

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130144

Approving an amendment to a previously approved preliminary plan in District UR on a 36.75 acre tract of land generally located at the southwest corner of 87th Street and I-435. (6743-UR-10)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District UR (Urban Redevelopment District) on approximately a 36.75 acre tract of land generally located at the southwest corner of 87th Street and I-435, and more specifically described as follows:

A tract of land in the Southeast Quarter of Section 23 and the Southwest Quarter of Section 24, both in Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 24; thence South 86 degrees 59 minutes 19 seconds East, along the North line of said Southwest Quarter, 31.54 feet; thence South 02 degrees 14 minutes 06 seconds West, 370.69 feet to a point on the Northwesterly right-of-way line of Interstate Route 435, as now established; thence South 28 degrees 23 minutes 16 seconds West, along said right-of-way line, 502.78 feet; thence North 86 degrees 59 minutes 19 seconds West, 1,128.91 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23; thence North 02 degrees 13 minutes 19 seconds East, along said East line, 205.00 feet; thence North 86 degrees 59 minutes 19 seconds West, 866.59 feet; thence North 02 degrees 13 minutes 19 seconds East, 620.00 feet to a point on the North line of said Southeast Quarter; thence South 86 degrees 59 minutes 19 seconds East, along said North line, 866.59 feet to the Northwest corner of the Northeast Quarter of said Southeast Quarter; thence South 86 degrees 59 minutes 19 seconds East, continuing along said North line, 1,319.19 feet to the Point of Beginning.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
2. That the developer submit a macro "overall" storm drainage study for the entire development to the Land Development Division for review and acceptance at the time the first plat is submitted, showing the phasing of platting, phasing of stormwater conveyance systems to serve individual lots, phasing of Water Quality Mitigation (including preliminary BMP

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Level of Service Analysis) as approved by Land Development Division and Water Services Storm Water Utility, and phasing of required runoff mitigation, and that the developer secure permits to construct the phased public improvements as required by the Land Development Division prior to recording of each final plat.

3. That the developer pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
4. That the developer obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
5. That the developer integrate any relocated streetlights into the existing streetlight system impacted by the drive modifications as required by the Land Development Division for City frontages.
6. That the developer submit plans for grading, siltation, and erosion control to the Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. That the developer secure a site disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
8. That the developer verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and, depending on adequacy of the receiving system, make other improvements as may be required.
9. That the developer grant a Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits, whichever occurs first, for any surface conveyances across the property containing drainage from more than one upstream property.
10. That the developer grant on City approved forms, BMP and Stream Buffer Easements to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any building permits or bmp permits, whichever occurs first.

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11. That the developer prepare and provide a preliminary stream buffer plan, and show/label the preliminary stream buffer zone on the preliminary plan, in accordance with the Section 88-415 requirements as part of this plan approval.
12. That the developer submit a final stream buffer plan, prepared in accordance with Section 88-415, for review and acceptance by the Land Development Division with the final plat application, and prior to building permit issuance, whichever occurs first.
13. That the developer show and label the final stream buffer zones on the subdivision plat within a private open space tract (or stream buffer easement), as required by the Land Development Division.
14. That the developer extend water main and install fire hydrants as required by Water Services Department.
15. That the developer provide for fire protection as required by the Fire Department prior to construction beyond foundations.
16. That the developer submit a UR final plan to the Director of City Development for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line), screening per Chapter 52 parking station requirements in the form of landscaping and/or berming, building elevations of materials equivalent to the existing buildings per staff approval, and required bicycle parking in Phase 3.
17. That the developer make appropriate maintenance and remediation efforts to the existing detention facilities, including replacement of the top 6"-8" of granular fill material, and re-grading to re-establish planned surface volumes as needed to support long-term storage and infiltration as outlined in the approved storm water management study. Maintenance efforts shall be initiated and completed within 180 days from the date of approval of the UR plan.

A copy of said amendment is on file in the office of the City Clerk with this ordinance and is attached hereto and made a part hereof.

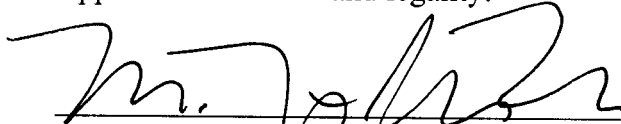
Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

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I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

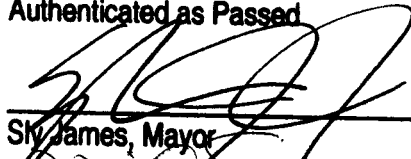

Secretary, City Plan Commission

Approved as to form and legality:


M. Margaret Sheahan Moran
Assistant City Attorney



Authenticated as Passed

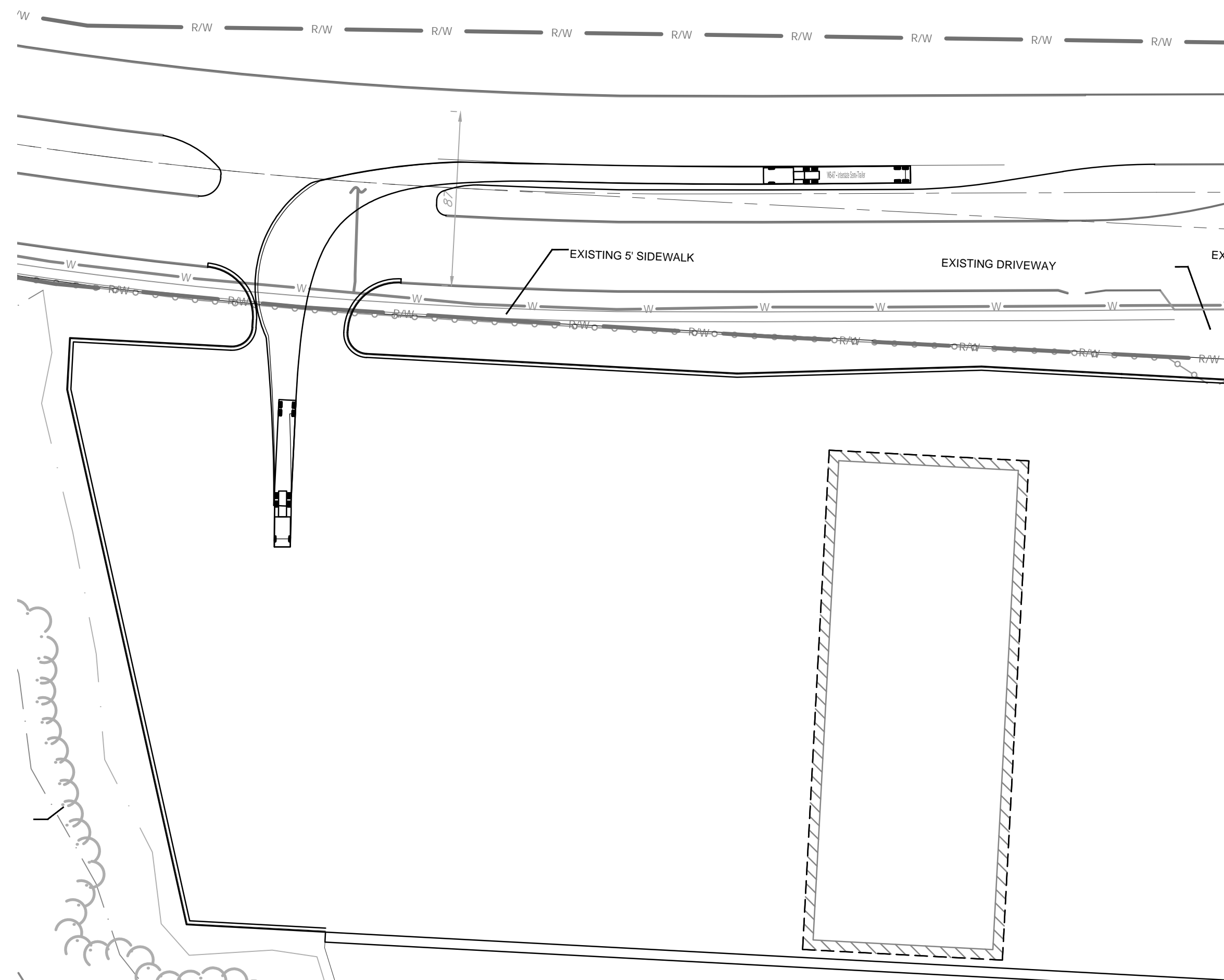

Sly James, Mayor


Marilyn Sanders, City Clerk

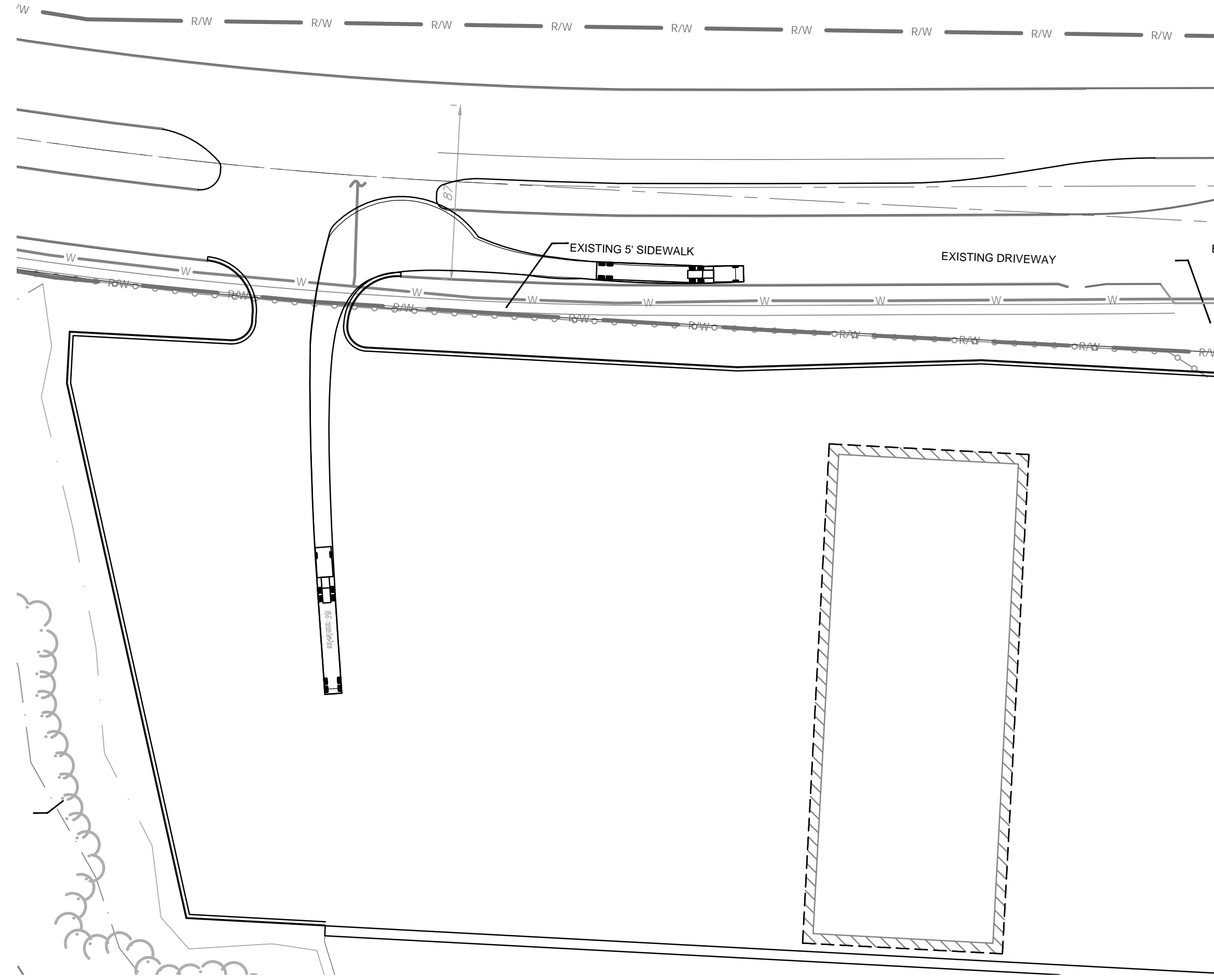
MAR 21 2013

Date Passed

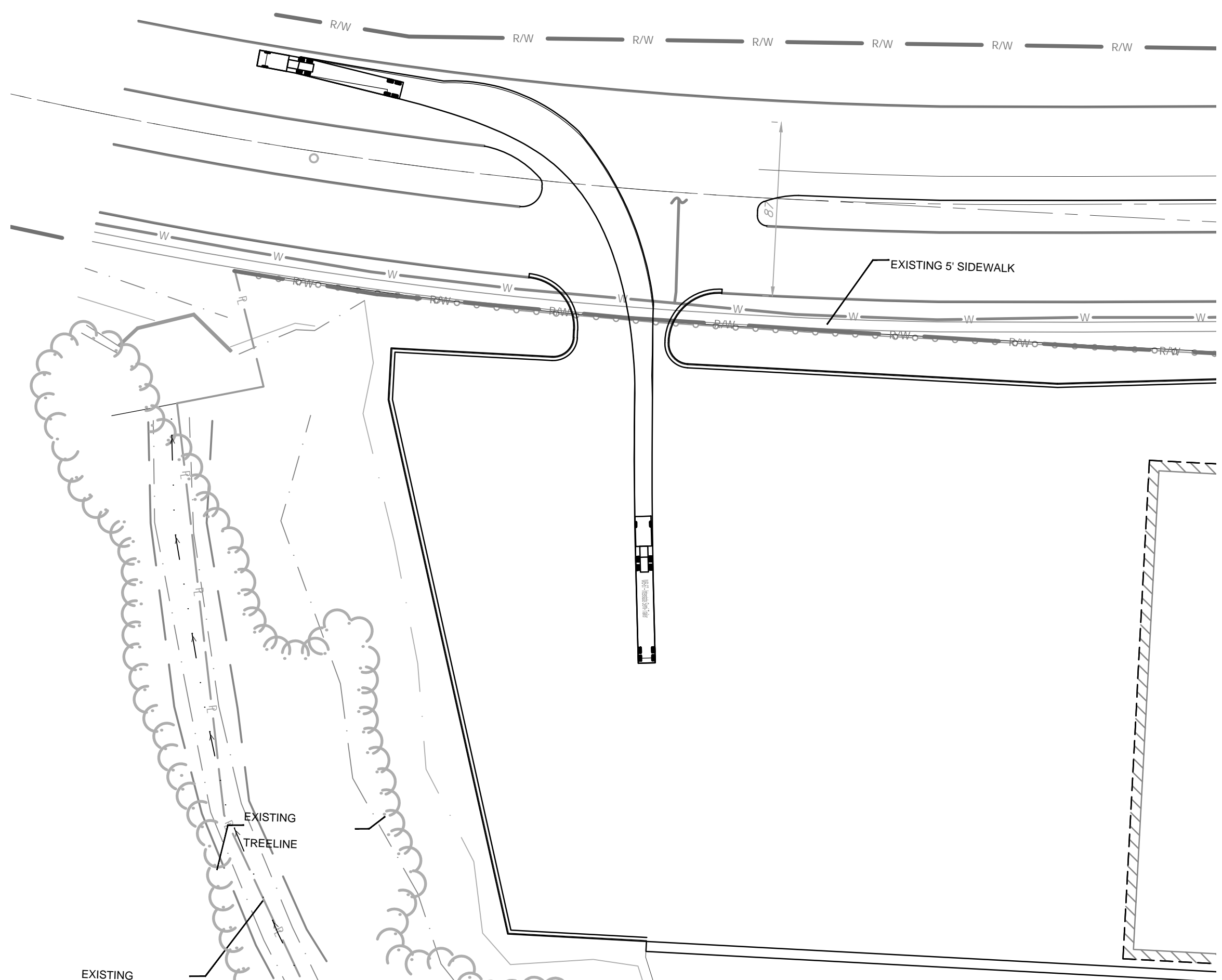
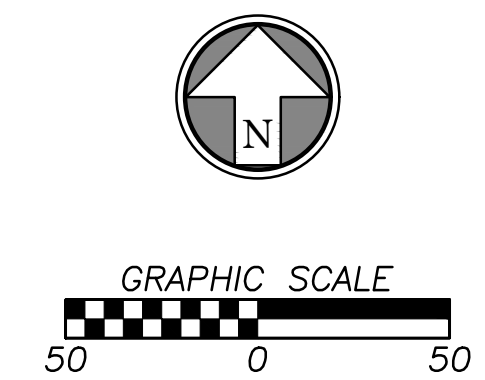
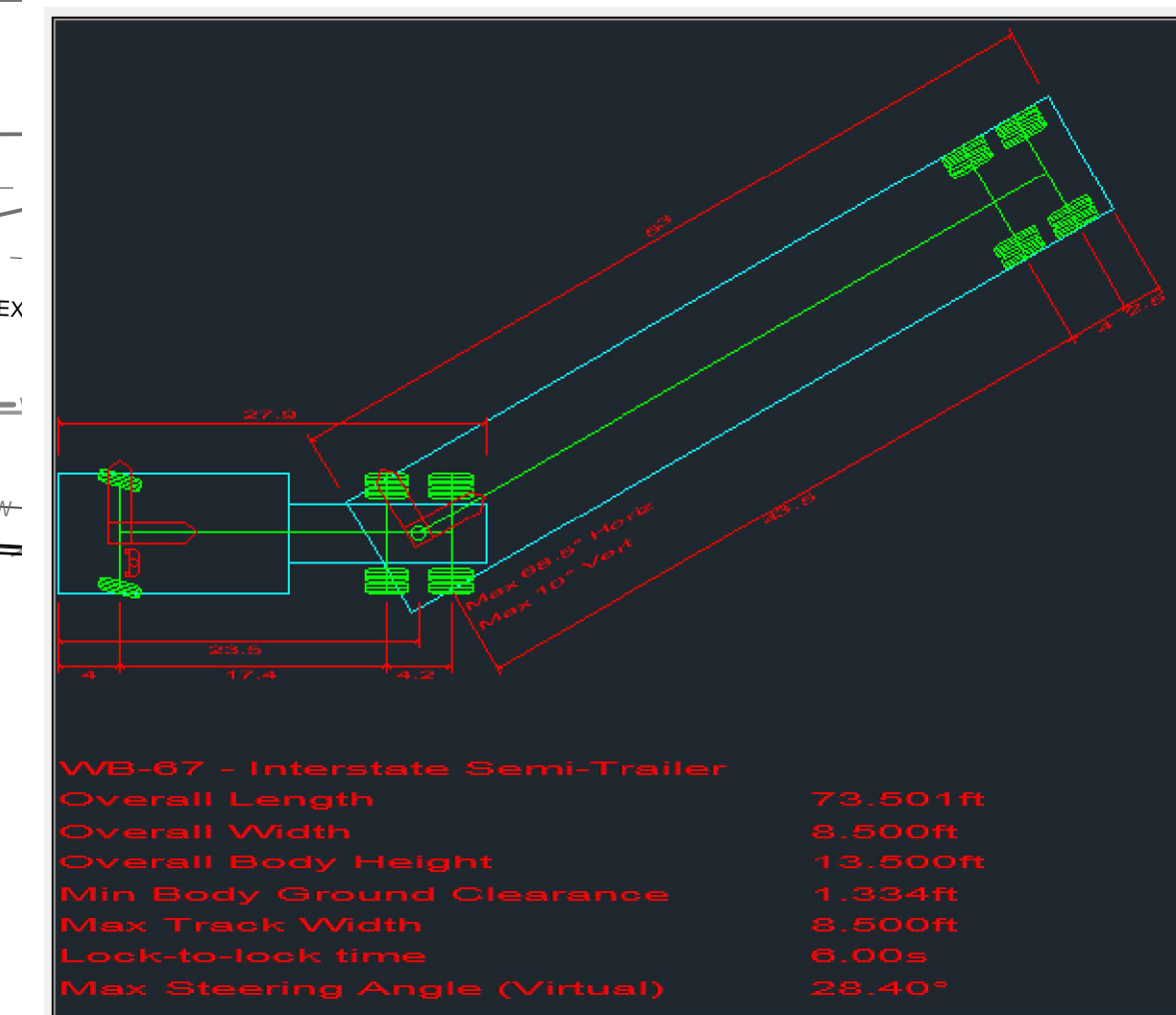
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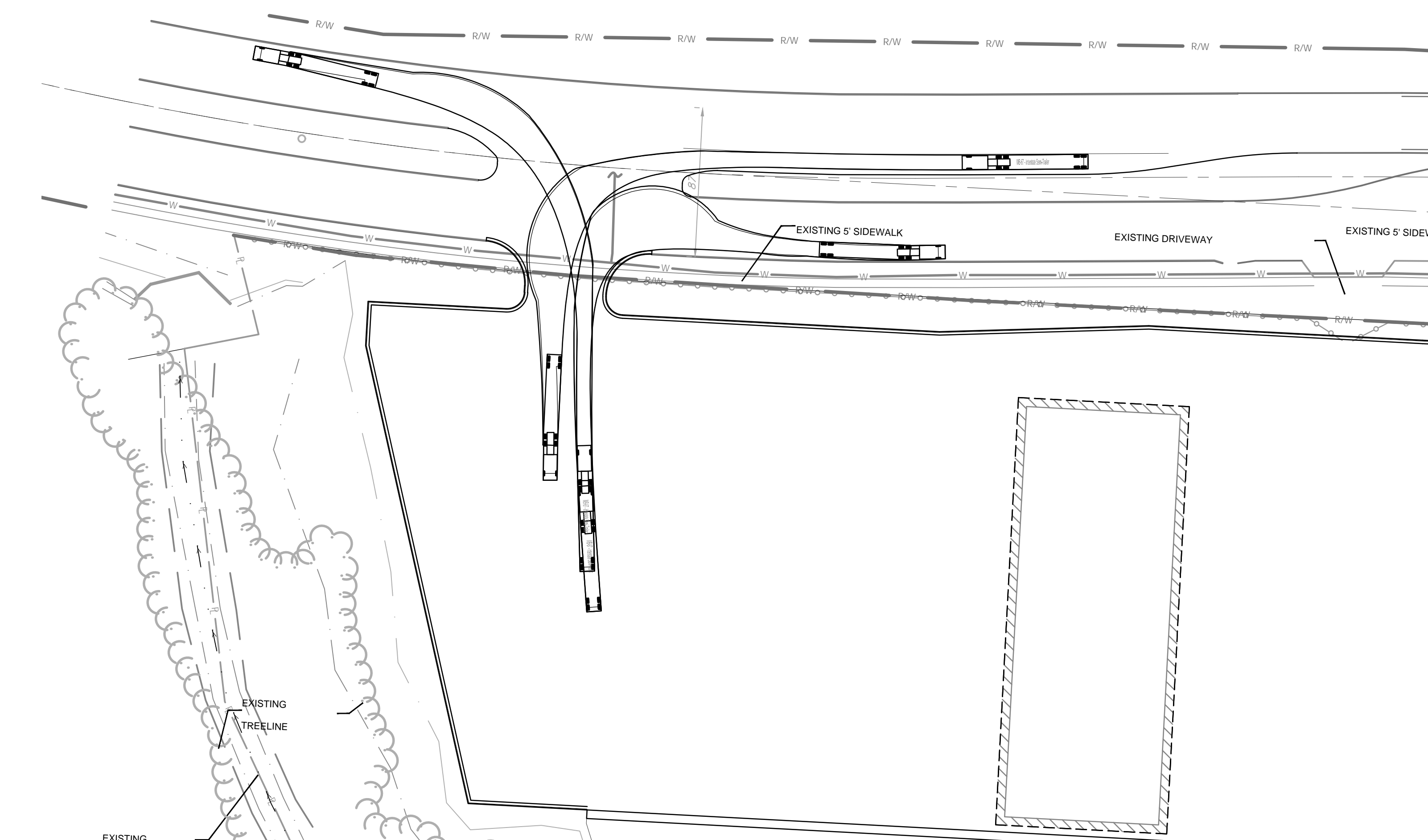
LEFT IN FROM WEST BOUND 87TH STREET



RIGHT OUT TO EAST BOUND 87TH STREET



LEFT OUT TO WEST BOUND 87TH STREET



COMBINED MOVEMENT TO AND FROM 87TH STREET

Rev.	Date	Description	By	App.

BHC RHODES
 Civil Engineering - Surveying - Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 663-1900 f. (913) 663-1633
 BHC RHODES is a trademark of Benchmark Personnel & Company, P.A.

Prepared For:
 BELL/KNOTT & ASSOCIATES
 12730 STATE LINE ROAD, SUITE 100
 LEAWOOD, KS 66209
 816-589-7539

FOLEY EQUIPMENT
 5701 E 87TH STREET
 KANSAS CITY, MO 64132
 TURNING TEMPLATE

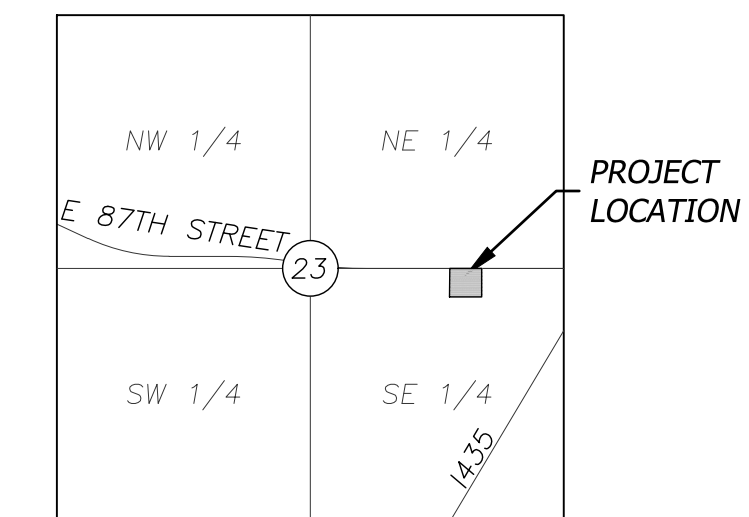
Design: Drawn: MGG
 Checked:
 Issue Date: 02/19/2021
 Project Number: 028390

FOLEY EQUIPMENT

UR PLAN AMENDMENT/PRELIMINARY DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

5701 EAST 87TH STREET



SECTION MAP
SECTION 23-T48N-R33W
JACKSON COUNTY, MISSOURI

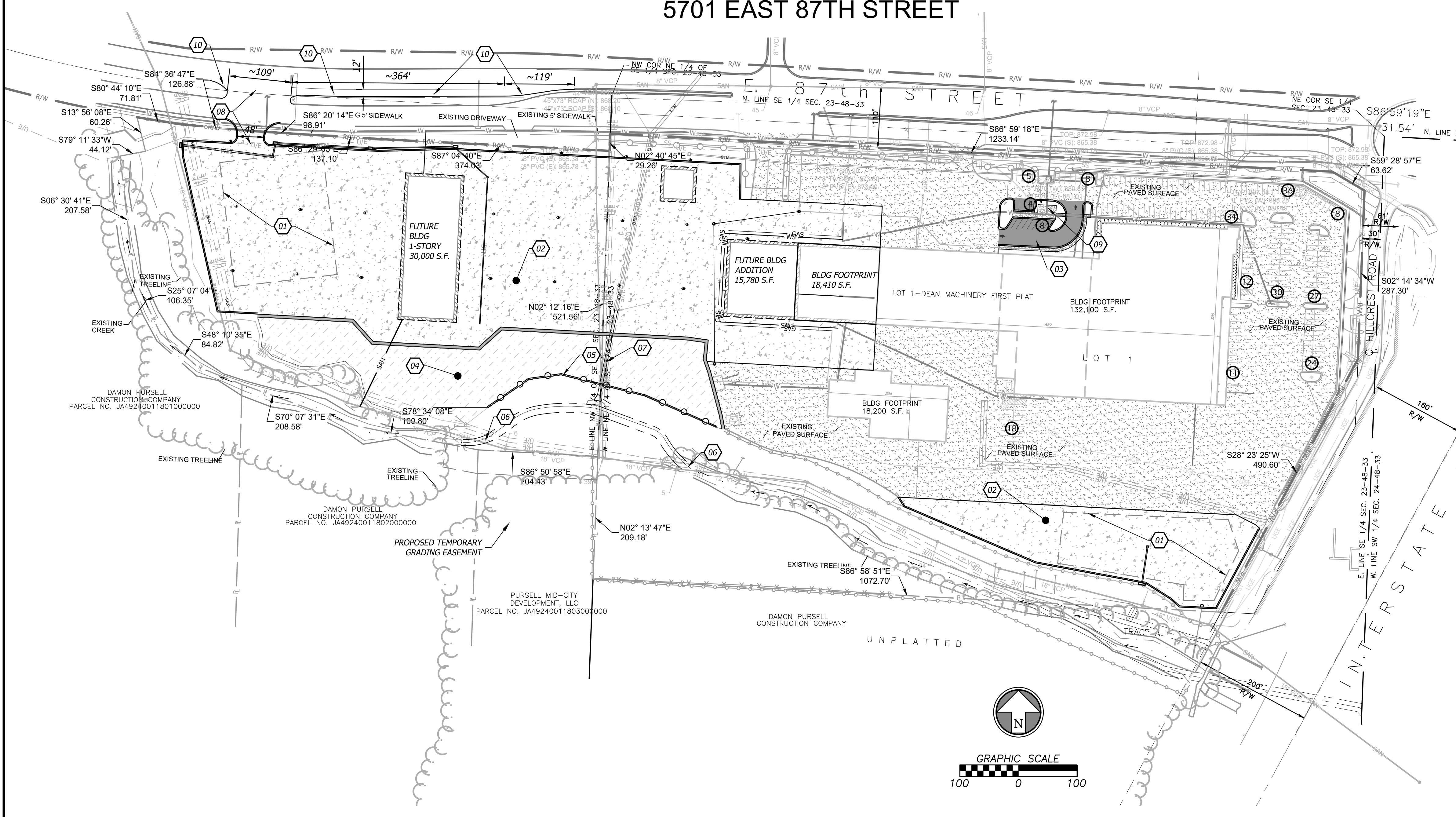
SITE DATA	
EXISTING ZONING:	UR
PROPOSED ZONING:	UR
TOTAL SITE AREA (PER GIS):	30.59 ACRES (1,332,326 SQ FT)
TOTAL EXISTING FLOOR AREA:	183,093 SQ FT
EXISTING 1ST FLOOR AREA:	150,300 SQ FT
EXISTING 2ND FLOOR AREA:	32,793 SQ FT
TOTAL PROPOSED FLOOR AREA:	15,780 SQ FT
TOTAL FLOOR AREA:	198,873 SQ FT
FLOOR AREA RATIO:	0.15
BUILDING HEIGHT:	32.67'
NUMBER OF FLOORS:	2
REQUIRED PARKING (1 PER 4 EMPLOYEES):	100
REQUIRED ACCESSIBLE PARKING:	4
PROVIDED PARKING STALLS:	207
PROVIDED ACCESSIBLE PARKING:	8
REQUIRED LOADING ZONES:	2
PROVIDED LOADING ZONES:	8
BICYCLE PARKING TOTAL (EXPANSION):	3 SHORT : 1 LONG
IMPERVIOUS COVERAGE:	879,978 SQ FT = 66.0%
COMMENCEMENT DATE:	OCTOBER 2020
COMPLETION DATE:	OCTOBER 2022

SITE LEGEND	
	PROPOSED BUILDING
	EXISTING BUILDING
	HEAVY DUTY PCC PAVEMENT
	LIGHT DUTY PCC PAVEMENT
	DUST FREE GRAVEL SURFACE
	PARKING STALL COUNT
	STANDARD CURB & GUTTER
	RETAINING WALL

PROPERTY OWNER	
FOLEY EQUIPMENT, INC SHANE HAM 1550 S WEST STREET WICHITA, KS 67213 P: 816-753-5300 F: 816-200-5409 SLHAM@FOLEYEQ.COM	

ENGINEER OF RECORD	
BHC RHODES MATTHEW GIBBS, P.E. 7101 COLLEGE BLVD. #400 OVERLAND PARK, KS 66210 P: 913-663-1900 F: 913-663-1633 MATT.GIBBS@IBHC.COM	

CONSTRUCTION NOTES	
01	PROPOSED UNDERGROUND DETENTION AREA
02	PROPOSED CONCRETE STORAGE AREA
03	PROPOSED VISITOR PARKING AND DROP-OFF AREA
04	PROPOSED DUST FREE EQUIPMENT STORAGE AREA
05	PROPOSED SMALL BLOCK RETAINING WALL
06	PROPOSED STREAM RE-ALIGNMENT
07	PROPOSED PUBLIC STORM SEWER EXTENSION
08	PROPOSED ADDITIONAL SITE ACCESS AND TURN LANE
09	PROPOSED BICYCLE PARKING
10	EXISTING STREET LIGHTS TO BE RELOCATED



PROPERTY DESCRIPTION
LOT 1, DEAN MACHINERY FIRST PLAT, A SUBDIVISION AS SURVEYED AND PLATTED IN JACKSON COUNTY, MISSOURI.
"LOT 2" IS A COMBINATION OF 3 UNPLATTED PARCELS.
KCMO GIS PIN 261204 LEGAL DESCRIPTION: SEC-23 TWP-48 RNG-33---PT SE 1/4 DAF: BEG NW COR SE 1/4 TH E 1120' MOL TH S 94' MOL TO TRU POB TH CONT S 521' MOL TH S 86 DEG 50 MIN 58 SEC E 199' MOL TH N 521' MOL TH W 195' MOL TO TRU POB
KCMO GIS PIN 261202 LEGAL DESCRIPTION: SEC-23 TWP-48 RNG-33---PT SE 1/4 DAF: BEG NW COR SE 1/4 TH E 707' MOL TH S 105' MOL TO TRU POB TH CONT S 420' MOL TH S 70 DEG 07 MIN 31 SEC E 208.58' TH S 78 DEG 34 MIN 08 SEC E 100.8' TH S 79 DEG 08 MIN 48 SEC E 109.79' TH S 86 DEG 50 MI 58 SEC E 6' MOL TH N 521' MOL TH WLY 344' MOL TH SWLY 65' MOL TO TRU POB
KCMO GIS PIN 261200 LEGAL DESCRIPTION: SEC-23 TWP-48 RNG-33---PT SE 1/4 DAF: BEG NW COR SE 1/4 TH S 40' MOL TH ELY 276' MOL TH SELY 143' MOL TH SELY 91.5' TH NELY 44' MOL TO TRU POB TH S 06 DEG 30 MIN 41 SEC E 207.58' TH S 25 DEG 07 MIN 04 SEC E 106.35' TH S 48 DEG 10 MIN 35 SEC E 84.82' TH S 68 DEG 15 MIN 19 SEC E 81.91' TH N 420' MOL TH SWLY 226' MOL TO TRU POB

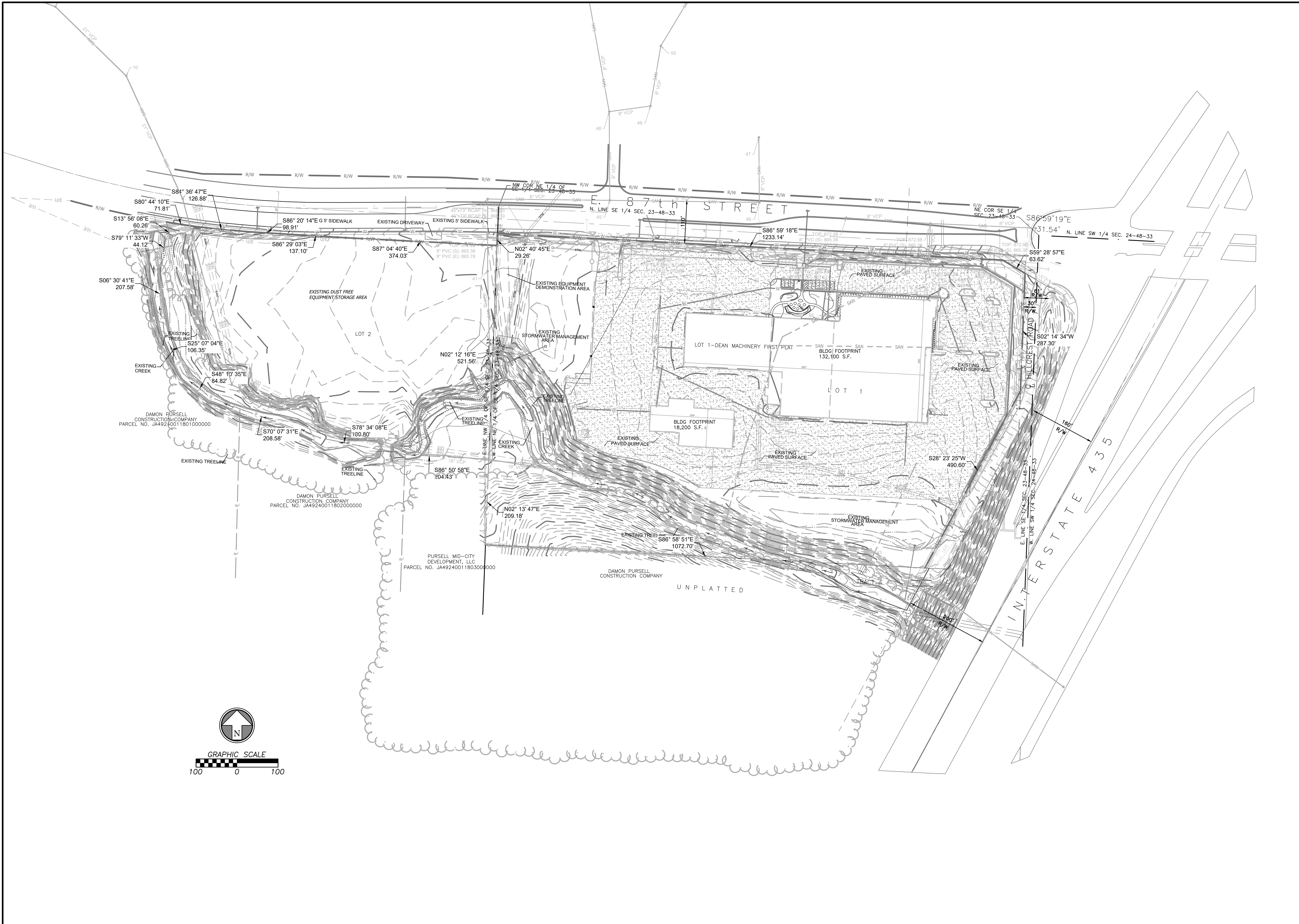
Design:	MGG	Drawn:	MGG
Checked:	LRH	Issue Date:	05/11/2021
Project Number:	028390	Project Number:	028390
C0.1			

By	App.	Description	Date	Rev.

<p>FOLEY EQUIPMENT 5701 E 87TH STREET KANSAS CITY, MO 64132</p> <p>PRELIMINARY COVER SHEET & SITE PLAN</p>	<p>Prepared For: BELL/KNOTT & ASSOCIATES 12730 STATE LINE ROAD, SUITE 100 LEAWOOD, KS 66209 816-569-7539</p>
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May 12, 2021 - 10:28am Plotted By: matt.gibbs V:\028390-Foley Equipment\04-DWG\Enr\Sheet\028390-SITE-SITE.dwg Layout: Site Plan

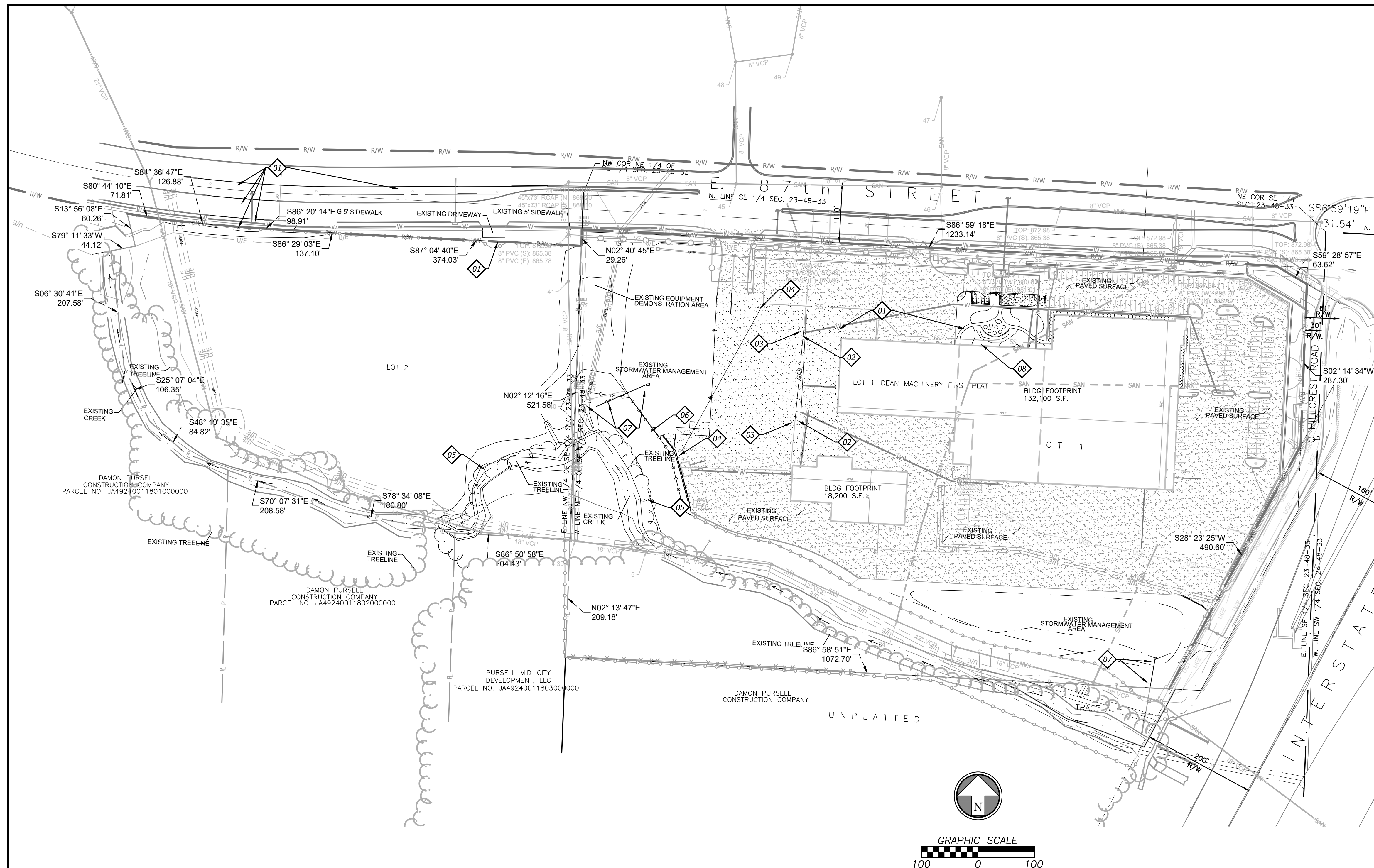
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<p>FOLEY EQUIPMENT 5701 E 87TH STREET KANSAS CITY, MO 64132 EXISTING CONDITIONS</p>		<p>Design: MGG Drawn: MGG Checked: LRH Issue Date: 05/11/2021 Project Number: 028390</p>
<p>Prepared For: BELL/KNOTT & ASSOCIATES 12730 STATE LINE ROAD, SUITE 100 LEAWOOD, KS 66209</p>		<p>816-569-7539</p>
<p>BHC CIVIL ENGINEERING / SURVEYING / UTILITIES 10101 Coleridge Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 <small>BHC is a trademark of Bingham-Hornwell & Company, P.A.</small></p>		<p>Rev. Date Description By App.</p>

C0.2

May 12, 2021 - 10:30am Plotted By: matt.gibbs V:\028390-Foley Equipment\04-DWG\Enr\Sheet\028390-SFIS-DEMO.dwg Layout: Demo Plan



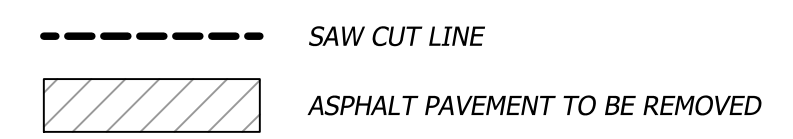
GENERAL NOTES

1. ALL MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF-SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO MEET ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION/DEMOLITION MATERIAL.
2. ALL PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION/CONSTRUCTION ACTIVITY.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.
4. EXISTING STORM & STRUCTURES SHALL BE EXCAVATED AND REMOVED.

DEMOLITION NOTES

- 01 SAW CUT FULL DEPTH, REMOVE & DISPOSE OF EXISTING PAVEMENT.
- 02 REMOVE AND DISPOSE OF EXISTING WATER LINE AND CAP FOR FUTURE CONNECTION.
- 03 REMOVE AND DISPOSE OF EXISTING GAS LINE AND CAP FOR FUTURE USE.
- 04 REMOVE AND DISPOSE OF EXISTING SANITARY LINE AND CAP FOR FUTURE USE.
- 05 REMOVE AND DISPOSE OF EXISTING TREES NECESSARY FOR STREAM RE-ALIGNMENT.
- 06 REMOVE AND DISPOSE OF EXISTING FENCE, POSTS AND FOUNDATIONS.
- 07 REMOVE AND DISPOSE OF EXISTING STORM SEWER LINE AND STRUCTURE.
- 08 REMOVE AND DISPOSE OF EXISTING LANDSCAPING.

DEMOLITION LEGEND



Rev.	Date	Description	By	App.

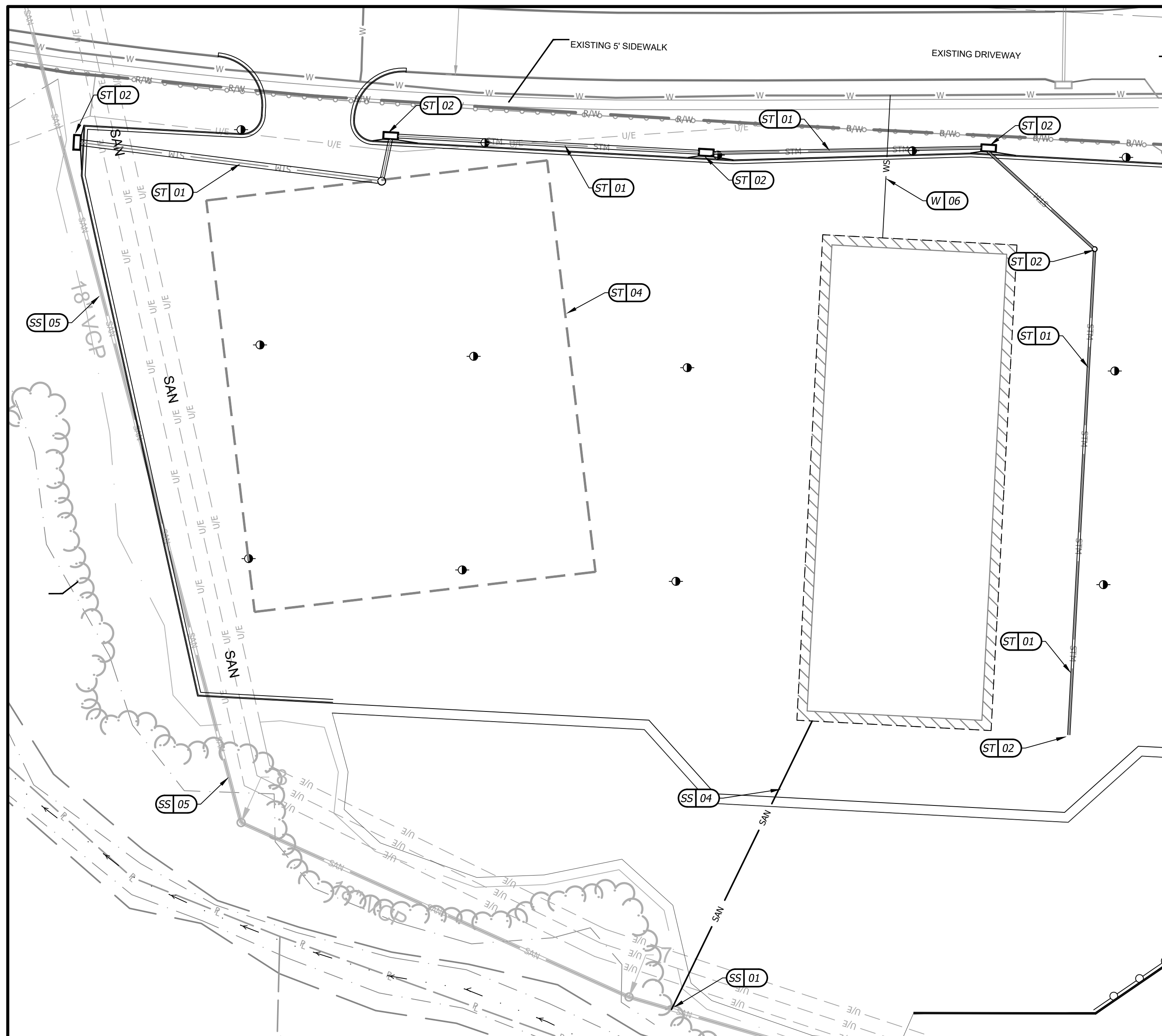
Prepared For:
BELL/KNOTT & ASSOCIATES
 12730 STATE LINE ROAD, SUITE 100
 LEAWOOD, KS 66209
 816-569-7539

FOLEY EQUIPMENT
 5701 E 87TH STREET
 KANSAS CITY, MO 64132
PRELIMINARY DEMOLITION PLAN

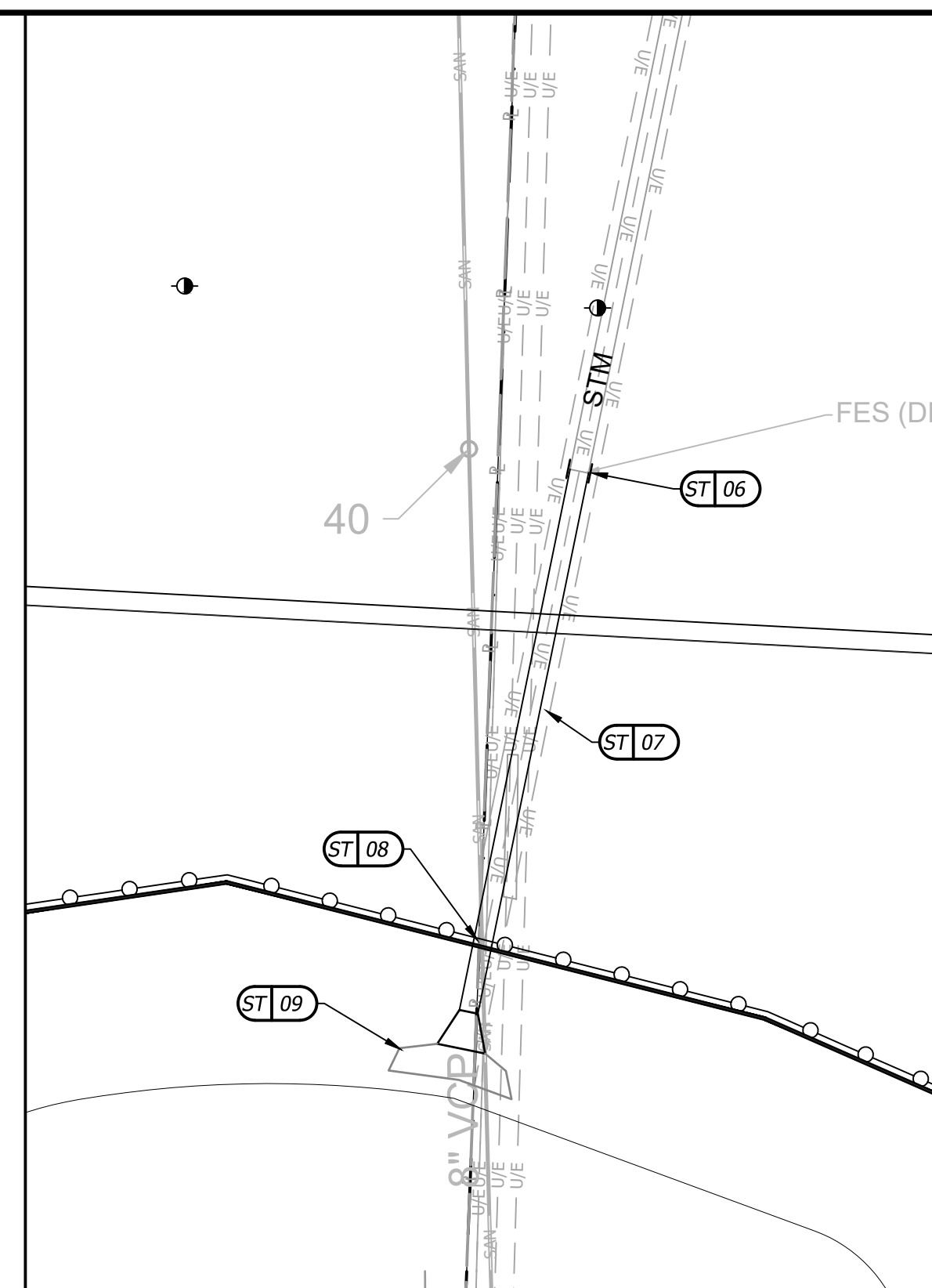
Design: MGG Drawn: MGG
 Checked: LRH
 Issue Date: 05/11/2021
 Project Number: 028390

C1.0

May 12, 2021 - 10:31 am Plotted By: matt.gibbs V:\028390-Foley Equipment\04-DWG\Eng_Sheet\028390-SFIS-UTIL.dwg Layout: UTILITY PLAN



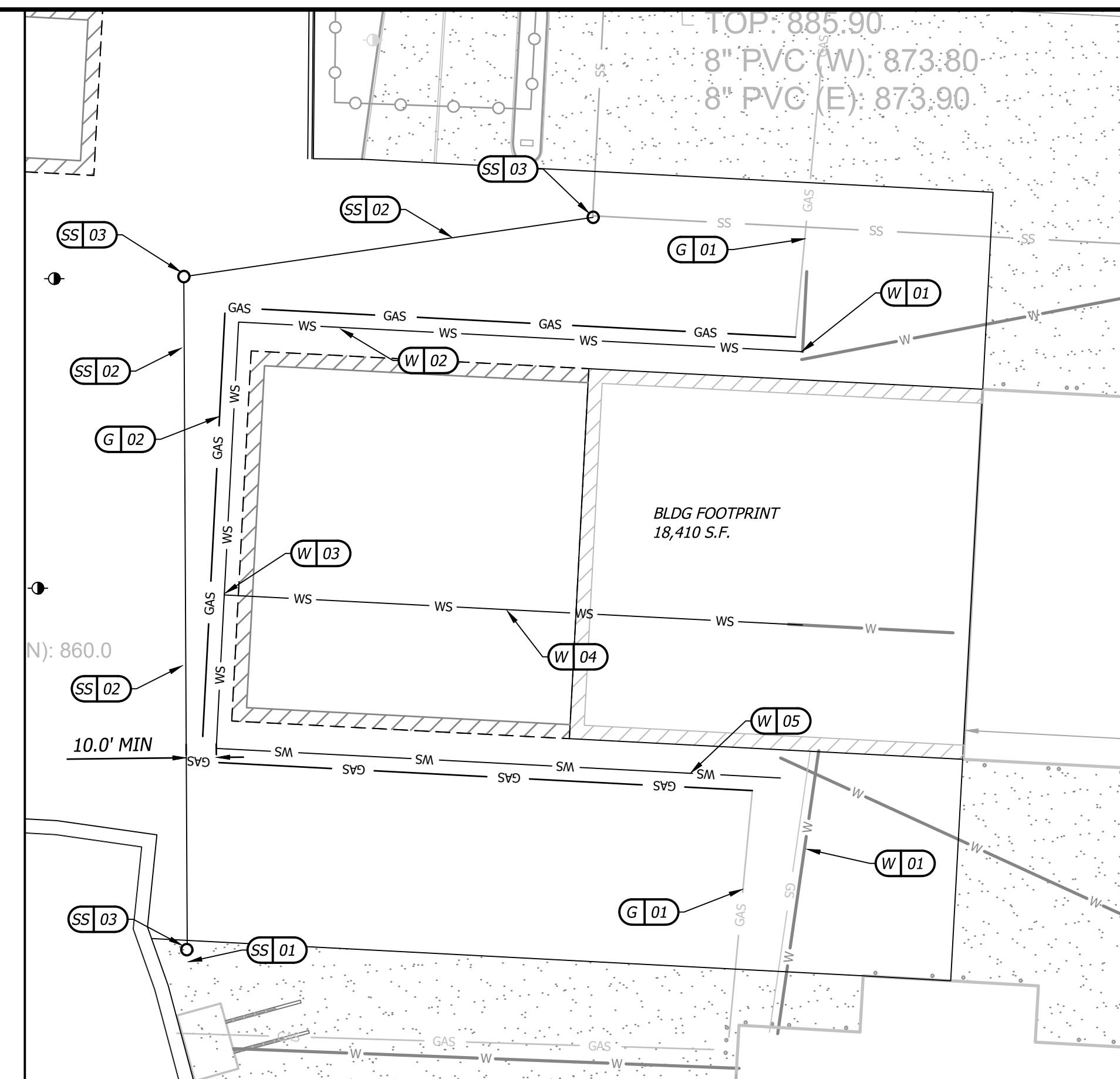
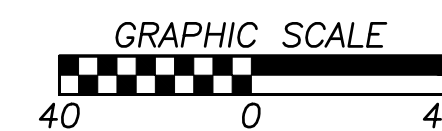
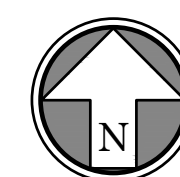
WEST UTILITY LOCATIONS



PUBLIC STORM SEWER EXTENSION

UTILITY NOTES

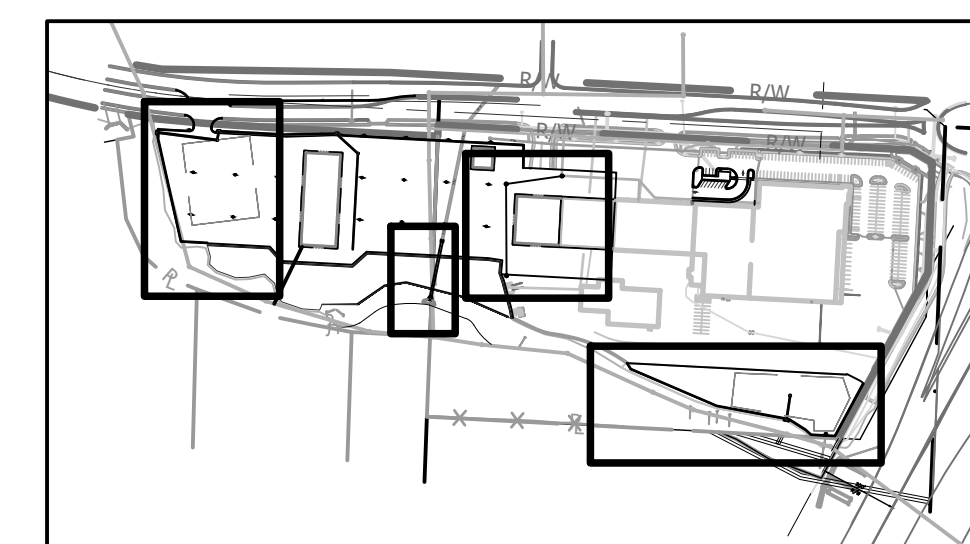
1. Contractor shall refer to all specifications, guidelines, and installation drawings from utility service provider for the installation of all service lines.
2. Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call civil if any conflicts between utilities are found.



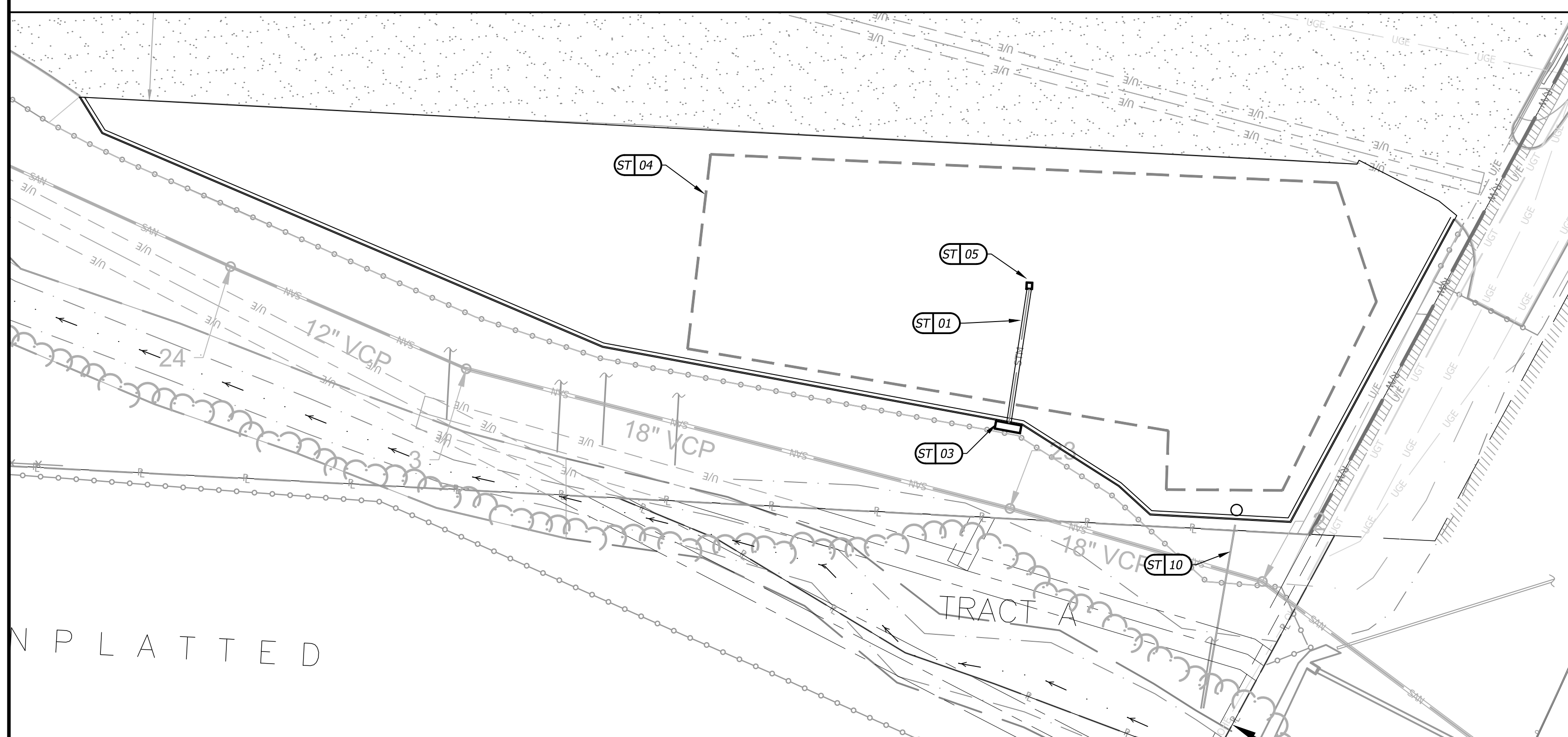
BUILDING UTILITY RELOCATIONS

(X) 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION**
- 01 EXISTING WATER SERVICE LINE. CONTRACTOR TO VERIFY SIZE AND DEPTH.
 - 02 INSTALL 303 LF OF WATER SERVICE LINE. CONTRACTOR TO VERIFY AND MATCH SIZE AND DEPTH OF EXISTING SERVICE.
 - 03 INSTALL TEE FOR EXISTING CONNECTION.
 - 04 INSTALL 211 LF OF WATER SERVICE LINE. CONTRACTOR TO VERIFY AND MATCH SIZE AND DEPTH OF EXISTING SERVICE.
 - 05 INSTALL 260 LF OF WATER SERVICE LINE. CONTRACTOR TO VERIFY AND MATCH SIZE AND DEPTH OF EXISTING SERVICE.
 - 06 FUTURE WATER SERVICE CONNECTION
- G - GAS SERVICE INFORMATION**
- 01 EXISTING GAS SERVICE LINE. CONTRACTOR TO VERIFY SIZE AND DEPTH.
 - 02 INSTALL 570 LF GAS SERVICE LINE. CONTRACTOR TO MATCH SIZE AND DEPTH OF EXISTING SERVICE LINE.
- ST - STORM SEWER INFORMATION**
- 01 PRIVATE HPDE STORM SEWER LINE
 - 02 PRIVATE 7' x 3'3" APWA TYPE 2 CURB INLET
 - 03 PRIVATE 11' x 3'3" APWA TYPE 2 CURB INLET
 - 04 PRIVATE UNDERGROUND DETENTION AREA
 - 05 PRIVATE APWA DOUBLE GRATE INLET
 - 06 CONNECT TO EXISTING STORM SEWER ARCH PIPE
 - 07 PUBLIC RCAP STORM SEWER LINE
 - 08 APPROXIMATE STORM SEWER THROUGH RETAINING WALL LOCATION
 - 09 FLARED END SECTION AND ENERGY DISSIPATION DEVICE
 - 10 CONTRACTOR TO POTHOLE EXISTING STORM SEWER. VERIFY DEPTH, SIZE, MATERIAL OF EXISTING STORM SEWER.
- SS - SANITARY SEWER INFORMATION**
- 01 EXISTING SANITARY SEWER LINE. CONTRACTOR TO VERIFY SIZE AND DEPTH.
 - 02 PRIVATE PVC SANITARY SEWER LINE
 - 03 PRIVATE APWA 4' I.D. PCC SANITARY SEWER MANHOLE
 - 04 FUTURE PRIVATE SANITARY SEWER LINE FOR FUTURE BUILDING.
 - 05 CONTRACTOR TO POTHOLE EXISTING SANITARY SEWER MAIN. VERIFY DEPTH, SIZE, MATERIAL OF EXISTING SANITARY SEWER MAIN.



VICINITY MAP

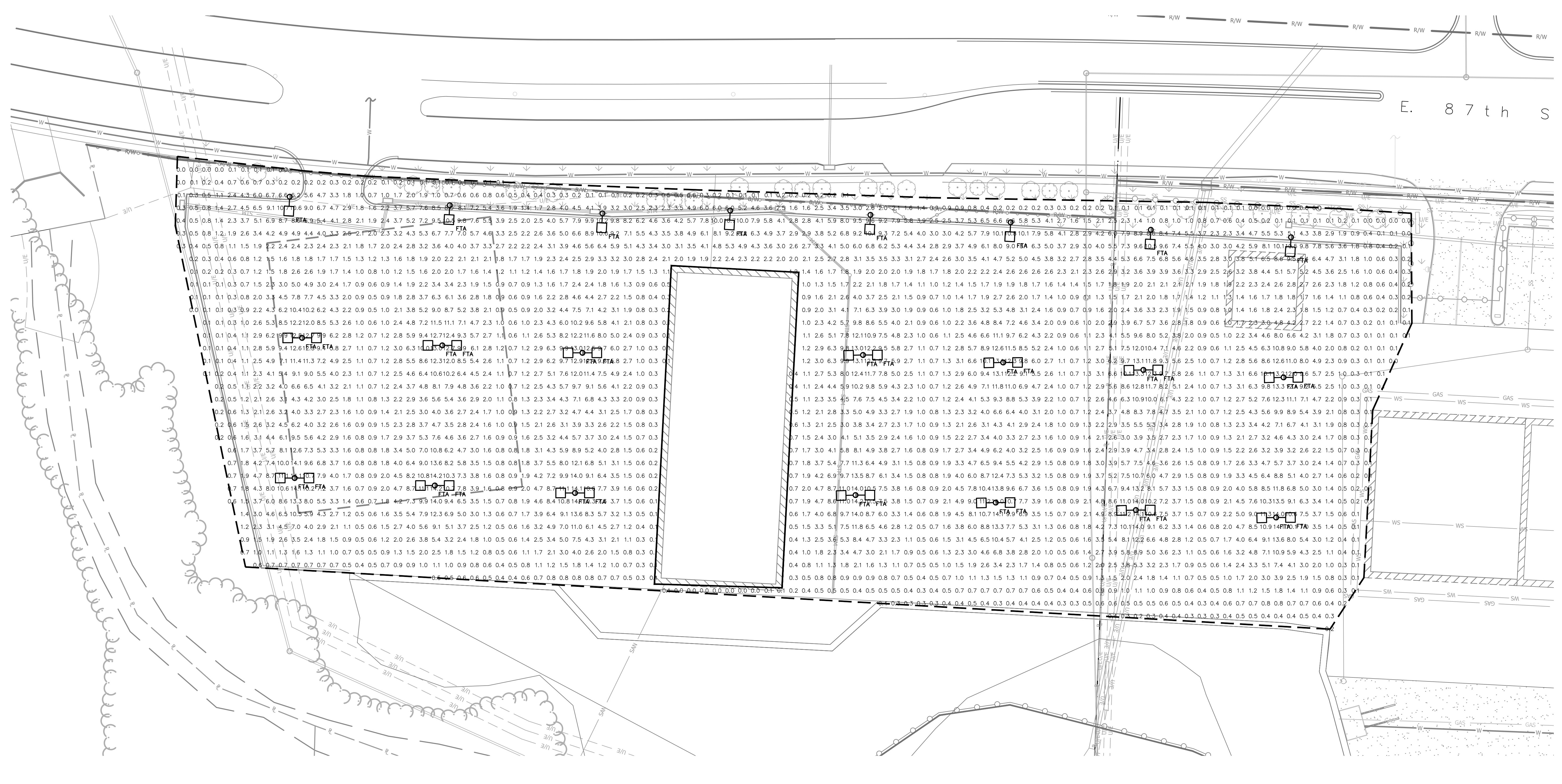


EAST UTILITY LOCATIONS

Rev.	Date	Description	By	App.

CIVIL ENGINEERING / ARCHITECTURE / INTERIORS 1017 Cambridge Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 <small>BHC is a trademark of Broughton-Hornum & Company, P.A.</small>	
Prepared For: BELL/KNOTT & ASSOCIATES 12730 STATE LINE ROAD, SUITE 100 LEAWOOD, KS 66209	816-569-7539
FOLEY EQUIPMENT 5701 E 87TH STREET KANSAS CITY, MO 64132 PRELIMINARY UTILITY PLAN	
Design: MGG Drawn: MGG Checked: LRH Issue Date: 05/11/2021 Project Number: 028390	C3.0

May 12, 2021 - 10:33am Plotted By: matt.gibbs V:\028390-EM\Sheet\04-DWG\EM\Sheet\028390-SRIS-PRIO.dwg Layout: PHOTOMETRIC PLAN



**SITE
PHOTOMETRIC
SCHEDULE**

AVERAGE FOOT-CANDLES	3.34
MAXIMUM FOOT-CANDLES	14.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	712.23
AVERAGE TO MINIMUM FC RATIO	167.52

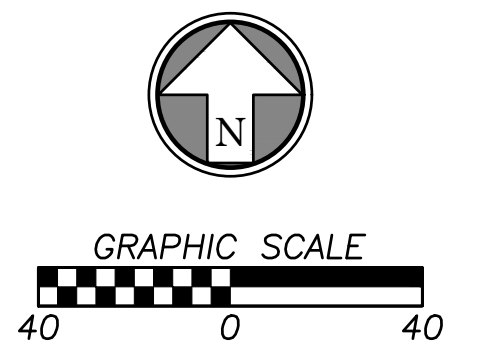
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MOUNTING	MODEL	VOLTS	DEFAULT ELEVATION
FTA		36	POLE	LSI INDUSTRIES, INC. MRL-LED-40L-SIL-FTA-50-70CRI-IL	120V 1P 2W	33'

Mirada Large (MRL)
Outdoor LED Light

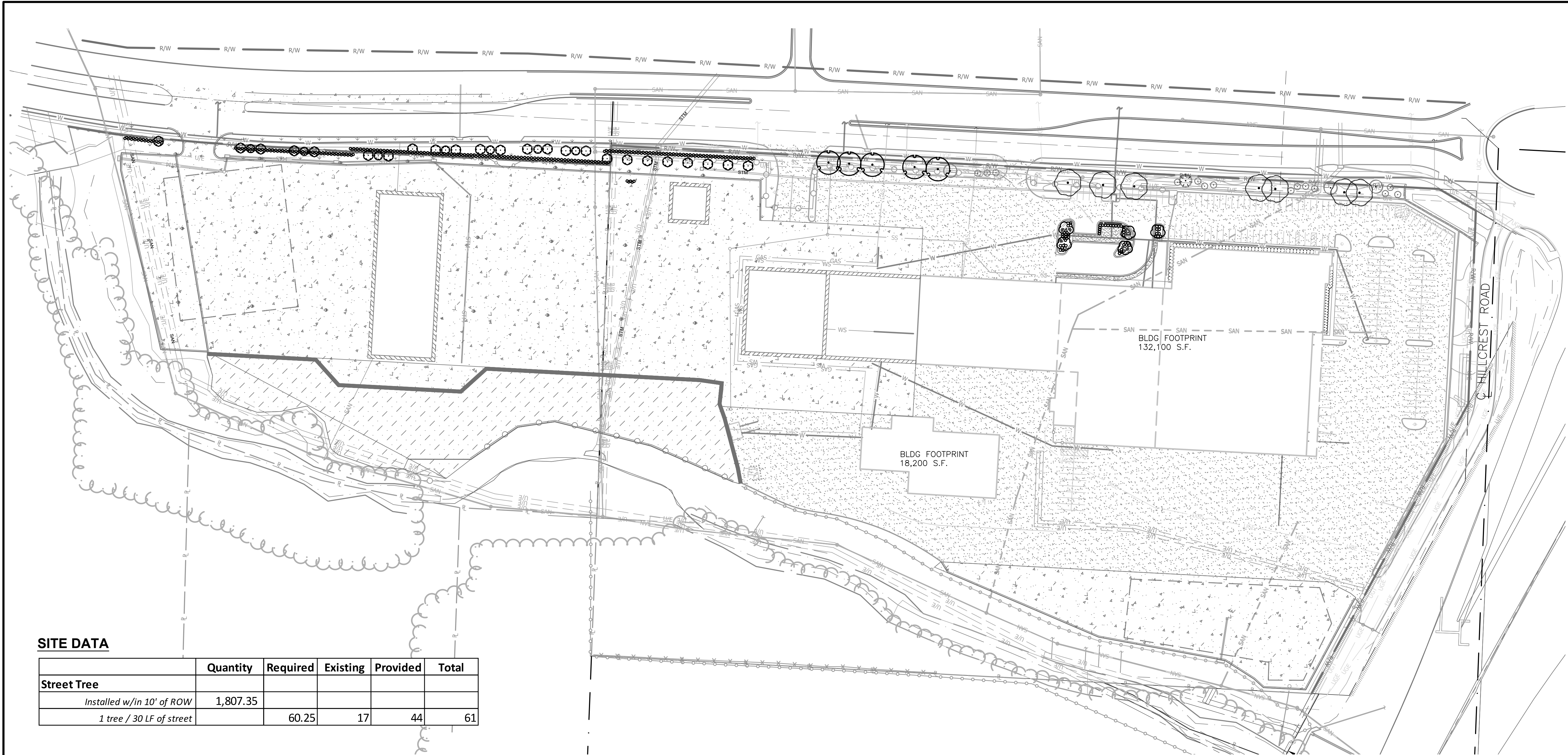
FEATURES & SPECIFICATIONS

- Construction:**
 - High quality aluminum housing, anodized finish, with clear anodized aluminum end caps.
 - High quality aluminum end caps, anodized finish, with clear anodized aluminum end caps.
 - High quality aluminum end caps, anodized finish, with clear anodized aluminum end caps.
- Optical System:**
 - High efficiency LED module for superior light output and energy efficiency.
 - High quality LED module for superior light output and energy efficiency.
 - High quality LED module for superior light output and energy efficiency.
- Electrical:**
 - High quality LED module for superior light output and energy efficiency.
 - High quality LED module for superior light output and energy efficiency.
 - High quality LED module for superior light output and energy efficiency.



<p>Prepared For: BELL/KNOTT & ASSOCIATES 12730 STATE LINE ROAD, SUITE 100 LEAWOOD, KS 66209</p> <p>Design: MGG Drawn: MGG</p> <p>Checked: LRH</p> <p>Issue Date: 05/11/2021</p> <p>Project Number: 028390</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">C5.0</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">E. 87th S</p> <div style="text-align: center;"> CIVIL ENGINEER / ARCHITECT / INTERIORS 1011 Cambridge Blvd., Suite 400 Overland Park, Kansas 66210 P: (913) 663-1900 BKC is a trademark of Bell/Knot & Associates, P.A. </div> <p style="text-align: center;">816-569-7539</p> <p style="text-align: center; font-weight: bold;">PRELIMINARY DEMOLITION PLAN</p>																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> <th>By</th> <th>App.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description	By	App.															
Rev.	Date	Description	By	App.																	

Jun 04, 2021 10:32:26am Plotted By: Nnah.Bulter V:\028390-Foley Equipment\04-DWG\Eng_Sheets\028390-SRFS-SRFS-INSJC.dwg Layout: LANDSCAPE PLAN



SITE DATA

	Quantity	Required	Existing	Provided	Total
Street Tree					
Installed w/in 10' of ROW	1,807.35				
1 tree / 30 LF of street		60.25	17	44	61

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Kansas City, Kansas City, Missouri and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide mulch sample to owner for approval.

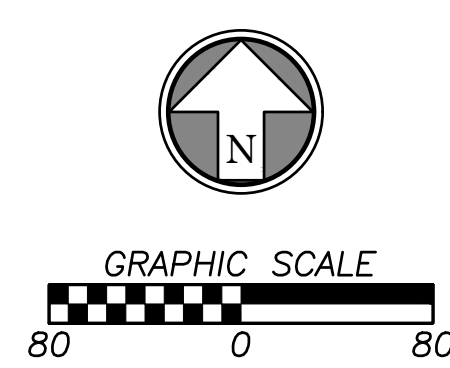
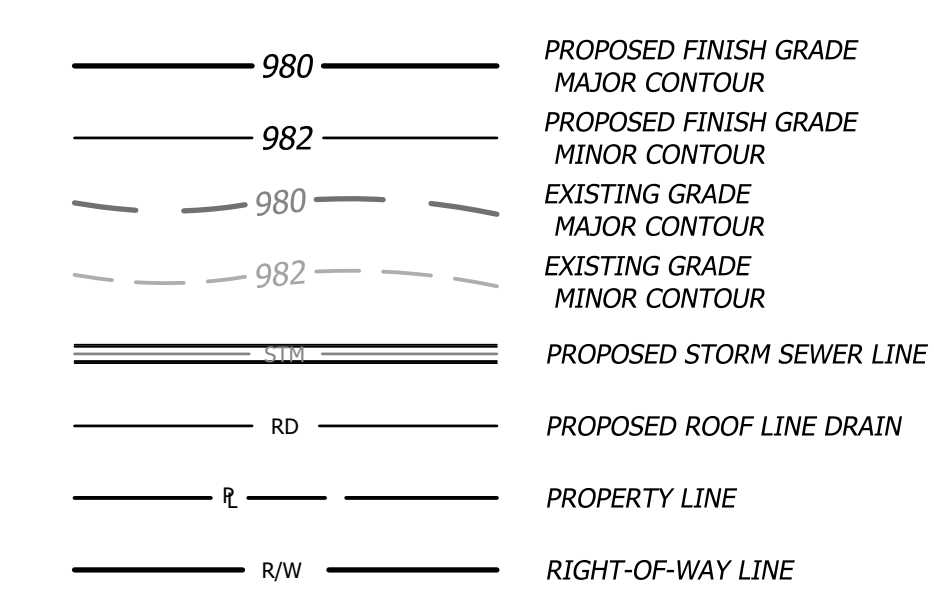
GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.

PLANT SCHEDULE

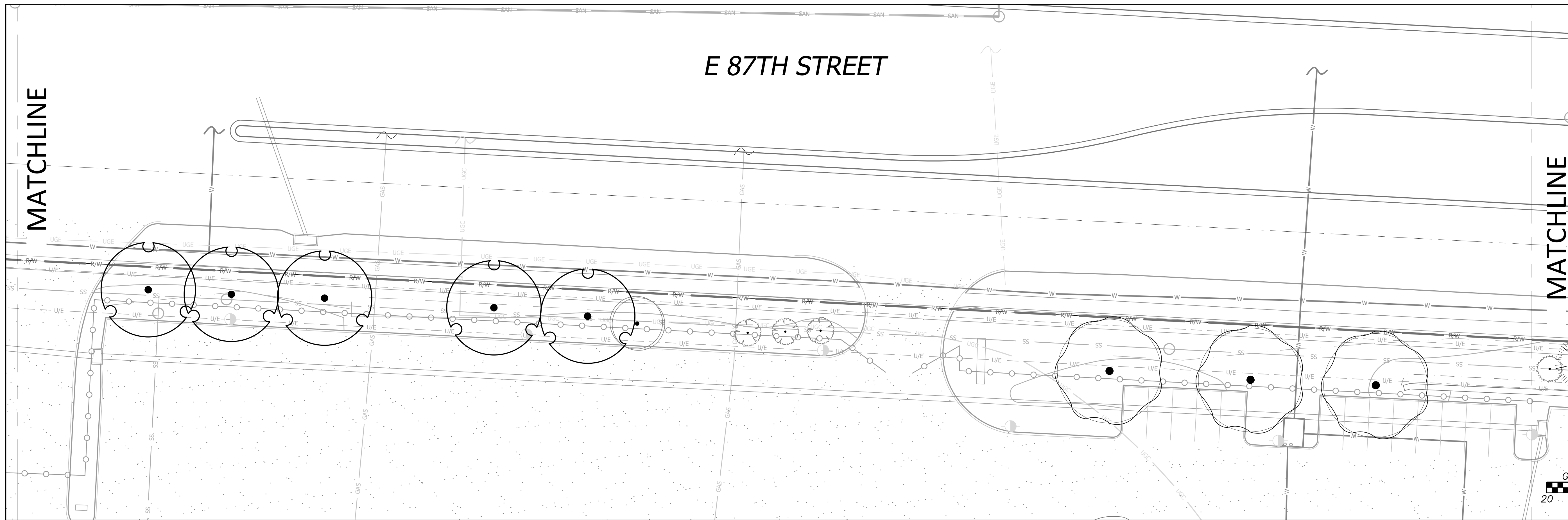
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	7	Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry	B & B	2"Cal
	5	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L1.2	B & B	2"Cal
	24	Nyssa sylvatica 'JFS-red' TM / Firestarter Tupelo	B & B	2"Cal
	1	Picea abies / Norway Spruce	B & B	2"Cal
	5	Prunus cerasifera 'Thundercloud' / Thundercloud Plum FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L1.2	B & B	2"Cal
	7	Quercus bicolor / Swamp White Oak	B & B	2"Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
	50	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal	
	16	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5 gal	
	387	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	5 gal	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	34,498 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue PLACE LANDSCAPE EDGING WHERE GRASS ADJOINS PLANTING BEDS, SEE DETAIL 805 SHEET L1.2	sod	

LEGEND

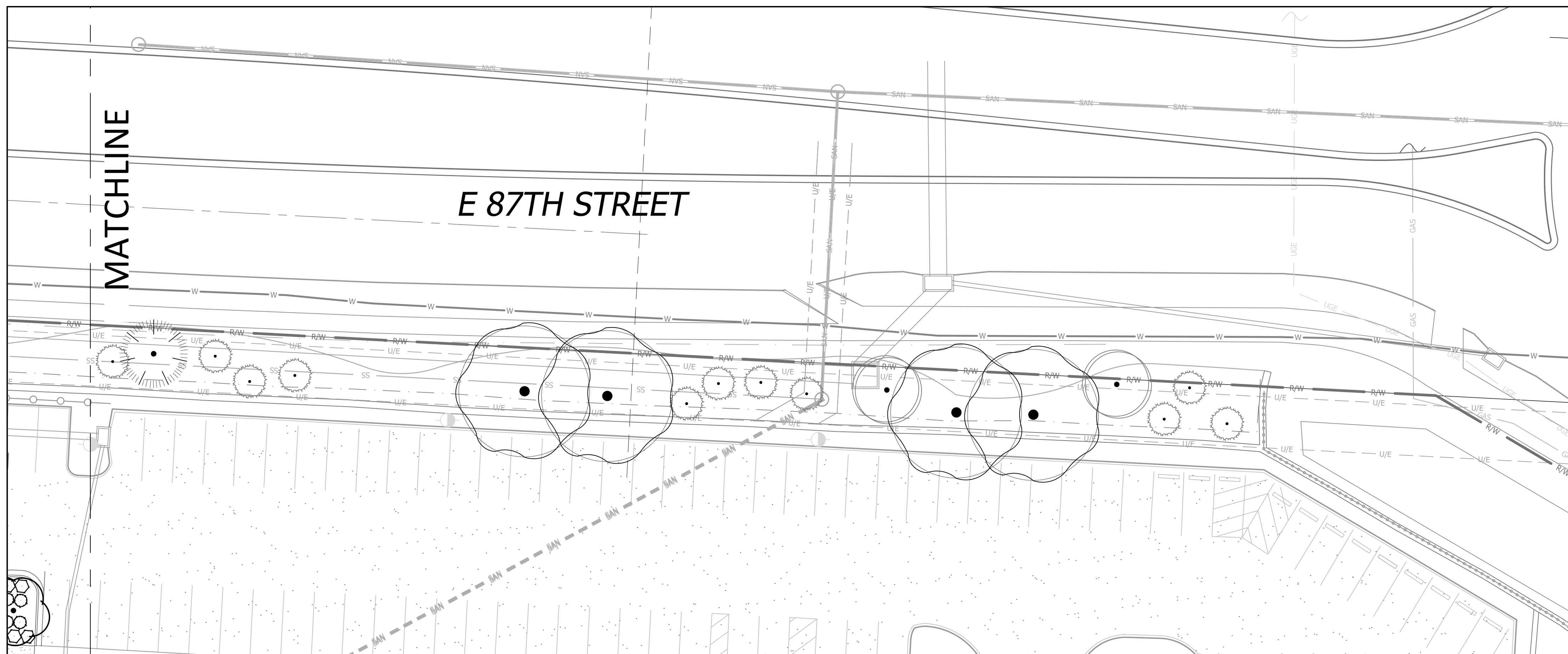
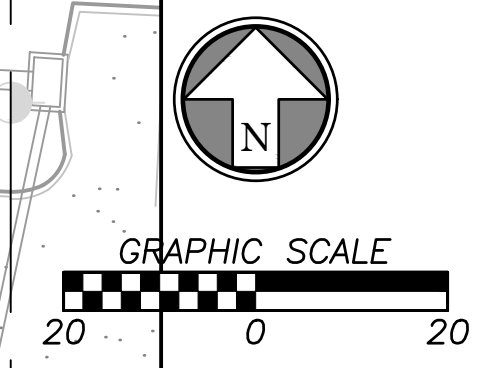


	By
	Date
	Rev.
	Description
<p style="font-size: 8px; margin: 0;">BHC is a trademark of Foleys Environmental & Company, P.A. CIVIL ENGINEERING / ARCHITECTURE / LANDSCAPE ARCHITECTURE 10101 Century Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900</p>	
<p style="font-size: 8px; margin: 0;">Prepared For: BELL/KNOTT & ASSOCIATES 12730 STATE LINE ROAD, SUITE 100 LEAWOOD, KS 66209 816-589-7539</p>	
<p style="font-size: 12px; margin: 0;">FOLEY EQUIPMENT 5701 E 87TH STREET KANSAS CITY, MO 64132</p> <p style="font-size: 14px; margin: 0;">PRELIMINARY LANDSCAPE PLAN</p>	
<p style="font-size: 8px; margin: 0;">Design: NAB Drawn: NAB Checked: NAB Issue Date: 05/11/2021 Project Number: 028390</p>	
L1.0	

Jun 04, 2021 3:26pm Plotted By: Nnah Butler V:\028390-Foley Equipment\04-DWG\Enr\Sheet\028390-SRFS-JNSC.dwg Layout: STREETScape_PLAN 2



E 87th STREET TREE PLAN 3



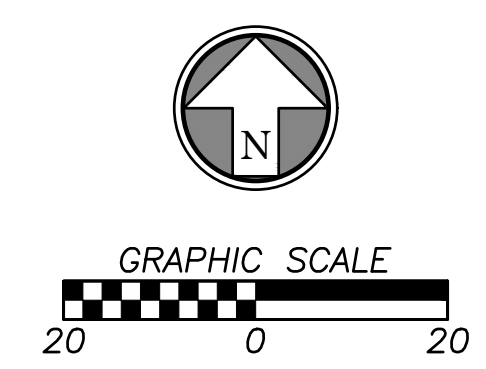
E 87th STREET TREE PLAN 4

TREE LEGEND

- | TREES | BOTANICAL / COMMON NAME |
|-------|--|
| | <i>Celtis occidentalis</i> 'Prairie Sentinel' / Prairie Sentinel Hackberry |
| | <i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree |
| | <i>Nyssa sylvatica</i> 'JFS-red' TM / Firestarter Tupelo |
| | <i>Picea abies</i> / Norway Spruce |
| | <i>Prunus cerasifera</i> 'Thundercloud' / Thundercloud Plum |
| | <i>Quercus bicolor</i> / Swamp White Oak |

EXISTING TREE LEGEND

- | | |
|--|-----------------|
| | STREET TREE |
| | ORNAMENTAL TREE |
| | EVERGREEN TREE |



Rev.	Date	Description	By	App.

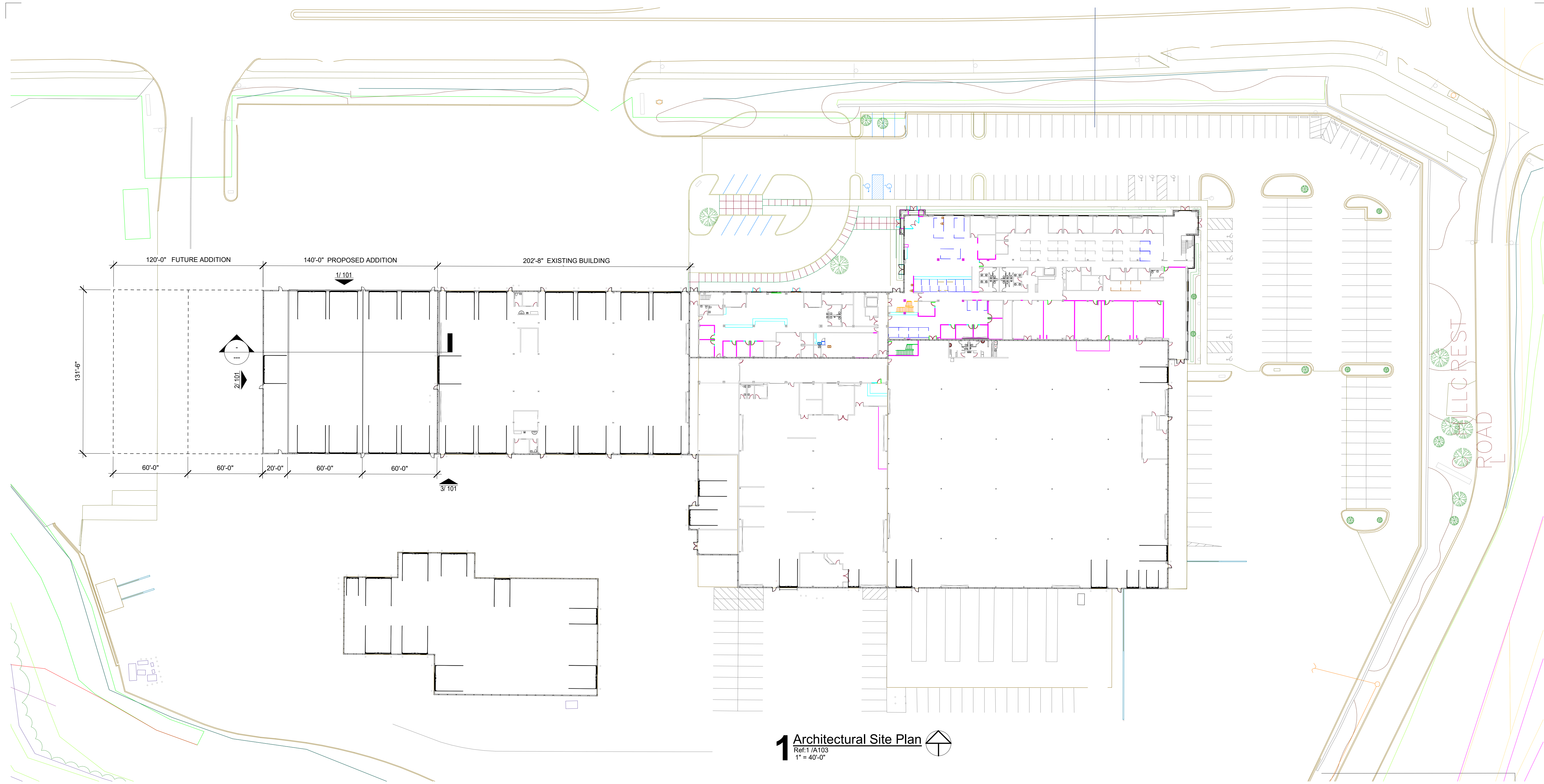
BHC
 BELL/KNOTT & ASSOCIATES
 12730 STATE LINE ROAD, SUITE 100
 LEAWOOD, KS 66209
 Phone: (913) 663-1900
 Fax: (913) 663-1900
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BELL/KNOTT & ASSOCIATES
 12730 STATE LINE ROAD, SUITE 100
 LEAWOOD, KS 66209
 816-569-7539

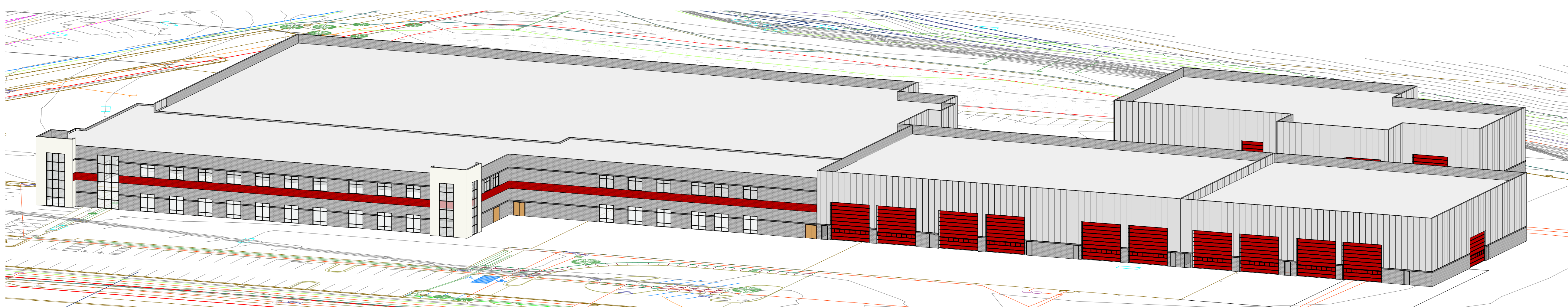
FOLEY EQUIPMENT
 5701 E 87TH STREET
 KANSAS CITY, MO 64132
PRELIMINARY LANDSCAPE PLAN

Design: NAB Drawn: NAB
 Checked: NAB
 Issue Date: 05/11/2021
 Project Number: 028390

L1.1



1 Architectural Site Plan
 Ref: 1/A103
 1" = 40'-0"



2 Main Building Addition

CLIENT:
FOLEY EQUIPMENT
RTR BUILDING
 5701 E 87TH STREET
 KANSAS CITY, MO 64132

ARCHITECT:
Bell / Knott & Associates
 CORPORATE ARCHITECTS, P. C.
 12730 State Line Road Voice: 913.378.1600
 Suite 100 Fax: 913.378.1601
 Leawood, KS 66209 www.bellknott.com

CIVIL:
ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS SURVEYORS LABORATORIES DRILLING
 841 W. 115TH STREET, KANSAS CITY, MO 64116 PHONE: (816) 777-0000
 A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION - E-157618-17

STRUCTURAL:
PMA Engineering
 6717 Shownee Mission Pkwy
 Suite 100, Overland Park, KS 66202
 P: (913) 831-1262, F: (913) 831-0148
 www.pmaengineering.com
 PMA Engineering

M.E.P.:
GIBBENS DRAKE SCOTT, INC.
 Consulting Engineers
 9201 E. 63rd Street, Suite 100
 Raytown, Missouri 64133
 (816) 358-1790

FOLEY EQUIPMENT
RETURN TO RENT BUILDING
(RTR)
5701 E 87TH STREET
KANSAS CITY, MO 64132

SEAL:

Revisions

No.	Date	Description

ISSUE DATE: January 8, 2021
 REASON FOR ISSUE: Bidding / Permit
 PROJECT NUMBER: 20-093
 PROJECT PHASE: CD
 SHEET TITLE: Architectural Site Plan

SHEET NUMBER:
100

CLIENT:
FOLEY EQUIPMENT
RTR BUILDING
 5701 E 87TH STREET
 KANSAS CITY, MO 64132

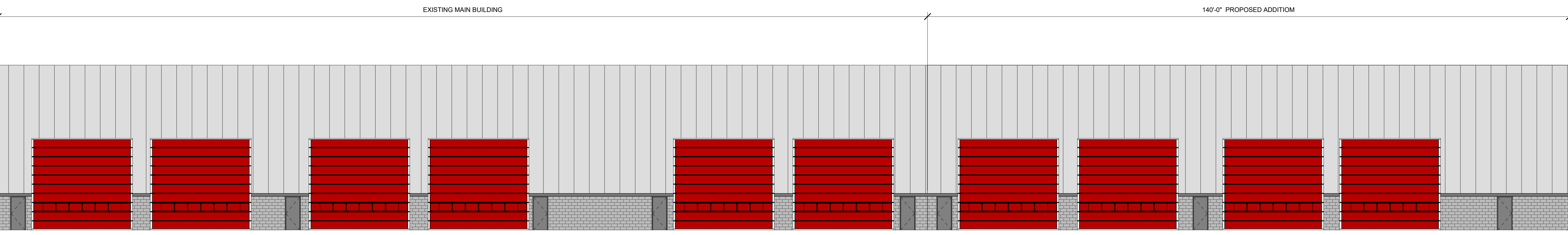
ARCHITECT:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P. C.
 12730 State Line Road Voice: 913.378.1600
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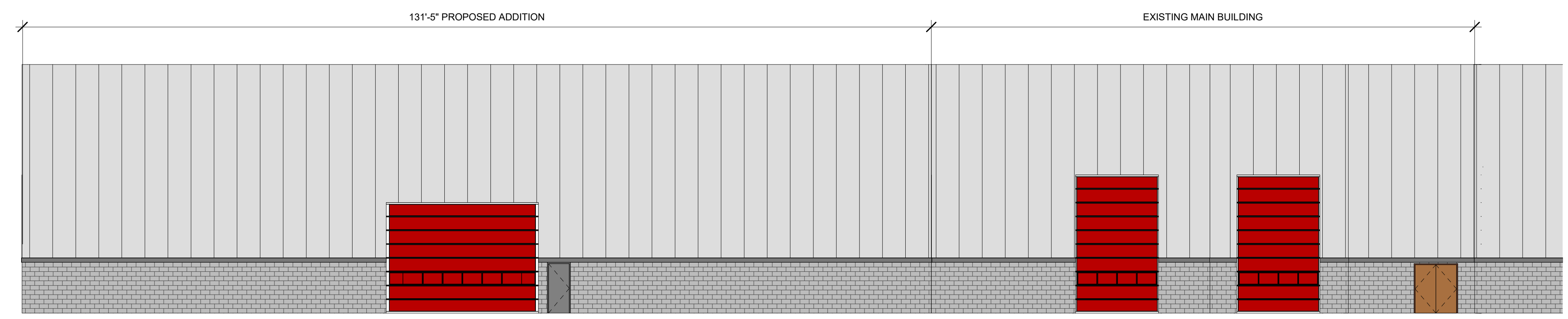
STRUCTURAL:
PMA Engineering
 6717 Shownee Mission Pkwy
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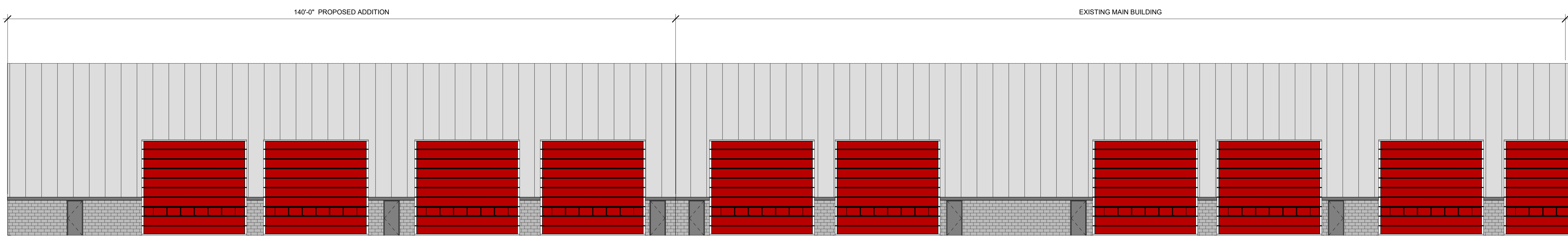
FOLEY EQUIPMENT
RETURN TO RENT BUILDING
(RTR)
5701 E 87TH STREET
KANSAS CITY, MO 64132



1 South Main Building Addition
 Ref:1 /100
 3/32" = 1'-0"



2 East Main Building Addition
 Ref:1 /100
 3/32" = 1'-0"



3 North Main Building Addition
 Ref:1 /100
 3/32" = 1'-0"

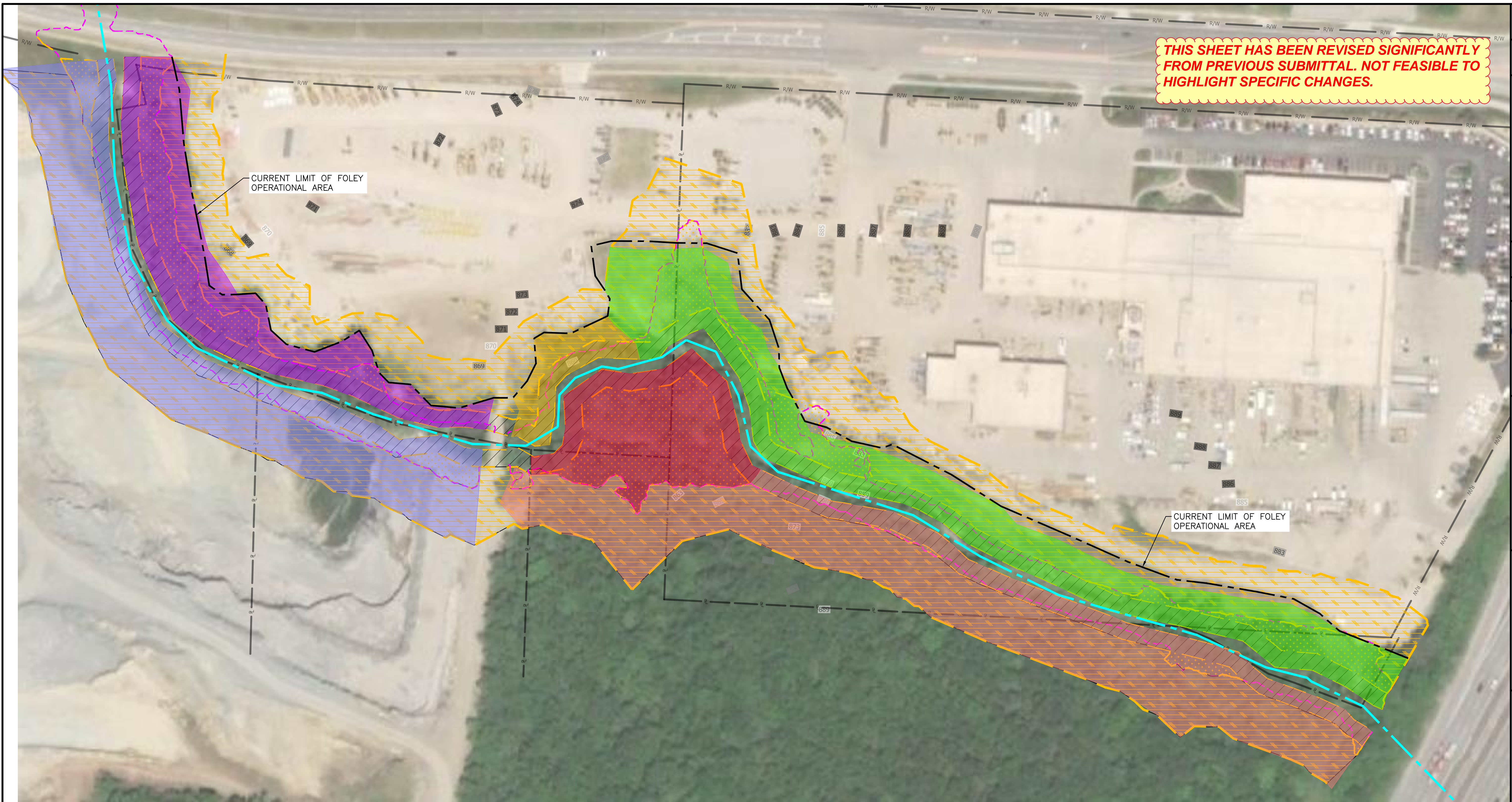
SEAL:

Revisions		
No.	Date	Description

ISSUE DATE: 02/17/21
 REASON FOR ISSUE: Bidding / Permit
 PROJECT NUMBER: 20-093
 PROJECT PHASE: CD
 SHEET TITLE: Unnamed

SHEET NUMBER:
101

Oct 13, 2020 - 6:07pm Picked By: matt.gibbs W:\028390.00\01-Foley Property Floodplain\03_DWG\Eng\Sheet\Exhibits\01_Landscape\Exhibit.dwg Layout: Ex Exhibit



THIS SHEET HAS BEEN REVISED SIGNIFICANTLY FROM PREVIOUS SUBMITTAL. NOT FEASIBLE TO HIGHLIGHT SPECIFIC CHANGES.

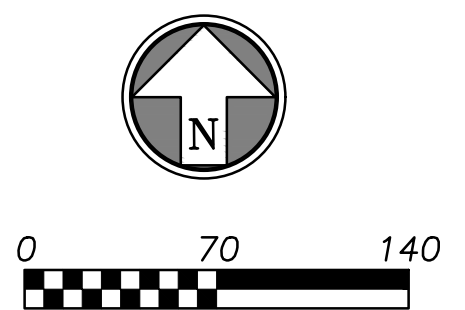
LEGEND

- FEMA 100 YR FLOODPLAIN
- STREAM ALIGNMENT
- EXISTING EFFECTIVE VEGETATIVE LIMITS (NORTH BANK)
- DISTURBED GRASS BUFFER
- DISTURBED INVASIVE GROWTH
- FLOODPLAIN MEANDER WOODLAND AND GRASS
- QUARRY WASTE (<10% VEGETATION)
- WOODLAND BUFFER
- IMMATURE WOODLAND WITH GRASS UNDERSTORY AND INVASIVE WOODY SPECIES

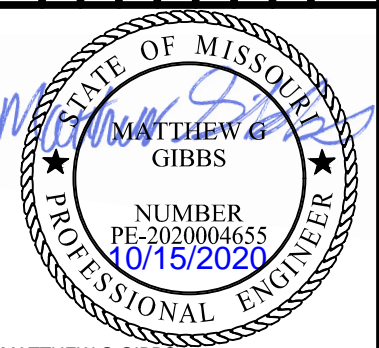
EXISTING

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

	Ex. Buffer Zone (AC)		
	Stream Side	Middle Zone	Outer Zone
Landcover			
Immature Woodland Grass Understory	0.51	0.43	0.5
Quarry Waste	0.55	0.15	1.78
Disturbed Invasive Growth	0.16		0.15
Disturbed Grass Buffer	0.76	0.52	0.92
Woodland Buffer	0.57	0.07	2.41
Meander Woodland	0.31	0.65	
Non-Vegetated		0.06	3.17
Total	2.85	1.87	8.95
Slopes ≥ 15%	2.04	0.74	3.91



Rev.	Date	Description	By	App.
1	10/13/20	City Comments	MGC	RJG



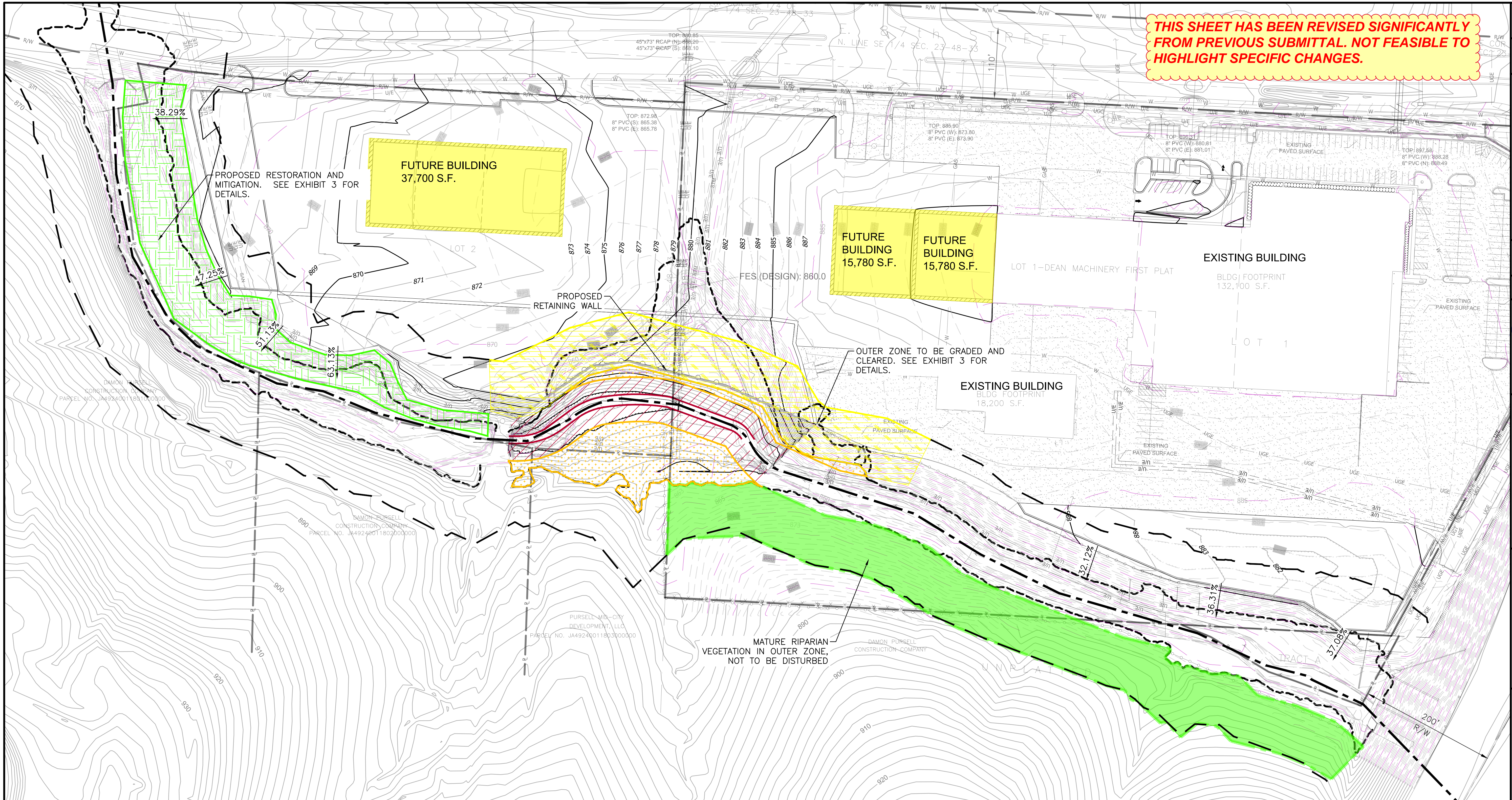
BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 663-1900 F: (913) 663-1633
 BHC is a trademark of Blount Rhodes & Company, P.A.
 Certificate of Authority Number: MO#E-1355-F

Prepared For:
 FOLEY EQUIPMENT
 C/O BELL/KNOTT & ASSOC
 12730 STATE LINE ROAD
 SUITE 100
 LEAWOOD, KS 66209
 816-569-7539

FOLEY EQUIPMENT
5701 E 878TH STREET
KANSAS CITY, MISSOURI 64132
PRELIMINARY STREAM BUFFER PLAN
EXISTING CONDITIONS

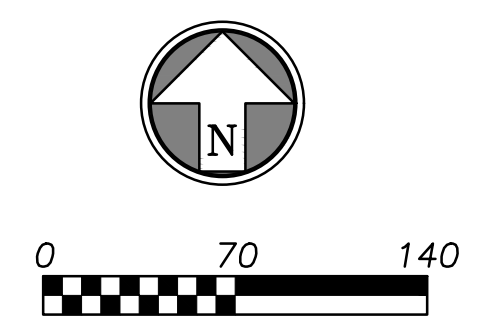
Design: KAB Drawn: KAB
 Checked: RJG
 Issue Date: 08/18/2020
 Project Number: 028390

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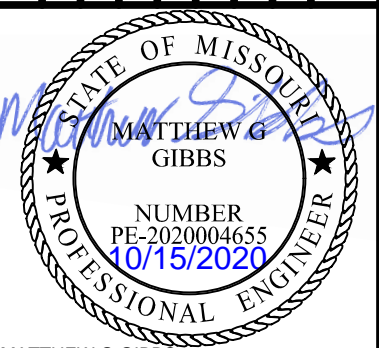


LEGEND

- FEMA 100 YR FLOODPLAIN
- PROP 100 YR FLOODPLAIN
- STREAM ALIGNMENT
- PROPOSED STREAM SIDE ZONE
- PROPOSED MIDDLE ZONE
- PROPOSED OUTER ZONE
- RESTORATION AND MITIGATION AREA
- MATURE RIPARIAN VEGETATION
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MAJOR CONTOURS
- EXISTING OUTER ZONE LIMITS TO REMAIN



Rev.	Date	Description
1	10/13/20	City Comments



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 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 663-1900 F: (913) 663-1633
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Prepared For:
 FOLEY EQUIPMENT
 C/O BELL/KNOTT & ASSOC.
 12730 STATE LINE ROAD
 SUITE 100
 LEAWOOD, KS 66209
 816-569-7539

FOLEY EQUIPMENT
 5701 E 878TH STREET
 KANSAS CITY, MISSOURI 64132
PRELIMINARY STREAM BUFFER PLAN
PROPOSED CONDITIONS

Design: KAB Drawn: KAB
 Checked: RJG
 Issue Date: 09/30/2020
 Project Number: 028390

STREAM BUFFER INFORMATION (EX. VS PROP.) TABLE

	Existing Area (acres)	Existing Area Disturbed by Current Activities (acres)	% of Existing Area Disturbed by Current Activities	Addtl Area to be Impacted by Proposed Changes 1	% of Addtl Area to be Impacted by Proposed	Total Area to be Impacted (Current + Proposed) (acres)	% of Existing Area Impacted by Current + Proposed
Total Outer Zone	8.95	4.67	52%	1.29	14%	5.95	67%
North Bank of Stream	4.74	2.89	61%	1.29	27%	4.18	88%
South Bank of Stream	4.21	1.78	42%	0	0%	1.78	42%
Middle Zone	1.87	0.03	2%	0.57	31%	0.60	32%
Stream Side	2.85	0	0%	0.20	7%	0.20	7%

1 based on proposed clearing and grading limits

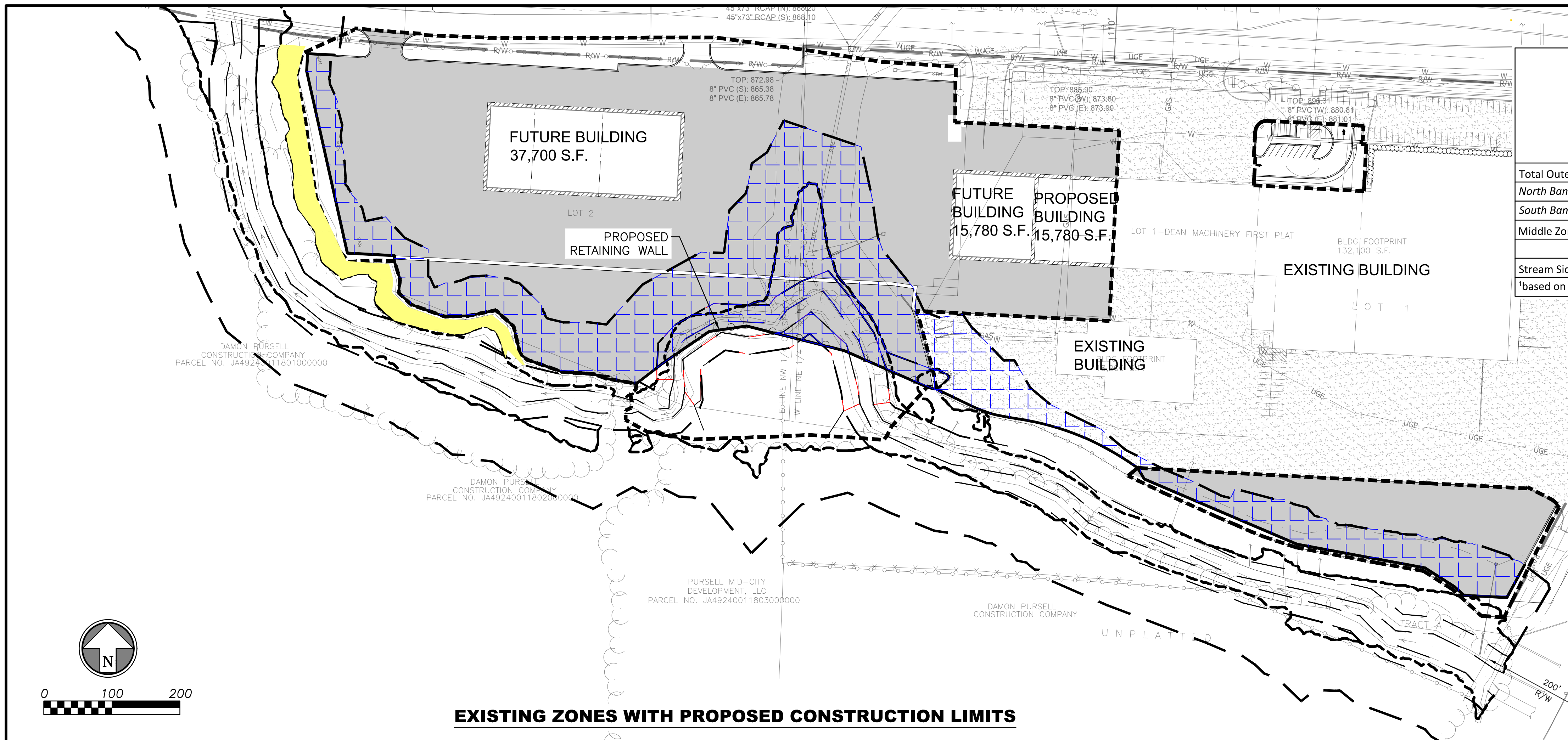
LEGEND

- FEMA 100 YR FLOODPLAIN
- EXISTING OUTER ZONE LIMIT
- EXISTING MIDDLE ZONE LIMIT
- EXISTING STREAM ZONE LIMIT
- PROPOSED IMPERVIOUS COVERAGE
- PROPOSED ON-SITE MITIGATION AREA

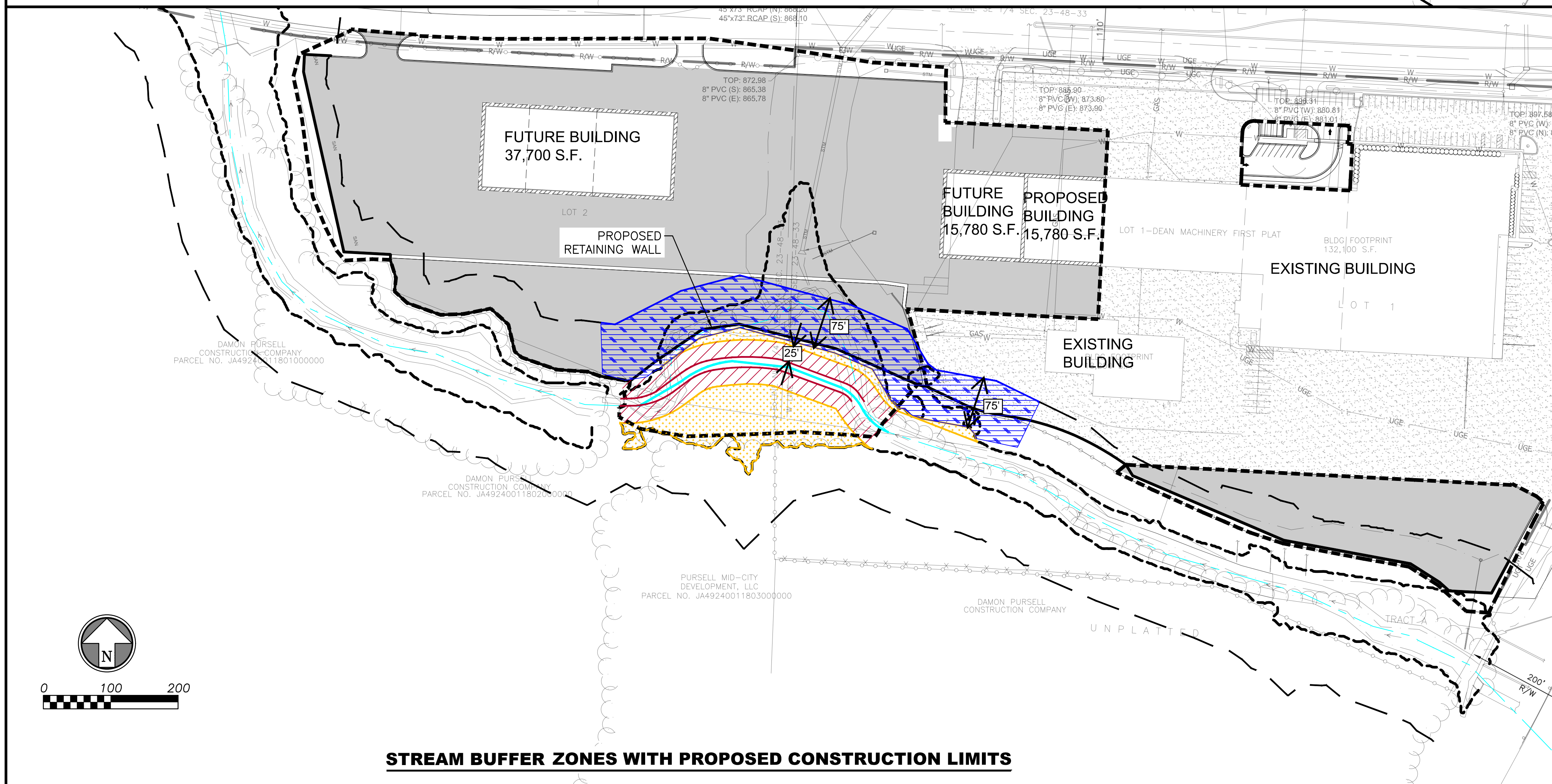
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LEGEND

- FEMA 100 YR FLOODPLAIN
- PROP 100 YR FLOODPLAIN
- STREAM ALIGNMENT
- EXISTING OUTER ZONE LIMIT
- PROPOSED OUTER ZONE LIMIT
- EXISTING MIDDLE ZONE LIMIT
- PROPOSED MIDDLE ZONE LIMIT
- EXISTING STREAM ZONE LIMIT
- PROPOSED STREAM ZONE LIMIT
- PROPOSED CONSTRUCTION LIMITS

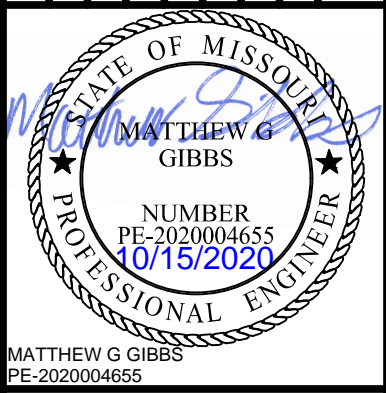


EXISTING ZONES WITH PROPOSED CONSTRUCTION LIMITS



STREAM BUFFER ZONES WITH PROPOSED CONSTRUCTION LIMITS

Rev.	Date	Description
1	10/13/20	City Comments



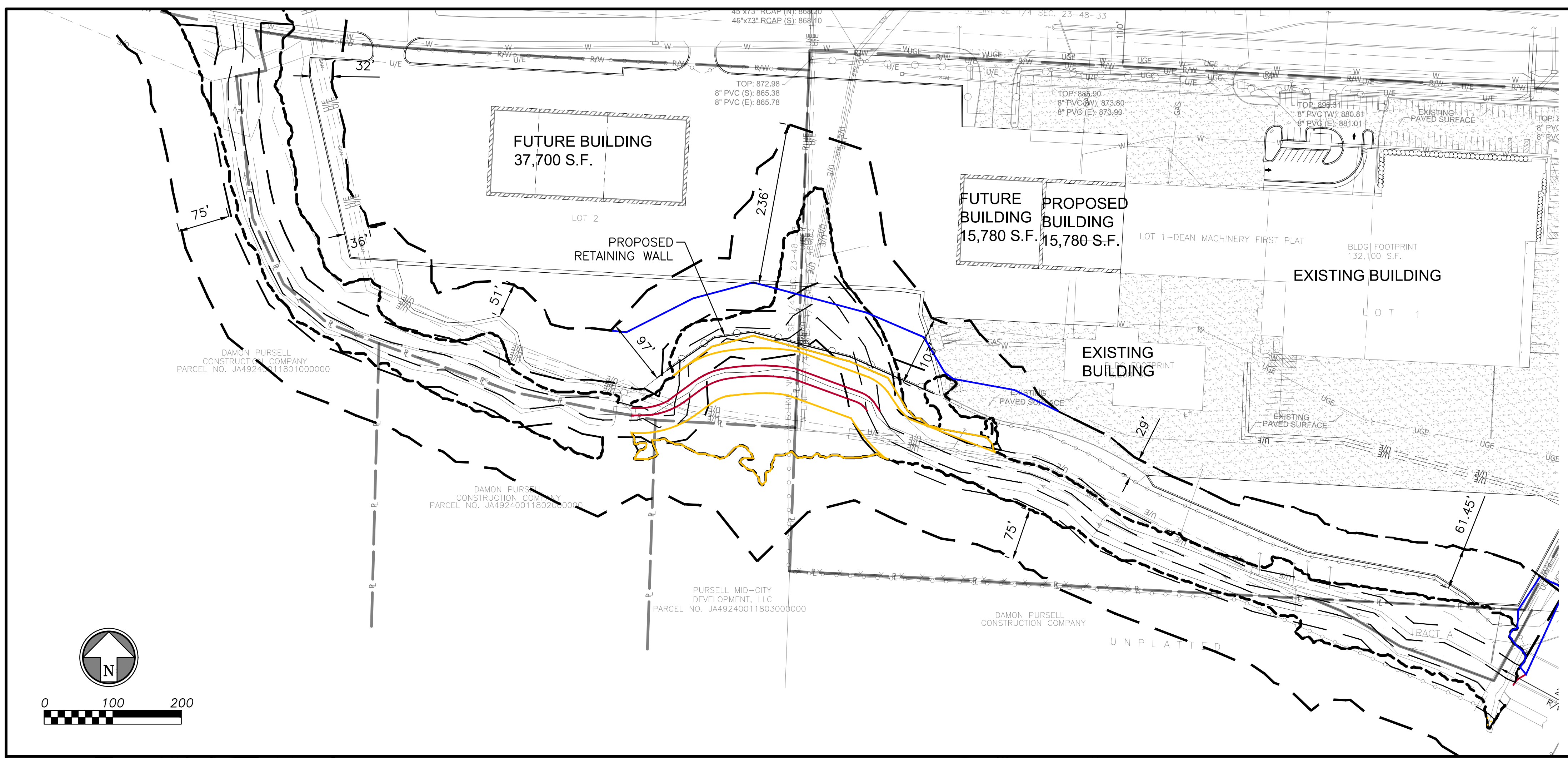
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 FOLEY EQUIPMENT
 C/O BELL/KNOTT & ASSOC.
 12730 STATE LINE ROAD
 SUITE 100
 LEAWOOD, KS 66209
 816-569-7539

5701 E 878TH STREET
 KANSAS CITY, MISSOURI 64132
 EX. ZONES, PROP DISTURBANCE
 AND CONSTRUCTION LIMITS

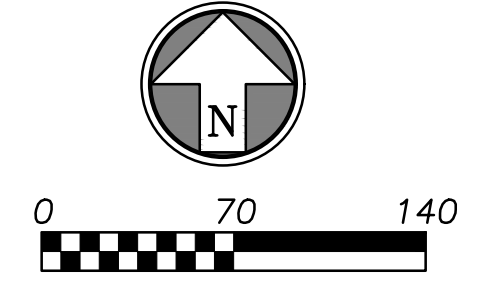
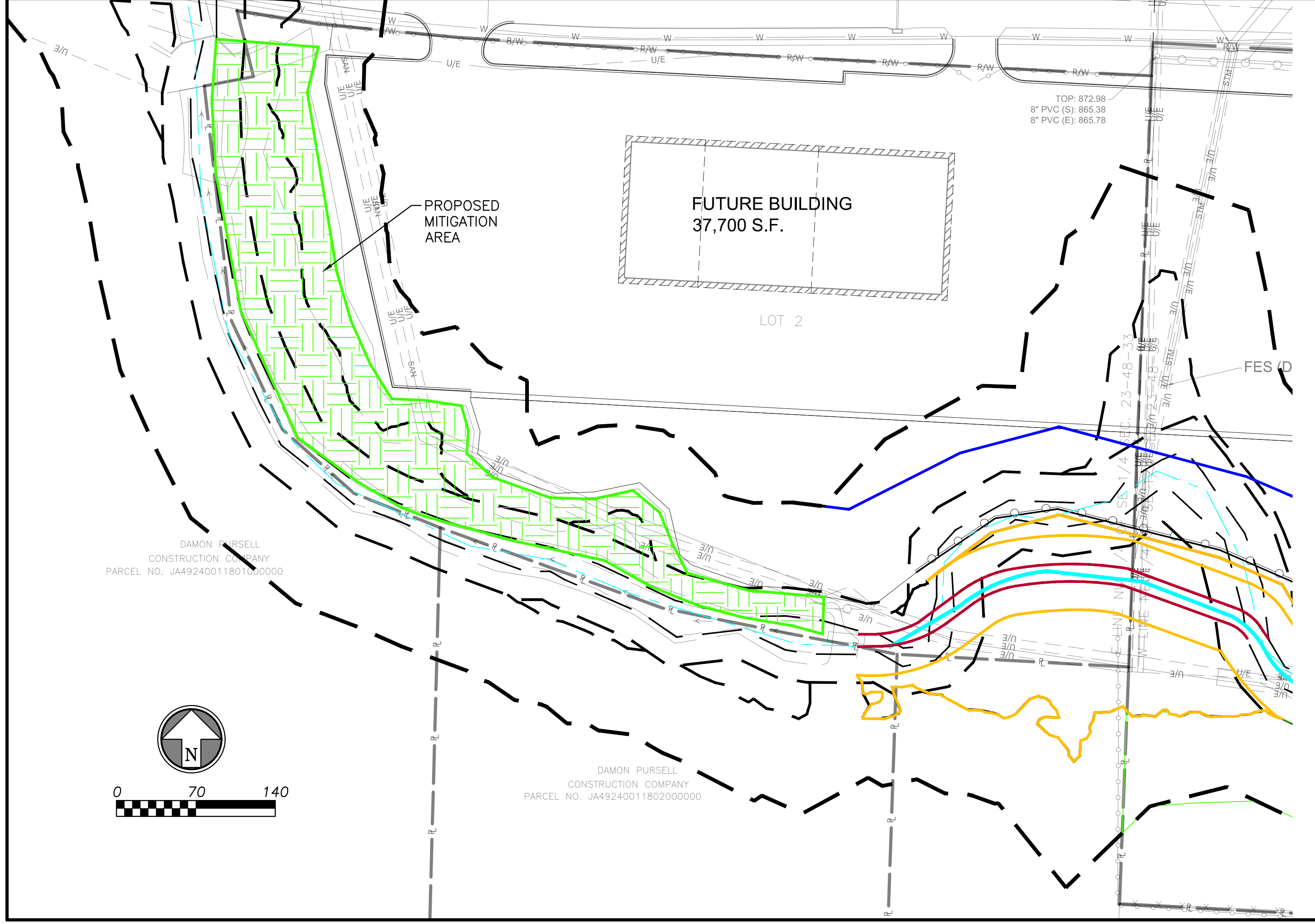
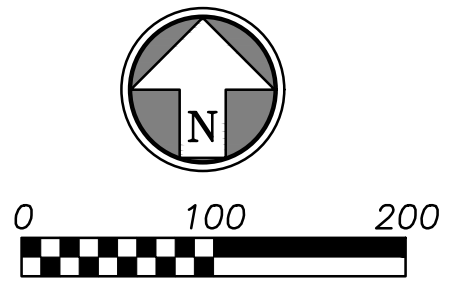
Design: KAB Drawn: KAB
 Checked: RJG
 Issue Date: 08/21/2020
 Project Number: 028390

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LEGEND

- FEMA 100 YR FLOODPLAIN
- PROP MODIFICATION OF 100 YR FLOODPLAIN
- STREAM ALIGNMENT
- EXISTING OUTER ZONE LIMIT
- PROPOSED OUTER ZONE LIMIT
- EXISTING MIDDLE ZONE LIMIT
- PROPOSED MIDDLE ZONE LIMIT
- EXISTING STREAM ZONE LIMIT
- PROPOSED STREAM ZONE LIMIT



MITIGATION INFORMATION

PROPOSED MITIGATION IN STREAM SIDE ON-SITE:	0.48 AC (1:1 RATIO VS 0.20 AC OF EXISTING DISTURBED)
PROPOSED MITIGATION IN MIDDLE ZONE ON-SITE:	0.39 AC (1:1 RATIO VS 0.57 AC OF EXISTING DISTURBED)
OFF-SITE:	0.72 AC (4:1 RATIO VS 0.18 [0.57-0.39] AC OF EXISTING DISTURBED)
PROPOSED MITIGATION IN OUTER ZONE ON-SITE:	0.38 AC (1:1 RATIO VS 1.29 AC OF EXISTING DISTURBED)
OFF-SITE:	2.28 AC (2.5:1 RATIO VS 0.91 [1.29-0.38] AC OF EXISTING DISTURBED)

STREAM BUFFER REQUIREMENTS AND REQUESTED EXCEPTIONS		
REQUIRED PER CITY'S STREAM BUFFER STANDARDS (SECTION 88-415)	PROPOSED BY FOLEY EQUIPMENT FOR SITE IMPROVEMENTS AT 5701 E. 87TH ST.	REQUESTED EXCEPTION(S)
STREAMSIDE ZONE THAT IS 25' WIDE (FROM EDGE OF STREAM)	WOULD BE PROVIDED ON BOTH BANKS - PROPOSED 25' WIDE WITH MITIGATION FOR 0.20 ACRES OF DISTURBED EXISTING ZONE AREA DUE TO THE PROPOSED PROJECT	LOCATION OF STREAM SIDE ZONE TO BE ADJUSTED DUE TO PROPOSED STREAM RELOCATION
MIDDLE ZONE IS THE FLOODPLAIN LIMITS MINUS THE STREAMSIDE ZONE	PROVIDED ON BOTH BANKS - WOULD BE NARROWED TO 14 FEET IN VICINITY OF PROPOSED STREAM REALIGNMENT TO REFLECT REDUCED FLOODPLAIN LIMITS FROM PROPOSED STREAM REALIGNMENT. MITIGATION IS PROPOSED FOR THE ESTIMATED 0.57 ACRES OF DISTURBED EXISTING ZONE AREA DUE TO CURRENT SITE ACTIVITIES AND THE PROPOSED SITE IMPROVEMENTS.	ALLOWANCE OF SHIFT IN LOCATION OF MIDDLE ZONE AND LIMITED REDUCTION OF ZONE WIDTH ALONG MAJORITY OF FRONTAGE (FROM ZERO CHANGE UP TO 234 FEET IN AN ISOLATED SECTION DUE TO STREAM RELOCATION AND REDUCED FLOODPLAIN LIMITS) WITH MITIGATION PROPOSED TO COMPENSATE FOR IMPACTS
OUTER ZONE THAT IS AT LEAST 75' WIDE (FROM EDGE OF MIDDLE ZONE), WITH FIRST 25' AS NO-BUILD AREA; NO MORE THAN 50% OF OUTER ZONE MAY BE DISTURBED WHERE MITIGATION IS PROVIDED	PROVIDED ON SOUTH BANK AS REQUIRED, CONSTRUCTION WITHIN THE NORTH BANK OF THE OUTER ZONE OF PROPOSED RETAINING WALL, FENCING, PAVEMENT, AND AREAS FOR EQUIPMENT STORAGE IN CLOSE PROXIMITY TO THE MIDDLE ZONE, PROPOSED OFF-SITE MITIGATION WOULD MEET THE REQUIRED RATIO OF 2.5:1; PROPOSED OUTER ZONE DISTURBANCE OF UP TO 67% INCLUDING CLEARING, GRUBBING, GRADING, AND NEW CONSTRUCTION	ALLOWANCE OF CLEARING, GRADING AND NEW CONSTRUCTION WITHIN THE OUTER ZONE; WAIVER OF NO-BUILD REQUIREMENT WITHIN 25' OF THE OUTSIDE EDGE OF THE MIDDLE ZONE (ON NORTH BANK ONLY) TO ALLOW FOR PROPOSED SITE IMPROVEMENTS (WITH PROPOSED MITIGATION); OUTER ZONE DISTURBANCE OF UP TO 67%
NO CHANNEL RELOCATION OR CONSTRUCTION OF FENCING OR RETAINING WALLS WITHIN THE OUTER ZONE	RELOCATION OF A PORTION OF THE STREAM TO REMOVE EXISTING MEANDER AND CREATE A MORE UNIFORM CHANNEL ALIGNMENT; INSTALL A NEW RETAINING WALL AND FENCE IN THE PROPOSED OUTER ZONE (JUST OUTSIDE THE PROPOSED MIDDLE ZONE) TO SEPARATE FOLEY OPERATIONS AREAS FROM THE PROPOSED MIDDLE ZONE.	ALLOWANCE OF SHIFT IN LOCATION OF STREAM SIDE ZONES DUE TO STREAM RELOCATION WITH PROPOSED MITIGATION; ALLOWANCE OF CONSTRUCTION OF RETAINING WALLS AND FENCING JUST OUTSIDE THE PROPOSED MIDDLE ZONE (JUST INSIDE THE OUTER ZONE) TO SEPARATE PROPOSED SITE OPERATIONS AREAS FROM THE MIDDLE ZONE.

<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 F. (913) 663-1633 BHC Rhodes is a trademark of Fluigent Homeland & Company, P.A. Certificate of Authority Number: MO# E-1355-F</p>							
<p>Prepared For: FOLEY EQUIPMENT C/O BELL/KNOTT & ASSOC. 12730 STATE LINE ROAD SUITE 100 LEAWOOD, KS 66209 816-589-7539</p>							
<p>FOLEY EQUIPMENT 5701 E 87TH STREET KANSAS CITY, MISSOURI 64132</p>							
<p>REQUESTED EXCEPTIONS AND PROPOSED MITIGATION</p>							
<p>Design: KAB Drawn: KAB Checked: RJG Issue Date: 08/21/2020 Project Number: 028390</p>							
4							

Oct 13, 2020 - 6:04pm Plotted By: matt.gibbs W:\28390\001-01-Foley Property Floodplain\03_DWG\Eng\Sheet\Exhibits\04_RegExceptions\Exhib4.dwg Layout: Layout1

October 14, 2020

Stacey Lowe
City of Kansas City
414 E. 12th Street
Kansas City, MO 64106

Re: **Revised** Version of Supporting Information for Stream Buffer Exception Request for Proposed Site Improvements by Foley Equipment, 5701 E. 87th Street

Dear Ms. Lowe:

In response to your review comments dated Sept. 23rd, 2020, here is our updated submittal.

Request:

In accordance with Foley Equipment’s (“Foley”) cover letter to you concerning the need for Foley to expand at its current location at 5701 E. 87th Street, Foley is requesting that the City of Kansas City grant exceptions to the Stream Buffer Ordinance contained in Section 88-415, Zoning and Development Code.

A. Existing Conditions

The existing stream is an unnamed tributary to the Blue River. The Foley site is in proximity to approximately 2,500 linear feet of the tributary, beginning on the upstream end as discharge from a reinforced concrete box located under Interstate 435 and ending on the downstream where the tributary cross under E. 87th Street. This tributary appears to be a jurisdictional stream and has a



Figure 1 - Existing Conditions along Stream

FEMA-designated 100-year floodplain mapped. Figure 1 shows the existing Foley Equipment site and current building and operations areas. It illustrates how the existing stream channel has a meander that projects north into the Foley site and creates a constriction for east-west operation and building expansion. The 100-year floodplain boundary is shown with a dashed magenta line. Today's stream banks and buffer zones remain essentially unchanged since Foley acquired



ownership of this site in 2012. The vegetation along the tributary changes as one progresses from east to west along both the northern and southern banks. The southern stream banks and buffer zones begin on the east as a combination of wooded slopes with brush understory. The toe of slope in the eastern section is characterized by natural rock ledges combined with periodic riprap stabilization. The western or downstream section of the southern bank is entirely soil/rock deposition from adjacent quarry operations. Vegetation in this area is limited to pockets of Johnson grass and sporadic bush honeysuckle. The areas located outside of the channel bank slopes are entirely unvegetated and utilized for quarry activities.

The northern stream bank and buffer zone is comprised of grassland (fescue and Johnson grass) along the eastern portion of the tributary with limited to no woody vegetation. The western or downstream section of the northern bank is a combination of immature woodland (oaks, pear, and dogwood) as well as a scrub-shrub understory dominated by bush honeysuckle with sporadic willows along the toe of slope. The areas located outside of the channel bank slopes are entirely unvegetated and utilized as a lay down yard for equipment storage or operational activities within the Foley site. There are no indicators of the presence of jurisdictional wetlands or special aquatic sites along this section of the tributary.

Prior quarry-related activity and construction and maintenance of public sanitary sewer appear to have had the most impact on and near the channel bed within the buffer zones of the tributary. While there are stream buffers present, the condition and benefit of the buffers vary in quality and stability for the channel. As mentioned, the majority of the northern bank has experienced prior disturbance and, while there are areas that contain grass cover and some immature woodland features, they have also been



heavily impacted and affected by invasive plant species. The quality of the northern stream buffer is low to moderate. The southern bank has one high quality buffer in the eastern portion of the tributary where the woodland area abuts the stream; however, the downstream component impacted by adjacent quarry operations are of extremely poor quality and provide limited benefit to the rocky embankment providing a form of stabilization.

The table below summarizes the areas of the different stream buffer zones and general character/quality of these zones in their existing condition (AC = acres).

Landcover	Ex. Buffer Zone (AC)		
	Stream Side	Middle Zone	Outer Zone
Immature Woodland Grass Understory	0.51	0.43	0.5
Quarry Waste	0.55	0.15	1.78
Disturbed Invasive Growth	0.16		0.15
Disturbed Grass Buffer	0.76	0.52	0.92
Woodland Buffer	0.57	0.07	2.41
Meander Woodland	0.31	0.65	
Non-Vegetated		0.06	3.17
Total	2.85	1.87	8.95
Slopes ≥ 15%	2.04	0.74	3.91

It should be noted that approximately 67% of the Existing Outer Zone on the north side of the stream is not vegetated and is primarily surfaced for current vehicle traffic and materials storage.

B. Stream Buffer Impacts

Figure 2 below shows the expected impacts/disturbance within the stream buffer zones due to the proposed site improvements and stream realignment. A larger copy of this drawing is attached to this letter.

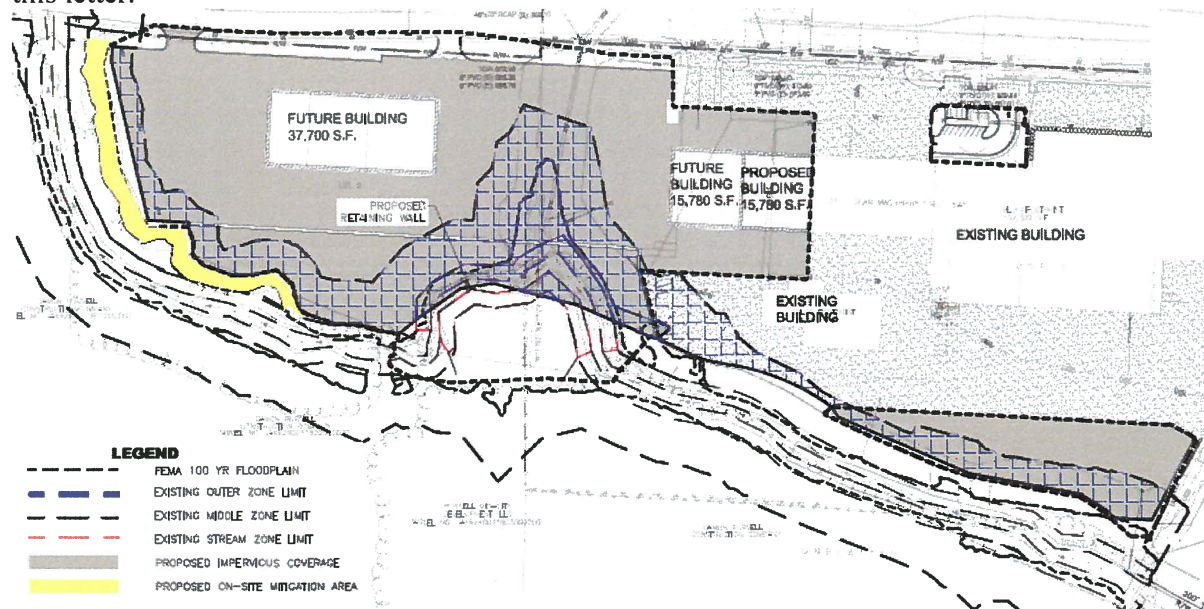


Figure 2 – Proposed Impacts on the Stream Buffer Zones

The existing Foley Equipment facility already impacts 4.67 acres of existing Outer Zone from surfacing, storage, and facility operation going on today (52% of the Outer Zone). An additional 1.29 acres (14%) of the Outer Zone would be impacted due to the proposed channel re-alignment and site expansion, for a total of 67% disturbance of the Outer Zone. The vegetated portions of the outer zone include a portion of the previously disturbed grassland on the east as well as the heavily impacted invasive species area along the stream meander. The remainder of the outer zone impacts consist of the non-vegetated portion that is currently utilized as lay down yard by Foley Equipment. Two percent (2%) of the Middle Zone is currently impacted by today's activities within the existing floodplain that crosses the peninsula formed by the channel meander. An additional 0.57 acres of the Middle Zone would be affected by the proposed site improvements, for a total of 0.60 acres of disturbance (32%) Finally, 0.20 acres of the Stream Side zone would be impacted by the proposed project and its stream realignment. The primary impact on the Streamside Zone occurs within the existing stream meander on both the northern and southern tributary banks.

SUMMARY OF IMPACTS TO BUFFER ZONES

	Existing Area (acres)	Existing Area Disturbed by Current Activities (acres)	% of Existing Area Disturbed by Current Activities	Addtl Area to be Impacted by Proposed Changes ¹	% of Addtl Area to be Impacted by Proposed	Total Area to be Impacted (Current + Proposed) (acres)	% of Existing Area Impacted by Current + Proposed
Total Outer Zone	8.95	4.67	52%	1.29	14%	5.95	67%
North Bank of Stream	4.74	2.89	61%	1.29	27%	4.18	88%
South Bank of Stream	4.21	1.78	42%	0	0%	1.78	42%
Middle Zone	1.87	0.03	2%	0.57	31%	0.60	32%
Stream Side	2.85	0	0%	0.20	7%	0.20	7%

¹based on proposed clearing and grading limits

C. Summary of Stream Buffer Ordinance Requirements and Exceptions Requested

Required per City's Stream Buffer Standards (Section 88-415)	Proposed by Foley Equipment for Site Improvements at 5701 E. 87th St.	Requested Exception(s)
Stream Side Zone that is 25' Wide (from Edge of Stream)	Would be Provided on Both Banks - Proposed 25' Wide with Mitigation for 0.20 Acres of Disturbed Existing Zone Area Due to the Proposed Project	<i>Location of Stream Side Zone to be adjusted due to Proposed Stream Relocation</i>
Middle Zone is the Floodplain Limits minus the Streamside Zone	Provided on Both Banks - Would Be Narrowed to 14 feet in Vicinity of Proposed Stream Realignment to Reflect Reduced Floodplain Limits from Proposed Stream Realignment.	<i>Allowance of Shift in Location of Middle Zone and Limited Reduction of Zone Width along Majority of Frontage (from zero change up to 234 feet in an Isolated Section due to</i>

Revised Supporting Information for Foley Equipment
Stream Buffer Exception Request
October 14, 2020

	Mitigation is Proposed for the estimated 0.57 Acres of Disturbed Existing Zone Area Due to Current Site Activities and the Proposed Site Improvements.	<i>Stream Relocation and Reduced Floodplain Limits) with Mitigation proposed to compensate for impacts</i>
Outer Zone that is at least 75' wide (from Edge of Middle Zone), with First 25' as No-Build Area; No More than 50% of Outer Zone may be Disturbed where Mitigation is Provided	Provided on South Bank as Required, Construction within the North Bank of the Outer Zone of Proposed Retaining Wall, Fencing, Pavement, and Areas for Equipment Storage in close proximity to the Middle Zone; Proposed Off-Site Mitigation Would Meet the Required Ratio of 2.5:1 ; Proposed Outer Zone Disturbance of up to 67% including Clearing, Grubbing, Grading, and New Construction	<i>Allowance of clearing, grading and new construction within the Outer Zone; Waiver of No-Build Requirement within 25' of the Outside Edge of the Middle Zone (on North bank only) to Allow for Proposed Site Improvements (with Proposed Mitigation); Outer Zone Disturbance of Up to 67%</i>
No channel relocation or construction of fencing or retaining walls within the Outer zone	Relocation of a portion of the stream to remove existing meander and create a more uniform channel alignment; Install a new retaining wall and fence in the proposed Outer Zone (just outside the proposed Middle Zone) to separate Foley operations areas from the proposed Middle Zone.	<i>Allowance of shift in location of Stream Side Zones due to stream relocation with Proposed Mitigation; Allowance of construction of retaining walls and fencing just outside the proposed Middle Zone (just inside the Outer Zone) to separate proposed site operations areas from the Middle Zone.</i>

As required by the stream buffer standards, Foley must secure State and Federal permits before they can proceed with the proposed stream realignment.

D. Section 88-415-08-B, Exceptions Criteria

Exceptions to the stream buffer standards of this section may be approved by the city council subject to all applicable city, state, and federal regulations. When exceptions are approved, applicants must mitigate impacts in accordance with the mitigation standards [88-415-07-C](#).

1. In order to approve an exception request, the city council must find that strict application of one or more stream buffer standards would result in an unnecessary hardship for the subject property and that such unnecessary hardship is unique to the subject property and not generally applicable to other similarly situated property. In order to approve the exception request, the city council must also determine that adequate measures will be put in place to protect the integrity of the stream buffer that includes appropriate mitigation of disturbed natural resources.

The application of the current regulations would prohibit Foley's expansion of their site and create a hardship for the reasons stated in Foley's letter. The request is unique to this property. Foley will protect the integrity of the proposed stream buffer thru clear delineation between the operations area and the proposed stream buffer zones. Substantial fencing and retaining walls will provide protection from inadvertent encroachment into the Middle and Stream Side zones by construction of a physical barrier to keep personnel, equipment, and material confined to their designated areas. Also, the proposed on-site and off-site mitigation measures meet the requirements of the regulations and create a net improvement to the overall quality of natural resources within the Blue River watershed.

2. Applicants must submit a stream buffer exception application and mitigation plan to the city planning and development department. The exception application and/or mitigation plan must include the following:

(a) a written description of the perceived hardship;

- Existing City sanitary sewer main along this stream limits Foley Equipment's options to make any improvements that would meet the current stream buffer requirements without creating a much greater disturbance to the established and more desirable habitat south of the stream. It would be a hardship to Foley and this segment of the watershed to remove several acres of desirable tree growth in order to stay away from areas closer to the stream's north bank that have been heavily developed and of little value as habitat since before the stream buffer regulations were adopted.
- The existing facility was built in 2008. The current stream buffer requirements were adopted later and, at that time, the existing site provided little in the way of a non-developed Outer Zone on the north bank of the stream (61% of the existing northern part of the Outer Zone is currently impacted by current activities). The proposed site plan does not propose to create a significant encroachment into the current functional/maturely vegetated parts of the stream buffers except where the stream realignment is proposed to occur.
- Application of the current regulations would create a hardship in that Foley Equipment is unable to meet the growing demands of the community on their existing site. With these limitations, Foley may be required to relocate to another facility and remove services and sacrifice convenience for their customers, not for themselves.
- The watershed could be considered to have an existing environmental hardship improved by the proposed mitigation measures proposed by Foley Equipment. Prior activities within the watershed by others have created locations along the stream where habitat and environmental quality have been affected. The proposed mitigation within this site, as well as additional

off-site locations farther downstream, are an opportunity to provide a net improvement to the quality of the watershed.

(b) a description of all measures taken to avoid or otherwise minimize encroachment into the buffer zone (beyond the extent of encroachment allowed by 88-415-05-C.2);

The proposed site improvements have been in the planning and evaluation stage for over a year as Foley Equipment has searched for an appropriate balance between operational efficiency (to meet rising demand while remaining in this location) and minimizing the environmental impacts to this tributary of the Blue River. Any work along this tributary must also consider potential impacts to the City's existing sanitary sewer main.



The proposed site improvements focus grading and paving within areas that have already been disturbed by previous activities and have provided little value towards protecting natural resources or limiting flooding. Disturbance of existing vegetated areas along the stream have been minimized to the realignment section and mitigation has been proposed to exceed the City requirements. This will result in a net enhancement to the quality and quantity of preferable vegetation and habitat within the Blue River watershed. After much discussion and study, this preliminary site development plan was prepared in order to meet Foley's operations needs without causing a significant rise in the 100-year flood elevation along this tributary (0.10 feet or less) or higher flow velocities. This was determined by incorporating proposed site grading changes into the current FEMA HEC-RAS model. It would accomplish this by realigning a relatively small section of the stream channel to the south. See supporting documentation of the HEC-RAS analysis attached to this letter.

We recognize that stream channel realignments are of significance and always have environmental and regulatory concerns to be addressed. The requested exceptions to the stream buffer regulations is the minimum required to provide the necessary site circulation and operations areas for Foley. Construction of the channel shift would be done using appropriate materials and plantings



to create a stable stream bed. A retaining wall would be constructed along a portion of the northern stream bank just outside the revised 100-year floodplain boundary. This retaining wall would both provide a barrier to protect the stream bank from erosion and discourage accidental encroachment of the site operations into the revised floodplain and stream side/middle zones.

(c) proposed mitigation for any encroachment, as required by [88-415-08-B.4](#);

To offset the impacts on the stream buffer due to the realignment of the tributary and the proposed site improvements, Foley Equipment is committed to completing a combination of on-site and off-site stream buffer mitigation/restoration. Based on proposed project impacts, the following measures will be implemented as compensatory mitigation for the loss of existing stream buffer.

1. On-Site Mitigation

Foley Equipment is proposing to complete on-site mitigation along the downstream section of the tributary that is located immediately adjacent to the Foley Equipment property (northern slope). This area comprises approximately 1.25 acres of immature woodland that has been encroached upon by invasive species such as bush honeysuckle, red cedar, and Johnson Grass. Additional woody species such as dogwood and pear, while often integrated into landscaped settings for their flowering properties, can be quite aggressive in the wild and ultimately limit the amount of hardwood species (Oaks and Cottonwood) that will be able to establish.

Restoration of the 1.25-acre buffer located on the project site is seen as a net benefit compared to the current conditions which are best described as moderately invasive with limited habitat and ecosystem diversity.

On-site Restoration/Mitigation Measures

The following are the recommended restoration activities to convert the immature woodland with invasive species to a sustainable riparian buffer zone. The photos that follow provide an example of what a restored buffer would look like following establishment.

- Removal of bush honeysuckle and treatment of stumps with herbicide.
- Herbicide application to eliminate Johnson grass.
- Thinning of pear and dogwood species that have created cluster growth.
- Removal of red cedars.
- Broadcast application of a riparian seed mix (i.e. Virginia wild rye, wheatgrass, sideoats grama, switchgrass, etc.).
- Willow staking for toe-of-slope stabilization.



Implementation of these mitigation/restoration measures will not only restore the existing buffer area but will provide long term benefits to the tributary. Benefits will include increased erosion control on the northern slope; an improvement in soil quality to promote vegetative diversity; improved water quality from surface runoff located north and east of the tributary; and enhancement to the biodiversity (plants and animals) within the stream side zone.



2. Off-Site Mitigation

In addition to the proposed on-site buffer restoration activities, Foley Equipment intends to partner with the Heartland Conservation Alliance to complete buffer enhancements off-site within the same Blue River watershed. The Heartland Conservation Alliance (HCA) is a 501(c)3 organization established to protect and restore natural areas while educating the public within the Kansas City metropolitan area. To mitigate the remainder of the 2.06 acres of proposed impact to all Zones from the proposed site improvements that wouldn't be mitigated on-site, Foley Equipment would provide a financial grant to HCA that could be utilized as part of their on-going

work and restore an extra 3.0 acres of stream buffer along an old Blue River meander (oxbow) located in Blue Valley Park in Kansas City, Missouri. The contribution would be directed to support the removal of invasive species along the old meander to allow for the re-vegetation of the area. Current activities being performed at Blue Valley Park include honeysuckle removal around the channel meander, along with seeding of the disturbed slopes to re-establish a healthy bio-diverse environment.

Foley Equipment believes partnering with HCA would promote both long term management of an area along the Blue River that needs restoration and improve the community relationship with the adjacent landowners who access and utilize the area within the park.

Proposed Mitigation / Restoration Summary

Zone	Proposed Mitigation (Acres)
Stream Side (On-site)	0.48 (vs. 0.20 acres of disturbance)
Middle (On-site)(1:1)	0.39 (vs. 0.57 acres of disturbance)
Middle (Off-site)(4.1 ratio)	0.72 (4 times (0.57-0.39) acres of disturbance)
Outer (On-site)(1:1)	0.38 (vs. 1.29 acres of disturbance)
Outer (Off-site)(2.5:1 ratio)	2.28 (2.5 times (1.29-0.38) acres of disturbance)
TOTAL MITIGATION	4.25 acres (vs. 2.06 acres of total disturbance) [1.25 acres on-site + 3.0 acres off-site]

The proposed mitigation and restoration plan would provide slightly more mitigation (0.28 acres) than is required by the stream buffer ordinance to address the amount of zone disturbance that would be created by the proposed site improvements.

(d) a preliminary buffer plan, as required by 88-415-07-D that clearly displays the location and total acreage of proposed clearing and grading, and the percentage of outer zone area proposed to be cleared. The buffer plan must also include the limits and total acreage of proposed mitigation, and ratio of proposed mitigation to cleared area.

See attached exhibit with updated preliminary stream buffer plan.

Conclusion:

Foley understands that an exception to the Stream Buffer Ordinance (Section 88-415) will be required before any other development or construction approvals could be granted by the City for the proposed plan. Foley has made a significant investment in this existing KCMO facility and would prefer to continue operating in this successful location. However, if Foley cannot expand their operations sufficiently, then Foley will be forced to find locations in the region that will meet current and future demand. Granting this exception allows Foley to grow right here in Kansas City where it already is without need for any financial assistance, financing, or abatements.

As part of the site design team working with Foley Equipment, I and representatives of Foley Equipment would be happy to discuss this revised request in more detail at your convenience. Please reach out to me at (816) 898-0559 or Shane Ham at Foley Equipment, slham@foleyeq.com / (816) 753-5300, to arrange a time. We appreciate the City's consideration of our request and hope that the City will see this as a chance to promote economic growth in Kansas City with a net positive impact and to retain its existing businesses.

Sincerely,
Brungardt, Honomichl & Co., P.A.



Randall J. Gorton, P.E., PTOE
Vice-President | Public Works Services Group
randall.gorton@ibhc.com

Attachments

Cc: Councilmember Barnes
Councilmember Parks-Shaw
D. Dickey, S. Ham, P. Jensen

Summary of FEMA Model Evaluation and Results for the Proposed Stream Re-alignment by Foley Equipment

Intro

The Hickman Mills Creek Tributary 1 runs east to west along the south side of Foley Industries property. This creek has a hump between I-435 and W. 87th Street. The property owners would like to straighten this out to expand their useable space. The FEMA model dated Jan. 20, 2017 was obtained in Jan 2020 by Brungardt Honomichl & Co., P.A. (BHC RHODES). This model was analyzed for accuracy and then a proposed scenario was developed to assess the expected effects to the existing water surface elevation (WSEL). The 1% storm event was used in all comparisons.



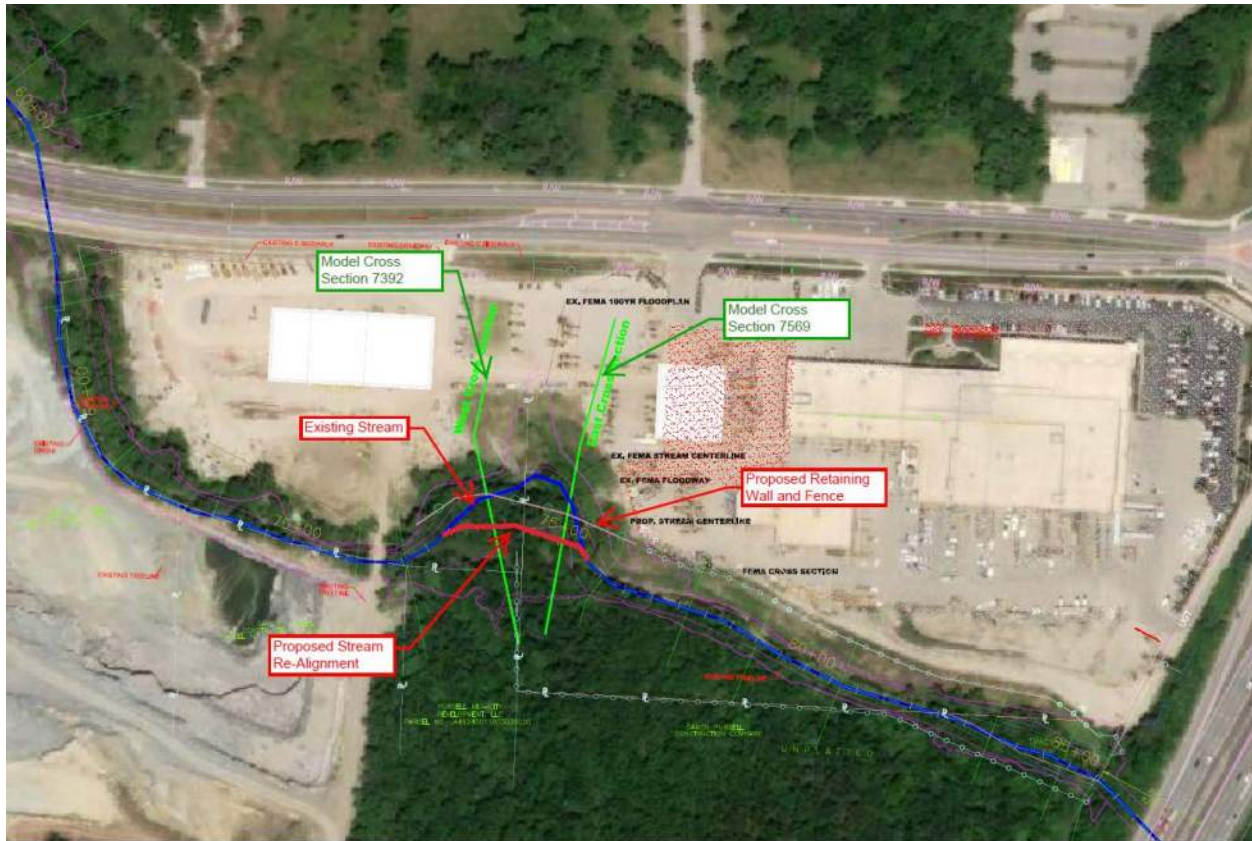
The City's GIS mapping shows the existing FEMA model's floodway and flood hazard zones

Model

The effective model was compared with the 2019 survey obtained from Bell/Knott Associates. The only discrepancy found was the flowline of the creek was higher in the survey file. This could be caused by the survey only going to the water surface and not the creek bottom.

Using the effective model from FEMA, BHC RHODES developed a proposed HEC-RAS geometry file with 2 improvements incorporated:

- Reduce the existing meander of the creek and create a narrower cross section more consistent with the existing stream immediately upstream and downstream
- Add retaining wall to the north side of creek to increase useable space for Foley Industries



The proposed channel realignment with new retaining wall and fence and the 2 FEMA cross sections affected

The original length of the creek on the Foley property was 3050' and the proposed creek length is 2937'. This option will also clean up the creek to allow for smoother flow, which will slightly lower the 1% chance storm event WSEL.

These changes affect two FEMA cross sections and copies of the modified model cross sections are included in the appendix of this report.

Results of Modeling

The proposed stream realignment was incorporated into the current FEMA HEC-RAS model and involved changes to two cross sections (7569 and 7392.7). The proposed changes were shown to result in no expected rise in the 1% ("100-year") water surface elevation. A slight lowering of the 1% water surface elevation was predicted in the vicinity of the stream realignment.

River Station	FEMA Model	Proposed Model	Difference
7882.2	865.38	865.38	0
7720	862.7	862.7	0
7569	862.32	862.1	-0.22
7392.7	862.15	862	-0.15
7208.9	859.15	859.15	0
7120.5	858.72	858.72	0
6853.1	856.12	856.12	0

Also, no expected increase in flow velocities were shown to result from the proposed stream realignment. More detailed information from the FEMA model results can be found in the appendix of this report.

Conclusion

The proposed stream realignment is not expected to create a rise in the 1% (“100-year”) water surface along the Hickman Mills Creek Tributary 1.

Prepared July 10, 2020

By Randall J. Gorton, P.E., PTOE

BHC RHODES

APPENDIX

Supporting HEC-RAS Model Documentation

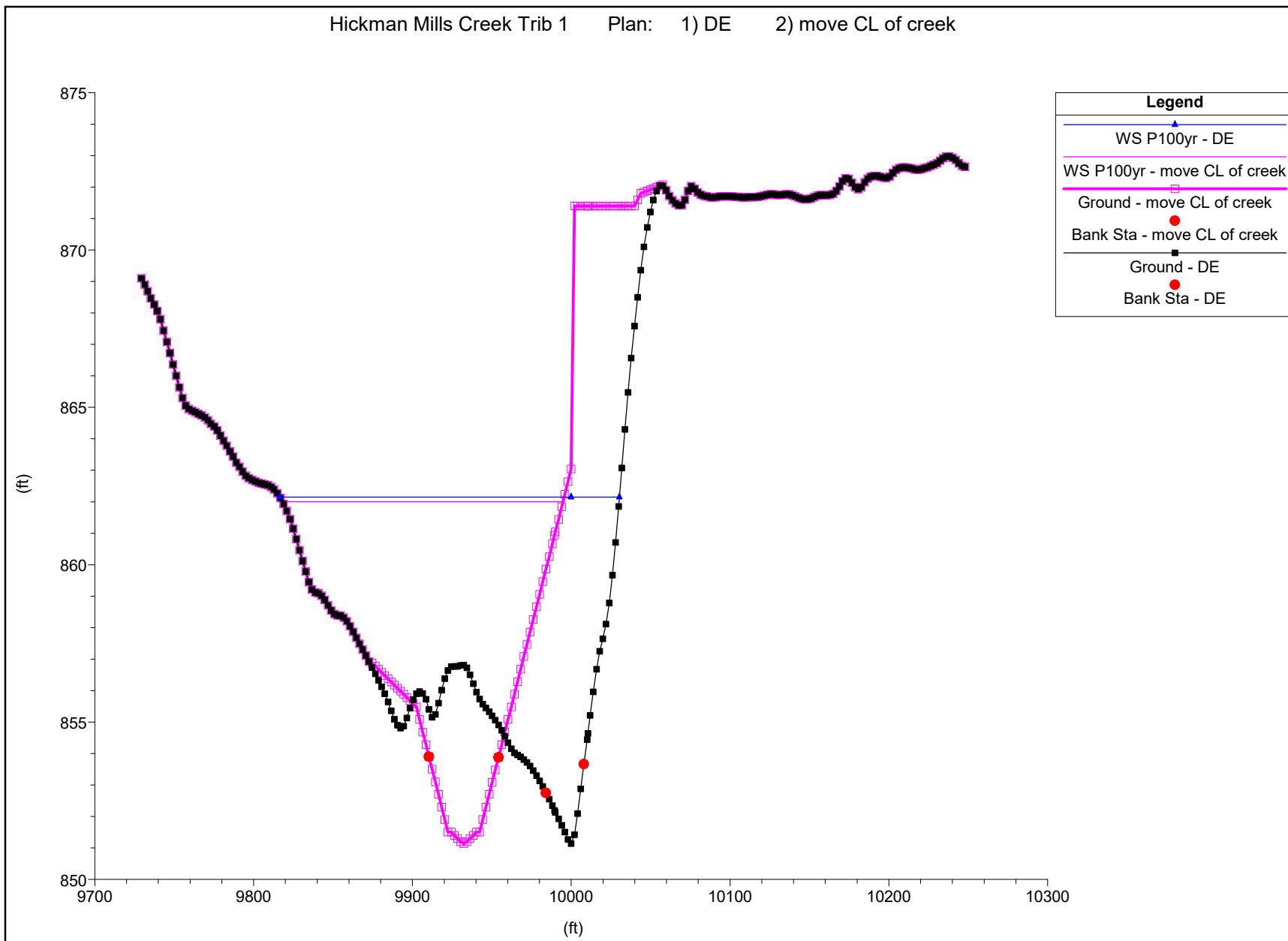
for

Proposed Stream Realignment on

Foley Equipment Property

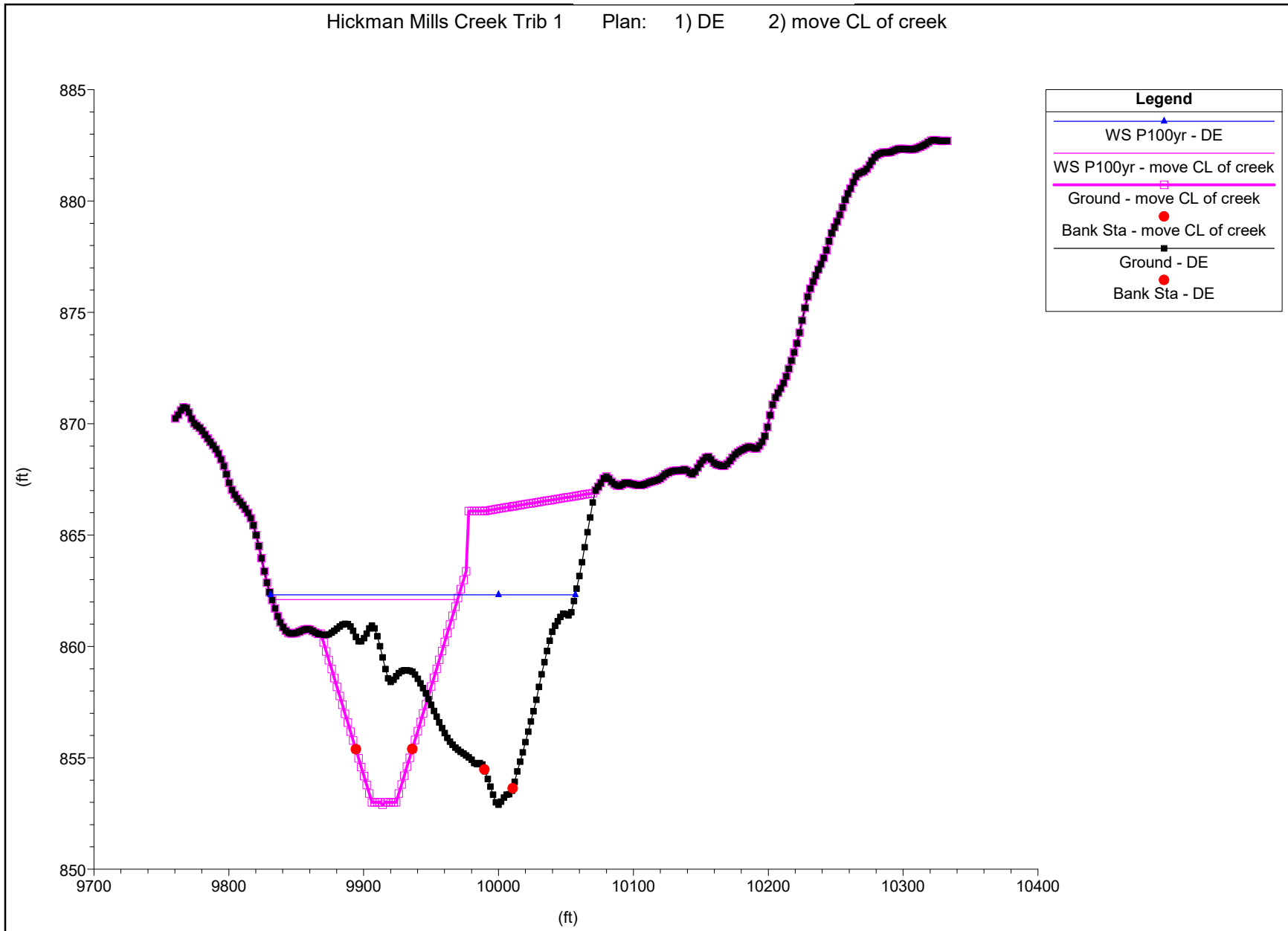
Cross Section: 7392

Hickman Mills Creek Trib 1 Plan: 1) DE 2) move CL of creek



Cross Section: 7569

Hickman Mills Creek Trib 1 Plan: 1) DE 2) move CL of creek



Foley Equipment Exception Request

Comparison of Existing FEMA HEC-RAS Model ("DE") and Proposed Stream Realignment Model ("move CL of creek")

HEC-RAS River: Hickman Mills... Reach: Main Profile: P100yr

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W. S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Main	9242.8 H	P100yr	DE	2000.00	875.40	895.43	879.69	895.45	0.000056	1.44	2694.04	774.68	0.06
Main	9242.8 H	P100yr	move CL of creek	2000.00	875.40	895.43	879.69	895.45	0.000056	1.44	2694.04	774.68	0.06
Main	9176.5	P100yr	DE	2000.00	873.36	895.30	881.36	895.41	0.000273	3.22	937.37	867.46	0.13
Main	9176.5	P100yr	move CL of creek	2000.00	873.36	895.30	881.36	895.41	0.000273	3.22	937.37	867.46	0.13
Main	8801.8		Culvert										
Main	8666.8	P100yr	DE	2000.00	863.17	873.34	872.04	874.94	0.014463	11.36	249.00	93.22	0.64
Main	8666.8	P100yr	move CL of creek	2000.00	863.17	873.34	872.04	874.94	0.014463	11.36	249.00	93.22	0.64
Main	8601.7	P100yr	DE	2000.00	862.67	873.01	870.40	874.03	0.006761	8.52	306.93	116.17	0.51
Main	8601.7	P100yr	move CL of creek	2000.00	862.67	873.01	870.40	874.03	0.006761	8.52	306.93	116.17	0.51
Main	8464.1 G	P100yr	DE	2000.00	862.22	871.53	870.75	872.92	0.009171	10.20	318.81	91.75	0.63
Main	8464.1 G	P100yr	move CL of creek	2000.00	862.22	871.53	870.75	872.92	0.009171	10.20	318.81	91.75	0.63
Main	8183.4	P100yr	DE	2000.00	860.08	868.50	867.68	870.15	0.010434	11.12	248.89	56.16	0.72
Main	8183.4	P100yr	move CL of creek	2000.00	860.08	868.50	867.68	870.15	0.010434	11.12	248.89	56.16	0.72
Main	8018.1	P100yr	DE	2000.00	857.75	866.29		867.84	0.009846	10.89	260.63	57.60	0.71
Main	8018.1	P100yr	move CL of creek	2000.00	857.75	866.29		867.84	0.009846	10.89	260.63	57.60	0.71
Main	7882.2 F	P100yr	DE	2000.00	857.32	865.38	863.46	866.49	0.008172	9.70	300.28	57.07	0.64
Main	7882.2 F	P100yr	move CL of creek	2000.00	857.32	865.38	863.46	866.49	0.008172	9.70	300.27	57.07	0.64
Main	7720	P100yr	DE	2000.00	856.96	862.70	862.70	864.46	0.020180	12.50	245.84	77.06	0.97
Main	7720	P100yr	move CL of creek	2000.00	856.96	862.70	862.70	864.46	0.020180	12.50	245.84	77.06	0.97
	7569	P100yr	DE	2000.00	852.89	862.32		862.57	0.002240	5.46	889.87	225.94	0.32
	7569	P100yr	move CL of creek	2000.00	852.89	862.10		862.41	0.001863	4.79	618.48	137.55	0.29
	7392.7	P100yr	DE	2460.00	851.14	862.15		862.29	0.001229	4.38	1273.90	213.79	0.24
	7392.7	P100yr	move CL of creek	2460.00	851.14	862.00		862.21	0.001151	4.20	988.99	176.69	0.24
Main	7208.9	P100yr	DE	2460.00	852.47	859.15	859.15	861.49	0.023070	13.90	268.67	65.53	0.98
Main	7208.9	P100yr	move CL of creek	2460.00	852.47	859.15	859.15	861.49	0.023070	13.90	268.67	65.53	0.98
Main	7120.5	P100yr	DE	2460.00	851.19	858.72		859.52	0.006316	8.81	480.38	96.92	0.58
Main	7120.5	P100yr	move CL of creek	2460.00	851.19	858.72		859.52	0.006316	8.81	480.38	96.92	0.58
Main	6853.1	P100yr	DE	2460.00	846.54	856.12		857.53	0.008371	10.73	351.40	68.29	0.66
Main	6853.1	P100yr	move CL of creek	2460.00	846.54	856.12		857.53	0.008371	10.73	351.40	68.29	0.66
Main	6649.3 E	P100yr	DE	2460.00	843.45	853.20	853.20	855.25	0.015159	12.70	300.61	79.46	0.81
Main	6649.3 E	P100yr	move CL of creek	2460.00	843.45	853.20	853.20	855.25	0.015159	12.70	300.61	79.46	0.81
Main	6342.8	P100yr	DE	2460.00	839.55	851.58		852.05	0.001929	5.92	585.56	92.48	0.32
Main	6342.8	P100yr	move CL of creek	2460.00	839.55	851.58		852.05	0.001929	5.92	585.56	92.48	0.32
Main	6285.7	P100yr	DE	2460.00	839.04	851.01	846.60	851.80	0.003925	7.95	441.08	115.17	0.42
Main	6285.7	P100yr	move CL of creek	2460.00	839.04	851.01	846.60	851.80	0.003925	7.95	441.08	115.17	0.42
Main	6191.4		Culvert										
Main	6028.9	P100yr	DE	2460.00	838.52	846.03	843.94	847.06	0.009954	9.84	376.59	157.51	0.66
Main	6028.9	P100yr	move CL of creek	2460.00	838.52	846.03	843.94	847.06	0.009954	9.84	376.59	157.51	0.66
Main	5937.3 D	P100yr	DE	2460.00	836.02	845.41	842.88	846.32	0.005805	9.10	621.08	191.74	0.55
Main	5937.3 D	P100yr	move CL of creek	2460.00	836.02	845.41	842.88	846.32	0.005805	9.10	621.08	191.74	0.55
Main	5646.4	P100yr	DE	2460.00	833.81	841.85	841.85	843.70	0.015264	13.07	332.02	149.85	0.86
Main	5646.4	P100yr	move CL of creek	2460.00	833.81	841.85	841.85	843.70	0.015264	13.07	332.02	149.85	0.86
Main	5385.3	P100yr	DE	2460.00	829.52	840.34	835.92	841.02	0.002787	6.83	415.47	140.09	0.38
Main	5385.3	P100yr	move CL of creek	2460.00	829.52	840.34	835.92	841.02	0.002787	6.83	415.47	140.09	0.38
Main	5265		Culvert										
Main	4689	P100yr	DE	2460.00	819.03	826.33	826.33	829.66	0.021313	14.90	176.64	39.16	1.01
Main	4689	P100yr	move CL of creek	2460.00	819.03	826.33	826.33	829.66	0.021313	14.90	176.64	39.16	1.01
Main	4604.2	P100yr	DE	2460.00	813.28	822.27		823.51	0.007079	9.49	350.37	72.54	0.60
Main	4604.2	P100yr	move CL of creek	2460.00	813.28	822.27		823.51	0.007079	9.49	350.37	72.54	0.60
Main	4286.2	P100yr	DE	3240.00	809.38	817.41	817.41	819.72	0.018707	14.35	372.48	86.38	0.97
Main	4286.2	P100yr	move CL of creek	3240.00	809.38	817.41	817.41	819.72	0.018707	14.35	372.48	86.38	0.97
Main	4181.9	P100yr	DE	3240.00	807.88	816.31		817.04	0.006552	9.16	665.14	129.87	0.59
Main	4181.9	P100yr	move CL of creek	3240.00	807.88	816.31		817.04	0.006552	9.16	665.14	129.87	0.59
Main	4027.3 C	P100yr	DE	3240.00	805.12	815.34		816.20	0.004414	9.05	672.10	139.98	0.51
Main	4027.3 C	P100yr	move CL of creek	3240.00	805.12	815.34		816.20	0.004414	9.05	672.10	139.98	0.51
Main	3887.4	P100yr	DE	3240.00	804.95	813.66	813.66	815.08	0.016873	12.13	600.11	195.73	0.82
Main	3887.4	P100yr	move CL of creek	3240.00	804.95	813.66	813.66	815.08	0.016873	12.13	600.11	195.73	0.82
Main	3685.7	P100yr	DE	3240.00	798.60	806.88	806.59	809.41	0.021278	14.55	421.97	134.42	0.95
Main	3685.7	P100yr	move CL of creek	3240.00	798.60	806.88	806.59	809.41	0.021278	14.55	421.97	134.42	0.95

Existing FEMA
Proposed Realignment

Proposed
Stream
Realignment

I-435 Bridge

87th St. Bridge

Denver Ave

HEC-RAS River: Hickman Mills... Reach: Main Profile: P100yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Main	3566.8	P100yr	DE	3240.00	796.14	806.92	804.79	807.72	0.005609	8.92	694.17	146.88	0.51
Main	3566.8	P100yr	move CL of creek	3240.00	796.14	806.92	804.79	807.72	0.005609	8.92	694.17	146.88	0.51
Main	3452.8	P100yr	DE	3240.00	793.96	803.54	803.54	806.45	0.018169	14.56	309.48	137.76	0.89
Main	3452.8	P100yr	move CL of creek	3240.00	793.96	803.54	803.54	806.45	0.018169	14.56	309.48	137.76	0.89
Main	3354.5 B	P100yr	DE	3240.00	790.39	800.81		802.67	0.012169	12.25	390.55	61.58	0.73
Main	3354.5 B	P100yr	move CL of creek	3240.00	790.39	800.81		802.67	0.012169	12.25	390.55	61.58	0.73
Main	3260.9	P100yr	DE	3240.00	787.47	797.85	797.85	801.06	0.020900	15.15	285.65	54.51	0.93
Main	3260.9	P100yr	move CL of creek	3240.00	787.47	797.85	797.85	801.06	0.020900	15.15	285.65	54.51	0.93
Main	3186.1	P100yr	DE	3240.00	788.49	796.61		798.00	0.009537	11.20	528.65	132.31	0.71
Main	3186.1	P100yr	move CL of creek	3240.00	788.49	796.61		798.00	0.009537	11.20	528.65	132.31	0.71
Main	3100.5	P100yr	DE	3240.00	785.46	796.29	794.90	797.29	0.005298	9.48	633.77	132.90	0.53
Main	3100.5	P100yr	move CL of creek	3240.00	785.46	796.29	794.90	797.29	0.005298	9.48	633.77	132.90	0.53
Main	2914.5	P100yr	DE	3240.00	783.75	793.11	793.11	795.68	0.012165	13.84	358.33	85.29	0.82
Main	2914.5	P100yr	move CL of creek	3240.00	783.75	793.11	793.11	795.68	0.012165	13.84	358.33	85.29	0.82
Main	2830.1	P100yr	DE	3240.00	784.07	793.07	789.49	793.88	0.003485	7.43	479.93	96.40	0.44
Main	2830.1	P100yr	move CL of creek	3240.00	784.07	793.07	789.49	793.88	0.003485	7.43	479.93	96.40	0.44
Main	2701.7			Culvert									
Main	2598.4	P100yr	DE	3240.00	782.21	790.08	788.08	791.11	0.005136	8.21	412.70	398.88	0.57
Main	2598.4	P100yr	move CL of creek	3240.00	782.21	790.08	788.08	791.11	0.005136	8.21	412.70	398.88	0.57
Main	2553.8	P100yr	DE	3240.00	781.84	787.89	787.89	790.31	0.016984	13.37	316.02	552.74	1.00
Main	2553.8	P100yr	move CL of creek	3240.00	781.84	787.89	787.89	790.31	0.016984	13.37	316.02	552.74	1.00
Main	2141.6	P100yr	DE	3240.00	776.51	785.18	783.46	785.65	0.004347	7.68	883.10	286.74	0.48
Main	2141.6	P100yr	move CL of creek	3240.00	776.51	785.18	783.46	785.65	0.004347	7.68	883.10	286.74	0.48
Main	1909.2	P100yr	DE	3240.00	772.38	784.91	781.10	785.13	0.001318	5.25	1360.62	231.82	0.28
Main	1909.2	P100yr	move CL of creek	3240.00	772.38	784.91	781.10	785.13	0.001318	5.25	1360.62	231.82	0.28
Main	1751.7 A	P100yr	DE	3240.00	770.37	784.90		784.97	0.000453	3.28	2103.17	258.72	0.16
Main	1751.7 A	P100yr	move CL of creek	3240.00	770.37	784.90		784.97	0.000453	3.28	2103.17	258.72	0.16
Main	1364.1	P100yr	DE	3240.00	767.47	784.84		784.87	0.000156	2.23	3400.39	364.83	0.10
Main	1364.1	P100yr	move CL of creek	3240.00	767.47	784.84		784.87	0.000156	2.23	3400.39	364.83	0.10
Main	1224.9	P100yr	DE	3690.00	764.83	784.83		784.85	0.000107	1.95	4160.81	363.81	0.08
Main	1224.9	P100yr	move CL of creek	3690.00	764.83	784.83		784.85	0.000107	1.95	4160.81	363.81	0.08
Main	842	P100yr	DE	3690.00	761.49	784.68	769.74	784.79	0.000219	3.17	1919.43	576.91	0.12
Main	842	P100yr	move CL of creek	3690.00	761.49	784.68	769.74	784.79	0.000219	3.17	1919.43	576.91	0.12
Main	795.4	P100yr	DE	3690.00	759.69	784.44	768.39	784.72	0.000649	4.42	949.32	1940.80	0.16
Main	795.4	P100yr	move CL of creek	3690.00	759.69	784.44	768.39	784.72	0.000649	4.42	949.32	1940.80	0.16
Main	581.4			Culvert									
Main	86.3	P100yr	DE	3690.00	757.62	765.41	765.41	769.27	0.019057	16.03	240.36	92.04	1.02
Main	86.3	P100yr	move CL of creek	3690.00	757.62	765.41	765.41	769.27	0.019057	16.03	240.36	92.04	1.02
Main	27.6	P100yr	DE	3690.00	754.03	762.26	760.07	763.12	0.008802	10.93	887.20	275.46	0.69
Main	27.6	P100yr	move CL of creek	3690.00	754.03	762.26	760.07	763.12	0.008802	10.93	887.20	275.46	0.69



City Planning and Development Department

Office of the Director

15th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106-2795

(816)513-1500
Fax: (816)513-2838

November 24, 2020

Shane Ham, Chief Operating Officer
Foley Equipment Company
5701 East 87th Street
Kansas City, Missouri
slham@foleyeq.com

RE: Exception Request for Stream Buffer Requirements: Foley Equipment – 5701 East 87th Street

Dear Mr. Ham:

On August 27, 2020, Rouse Frets White Goss Gentile Rhodes, P.C. submitted an application for an exception to the stream buffer setback requirements pursuant to Section 88-415-08-B of the City's Code of Ordinances on behalf of Foley Equipment Company for the property located at 5701 East 87th Street.

The City Planning and Development Department has reviewed the application and recommends that this exception request be APPROVED WITH CONDITIONS. The conditions of the approval are as follows:

1. Obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
2. Obtain appropriate permits from Development Services for all on-site work, including the proposed retaining wall along the northern bank of the stream.
3. Submit final stream buffer plan with the building permit application showing final floodplain limits to establish new streamside and middle zones.

An ordinance will be drafted by the City staff reflecting these conditions so that the City Council may make a final determination as required by the City's Code of Ordinances. The ordinance will be heard by the Neighborhood Planning & Development Committee at a still to be determined date. Once that hearing date is set by the City Clerk, I will notify you so that you can be in attendance at the hearing to present the specifics of your case to the committee members and answer any of their questions.

Feel free to reach out to me at 816-513-2552 or Stacey.lowe@kcmo.org should you have any further questions concerning this exception request.

Sincerely,

Stacey M. Lowe, P.E.
Division Manager – Land Development

Cc: Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C. (via e-mail)
Randy Gorton, BHC Rhodes (via e-mail)