



City of Bonner Springs

KANSAS

Tuesday, September 21, 2021

7:00 PM

200 East Third Street, Bonner Springs, KS 66012

City Council Chambers

The meeting is open to the public. Online or phone observation is available but does not enable participation in the meeting.

We will follow safety precautions recommended by the Centers for Disease Control and Prevention, the Kansas Department of Health and Environment, and local health officers. Attendees are required to wear masks and observe proper social distancing. If you are exhibiting symptoms of illness, think you may have been exposed to illness or would prefer to listen online please use the instructions below.

PLANNING COMMISSION MEETING - 7:00PM

1. CALL TO ORDER

Action

Recommendation

Documents:

CONSENT AGENDA

2. Minutes of the August 17, 2021 Planning Commission meeting

Action

Review draft meeting minutes

Recommendation

Staff recommends approval of the minutes as presented

Documents:

1. PC Minutes 8.17.21 draft

OLD BUSINESS

3. None at this time

Action

N/A

Recommendation

N/A

Documents:

OPEN AGENDA

4. None

Action

None at this time

Recommendation

N/A

Documents:

NEW BUSINESS

5. Public Hearing – Special Use Permit - SUP-04-21

Action

The applicant is requesting approval of a Special Use Permit to allow for the sales of commercial grade/sized vehicles along with Motor Freight Garaging and Maintenance at 4119 Bonner Industrial Drive.

Recommend approval to the Governing Body with or without conditions

Recommend denial to the Governing Body

Continue the Public Hearing to another date, time and/or place

Recommendation

Staff recommends approval of the Special Use Permit; SUP-04-21 with the stipulations stated within staff's report

Documents:

1. Staff Report SUP- Mission Truck
2. Letter Authorizing SUP (executed)
3. Aerial Image 1
4. Aerial Image 2
5. SUP Application

6. Site and Landscape Plan – ST-06-21

Action Consider a site and landscape plan for Lot 2 of the Compass 70 Logistics Center.

Approve as presented
Approve with stipulations
Deny the plan as presented

Recommendation The Development Staff recommends **approval** of the Site/Landscape Plan subject to the conditions listed within the staff report and to include all **standing conditions**.

Documents:

1. 1. ST-06-21 - Medline- Compass 70 - Staff Report and Agenda Cover- Revised
2. 2. Medline - Bonner Springs KS
3. 3. Aerial Image
4. 4. Aerial Image-Zoomed In
5. 5. ARCH_2021-07-13- Medline Bonner Springs - P&Z SET

CITY PLANNERS REPORT

7. CITY PLANNER'S REPORT

Action Staff would like to conduct a work session at next month's meeting, October 19th.

Recommendation Items to discuss

1. Accessory building size restrictions
2. Architectural design guidelines for commercial and industrial buildings centered around certain highly visible areas or streets/roads
3. Fences in front yards
4. Rules/definition of what is considered "Attached"
5. Short-Term Rentals
6. Accessory Dwelling Units
7. Comprehensive Plan updates – in particular the Future Land Use Map

Documents:

MINUTES – 8.17.2021 – APPROVED
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, August 17, 2021 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Vice-Chair Paul Zeps at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Paul Zeps; Lloyd Mesmer; Sherri Neff; Nick Perica; Vince Bombardier; Larry Clark

Absent: – Greg Gebauer

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT**

Item #1 – Approval of Minutes of July 20, 2021 Planning Commission meeting

Vice-Chair Zeps introduced the Consent Agenda Item #1. Commissioners were awarded time to comment or ask questions. There were no comments or questions.

Motion to **APPROVE the Consent Agenda** was made by Mesmer and seconded by Neff.

Vice-Chair Zeps asked for those in favor of the motion to state “aye”.

AYE – Zeps, Mesmer, Neff, Perica, Bombardier, Clark

NAY – None

MOTION PASSED 6 – 0

3. **UNFINISHED BUSINESS**

None at this time

4. **NEW BUSINESS**

Agenda Item # 4– ST-05-21 - Site/Landscape Plan – Quentin’s BBQ Kitchen - Consider an amended site plan for the addition of Quentin’s BBQ Kitchen to the existing Fuel House site.

Vice-Chair Zeps introduced New Business Item #4 and called for a staff report.

Staff reviewed the report stating that Site and Landscape Plan submittal is required on all sites that carry a Special Use Permit. Staff further explained that a previous site plan had been approved in March of 2021. The applicants had determined that their initial design and site layout was positioned to closely to an existing sewer line, the length of the storage container posed an issue with encroachment into that easement. Staff explained that the applicant has since decided to pursue a more traditional building style that will still blend into and complement the existing site.

Staff further explained that the size of the proposed facility is growing in square footage but does not extend from the primary structure as far as the initial building.

Commissioner Mesmer asked if there would be dining within the proposed building, staff stated no, that it was their understanding it was an order and pick-up facility only and that dining areas would be provided either inside the existing Fuel House or under the existing outdoor covered space.

Vice-Chair Zeps asked if there were any further questions for staff; being none, Vice-Chair Zeps asked if any individuals from the public wished to speak for or against the proposed site and landscape plan, the owner of Quentin's BBQ Kitchen spoke to the eating arrangements and how the intent was to direct individuals to the interior of the building or under the covered outdoor area.

Commissioner Mesmer asked about the "Standing Site Pan Condition" referencing erosion control, Mesmer spoke to the fact that he had visited the site and was curious as to if erosion control would be required due to the facilities location within the parking lot. Staff stated the "Standing Conditions" were typical and placed on all Site/Landscape Plan reviews. Staff stated that more than likely erosion control measures would not be required due to the size and location of the facility.

With no further discussion, Vice-Chair Zeps called for a motion on Agenda Item #4.

Motion to **APPROVE ST-05-21** including Staff recommendations was made by Clark and **seconded** by Mesmer. With no further discussion, Vice-Chair Zeps called for a vote

AYE – Zeps, Mesmer, Neff, Perica, Bombardier, Clark

NAY – None

MOTION PASSED 6 – 0

Agenda Item # 5– PP-02-21 - Consider a Preliminary Plat for the Compass 70 Logistics Center, the applicant is requesting approval of a preliminary plat of +/- 159.26 acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue.

Vice-Chair Zeps introduced New Business Item #5 and called for a staff report.

Staff reviewed the report and explained that this item had come before the Planning Commission in February 2021 as well as the Governing Body and been approved by both. Since then, the applicants have determined that the interior lot configuration was not allowing for the size of structures "users" were requesting. They have since gone back and reconfigured the lots to accommodate larger buildings. Staff explained the exterior dimensions of the lot were not changing only the interior layout. Vice-Chair Zeps clarified that only the interior lot dimensions were changing, staff stated he was correct.

Vice-Chair Zeps asked if there were any questions of staff from the Commissioners, being none, Vice-Chair Zeps asked if there were any questions of the applicant.

Dustin Burton of Renaissance Infrastructure Consulting (Design Consultants) was in attendance. Mr. Burton spoke about the previous approval and how interest in Lot 2 was spurring these particular changes. Mr. Burton referenced the staff stipulations within their report, stating 'we have no issue with staff's recommendations and will make the necessary changes and provide the requested information. Mr. Burton went on to say if the Commissioners had any questions of him, he would be more than happy to answer those.

Commissioner Mesmer noted that while the building on Lot 2 has grown in size, it appears as though the finished floor elevation has dropped. Mr. Burton stated this was due to the access road from Riverview and the elevations that it was dictating. Commissioner Mesmer went on to state that it appears as though the overall square footages of the proposed buildings has actually shrunk in size and the revised layout closely mirrors what was previously approved. Commissioner Mesmer asked if the change in elevation was due to topography of the site, Mr. Burton stated to some extent that was the case. Commissioner

Mesmer asked; what, if any, impact the proposed roundabout on 110th St would have on the proposed truck traffic. Mr. Burton stated; while this was not necessarily a preferred intersection design for large truck traffic, the project was being spearheaded by Edwardsville and that it would be navigable by the trucks and not pose an issue. Commissioner Mesmer asked if there could potentially be access issues with Lot 1 further to the south, referencing the proposed roundabout. Mr. Burton thought that most of the large truck traffic would more than likely access the site from the north off of Riverview Avenue.

Vice-Chair Zeps stated there was significant interest from the public regarding traffic flows and patterns; he questioned whether any of that traffic volume had changed or was anticipated to change with this proposed plat. Mr. Burton stated that no change in traffic was anticipated and it should remain the same as initially proposed.

Discussions between Commissioners and Mr. Burton continued. These discussions revolved around the location of the accesses into and out of the facility and the roundabout.

With no further discussion, Vice-Chair Zeps called for a motion.

Motion to **APPROVE PP-02-21 including Staff recommendations** was made by Clark and **seconded** by Mesmer. With no further discussion, Vice-Chair Zeps called for a vote

AYE – Zeps, Clark, Mesmer, Neff, Perica, Bombardier

NAY – None

MOTION PASSED 6 – 0

Agenda Item # 6– FP-03-21 - Consider a Final Plat for the Compass 70 Logistic Center.

Vice-Chair Zeps introduced New Business Item #6 and called for a staff report.

Staff reviewed the report, stating this was the final plat of the previously viewed preliminary plat. Commissioner Mesmer asked if he understood correctly that the majority of traffic entering and exiting the site would do so from Riverview Avenue. Mr. Burton stated that he anticipated traffic for Lot 1 and Lot 3 to utilize the entrances and exits from both 110th and Riverview.

Vice-Chair Zeps asked if any Commissioners had any further questions for the applicant, there was none; Vice-Chair Zeps asked if anyone from the public wished to speak for or against the item, there were none.

With no further discussion, Vice-Chair Zeps called for a motion.

Motion to **APPROVE FP-03-21 including Staff recommendations** was made by Mesmer and **seconded** by Clark. With no further discussion, Vice-Chair Zeps called for a vote.

AYE – Zeps, Clark, Neff, Perica, Bombardier, Mesmer

NAY – None

Abstain -

MOTION PASSED 6 – 0

Agenda Item # 10 - CITY PLANNER'S REPORTS

Staff spoke about the upcoming agenda items

- Site and Landscape Plan for Lot 1 of the Compass 70 Logistic Center
- Special Use Permit for the Bonner Industrial Park – Public Hearing – proposed use is a service center for commercial grade/size trucks as well as sales. The sales portion of the request triggers the SUP requirement.

- Staff informed the Commissioners that this would be the last meeting to take place in the gymnasium and that next month's meeting and future meetings would be conducted in the new City Hall Council Chambers.
 - Commissioner Zeps asked if there was any news on the proposed micro-brewery, staff gave a brief synopsis and stated they had not heard any information regarding that use.
 - Staff spoke about the upcoming Tiblow Days celebration, City facilities dedication ceremony and the Mayor's Banquet
-

Agenda Item # 9 - ADJOURNMENT

Vice-Chair Zeps adjourned the meeting at 7:35pm.

Memorandum

Date: September 21, 2021
To: Mayor and City Council
From:

Subject: None at this time

Recommendation: N/A

Background: N/A

Discussion:

Financial Impact:

Memorandum

Date: September 21, 2021
To: Mayor and City Council
From: Mark Lee

Subject: Public Hearing – Special Use Permit - SUP-04-21

Recommendation: Staff recommends approval of the Special Use Permit; SUP-04-21 with the stipulations stated within staff's report

Background:

Discussion:

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: SUP-04-21

Topic: **Public Hearing-** The applicant is requesting approval of a Special Use Permit to allow for the sales of commercial grade/sized vehicles along with Motor Freight Garaging and Maintenance.

Narrative:

The subject property is approximately 1.16 acres (50,683.83).

In the City's Zoning Ordinance, **Article XXVII--SPECIAL USES--Sections 1 & 2**, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B. Staff would further like to state that while the Zoning Regulations attempt to take into account "ALL" uses, it is very difficult to place every plausible use within its regulations.

While the specific use allowing for sales of commercial vehicles is not listed within the Special Use listings, staff feels as though this request closely aligns with the allowed use of Farm Machinery & Equipment-Wholesale. Staff further feels as though industrial zoned property is a very reasonable location for the sale of commercial grade/size vehicles. A similar allowed use within the I-1 Zoning District includes; Aircraft and Accessories-Retail.

The site is currently owned and being utilized by DK Fleet Sales and Storage, for the storage of large recreational vehicles and sales of pre-owned fleet vehicles. According to DK Fleet Sales website;

"DK Fleet Sales LLC is a National Automotive Fleet Dealer. We specialize in purchasing pre-owned late model (almost new) vehicles for Auto Dealers, Commercial, rental car companies, churches, and charitable organizations."

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends that the Planning Commission approve the Special Use Permit to allow for the sales of commercial size/grade vehicles along with the allowed special use of Motor Freight Garaging and Maintenance at 4119 Bonner Industrial Drive, with staff recommendations.

Attachments:

Staff Report (5pgs)
Authorization Letter (1pg)
Aerial Image (1pg)
Application (2pgs)

Projector needed for this item?

Yes

CONSIDER SPECIAL USE PERMIT TO ALLOW FOR SALES OF COMMERCIAL SIZE/GRADE VEHICLES AND MOTOR FREIGHT GARAGING AND EQUIPMENT MAINTNENACE AT 4119 BONNER INDUSTRIAL DRIVE, WITHIN THE I-1 ZONING DISTRICT.

MEETING DATE: September 21, 2021
REPORT WRITTEN: August 30, 2021
CASE NUMBER: SUP-04-21

APPLICANT:

- Mission Truck (c/o The Porto Law Firm – Nicholas Porto)
1616 West 45th Street
Kansas City MO 64111

ENGINEER

- N/A

REQUEST:

The applicant is requesting approval of a Special Use Permit to allow for sale of commercial size/grade vehicles along with Motor Freight Garaging and Equipment Maintenance. The intended use of the facility is not only for commercial vehicle sales but also for the garaging and maintenance of commercial vehicles.

This request is for Lot 1 of the Bonner Springs Industrial Park, Seventh Plat; 4119 Bonner Industrial Drive.

ZONING:

The property is currently zoned “I-1” Light Industrial District

SURROUNDING ZONING:

North	“I-1” Light Industrial District.
South	“I-1” Light Industrial District.
East	“I-1” Light Industrial District.
West	“I-1” Light Industrial District

BACKGROUND:

The subject property is approximately 1.16 acres (50,683.83).

In the City’s Zoning Ordinance, Article XXVII--SPECIAL USES--Sections 1 & 2, the Planning Commission and the Governing Body are authorized to recommend and to approve Special Use Permits in accordance with the Special Uses by Zoning District located in Appendices A & B.

The use of Motor Freight Garaging and Equipment Maintenance is a Special Use that is allowed under the Zoning Regulations. While the specific use allowing for the sales of commercial vehicles is not listed within the Special Use listings, staff feels as though this request closely aligns with the specially permitted use of Farm Machinery & Equipment-Wholesale. Staff further feels as though industrial zoned property is a very reasonable location for the sale of commercial grade/size vehicles. A similar allowed use within the I-1 Zoning District includes; Aircraft and Accessories-Retail.

The site is currently owned and being utilized by DK Fleet Sales and Storage, for the storage of large recreational vehicles and sales of pre-owned fleet vehicles.

Article XXVII, Special Uses; state: *Special uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Plan states that the role of the Planning Commission is to serve as an advisory board to the City Council; by conducting public hearings to obtain public opinion regarding each special use permit application. The Commission shall adopt recommendations that are forwarded to the City Council on each special use permit application request. In viewing requested special use permits the Commission shall consider compatibility and compliance with the Comprehensive Plan.

No specific language within the Comprehensive Plan addresses locations of special uses.

The Comprehensive Plan does indicate the area as being Industrial and states:

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city's zoning regulations. This district corresponds to the 'I-1', and 'I-2' districts of the city zoning regulations.





Requirements as enumerated in Article XXVII; Special Uses:

Special Uses produce unique and special impacts because of their location, design, life span, method of operation, traffic circulation, or other similar characteristics which may have an impact on available or provided public facilities so that each such use must be considered individually. A special use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:

1. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions of these regulations;

The proposed use is not indicated as an allowed special use in the I-1, Light Industrial District; Staff feels as though this use is aligned with other similar allowed and specially permitted uses within the I-1 District.

2. The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public;

The proposed special use will allow the applicant to operate a facility that closely relates to the industrial area in which it is to be located – Commercial vehicle sales and maintenance.

3. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;
The proposed use will not cause any injury to the value of the property in the neighborhood. It has the potential to be a very beneficial operation given its location within the Bonner Industrial Park.
4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
 - a) The location, nature and height of buildings, structures walls and fences on the site,
The requested special use will not change the physical exterior of the site and will not prove detrimental to the surrounding area.
 - (b) The nature and extent of landscaping and screening on the site.
The site and building are existing and contain the appropriate number of street trees required.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect;
All employee/customer parking areas are on concrete or asphalt. There are no residential areas nearby that would require screening.
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided; and
N/A – the site and building currently exist, no alterations are proposed.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
Adequate access roads as well as ingress and egress drives are in place currently. The impact to traffic should be minimal.

STAFF RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit; SUP-04-21 with the following seven (7) conditions:

- 1) Special Use Permit shall be valid for a period of five (5) years at which time the owner/operator shall request an extension from the Planning Commission as allowed in the Zoning Regulations; and
- 2) A maximum of 30 vehicles shall be for sale on-site at any one time.
- 3) Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease; and
- 4) Special Use Permit shall expire when the operation of the approved use is discontinued; and

- 5) Special Use Permit shall not transfer to another person or to a different location; and
- 6) Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.
- 7) The owner/operator shall obtain all necessary licenses through the State of Kansas and/or Bonner Springs.

COMMISSION OPTIONS

1. **Recommend approval to the City Council, with or without conditions.**
2. **Recommend denial to the City Council.**
3. **Continue the Public Hearing to another date, time and/or place.**

Mark Lee
City Planner
City of Bonner Springs, Kansas
200 E. 3rd Street
Bonner Springs, Kansas 66012

Re: 4119 Bonner Industrial Drive, Bonner Springs, Kansas, 66226

Dear Mr. Lee:

DK Fleet Investment, LLC, the current owner of the property located at 4119 Bonner Industrial Drive, Bonner Springs, Kansas, 66226, authorizes D. Michael Wood and/or Mission Trucks, LLC to apply for a Special for Use Permit at the aforementioned location and post a sign at this location for this application.

Sincerely,

<i>Dan Forst</i>	dotloop verified 07/14/21 4:08 PM CDT AYEH-IEW6-R7WM-4EDG
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Daniel Forst
DK Fleet Investments, LLC

Dated July _____ 2021





SPECIAL USE PERMIT (SUP) APPLICATION

Staff Use Only

SUP - _____

PC Date: _____

CC Date: _____

Date Rec'd: _____

Rec'd by: _____

Date: July 21, 2021

Subject Property Address: 4119 Bonner Industrial Drive , Bonner Springs, Kansas 66226

Project Name (if applicable):

Applicant Name: Mission Trucks, LLC Phone: 913-302-7945

Address: c/o The Porto Law Firm, Nicholas Porto, 1616 West 45th Street, Kansas City, Missouri 64111

E-mail (required): nporto@portolaw.com

Record Property Owner: DK Fleet Investments, LLC Phone:

Parcel No.: Quarter Section: Section/Township/Range:

Legal Description of the Tract: Bonner Springs Industrial Park Seventh Plat Lt I

Tract Acreage: General Location/Cross-streets:

Zoning: I-1 Present Use: Auto Sales Requested Use: Auto Sales/Motor Freight Garaging/
Equipment Maintenance

I hereby certify that the information herein submitted is complete, true, and accurate. That I have been reviewed the development procedures and guidelines required, and I hereby grant the City permission to post a public notice sign on the subject property.

Applicant Signature: Date: July 21, 2021

Applicant Name (Printed): Nicholas Porto, esq. for Mission Trucks, LLC

Does Applicant have Permission from the Owner(s) to Apply for an SUP and Authorize Permission to Post?

Yes x No

If Requested, Can the Applicant Provide a Letter of Consent from the Owner(s)?

Yes x No

Special Use Permit (SUP) Application Process

A pre-application meeting with the City Planner is required prior to application submittal. Call or email to set an appointment -- 913-667-1708

Applicants are encouraged to communicate with all adjacent property owners prior to beginning the special use permit process.

Submittal Requirements

- _____ Completed and signed application – Signature of applicant and property owner’s consent are required
- _____ Eight (8) 11” x 17” copies of a scaled site plan or survey of the area for a special use permit
- Site plan must be:
 - drawn to scale,
 - contain the legal description, and
 - indicate buildings, parking, north arrow, etc.
- _____ Check for \$300.00 – made payable to the City of Bonner Springs for application fee
- _____ PDF copy of all drawings must be emailed to the City Planner

Additional fees

- City staff generates a list of property owners within the 200’ radius of the exterior of the subject property and creates and mails notification of a public hearing for a Special Use Permit application.
- *Applicants will be billed \$12 for each unique property owner on the 200’ mailing list.*
- City staff submits the required notification to the City newspaper for publication not less than 20 days prior to the public hearing.
- *Applicants will be billed for the publishing costs.*
- City staff will prepare and post a Notice of Public Hearing sign.
- *Applicants will be billed \$25 for the first sign and \$10 for each additional sign, if applicable.*

Meetings

- The Planning Commission holds a public meeting and votes to recommend approval or denial of the application.
- *Planning Commission meetings are typically on the third (3rd) Tuesday of each month at 7:00 PM*
- The Governing Body will review the application for consideration and action at a regular City Council meeting.
- *The City Council typically meets on the second (2nd) and fourth (4th) Monday of each month at 7:30 PM.*

Reference

Lists of all Special Uses are located in the Zoning Ordinance Appendix A or Appendix B

Additional information on Special Uses is located in the Zoning Ordinance Article XXVII
https://www.bonnerrsprings.org/DocumentCenter/View/92/zoning_ordinance?bidId=

Questions? -- Contact the City Planner at 913-667-1708

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FEES

Application Fee: \$300	\$ _____
Notification: _____ x \$12 =	\$ _____
Publication:	\$ _____
Sign (first): \$25	\$ _____
Add'l Signs _____ x \$10 =	\$ _____

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Total Due: \$ _____

Invoice Date: _____
Payment Rec'd Date: _____
Check #: _____
Receipt #: _____

Memorandum

Date: September 21, 2021
To: Mayor and City Council
From: Mark Lee

Subject: Site and Landscape Plan – ST-06-21

Recommendation: The Development Staff recommends **approval** of the Site/Landscape Plan subject to the conditions listed within the staff report and to include all **standing conditions**.

Background:

Discussion:

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5
CASE NO. ST-06-21

Topic: **Site/Landscape Plan** – Consider a site and landscape plan for Lot 2 of the Compass 70 Logistics Center.

Narrative: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the site and landscape plan for Lot 2 of the Compass 70 Logistics Center with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (9pgs)

Aerial Image (2pg)

Copy of Site and Landscape Plan (19pgs total)

Architectural Plans (4pgs)

SITE AND LANDSCAPE PLAN FOR LOT 2 OF THE COMPASS 70 LOGISTICS CENTER – REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED

MEETING DATE: September 21, 2021
REPORT WRITTEN: August 30, 2021

APPLICANT:

- Kimley-Horn and Associates, Inc. (on behalf of owner)
7965 N. High Street Suite 200
Columbus OH 43235

ARCHITECT/ENGINEER

- Same as above

REQUEST:

The applicant is requesting approval of the site and landscape plan as submitted.

ZONING:

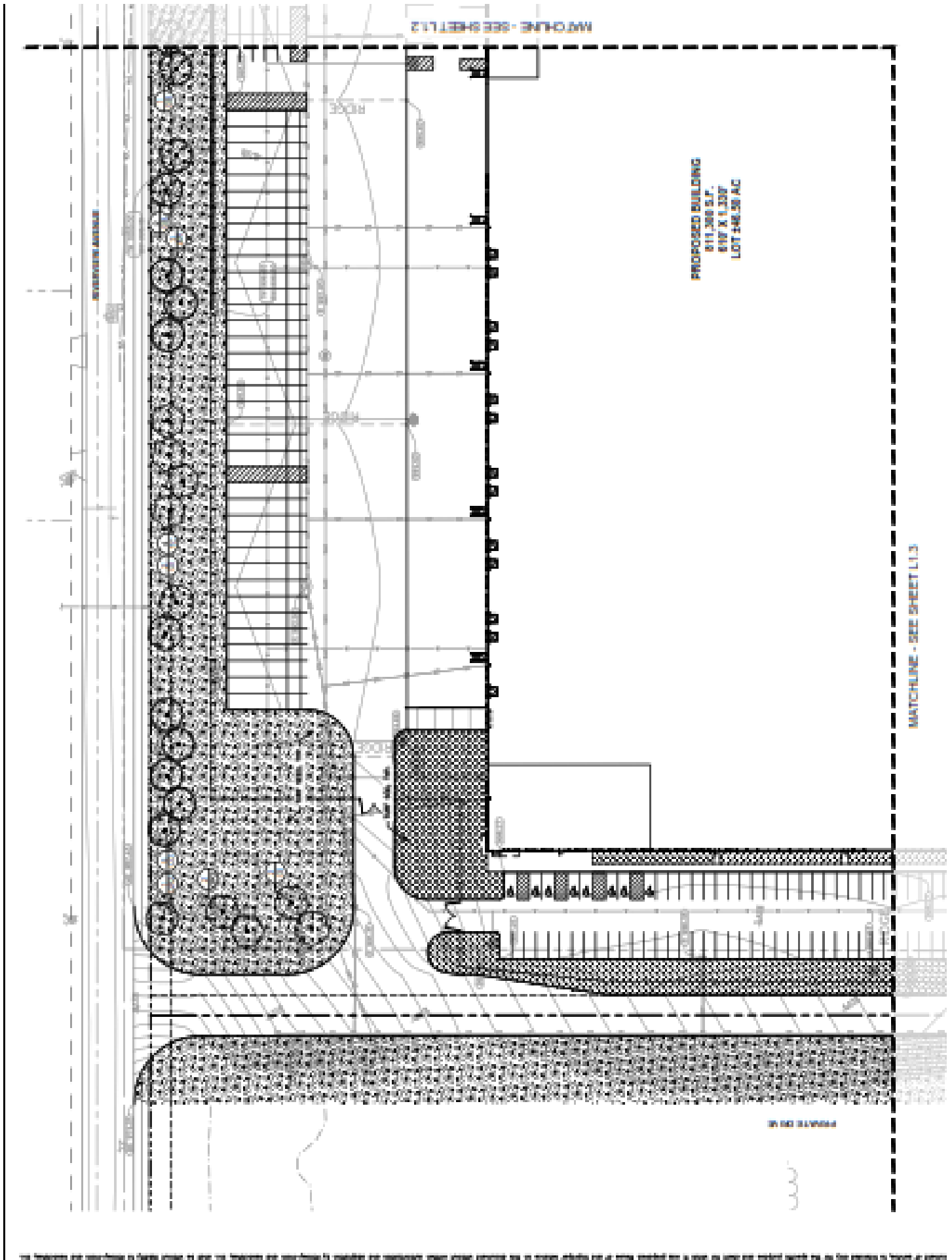
- The property is currently zoned “I -1” Light Industrial District

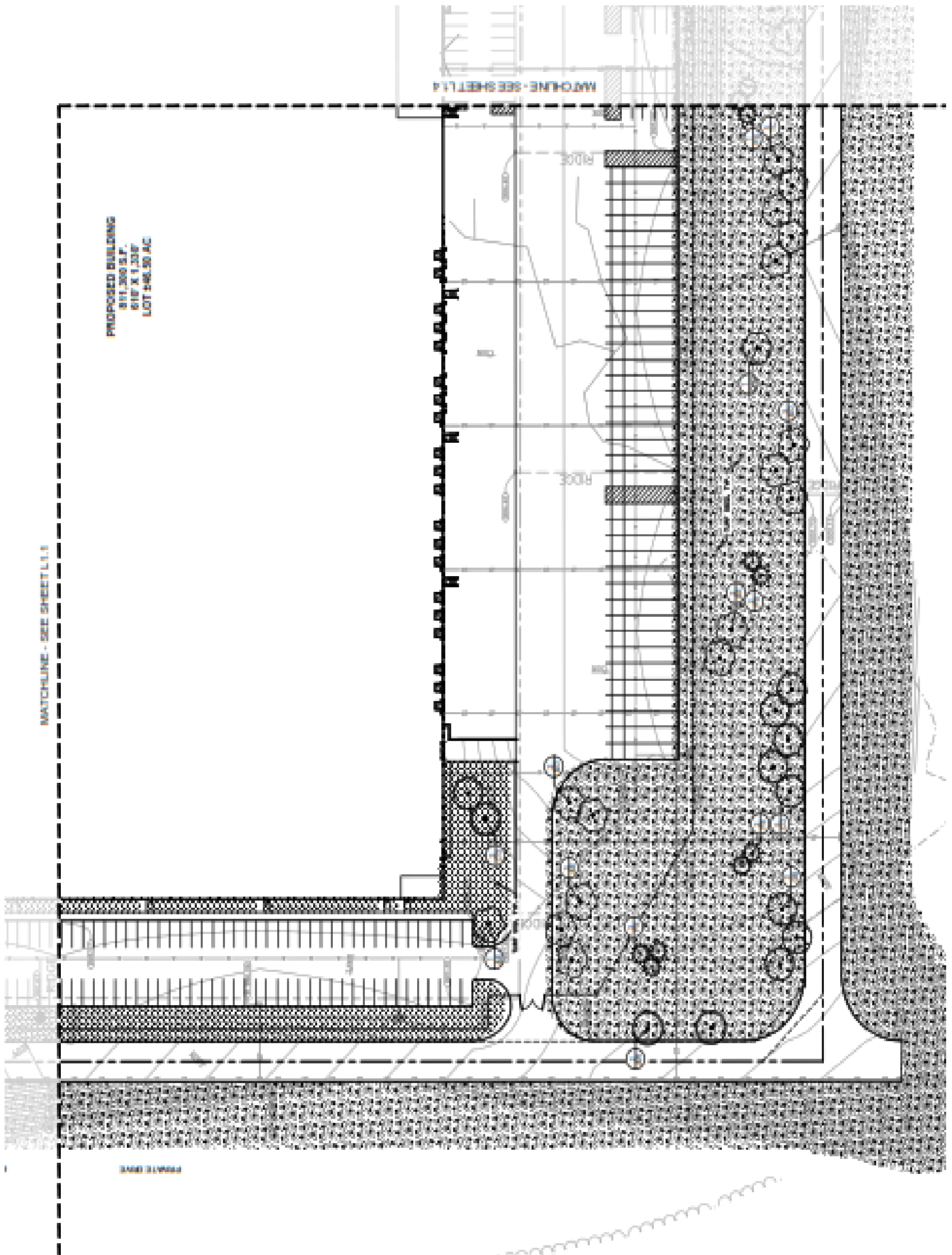
SURROUNDING ZONING:

- The entire site is surrounded by A-1 (Agricultural District) Zoning, while the site itself approximately 160 acres, consisting of three individual lots, is zoned as I-1 (Light Industrial)

SITE INFORMATION:

Location -	110 S. 110 th Street - Lot 2; Compass 70 Logistics Center
Lot Size -	44.46 +/- acres; 1,936,956sqft +/-
Building Use -	625’ x 1290’ (806,250sqft) warehouse and logistics facility with associated semi-trailer loading docks
Parking –	
Required -	One space for each two employees in the largest working shift in a 24 hour period; plus one space for each vehicle maintained on the property. (Article XXIII; Section 5(2)(e))
Provided -	505 Parking Spaces (standard spaces) 15 ADA Compliant Parking Spaces (11 standard; 4 van) 143 Semi-trailer space
Landscaping:	
Required -	1 tree per 40’ of street frontage; 1 tree per 4,000sqft of landscape open space; No less than 6% of the interior parking lot shall be landscaped and/or 1 tree per parking space
Provided -	42 trees along Riverview Avenue, 30 trees along 110 th Street, 113 trees scattered throughout site, 31,192.66 sqft of interior landscaping, 51 parking lot trees
Outdoor Lighting -	No exterior lighting seen on the site plan, all exterior lighting shall follow the zoning regulations as required.
Signage -	Indicated on building, no dimensions shown – all signage shall comply with the Zoning Regulations of Bonner Springs.
Trash Enclosure -	None shown





ZONING REGULATIONS SITE PLAN REVIEW CRITERIA:

The Zoning Regulations lay out thirteen requirements used to review site plans and ensure they meet the necessary criteria. Those requirements are stated below and followed by Staff's justification.

1. Compatibility of design and exterior materials and appearance with existing and surrounding structures;
 - i. *The structure, as proposed, is a modern industrial building. There are currently no buildings on the site to compare this one too; it shall set the tone for the remaining two lots/buildings.*
2. Appropriate screening of mechanical equipment;
 - i. *No mechanical equipment is indicated on the site plan or the architectural drawings – all mechanical equipment shall be screened as required by the Zoning Regulations.*
3. The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure;
 - i. *The building is industrial in nature and is comprised of tilt-up concrete panels, tinted vision glass windows and is indicated as having a four color scheme palette*
4. Structure design or choice of materials required as part of any franchise type operation shall be considered;
 - i. *N/A*
5. Architectural design should create visual interest and variety through the use of different mixtures, complimentary colors, shadow lines and contrasting shades. The use of walls and a single color, with little detail or completely blank, is discouraged;
 - i. *There are limited varying heights although there are elevations changes on all sides of the structure, contrasting colors and materials. The renderings provided meet the intent of this requirement.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *The structure consists of tilt-up concrete panels*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *N/A*
8. Evaluation of building materials shall be based on the quality of its design in relationship and compatibility to building materials in the immediate neighborhood;
 - i. *The majority of modern industrial sites throughout the metro area are being constructed of tilt-up concrete panel construction. With no other industrial structures within this vicinity this industrial facility shall set the tone of future construction. .*
9. The City encourages the use of a variety of architectural design and building materials to give each commercial center a distinct character;
 - i. *The area is not commercial in nature*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *Half of the loading bay doors are located towards Riverview Avenue, the other half to the interior of the site. These loading doors are screened from the street by earthwork and trees.*
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. *There currently is no industrial development in the area to compare this building to.*
12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. *The rendering provided indicates dock canopies over the majority of loading bays as well as canopy sections over entrance doors, differing colors in various spaces around the building, differences in heights are mainly focused at the ends of the building, glass is used in areas to break up long stretches of wall surface.*
13. Consideration of external traffic circulation.
 - i. *The site is accessed from two different directions with ingress/egress from 110th Street as well as Riverview Avenue via Private Drives*

STANDING SITE PLAN CONDITIONS:

1. Changes or deviations from the approved Site/Landscape Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
2. Structure shall adhere to all building codes as adopted by the City;
3. An approved Site/Landscape Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
4. All Freestanding Signs and Wall Signs require a Sign Permit and Fee to be approved by the City Planner;
5. All utilities shall be placed underground; and
6. Erosion control per City Standards to be installed and maintained during construction.

CITY PLANNER COMMENTS:

1. An exterior lighting plan must be submitted for review prior to installation. This lighting plan shall adhere to Article V; Section 11 of the Bonner Springs Zoning Regulations.
2. If an outdoor dumpster is to be provided on-site, it shall be screened in accordance with Article XVIII; Section 7(1)
3. All site or building signage shall adhere to Article XXXI of the Bonner Springs Zoning Regulations.
4. Trees are indicated as being placed in and around the sanitary sewer lift station site, these shall be relocated as to not interfere in the future with the operation and/or maintenance of the station.
5. Trees along Riverview Avenue shall be planted in manner as to avoid future conflict with the forcemain along the street, nor the required Sight Triangle.

DESIGN REVIEW TEAM (DRT) COMMENTS:

Building Official:

1. None at this time, building plans to be submitted upon approval

City Engineer:

1. Verify sewer layout and lift station location. There have been numerous locations identified for the lift station throughout previous submittals.
2. Silt fence needs to be located outside/downstream of the limits of disturbance.
3. Include erosion control details.
4. Provide permanent traffic control at Riverview and 110th.

Public Works Director:

1. None at this time

Edwardsville:

1. Verify the private entrance from 110th Street aligns with the median opening being provided on 110th Street.
2. Drive approach will require approval by City of Edwardsville through a driveway permit.
3. Right of Way permits will be required for any utility connections done along 110th Street; this shall be obtained through Edwardsville.
4. Edwardsville requests that the construction entrance be moved to Riverview Avenue, 110th Street will be a brand new road and in order to head off any potential damage to the road, they are making this request.

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site/Landscape Plan subject to the conditions listed below and to include all **standing conditions** listed above. Staff recommends approval of the site and landscape application, with the following stipulations:

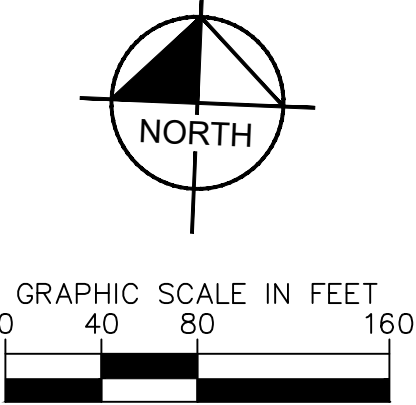
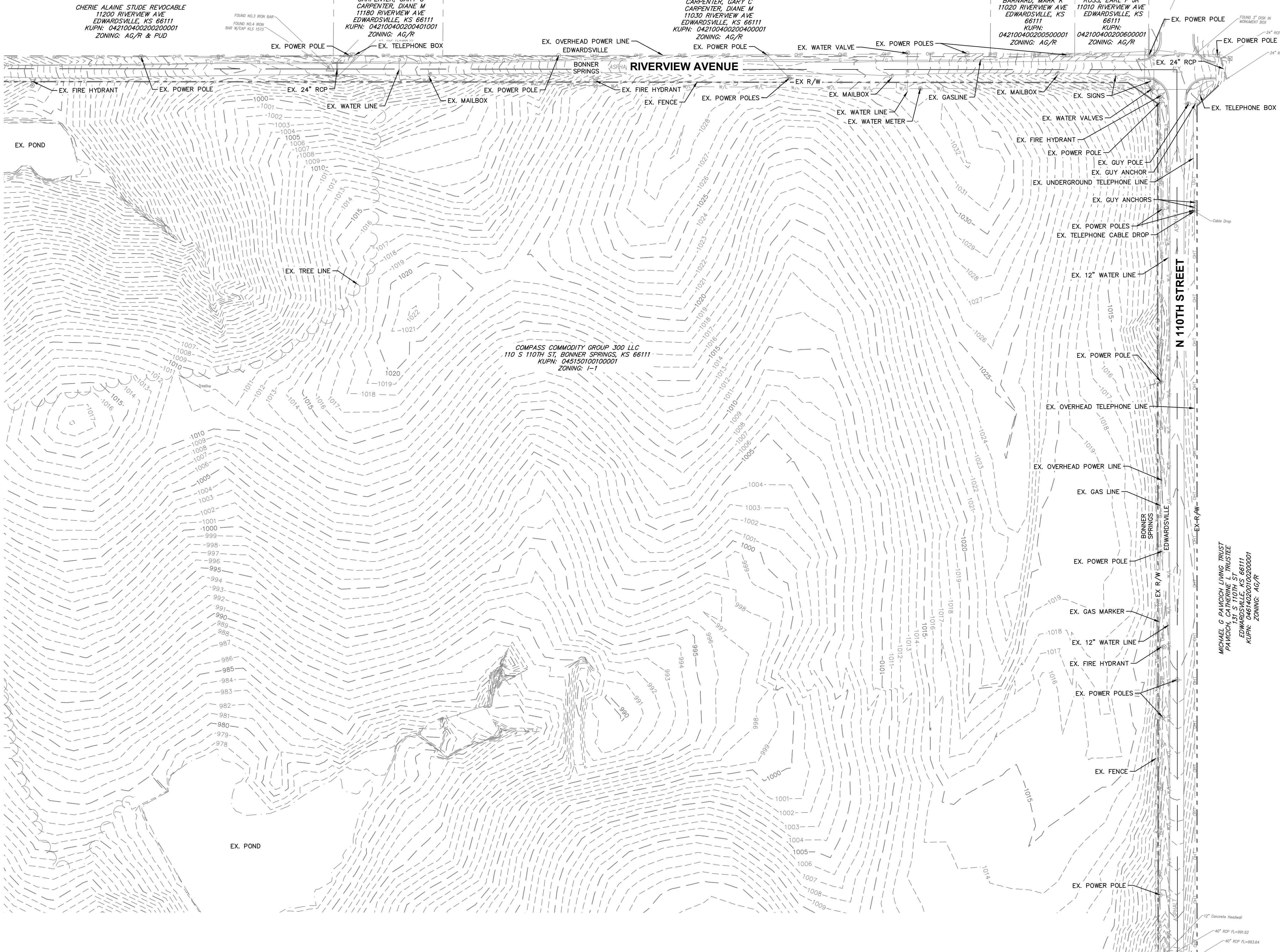
1. **All site improvements indicated on the site plan shall be completed as shown or recommended by the DRT.**
2. **An exterior lighting plan must be submitted for review prior to installation. This lighting plan shall adhere to Article V; Section 11 of the Bonner Springs Zoning Regulations.**
3. **If an outdoor dumpster is to be provided on-site, it shall be screened in accordance with Article XVIII; Section 7(1)**
4. **All site or building signage shall adhere to Article XXXI of the Bonner Springs Zoning Regulations.**
5. **Trees are indicated as being placed in and around the sanitary sewer lift station site, these shall be relocated as to avoid future interference with operation and maintenance of the station.**
6. **Trees along Riverview Avenue shall be planted in manner as to avoid future conflict with the forcemain along the street as well as the required Sight Triangle.**
7. **Screening of any rooftop mechanical equipment shall be provided.**
8. **Verify sewer layout and lift station location. There have been numerous locations identified for the lift station throughout previous submittals.**
9. **Silt fence needs to be located outside/downstream of the limits of disturbance.**
10. **Include erosion control details on plan set prior to construction.**
11. **Provide permanent traffic control at Riverview and 110th.**
12. **Verify the private entrance from 110th Street aligns with the median opening being provided on 110th Street.**
13. **Drive approach will require approval by City of Edwardsville through a driveway permit.**
14. **Right of Way permits will be required for any utility connections done along 110th Street; this shall be obtained through Edwardsville.**
15. **Edwardsville requests that the construction entrance be moved to Riverview Avenue, 110th Street will be a brand new road and in order to head off any potential damage to the road, they are making this request.**
16. **Upon approval, two (2) complete full size 24" x 36" and one (1) 11" x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.**

Drawing name: k:\QJB-LDEV\19002018\02 Design\CAD\PlotSheets\Preliminary\TITLE SHEET.dwg
 Layout Jul 15, 2021 9:18am by Ben-Stembida
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Page 31 of 55

Drawing name: K:\CIB_LDEV\190021008_Medline_BonnerSprings_KS\2 Design\CAD\PlanSheets\Preliminary\EXISTING CONDITIONS.dwg Layout1 Jul 15, 2021 9:10am by Ben.Semide
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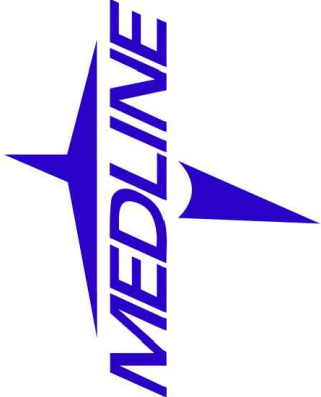


LEGEND

	PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING WATERLINE
	FEMA FLOODPLAIN LIMIT
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. HYDRANT
	EX. WATER VALVE
	EX. SEWER MANHOLE
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND ELECTRIC LINE
	GUY ANCHORS
	EX. OVERHEAD TELEPHONE LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. UTILITY STRUCTURE
	EX. STORM MANHOLE
	EX. LIGHT POLE

NOTE:
1. SITE BOUNDARY AND EXISTING TOPOGRAPHY PER PRELIMINARY PLAT "COMPASS 70 LOGISTICS CENTER" BY RENAISSANCE INFRASTRUCTURE CONSULTING, DATED 1/13/2021.

Kimley»Horn
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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

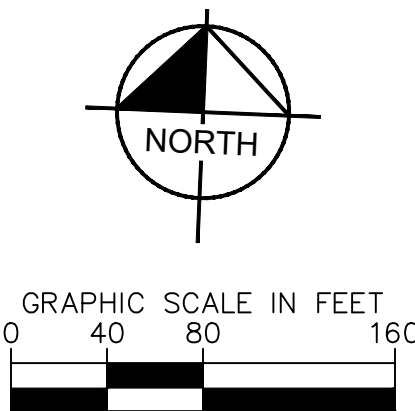
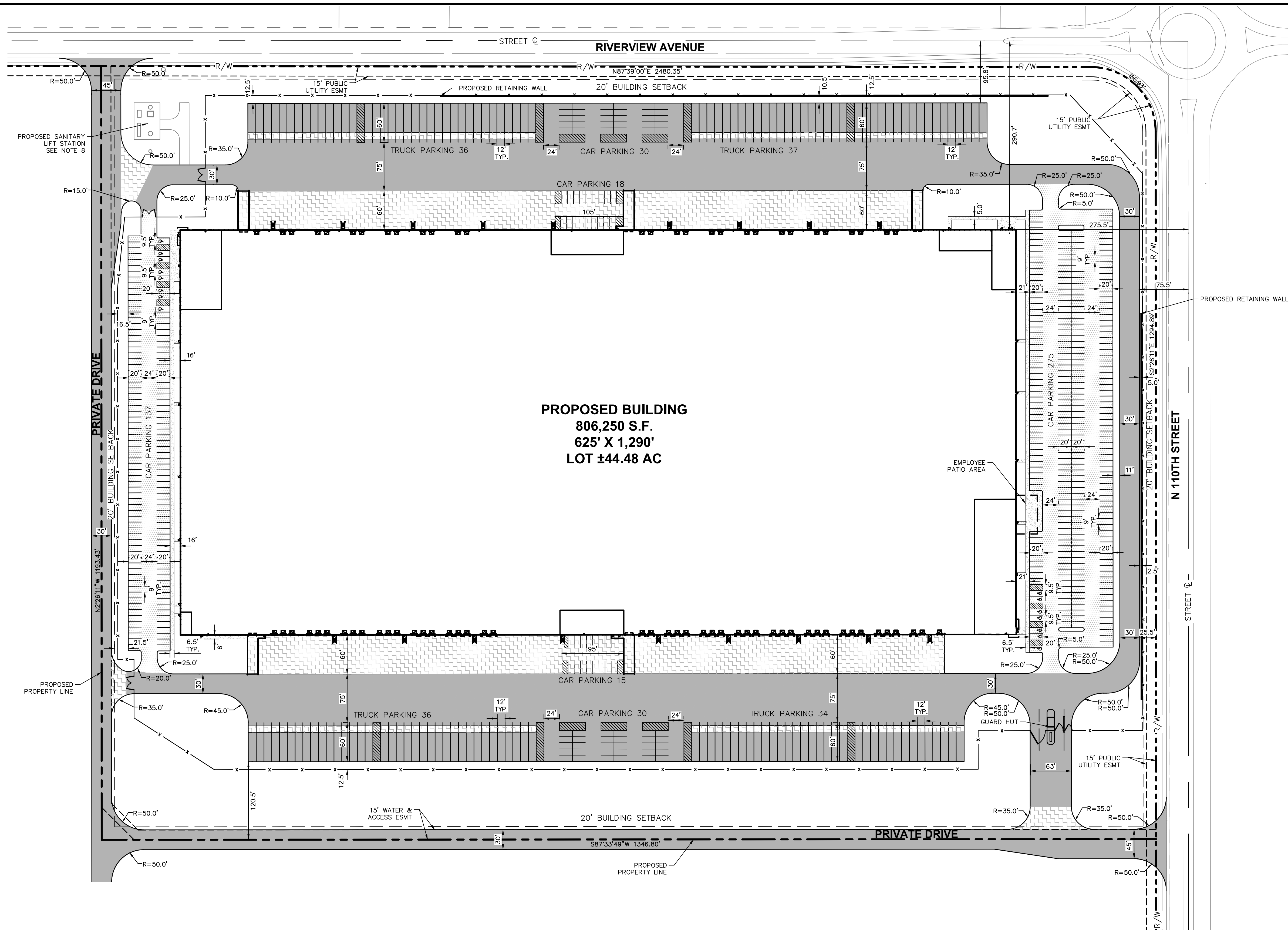


EXISTING CONDITIONS

COMPASS 70
BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

ORIGINAL ISSUE:
7/12/2021
KHA PROJECT NO.
190021008
SHEET NUMBER

V0.1



SITE SUMMARY

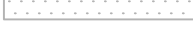
LAND USE: ZONING:	LIGHT INDUSTRIAL I-1
TOTAL SITE AREA:	44.48 AC
PERVIOUS AREA:	390,298 SF (8.96 AC)
IMPERVIOUS AREA:	1,547,264 SF (35.52 AC)
PROPOSED BUILDING AREA:	806,250 SF
FLOOR TO LOT AREA RATIO:	0.42
BUILDING SETBACKS:	
FRONT YARD/ROADWAYS:	20 FT
SIDE YARD:	N/A
REAR YARD:	20 FT
PARKING SETBACKS:	
FRONT YARD/ROADWAYS:	4 FT
SIDE YARD:	4 FT
REAR YARD:	4 FT
MAXIMUM BUILDING HEIGHT:	45 FT WITHIN 150 FT OF RESIDENTIAL AND 75 FT ELSEWHERE
PROPOSED IMPERVIOUS AREAS:	
BUILDING:	806,250 SF
ASPHALT/CONCRETE PAVEMENT:	241,014 SF

PARKING DATA

REQUIRED STANDARD PARKING SPACE AREA:	9'x18' (90' PARKING)
PROPOSED STANDARD PARKING SPACE AREA:	9'x18' (90' PARKING)
REQUIRED NUMBER OF STANDARD SPACES: WAREHOUSE, STORAGE AND WHOLESALE ESTABLISHMENTS	806 (1:1,000 SF GFA)
PROPOSED NUMBER OF STANDARD SPACES:	505
REQUIRED NUMBER OF ADA SPACES:	10 (2% OF TOTAL)
PROPOSED NUMBER OF ADA SPACES:	15 (11 STD, 4 VAN)
PROPOSED SEMI-TRAILER SPACES:	143
TOTAL PARKING SPACES PROPOSED:	648*

* ZONING VARIANCE PENDING

PAVING AND CURB LEGEND

	<u>STANDARD DUTY ASPHALT PAVEMENT</u>
	<u>HEAVY DUTY RCC PAVEMENT</u>
	<u>CONCRETE SIDEWALK</u>
	<u>HEAVY DUTY CONCRETE PAVEMENT</u>

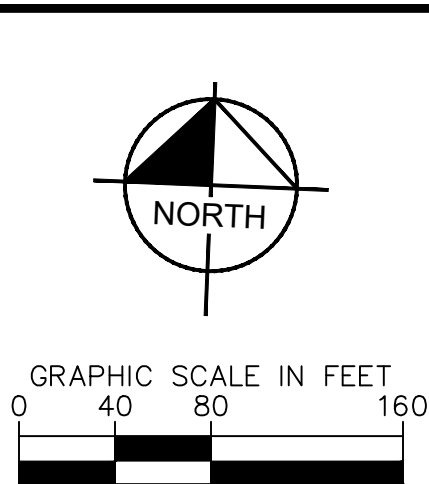
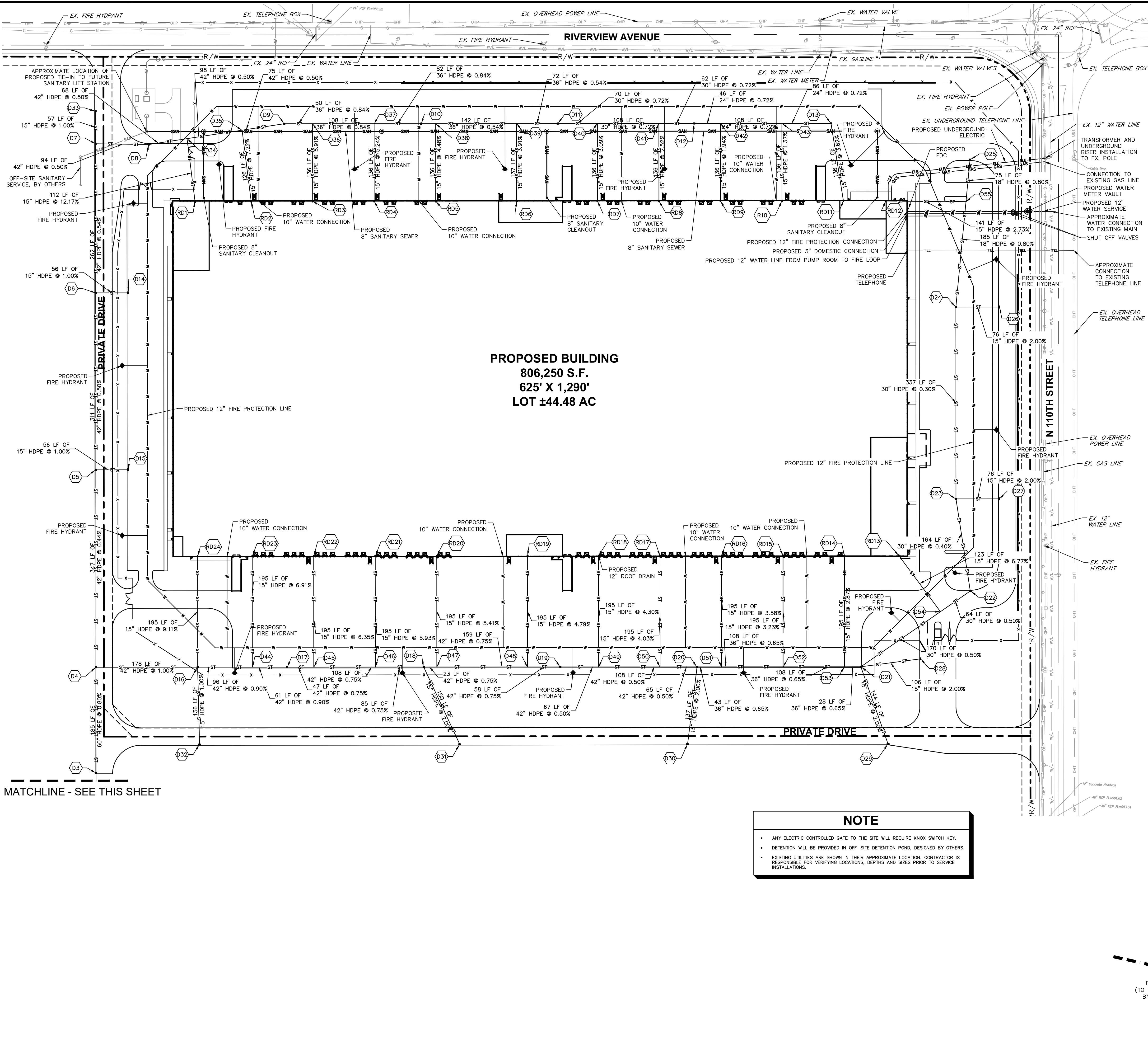
FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 20209C0130E, THE ENTIRE SITE IS LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. DESIGN OF PROPOSED WIDENING OF RIVERVIEW AVENUE AND N. 110TH STREET BY OTHERS. PLEASE CONTACT CITY OF BONNER SPRINGS ADDITIONAL INFORMATION. SHOWN HERE FOR REFERENCE ONLY.
8. SANITARY LIFT STATION DESIGN AND INSTALLATION BY OTHERS, REFER TO "COMPASS 70 LOGISTICS CENTER - PUMP STATION AND FORCE MAIN PLANS" FOR CONTACT CITY OF BONNER SPRINGS ADDITIONAL INFORMATION. SHOWN HERE FOR REFERENCE ONLY.

COMPASS 70 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS	OVERALL SITE PLAN		SCALE:	AS NOTED	Kimley»»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 CHANDLER, AZ 85226 PHONE: 614-472-8846 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SEWER MANHOLE
	EX. SANITARY SEWER
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. GUY ANCHORS
	EX. UNDERGROUND TELEPHONE LINE
	EX. OVERHEAD TELEPHONE LINE
	EX. TELEPHONE STRUCTURE
	EX. UTILITY STRUCTURE
	EX. LIGHT POLE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	PROPOSED LIGHT

MATCHLINE - SEE THIS SHEET

- ANY ELECTRIC CONTROLLED GATE TO THE SITE WILL REQUIRE KNOX SWITCH KEY.
- DETENTION WILL BE PROVIDED IN OFF-SITE DETENTION POND, DESIGNED BY OTHERS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS, DEPTHS AND SIZES PRIOR TO SERVICE INSTALLATIONS.

Kimley»»Horn



OVERALL UTILITY PLAN

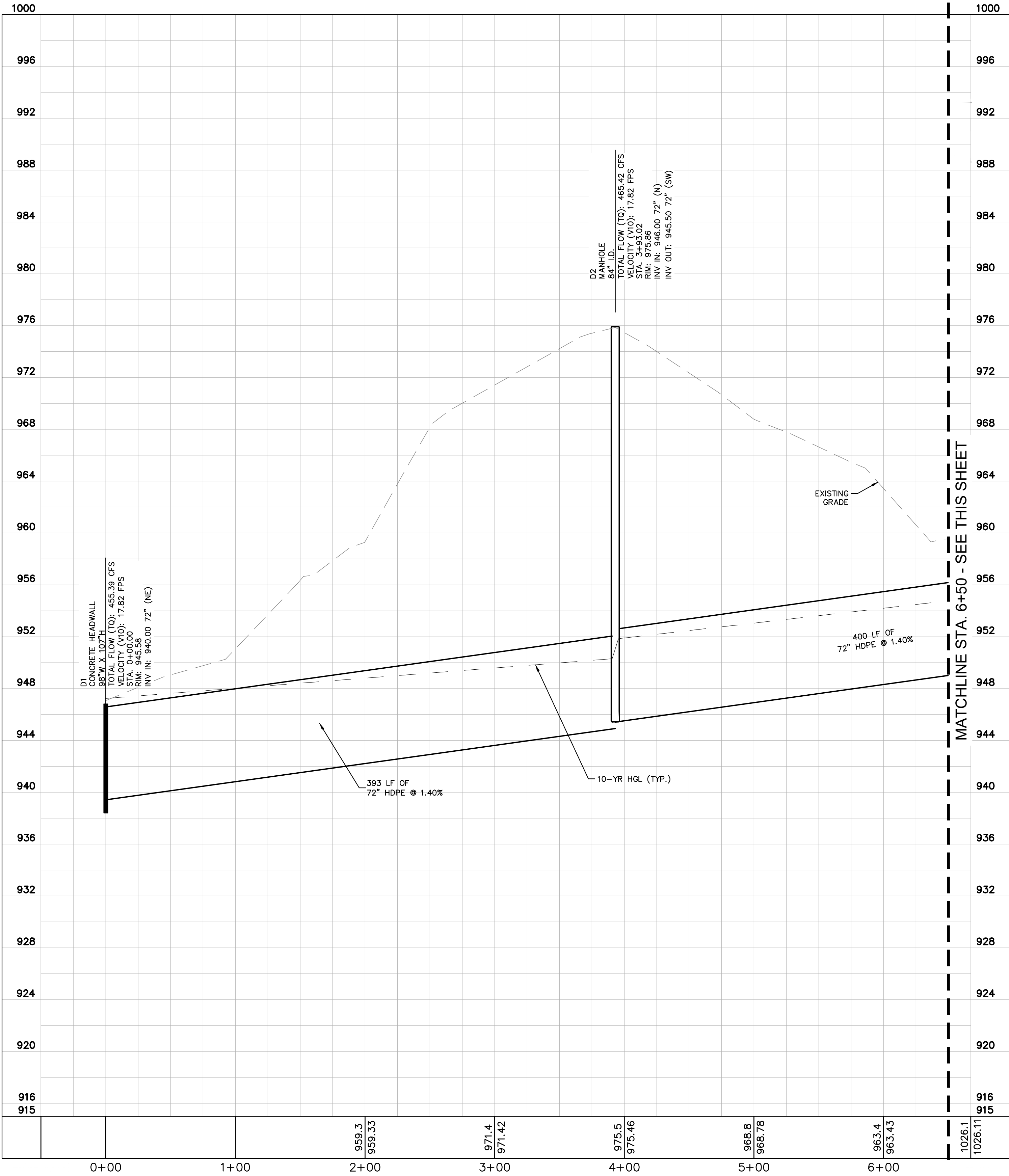
COMPASS 70

BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

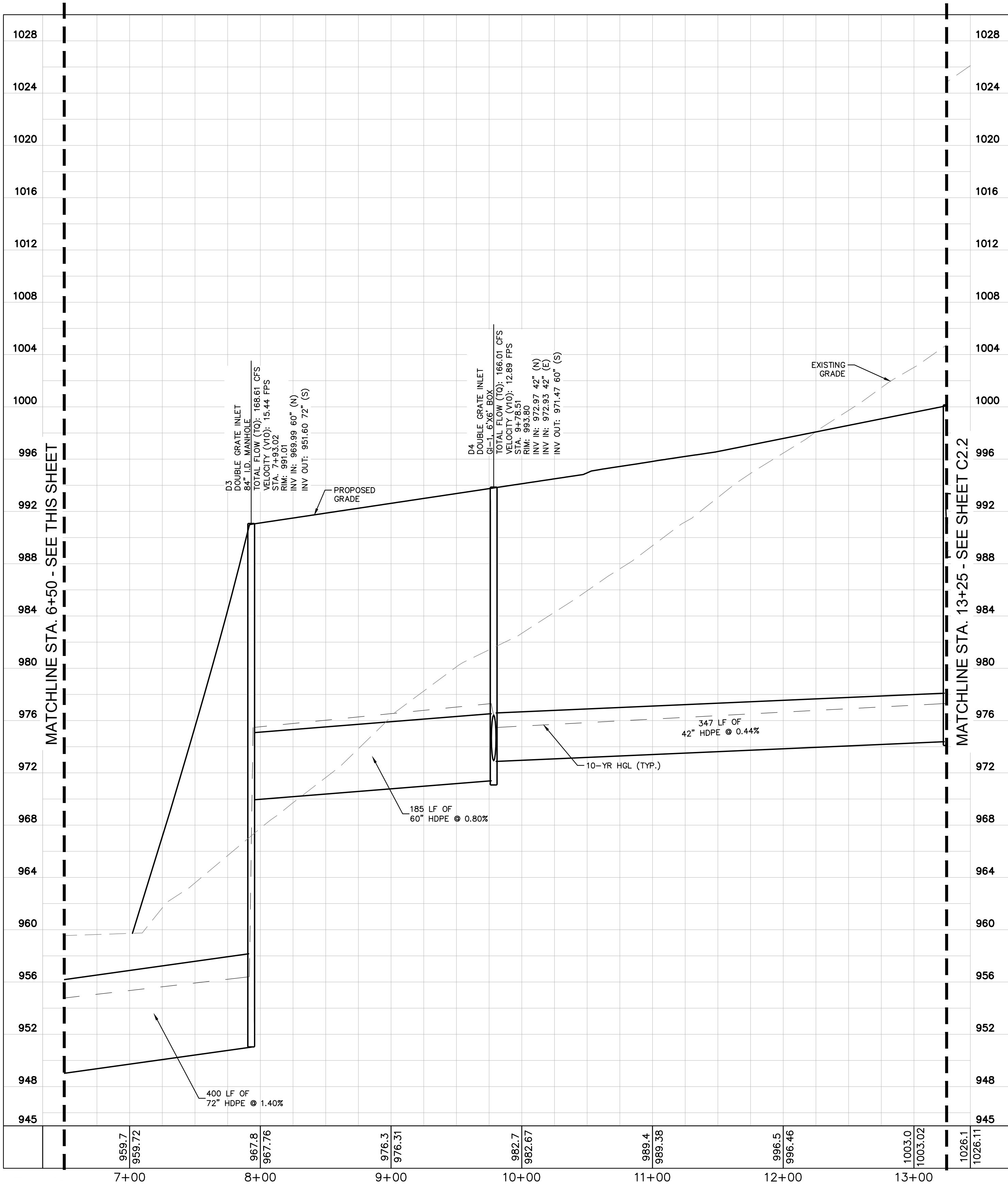
ORIGINAL ISSUE:
7/12/2021
HA PROJECT NO
190021008
SHEET NUMBER

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Drawing name: K:\CIB_LDEV\190021008_Medline_BonneSprings_KS\2 Design\CAD\PlanSheets\Tentative\STORM PROFILES.dwg Layout1 Jul 15, 2021 9:20am By: BenSimbida
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H: 1"=50', V: 1"=5'



H: 1"=50', V: 1"=5'

NOTE:
PIPE BACKFILL MAY CONSIST OF NATIVE MATERIAL AND SHALL BE COMPACTED IN HORIZONTAL LIFTS, WITH LOOSE THICKNESSES NOT EXCEEDING 8 INCHES. EACH LIFT SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE "STANDARD" COMPACTION TEST (ASTM D-698).

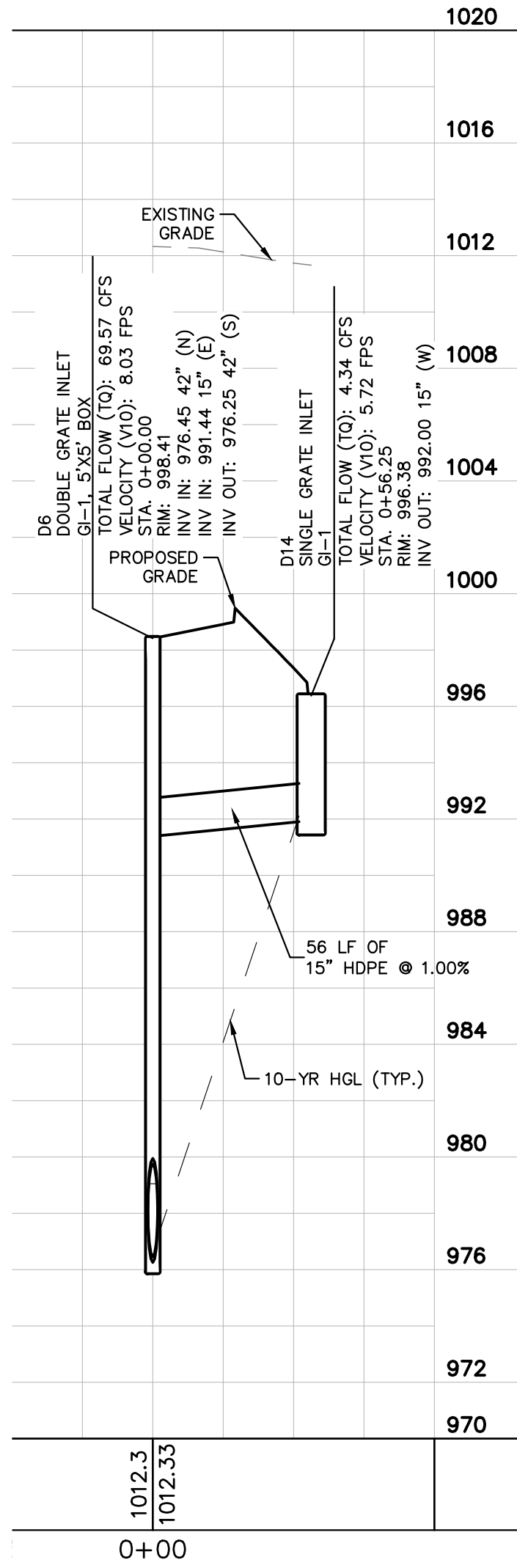
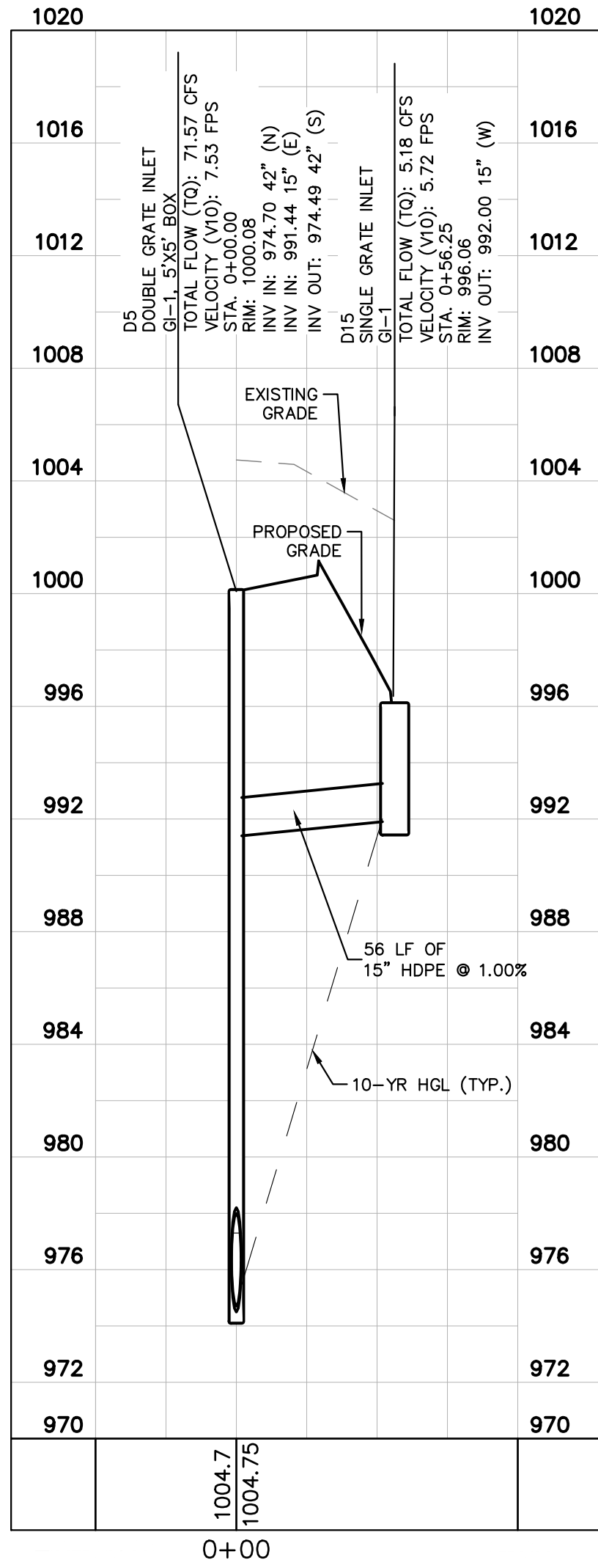
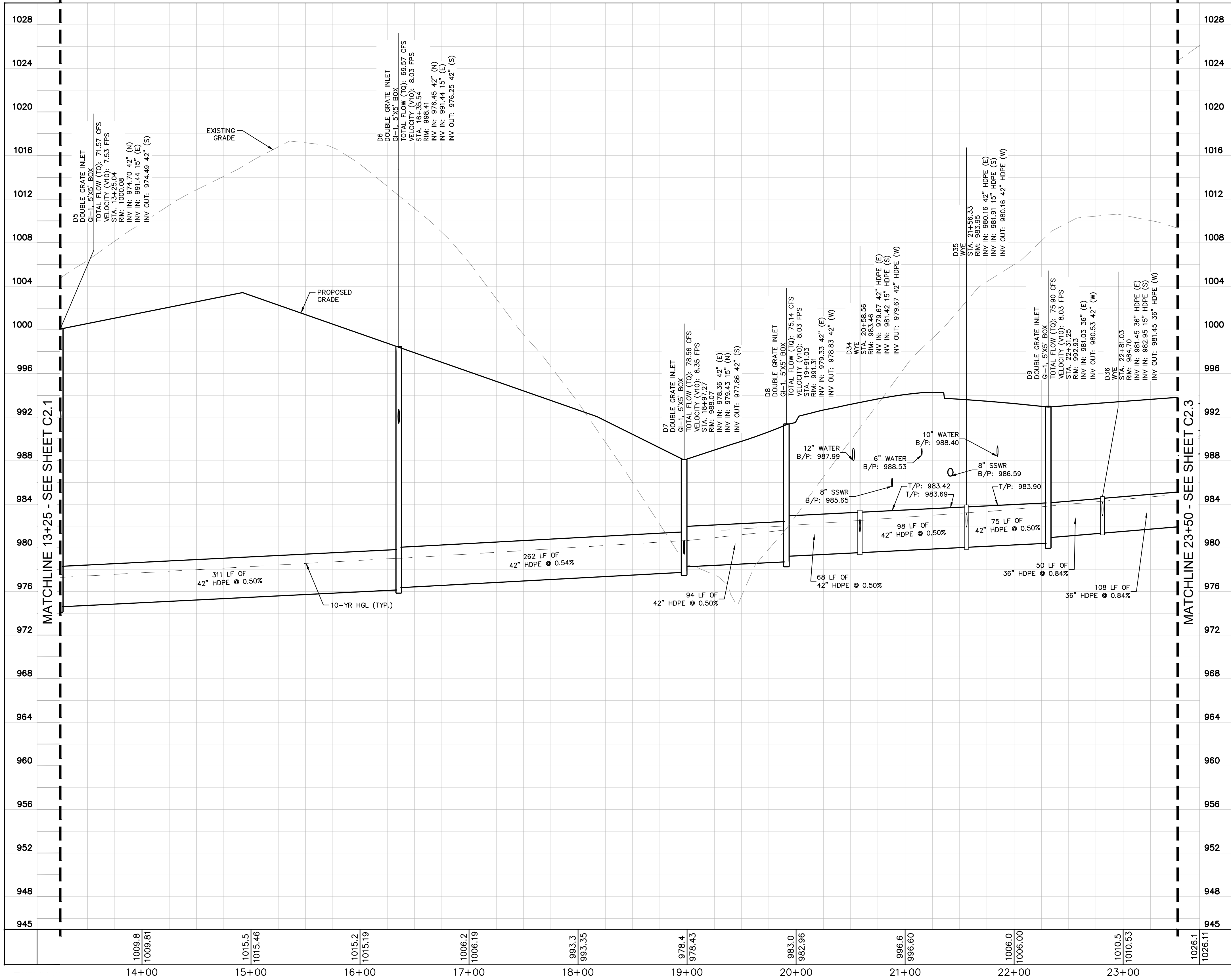


COMPASS 70	ORIGINAL ISSUE:	7/12/2021
	KHA PROJECT NO.	190021008
	SHEET NUMBER	
	C2.1	

STORM PROFILES	DESIGNED BY: BAS	Kimley»Horn	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM
	DRAWN BY: ANF		
	CHECKED BY: JMM		
	SCALE: AS NOTED		

MEDLINE	REVISIONS	DATE	BY
	No.		

Drawing name: K:\GEB_LDEV\190021008_Medline_BonnerSprings_KS\2 Design\CAD\PlanSheets\Tentative\STORM PROFILES.dwg Layout2 Jul 15, 2021 9:20am by Ben.Semlitski
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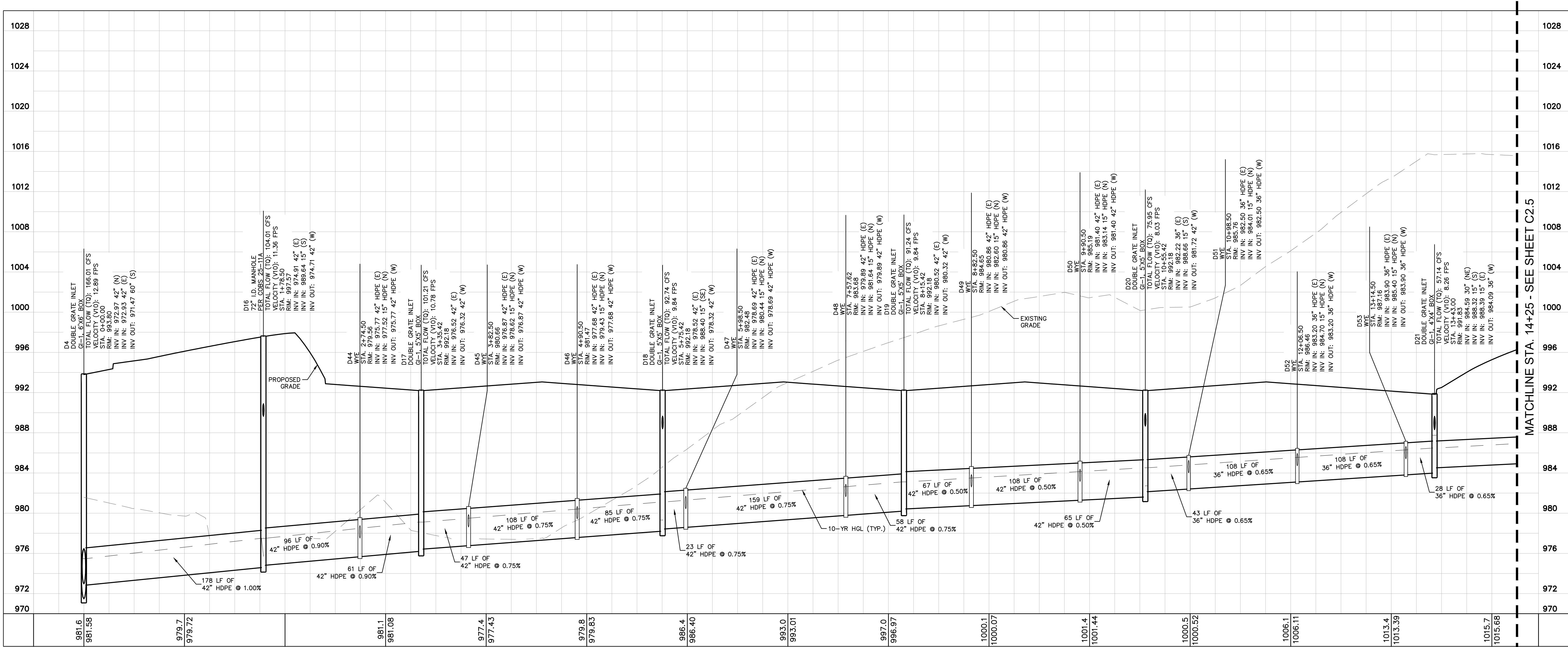


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C2.2	SHEET NUMBER	KHA PROJECT NO. 190021008	ORIGINAL ISSUE: 7/12/2021	COMPASS 70 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS	STORM PROFILES		SCALE: AS NOTED DESIGNED BY: BAS DRAWN BY: ANF CHECKED BY: JMM	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 9600 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</
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COMPASS 70

BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

ORIGINAL ISSUE:
7/12/2021

KHA PROJECT NO.
190021008

SHEET NUMBER

STORM PROFILES

SCALE:
AS NOTED

DESIGNED BY: BAS

DRAWN BY: ANF

CHECKED BY: JMM

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

REVISIONS

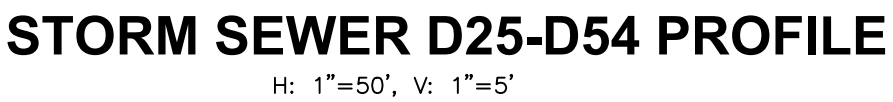
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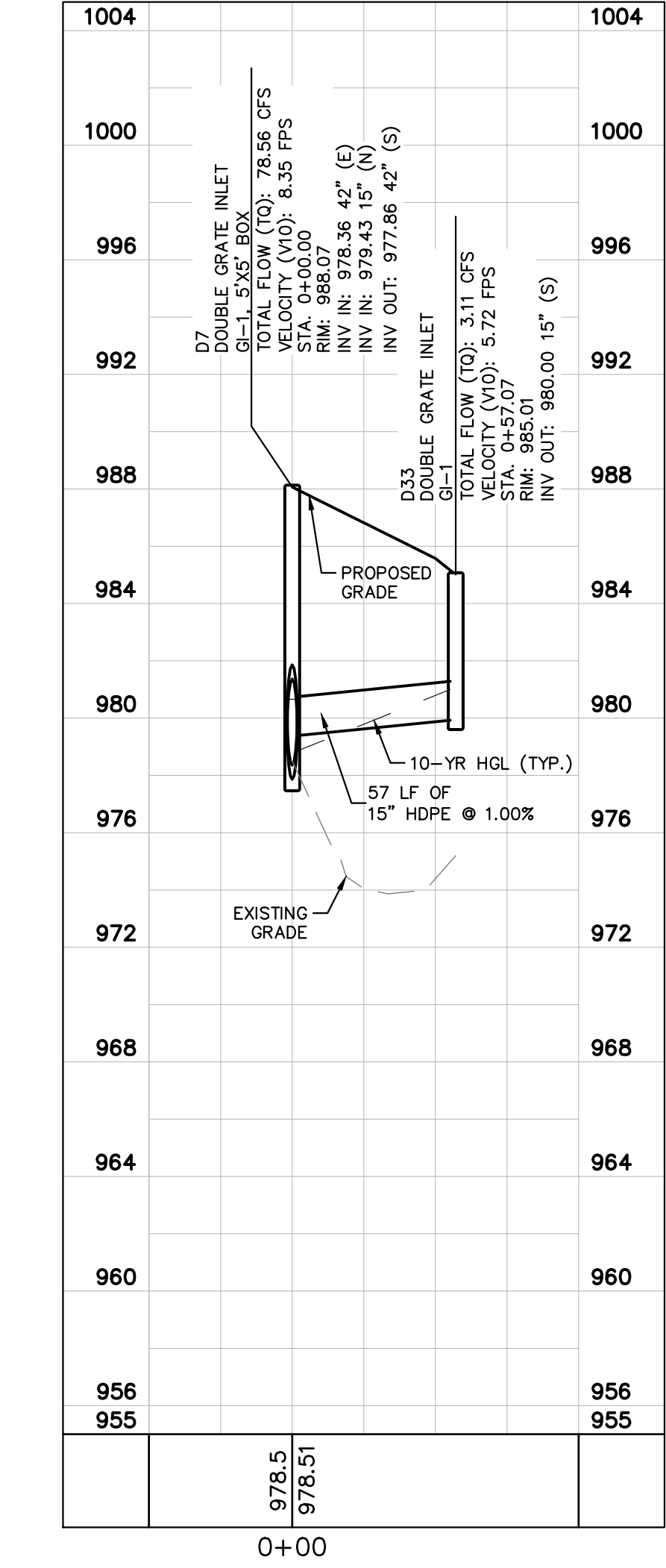


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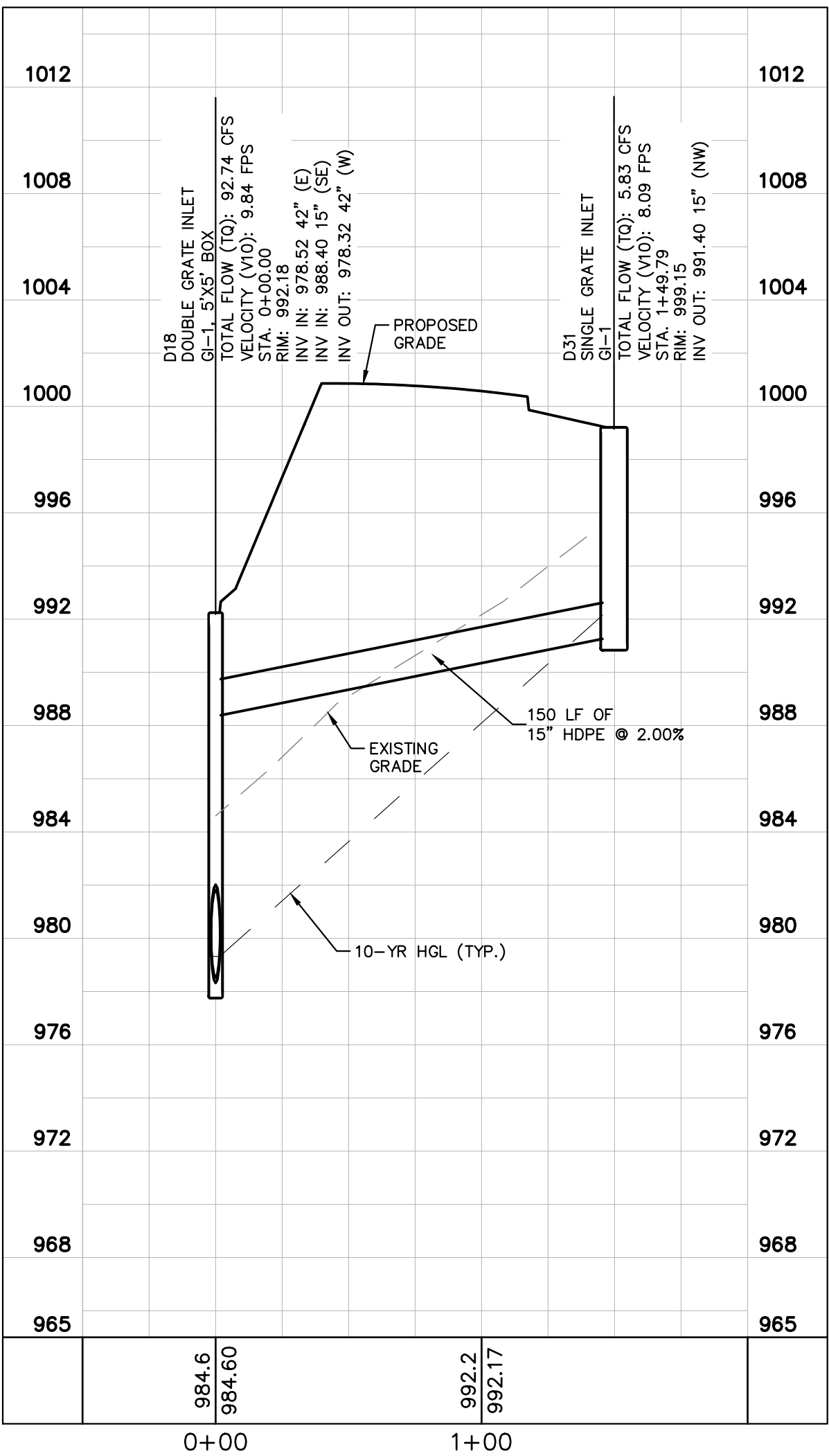
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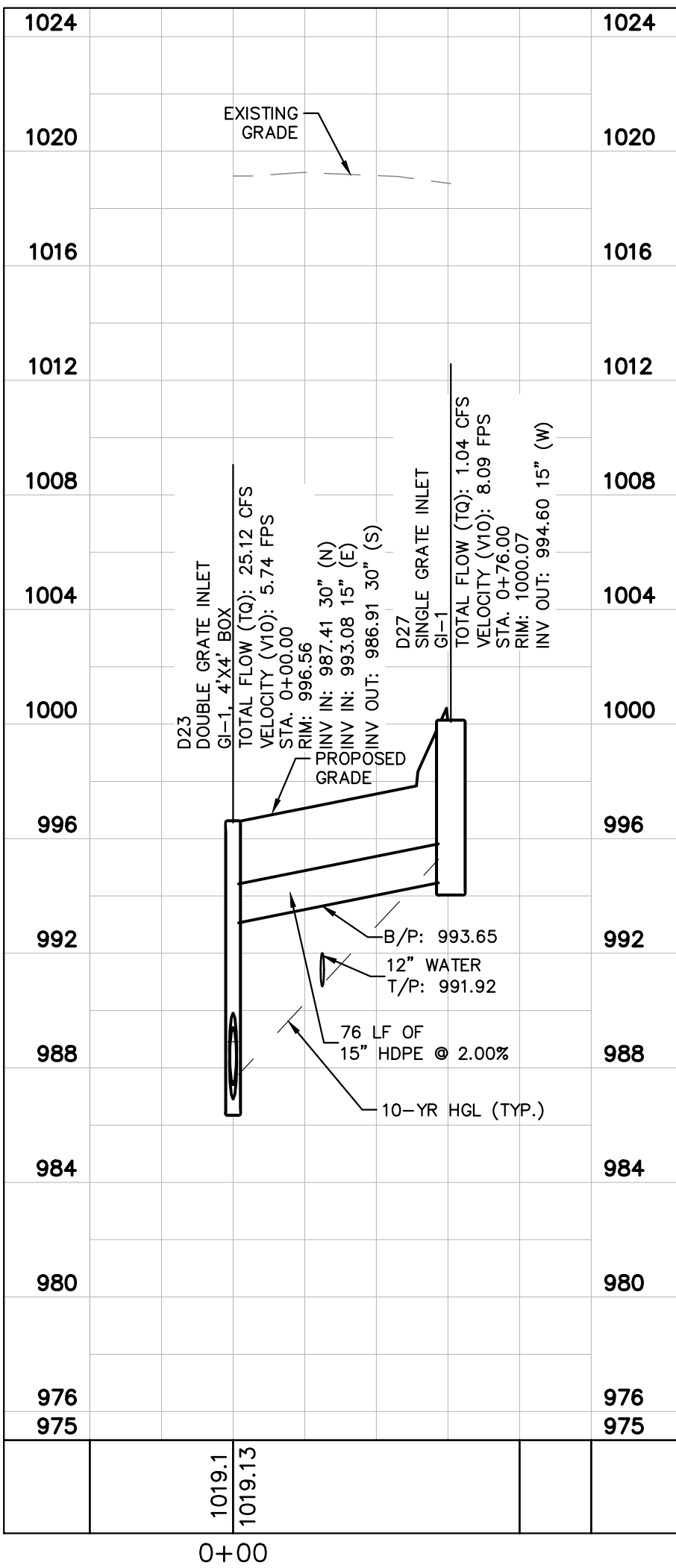
STORM SEWER D33-D7 PROFILE

H: 1"=50', V: 1"=5'



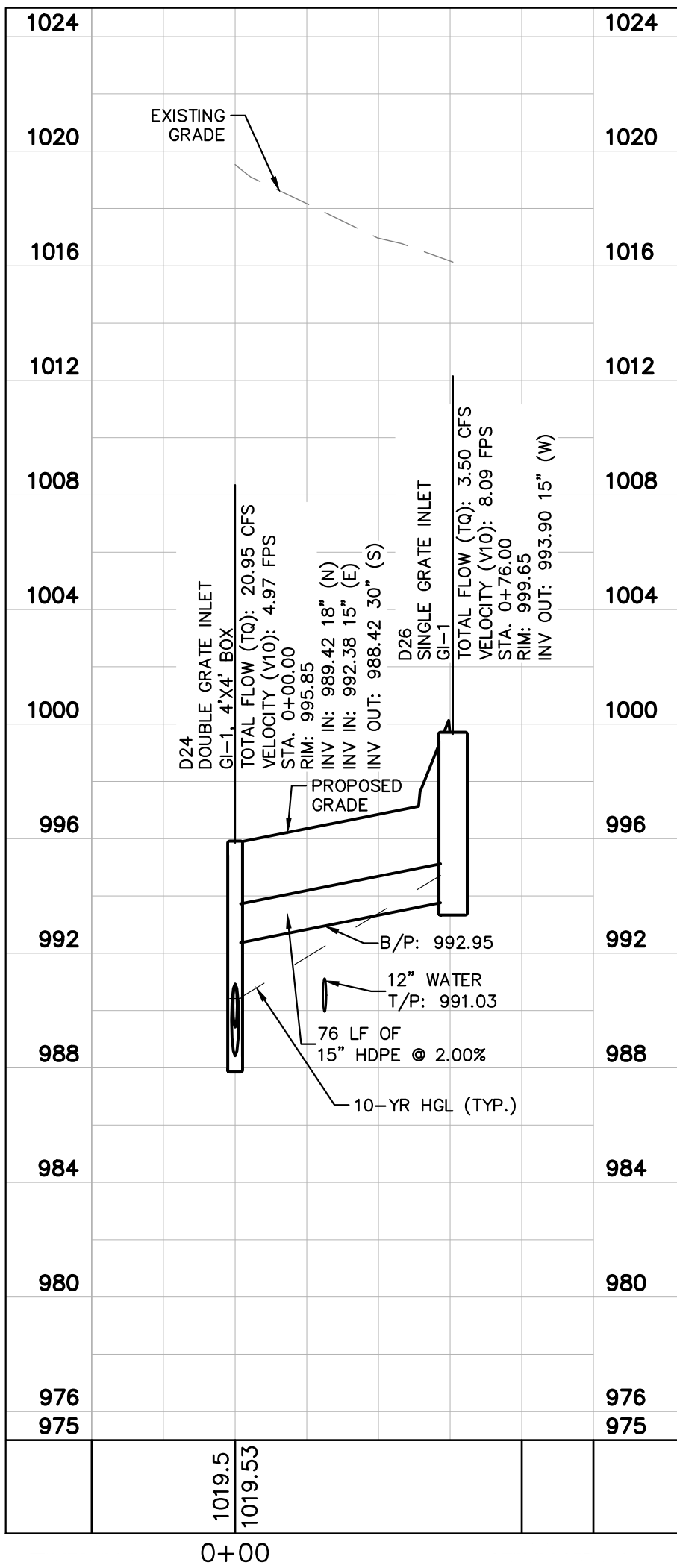
STORM SEWER D31-D18 PROFILE

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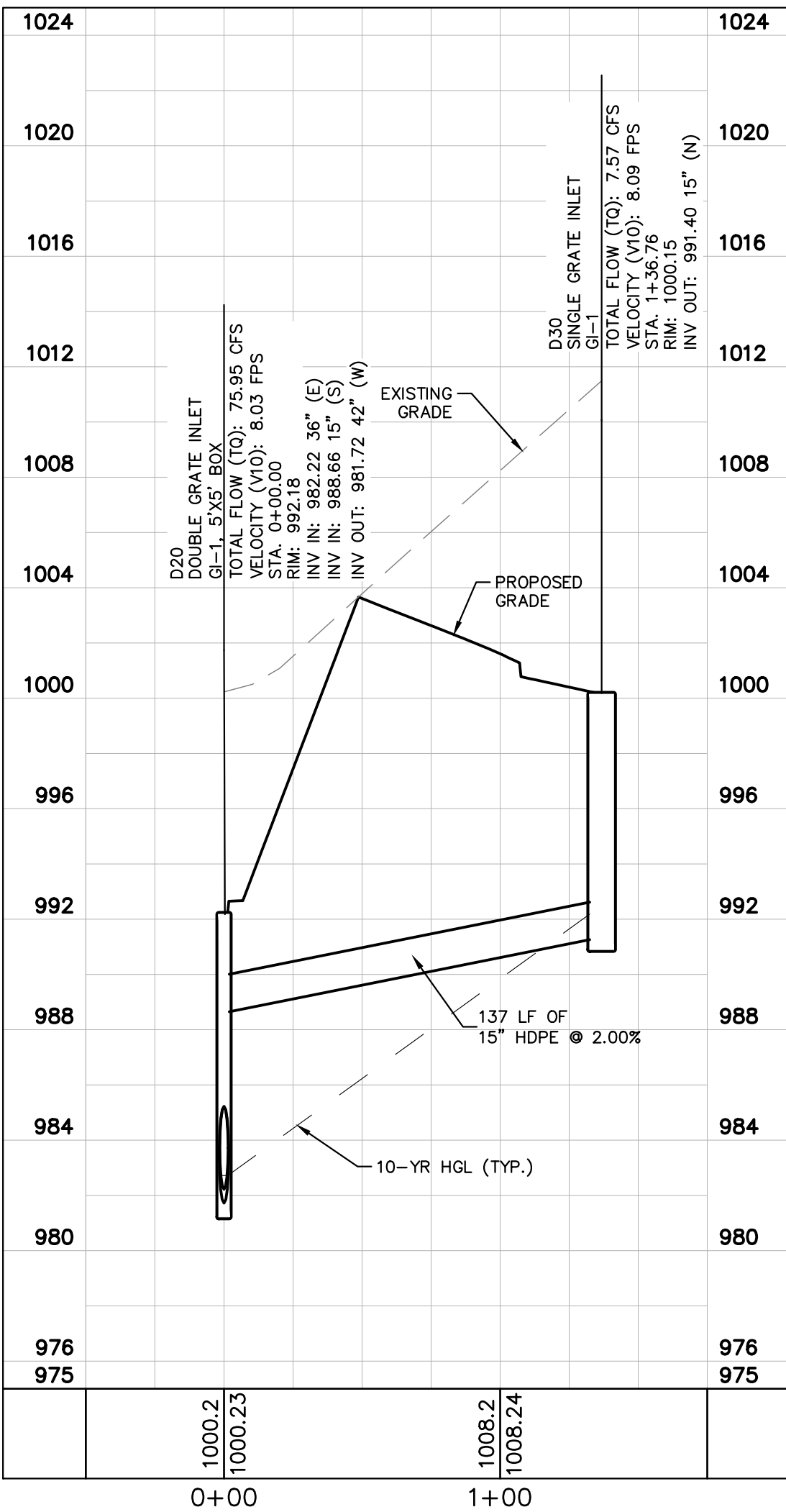
STORM SEWER D27-D23 PROFILE

H: 1"=50', V: 1"=5'



STORM SEWER D26-D24 PROFILE

H: 1"=50', V: 1"=5'



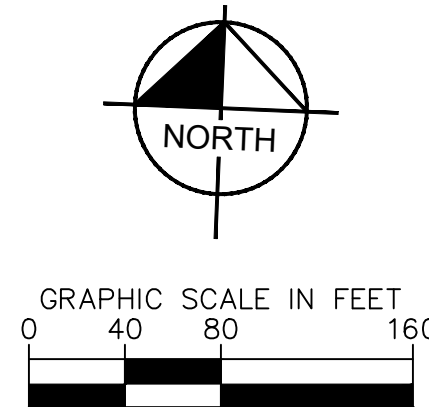
STORM SEWER D30-D20 PROFILE

H: 1"=50', V: 1"=5'

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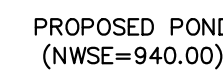
COMPASS 70 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS	ORIGINAL ISSUE: 7/12/2021	STORM PROFILES	MEDLINE	Kimley»Horn	SCALE: AS NOTED	DESIGNED BY: BAS DRAWN BY: ANF CHECKED BY: JMM	© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBIUS, OH 43235 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY



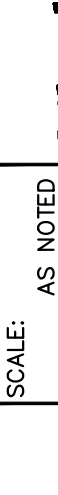
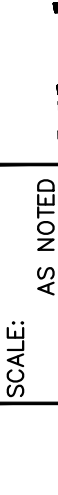
	PROPOSED ELEVATION
	RIM ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	RIDGE LINE
	FLOOD ROUTE

	PROPOSED ELEVATION
	RIM ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	RIDGE LINE
	FLOOD ROUTE

MATCHLINE - SEE THIS SHEET



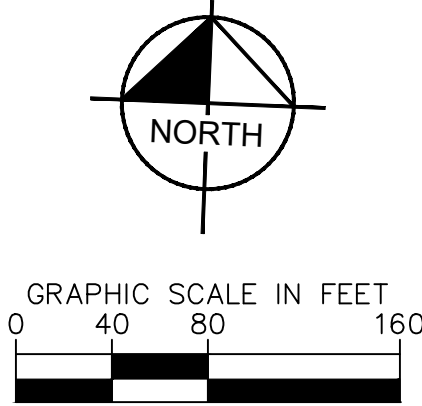
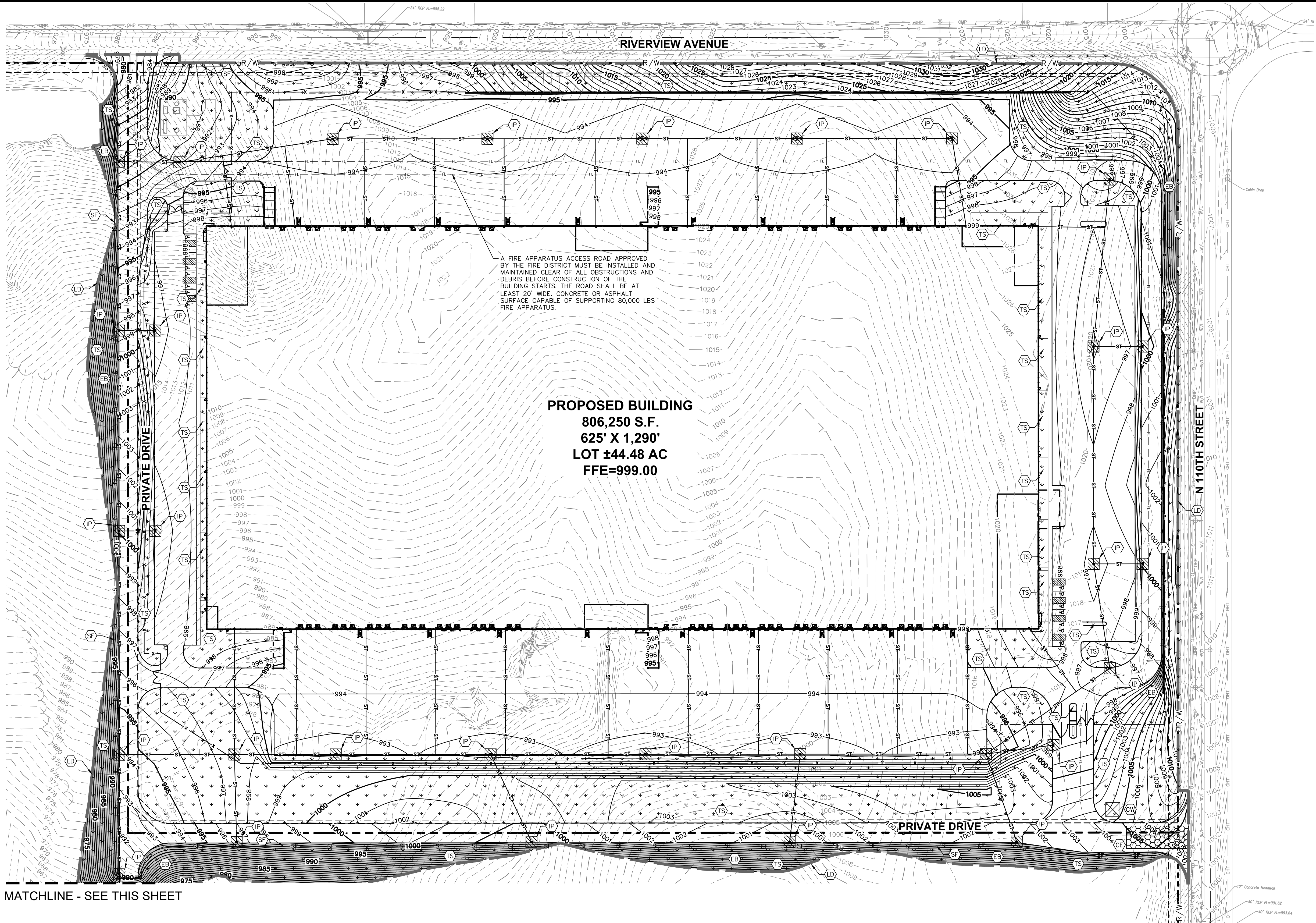
Drawing name: K:\CLB_LDEV\190021008_Medline_BonnerSprings_KS\2 Design\CAD\PlanSheets\Preliminary\PRELIMINARY GRADING PLAN.dwg Jul 15, 2021 9:22am by: Ben-Siemblido

COMPASS 70 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS		OVERALL GRADING PLAN		SCALE:	AS NOTED
				DESIGNED BY: BAS	DESIGNED BY: BAS
				DRAWN BY: ANF	DRAWN BY: ANF
				CHECKED BY: JMM	CHECKED BY: JMM
ORIGINAL ISSUE: 7/12/2021					
KHA PROJECT NO. 190021008					
SHEET NUMBER					
C3.0					



C4.0

Drawing name: K: CLE_IDEV\190021008_Medline_BonnerSprings_KS V2 Design\CAD\PlanSheets\190021008_Preliminary\190021008_E&S_PLAN.dwg Layout1 Jul 15, 2021 8:22am by Ben Semblido
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EROSION CONTROL LEGEND

	(TS) TEMPORARY SEEDING
	(EB) TEMPORARY EROSION CONTROL BLANKET
	(CE) CONSTRUCTION ENTRANCE
	(SF) SILT FENCE
	(IP) INLET PROTECTION
	(CW) CONCRETE WASHOUT (TO BE DETERMINED BY CONTRACTOR)
	(RR) RIP RAP
	(FE) FLARED END SECTION PROTECTION
	(LD) LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	20' FIRE LANE

MATCHLINE - SEE THIS SHEET

TOTAL SITE DISTURBANCE: 48.04± AC

MATCHLINE - SEE THIS SHEET

EROSION CONTROL NOTES

SITE GENERAL NOTES

- SEE C4.0 FOR EROSION CONTROL SCHEDULE AND SEQUENCING
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.

TEMPORARY EROSION CONTROL NOTES

- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

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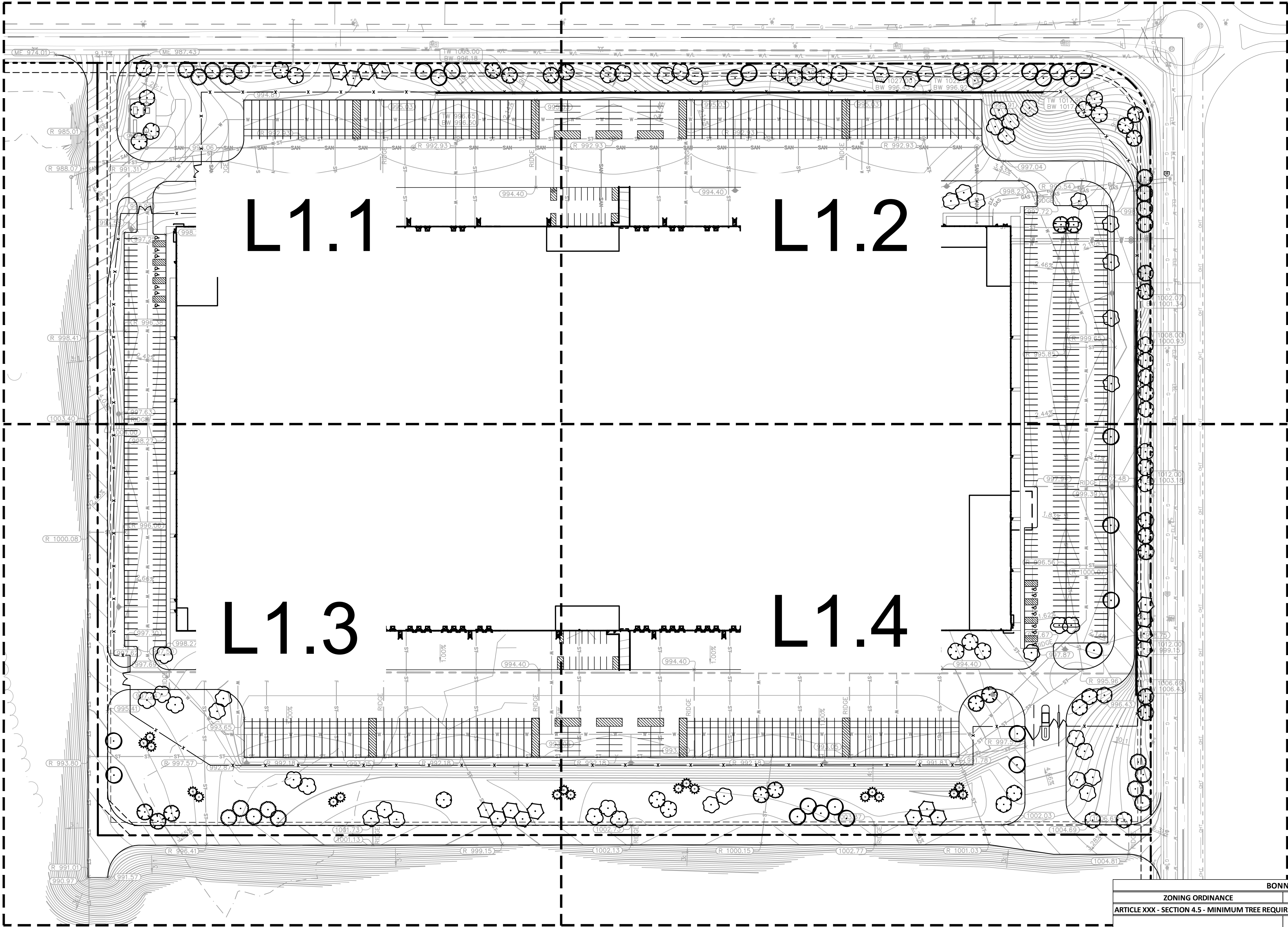
PHASE 2 OVERALL
EROSION CONTROL
PLAN

COMPASS 70
BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

ORIGINAL ISSUE:
7/12/2021
KHA PROJECT NO.
190021008
SHEET NUMBER

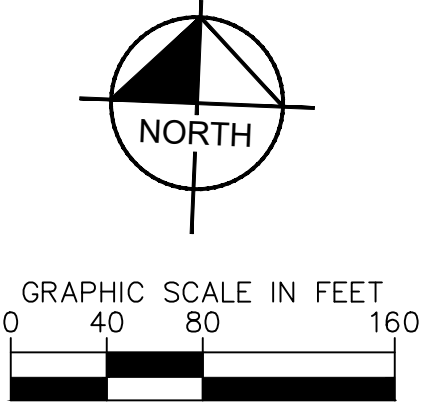
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Drawing name: K:\CIB_LDEV\190021008_Medline_BonnerSprings_KS_V2 Design\CAD\PlanSheets\Tentative\OVERALL LANDSCAPE PLAN.dwg C:\O OVERALL LANDSCAPE PLAN Jul 15, 2021 9:25am by Ben Stembida
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BONNER SPRINGS, KS LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
ARTICLE XXX - SECTION 4.5 - MINIMUM TREE REQUIREMENTS PER ZONING DISTRICT		
1 TREE PER 40 FT. OF STREET FRONTAGE (PUBLIC OR PRIVATE) SHALL BE REQUIRED WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. SAID TREES MAY BE CLUSTERED.	LENGTH OF RIVERVIEW AVE. = 1,686.61 LF 1,686.61 LF / 40 FT. = 42.16 42 TREES REQUIRED ALONG RIVERVIEW AVE.	42 TREES PROVIDED ALONG RIVERVIEW AVE.
	LENGTH OF 110TH ST. = 1,216.48 LF. 1,216.48 LF / 40 FT. = 30.41 30 TREES REQUIRED ALONG 110TH ST.	30 TREES PROVIDED ALONG 110TH ST.
1 TREE SHALL BE REQUIRED FOR EVERY 4,000 SQ. FT. OF LANDSCAPE OPEN SPACE. THESE TREES MAY INCLUDE THE TREES REQUIRED IN PARKING LOTS.	TOTAL AREA OF OPEN SPACE = 451,292.75 SQ. FT. 451,292.75 SQ. FT. / 4,000 SQ. FT. = 112.82 113 INTERIOR TREES REQUIRED	113 DECIDUOUS AND EVERGREEN TREES PROVIDED THROUGHOUT THE SITE
ARTICLE XXX - SECTION 6 - PLANTING REQUIREMENTS WITHIN PARKING AND VEHICULAR USE AREAS		
NO LESS THAN 6% OF THE INTERIOR OF A PARKING LOT SHALL BE LANDSCAPED AND/OR A MINIMUM OF 1 TREE PER 10 PARKING SPACES.	TOTAL PARKING AREA = 125,896.89 SQ. FT. 125,896.89 SQ. FT. x 0.06 = 7,553.81 7,554 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED	31,192.66 SQ. FT. OF INTERIOR LANDSCAPE PROVIDED
	TOTAL NUMBER OF PARKING SPACES = 505 SPACES 505 SPACES / 10 SPACES = 50.5 51 PARKING LOT TREES REQUIRED	51 PARKING LOT TREES PROVIDED INCLUDED IN 113 OVERALL TREE REQUIREMENT

COMPASS 70

BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

ORIGINAL ISSUE:
7/2/2021

KHA PROJECT NO.
190021008

SHEET NUMBER

L1.0

OVERALL
LANDSCAPE
PLAN



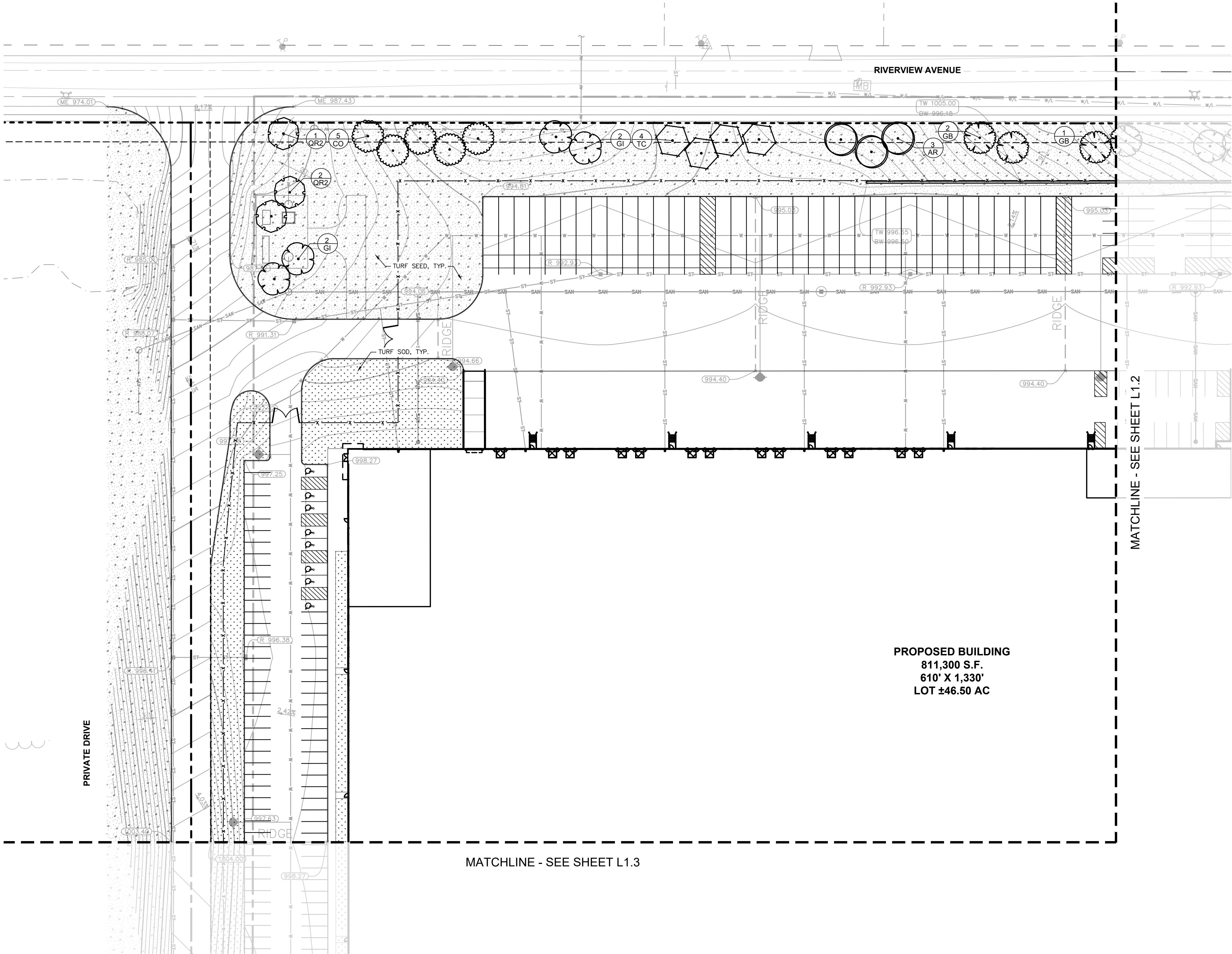
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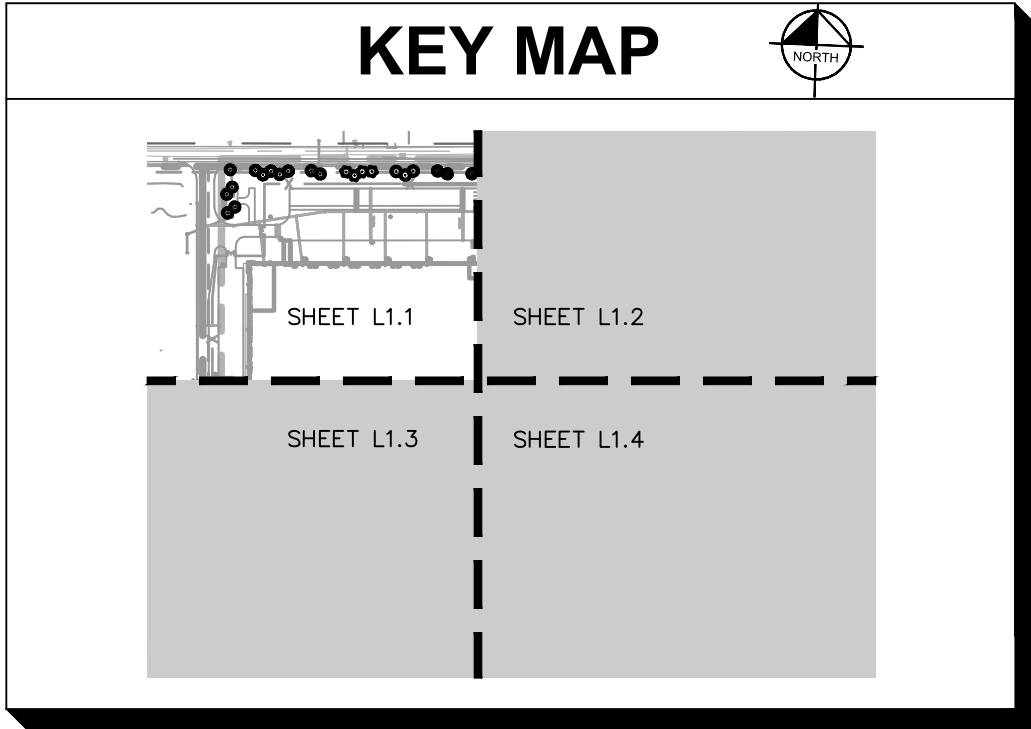
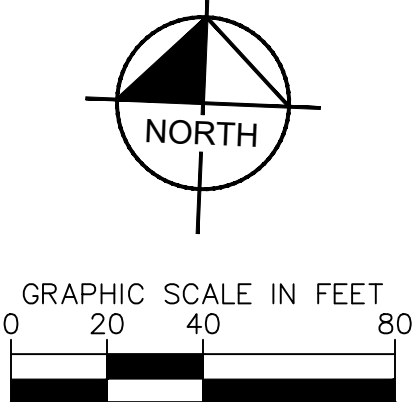
REVISIONS
DATE BY

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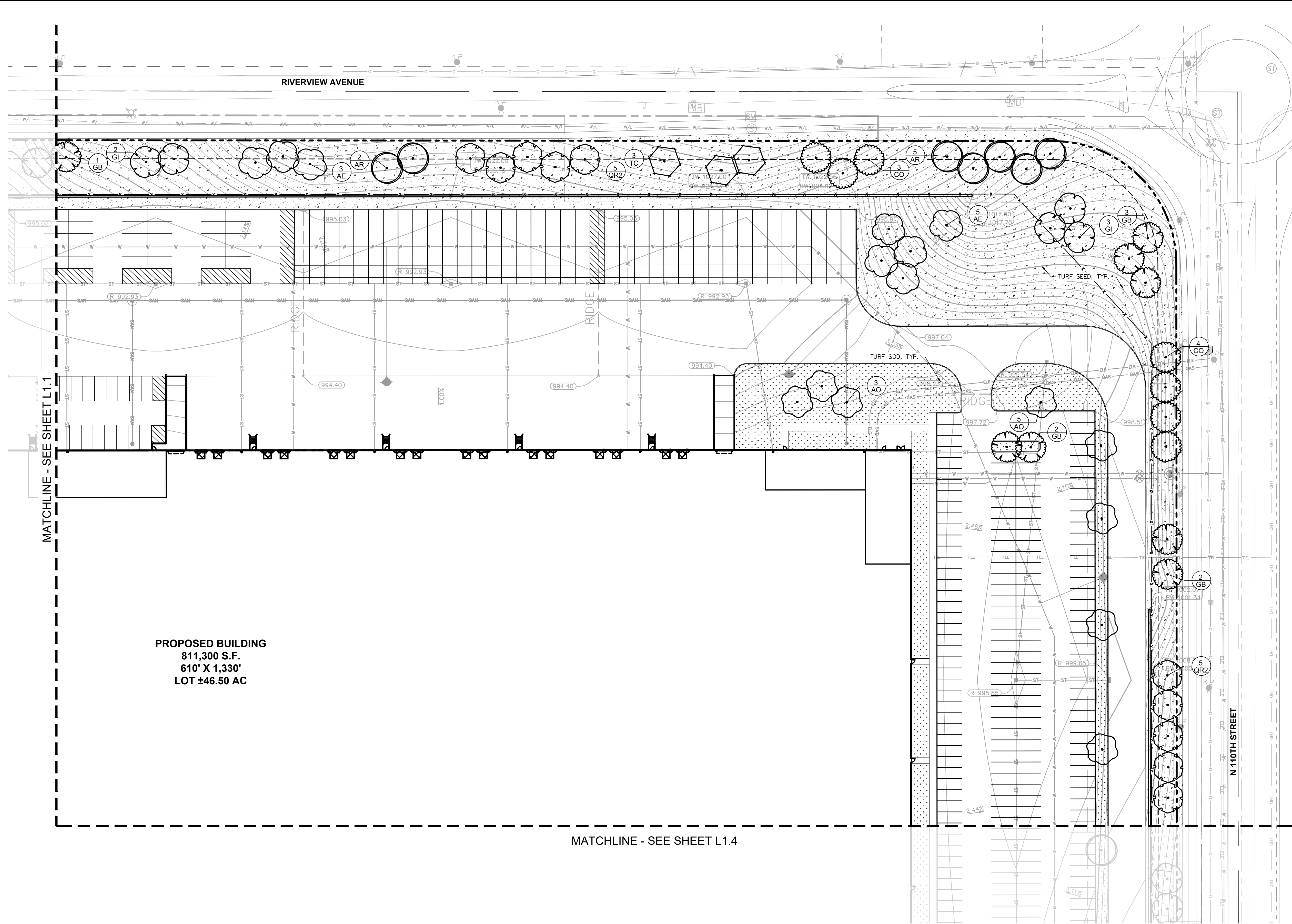


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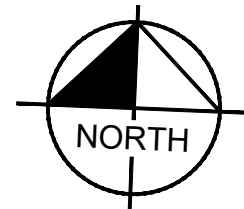
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		CITY COMMENTS		XX/XX/XX	
		REVISIONS		DATE	
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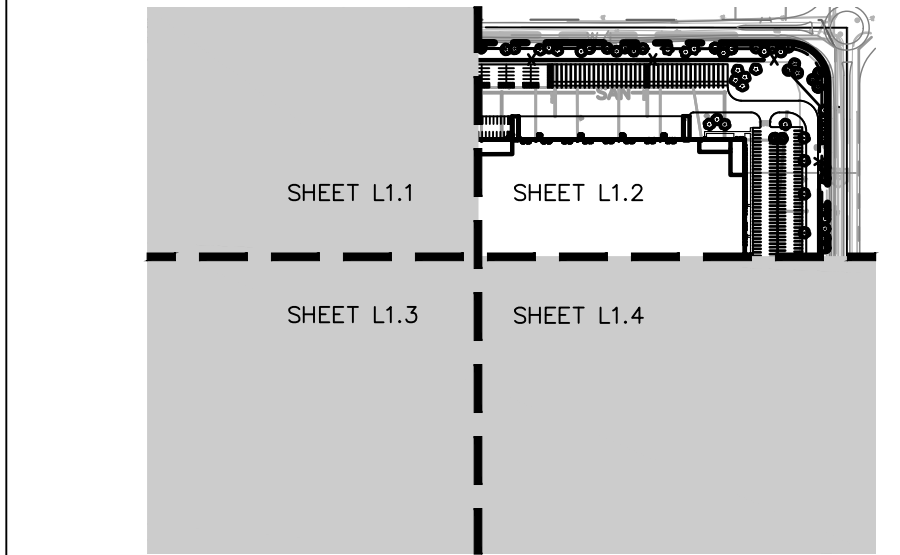
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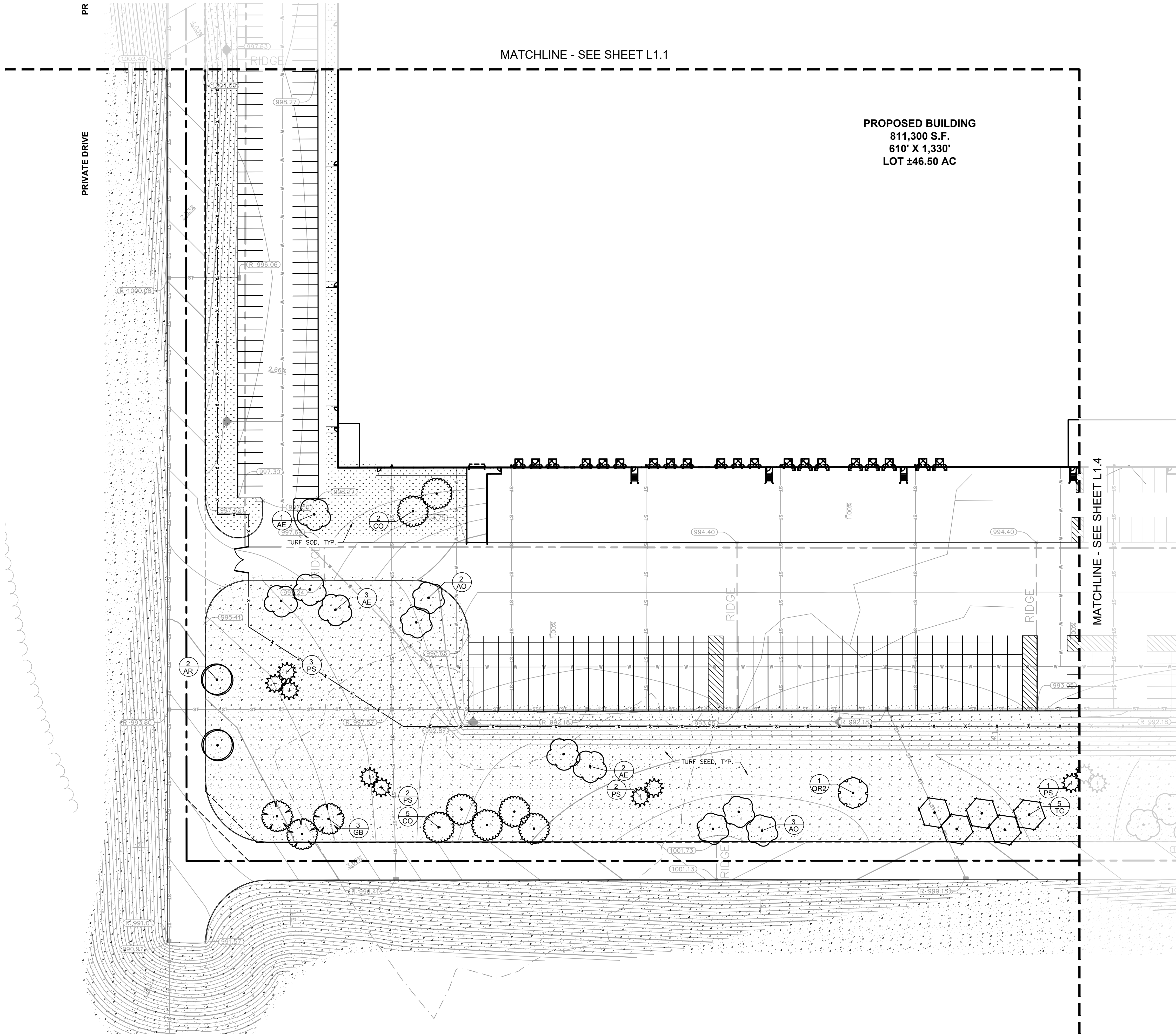
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KEY MAP



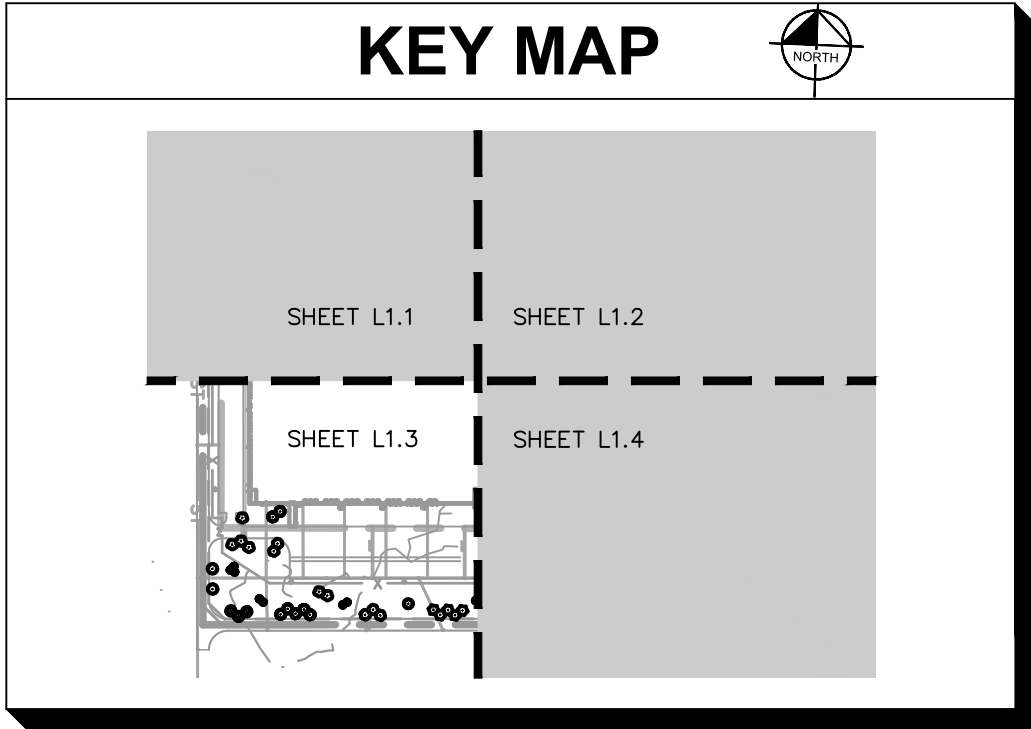
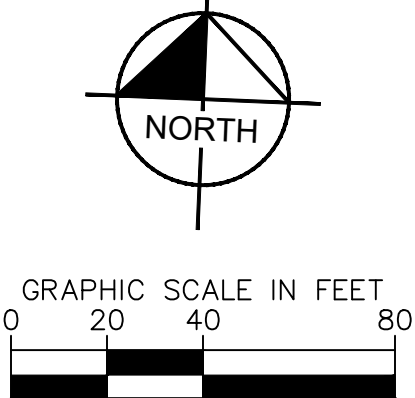
COMPASS 70 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS		DETAILED LANDSCAPE PLAN				Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: NSS DRAWN BY: NSS CHECKED BY: JMM		CITY COMMENTS REVISIONS		XX/XX/XX DATE		AW BY	
ORIGINAL ISSUE: 7/2/2021		KHA PROJECT NO. 190021008		SHEET NUMBER		L1.2									

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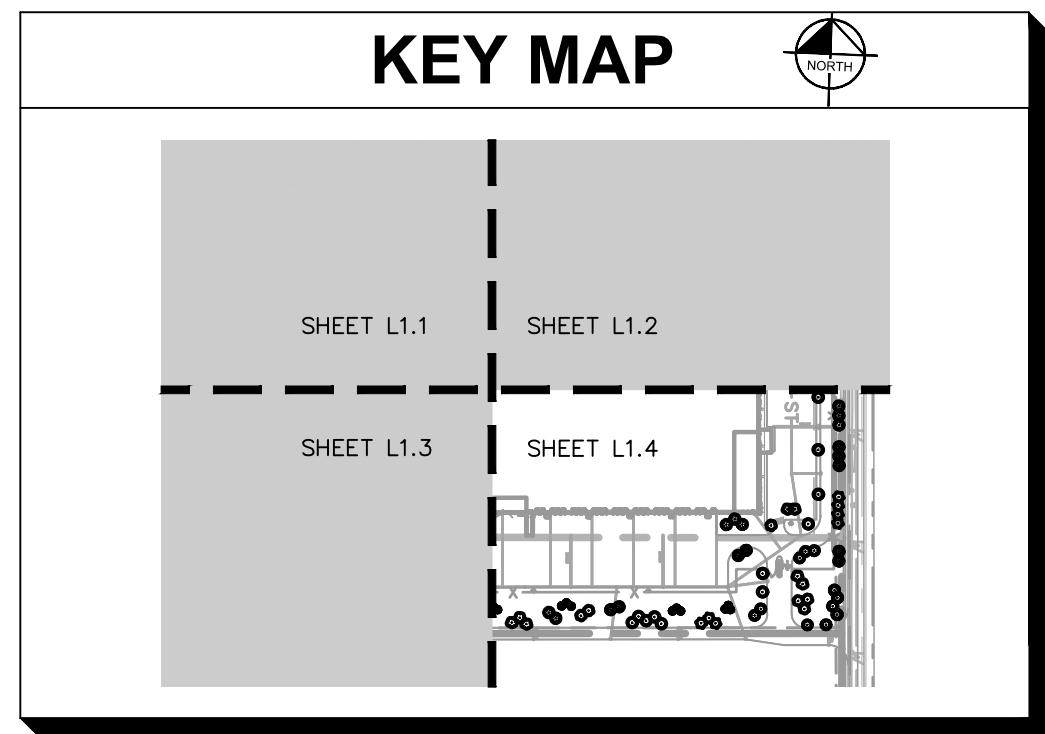
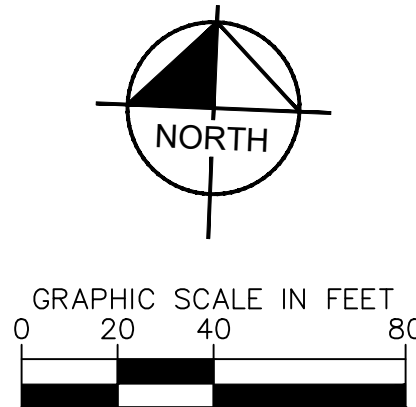
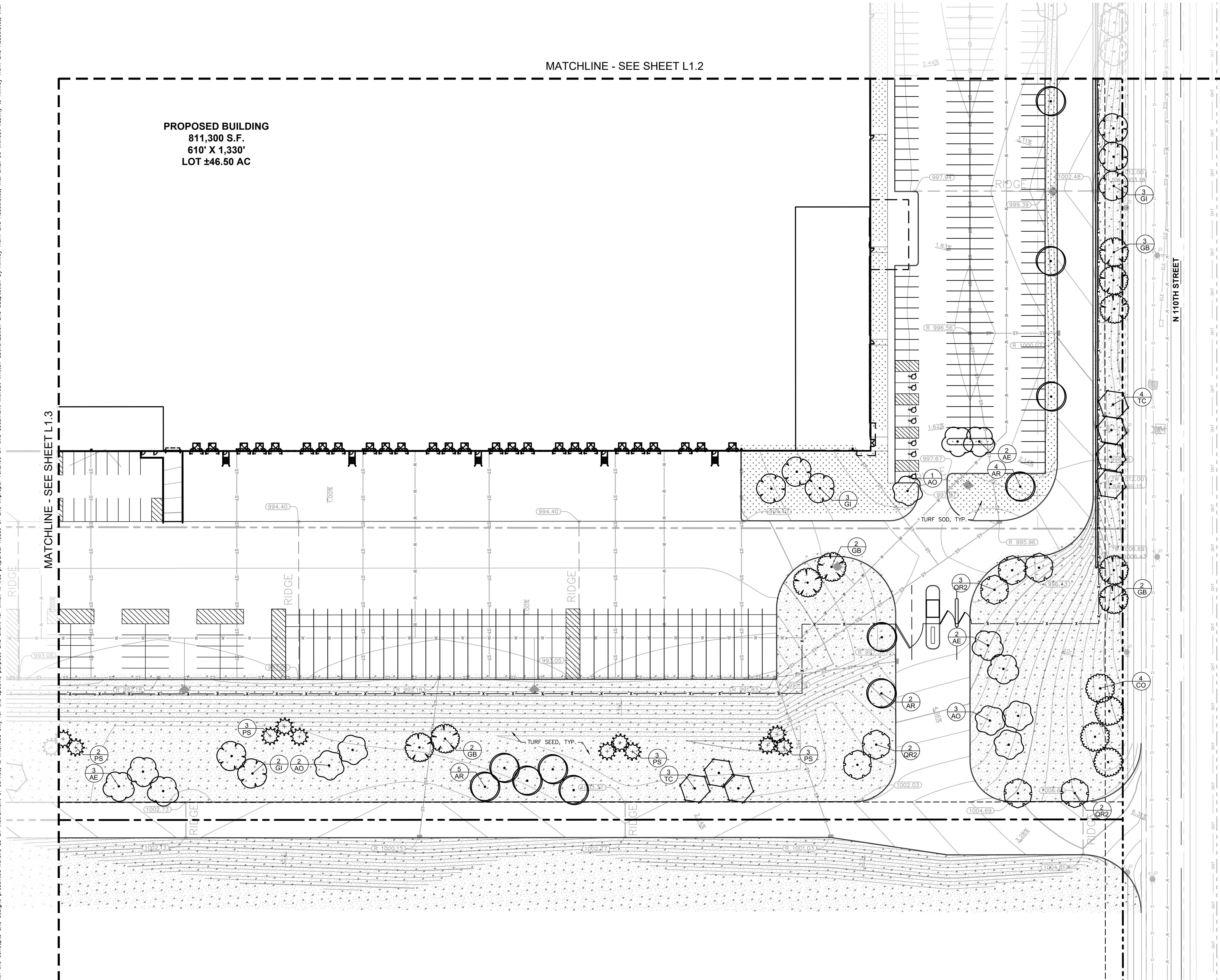


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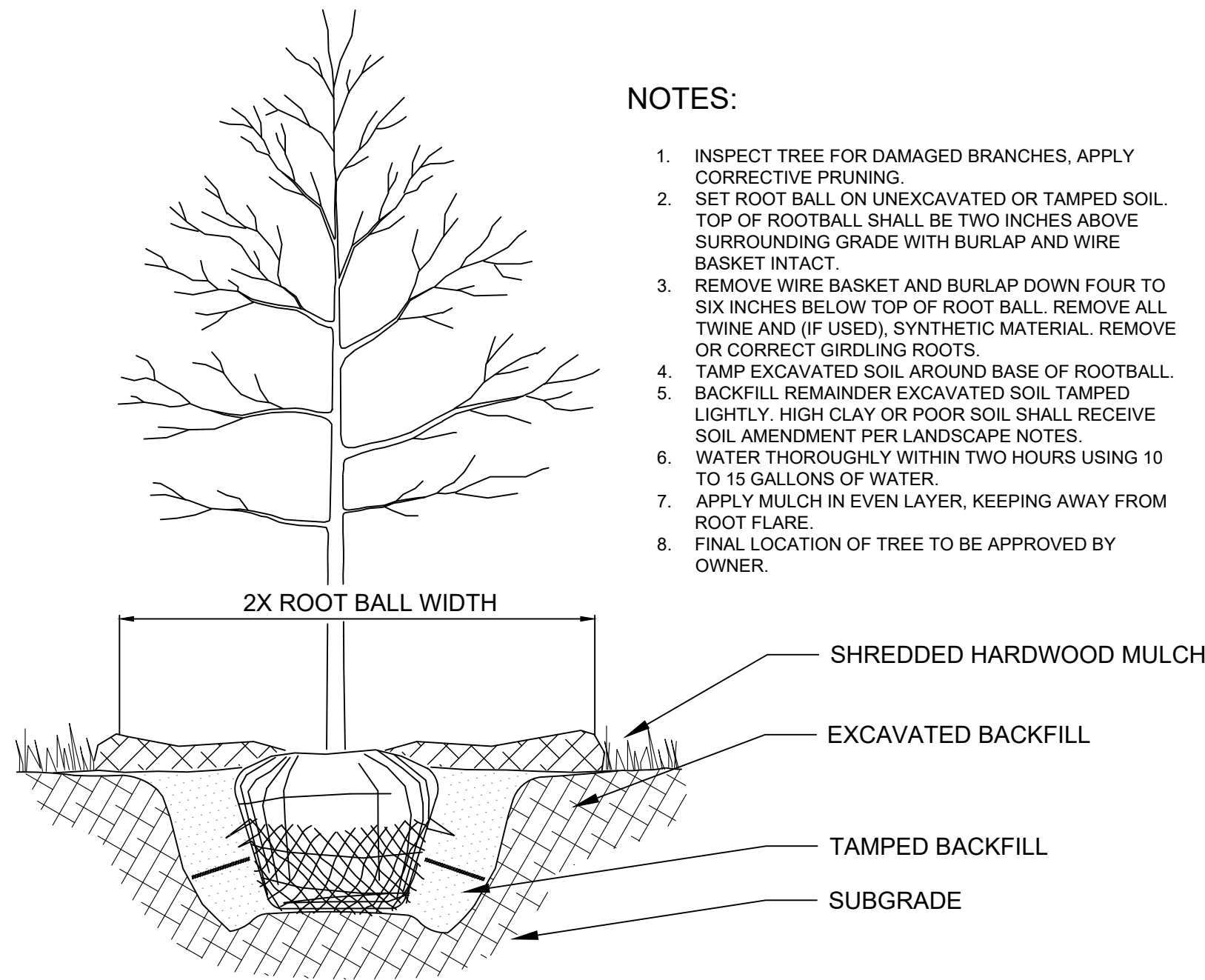


COMPASS 70 BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS					
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L1.3		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM		CITY COMMENTS XX/XX/XX AW	
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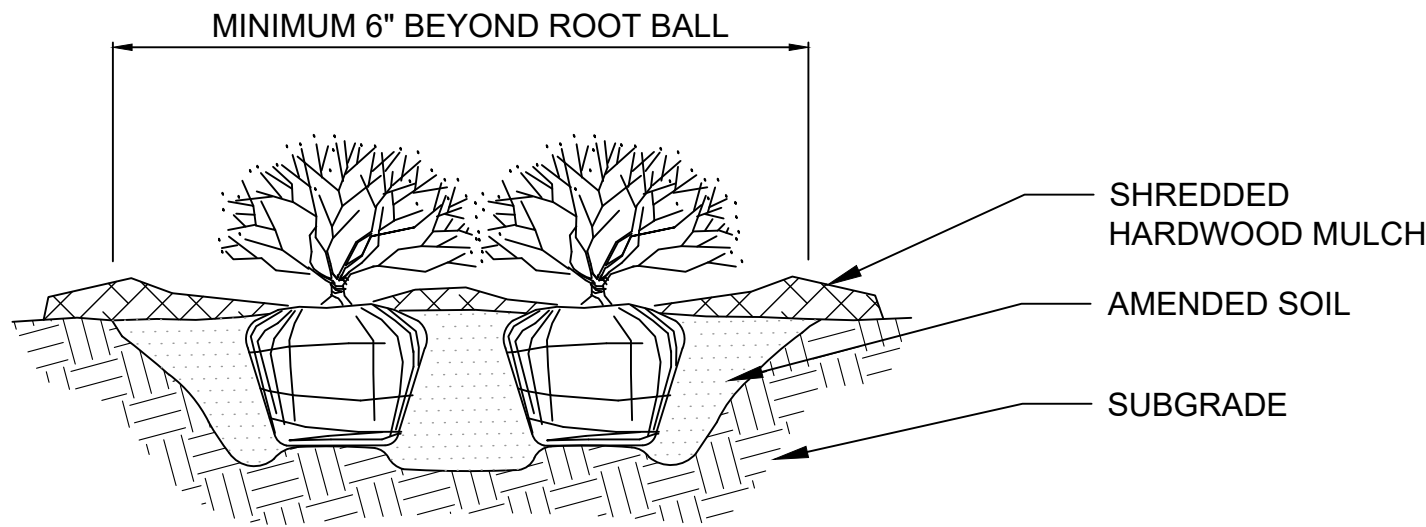
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Drawing name: K:\CIB_LDEV\190021008_Medline_BonneSpringe_XS\2 Design\CAD\PlanSheets\LANDSCAPE PLAN.dwg C:\S LANDSCAPE NOTES AND DETAILS Jul 15, 2021 9:24am by: Ben Simblida
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NOTES:

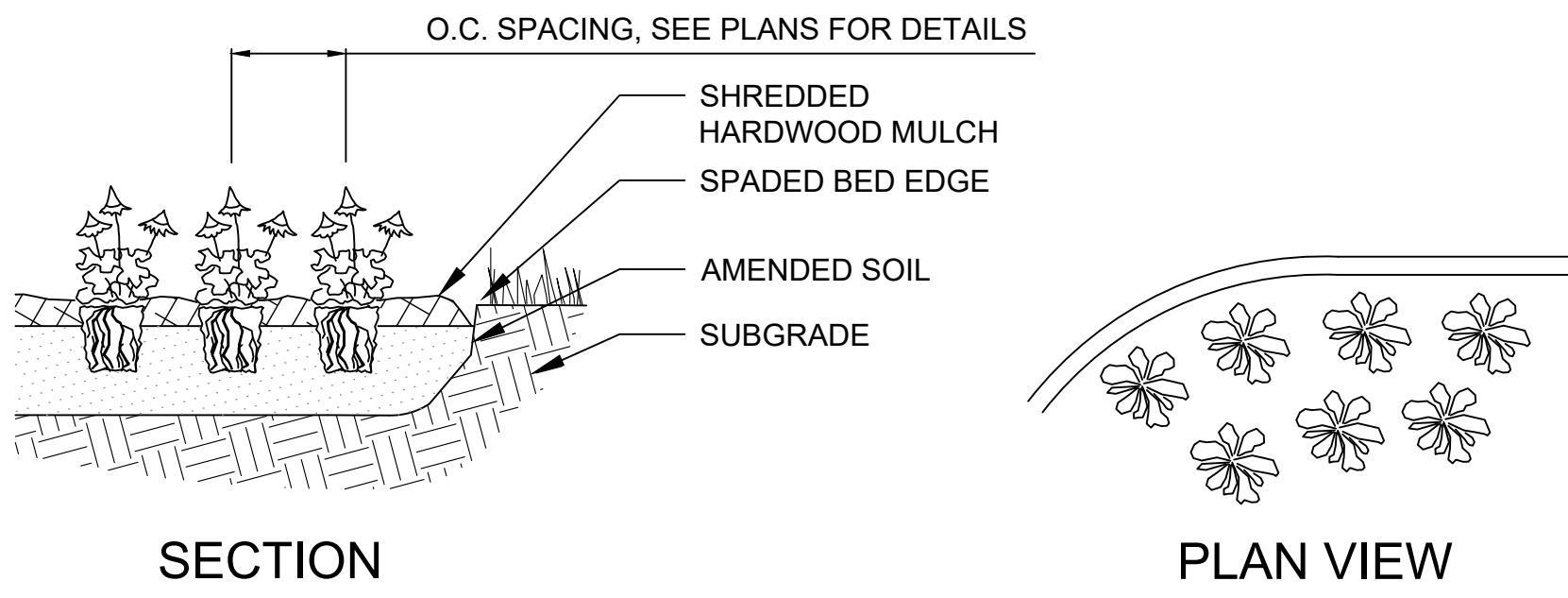
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

- NOTES:
1. EXCAVATE PLANTING BED.
 2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
 3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
 2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
 3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
 4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
 5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



1 TREE PLANTING

NTS

2 SHRUB PLANTING

NTS

3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AE	21	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	2" CAL. MIN	
	AO	19	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2" CAL. MIN	
	AR	23	ACER RUBRUM / RED MAPLE	B & B	2" CAL. MIN	
	CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN	
	GB	23	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2" CAL. MIN	MALE ONLY
	GI	17	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	2" CAL. MIN	
	QR2	21	QUERCUS ROBUR / ENGLISH OAK	B & B	2" CAL. MIN	
	TC	19	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2" CAL. MIN	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PS	19	PINUS STROBUS / WHITE PINE	B & B		5' HT MIN
GROUND COVERS			BOTANICAL / COMMON NAME			

SCALE: AS NOTED

DESIGNED BY: NNS

DRAWN BY: NNS

CHECKED BY: JMM

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LANDSCAPE NOTES AND DETAILS

COMPASS 70
BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

ORIGINAL ISSUE:
7/2/2021
KHA PROJECT NO.
190021008
SHEET NUMBER
L1.5

REVISIONS

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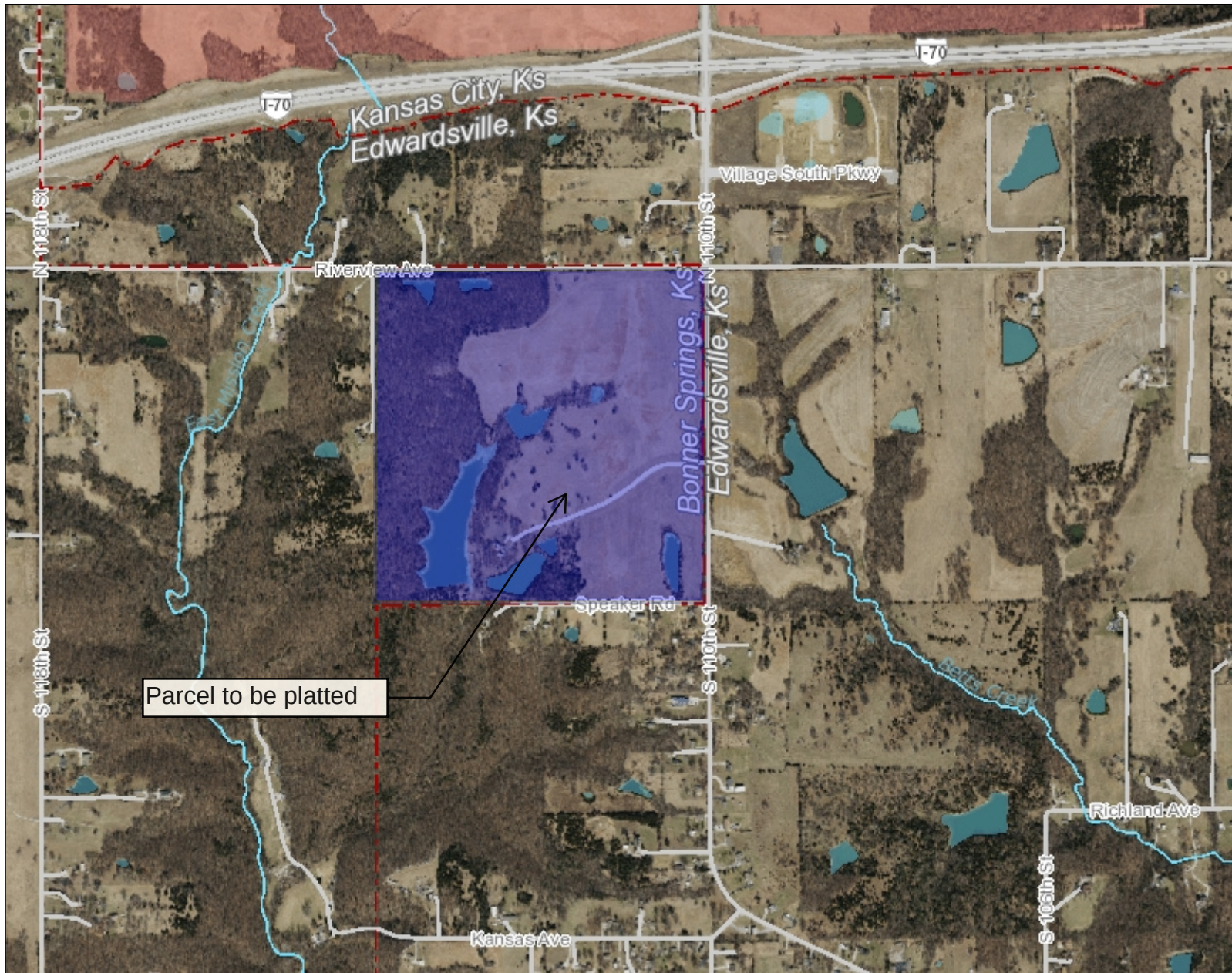
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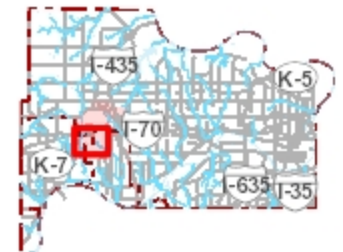


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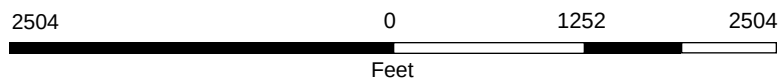
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- Rivers
- Streams
- Parks*
- Municipal Boundaries
- Railroads

Locater Map



Notes

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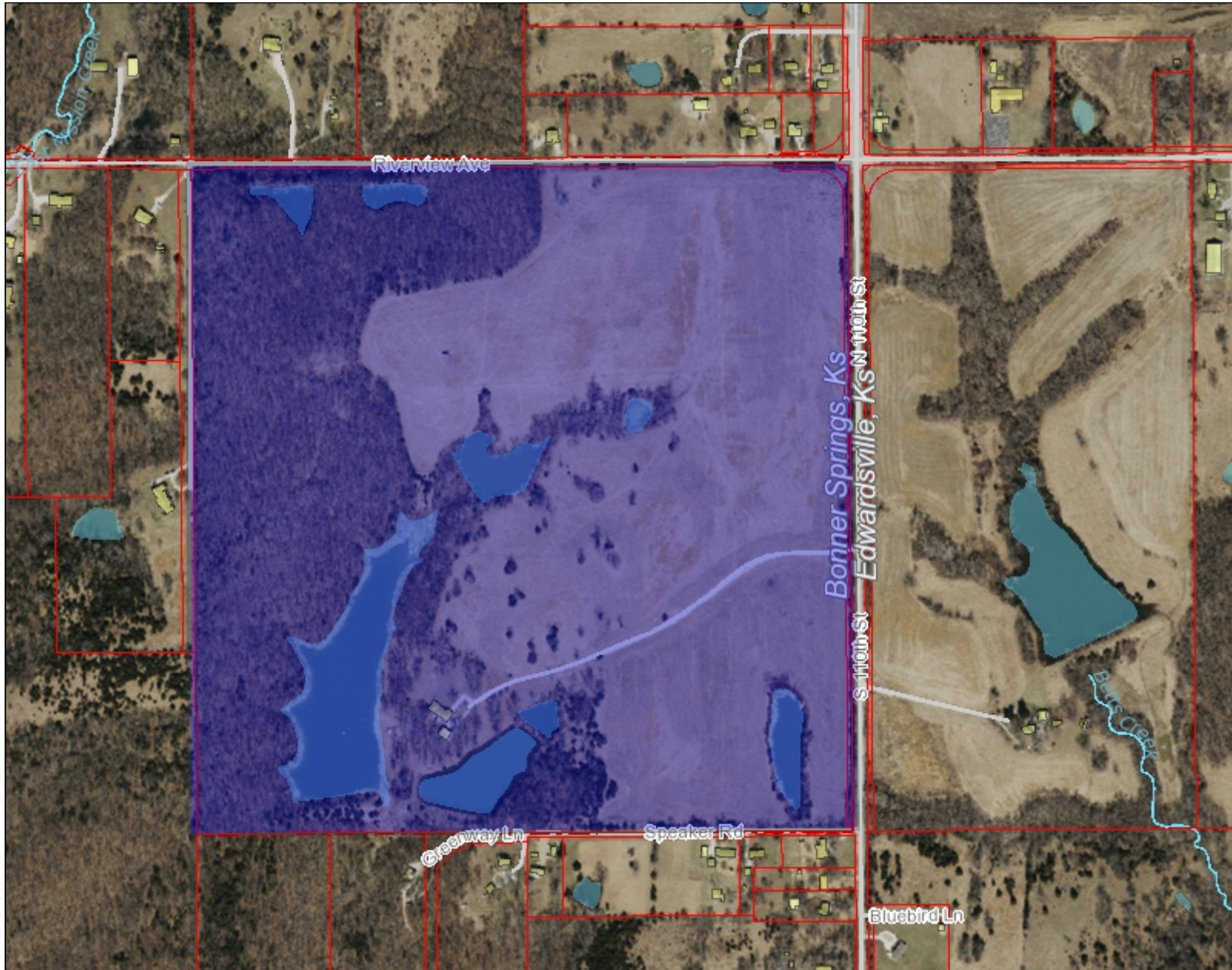


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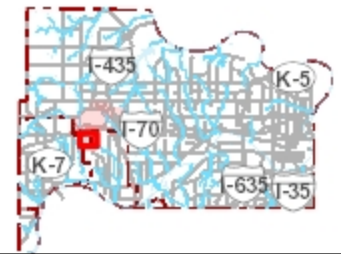
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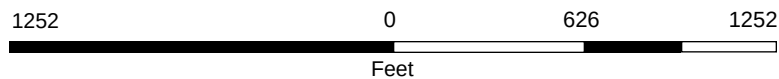
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- Points of Interest
- Lakes
- Rivers
- Streams
- Parks*
- Platted Parcel
- Unplatted Parcel
- ROW Parcel
- Municipal Boundaries
- Railroads

Locater Map



Notes

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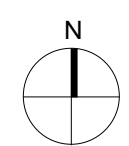
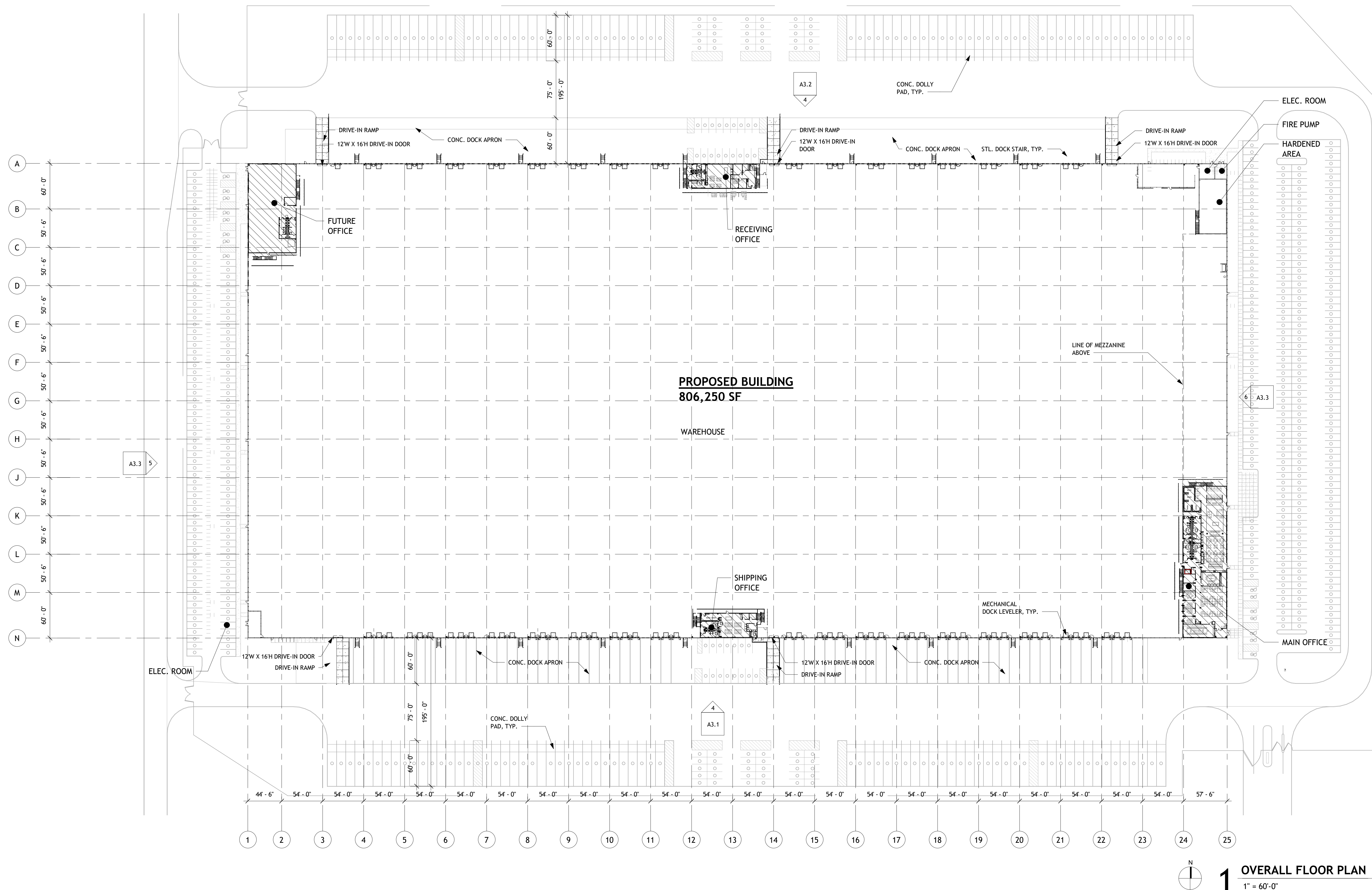
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FOR CONSTRUCTION
OR BID
7/13/2021
3:45:50 PM

DESCRIPTION:
PBZ SET 07-12-21

Issue Date: 07-12-21
Job Number: 21068.00
Drawn By: MT
Checked By: ZW
Drawing Title:

OVERALL FLOOR PLAN

A2.1



1 OVERALL FLOOR PLAN
1" = 60'-0"



PROGRESS PRINT NOT
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OR BID
7/13/2021
3:45:55 PM

DESCRIPTION:

P&Z SET 07-12-21

Issue Date: 07-12-21

Job Number: 21068.00

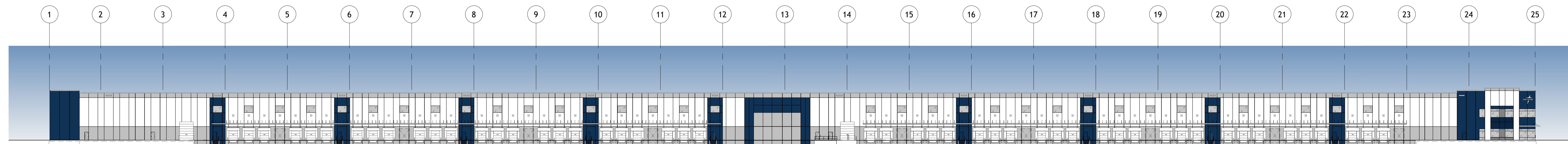
Drawn By: MT

Checked By: ZW

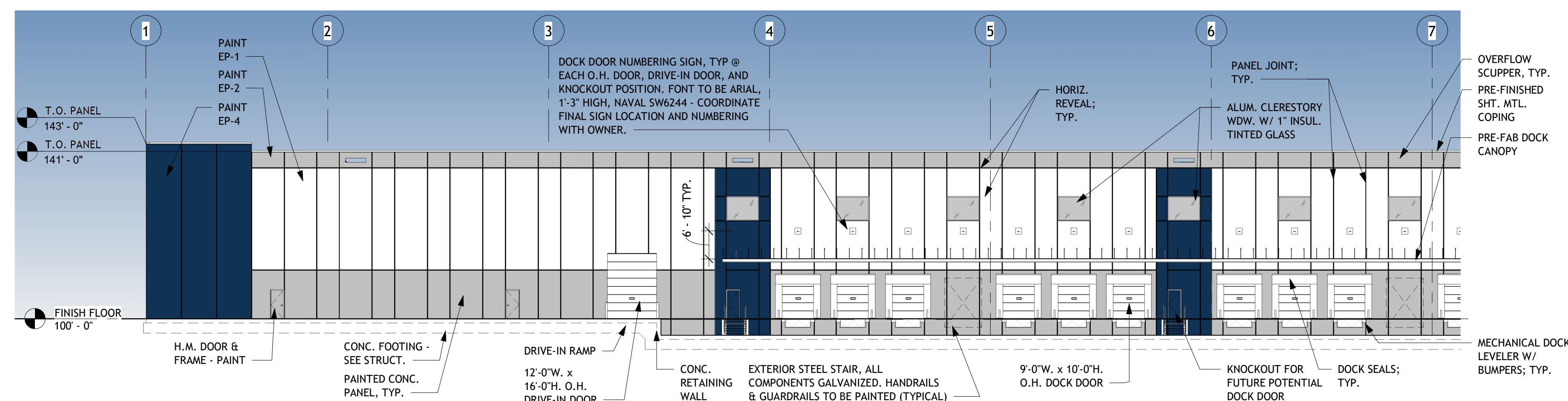
Drawing Title:

ELEVATIONS (SOUTH)

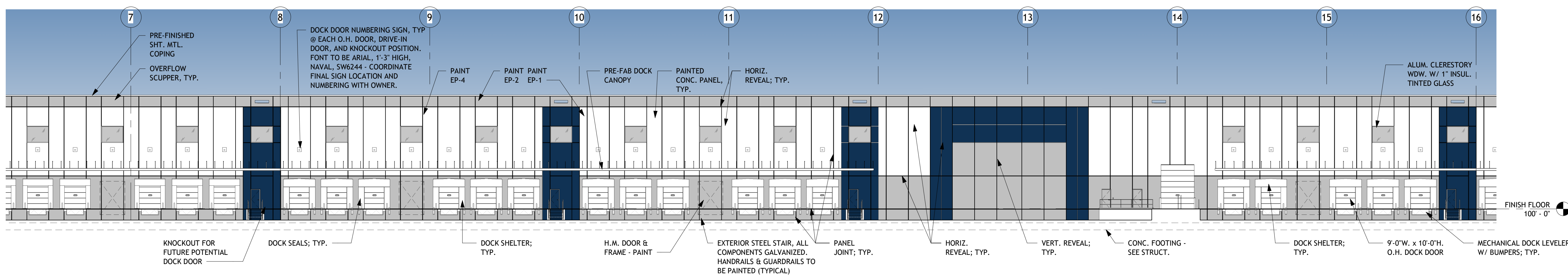
A3.1



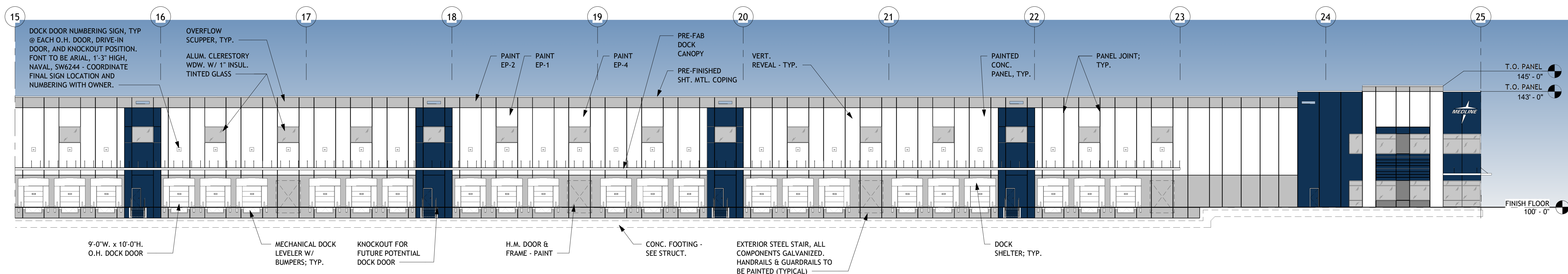
4 OVERALL SOUTH ELEVATION
1" = 40'-0"



3 PARTIAL SOUTH ELEVATION
1" = 20'-0"



2 PARTIAL SOUTH ELEVATION
1" = 20'-0"



1 PARTIAL SOUTH ELEVATION
1" = 20'-0"

GENERAL ELEVATION NOTES:

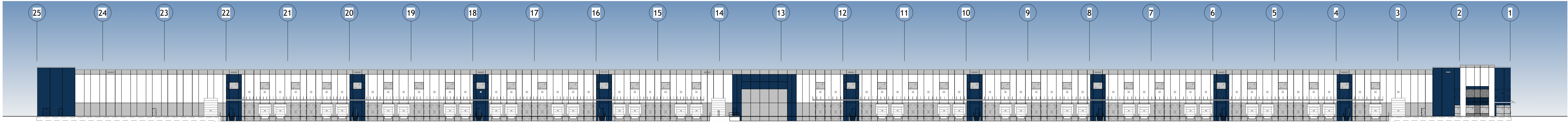
1. ALL CONCRETE PANEL JOINTS SHALL BE CAULKED ON BOTH THE OUTSIDE & INSIDE FACES OF THE PANELS.
2. PAINT ALL EXPOSED EXTERIOR CONCRETE PANELS.
3. PAINT ALL HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT CONC. WALL COLOR.
4. PAINT ALL PIPE BOLLARDS SAFETY YELLOW.
5. PROVIDE RNOX BOX PER LOCAL AUTHORITY REQUIREMENTS.
6. PROVIDE 'V' REVEAL AROUND PERIMETER OF FUTURE O.H. DOOR K.O. PANEL AND FUTURE STOREFRONT WINDOW OPENINGS
7. WALL PANEL JOINT DIMENSION ARE TO 1/4" OF JOIST, U.N.O.

LEGEND:

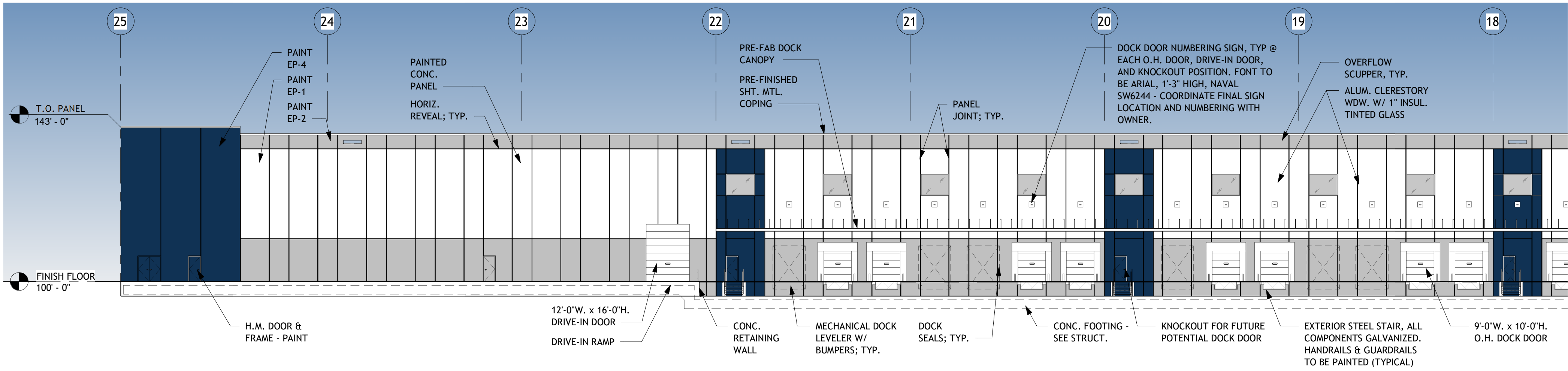
1" INSUL. TINTED VISION GLASS

EXTERIOR COLOR LEGEND

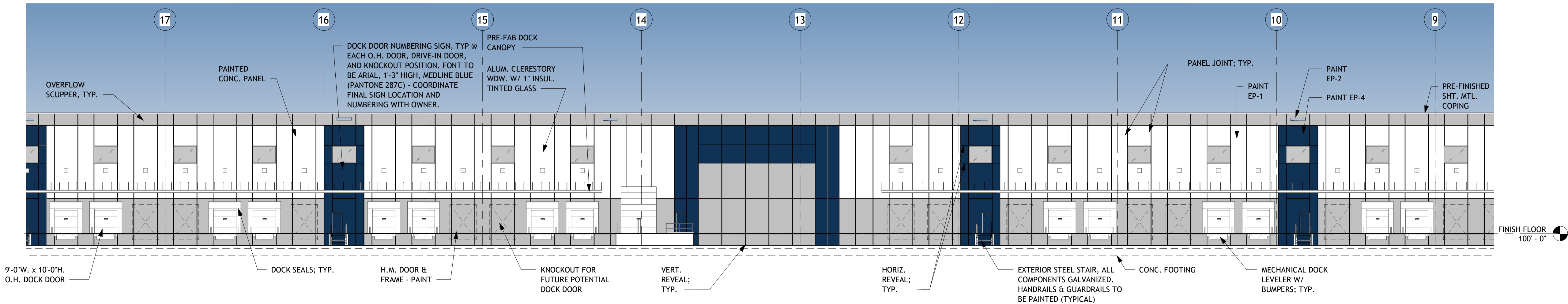
- PAINT EP-1: SHERWIN WILLIAMS, NEBULOUS WHITE SW7063
- PAINT EP-2: SHERWIN WILLIAMS, GRAY MATTERS SW7066
- PAINT EP-3: SHERWIN WILLIAMS, CITYSCAPE SW7067
- PAINT EP-4: SHERWIN WILLIAMS, NAVAL SW6244



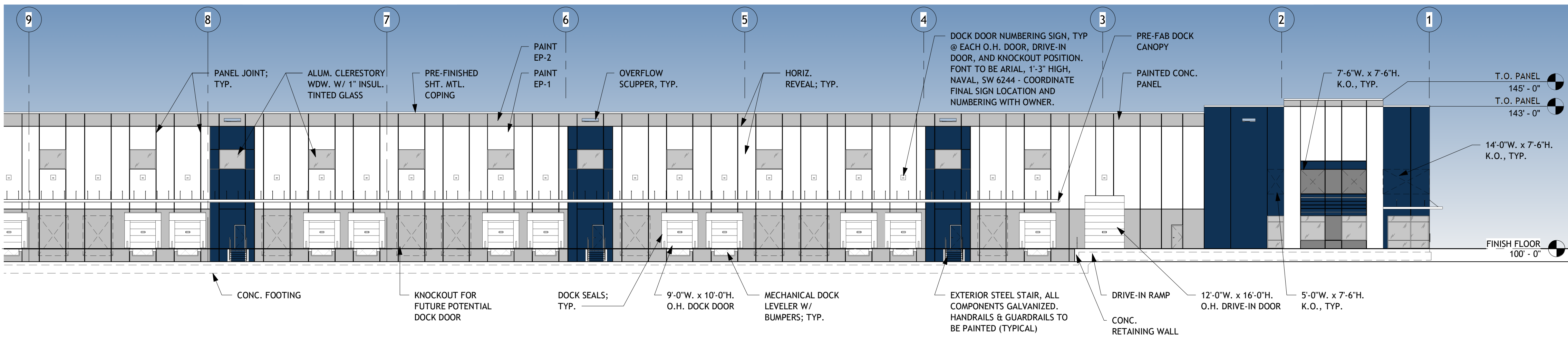
4 OVERALL NORTH ELEVATION
1" = 40'-0"



3 PARTIAL NORTH ELEVATION
1" = 20'-0"



2 PARTIAL NORTH ELEVATION
1" = 20'-0"

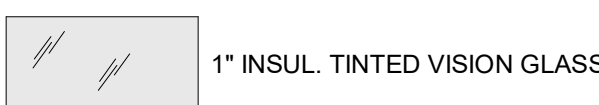


1 PARTIAL NORTH ELEVATION
1" = 20'-0"

GENERAL ELEVATION NOTES:

1. ALL CONCRETE PANEL JOINTS SHALL BE CAULKED ON BOTH THE OUTSIDE & INSIDE FACES OF THE PANELS.
2. PAINT ALL EXPOSED EXTERIOR CONCRETE PANELS.
3. PAINT ALL HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT CONCR. WALL COLOR.
4. PAINT ALL PIPE BOLLARDS SAFETY YELLOW.
5. PROVIDE KNOX BOX PER LOCAL AUTHORITY REQUIREMENTS.
6. PROVIDE 'V' REVEAL AROUND PERIMETER OF FUTURE O.H. DOOR K.O. PANEL AND FUTURE STOREFRONT WINDOW OPENINGS
7. WALL PANEL JOINT DIMENSION ARE TO FACE OF JOIST, U.N.O.

LEGEND:



EXTERIOR COLOR LEGEND

- PAINT EP-1: SHERWIN WILLIAMS, NEBULOUS WHITE SW7063
- PAINT EP-2: SHERWIN WILLIAMS, GRAY MATTERS SW7066
- PAINT EP-3: SHERWIN WILLIAMS, CITYSCAPE SW7067
- PAINT EP-4: SHERWIN WILLIAMS, NAVAL SW6244

CONSULTANTS:

Civil:
KIMLEY HORN
2400 Corporate Exchange Drive, Suite 120
Columbus, Ohio 43231
614-454-6696
www.kimley-horn.com

Structural:
ALPER ASSOC., INC.
1804 Borman Circle Drive
St. Louis, MO 63127
314-432-8600

MEP / FP:
Design-Build: T.B.D.



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DESCRIPTION:

P&Z SET 07-12-21

Issue Date: 07-12-21

Job Number: 21068.00

Drawn By: MT

Checked By: ZW

Drawing Title:

ELEVATIONS (NORTH)



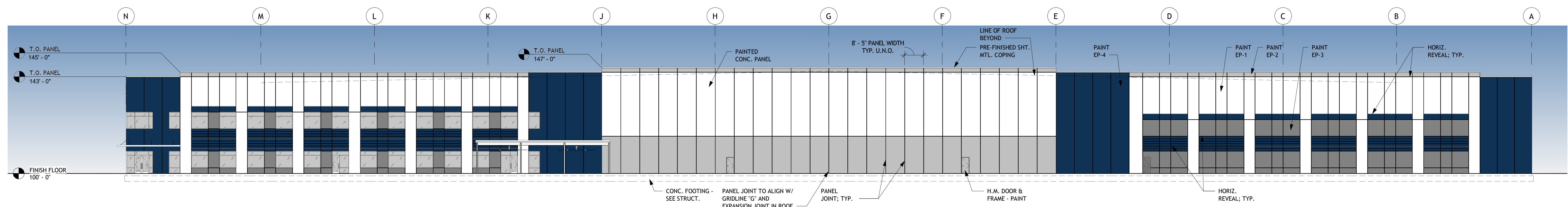
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OR BID
7/13/2021
3:46:10 PM

DESCRIPTION:
PBZ SET 07-12-21

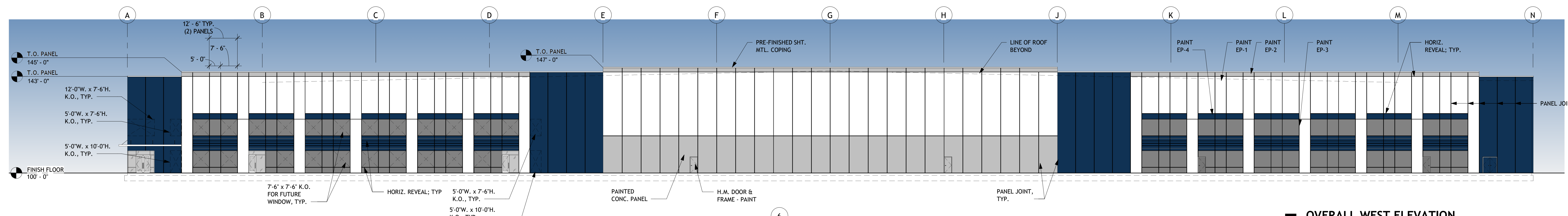
Issue Date: 07-12-21
Job Number: 21068.00
Drawn By: MT
Checked By: ZW
Drawing Title:

ELEVATIONS (EAST & WEST)

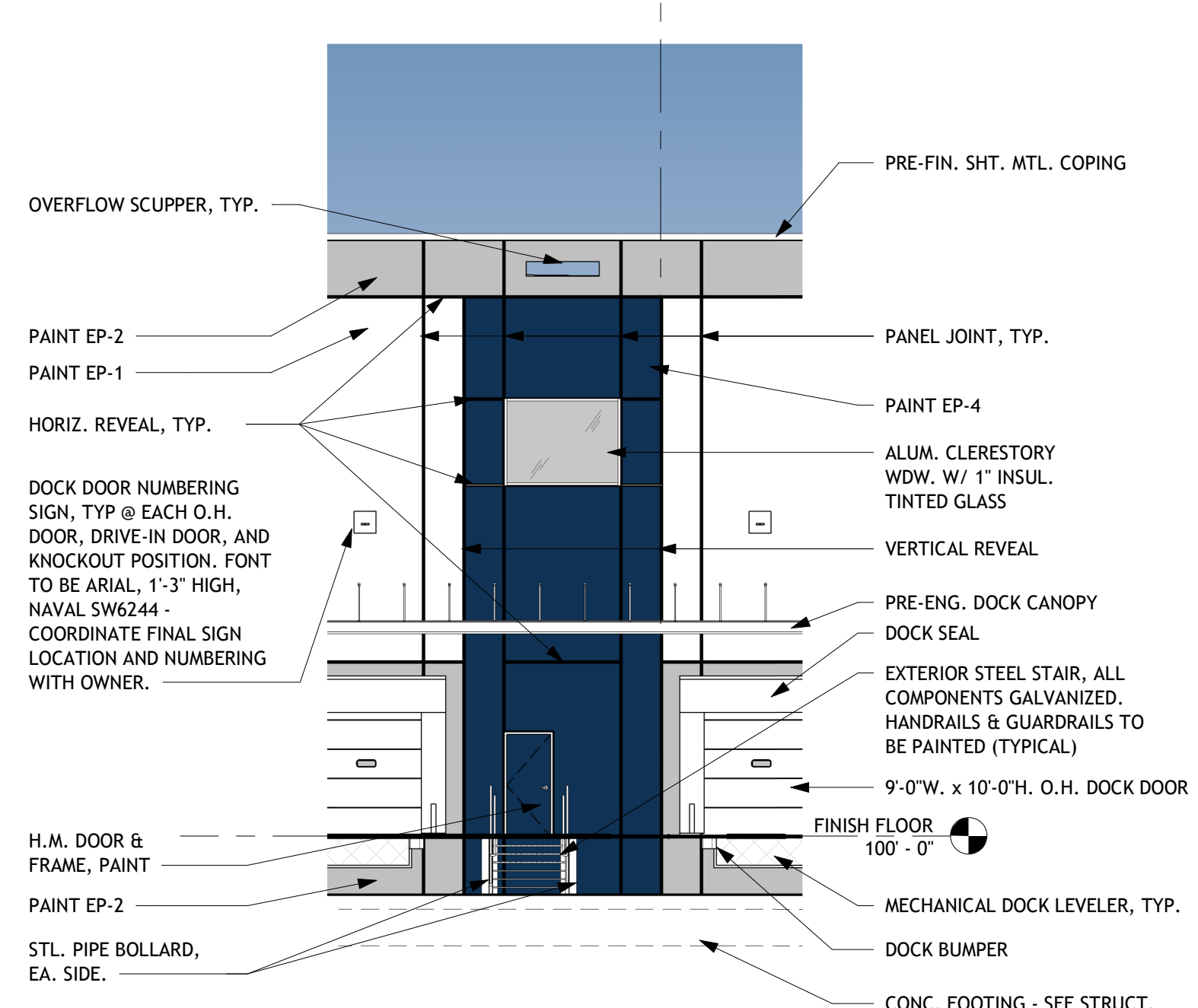
A3.3



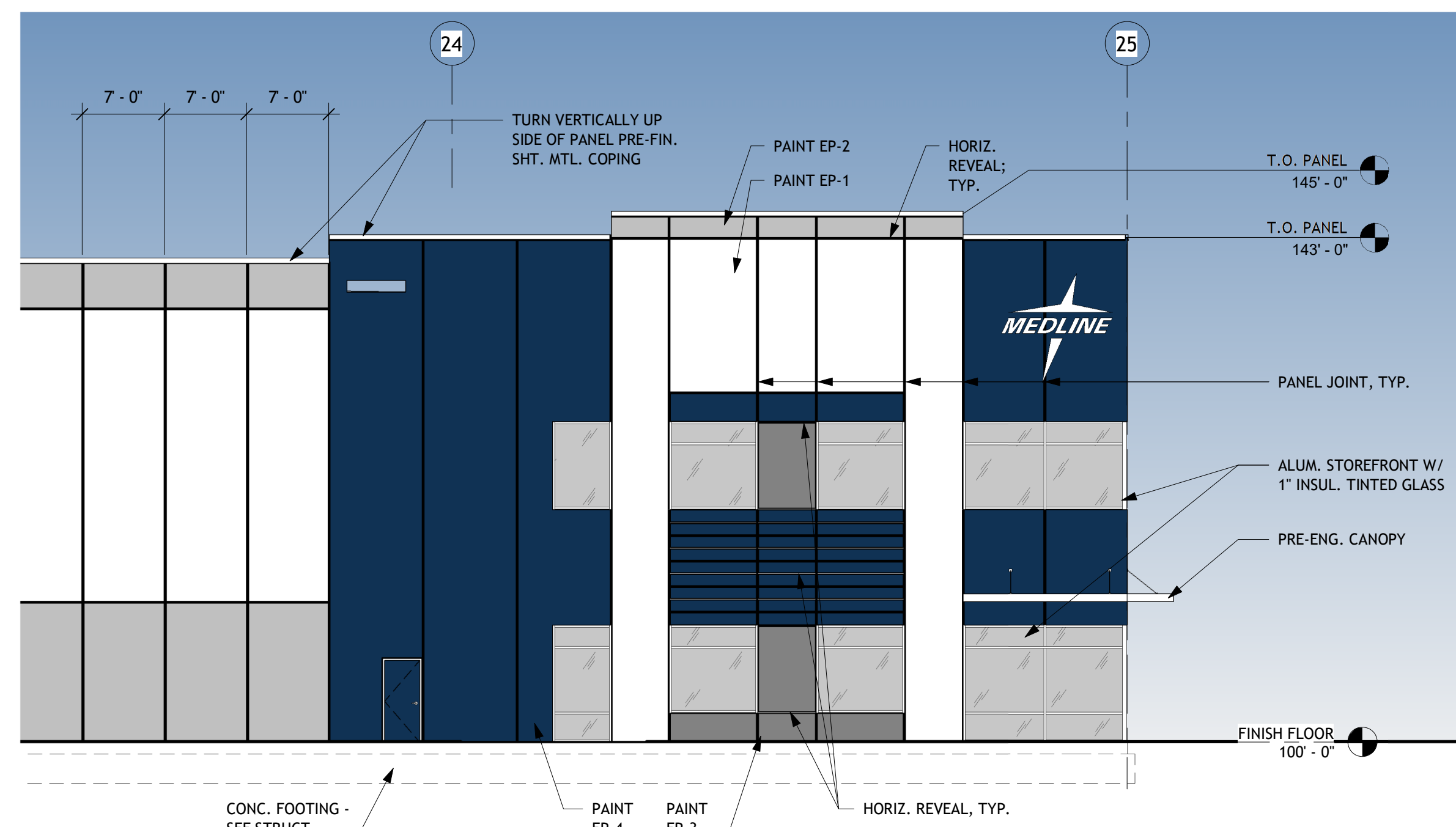
6 OVERALL EAST ELEVATION
1" = 20'-0"



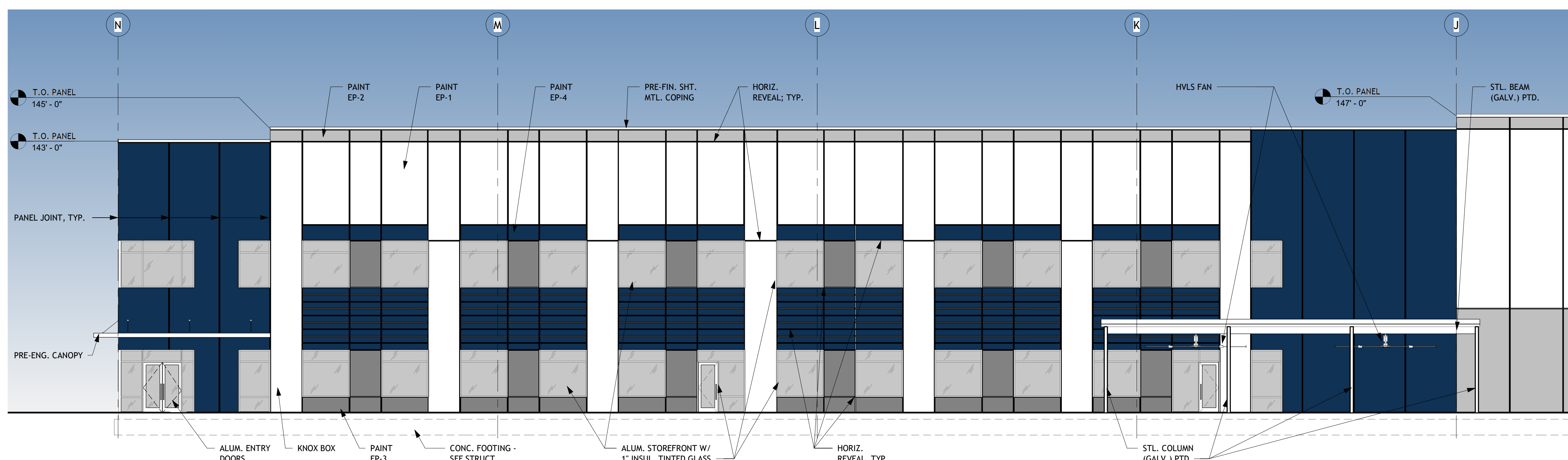
5 OVERALL WEST ELEVATION
1" = 20'-0"



3 ENLARGED TYPICAL ACCENT PANEL
1" = 10'-0"



2 ENLARGED EAST ELEVATION
1" = 10'-0"

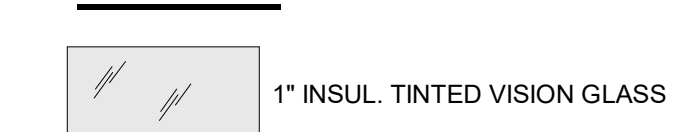


1 ENLARGED NORTH ELEVATION
1" = 10'-0"

GENERAL ELEVATION NOTES:

1. ALL CONCRETE PANEL JOINTS SHALL BE CAULKED ON BOTH THE OUTSIDE & INSIDE FACES OF THE PANELS.
2. PAINT ALL EXPOSED EXTERIOR CONCRETE PANELS.
3. PAINT ALL HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT CONC. WALL COLOR.
4. PAINT ALL PIPE BOLLARDS SAFETY YELLOW.
5. PROVIDE KNOX BOX PER LOCAL AUTHORITY REQUIREMENTS.
6. PROVIDE Y REVEAL AROUND PERIMETER OF FUTURE O.H. DOOR K.O. PANEL AND FUTURE STOREFRONT WINDOW OPENINGS
7. WALL PANEL JOINT DIMENSION ARE TO 6" OF JOIST, U.N.O.

LEGEND:



EXTERIOR COLOR LEGEND

