



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, May 10, 2022 5:30 PM
City Hall Board Room

The Planning & Zoning Commission will be meeting in person as well as via telephone or video conference. Members of the public interested in this meeting are encouraged to join the Zoom via <https://us02web.zoom.us/j/87091592655?pwd=SHIwVmY5Z0RNbVRQSWE5eFVmSDUyUT09..>

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Planning and Zoning Commission and presented at the meeting and made part of the official record.

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the May 10, 2022 regular meeting agenda.
- B. Approve the minutes for the February 8, 2022 regular meeting.

4. Unfinished Business

5. Public Hearing

- A. Application for a Conditional Use Permit (CUP) to allow a *Lodging – Short-Term Rental* use at 804 Main St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-016-001.000 (0.27 acres, more or less), generally located near the northwest corner of the intersection of N Main St. and W 8th St.
- B. Application for a Conditional Use Permit (CUP) to allow a *Lodging – Short-Term Rental* use at 11 W 5th St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-029-004.000 (0.10 acres, more or less), generally located along W 5th St. west of N Main St.
- C. Application for a Conditional Use Permit (CUP) to allow a *Lodging – Short-Term Rental* use at 500 East St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-026-003.000 (0.15 acres, more or less), generally located at the northwest corner of the intersection of Missouri Hwy 9 and E 5th St.
- D. Application for Zoning Map Amendment for Taylor Animal Hospital, a planned expansion to an existing animal clinic on 0.46 acres, more or less, generally located west of Highway 9 and 250’ south of Highway 45.

Posted Date & Time: May 9, 2022 10:00 a.m. By: BS

6. Regular Business

- A. Application for Major Site Plan for Taylor Animal Hospital, a planned expansion to an existing animal clinic on 0.46 acres, more or less, generally located west of Highway 9 and 250' south of Highway 45.
- B. Application for Final Development Plan for Whataburger, a drive-through restaurant on Lot 2 of APEX Plaza, generally located at the northwest corner of 45 Hwy and Melody Ln in Parkville, MO 64152.

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, May 17 and June 7, 2022 at 7:00 p.m.
 - P&Z Commission - Communities for All Ages Workshop: Tuesday, May 24, 2022 at 5:30 p.m. via Zoom
 - Planning & Zoning Commission Regular Meeting: Tuesday, June 14, 2022 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, February 8, 2022 5:30 PM
City Hall Board Room**

In light of the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 857 6489 6146, Password: 692667 rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be provided to the Planning and Zoning Commission and presented at the meeting and made part of the official record.
City Hall Board Room

1. Call to Order

Vice-Chair Wright called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Barbara Wassmer
R. Douglas Krtok
Walt Lane
Allyson Berberich
Kathy Leibrand
Michael Wright

Absent:

Dean Katerndahl
Michael Lee
John Delich

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner
Alysen Abel, Public Works Director

3. General Business

A. Approval of the February 8, 2022, regular meeting agenda.

ACTION: Barbara Wassmer moved to approve the agenda, Allyson Berberich

seconded. Motion Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

B. Approve the minutes for the January 11, 2022, regular meeting

ACTION: R. Douglas Krtek moved to approve the minutes, Allyson Berberich seconded. Motion Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

6. Regular Business

A. Application for Major Site Plan for Dairy Queen, a drive-through restaurant generally located south of Highway 45 and approx. 250 feet west of Highway 9 in Parkville, MO 64152.

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented the project. He stated the application is for a major site plan for Dairy Queen just west of the intersection of 45 and 9 Highways. The applicant is proposing to demolish the existing automotive service building on the site and construct a new 2,407 square foot drive-through restaurant building. Staff noted that the required street trees could not be located along 45 Highway but were instead located throughout the site.

QUESTIONS & CLARIFICATIONS

Commissioner Wassmer inquired about the soil studies for the project. Mr. Stanton responded that soil studies are a common aspect of stormwater management plans that are required for major site plans. Vice-Chair Wright asked about the existing parking lot and ownership to the south of the project. Mr. Stanton responded that the Parkville Commons owns the parking lot and control the site. Vice-Chair Wright asked about the curb cut on 45 Highway. Mr. Stanton responded that the existing curb cut could not be modified due to MoDOT regulations. Commissioner Krtek inquired about the signage for the site. The applicant stated that signage was not being requested at this time, Dairy Queen corporate will come later with a sign company and a comprehensive sign package. The applicant stated they would be asking for a monument sign. Stephen Lachky, Community Development Director, added that the Valvoline to the west was a good example of a more recently approved, allowable monument sign.

MOTION

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion

Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

- B. Application for Major Site Plan for Attic Storage, a self-storage facility generally located south of Highway 45 and approx. 1,000 feet west of Interstate 435 in Parkville, MO 64152.

STAFF ANALYSIS & SUMMARY

Mr. Stanton presented the project. The application is for a major site plan for Attic Storage to construct a self-storage facility on 3.48 acres at the southwest corner of the intersection of I-435 and 45 Highway. Two two-story buildings are proposed: 63,000 and 38,000 square feet, respectively. A parking requirement was not provided in the development code, therefore staff and the applicant looked at similar uses throughout the KC Metro to come to an agreement on parking requirements.

QUESTIONS & CLARIFICATIONS

Vice-Chair Wright asked about the access drive to the property to the east. Mr. Stanton responded that it was an access road to the existing sewer facility that was planned to be preserved and incorporated into this site plan. Vice-Chair Wright expressed concerns about the layout from a safety perspective. He noted that the 24' drive aisle could become congested with parked cars. Staff and the applicant responded that these drive aisle widths are typical of these self-storage uses and that traffic to this site is low.

MOTION

ACTION: Barbara Wassmer moved to approve with one additional condition, Kathy Leibrand seconded. Motion Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

Additional Condition of Detention Maintenance

7. Other Business

Director Lachky informed the Commission on the Community For All Ages program. He stated that Parkville is currently at the Bronze level and looking to attain Silver certification. Director Lachky noted that the Planning & Zoning Commission would be holding hearings regarding age friendliness.

Director Lachky informed the Commission on the Bell Road Corridor Study. He stated that the City was partnering with UMKC to develop a plan for the Bell Road Corridor. The UMKC students will be presenting a workshop to the Board of Aldermen joint with the Planning & Zoning Commission on March 15.

Commissioner Krtek inquired on whether Hinkle Hardscapes had moved forward. Director Lachky stated he would find more information.

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, February 15 and March 1, 2022 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, February 22 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, March 8 at 5:30 p.m.

8. Adjournment

Vice-Chair Wright called further discussion. Seeing none, he called for a motion to adjourn.

ACTION: R. Douglas Krtek moved to adjourn, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

<u>Agenda Item:</u>	5.A
<u>Proposal:</u>	An application for a Conditional Use Permit (CUP) to allow a <i>Lodging – Short-Term Rental</i> use at 804 Main St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-016-001.000 (0.27 acres, more or less), generally located near the northwest corner of the intersection of N Main St. and W 8 th St.
<u>Case No:</u>	PZ 2022-07
<u>Applicant:</u>	Taryn Klein
<u>Owners:</u>	Taryn Klein
<u>Location</u>	804 Main St.; generally located near the northwest corner of the intersection of N Main St. and W 8 th St.
<u>Zoning:</u>	“R-4” Mixed-Density Residential
<u>Parcel #:</u>	#20-7.0-35-100-016-001.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Conditional Use Permit 1. Completed application form 2. Narrative attachment C. Subject Area Property Map D. Photos of subject property E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf) 1. Section 403.050 Conditional Use Permit 2. Section 405.050 Conditional Uses B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property D. Hearing notice published in The Platte County Citizen newspaper on April 20, 2022. E. Summary of Public Hearing posted on Parkville City webpage (http://parkvillemo.gov/public-hearings/) F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/government/public-hearings/)

- G. Short-Term Residential Dwelling Rental presentation (dated September 10, 2019; prepared by Zackary Martin, Community Development Intern)
- H. Summary of Public Meetings, Forums and Hearings for Case No. PZ 2019-12
- I. Minutes and video recording of the August 17, 2021 regular meeting of the Board of Aldermen (<https://vimeo.com/588633645>)
- J. Ordinance No. 3087 (adopted September 7, 2021) – An ordinance amending Parkville Municipal Code, Sections 402.010, 405.020 and 405.040 to create provisions and guidelines for short-term residential dwelling rentals.

Comments

Received: The Community Development Department did not receive any public comments prior to the completion of this staff analysis report.

Background

Growth of third-party short-term residential dwelling rental (RDR) platforms such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner) has led to a variety of impacts on host communities and have increasingly been the subject of new regulations by cities. And due to the increased popularity of RDRs across the United States, the topic of how to regulate them was discussed at various City Commission and Board of Aldermen meetings over the years. In 2019, the Board of Aldermen requested that City staff research and explore adoption of short-term RDR regulation in Parkville.

On September 10, 2019 the Planning and Zoning Commission held a special workshop to discuss short-term RDRs, state and local provisions, and communities in the metropolitan region who've enacted RDR regulations. Based on feedback provided by the Commission, staff proposed a text amendment to 1) create provisions for short-term RDRs; 2) create a use for *Lodging — Short-Term Rental* in our Title IV – Development Code; and 3) codify additional standards (e.g., Application for Conditional Use Permit requirements, on site-regulations). The proposed text amendment was then formally taken before the City's Planning and Zoning Commission and Board of Aldermen for adoption, and the following meetings / public forums were held to discuss the matter:

- November 12, 2019 – regular meeting of the Planning and Zoning Commission
- December 16, 2019 – regular meeting of the Planning and Zoning Commission
- January 7, 2020 – regular meeting of the Board of Aldermen
- February 4, 2020 – regular meeting of the Board of Aldermen
- March 3, 2020 – regular meeting of the Board of Aldermen
- March 17, 2020 – regular meeting of the Board of Aldermen
- August 17, 2021 – regular meeting of the Board of Aldermen
- September 7, 2021 – regular meeting of the Board of Aldermen

On September 7, 2021 the Board of Aldermen adopted Ordinance No. 3087 creating provisions and guidelines for short-term residential dwelling rentals (see Exhibit J by Reference).

Overview

The applicant proposes to operate a *Lodging – Short-Term Rental* use in the “R-4” Mixed-Density Residential district at 804 Main St., Parkville, MO 64152. The subject property contains one parcel (Platte County parcel no. 20-7.0-35-100-016-001.000) containing 0.27 acres, more or less. The property is generally located near the northwest corner of the intersection of N Main St. and W 8th St. The owner has been successfully operating an Airbnb short-term RDR use at this location for some time, and would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit.

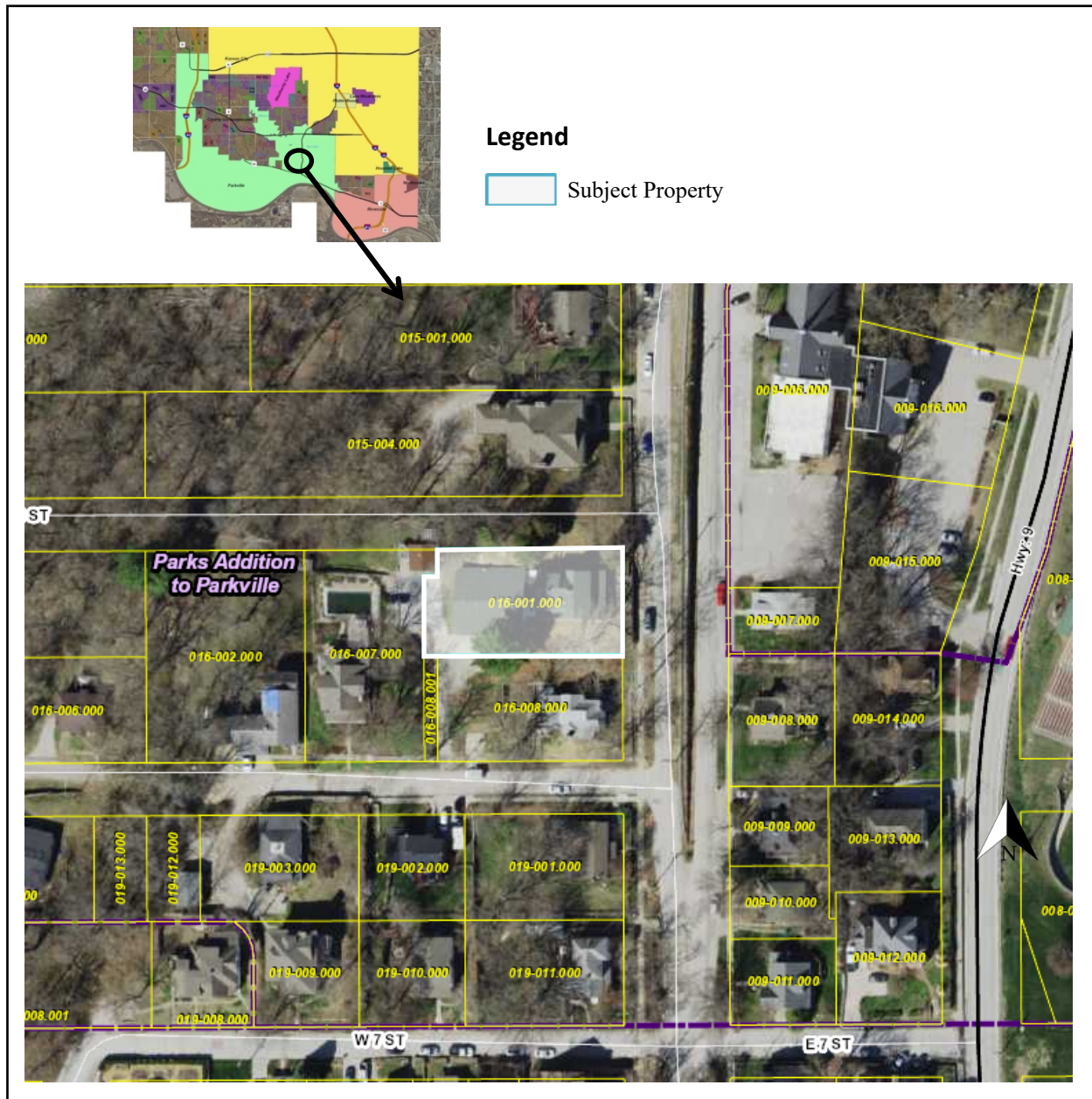


Exhibit C: Subject Area Property Map

Table 405-2 of the Development Code notes that *Lodging – Short-Term Rental* is a Conditional Use in the “R-4” Mixed-Density Residential district subject to the discretionary review process detailed in Section 403.050 of the Development Code. The application seeks to comply with the provisions adopted on September 7, 2021 via Ordinance No. 3087 pertaining to the allowance of short-term RDRs in residential zoning districts.

CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Table 405-2 lists *Lodging – Short-Term Rental* as a use enabled through the discretionary review process outlined in Section 403.050.

This application has been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on April 20, 2022; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties. As of the date of the completion of this staff analysis report, the Community Development Department has not received any public comments.

General Review and Analysis

Parkville Municipal Code, Section 403.050, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff’s findings and conclusions.

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The property is located in the “R-4” Mixed-Density Residential district. This district seeks to provide residential living in a medium-density neighborhood setting and compact, walkable character; as well as primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. Staff finds the Application for Conditional Use Permit furthers the intent of the “R-4” district by adding to the variety of existing residential dwelling unit stock and types along Main Street; and that the proposed short-term RDR use could blend in with the character of the “R-4” district.

The *Parkville 2040 Master Plan’s* (adopted May 11, 2021) Future Land Use map labels the subject property as “Low-Density Residential”. This proposed use provides single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches; with an ideal density between 1 to 5 dwelling units per acre, and an average density of 3 dwelling units per acre. The proposed short-term RDR use would be suited to an existing single-family residential detached dwelling unit, and wouldn’t conflict with the desired uses of the “Low-Density Residential” future land use projection, or its density ranges.

2. Compliance of any proposed development with the requirements of this code.

Per Table 405-2 of the Title IV – Development Code, *Lodging – Short-Term Rental* uses are permitted in residential zoning districts, including the “R-4” Mixed-Density Residential district, via a conditional use permit via a conditional use permit enabled through the discretionary review process outlined in Section 403.050. The applicant has been successfully operating an Airbnb short-term RDR use at this location for some time, and would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit. No changes would be needed to the existing building in order to accommodate the proposed use.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of the Development Code and the intent or design objectives of any applicable subsections of the Development Code, or mitigate any other potential impacts that are specific to the proposed use.

When considering an Application for Conditional Use Permit, staff considers a variety of factors, including how the proposed use would impact the public health, safety and welfare. For short-term RDR uses, staff evaluates hours of operation, noise, odor, traffic/parking, and other potential negative impacts on adjacent properties.

With regard to 804 Main St., the existing building meets all “R-4” lot size requirements (e.g., minimum area, width, building coverage) and building standards (e.g., front-yard setbacks, side-yard setbacks, rear-yard setbacks, maximum height). As a result, staff doesn’t foresee any issues pertaining to noise; and since the lodging itself would occur within the building, staff doesn’t foresee any issues pertaining to odor. Section 408.030 Required Parking, Table 408-5: Required Parking requires 2 parking spaces per dwelling unit. The subject property not only has at least 2 parking spaces via a private driveway entrance off of W 8th St., but there is also 3 public parking spaces along Main St. directly adjacent to 804 Main St. Furthermore, this doesn’t account for additional public parking along Main St. within 600 feet of the subject property (it should be noted that Section 408.030 Required Parking, Subsection C.4 allows public parking credit for any property within 600 ft. of public parking spaces; and this provision allows the reduction of 1 required space for every 2 public parking spaces available).



View of on-street public parking along 804 Main St.

4. **The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**
Staff finds the proposed short-term RDR use would have little-to-no impact on the public realm, specifically the design of streetscapes and site elements to the streetscape, as no changes are being proposed to the existing building itself at 804 Main St. The applicant has noted in their narrative that curb appeal is important for their RDR; thus, general upkeep will be improved, and the overall aesthetics of the building and streetscape will remain the same (see Exhibit B.1).
5. **The adequacy of drainage, utilities and other public facilities.**
Although the single-family detached home on the subject property was constructed in 1912, it's currently served by all required public utilities (e.g., electrical, water, sewer). There are currently no Property Maintenance Code violations on the subject property pertaining to stormwater drainage. Moreover, the Application for Conditional Use Permit does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire, and the ability to maintain the peace.
6. **Compatibility with the character of the area in terms of building scale, building form, landscape and site design.**
The character of the neighborhood surrounding the subject parcel is old town / historic residential. Adjacent and surrounding property parcels are all zoned "R-4" Mixed-Density Residential. The existing building located on the subject property is compatible with the "R-4" building typologies and character of the area in terms of building scale, form, and

landscape and site design. The proposed short-term RDR use should not negatively impact the character of the surrounding area.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

In terms of hours of operation, short-term RDR uses are not restricted to specific hours of the day or days of the week, unless dictated as a conditional of approval enabled through the discretionary review process outlined in Section 403.050. The Parkville Police Department confirmed there has not been any noise complaints received for the subject property since April 6, 2021 when the current owner acquired the property and began use of it as a short-term RDR shortly thereafter. The applicant has noted that guests will be arriving and going in similar fashion to neighboring residents. Guests are also asked to observe quiet hours and respect the atmosphere of the neighborhood. As noted in review criteria #3 above, staff doesn't foresee any issues / adverse impacts to adjacent properties pertaining to visible impacts, audible impacts, or traffic patterns.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.

The discretionary review process outlined in Section 403.050 allows a reasonable time limit be placed on approval of the conditional use permit on a case-by-case basis. This is in order to assess the intensity and potential impacts of the use against changing conditions in the area over time. While staff has not recommended a specific length of time for the duration of the Application for Conditional Use Permit, staff is open to the opinion and input from the Planning and Zoning Commission on this matter. In the past, common Conditional Use Permit time limitations have included 5 years, 10 years, 15 years and 20 years.

9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

Approval of the Application for Conditional Use Permit should not prevent development and use of neighboring properties in accordance with the applicable regulations of the Title IV – Development Code. The existing building on the subject property is compliant with both “R-4” lot size requirements (e.g., minimum area, width, building coverage) and building standards (e.g., front-yard setbacks, side-yard setbacks, rear-yard setbacks, maximum height).

10. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The *Parkville 2040 Master Plan* projects “Low-Density Residential” future land use for the subject property and immediately adjacent properties. This projection provides single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches; with an ideal density between 1 to 5 dwelling units per acre, and an average density of 3 dwelling units per acre. Staff finds the proposed short-term RDR use would be complimentary to the existing single-family residential detached dwelling units; and wouldn't negatively impact long-range plans applicable to the site and surrounding area, including the desired vision of the “Low-Density Residential” future land use or its ideal density ranges.

11. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

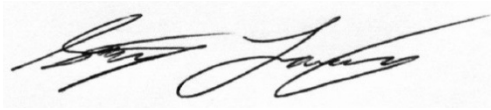
Staff concludes that: With the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the proposed use of *Lodging – Short-Term Rental* does not conflict with the intent of any abutting districts and can be consistent with the adopted Parkville Master Plan; the proposed use can meet the requirements of the Development Code; the proposed use should not negatively impact the public realm, design and functions of streetscapes; existing drainage, utilities and other public facilities should be adequate for the proposed use; the existing building is compatible with the character of the area; hours of operation, visible and audible impacts and traffic patterns are compatible with the area; no specific time duration for the Application for Conditional Use Permit is recommended by staff due to the low-impact nature of the proposed use, but staff is open to the opinion and input from the Planning and Zoning Commission on the matter; the proposed use will not prevent development and use of neighboring properties; and the long-range plans to the site and surrounding area will not be negatively impacted by the proposed use.

Following review, staff recommends approval of the Application for Conditional Use Permit for the subject property based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with conditions, denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on May 17, 2022 for final action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM
Community Development Director

05-04-2022

Date



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Conditional Use Permit

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)

Name: Taryn Klein

Address: 804 Main St

City, State: Parkville, Missouri

Phone: (660) 221-8234 Fax: _____

E-mail: klein.taryn@gmail.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: N/A

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Owner(s), if different from applicant(s)

Name: N/A

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Contact Person, if different from applicant(s)

Name: N/A

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that conditional use in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Taryn Klein

Digitally signed by Taryn Klein
Date: 2022.04.04 16:55:46 -05'00'

Date: 4/4/2022

Property Owner's Signature (Required) Taryn Klein

Digitally signed by Taryn Klein
Date: 2022.04.04 16:56:05 -05'00'

Date: 4/4/2022

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: Short Term Rental Requested length of permit 10 years

Description: Short term rental property, available for rent via platforms such as AirBnb & VRBO

Proposed days and hours of operation: 24 hrs, 7 days a week

3. Property Information (see also Checklist of required submittals)

Property address / general location: 804 Main St, Parkville, MO 64152

Parcel ID Number: 20-7.0-35-100-016-001.000 Zoning: "R-4" Mixed-Density Residential

Present use of the property: Single family residence

Length of use (or vacancy): I've owned the property since 3/31/21

4. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

Existing Land UseExisting Zoning

North: Multi-Family Residential

North: "R-4" Mixed-Density Residential

South: Multi-Family Residential

South: "R-4" Mixed-Density Residential

East: Single Family Residential

East: "R-4" Mixed-Density Residential

West: Single Family Residential

West: "R-4" Mixed-Density Residential

Attach a narrative addressing:

1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.
2. Compliance of any proposed development with the requirements of this code.
3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.
4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.
5. The adequacy of drainage, utilities and other public facilities.
6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.
7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.
9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations
10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
11. Any other information relevant to the application

5. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- ☒ Authorized signature of the applicant and property owner.

For Office Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # _____ Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

6. Conditional Use Permit checklist for staff review for site plans**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: *Submissions of conditional use permits to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

Conditional Use Permit Narrative

804 Main St
Parkville, MO 64152
Owner: Taryn Klein

1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.

The proposed zoning district is Lodging - Short-Term Rental and the abutting districts are Mixed-Density Residential. The property will be available for rent through AirBnb & VRBO. The use as a short-term rental falls in line with the expected use of Lodging - Short-Term Rental as defined in Parkville Municipal Code Section 402.010: The rental of a property, a dwelling unit, or portion thereof, conducted on a third-party platform or network that facilitates the listing, marketing, or rental of short-term rentals. This use will not conflict with the day to day use or development of the adjacent district.

2. Compliance of any proposed development with the requirements of this code.

The short-term rental will meet all requirements of Parkville Municipal Code Section 405.040.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.

There are no additional requirements necessary to meet this code,

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

The impact on the public realm is positive. As a short-term rental, curb appeal is important. The overall aesthetic of the building and streetscape will remain the same, but general upkeep of the property will be improved.

5. The adequacy of drainage, utilities and other public facilities.

There will be no change in drainage, utilities, and other public facilities.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

There will be no change in building scale, building form, or landscape and site design.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

The operating characteristics of a short-term rental are compatible with mixed-density residential. Guests will be coming and going in similar fashion to neighboring residents. Guests are also asked to observe quiet hours and respect the atmosphere of the neighborhood. Parking will be accommodated through both on-site parking and street parking, but will not impact neighboring residents.

8. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

The condition of this area as a Multi-Density Residential district is long-standing, therefore there should be no need to assess the use against this aspect. Provided all other code requirements are met, I see no need to limit duration of use or ensure reporting. That being said, I'm unfamiliar with typical Conditional Use Permit durations and am open to having a conversation on this topic.

9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

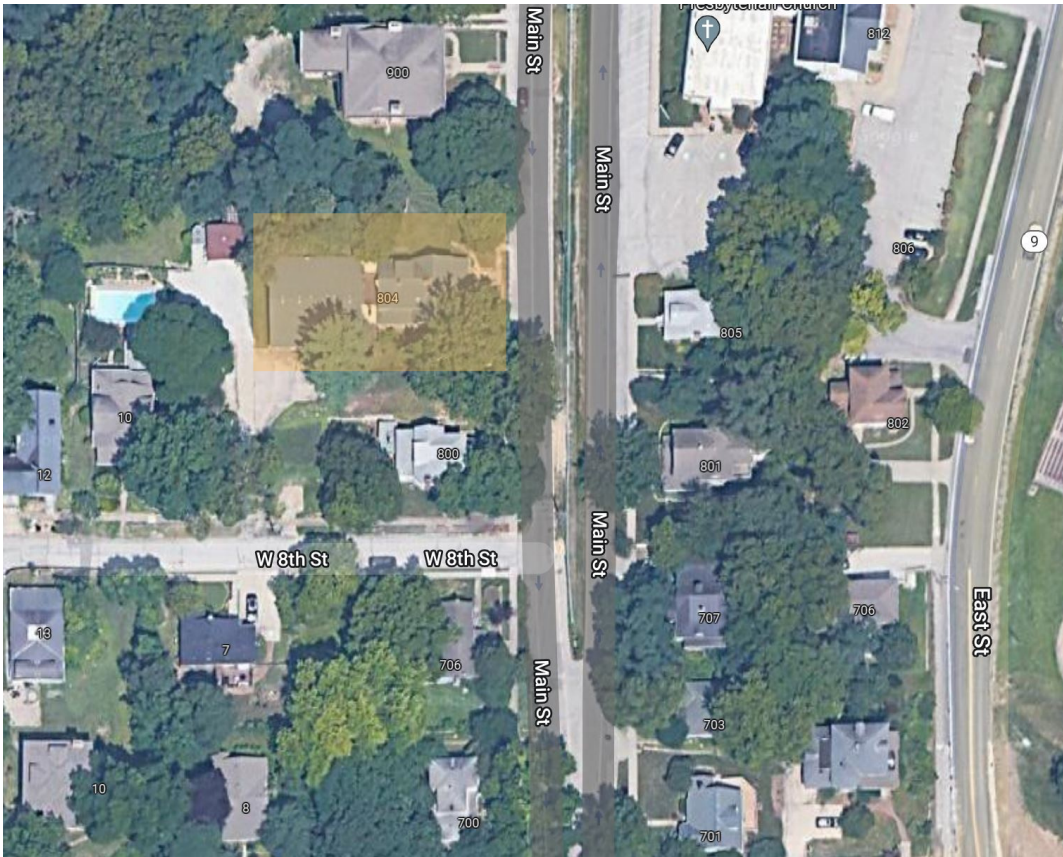
The use of this property as a short term rental should not have any impact on the development of adjacent properties.

10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The use of this property as a short-term rental will not change the character or the surrounding neighborhood. It will provide lodging for visitors to the historic downtown Parkville area.

11. Any other information relevant to the application

Thank you for considering this Conditional Use Permit. A short-term rental at this location will add value to the community by providing safe, clean, & affordable accommodations for visitors to our area.



Aerial Map

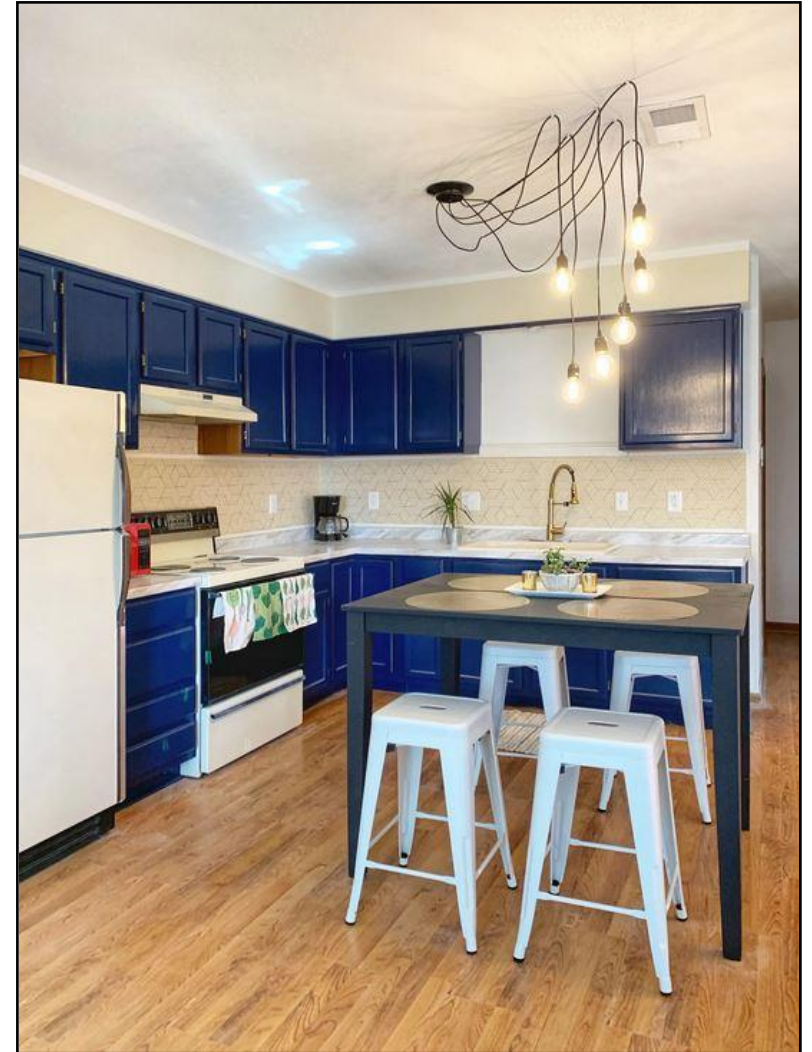


Facade of House

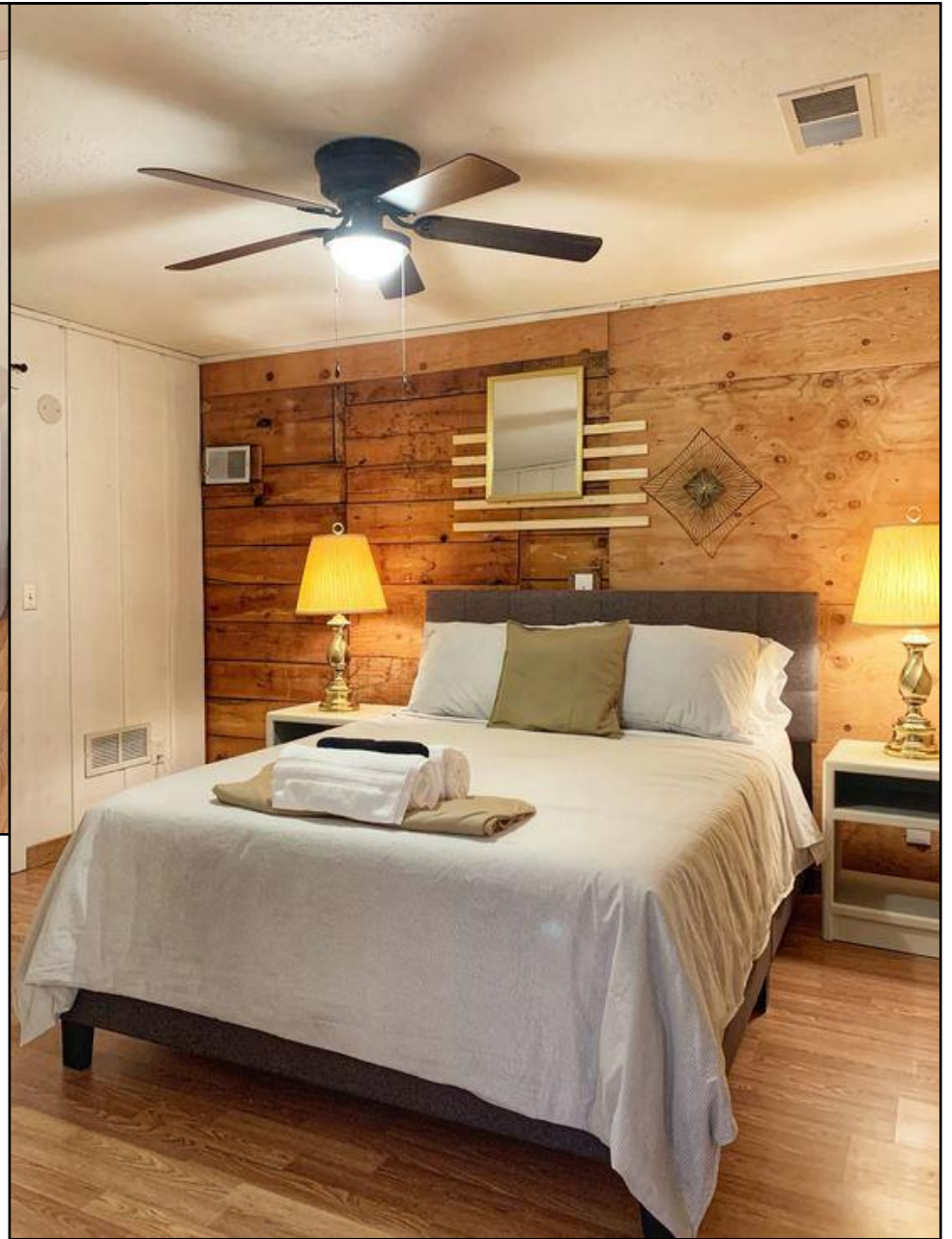


Exterior photos of
804 Main St.

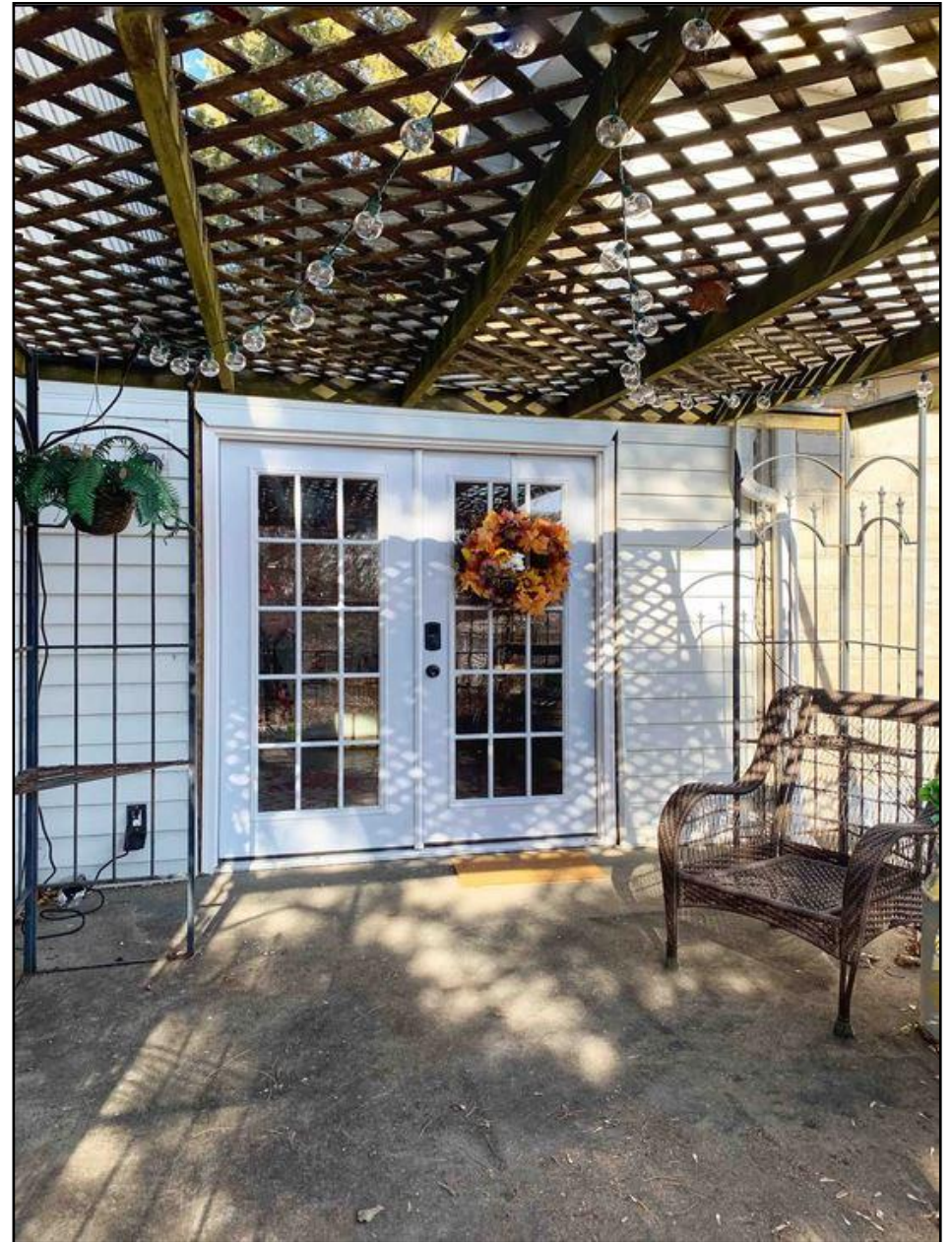




Interior photos of
804 Main St.









Staff Analysis

Agenda Item: **5.B**

Proposal: An application for a Conditional Use Permit (CUP) to allow a *Lodging – Short-Term Rental* use at 11 W 5th St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-029-004.000 (0.10 acres, more or less), generally located along W 5th St. west of N Main St.

Case No: PZ 2022-08

Applicant: Jolene Jackson

Owners: Jolene Jackson

Location 11 W 5th St.; generally located along W 5th St. west of N Main St.

Zoning: “R-4” Mixed-Density Residential

Parcel #: #20-7.0-35-100-029.004.000

Exhibits:

- A. This Staff Analysis
- B. Application for Conditional Use Permit
 - 1. Completed application form
 - 2. Narrative attachment
- C. Subject Area Property Map
- D. Photos of subject property
- E. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.050 Conditional Use Permit
 - 2. Section 405.050 Conditional Uses
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on April 20, 2022
- E. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- F. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

- G. Short-Term Residential Dwelling Rental presentation (dated September 10, 2019; prepared by Zackary Martin, Community Development Intern)
- H. Summary of Public Meetings, Forums and Hearings for Case No. PZ 2019-12
- I. Minutes and video recording of the August 17, 2021 regular meeting of the Board of Aldermen (<https://vimeo.com/588633645>)
- J. Ordinance No. 3087 (adopted September 7, 2021) – An ordinance amending Parkville Municipal Code, Sections 402.010, 405.020 and 405.040 to create provisions and guidelines for short-term residential dwelling rentals.

Comments

Received: The Community Development Department received one public comment regarding unsatisfactory parking conditions along W 5th St. prior to the completion of this staff analysis report.

Background

Growth of third-party short-term residential dwelling rental (RDR) platforms such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner) has led to a variety of impacts on host communities and have increasingly been the subject of new regulations by cities. And due to the increased popularity of RDRs across the United States, the topic of how to regulate them was discussed at various City Commission and Board of Aldermen meetings over the years. In 2019, the Board of Aldermen requested that City staff research and explore adoption of short-term RDR regulation in Parkville.

On September 10, 2019 the Planning and Zoning Commission held a special workshop to discuss short-term RDRs, state and local provisions, and communities in the metropolitan region who've enacted RDR regulations. Based on feedback provided by the Commission, staff proposed a text amendment to 1) create provisions for short-term RDRs; 2) create a use for *Lodging — Short-Term Rental* in our Title IV – Development Code; and 3) codify additional standards (e.g., Application for Conditional Use Permit requirements, on site-regulations). The proposed text amendment was then formally taken before the City's Planning and Zoning Commission and Board of Aldermen for adoption, and the following meetings / public forums were held to discuss the matter:

- November 12, 2019 – regular meeting of the Planning and Zoning Commission
- December 16, 2019 – regular meeting of the Planning and Zoning Commission
- January 7, 2020 – regular meeting of the Board of Aldermen
- February 4, 2020 – regular meeting of the Board of Aldermen
- March 3, 2020 – regular meeting of the Board of Aldermen
- March 17, 2020 – regular meeting of the Board of Aldermen
- August 17, 2021 – regular meeting of the Board of Aldermen
- September 7, 2021 – regular meeting of the Board of Aldermen

On September 7, 2021 the Board of Aldermen adopted Ordinance No. 3087 creating provisions and guidelines for short-term residential dwelling rentals (see Exhibit J by Reference).

Overview

The applicant proposes to operate a *Lodging – Short-Term Rental* use in the “R-4” Mixed-Density Residential district at 11 W 5th St., Parkville, MO 64152. The subject property contains one parcel (Platte County parcel no. 20-7.0-35-100-029-004.000) containing 0.10 acres, more or less. The property is generally located along W 5th St. west of N Main St. The owner has been successfully operating an Airbnb short-term RDR use at this location for some time, and would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit. Eventually, at some point in the future, the owner would like to transition the short-term RDR use into a bed & breakfast use via an Application for Conditional Use Permit.

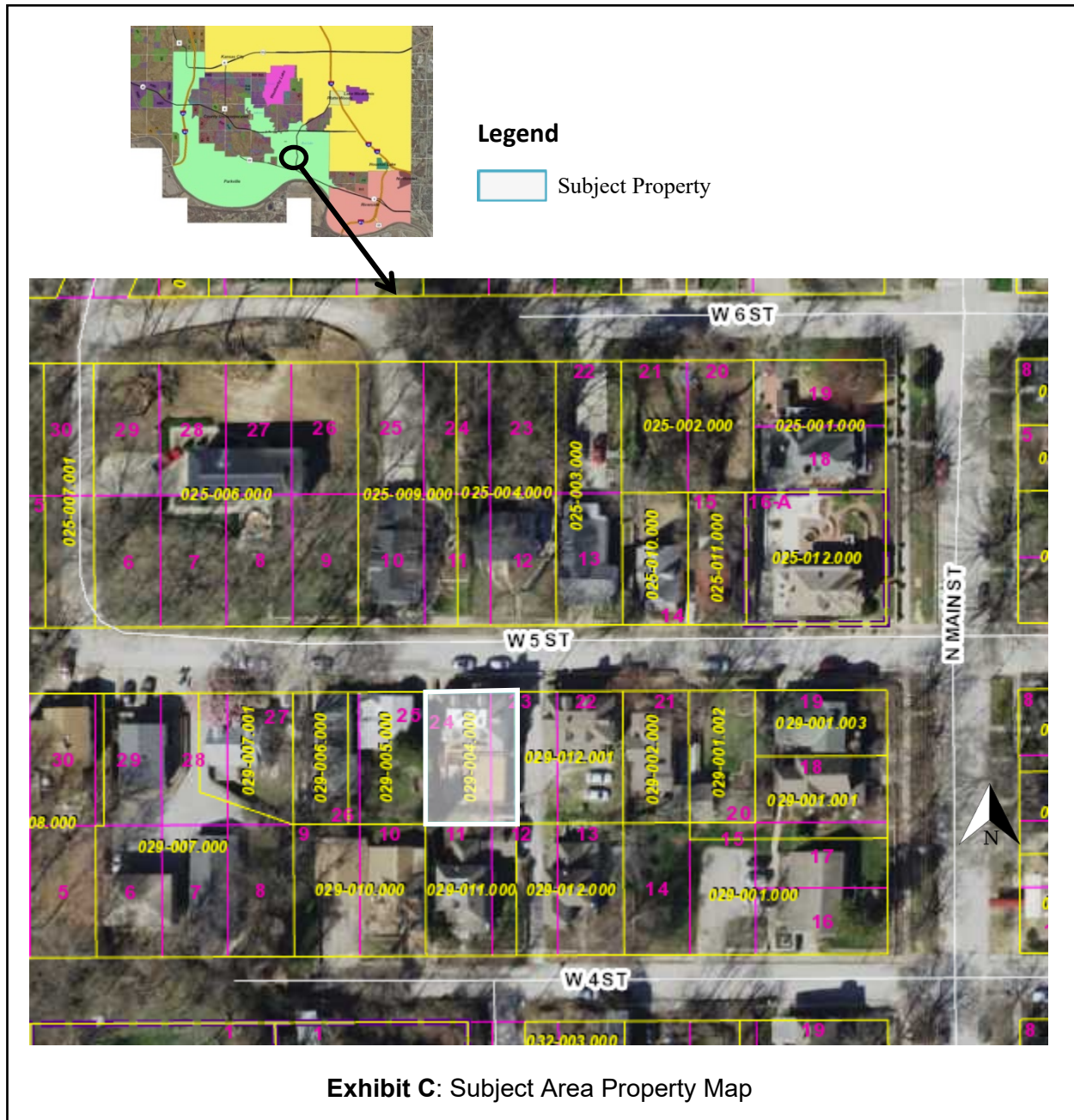


Table 405-2 of the Development Code notes that *Lodging – Short-Term Rental* is a Conditional Use in the “R-4” Mixed-Density Residential district subject to the discretionary review process detailed in Section 403.050 of the Development Code. The application seeks to comply with the provisions adopted on September 7, 2021 via Ordinance No. 3087 pertaining to the allowance of short-term RDRs in residential zoning districts.

CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Table 405-2 lists *Lodging – Short-Term Rental* as a use enabled through the discretionary review process outlined in Section 403.050.

This application has been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on April 20, 2022; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties. As of the date of the completion of this staff analysis report, the Community Development Department has received one public comment regarding unsatisfactory parking conditions along W 5th St.

General Review and Analysis

Parkville Municipal Code, Section 403.050, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff’s findings and conclusions.

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The property is located in the “R-4” Mixed-Density Residential district. This district seeks to provide residential living in a medium-density neighborhood setting and compact, walkable character; as well as primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. Staff finds the Application for Conditional Use Permit furthers the intent of the “R-4” district by adding to the variety of existing residential dwelling unit stock and types along W 5th Street; and that the proposed short-term RDR use could blend in with the character of the “R-4” district.

The *Parkville 2040 Master Plan’s* (adopted May 11, 2021) Future Land Use map labels the subject property as “Low-Density Residential”. This proposed use provides single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches; with an ideal density between 1 to 5 dwelling units per acre, and an average density of 3 dwelling units per acre. The proposed short-term RDR use would be suited to an existing single-family residential detached dwelling unit, and wouldn’t conflict with the desired uses of the “Low-Density Residential” future land use projection, or its density ranges.

2. Compliance of any proposed development with the requirements of this code.

Per Table 405-2 of the Title IV – Development Code, *Lodging – Short-Term Rental* uses are permitted in residential zoning districts, including the “R-4” Mixed-Density Residential district, via a conditional use permit via a conditional use permit enabled through the discretionary review process outlined in Section 403.050. The applicant has been successfully operating an Airbnb short-term RDR use at this location for some time, and would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit. No changes would be needed to the existing building in order to accommodate the proposed use. Eventually, at some point in the future, the owner would like to transition the proposed *Lodging – Short-Term Rental* use into a *Lodging – B&B* use.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of the Development Code and the intent or design objectives of any applicable subsections of the Development Code, or mitigate any other potential impacts that are specific to the proposed use.

When considering an Application for Conditional Use Permit, staff considers a variety of factors, including how the proposed use would impact the public health, safety and welfare. For short-term RDR uses, staff evaluates hours of operation, noise, odor, traffic/parking, and other potential negative impacts on adjacent properties.

With regard to 11 W 5th St., the existing building is currently legally-nonconforming to both the “R-4” lot size requirements (e.g., minimum area, width, building coverage) and building standards (e.g., front-yard setbacks, side-yard setbacks, rear-yard setbacks, maximum height). The Title IV – Development Code defines “nonconforming structures” as, *Structures that were legally constructed prior to the adoption or amendment of this code, but which could not be constructed under the current terms of this Code and may continue to exist subject to the following:*

1. *Rehabilitation or expansion of the structure that increases the degree of non-conformity is prohibited. Other rehabilitation or expansions may occur, provided that they comply with all other requirements of this code, are not detrimental to the purposes, intent and objectives of the standards, and do not negatively impact development in conformance with this code on adjacent property.*
2. *If destroyed by fire, natural disaster, accident, or any other cause by less than fifty percent (50%) of its fair market value, the structure may be restored to its original condition if the restoration is started within one (1) year. If destroyed by fifty percent (50%) or more of the fair market value, or if not restored within one (1) year, then the right to maintain the non-conformance shall terminate.*
3. *If the structure is determined obsolete or substandard by virtue of any applicable code beyond this Title, and the cost of improvement or restoration is fifty percent (50%) or more of the fair market value of the structure, then the right to maintain the non-conformance shall terminate.*

It should be noted that ALL of the subject properties along W 5th St. — as well as dozens of residential properties throughout the Old Town Residential neighborhoods north of the downtown — are currently legally nonconforming, as many of the lots were platted in the late 1800s a grid-like fashion as 40 ft. X 80 ft. lots (3,200 sq. ft.). For reference, the smallest configuration of lot size area permitted in the “R-4” district is 3,500 sq. ft.; and the subject property of 11 W 5th St. is a 50 ft. X 80 ft. lot (4,000 sq. ft.). It should be noted

the existing building was constructed in 1906 and added to over the years, most recently with a 600 sq. ft. attached garage in 2007.

While the existing building on the property meets the “R-4” district’s 5 ft. side-yard setback standards, it does not meet the 10 ft. front-yard or 25 ft. rear-yard setback standards. Despite this, staff doesn’t foresee any issues pertaining to noise; and since the lodging itself would occur within the building, staff doesn’t foresee any issues pertaining to odor. Section 408.030 Required Parking, Table 408-5: Required Parking requires 2 parking spaces per dwelling unit. The subject property not only has 3 parking spaces via garages off its adjacent private alleyway, but there are also 2 public parking spaces along W 5th St. directly adjacent to 11 W 5th St. Furthermore, this doesn’t account for additional public parking along Main St. within 600 feet of the subject property (it should be noted that Section 408.030 Required Parking, Subsection C.4 allows public parking credit for any property within 600 ft. of public parking spaces; and this provision allows the reduction of 1 required space for every 2 public parking spaces available).



View of garage parking along 11 W 5th St. private alleyway.



View of on-street public parking along 11 W 5th St.

4. **The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**
Staff finds the proposed short-term RDR use would have little-to-no impact on the public realm, specifically the design of streetscapes and site elements to the streetscape, as no changes are being proposed to the existing building itself at 11 W 5th St., and the overall aesthetics of the building and streetscape will remain the same.
5. **The adequacy of drainage, utilities and other public facilities.**
Although the single-family detached home on the subject property was constructed in 1906, it's currently served by all required public utilities (e.g., electrical, water, sewer). There are currently no Property Maintenance Code violations on the subject property pertaining to stormwater drainage. Moreover, the Application for Conditional Use Permit does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire, and the ability to maintain the peace.
6. **Compatibility with the character of the area in terms of building scale, building form, landscape and site design.**
The character of the neighborhood surrounding the subject parcel is old town / historic residential. Adjacent and surrounding property parcels are all zoned "R-4" Mixed-Density Residential. As noted in review criteria #3 above, the existing building on the subject property is currently a legally non-conforming structure in terms of building scale & form with the "R-4" district's Detached Home building typologies. However, the existing building is compatible with the character of the area in terms of landscape and site design. The proposed short-term RDR use should not negatively impact the character of the surrounding area. The applicant has noted in their narrative submission that they

intent to maintain and upkeep the integrity of the home and its impact on the neighborhood (see Exhibit B.2).

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

In terms of hours of operation, short-term RDR uses are not restricted to specific hours of the day or days of the week, unless dictated as a conditional of approval enabled through the discretionary review process outlined in Section 403.050. The Parkville Police Department confirmed there has not been any noise complaints received for the subject property since February 20, 2020 when the current owner acquired the property and began use of it as a short-term RDR shortly thereafter. The applicant has noted that guests will be arriving and going in similar fashion to neighboring residents. Guests are also asked to observe quiet hours and respect the atmosphere of the neighborhood. As noted in review criteria #3 above, staff doesn't foresee any issues / adverse impacts to adjacent properties pertaining to visible impacts, audible impacts, or traffic patterns.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.

The discretionary review process outlined in Section 403.050 allows a reasonable time limit be placed on approval of the conditional use permit on a case-by-case basis. This is in order to assess the intensity and potential impacts of the use against changing conditions in the area over time. While staff has not recommended a specific length of time for the duration of the Application for Conditional Use Permit, staff is open to the opinion and input from the Planning and Zoning Commission on this matter. In the past, common Conditional Use Permit time limitations have included 5 years, 10 years, 15 years and 20 years.

9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

Approval of the Application for Conditional Use Permit should not prevent development and use of neighboring properties in accordance with the applicable regulations of the Title IV – Development Code. While the existing building on the subject property is legally non-conforming in terms of the “R-4” front-yard setback and rear-yard setback building standards, it's compliant with the side-yard setback standards, as well as the “R-4” minimum lot size requirements. See review criteria #3 above for more detail.

10. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The *Parkville 2040 Master Plan* projects “Low-Density Residential” future land use for the subject property an immediately adjacent properties. This projection provides single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches; with an ideal density between 1 to 5 dwelling units per acre, and an average density of 3 dwelling units per acre. Staff finds the proposed short-term RDR use would be complimentary to the existing single-family residential detached dwelling units; and wouldn't negatively impact long-range plans applicable to the site and surrounding area, including the desired vision of the “Low-Density Residential” future land use or its ideal density ranges.

11. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

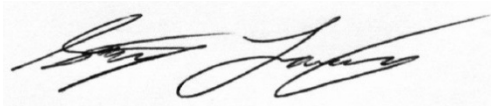
Staff concludes that: With the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the proposed use of *Lodging – Short-Term Rental* does not conflict with the intent of any abutting districts and can be consistent with the adopted Parkville Master Plan; the proposed use can meet the requirements of the Development Code; the proposed use should not negatively impact the public realm, design and functions of streetscapes; existing drainage, utilities and other public facilities should be adequate for the proposed use; the existing building is compatible with the character of the area; hours of operation, visible and audible impacts and traffic patterns are compatible with the area; no specific time duration for the Application for Conditional Use Permit is recommended by staff due to the low-impact nature of the proposed use, but staff is open to the opinion and input from the Planning and Zoning Commission on the matter; the proposed use will not prevent development and use of neighboring properties; and the long-range plans to the site and surrounding area will not be negatively impacted by the proposed use.

Following review, staff recommends approval of the Application for Conditional Use Permit for the subject property based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with conditions, denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on May 17, 2022 for final action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM
Community Development Director

05-04-2022

Date

City of Parkville, Missouri
(816) 741-7676

REC#: 00066443 3/17/2020 1:54 PM
OPER: LB TERM: 013
REF#: VISA

TRAN: 29.0000 Conditional Use Perm
PZ20-11 JOLENE JACKSON
11 W 5TH STREET
Conditional Use Per 300.00CR

TENDERED: 300.00 CREDIT CARD
APPLIED: 300.00-

CHANGE: 0.00



Application #: P220-11
Date Submitted: 3-17-20
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8890 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Conditional Use Permit

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)

Name: Jolene Jackson

Address: 11 W 5th Street

City, State: Parkville, MO

Phone: 785-230-491 Fax: _____

E-mail: jolenejackson33@gmail.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Owner(s), if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Contact Person, if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that conditional use in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Jolene Jackson Date: 3-17-20

Property Owner's Signature (Required) Jolene Jackson Date: 3-17-20

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: Intermittent rental Requested length of permit: Indefinitely

Description: Air BNB- will rent out 2 of the 5 spaces in my home.

Proposed days and hours of operation: Likely weekends and sparingly during the week.

3. Property Information (see also Checklist of required submittals)

Property address / general location: 11 W 5th Street Parkville, MO

Parcel ID Number: 20-7.0-35-100-029-004.000 Zoning: Mixed residential

Present use of the property: Residential

Length of use (or vacancy): _____

4. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

Existing Land UseExisting Zoning

North: Mixed residential

North: Mixed residential

South: Mixed residential

South: Mixed residential

East: Mixed residential

East: Mixed residential

West: Mixed residential

West: Mixed residential

Attach a narrative addressing:

1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.
2. Compliance of any proposed development with the requirements of this code.
3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.
4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.
5. The adequacy of drainage, utilities and other public facilities.
6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.
7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.
9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.
10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
11. Any other information relevant to the application.

5. Checklist of required submittals

- ☐ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication; posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☐ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- ☐ Authorized signature of the applicant and property owner.

For Office Use Only

Application accepted as complete by: _____

Name/Title

Date

Application fee payment: Check # _____ Amount \$ 300.00

Final reimbursable costs paid (if applicable): _____ Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

1. The intent of the district I live in is *to provide residential living in a medium density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small scale civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs, and support services to promote walkable patterns.*

Now: To quote the Main Street Parkville Association's website, "Downtown Parkville is a charming historic town that's perfect for a day of local dining, unique shopping and enjoying the beautiful scenery alongside the Missouri River." My house has amazing character. I recently learned that it was once owned by Park College and was a women's dormitory in the early 1900s. I would love to promote the space around that charming character and promote healthy living initiatives such as walking to the guests.

Future Hope: While I do believe I am going to run into some walls that will hinder the fullness of the vision, I hope to turn this space into a Holistic Bed and Breakfast. I intentionally chose Parkville for its river walk, nature sanctuary, quaint downtown, and overall charming vibe. Here is the mission and vision of the future possible Holistic Bed and Breakfast.

Mission: The Serenity House is a sanctuary for holistic living. Your mind, body and spirit is fully nourished by our earthy-elegant accommodations, organic and nourishing food, and soulful experiences. We honor and support local farmers, artisans, and practitioners. We are committed to deeply connecting people to self, others, their natural environment, and The Infinite. Our space provides what is uniquely needed for you: love, transformation, joy, rest, aliveness, peace, creativity, healing, and infinitely more.

Vision: Love wins.

2. N/A

3. I have read through all of the proposed policies 405.040 Standards K. Lodging- Short-Term Rentals and will operate from what is articulated in that document until I come back to propose the future use as a B&B. I live in the property and will continue to live here. I will ensure there isn't negative impact in any way. My hope is that the house add to the charm of the community and brings honor to the community.

4. See attached pictures of the home.

5. I suppose there could be an impact on parking; however, most homes and multi-unit dwellings have their own drive or parking lot. The space I am proposing to rent at this time would likely only put 1-2 additional cars in the area. I am proposing to rent 2 of the 5 spaces. In the future, this may impact future guests and street parking. I stay at a B&B in Weston often and street parking is at a premium there as well, but everyone makes well with it. Additionally, as far as I can see, there isn't one home or multi-unit dwelling that doesn't have private parking.

6. This is not a new addition; therefore, I am not sure question six is relevant to me; however, I will say that because I need to remain attractive to guests, I will seek to always keep my home in impeccable condition. I can see that in this part of town, there is a large discrepancy in how well the homes have been taken care of. This property is deeded as 1904. A lot of renovations have been put in place, and I intend to maintain and upkeep the integrity of the home and work with my neighbors in ensuring their desires for our neighborhood are met and how my home might hinder or forward their goals.

7. People will come and go just like they live in the neighborhood/home.

8. N/A

9. N/A

10. As an Air B&B, I do not see any negative impact to the area. I will adhere to the proposed policies as written in 405.040 Standards K. Lodging- Short-Term Rentals.

11. None at this time.















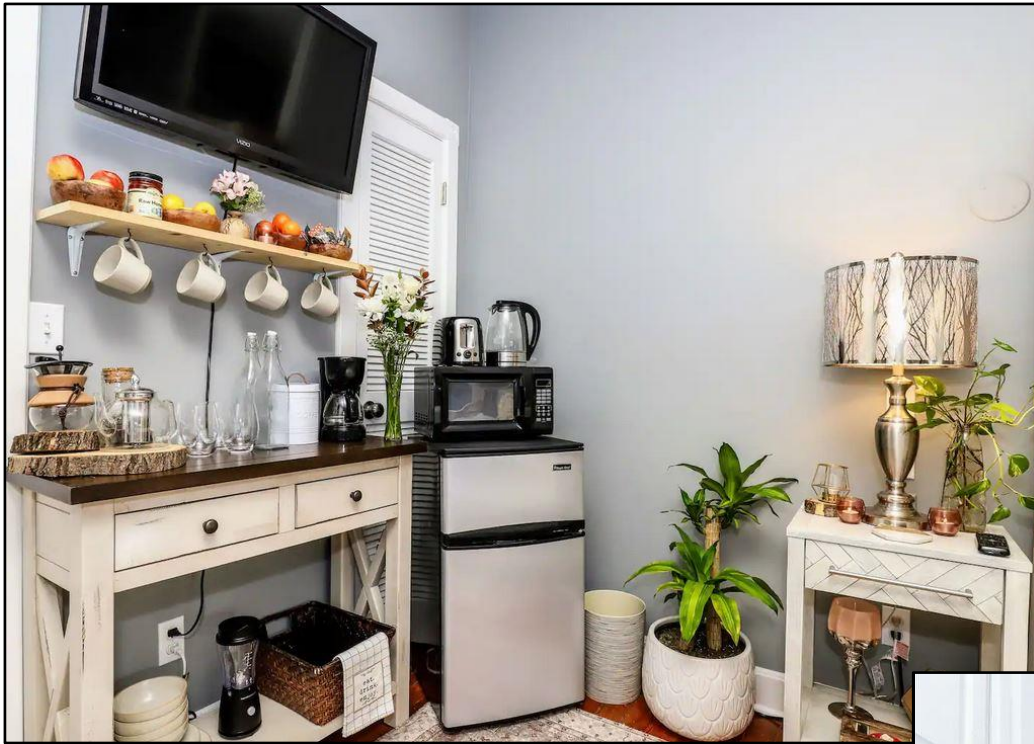


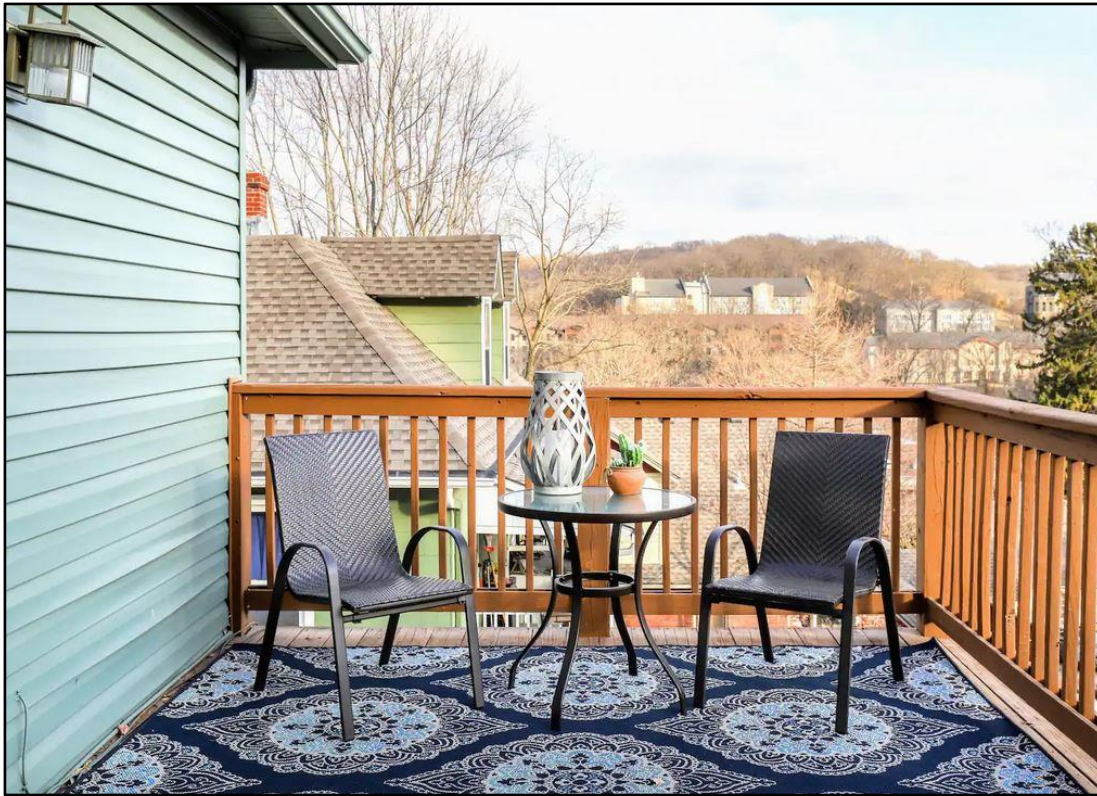
Exterior photos of
11 W 5th St.





Interior photos of
11 W 5th St.







Staff Analysis

<u>Agenda Item:</u>	5.C
<u>Proposal:</u>	An application for a Conditional Use Permit (CUP) to allow a <i>Lodging – Short-Term Rental</i> use at 500 East St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-026-003.000 (0.15 acres, more or less), generally located at the northwest corner of the intersection of Missouri Hwy 9 and E 5 th St.
<u>Case No:</u>	PZ 2022-13
<u>Applicant:</u>	Annette Lou Hagen
<u>Owners:</u>	Annette Lou Hagen
<u>Location</u>	500 East St.; generally located at the northwest corner of the intersection of Missouri Hwy 9 and E 5 th St.
<u>Zoning:</u>	“R-4” Mixed-Density Residential
<u>Parcel #:</u>	#20-7.0-35-100-026-003.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Conditional Use Permit C. Subject Area Property Map D. Photos of subject property E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf) 1. Section 403.050 Conditional Use Permit 2. Section 405.050 Conditional Uses B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property D. Hearing notice published in The Platte County Citizen newspaper on April 20, 2022. E. Summary of Public Hearing posted on Parkville City webpage (http://parkvillemo.gov/public-hearings/) F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/government/public-hearings/)

- G. Short-Term Residential Dwelling Rental presentation (dated September 10, 2019; prepared by Zackary Martin, Community Development Intern)
- H. Summary of Public Meetings, Forums and Hearings for Case No. PZ 2019-12
- I. Minutes and video recording of the August 17, 2021 regular meeting of the Board of Aldermen (<https://vimeo.com/588633645>)
- J. Ordinance No. 3087 (adopted September 7, 2021) – An ordinance amending Parkville Municipal Code, Sections 402.010, 405.020 and 405.040 to create provisions and guidelines for short-term residential dwelling rentals.

Comments

Received: The Community Development Department did not receive any public comments prior to the completion of this staff analysis report.

Background

Growth of third-party short-term residential dwelling rental (RDR) platforms such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner) has led to a variety of impacts on host communities and have increasingly been the subject of new regulations by cities. And due to the increased popularity of RDRs across the United States, the topic of how to regulate them was discussed at various City Commission and Board of Aldermen meetings over the years. In 2019, the Board of Aldermen requested that City staff research and explore adoption of short-term RDR regulation in Parkville.

On September 10, 2019 the Planning and Zoning Commission held a special workshop to discuss short-term RDRs, state and local provisions, and communities in the metropolitan region who've enacted RDR regulations. Based on feedback provided by the Commission, staff proposed a text amendment to 1) create provisions for short-term RDRs; 2) create a use for *Lodging — Short-Term Rental* in our Title IV – Development Code; and 3) codify additional standards (e.g., Application for Conditional Use Permit requirements, on site-regulations). The proposed text amendment was then formally taken before the City's Planning and Zoning Commission and Board of Aldermen for adoption, and the following meetings / public forums were held to discuss the matter:

- November 12, 2019 – regular meeting of the Planning and Zoning Commission
- December 16, 2019 – regular meeting of the Planning and Zoning Commission
- January 7, 2020 – regular meeting of the Board of Aldermen
- February 4, 2020 – regular meeting of the Board of Aldermen
- March 3, 2020 – regular meeting of the Board of Aldermen
- March 17, 2020 – regular meeting of the Board of Aldermen
- August 17, 2021 – regular meeting of the Board of Aldermen
- September 7, 2021 – regular meeting of the Board of Aldermen

On September 7, 2021 the Board of Aldermen adopted Ordinance No. 3087 creating provisions and guidelines for short-term residential dwelling rentals (see Exhibit J by Reference).

Overview

The applicant proposes to operate a *Lodging – Short-Term Rental* use in the “R-4” Mixed-Density Residential district at 500 East St., Parkville, MO 64152. The subject property contains one parcel (Platte County parcel no. 20-7.0-35-100-026-003.000) containing 0.15 acres, more or less. The property is generally located at the northwest corner of the intersection of Missouri Hwy 9 and E 5th St. The owner acquired the subject property in 1999 and has successfully been renting out the units via long-term leases to tenants. In November 2021 one of the tenants moved out, and the owner transitioned that unit to a short-term RDR use. Since it’s been renting successfully as an Airbnb short-term use, the owner would like to transition her other units to the same use; and as a result, would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit.

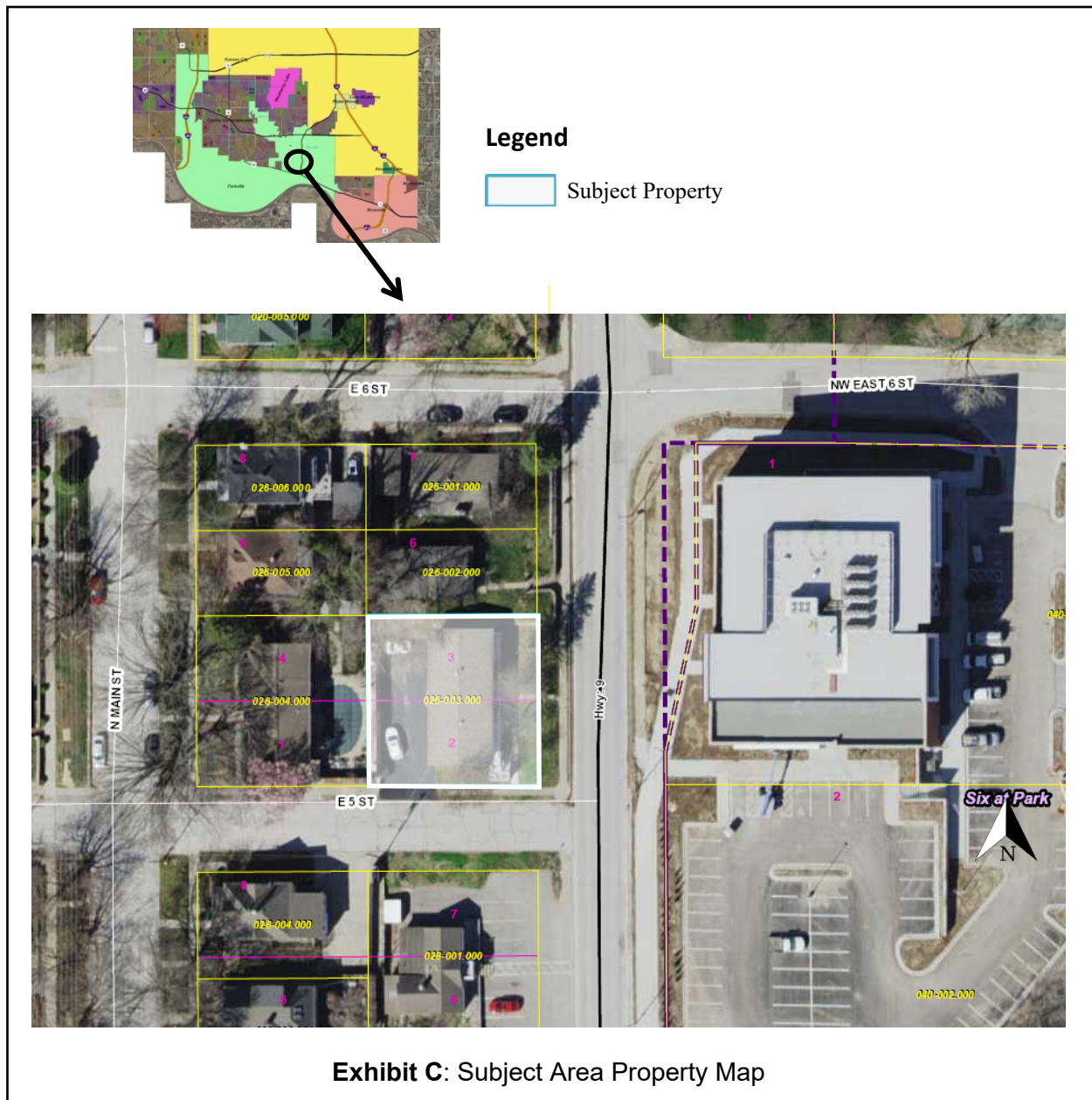


Table 405-2 of the Development Code notes that *Lodging – Short-Term Rental* is a Conditional Use in the “R-4” Mixed-Density Residential district subject to the discretionary review process detailed in Section 403.050 of the Development Code. The application seeks to comply with the provisions adopted on September 7, 2021 via Ordinance No. 3087 pertaining to the allowance of short-term RDRs in residential zoning districts.

CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Table 405-2 lists *Lodging – Short-Term Rental* as a use enabled through the discretionary review process outlined in Section 403.050.

This application has been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on April 20, 2022; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties. As of the date of the completion of this staff analysis report, the Community Development Department has not received any public comments.

General Review and Analysis

Parkville Municipal Code, Section 403.050, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff’s findings and conclusions.

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The property is located in the “R-4” Mixed-Density Residential district. This district seeks to provide residential living in a medium-density neighborhood setting and compact, walkable character; as well as primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. Staff finds the Application for Conditional Use Permit furthers the intent of the “R-4” district by adding to the variety of existing residential dwelling unit stock and types along East Street; and that the proposed short-term RDR use could blend in with the character of the “R-4” district.

The *Parkville 2040 Master Plan’s* (adopted May 11, 2021) Future Land Use map labels the subject property as “Downtown Mixed-Use”. This projected use is a special mixed-use district for downtown Parkville, and provides retail and office on first-floor and residential uses on the second or third stories; with an ideal floor-to-area ration (FAR) of 0.75 for retail / office uses, and an ideal density of 8 dwelling units per acre. The proposed short-term RDR use would be suited within an existing multi-family residential 4-plex rental units (four single-family rental units), and wouldn’t conflict with the desired

uses of the “Downtown Mixed-Use” future land use projection or its density ranges, other than the fact the first-floor of the building is residential uses.

2. Compliance of any proposed development with the requirements of this code.

Per Table 405-2 of the Title IV – Development Code, *Lodging – Short-Term Rental* uses are permitted in residential zoning districts, including the “R-4” Mixed-Density Residential district, via a conditional use permit via a conditional use permit enabled through the discretionary review process outlined in Section 403.050. The applicant has been successfully operating one of the four residential dwelling units as an Airbnb short-term use since November 2021, and would eventually like to transition her other units to the same use. As a result, the owner would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit. No changes would be needed to the existing building in order to accommodate the proposed use.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of the Development Code and the intent or design objectives of any applicable subsections of the Development Code, or mitigate any other potential impacts that are specific to the proposed use.

When considering an Application for Conditional Use Permit, staff considers a variety of factors, including how the proposed use would impact the public health, safety and welfare. For short-term RDR uses, staff evaluates hours of operation, noise, odor, traffic/parking, and other potential negative impacts on adjacent properties.

With regard to 500 East St., the existing building meets all “R-4” lot size requirements (e.g., minimum area, width, building coverage) and building standards (e.g., front-yard setbacks, side-yard setbacks, rear-yard setbacks, maximum height). As a result, staff doesn’t foresee any issues pertaining to noise; and since the lodging itself would occur within the building, staff doesn’t foresee any issues pertaining to odor. Section 408.030 Required Parking, Table 408-5: Required Parking requires 2 parking spaces per dwelling unit. The subject property has a rear parking lot that can accommodate approximately 6 motor vehicles; nevertheless, there is also 2 public parking spaces along E 5th St. directly adjacent to 500 East St. Furthermore, this doesn’t account for additional public parking within 600 feet of the subject property, including the City’s public parking lot at the southern end of 603 East St. which contains 16 public parking spaces (it should be noted that Section 408.030 Required Parking, Subsection C.4 allows public parking credit for any property within 600 ft. of public parking spaces; and this provision allows the reduction of 1 required space for every 2 public parking spaces available). The owner has indicated that tenants renting out the dwelling units at 500 East St. have not had any issues in terms of adequate parking available.



View of 500 East St. (looking towards the west) from Missouri Hwy 9



View of private parking lot at 500 East St.



View of on-street public parking along W 5th St.



View towards public parking lot spaces at 603 East St.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

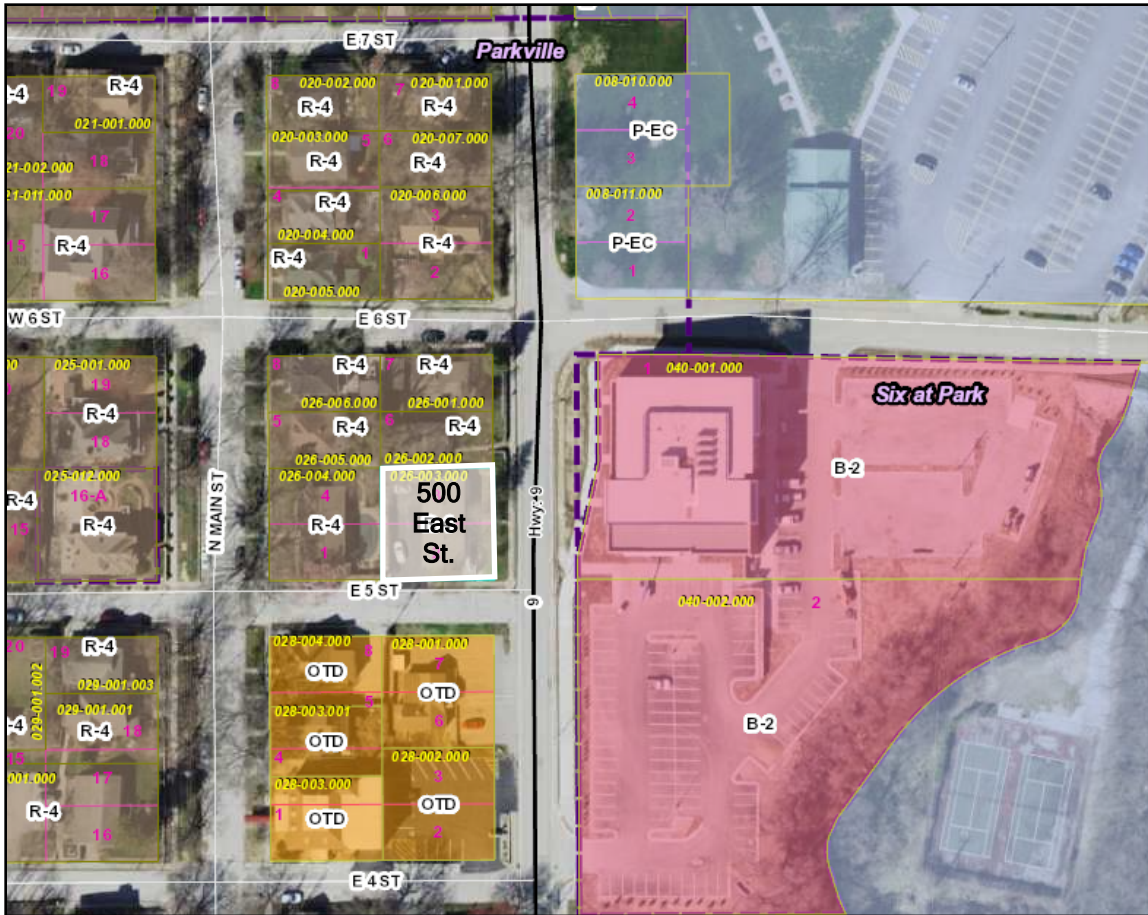
Staff finds the proposed short-term RDR use would have little-to-no impact on the public realm, specifically the design of streetscapes and site elements to the streetscape, as no changes are being proposed to the existing building itself at 500 East St. It should be noted that the Six At Park Class-A commercial office building directly across the street at 603 East St. has several *Lodging – Short-Term Rental* dwelling units available for rent.

5. The adequacy of drainage, utilities and other public facilities.

Although the multi-family residential 4-plex building on the subject property was constructed in 1968, it's currently served by all required public utilities (e.g., electrical, water, sewer). There are currently no Property Maintenance Code violations on the subject property pertaining to stormwater drainage. Moreover, the Application for Conditional Use Permit does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire, and the ability to maintain the peace.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

The character of the neighborhood surrounding the subject parcel is old town / historic residential, old town district commercial, business commercial and Park University campus. Adjacent and surrounding property parcels to the north and west are all zoned "R-4" Mixed-Density Residential, parcels to the south are zoned "OTD" Old Town District, parcels to the east are zoned "B-2-P" General Business District, and parcels to the northeast are zoned "P-EC" Planned Educational Campus District. The existing building located on the subject property is compatible with the "R-4" building typologies and character of the area in terms of building scale, form, and landscape and site design. The proposed short-term RDR use should not negatively impact the character of the surrounding area, as their uses are generally higher-intensity commercial business uses, all of which permit *Lodging – Short-Term Rental* uses by-right without needing to obtain a conditional use permit.



Aerial view of property parcels and their respective zoning district designations

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

In terms of hours of operation, short-term RDR uses are not restricted to specific hours of the day or days of the week, unless dictated as a conditional of approval enabled through the discretionary review process outlined in Section 403.050. The Parkville Police Department confirmed the subject property had one minor noise complaint in 2008, but there has not been any noise complaints received for the subject property since November 2021 when the owner transitioned the use of one of her units to a short-term RDR. The applicant has noted that guests will be arriving and going in similar fashion to neighboring residents. As noted in review criteria #3 above, staff doesn't foresee any issues / adverse impacts to adjacent properties pertaining to visible impacts, audible impacts, or traffic patterns. It should be noted that the Six At Park Class-A commercial office building directly across the street at 603 East St. has several *Lodging – Short-Term Rental* dwelling units available for rent.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.

The discretionary review process outlined in Section 403.050 allows a reasonable time limit be placed on approval of the conditional use permit on a case-by-case basis. This is

in order to assess the intensity and potential impacts of the use against changing conditions in the area over time. While staff has not recommended a specific length of time for the duration of the Application for Conditional Use Permit, the applicant has requested the length of the permit be 23 years. Staff is open to the opinion and input from the Planning and Zoning Commission on this matter. In the past, common Conditional Use Permit time limitations have included 5 years, 10 years, 15 years and 20 years.

9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

Approval of the Application for Conditional Use Permit should not prevent development and use of neighboring properties in accordance with the applicable regulations of the Title IV – Development Code. The existing building on the subject property is compliant with both “R-4” lot size requirements (e.g., minimum area, width, building coverage) and building standards (e.g., front-yard setbacks, side-yard setbacks, rear-yard setbacks, maximum height).

10. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The *Parkville 2040 Master Plan* projects “Downtown Mixed-Use” future land use for the subject property and immediately adjacent properties. This projected use is a special mixed-use district for downtown Parkville, and provides retail and office on first-floor and residential uses on the second or third stories; with an ideal floor-to-area ratio (FAR) of 0.75 for retail / office uses, and an ideal density of 8 dwelling units per acre. Staff finds the proposed short-term RDR use would be complimentary to the existing multi-family residential 4-plex rental units (four single-family rental units); and wouldn’t negatively impact long-range plans applicable to the site and surrounding area, including the desired vision of the “Downtown Mixed-Use” future land use or its ideal density ranges.

11. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff’s analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

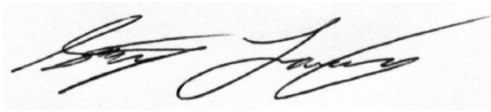
Staff concludes that: With the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the proposed use of *Lodging – Short-Term Rental* does not conflict with the intent of any abutting districts and can be consistent with the adopted Parkville Master Plan; the proposed use can meet the requirements of the Development Code; the proposed use should not negatively impact the public realm, design and functions of streetscapes; existing drainage, utilities and other public facilities should be adequate for the proposed use; the existing building is compatible with the character of the area; hours of operation, visible and audible impacts and traffic patterns are compatible with the area; no specific time duration for the Application for Conditional Use Permit is recommended by staff due to the low-impact nature of the proposed use, but staff is open to the opinion and input from the Planning and Zoning Commission on the matter; the proposed use will not prevent development and use of neighboring properties; and the long-range plans to the site and surrounding area will not be negatively impacted by the proposed use.

Following review, staff recommends approval of the Application for Conditional Use Permit for the subject property based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with conditions, denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on May 17, 2022 for final action.

End of Memorandum



05-04-2022

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Staff Analysis

Agenda Item: 5.D & 6.A

Proposal: Application for Major Site Plan and Zoning Map Amendment for Taylor Animal Hospital, a planned expansion to an existing animal clinic on 0.46 acres, more or less, generally located west of Highway 9 and 250' south of Highway 45.

Staff Recommendation: Approval

Case No: PZ22-09 (Zoning Map Amendment) & PZ22-10 (Major Site Plan)

Applicant: Time Parsons, Terwisscha Construction, Inc.

Owners: Dr. Todd Smith Taylor, Taylor TS Investments, LLC

Location: 6300 Highway 9, Generally located west of Highway 9 and 250' south of Highway 45

Zoning: Current: "B-2" General Business District & "B-4-P" Planned Business District

Proposed: "B-4-P" Planned Business District

Parcel #s: Platte County parcel # 20-7.0-26-100-002-002.000 and part of Platte County parcel # 20-7.0-26-100-002-041.000

Exhibits:

- A. This Staff Analysis
- B. Application for Zoning Map Amendment
- C. Application for Major Site Plan
- D. Subject Area Property Map
- E. Major Site Plan (prepared by Renaissance Infrastructure Consulting; dated April 8, 2022, revised April 28, 2022)
- F. Rezoning Legal Description (Submitted by Applicant)
- G. Stormwater Memo (Submitted by Applicant)
- H. Additional exhibits as may be presented during the regular meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 403.060 Major Site Plan
 - 3. Chapter 404 Subdivision Regulations
 - 4. Section 405.010 Zoning Districts Established
 - 5. Section 405.020 Districts & Uses

- 6. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on April 20, 2022.

Overview

The applicant proposes a zoning map amendment and a major site plan for Taylor Animal Hospital, generally located west of Highway 9 and 250' south of Highway 45. The applicant is proposing to expand the existing animal clinic onto a portion of an existing parking lot to the west. The existing animal clinic is on a lot that is zoned "B-2" General Business District, while the lot where expansion is planned is zoned "B-4-P" Planned Business District. The applicant seeks to rezone the entirety of the property to "B-4-P" Planned Business District. The applicant also proposes a major site plan for a 1,840 sq. ft. addition including animal boarding, grooming, and outdoor exercise areas.



Background

Taylor Animal Hospital currently operates a legal, non-conforming *animal clinic – general* use at property addressed as 6300 Highway 9. *Animal clinic – general* uses are defined in Section 402.010 as “a service use for the medical care of small domestic animals where outdoor pens or kennels are only used for exercise and recreational purposes, and no animals are kept outside. Examples include large veterinary offices, large grooming facilities, animal hospitals, commercial kennels.” *Animal clinic – general* uses are only allowed by-right in “B-4-P”, “BP”, and “I-1” zoning districts. The applicant proposes to rezone existing property from “B-2” General Business District to “B-4-P” Planned Business District to allow the *animal clinic – general* use.

Review and Analysis

The Zoning Map amendment process provides review of changes to the boundary of zoning districts (rezoning) that may be necessary to account for changed conditions in the general area or a change in public policies with respect to future development.

The major site plan process coordinates development projects with the public realm and with adjacent sites, and specifically demonstrates how new projects meet the development and design standards of this code regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping.

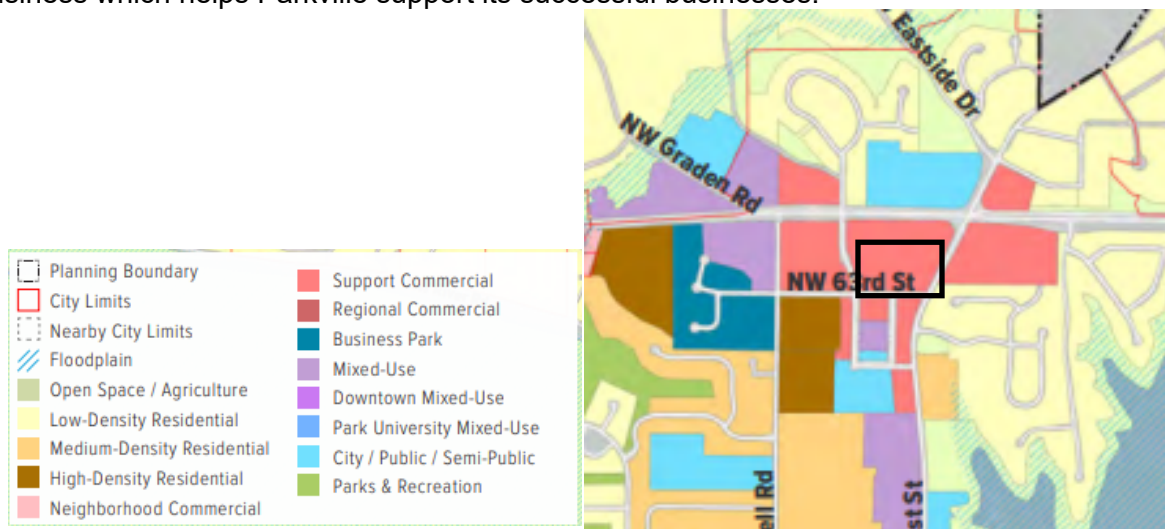
Zoning Map Amendment Application (PZ21-53)

Parkville Municipal Code, Section 403.030 provides criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff’s findings and conclusions for the zoning map amendment.

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.**

Parkville Master Plan

The Parkville Master Plan projects Support Commercial uses for this property. Support Commercial uses are typically medium scale retail, office, and auto-oriented uses. Additionally, this zoning map amendment is proposed to allow for expansion of a local business which helps Parkville support its successful businesses.



Future Land Use Map from *Parkville 2040 Master Plan*

2. **The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**

The subject property is surrounded by commercial zoning districts and uses and a major roadway (9 Highway). The Parkville Commons commercial development to the south and west is zoned "B-4-P" and has similar character to the existing and proposed development on the subject property. Staff has received no complaints about the existing animal clinic use on this property.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**

The location of the subject property is compatible with a "B-4-P" zoning district as it has direct access to 9 Highway and is surrounded by other commercial development. The existing and proposed building form and site design are compatible with the proposed "B-4-P" zoning district.

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**

The current *animal care – general* use is considered legal, non-conforming on this property. Rezoning this property from "B-2" to "B-4-P" will allow the existing and proposed development on this site to be in compliance with the Code requirements for an *animal care – general* use.

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the major site plan to determine if adequate fire protection can be provided. The City has received no complaints regarding providing services for the current use of this property.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**

Staff expects minimal effect of approval on properties in the City, beyond increased valuation in expanding an existing building. Much of the surrounding area is also commercial and already developed.

7. **The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.**

This application is consistent with other adopted policies of the City including the Parkville Municipal Code, the "B-4-P" zoning district regulations, the *Parkville 2040 Master Plan* and the future land use map of the Master Plan.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Staff recommends approval of the Application for Zoning Map Amendment for Taylor Animal Hospital.

Major Site Plan Application (PZ22-10)

Parkville Municipal Code, Section 403.060, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a major site plan is appropriate. The following are staff's findings and conclusions for the major site plan:

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Staff concludes the site plan conforms to use allowances permitted in the "B-4-P" Planned Business District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

"B-4-P" Height, Area and Bulk Standards (Section 405.030.A.)

The subject property is currently zoned "B-4-P" Planned Business District. Development standards for the "B-4-P" Planned Business District are set by the master planned development process as established in Section 403.040 of the Municipal Code. Staff, by convention, uses the height, area, and bulk standards of the "B-2" General Business District as a guide for site plans within the "B-4-P" zoning district. Table 1 below shows the Code requirements and site plan proposal.

Table 1. Height, Area, and Bulk Standards

	Code	Proposed
Lot Size		
Area (sq. ft.)	7,500	20,113
Width (ft.)	60	102.37
Depth (ft.)	100	192.7
Building Standards		
Front Setback (ft.)	25	>25 (existing)
Side Setback (ft.)	20	2.8
Rear Setback (ft.)	20	36.9
Height (ft./stories)	45 / 3	10 / 1

The proposed development meets the height, area, and bulk standards except for the required side setback. The existing building currently has a 0' setback towards the rear. The "B-4-P" Planned Business District zoning district allows for the Planning Commission to have discretion on setback standards. Staff feels the 2.8 foot setback is appropriate given the existing building and built conditions.

"B-4-P" Use Standards (Section 405.020)

The proposed *animal care - general* use is allowed by right in the "B-4-P" Planned Business District. *Animal care - general* uses are "a service use for the medical care of small domestic animals where outdoor pens or kennels are only used for exercise and recreational purposes, and no animals are kept outside. Examples include large veterinary offices, large grooming facilities, animal hospitals, commercial kennels."

Access (Section 408.020)

Access is provided to the site through existing internal access drives for the development. Exhibit E contains AutoTURN movements for emergency vehicle traffic.

Parking Requirements (Section 408.030)

Section 408.030 requires three (3) parking spaces for every 1000 sq. ft. of building. The applicant has not met this requirement of 17 spaces, providing a total of 15 parking spaces on the subject property. The applicant has noted that a shared parking agreement exists between the proposed site and the adjacent property. This allows the proposed expansion to share the additional spaces in the adjacent parking lot. Section 408.030 C.5. allows for shared parking reductions in this manner. Staff finds with the provided parking as well as the existing shared parking agreement, the proposed site is able to meet the parking requirements of the Code.

Table 2. Parking Requirements

	Code Requirement	Proposed	Difference	Shared
3 stalls per 1000 sq. ft.	17 stalls	15 stalls	-2 stalls	+2 stalls

Parking Layout Design (Section 408.050)

The parking stall dimensions detailed on the major site plan (see Exhibit E) are 90-degree stalls measuring 20 ft. length by 10 ft. width, with an aisle width of greater than 26 ft. This meets the parking layout design requirements of Table 408-10: Parking Dimensions.

Signage (Section 409)

The applicant has included proposed. **All proposed signage will require approval of an Application for Sign Permit in accordance with the City's "B-4-P" Planned Business District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.**

Outdoor Lighting (Section 407.040)

The applicant is not proposing any new exterior lighting.

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Building Location

The building location on the site allows for appropriate parking and vehicle flow/access.

Landscape Design (Section 407.020)

The applicant has submitted a landscape plan that meets the requirements of Section 407.020.

Stormwater Management (Section 407.050)

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. The Applicant has provided a Stormwater Memo (see Exhibit G) that has been reviewed by City Staff.

- c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Architectural Design, Materials and Style

The architectural design of the proposed expansion is similar to the existing building.



View of expansion from the southwest (Submitted by Applicant)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the proposed 1,840 sq. ft. expansion to the existing 4,040 sq. ft. building is appropriate considering the context of the subject property, adjacent development, and allowances per the “B-4-P” General Business District.

- d. **The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.**

Location Compatibility

The proposed expansion is compatible with the existing building as well as adjacent development.

Open Spaces and Natural Features

The subject property and the surrounding area are highly developed with few natural features. The submitted landscape plan provides detailing for the natural areas of the site.

- e. **Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.**

No site-specific conditions are necessary to meet the applicable “B-4-P” requirements of the Development Code.

3. **The application meets the criteria for all other reviews needed to build the project as proposed.**

Staff finds the application able to meet the criteria for all other reviews needed to build the project.

4. **The recommendations of professional staff**

Staff recommends approval of the application as presented, with the conditions noted below.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Major Site Plan and recommends approval of the Application for Zoning Map Amendment for Taylor Animal Hospital based on the merits of the application and the findings and conclusions in the report.

Additionally, staff recommends approval of the application, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. All signage requires an approved Sign Permit.
3. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be

presented.

Necessary Action

Following consideration of the Application for Major Site Plan and Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the applications for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action on the Application for Zoning Map Amendment will be forwarded to the Board of Aldermen on June 7, 2022 for final action.

End of Memorandum

/s/ Brad Stanton

Brad Stanton

5-6-2022

Date



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Zoning Map Amendment

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant / Contact Information

Applicant(s)

Name: Tim Parsons
Address: 1550 Willmar Ave. SE
City, State: Willmar, MN
Phone: _____ Fax: _____
E-mail: tparsons@twcinc.com

Engineer/Surveyor(s) preparing legal description

Name: Patrick Cassity
Address: 5015 NW. Canal St. Suite 100
City, State: Riverside, MO
Phone: (816) 800-0950 Fax: _____
E-mail: pcassity@ric-consult.com

Owner(s), if different from applicant(s)

Name: Dr. Todd Smith Taylor
Address: 6300 MO 9 HWY
City, State: Parkville, MO
Phone: (816) 441-4252 Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

Name: Same as Applicant
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) timothy parsons

Digitally signed by timothy parsons
Date: 2022.04.07 11:47:53 -05'00'

Date: _____

Property Owner's Signature (Required) _____

Date: 07-Apr-22

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address / general location:

6300 MO 9 Hwy.

Parcel ID Number: 20-7.0-26-100-002-002.000

Present zoning: B-2

Proposed zoning B-4-P

Present use of the property:

Automobile Parking

Length of use:

Permanent

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: Automobile Repair/Mechanic	North: B2
South: Private Drive Liquor Store South of Private Drive	South: B4
East: Veterinary Clinic	East: B4
West: Library	West: B2

Attach a narrative addressing:

- How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
- The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
- How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
- Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
- The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
- The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
- The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
- The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- ☐ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☐ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" Planned Business District, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # _____ M.O. _____ Cash _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
Conditions if any: _____Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
Conditions if any: _____



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Final Development Plan

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Tim Parsons
Company: Terwisscha Construction, Inc.
Address: 1550 Willmar Ave. SE
City, State: Willmar, MN
Phone: (320) 235-1664 Fax: _____
E-mail: tparsons@twcinc.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Patrick Cassidy
Company: Renaissance Infrastructure Consulting
Address: 5015 NW Canal St. Suite 100
City, State: Riverside, MO
Phone: (816) 800-0950 Fax: _____
E-mail: pcassidy@ric-consult.com

Owner(s), if different from applicant

Name: Dr. Todd Smith Taylor
Company: Taylor TS Investments, LLC
Address: 6300 MO 9 HWY
City, State: Parkville, MO
Phone: (816) 441-4252 Fax: _____
E-mail: _____

Contact Person, if different from applicant

Name: Same as Applicant
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) timothy parsons

Digitally signed by timothy parsons
Date: 2022.04.07 11:48:56 -05'00'

Date: 4/7/2022

Property Owner's Signature (Required) 

Date: 4/7/2022

2. Property Information

Zoning district: B4, partial B2 (Application in to City for B2 to B4 Zoning)

Property address and general location: 6300 MO 9 Hwy.

Legal description (may be attached): All of Lot 2 of the Replat of Tract K, Parkville Commons, Second Plat.

Description of proposed use(s): 1,850 Square Foot building addition to an existing Veterinary practice.

Gross acreage of lot: 0.46

Net acreage of lot: 0.46

Open space acreage: .08

Lot coverage: 0.38

Is proposal an alteration to an existing building or new construction? ☒ alteration ☐ new construction

3. Factors affecting the project

Are any public improvements required for this project? N/A

Explain (may be attached): _____

Attach a narrative addressing:

1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
6. *How the final development plan is substantially consistent with the approved preliminary development plan.*

4. Checklist of required submittals

- ☐ Completed application, including site plan with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☐ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For Office Use Only

Application accepted as complete by: _____
Name/Title
Date

Application fee payment: Check # _____ Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

5. Final Development Plan checklist for staff review

1. Basic Information

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Conformity with Preliminary Development Plan

- a. Clearly indicate where the final development plan differs from the approved preliminary development plan
- b. Clearly indicate when exhibits do not conform to the final development plan and reasons for any nonconformities

7. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: Submissions of final development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.

pcassidy
Apr 28, 2022-2:43pm
Z:\R1C Design\2022-01\28\Drawings\22-0128-FDP-TITLE-01.dwg



The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.

LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
- - - -	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
- - - - -	Existing Easement Line	- - - - -	Proposed Easement
—	Existing Curb & Gutter	—	Proposed Curb & Gutter
—	Existing Sidewalk	—	Proposed Sidewalk
—	Existing Storm Sewer	—	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
- - - - -	Existing Waterline	A	Proposed Fire Hydrant
- - - - -	Existing Gas Main	- - - - -	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
- - - - -	Existing Contour Major	—	Proposed Contour Major
- - - - -	Existing Contour Minor	—	Proposed Contour Minor
		- - - - -	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29165C0383D, Effective April 2, 2015, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County(816)	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

Project Architect

Terwisscha Construction, Inc
1550 Willmar Ave. SE
Willmar, MN 56201

Project Surveyor

Renaissance Infrastructure Consulting, LLC
5015 NW Canal St. Suite 100
Riverside, Missouri 64150

Project Engineer

Renaissance Infrastructure Consulting, LLC
5015 NW Canal St. Suite 100
Riverside, Missouri 64150

SITE DATA TABLE-BUILDING 1

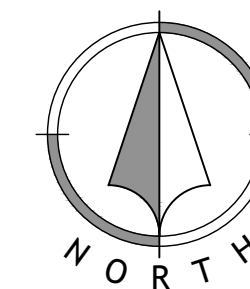
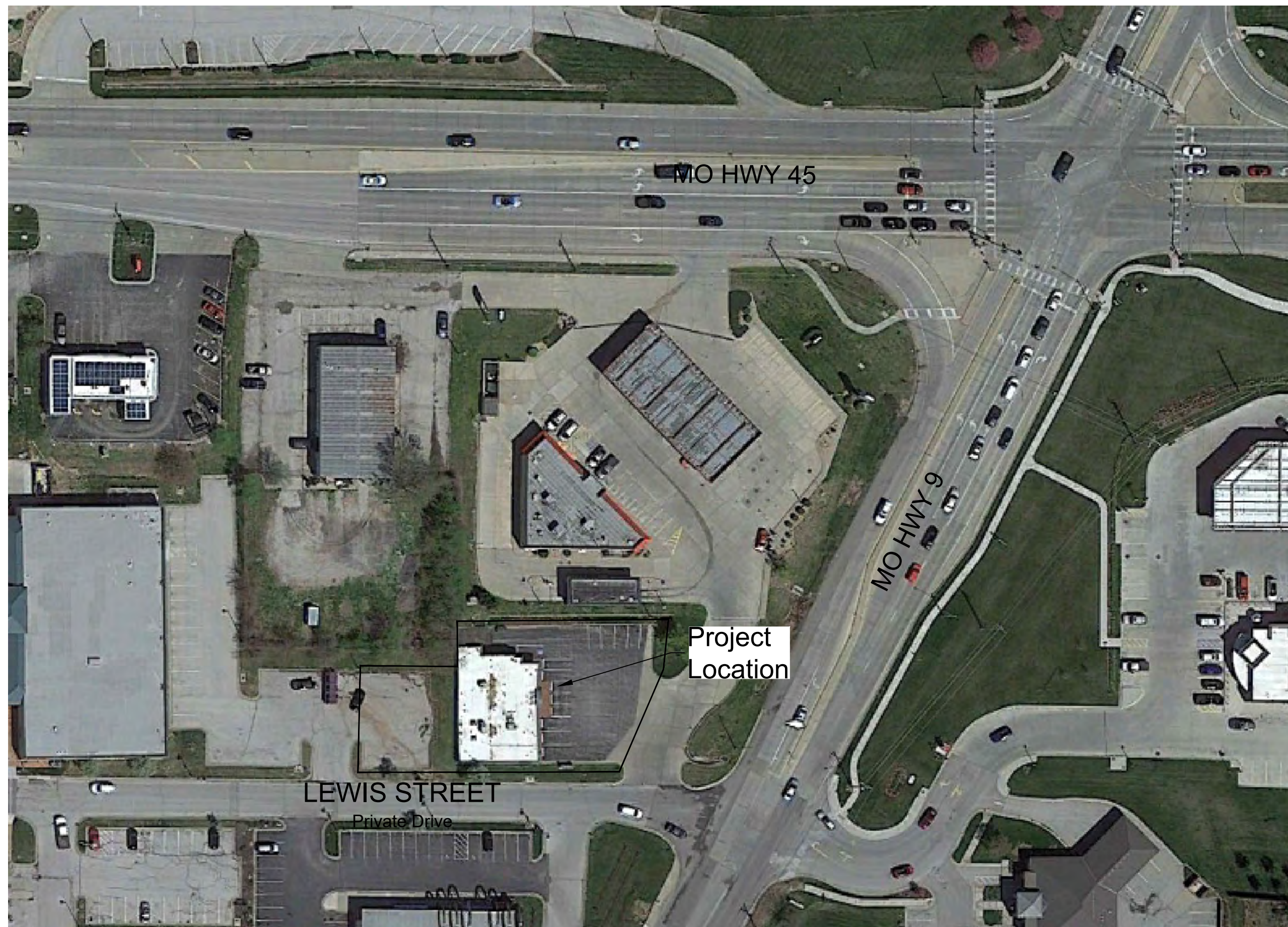
Existing Zoning:	B-2 and B-4-P
Proposed Zoning:	B-4-P(Rezoning Application Pending)
Site Acreage and Total Land Area:	0.462 Acres/20,113 SF
Existing Building Area:	4,040 SF
Proposed Building Addition Area:	1,840 SF
Proposed Building Use:	Commercial (Animal Clinic)
Total Number of Proposed Stalls:	13 Stalls
Total Number ADA Stalls:	1 Stalls
Building Coverage:	29.22%
Building Addition Height:	Approximately 9 Ft.
Number of Stories:	One
Required Number of Parking Stalls:	17 (3 per 1,000 SF)
Provided Number of Parking Stalls:	15 (Shared parking to be utilized)

Taylor Animal Hospital Of Parkville

Parkville, Platte County, Missouri
Section 26, Township 51, Range 34

Final Development Plan

Area: 20,113 Square Feet, 0.46 Acres

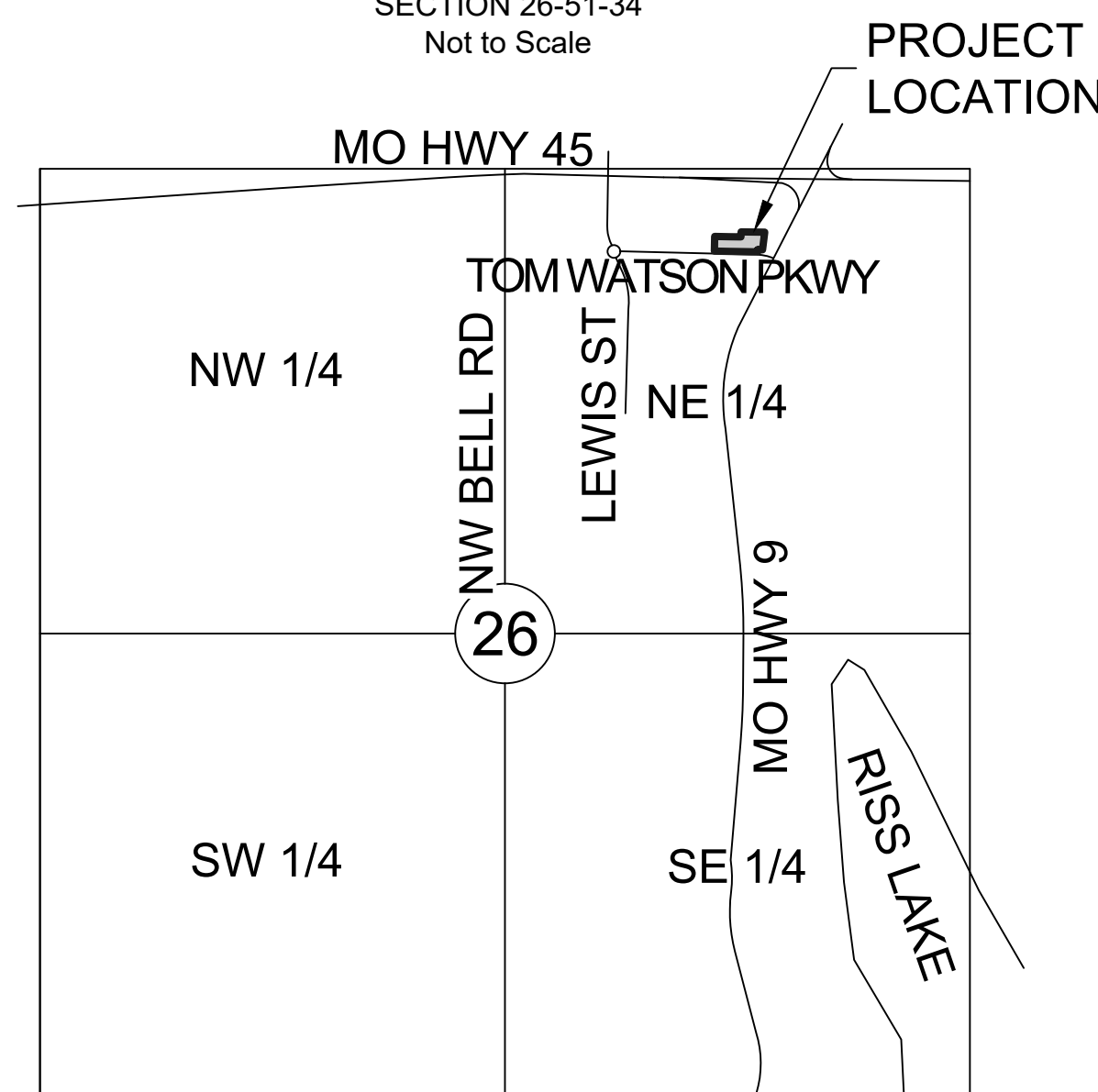


LEAGL DESCRIPTION

All of Lot 2, Final Plat, Replat of Tract K, Parkville Commons, Second Plat.

VICINITY MAP

SECTION 26-51-34
Not to Scale



Consultant/Applicant:
Patrick Cassidy
5015 NW Canal Street, Suite 100
Riverside, MO 64150
(816) 800-0950

Prepared For:
Taylor Animal Hospital
6300 MO-9, Parkville MO
64152

RENAISSANCE INFRASTRUCTURE CONSULTING:

Patrick Cassidy , P.E.

Date

APPROVED:

City Engineer

Date

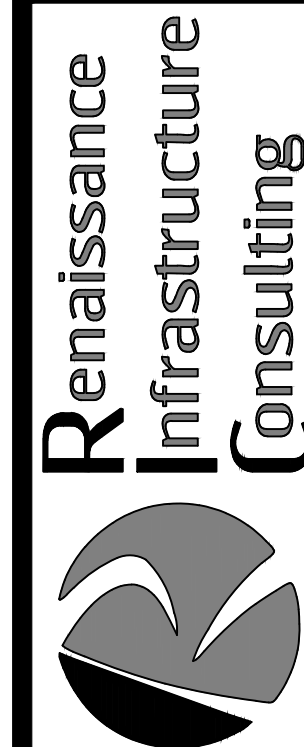
APPROVED FOR ONE YEAR FROM THIS DATE

Final Development Plan

22-0128

Taylor Animal Hospital Of Parkville
Parkville, Platte County, Missouri

Title Sheet



MO Certificate of Authority: E-2010033630

Sheet
C01

[illegible]

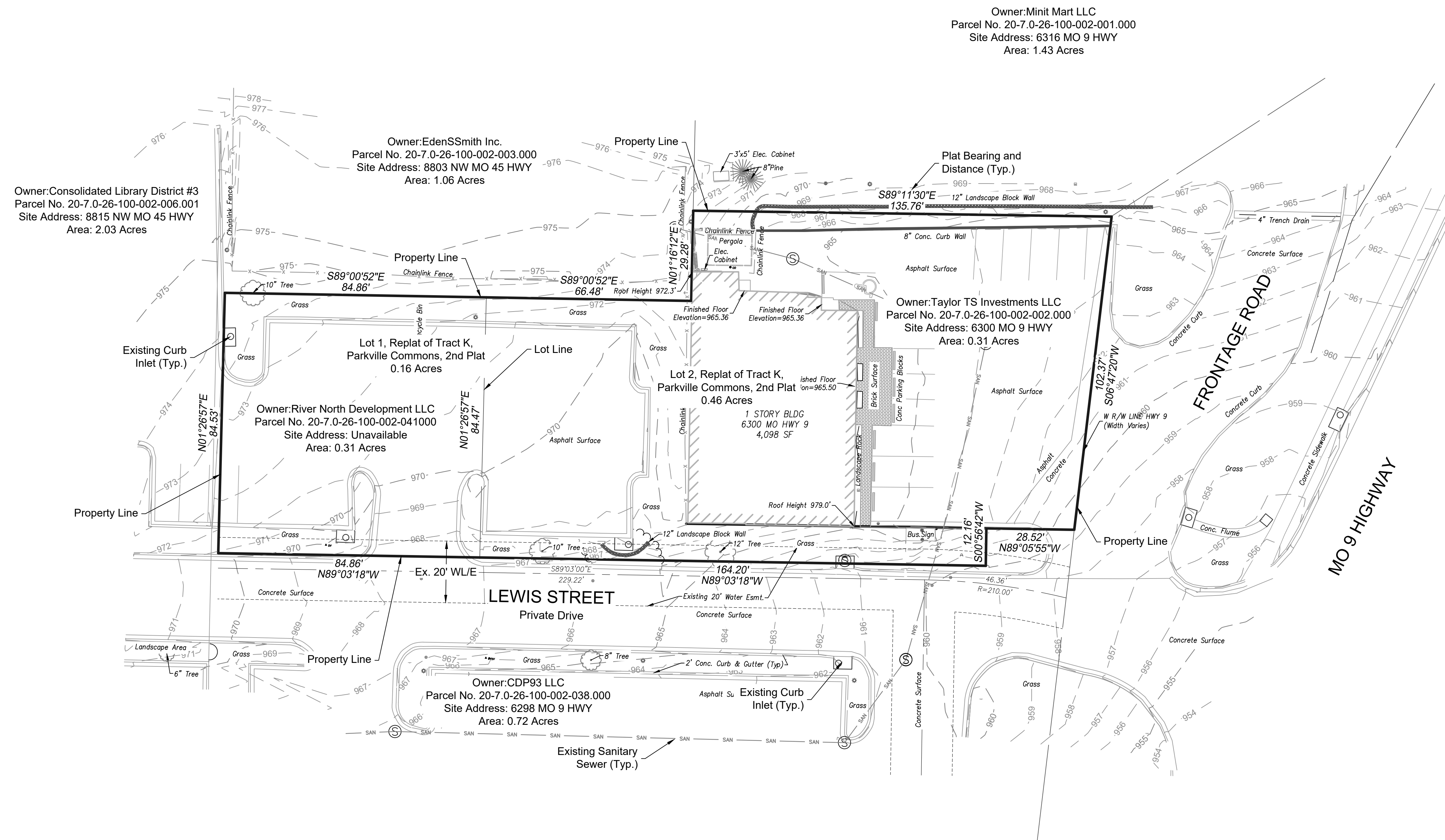
DRAWN BY	CHECKED BY
RCW	APT

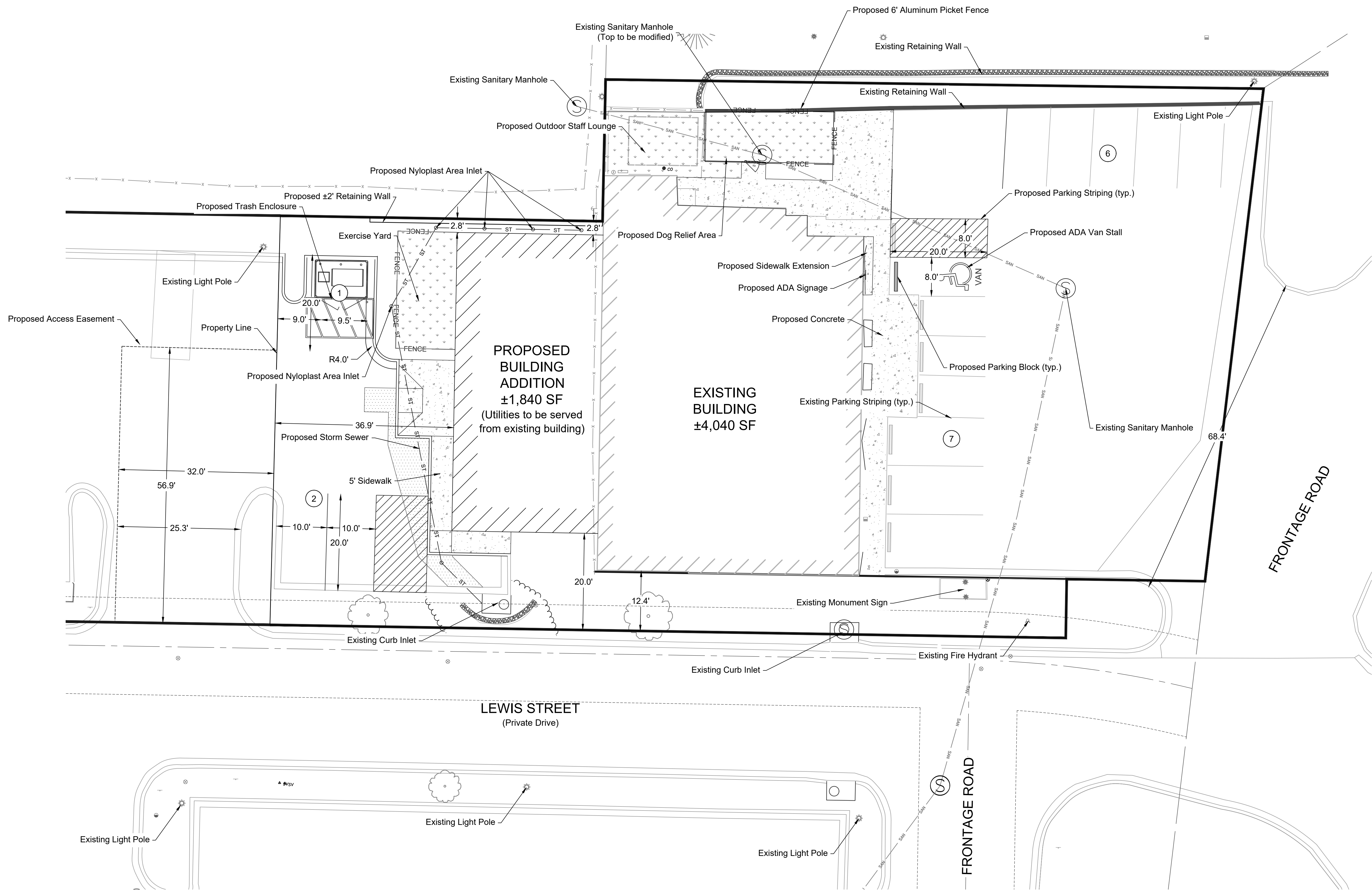


**Renaissance
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4000 E 17th Street
Kansas City, Missouri 64108
816.500.0950
WWW.RIC-CONSULT.COM

Sheet
C02





Parking Legend

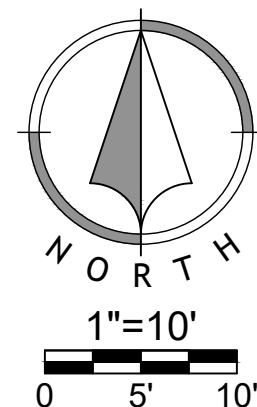
- (H2) ADA Parking
- (1) General Parking

Paving Schedule

Light Asphaltic Concrete Pavement

4" Concrete Sidewalk

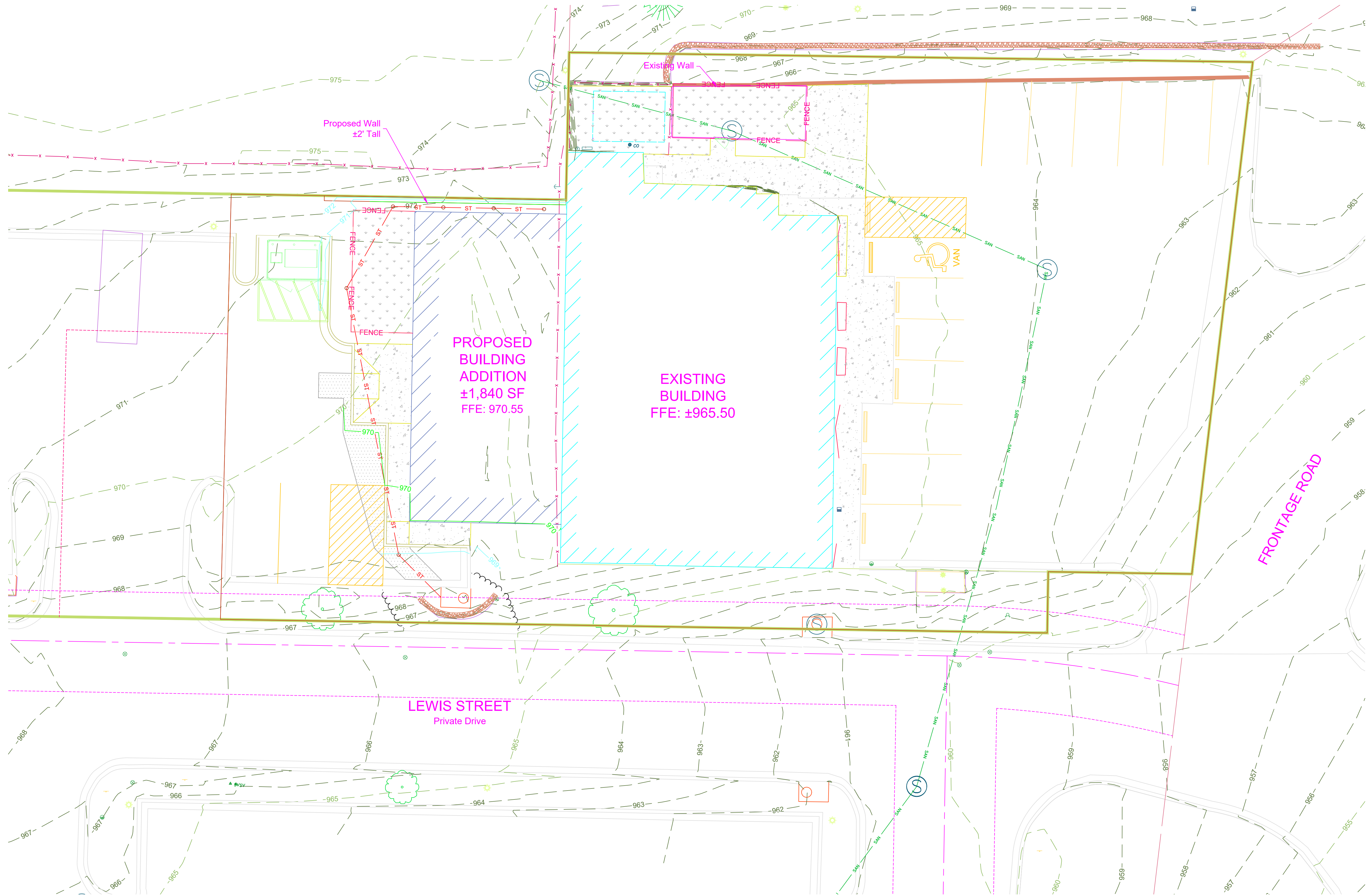
(See Geotech Report and Standard
Detail Sheets for Additional Information)



General Layout

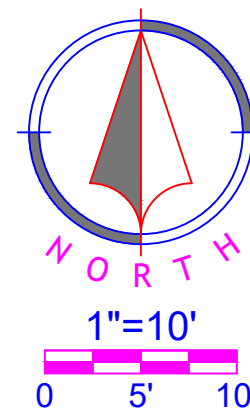
NO.	DATE	REVISION
2	04/26/2022	Per City Comments
1	04/08/2022	Initial Submittal

DRAWN BY	CHECKED BY
RCW	APT



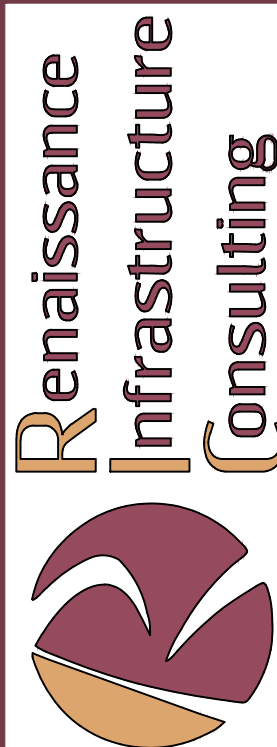
Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

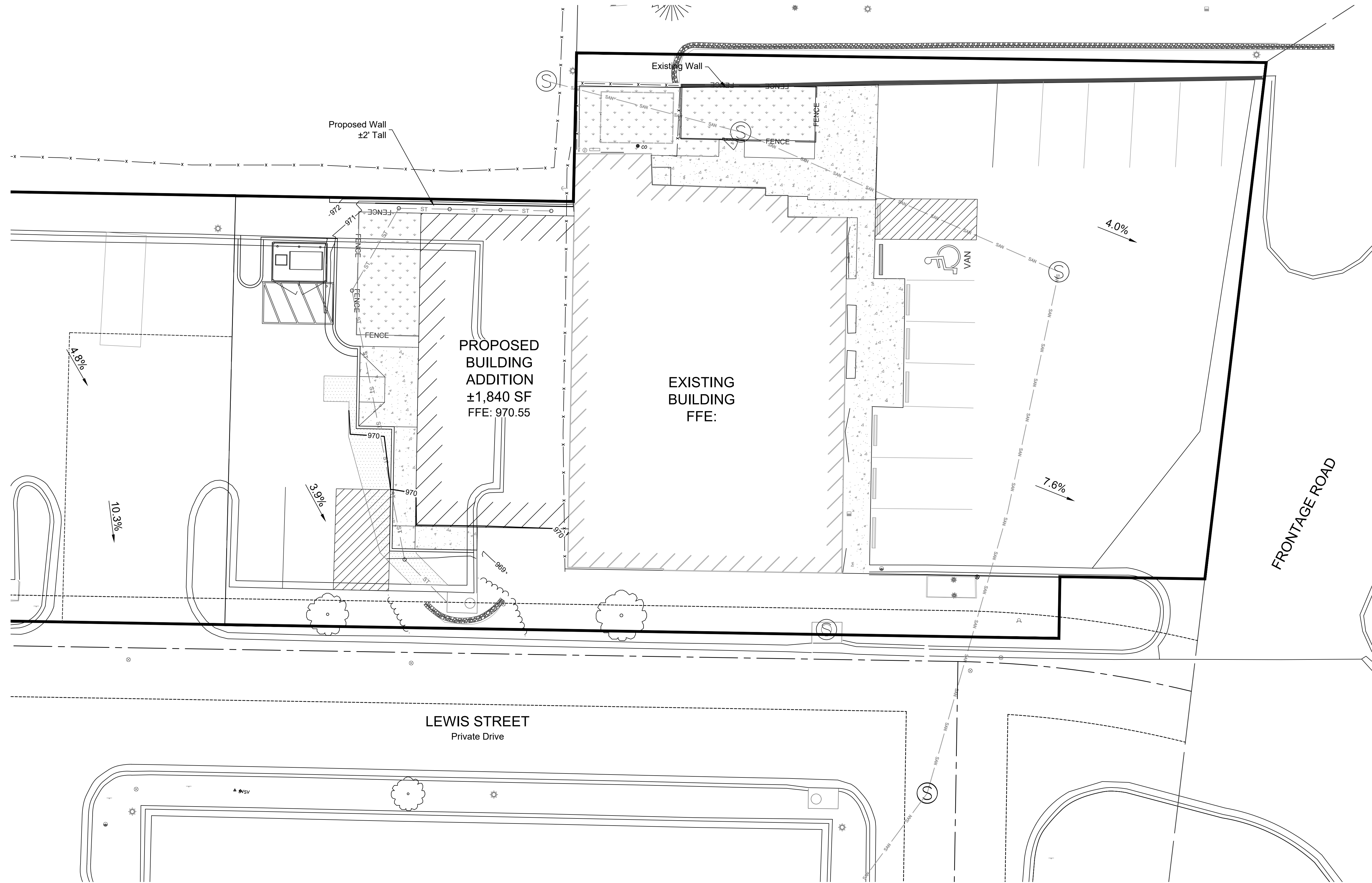


NO.	DATE	REVISION
2	04/28/2022	Per City Comments
1	04/08/2022	Initial Submittal

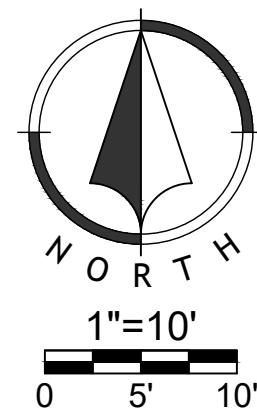
DRAWN BY: RCW
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5015 NW CANAL STREET, SUITE 100
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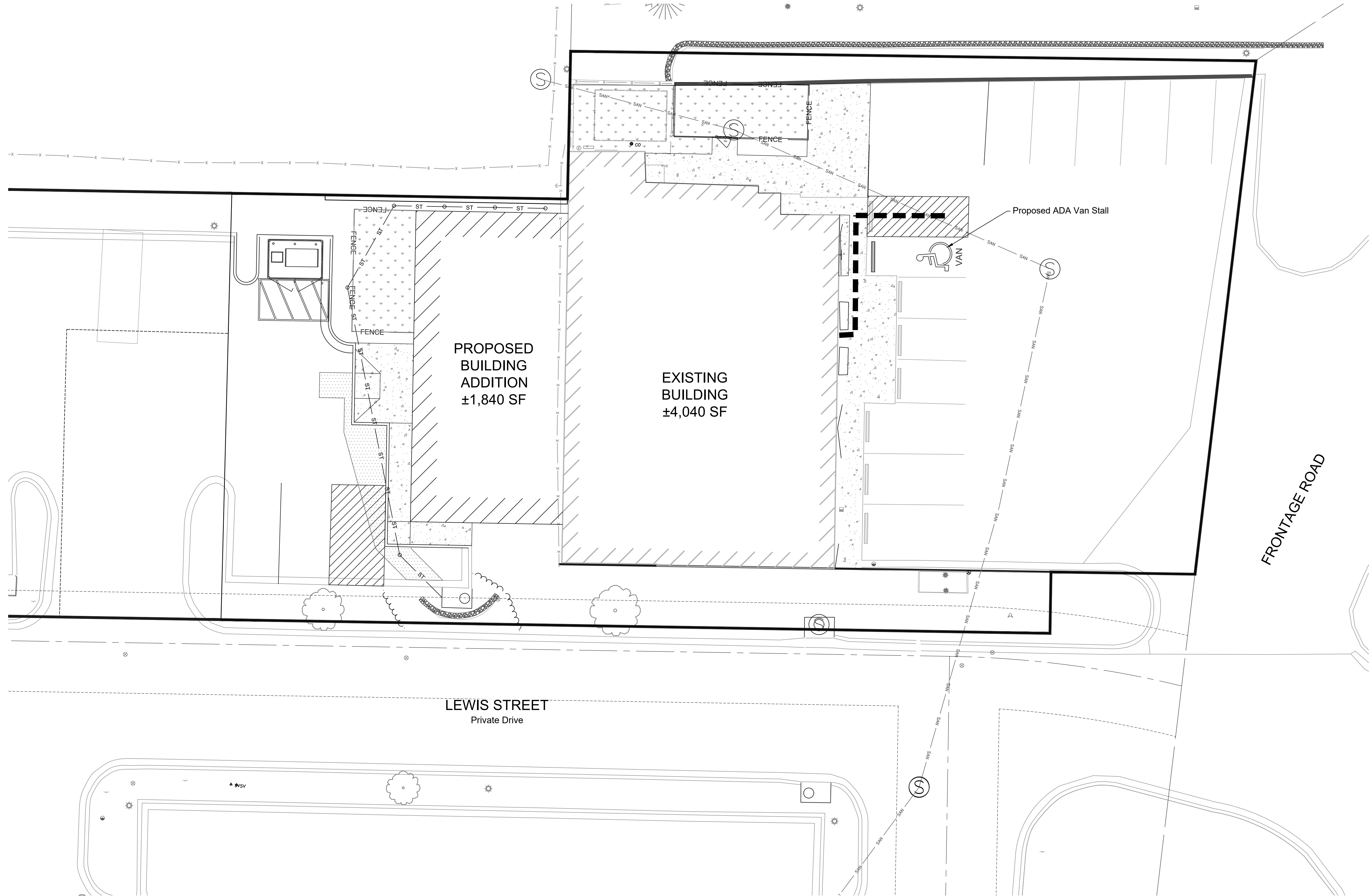
- Legend**
- Existing Major Contour
 - Existing Minor Contour
 - Proposed Major Contour
 - Proposed Minor Contour
 - Existing Slope
 - Proposed Slope



NO.	DATE	REVISION
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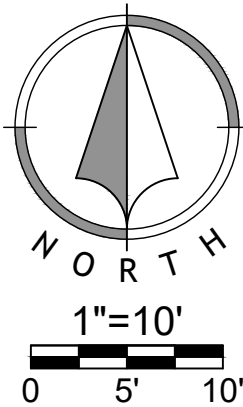
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CHECKED BY: APT

pccassidy
Apr 28, 2022 2:43pm
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LEGEND

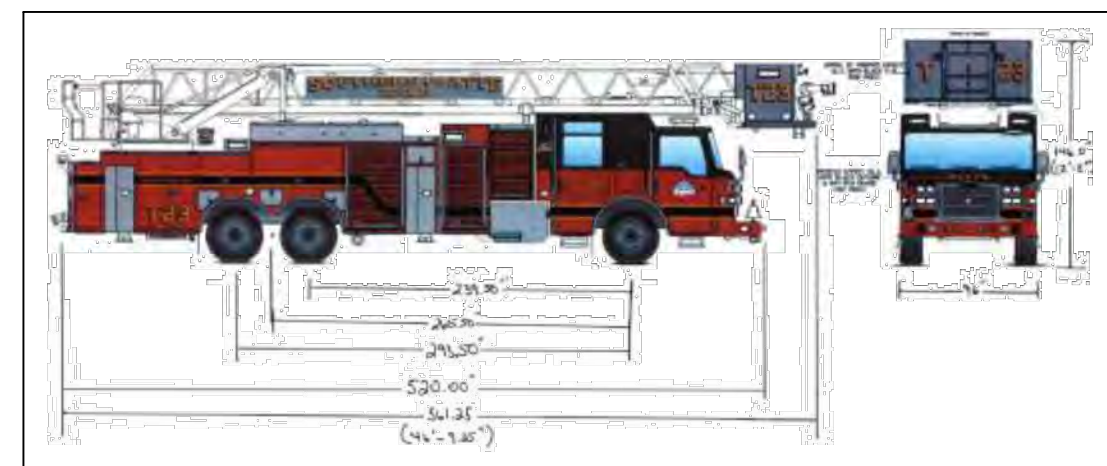
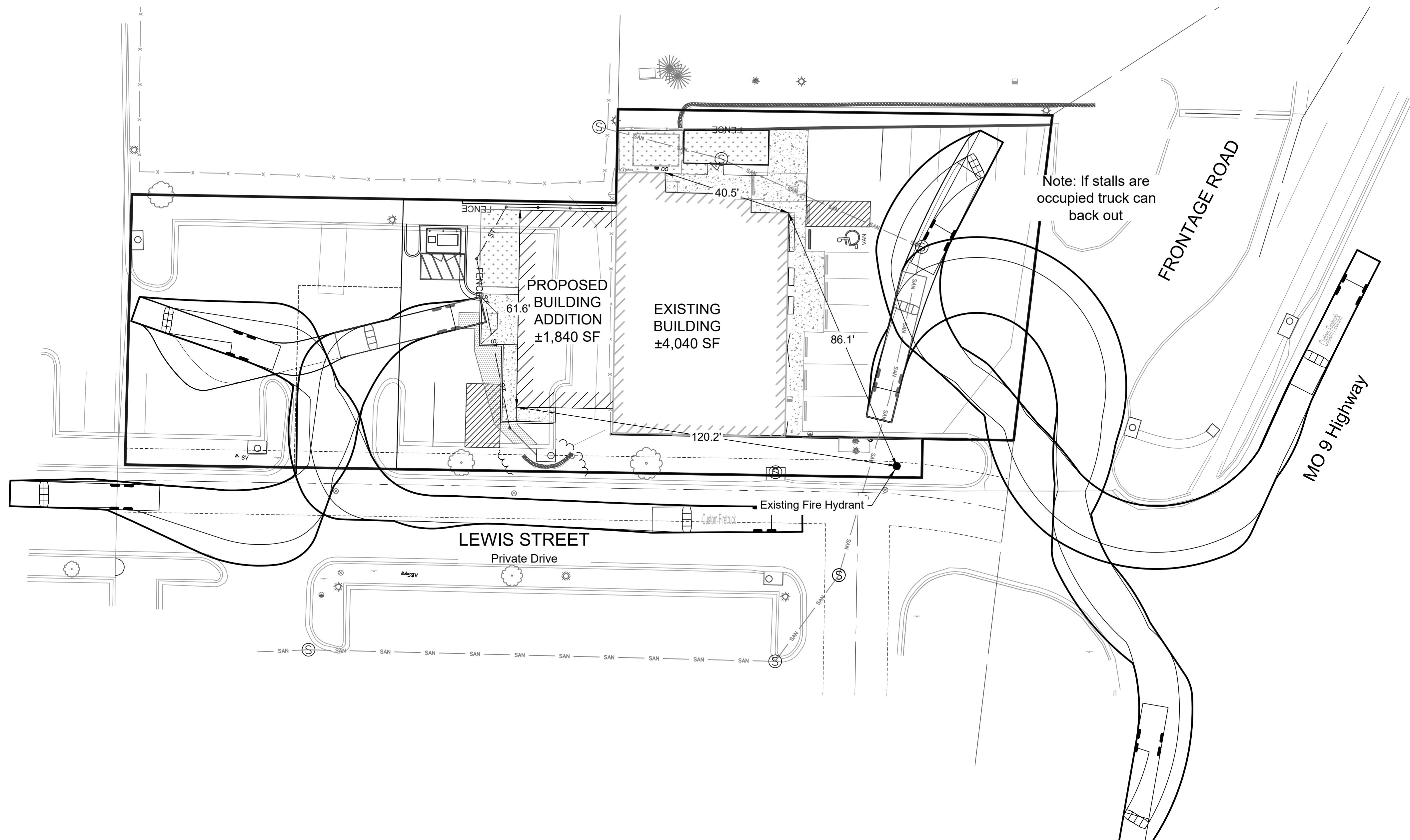
Proposed Pedestrian Pathway



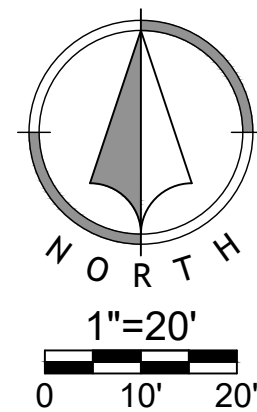
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CHECKED BY: APT

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5015 NW CANAL STREET, SUITE 100
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B16-800.0950
WWW.RIC-CONSULT.COM
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Fire Truck Specifications



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Renaissance Infrastructure Consulting

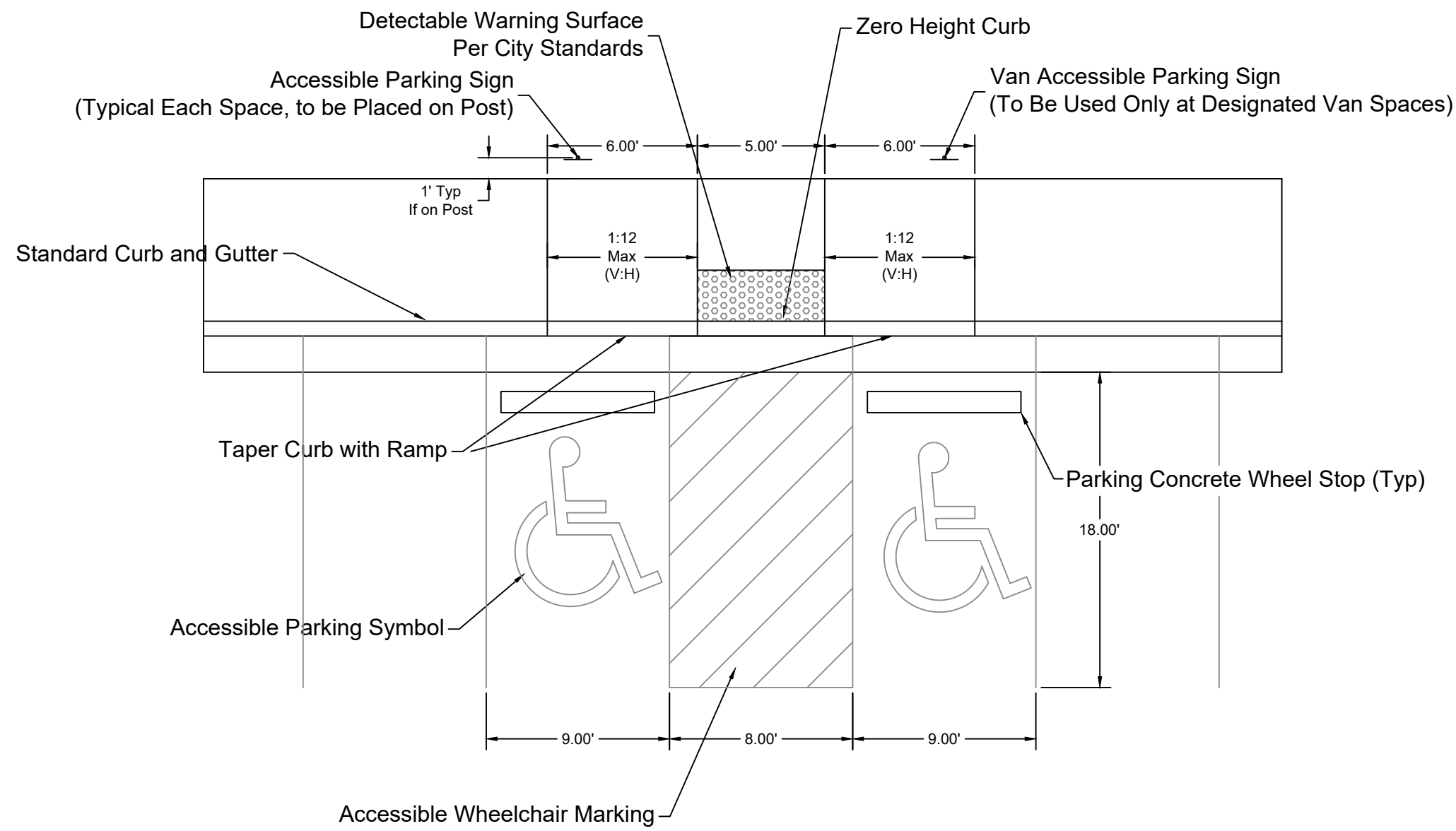
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816.800.0950
WWW.RIC-CONSULT.COM

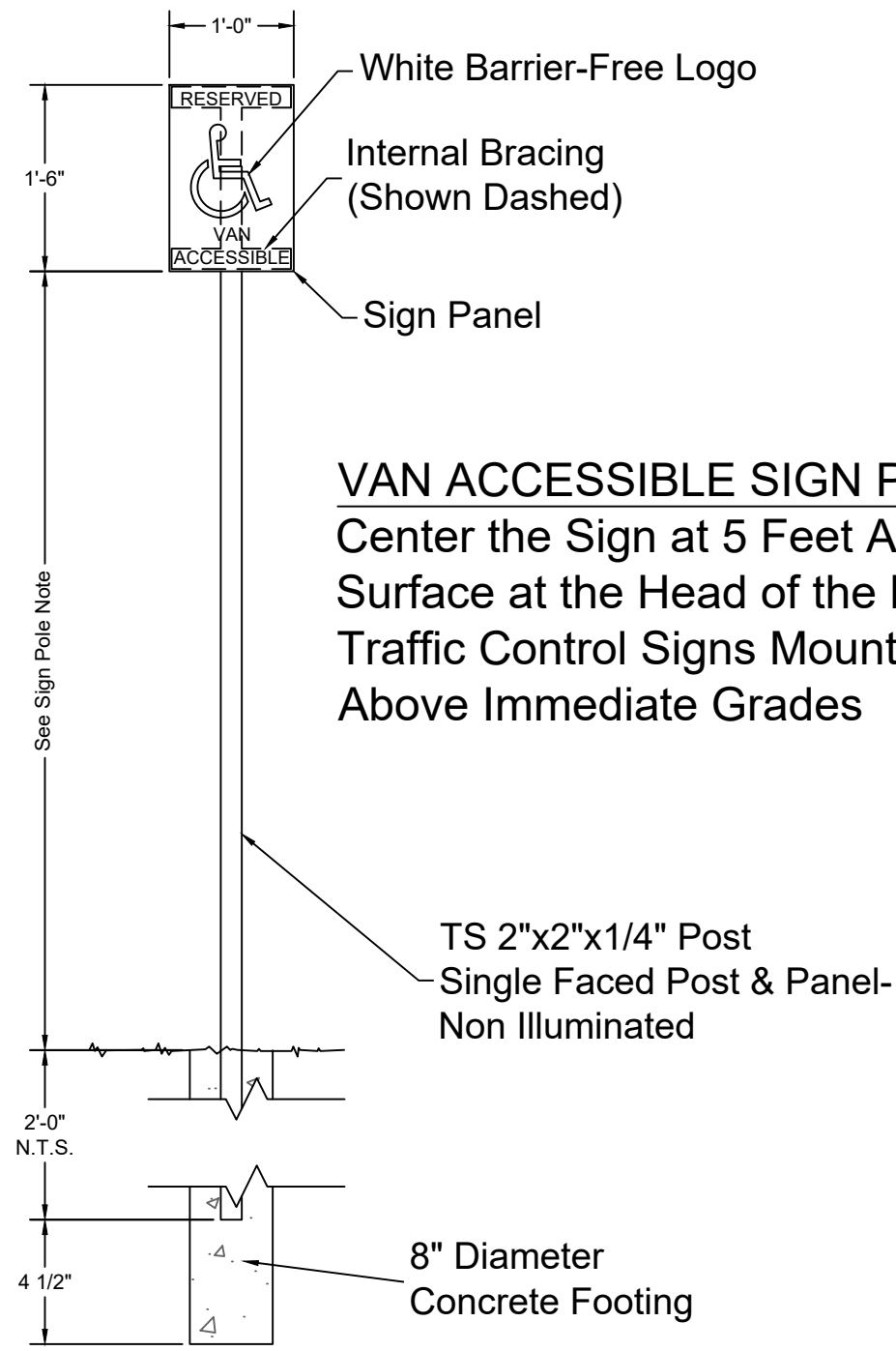
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C07

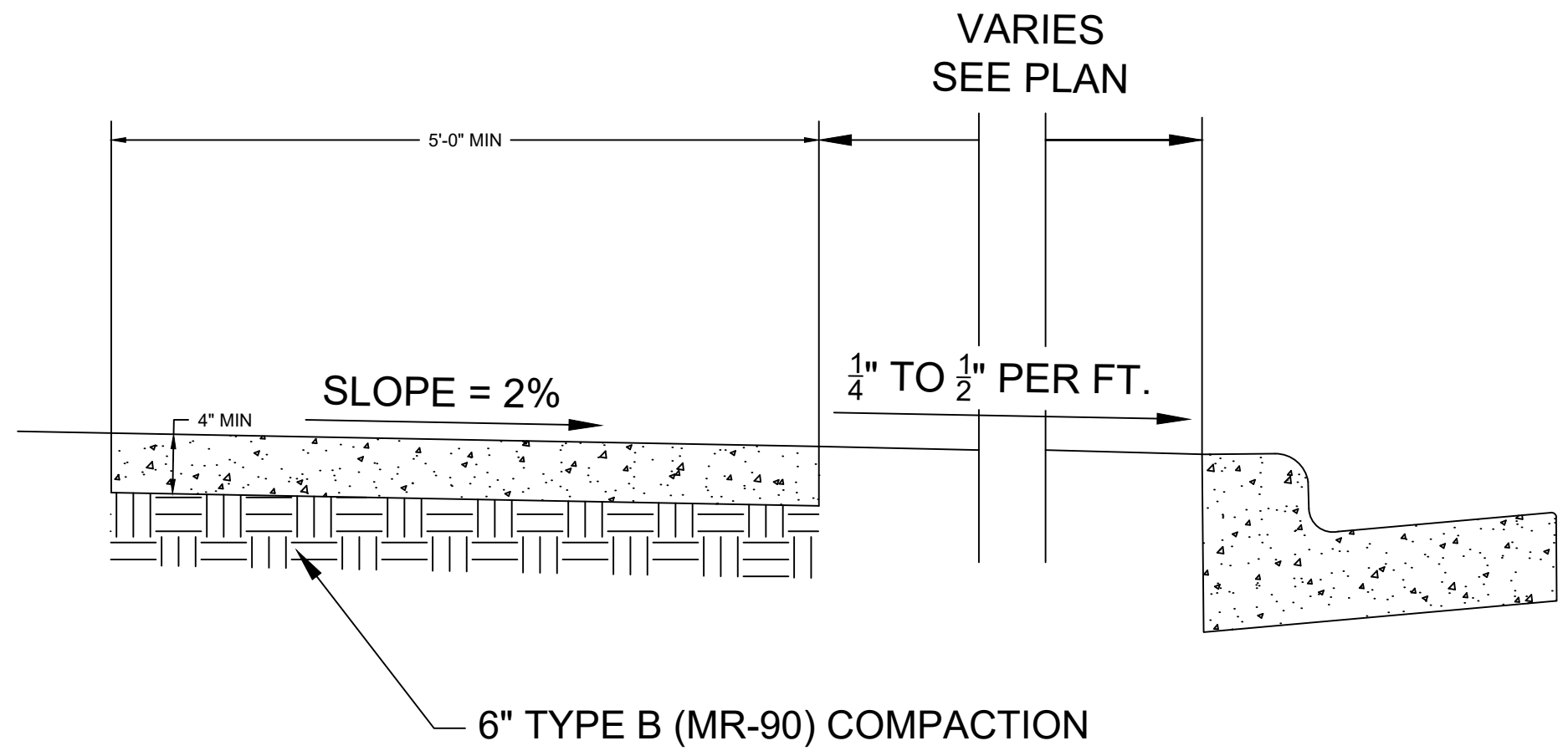
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ACCESSIBLE PARKING DETAIL (90°)
Not to Scale



HANDICAP SIGNAGE
Not to Scale



STANDARD SIDEWALK
PUBLIC AND PRIVATE

Final Development Plan

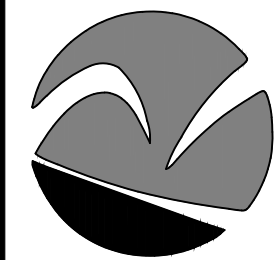
22-0128

Taylor Animal Hospital Of Parkville
Parkville, Platte County, Missouri

Standard Details

NO.	DATE	REVISION
2	04/26/2022	Per City Comments
1	04/08/2022	Initial Submittal

DRAWN BY: RCW
CHECKED BY: APT



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Sheet
C08

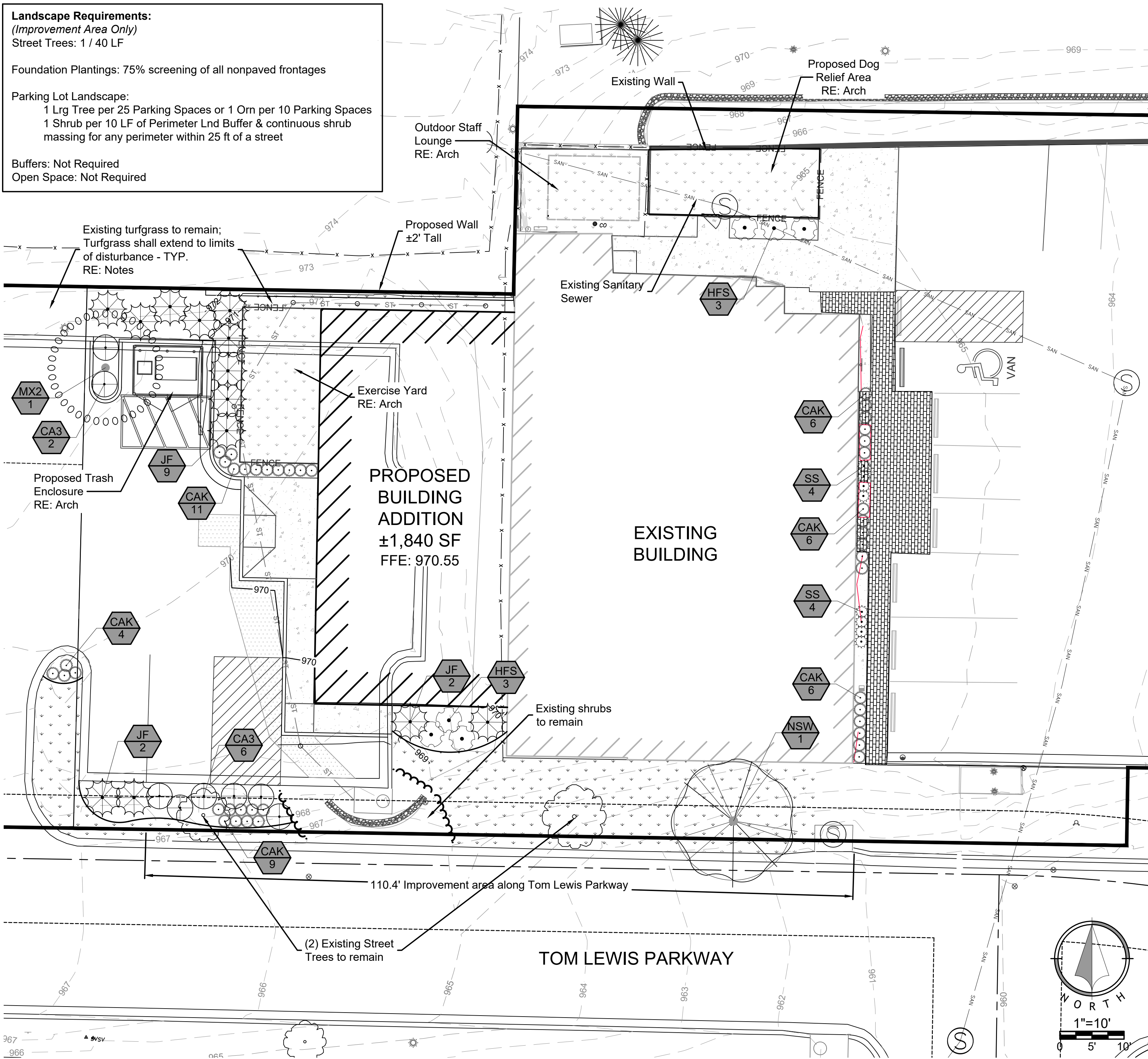
Landscape Requirements:
(Improvement Area Only)
Street Trees: 1 / 40 LF

Foundation Plantings: 75% screening of all nonpaved frontages

Parking Lot Landscape:

- 1 Lrg Tree per 25 Parking Spaces or 1 Orn per 10 Parking Spaces
- 1 Shrub per 10 LF of Perimeter Lnd Buffer & continuous shrub massing for any perimeter within 25 ft of a street

Buffers: Not Required
Open Space: Not Required



LANDSCAPE NOTES

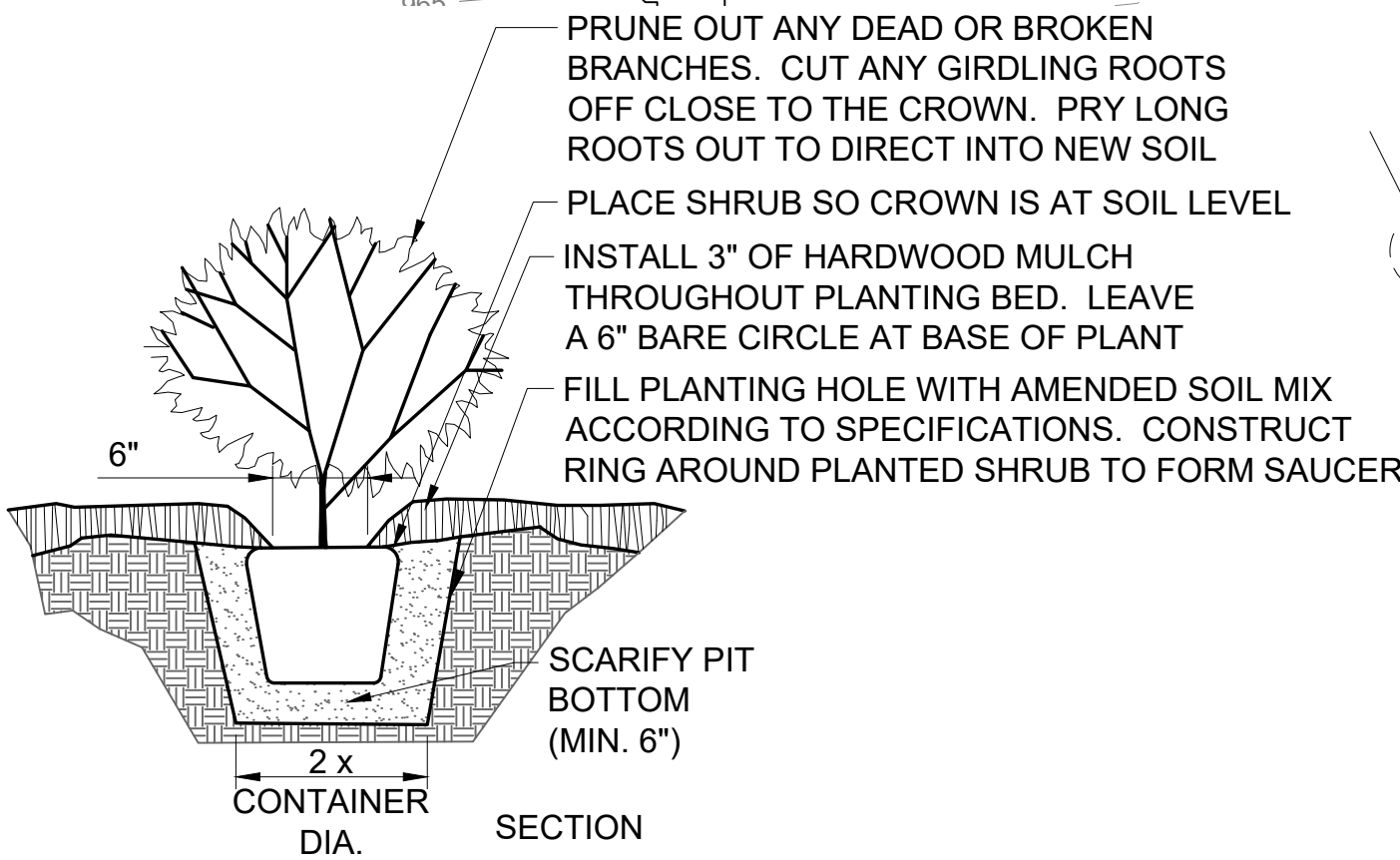
- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- IRRIGATION SHALL BE PROVIDED AT THE OWNER'S DIRECTION.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	1
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MX2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B, 1.5" Cal.	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	42
	CA3	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 Gal.	8
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	6
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	13
	SS	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.	8
GROUND COVERS		BOTANICAL / COMMON NAME	CONT	
		Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	

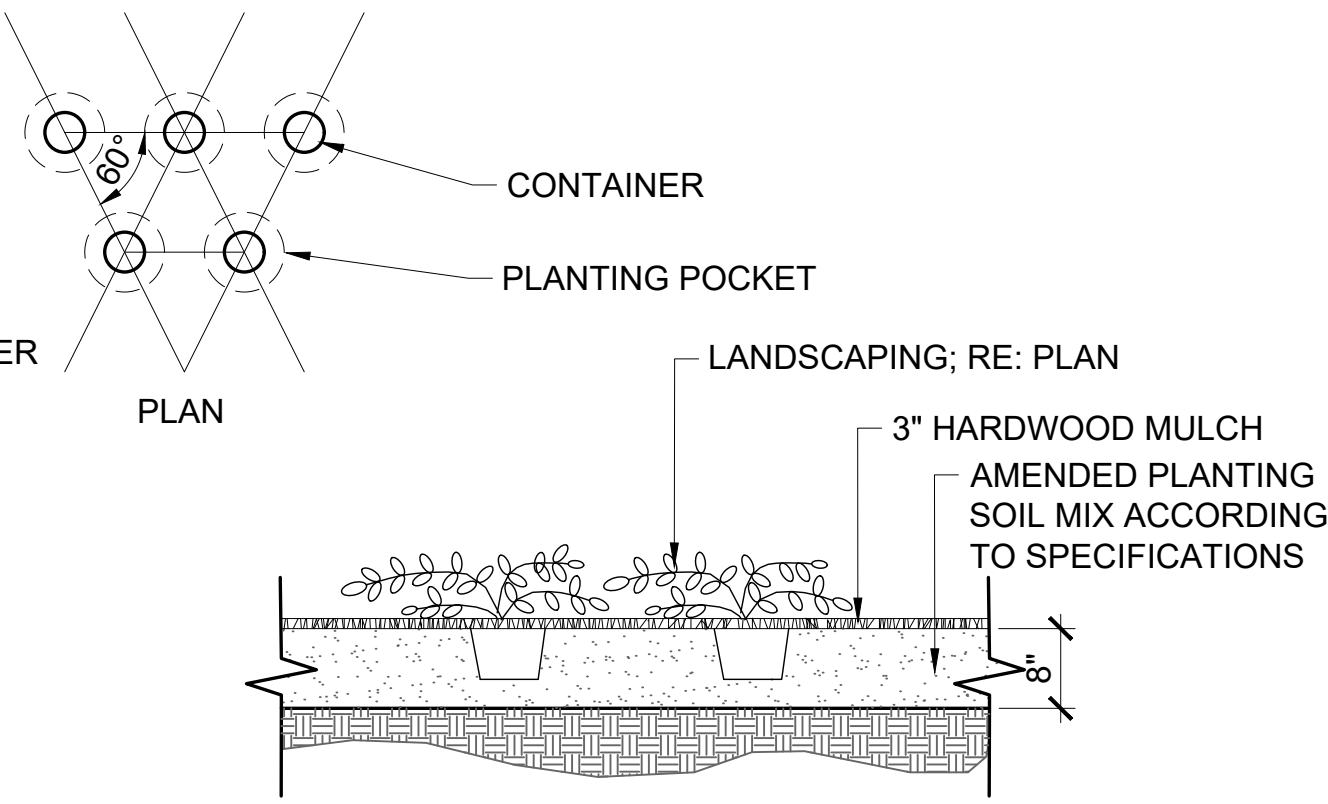
NOTES:

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

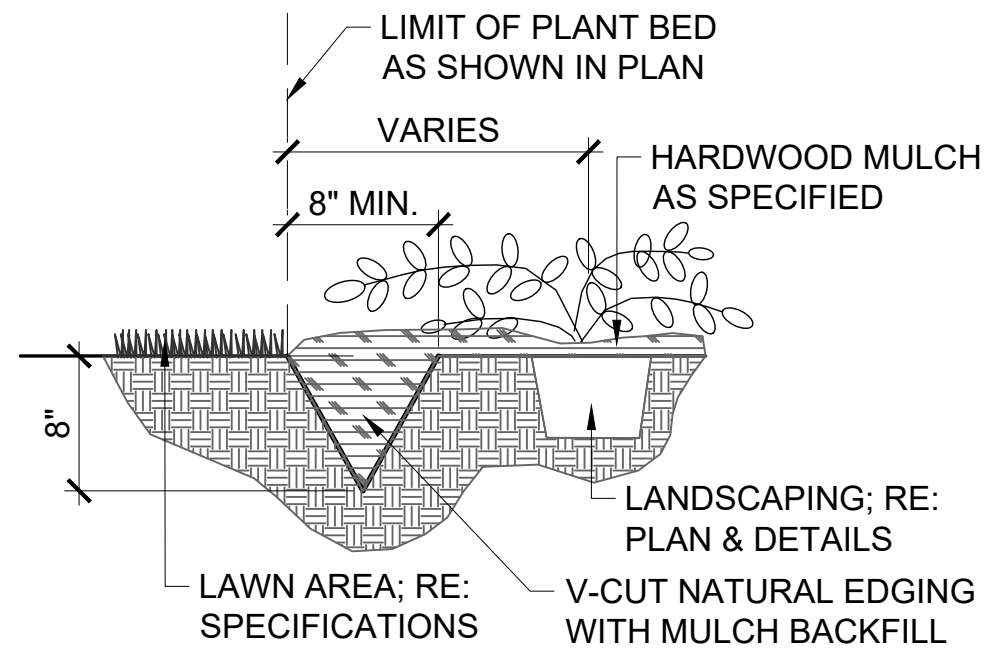


- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

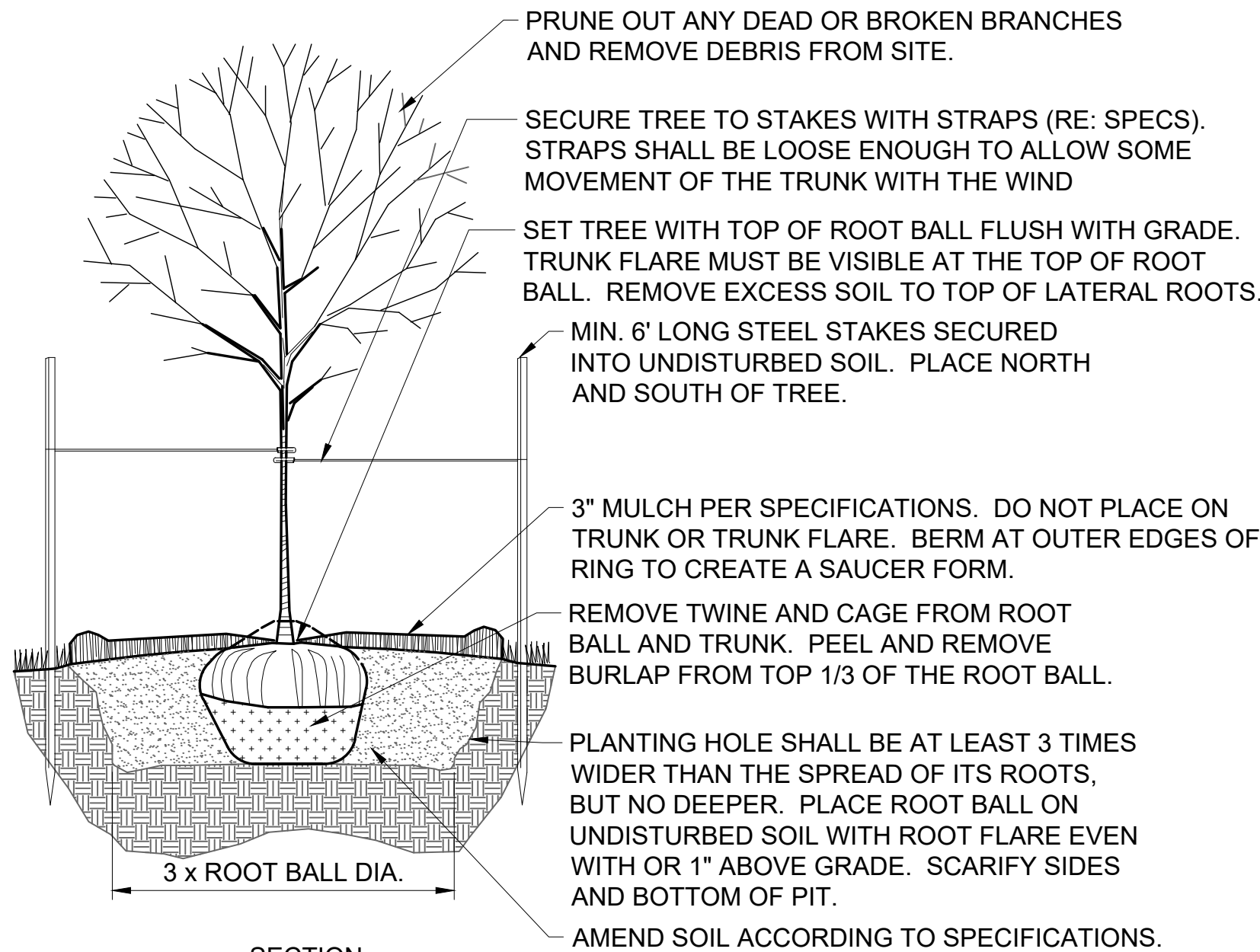
SHRUB PLANTING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS



V-CUT NATURAL EDGE DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	DATE	REVISION
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1	04/08/2022	Initial Submittal

DRAWN BY: AL
CHECKED BY: AG

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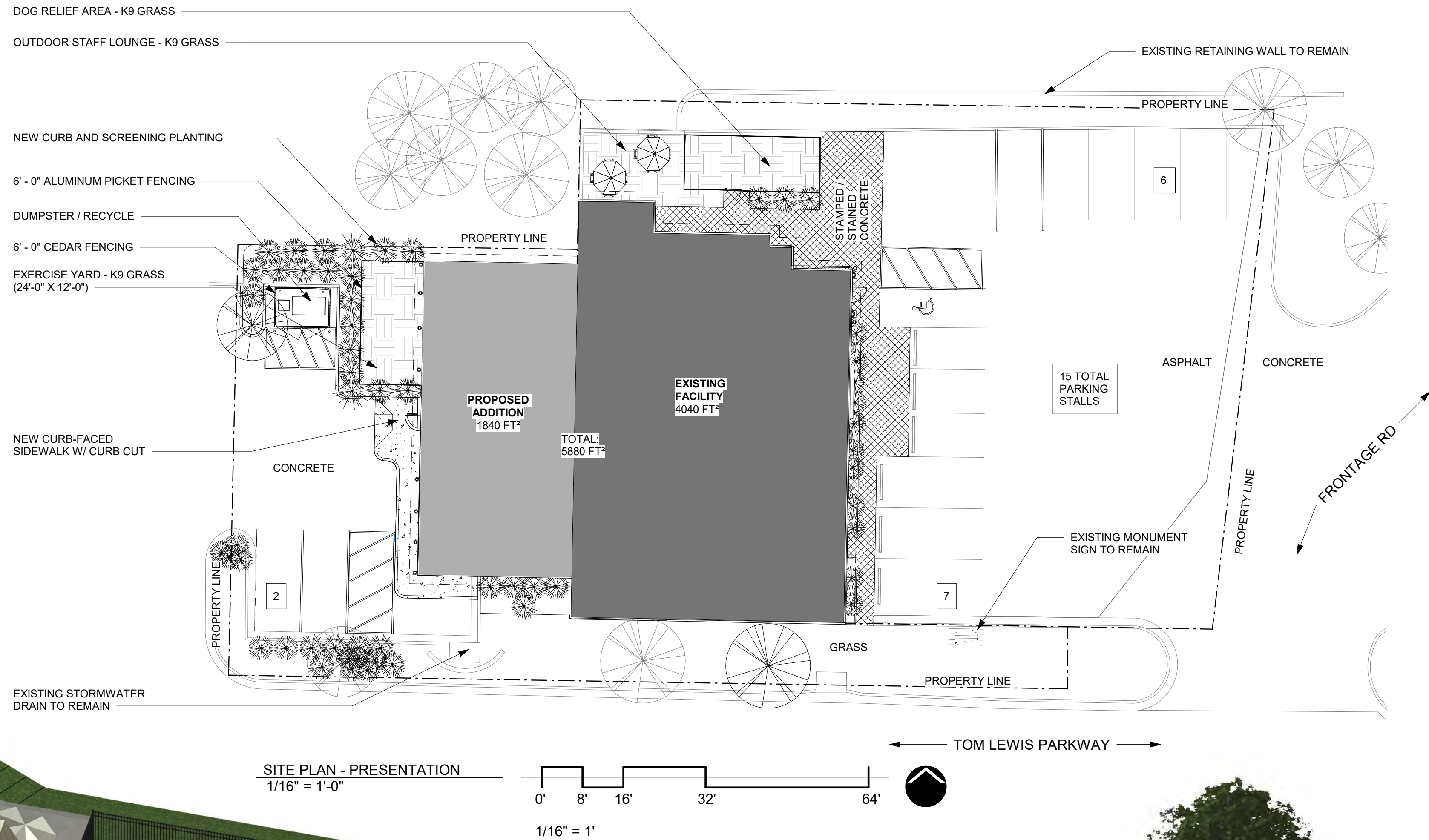
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PROJ. NO:	21-02-030	
DRAWN BY:	TWA	
CHECKED BY:	TJP	
ISSUE SCHEDULE		
NO.	DESCRIPTION	DATE
1	MAJOR SITE PLAN	4-28-22

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SITE - RENDERED

PR-1



**TAYLOR A.H. OF
PARKVILLE**
6300 N. State Route 9, Parkville, MO
64152-3543

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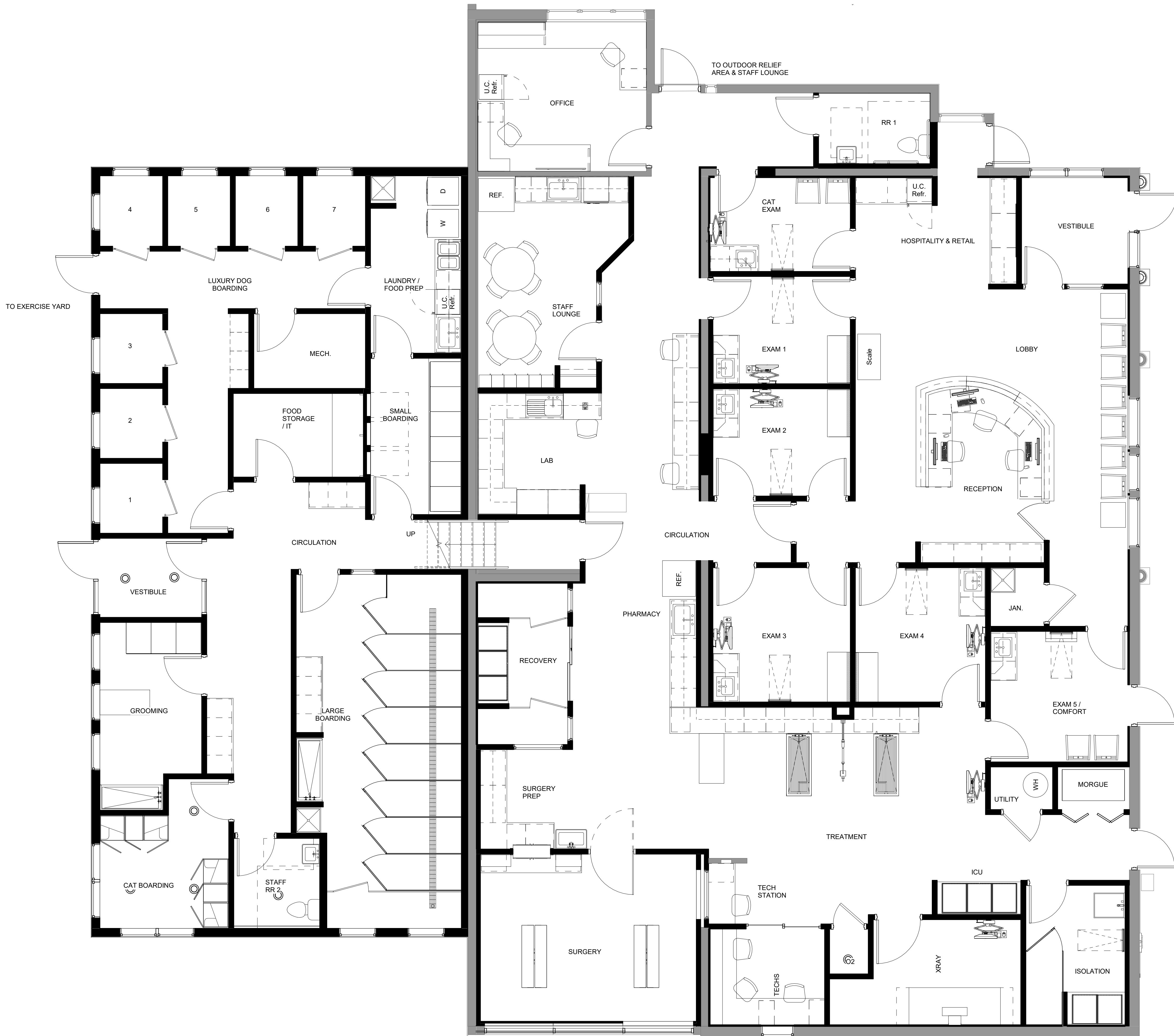
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DRAWN BY:	TWA	
CHECKED BY:	TJP	
ISSUE SCHEDULE		
NO.	DESCRIPTION	DATE
1	MAJOR SITE PLAN	4-28-22

REVISION SCHEDULE

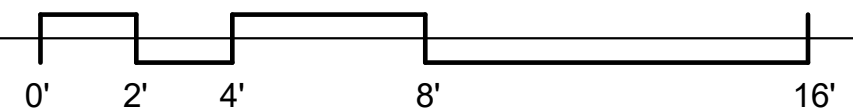
NO.	DESCRIPTION	DATE
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FLOOR PLAN

PR-2



FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"



1/4" = 1'



\\data\architectural\Projects\21-02-030 - Taylor Animal - MODDA\21-02-030 TAYLOR AHOP - DDA1 MTG.rvt

4/28/2022 3:29:20 PM

- EPDM ROOFING - MATCH EXISTING - WHITE
- STANDING SEAM METAL ROOFING - MANSARD - DARK BRONZE
- STUCCO TRIM BANDING - DARK BRONZE
- STUCCO SIDING - MATCH EXISTING COLOR - LIGHT BEIGE
- STUCCO BANDING & COLUMNS - MATCH EXISTING COLOR - LIGHT BEIGE
- DOORS & WINDOWS - HOLLOW METAL - DARK BRONZE



EAST ELEVATION - RENDER
3/16" = 1'-0"

- NEW ROOF
116' - 8"
- EXISTING ROOF
112' - 2"
- FIRST FLOOR
100' - 0"

- ALUMINUM FENCING - PICKET WITH PUPPY GUARD - BLACK



WEST ELEVATION - RENDER
3/16" = 1'-0"

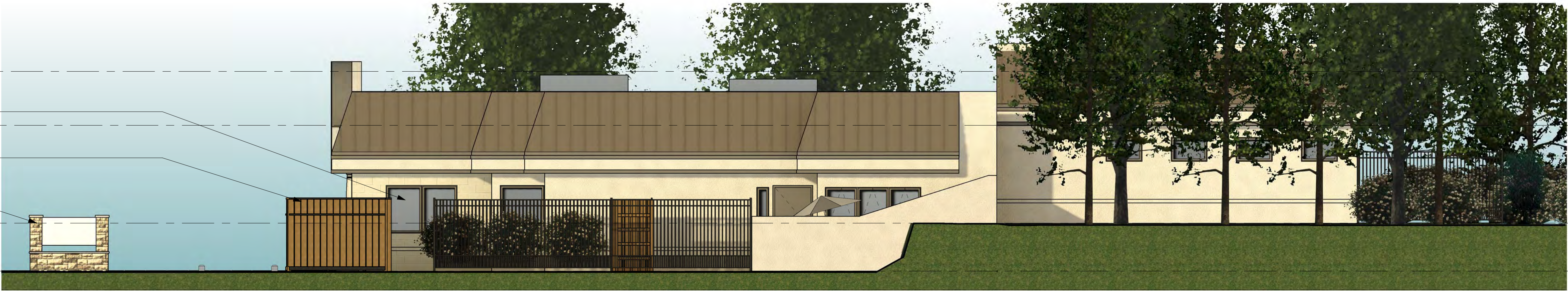
- NEW ROOF
116' - 8"
- EXISTING ROOF
112' - 2"
- BOARDING LEVEL
104' - 0"
- FIRST FLOOR
100' - 0"



SOUTH ELEVATION - RENDER
3/16" = 1'-0"

- NEW ROOF
116' - 8"
- EXISTING ROOF
112' - 2"
- BOARDING LEVEL
104' - 0"
- FIRST FLOOR
100' - 0"

- ALUMINUM FENCING - PICKET WITH PUPPY GUARD - BLACK
- TRASH ENCLOSURE FENCING - CEDAR WOOD - STAINED
- MONUMENT SIGN - STONE - EXISTING TO REMAIN



NORTH ELEVATION - RENDER
3/16" = 1'-0"

- NEW ROOF
116' - 8"
- EXISTING ROOF
112' - 2"
- BOARDING LEVEL
104' - 0"
- FIRST FLOOR
100' - 0"



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

TAYLOR A.H. OF
PARKVILLE
6300 N. State Route 9, Parkville, MO
64152-3543

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CHECKED BY: TJP

ISSUE SCHEDULE		
NO.	DESCRIPTION	DATE
1	MAJOR SITE PLAN	4-28-22

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

ELEVATIONS - RENDERED

PR-3



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

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ISSUE SCHEDULE		
NO.	DESCRIPTION	DATE
1	MAJOR SITE PLAN	4-28-22

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PERSPECTIVES -
RENDERED

PR-4



SE - PERSPECTIVE



SW - PERSPECTIVE

A tract of land in Lot 2, REPLAT OF TRACT K, a subdivision of land in the City of Parkville, Platte County, Missouri, as described by Steve E. Roberts, Missouri PS #2496 and more particularly described as follows:

Beginning at the northernmost Northwest corner of said Lot 2, thence South $89^{\circ}11'30''$ East and along the North line of said Lot 2 a distance of 135.76 feet to the Northeast corner thereof and a point on the West Right of Way line of Missouri Highway No. 9 as it now exists; thence South $06^{\circ}47'20''$ West, along the East line of said Lot 2 and Right of Way line, a distance of 102.37 feet to the easternmost Southeast corner of said Lot 2; the following 3 courses will follow the South line of said Lot 2; thence North $89^{\circ}05'55''$ West, a distance of 28.52 feet; thence South $00^{\circ}56'42''$ West, a distance of 12.16 feet; thence North $89^{\circ}03'18''$ West, a distance of 99.06 feet to the intersection of said South line and the southerly extension of the original East line of Tract K of PARKVILLE COMMONS, SECOND PLAT, a subdivision in said City of Parkville; thence North $01^{\circ}26'49''$ East along the said East line, a distance of 84.43 feet to the Northeast corner of said Tract K, and being a point on the North line of said Lot 2; the following 2 courses will follow the North line of said Lot 2; thence South $89^{\circ}00'52''$ East, a distance of 1.33 feet; thence North $01^{\circ}16'12''$ East, a distance of 29.28 feet to the Point of Beginning. Containing 14,613 sq. ft. or 0.335 acres.

April 7th, 2022

City of Parkville
Stephen Lacky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave.
Parkville, MO 64152

RE: Taylor Animal Hospital Expansion Storm Memo

Mr. Lacky,

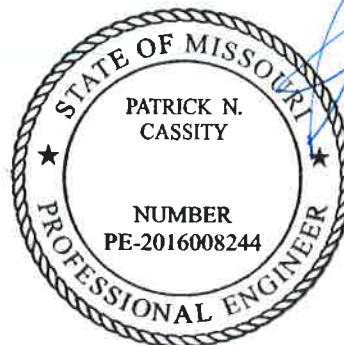
Taylor Animal Hospital is an existing 3,985 Square Foot Veterinary building located at 6300 Mo 9 Highway, Parkville, Platte County, Missouri. The building and associated parking are on a 0.31-acre lot. The owner is purchasing part of a 0.34-acre lot immediately to the west. The lot to the west consists of passenger vehicle parking. The owner proposes to build a 1,840 Square Foot building expansion over part of the existing parking lot.

The existing lot sheet flows to an existing curb inlet near the southeast lot corner. The inlet receives impervious runoff from the parking area. While the building expansion will remove 858 Square Feet of pervious greenspace, the increase of runoff due to this is approximately 0.1 CFS. The 0.1 CFS increase is negligible to the overall existing system.

Please let me know if you have questions or comments.

Regards,

Patrick Cassity, PE
pcassity@ric-consult.com





Staff Analysis

<u>Agenda Item:</u>	6.B
<u>Proposal:</u>	Application for Final Development Plan for Whataburger, a drive-through restaurant on Lot 2 of APEX Plaza, generally located at the northwest corner of 45 Hwy and Melody Ln in Parkville, MO 64152.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2022-11
<u>Applicant:</u>	Andrew Gribble, Kimley-Horn
<u>Owners:</u>	Daniel Carr, CBC Parkville
<u>Location:</u>	9110 NW Highway 45, Generally at the northwest corner of 45 Hwy and Melody Ln.
<u>Zoning:</u>	"B-4-P" Planned Business District
<u>Parcel #s:</u>	Platte County parcel no. 20-6.0-23-400-003-005.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Major Site Plan C. Subject Property Area Map D. Final Development Plans for Whataburger (prepared by Kimley-Horn; dated April 8, 2022; revised April 27, 2022) E. Parking Letter (Submitted by Applicant) F. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05) 1. Chapter 404 Subdivision Regulations 2. Section 405.010 Zoning Districts Established 3. Section 405.020 Districts & Uses 4. Section 405.030 Standards Applicable to All Districts 5. Appendix B. Great Trees for the Kansas City Region B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/) C. Highway 45 Corridor Plan (http://parkvillemo.gov/download/Highway45CorridorPlan.pdf)

Overview

The application proposes a final development plan on Lot 2 of APEX Plaza for Whataburger, a drive-through restaurant located at the northwest corner of the intersection of 45 Hwy and Melody Ln. The proposed one-story, drive-through restaurant is 3,108 sq. ft. The project area is approximately 1.54 acres (more or less), is addressed as 9110 NW Highway 45, and resides within Platte County parcel no. 20-6.0-23-400-003-005.000.



Exhibit C: Subject Property Area Map

Background

On April 10, 2003, the City of Parkville approved Ordinance No. 2062, the rezoning of property within APEX Plaza from “R-1” Single-Family Residential District to “B-4” Planned Business District, in conjunction with a preliminary development plan. The plan proposed three buildings

— a 10,000+ sq. ft., 3-story office/medical building, 7,000+ sq. ft. bank/office, and a retail/office/medical multi-tenant building abutting residential properties along the eastern portion of the site. However, this development never progressed past initial grading of the site.

On May 16, 2017, the City of Parkville Board of Aldermen approved Ordinance No. 2898 approving a zoning map amendment to rezone the property to B-4-P with a preliminary development plan approved on June 6, 2017 via Ordinance No. 2901. The approved preliminary development plan limited the proposed fast-food restaurant building footprint on Lot 2 to 4,000 sq. ft. or less. The subject property was platted in April 2018 as Lot 2 of the APEX Plaza development.

Review and Analysis

The major site plan process coordinates development projects with the public realm and with adjacent sites, and specifically demonstrates how new projects meet development and design standards of this code regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. Parkville Municipal Code, Section 403.060, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a major site plan is appropriate. The following are staff's findings and conclusions for the major site plan (Case No. PZ 2022-11).

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Staff concludes the site plan conforms to use allowances permitted in the "B-4-P" Planned Business District as well as the approved preliminary development plan for APEX Plaza. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

"B-4-P" Height, Area and Bulk Standards (Section 405.030.A.)

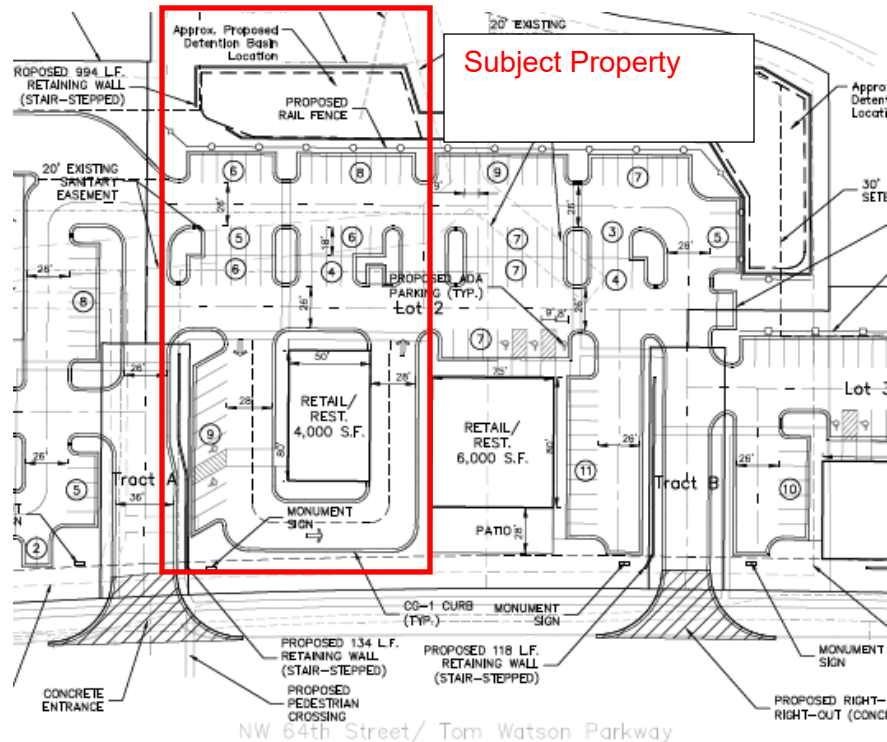
The subject property is currently zoned "B-4-P" Planned Business District. Development standards for the "B-4-P" Planned Business District are set by the master planned development process as established in Section 403.040 of the Municipal Code. Staff, by convention, uses the height, area, and bulk standards of the "B-2" General Business District as a guide for site plans within the "B-4-P" zoning district. Table 1 below shows the Code requirements and site plan proposal. Staff finds that the proposed site plan meets the Code requirements for height, area, and bulk standards.

Table 1. Height, Area, and Bulk Standards

	Code	Proposed
Lot Size		
Area (sq. ft.)	7,500	67,208
Width (ft.)	60	153.8
Depth (ft.)	100	487.5
Building Standards		
Front Setback (ft.)	25	51.0
Side Setback (ft.)	20	51.0
Rear Setback (ft.)	20	291.7
Height (ft./stories)	45 / 3	21 / 1
Footprint (sq. ft.)	4,000* per approved prelim. dev. plan	3,108

“B-4-P” Use Standards (Section 405.020)

The proposed *Restaurant – Drive-through* use is allowed by right in the “B-4-P” Planned Business District. *Restaurant – Drive-through* uses are “a food and beverage retail use where a portion of a facility relates to dispensing products or services to patrons who remain in vehicles; may include a window, driving lane, outside menu boards, and other interior or exterior features and equipment dedicated for this purpose.” The subject property was established as a drive-through restaurant use in the approved preliminary development plan for APEX Plaza (see below).



Excerpt from approved preliminary development plan for APEX Plaza

Access (Section 408.020)

Access is provided to the site through existing internal access drives for the development. Exhibit D contains AutoTURN movements for truck and emergency vehicle traffic. Pedestrian connections including marked crossings and ADA ramps are made to the public sidewalk along 45 Highway.

Parking Requirements (Section 408.030)

Section 408.030 requires twelve (12) parking spaces for every 1000 sq. ft. of building plus one (1) space for every employee. The applicant has not met this requirement of 59 spaces, providing a total of 31 parking spaces on the subject property. The applicant has submitted a letter noting that a shared parking agreement exists between the proposed site and the adjacent property. The adjacent property is required 31 parking spaces, but provides 60 spaces. This allows the proposed site to share the additional 28 spaces in the adjacent parking lot. Section 408.030 C.5. allows for shared parking reductions in this manner. Staff finds with the provided parking as well as the existing shared parking agreement, the proposed site is able to meet the parking requirements of the Code.

Table 2. Parking Requirements

	Code Requirement	Proposed	Difference	Shared
12 stalls per 1,000 sq. ft.; plus 1 stall per employee	59 stalls	31 stalls	-28 stalls	+29 stalls

Additionally, drive-through uses are required 5 car-lengths of stacking spaces for the drive-through service area. The applicant has met this requirement. A 4-stall bicycle rack has been provided to meet the 3 stall bicycle parking requirement.

Parking Layout Design (Section 408.050)

The parking stall dimensions detailed on the major site plan (see Exhibit D) are 90-degree stalls measuring 18.5 ft. length by 9 ft. width, with an aisle width of 26 ft. This meets the parking layout design requirements of Table 408-10: Parking Dimensions.

Table 3. Parking Design

90-degree	Code	Proposed
Width	9.0	9.0
Depth	18.5	18.5
Aisle Width	26	26

Signage (Section 409)

The applicant has included a proposed signage package. **All proposed signage will require approval of an Application for Sign Permit in accordance with the City's "B-4-P" Planned Business District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.**

Outdoor Lighting (Section 407.040)

The applicant has included photometric site lighting plan (see Exhibit D). The outdoor light fixtures meet the mounting, height, shielding, and design and performance criteria per Section 407.040 Outdoor Lighting of the City's Title IV – Development Code.

- b. **The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.**

Building Location

The building is arranged on the property to provide enough space for traffic through the site and ample stacking spaces for a drive-through restaurant use.

Landscape Design (Section 407.020)

The applicant has submitted a landscape plan that meets the requirements of Section 407.020.

LANDSCAPE REQUIREMENTS - PARKVILLE, MO

B-4-P: Planned Business District

Code	Requirement	Calculation	Required	Provided
Table 407-1: Street Trees	1 large tree for every 40 feet of lot frontage, averaged	W 64th Street: 154	4	4
Table 407-1: Foundation Planting	Continuous shrub massing along 75% of all non-paved building frontages or any non paved building façade facing publicly accessible area. Any facade greater than 200 linear feet and not fronting on a street or civic and open space shall have 1 large tree per 50 linear feet, 1 small or evergreen tree per 50 linear feet and 1 shrub per 10 linear feet	80 ft. of non paved building façade	75% (60 ft.)	80 ft (100%)
Table 407-1: Parking Lot Planting	1 large tree for every 25 parking spaces, or 1 small or ornamental tree for every 10 parking spaces 1 shrub for every 10 linear feet of perimeter landscape buffer, and continuous shrub massing for any perimeter within 25 feet of a street or internal access street All other landscape buffers or internal landscape islands shall be permeable surfaces with perennial vegetative ground cover such as sod or turf grass. Alternative materials designed to infiltrate runoff may be approved as part of the stormwater management plan	18 spaces	1 large tree, continuous shrub massing along 64th	2 large trees, continuous shrub massing along 64th
Table 407-1: Buffers	N/A	N/A	N/A	N/A
Table 407-1: Required Open Space	The amount of space required shall be based on the base zoning district(s) proposed or existing for the project and based on Table 404-6	B-P= 20%	20%	+ 20%

Excerpt from Exhibit D (Submitted by Applicant)

Stormwater Management (Section 407.050)

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. The Applicant has provided a Stormwater Management Plan that has been reviewed by City Staff.

- c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Architectural Design, Materials and Style

The architectural design of the proposed restaurant is similar to other Whataburger branded restaurants being constructed in the Kansas City Metro area. The exterior is proposed to be generally a neutral-colored brick appearance with metal trim and Whataburger-branded orange accents throughout all four (4) facades. This design is consistent with the existing commercial developments in the corridor.



View from 45 Highway from the east (Submitted by Applicant)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the proposed 3,108 sq. ft. restaurant building is appropriate considering the context of the subject property, adjacent development, and allowances per the "B-4-P" General Business District.

- d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Location Compatibility

The subject property lies in an area of the Highway 45 corridor that is highly developed and includes many corporate-branded buildings. The proposed site plan locates the building towards 45 Highway allowing a buffer of over 100 feet from the residential development to the north. Additionally, the applicant has provided additional screen around the trash enclosure to mitigate any potential visual impacts.

Open Spaces and Natural Features

The subject property and the surrounding area are highly developed with few natural features. The submitted landscape plan provides detailing for the natural areas of the site.

- e. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.**

As detailed in the in the review criteria above, the final development plan will meet all of the applicable "B-4-P" requirements of the Development Code.

- 3. The application meets the criteria for all other reviews needed to build the project as proposed.**

Staff finds the application able to meet the criteria for all other reviews needed to build the project.

- 4. The recommendations of professional staff**

Staff recommends approval of the application as presented, with the conditions noted below.

Staff Conclusion and Recommendation

Staff concludes that the proposed site plan: Conforms to the applicable requirements of the Development Code, including those of the "B-4-P" Planned Business District; the site is capable of accommodating the buildings, proposed use, access and other site elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the final development plan for Whataburger, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. All signage requires an approved Sign Permit.
3. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

Note: Approval of a major site plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved major site plan without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the major site plan. An approved major site plan shall expire and be of no further effect if an application for building permit for one (1) or more buildings shown on the site plan is not filed within two (2) years of approval. The Planning and Zoning Commission may grant an extension for up to one (1) additional year.

End of Memorandum

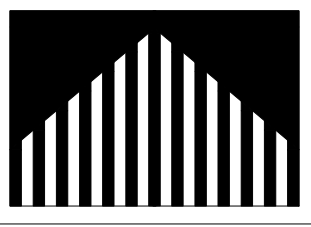
<u>/s/ Brad Stanton</u>	<u>05-06-2022</u>
Brad Stanton	Date
Planner	

(KMO806) NW 64TH ST. & MELODY LN.
PARKVILLE, MO 64152
PROTOTYPE 20S-STRETCH

PRE-DEVELOPMENT SET
04.27.2022



OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MEP ENGINEER	LANDSCAPE ARCHITECTURE
KMO BURGERS, LLC CRESTVIEW REAL ESTATE, LLC 12720 HILLCREST RD., STE 650 DALLAS, TX 75230	CASTLES DESIGN GROUP INC. 3801 KIRBY DRIVE, SUITE 600 HOUSTON, TX 77098	KIMLEY-HORN 950 NORTH POINT PARKWAY, SUITE 200 ALPHARETTA, GA 30005	SCHULTZ BURMAN, ENGINEERING, PLLC 12804 WILLOW CENTRE DRIVE, SUITE B HOUSTON, TX 77066	MPW ENGINEERING SOLUTIONS 110 W. 7TH STREET, SUITE 600 TULSA, OKLAHOMA 74119	KIMLEY-HORN 950 NORTH POINT PARKWAY, SUITE 200 ALPHARETTA, GA 30005



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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.

PARKVILLE, MO 64152



Project No.:	202107-220		
Client Project No.:	KMO806		
Drawing Title:			
COVER SHEET			
Date:	04.27.22	Phase:	DEVELOPMENT
Designed:	WB	Drawing No.:	G0.0
Drawn:	MDK		
Checked:	AMF		

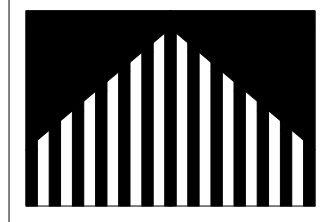
G:\CD\Projects\Food Service\Whataburger\1000-KMO BURGERS (Whataburger)\KMO806 NW 64th St. and Melody Ln. (Parkville MO) 202107-220\Drawings\Architectural\PT20-S+6 PROTOTYPE_C4.rvt 4/27/2022 1:55:53 PM

NOTES

- DO NOT SCALE DRAWINGS.
- VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES PRIOR TO FABRICATION OR THE BEGINNING OF CONSTRUCTION.
- PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
- SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
- DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
- CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
- WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
- PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
- UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
- PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH OWNER.
- PROVIDE CONTROL JOINTS IN GWB FACES. TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION, CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
- FOR WINDOW TYPES SEE SHEET A0.3
- FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
170	GUARDRAIL RE:B4/A0.1
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR, FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT RESTROOM SIDE, TILE OVER 5/8" CEMENT BOARD, RE: RESTROOM INTERIOR ELEVATIONS
443	AT KITCHEN AREAS, FRP FULL HEIGHT OVER CONTINUOUS PLYWOOD RE: PARTITION TYPE
444	AT DRY AREAS WITHOUT SHELVING, FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	



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REV	DESCRIPTION	DATE
1		

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.

PARKVILLE, MO 64152



Project No.: 202107-220

Client Project No.: KMO806

Drawing Title:

FLOOR PLAN

Date: 04.27.22

Phase: DEVELOPMENT

Designed: WB

Drawing No.:

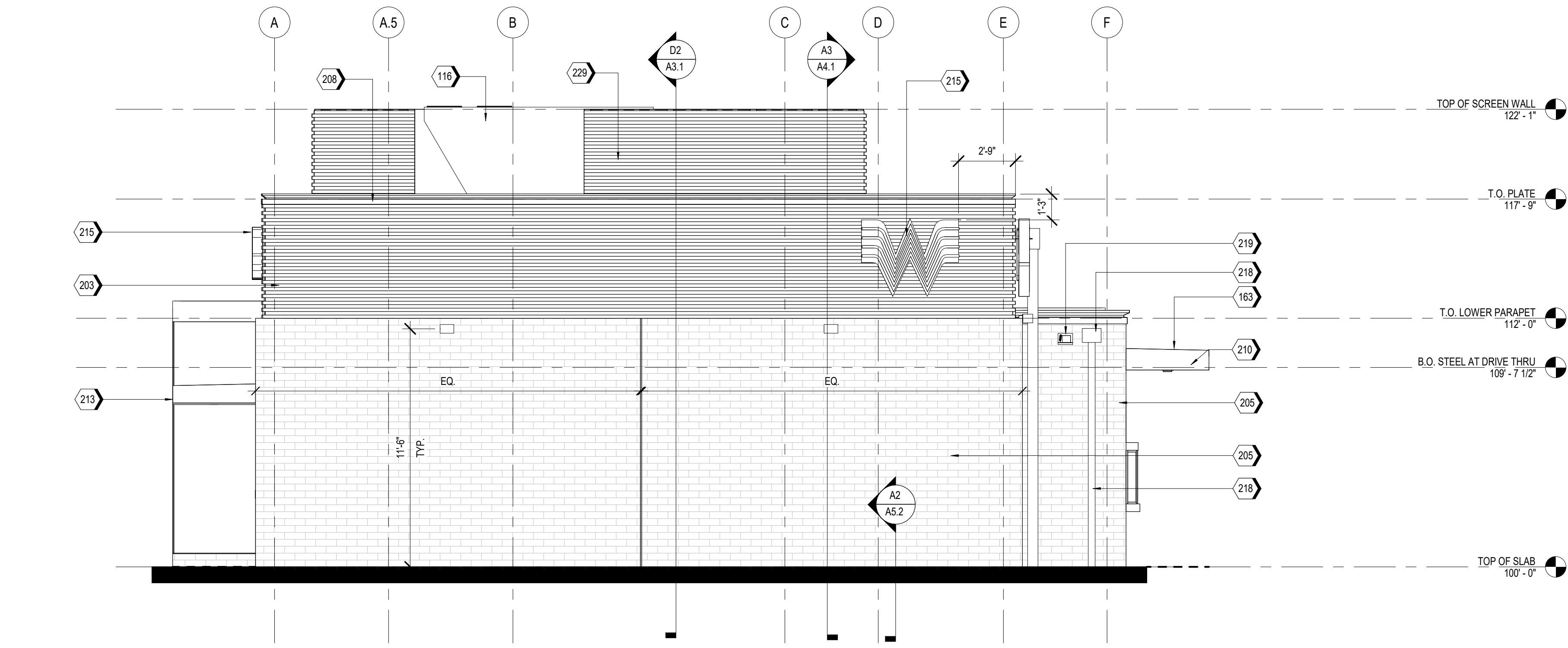
Drawn: MDK

Checked: AMF

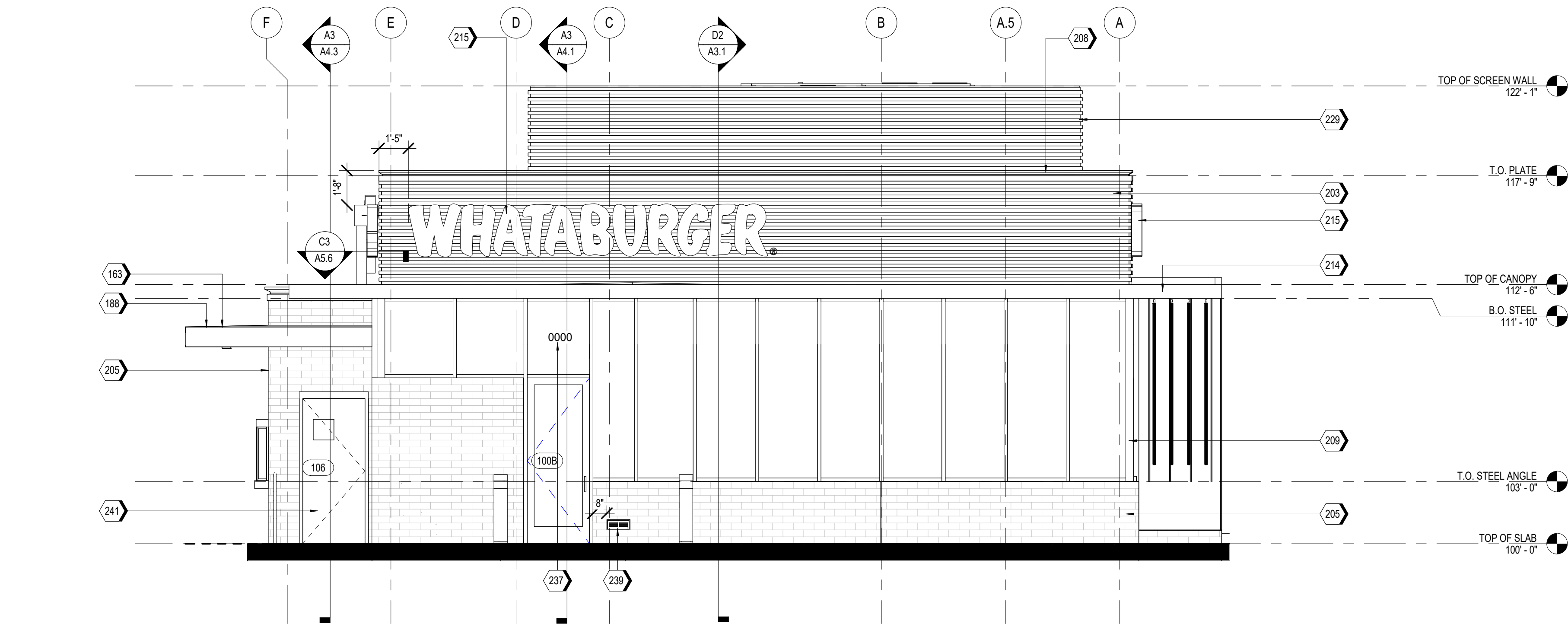
A1.1

A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A2 NORTH ELEVATION
1/4" = 1'-0"



A1 SOUTH ELEVATION
1/4" = 1'-0"

NOTE: EXTERIOR SIGNAGE UNDER SEPARATE PERMIT

KEYNOTES

116	RTU, RE: MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM, RE: A1/A5.3
188	PRE-FINISHED METAL TRIM
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
213	SERVICE DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5, COORDINATE SIZE WITH REGIONAL RAINFALL DATA, RE:B3/A5.4
219	OVERFLOW SCUPPER
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
237	BUILDING ADDRESS 6' HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
239	EMERGENCY STEP LIGHT, RE: ELECTRICAL
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 NOT USED

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

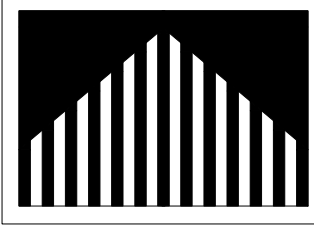
MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA-N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5



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REV	DESCRIPTION	DATE
1		

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.

PARKVILLE, MO 64152



Project No.: 202107-220

Client Project No.: KMO806

Drawing Title:

EXTERIOR ELEVATIONS

Date: 04.27.22

Phase: DEVELOPMENT

Designed: WB

Drawing No.:

Drawn: MDK

Checked: AMF

A2.1

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NOTE: EXTERIOR SIGNAGE UNDER SEPARATE PERMIT

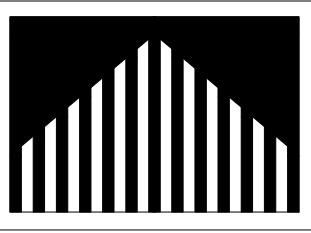
KEYNOTES

170	GUARDRAIL RE:84/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA, RE:83/A5.4
219	OVERFLOW SCUPPER
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT, RE: ELECTRICAL
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	NOT USED
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA-N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5



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tel: 713 664 7974
fax: 713 664 9756

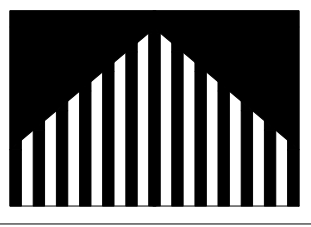
REV	DESCRIPTION	DATE
1		

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.
PARKVILLE, MO 64152



Project No.:	202107-220		
Client Project No.:	KMO806		
Drawing Title:			
EXTERIOR ELEVATIONS			
Date:	04.27.22	Phase:	DEVELOPMENT
Designed:	WB	Drawing No.:	A2.2
Drawn:	MDK		
Checked:	AMF		

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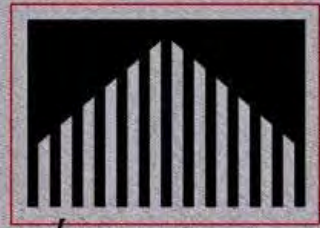
Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.

PARKVILLE, MO 64152

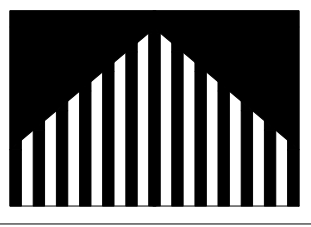


Castles Design Group
WHATABURGER
PROTOTYPE - 20S-S



Project No.:	202107-220		
Client Project No.:	KMO806		
Drawing Title:			
EXTERIOR RENDERINGS			
Date:	04.27.22	Phase:	DEVELOPMENT
Designed:	WB	Drawing No.:	A2.3
Drawn:	MDK		
Checked:	AMF		

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Design
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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.

PARKVILLE, MO 64152

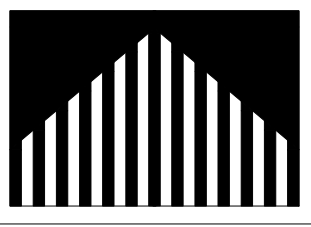


Castles Design Group
WHATABURGER
PROTOTYPE - 20S-S

Project No.: 202107-220	
Client Project No.: KMO806	
Drawing Title: EXTERIOR RENDERINGS	
Date: 04.27.22	Phase: DEVELOPMENT
Designed: WB	Drawing No.: A2.4
Drawn: MDK	
Checked: AMF	

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Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.

PARKVILLE, MO 64152



Project No.: 202107-220
Client Project No.: KMO806

Drawing Title:

EXTERIOR RENDERINGS

Date: 04.27.22 Phase: DEVELOPMENT
Designed: WB Drawing No.:
Drawn: MDK
Checked: AMF

A2.5

G:\CD\Projects\Food Service\Whataburger\1000-KMO BURGERS (Whataburger)\KMO806) NW 64th St. and Melody Ln. (Parkville MO) 202107-220Drawings\Architectural\PT20-S+6 PROTOTOTYPE_C04.rvt 4/27/2022 1:56:19 PM



1=Clear

GLASS - GL-01

VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
SHADING COEFFICIENT (SC): .20
EXTERIOR REFLECTION: 19%
SOLAR HEAT GAIN COEFFICIENT (SHGC): .18
U-FACTOR: .26



V948
Medium Gray

GLASS - GL-03

OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948



V1085
Simulated Acid-Etch 3

GLASS - GL-04

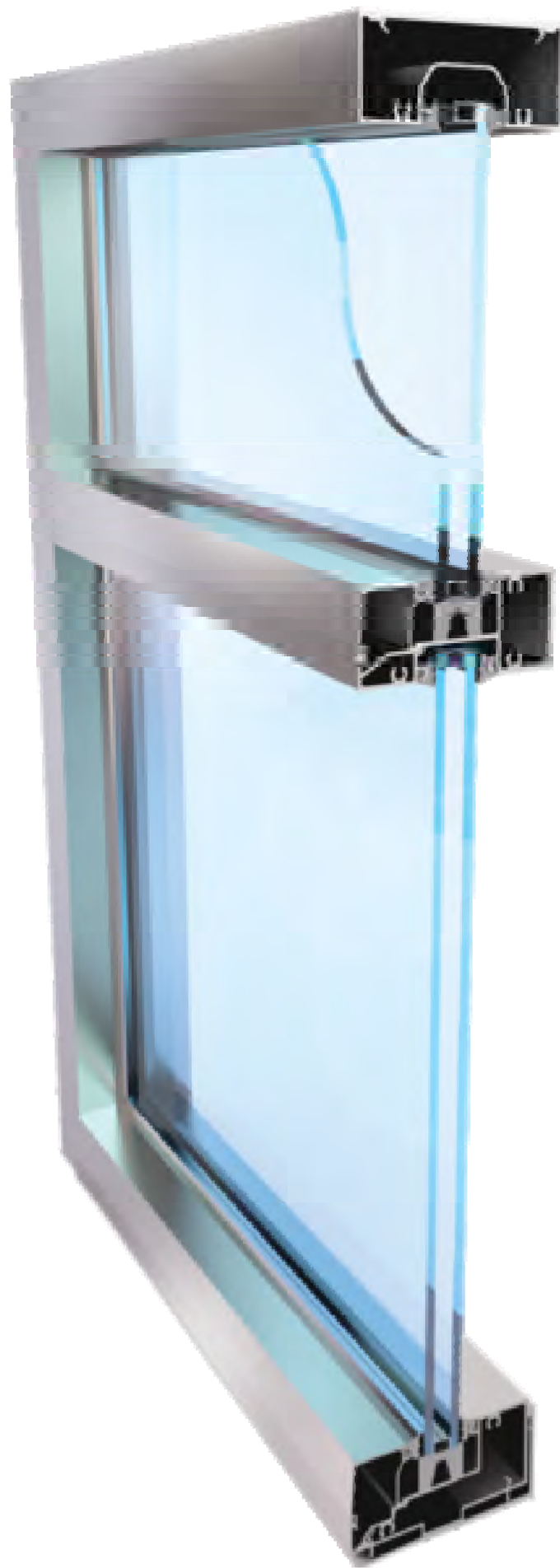
SIMULATED ACID ETCHED VIRACON V1085



Special Gray
SW 6277

PAINT - PT-5

BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT



STOREFRONT SYSTEM - SS-01

BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED



METAL PANEL - MP-01

MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE



BRICK - BR-01

MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE



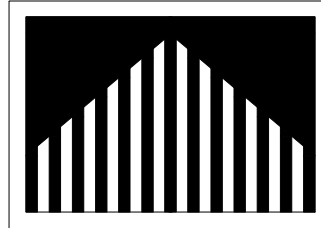
BRICK - BR-02

MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN



WHATABURGER ORANGE

COLOR: RAL 2009



Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

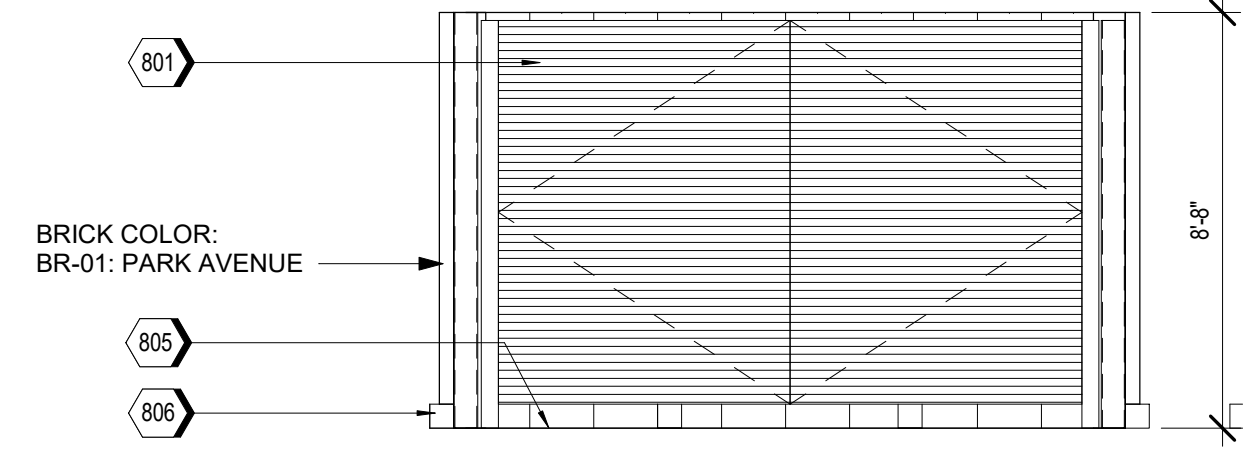
REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.
PARKVILLE, MO 64152

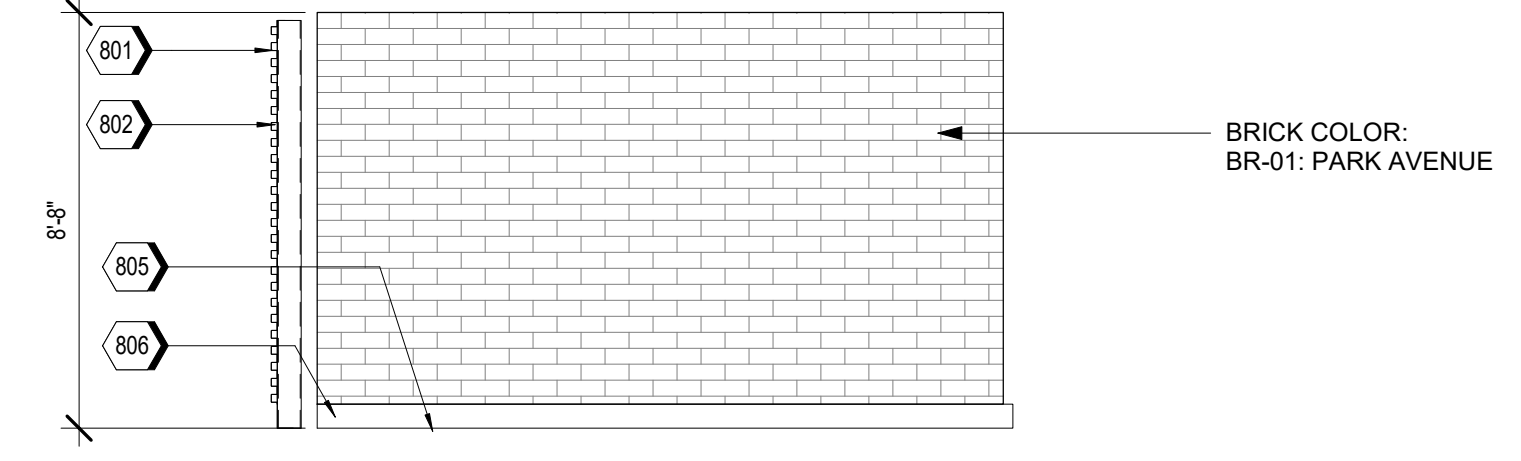


Project No.:	202107-220		
Client Project No.:	KMO806		
Drawing Title:	SAMPLE BOARD		
Date:	04.27.22	Phase:	DEVELOPMENT
Designed:	Designer	Drawing No.:	A2.6
Drawn :	Author		
Checked :	Checker		

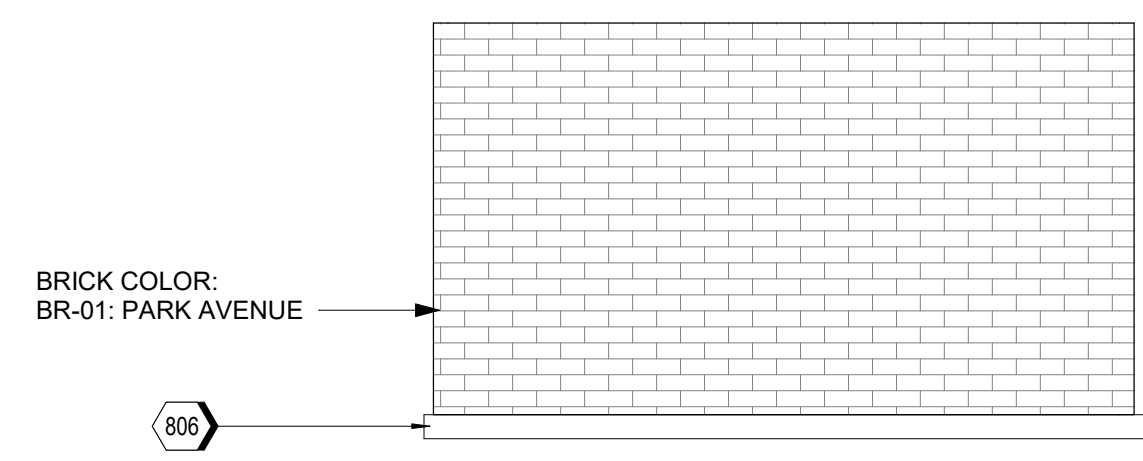
KEYNOTES	
801	PRE-FINISHED ARCHITECTURAL METAL PANEL (MP-01) LEAD COTE
802	STRUCTURAL STEEL, PAINT WELDED UNITS PT-5, RE: STRUCTURAL
804	PIPE BOLLARDS: IDEAL SHIELD: URBAN BRONZE, PANTONE 2336 XGC, RE D3/S5.1
805	FINISHED PAVEMENT, RE: CIVIL
806	CONCRETE CURB, RE: STRUCTURAL
807	WELD ANGLE STOPS TO CORNER POST, PAINT PT-5
808	DRAIN, RE: CIVIL AND MEP



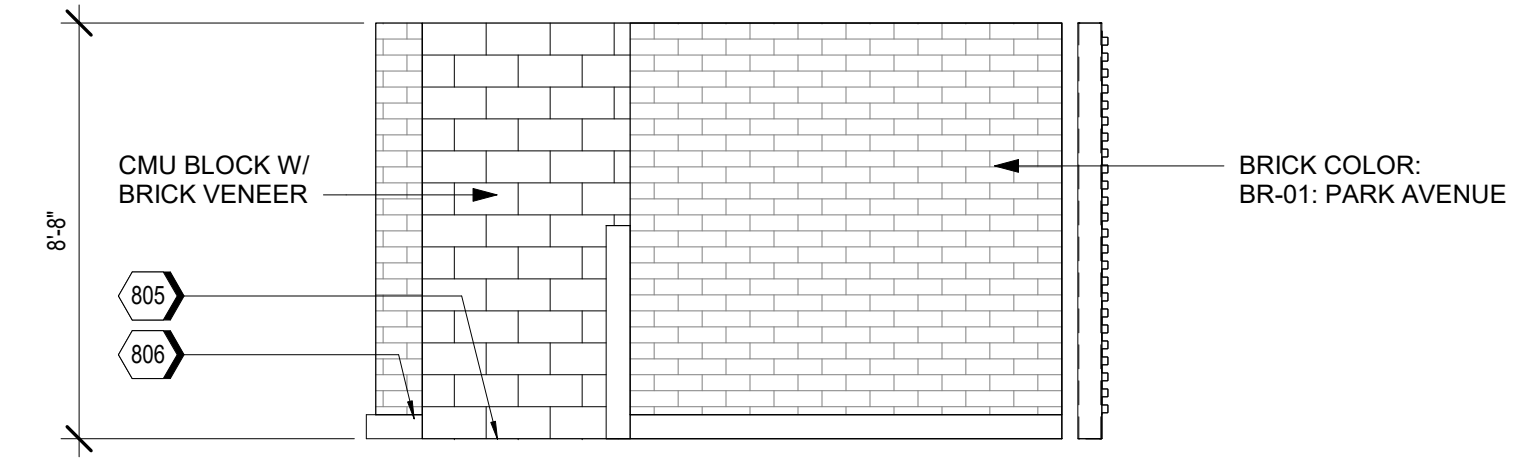
C3 DUMPSTER - ELEVATION @ GATE
SCALE 1/4" = 1'-0"



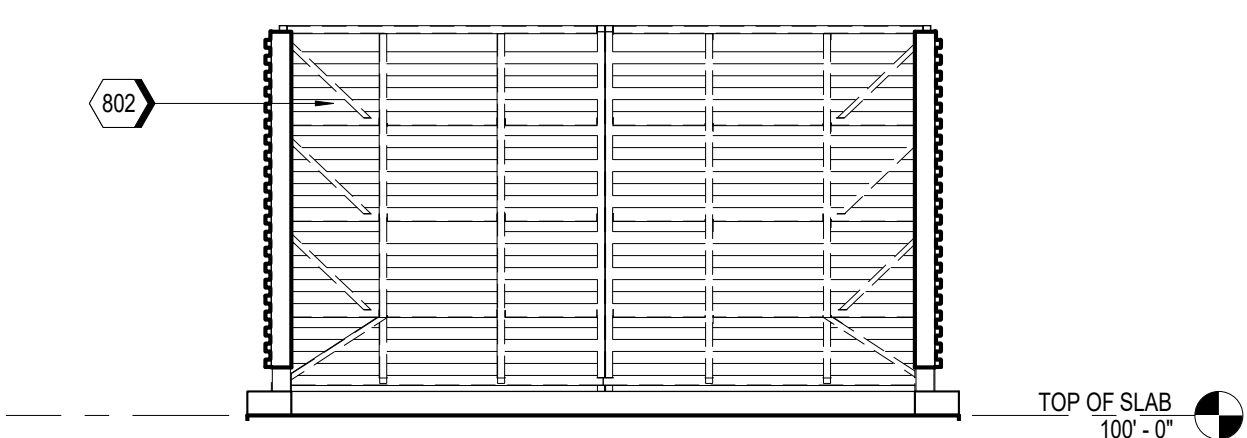
C2 DUMPSTER - ELEVATION SIDE
SCALE 1/4" = 1'-0"



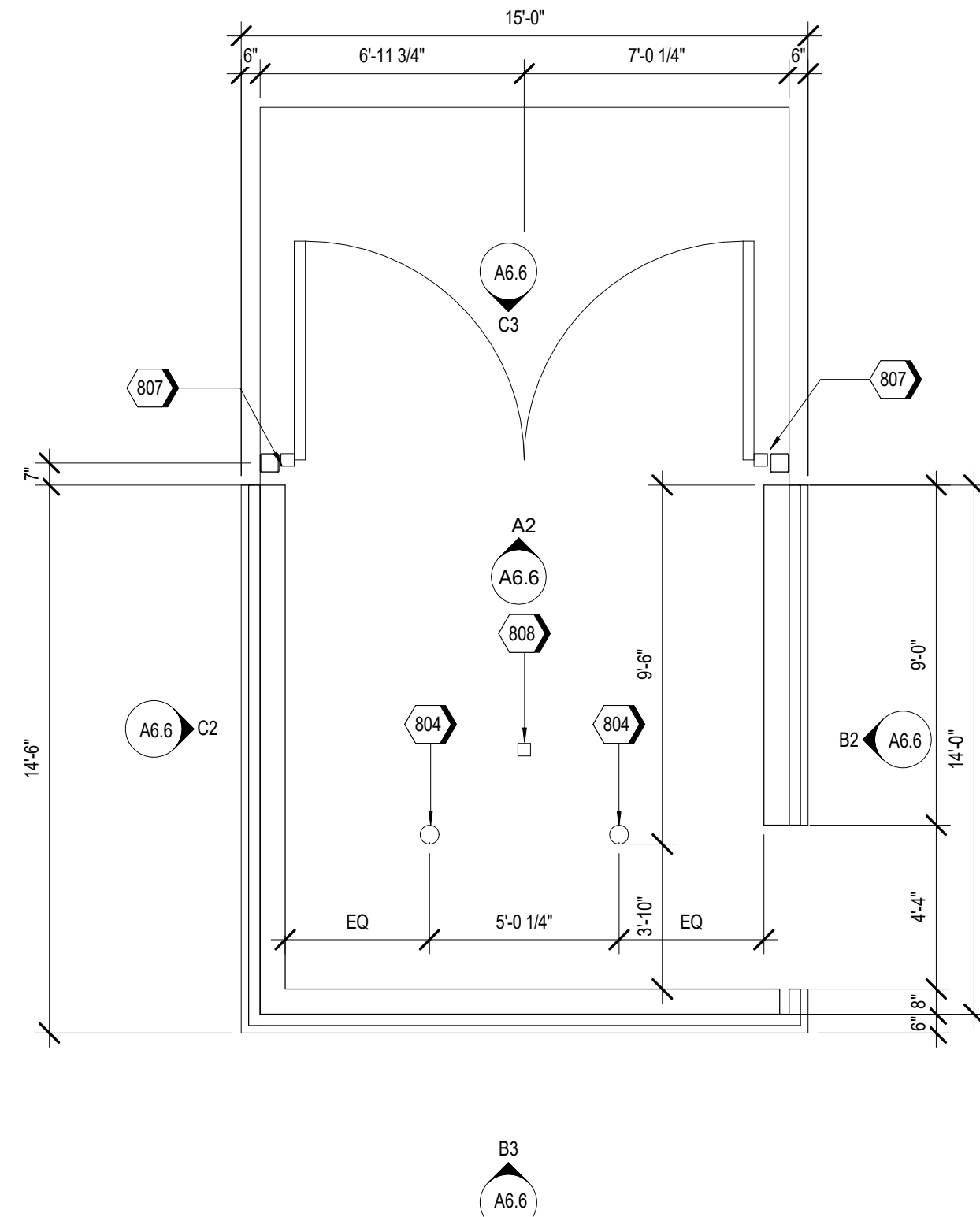
B3 DUMPSTER - ELEVATION @REAR
SCALE 1/4" = 1'-0"



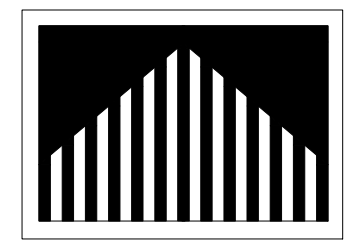
B2 DUMPSTER ELEVATION @ SIDE ENTRY
SCALE 1/4" = 1'-0"



A3 DUMPSTER- INTERIOR ELEVATION
SCALE 1/4" = 1'-0"



A2 DUMPSTER - ENLARGED
SCALE 1/4" = 1'-0"



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Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

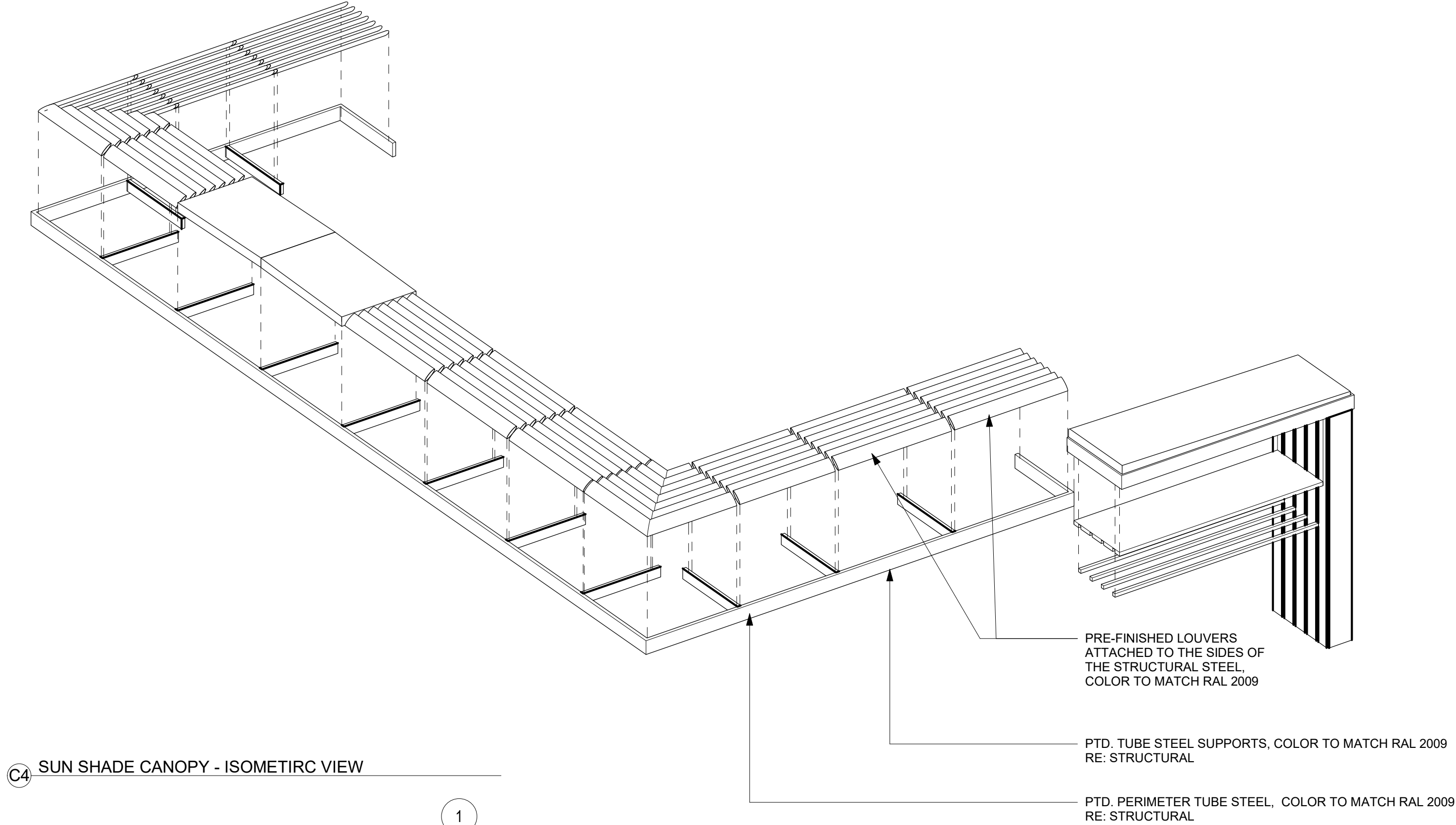
REV	DESCRIPTION	DATE
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PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.
PARKVILLE, MO 64152

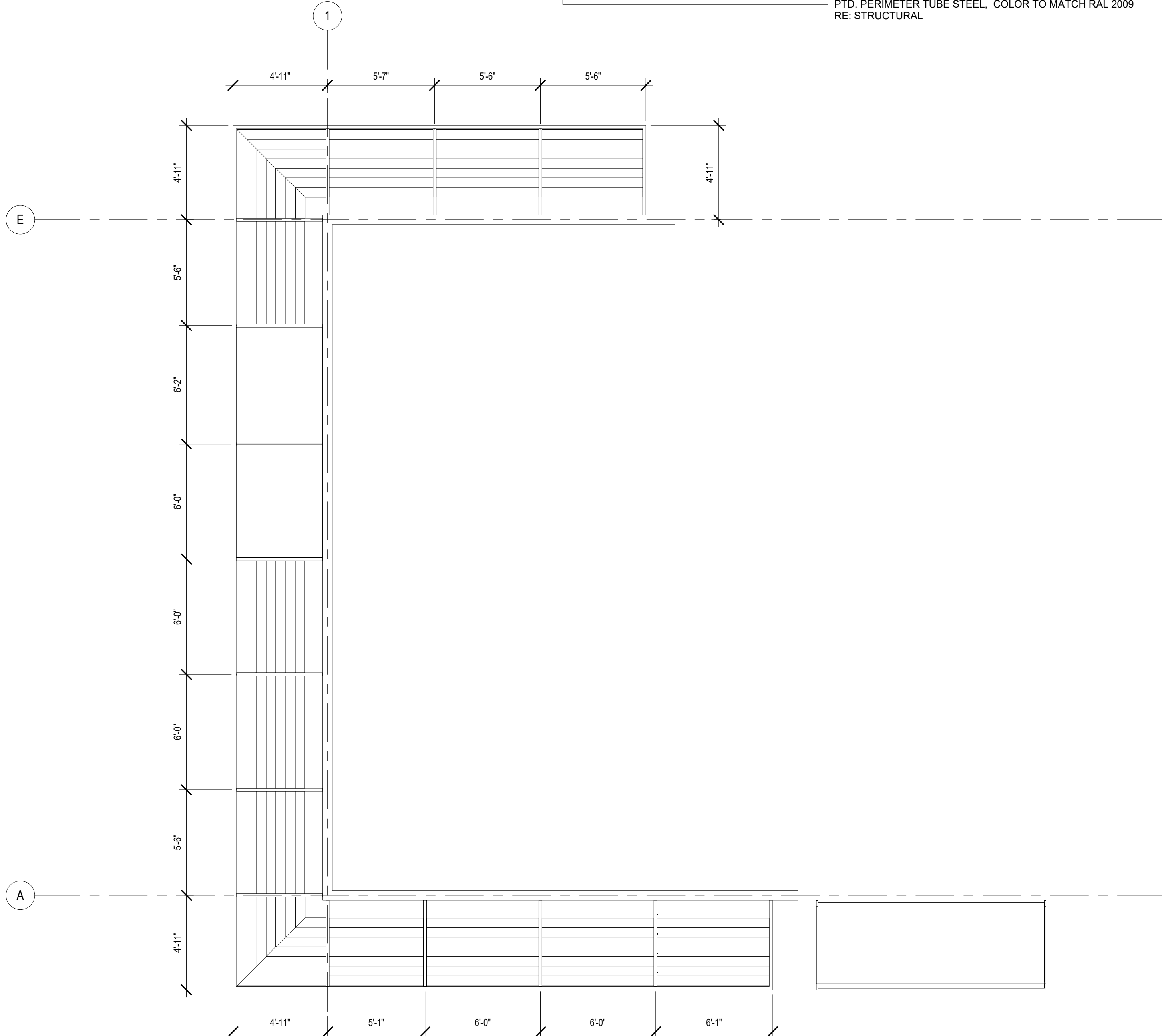


Project No.: 202107-220	
Client Project No.: KMO806	
Drawing Title: DUMPSTER	
Date: 04.27.22	Phase: DEVELOPMENT
Designed: WB	Drawing No.: A6.6
Drawn: MDK	
Checked: AMF	

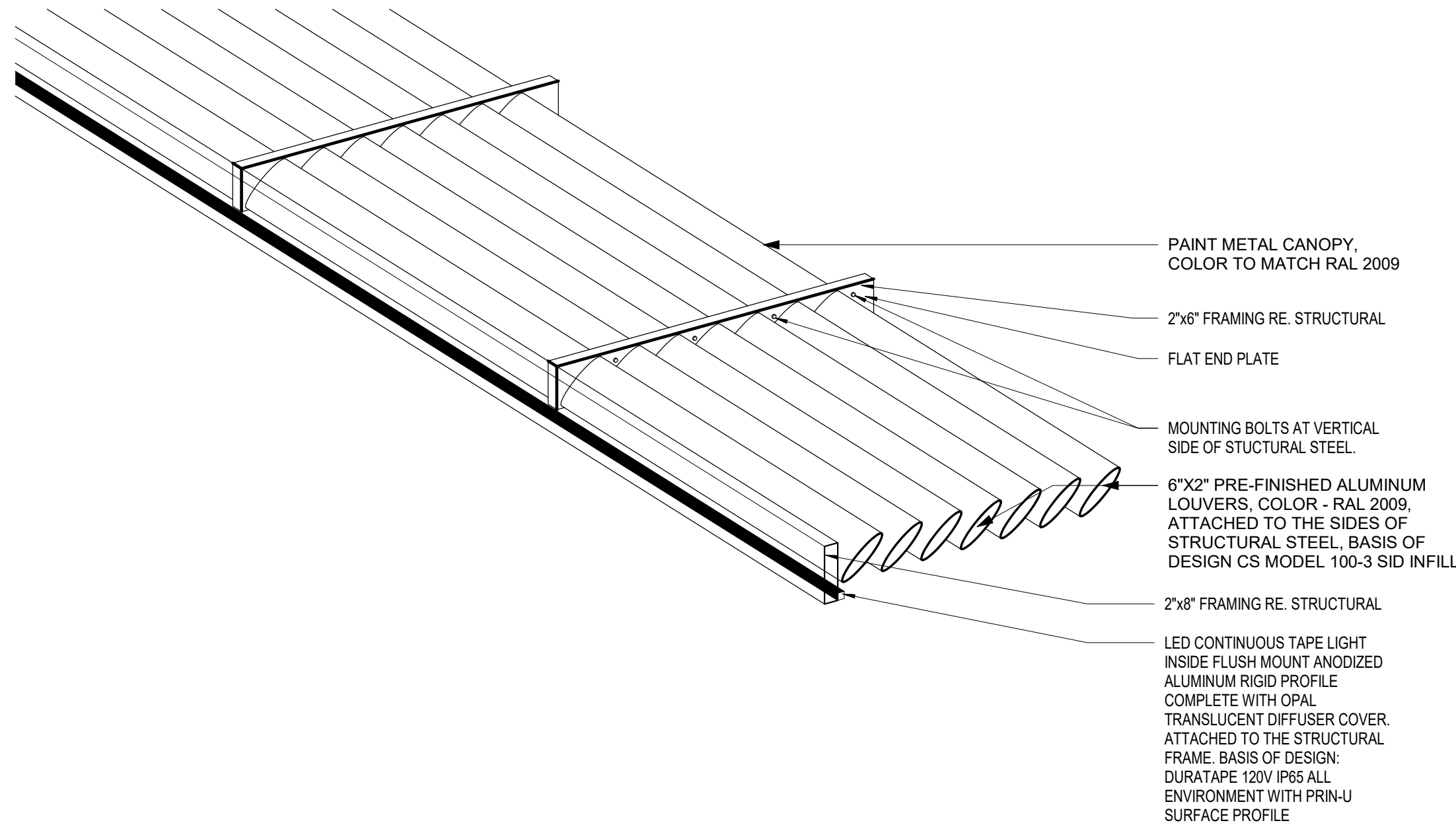
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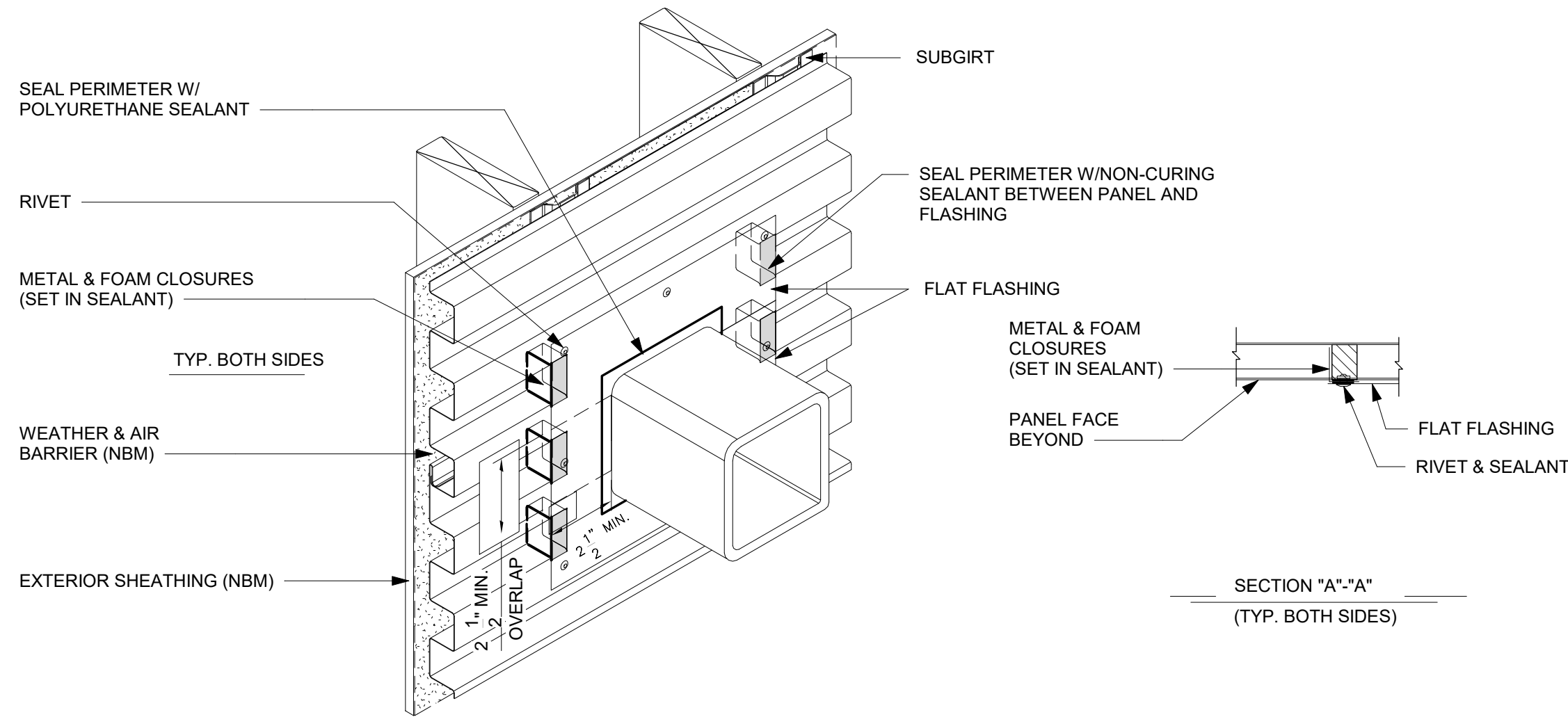
C4 SUN SHADE CANOPY - ISOMETIRC VIEW



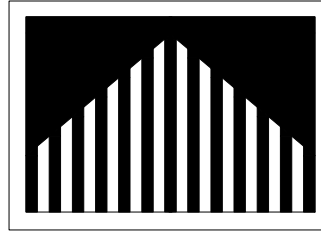
A4 SUN SHADE CANOPY PLAN
1/4" = 1'-0"



C1 SUN SHADE CANOPY



A1 PENETRATION DETAIL
3" = 1'-0"



Castles
Design
Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH
NW 64TH ST. & MELODY LN.
PARKVILLE, MO 64152



Project No.: 202107-220
Client Project No.: KMO806

Drawing Title:
SUN SHADE CANOPY

Date: 04.27.22 Phase: DEVELOPMENT
Designed: WB Drawing No.:
Drawn: MDK
Checked: AMF

A6.9

UTILITY AND GOVERNING
AGENCY CONTACTS

WATER SERVICE

MISSOURI AMERICAN WATER
10530 NW RIVER RD
PARKVILLE, MO 64152
(816) 741-7676

ELECTRIC SERVICE

EVERGY
1200 MAIN ST
KANSAS CITY, MO 64105
(816) 471-5275

STORMWATER

PARKVILLE PUBLIC WORKS
8880 CLARK AVE
PARKVILLE, MO 64152
(816) 741-7676

SANITARY SEWER SERVICE

PLATTE COUNTY REGIONAL SEWER DISTRICT
11724 NW PLAZA CIR
KANSAS CITY, MO 64153
(816) 858-2052

GAS COMPANY

SPIRE (MGE)
7500 E 25TH TERR
KANSAS CITY, MO 64129
(314) 342-0500

PLANNING DEPARTMENT

CITY OF PARKVILLE PLANNING & ZONING
COMMISSION
STEPHEN LACHKY
8880 CLARK AVE
PARKVILLE, MO 64152
(816) 741-7676

TELEPHONE

AT&T
(800) 286-8313

BUILDING DEPARTMENT

CITY OF PARKVILLE COMMUNITY DEVELOPMENT DEPARTMENT
8880 CLARK AVE
PARKVILLE, MO 64152
(816) 741-9313

PROJECT TEAM

DEVELOPER

STACI BOWEN
KMO BURGER, LLC
12720 HILLCREST ROAD, SUITE 650
DALLAS, TX 75230
(214) 343 4477
SBOWEN@CRESTVIEWCOMPANIES.COM

CIVIL ENGINEER

ANDREW GRIBBLE
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(816) 652 2333
ANDREW.GRIBBLE@KIMLEY-HORN.COM

SURVEYOR

BRENT THOMPSON
BHC
712 STATE AVENUE
KANSAS CITY, KS 66101
(913) 371-5300
BRENT.THOMPSON@JBHC.COM

OWNER

DANIEL K. CARR
CBC PARKVILLE
4706 BROADWAY, SUITE 240
KANSAS CITY, MISSOURI 64112
DCARR@USFPCO.COM

LANDSCAPE ARCHITECT

JASON KANAK
KIMLEY-HORN & ASSOCIATES, INC.
1628 WALNUT STREET, SUITE 04-101
KANSAS CITY, MO 64108
(913) 318 8488
JASON.KANAK@KIMLEY-HORN.COM

LEGAL DESCRIPTION

LOT 2, APEX PLAZA REPLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, ACCORIDNG TO THE RECORDED PLAT THEREOF.

CONSTRUCTION PLANS
FOR
WHATABURGER
LOCATED AT
NWQ NW 64TH ST. & MELODY LN.
PARKVILLE, MO 64152



PROJECT LOCATION

VICINITY MAP

N.T.S.



BENCHMARK

BENCHMARK 1 ELEV: 931.41
FOUND CHISELED SQUARE ON TOP OF THE NORTHWEST CORNER OF THE SECOND CURB INLET WEST OF BELL ROAD ON THE NORTH SIDE OF 45 HIGHWAY, AS SHOWN ON APEX PLAZA-PHASE 1 SITE DEVELOPMENT PLAN.

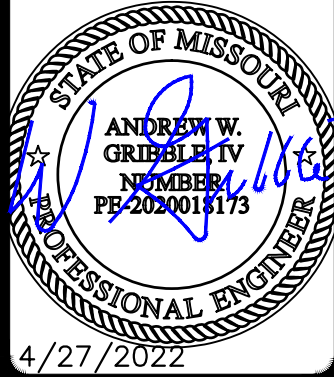
BENCHMARK 2 ELEV: 960.14
SET CHISELED SQUARE ON TOP OF WEST FACE CONCRETE LIGHT POLE BASE IN ISLAND NORTH OF ENTRANCE TO ROOSTER'S MEN'S GROOMING CENTER.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
1 OF 1	ALTA SURVEY
C-001	GENERAL NOTES
C-002	DEMOLITION AND EROSION CONTROL PLAN
C-003	DEMOLITION & EROSION CONTROL DETAILS
C-100	SITE PLAN
C-101	TRUCK TURN ROUTING
C-102	EMERGENCY VEHICLE TURN ROUTING
C-103	SITE DETAILS
C-200	PAVING PLAN
C-300	GRADING PLAN
C-301	DRAINAGE PLAN
C-302	STORM PROFILES
C-303	DRAINAGE DETAILS
C-400	UTILITY PLAN
C-401	UTILITY DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-102	LANDSCAPE DETAILS
L-103	LANDSCAPE SPECIFICATIONS
E1.2	SITE PHOTOMETRIC PLAN

REVISIONS:	BY	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

COVER SHEET

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-000

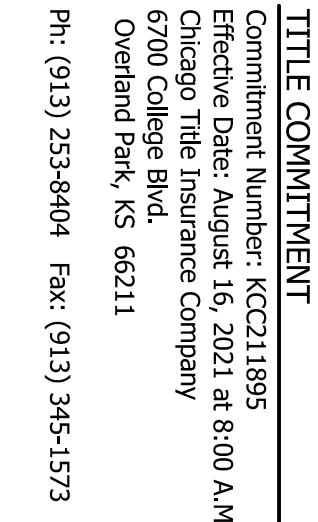
PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



Page 114 of 134



TITLE COMMITMENT DESCRIPTION	
LOT 2, APEX PLAZA REPLAT, a subdivision in Parkville, Platte County, Missouri, according to the recorded plat thereof;	
GENERAL NOTES	
1.	Basis of Bearings: North 00° 06' 37" East along the West line of Lot 2, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

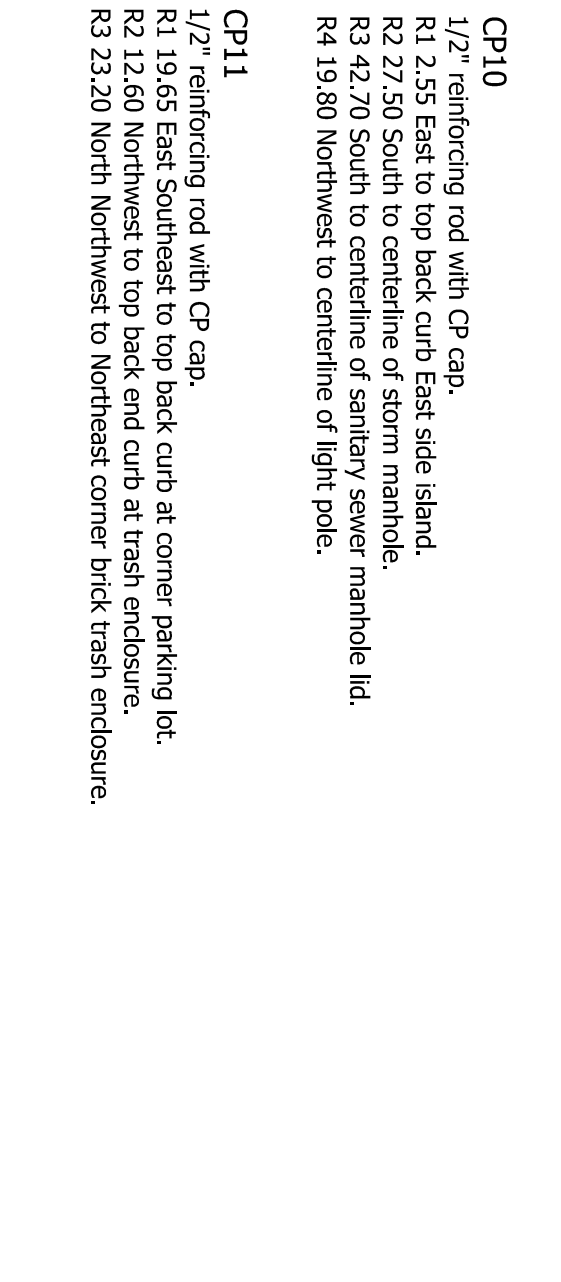
FLOOD STATEMENT

This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be

undetermined, but possi

Map Number: 29165C0383D Panel No: 383 of 425

- NOTE 1:** No labels are all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.
- NOTE 2:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.
- UTILITY NOTES**
1. A utility locate request was generated through Missouri One-Call under ticket no. 212790885 on October 6, 2021 for this survey. The underground utilities shown herein are as located along the surveying corridor. As such, they are representative of what is actually in the ground. No attempt was made to locate utilities that are located outside the surveying corridor. The location of all utilities at this location, The exact location of underground utilities cannot be accurately, completely and reliably depicted *without* excavation. Where additional or more detailed information is required, it is advised that excavation may be necessary. It is the excavator's responsibility to have any utilities marked before digging.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 10

⁽³⁰⁾ Terms, provisions and easements of Master Water Service Line Use Agreement recorded November 21, 2018 as Document No. 2018015422 in Book 1305 at Page 355.

- 31) Terms and provisions of Cooperative Agreement recorded July 27, 2018 as Document No. 20180100022, *herein*.
 32) Terms and provisions of Cooperative Agreement recorded July 27, 2018 as Document No. 20180100023, *herein*.
 33) State court judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured owner(s). *Effects this property, but is not a plottable survey matters and is not addressed herein*.
 34) Tenancy rights, either as month to month or by virtue of written leases, of persons now in possession of any part. *Effects this property, but is not a plottable survey matters and is not addressed herein*.
 35) Waterline crossing the subject property appears be outside of an easement.
- STATEMENT OF POSSIBLE ENCROACHMENTS
-
- SURVEYORS CERTIFICATION
- To C.T. Land and Opportunities, LLC, a Texas Liability Company, Chicago Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(b), 13, 14, 15, 17, 18 and of Table A thereof. The fieldwork was completed on October 20, 2021.
- Date of Plat or Map: XXXXX XX, XXXX
- See Title Block for date, seal and signature.
- BHC, NO.025 2006090957-F

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED. REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
2. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF KANSAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF KANSAS PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR KDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL KDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO KDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS PER KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT.

16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF KANSAS PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL NOTES SHALL COMPLY WITH THE LATEST EDITION OF TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF THE UNITED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS. WHEN GENERAL NOTES CONFLICT UG STANDARDS SHALL OVERRIDE.
2. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF KANSAS CONSTRUCTION STORMWATER PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.
4. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
6. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
8. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
12. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
13. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

GENERAL
NOTES

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-001

PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
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EROSION CONTROL LEGEND

SF

SILT FENCE (SEE DETAIL SHEET C-003)

CONSTRUCTION ENTRANCE
(SEE DETAIL SHEET C-003)

GRAVEL CURB INLET SEDIMENT TRAP
(SEE DETAIL SHEET C-003)

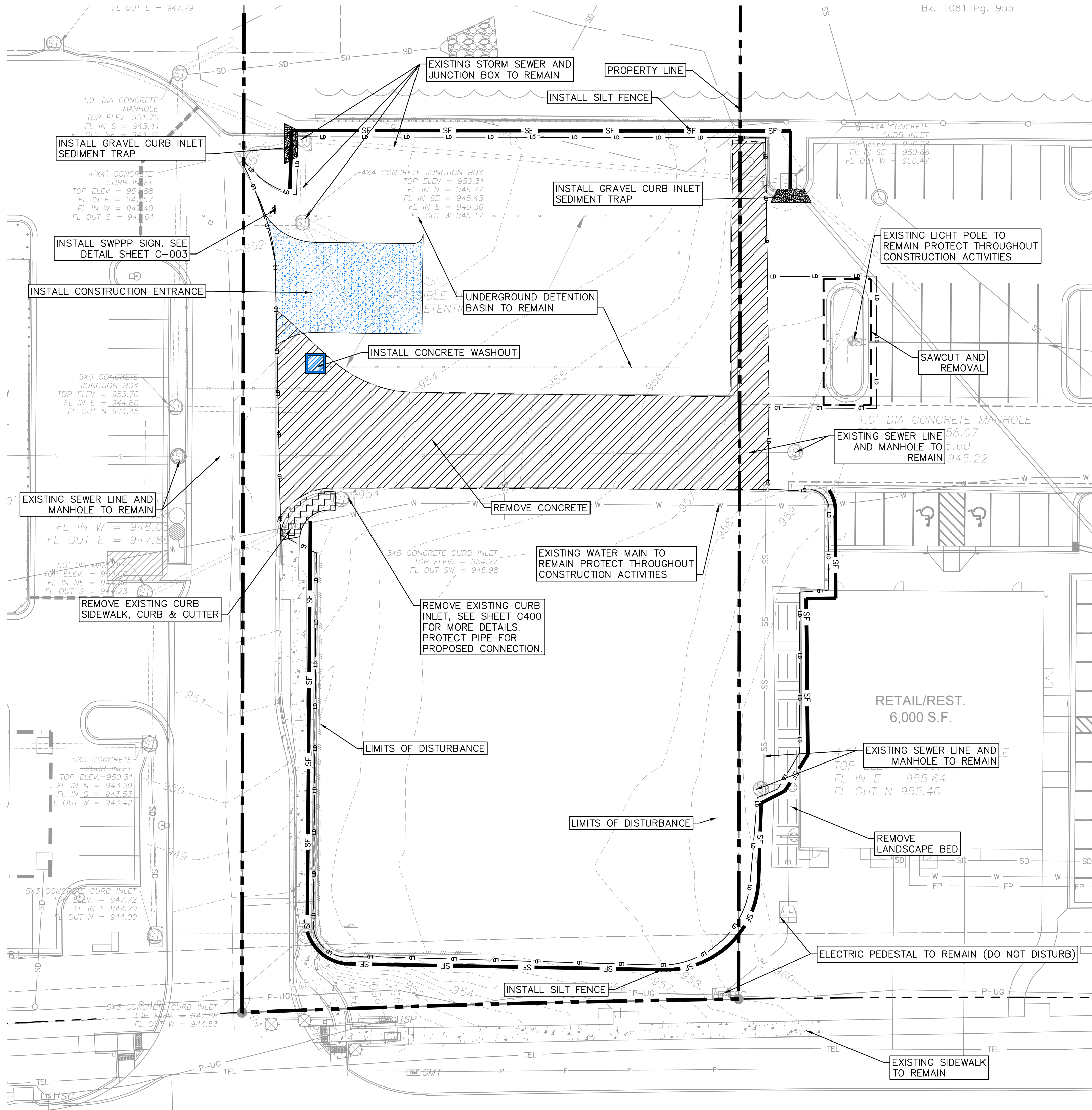
TEMP. CONCRETE WASHOUT
(APWA DETAIL ESC-01)

FULL DEPTH SAWCUT

SIDEWALK TO BE REMOVED

LIMITS OF DISTURBANCE

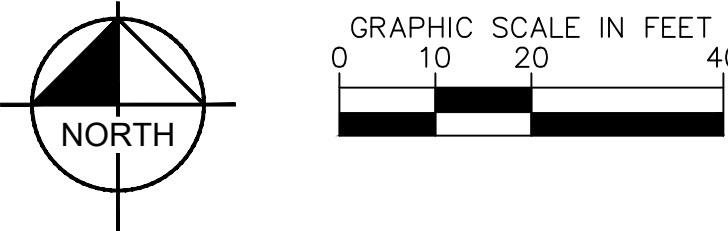
PROPERTY LIMITS



- ADOPTED POLICY OF THE PARKVILLE DEPARTMENT OF PUBLIC WORKS:
- GENERAL REQUIREMENTS FOR EROSION CONTROL
NOVEMBER, 2014.
- IMPLEMENTATION:
THESE FOLLOWING NOTES SHALL BE ADDED TO EROSION CONTROL PLAN. THESE NOTES SHALL NOT BE MINGLED WITH THE DESIGN ENGINEER'S NOTES ON THE EROSION CONTROL PLAN.
- CITY EROSION CONTROL REQUIREMENTS:
1. THESE EROSION CONTROL DRAWINGS WILL BE MADE PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR SHALL KEEP THE SWPPP AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
 2. NO DISTURBANCE AND GRADING WILL TAKE PLACE UNTIL THE LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY MDNR AND THE EROSION AND SEDIMENT CONTROL BMP'S ARE IN PLACE.
 3. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CITY STANDARDS, INCLUDING THE APWA STANDARD DRAWINGS AND THE PROTECTING WATER QUALITY GUIDE (PWQ GUIDE).
 4. THE PERSON DESIGNATED IN THE SWPPP SHALL INSPECT THE EROSION CONTROL BMP'S AFTER EACH RAINSTORM, ADDRESS DEFICIENCIES, AND ENTER INSPECTIONS AND ACTIVITIES IN THE MAINTENANCE LOG CONTAINED IN THE SWPPP.
 5. TEMPORARY SEEDING: ALL NON-PAVED AREAS THAT WILL NOT BE UNDER ACTIVE EARTHWORK FOR 3 WEEKS SHALL BE STABILIZED WITH TEMPORARY SEEDING TO ESTABLISH A STAND OF GRASS, AS SET FORTH IN THE PWQ GUIDE. THESE AREAS SHALL BE STABILIZED AGAIN THE NEXT SEASON WITH TEMPORARY SEEDING, UNTIL THE FINAL GRADING IS COMPLETE AND THE AREA IS PERMANENTLY STABILIZED.
 6. PERMANENT SEEDING: WHEN THE NEXT SPRING OR FALL PLANTING PERIOD ARRIVES, ALL NON-PAVED AREAS IN WHICH EARTHWORK IS COMPLETED WILL BE STABILIZED BY MULCHING AND SEEDING TO ESTABLISH A PERMANENT STAND OF GRASS.
 7. THESE EROSION CONTROL PLANS AND THE SWPPP WILL BE MODIFIED AS THE PROJECT PROGRESSES. AT THE DIRECTION OF THE CITY INSPECTOR OR DIRECTOR OF PUBLIC WORKS, SPECIFIC ADDITIONAL BMP'S SHALL BE ADDED BY CONTRACTOR TO ADDRESS NEEDS THAT ARISE.
 8. AT THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS, THE SWPPP AND THE EROSION CONTROL PLANS SHALL BE REVISED DURING CONSTRUCTION, TO REFLECT CHANGES REQUIRED.

- EROSION CONTROL NOTES
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE PLACE.
 2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
 6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
 7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
 8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
 10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "KDOT TEMPORARY EROSION CONTROL MANUAL" AND CITY PERMITS.
 15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
 18. NOI TO BE POSTED ON SITE.

- DEMOLITION NOTES:
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
 2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
 3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
 4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
 5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
 6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
 7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
 8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
 9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
 10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
 11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.



PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350

REV. NO.	DATE	DESCRIPTION

PROJECT:

PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO

STATE OF MISSOURI

ANDREW W. GRIBBLE, P.E.
Professional Engineer
No. 17373
4/27/2022

KMO
BURGER LLC
A WHATABURGER FRANCHISE

SHEET TITLE:

DEMOLITION
AND EROSION
CONTROL
PLAN

UNIT NO.: N/A

DATE: 4/27/2022

SCALE: AS SHOWN

DRAWN BY: KMR

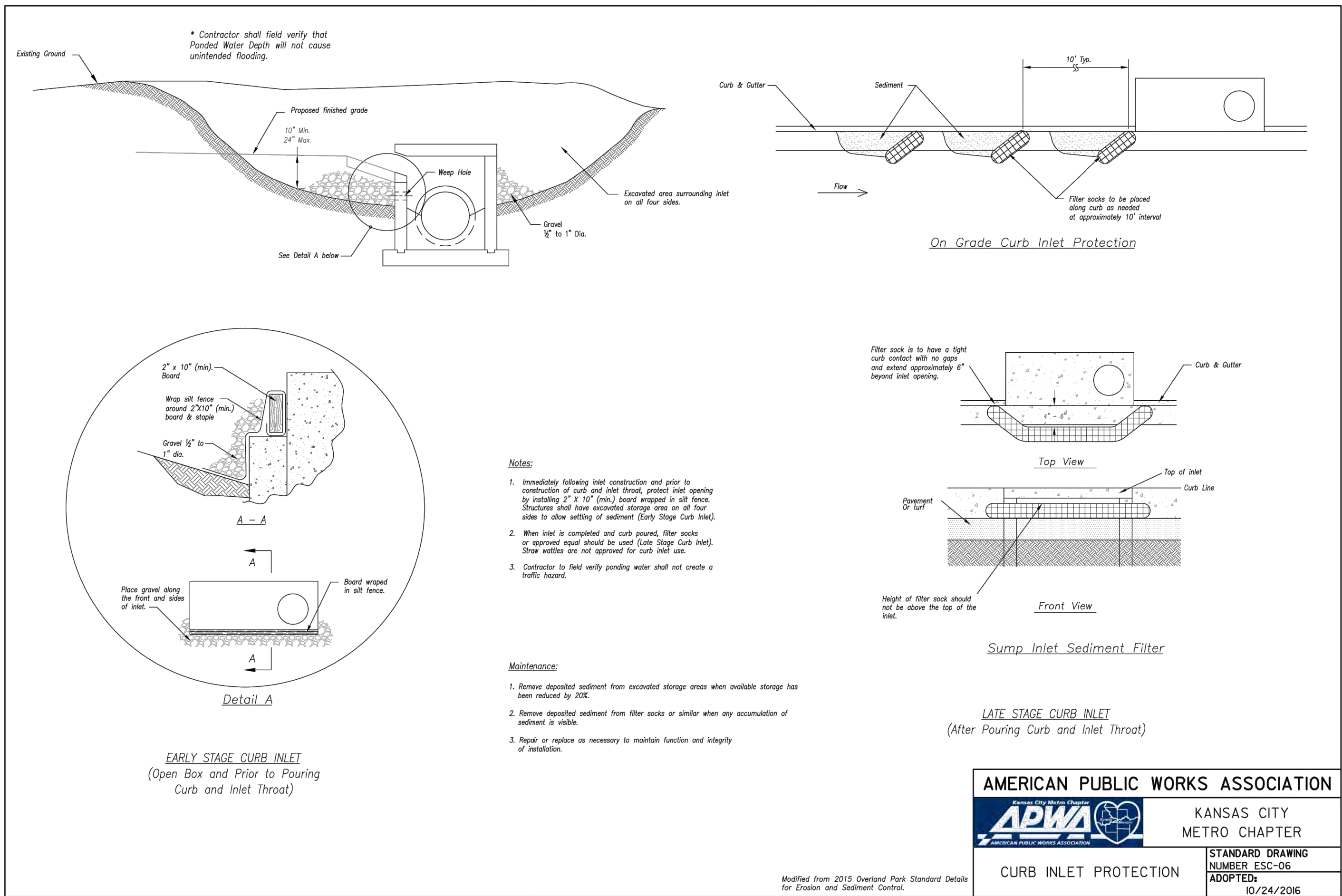
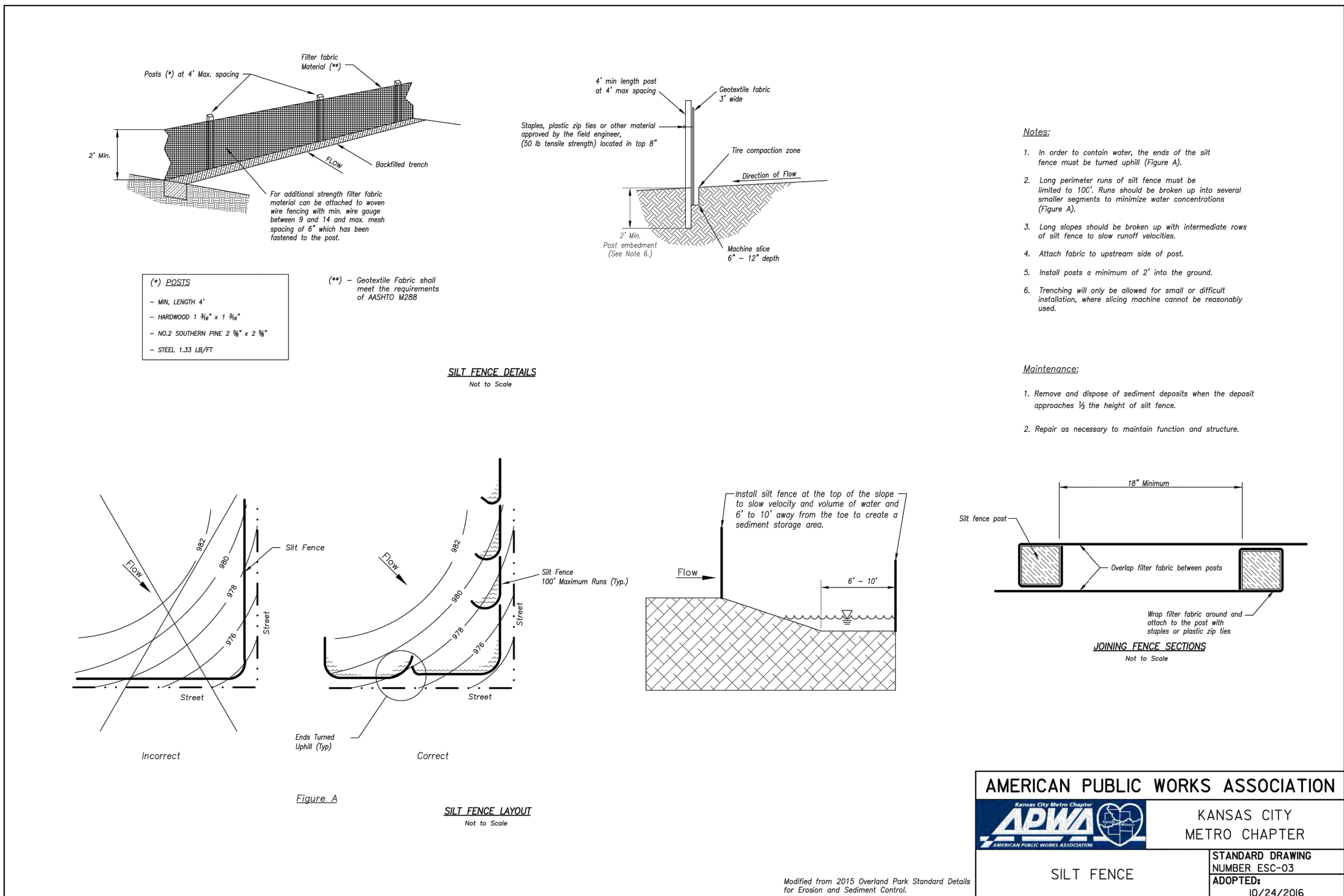
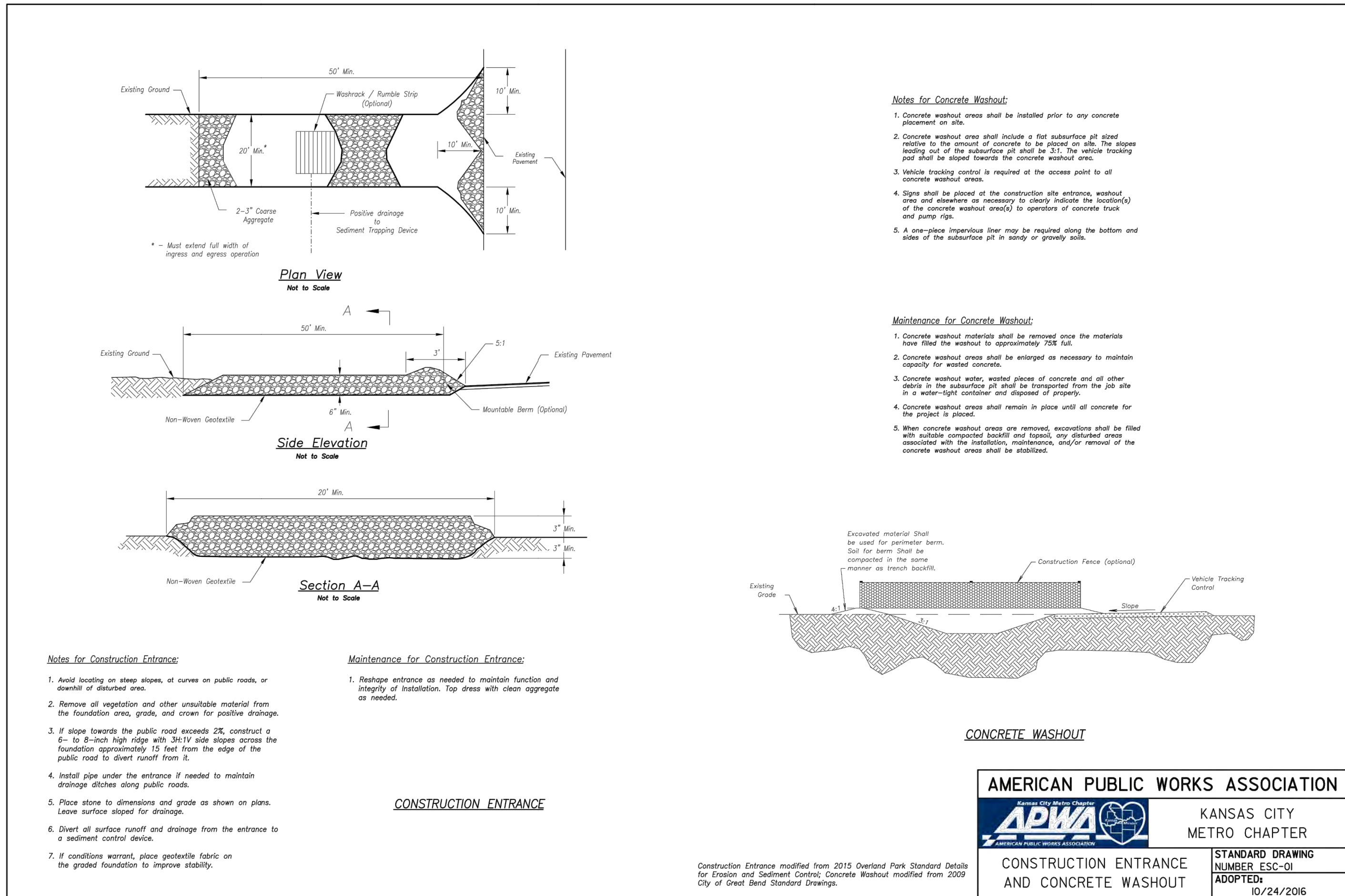
APPROVED BY: PMD

SHEET NO:

C-002

W

WHATABURGER



PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



PROJECT: PT20SS BUILDING NWQ NW 64TH ST. & MELODY LN. PARKVILLE, MO

4/27/2022

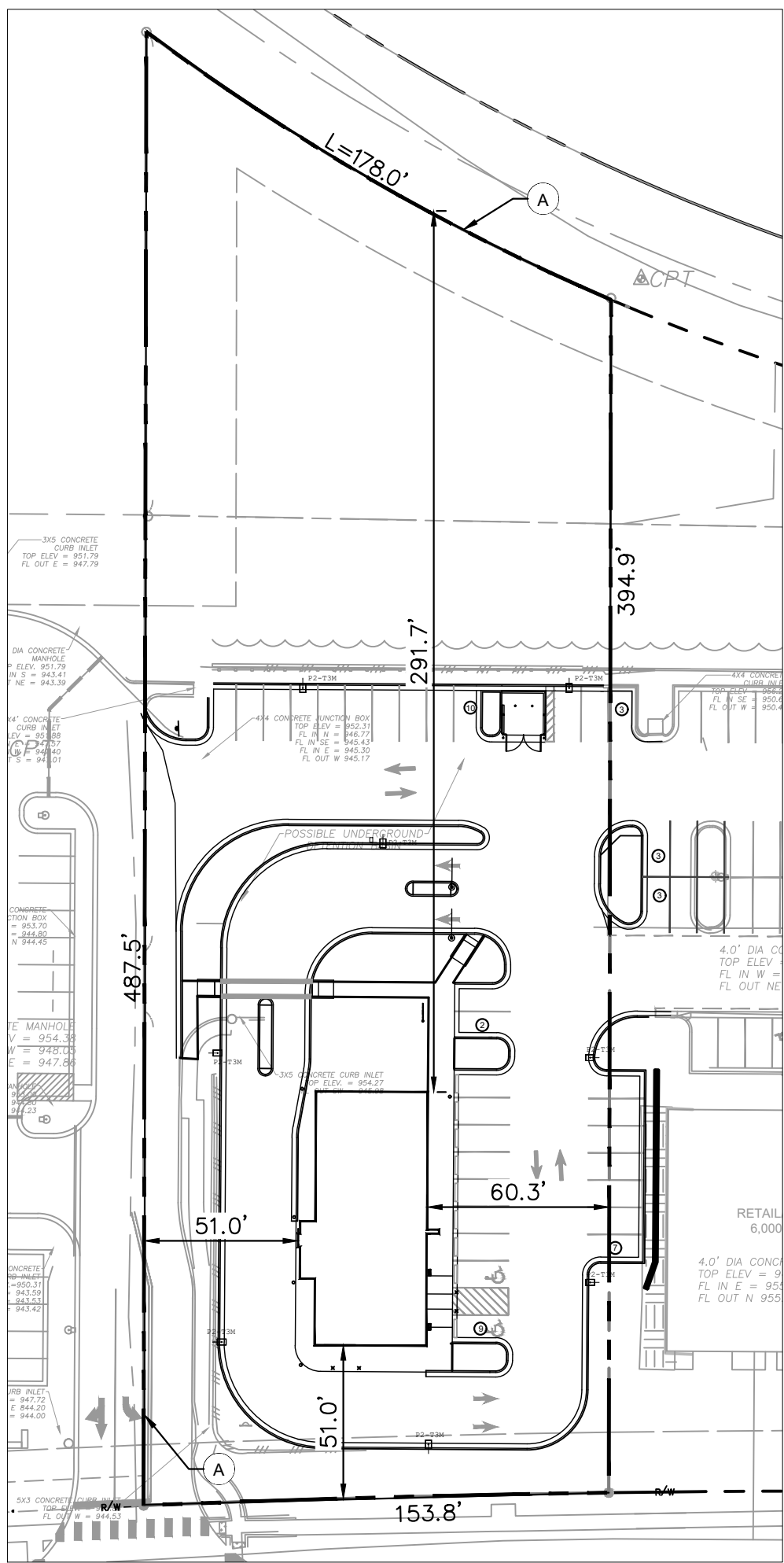
STATE OF MISSOURI
ANDREW W. GRIFFIN
REGISTERED PROFESSIONAL ENGINEER
FE-00011173

KMO
Burger LLC
A WHATABURGER FRANCHISE

SHEET TITLE:
DEMOLITION & EROSION CONTROL DETAILS

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:
C-003



LOT DIMENSION DETAIL
SCALE 1:50

SITE DATA:		
LEASE AREA:	1.54 AC (67206 SQ. FT.)	
EXISTING/PROPOSED ZONING:	B-4-P (PLANNED BUSINESS DISTRICT)	
DISTURBED AREA:	0.90 AC	
PROPOSED USE:	RESTAURANT WITH DRIVE THRU	
MAXIMUM BUILDING HEIGHT:	3 STORIES/45 FEET	
PROPOSED BUILDING HEIGHT:	1 STORY/21 FEET	
PARCEL ID:		
	20-6.0-23-400-003-005.000	
BUILDING COVERAGE:		
PROPOSED FLOOR AREA	3,198 SF	
F.A.R. (3,198 SF/67,206 SF)	4.8%	
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT (S):	20'	51'
SIDE (E):	10'	60.3'
SIDE(W):	10'	51'
REAR(N):	10'	291.7'
PARKING SUMMARY		
	REQUIRED	PROVIDED
STANDARD	57	29
ACCESSIBLE	2	2
STACKING	10	19
TOTAL SPOT :	59	31

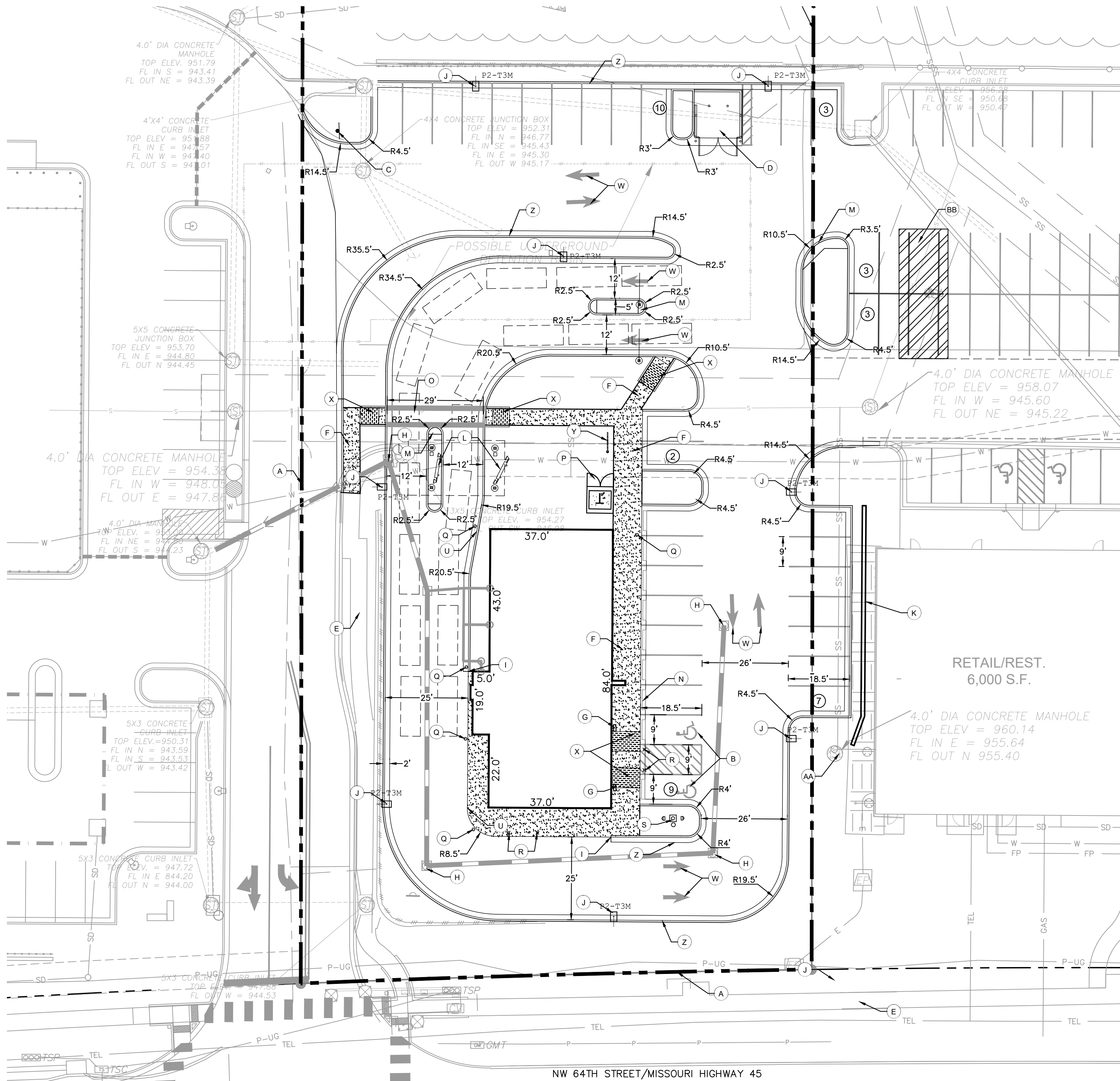
*SHARED PARKING WITH ADJACENT LOT TO BE COORDINATED

PARKING CALCULATION:
12 PARKING SPACE FOR EVERY 1000 SQ. FT. PLUS 1 SPOT PER EMPLOYEE PLUS 5 STACKING SPOTS PER DRIVE-THRU.

(3198 SQ. FT.)(12 SPOTS/1000 SQ. FT.)= 39 SPOTS
(20 EMPLOYEES)(1 SPOT/EMPLOYEE)=20 SPOTS
(2 DRIVE-THRU'S)(5 STACKING SPOTS/DRIVE-THU)=10 STACKING SPOTS

TOTAL MINIMUM: 59 SPOTS TOTAL MAXIMUM: 68 SPOTS

LOT COVERAGE:			
BUILDING AREA:	0.07 AC	3,198 SF	4.7%
IMPERVIOUS AREA:	0.70 AC	28,729 SF	45.1%
LANDSCAPE AREA:	0.12 AC	5,018 SF	7.5%
UNDISTURBED AREA:	0.68 AC	28,729 SF	42.7%
TOTAL LEASE AREA:	1.55 AC	67,306 SF	100%



- NOTES:
1. FLAG POLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE SHEET S5.1, DETAIL D5 FOR FOUNDATION DETAILS. SEE SHEET E5.2, DETAIL A4 FOR LIGHT DETAILS.
 2. PIPE BOLLARDS: IDEAL SHIELD: URBAN BRONZE, PANTONE 2336 XGC

ADOPTED POLICY OF THE PARKVILLE DEPARTMENT OF PUBLIC WORKS:

GENERAL REQUIREMENTS FOR PUBLIC WORKS CONSTRUCTION
NOVEMBER, 2014.

IMPLEMENTATION:
THESE FOLLOWING NOTES SHALL BE ADDED TO COVER SHEET OF ALL PUBLIC INFRASTRUCTURE PLANS.
THESE GENERAL CITY REQUIREMENTS AND THE OTHER CITY NOTES (EARTHWORK & TESTING, CONCRETE WORK, ASPHALT PAVING, ETC.) SHALL BE KEPT ALL TOGETHER WITHIN THE PLAN SET, AND SHALL NOT BE MINGLED WITH THE DESIGN ENGINEER'S NOTES.

- CITY GENERAL REQUIREMENTS:
1. CONTRACTOR AND ALL SUBCONTRACTORS SHALL KEEP ONSITE A SET OF APPROVED PLANS. APPROVED PLANS SHALL BEAR THE APPROVAL SIGNATURE OF THE CITY. CONTRACTOR SHALL ALSO KEEP ONSITE A SET OF KC METRO APWA STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.
 2. ALL WORK PROPOSED ON THESE PLANS SHALL CONFORM TO THE CURRENT EDITION OF THE KC METRO APWA STANDARDS FOR PUBLIC WORKS CONSTRUCTION, AND THE CURRENT STANDARDS AND POLICIES OF THE CITY OF PARKVILLE DEPARTMENT OF PUBLIC WORKS, AND THE PARKVILLE MUNICIPAL CODE. IN CASE OF CONFLICT THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY, UNLESS DIRECTED OTHERWISE BY THE DIRECTOR OF PUBLIC WORKS.
 3. DEVELOPMENT PLANS, PUBLIC IMPROVEMENT PLANS, AND DRAINAGE REPORTS ARE INITIALLY APPROVED FOR ONE (1) YEAR AFTER WHICH THEY AUTOMATICALLY BECOME VOID AND MUST BE UPDATED AND RE-SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS FOR APPROVAL, BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THIS ONE-YEAR LIMITATION MAY BE EXEMPTED BY THE DIRECTOR OF PUBLIC WORKS FOR PROJECTS EXCEEDING 100 ACRES IN TOTAL AREA, FOR A LONGER PERIOD NOT TO EXCEED TWO YEARS.
 4. THE CITY OF PARKVILLE PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH APWA STANDARDS, PARKVILLE DEPARTMENT OF PUBLIC WORKS STANDARDS AND POLICIES, AND THE PARKVILLE MUNICIPAL CODE. NEITHER THE CITY NOR THE PLAN REVIEWER IS RESPONSIBLE FOR THE ADEQUACY OF THE DESIGN OR THE ACCURACY OF THE CONSTRUCTION DOCUMENTS, OR DIMENSIONS OR ELEVATIONS.
 5. ALL DESIGN CHANGES CONTEMPLATED TO THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OR DIRECTOR OF PUBLIC WORKS. APPROVED CHANGES SHALL BE INCLUDED IN REVISED PLANS PREPARED BY THE ENGINEER OF RECORD AND APPROVED BY THE CITY IN WRITING BEFORE THE COMMENCEMENT OF CHANGED WORK.
 6. DEVELOPER AND CONTRACTOR SHALL DESIGNATE AN ONSITE SUPERINTENDENT WHO SHALL BE ONSITE DURING THE WORK AND WHO WILL HAVE THE AUTHORITY TO ADDRESS DEFICIENCIES COMMUNICATED BY THE CITY REPRESENTATIVE.
 7. DEVELOPER OR CONTRACTOR SHALL EMPLOY OR HIRE A LICENSE PROFESSIONAL SURVEYOR TO STAKE ALL WORK, INCLUDING ROADWAYS, DRAINAGE FEATURES, STORM SEWERS, AND SANITARY SEWERS. STAKES SHALL BE PROVIDED FOR EACH ROADWAY AT MAXIMUM 100-FOOT INTERVALS, SHOWING STATION NUMBERS AND REQUIRED CUT AND FILL. ROADWAY STAKES WITH STATION NUMBERS SHALL BE PROVIDED ALONG EACH SIDE OF THE ROADWAY, IN ADDITION TO CENTERLINE STAKES. OFFSET CURB STAKES WILL BE ACCEPTABLE IF THEY SHOW THE STATIONING INFORMATION.
 8. PRIOR TO THE ACCEPTANCE OF PUBLIC INFRASTRUCTURE BY THE CITY, CONTRACTOR AND DEVELOPER SHALL FURNISH AN EXECUTED MAINTENANCE BOND.
 9. THE CONTRACTOR SHALL SCHEDULE THE WORK AND SHALL PLAN FOR TESTING AND INSPECTION ACTIVITIES REQUIRED BY THE CITY. THE CONTRACTOR SHALL BE AWARE OF WEATHER AND TEMPERATURE LIMITATIONS SET FORTH IN THE CITY STANDARDS.
 10. ALL SOIL TESTING, INCLUDING PROCTOR AND EARTHWORK AND COMPACTION TESTING SHALL BE PAID FOR BY THE CONTRACTOR. ALL TEST REPORTS, BOTH FAILING AND PASSING, SHALL BE REPORTED TO THE CITY AS SOON AS THEY ARE AVAILABLE.
 11. THE CITY WILL COVER THE COST OF CITY INSPECTIONS AND MATERIALS TESTING FOR CONCRETE. CONTRACTOR SHALL NOTIFY CITY IN ADVANCE OF ALL ACTIVITIES REQUIRING INSPECTION OR MATERIALS TESTING.
 12. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY. THE CONTRACTOR SHALL REVIEW THE SWPPP, BECOME FAMILIAR WITH ITS REQUIREMENTS, AND SHALL KEEP AN UP-TO-DATE COPY AT THE SITE.
 13. WEEKEND AND HOLIDAY WORK WILL BE ALLOWED ONLY WITH THE PRIOR AUTHORIZATION OF THE INSPECTOR OR DIRECTOR OF PUBLIC WORKS.
 14. ALL WORK NOT CONFORMING TO CITY STANDARDS, INCLUDING ADOPTED STANDARDS AND POLICIES OF THE DEPARTMENT OF PUBLIC WORKS, WILL BE SUBJECT TO REJECTION BY THE CITY, AND SHALL BE REPLACED AT CONTRACTOR'S COST.

KEYNOTE INDEX

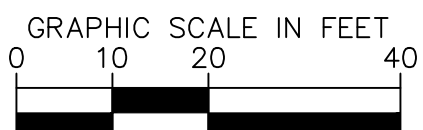
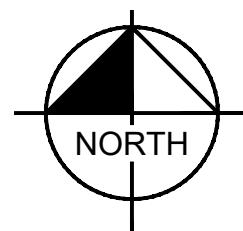
- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP OF 2) (SEE DETAIL SHEET C-102)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
- (D) DUMPSTER AND PAD. REFER TO ARCH. DRAWINGS
- (E) EXISTING SIDEWALK
- (F) CONCRETE SIDEWALK
- (G) ACCESSIBLE PARKING SIGN
- (H) DRAINAGE STRUCTURE (SEE SHEET C-302)
- (I) TRANSITION TO TURNDOWN SLAB
- (J) PROPOSED LIGHT POLE (SEE ELECTRICAL PLANS)
- (K) RETAINING WALL BY OTHERS
- (L) MENU BOARD. REFER TO ARCH. DRAWINGS
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- (O) PROPOSED CROSSWALK
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- (S) FLAGPOLE (SEE NOTE 1)
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- (U) TURNDOWN SLAB (REFER TO ARCH. DRAWINGS)
- (V) MONUMENT SIGN. REFER TO ARCH. DRAWINGS AND SIGNAGE PACKAGE
- (W) DIRECTIONAL ARROW (TYP.)
- (X) ADA RAMP (SEE DETAIL SHEET C-102)
- (Y) BIKE RACK, 4 SPACES. (SEE DETAIL SHEET C-102)
- (Z) PROPOSED CURB AND GUTTER
- (AA) CONTRACTOR TO VERIFY THE DEPTH OF THE SANITARY LATERAL BELOW THE PROPOSED CURB AND PROPOSED RETAINING WALL
- (BB) PATCH AFTER REMOVAL OF ISLAND, SEE C-200 PAVING PLAN.

SYMBOL LEGEND

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- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP OF 2) (SEE DETAIL SHEET C-102)
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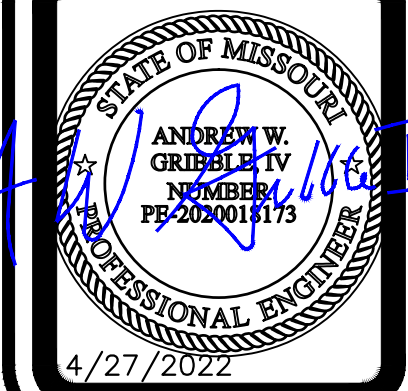
PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

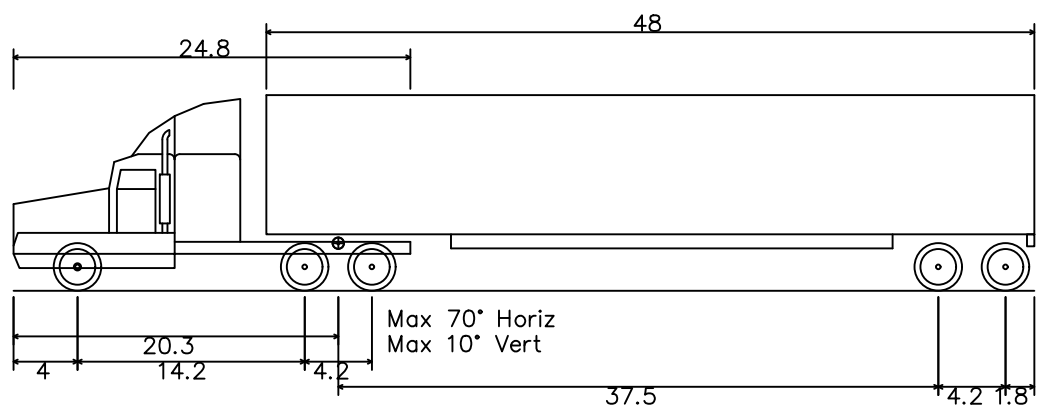
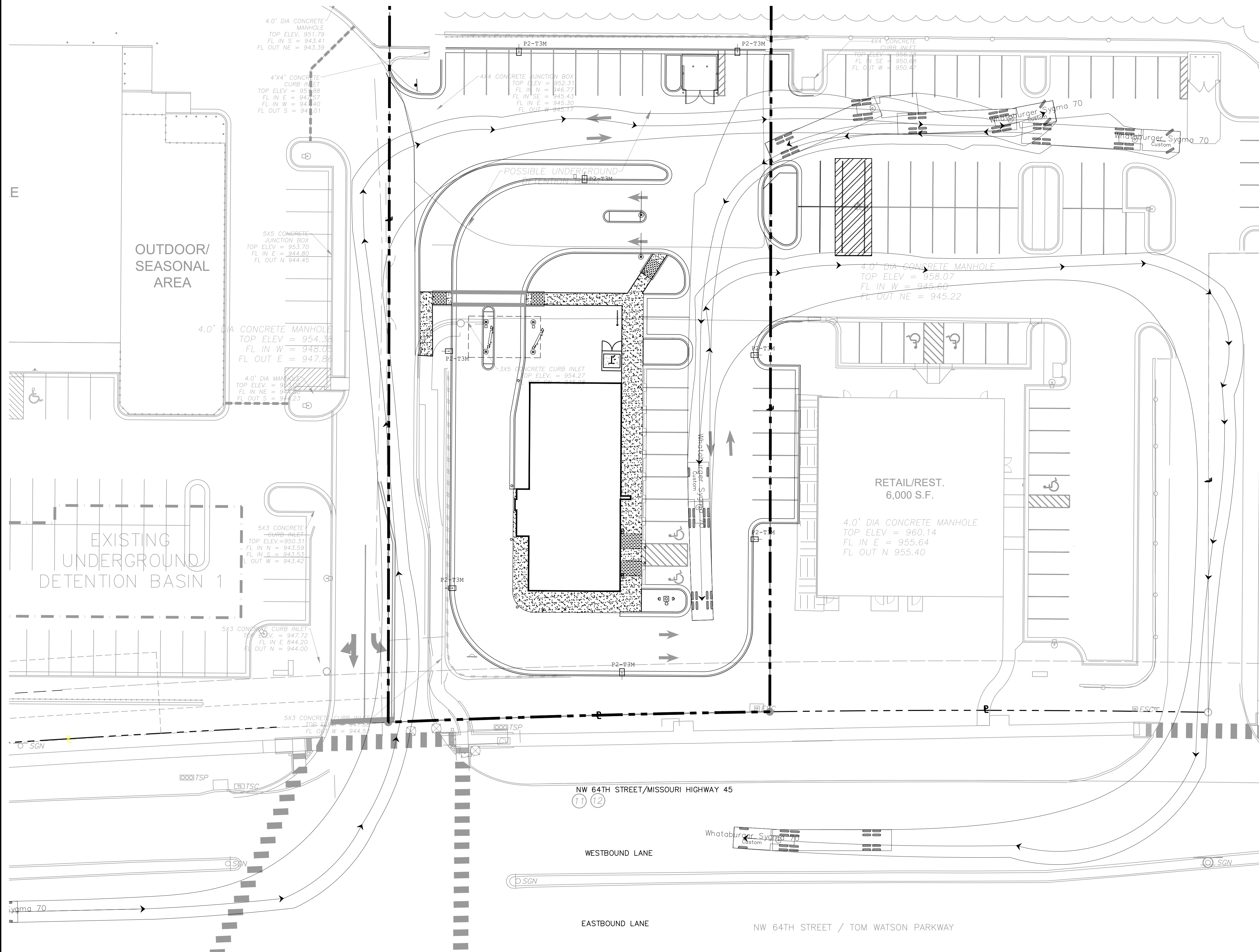
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DATE: 4/27/2022
SCALE: AS SHOWN
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APPROVED BY: PMD

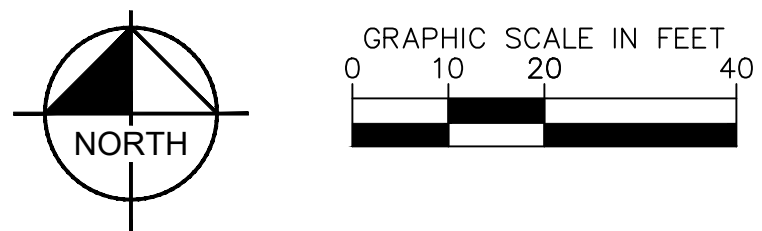
SHEET NO:

C-100





Whataburger Sygma 70"
Overall Length 63.800ft
Overall Width 8.500ft
Overall Body Height 12.227ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 32.000ft



PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
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REVISIONS:	BY
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PT20SS BUILDING
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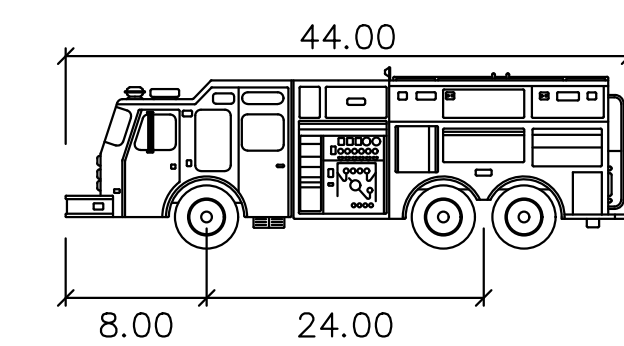
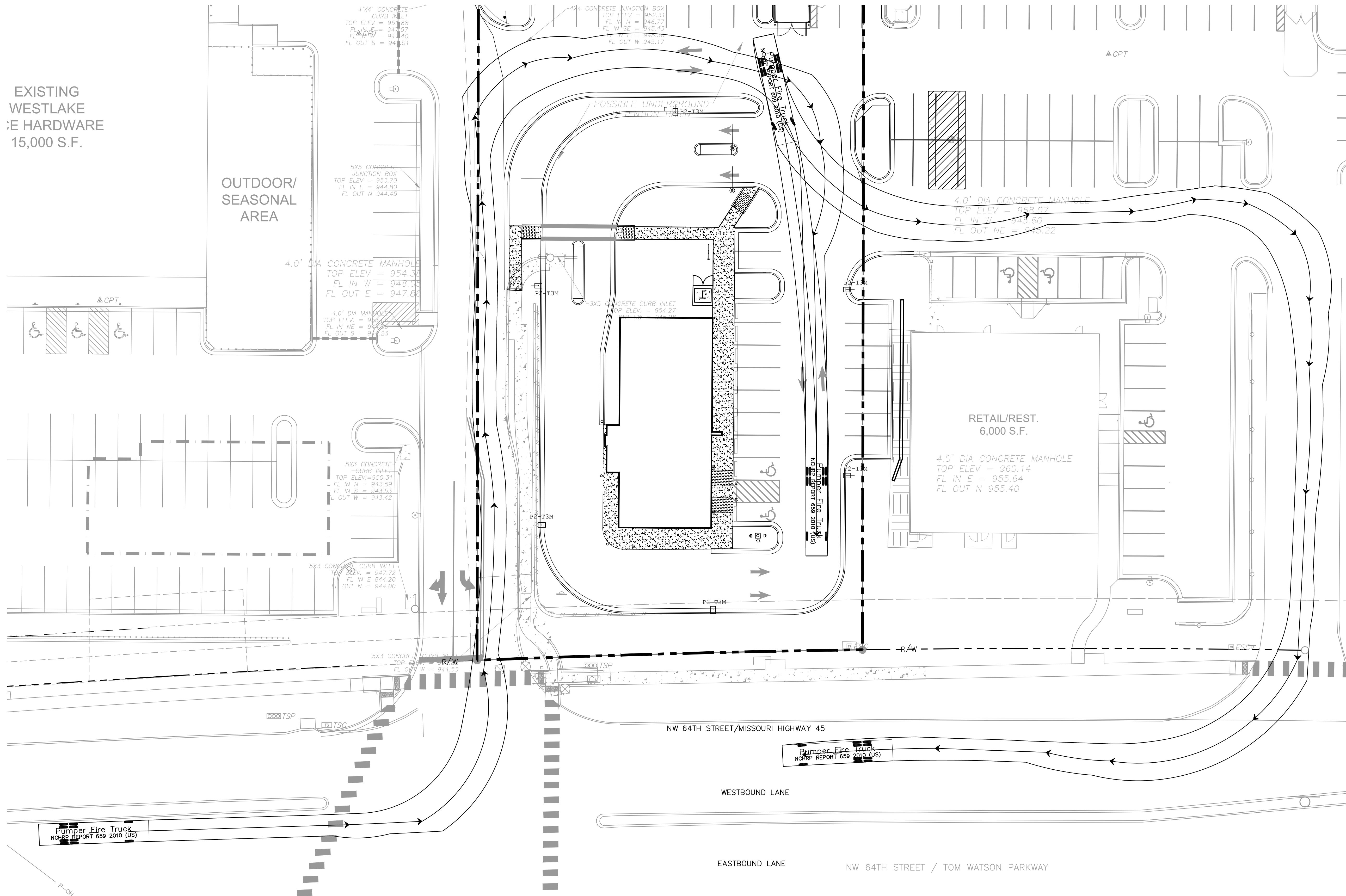
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TRUCK TURN
ROUTING

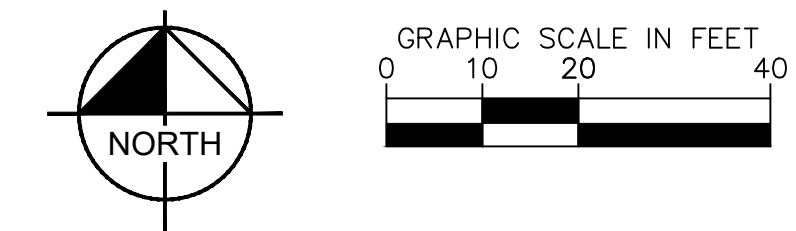
UNIT NO.: N/A
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DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-101



Pumper Fire Truck	
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350

REVISIONS:	BY	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

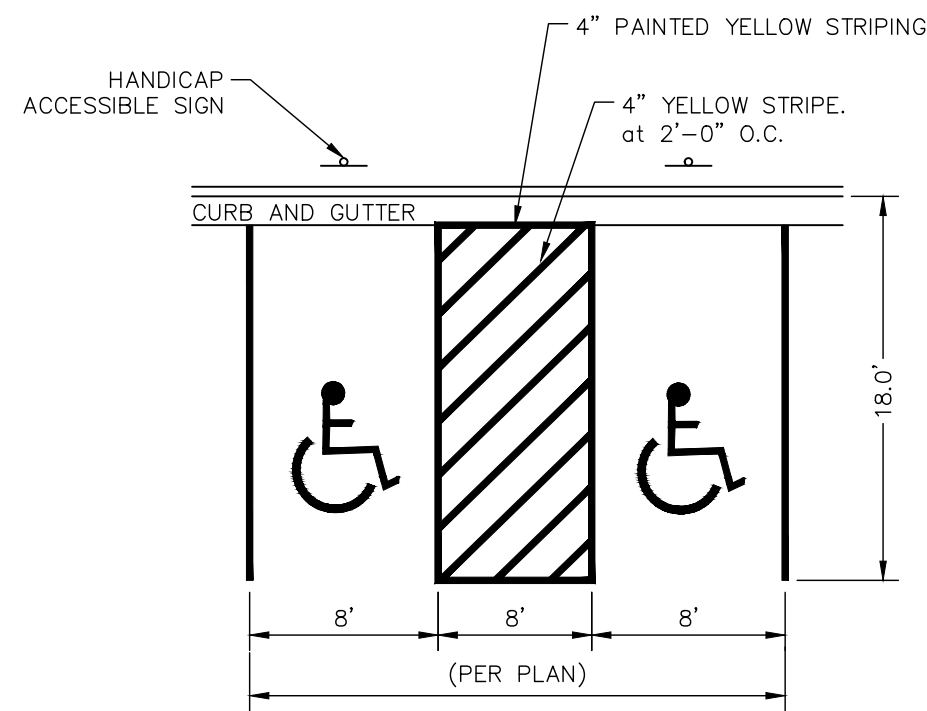
EMERGENCY
VEHICLE TURN
ROUTING

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

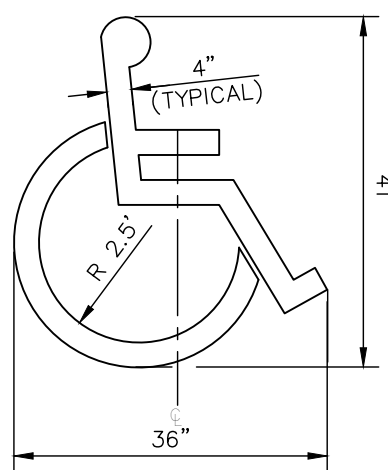
SHEET NO:

C-102

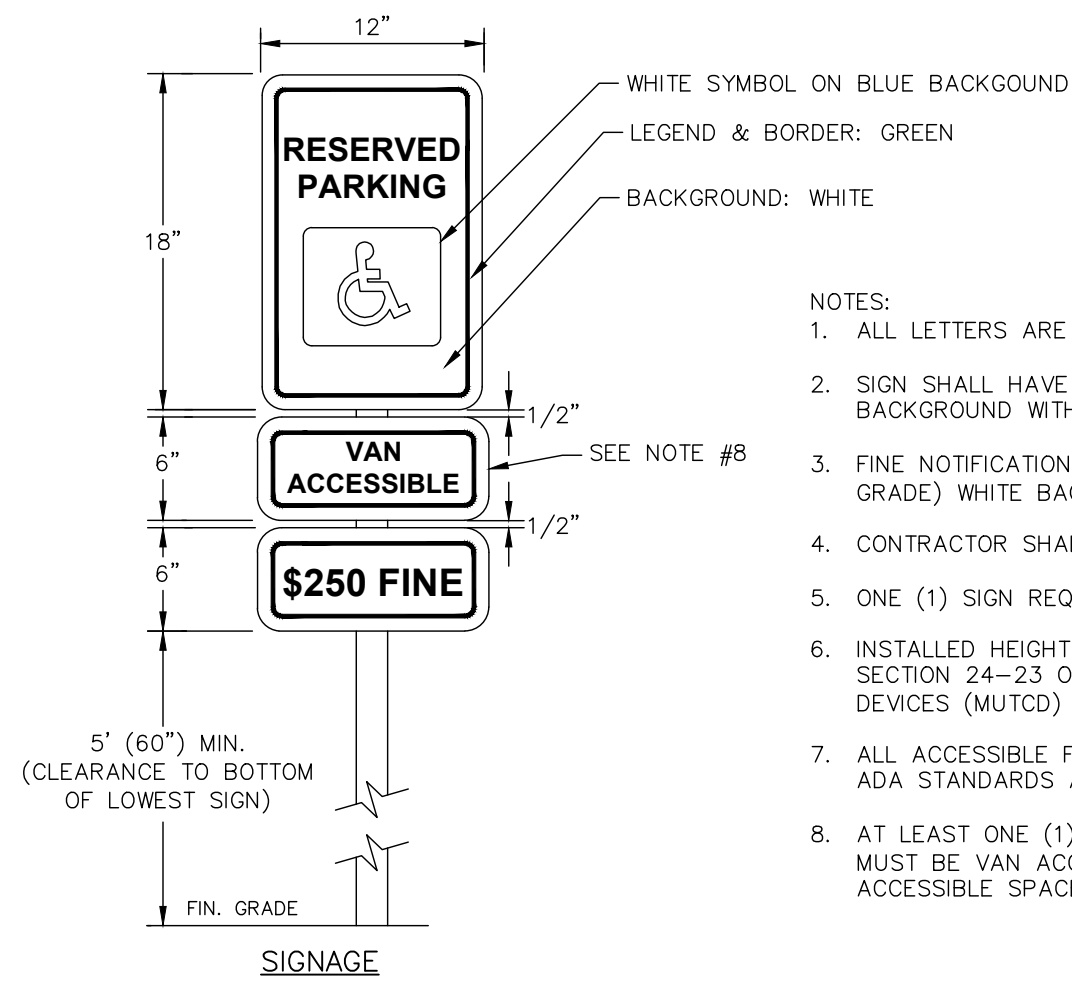




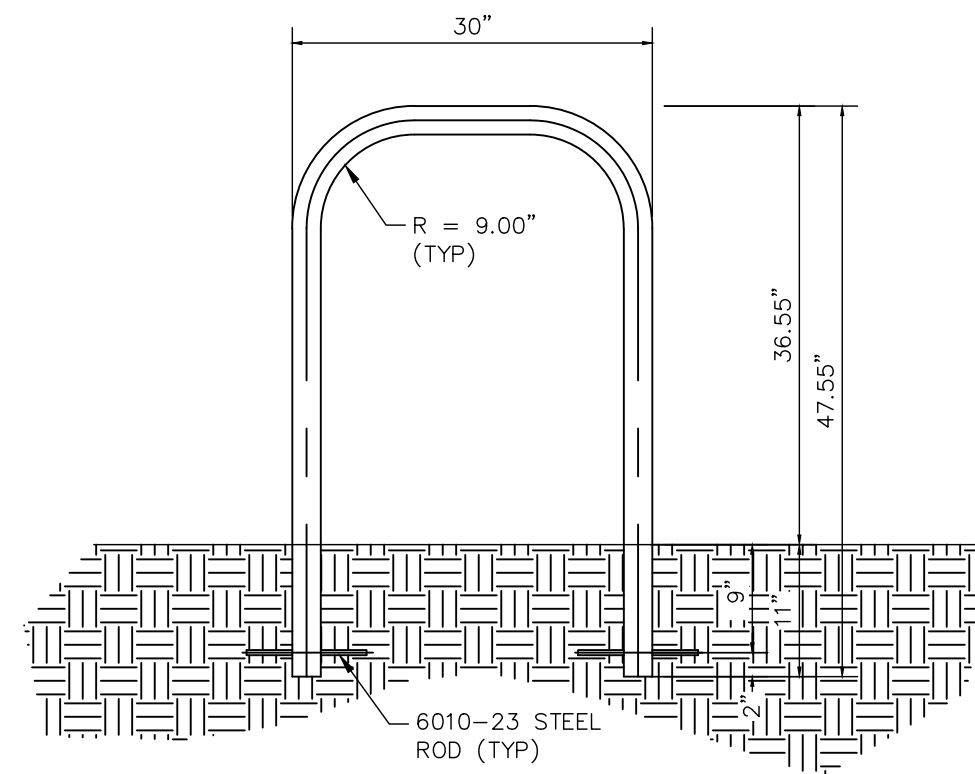
TYPICAL HANDICAP STRIPING
N.T.S.



ACCESSIBLE PARKING SYMBOL
N.T.S.

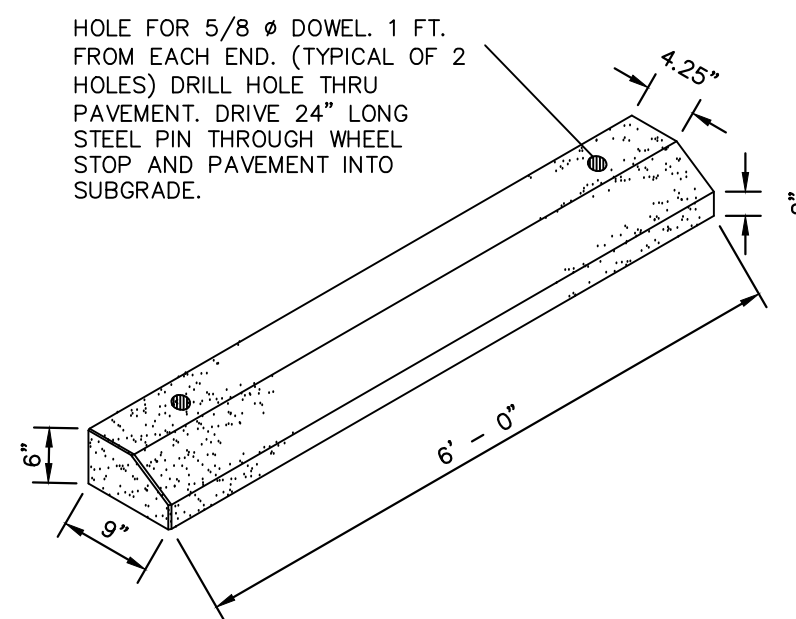


ACCESSIBLE PARKING SIGNAGE
N.T.S.

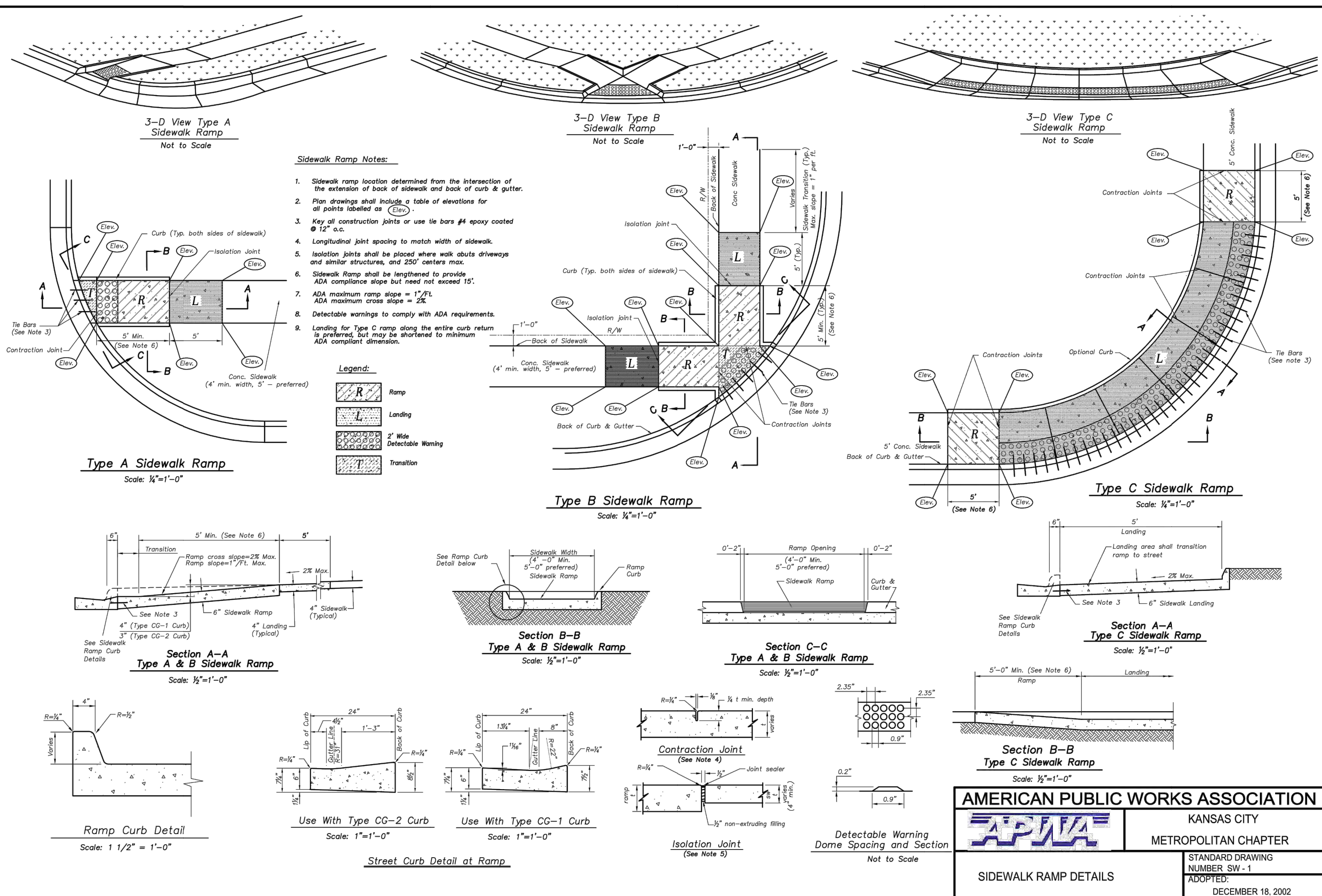


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. FINISH IS ELECTROPLATED IN CHROMATE
 3. COLOR TO BE STANDARD BLACK

BIKE RACK
N.T.S.



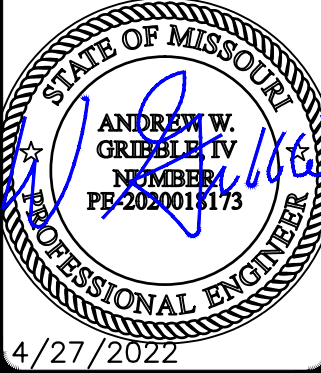
WHEEL STOP DETAIL
N.T.S.



AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY
METROPOLITAN CHAPTER
STANDARD DRAWING
NUMBER SW-1
ADOPTED:
DECEMBER 18, 2002

REVISIONS:	BY	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

SITE DETAILS

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-103

PLANS PREPARED BY:
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KANSAS CITY, MO 64105
816-652-0350



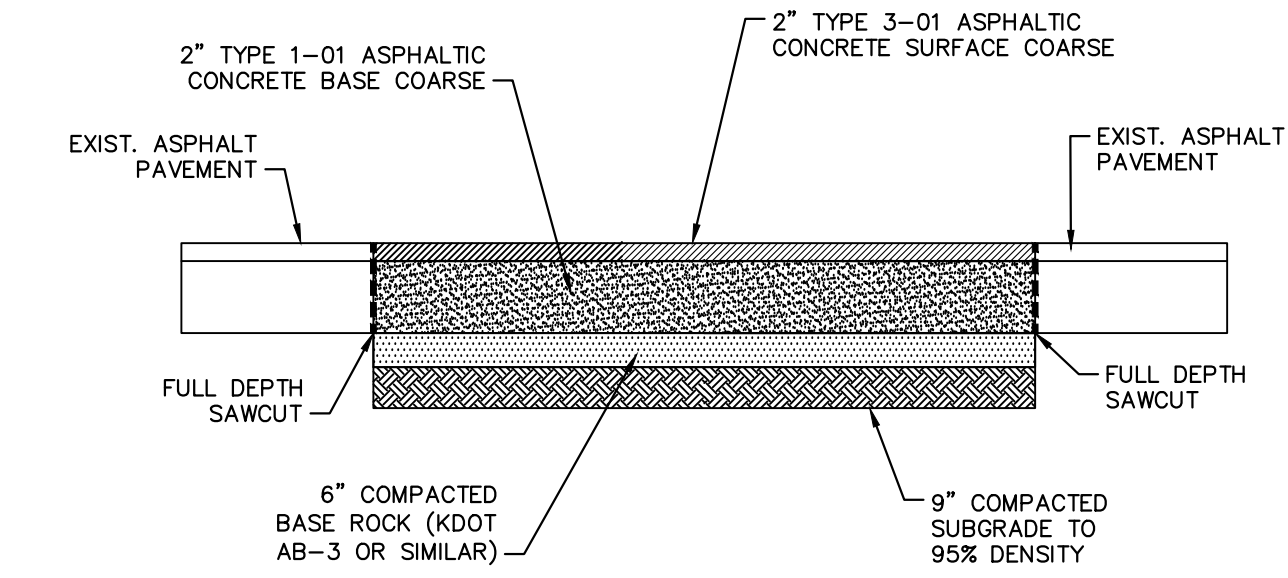
ADOPTED POLICY OF THE PARKVILLE DEPARTMENT OF PUBLIC WORKS:

GENERAL REQUIREMENTS FOR ASPHALT PAVEMENT CONSTRUCTION
NOVEMBER, 2014.

IMPLEMENTATION:
THESE FOLLOWING NOTES SHALL BE ADDED TO COVER SHEET OF ALL PUBLIC DEVELOPMENT PLANS OR TO ANOTHER SHEET IF ROOM IS NOT AVAILABLE ON THE COVER SHEET.

CITY REQUIREMENTS FOR ASPHALT PAVEMENT CONSTRUCTION:

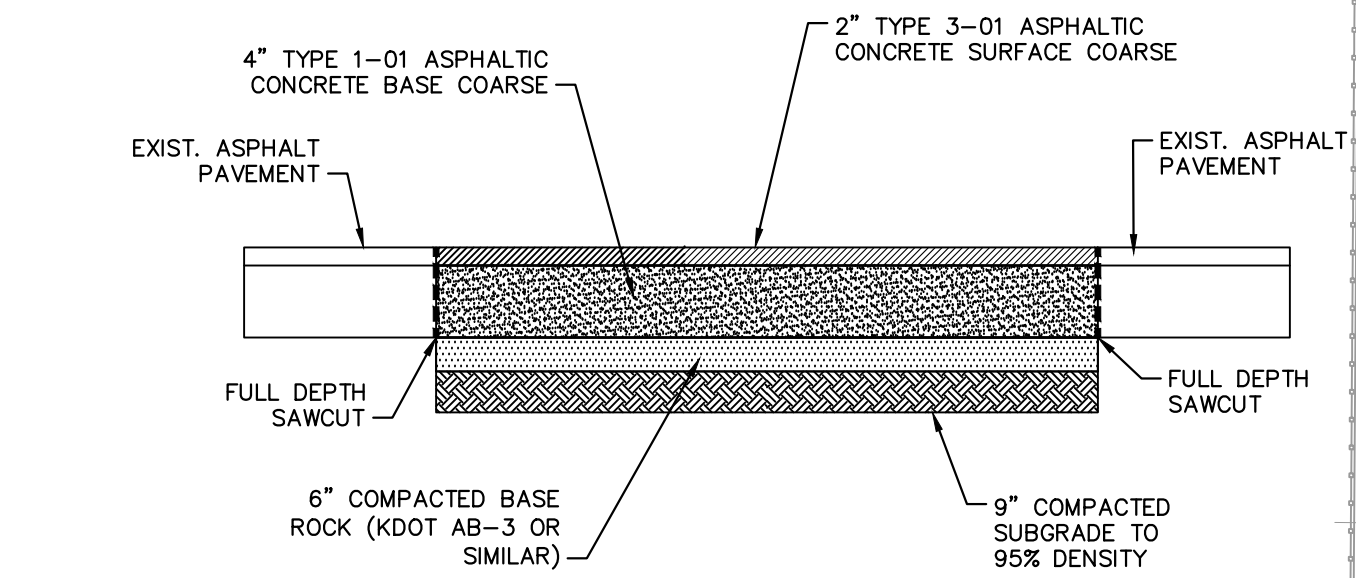
1. ALL WORK SHALL CONFORM TO THE KC METRO APWA STANDARDS, SECTION 2200.
2. SUBMIT PROPOSED MIX DESIGNS TO THE DIRECTOR OF PUBLIC WORKS, FOR APPROVAL PRIOR TO COMMENCEMENT OF PAVING.
3. PRIOR TO PLACEMENT OF ANY PAVEMENT, ALL SUBGRADE SHALL PASS A PROOF-ROLL TEST WITNESSED BY THE CITY. ALL REPAIRED AREAS SHALL PASS A WITNESS PROOF-ROLL TEST.
4. CITY WILL PROVIDE INSPECTION AND MATERIALS TESTING. CONTRACTOR SHALL NOTIFY CITY INSPECTOR 24-HOURS PRIOR TO COMMENCEMENT OF PAVING. CONTRACTOR SHALL COOPERATE WITH THE TESTING PERSONNEL AND PROVIDE MIX FOR LABORATORY TESTS.
5. ASPHALT MIX LOAD TICKET COPY SHALL BE GIVEN TO CITY INSPECTOR. LOAD TICKETS SHALL CLEARLY SHOW BATCH TIME.
6. ASPHALT LAYDOWN TEMPERATURES SHALL MEET THE REQUIREMENTS OF APWA 2205.8.B.
7. IF DURING PAVING AREAS OF SUBGRADE SHOW SIGNS OF MOVEMENT OR PUMPING UNDER THE WEIGHT OF ASPHALT TRUCKS, THESE AREAS SHALL BE EXCAVATED AND FILLED AND PRIOR TO PLACING THE PROSCRIBED LIFTS OF BASE COURSE, AND BEFORE PAVING SHALL NO LONGER SHOW EXCESSIVE MOVEMENT IN THE JUDGMENT OF THE CITY INSPECTOR. FILL MATERIALS MAY BE COMPACTED ASPHALT MIX, COMPACTED SOIL, WELL-GRADED CRUSHER-RUN AGGREGATE, OR OTHER MATERIAL APPROVED BY THE DIRECTOR OF PUBLIC WORKS.



STANDARD DUTY ASPHALT PAVEMENT
N.T.S.

NOTES:

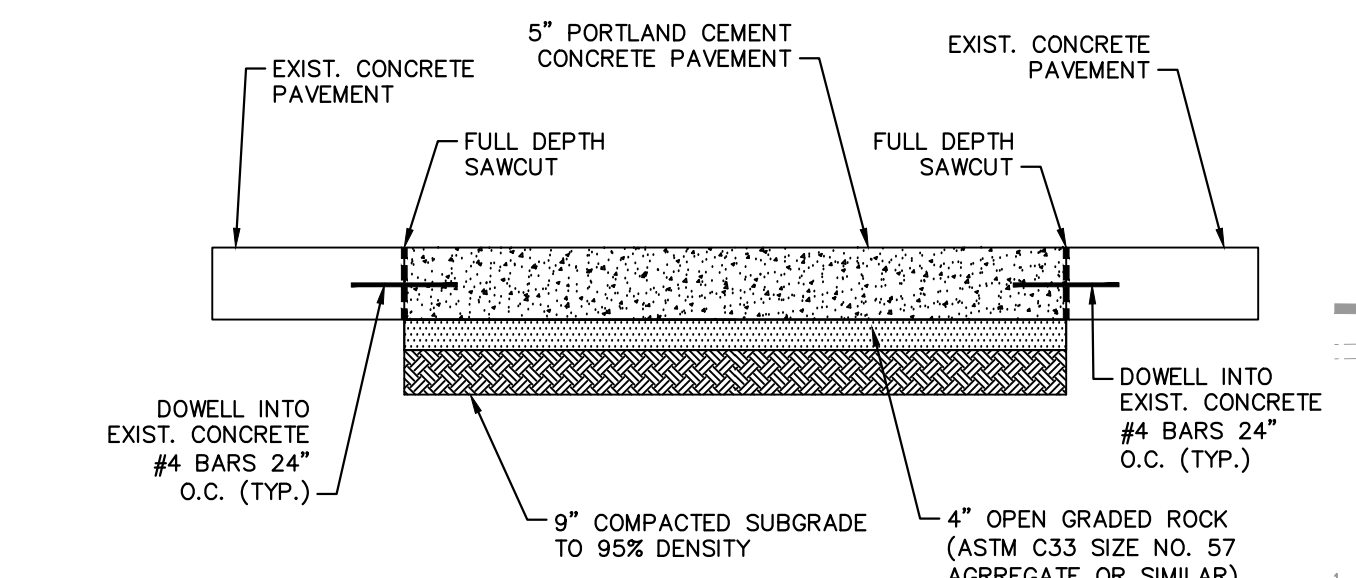
PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



HEAVY DUTY ASPHALT PAVEMENT
N.T.S.

NOTES:

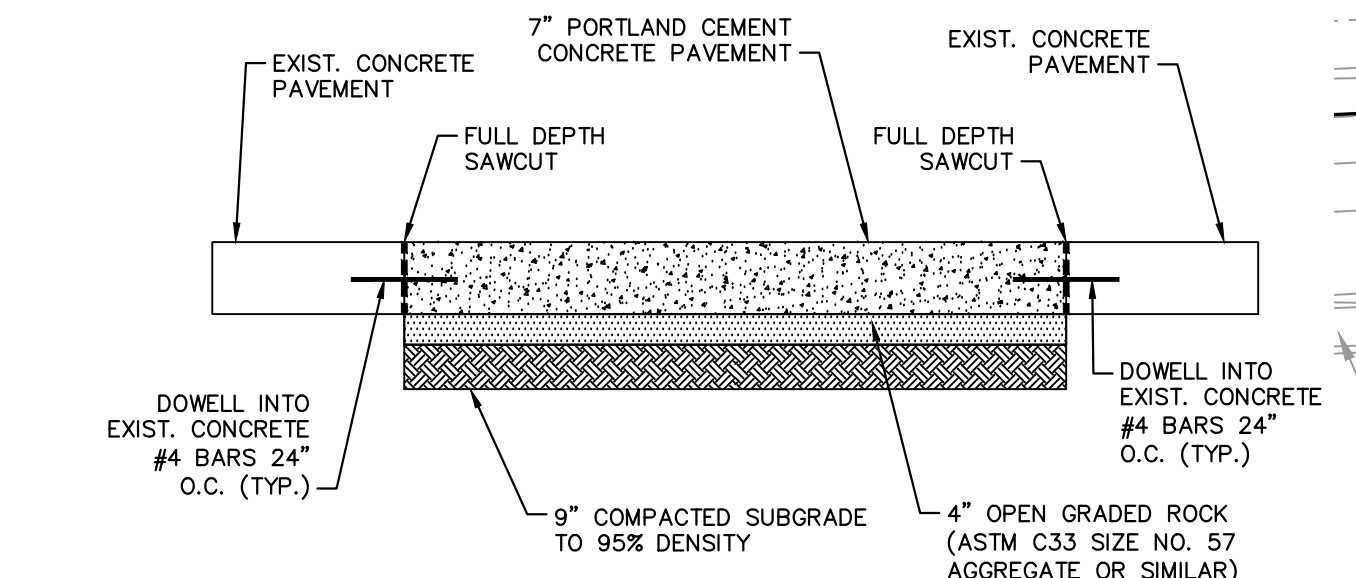
PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



STANDARD DUTY CONCRETE PAVEMENT
N.T.S.

NOTES:

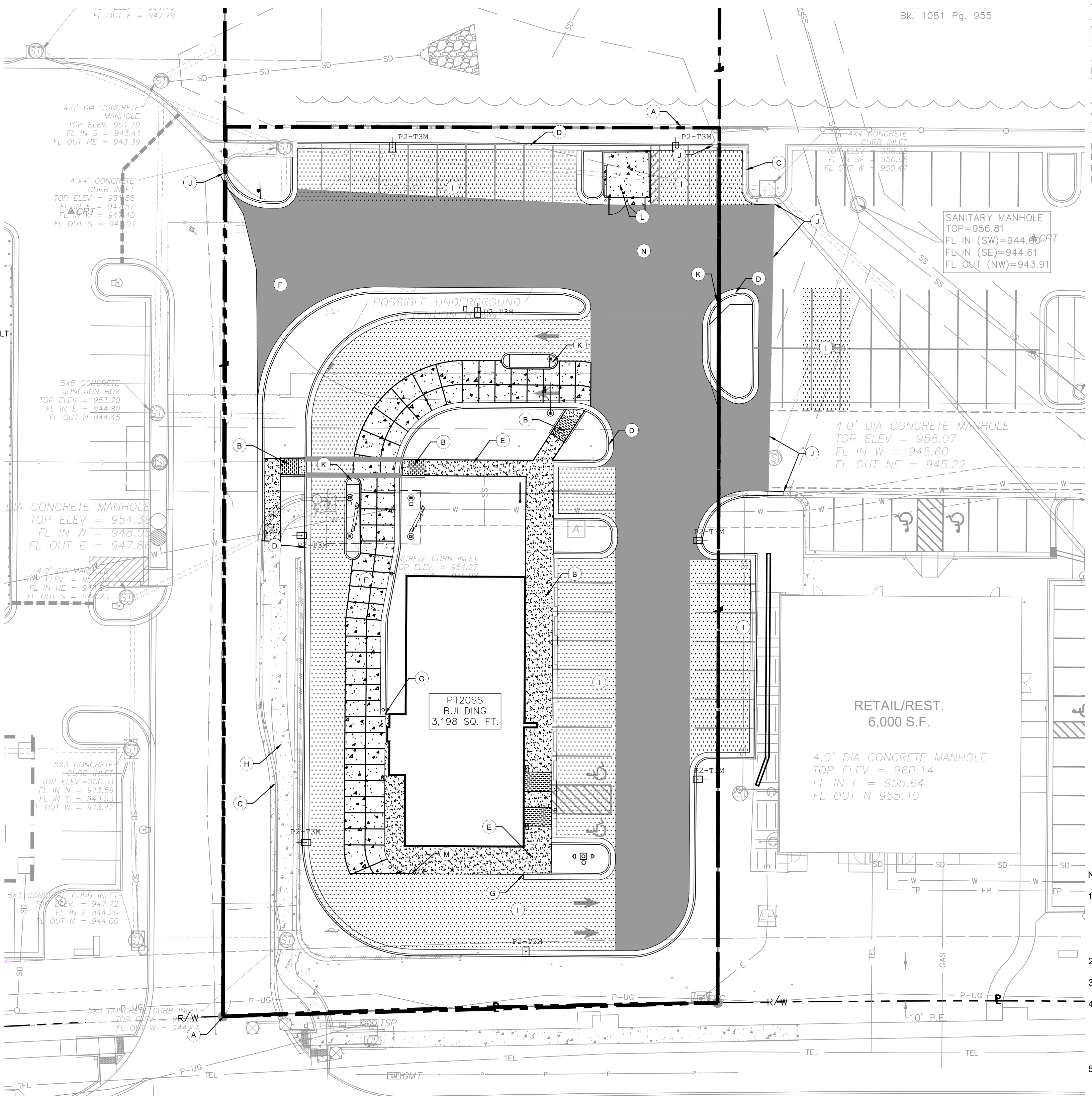
PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



HEAVY DUTY CONCRETE PAVEMENT
N.T.S.

NOTES:

PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



LEGEND

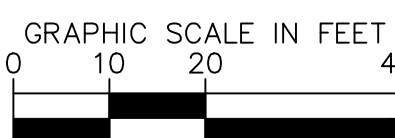
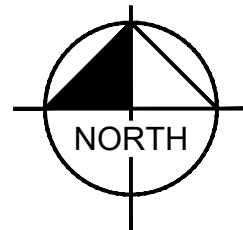
- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (REFER TO DETAIL. SEE SHEET C-102)
- (C) EXISTING CURB AND GUTTER
- (D) PROPOSED CURB AND GUTTER
- (E) STANDARD DUTY CONCRETE SIDEWALK (SEE NOTE 4)
- (F) HEAVY DUTY CONCRETE
- (G) CURB TRANSITION TO TURN-DOWN SLAB
- (H) EXISTING CONCRETE SIDEWALK
- (I) STANDARD DUTY ASPHALT
- (J) TIE INTO EXISTING PAVEMENT AND CURB
- (K) CONCRETE NOSE CAP
- (L) DUMPSTER SLAB (REFER TO ARCH PLANS)
- (M) STRUCTURAL TURN-DOWN SLAB (REFER TO ARCH PLANS)
- (N) HEAVY DUTY ASPHALT

LEGEND

- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK RAMP

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
2. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
3. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
4. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMP SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60'x60' AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. REFER TO THIS SHEET FOR PAVEMENT AND CONCRETE SPECIFICATIONS.



PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

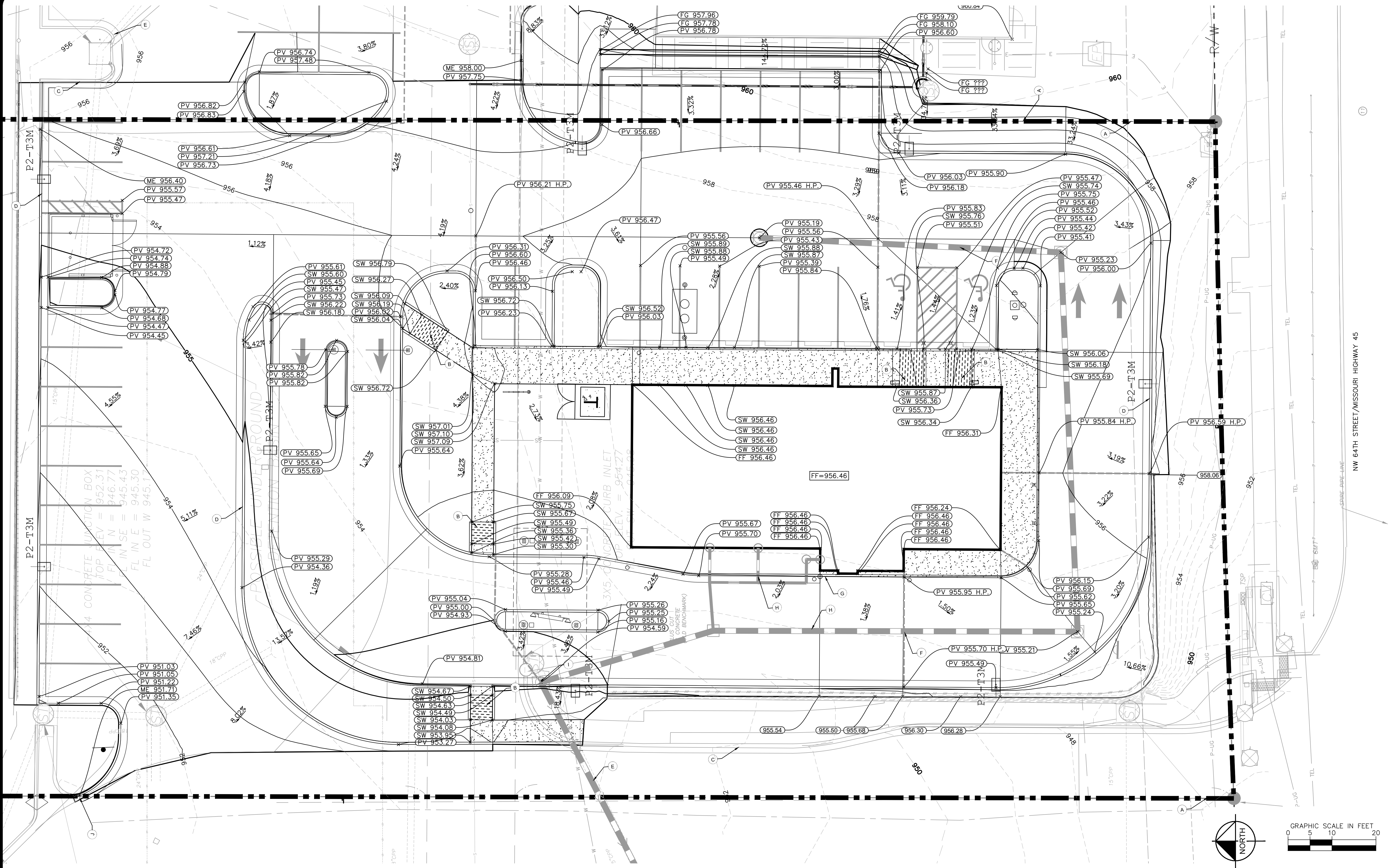
PAVING PLAN

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-200





LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (REFER TO DETAIL, SEE SHEET C-102)
- (C) EXISTING CURB AND GUTTER
- (D) PROPOSED CURB AND GUTTER
- (E) EXISTING DRAINAGE PIPE
- (F) PROPOSED DRAINAGE PIPE
- (G) 5' CURB TRANSITION
- (H) ROOF DRAINAGE (SIZE AS INDICATED ON C-301), REFER TO PLUMBING PLANS FOR CONTINUATION
- (I) PROPOSED STORM STRUCTURE
- (J) TIE INTO EXIST. PAVEMENT

LEGEND

- GRADE BREAK
- XXXXXX PROPOSED GRADE
- (TOS) TOP OF SIDEWALK GRADE
- ME XXXX.XX MATCH EXISTING ELEVATION
- PV XXXX.XX H.P. HIGH POINT
- XX.XX% FLOW ARROW
- PV XXXX.XX PAVEMENT ELEVATION
- SW XXXX.XX SIDEWALK ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS

NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMP SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.

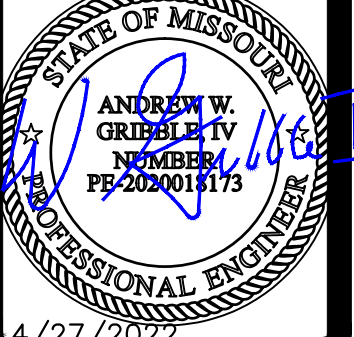
PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

GRADING
PLAN

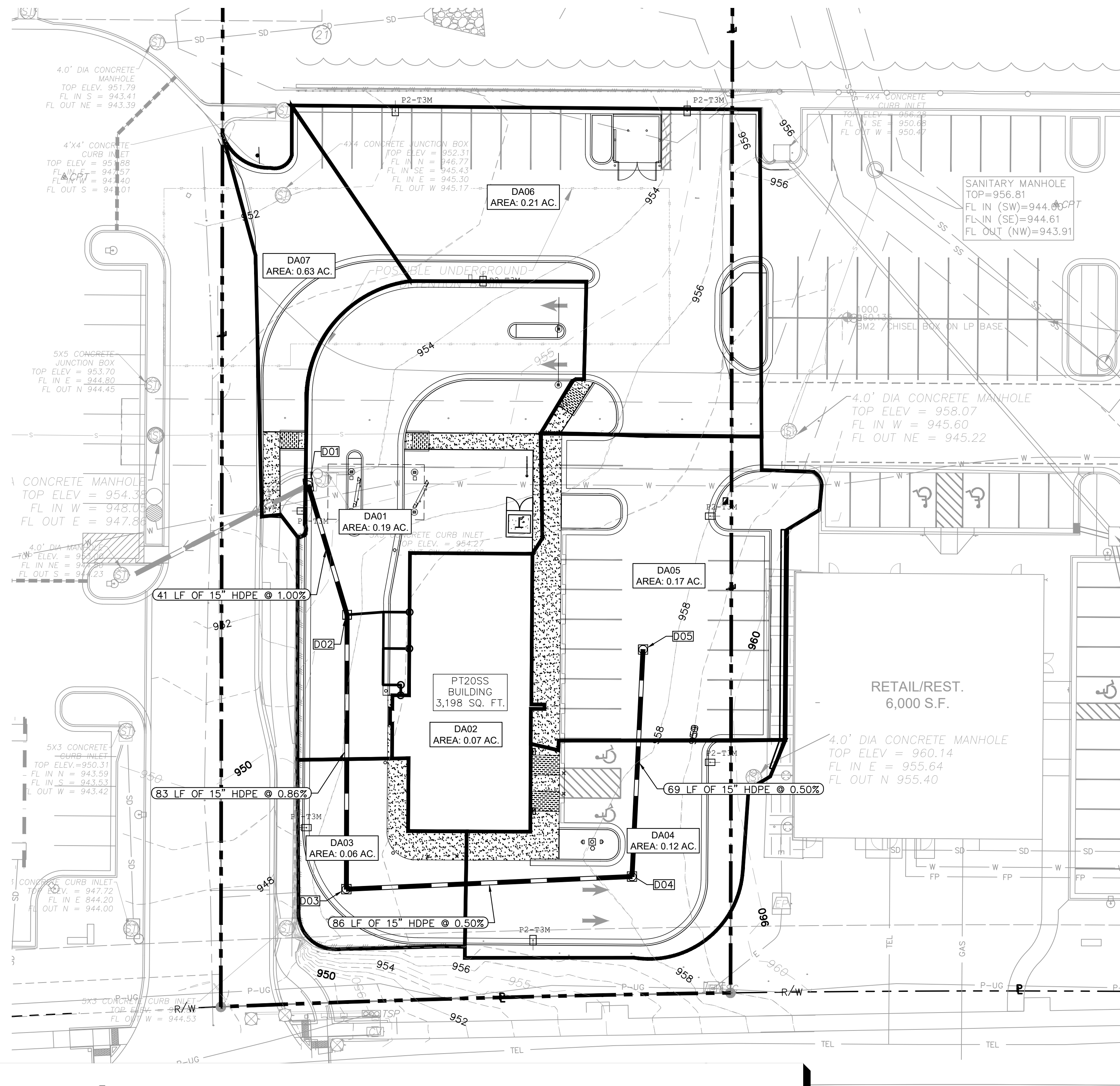
UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-300

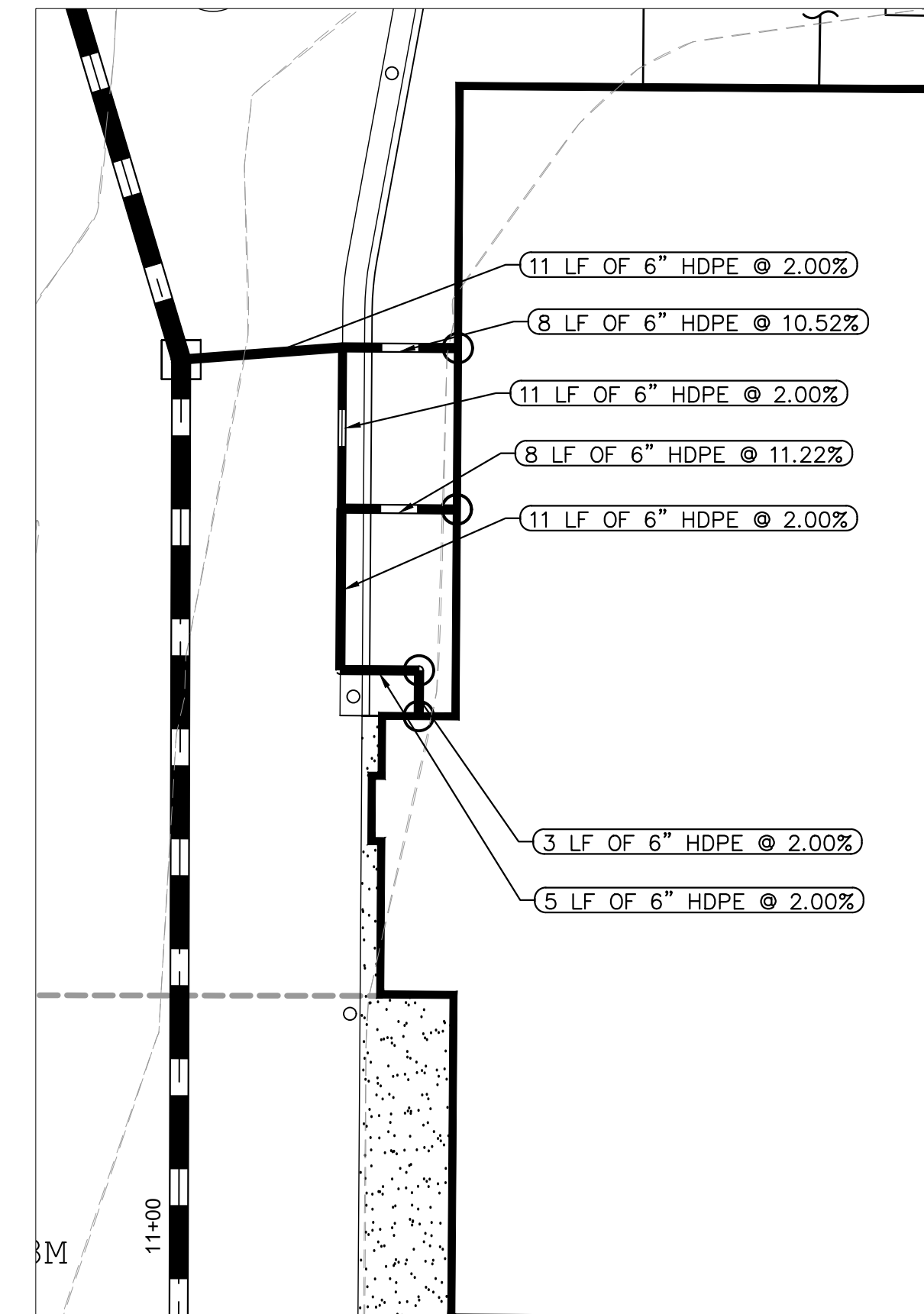


- NOTES:
- STORM DRAIN PIPE SHALL BE AS FOLLOWS:
 - RCP CLASS III PER ASTM C-76
 - ALUMINIZED STEEL TYPE 2 ULTRA FLO
48" AND SMALLER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION
16 GA WITH A MINIMUM THICKNESS OF 0.064"
54" AND LARGER SHALL BE 3/4"x3/4"x7-1/2" CORRUGATION
14 GA WITH A MINIMUM THICKNESS OF 0.079"
 - CORRUGATED POLYETHYLENE PIPE PER AASHTO M294
JOINTS SHALL BE WATER TIGHT
 - ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES.
CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

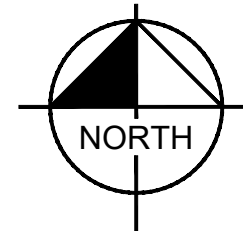


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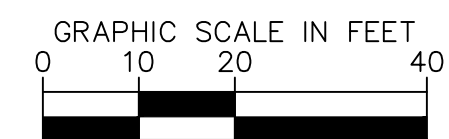
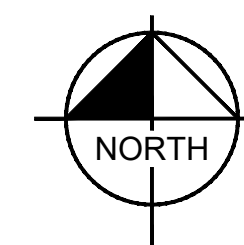
— DRAINAGE AREA BOUNDARY



ROOF DRAIN ENLARGEMENT
SCALE 1:10



Design Storm	Intensity (in/hr)	Catchment	Structure	Downstream Structure	Pipe	Area (Acres)	Runoff Coefficient C	Antecedent Precipitation	Time of Concentration Tc	Q Runoff (cfs)	Total Area (Acre)	Total System Flow Q (cfs)	Pipe Diameter (in)	Pipe Diameter (ft)	Pipe Slope (ft/ft)	Pipe Material	Manning's n	Full Flow Capacity (cfs)	Min. Pipe Diameter (in)
100 year	10.32	D05	D05	D04	D05-D04	0.17	0.82	1.25	5	1.80	0.17	1.80	15	1.25	0.5	HDPE	0.012	49.47	4
100 year	10.32	D04	D04	D03	D04-D03	0.12	0.82	1.25	5	1.27	0.29	1.27	15	1.25	0.5	HDPE	0.012	49.47	4
100 year	10.32	D03	D03	D02	D03-D02	0.06	0.82	1.25	5	0.63	0.35	1.90	15	1.25	0.5	HDPE	0.012	49.47	4
100 year	10.32	D02	D02	D01	D02-D01	0.07	0.82	1.25	5	0.74	0.42	2.64	15	1.25	1	HDPE	0.012	69.96	4
100 year	10.32	D01	D01	EX01	D01-EX01	0.19	0.82	1.25	5	2.01	0.61	4.65	15	1.25	2.36	HDPE	0.012	107.47	5



PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



REVISIONS:	BY	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO

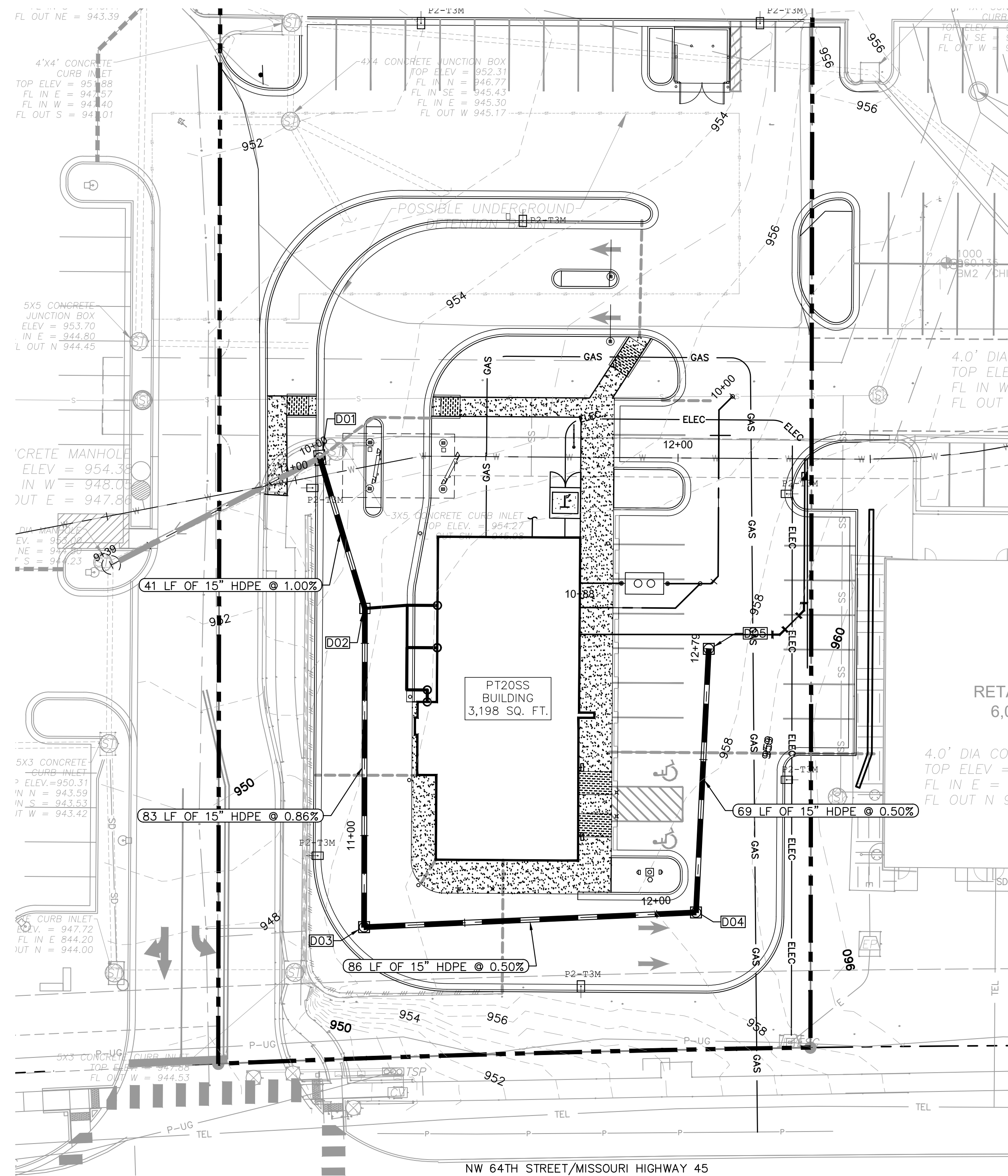


SHEET TITLE:

DRAINAGE
PLAN

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:
C-301



Profile view of Storm Line A. The vertical axis shows elevations from 940 to 970 feet. The horizontal axis shows stationing from 10+00 to 12+00. The profile includes existing ground (dashed line), existing pipe (solid line), and finished grade (solid line). Key features include:

- Station 10+00:** D01 manhole. Elevation: 954.59. Invert: 954.44. Outfall: 945.94.
- Station 10+40:** D02 manhole. Elevation: 954.91. Invert: 954.49. Outfall: 946.85.
- Station 11+22:** D03 manhole. Elevation: 955.21. Invert: 950.41. Outfall: 950.21.
- Station 12+10:** D04 manhole. Elevation: 955.23. Invert: 951.34. Outfall: 950.84.
- Station 12+78:** D05 manhole. Elevation: 955.19. Invert: 951.68.

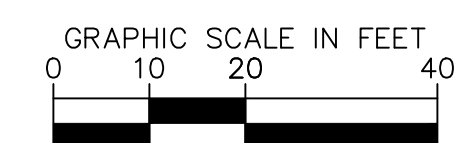
Pipe segments and slopes:

- 41 LF OF 15" HDPE @ 1.00%
- 83 LF OF 15" HDPE @ 0.86%
- 86 LF OF 15" HDPE @ 0.50%
- 69 LF OF 15" HDPE @ 0.50%

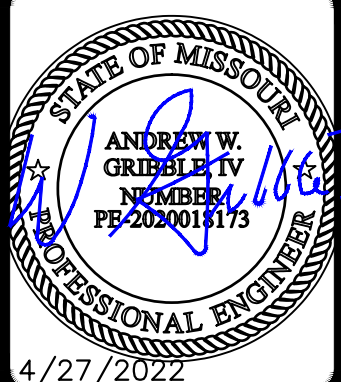
Other features:

- EXISTING 8" DIP WATER MAIN (18" CLEARANCE)
- EXISTING GRADE
- FINISHED GRADE
- EXISTING PIPE

Graphic Scale in Feet: 0, 10, 20, 40. Vertical scale: 0, 2.5, 5, 10.



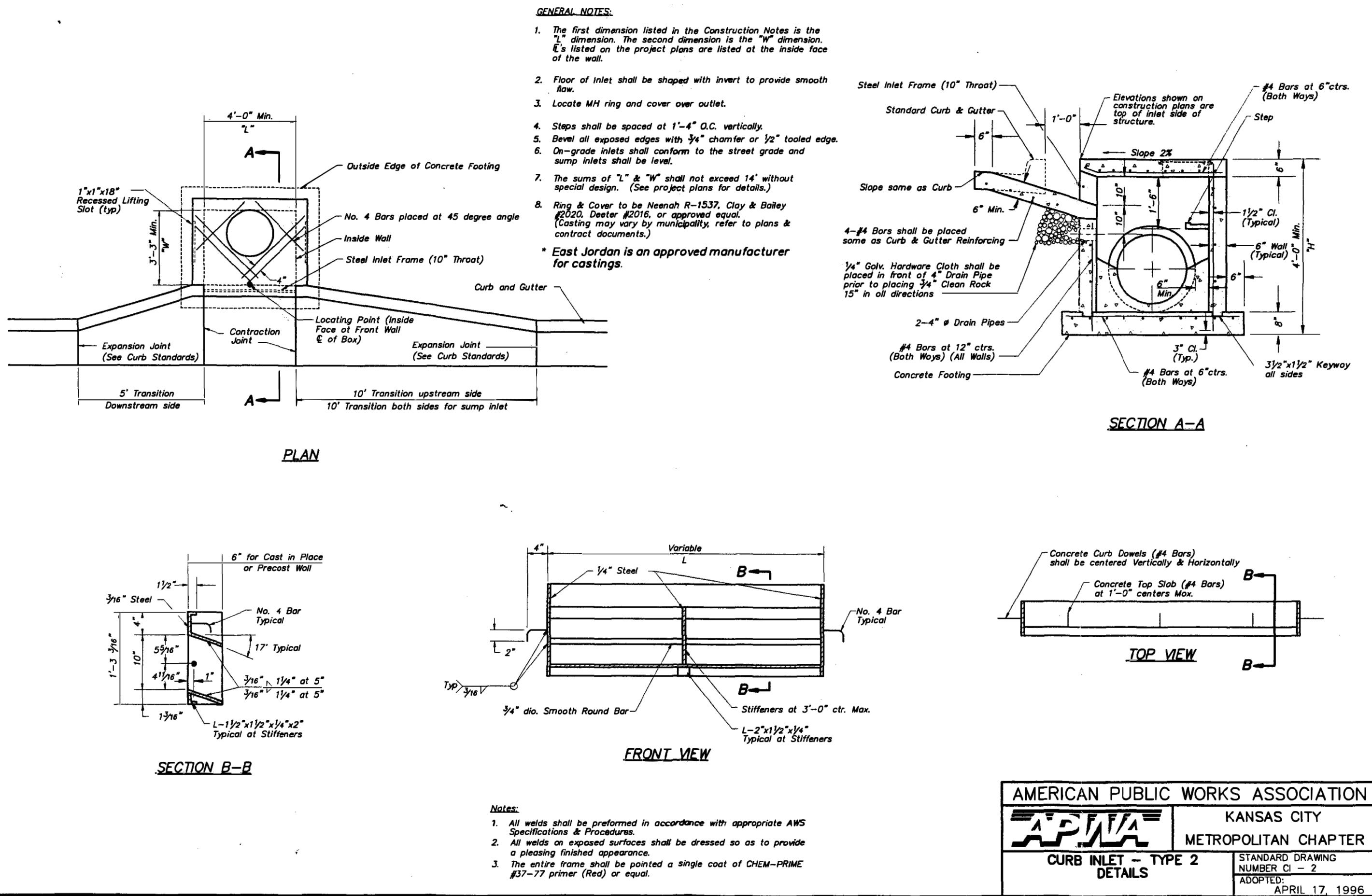
PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



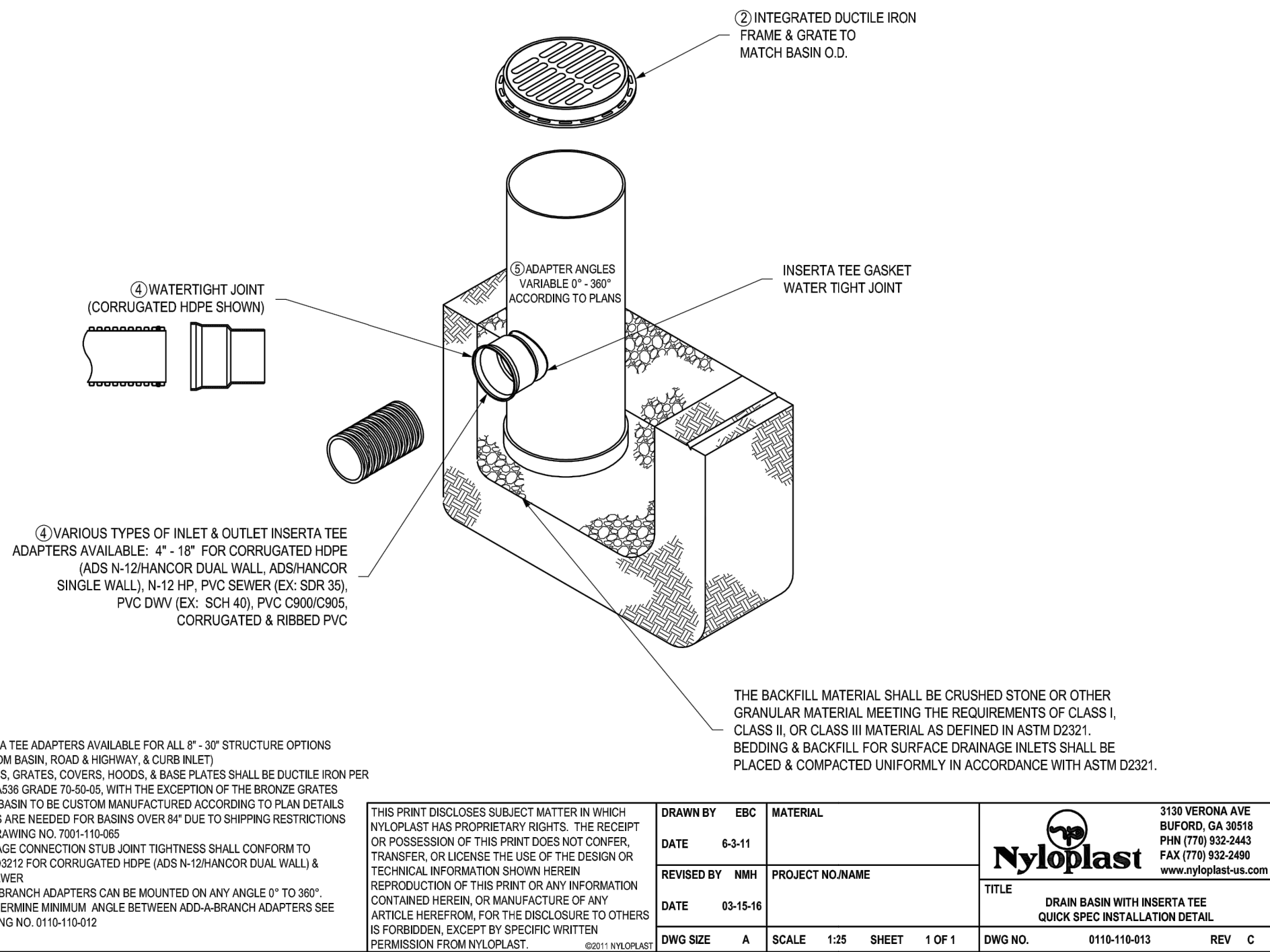
STORM PROFILES

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:
C-302



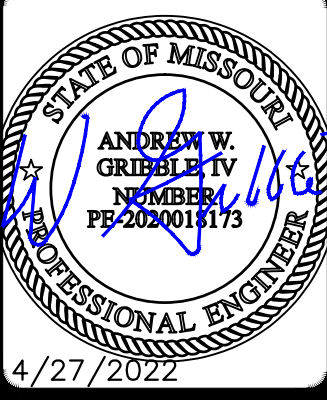
NYLOPLAST DRAIN BASIN WITH INSERTA TEE



AMERICAN PUBLIC WORKS ASSOCIATION	
KANSAS CITY	
METROPOLITAN CHAPTER	
CURB INLET - TYPE 2	
DETAILS	
STANDARD DRAWING	
NUMBER C - 2	
ADOPTED:	
APRIL 17, 1996	

REVISIONS:	BY	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

DRAINAGE
DETAILS

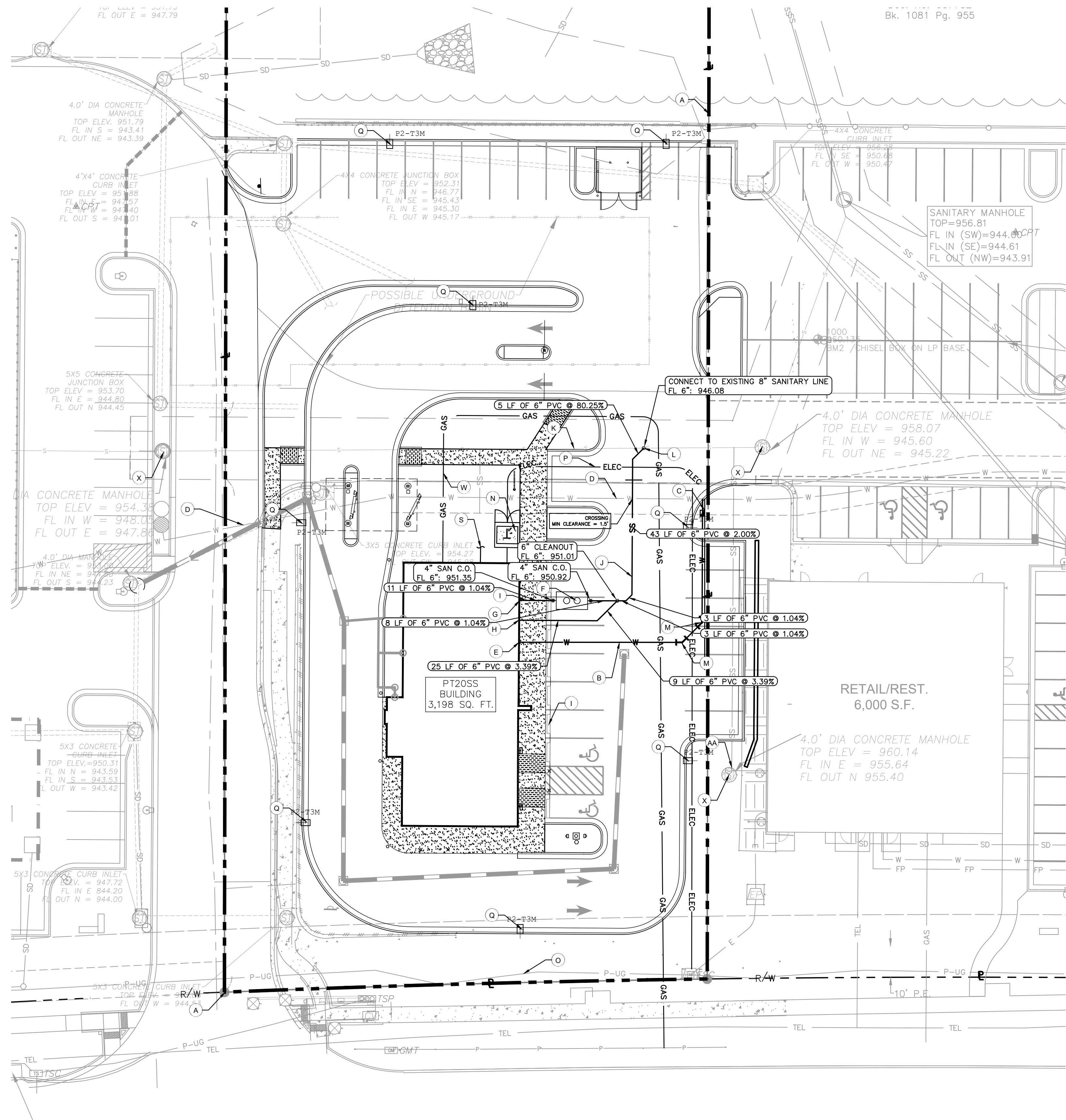
UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:

C-303

PLANS PREPARED BY:
Kimley»Horn
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350





UTILITY NOTES

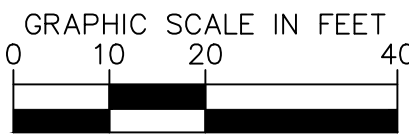
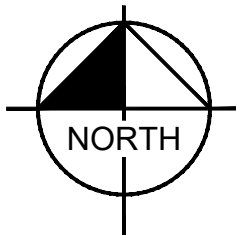
1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
4. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
5. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
6. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
7. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. 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 72 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.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
13. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
15. THE CLOSEST FIRE HYDRANT IS LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPERTY.
16. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
17. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
18. A MINIMUM OF 10' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS ROOT BARRIER IS INSTALLED.
19. PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
20. 6" SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
21. GREASE INTERCEPTOR RIMS WITHIN TRAFFIC AREAS TO BE H-20 RATED OR BETTER. SEE PLUMBING PLANS FOR DETAIL.
22. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
23. THE BUILDING IS NOT FIRE SPRINKLERED.
24. DATUM = NAVD 88
25. ALL CLEANOUTS LOCATED IN TRAFFIC AREAS ARE TO BE MINIMUM H-20 RATED.

LEGEND

- (A) PROPERTY LINE
- (B) PROPOSED 2" I.D. DR21 PVC (200 PSF) DOMESTIC WATER SERVICE LINE
- (C) PROPOSED 2" WATER METER (REFER TO SHEET C-401)
- (D) EXISTING 8" WATER MAIN
- (E) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (F) GREASE INTERCEPTOR (REFER TO DETAIL SHEET C-401)
- (G) 6" GREASE LINE CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (H) 6" SANITARY LINE CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (I) 6" PVC SANITARY GREASE LINE
- (J) 6" PVC SANITARY SERVICE
- (K) EXISTING 8" SANITARY SEWER MAIN
- (L) CONNECT TO EXISTING 8" SANITARY SEWER MAIN WITH SADDLE
- (M) PROPOSED 45 DEGREE BEND
- (N) PROPOSED TRANSFORMER
- (O) EXISTING ELECTRIC PRIMARY LINE
- (P) ELECTRIC SECONDARY LINE
- (Q) LIGHT POLE (REFER TO ARCHITECTURAL PLANS)
- (R) PROPOSED 45 DEGREE BEND AND THRUST BLOCK
- (S) PROPOSED 1.5" IRRIGATION STUB
- (T) DEFLECT WATER AROUND STORM AS NECESSARY
- (U) PROPOSED 6" DIP FIRE LINE
- (V) EXISTING 4" GAS LINE
- (W) PROPOSED GAS LINE
- (X) EXISTING SANITARY MANHOLE
- (Y) COORDINATE WITH LOCAL POWER COMPANY FOR CONTINUATION
- (Z) COORDINATE WITH NATURAL GAS COMPANY FOR CONTINUATION
- (AA) CONTRACTOR TO VERIFY THE DEPTH OF THE SANITARY LATERAL BELOW THE PROPOSED CURB AND PROPOSED RETAINING WALL

UTILITY LEGEND

- NEW STORM SEWER
- NEW SANITARY SEWER
- NEW WATER LINE
- NEW ROOF DRAIN (STORM)
- NEW ELECTRICAL
- NEW STORM STRUCTURE
- NEW WATER METER



PLANS PREPARED BY:

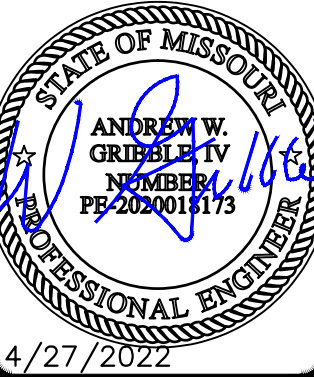
Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



REVISIONS: SYM. DATE DESCRIPTION BY

PROJECT: PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO

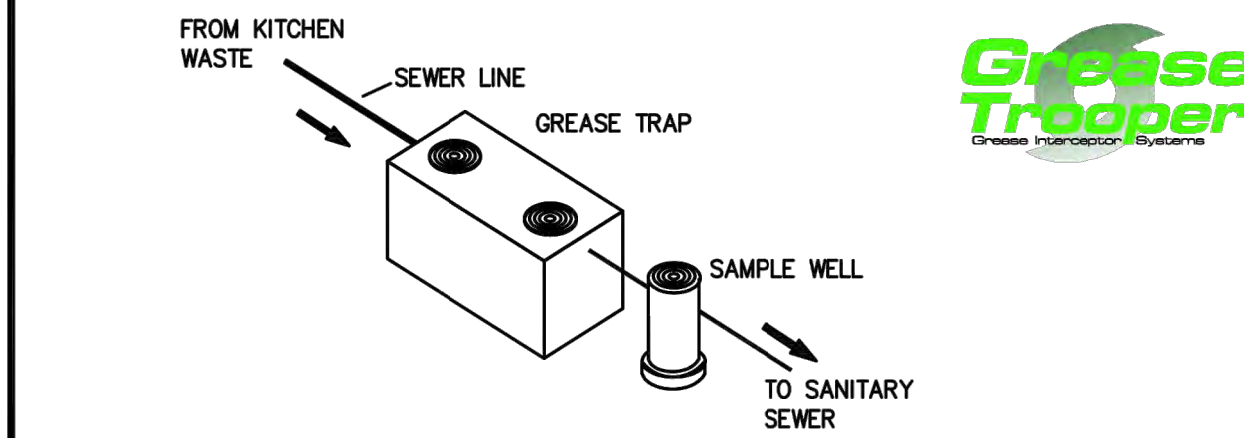
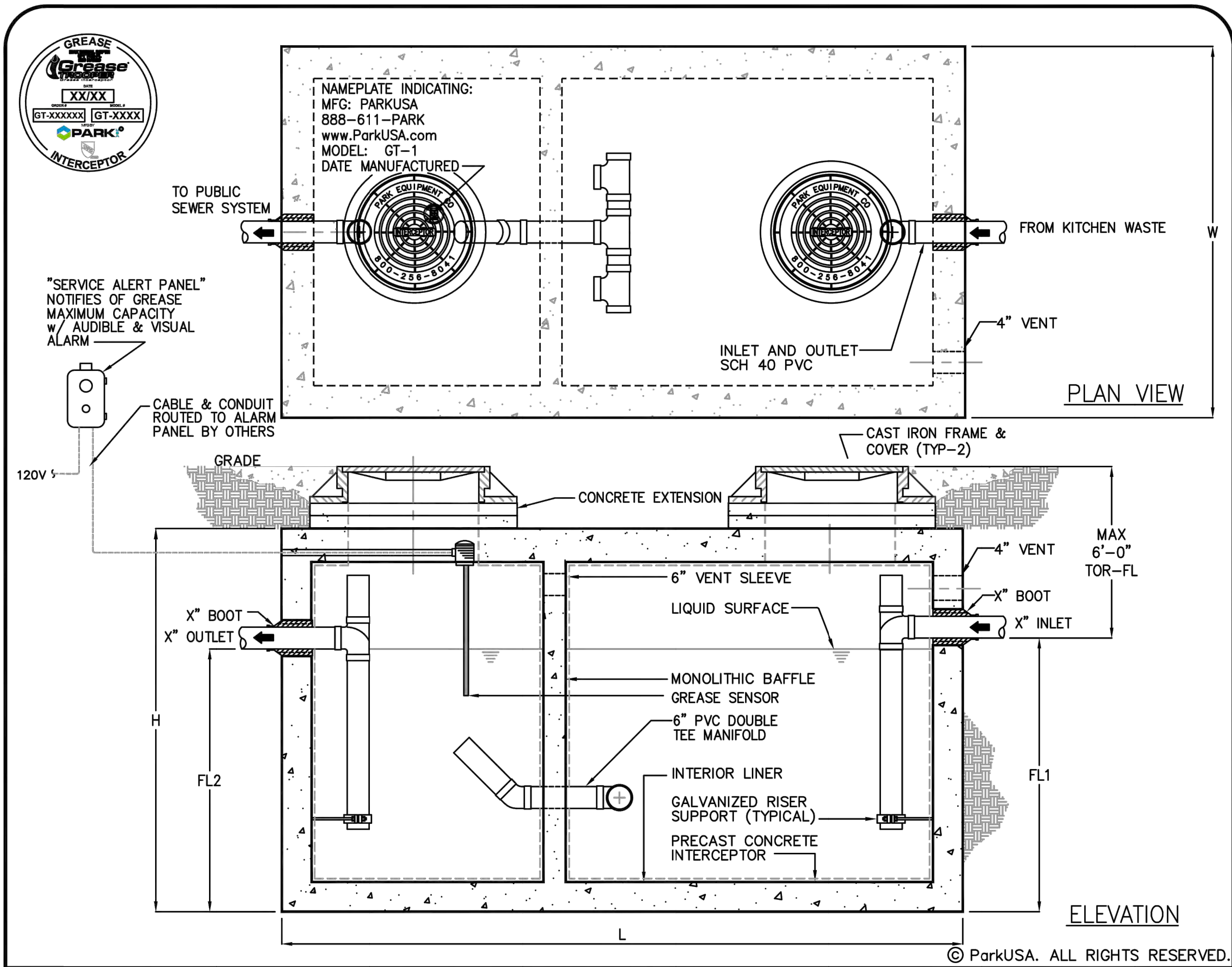


SHEET TITLE:

UTILITY PLAN

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:
C-400



SPECIFICATIONS

CONCRETE : CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED, SLIDE-IN TYPE IS NOT ACCEPTABLE)

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE									
MODEL NO.	CAPACITY USGal	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2	
GT-500	500	1,200	9,500	7'-10"	4'-4"	4'-6"	3'-3"	3'-0"	
GT-750	750	1,700	9,900	7'-10"	4'-4"	6'-0"	4'-5"	4'-2"	
GT-1000	1,000	2,300	13,350	8'-8"	5'-0"	6'-0"	4'-9"	4'-6"	
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"	
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"	
GT-2000	2,000	4,600	21,250	9'-0"	6'-0"	8'-0"	6'-9"	6'-6"	
GT-2500	2,500	5,700	27,050	13'-0"	7'-0"	7'-0"	5'-9"	5'-6"	
GT-3000	3,000	6,900	33,150	13'-0"	7'-0"	8'-0"	6'-9"	6'-6"	
GT-3500	3,500	8,000	38,550	13'-0"	7'-0"	8'-6"	7'-3"	7'-0"	
GT-4000	4,000	9,300	38,100	16'-0"	8'-6"	7'-0"	5'-9"	5'-6"	

OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION

ENGINEERING DATA

THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO UPC/IPC AND REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

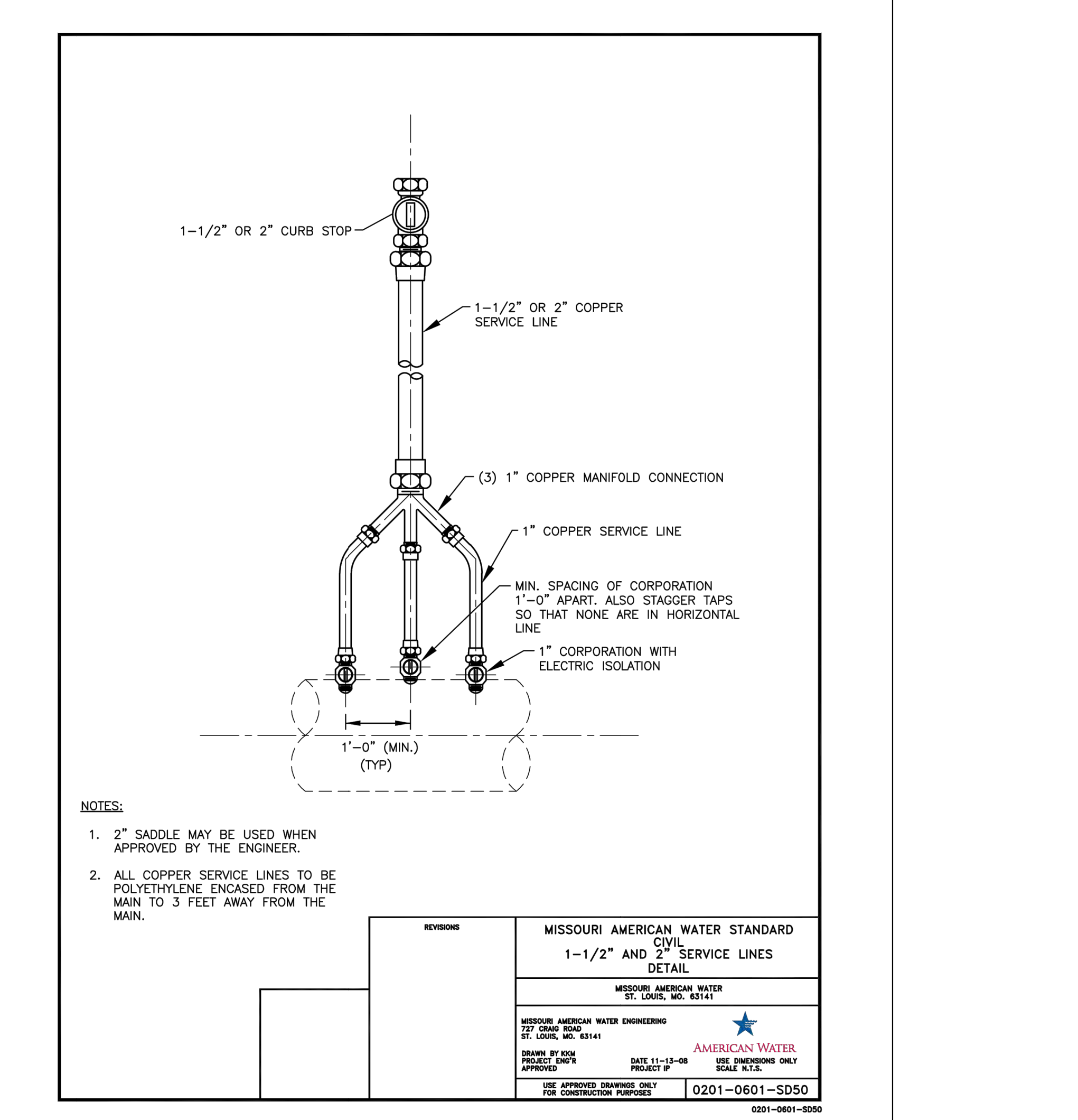
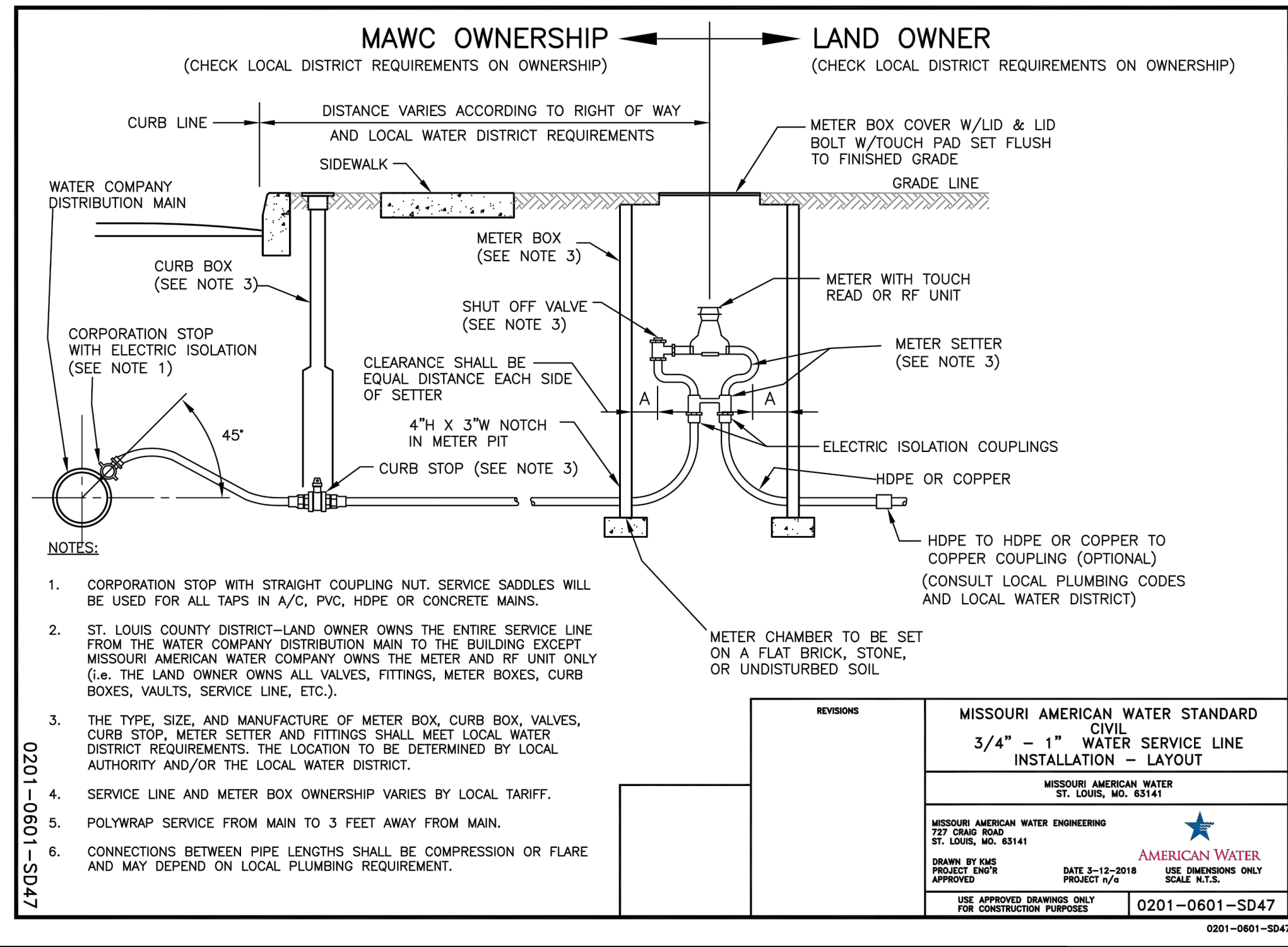
SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL & BOUYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER UPON REQUEST.

CONSULT WITH PARKUSA COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.



888.611.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

GREASE INTERCEPTOR SERIES GT					REV.
500 THRU 4000 GALLON CAPACITY					
PM	DRN	ENG	DWG. NO.	A	
DATE 06/18			GT-1		



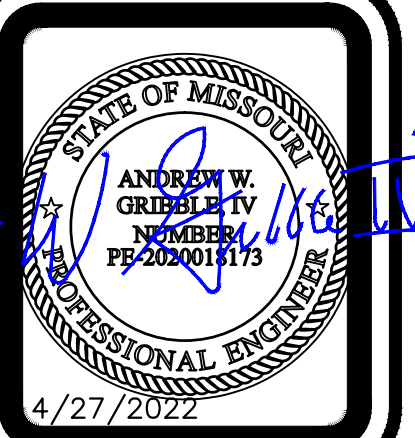
REVISIONS		MISSOURI AMERICAN WATER STANDARD CIVIL 1-1/2" AND 2" SERVICE LINES DETAIL
MISSOURI AMERICAN WATER ST. LOUIS, MO. 63141	USE DIMENSIONS ONLY SCALE: N.T.S.	
DATE 11-13-08 PROJECT 87	USE DIMENSIONS ONLY SCALE: N.T.S.	0201-0601-SD50

PLANS PREPARED BY:
Kimley»Horn
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



REVISIONS:	BY	DATE	DESCRIPTION

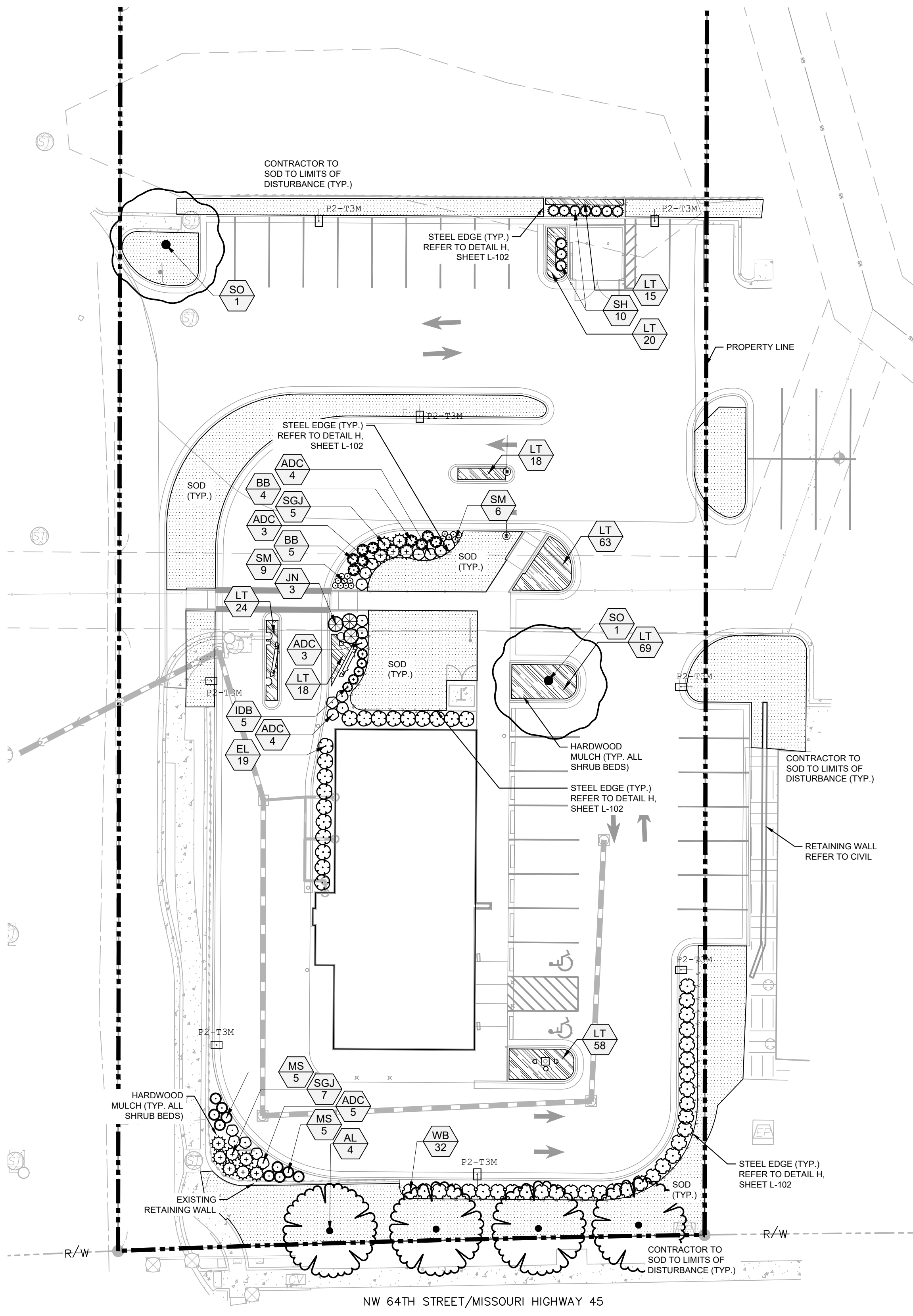
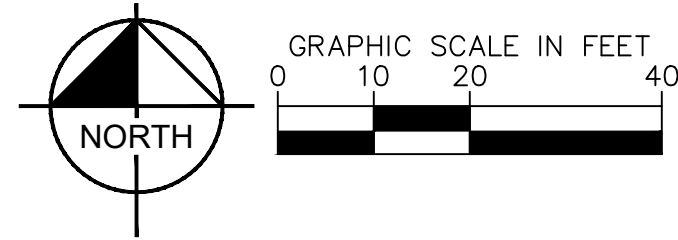
PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:
UTILITY DETAILS

UNIT NO.: N/A
DATE: 4/27/2022
SCALE: AS SHOWN
DRAWN BY: KMR
APPROVED BY: PMD

SHEET NO:
C-401



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	SO	2	QUERCUS SHUMARDII SHUMARD OAK	B&B/C	3" CAL	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	AL	4	TILIA AMERICANA 'DTR 123' TM LEGEND AMERICAN LINDEN	B&B/C	2" CAL	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	ADC	19	ABELIA X 'EDWARD GOUCHER' COMPACT ABELIA	CONTAINER	3 GAL.	AS SHOWN	FULL & MATCHING.
	BB	9	BUDDLEJA X 'BLUE CHIP JR.' TM BLUE CHIP JR. LO & BEHOLD BUTTERFLY BUSH	CONTAINER	3 GAL.	AS SHOWN	FULL & MATCHING.
	WB	32	BUXUS SINICA INSULARIS 'WINTERGREEN' WINTERGREEN BOXWOOD	CONTAINER	3 GAL.	AS SHOWN	FULL & MATCHING.
	IDB	5	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	SH	10	ILEX CRENATA 'STEEDS' STEEDS HOLLY	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	JN	3	JUNIPERUS CHINENSIS 'NICK'S COMPACT' NICK'S COMPACT JUNIPER	CONTAINER	3 GAL	AS SHOWN	FULL & MATCHING
	SGJ	12	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING
	MS	10	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS	CONTAINER	3 GAL.	AS SHOWN	FULL & MATCHING
	EL	19	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING
	SM	15	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	CONTAINER	1 GAL	AS SHOWN	FULL & MATCHING.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	LT	285	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF	CONTAINER	QUART	18" O.C.	FULL & MATCHING.
SOD	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	SOD	6,547 SF	TALL FESCUE FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

LANDSCAPE REQUIREMENTS - PARKVILLE, MO					
B-4-P: Planned Business District					
Code	Requirement	Calculation	Required	Provided	
Table 407-1: Street Trees	1 large tree for every 40 feet of lot frontage, averaged	W 64th Street: 154	4	4	
Table 407-1: Foundation Planting	Continuous shrub massing along 75% of all non-paved building frontages or any non paved building façade facing publicly accessible area. Any facade greater than 200 linear feet and not fronting on a street or civic and open space shall have 1 large tree per 50 linear feet, 1 small or evergreen tree per 50 linear feet and 1 shrub per 10 linear feet	80 ft. of non paved building façade	75% (60 ft.)	80 ft (100%)	
Table 407-1: Parking Lot Planting	1 large tree for every 25 parking spaces, or 1 small or ornamental tree for every 10 parking spaces 1 shrub for every 10 linear feet of perimeter landscape buffer, and continuous shrub massing for any perimeter within 25 feet of a street or internal access street All other landscape buffers or internal landscape islands shall be permeable surfaces with perennial vegetative ground cover such as sod or turf grass. Alternative materials designed to infiltrate runoff may be approved as part of the stormwater management plan	18 spaces	1 large tree, continuous shrub massing along 64th	2 large trees, continuous shrub massing along 64th	
Table 407-1: Buffers	N/A	N/A	N/A	N/A	
Table 407-1: Required Open Space	The amount of space required shall be based on the base zoning district(s) proposed or existing for the project and based on Table 404-6	B-P= 20%	20%	+ 20%	

- PLANTING NOTES:
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE PLAN.
 - LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

REVISIONS:	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

LANDSCAPE
PLAN

UNIT NO.: N/A
DATE: 4/8/2022
SCALE: AS SHOWN
DRAWN BY: AJS
APPROVED BY: JDK

SHEET NO:

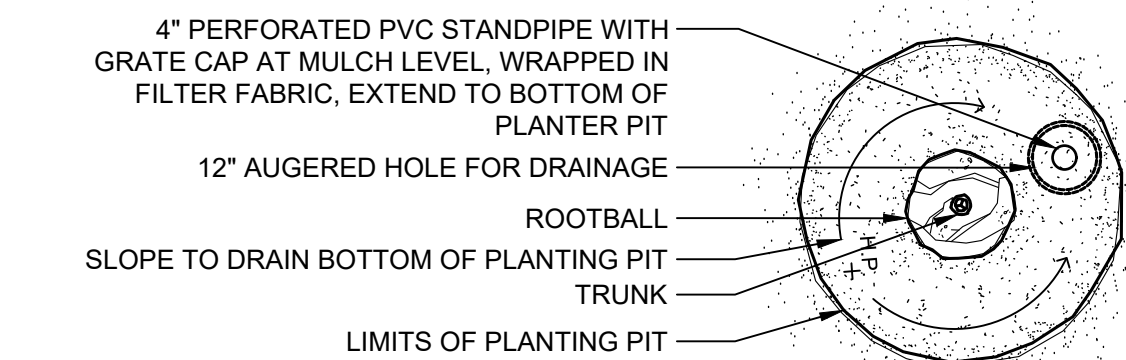
L-100

PLANS PREPARED BY:

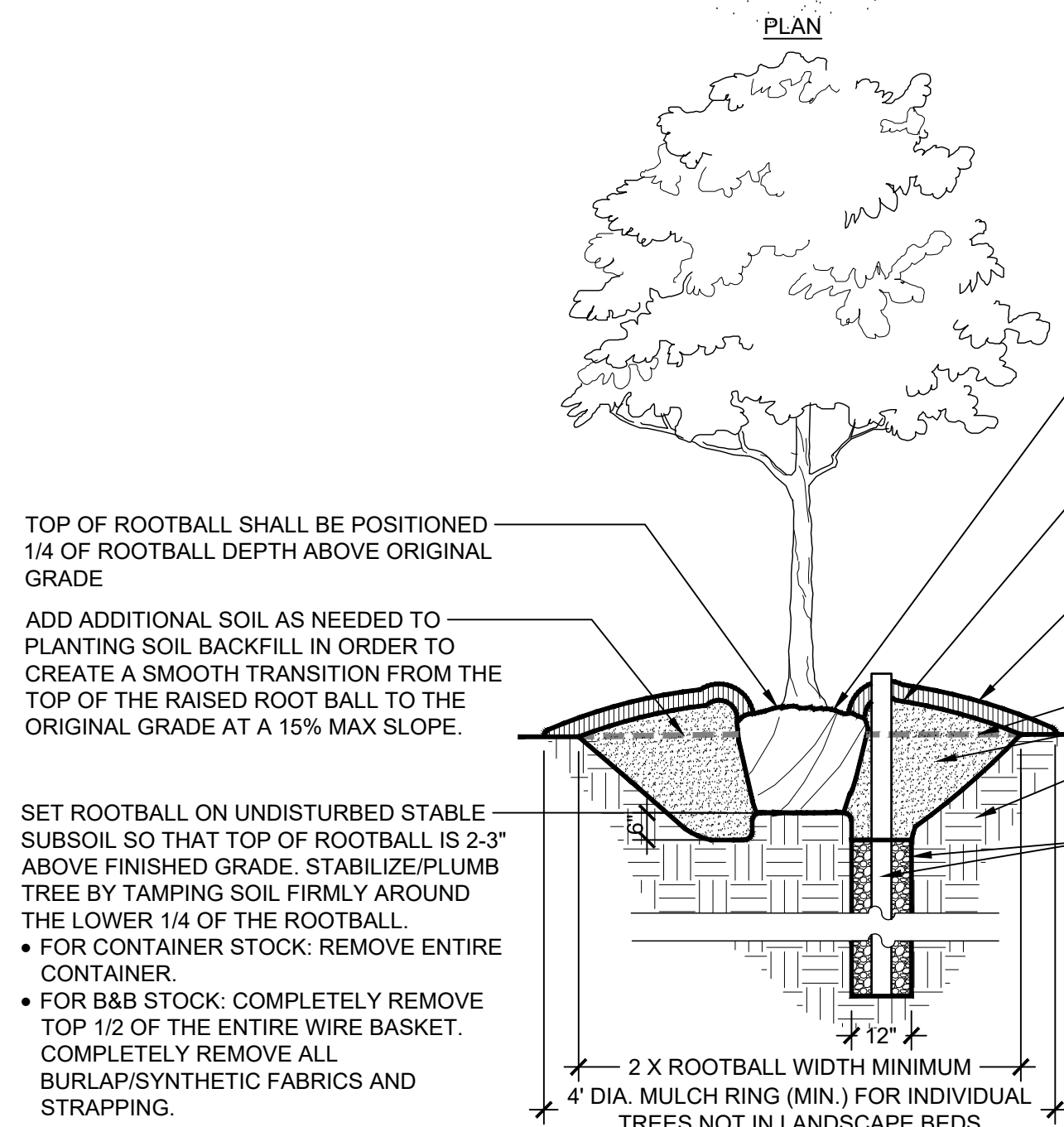
Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



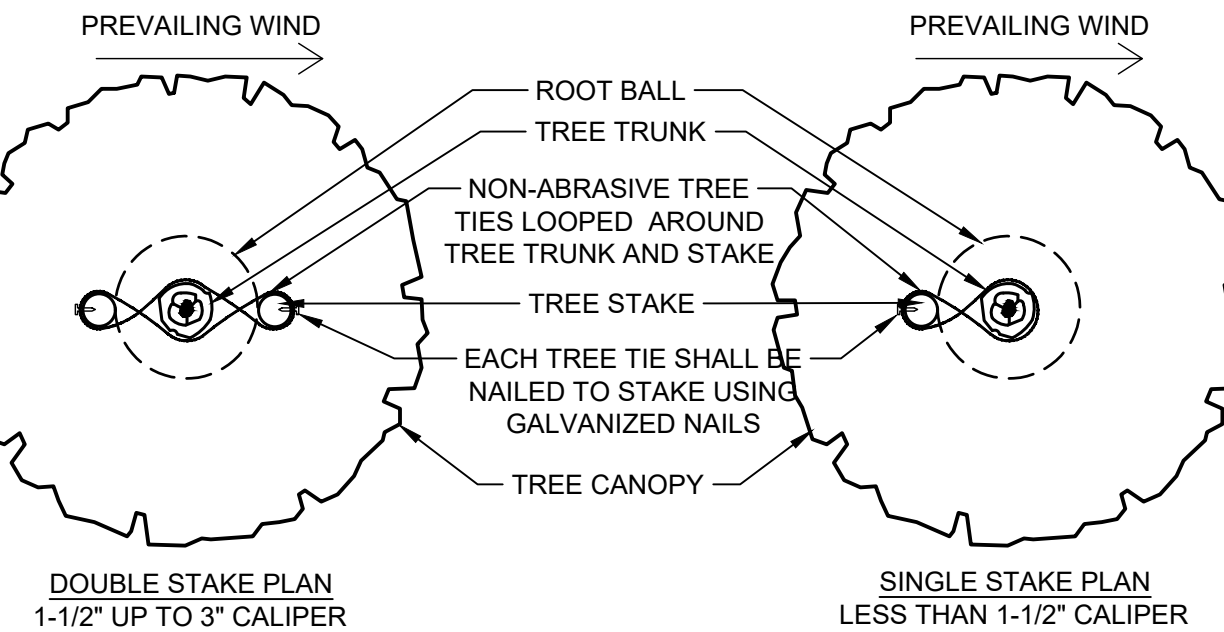
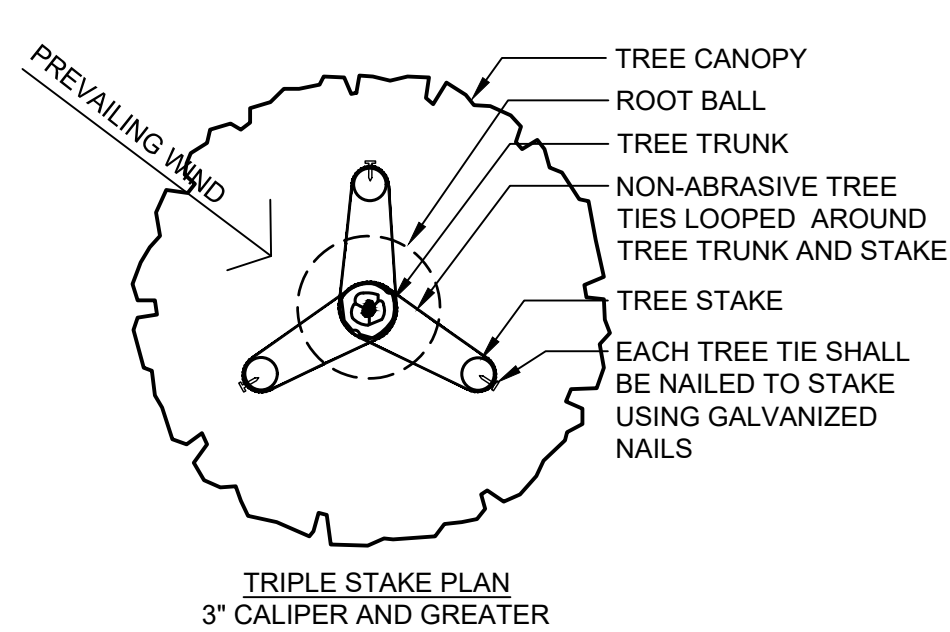


NOTES:
THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



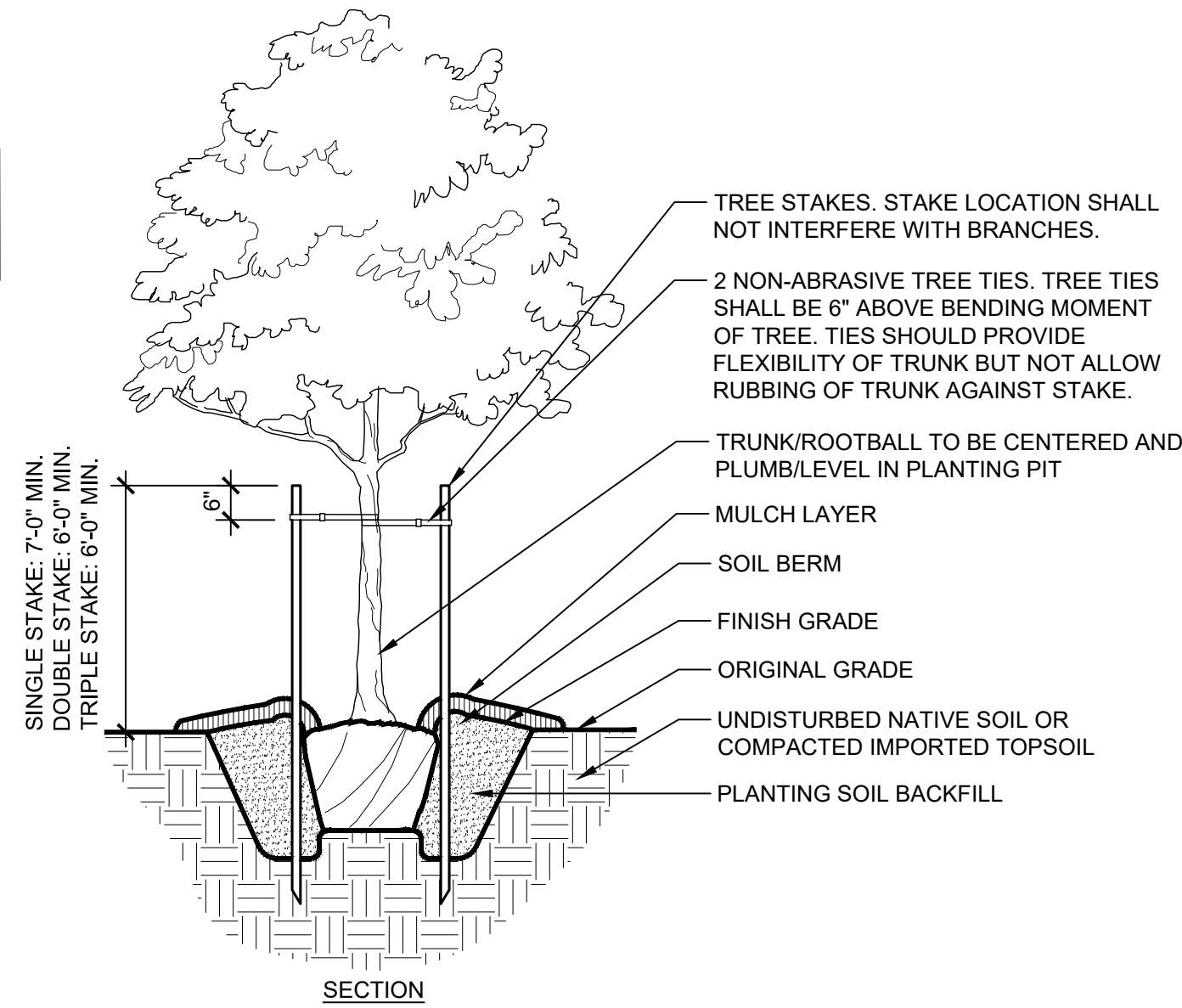
TREE PLANTING (POOR DRAINAGE CONDITION)

N.T.S.



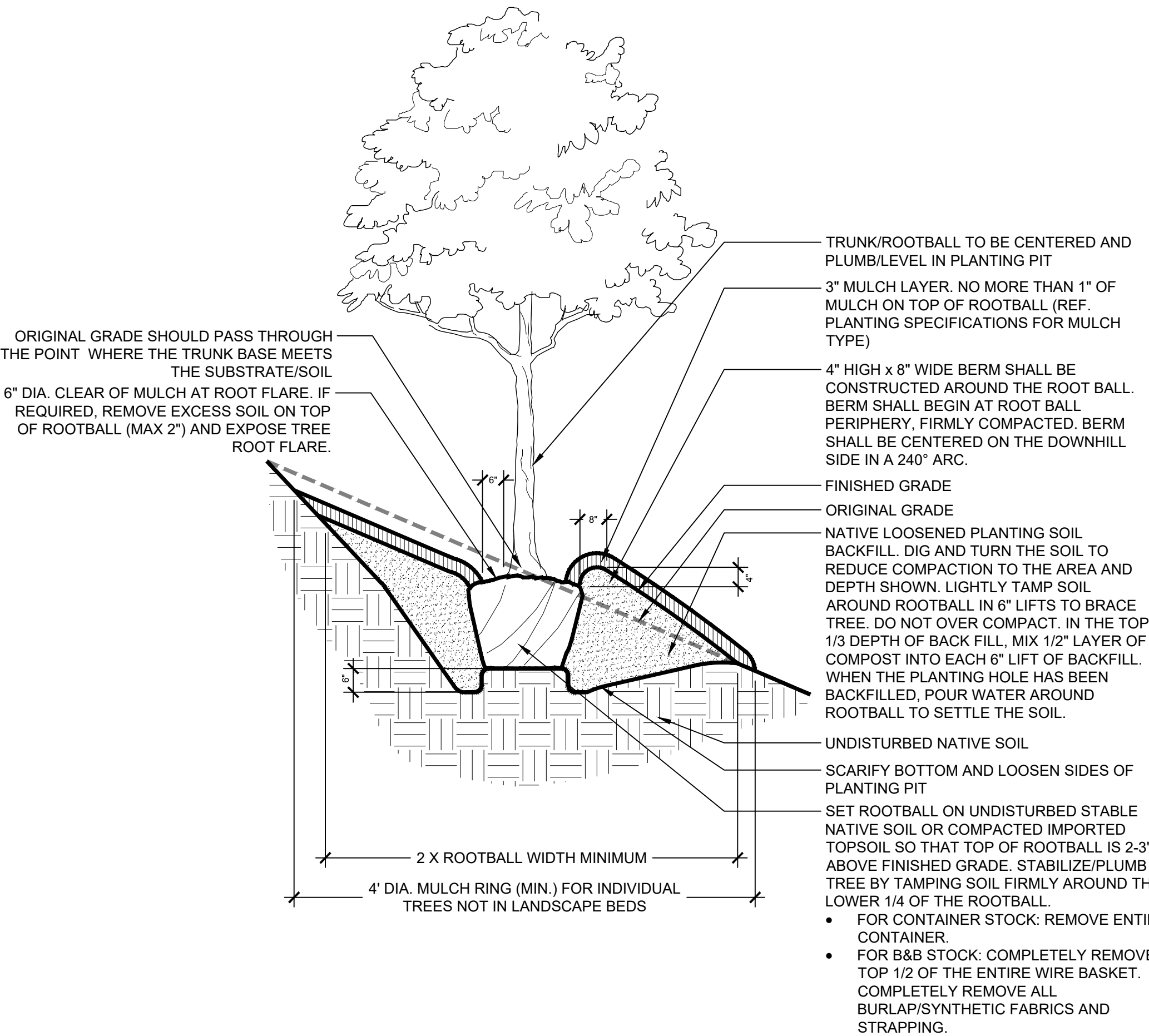
SINGLE STAKE PLAN
LESS THAN 1-1/2" CALIPER

NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



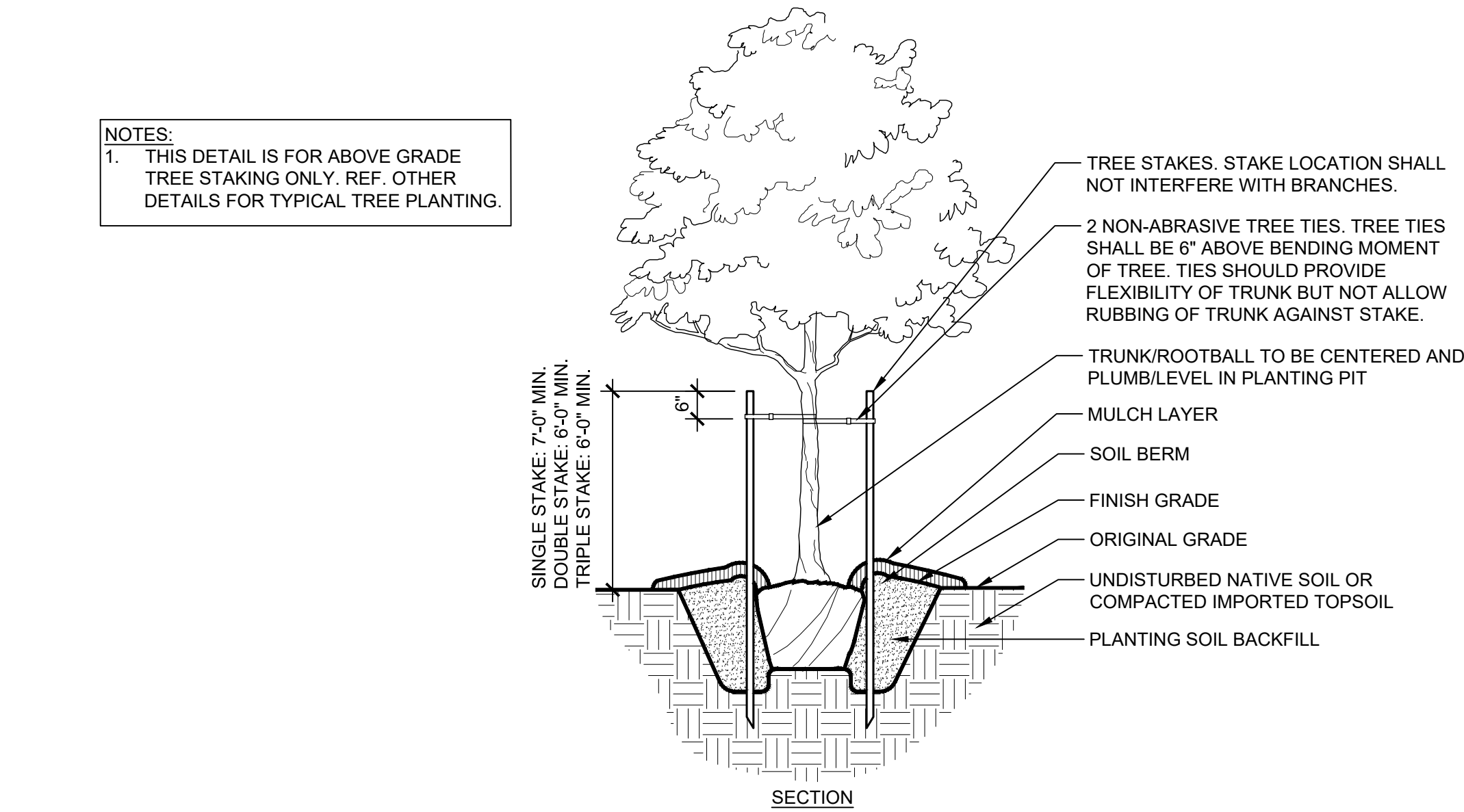
TYPICAL TREE STAKING

1/2" = 1'-0"



TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)

1/2" = 1'-0"



SECTION

TYPICAL TREE PLANTING (UP TO 3" CALIPER)

1/2" = 1'-0"

PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

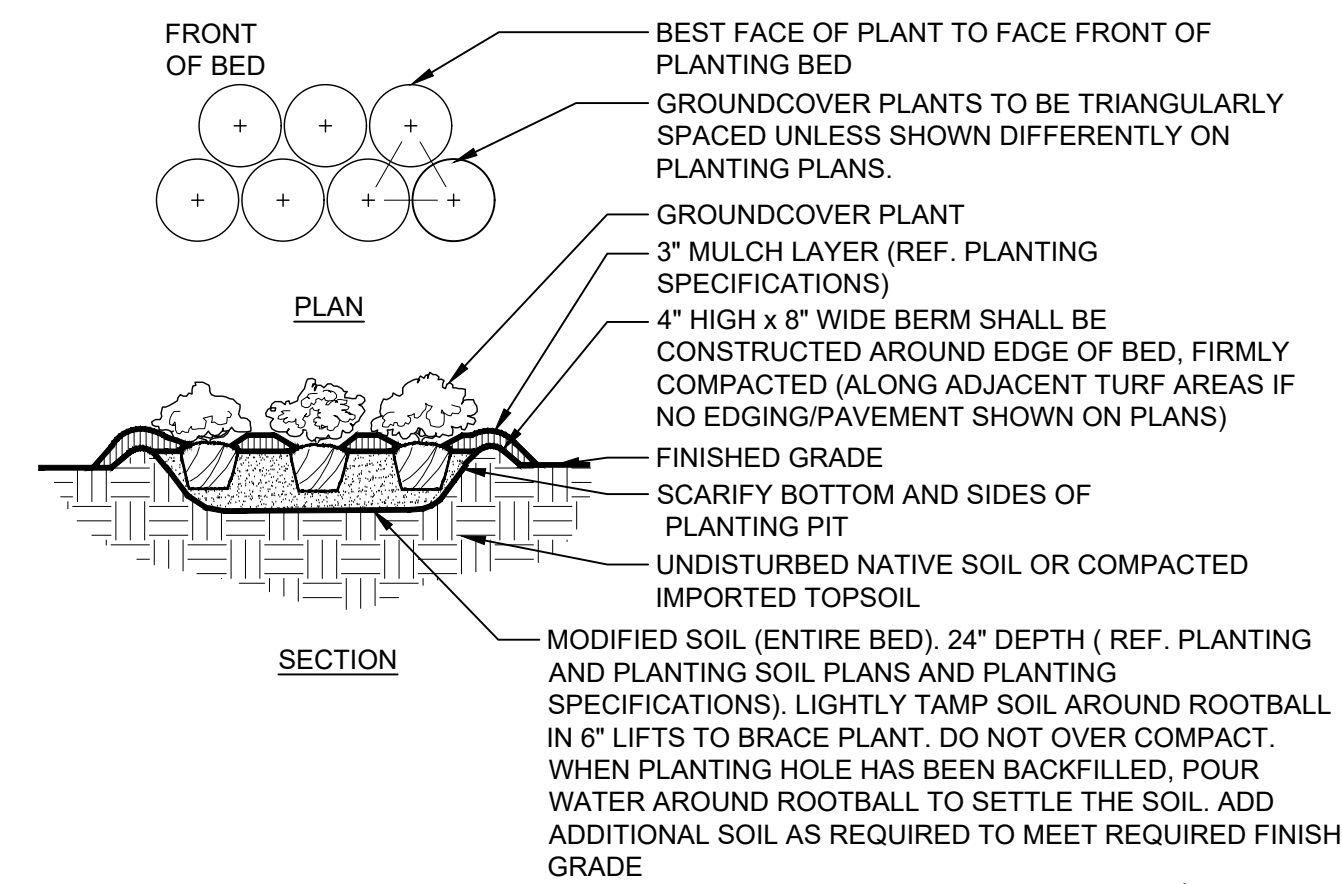
LANDSCAPE
DETAILS

UNIT NO.: N/A
DATE: 4/8/2022
SCALE: AS SHOWN
DRAWN BY: AJS
APPROVED BY: JJK

SHEET NO:

L-101

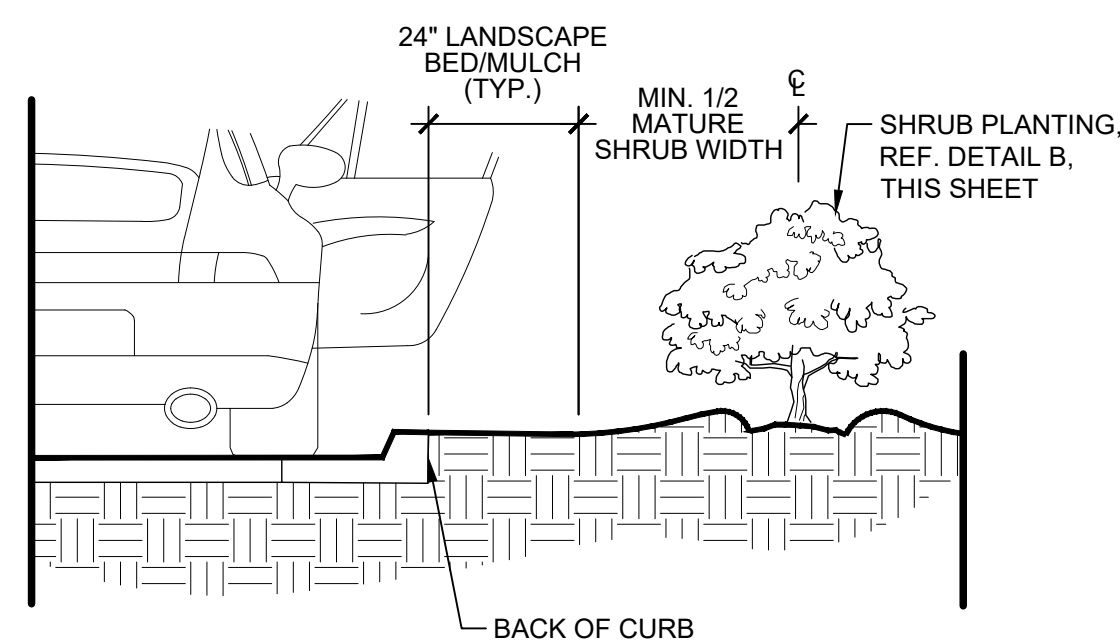




TYPICAL GROUNDCOVER PLANTING

N.T.S.

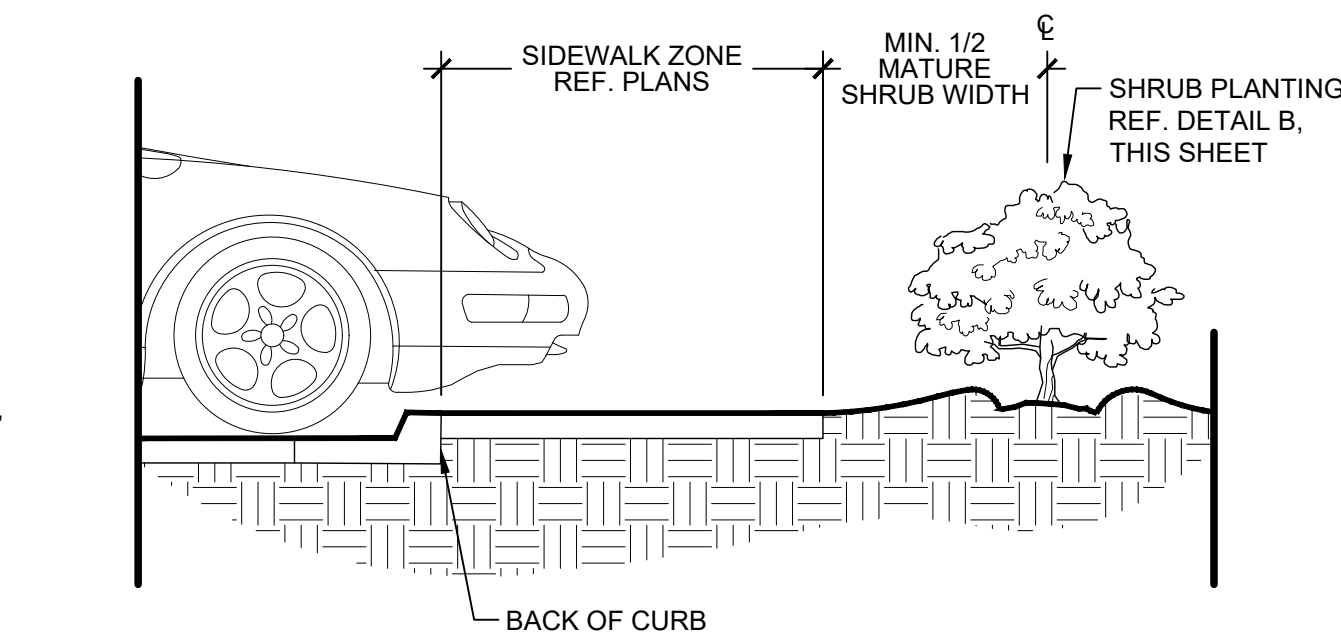
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SHRUB PLANTING AT CURB

N.T.S.

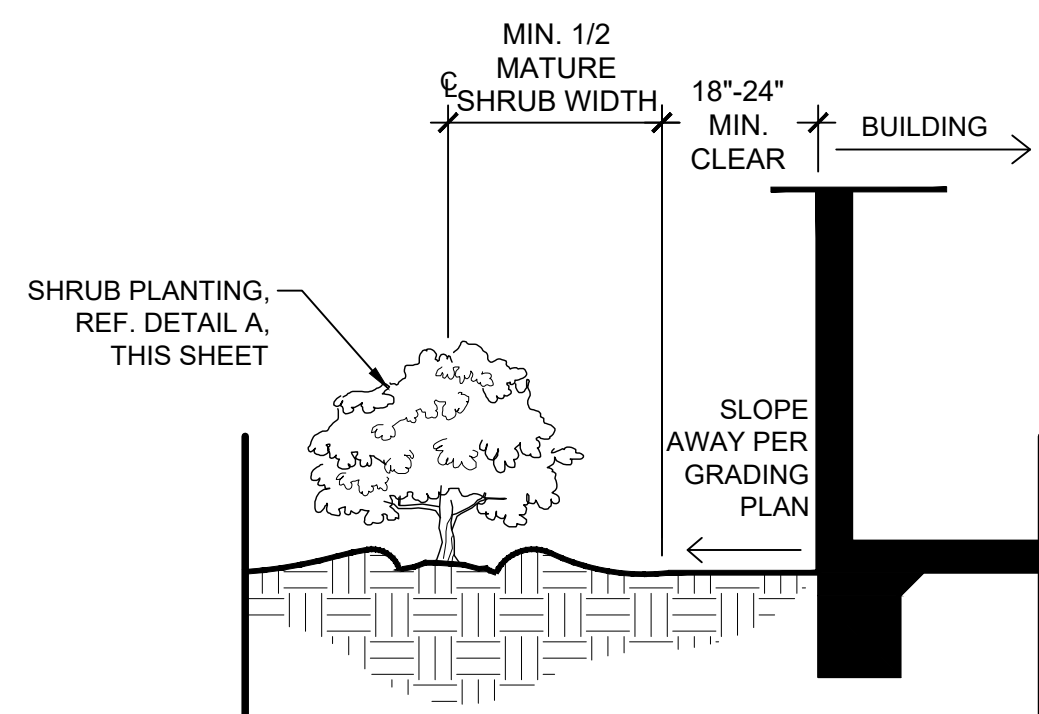
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SHRUB PLANTING AT SIDEWALK

N.T.S.

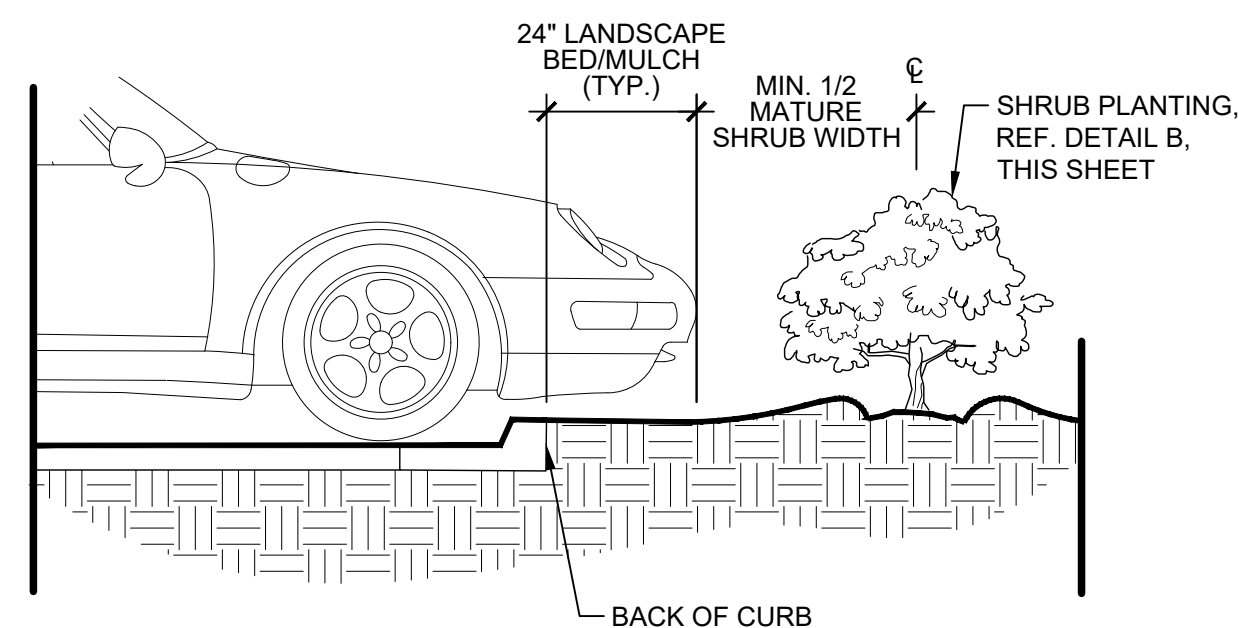
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SHRUB PLANTING AT BUILDING EDGE

N.T.S.

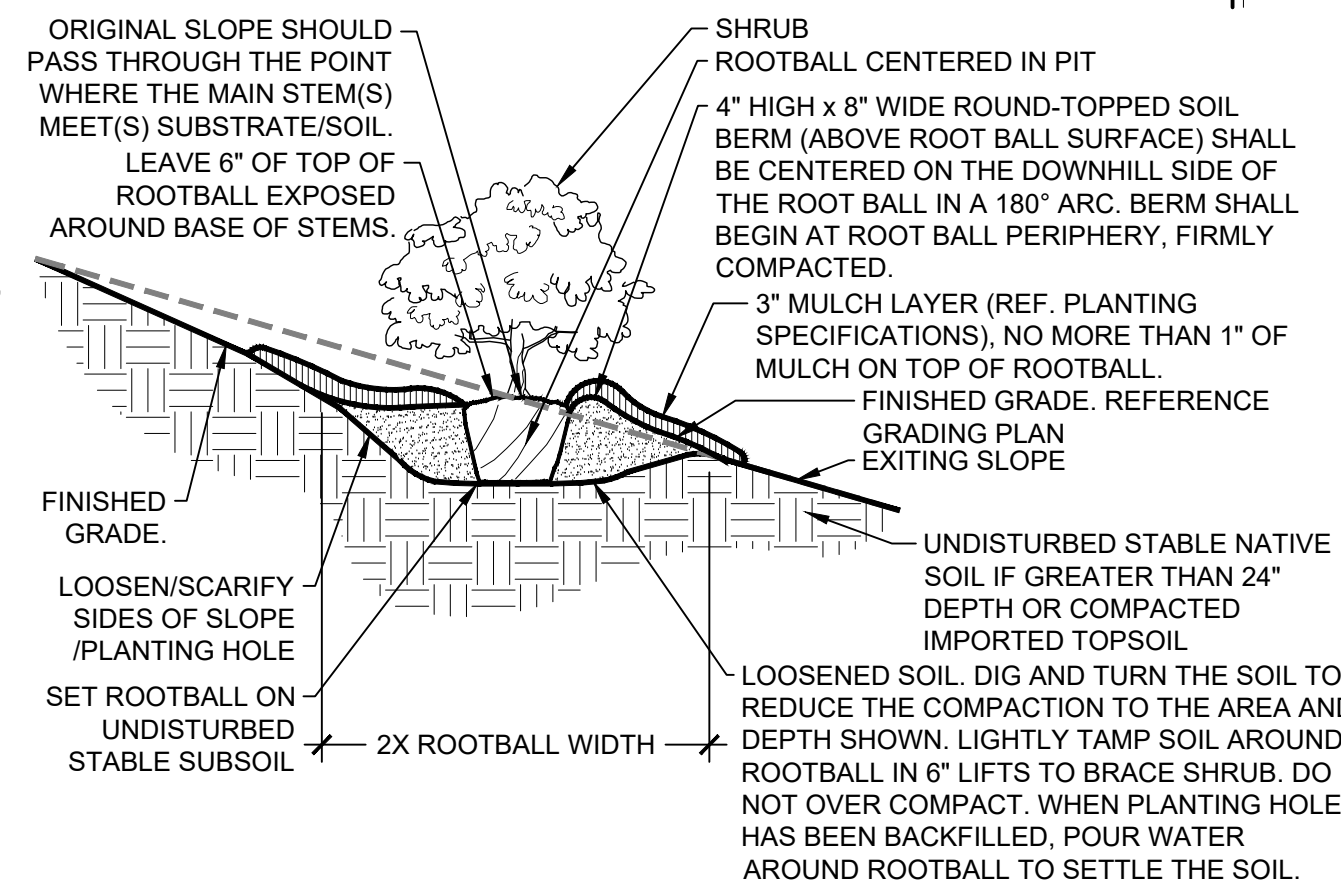
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SHRUB PLANTING AT CURB

N.T.S.

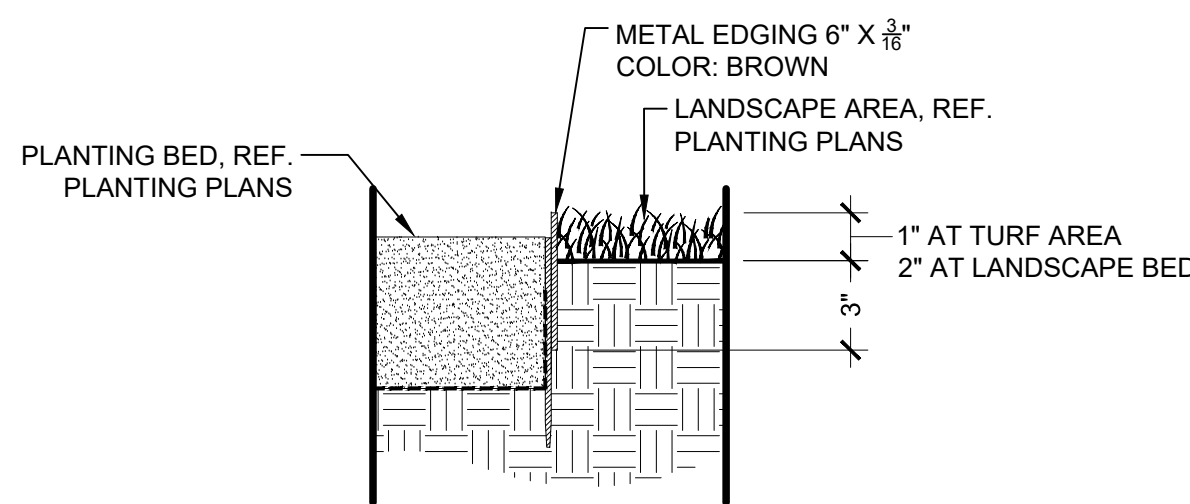
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SHRUB PLANTING ON 5-50% (20:1 TO 2:1) SLOPE

N.T.S.

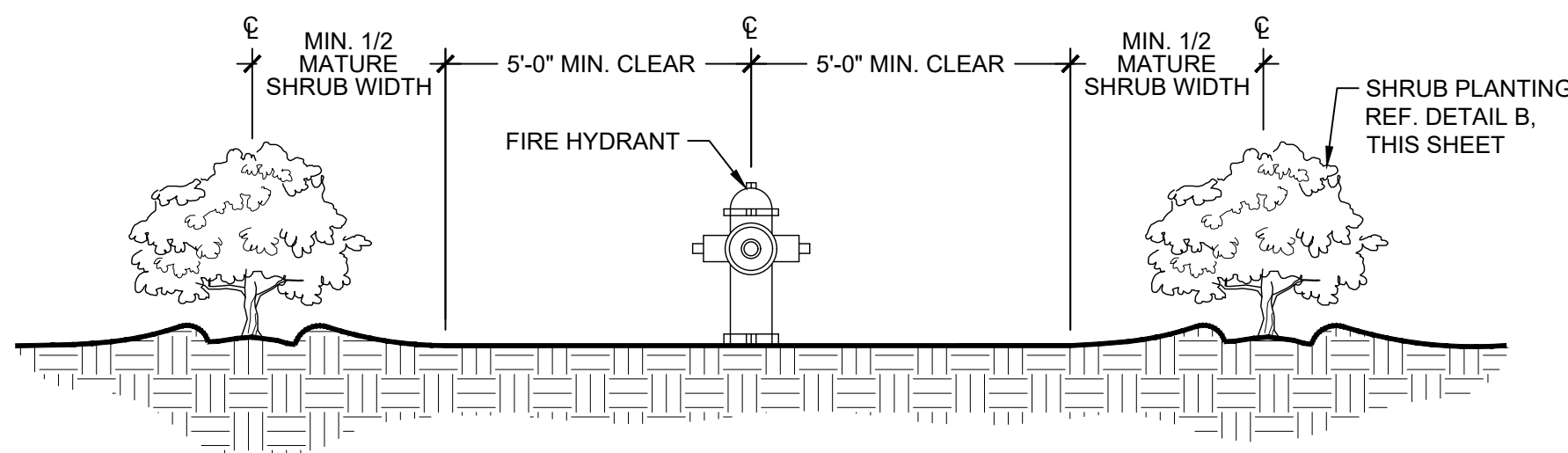
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METAL EDGING AT LANDSCAPE BED

1 1/2\"/>

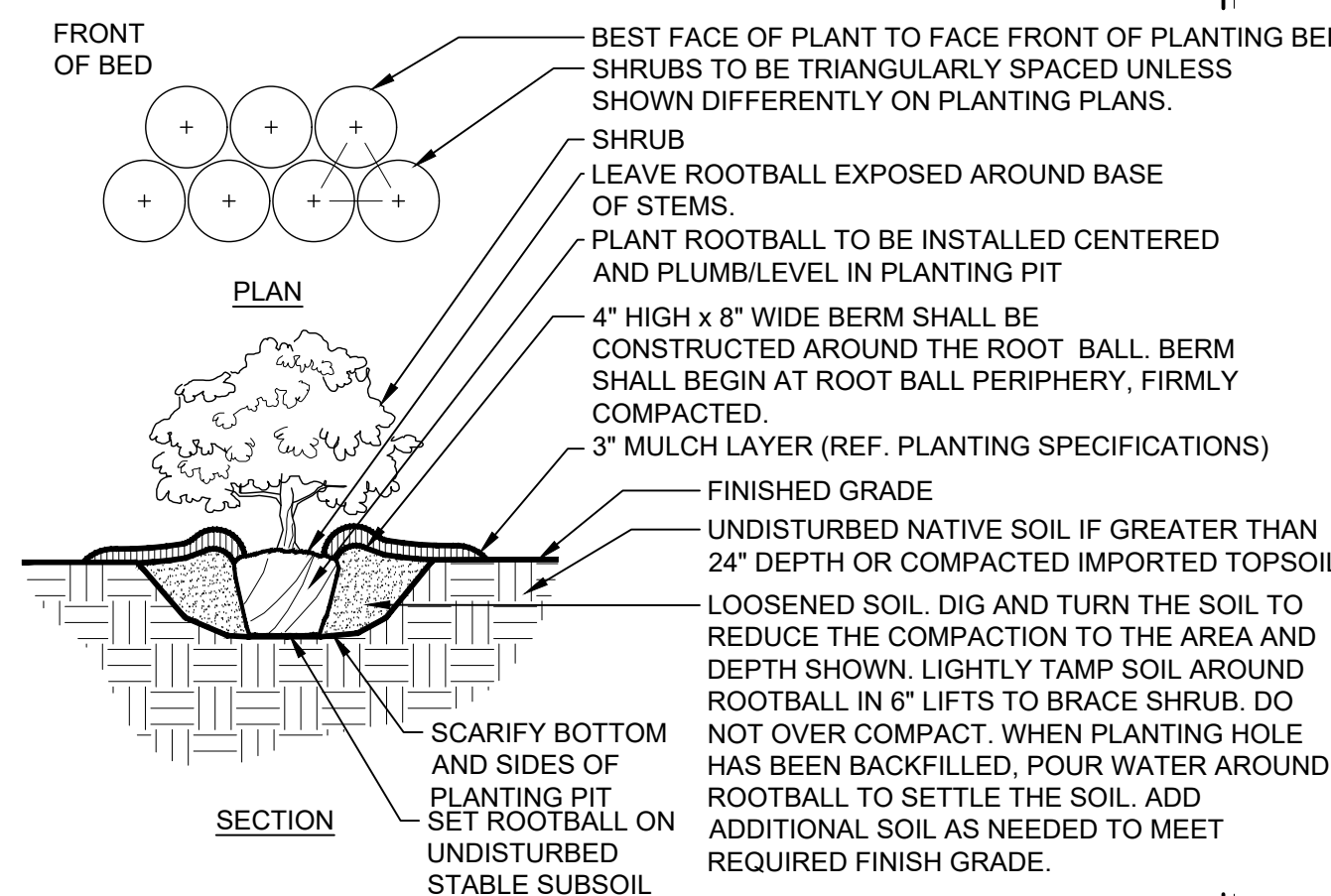
H



SHRUB PLANTING AT FIRE HYDRANT

N.T.S.

D



TYPICAL SHRUB PLANTING

N.T.S.

A

- NOTES
1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
 2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

REVISIONS:	BY	DESCRIPTION
SYN. DATE		

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



SHEET TITLE:

LANDSCAPE
DETAILS

UNIT NO.: N/A
DATE: 4/8/2022
SCALE: AS SHOWN
DRAWN BY: AJS
APPROVED BY: JDK

SHEET NO:

L-102

PLANS PREPARED BY:

Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



A. SCOPE OF WORK

- WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- *WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- *FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY
- H. MULCH
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE-SHREDDED HARDWOOD MULCH.
- I. DIGGING AND HANDLING
1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPROF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 3. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.
- J. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- K. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- L. NATIVE STOCK
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- M. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE
- N. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.
- O. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO THOUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
8. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
9. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
10. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOLINCO SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL SIGN A LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL INSPECTION. IF DIRECTED BY THE OWNER, ROUNDUP SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.
4. SODDING:
 - A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

- SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE OR MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX. SUCH AS WINTER RYE. IF A COLD SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.
1. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
2. LAWN MAINTENANCE:
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SEEDING OF ALL ERODED, SUNKEN OR BARE SPOTS GREATER THAN 12"X12" UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING NECESSARY).
- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.
- Q. CLEANUP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOK-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- R. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDING UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AND CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- S. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE UNWISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF ANY MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

[illegible]

PROJECT:
PT20SS BUILDING
NWQ NW 64TH ST. &
MELODY LN.
PARKVILLE, MO



4/26/2022



SHEET TITLE:

LANDSCAPE SPECIFICATIONS

UNIT NO.: N/A

DATE: 4/8/2023

SCALE: AS SHOWN

DRAWN BY: AJS

APPROVED BY: JDB

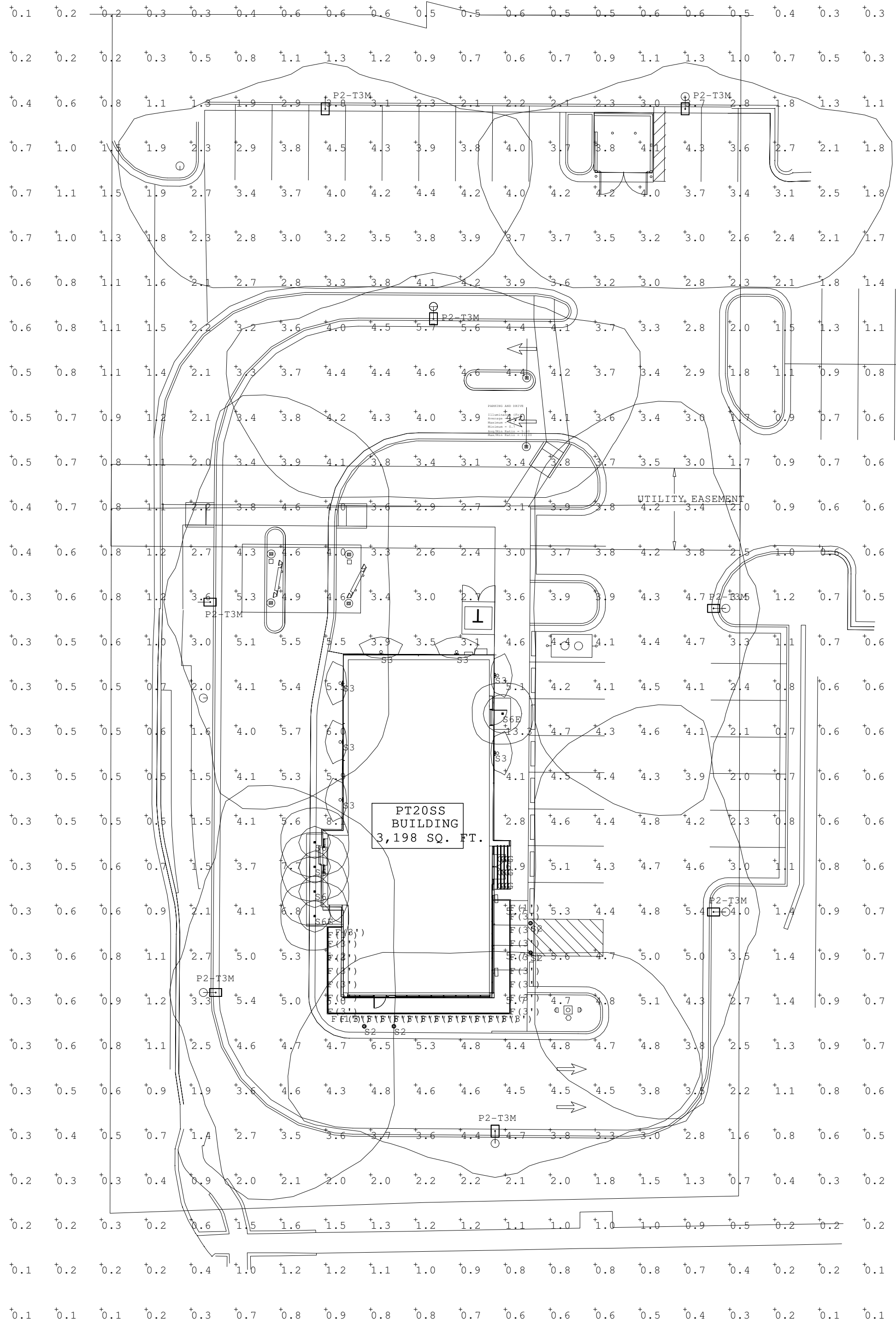
SHEET NO:

L-103



Kimley»»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
816-652-0350



A1 SITE PHOTOMETRIC PLAN
N.T.S.

Notes:

1. Calculation at Grade
2. Based on 27.5' AFG fixture mounting including 2.5' AFG bases.
3. Pole luminaire color to be bronze.

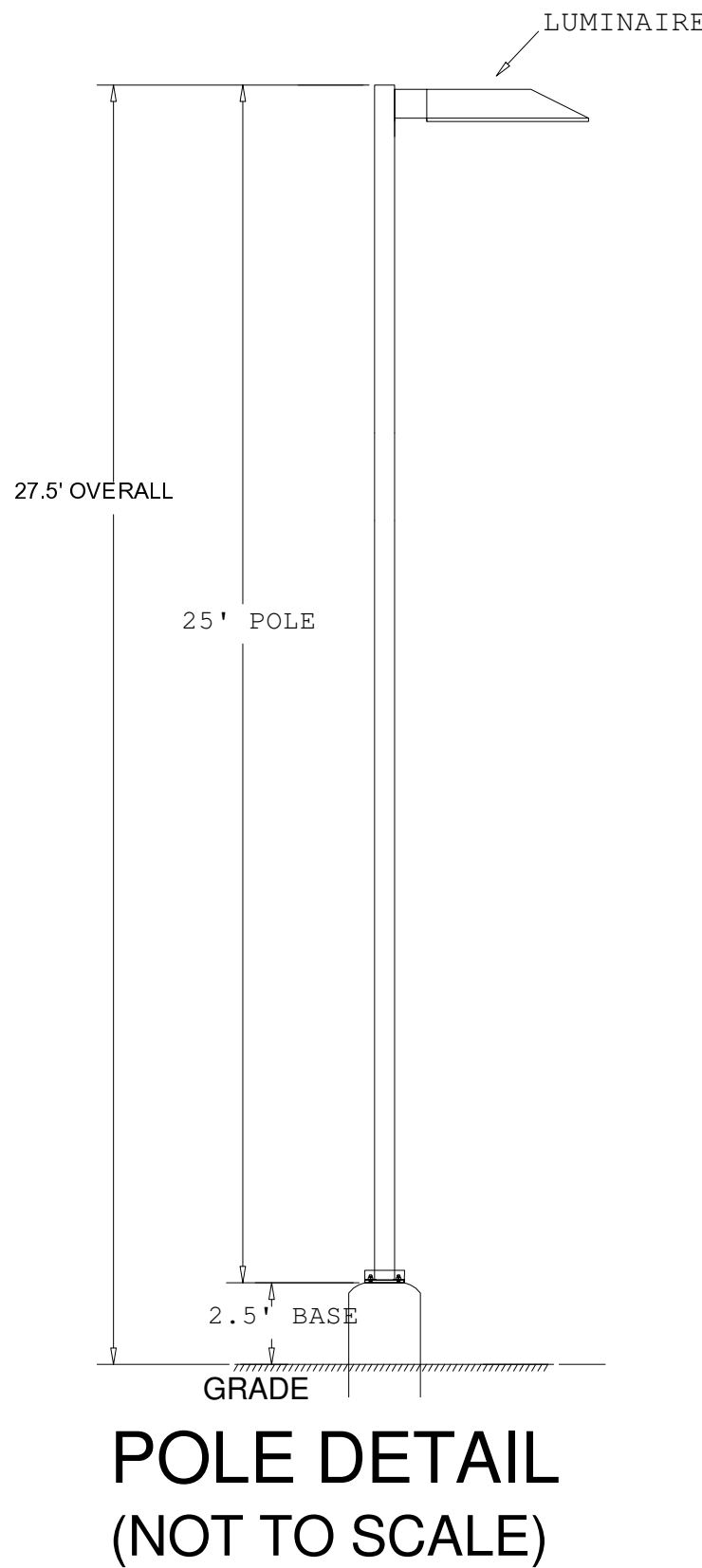
- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.

- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE	Illuminance	Fc	3.92	7.7	0.7	5.60	11.00

Luminaire Schedule						
Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
	3	F(1')	N.A.	SINGLE	0.900	DL 120A30SC-1ft length
	28	F(3')	N.A.	SINGLE	0.900	DL 120A30SC-3ft length
	1	G	340	SINGLE	0.900	LLI-N3_7W-67-DSS-30K-24V
	8	P2-T3M	N.A.	SINGLE	0.900	DSX2 LED P2 40K T3M MVOLT
	4	S2	N.A.	SINGLE	0.900	99777_BEGA_LIT_BOLLARD
	7	S3	N.A.	SINGLE	0.900	DSXW1 LED 10C 530 40K T3M MVOLT
	3	S6	N.A.	SINGLE	0.900	LDN4SQ 40_15 LS4AR LSS
	2	S6E	N.A.	SINGLE	0.900	LDN4SQ 40_15 LS4AR LSS



GENERAL NOTES	
A. REFER TO ELECTRICAL LIGHT FIXTURE SCHEDULE ON SHEET E6.1 FOR LIGHT FIXTURE ELECTRICAL INFORMATION.	

Luminaire Location Summary				
LumNo	Label	Height	Tilt	Roll
1	F(1')	12	0	90
2	F(1')	12	0	90
3	F(1')	12	0	90
4	F(3')	12	0	90
5	F(3')	12	0	90
6	F(3')	12	0	90
7	F(3')	12	0	90
8	F(3')	12	0	90
9	F(3')	12	0	90
10	F(3')	12	0	90
11	F(3')	12	0	90
12	F(3')	12	0	90
13	F(3')	12	0	90
14	F(3')	12	0	90
15	F(3')	12	0	90
16	F(3')	12	0	90
17	F(3')	12	0	90
18	F(3')	12	0	90
19	F(3')	12	0	90
20	F(3')	12	0	90
21	F(3')	12	0	90
22	F(3')	12	0	90
23	F(3')	12	0	90
24	F(3')	12	0	90
25	F(3')	12	0	90
26	F(3')	12	0	90
27	F(3')	12	0	90
28	F(3')	12	0	90
29	F(3')	12	0	90
30	F(3')	12	0	90
31	F(3')	12	0	90
32	G	12	0	0
33	G	12	0	0
34	G	12	0	0
35	G	12	0	0
36	G	12	0	0
37	G	12	0	0
38	G	12	0	0
39	G	12	0	0
40	G	12	0	0
41	G	12	0	0
42	G	12	0	0
43	G	12	0	0
44	P2-T3M	27.5	0	0
45	P2-T3M	27.5	0	0
46	P2-T3M	27.5	0	0
47	P2-T3M	27.5	0	0
48	P2-T3M	27.5	0	0
49	P2-T3M	27.5	0	0
50	P2-T3M	27.5	0	0
51	P2-T3M	27.5	0	0
52	S2	3	0	0
53	S2	3	0	0
54	S2	3	0	0
55	S2	3	0	0
56	S3	12	0	0
57	S3	12	0	0
58	S3	12	0	0
59	S3	12	0	0
60	S3	12	0	0
61	S3	12	0	0
62	S3	12	0	0
63	S6	9.5	0	0
64	S6	9.5	0	0
65	S6	9.5	0	0
66	S6E	7.83	0	0
67	S6E	9.5	0	0

REV	DESCRIPTION	DATE

PROTOTYPE PT20S-STRETCH

NW 64ST & MELODY LN

PARKVILLE, MO 64152

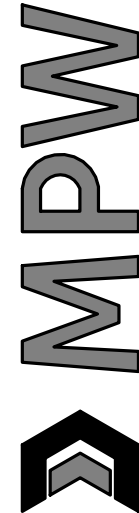


Project No.: 2020XX-XXX
Client Project No.: KMO802

Drawing Title:
SITE PHOTOMETRIC PLAN

Date: 04/07/22 Phase: 60% SET
Designed: XXX
Drawn: XXX
Checked: XXX

E1.2



MPW ENGINEERING, LLC
110 W. 7TH STREET • SUITE 600 • TULSA, OK 74119
(918) 582-4088 • (918) 582-4087 FAX
COA# 2003014901



April 25, 2022

Stephen Lachky
City of Parkville
8880 Clark Avenue
Parkville, MO 64152

**Re: Whataburger- Parkville Major Site Plan
NWQ NW 64th St & Melody Lane
Parking Justification Letter**

Dear Mr. Lachky,

This letter is being provided to explain the reasoning behind the parking lot design at the Whataburger site in Parkville. Specifically, the proposed site consists of 31 spaces, whereas the Parkville Municipal code requires 59 parking spaces for a facility this size.

A shared parking agreement exists between the proposed site and the adjacent existing retail stores. The retail building is about 6,070 sq ft. According to the municipal code, the site would require 5 spaces per 1,000 sq ft, resulting in 31 required parking spaces. They currently provide 60 spaces.

The proposed site is at a parking deficit of 28 spaces, but the existing site provides 29 additional spaces from code. Due to the shared parking agreement, the overall development meets municipal code requirements.

Sincerely,
Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink that reads "A W Gribble IV".

Andrew W. Gribble IV, P.E.
Project Manager