



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

November 20, 2024

Project Name
Project Maartin

Docket # 15

Request
CD-CPC-2024-00107
Development Plan – Nonresidential

Applicant
Johnathan Phillips
Davidson A+E

Owner
City of Kansas City

Location 10220, 10200, 10150
N Everton Ave
Area About 7.6 Acres
Zoning KCIA
Council District 1st
County Platte
School District Park Hill

Surrounding Land Uses
North: Undeveloped uses, zoned M3-2
South: Undeveloped uses, zoned M3-2
East: Industrial, undeveloped uses, zoned M3-2
West: Undeveloped uses, zoned KCIA

KC Spirit Playbook Alignment
Likely aligns. See Criteria A for details

Land Use Plan
The KCI Area Plan recommends KCIA Future Land Use for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan
North Everton Avenue is identified on the City's Major Street Plan as a Thoroughfare

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan for one industrial logistic/warehouse building in district KCIA on about 7.6 acres generally located at 10220, 10200, and 10150 N Everton Avenue.

PROJECT TIMELINE

The application for the subject request was filed on 7/26/2024. Scheduling deviations from 2024 Cycle 9.2 have occurred.

- The application failed the first quality control review for a missing plan sheet.
- The case was continued from the October 16th and November 6th CPC meetings.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Tiffany Springs Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 9/23/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

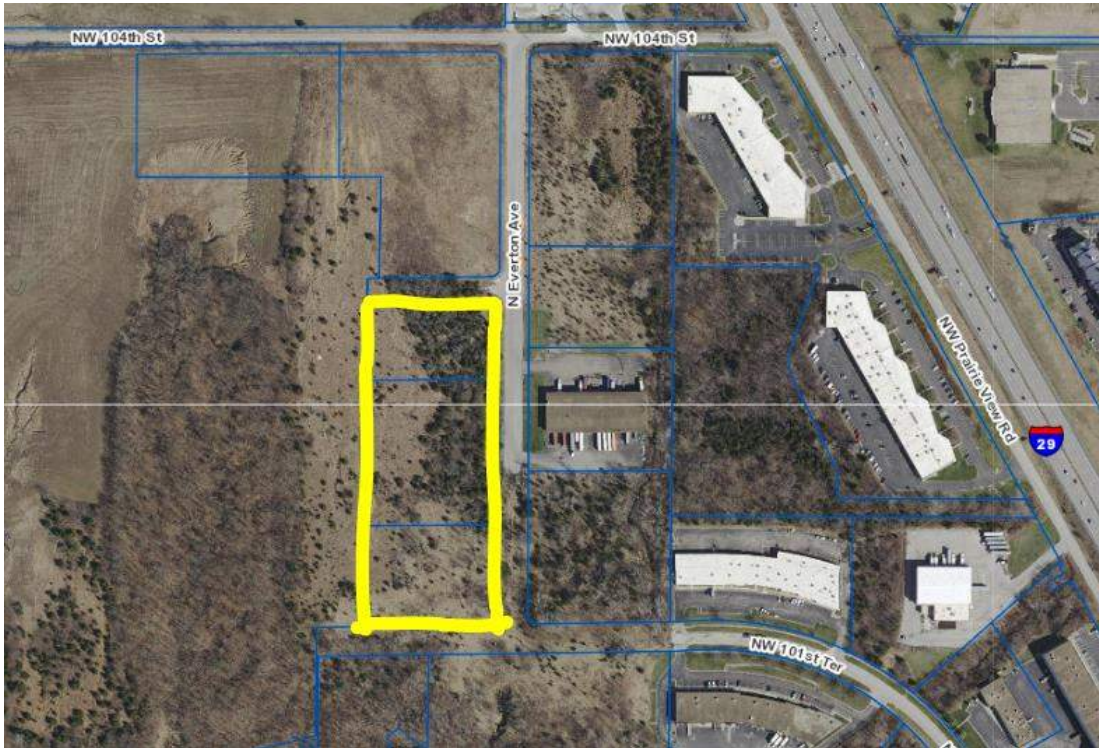
The subject site is currently undeveloped and partially vegetated.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #15 Approval with Conditions

VICINITY MAP**PLAN REVIEW**

The proposed plan shows a 54,000 square foot industrial warehouse building with a possible future expansion of 27,000 square feet. Approximately 23 loading dock positions are shown on the west side of the building and 86 passenger vehicle parking will be located on the east and north sides of the building. The plan also proposes 7 additional dock doors and 43 passenger vehicle parking spaces with the future southern expansion.

The subject site is currently three parcels that will be combined. There are two proposed access points from North Everton Avenue. There is a paper street abutting the northern side of the property that the applicant is responsible for improving to City standards; however, the right-of-way dead-ends and does not continue to the west. The applicant is proposing to vacate the right-of-way through a separate application, which eliminates the need for improvements. There will be a third access from North Everton Avenue via the future vacated right-of-way.

Street trees and other proposed landscaping will screen the parking areas visible from North Everton Avenue. Proposed species include Elm, Maple, Ginko, Redbud, Switchgrass, and Inkberry. The proposed development will remove 3.7 acres of existing tree canopy. The developer is planning to pay a fee in-lieu of planting.

Proposed architectural materials include primarily tilt-up concrete panels along with some EIFS.

PLAN ANALYSIS

KCIA Lot and Building (88-275), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-275)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to condition	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to condition	
Sign Standards (88-445)	Yes	Yes, subject to condition	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed plan complies with applicable sections of the Zoning and Development Code, subject to conditions.

The Long Range Planning Division reviewed the project and determined, “This Development Plan is likely to achieve both KC Spirit book and KCI Area Plan goals. The project is located in the contiguous development zone which has been determined as a priority development area in KCI. The project matches the surrounding industrial context which runs along I-29 as stated in the KCI Area Plan.” – *Lexi Berra*.

B. The proposed use must be allowed in the district in which it is located;

The proposed use of warehousing is permitted in the KCI district as it is an industrial use often associated with airport and other freight and logistic movement.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular ingress and egress to and from the site is adequate for vehicular circulation. NW 103rd Street, which is currently unimproved, will be vacated by the applicant and used as an additional access to the site primarily for truck circulation. When the right-of-way is vacated, the subject property owner and property owner to the north will need to establish an access easement for the drive that will be constructed in the vacated street.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

Limited pedestrian activity is expected on the site. There is a sidewalk along the eastern part of the building adjacent to the passenger vehicle parking. There are no public sidewalks in the immediate area.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The site is generally served by public water and sewer. Water Services requires new development to extend utilities to the furthest edge of the subject property. The developer is required to extend the existing public water main down N Everton Avenue to the southern edge of the property or enter into a secured deferral agreement with Water Services. The developer and Water Services have been in discussion about this matter and have not reached an agreement.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The location, design, and materials proposed are typical for this type of industrial development and consistent with the surrounding area.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping is provided on the plan in accordance with the Code. There will be adequate screening of the parking area from N Everton Avenue. The stormwater detention area will be seeded with a native seed mix.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The majority of the site will be impervious. The southern portion of the site set aside for future expansion will be seeded with fescue (lawn) grass until the future expansion.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

A tree preservation and mitigation plan was submitted with this project. All tree canopy, 3.7 acres, will be removed. The applicant is opting to pay a fee in lieu of planting 82 caliper inches (41 trees), for a total of 15,170 dollars.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval with conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Lead Planner



Plan Conditions

Report Date: November 14, 2024

Case Number: CD-CPC-2024-00107

Project: Project Maartin

Condition(s) by Aviation. Contact Mike Waller at (816) 243-3038 / Mike.Waller@kcmo.org with questions.

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions.

Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50-foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>

The proponent/developer is also recommended to comply with Chapters 3, 4, 5, 12 of FAA Advisory Circular (AC) 70/7460-1L, Obstruction Marking and Lighting, as amended.

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
3. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit of the proposed future expansion.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
9. The developer shall combine Lots 3-5 (10220, 10200, and 10150 N Everton Ave) by General Warranty Deed and record with the county prior to building permit. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
10. The developer shall receive Council approval of a vacation of right of way for 103rd Street prior to certificate of occupancy.

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

11. The developer shall apply for a vacation of public right of way for NW 103rd Street prior to issuance of building permit.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1
14. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
15. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
Shall provide fire lane signage on fire access drives.
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

19. The developer shall dedicate additional right of way [and provide easements] for N Everton Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along the N Everton Ave property frontage.
20. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
22. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

23. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

24. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Todd Hawes 816-513-0296
26. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

27. The developer shall submit public water main extension plans from a Missouri professional engineer meeting KC Water Rules and Regulations. Approval of the plans and contracts (permits) shall be garnered prior to building permit issuance. The plans shall include extension of an 8" DIP public water main along the NW 103rd Street right-of-way approximately 330' to the west property limits (unless this street is vacated as noted on the plans). The plans shall also include an extension of an 8" DIP public water main approximately 550' to the south property limits along the N Everton Ave. right-of-way and preferably in an easement adjacent to the ROW. Public fire hydrants shall be included in these water main extension plans meeting a maximum spacing of 300'. These water main extensions including all appurtenances and easements are required to either be designed, contracted (permitted) and built or covered by a secured deferral agreement with KC Water prior to building permit issuance. Once the 103rd Street right-of-way is vacated, then the water main extension requirement along 103rd Street is not necessary.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

28. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
29. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
30. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
31. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
32. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

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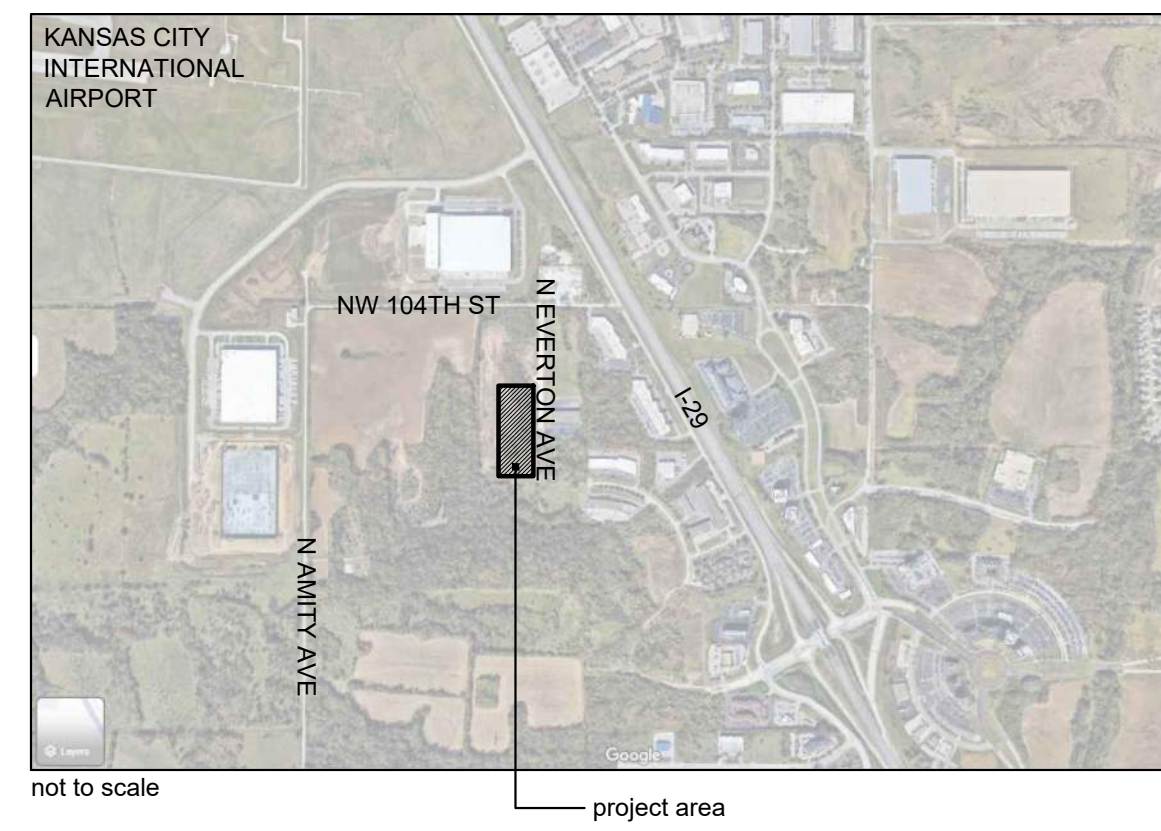
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project description:

A new single story office/warehouse building.

vicinity map:



code review:

governing municipality: Kansas City, Missouri
governing code: 2018 International Building Code
2018 International Fire Code
2018 NFPA 101 Life Safety
2018 International Mechanical Code
2018 Uniform Plumbing Code
2017 National Electric Code
2018 International Fuel & Gas Code
2012 International Energy Conservation Code

zoning: KCIA
site area: 331,219 s.f. (7.604 acres +/-)
impervious area: 151,802 s.f. (46%)
green space: 179,417 s.f. (54%)

building area: 54,080 s.f.
floor area ratio: 0.163
of employees: 140

construction type: IIB
stories: one
height: 44'-0" +/- to of parapet
clear height: 32'
fire suppression: yes (NFPA 13)

parking spaces: 83 spaces
future parking: 43 spaces
dock positions: up to 23
drive-in doors: 2

short term bike: 10% of parking spaces @ 83 = 8 required
long term bike: 1 per 20 employees @ 140 = 7 required
(interior closet proposed)

sheet index:

A0.0 cover sheet

CIVIL
C1.1 civil site plan
C1.2 utility plan
C2.1 grading plan

LANDSCAPE
L1.1 landscape plan
L1.2 tree preservation and protection plan

ARCHITECTURAL
A1.1 site plan
A2.1 overall floor plan
A3.1 exterior elevations
A3.2 color elevations

PHOTOMETRIC
PAGE1 site lighting photometrics

client:

James Isom
Isom Company
5440 W 110th Street, Suite 300
Overland Park, Kansas 66211
p: 913.991.0623

architect:

Johnathon Phillips, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

civil engineer:

Dominic LaRocca, PE
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

a new development for
Project Maartin
10220 N Everton Avenue
Kansas City, Missouri 64153

Construction Legend

- concrete pavement
- standard asphalt
- heavy duty asphalt
- concrete sidewalk
- standard curb & gutter
- standard dry curb & gutter
- temporary asphalt curb retaining wall
- detention basin

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanitary main
- sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- water main
- water service (fire)
- water service (domestic)
- water service (irrigation)
- natural gas main
- natural gas service schematic
- underground primary electric
- underground secondary electric
- overhead electric
- underground cable/phone/data
- underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treetline

Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Local Benchmarks: BM-#

BM-1: (Square cut on curb inlet)
Elevation: 1007.06'
N: 1133587.344
E: 2738394.742

Floodplain Note:

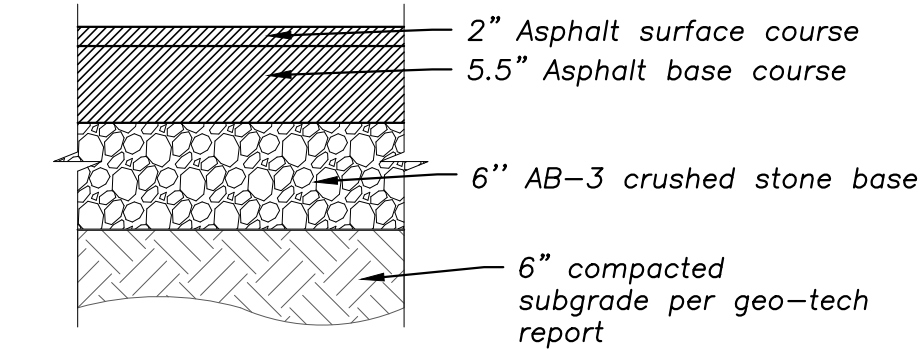
According to "Flood Insurance Rate Map" community Panel No. 29095C0043G, map revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies with flood zone "X" (areas of minimal flooding).

Site Plan Notes:

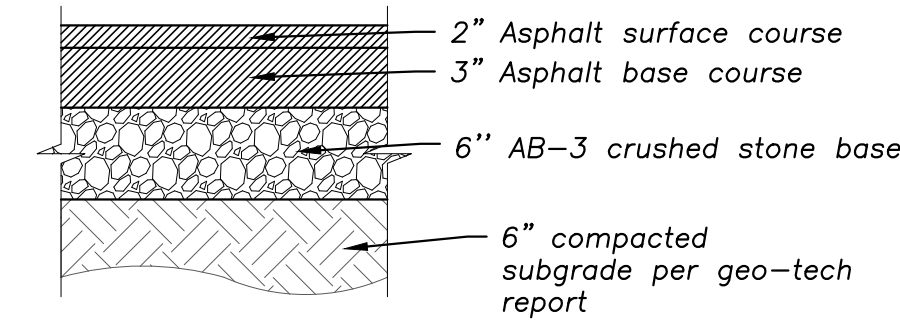
1. Construct type 'CG-1 dry' curb & gutter where indicated (see legend).
2. Construct type 'CG-1 wet' curb & gutter where indicated (see legend).
3. Construct concrete sidewalk per KCMO standard details.
4. Construct concrete commercial entrance per KCMO standard details.
5. Standard asphalt pavement.
6. Heavy duty asphalt pavement.
7. Standard concrete pavement.
8. Heavy duty concrete pavement.
9. Proposed ADA ramp.
10. Proposed modular block retaining wall, design by others.
11. Proposed dry detention basin.
12. 103rd St. ROW to be vacated by separate application.
13. Proposed bike rack. Re: A1.1.
14. Proposed fence. Re: A1.1.
15. Proposed trash enclosure. Re: A1.1

Pavement Sections*

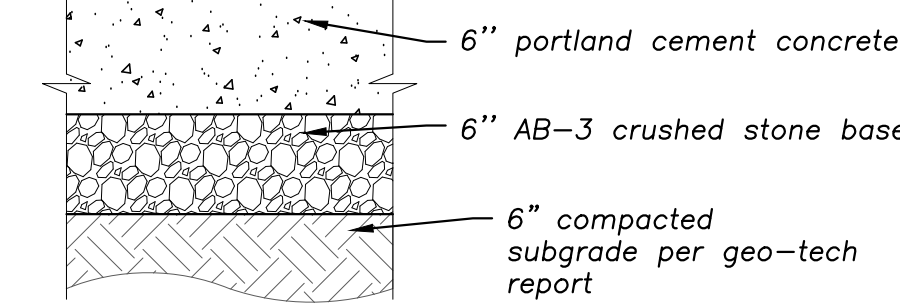
*All Pavement Recommendations taken from "Geotechnical Engineering Report" by Rone Engineering, dated May 10, 2024.



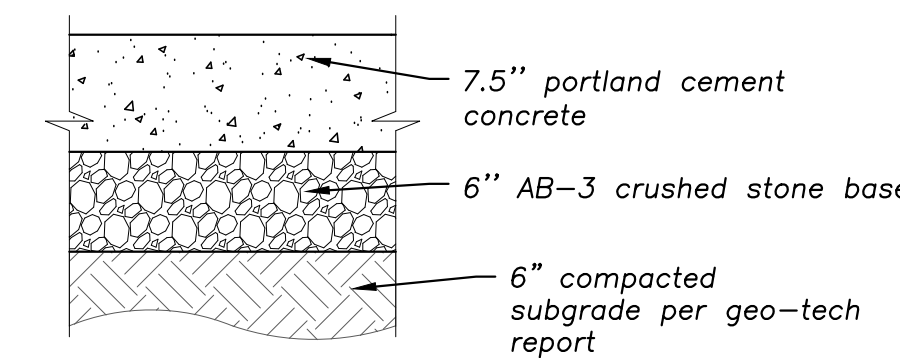
Heavy Duty (Entries & Drives) Asphalt Pavement



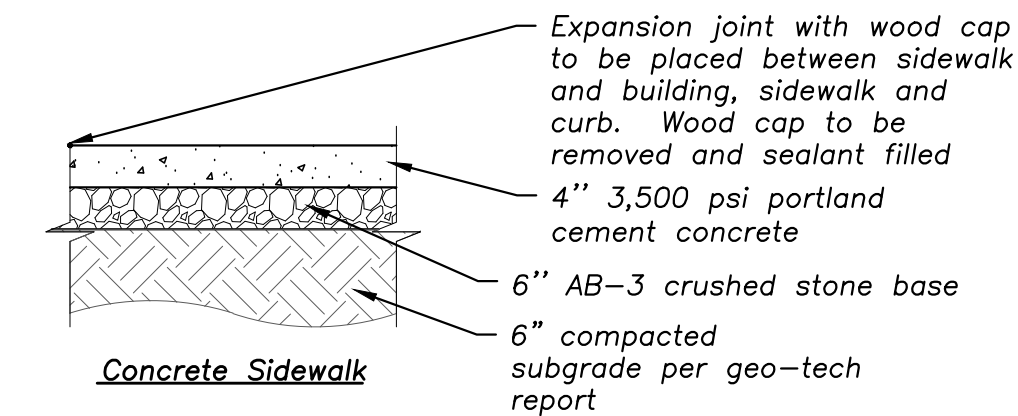
Standard Duty (Parking Stalls) Asphalt Pavement



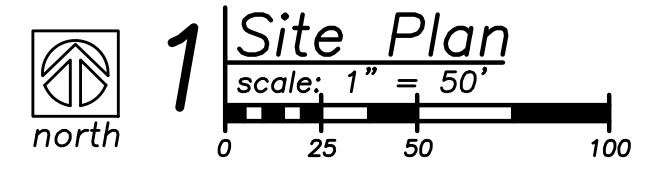
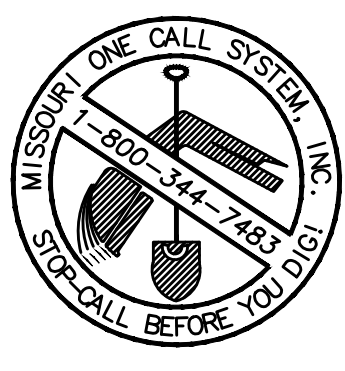
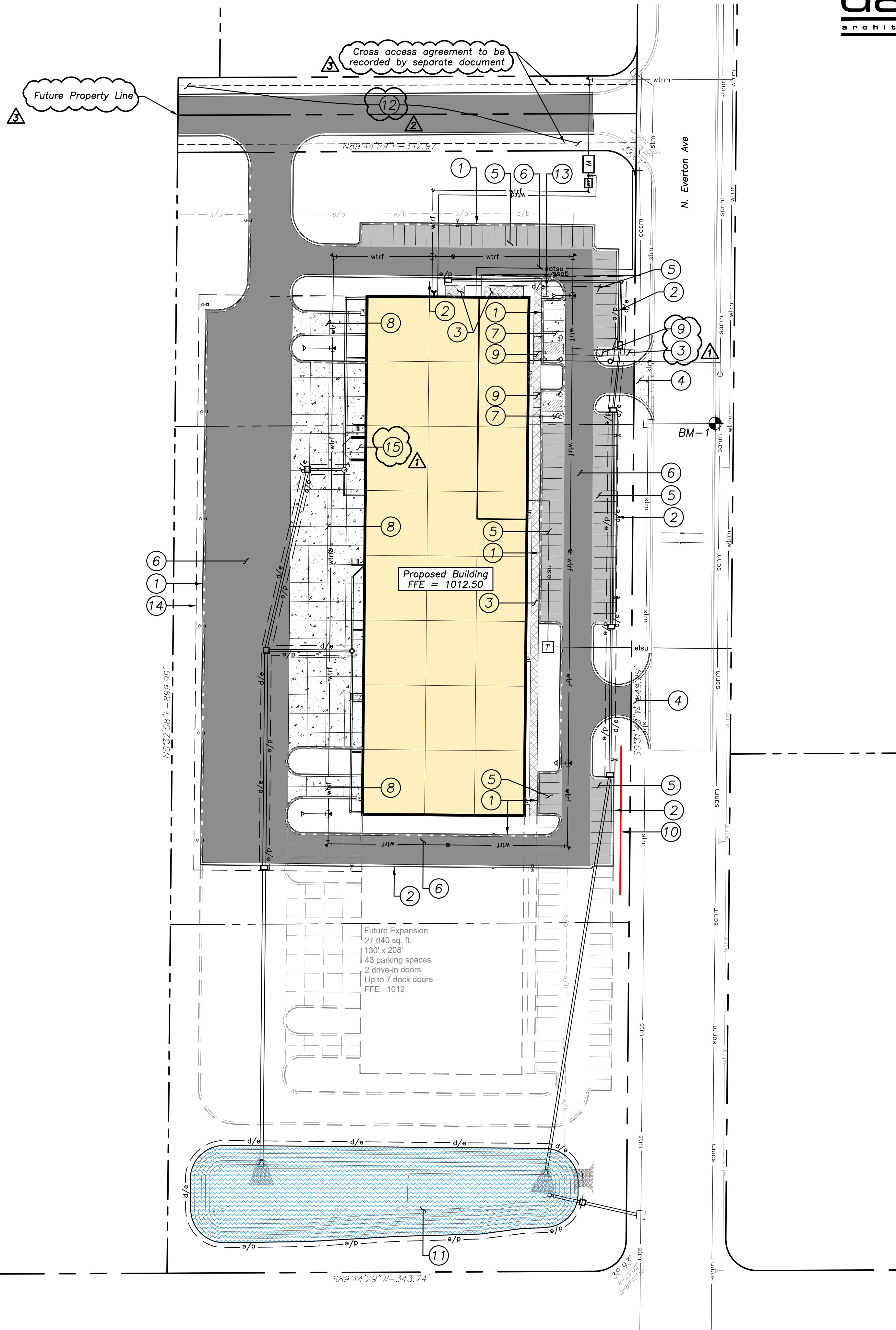
Standard Duty (ADA Parking Stalls) Concrete Pavement



Heavy Duty (Loading Dock Area) Concrete Pavement



Concrete Sidewalk



a new development for
Project Maartin
10220 N Everton Avenue
Kansas City, Missouri 64153

date: 07.26.2024
drawn by: DJL
checked by: DAE
revisions:

09.16.2024	1
09.25.2024	2
11.07.2024	3

sheet number
C1.1
drawing type: permit
project number: 23239

Construction Legend

- retaining wall
- detention basin

Property Legend

- right of way
- property lines
- u/e easements
- s/b setbacks

Utility Legend

- | | |
|--|---|
| | existing sanitary main |
| | existing water main |
| | existing storm sewer |
| | existing gas main |
| | existing underground electric |
| | existing overhead electric |
| | existing underground data |
| | proposed sanitary main |
| | proposed sanitary service |
| | proposed water main |
| | proposed fire line |
| | proposed water service |
| | proposed storm sewer |
| | proposed gas main |
| | proposed gas service |
| | proposed underground primary electric |
| | proposed underground secondary electric |
| | proposed overhead electric |
| | proposed underground data |

Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Local Benchmarks: BM-#

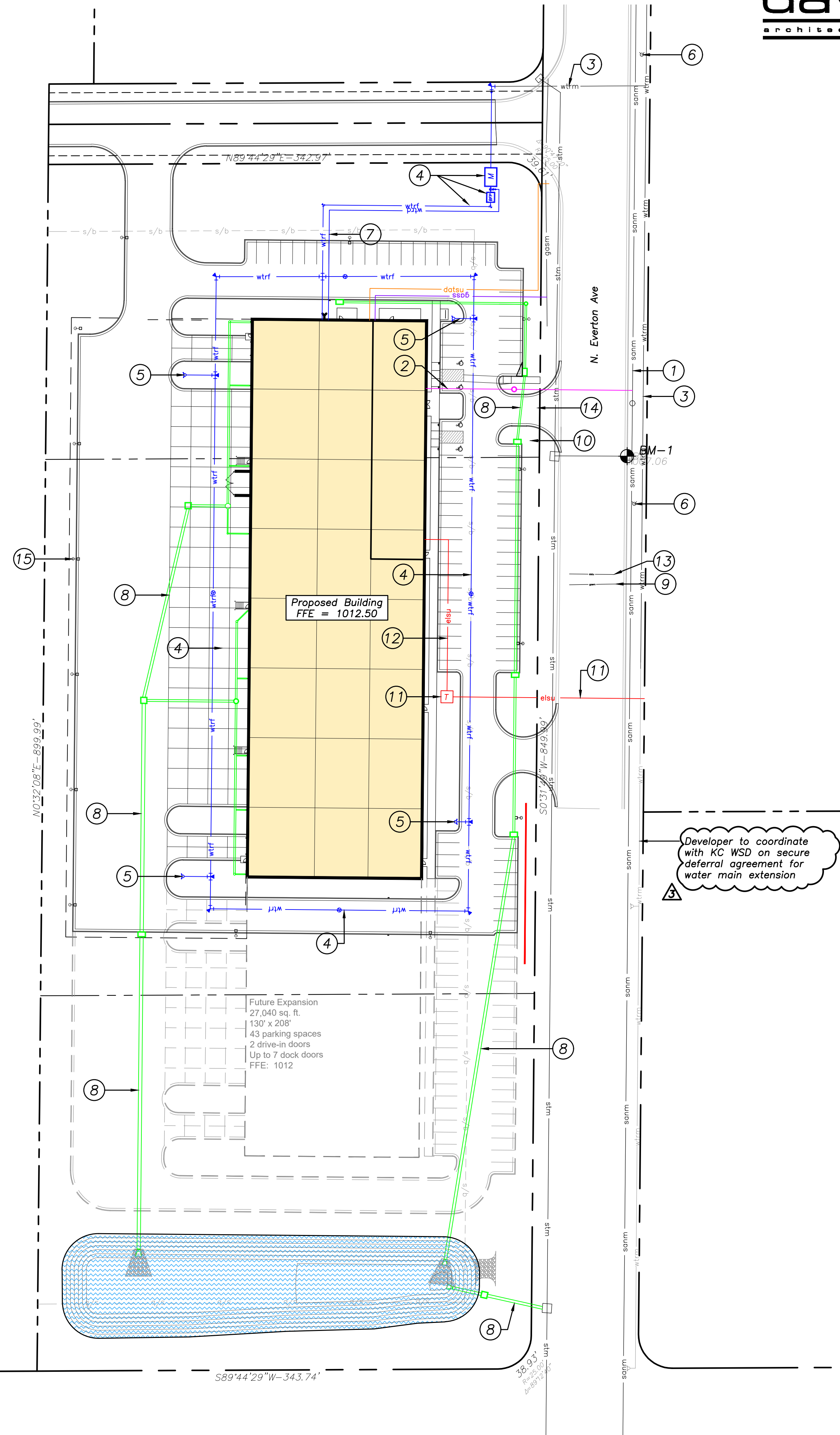
BM-1: (Square cut on curb inlet)
Elevation: 1007.06'
N: 1133587.344
E: 2738394.742

Floodplain Note:

According to "Flood Insurance Rate Map" community Panel No. 29095C0043G, map revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies with flood zone "X" (areas of minimal flooding).

Utility Plan Notes:

1. Existing Sanitary sewer main.
2. Proposed Sanitary sewer service line and 4' KCMO sampling MH.
3. Existing Water main.
4. Proposed Fire service line & loop, Full flow fire meter, and BFP.
5. Proposed Private fire hydrant.
6. Existing Public fire hydrant.
7. Proposed Domestic service line. RPZ inside building.
8. Proposed Private storm sewer system.
9. Existing Gas main.
10. Proposed Gas Service. Final location to be coordinated with provider.
11. Primary underground electrical service and pad mounted transformer. Final location to be coordinated with Evergy.
12. Secondary underground electrical service.
13. Existing data line.
14. Proposed data service line. Final location to be coordinated with provider.
15. Site lighting. Re: Photometric Plan.



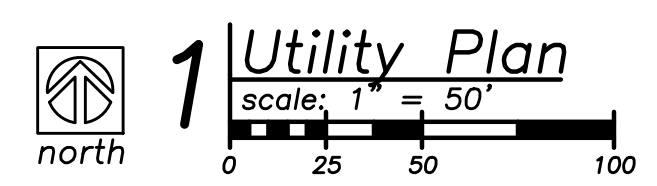
a new development for

Project Maartin
10220 N Everton Avenue
Kansas City, Missouri 64153

date 07.26.2024
drawn by DJL
checked by DAE
revisions

09.16.2024	1
09.25.2024	2
11.07.2024	3

sheet number
C1.2
drawing type permit
project number 23239



- Property Legend**
- right of way
 - - - property lines
 - u/e - easements
 - s/b - setbacks

- Grading Legend**
- - - existing minor contour
 - - - existing major contour
 - - - proposed minor contour
 - - - proposed major contour

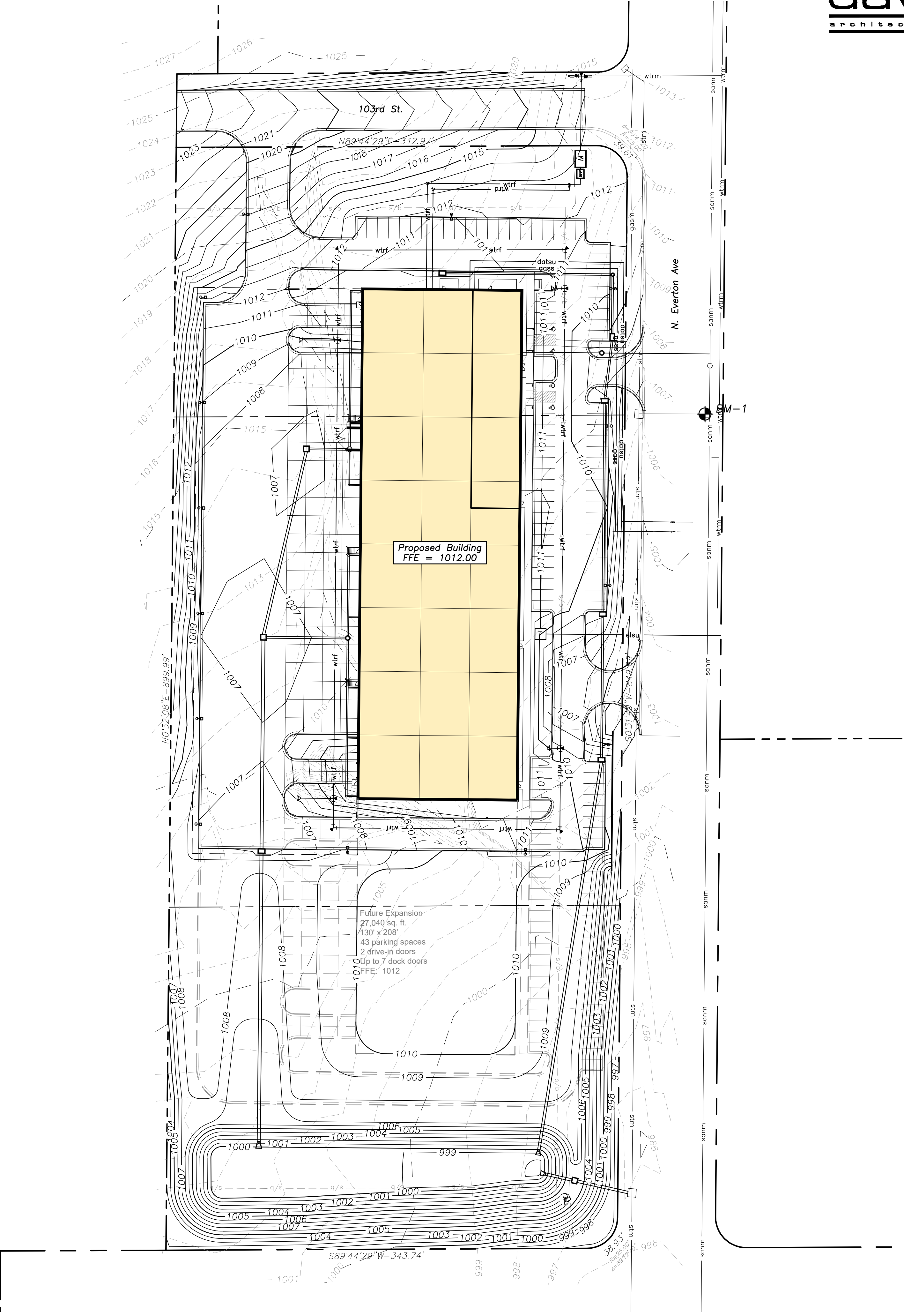
- Utility Legend**
- - - existing
 - - - proposed

- Linetypes**
- sanm sanitary main
 - sans sanitary service
 - ssm storm sewer (existing)
 - ssms storm sewer (solid wall, proposed)
 - ssms storm sewer (solid wall, proposed)
 - ssms storm sewer (perforated, proposed)
 - wtrm water main
 - wtrf water service (fire)
 - wtrd water service (domestic)
 - wtri water service (irrigation)
 - gasm natural gas main
 - gass natural gas service schematic
 - elpu underground primary electric
 - elsu underground secondary electric
 - elpe overhead electric
 - datu underground cable/phone/data
 - datasu underground cable/phone/data service
 - fence-chainlink
 - fence-wood
 - fence-barbed wire
 - treeline

- Symbols**
- ⊙ sanitary manhole
 - ⊙ service cleanout
 - ⊙ fmv force main release valve
 - rectangular structure
 - circular structure
 - ⊕ fire hydrant
 - ⊙ wv water valve
 - ⊙ M water meter
 - ⊙ BFP backflow preventer
 - ⊙ natural gas meter
 - ⊙ T service transformer (pad mount)
 - ⊙ S primary switch gear
 - ⊙ LP light pole
 - ⊙ C cable/phone/data junction box
 - ⊙ street light
 - ⊙ pedestrian street light
 - ⊙ electric pole
 - ⊙ guy wire
 - ⊙ end section

Local Benchmarks: BM-#
BM-1: (Square cut on curb inlet)
Elevation: 1007.06'
N: 1133587.344
E: 2738394.742

Floodplain Note:
According to "Flood Insurance Rate Map" community Panel No. 29095C0043G, map revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies with flood zone "X" (areas of minimal flooding).



1 Grading Plan
scale: 1" = 50'
north

a new development for
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10220 N Everton Avenue
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date: 07.26.2024
drawn by: DJL
checked by: DAE
revisions: 1
09.16.2024

sheet number
C2.1
drawing type: preliminary
project number: 23239

PLANT SCHEDULE

SHADE / EVERGREEN TREES					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
UA	16	<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
SM	12	<i>Acer saccharum</i>	Sugar Maple	2" cal. b & b	per plan
GB	12	<i>Ginkgo biloba</i>	Ginkgo	2" cal. b & b	per plan
PM	9	<i>Acer griseum</i>	Paperbark Maple	2" cal. b & b	per plan
CC	8	<i>Cercis canadensis</i>	Redbud	2" cal. b & b	per plan
SHRUBS / GRASSES					
SS	15	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	3 gal.	per plan
IB	8	<i>Ilex glabra</i>	Inkberry	3 gal.	per plan

*NOTE: ALL PLANTS TO COMPLY WITH ANSI Z60.1; AMERICAN STANDARD FOR NURSERY STOCK

LANDSCAPE CALCULATIONS:

PER SECTION 88-425 - LANDSCAPING AND SCREENING, THE FOLLOWING LANDSCAPE IS REQUIRED:

LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
88-425-03 Street Trees	1 Tree per 30'	Everton Ave. 920 L.F. / 30 = 31 Street trees req.	31 Provided
88-425-06-B Min. Interior landscape area	35 S.F. of landscape area per parking space	83 (parking spaces) X 35 S.F. req. = 2,905	3,879 S.F. Provided
88-425-06-E Interior parking plant material	1 Tree for every 5 parking spaces	83 / 5 = 17 Trees req.	17 Trees Provided
88-425-06-E Interior parking plant material	1 Shrub for every parking space	83 Shrubs req.	83 Shrubs Provided
88-425-06-E Interior parking plant material	Ground cover to cover all landscape areas	Covered	Covered
88-425-08-B Screening of mechanical equipment and utility cabinets	Any cabinet visible from the right-of-way must be screened from public view with landscaping	Continuous screen	Covered
88-425-05-C Perimeter landscaping of parking	Continuous evergreen screen to be 4' in ht. after the first growing season	Continuous evergreen screen	9 Shrubs Provided

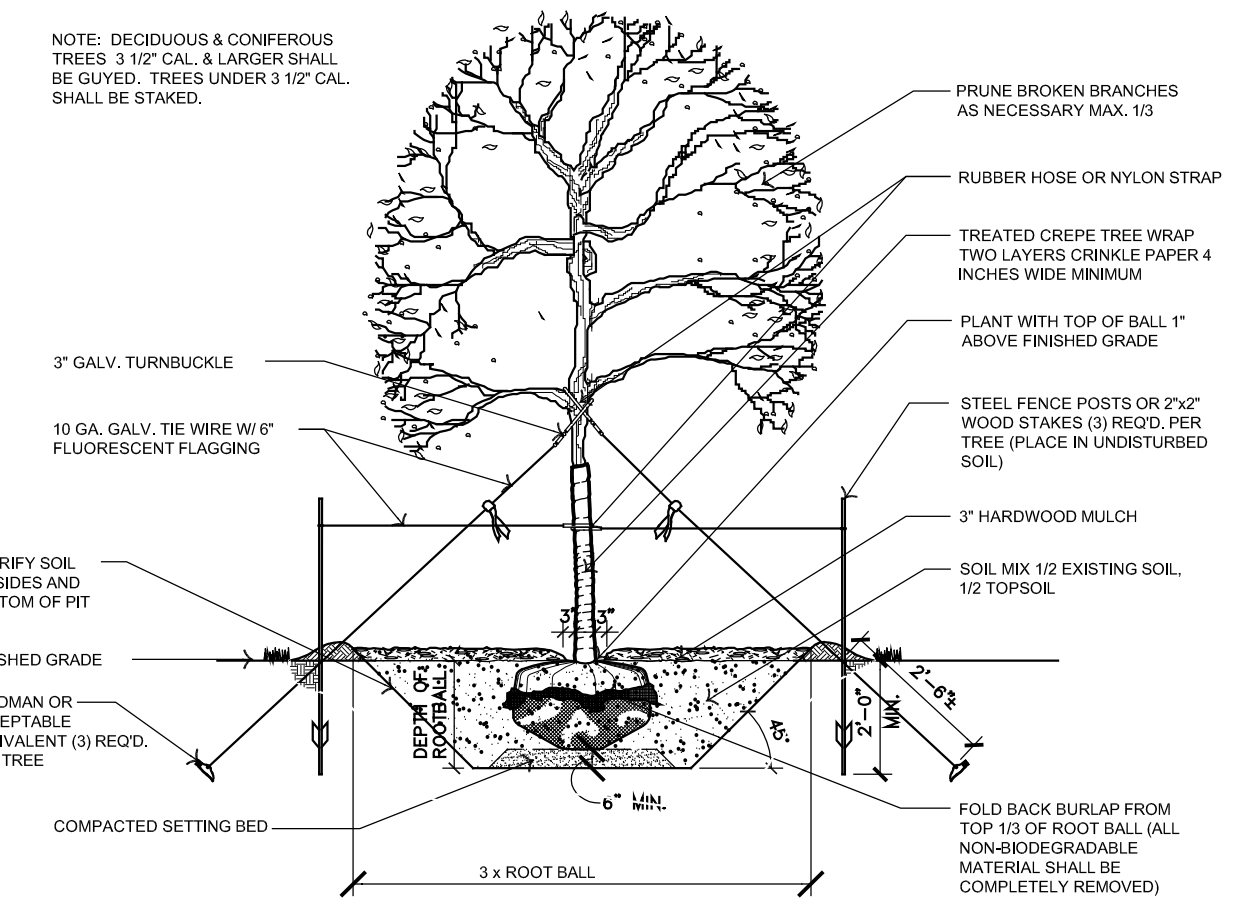
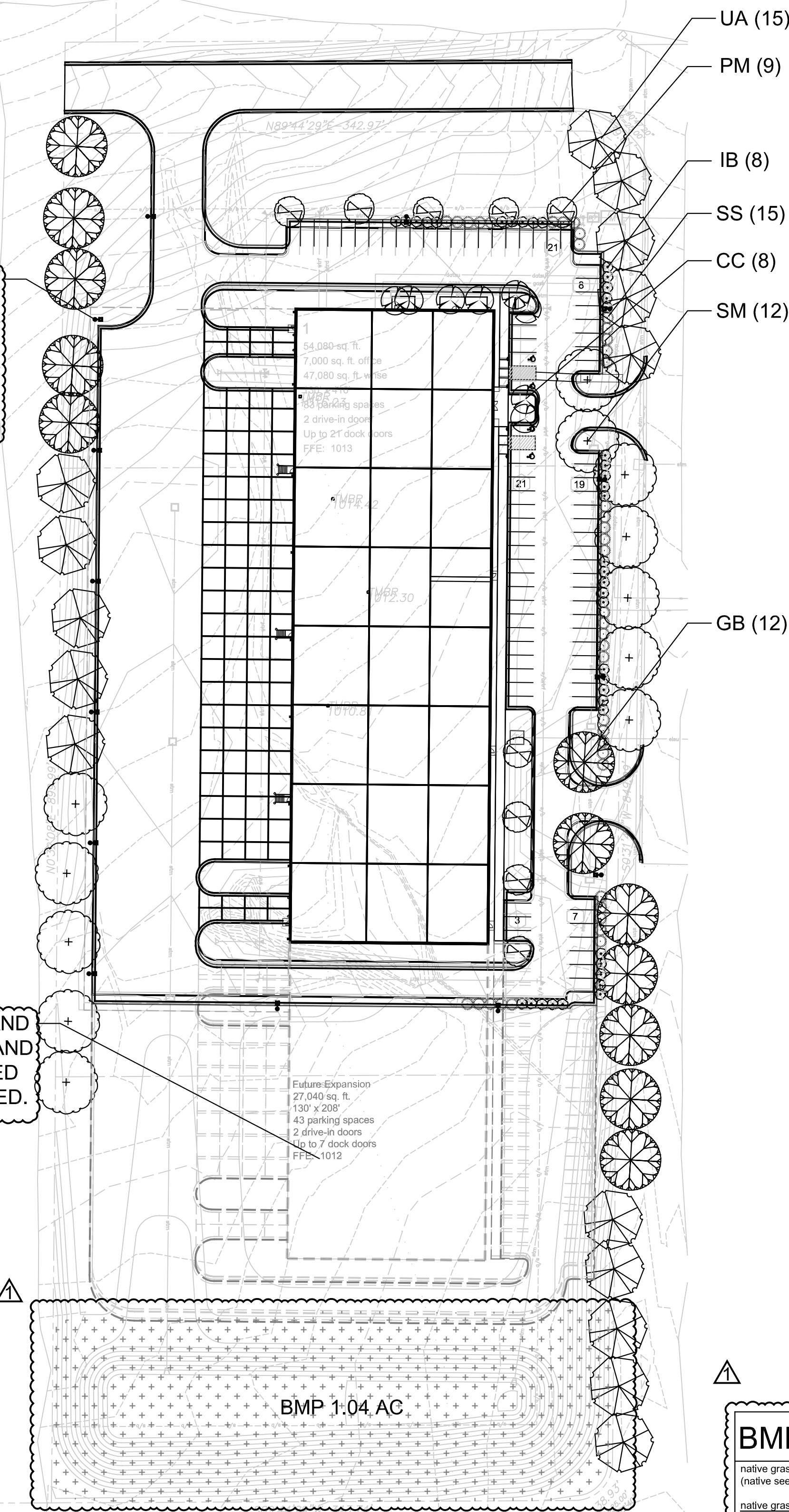
LANDSCAPE NOTES:

- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 2" AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-Z60-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF OVERLAND PARK, KANSAS AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ADJUTING SODDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6' TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-2 INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITH IN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.

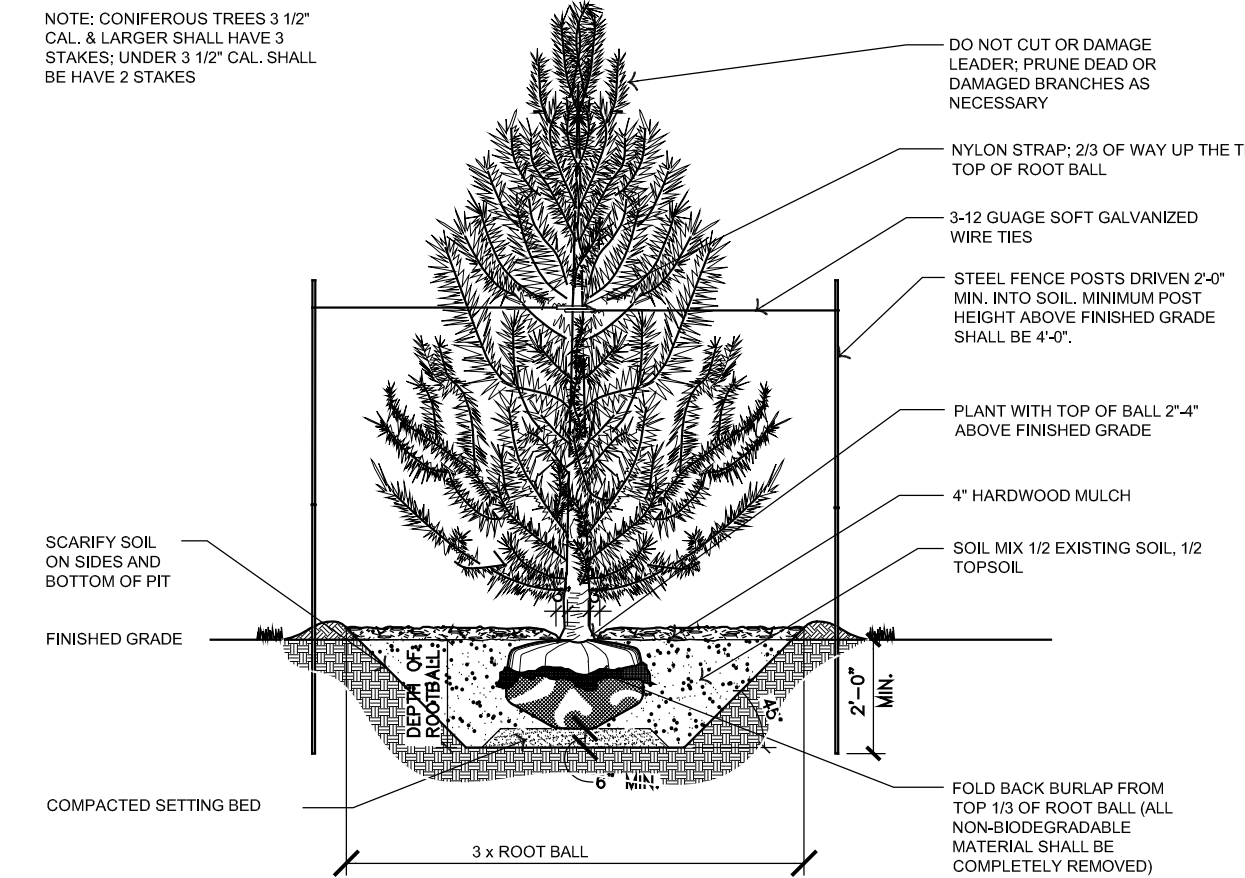
TREES SPACED APPROPRIATELY AS TO NOT IMPACT OR LESSEN THE FOOT-CANDLES APPROVED IN THE PHOTOMETRIC PLAN

ALL DISTURBED AND UNDEVELOPED LAND SHALL BE FINISHED WITH FESCUE SEED.

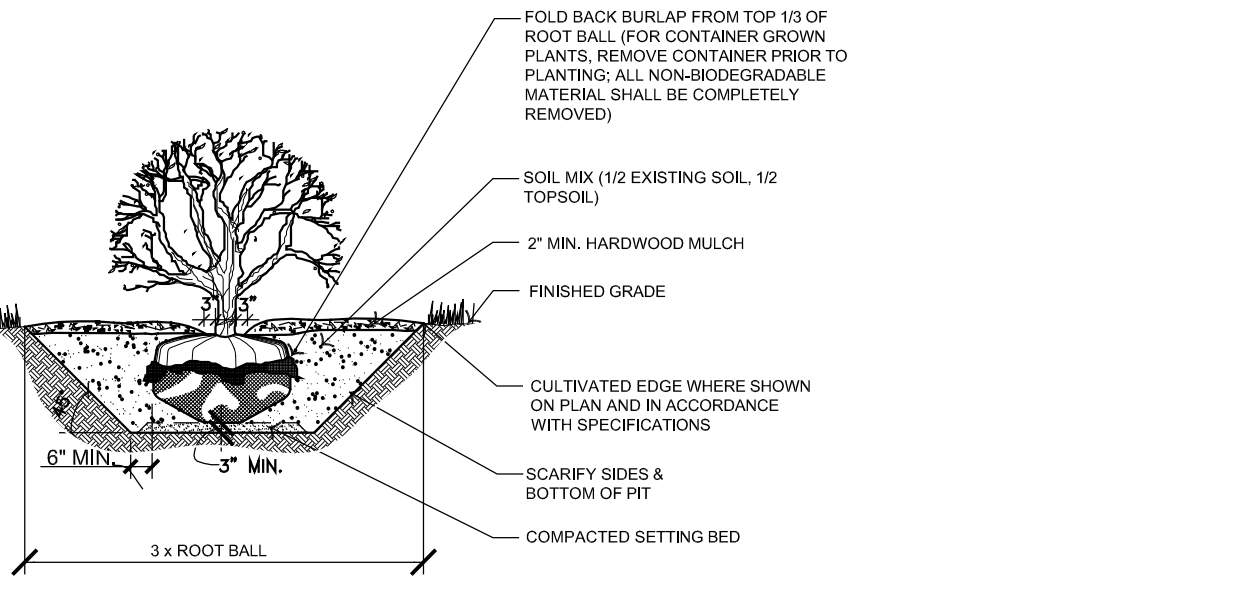
1 Landscape Plan
scale: 1" = 60'-0"



4 Deciduous Tree Detail
scale: 3/16" = 1'-0"



3 Evergreen Tree Detail
scale: 3/16" = 1'-0"



2 Shrub Detail
scale: 3/16" = 1'-0"

BMP SCHEDULE & MAINTENANCE

ACTIVITY	FREQUENCY
NATIVE VEGETATION MAINTENANCE ESTABLISHMENT PERIOD (1-3 YEARS)	
water plants (seeded areas up to 8 weeks, plugs in drought)	1" weekly
weed control (fall mow, string trim, selective/pre-emergent herbicides)	monthly
remove litter and debris (trash, leaves, sand etc.)	monthly
monitor and repair erosion (stabilize soil, replace plants etc.)	monthly
check for standing water and saturated soils	monthly
inspect drainage area (parking lot sweeping, open dumpsters etc)	annually (spring)
repair bare spots (use design mix; maintain density)	monthly (spring or fall as needed)
NATIVE VEGETATION MAINTENANCE LONG TERM (3+ YEARS)	
vegetation clean up (string trim, spot spray, prescribed burn)	annually (sp. or fl.)
evaluate plant composition (invasives, grass/flower ratio)	annually (sp. or fl.)
sediment removal	annually (sp. or fl.)
address animal damage (canada geese, deer, etc.)	annually sp.
inspect for erosion	annually (sp. or fl.)

a new development for
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Kansas City, Missouri 64153

date 08.02.2024
drawn by KLV
checked by VSM
revisions 09.16.2024 1

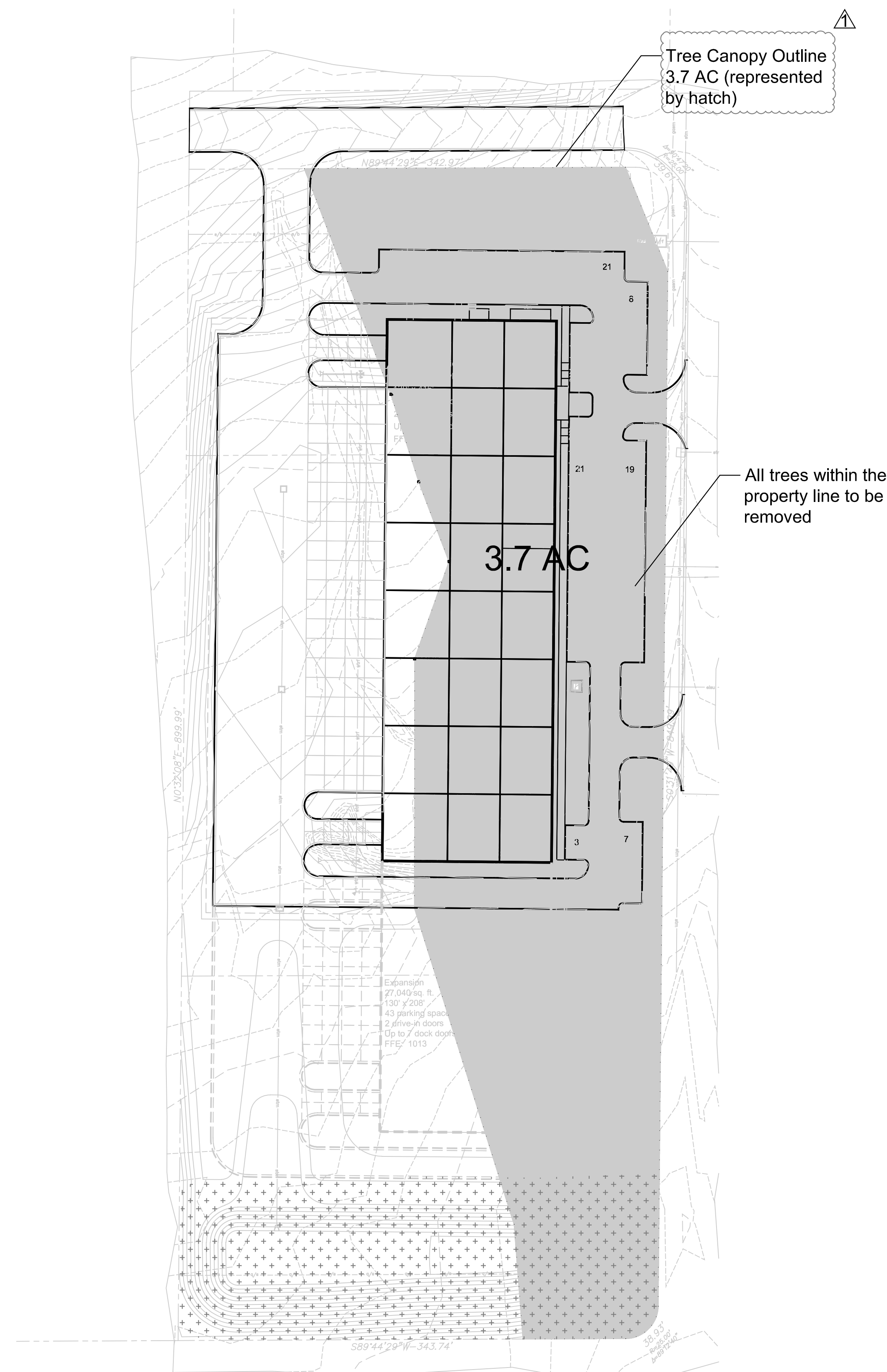
sheet number
L1.1
drawing type
planning
project number
23239

*NOTE: ALL PLANTS TO COMPLY WITH ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK

TREE MITIGATION CALCULATIONS:
 PER SECTION 88-424: TREE PRESERVATION AND PROTECTION, THE FOLLOWING LANDSCAPE IS REQUIRED:

LANDSCAPE ITEM			
88-424-07 Mitigation Rate	3.7 AC Tree Canopy	x 0.35	= 1.295
		x 150	= 194.25
		- proposed trees (56 x 2" = 112)	= 82.25

TOTAL: 56 Trees (112 caliper inches) proposed plantings to satisfy mitigation requirements per sheet L1.1
 41 trees (82 caliper inches) x \$185 = \$15,170 payment in lieu of planting



1 Tree Preservation and Protection Plan
 scale: 1" = 60'-0"



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 KLV
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09.16.2024



sheet number

L1.2

drawing type
planning

project number
23239

project synopsis:

governing municipality: Kansas City, Missouri
governing code: 2018 International Building Code

project manager/
responsible party: Johnathon R Phillips, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390
e: johnathon@davidsonae.com

legal description: All of Lots 1, 2 & 3, KCI INDUSTRIAL PARK, a subdivision of land in the City of Kansas City, Platte County, Missouri.

zoning: KCIA
site area: 331,219 s.f. (7.604 acres +/-)
impervious area: 151,802 s.f. (46%)
green space: 179,417 s.f. (54%)

building area: 54,080 s.f.
floor area ratio: 0.163
proposed use: office/warehouse
construction type: IIB
fire suppression: yes (NFPA 13)
stories: one
height: 44'-0" +/- top of parapet
of employees: 140

parking spaces: 86 spaces provided
future parking: 43 spaces
dock positions: up to 23
drive-in doors: 2

short term bike: 10% of parking spaces @ 83 = 8 required & provided
long term bike: 1 per 20 employees @ 140 = 7 required (interior closet proposed)

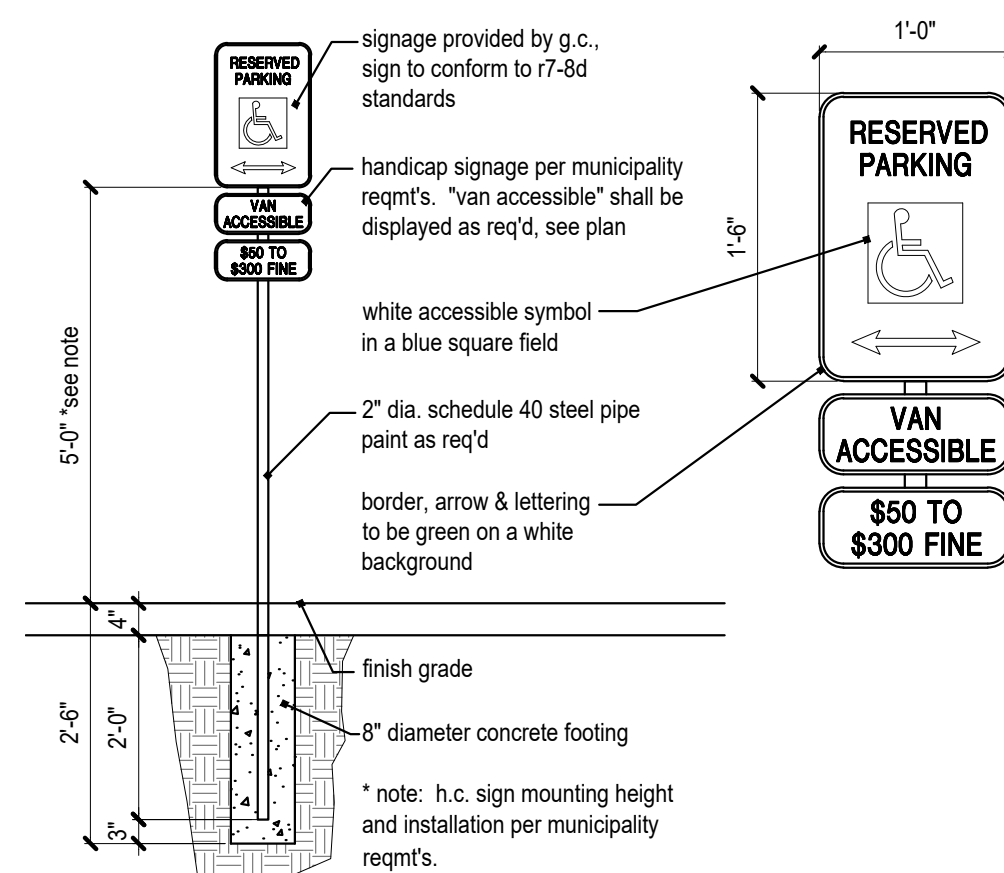
- ▲ setbacks: north 30' min. required, 118'-9" provided
east 30' min. required, 85' provided
south 30' min. required, 365'-3" provided
west 30' min. required, 153'-4" provided
- ▲ 2. vacation: NW 103rd Street will be vacated under a separate application.

site general notes:

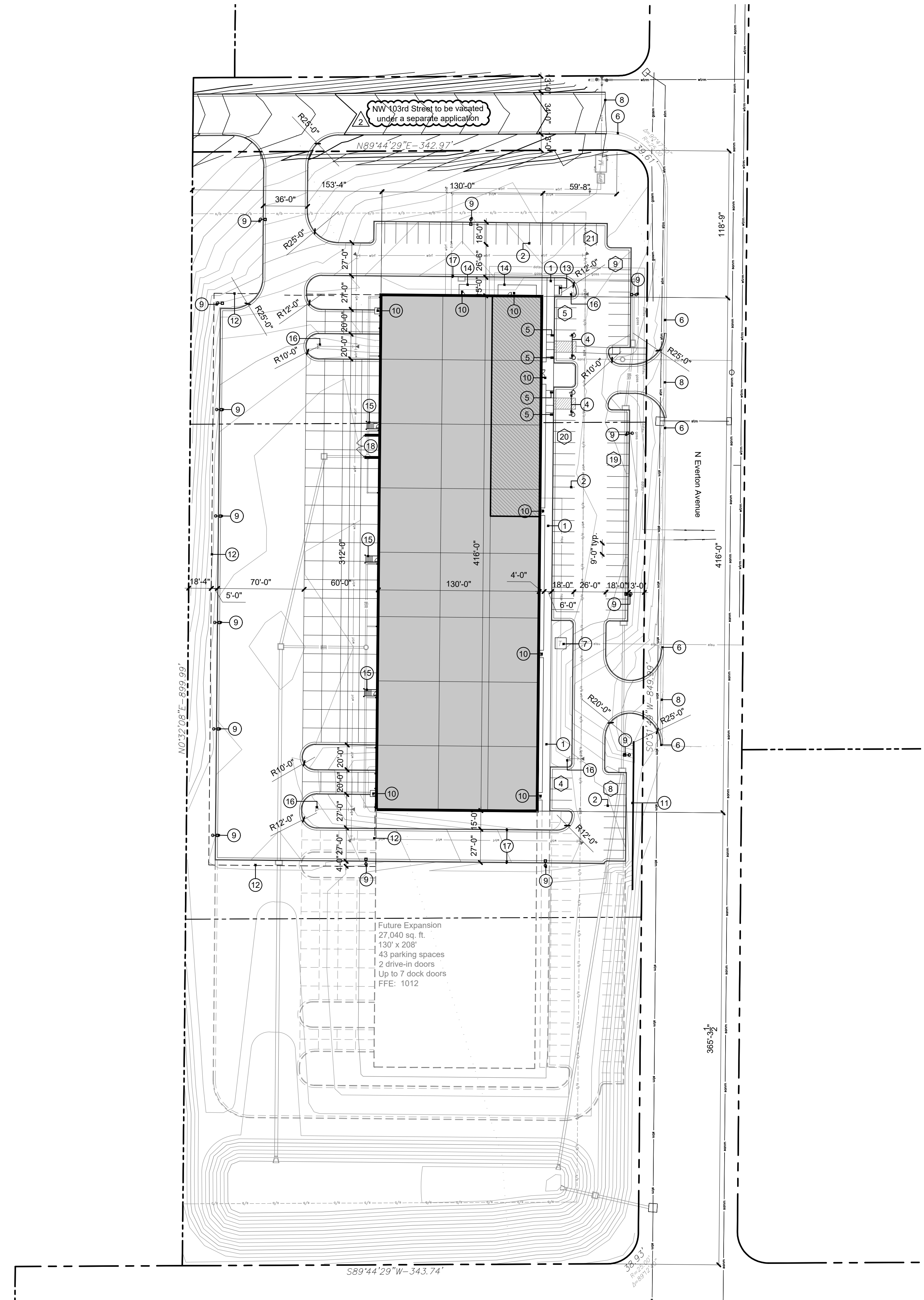
- All construction shall conform to the standards and specifications of the city of Kansas City, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify existing surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope. Refer to Civil Engineering drawings for grading plans.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence for erosion control per Civil Engineering drawings and as required.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All above ground utility termination points shall be screened from view with appropriate landscaping and shall be painted to match the primary adjacent wall color. All roof equipment shall be screened from view.
- Prior to final inspection, the General Contractor shall meet with the Fire Department to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- A Knox Box shall be installed on the building and location shall be coordinated with the Fire Department.

site construction notes: #

- Concrete sidewalk - 4" thick with 6x6 10/10 WWF steel mesh. Control joints at 6'-0" o.c. Broom finish for non-slip surface.
- Parking lot striping to be painted white with 4" stroke.
- Furnish and install ADA accessible ramp and sidewalk per Civil drawings.
- ADA parking space design per Civil drawings with universal symbol painted white with 4" stroke.
- ADA parking signage per detail. Mount sign at not more than 60" a.f.g. to bottom. Sign to contain the universal handicap symbol and "van accessible" as required per ADA and be installed within 5' of stall.
- Existing concrete curb to remain.
- Furnish and install concrete pad for pad-mounted transformer per Civil drawings.
- Coordinate access drive with existing paving conditions and match existing elevations per Civil drawings.
- Furnish and install exterior LED parking lot lighting, pole and base per Photometric drawing with full cut-off and non-adjustable fixture head. Lighting to meet City of Kansas City standards.
- Furnish and install concrete frost depth stoop per Structural Engineer.
- Furnish and install modular retaining wall. Maintain grade change per Civil drawings with 42" high painted galvanized guardrail (modular wall and guardrail design by supplier).
- Furnish and install 6'-0" high security chain link fence with auto-slide gates.
- Furnish and install inverted U bike racks to hold 8 bikes minimum - color red.
- Furnish and install concrete patio off break room. Slope patio maximum 2% to drain water away from building per Civil drawings.
- Furnish and install galvanized steel stair and railing, painted per elevations. With 6" galvanized steel bollards 4'-0" high each side, painted safety yellow.
- New fire hydrant (looped system) per Civil drawings.
- Furnish and install permanent sign stating NO PARKING - FIRE LANE per 2018 IFC D103.6. Verify final sign locations with Fire Marshal.
- Tilt-up trash enclosure with metal gates to hold minimum (2) 8-yard dumpsters. Paint to match building standards.



2 ADA sign detail
scale: 1" = 1'-0"



1 site plan
scale: 1" = 50'-0"

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drawing type: preliminary
project number: 23239

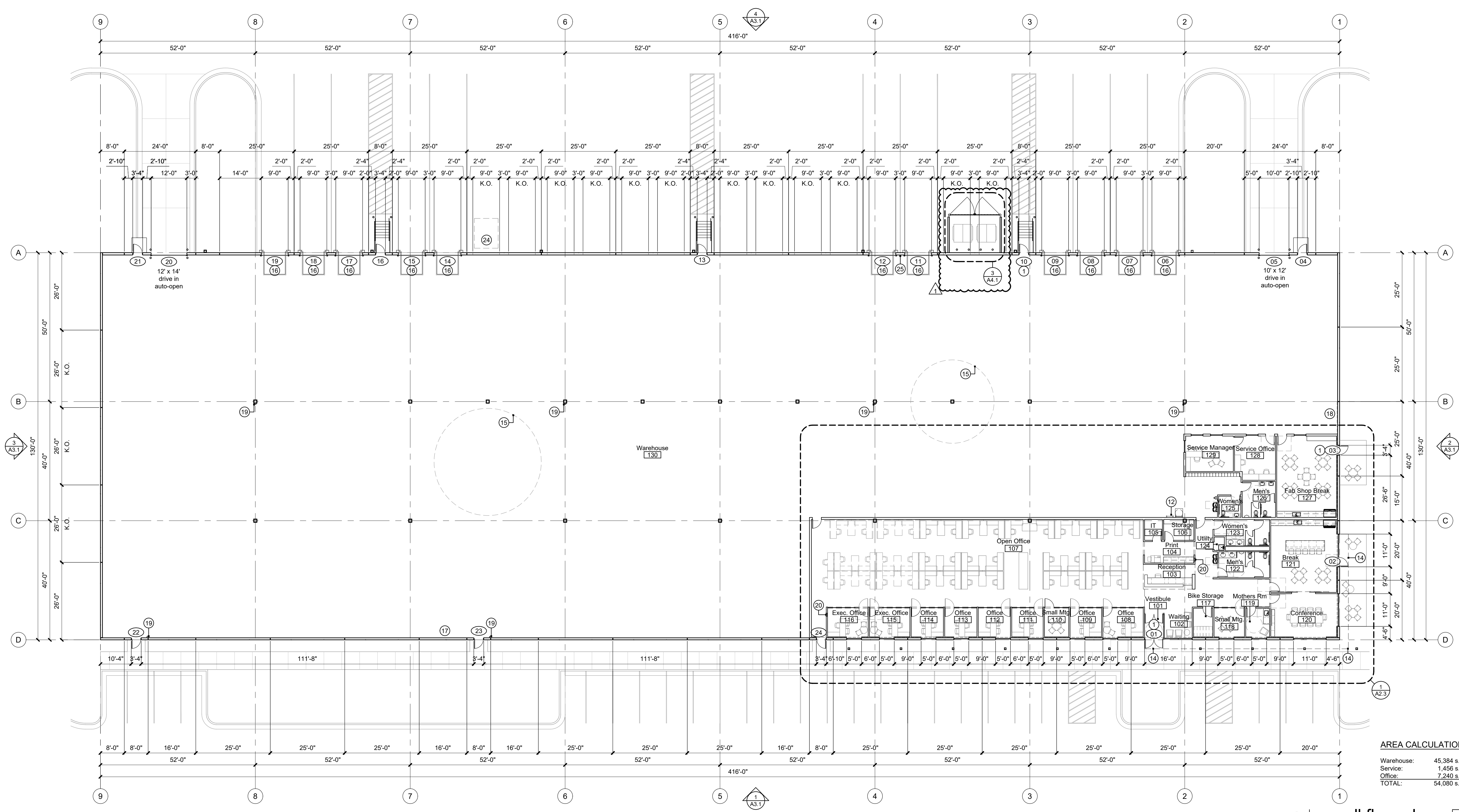


general notes:

- Double keyed locks are not permitted on any required or marked exit.
- Exit/emergency lighting are subject to an on site inspection.
- Furnish and install fire sprinkler protection per NFPA 13.
- Install address numbers on the front & rear of building per governing jurisdiction.
- Monitoring (with lockbox) of the fire sprinklers by an approved central station & audio/visual alarms in restrooms & general usage areas will be required if more than 100 heads are provided throughout building.
- Building construction must fully comply with all requirements of ADA accessibility guidelines.
- Provide 3-1/2" batt insulation between conditioned & unconditioned spaces.
- Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- Provide electrical outlets @ 15' a.f.f. to the lowest outlet per ADA.
- Areas with drive-in doors require ventilation of at least 1.5 CFM per gross square foot of floor area with an equal amount of make-up air.
- Egress illumination shall be provided at an intensity of not less than 1 foot candle at floor level & at the exterior of the building.
- Provide 44" min. clear in all exit passageways.
- All new exterior utility service equipment shall be painted to match the building standard color(s).
- Furnish and install horns and strobes as required. Fire alarm design to be non-proprietary system by design-build contractor. Contractor to submit fire alarm design/drawings to governing jurisdiction, for review/approval.
- All electrical outlets within 6' of any sink or water source to be GFCI protected.
- Construction materials exposed within plenums shall be noncombustible or shall have a flame spread rating of not more than 25 and a smoke developed rating of not more than 50.
- All low voltage wire and cable, optical fiber, pneumatic tubing, and all ducts and duct coverings, linings and connectors install within plenum areas must be rated for plenum use.
- Install approved Knox Box per Fire Department requirements.

construction notes: #

1. Furnish and install access control at exterior doors.
2. Furnish and install casework reception desk, transaction top at 42" a.f.f. and work surface / accessible top at 30" a.f.f.
3. Furnish and install lower 15" deep plastic laminate casework with plastic laminate top.
4. Furnish and install lower plastic laminate casework and plastic laminate top with 4" backsplash per details.
5. Furnish and install upper and lower plastic laminate casework with solid surface top, under mount sink, garbage disposal, dishwasher, refrigerator with ice maker, power and water for coffee maker, and power for 2 microwaves.
6. Furnish and install upper and lower plastic laminate casework and plastic laminate top with 4" backsplash per details, drop-in sink, garbage disposal, industrial refrigerator with ice maker, and power and water for coffee maker.
7. Furnish and install lower plastic laminate casework island with solid surface countertop. Include trash and recycling bins in casework cabinet.
8. Furnish and install plastic laminate counter with 4" backsplash and metal bracket supports at 48" o.c. max per details. Top of counter mounted at 34" o.c.
9. Furnish and install bike hooks on wall to accommodate 7 bikes.
10. Furnish and install ADA compliant restroom with 67" turning radius with 10" maximum overlap at knee and toe clearance per ADA. Install plastic laminate base cabinet with drop-in sinks, automatic faucets, automatic soap dispensers, 30" x 48" mirrors, HDPE toilet partitions, grab bars, toilet tissue dispensers, recessed paper towel dispensers, and sanitary napkin disposal in women's restroom.
11. Furnish and install ADA compliant restroom with 67" turning radius with 10" maximum overlap at knee and toe clearance per ADA. Install wall-hung sinks, automatic faucets, automatic soap dispensers, 30" x 48" mirrors, HDPE toilet partitions, grab bars, toilet tissue dispensers, recessed paper towel dispensers, and sanitary napkin disposal in women's restroom.
12. Furnish and install 30" x 36" roof hatch and ladder with cage and intermediate landing. Coordinate final location with roof joist layout. Provide fall arrest system to meet OSHA requirements.
13. Furnish and install in-floor data and electrical for open office work stations and conference room table. Coordinate final location with Owner prior to install.
14. Line of canopy above. Metal stud framing with DensGlass, STO Guard Gold Coat, and direct applied EIFS, slope top to drain water with TPO.
15. Furnish and install B.A. Fan, size: TBD, verify final location with supplier.
16. 9' x 10' power operated, insulated sectional overhead dock door with 45,000 lb. hydraulic leveler, dock restraint, dock scale and bumpers. Coordinate structural and electrical requirements for leveler size capacity, dimensions and depth.
17. Approximate location of electrical service entrance.
18. Approximate location of water service entrance and fire riser.
19. Furnish and install 10 lb. 4A-70BC rated F.E. (surface mounted) with approved mounting - verify quantity and location with Fire Marshal.
20. Furnish and install semi-recessed fire extinguisher cabinet with stainless steel finish and vision panel in door, with 3A-40BC (5 lb. min.) fire extinguisher, bottom at 36" a.f.f. Coordinate final location with Fire Marshal.
21. Exterior bollard lights per photometric drawing.
22. Furnish and install lower plastic laminate casework and plastic laminate countertop with 4" backsplash per details, drop-in sink, and under counter refrigerator in Mother Room.
23. Furnish and install pinned faced 2" rigid insulation (R-11 min.) from 10'-0" a.f.f. to deck on east and north walls adjacent to finished office space. Extend rigid insulation board to next sill panel joint.
24. Proposed generator location. Verify final location and size with Owner.
25. Furnish and install 18" deep plastic laminate shelving on KV standards to 8'-0" a.f.f. (minimum 5 shelves)
26. Install 3/4" 4'x7' fire rated / treated plywood on wall, painted. Verify final size and location with electrical, phone, data and IT equipment. Install ground bar and bond to building steel per electrical drawings.
27. Furnish and install hallow drinking fountain with bottle filler per MEP drawings and per ADA/ANSI.
28. Furnish and install (18) 12" X 18", single height metal lockers with 4" metal base and sloped metal top.
29. Furnish and install manual roller shade for each exterior window (SHDS-1). Openness factor 3%.
30. Furnish and install un-faced sound attenuation insulation in ceiling above rooms 108-116, 127, 128, & 129.
31. Furnish and install shatter proof film on all glazing in warehouse area.
32. Furnish and install emergency eyewash station including plumbing supply and waste lines.
33. Install floor drain per plumbing drawings.
34. Furnish and install epoxy flooring at forklift parking area.
35. Furniture shown for reference only, will be provided by Owner.
36. Furnish and install adequate power for Owner supplied printer/copy equipment.
37. Furnish and install janitor mop basin with hose extension, mop rack, and FRP to 8'-0" a.f.f. on all walls.



AREA CALCULATIONS:

Warehouse:	45,384 s.f.
Service:	1,456 s.f.
Office:	7,240 s.f.
TOTAL:	54,080 s.f.

1 overall floor plan
scale: 1/16" = 1'-0"

a new development for
Project Maartin
10220 N Everton Avenue
Kansas City, Missouri 64153

date: 07.26.2024
drawn by: DAE
checked by: DAE
revisions: 1
09.16.2024

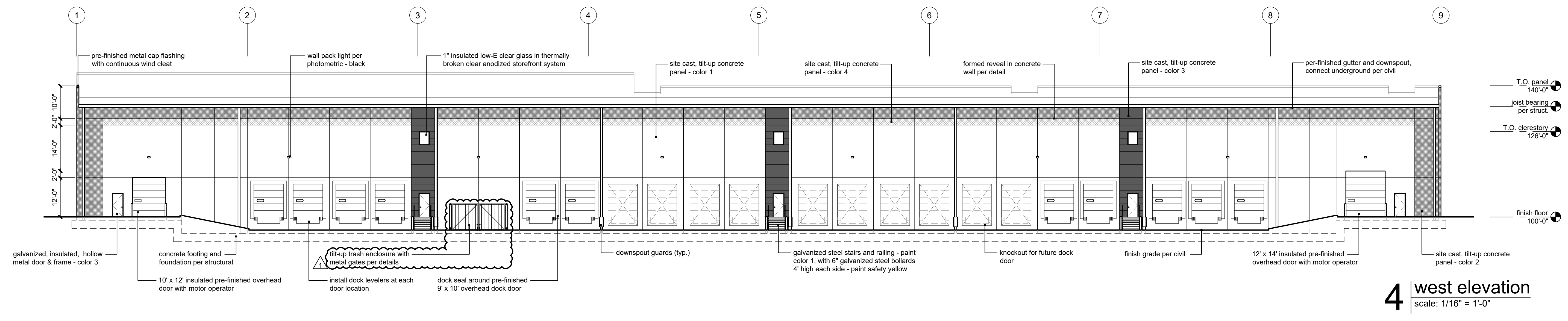
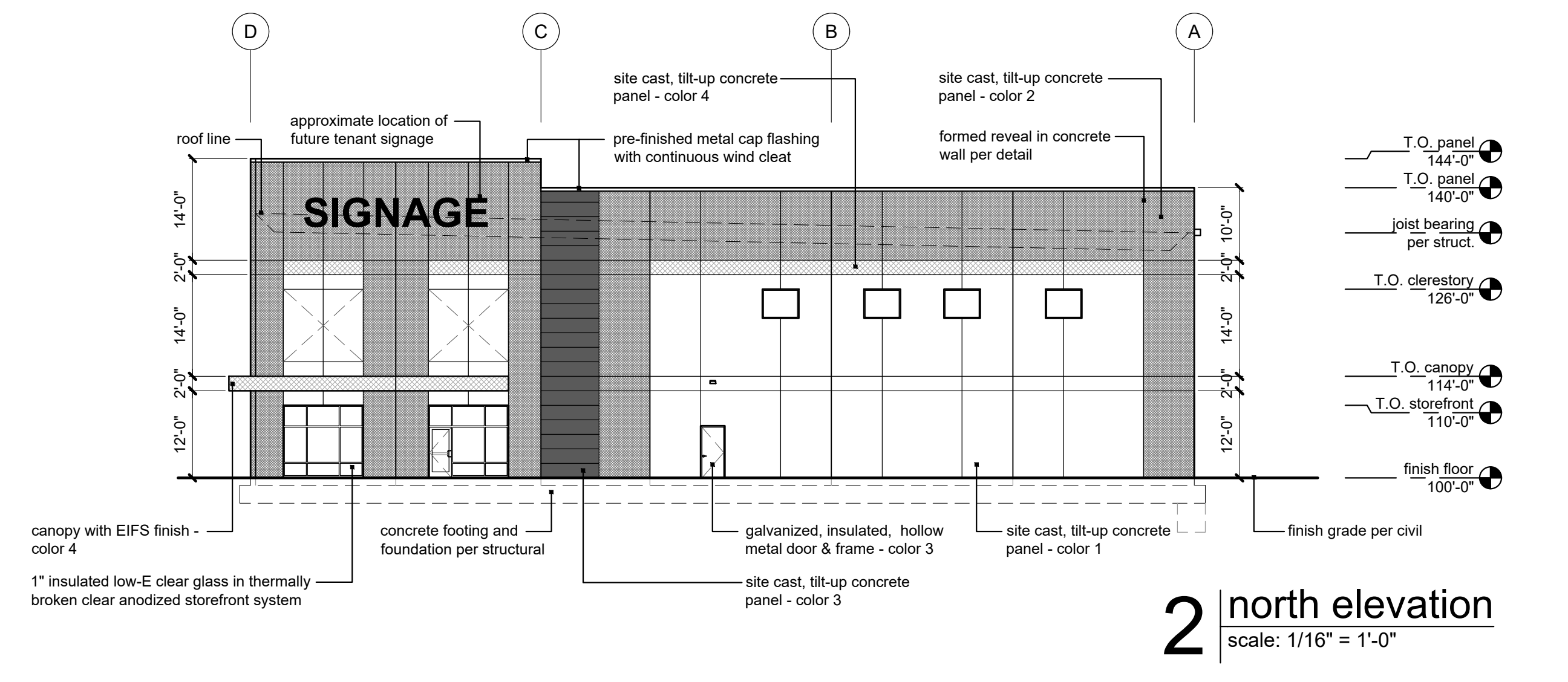
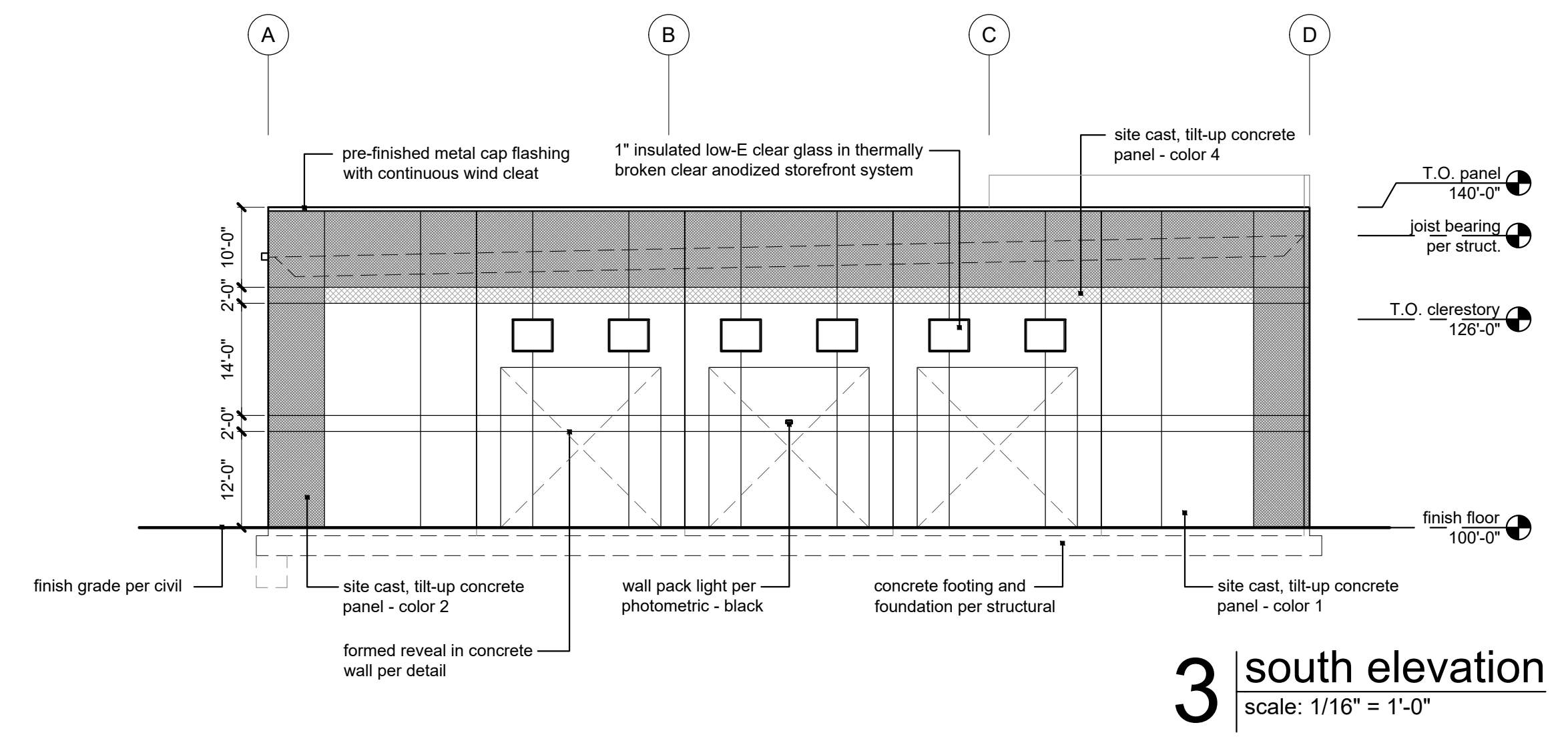
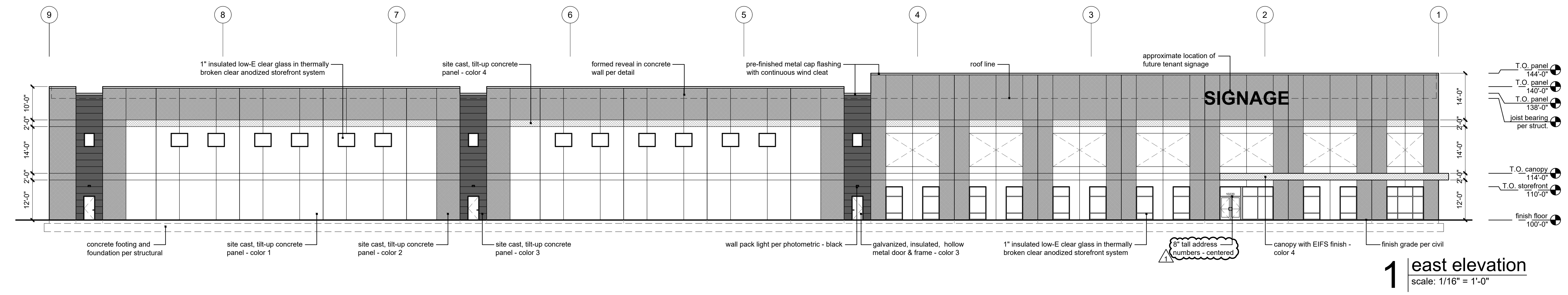
sheet number:
A2.1
drawing type:
preliminary
project number:
23239

exterior materials and finishes:

- concrete tilt up panels:**
- P1 - color: Sherwin Williams SW7063 "Nebulous White", Ultracrete Fine Texture, Low Sheen Egg-Shell, apply per manufacturer's recommendations
 - P2 - color: Sherwin Williams SW6255 "Morning Fog", Ultracrete Fine Texture, Low Sheen Egg-Shell, apply per manufacturer's recommendations
 - P3 - color: Sherwin Williams SW7076 "Cyberspace", Ultracrete Fine Texture, Low Sheen Egg-Shell, apply per manufacturer's recommendations
 - P4 - color: Sherwin Williams custom match to Owner's logo red, Ultracrete Fine Texture, Low Sheen Egg-Shell, apply per manufacturer's recommendations

- caulk:**
caulking colors selected to match adjacent walls
- storefront:**
anodized aluminum frame, color: clear
- EIFS canopies:**
direct applied EIFS system, fine finish, color: to match P-4
- glass:**
1" insulated low-E glass with argon fill
*use SOLARBAN 60 as basis (to meet U-value .29)
- pre-finished metal cap flashing, gutters, downspouts, and scuppers:**
Holcim Elevate, color: "Cityscape"
- exterior hollow metal doors and frames:**
Paint to match adjacent wall color
Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)

- bollards:**
galvanized, paint safety yellow
- overhead doors:**
manufacturer's pre-finished color: white
- dock seals:**
dark gray
- signage:**
all signage shall conform to the City of Kansas City, Missouri Zoning & Development Code 88-445 and shall require a sign permit prior to installation - (permit by sign vendor)



a new development for
Project Maartin
10220 N Everton Avenue
Kansas City, Missouri 64153

date 08.28.2024
drawn by DAE
checked by DAE
revisions
09.16.2024 1

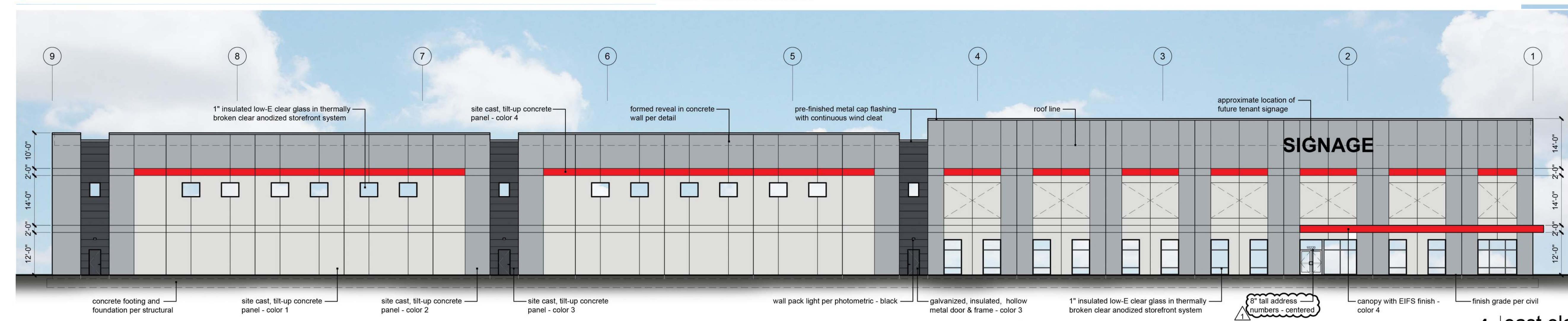
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drawing type preliminary
project number 23239

exterior materials and finishes:

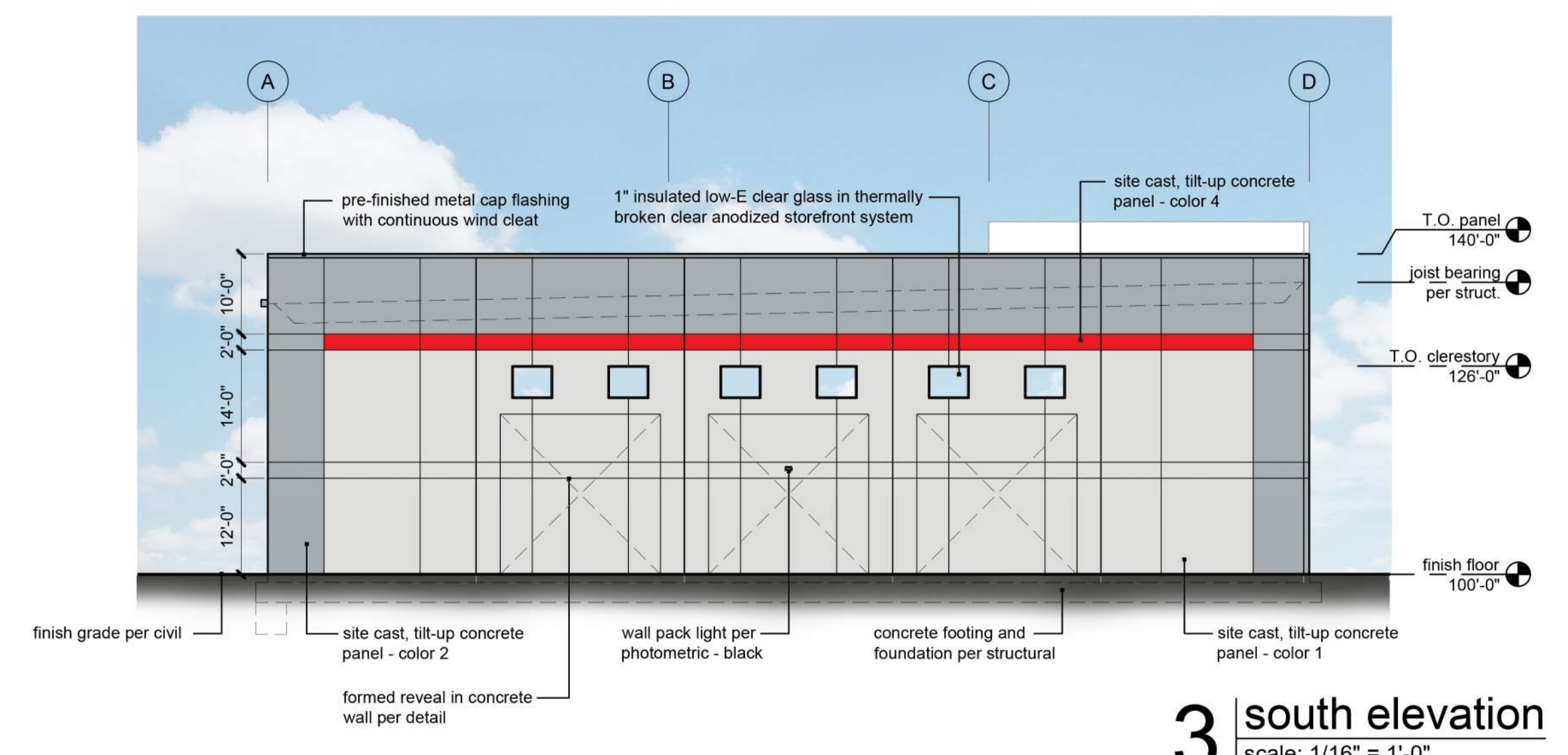
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 - P2 - color: Sherwin Williams SW6255 "Morning Fog", Ultracrete Fine Texture, Low Sheen Egg-Shell, apply per manufacturer's recommendations
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- caulk:** caulking colors selected to match adjacent walls
- storefront:** anodized aluminum frame, color: clear
- EIFS canopies:** direct applied EIFS system, fine finish, color: to match P-4
- glass:** 1" insulated low-E glass with argon fill
*use SOLARBAN 60 as basis (to meet U-value .29)
- pre-finished metal cap flashing, gutters, downspouts, and scuppers:** Holcim Elevate, color: "Cityscape"
- exterior hollow metal doors and frames:** Paint to match adjacent wall color
Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)

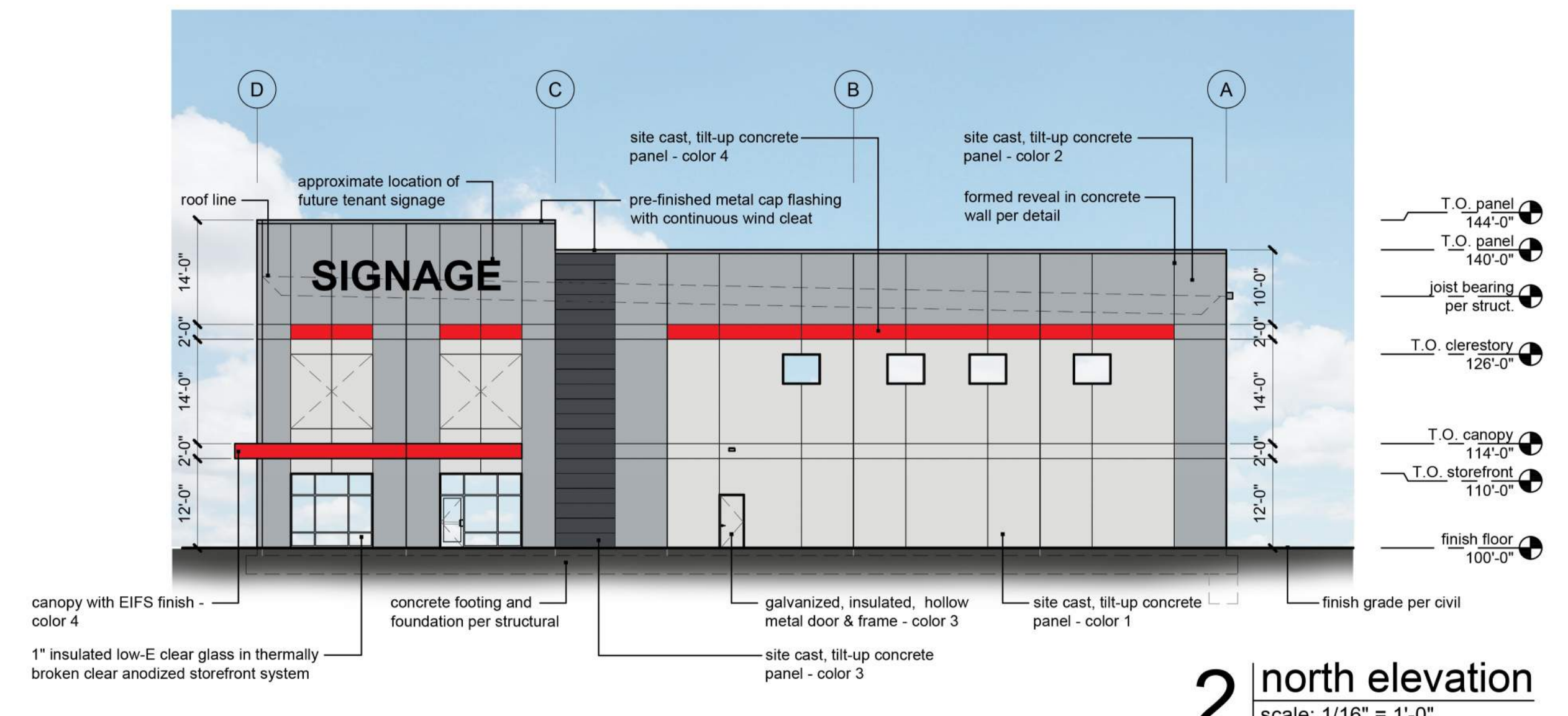
- bollards:** galvanized, paint safety yellow
- overhead doors:** manufacturer's pre-finished color: white
- dock seals:** dark gray
- signage:** all signage shall conform to the City of Kansas City, Missouri Zoning & Development Code 88-445 and shall require a sign permit prior to installation - (permit by sign vendor)



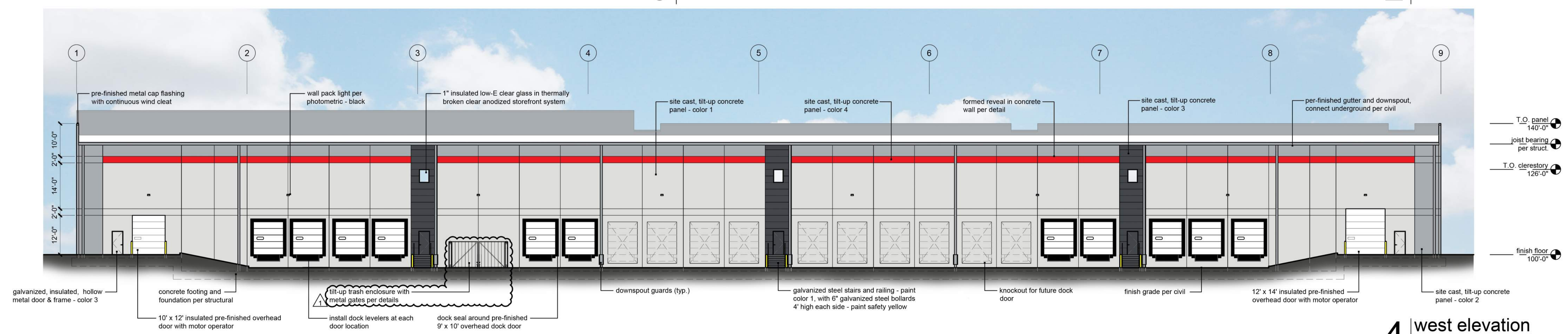
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scale: 1/16" = 1'-0"



3 south elevation
scale: 1/16" = 1'-0"



2 north elevation
scale: 1/16" = 1'-0"



4 west elevation
scale: 1/16" = 1'-0"

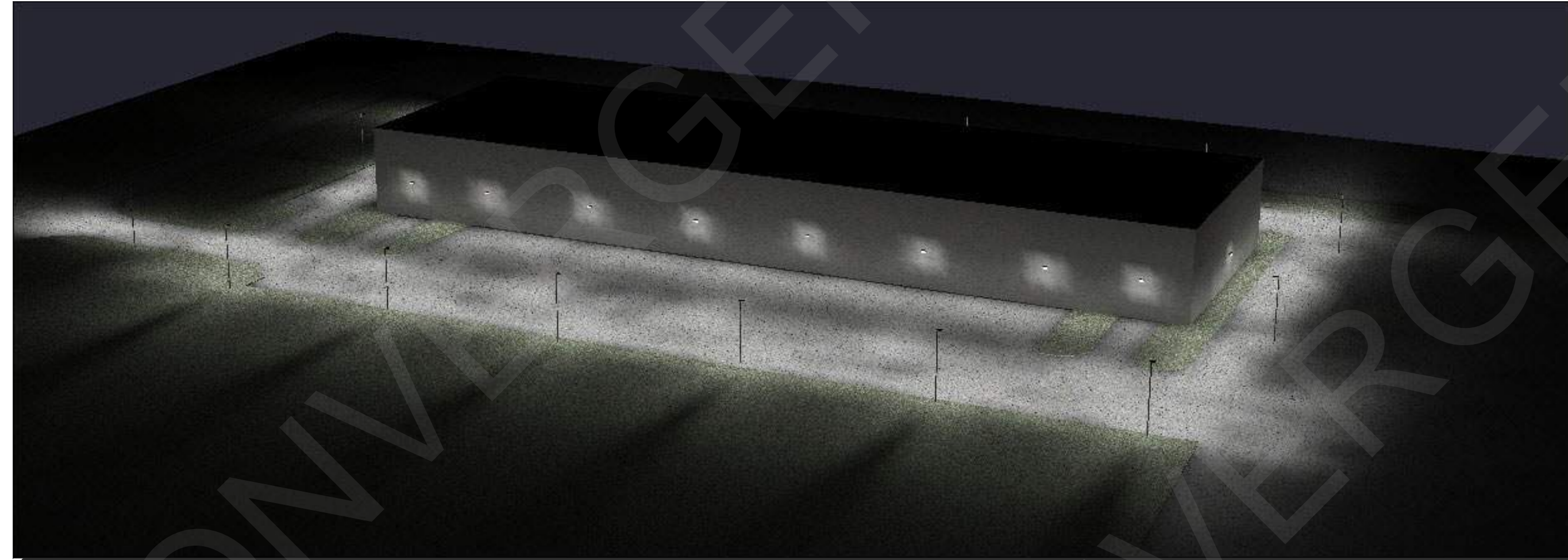
a new development for
Project Maartin
10220 N Everton Avenue
Kansas City, Missouri 64153

date 07.10.2024
drawn by DAE
checked by DAE
revisions

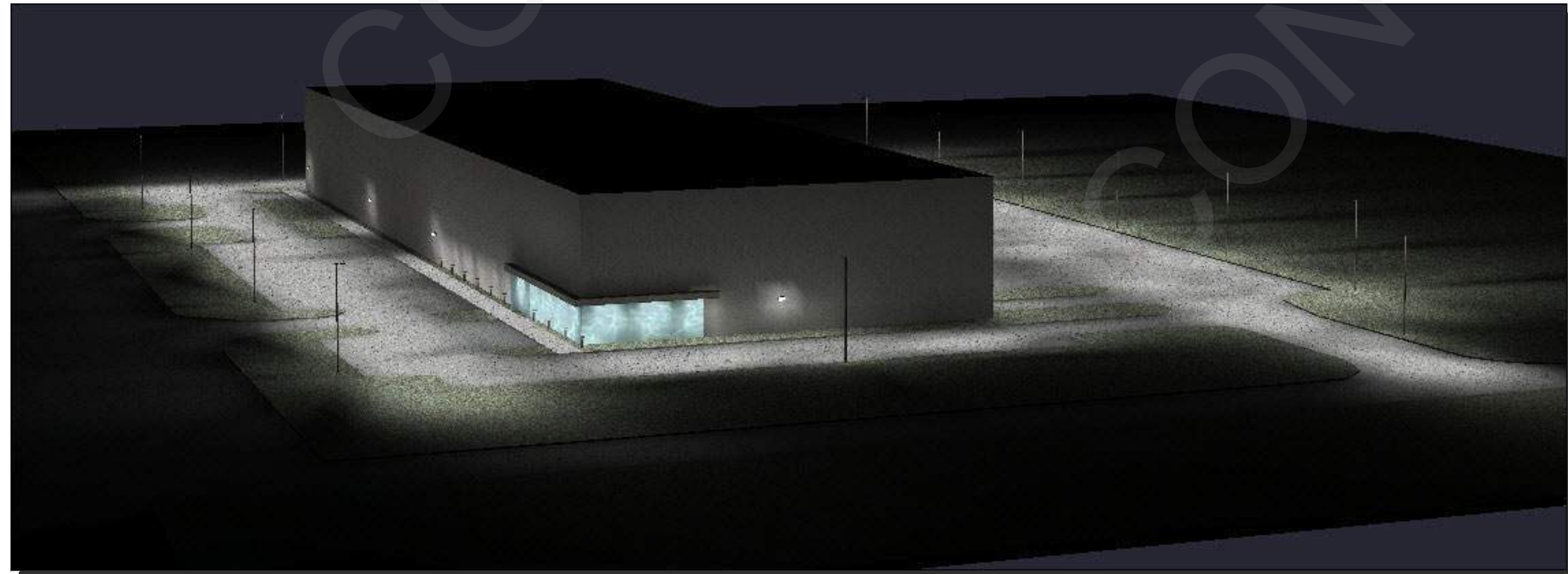
sheet number
A3.2
drawing type
planning
project number
23239

LIGHTING FIXTURE SCHEDULE

SYB.	TAG	QTY.	MODEL	DISCRIPTION	LLF	WATTS	LUMENS
	A-S2	4	(1) RAR2-480L-255-3K7-2-BC	BEACON-RATIO-3000°K-TYPE II-BC-SINGLE MT	0.900	257	20251
	B-S3	4	(1) RAR2-480L-295-3K7-3-BC	BEACON-RATIO-3000°K-TYPE III-BC-SINGLE MT	0.900	294	27338
	C-4F	6	(1) RAR2-480L-255-3K-4F-BC	BEACON-RATIO-3000°K-TYPE IV F-BC-SINGLE MT	0.900	255	29429
	D1	8	NU4-RD-SW-30K-LOPRO	ALPHABET-BRUCK-4 IN RD-3000°K-LOW PROFILE	0.900	26.72	2234
	L1	10	RBD-42L-23-3K7-270	BEACON RATIO BOLLARD-SQUARE-42 IN H-3000°K	0.900	27.5	2162
	WP1	8	RWL1-48L-45-3K7-3	BEACON -RATIO-WALL PK-3000°K-TYPE III DIST.	0.900	46.5	5561
	WP2	5	RWL1-48L-20-3K7-4W	BEACON RATIO WALL PK-TYPE IV DIST-3000°K	0.900	19.9	2569



VIEW OF DOCK DOORS



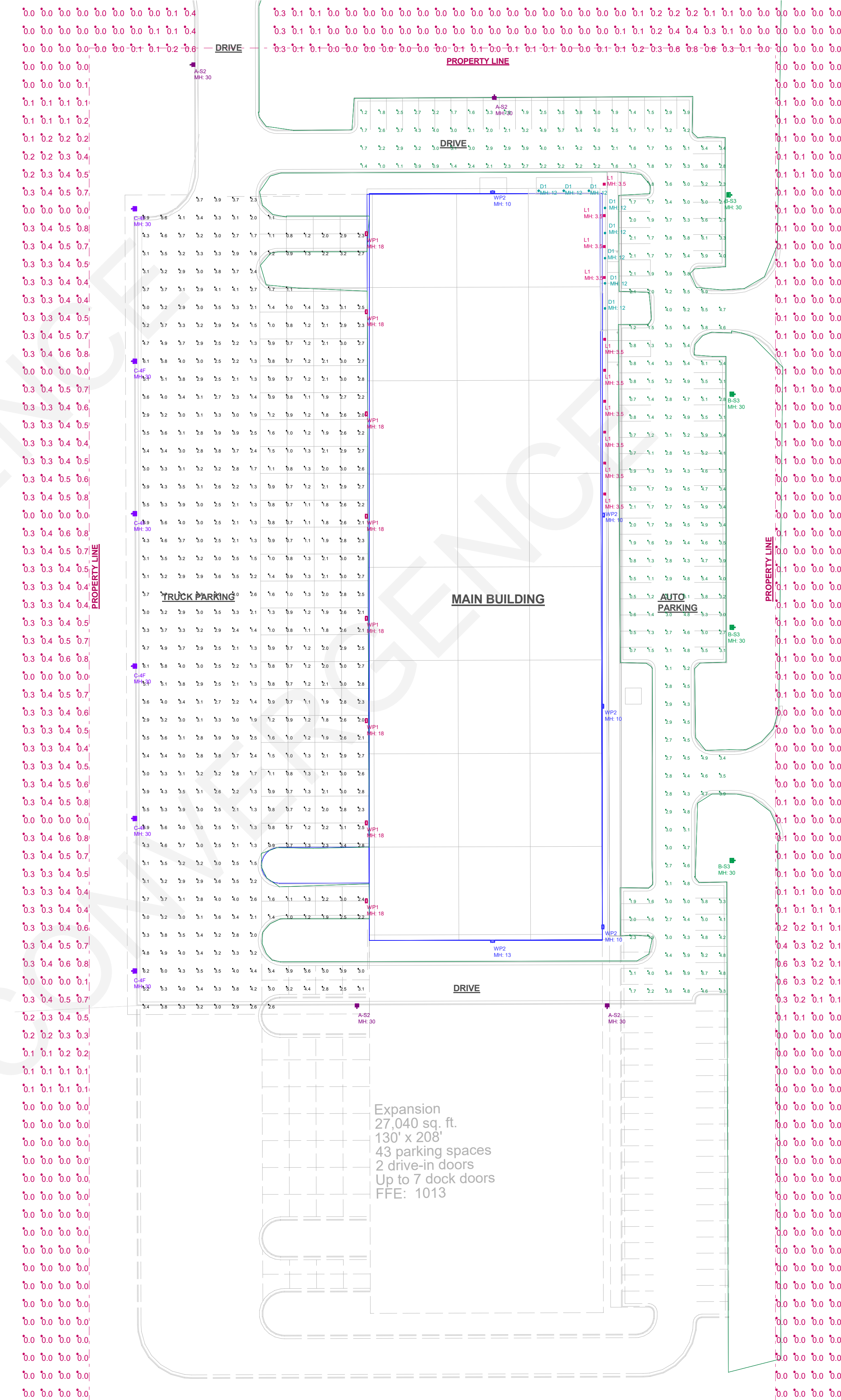
REVISED ENTRANCE

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CALCULATION SUMMARY IN FOOT-CANDLES

AREA	Avg	Max	Min	Max/Min
AUTO PARKING	3.3	6.9	0.5	13.8
PROP LINE-EASEMENT	0.1	0.8	0.0	N.A.
TRUCK PARKING	2.7	6.2	0.7	8.9

ASSUMPTIONS:
 Goal Illuminance:
 Parking: Avg. 2.5-3.5 FCs
 Min. FCs: 0.5 FCs
 Less than 15:1 Max to Min
 Fixtures Mounting Height:
 30'-0" Poles
 10 & 18'-0" Wall Mounted
 Building Height:
 Tallest Parapet: 44'*0"
 Reflectance's:
 Asphalt: 37%
 Stone/Stucco Bld: 50%
 Calculation Plane: @ 0'-0"



SITE LIGHTING PHOTOMETRICS
 Scale: 1 inch= 40 Ft. (printed on an ANSI D Paper Size)

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103 E 18th Avenue
 North Kansas City, MO 64116
 Phone: (816) 581-6300

Project Maartin
 10220 N Everton Avenue
 Kansas City, Missouri 64153

CALC-0195-MAARTIN EXTERIOR SITE LTG-KCMO-REV-02

DESIGNED BY: DJT
 REVISIONS
 REV-01: PER ARCH REDLINES
 REV-02: Add Prop Ln
 DATE: 8/30/2024

PROPERTY LINE



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):