



CITY PLAN COMMISSION REPORT

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

Project Name

Gotcha Covered

Hearing Date October 19, 2021

Docket # Request

- 5.1 CD-CPC-2021-00112 Area Plan Amendment
- 5.2 CD-CPC-2021-00113 Development Plan
- 5.3 CD-CPC-2021-00114 Rezoning
- 5.4 CD-SUP-2021-00066 Special Use Permit
- 5.5 CLD-FnPlat-2021-00026 Final Plat

Applicant

Judd Claussen
Phelps Engineering

Owner

Shelly Little
10705 E State Route 150
Kansas City, MO 64149

Location 14707 Prospect Ave
Generally located at the southeast corner of Highway 150 and Prospect Avenue.

Area Zoning About 9.31 acre R-80

Council District 6th

County Jackson

School District Grandview 130

Surrounding Land Uses

North – Midwest Shredding Service, agricultural, MO-150

South – undeveloped, agricultural, No. 91 Lake

East – undeveloped, agricultural

West – undeveloped, agricultural

Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Office land use. The request doesn't conform to this recommendation.

Major Street Plan

There is a Local Link at this location according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. 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 hosted a public meeting on October 11, 2021. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

Property is undeveloped and used for agricultural purposes

SUMMARY OF REQUEST

CD-CPC-2021-00112 - A request to approve an area plan amendment to change the land use recommendation from office to industrial to allow the use of warehousing, wholesaling, and storage.

CD-CPC-2021-00114 - A request to approve a rezoning from R-80 (Residential dash 80) to M1-1 (Manufacturing 1 dash 1) to allow the use of warehousing, wholesaling, and storage on about 9 acres.

CD-CPC-2021-00113 - A request to approve a development plan, which also act as a preliminary plat to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1).

CD-SUP-2021-00066 – A request to approve a Special Use Permit to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1).

CLD-FnPlat-2021-00026 - A request to approve a final plat to create one (1) lot and one (1) track to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1)

KEY POINTS

- Gotcha Covered Development Plan
- Area Plan Amendments
- Rezoning from R-80 to M1-1
- Special Use Permit
- Final Plat

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

- 5.1 Approval without conditions
- 5.2 Approval with conditions
- 5.3 Approval without conditions
- 5.4 Approval with conditions
- 5.5 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

No relevant cases for site were found.

PLAN REVIEW

The site located on the southeast corner of Hwy150 and Prospect Avenue is heavily wooded and previously undeveloped. The site is made up of Lot 1 and Tract 1. On Lot 1 the proposed use is warehousing, wholesaling, and storage for Gotcha Covered. The plans show 25 bins towards the center of the site, each 6 feet tall to hold landscaping and other natural ground materials, along with a 50' by 71' pole barn. Additionally, 20 bins will be located on the western portion of the site adjacent to a 50' by 80' pole barn. On the northern edge of the site there is an existing building and the plans show proposed demolition to make space for a new office building in the same area. Tract 1 on the southeastern corner of the site will serve as a bioretention area and BMP easement.

Access to the site is from Prospect Avenue, just off HWY150. Staff understands customers will enter the site, load their vehicle, and exit, therefore only a limited amount of parking is necessary. Six parking spaces are proposed for the office building in addition to pedestrian connection around the proposed building. Pedestrian sidewalks around the perimeter of the site are not necessary as there would be minimal connection to the surrounding areas, and most of the land use is undeveloped/agricultural. The access driveway will be gated for security purposes.

Staff has worked with the applicant to request proper screening for the entire site and bins. The plans show a proposed 6-foot-tall wood privacy fence around the entire site. Existing trees along Prospect Avenue and Hwy150 will be preserved as screening, as well as additional vegetative screening where the existing is sparse.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Screening of outdoor display & work areas in compliance with 88-425-09.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Subject to conditions	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	No signage plan provided. All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS**Rezoning Analysis**

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The Martin City/Richards-Gebaur Area Plan recommends Office land use. The request doesn't comply to this recommendation; therefore, an area plan amendment is request along with the rezoning application.

88-515-08-B. Zoning and use of nearby property;

Properties to the north include undeveloped agricultural land and Midwest Shredding Service, and zoned M1-5 and R-80. To the east, property is zoned M1-5, and largely undeveloped. To the south and west, land is zoned R-80 and contains some small lakes.

88-515-08-C. Physical character of the area in which the subject property is located;

The property is heavily wooded and undeveloped with one existing structure. There is an existing paved access drive to the site from Prospect Avenue.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The site is served by water but documentation is required to verify compliance of a septic system for the proposed building. If the proposed septic system cannot meet code requirements, the developer is responsible for extending a public sanitary sewer main, as conditioned by Land Development staff.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning is R-80 and the Outdoor Warehousing, Wholesaling, Storage, and Freight Movement use is not permitted under the existing zoning. Under R-80 zoning, housing, mainly single family, is the most typical and suitable use. Satellite images show potential dumping and deteriorating structures, so the site does not appear to be used appropriately in its current state. Without rezoning, the desired use for this property is not possible.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has never been developed; therefore this criteria is not applicable.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because of the natural barrier and required screening around the perimeter of the site; however, the proposed change in zoning district would allow a more intense use with an expectation of an increase in traffic.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning and area plan might inhibit the use of the existing property as it is currently disheveled and not used as the R-80 zoning or Area Plan intends it to be used; however, a future residential development could occur under the existing zoning.

Special Use Permit Analysis

No special use application may be approved unless the board of zoning adjustment finds that the proposed use in its proposed location:

88-525-09-A. Complies with all applicable standards of this zoning and development code;

The revised plans and staff conditions, if adhered to, show this development will be in compliance with the Code standards. Standards related to this site can be found below in the Plan Review Criteria section.

88-525-09-B. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;

In staff's opinion, it is in the interest of a community to see a vacant property to be reused to serve the community.

88-525-09-C. Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;

The proposed plan and use are of a similar character to the other industrial operations on nearby properties. Although the character of the project fits in with the surrounding areas, there will be an increase in impervious surface to 26 percent of the site, and truck traffic to the site to pick up materials.

88-525-09-D. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and

The proposed use will increase truck and heavy vehicle traffic to the area. Overall, the industrial use is compatible with the surrounding area, as to disturb many residences or other businesses.

88-525-09-E. Will not have a significant adverse impact on pedestrian safety or comfort.

Currently, there is no sidewalk around the property. Staff does not feel it is necessary to require sidewalks on the perimeter of the property, as there is no pedestrian connection to the surrounding areas. The majority of traffic coming and going from the site will be vehicular.

Plan Review Criteria (88-516-05)

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies, subject to conditions and approval of the requested area plan amendment, with applicable zoning code, city ordinances, and policies.

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

Rezoning from R-80 to M1-1 designation will establish use of the property as a data center. The proposed use is in consistency with the approved use.

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.

Ingress and egress to and from the site is located at the proposed drive on Prospect Ave. The site has ample room for trucks to maneuver around the bins and enter and exit the site.

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 does not feel it is necessary to require sidewalks on the perimeter of the property, as there is no pedestrian connection to the surrounding areas. The majority of traffic coming and going from the site will be vehicular. There is appropriate pedestrian connection from the parking area to the proposed office building.

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

The requirement will be satisfied with requirements listed in the Conditions Report. The septic system for the proposed office building must be verified to accommodate the building's use otherwise the developer shall provide sewer service by other means, which may require an extension of public sanitary sewer.

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.

As the surrounding area is mostly agricultural, thus the proposed pole barns and material bins conform to other similar structures in the area.

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.

The plan proposes to maintain the existing tree lines and vegetation on the site to provide screening from the road. Additionally, the plans show a 6 foot tall wood privacy fence around the entire site. Because the use for this site is outdoor storage, and it abuts residential zoning, the currently proposed wood fence materials are not in compliance with 88-425-09-B. The condition reports dictates the material must be revised to vinyl coated chain-link, wrought iron, or other decorative metal fencing, prior to ordinance request.

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 entire proposed impervious area is approximately one-quarter of the entire project site. The designated bioretention will accommodate the additional runoff from the increase in impervious surface.

88-516-05-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.

As stated, the plan proposes to maintain the existing tree lines and vegetation around the site to act as screening.

PRELIMINARY PLAT REVIEW CRITERIA (88-545-06)

No preliminary plat may be approved unless the decision-making body finds that the proposed subdivision conforms with all adopted plans of the city and complies with all applicable standards of this zoning and development code.

Subject to conditions stated in the attached Corrections and Conditions Report, the proposed preliminary plat generally conforms to the code.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, Staff makes recommendation to each case as following:

CD-CPC-2021-00112: Staff recommends **APPROVAL WITHOUT CONDITIONS.**

CD-CPC-2021-00113: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

CD-CPC-2021-00114: Staff recommends **APPROVAL WITHOUT CONDITIONS.**

CD-SUP-2021-00066: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

CLD-FnPlat-2021-00026: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: October 13, 2021

Case Number: CD-CPC-2021-00113

Project: Gotcha Covered

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

1. Applicant shall provide engineer design & calculations for material holding areas due to loading and surcharge. (8/25/2021)
2. Provide details of the proposed future building on the site plan prior to request for ordinance, including:
 - a. Specify the location, the measurements, and the use of the building.
 - b. Specify the accessibility to the building and if public would have access to the building.
 - c. Specify if the building would be a modular building or constructed on site.
 - d. Specify if any utility connection is proposed for this building on Sheet C3. (9/28/2021)
3. The proposed building without direct connection to utilities required per code shall only be granted as a temporary structure for no longer than one year from the date the Special Use Permit is granted. A future permanent building when proposed shall comply with the building code and are subject to the city's permitting process. (9/28/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

4. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (8/25/2021)
5. The developer must secure permits to extend public 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. (8/25/2021)
6. The developer must dedicate additional right of way for Prospect Avenue as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (8/25/2021)
7. 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. (8/25/2021)
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. (8/25/2021)
9. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (8/25/2021)
10. The developer shall submit documentation verifying the compliance of the proposed septic system with current City building codes as part of the building plan review. If the proposed septic system cannot meet either the building code or Missouri Department of Natural Resources (MDNR) requirements, the developer shall be responsible for providing sewer service by other means which may require the extension of a public sanitary sewer main. (8/25/2021)
11. 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 (8/25/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

12. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (8/25/2021)
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. (8/25/2021)
14. 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. (8/25/2021)
15. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division. (8/25/2021)
16. 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. (8/25/2021)
17. 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. (8/25/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

18. All proposed signage shall comply with 88-445 and are subject to permits. (9/21/2021)
19. Revise the fence materials used for areas abutting the public streets to either vinyl coated chain-link or wrought iron or other similar decorative metal fencing as required by 88-425-09-B prior to issuance of permits. (9/21/2021)
20. For any construction work in MoDOT Right of Way, pull all necessary permits from MoDOT. (9/21/2021)
21. 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. (9/21/2021)
22. Show screening of outdoor display areas, storage areas and/or work areas in compliance with 88-425-09. The storage bins shall be at least 6-foot tall and screened by berming and landscape. (9/21/2021)
23. 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 prior to Certificate of Occupancy. (9/21/2021)
24. 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. (9/21/2021)
25. In the event the companion approval of the Special Use Permit (Case No. CD-SUP-2021-00066) is revoked or expired or in the event the landowner fails to commence development shown on the development plan within 2 years after the development plan approval has been granted, then the development plan approval will lapse and be of no further effect. In the event of lapse of approval, the approved development plan have no further effect and the regulations of the R-80 zoning district will govern the subject for which plans have lapsed. (9/21/2021)
26. That 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. (10/13/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

27. 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) (8/25/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

28. Fire hydrant distribution shall follow IFC-2018 Table C102.1
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) (8/25/2021)
29. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) (8/25/2021)

Condition(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

30. That the developer ensures the cross-road culvert under Prospect Ave, near the southwest corner of the subject site, which receives stormwater runoff from the subject site and conveys it downstream, meets adopted APWA 5600 design criteria, in that it provides appropriate level of service for Prospect Ave and has adequate energy dissipation at its outlet, prior to issuance of any construction permits for the site. (9/24/2021)

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

31. A full flow fire meter will be required and existing service and meter must be killed. (8/25/2021)
32. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(8/25/2021)
33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Dan Richardson – 816-513-4883 (8/25/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

34. The developer must submit Fire Hydrant installation plans prepared by a registered professional Engineer in Missouri to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) {Every 300 feet for commercial developments} (8/25/2021)

Plan Recommendations

Recommendation(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

35. If a pre manufactured building is considered for the future building, Applicant will provide a Missouri Public Commission approved package (9/27/2021)



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: October 13, 2021

Case Number: CD-SUP-2021-00066

Project: Gotcha Covered

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

1. Applicant shall address requirements for a bathroom and water service line per Chapter 29 of International Building Code. (8/25/2021)
2. Applicant shall provide engineer design & calculations for material holding areas due to loading and surcharge. (8/25/2021)
3. Provide details of the proposed future building on the site plan prior to request for ordinance, including:
 - a. Specify the location, the measurements, and the use of the building.
 - b. Specify the accessibility to the building and if public would have access to the building.
 - c. Specify if the building would be a modular building or constructed on site.
 - d. Specify if any utility connection is proposed for this building on Sheet C3. (9/28/2021)
4. The proposed building without direct connection to utilities required per code shall only be granted as a temporary structure for no longer than one year from the date the Special Use Permit is granted. A future permanent building when proposed shall comply with the building code and are subject to the city's permitting process. (9/28/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

5. 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. (8/24/2021)
6. 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. (8/24/2021)
7. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (8/24/2021)
8. 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. (8/24/2021)
9. The developer must dedicate additional right of way for Prospect Avenue as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (8/24/2021)
10. 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. (8/24/2021)
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (8/24/2021)
12. The developer must secure permits to extend public 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. (8/24/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

13. 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 (8/24/2021)
14. 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. (8/24/2021)
15. 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. (8/24/2021)
16. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division. (8/24/2021)
17. The developer shall submit documentation verifying the compliance of the proposed septic system with current City building codes as part of the building plan review. If the proposed septic system cannot meet either the building code or Missouri Department of Natural Resources (MDNR) requirements, the developer shall be responsible for providing sewer service by other means which may require the extension of a public sanitary sewer main. (8/25/2021)
18. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (8/25/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

19. For any construction work in MoDOT Right of Way, pull all necessary permits from MoDOT. (8/26/2021)
20. All proposed signage shall comply with 88-445 and are subject to permits. (8/26/2021)
21. The Special Use Permit shall expire in three years from the date approved by the Board of Zoning Adjustment. (8/26/2021)
22. 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 prior to Certificate of Occupancy. (8/26/2021)
23. 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. (8/26/2021)
24. 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. (8/26/2021)
25. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 9/28/21 via publicengagement@kcmo.org (8/26/2021)
26. Revise the fence materials used for areas abutting the public streets to either vinyl coated chain-link or wrought iron or other similar decorative metal fencing as required by 88-425-09-B prior to issuance of permits. (9/21/2021)
27. Show screening of outdoor display areas, storage areas and/or work areas in compliance with 88-425-09. The storage bins shall be at least 6-foot tall and screened by berming and landscape. (9/21/2021)
28. In the event the Special Use Permit is revoked or expired or in the event the landowner fails to commence development shown on the development plan within 2 years after the special use permit approval has been granted, then the special use permit approval will lapse and be of no further effect. In the event of lapse of approval, the approved special use permit have no further effect and the regulations of the R-80 zoning district will govern the subject for which plans have lapsed. (9/21/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

29. That 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. (10/13/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

30. 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) (8/24/2021)
31. Fire hydrant distribution shall follow IFC-2018 Table C102.1
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) (8/25/2021)
32. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) (8/25/2021)

Condition(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

33. That the developer ensures the cross-road culvert under Prospect Ave, near the southwest corner of the subject site, which receives stormwater runoff from the subject site and conveys it downstream, meets adopted APWA 5600 design criteria, in that it provides appropriate level of service for Prospect Ave and has adequate energy dissipation at its outlet, prior to issuance of any construction permits for the site. (9/24/2021)

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

34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Dan Richardson – 816-513-4883 (8/25/2021)
35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(8/25/2021)
36. A full flow fire meter will be required and the existing service and meter must be killed. (8/25/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

37. The developer must submit Fire Hydrant installation plans prepared by a registered professional Engineer in Missouri to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) {Every 300 feet for commercial developments} (8/25/2021)

Plan Recommendations

Recommendation(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

38. If a pre manufactured building is considered for the future office, Applicant will provide a Missouri Public Commission approved package. (9/27/2021)



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Staff

Report Date: October 13, 2021

Case Number: CLD-FnPlat-2021-00026

Project: Gotcha Covered

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (7/15/2021)
2. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for _____ and to a tie-in point with the existing sidewalks at _____ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (7/15/2021)
3. 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. (7/15/2021)
4. 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 (7/15/2021)
5. 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. (7/15/2021)
6. 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. (7/15/2021)
7. The developer must secure permits to extend public 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. (7/15/2021)
8. The developer must dedicate additional right of way for Prospect Avenue as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (7/15/2021)
9. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (7/15/2021)
10. 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. (7/15/2021)
11. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (7/15/2021)
12. 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. (7/15/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

13. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division. (7/15/2021)
14. 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. (8/25/2021)
15. The developer shall submit documentation verifying the compliance of the proposed septic system with current City building codes as part of the building plan review. If the proposed septic system cannot meet either the building code or Missouri Department of Natural Resources (MDNR) requirements, the developer shall be responsible for providing sewer service by other means which may require the extension of a public sanitary sewer main. (8/25/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

16. 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. (8/26/2021)
17. 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 prior to Certificate of Occupancy. (8/26/2021)
18. 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. (8/26/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

19. • 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) (7/14/2021)
20. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/14/2021)
21. • 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) (7/14/2021)

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

The public information meeting will be held virtually using computer Zoom using the below link and credentials:

Website: <https://zoom.us/join>

Project Description:

Meeting ID: **858 0516 1317**

Passcode: **441678**

Phone call in option (for use only if not using computer audio):
(312) 626-6799 or (346) 248-7799

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



Gotcha Covered is a quality landscape materials yard where customers may purchase soil, rock, sand, mulch, gravel, compost and more. More information can be found on our website at <https://www.gotchacoveredkc.com/>

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Shelly Little, Owner of Gotcha Covered



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # Gotcha Covered at 11707 Prospect Ave.

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Only one other person (other than engineer & applicant) attended the call. Mark DiCarlo is the property owner of the land immediately to the south and east of the subject property. I had previously visited with Mark via phone call last week and answered several of Mark's questions, which included screening, stormwater, access, site layout, pole barn and MoDOT. On the call, Mark indicated that all his questions had been answered. He had no further questions. The group then had several minutes of conversation regarding site access and the recent changes to the crossover on 150 Highway at Prospect that MoDOT recently installed. We informed Mark that this project would be heard at the Tuesday, Oct. 19th City Planning commission hearing, which begins at 9 am. With no other persons joining the call, the call was then ended at approximately 6:50 pm.

Respectfully submitted
Judd Claussen, P.E.
Phelps Engineering, Inc.



LEGAL DESCRIPTION:

All that part of the Northwest Quarter of Section 34, Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 34; thence S 32°13'7" W, along the West line of the Northwest Quarter of said Section 34, a distance of 240.00 feet; thence S 86°30'06" E, a distance of 72.06 feet to a point on the South right-of-way line of 150 Highway, as now established, said point also being the point of beginning; thence S 86°24'28" E, along the South right-of-way line of said 150 Highway, a distance of 352.95 feet; thence S 32°13'7" W, a distance of 1024.36 feet; thence N 86°30'06" W, a distance of 405.00 feet to a point on the Easterly right-of-way line of Prospect Avenue, as now established; thence along the Easterly right-of-way line of said Prospect Avenue, for the following three (3) courses; thence N 32°13'7" E, a distance of 772.86 feet; thence S 86°38'23" E, a distance of 19.38 feet; thence N 32°12'28" E, a distance of 240.57 feet to a point on the Southerly right-of-way line of said 150 Highway; thence along the Southerly right-of-way line of said 150 Highway, for the following two (2) courses; thence S 84°04'25" E, a distance of 0.65 feet; thence N 73°45'15" E, a distance of 34.01 feet to the point of beginning, containing 9.4106 acres, more or less, of unplatted land.

AREA = ±0.41 ACRES

DEMOLITION KEY NOTES:

- (A) REMOVE EXISTING WIRE FENCE (TYP).
- (B) REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL SUB BASE TO THE NATURAL SOIL ELEVATION.
- (C) REMOVE EXISTING CONCRETE PAVEMENT AND GRAVEL SUB BASE TO THE NATURAL SOIL ELEVATION.
- (D) REMOVE EXISTING GRAVEL DRIVE TO THE NATURAL SOIL ELEVATION.
- (E) REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.
- (F) REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.
- (G) REMOVE EXISTING 15" CMP, END SECTIONS, AND RIPRAP.
- (H) RELOCATE EXISTING WATER METER ONTO PROPERTY. COORDINATE ALL WORK WITH KCMO WATER SERVICE DEPARTMENT.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

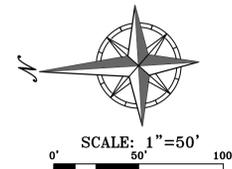
THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

LEGEND

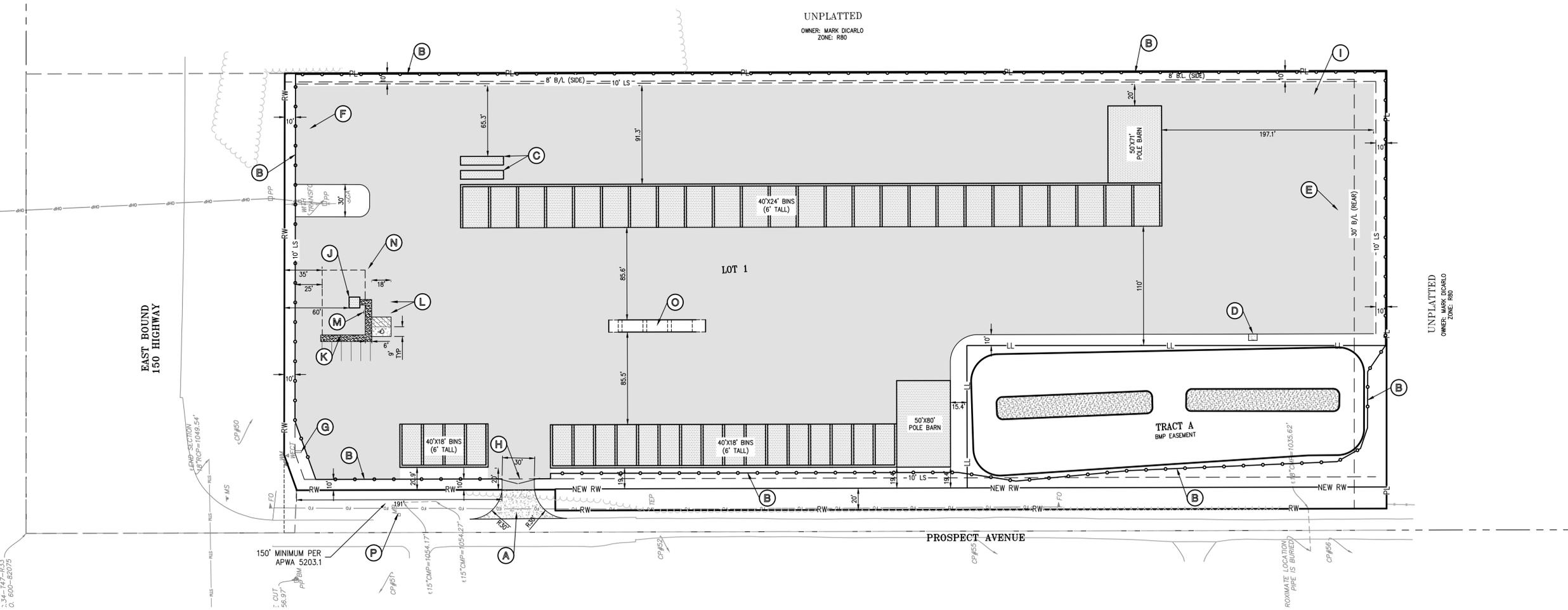
— PL —	PROPERTY LINE
- - - LL - - -	LOT LINE
- - - R/W - - -	RIGHT-OF-WAY
~ ~ ~	REMOVE EXISTING CURB & GUTTER
[Hatched Box]	EXISTING BUILDING TO BE REMOVED
[Cross-hatched Box]	EXISTING ASPHALT PAVEMENT TO BE REMOVED
[Horizontal Line Box]	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
[Vertical Line Box]	EXISTING GRAVEL TO BE REMOVED
(Tree Symbol)	EXISTING TREE TO REMAIN
(Tree Symbol)	REMOVE TREE
BT	EXISTING BURIED TELEPHONE
CAV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC
OMP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
(Hydrant Symbol)	EXISTING FIRE HYDRANT
LP	EXISTING LIGHT POLE
(Chain Link Symbol)	EXISTING CHAIN LINK FENCE

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



PROJECT NO.	DATE	NO.	DATE	BY	APP.
210500	09/20/2021	1.	7-31-21	SNH	DAF
		2.	9-16-21	SNH	DAF



SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - City ordinances & O.S.H.A. Regulations.
 - The City of Kansas City, Missouri Technical Specifications and Municipal Code.
 - APWA Standard Specifications and Design Criteria, latest edition.
 - Project Specific Specifications.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Kansas City, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- WARRANTY/DISCLAIMER:** The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. However, neither the Engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
- No work is to be allowed within the public right-of-way or easements without a right of way work permit.
- All paving construction and earthwork grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.
- Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and/or pumping shall be re-worked or removed in accordance with the project specifications. Flyash or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
- All curbs shall be sloped for positive drainage. Contractor shall use "dry curb and gutter" as needed in localized paved areas that drain away from the curb and gutter. See paving details.
- The Contractor is responsible for the protection all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, 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 is responsible for providing berms, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
- All disturbed areas are to receive topsoil, sod and water until a healthy stand of grass is established. See the landscaping plans for requirements. Re-seeding shall be required (see project specifications).
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, slope paving, sidewalks, exit porches, truck docks, precise building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s).
- Refer to building plans for site lighting electrical plan.
- Contractor to remove existing trees and vegetation, as necessary, for site construction unless specifically noted to remain.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

ESTIMATED SCHEDULE

Commencement of Construction Date: October 2021
 Completion of Construction Date: May 2022

LEGAL DESCRIPTION:

All that part of the Northwest Quarter of Section 34, Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Kansas, being more particularly described as follows:
 Commencing at the Northwest corner of the Northwest Quarter of said Section 34; thence S 32°13'37" W, along the West line of the Northwest Quarter of said Section 34, a distance of 240.00 feet; thence S 86°30'06" E, a distance of 72.06 feet to a point on the South right-of-way line of 150 Highway, as now established, said point also being the point of beginning; thence S 86°24'28" E, along the South right-of-way line of said 150 Highway, a distance of 352.85 feet; thence S 72°13'37" W, a distance of 1024.36 feet; thence N 86°30'06" W, a distance of 405.00 feet to a point on the Easterly right-of-way line of Prospect Avenue, as now established; thence along the Easterly right-of-way line of said Prospect Avenue, for the following three (3) courses; thence N 32°13'37" E, a distance of 772.88 feet; thence S 86°38'23" E, a distance of 19.38 feet; thence N 32°12'28" E, a distance of 240.57 feet to a point on the Southerly right-of-way line of said 150 Highway; thence along the Southerly right-of-way line of said 150 Highway, for the following two (2) courses; thence S 84°04'25" E, a distance of 0.65 feet; thence N 73°45'15" E, a distance of 34.01 feet to the point of beginning, containing 9.4106 acres, more or less, of unplatted land.

AREA = ±9.41 ACRES

BUILDING & LOT DATA

Site Area	9.41 Ac.
Existing Zoning / Proposed Zoning	R-80 / M-1
Building Data	
<i>Proposed Building</i>	
No. of Stories	1 Story
Building S.F.	100 S.F.
Building Footprint	100 S.F.
FAR / Building Coverage	0.0002
<i>Future Building</i>	
No. of Stories	1 Story
Building S.F.	2,400 S.F.
Building Footprint	2,400 S.F.
FAR / Building Coverage	0.0059
Impervious Area	2.41 Ac. (26%)
Open Space	7.00 Ac. (74%)

PARKING SUMMARY

<i>Parking Required:</i>	
Proposed Building	
Retail Sales (2.5 / 1,000 S.F.)	1 Spaces
Future Building	
Retail Sales (2.5 / 1,000 S.F.)	6 Spaces
<i>Parking Provided</i>	
Standard Parking Provided	5 Spaces
Accessible Parking Spaces Provided	1 Spaces
Total Provided Parking	6 Spaces

LEGEND

- PL PROPERTY LINE
- R/W- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L BUILDING SETBACK LINE
- P/S PARKING SETBACK LINE
- L/S LANDSCAPE SETBACK LINE
- ASPHALT MILLINGS
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 9 PARKING SPACES
- 6' CEDAR PRIVACY FENCE

SITE KEY NOTES:

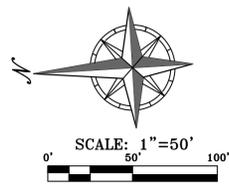
- CONSTRUCT CONCRETE COMMERCIAL ENTRANCE PER KCMO STANDARD DRAWING D-2 (TYPE VI ENTRANCE).
- INSTALL 6" CEDAR PRIVACY FENCE (TYP. RE: LANDSCAPE PLAN FOR SCREENING REQUIREMENTS).
- OUTDOOR STORAGE CONTAINER LOCATION (2 TOTAL).
- 400 GALLON DIESEL FUEL BARREL LOCATION.
- TOPSOIL PROCESSING AND TOPSOIL PULVERIZER LOCATION.
- BOULDERS AND ROCK EDGING STORAGE LOCATION.
- PROPOSED BUSINESS SIGN LOCATION.
- INSTALL 2-20" SWING GATES AT ENTRANCE.
- EDGING STORAGE ON 20'X4' PALLETS.
- PROPOSED 10'X10' BUILDING.
- FUTURE 40'X60' BUILDING (HALF OFFICE, HALF EQUIPMENT STORAGE W/ 24 HOUR SECURITY OFFICE)
- INSTALL ACCESSIBLE PAVEMENT MARKINGS AND CONCRETE WHEEL STOPS PER ADA SPECIFICATIONS.
- INSTALL VAN ACCESSIBLE PARKING SIGN.
- INSTALL PRIVATE CONCRETE SIDEWALK.
- INSTALL SCALE.
- RELOCATE EXISTING MAILBOX (COORDINATE WITH LOCAL POST OFFICE).

PREPARED BY:

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 1270 N. WINCHESTER
 OLATHE, KS, 66061
 CONTACT: JUDD CLAUSSEN
 EMAIL: jclausen@phelpsengineering.com

DEVELOPER:

GOTCHA COVERED, LLC
 11400 E. MO-159
 KANSAS CITY, MO 64149
 CONTACT: SHELLY LITTLE
 EMAIL: slittle1030@yahoo.com



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

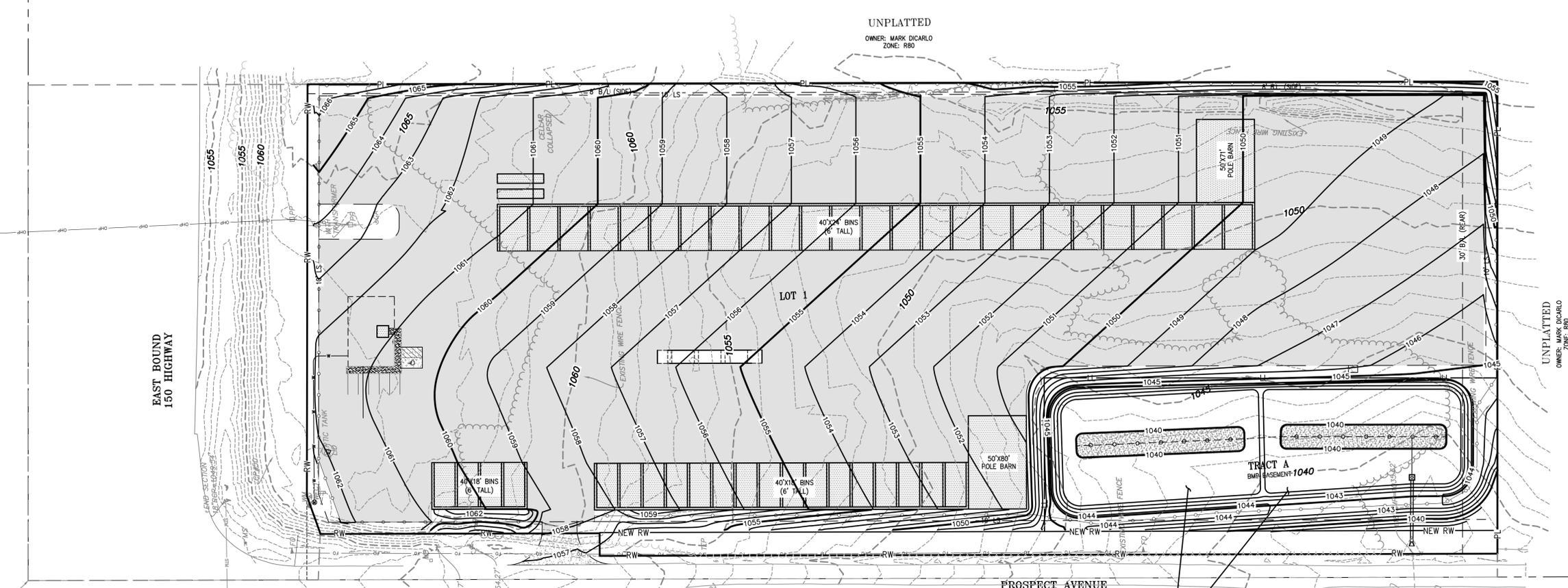
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PLANNING
 ENGINEERING
 IMPLEMENTATION

SITE PLAN
 GOTCHA COVERED STORAGE YARD
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SITE ADDRESS: 14707 PROSPECT AVENUE

PROJECT NO.	210500	Date	By	App.
DATE OF DAF <td>7-31-21 <td>SNH <td>DAF <td></td> </td></td></td>	7-31-21 <td>SNH <td>DAF <td></td> </td></td>	SNH <td>DAF <td></td> </td>	DAF <td></td>	
CHECKER DAF <td>9-16-21 <td>SNH <td>DAF <td></td> </td></td></td>	9-16-21 <td>SNH <td>DAF <td></td> </td></td>	SNH <td>DAF <td></td> </td>	DAF <td></td>	
DATE OF AUTHORIZATION <td> <td> <td> <td></td> </td></td></td>	<td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	
LAND SURVEYING - LS-82 <td> <td> <td> <td></td> </td></td></td>	<td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	
ENGINEERING - E-361 <td> <td> <td> <td></td> </td></td></td>	<td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	
STATE OF AUTHORIZATION <td> <td> <td> <td></td> </td></td></td>	<td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	
LAND SURVEYING-200701028 <td> <td> <td> <td></td> </td></td></td>	<td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	
ENGINEERING-200300308 <td> <td> <td> <td></td> </td></td></td>	<td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	

SHEET
C1



SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and I.T.L.
5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proof-rolled and approved under the direction of the Geotechnical Engineer or his representative.
7. PROOF-ROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
8. EARTHWORK:
 - A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper 24 inches of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
 - E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
 - F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
12. RESTORATION: All disturbed areas not in building or pavements shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

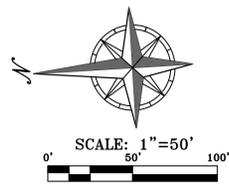
LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' — 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 918 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- 918 — PROPOSED CONTOURS
- XXXX.XX TW — PROPOSED SPOT ELEVATION
- LG — LIP OF GUTTER
- TC — TOP OF CURB
- SW — SIDEWALK
- ME — MATCH EXISTING
- HP — HIGH POINT
- LP — LOW POINT
- P — TOP OF PAVEMENT
- TE — TOP OF STRUCTURE
- SR — GROUND ELEVATION
- BS — BOTTOM OF STEPS
- TS — TOP OF STEPS
- SW — BOTTOM OF WALL
- TW — TOP OF WALL
- — EXISTING STORM SEWER
- — PROPOSED STORM PIPE
- — PROPOSED WET CURB & GUTTER
- — PROPOSED DRY CURB & GUTTER
- — PROPOSED RETAINING WALL

**Earthwork Summary
Gotcha Covered, KCMO
6/20/2021**

Raw Excavation	12,616 Cu. Yds.
In Place Compaction (+15%)	-17,399 Cu. Yds.
Gravel / Building Adjustment	11,293 Cu. Yds. (assume 12" of additional excavation)
On Site Net	6,510 Cu. Yds.

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.



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PLANNING
ENGINEERING
IMPLEMENTATION

GRADING PLAN
 GOTCHA COVERED STORAGE YARD
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SITE ADDRESS: 14707 PROSPECT AVENUE

PROJECT NO.	DATE	NO.	DATE	REVISIONS
210500	06/20/2021	1	7-31-21	By App. SNH DAF
		2	9-16-21	REVISED PER STAFF COMMENTS

SHEET
C2

NOTICE TO CONTRACTOR:

- THE BMP SYSTEM AS SHOWN IS REQUIRED TO BE CERTIFIED BY THE ENGINEER PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTIONS OF BMP AT THE FOLLOWING INTERMEDIATE STAGES OF CONSTRUCTION:
 - COMPLETION OF BASIN EXCAVATION, PRIOR TO UNDERDRAIN INSTALLATION.
 - COMPLETION OF UNDERDRAIN, STONE, AND GEOTEXTILE FABRIC.
 - INSTALLATION OF BSM MATERIAL PRIOR TO MULCHING AND PLANTING.
 - FINAL COMPLETION.
- ALL BIORETENTION BASIN UNDERDRAINS SHALL BE DESIGNED IN ACCORDANCE TO APWA BMP MANUAL SECTION 8.4.5.2 AS FOLLOWS:
 - THE PIPE SHALL HAVE PERFORATIONS BETWEEN 0.25 AND 0.375 INCHES IN DIAMETER, SPACED AT 6 INCHES ON CENTER WITH A MINIMUM OF 4 HOLES PER FOR.
 - THE PIPES SHALL BE SPACED 20 FT ON CENTER.
 - THE PIPES SHALL MAINTAIN A MINIMUM SLOPE OF 0.5%.

BIORETENTION BASIN BR-1 PARAMETERS

8.0 Acres	Treatment Area
80%	% Impervious to Basin
0.70 Ac.-Fl.	Water Quality Volume
2.5 Ft.	Bioretention Soil Mix Depth
1.50 Ft./Day	Coefficient of Permeability for Bioretention Soil Mix
1.00 Ft.	Maximum Ponding Depth
3 Days	Time Required for Water Quality Volume to filter through Bioretention Soil Mix
5,673 Sq. Ft.	Minimum Required Filter Bed Area
30,634 Sq. Ft.	Minimum Required Ponding Area

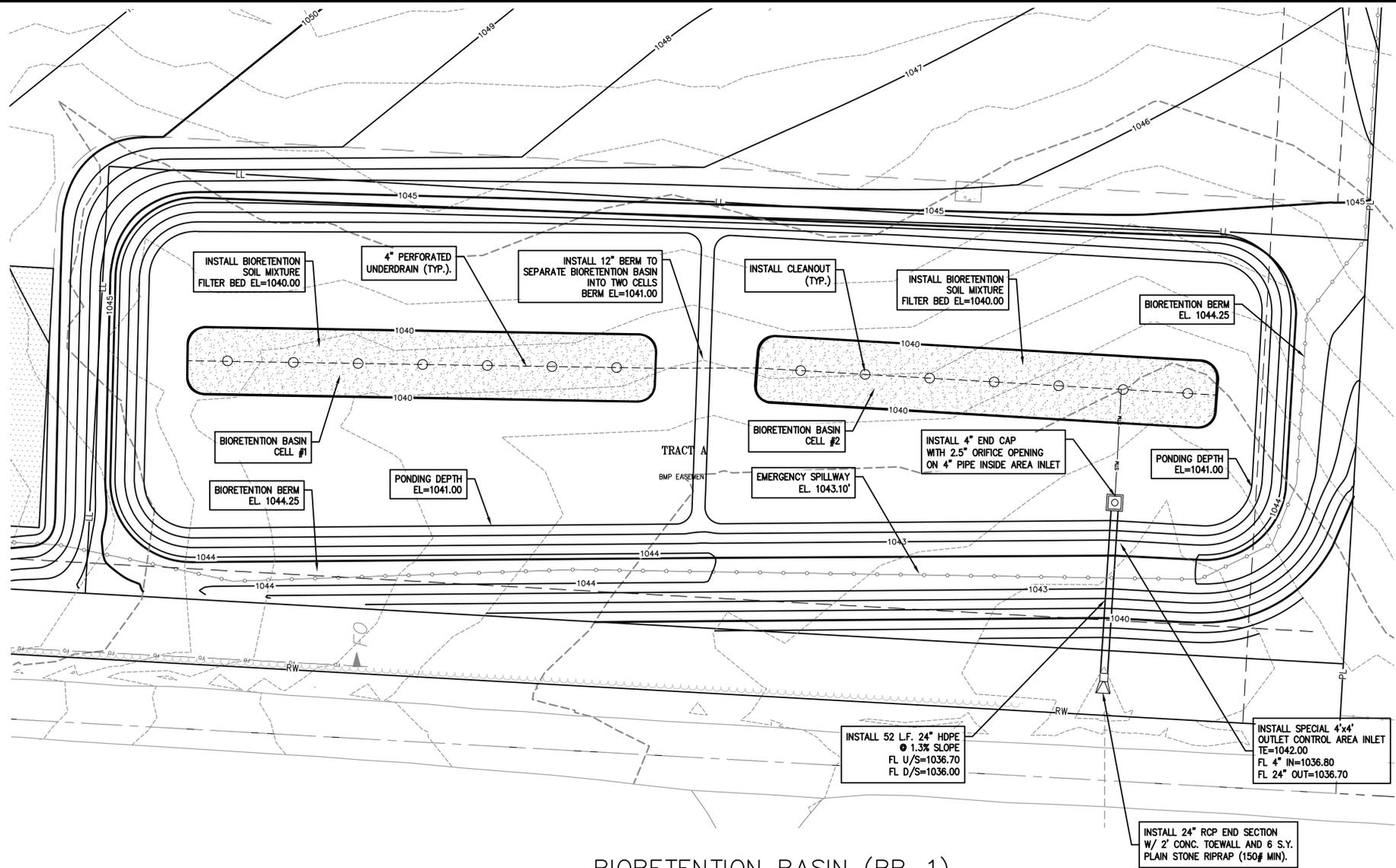
100-YEAR OVERFLOW

100-Year Inflow $Q_{100} = 89.74$ CFS
 100-Year WSE = 1042.54'
 Emergency Spillway Elevation = 1043.10'
 Emergency Spillway Width = 130'
 100-Year Emergency Spillway Flow Depth, $H = 0.36'$ (1043.46')
 $Q = CLH^{1.5} \quad 89.74 = (3.1)(130)(H)^{1.5}$
 Bioretention Basin Berm Elevation = 1044.50'

Bioretention Basin Maintenance and Inspections

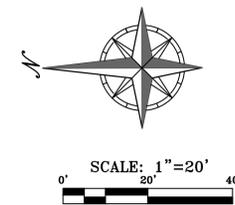
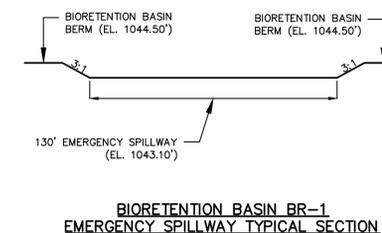
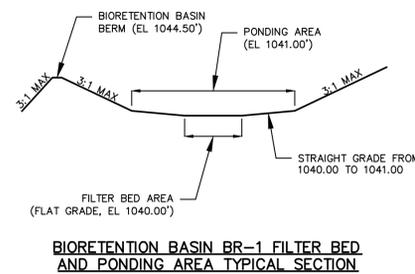
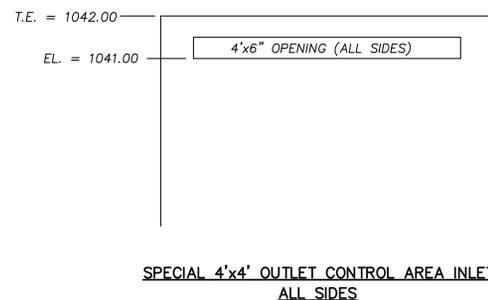
Bioretention basins shall be inspected regularly and maintained when necessary to ensure that the basin is functioning properly. The following is a list of periodic inspections and maintenance actions that should be taken to upkeep the bioretention basin.

- The bioretention basin shall be inspected biannually for erosion.
- Biannually the basin shall be inspected for locations of bare soil. Random bare spots may be corrected with spot mulching. Where there are significant amounts of bare soil, old mulch remaining shall be removed and disposed of properly before new mulch is distributed.
- The vegetation shall be inspected annually. Any dead or diseased vegetation shall be removed.
- If the vegetation is stressed, the soil shall be inspected for contamination. If the soil is contaminated, then full or partial replacement of the planting zone is required.
- If treatment of vegetation is necessary, chemicals used shall be low-toxic and used to the least amount necessary.
- Once to twice per year an application of an alkaline product, such as limestone, shall be applied to the basin to counteract soil acidity resulting from slightly acidic precipitation. Before making the application, the soil should be tested for the pH level to determine how much alkaline product to add.
- The outlet structure shall be inspected annually that it is functioning properly. Any obstructions to the overflow shall be removed.
- Any trash or sediment shall be removed as necessary.
- The basin shall be aerated periodically.
- Any voluntary non desired vegetation shall be removed periodically (weeding).



BIORETENTION BASIN (BR-1)

TREATMENT AREA=8.00 ACRES
 FILTER BED ELEVATION=1040.00
 FILTER BED AREA=5,700 S.F.
 PONDING ELEVATION=1041.00
 PONDING AREA=30,700 S.F.



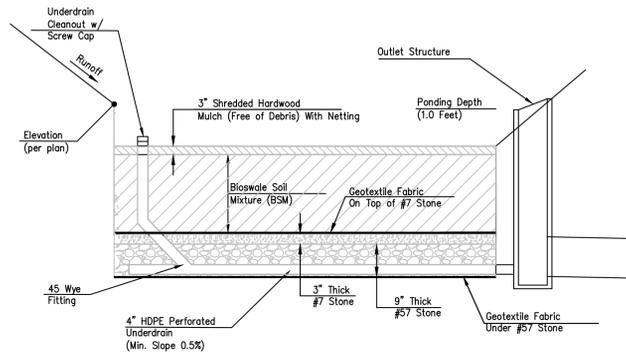
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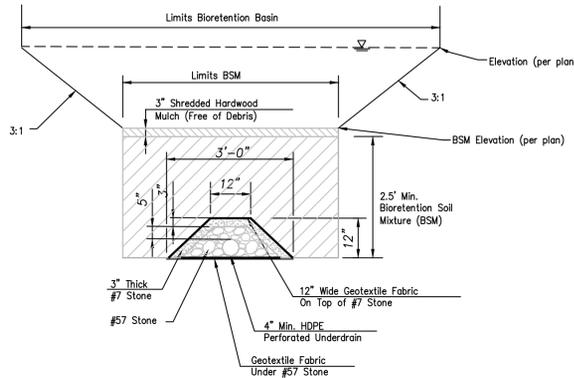
BIORETENTION BASIN
 GOTCHA COVERED STORAGE YARD
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SITE ADDRESS: 14707 PROSPECT AVENUE

PROJECT NO.	DATE	NO.	DATE	BY	APP.	REVISIONS
210500	7-31-21	1.	7-31-21	SNH	DAF	REVISED PER STAFF COMMENTS
	9-16-21	2.	9-16-21	SNH	DAF	REVISED PER STAFF COMMENTS

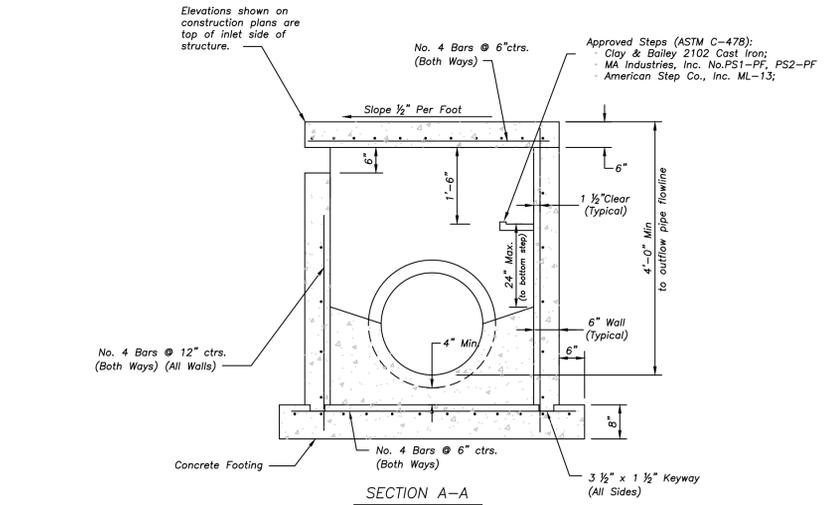
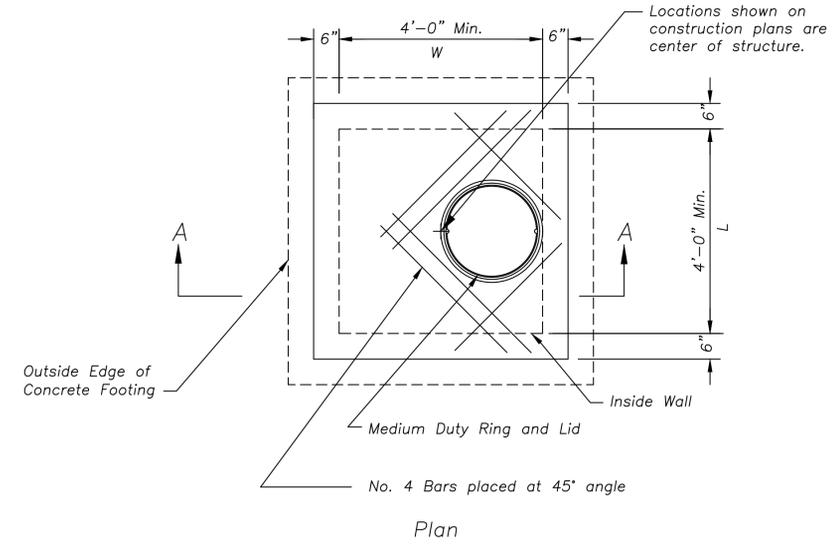
SHEET
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BIORETENTION BASIN TYPICAL SECTION 1
NOT TO SCALE



BIORETENTION BASIN TYPICAL SECTION
SCALE: N.T.S.



OUTLET CONTROL DETAIL
SCALE: N.T.S.

Outlet Control Structure Notes

General

- All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the City Engineer.
- Pre-cast shop drawings are to be approved by the City Engineer for publicly financed or administered projects. Pre-cast shop drawings for privately financed projects are to be submitted to the Engineering Services Division of the Planning and Development Services Department.
- Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the City Engineer prior to construction.
- The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L" + "H") and ("W" + "H") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

Concrete

- Concrete used in this work shall be KOMMBAK, as approved by the Kansas City Metropolitan Materials Board, and shall meet the requirements of the Lenexa Municipal Code.
- Concrete construction shall meet the applicable requirements of Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, except as modified in the Lenexa Municipal Code.

Reinforcing Steel

- Reinforcing steel shall be new billet, minimum Grade 60 as per ASTM A615, and shall be bent cold.
- All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.
- All lap splices not shown shall be a minimum of 40 bar diameters in length.

- All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
- All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction

- The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.
- Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
- Material selection and compaction requirements for backfill around structures shall be as specified in the Manual of Infrastructure Standards, as promulgated by the City Engineer.

Bioretention Basin Materials:

A. Bioretention Soil Mixture: The Bioretention Soil Mixture (BSM) is a mixture of planting soil, compost, and sand consisting of the following:

Item	Composition By Volume	Reference
Planting Soil	30%	See below.
Organic Compost	20%	See below.
Sand	50%	ASTM C33 Fine Aggregate

B. Planting Soil: The USDA textural classification of the Planting Soil for the BSM shall be LOAMY SAND OR SANDY LOAM. The Planting Soil shall be the best available on site material or furnished. Additionally, the Planting Soil shall be tested and meet the following criteria or as approved by the Engineer:

Item	Percent By Weight	Weight Test Method
Sand (2.0 - 0.050 mm)	50 - 85%	AASHTO T88
Silt (0.050 - 0.002 mm)	0 - 50%	AASHTO T88
Clay (less than 0.002 mm)	2 - 5%	AASHTO T88
Organic Matter	3 - 10%	AASHTO T194

The textural analysis for the Planting Soil shall be as follows:

ASTM E11 Sieve Size	Minimum Percent Passing By Weight
2 in.	100
No. 4	80
No. 10	80

At least 45 days prior to the start of construction of bioretention facilities, the Contractor shall submit the source and testing results of the Planting Soil for the BSM to the Engineer for approval. No time extensions will be granted should the proposed Planting Soil fail to meet the minimum requirements stated above. Once a stockpile of the Planting Soil has been sampled, no material shall be added to the stockpile.

C. Organic Compost: Compost is a homogeneous and friable mixture of partially decomposed organic matter, with or without soil, resulting from composting, which is a managed process of bio-oxidation of a solid heterogeneous organic substrate including a thermophilic phase. Compost is deemed acceptable if it meets 2 of the following requirements:

- C/N ratio <= 25;
- Oxygen uptake rate <= 150 mg O2/kg volatile solids per hour; and
- Compost must not contain more than 1 percent foreign matter. Foreign matter is defined as: 'any matter over a 2 mm dimension that results from human intervention and having organic or inorganic constituents such as metal, glass and synthetic polymers (e.g. plastic and rubber) that may be present in the compost but excluding mineral soils, woody material and rocks.'
- Foreign matter less than 1 percent by weight must not exceed 12.5 mm in any dimension.

D. The Bioretention Soil Mixture (BSM) shall be a uniform mix, free of plant residue, stones, stumps, roots or other similar objects larger than two inches excluding mulch. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations.

- The Bioretention Soil Mixture shall be tested and meet the following criteria:

Item	Criteria
Corrected pH	5.5 - 7.5
Magnesium	Minimum 32 ppm
Phosphorus (Phosphate - P2O5)	not to exceed 60 ppm plant available phosphorus
Potassium (K2O)	Minimum 78 ppm
Soluble Salts	Not to exceed 500 ppm

*Use authorized soil test procedures

2. Should the pH fall outside of the acceptable range, it may be modified with lime (to raise) or ammonium sulfate (to lower). The lime or ammonium sulfate must be mixed uniformly into the BSM prior to use in bioretention facilities.

3. Should the BSM not meet the minimum requirement for magnesium, it may be modified with magnesium sulfate. Likewise, should the BSM not meet the minimum requirement for potassium, it may be modified with potash. Magnesium sulfate and potash must be mixed uniformly into the BSM prior to use in bioretention facilities.

4. Planting soil and/or BSM that fails to meet the minimum requirements shall be replaced at the Contractor's expense. Upon approval of all requirements and testing above, the BSM shall be stockpiled, and no material shall be added to the BSM in the stockpile or during transport to the bioretention facility.

5. Mixing of the BSM to a homogeneous consistency shall be done to the satisfaction of the Engineer. Upon approval of all requirements and testing above, the BSM shall be stockpiled, and no material shall be added to the BSM in the stockpile or during transport to the bioretention facility.

E. Other Materials

Material	Specification
No. 57 Aggregate	ASTM D448
No. 7 Aggregate	ASTM D448
4-inch HDPE Plastic Pipe Underdrain	AASHTO M252
Geotextile Fabric	AASHTO M288
Mulch, 2x Shredded Hardwood Bark	See below.
Water	See below.
Lime	ASTM C25
Ammonium Sulfate	See below.
Magnesium Sulfate	See below.
Potash	See below.

1. Shredded Hardwood Mulch: Shredded hardwood mulch shall be aged a minimum of 6 months and consist of the bark and wood (50/50) from hardwood trees which has been milled and screened to a maximum 4 in. particle size and provide a uniform texture free from sawdust, clay, soil, foreign materials, and any artificially introduced chemical compounds that would be detrimental to plant or animal life.

2. Aggregate: No. 7 and No. 57 Aggregate shall be double-washed to reduce suspended solids and potential for clogging. The aggregate shall be placed as shown in the Contract Drawings.

3. Water: Water used in the planting, establishing, or caring for vegetation shall be free from any substance that is injurious to plant life.

4. Lime: Lime shall contain not less than 85 percent calcium and magnesium carbonates. Dolomitic (magnesium) lime shall contain at least 10 percent magnesium as magnesium oxide and 85 percent calcium and magnesium carbonates. Lime shall conform to the following gradation:

Sieve Size	Minimum Percent Passing By Weight
No. 10	100
No. 20	98
No. 100	50

5. Ammonium Sulfate: Ammonium sulfate shall be a constituent of an approved horticultural product produced as a fertilizer for supplying nitrogen and as a soil acidifier.

6. Magnesium Sulfate: Magnesium sulfate shall be a constituent of an approved horticultural product produced as a fertilizer.

7. Potash: Potash (potassium

Test Method
ASTM D4972
*
*
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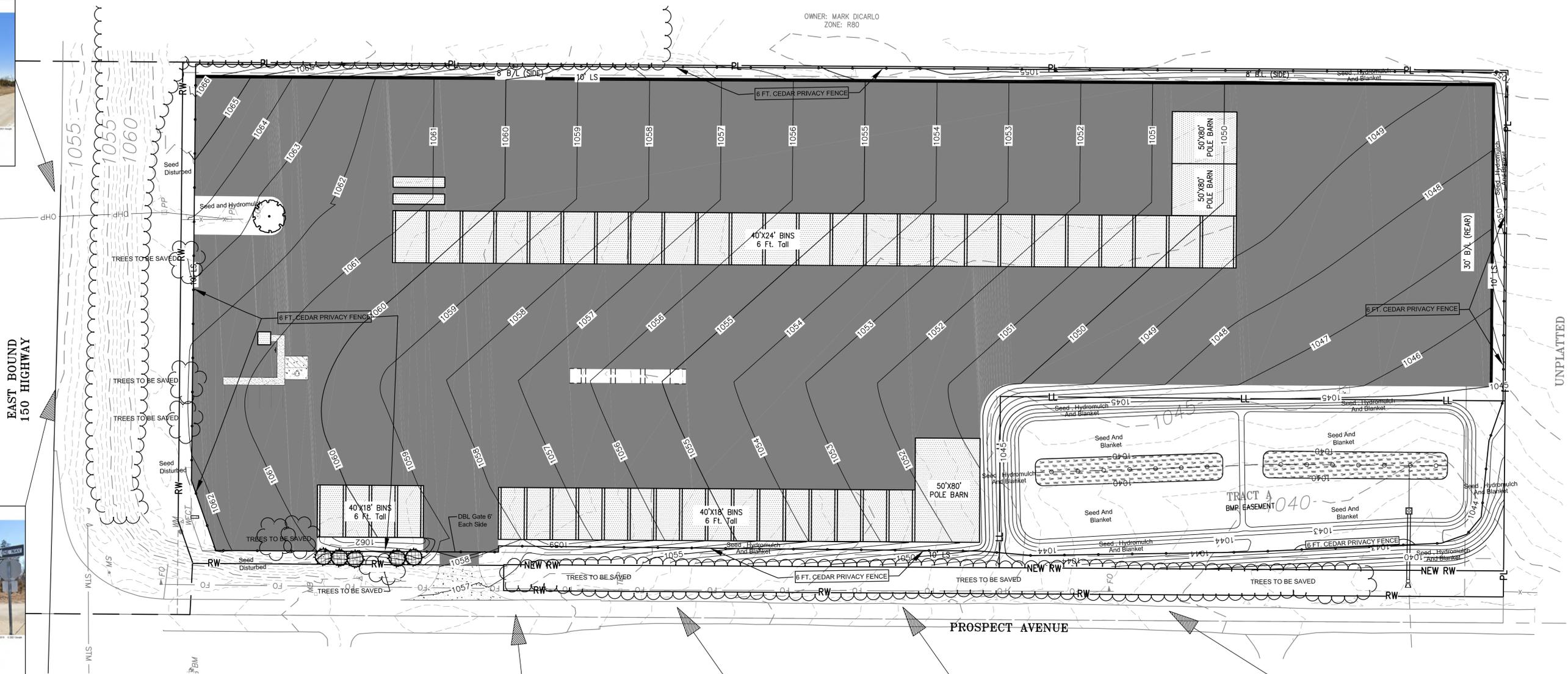
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BIORETENTION DETAILS
GOTCHA COVERED STORAGE YARD
KANSAS CITY, JACKSON COUNTY, MISSOURI
SITE ADDRESS: 14707 PROSPECT AVENUE

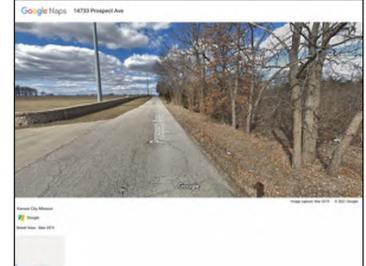
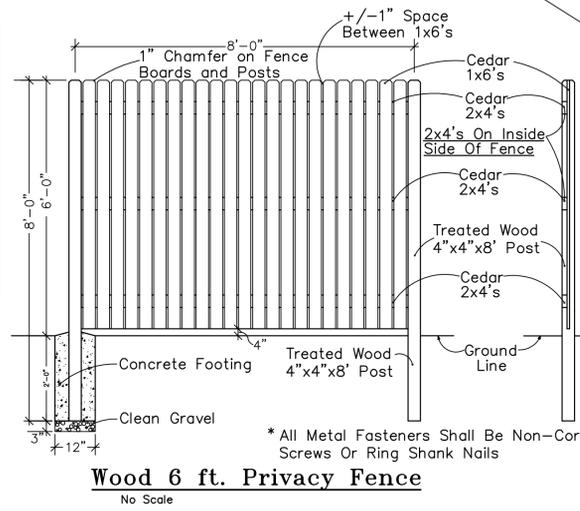
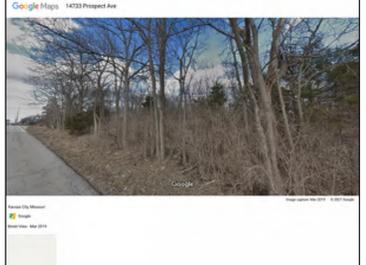
PROJECT NO.	DATE	NO.	DESCRIPTION
210500	7-31-21	1	REVISED PER STAFF COMMENTS
	9-16-21	2	REVISED PER STAFF COMMENTS

SHEET
C4.1



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	1	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"Cal	
	5	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	2,710	Spartina pectinata / Prairie Cordgrass 5" DCP 18" o.c.	flat		



Wood 6 ft. Privacy Fence
No Scale

* All Metal Fasteners Shall Be Non-Corrosive Screws Or Ring Shank Nails



LANDSCAPE REQUIREMENTS: 88-425-09-B Outdoor Work Areas, Warehousing,Wholesaling,Storage and Freight Movement, and Towing and Vehicle Storage

SOUTH AND EAST PROPERTY LINES
1. Required fencing 6-8 feet height.
2. Screening from other zoning districts such as R and DR require a wall or fence.
a. Solid masonry and/or wood fence.

PROSPECT AND 150 HWY FRONTAGE
3. Screening from public streets
All outdoor use areas must be screened from public view as follows:
a. By either permitted structures and/or by a continuous row of evergreen shrubs and/or trees to form a continuous visual screen at least 3 ft. in height after the first growing season. *

* A 6 ft. wood privacy fence will be erected along the entire public street frontage along with saving a 25ft. swath of trees along 90% of the Prospect frontage and all the trees on the slope going down to 150 Hwy. The elevation change from 150 Hwy up to the site will also assist in screening any possibility of 150 Hwy traffic from seeing any storage bins.

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



**Landscape Plan
Gotcha Covered**
Kansas City, Missouri

Oppermann LandDesign, LLC
Land Planning + Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
pete@opperland.com
913.592.5598

09/16/2021

LS-1



12'H Loafing Shed Example

Specifications



Product Type	Loafing Sheds	Foundation Type	Posts
Entry Style	Eave	Post Spacing	9 foot
Post Type	6"x6" CCA Treated	Overall Width	24 foot
Overall Length	54 foot	Sidewall Height	12 foot
Square Footage	1296 square foot	Exterior Wall Framing	Post Frame
Roof Framing Type	Truss	Rafter/Truss Spacing	9 foot
Roof Pitch	Dual Slope	Roofing Type	Pro-Rib Steel
Eave Overhang Size	None inch	Gable Overhang Size	None inch
Siding Type	Pro-Rib Steel	Includes	Materials Include Framing, 9' OC Posts and Trusses, Steel, Trim, and Code-Exempt Mini-Print
Return Policy	Regular Return (view Return Policy)		



6' TALL STORAGE BIN EXAMPLE PHOTO