CITY PLANNING AND DEVELOPMENT

CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development Development Management Division

> 414 E 12th Street, 15th Floor Kansas City, Missouri 64108 www.kcmo.org/planning

Project CKS Packaging Hearing Date January 5, 2021

nealing bale samoury 3, 2021

Item Case Request

#5 CPC-2020-00153 Development Plan

Item Staff Recommendation(s)#5 Approval with Conditions

Applicant

Will Dubois Davidson AE

Owner

Name

Location Generally located at the

northwest corner of NE 40th Street and N. Kimball Drive.

Area On about 15 acres

Zoning M1-5 Council District 1st

County Clay

School District North Kansas City

Surrounding Land Uses

North: Transport America, zoned M1-5.

East: Pomp's Tire, zoned M1-5.

South: Heartland Sheets, zoned M1-5. **West:** agricultural farmland, zoned M1-5. **All Directions:** industrial uses zoned M1-5.

Land Use Plan

The River Front Industrial Area Plan recommends Industrial land uses. The request conforms to this recommendation.

Major Street Plan

North Kimball and NE $40^{\rm th}$ Street are not classified by the Major Street Plan.

APPROVAL PROCESS

Staff Review City Plan
Commission City Council

PUBLIC HEARING REQUIRED

Yes

*Common City practices dictate the applicant post a Public Hearing sign on the property. This is a "courtesy notice" under section 88-515-04-C in the Zoning and Development Code and may be waived by the City Plan Commission. Due to the precautionary measures for Coronavirus/Covid-19 City Hall has been closed to the public. Therefore, this courtesy notice could not be created nor posted on the property.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on December 2, 2020, a summary of which is attached.

SUMMARY OF REQUEST

Applicant is seeking approval of development plan in District M1-5.

PURPOSE

Applicant is proposing of a development plan to allow for a building and parking lot addition which requires approval of the above-referenced requests.

HISTORY

Case No. 8126-P-26 - Ordinance No. 050410, passed by City Council on May 19, 2005, amended a previously approved preliminary development plan in District M-2a-p, to allow office, industrial and commercial uses.

CONTROLLING CASE

Case No. 8121-P-29 - Ordinance No. 090898, passed by City Council on November 19, 2009, amended a previously approved preliminary development plan on about 1,656 acres, in District M-2a-p, generally located on the north side of Highway 210 on both sides of E 40th Street to allow for existing and proposed office, industrial and commercial uses. (Current approved preliminary plan)



EXISTING CONDITIONS

Northland Park is a 1,656 acre industrial park on the north side of Missouri Highway 210, east of the Village of Birmingham. More than three quarter of the area has been developed with a mix of office, warehouse and light industrial uses. Two public streets provide access into the area. On the west, N. Kimball Drive is bordered by about 15 small to mid-size buildings. To the east, N. Norfleet Road is bordered by larger users such as two FedEx properties and Musician's Friend. Both streets lead north to the Intermodal Triple Crown and KC Mixing Center sites, and are connected by NE 40th Street and NE 41st Street.

The project site is approximately 15 acres specifically located at the northwest corner of NE 40th Street and N. Kimball Drive. The parcel is platted as Lot of Northland Park. The site has about 900 feet of frontage on N. Kimball Drive and about 670 feet along NE 40th Street. Access to the site is two existing driveways off both streets. The building also has access to an existing railroad spur on the west side of the building. The city map shows a regulated stream going under the building.

KEY POINTS

- Ordinance No. 51303 passed by City Council on March 7, 1980, rezoned about 2,200 acres from District RA to District M2ap.
- Northland Park is a 1,656 acre industrial park on the north side of Highway 210 east of the Village of Birmingham.
- Within the Bermingham Levee District.
- The current development plan approved by Ordinance No. 090898, passed by City Council on November 19, 2009, allows for up to 2.3 million square foot of office, warehouse industrial development in 6 phases.
- The developer is proposing a 60% building addition to the existing facility.
- The city map shows a regulated stream going under the building.

PLAN REVIEW

The applicant is requesting approval of a development plan in District M1-5 (Manufacturing 1 dash 5), to allow for a 143,462,000 square foot of addition to the existing 102,392 square foot office/ warehouse facility. The project plan is proposing a single story warehouse addition to the existing building. The parcels are currently Lots 8 A & B of Northland Park. The building addition is proposed to be constructed of white metal panels to match the existing building. Staff recommends that the addition march the existing building in color and tone.

Requested Deviations

None

Boulevard and Parkway Standards (88-323)

The standards are not applicable because this project is not within 150 feet of a boulevard or parkway.

Parkland Dedication (88-408)

No residential uses are proposed therefore parkland dedication is not required.

Parking and Loading Standards (88-420)

The plan shows 114 parking spaces which is in excess of the 37 parking spaces required by the Zoning and Development Code. The plan also provides 23 dedicated truck parking spaces along NE 40th Street. This parking proposed along a public right of way must be properly screened per 88-425. Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Landscape and Screening Standards (88-425)

A landscape plan is required because this is a development plan. The applicant has submitted a preliminary landscape plan that only addresses the areas of the proposed additions. Staff recommends that the plan be revised to expand the proposed landscaping to the entire site and focus on screening the entire site. Perimeter vehicular use area landscaping is required because this is a development plan.

Internal vehicular use area landscaping is required because this is a development plan and the proposed addition is more than 10 parking spaces.

Street trees are not required because this is a development plan and the proposed addition is more than 10%.

Staff recommends that the landscape plan be revised to provide the planting required by the code and the current approved Northland Park development plant plan as it relates to the screening of vehicular use area and loading docks adjacent to public right of way.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Outdoor Lighting Standards (88-430)

A lighting plan is required because this is a development plan. A lighting plan has been provided which meets the requirement of the zoning and development code.

The applicant's request conforms to the applicable requirements of this section.

Sign Standards (88-445)

A sign plan is required because this is a development plan. A sign plan has not been submitted. A sign plan must be submitted or a note be placed on the plan that states that signage shall meet the requirement of 88-445 in its entirety.

Pedestrian Standards (88-450)

The standards of this section do not apply because this is a development plan. The applicant is required to provide sidewalk along the frontage of the development.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

PLAN ANALYSIS

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the River Front Industrial Area Plan recommendations subject to the corrections recommended by staff.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed us is a permitted use in the M1-5 zoning district.

88-516-05-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. The proposed plan meets this criteria.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Staff recommends that sidewalks be installed along public streets to meet this criteria.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan provides for adequate utilities subject to the approval of Water Services Department.

88-516-05-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 proposed building addition will match the existing building in material and color.

88-516-05-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.

Staff recommends that the applicant submit a revised landscape plan that effectively provides the necessary street trees and screening of vehicular use areas and loading docks per code and the Northland Park Standards.

88-516-05-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 plan is compliant.

88-516-05-1. 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.

The parcel is currently farmed with crops. There are no trees on the site.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval subject to the following conditions** based on the application, plans, and documents provided for review prior to the hearing:

1. That plans, revised as noted below, are submitted and accepted by the following staff prior to ordinance request:

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.

- a. Revise title of plan to read "Development Plan".
- b. Consider relocating some of the proposed landscape plantings within the site to cover the public right of way per staff approval. That the landscape plan be revised to address the following:
 - i. Provide street trees in compliance with 88-425-03.
 - ii. Provide perimeter landscaping of vehicular use areas in compliance with 88-425-05. All parking and areas must be screened.
 - iii. Provide additional landscape with berms to screen the loading docks along N. Kimball as required by the zoning and development code and the Northland Park plan.
- c. Revise plan to provide 50% of the required short term and long term bicycle parking.
- d. Call out any request for waiver, deviation and modification to the subdivision regulations.
- e. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
- f. A signage plan for this development as required by Chapter 88-445-10 or a note on the face of the plan that signage shall comply with 88-445.

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.

- 2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
- 3. 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.

The following are recommended by the Land Development Division. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.

- 4. That the west half of N Kimball Drive shall be improved to Commercial Collector standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
- 5. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
- 6. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. The final stream buffer plan will not be approved for permitting until the waiver has been approved by City Council.
- 7. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
- 8. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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.

- 9. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
- 10. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
- 11. That the north half of NE 40th Street shall be improved to Commercial Collector standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
- 12. 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.
- 13. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
- 14. 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.
- 15. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.

The following are recommended by the Water Services Department. For questions, contact Heather Massey at heather.massey@kcmo.org.

16. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

The following are recommended by the Water Services Department. For questions, contact Jerald Windsor at Jerald.windsor@kcmo.org.

17. The developer shall follow the KCMO Rules and Regulations for domestic water and fire service lines.

The following are recommended by the Water Services Department. For questions, contact Robert Davis at Robert.davis@kcmo.org.

18. The developer must approval from Birmingha, Levee District prior to issuance of building permit.

The following are recommended by the Kansas City Fire Department. For questions, contact Michael Schroeder at Michael.schroeder@kcmo.org.

- 19. 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)
- 20. Fire hydrant distribution shall follow IFC-2018 Table C102.1
- 21. 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)
- 22. 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)
- 23. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

Respectfully Submitted,

Clif Aghi

Olofu Agbaji Planner

Meeting Sign-In Sheet

Project Name and Address

CKS Expansion

4000 N Kimball Dr. Kansas City, MO

Name	Address	Phone	Email		
Will Dubois	4301 Indian Creek Pkwy Overland Park KS, 66207	913.451.9390	will@davidsonae.com		
Kelly Dean	4100 N Kimball Drive Kansas City, MO 64161	651.688.4568	kelly.dean@transportamerica.com		





Public Meeting Summary Form

Project Case #
Meeting Date:
Meeting Location:
Meeting Time (include start and end time):
Additional Comments (optional):







Local Benchmarks: BM-#

- 1. BM # A ELEV.=728.74'
- 1.1. PLUS CUT ON THE SOUTHEAST CORNER OF THE 1ST
 CURB INLET NORTH OF THE INTERSECTION OF 40TH ST &
 KIMBALL DR. AND ON THE WEST SIDE OF KIMBALL DR.
- 2. BM # B ELEV.=729.08'

 2.1. SQUARE CUT ON THE TOP OF THE NORTH END OF THE CONCRETE CURB RUNNING ALONG THE EAST SIDE OF THE CKS PACKAGING BUILDING AT 4000 N. KIMBALL DR.
- 3. BM # C ELEV.=727.46'

 3.1. PLUS CUT ON THE SOUTHWEST CORNER OF CURB INLET LOCATED ON THE NORTH SIDE OF 40TH ST. IN BETWEEN THE R/R CROSSING AND THE INTERSECTION OF 40TH ST & KIMBALL DR.

Utility Contacts

Sewer Department
WaterOne
Kansas City Power & Light
Atmos Energy
Comcast Cable
AT&T
City Inspections

(913) 895-1800 (816) 420-4716 (888) 286-6700 (913) 535-8490 (913) 383-4884 (913) 971-7900

(913) 971-9311

Property Legend — — — right of way — property lines — easements

<u>Grading Legend</u>

proposed major contour

proposed minor contour

<u>Utility Legend</u>

existing proposed

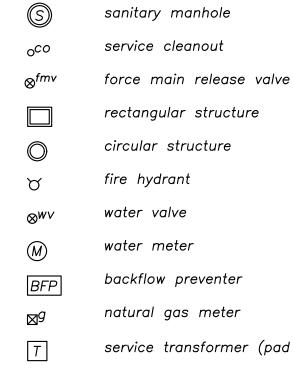
<u>Linetypes</u>

sanm	sanitary main
sans	sanitary service
= $=$ $=$ $=$ $=$	storm sewer (existing)
	storm sewer (solid wall, proposed
	storm sewer (solid wall, proposed
=======================================	storm sewer (perforated, propose
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)

> fence—chainlink fence—wood fence—barbed wire

underground cable/phone/data service

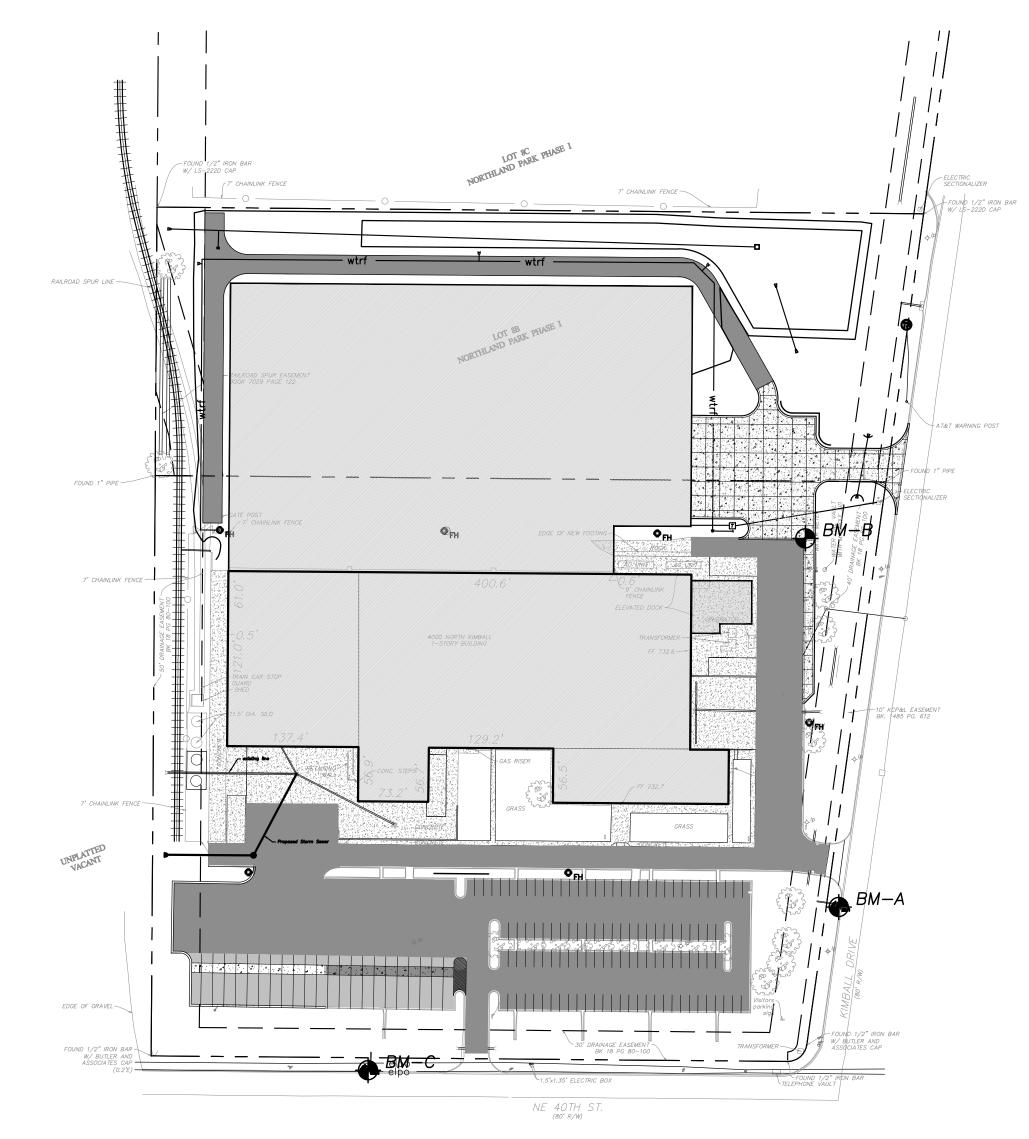




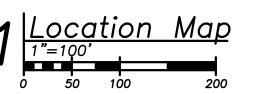
My water meter
BFP backflow preventer
¬ natural gas meter
¬ service transformer (pad mount)
¬ primary switch gear
¬ light pole
¬ cable/phone/data junction box
¬ street light
¬ pedestrian street light
Ø electric pole
¬ guy wire
¬ end section

A building expansion for CKS Packaging

Section 1, Township 50 South, Range 32 East City of Kansas City, Clay County, Missouri





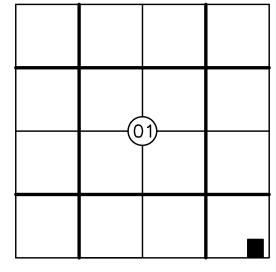


<u>General Notes</u>

- All work within the road right—of—way shall conform to the technical specifications and design criteria for public improvement projects of the city of Kansas City, Missouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Kansas City, Missouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right—of—way shall be in conformance with the Manual of Uniform Traffic Control
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of MIssouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right—of—way and for damaged improvements such as curbs, sidewalks, street light
 and traffic signal junction boxes, traffic signal loop lead—ins, signal poles, etc. Damaged improvements shall be repaired in conformance with
 the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48—hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.

<u>Sheet Index</u>

C1.0 — Cover C1.1 — Notes C1.2 — Site Plan C1.4 — Utility Plan C2.1 — Grading Plan



LOCATION MAP

SECTION 1, TOWNSHIP 50, RANGE 32

CLAY COUNTY, MO

SCALE: 1" = 2000'

<u>Civil Engineer:</u>

Davidson Architecture & Engineering, LLC Mr. Paul A. Miller, P.E. 4301 Indian Creek Pkwy. Overland Park, KS 66207 Phone: (913) 451—9390 Email: Paul@davidsonae.com

<u>Owner Information</u>

4000 North Kimball LLC 445 Great Southwest Pkwy SW Atlanta, GA 30336

CKS Packaging 4000 N Kimball Ave, Kansas City, MO 64161

<u>Utility Notes</u>

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at—grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one—call and city records.

Legal description:

ALL OF LOTS 8A AND 8B OF THE CERTIFICATE OF SURVEY OF LOT 8, NORTHLAND PARK PHASE I, RECORDED JULY 20, 1994 AS DOCUMENT NO M-27521 IN CABINET D AT SLEEVE 54, A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Overland Park, KS 66207 phone: 913.451.9390 fax: 913.451.9391 www.davidsonae.com

Davidson Architecture

4301 Indian Creek Parkway

& Engineering, LLC
License # 2010029713

OF MISSOURING

PAUL A.

NUMBER

E-28140

Paul A. Miller License # E-28140

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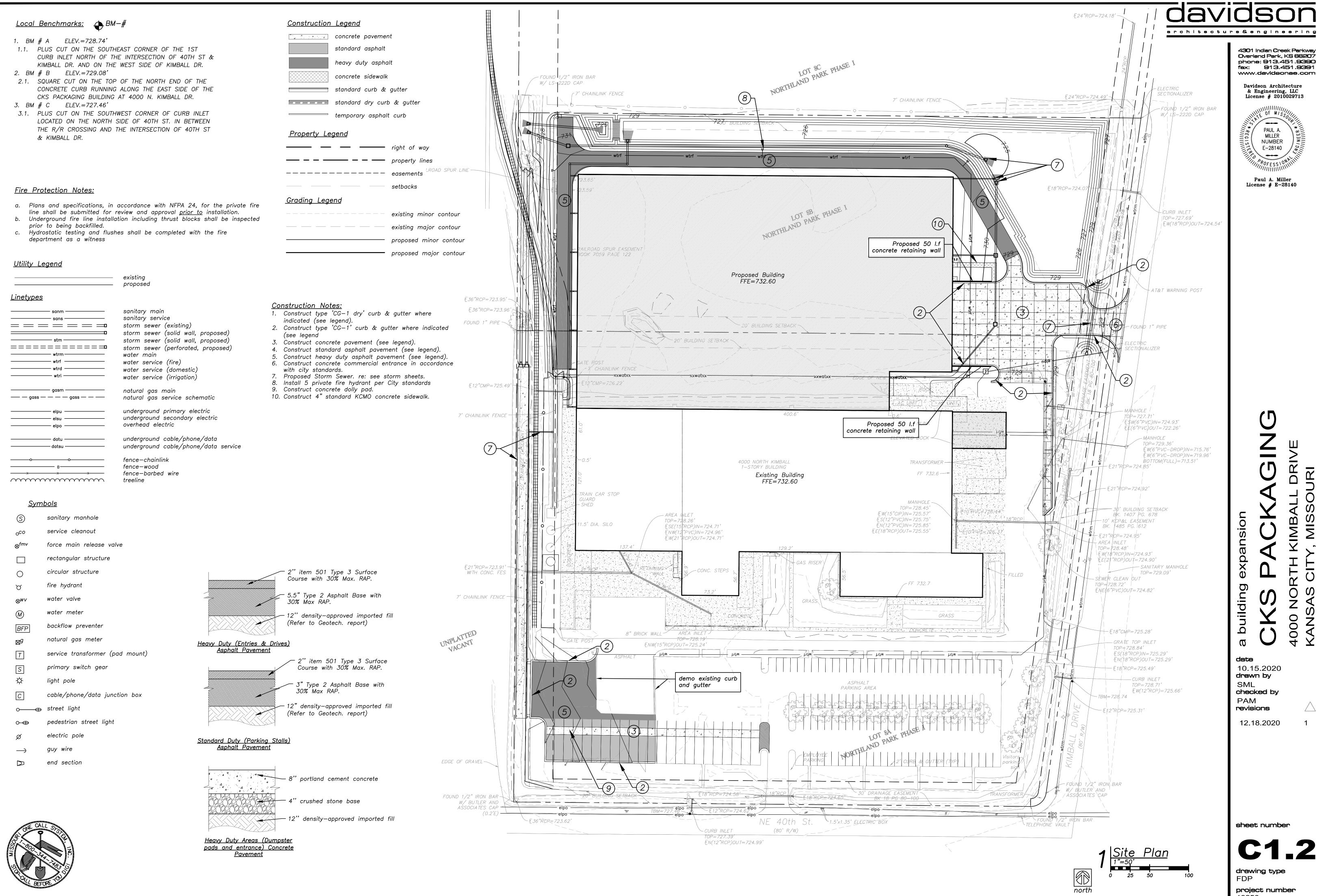
date
10.15.2020
drawn by
SML
checked by
PAM

revisions

sheet number

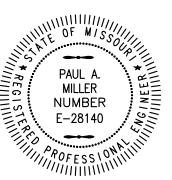
C1.0

drawing type FDP project number



4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 fax: 913.451.9391 www.davidsonae.com

Davidson Architecture & Engineering, LLC License # 2010029713



Paul A. Miller License # E-28140

ansio exp

 $\boldsymbol{\omega}$ date 10.15.2020 drawn by SML checked by PAM revisions

12.18.2020

sheet number

drawing type FDP project number



Project Synopsis

Kansas City, Missouri Governing Municipality: Governing Code: 2012 IBC M1-5 Zoning: B (office), S-1 (warehouse) Occupancy: 435,642 sq. ft., 10 acres Lot 8A Site Area: Lot 8B Site Area: 217,934 sq. ft., 5 acres Total Site Area: 653,576 sq. ft., 15 acres 102,392 sq. ft. 143,462 sq. ft. Exist. Building Area: 143,462 sq. ft.
245,954 sq. ft.
Unlimited, 60 clear, fire sprinkler provided throughout Proposed Building Area: Total Building Area: Allowable Building Area: Existing Parking: Proposed Parking: 114 spaces (54 removed) 1 per 4 employees, 65 employees upon completion of addition, Parking Required: 16 spaces required Trailer Parking: 23 spaces

Legal Description

Lot 8A and Lot 8B, Northland Park, Kansas City, Clay County, Missouri

Construction Notes (##)

1. Existing site improvements to remain. 2. Existing access to site to remain.

3. Contractor to confirm ADA accessible path from existing designated parking stalls to building.

4. Existing concrete pad for ground mounted HVAC units to remain. 5. Demo along existing curb line and connect new concrete drive.

6. Provide new curb cut to N. Kimball Drive. Align with NE 41st Street.

7. Remove existing water line loop and fire hydrant system on north side of existing building. See civil sheets for new fire loop configuration.

8. Match finish floor elevation of building addition with existing building. 9. Provide 8 truck dock locations on east side of building addition. Finish grade of truck court at 4'-0"

below finish floor (typ.)

10. Furnish and install concrete dock apron and vehicular entry for new pavement construction. 11. Provide 20'-0" fire access drive around new building addition.

12. Provide hammerhead turnaround for fire trucks on west side of fire access lane.

13. Decomission existing rail spur and provide new spur to west.

14. Proposed stormwater detention location and configuration per civil engineering sheets.

15. Demo existing parking spaces and interior island to provide eleven (11) trailer pakring spaces. 16. Provide exit door access around the perimeter of the building addition per 2012 IFC 2306.6.1.1.

17. Provide concrete landings at all exit doors from new addition. 18. Provide vehicular access through existing curb to trailer parking spaces.

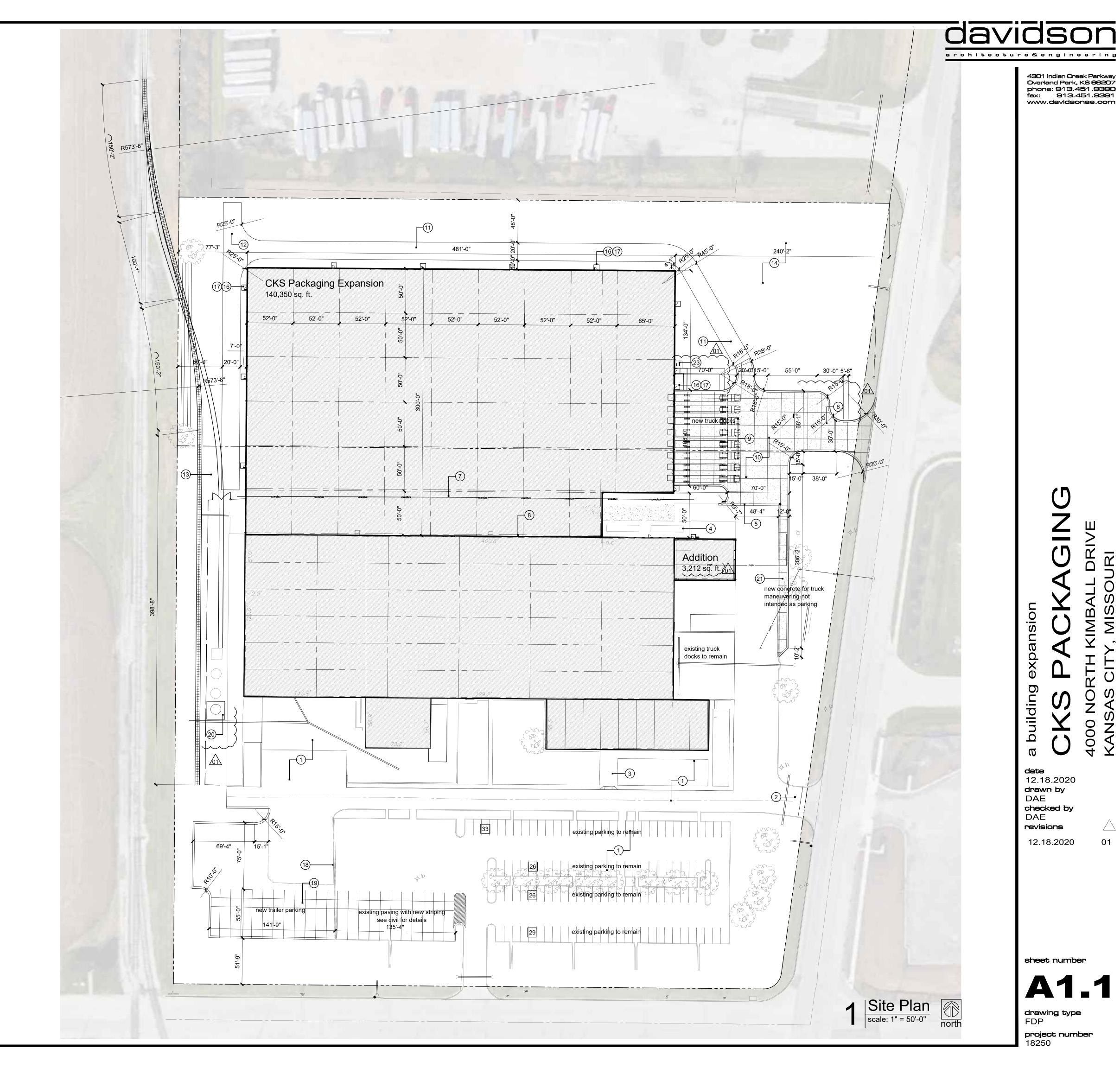
19. Provide 10'-0" wide concrete dolly pad for all trailer parking spaces.20. Location of new silo.

21. Install additional 12'-0" of concrete paving along east edge of existing dock maneuvering area.

(22. Provide bicycle parking spaces with "inverted U" bike racks that meet City of Kansas City site

design standards for bicycle parking. 23. Any outdoor storage must comply with KCMO City Code 88-425-09; none is identified for this

project.



4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 fex: 913.451.9391 www.davidsonae.com

expansion

date 12.18.2020 drawn by DAE checked by DAE revisions

building

12.18.2020

01

drawing type FDP project number

sheet number

- SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- 3. 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.
- 5. THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- 6. 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.
- 8. THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", 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.
- 10. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- 11. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- 12. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF KANSAS CITY, MO AND THE LANDSCAPE
- 13. PLANTING OF TREES, SHRUBS 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.
- 14. STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SEEDED AREAS AS NOTED ON LANDSCAPE PLANS.
- 15. 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

native grasses and forbes: 22,843 S.F. or .52 AC

(native seed drill to be used to distribute all seed)

panlcum vlrgatum (swltchgrass) ratblda plnnata (yellow coneflower)

REMOVE LITTER AND DEBRIS (TRASH, LEAVES, SAND ETC.)

REPAIR BARE SPOTS (USE DESIGN MIX: MAINTAIN DENSITY)

ADDRESS ANIMAL DAMAGE (CANADA GEESE, DEER, ETC.)

NATIVE VEGETATION MAINTENANCE LONG TERM (3 + YEARS)

EVALUATE PLANT COMPOSITION (INVASIVES, GRASS/FLOWER RATIO)

CHECK FOR STANDING WATER AND SATURATED SOILS

(northern sea oats)

SEDIMENT REMOVAL

BMP SCHEDULE & MAINTENANCE

rudbeckla hirta (black-eyed susan)

NATIVE VEGETATION MAINTENANCE ESTABLISHMENT PERIOD (1-3 YEARS)

WATER PLANTS (SEEDED AREAS UP TO 8 WEEKS, PLUGS IN DROUGHT) WEED CONTROL (FLAIL MOW, STRING TRIM, SELECTIVE/PRE-EMERGENT

MONITOR AND REPAIR EROSION (STABILIZE SOIL, REPLACE PLANTS ETC.)

penstemon digitalis (foxglove beard tongue) latris pychnostachya (prairie blazing star)

INSPECT DRAINAGE AREA (PARKING LOT SWEEPING, OPEN DUMPSTERS ETC) ANNUALLY (SPRING)

VEGETATION CLEAN UP (STRING TRIM, SPOT SPRAY, PRESCRIBED BURN) ANNUALLY (SP. OR FL.

baptisla alba var. macrophylla (wild false indigo) (canadian wild rye)

cover crop (60lbs per ac):

elymus canadensis

MONTHLY

MONTHLY (SPRING OF

ANNUALLY (SP. OR FL.

ANNUALLY (SP. OR FL.

ANNUALLY SPRING

FALL AS NEEDED)

- 17. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TRE BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS. AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZE INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- 18. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITE APPROVAL BY THE OWNER PRIOR TO PLANTING.
- 19. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BU PAVEMENT, LANDSCAPE BEDS SHALL BE SEEDED WITH TO TALL FESCUE UNLESS OTHERWISE INDICATED BY THE OW
- 21. PREPARE PLANTING BEDS BY INCORPORATING AN APPRO COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM I 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXIS BY ROTOTILLING OR OTHER APPROVED METHOD TO A MII DEPTH OF 12".
- 22. APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS A GROUND COVERS AT RATES RECOMMENDED BY MANUFA DURING FIRST PLANT WATERING FOLLOWING INSTALLATION
- 24. TREE PROTECTION FENCING SHALL BE INSTALLED AND AF BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANG PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PAR VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ALLOWED WITHIN THE FENCING. IF THE FENCING MUST B REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- 25. A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREE REMAIN. TREES CONFLICTING WITH BUILDING OR OVERL LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 1 CLEARANCE UNDER CANOPY.
- 26. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH D TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIM MOISTURE CONTENT.
- 27. THE ENTIRE SURFACE TO BE SEEDED SHALL BE REASONA SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DE
- 28. FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.

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4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 fex: 913.451.9391 www.davidsonae.com

architecture & engineering

(see BMP schedule this page)



9328 catalina street prairie village, kansas 66207 office - 913.424.8311 kvogt@verdigrismidwest.com



12.15.2020

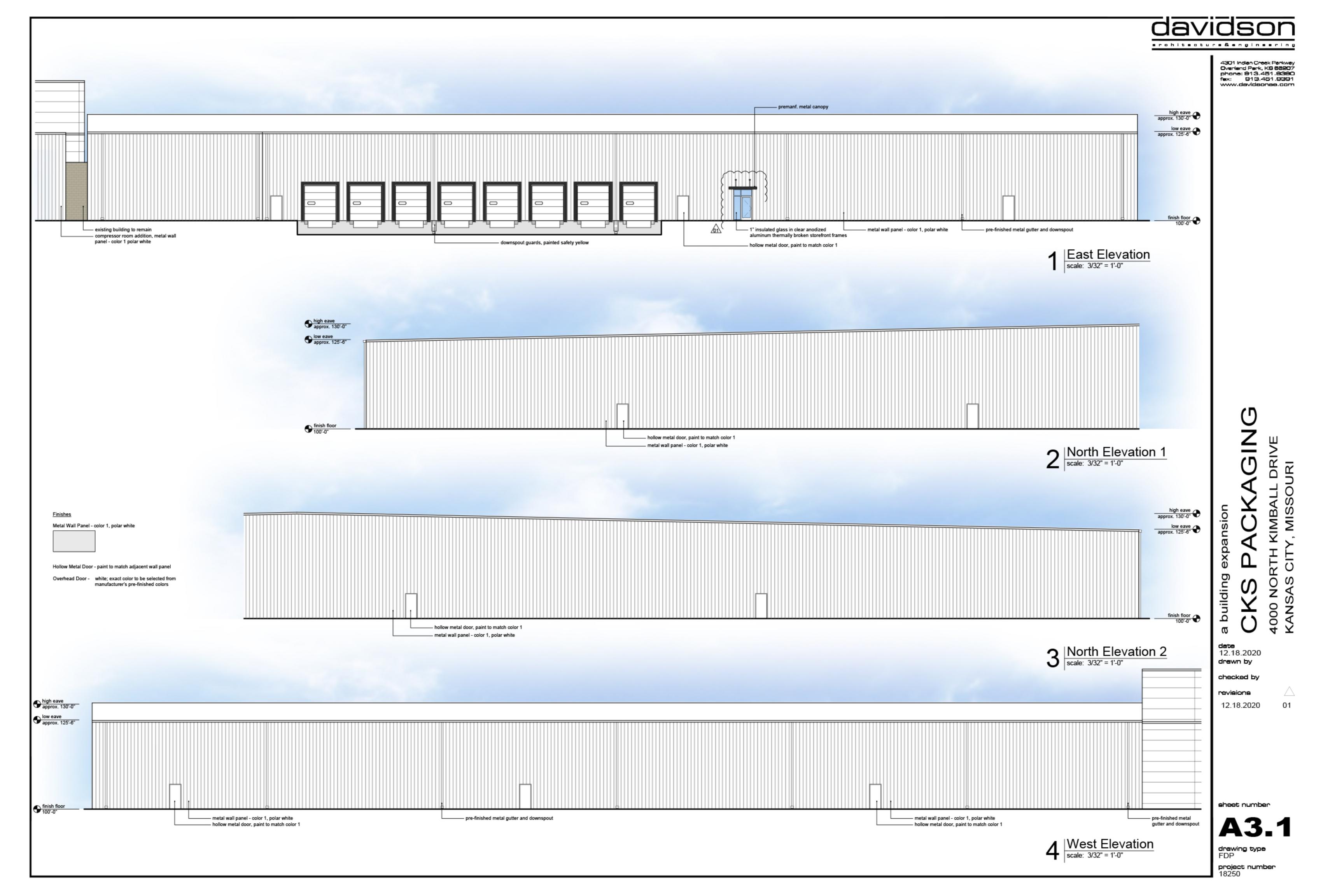
date 10.16.2020 drawn by checked by revisions

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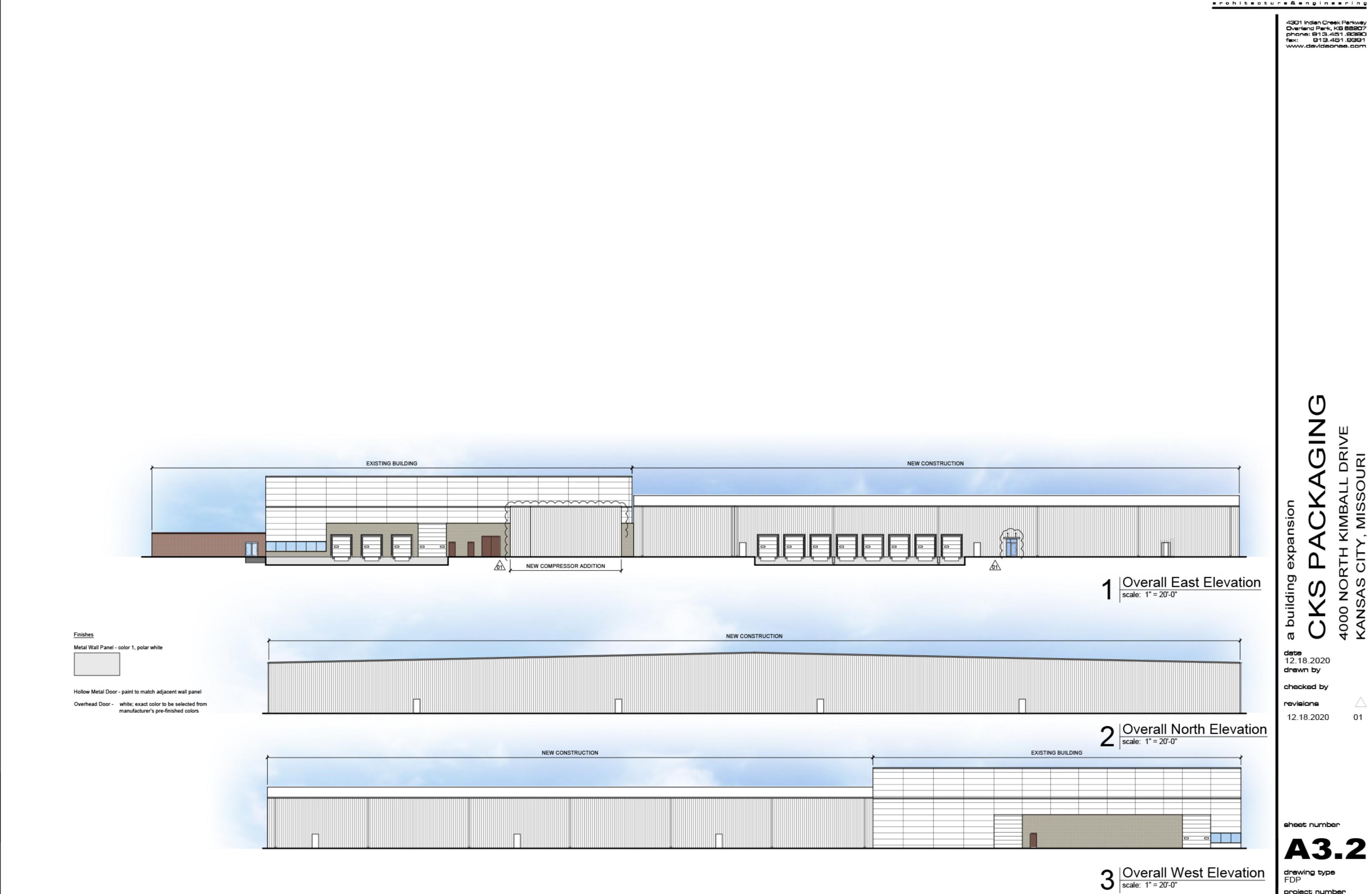
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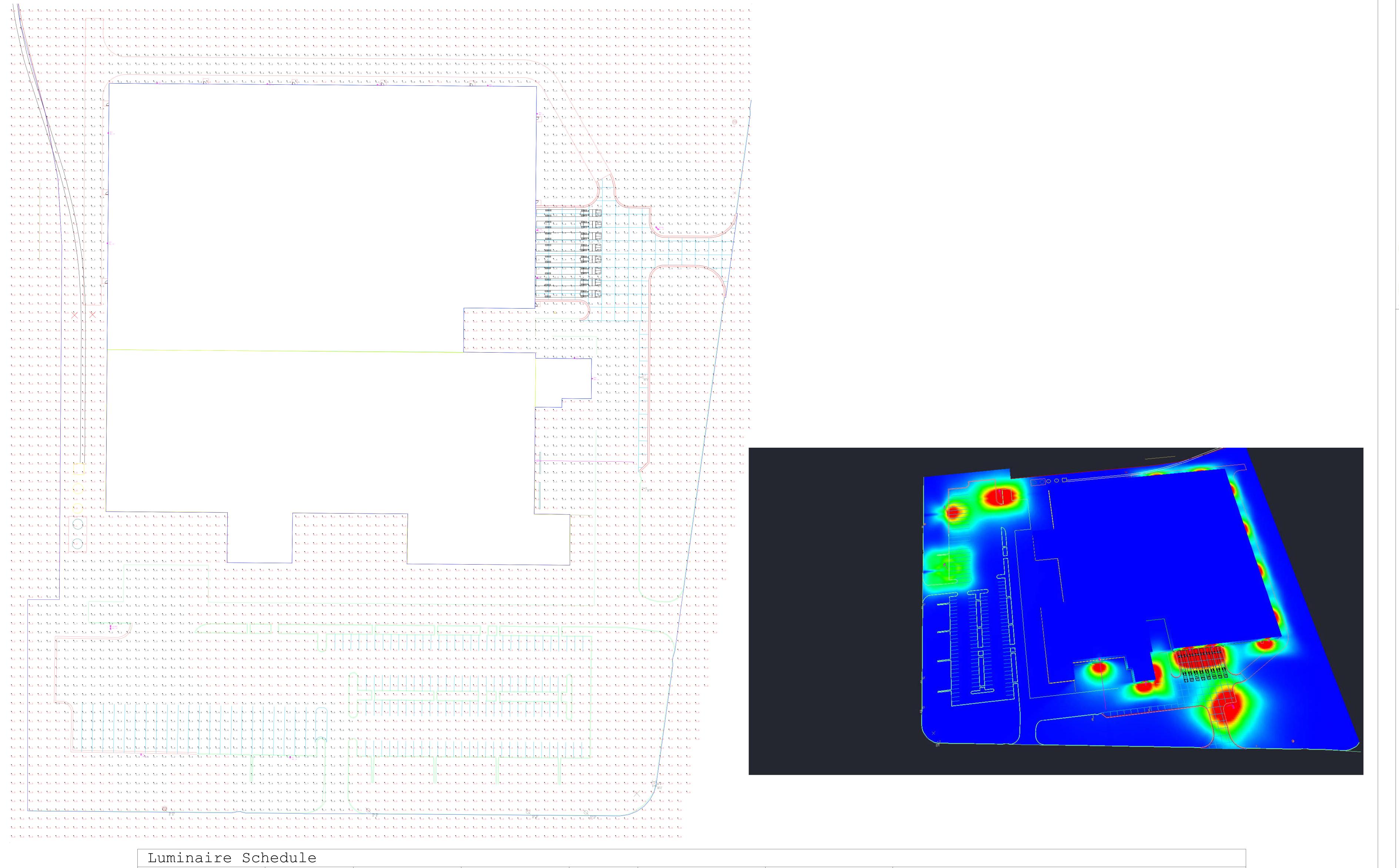






A3.2

drawing type FDP project number 18250





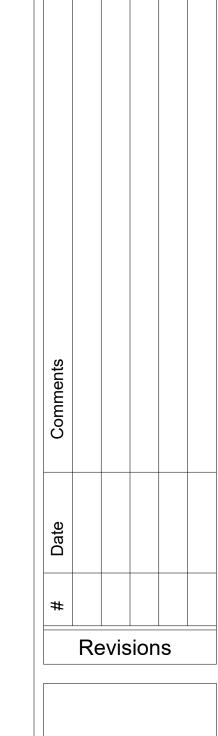
Symbol	Qty	Label	Arrangemen	t LLF	Lum. Watts	Lum. Lumens	Description
→	1	FLD	SINGLE	0.900	196.988	24251	FL200-NW-G1-x-FL-8-BZ
	1	S4	SINGLE	0.900	187.881	25824	AL-190W-U-40-T4
	2	S4-DBL	BACK-BACK	0.900	187.881	25824	(2)AL-190W-U-40-T4
	2	S4-WM	SINGLE	0.900	187.881	25824	AL-190W-U-40-T4 WMB
	1	S 5	SINGLE	0.900	188.168	26309	AL-190W-U-40-T5S
->	9	WP1	SINGLE	0.900	89.8	9637	LPW-32-90-NW-G3-3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PARKING LOT AND DRI	Illuminance	FC	1.64	13.4	0.0	N.A.	N.A.
FIRE LANE	Illuminance	FC	1.40	7.3	0.0	N.A.	N.A.
SOUTH PARKING LOT AND DR	Illuminance	Fc	0.56	6.9	0.0	N.A.	N.A.

FOOTCANDLE READING TAKEN AT 2.5FT ABOVE MOUNTING HEIGHTS PER FIXTURE LABEL

10201 West, 105th Street Overland Park, KS 66212 https://cosalesrep.com/

SALES D



Drawn By: Craig Skinner
Checked By:
Date:11/20/2020
Scale: 1in = 40ft

SKS PACKAGING

EXTERIOR