

A Part of the N 1/2
Sec. 34, Twp. 53N, Rge. 31W
City of Kearney, Clay County, Missouri

GENERAL NOTES:

1. Drawing scale is 1"=100'.
2. Existing Zoning: C-2.
3. Use: Commercial-Retail.
4. Land area, building coverage, right-of-way, phasing, construction dates are as indicated in Development Data.
5. Ingress and egress to each lot will be from a dedicated public street and/or via access easement.
6. Layout of lots, streets, open areas, and pedestrian circulation are indicated on plan.
7. The maintenance of the storm water facilities shall be according to the covenants, deeds, & restrictions.
8. Cross access will be granted across all lots and outparcels. Cross parking will be granted across all lots, but not outparcels.
9. Each lot will require Final Plan approval.
10. Proposed contours, grades, easements and utilities are indicated on utility plan, and subject to, final engineering, and approval by city. Private utilities and easements are not indicated and are subject to final design by individual companies.
11. Layout of lots, streets, open areas, and pedestrian circulation are indicated on plan. All public sidewalks are to be located within right-of-way. Private sidewalks shall be a minimum of 5' wide.

LEGEND:

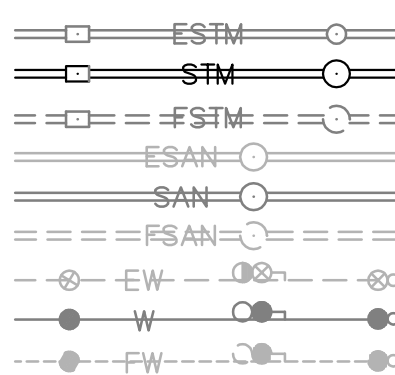
1. Limits of Plan: _____
2. Topography is shown as thus: _____
Existing _____ 300
Proposed _____ 300
3. Existing and proposed curbs are shown as thus: _____
Existing _____
Proposed _____
3. Proposed Detention and/or BMP areas are shown as thus: _____

SITE DEVELOPMENT DATA:

SINGLE PHASE DEVELOPMENT		
GROSS SITE AREA	37.15 Ac	1,618,254 S
BUILDING SQUARE FEET		169,025 S
PARKING PROVIDED:		1,511

UTILITIES:

EXISTING STORM SEWER
PROPOSED STORM SEWER
FUTURE STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
FUTURE SANITARY SEWER
EXISTING WATER MAINS
PROPOSED WATER MAINS
FUTURE WATER MAINS

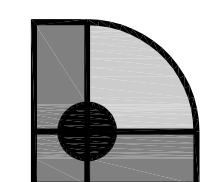


SURVEY LEGEND:

SET CROSS	SET 1/2" BAR
OHP - OVERHEAD POWER	PP - POWER POLE
OHT - OVERHEAD TELEPHONE	WV - WATER VALVE
LP - LIGHT POLE	FH - FIRE HYDRANT
TMH - TELEPHONE MANHOLE	WM - WATER METER
EM - ELECTRIC METER	FP - FENCE POST
SM - SEWER MANHOLE	BH - BORE HOLE
EB - ELECTRIC BOX	GM - GAS METER
TS - TRAFFIC SIGNAL	CT - CABLE TV
TSB - TRAFFIC SIGNAL BOX	MB - MAILBOX
TSM - TRAFFIC SIGNAL MANHOLE	CI - CURB INLET
KMH - KCPL MANHOLE	DI - DROP INLET
TP - TELEPHONE PEDESTAL	FI - FIELD INLET
TB - TELEPHONE BOX	GP - GUARD POST

APPLICANT

STAR DEVELOPMENT
244 Mill Street
Ste. 101
LIBERTY, MO 64068
TELEPHONE # (816) 781-3322



LUTJEN

8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutten.com

surveying
planning
engineering
landscape architecture

Revisions/Approvals		Case/Ord. No.	Date
DRAFT			
DATE: 02-19-09	Job No: 08137	File Name: 08137PP.DWG	

DATE: 02-19-09	Job No: 08137	File Name: 08137PP.DWG
----------------	---------------	------------------------