

**FAILED**

**BILL NO. 23-32**

**ORDINANCE NO. 4.651**

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7200 NORTH BROADWAY, GLADSTONE, MISSOURI.**

**WHEREAS**, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 7200 N. Broadway; and

**WHEREAS**, public hearings have been held after the publishing of the required notices; and

**WHEREAS**, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

**WHEREAS**, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

**WHEREAS**, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**

**SECTION 1. SITE PLAN APPROVAL.**

The Site Plan for 7200 N. Broadway is hereby approved subject to the terms and conditions set forth herein;

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
6. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 am to 10:00 pm.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.



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12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway.
15. Keep and maintain a 55-foot buffer of wooded tree line from the North property line.
16. Complete a Post-Construction Maintenance Agreement for storm water facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.

**SECTION 2. SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25TH DAY OF SEPTEMBER 2023.**

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Jean B. Moore, Mayor

ATTEST:

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Kris Keller, City Clerk

First Reading: September 25, 2023

Second Reading: September 25, 2023

File # 2023 -





## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 23-32

ORD ☒ # 4.651

Date: 9/19/2023

Department: Community Development

Meeting Date Requested: 9/25/2023

Public Hearing: Yes ☒ Date: 9/25/2023

Subject: 7200 N. Broadway – Gas Station & Convenience Store – Site Plan Revision

### Background:

The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store at 7200 N. Broadway. This property is currently vacant and zoned CP-2 which is an appropriate zoning for the proposed use.

This project will incorporate a drive thru lane and window as well as two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the North property line to replace the removal of trees to accommodate storm water infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

*The owners have agreed to all recommended conditions.*

Budget Discussion: N/A

### Public/Board/Staff Input:

Public: A married couple who lives north of this proposed project in a single-family home spoke in opposition. Some of their primary concerns are trash accumulation and increased traffic on N. Broadway.

Board: Two (2) Planning Commissioners voted against the proposed project. Their primary concerns are increased traffic and environmental. Eight (8) Planning Commissioners voted in favor of the project. Two (2) Planning Commissioners voted in opposition to the project.

Staff: City Staff recommends that the request be approved contingent upon the conditions listed in the staff report.



RES ☐ # City Clerk Only

BILL ☒ # 23-32

ORD ☒ # 4.651

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Austin Greer  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager





## Community Development Department

### Staff Report

Date: August 30, 2023

File #: 2023 -

Requested Action: Site Plan Revision

Date of PC Consideration: Tuesday, September 5, 2023

Date of Council Consideration: Monday, September 25, 2023

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Applicant: Gerald W. Menefee, P.E., Kam Design Group LLC

Owner: Mohammad Hafiz

Architect: Darryl W. Hawkings, AIA

Address of Property: 7200 N. Broadway Avenue

### Planning Information

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- Current Zoning: CP – 2; Planned District, General Business District
- Zoning History: CP – 2; Planned District, General Business District
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Single Family Residential; South – United States Postal Service, Commercial; East – N. Broadway Avenue & Gladstone Bowl, Commercial; West – Willow Glen Apartments & Townhomes, Multi-Family (Kansas City, MO)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Access on NE 72<sup>nd</sup> Street and N. Broadway Avenue
- Parking Required: 13 spaces
- Parking Provided: 19 spaces
- Proposed Landscaping: See site plans and analysis
- Proposed Signage: - Proposed monument sign on the corner of NE 72<sup>nd</sup> St. & N. Broadway Avenue. Proposed signage on the building and canopy for fueling stations.

### Analysis

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The applicant is requesting site plan approval for the purpose of constructing a new 5,000 sq. ft. gas station and convenience store at 7200 N. Broadway Avenue. This property is currently vacant and zoned CP-2 which is an appropriate zoning for the proposed use.



This project will incorporate a drive thru lane and window as well as two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the North property line to replace the removal of trees to accommodate storm water infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

### **Recommended Conditions**

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City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
6. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway Avenue.
15. Keep and maintain a 55-foot buffer of wooded tree line from the North property line.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.

The developer has agreed to all conditions.



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**Recommendation**

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.



PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Tuesday, September 5<sup>th</sup>, 2023  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Gary Markenson  
Kate Middleton  
Bill Turnage  
Mike Ebenroth, Chair  
Chase Cookson, Vice Chair  
Jennifer McGee  
Brenda Lowe, Secretary  
Cameron Nave  
Kim Murch  
Spencer Davis

**Absent:** James New  
Steve Beamer

**Council & Staff Present:**

Austin Greer, Assistant City Manager | Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Mayor

**Item 2 on the Agenda: Pledge of Allegiance.**

Chair Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda: Approval of the July 17<sup>th</sup>, 2023 Minutes.** Chair Ebenroth asked if there was a motion to approve the minutes from the July 17<sup>th</sup> meeting.

**Mr. Murch moved to approve the minutes; Mr. Nave seconded. The minutes were approved, 10-0.**

**Item 4 on the Agenda: Consideration:** On a Site Plan Revision for property located at 7200 N. Broadway Avenue Applicant Gerald W. Menefee P.E. Owner Mohammad Hafiz. *City Council consideration for this project is scheduled for Monday, September 25, 2023.*

Mr. Greer read from the staff report:

The applicant is requesting site plan approval for the purpose of constructing a new 5,000-square-foot gas station and convenience store at 7200 N. Broadway Avenue. This property is currently vacant and zoned CP-2, which is an appropriate zoning for the proposed use.



This project will incorporate a drive-thru lane and window, as well as two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy to serve customers.

The primary exterior building materials used will be brick and stucco.

The landscaping plans show new landscape throughout the property using various trees and shrubs. All disturbed areas will be sodded and irrigated. Additional trees will be planted along the north property line to replace the removal of trees to accommodate stormwater infrastructure.

The branding for this proposed gas station and convenience store will be called the Short Stop.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
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15. Keep and maintain a 55-foot buffer of wooded tree line from the north property line.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four hundred (400) feet of any portion of the building.

The developer has agreed to all conditions.

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.



Mr. Gerald Menefee stated that he is the engineer for this gas station and convenience store project. The project will have spaces for electric charging stations, a bio-filtration system to filter runoff water to meet the quality goals of the state, ten (10) fueling stations with a canopy and the building will be 5,000 square feet operating 24 hours per day. The drive-thru will be on the Kansas City, Missouri side of the project and the rest of the project will be entirely in Gladstone, Missouri. There will be two (2) drive approaches with one on Broadway Avenue and one on 72<sup>nd</sup> Street. There will be LED exterior lighting throughout the project, and the store will be built using a mixture of rock, brick and stucco. New sidewalk will be installed along Broadway Avenue and 72<sup>nd</sup> Street. The landscaping plan calls for a split between medium to small trees along the perimeter of the site, with a large number of trees placed along the north part of the site to fill in the open area. Mr. Menefee added that they will need to cut down some trees for stormwater infrastructure on the north side of the property and a retaining wall will then be installed.

Mr. Markenson asked what a post-construction stormwater plan is. He believes it should be a pre-construction stormwater plan, not a post.

Mr. Menefee stated that a post-construction plan is the long-term plan for dealing with stormwater on-site when construction is complete.

Mr. Greer stated that this is a condition that they will start seeing more frequently. The State of Missouri is asking local municipalities to incorporate these agreements in construction projects moving forward.

Mr. Markenson asked if this condition has been in previous projects and he just hasn't noticed it.

Mr. Greer stated that this is the first time City Staff has incorporated this condition and they will start seeing it more frequently.

Mr. Menefee stated that a preliminary stormwater control plan is effectively required by them to put fencing up.

Ms. Lowe asked if they have a percentage of how many trees they will likely have to cut down.

Mr. Menefee estimates up to 60% - 65% of the trees will need to be removed but they plan to replace around 40% with new tree plantings. The water filtration system that they are using unfortunately has to go where some of those trees are on the north side of the property.

Mr. Davis asked if the houses to the north of this property are in Kansas City.

Mr. Greer stated the first two houses along Broadway Avenue are in Gladstone and the third house from the west is in Kansas City, MO.

Mr. Murch asked about the City Staff checklist in their packet and why the Police Department never comments. He asked why they did not comment and why the Commission does not see traffic studies anymore.

Mr. Greer stated that he has been in this position for approximately six (6) years now and it has been rare that City Staff requires a traffic study, especially when a property is zoned for the



proposed use. He thinks that the Police Department is not being nonresponsive. He just thinks that if they do not have any concerns, they simply do not comment.

Mr. Murch said he would like to hear from Chief Farris or another Police Officer.

Mr. Nave asked if Mr. Menefee was aware of any other projects that the owners have around the Kansas City Metro area.

Mr. Menefee stated he is not sure about other projects that they have in the metro.

Mr. Davis asked about the water filtration system they are using and if they can use a different system to help save the heavily wooded tree line.

Mr. Menefee stated that for these types of projects, he usually likes to use underground or under pavement systems where the water flows to a permeable surface. The water will filter through a bunch of tree bark first then a special mixture of soil, sand and ash wood. He said they are limited on what type of system they can use due to site constraints.

Mr. Davis asked if he could point out where this basin would be located on the property.

Mr. Menefee pointed this location out on the screen.

Mr. Davis asked if this would be sodded.

Mr. Menefee stated yes, it will be.

Mr. Davis stated that he assumes you cannot plant trees on the basin.

Mr. Menefee stated no because it would cause weakness in the infrastructure.

Mr. Turnage asked if the main exit would be on 72<sup>nd</sup> Street.

Mr. Menefee stated that it is hard to determine what people will choose as their main entry point and exit, but he thinks both access points will be used fairly evenly.

Ms. Lowe asked if there would be a turn lane on Broadway to get into the convenience store property.

Mr. Menefee stated that as of now, there is not a turn lane on Broadway. The street is already pretty narrow and it may be challenging to incorporate a turn lane.

Mr. Ebenroth stated that the Post Office mail drop-off is right where the turn-in will be to get in and out of the convenience store. He asked if staff feel this will be an issue for getting people in and out of this location.

Mr. Greer stated that although there can be some busy times during the week when people drop off their mail, this isn't a location that is heavily traveled and hasn't been flagged as a potential issue to cause concern.



Mr. Ebenroth opened the meeting for public comment from the audience.

Mr. Raymond Marshall stated that his address is 401 NW 72<sup>nd</sup> Terrance. He has lived there for 31 years and has seen a lot of changes to Gladstone. He stated that traffic has gotten really busy, especially living next to the bowling alley and the post office. He thinks allowing a gas station and convenience store to be built here will be a very bad idea and he is worried about the trash coming into his yard.

Mrs. Vicky Marshall stated that her address is 401 NW 72<sup>nd</sup> Terrace and this project area is too tight and close to a residential area and it isn't a good location for a gas station and convenience store.

Ms. Lowe asked the Marshalls if there was anything other than what they had seen tonight from the presentations that would make this project more appealing to them.

Mrs. Marshall stated no and that she appreciates everything they are doing but maybe if they left the trees in place. She said she understands they can't do that because of the stormwater infrastructure though.

Mr. Davis asked about the trees by the retaining wall. He questioned if they could be more specific on what type of trees they plant.

Mr. Greer stated they could try and negotiate that into the project if the Planning Commission and City Council would like staff to pursue that.

Mr. Murch asked about a privacy fence in that area.

Mr. Greer stated yes, that is possible but isn't likely going to solve the visibility issue due to the significant grade change.

Mr. Markenson asked about the zoning history of this parcel.

Mr. Greer stated he wasn't aware that the zoning had ever changed on this parcel.

Mr. Markenson asked if this project is built and debris goes on the neighboring properties, what would happen if the neighbors called the City.

Mr. Greer stated that if trash comes onto someone's property, it becomes the property owner's trash. Also, all buffer zones are in compliance with this proposed project.

Ms. Middleton thought at one time a dentist owned this property and planned to build a practice on-site.

Mr. Greer stated that the current zoning does allow for a variety of possibilities for this site. At one point in time, Dr. Pollina, who owns the Dentistry for Children in Downtown Gladstone, owned this property.



Ms. Middleton stated that she understands the updated Comprehensive Plan wants Gladstone to be a more walkable city and be more environmentally friendly, but from her perspective, you can walk five (5) to ten (10) blocks and find multiple gas stations. She just doesn't think that we need another one.

Mr. Cookson stated that he is not a huge fan of the petroleum industry but this is a plan that has been submitted that is acceptable for the zoning and use. He thinks that they have to balance their personal feelings versus those of the comprehensive plan and the zoning code.

Mr. Murch stated that he is surprised that no one has brought up the gas station, fumes and the impact on the residential neighborhood, considering the City Council turned down a gas station and convenience store previously submitted for those very reasons. He's just not sure how this situation is any different.

Mr. Ebenroth closed the public hearing

**MOTION: By Mr. Nave, second by Ms. Lowe to approve a Site Plan Revision property located at 7200 N Broadway.**

<b>Vote: Mr. Murch</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>No</b>
<b>Chair Ebenroth</b>	<b>No</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Mr. Davis</b>	<b>Yes</b>
<b>Mr. Cookson</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Nave</b>	<b>Yes</b>

**The motion carried. (8-2)**

**Item 5 on the Agenda: Communications from the City Council**

Mayor Jean Moore stated that the City Council had the opportunity to take a tour of the new Police Headquarters prior to the last Council meeting and it looks great. She thinks the plan for completion is in late October or the first of November and there will be a ribbon cutting. Shortly after completion of the Police Headquarters, the City Hall renovation will start and she is so excited for everyone to see both projects.

**Item 6 on the Agenda: Communications from the City Staff**

No communications from City Staff.

**Item 7 on the Agenda: Communications from the Planning Commission Members**



Mr. Murch stated that he read the Boards and Commission newsletter today and he saw that the City Council approved a small addition to Walmart for a health clinic. He asked if City Staff elaborate on this a bit.

Mr. Greer stated that Walmart plans to build a 5,000-square-foot urgent care called Walmart Health inside the building footprint at their location on M-1 Highway and 72<sup>nd</sup> Street. It will be located on the northwest side of the building.

Mr. Murch asked if this was a new venture for Walmart.

Mr. Greer stated that these urgent cares are new to Missouri. Representatives of Walmart have told staff that they plan on opening a few dozen of these urgent cares in Missouri, with a handful in the Kansas City Metro and, luckily, Gladstone is one of those locations.

Mr. Markenson asked about the Parkside at Hobby Hill apartments and if they are on schedule.

Mr. Greer stated construction is going well but getting supplies is holding them up. They have around 40 apartments almost complete and many people have inquired about renting them already.

Mr. Cookson wanted to thank the members of the public who came this evening. He encouraged them to share their thoughts at the City Council meeting when this will be heard.

Mr. Ebenroth stated that the City Council meeting will be on Monday, September 25<sup>th</sup> and they can voice their concerns one more time. The Planning Commission makes recommendations to the City Council, but it is ultimately up to the City Council to make the final decision. He said he voted no because he is concerned with the traffic. He would really like for the Police Department to do a traffic study.

Mr. Nave stated that there was a Police helicopter over his house recently. Apparently, there were some individuals trying to steal a vehicle. He is wondering if it would be possible on the City's social media to remind people to lock their cars and doors.

Mr. Greer stated yes, we can certainly do that.

Ms. McGee stated that the Police Department does have vehicle locks available for specific models of cars, and she appreciates the City trying to help.

**Item 8 on the Agenda: Adjournment**

Chair Ebenroth adjourned the meeting at 7:48 pm.

Respectfully submitted:

\_\_\_\_\_  
Mike Ebenroth, Chair

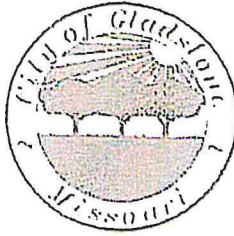
Approved as submitted \_\_\_\_\_

\_\_\_\_\_  
Angie Daugherty, Recording Secretary

Approved as corrected \_\_\_\_\_



DEVELOPMENT APPLICATION



CITY OF GLADSTONE  
7010 N HOLMES STREET  
GLADSTONE, MISSOURI 64118  
PHONE: 436-4110 FAX: 436-2228

File #: Site23-00002  
Application Date: 05/22/2023 Aug 7<sup>th</sup> 2023  
PC Date: 9-5-2023  
CC Date: 9-25-2023

Application Type:

- ☐ (PH) Special Use Permit (\$500) ☐ (PH) Right-of-Way Vacation (\$200)  
☐ (PH) Zoning Change (\$500) ☐ (PH) Variance - BZA (\$200)  
☒ (PH) Site Plan Revision (\$500) ☐ Final Plat/Replat (\$75)

Address of Action: 400 NE 72<sup>ND</sup> STREET

Legal Description: BEG SW COR LT 12 WILLOW CREEK E146, S340,  
*Attach under separate cover if* SW21.21, W138, N TO POB  
*needed.*

Proposed Change: CONSTRUCTION OF NEW GAS STATION WITH 5000  
SF CONVENIENCE STORE AND 5 GAS DISPENSERS  
AND DRIVE THRU

Applicant/Property Owner Information:

- ☐ Applicant/Engineer GERALDW MENEFFEE, P.E.  
Company KAM DESIGN GROUP LLC  
Address 9000 E BANNISTER ROAD, KANSAS CITY MO 64134  
Phone 8167972065 Fax: \_\_\_\_\_ E-Mail: kamdesign@aol.com
- ☐ Property Owner (if different than applicant) MOHAMMAD HAFIZ  
Company \_\_\_\_\_  
Address 1121 SW BLAZINGSTAR CT., LEE'S SUMMIT MO 64081  
Phone 816 7861622 Fax: \_\_\_\_\_ E-Mail: mhafiz103@yahoo.com
- ☐ Architect DARRYL W HAWKINS AIA  
Company INNOVATIVE DESIGN & RENOVATION  
Address 8011 PASEO SUITE 201, KANSAS CITY, MO 64131  
Phone 8164052159 Fax: \_\_\_\_\_ E-Mail: arkitec35@aol.com  
*Please indicate in one box above which person is to be the contact.*

Applicant's Signature [Signature] Date 5/21/23



## DEVELOPMENT APPLICATION

### Additional Required Documents (check if needed)

	Comments
<input checked="" type="checkbox"/> Site Plan	ATTACHED SHOWING THE PROPOSED DEVELOPMENT
<input type="checkbox"/> Traffic Study	NOT REQUIRED PER CITY STAFF
<input checked="" type="checkbox"/> Landscaping Plans	ATTACHED
<input checked="" type="checkbox"/> Stormwater (Pre – Post – BMP)	PRELIMINARY STUDY ATTACHED
<input checked="" type="checkbox"/> Photometric Study	ATTACHED
<input checked="" type="checkbox"/> Master Sign Plan	ONE MONUMENT SIGN SHOWN ON SHEET 2
<input checked="" type="checkbox"/> Colored Elevation / Rendering	ATTACHED
<input type="checkbox"/> Materials Board	WILL BE SUBMITTED WHEN REQUIRED

### \*Stormwater (Pre-Post-BMP)

All new development and significant remodels will require a stormwater study in accordance with current APWA standards including the incorporation of stormwater BMP's on all projects.

Please reference the latest edition of the MARC Stormwater Best Management Practices Manual.  
<https://www.marc.org/Environment/Water-Resources/Local-Government-Resources/Stormwater-Best-Management-Practices>

### Planning Commission Process

Number of Planning Commissioners	12
Length of time until Public Hearing	Refer to Planning Commission Calendar

### City Council

Length of time until City Council Meeting	Refer to City Council Calendar
*Final decision comes from City Council	

### Community Development

Alan Napoli, Community Development Administrator & Building Official

Email: [alann@gladstone.mo.us](mailto:alann@gladstone.mo.us)

Phone: 816-423-4112

Austin Greer, Community Development Director & Assistant To the City Manager

Email: [austing@gladstone.mo.us](mailto:austing@gladstone.mo.us)

Phone: 816-423-4102



DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

I, Munira A. Haid, do hereby authorize KAM Design Group LLC  
(Owner's name) (Applicant's name)

to apply for the following action on my property at 400 NW 72<sup>nd</sup> STREET  
CULADSTONE, MO

- a. Rezone from \_\_\_\_\_ to \_\_\_\_\_
- b. Site Plan Revision \_\_\_\_\_
- c. Special Use Permit \_\_\_\_\_
- d. Variance \_\_\_\_\_
- e. Plat/Replat \_\_\_\_\_

Date: 7/13/23 Owner's Signature: [Signature]

NOTARIZATION

State of Kansas

County of Winnemucca

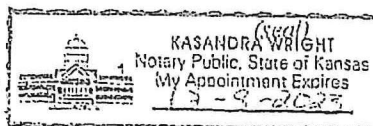
Subscribed and sworn before me this 13<sup>th</sup> day of July, 2023

Notary's Signature:

[Signature]

My Commission expires:

12/8/2023





PROJECT LOCATION

LOCATION PLAN

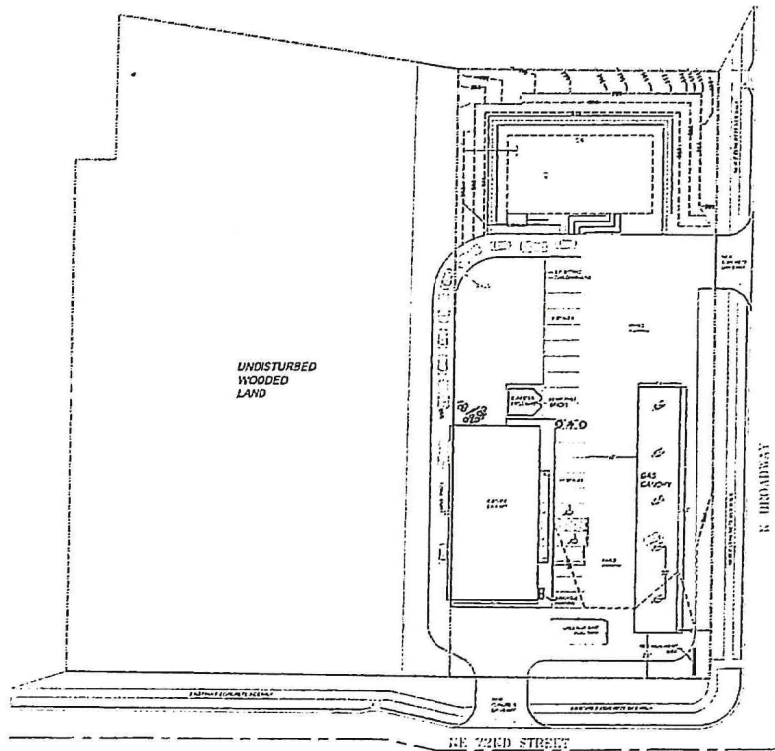
#### GENERAL NOTES:

1. THE TRASH ENCLOSURE SHALL BE CONSTRUCTED AND PAINTED THE SAME MATERIAL AS FOR THE BUILDING. THE 6" HIGH SCHEDS SHALL BE INSTALLED AROUND THE TRASH ENCLOSURE.
2. ALL DISTURBED AREAS SHALL BE COVERED WITH GRAVEL.
3. THE PAVED LOT SHALL BE INSTALLED WITH THE FOLLOWING: THE FINISHES SHALL HAVE THREE FEET FROM PARALLEL AND SHALL BE FOUR FEET FROM THE BUILDING TO THE SIDE OF THE ROAD. THE ROOF TOP OF THE GARAGE SHALL BE INSTALLED AS SHOWN ON THESE PLANS.
4. THE TRASH SERVICE, STORE DELIVERIES AND GASOLINE REFUELING (UNLUBRICATED) CONVEYANCE (GASOLINE TANKS) SHALL OCCUR BETWEEN THE HOURS OF 10 AM TO 10 PM.
5. THE TRASH TRAILER, STORAGE CONTAINERS AND OTHER COMMERCIAL VEHICLES INCLUDING DELIVERY TRUCKS SHALL NOT BE PARKED OR STORIED OVERNIGHT ON THE PREMISES.
6. NO MORE THAN ONE OF EACH COLORED WOODEN AREA OF THE BUILDING SHALL HAVE STORAGE.
7. THE GARAGE STAIRS SHALL BE CONSTRUCTED OF CONCRETE GRADE MATERIALS.

#### LEGAL DESCRIPTION

DEG. 1/4 COR. LT. 12 WILLOW CREEK E1/4, S1/4, SW1/4, S1/4, W1/4, N TO PM  
DEG. SE COR. T113 WILLOW CREEK, S TO NE, NW 2ND ST, W1/4, N TO PM  
N1/4, E1/4, S1/4, W1/4, N TO PM

## SHORT STOP GAS STATION DEVELOPMENT APPLICATION 400 NE 72ND STREET, GLADSTONE, MISSOURI

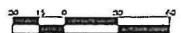


UNDISTURBED  
WOODED  
LAND

#### LEGEND

- EXISTING/PROPOSED CONCRETE SURFACE
- GRASS COVER
- BUILDING OUTLINE
- PROPERTY LINE
- PIPE HYDRANT
- STREET CENTER LINE

#### SITE PLAN



#### APPLICATION INFORMATION

EXISTING ZONING	CPI (GLADSTONE)
PROPOSED ZONING	CPI
TOTAL LAND	1.17 ACRES
LAND AREA FOR EXISTING	
PROPOSED STREET RIGHT-OF-WAY	NONE
NET LAND AREA OR ACRES	1.17 ACRES
PROPOSED USE	NO-GAS STATION WITH 5500 SFT CONVEYER CT. STORE
BUILDING HEIGHT	SINGLE STORY BUILDING
GROSS FLOOR AREA	11,111 SFT STORE
BUILDING COVERAGE	2.5 ACRES
FLOOR AREA RATIO	0.10%
PARKING SPACES REQUIRED	2.5 SPACES PER 1000 SFT OF RETAIL SPACE (13 SPACES)
PARKING SPACES PROVIDED	18 SPACES WITH TWO ELECTRIC CAR CHARGERS INCLUDING 1 ACCESSIBLE SPACE
BICYCLE PARKING REQUIRED	2 SPACES
BICYCLE PARKING PROVIDED	3 SPACES WITH 2 LONG TERM SPACE
BUSINESS START DATE	3/1/2024
CALENDAR	NONE
HOURS OF OPERATION	24 HOURS
EXISTING PARKING LOT	CONCRETE/ASPHALT COVERED
PROPOSED PARKING LOT	CONCRETE PAVEMENT

#### PARKING LOT LIGHTING

THE PARKING LOT SHALL HAVE 4 PARKING LIGHT POLES INSTALLED FOR ADEQUATE LIGHTING.

#### AREA DISTURBED

THE PREMISES IS CURRENTLY GREEN SPACE AND THE WILL DISTURB AROUND 0.01 ACRES TO PUT THE NEW BUILDING, CANOPY AND PARKING LOT.

#### BUILDING EXTERIOR

PLEASE SEE ELEVATION PLANS THAT SHOW THE BUILDING EXTERIORS.

#### TOPOGRAPHY

THE TOPOGRAPHY OF THE SITE WILL REMAIN SAME.

#### OWNER:

MUHAMMAD ABU HAFIZ  
1121 SW BLAZING STAR COURT  
LEES SUMMIT, MO 64041  
(816) 756-1622

#### DESIGNED BY:

GERALD W. MENEFEE, P.E.  
K&M DESIGN GROUP LLC  
5001 E. DANNISTER ROAD, SUITE 100  
KANSAS CITY, MO 64114  
(816) 797-2003  
kandesign@aol.com

#### DEVELOPER:

MPS CONTRACTING LLC  
14926 DENSON STREET  
OVERLAND PARK, KS 66221

#### LIST OF DRAWINGS

No.	Description
1	SITE PLAN
2	FLOOR PLAN & DETAILS
3	BUILDING ELEVATIONS
4	BUILDING ELEVATION RENDERING
5	GRADING PLAN
6	DETAILS SHEET I
7	DETAILS SHEET II
8	UTILITY PLAN
9	ELECTRICAL PHOTOGRAPHIC PLAN
10	LANDSCAPING PLAN



SHORT STOP GAS STATION  
PROJECT

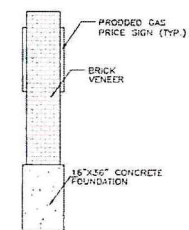
400 NE 72ND STREET  
GLADSTONE, MISSOURI

#### SITE PLAN

Project No. 2023-107  
Drawn by: K&M  
Checked by: GWM

SHEET 1





NEW MONUMENT SIGN

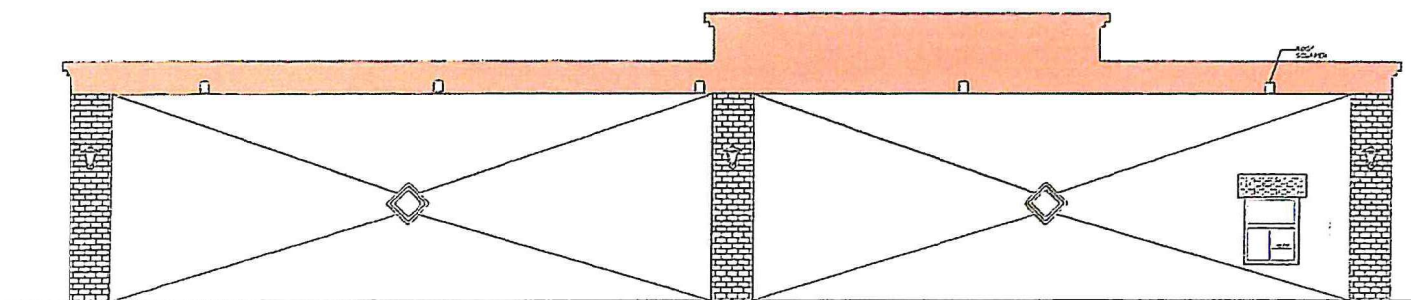
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SHEET 2

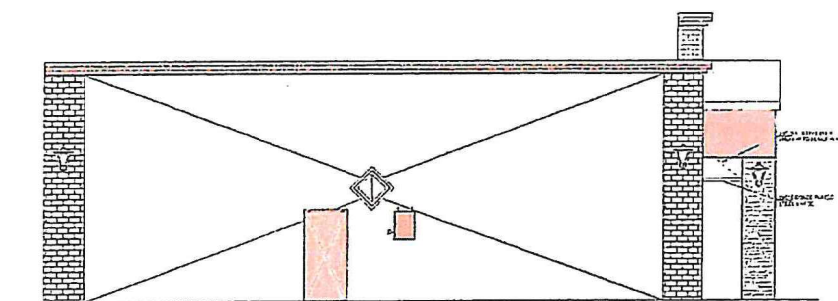




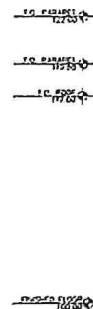
Front Elevation



West Elevation



South Elevation



North Elevation

- PAVING MATERIAL Legend:**
- CONCRETE STUCCO  
COLOR - MATCH BRICK
  - BURNT CLAY BRICK VENEER  
COLOR - ANTIQUE RED
  - BURNT CLAY KING BRICK VENEER  
COLOR - ANTIQUE BLOOD RED
  - CONCRETE STUCCO  
COLOR - GREY
  - ALUMINUM STONEFRONT SYSTEM  
MANUFACTURER - KANTHEER OR APPROVED  
EQUAL FINISH - ANODIZED ALUMINUM,  
OR FLUOROPOLYMER FINISH
  - CEMENT STUCCO  
COLOR - WATERFALL (63147)
  - WALL MOUNTED LIGHT  
MANUFACTURER - LUMINEX HANG LIT 610  
FIXTURE WITH 20 DEGREE CUT-OFF

ELEVATIONS  
SHEET

Project No. 2073-189  
Client KR3  
City DIV1

SHEET 3

# SHORT STOP GAS STATION PROJECT

400 NE 72ND STREET,  
GLADSTONE, MISSOURI



**INNOVATIVE  
DESIGN &  
RENOVATION**  
8011 PASCO BLVD. UNIT #201  
KANSAS CITY, MISSOURI 64131  
(816) 797-2055  
(816) 531-7221

No.	Description	Qty
1	CONCRETE STUCCO (MATCH BRICK)	11,750
2	BURNT CLAY BRICK VENEER (ANTIQUE RED)	11,750
3	BURNT CLAY KING BRICK VENEER (ANTIQUE BLOOD RED)	11,750
4	CONCRETE STUCCO (GREY)	11,750
5	ALUMINUM STONEFRONT SYSTEM (KANTHEER OR APPROVED)	11,750
6	CEMENT STUCCO (WATERFALL (63147))	11,750
7	WALL MOUNTED LIGHT (LUMINEX HANG LIT 610)	11,750

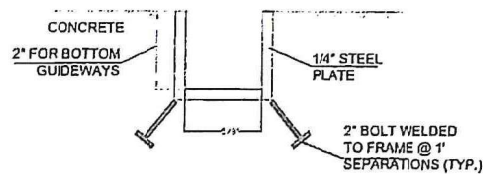




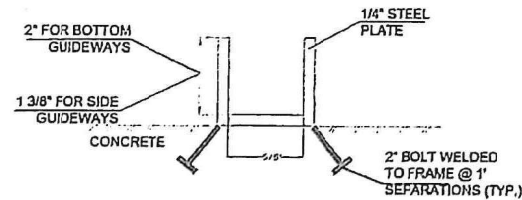




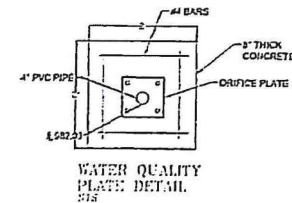




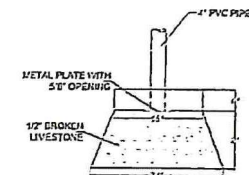
BOTTOM FRAME RESTRAINER FOR ORIFICE PLATE  
DETAIL "C"



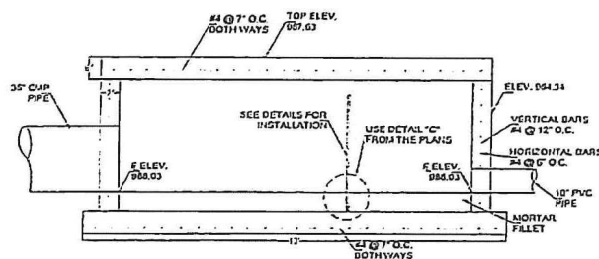
SIDE FRAME RESTRAINER FOR ORIFICE PLATE  
DETAIL "D"



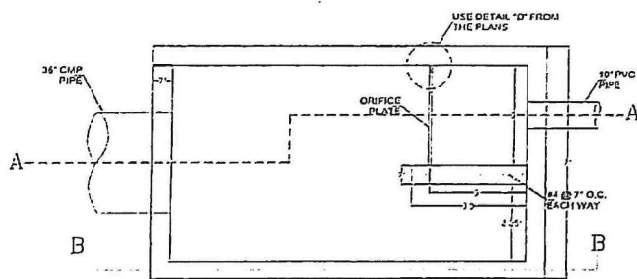
WATER QUALITY PLATE DETAIL  
DETAIL "E"



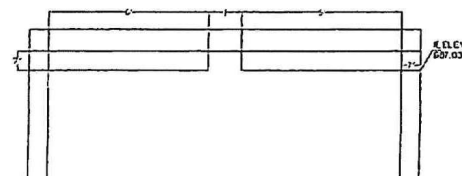
OUTFALL FOR WATER QUALITY BASIN  
DETAIL "F"



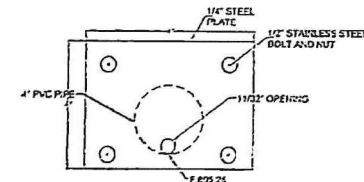
SECTION A-A



STRUCTURE PLAN VIEW



SECTION B-B



WATER QUALITY DRAIN OUTLET DETAIL  
DETAIL "G"

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	10/1/03		



Design Group, LLC  
2503 E. Highway 100  
Suite 100  
Raytown, MO 64133  
(816) 741-2503

SHORT STOP GAS STATION  
PROJECT

400 NE 72ND STREET  
GLADSTONE, MISSOURI

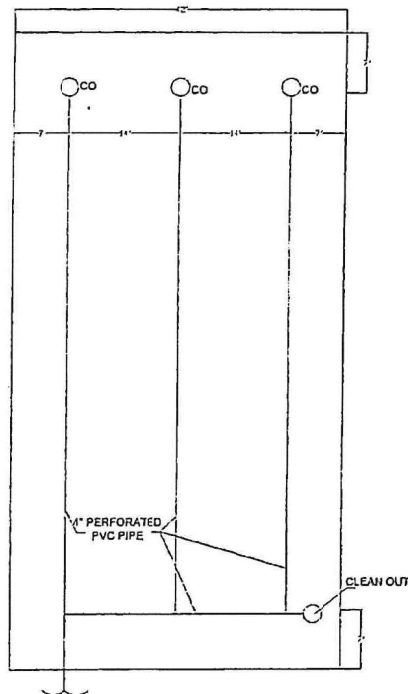
DETAILS SHEET

Project Number	2073-123
Drawn By	JRS
Checked By	GTM

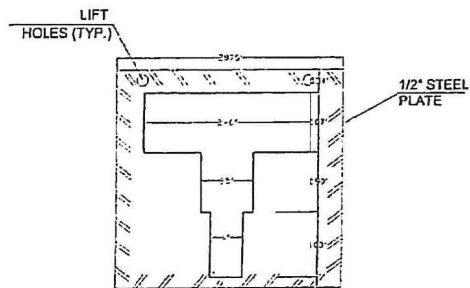
SHEET 6



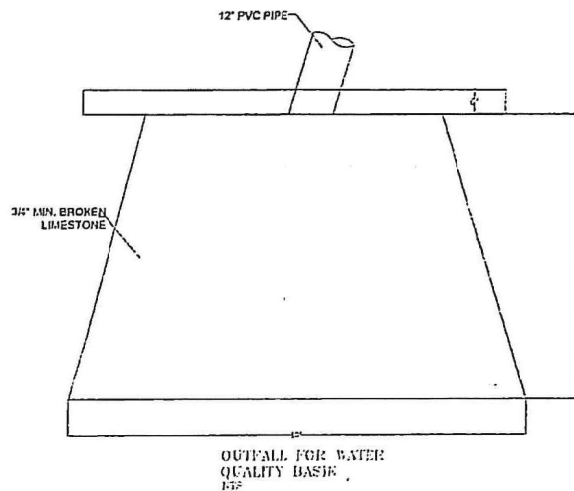
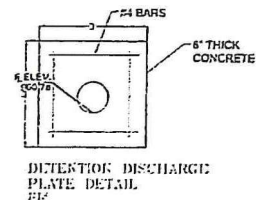
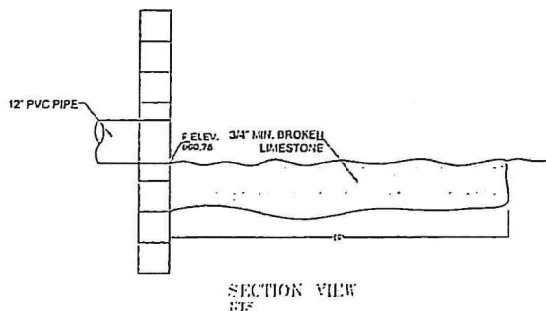
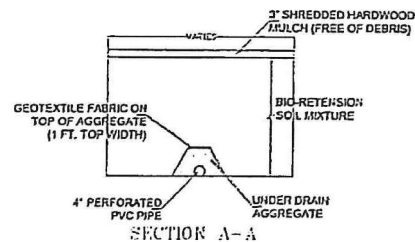
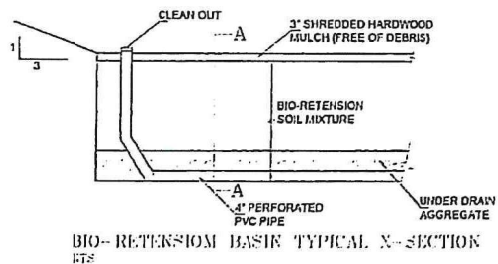




4" PVC PIPE PLAN FOR BIOTENTION BED  
ETS



ORFICE PLATE FOR DETENTION OUTFLOW  
ETS



NO.	REVISION
1	ISSUED FOR CONSTRUCTION



Design Group LLC  
2025 E. Highway 400  
Suite 100  
Plymouth City, Missouri 64676  
(816) 791-0000

SHORT STOP GAS STATION  
PROJECT

400 NE 72ND STREET  
GLADSTONE, MISSOURI

DETAILS SHEET II

Project Number	2025-107
Drawn By	JDS
Checked By	GWS

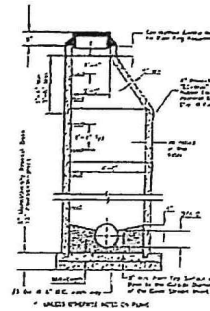
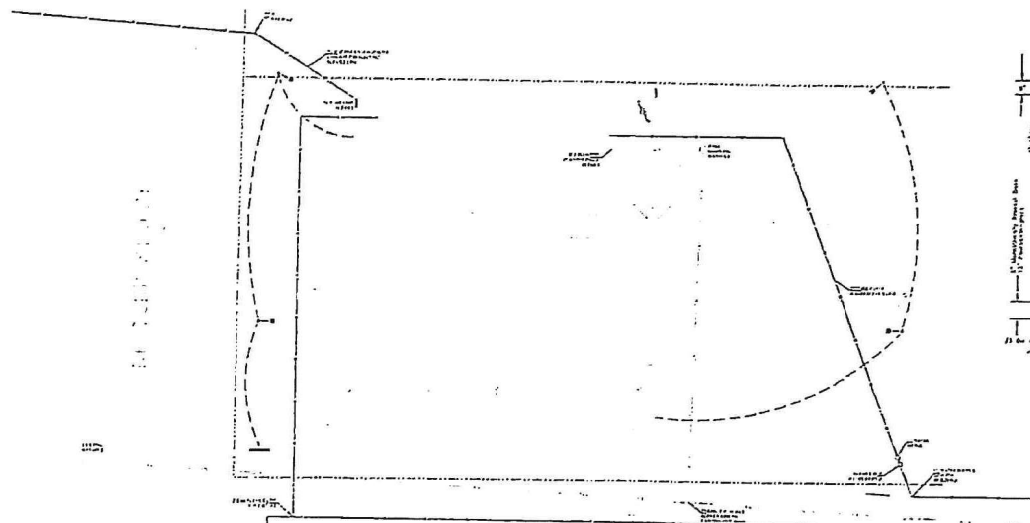
SHEET 7



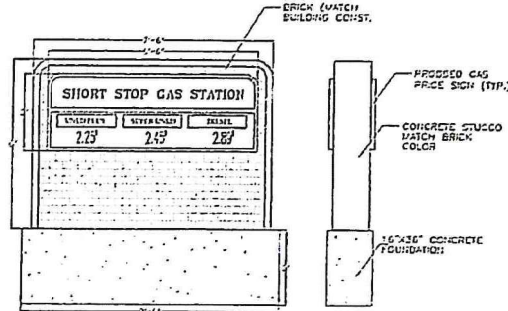




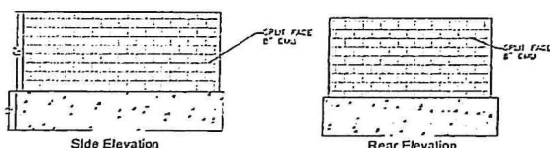
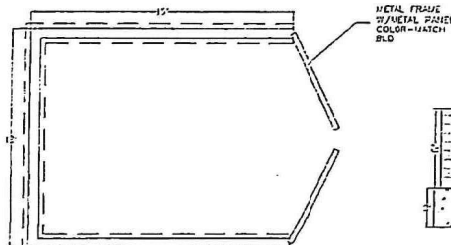




- MAINHOLE GENERAL NOTES**
1. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  2. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  3. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  4. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  5. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  6. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  7. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  8. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  9. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  10. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  11. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  12. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  13. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  14. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.
  15. All mainholes shall be installed in concrete or in areas to be subsequently paved with concrete.



**SIGN NOTE:**  
THE CONTRACTOR SHALL APPLY SEPARATELY TO THE PERMIT DIVISION FOR SIGN PERMIT.



**K&M**

Design Group LLC

3000 E. Sam Houston Blvd.  
Suite 100  
Houston, TX 77060  
813 737-2000

**SHORT STOP GAS STATION PROJECT**

400 NE 72ND STREET  
GLADSTONE, MISSOURI

**UTILITY PLAN**

Project No. 2023-101

Drawn by K&M

Checked by GJH

**SHEET 8**

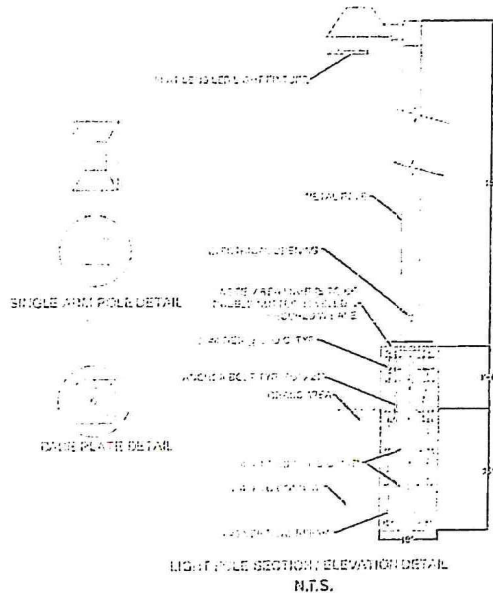


# PLAN NOTES:

- ① ROUTE 127/ HOME RUN BELOW GRADE TO QUARTZITE FOR SHOWN ON PLANS. ASSUMED VOLTAGE USED TO DETERMINE VOLTAGE DROP AND WIRE SIZES IS 120V, 1-PHASE.
- ② PARKING LOT LIGHT WITH STEEL POLE LIGHT AND CONCRETE FOUNDATION. REFERENCE LIGHT FIXTURE SPECIFICATION TDS SHEET.
- ③ ASSUMED LOCATIONS OF CONDUIT ENTRY INTO BUILDING FOR SITE LIGHTING. REFER TO BUILDING ELECTRICAL ENGINEERING PLANS AND BUILDING ELECTRICAL ENGINEER FOR UPDATED LOCATIONS OF CONDUIT ROUTING INTO THE BUILDING.
- ④ LIGHTING CONTROLS AND CONNECTIONS. PROVISIONS FOR ELECTRICAL POWER AND CONDUIT ROUTING INTO BUILDING ARE NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. REFER TO BUILDING ELECTRICAL ENGINEER FOR WIRE INFORMATION. NOTIFY ENGINEER IF ACTUAL LOCATION OF ELECTRICAL CONNECTION CONTROL IS IN A SIGNIFICANTLY DIFFERENT AREA OF BUILDING.
- ⑤ PROVIDE QUARTZITE BOX IN APPROXIMATE LOCATION FOR PULL POINT TO CONNECT WITH HOME RUNS FROM SITE LIGHTING.

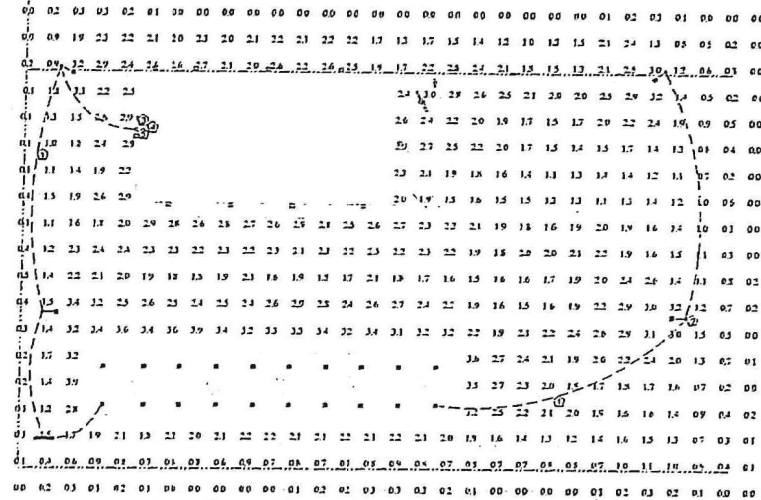
## LIGHT FIXTURE SPECIFICATIONS:

MANUFACTURER	INNOVATIVE LIGHTING
LIGHT TYPE	LED LIGHT ENGINE
POWER	48 WATTS
TYPE	II
MODEL	EF2-U-28-3-N
INSTALLATION	POLE MOUNTED



## GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL 4 LIGHT POLES AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL INSTALL NEW LIGHT FIXTURES ON ALL THESE POLES. IF VARIOUS ANY OF THESE POLES IS NOT FUNCTIONAL, INSTALL VARIOUS 1/2" PVC CONDUIT FOR POLE LOCATIONS.
2. TO COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
3. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.
4. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR CORRECTION.
5. PROVIDE EQUIPMENT GROUNDING TO CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.
6. THE CONTRACTOR SHALL CONFIRM WITH HIS WIRING THAT NO CIRCUIT EXCEEDS 3000 VA.
7. IF WIRING DEMANDS SIGNIFICANTLY FROM THE LAYOUT ON THE PLANS, ACCOUNT FOR VOLTAGE DROP BY INCREASE THE CONDUCTOR SIZE BY A FACTOR OF ONE (1).
8. ALL WIRING SHALL BE ALLOWED TO BE IN PVC CONDUIT WHERE NOT LOCATED BELOW A TRAFFIC DRIVE AREA. TRANSITION TO EXIT AT GROUND PRIOR TO GRADE ABOVE GRADE. USE RIGID CONDUIT BELOW ALL TRAFFIC AREAS AND TRANSITION MATERIALS ACCORDINGLY.
9. COORDINATE ALL NEW PRIMARY SERVICE WORK, OUTAGES, PAD REQUIREMENTS, ETC. WITH KCP&I FOR EXACT INSTALLATION REQUIREMENTS.



## SITE LIGHTING PHOTOMETRIC PLAN



## LEGEND

- NEW LIGHT POLE
- CANOPY LIGHT
- WALL MOUNTED LIGHT
- UNDERGROUND ELECTRIC



SHORT STOP GAS STATION  
PROJECT

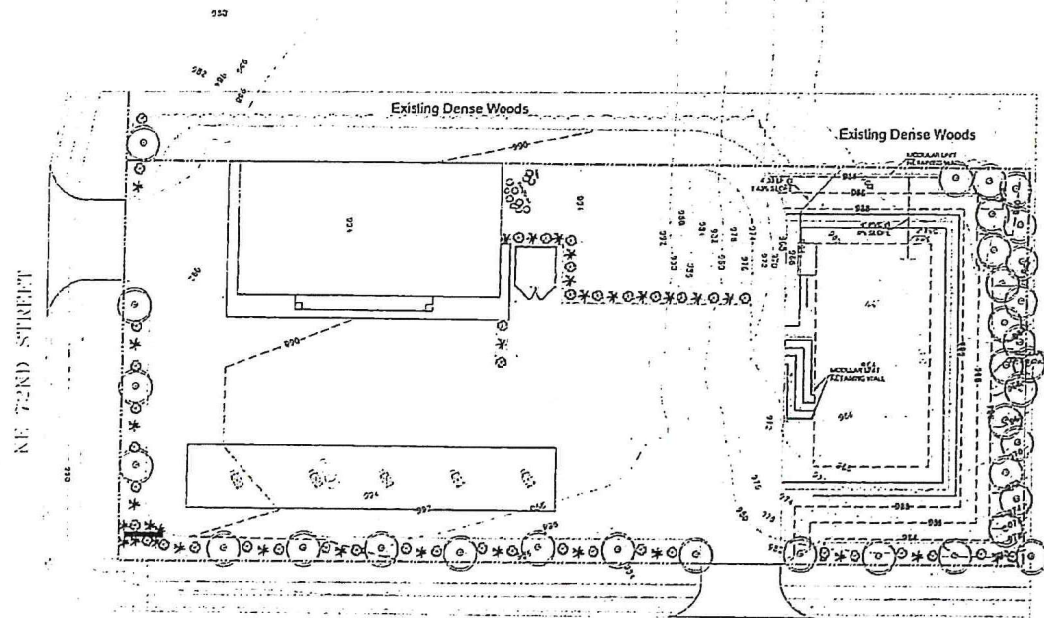
400 NE 72ND STREET  
GLADSTONE, MISSOURI

## PARKING LOT PHOTOMETRIC PLAN

Project Number: 2022-100  
Quantity: N/A  
Checked By: GVAI

SHEET 9





#### GENERAL NOTES:

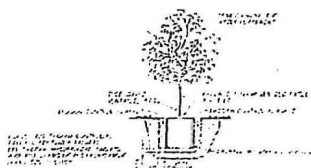
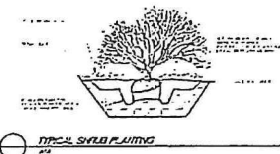
1. THE LANDSCAPING AREA SHALL BE INSTALLED WITH BUILT IN IRRIGATION SYSTEM.
2. ANY DAMAGES TO CURBS AND SIDEWALK IN PUBLIC RIGHT OF WAY SHALL BE REPAIRED PER CITY STANDARD DETAIL AND SPECIFICATIONS.
3. THE TRASH ENCLOSURE STRUCTURE SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS FOR THE MAIN BUILDING.
4. THE GAS METER AREA SHALL BE SCREENED WITH SHRUBS. THE ELECTRICAL METER AND SMOKESTACK SHALL BE SCREENED WITH ENCLOSURE MATCHING THE BUILDING EXTERIOR.
5. 12 TREES SHALL BE PLANTED ALONG THE PUBLIC RIGHT OF WAY.

#### LANDSCAPING PLAN



#### LEGEND

- NEW TREE
- \*○ NEW SHRUB PLANTINGS (LOW TREES)
- BUILDING OUTLINE
- PROPERTY LINE



#### PLANT LIST

NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
<b>SHADE TREES</b>				
1	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2.5" CAL
7	UDC	HALDOY PRESS	TYAODUM DISTICHUM	2.5" CAL
<b>EVERGREEN SHRUBS</b>				
3	UDX	GREEN VELVET DOGWOOD	DOGWOOD 'GREEN VELVET'	3 GAL. CONTAINER
26	WY	WARD'S YEW	TAXUS MEDIA 'WARD'	3 GAL. CONTAINER

#### LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF DIRECTIONAL FEATURES. PLANTS SHALL COMPLY WITH APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND THE GLADSTONE NURSERY AND LANDSCAPE ASSOCIATION.
2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10 ONE POUND PER 100 LBS. SHALL BE ADDED TO SOIL AT TIME OF PLANTING.
3. ALL TREES SHALL BE FERTILIZED WITH FERTIGUOUS BRAID LIGNED ROOT STIMULATOR, 1.5 TABLETS PER CAL. OF WATER, AS A SUBSTITUTE, 194-10 GRANULAR FERTILIZER, 23 LBS. FOR 2" CAL. & 13 LBS. FOR 2.5" CAL. SHALL BE ADDED. FERTIGUOUS FERTILIZER INTO THE AUTOMATIC PLANTING SOIL BEFORE PLANTING TREE. HOLD AREA FOR TREE TO BE THICK (2) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOISTENED. ALL TREES TO BE STAKED AND GUTED WITH A MINIMUM OF 3 POSTS AND PROTECTED BY COVERING AT TREE 1/2 CIRCUMFERENCE.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO BALLS OF COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING DRYING SEASON, APPLY FERTIGUOUS FERTILIZER TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WITHERSH. REAPPLY FERTIGUOUS AFTER PLANTING TO REDUCE TRANSPIRATION.
5. AFTER PLANTING IS COMPLETED, REPAIR FENCES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FRESH, LEAVING NO STUBS. CUTS OF ONE INCH OR LONGER TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF GLADSTONE, MO.
7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. EACH FILLER WITH CLEAN FILL SOIL AND TOP DRESSED WITH 1" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL. REPAIR ALL DISCS.
8. ALL PLANT BED AREAS TO RECEIVE DAILY COMPOSTED SOIL. COMPOSTER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 1.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHORUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL, COMPOSTER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE VED COVER FABRIC, 3 OZ. PER SQ. YD. MULCH. ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIALS, OR ANNUALS. PLANTING BEDS TO BE "MOUND". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND COGCOG TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. MULCH AND COGCOG SHALL BE ADDED TO ALL PLANTINGS PER MANUFACTURER'S RECOMMENDATIONS.
9. REESTABLISH FURROW GRACES TO WITHIN ALLOWABLE TOLERANCES ALLOWED 1" IN FOR 500 AND 2" FOR 1000 IN PLANT BEDS. HAND MAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
10. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED BY SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT HIS COST TO THE OWNER.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REED INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
12. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, METER, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 350-D (BIOGRADABLE MAT) OR EQUIVALENT.
15. ALL LAWN AREAS TO BE SOOSED OR SEEDED WITH TURF TYPE TALL FESCUE BLEND IN LOCATIONS INDICATED ON PLANS. SEEDING LAWN TO BE HYDRASEEDED OR GRASSED. SOO AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE OF EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE TURF TYPE TALL FESCUE 3 WAY BLEND.

#### LAWN SEED MIX

TURF-TYPE TALL FESCUE TURF TYPE TALL FESCUE BLEND  
SEEDING RATE: 8-10 LBS PER 1,000 SF

235 TITAN LTD FESCUE TRUSTAR SEED COMPANY  
236 FALCON IV TALL FESCUE SEEDS HILL MS 6000  
239 2ND HILLMAN TALL FESCUE 600-41-1000  
25 1/2 TURF PERMANENT FESCUE



SHORT STOP GAS STATION  
PROJECT

400 NE 72ND STREET  
GLADSTONE, MISSOURI

#### LANDSCAPING PLAN

Project No. 2024-10  
Drawn by KRM  
Checked by GJM

SHEET 10