



Planning and Zoning Commission Meeting

June 11, 2024

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Anyone who wishes to view the meeting in real time may do so as it will be streamed live on the city's YouTube page through YouTube Live or may use the Zoom link below to access the meeting.

1. **Call to Order**
2. **Approve the March 12, 2024, Planning Commission Minutes**
3. **Staff Report**
4. **Site Plan Review 100 James St. – Thornell, Inc./Mike Mcguire**
 - Site Plan Review for a 7,800 ft² addition to the existing warehouse.
5. **Adjourn**

Join Zoom Meeting

<https://us02web.zoom.us/j/83206305189>

Meeting ID: 832 0630 5189

Passcode: 467676



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

March 12, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:03 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Dennis Kathcart, Billy Muessig and Mayor Damien Boley. Deb Dotson was absent.

Staff present: Jack Hendrix.

2. MINUTES

The February 13, 2024 Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by SCARBOROUGH.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We will not have a meeting in April but there will be several items anticipated on the May meeting agenda.

Fairview Crossing (south portion) is about 98% approved with their construction plans to start phase 1. The stormwater information will have to go through engineering approval again and once that is done they start building the road south to where the townhomes will be located. There is another entity interested in a lot there. They have not yet had their predevelopment meeting with us and will likely be on our May agenda for Site Plan approval.

We are still waiting to receive information on a couple of new residential developments.

4. PUBLIC HEARING

- **INITIAL ZONING ON 185 +/- ACRES OF RECENTLY ANNEXED LAND FROM COUNTY AG TO A-R AT 14422 MT. OLIVET**

Public hearing opened.

HENDRIX stated that the staff report has included in the packet.

There were no members of the public that signed up to speak.

Public hearing closed.

5. SET INITIAL ZONING AT 14422 MT. OLIVET RD. FROM COUNTY AG TO A-R

- **APPLICANT SEEKS TO REZONE ITS NEWLY ANNEXED PROPERTY TO A-R**

KATHCART motioned to approve setting the initial zoning of 14422 Mt. Olivet Rd from County AG to A-R. Seconded by ALDERMAN WILSON.

DISCUSSION:

HENDRIX stated that the staff report has been included in the packet. This meets the Comprehensive Plan standards and staff recommends approval.

THE VOTE: MAYOR BOLEY-AYE, MUESSIG-AYE, KATHCART-AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE, SCARBOROUGH-AYE.

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- **PRELIMINARY PLAT OF MT. OLIVET SUBDIVISION TO CREATE A 33 LOT SUBDIVISION ON 185.08 ACRES**

Public hearing opened.

HENDRIX stated that the staff report has included in the packet. There is a cemetery on this property that will have to be separated out as its own area. We had to do this for other subdivisions like Cedar Lakes and Emerald Ridge. This is a state law requirement and will have to be preserved.

Brent Pfaff---3405 NE 144th Street--- Asked the following questions: When would the construction start? What road will the construction road be on? Is there plans to fix any road damage caused by the big trucks coming in on the property? Is the developer aware of the transmission lines that go over that property?

HENDRIX stated that the Development Agreement identifies when and where each of the road improvements occur. The concern about big trucks tearing up the road is our concern as well and there is a delay on some of the improvements for that reason but it is in the agreement that it will be done. Phase 1 will start first and it has all of the infrastructure needed so there won't be any substantial construction until the houses start being built. Each of the lots in Phase 1 will have its own driveway that comes out onto whichever road it fronts to and will be required to have a concrete approach to our city standards. Phase 2 will require a street to be constructed off of Mt. Olivet and we don't know when that will start. Could be 1 year or 5 years from now. We don't know timing on that at this time. The developer is aware of the transmission lines that go over that property.

Public hearing closed.

7. PRELIMINARY PLAT APPROVAL – 33 LOT SUBDIVISION AT 14422 MT. OLIVET RD.

- **PRELIMINARY PLAT OF MT. OLIVET SUBDIVISION TO CREATE A 33 LOT SUBDIVISION ON 185.08 ACRES**

MAYOR BOLEY motioned to approve the Preliminary Plat for 14422 Mt. Olivet Rd. Seconded by MUESSIG.

DISCUSSION: None

THE VOTE: SCARBOROUGH -AYE, ALDERMAN WILSON-AYE, CHEVALIER-AYE, MUESSIG-AYE, KATHCART-AYE, MAYOR BOLEY-AYE.

AYES-6, NOES-0. MOTION PASSED

8. SITE PLAN REVIEW 208 W RICHARDSON ST. – KC PROPERTIES & INVESTMENTS

- **SITE PLAN REVIEW FOR A 12,000 SQ FT OFFICE AND STORAGE STRIP CENTER FOR KC PROPERTIES AND INVESTMENTS**

MUESSIG motioned The Site Plan Review at 208 W Richardson St. Seconded by SCARBOROUGH.

DISCUSSION:

HENDRIX stated that the staff report is included in the packet. The applicant seeks to obtain site plan approval for a 10,000 square foot building on lot 1 of Richardson Street Plaza subdivision. Lot 1 has conceptual plan approval for two buildings totaling 12,500 square feet. Applicant seeks to adjust the building from two to one and reduce the total square footage down to 10,000. The proposal would consist of 8 - 1,250 ft² units, each with a regular entry door and one overhead door. Stormwater will need to be reevaluated.

ALDERMAN WILSON said that when this development was first presented to the Commission she thought that this was going to be more like professional office type buildings. She didn't remember storage type buildings being proposed.

HENDRIX stated that what is proposed here is offices and storage for businesses there. The use design is to match the properties to the west of the building, as well as south of the building (NRAD).

Shane Crees—10736 N Fairmount Ave, KCMO---The building itself is designed to be commercial retail/light industrial. It's not really storage and we want to cater to any potential commercial user.

HENDRIX stated that these are similar to what are called flex buildings.

CHEVALIER stated that he likes this because they are great for someone starting a small business.

MR. CREES stated that was a lot of the thought process. Smaller spaces at a price point that could attract some of those up and coming businesses.

THE VOTE: KATHCART -AYE, MUESSIG-AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE, SCARBOROUGH-AYE, MAYOR BOLEY-AYE.

AYES-6, NOES-0. MOTION PASSED

9. ADJOURN

MUESSIG made a motion to adjourn. SCARBOROUGH seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:25 p.m.



Planning and Zoning Commission Procedural Summary

MEETING DATE: 6/11/2024

ACTION ITEM: Site Plan Review

AGENDA ITEM: 100 James Street Warehouse Expansion

REQUESTED COMMISSION ACTION:

A motion to approve the Site Plan at 100 James Street for Thornell, Inc. with the condition that the James Street right of way be properly conveyed to the city of Smithville.

SUMMARY OF PROCEDURE:

The application is to expand the existing warehouse to the north an additional 60'.

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.

ATTACHMENTS:

- Resolution
- Staff Report

- Plans
- Other:



STAFF REPORT
June 11, 2024
Site Plan Review of Parcel Id #05-802-00-01-018.00

Application for a Site Plan Approval

Code Sections: 400.390 – 400.440 Site Plan Approval

Property Information:

Address: 100 James Street
Owner: Thornell, KC Properties & Investments LLC
Current Zoning: I-1
Application Date: April 15, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 7,800 square foot addition to its' existing warehouse building at 100 James Street. All aspects of the addition will match the existing facility, it will simply extend the building north 60'. Primary issue for review was the stormwater management plan, which has been reviewed and approved by the city's engineers.

The only other matter concerns the right-of-way extension of James Street to the north property line. When the applicant sought to vacate an existing road right of way that separated his two lots, it was agreed by the city to vacate, conditioned upon the applicant dedicating additional right of way to extend the James Street right of way to the north property line in exchange for the vacating of the right of way that extended to the northwest corner of the same lot(s). It has been discovered that the title of that 50' wide strip of ground was not effectively transferred to the city as right of way. A condition of approval of this item should include applicant granting title, via a right of way easement, to the city and recording such document.

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.

Matches the buildings current façade and the land to the north and west of this project is currently a large wooded 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.

The project's stormwater management plan was reviewed and approved by the city's engineers. .

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

Complies fully.

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

Stormwater management plan is approved and in place.

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 have historically been a large wooded area and no change is needed.

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

The site is currently yard area for the existing facility, so no valuable natural resources need to be conserved.

- c. Minimize any adverse flood impact;

Project includes a stormwater management plan that has been reviewed and approved by the city's engineers.

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

Engineers will adjust footings based upon the soil types during the building permit process.

- 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.

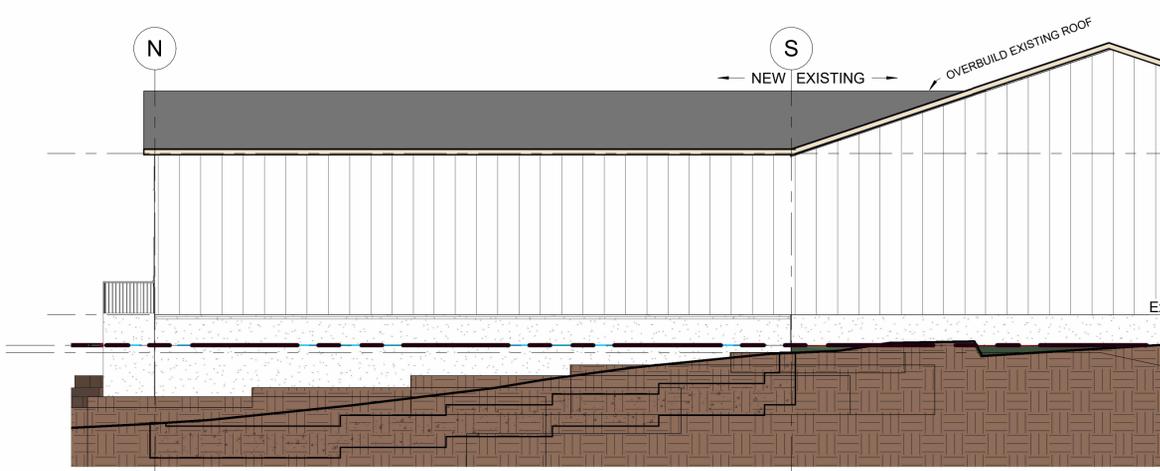
All utilities are available on site.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the condition that applicant convey the James Street right of way on the east side of the parcel to the City of Smithville prior to occupancy of the addition.

Respectfully Submitted,

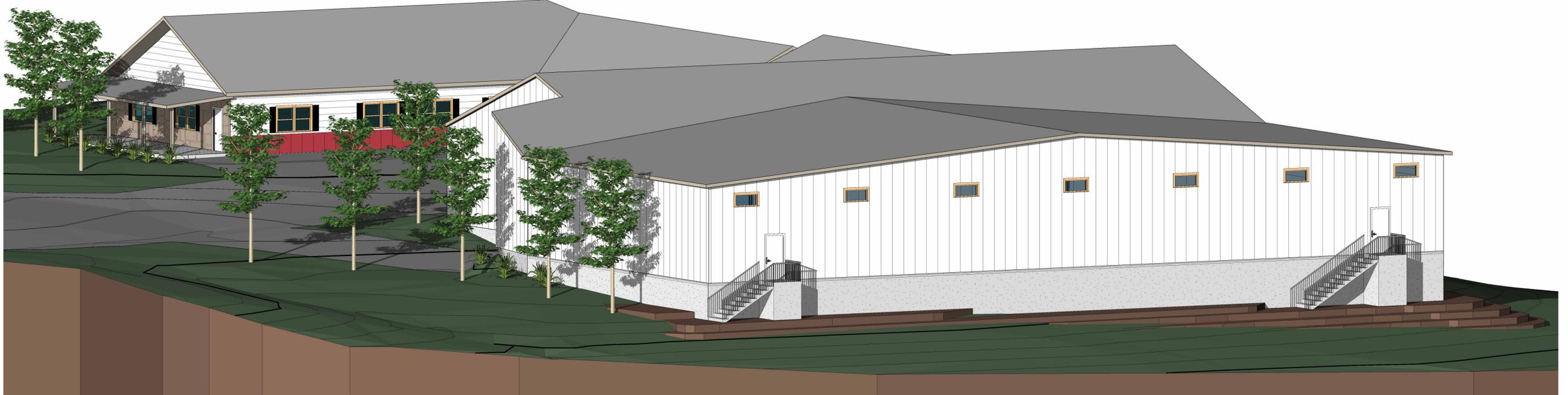
S/Jack Hendrix/S
Director of Development



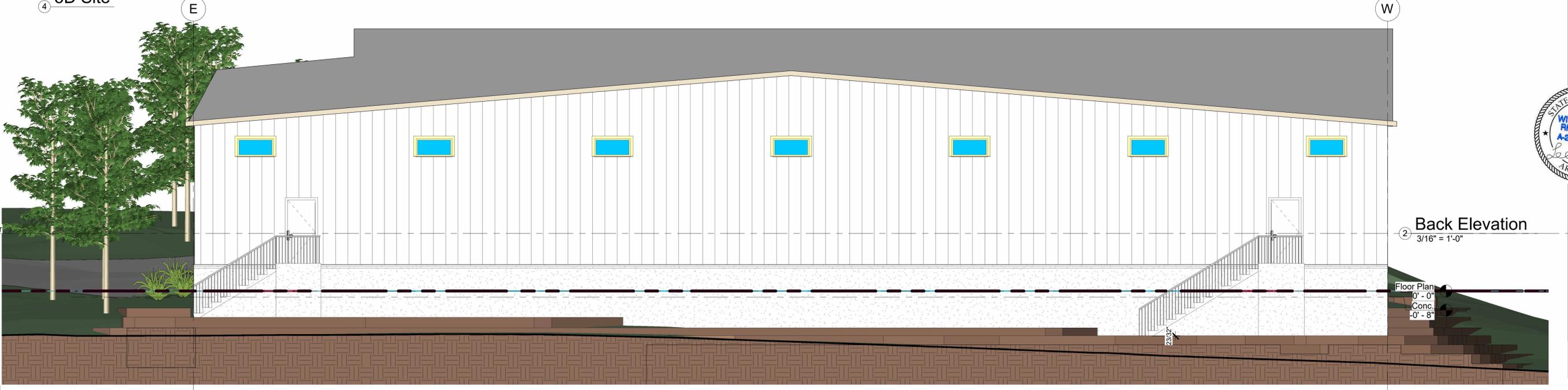
1 Left Elevation
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"



4 3D Site



2 Back Elevation
3/16" = 1'-0"

W. LEE RHoad AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY NO. 64491
LEERHoad.COM 816-244-6568 LEERHoad@gmail.com

Building Addition for
Thornell
Smithville, Missouri



Elevations	Project number	25-36	Date	4-12-24
A2	Scale As indicated			

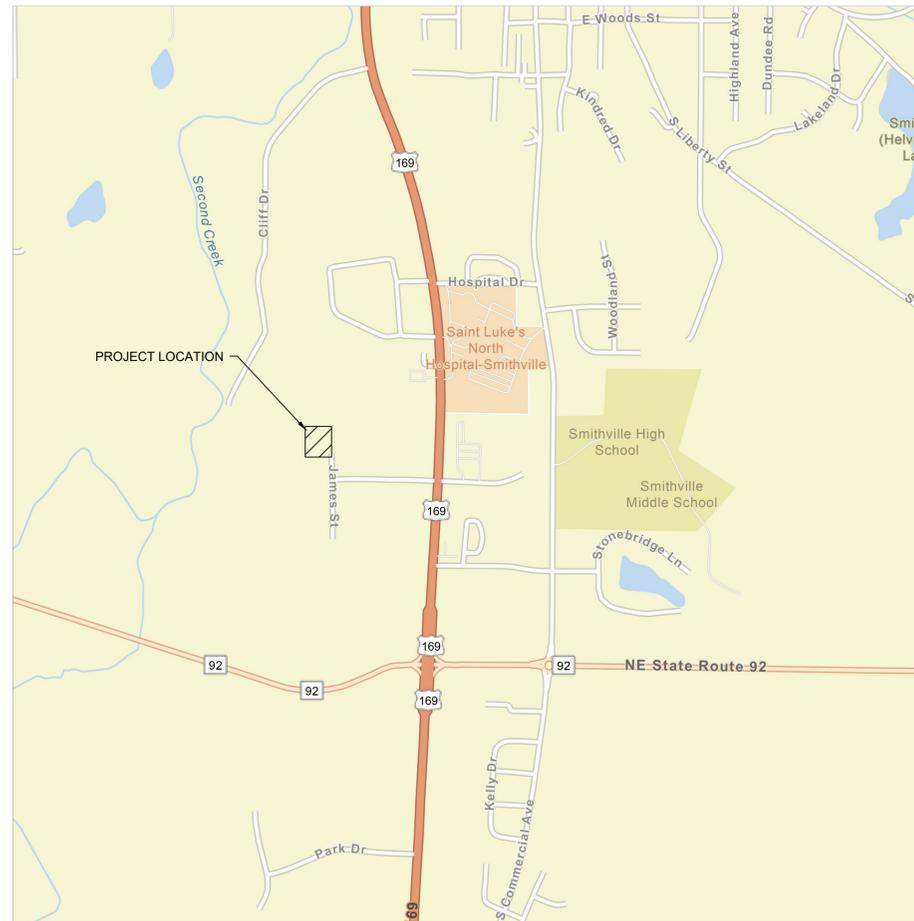
DEVELOPMENT PLAN FOR MCGUIRE BUILDING ADD-ON 100 JAMES ST CITY OF SMITHVILLE, MISSOURI

LEGAL DESCRIPTION

TRACT "M", STEWART COMMERCIAL PARK, A
SUBDIVISION OF LAND IN THE CITY OF
SMITHVILLE, CLAY COUNTY, MISSOURI.

OWNER / DEVELOPER

MICHAEL MCGUIRE
100 JAMES ST.
SMITHVILLE, MO 64089



VICINITY MAP

Sheet List Table

- C1.0 TITLE SHEET
- C1.1 GENERAL NOTES
- C2.0 EXISTING CONDITIONS AND DEMO PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN
- C4.1 EROSION CONTROL PLAN



CLAY COUNTY, MO



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

MARK	REVISION	DATE	BY

MCGUIRE BUILDING ADD-ON

TITLE SHEET

SMITHVILLE, MO

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.



Project No: 124.0410.11
Sheet C1.0

V:\Projects\2024\124.0410.11\CADD\SP - 124.0410.11.TITLE.dwg, RYAN SHERNEY, TITLE SHEET, 22/04/24, 10:29 AM, ANSI FULL BLEED D (24.00 X 22.00 INCHES)

COMPLETE WORK IN ACCORDANCE WITH APWA, CITY OF SMITHVILLE AND OWNERS SPECIFICATIONS.

NOTIFY CITY, ENGINEER AND PROPERTY OWNERS 48 HOURS PRIOR TO CONSTRUCTION.

ALL SIDEWALKS, ACCESSIBLE RAMPS, AND ACCESSIBLE PARKING AREAS SHALL MEET THE REQUIREMENTS SET IN THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL BE 2% AND MAXIMUM LONGITUDINAL SLOPE SHALL BE 5%, UNLESS OTHERWISE NOTED. SLOPES ACROSS ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.

PROPOSED CONTOURS AND SPOT ELEVATION REPRESENT FINISH GRADE. FINISH GRADE CONSISTS OF TOP OF PAVEMENT, SIDEWALK, OR TOP OF EARTH, DEPENDING ON SITE LOCATION.

THE FINISH FLOOR ELEVATIONS SHOWN WERE UTILIZED FOR GRADING AND UTILITY DESIGN. THE ELEVATIONS SHOULD BE REVIEWED IN THE FIELD PRIOR TO CONSTRUCTION OF THE INDIVIDUAL UNITS.

MISCELLANEOUS GRADING, EXCAVATING, AND/OR BACKFILL ASSOCIATED WITH PAVING, STORM SEWERS, SANITARY SEWERS, OR WATER LINE CONSTRUCTION IS SUBSIDIARY TO THE PROJECT.

CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES UPON THE COMPLETION OF GRADING.

WHERE FILL IS BEING PLACED ON SLOPES STEEPER THAN 5H:1V, THE EXISTING SLOPES SHOULD BE BENCHED AS FILL PLACEMENT PROGRESSES. THESE BENCHES SHALL BE VERTICALLY STEPPED NO MORE THAN 2 FEET.

THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT THE TOP 8" OF ALL DISTURBED TURF AREAS SHALL BE FREE OF FOREIGN MATTER, TOXIC SUBSTANCES, AND ANY OTHER MATERIAL OR SUBSTANCE THAT MAY BE HARMFUL TO PLANT GROWTH.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING.

ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

SITE TOPOGRAPHY TAKEN FROM SURVEY COMPLETED BY SNYDER & ASSOCIATES, INC. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF CONSTRUCTION PLANS.

EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURE, FENCES, AND/OR INCIDENTALS NOT DESIGNED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR TO PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATIONS TO ±0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.

PROTECT EXISTING TREES, SHRUBS, FENCE, AND LANDSCAPING UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. REPLACE ANY FENCE, TREES, SHRUBS, LANDSCAPING ITEMS, OR OTHER VEGETATION NOT SCHEDULED FOR REMOVAL THAT ARE DAMAGED DURING CONSTRUCTION OPERATIONS WITHOUT ADDITIONAL COMPENSATION.

ANY ADDITIONAL EXCAVATION REQUIRED FOR RE-SHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL.

COMPACT THE BACKFILL IN PAVED AREAS AND AREAS TO BE PAVED TO AT LEAST 95% OF MAXIMUM STANDARD PROCTOR DENSITY. COMPACT BACKFILL AND IN UNPAVED AREAS TO NOT LESS THAN 90% OF MAXIMUM STANDARD PROCTOR DENSITY.

ALL TRAFFIC CONTROL SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY CERTIFIED FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

DO NOT RESTRICT DRAINAGE CHANNELS. PROTECT EXISTING DRAINAGE STRUCTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REPAIR ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY CAUSED BY CONTRACTOR'S ACTION OR INACTION IN THE HANDLING OF STORM WATER FLOWS DURING CONSTRUCTION.

PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT. COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND LOCAL ORDINANCES.

SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS AS SPECIFIED ON THIS SHEET.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. COORDINATE AND COOPERATE WITH UTILITY COMPANIES TO ALLOW RELOCATIONS DURING THE CONSTRUCTION PERIOD. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES BY EXCAVATING IN ADVANCE OF WORK AT CRITICAL LOCATIONS. PROTECT UTILITIES AND SERVICES DURING CONSTRUCTION.

PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

PROTECT ALL TREES NOT DESIGNATED FOR REMOVAL. NO CLEARING SHALL BE ALLOWED WITHOUT CITY APPROVAL.

CONTRACTOR TO LOCATE A SINGLE LOCATION FOR CONCRETE WASHOUT. NOTE LOCATION OF CONCRETE WASHOUT ON EROSION CONTROL PLAN. CONTRACTOR TO REMOVE WASHOUT DEBRIS AT END OF CONSTRUCTION. IF CONSTRUCTION REQUIRES WASHOUT TO BE RELOCATED, CONTRACTOR TO REMOVE WASHOUT DEBRIS AND NOTE NEW LOCATION ON EROSION CONTROL PLAN. BURY AFTER COMPLETION.

GENERAL NOTES:

A MISSOURI STATE OPERATING PERMIT FOR STORM WATER DISCHARGE IS REQUIRED IF CONSTRUCTION ACTIVITY DISTURBS ONE ACRE OR MORE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES' REGULATION (10 CSR 20-6.200). COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS NOT REQUIRED IN THIS INSTANCE. A CONSTRUCTION PERMIT FOR LAND DISTURBANCE WILL NOT BE SECURED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND PROVIDED TO THE CONTRACTOR.

SLOPES ARE TO BE LEFT IN A ROUGHENED CONDITION DURING GRADING.

CURB INLET SEDIMENTATION FILTERS ARE TO BE INSTALLED AROUND CURB INLETS WHERE SEDIMENTATION IS A CONCERN.

INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORM INLETS & REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN ESTABLISHED.

EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO BEGINNING GRADING OPERATIONS WHERE POSSIBLE. ALL REMAINING EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING GRADING OPERATIONS.

THE SITE IS TO BE SEEDED AND MULCHED AND TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL FINAL STABILIZATION IS REACHED PER THE STATE REQUIREMENTS OF 100% COVERAGE AND 70% DENSITY.

SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS INCLUDING THE DETENTION BASIN.

ROCK LINING IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).

ROCK LINING SHALL BE TYPE 2 ROCK DITCH LINER ACCORDING TO MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SEC. 609.60. ALL NECESSARY STEPS SHALL BE TAKEN TO PREVENT SEDIMENT AND SOIL EROSION FROM BEING TRANSPORTED ONTO ADJACENT PROPERTY AND INTO STREAMS, LAKES, PONDS, OR OTHER AREAS.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY.

ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED.

A. EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR SHALL COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE MISSOURI CODE, THE MISSOURI DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, AND LOCAL ORDINANCE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASUREMENTS TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER, ARCHITECT AND ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

3. ALL AREAS DISTURBED BY CONSTRUCTION ON THIS PROJECT WILL BE SUBJECT TO CURRENT REGULATORY REQUIREMENTS AND THESE STANDARDS.

B. STORM WATER DISCHARGE PERMIT:

THIS PROJECT DOES NOT REQUIRE A LAND DISTURBANCE PERMIT FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION COMMISSION (EPC).

POLLUTION PREVENTION PLAN:

1. SITE DESCRIPTION: THIS PROJECT IS FOR THE CONSTRUCTION OF ROUGH GRADING FOR COMMERCIAL DEVELOPMENT. THE ENTIRE PROJECT COVERS APPROXIMATELY 0.26 ACRES. THE ESTIMATED AVERAGE RUNOFF COEFFICIENT WILL BE 0.69 RUNOFF FROM THIS PROJECT SITE AND WILL BE ROUTED THROUGH THE EXISTING DRAINAGE CHANNELS.

2. POTENTIAL SOURCES OF POLLUTION FOR THIS PROJECT RELATE TO SILTS, SEDIMENT, AND OTHER MATERIALS WHICH MAY BE TRANSPORTED FROM THE CONSTRUCTION SITE AS THE RESULT OF A STORM EVENT.

3. RESPONSIBILITY: THIS POLLUTION PREVENTION PLAN ILLUSTRATES GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PERMIT. ALL MITIGATION MEASURES REQUIRED, AS A RESULT OF ACTIVITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR INSTALLATION OF CONTROL MEASURES FOR COMPLIANCE WITH PERMIT REQUIREMENTS.

4. CONTROLS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL THE REQUIREMENTS OF THE GENERAL PERMIT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

a. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY AND STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM MOVEMENT OF EARTH OR OTHER DEBRIS FROM PROJECT SITE. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.

b. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.

c. PRIOR TO SITE CLEARING AND GRADING OPERATIONS, CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE PROJECT DOWNSTREAM OF DISTURBING ACTIVITIES AS REQUIRED AND AS SHOWN ON THE PLANS.

d. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.

EROSION CONTROL & POLLUTION PREVENTION PLAN - GENERAL NOTES

A. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

B. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

C. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

D. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

E. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDING OF THESE INSPECTIONS AND ANY RESULTING ACTIONS.

F. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

G. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

H. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

I. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

K. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

SEEDING

ALL AREAS DISTURBED DURING GRADING OPERATIONS SHALL BE SEEDED, FERTILIZED, AND MULCHED. ALL SEEDING AND MULCHING SHALL BE COMPLETED AS SOON AS PRACTICALLY POSSIBLE FOLLOWING GRADING OPERATIONS. MULCH SHALL BE VEGETATIVE TYPE. SEEDING SHALL BE AS FOLLOWS: ALTA FESCUE OR KENTUCKY 31 FESCUE - 120 LBS/ACRE

COORDINATE PERMANENT SEEDING, FERTILIZING, AND MULCHING REQUIREMENTS WITH OWNER/DEVELOPER. PREFERABLY, PERMANENT SEEDING WORK SHALL BE DONE BETWEEN THE DATES OF FEBRUARY 1 AND APRIL 15 FOR SPRING PLANTING. SOWING SHALL BE ACCOMPLISHED BY USE OF AN APPROVED MECHANICAL SEEDER OR DRILL, MAKING SURE THAT SUCCESSIVE SEED STRIPS OVERLAP TO PROVIDE UNIFORM COVERAGE. SEED SHOULD BE DRILLED AT A DEPTH OF 1 / 2 INCH. SEE LANDSCAPING PLAN FOR ALL SEEDING AND LANDSCAPING OUTSIDE OF DETENTION AREA.

FERTILIZER SHALL BE INORGANIC 12-12-12, 13-13-13, OR 10-20-5 GRADE; UNIFORM IN COMPOSITION; FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT; AND DELIVERED TO THE SITE IN CONVENIENT CONTAINERS. EACH CONTAINER SHALL BE FULLY LABELED AND CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, BEARING THE NAME, TRADEMARK, OR TRADE NAME, AND WARRANTY OF THE PRODUCER.

ALL TREES, SHRUBS, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL PRACTICES SHALL BE IN CONFORMANCE WITH CITY, MoDNR, AND ALL OTHER REGULATORY REGULATIONS. CONTRACTOR SHALL VISIT SITE WITH OWNER OR OWNER REPRESENTATIVE TO VERIFY/ COORDINATE ALL REMOVALS PRIOR TO COMMENCING OPERATIONS.

UTILITIES:

SERVICE FIBER OPTIC:	PROVIDER / LOCATION / PHONE SPECTRUM: 816-358-8833 AT&T: 1-800-695-3679 UNITED FIBER: 1-800-585-6454
TELEPHONE:	AT&T: 1-800-464-7928 SPECTRUM: 816-358-8833 UNITED FIBER: 1-800-585-6454
GAS:	SPIRE: 816-756-5252
WATER SEWER:	CITY OF SMITHVILLE: 816-532-3897
ELECTRIC:	EVERGY: 1-888-471-5275 PLATTE/CLAY ELECTRIC COOPERATIVE: 816-628-3121

MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = ##'	
Technician: JS	Date: 04-08-2024	T-R-S: ----	

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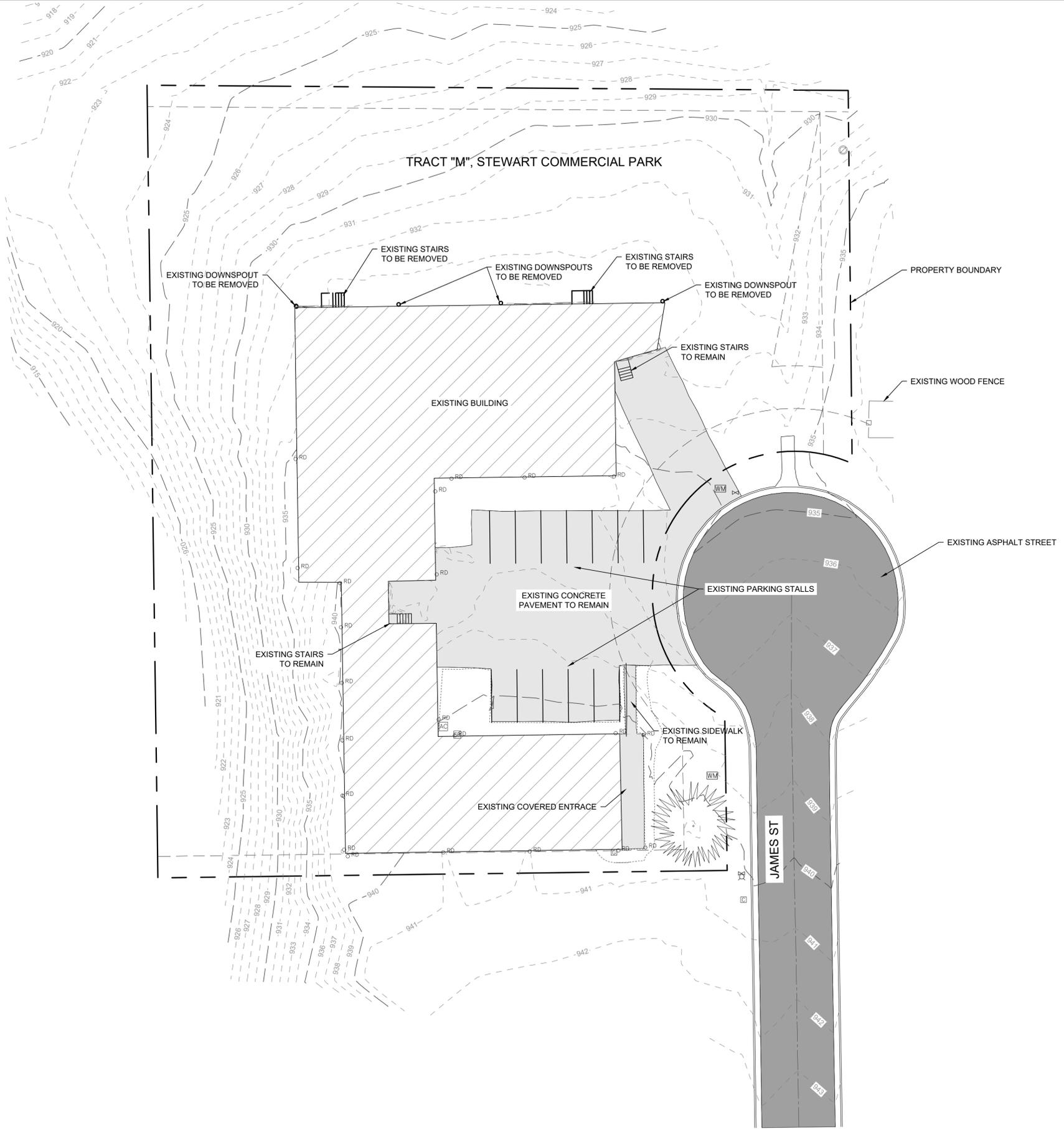
SMITHVILLE, MO

GENERAL NOTES

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ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com**

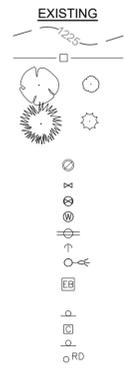
**SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.**





LEGEND

- FEATURES**
- Contour Elevation
 - Fence (Wood)
 - Deciduous Tree \ Shrub
 - Coniferous Tree \ Shrub
 - Sanitary Manhole
 - Water Service Valve
 - Well
 - Utility Pole
 - Guy Anchor
 - Utility Pole with Light
 - Utility Pole with Transformer
 - Electric Transformer
 - Traffic Sign
 - Communication Pedestal
 - Sign
 - Roof Drain



MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 20'	
Technician: JS	Date: 04-08-2024	T-R-S: ----	

TRACT "M", STEWART COMMERCIAL PARK

MCGUIRE BUILDING ADD-ON

EXISTING CONDITIONS AND DEMO PLAN

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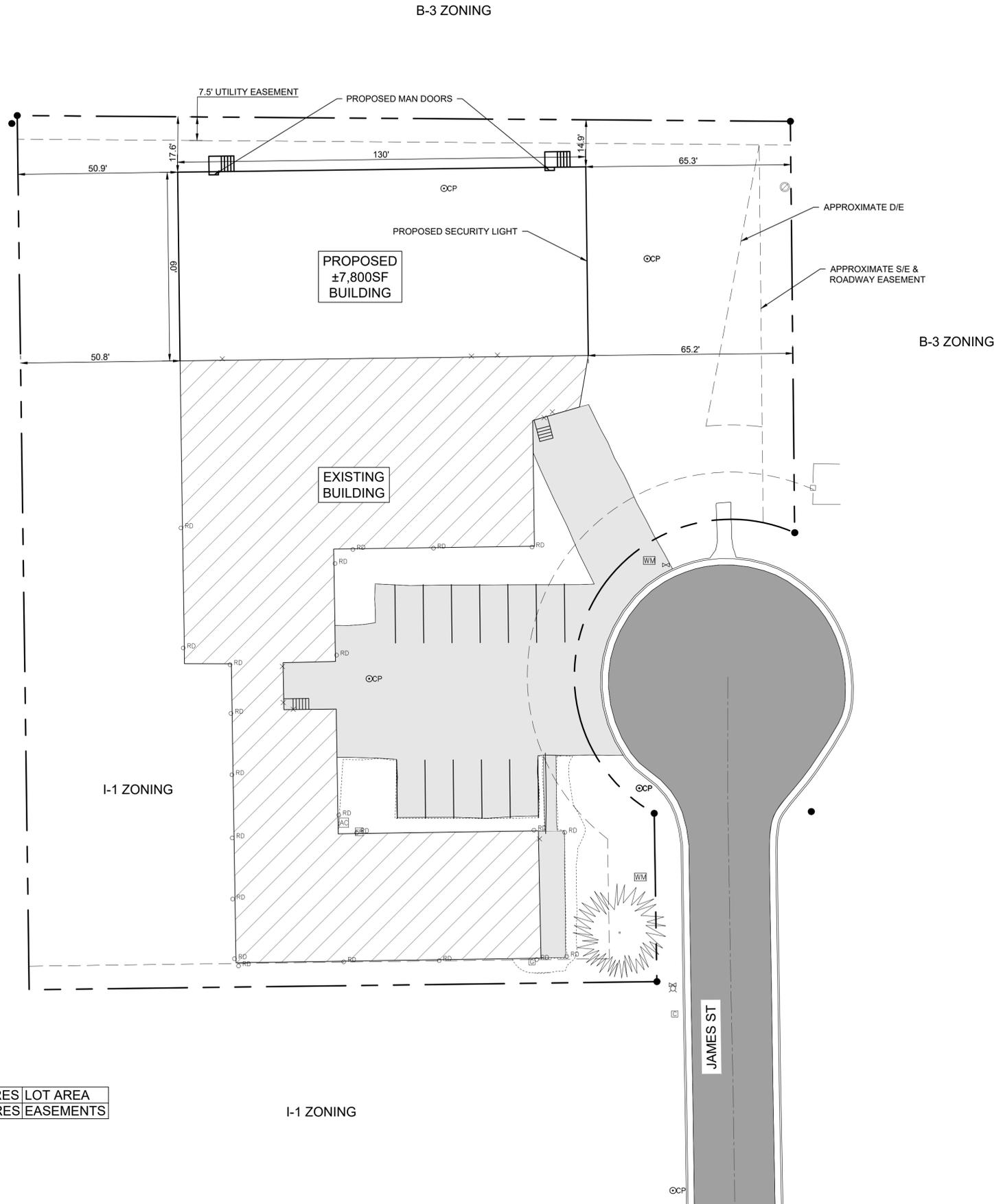


Project No: 124.0410.11

Sheet C2.0

Sheet C2.0

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B-3 ZONING

B-3 ZONING

B-3 ZONING

I-1 ZONING

I-1 ZONING

LEGEND:

	= EXISTING CONCRETE PAVEMENT
	= EXISTING ASPHALT PAVEMENT
	= EXISTING BUILDING

1.37 ACRES	LOT AREA
0.19 ACRES	EASEMENTS



MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 20'	
Technician: JS	Date: 04-08-2024	T-R-S: ----	

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MCGUIRE BUILDING ADD-ON

SITE PLAN

SMITHVILLE, MO

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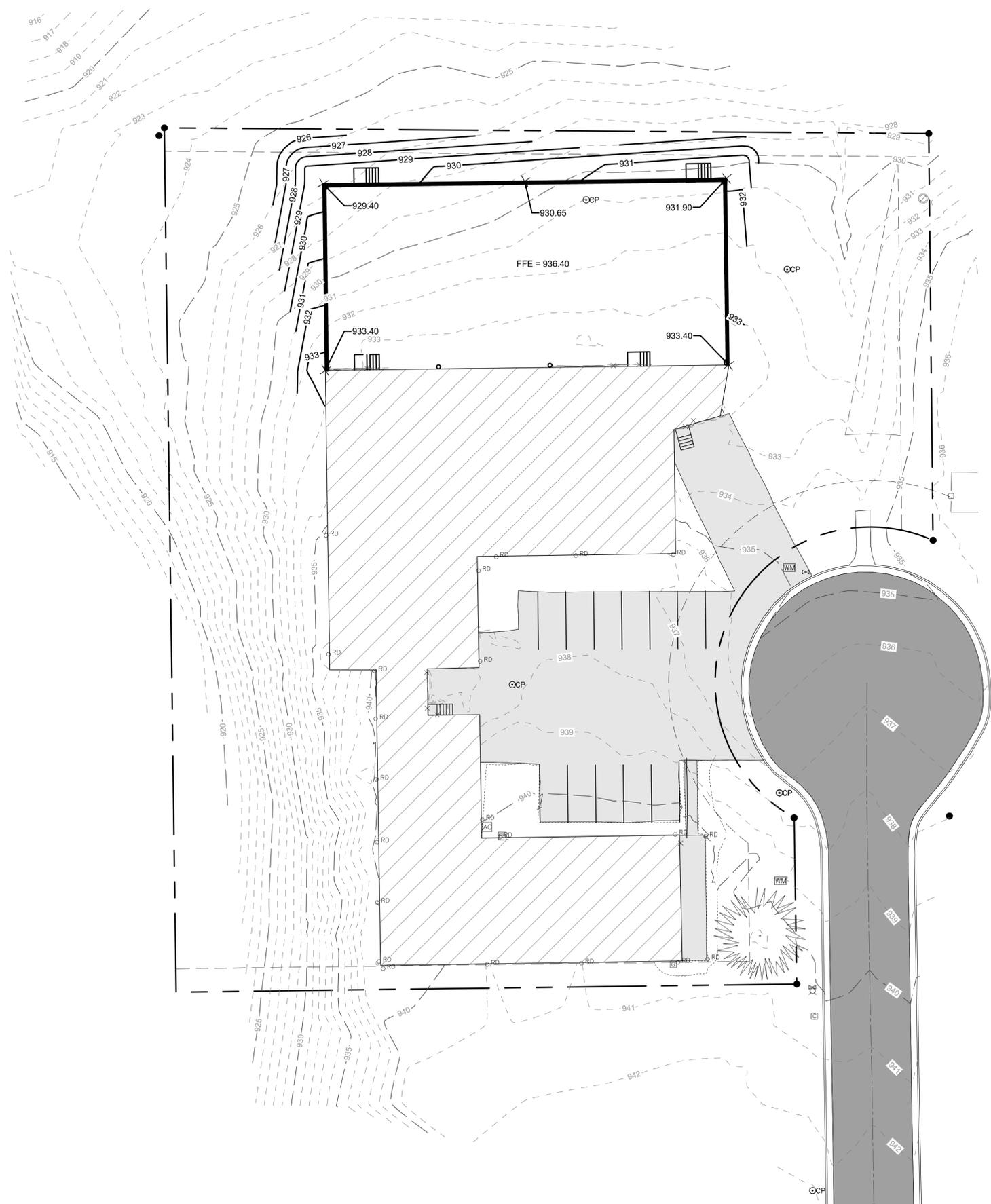


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Project No: 124.0410.11

Sheet C3.0

Sheet C3.0



LEGEND:

	= EXISTING INDEX CONTOUR
	= NEW INDEX CONTOUR

GRADING PLAN - GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES, AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION, ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- D. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- G. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTH PRIOR TO WALL CONSTRUCTION TO DETERMINE ALL POSSIBLE CONFLICTS.



MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 20'	
Technician: JS	Date: 04-08-2024	T-R-S: ----	

MCGUIRE BUILDING ADD-ON

GRADING PLAN

SMITHVILLE, MO

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