



Board of Aldermen Request for Action

MEETING DATE: 2/21/2023

DEPARTMENT: Development

AGENDA ITEM: Bill No. 2977-23 Fairview Crossing North Conceptual Plan Approval – 1st reading by title only.

RECOMMENDED ACTION:

A motion to approve Bill No. 2977-23 for first reading by title only for Fairview Crossing North Conceptual Plan Approval.

SUMMARY:

Approving this ordinance would create an overlay district at property located at the southeast corner of Highway 169 and Commercial Street to allow a new retail/commercial subdivision to be called Fairview Crossing North.

BACKGROUND:

This project is on the 7.5-acre parcel at the southeast corner of Highway 169 and Commercial Street, the former location of the Hershewe Strip Mall. The applicant acquired the property after reviewing the Smithville Comprehensive Plan 2030, and preparing for development the Fairview Crossing Conceptual plan immediately south of this location. This Conceptual Plan would tie both Fairview Crossing and Fairview Crossing North together with a common access to Highway 169 at a new 147th Street. The plan would allow creation of 6 retail commercial lots with a new street that accesses Commercial Street, and ultimately will travel through the Fairview Crossing development all the way to 144th Street.

The conceptual plan process allows developers to create cohesive developments with variances from some of the lot size and access restrictions contained in the zoning code so long as the plan meets the intent of the underlying district designation. The approval of a conceptual plan sets the limits of what can be constructed upon the property but gives the developer flexibility to adjust the project to the market, so long as the densities of buildings, parking requirements, stormwater management and availability of services is otherwise met.

A conceptual plan is not to be considered as a subdivision that creates separate lots, but as a plan of use and development within the approved scope of that plan. Any subdivision of land for the project is subject to the parameters of this plan but includes substantial additional review matters to be handled separately. The applicant has also requested a preliminary plat approval for the subdivision, which is set for approval only following the passage of this conceptual plan.

The Development, Public Works, Utilities Departments and MoDOT have approved the traffic study and/or the stormwater studies required for the subdivision this conceptual plan authorizes. Following a public hearing at the February 14, 2023 Planning and Zoning Commission meeting, the Commission voted to recommend approval of this Conceptual Plan.

PREVIOUS ACTION:

N/A

POLICY ISSUE:

Comprehensive Plan Development

FINANCIAL CONSIDERATIONS:

No budgetary impact

ATTACHMENTS:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |



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| <input type="checkbox"/> Other: | |



February 8, 2023
Conceptual Plan Approval of Clay County Parcel Id #05-917-00-07-008.00

Application for a Conceptual Plan Approval – Fairview Crossing North

Code Sections:
400.200 et seq. Planned Development Overlay District

GENERAL DESCRIPTION:

The property is currently the former location of an 11-unit, 15,000 ft² strip mall at 1601 S. 169 Hwy that was demolished in 2021. The proposed conceptual plan is for dividing this 7.63-acre parcel that surrounds the Central Bank of the Midwest Facility into 6 individual lots with slight variances to the minimum lot frontages with sizes ranging from .92 acre to .99 acre. The accompanying plat includes two new public streets, one from Commercial St., south to a new 147th St. that accesses N. 169 Hwy. The 147th St. access will also connect to Fairview Crossing subdivision to the south. The conceptual plan limits the total lot coverage calculation to less than 10%, which is substantially lower than the allowed 50% coverage.

The plan identifies a minimum 30ft wide drainage and utility easement (to limit disturbance from construction) on the entire east side of the parcel, with specific instructions to preserve existing trees within this area to improve the overall landscape buffering.



400.200.B.3 Guidelines for review of a conceptual development plan for a Planned Development Overlay District, the Commission shall consider the requirements in the site plan review provisions in Section 400.390 through 400.440 when evaluating the following:

a. Topography; to ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

Development placement specifically preserves as much as possible for utility construction, the existing good vegetation in the natural drainage area on the east. The lowest portion of the parcel is located in the southeast corner, and this area will be used to create the dry-bottom stormwater detention basin.

b. Parking; to ensure the proposed development contains an adequate amount of parking and is located in an appropriate area or adequately screened. Generally, the parking should conform to the required number of spaces appropriate to the development type as contained in Section 400.470. The

Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

Development is laid out in a fashion to meet the site plan requirements on all the lots. The development has no specific tenants identified, but the parking calculation assumes the highest parking requirements (1 per each 200 ft²) and assumes each building as a white box. Upon development, all areas not specifically used for retail display inside the buildings will be removed from this calculation and thereby improve the parking levels. As with all conceptual plans, this proposed plan represents the maximum density, number of buildings and number of lots allowed. If the development seeks to reduce the overall density or number of buildings or lots during the sales portion of the development, there is no restriction. If, however, the development seeks to increase any of these levels during development, a new plan, and new hearings must occur.

c. Setbacks: to ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

Development leaves ample spacing between the proposed buildings, as well as the existing properties to the east, including preserving as many natural trees as possible in the 30' easement on the east.

d. Architecture: to ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

The Development is without tenants and seeks to create the overall look of the development without limiting potential tenants. Therefore, this Conceptual plan will require independent site plan reviews of each proposed building and must meet the site plan requirements in existence at the time of construction, but only to the buildings. All other elements are identified and required as shown herein. Sales adjustments may reduce density, parking or other requirements, but the levels approved cannot increase or decrease as the case may be.

e. Site plan: to ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

Development prepared and submitted a Stormwater Study that was reviewed by the City's engineers. Based upon Engineering comments, the development has agreed to construct the required detention structures and update the study in accordance with the final, approved construction plans prior to commencement of work. As this property drains naturally to the adjacent subdivision to the south, detention here is required to protect the detention in the development to the south, as well as all properties further east.

f. Landscaping; to ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance, to ensure existing significant trees are adequately protected.

The Development has a large abundance of existing vegetation on the east, but much of it is of limited quality. The plan keeps the existing vegetation along the east intact as much as possible inside a 30' easement buffer area. The existing vegetation is used in the buffering calculations, and the landscape plan includes additional shrub level plantings surrounding the dumpster enclosures.

g. Any other feature or issue associated with the State zoning and planning enabling legislation or the Comprehensive Plan for the City of Smithville for which the Commission feels is appropriate and relevant to the development of the site.

Developer submitted a Traffic Study which indicated that the design layout meets all AASHTO and MODOT guidelines and no turn lanes are warranted at any location. The Comprehensive plan calls for Commercial development at this location, and requires connectivity for pedestrian uses, all which are included. This proposal meets the Comprehensive plans goal of "Foster an Engaging Hwy 169 corridor Experience" by complying with Action item ST2.1 under the Small Feel pillar of the City's strategic Plan.

ST2.1 – "Encourage high quality, mixed-use corridor experience along Hwy 169 between the southern municipality boundary and Route 92"

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conceptual plan based upon adherence to the conditions contained in this report, and specifically includes the following recommended findings as contained in 400.200.B.4:

1. That the Commission has reviewed the conceptual development plan with consideration of the issues contained in Subsection (B)(3) above; and
2. That the conceptual development plan is in conformance with the comprehensive land use plan and other appropriate Sections of the Code of Ordinances; and
3. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and
4. That the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

Respectfully Submitted,

/s/ Jack Hendrix

Director of Development

PLANNED DEVELOPMENT OVERLAY PLAT
FAIRVIEW CROSSING NORTH

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 53 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI

DEVELOPER
 KANSAS CITY PROPERTIES & INVESTMENTS, LLC
 13530 MOUNT OLIVET ROAD
 SMITHVILLE, MO. 64089
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LOCATION MAP
 SECTION 35 - TOWNSHIP 53 NORTH - RANGE 33 WEST
 CITY OF SMITHVILLE, MISSOURI



GENERAL NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
- ALL INTERNAL AND EXTERNAL BOUNDARY LINES ARE CONTIGUOUS WITHIN THE SURVEYED PROPERTY AND THE ADJOINING PARCELS.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO RICHARDSON STREET. A DEDICATED PUBLIC STREET.
 TRACT III HAS NO ACCESS TO A PUBLIC STREET.

SURVEYOR'S DESCRIPTION:

ALL OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE S 1° 03' 09" W, A DISTANCE OF 65.22 FEET, THENCE S 88° 56' 51" E, A DISTANCE OF 132.61 FEET, TO THE POINT OF BEGINNING;
 THENCE S 89° 09' 17" E, A DISTANCE OF 281.90 FEET,
 THENCE N 0° 50' 43" E, A DISTANCE OF 5.93 FEET,
 THENCE S 89° 09' 17" E, A DISTANCE OF 316.26 FEET,
 THENCE S 0° 57' 10" W, A DISTANCE OF 671.45 FEET,
 THENCE N 89° 12' 40" W, A DISTANCE OF 598.24 FEET,
 THENCE N 0° 08' 44" E, A DISTANCE OF 25.84 FEET,
 THENCE S 89° 09' 16" E, A DISTANCE OF 309.78 FEET,
 THENCE N 3° 24' 36" E, A DISTANCE OF 230.72 FEET,
 THENCE N 86° 35' 24" W, A DISTANCE OF 364.08 FEET,
 THENCE N 2° 56' 23" E, A DISTANCE OF 25.77 FEET,
 THENCE S 88° 48' 22" E, A DISTANCE OF 21.32 FEET,
 THENCE N 3° 09' 37" E, A DISTANCE OF 359.35 FEET,
 THENCE N 44° 46' 45" E, A DISTANCE OF 12.25 FEET, TO THE POINT OF BEGINNING.
 CONTAINS 332,160 SQ. FT. OR 7.63 ACRES

NOTES:

- SITE ENTRY, INSTALL ENTRANCE PER CITY OF SMITHVILLE STANDARDS
- INSTALL SIDEWALK PER CITY OF SMITHVILLE STANDARDS
- INSTALL DRIVEWAY ENTRANCE PER CITY OF SMITHVILLE STANDARDS
- CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALKWAY
- DUMPSTER ENCLOSURE
- ATM LOCATION
- WHITE PARKING LOT STRIPING
- DETENTION POND
- LANDSCAPE AREA
- FIRE HYDRANT
- STORM CURB INLET
- STORM JUNCTION BOX
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- EXISTING SANITARY PUMP STATION

BASIS OF BEARINGS:

SOUTH 00° 57' 10" WEST ALONG THE WEST LINE OF 'HILLS OF SHANNON' AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MODOT VRS, 2018 GEOID, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	TANGENT	RADIUS	DELTA	
C1	N 21° 41' 37" W	53.66'	55.07'	29.05'	70.00'	45° 04' 41"
C2	S 21° 41' 37" E	99.66'	102.28'	53.95'	130.00'	45° 04' 41"
C3	N 20° 24' 41" W	105.01'	108.51'	58.08'	122.80'	50° 37' 36"
C4	S 20° 24' 41" E	54.88'	56.79'	30.50'	62.80'	51° 48' 55"
C5	N 46° 41' 26" E	178.25'	196.40'	122.42'	130.00'	86° 33' 39"

PARKING SUMMARY

REQUIRED STALLS (1 PER 300SF BUILDING)			
DESCRIPTION	BDLG SQ.FT.	REQUIRED	PROPOSED
LOT 1	6,000	20	37
LOT 2	6,020	20	50
LOT 3	4,000	14	20
LOT 4	6,000	20	30
LOT 5	6,000	20	30
LOT 6	7,200	24	35
TOTAL	35,220	118	182

PROPOSED ZONING

LOT 1	B-3-P
LOT 2	B-3-P
LOT 3	B-3-P
LOT 4	B-3-P
LOT 5	B-3-P
LOT 6	B-3-P

*BUILDING HEIGHTS - TBD

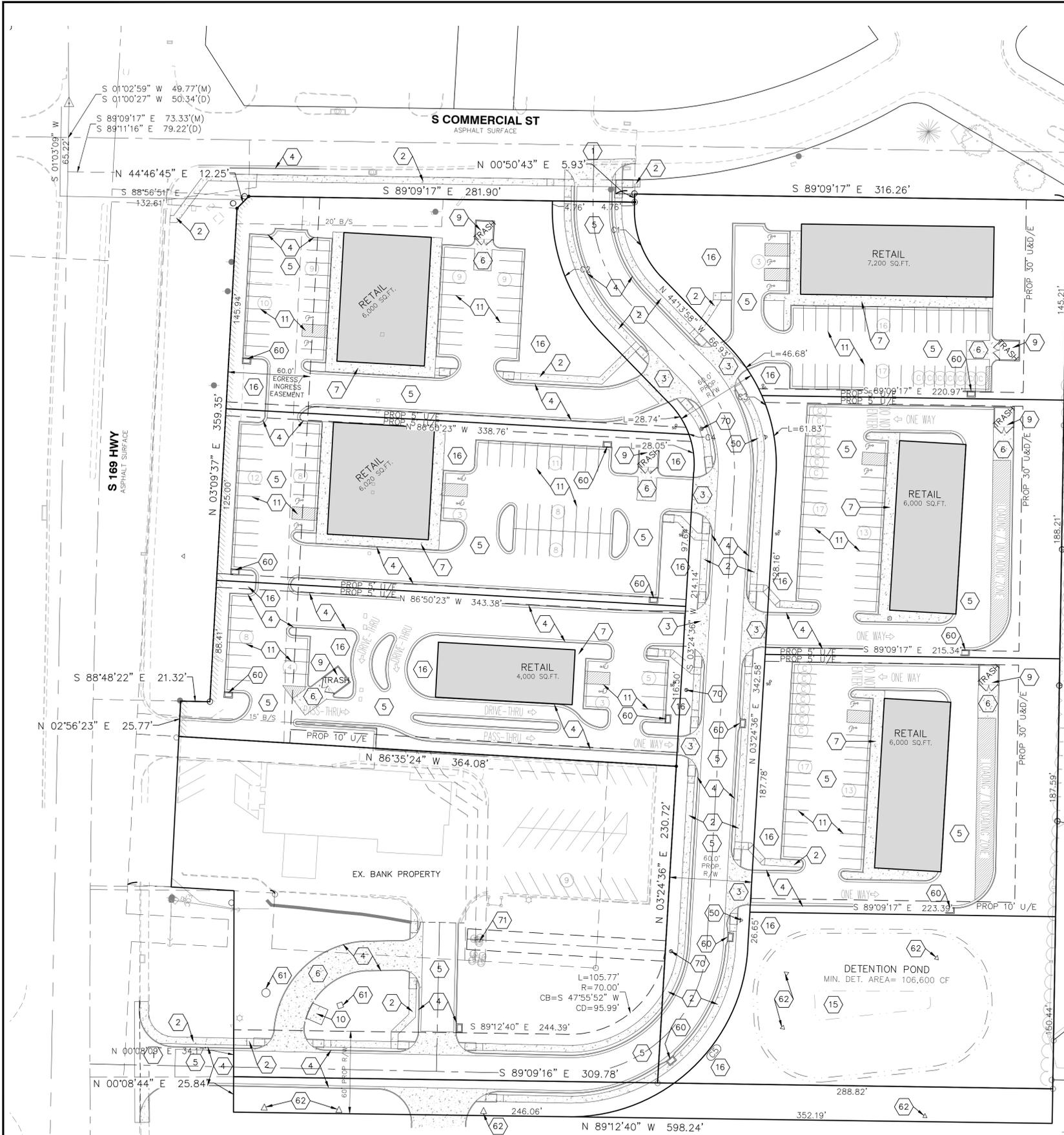
LOT COVERAGE

DESCRIPTION	SITE ACRES	SITE SF	COVERAGE	LOT COVERAGE
SITE	7.63 ACRES	332,161 SF		
BUILDING		23,400 SF	7.04%	
HARD SURFACE		189,947 SF	57.19%	
OPEN AREA		118,814 SF	35.77%	
TOTALS	7.63 ACRES	332,161 SF	100%	

BLDG SF/SITE SF=LOT COVERAGE

LEGEND

△ SECTION CORNER, UNDETERMINED ORIGIN UNLESS OTHERWISE NOTED	— TREELINE	○ COMPACT PARKING STALL
○ MONUMENT FOUND UNDETERMINED ORIGIN UNLESS OTHERWISE NOTED	— FENCE-BARB WIRE	R/W RIGHT OF WAY
○ 1/2" x 24" REBAR W/LS 214F CAP SET	— FENCE-CHAIN LINK	SQ.FT. SQUARE FEET
(M) MEASURED	— FENCE-WOOD	B/B BACK OF CURB TO BACK OF CURB
○ DECIDUOUS TREE	— UNDERGROUND ELECTRIC LINE	ASPH ASPHALT
○ EVERGREEN TREE	— GAS LINE	CONC CONCRETE
○ UTILITY POLE	— UNDERGROUND TELEPHONE	RCP REINFORCED CONCRETE PIPE
○ PARKING STALL COUNT	— WATER LINE	
	— LINE NOT DRAWN TO SCALE	



UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

FLOOD STATEMENT:
 THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", NON-SHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SMITHVILLE, (COMMUNITY PANEL NUMBER 29047C0102E, EFFECTIVE ON 08/03/2015.



REV	DATE	DESCRIPTION
0	12/16/22	INITIAL SUBMITTAL

PROJ. NO. B20D4001
 DESIGNER MTA DRAWN BY JAD
 CFN 4001DEV-SP
 SHEET P01 REV 0

KAW VALLEY ENGINEERING
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FAIRVIEW CROSSING NORTH
 1601 N. 169 HWY
 SMITHVILLE, MO 64089

PLANNED OVERLAY DEVELOPMENT PLAN
SITE PLAN

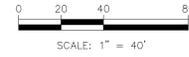
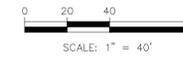
PLANNED DEVELOPMENT OVERLAY PLAT
RICHARDSON STREET PLAZA
 A REPLAT OF A PART OF TRACT O, "STEWART COMMERCIAL PARK,"
 SMITHVILLE, CLAY COUNTY, MISSOURI
 NE ¼, SEC. 27 - T53N - R33W & NW ¼, SEC. 26 - T53N - R33W

DEVELOPER
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 13530 MOUNT OLIVET ROAD
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LOCATION MAP
 SECTION 35 - TOWNSHIP 53 NORTH - RANGE 33 WEST
 CITY OF SMITHVILLE, MISSOURI

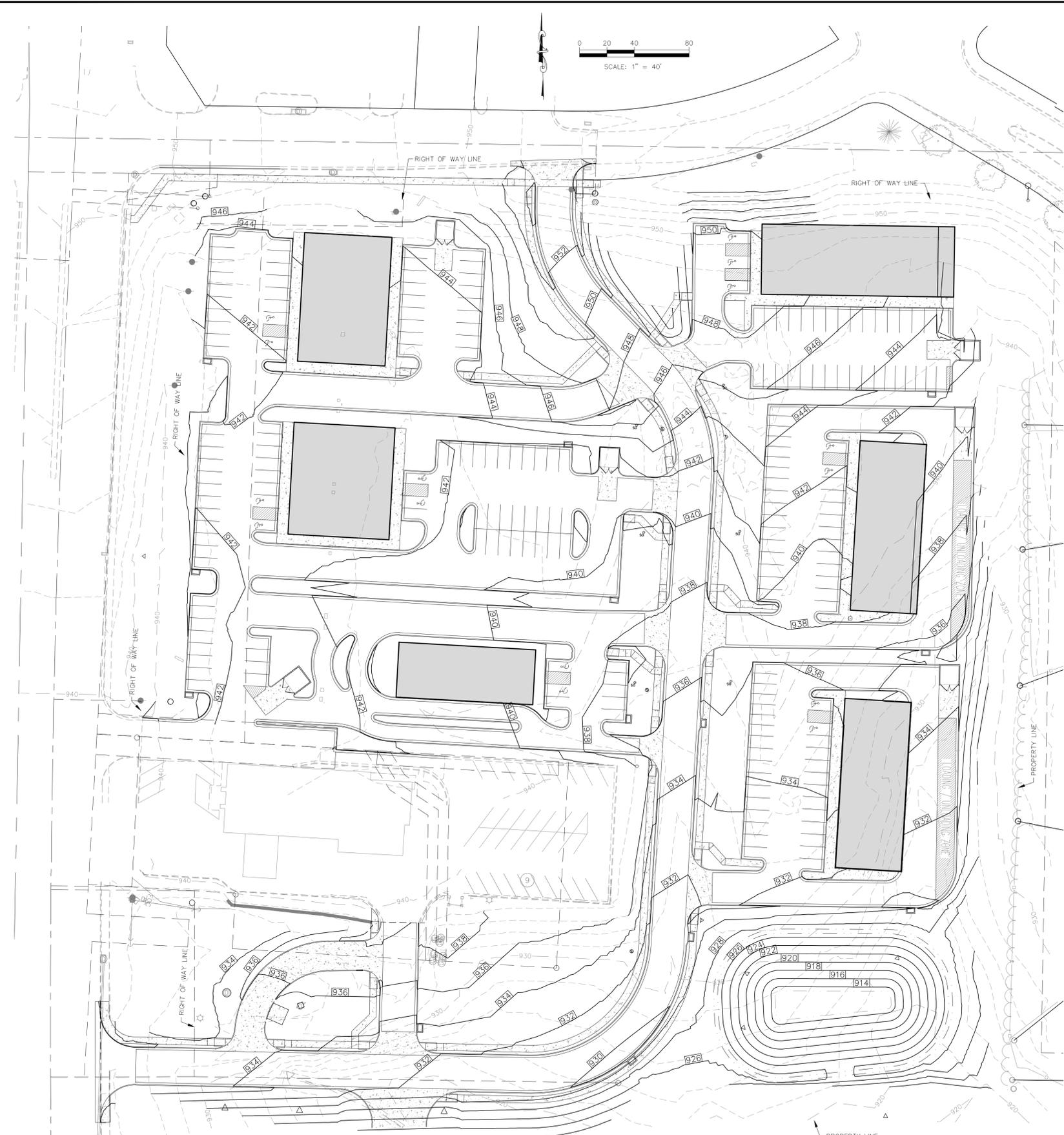


LEGEND (PROPOSED)

- 945 FINISHED 2' CONTOUR INTERVALS
- 940 EXISTING 2' CONTOUR INTERVALS

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PROJ. NO.	B2004001
DESIGNER	MTA
DRAWN BY	JAD
CFN	4001DEV-GP
SHEET	P02
REV	0
DATE	12/16/22
DESCRIPTION	INITIAL SUBMITTAL
DSN	PJS
DWN	JAD
CHK	

FAIRVIEW CROSSING NORTH
 1601 N. 169 HWY
 SMITHVILLE, MO 64089
PLANNED OVERLAY DEVELOPMENT PLAN
GRADING PLAN

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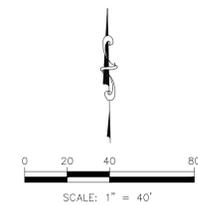
KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23



THIS DRAWING SHALL NOT BE USED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

PLANNED DEVELOPMENT OVERLAY PLAT
FAIRVIEW CROSSING NORTH

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35,
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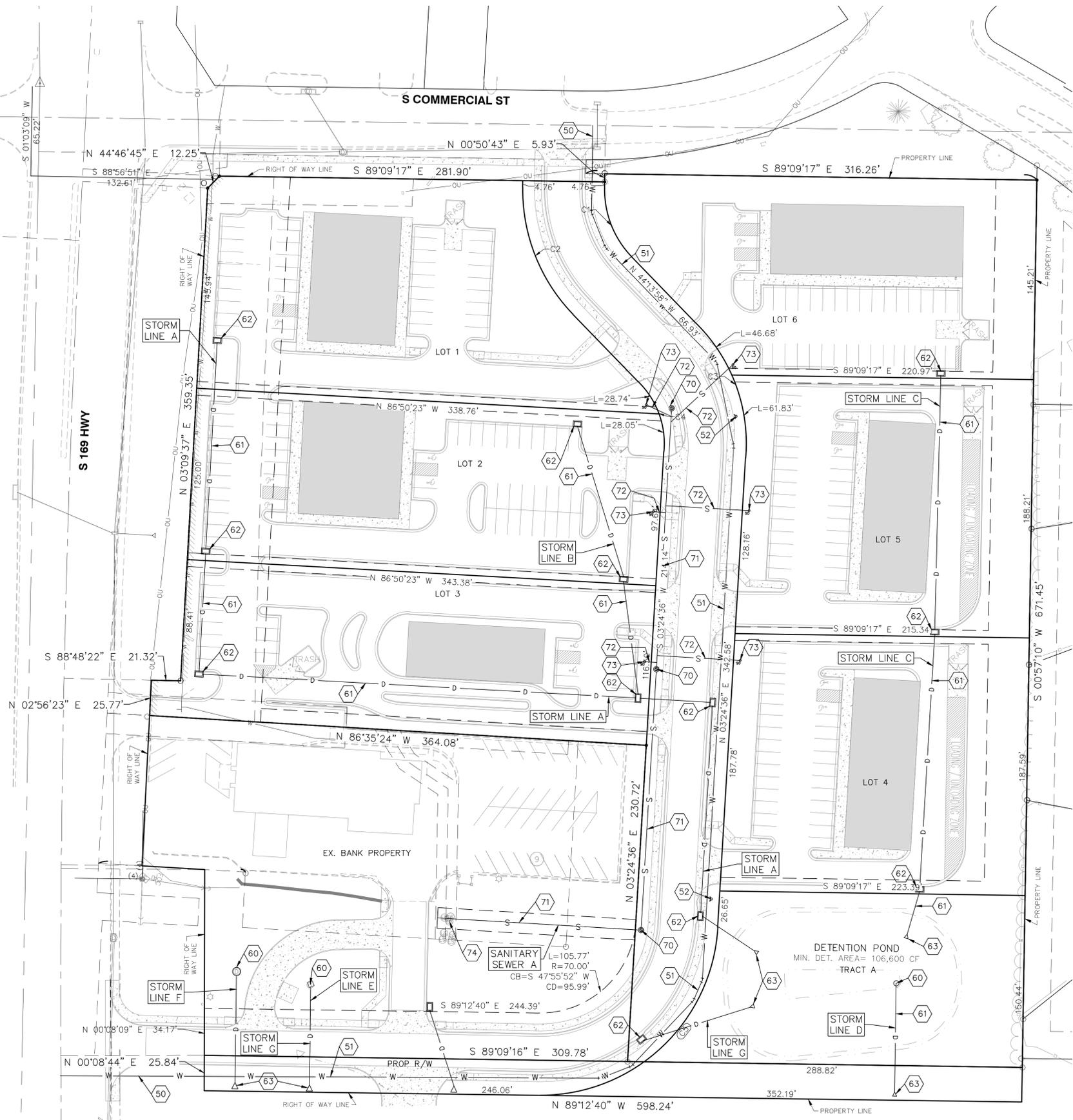


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LOCATION MAP
 SECTION 35 - TOWNSHIP 53 NORTH - RANGE 33 WEST
 CITY OF SMITHVILLE, MISSOURI



- LEGEND**
- E — UNDERGROUND ELECTRIC LINE
 - OU — OVERHEAD UTILITY LINE
 - T — TELEPHONE LINE
 - FOC — FIBER OPTIC LINE
 - FM — FORCE MAIN
 - S — SANITARY SEWER LINE
 - D — STORM DRAINAGE LINE
 - W — WATER LINE
 - ⊙ FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - 50° SANITARY SEWER STUB-OUT
 - CURB INLET

- NOTES**
50. POINT OF CONNECTION - WATER LINE
 51. 8" PVC WATER MAIN LINE
 52. FIRE HYDRANT
 60. STORM SEWER MANHOLE
 61. STORM SEWER PIPE
 62. CURB INLET
 63. FLARED END SECTION
 70. SANITARY SEWER MANHOLE
 71. 8" SANITARY SEWER MAIN LINE
 72. 4" SANITARY SEWER SERVICE LINE
 73. SANITARY SEWER STUB-OUT
 74. EXISTING SANITARY SEWER PUMP STATION

PROJ. NO.	B20D4001
DESIGNER	MTA
DRAWN BY	JAD
CFN	4001DEV-UP
SHEET	P03
REV	0
DATE	12/16/22
DESCRIPTION	INITIAL SUBMITTAL
CHK	DWN
DSN	PJS
JAD	



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 k: www.kawvalley.com | www.kveng.com

KAW VALLEY ENGINEERING

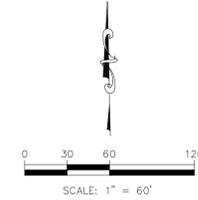
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

FAIRVIEW CROSSING NORTH
 1601 N. 169 HWY
 SMITHVILLE, MO 64089

PLANNED OVERLAY DEVELOPMENT PLAN
UTILITY PLAN

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PLANNED DEVELOPMENT OVERLAY PLAT
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 A REPLAT OF A PART OF TRACT O, "STEWART COMMERCIAL PARK,"
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 KANSAS CITY PROPERTIES & INVESTMENTS, LLC
 13530 MOUNT OLIVET ROAD
 SMITHVILLE, MO. 64089
 CONTACT: SHANE CREES
 PHONE: 816-719-9327
 E-MAIL: SHANE@KCSINC.COM

PREPARED BY
 KAW VALLEY ENGINEERING
 8040 N. OAK TRAFFICWAY
 CONTACT: PHILLIP SCHNITZ
 PHONE: 816-468-5858
 E-MAIL: SCHNITZ@KVENG.COM



LOCATION MAP
 SECTION 35 - TOWNSHIP 53 NORTH - RANGE 33 WEST
 CITY OF SMITHVILLE, MISSOURI



NO.	PROPERTY IDENTIFICATION NUMBER	PROPERTY OWNER	PROPERTY ADDRESS
1	5816000400600	DEL PICO THOMAS & DENISE LINVILLE, ETAL	1514 S 169 HWY
2	5816000400700	EVERGY	14802 N 169 HWY
3	5820000200100	MGGG PROPERTIES, LLC.	14790 N 169 HWY
4	5820000200200	MCMILLEN ENTERPRISES INC	NOT LISTED
5	5820000200300	J & S RECREATIONAL STORAGE, LLC.	14600 N 169 HWY
6	5917000700500	KANSAS CITY PROPERTIES & INVESTMENTS LLC	NOT LISTED
7	5917000700700	PLATTE VALLEY BANK OF MISSOURI	1603 S 169 HWY
8	5913000101800	MCDONALD'S CORP	1515 S 169 HWY
9	5913000101700	JAMES W & DEBORAH J WAGY	NOT LISTED
10	5913000101600	PAROYA PETROLEUM, INC.	1516 S COMMERCIAL ST
11	5913000101500	MEG DEVELOPMENT, LLC.	14802 SHAMROCK WAY
12	5917000300100	HILLS OF SHANNON HOMES ASSOCIATION	NOT LISTED
13	5917000100100	HILLS OF SHANNON HOMES ASSOCIATION	NOT LISTED
14	5913000300600	ASHMONT HOMES ASSOCIATION INC	NOT LISTED
15	5913000300203	HAGEN BROS CONSTRUCTION LLC	NOT LISTED
16	5913000300202	CARMEN XAVIER, ETAL	14804 ASHMONT LN
17	5917000100200	JACK L & YANG SOON WOODS, ETAL	200 SHANNON AVE
18	5917000100300	MATTHEW BLAKE BRINER	202 SHANNON AVE
19	5917000300200	LORI M ELLIOTT & MATTHEW J SHARPE	14706 SHAMROCK WAY
20	5917000300300	MICHAEL L, II & STEPHANIE RICE	14704 SHAMROCK WAY
21	5917000200100	MICHAEL B & SERENA E LOVING	14703 SHAMROCK WAY
22	5917000300400	RANDY & TONJA PALMER	14702 SHAMROCK WAY
23	5917000200200	JULIE R & DONALD WILLIAMS	100 KINSLEY CT
24	5917000300500	SETH & ASHLEY RULON	14700 SHAMROCK WAY
25	5917000300600	CHAD F HOLMES & DEBRA SCHOONOVER	102 HUDSON LN
26	5917000300700	DAVE & DONETTE MULLEN	104 HUDSON LN
27	5917000300800	KEVIN RAY & JERRI LYNN KASINGER	105 HUDSON LN
28	5917000300900	DAVID R. CHAMBERS	103 HUDSON LN
29	5917000301000	HILARY J MACIAS	101 HUDSON LN

PROJ. NO.	B20D4001
DESIGNER	MTA
DRAWN BY	JAD
CFN	4001DEV-250
SHEET	P04
REV	0
DATE	12/16/22
DESCRIPTION	INITIAL SUBMITTAL
DSN	PJS
DWN	JAD
CHK	

8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
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KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23.

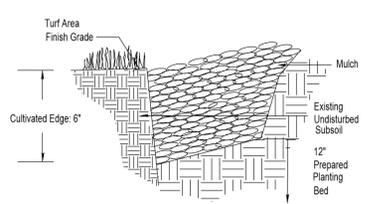
FAIRVIEW CROSSING NORTH
1601 N. 169 HWY
SMITHVILLE, MO 64089

PLANNED OVERLAY DEVELOPMENT PLAN
250' SURROUNDING AREA

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.



1 LANDSCAPE PLAN
SCALE: 1"=40'-0"



2 CULTIVATED EDGE DETAIL
SCALE: NTS

- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
 - EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

3 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Calculations

Building Buffer Zones.
 (1) For each sixty (60) linear feet of the building buffer zone, a minimum of one (1) deciduous tree is required.
 (2) For each seventy (70) linear feet of the building buffer zone, a minimum of one (1) ornamental flowering tree is required.
 (3) For each seventy-five (75) linear feet of the building buffer zone, a minimum of three (3) shrubs or low stature evergreen bushes is required.
 Requirements Met

Parking Buffer Zones
 (1) For each sixty (60) linear feet of the parking buffer zone, one (1) deciduous or one (1) ornamental flowering tree is required.
 (2) For each fifty (50) linear feet of the parking buffer zone, one (1) shrub or low stature evergreen bush is required.
 Requirements Met

Street Landscaping
 a. In areas where a parking lot is adjacent to the street, the plan shall include low hedges, ornamental grasses or low walls and one (1) ornamental flowering tree for every seventy-five (75) linear feet of property line. The number, size and spacing of low features and/or plantings shall be such that the parking lot shall be effectively screened from view without obstructing traffic movements from and to the lot.
 b. In areas where the building is adjacent to the street, there shall be one (1) large stature deciduous tree or two (2) ornamental flowering trees for every seventy-five (75) linear feet and three (3) shrubs for every forty (40) linear feet of property line. Attractive clustering of the required plantings is encouraged.
 Requirements Met

Landscape Screening
 Screening Of Trash Dumpsters And Storage Containers. All trash dumpsters and storage containers shall be screened on all sides with an enclosure equal to the height of the containers. Each enclosure shall consist of solid walls and shall match the color, materials and design of the building.
 Requirement Met

Planting Notes

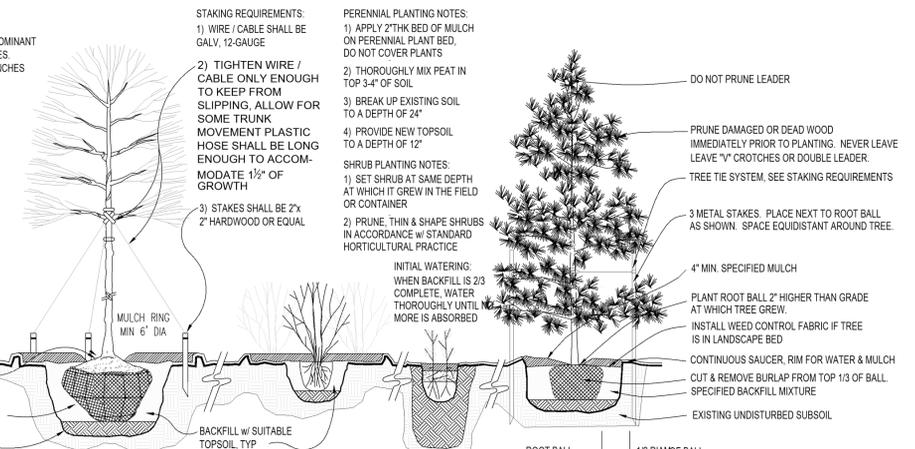
- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 a. Creeping groundcover shall be a minimum of 6" from paving edge.
 b. All trees shall be a minimum of 3' from paving edge.
 c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 d. All shrubs shall be a minimum of 2' from paved edge.
 3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.
- In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
- All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:
 1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
 1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting at a rate of 50 pounds per 2,000 square feet.
 2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
 6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

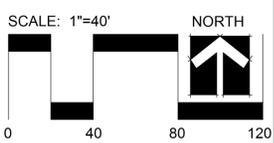
Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	0	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	0	Acer x fruncoctum "Warrenred"	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	0	Juniperus chinensis "Keteleeri"	Keteleeri Juniper			6' ht.	symmetrical pyramidal form
ORNAMENTAL TREES							
	0	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	0	Spiraea x bumolida "Limemound"	Limemound spirea	5 gal.			Plant @ 3' O.C.
	0	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	0	Syringa X "Penda"	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	0	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus chinensis "Spartan"	Spartan Juniper			5' ht.	Symmetrical pyramidal form
EXISTING TREES TO BE REMOVED							
		EXISTING TREES/SHRUBS TO BE PRESERVED					



CLIENT
 Smithville Commercial Center

PROJECT
 Smithville Commercial Center
 SE Cor US-169 Hwy and Commercial Ave.
 Smithville MO



Date: 12.16.2022
 Project #: 983
 Landscape Plan