



Planning and Zoning Commission Procedural Summary

MEETING DATE: 7/9/2024

ACTION ITEM: Site Plan Review

AGENDA ITEM: 14790 N. Fairview Dr. Site Plan

REQUESTED COMMISSION ACTION:

A motion to approve the Site Plan submitted.

SUMMARY OF PROCEDURE:

The application is to approve a site plan for a new, 4,273 ft², bank building with four drive thru lanes.

When reviewing the submissions, the commission should be guided by the following:

1. The extent to which the proposal conforms to these regulations.
2. The extent to which the development would be compatible with the surrounding area.
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.
4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.
5. The extent to which the proposal conforms to the adopted engineering standards of the City.
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.
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;
 - b. Conserve natural resources and amenities available on the site;
 - c. Minimize any adverse flood impact;
 - d. Ensure that proposed structures are located on suitable soils;
 - e. Minimize any adverse environmental impact; and
 - 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 commission can recommend approval, approval with conditions or deny the application.

ATTACHMENTS:

☒ Plans ☒ Staff Report ☐ Other:



STAFF REPORT
June 28, 2024
Site Plan Review of Parcel Id #05-917-00-07-008.02

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14790 N. Fairview Dr..
Owner: Nodaway Valley Bank
Current Zoning: B-3P

Application Date: June 14, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 4,273 square foot building on lot 1 of Fairview Crossing North subdivision. Lot 1 was amended to include 60' of Lot 2 in order to accommodate a bank building with 4 drive-thru lanes. The original Lots 1 and 2 has conceptual plan approval for two buildings totaling 12,020 square feet. By reducing the building size, the project is well within the zoning plan limits. This project will also limit the size of any building on Lot 2 from 6,020, to substantially smaller due to the reduced lot size.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.
Meets the site plan standards
2. The extent to which the development would be compatible with the surrounding area.
Compliments the buildings to the east substantially and is similar to the current Central Bank of the Midwest property just a few hundred feet south.

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 subdivision was created and approved in accordance with the Overlay district process to create the B-3P zoning. The first two buildings to develop have reduced the overall coverage and density approved in the Conceptual plan.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.

Complies fully by using the conceptual plan provisions that allow modifications to the approved densities if they are reduced.

5. The extent to which the proposal conforms to the adopted engineering standards of the City.

The layout includes stormwater detention as approved with the conceptual plan, reduces the total number of vehicles previously subscribed to the lot, and is mindful of a waterline easement along the south portion of the original lot 1.

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.

Complies.

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;

On-site views will remain substantially commercial in nature from the original strip mall and undeveloped land to the east.

b. Conserve natural resources and amenities available on the site;

The site is vacant following the demolition of the strip mall several years ago, so no valuable natural resources existed on lot 1.

c. Minimize any adverse flood impact;

Project includes a storm detention basin in accordance with the approved conceptual plan.

d. Ensure that proposed structures are located on suitable soils;

The project engineer is aware of the previous building on site and will adjust footings based upon the soil types.

e. Minimize any adverse environmental impact; and

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.

All utilities are available on site and engineers have adjusted the site plan to protect a waterline that bisects the revised Lot 1..

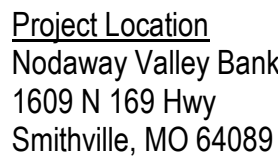
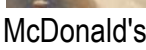
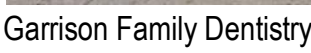
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the condition that no permit shall issue on the remaining Lots 2 and 3 will revise their traffic impacts based upon the approved TIS.

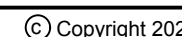
Respectfully Submitted,

S/Jack Hendrix/S
Director of Development

A B C D E F G H J K L M N P Q R



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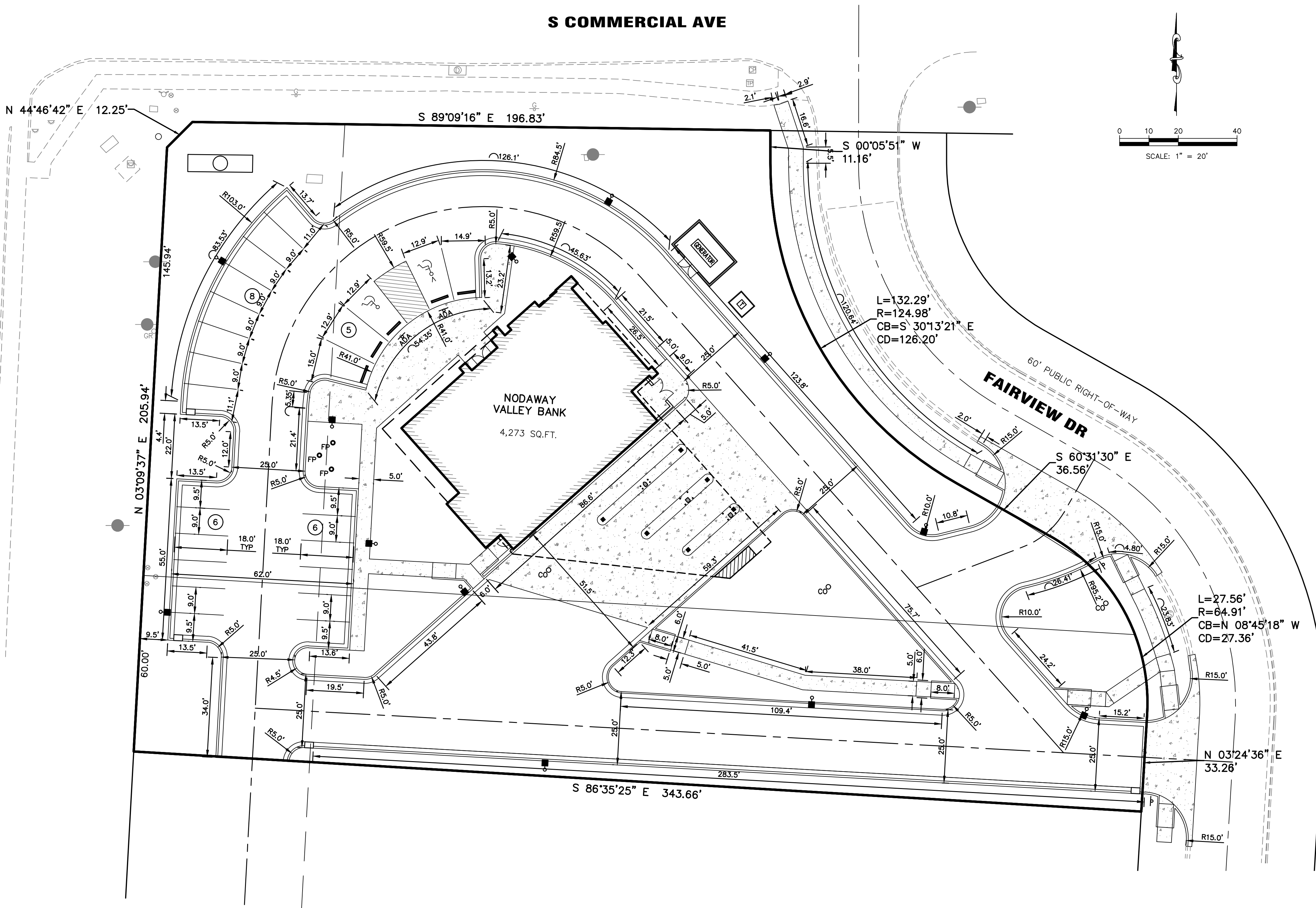


CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF SMITHVILLE, MISSOURI.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "V" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102 AND 120.
7. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION, AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
8. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS, AND ENTRANCES, SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
9. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

US 169 HIGHWAY

S COMMERCIAL AVE



NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

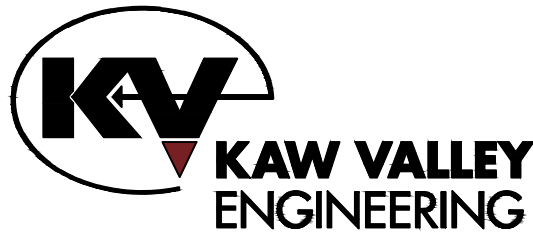
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913-492-2400

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Kansas City, MO 64108
816-421-3222



Nodaway Valley Bank - Smithville Branch

1601 N 169 Hwy
Smithville, MO 64089

Nodaway Valley Bank

P.O. Box 7315
St. Joseph, MO 64507
816-364-5678

ISSUED FOR:

Site Plan Review

14 June 2024

Missouri Certificate of Authority: #ARC000344

FOR REVIEW

Drawn By JAD
Checked By MAC

DIMENSION PLAN

C2.0

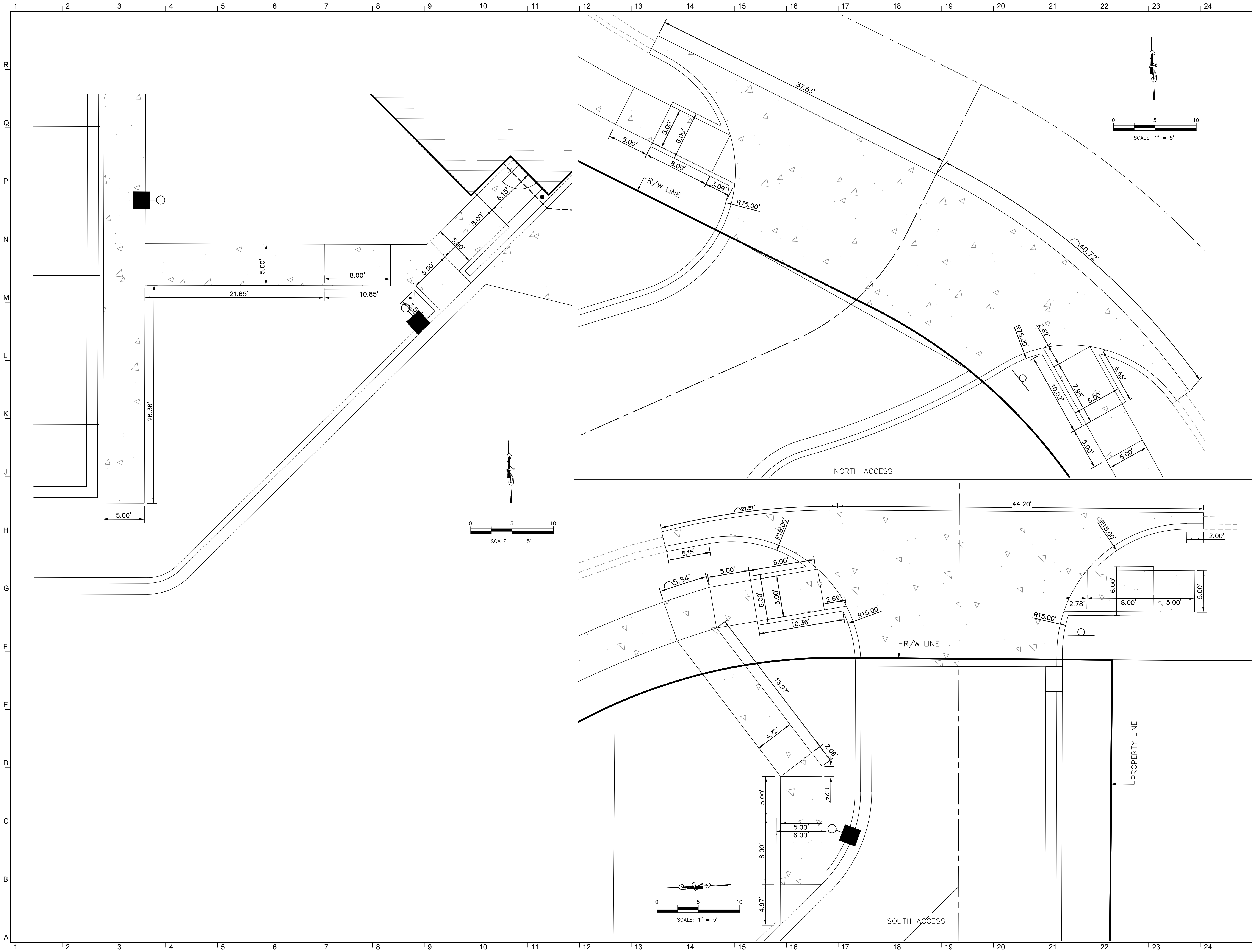
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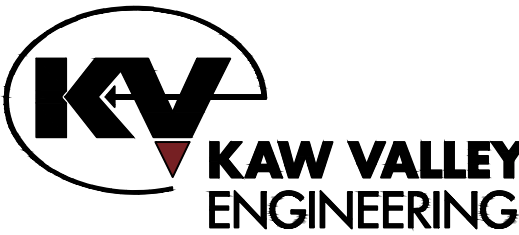
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DIMENSION PLAN

C2.2

Project Number: 2023.169

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S COMMERCIAL AVE

RIGHT OF WAY LINE

NODAWAY VALLEY BANK
4,273 SQ.FT.

FAIRVIEW DR

US 169 HIGHWAY

PROPERTY LINE

30' PROPOSED TEMPORAY
CONSTRUCTION EASMENT

0 10 20 40
SCALE: 1" = 20'

LEGEND (PROPOSED)

(ME) MATCH EXISTING

HP HIGH POINT

LP LOW POINT

48.90 SPOT ELEVATION (ADD 900),
TOP OF PAVEMENT

49.10 TOP OF CURB (ADD 900)
48.60 FLOWLINE OF CURB (ADD 900)

FLOW DIRECTION

900 FINISHED 1' CONTOUR INTERVALS

900 EXISTING 1' CONTOUR INTERVALS

BASIS OF BEARINGS:

SOUTH 00°57'10" WEST ALONG THE WESTH 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).

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).

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.



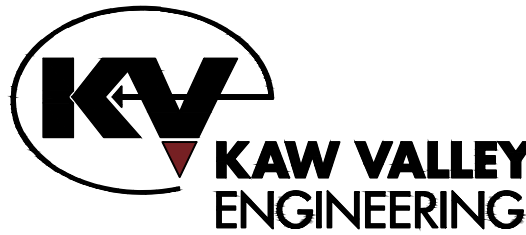
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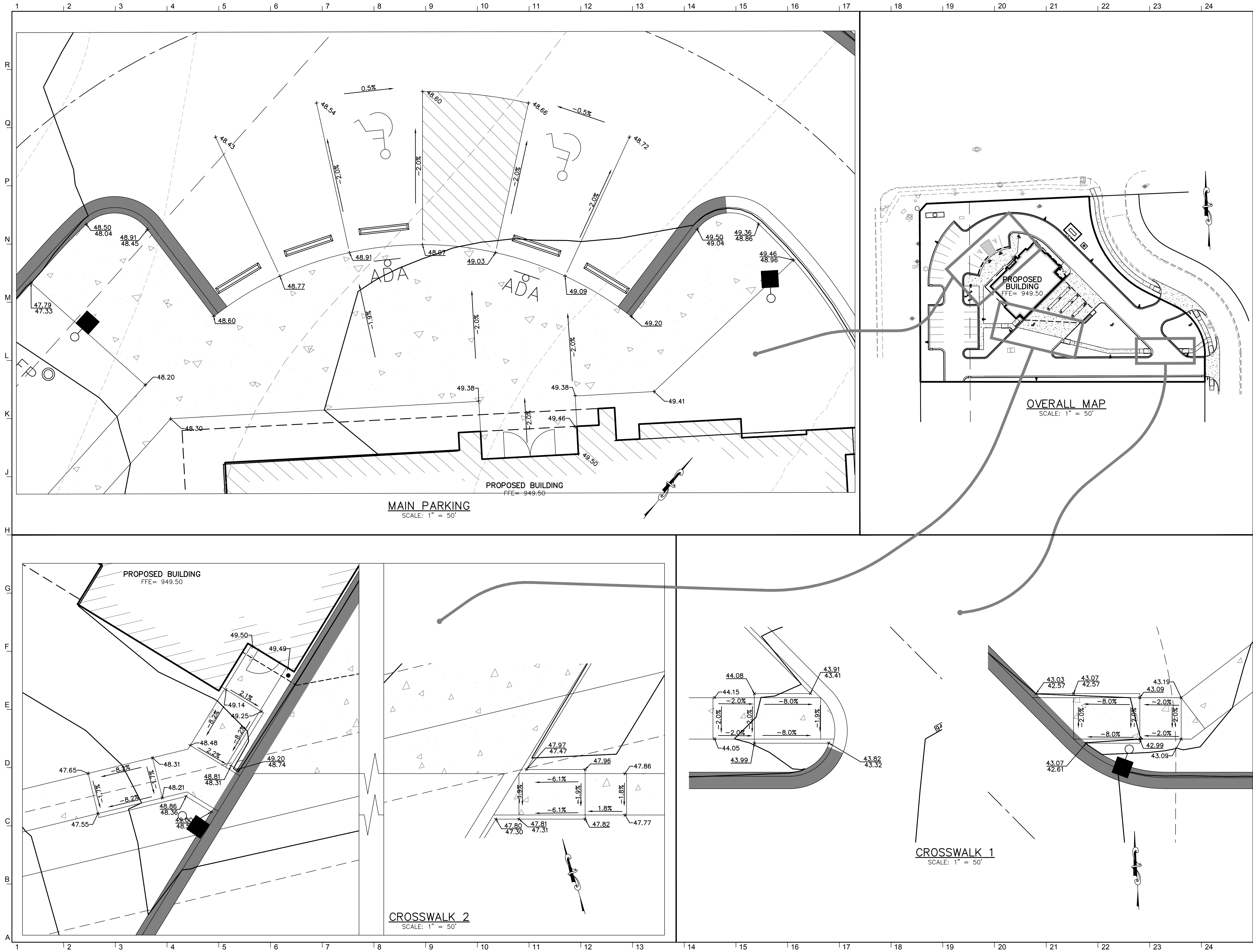
GRADING PLAN

C3.0

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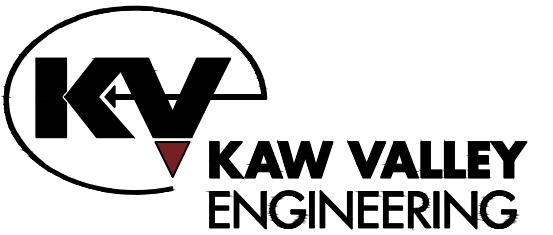
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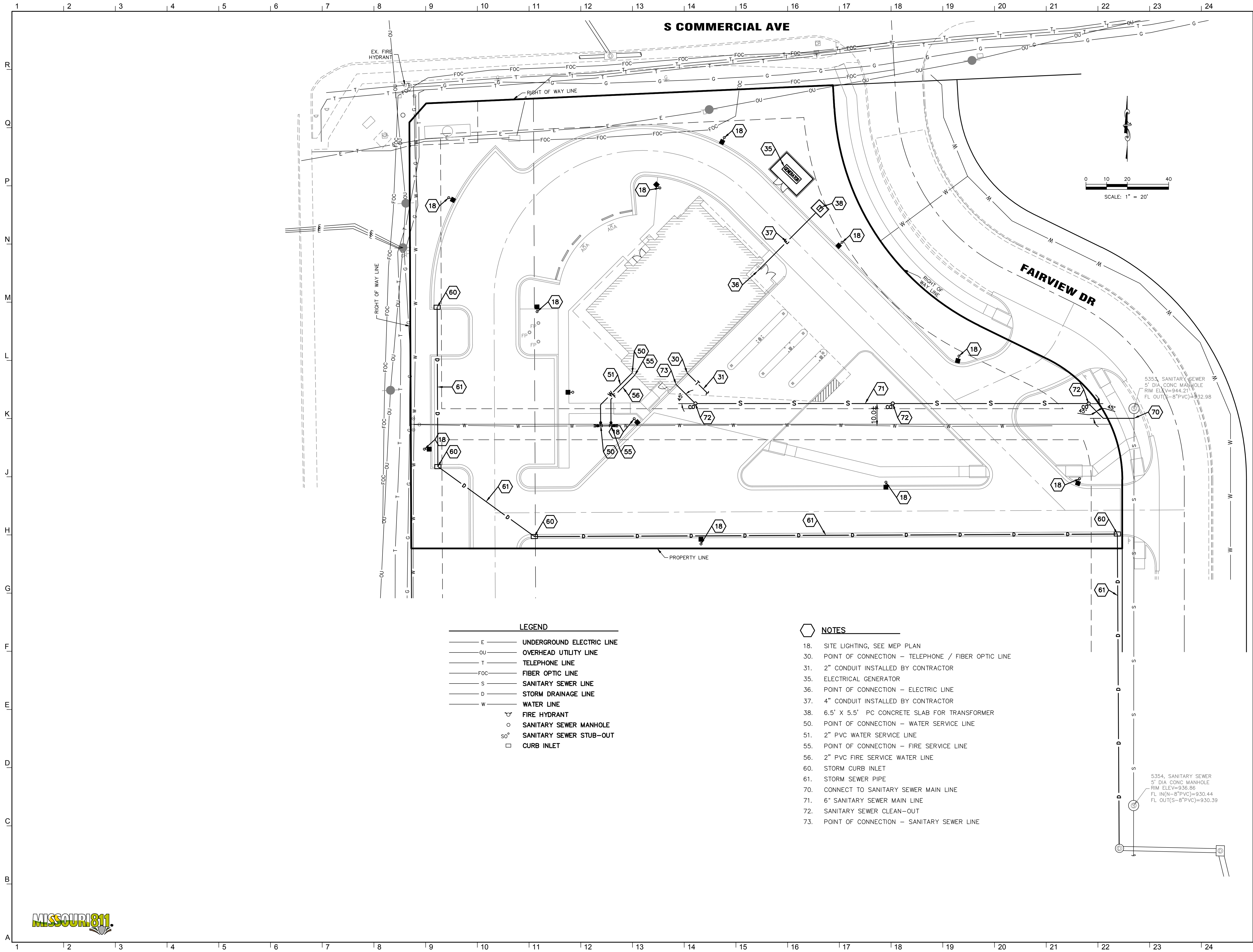
GRADING PLAN

C3.1

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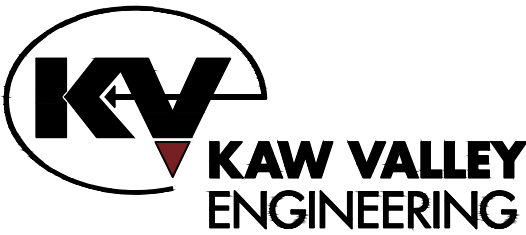
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UTILITY PLAN

C4.0

Project Number: 2023.169

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EROSION CONTROL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS AND DURING APPROPRIATE PHASING AS CONSTRUCTION PROGRESSES.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION. BUILDERS AND OR DEVELOPER TO MAINTAIN EROSION CONTROL AND SILT CONTROL UPON COMPLETION OF THIS PROJECT.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED AS SHOWN AND AT ANY ADDITIONAL AREAS OF CONCENTRATED FLOWS NOT SHOWN ON PLANS.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE FILTERS, OR SILT FENCE, OR STRAW BALES (PRIOR TO PAVING PLACEMENT). AFTER PAVEMENT IS IN PLACE, PROVIDE FILTER PROTECTION THAT CANNOT BE WASHED INTO INLETS OR WASHED AWAY. STRAW/HAY BALES WILL NOT BE ALLOWED ON CONCRETE OR ASPHALT PAVING.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS. ALL SEDIMENT CONTROL MEASURES TO BE INSPECTED AND REPAIRED IMMEDIATELY AND ON A REGULAR BASIS AFTER ALL RAIN STORMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS, STREETS, AND WATERWAYS.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE ESTABLISHED ON PROJECTS THAT ARE NOT EXPECTING IMMEDIATE DEVELOPMENT (I.E.- INTERCEPTOR SEWERS, OFFSITE IMPROVEMENTS, ETC.) EROSION CONTROL MEASURES ARE TO BE REMOVED BY CONTRACTOR AS SOON AS ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD, SILT, AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF INFRASTRUCTURE AND BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES. NOTE: ALTHOUGH EXTENSIVE EFFORT IS PUT INTO THE DESIGN OF THE EROSION CONTROL PLAN BY THE ENGINEER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO ENSURE THAT ANY ADDITIONAL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AT NO ADDITIONAL COST TO THE OWNER.
16. INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE(S) AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED, FLAT LOTS WILL NOT REQUIRE SEEDING BUT ALL SLOPES, DISTURBED AREAS AND STREET RIGHT-OF-WAYS WILL BE SEEDED.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF FINE SAND, SHALE AND NON-DURABLE ROCK AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING, ADJACENT TO OR DOWNSTREAM FROM PROPERTY, BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED (CHUTE, TOOLS, ETC.) AT A CONTRACTOR DEFINED LOCATION. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
25. DEVELOPER IS RESPONSIBLE FOR HAVING LOT BUILDERS FOLLOW THE GUIDELINES OF "CONTROLLING EROSION WHEN BUILDING YOUR HOME" PROVIDED BY MISSOURI DEPARTMENT OF HEALTH AND ENVIRONMENT.
26. EROSION CONTROL STRAW/FIBER WATTLES TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.
27. EROSION CONTROL SEDIMENT FENCE OR OTHER STRUCTURE MUST BE PLACED TO CONTROL RUNOFF DURING LOT DEVELOPMENT (BY OTHERS).

PERMANENT SEEDING

SEE SECTION 02930 OF THE PROJECT SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

TEMPORARY SEEDING

TO PROVIDE PROMPT EROSION CONTROL ON PROJECT TEMPORARY SEEDING MAY BE REQUIRED WHICH WILL DEPEND ON THE CONTRACTORS WORK SCHEDULE. TEMPORARY SEEDING WILL BE REQUIRED IN THE FOLLOWING AREAS:

1. IN SLOPES AND AREAS OF CONCENTRATED FLOW WITHIN 28 DAYS OF ROUGH GRADING.
2. IN AREAS THAT REQUIRE SEEDING BUT IS NOT WITHIN THE SEASON FOR PERMANENT SEEDING AS PER THE TECHNICAL SPECIFICATIONS.

PLANT SELECTION - ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING
SEEDING - EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER. HYDROSEED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH. MULCHING - THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE), SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING. MAINTENANCE - RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

LEGEND:

- LIMITS OF DISTURBED AREA
- TEMPORARY GRAVEL CONSTRUCTION, ENTRANCE AND CONCRETE WASHOUT (REF. APWA DETAIL ESC-01)
- TEMPORARY SILTATION FENCE (REF. APWA DETAIL ESC-03)
- INLET FILTER PROTECTION (REF. APWA DETAIL ESC-06)
- AREA INLET PROTECTION (REF. APWA DETAIL ESC-07)
- EXISTING CONTOURS
- PROPOSED CONTOURS

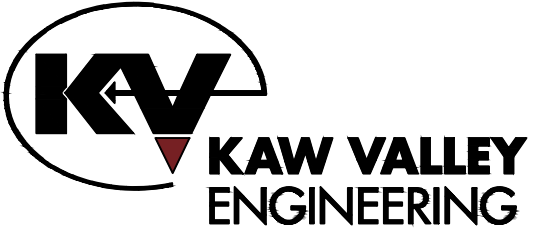
GastingerWalker &

Architects Interior Designers Construction Managers
817 Wyanotte Kansas City Missouri 64105 816.421.8200 gastingerwalker.com

Civil Engineer
Kaw Valley Engineering
8040 North Oak Trafficway
Kansas City, MO 64118
816-468-5858

MEP Engineer
PKMR Engineers
13300 W. 98th Street
Lenexa, KS 66215
913-492-2400

Structural Engineer
Apex Engineers, Inc.
1625 Locust Street
Kansas City, MO 64108
816-421-3222



Nodaway Valley Bank - Smithville Branch

1601 N 169 Hwy
Smithville, MO 64089

Nodaway Valley Bank

P.O. Box 7315
St. Joseph, MO 64507
816-364-5678

ISSUED FOR:

Site Plan Review 14 June 2024

Missouri Certificate of Authority: #ARC000344

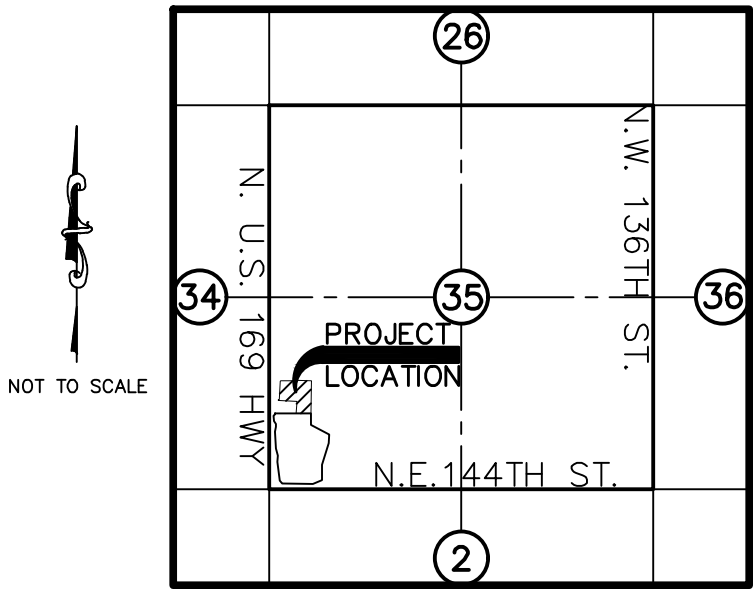
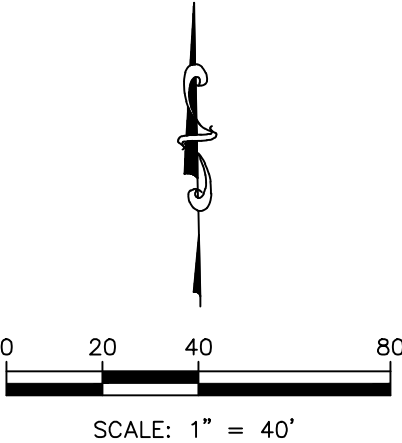
FOR REVIEW

Drawn By JAD
Checked By MAC

EROSION CONTROL PLAN

C5.0

Project Number: 2023.169 © Copyright 2024



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	MCGG PROPERTIES, LLC.	14790 N 169 HWY
4	5820000200200	MCMLLEN ENTERPRISES INC	NOT LISTED
5	5917000700800	KANSAS CITY PROPERTIES & INVESTMENTS LLC	1601 S 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	5917000700803	KANSAS CITY PROPERTIES & INVESTMENTS LLC	NOT LISTED

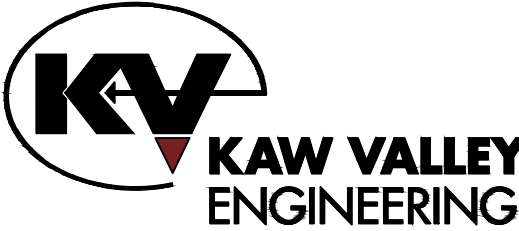
Gastinger Walker &

Architects | Interior Designers | Construction Managers
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Nodaway Valley
Bank - Smithville
Branch

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Smithville, MO 64089

Nodaway Valley Bank

P.O. Box 7315
Joseph, MO 64501
816-364-5678

ISSUED FOR:

Site Plan Review

14 June 2024

Missouri Certificate of Authority: #ARC000344

FOR
REVIEW

Drawn By JAD
Checked By MAC

250' SURROUNDING
AREA

C6.0

Project Number: 2023.169

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COMMERCIAL AVE.

US-169 HWY



1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Oledisio triacanthos "Shademaster"	Shademaster Honeylocust		2.5"	6"	min. clear, ground to canopy
	3	Acer x truncatum "Warrenred"	Pacific Sunset Maple		2.5"	6"	min. clear, ground to canopy
EVERGREEN TREES							
	0	Thuja plicata	Green Giant Arborvitae		6'	ht.	symmetrical pyramidal form
	6	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		6'	ht.	symmetrical pyramidal form
ORNAMENTAL TREES							
	5	Cercis canadensis	Eastern Redbud		1.5"		
DECIDUOUS SHRUBS/GRASSES							
	5	Spiraea x bumalda "Limecloud"	Limecloud spiraea	3 gal.			Plant @ 3' O.C.
	12	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	0	Syringa X "Panda"	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	31	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	14	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							

TREE PLANTING NOTES:
1) 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

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

5) 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

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP

STAKING REQUIREMENTS:

1) WIRE / CABLE SHALL BE GALV. 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH

3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING: WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

3 PLANTING INSTALLATION DETAILS

SCALE: NTS

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:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
- 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:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- 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:

- 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.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- 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.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Building Buffer Zones.

- For each sixty (60) linear feet of the building buffer zone, a minimum of one (1) deciduous tree is required.
- For each seventy (70) linear feet of the building buffer zone, a minimum of one (1) ornamental flowering tree is required.
- 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

- For each sixty (60) linear feet of the parking buffer zone, one (1) deciduous or one (1) ornamental flowering tree is required.
- 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.

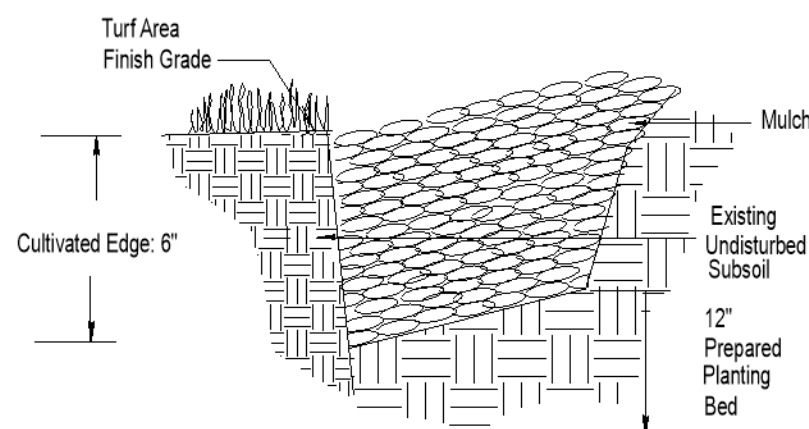
b. In areas where the building is adjacent to the street, there shall be one (1) large stature deciduous tree or two (2) ornamental flowering trees for every seventy-five (75) linear feet and three (3) shrubs for every forty (40) linear feet of property line. Attractive clustering of the required plantings 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



2 CULTIVATED EDGE DETAIL

SCALE: NTS

MEIER

LANDSCAPE
ARCHITECTURE

15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



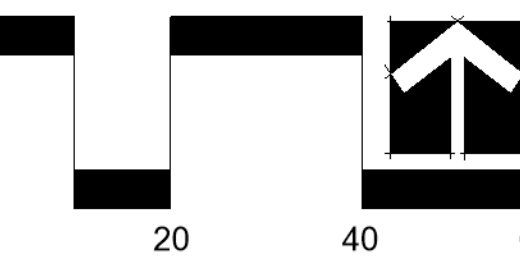
CLIENT

Nodaway Valley Bank

PROJECT

Nodaway Valley Bank
SE Cor US-169 Hwy and
Commercial Ave.
Smithville MO

SCALE: 1"=20'

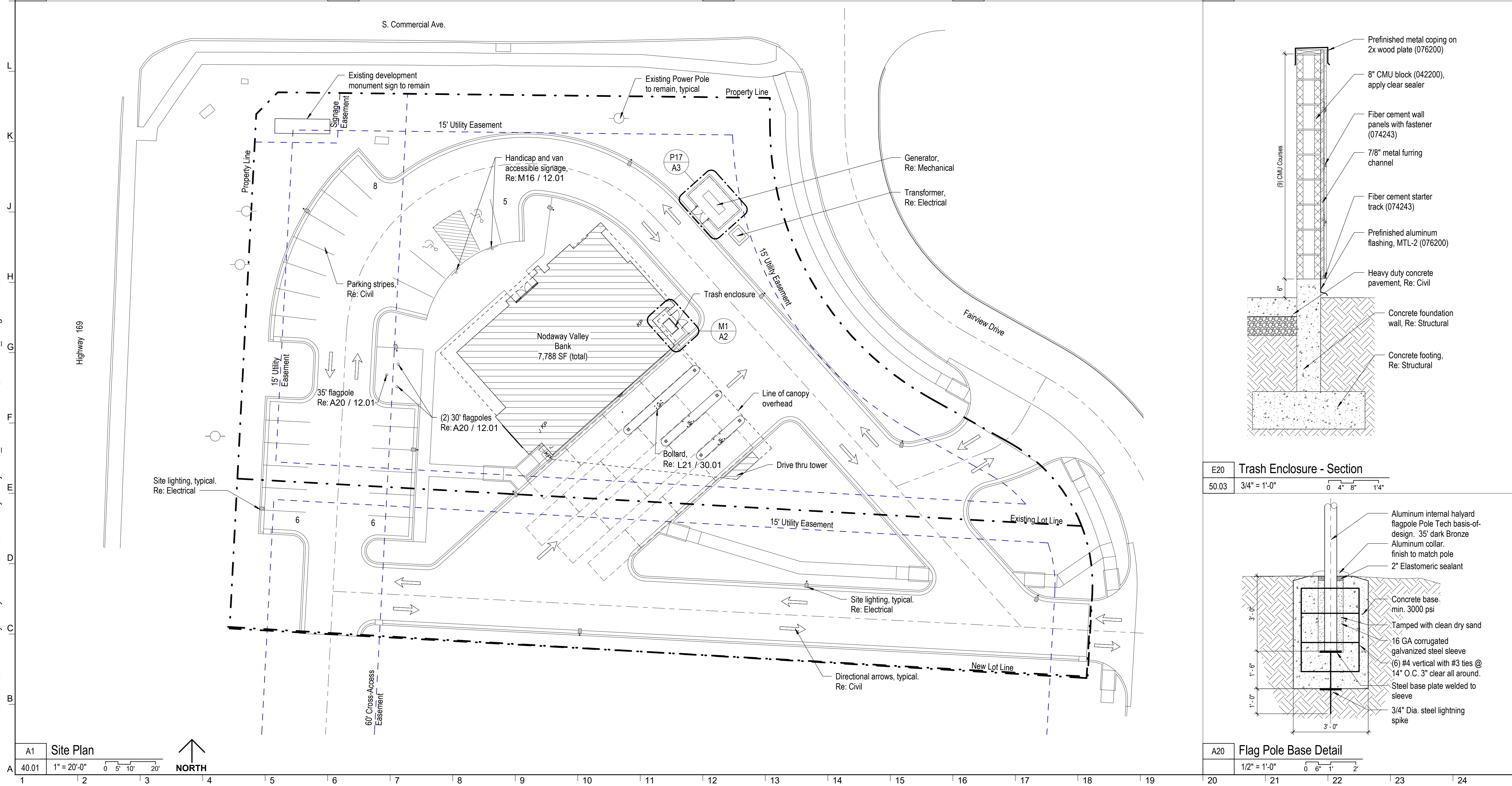


Date: 6.21.2024

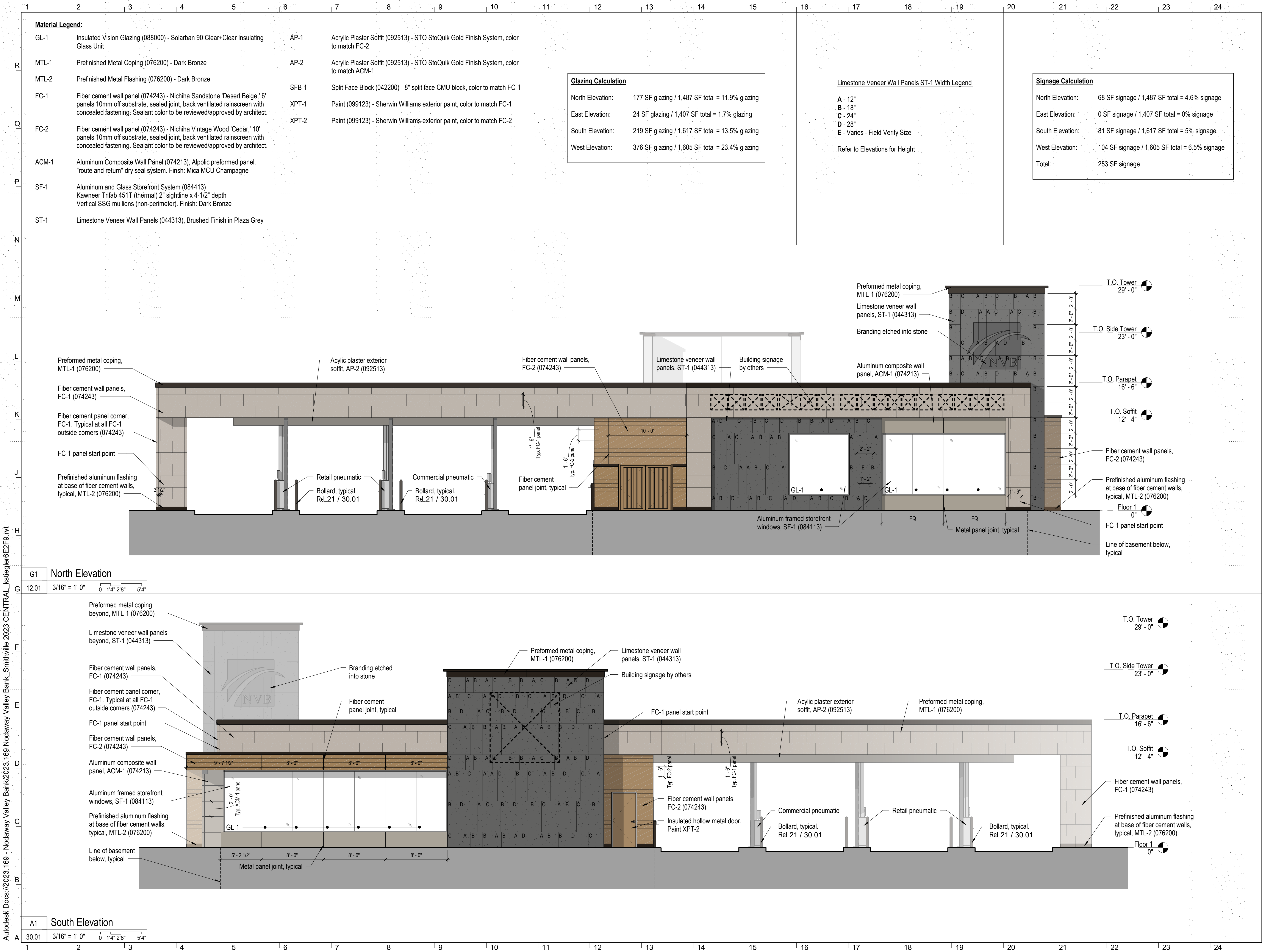
Project #: 1160

Landscape Plan

L1







Nodaway Valley Bank - Smithville Branch

1601 N 169 Hwy
Smithville, MO 64089

Nodaway Valley Bank

P.O. Box 7315
St. Joseph, MO 64507
816-364-5678

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Site Plan Review

14 June 2024

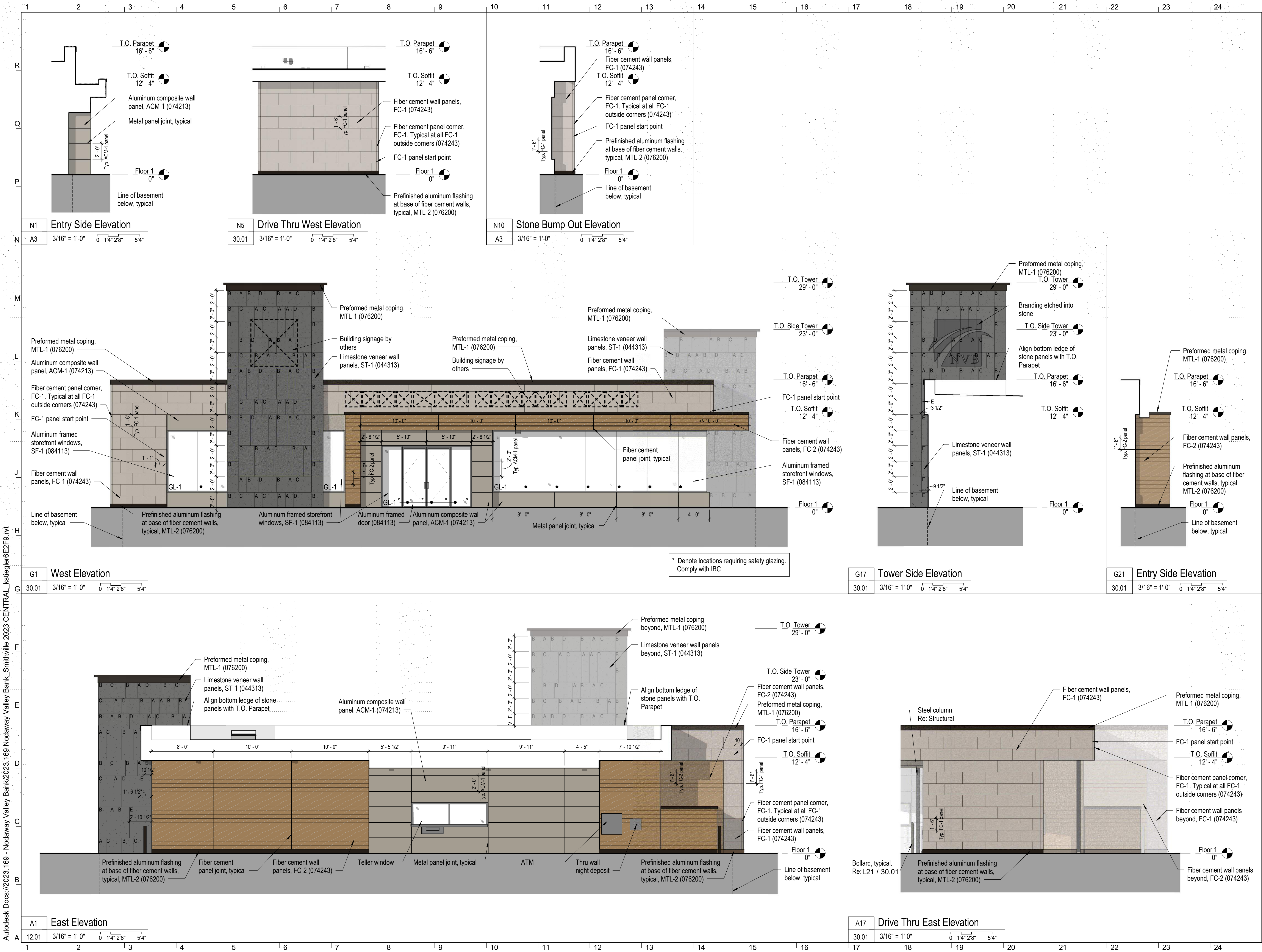
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NOT FOR CONSTRUCTION

Drawn By SW
Checked By AM

Exterior Elevations

A4



Nodaway Valley Bank - Smithville Branch

1601 N 169 Hwy
Smithville, MO 64089

Nodaway Valley Bank

P.O. Box 7315
St. Joseph, MO 64507
816-384-5678

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Site Plan Review 14 June 2024

Missouri Certificate of Authority: #ARC000344

NOT FOR CONSTRUCTION

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Checked By AM

Exterior Elevations

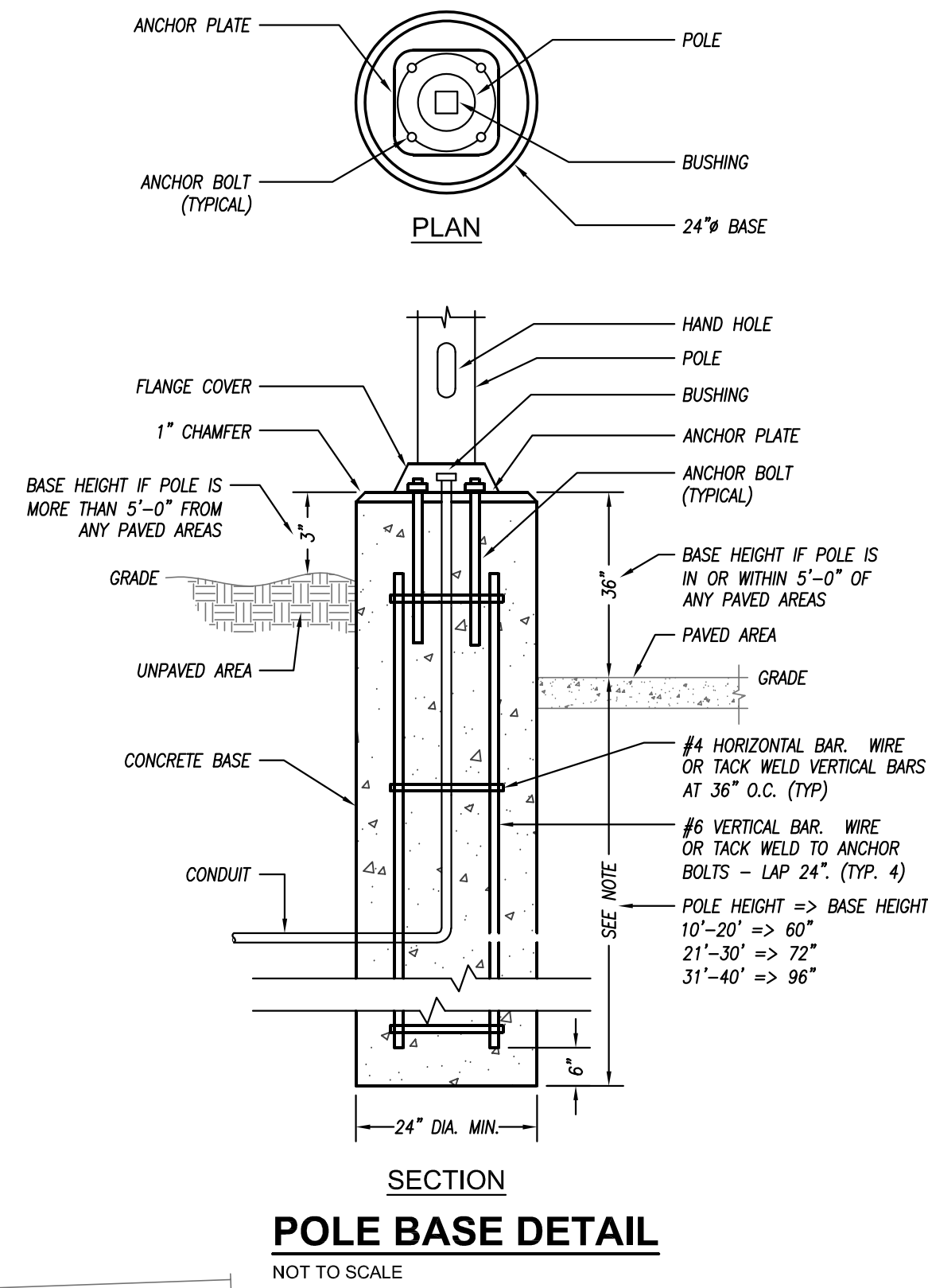
A5

PLAN

ANCHOR PLATE
ANCHOR BOLT (TYPICAL)
BUSHING
24" Ø BASE

SECTION

FLANGE COVER
1" CHAMFER
HAND HOLE
POLE
BUSHING
ANCHOR PLATE
ANCHOR BOLT (TYPICAL)
BASE HEIGHT IF POLE IS MORE THAN 5'-0" FROM ANY PAVED AREAS
GRADE
UNPAVED AREA
PAVED AREA
CONCRETE BASE
CONDUIT
#4 HORIZONTAL BAR, WIRE OR TACK WELD VERTICAL BARS AT 36" O.C. (TYP)
#6 VERTICAL BAR, WIRE OR TACK WELD TO ANCHOR BOLTS - LAP 24" (TYP. 4)
POLE HEIGHT => BASE HEIGHT
10'-20" => 60"
21'-30" => 72"
31'-40" => 96"
SEE NOTE
24" DIA. MIN.



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Luminatec Technology



Ligra Alliance™



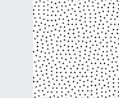
BAA

Product Certifications

The image displays several certification logos for the product. In the top row, from left to right, there is a UL ENEC LISTED logo, a DLC LISTED logo with a superscript '1', another DLC LISTED logo with a superscript '1' and the word 'PREMIUM' below it, a black circle with '3G VIB' in white, and a black circle with 'IP66' in white. In the bottom row, from left to right, there is a UL CERTIFIED logo, an IIDA (International Illumination Design Association) logo with a superscript '2' and the text '2018-2021' and '2022-2025' below it, and a red circular seal with '5 YEAR' in the center and 'WARRANTY' around the perimeter.

Connected Systems

- WaveLinx
- EnLighted



A* Width	T* Standard Arm Length	T* Extended Arm Length	T* DM Arm Length	T* QMI Length	T* QMI Length
15-1/2"	7"	10"	10-5/8"	--	16-9/16"
21-5/8"	7"	10"	10-5/8"	--	16-9/16"
27-5/8"	7"	13"	10-5/8"	10-5/16"	--
33-3/4"	7"	16"	--	10-5/16"	--

Impressments and additional line art are located inside details sections

Dimensional Details


Technical drawings of the 100mm x 100mm x 100mm block showing dimensions A and B.


Dimension A: 3-15/16" [100mm]

Dimension B: 21-3/4" [553mm]

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IGA Certified for 3000K CCT and warmer only.

PS500020EN page
February 26, 2024 8:10 PM

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)			
Product Family	Camera Type	Data Backhaul	
L-LumenSafe Dome Camera 	B-Standard Dome Camera H-Hi-Res Dome Camera P-Panoramic PTZ Camera	C-Cellular, Mo-SIM A-Cellular, AT-T W-Cellular, Wi-Fi S-Cellular, Sprint	D-Cellular, Rogers W-Wi-Fi Networking w/ Dual-Directional Antennas E-Ethernet Networking

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