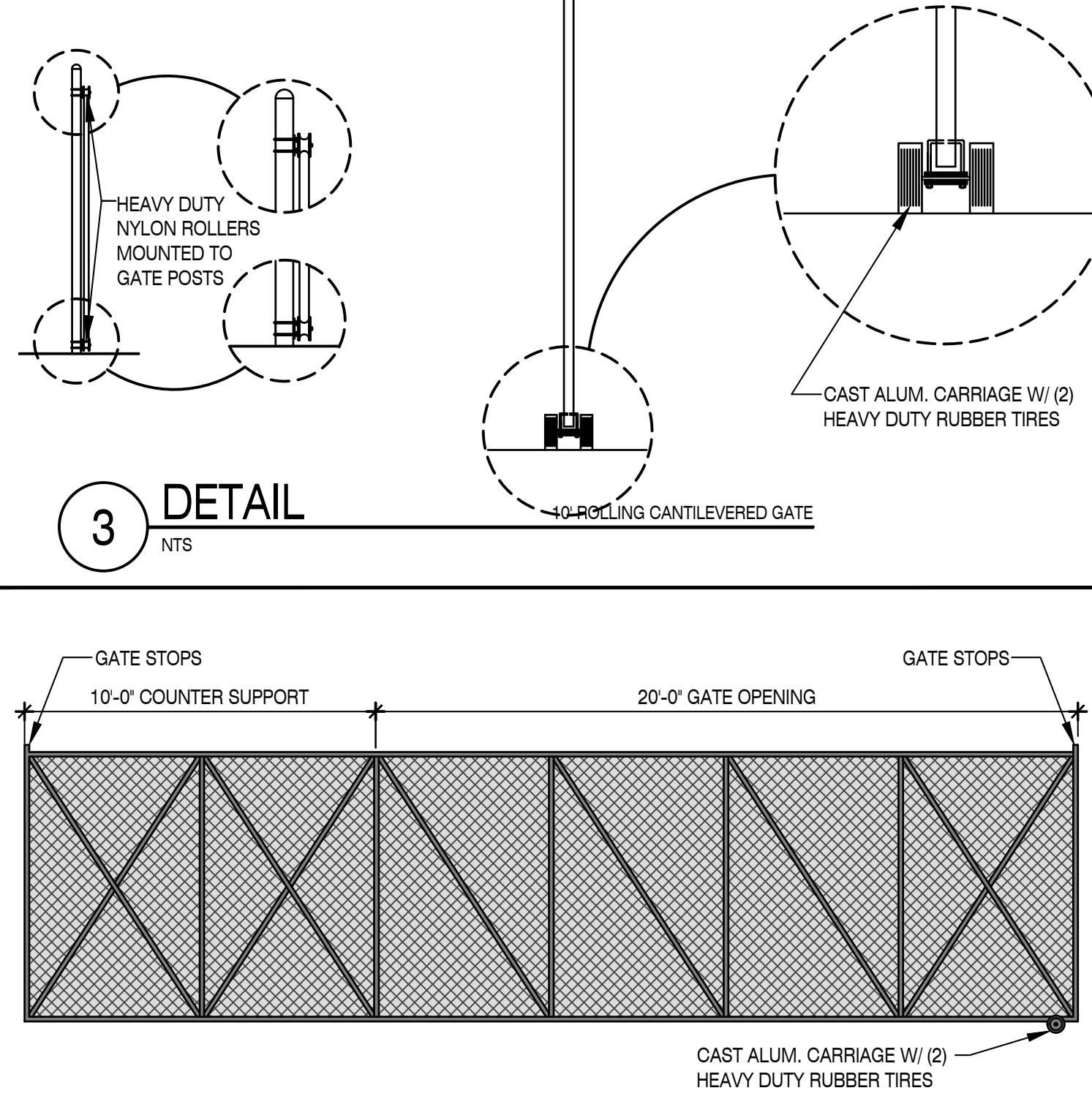
VERTICAL SIGNAGE



8 DETAIL

SCALE: 1/2" = 1'-0"

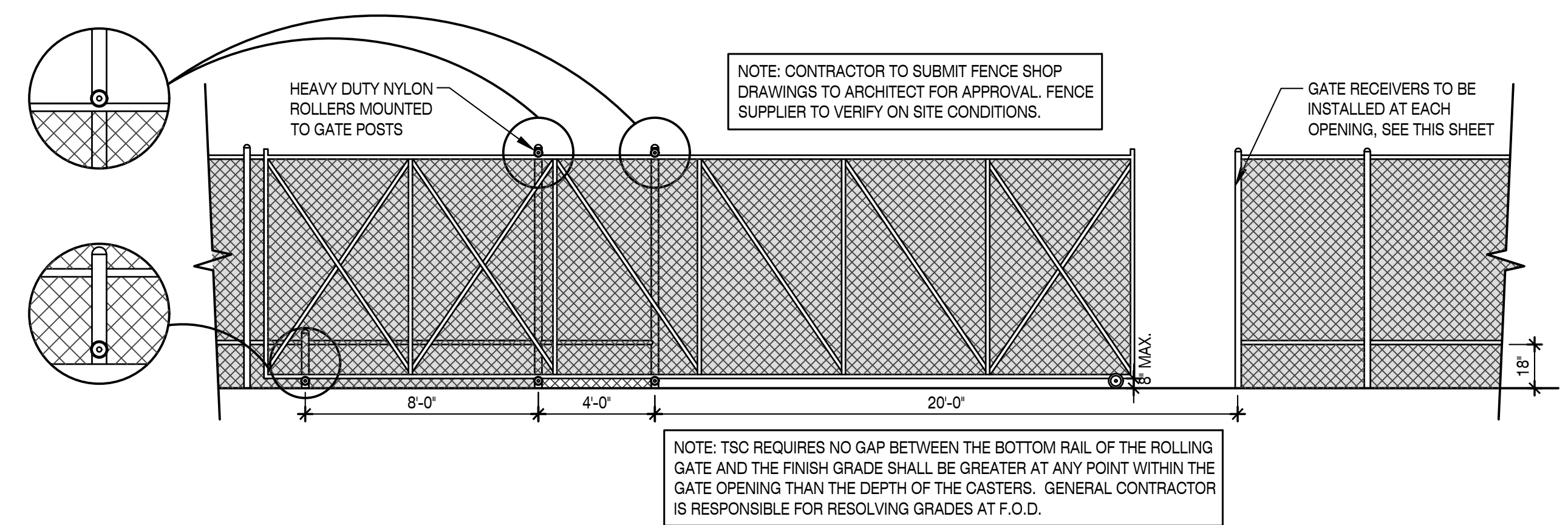
4 SWING GATE



2 DETAIL

SCALE: 1/4" = 1'-0"

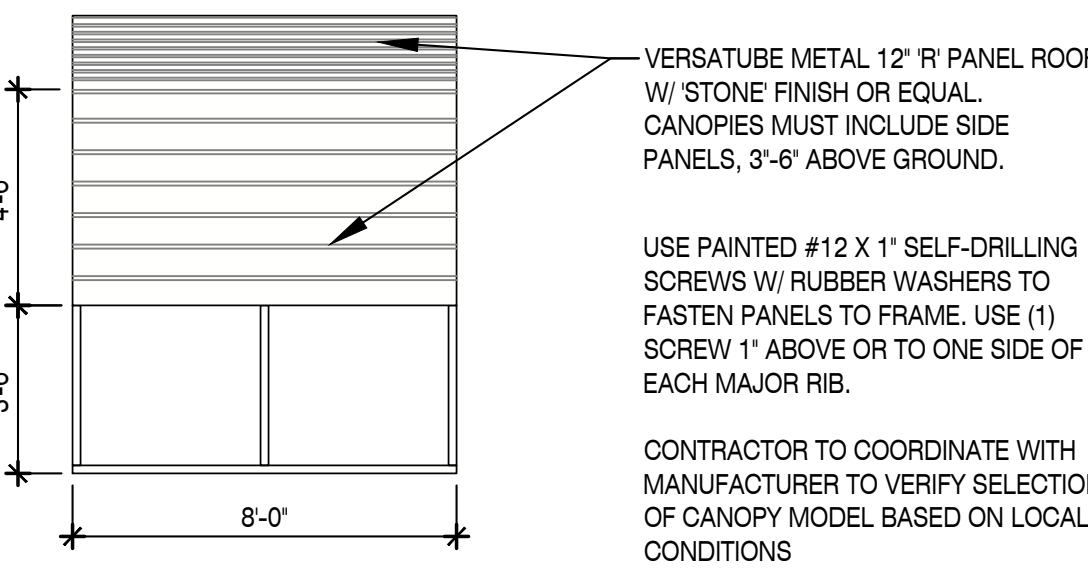
20' ROLLING CANTILEVERED GATE



7 DETAIL

SCALE: 1/4" = 1'-0"

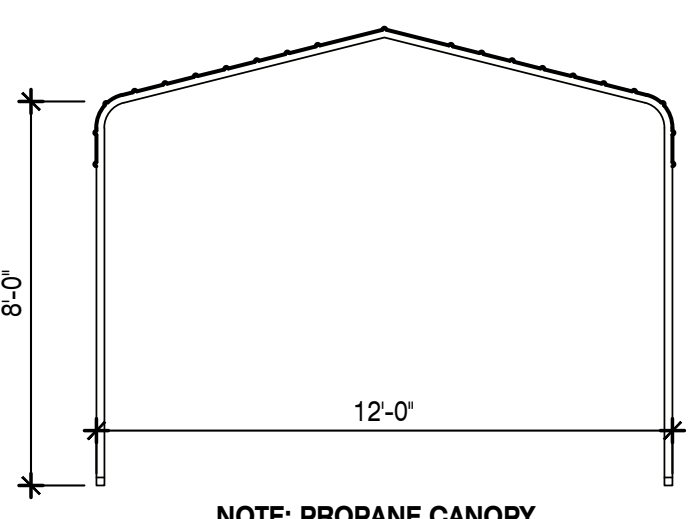
ROLLING CANTILEVERED GATE @ GATE OPENING



6 PROPANE CANOPY ELEVATION

SCALE: 1/4" = 1'-0"

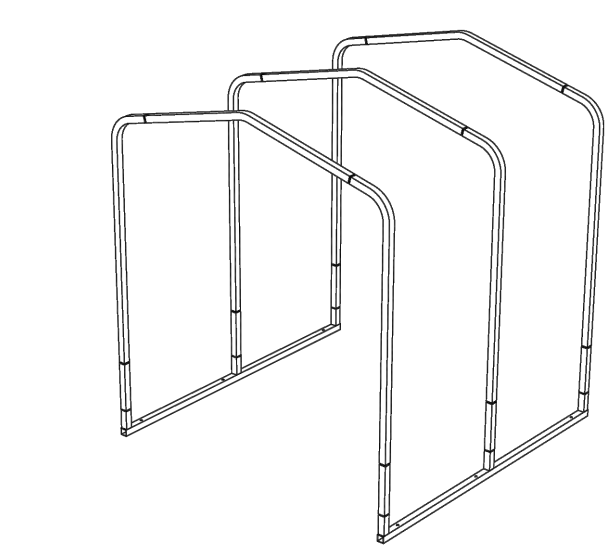
SIDE



5 PROPANE CANOPY ELEVATION

SCALE: 1/4" = 1'-0"

FRONT



4 PROPANE CANOPY FRAME

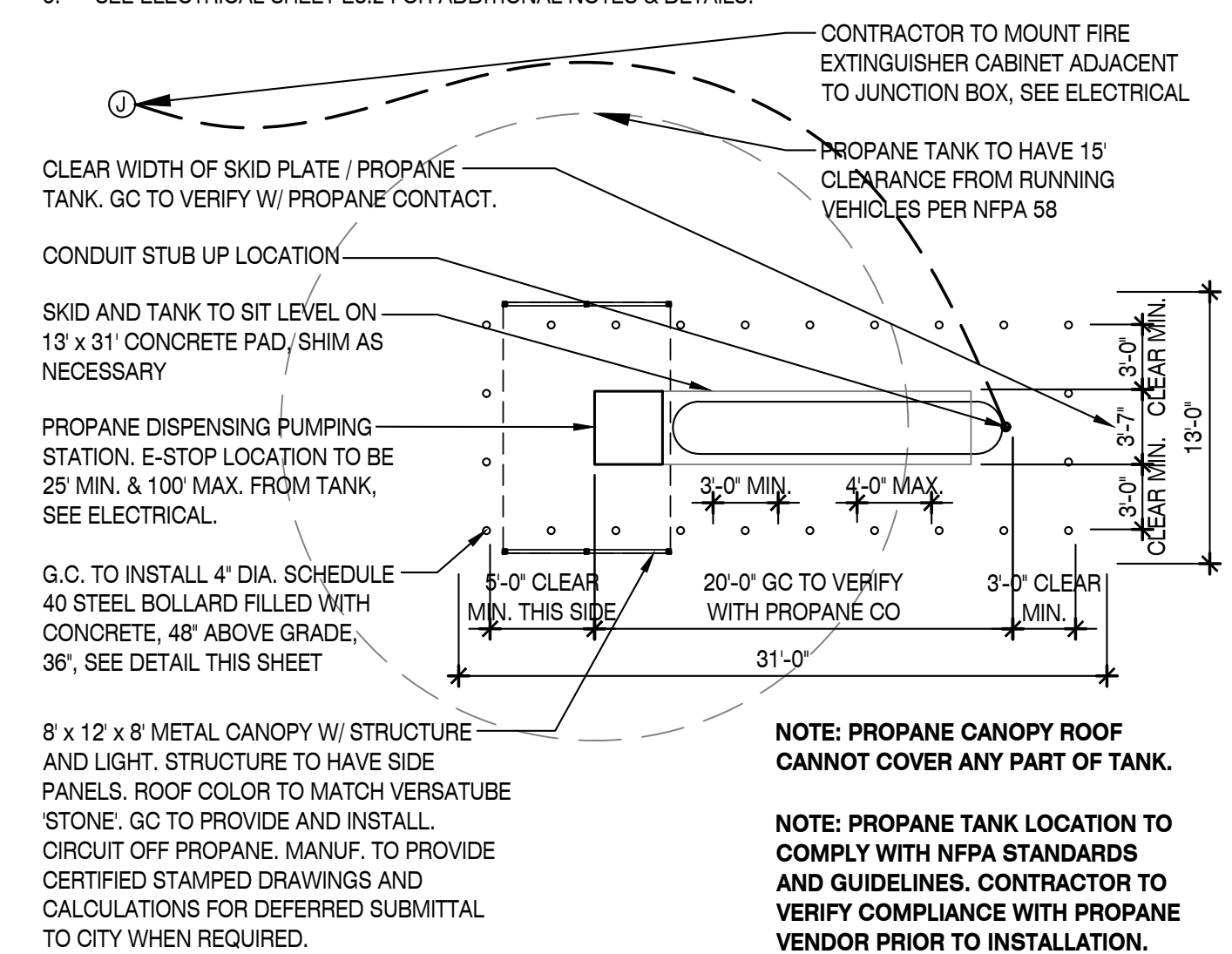
SCALE: NOT TO SCALE

ISOMETRIC

1 PROPANE PLAN

SCALE: 1/8" = 1'-0"

STANDARD LAYOUT



KEYNOTES

(REFER ONLY TO NOTES THAT ARE INDICATED BY NUMERICAL KEY ON PLAN):

- NEW CONCRETE PAD. CONCRETE TO BE A MINIMUM 6" THICK 4000 PSI WITH 6 X 6 W 1.4 X W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL. PAD TO SIT FLUSH WITH FINISHED FLOOR AND HAVE POSITIVE SLOPE AWAY FROM BUILDING. ELEVATION OF NEW WORK SHALL MATCH THE ADJACENT CONCRETE SIDEWALK ELEVATION TO ENSURE ACCESSIBLE ROUTE.
- EXISTING ROOF ACCESS TO ROOF WITH LADDER AND ROOF HATCH AT MEZZANINE TO REMAIN. CONTRACTOR SHALL INSPECT AND VERIFY ALL CONNECTIONS FROM LADDER AND HATCH TO SUBSTRATE ARE SECURE, FULLY ENGAGED, AND IN GOOD WORKING ORDER.
- 6" SCHEDULE 40 CONCRETE FILLED PIPE BOLLARDS, TYP. EA SIDE OF OPENING. SEE DETAIL 9/A4.0 FOR MORE INFORMATION. SEE AS1.0 FOR BOLLARD LOCATIONS OTHER THAN THOSE AT OPENINGS.
- INFILL EXISTING DOCK LEVELLER TO RECESS. SEE STRUCTURAL.
- EXISTING WINDOWS AT STOREFRONT TO HAVE WHITE FROSTED LLUMAR WINDOW FILM APPLIED TO INSIDE FACE. CONTRACTOR TO INFILL INTERIOR WINDOW OPENING WITH METAL STUDS AND GYPSUM BOARD TO ALIGN WITH EXISTING. PROVIDE 12" X 1" OPENING IN GYP. BOARD FOR VENTILATION.
- SECURITY VENDOR TO PROVIDE AND INSTALL KNOX BOX FOR FIRE DEPARTMENT WHERE INDICATED. VERIFY FINAL LOCATION WITH AUTHORITY HAVING JURISDICTION.
- EXISTING DOOR IN EXISTING OPENING. CONTRACTOR SHALL ENSURE THAT EXISTING DOOR, FRAME, AND HARDWARE ARE IN GOOD WORKING ORDER. SEE A0.1 FOR DOOR SCHEDULE.
- INSTALL NEW MAN DOOR AND FRAME IN EXISTING MASONRY.
- INSTALL DOOR BELL @ MAN DOOR WHERE INDICATED.
- INSTALL BIG-EYE VIEWER @ MAN DOOR WHERE INDICATED.
- NEW 10' X 10' INSULATED SECTIONAL DOOR LOCATION WITH AUTOMATIC OPERATION. SEE A0.1 DOOR SCHEDULE FOR MORE INFORMATION.
- INSTALL 8 FOOT LONG, 6" DIA PVC PIPE, SUSPENDED BY CHAIN, 1" BELOW THE TOP OF THE O.H. DOOR OPENING AND 1'-0" FROM END OF DOOR TRACK. PAINT YELLOW AND STENCIL 'MAX LOAD HEIGHT'.
- EXTENT OF VINYL PLANK FLOORING FOR EXPANDED CLOTHING AREA. USE ONE SIDED BEVEL PLANK @ POINT OF TRANSITION TO CONCRETE. VERIFY EXTENT OF PLANK FLOORING WITH TSC PROVIDED FINAL FIXTURE PLAN PRIOR TO INSTALLATION. SUPPLIED BY TSC AND INSTALLED BY CONTRACTOR. AREA NOT TO EXCEED 3,000 SQ. FT.

- DRESSING ROOMS ARE PREFABRICATED AND PROVIDED BY TSC. CONTRACTOR TO ASSEMBLE AND ANCHOR DRESSING ROOM AND ALL COMPONENTS TO WALL AND/OR FLOOR. CONTRACTOR TO PROVIDE AND INSTALL (2) 24" X 60" (1/4" POLISHED PLATE GLASS - 1 PIECE), ONE ON THE EXTERIOR SIDE OF DOOR AND ONE ON THE INTERIOR WALL PARALLEL TO THE FRONT WALL, HUNG WITH STANDARD MIRROR CLIPS PER MANUFACTURER RECOMMENDATIONS. WHERE BOTTOM EDGE OF THE REFLECTING SURFACE IS AT 18" A.F.F., AND (4) FOUR HOOKS ON DRESSING ROOM WALL. MOUNT (2) TWO HOOKS TO MEET ACCESSIBILITY ACCESS (48" MAX. A.F.F. / 48" MAX. A.F.F. IF MOUNTED OVER THE BENCH) AND (2) TWO HOOKS AT 60" A.F.F. VERIFY LOCATION W/ FINAL FIXTURE PLAN AND TSC PROJECT MANAGER. SEE DETAIL 11 ON SHEET A4.0 FOR LAYOUT AND CONTRACTOR PROVIDED FURRING PROVISIONS.
- TSC TO SUPPLY. CONTRACTOR TO INSTALL NEW DULURITE DOORS @ NEW FIXTURE WALL. VERIFY LOCATION W/ FINAL FIXTURE PLAN (@ NEW/MODIFIED EXISTING MASONRY OPENINGS). CONTRACTOR TO COORDINATE DOOR AND FRAME HEIGHT/WIDTH IN HARD WALL CONDITIONS FOR ROUGH OPENING SIZE.
- EXISTING RESTROOMS TO BE RE-USED, THOROUGHLY STEAM CLEANED AND DISINFECTED. ALL PENETRATIONS TO BE REPAIRED AND PAINTED. REPLACE ALL FIXTURES AND FLOORING AS INDICATED ON TENANT FLOOR PLAN PER TENANTS STANDARD CRITERIA PLANS, AND CONSISTENT WITH ALL APPLICABLE CODES. PROVIDE ALL ELECTRICAL ITEMS PER STANDARD CRITERIA PLANS AND AS REFERENCED IN ELECTRICAL ITEMS SECTION.
- CONTRACTOR TO INSTALL NEW TOILETS AND SINKS AS INDICATED ON PLANS. SEE PLUMBING AND ENLARGED RESTROOM PLAN 1/A4.0.
- CONTRACTOR TO INSTALL NEW OWNER PROVIDED BATHROOM ACCESSORIES AS REQUIRED. SEE BATHROOM DETAILS A4.0. ALL ACCESSORIES INSTALLED SHALL COMPLY WITH CURRENT ADA (TEXAS ACCESSIBILITY (N TX)) STANDARDS.
- 6" SCHEDULE 40 CONCRETE FILLED PIPE BOLLARDS, TYP. SEE DETAIL 15/AS1.1 FOR MORE INFORMATION.
- EXISTING MANAGERS OFFICE TO BE RE-USED. THOROUGHLY STEAM CLEANED AND DISINFECTED. ALL PENETRATIONS TO BE REPAIRED AND PAINTED. REPLACE ALL FIXTURES AND FLOORING AS INDICATED ON TENANT FLOOR PLAN PER TENANTS STANDARD CRITERIA PLANS, AND CONSISTENT WITH ALL APPLICABLE CODES. PROVIDE ALL ELECTRICAL ITEMS PER STANDARD CRITERIA PLANS AND AS REFERENCED IN ELECTRICAL ITEMS SECTION. CONTRACTOR TO ADD MTL. STUDS AND GYP. BD. TO DECK AS NECESSARY ABOVE CEILING FOR SECURITY.
- CONTRACTOR TO BOLT DOWN SAFE IN MANAGERS OFFICE. VERIFY LOCATION WITH STORE MANAGER.
- EXISTING ROOM TO BE RE-USED FOR EMPLOYEE LOUNGE, THOROUGHLY STEAM CLEANED AND DISINFECTED. ALL PENETRATIONS TO BE REPAIRED AND PAINTED. REPLACE ALL FIXTURES AND FLOORING AS INDICATED ON TENANT FLOOR PLAN PER TENANTS STANDARD CRITERIA PLANS, AND CONSISTENT WITH ALL APPLICABLE CODES. PROVIDE ALL ELECTRICAL ITEMS PER STANDARD CRITERIA PLANS AND AS REFERENCED IN ELECTRICAL ITEMS SECTION.

- INSTALL NEW TSC PROVIDED EMPLOYEE LOUNGE COUNTER AND SINK. SEE DETAIL 6/A4.0 FOR NEW COUNTER AND SINK.
- EXISTING ROOM TO BE MODIFIED FOR IT ROOM. THOROUGHLY STEAM CLEANED AND DISINFECTED. ALL PENETRATIONS TO BE REPAIRED AND PAINTED. REPLACE ALL FIXTURES AND FLOORING AS INDICATED ON TENANT FLOOR PLAN PER TENANTS STANDARD CRITERIA PLANS, AND CONSISTENT WITH ALL APPLICABLE CODES. PROVIDE ALL ELECTRICAL ITEMS PER STANDARD CRITERIA PLANS AND AS REFERENCED IN ELECTRICAL ITEMS SECTION. CONTRACTOR TO ADD MTL. STUDS AND FIRE RETARDANT PLYWOOD TO DECK FOR SECURITY AROUND IT ROOM.
- INSTALL 3/4" X 4" X 8" FIRE RETARDANT PLYWOOD PHONE BOARD. SEE ELECTRICAL, DETAIL 10/A4.0.
- CONTRACTOR TO INSTALL NEW PET WASH ROOM. SEE DETAIL 1/A5.1 FOR WALL CONSTRUCTION. SEE PLAN FOR WALLS EXTENDING TO DECK. INSTALL ANY AND ALL ITEMS SUCH AS PLUMBING AND ELECTRICAL. SEE PLUMBING AND ELECTRICAL. CONTRACTOR TO INSTALL ALL TSC PROVIDED EQUIPMENT IN ROOM. CONTRACTOR TO ACCESS PLAN EXPRESS FOR COMPLETE PET WASH DETAIL SHEETS.
- CONTRACTOR TO INSTALL NEW WATER HEATER. SEE DETAILS 6&7/A5.1. SEE PLUMBING.
- INSTALL FIXTURES IN STOCKROOM PER GUIDELINES THIS SHEET. SEE TSC FINAL FIXTURE PLAN FOR LOCATIONS.
- TSC TO DELIVER, CONTRACTOR TO CIRCUIT AND INSTALL SERVICE DISCONNECT FOR NEW BALER. VERIFY CIRCUIT LOCATION IN FIELD W/ TSC PM. INSTALL 4" DIA. PVC PIPE 8 FEET LONG BEHIND BALER @ 36" A.F.F. FOR BALER WIRE. SEE ELECTRICAL. SUSPEND FLEX-LINE OVERHEAD.
- EXISTING ELECTRICAL PANELS TO BE REUSED. ADD NEW AS NECESSARY, SEE ELECTRICAL.
- CONTRACTOR TO FILL DEMOED TRENCHES WITH GRAVEL AND HIGH STRENGTH CONCRETE. FILL ALL REMAINING CONCRETE CRACKS WITH HIGH STRENGTH CONCRETE. CONTRACTOR TO AGITATE GRAVEL IN ALL REFRIGERATED PITS TO FILL ALL VOIDS PRIOR TO CONCRETE INSTALLATION. CONCRETE TO BE A MINIMUM OF 4" THICK 4,000 PSI WITH 6 X 6 W 1.4 X W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL.
- CONTRACTOR SHALL CLEAN EXISTING CONCRETE SLAB ON GROUND FREE FROM ALL DEBRIS AND FINISH PER FINISH SCHEDULE. SEE SHEET A0.1.
- NEW 4" PAINTED STRIPE PER PAINT SPECIFICATIONS ON AS1.0.
- CONTRACTOR SHALL VERIFY EXISTING DOCK BUMPERS TO BE DAMAGED. CONTRACTOR SHALL VERIFY EXISTING DOCK LEVELER IS IN GOOD WORKING ORDER AND FREE FROM ALL DEBRIS.

- CONTRACTOR TO INFILL DEMOED COMPACTOR DOOR OPENING W/ NEW 6" MASONRY. SEE STRUCTURAL. PROVIDE NEW EXTERIOR CEMENTITIOUS COATING TO MATCH EXISTING. ADJACENT TILT-UP CONCRETE WALL PANEL. PROVIDE INTERIOR METAL FUR-OUT WALL AND GYPSUM FINISH TO MATCH EXISTING INTERIOR FINISH. SEE STRUCTURE FOR COMPOSITION OF NEW WALL ASSEMBLY. NEW FINISH TO MATCH EXISTING.
- CONTRACTOR TO ADD 1/2" F.T. PLYWOOD TO 12'-0" A.F.F. OVER ALL GYP. BD. WALLS IN STOCKROOM/FEED. FINISH TO DECK WITH F.T. PLYWOOD OR GYP. BOARD. PREP TO BE PAINTED PER A0.1.
- CONTRACTOR TO ADD 1/2" F.T. PLYWOOD TO 4'-0" A.F.F. OVER ALL GYP. BD. WALLS IN IDO. PREP TO BE PAINTED PER A0.1.
- CONTRACTOR TO INSTALL FORKLIFT CHARGER, SEE ELECTRICAL FOR MORE INFORMATION.
- TSC PROVIDED HISTORY OF TSC MURAL ON FRONT WALL WITH TRIBUTE TO JIM WRIGHT.
- INSTALL NEW STOREFRONT ENTRY DOORS AND VESTIBULE.
- EXISTING DUMPSTER ENCLOSURE TO REMAIN.
- EXISTING PAD MOUNTED TRANSFORMER.
- EXISTING STEEL LANDING AND STAIRS WITH 3/4" GLAV. METAL HANDRAIL. SEE DETAIL ON A2.0. CONTRACTOR SHALL VERIFY THE CONDITION OF THE EXISTING STAIR SYSTEM AND PAINT HANDRAIL/GUARDRAIL PER A0.1 AS REQUIRED TO MAINTAIN A CONSTANT FINISH FREE FROM CORROSION.
- CONTRACTOR SHALL CLEAN EXISTING CONCRETE SLAB ON GROUND FREE FROM ALL DEBRIS AND FINISH PER SCHEDULE ON SHEET A0.1.
- EXISTING SHOPPING CART CORRAL TO REMAIN. CONTRACTOR SHALL VERIFY CART CORRAL IS FREE FROM DEBRIS. THE STEEL COMPONENTS ARE FREE FROM RUSH, AND THE MASONRY IS IN GOOD WORKING ORDER.
- PATCH OR REPAIR EXISTING GYP. BD. FINISH THROUGHOUT SALES AREA PRIOR TO PAINT.
- EXISTING ROOF HATCH AT MEZZANINE TO REMAIN.
- EXISTING ELECTRICAL PANEL TO REMAIN. SEE ELECTRICAL DRAWINGS.

GENERAL NOTES

CONTRACTOR CONSTRUCTION NOTES

(REFERS TO ALL AREAS WITHIN TSC DEMISED PREMISES):

- TSC TO PROVIDE ANCHOR BOLTS PER MANUFACTURERS SPECIFICATIONS AND ANCHOR RACKING AT SIDEWALK DISPLAY AS NECESSARY. TSC TO PROVIDE ANCHOR PLATES.
- TSC TO PROVIDE ANCHOR BOLTS PER MANUFACTURERS SPECIFICATIONS AND ANCHOR FIXTURE WALL. TSC TO PROVIDE ANCHOR PLATES.
- CONTRACTOR TO LEVEL FLOOR IN STOCKROOM WHERE DEMO HAS OCCURRED. PATCH BACK FLOOR AS REQUIRED TO FINISH FLUSH WITH FINISH FLOOR. CONCRETE TO BE A MINIMUM 6" THICK 4000 PSI WITH 6 X 6 W 1.4 X 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL.
- REPAIR ALL MASONRY AND DRYWALL AROUND OPENINGS AND 6'-8" A.F.F. WHERE REQUIRED IN RETAIL SALES. PRIOR TO PAINT.
- PAINT INTERIOR WALLS AND PROVIDE 12" RED STRIPE AROUND PERIMETER OF RETAIL SALES 10'-3" TO BOTTOM OF STRIPE. SEE COLOR SCHEDULE. AT CEILINGS 11'-0" OR LESS COORDINATE W/ TSC PROJECT MANAGER FOR THINNER STRIPE OR LOWEVED STRIPE.
- PAINT COLUMNS. SEE COLOR SCHEDULE.
- PAINT ALL STOCKROOM WALLS. SEE COLOR SCHEDULE.
- CONCRETE FLOOR TO BE GROUND AND POLISHED. END RESULT TO BE A SMOOTH, GLOSSY SURFACE WITH NO TRIPPING HAZARDS AND ALL SURFACE ITEMS AND DEBRIS REMOVED WITH ALL TOPICAL STAINS REMOVED AND ALL JOINTS RECAULKED AS NEEDED. SEE FINISH SCHEDULE ON A0.1 FOR ROOMS. NEW CONCRETE FINISH SHALL MATCH ADJACENT CONCRETE SLAB ON GROUND FINISH TO REMAIN.
- CLEAN EXISTING HVAC GRILLES TO REMAIN THROUGHOUT TSC SPACE OR REPLACE.
- MODIFY SPRINKLER HEADS AS REQUIRED IN NEW CORE AREA, AT AREAS OF DEMO, AND AT NEWLY CONSTRUCTED DEMISING WALL, OR AS REQUIRED BY CODES. RAISE SPRINKLER HEADS AND LINES AS HIGH AS POSSIBLE IN STOCKROOM.
- AT FIXTURE WALL. CONTRACTOR TO PROVIDE ANCHOR BOLTS PER MANUFACTURERS SPECIFICATIONS AND ANCHOR FIXTURE WALL. TSC TO PROVIDE ANCHOR PLATES.
- CONTRACTOR TO CIRCUIT AND PROVIDE ELECTRICAL CONNECTIONS TO ALL COUNTERS, MANAGERS OFFICE, EMERGENCY LIGHTS, DELAYED EGRESS CONNECTIONS, POWER POLES FOR COUNTER, RX COOLER AND DISPLAY CASE. ADD NEW OUTLETS AS NECESSARY IN THE CORE AREA CLOTHING AREA AND STOCKROOM. SEE ELECTRICAL.
- RECEIVE, STORE AND INSTALL OWNERS CHECK-OUT COUNTERS, CUSTOMER SERVICE COUNTER AND RECEIVING TABLE. SEE OWNER PROVIDED FIXTURE PLAN.
- TSC TO CONDUCT FMS SURVEY OF EXISTING SANITARY SEWER LINES VIA CAMERA. SUMMARY REPORT OF EXISTING CONDITIONS TO TSC PM. TSC PM TO DETERMINE WHETHER NEW SANITARY SEWER LINES ARE TO BE LAID OR IF EXISTING CONDITIONS ARE SUFFICIENT BASED ON SUMMARY REPORT FINDINGS. CONTACT TSC PM TO RECEIVE A COPY OF FMS REPORT FOR WORK TO BE CONDUCTED PRIOR TO ANY CONSTRUCTION OR DEMOLITION OF EXISTING SANITARY SEWER PIPING.
- SNAKE OUT ALL SANITARY LINES TO NEAREST MANHOLE. G.C. TO VERIFY LINE IS CLEAR. IF THERE IS AN OBSTRUCTION IN EXISTING LINES, LANDLORD IS RESPONSIBLE FOR CLEARING THE BLOCKAGE. CONTRACTOR TO PRESENT CERTIFICATE OF COMPLETION.
- CONTRACTOR TO USE WATER RESISTANCE GYP. BD. ON ALL PLUMBING WALLS. EXISTING MENS AND WOMENS RESTROOM, AND JANITORS CLOSET SHALL REMAIN UNLESS EXISTING WALL FINISH IS FOUND TO BE DAMAGED.
- CONTRACTOR TO ADD GYP. BOARD ALONG PERIMETER OF RETAIL SALES AS NECESSARY TO FACILITATE SQUARE INSTALLATION OF FIXTURE WALLS.
- FINISHED SPACE SHALL BE PROVIDED IN A MANNER THAT PREVENTS RODENT INTRUSION. SEAL PENETRATIONS THROUGH EXTERIOR WALL SURFACES WITH AN AEROSOL, MOISTURE-CURING POLYURETHANE FOAM SIMILAR TO 'PUR BLACK' BY TUDOL PRODUCTS, INC OR APPROVED EQUAL. 'PUR BLACK' BY TUDOL PRODUCTS, INC. 508.651.3818.
- J MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON-GYPSUM MATERIAL.
- CORNER GUARDS TO BE USED AT ALL INTERIOR OUTSIDE CORNER CONDITIONS.
- CONTRACTOR TO FILL DEMOED TRENCHES WITH GRAVEL AND HIGH STRENGTH CONCRETE. FILL ALL REMAINING CONCRETE CRACKS WITH HIGH STRENGTH CONCRETE. CONTRACTOR TO AGITATE GRAVEL IN ALL REFRIGERATED PITS TO FILL ALL VOIDS PRIOR TO CONCRETE INSTALLATION. CONCRETE TO BE A MINIMUM OF 4" THICK 4,000 PSI WITH 6 X 6 W 1.4 X W 1.4 WWF ON 6" DRAINABLE BASE ON COMPACTED FILL.
- WHERE NEW OR MODIFIED OPENINGS ARE PROVIDED IN CONCRETE TILT-UP PANELS, EXISTING PANELS SHALL BE SCANNED USING GROUND PENETRATING RADAR (GPR) TO VERIFY PANEL THICKNESS AND REINFORCING STEEL IN THE PANELS. THIS INFORMATION SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO MODIFYING THE EXISTING PANEL TO ACCOMMODATE THE NEW / MODIFIED OPENINGS. SEE STRUCTURAL FOR NEW STEEL AT MODIFIED PANELS.

GUIDELINES

TSC'S CONTRACTOR CONSTRUCTION NOTES

(FOR INSTALLING STOCKROOM FIXTURES)

- CONTRACTOR IS TO VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
- DRILL HOLES FOR ANCHORING RACK. GENERALLY, THE HOLE IN THE FOOT OF THE RACK LEG IS 12" IN DIAMETER. VERIFY HOLE SIZE PER BOLT ISSUED BY RACKING MANUFACTURER (1) ONE ANCHOR PER FOOT.
- RACKS ARE TO BE SECURELY ANCHORED WITH ANCHOR BOLTS PER MANUFACTURER SPECIFICATIONS.
- FOLLOWING INSTALLATION, REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA.
- IF SEISMIC ANCHORING IS REQUIRED THE FIXTURE INSTALLER WILL COMPLETE ALL DRILLING/ANCHORING PER THE SEISMIC PLANS.
- TRACTOR SUPPLY COMPANY RACK STORAGE TO BE NO MORE THAN 10, SEE SPRINKLER INTENT INFORMATION FP1.0.

WALL TYPES

TSC'S CONTRACTOR CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN
- NEW 20 GAUGE 6" METAL STUDS @ 16" O.C. EXTENDING TO DECK W/ 5/8" GYPSUM BOARD EACH SIDE TO EXTEND 4" ABOVE FINISH CEILING, U.N.O..
- NEW 20 GAUGE 6" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. STUDS AND GYPSUM BOARD EXTEND TO DECK.
- PLUMBING WALLS TO BE 6" METAL STUDS W/ 1 LAYER 5/8" WATER RESISTANT GYPSUM BOARD ON PLUMBING SIDE TO 9'-0" A.F.F.
- REFER TO KEYNOTES THIS SHEET FOR SOUND INSULATION FOR WALLS
- PET WASH WALL. SEE A4.0 FOR DETAILS
- DRESSING ROOM WALL. SEE A4.0 FOR ENLARGED PLAN
- FIXTURE WALL, PROVIDED AND INSTALLED BY TSC
- AREA SHOWN WITH HATCH TO HAVE NEW CONCRETE



2934 Sidco Drive
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Architecture
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Interior Architecture



TRACTOR SUPPLY COMPANY

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All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

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Job Number: 28161

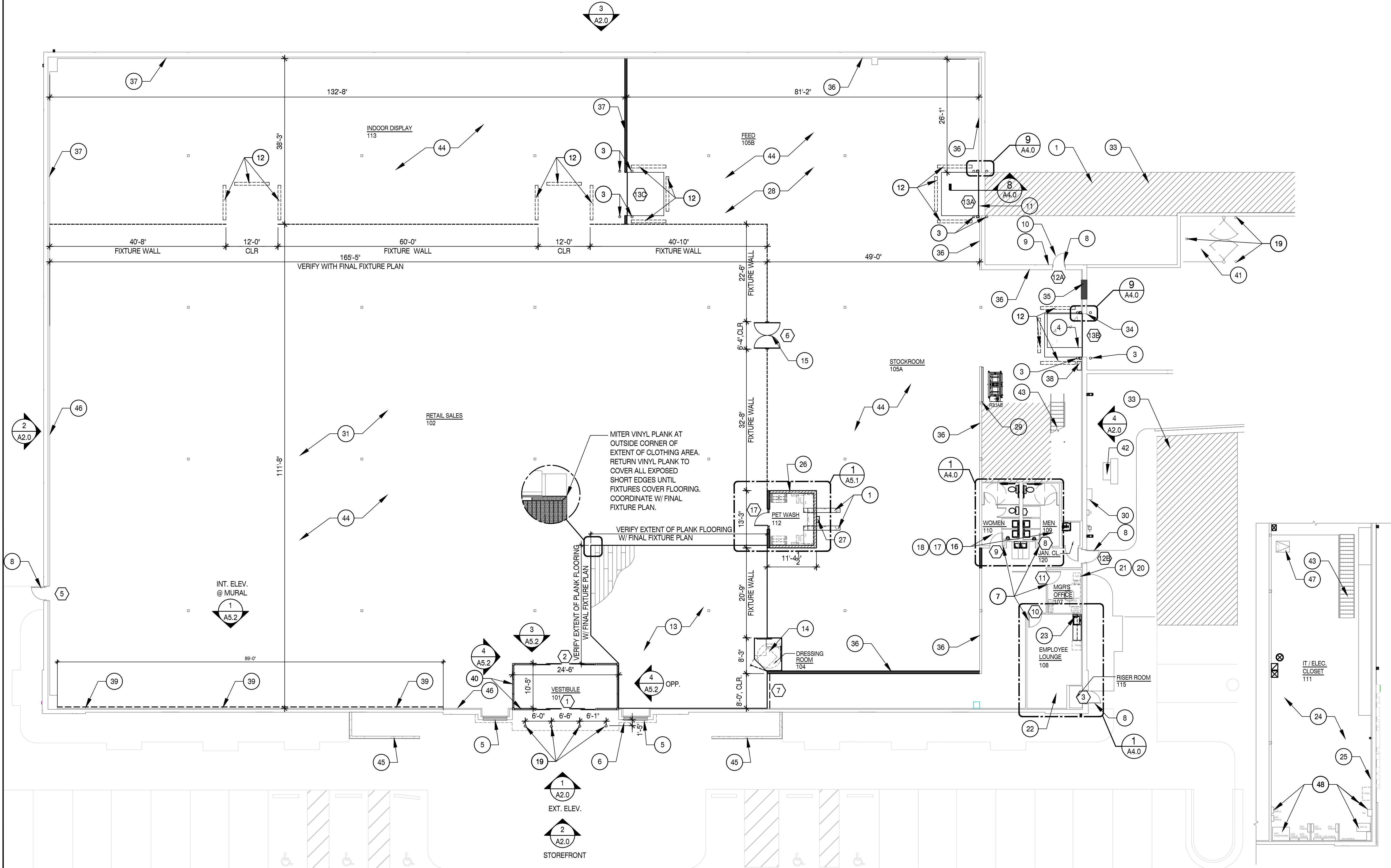
Date: 01.27.2026

Revisions:

Revisions:

Revisions: ARCHITECTURAL FLOOR PLAN

Sheet Number: A1.0



FLOOR PLAN

SCALE:3/32"=1'-0"

MEZZANINE

SCALE:3/32"=1'-0"

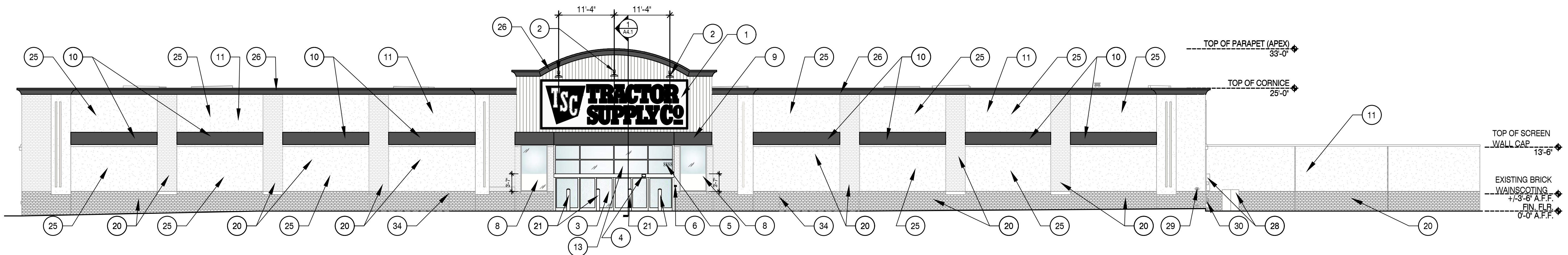
BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	43.4'	43.4'	NO	
Front Setback	50.7'	50.7'	NO	
Side Setback	72.9'	72.9'	NO	
Side Setback (abutting street)	N/A	N/A	NO	
Height	75' MAX	33'-4"	NO	

KEYNOTES

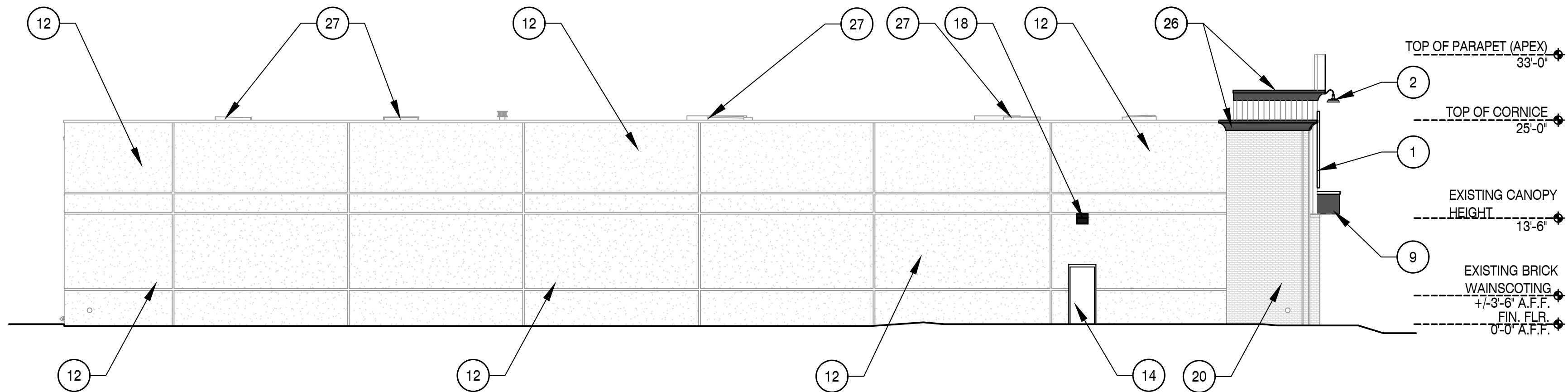
TSCS CONTRACTOR CONSTRUCTION NOTES

CONSTRUCTION NOTES (REFER ONLY TO NOTES THAT ARE INDICATED BY NUMERICAL KEY ON PLAN):

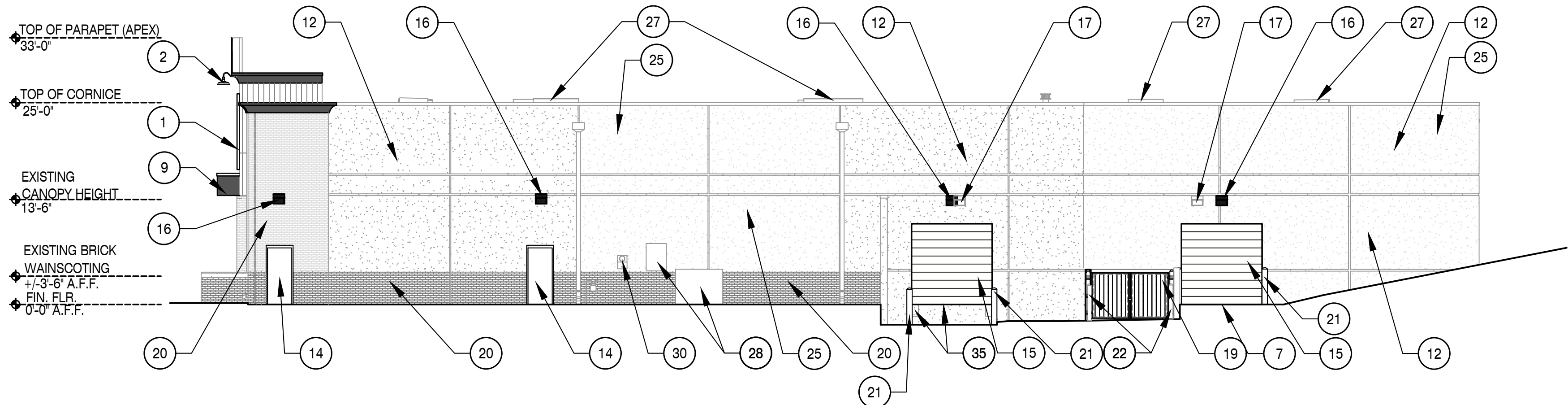
- NEW 10' X 30' LIGHTED SIGN. SIGNAGE FURNISHED AND INSTALLED BY OTHERS. CONTRACTOR TO PROVIDE AND INSTALL JUNCTION BOX AND CIRCUIT TO PANEL, SEE ELECTRICAL.
- CONTRACTOR TO INSTALL NEW GOOSENECK EXTERIOR LIGHT FIXTURE. BOTTOM OF FIXTURE MOUNTED @ 27'-5" A.F.F. SEE ELECTRICAL.
- CONTRACTOR TO INSTALL ALUMINUM STOREFRONT ENTRY SYSTEM. SEE DOOR SPECIFICATION A0.1 FOR GLASS TYPE. COLOR TO MATCH EXISTING.
- AUTOMATIC DOOR OPENER.
- CONTRACTOR TO PROVIDE BLOCK STYLE NUMBERS FOR ADDRESS, COORDINATE WITH LOCAL FIRE MARSHAL FOR SIZE, COLOR, AND LOCATION OF ADDRESS NUMBERS.
- SECURITY VENDOR TO PROVIDE AND INSTALL KNOX BOX FOR FIRE DEPARTMENT ACCESS MOUNTED @ 4'-0" A.F.F. COORDINATE EXACT LOCATION WITH LOCAL FIRE MARSHAL.
- CONTRACTOR TO POUR NEW CONCRETE FOR TOW MOTOR PATH, DIMENSION PER PLAN. SEE A1.0 FOR EXTENTS AND MORE INFORMATION.
- CONTRACTOR TO INSTALL 'LLUMARI' MATTE FROST FILM TO INSIDE OF WINDOWS WHERE INDICATED.
- EXISTING CANOPY TO RECEIVE 2'-6" SAFETY RED APPLIED METAL STRIPE ON EXISTING CANOPY EFS.
- CONTRACTOR TO PAINT 2'-6" TALL STRIPE SAFETY RED @ +/-13'-7" A.F.F., SEE COLOR SCHEDULE.
- CONTRACTOR TO POWER WASH FRONT AND RIGHT SIDE OF BUILDING PRIOR TO PAINT. SEE COLOR SCHEDULE SHEET A0.1.
- CONTRACTOR TO POWER WASH BACK, LEFT, AND RIGHT SIDE OF BUILDING. TOUCH UP PAINT AS REQUIRED TO MATCH EXISTING.
- EXISTING STOREFRONT WINDOWS TO REMAIN. CONTRACTOR TO CLEAN AND REPAIR AS NECESSARY.
- CONTRACTOR TO INSTALL NEW HOLLOW METAL MAN DOOR WHERE INDICATED. SEE SHEET A0.1 FOR DOOR SCHEDULE.
- CONTRACTOR TO INSTALL NEW 10' X 10' INSULATED SECTIONAL METAL DOOR INSIDE OF BUILDING AT OPENING MODIFIED OPENING. SEE SHEET A0.1 DOOR SCHEDULE.
- CONTRACTOR TO INSTALL NEW EXTERIOR WALL PACK. SEE ELECTRICAL. MOUNT @ EXISTING WALL PACK HEIGHT, +/-12'-6" A.F.F. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REMOVE EXISTING WALL PACK. EXISTING WALL TO BE PATCHED AND REPAIRED AS REQUIRED. REPAIR WALL TO MATCH EXISTING IN TEXTURE AND COLOR.
- CONTRACTOR TO INSTALL NEW WALL PACK LIGHT FIXTURE WHERE OLD WALL PACK WAS REMOVED. AREA TO BE PATCHED AND REPAIRED AT NEW FIXTURE AS REQUIRED. REPAIR TO MATCH EXISTING WALL IN MATERIAL, TEXTURE, FINISH AND COLOR.
- DUMPSTER CONCRETE PAD GATE LOCATION.
- CONTRACTOR TO CLEAN EXISTING BRICK FREE OF ALL DEBRIS AND TUCK POINT FAILED MORTAR.
- NEW 6" CONCRETE FILLED PIPE BOLLARD, COVER PER COLOR SCHEDULE A0.1. SEE DETAIL 9/A4.0.
- EXISTING BOLLARD TO REMAIN. REPAIR AS NECESSARY. CONTRACTOR TO PREP AND COVER PER COLOR SCHEDULE A0.1.
- DOOR BELL LOCATION. MOUNT AT 4'-0" A.F.F.
- BIG EYE VIEWER LOCATION.
- PAINT EXISTING, EIFS, FRONT AND RIGHT FACADE URBAN PUTTY.
- CONTRACTOR TO PAINT EXISTING COOPING AND EIFS CORNICE SAFETY RED. SEE COLOR SCHEDULE.
- EXISTING HVAC LOCATIONS. CONTRACTOR TO INSTALL ADDITIONAL UNITS TO SATISFY RATE OF 1 TON PER 450 - 550 SQ. FT. SEE MECHANICAL FOR TSC WORK.
- EXISTING TRANSFORMER AND ELECTRIC METER LOCATION.
- EXISTING FDC GAS LOCATION.
- EXISTING WATER METER LOCATION.
- MONUMENT SIGN WITH BRICK VENEER. SIGN DESIGN BY SIGNAGE SUPPLIER AND PERMITTED OUTSIDE OF THIS SCOPE.
- ALUMINUM CAP, FLASH EXTERIOR OF BRICK VENEER.
- BRICK VENEER TO MATCH EXISTING BRICK TO REMAIN AT MAIN BUILDING.
- EXISTING SHOPPING CART CORRAL TO REMAIN. CONTRACTOR SHALL VERIFY CART CORRAL IS IN GOOD WORKING ORDER AND FREE FROM ALL DEBRIS.
- REPLACE EXISTING DOCK BUMPERS WITH NEW.



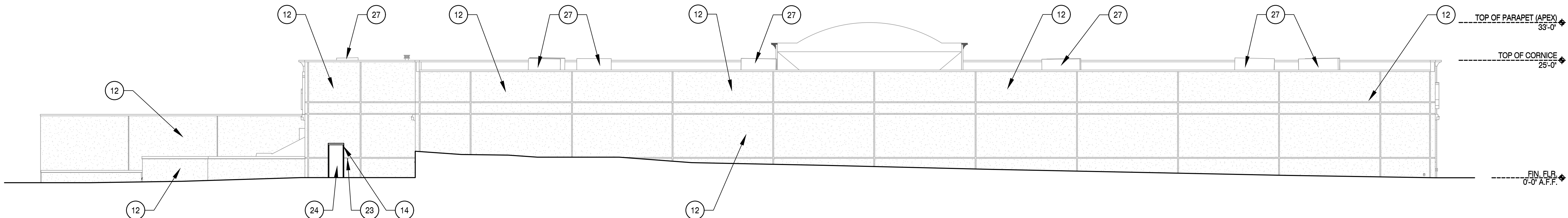
1 ELEVATION
SCALE: 3/32"=1'-0"
FRONT



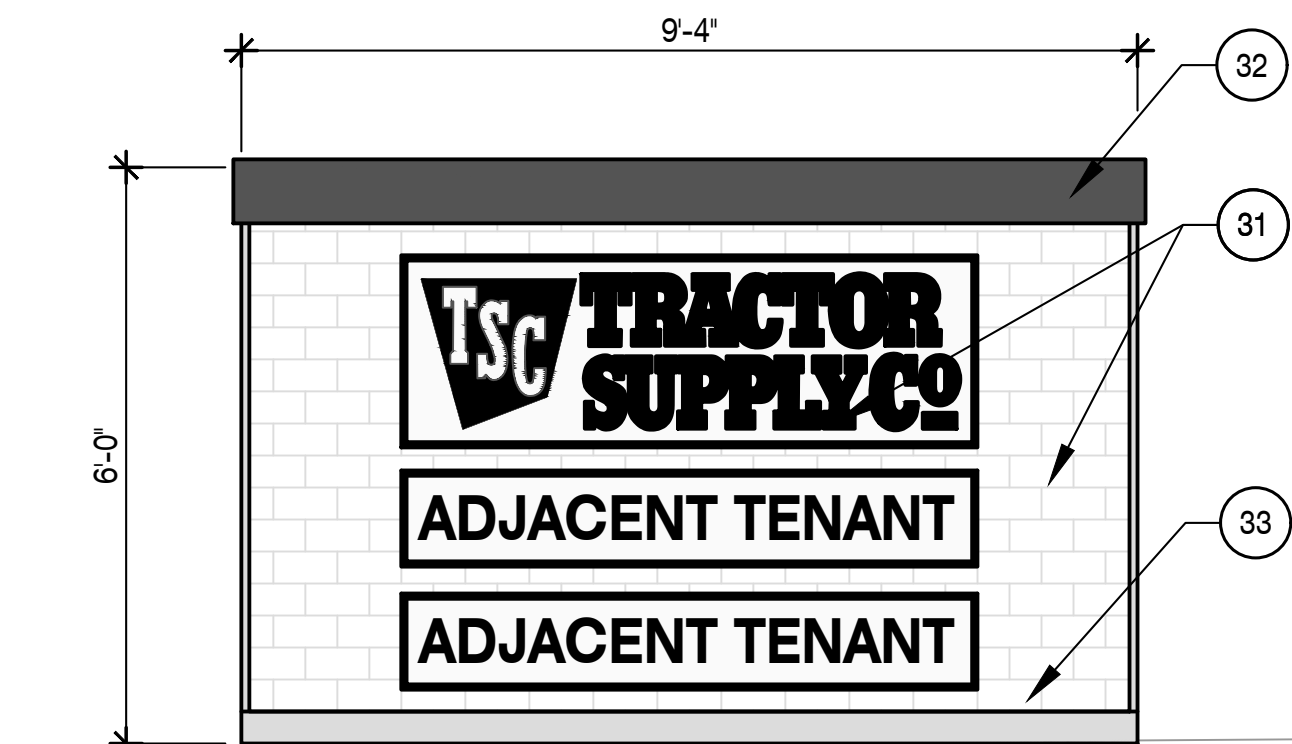
2 ELEVATION
SCALE: 3/32"=1'-0"
LEFT



3 ELEVATION
SCALE: 3/32"=1'-0"
RIGHT



4 ELEVATION
SCALE: 3/32"=1'-0"
REAR



5 ELEVATION
SCALE: 1/2"=1'-0"
MONUMENT SIGN



TRACTOR SUPPLY COMPANY
NORTH
KANSAS CITY,
MISSOURI

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Director of Construction, or Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

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Job Number: 25161

Date: 01.27.2026

Revisions:

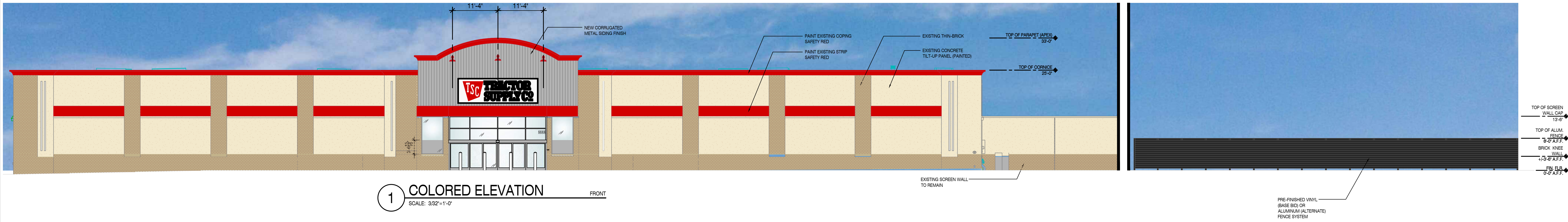
Revisions:

Revisions:

ARCHITECTURAL ELEVATIONS

Sheet Number: A2.0

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	43'-4"	43'-4"	NO	
Front Setback	50'-7"	50'-7"	NO	
Side Setback	72'-9"	72'-9"	NO	
Side Setback (abutting street)	NA	NA	NO	
Height	75', MAX	33'-4"	NO	



ALUMINUM FENCE (90% OPACITY)



COMPOSITE FENCE (90% OPACITY)



ALUMINUM FENCE (90% OPACITY)



VINYL FENCE (100% OPACITY)



COMPOSITE FENCE (100% OPACITY)



COMPOSITE FENCE (100% OPACITY)



OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

NORTH
KANSAS CITY,
MISSOURI

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Job Number: 25161

Date: 01.23.2026

Revisions:

Revisions:

Revisions:
COLOR ARCHITECTURAL ELEVATIONS

Sheet Number: A2.1

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

PATRICIA R. JENSEN
pjensen@rousepc.com
816.502.4723

May 28, 2026

VIA US MAIL

To Adjacent Neighbors

VIA HAND DELIVERY

Barry Harbor Homes Association
c/o Wayne St. Vincent
8241 W. Marston
Kansas City, MO 64151

**Re: Texas NH Management LLC / Tractor Supply Company
Public Engagement Meeting / Case No. CD-CPC-2026-00066**

Dear Property Owners and Mr. St. Vincent:

We represent Texas NH Management LLC concerning property located at 2201 N.W. Barry Road, Kansas City, Missouri. We submitted an application to the City Plan Commission for approval of a development plan. Approval of the application will allow for the reuse of the property as a Tractor Supply Company store (the former JoAnn's building). A copy of the development plan is enclosed.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the Development Plan and discuss these plans with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call on Wednesday, June 10, 2026, at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: 876 6071 1446
Passcode: 308527
Or dial: (646) 558-8656

Any questions or concerns can be addressed to:

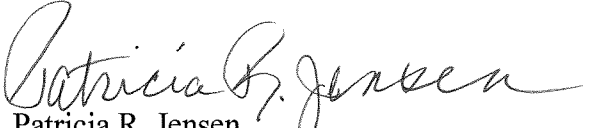
Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Texas NH Management LLC

Attorneys at Law || 801 W. 47th Street, Suite 500 || Kansas City, MO 64112 || rousepc.com

Adjacent Neighbors
May 28, 2026

We anticipate the Application will be heard by the City Plan Commission on Wednesday, June 17, 2026.

Very truly yours,



Patricia R. Jensen

PRJ:kab
Enclosure

cc: City Planning and Development, publicengagement@kcmo.org



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

[illegible]

RE: Case No. CD-CPC-2026-00066
Texas NH Management LLC / Tractor Supply Company
2201 NW Barry Road, Kansas City, Missouri

To the Kansas City Plan Commission and Planning Staff:

We are John & Melissa Boyle. Homeowners at 2110 NW 82nd Ct., Kansas City, MO, the closest resident to the property in question.

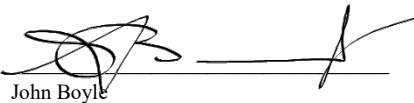
We support the productive redevelopment and reuse of this property and are excited to welcome a Tractor Supply Company to the community. However, given the close proximity of existing single-family residences—particularly my home, where both of my children’s bedrooms are less than 150ft from the loading dock—I respectfully request that any project approval include reasonable and enforceable conditions to mitigate potential impacts on neighboring residents. Specifically, I request consideration of the following conditions:

1. Restrict deliveries, loading, unloading, refuse collection, and outdoor material handling to the hours of 7:00 a.m. to 9:00 p.m.
2. Restrict idling of trucks or equipment prior to 7:00 a.m. or after 9:00p.m.
3. Require all dumpsters and refuse areas to remain enclosed and regularly serviced to prevent overflow, odors, and wind-blown debris.
4. Restrict use of any PA system, notification system, or audible alert systems from 7:00 a.m. to 9:00p.m.
5. Require effective litter-control measures and prompt cleanup of any trash or debris that leaves the property. (We’ve already encountered numerous instances of refuse from the revitalization of the property such as cardboard and plastic bags from what I’m assuming were new HVAC units recently installed which we disposed of on our own accord).

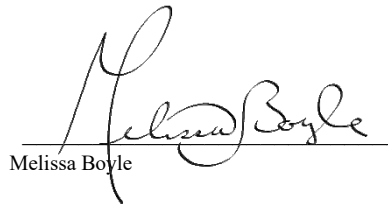
Our concern is not the reuse of the building itself, but ensuring that the operation of the site remains complimentary with the surrounding residential neighborhood. Given the close proximity of homes, located near the proposed loading and operational areas, I respectfully request that these protections be incorporated into any approval and I look forward to frequenting this establishment.

Thank you for your consideration.

Respectfully submitted,


John Boyle

05 JUNE 2026
Date


Melissa Boyle

05 JUNE 2026
Date

John & Melissa Boyle
2110 NW 82nd Ct
Kansas City, Missouri 64151
boyle1983@gmail.com
(785) 213-9445