

CITY BITTY FARMS MASTER PLAN DEVELOPMENT

APPLICANT:
CITY BITTY FARMS

ADDRESS:
9615 Grandview Rd
Kansas City, MO 64132

LANDSCAPE:
Phronesis
1515 Genessee St Suite 15
Kansas City, MO, 64102
T 816-214-0896
www.phronesis.us

MASTER PLAN
DEVELOPMENT

ALL DRAWINGS AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

T. DUGGAN
PRINCIPAL IN CHARGE

PROJECT MANAGER

PROJECT TEAM MEMBERS

4 AUGUST 2020, DEVELOPMENT
REVIEW COMMENTS UPDATE

11 MARCH 2021, CITY PLAN
COMMISSION STAFF REPORT UPDATE

RELEASE & REVISION DATES

ISSUE DATE

COVER SHEET
G 000
PERMITTING PLAN

PROPERTY OWNER

CITY BITTY FARMS
GREGORY GARBOS
9615 GRANDVIEW ROAD
KANSAS CITY, MO 64137

LANDSCAPE ARCHITECT

PHRONESIS, LLC
1515 GENESSEE STREET, STE 15
KANSAS CITY, MO 64102
CONTACT: TIMOTHY DUGGAN, RLA
TIM@PHRONESIS.US
(816) 214-0896

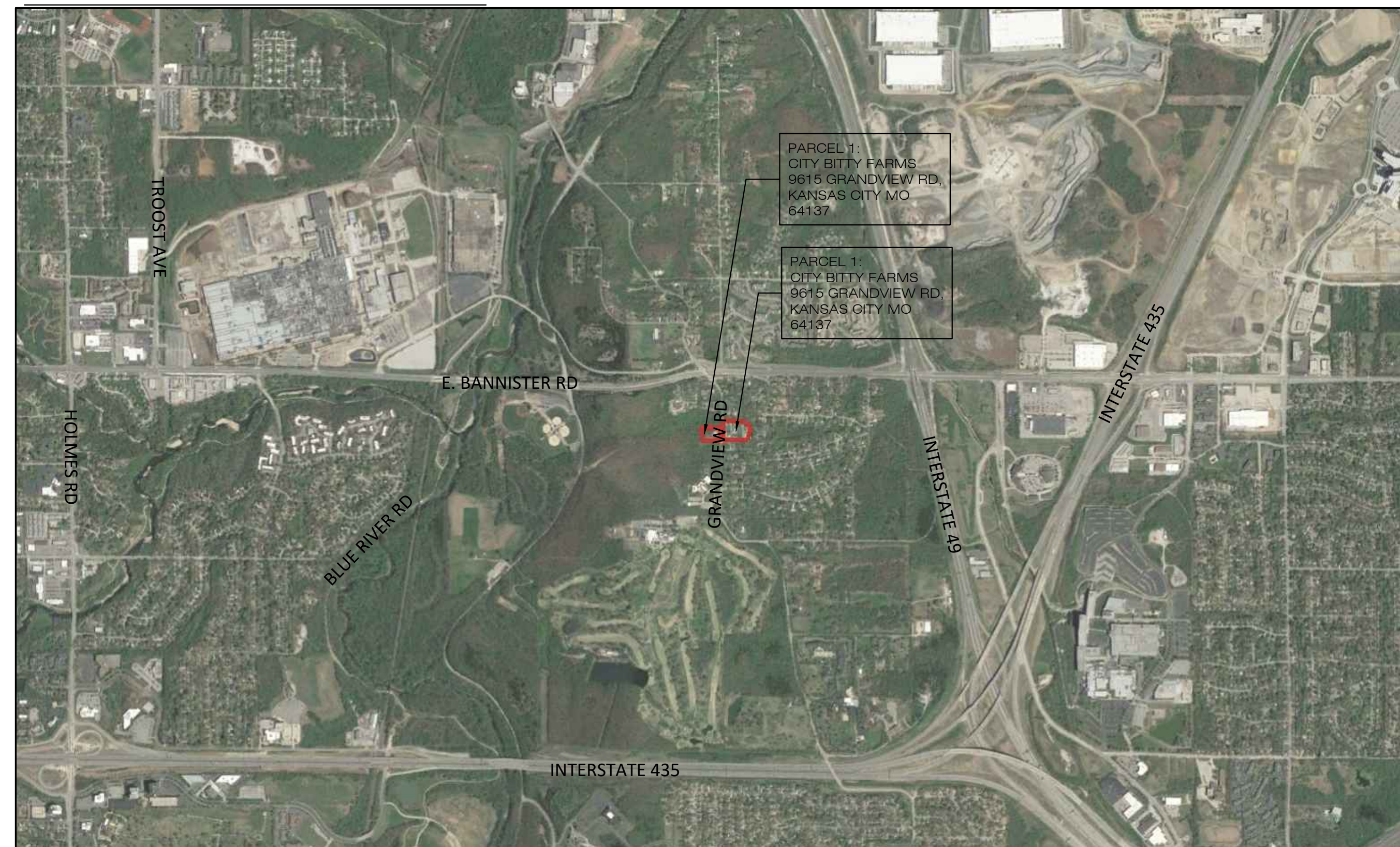
SHEET INDEX

L001 - EXISTING CONDITIONS PLAN
L100 - SITE PLAN
L101 - HYDROLOGY
L200 - LIGHTING PLAN
L300 - SIGNAGE PLAN
L400 - LANDSCAPE PLAN

PROJECT DESCRIPTION

City Bitty Farm is a family owned and operated business that strives to provide affordable, fresh, nutritious local food for the Kansas City community. Owners, Greg and Jennifer Garbos, are passionate about using sustainable and innovative agricultural practices to continue serving the Kansas City community high-quality produce at a local scale. City Bitty Farms is currently outperforming their current agricultural infrastructure and needing to expand to ensure continued supply and quality to their local customers. Their current zoning is currently restricting their growth potential to better provide their community with the fresh food they've come to expect. With support of their neighborhood community, City Bitty Farms would like to change their current zoning from R-7.5 to MPD, Master Planned Development, to advance their vision for a holistic cultivation campus. Greg and Jennifer hope to not only better supply Kansas City with fresh, local food, but develop a destination for the community to learn and participate in the cultivation process. City Bitty Farms has great potential to become a place of education and showcase to demonstrate the importance of accessible fresh food in urban environments. Through this Master Plan Development process City Bitty Farms plans to better serve the Kansas City community with their innovative cultivation practices and community building approach to urban agriculture.

PROJECT LOCATION



THIS SITE IS LOCATED AT 9615 GRANDVIEW RD AND 9618 GRANDVIEW RD, KANSAS CITY, MO, 64137, NEAR THE INTERSECTION OF BANNISTER RD AND GRANDVIEW RD.



NOT TO SCALE NORTH

GENERAL NOTES

APN #: 49-440-03-35-00-0-00-000, 49-430-04-22-00-0-00-000

ZONING TYPE:
PARCEL 1 AND PARCEL 2 CURRENTLY ZONED AS R-7.5. PROPOSING TO REZONE PARCEL 1 AND PARCEL 2 TO UR/MPD-B3.

ACREAGE:
PARCEL 1: 2.045
PARCEL 2: 1.203
TOTAL: 3.248

EXISTING HERITAGE TREES THAT SCREEN PROPERTY WILL REMAIN. EXISTING LANDSCAPE WILL REMAIN INTACT. ADDITIONAL LANDSCAPE SCREENING IS PROPOSED IN ORDER TO MEET CITY STANDARDS.

SECURITY LIGHTING IS PROPOSED IN ACCORDANCE WITH CITY STANDARDS.

ABBREVIATION/SYMBOLS

APN ASSESSOR'S PARCEL NUMBER
100 CONTOUR INTERVAL



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12 OCTOBER 2021, DEVELOPMENT REVIEW COMMENTS UPDATE

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SITE PLAN
L 100
PERMITTING PLAN

- LEGEND**
- BUILDING
 - HARDSCAPE (CONCRETE/ASPHALT)
 - ▨ GRAVEL
 - ▭ PARCEL BUILDING
 - PARCEL BOUNDARY
 - 2' CONTOUR
 - ROAD CENTERLINE
 - HERITAGE TREE
 - ⊕ PROPOSED LIGHTING
- SITE PLAN INFORMATION**
- A. EXISTING ZONING: R-7.5, RESIDENTIAL 7.5
PROPOSED ZONING: UR/MPD B3, COMMUNITY BUSINESS
 - B. TOTAL LAND AREA: 3.248 AC.
PARCEL 1 LAND AREA: 2.045 AC.
PARCEL 2 LAND AREA: 1.203 AC.
 - C. NO EXISTING OR PROPOSED STREET INFRASTRUCTURE
 - D. NET LAND ACREAGE: 3.248 AC.
 - E. PROPOSED USES OF BUILDINGS AND STRUCTURES, HEIGHT ABOVE GRADE, NUMBER OF FLOORS, GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH:

- PARCEL 1**
- TOTAL BUILDING COVERAGE: 24,618 SF
 - FLOOR AREA RATIO: 0.05374 SF
 - GROSS DENSITY: 1 UNITS / 89,052.85 SF
 - NET DENSITY: 1 UNITS / 4,786 SF
 - REQUIRED PARKING STALLS: 2 STALLS
- BUILDING A: MIXED-USE (RESIDENTIAL / OFFICE)**
- 2 FLOORS + BASEMENT - 4,786 TOTAL BLDG AREA
 - BASEMENT: AGRICULTURAL WASHROOM, SEED STORAGE, FARM OFFICES, BATHROOM
 - FLOOR 1: 2 BEDROOMS, 3 BATHROOMS, SMALL INDOOR EVENT SPACE
 - FLOOR 2: 4 BEDROOMS, 3 BATHROOMS, FLEXIBLE STUDIO SPACE
 - TOTAL BUILDING COVERAGE: 26,400 SF
 - FLOOR AREA RATIO: 0.05374 SF
 - GROSS DENSITY: 2 UNITS / 89,052.85 SF
 - NET DENSITY: 2 UNITS / 4,786 SF
 - REQUIRED PARKING STALLS: 6 STALLS
 - REQUIRED BICYCLE PARKING: 0

- SHORT TERM RENTAL:**
- TYPE: STR NON-OWNER OCCUPIED REGULATIONS (TYPE 2) YEAR ROUND
REGISTRATION: APPLICANT WILL ACQUIRE PERMIT UPON APPROVAL OF KOMO CITY STANDARDS
- PROPOSED PARKING SUMMARY:**
- RESIDENTIAL/SHORT TERM RENTAL: 4,127 SF (2 STALL PER DWELLING UNIT REQUIRED RATIO)
 - 1 DWELLING UNIT X 2 STALLS = 2 STALLS
 - OFFICE: 659 SF (1 STALL PER 1,000 REQUIRED RATIO)
 - 659 SF / 1 STALLS = 1 STALLS
 - OFFICE: 822 SF (1 STALL PER 1,000 REQUIRED RATIO)
 - 822 SF / 1,000 SF = 1 STALLS
 - OUTDOOR RETAIL: (10 STALL PER 1,000 REQUIRED RATIO)
 - 160 SF / 10,000 SF = 2 STALLS
 - TOTAL: 6 REQUIRED PARKING STALLS

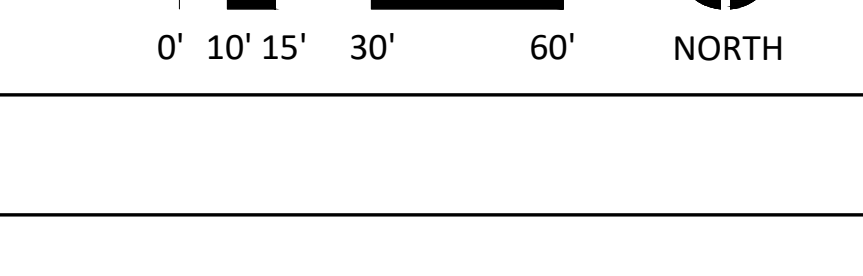
- OUTBUILDING 2**
EXISTING OUTBUILDING TO REMAIN, 81 SF
- OUTBUILDING 1**
EXISTING OUTBUILDING TO REMAIN, 163 SF
- OUTBUILDING 3**
EXISTING OUTDOOR STORAGE TO REMAIN, 242 SF
- DETACHED STRUCTURE 2: OFFICE**
- 822 SF TOTAL AREA, 10 FT HEIGHT ABOVE GRADE
- OUTBUILDING 1: AGRICULTURAL STORAGE**
- 163 SF TOTAL AREA, 12 FT HEIGHT ABOVE GRADE
- OUTBUILDING 2: AGRICULTURAL STORAGE**
- 81 SF TOTAL AREA, 12 FT HEIGHT ABOVE GRADE
- OUTBUILDING 3: AGRICULTURAL STORAGE**
- 242 SF TOTAL AREA, 12 FT HEIGHT ABOVE GRADE
- SEASONAL HIGH TUNNEL 2-5: AGRICULTURAL**
- 3,257 SF TOTAL AREA, 15 FT HEIGHT ABOVE GRADE

- PROPOSED PARKING SUMMARY:**
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 - 6 REQUIRED PARKING STALLS

- PARCEL 2:**
- TOTAL BUILDING COVERAGE: 8,501 SF
 - FLOOR AREA RATIO: 0.0226 SF
 - GROSS DENSITY: 1 UNITS / 52,388.37 SF
 - NET DENSITY: 1 UNITS / 1,184 SF
 - REQUIRED PARKING STALLS: 2 STALL
 - REQUIRED BICYCLE PARKING: 0
- BUILDING B: MIXED-USE (SHORT TERM RESIDENCE, AGRICULTURAL INFRASTRUCTURE)**
- 1 FLOOR + BASEMENT - 1,184 TOTAL BLDG AREA
 - BASEMENT: AGRICULTURAL INFRASTRUCTURE ACCESS
 - FLOOR 1: SHORT TERM RESIDENCE, 3 BEDROOMS AND 1 BATHROOM
 - TOTAL BUILDING COVERAGE: 8,501 SF
 - FLOOR AREA RATIO: 0.0226 SF
 - GROSS DENSITY: 1 UNITS / 52,388.37 SF
 - NET DENSITY: 1 UNITS / 1,184 SF
 - REQUIRED PARKING STALLS: 2 STALL
 - REQUIRED BICYCLE PARKING: 0

- DETACHED STRUCTURE 1: OFFICE**
- 273 SF TOTAL AREA, 10 FT HEIGHT ABOVE GRADE
- SEASONAL HIGH TUNNEL 1: AGRICULTURAL**
- 2,600 SF TOTAL AREA, 15 FT HEIGHT ABOVE GRADE

- PROPOSED PARKING SUMMARY:**
- RESIDENTIAL/SHORT TERM RENTAL: 1,184 SF (2 STALL PER DWELLING UNIT REQUIRED RATIO)
 - 1 DWELLING UNIT X 2 STALLS = 2 STALLS
 - OFFICE: 273 SF (1 STALL PER 1,000 REQUIRED RATIO)
 - 273 SF / 1,000 SF = 1 STALL
 - OUTDOOR RETAIL: (10 STALL PER 1,000 REQUIRED RATIO)
 - 160 SF / 10,000 SF = 2 STALLS
 - TOTAL: 5 REQUIRED PARKING STALLS



BUILDING A: MIXED-USE (RESIDENTIAL, SMALL EVENT SPACE, OFFICE)

- 2 FLOORS + BASEMENT - 4,786 TOTAL BLDG AREA
- BASEMENT: AGRICULTURAL WASHROOM, SEED STORAGE, FARM OFFICES, BATHROOM
- FLOOR 1: 2 BEDROOMS, 3 BATHROOMS, SMALL INDOOR EVENT SPACE
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ALL MECHANICAL/UTILITY EQUIPMENT WILL BE SCREENED AS REQUIRED BY SECTION 88-425-08 PER CITY CODE. SCREENING WILL BE DEPICTED ON SUBSEQUENT FINAL DEVELOPMENT PLANS.

A PHOTOMETRIC STUDY AND A REFINED LIGHTING PLAN, COMPLYING WITH CITY CODE, SECTION 88-430, SHALL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.

SIGNAGE SHALL COMPLY WITH CITY CODE, SECTION 88-445.

NO KANSAS CITY TRAILS AND/OR BICYCLE FACILITIES WITHIN PARCEL BOUNDARIES.

STORMWATER FACILITIES AND BMPS ARE PRIVATELY MAINTAINED.

DISTURBED AREAS WILL INCLUDE PERIMETER SILT FENCING TO CAPTURE RUNOFF. ANY DISTURBED AREA WILL HAVE MULCH COVERING TO PREVENT ANY EROSION UNTIL FINAL DESIGN IS INSTALLED. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED BEFORE ANY WORK IS DONE AND WILL ADHERE TO CITY CODE REQUIREMENTS. EROSION AND SEDIMENT CONTROLS WILL BE INSPECTED WEEKLY AND/OR AFTER RAIN EVENTS.

BUILDING CODE SHALL BE ADHERED TO IN REGARD TO OCCUPANCY TYPE CHANGE.

DRIVEWAYS AND PARKING LOTS WILL UTILIZE PERMANENT, PVIOUS MATERIALS IN ACCORDANCE WITH CITY CODE.

BUILDING B: MIXED-USE (SHORT TERM RESIDENCE, AGRICULTURAL INFRASTRUCTURE)

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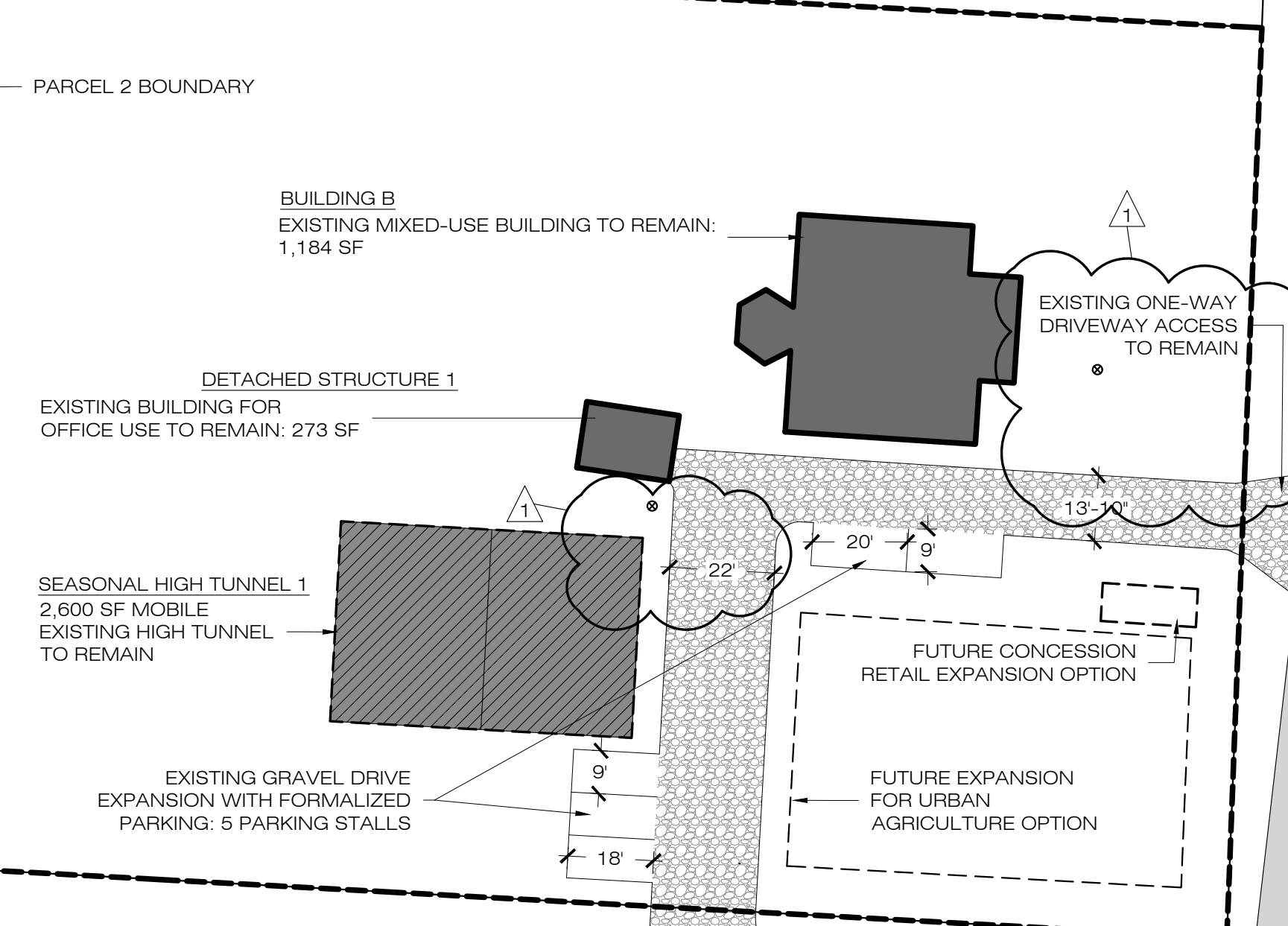
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WAIVER INFORMATION:

APPLICANT IS SEEKING A WAIVER FOR INITIAL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC ROW

STAFF REPORT 1.0:

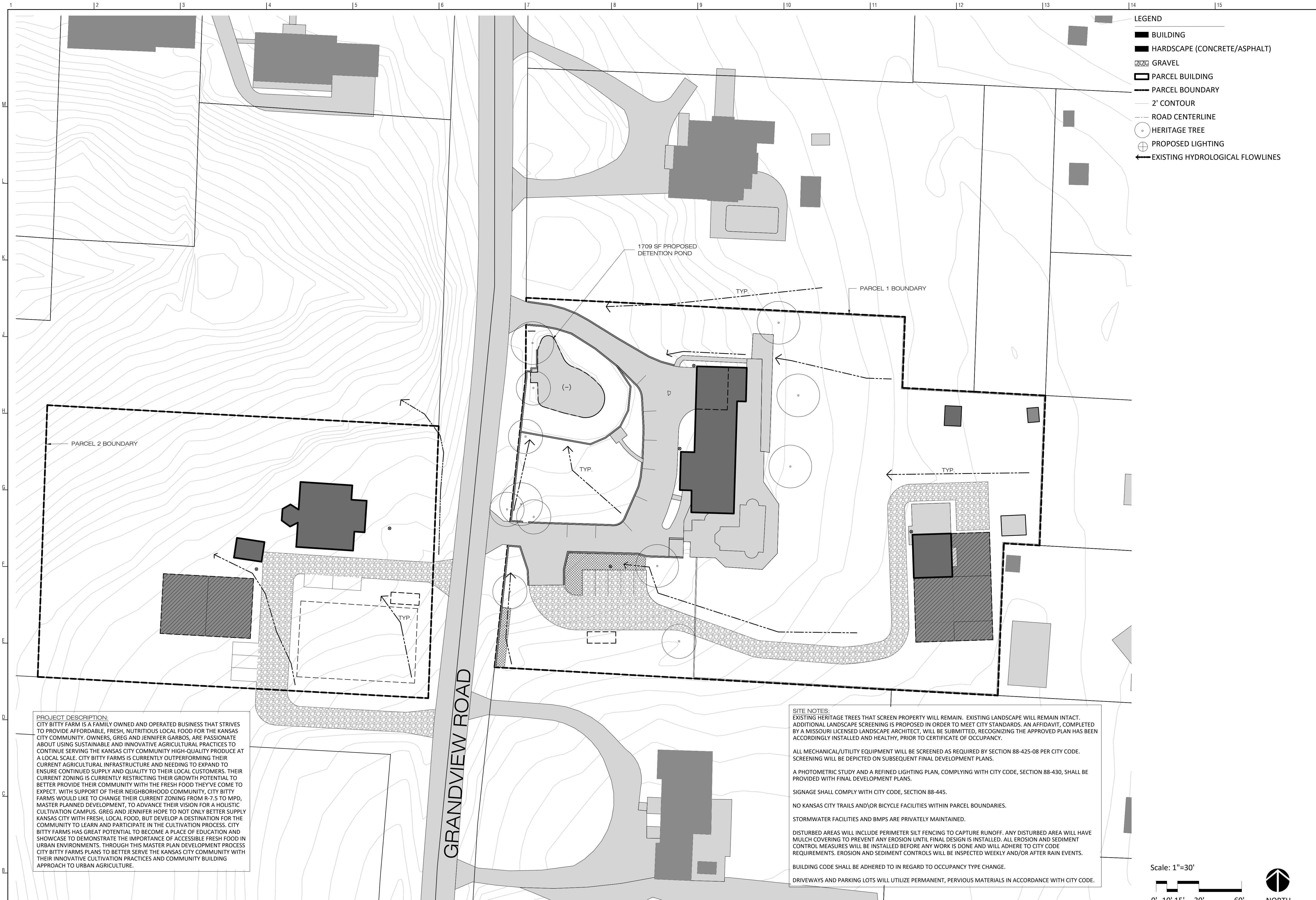
REQUEST FOR DEFERMENT OR DESIRE TO POST BONDS IN LIEU OF CONSTRUCTION OF PUBLIC IMPROVEMENTS



PROJECT DESCRIPTION:

CITY BITTY FARM IS A FAMILY OWNED AND OPERATED BUSINESS THAT STRIVES TO PROVIDE AFFORDABLE, FRESH, NUTRITIOUS LOCAL FOOD FOR THE KANSAS CITY COMMUNITY. OWNERS, GREG AND JENNIFER GARDOS, ARE PASSIONATE ABOUT USING SUSTAINABLE AND INNOVATIVE AGRICULTURAL PRACTICES TO CONTINUE SERVING THE KANSAS CITY COMMUNITY HIGH-QUALITY PRODUCE AT A LOCAL SCALE. CITY BITTY FARMS IS CURRENTLY OUTPERFORMING THEIR CURRENT AGRICULTURAL INFRASTRUCTURE AND NEEDING TO EXPAND TO ENSURE CONTINUED SUPPLY AND QUALITY TO THEIR LOCAL CUSTOMERS. THEIR CURRENT ZONING IS CURRENTLY RESTRICTING THEIR GROWTH POTENTIAL TO BETTER PROVIDE THEIR COMMUNITY WITH THE FRESH FOOD THEY'VE COME TO EXPECT. WITH SUPPORT OF THEIR NEIGHBORHOOD COMMUNITY, CITY BITTY FARMS WOULD LIKE TO CHANGE THEIR CURRENT ZONING FROM R-7.5 TO MPD, MASTER PLANNED DEVELOPMENT, TO ADVANCE THEIR VISION FOR A HOLISTIC CULTIVATION CAMPUS. GREG AND JENNIFER HOPE TO NOT ONLY BETTER SUPPLY KANSAS CITY WITH FRESH, LOCAL FOOD, BUT DEVELOP A DESTINATION FOR THE COMMUNITY TO LEARN AND PARTICIPATE IN THE CULTIVATION PROCESS. CITY BITTY FARMS HAS GREAT POTENTIAL TO BECOME A PLACE OF EDUCATION AND SHOWCASE TO DEMONSTRATE THE IMPORTANCE OF ACCESSIBLE FRESH FOOD IN URBAN ENVIRONMENTS. THROUGH THIS MASTER PLAN DEVELOPMENT PROCESS CITY BITTY FARMS PLANS TO BETTER SERVE THE KANSAS CITY COMMUNITY WITH THEIR INNOVATIVE CULTIVATION PRACTICES AND COMMUNITY BUILDING APPROACH TO URBAN AGRICULTURE.

GRANDVIEW ROAD



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- PROJECT TEAM MEMBERS**
- 4 AUGUST 2020, DEVELOPMENT REVIEW COMMENTS UPDATE
 - 11 MARCH 2021, CITY PLAN COMMISSION STAFF REPORT UPDATE

RELEASE & REVISION DATES

ISSUE DATE
HYDROLOGY
L 101
PERMITTING PLAN



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LIGHTING PLAN
L 200
PERMITTING PLAN

- LEGEND**
- BUILDING
 - HARDSCAPE (CONCRETE/ASPHALT)
 - ▨ PLANTING AREA
 - ▨ GRAVEL
 - ▭ PARCEL BUILDING
 - PARCEL BOUNDARY
 - 2' CONTOUR
 - ROAD CENTERLINE
 - HERITAGE TREE
 - ⊕ PROPOSED LIGHTING

LIGHTING PLAN INFORMATION

PROPOSED LIGHTING WILL BE WITHIN THE THRESHOLD BUG RATING OF B0,U0,G0 - B0,U0,G1.

ALL PROPOSED OUTDOOR LIGHTING IS 12' PEDESTRIAN LEVEL, RE: ATTACHED CUTSHEET, KL-ALT1-SPEC.PDF

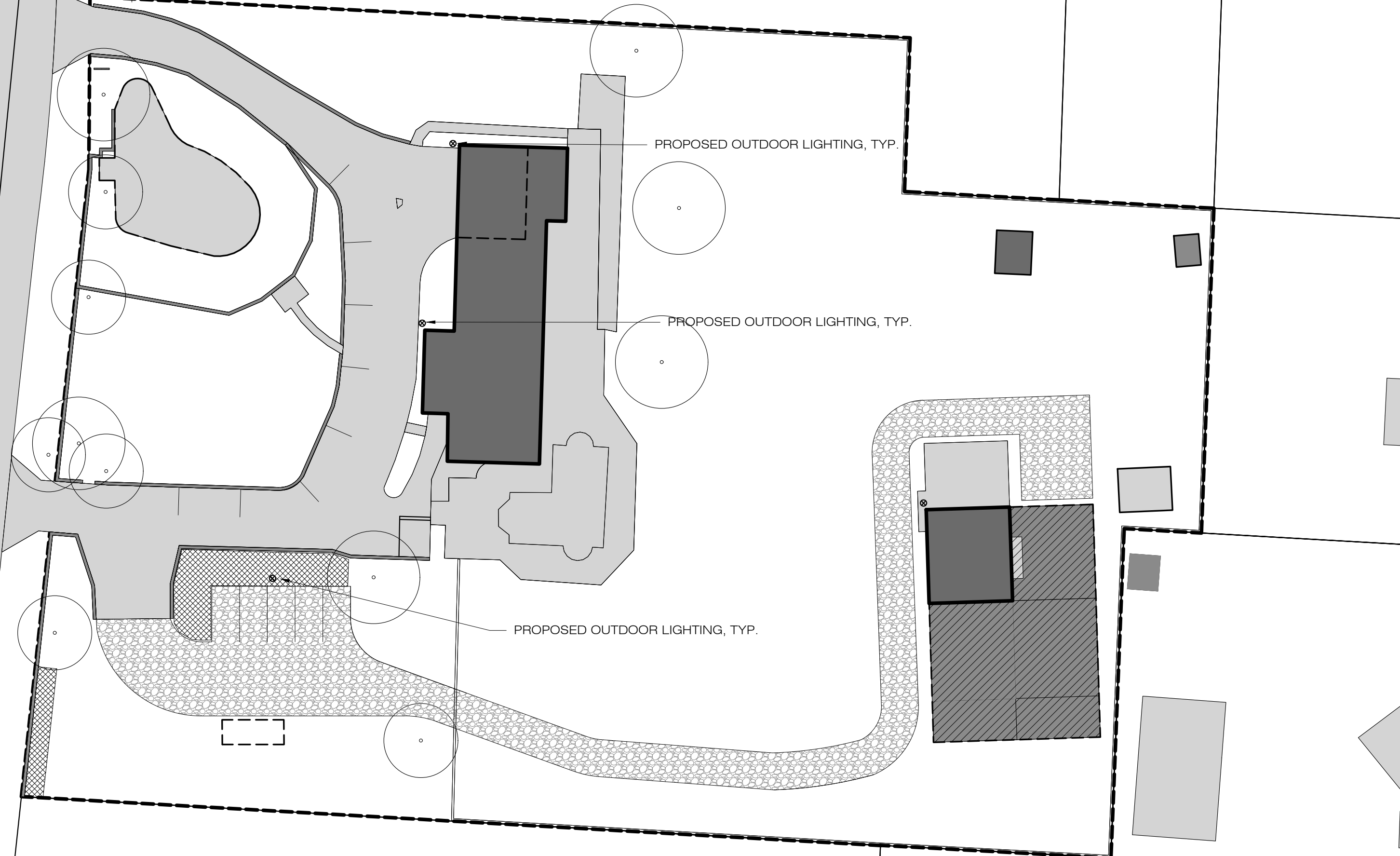
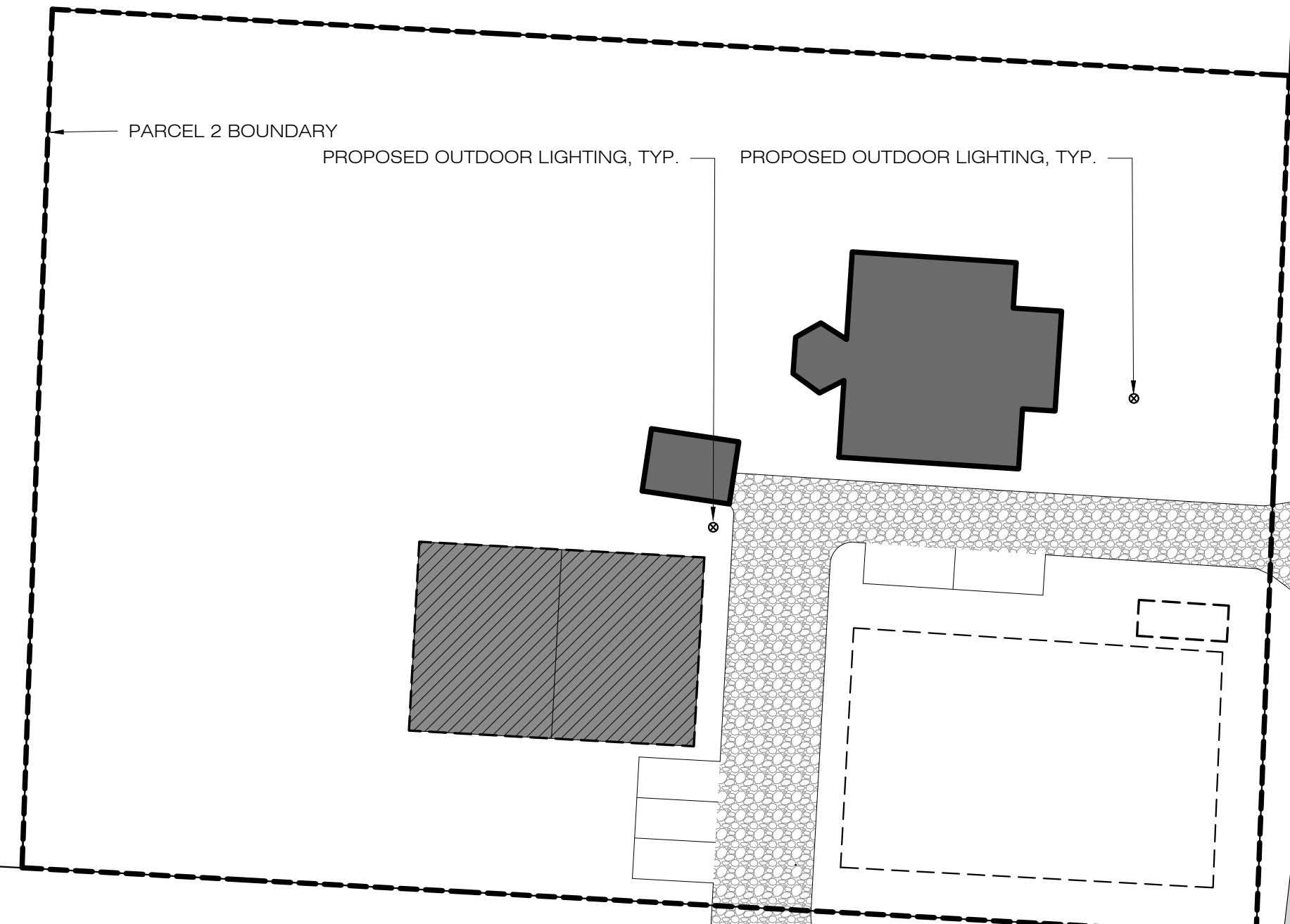
88-430-05 - FIXTURES AND SHIELDING

88-430-05-A. All outdoor light sources that produce more than 4,050 lumens must be at least partially shielded. For the purposes of this provision, "partially-shielded" or "semi-cutoff" means an outdoor light fixture shielded so that no more than 2.5% of the light emitted directly from the lamp or indirectly from the fixture is projected at angles above a horizontal plane extending from the bottom of the fixture.

88-430-05-B. Light fixtures mounted under gas station canopies must be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

88-430-05-C. SPILLOVER LIGHT
 Spillover light onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.

88-430-05-D. GLARE
 All outdoor lighting must be reflected away from residences and streets.



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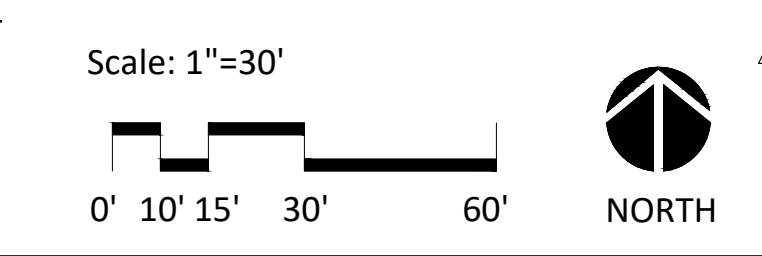
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SIGNAGE PLAN
L 300
PERMITTING PLAN

1 SIGNAGE PLAN

1"=30' RE: 1/L100



PROJECT DESCRIPTION:
CITY BITTY FARM IS A FAMILY OWNED AND OPERATED BUSINESS THAT STRIVES TO PROVIDE AFFORDABLE, FRESH, NUTRITIOUS LOCAL FOOD FOR THE KANSAS CITY COMMUNITY. OWNERS, GREG AND JENNIFER GARBOS, ARE PASSIONATE ABOUT USING SUSTAINABLE AND INNOVATIVE AGRICULTURAL PRACTICES TO CONTINUE SERVING THE KANSAS CITY COMMUNITY HIGH-QUALITY PRODUCE AT A LOCAL SCALE. CITY BITTY FARMS IS CURRENTLY OUTPERFORMING THEIR CURRENT AGRICULTURAL INFRASTRUCTURE AND NEEDING TO EXPAND TO ENSURE CONTINUED SUPPLY AND QUALITY TO THEIR LOCAL CUSTOMERS. THEIR CURRENT ZONING IS CURRENTLY RESTRICTING THEIR GROWTH POTENTIAL TO BETTER PROVIDE THEIR COMMUNITY WITH THE FRESH FOOD THEY'VE COME TO EXPECT. WITH SUPPORT OF THEIR NEIGHBORHOOD COMMUNITY, CITY BITTY FARMS WOULD LIKE TO CHANGE THEIR CURRENT ZONING FROM R-7.5 TO MPD, MASTER PLANNED DEVELOPMENT, TO ADVANCE THEIR VISION FOR A HOLISTIC CULTIVATION CAMPUS. GREG AND JENNIFER HOPE TO NOT ONLY BETTER SUPPLY KANSAS CITY WITH FRESH, LOCAL FOOD, BUT DEVELOP A DESTINATION FOR THE COMMUNITY TO LEARN AND PARTICIPATE IN THE CULTIVATION PROCESS. CITY BITTY FARMS HAS GREAT POTENTIAL TO BECOME A PLACE OF EDUCATION AND SHOWCASE TO DEMONSTRATE THE IMPORTANCE OF ACCESSIBLE FRESH FOOD IN URBAN ENVIRONMENTS. THROUGH THIS MASTER PLAN DEVELOPMENT PROCESS CITY BITTY FARMS PLANS TO BETTER SERVE THE KANSAS CITY COMMUNITY WITH THEIR INNOVATIVE CULTIVATION PRACTICES AND COMMUNITY BUILDING APPROACH TO URBAN AGRICULTURE.

SITE NOTES:
EXISTING HERITAGE TREES THAT SCREEN PROPERTY WILL REMAIN. EXISTING LANDSCAPE WILL REMAIN INTACT. ADDITIONAL LANDSCAPE SCREENING IS PROPOSED IN ORDER TO MEET CITY STANDARDS. AN AFFIDAVIT, COMPLETED BY A MISSOURI LICENSED LANDSCAPE ARCHITECT, WILL BE SUBMITTED, RECOGNIZING THE APPROVED PLAN HAS BEEN ACCORDINGLY INSTALLED AND HEALTHY, PRIOR TO CERTIFICATE OF OCCUPANCY.

ALL MECHANICAL/UTILITY EQUIPMENT WILL BE SCREENED AS REQUIRED BY SECTION 88-425-08 PER CITY CODE. SCREENING WILL BE DEPICTED ON SUBSEQUENT FINAL DEVELOPMENT PLANS.

A PHOTOMETRIC STUDY AND A REFINED LIGHTING PLAN, COMPLYING WITH CITY CODE, SECTION 88-430, SHALL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.

SIGNAGE SHALL COMPLY WITH CITY CODE, SECTION 88-445.

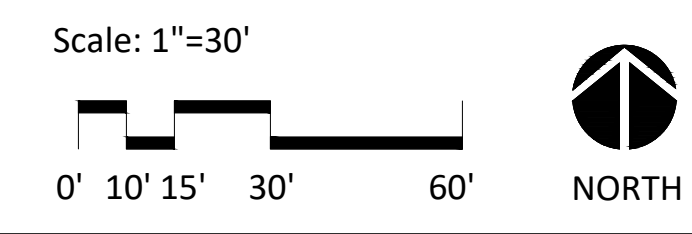
NO KANSAS CITY TRAILS AND/OR BICYCLE FACILITIES WITHIN PARCEL BOUNDARIES.

STORMWATER FACILITIES AND BMPs ARE PRIVATELY MAINTAINED.

DISTURBED AREAS WILL INCLUDE PERIMETER SILT FENCING TO CAPTURE RUNOFF. ANY DISTURBED AREA WILL HAVE MULCH COVERING TO PREVENT ANY EROSION UNTIL FINAL DESIGN IS INSTALLED. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED BEFORE ANY WORK IS DONE AND WILL ADHERE TO CITY CODE REQUIREMENTS. EROSION AND SEDIMENT CONTROLS WILL BE INSPECTED WEEKLY AND/OR AFTER RAIN EVENTS.

BUILDING CODE SHALL BE ADHERED TO IN REGARD TO OCCUPANCY TYPE CHANGE.

DRIVEWAYS AND PARKING LOTS WILL UTILIZE PERMANENT, PERVIOUS MATERIALS IN ACCORDANCE WITH CITY CODE.



APPLICANT:
CITY BITTY FARMS

ADDRESS:
9615 Grandview Rd
Kansas City, MO 64132

LANDSCAPE:
Phronesis
1515 Genessee St Suite 15
Kansas City, MO, 64102
T 816-214-0896
www.phronesis.us

MASTER PLAN DEVELOPMENT

ALL DRAWINGS AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

T. DUGGAN
PRINCIPAL IN CHARGE

PROJECT MANAGER

PROJECT TEAM MEMBERS

4 AUGUST 2020, DEVELOPMENT REVIEW COMMENTS UPDATE

11 MARCH 2021, CITY PLAN COMMISSION STAFF REPORT UPDATE

RELEASE & REVISION DATES

ISSUE DATE
LANDSCAPE PLAN
L 400
PERMITTING PLAN