



## STAFF REPORT

November 4, 2024

Site Plan Review of Parcel Id's # 05-617-00-03-002.00 & -004.00 & 005.00;  
05-617-00-02-010.00 & -011.00

### Application for a Site Plan Approval

#### Code Sections:

400.390 – 400.440

Site Plan Approval

#### Property Information:

Address:

110 and 108 W. Main Street

Owner:

110 Smithville, LLC

Current Zoning:

B-4

Application Date:

October 4, 2024

### GENERAL DESCRIPTION:

Application to approve a site plan for the Main & Mill mixed use project located at 108-110 W. Main Street. The project includes 86 dwelling units (18 2BR, 37 1BR, 13 1BR Lofts and 18 Studios) and 8,500 Square feet of Retail/Commercial in accordance with the TIF plan.

#### Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.

*The project area is within the B-4 district, which incorporates many of the uses in the other business districts, but also allows for residential uses, including R-3 multifamily. The standards here are used to blend the two types of uses into one mixed-use development.*



In developments proposed in a "B-4" District where the platting process is not implicated or required, the proposal must also show how the project meets the requirements for dedication or reservation of public open space as is described in Sections 425.200 — 425.230 of the City Code, which shall include payment in lieu of dedication requirements if no dedication or reservation is included or accepted. *The requirements of 425.200 – 425.230 are applicable to this development and in this case, there are no lands or greenspace not associated with stormwater drainage available in the entire development suitable for dedication. The only compliance method is payment of fees in lieu of dedication, or a comparable amount of work on Parks projects. This project will have 86 units, so the total fee would be \$53,750.00 (86 x \$625.00). In lieu of this payment, the developer shall install a gravel parking lot in the floodplain, with accompanying access roads to be used as a trail head parking lot with the future Riverwalk project. The size of the parking lot will be determined by the Public Works Director and the developer after evaluation of pricing for the standards he requires. In no event shall the lot be smaller than 8 spaces.*

#### **Site Plan Regulations for B-4 Districts: 400.421.A**

##### **1. Building Materials.**

*Any material allowed in Section 400.420 may be used in the "B-4" District for construction of a new building, and any additional materials, including prohibited materials, may be used if presented in an overall development proposal that does not negatively impact property values in the area. In keeping with the intent of this Section, repairs, additions or changes to an existing building should strive to highlight the architectural details of the existing building, and any proposed materials may be submitted for review, so long as the intent of including the material is part of a design concept that takes into account the existing structure and is harmonious with the adjacent buildings.*

*Exterior façades include LP engineered lap siding in Cavern Steel, Quarry Gray and Redwood Red; 48" high masonry wainscot water table; board-formed concrete; black metal balconies, black/charcoal gray trim and prefinished corrugated metal panels in light gray. All materials, including the corrugated metal panels used as an accent all meet the standards of 400.420.*

##### **2. Building Color.**



*a. Color schemes shall strive to tie building elements together, highlight significant architectural details consistent with original usages and generally enhance the historic nature of the area.*

***The mix of colors used tie elements together and are generally matching the non-historic buildings adjacent to the project. For example, the masonry wainscoting is reminiscent of the historic nature of the area without detracting from those buildings. The horizontal and vertical articulations with varying color and materials also tie the entire project into one overall look.***

*b. All roof penetrations, building projections and building equipment shall match or complement the permanent color of the building, or be otherwise shielded from view from the public right-of-way. **Complies by shielding or color matching.***

### ***3. Building Massing And Facade Treatment.***

*All new construction shall be designed to enhance the look of the district and should, to the extent practicable, conform to the intent of the overall district.*

***Although the adjacent buildings generally throughout the district are one or two stories, the separation of the façade materials both horizontally and vertically tend to make the 4-story nature of the building fit with the overall theme.***

### ***4. Site Layout Principles.***

*New buildings constructed in this district should, to the extent practicable, match the setbacks of the adjacent structures from the existing right-of-way, but in no event shall any primary entrance door open directly into the path of the public right-of-way. Any remodel or addition to an existing structure shall make changes to recess any primary entrance into the building so as to not obstruct any public right-of-way when opened.*

***The building is situated on parcels involved with setbacks that match the adjacent buildings on the streets where adjacent buildings exist and no entrance doors open directly into the path of any public right-of-way.***

2. The extent to which the development would be compatible with the surrounding area. *The development would enhance the entire district by not*



*only bringing additional square footage for commercial/retail tenants, but also bring 86 family units to support the existing and new businesses.*

3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements. *The approved development is a redevelopment of existing developed land. All water, sewer, stormwater and street improvements are subject to final construction plans and specifications, but the general concepts herein meet the Public Works Departments goals in the area*

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. *The development was designed with the Comprehensive Plan in mind and was separately and previously approved as compliant with the plan.*

5. The extent to which the proposal conforms to the adopted engineering standards of the City. *The development's plans for infrastructure design and layout will be individually reviewed and approved by the City's engineers and staff prior to construction.*

6. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area. *The entire development includes changing some of the directional parking available on the right of ways adjacent to the project, as well as changing the alleyway to a one-way path to improve flow and allow parking to be maximized (on both private and public properties). The project included a TIS which indicated no off-site improvements were needed other than the one-way alley. However, the original submittal's access to/from the site's parking area is subject to a future problem that would effectively eliminate the parking layout's effectiveness. As a result, the applicant attempted to negotiate an access easement agreement with an adjacent property owner. Those attempts were unsuccessful, and the applicant has resubmitted the on-site parking/ingress/egress plans. That resubmittal was approved by the Fire Chief on November 7, 2024, and is included as a separate document. If prior to completion of the project the applicant is able to negotiate an access easement with the adjacent property owner, the original submittal was previously approved by the Fire District and is acceptable with the access document.*

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:

a. Preserve existing off-site views and create desirable on-site views; *The original state of the property was a blight on the area and the city. No off-site views are*



*being changed with structures, and the on-site views will obviously replace the blighted buildings that previously existed.*

b. Conserve natural resources and amenities available on the site; *There were no existing natural resources to conserve.*

c. Minimize any adverse flood impact; *The development was subject to engineering review and to the extent located within a floodplain area, no detention of stormwater is allowed within the floodplain area.*

d. Ensure that proposed structures are located on suitable soils; *The project included structures that have been in existence for 75+ years and no change to the soils was required.*

e. Minimize any adverse environmental impact; *No adverse environmental impact is known.*

f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site. *The project is designed to not only use existing facilities, but to increase the amount of financial support to those entities that previously existed.*

#### STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the following condition:

1. That the developer and the Public Works Director agree on the design and layout of the future trail head parking lot in lieu of payment of Park fees.
2. That if the applicant provides a recorded easement for ingress/egress or a cross-access agreement with the adjacent property owner, then the original design may be constructed.
- 3.

Respectfully Submitted,

/s/

---

Director of Development





SCHEMATIC DESIGN  
10.11.24



# SMITHVILLE MAIN & MILL





**LEGEND**

- STUDIO
- 1 BR
- 2 BR
- BUSINESS
- MECH
- MAINT.
- STORAGE
- CIRCULATION
- STAIR

**RETAIL TENANT**

AREA: 9,276 GSF  
 EMPLOYEES: TBD  
 SEATING CAPACITY: TBD

**APARTMENTS**

FIRST FLOOR: 14,161 GSF  
 SECOND FLOOR: 22,973 GSF  
 THIRD FLOOR: 22,973 GSF  
 FOURTH FLOOR: 22,973 GSF

**FACADE AREAS**

SOUTH FACADE: 7,939 SF  
 SOUTH GLAZING: 2,491 SF = 31.3%  
  
 WEST FACADE: 10,588 SF  
 WEST GLAZING: 1,787 SF = 16.8%  
  
 EAST FACADE: 10,673 SF  
 EAST GLAZING: 1,409 SD = 13.2%  
  
 NORTH FACADE (BLDG A): 7,442 SF  
 NORTH GLAZING: 1,490 SF = 20.0%  
  
 SOUTH FACADE (BLDG A): 5,927 SF  
 SOUTH GLAZING: 816 SF = 13.7%  
  
 NORTH FACADE (BLDG B): 6,566 SF  
 NORTH GLAZING (BLDG B): 675 SF = 10.2%

**LEVEL 1 UNITS**

STUDIO (-1) 5  
 LOFT 0  
 1 BR 7  
 2 BR 3  
 (-1) 15

**LEVEL 2 UNITS**

STUDIO (+1) 13  
 LOFT 0  
 1 BR (+1) 10  
 2 BR (-1) 5  
 (+1) 28

**LEVEL 3 UNITS**

STUDIO 0  
 LOFT (+1) 13  
 1 BR (+1) 10  
 2 BR (-1) 5  
 (+1) 28

**LEVEL 4 UNITS**

STUDIO 0  
 LOFT ---  
 1 BR (+1) 10  
 2 BR (-1) 5  
 (+1) 15

**TOTAL UNITS**

STUDIO 18  
 LOFT 13  
 1 BR 37  
 2 BR 18  
 (+2) 86

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 1  
 1/32" = 1'-0"



SMITHVILLE MIXED-USE  
 MAIN ST & MILL ST

10.11.24

LEVEL 1  
 PLAN

NOT FOR CONSTRUCTION







# **LEGEND**

- STUDIO
- 1 BR
- 2 BR
- ELEC
- MECH
- MAINT
- STORAGE
- CIRCULATION
- STAIR

## **LEVEL 1 UNITS**

STUDIO (-1)	5
LOFT	0
1 BR	7
2 BR	3
	(-1) 15

## **LEVEL 2 UNITS**

STUDIO (+1)	13
LOFT	0
1 BR (+1)	10
2 BR (-1)	5
	(+1) 28

## **LEVEL 3 UNITS**

STUDIO	0
LOFT (+1)	13
1 BR (+1)	10
2 BR (-1)	5
	(+1) 28

## **LEVEL 4 UNITS**

STUDIO	0
LOFT	---
1 BR (+1)	10
2 BR (-1)	5
	(+1) 15

## **TOTAL UNITS**

STUDIO	18
LOFT	13
1 BR	37
2 BR	18
	(+2) 86

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 2  
1/32" = 1'-0"



SMITHVILLE MIXED-USE  
MAIN ST & MILL ST

10.11.24

LEVEL 2  
PLAN

NOT FOR CONSTRUCTION







LEGEND

- 1 BR
- 2 BR
- LOFT
- ELEC
- MECH
- MAINT
- STORAGE
- CIRCULATION
- STAIR

LEVEL 1 UNITS

STUDIO (-1)	5
LOFT	0
1 BR	7
2 BR	3
(-1) 15	

LEVEL 2 UNITS

STUDIO (+1)	13
LOFT	0
1 BR (+1)	10
2 BR (-1)	5
(+1) 28	

LEVEL 3 UNITS

STUDIO	0
LOFT (+1)	13
1 BR (+1)	10
2 BR (-1)	5
(+1) 28	

LEVEL 4 UNITS

STUDIO	0
LOFT	---
1 BR (+1)	10
2 BR (-1)	5
(+1) 15	

TOTAL UNITS

STUDIO	18
LOFT	13
1 BR	37
2 BR	18
(+2) 86	

(ADDED 1 STUDIO & 1 LOFT)

1

LEVEL 3 - AREA PLANS

1/32" = 1'-0"



SMITHVILLE MIXED-USE  
MAIN ST & MILL ST

10.11.24

LEVEL 3  
PLAN

NOT FOR CONSTRUCTION







**LEGEND**

- 1 BR
- 2 BR
- LOFT
- ELEC
- MECH
- MAINT.
- STORAGE
- CIRCULATION
- STAIR

**LEVEL 1 UNITS**

STUDIO (-1)	5
LOFT	0
1 BR	7
2 BR	3
	(-1) 15

**LEVEL 2 UNITS**

STUDIO (+1)	13
LOFT	0
1 BR (+1)	10
2 BR (-1)	5
	(+1) 28

**LEVEL 3 UNITS**

STUDIO	0
LOFT (+1)	13
1 BR (+1)	10
2 BR (-1)	5
	(+1) 28

**LEVEL 4 UNITS**

STUDIO	0
LOFT	---
1 BR (+1)	10
2 BR (-1)	5
	(+1) 15

**TOTAL UNITS**

STUDIO	18
LOFT	13
1 BR	37
2 BR	18
	(+2) 86

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 4 - AREA PLANS  
1/32" = 1'-0"



SMITHVILLE MIXED-USE  
MAIN ST & MILL ST

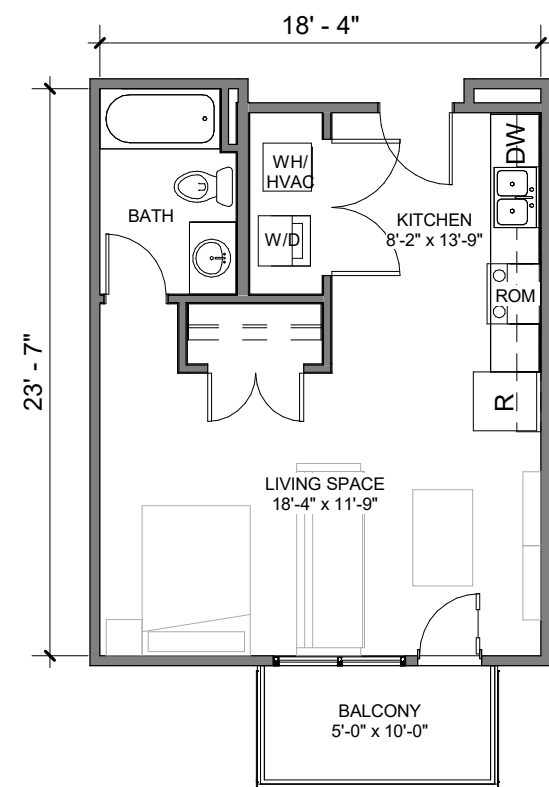
10.11.24

LEVEL 4  
PLAN

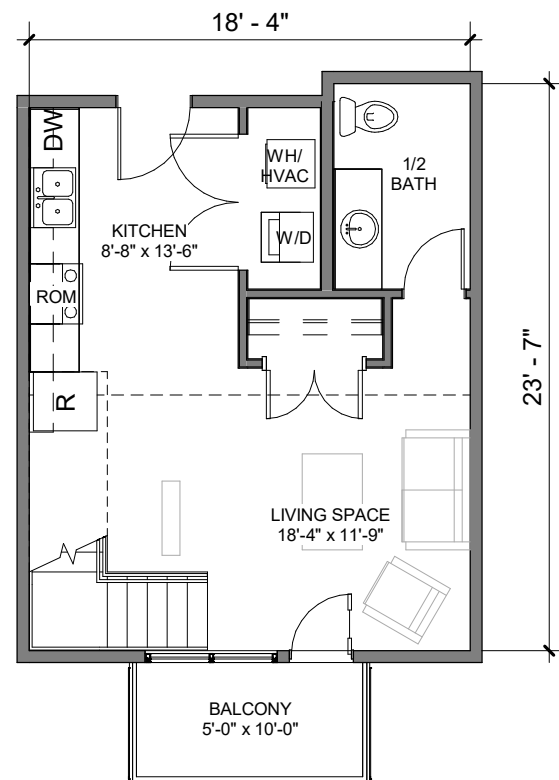
NOT FOR CONSTRUCTION



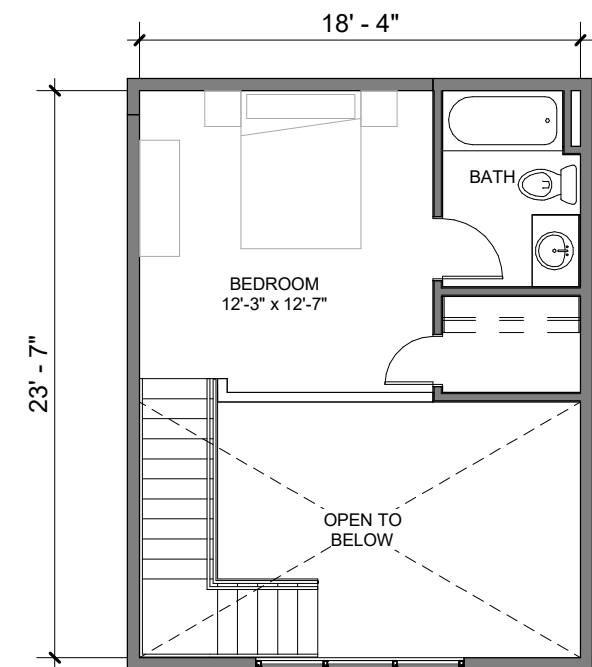




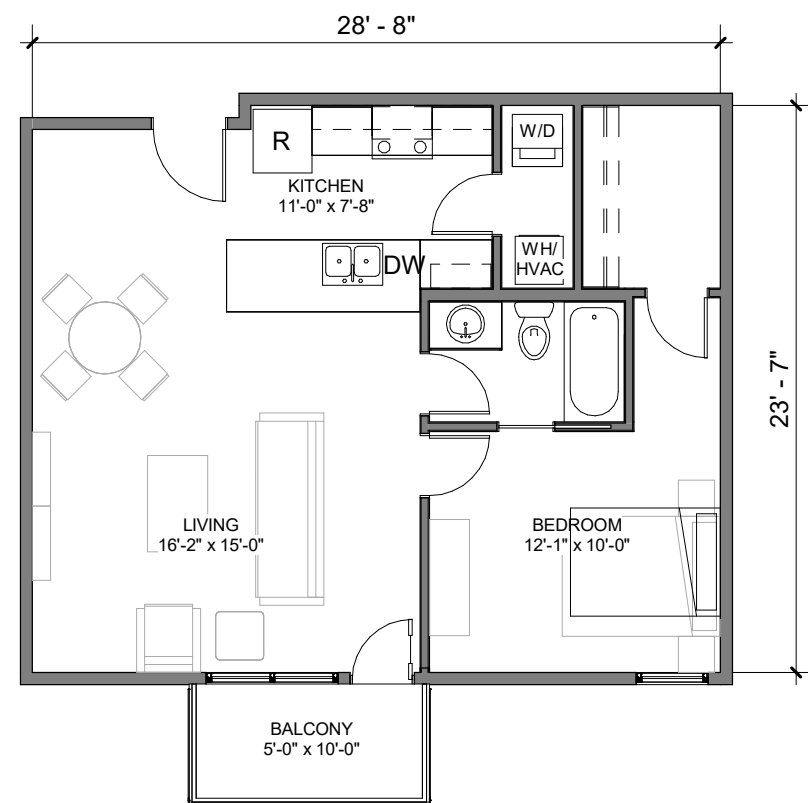
**1** STUDIO PLAN  
1/8" = 1'-0"



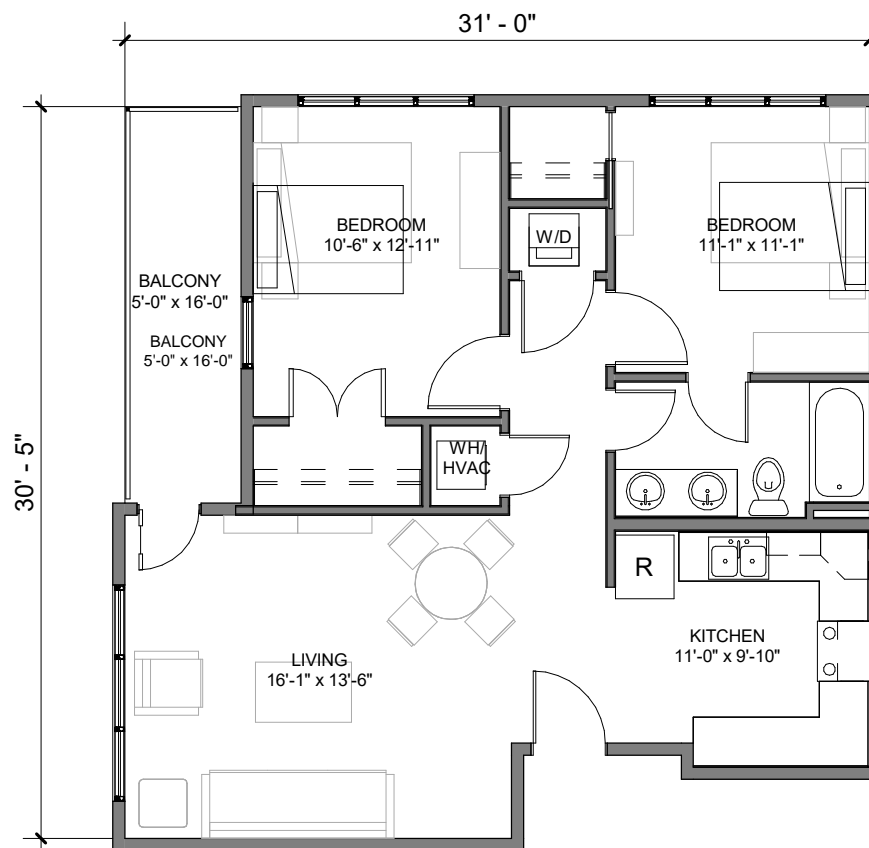
**2** LOFT LOWER PLAN  
1/8" = 1'-0"



**3** LOFT UPPER  
1/8" = 1'-0"



**4** 1 BEDROOM PLAN  
1/8" = 1'-0"



**5** 2 BEDROOM PLAN  
1/8" = 1'-0"

SMITHVILLE MIXED-USE  
MAIN ST & MILL ST

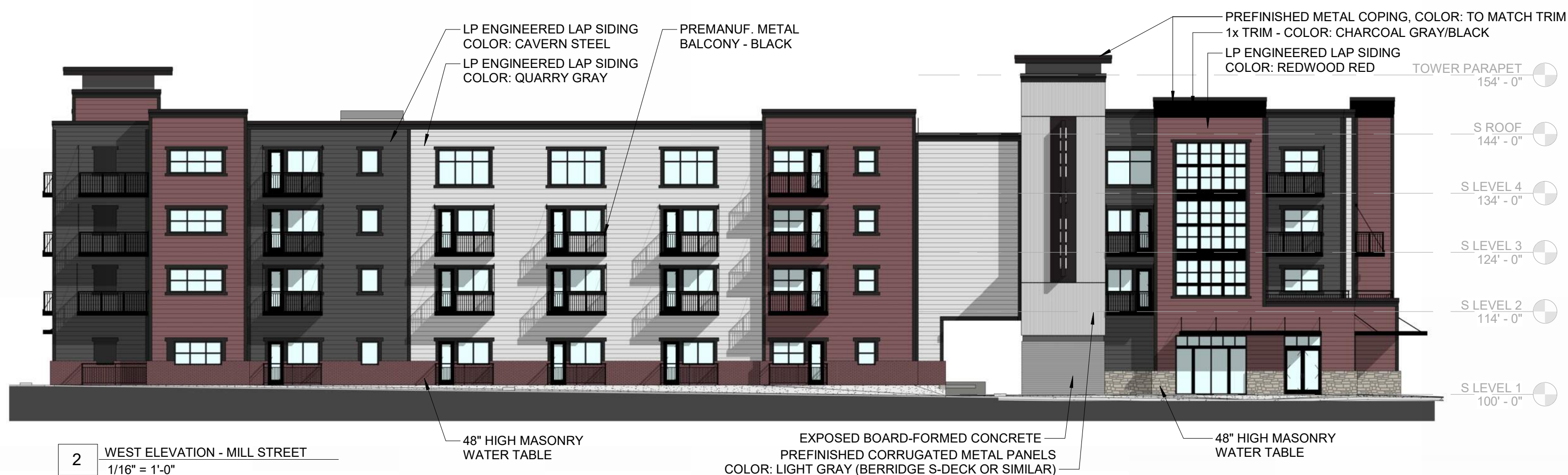
10.11.24

FLOOR  
PLANS

NOT FOR CONSTRUCTION







SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	EXTERIOR ELEVATIONS
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NOT FOR CONSTRUCTION







2 EAST ELEVATION  
1/16" = 1'-0"



1 NORTH ELEVATION - CHURCH STREET  
1/16" = 1'-0"

SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	EXTERIOR ELEVATIONS
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NOT FOR CONSTRUCTION



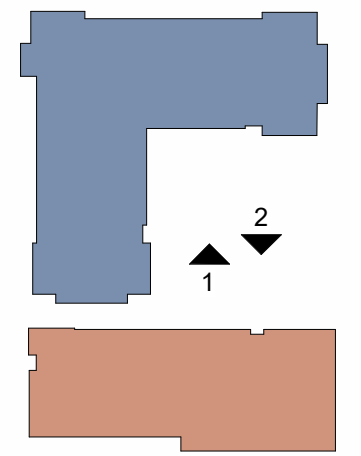




2 NORTH ELEVATION  
1/16" = 1'-0"



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

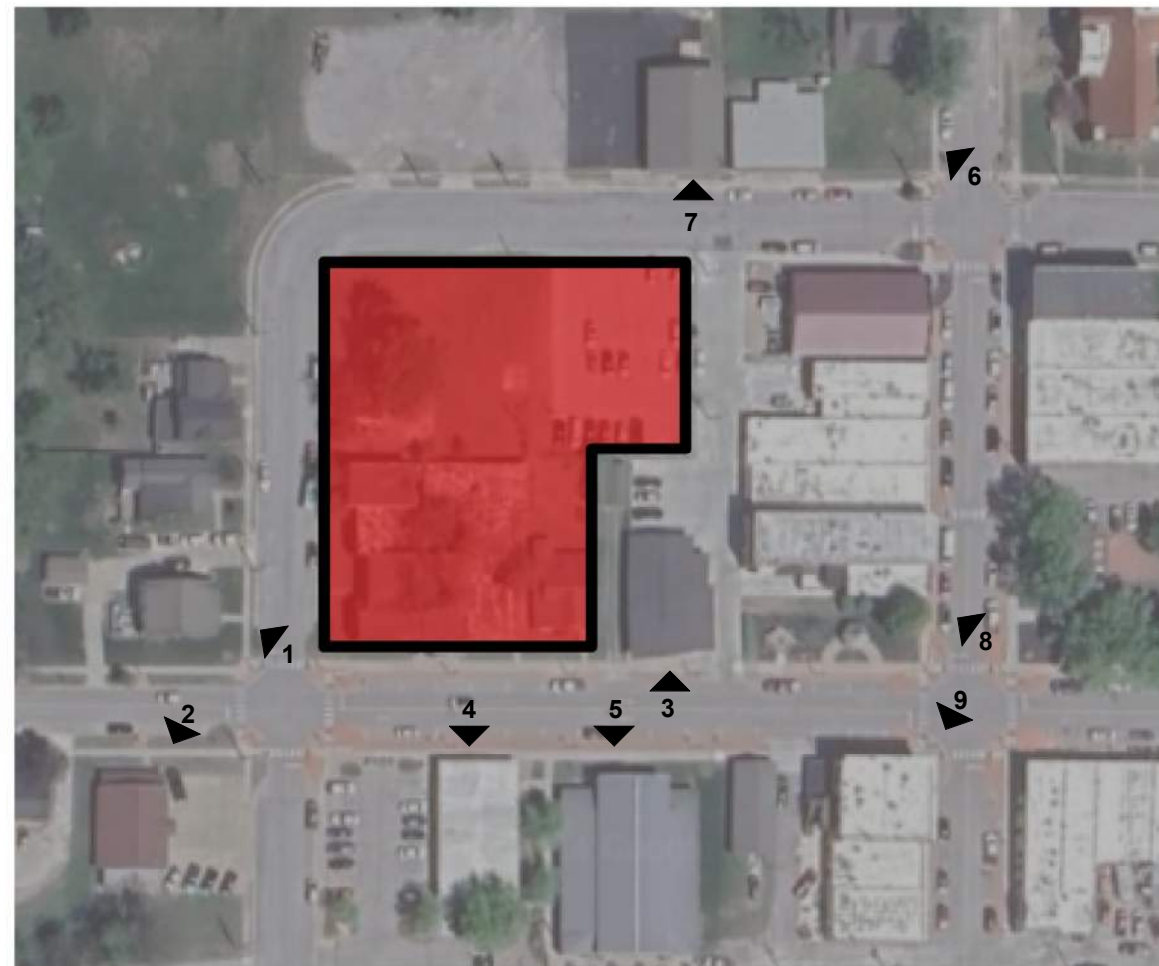


SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	EXTERIOR ELEVATIONS
---	----------	------------------------

NOT FOR CONSTRUCTION







# SITE CONTEXT

SMITHVILLE MIXED-USE  
MAIN ST & MILL ST

10.11.24

SITE  
CONTEXT



NOT FOR CONSTRUCTION





THANK YOU

SMITHVILLE MAIN & MILL



MAIN & MILL  
DEVELOPMENT PLAN  
CLAY COUNTY  
SMITHVILLE, MISSOURI  
SEC. 23-53-33  
DISTURBED AREA = 1.35 AC.

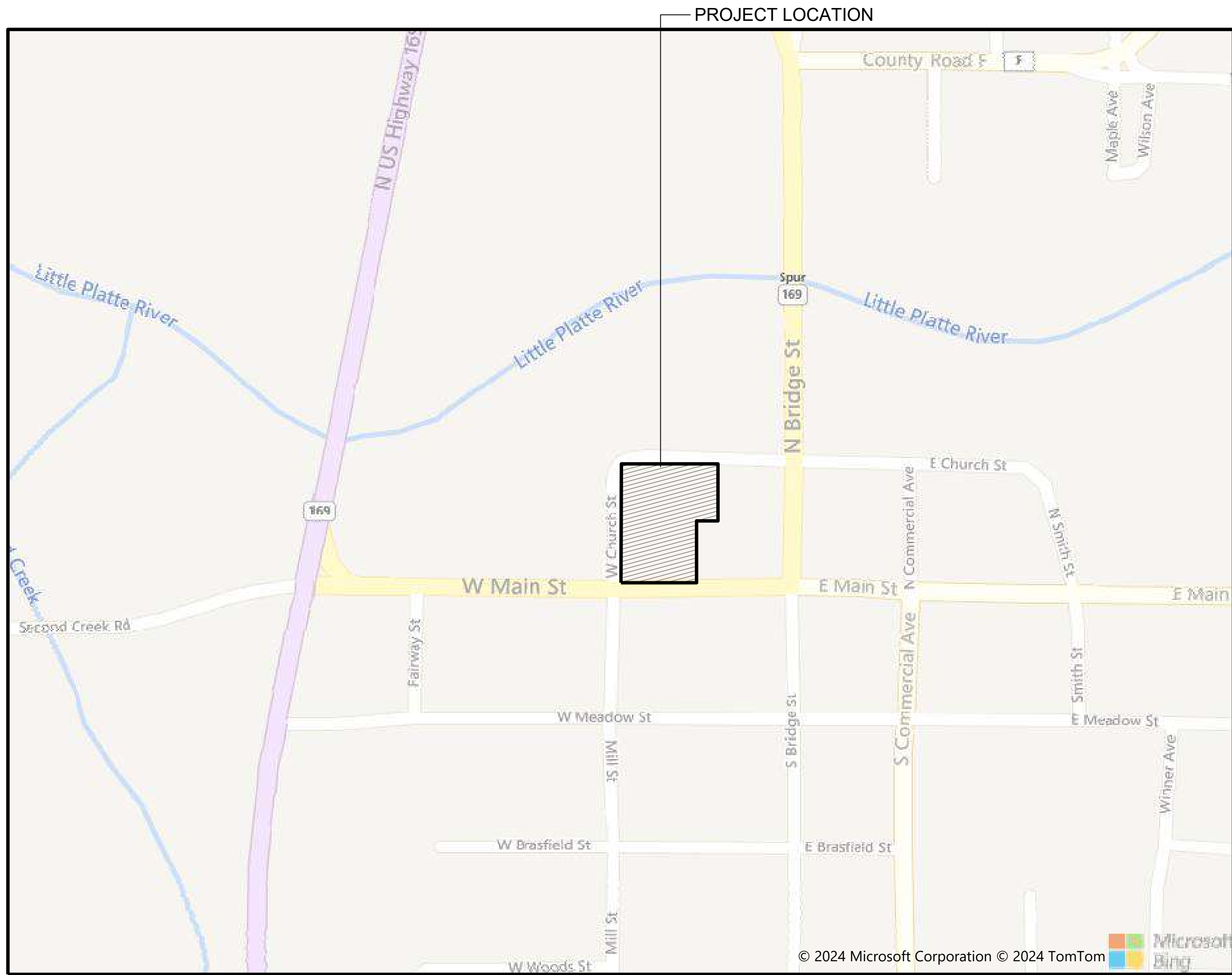
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE PLAN
C3	EROSION CONTROL PLAN - PHASE I
C4	EROSION CONTROL PLAN - PHASE II
C5	EROSION CONTROL PLAN - PHASE III
C6	EASTBOUND TURN DIAGRAM
C7	WESTBOUND TURN DIAGRAM
C8	OFFISTE PARKING AREAS
L1	PRELIMINARY LANDSCAPE PLAN
E1	PRELIMINARY LIGHTING PLAN

PROPERTY DESCRIPTION

LOT 1  
CONTAINING 49,184 SQUARE FEET OR 1.13 ACRES

ALL THAT PART OF LOT 3, AND ALL OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 3 IN THE ORIGINAL TOWN OF SMITHVILLE, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST ALL IN SMITHVILLE, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MILL STREET; THENCE N00°16'29"E ALONG THE WESTERLY LINE OF SAID LOTS 7 AND 6, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 239.92 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET; THENCE S89°02'47"E ALONG THE NORTHERLY LINES OF SAID LOTS 6, 5, 4, AND 3, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET TO A POINT 10.00 WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE S00°16'29"W, 10.00 FEET WESTERLY AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 119.94 FEET TO A POINT 10.00 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE N89°02'58"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 49.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE S00°16'29"W ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 119.97 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE N89°02'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY, AND ALONG THE SOUTHERLY LINE OF LOTS 9, 8, AND 7, A DISTANCE OF 180.03 FEET TO THE POINT OF BEGINNING.



LOCATION MAP  
SCALE: 1" = 200'

PROJECT TEAM:

ENGINEER:  
RL BUFORD & ASSOCIATES ENGINEERING, LLC  
201 MAIN STREET  
PARKVILLE, MO 64152  
LINDSAY VOGT  
(816) 741-6152

SURVEYOR:  
RL BUFORD & ASSOCIATES, LLC  
201 MAIN STREET  
PARKVILLE, MO 64152  
ROB YOUNG  
(816) 741-6152

ARCHITECT:  
HIVE DESIGN COLLABORATIVE  
601 E 63RD STREET, SUITE 440  
KANSAS CITY, MO 64110  
BRYAN RUSCH  
(816) 581-6363

PROPERTY OWNER:  
110 SMITHVILLE, LLC  
106 W. MAIN STREET  
SMITHVILLE, MO 64089  
CARLOS LEPE

UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED:

UTILITIES INVOLVED:	TELEPHONE NUMBER:
SPECTRUM .....	1-816-358-8833
AT&T .....	1-800-464-7928
EVERGY .....	1-888-471-5275
SPIRE GAS .....	1-800-756-5252
SMITHVILLE, MO. CITY HALL .....	1-816-532-3897
PLATTE CLAY ELECTRIC .....	1-816-628-3121
MISSOURI ONE CALL SYSTEM .....	1-800-Dig-Rite
VONAGE .....	1-800-218-9015

FLOOD PLAIN

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 14 OF 350, MAP NUMBER 29047C0014E, EFFECTIVE DATE OF AUGUST 3, 2015, THE SUBJECT PROPERTY LIES MOSTLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND LIES PARTIALLY WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT BENCHMARK  
CONTROL POINT - SET 5/8" IRON BAR APPROXIMATELY 21 FEET SOUTH OF THE CENTERLINE OF CHURCH STREET AND 281 FEET EAST OF THE CENTERLINE OF MILL STREET  
ELEVATION = 814.07

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

MAIN & MILL

DEVELOPMENT PLAN

COVER SHEET

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR

110 SMITHVILLE, LLC

SEC. 23-53-33

PLAN DATE

SEPTEMBER 2024

JOB NO.

2024-007

COUNTY

CLAY

DRAWN BY

RLB

CHECKED BY

RLB

SHEET NO.

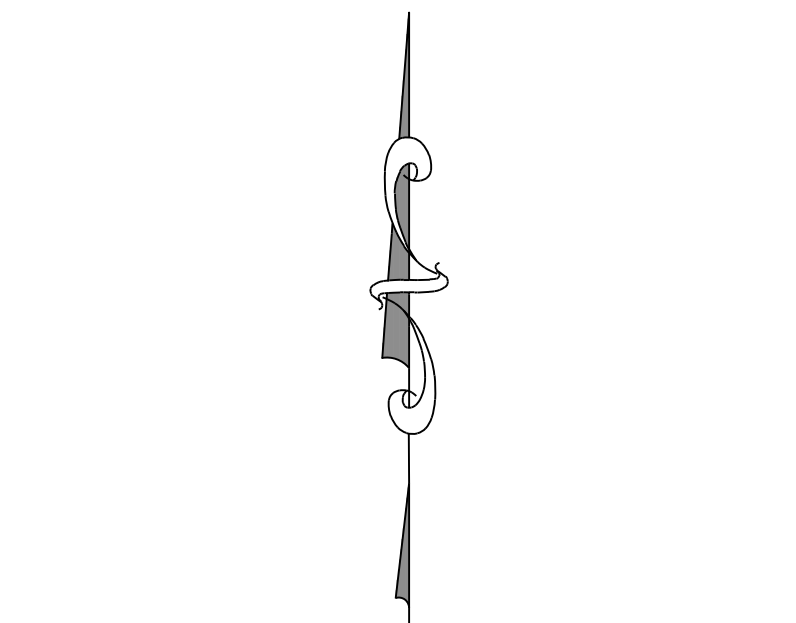
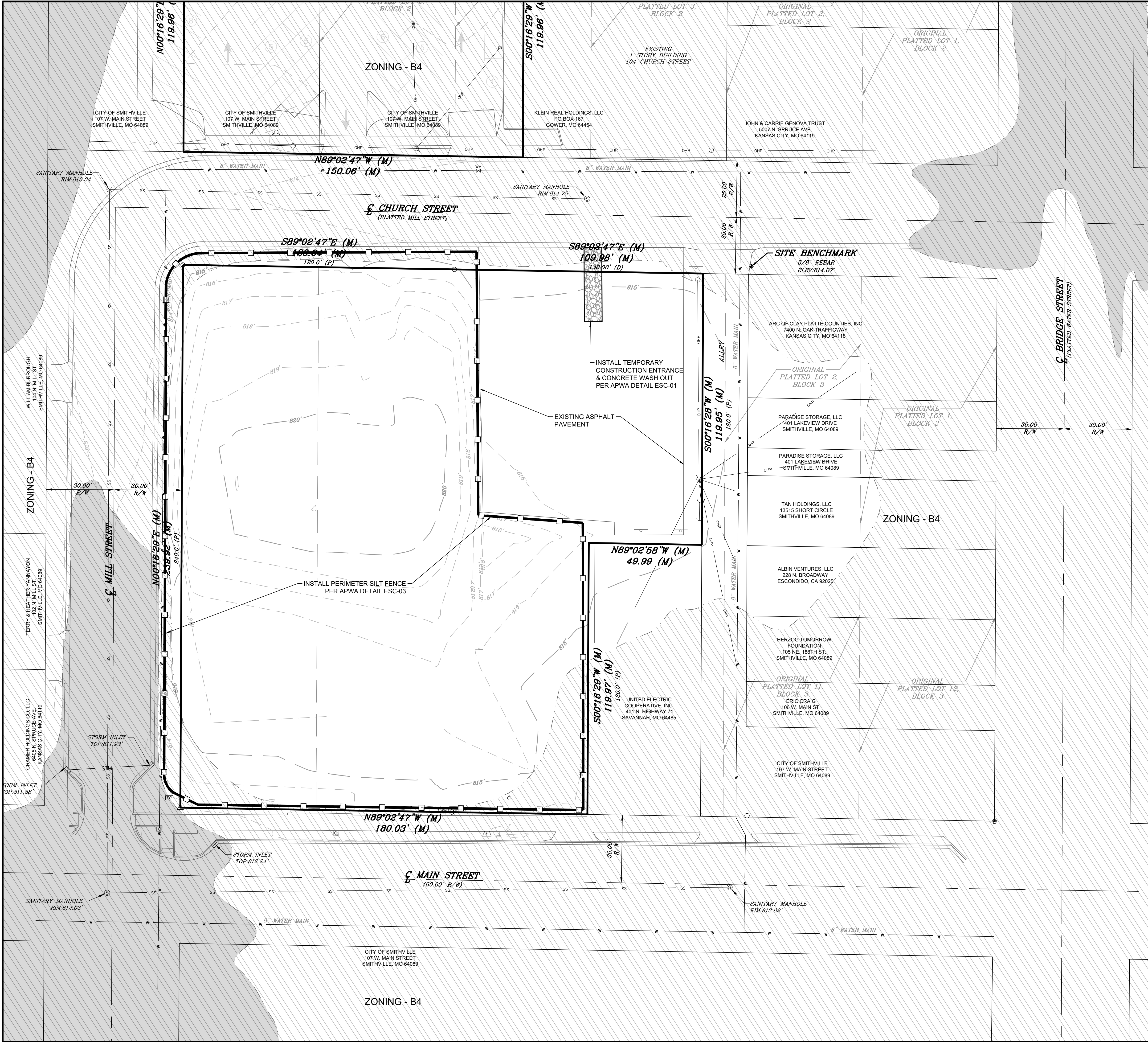
C1

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GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

**LEGEND**

- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
- PLAT BOUNDARY / LIMITS OF GRADING
- SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016

- PHASE I WORK SCHEDULE**
- PHASE 1 WORK SCHEDULE:**
1. INSTALL PERIMETER SILT FENCE
  2. INSTALL CONSTRUCTION ENTRANCE
  3. CLEARING AND GRUBBING

EROSION & SEDIMENTATION CONTROL MEASURES IN PLACE SHALL BE CHECKED & MAINTAINED WEEKLY OR WITHIN 24 HOURS FOLLOWING A RAIN MEASURING GREATER THAN 0.5 INCHES IN 24 HOURS AS RECORDED AT KCI AIRPORT.

<b>REVISIONS</b>		NO.		DATE		DESCRIPTION		REVISED BY		CHECKED BY	
		1									
		2									
		3									
		4									
		5									
		6									
		7									

**MAIN & MILL**

DEVELOPMENT PLAN

EROSION CONTROL PLAN - PHASE I

ENGINEER'S SEAL

**R.L. Buford & Associates Engineering, LLC**  
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC  
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR

110 SMITHVILLE, LLC

SEC. - IMP. - REC.

PLAN DATE

CHECKED BY

DRAWN BY

JTS

SEPTEMBER 2024

11

24

SHEET NO.

C3

FOR

110 SMITHVILLE, LLC

SHEET NO.

C3

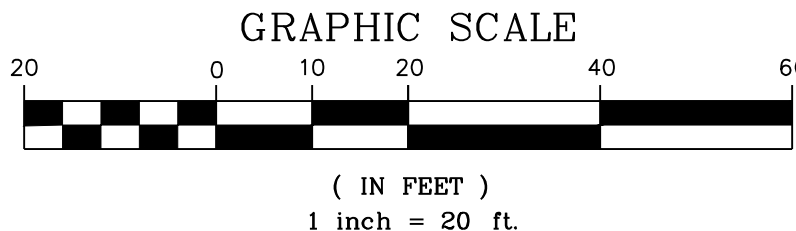
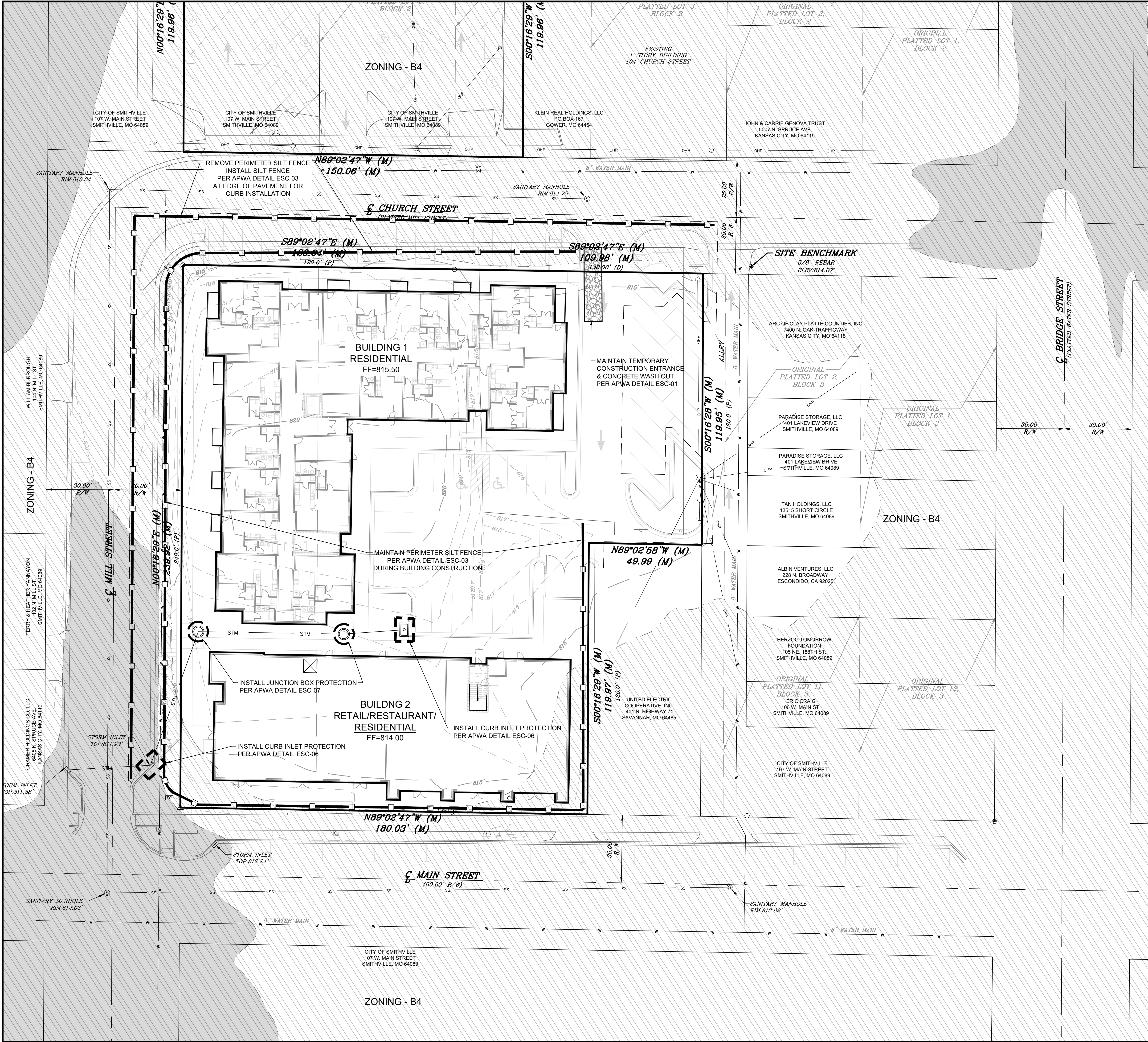
FOR

110 SMITHVILLE, LLC

SHEET NO.

C3





- LEGEND**
- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
  - PLAT BOUNDARY / LIMITS OF GRADING
  - SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016
  - CURB INLET PROTECTION USE ESC-06 DETAIL PER APWA 2016
  - AREA INLET & JUNCTION BOX PROTECTION USE ESC-07 DETAIL PER APWA 2016

- PHASE II WORK SCHEDULE**
- GRADE ENTIRE SITE AS SHOWN
  - UPON INSTALLATION OF CURB INLETS INSTALL CURB INLET PROTECTION.
  - PRIOR TO CURB INSTALLATION, REMOVE PERIMETER SILT FENCE AND PLACE SILT FENCE ALONG EDGE OF PAVEMENT
  - SEED AND MULCH AREAS THAT ARE COMPLETED WITHIN TWO WEEKS.
- EROSION & SEDIMENTATION CONTROL MEASURES IN PLACE SHALL BE CHECKED & MAINTAINED WEEKLY OR WITHIN 24 HOURS FOLLOWING A RAIN MEASURING GREATER THAN 0.5 INCHES IN 24 HOURS AS RECORDED AT KCI AIRPORT.

<b>REVISIONS</b>		NO.		DATE		DESCRIPTION		REVISED BY		CHECKED BY	
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<b>MAIN &amp; MILL</b>		<b>DEVELOPMENT PLAN</b>		<b>EROSION CONTROL PLAN - PHASE II</b>	
<b>ENGINEER'S SEAL</b>				10/3/2024	
<b>R.L. Buford &amp; Associates Engineering, LLC</b>		<b>LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS</b>		<b>FOR</b>	
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152		SEC. - IMP.-PCE. COUNTY		JOB NO.	
110 SMITHVILLE, LLC		PLAN DATE		CHECKED BY	
		SEPTEMBER 2024		L.V.	
<b>SHEET NO. C4</b>					

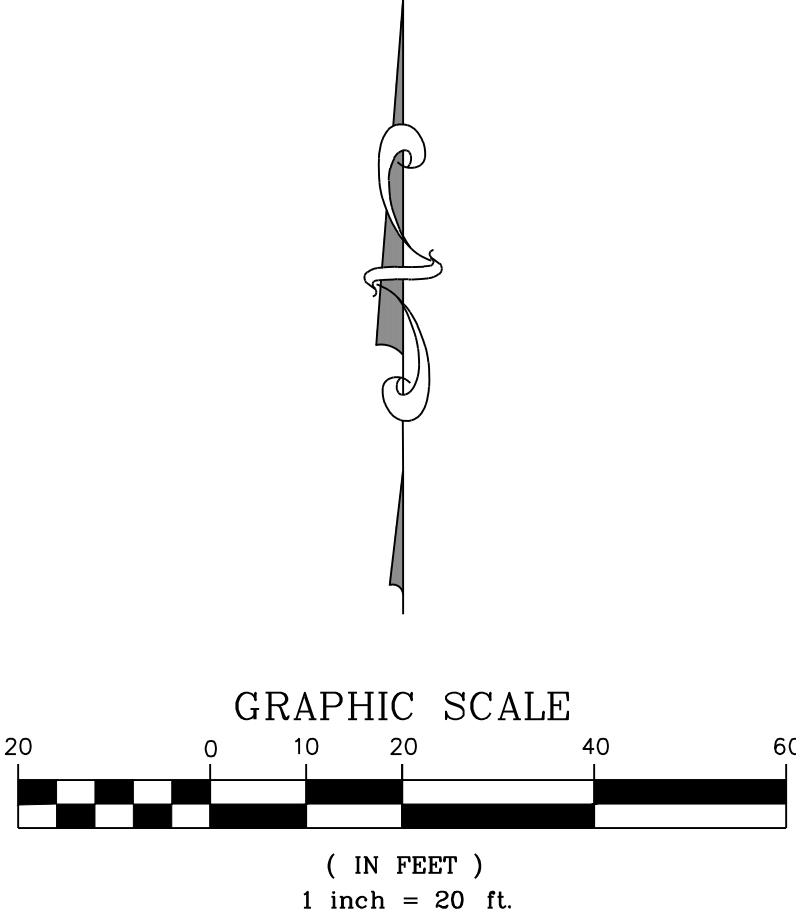
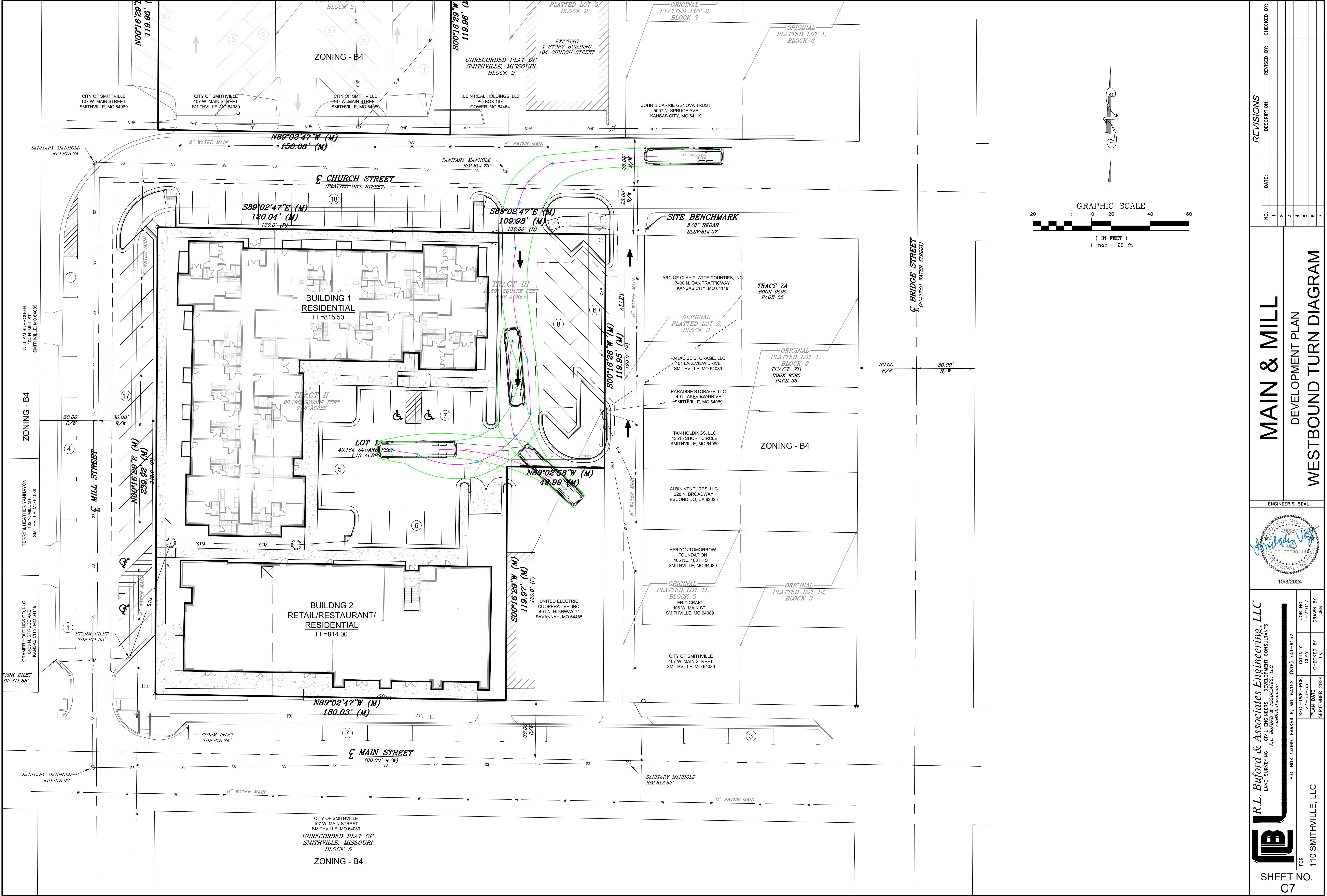












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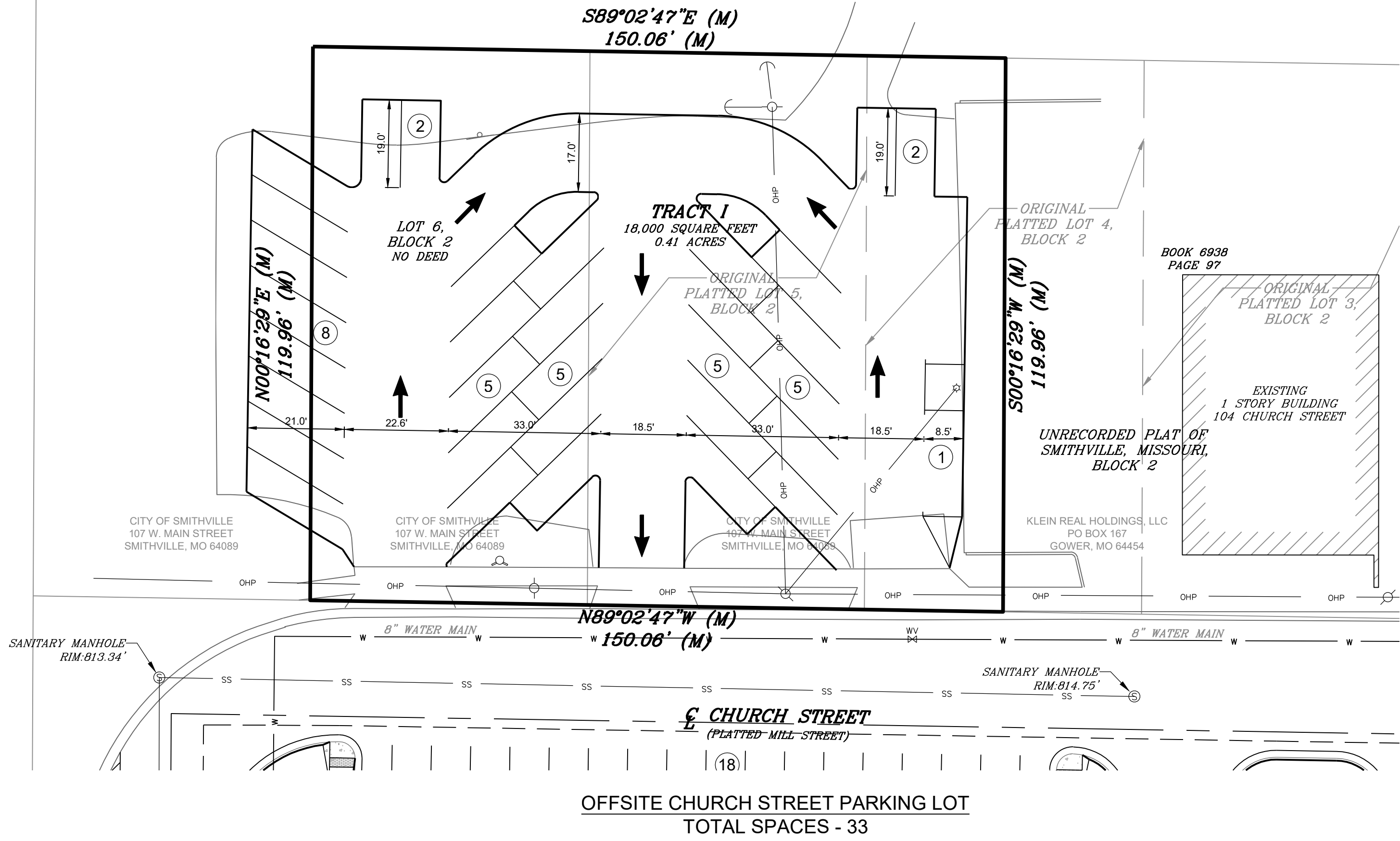
**R.L. Buford & Associates Engineering, LLC**  
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS  
 R.L. BUFORD & ASSOCIATES, LLC  
 P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR  
 110 SMITHVILLE, LLC

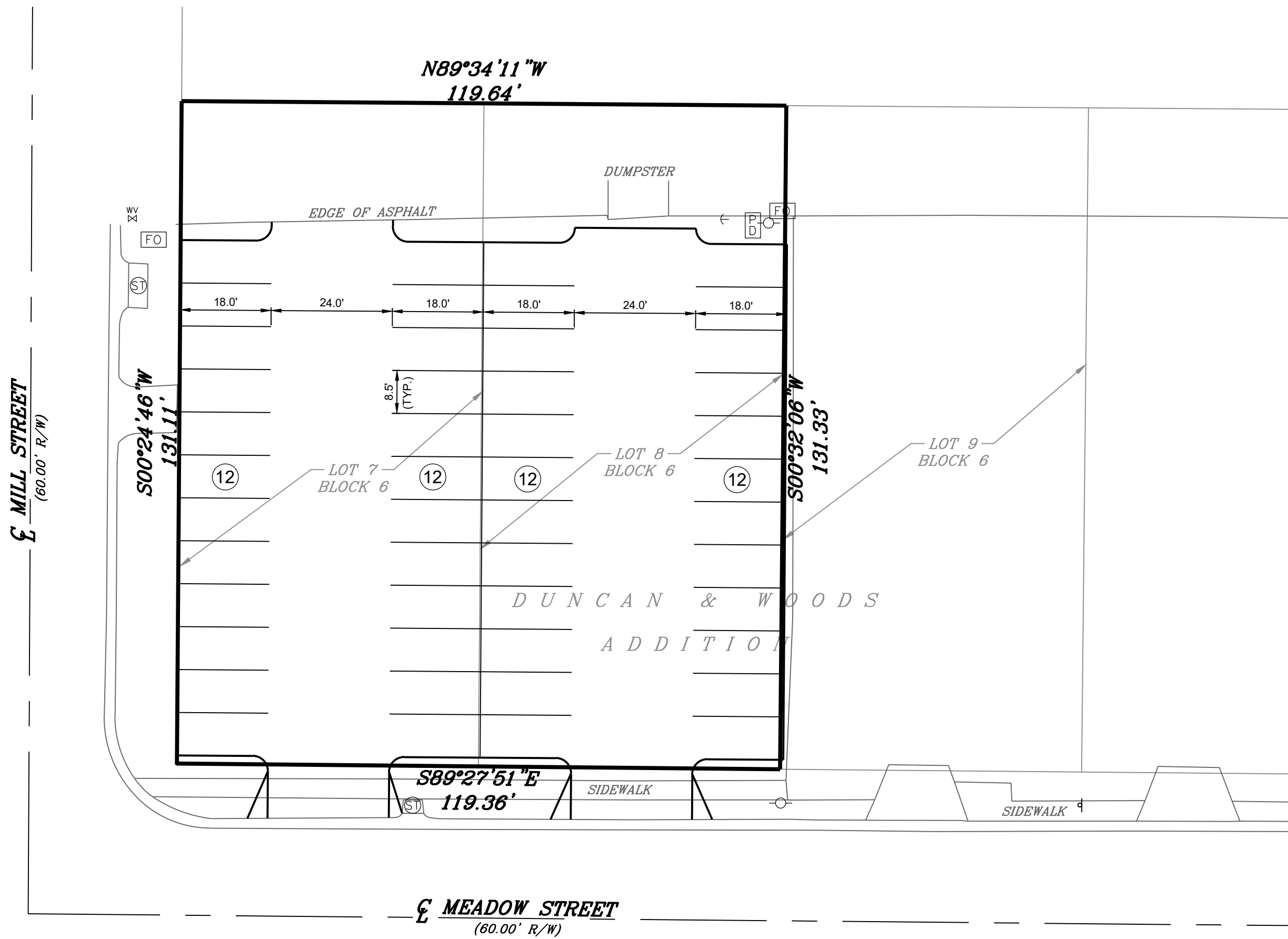
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 PLAN DATE  
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 SEPTEMBER 2024

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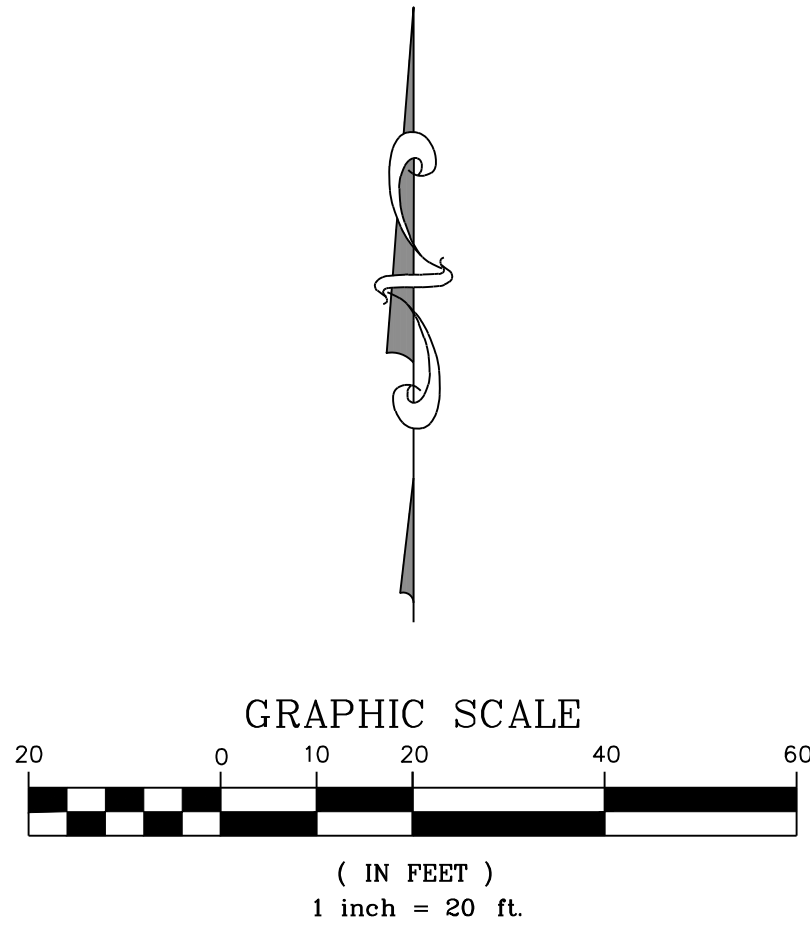




OFFSITE CHURCH STREET PARKING LOT  
TOTAL SPACES - 33



OFFSITE MILL STREET & MEADOW STREET  
PARKING LOT  
TOTAL SPACES - 48



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MAIN & MILL

DEVELOPMENT PLAN

OFFSITE PARKING AREAS

ENGINEER'S SEAL

LINDSEY VICK

PE-200902144

10/3/2024

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR

110 SMITHVILLE, LLC

SEC. - IMP. - RCE.

PLAN DATE

CHECKED BY

DATE

JOB NO.

COUNTY

DATE

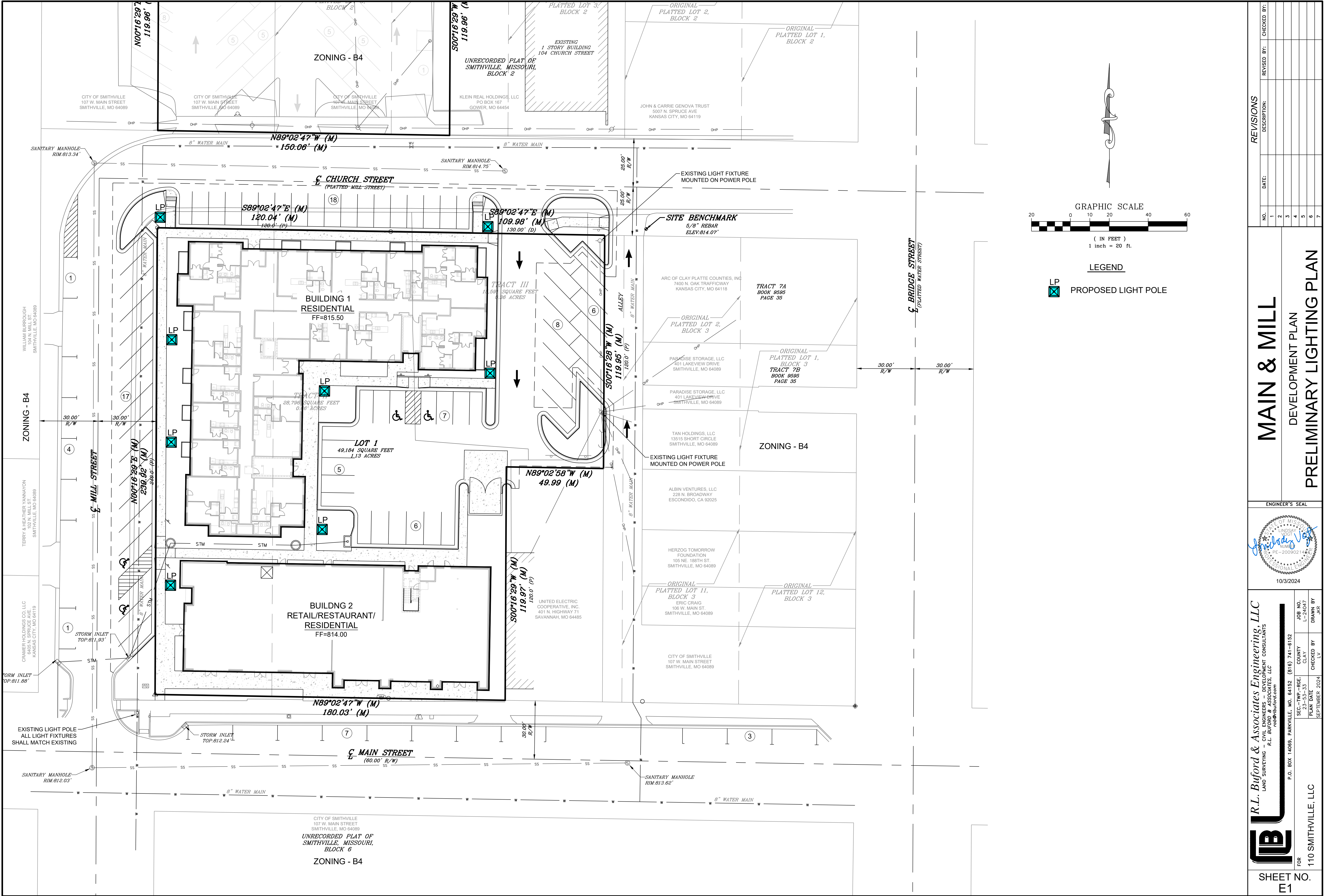
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MAIN & MILL

DEVELOPMENT PLAN

PRELIMINARY LIGHTING PLAN

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

110 SMITHVILLE, LLC

FOR

110 SMITHVILLE, LLC

SEC. - WP. - REC.

PLAN DATE

CHECKED BY

DATE

10/3/2024

11/1/2024

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11/1/2024

110 SMITHVILLE, LLC

110 SMITHVILLE, LLC

110 SMITHVILLE, LLC

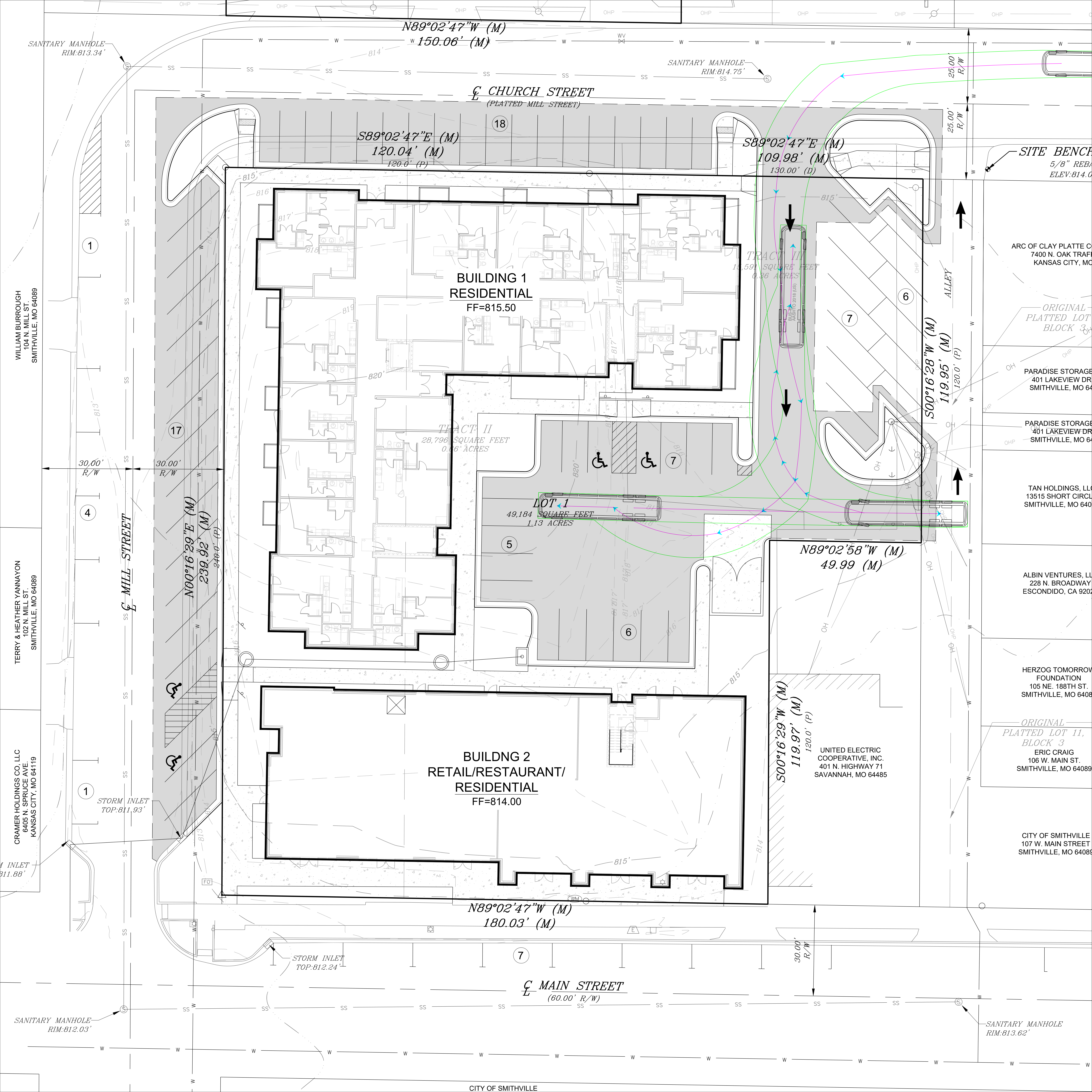
110 SMITHVILLE, LLC

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WILLIAM BURROUGH  
104 N. MILL ST.  
SMITHVILLE, MO 64089

TERRY & HEATHER YANNAYON  
102 N. MILL ST.  
SMITHVILLE, MO 64089

CRAMER HOLDINGS CO., LLC  
6405 N. SPRUCE AVE.  
KANSAS CITY, MO 64119

SANITARY MANHOLE  
RIM: 812.03'

CITY OF SMITHVILLE

SITE BENCH  
5/8" REBAR  
ELEV: 814.00'

ARC OF CLAY PLATTE C  
7400 N. OAK TRAF  
KANSAS CITY, MO

ORIGINAL  
PLATTED LOT  
BLOCK 3

PARADISE STORAGE  
401 LAKEVIEW DR  
SMITHVILLE, MO 64

PARADISE STORAGE  
401 LAKEVIEW DR  
SMITHVILLE, MO 64

TAN HOLDINGS, LL  
13515 SHORT CIRCL  
SMITHVILLE, MO 640

ALBIN VENTURES, LL  
228 N. BROADWAY  
ESCONDIDO, CA 9202

HERZOG TOMORROW  
FOUNDATION  
105 NE. 188TH ST.  
SMITHVILLE, MO 6408

ORIGINAL  
PLATTED LOT 11,  
BLOCK 3  
ERIC CRAIG  
106 W. MAIN ST.  
SMITHVILLE, MO 64089

CITY OF SMITHVILLE  
107 W. MAIN STREET  
SMITHVILLE, MO 64089

SANITARY MANHOLE  
RIM: 813.62'