

INSTALL 375 L.F. 6 FOOT TALL SOLID WOOD PRIVACY FENCE

INSTALL 468 L.F. 6 FOOT TALL SOLID WOOD PRIVACY FENCE

- NOTE:**
- 1. Hours of Operation are from 8 a.m. to 5 p.m. Monday thru Friday, 8 a.m. to 3 p.m. on Saturday.
 - 2. Bins that are subject to dust will be covered with framed canvas awnings when not in use.
 - 3. The site equipment, such as skid steers, shall be stored in a locked container, except during hours of operation.
 - 4. It is anticipated that there will be 2 or 3 employees on site during the hours of operation.
 - 5. There shall be no clearing, grading, construction or disturbance of vegetation within the stream buffer.

LEGAL DESCRIPTION:

All that part of the South Half of the Northeast Quarter of Section 10, Township 49 North, Range 32 West, in the City of Independence, Jackson County, Missouri, more particularly described as follows:

BEGINNING at the Southeast corner of LOT 1, FINAL PLAT L & D CENTER, a subdivision in the City of Independence, Jackson County, Missouri, as now established; thence North 01 degrees 39 minutes 33 seconds East, along the East line of said LOT 1, a distance of 479.51 feet; thence South 84 degrees 16 minutes 30 seconds East, a distance of 280.64 feet; thence South 01 degrees 39 minutes 33 seconds West, a distance of 365.46 feet; thence South 87 degrees 08 minutes 20 seconds East, a distance of 168.00 feet to the West right-of-way line of South Cottage Street, as now established; thence South 01 degrees 39 minutes 33 seconds West, along said West right-of-way line, a distance of 100.02 feet to the North right-of-way line of 23rd Street, as now established; thence North 87 degrees 08 minutes 20 seconds West, along said North right-of-way line, a distance of 448.00 feet to the POINT OF BEGINNING. Containing 149,070 square feet or 3.422 acres, more or less.

PROJECT SUMMARY:

STREET TYPE: ARTERIAL / STATE HIGHWAY
BUILDING TYPE: WOOD FRAME WITH SIDING
TOTAL AREA: 149,070 S.F. / 3.42 ACRES
EXISTING ZONING: C-2 (GENERAL COMMERCIAL) & R-12 (TWO FAMILY RESIDENTIAL)
PROPOSED ZONING: C-2 / P.U.D.
BUILDING AREA - 400 S.F.
COMMERCIAL/RETAIL SALES (4 PER 1000 S.F.) 400 S.F./1000= .4 x 4 = 2 SPACES
PARKING SPACES REQUIRED - 2
PARKING SPACES PROVIDED - 8
ADA PARKING SPACES REQUIRED / PROVIDED = 1 / 1
FAR RATIO - 0.003 TO 1

LEGEND:

- ASPHALT PAVEMENT SECTION. SEE SHEET C2.01 FOR PAVEMENT SECTIONS.
- PORTLAND CEMENT PAVEMENT SECTION. SEE SHEET C2.01 FOR PAVEMENT SECTIONS.
- 6" THICK AGGREGATE BASE. SEE SHEET C2.01 FOR PAVEMENT SECTIONS.



Prepared: March 10, 2023

DEVELOPER
ROYAL STONE LANDSCAPING, LLC
916 W. 23RD STREET
INDEPENDENCE, MO. 64050
(816) XXX-XXXX
CONTACT - HILDA RAMIREZ

ENGINEER
Hg CONSULT, INC.
1411 NE TODD GEORGE RD.
LEE'S SUMMIT, MISSOURI 64086
(816) 703-7098
CONTACT - KEVIN STERRETT

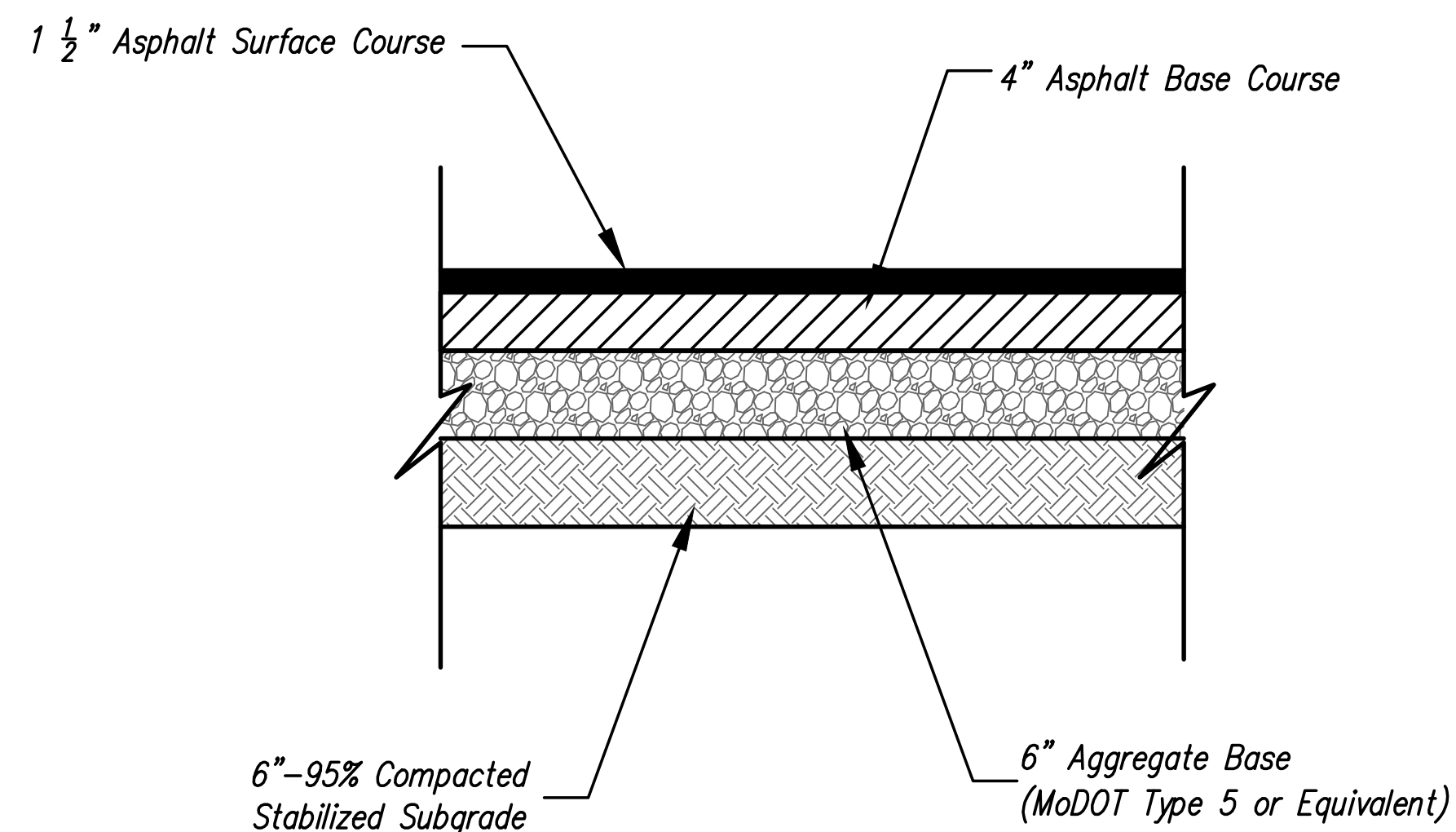
PRELIMINARY DEVELOPMENT PLAN
SITE DIMENSION PLAN
ROYAL STONE & LANDSCAPING
910 THRU 921 WEST 23RD STREET
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 23-021 Base
DRAWING NO. 23-021PDPs
DATE March 16, 2023
JOB NO. 23-021
C1.01

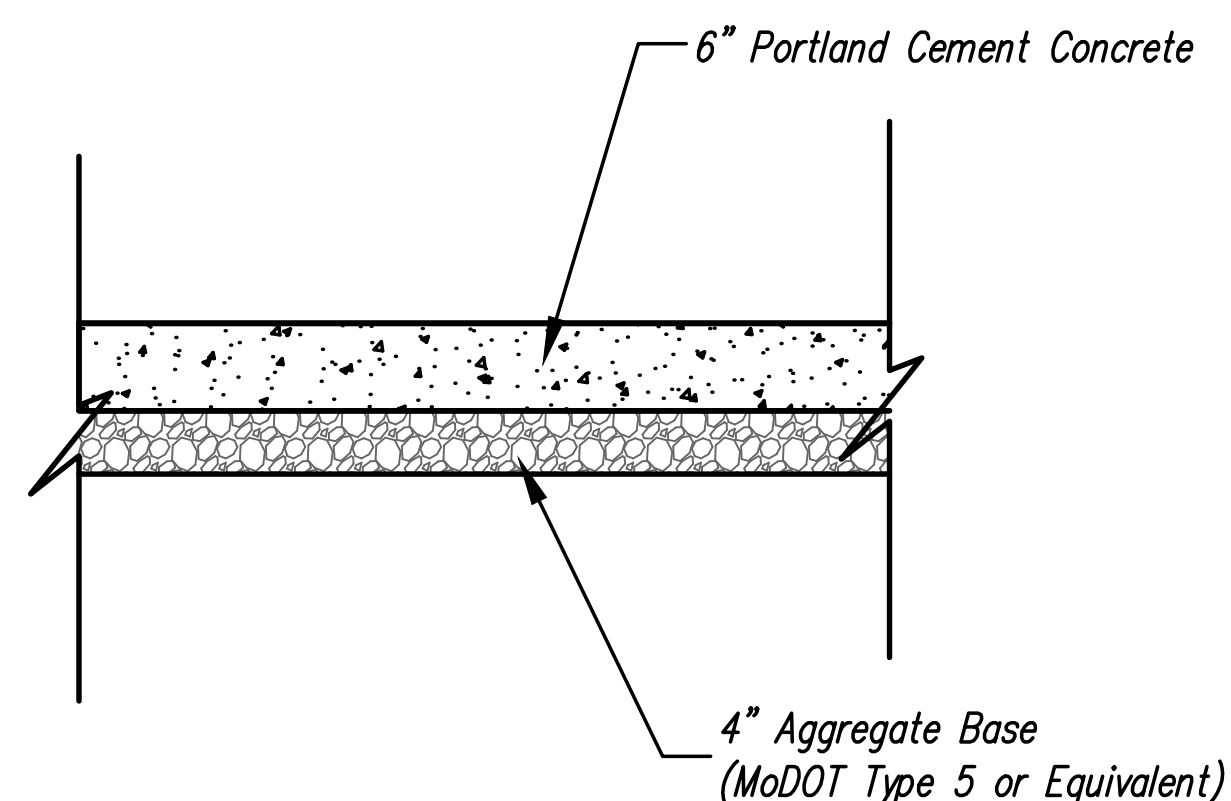
NO.	BY	DATE	REVISION



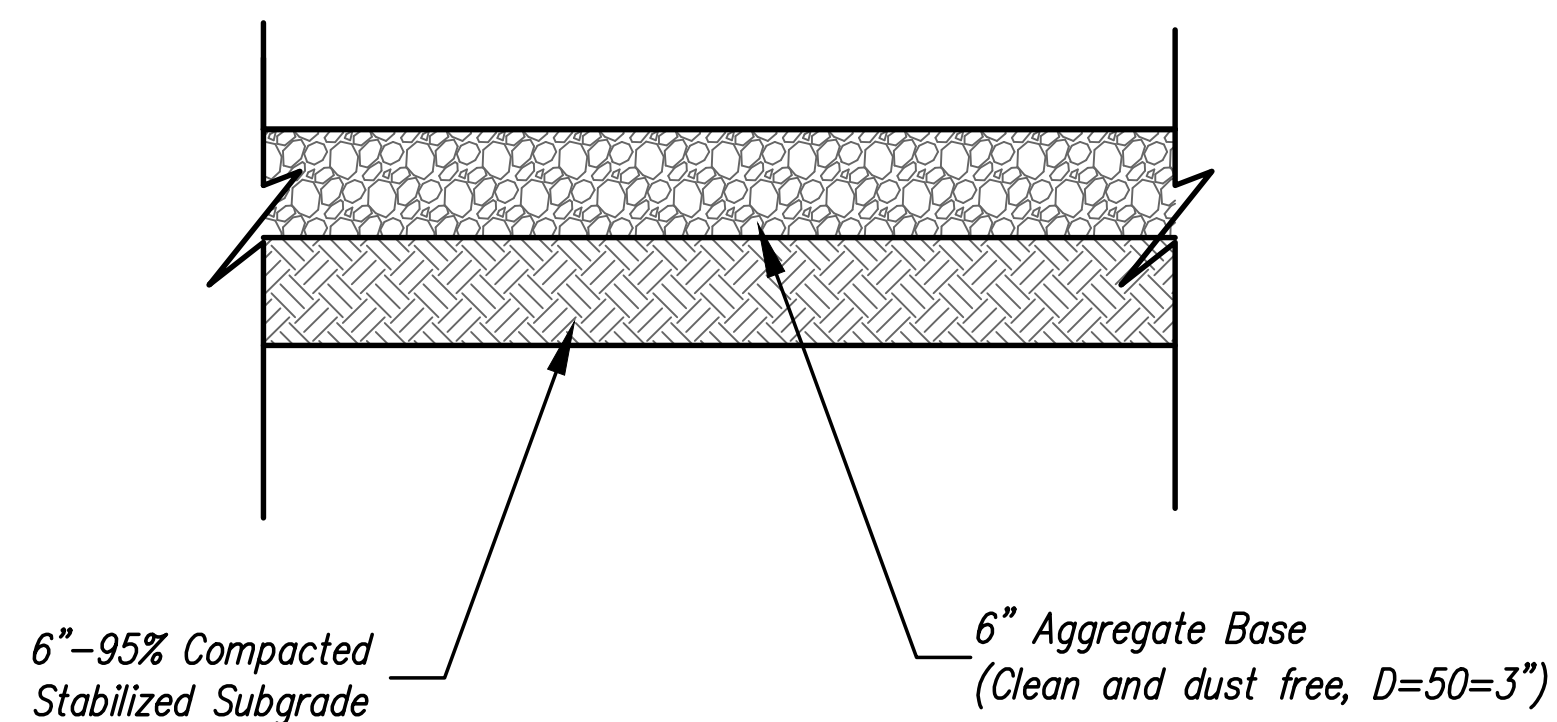
g CONSULT INC engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.); / E-1736 (KS.) / LS 2019095467



**PAVEMENT SECTION (ASPHALT)
(Parking Lot)
NTS**

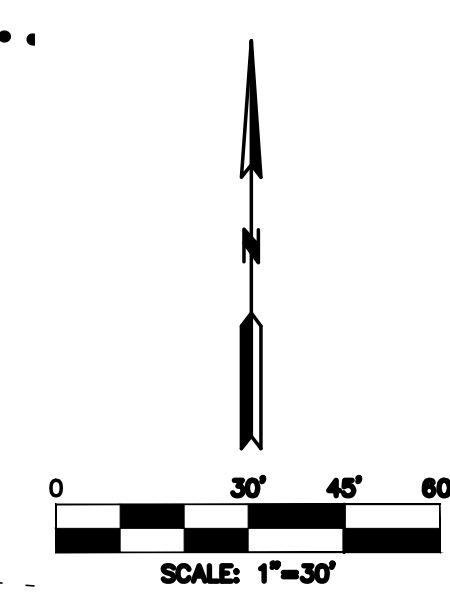
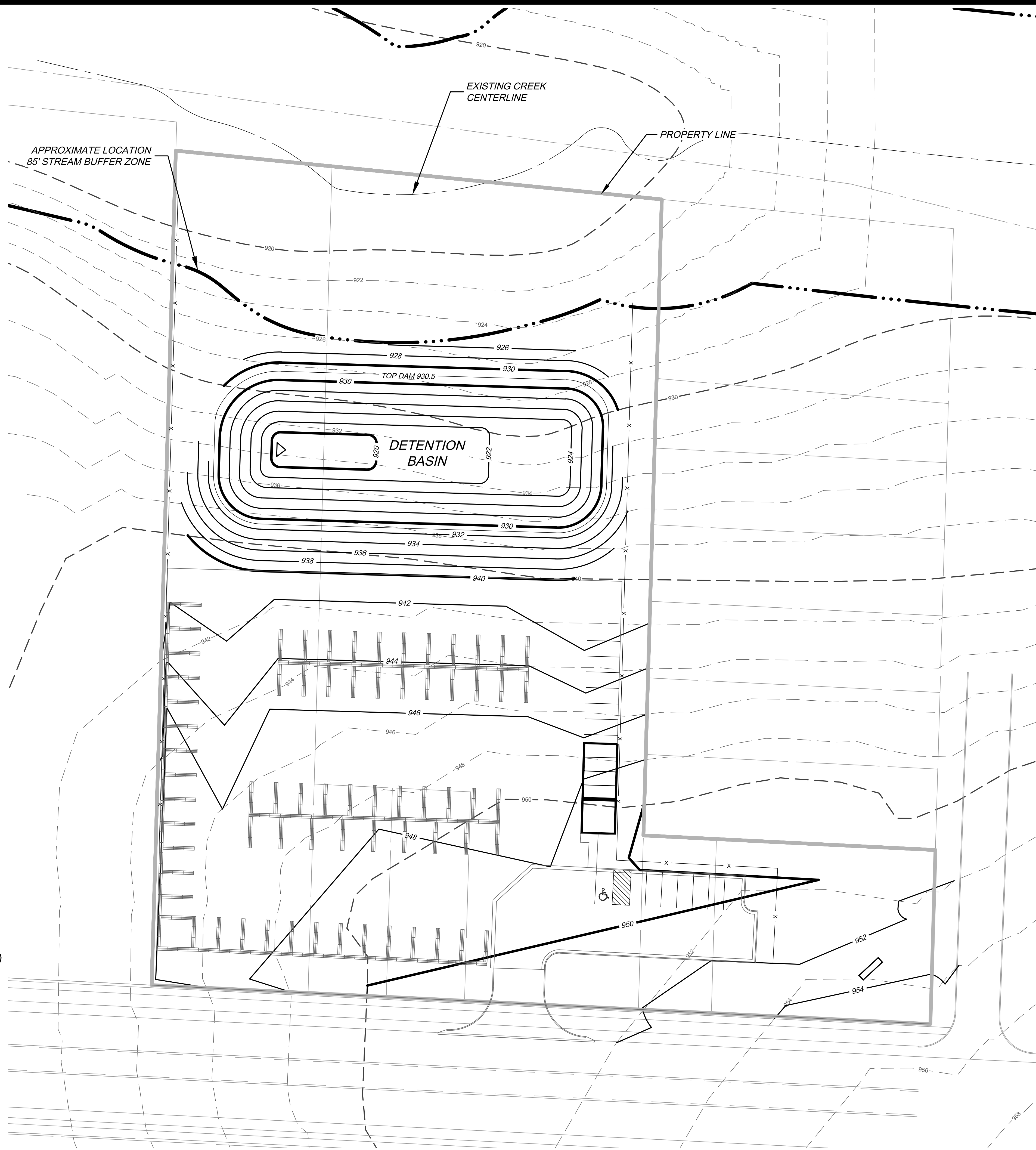


**PAVEMENT SECTION (CONCRETE)
(Concrete Drive Entrance)
NTS**



**PAVEMENT SECTION (GRAVEL)
(Staging/Materials Area)
NTS**

PAVEMENT SECTIONS AND DETAIL



DATE	REVISION	BY	CHKD

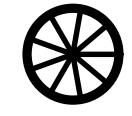
STATE OF MISSOURI
RICHARD K. STERRETT
R. KEVIN STERRETT, MO E-2640
APRIL 11, 2023

g inc consultants
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

**PRELIMINARY DEVELOPMENT PLANS
SITE GRADING PLAN**
ROYAL STONE & LANDSCAPING
910 THRU 921 WEST 23RD STREET
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 23-021 Base
DRAWING NO. 23-021PDPa
DATE March 16, 2023
JOB NO. 23-021
C2.01

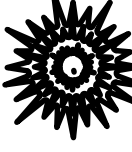
LANDSCAPE SCHEDULE:
SPECIES



Amur Maple Tree
(Acer Ginnala 'Flame')

CALIPER/HEIGHT
3" Caliper, measured 6" above the ground

QUANTITY
24



Cornelian Cherry Dogwood
(Cornus mas 'Golden Glory')

3" Caliper, measured 6" above the ground

12



Winter Gem Boxwood
(Buxus microphylla var. japonica)

30" Minimum height at time of planting

35



Fireball Dwarf Burning Bush, (or equal)
(Euonymus alatus 'Compactus')

30" Minimum height at time of planting

47



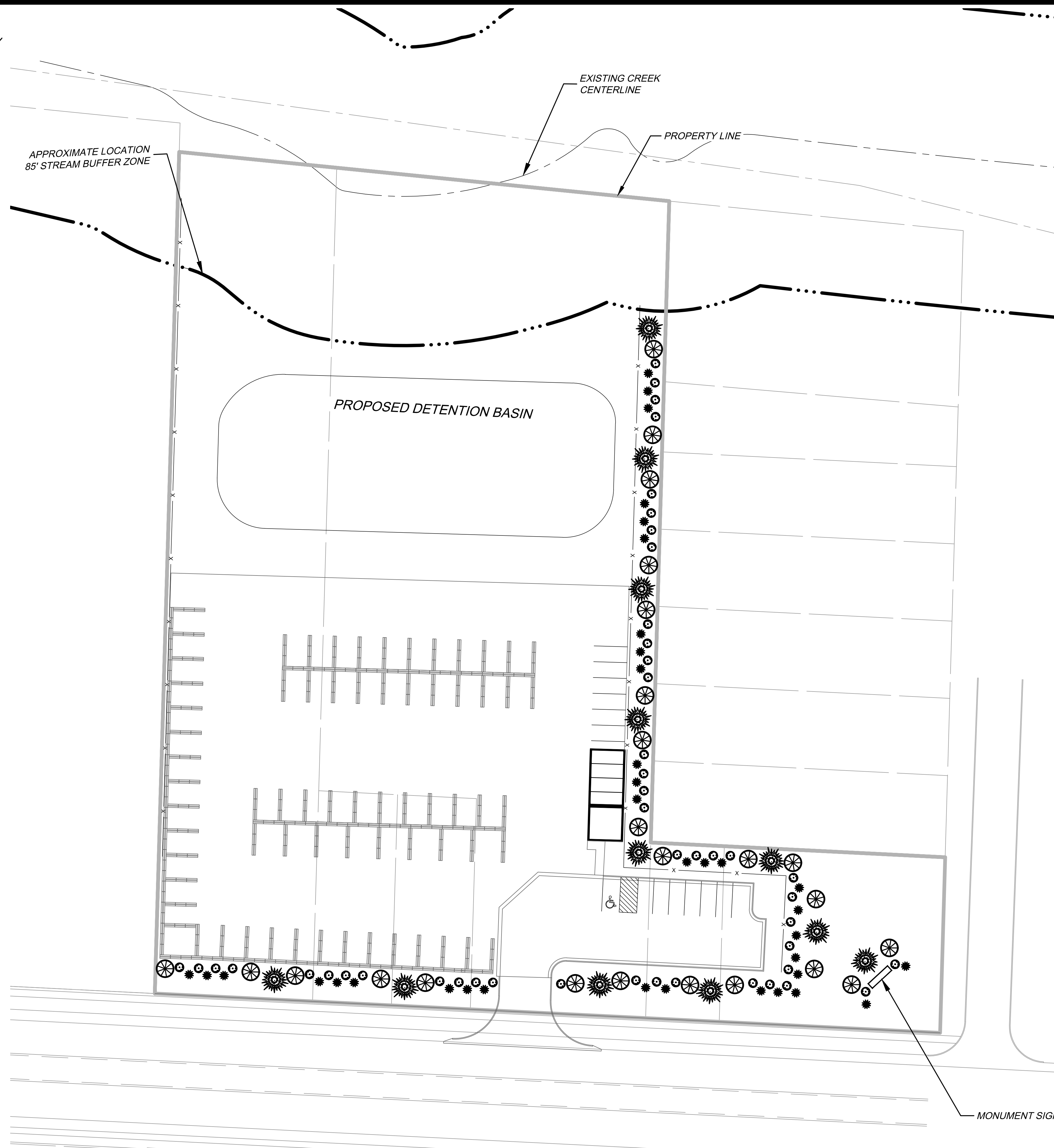
BUILDING ELEVATION



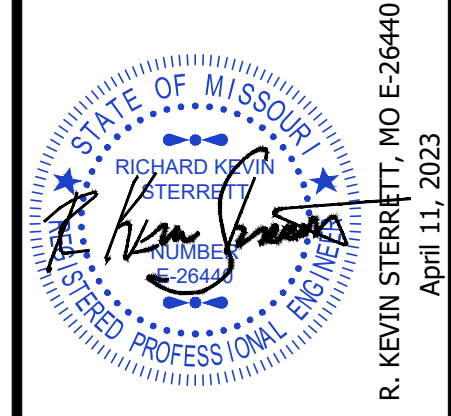
MONUMENT SIGN



BIN CANOPY



DATE	REVISION	BY	CHKD



g Inc
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLANS
LANDSCAPE AND BUILDING ELEVATION PLAN

ROYAL STONE & LANDSCAPING
910 THRU 921 WEST 23RD STREET
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF NO. 23-021 Base
DRAWING NO. 23-021PDPs
DATE March 16, 2023
JOB NO. 23-021

C3.01

NOTE:
1. Existing trees on site to be surveyed and a determination as to whether the tree is to be retained or not will be done at that time.