



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, September 9, 2025 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the September 9, 2025, regular meeting agenda.
- B. Approve the minutes for the August 12, 2025, regular meeting

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for three (3) parcels between Thousand Oaks and NW River Rd from Platte County "AG" Agricultural District to Parkville City "R-3" Single-Family Residential. (Case No. PZ2025-22); *Forest Park Development, Applicant.*

6. Regular Business

- A. Application for Subdivision - Final Plat for The Estates at Thousand Oaks 1st Plat. (Case No. PZ2025-24); *Forest Park Development, Applicant.*
- B. Application for Subdivision - Final Plat for The Estates at Thousand Oaks 2nd Plat. (Case No. PZ2025-25); *Forest Park Development, Applicant.*
- C. Application for Major Site Plan for Fresh Karma Dispensary, a marijuana dispensary generally located at the southeast corner of Highway 45 and Ensign Dr in Parkville, MO 64152. (Case No. PZ2025-20); *Daniel Vargas, The Plan Consultant, LLC, Applicant.*

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, September 16 and October 7 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: Awaiting Applications
 - Planning & Zoning Commission Regular Meeting: Tuesday, October 14 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, August 12, 2025 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:31 PM.

2. Roll Call

Commissioners Present:

Michael Wright
Barbara Wassmer
R. Douglas Krtek
Walt Lane
Spencer Keesee
Andrew Barchers
Gareld Butler
Timothy Cahill

Absent:

Jackson Kutey

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner
Alexa Barton, City Administrator
John Mautino, City Attorney

3. General Business

A. Approval of the August 12, 2025, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 8-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill

NOES: None

ABSTAIN: None

B. Approve the minutes for the June 10, 2025, regular meeting

ACTION: Spencer Keesee moved to approve, Timothy Cahill seconded. Motion Passed: 8-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for a portion of the property addressed as 14352 NW River Rd, generally located south of Thousand Oaks 16th Plat near Thousand Oaks Dr from Platte County "AG" Agricultural District to Parkville City "R-3" Single-Family Residential. (Case No. PZ2025-17); *Forest Park Development, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Senior Planner, presented an overview of the rezoning application.

QUESTIONS & CLARIFICATIONS

Commissioners Krtek and Lane inquired why this property wasn't platted earlier. Commissioner Lane asked about the contractual obligations.

DEVELOPER'S PRESENTATION

David Barth, Forest Park Development, Applicant, stated that this parcel stayed unzoned for 7.5 years after purchase as part of a deal with the former property owner. He stated he wanted the houses on these property to be set farther back due to topography. He stated that there were plans to develop the remainder of the property, but there would be green behind the development on these rezoned lots. Mr. Barth stated that the contract with the previous property owner has lapsed and he has full control of the property at this time.

PUBLIC HEARING

No public comment.

MOTION

ACTION: Walt Lane moved to recommend approval, Barbara Wassmer seconded.
Motion Passed: 8-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill

NOES: None

ABSTAIN: None

6. Regular Business

7. Other Business

- A. 2026 Community Development Budget and Capital Improvement Program (CIP)
Alexa Barton, City Administrator, and Cindy Gray, Finance Director, presented an overview of the 2026-2030 Capital Improvement Program (CIP). She stated that projects over \$50,000 go through the CIP. She highlighted the Highway 45 Entry Monument Sign.

Commissioner Lane asked about the location of the sign. Ms. Barton stated it would be in a similar location to the existing sign. Ms. Barton stated that there was discussion among the Board of Aldermen about the need for a Housing and Density Study. Commissioner Keesee asked about the population data for the Housing and Density Study. Director Lachky responded that the study would look at the existing ACS 5-year data as well as forecast out the population. Chair Wright stated he would prioritize the Housing and Density Study over the Update to the Highway 45 Corridor. Commissioner Butler stated that a Housing and Density Study doesn't make sense while there isn't much land within the city limits for development. Commissioner Barchers stated that the forecasting could provide data as decisions are made about annexation. Ms. Barton stated that the document is updated yearly and budget amounts are evaluated yearly. Commissioner Krtek inquired about Platte County assisting in the cost of the Highway 45 Corridor Update. Commissioner Butler stated that he would like the Housing and Density Study look at future areas of the City and what development we would want in those areas. Commissioner Cahill stated that he would like the design and aesthetic of Route 9 through downtown to be enhanced beyond the project from 45 Highway to Lakeview Dr.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, August 19 and September 2 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: Awaiting Applications
- Planning & Zoning Commission Regular Meeting: Tuesday, September 9 at 5:30 p.m.

8. Adjournment

Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

 Stephen Lachky, AICP
 Community Development Director

 Date

 Brad Stanton, AICP
 Senior Planner

 Date



Staff Analysis

- Agenda Item: 5.A
- Proposal: Application for Zoning Map Amendment for three (3) parcels between Thousand Oaks and NW River Rd from Platte County "AG" Agricultural District to Parkville City "R-3" Single-Family Residential.
- Staff Recommendation: Approval
- Case No: PZ 2025-22
- Applicant & Owner: Forest Park Development
- Location: Generally located between Thousand Oaks and NW River Rd
- Existing Zoning: Platte County "AG" Agricultural District
- Proposed Zoning: "R-3" Single-Family Residential
- Parcel #s: Platte County parcels #20-9.0-31-000-000-001.001, 20-9.0-32-000-000-003.000, and 20-9.0-29-000-000-010.001
- Exhibits:
- A. This Staff Analysis
 - B. Application
 - 1. Application for Zoning Map Amendment
 - 2. Rezoning Exhibit (prepared by Renaissance Infrastructure Consulting)
 - C. Subject Area Property Map
 - D. Additional exhibits as may be presented at the public hearing
- By Reference:
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/43721688>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts
 - B. Parkville 2040 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 Landmark newspaper on August 27, 2025
 - E. Hearing notice sign staked on subject property

F. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

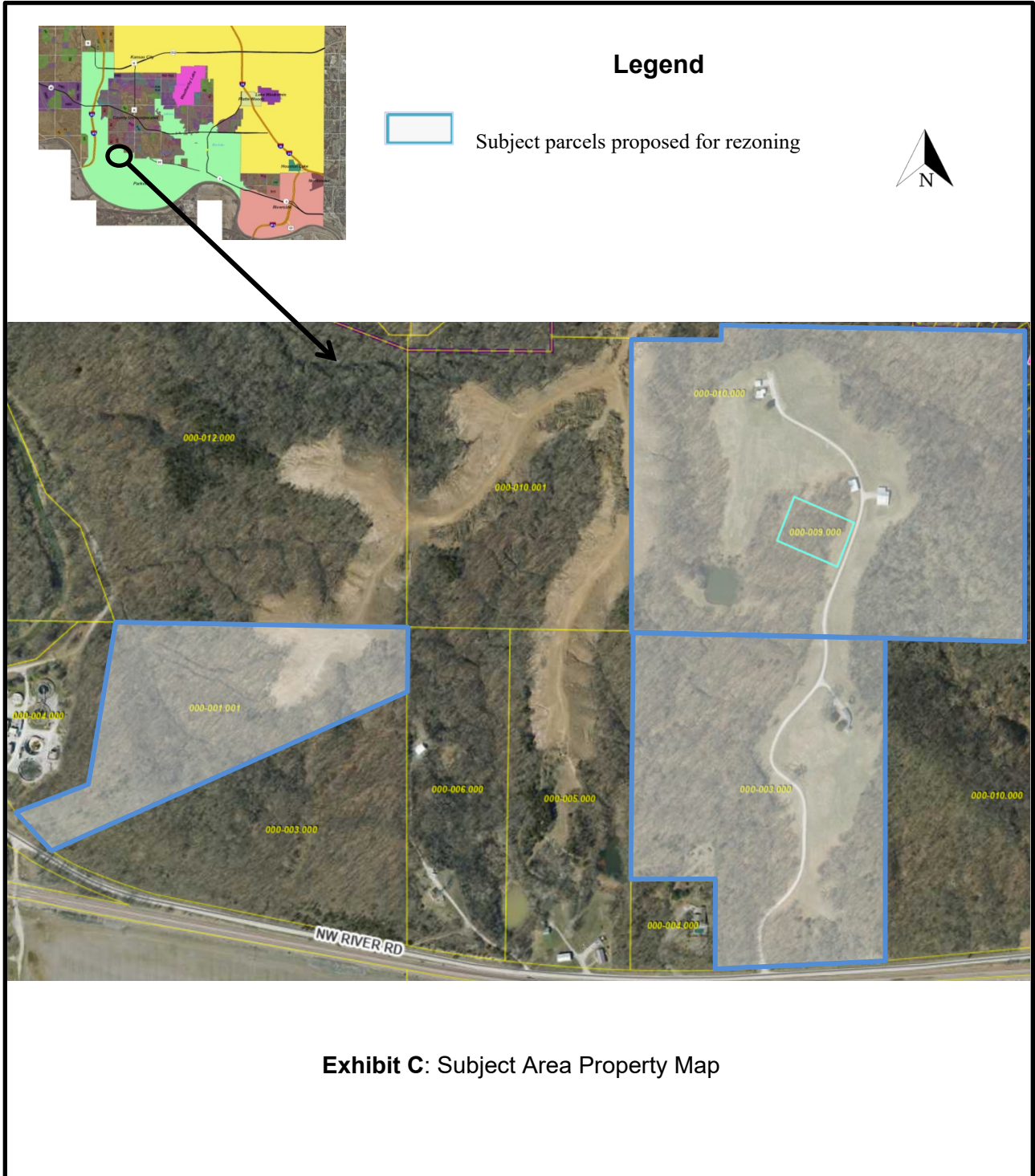
Comments

Received:

No written comments have been received by the Community Development Department as of the completion of this staff analysis on September 5, 2025.

Overview

The applicant proposes a zoning map amendment to rezone three (3) parcels of land (100.4 acres, more or less) generally located between the Thousand Oaks neighborhood and NW River Rd, from Platte County “AG” Agricultural District to “R-3” Single-Family Residential.



Background

The applicant is requesting to rezone three (3) parcels totaling 100.4 acres, more or less, south of the Thousand Oaks neighborhood to Parkville “R-3” Single-Family Residential. This would allow the applicant to continue development similar to the surrounding Thousand Oaks subdivision. The eastern property contains a single-family residence and accessory outbuildings. The western property is currently undeveloped.

The subject property maintained its Platte County “AG” Agricultural District zoning upon its annexation into the corporate limits of the City of Parkville. As a policy, Parkville has required these properties to be rezoned to a City of Parkville zoning district prior to development.

General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable “R-3” zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Landmark newspaper, on August 27, 2025; 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.

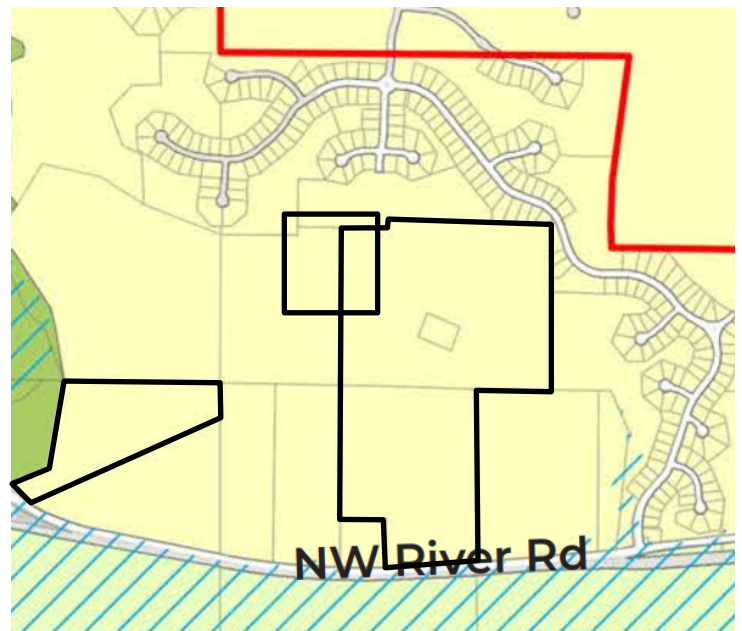
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff’s findings and conclusions.

- 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 relationship with uses existing or anticipated in surrounding districts.**

The *Parkville 2040 Master Plan* (adopted May 11, 2021) projects a Low-Density Residential future land use for the subject parcels proposed for rezoning. This future land use category is for single-family detached residential. The proposed land use is consistent with the future land use projection.

Planning Boundary	Support Commercial
City Limits	Regional Commercial
Nearby City Limits	Business Park
Floodplain	Mixed-Use
Open Space / Agriculture	Downtown Mixed-Use
Low-Density Residential	Park University Mixed-Use
Medium-Density Residential	City / Public / Semi-Public
High-Density Residential	Parks & Recreation
Neighborhood Commercial	

The figures above/right are excerpts from the Future Land Use Map from the adopted *Parkville 2040 Master Plan*. The subject property parcel area is outlined in black. The light yellow color represents the Low-Density Residential future land use projection.



- 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 lies at the southern edge of Thousand Oaks development. The surrounding properties are zoned "R-3" Single-Family Residential and are developed as single-family detached homes. Staff believes this proposed rezoning to "R-3" Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

- 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.**

This application furthers the intent of the "R-3" Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are developed similarly to the broader Thousand Oaks subdivision. Rezoning this property to "R-3" supports the "R-3" zoning of the surrounding properties and their ability to develop as a single-family residential neighborhood.

- 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 applicant is proposing single-family residential development, as allowed by the Code. The development will be similar to the adjacent Thousand Oaks neighborhood.

- 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 will develop at the same intensity as the existing Thousand Oaks subdivision. Installation of public infrastructure will be required as part of the platting and building permitting process. Staff does not find this rezoning will negatively impact the ability of the City or other government agencies to provide any services, facilities, or programs that may be required.

- 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 believes the development of the property will have a similar impact as the surrounding Thousand Oaks neighborhood. Developing these subject properties with a low-density residential land use is consistent with the Future Land Use map of the *Parkville 2040 Master Plan*.

- 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.**

Staff has evaluated the application against the requirements of the City Municipal Code as well as the recommendations of the *Parkville 2040 Master Plan*.

- 8. 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

Following review, staff recommends approval of the Application for Zoning Map Amendment for the subject property parcels 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 Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, 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 be forwarded to the Board of Aldermen on October 7, 2025 for final action.

End of Memorandum



Brad Stanton, AICP
Planner

9/5/2025

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: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Owner(s), if different from applicant(s)
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer/Surveyor(s) preparing legal description
 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 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) _____ **Date:** _____
Property Owner's Signature (Required) _____ **Date:** _____

2. Property Information

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

Property address / general location:

Parcel ID Number: _____
 Present zoning: _____ Proposed zoning: _____
 Present use of the property:

Length of use:

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:	North:
South:	South:
East:	East:
West:	West:

Attach a narrative addressing:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. 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. 2. 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. 3. 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. | <ol style="list-style-type: none"> 4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards. 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. 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. 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. 8. 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 \$500.00. 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 Only

Application accepted as complete by: _____
Name/Title Date

Application Fee (26.0000): \$ _____ By: Check # _____ MO# _____
 Date Paid: _____ Credit Card _____ Cash _____
 Payment by: _____ Received by: _____
 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: _____

- Legend**
- Parcel(s) to be Rezoned from AG to R-3
 - Parcel(s) Rezoned in 2023

1/4" = 60' A/E
Pg. 610

1/4" = 60' SS/E & 60' A/E
Bk. 1116, Pg. 610

1/4" = 30' SS/E & 30' A/E & 50' TC/E
Bk. 1116, Pg. 610

PID: 20-9.0-31-000-004.000
PLATE COUNTY REGIONAL SEWER DISTRICT
Bk. 862, Pg. 955

PID: 20-9.0-30-000-012.000
OWNER: FOREST PARK DEVELOPMENT COMPANY
Bk. 1030, Pg. 214

PID: 20-9.0-31-000-000-001.001
OWNER: FOREST PARK DEVELOPMENT COMPANY LLC
Bk. 1030, Pg. 214

PID: 20-9.0-31-000-000-003.000
OWNER: DUNAGAN MANAGEMENT, LLC
Bk. 1091 Pg.297

PID: 20-9.0-32-000-000-006.000
OWNER: RICHARD G. BRULL, et. al.
Bk. 949, Pg. 40

PID: 20-9.0-32-000-000-005.000
OWNER: FOREST PARK DEVELOPMENT, LLC
Bk. 1028, Pg. 720

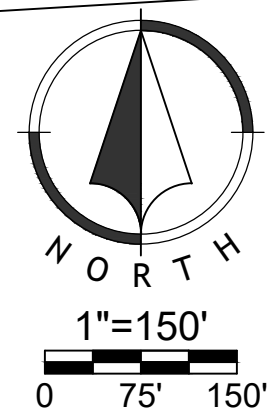
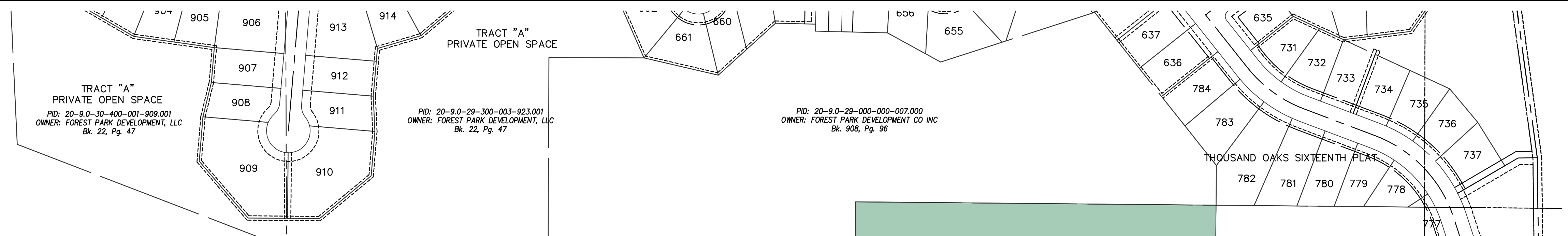
PID: 20-9.0-32-000-000-003.000
OWNER: FOREST PARK DEVELOPMENT COMPANY
Bk. 1265 Pg.464

PID: 20-9.0-32-000-000-003.000
FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC
Bk. 1239, Pg. 17 & Bk. 1239, Pg. 108

PID: 20-9.0-32-000-000-010.000
OWNER: JENKINS FAMILY FARM
Bk. 1169 Pg.355

ELECTRIC ESM'T.
Bk. 776, Pg. 625
PID: 20-9.0-32-000-000-004.000
OWNER: PATTI L. CUNNINGHAM, TRUST
Bk. 762, Pg.195

OWNER: FOREST PARK DEVELOPMENT, LLC
Bk. 1028, Pg. 720



Zoning Exhibit
22-0138
The Estates at Thousand Oaks
Parkville, Platte County, Missouri

Zoning Exhibit

NO.	DATE	REVISION
01	08/25/25	1st Submittal

DRAWN BY: ACC CHECKED BY: DJB

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108 www.riic-consult.com
 816.800.0950
 MO Certificate of Authority: E-2010033830

Sheet
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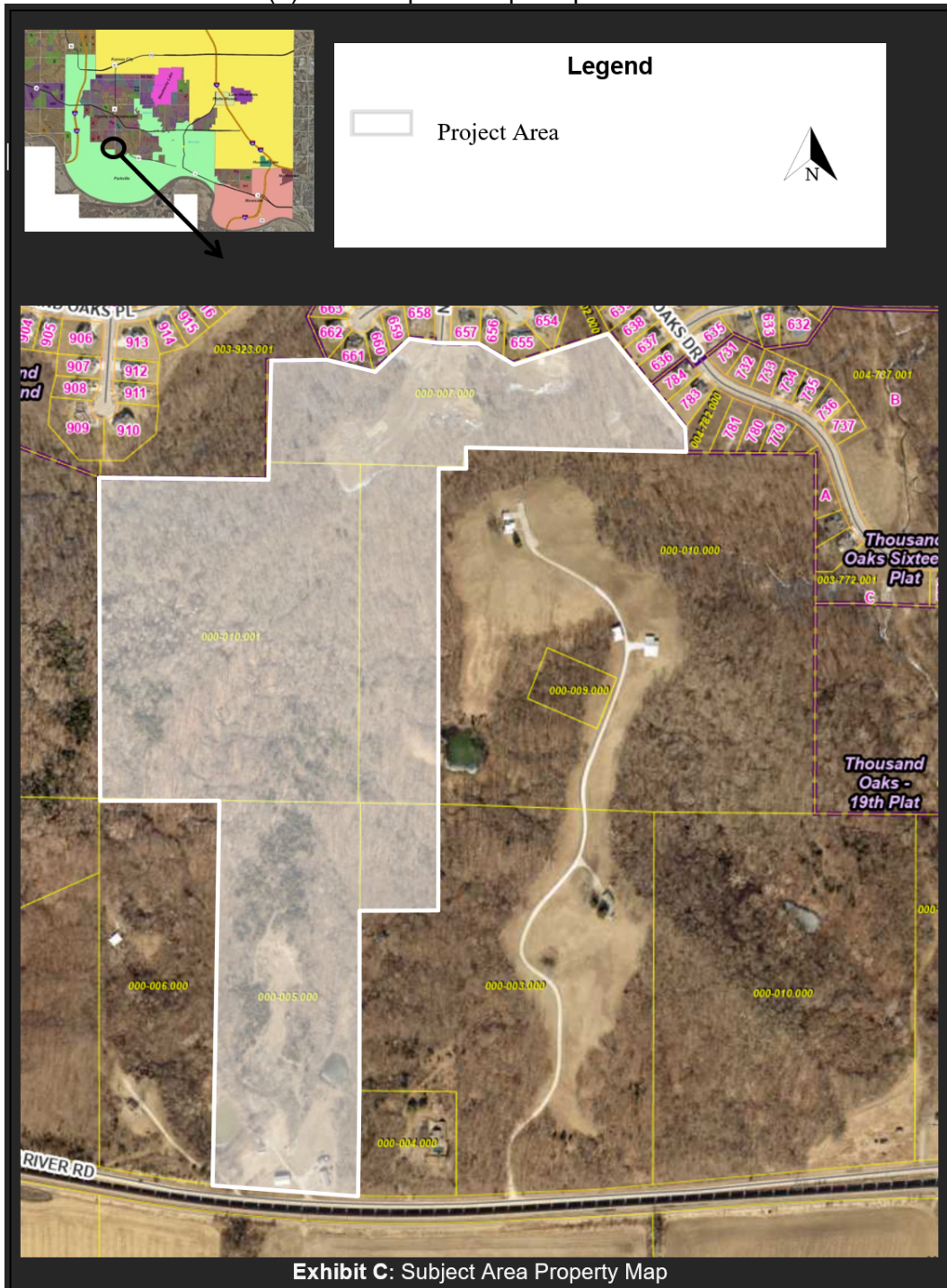
Staff Analysis

- Agenda Item: 6.A
- Proposal: Application for Subdivision – Final Plat for The Estates at Thousand Oaks 1st Plat
- Staff Recommendation: Approval
- Case No: PZ25-24
- Applicant: David Barth, Forest Park Development
- Owners: Forest Park Development
- Location: Generally located south of N Nevada Ave, south of Thousand Oaks Phase 13B and Thousand Oaks 22nd Plat
- Zoning: “R-3” Single-Family Residential
- Parcel #s: All or parts of Platte County parcels # 20-9.0-29-000-000-007.000, 20-9.0-29-000-000-010.001, 20-9.0-32-000-000-005.000, 20-9.0-32-000-000-003.000, and 20-9.0-29-000-000-010.000
- Exhibits:
- A. This Staff Analysis
 - B. Application for Subdivision – Final Plat
 - C. Subject Area Property Map
 - D. Final Plat, The Estates at Thousand Oaks – 1st Plat (prepared by Atlas Land Consulting and Renaissance Infrastructure Consulting; dated June 20, 2025)
 - E. 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 403.020, E. Final Plat
 - 2. Chapter 404 Subdivision Regulations
 - 3. Section 405.010 Zoning Districts Established
 - 4. Section 405.020 Districts & Uses
 - 5. Section 405.030 Standards Applicable to All Districts
 - B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 - C. Planning & Zoning Case Nos. PZ2023-01 (Zoning Map Amendment) and PZ2023-02 (Preliminary Plat)
 - D. Ordinance 3183 – Rezoning Property for Thousand Oaks 25th Plat

Overview

The Thousand Oaks master planned development runs from NW Brink-Myer Road to the north, connecting to NW River Road to the south. Several phases have been developed in this area over the past two decades and the applicant is proposing a new phase connecting to the existing Thousand Oaks Phase 13B subdivision via an extension of Nevada Avenue, ultimately connecting it to NW River Road.

The Applicant has submitted an application to final plat 45.58 acres, more or less, into 66 single-family residential lots and four (4) tracts of private open space.



Background

On February 15, 2023, the Planning & Zoning Commission approved application PZ23-02 for the preliminary plat for Thousand Oaks 25th Plat. This plat laid out 73 single-family residential lots and three (3) tracts of private open space, generally located to the south of Thousand Oaks Phase 13B subdivision. On April 18, 2023, the Parkville Board of Aldermen approved Ordinance 3183 rezoning property for Thousand Oaks 25th Plat from Platte County “AG” Agricultural to Parkville “R-3” Single-Family Residential. On October 1, 2024, the Parkville Board of Aldermen approved Ordinance 3233 approving a final plat for Thousand Oaks 25th Plat. The proposed subdivision plat for The Estates at Thousand Oaks 1st Plat varies substantially from the approved final plat for Thousand Oaks 25th Plat, thus necessitating a new application for final plat for The Estates at Thousand Oaks 1st Plat.

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

The Applicant has submitted a Traffic Impact Study (TIS) for review. The City engaged our on-call engineer, GBA, to review the study. Their conclusion was, “While several of the above comments relate to the clarity of the study, we do not believe they will meaningfully impact the conclusions reached by it. However, we believe that the turn-lane warrants may be meaningfully impacted by the lack of accounting for the shift in travel patterns at the intersection of River Road and Union Chapel Road, and by the absence of analysis at the Brink Meyer Road and Nevada Avenue intersection, and therefore, new traffic counts and recompleted analysis at these intersections should be required prior to acceptance of the Traffic Memorandum.” **A revised TIS pursuant to GBA’s comments will be required prior to the issuance of a public improvement permit.**

Parkville Municipal Code, Section 403.020, Subsection E provides criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff’s findings and conclusions for the final plat application (Case No. PZ 2025-24).

Final Plat Application

- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.**

The layout and design of the final plat is substantially consistent with the preliminary plat application (Case No. PZ23-02) with regards to the number of lots or parcels, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

- 2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.**

Street and stormwater construction plans have been submitted by the applicant and will be reviewed by Public Works staff for compliance prior to construction permitting.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

The project is proposed to be completed in one phase. Completion of the public improvements will be required prior to occupancy being granted for the lots.

4. Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.

The final plat application does not substantially deviate any from the approved preliminary plat application (Case No. PZ23-02). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff recommends approval of the Application for Subdivision – Final Plat for The Estates at Thousand Oaks 1st Plat.

Staff Conclusion and Recommendation

Staff recommends approval of the Applications for Subdivision – Final Plat for The Estates at Thousand Oaks 1st Plat 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. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
3. Prior to approval of the public improvement plans, the developer's engineer shall submit a revised traffic study pursuant to City comments.
4. Prior to building permit issuance, the developer shall install any roadway public improvements resulting from the increased traffic generated by the additional development, as reflected in the revised TIS. These improvements shall be included in the public improvement plans. This includes, but is not limited to, streetlights.
5. Prior to approval of the public improvement plans, a revised stormwater study shall be reviewed and approved by Public Works.
6. Prior to building permit issuance, the developer shall install any stormwater public and private improvements as a result of the increased stormwater runoff generated by the additional development, as reflected in the revised stormwater study. The public improvements shall be included in the public improvement plans. Any private improvements shall be reviewed and approved by the City's On-Call Engineer prior to the issuance of a public improvement permit.

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 Subdivision – Final Plat, 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 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 be forwarded to the Board of Aldermen on September 16, 2025 for final action.

End of Memorandum



9-05-2025

Brad Stanton, AICP

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

1. Applicant/Contact Information

Applicant(s)	Owner(s), if different from applicant(s)
Name: _____	Name: _____
Address: _____	Address: _____
City, State: _____	City, State: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
E-mail: _____	E-mail: _____
Engineer and/or surveyor(s) preparing plat & legal desc.	Contact Person, if different from applicant(s)
Name: _____	Name: _____
Address: _____	Address: _____
City, State: _____	City, State: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
E-mail: _____	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) _____ **Date:** _____

Property Owner's Signature (Required) _____ **Date:** _____

2. Property information

Name and phase of plat: _____

Final plat in substantial conformance with approved preliminary plat? _____

If not, explain:

Zoning district: _____ Anticipated uses: _____

Acreage of this phase: _____ Number of lots: _____

Minimum lot size: _____ Density of development: _____

3. Additional factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

6. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

FINAL PLAT
THE ESTATES AT THOUSAND OAKS - 1ST PLAT
 PART OF THE SW QUARTER OF SECTION 29 & NW QUARTER OF 32, TOWNSHIP 51N, RANGE 34W,
 IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 51 North, Range 34 West of the 3rd P.M., Platte County, Missouri, described by Andrea Weishaubt, PLS 2025003640 of Atlas Land Consulting, as follows:

Commencing at the Northwest corner of said Northwest Quarter, said point also being the Northwest corner of a parcel of land recorded in Book 949 at Page 40 of the records of said Platte County; thence South 89°25' 09" East along the North line of said Northwest Quarter, 411.62 feet to the Northeast corner of said Parcel, and the Point of Beginning;

thence South 00°18' 33" West along the East line of said Parcel, and parallel with the West line of said Northwest Quarter, 1372.58 feet to a point on the North right of way line of a County Road (NW River Road);

thence Easterly along said North right of way line, along a non-tangent curve to the left, having a radius of 5639.65 feet, and arc length of 524.17 feet and a chord which bears South 85°26' 33" East, 523.98 feet to the Southwest corner of a parcel of land recorded in Book 1028 at Page 720 of the records of said Platte County;

thence departing said North right of way line, North 00°18' 33" East, along the West line of said Parcel, 972.04 feet;

thence departing said West line, South 89°29'42" East, 279.58 feet;

thence North 00°18'33" East, 1687.61 feet;

thence North 55°05'15" East, 163.83 feet;

thence North 53°57'43" East, 62.94 feet;

thence North 64°06'13" East, 160.00 feet;

thence North 33°40'20" West, 131.24 feet;

thence North 28°56'31" West, 66.06 feet;

thence North 01°33'01" West, 46.84 feet to a point on the southerly line of Lot 656, THOUSAND OAKS - PHASE 13B, a subdivision in the City of Parkville of said Platte County;

thence North 61°10'50" West along said southerly line, 80.96 feet to the Southwest corner thereof;

continuing westerly along the South line of said THOUSAND OAKS - PHASE 13B, along the following five courses;

thence North 88°42'36" West, 165.09 feet;

thence North 01°17'24" East, 16.24 feet;

thence North 88°42'36" West, 91.83 feet;

thence South 47°49'02" East, 176.93 feet;

thence North 76°55'43" West, 174.41 feet to the Southwest corner of Lot 661, being also on the Easterly line of THOUSAND OAKS - 22ND PLAT, a subdivision in the City of Parkville of said Platte County;

thence N 89°44'59" West along said Easterly line, 217.77 feet;

thence South 00°15'01" West along said Easterly line, 409.36 feet;

thence departing said Easterly line, South 89°44'59" East, 93.84 feet;

thence South 27°11'26" East, 114.54 feet;

thence southwesterly along a non-tangent curve to the left, having a radius of 74.00 feet, an arc length of 40.70 feet, and a chord which bears South 47°03'04" West, 40.19 feet, to a point of curvature;

thence Southwesterly, along a curve to the right, having a radius of 137.00 feet, a central angle of 16°28'49", for an arc length of 39.41 feet;

thence South 16°34'26" East, 183.97 feet;

thence South 46°21'04" West, 79.66 feet;

thence South 23°34'51" West, 673.53 feet;

thence South 00°18'33" West, 222.21 feet to the POINT OF BEGINNING.

EXCEPT;

A strip of land, 50.00 feet in width across the Northwest Quarter of Section 32, Township 51 North, Range 34 West, lying 25.00 feet on each side of the following described centerline;

Commencing at the Northwest corner of said Northwest Quarter, said point also being the Northwest corner of a parcel of land recorded in Book 949 at Page 40 of the records of said Platte County; thence South 89°25' 09" East along the North line of said Northwest Quarter, 411.52 feet to the Northeast corner of said Parcel; thence South 00°10' 35" West along the East line of said Parcel and parallel with the West line of said Northwest Quarter, 1278.70 feet to the Point of Beginning;

thence South 40°30'06" East, 137.66 feet to a point on the North line of a County Road (NW River Road), said point being the POINT OF TERMINATION.

Said tract contains 1,985,535 square feet or 45.58 acres, more or less.

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter known as "THE ESTATES AT THOUSAND OAKS - 1ST PLAT".

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line. Variance case number BZA04-35 was approved on October 20, 2004, which allowed a reduction of the side-yard setbacks in an R-3 District from 10 feet to 6.5 feet for the Thousand Oaks Estates developed with the condition that there would be a 10 foot side yard setback requirement for any property abutting non Thousand Oaks property.

EASEMENT DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the utility companies franchised to operate in Parkville, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Parkville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

DRAINAGE EASEMENT: A Drainage Easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Parkville, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which with the maintenance and use thereof.

SANITARY SEWER EASEMENT: An easement or licence is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance and use of sewer mains under and along the strips designated "Sewer Easement" or "SS/E".

RESTRICTIONS:

- Covenants and restrictions have been filed simultaneously with this plat.
- Tract B and Tract C to be Stormwater Detention/Private open space to be maintained by the home owners association.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 20____.

City of Parkville, Missouri

Dean Katerndahl, Mayor

STATE OF _____)
) SS
 COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Dean Katerndahl, Mayor of the City of Parkville, Missouri, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said City, and she duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

 Notary Public
 My Appointment Expires: _____

CITY OF PARKVILLE

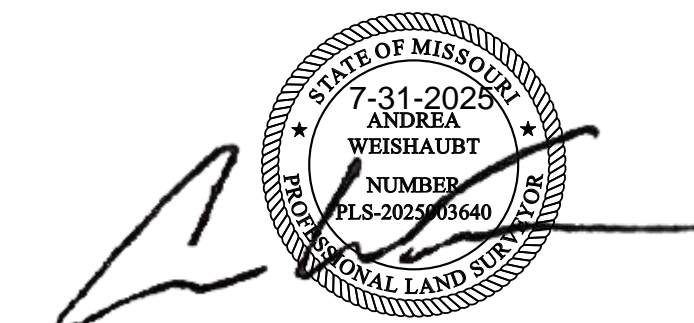
This is to certify that the within plat was duly submitted to, reviewed and approved by the Community Development Director of Parkville, Missouri on this _____ day of _____, 20____.

 Mayor, Dean Katerndahl

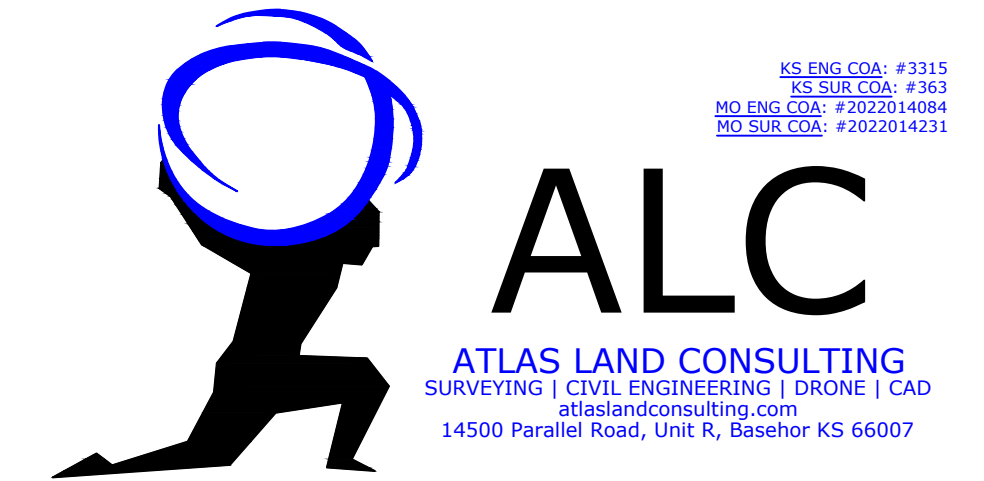
 City Clerk, Melissa McChesney

 Community Development Director,
 Stephen Lachky

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during June 17, 2025, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.



ANDREA WEISHAUBT, PLS 2025003640



THE ESTATES AT THOUSAND OAKS-1ST PLAT

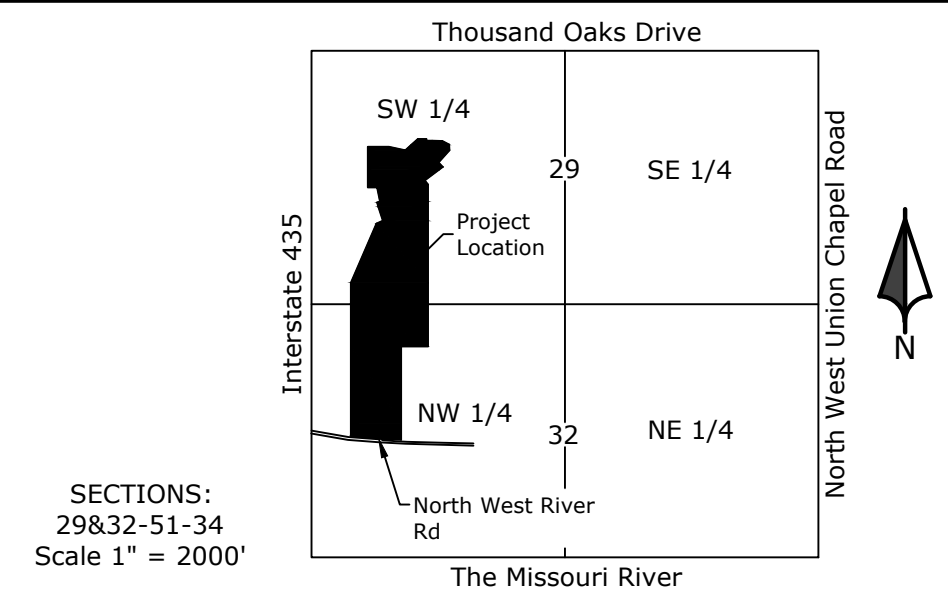
LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC MO CLS 2022014231
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINATION

GENERAL NOTES

- Basis of Bearings: as determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83). Primary Control: Missouri Department of Natural Resources Control Monument "PL-28"
- Error of Closure:
 Closure Summary
 Precision, 1 part in: 423612.051'
 Error distance: 0.019'
 Error direction: S85° 16' 45.37"E
 Area: 1992410.74 Sq. Ft.
 Square area: 1992410.737
 Perimeter: 8221.030'
- All bearings and distances shown on this plat are platted and measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29165C0360D, revised 4/2/2015, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

VICINITY MAP



SECTIONS:
 29&32-51-34
 Scale 1" = 2000'

JOB NO:25-063S

SCALE **PREPARED FOR**

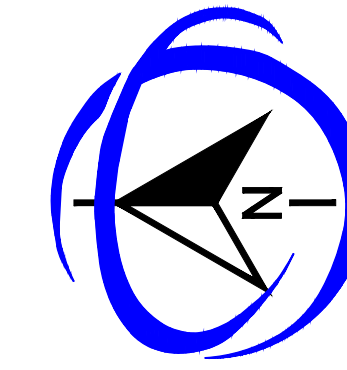
SEC-TWN-RNG Forest Park Development Company Inc.
 David Barth
 6014 North Highway 9, Suite B
 Parkville, Missouri 64152

DATE
 June 20, 2025

FINAL PLAT

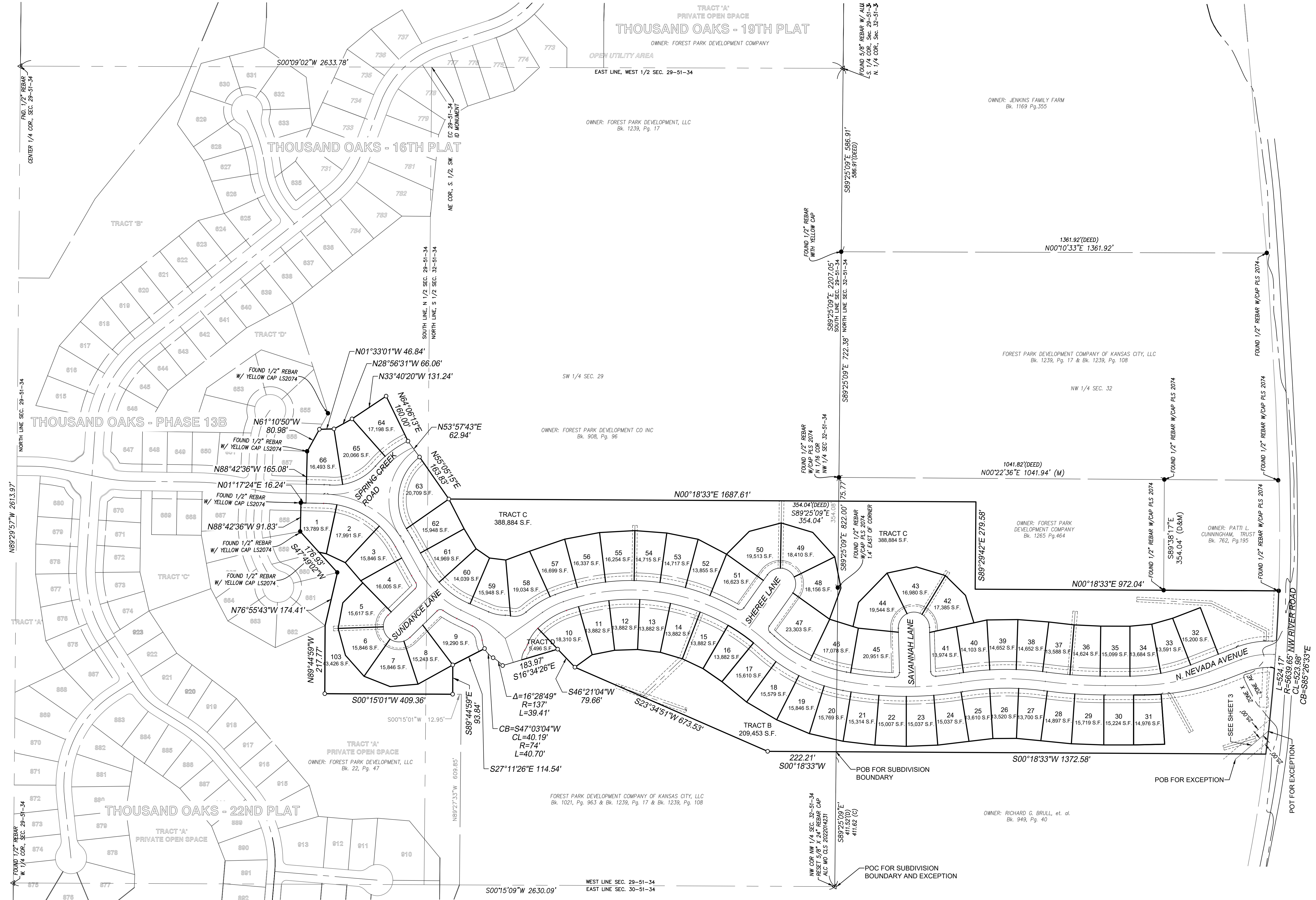
THE ESTATES AT THOUSAND OAKS - 1ST PLAT

PART OF THE SW QUARTER OF SECTION 29 & NW QUARTER OF 32, TOWNSHIP 51N, RANGE 34W,
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI



ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

Renaissance
Infrastructure
Consulting



THE ESTATES AT THOUSAND OAKS-1ST PLAT

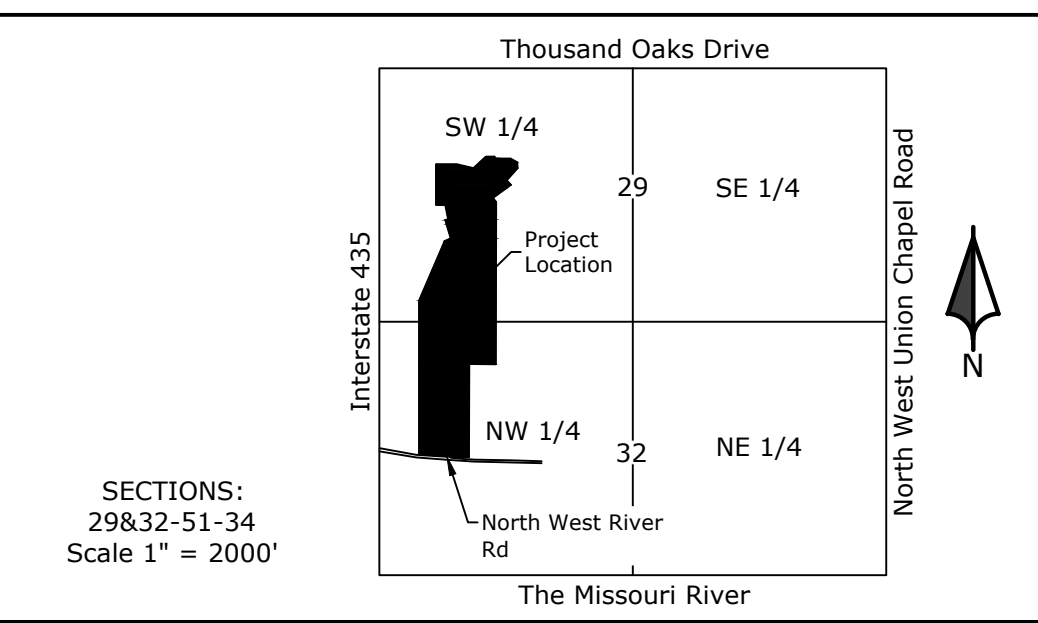
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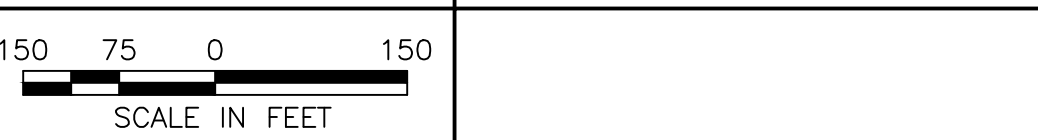
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VICINITY MAP



JOB NO: 25-063S

SCALE	PREPARED FOR
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SEC-TWN-RNG	Forest Park Development Company Inc. David Barth
29, 32-51-34	6014 North Highway 9, Suite B Parkville, Missouri 64152

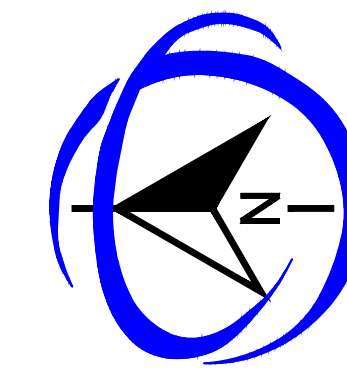
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June 20, 2025

FINAL PLAT

THE ESTATES AT THOUSAND OAKS - 1ST PLAT

PART OF THE SW QUARTER OF SECTION 29 & NW QUARTER OF 32, TOWNSHIP 51N, RANGE 34W,
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI



THE ESTATES AT THOUSAND OAKS-1ST PLAT

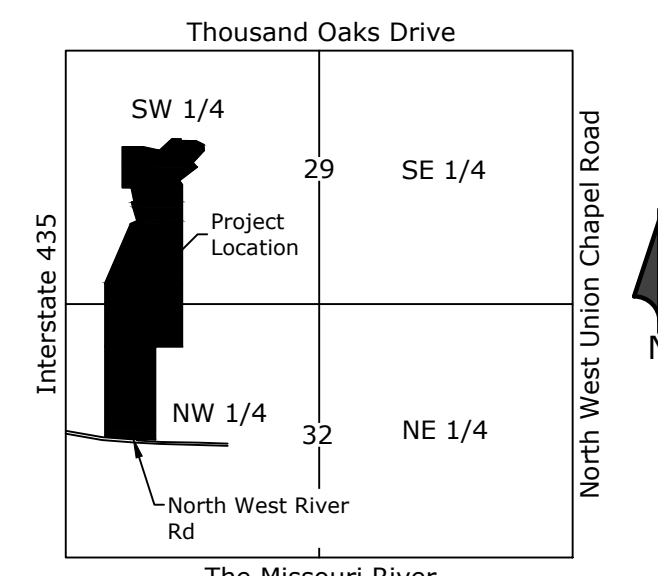
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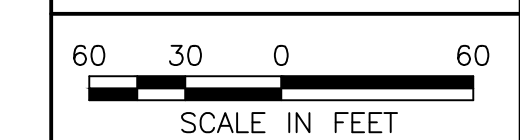


SECTIONS:
29&32-51-34
Scale 1" = 2000'

JOB NO:25-063S

SCALE

PREPARED FOR

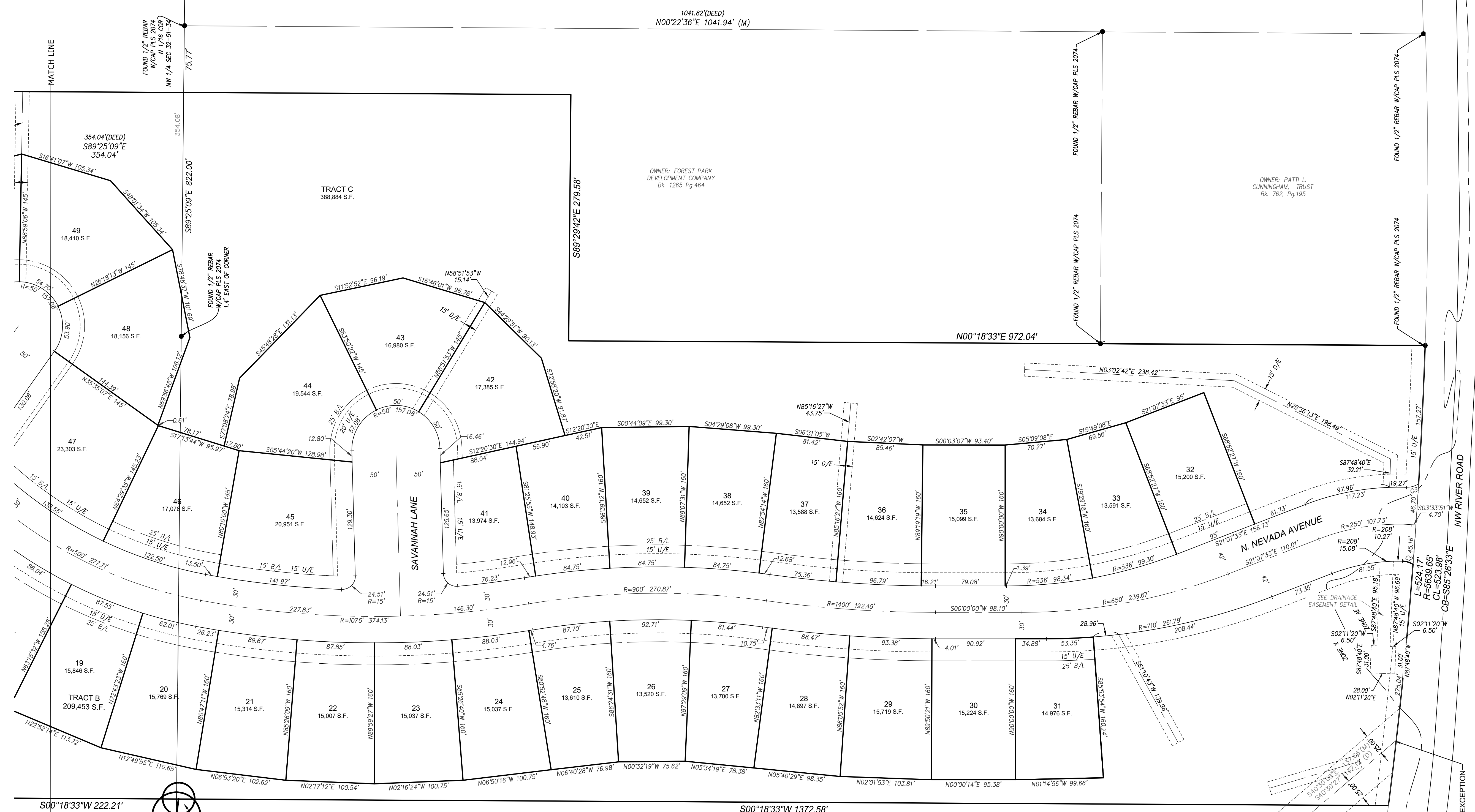


SEC-TWN-RNG
29, 32-51-34

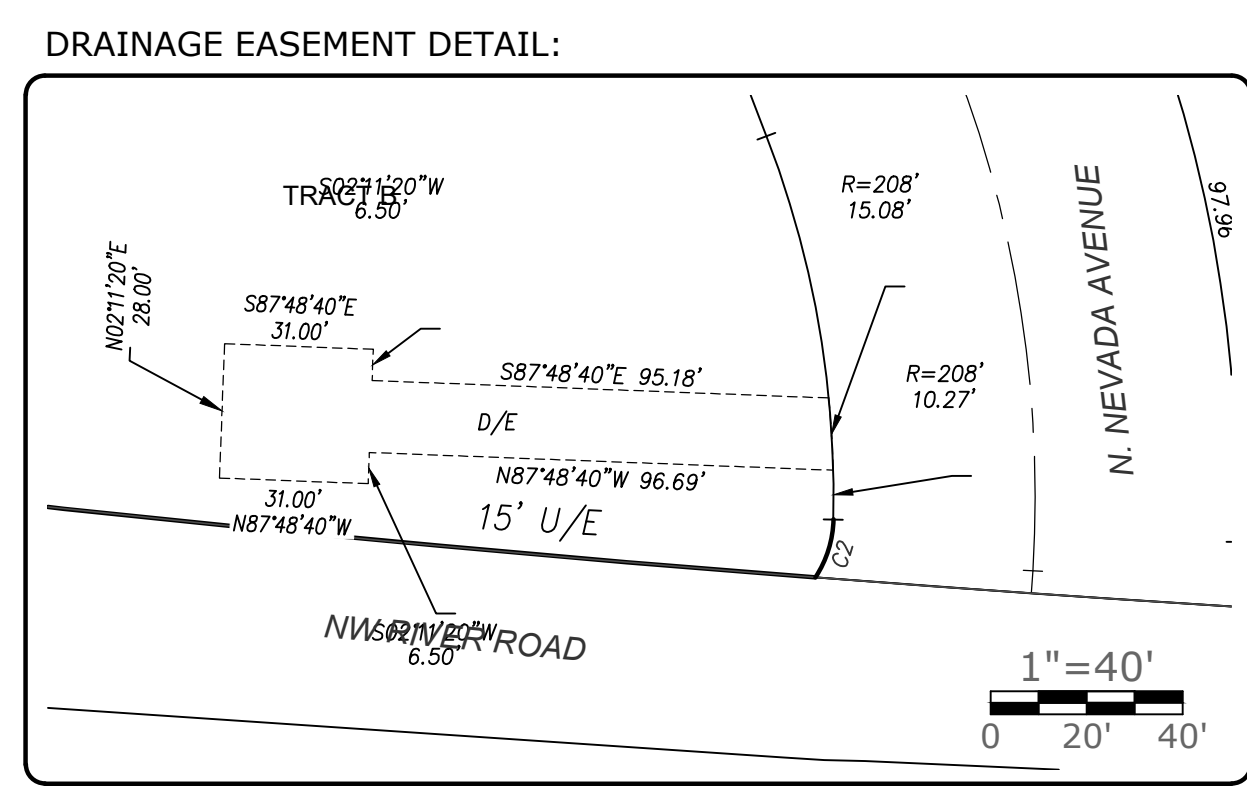
Forest Park Development Company Inc.
David Barth
6014 North Highway 9, Suite B
Parkville, Missouri 64152

DATE

June 20, 2025



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	33.12'	57.00'	S72°37'52"E	32.66'
C2	12.81'	23.00'	N17°17'37"E	12.64'
C3	14.52'	23.00'	N16°12'16"W	14.28'

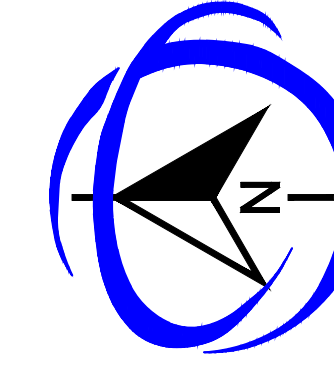


OWNER: RICHARD G. BRULL, et al.
Bk. 949, Pg. 40

FINAL PLAT

THE ESTATES AT THOUSAND OAKS - 1ST PLAT

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THE ESTATES AT THOUSAND OAKS-1ST PLAT

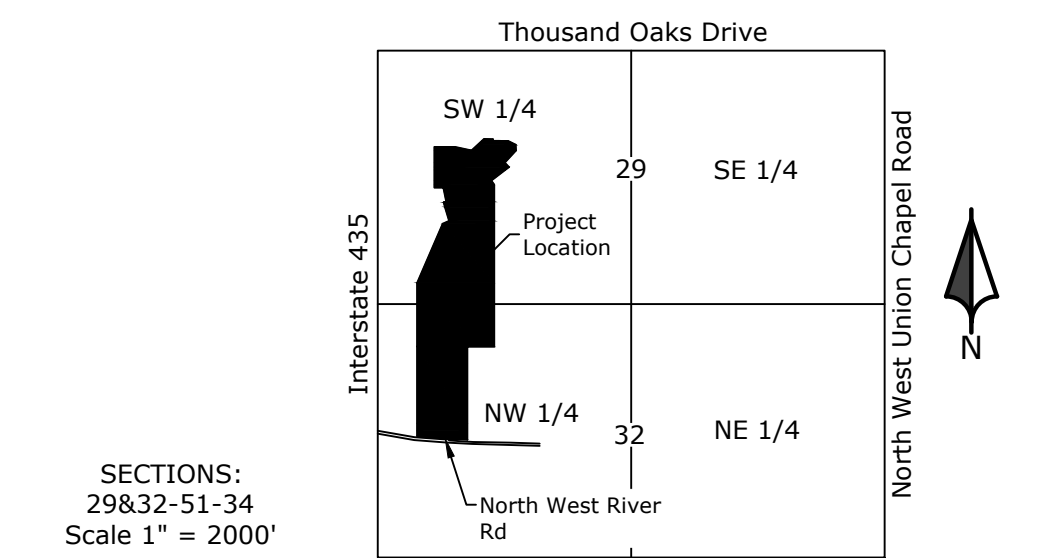
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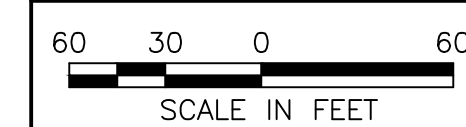
VICINITY MAP



JOB NO: 25-063S

SCALE

PREPARED FOR



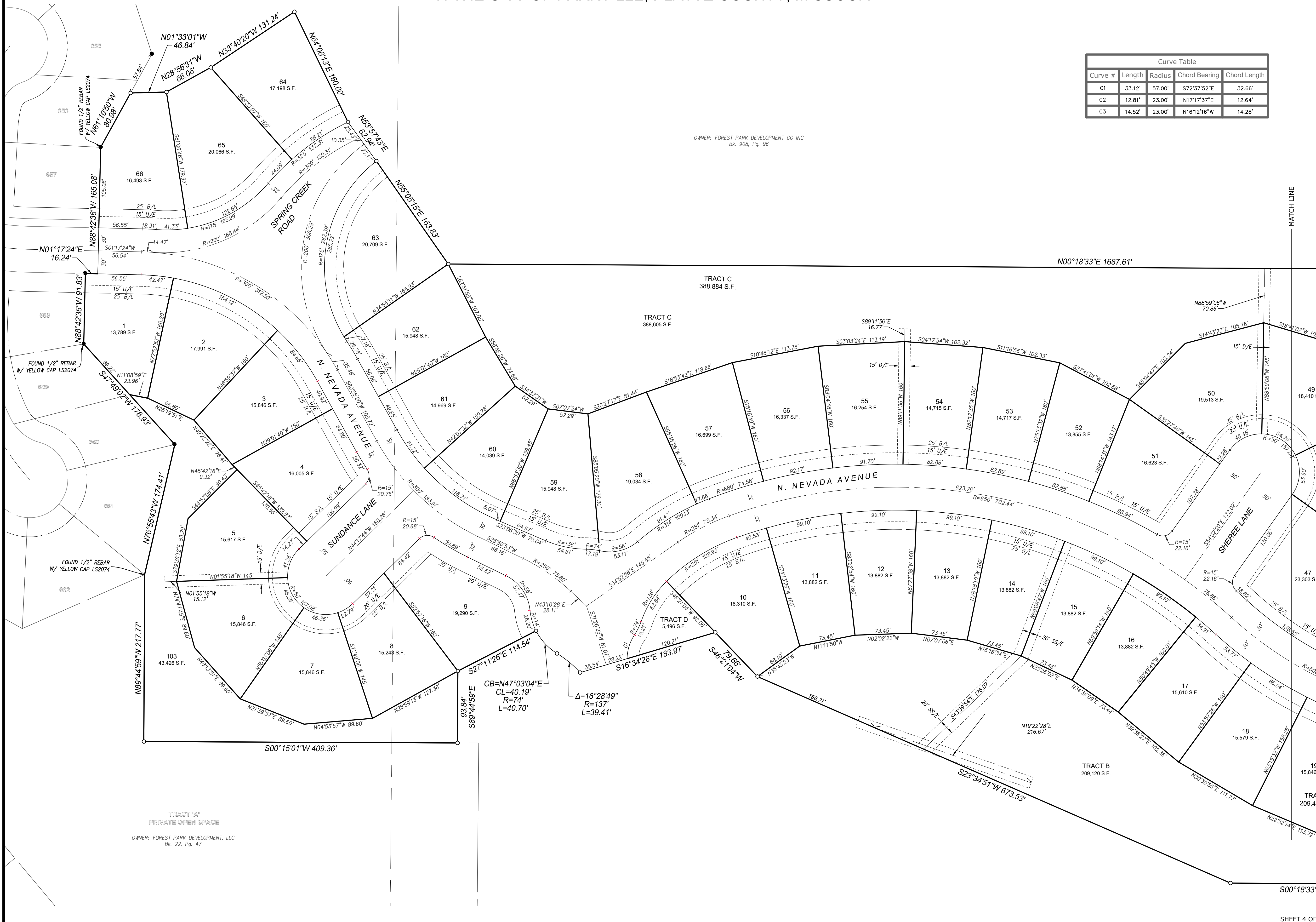
SEC-TWN-RNG

Forest Park Development Company Inc.
David Barth
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29, 32-51-34

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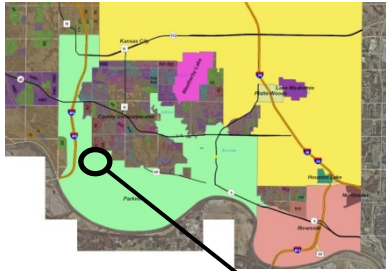
June 20, 2025





Staff Analysis

- Agenda Item: 6.B
- Proposal: Application for Subdivision – Final Plat for The Estates at Thousand Oaks 2nd Plat
- Staff Recommendation: Approval
- Case No: PZ25-25
- Applicant: David Barth, Forest Park Development
- Owners: Forest Park Development
- Location: Generally located south of Thousand Oaks 22nd Plat and west of The Estates at Thousand Oaks 1st Plat
- Zoning: “R-3” Single-Family Residential
- Parcel #s: All or parts of Platte County parcels # 20-9.0-30-000-000-012.000 and 20-9.0-29-000-000-010.001
- Exhibits:
- A. This Staff Analysis
 - B. Application for Subdivision – Final Plat
 - C. Subject Area Property Map
 - D. Final Plat, The Estates at Thousand Oaks – 2nd Plat (prepared by Atlas Land Consulting and Renaissance Infrastructure Consulting; dated June 20, 2025)
 - E. 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 403.020, E. Final Plat
 - 2. Chapter 404 Subdivision Regulations
 - 3. Section 405.010 Zoning Districts Established
 - 4. Section 405.020 Districts & Uses
 - 5. Section 405.030 Standards Applicable to All Districts
 - B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 - C. Planning & Zoning Case Nos. PZ2023-01 (Zoning Map Amendment) and PZ2024-24 (Preliminary Plat for Thousand Oaks 26th Plat)
 - D. Ordinance 3183 – Rezoning Property for Thousand Oaks 25th Plat



Legend

 Subject Property Area



Subject Area Property Map

Overview

The Thousand Oaks master planned development runs from NW Brink-Myer Road to the north, connecting to NW River Road to the south. The new southern portion of the neighborhood is being platted as “The Estates at Thousand Oaks.” On October 8, 2024, the Planning & Zoning Commission approved the preliminary plat for Thousand Oaks 26th Plat which covers the same area as the proposed final plat. The proposed 2nd plat connects to Nevada Ave to the east in the 1st Plat of The Estates at Thousand Oaks. Public street stubs are provided for future phases of development.

The Applicant has submitted an application to final plat 80.27 acres, more or less, into 44 single-family residential lots and five (5) tracts of private open space. This application for final plat is running concurrently with an application for zoning map amendment to zone the subject property “R-3” Single-Family Residential.

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership.

Parkville Municipal Code, Section 403.020, Subsection E provides criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff’s findings and conclusions for the final plat application (Case No. PZ 2025-25).

- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.**

The layout and design of the final plat is substantially consistent with the preliminary plat application for Thousand Oaks 26th Plat (Case No. PZ24-24) with regards to the number of lots or parcels, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

- 2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.**

Street and stormwater construction plans have been submitted by the applicant and will be reviewed by Public Works staff for compliance prior to construction permitting.

- 3. The phasing and timing of public improvements ensures construction and performance guarantees.**

The project is proposed to be completed in one phase. Completion of the public improvements will be required prior to occupancy being granted for the lots.

- 4. Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.**

The final plat application does not substantially deviate any from the approved preliminary plat application (Case No. PZ24-24). Per staff’s review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff recommends approval of the Application for Subdivision – Final Plat for The Estates at Thousand Oaks 2nd Plat.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Subdivision – Final Plat for The Estates at Thousand Oaks 2nd Plat based on the merits of the application and the findings and conclusions in the report.

Additionally, staff recommends approval of the applications, 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. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
3. Prior to building permit issuance, the developer shall install any roadway public improvements resulting from the increased traffic generated by the additional development, as reflected in the revised TIS for The Estates at Thousand Oaks 1st Plat. These improvements shall be included in the public improvement plans. This includes, but is not limited to, streetlights.
4. Prior to approval of the public improvement plans, a revised stormwater study shall be reviewed and approved by Public Works.
5. Prior to building permit issuance, the developer shall install any stormwater public and private improvements as a result of the increased stormwater runoff generated by the additional development, as reflected in the revised stormwater study. The public improvements shall be included in the public improvement plans. Any private improvements shall be reviewed and approved by the City's On-Call Engineer prior to the issuance of a public improvement permit.

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 Subdivision – Final Plat, 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 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 be forwarded to the Board of Aldermen on September 16, 2025 for final action.

End of Memorandum



Brad Stanton, AICP

9-05-2025

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

1. Applicant/Contact Information

<p>Applicant(s) Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p> <p>Engineer and/or surveyor(s) preparing plat & legal desc. Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p>	<p>Owner(s), if different from applicant(s) Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p> <p>Contact Person, if different from applicant(s) Name: _____ Address: _____ City, State: _____ Phone: _____ Fax: _____ E-mail: _____</p>
---	---

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) _____ Date: _____

Property Owner's Signature (Required) _____ Date: _____

2. Property information

Name and phase of plat: _____

Final plat in substantial conformance with approved preliminary plat? _____

If not, explain:

Zoning district: _____ Anticipated uses: _____

Acreage of this phase: _____ Number of lots: _____

Minimum lot size: _____ Density of development: _____

3. Additional factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

6. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

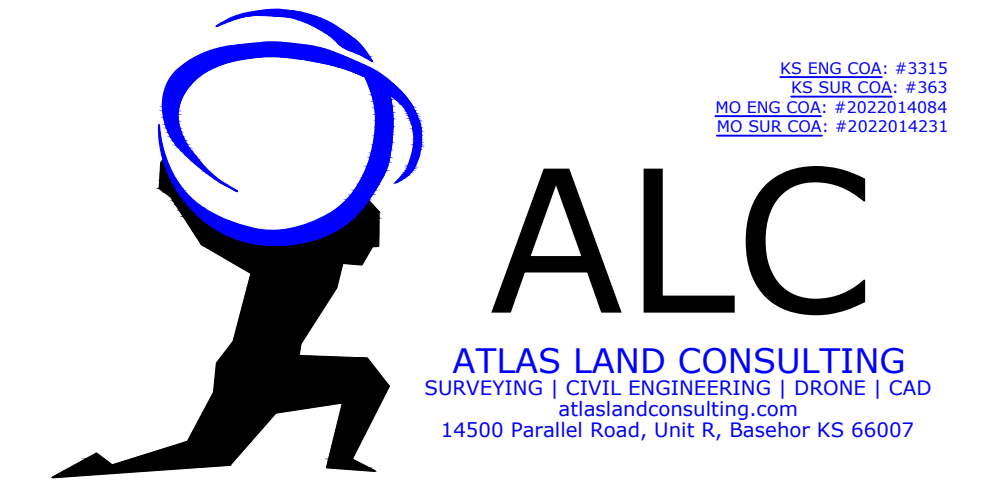
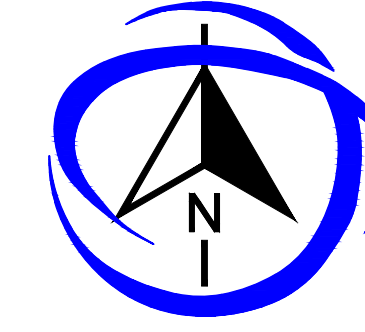
4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

FINAL PLAT

THE ESTATES AT THOUSAND OAKS - 2ND PLAT

PART OF THE SE QUARTER OF SECTION 30 AND THE SW QUARTER OF SECTION 29 TOWNSHIP 51 N, RANGE 34W,
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI



THE ESTATES AT THOUSAND OAKS-2ND PLAT

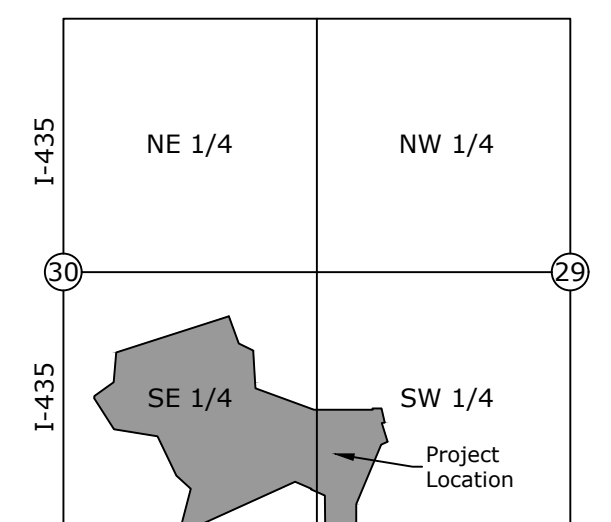
LEGEND

- ▲ SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC MO CLS 2022014231
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF TERMINATION

GENERAL NOTES

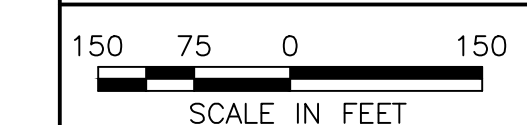
- Basis of Bearings: as determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83). Primary Control: Missouri Department of Natural Resources Control Monument "PL-28"
- Order of Closure:
Closure Summary
Precision, 1 part in: 1523932.336'
Error distance: 0.006'
Error direction: N01° 38' 20.69"W
Area: 3496579.30 Sq. Ft.
Square area: 3496579.304
Perimeter: 9564.400'
- All bearings and distances shown on this plat are platted and measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29165C0360D, revised 4/2/2015, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, defined as No Base Flood Elevations determined.

VICINITY MAP



JOB NO:25-064S

SCALE



PREPARED FOR

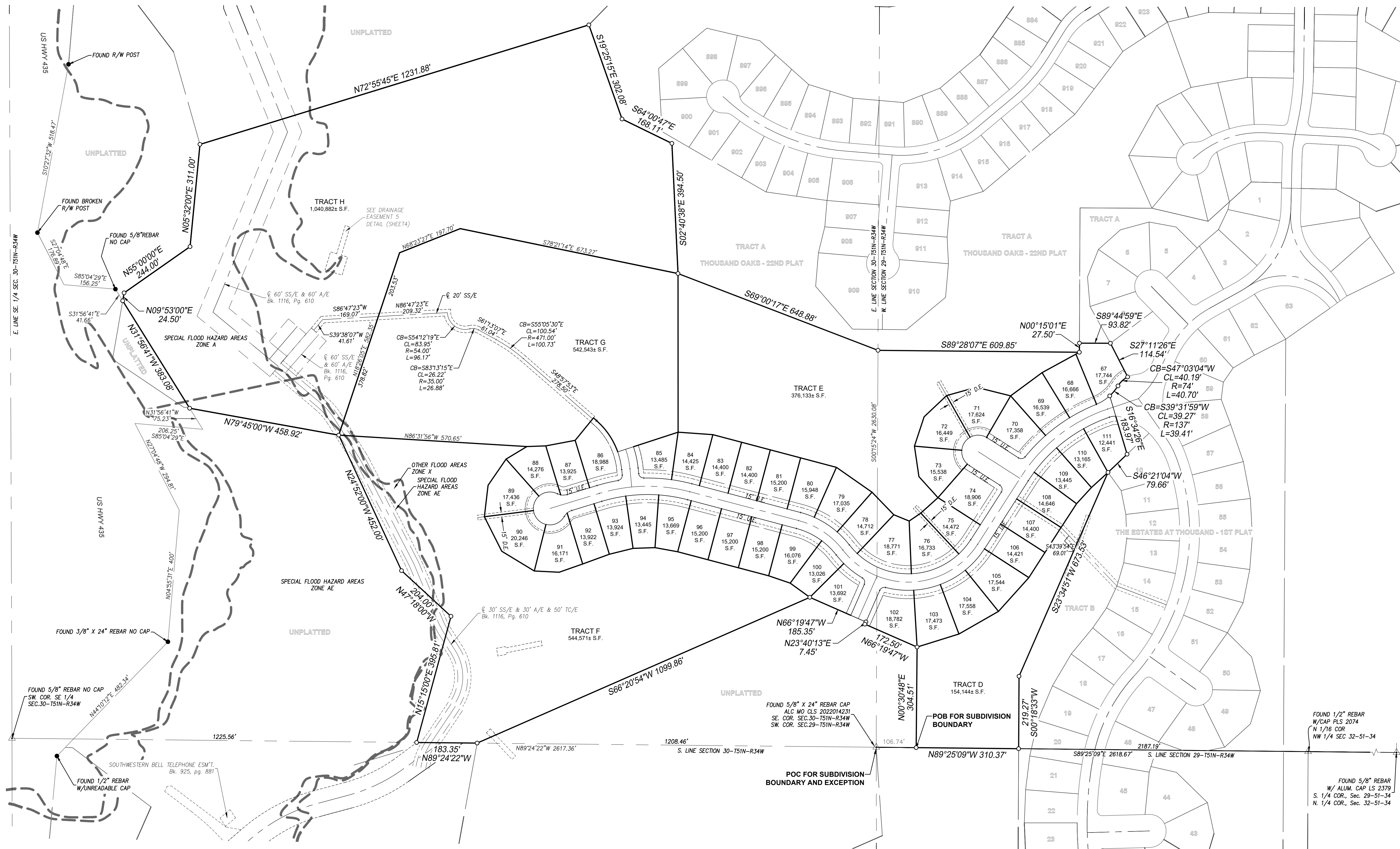
SEC-TWN-RNG

29, 30-51-34

Forest Park Development Company Inc.
David Barth
6014 North Highway 9, Suite B
Parkville, Missouri 64152

DATE

JUNE 20, 2025



FINAL PLAT

THE ESTATES AT THOUSAND OAKS - 2ND PLAT

PART OF THE SE QUARTER OF SECTION 30 AND THE SW QUARTER OF SECTION 29 TOWNSHIP 51 N, RANGE 34W,
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI



THE ESTATES AT THOUSAND OAKS-2ND PLAT

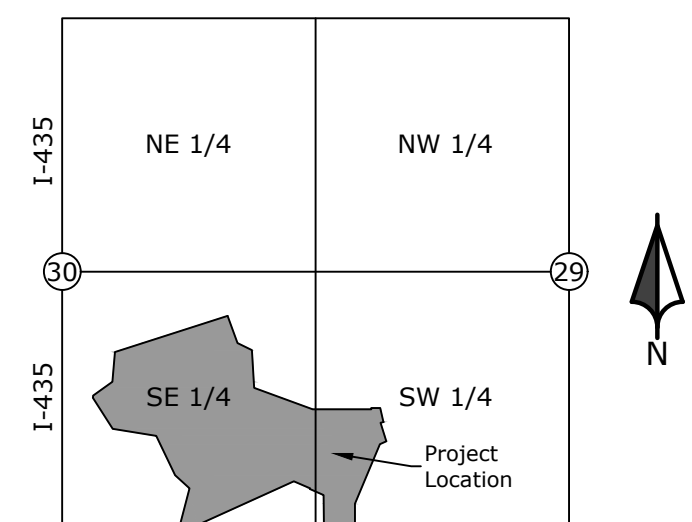
LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP-ALC MO CLS 2022014231
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINATION
- D/E DRAINAGE EASEMENT

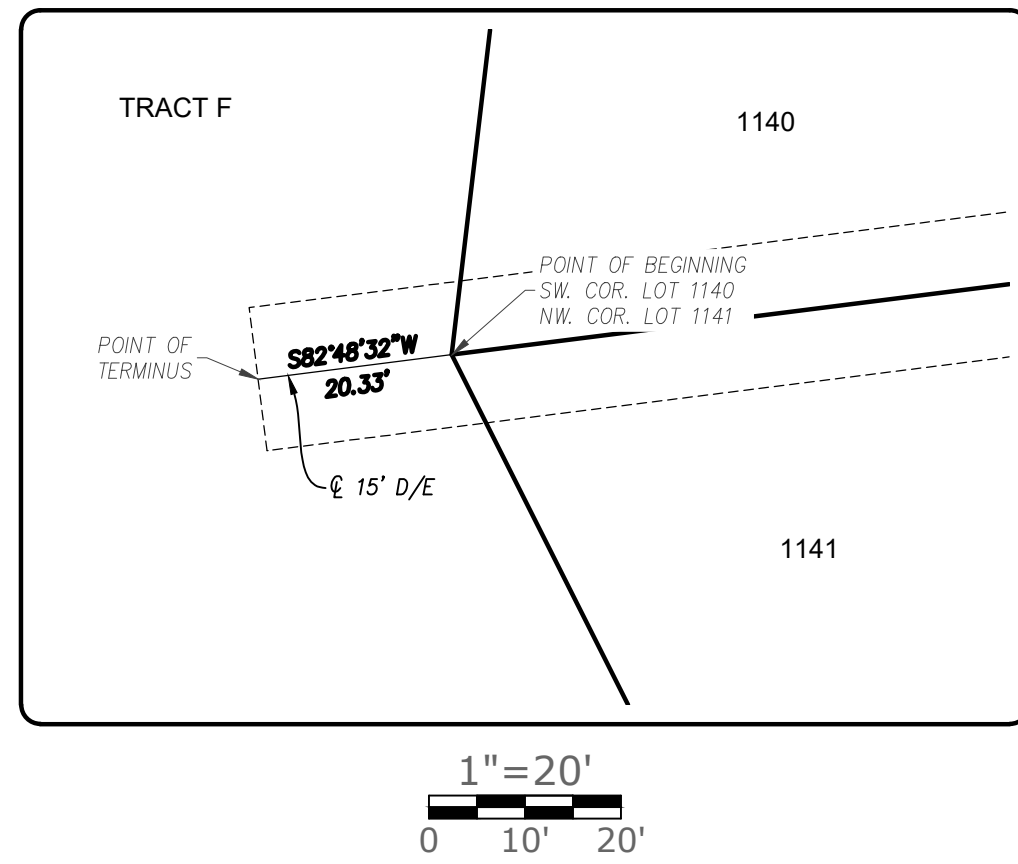
GENERAL NOTES

- Basis of Bearings: as determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83). Primary Control: Missouri Department of Natural Resources Control Monument "PL-28"
- Error of Closure:
 - Closure Summary
 - Precision, 1 part in: 1523932.336'
 - Error distance: 0.006'
 - Error direction: N01° 38' 20.69"W
 - Area: 3496579.30 Sq. Ft.
 - Square area: 3496579.304
 - Perimeter: 9564.400'
- All bearings and distances shown on this plat are plotted and measured unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29165CD360D, revised 4/2/2015, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, defined as No Base Flood Elevations determined.

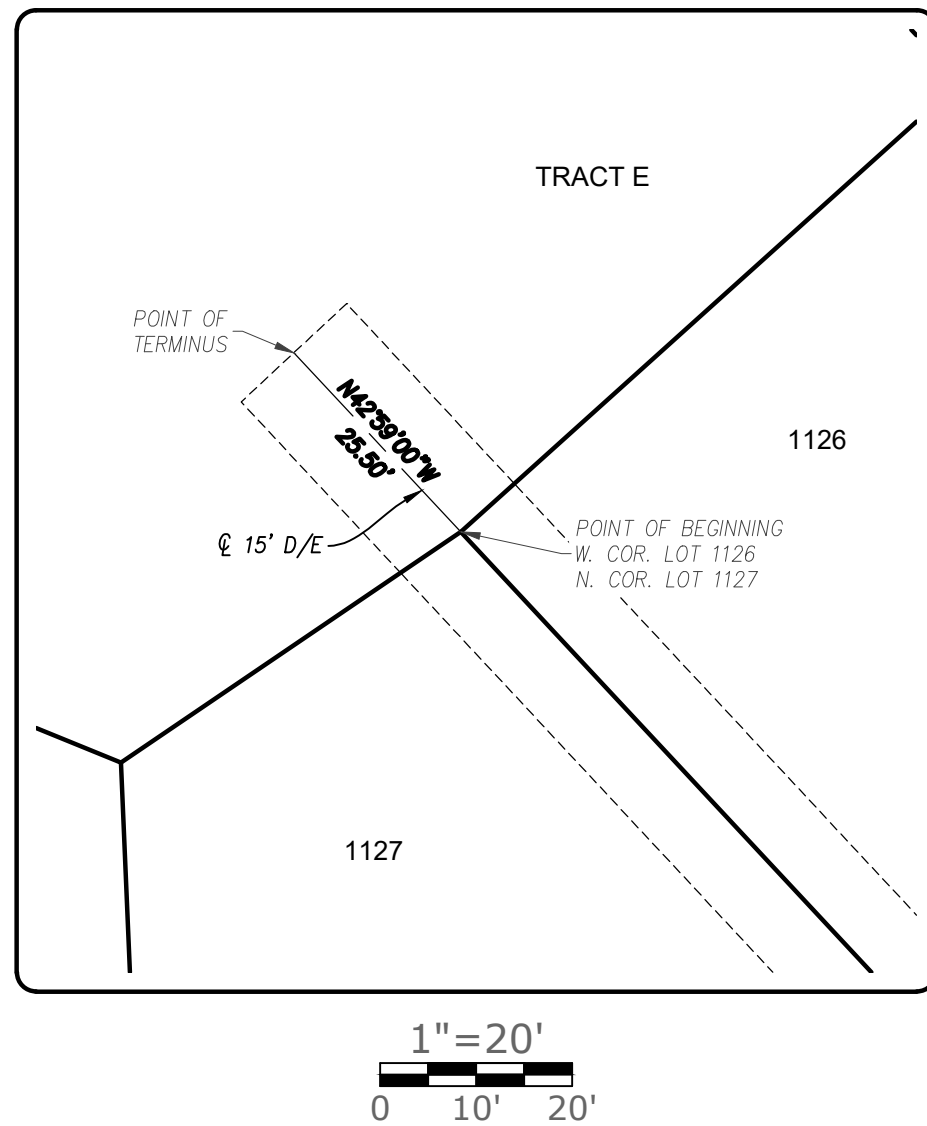
VICINITY MAP



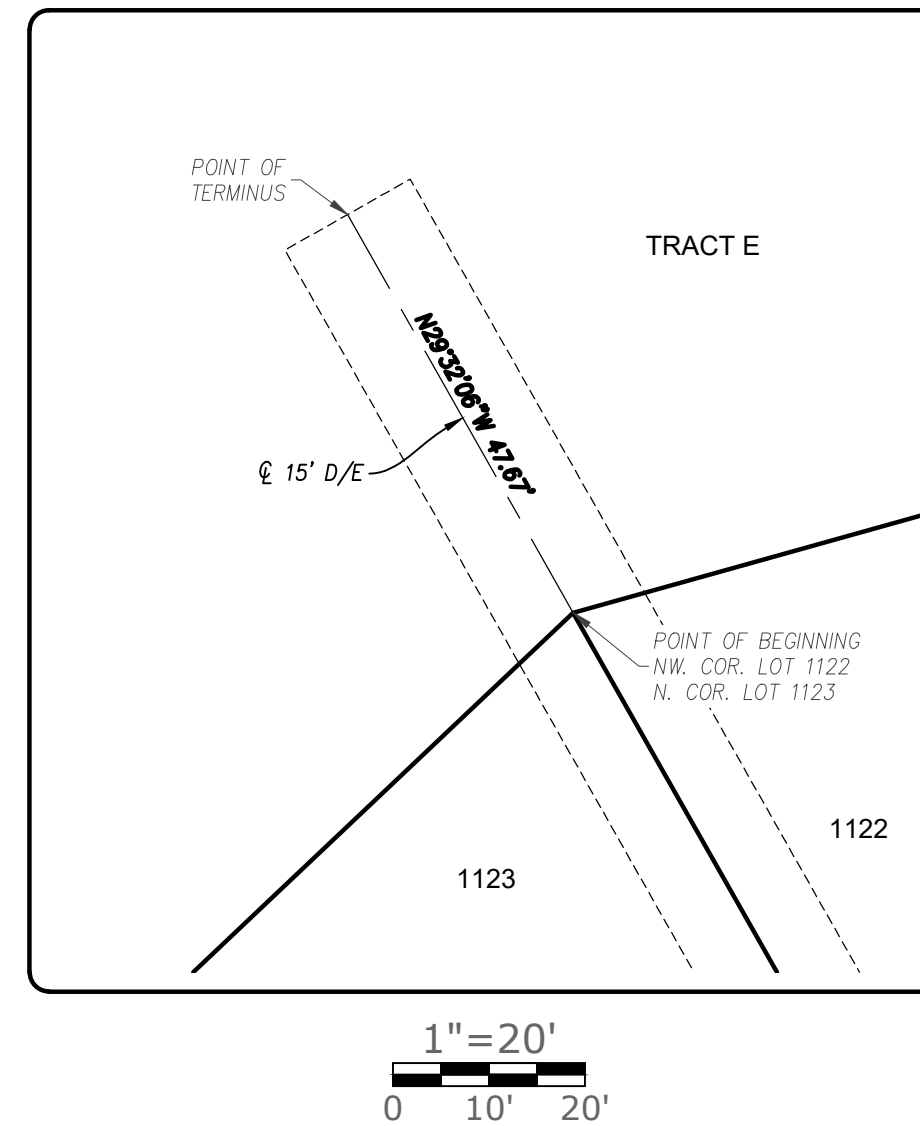
DRAINAGE EASEMENT 1 DETAIL



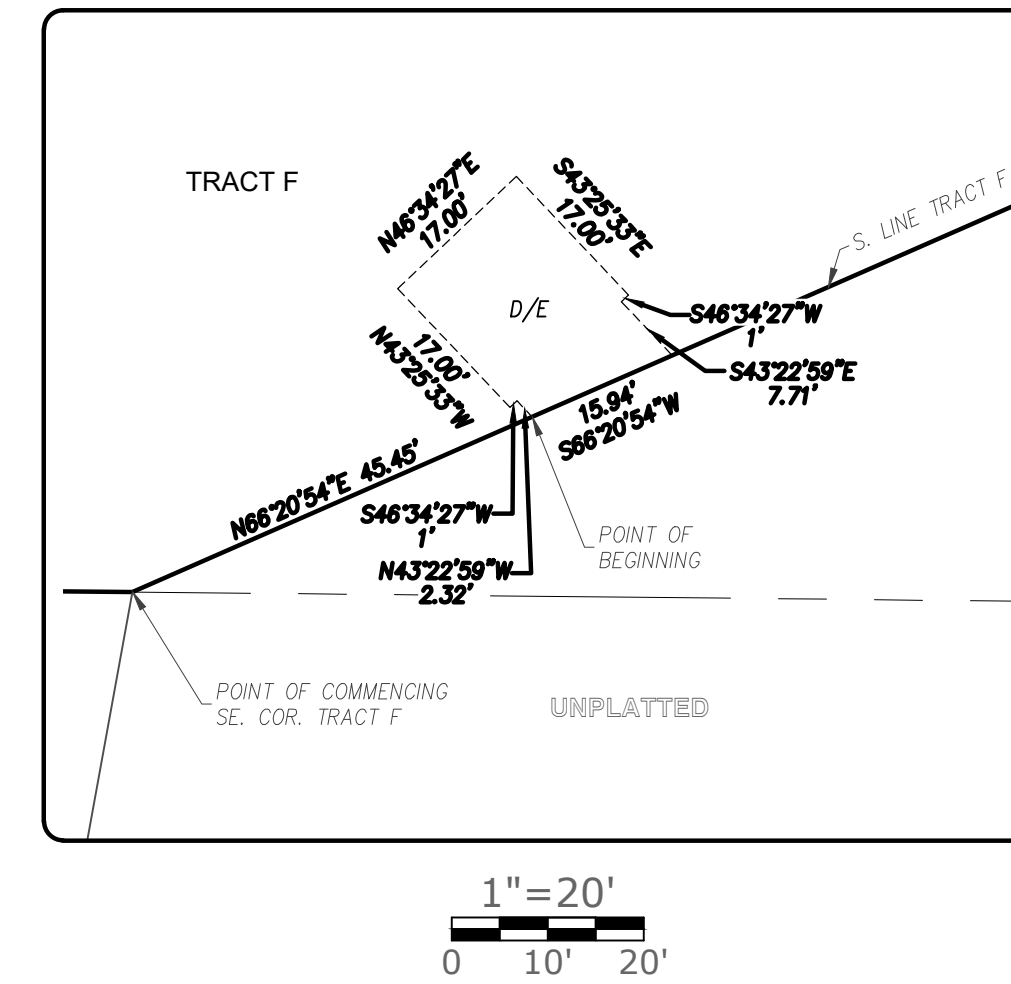
DRAINAGE EASEMENT 2 DETAIL



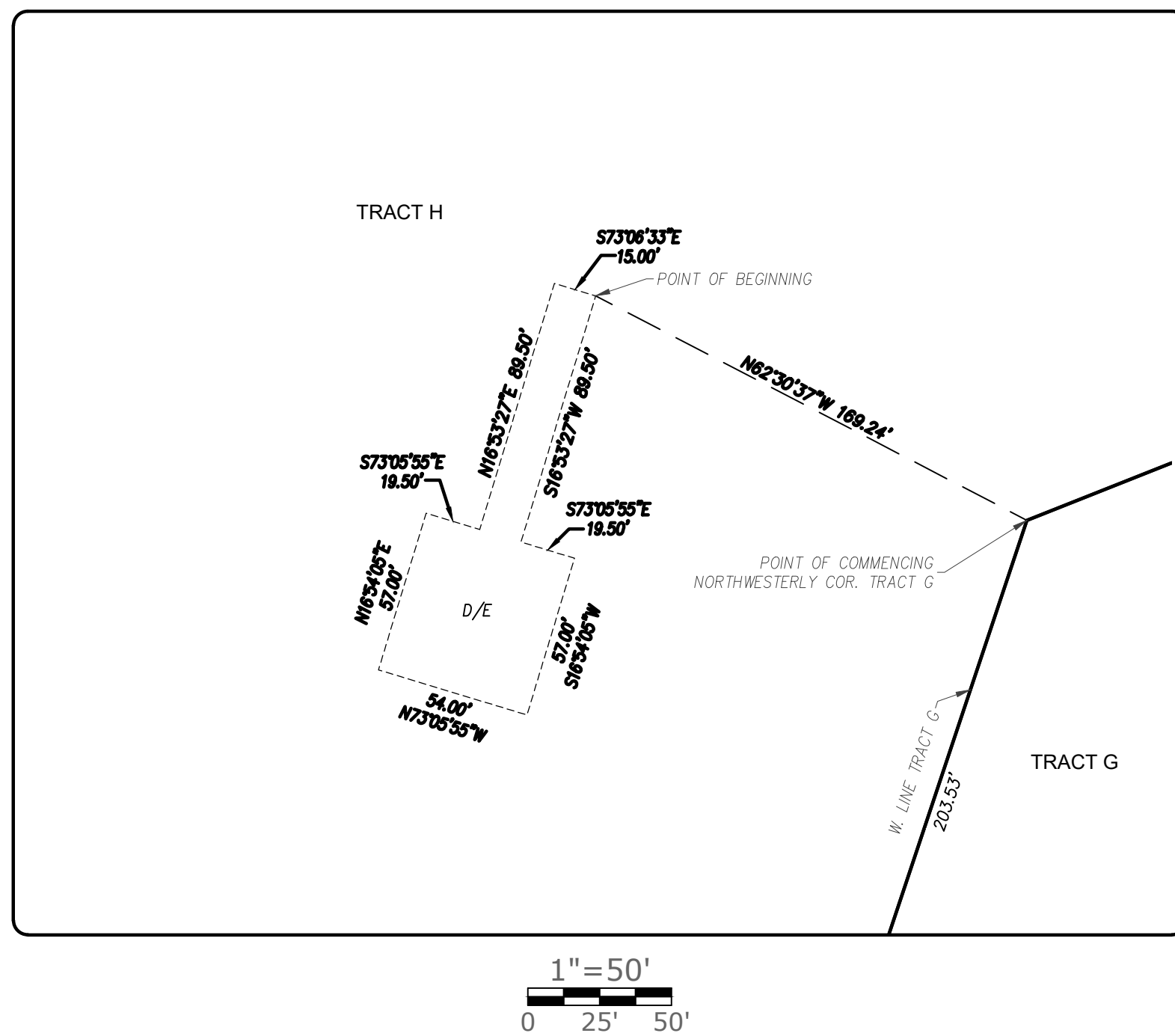
DRAINAGE EASEMENT 3 DETAIL



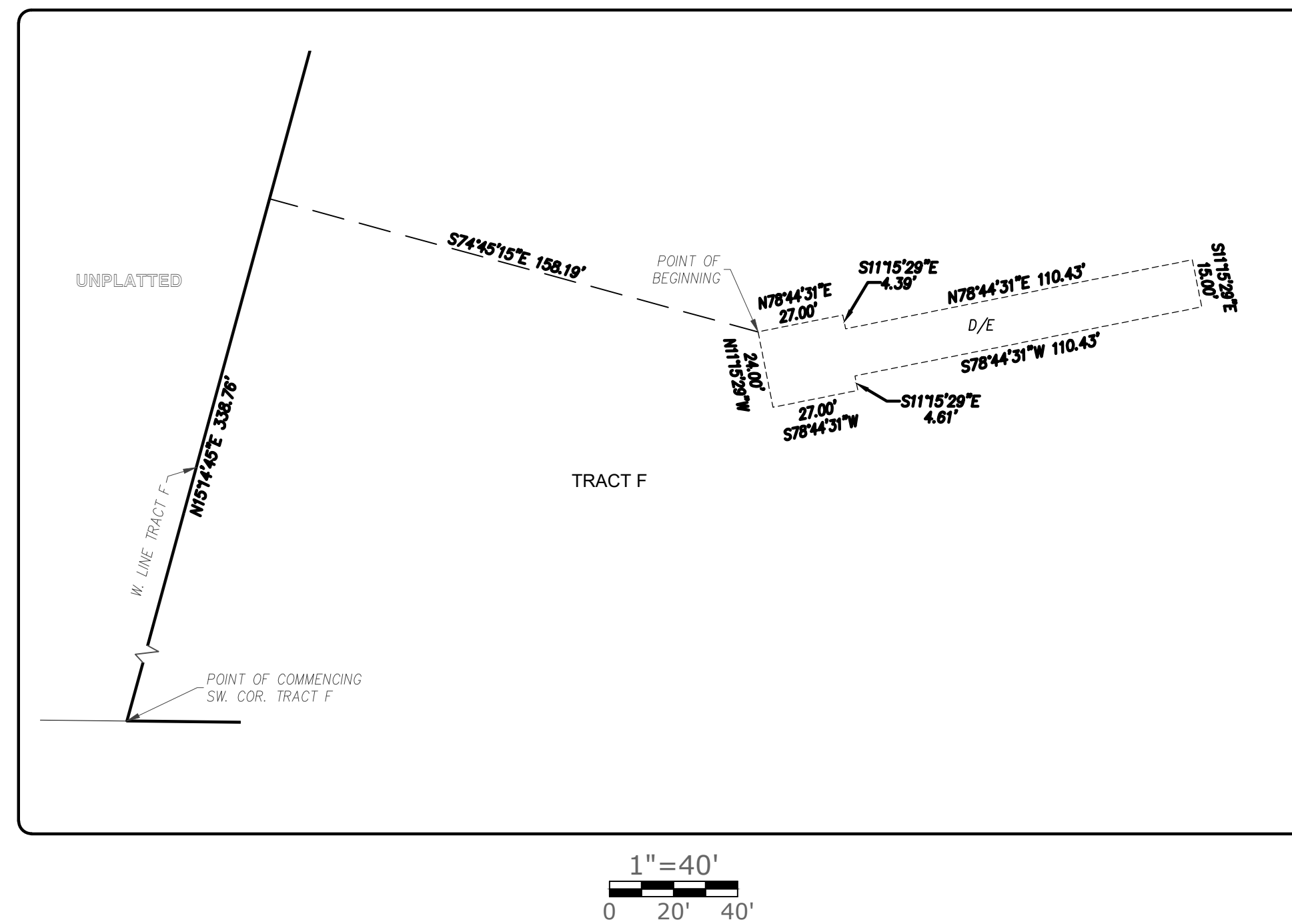
DRAINAGE EASEMENT 4 DETAIL



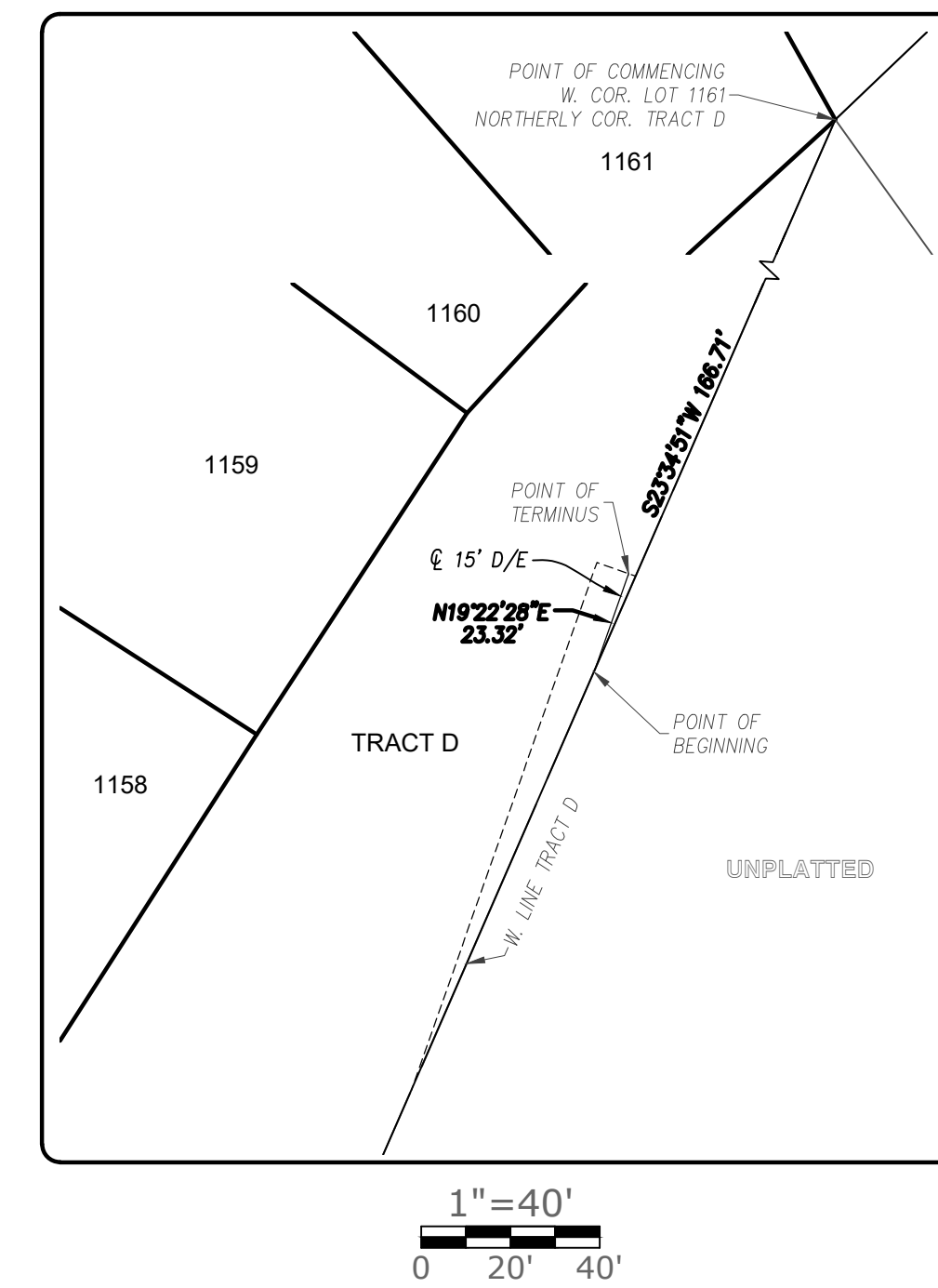
DRAINAGE EASEMENT 5 DETAIL



DRAINAGE EASEMENT 6 DETAIL



DRAINAGE EASEMENT 7 DETAIL



SCALE

PREPARED FOR

SEC-TWN-RNG

29, 30-51-34

Forest Park Development Company Inc.
David Barth
6014 North Highway 9, Suite B
Parkville, Missouri 64152

DATE

JUNE 22, 2025

Staff Analysis

- Agenda Item: 6.C
- Proposal: Application for Major Site Plan for Fresh Karma Dispensary, a marijuana dispensary generally located at the southeast corner of Highway 45 and Ensign Drive in Parkville, MO 64152.
- Staff Recommendation: Approval (with conditions)
- Case No: PZ 2025-20
- Applicant: Daniel L. Vargas, The Plan Consultant, LLC
- Owners: True Level Investments Inc.
- Location: 16209 NW Highway 45, Generally at the southeast corner of Highway 45 and Ensign Drive
- Zoning: “BP” Business Park District
- Parcel #s: Platte County parcel no. 20-4.0-19-000-000-025.000
- Exhibits:
- A. This Staff Analysis
 - B. Application for Major Site Plan
 - C. Subject Property Area Map
 - D. Major Site Plan for Fresh Karma Dispensary (prepared by Simon & Struempf Engineering; dated June 26, 2025)
 - E. Project Narrative (Submitted by Applicant)
 - F. Additional exhibits as may be presented during the meeting
- By Reference:
- 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
 - B. Parkville Master Plan (<http://parkvillemo.gov/government/city-plans-studies/master-plan/>)
 - C. Highway 45 Corridor Plan (<http://parkvillemo.gov/download/Highway45CorridorPlan.pdf>)

Updated regulations for comprehensive marijuana dispensaries were adopted by the City in March 2023.

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 2025-20).

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 "BP" Business Park District. In addition, the site plan is in compliance with the City's 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 and parking specifications).

The lot is proposed for two commercial buildings, the marijuana dispensary and a future restaurant use. Only the marijuana dispensary phase will be approved via this application for major site plan.

The applicant has provided seventy-nine (79) parking spaces, whereas the required parking count is sixty-one (61) spaces. Section 408.030 provides for a parking maximum of fifteen percent (15%) more than the minimum required parking. The parking maximum in this instance would be seventy (70) spaces. The applicant has provided evidence of need for more than the maximum spaces. **The applicant must either be deemed to provide documented evidence of actual parking demand or reduce the provided parking spaces to no more than seventy (70) spaces.**

The site conditions provide challenges to development, most noticeably with a platted 32-36 inch wide sanitary sewer easement running along the Highway 45 frontage. According to the Code, no shade trees may be placed within a utility easement, making compliance with the Landscaping Standards unfeasible. The applicant has provided a request for modification to the landscaping requirements along 45 Highway by moving required street trees from the 45 Highway frontage to the Ensign Dr frontage.

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.**

"BP" Height, Area and Bulk Standards

The subject property is currently zoned "BP" Business Park District. Development standards for the "BP" General Business District are established in Section 406.030. Staff compared the proposed height, area and bulk standards to those in the "BP"

Business Park District and the proposed height of 22 ft. and one story are below the “BP” district standards for maximum building height, which are 45 ft. and 3 stories.

“BP” Use Standards

The proposed *Marijuana dispensary* use is allowed by right in the “BP” Business Park District. *Marijuana dispensary* uses are “A medical marijuana dispensary facility, a comprehensive marijuana dispensary facility, or a micro-business as those terms are defined herein or in Art. XIV of the Missouri Constitution.”

Access

Access is provided for the site off of Ensign Drive. No direct access is allowed to NW 45 Highway by MoDOT. Exhibit D contains AutoTURN movements for a Pierce Velocity fire truck (110 ft. ladder), showing the proposed layout can service fire emergency access.

The applicant has provided for the installation of a public sidewalk along the length of Ensign Drive along the western property line to connect to a future crosswalk at the signalized intersection at Ensign Drive and NW Highway 45.

Parking Requirements

Section 408.030 requires five (5) parking spaces for every 1000 sq. ft. of building. The applicant has exceeded this requirement of sixty-one (61) spaces, providing a total of seventy-nine (79) parking spaces. This exceeds the parking space maximum. The Planning & Zoning Commission must determine that the extra parking spaces are necessary or the applicant must reduce the provided parking spaces to no more than seventy (70). Additionally, drive-through uses are required 5 car-lengths of stacking spaces for the drive-through service area. The applicant has met this requirement. The applicant has provided six (6) bicycle parking spaces as required by Table 408-7.

Parking Layout Design

The provided parking layout meets the parking layout design requirements of Table 408-10: Parking Dimensions.

Signage

The applicant has indicated the location of freestanding signage. **All proposed signage will require approval of an Application for Sign Permit in accordance with the City’s “BP” Business Park District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.**

Outdoor Lighting

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 one-way traffic through the site and ample stacking spaces for a drive-through restaurant use.

Landscape Design

The applicant has submitted a landscape plan that meets the requirements of Section 407.020 including number, type, and native plant species. The applicant was not able to meet the location requirements due to the 45 Highway frontage having a wide utility easement. The applicant has requested a modification to move the required plantings from along 45 Highway to Ensign Drive. Staff is supportive of this request.

Stormwater Management

The applicant has provided a stormwater management plan and accompanying documentation for review. Prior to building permit issuance, Public Works must approve site improvement plans.

- 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

Staff has reviewed the application against the requirements of Chapter 411: Architectural Design Standards. The exterior is proposed to be generally fiber cement paneling and glass.



Architectural Rendering (Submitted by Applicant)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the proposed 4,500 sq. ft. dispensary building is appropriate considering the context of the subject property and allowances per the “BP” Business Park 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 developing, currently low density, and semi-industrial in character. The proposed site layout and architecture for Fresh Karma Dispensary is compatible with the context.

Open Spaces and Natural Features

The subject property is not developed at this time, but has few existing natural features. The submitted landscape plan provides detailing for the natural areas of the site. The southeastern portion of the site is proposed to be used for stormwater management.

- 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 site plan will meet all of the applicable “BP” 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 major site plan: Conforms to the applicable requirements of the Development Code, including those of the “BP” Business Park 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 major site plan for Fresh Karma Dispensary, 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. Approval of this application for major site plan is for “phase one,” the marijuana dispensary, only. The proposed future restaurant use shall require a separate approved major site plan application.

3. All signage requires an approved Sign Permit.
4. Pursuant to Section 408.030, the Planning & Zoning Commission must either deem the provided seventy-nine (79) parking spaces as necessary or the applicant must reduce the parking spaces provided to no more than seventy (70).
5. Prior to building permit issuance, Public Works must approve site improvement plans.
6. 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, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should vote for 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 or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

End of Memorandum



Brad Stanton, AICP
Senior Planner

09-05-2025
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 Major Site Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Daniel L Vargas
 Company: The Plan Consultant LLC
 Address: 13001 N Hwy YY
 City, State: Harrisburg Mo 65256
 Phone: 660-353-1158 Fax: _____
 E-mail: dlvargas87@gmail.com

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

Name: KEENAN SIMON
 Company: SIMON & STRUEMPH ENGINEERING
 Address: 1516 BUSINESS LOOP 70 W
 City, State: COLUMBIA, MO
 Phone: (573)499-1944 Fax: _____
 E-mail: KSIMON@SELECTSSE.COM


Owner(s), if different from applicant

Name: Jordan Starke
 Company: True Level Investments Inc
 Address: 4300 NW Belgium Blvd #200
 City, State: Riverside, Mo 64150
 Phone: 573-694-9973 Fax: _____
 E-mail: jordan@freshkarma.com

Contact Person, if different from applicant

Name: _____
 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)  Date: 07/18/25

Property Owner's Signature (Required)  Date: 7/22/25

2. Property Information

Zoning district: IG

Property address and general location: SE CORNER OF MO-45 AND ENSIGN DR

Legal description (may be attached):
VERTICAL VENTURES III LOT 1

Description of proposed use(s):
EAST BUILDING - DISPENSARY
WEST BUILDING - RESTAURANT

Gross acreage of lot: 1.80 AC Net acreage of lot: 1.88 AC

Open space acreage: 0.50 AC Lot coverage: 1.38 AC

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? SIDEWALK ALONG ENSIGN DR

Explain (may be attached):

Attach a narrative addressing:

- 1. *How the site can accommodate 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. *Any other information relevant to the application.*

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: _____ Date: _____
Name/Title

Application Fee (25.0000): \$ _____ By: Check # _____ MO# _____

Date Paid: _____ Credit Card _____ Cash _____

Payment by: _____ Received by: _____

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. Major Site 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 - Property lines and lot dimensions, including identification of adjacent property owners.
- b. Topography - Existing and proposed topography, with major contour lines at intervals of 10 ft., and minor contour lines at an interval of 2 ft.
- c. Floodplain - Location of FEMA Special Flood Hazard Areas (SFHA), if applicable
- d. Site Features - Location of any proposed or existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- e. Rights-of-Way - Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. Building Footprint - Proposed building footprint(s) with lines
- g. Distance Dimensions - Building(s) with dimensions and distance to property lines.
- h. Elevation Dimensions - Elevations with dimensions of all sides of existing and proposed buildings, including roof mechanical equipment, vents, chimneys, or other projecting items above the roof line. This includes elevations and dimensions of existing or proposed solid waste and recycling enclosures
- i. Cross-Sections - Cross-sections of the site detailing the height of buildings/structures; heating, air conditioning and ventilating and electrical equipment heights, locations and screening materials to prove screening of mechanical equipment; and relationship to existing or proposed topography
- j. Identification of Uses - Identification of proposed or existing use(s) within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures, exterior lighting fixtures, outdoor storage and sales areas, and other paved areas.
- k. Color Renderings - Color renderings for all primary building facades with detailed exterior descriptions, including type and color of all exterior building materials, awnings, exterior lighting, mechanical screening material, fencing, metal flashing and the like.
- l. Materials Board - Provide a display board affixed with representative examples of exterior building and finish materials and color palettes (24"x36" board or similar size to accommodate samples). Each material shall be labeled corresponding with the notations on the submitted building elevations and color renderings.

*Please label all radii, areas (in acres and sq. ft.), points of tangency, central angles and lengths of curves.

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. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- e. 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 major site 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.

Major Site Plan Narrative

FRESH KARMA DISPENSARIES – Ensign Dr. & MO State Route 45, Parkville MO

1. Site Accommodation and Impact on Surroundings

The project includes two commercial buildings: one dispensary and one restaurant. The site is zoned IG and is large enough to support both uses, with proper access, circulation, and parking. A new sidewalk will be installed along Ensign Drive to improve pedestrian access. The layout provides full access for fire trucks and emergency vehicles. The project will not interfere with nearby properties or the adjacent right-of-way.

2. Site Design, Building Arrangement, and Open Space

The buildings are positioned for practical circulation and shared parking. Open areas are landscaped for appearance and stormwater control. The site meets all engineering, planning, and safety standards.

3. Architectural Design and Materials

Both buildings use durable, low-maintenance materials including masonry and cement siding. The design is modern and fits the surrounding context. Scale and massing are appropriate, with clearly defined entrances and functional design features.

4. Compatibility with Surroundings

The IG zoning allows commercial uses. Surrounding development includes similar uses, and this project fits in without creating conflicts. Landscaping and setbacks buffer the site, and the new sidewalk improves neighborhood connectivity.

5. Zoning Compliance and Site-Specific Considerations

The plan meets all zoning and code requirements. Emergency access is built into the design. Stormwater will be managed on-site per local standards. No variances are requested.

6. Additional Information

This project supports Parkville’s economic development goals by adding new businesses and jobs. It improves local infrastructure with a new sidewalk and enhances the property with a clean, code-compliant design.



FRESH + KARMA
DISPENSARIES

DRIVE THRU
COMING SOON

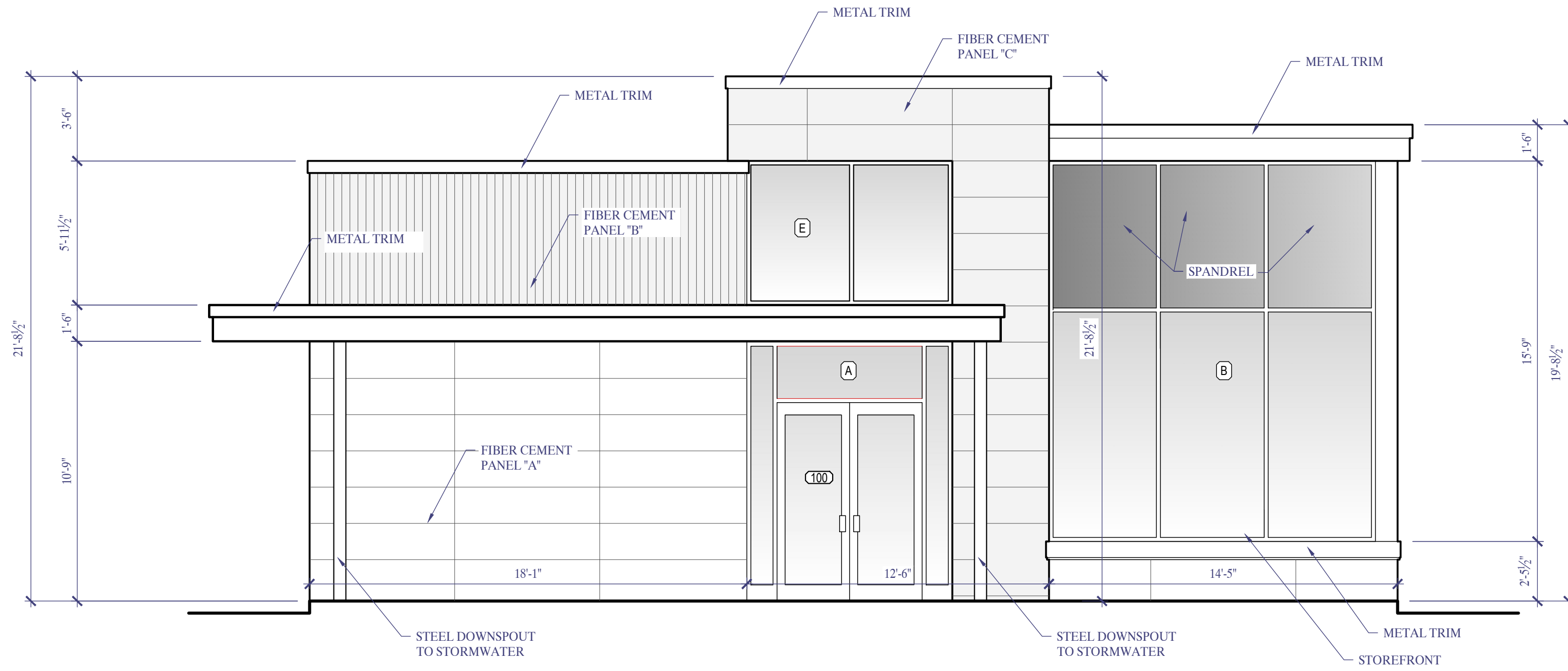




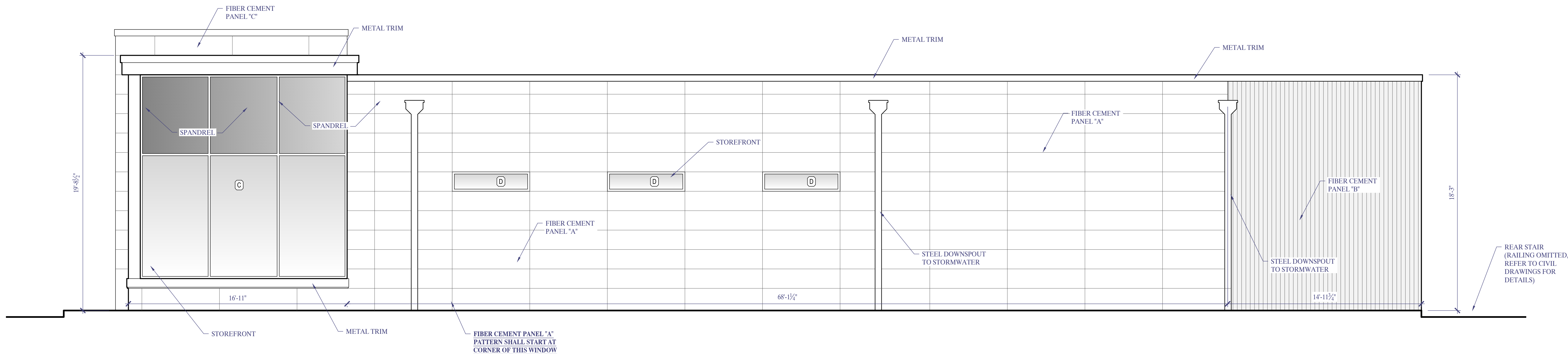
06/28/2025

WESTHUES ARCHITECTURE
 ERIC WESTHUES, ARCHITECT # MO-2016004009 ARCHITECTURAL CORPORATION
 9000 BOATMAN HILL ROAD COLUMBIA, MO 65202 #2019020035
 573 424-7064 eric@ericwesthues.com

EXTERIOR COLOR SCHEDULE	
MATERIAL TYPE	COLOR / BRAND
FIBER CEMENT BOARD TYPE "A"	NICHIHA, SANDSTONE II, GENTAL GRAY, ED644
FIBER CEMENT BOARD TYPE "B" - VERTICAL	NICHIHA, VINTAGEWOOD, CEDAR, EPC762F
FIBER CEMENT BOARD TYPE "C"	NICHIHA, GLOSS PANEL, SNOW, EDM1014SU
PRE-FINISHED STEEL DOWNSPOUT	GLOSS BLACK
STOREFRONT DOOR / WINDOW	BLACK ANNOIDIZED ALUMINUM
METAL TRIM (CAPS / FASCIA)	GLOSS BLACK



1
A5
FRONT (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"



2
A5
SIDE (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"

REVISION	DATE
0 PERMIT SET	06/28/2025
1	
2	
3	
4	
5	

PROJECT NUMBER **25-022**

FRESH KARMA DISPENSARY
 16209 MO-45 HWY
 PARKVILLE, MO 63121

EXTERIOR ELEVATIONS

A5

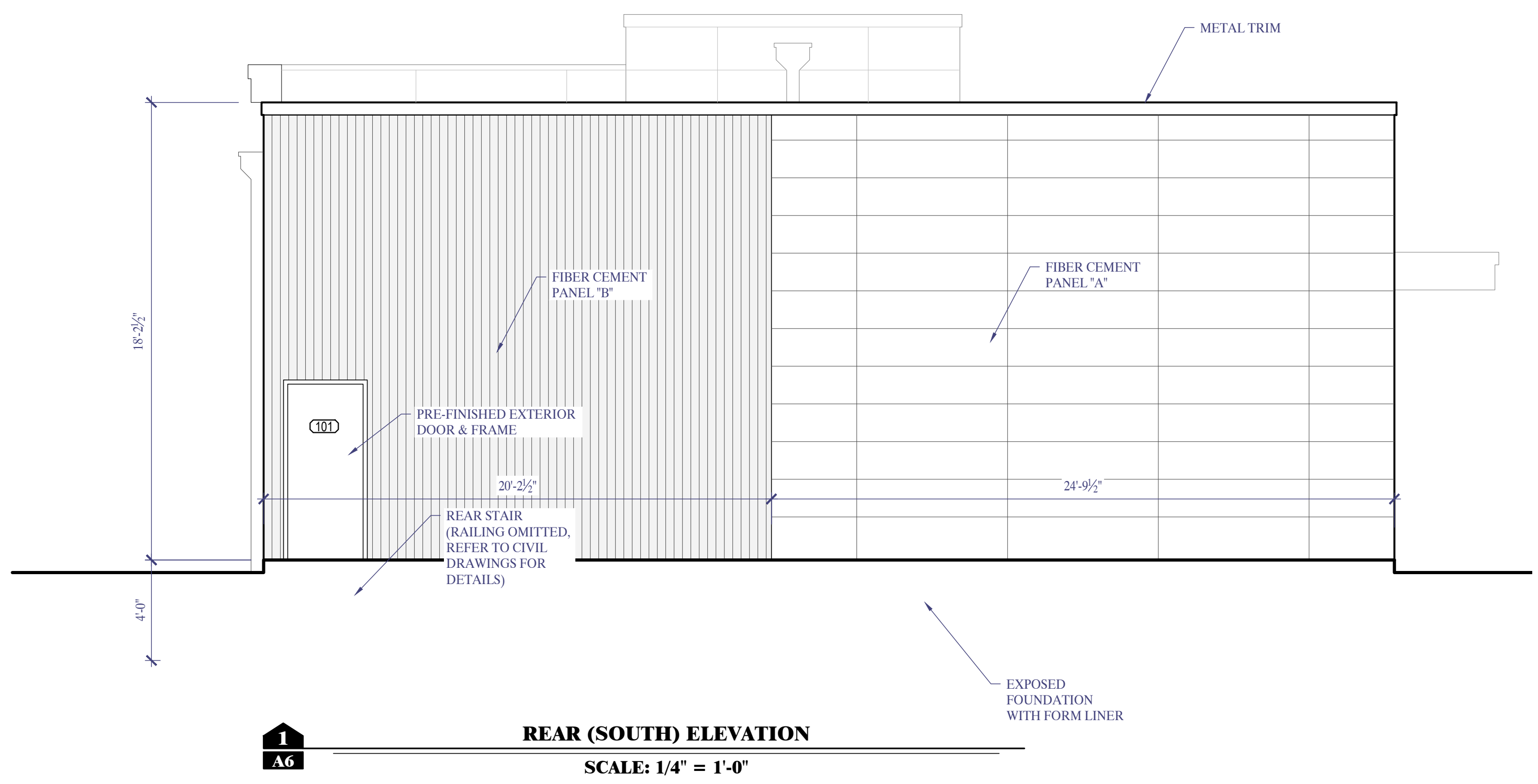
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



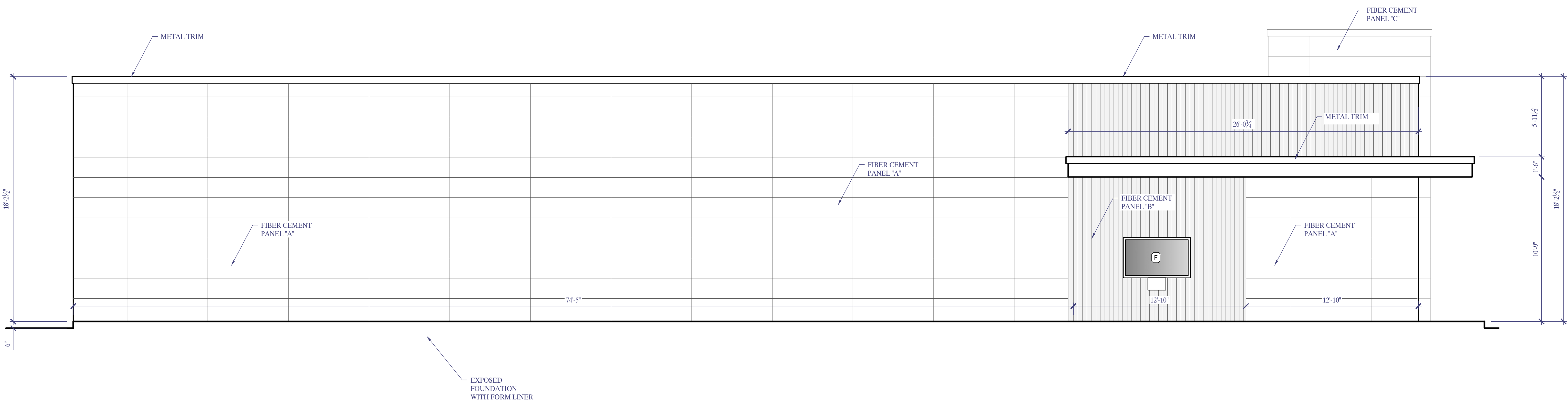
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PRE-FINISHED STEEL DOWNSPOUT	GLOSS BLACK
STOREFRONT DOOR / WINDOW	BLACK ANNOXIDIZED ALUMINUM
METAL TRIM (CAPS / FASCIA)	GLOSS BLACK



1
A6
REAR (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"



2
A6
SIDE (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"

REVISION	DATE
0 PERMIT SET	06/28/2025
1	
2	
3	
4	
5	

FRESH KARMA DISPENSARY
 16209 MO-45 HWY
 PARKVILLE, MO 63121

EXTERIOR ELEVATIONS

A6

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

FRESH KARMA DISPENSARIES

ENSIGN DR. & MISSOURI STATE ROUTE 45 PARKVILLE, MO

SHEET INDEX

C001	COVER/LEGEND
C002	LOT LEGAL EXHIBIT
C003	PHASING PLAN
C004	EROSION CONTROL PH. I
C005	EROSION CONTROL PH. II
C006	FIRE TRUCK TURN RADIUS
C100	UTILITY PLAN
C101	SITE PLAN
C102	GRADING PLAN
C200	PRE DEVELOPED STORMWATER
C201	POST DEVELOPED STORMWATER PLAN
C202	STORM A PLAN/PROFILE
C203	STORM B PLAN/PROFILE
C204	STORM C PLAN/PROFILE
C500-C502	DETAILS
L100	LANDSCAPE PLAN

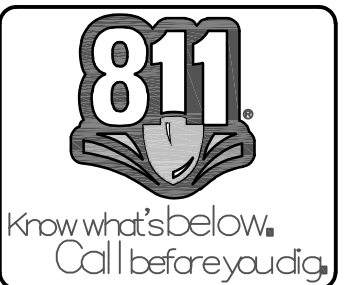


CREATING CLIENTS FOR LIFE
1516 BUSINESS LOOP 70 E
COLUMBIA, MO 65203
P 573.268.2068

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
EXPIRES: DECEMBER 31, 2025

NOTICE:
SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

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09/03/2025

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

REVISIONS	

STANDARD LEGEND

EXISTING PROPOSED

	CENTERLINE
	CABLE TV
	EASEMENT
	UNDERGROUND ELECTRIC
	ELECTRIC LINE OVERHEAD
	FENCE LINE
	GAS LINE
	PROPERTY LINE
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	ROOF DRAIN
	TELEPHONE
	WATER LINE
	BUILDING LINE
	RAIL ROAD
	GUARD RAIL
	TOP OF BANK
	TREE LINE
	RETAINING WALL
	BUSHES
	TREES
	POST / BOLLARD
	SIGN
	ACCESSIBLE PARKING
	PARKING BUMPER
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	STORM SEWER INLET
	UTILITY POLE
	STREET LIGHT
	TRANSFORMER
	ELECTRIC MANHOLE
	A/C UNIT
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	TELEPHONE PEDESTAL

BOUNDARY MARKERS

	STONE MARKER
	NON STANDARD PROPERTY MARKER
	TYPE A MONUMENT
	ROW MARKER
	CORNER POST
	GPS CONTROL / MONUMENT
	BENCH MARK
	BORE HOLE

STANDARD ABBREVIATIONS

AASHTO	AMERICAN SOCIETY OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
AC	ACCESSIBLE
ACC	ACCESSIBLE
ACI	AMERICAN CONCRETE INSTITUTE
AGGR	AGGREGATE
ALT	ALTERNATE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
ADA	AMERICANS WITH DISABILITIES ACT
AI	AREA INLET
BC	BACK OF CURB
BDRY	BOUNDARY
BM	BENCHMARK
BOW	BASE OF WALL
CTRS	CENTER TO CENTER
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CIP	CAST-IN-PLACE/CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CP	CONTROL POINT/CONCRETE PIPE
CW/CWR/CWS	CHILLED WATER LINE/RETURN/SUPPLY
D	DEPTH
DA	DRAINAGE AREA
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT/DISCONNECT SWITCH
E	EASTING
EG	EXISTING GRADE
EL/ELEV	ELEVATION
EPES	EDGE OF PAVEMENT/SHOULDER
EQU STA	EQUATION STATION
ESI	ENGINEER SUPPLEMENTAL INSTRUCTION
EX	EXISTING
FD	FLOOR DRAIN/FOUNDATION DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOW LINE
FM	FACTORY MUTUAL
FNC	FENCE
GLG/MGV	GAS LINE/METER VALVE
GV&B	GATE VALVE & BOX
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIMENSION
JBOX	JUNCTION BOX
LF	LINEAR FEET
LIP	LEAVE IN PLACE
LP	LIGHT POLE
MEP	MECHANICAL/ELECTRICAL/PLUMBING
ML	MATCH LINE
MH	MANHOLE
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
MODOT	MISSOURI DEPARTMENT OF TRANSPORTATION
N	NORTHING
NTS	NOT TO SCALE
O.C.	ON CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OD	OUTSIDE DIMENSION
OHE	OVERHEAD ELECTRIC
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE (PLASTIC)
PCC	PORTLAND CONCRETE CEMENT
R	RADIUS
RCB/RCP	REINFORCED CONCRETE BOX/PIPE
RD	ROAD
ROW	RIGHT OF WAY
SAW	SANITARY
SW	SIDEWALK
STA	STATION
TELE	TELEPHONE
TOE	TEMPORARY CONSTRUCTION EASEMENT
TOP	TOP OF CURB
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC/FIBER
UNO	UNLESS NOTED OTHERWISE
VC	VERTICAL CURVE
VCP	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WLWM	WATER LINE/METER
WWF	WELDED WIRE FABRIC

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND ARE PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY STOCK AND ASSOCIATES MAY BE OBTAINED AT THE DIRECTION OF STOCK AND ASSOCIATES'S CLIENTS. DIRECT REQUESTS TO STOCK AND ASSOCIATES MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTIONS AND APPROVAL BY THE CITY OF PARKVILLE, MISSOURI.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
- ALL UTILITIES, STRUCTURES AND UNDERGROUND FACILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE; AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED, UNCOVERED AND DEPTHS VERIFIED TO AVOID CONFLICTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND DAMAGE PREVENTION LAW, SENATE BILL 378.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PER STOCK AND ASSOCIATES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS (OR LATEST ADDITION) OF KANSAS CITY METRO APWA.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS. UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED, THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE
- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES. ALL CONSTRUCTION EQUIPMENT/DELIVERY VEHICLES SHALL BE CLEANED ON SITE PRIOR TO ENTERING ROADWAY. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA. IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN ALL ROADS AND PICK UP TRASH FROM SITE ON A DAILY BASIS.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY

CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

- ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION STANDARDS FOR EXCAVATIONS".
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS, AND AS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- TOP OF SEWER STRUCTURE ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO FINAL INSTALLATION OF STRUCTURE TOP.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO UNSUITABLE MATERIAL THAT MUST BE REMOVED FROM SITE.
- NO CONSTRUCTION PARKING OR MATERIAL STORAGE SHALL BE PERMITTED ON ANY ADJACENT ROADWAY OR ON CITY, STATE OR AIRPORT RIGHT OF WAY.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF PARKVILLE UPON COMPLETION OF WORK IN AREA AFFECTED. ALL LANDSCAPE AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL, OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- THE CONTRACTOR IS TO REFER TO THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL EXPLORATION MT JOB NO. 15884 GOOD DAY DISPENSARY PARKVILLE, MISSOURI" DATED MARCH 26, 2024 PREPARED BY MIDWEST TESTING, AND ALL ITS SUPPLEMENTAL PROVISIONS FOR ADDITIONAL EARTHWORK REMEDIATION, SUBGRADE PREPARATION, BACKFILL AND PAVEMENT RECOMMENDATIONS.
- CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES SUCH AS USE OF WATER SPRINKLING OR OTHER METHODS AS APPROVED BY THE ENGINEER.
- DESIGN OF SHORING FOR UTILITY TRENCHES AND/OR SEWER CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- DISTURBED AREAS SHALL BE SEEDED AFTER CLEARING AND GRUBBING WHEN NO ACTIVITY WILL OCCUR WITHIN THIRTY (30) DAYS.
- ALL OFF-SITE PROPERTY OWNERS SHALL BE GIVEN 48 HOURS NOTICE IN ADVANCE OF ANY WORK AFFECTING THEIR PROPERTY AND/OR PROPERTY ACCESS.
- CLEARING TECHNIQUES THAT RETAIN EXISTING VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE SHALL BE USED AND THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL.
- ANY DISTURBED OFF-SITE PROPERTY (I.E. BUSHES, TREES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED IN-KIND AT THE DEVELOPER'S EXPENSE.
- PRIOR TO WORK OF THE CONTRACTOR, THE DEVELOPER SHALL NOTIFY THE CITY TO PERFORM A FINAL WALK-THROUGH OF THE SITE CONSTRUCTION.

SITE IMPERVIOUS CALCS

PRE DEVELOPED = 0%
0.00 ACRES IMPERVIOUS
1.80 ACRES PERVIOUS

POST DEVELOPED = 71%
1.28 ACRES IMPERVIOUS
0.52 ACRES PERVIOUS

FLOOD NOTE

SUBJECT PROPERTIES LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 21965C0360D WITH AN EFFECTIVE DATE OF 04/02/2015.

UTILITY CONTACTS

TELEPHONE
ATTN:
500 E. 8TH ST.
ROOM 690
KANSAS CITY, MO 64109

SPECTRUM
550 WESTPORT RD.
KANSAS CITY, MO 64111
866-874-2389

WATER
MISSOURI AMERICAN WATER
10530 NW STATE HWY FF
PARKVILLE, MO 64152
CONTACT: BRADLEY COLE
816-741-2992

ELECTRIC
EVERGY
8325 N PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64118
CONTACT: RONALD MCCALL
816-420-4803

MODOT
MODOT KANSAS CITY DISTRICT
600 COLBERN RD
LEES SUMMIT, MO 64086
TRAFFIC SPECIALIST
CONTACT: BRITTANY SAATHOFF
816-607-2190

SANITARY SEWER
PLATTE COUNTY REGIONAL SEWER DISTRICT
414 STATE ROUTE 273
TRACY, MISSOURI 64079
CONTACT: DAN KOCH
816-741-7676

GAS
SPIRE
7500 E. 35TH TERRACE
KANSAS CITY, MO 64129
816-756-5252

CONTROL POINT INFORMATION / TABLE

SITE BM#1 = SQUARE ON CONCRETE INLET ELEV. = 928.47

NOTE: CONTROL INFORMATION, DATUM, AND BASIS OF BEARINGS ARE FOR THIS PROJECT ONLY AND MAY NOT MATCH SURROUNDING PROJECTS. CONTRACTOR TO VERIFY CONTROL POINTS ACCURACY OF HORIZONTAL AND VERTICAL CONTROL BEFORE CONSTRUCTION ACTIVITIES.

BEARINGS ARE BASED ON MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.

SURVEY PROVIDED BY STOCK AND ASSOCIATES. TO HAVE CONTROL POINTS SET FOR CONSTRUCTION ACTIVITIES CONTACT AT (636) 530-9100. EMAIL = GENERAL@STOCKASSOC.COM

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 1 OF VERTICAL VENTURES III AS RECORDED IN PLAT BOOK 20, PAGE 375, LOCATED IN NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN CITY OF PARKVILLE, PLATT COUNTY MISSOURI

OWNER INFORMATION

TLI PARKVILLE RE LLC
8880 CLARK AVE
PARKVILLE, MO 64152

PARKING CALCULATIONS

BUILDING #1
GENERAL RETAIL USE: 5 SPACES PER 1,000 SQFT
4,500 / 1,000 = 4.5
4.5 X 5 = 22.5 (23 SPACES REQUIRED)

BUILDING #2
RESTAURANT USE: 10 SPACES PER 1,000 SQFT
3,800 / 1,000 = 3.8
3.8 X 10 = 38 (38 SPACES REQUIRED)

61 SPACES REQUIRED TOTAL
2 HANDICAP VAN ACCESSIBLE SPACES REQUIRED

79 SPACES PROVIDED
4 HANDICAP VAN ACCESSIBLE SPACES REQUIRED

OPEN SPACE CALCULATIONS

BUILDING AREA: 8,300 SQFT
PAVEMENT AREA: 51,832 SQFT
GREEN SPACE AREA: 18,276 SQFT

SITE COVERAGE CALCULATION:
(OPEN SPACE AREA) / (TOTAL AREA)
(18,276) / (78,408) = 23.3%

MINIMUM OPEN SPACE = 20%

FRESH KARMA DISPENSARIES
ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER	DRAWN BY
KKS	TRA
CHECKED BY	SSE PROJECT #
KKS	25051

COVER/NOTES/LEGEND

DRAWING NO. SHEET NO.
C001 01 OF 18

LEGAL DESCRIPTION

VERTICAL VENTURES III LOT 1

OWNER INFORMATION

TLI PARKVILLE RE LLC
8880 CLARK AVE
PARKVILLE, MO 64152

LOT LEGAL NOTES

- ZONING: IG
- LOT SIZE: 1.80 AC

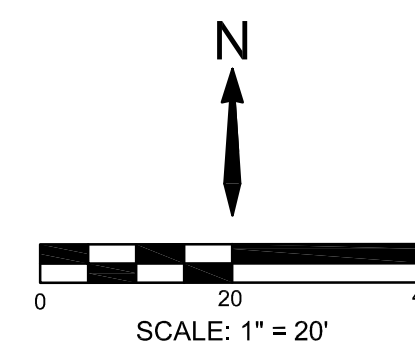
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79 SPACES PROVIDED
4 HANDICAP VAN ACCESSIBLE SPACES REQUIRED



SSE
SIMON & STRUENPENG ENGINEERING
CREATING CLIENTS FOR LIFE
1516 BUSINESS LOOP 70 E
COLUMBIA, MO 65203
P 573.268.2068

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
EXPIRES: DECEMBER 31, 2025

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09/03/2025

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

REVISIONS	
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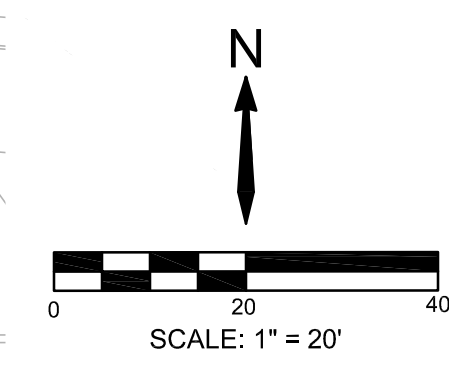
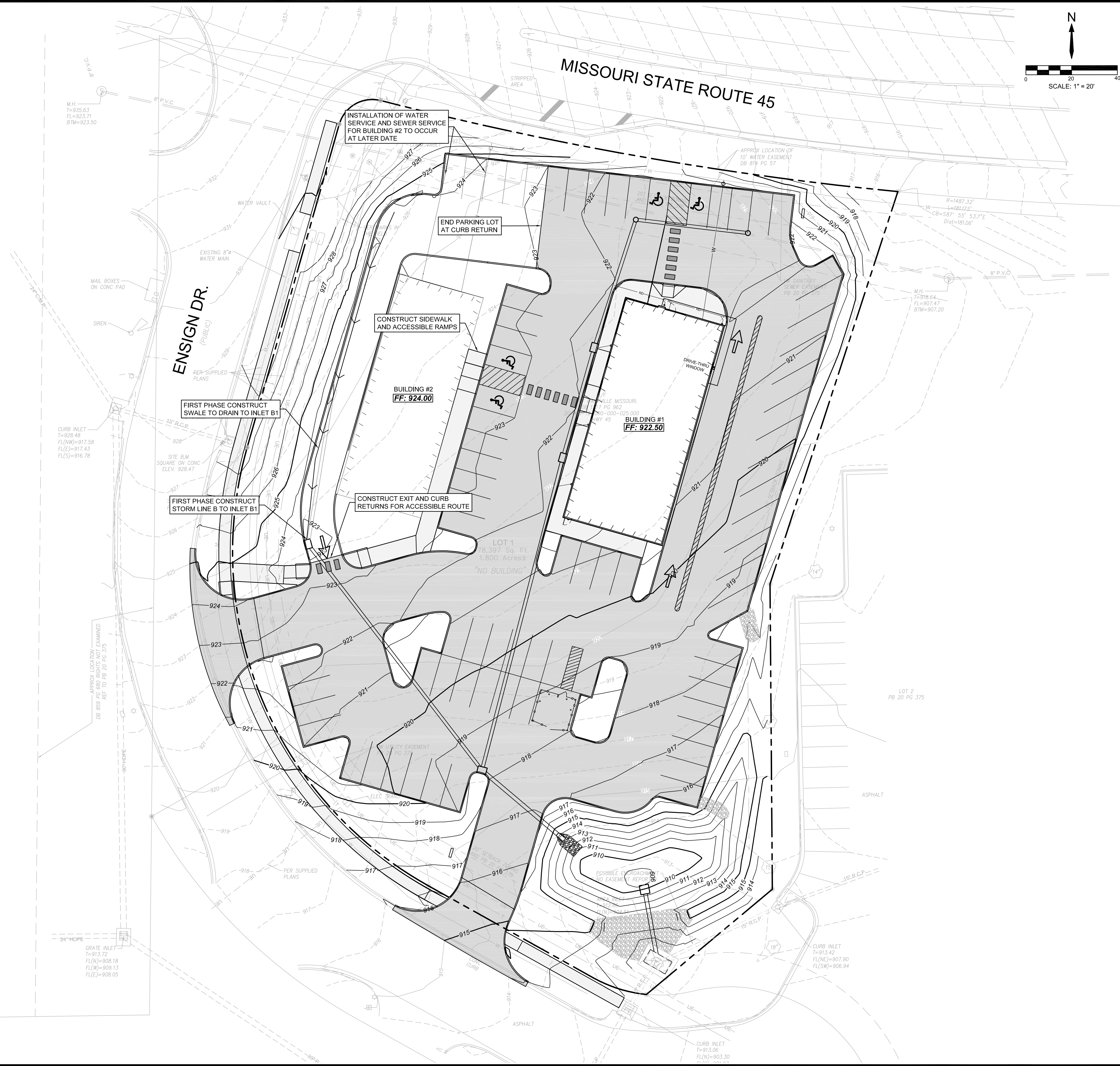
FRESH KARMA DISPENSARIES
ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS
DRAWN BY: TRA
CHECKED BY: KKS
SSE PROJECT #: 25051

LOT LEGAL EXHIBIT
DRAWING NO. C002
SHEET NO. 02 OF 18

PHASING OF SITE

1. BUILDING #1 IS INTENDED TO BE CONSTRUCTED FIRST AND IS FIRST PHASE OF CONSTRUCTION FOR THE SITE.
2. STORM LINE B IS TO BE BUILT TO INLET B1. CONTRACTOR TO GRADE SWALE FROM NORTHERN END OF OF FUTURE BUILDING #2 TO INLET B1.
3. PROPOSED SEWER CONNECTION AND WATER SERVICE FOR BUILDING #2 TO BE INSTALLED AT FUTURE DATE.
4. PAVING FOR NORTHERN PARKING AREA AND DRIVE THROUGH LANE TO WEST OF BUILDING #2 TO BE INSTALLED AT TIME OF CONSTRUCTION OF BUILDING #2.
5. ROUGH GRADING FOR BUILDING #2 AND FUTURE PAVEMENT AREA FOR BUILDING #2 TO BE COMPLETED IN FIRST PHASE OF CONSTRUCTION WHEN BUILDING #1 IS BUILT.

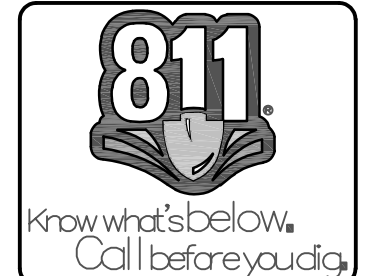


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 SIMON & STRUEMPF ENGINEERING
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 1516 BUSINESS LOOP 70 E.
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 P 573.268.2068

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Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

09/03/2025

NO.	REVISIONS
1	
2	
3	
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5	

**FRESH KARMA
 DISPENSARIES**
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS
 CHECKED BY: KKS
 DRAWN BY: TRA
 SSE PROJECT #: 25051

PHASING PLAN
 DRAWING NO. C003
 SHEET NO. 03 OF 18

LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INFESTATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY. CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT OF WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM GRADING AS FOLLOWS:
 - A. FILL SHALL BE PLACED IN MAXIMUM OF 8" LIFTS.
 - B. TOPSOIL SHALL BE PLACED TO A MINIMUM DPETH OF 6" OVER ALL AREAS DISTURBED BY WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED. ALL DISTURBED AREAS SHALL BE LANDSCAPED PER LANDSCAPE PLANS OR SHALL BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
 - C. CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.
4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
5. ALL MANHOLES, CATCH BASIN, UTILITY VALVES AND METER PIPTIS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE DAILY AS A MINIMUM, AND CONCLUSION OF THE PROJECT.

KEY NOTES

- 1 DIVERSION BERM TO BE PLACED AS INITIAL LAND DISTURBANCE. NO DISTURBANCE SHALL TAKE PLACE OTHER THAN AS NEEDED FOR BERM CONSTRUCTION. SEE DETAIL 7/C500.
- 2 INSTALL SILT FENCE ALONG SLOPES, AT THE BASE OF SLOPES, AND AROUND THE PERIMETER OF DISTURBANCE EXTENTS PER DETAIL 1/C500.
- 3 INSTALL "GUTTERBUDDY" FILTRATION DEVICES AT CURB INLETS / STORM DRAINS. DEVICE SHOULD BE A MINIMUM OF 1' LONGER THAN CURB OPENING & NOT TO IMPEDE TRAFFIC WAY PER DETAIL 5/C500.
- 4 INSTALL 3" CRUSHED STONE FOR CONSTRUCTION EXIT (6" THICK X 12W X 50L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE SITE VIA THIS EXIT PER DETAIL 2/C500.
- 5 PROPOSED TOP SOIL STOCKPILE LOCATION. REFER TO NOTES.
- 6 DETENTION BASIN TO BE USED AS SEDIMENT TRAP DURING CONSTRUCTION. TEMPORARY SEDIMENT TRAP DRAINS APPROXIMATELY 1.54 ACRES REQUIRED STORAGE VOLUME 2,810 CUBIC FEET. ACCUMULATED SEDIMENT TO BE REMOVED WHEN BASIN IS APPROXIMATELY 50% FULL. SEE DETAIL 8/C500.
- 7 ON SITE LOCATION OF MDNR PERMIT AND SWPPP. THIS LOCATION IS TO HAVE PERMIT POSTED AND A MAILBOX TO STORE ALL REQUIRED DOCUMENTATION. THIS LOCATION IS TO BE MAINTAIN UNTIL PERMIT IS TERMINATED
- 8 GENERAL LOCATION FOR CONTRACTOR LAYDOWN AND STORAGE AREA.
- 9 ROCK DITCH CHECK PER DETAILS 6/C500.

STOCKPILE NOTES

STOCKPILE SHALL NOT EXCEED ONE (1) ACRE IN AREA OR TEN (10) FEET IN HEIGHT.

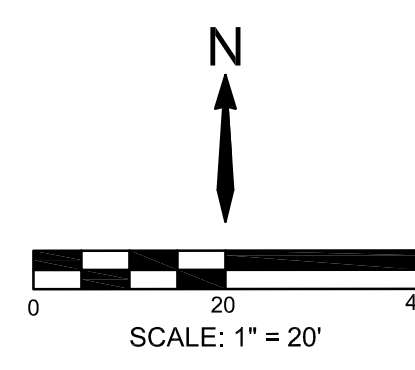
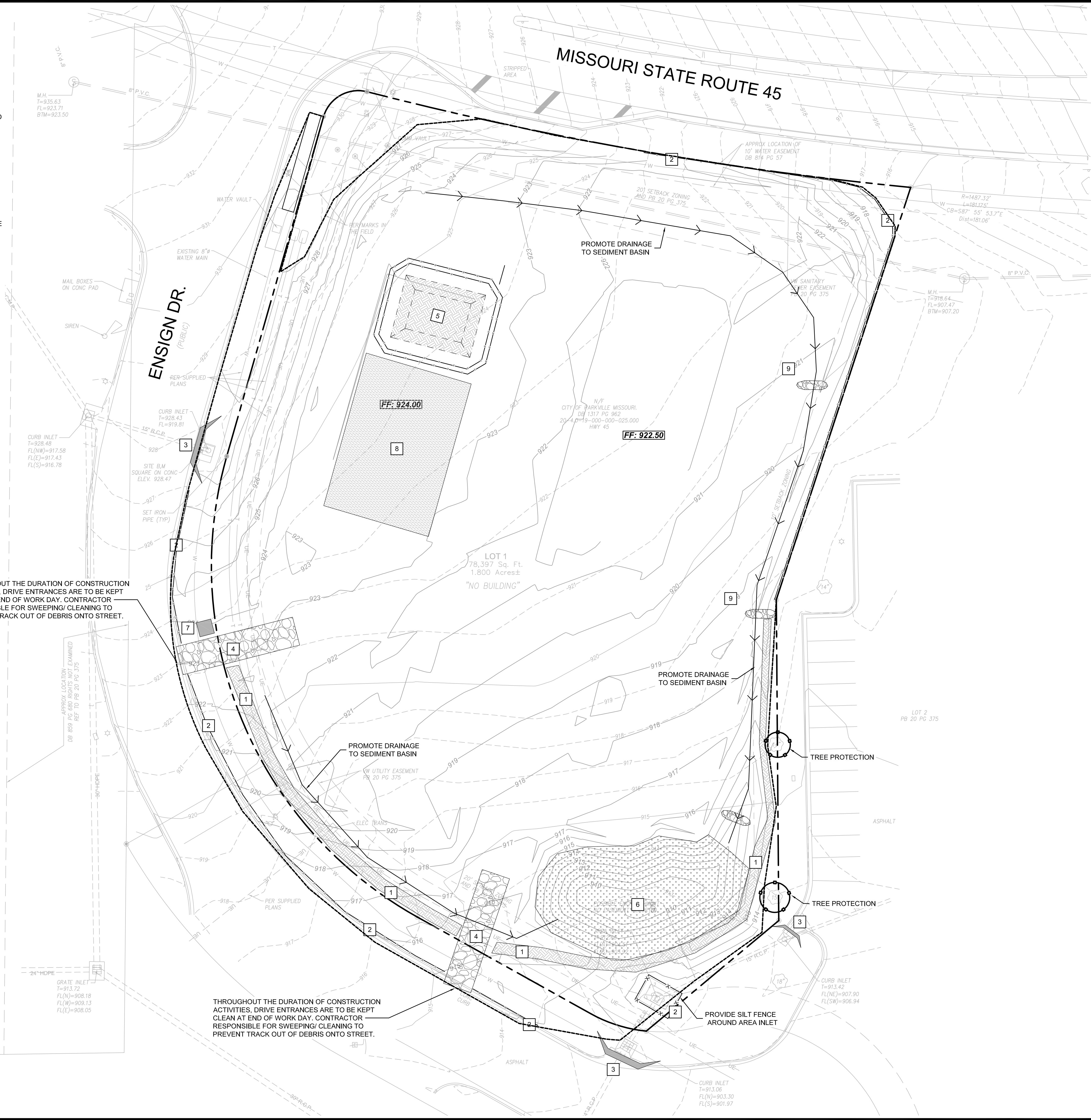
THE SIDE SLOPE OF A STOCKPILE OF SOIL SHALL NOT EXCEED A 3:1 RATIO.

STOCKPILES OF SOIL SHALL BE TEMPORARILY SEEDED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL MANUAL ISSUED BY THE DIRECTOR. THE WORKING FACE OF THE STOCKPILE, HOWEVER, NEED NOT BE SEEDED. STOCKPILES OF SOIL THAT MEET THE REQUIREMENTS OF THIS SECTION MAY REMAIN IN PLACE FOR UP TO THREE (3) YEARS AFTER ISSUANCE OF A LAND DISTURBANCE PERMIT.

WHEN THE LIMIT FOR A STOCKPILE OF SOIL HAS EXPIRED AND NO EXTENSION HAS BEEN GRANTED, THE PROPERTY OWNER MUST EITHER REMOVE THE STOCKPILE OR GRADE IT TO A SLOPE OF NO GREATER THAN 4:1 RATIO AND PERMANENTLY SEED IT IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL MANUAL ISSUED BY THE DIRECTOR.

THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES, DRIVE ENTRANCES ARE TO BE KEPT CLEAN AT END OF WORK DAY. CONTRACTOR RESPONSIBLE FOR SWEEPING/ CLEANING TO PREVENT TRACK OUT OF DEBRIS ONTO STREET.

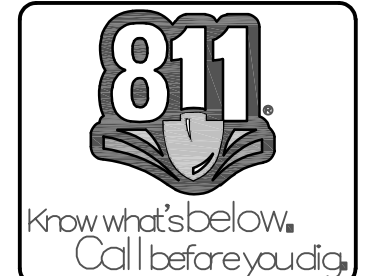
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
EXPIRES: DECEMBER 31, 2025

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09/03/2025

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

REVISIONS	

**FRESH KARMA
DISPENSARIES**
ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS DRAWN BY: TRA
CHECKED BY: KKS SSE PROJECT #: 25051

EROSION CONTROL PH. I
DRAWING NO. **C004** SHEET NO. **03** OF **18**

LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
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KEY NOTES

1. INSTALL SILT FENCE ALONG SLOPES, AT THE BASE OF SLOPES, AND AROUND THE PERIMETER OF DISTURBANCE EXTENTS PER DETAIL 1/C500.
2. INSTALL "GUTTERBUDDY" FILTRATION DEVICES AT CURB INLETS / STORM DRAINS. DEVICE SHOULD BE A MINIMUM OF 1' LONGER THAN CURB OPENING & NOT TO IMPEDE TRAFFIC WAY PER DETAIL 5/C500.
3. 20' X 30' X 3' MIN. CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
4. INSTALL ROCK DITCH LINER AT THE END OF OUTFALLS PER DETAIL 3/C500.
5. PROPOSED TOP SOIL STOCKPILE LOCATION. REFER TO NOTES.
6. DETENTION BASIN TO BE USED AS SEDIMENT TRAP DURING CONSTRUCTION. BASIN DRAINS APPROXIMATELY 2.50 ACRES. REQUIRED VOLUME FOR SEDIMENT BASIN IS 9,000 CUBIC FT. PROPOSED SIZE IS 18,000 CUBIC FT. SEDIMENT IN BASIN TO BE REMOVED WHEN BASIN IS APPROXIMATELY 50% FULL OF SEDIMENT. SEE OUTLET DETAIL AT DETENTION STRUCTURE FOR EROSION CONTROL 9/C500.
7. ON SITE LOCATION OF MDNR PERMIT AND SWPPP. THIS LOCATION IS TO HAVE PERMIT POSTED AND A MAILBOX TO STORE ALL REQUIRED DOCUMENTATION. THIS LOCATION IS TO BE MAINTAIN UNTIL PERMIT IS TERMINATED
8. GENERAL LOCATION FOR CONTRACTOR LAYDOWN AND STORAGE AREA.

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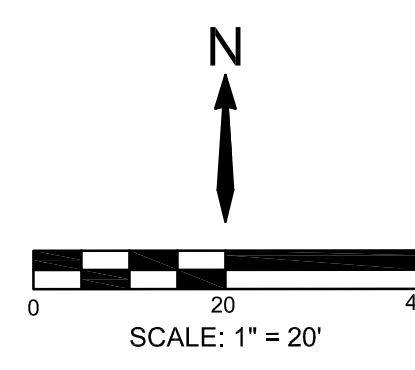
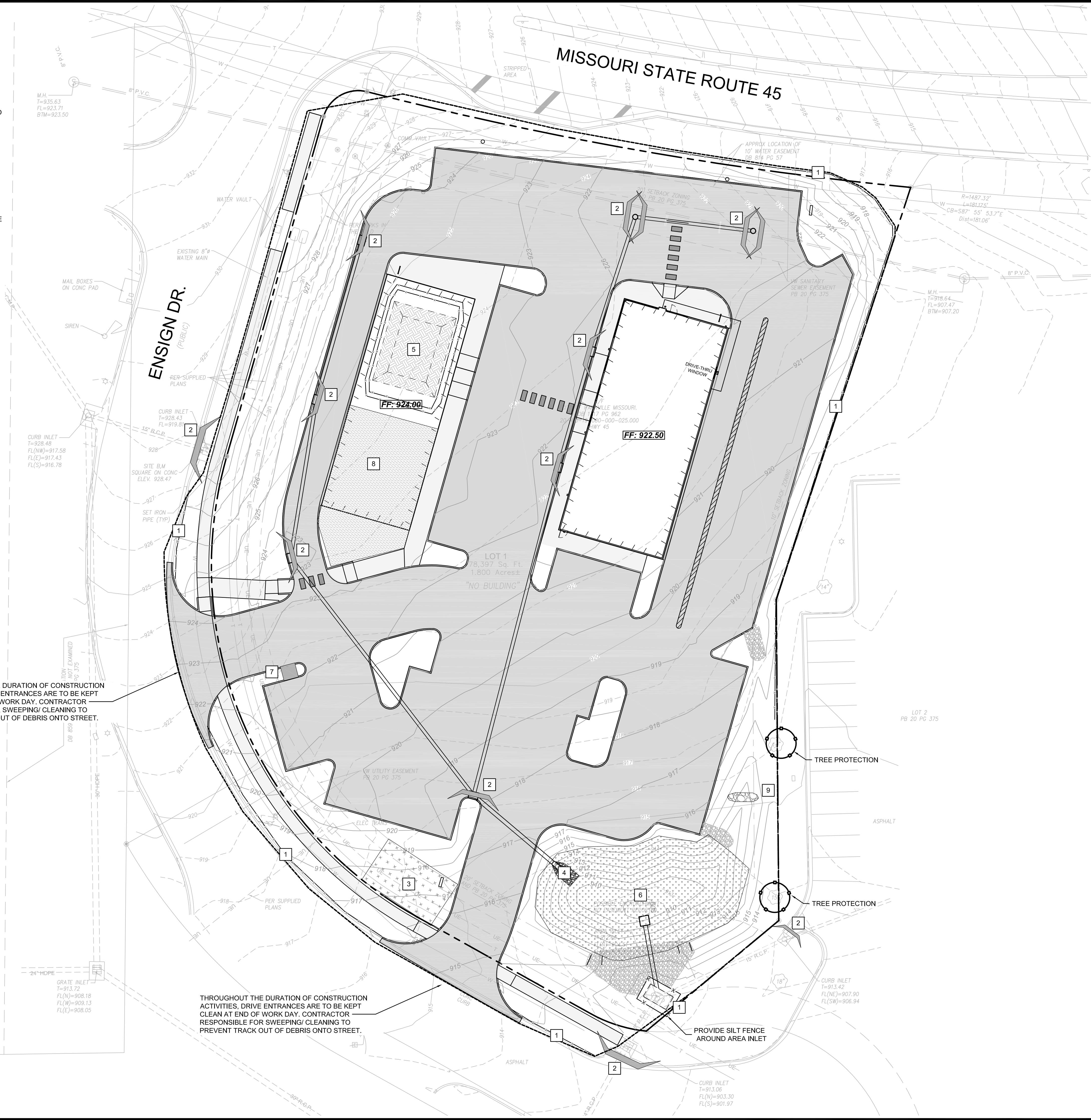
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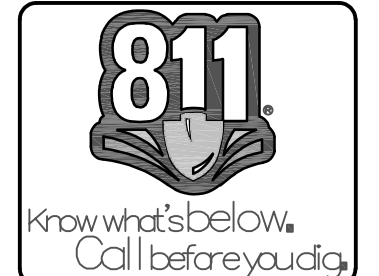
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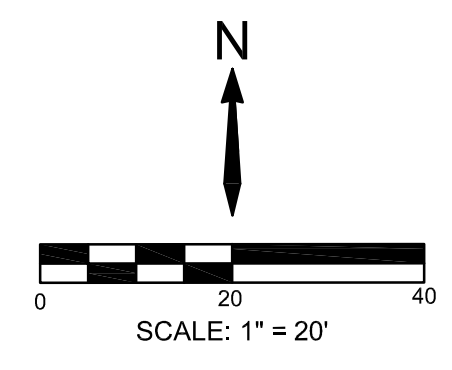
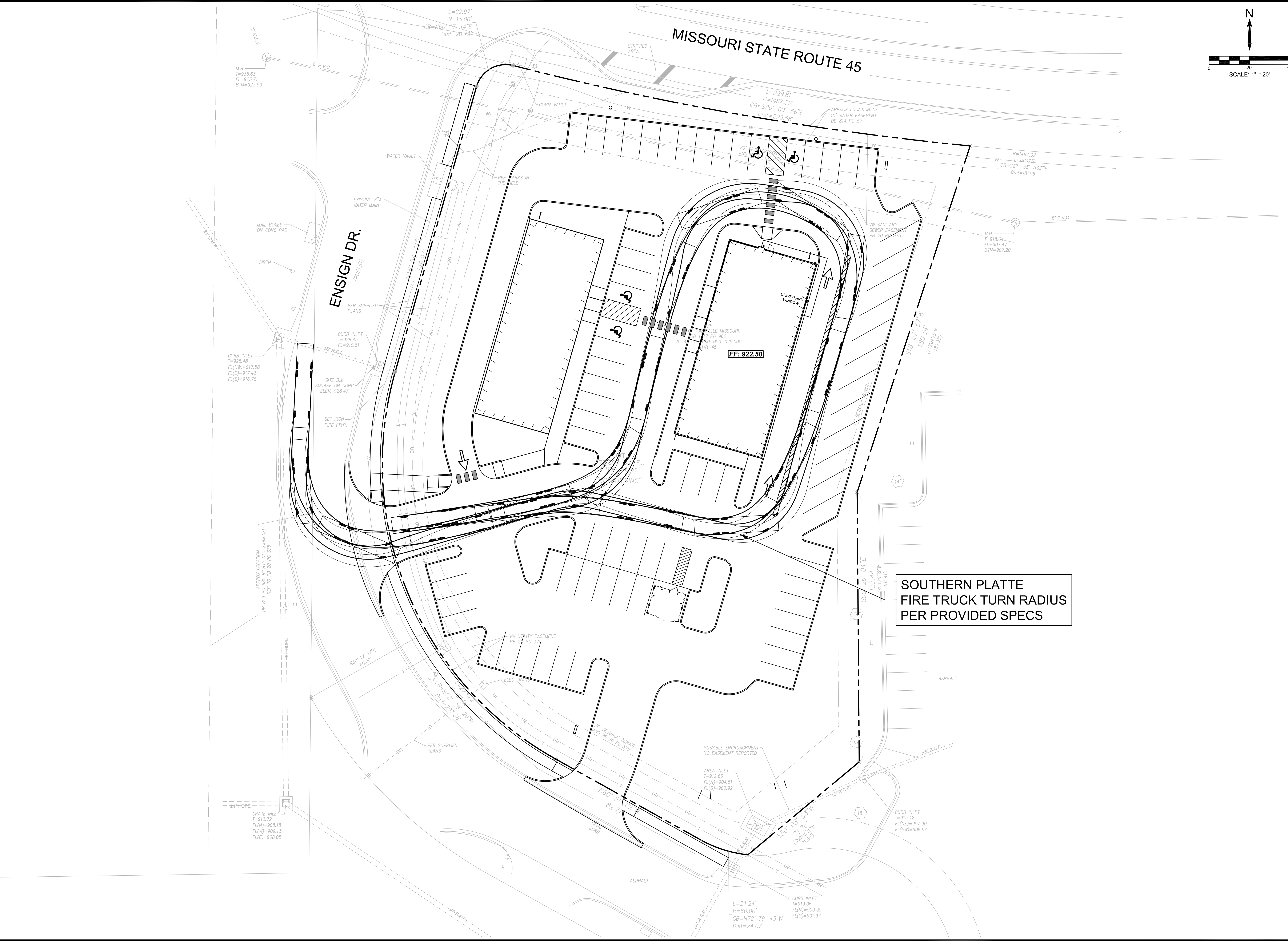
9/3/2025

REVISIONS	

FRESH KARMA DISPENSARIES
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS DRAWN BY: TRA
 CHECKED BY: KKS SSE PROJECT #: 25051

EROSION CONTROL PH. II
 DRAWING NO. C005 SHEET NO. 04 OF 18



SSE
 SIMON & STRUENPENG ENGINEERING
 CREATING CLIENTS FOR LIFE
 1516 BUSINESS LOOP 70 E.
 COLUMBIA, MO 65203
 P 573.268.2068

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
 EXPIRES: DECEMBER 31, 2025

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09/03/2025

Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

REVISIONS	
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**SOUTHERN PLATTE
 FIRE TRUCK TURN RADIUS
 PER PROVIDED SPECS**

**FRESH KARMA
 DISPENSARIES**
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS DRAWN BY: TRA
 CHECKED BY: KKS SSE PROJECT #: 25051

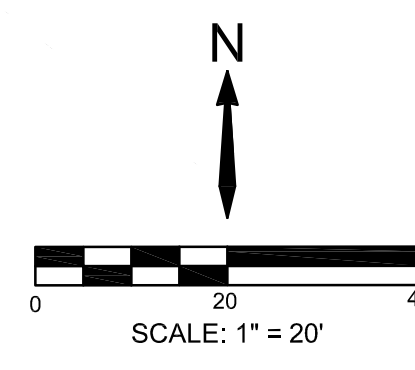
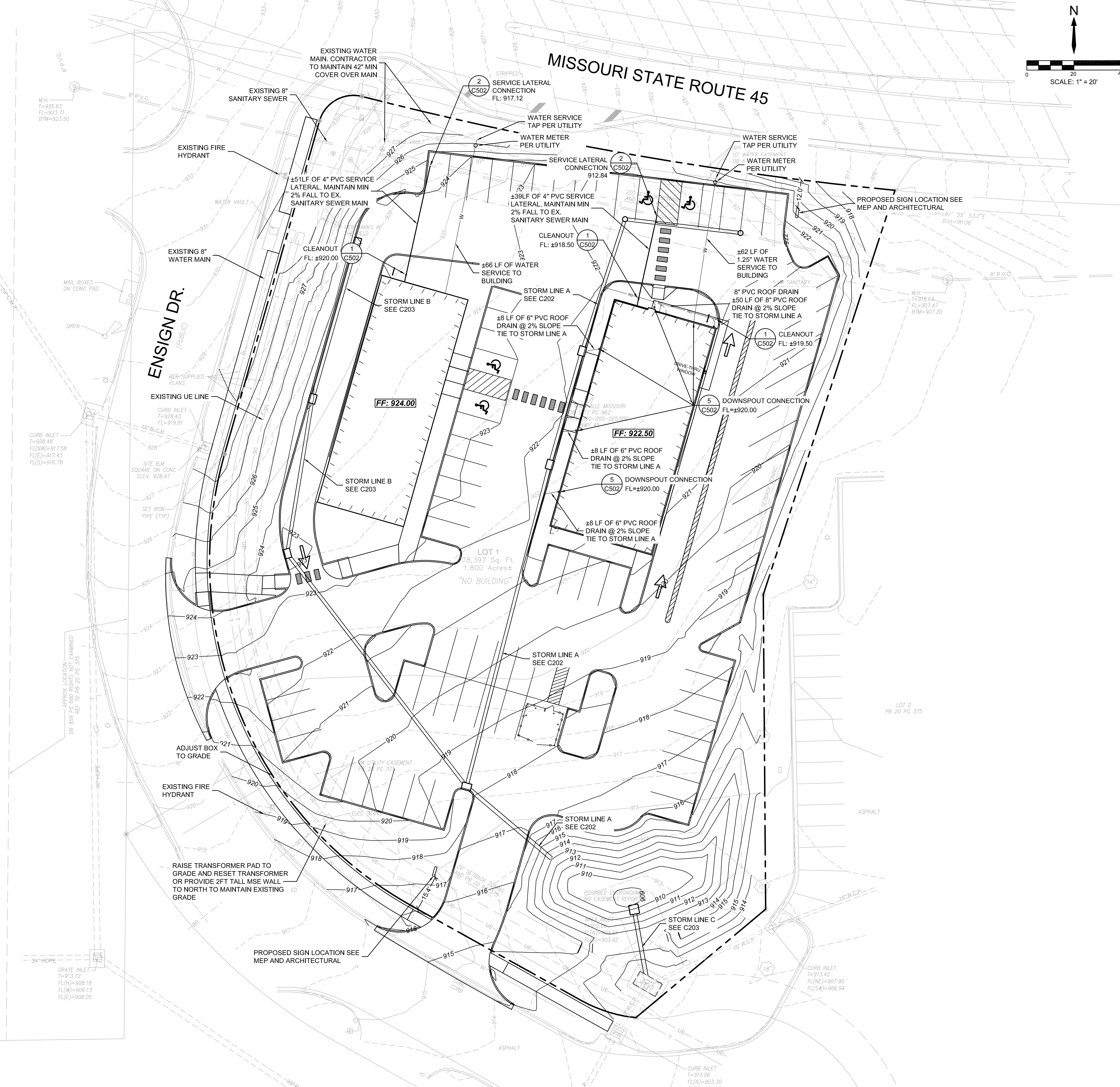
FIRE TRUCK TURN RADIUS
 DRAWING NO. C006 SHEET NO. 05 OF 18

STORM SEWER NOTES

1. ALL STORM SEWER IMPROVEMENTS AND APPURTENANCES SHALL CONFORM TO THE CITY OF KANSAS CITY METROPOLITAN CHAPTER OF THE APWA STANDARDS AND SPECIFICATIONS.
2. ALL STORM SEWER SHALL BE EITHER R.C.P. CLASS III OR H.D.P.E., UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER JOINTS SHALL BE WATER TIGHT. FOR H.D.P.E. PIPE, JOINTS SHALL BE N-12 WT AND FOR R.C.P. PIPE, JOINTS SHALL MEET ASTM C443 (RUBBER GASKETS).
4. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF PARKVILLE, MO.
5. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS IN AID WHEN ORIENTING THE LID DURING INSTALLATION.
7. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
8. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
9. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
10. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER IMPROVEMENTS AND APPURTENANCES SHALL CONFORM TO THE KANSAS CITY METRO APWA STANDARDS AND SPECIFICATIONS.
2. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF PARKVILLE, MO.
3. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS IN AID WHEN ORIENTING THE LID DURING INSTALLATION.
5. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
6. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
7. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO 1/2 THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE. THE WALL TO WALL ELEVATION CHANGE THROUGH THE STRUCTURE SHALL BE NO LESS THAN (0.2) TWO TENTHS OF ONE FOOT.
8. PIPE PENETRATIONS SHALL USE GASKETS TO ENSURE WATERTIGHT SEALS.
9. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
10. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT, AND PERFORM ALL TESTS AS REQUIRED BY THE CITY OF KANSAS CITY, MO. TESTING SHALL INCLUDE:
 - A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
 - B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
 - C. VACUUM TEST OF ALL MANHOLES.
11. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.



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09/03/2025

Keenan K. Simon
MO-PE 2016017682
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REVISIONS

**FRESH KARMA
DISPENSARIES**

ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

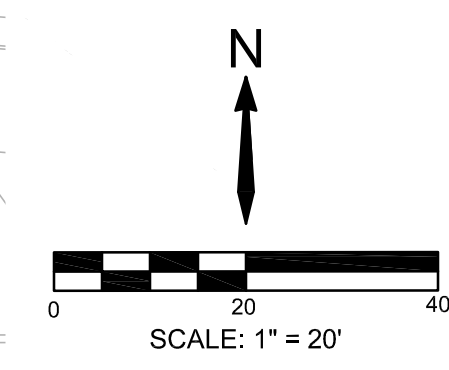
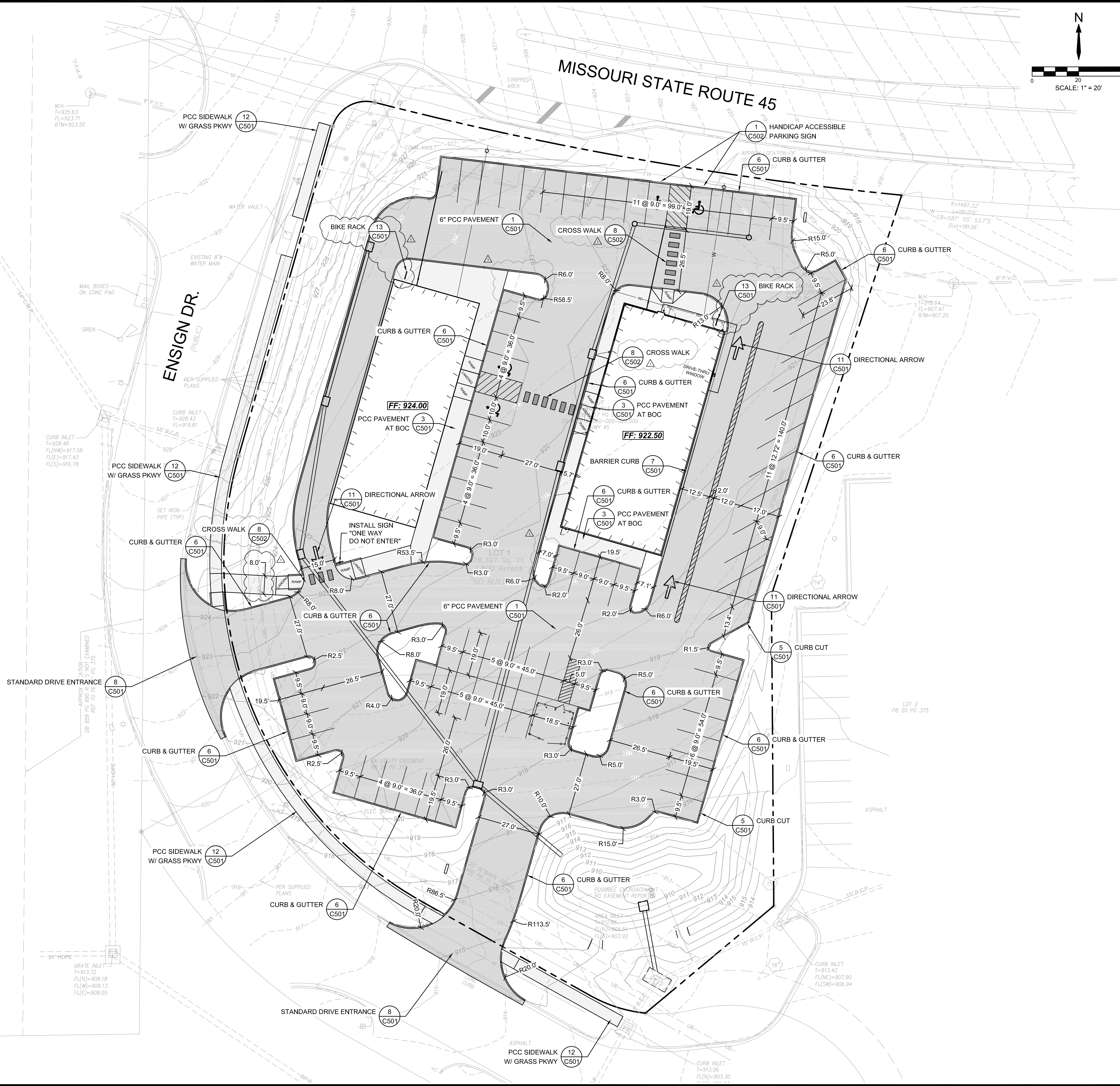
ENGINEER: KKS DRAWN BY: TRA
CHECKED BY: KKS SSE PROJECT #: 25051

UTILITY PLAN

DRAWING NO. **C100** SHEET NO. **06** OF **18**

SITE PLAN NOTES

- ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE PERPENDICULAR TO REFERENCE LINE INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
- INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OF CONSTRUCTION SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
- ALL ASPHALT PAVING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, WHERE NOT COVERED BY THE ABOVE, ASPHALT PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MODOT AND ALL LOCAL CODES AND ORDINANCES.
- ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, WHERE NOT COVERED BY THE ABOVE, PCC PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MODOT AND ALL LOCAL CODES AND ORDINANCES.
- CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
 - CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 15' PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
 - CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO 1/4 THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
 - CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
 - ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 1/2" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMIN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
 - ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
- ACCESSIBLE PARKING
 - STALL SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES.
 - ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2 PERCENT IN ANY DIRECTION, ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
 - STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH SHARP EDGES AND ENDS.
- PAVEMENT MARKINGS SHALL NOT BE APPLIED UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT AND ENGINEER, THE INSTALLED PAVEMENT IS ALLOWED TO AGE AS RECOMMENDED BY THE MANUFACTURER (MINIMUM OF 24 HOURS), AND THE PAVEMENT SURFACE HAS BEEN SWEEPED AND CLEANED.
- PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES UNLESS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ROAD STRIPING SHALL BE AS INDICATED WITHIN THESE PLANS.
- CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OR APPLICABLE CODES AND ORDINANCES.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF KANSAS CITY, MO CODES AND ORDINANCES. USE FLAT BLACK, WHITE, OR YELLOW AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS, UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATIONS OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.



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09/03/2025

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

REVISIONS
REV#1 - CITY COMMENTS 8.25.25

FRESH KARMA
DISPENSARIES

ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER KKS	DRAWN BY TRA
CHECKED BY KKS	SSE PROJECT # 25051

SITE PLAN

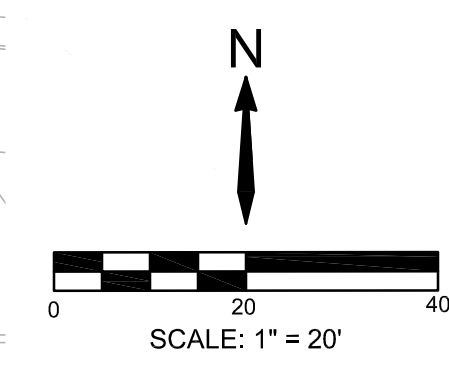
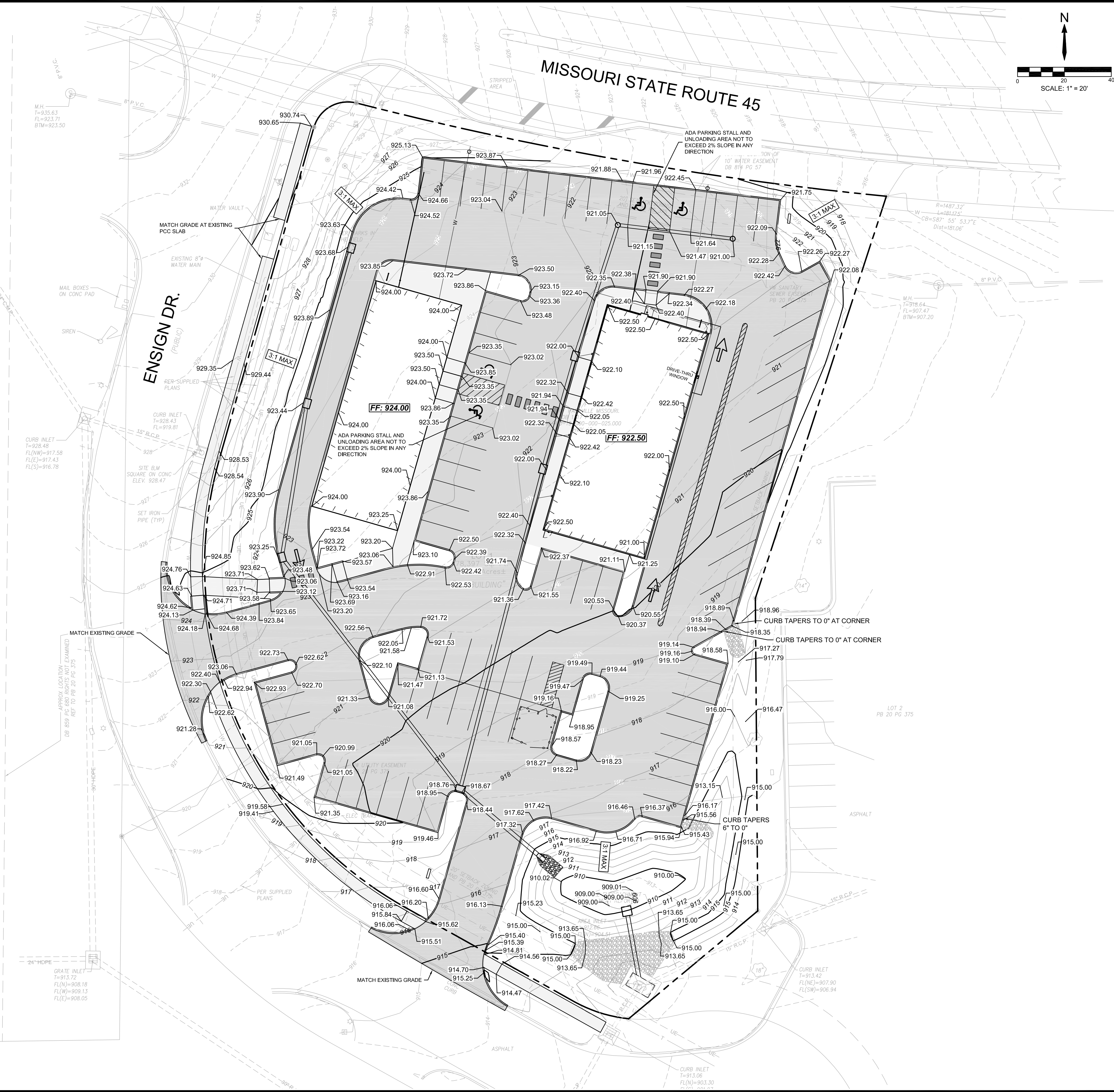
DRAWING NO. **C101** SHEET NO. **07** OF **18**

REFERENCES

- PRIVATE SITE IMPROVEMENTS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTORS AND SURVEYORS SHALL REFERENCE THEIR RESPECTIVE PLANS FOR DESIGN INFORMATION.
- THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS PROVIDED BY THE GEOTECHNICAL ENGINEER INCLUDING ALL CURRENT ADDENDUMS. THE STANDARDS AND SPECIFICATIONS OF KANSAS CITY METRO APWA SHALL ALSO APPLY AND TAKE PRECEDENCE WHEN STRICTER THAN THE GEOTECHNICAL REPORT OR WHEN NO GEOTECHNICAL REPORT IS GIVEN.
- UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
 - ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF PARKVILLE, MO.
 - ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
 - ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
 - ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF KANSAS CITY, MO AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY FEDERAL GOVERNMENT.

GRADING NOTES

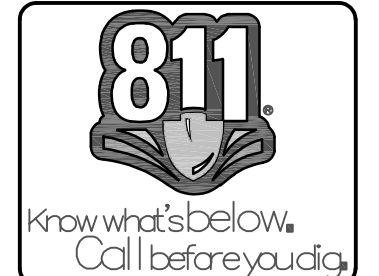
- ALL EXCAVATION, GRADING AND SITE PREPARATION SHALL CONFORM TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE APWA STANDARDS AND SPECIFICATIONS.
- THE CONTOUR LINES SHOWN ARE TO FINISHED GRADE, SURFACE OF PAVEMENT, ECT. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAT 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPE AREAS TO PROVIDE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED.



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09/03/2025

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025




REVISIONS

FRESH KARMA DISPENSARIES
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS DRAWN BY: TRA
 CHECKED BY: KKS SSE PROJECT #: 25051

GRADING PLAN
 DRAWING NO. **C102** SHEET NO. **08** OF **18**

LEGEND

-  DRAINAGE AREA BOUNDARY
-  DRAINAGE AREA
-  INLET NUMBER

SEE STORMWATER REPORT FOR DRAINAGE AREA CALCULATIONS AND STORM PIPE SIZING.

SITE CONDITIONS

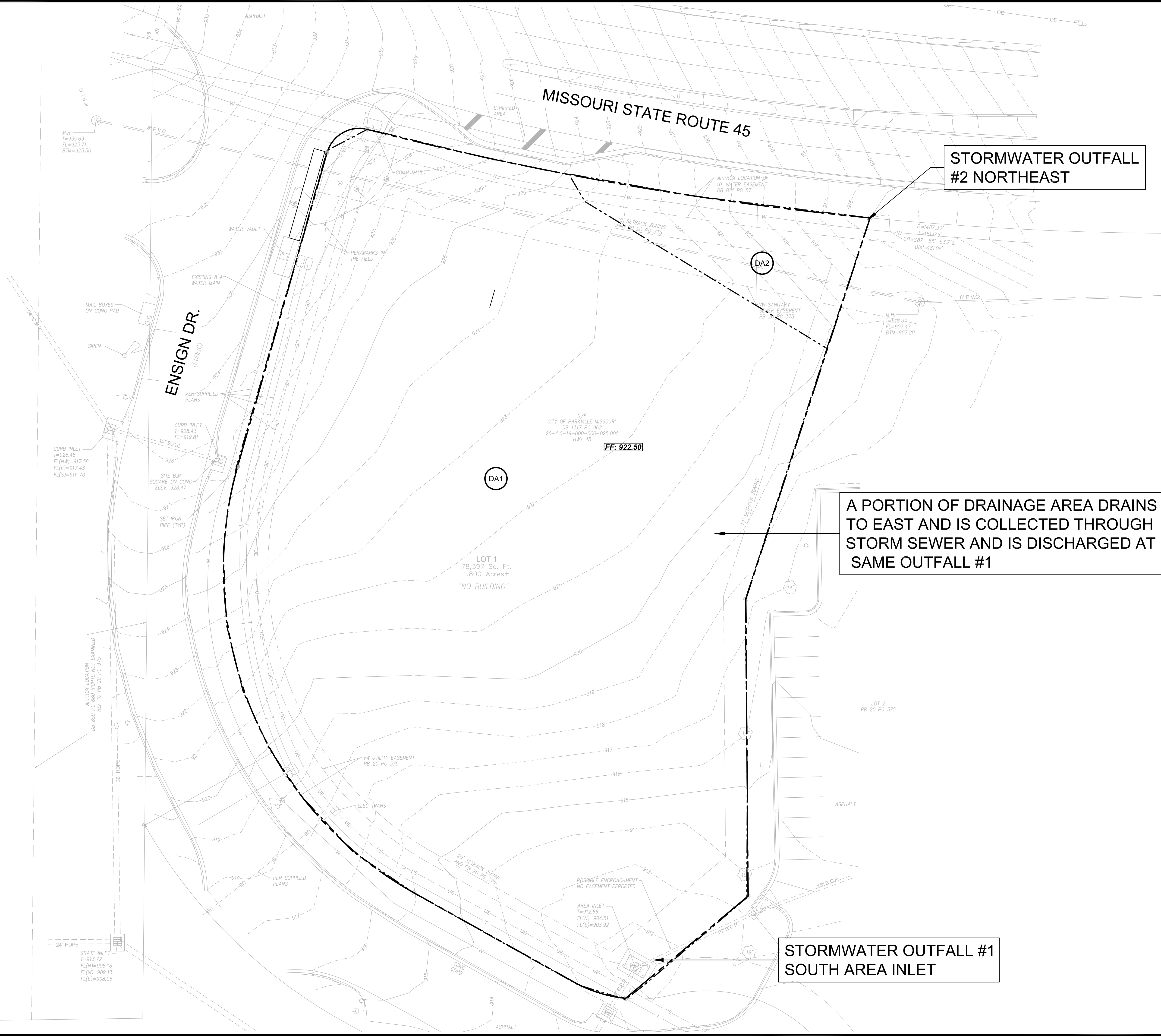
PRE DEVELOPED

SITE: 1.80 AC
1.80 AC @ CN: 80 (GOOD GRASS/SOIL D)

THERE ARE TWO OUTFALLS ON THE SITE

DA1 = 1.69 ACRES @ CN = 80 TO OUTFALL #1

DA2 = 0.11 ACRES @ CN 80 TO OUTFALL #2



STORMWATER OUTFALL #2 NORTHEAST

A PORTION OF DRAINAGE AREA DRAINS TO EAST AND IS COLLECTED THROUGH STORM SEWER AND IS DISCHARGED AT SAME OUTFALL #1

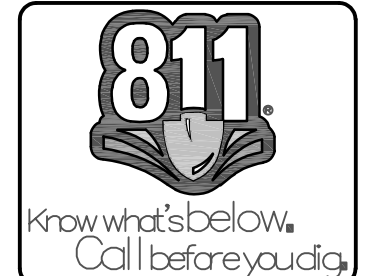
STORMWATER OUTFALL #1 SOUTH AREA INLET



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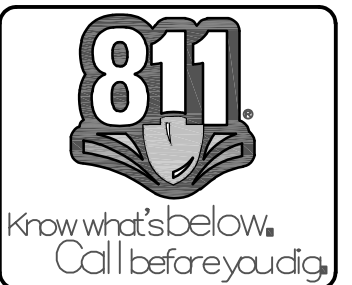
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FRESH KARMA DISPENSARIES
ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS DRAWN BY: TRA
CHECKED BY: KKS SSE PROJECT #: 25051

PRE DEVELOPED STORMWATER
DRAWING NO. C200 SHEET NO. 09 OF 18



09/03/2025

Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

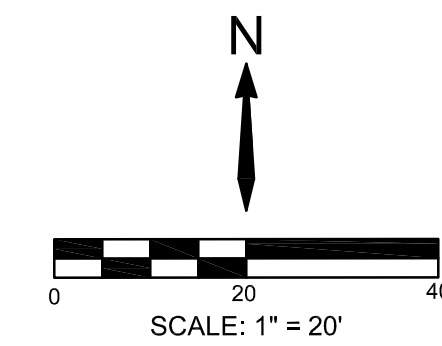
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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5		

FRESH KARMA DISPENSARIES
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS
 CHECKED BY: KKS
 DRAWN BY: TRA
 SSE PROJECT #: 25051

POST DEVELOPED STORMWATER
 DRAWING NO. C201
 SHEET NO. 10 OF 18



LEGEND

- DRAINAGE AREA BOUNDARY
- DA4 DRAINAGE AREA
- A2 INLET NUMBER

SEE STORMWATER REPORT FOR DRAINAGE AREA CALCULATIONS AND STORM PIPE SIZING.

SITE CONDITIONS

PRE DEVELOPED
 SITE: 1.80 AC
 1.80 AC @ CN: 80 (GOOD GRASS/SOIL D)
 PRE DEVELOPED CN: 80 (SOIL GROUP D)

POST DEVELOPED
 DA1 = 0.04 AC, CN = 92
 DA2 = 0.19 AC, CN = 92
 DA3 = 0.04 AC, CN = 92
 DA4 = 0.06 AC, CN = 92
 DA5 = 0.04 AC, CN = 92
 DA6 = 0.07 AC, CN = 92
 DA7 = 0.04 AC, CN = 92
 DA8 = 0.14 AC, CN = 92
 DA9 = 0.08 AC, CN = 92
 DA10 = 0.08 AC, CN = 92
 DA11 = 0.09 AC, CN = 92
 DA12 = 0.05 AC, CN = 92
 DA13 = 0.33 AC, CN = 92
 DA14 = 0.13 AC, CN = 92
 DA15 = 0.16 AC, CN = 92
 DA16 = 0.13 AC, CN = 85
 DA17 = 0.16 AC, CN = 80



Simon and Struempf Engineering
 210 Park Avenue Columbia, MO 65203
 573.499.1944 www.SelectSSE.com

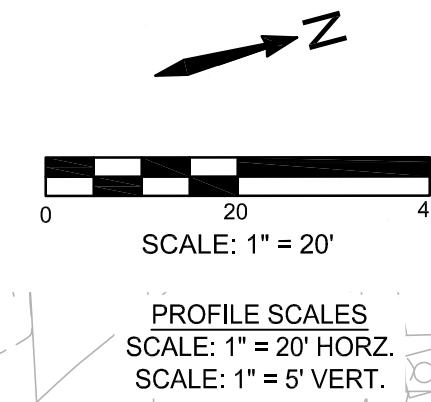
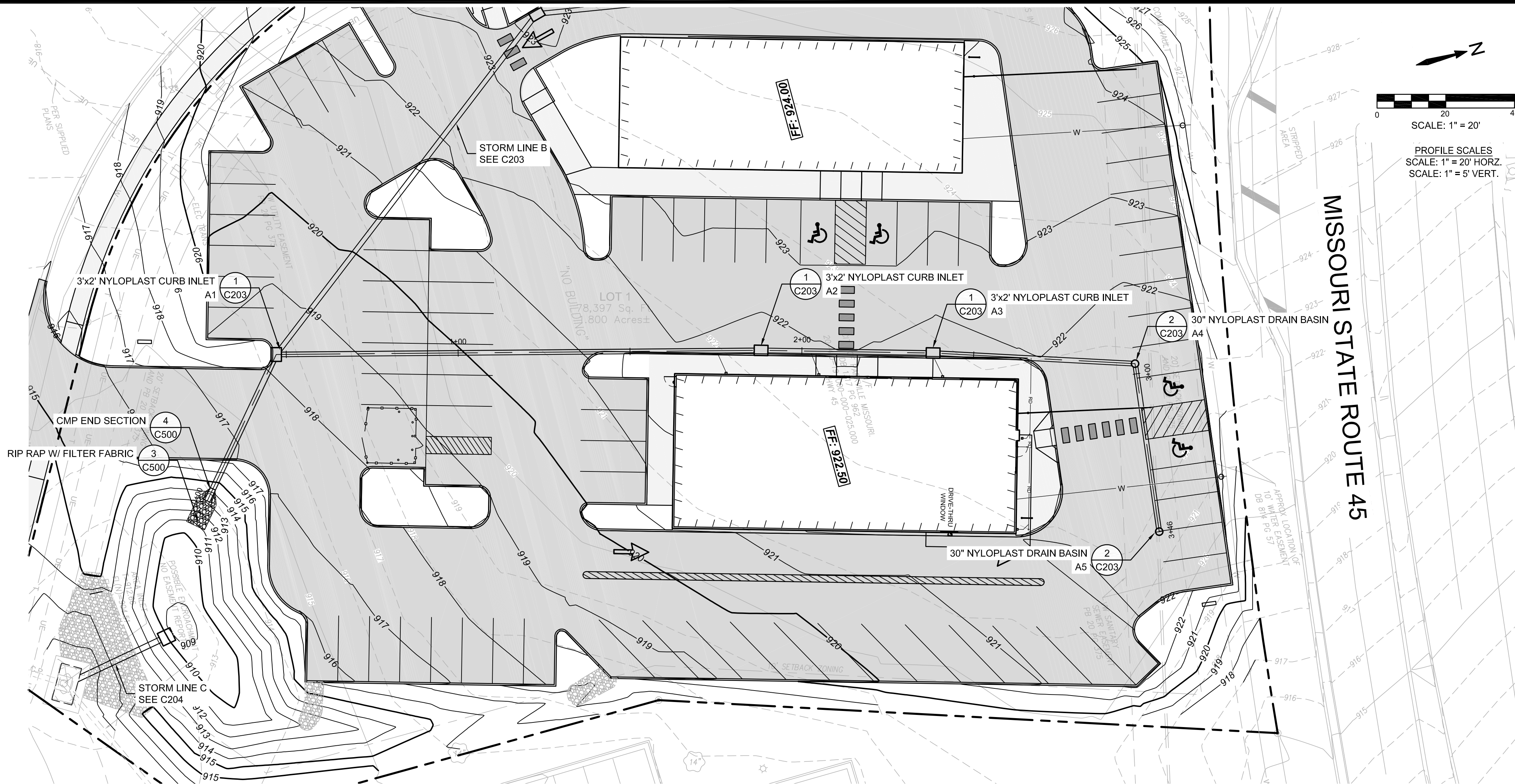
PROJECT#: 25051
 PROJECT NAME: FRESH KARMA PARKVILLE MO.
 ENGINEER: KKS

DESIGN STORM = 100 YEAR STORM
 RAINFALL (IN/HR) = 10.7" (Tc=5 Mins)
 DATE: 5/22/2025

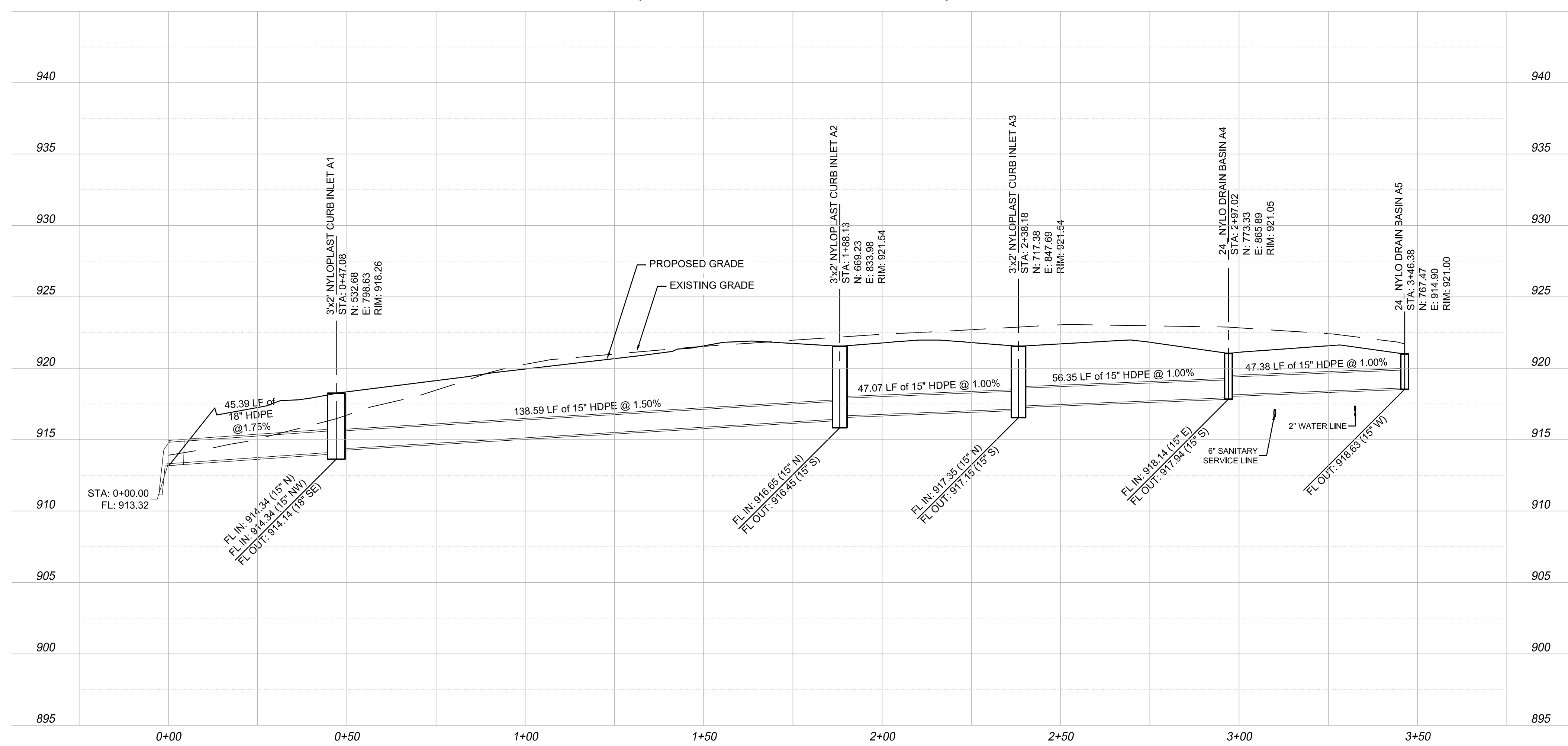
RATIONAL METHOD - PIPE DESIGN AND DRAINAGE AREA CALCULATIONS

INLET NUMBER	DRAIN AREA	DRAIN AREA SIZE A(acre)	RUNOFF COEFF. C	EQUIV. AREA C x A	ACC. EQUIV. AREA	TIME OF CONC. Tc	RAINFALL (in/hr) i	K Value	TOTAL RUNOFF Q(cfs)	LENGTH OF SEW. (ft)	SEW. SIZE (in)	SLOPE REQ'D (ft/ft)	SLOPE PROV. (ft/ft)	VELOC. FULL (ft/s)	CAPC. FULL (cfs)	FLOW TIME (min)	TOTAL TIME (min)	PIPE TYPE	ROUGH. COEFF. N
B3	DA9	0.08	0.85	0.07	0.07	5	10.70	1.25	0.91	6	15	0.0002	0.0100	5.70	7.00	0.2	5	HDPE	0.012
									TOTAL Q IN LINE B1										
B2	DA10	0.08	0.85	0.07	0.07	5	10.70	1.25	0.91	63	15	0.0002	0.0100	5.70	7.00	0.2	5	HDPE	0.012
	ROOF DRAIN	DA11	0.09	0.90	0.08	5	10.70	1.25	1.08	18	8	0.0068	0.0200	5.30	1.85	0.1	5	PVC	0.012
									TOTAL Q IN LINE B2										
	B3	DA12	0.05	0.90	0.05	5	10.70	1.25	0.60	47	15	0.0001	0.0335	10.44	12.81	0.1	5	HDPE	0.012
									TOTAL Q IN LINE B3										
	A5	DA1	0.04	0.90	0.04	5	10.70	1.25	0.48	47	15	0.0000	0.0100	5.70	7.00	0.1	5	HDPE	0.012
									TOTAL Q IN LINE A5										
	A4	DA2	0.19	0.85	0.16	5	10.70	1.25	2.16	56	15	0.0010	0.0100	5.70	7.00	0.2	5	HDPE	0.012
	ROOF DRAIN	DA3	0.04	0.90	0.04	5	10.70	1.25	0.48	18	6	0.0063	0.0200	4.38	0.86	0.1	5	PVC	0.012
									TOTAL Q IN LINE A4										
	A3	DA4	0.06	0.90	0.05	5	10.70	1.25	0.72	56	15	0.0001	0.0100	5.70	7.00	0.2	5	HDPE	0.012
	ROOF DRAIN	DA5	0.04	0.90	0.04	5	10.70	1.25	0.48	18	6	0.0063	0.0200	4.38	0.86	0.1	5	PVC	0.012
									TOTAL Q IN LINE A3										
	A2	DA6	0.07	0.90	0.06	5	10.70	1.25	0.84	78	15	0.0001	0.0150	6.98	8.57	0.2	5	HDPE	0.012
	ROOF DRAIN	DA7	0.04	0.90	0.04	5	10.70	1.25	0.48	18	6	0.0063	0.0200	4.38	0.86	0.1	5	PVC	0.012
									TOTAL Q IN LINE A2										
	A1	DA8	0.14	0.90	0.13	5	10.70	1.25	1.69	78	18	0.0002	0.0175	8.52	15.05	0.2	5	HDPE	0.012
									TOTAL Q IN LINE A1										
									TOTAL Q IN LINE A1 AFTER B3 ENTERS SYSTEM										



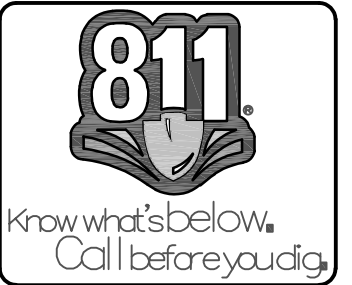


**STORM LINE A
(PRIVATE STORM SEWER)**



REVISIONS	
△	
△	
△	
△	
△	

**FRESH KARMA
DISPENSARIES**
ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO



09/03/2025

Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

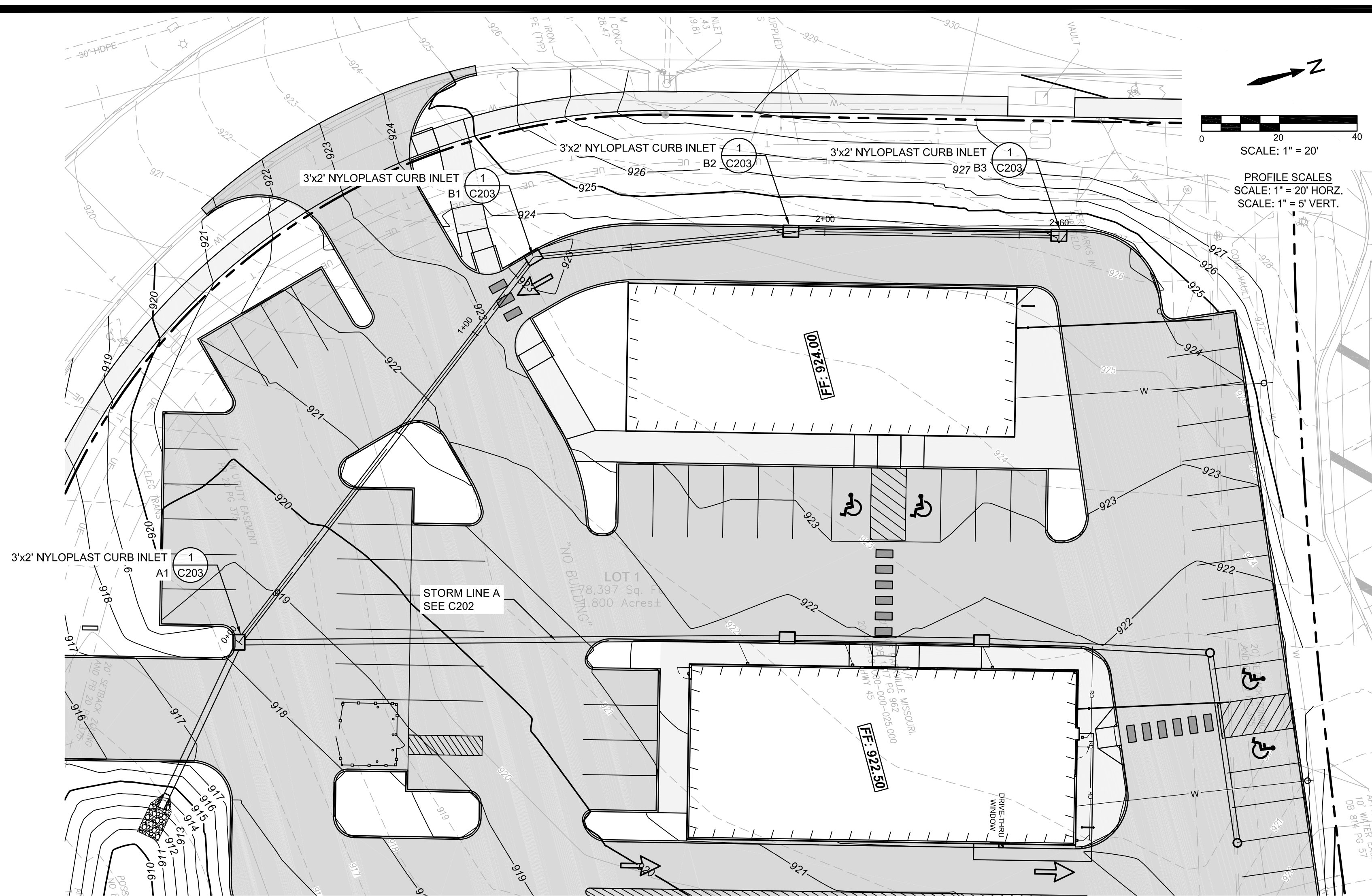
REVISIONS

NO.	DESCRIPTION

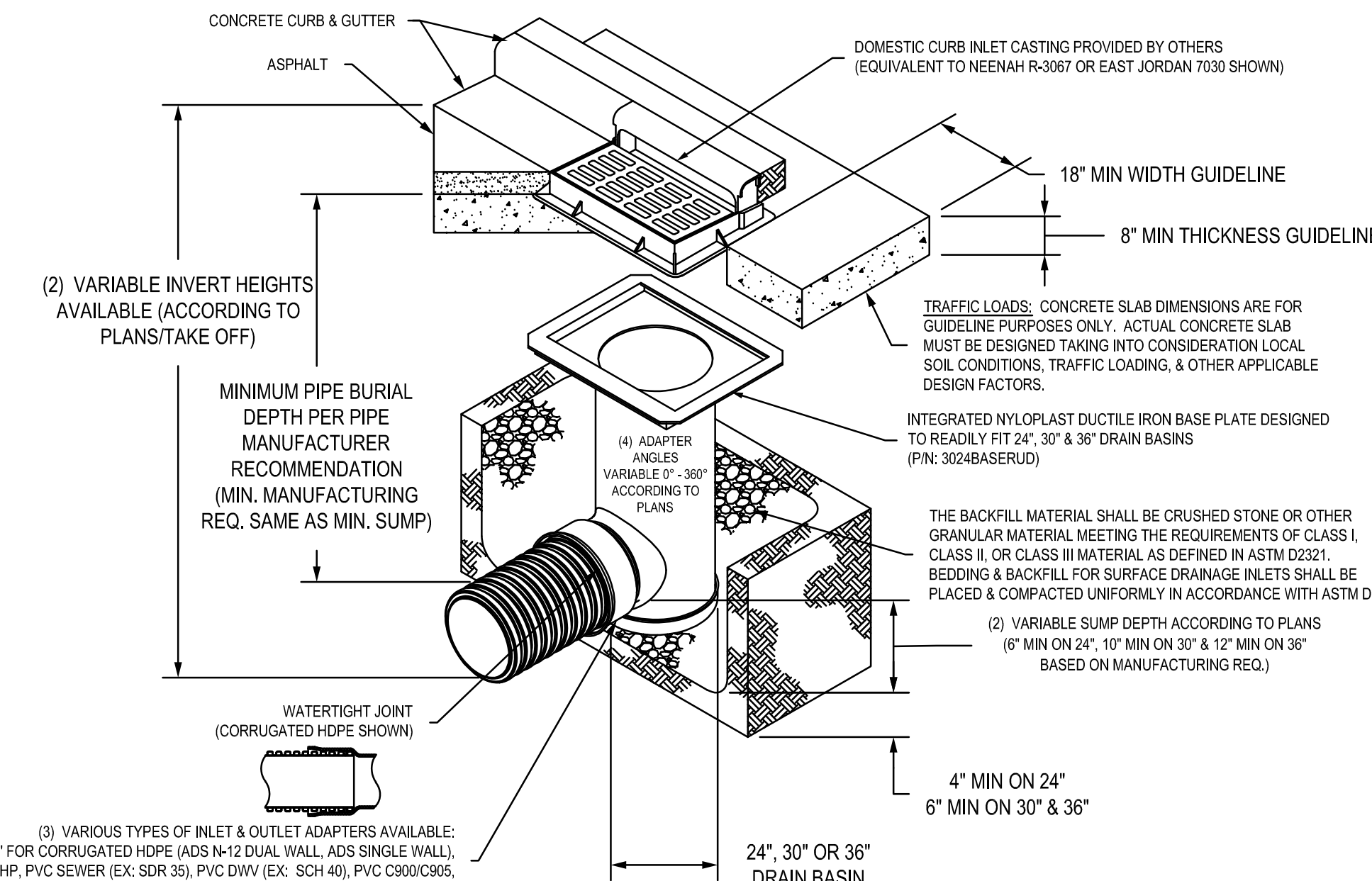
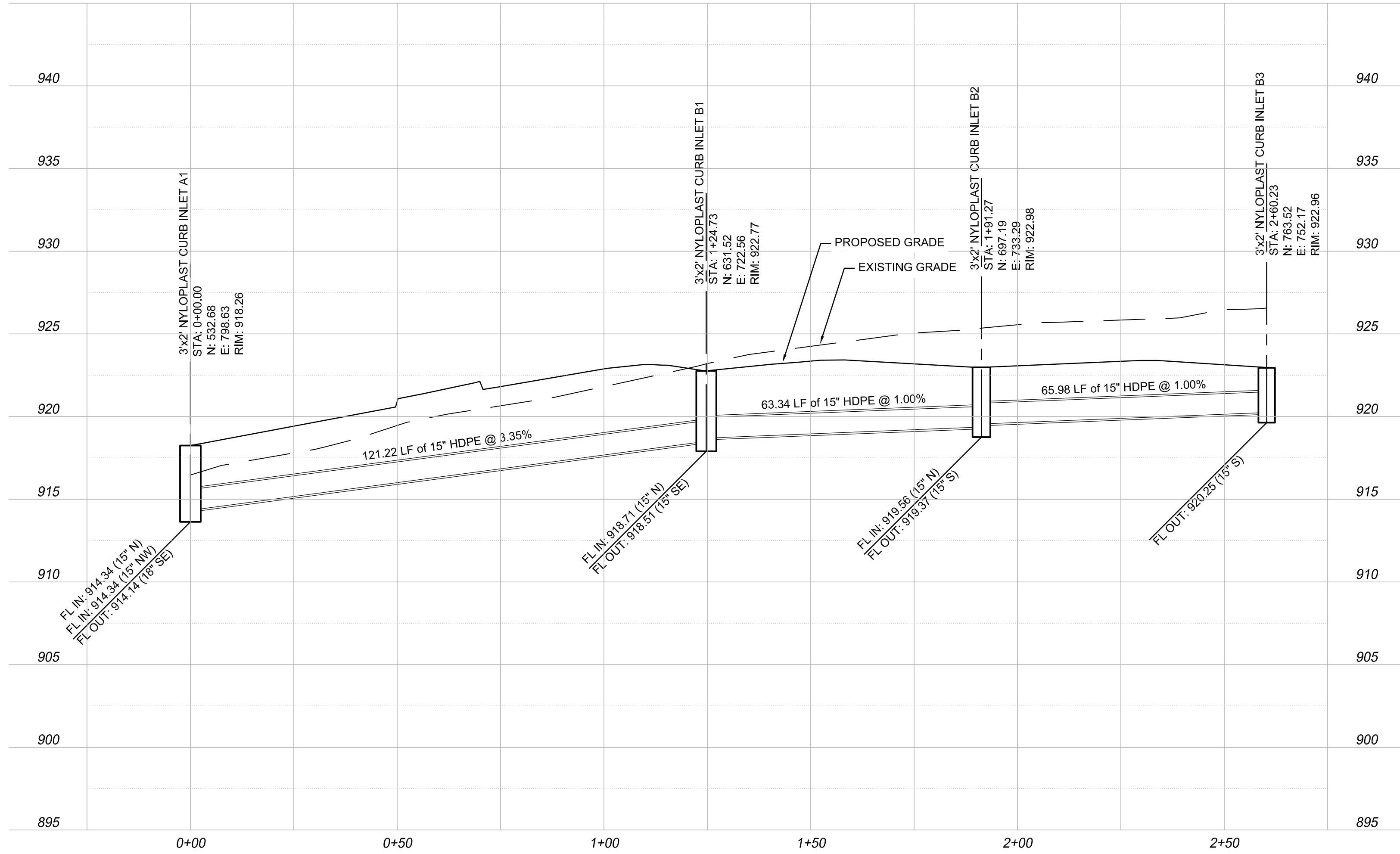
**FRESH KARMA
 DISPENSARIES**
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS
 CHECKED BY: KKS
 DRAWN BY: TRA
 SSE PROJECT #: 25051

STORM A PLAN / PROFILE
 DRAWING NO. C203
 SHEET NO. 12 OF 18



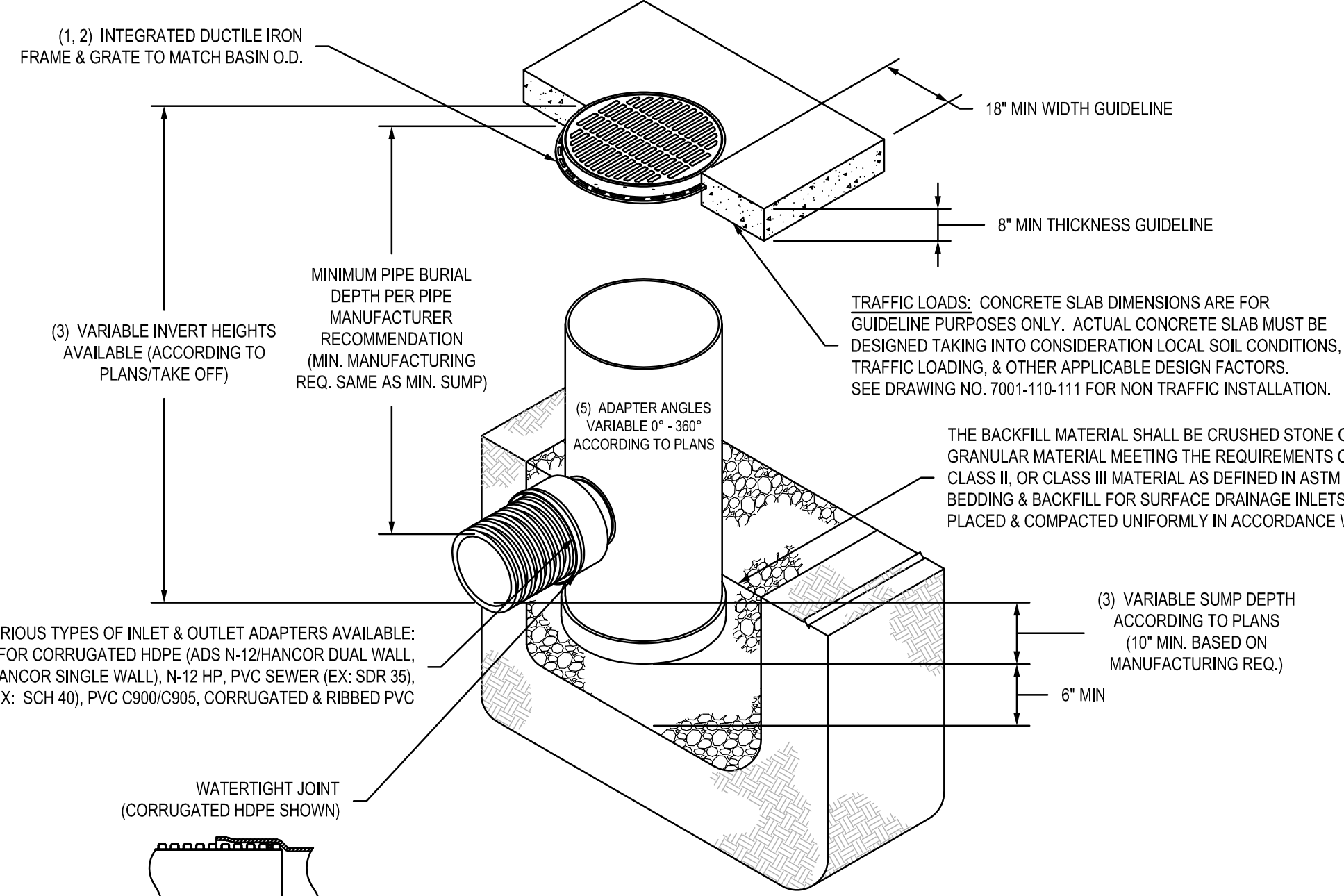
**STORM LINE B
 (PRIVATE STORM SEWER)**



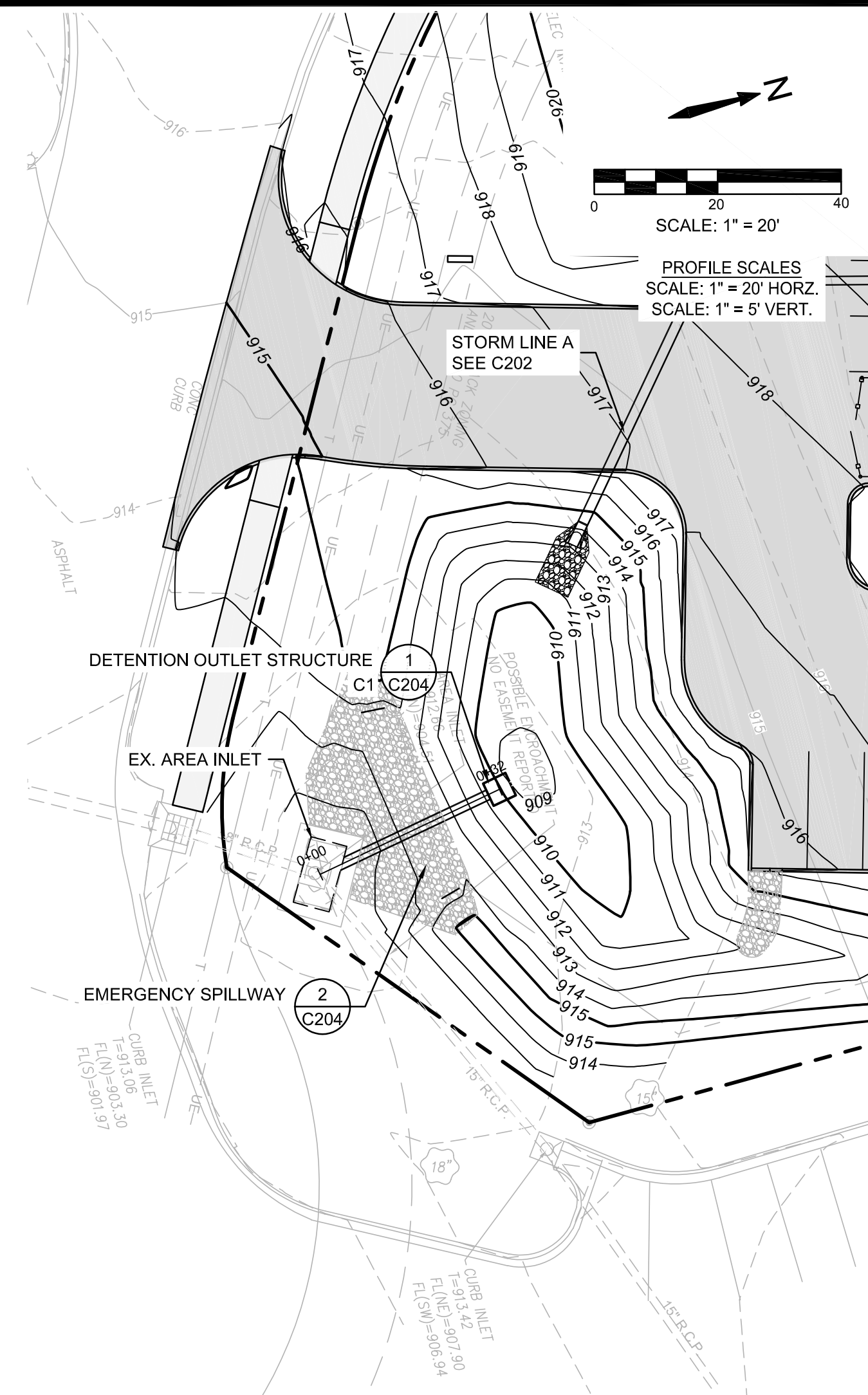
**1
 C203
 NYLOPLAST CURB INLET**

- 1 - 3024BASERUD BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12), ADS HP, & PVC SEWER.
- 4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 5 - ALL CURB INLET GRATE OPTIONS SHALL MEET H-20 LOAD RATING

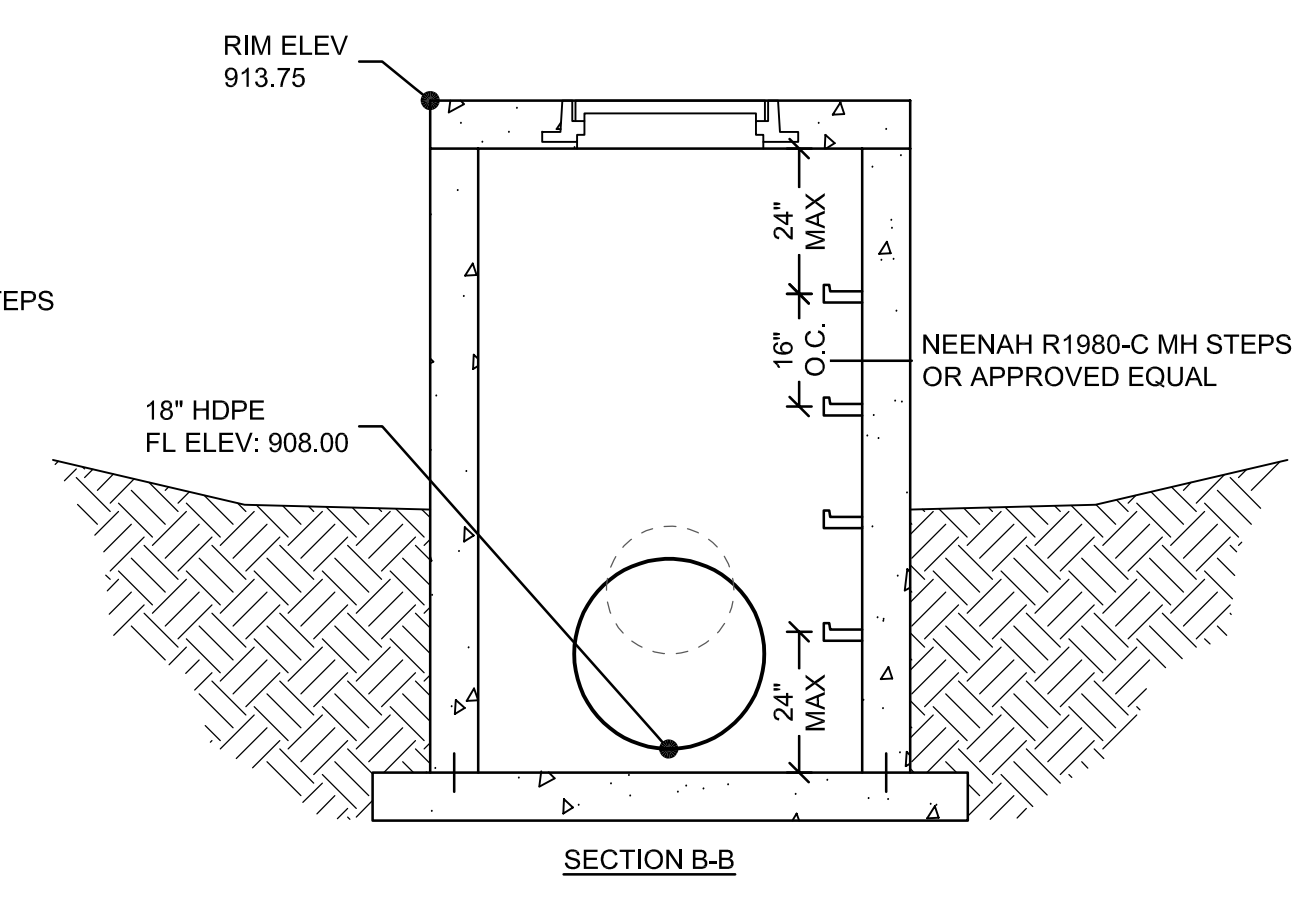
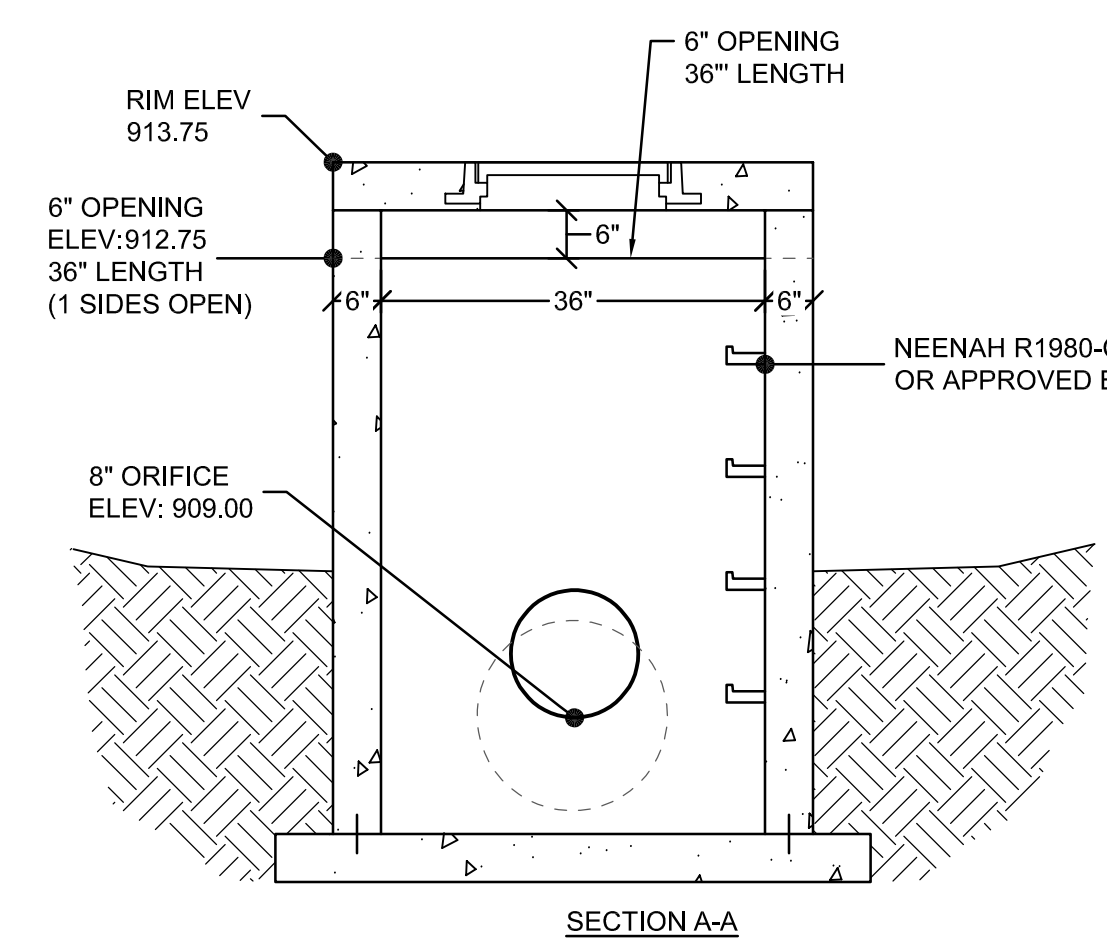
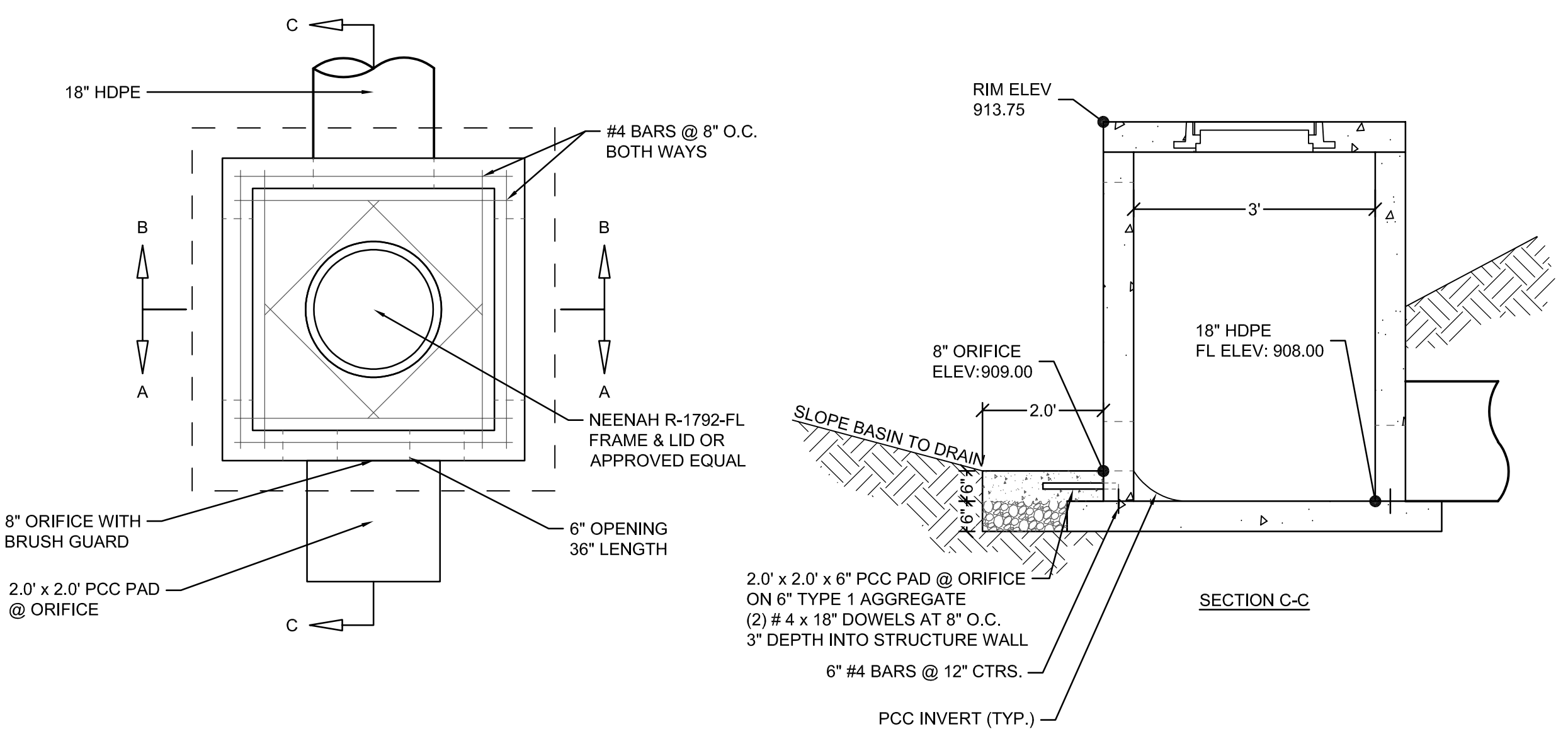
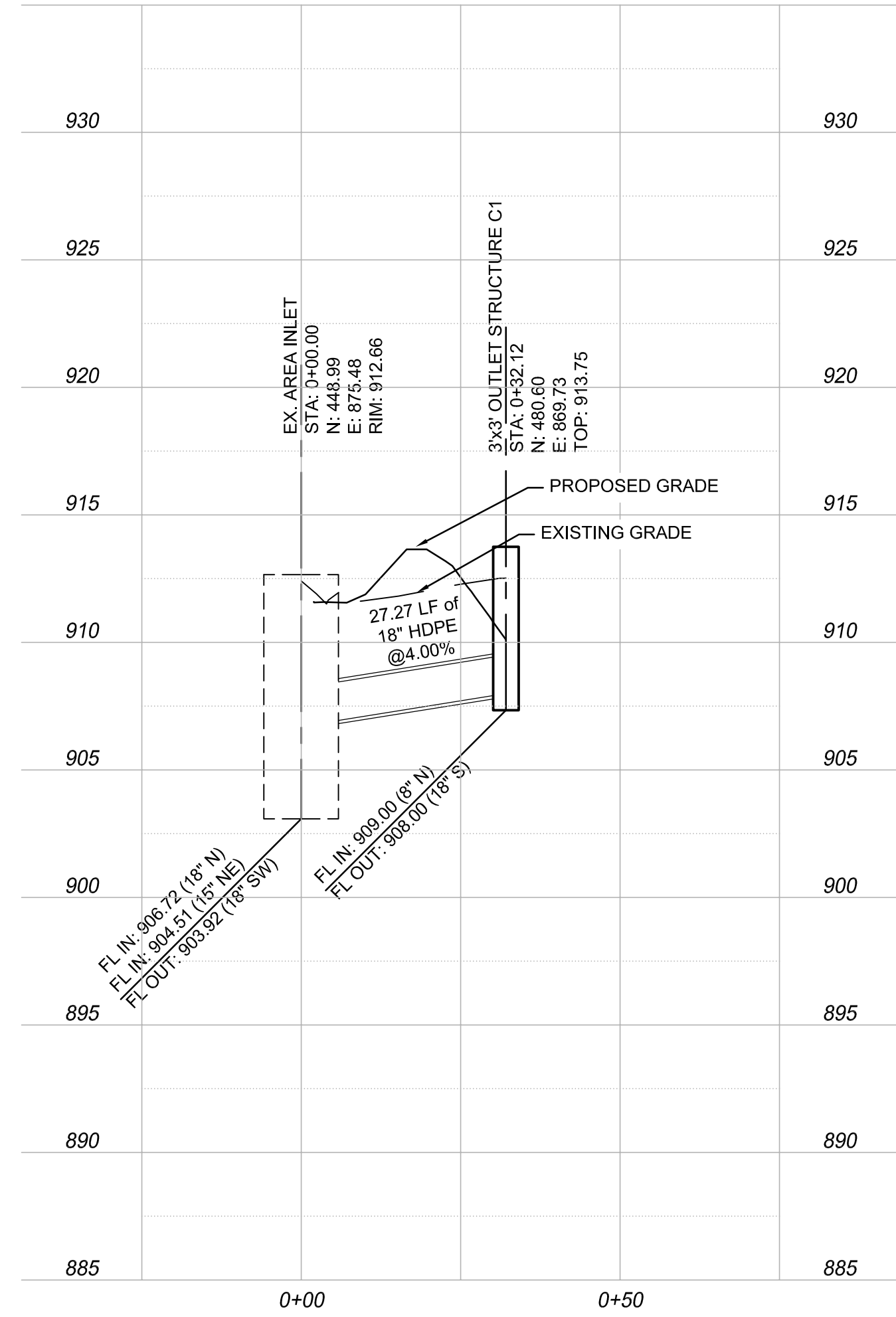
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3099GCP	7001-110-220
STANDARD	MEETS H-20	3099GCS	7001-110-221
SOLID COVER	MEETS H-20	3099GCD	7001-110-222
DOME	N/A	3099GCD	7001-110-223



**2
 C203
 NYLOPLAST DRAIN BASIN**

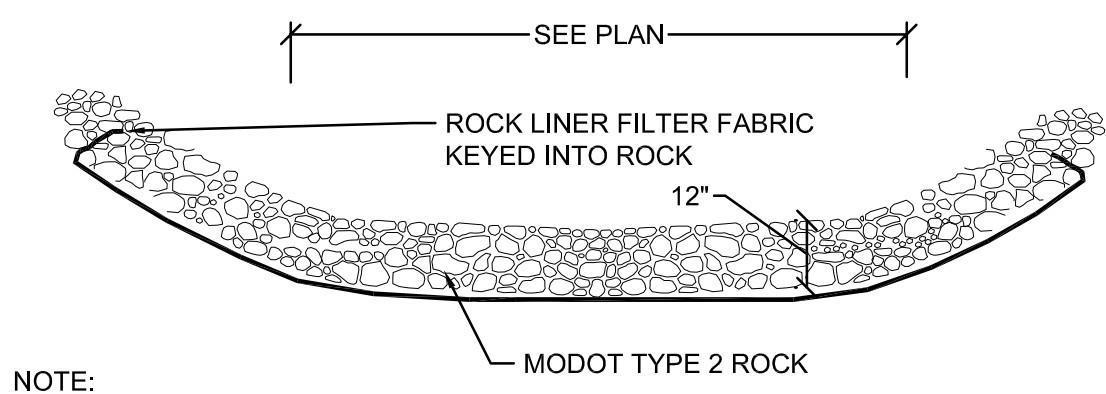
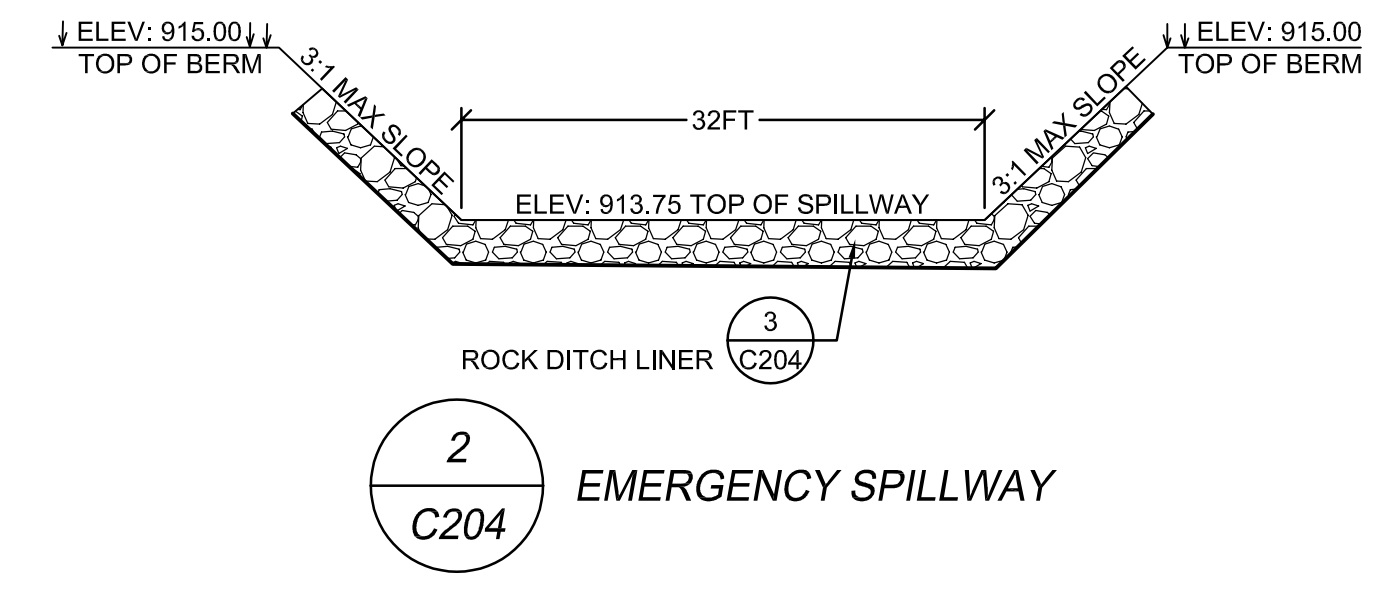


**STORM LINE C
 (PRIVATE STORM SEWER)**



- NOTES:**
- FOR 8" ORIFICE PROVIDE 8" BAR GUARD HB-BLACK BY AGRI DRAIN (DEBRIS GUARD), ORIFICE HOLE TO BE CAST BY PRECAST MANUFACTURER. SHOP DRAWING SUBMITTAL REQUIRED TO BE REVIEWED BY SSE PRIOR TO PURCHASE/INSTALL.
 - REINFORCING OF PRECAST STRUCTURE BY SUPPLIER TO BE SUBMITTED AS SHOP DRAWING FOR REVIEW
 - GROUT PIPE INVERTS AT STRUCTURE. SMOOTH GROUT FLUSH AROUND PIPE AND DEVELOP INVERT WITH SMOOTH CURVED CHANNEL.

**1
 C204
 OUTLET STRUCTURE**

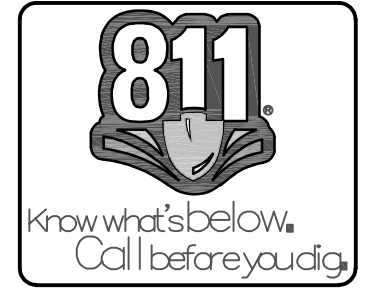


- NOTE:**
- ROCK LINER FILTER FABRIC SHALL CONSIST OF A NON-WOVEN, POLYPROPYLENE TYPE FABRIC AMOCO 4553 NON-WOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL.
 - ROCK TO BE TYPE 2 ROCK DITCH LINER. TYPE 2 ROCK DITCH LINER SHALL CONSIST OF A MATERIAL WITH A PREDOMINANT ROCK SIZE OF 8 INCHES AND A MAXIMUM ROCK SIZE OF 10 INCHES. NO MORE THAN 15% WILL BE LESS THAN 3 INCHES.

**3
 C204
 ROCK DITCH LINER**

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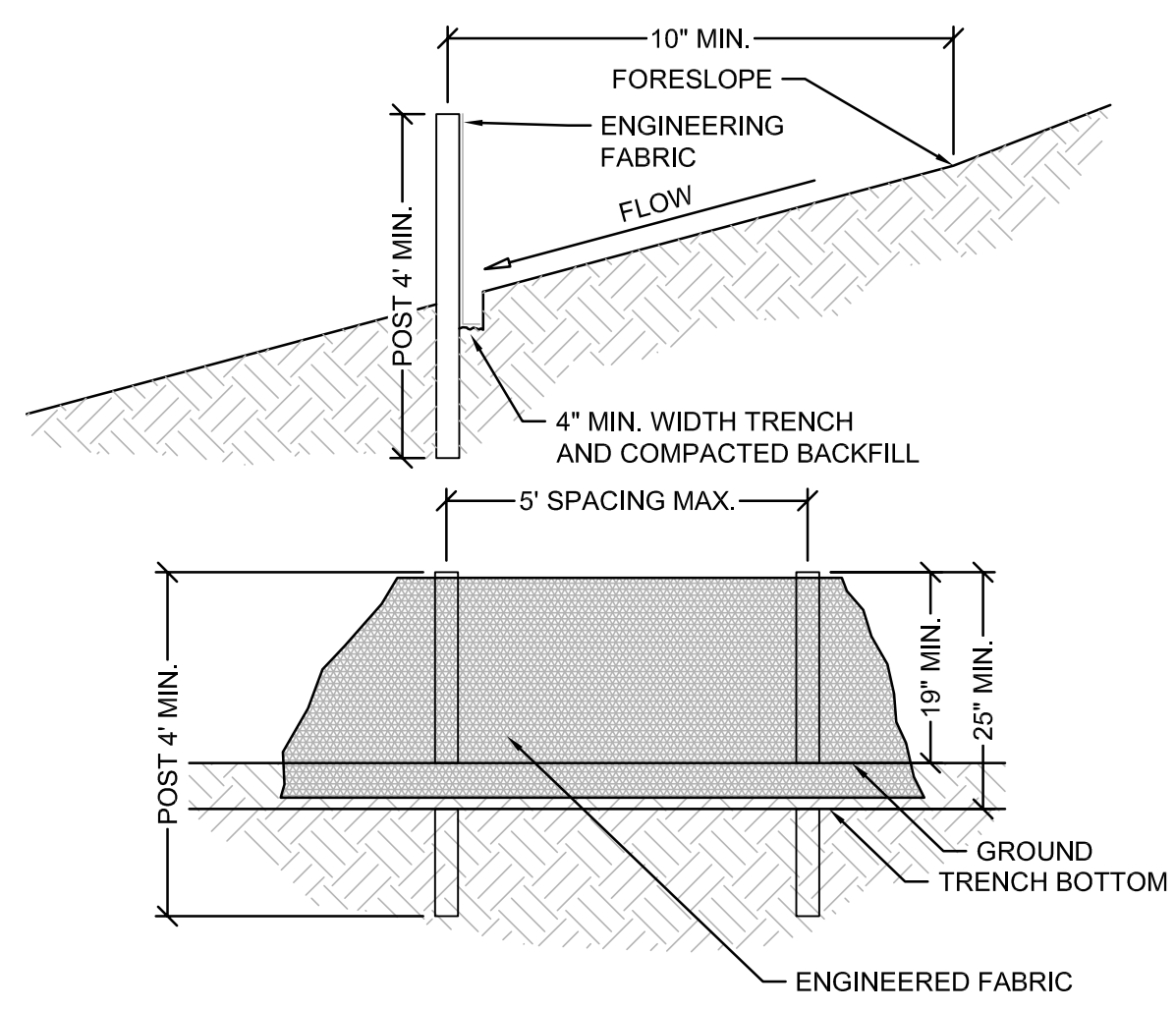
Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
 9/3/2025

REVISIONS	

**FRESH KARMA
 DISPENSARIES**
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

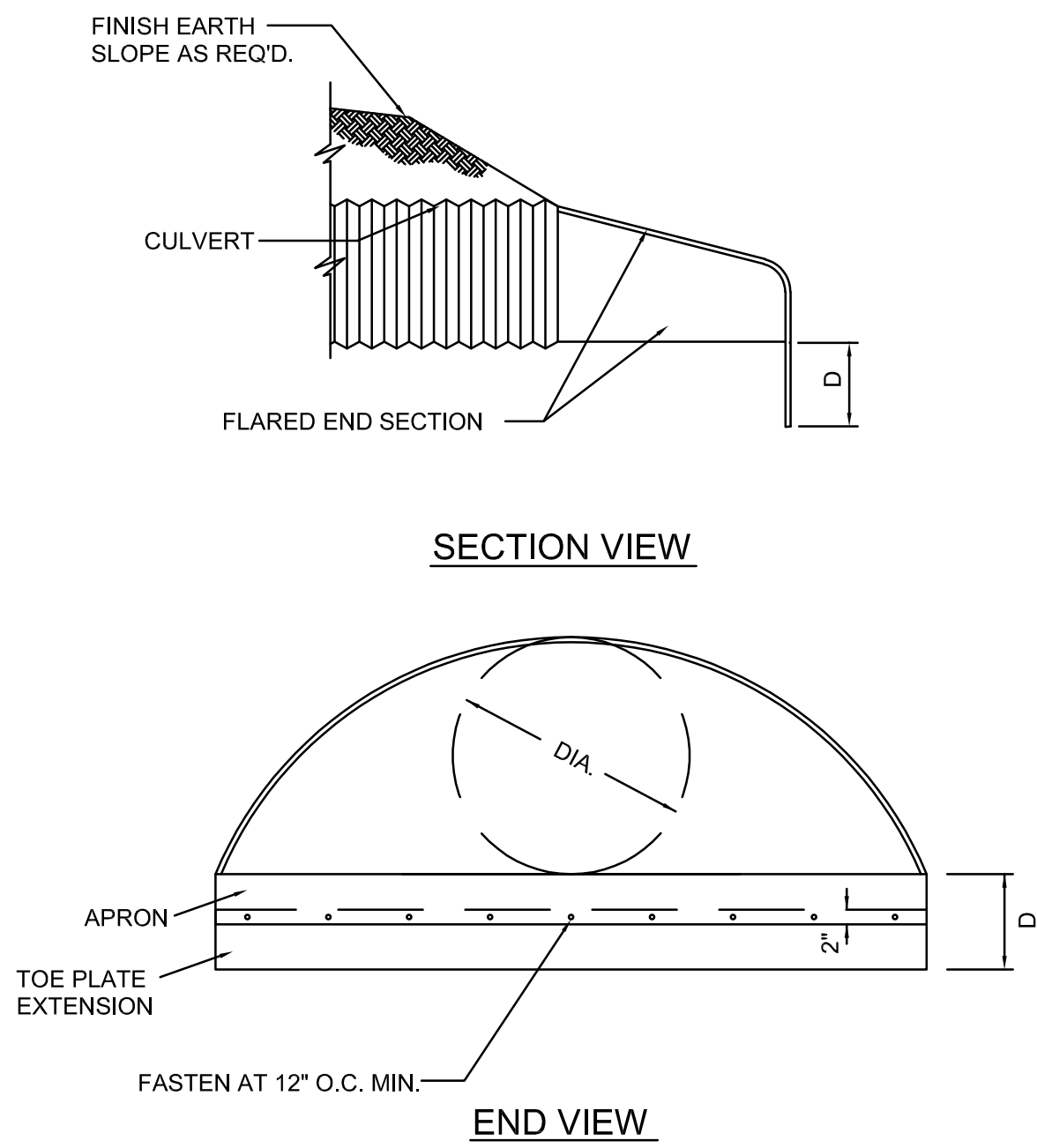
ENGINEER: KKS
 CHECKED BY: KKS
 DRAWN BY: TRA
 SSE PROJECT #: 25051

STORM C PLAN / PROFILE
 DRAWING NO. C204 SHEET NO. 13 OF 18

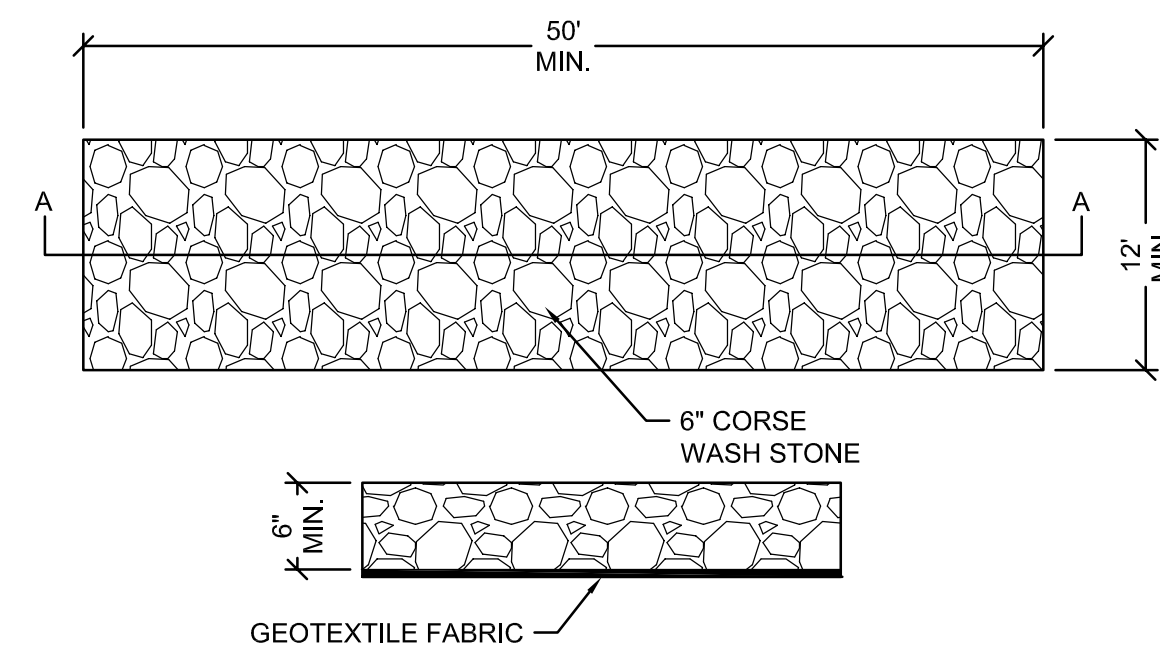


- SILT FENCE NOTES:**
- MINIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END. SECURE FABRIC TO POSTS.
 - SUPPORT FENCE REQUIRED WITH SILT FENCE AROUND DROP INLET OR WHEN USED ACROSS DITCH.
 - INSTALL AROUND INLETS AND ADDITIONAL CUT AREAS.

1
C500
SILT FENCE

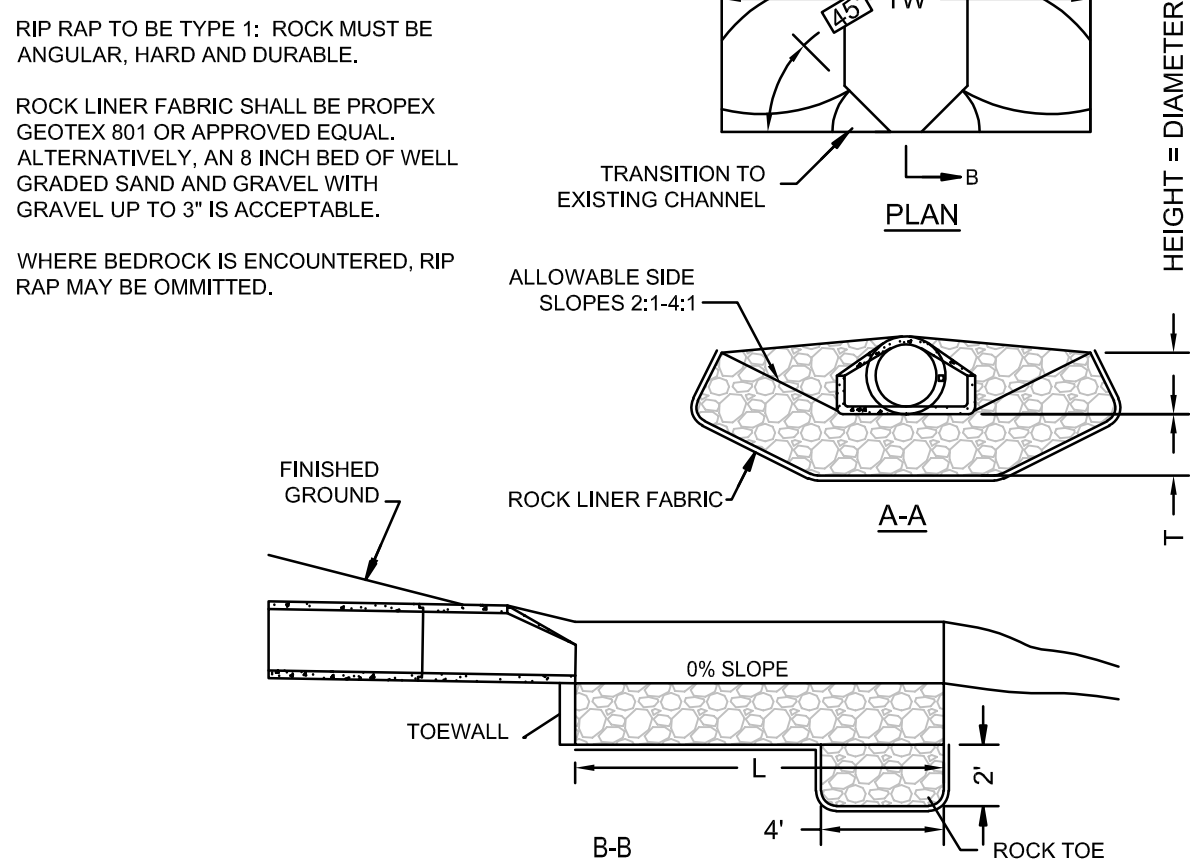
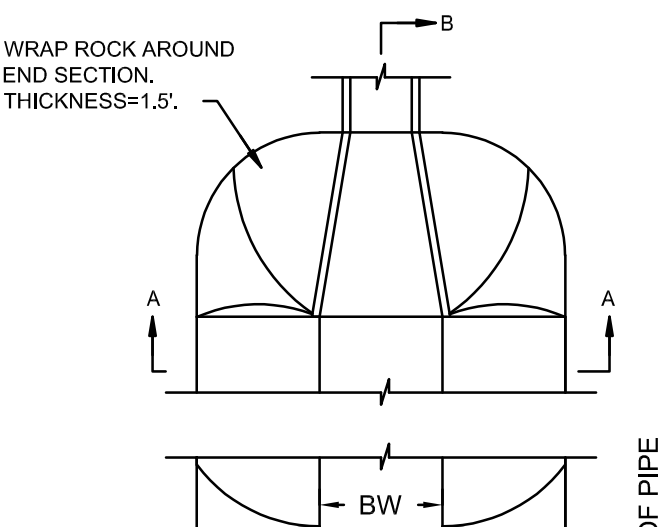


6
C500
ROCK DITCH CHECK

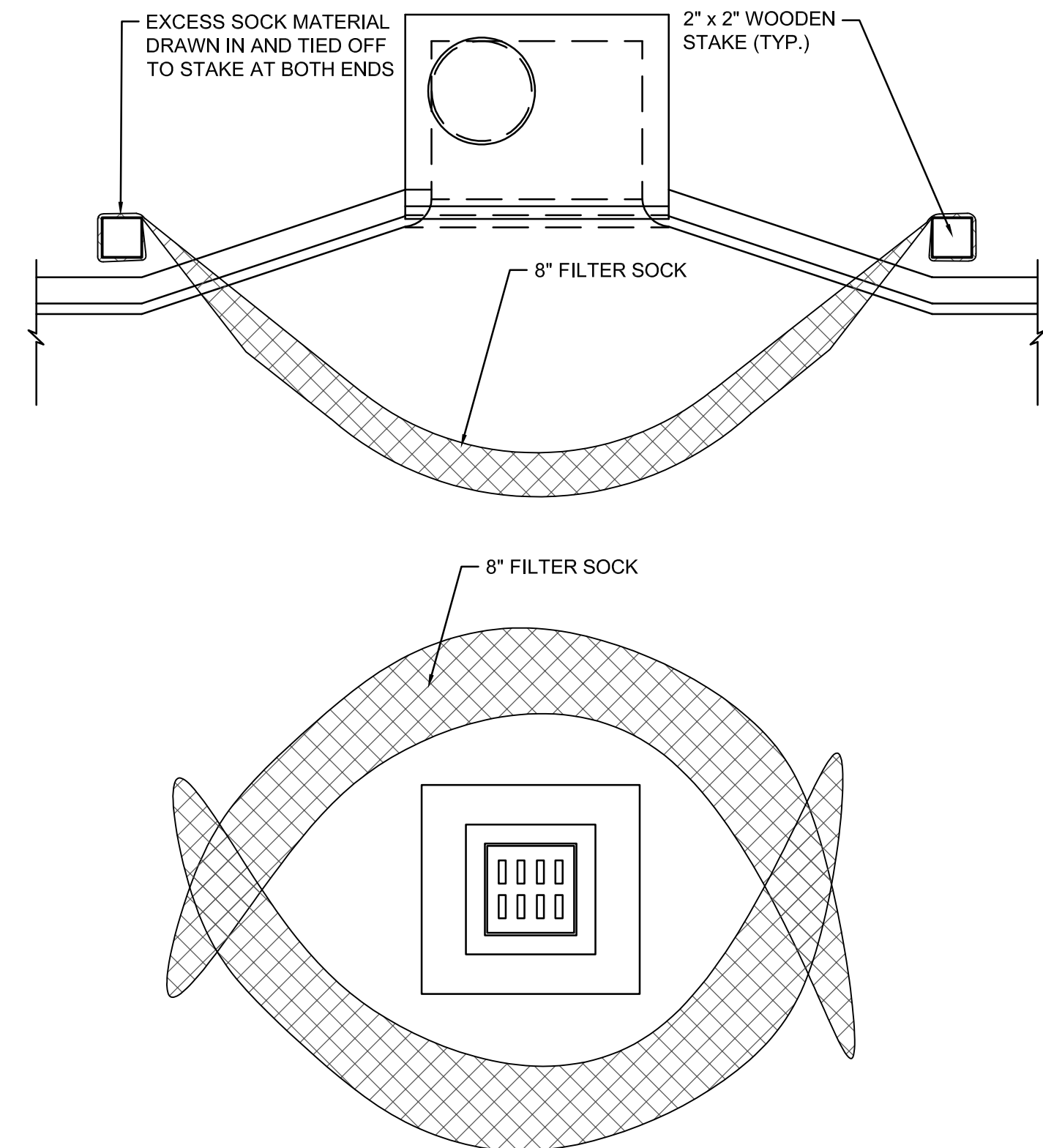


2
C500
CONSTRUCTION ENTRANCE

Pipe Size (in)	Maximum Length (ft)	Bottom Width (in)	Top Width (in)	Thickness (in)
12	3.50	12	4	8
15	2.80	15	4	9
18	2.00	16	4	10
24	1.70	20	4	12
30	1.40	24	6	16
36	1.00	28	6	18
42	0.80	32	6	20
48	0.65	36	6	22
54	0.55	40	8	26
60	0.45	44	8	28
72	0.40	48	8	32

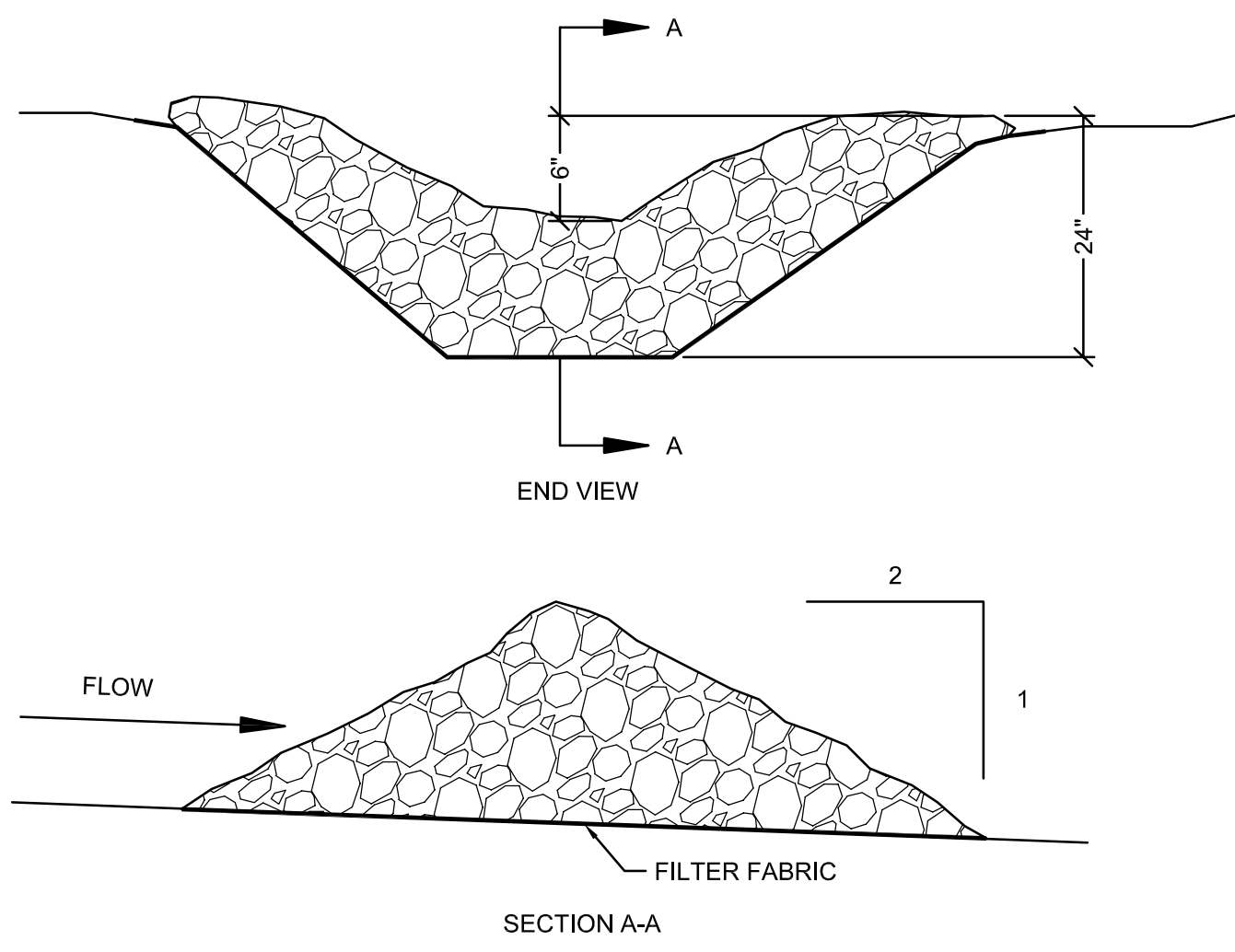


3
C500
RIP RAP W/ FILTER FABRIC

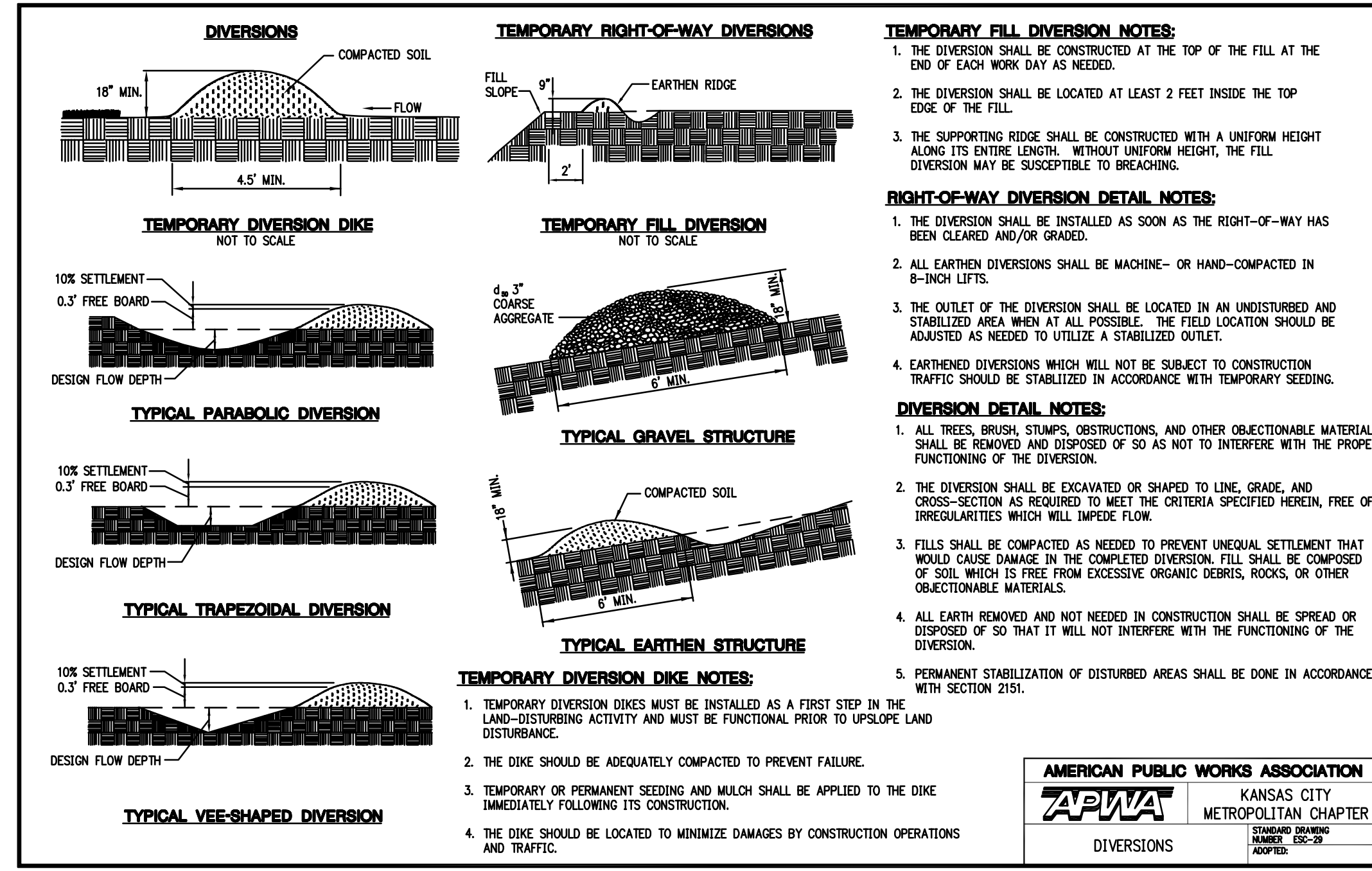


- NOTES:**
- ALL MATERIAL AND INSTALLATION METHODS MUST MEET MANUFACTURER'S RECOMMENDATIONS.
 - FILTER SOCKS ARE TO BE COMPOST FILLED. COMPOST MUST MEET STATE AND FEDERAL REGULATIONS FOR COMPOST.

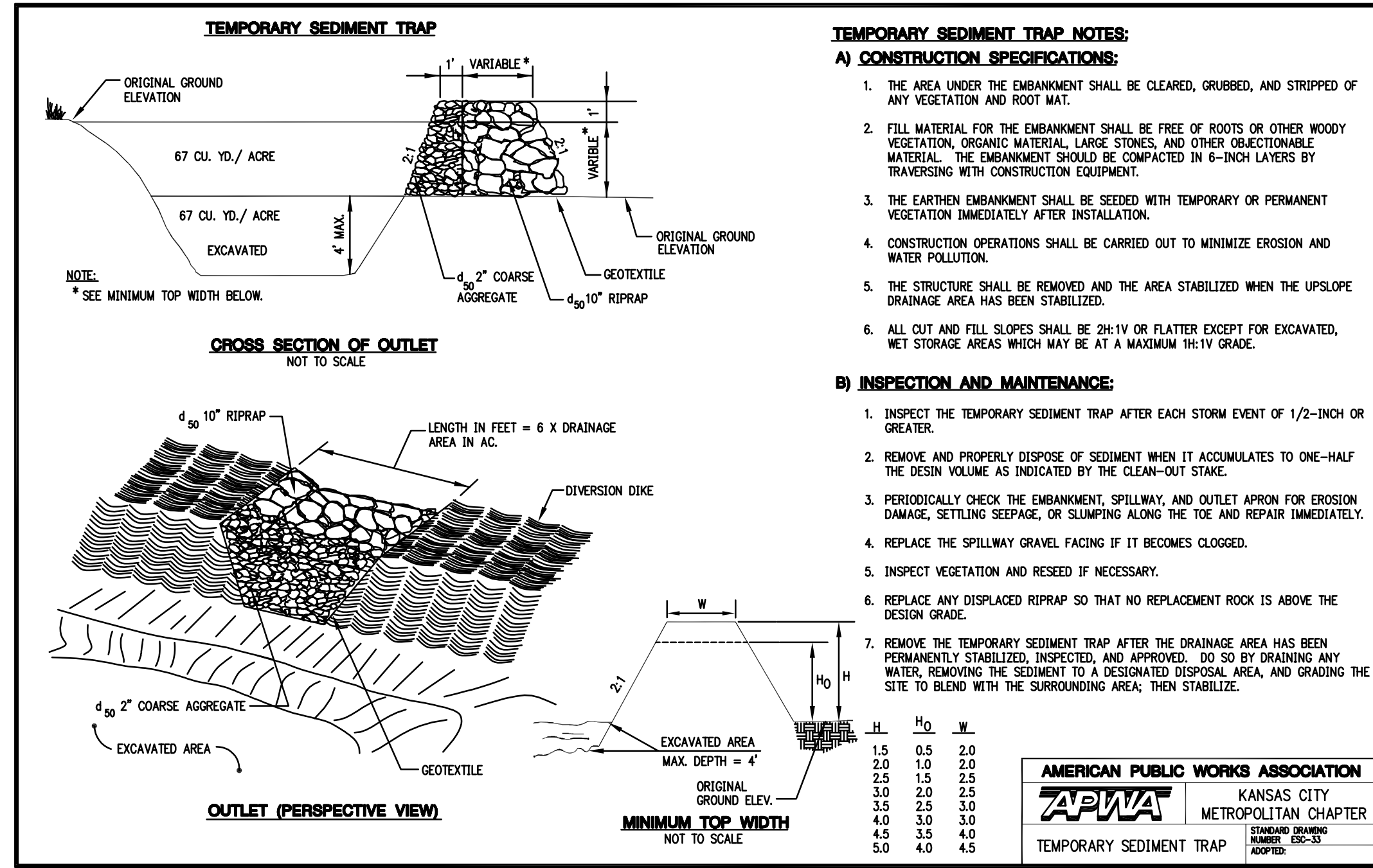
5
C500
INLET PROTECTION



7
C500
TEMPORARY DIVERSION BERM

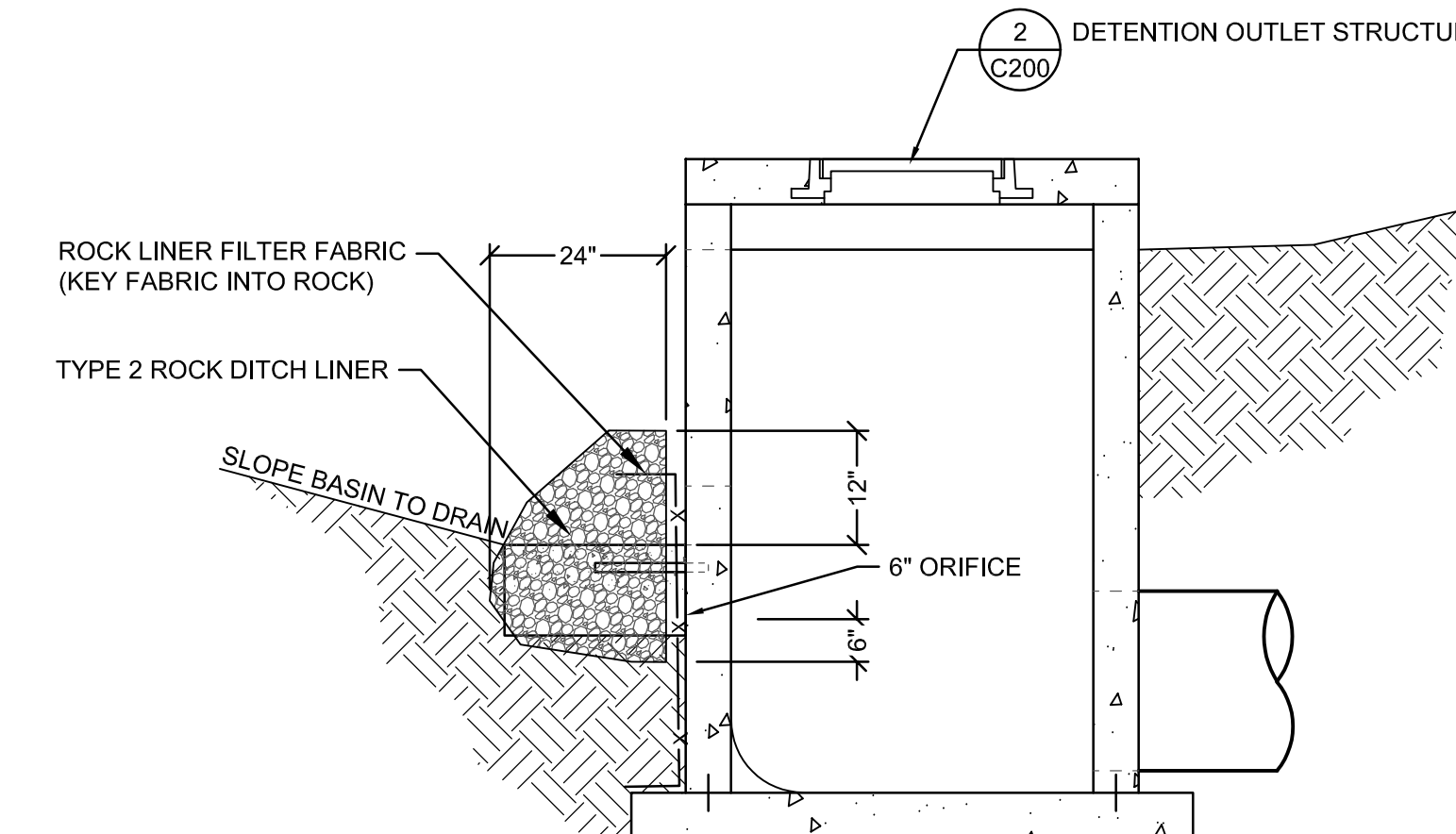


AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METROPOLITAN CHAPTER
DIVERSIONS



8
C500
TEMPORARY SEDIMENT TRAP

- NOTE:**
- ROCK LINER FILTER FABRIC SHALL CONSIST OF A NON-WOVEN, POLYPROPYLENE TYPE FABRIC AMOCO 4553 NON-WOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL.
 - ROCK TO BE TYPE 2 ROCK DITCH LINER TYPE 2 ROCK DITCH LINER SHALL CONSIST OF A MATERIAL WITH A PREDOMINANT ROCK SIZE OF 6 INCHES AND A MAXIMUM ROCK SIZE OF 10 INCHES. NO MORE THAN 15% WILL BE LESS THAN 3 INCHES.
 - DETENTION BASIN TO BE UTILIZED AS A SILT BASIN DURING CONSTRUCTION. SILT BASIN TO BE CHECKED FOR SEDIMENT AFTER PERIODS OF SIGNIFICANT RUNOFF. REMOVE SEDIMENT AND RESTORE TO ORIGINAL DIMENSIONS. CHECK EMERGENCY SPILLWAY, DRAINAGE SWALE AND BASIN FOR EROSION DAMAGE AND REPAIR AS NECESSARY.
 - AFTER CONSTRUCTION IS COMPLETE AND SITE HAS APPROXIMATELY 70% VEGETATIVE COVERAGE ESTABLISHED, RESTORE SILT BASIN TO FINAL DESIGN GRADE AND REMOVE EXTENTS OF TYPE 2 ROCK AND FILTER FABRIC AT STRUCTURE FACE TO MATCH FINAL OUTLET STRUCTURE DETAIL (2/C503).



9
C500
SILT BASIN PROTECTION

SSE
SIMON & STRUEMPF ENGINEERING
CREATING CLIENTS FOR LIFE
1516 BUSINESS LOOP 70 E
COLUMBIA, MO 65203
P 573.268.2068

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086 EXPIRES: DECEMBER 31, 2025

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811
Know what's below. Call before you dig.

STATE OF MISSOURI
KEENAN SIMON
NUMBER: PE-2016017682
PROFESSIONAL ENGINEER
09/03/2025

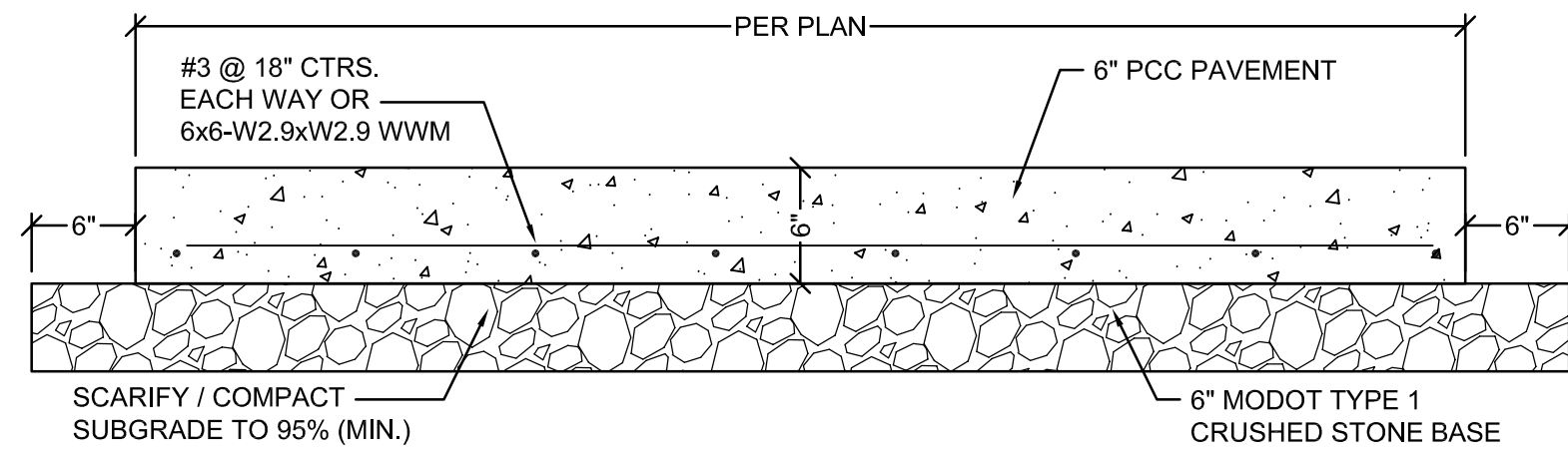
Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

REVISIONS

FRESH KARMA DISPENSARIES
ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS DRAWN BY: TRA
CHECKED BY: KKS SSE PROJECT #: 25051

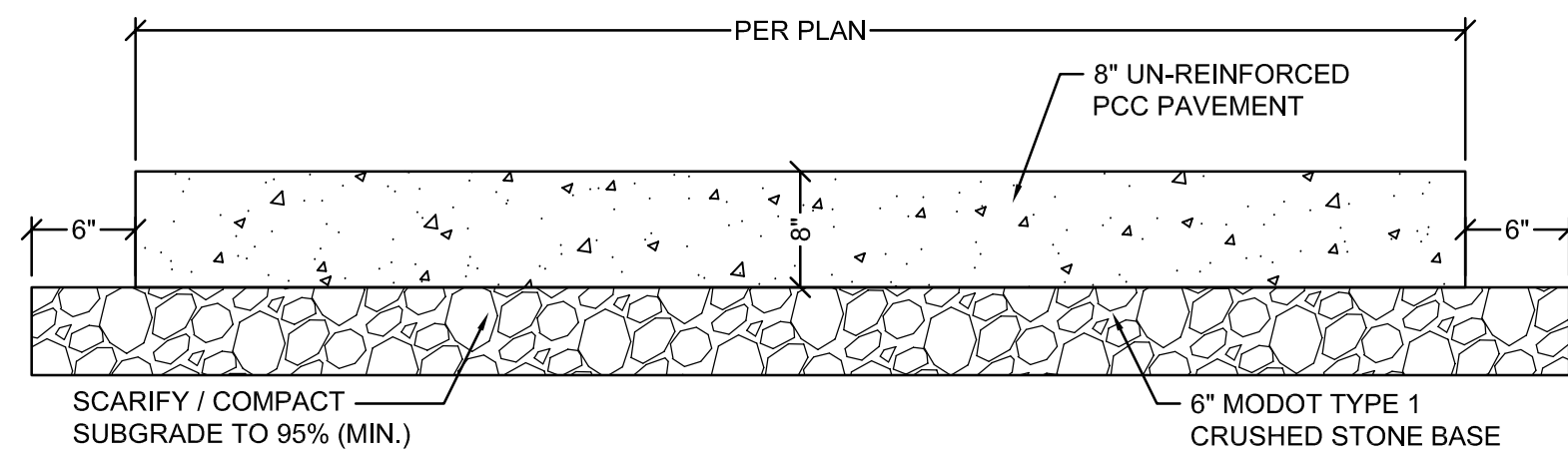
DETAILS
DRAWING NO. SHEET NO.
C500 14 OF 18



NOTES:

1. ALL PCC PAVEMENT SHALL BE F'C = 4000 PSI.

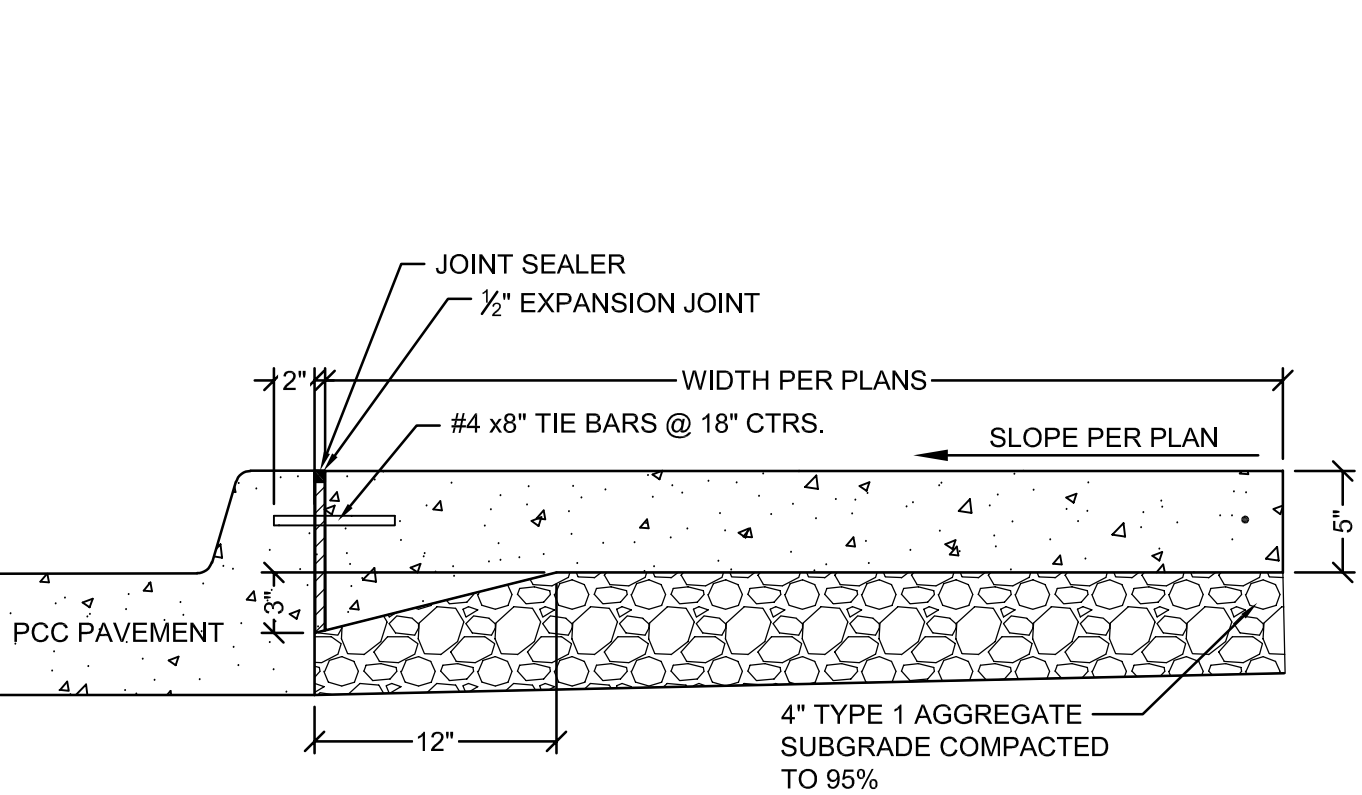
1
C501 6" PCC PAVEMENT



NOTES:

1. ALL PCC PAVEMENT SHALL BE F'C = 4000 PSI.

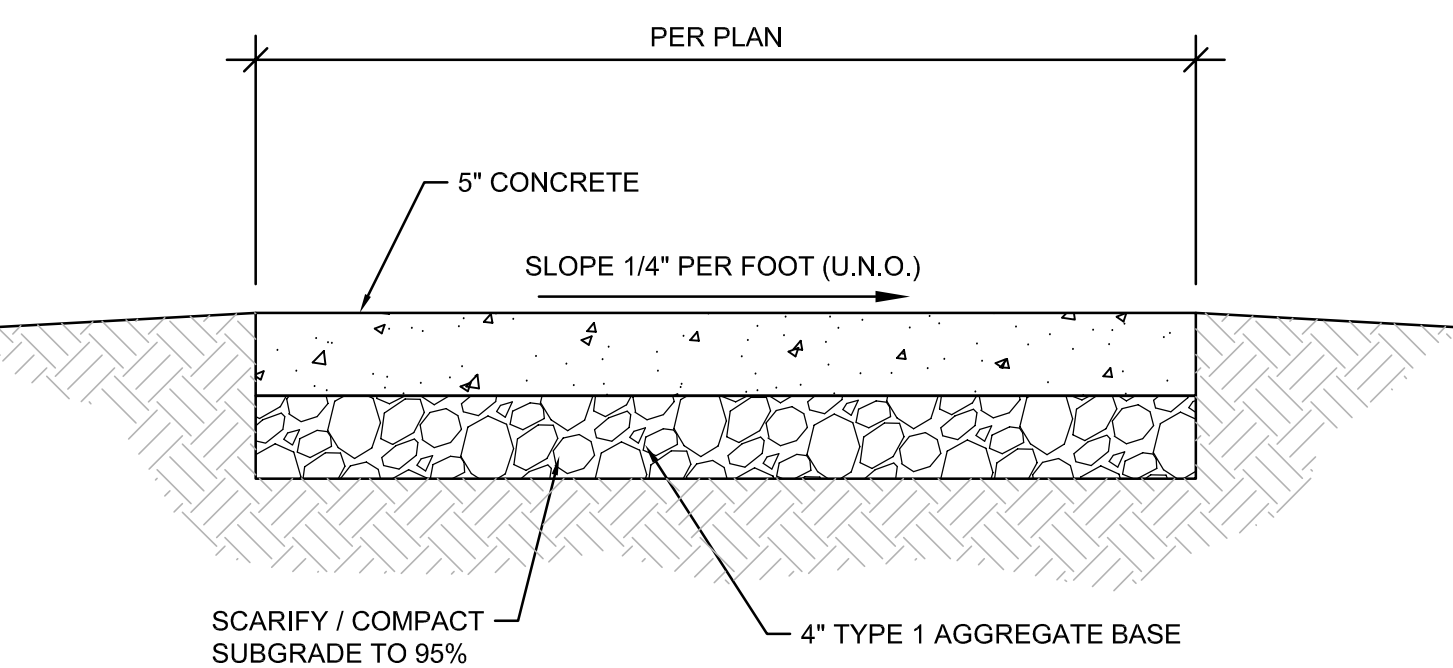
2
C501 8" PCC PAVEMENT



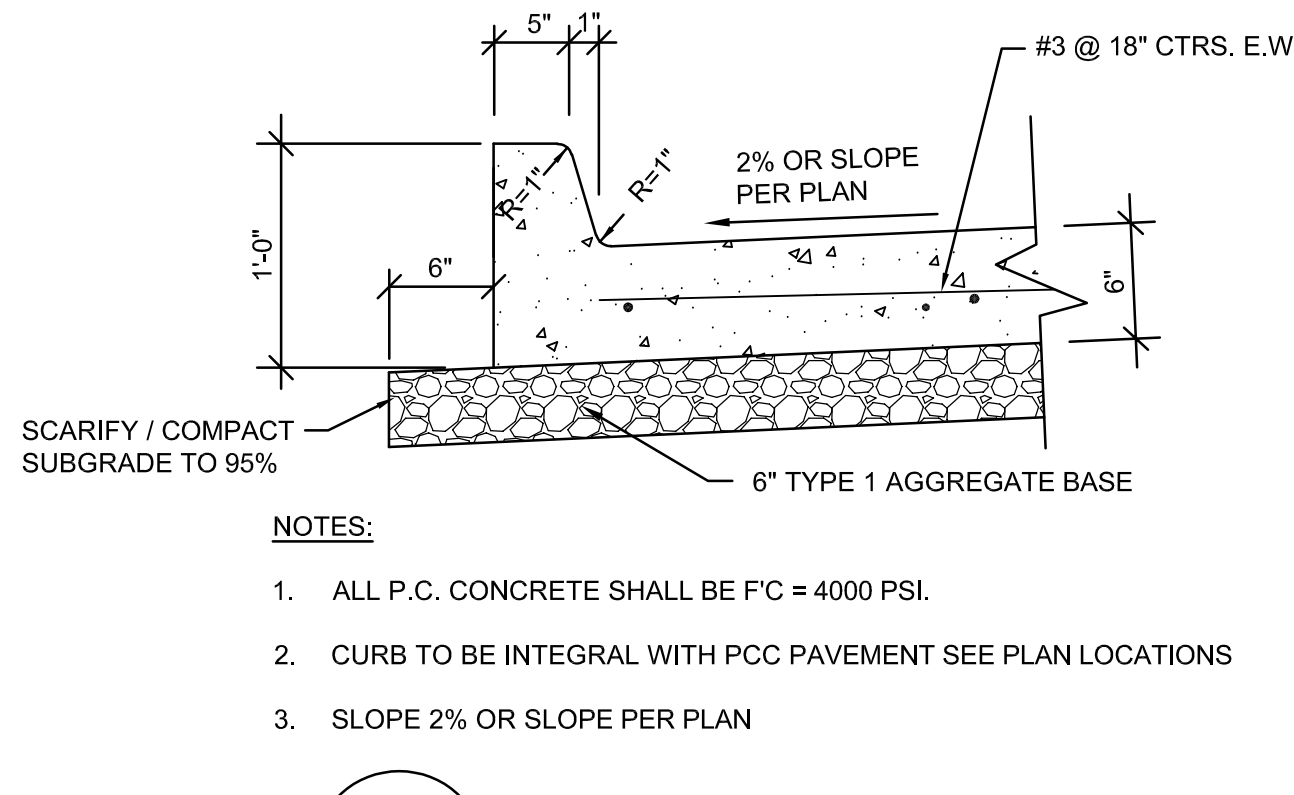
NOTES:

1. SAWN TRAVERSE JOINTS TO MATCH SIDEWALK WIDTH
2. EXPANSION JOINTS AT INTERSECTIONS WITH OTHER WALKS AND 60° CENTERS

3
C501 PCC SIDEWALK AT BOC



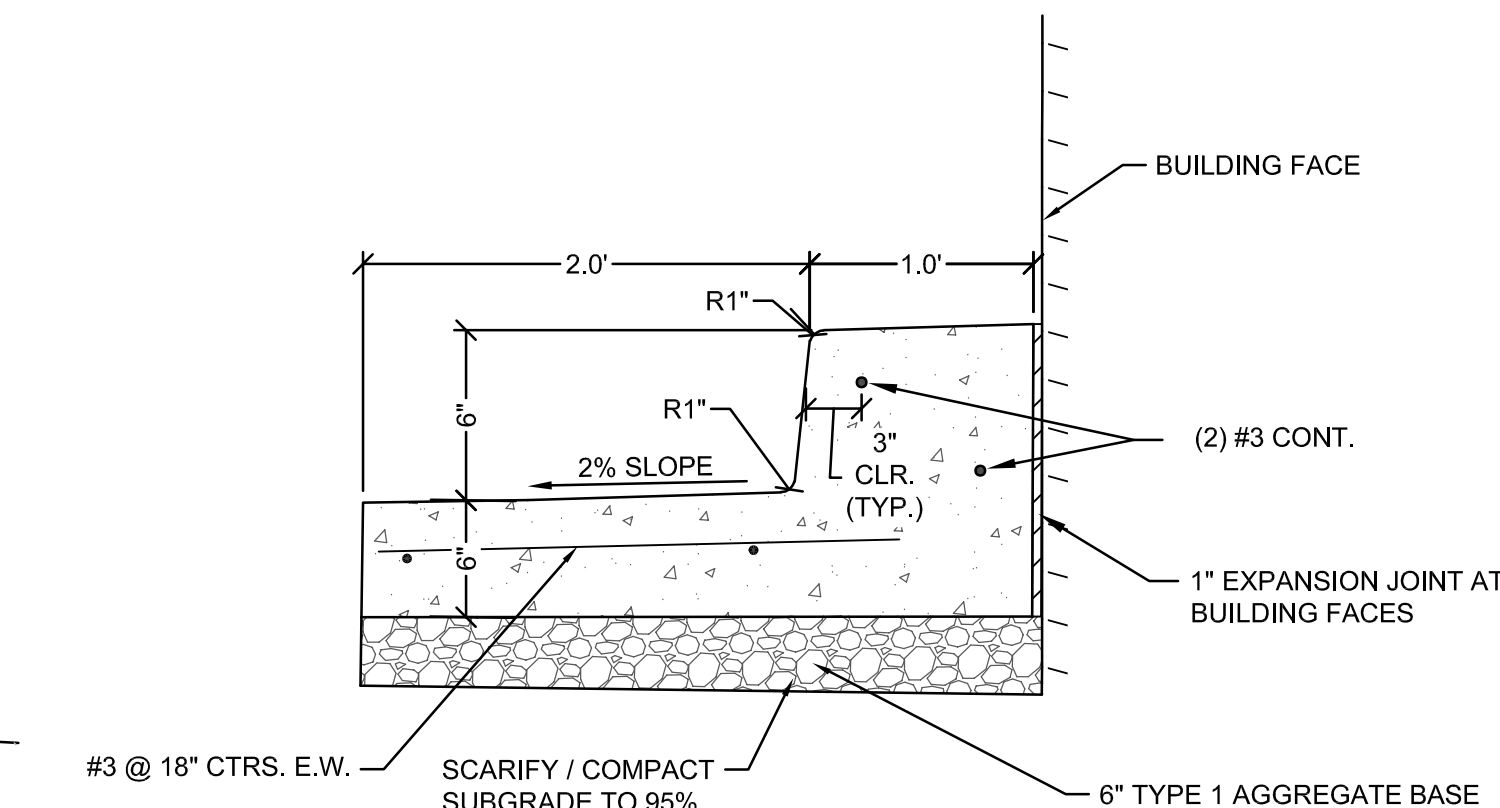
4
C501 PCC SIDEWALK



NOTES:

1. ALL P.C. CONCRETE SHALL BE F'C = 4000 PSI.
2. CURB TO BE INTEGRAL WITH PCC PAVEMENT SEE PLAN LOCATIONS
3. SLOPE 2% OR SLOPE PER PLAN

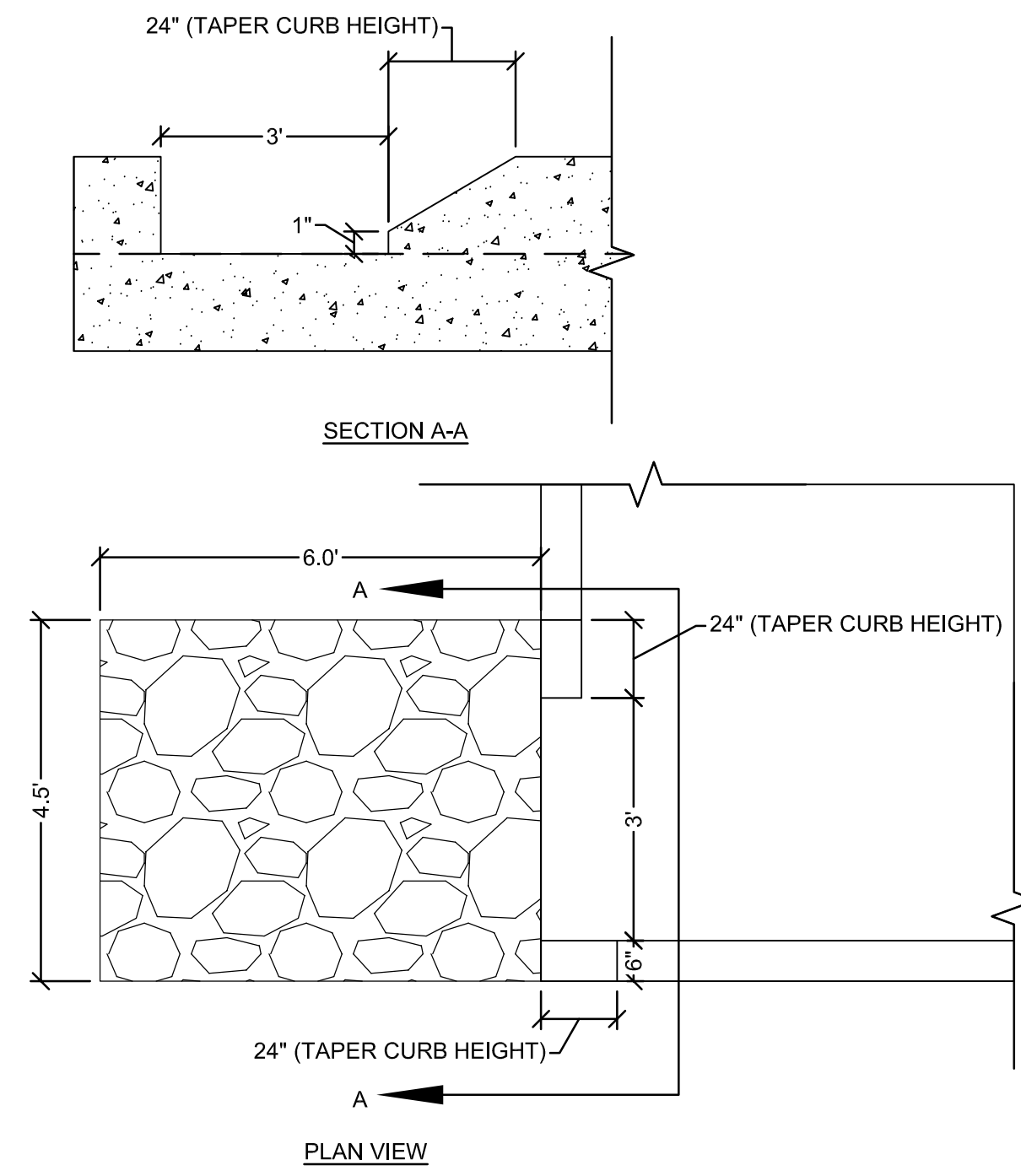
6
C501 INTERGAL CURB AND GUTTER



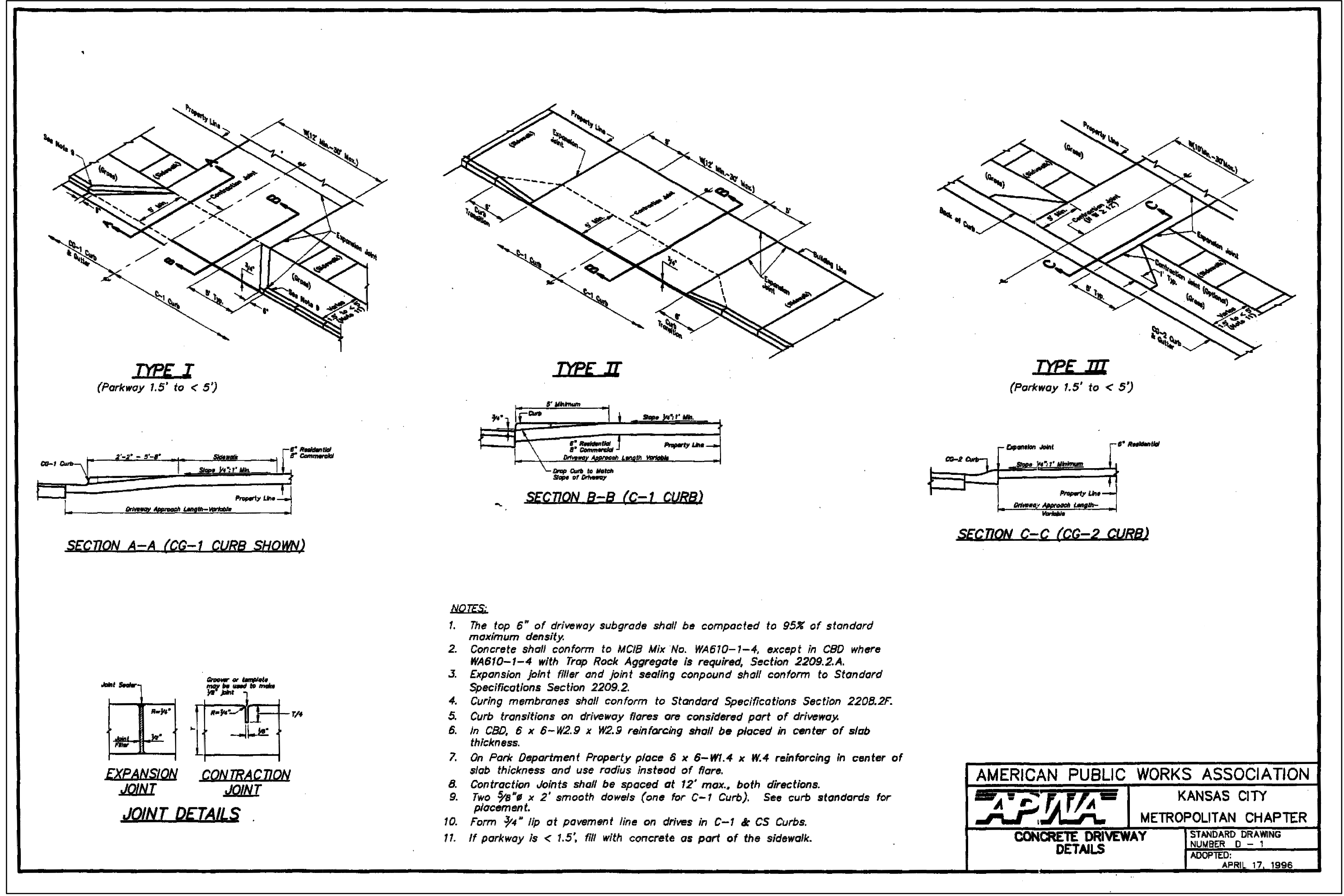
NOTES:

1. ALL P.C. CONCRETE SHALL BE F'C = 4000 PSI.
2. CURB TO BE INTEGRAL WITH PCC PAVEMENT SEE PLAN LOCATIONS
3. WIDTH OF CURB VARIES SEE PLANS

7
C501 1FT BARRIER CURB



5
C501 CURB CUT

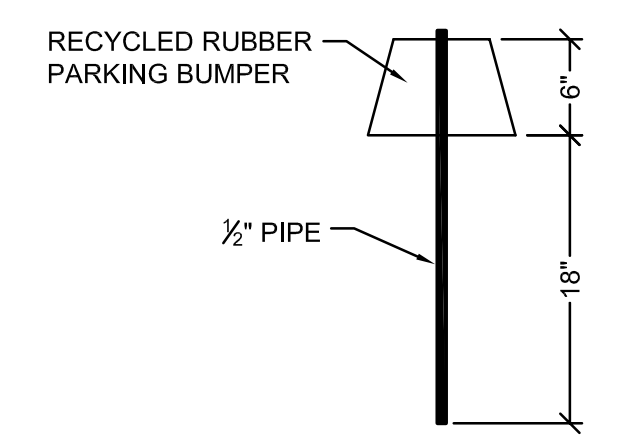
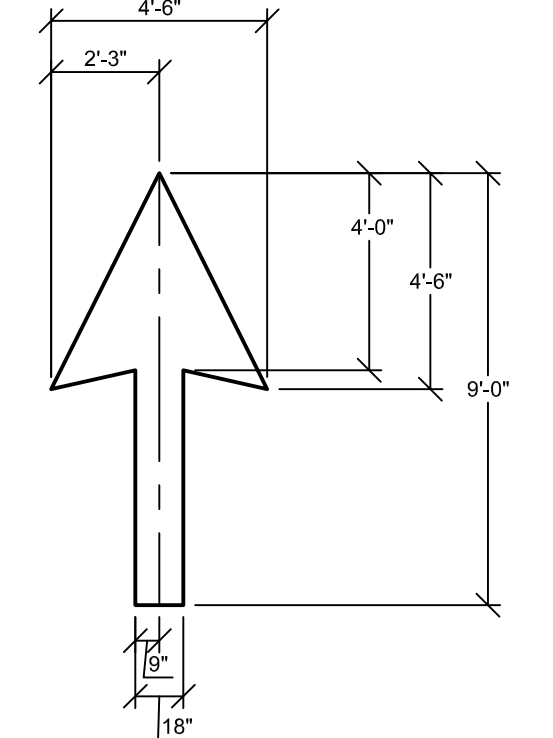


NOTES:

1. The top 6" of driveway subgrade shall be compacted to 95% of standard maximum density.
2. Concrete shall conform to MCB Mix No. WA610-1-4, except in CBD where WA610-1-4 with Trap Rock Aggregate is required, Section 2209.2.A.
3. Expansion joint filler and joint sealing compound shall conform to Standard Specifications Section 2209.2.
4. Curing membranes shall conform to Standard Specifications Section 2208.2F.
5. Curb transitions on driveway flares are considered part of driveway.
6. In CBD, 6 x 6-W2.9 x W2.9 reinforcing shall be placed in center of slab thickness.
7. On Park Department Property place 6 x 6-W1.4 x W1.4 reinforcing in center of slab thickness and use radius instead of flare.
8. Contraction Joints shall be spaced at 12' max., both directions.
9. Two 3/8" x 2" smooth dowels (one for C-1 Curb). See curb standards for placement.
10. Form 3/4" lip at pavement line on drives in C-1 & CS Curbs.
11. If parkway is < 1.5', fill with concrete as part of the sidewalk.

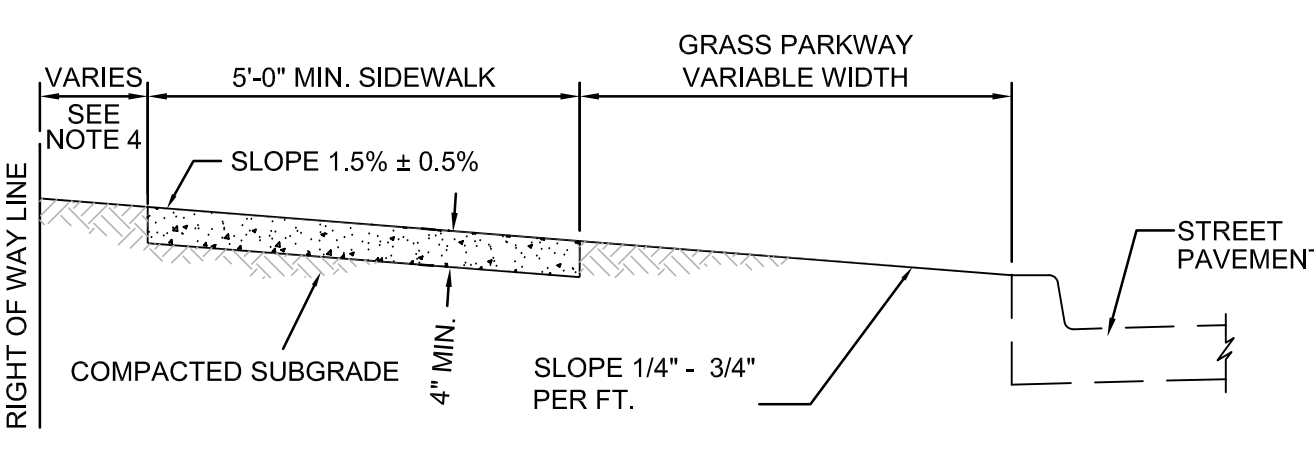
AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY
 METROPOLITAN CHAPTER
 CONCRETE DRIVEWAY DETAILS
 STANDARD DRAWING NUMBER: D-1
 ADOPTED: APRIL 17, 1996

8
C501 STANDARD DRIVE ENTRANCE



9
C501 PARKING BUMPER

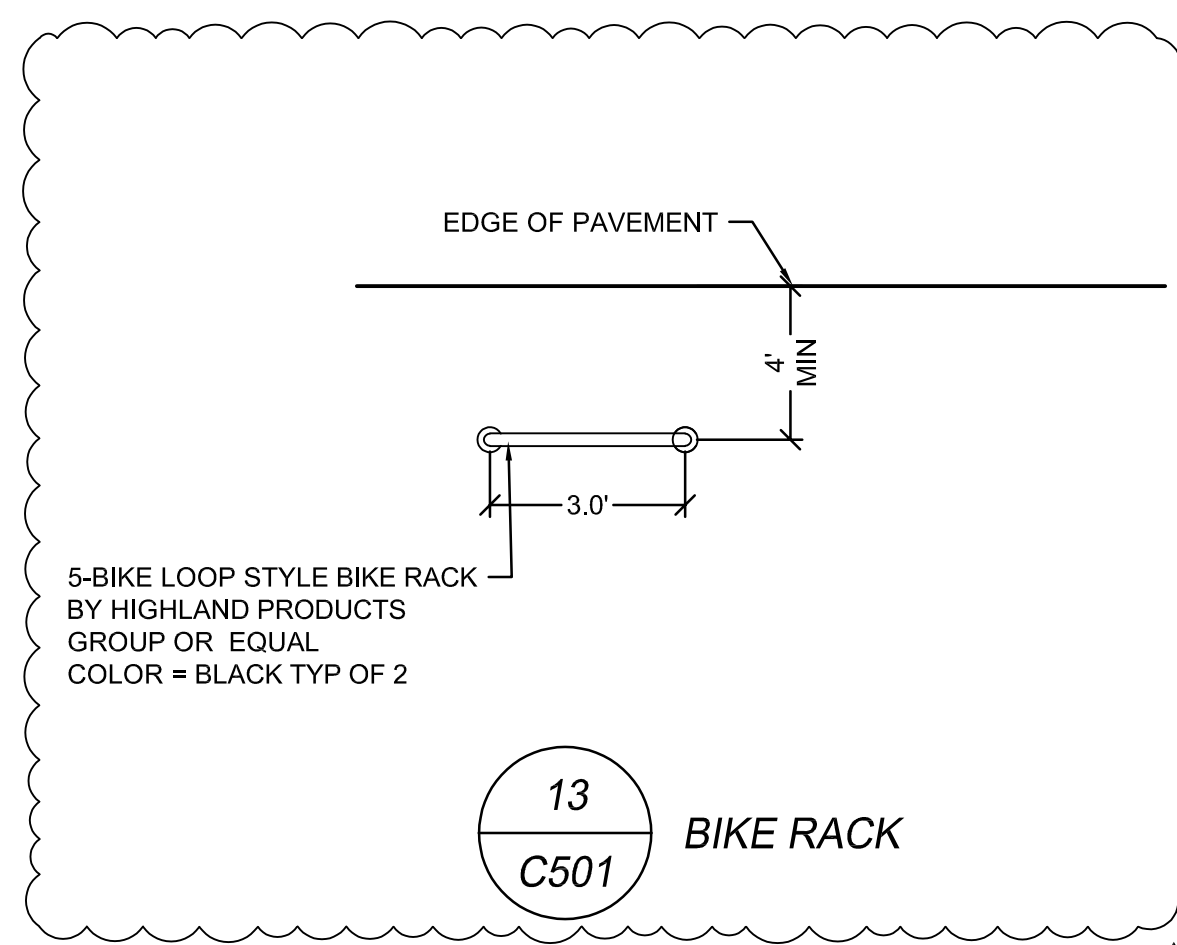
11
C501 DIRECTIONAL ARROW



NOTE:

1. SIDEWALK SHALL BE 4" THICK MODOT PAVEMENT CONCRETE.
2. INSTALL 1/2" EXPANSION JOINTS AT INTERSECTIONS, RAMPS, STRUCTURES, DRIVEWAY APPROACHES, OR EVERY 100'.
3. INSTALL TRANSVERSE SAW JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
4. STANDARD SIDEWALK PLACEMENT IS 12" FROM RIGHT OF WAY LINE.
5. NO STEEL TO BE PLACED THROUGH EXPANSION JOINT.
6. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.00%.
7. DAMAGED SIDEWALK MUST BE PINNED TO EXISTING SIDEWALK.
8. WWR OR REBAR SHALL BE ACCURATELY PLACED AND FIRMLY HELD IN PLACE DURING CONCRETE PLACEMENT BY APPROVED METHODS, SEE SECTION 238.9.

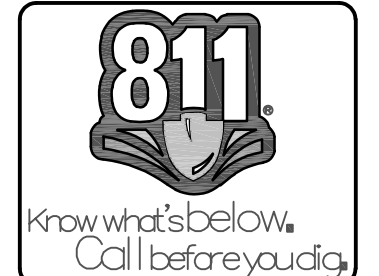
12
C501 PCC SIDEWALK W/GRASS PARKWAY



13
C501 BIKE RACK

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 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

9/3/2025

REVISIONS	
△	REV#1 - CITY COMMENTS 8.25.25
△	
△	
△	

FRESH KARMA DISPENSARIES
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS
 DRAWN BY: TRA
 CHECKED BY: KKS
 SSE PROJECT #: 25051

DETAILS
 DRAWING NO. SHEET NO.
C501 15 OF 18



09/03/2025

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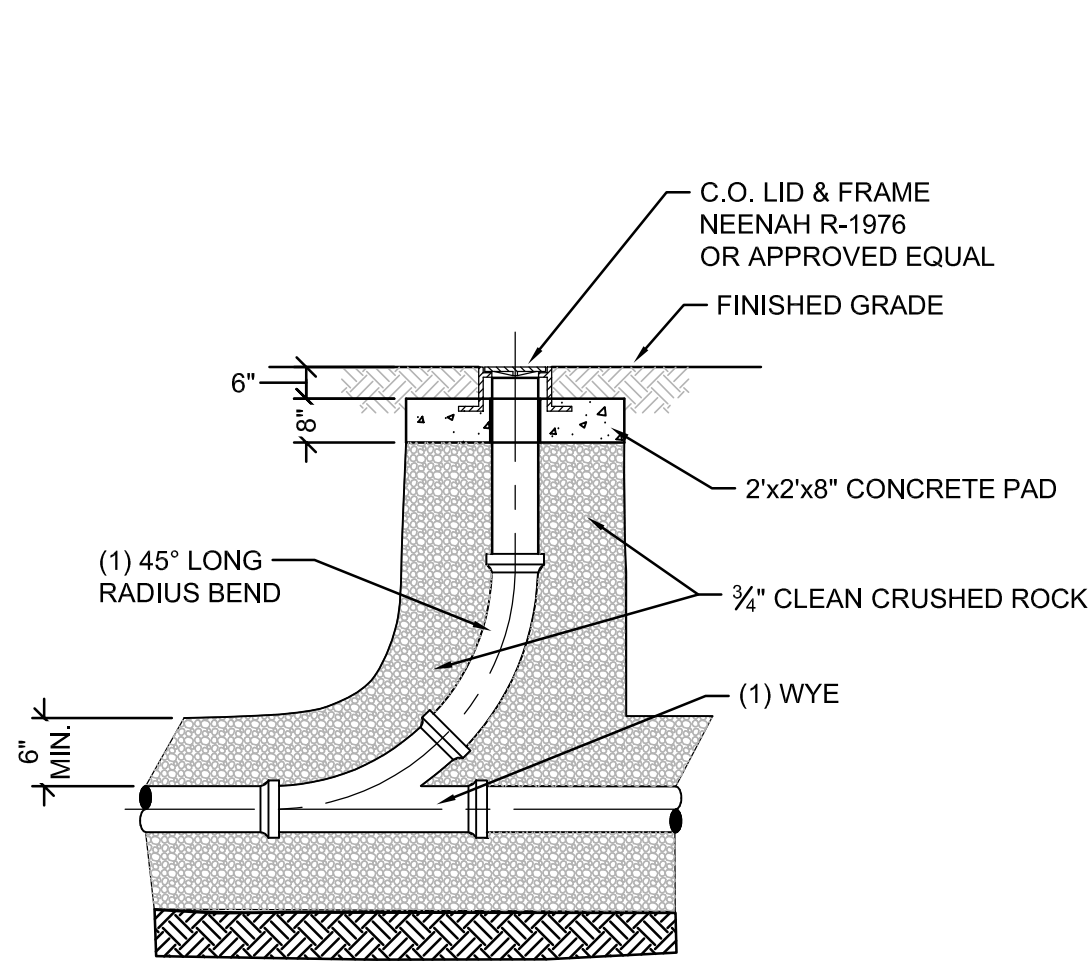
REVISIONS

NO.	REVISIONS
1	REV#1 - CITY COMMENTS 8.25.25
2	
3	
4	
5	

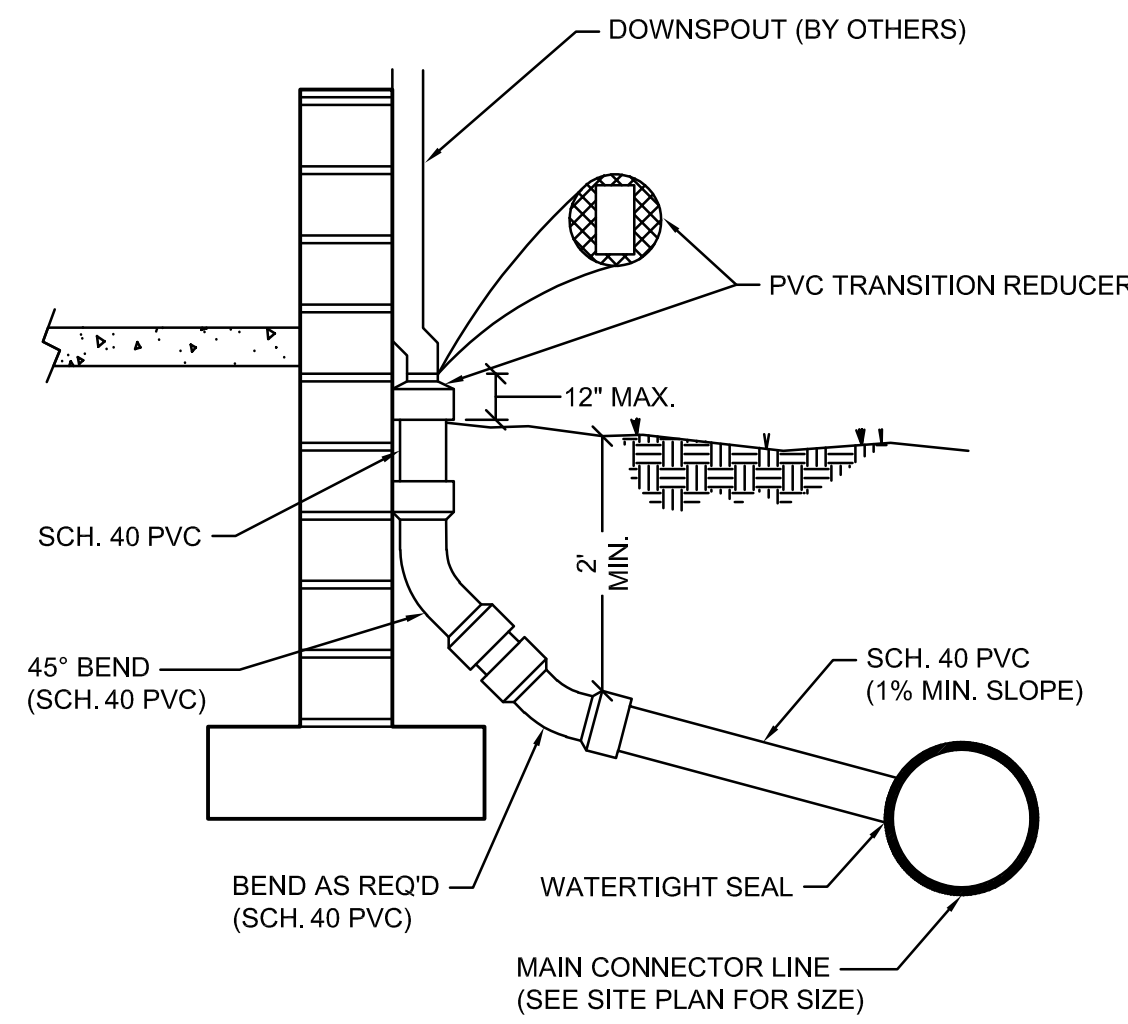
FRESH KARMA DISPENSARIES
 ENSIGN DR. & MISSOURI STATE RTE 45 PARKVILLE, MO

ENGINEER: KKS
 DRAWN BY: TRA
 CHECKED BY: KKS
 SSE PROJECT #: 25051

DETAILS
 DRAWING NO. SHEET NO.
C502 16 OF 18

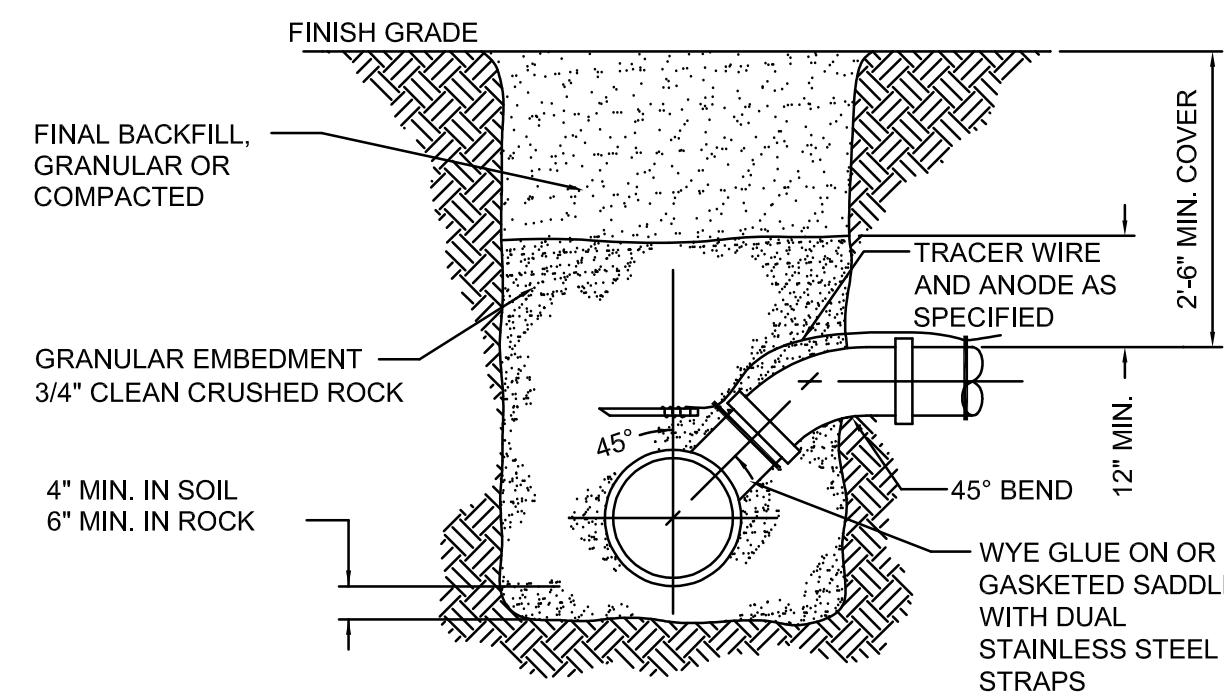


1
C502 TYPICAL CLEANOUT



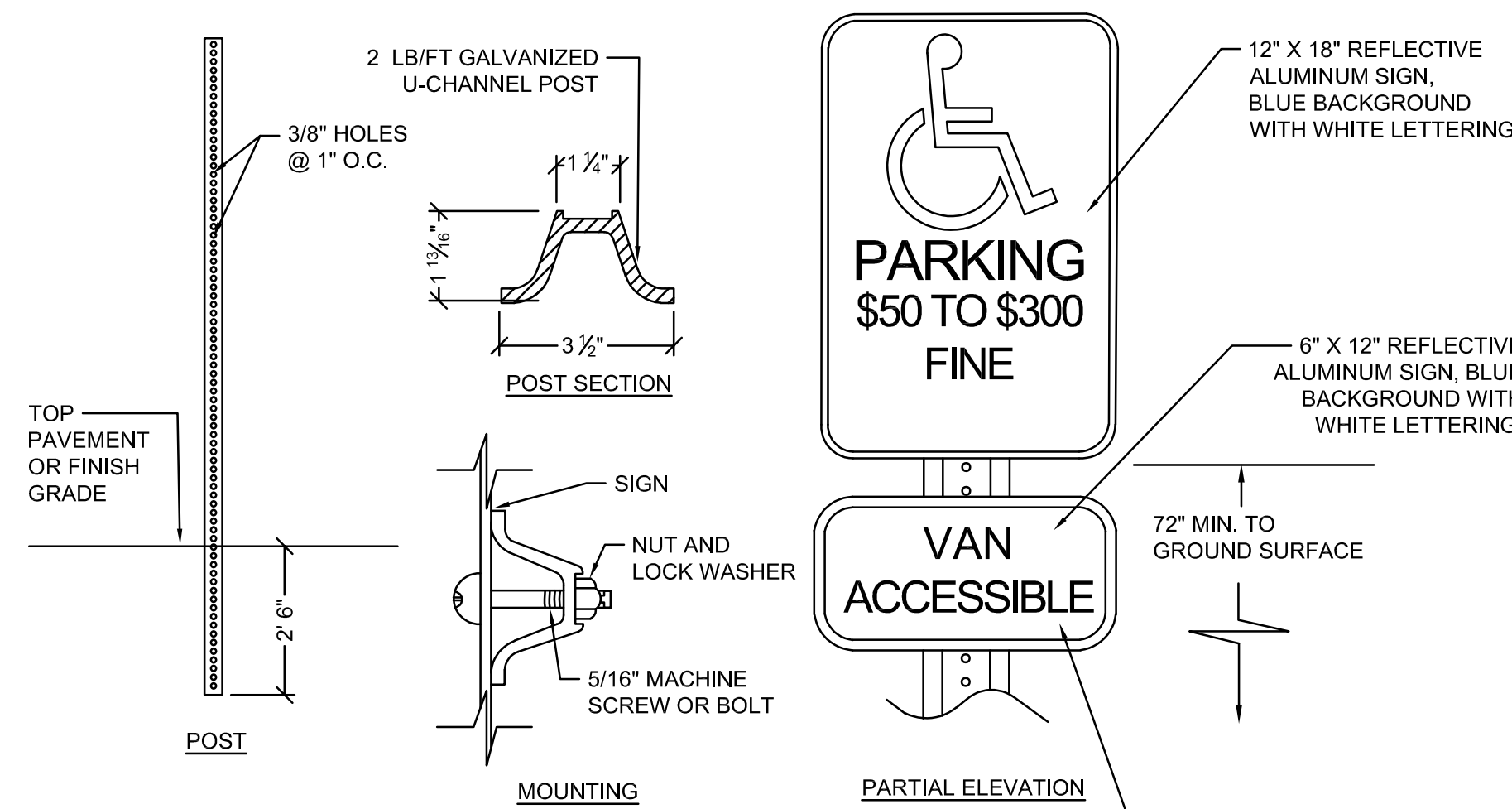
- ALL TRENCHES SHALL HAVE A BEDDING OF WELL GRADED 1" MINUS GRANULAR MATERIAL FROM 4" BELOW THE BOTTOM OF THE PIPE TO 1/2" THE DIAMETER OF THE PIPE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- IN AREAS TO BE PAVED OVER, ENTIRE TRENCH TO BE BACKFILLED WITH WELL GRADED 1" MINUS GRANULAR MATERIAL & COMPACTED TO 90% OF THE MODIFIED PROCTOR DENSITY.
- IN AREAS OF CLEAN DIRT CUTS OUTSIDE OF PAVED AREAS, TRENCH MAY BE BACKFILLED WITH SAME MATERIAL AND COMPACTED TO 90% OF THE MODIFIED PROCTOR DENSITY.
- IN AREAS OF ROCK CUT, THE TRENCH SHALL BE BACKFILLED WITH WELL GRADED 1" MINUS GRANULAR MATERIAL TO 6" ABOVE TOP OF PIPE.
- BACKFILL SHALL BE HOLLOWED OUT FOR PIPE JOINTS AND FITTINGS. PIP JOINTS ARE TO BE UNSUPPORTED.
- IN ALL CASES TRENCHING AND BACKFILLING SHALL MEET OR EXCEED THE PIPE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
- WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
- THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.
- DOWNSPOUT SIZE WILL CONTROL SCH. 40 SIZE TO MAIN COLLECTOR LINE.

4
C502 DOWNSPOUT CONNECTION



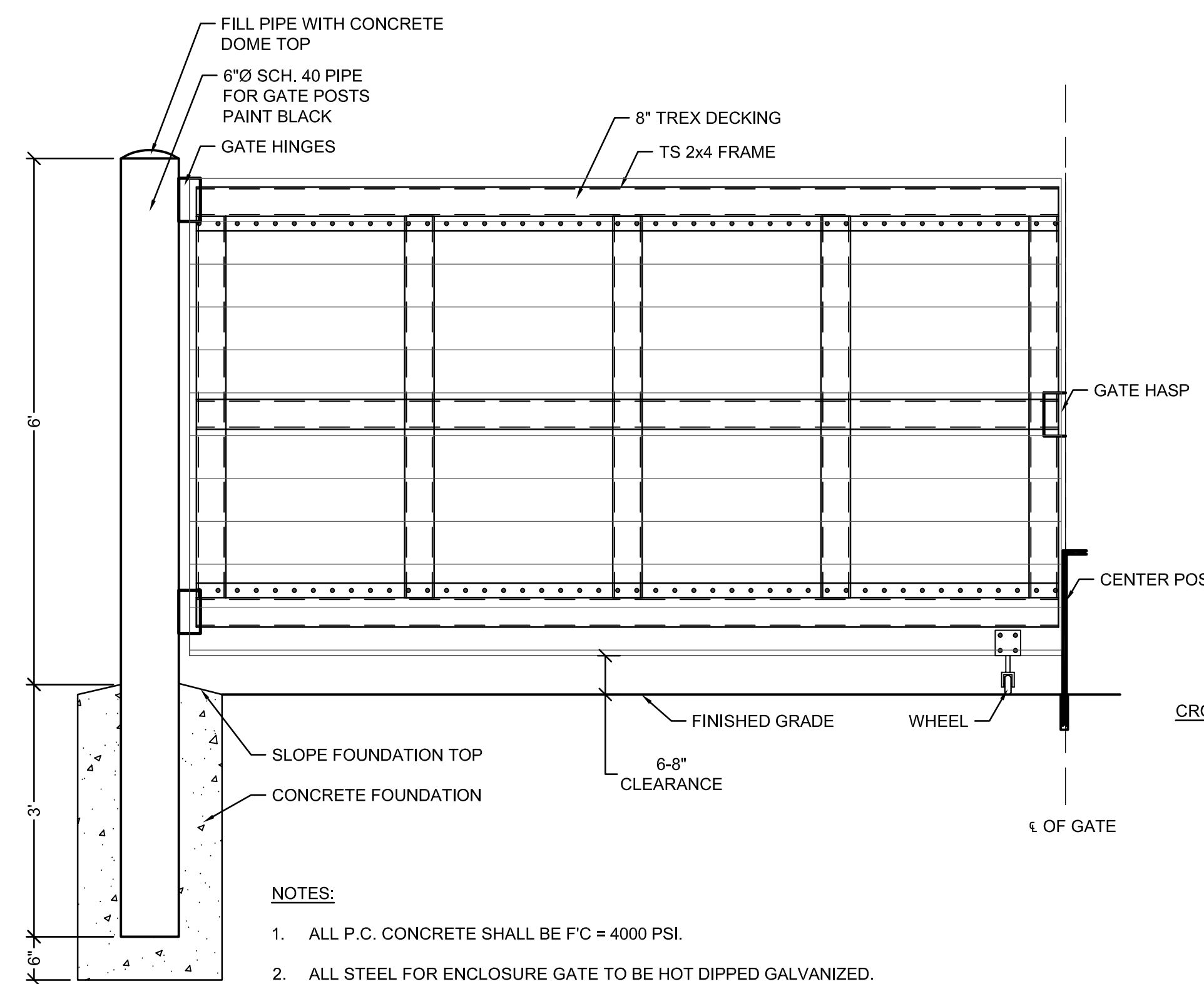
- NOTES:
 1. VCP PIPES SHALL NOT BE TAPPED. REPLACE SECTION OF VCP WITH PVC AND FITTING.

2
C502 SERVICE CONNECTION



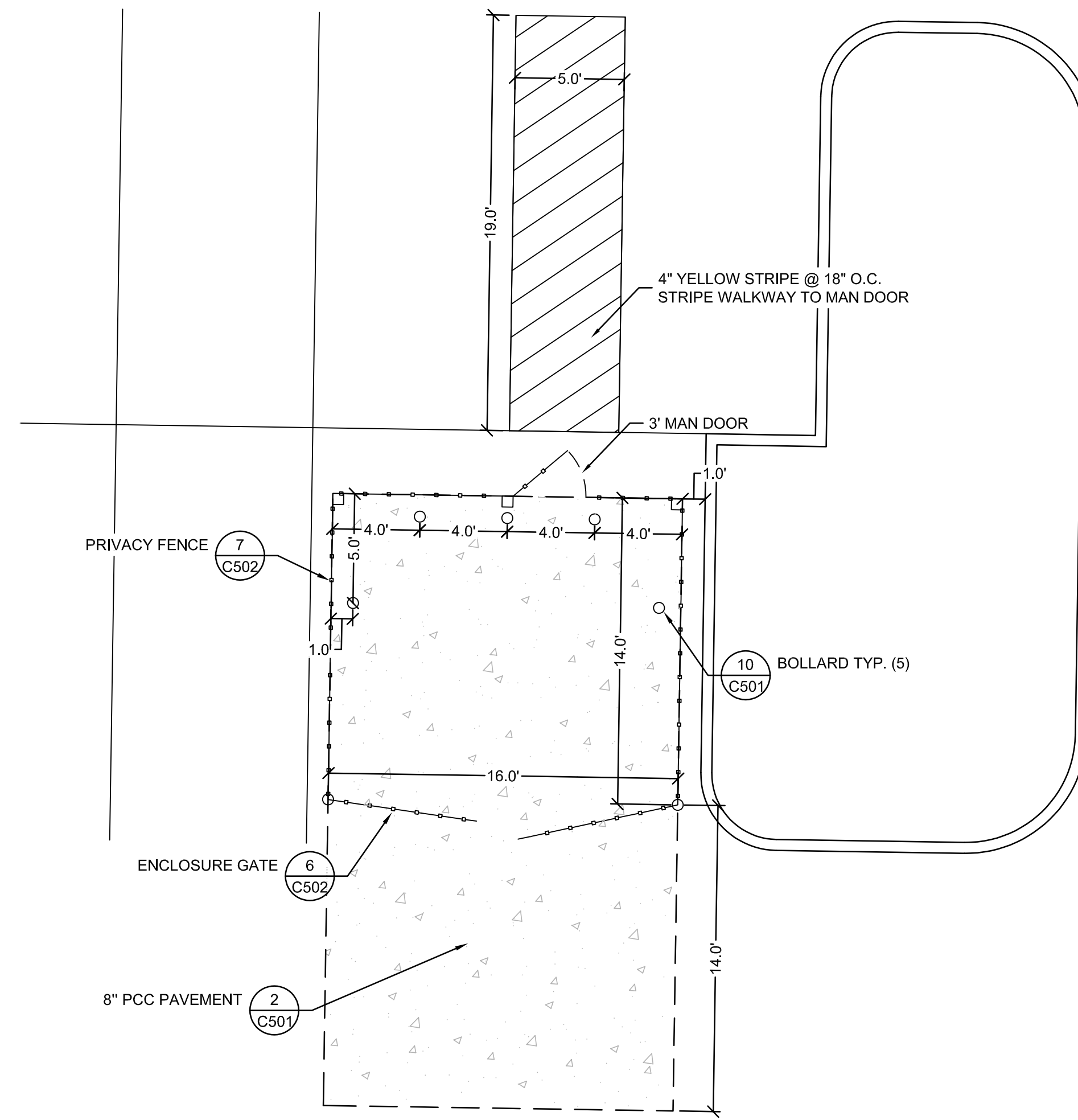
- NOTES:
 1. SEE SITE PLAN FOR SIGN LOCATIONS

3
C502 ACCESSIBLE PARKING SIGN DETAIL

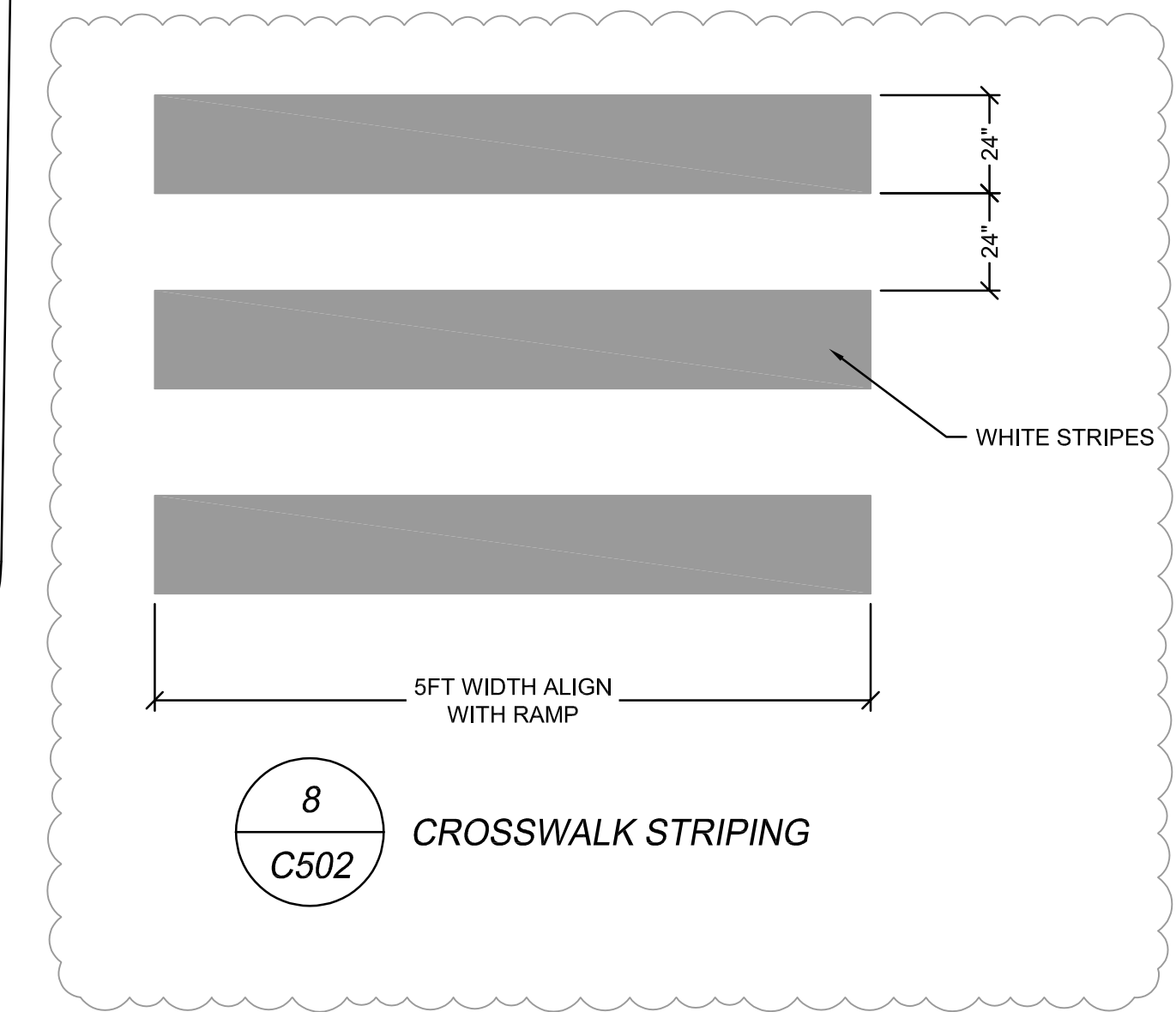


- NOTES:
 1. ALL P.C. CONCRETE SHALL BE FC = 4000 PSI.
 2. ALL STEEL FOR ENCLOSURE GATE TO BE HOT DIPPED GALVANIZED.

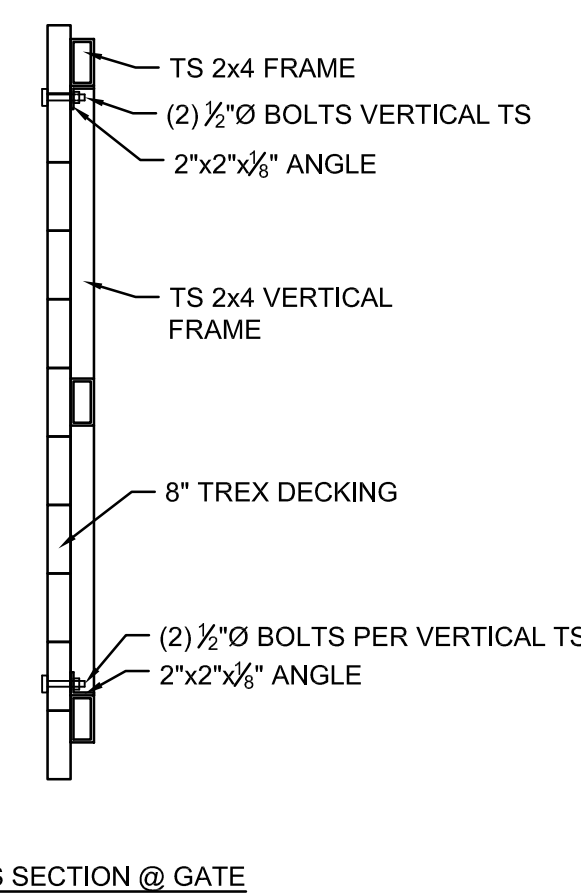
5
C502 ENCLOSURE GATE



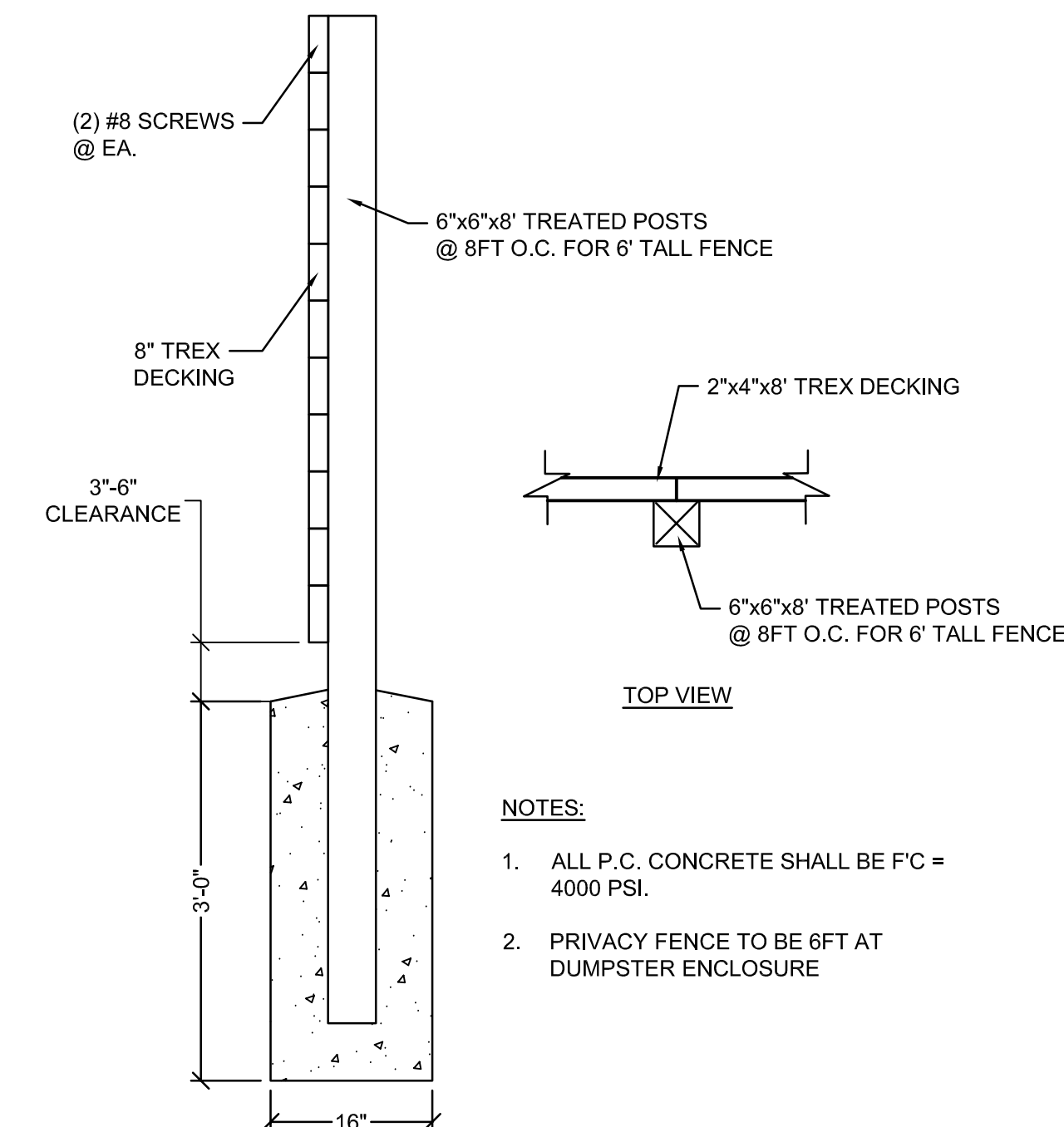
6
C502 DUMPSTER ENCLOSURE



8
C502 CROSSWALK STRIPING

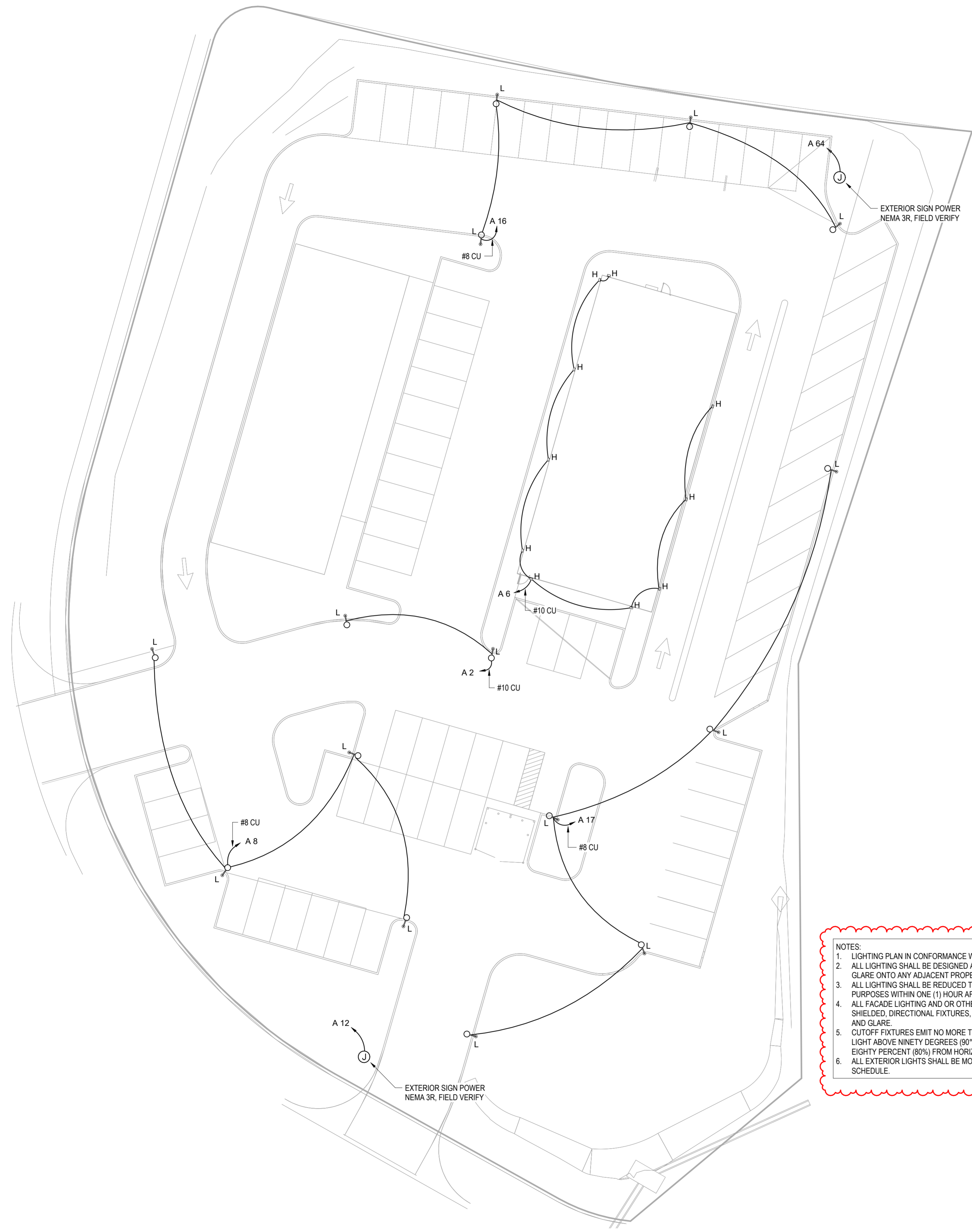


CROSS SECTION @ GATE

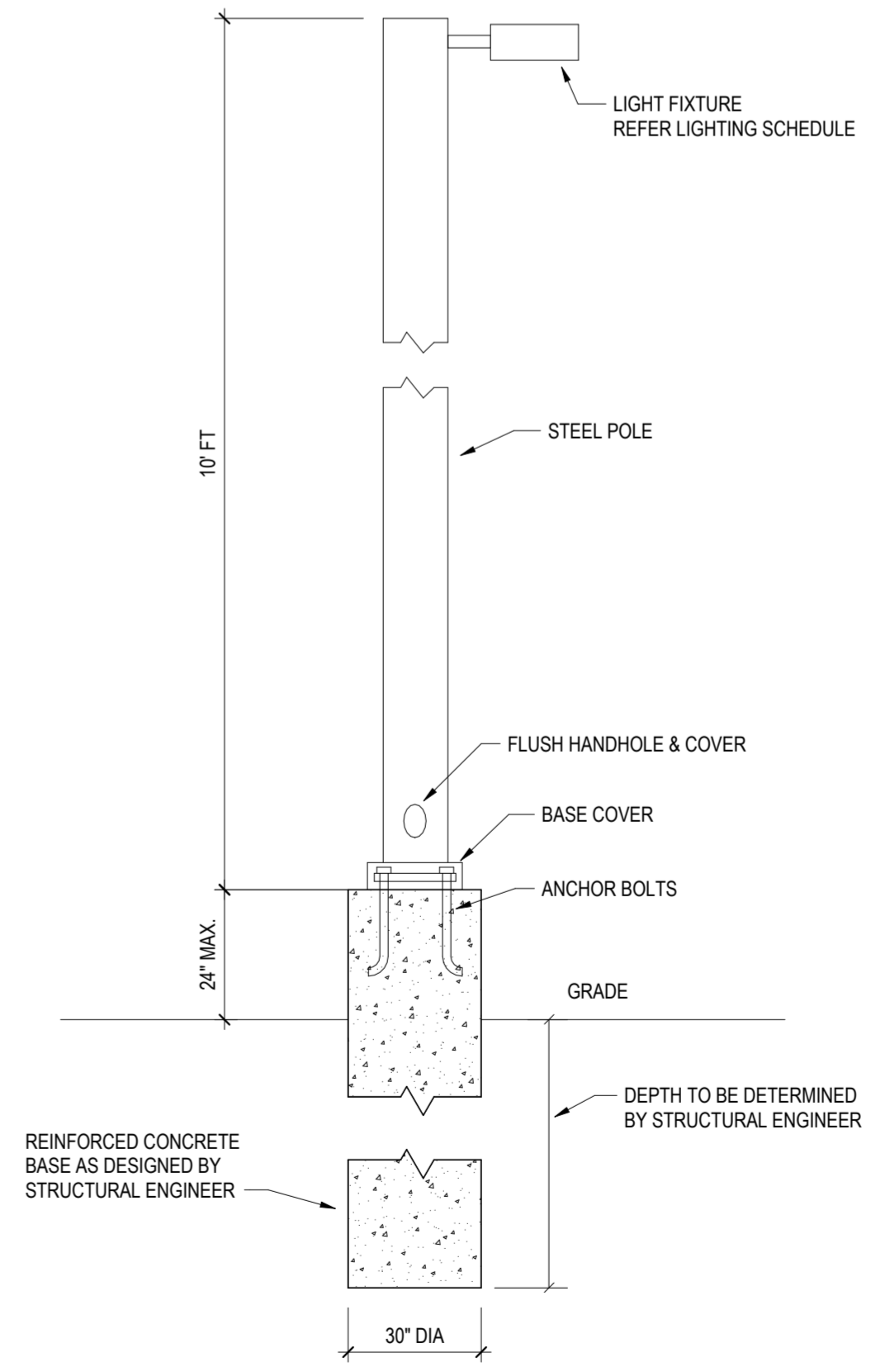


- NOTES:
 1. ALL P.C. CONCRETE SHALL BE FC = 4000 PSI.
 2. PRIVACY FENCE TO BE 6FT AT DUMPSTER ENCLOSURE

7
C502 6FT PRIVACY FENCE

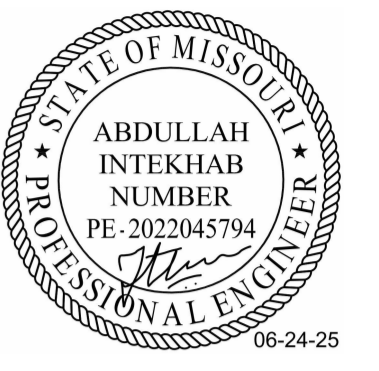


- NOTES:**
1. LIGHTING PLAN IN CONFORMANCE WITH CITY CODE SECTION 407.040.
 2. ALL LIGHTING SHALL BE DESIGNED AND LOCATED TO NOT PROVIDE DIRECT LIGHT OR GLARE ONTO ANY ADJACENT PROPERTY.
 3. ALL LIGHTING SHALL BE REDUCED TO LEVELS NECESSARY ONLY FOR SECURITY PURPOSES WITHIN ONE (1) HOUR AFTER CLOSING OF THE BUSINESS.
 4. ALL FACADE LIGHTING AND OR OTHER EXTERNALLY ILLUMINATING LIGHTS SHALL USE SHIELDED, DIRECTIONAL FIXTURES, DESIGNED AND LOCATED TO MINIMIZE UPLIGHTING AND GLARE.
 5. CUTOFF FIXTURES EMIT NO MORE THAN TWO AND FIVE-TENTHS PERCENT (2.5%) OF ITS LIGHT ABOVE NINETY DEGREES (90°) AND TEN PERCENT (10%) OF ITS LIGHT ABOVE EIGHTY PERCENT (80%) FROM HORIZONTAL.
 6. ALL EXTERIOR LIGHTS SHALL BE MOUNTED AT 12 FT OR LESS, REFER LIGHTING SCHEDULE.



1 ELECTRICAL SITE PLAN
1" = 20'-0"

2 POLE MOUNTING DETAIL
NOT TO SCALE



Seals
ASN ENGINEERS LLC
 FIRM # E-2024020844
 115 CONLEY RD, #1099
 COLUMBIA, MO 65201
 PH - 630 695 5288
 EMAIL - ABDULLAH@ASNENGINEERS.COM

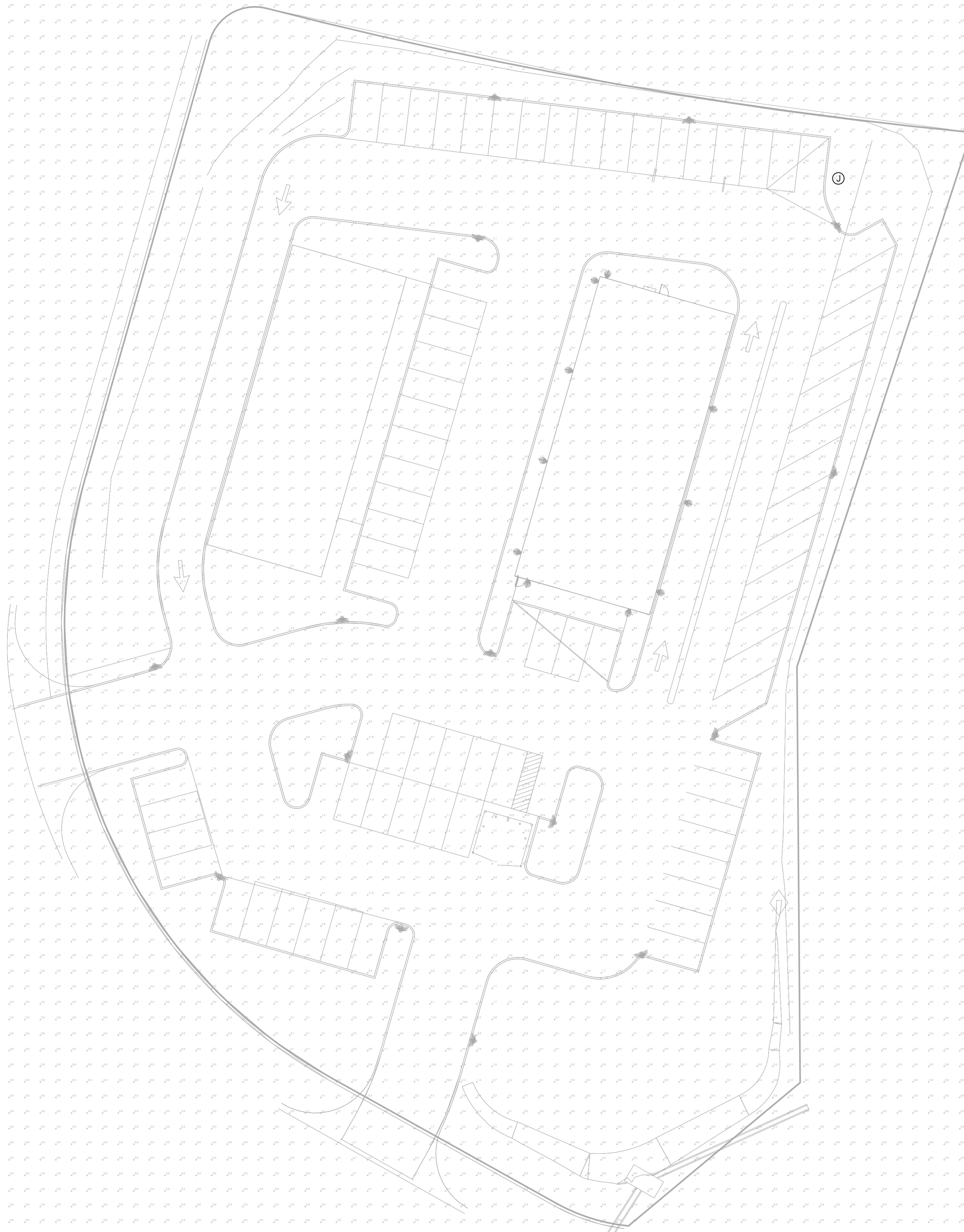
PROJECT:
FRESH KARMA
 PARKVILLE, MO

1	Date 1	Revision 1
Mark	Date	Description

Issue Date: 06-24-2025
 Project Number: A001
 Drawn By: AFI
 Checked By: AFI
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 Sheet Title

SITE PLAN

E5



1 PHOTOMETRICS SITE PLAN
1" = 20'-0"



FIRM # E-2024020844
115 CONLEY RD, #1099
COLUMBIA, MO 65201
PH - 630 695 5288
EMAIL - ABDULLAH@ASNENGINEERS.COM

PROJECT:
FRESH KARMA
PARKVILLE, MO

Mark	Date	Description

Issue Date: 06-24-2025
Project Number: A001
Drawn By: AFI
Checked By: AFI

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ASN ENGINEERS LLC

Sheet Title
PHOTOMETRICS PLAN

E6



September 3, 2025

City of Parkville
8880 Clark Avenue
Parkville, MO 64152

**RE: Fresh Karma – Parkville (Ensign Drive & Missouri Route 45)
Request for reduction of Streetscape Trees**

Dear Mr. Lachky,

Simon & Struempf Engineering on behalf of the owner, TLI Parkville RE LLC, respectfully requests a modification to reduce the required number of streetscape trees. The existing site has Hwy 45 street frontage and Ensign Drive street frontage. The frontage of Hwy 45 has an existing 32-36ft wide sanitary sewer easement with 8" gravity sewer installed. Inside the sewer easement is an existing 10ft wide watermain easement with an 8" watermain inside it. Ensign Drive has an existing 15ft wide utility easement with multiple utilities installed. This easement includes an 8" watermain, Multiple Fiber Optic/Communication lines, Buried High voltage electric, and a portion of a gas main.

Locating the Streetscape trees within 15ft of street frontage and maintaining 5ft separation from underground utilities is impossible to complete. Where physically possible we have shifted the required street trees to the edge of parking lot areas. At the Hwy 45 frontage we are unable to place streetscape trees due to the location of utilities/easements and location of the proposed parking lot. Due to this conflict, we are requesting relief from the required street trees for our Hwy 45 frontage.

Based on the site constraints and existing utilities/easements we respectfully request the City's consideration in granting the modification of street trees at Hwy 45 frontage and allow us to locate the streetscape trees at Ensign Drive at the frontage of our parking lot area vs the frontage of the street. We greatly appreciate your consideration to these obstacles.

Sincerely,
Keenan Simon, P.E.

Simon and Struempf Engineering

SIMON & STRUEMPH ENGINEERING
1516 Business Loop 70 West
COLUMBIA, MISSOURI 65202
(573) 499-1944
WWW.SELECTSSE.COM



June 25, 2025

City of Parkville
 8880 Clark Avenue
 Parkville, MO 64152

**RE: Fresh Karma – Parkville (Ensign Drive & Missouri Route 45)
 Major Site Plan**

Dear Mr. Lachky,

Simon & Struempf Engineering on behalf of the owner, TLI Parkville RE LLC, respectfully requests a modification to exceed the maximum number of required parking spaces for a proposed Marijuana Dispensary and proposed Restaurant located at the Southeast quadrant of State Route 45 and Ensign Drive. Under provisions of the City of Parkville Municipal Code Section 408.030 Required parking, General Retail (2,001 to 25,000 SQFT) has a minimum parking requirement of 5 per 1,000 GFA. A building under General Restaurant has a minimum parking requirement of 10 per 1,000 GFA. Under the same provision, the maximum parking requirement shall be no more than 15% more than the minimum required. The proposed Retail building is 4,500 SQFT and the proposed Restaurant building is 3,800 SQFT.

Under these provisions, the minimum and maximum allowable parking spaces are as follows:

Building #1 (Retail Use):
 Minimum Required: 4,500 SQFT x 5 spaces / 1,000 SQFT = 23 Spaces

Building #2 (Restaurant Use):
 Minimum Required: 3,800 SQFT x 10 spaces / 1,000 SQFT = 38 Spaces

Total Spaces Required = 61 Spaces
 Maximum Spaces Allowed = 61 x 1.15 = 70 Spaces

We observed four (4) Codes sites that are comparable to this site regarding building size and parking. See breakdown of the four (4) sites below:

	<u>Address</u>	<u>Building Size</u>	<u>Parking Spaces</u>
1	1905 W. Foxwood Drive, Raymore, MO	3,308 s.f.	52
2	941 Washington Street, Chillicothe, MO	2,263 s.f.	47
3	106 N Clark Street, Moberly, MO	2,129 s.f.	64
4	1201 Vincent Drive, Perryville, MO	3,435 s.f.	50
	Average of all 4 sites =	2,784 s.f.	53.25 (53)

Parking ratio for Codes sites = $53 \times 1,000 / 2,784 = 19.04$

Parking ratio for Fresh Karma-Parkville = $36 \times 1,000 / 4,500 = 8$ (Does not account for bld #2)

SIMON & STRUEMPF ENGINEERING
 1516 Business Loop 70 West
 COLUMBIA, MISSOURI 65202
 (573) 499-1944
 WWW.SELECTSSE.COM



As defined by Institute of Transportation – Parking Generation, 5th Edition, the parking demands of Land Use 882: Marijuana Dispensary have been studied on weekday timeframes. The database was comprised of four (4) studies in a general urban/suburban setting. The studies conclude during the peak period a range of rates between 4.10-20.60 (per 1,000 S.F. of building).

The ratio of 11.04 for Fresh Karma – Parkville site falls right within the middle of this range. Therefore, TLI Parkville RE LLC is proposing 79 spaces total for the site at full build out with 2 structures. for customers and employees (including 4 accessible spaces).

Based on the above information, we respectfully request the City consideration in granting this parking modification for an additional 9 parking spaces to satisfy Fresh Karma’s parking needs.

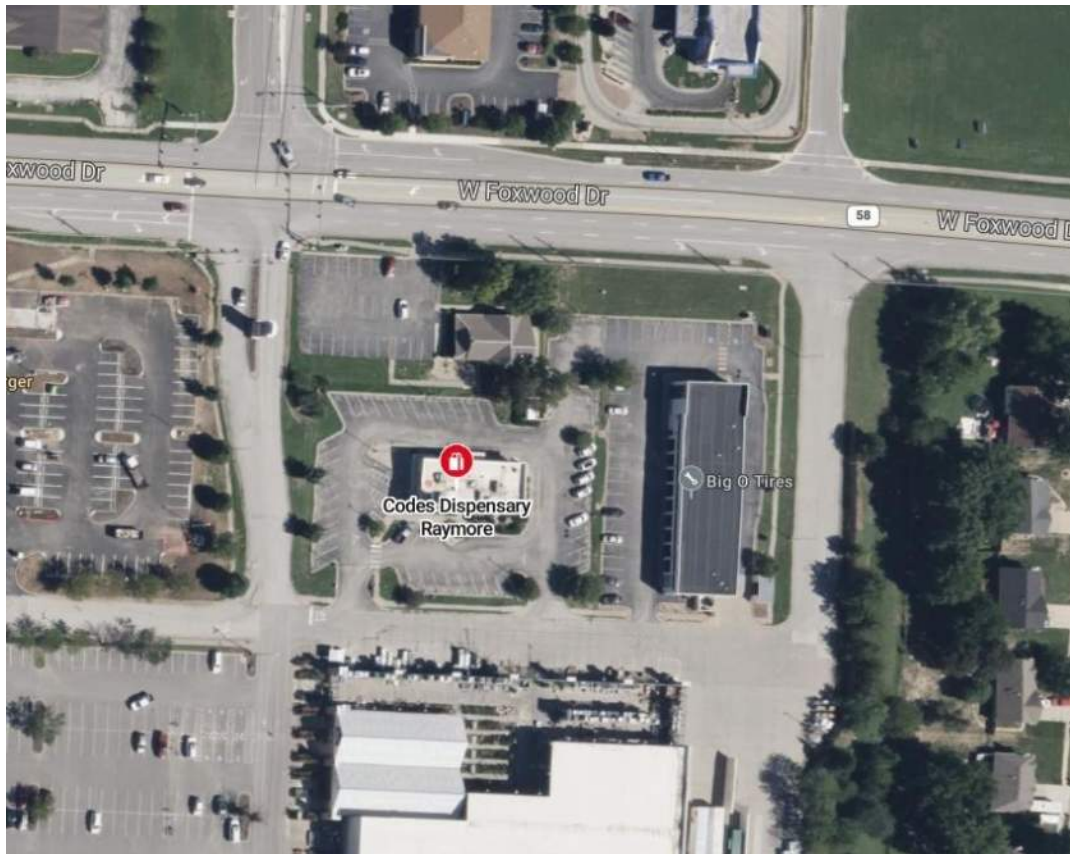
We greatly appreciate your cooperation.

Sincerely,
Keenan Simon, P.E.

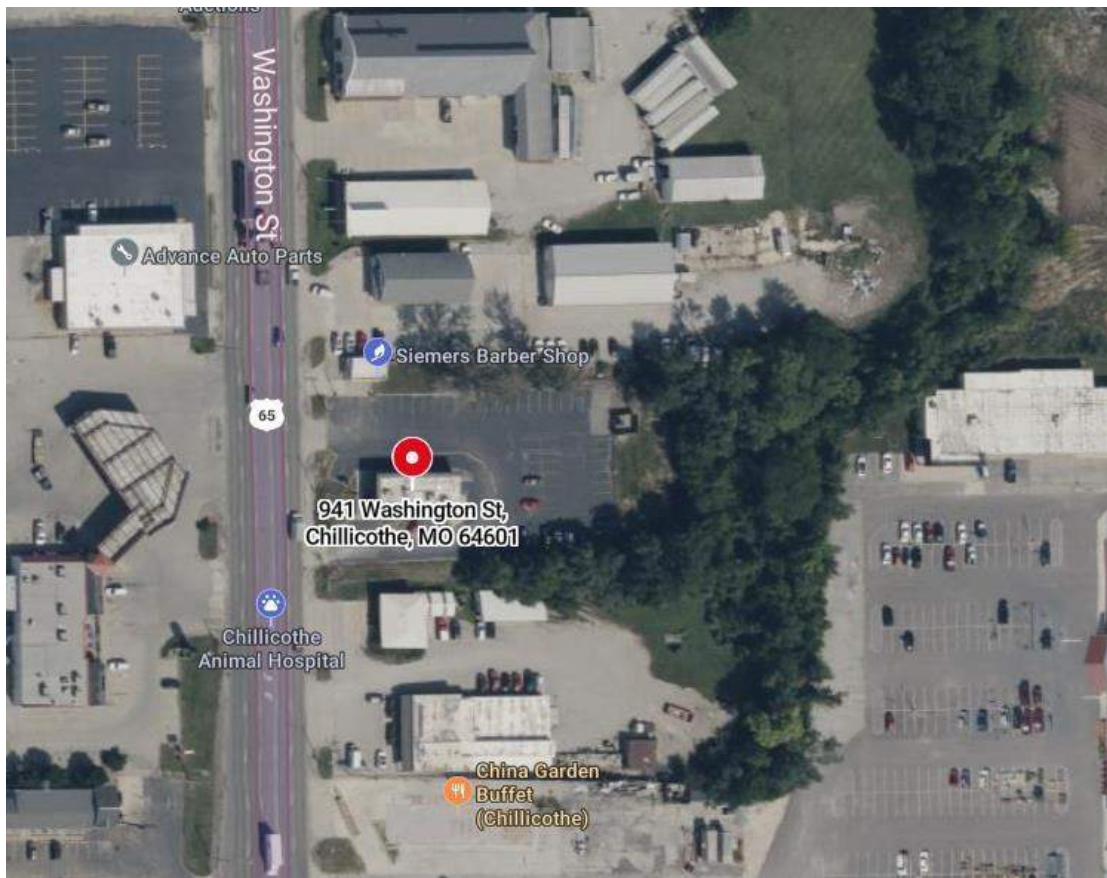
A handwritten signature in black ink, appearing to read 'Keenan Simon', is written over a light blue horizontal line.

Simon and Struempf Engineering

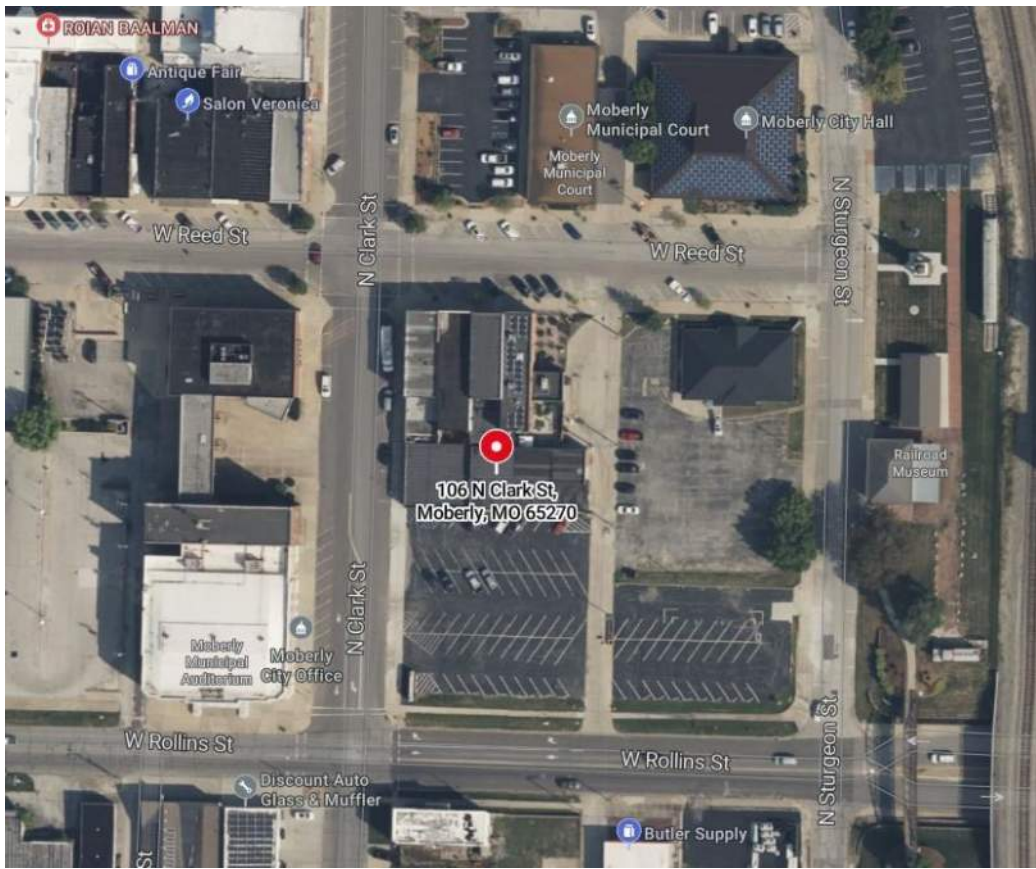
SIMON & STRUEMPH ENGINEERING
1516 Business Loop 70 West
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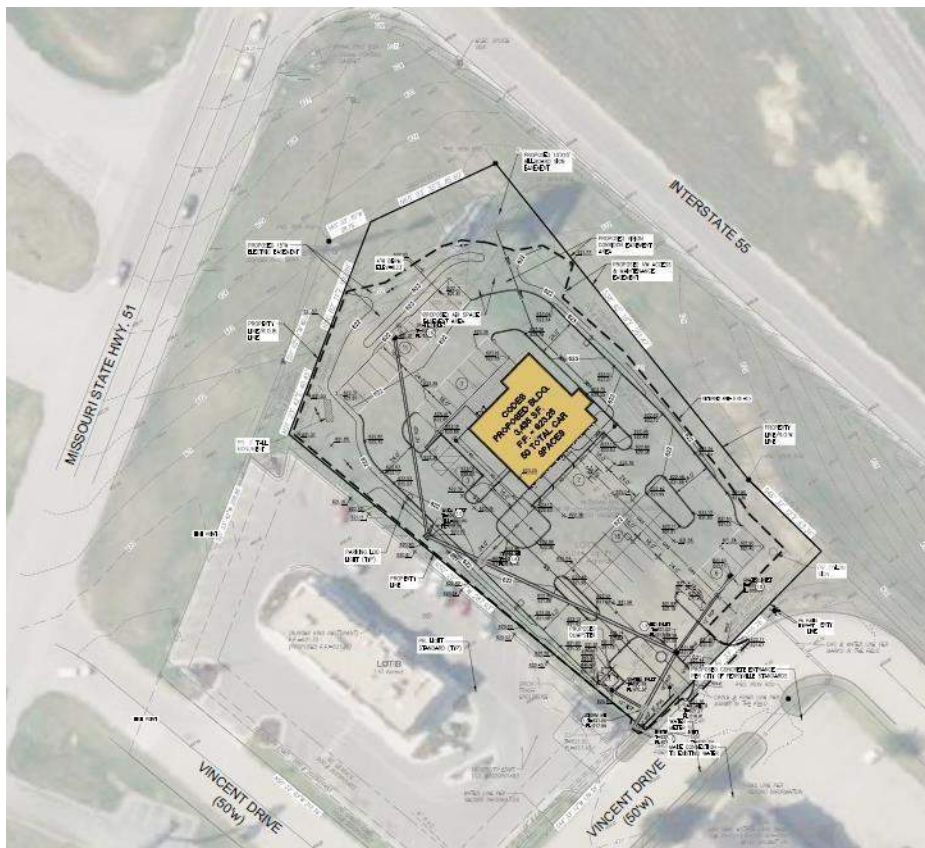
**Codes at 1905 W. Foxwood Drive, Raymore, MO.
52 parking spaces on-site**



**Codes at 941 Washington Street, Chillicothe, MO
47 parking spaces on-site**



**Codes at 106 N. Clark Street, Moberly, MO
64 parking spaces on-site**



**Codes at 1201 Vincent Drive, Perryville, MO
50 parking spaces on-site**



CUSTOM MECHANICAL EQUIPMENT SCREENING SUBMITTAL



PROJECT NAME: FRESH KARMA
PROJECT LOCATION: PARKSVILLE, KS

PLEASE REVIEW THE DRAWINGS DOCUMENTS WITHIN CAREFULLY
VERIFY THE CORRECT MODEL(S) OF RTU(S) AND UNIT DIMENSIONS ARE SHOWN.
VERIFY THE SCREENING WILL NOT INTERSECT EQUIPMENT, PLUMBING, ETCETERA ONCE INSTALLED.
CME **WILL NOT** BE HELD LIABLE FOR ANY ADDITIONAL COST INCURRED, DUE TO ADDITIONAL WORK OR MATERIALS REQUIRED TO MODIFY THE SCREENING SYSTEM OR MOUNTING METHODS DESCRIBED WITHIN.
ANY ALTERATIONS FROM THE SIGNED SUBMITTAL WILL REQUIRE A CHANGE ORDER, PAID IN FULL, BEFORE CHANGES OR MODIFICATIONS ARE MADE.
FABRICATION WILL NOT BEGIN UNTIL THE COMPLETE SUBMITTAL, WITH COVER SHEET SIGNED, IS RETURNED TO CME.
BY SIGNING YOU ARE CERTIFYING THE INFORMATION AS WELL AS TERMS AND CONDITIONS WITHIN ARE CORRECT, ACCURATE, AND ACCEPTED.

APPROVED BY: (SIGN) _____
(PRINT) _____
COMPANY: _____
DATE: _____

P 580-762-4114
F 580-762-4117
2101 HALL BLVD
PONCA CITY, OK 74601
WWW.CMEMULTIZONE.COM

9/2/2025



SCREENING STRUCTURE:

- **EXTERIOR:** SCREENING SHALL BE CONSTRUCTED OF HIGH RIBBED, COLOR FAST, 26 GAUGE STEEL SIDING AND TRIM. 30% SILICONIZED POLYESTER, MINIMIZES CHALKING AND FADING BY RESISTING THE DETRIMENTAL EFFECTS OF THE SUN'S UV RAYS, RAIN, HUMIDITY AND WEATHERING. SUPERIOR ABRASION RESISTANCE ALLOWS OUR PRODUCT TO ENDURE THE PHYSICAL ABUSE OF INSTALLATION WITHOUT CRACKING OR MARRING.
- **STRUCTURE:** WELDED LIGHT WEIGHT ALUMINUM CONSTRUCTION DESIGN CUSTOM MADE TO FIT EACH CABINET'S ACCESS POINTS WITH REMOVABLE DOORS. SMALL UNITS ARE FULLY ASSEMBLED IN THE FACTORY TO ALLOW FOR A FAST AND EASY ONE PIECE INSTALLATION. LARGE UNITS ARE MANUFACTURED IN SECTIONS FOR EASE OF INSTALL.
- **MOUNTING:** SCREENING STRUCTURE IS SUPPORTED BY ROOF TOP UNIT AT EACH OF THE FOUR CORNERS. INTERMEDIATE SUPPORT IS PROVIDED ON ALL SIDES OF SCREENING SPANNING GREATER THAN 108". WE CAN PROVIDE A POST MOUNTED SCREENING OPTION, HOWEVER POSTS ARE TO BE SUPPLIED AND INSTALLED TO BY OTHERS.
- **FREE AIR CLEARANCE:** FREE AIR SPACE AT THE BOTTOM OF EACH SCREEN IS DETERMINED BY SUBTRACTING 3" FROM THE OVERALL CURB HEIGHT.
- **COLOR:** STANDARD COLORS ARE INCLUDED, PREMIUM COLORS CAN BE ORDERED FOR AN ADDITIONAL COST. CUSTOM COLOR OPTIONS ARE AVAILABLE AT AN ADDITIONAL COST.
- **INSTALLATION:** FACTORY INSTALLATION OF SCREENING IS AVAILABLE FOR AN ADDITIONAL COST.



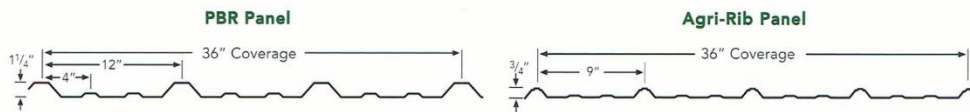
9/2/2025



2101 HALL BLVD PONCA CITY, OK 74601
CMEMULTIZONE.COM



*** Premium Colors**
 • Only available in 26 gauge.
 All colors available with 40 year finish warranty.
 Color samples shown may vary from actual coil color. Final color selection should be made from actual color chips available upon request.



ROOFTOP SCREENING



We use a few different vendors for screening panel and color options, all standard quotes include a PBR panel and any standard color, other panel and color options are available for an upcharge. Please contact your CME representative or call 580-762-4114 with any questions about color and panel options.

9/2/2025



CME
CUSTOM MECHANICAL
EQUIPMENT

DEEP-TONE PREMIUM COLORS
 ADDITIONAL COST WILL APPLY.



REGAL BLUE



BRITE RED



HARTFORD GREEN



BRANDYWINE

* Colors are representative of colors offered and are not intended for matching purposes. Before placing an order, please request an actual color sample from McElroy Metal.

STANDARD COLORS



REGAL WHITE



BONE WHITE



SURREY BEIGE



SANDSTONE



ALMOND



BUCKSKIN



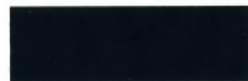
ASH GRAY



SLATE GRAY



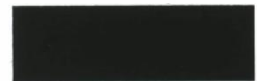
CHARCOAL



MATTE BLACK



MEDIUM BRONZE



DARK BRONZE



PATINA GREEN



EVERGREEN



MANSARD BROWN



COLONIAL RED



ROMAN BLUE



PATRICIAN BRONZE



TERRA COTTA

METALLIC COLORS

ADDITIONAL COST WILL APPLY.



PREWEATHERED GALVALUME



LEADCOAT



SILVER METALLIC



COPPER PENNY METALLIC



TEXAS SILVER METALLIC



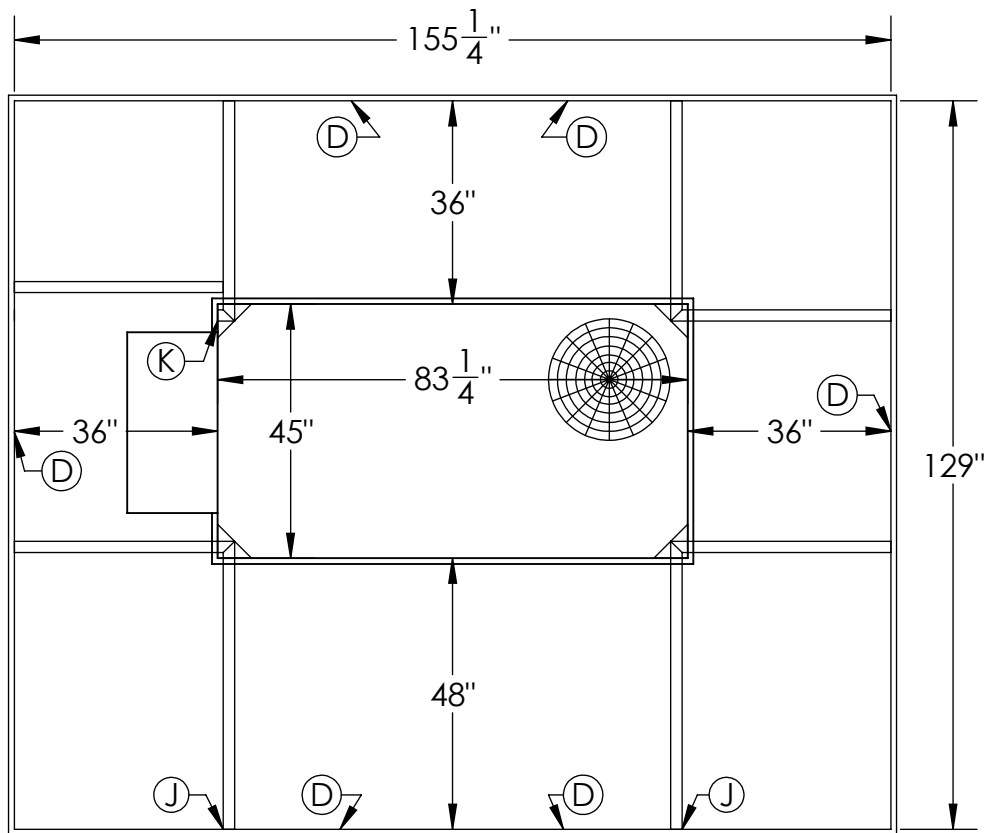
CHAMPAGNE METALLIC

ROOFTOP SCREENING

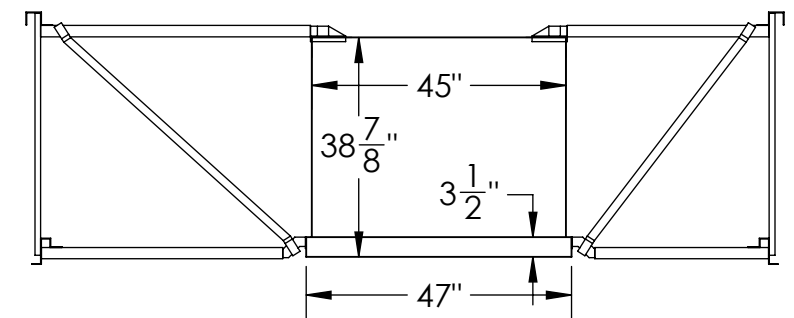
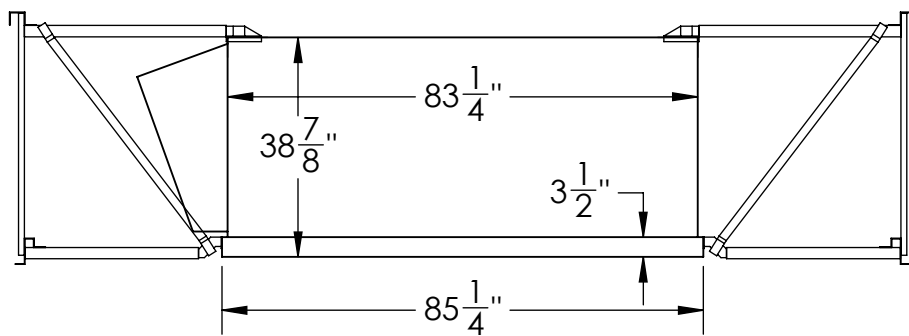


Architectural Colors

We use a few different vendors for screening panel and color options, all standard quotes include a PBR panel and any standard color, other panel and color options are available for an upcharge. Please contact your CME representative or call 580-762-4114 with any questions about color and panel options.



- (J) JACK STAND
- (D) 36" REMOVABLE DOOR
- (K) KICKER OFFSET



PANEL TYPE: VERTICAL PBR

COLOR: TO BE DETERMINED
STANDARD COLORS

CUSTOM MECHANICAL EQUIPMENT

2101 HALL BLVD.
PONCA CITY, OK 74601
PHONE: (580) 762-4114
FAX: (580) 762-4117

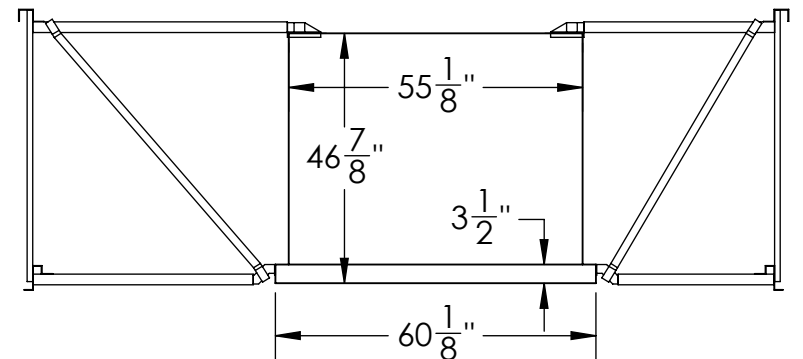
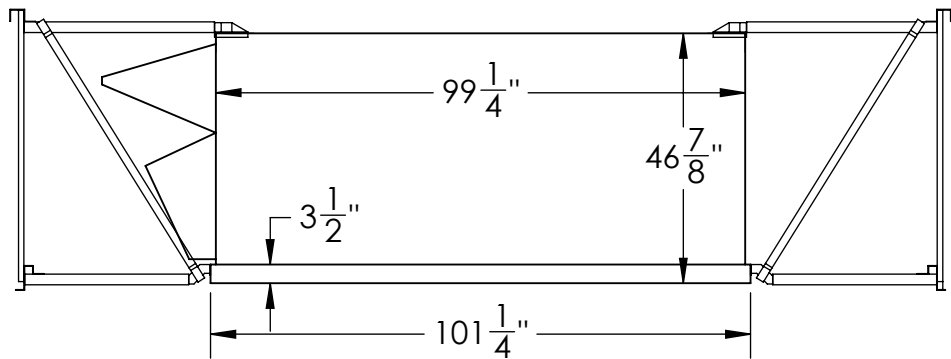
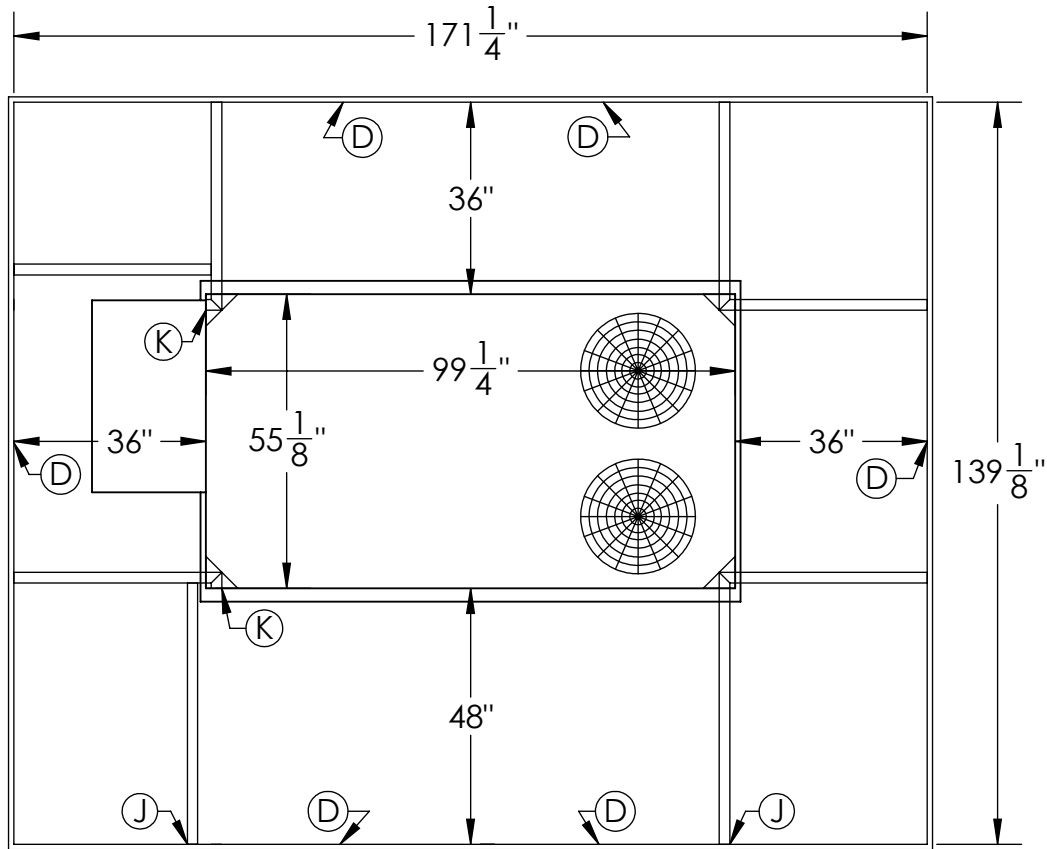
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NAME	DATE
DRAWN: RAB	9/2/2025
CHECKED: J.L.W	9/2/2025
SHOP	

DESCRIPTION	SCALE: 1:34	WEIGHT:
RTU#1 LGXO48 FRESH KARMA PARKVILLE, KS		
DRAWING NO. 2025XX-01		
REV. 0		

- (J) JACK STAND
- (D) 36" REMOVABLE DOOR
- (K) KICKER OFFSET



PANEL TYPE: VERTICAL PBR

COLOR: TO BE DETERMINED
STANDARD COLORS

CUSTOM MECHANICAL EQUIPMENT

2101 HALL BLVD.
PONCA CITY, OK 74601
PHONE: (580) 762-4114
FAX: (580) 762-4117

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DRAWN	NAME	DATE
RAB	RAB	9/2/2025
CHECKED	JLW	9/2/2025
SHOP		

DIMENSIONS ARE IN INCHES

DESCRIPTION

RTU#2 LGX102
FRESH KAMA
PARKVILLE, KS

DRAWING NO.

2025XX-02

SCALE: 1:36

WEIGHT:

SHEET 1 OF 2

2101 HALL BLVD.
 PONCA CITY, OK 74601
 PHONE: (580) 762-4114
 FAX: (580) 762-4117

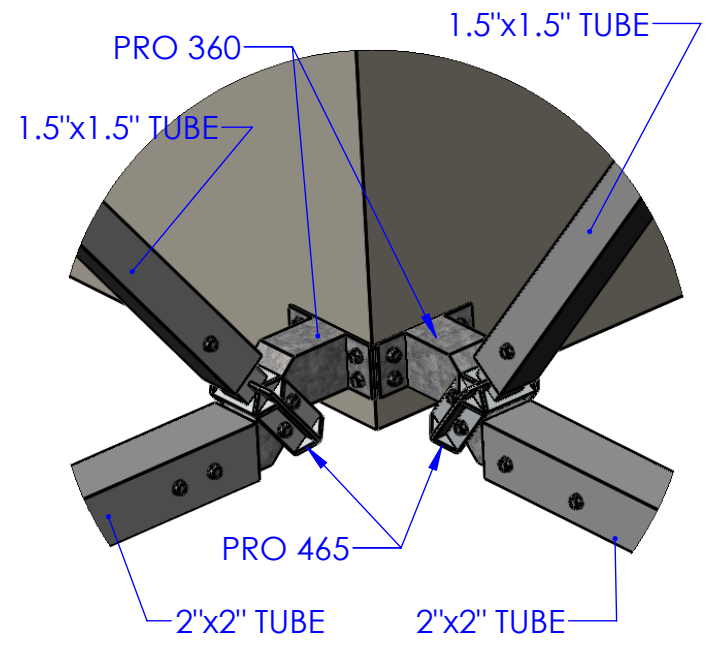
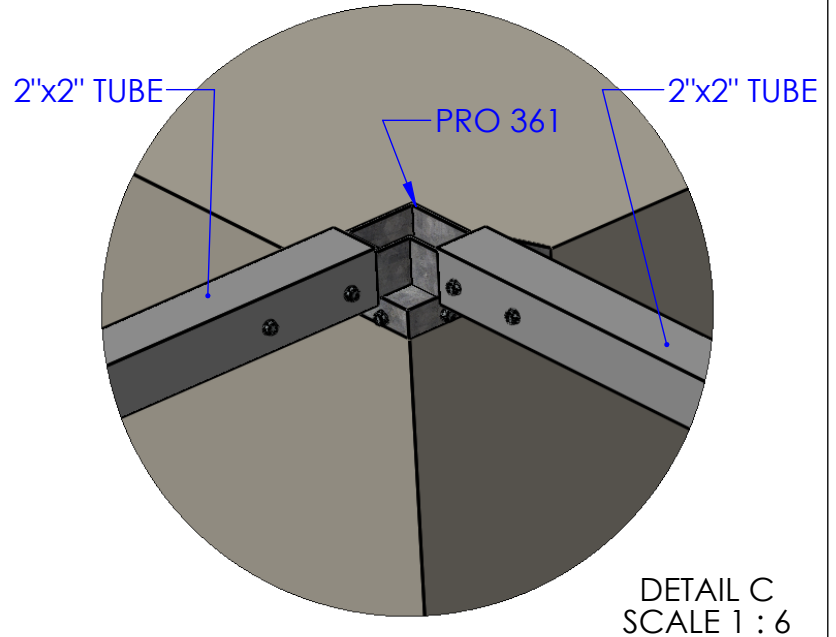
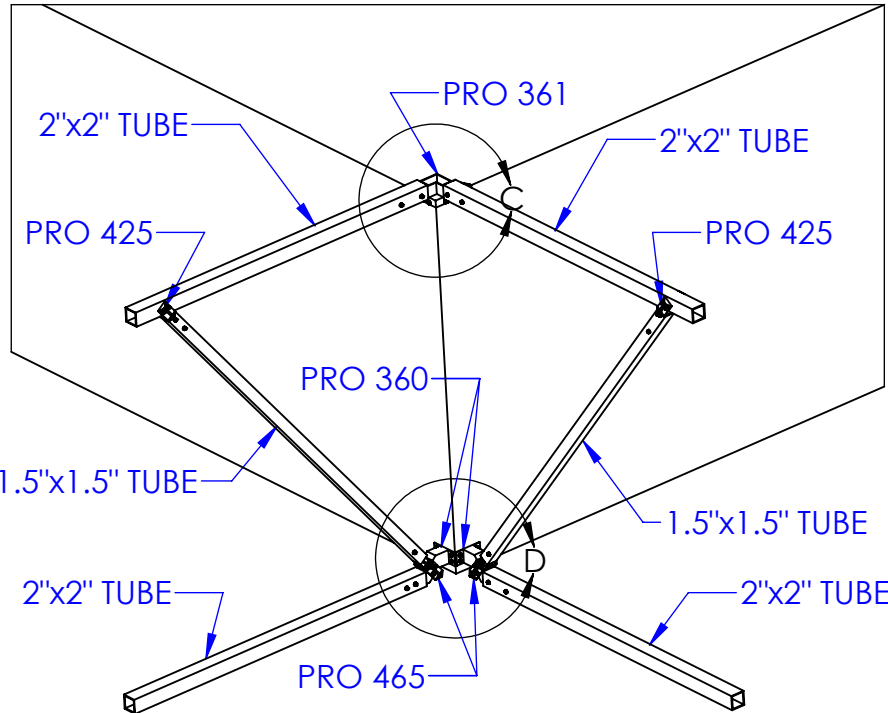
CUSTOM MECHANICAL EQUIPMENT

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DRAWN	JLW	NAME	
CHECKED	JLW	DATE	4/27/2019
SHOP			7/8/2021

DIMENSIONS ARE IN INCHES		DESCRIPTION
SCALE: 1:24	WEIGHT:	TYPICAL MOUNT DETAIL
DRAWING NO.		2021XX-01
REV.		0
		SHEET 1 OF 2



PRO 361 ATTACH TO THE TOP OF UNIT WITH (4) SELF-TAPPING SCREWS, 2 PER SIDE, INTO THE FACE OF THE UNIT

INSTALL PRO 360 TO BASE OF UNIT (4) 3/8" SELF-TAPPING SCREWS THE PRO 360 IS TYPICALLY ALLIGNED WITH THE TOP EDGE OF THE BASE, DIRECTLY BELOW THE ARMS OF THE PRO 361

ALL TUBES REQUIRE (3) 3/8" SELF-TAPPING SCREWS, 2 ON ONE SIDE AND 1 ON THE OPPOSING SIDE

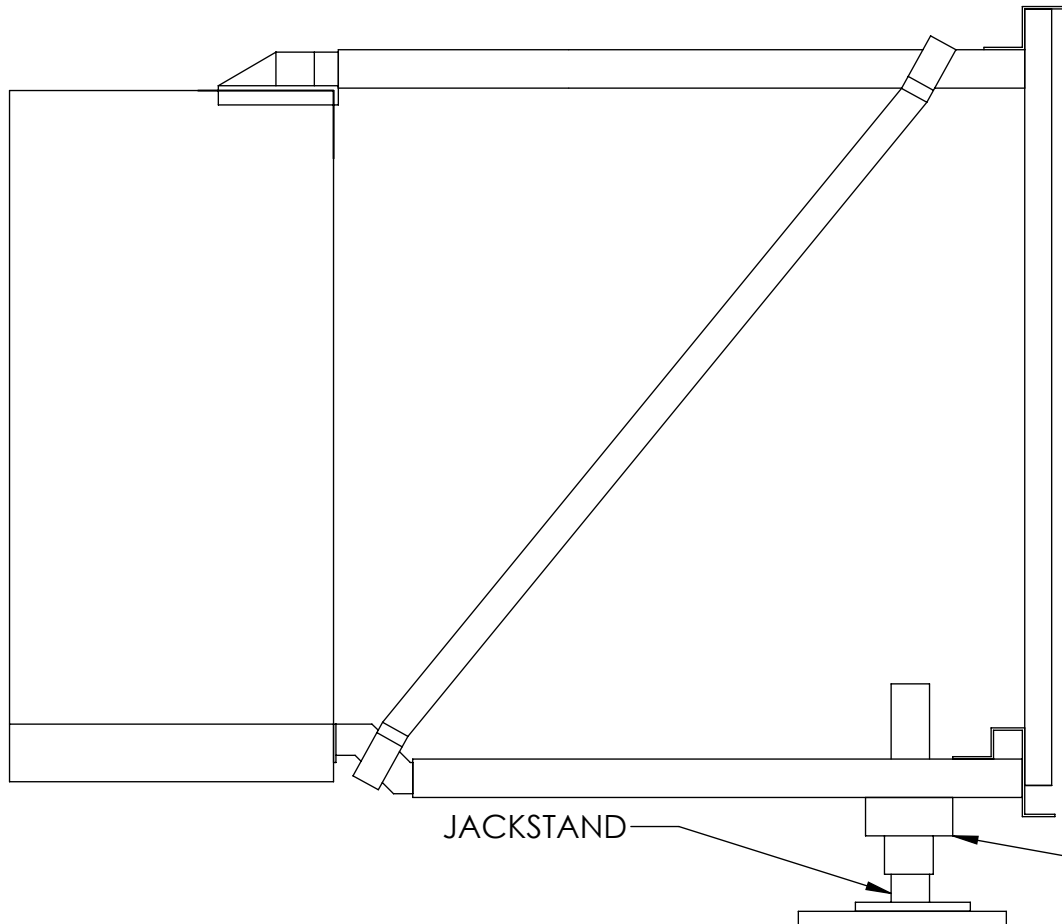
PRO 425 & PRO 465 REQUIRE (3) 3/8" SELF-TAPPING SCREWS 2 ON ONE SIDE AND 1 ON THE OPPOSING SIDE

ALL TUBES MAY REQUIRE ADJUSTMENT TO LEVEL AND PLUMB SCREEN WALL

EACH JACKSTAND IS TO BE PLACED ON THE SCREEN WALL OR FRAMEWORK AS DETAILED IN THAT SPECIFIC UNITS SCREENING DRAWING ONLY CHANGING LOCATION ALONG THE SAME WALL WHEN OBSTRUCTIONS ARE PRESENT IN THE SPECIFIED POSITION

THE JACKSTAND SHOULD BE LOADED WITH 20 -150 LBS OF THE WALLS WEIGHT. TO LEVEL THE SCREEN WALL, AND BALANCE THE LOAD ON THE UNIT CREATED BY VARRIYING OFFSETS OR FOR SCREENS WITH LESS THAN 4 SIDES.

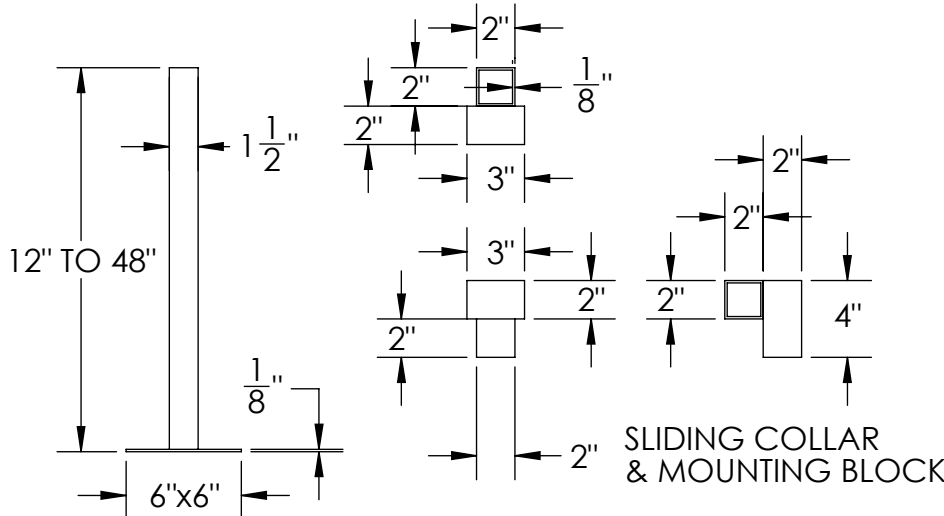
ALL JACKSTAND MATERIALI 6063-T52 ALUMINUM TUBE AND PLATE



JACKSTAND

SLIDING COLLAR AND MOUNTING BLOCK

9/16" FIBER REINFORCED EPDM PAD



SLIDING COLLAR & MOUNTING BLOCK

USE (2) 3/8" SELF TAPPING SCREWS TO ATTACH MOUNTING BLOCK TO FAMEWORK OR LOWER RAIL
USE (2) 3/8" SELF TAPPING SCREWS TO SET SLIDING COLLAR IN PLACE ON THE JACKSTAND

CUSTOM MECHANICAL EQUIPMENT

2101 HALL BLVD.
PONCA CITY, OK 74601
PHONE: (580) 762-4114
FAX: (580) 762-4117

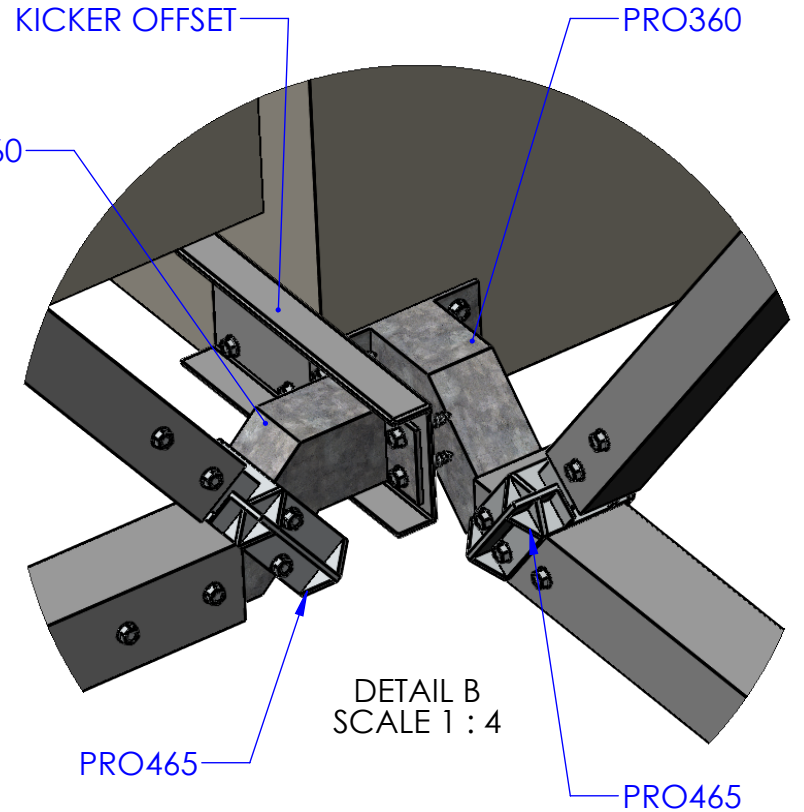
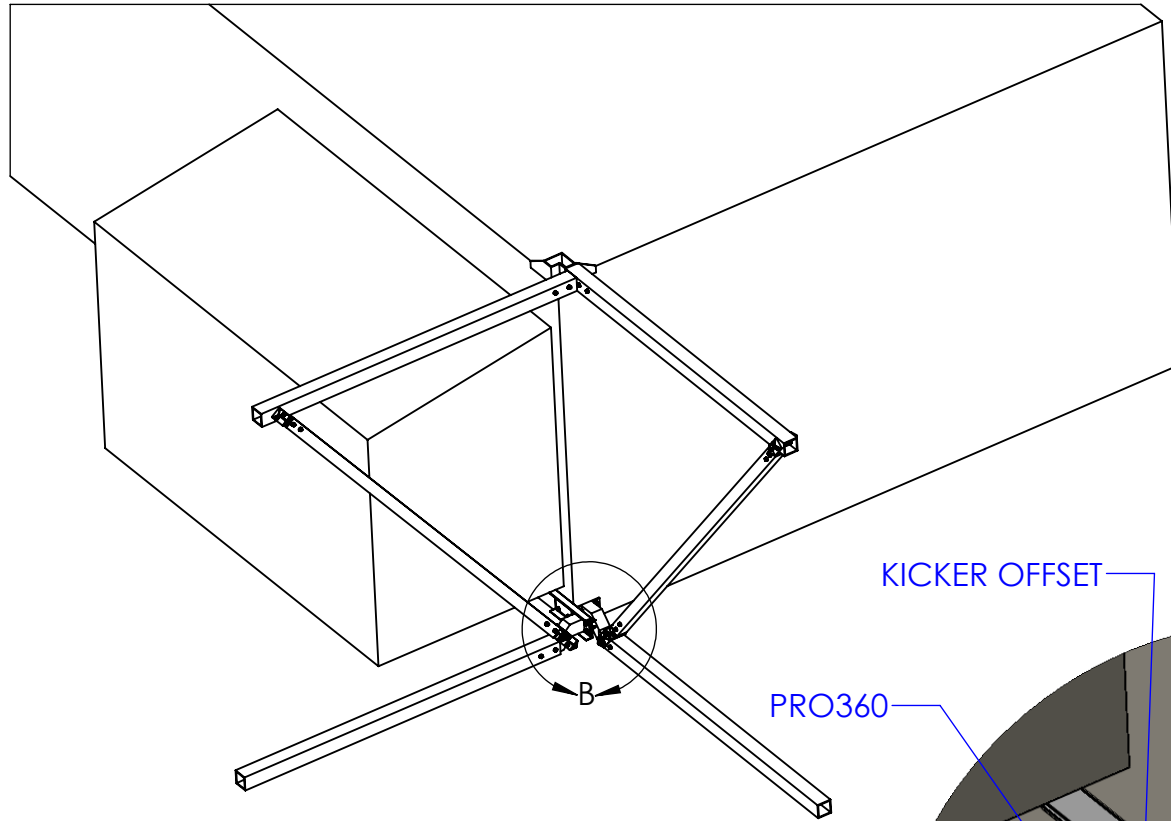
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NAME	DATE
JLW	7/8/2021
JLW	7/8/2021

DESCRIPTION	DRAWING NO.	SCALE	WEIGHT	SHEET 1 OF 1
JACKSTAND DETAIL	2021XX-01	1:10		

KICKER OFFSET ALLOWS
CROSS BRACE TO INSTALL
WHERE UNIT HOOD OR
DISSCONNECT CAUSES
CLEARANCE INTERFERENCE



INSTALL KICKER OFFSET WITH (4) 3/8" SELF-TAPPING SCREWS
 INSTALL PRO360 WITH (4) 3/8" SELF-TAPPING SCREWS
 ALL TUBES REQUIRE (3) 3/8" SELF-TAPPING SCREWS
 PRO465 REQUIRE (3) 3/8" SELF-TAPPING SCREWS
 ALL TUBES ADJUST TO LEVEL AND PLUMB SCREEN WALL

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DRAWN	JLW	NAME	
CHECKED	JLW	DATE	4/27/2019
SHOP			7/8/2021

DIMENSIONS ARE IN INCHES		DESCRIPTION
SCALE: 1:24	WEIGHT:	KICKER OFFSET DETAIL
DRAWING NO.		2021XX-01
REV.		0