

**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 23<sup>rd</sup> 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:**

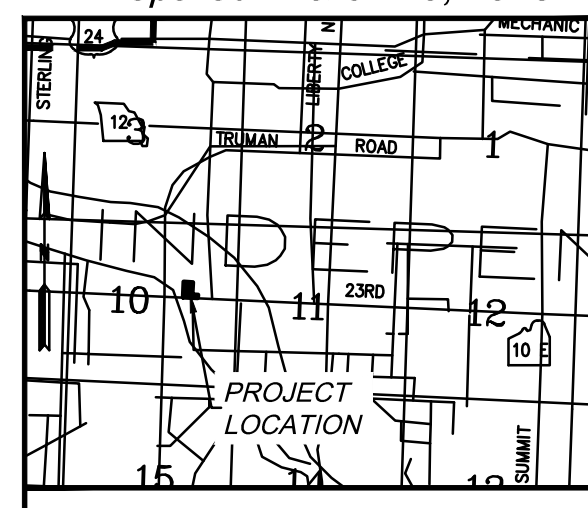
STREET TYPE: ARTERIAL / STATE HIGHWAY  
 BUILDING TYPE: WOOD FRAME WITH SIDING  
 TOTAL AREA: 149,070 S.F. / 3.42 ACRES  
 EXISTING ZONING: C-2 (GENERAL COMMERCIAL) & R-12 (TWO FAMILY RESIDENTIAL)  
 PROPOSED ZONING: C-2 / P.U.D.  
 BUILDING AREA - 400 S.F.  
 COMMERCIAL/RETAIL SALES (4 PER 1000 S.F.) 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 CONCRETE CEMENT PAVEMENT SECTION. SEE SHEET C2.01 FOR PAVEMENT SECTIONS.
- 6" THICK AGGREGATE BASE. SEE SHEET C2.01 FOR PAVEMENT SECTIONS.

- 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.

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
SHEET NO.	23-021

**C1.01**

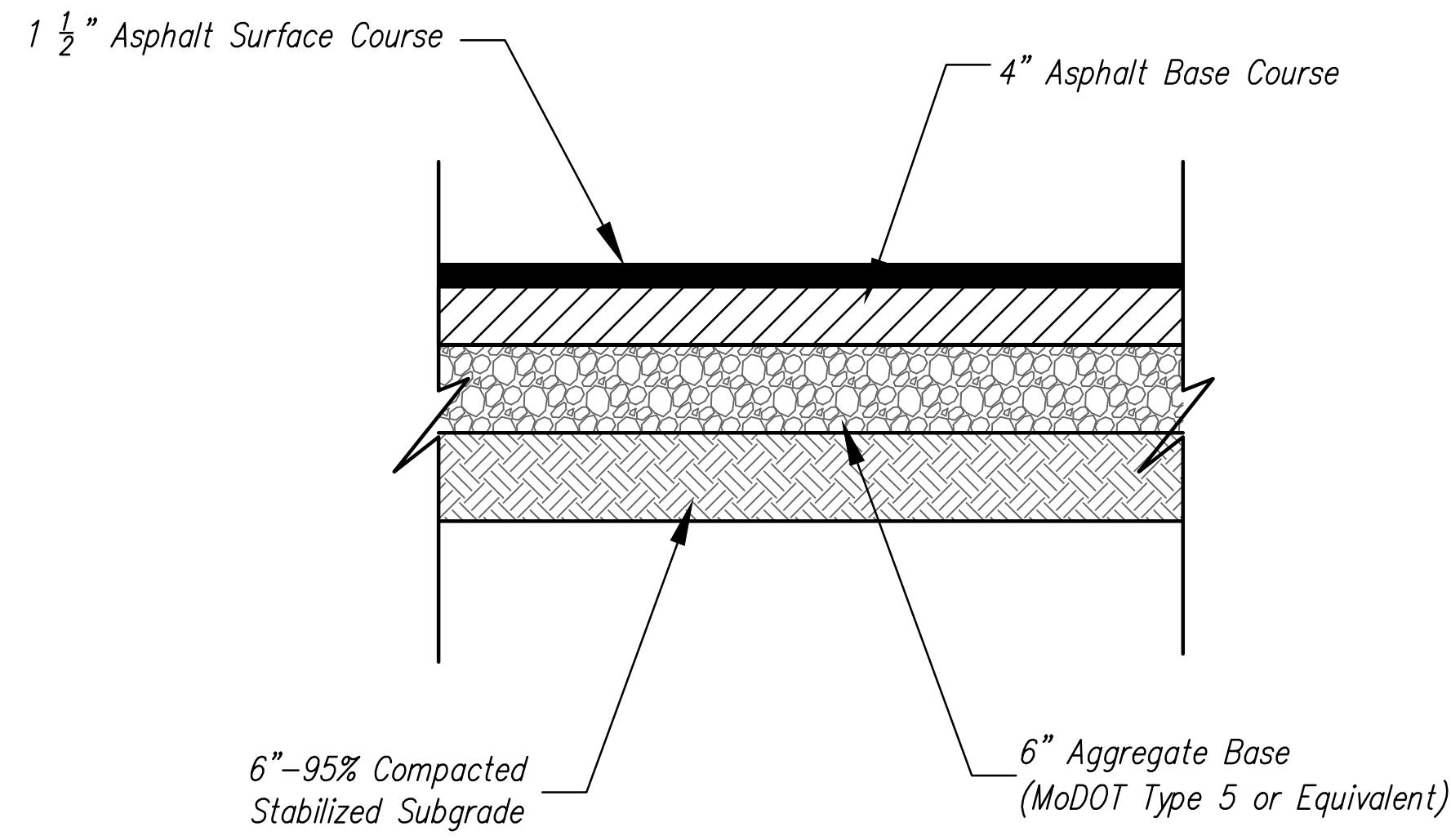


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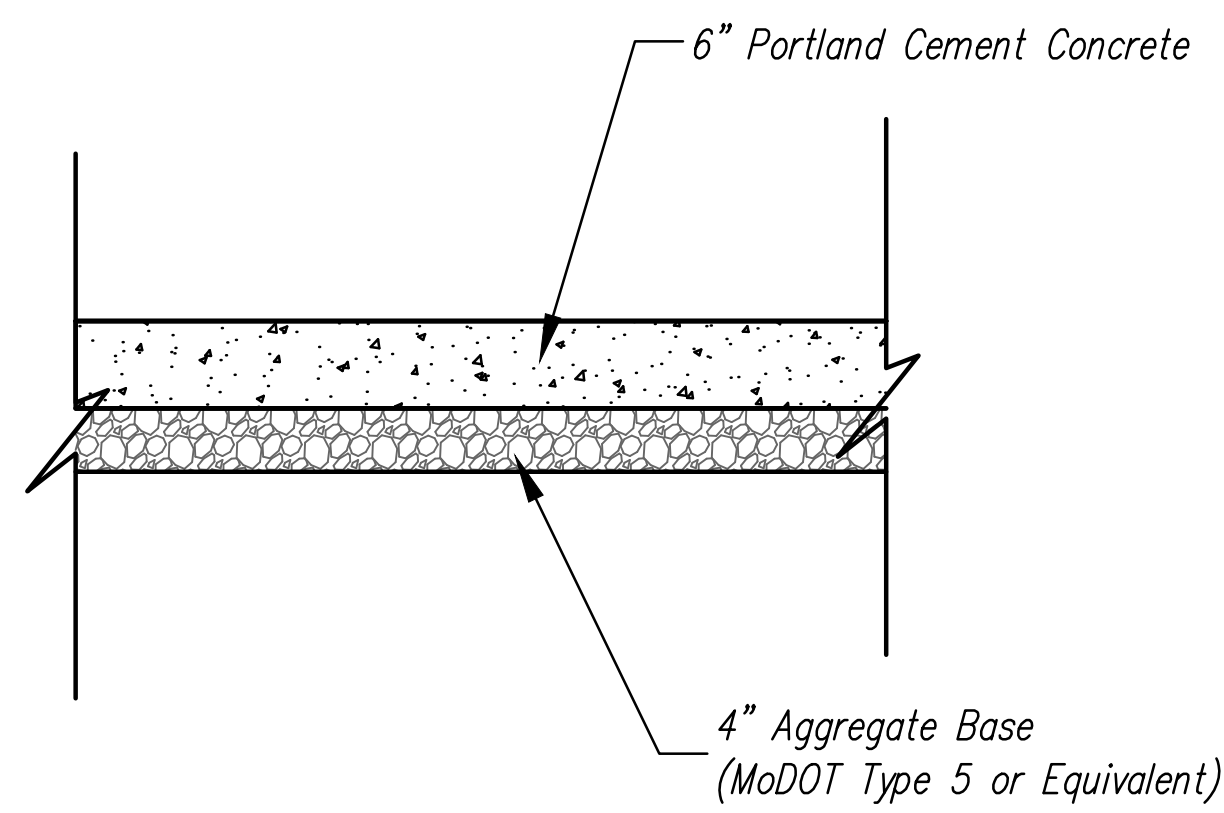
1533 Locust Street, Kansas City, Missouri 64108  
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

DATE	REVISION	BY	CHKD
05/09/23	REVISED BUILDING PLANS AND REVISIONS PER CITY COMMENTS	RS	RS
04/28/23	PER PLANNING COMMISSION MEETING COMMENTS 04/25/23	SW	RS
		SW	RS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED IN THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

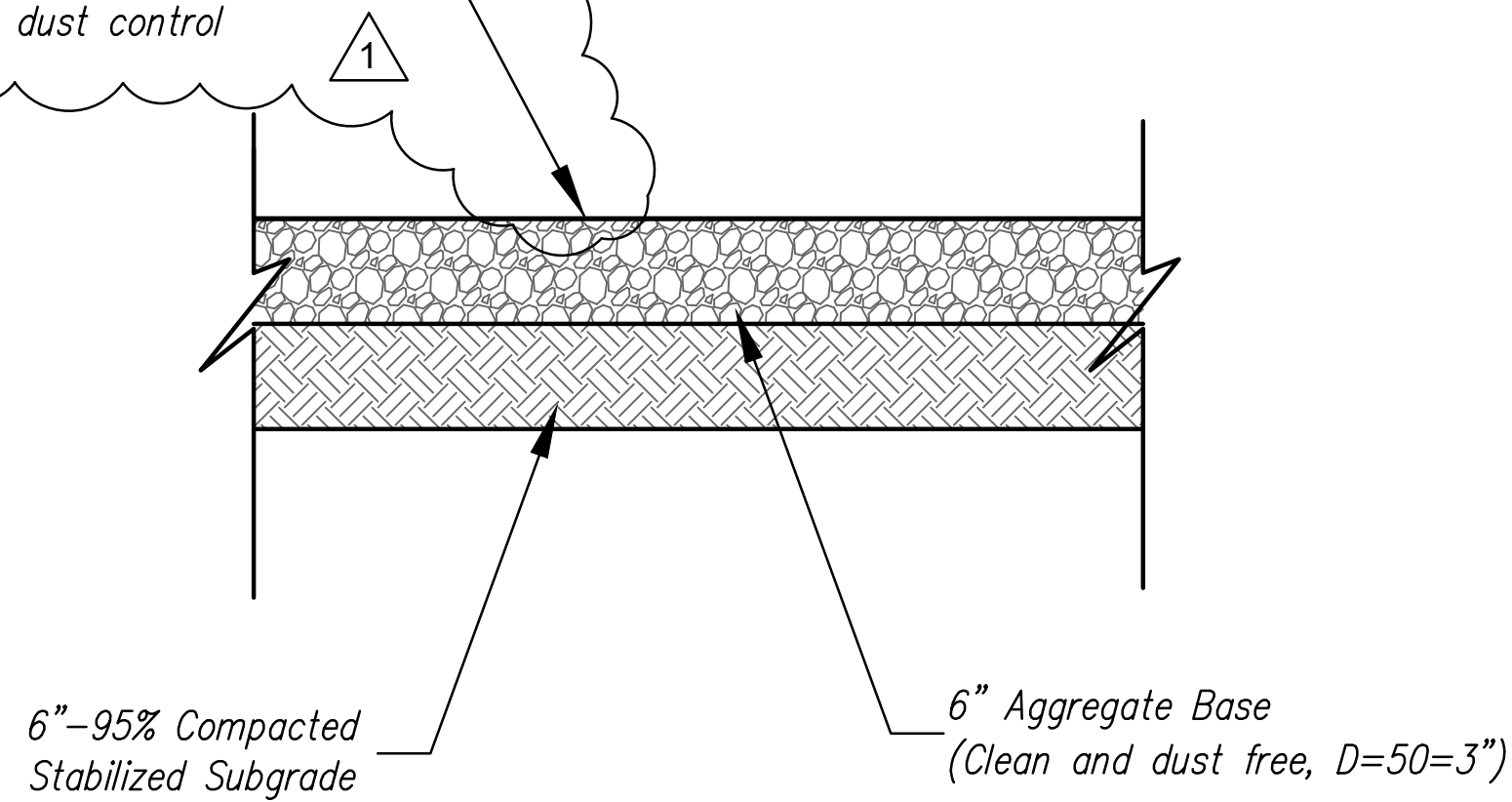


PAVEMENT SECTION (ASPHALT)  
(Parking Lot)  
NTS



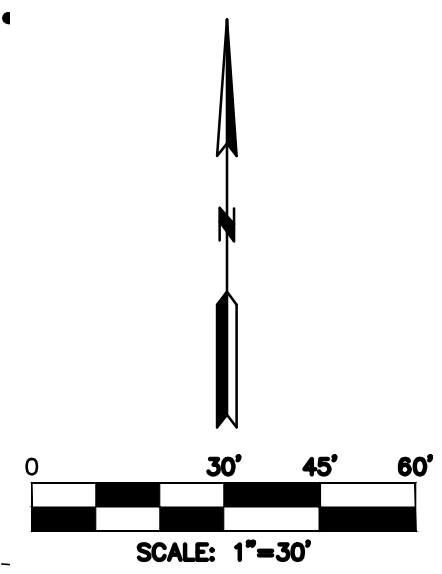
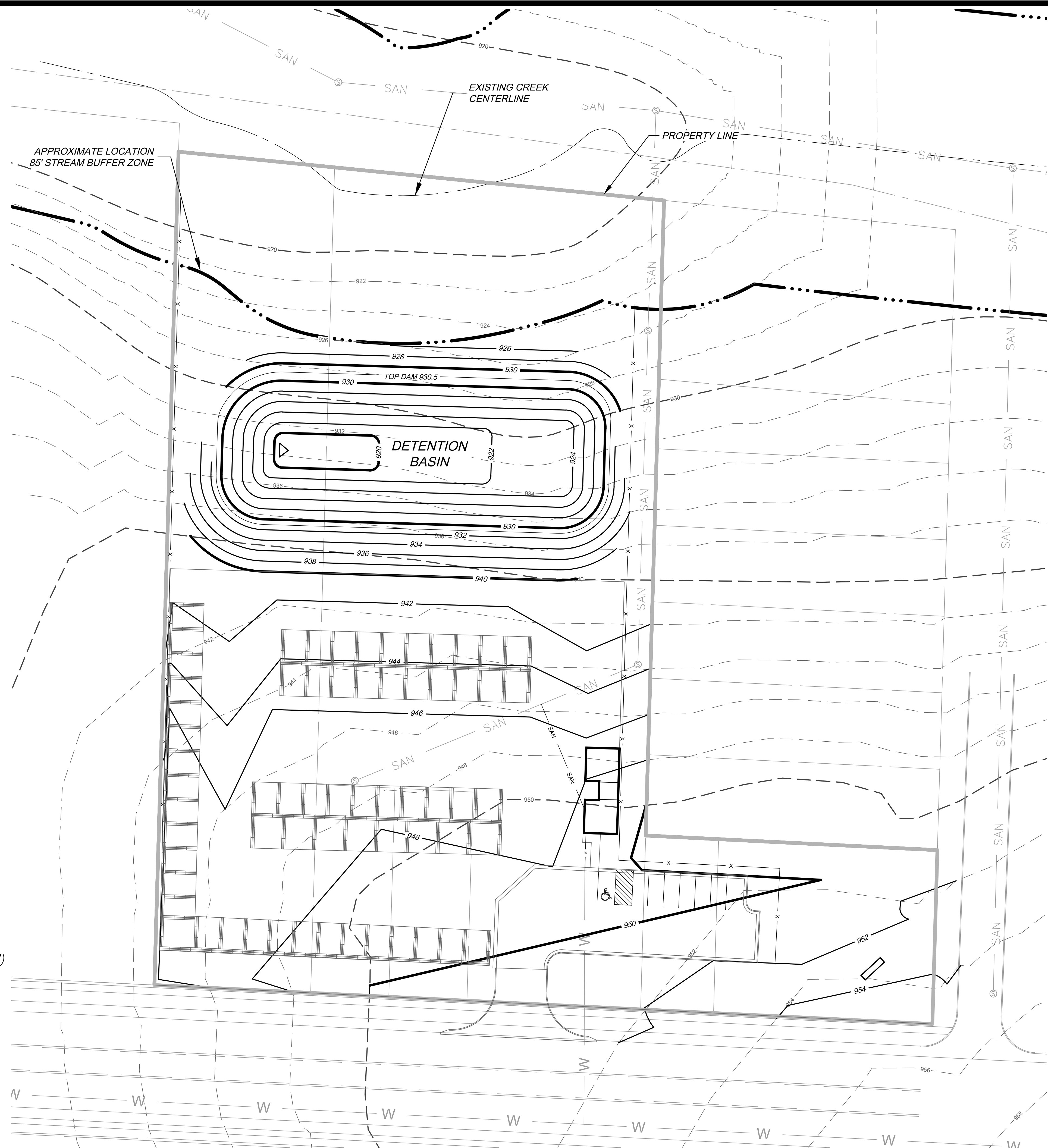
PAVEMENT SECTION (CONCRETE)  
(Concrete Drive Entrance)  
NTS

Chip and Seal Coating to be applied on a regular basis for dust control



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

PAVEMENT SECTIONS AND DETAIL



NO.	BY	DATE	REVISION
1	SW	04/28/23	PER PLANNING COMMISSION MEETING COMMENTS 04/28/23
2	SW	05/02/23	REVISED BUILDING PLANS AND MISC. PER CITY COMMENTS



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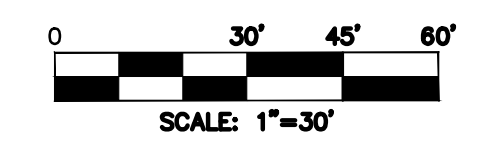
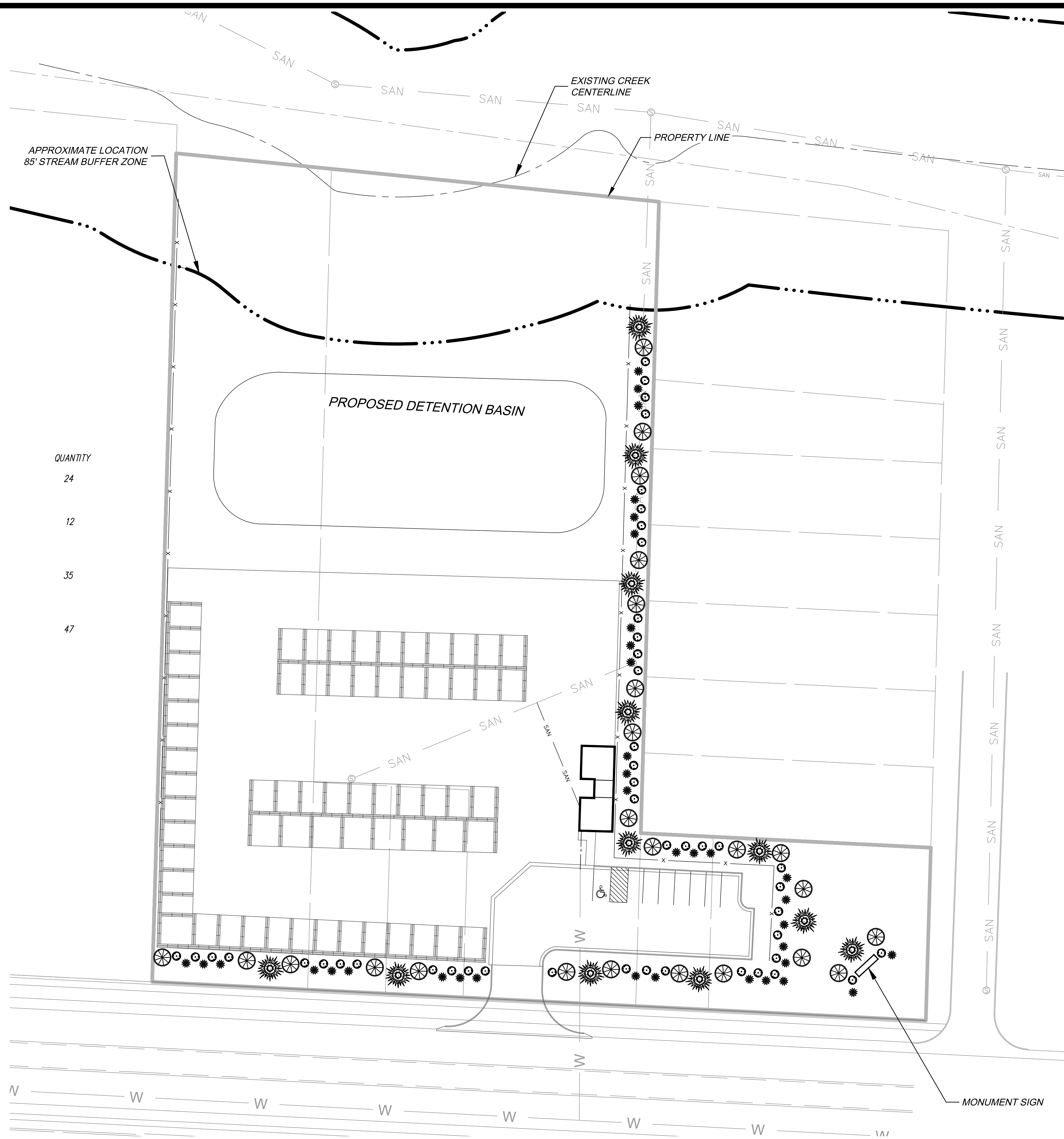
1533 Locust Street, Kansas City, Missouri 64108  
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PRELIMINARY DEVELOPMENT PLANS  
SITE GRADING PLAN  
ROYAL STONE & LANDSCAPING  
910 THRU 921 WEST 23RD STREET  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI





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

C2.01

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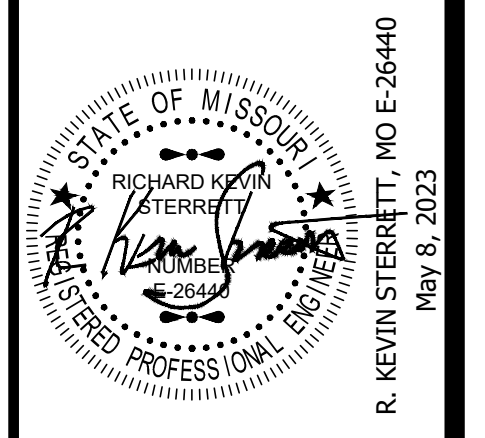


LANDSCAPE SCHEDULE:  
SPECIES

SPECIES	CALIPER/HEIGHT	QUANTITY
 Amur Maple Tree ( <i>Acer Ginnala 'Flame'</i> )	3" Caliper, measured 6" above the ground	24
 Cornelian Cherry Dogwood ( <i>Cornus mas 'Golden Glory'</i> )	3" Caliper, measured 6" above the ground	12
 Winter Gem Boxwood ( <i>Buxus microphylla var. japonica</i> )	30" Minimum height at time of planting	35
 Fireball Dwarf Burning Bush, (or equal) ( <i>Euonymus alatus 'Compactus'</i> )	30" Minimum height at time of planting	47

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.

DATE	REVISION	BY	CHKD
05/09/23	REVISED BUILDING PLANS AND MISC. PER CITY COMMENTS	SPW	RRS
04/28/23	PER PLANNING COMMISSION MEETING COMMENTS 04/25/23	SPW	RRS



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

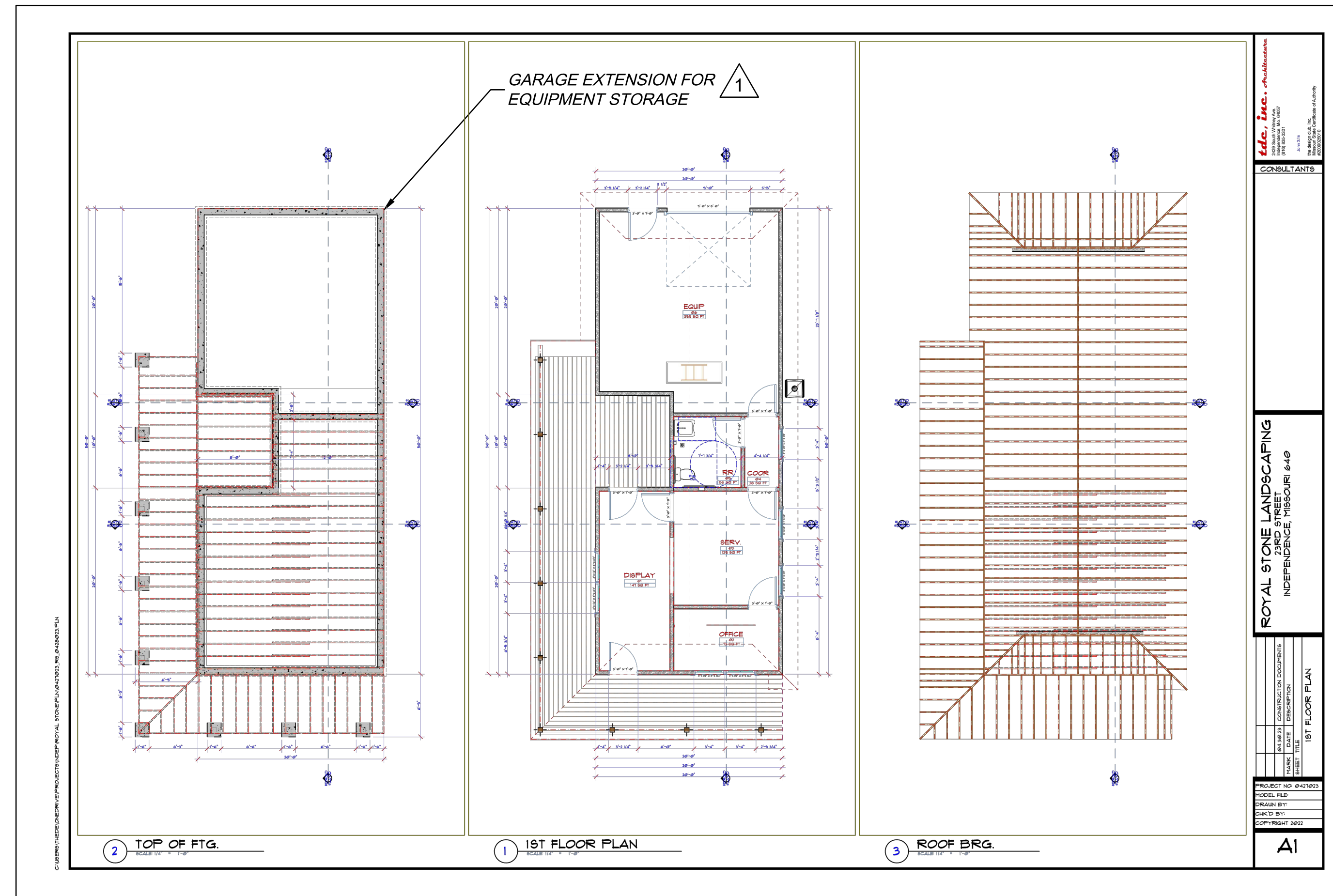
X-REF NO. 23-021 Base
DRAWING NO. 23-021PDPs
DATE March 16, 2023
X-REF NO. 23-021
<b>C3.01</b>



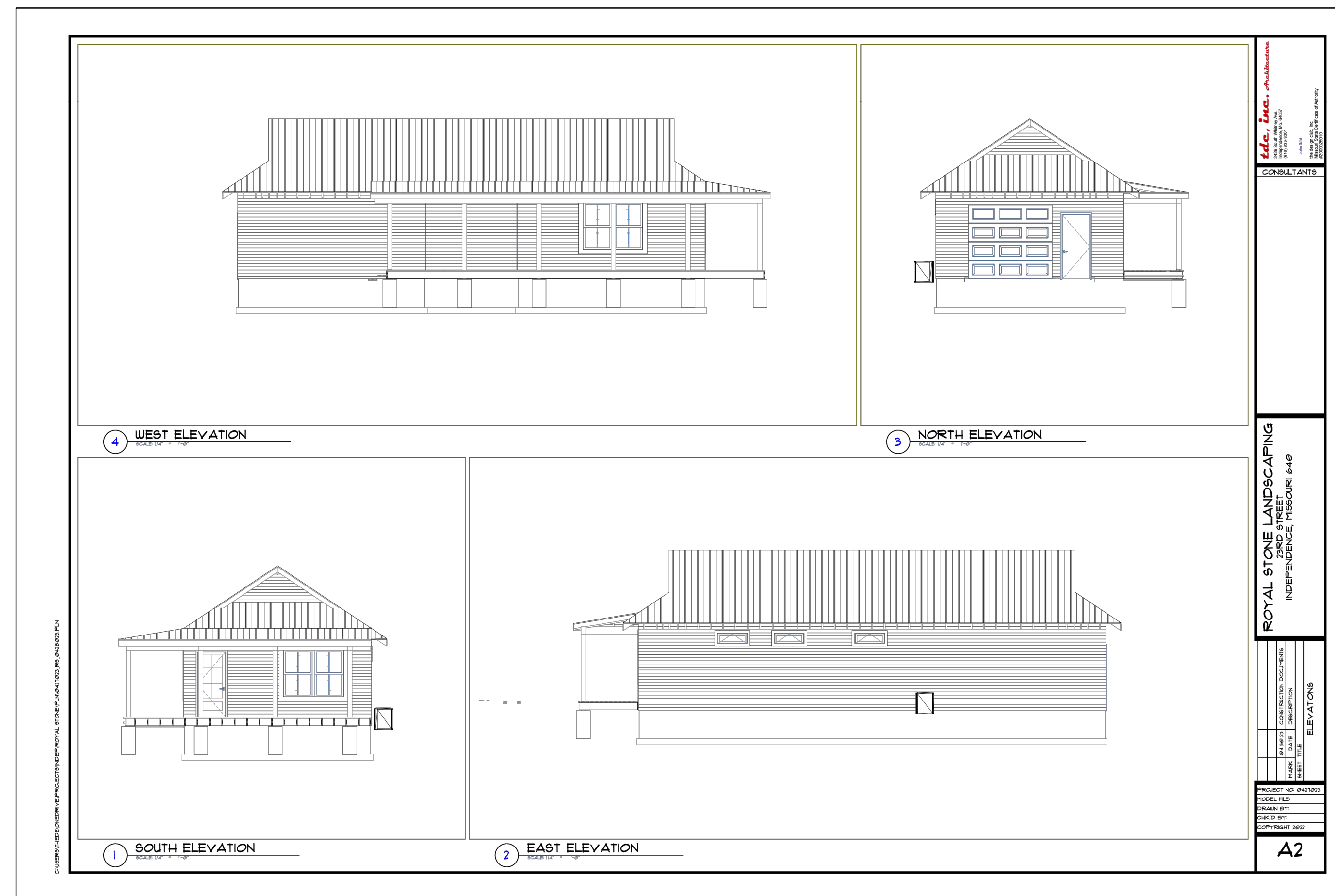
MONUMENT SIGN



BIN CANOPY



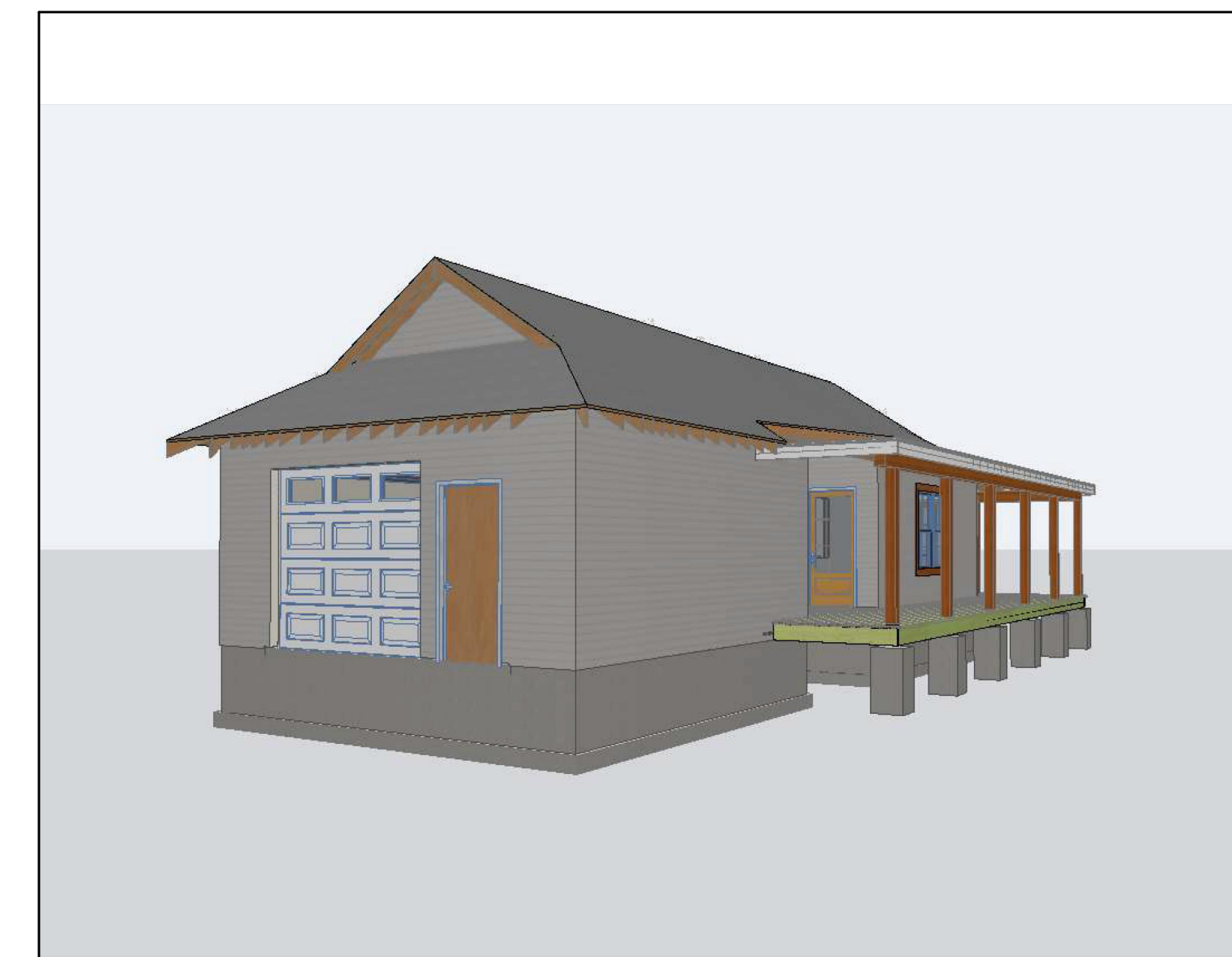
BUILDING FLOOR PLAN 2



BUILDING ELEVATIONS 2



SOUTH BUILDING ELEVATION 2



WEST AND NORTH BUILDING ELEVATION 2



EAST AND NORTH BUILDING ELEVATION 2

DATE	REVISION	NO.	BY	EX/APP
03/16/23	REVISED BUILDING PLANS AND MISC. PER CITY COMMENTS	2	SW	R/S
04/28/23	PER PLANNING COMMISSION MEETING COMMENTS 04/25/23	1	SW	R/S

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PRELIMINARY DEVELOPMENT PLANS  
MISCELLANEOUS DETAILS  
ROYAL STONE & LANDSCAPING  
910 THRU 921 WEST 23RD STREET  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

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C4.01