



Site Investigation Report

2310 Metropolitan Ave
Kansas City, KS

Site Identification Number: 150400

Project Number: 250004
March 2025

Executive Summary

Building and Zoning

Zoning:

This site is located within the jurisdiction of Kansas City, Kansas. The property is located along Metropolitan Ave, running along a widely traveled secondary arterial road through town. This is platted lot 2 of Subdivision Argentine Industrial Park Second Plat. The zoning is MP-1 (Planned Light Industrial and Industrial Park). A fast food restaurant is not an approved use for this district, a drive-through will require rezoning. Needs a change of zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 Planned General Business District to allow a drive-through facility for restaurants. This is about a 80day process with neighborhood meeting and approval through unified government board of commissioners. City pre application meeting on this project took place on February 27th, 2025 and they have reviewed site plan for zoning compliance and have answered questions on project.

Platting:

This lot is currently platted and recorded. Needs a change of zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 Planned General Business District to allow a drive-through facility for restaurants. Submit a Final Development Plan in conjunction with the change of zone to expedite the land entitlement process.

Building:

Building proposed for this site would be a 4590 standard building. City does have architectural requirements with the commercial design guidelines. Kansas City follows the 2018 International Building Code. Building permit and site plan are a combined review with administrative/P&Z review by city. Expected to be about 4 weeks for review. Digital (PDF) set of combined, complete plans (General, civil, landscape, site lighting, structural, architectural, MEP's, and fire protection sheets) are to be submitted to the city for review. Electrical and plumbing are state review.

Site Plan and Utilities

Site:

This site is located within the jurisdiction of Kansas City, Kansas. The property is located along Metropolitan Ave, running along a widely traveled secondary arterial road through town. This is platted lot 2 of Subdivision Argentine Industrial Park Second Plat. The zoning is MP-1 (Planned light industrial and industrial park). A fast food restaurant is not an approved use for this district, a drive through requires rezoning. Need a Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 Planned General Business District to allow a drive-through facility for restaurants. Lot area is around 1.19 ac.

Access:

Site is proposed to have a shared driveway with adjacent site that will line up with driveway across the street. Possibly could have another driveway if grading would allow for it. Traffic memo will be needed for trip generation and safety. Full traffic study if over 100 trips per hour at peak

Parking:

City requires parking in the amount of 1 stall per 150 sf of seating area and 1 stall per 300 sf of all remaining GFA. (Dining seating for 4584 is 64 seats or 22 stalls). The current concept shows around 31 stalls.

Utilities:

- Water service stub is provided at NE corner of site
- Sanitary is provided by service stub from manhole on site
- Natural gas available along S 24th St to the west, provided by Kansas Gas Service.
- Electric is provided by Kansas City Board of Public Utilities, long transformer lead times if they don't have size in stock
- Tele service is provided by AT&T.

Stormwater:

City has stated that this site should look into providing detention and verify if the overall developments plans accounted for storm water requirements. There is the chance that due to how close site is to the river that it should not be detained and should outlet directly into storm sewer. The site flows from the South (front) to the North (rear) towards existing Walmart parking lot, the proposed site will maintain that flow direction.

Landscaping:

Landscaping will be required from the city, trees are required at not less than one per 7,000 square feet of site area, screening shall be provide at parking lot perimeter.

Foreseeable Issues

- Getting site through rezoning process, city has stated they don't see any issues
- Potentially long transformer lead times

Estimated Schedule for Document Approval Process

Preparation

Permit Drawings (Site and Building)	5 Weeks
Plat Documents - Concurrently	2 Weeks

Board Reviews

Application and Neighborhood Meeting (Change of Zone)	3 Weeks
City Plan Commission (Change of Zone & DRC)(2nd Monday of Month)	3 Weeks
Board of Commissioners (Change of Zone & DRC)(4th Tuesday of Month)	3 Weeks
Stipulation/Conditions/Legal (Change of Zone & DRC)(4th Tuesday of Month)	4 Weeks

Permitting

Plan Check (Building) - 1st Round	4 Weeks
Plan Check (Building) - 1st Round Response	2 Weeks
Plan Check (Building) - 2nd Round	4 Weeks
Plan Check (Building) - 2nd Round Response	2 Weeks
Plan Check (Building) - Final	2 Weeks

Total Estimate Time

(Inclusive of any timelines that are concurrent)

32 Weeks

Estimated Fees, Costs and Assessments

(Items marked with "*" are auto filled)

Description	Fee	Credits	Adjusted Fees	Notes
Planning				
DRC Plan Review Fee	\$5,075		\$5,075.00	(Bldg permit/2)+\$550 Board of Public Utilities
Site Plan/Zoning Re-Review Fee	\$1,269		\$1,268.75	25% of the original plan review fee each time
Ordinance Publication Fees	\$133		\$133.00	For successful Change of Zone
Final Plan Review Fee	\$250		\$250.00	
Driveway Fee	\$99		\$99.00	
Zoning				
Change of Zone Application	\$387		\$387.00	
Building Permit				
Building *	\$9,050		\$9,050.00	Includes building, electrical, mechanical, plumbing, & sprinkler permit & inspections
Footing & foundation fee	\$200		\$200.00	If needed
Sign Permits *				
Wall & Attached Signs	\$64		\$64.00	\$32 per sign
Detached Monument Signs	\$85		\$85.00	\$85 per sign
Flags	\$27		\$27.00	\$27 per flag
Sanitary Sewer				
Permit *	\$57		\$57.00	
Tap Fee *	\$135		\$135.00	
Sanitary Utilization Fee	\$1,112		\$1,112.00	
Sanitary Lateral Utilization Fee	\$2,084		\$2,084.00	
Stormwater				
Tap/Connection Fee *	\$135		\$135.00	
Storm Utilization Fee	\$960		\$960.00	\$0.024 Per s.f. of increased impervious area
Water				
Tap Fee (2") *	\$1,360		\$1,360.00	
2" Meter + Installation *	\$1,490		\$1,490.00	
Gas				
Connection Fee *	\$0		\$0.00	
Electrical				
Connection Fee *	\$2,825		\$2,825.00	plus design fees
Restore fee	\$30		\$30.00	
Fire				
Fire alarm & Sprinkler Plan Review	\$ 56.00		\$56.00	
Fire inspection	\$82		\$82.00	
Certificate of Occupancy	\$200		\$200.00	\$219 occupational tax
Public Health Department	\$65		\$65.00	application fee
Subtotal Estimated Fees:			\$27,229.75	
Contingency (10%)			\$2,722.98	Adjust per regional guidance
Total Estimated Fees:			\$29,952.73	

Required Studies

(Items marked with "" are auto filled)*

Study	Fee	Notes
Noise / Sound *	\$0.00	
Traffic *	\$15,000.00	Traffic Study Needed
Environmental Impact *	\$0.00	
Environmental Mitigation *	\$0.00	
Storm Water Retention/Detention	\$0.00	
Storm Water Runoff	\$0.00	
Potability Test *	\$0.00	
Parking *	\$0.00	
Total Estimated Study Costs:	\$15,000.00	
Total Estimated Fees:	\$29,952.73	
Grand Total Cost:	\$44,952.73	Total of fees, costs, assessments and studies

Contact Information

Department	Contact Person	Contact Information	Address
		(Phone Number and Email)	
Street and Highway	Kris Finger	(913) 573-5422	City Hall 701 N 7th St, Suite 423
		kfinger@wycokck.org	
Zoning	Byron Toy	(913) 573-5757	City Hall 701 N 7th St, Suite 423
		btoy@wycokck.org	
Signage (if different from Zoning)	Byron Toy	(913) 573-5757	City Hall 701 N 7th St, Suite 423
		btoy@wycokck.org	
Building / Engineering	Gunnar Hand, AICP	(913) 573-5750	Planning Engineering 701 N 7th Street, Suite 423
		planninginfo@wycokck.org	
Fire	Harvey Fields	(913) 573-5947	815 N 6th St. Kansas City, KS 66101
		hfields@kckfd.org	
Health Department	Amanda Harrop	(913) 573-8855	Food Safety Plans Kansas Department of
		KDA.FSL@ks.gov	
Sanitary Sewer	Kris Finger	(913) 573-5422	City Hall 701 N 7th St, Suite 423
		kfinger@wycokck.org	
Storm Sewer	Jonathan Wiles	(913) 573-5425	City Hall 701 N 7th St, Suite 423
		jwiles@wycokck.org	
Stormwater Management (if different than Storm Sewer)	Jonathan Wiles	(913) 573-5425	City Hall 701 N 7th St, Suite 423
		jwiles@wycokck.org	
Water	Brandon Sisk	(913) 573-9842	540 Minnesota Ave Kansas City, KS 66101
		bsisk@bpu.com	
Gas	Builders Hub	833-413-0254	7421 W. 129th Street, Overland Park, KS 66213
		com/choose-gas/construction-se	
Electric	Kyle Mathews	(913) 573-9534	540 Minnesota Ave Kansas City, KS 66101
		kmathews@bpu.com	
Telephone	Business Department	(913) 498-2355	8801 Johnson Dr, Merriam, KS 66202
		att.com	

SITE INVESTIGATION

FREESTANDING BUILDING

FIELD OFFICE: _____ SITE CHECK NO: _____
DATE: _____ CITY/STATE: _____
PREPARED BY: _____ ADDRESS: _____
PREPARED FOR: _____ SITE ID: _____

Instruction for preparation of site investigation report:

1. Site investigation request must be accompanied by a copy of the real estate contract or ground lease, and a plat of property.
2. Photographs must be taken along each property line from each corner of property. In addition, it is suggested that a 180° panoramic view (composite) of site be taken. Any obstructions or appurtenances must be photographed and defined.
3. All owner or developer supplied bids for work to be done by McDonald's (demolition, excavation, off site work) **must** be verified by the ACM if they are to be included in the site check estimate. When work is done by others and money is to be escrowed, the amount held must be one and one half times the estimate for the cost of the work involved.
4. The total estimated cost must be continually updated to the Regional Manager in writing as changes arise. Under **all** circumstances, **all** costs must be **updated at least every six (6) months**.

NOTE: In the event an increase in costs would result in a change in rent, a new rent computation should be made on the Real Estate Data Form and submitted to the Regional Manager for approval.

ACM Initials: _____

Date: _____

ARM Initials: _____

Date: _____

CM Initials: _____

Date: _____

RM Initials: _____

Date: _____

SECTION I - REAL ESTATE ISSUES

A. Contingency Permits

The following special permits should be a contingency of the contract/lease:

Septic: ☐ Yes ☐ No ☒ N/A
Storage tank Removal: ☐ Yes ☐ No ☒ N/A
Other: ☐ Yes ☐ No ☒ N/A

Median cut: ☐ Yes ☐ No ☒ N/A
High-Rise Sign: ☐ Yes ☐ No ☒ N/A

Describe any cost or other limits that should be placed on the above items in the contract or lease:

B. Easements

The following off-site easements should be included in the Contract/Lease:

	Dimensions	Location
Sanitary Sewer		
Septic		
Storm Sewer		
Water		
Drainage (Detention/Retention)		
Slope		
Sign		
Access		
Parking		
Electric		
Telephone		
Gas		
Construction		
Fire Hydrant		
Water Line (Fire)		
Well		
Propane		
Other		

C. Environmental

The following environmental information is relevant to this site:

Describe evidence of the following:

Soil, groundwater or vapor intrusion contamination: _____
Asbestos contamination: _____
Contingencies for environmental work needed in contract/lease: _____
Environmental work to be performed and by whom: _____
Caps on costs: _____

NOTE - EFFECTIVE NOVEMBER 1, 2006, THE QUESTIONS LISTED ON THE USER QUESTIONNAIRE ATTACHED AS EXHIBIT A TO THIS SITE INVESTIGATION REPORT MUST BE ANSWERED AND PROVIDED TO THE ENVIRONMENTAL PROFESSIONAL PERFORMING THE PHASE I ASSESSMENT. FAILURE TO PROVIDE THIS INFORMATION COULD RESULT IN THE LOSS OF LANDOWNER PROTECTIONS AVAILABLE UNDER ENVIRONMENTAL LAWS.

D. Contamination

1. Phase I environmental assessment report:

Ordered: ☐ Yes ☐ No
Attached: ☐ Yes ☐ No

Date: _____

2. Prior or current site uses:

Gas station	☐	Landfill/Dump	☐
Dry cleaner	☐	Home/Business	☐
Gas/Oil storage	☐	Other Suspicious Uses	☐
Industrial/Chemical storage	☐		

Explanation: _____

3. Visual signs of contamination:

Above Ground Tanks:	☐	Sewer/Sumps:	☐
Fill Caps:	☐	Pipes/Pipeline:	☐
Monitoring Wells	☐		
Vent Pipes	☐		
Dumping:	☐	Closed Wells:	☐
Drums/Containers:	☐	Dead Vegetation:	☐
Standing Water:	☐	Stained Soil:	☐
Odors:	☐	Other:	☐

Explanation: _____

4. Existing buildings: Asbestos survey and notice to local/state agency required for any demolition of a building, even if survey is negative.

5. Who is responsible for abatement? _____

6. Is there any former or currently performed remediation at the site? ☐ Yes ☐ No ☐ N/A
If yes, explain. _____

E. Seller/Landlord's Work

This site check was completed based upon the understanding that the following work (other than identified above) is to be performed by Seller/Landlord (indicate) whether prior to or after closing and who pays for which items.

On-site work:	_____
Pad Ready Site:	Bldg. Location Compacted to 95% ☐ Yes ☐ No If not, what percentage? _____
Off- site work:	_____
Caps on cost:	_____

F. General Comments Relative to Contract/Lease Provisions:

Excess property:	☐ Yes ☐ No	Dimensions: _____
Comments:	_____	

ACM Initials:	_____
ARM Initials:	_____

Date:	_____
Date:	_____

SITE AND BUILDING INFORMATION

FREESTANDING BUILDING

Instruction for preparation the site and building information:

1. All information to be filled out completely, in which there are not any "blank" locations.
2. Any incidences of conflicting information shall be noted within and communicated to the appropriate MCD personnel.
3. The appropriate MCD personnel shall be notified in cases where obtaining information is difficult and the approximate time frame in which the information can be obtained noted in this communication.

NOTE: In the event that any questions arise during this site investigation that can impact agreed upon timelines, the appropriate MCD personnel shall be notified immediately.

SECTION II - SITE DATA

(Information in this section to be provided by on-site inspection)

A. Site Inspection

1. Site dimensions:

Front: 208.33'
Rear: 208.33'

Left: 249.14'
Right: 249.48'

2. Height of existing land (in relationship to left front corner = 770'-0")

Left Rear: <12' Right front: >7'

Right rear: <12'

3. Describe direction of existing drainage flow:
flows from the South (front) to the North (rear)

4. General site condition (i.e. run down, clean, etc clean, mowed lawn)

Evidence of rock: ☐ Yes ☒ No

Standing water: ☐ Yes ☒ No

5. Comment on the current use of the site and any improvements, signs, utility poles, etc. that need to be removed.
Vacant lot

6. If building exists on proposed property, is the building occupied? ☐ Yes ☒ No

7. Corner location: ☒ Yes ☐ No ☒ Stop Sign ☐ Light

8. Existing alley: ☐ Yes ☒ No

Condition: retaining wall, Walmart monument sign

Road Type:

9. Any obstructions which might hinder and/or visibility of building or sign retaining wall, Walmart monument sign

10. Any obstructions which might hinder traffic flow onto or off the lot? (i.e. divided median)
no

11. Roadways Information:

Number of lanes frontage road / Speed Limit: <u>2 + turn lane/30 MPH</u>	Jurisdiction: <u> </u>	City: ☒ County: ☐ State: ☐	☐ Concrete ☒ Asphalt
Number of lanes side road / Speed Limit: <u> </u>	Jurisdiction: <u> </u>	City: ☐ County: ☐ State: ☐	☐ Concrete ☐ Asphalt
Number of lanes rear road / Speed Limit: <u> </u>	Jurisdiction: <u> </u>	City: ☐ County: ☐ State: ☐	☐ Concrete ☐ Asphalt

12. Visual evidence of utilities on site:

	Type	Location
a. Sanitary sewer:	Sanitary Main	North site
b. Storm sewer:	Storm intake/manhole	NW corner
c. Water:	Water stub	NE corner of site
d. Gas:	Gas main	Along road to west
e. Electric:	Overhead electric	Along Metropolitan Ave.
f. Telephone:		
g. Other:		

B. Street and Highway Data

1. Location of any private roads:

☐ Front ☐ Rear ☒ Side

2. Is a Right of Way dedicatory required?

☐ Yes ☒ No

3. Driveway permit required?

☒ Yes ☐ No

Bond required: ☐ Yes ☒ No

4. Future highway changes anticipated?

☐ Yes ☒ No

Location & Timing of changes:

5. Size and location of primary curb cuts:

one driveway entrance proposed on the north side of the lot

Maximum width: 36' Minimum radius: 30' Minimum width: 32'
Minimum Offset from Property Line to Curb Cut permitted? 100' Minimum distance to Intersection or adjacent road: 150'

Median allowed?

☐ Yes ☒ No

6. Number of curb cuts permitted:

0 prefer the least number possible and share with neighboring properties when possible

Front: 0
Rear: 0
Side: 1

Concrete approach required: ☐ Yes ☒ No
Concrete approach required: ☐ Yes ☒ No
Concrete approach required: ☒ Yes ☐ No

Reinforced?

☐ Yes ☒ No

Thickness? ASHTOS

7. Declaration lane required:

(If required, obtain specifications)

8. Can median be cut: ☐ Yes ☒ No

Who's expense to cut median?

9. Exterior curbs and gutters required:

☒ Yes ☐ No

10. Sidewalks required:

☐ Yes ☒ No

11. Culverts and headwalls required:

☐ Yes ☒ No

12. Offsite improvements required:

☐ Yes ☒ No

Type:

13. Traffic directional signals required for proper entrance and egress? ☒ Yes ☐ No

14. If a traffic signal exists, will modifications be required? ☐ Yes ☒ No If yes, explain.

Additional Comments:

Contact person: Kris Finger
Municipality: Public Works / Traffic Control

Phone: (913) 573-5422
Email: kfinger@wycokck.org

Address:

City Hall
701 N 7th St, Suite 423
Kansas City, KS
66101

SECTION III - ZONING

A. General Requirements

1. Which direction should the building face?	<u>south or east property line</u>		
2. Building setbacks (distance & location measured from):	Front: (east) <u>15 feet</u> Left: (south) <u>0 feet</u>	Rear: (west) <u>0 feet</u> Right: (north) corner <u>-15 feet</u>	
3. Parking setbacks (distance & location measured from):	Front: <u>6 feet</u> Left: <u>6 feet</u>	Rear: <u>6 feet</u> Right: <u>6 feet</u>	
4. Screen wall / guard rail required:	☒ Yes ☐ No	Type:	<u>retaining wall & guard rail, already installed, will need rooftop mechanical screening</u>
5. Recommended drive to alley/wrap/private	☐ Yes ☒ No	Dimension & Location:	
6. Retaining wall required:	☒ Yes ☐ No	Size:	<u>existing</u> Location: <u>along south & east</u>
7. Fence or guard rail required:	☒ Yes ☐ No	Size:	<u>existing</u> Location: <u>along south & east</u>

B. Present Zoning Classifications

8. Present zoning classification:	☒ Yes ☐ No	Rezoning required?	☐ Yes ☐ No	Rezoning to:	<u>Need a Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 Planned General Business District to allow a drive-through facility for restaurants</u>
Special Use approval required?	☐ Yes ☒ No	Variance required?	☐ Yes ☒ No	If yes, explain:	
Replat/Subdivision required?	☐ Yes ☒ No	If yes, public hearing required?	☒ Yes ☐ No		
Annexation required?	☐ Yes ☒ No	If yes, public hearing required?	☒ Yes ☐ No		
Special architectural limitation?	☒ Yes ☐ No				<u>Exterior building materials - only 15% of each façade can be comprised of EIFS and metal paneling. Screen rooftop mechanical equipment by the building parapet. Downspouts shall be internalized. Sec. 27-576. - Architectural design See code section for more info: https://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx?secid=566#secid=566</u>
Building type suggested:	☐ Yes ☒ No	Approximate number of seats:			
Any building height restrictions?	☒ Yes ☐ No				
If yes, what height and how measured?	<u>two-stories or 35 feet</u>				
Is outdoor seating allowed?	☒ Yes ☐ No	If yes, is it considered special use?	☐ Yes ☒ No		<u>All outdoor dining elements must be at least four feet from street furniture and designated fire lanes.</u>
Drive-Thru permitted:	☒ Yes ☐ No	24 Operations Allowed?	☒ Yes ☐ No		
Any drive thru stacking requirements?	☒ Yes ☐ No	If yes, explain:			<u>vehicular approach and stacking space are deemed by the planning director and traffic engineer to be safe, workable and unlikely to produce congestion in the public streets.</u>
Special landscaping requirements:	☒ Yes ☐ No	If yes, explain:			<u>Trees required at not less than one per 7,000 square feet of site area</u>
Landscaping setback?	☒ Yes ☐ No	If yes, setback required:			<u>Screening shall not extend into the sight distance triangle or beyond the required parking or paving setback where side or rear lot lines approach a street right-of-way.</u>
Percent landscape area required:					<u>One (1) tree per 7,000 square feet of site area, multiplier 1.75%. This is the base landscaping requirement. Does not include street trees along the north and east property lines and treed parking lot islands. Need to be mindful of the landscape requirements while finding plantings that do not penetrate the cap that is buried underneath.</u>
Parking requirements:					<u>One space for each 50 square feet of seating area plus one space for each remaining 300 square feet of total floor area.</u>
How is required parking calculated?	<u>865sf/50sf + 2735sf/300sf = 27 stalls</u>	Number of stalls:	<u>27 stalls</u>		
Angle of stalls:	<u>90/60/45</u>	Size of stalls:	<u>9' x 18'</u>		
Is consideration given for car overhang at curb line in the ordinance?			☒ Yes ☐ No		
9. Are there any overlay districts?	☐ Yes ☒ No	If yes, explain:			
10. Are there any pending changes to the code?	☐ Yes ☒ No				
If yes, explain changes and the effective date(s)					
11. Any impact fees for future developments (i.e. transportation)?	☐ Yes ☒ No	If yes, how much?			
12. Any local ordinances (i.e. Dark Sky, Coastal criteria, etc.)?	☐ Yes ☒ No				
If yes, detail?					
13. Located in special assessment district, special improvement district or recovery district?	☒ Yes ☐ No				
If yes, detail?	<u>Silver City/Argentine Corridor Community Redevelopment area</u>				
14. List any additional zoning requirements:					
Compliance with the Commercial Design Guidelines (CDG)					

C. Signage

15. Signage:

Pole sign permitted? ☒ Yes ☐ No
Electric message boards allowed? ☒ Yes ☐ No
Setback from property line:
Wall sign permitted: ☒ Yes ☐ No
Directional sign permitted? ☒ Yes ☐ No
Separate sign permit required? ☒ Yes ☐ No
Sign permit prior to building permit? ☒ Yes ☐ No
High-rise sign allowed? ☐ Yes ☒ No
Roof cap elements allowed? ☒ Yes ☐ No
Flag poles permitted? ☒ Yes ☐ No
McDonald's flag allowed? ☒ Yes ☐ No
Menu Boards Considered Signage? ☒ Yes ☐ No
Digital Menu Boards Allowed? ☒ Yes ☐ No

Maximum area & height: 75sf area at 24' height

Front: 5' setback

Side: 5' setback

Dimensions & size calculation: up to 3, up to 7% of wall area or 300 sf

Type: ☐ With Arch ☐ Without Arch
or permitted? ☐ Yes ☒ No

Approximate permit fee: _____

Maximum size & height: _____

If yes, explain: up to 300 s.f. max height 6 feet -not digital

No. of poles allowed: 2 max

Flag size: 50 s.f.

Max. pole height: 50 s.f., no taller than principal buildings roof

Menu board size limitation? ☒ Yes ☐ No

If yes, what? height max of 6 feet, cumulative 300 sf

Limit on Menu Board Quantity? ☒ Yes

Pre-Browse board allowed? ☒ Yes ☐ No

Any Drive Thru items considered signage? ☒ Yes ☐ No

16. Are there any "grandfather" clauses? ☐ Yes ☒ No

17. Is the site included in a Master / Comprehensive sign agreement? ☒ Yes ☐ No

If yes, provide details and copies of the agreement: have not yet received, will require being changed

18. Describe all reviews, hearings and variances required and their respective dates necessary for signage and zoning (note if any are combined):

Additional comments:

Monument sign to be located within 25 feet of the edge of the street right-of-way abutting the driveway entrance.

Maximum sign height at the minimum setback line is 15 feet in each nonresidential zoning district. For each one foot of additional setback, one foot of additional height and five square feet in sign area is allowed up until the maximum sign area allocation for detached signs established, max size 75 s.f., max height 24 feet.

Special use permit can be obtained for additional permanent signs

D. Studies

14. Is a noise/sound study required?: ☐ Yes ☒ No

If yes, explain: _____

Estimated Cost: _____

15. Is a Traffic study required?: ☐ Yes ☐ No

A traffic memo will be required to discuss trip generation and safety related to the proposed site. Refer to the UG Traffic Policy for guidance in development. Please contact Kristofer Finger (kfinger@wycokck.org, 913-573- 5422) to finalize scoping for memo before proceeding.

If yes, explain: _____

Estimated Cost: _____

16. Is an environmental impact survey required? ☐ Yes ☒ No

If yes, explain: _____

Estimated Cost: _____

17. Is an environmental mitigation study required? ☐ Yes ☒ No

If yes, explain: _____

Estimated Cost: _____

18. Is a parking study required? ☐ Yes ☒ No

If yes, explain: _____

Estimated Cost: _____

19. Is a potability study required? ☐ Yes ☒ No

If yes, explain: _____

Estimated Cost: _____

20. Additional comments and notes: _____

Contact person: Byron Toy
Municipality: Planning & Urban Design

Phone: (913) 573-5757
Email: btov@wycokck.org

Address: City Hall
701 N 7th St, Suite 423
Kansas City, KS
66101

SECTION IV - BUILDING CODE

A. Engineering

1. Current codes in effect:

A. Building:	<u>2018 International Building Code</u>	E. Energy:	<u>2018 International Energy Conservation Code</u>
B. Mechanical:	<u>2018 International Mechanical Code</u>	F. Fire / Life Safety:	<u>2018 International Fire Code/2018 NFPA Life Safety Code</u>
C. Plumbing:	<u>2018 Uniform Plumbing Code</u>	G. Health:	<u>The Kansas Food Code, adopted in 2012</u>
D. Electrical:	<u>2018 National Electrical Code</u>	H. Green:	<u></u>

2. Is special venue seating permitted?

☐ Yes ☒ No

If yes, explain:

3. Special restroom requirements:

no

4. Approximate Cost of building permit:

\$9,050

Permit payable to:

Unified treasurer

How is building permit cost calculated?

$5,105 + [(Valuation - 1,000,000) / 100 * 0.40] = \text{Permit Fee}$

5. How long is permit process to obtain a building and site permit?

4-8 weeks

6. How long are building permits valid?

1 year

Are permit extensions allowed?

☒ Yes ☐ No

If yes, how many, how long, and what cost?

1 year, one-half the original permit

7. Special fees or assessments (i.e. sewer, water, police, fire, library, street, etc.):

8. Are City walks required?

☐ Yes ☒ No

Width:

Location:

☐ Side

☐ Front

9. Demolition permit required:

☐ Yes ☒ No

Approximate cost:

\$100 for structures 3,000 sq. ft or under +

\$3.00 Per 1,000 sq. ft or fraction thereof

\$

100.00

10. Should site plan be stamped and sealed by a professional engineer?

☒ Yes ☐ No

11. Storm water management plan (runoff, retention, detention) required?

☐ Yes ☒ No

If yes, complete section VIII

12. Is an engineering soil erosion control plan required?

☒ Yes ☐ No

13. Is an photometric plan required?

☒ Yes ☐ No

Any restrictions on site lighting?

☒ Yes ☐ No

If yes, explain:

Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially

All lighting shall have 90 degree cutoff fixtures - whether installed in the parking lot or on the building, Compliance with the Sign Ordinance

14. Are U.L. Labels required on equipment:

15. Energy study required for heating, air conditioning and lighting?

☐ Yes ☒ No

16. Number of sealed sets of building plans for permits?

1-electronic

17. Is a professionally prepared landscape plan required?

☒ Yes ☐ No

Is an as built plan required?

☒ Yes ☐ No

18. Is a letter of credit or performance bond required?

☒ Yes ☐ No

19. Any Best Management Practices required?

☒ Yes ☐ No

If yes, explain:

Manual of Best Management Practices (BMP) for Stormwater Quality

20. Are the G.C. and subcontractors required to be licensed?

☒ Yes ☐ No

Additional Comments & Notes:

Contact person: Gunnar Hand, AICP

Municipality: Planning & Urban Design

Phone: (913) 573-5750

Email: planninginfo@wycokck.org

Address:

Planning Engineering
701 N 7th Street, Suite 423
Kansas City, KS 66101

B. Fire Code Information

1. Fire sprinkler system required?	☐ Yes ☒ No	Entire building:	☐ Yes ☒ No	yes if over 5000sf or 100 occupants
	Dining room:	☐ Yes ☒ No	Basement:	☐ Yes ☒ No
	Kitchen:	☐ Yes ☒ No	Other:	☐ Yes ☒ No
Approximate cost? _____				
Separate waterline required?	☒ Yes ☐ No	If yes, what size?	☐ Inside ☐ Outside ☐ Either	Approximate cost? _____
If no, can the line be split inside or outside the building?				
Can sprinklers be a deferred submittal?	no			
Is a fire room required?	☐ Yes ☐ No	Is a fire vault required?	☐ Yes ☐ No	
2. Is a fire alarm system required?	☒ Yes ☐ No	If yes, does it need to be monitored?	☒ Yes ☐ No	
3. Is an Ansul system required?	☒ Yes ☐ No	If yes, in what areas?	kitchen	
Are remote pulls required?	☒ Yes ☐ No			
Working drawings required for Ansul system?	☒ Yes ☐ No	If yes, who applies for permit?	owner	
Are electronic sensors required for Ansul system?	☒ Yes ☐ No	Cost of permit?	\$	56.00
4. Any special fire department requirements in addition to standard plans (i.e., fire stops, fire rated walls, smoke or fire alarms, fire lanes, knox box, separate drawings for hood exhaust system, etc.)?				
Knox box required for emergency building access				

5. If basement, is second means of egress necessary?	☐ Yes ☐ No ☒ N/A	
6. Is emergency lighting package required?	☒ Yes ☐ No	
7. Is a fire hydrant required?	☐ Yes ☒ No	If yes, is an easement required? ☐ Yes ☒ No
If yes, what is the required distance from the fire hydrant to the Siamese connection?		
8. Is a fire truck circulation plan required?	☒ Yes ☐ No	
If yes, list requirements: Fire Department access lane around the building, including access through the parking area and drive thru lanes.		
The fire department access lane is required to be 20 feet in width (versus the 18 ft. planned) all the way around the building as this will be a non- sprinklered location.		

*Length- 50', *Inside turn radius- 31 ft, *Wheel base- 272.5 in., *Wall to wall radius- 58 ft, *Front overhang- 96 in.,*Aerial Ladder Overhang- 148" (@14' above grade), (Front axle to bumper), (Front axle to end of ladder above cab),*Rear overhang-133.5 in.*Minimum clearance(height between axles)-10", *Width- 84 in.,*Inside Cramp Angle- 44deg, *Minimum departure angle-7 deg,*Minimum approach angle- 7 deg, *Curb to curb radius- 50.5 ft,*Max weight-84,000lbs

Additional Comments & Notes: TYPE 5B construction

No sprinkler system is required according to IFC 2018-section 903.2.1.2= the fire area does not exceed 5,000 sq. ft. AND is not located on a level other than the level of exit discharge. The occupant load cannot exceed 100.

Contact person:	Harvey Fields	Phone:	(913) 573-5947
Municipality:	Kansas City Kansas Fire Department	Email:	hfields@kckfd.org
Address:	815 N 6th St. Kansas City, KS 66101		

SECTION V - HEALTH DEPARTMENT

1. What type of waste disposal is permitted? ☒ Compaction ☒ Side Loader ☒ Bulk pick-up ☒ Rear Loader ☒ Front Loader

2. Must plans be submitted to health department for approval? ☒ Yes ☐ No
Can the plans be combined with the building permit or do they have to be submitted separately? ☐ Combined ☒ Separate

3. Number of Sets of Plans required: 1 Estimated review time & permit cost: 65, minimum 4 weeks

4. Name of department within jurisdiction: Kansas Department of Agriculture: Food Safety & Lodging

5. Is drain required in trash area: ☐ Yes ☒ No Is a hose bib required in trash area? ☐ Yes ☒ No

6. If required, does the drain need to tie into the sanitary or storm? ☐ Yes ☐ No
If yes, explain requirements: _____

7. Is an outside freezer permitted? ☒ Yes ☐ No

8. Additional floor drains required in kitchen? ☒ Yes ☐ No If Yes, explain: 1 curbed cleaning facility with a floor drain for mop water/tool cleaning

9. Additional handsinks required in kitchen? ☒ Yes ☐ No If Yes, explain: separate handwashing sink, separate sink for mop water

10. Other special requirements: ☒ Yes ☐ No Attachments: Inspection review is not required

Contact person: Amanda Harrop Phone: (913) 573-8855
Health Department Name: Kansas Department of Agriculture Email: KDA.FSL@ks.gov
Address: Food Safety Plans
Kansas Department of Agriculture
1320 Research Park Drive
Manhattan, KS 66502

SECTION VI - SANITARY SEWER

1. Is sanitary sewer system tap permitted? ☒ Yes ☐ No Who has jurisdiction of sewer system? <u>Kansas City -Water Pollution Control Division</u> 2. Location of sanitary sewer system: <u>North side of site</u> Size of line: <u>8"</u> Gravity: ☒ Yes ☐ No Nearest manhole invert elevation: <u>752.34</u> Is the existing size line adequate? ☒ Yes ☐ No Minimum tap size allowed: <u>6"</u> Is there any existing tap? ☒ Yes ☐ No If yes, what size(s) <u>6"</u> 3. Sewage system adequate for McDonald's? ☒ Yes ☐ No 4. Grease trap required: ☒ Yes ☐ No Any special requirements for trap(s)? ☒ Yes ☐ No 5. Sewer tap fee: ☒ Yes ☐ No Are fees based on water usage? ☒ Yes ☐ No 6. Sanitary tap by city or local plumber? <u>public works</u> City makes sanitary tap: ☒ Yes ☐ No Who does the trenching/ backfill? ☒ G.C. ☐ City 7. If sanitary sewer is not available, can we use a septic system? ☐ Yes ☒ No Required system/tank capacity: _____ Field location restrictions: ☐ Yes ☐ No Final effluent treatment/disposal required? ☐ Yes ☐ No 8. Is there a present or proposed sanitary sewer moratorium? ☒ Yes ☐ No If yes, estimated cost: \$ <u>57.00</u> 9. Is a permit required? ☒ Yes ☐ No 10. Any on-site easements required to install line? ☐ Yes ☒ No	Type of sewer: ☐ Sanitary Only ☐ Combined (Includes Grease) Depth: <u>10.23</u> Forced main: ☐ Yes ☒ No Rim elevation: <u>762.57</u> If no, explain: _____ If outside, number of gallons required: _____ Jurisdiction: <u>Kansas City -FOG permit required \$0</u> Special assessments: _____ If yes, see Section IX, Item 5 Estimated cost: \$ <u>135.00</u> per tap Local plumber makes tap: ☐ Yes ☒ No Who provides piping? ☒ G.C. ☐ City Minimum required leach field area: ☐ Yes ☐ No If yes: _____ If yes, explain: <u>for temporary food trucks</u>	Contact person: <u>Kris Finger</u> Municipality: <u>Public Works / Traffic Control</u> Address: _____ Phone: <u>(913) 573-5422</u> Email: <u>kfinger@wycokck.org</u> City Hall 701 N 7th St, Suite 423 Kansas City, KS 66101
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SECTION VII - STORM SEWER

1. Is a public storm sewer system available? ☒ Yes ☐ No
Who has jurisdiction? Kansas City -Water Pollution Control Division
Location of storm sewer: along north property line
2. Is storm sewer tap permitted? ☒ Yes ☐ No
3. Size of Main Storm Sewer Line: TBD
Gravity: ☒ Yes ☐ No
4. Is the above described system adequate for McDonald's use? ☒ Yes ☐ No
5. Catch basins required: ☐ Yes ☐ No
Additional comments: The storm sewer system shall have to be evaluated for detention and treatment needs
6. Tap to be made by city: ☒ Yes ☐ No
Estimated cost \$ 135.00
Who does the trenching/ backfill? ☒ G.C. ☐ City
7. Engineering study for storm water (retention, detention or runoff) required? ☒ Yes ☐ No
Will a retention/detention system be required? ☒ Yes ☐ No
8. Is an separate engineer's special plan required for storm water? ☒ Yes ☐ No
9. Is there a present or proposed storm sewer moratorium? ☒ Yes ☐ No
If yes, explain and include effective date: for temporary food trucks
10. Water quality measures required? ☒ Yes ☐ No
If yes, explain: for the purpose of Water Pollution Control
11. Any on-site easements required to install line? ☐ Yes ☒ No

Surface drainage to street? ☒ Yes ☐ No

Tap fee: \$ 135.00 per tap
Depth: _____
Forced: no

Approx. Number: _____ Type: _____

Local plumber: ☐ Yes ☒ No

Note: Public Works fees will be provided after Engineering approval

Who provides piping? ☒ G.C. ☐ City

Estimate Cost: Public Works fees will be provided after

If yes, complete Section VIII

If yes, estimated cost: Public Works fees will be provided after

Contact person: Jonathan Wiles
Municipality: Public Works / Stormwater

Phone: (913) 573-5425
Email: jwiles@wycokck.org

Address: City Hall
701 N 7th St, Suite 423
Kansas City, KS 66101

SECTION VIII - STORM WATER MANAGEMENT (If Applicable)

1. Will an NPDES (or similar) permit be required? ☒ Yes ☐ No

If yes, please list requirements: If total disturbance is over 1 acre or a 1,000sf+ roof structure is being constructed, a Land Disturbance Permit, a sealed SWPPP prepared by a licensed engineer and NOI from the state are required
Who has jurisdiction? Kansas Department of Health & Environment (KDHE) -Kansas Water Pollution Control

2. If a storm management system is required, list all requirements (i.e. how much, criteria to determine, method used to validate requirements, etc.).
The **LS** (Level of Service) Method can be used on undeveloped sites.

Two methods can be used to estimate the WQv for a proposed development—the Short-Cut Method and the Small-Storm Hydrology Method.

Use the Short-Cut Method (Claytor and Schueler 1996) only for sites with one predominant type of cover and a drainage area less than 10 acres.

The Small Storm Hydrology Method (Claytor and Schueler 1996) is based on the volumetric runoff coefficient (Rv), which accounts for specific characteristics of the pervious and impervious surfaces of the drainage catchment. This method may be used for all drainage areas.

3. Type of system allowed: ☒ Runoff ☒ Detention ☒ Retention

4. Required location of detention/retention system: ☒ Either ☐ Above Ground ☐ Below Ground

5. Is infiltration testing required?

☒ Yes ☐ No

If yes, explain requirements: The on-site soil conditions are critical to the design and performance of permeable pavement systems. A professional engineer knowledgeable in the local soils should provide soil sub-grade sampling and analysis. Soil testing should at a minimum include soil classification, moisture content, in-situ infiltration tests, and verification that the location of bedrock and the seasonal high groundwater table are not closer than three feet from the sub-grade.

6. Any additional work required by the AUJ (authority under jurisdiction) for the storm water? ☐ Yes ☒ No

If yes, explain:

7. Any restrictions on type of storage?

☐ Yes ☒ No

If yes, please explain:

8. Is site in a flood zone?

☐ Yes ☒ No

If yes, does it have a flood elevation?

☐ Yes ☒ No

Elevation: _____

Contact person:

Jonathan Wiles

Phone: (913) 573-5425

Municipality:

Public Works / Stormwater

Email: jwiles@wycokck.org

Address:

City Hall
701 N 7th St, Suite 423
Kansas City, KS 66101

SECTION IX - WATER

(2" Diameter Standard if Separate from Fire Line; 6" Diameter Standard if Combined)

1. Is a public watermain available to site? ☒ Yes ☐ No Location of watermain: East side of property
Who has jurisdiction of watermain? KCBPU and in compliance with the KCBPU Policies Manual. Chemical makeup report? ☒ Yes ☐ No
2. Size of public watermain? 8" Normal static pressure: _____
Is the above described system adequate for McDonald's use? ☒ Yes ☐ No
If no, explain: _____
Is there any existing tap? ☐ Yes ☒ No If yes, what size(s) _____
3. Estimate cost of new 2" water service tap fee? \$ 1,360.00 Estimated cost of new 2" meter: \$ 1,490.00
4" water service tap fee? \$ 4,370.00 Estimated cost of new 4" meter: \$ 4,010.00
6" water service tap fee? \$ 4,640.00 Estimated cost of new 6" meter: \$ \$650 inspection only
1 1/2" water service tap fee? \$ 1,200.00 Estimated cost of new 1 1/2" meter: \$ 1,420.00
Tap made by: local plumber: ☐ Yes ☒ No Water Company: ☒ Yes ☐ No
Who does the trenching/ backfill? ☒ G.C. ☐ Water Co. Who provides the piping? ☒ G.C. ☐ Water Co.
Who provides the water valve/ curb box? ☒ G.C. ☐ Water Co. Who provides meter pit/vault? ☐ G.C. ☒ Water Co.
4. Is a well permitted if no city water? ☐ Yes ☒ No Has potability test been performed? ☐ Yes ☒ No
If yes, approximate cost of well: _____ Minimum distance from well to septic field? _____
5. Can a separate water meter be installed for; host bibbs, lawn sprinklers, kitchen equipment, etc.? ☒ Yes ☐ No
6. Is reclaimed water available for landscaping? _____
7. Is an external meter vault required? ☒ Yes ☐ No **Note: Meters must be kept accessible at all times by KCBPU**
8. Backflow preventer required? ☒ Yes ☐ No ☐ Above Ground ☐ Below ☒ Either
9. Any on-site easements required to install line(s)? ☐ Yes ☒ No

Water service can be accessed off the public main located east of the property by attaching from the north side of the property. A meter box needs to be installed to BPU Specifications on the property line next to the street.

Contact person:

Municipality:

Address:

Brandon Sisk

BPU Water

540 Minnesota Ave

Kansas City, KS 66101

Phone: (913) 573-9842

Email: bsisk@bpu.com

SECTION X - GAS

(2 psi Medium Pressure is Standard)

1. Is natural gas available for use near site? ☒ Yes ☐ No

Location of gas line? West of property in street

Existing gas main size? TBD

Existing pressure available? _____

2. What is the gas BTU/CF rating available? TBD

Specific gravity available? ☐ Yes ☐ No

☒ Yes ☐ No

Is yes, what is available? _____

3. Is there a new meter fee? ☒ Yes ☐ No

Meter fee amount: _____

4. Estimate cost for natural gas new service? Estimated to be revenue justified

Approx. additional cost? _____

5. Can service be split for heating and cooking? ☐ Yes ☐ No

6. Any on-site easements required to install line? ☐ Yes ☐ No

Contact person: _____

Builders Hub

Phone: 833-413-0254

Gas Company Name: _____

Kansas Gas Service

Email: <https://www.kansasgasservice.com/choose-gas/construction-services/construction-services-faq>

Address: _____

7421 W. 129th Street, Overland Park, KS 66213

SECTION XI - ELECTRIC

(Standard is 1000 amp, 120/208 Volt, 3-Phase, 4 Wire Primary Service)

1. Location of electrical supply lines? Along Metropolitan Ave
2. Overhead or underground available? ☐ Under Ground ☒ Overhead
3. Type of electrical power available? Voltage: 277/480 volt Phase: 3 phase
☒ Yes ☐ No 4 wire
4. Is there a required transformer size? ☒ Yes ☐ No If yes, what size? td by KCBPU
5. Is there a required transformer location? ☒ Yes ☐ No If yes, where? KCBPU approved location ☒ Pad ☐ Pole
6. Is underground service required? ☒ Yes ☐ No
- If yes, will power company bring conduit & wire or wire only to transformer? ☒ Conduit & Wire ☐ Wire Only
- Estimated cost: _____ Transformer location: KCBPU approved location, If a transformer needs to be ordered for this project, long lead times are likely. Up to 1-2 years depending on needs
7. Will the utility have to perform any designs? ☒ Yes ☐ No If yes, approximate time frame for design? 4-8 weeks
- If yes, are the design fees over and above the connection fees? ☐ Yes ☒ No If yes, what cost over? _____
8. Are any utility pole relocations required? ☐ Yes ☒ No
- If yes, will power company relocate existing poles? ☒ Yes ☐ No Approximate cost (assumed if not available): _____
9. If electrical lines are added or relocated, is an easement required? ☒ Yes ☐ No
10. Required location of CT? ☒ On Transformer ☐ Switchboard If other, list location: _____
11. What plans are needed by electric company? site, building, electrical, mechanical and plumbing plans
12. Do known power cutbacks occur during certain periods of the year in this area? ☐ Yes ☒ No
13. Are there any cash incentives offered for power efficiency units or energy saving programs? ☒ Yes ☐ No
- If so explain: BPU offers rebates for the installation of electric heating equipment in new or existing commercial and industrial properties

Contact person:
Municipality:

Kyle Mathews
BPU Electric

Phone: (913) 573-9534
Email: kmathews@bpu.com

Address:

540 Minnesota Ave
Kansas City, KS 66101

SECTION XII - TELEPHONE

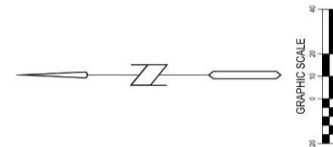
(4" Diameter Conduit with 10 pair cable typical)

1. Is underground service required: ☒ Yes ☐ No Will phone company install: conduit & wire only or wire only? ☐ Conduit & Wire ☒ Wire Only
2. Any specific plans required? ☐ Yes ☒ No Conduit Size?: 2" Is yes, explain. _____
3. Will the utility have to perform any designs? ☐ Yes ☒ No If yes, approximate time frame for design? _____
- If yes, are the design fees over and above the connection fees? ☐ Yes ☐ No If yes, what cost over? _____
4. Location of POP (Point of Presence) location (i.e. where cables terminate) and requirements.
- a) Box back of building? ☐ Yes ☒ No
- b) Service into building? ☒ Yes ☐ No ☒ Yes ☐ No
- c) Is fire resistance plywood required? _____ If yes, what size? _____
- d) Termination location? inside building
- e) Do we provide conduit? ☒ Yes ☐ No If yes, see above for typical size.
5. Any on-site easements required to install line? ☐ Yes ☒ No
- install fire-rated plywood or plywood that is painted with 2 coats for fire-retardant paint in the communication closets for mounting of equipment to include voice/data terminations, grounding equipment, etc.
- Contact person: _____ Business Department Phone: (913) 498-2355
- Telephone Company: AT&T Email: att.com
- Address: 8801 Johnson Dr, Merriam, KS 66202

SECTION XIII - SITE PLAN

PRELIMINARY. NOT FOR CONSTRUCTION

2/11/2025 10:58:13 AM I:\LAND PROJECTS 2025\500K McDONALD'S - KANSAS CITY, KS - METROPOLITAN AVE\DWG\CONCEPT PLAN.DWG



These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on the specific site in conjunction with the state data and are not suitable for use on a different site. The contract documents require the review of property owners, architects or engineers and engineers' reproduction of the contract documents for reuse on another project is not authorized or approved.

CITY	SOUTH DAWSON	CONCEPT PLAN	KANSAS CITY, KS
SOUTH DAWSON	CONCEPT PLAN	CONCEPT PLAN	KANSAS CITY, KS
CITY	SOUTH DAWSON	CONCEPT PLAN	KANSAS CITY, KS
CITY	SOUTH DAWSON	CONCEPT PLAN	KANSAS CITY, KS
CITY	SOUTH DAWSON	CONCEPT PLAN	KANSAS CITY, KS

SECTION XIV - SITE PHOTOS



Location:
NE CORNER LOOKING SW.



Location:
NW CORNER LOOKING SE.



Location:
SE CORNER LOOKING NW



Location:
SW CORNER LOOKING NE



Location:



Location:

Developer Coordination and Work Confirmation

If the restaurant is part of a larger development or shopping center, confirm the following items that will impact our project and timing. Often this information may be gathered as part of an early meeting that should include the ARM and ACM for the project.

Items to confirm with the Developer:

- 1 Has the City Design review or special use process been started? If so, have any decisions that impact our restaurant been made?
- 2 Give the Developer our list of "Minimum" Utility requirements.
- 3 Confirm that all utilities are brought to a mutually agreed location by the Developer. Document where these are going to be extended to.
- 4 Confirm square footage of our building.
- 5 Is Developer providing a certified pad? Compaction and elevation? Verify we will get a copy of the compaction and/or grade certification.
- 6 Are we required to be completely self parked?
- 7 Is any water retention being provided by Developer or McDonald's?
- 8 Are any required fire hydrants being installed by Developer or McDonald's? Where will they be
- 9 Are Site screen walls required? If so, who will install?
- 10 Do we have to match Developers lot light make/model? We would like to control lot lighting on our parking lot. Verify the location of lighting and that we will be allowed to control the operation of lot
- 11 Does the Developer have a complete site photo metrics study or plan?
(If so, which lights are controlled by the Developer?)
- 12 Does the Developer have (or anticipated to have) a Comprehensive Sign Package? If so, obtain a
- 13 Does the Developer have approval rights to our signs (building and/or site)?
- 14 Will there be a contribution to the Developer for on/off site work?
- 15 Verify limits of work for site work including common drives and approaches.
- 16 Have utility companies designed the feeds for the entire center that we need to coordinate with (Sewer, Water, Gas, Phone and Electric)? Have these designs been started? If so, get name and number of the utility company contacts or the developer's engineer/architects.
- 17 Ask the Developer (if available) for the contact names and numbers of their Consultants that are working on this project (i.e. Architect, Civil Engineer, Electrical Engineer, Design Consultants, etc.).
- 18 Is there a specific person in the City that is or has handled this site?
- 19 Get a copy of the approved design standards, or find out who has it. Our Architect will need it.

**** This is not intended to be a complete list of questions, just a good start ****

EXHIBIT A

USER QUESTIONNAIRE

I. INTRODUCTION

The information requested by this Questionnaire should be provided to the environmental professional if it is readily available.[1] There is no requirement to perform exhaustive or additional research in response to these questions. Information should be identified that is publicly available and capable of being obtained within reasonable time and cost constraints. One or more persons with knowledge of the information requested may provide responses to these questions.

1 Environmental liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

Note 1 - In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

2 Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and (vi)).

Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local laws?

3 Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

4 Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*.

[\[1\] In order to qualify for one of the Landowner Liability Protection \(LLPs\) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 \(the "Brownfields Amendments"\), the user of the Environmental Site Assessment \(ESA\) must provide the following information \(if available\) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability \("Common Elements" Guide\) issued on March 6, 2003.](#)

5 Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

- (a.) Do you know the past uses of the *property*? _____
- (b.) Do you know of specific chemicals that are present or once were present at the *property*? _____
- (c.) Do you know of spills or other chemical releases that have taken place at the *property*? _____
- (d.) Do you know of any environmental cleanups that have taken place at the *property*? _____

6 The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

II. ADDITIONAL INFORMATION

In addition, certain information should be collected, if readily available, and provided to the *environmental professional* conducting the Phase I environmental site assessment. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the LLPs. While all available information should be provided, there is no requirement to perform exhaustive or additional research in responding to these inquiries. The information includes:

- (a) the reason why the Phase I is being performed;
- (b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.;
- (c) the complete and correct address for *property* (a map or other documentation showing *property* location and boundaries is helpful);
- (d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered);
- (e) identification of all parties who will rely off the Phase I *report*;
- (f) identification of the site contact and how the contact can be reached;
- (g) any special terms and conditions which must be agreed upon by the *environmental professional*; and
- (h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

APPROVALS (OPTIONAL)

Area Construction Manager Initial and Date:

Regional Construction Mgr. Initial and Date:

R/E Representative Initial and Date: