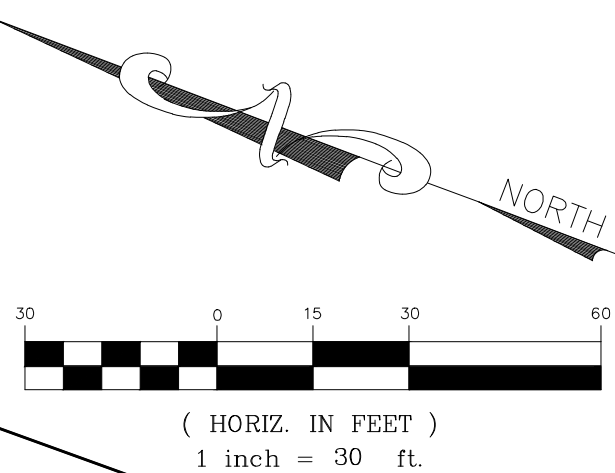


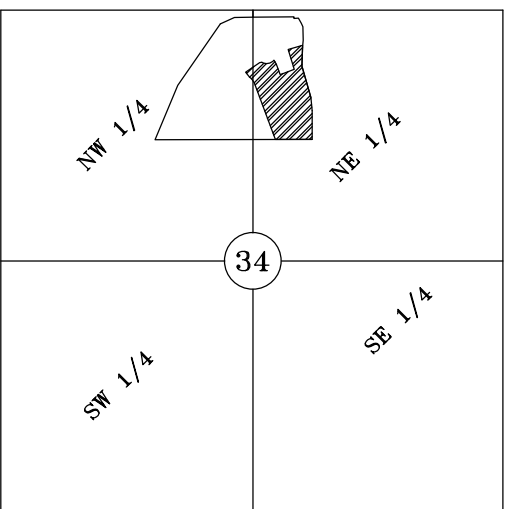
Site Development Plan  
**Lot 1 - SHOPPES at Kearney**  
DISTRICT C

Part of the NW 1/4 and NE 1/4 of Sec. 34, Twp. 53, Rge. 31  
Kearney, Clay County, Missouri

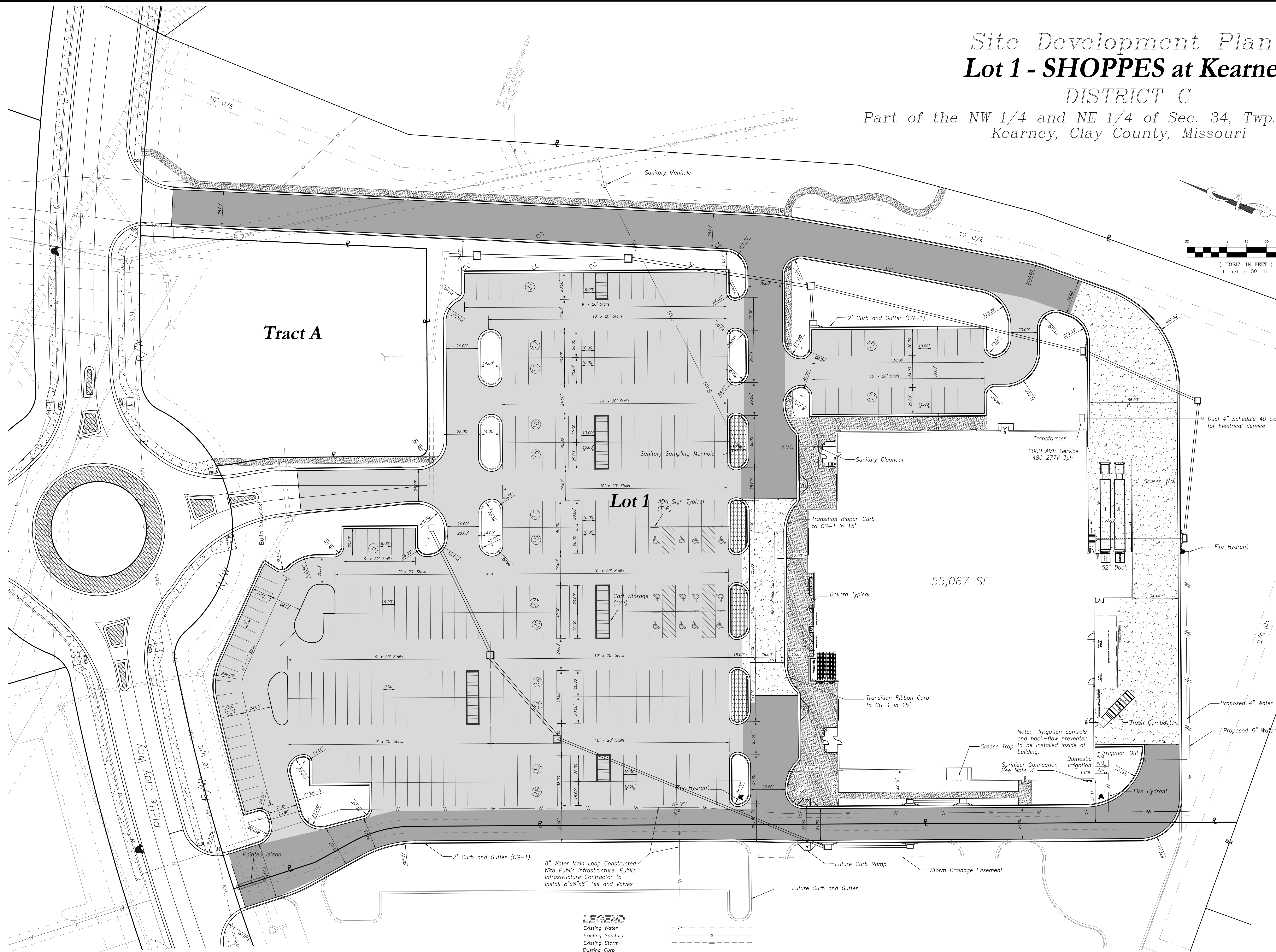
PROJECT LOCATION



LOCATION MAP  
NOT TO SCALE



SECTIONAL GRID  
NOT TO SCALE



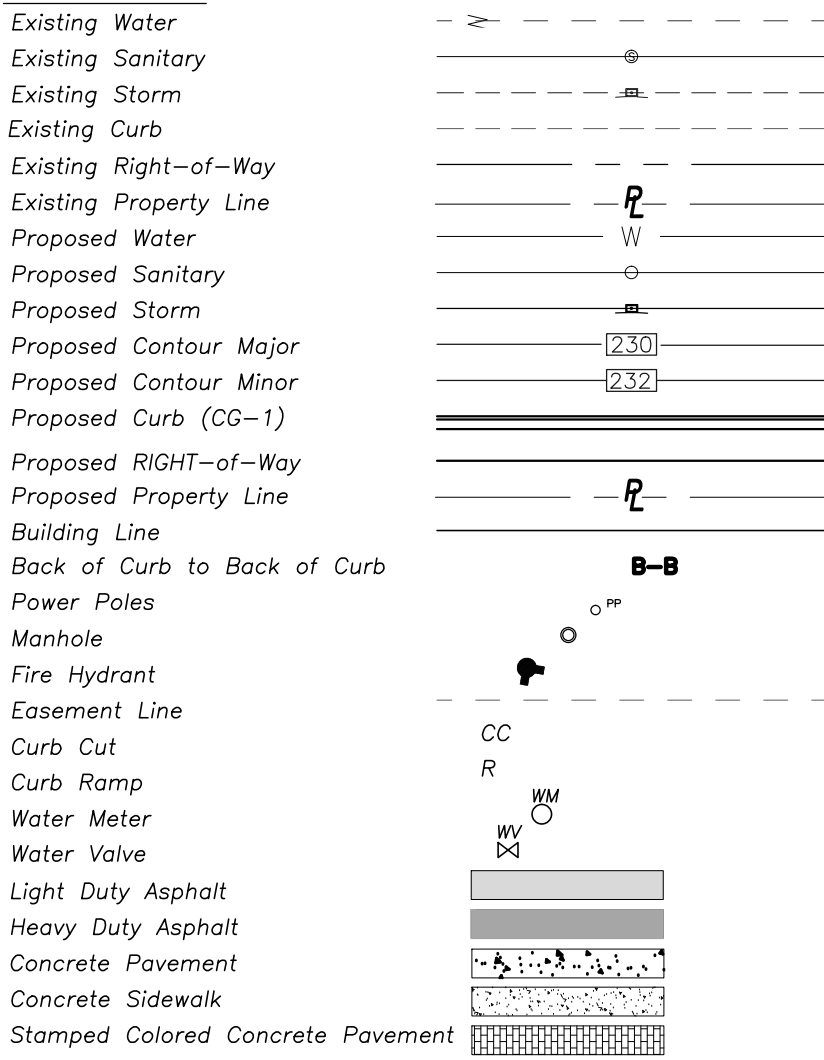
**DESCRIPTION:**  
LOT 1 and Tract A, SHOPPES AT KEARNEY, A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI

**DEVELOPMENT DATA:**

LOT NUMBER	BUILDING NUMBER	PROPOSED CATEGORY	AREA (Acres)	AREA (SF)	Building Size (SF)	REQUIRED PARKING	PROVIDED PARKING	REQUIRED ADA PARKING	PROVIDED ADA PARKING	NOTES
1	K	Grocery	9.05	394,428	55,067	276	225-10' Stalls 111-9' Stalls 23-8' Stalls 359-Total	8	12	
Tract A			0.81	35,128						Stormwater

Note: Parking Requirements Per Section 705.74 - 1 Per 200 SF of Retail

**LEGEND**



**DEVELOPER:**

Star Development, Inc.  
Tim Harris, President  
244 W Mill Street, Suite 101  
Liberty, Missouri 64068  
(616) 781-3322  
(616) 781-0816 FAX

NO.	DATE	DESCRIPTION	BY
2	6-28-13	ADDRESSED CITY COMMENTS	AA
1	6-7-13	REVIEW SUBMITTAL TO CITY	AA

405 S. Leonard St., Suite D  
Liberty, Missouri 64068  
816.781.4200 ■  
fax 792.3666  
www.agcengineers.com

**AGC Engineers, INC.**

- GENERAL NOTES:**
- Plan scale is 1"=30' as indicated graphically on plan.
  - Existing topography is indicated on plan.
  - Proposed parking is shown as thus: [Symbol]. The Development Data table shows a summary of the parking stalls provided and required.
  - Parking ratio of each use per Sec. 705.74. Retail: 1 per 200 square feet.
  - Signage shall meet all requirements of Article XXVII.
  - Buffering or screening from the abutting or adjoining Residential district shall be in accordance with Sec. 405.760.
  - Cross Access is allowed per the Covenants, Codes and Restrictions.
  - Outdoor Lighting shall be in accordance with Section 405.695. (See Lighting Plan.)
  - ADA parking stalls shall meet the guidelines of the Americans with Disabilities Act.
  - Knox Box to be provided for Fire Department access. Final location of Knox Box and Fire Department Sprinkler Connection to be coordinated with and approved by the Fire Department.
  - Pedestrian walks interior to individual lots shall allow for cross access between adjacent lots.
  - Developer to install 6' tall fence within the Landscape Buffer along the residential development.
  - Roof drains on front of building to be collected and piped to storm system. Roof drains on back of building to be daylight at grade.
  - Items including, but not limited to, public storm, water, grading, and detention pond shown as existing are currently under construction.