

# CARGO LARGO

## INDEPENDENCE, MISSOURI

### PROPOSED WAREHOUSE AND RETAIL DEVELOPMENT

SITE ADDRESS: 3232 S. NOLAND ROAD

OWNER:



APPLICANT:

DAN JENSEN  
(AGENT FOR CARGO LARGO)  
2600 GRAND BLVD., SUITE 700  
KANSAS CITY, MO 64108  
  
(816) 842-2690

ARCHITECT:



4301 Indian Creek Parkway  
Overland Park, KS 66207  
phone: 913.451.9390  
fax: 913.451.9391  
www.davidsonae.com

ENGINEER:



2400 PERSHING, SUITE 400  
KANSAS CITY, MO 64108  
  
(816) 329-8600

SHEET INDEX

SHEET NO.	DESCRIPTION
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L1.1	LANDSCAPE PLAN

EMERGENCY UTILITY NUMBERS

CALL BEFORE YOU DIG -- 1 - 800 - DIGRIT

EVERGY	(816) 245-3775
AT&T	(913) 383-4936
CITY OF INDEPENDENCE, MO WATER SERVICES DEPT. STORM SEWER	(816) 325-7724
CITY OF INDEPENDENCE, MO WATER SERVICES DEPT. SAN. SEWER	(816) 325-7727
CITY OF INDEPENDENCE, MO WATER SERVICES DEPT. PUBLIC WATER	(816) 325-7700
CITY OF INDEPENDENCE POWER & LIGHT COMPANY	(816) 325-7500
COMCAST	(816) 795-2255
VERIZON	(918) 590-5922
MISSOURI GAS ENERGY- SPIRE ENERGY	(314) 776-9517
SPRINT	(913) 226-6335
TIME WARNER CABLE- SPECTRUM	(816) 358-5360

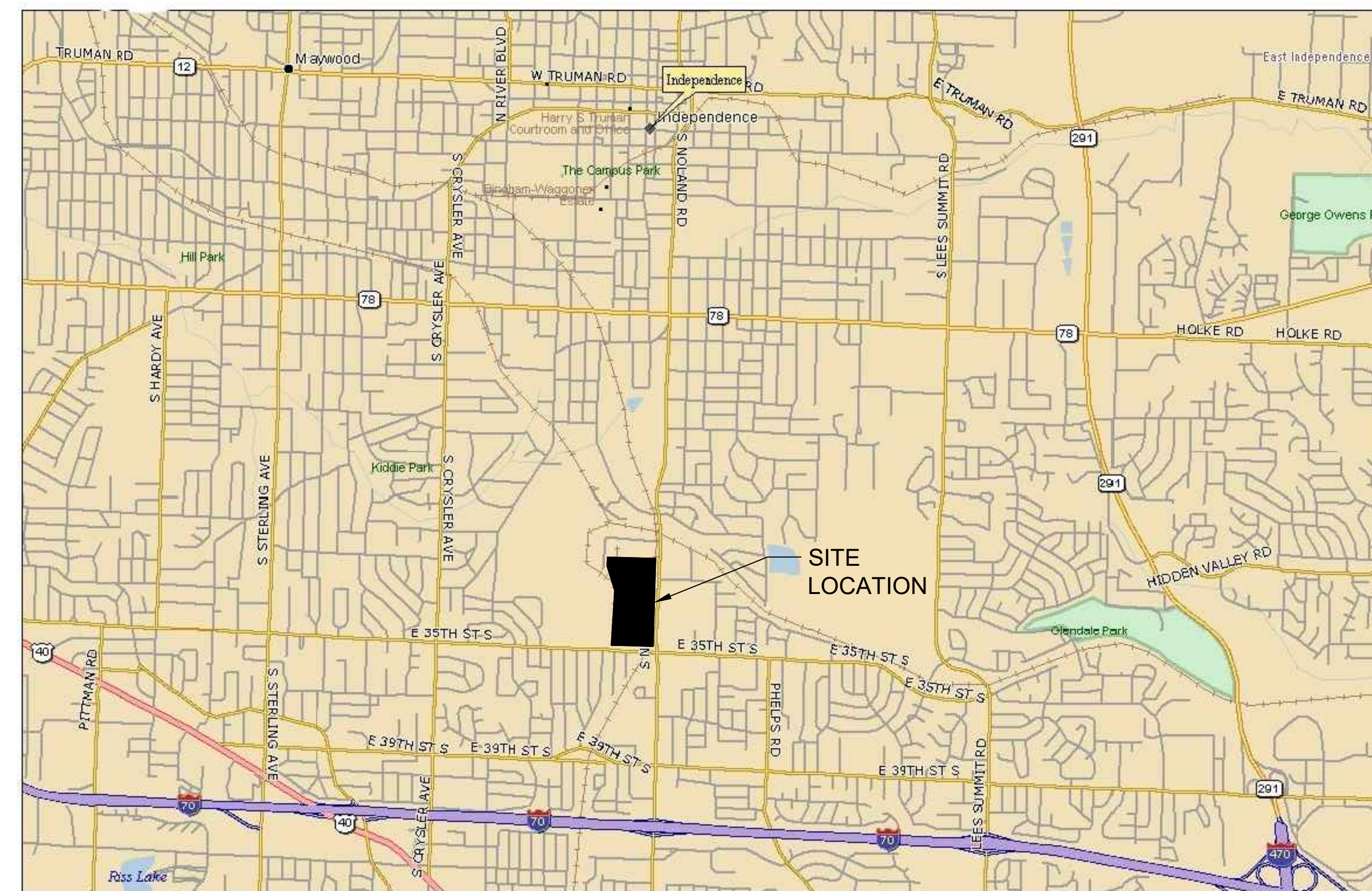
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UTILITY NOTES:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATION SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 1-800-344-7483, MISSOURI. LAW REQUIRES YOU TO CALL 48 HOURS BEFORE YOU DIG.



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- CONCRETE SIDEWALK/PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ③ KEY NOTE
- BUILDING LINE WITH OVERHANG
- SANITARY SEWER LINE
- SS MANHOLE
- S STORM SEWER LINE
- STORM SEWER STRUCTURE
- WATER LINE
- FIRE HYDRANT
- SINGLE LUMINAIRE LIGHT POLE
- TRIPLE LUMINAIRE LIGHT POLE

EXISTING LEGEND

- EXISTING MONUMENT
- SET 1/2" BAR WITH A CWM PLASTIC CAP STAMPED CWM LS 123D
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- UTILITY POLE
- ⊙ SIGN
- ⊙ STREET LIGHT
- ⊙ GUY ANCHOR
- ⊙ FIRE HYDRANT
- F.O.B. BURIED FIBER OPTIC CABLE
- BURIED TELEPHONE LINE
- W WATER LINE WITH SIZE
- O.E. OVERHEAD POWER LINES
- O.T. OVERHEAD TELEGRAPH LINES
- RIGHT OF WAY LINE

# PRELIMINARY DEVELOPMENT PLAN

## FEBRUARY 11, 2021



A NEW FACILITY FOR  
**CARGO LARGO**  
NOLAND ROAD  
INDEPENDENCE, MISSOURI

DATE  
11 FEB 2021  
DRAWN BY  
JML  
CHECKED BY  
JML  
REVISIONS

COVER SHEET

SHEET NUMBER

**C0**

DRAWING TYPE  
Preliminary Dev. Plan  
PROJECT NUMBER  
P101190328

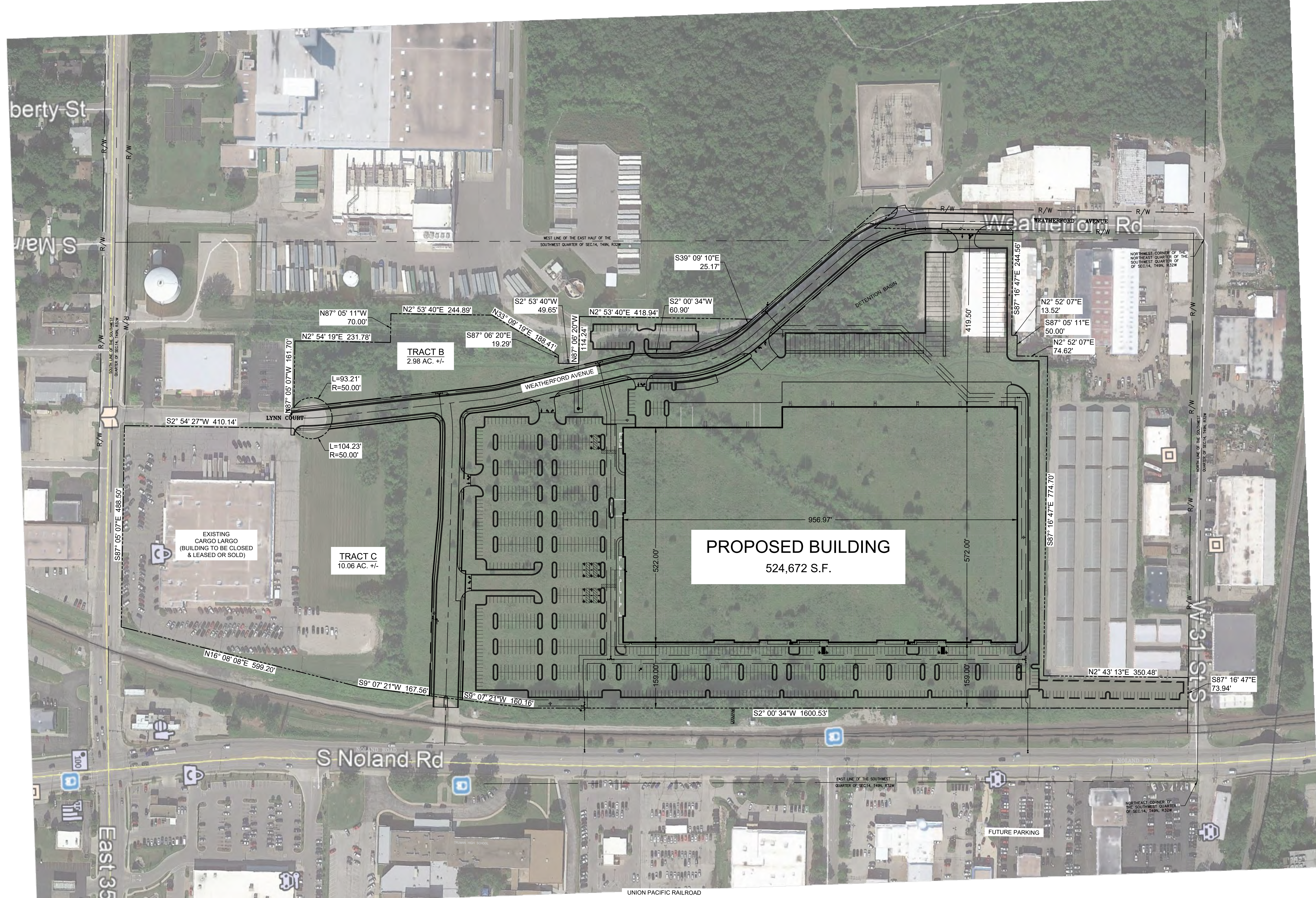
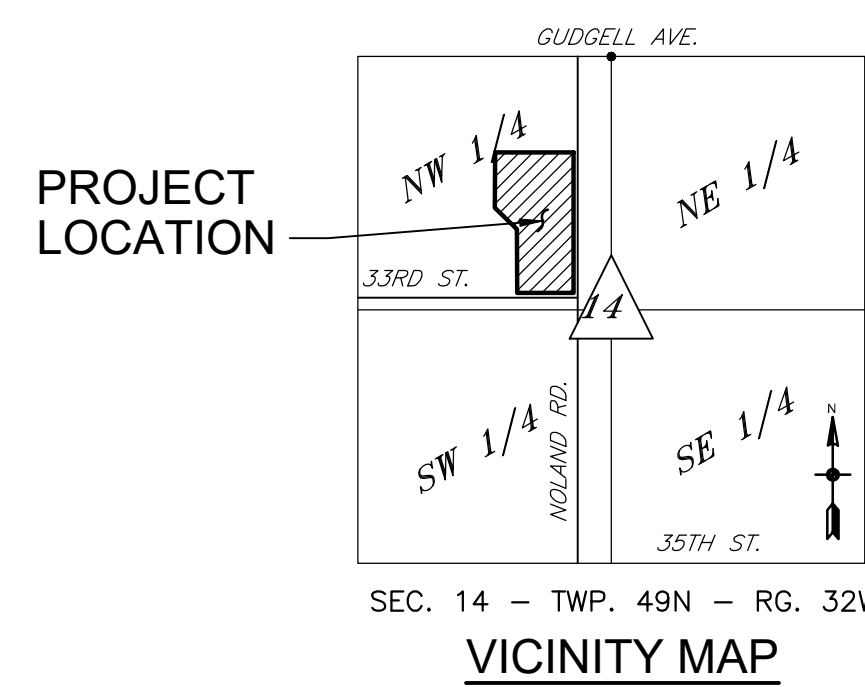


A NEW FACILITY FOR  
**CARGO LARGO**  
NOLAND ROAD  
INDEPENDENCE, MISSOURI

date  
11 FEB 2021  
drawn by  
JML  
checked by  
JML  
revisions

OVERALL  
SITE PLAN

sheet number  
**C1**  
drawing type  
Preliminary Dev. Plan  
project number  
P101190328



**LEGAL DESCRIPTION FOR TRACT 'A':**

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 87 DEGREES, 16 MINUTES 47 SECONDS WEST, 177.04 FEET; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 1600.53 FEET; THENCE SOUTH 09 DEGREES, 07 MINUTES, 21 SECONDS WEST, 160.16 FEET; THENCE NORTH 86 DEGREES, 29 MINUTES, 52 SECONDS WEST, 313.29 FEET; THENCE SOUTH 03 DEGREES, 30 MINUTES, 08 SECONDS WEST, 10.00 FEET; THENCE NORTH 86 DEGREES, 29 MINUTES, 52 SECONDS WEST, 321.55 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 39.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY AND NORTHWESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 30.53 FEET TO A POINT OF TANGENT; THENCE NORTH 04 DEGREES, 19 MINUTES, 38 SECONDS WEST, 39.73 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 52.88 FEET TO A POINT OF TANGENT; THENCE NORTH 11 DEGREES, 23 MINUTES, 25 SECONDS WEST, 275.37 FEET; THENCE NORTHERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 63.07 FEET TO A POINT OF TANGENT; THENCE NORTH 02 DEGREES, 00 MINUTES, 34 SECONDS EAST, 60.90 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 237.08 FEET TO A POINT OF TANGENT; THENCE NORTH 39 DEGREES 09 MINUTES 10 SECONDS WEST, 309.42 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 198.26 FEET TO A POINT OF TANGENT; THENCE NORTH 02 DEGREES, 55 MINUTES, 09 SECONDS EAST, 196.66 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 47 SECONDS EAST, 244.56 FEET; THENCE NORTH 02 DEGREES, 52 MINUTES, 07 SECONDS EAST, 13.52 FEET; THENCE SOUTH 87 DEGREES, 05 MINUTES, 11 SECONDS EAST, 50.00 FEET; THENCE NORTH 02 DEGREES, 52 MINUTES, 07 SECONDS EAST, 74.62 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 47 SECONDS EAST, 774.74 FEET; THENCE NORTH 02 DEGREES, 43 MINUTES, 13 SECONDS EAST, 350.48 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 47 SECONDS EAST, 73.94 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 30.212 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR TRACT 'B':**

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION NORTH 87 DEGREES, 16 MINUTES 47 SECONDS WEST, 177.04 FEET; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 1625.53 FEET; THENCE SOUTH 09 DEGREES, 07 MINUTES, 21 SECONDS WEST, 241.21 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 52 SECONDS WEST, 4.19 FEET; THENCE NORTH 83 DEGREES, 23 MINUTES, 00 SECONDS WEST, 198.33 FEET; THENCE NORTH 86 DEGREES, 29 MINUTES, 52 SECONDS WEST, 433.60 FEET; THENCE SOUTH 48 DEGREES, 12 MINUTES, 17 SECONDS WEST, 7.03 FEET; THENCE SOUTH 02 DEGREES, 54 MINUTES, 27 SECONDS WEST, 268.02 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 50 DEGREES 13 MINUTES 08 SECONDS EAST, 98.72 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 34 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 87 DEGREES, 05 MINUTES, 07 SECONDS WEST, 161.68 FEET; THENCE NORTH 02 DEGREES, 54 MINUTES, 19 SECONDS EAST, 231.78 FEET; THENCE NORTH 87 DEGREES, 05 MINUTES, 11 SECONDS WEST, 70.00 FEET; THENCE NORTH 02 DEGREES, 53 MINUTES, 40 SECONDS EAST, 244.89 FEET; THENCE NORTH 35 DEGREES, 09 MINUTES, 19 SECONDS EAST, 188.41 FEET; THENCE SOUTH 87 DEGREES, 05 MINUTES, 07 SECONDS EAST, 19.29 FEET; THENCE NORTH 02 DEGREES, 54 MINUTES, 19 SECONDS EAST, 49.65 FEET; THENCE NORTH 87 DEGREES, 06 MINUTES, 20 SECONDS WEST, 114.24 FEET; THENCE SOUTH 87 DEGREES, 05 MINUTES, 11 SECONDS WEST, 25.17 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 193.67 FEET TO A POINT OF TANGENT; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 60.90 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 77.08 FEET TO A POINT OF TANGENT; THENCE SOUTH 11 DEGREES, 22 MINUTES, 25 SECONDS EAST, 275.37 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 45.50 FEET TO A POINT OF TANGENT; THENCE SOUTH 04 DEGREES, 19 MINUTES, 38 SECONDS WEST, 387.36 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 49 DEGREES 42 MINUTES 56 SECONDS WEST, 93.21 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 2.980 ACRES MORE OR LESS.

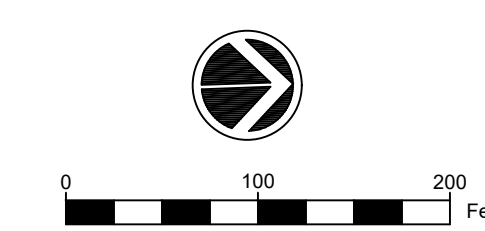
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COMMENCING AT THE CENTER OF SAID SECTION 14, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION NORTH 87 DEGREES, 16 MINUTES 47 SECONDS WEST, 177.04 FEET; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 1625.53 FEET; THENCE SOUTH 09 DEGREES, 07 MINUTES, 21 SECONDS WEST, 240.56 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH 09 DEGREES 07 MINUTES 21 SECONDS WEST, 167.56 FEET; THENCE SOUTH 15 DEGREES 08 MINUTES 08 SECONDS WEST, 599.20 FEET; THENCE NORTH 87 DEGREES 05 MINUTES 07 SECONDS WEST, 488.50 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 27 SECONDS EAST, 410.13 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 62 DEGREES 54 MINUTES 27 SECONDS EAST, 248.47 FEET; THENCE NORTHERLY AND NORTHEASTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 32.56 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 29.40 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 52 SECONDS EAST, 194.88 FEET; THENCE SOUTH 82 DEGREES 40 MINUTES 46 SECONDS EAST, 150.17 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 52 SECONDS EAST, 282.30 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 10.067 ACRES MORE OR LESS.

**LEGEND**

- PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- EASEMENT LINE



**PARKING REQUIREMENTS**

BUILDING USE	SQ. FT.	PARKING CALC.	REQD. PRVD.
WAREHOUSE	446,272	1 SPACE/1,000 SF	447
OFFICE	83,400 ON MEZZ.	1 SPACE/1,000 SF	84
OFFICE	5,000	3.5 SPACE/1,000 SF	18
OFFICE	9,200 ON MEZZ.	3.5 SPACE/1,000 SF	33
RETAIL	73,400	4 SPACE/1,000 SF	294
TOTAL:			817
2% SHALL BE ACCESSIBLE (PER ADA GUIDELINES)			959
959 SPACES X 2% = 20 SPACES			20

INTERIOR PLANTING ISLANDS:  
CITY OF INDEP. REQUIRES 1 PER 20 SPACES = 53  
PROVIDED = 58

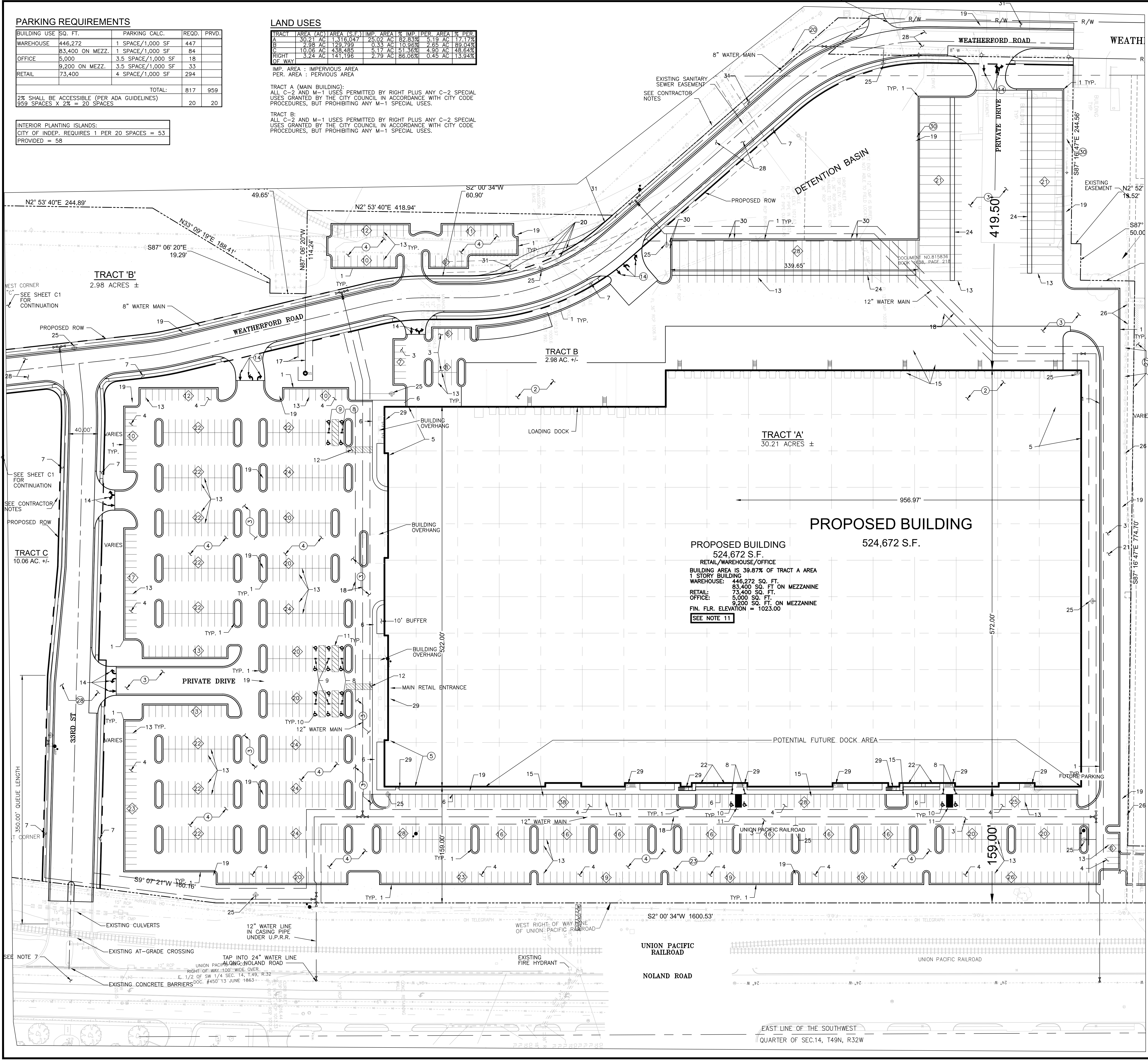
**LAND USES**

TRACT	AREA (AC)	AREA (S.F.)	IMP. AREA %	IMP. PER. AREA %	PER. AREA %	
A	30.21 AC	1,316,047	25.02 AC	82.83%	5.19 AC	17.17%
B	2.98 AC	129,799	0.33 AC	10.96%	2.65 AC	89.04%
C	10.98 AC	438,485	5.17 AC	51.16%	4.90 AC	48.62%
RIGHT OF WAY	3.44 AC	141,198	2.79 AC	86.06%	0.65 AC	13.94%

IMP. AREA : IMPERVIOUS AREA  
PER. AREA : PERVIOUS AREA

TRACT A (MAIN BUILDING)  
ALL C-2 AND M-1 USES PERMITTED BY RIGHT PLUS ANY C-2 SPECIAL USES GRANTED BY THE CITY COUNCIL IN ACCORDANCE WITH CITY CODE PROCEDURES, BUT PROHIBITING ANY M-1 SPECIAL USES.

TRACT B:  
ALL C-2 AND M-1 USES PERMITTED BY RIGHT PLUS ANY C-2 SPECIAL USES GRANTED BY THE CITY COUNCIL IN ACCORDANCE WITH CITY CODE PROCEDURES, BUT PROHIBITING ANY M-1 SPECIAL USES.



- LEGEND**
- PROPERTY LINE
  - - - - PROPOSED RIGHT OF WAY LINE
  - EXISTING RIGHT OF WAY LINE
  - CONCRETE SIDEWALK/PAVEMENT
  - LIGHT DUTY ASPHALT PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - ③ INDICATES KEY NOTE
  - ⑤ INDICATES NUMBER OF PARKING SPACES
  - BUILDING LINE WITH OVERHANG
  - PUBLIC SANITARY SEWER LINE
  - W --- PUBLIC WATER LINE
  - MANHOLE
  - FIRE HYDRANT
  - AIR RELEASE VALVE
  - GATE VALVE
  - SINGLE LUMINAIRE LIGHT POLE
  - TRIPLE LUMINAIRE LIGHT POLE
  - SIGN AND POST

- PLAN NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
  2. ALL CURB RADI ARE 4.00' UNLESS OTHERWISE NOTED.
  3. SEE SHEET C1.2 FOR PRELIMINARY SITE GRADING PLAN.
  4. SEE SHEET L1 FOR FOR PRELIMINARY LANDSCAPING PLAN.
  5. SEE SHEET L2 FOR FOR TREE PRESERVATION PLAN.
  6. SEE A2 SERIES SHEET FOR BUILDING INFORMATION.
  7. TRAFFIC:
    - 3 LANES (WITH A QUEUE LENGTH OF 150') ARE REQUIRED AT THE EXISTING INTERSECTION OF LYNN COURT AND 35TH STREET - 3 LANES WITH PROPER QUEUE LENGTH ARE ALREADY EXISTING
    - 2 LANES IN & 2 LANES OUT ARE SHOWN AT THE INTERSECTION OF 33RD AND NOLAND. THIS WORKS WITH A QUEUE LENGTH OF 350' WHICH HAS BEEN SHOWN TO BE CONSTRUCTED.
  8. TYPICAL PARKING DIMENSIONS:
    - 9' x 18' = TYP. STALL
    - 26' = TYP. AISLE
  9. TRAFFIC SIGNALS AT 33RD STREET & NOLAND ROAD TO BE INSTALLED UNDER FUTURE CONTRACT.
  10. INTERNAL PEDESTRIAN CROSSWALKS SHALL BE DELINEATED BY LANDSCAPING, SPECIAL PAVERS, STRIPING OR SCORED CONCRETE.
  11. ALL SQUARE FOOTAGE AMOUNTS SHOWN HEREON FOR USES INSIDE THE BUILDING ON TRACT A, INCLUDING ANY NUMBER DERIVED USING SUCH SQUARE FOOTAGE AMOUNTS, ARE ESTIMATES AND ARE SUBJECT TO CHANGE. ALL CHANGES TO THOSE SQUARE FOOTAGE AMOUNTS MUST BE IN COMPLIANCE WITH THE CODE OF ORDINANCES OF INDEPENDENCE, MO (INCLUDING PARKING REQUIREMENTS).
  12. ALL OUT-PARCELS AND LOTS MUST HAVE FINAL DEVELOPMENT PLAN APPROVAL.

- KEY NOTES**
- ① CONSTRUCT TYPE I CONCRETE CURB AND GUTTER, TYPICAL.
  - ② CONSTRUCT CONCRETE PAVEMENT.
  - ③ CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
  - ④ CONSTRUCT LIGHT DUTY ASPHALT PAVEMENT.
  - ⑤ CARGO LARGO BUILDING SEE ARCHITECTURAL PLANS FOR MORE INFORMATION. BUILDING IS PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE, BEARING S02°00'34"W AND A DISTANCE OF 1600.53'.
  - ⑥ CONSTRUCT CONCRETE SIDEWALK WITH INTEGRAL CURB AS INDICATED.
  - ⑦ CONSTRUCT 4" THICK CONCRETE SIDEWALK.
  - ⑧ INSTALL VAN ACCESSIBLE RESERVED PARKING SIGN (10 PLACES).
  - ⑨ INSTALL ACCESSIBLE RESERVED PARKING SIGN (12 PLACES).
  - ⑩ INSTALL BLUE PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY. (TYPICAL 22 PLACES).
  - ⑪ INSTALL YELLOW PAINTED ACCESS AISLES AT ACCESSIBLE PARKING SPACES AS INDICATED, TYPICAL.
  - ⑫ INSTALL WHITE PAINTED CROSSWALKS AS INDICATED.
  - ⑬ INSTALL 4" WIDE WHITE PAINTED PARKING STALL LINES, TYPICAL.
  - ⑭ INSTALL WHITE PAINTED DIRECTIONAL ARROWS, TYPICAL.
  - ⑮ DOWNSPOUT COLLECTION.
  - ⑯ FOR SITE STORM SEWER AND GRADING SEE SHEET C1.2.
  - ⑰ 8" PUBLIC SANITARY SEWER EXTENSION WITH EASEMENT.
  - ⑱ 8" AND 12" PUBLIC WATER MAIN EXTENSION WITH EASEMENT.
  - ⑲ SITE LIGHTING SHOWN ON SITE PLANS FOR INFORMATION ONLY.
  - ⑳ EXISTING TRANSMISSION, POWER POLES AND DOWN GUYS TO REMAIN. DO NOT DISTURB DURING CONSTRUCTION.
  - ㉑ ASPHALT FIRE LANE/ACCESS ROAD
  - ㉒ CONSTRUCT ACCESSIBLE SIDEWALK RAMP.
  - ㉓ CONSTRUCT UNDERGROUND DETENTION.
  - ㉔ CONSTRUCT 6" WIDE CONCRETE DOLLY STRIP AS INDICATED.
  - ㉕ NEW FIRE HYDRANT.
  - ㉖ EXISTING POWER POLES AND OVERHEAD POWER LINES TO REMAIN.
  - ㉗ EXISTING BUILDINGS AND FENCE. DO NOT DISTURB.
  - ㉘ PUBLIC STREET IMPROVEMENT.
  - ㉙ BUILDING ENTRANCE
  - ㉚ INSTALL BOLLARDS
  - ㉛ SHARED USE PATH

- CONTRACTOR NOTES**
1. CONTRACTOR RESPONSIBLE FOR CONDUIT INSTALLATION TO ACCOMMODATE STREET LIGHTS.
  2. CITY OF INDEPENDENCE TO INSTALL BASES, POLES, LIGHTS AND SUPPLY/PULL ELECTRICAL WIRING.
  3. FINAL LAYOUT WILL BE COORDINATED WITH THE CITY OF INDEPENDENCE POWER AND LIGHT.

NOTE: THIS PLAN IS PROVIDED TO DEPICT A USE ON THE EAST SIDE OF THE BUILDING WITH DOCK ACCESS. NO DOCKS ARE PROPOSED AT THIS TIME.

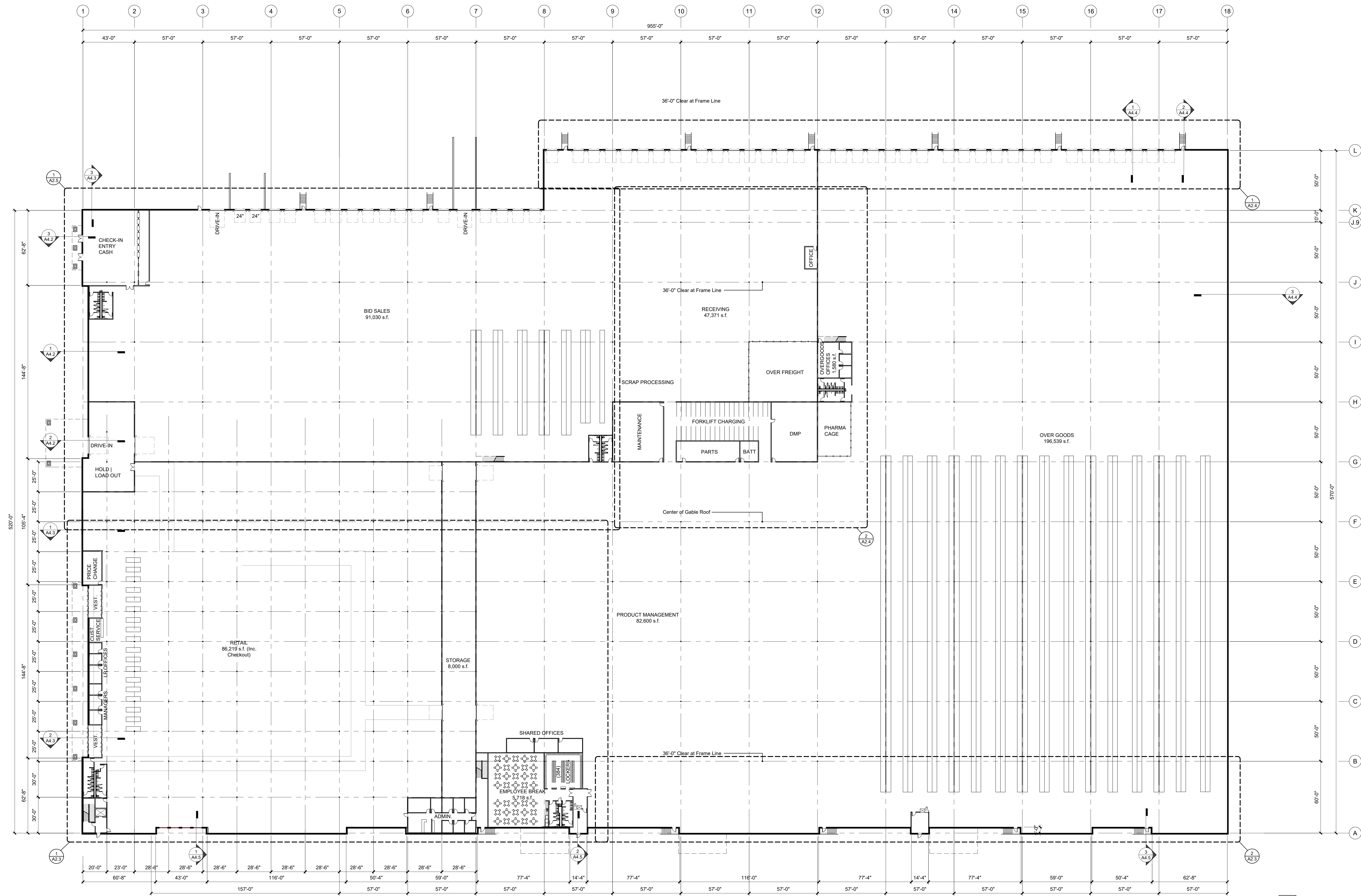


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ENLARGED  
SITE PLAN

sheet number  
**C1.1**  
drawing type  
Preliminary Dev. Plan  
project number  
P101190328



**1 floor plan**  
scale: 1/32" = 1'-0" north

**construction notes**

1. "Ashford Formula" hardener shall be used on all concrete floors
2. All construction and sawcuts shall receive caulk, mm80 or better
3. All overhead doors shall receive openers
4. 40 fork truck charging stations shall be included
5. All exhaust pans shall be centrally switched
6. Provide roof access ladder and roof hatch off mezzanine
7. All MEP design shall be 2012 IECC compliant

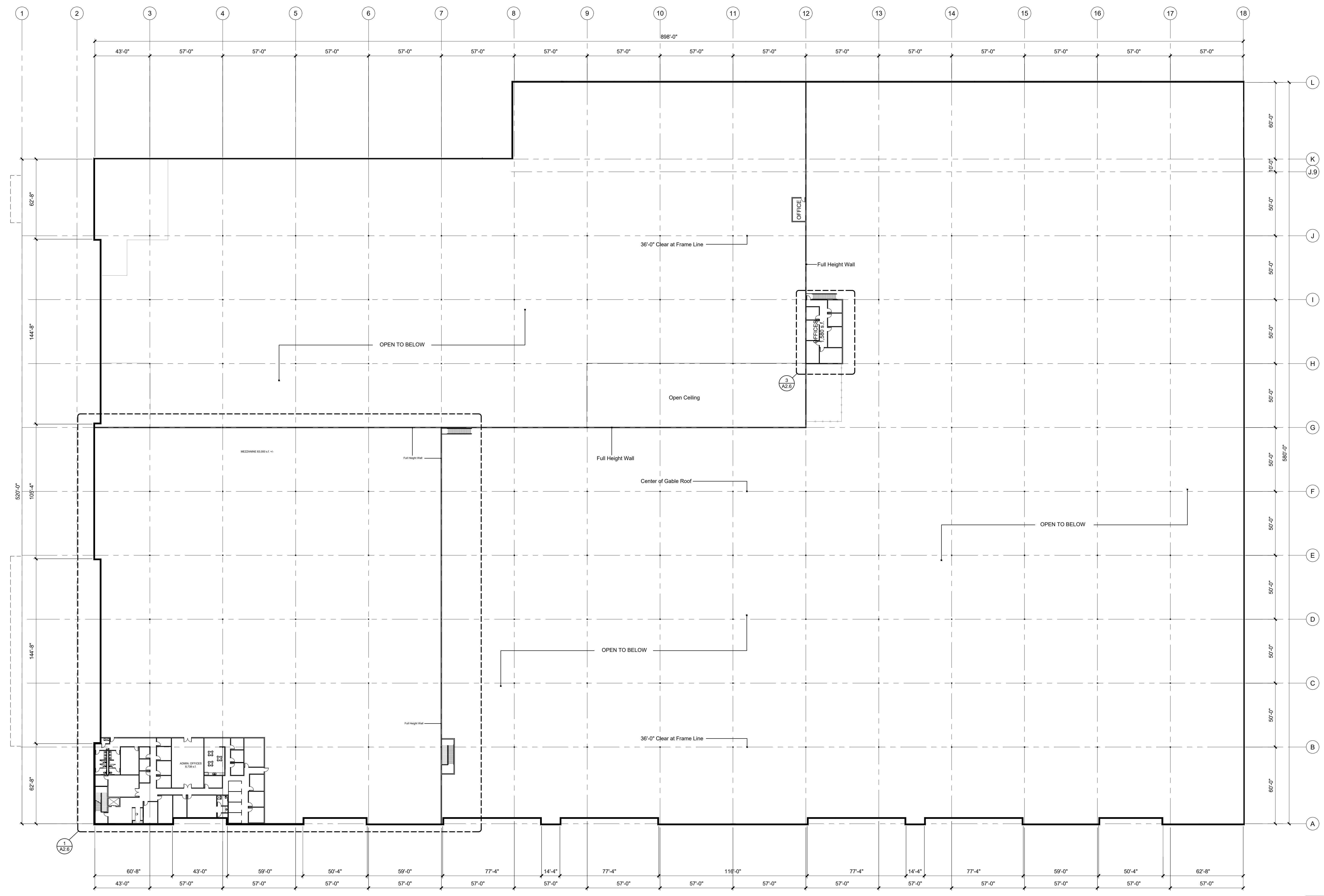
**building area**

first floor overall area:	521,375 s.f.
bid sales:	91,030 s.f.
receiving:	47,371 s.f.
retail:	86,219 s.f.
product mng:	82,600 s.f.
over goods:	196,539 s.f.
office, breakroom/locker rooms etc.:	17,616 s.f.
mezzanine area:	83,262 s.f.

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date: 04.19.2019  
drawn by: JED  
checked by: DAE  
revisions:  
02.11.2021 01

sheet number  
**A2.1**  
drawing type  
preliminary  
project number  
18120



**1** floor plan  
 scale: 1/32" = 1'-0" north

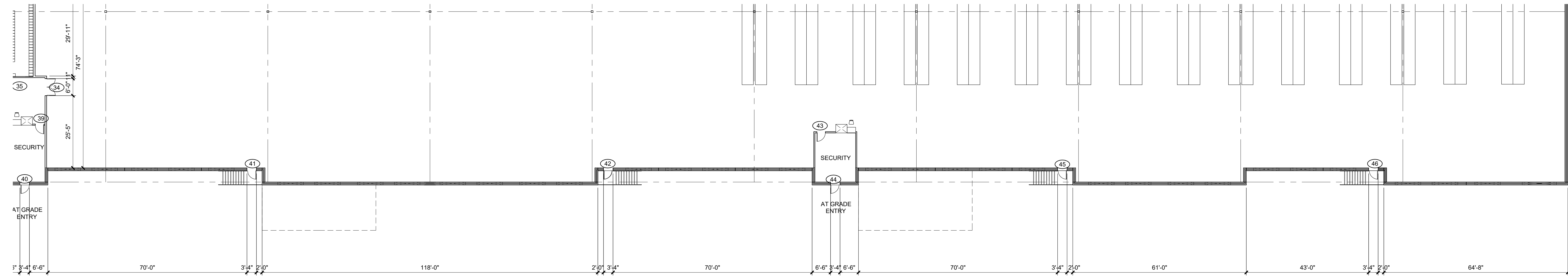
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 revisions: 01  
 02.11.2021

sheet number  
**A2.2**  
 drawing type: preliminary  
 project number: 18120



**1** enlarged retail/breakroom plan  
 scale: 1/16" = 1'-0" north

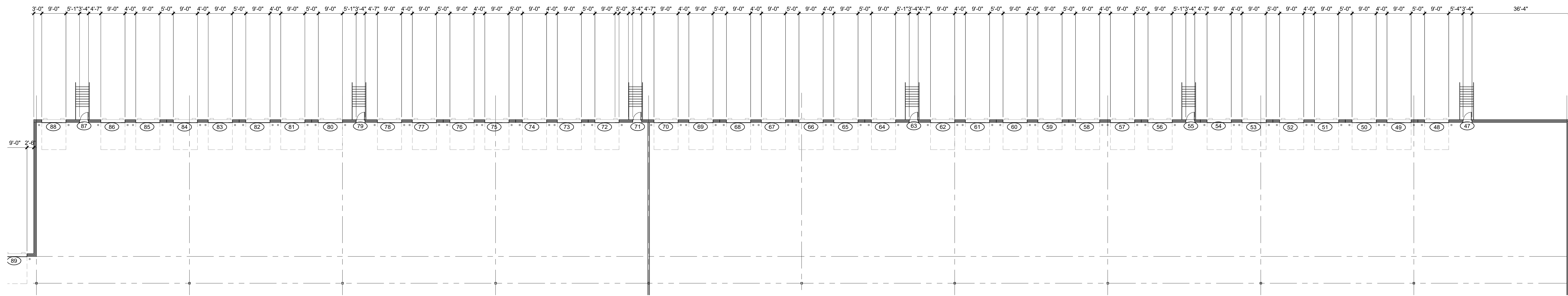


**2** enlarged floor plan  
 scale: 1/16" = 1'-0" north

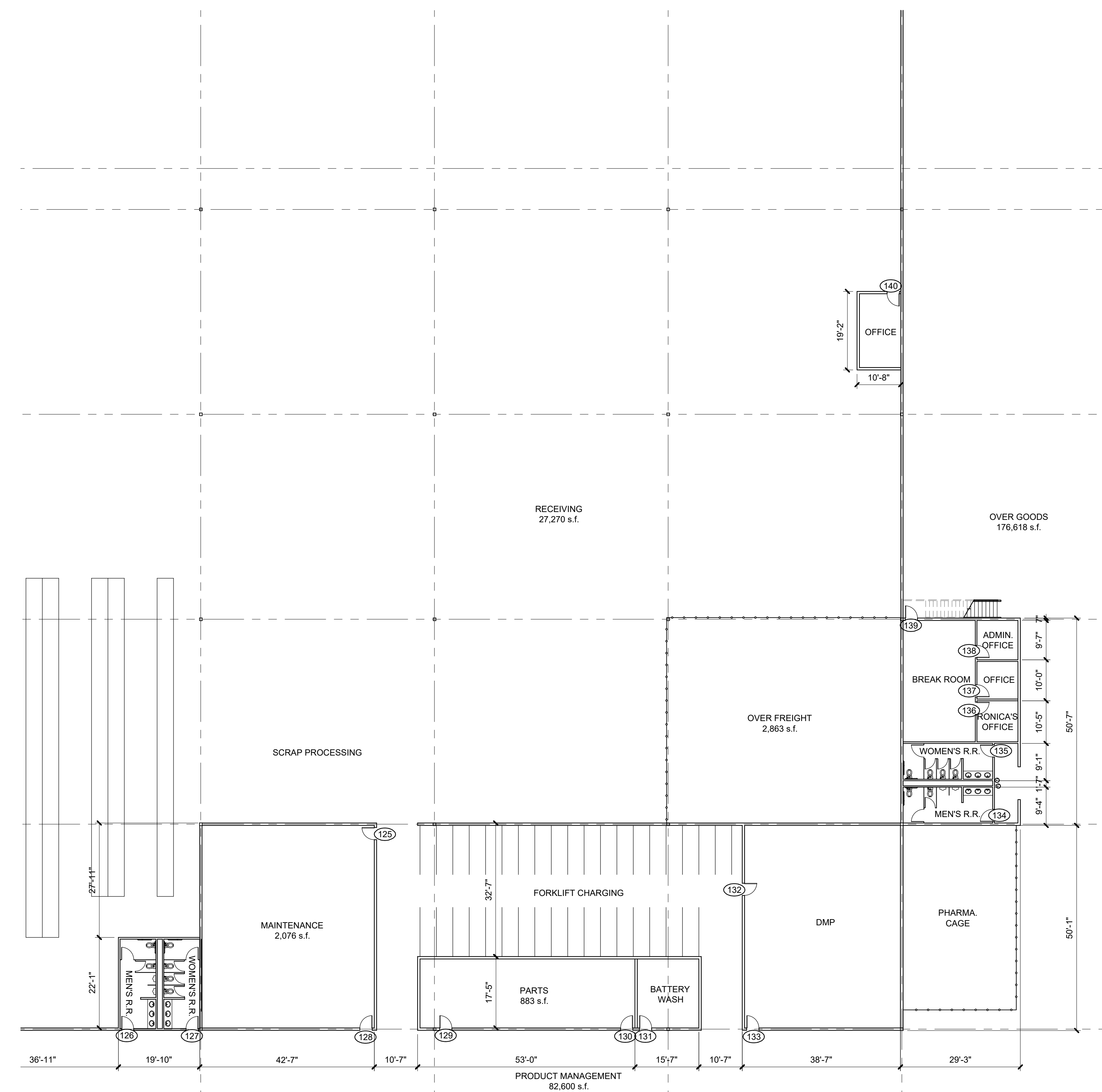
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 revisions:  
 02.11.2021 01

sheet number  
**A2.3**  
 drawing type: preliminary  
 project number: 18120



**1** enlarged receiving plan  
 scale: 1/16" = 1'-0"



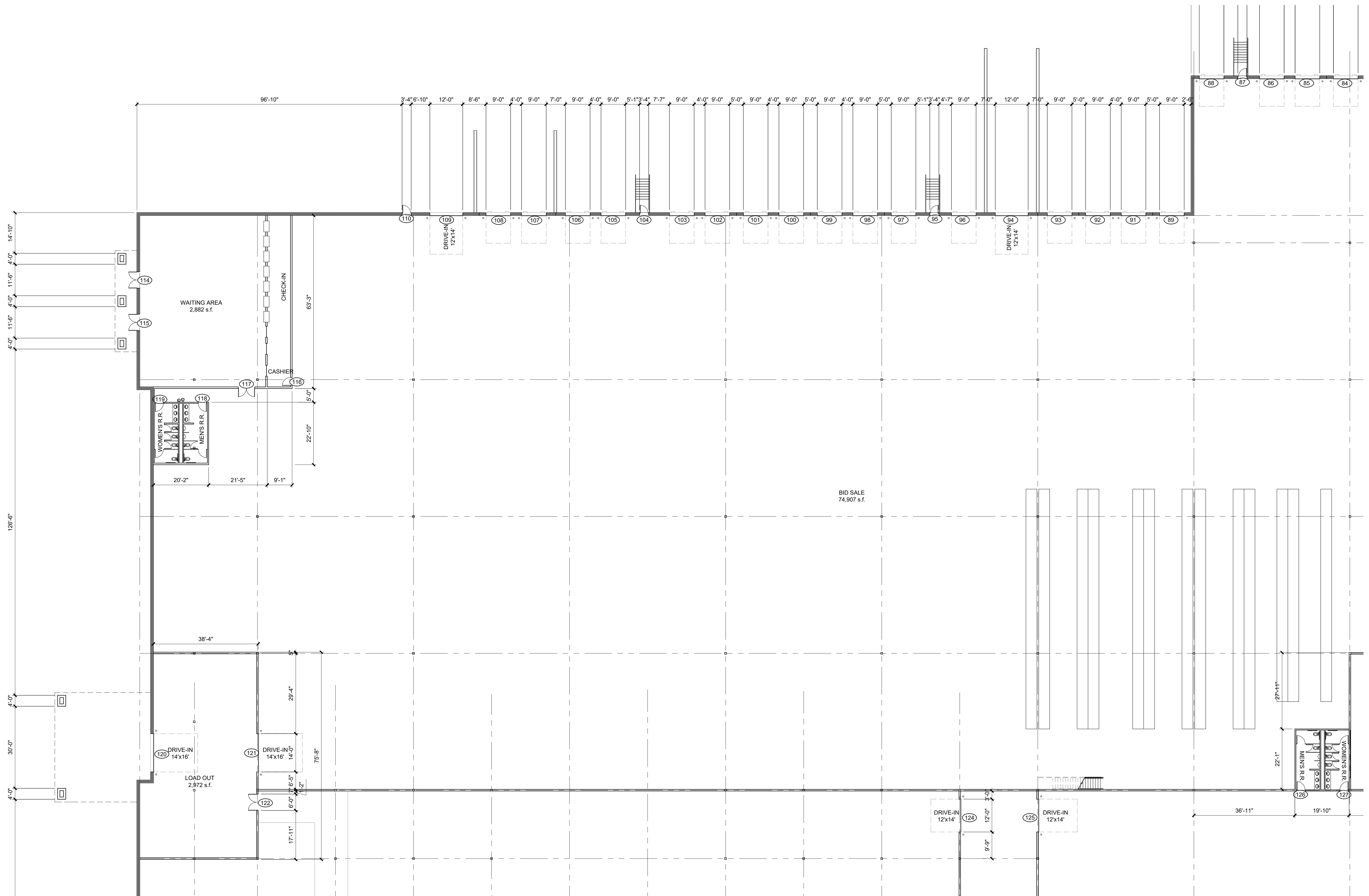
**2** enlarged receiving / over goods plan  
 scale: 1/16" = 1'-0"



A NEW FACILITY FOR  
**CARGO LARGO**  
 NOLAND ROAD  
 INDEPENDENCE, MISSOURI

date: 04.19.2019  
 drawn by: JED  
 checked by: DAE  
 revisions: 02.11.2021 01

sheet number  
**A2.4**  
 drawing type: preliminary  
 project number: 18120



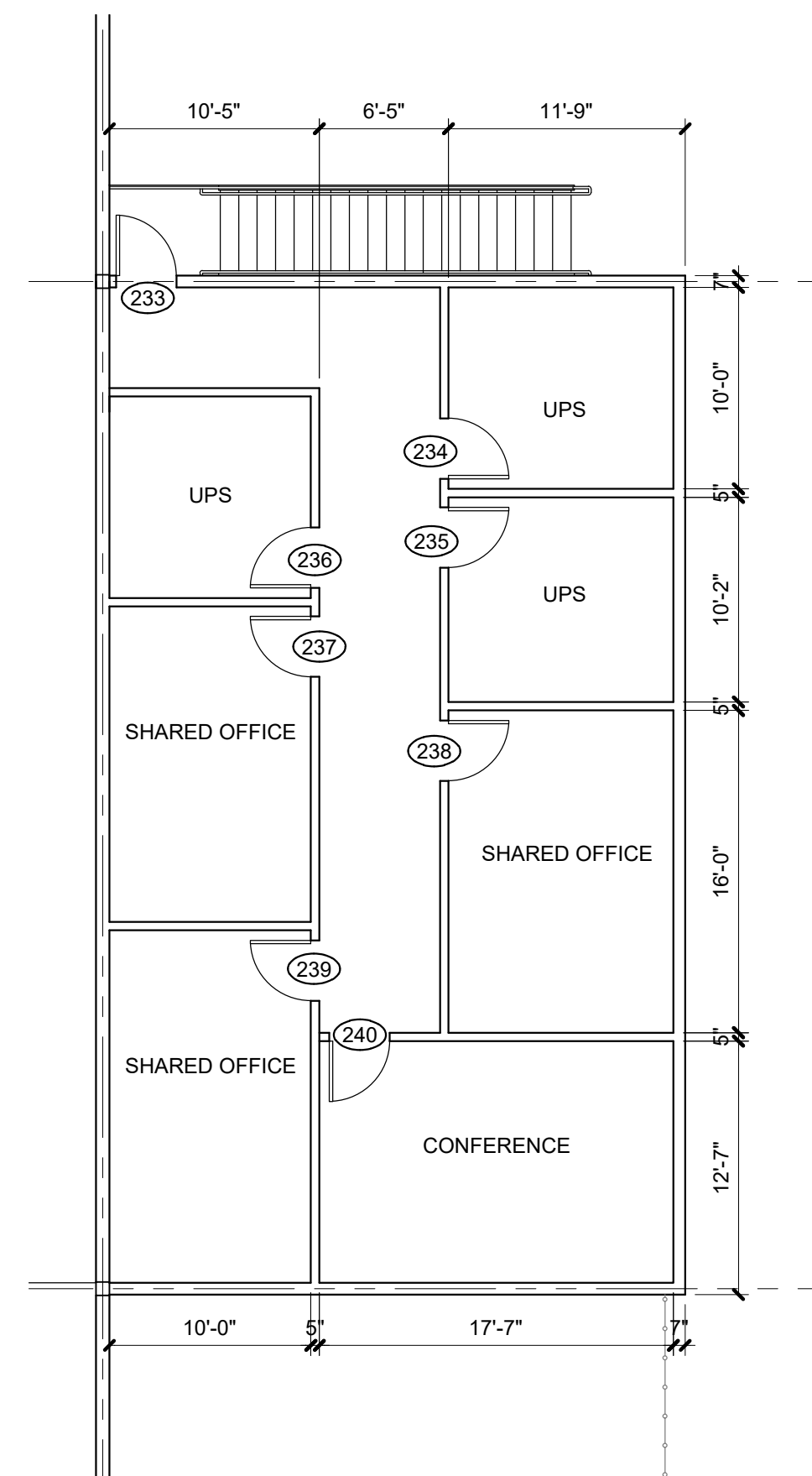
A NEW FACILITY FOR  
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date 04.19.2019  
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 02.11.2021 01

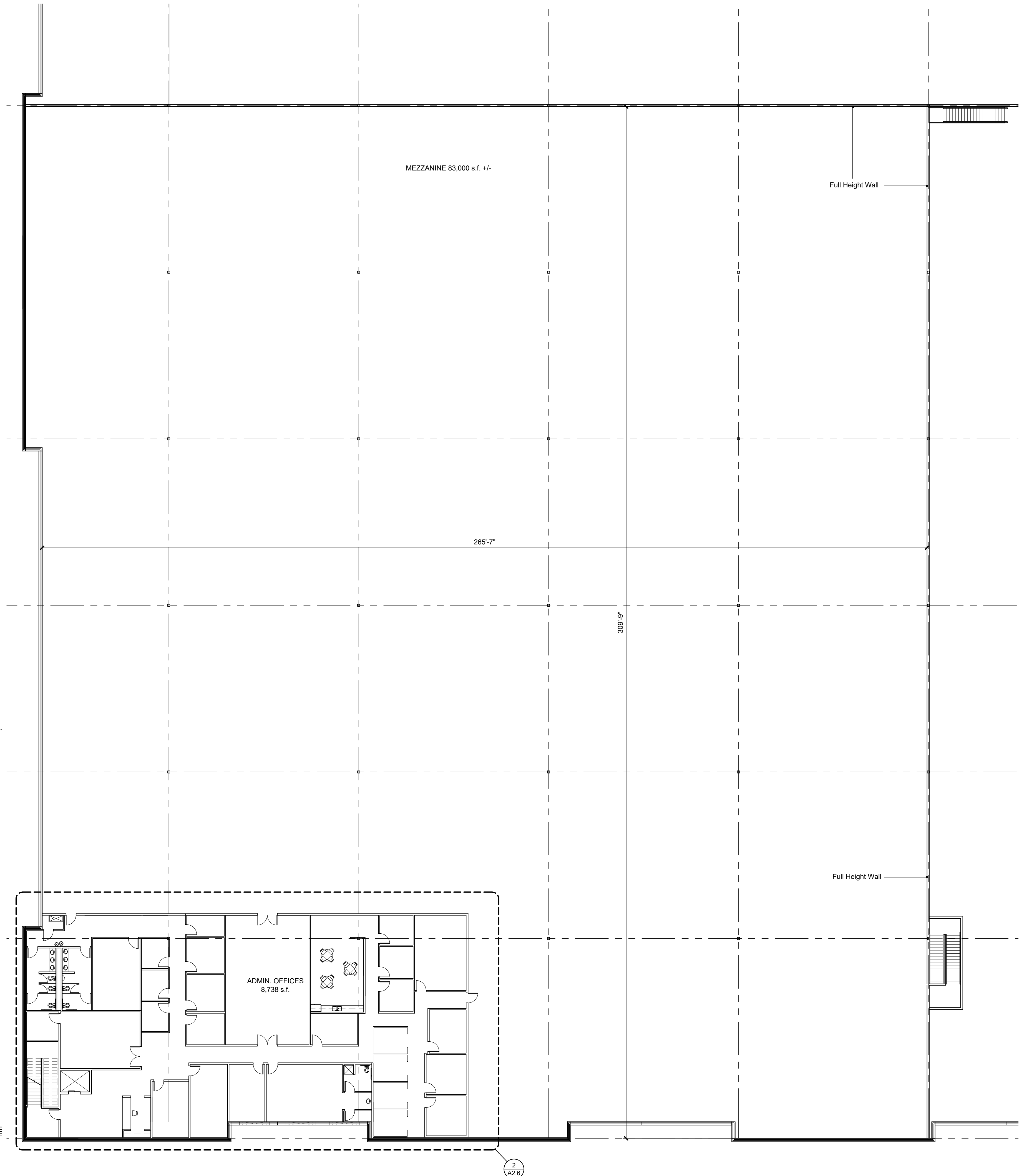
sheet number  
**A2.5**  
 drawing type preliminary  
 project number 18120

**1** enlarged bid sale plan  
 scale: 1/16" = 1'-0" north

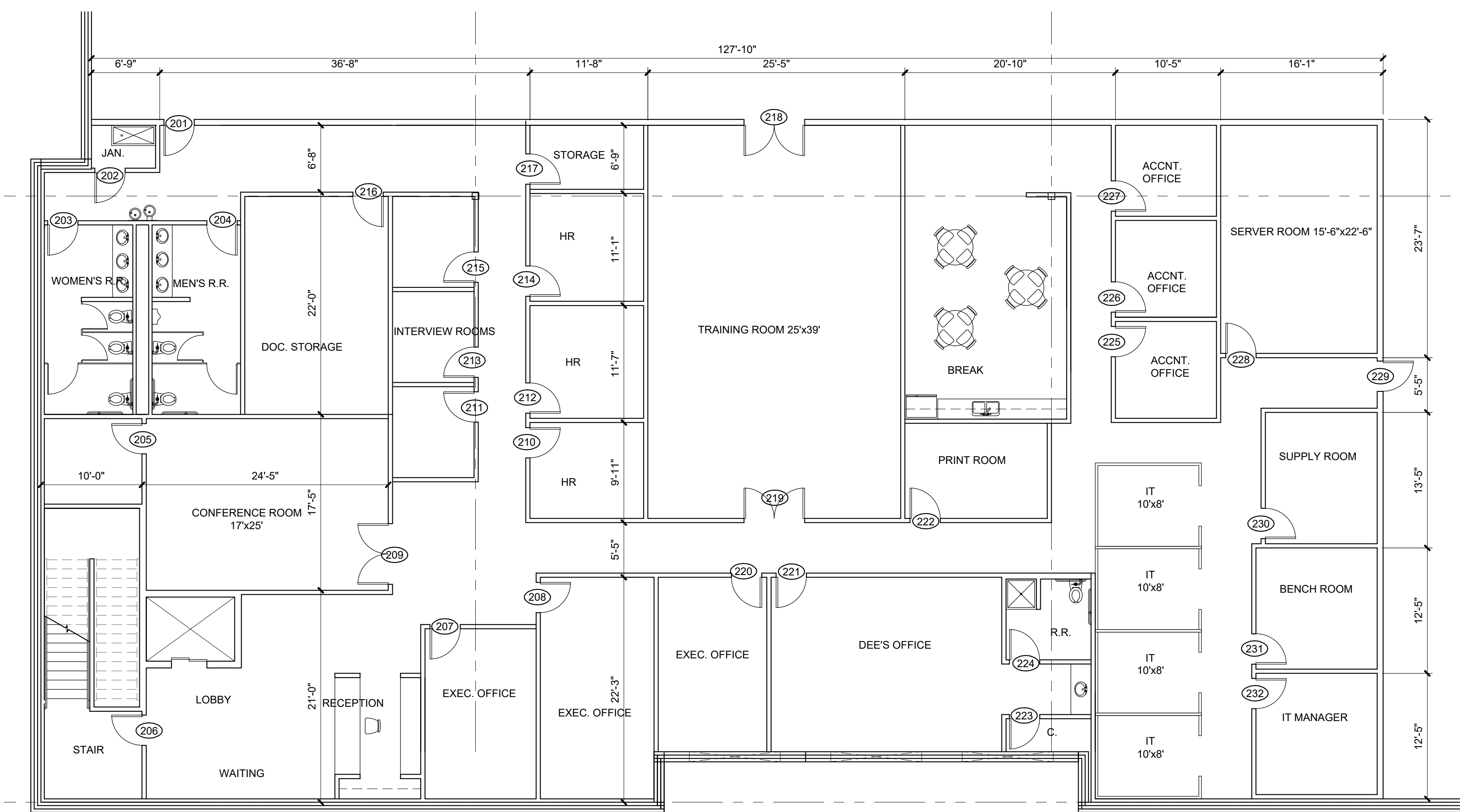




3 over goods mezz. plan  
 scale: 1/8" = 1'-0" north



1 enlarged admin. office mezz. plan  
 scale: 1/16" = 1'-0" north

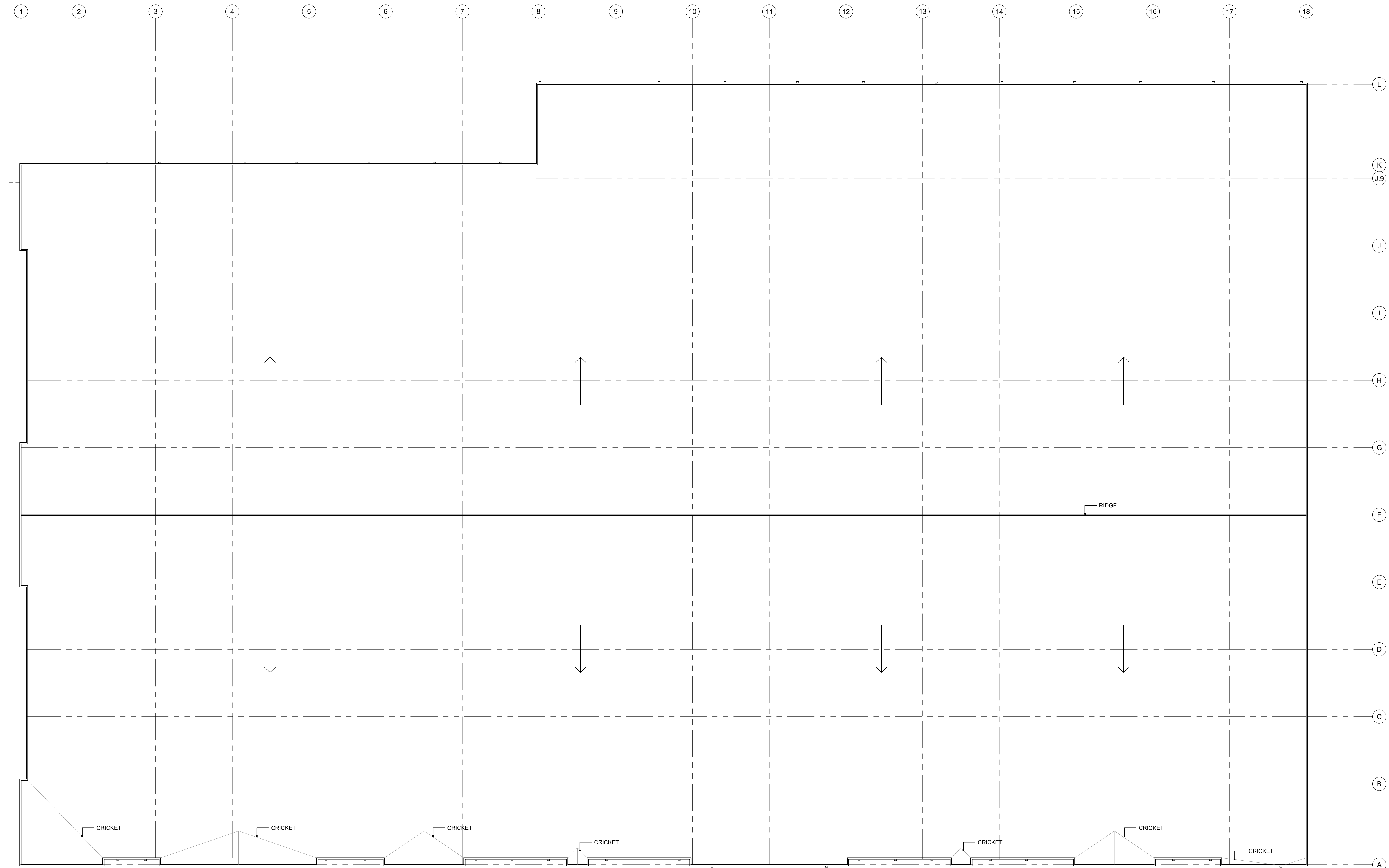


2 enlarged admin. office mezz. plan  
 scale: 1/8" = 1'-0" north

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sheet number  
**A2.6**  
 drawing type preliminary  
 project number 18120



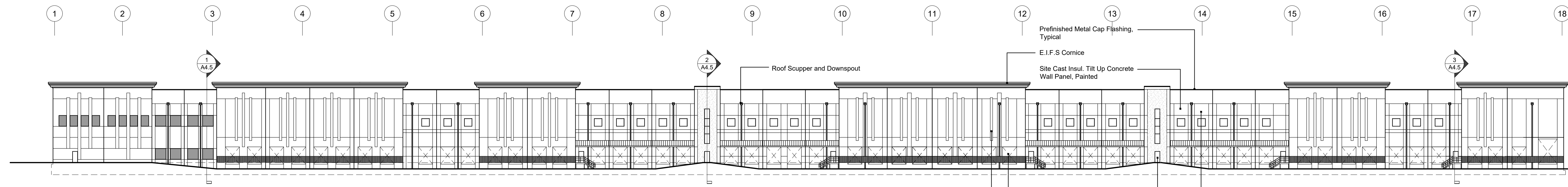
**1** roof plan  
 scale: 1/32" = 1'-0" north

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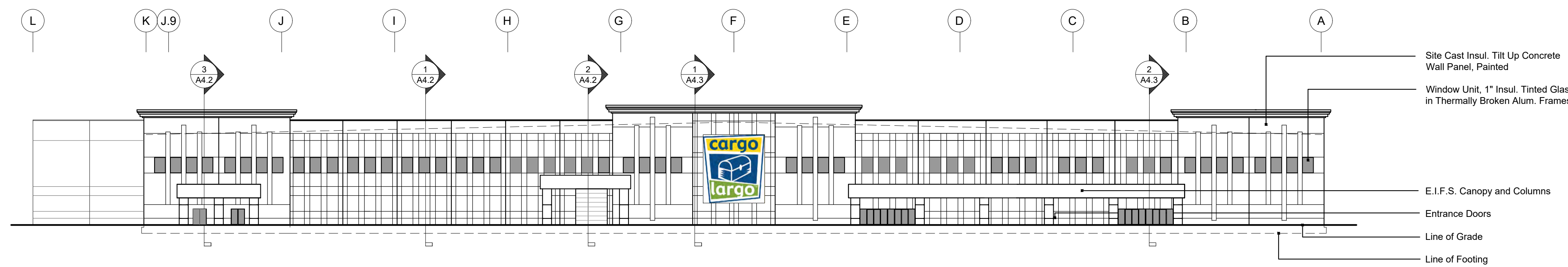
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 drawn by JED  
 checked by DAE  
 revisions 02.11.2021 01

sheet number  
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 drawing type preliminary  
 project number 18120

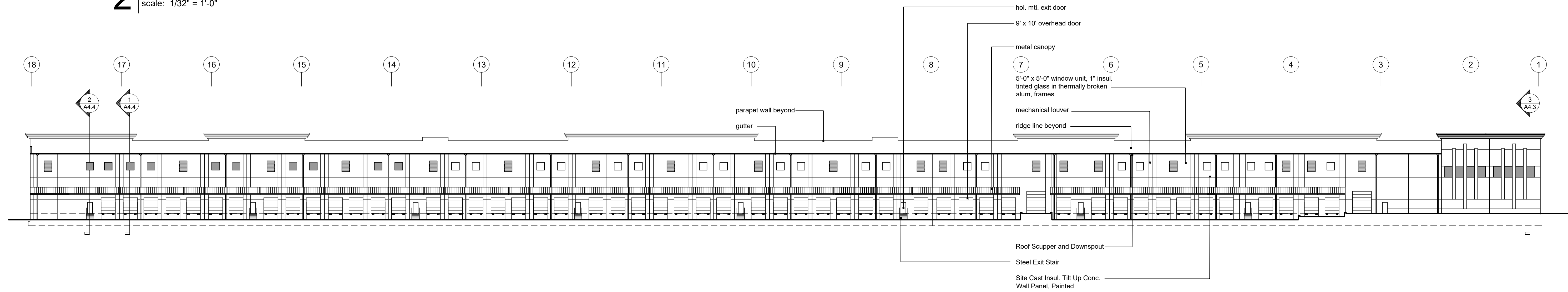
\*\*Roofing Solutions must be used as a consultant on all roofing design and installation.



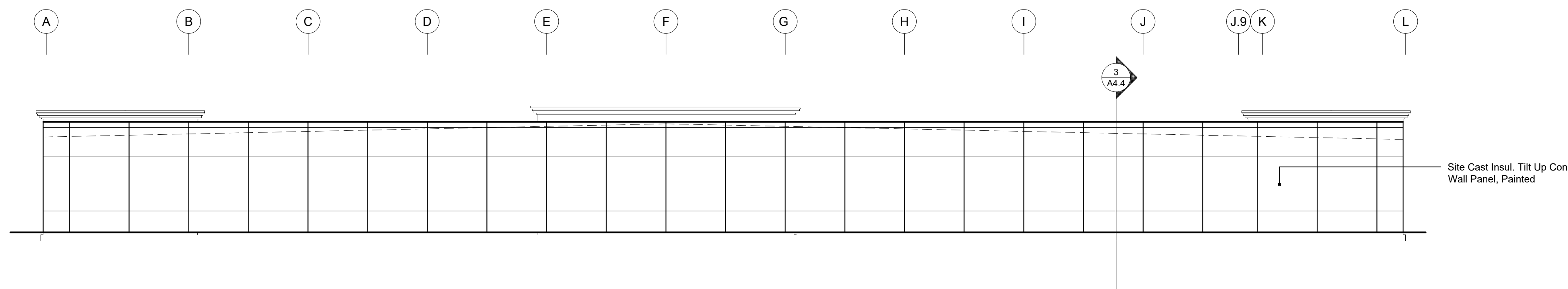
**1** East Elevation - Noland Road View  
scale: 1/32" = 1'-0"



**2** South Elevation - Retail View  
scale: 1/32" = 1'-0"



**3** West Elevation - Truck Court View  
scale: 1/32" = 1'-0"



**4** North Elevation - Expansion Wall  
scale: 1/32" = 1'-0"



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sheet number  
**A3.1**  
drawing type preliminary  
project number 18120

### PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>SHADE TREES</b>					
EQ	46	Acer Platanoides 'Emerald Queen'	Emerald Queen Maple	2" cal.	per plan
GL	62	Tilia Cordata 'Greenspire'	Greenspire Linden	2" cal.	per plan
SH	30	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" cal.	per plan
SW	38	Quercus bicolor	Swamp White Oak	2" cal.	per plan
<b>EVERGREEN TREE</b>					
PW	41	Pinus strobus 'Fastigiate'	Pyramidal White Pine	6" HL	per plan
<b>SHRUBS AND GRASSES</b>					
SG	122	Panicum virgatum 'Shenandoah'	Switch Grass	1 gal.	per plan
VG	312	Chamaecyparis platifera 'Vintage Gold'	Vintage Gold False Cypress	5 gal.	per plan
WY	153	Taxus x media 'Ward'	Ward Yew	5 gal.	per plan

\*NOTE: ALL PLANTS TO COMPLY WITH ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK

### LANDSCAPE CALCULATIONS:

PER 14-503 LANDSCAPE AND SCREENING CITY OF INDEPENDENCE, MO. UDO. THE FOLLOWING LANDSCAPE IS REQUIRED:

**MINIMUM STREET TREE REQUIREMENTS**  
 - STREET TREES REQUIRED ALONG NOLAN RD 1460'40" = 37 STREET TREES REQUIRED - 37 TREES PROVIDED  
 - STREET TREES REQUIRED ALONG SOUTH DR 702'40" = 18 STREET TREES REQUIRED - 18 TREES PROVIDED  
**PLANTING REQUIREMENTS FOR PARKING LOT PERIMETER** - 1 TREE, 5 SHRUBS PER 40' L.F. OF PARKING REQUIRED  
 - 1 TREE AND 3 SHRUBS PROVIDED PER 40' OF PARKING  
**PLANTING REQUIREMENTS WITHIN PARKING + VEHICULAR USE AREAS**  
 - 1 TREE AND 3 SHRUBS PER 20 PARKING SPOTS  
 - 1071 PARKING SPOTS / 20 = 54 TREES AND 1611 SHRUBS REQUIRED  
 - 54 TREES AND 162 SHRUBS PROVIDED.

### LANDSCAPE NOTES:

- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL REVEAL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-Z60-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY; ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF INDEPENDENCE, MO AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL - JUNE 15) OR FALL (SEPTEMBER - NOVEMBER 10) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, WOODRUS AND FREE FROM INSECTS, DISEASE AND INJURIES. WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE UNLESS OTHERWISE INDICATED BY THE OWNER.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6' TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 2".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHBOYS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-1 1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST SIX MONTHS AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIBRANT TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITH A 5' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.

