



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 7, 2022

Project Name

Republic Services KC Hauling Center

Docket 8

Request

CD-CPC-2022-00015
Development Plan

Applicant

Christopher Scheaffer
Larson Design Group
1000 Commerce Park Dr
Williamsport, PA 17701

Owner

Southeast Landfill LLC
Republic Services
PO Box 292426
Phoenix, AZ 85038

Location	8301 Indiana Ave
Area	About 13.08 acres
Zoning	M3-5/M1-5
Council District	5 th
County	Jackson County
School District	Center 120

Surrounding Land Uses

North: Industrial uses, zoned M3-5
South: Undeveloped land, zoned R-80
East: I-70
West: Industrial uses, zoned M1-5

Major Street Plan

Indiana Ave (from E 81st St to Hickman Mills) is not identified on the City's Major Street Plan.

Land Use Plan

The Swope Area Plan recommends Light Industrial for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application was filed on 2/07/2022, deviations from 2022 Cycle G have occurred.

- The response letter to qualify the project for Development Review Committee was not sent to City Staff till 4/22/2022.
- The public engagement requirement was not complete till 5/25/2022.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Marlborough Community Coalition is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on May 29th, 2022. Proof of meeting is attached to the staff report, see Exhibit A. Summary of discussion not provided.

EXISTING CONDITIONS

Republic Service facilities are on the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan to expand the existing use.

CONTROLLING + RELATED CASES

None.

PROFESSIONAL STAFF RECOMMENDATION

Docket 8 Recommendation
Approval Subject to Conditions

PLAN REVIEW

Development plan review is a procedure to allow for City Council to review plans proposing significant development to determine whether such plans further the purposes of the Kansas City Zoning and Development Code.

Republic Services is proposing to expand its site to include office space (approximately 29,200 square ft), a maintenance shop, collection vehicle (trash truck) parking lot, employee parking lot, wash bay, outdoor storage, and fueling facilities.

Review Criteria (88-516-05)

In order to be approved, a development plan must comply with all of the following criteria:

- A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.
See Plan Analysis below. AN
- B. The proposed use must be allowed in the district in which it is located.
Offices, Car Wash Services, Motor Vehicle Repair, Outdoor Storage, and Vehicle Storage are all permitted within the M3-5 district. No landfilling or waste-related uses are proposed for the site. According to the applicant, "The Outdoor Storage area will consist of containers that will be stored on-site in a ready to use condition in order to be delivered to customers when requested or awaiting some repair before providing to customers. The containers will not have refuse material returning to the site or stored in them while on the site." AN
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.
See site plan, project appears to comply. AN
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.
See site plan, project appears to comply. AN
- E. The plan must provide for adequate utilities based on City Standards for the particular development proposed.
Appropriate reviewers from City Staff to determine adequate utilities on-site have approved the proposed plans. AN
- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The surrounding area is industrial in nature. Building elevations will be reviewed through the building permit submission. AN
- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
See site plan, project appears to comply. AN

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Large parking lots are typical for the proposed use. AN

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

See site plan, project appears to comply. AN

PLAN ANALYSIS

Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	-	
Parkland Dedication (88-408)	No	-	
Parking and Loading Standards (88-420)	Yes	Yes	See Site Plan.
Landscape and Screening Standards (88-425)*	Yes	Adjustment Requested	See Site Plan and CCR Report.
Outdoor Lighting Standards (88-430)	Yes	Yes	See Site Plan
Sign Standards (88-445)	Yes	-	No signage plan was provided.
Pedestrian (88-450)	Yes	Yes	See Site Plan.

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following **Approval Subject to Conditions.**

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions

Report Date: June 01, 2022

Case Number: CD-CPC-2022-00015

Project: Republic Services Kansas City Hauling Center

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved street tree plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. Administrative adjustments for alternative compliance are approved pursuant to 88-425-23 in allowing a only a portion of the developed site to have continuous street tree coverage.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

3. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
4. The developer must 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. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
10. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

11. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
13. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates will require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

14. Fire hydrant distribution shall follow IFC-2018 Table C102.1
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
15. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
16. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

17. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Todd Hawes – 816-513-0296
19. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
20. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6” branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main. Service lines shall be DIP not PVC.
21. The existing water service line will need to be killed at the public water main.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

22. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) All fire hydrants (existing& proposed) 9public & private) must be included in the plans at 300' or less intervals.

LAND DEVELOPMENT PLAN

SE 1/4, SECTION 15 TOWNSHIP 48 NORTH, RANGE 33 WEST
AND NE 1/4, SECTION 22, TOWNSHIP 48 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI

KANSAS CITY HAULING FACILITY



Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(570) 323-6603



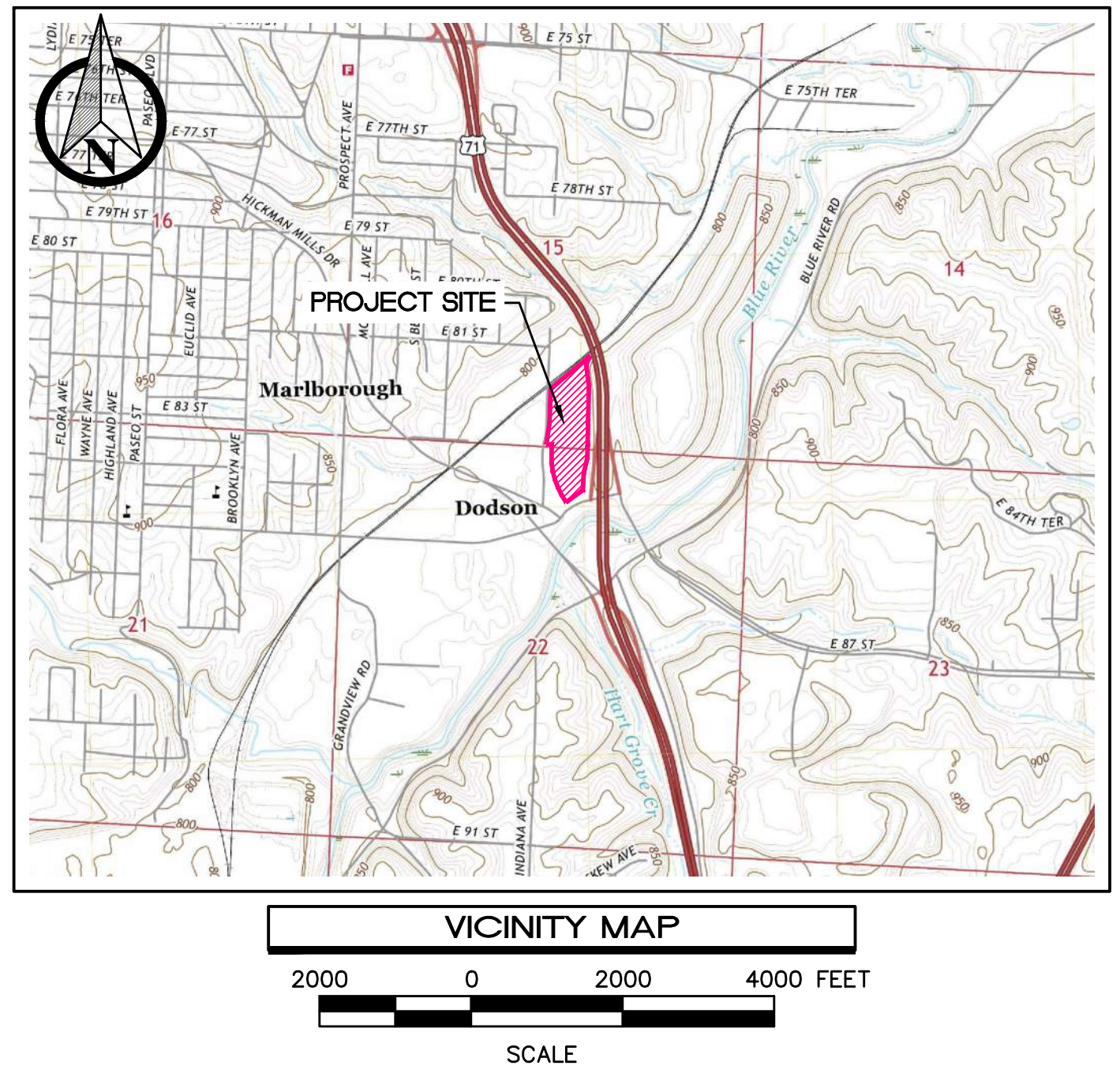
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NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132
 COVER SHEET

DRAWN BY: JWH
 APPROVED BY: CMS
 PROJECT NUMBER:
 12189-080
 DATE PRINTED:
 04.22.2022
 SHEET NUMBER:
CO.0

FEATURES TEXT	EXISTING	PROPOSED
	Feature text	FEATURES TEXT
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
CONTOUR LINE	---100---	---100---
CENTER LINE OF ROAD	---	---
BUILDING SETBACK	---	---
BUILDING LINE	///	///
FENCE LINE	x	x
FENCE WITH VISUAL FENCE/SCREEN PIERS	□	□
EDGE OF PAVEMENT	---	---
GRAVEL	---	---
CONCRETE CURB	---	---
CONCRETE/SIDEWALK	---	---
SIGN	---	---
DITCH/SWALE	---	---
DRAINAGE LINE, MANHOLE & CB	MH	MH
SANITARY SEWER & MANHOLE	S	S
WATER MAIN & VALVE	WV	WV
SEWER FORCE MAIN	FM	FM
GAS MAIN & VALVE	GV	GV
COMPRESSED NATURAL GAS (CNG)	CNG	CNG
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND CABLE TV	CTV	CTV
OVERHEAD UTILITIES & POLE	OH	OH
UNDERGROUND TELEPHONE	UT	UT
LIGHT POLE		☼
FIRE HYDRANT		⊕



GENERAL NOTES

- APPLICANT/OWNER/RESPONSIBLE PARTY:
ALLIED WASTE TRANSPORTATION, INC. ("REPUBLIC SERVICES")
ATTN: BAIDY LO
18500 N. ALLIED WAY
PHOENIX, AZ 85054
PHONE: 480.627.2700
- ENGINEER:
LARSON DESIGN GROUP
ATTN: CHRISTOPHER M. SHEAFFER, PE
1780 ROUTE 522
SELINGROVE, PA 17870
PHONE: 570.374.5700
EMAIL: csheaffer@larsondesigngroup.com
- COUNTY: JACKSON COUNTY
MUNICIPALITY: KANSAS CITY
- PROJECT LOCATION:
LOCATED ALONG THE EASTERN SIDE OF INDIANA AVE., APPROXIMATELY 1,000 FEET NORTH OF THE INTERSECTION WITH EAST 85TH STREET. AT 8300 INDIANA AVE. KANSAS CITY, JACKSON COUNTY, MISSOURI.
- PROJECT NARRATIVE:
THE PURPOSE OF THE SITE IS FOR A WASTE COLLECTION VEHICLE OPERATIONS AND MAINTENANCE FACILITY. AN OFFICE BUILDING INTERCONNECTED WITH A MAINTENANCE SHOP WITH AN OVERALL SIZE OF ROUGHLY 29,220 SQUARE FEET IS BEING PROPOSED, ALONG WITH PARKING AND OTHER AMENITIES. THE CONSTRUCTION PROCESS TAKING PLACE WILL INCLUDE GRADING, PAVEMENT INSTALLATIONS, LANDSCAPING, STORMWATER CONVEYANCE, AND MUNICIPAL CONSTRUCTION ACTIVITIES.
- NO EXISTING WETLANDS HAVE BEEN IDENTIFIED BY THE NATIONAL WETLANDS INVENTORY WEBSITE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (29095C0381G), THE PROJECT IS LOCATED IN THE 100-YEAR FLOODPLAIN.
- THE PROJECT WILL BE SERVED BY PRIVATE WATER AND PRIVATE SANITARY SEWER.
- AN AFFIDAVIT, COMPLETED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI IS REQUIRED TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN AND IS HEALTHY PRIOR TO CERTIFICATE OF OCCUPANCY.
- THE APPLICANT/DEVELOPER SHALL SUBMIT A STORM DRAINAGE ANALYSIS, IN ACCORDANCE WITH KANSAS CITY, MISSOURI ADOPTED STANDARDS, INCLUDING A BMP LEVEL OF SERVICE ANALYSIS PRIOR TO APPROVAL AND ISSUANCE OF ANY BUILDING PERMITS. THE APPLICANT/DEVELOPER SHALL SECURE PERMITS TO CONSTRUCT ANY IMPROVEMENTS AS REQUIRED BY THE LAND DEVELOPMENT DIVISION, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- THE APPLICANT/DEVELOPER MUST OBTAIN, EXECUTE AND RECORD APPROVED GRADING, TEMPORARY CONSTRUCTION, DRAINAGE/SEWER, OR ANY OTHER NECESSARY EASEMENTS FROM THE ADJUTING PROPERTY OWNER(S) THAT MAY BE REQUIRED PRIOR TO SUBMITTING ANY PUBLIC IMPROVEMENTS CROSSING PROPERTIES NOT CONTROLLED BY THE APPLICANT/DEVELOPER.
- THE APPLICANT/DEVELOPER MUST OBTAIN A FLOODPLAIN CERTIFICATE FROM DEVELOPMENT SERVICES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITH THE FLOODPLAIN.
- THE APPLICANT/DEVELOPER MUST SUBMIT PLANS FOR GRADING, SILTATION, AND EROSION CONTROL TO LAND DEVELOPMENT DIVISION FOR REVIEW AND ACCEPTANCE, AND SECURE A SITE DISTURBANCE PERMIT FOR ANY PROPOSED DISTURBANCE AREA EQUAL TO ONE ACRE OR MORE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- FIRE HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO THE ARRIVAL OF ANY COMBUSTIBLE BUILDING MATERIALS.
- THE APPLICANT/DEVELOPER SHALL ENSURE THAT WATER AND FIRE SERVICE LINES MEET CURRENT WATER SERVICES DEPARTMENT RULES AND REGULATIONS PRIOR TO CERTIFICATE OF OCCUPANCY.

TABLE 1. SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	M1-5 & M3-5	M1-5 & M3-5	N/A	
GROSS LAND AREA				
IN SQUARE FEET	755,919.3	755,919.3	N/A	
IN ACRES	17.35	17.35	N/A	
RIGHT-OF-WAY DEDICATION				
IN SQUARE FEET	N/A	N/A	N/A	
IN ACRES	N/A	N/A	N/A	
NET LAND AREA				
IN SQUARE FEET	755,919.3	755,919.3	N/A	
IN ACRES	17.35	17.35	N/A	
BUILDING AREA (SQ. FT.)	3,314	35,560	N/A	
FLOOR AREA RATIO	0.004	0.047	N/A	
RESIDENTIAL USE INFO	N/A	N/A	N/A	
TOTAL DEWELLING UNITS	N/A	N/A	N/A	
DETACHED HOUSE	N/A	N/A	N/A	
ZERO LOT LINE HOUSE	N/A	N/A	N/A	
COTTAGE HOUSE	N/A	N/A	N/A	
SEMI-ATTACHED HOUSE	N/A	N/A	N/A	
TOWNHOUSE	N/A	N/A	N/A	
TWO-UNIT HOUSE	N/A	N/A	N/A	
MULTI-UNIT HOUSE	N/A	N/A	N/A	
COLONNADE	N/A	N/A	N/A	
MULTI-UNIT BUILDING	N/A	N/A	N/A	
TOTAL LOTS				
RESIDENTIAL	N/A	N/A	N/A	
PUBLIC/CIVIC	N/A	N/A	N/A	
COMMERICAL	N/A	N/A	N/A	
INDUSTRIAL	1	1	N/A	

TABLE 2. BUILDING DATA

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK (OFFICE/SHOP BUILDING)	0	135.51'	N/A	
FRONT SETBACK (OFFICE/SHOP BUILDING)	0	192.83'	N/A	
SIDE SETBACK (OFFICE/SHOP BUILDING)	0	784.58'	N/A	
SIDE SETBACK (ABUTTING STREET) (OFFICE/SHOP BUILDING)	0	608.19'	N/A	
HEIGHT (OFFICE/SHOP BUILDING)	60'	35'	N/A	
REAR SETBACK (WELDING SHOP/TRUCK WASH)	0	318.11'	N/A	
FRONT SETBACK (WELDING SHOP/TRUCK WASH)	0	33.38'	N/A	
SIDE SETBACK (WELDING SHOP/TRUCK WASH)	0	360.56'	N/A	
SIDE SETBACK (ABUTTING STREET) (WELDING SHOP/TRUCK WASH)	0	1085.14'	N/A	
HEIGHT (WELDING SHOP/TRUCK WASH)	60'	28'	N/A	

TABLE 3. LANDSCAPE REQUIREMENTS

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	25	25	N/A	
88-425-04 GENERAL	5	5	N/A	
88-425-05 PERIMETER VEHICULAR USE AREA	N/A	N/A	N/A	
ADJACENT TO STREETS				
BUFFER WIDTH	N/A	N/A	N/A	
TREES	N/A	N/A	N/A	
SHRUBS/WALL/BERM	N/A	N/A	N/A	
ADJACENT TO RESIDENTIAL ZONES				
BUFFER WIDTH	N/A	N/A	N/A	
SHRUBS/BERM/FENCE/WALL	N/A	N/A	N/A	
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	5,530 FT ²	5,716 FT ²	N/A	
TREES	32	32	N/A	
SHRUBS	158	168	N/A	
88-425-07 PARKING GARAGE SCREENING	DESCRIBE:		N/A	
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	DESCRIBE:		BLACK VINYL COATED CHAIN LINK FENCING FROM INDIANA AVENUE AND STREET TREES	
88-425-09 OUTDOOR USE SCREENING	DESCRIBE:			

TABLE 4. PARKING

88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED (SEE 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
LIST ALL PROPOSED USES:					
VEHICLE STORAGE (VEHICLE: 1 PER EMPLOYEE) (BIKE: NONE)	75*	105Δ			N/A
FOR CAR WASH (VEHICLE: NONE) (BIKE: NONE)	N/A				N/A
FOR OFFICE (VEHICLE: 1 PER 1,000 SQ. FT) (BIKE: 1 + 1 PER 10,000 SQ. FT)	15	106 158Δ	3	5	N/A
FOR MOTOR VEHICLE REPAIR (VEHICLE: 2 PER SERVICE BAY) (BIKE: NONE)	12 16Δ		N/A		N/A
WAREHOUSING (INCLUDES OUTDOOR STORAGE) (VEHICLE: 1 PER 4 EMPLOYEES) (BIKE: 1 PER 20 EMPLOYEES)	1^		1		N/A
TOTAL:	103 137Δ	106 158Δ	4	5	

NOTES:
 * VEHICLE STORAGE SPACES (COLLECTION VEHICLE PARKING SPACES = NUMBER OF DRIVERS/EMPLOYEES)
 ^ WAREHOUSING (OUTDOOR STORAGE) WILL BE MAINTAINED BY EMPLOYEES WORKING IN WELDING SHOP & TRUCK WASH BUILDING (4 EMPLOYEES)
 Δ CONSIDERS FUTURE EMPLOYEE/BUILDOUT NUMBERS

TABLE 5. OTHER DEVELOPMENT STANDARDS

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	DESCRIBE: N/A
88-415 STREAM BUFFERS	DESCRIBE: N/A
88-430 OUTDOOR LIGHTING	DESCRIBE: PROVIDED
88-435 OUTDOOR LIGHTING DISPLAY, STORAGE AND WORK AREAS	DESCRIBE: PROVIDED
88-445 SIGNS	DESCRIBE: PROVIDED
88-450 PEDESTRIAN STANDARDS	DESCRIBE: N/A

SHEET INDEX

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C2.2	SITE PLAN - SOUTH
C2.3	SITE PLAN - FIRE LANE
C2.4	SITE PLAN - FUTURE SOLAR PANELS
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C6.3	DETAILS
C6.4	DETAILS
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C7.1	LANDSCAPING PLAN - NORTH
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C8.0	PHOTOMETRIC PLAN - OVERALL

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DEVELOPMENT PLANS

NOTES

1. EXISTING FIELD SURVEY, BOUNDARY AND ADJACENT LAND OWNER INFORMATION PERFORMED AND PREPARED BY J&J SURVEY LLC OF PLATE WOODS, MISSOURI, DATED AUGUST 6, 2021.



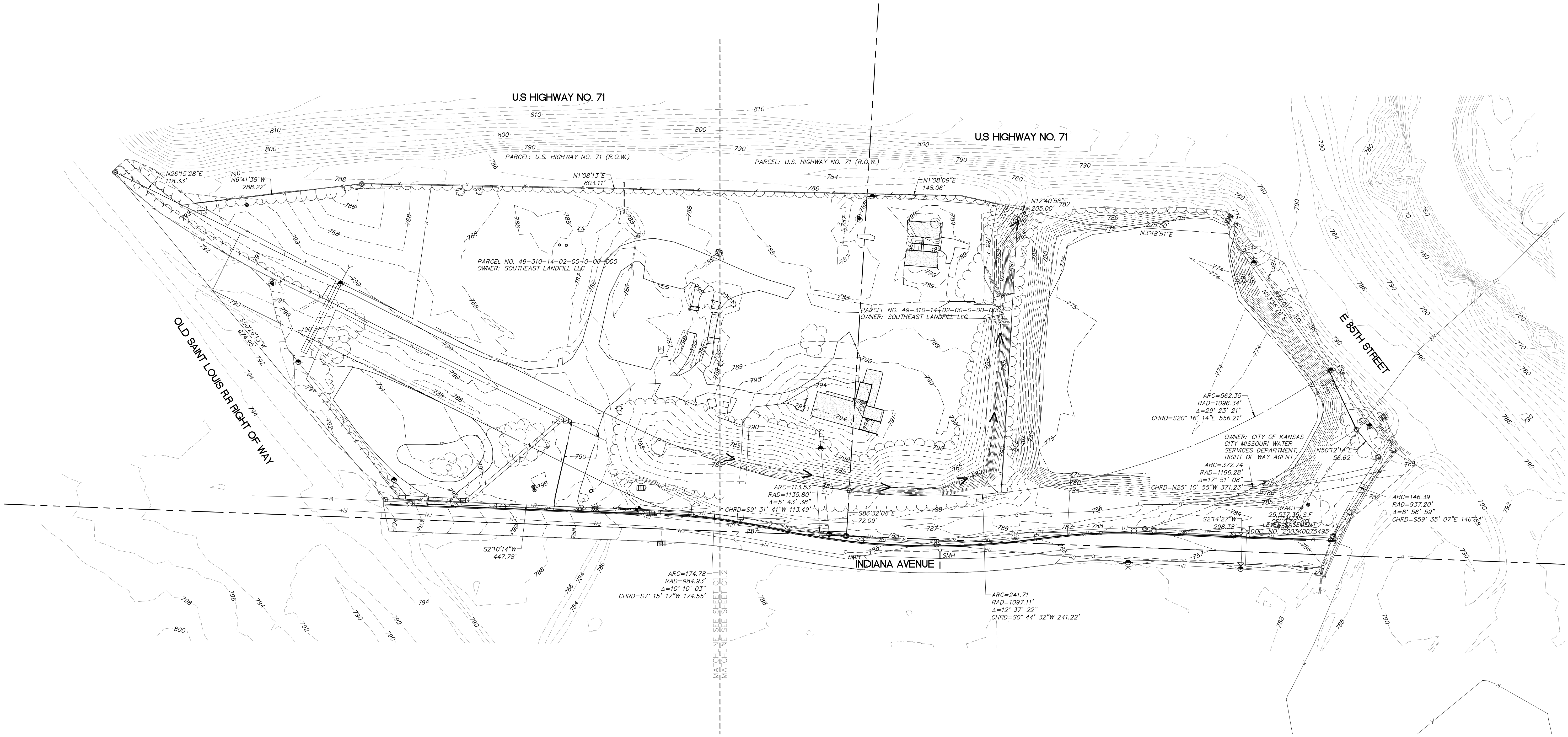
CORPORATE HEADQUARTERS
18500 N. ALLIED WAY
PHOENIX, AZ 85054
(480) 627-2700

Larson Design Group

1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(570) 323-6603



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NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

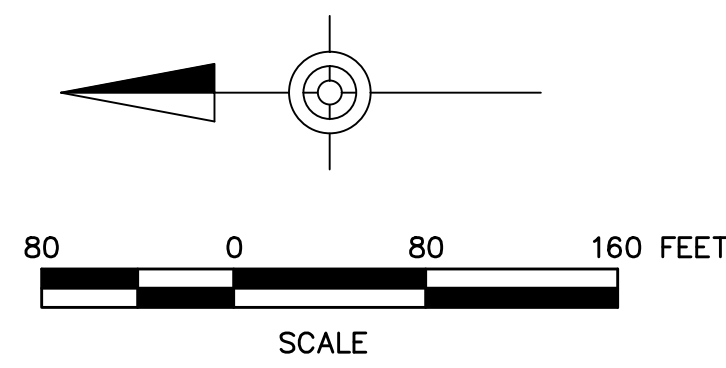
REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132
EXISTING CONDITIONS PLAN - OVERALL

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022


SHEET NUMBER: C1.0



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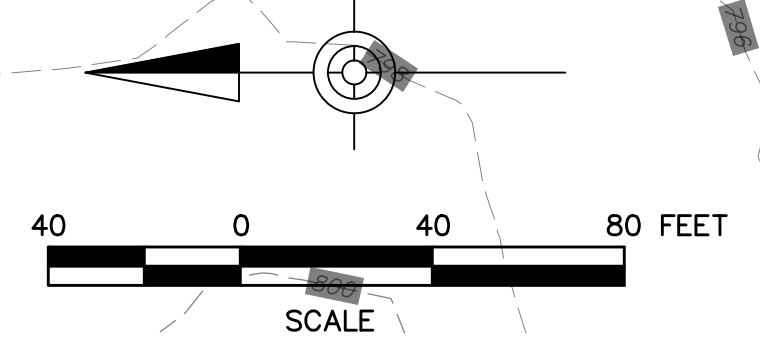
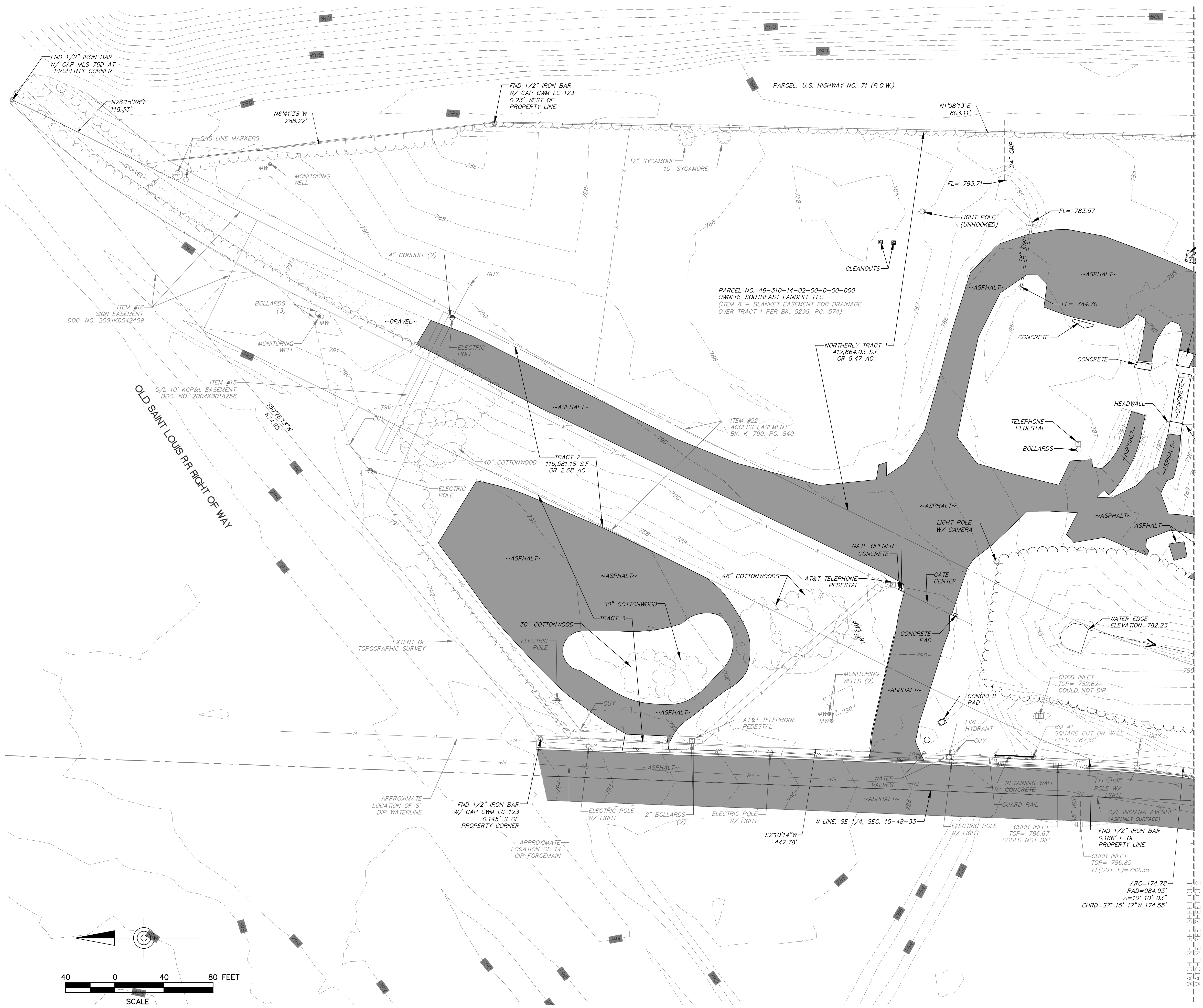
DEVELOPMENT PLANS

LEGEND

 AREA OF REMOVAL



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NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

EXISTING CONDITIONS/DEMOLITION PLAN - NORTH

DEVELOPMENT PLANS

DRAWN BY: JWH APPROVED BY: CMS


PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: **C1.1**

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LEGEND

 AREA OF REMOVAL



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0	02.07.2022	PERMIT SUBMISSION
0		

REPUBLIC SERVICES

KANSAS CITY, MO - HAULING FACILITY

8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

EXISTING CONDITIONS/DEMOLITION PLAN - SOUTH

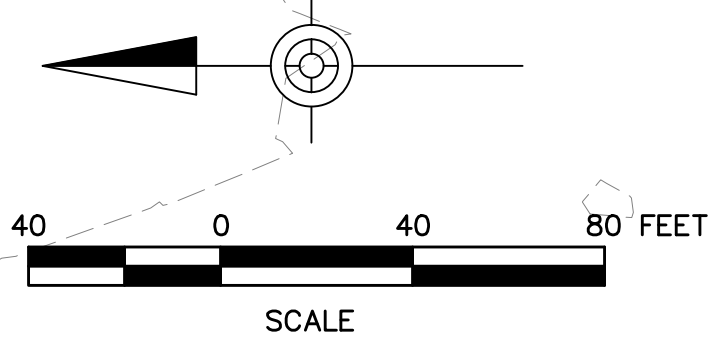
DEVELOPMENT PLANS

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: **C1.2**



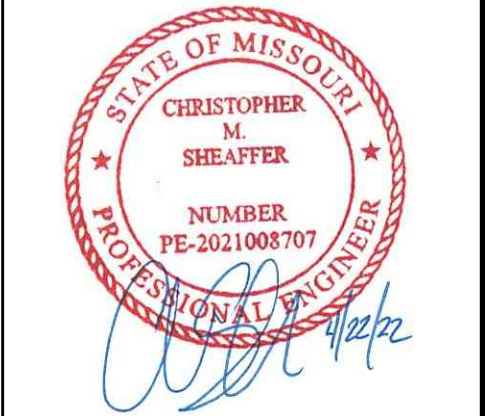
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LEGEND	
	STANDARD BITUMINOUS PAVEMENT
	STANDARD BITUMINOUS PAVEMENT (FUTURE)
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT (FUTURE)
	HEATED REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	GRAVEL STORAGE PAD

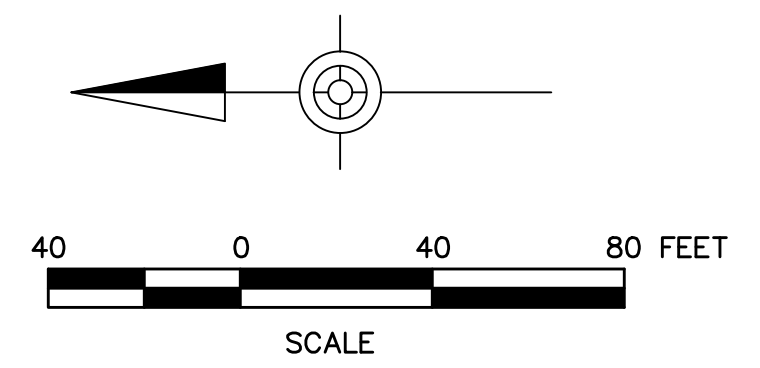
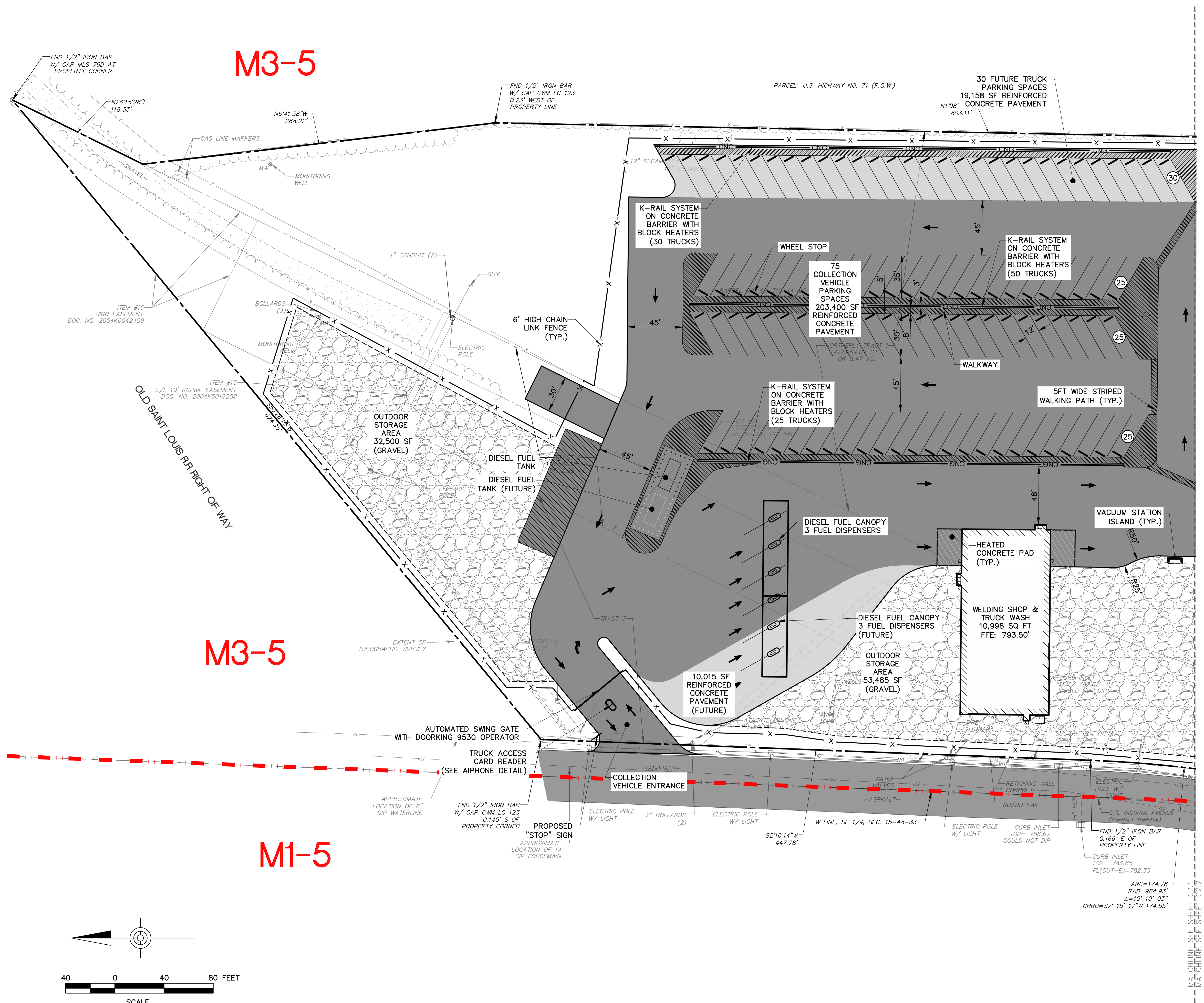
- NOTES:
- MECHANICAL AND UTILITY CABINETS TO COMPLY WITH SECTION 88-425-08-B AND 88-425-08-D.
 - ALL PROPOSED SIGNAGE TO COMPLY WITH SECTION 88-445 AND REQUIRE SEPARATE SIGN PERMITS.
 - KNOX BOXES AND YELP GATES TO BE INSTALLED AT ALL SECURITY GATES THAT SPAN ACROSS THE FIRE ACCESS ROADS.

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REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132
 SITE PLAN - NORTH

DRAWN BY: JWH
 APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: C2.1

DEVELOPMENT PLANS

- NOTES:**
- MECHANICAL AND UTILITY CABINETS TO COMPLY WITH SECTION 88-425-08-B AND 88-425-08-D.
 - ALL PROPOSED SIGNAGE TO COMPLY WITH SECTION 88-445 AND REQUIRE SEPARATE SIGN PERMITS.
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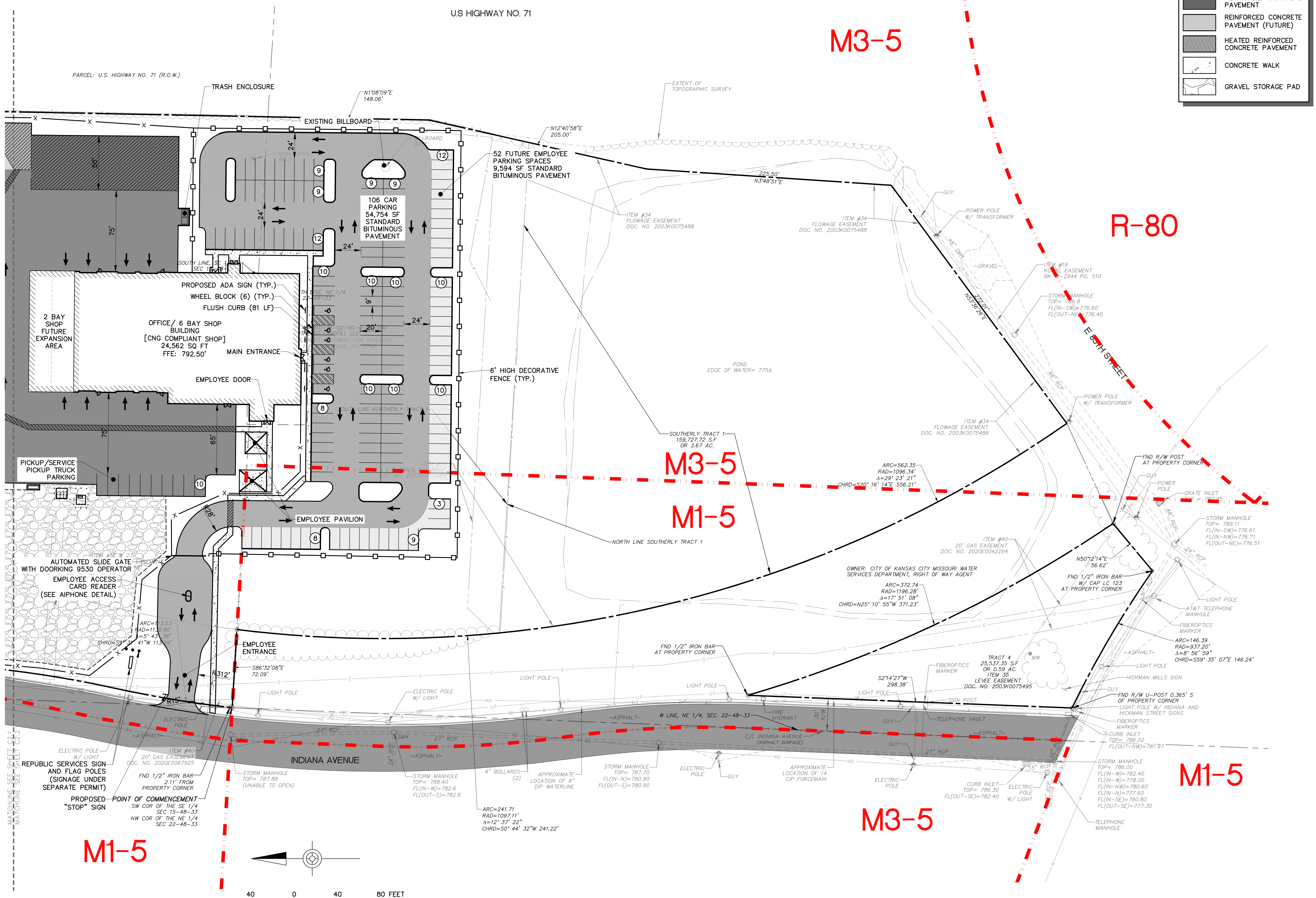
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LEGEND

	STANDARD BITUMINOUS PAVEMENT
	STANDARD BITUMINOUS PAVEMENT (FUTURE)
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PAVEMENT (FUTURE)
	HEATED REINFORCED CONCRETE PAVEMENT
	CONCRETE WALK
	GRAVEL STORAGE PAD

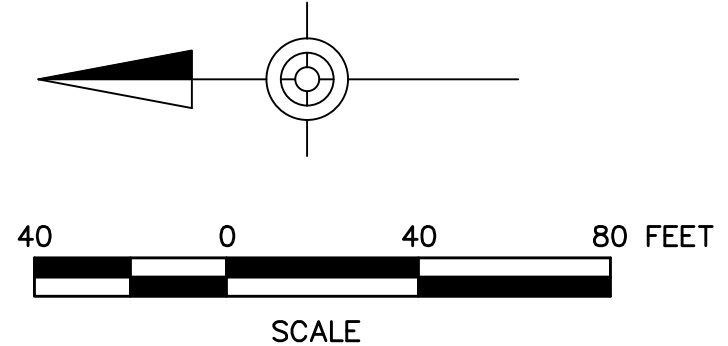


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REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

SITE PLAN - SOUTH

DRAWN BY: JWH
 APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: C2.2



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LEGEND

 FIRE LANE

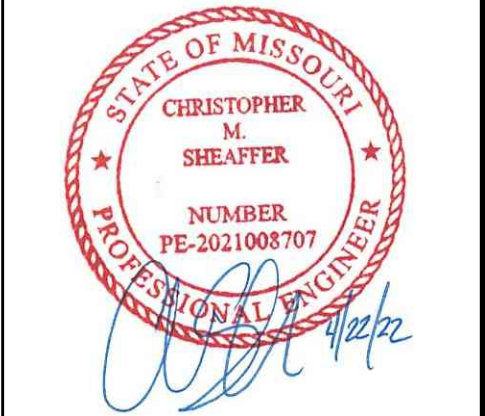
- NOTES:**
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REPUBLIC SERVICES

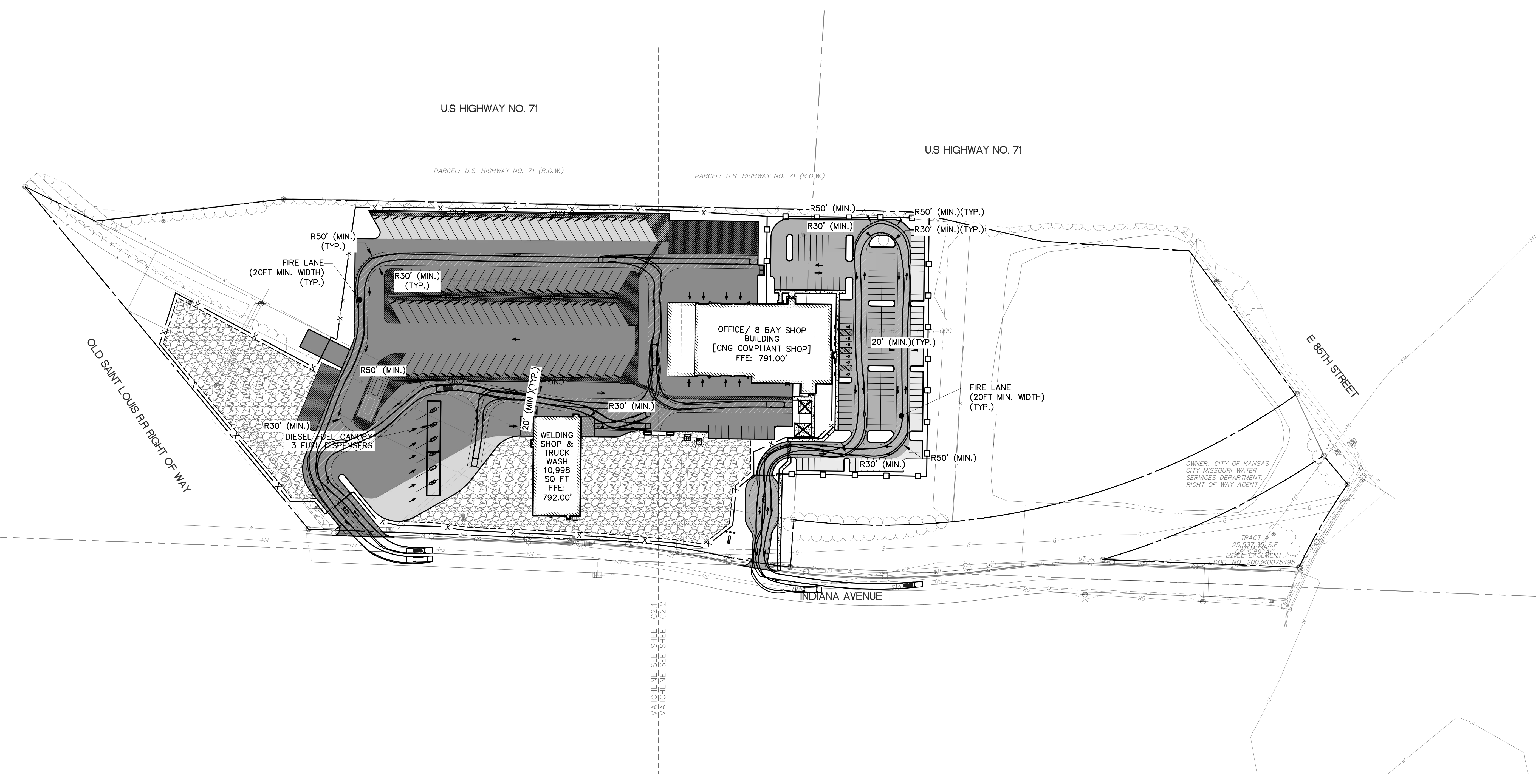
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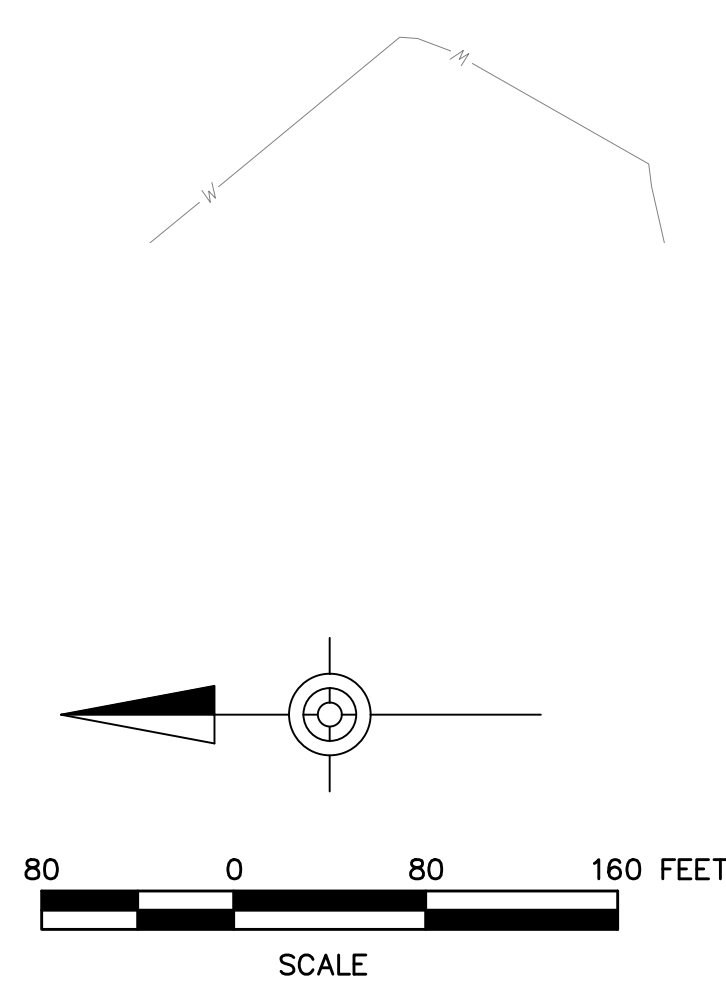
SITE PLAN - FIRE LANE

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022


SHEET NUMBER: **C2.3**



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DEVELOPMENT PLANS

LEGEND

 FUTURE SOLAR PANEL PARKING CANOPIES

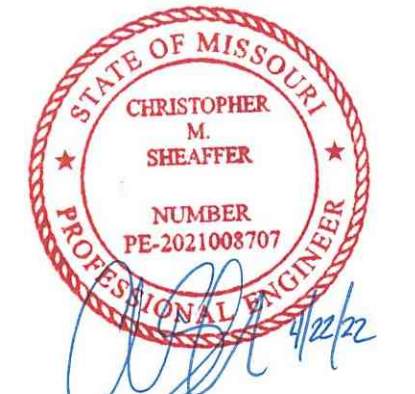
- NOTES:**
1. MECHANICAL AND UTILITY CABINETS TO COMPLY WITH SECTION 88-425-08-B AND 88-425-08-D.
 2. ALL PROPOSED SIGNAGE TO COMPLY WITH SECTION 88-445 AND REQUIRE SEPARATE SIGN PERMITS.
 3. KNOX BOXES AND YELP GATES TO BE INSTALLED AT ALL SECURITY GATES THAT SPAN ACROSS THE FIRE ACCESS ROADS.

REPUBLIC SERVICES

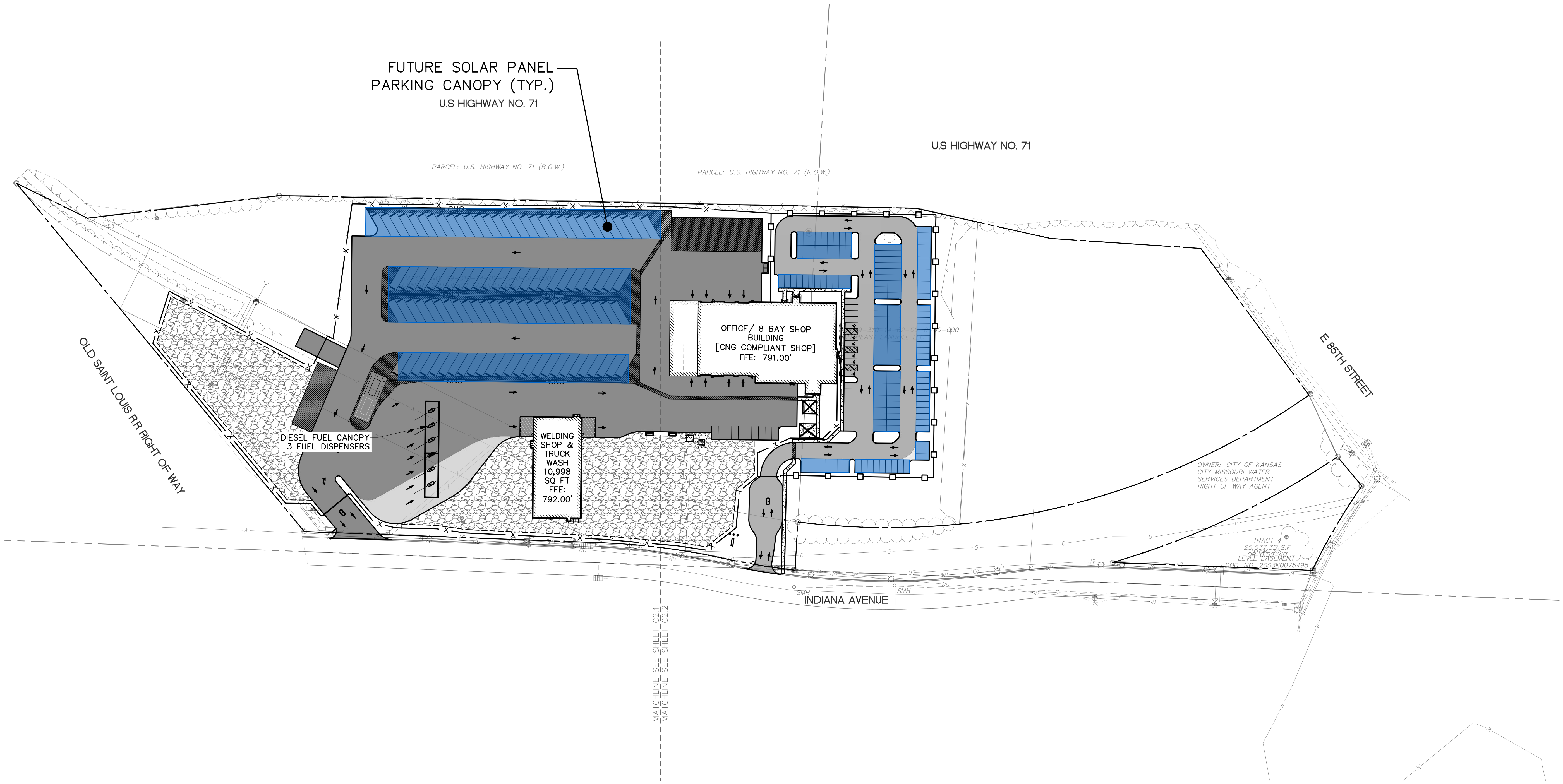
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8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

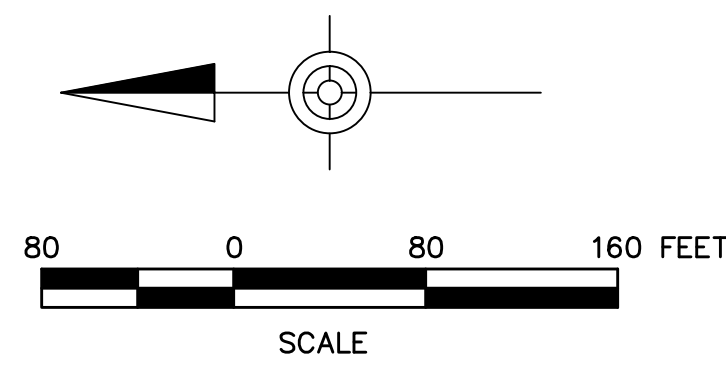
SITE PLAN - SOLAR PANELS

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: **C2.4**



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DEVELOPMENT PLANS

NOTES:
 1. SEE SHEET C3.4 FOR STORMWATER STRUCTURES AND PIPE INFORMATION TABLES.
 2. SEE SHEETS C5.0 THROUGH C5.3 FOR STORMWATER PROFILES.

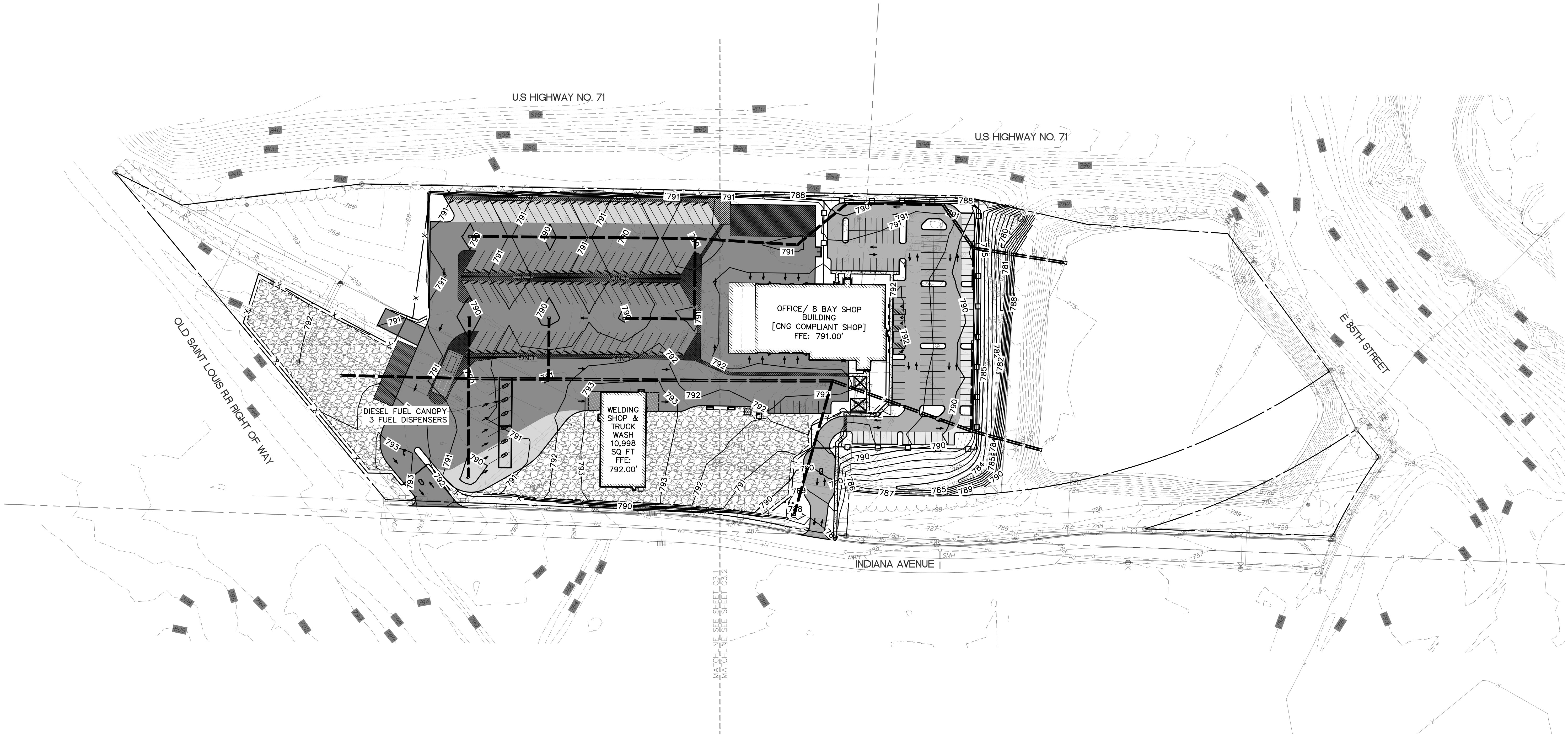
STORMWATER MANAGEMENT ACCESS EASEMENT
 THE OWNER(S) HEREBY GRANT THE CITY OF KANSAS CITY AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. THE CITY OF KANSAS CITY IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLIGENCE OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

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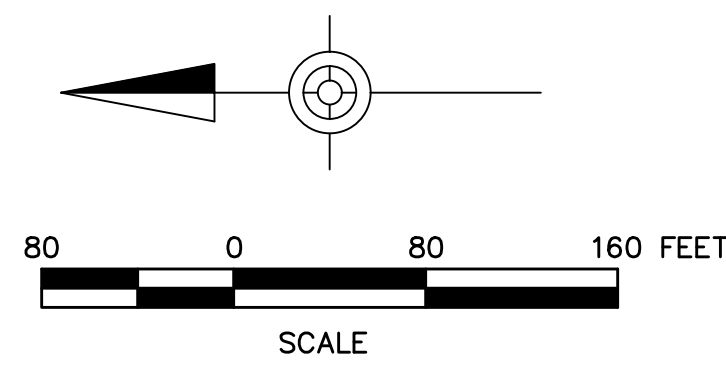


NO.	DATE	COMMENTS
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REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

GRADING PLAN - OVERALL

DRAWN BY: JWH APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: C3.0



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DEVELOPMENT PLANS

NOTES:
 1. SEE SHEET C3.4 FOR STORMWATER STRUCTURES AND PIPE INFORMATION TABLES.
 2. SEE SHEETS C5.0 THROUGH C5.3 FOR STORMWATER PROFILES.

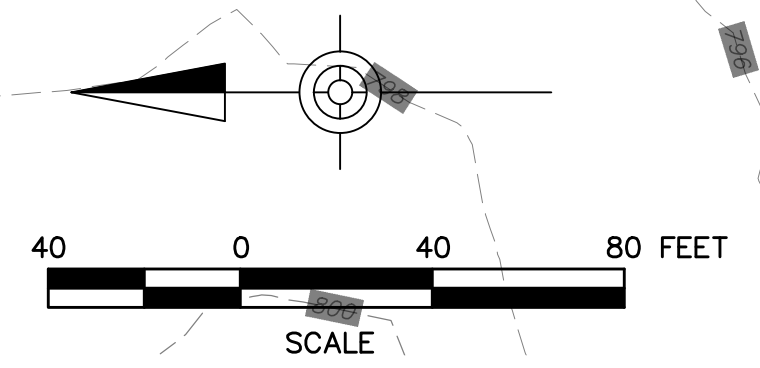
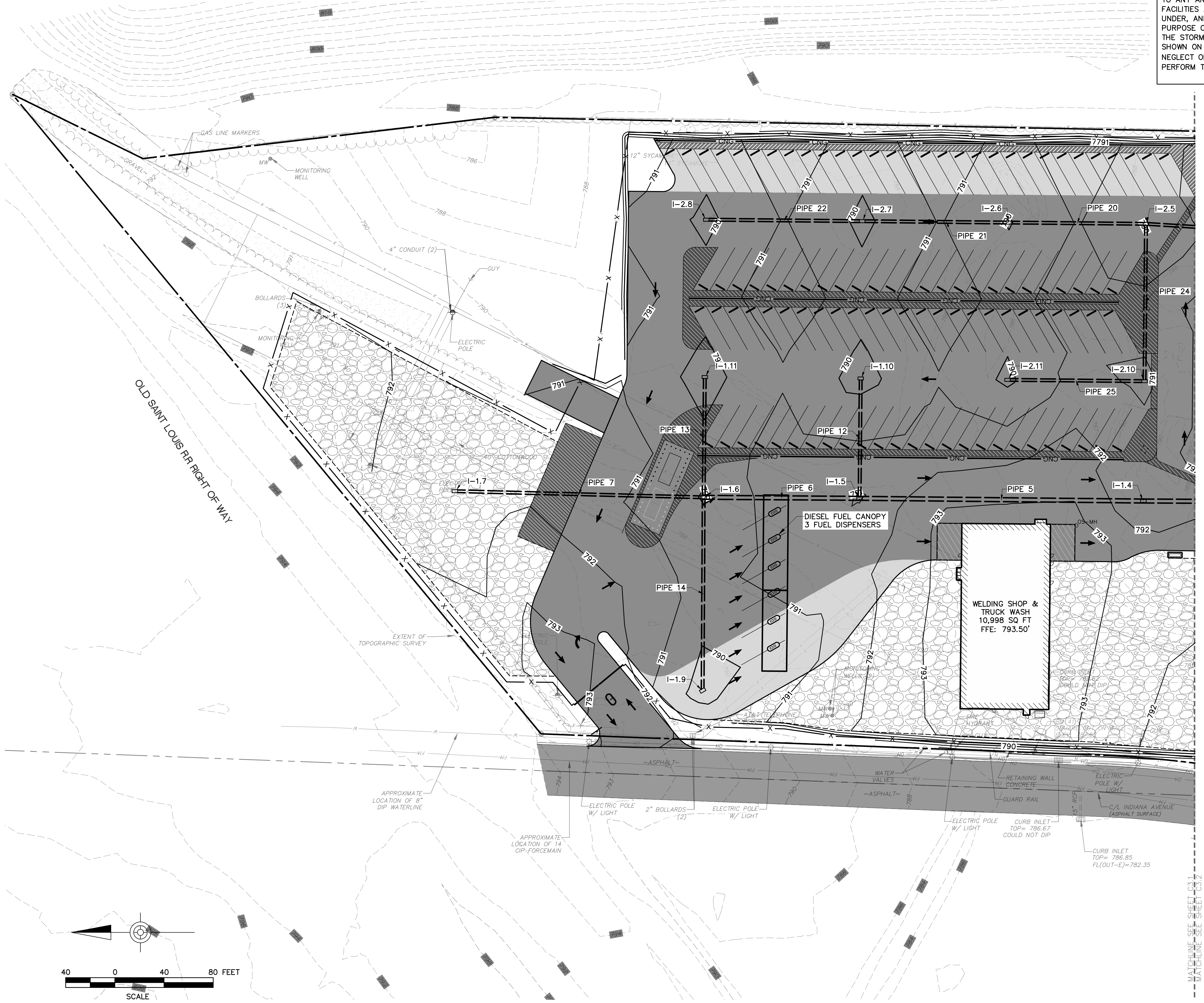
STORMWATER MANAGEMENT ACCESS EASEMENT
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REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

GRADING PLAN - NORTH

DRAWN BY: JWH APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: **C3.1**

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DEVELOPMENT PLANS

NOTES:
 1. SEE SHEET C3.4 FOR STORMWATER STRUCTURES AND PIPE INFORMATION TABLES.
 2. SEE SHEETS C5.0 THROUGH C5.3 FOR STORMWATER PROFILES.

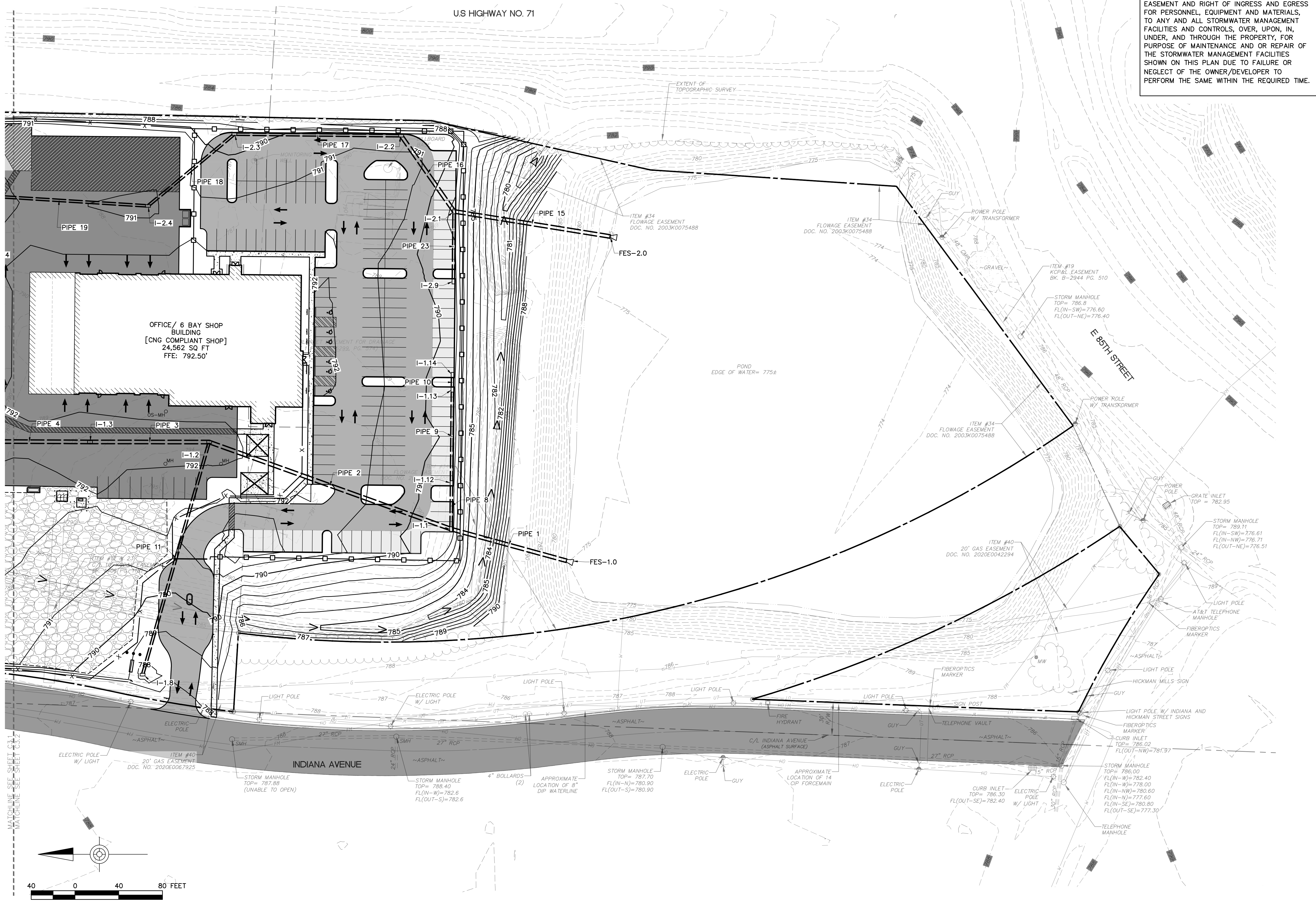
STORMWATER MANAGEMENT ACCESS EASEMENT
 THE OWNER(S) HEREBY GRANT THE CITY OF KANSAS CITY AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. THE CITY OF KANSAS CITY IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLIGENCE OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

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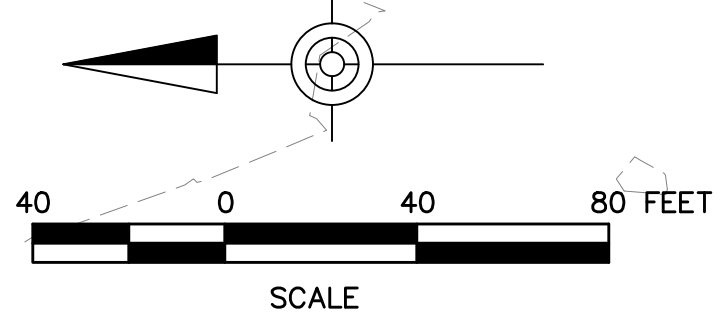


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REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

GRADING PLAN - SOUTH

DRAWN BY: JWH
 APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: C3.2



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- NOTES:**
- SEE SHEETS C5.0 THROUGH C5.3 FOR STORMWATER PROFILES.
 - THE APPLICANT/DEVELOPER SHALL SUBMIT A STORM DRAINAGE ANALYSIS, IN ACCORDANCE WITH KANSAS CITY, MISSOURI ADOPTED STANDARDS, INCLUDING A BMP LEVEL OF SERVICE ANALYSIS PRIOR TO APPROVAL AND ISSUANCE OF ANY BUILDING PERMITS. THE APPLICANT/DEVELOPER SHALL SECURE PERMITS TO CONSTRUCT ANY IMPROVEMENTS AS REQUIRED BY THE LAND DEVELOPMENT DIVISION, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.



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Pipe Table				
NAME	SIZE	LENGTH	SLOPE	DESCRIPTION
PIPE 1	36"	109.37'	1.00%	36" SLCPP
PIPE 2	36"	234.98'	1.00%	36" SLCPP
PIPE 3	36"	108.92'	1.00%	36" SLCPP
PIPE 4	36"	111.43'	1.00%	36" SLCPP
PIPE 5	36"	230.83'	1.00%	36" SLCPP
PIPE 6	36"	126.78'	1.00%	36" SLCPP
PIPE 7	24"	202.40'	1.00%	24" SLCPP
PIPE 8	24"	42.01'	1.00%	24" SLCPP
PIPE 9	24"	85.50'	1.00%	24" SLCPP
PIPE 10	24"	13.50'	1.00%	24" SLCPP
PIPE 11	24"	221.22'	1.00%	24" SLCPP
PIPE 12	24"	97.50'	1.00%	24" SLCPP
PIPE 13	24"	97.88'	1.00%	24" SLCPP
PIPE 14	24"	157.12'	1.00%	24" SLCPP

STRUCTURE TABLE			
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT
FES-10	RIM - 778.18 INV IN - 775.00	PIPE 1, 36" INV IN -775.00	
I-11	RIM - 789.38 INV IN - 776.19 INV IN - 780.39 INV OUT - 776.09	PIPE 2, 36" INV IN -776.19 PIPE 8, 24" INV IN -780.39	PIPE 1, 36" INV OUT -776.09
I-12	RIM - 791.45 INV IN - 778.64 INV IN - 778.64 INV OUT - 778.54	PIPE 3, 36" INV IN -778.64 PIPE 11, 24" INV IN -778.64	PIPE 2, 36" INV OUT -778.54
I-13	RIM - 791.25 INV IN - 779.83 INV OUT - 779.73	PIPE 4, 36" INV IN -779.83	PIPE 3, 36" INV OUT -779.73
I-14	RIM - 791.08 INV IN - 781.05 INV OUT - 780.95	PIPE 5, 36" INV IN -781.05	PIPE 4, 36" INV OUT -780.95
I-15	RIM - 790.95 INV IN - 783.46 INV IN - 783.46 INV OUT - 783.36	PIPE 6, 36" INV IN -783.46 PIPE 12, 24" INV IN -783.46	PIPE 5, 36" INV OUT -783.36
I-16	RIM - 789.93 INV IN - 784.82 INV IN - 784.82 INV IN - 784.82 INV OUT - 784.72	PIPE 7, 24" INV IN -784.82 PIPE 14, 24" INV IN -784.82 PIPE 13, 24" INV IN -784.82	PIPE 6, 36" INV OUT -784.72
I-17	RIM - 791.14 INV OUT - 786.85		PIPE 7, 24" INV OUT -786.85
I-18	RIM - 787.77 INV OUT - 780.86		PIPE 11, 24" INV OUT -780.86
I-19	RIM - 789.66 INV OUT - 786.39		PIPE 14, 24" INV OUT -786.39
I-110	RIM - 789.66 INV OUT - 784.43		PIPE 12, 24" INV OUT -784.43
I-111	RIM - 789.65 INV OUT - 785.80		PIPE 13, 24" INV OUT -785.80
I-112	RIM - 789.38 INV IN - 780.91 INV OUT - 780.81	PIPE 9, 24" INV IN -780.91	PIPE 8, 24" INV OUT -780.81
I-113	RIM - 789.38 INV IN - 781.86 INV OUT - 781.76	PIPE 10, 24" INV IN -781.86	PIPE 9, 24" INV OUT -781.76
I-114	RIM - 789.40 INV OUT - 782.00		PIPE 10, 24" INV OUT -782.00

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	DESCRIPTION
PIPE 15	36"	144.41'	1.00%	36" SLCPP
PIPE 16	36"	84.44'	1.00%	36" SLCPP
PIPE 17	24"	152.50'	1.00%	24" SLCPP
PIPE 18	24"	102.68'	1.00%	24" SLCPP
PIPE 19	24"	162.58'	1.00%	24" SLCPP
PIPE 20	24"	111.43'	1.00%	24" SLCPP
PIPE 21	24"	119.39'	1.00%	24" SLCPP
PIPE 22	24"	126.78'	1.00%	24" SLCPP
PIPE 23	24"	64.04'	1.00%	24" SLCPP
PIPE 24	24"	128.00'	1.00%	24" SLCPP
PIPE 25	24"	111.43'	1.00%	24" SLCPP

STRUCTURE TABLE			
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT
FES-20	RIM - 777.16 INV IN - 775.00	PIPE 15, 36" INV IN -775.00	
I-21	RIM - 788.79 INV IN - 776.54 INV IN - 782.10 INV OUT - 776.44	PIPE 16, 36" INV IN -776.54 PIPE 23, 24" INV IN -782.10	PIPE 15, 36" INV OUT -776.44
I-22	RIM - 790.31 INV IN - 777.49 INV OUT - 777.39	PIPE 17, 24" INV IN -777.49	PIPE 16, 36" INV OUT -777.39
I-23	RIM - 789.55 INV IN - 779.11 INV OUT - 779.01	PIPE 18, 24" INV IN -779.11	PIPE 17, 24" INV OUT -779.01
I-24	RIM - 790.75 INV IN - 780.24 INV OUT - 780.14	PIPE 19, 24" INV IN -780.24	PIPE 18, 24" INV OUT -780.14
I-25	RIM - 789.95 INV IN - 781.97 INV IN - 781.97 INV OUT - 781.87	PIPE 20, 24" INV IN -781.97 PIPE 24, 24" INV IN -781.97	PIPE 19, 24" INV OUT -781.87
I-26	RIM - 789.94 INV IN - 783.18 INV OUT - 783.08	PIPE 21, 24" INV IN -783.18	PIPE 20, 24" INV OUT -783.08
I-27	RIM - 789.79 INV IN - 784.47 INV OUT - 784.37	PIPE 22, 24" INV IN -784.47	PIPE 21, 24" INV OUT -784.37
I-28	RIM - 789.79 INV OUT - 785.74		PIPE 22, 24" INV OUT -785.74
I-29	RIM - 789.39 INV OUT - 782.74		PIPE 23, 24" INV OUT -782.74
I-210	RIM - 790.80 INV IN - 783.35 INV OUT - 783.25	PIPE 25, 24" INV IN -783.35	PIPE 24, 24" INV OUT -783.25
I-211	RIM - 789.81 INV OUT - 784.46		PIPE 25, 24" INV OUT -784.46

NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132
GRADING PLAN - STRUCTURE AND PIPE TABLES

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: C3.3

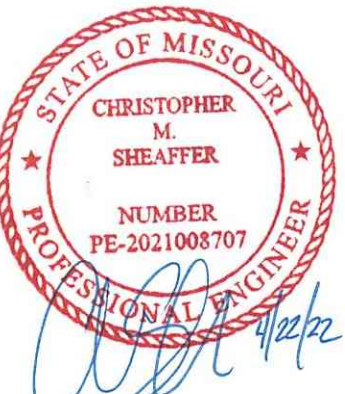
NOTES:
 1. PROJECT SHALL MEET THE FIRE FLOW REQUIREMENTS AS SET FORTH IN APPENDIX B OF THE INTERNATIONAL FIRE CODE 2018.



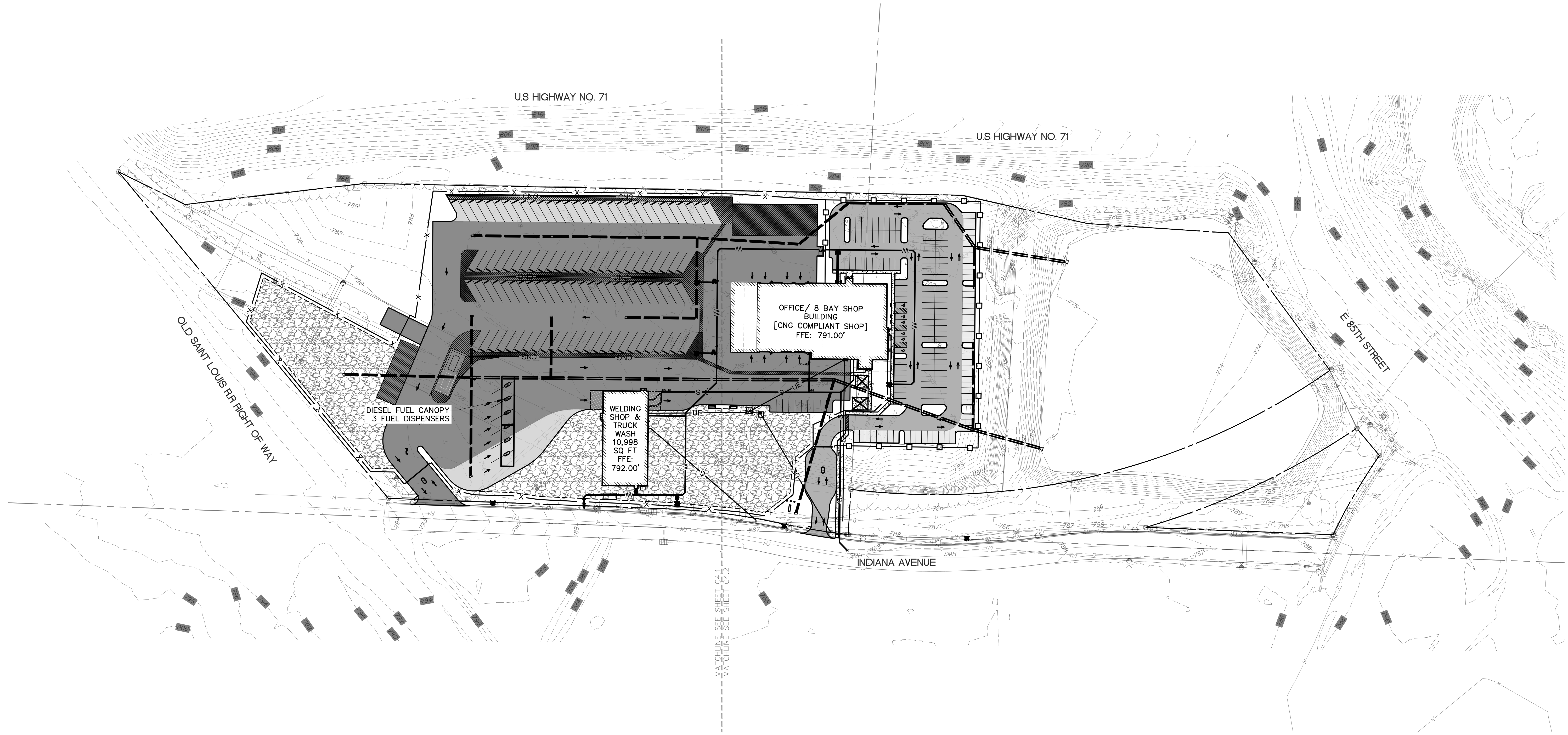
CORPORATE HEADQUARTERS
 18500 N. ALLIED WAY
 PHOENIX, AZ 85054
 (480) 627-2700

Larson Design Group

1000 COMMERCE PARK DRIVE
 SUITE 201
 WILLIAMSPORT, PA 17701
 (570) 323-6603



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0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

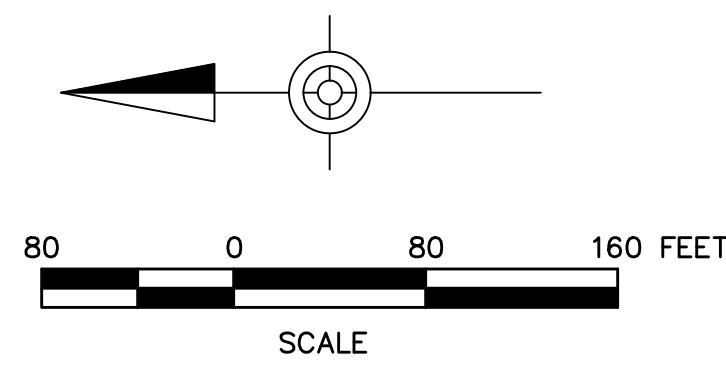
UTILITY PLAN - OVERALL

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

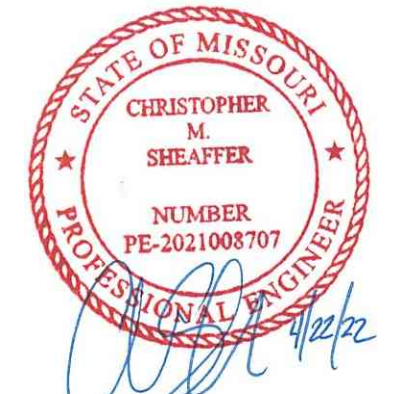
SHEET NUMBER: **C4.0**



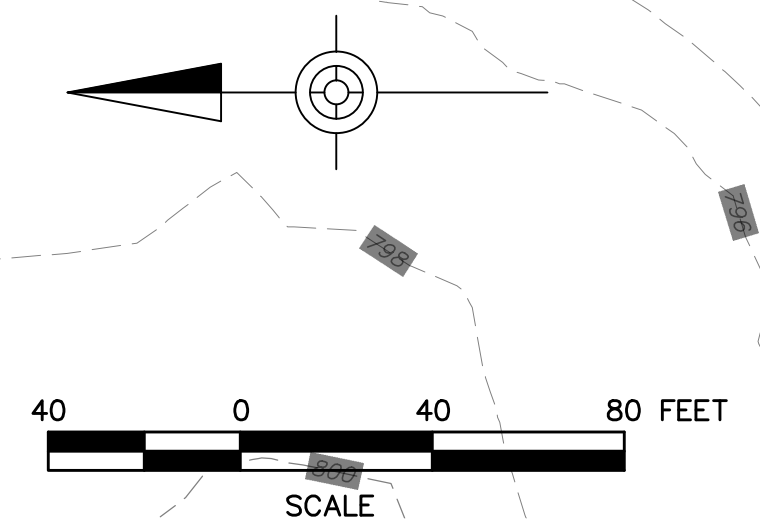
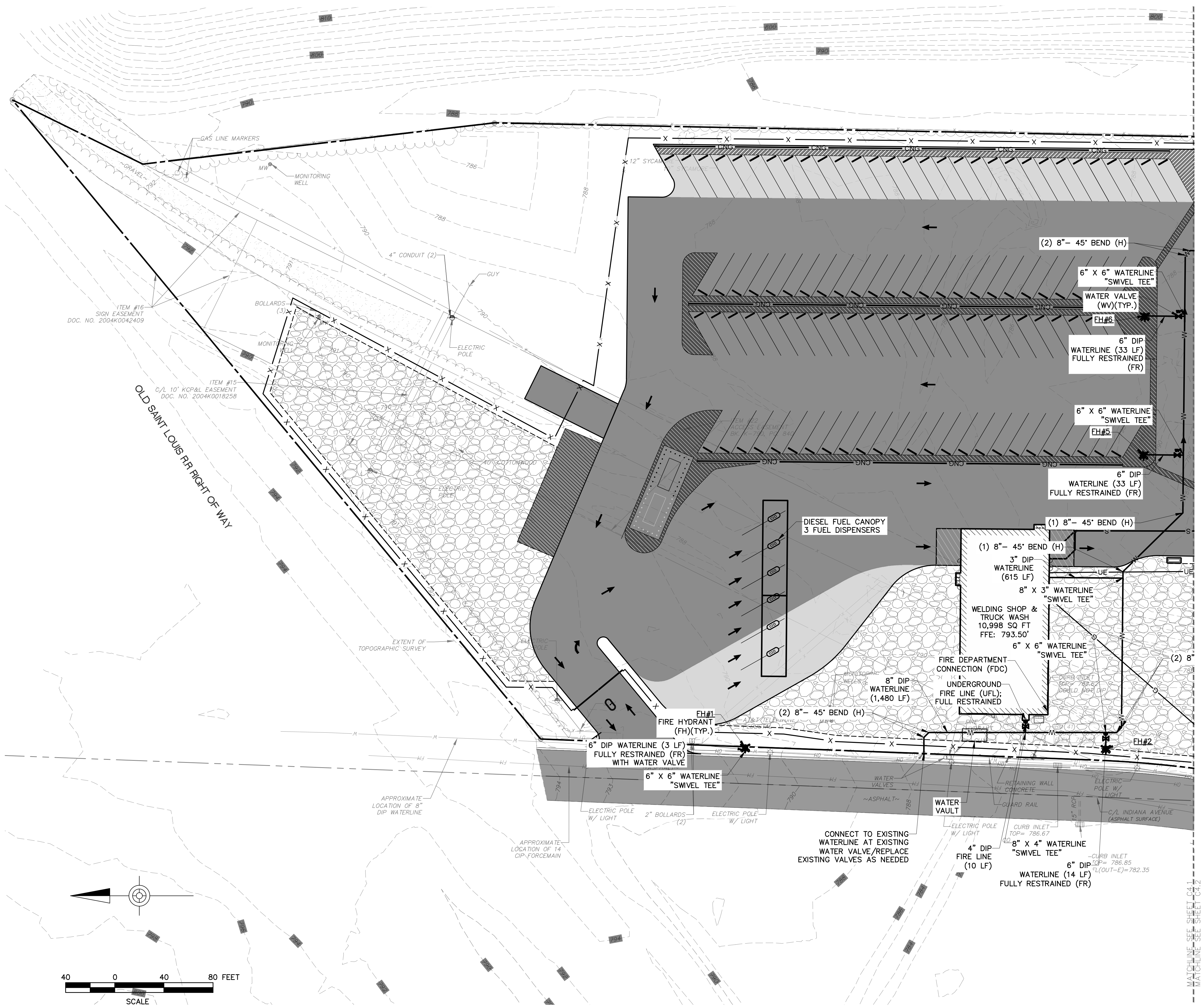
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DEVELOPMENT PLANS

NOTES:
 1. PROJECT SHALL MEET THE FIRE FLOW REQUIREMENTS AS SET FORTH IN APPENDIX B OF THE INTERNATIONAL FIRE CODE 2018.



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NO.	DATE	COMMENTS
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0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

UTILITY PLAN - NORTH

DRAWN BY: JWH
 APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: C4.1

DEVELOPMENT PLANS

NOTES:
 1. PROJECT SHALL MEET THE FIRE FLOW REQUIREMENTS AS SET FORTH IN APPENDIX B OF THE INTERNATIONAL FIRE CODE 2018.



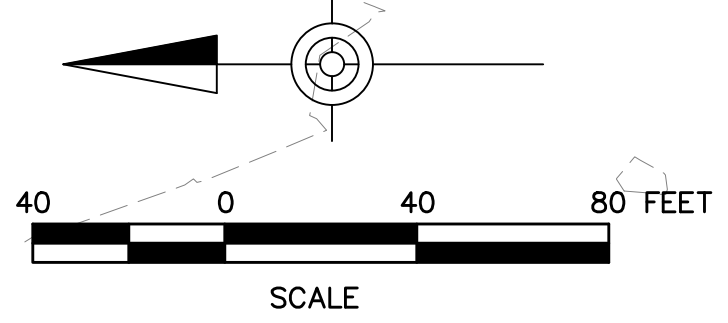
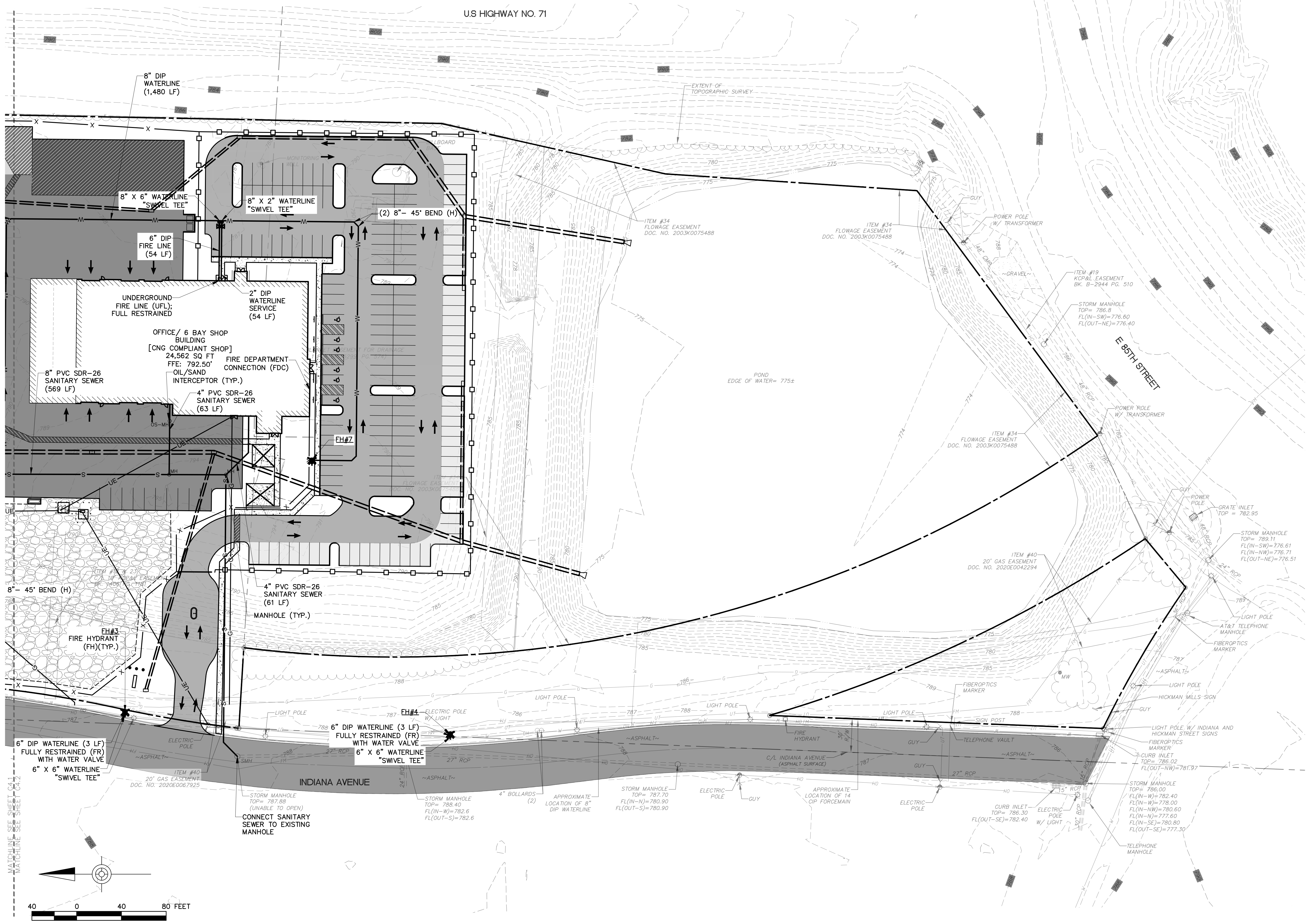
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0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
 KANSAS CITY, MO - HAULING FACILITY
 8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

UTILITY PLAN - SOUTH

DRAWN BY: JWH
 APPROVED BY: CMS
 PROJECT NUMBER: 12189-080
 DATE PRINTED: 04.22.2022
 SHEET NUMBER: C4.2

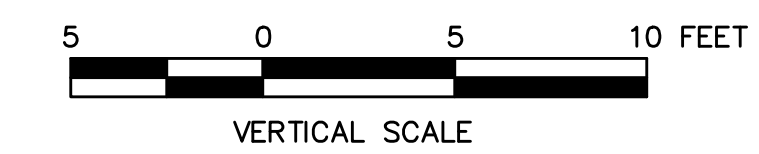
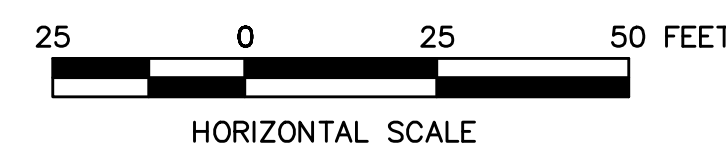
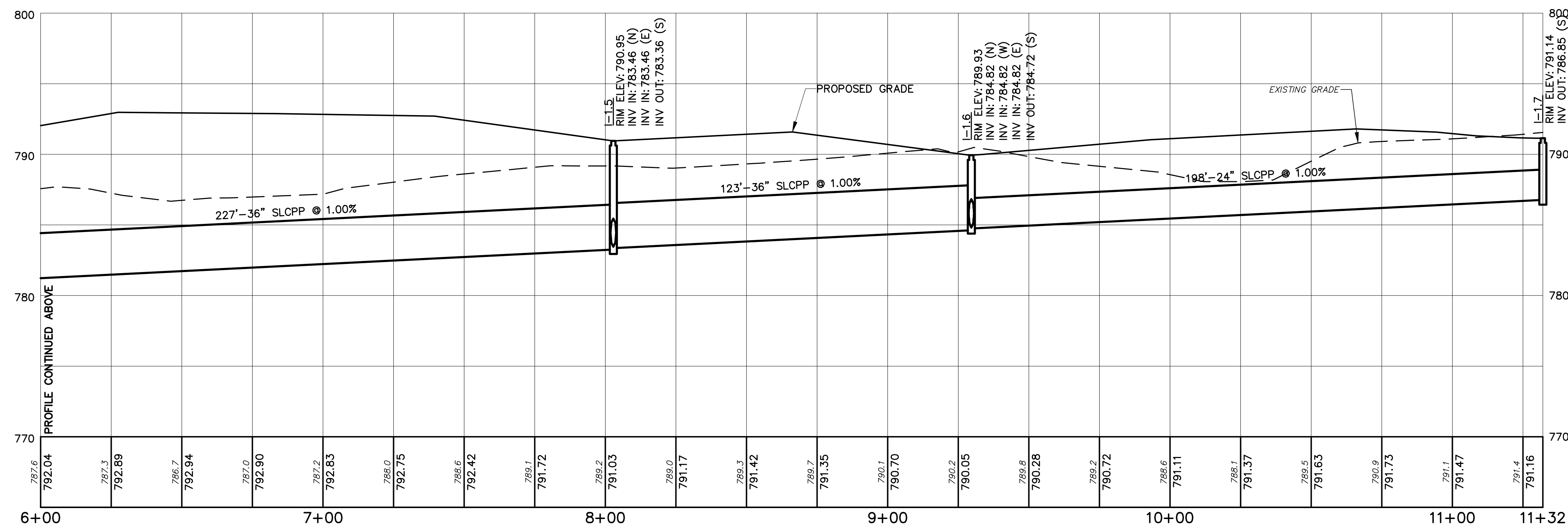
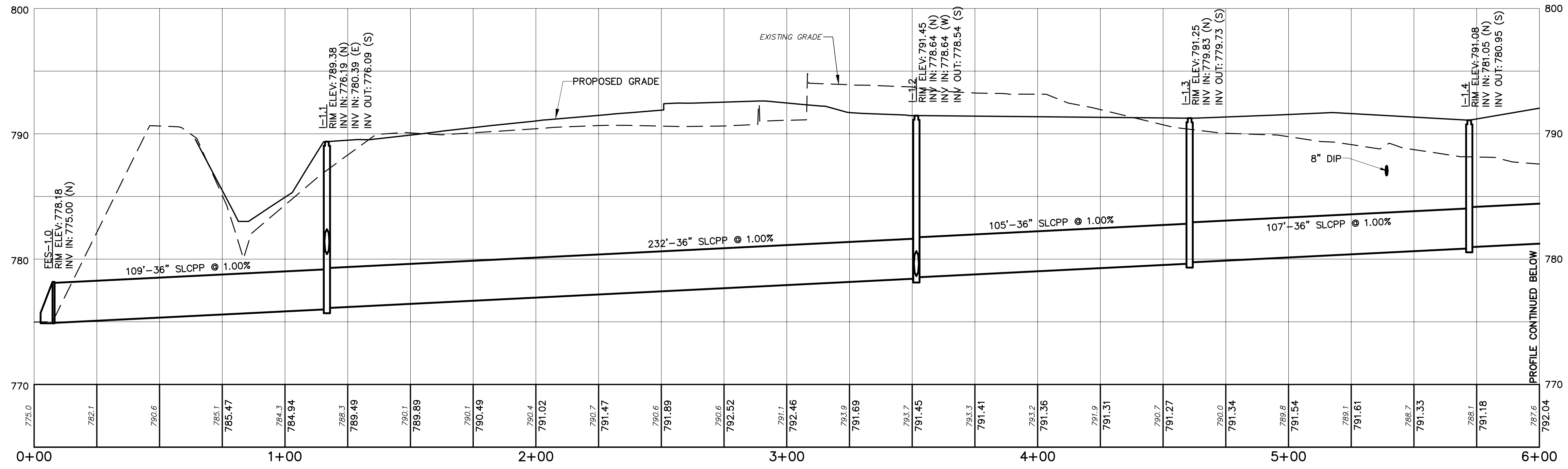


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DEVELOPMENT PLANS



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LEGEND

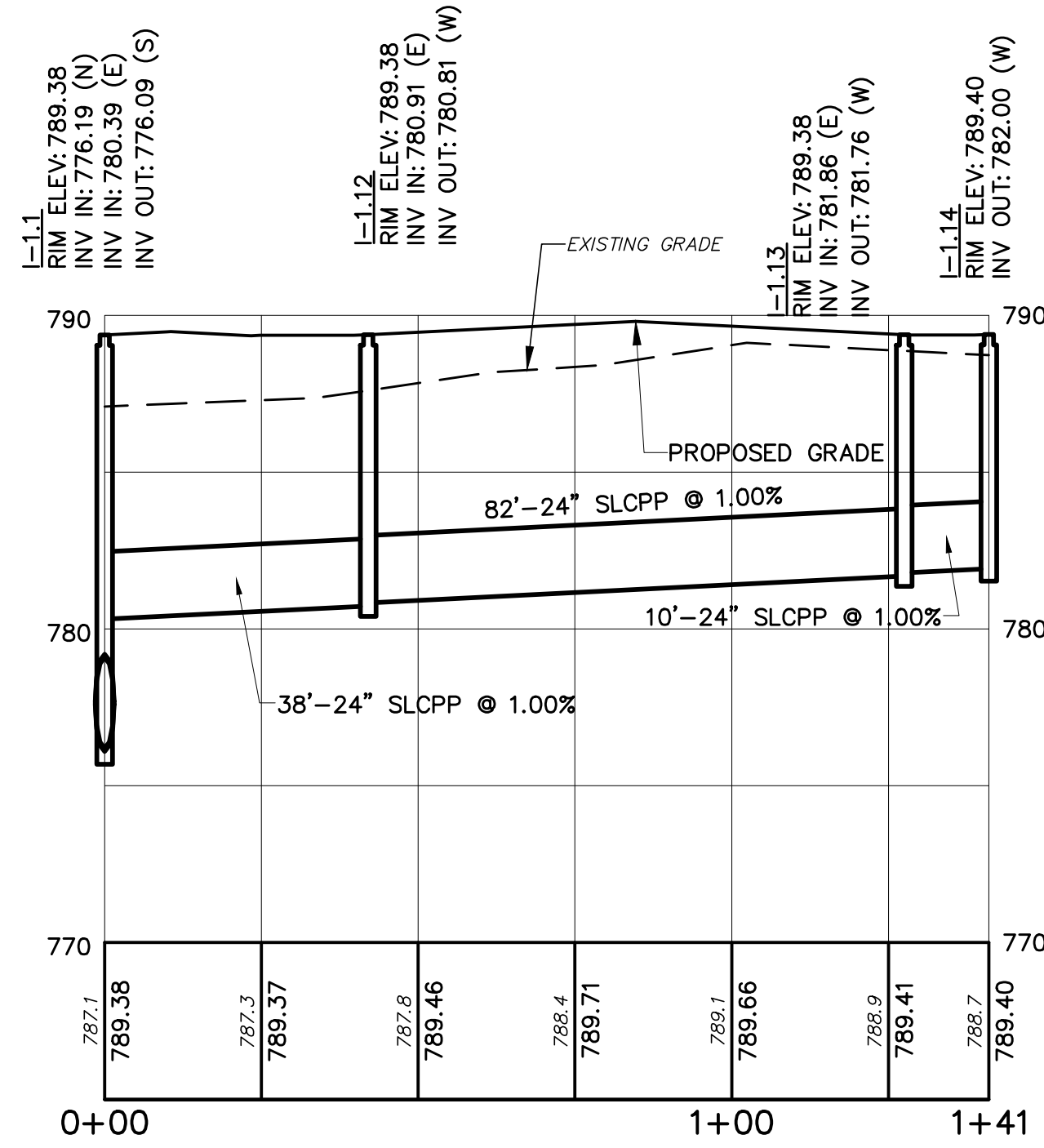
- EXISTING GRADE
- PROPOSED GRADE
- SLCPP SMOOTH LINED CORRUGATED PLASTIC PIPE
- PVC POLYVINYL CHLORIDE PIPE
- FES FLARED END SECTION
- I INLET

NO.	DATE	COMMENTS
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1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

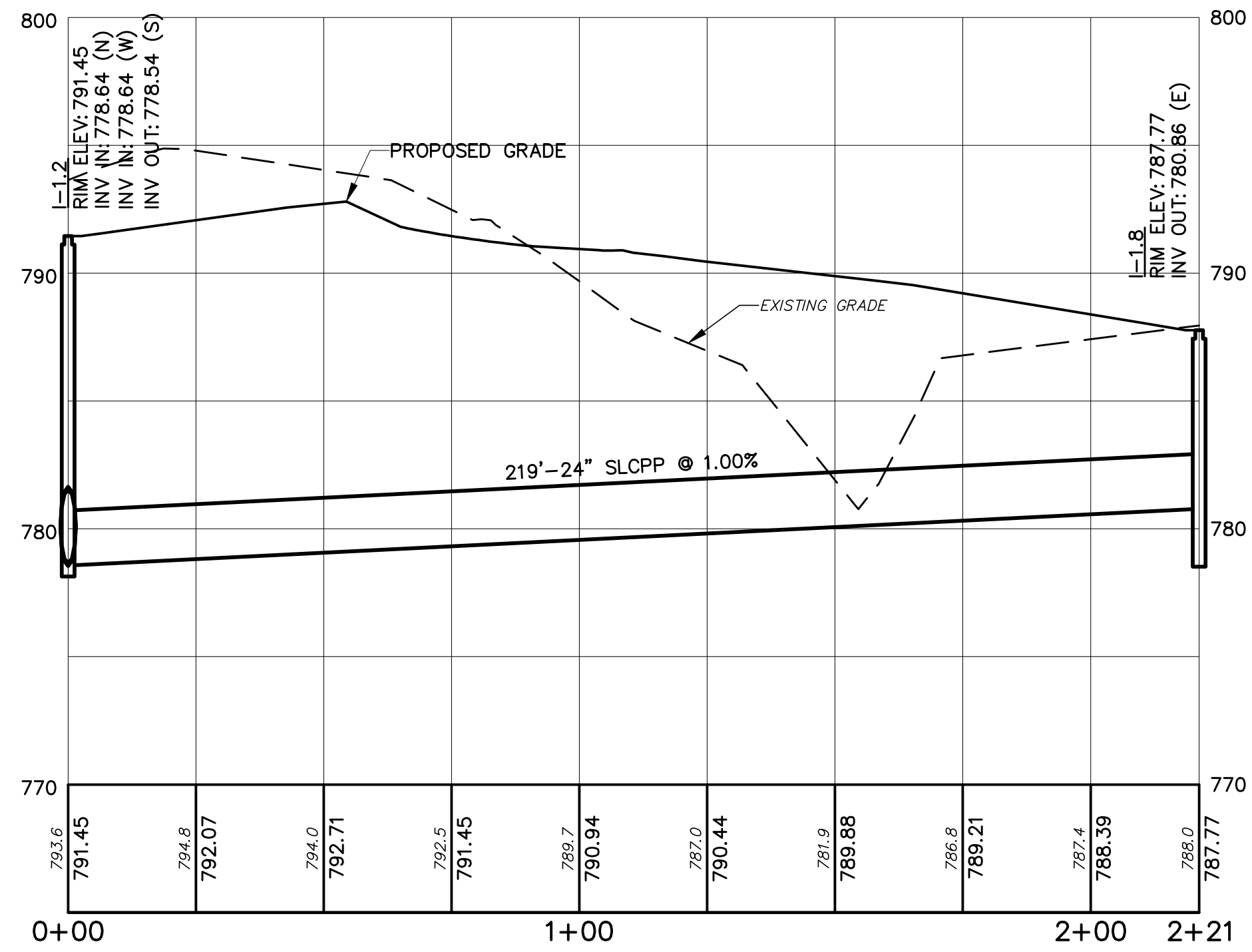
REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

STORMWATER PROFILES

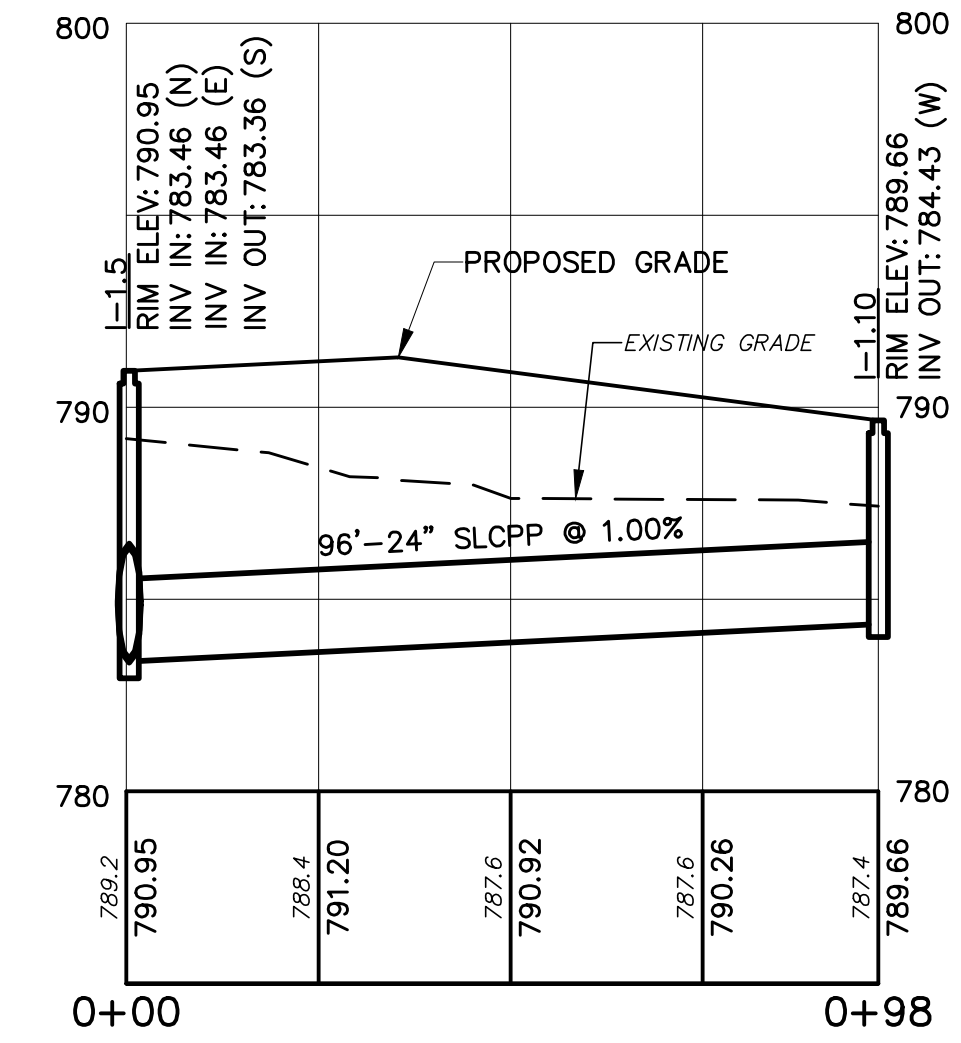
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PROJECT NUMBER: 12189-080	
DATE PRINTED: 04.22.2022	
SHEET NUMBER: C5.0	



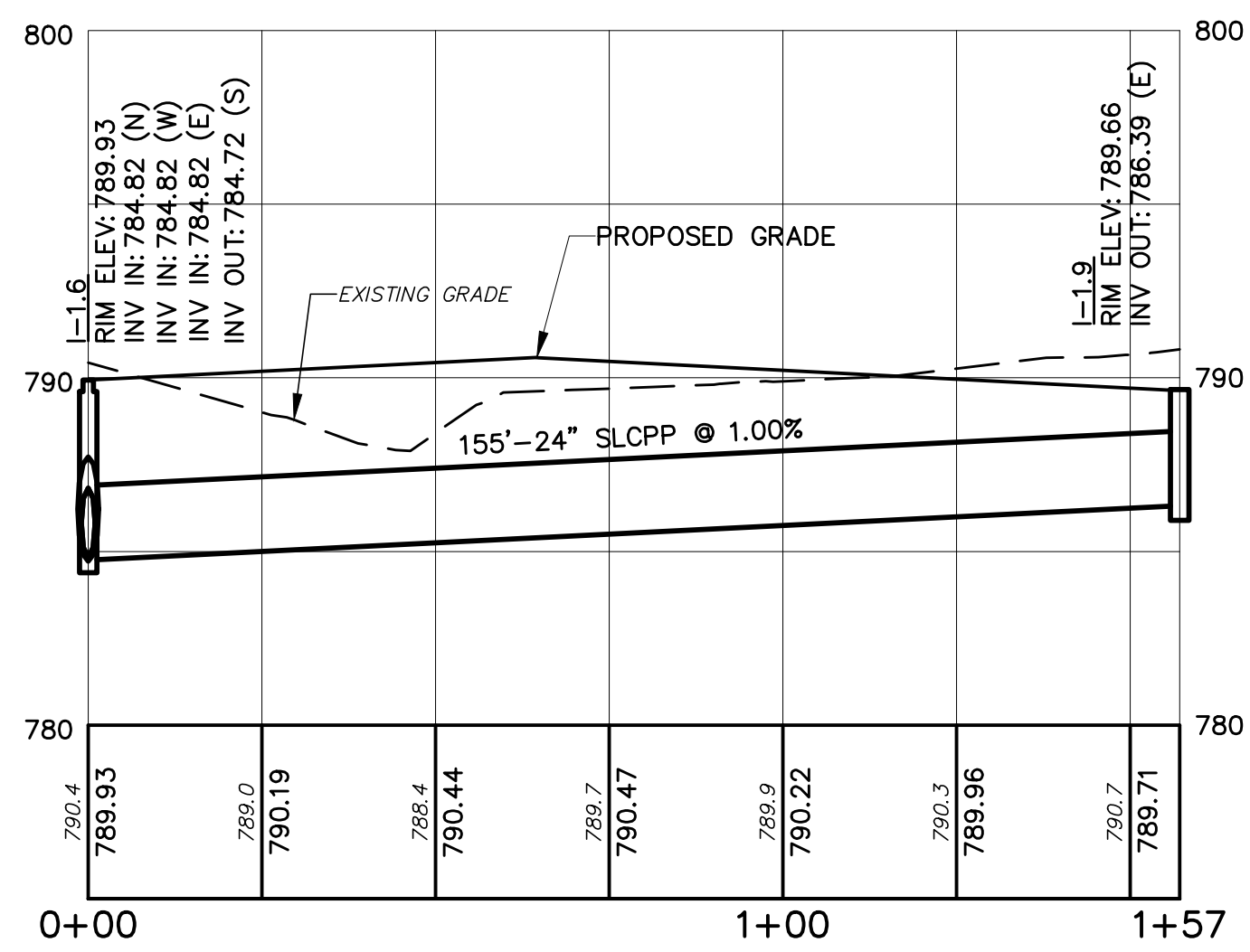
I-1.1 TO I-1.14 PROFILE



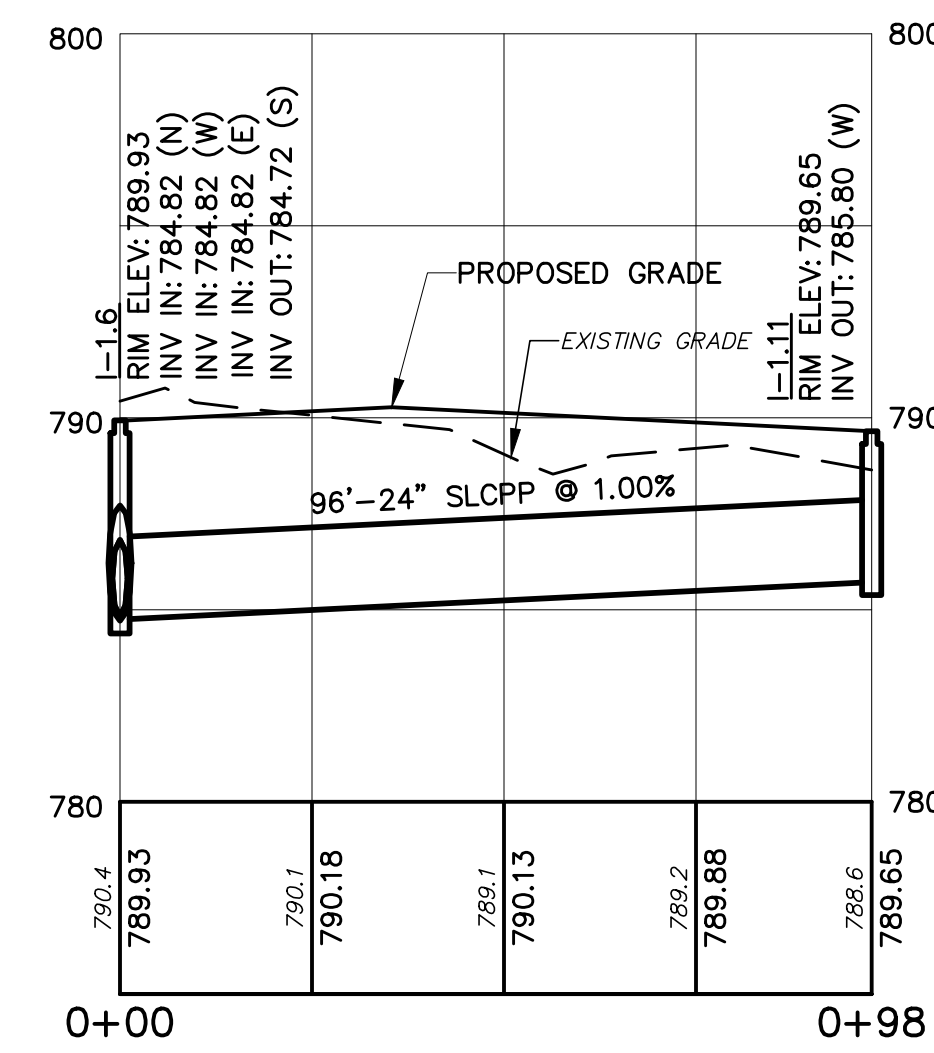
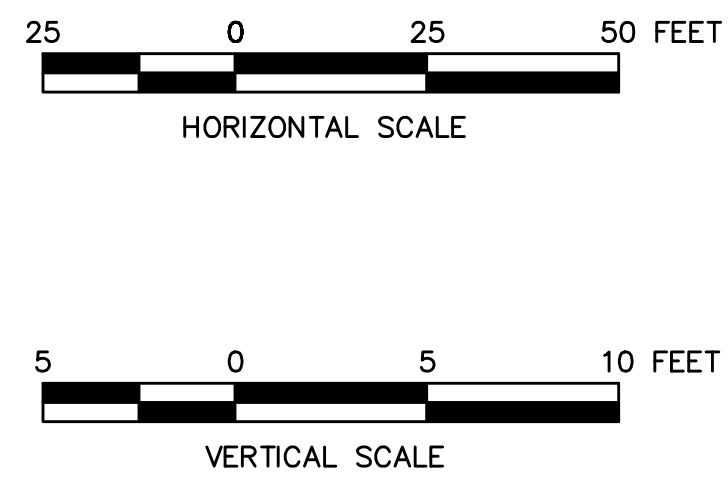
I-1.2 TO I-1.8 PROFILE



I-1.5 TO I-1.10 PROFILE



I-1.6 TO I-1.9 PROFILE



I-1.6 TO I-1.11 PROFILE

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	SMOOTH LINED CORRUGATED PLASTIC PIPE
	POLYVINYL CHLORIDE PIPE
	FLARED END SECTION
	INLET

NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

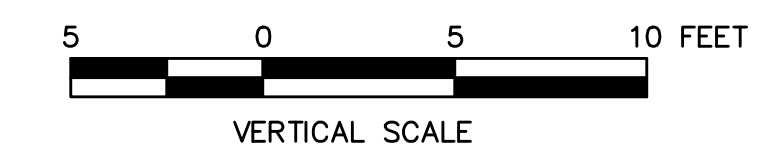
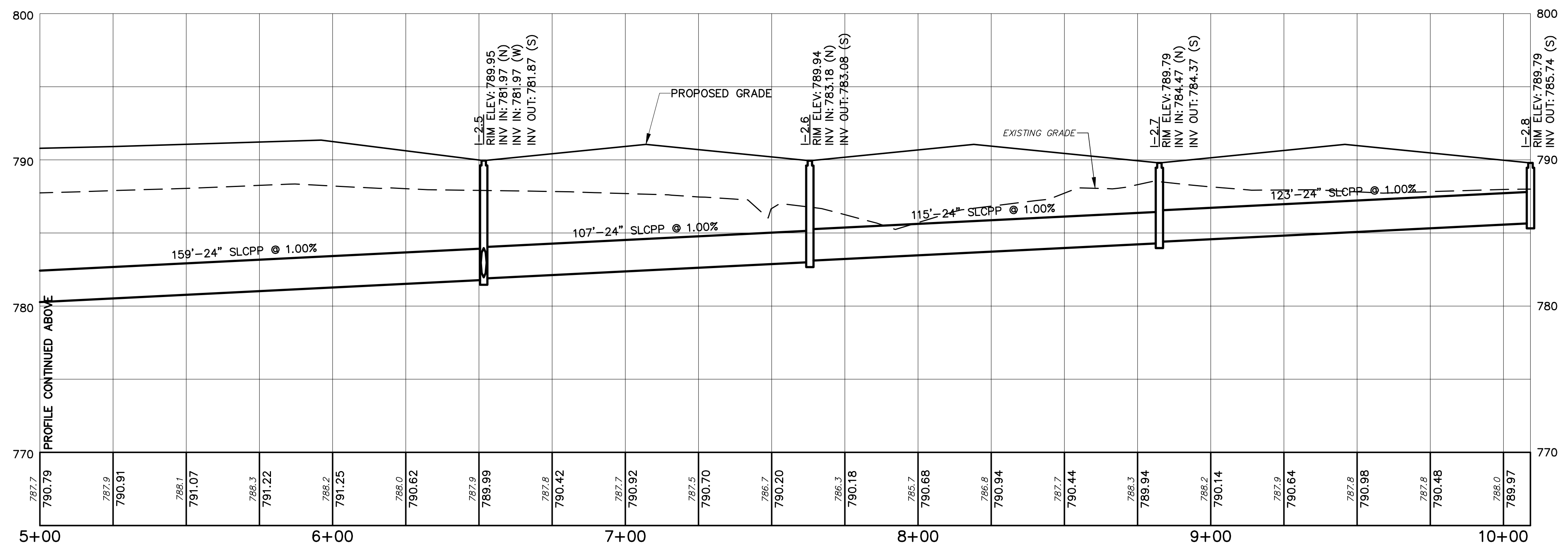
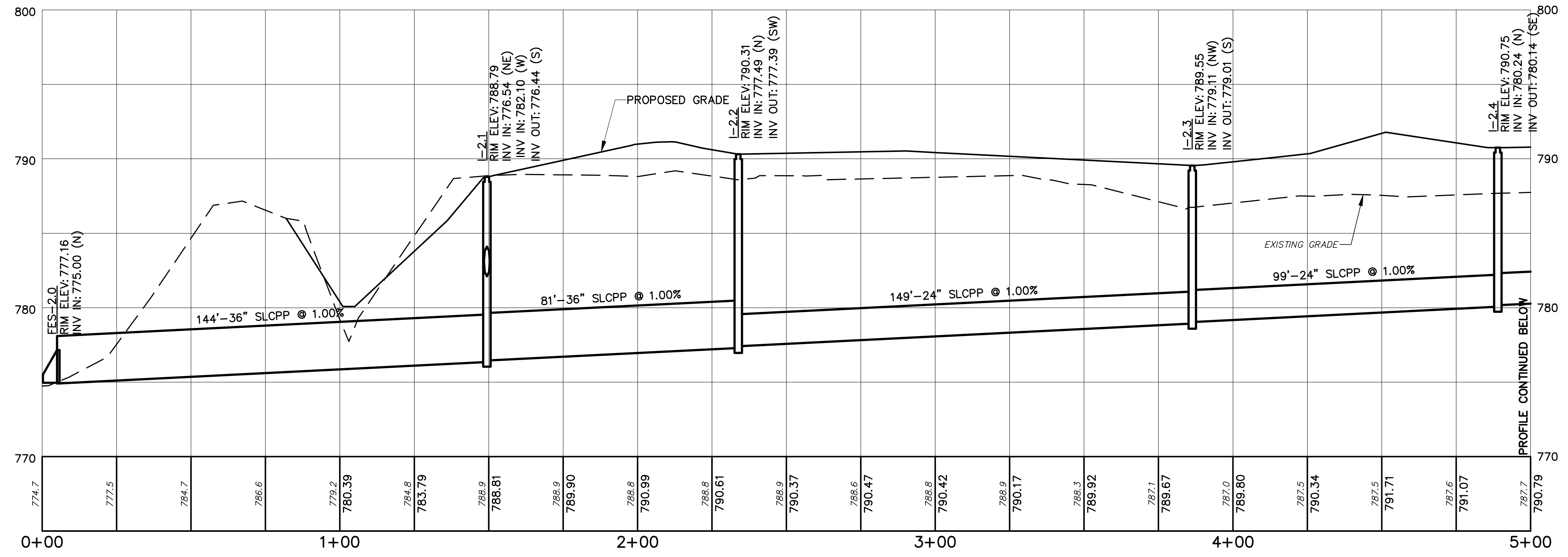
REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

STORMWATER PROFILES

DRAWN BY: JWH	APPROVED BY: CMS
PROJECT NUMBER: 12189-080	
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LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	SMOOTH LINED CORRUGATED PLASTIC PIPE
	POLYVINYL CHLORIDE PIPE
	FLARED END SECTION
	INLET

NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
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0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

STORMWATER PROFILES

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PROJECT NUMBER: 12189-080	
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REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

STORMWATER PROFILES

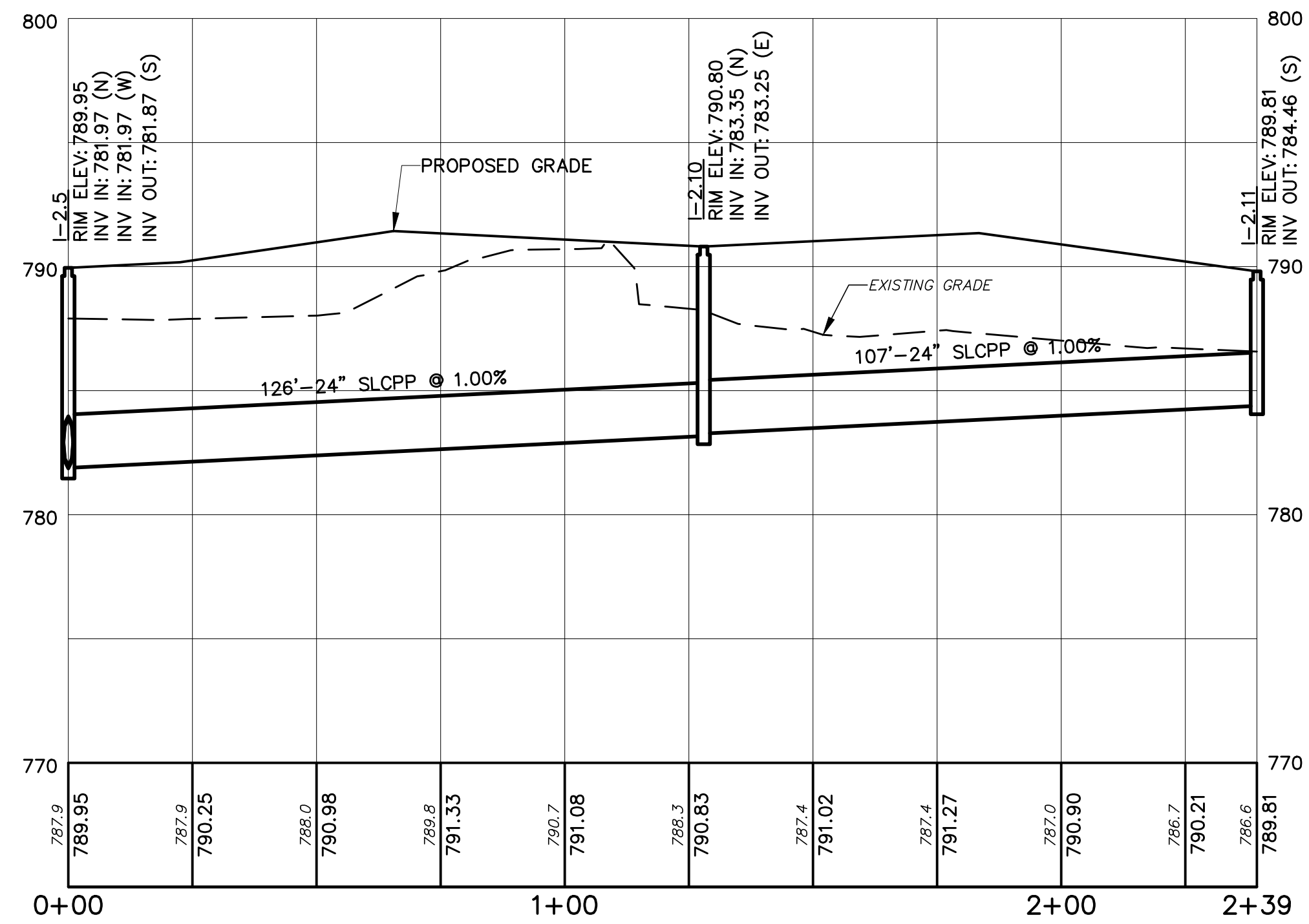
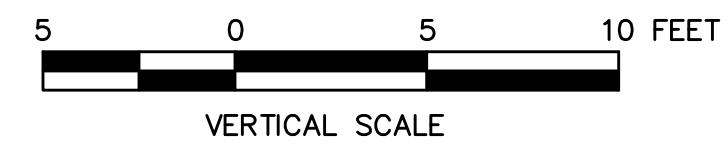
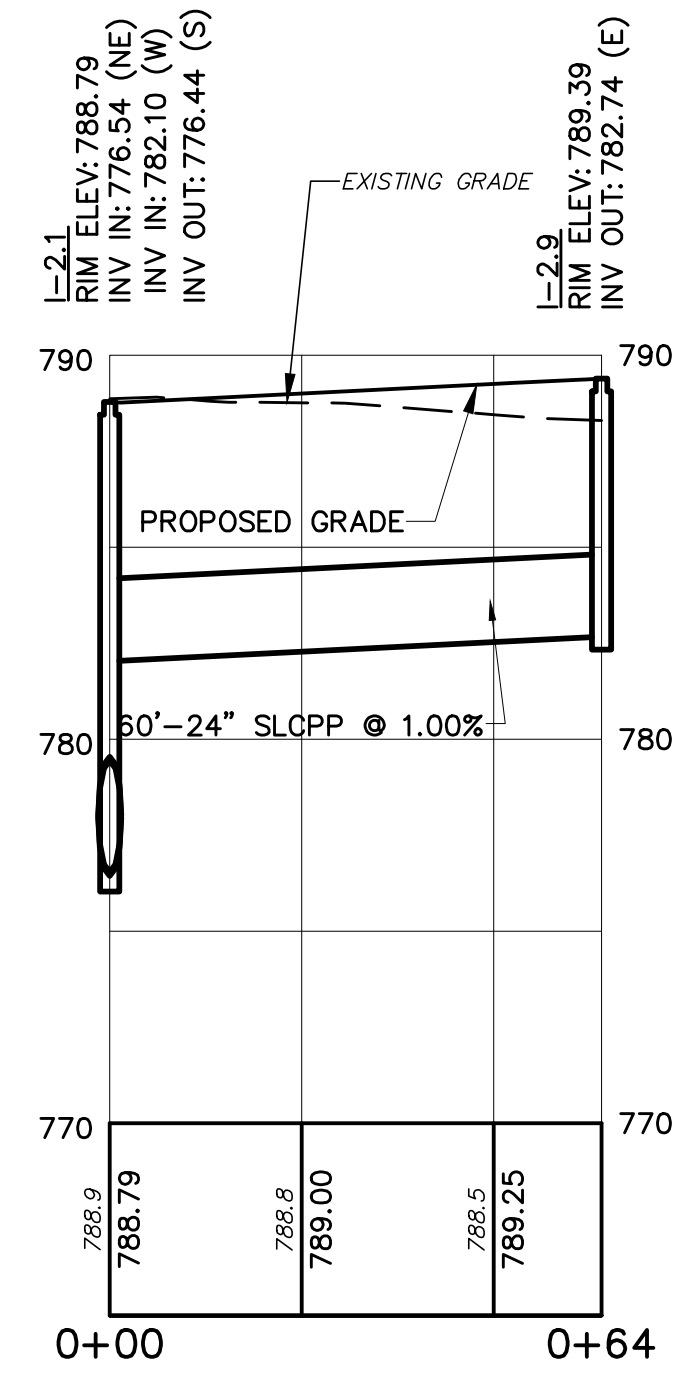
DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: C5.3

DEVELOPMENT PLANS



LEGEND

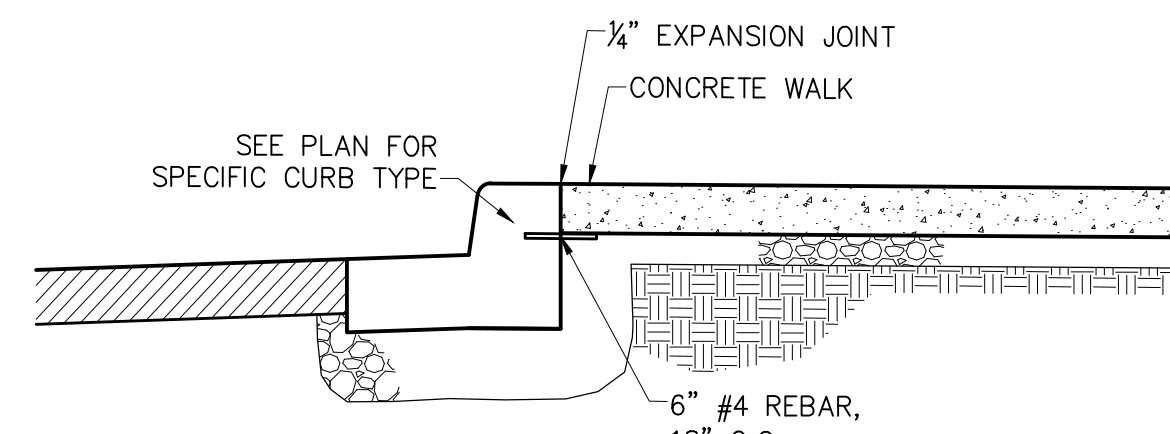
---	EXISTING GRADE
—	PROPOSED GRADE
SLCPP	SMOOTH LINED CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
FES	FLARED END SECTION
I	INLET



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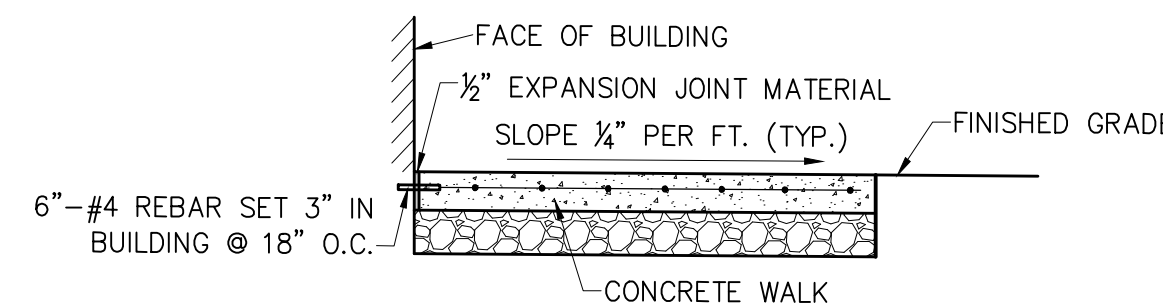
NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
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0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

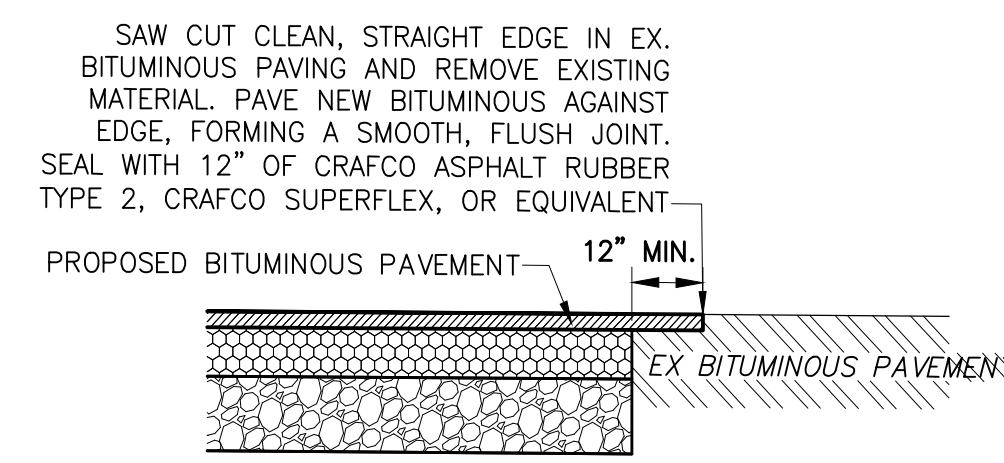


- NOTES**
- WHERE WALK OR CURB ABUTS RIGID OBJECTS INSTALL 1/4" PREMOLDED EXPANSION MATERIAL.
 - SEE PAVEMENT/REINFORCED CONCRETE PAVEMENT DETAILS FOR LAYER DEPTHS AND SEAL JOINT OF PAVEMENT AND CURB.

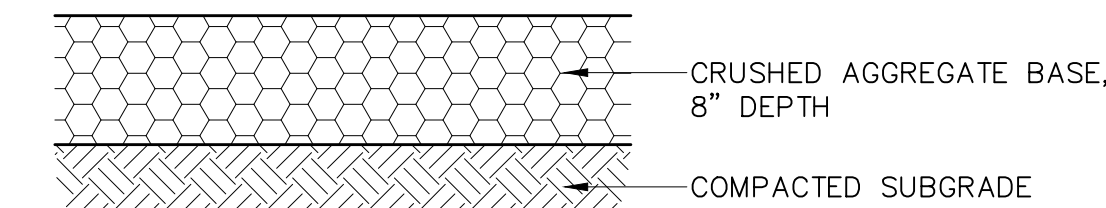
CONCRETE CURB AND CONCRETE SLAB
SCALE: NOT TO SCALE



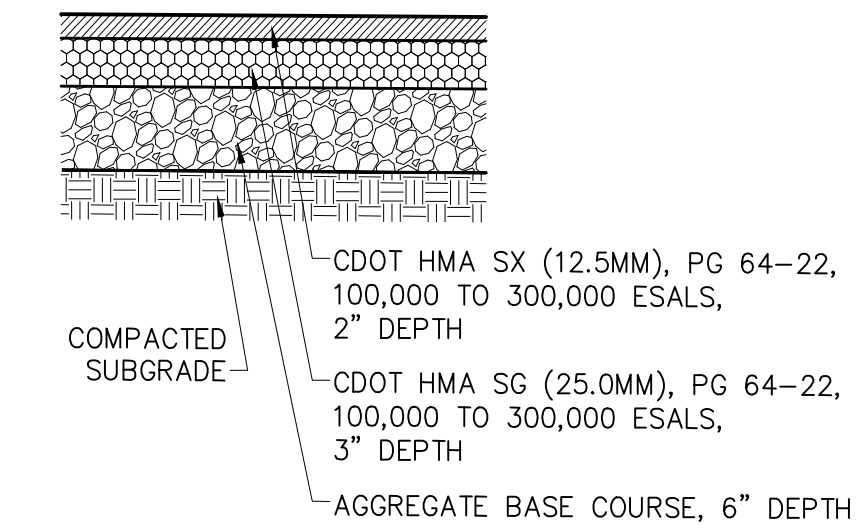
CONCRETE SLAB ADJACENT TO BUILDING
SCALE: NOT TO SCALE



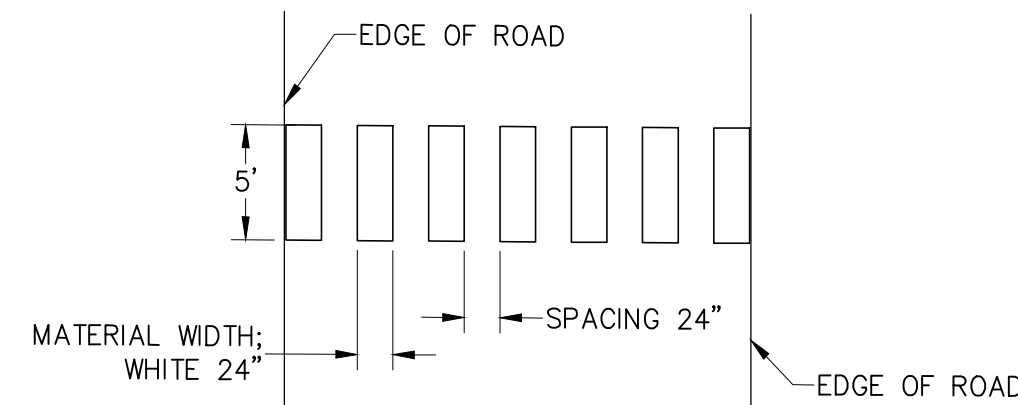
PROPOSED BITUMINOUS PAVEMENT JOINT
SCALE: NOT TO SCALE



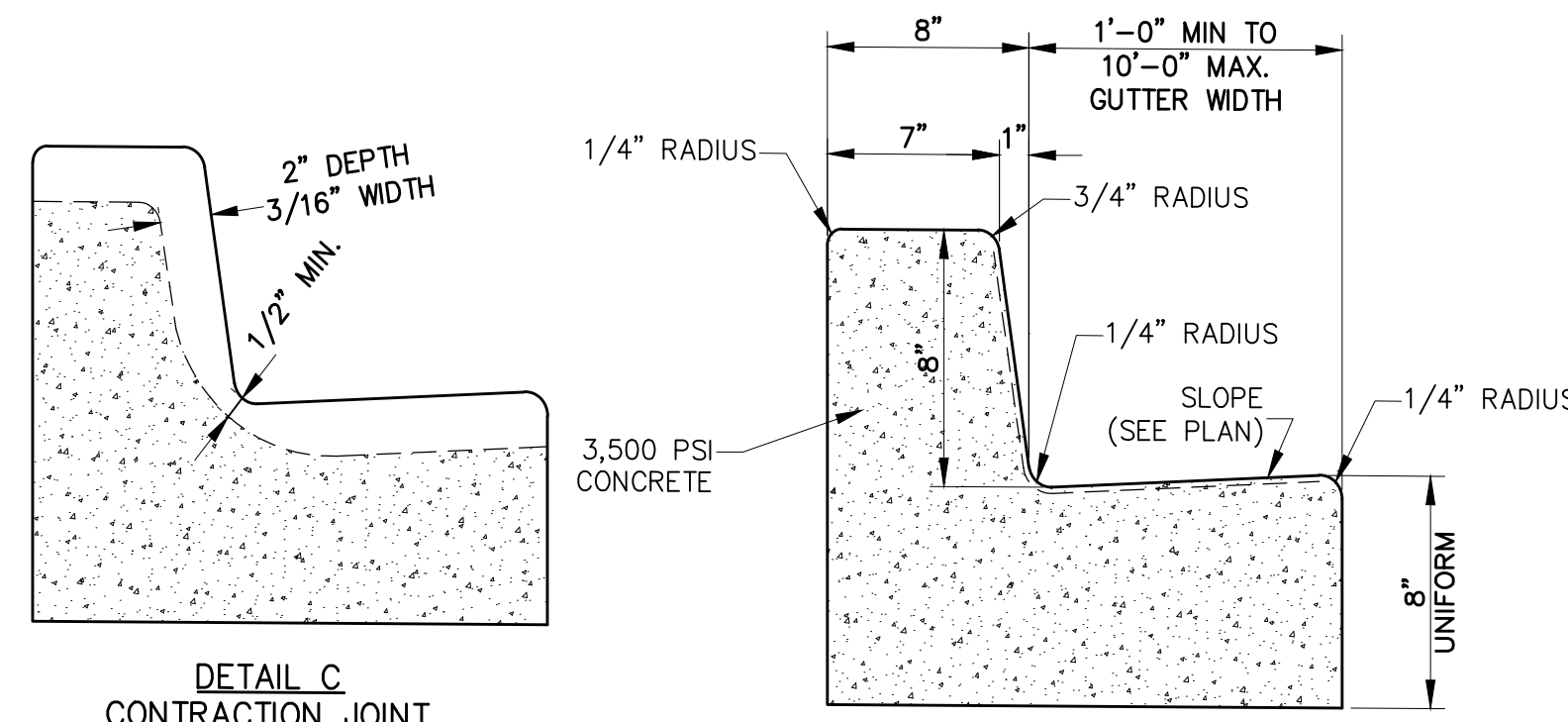
GRAVEL PAD SECTION
SCALE: NOT TO SCALE



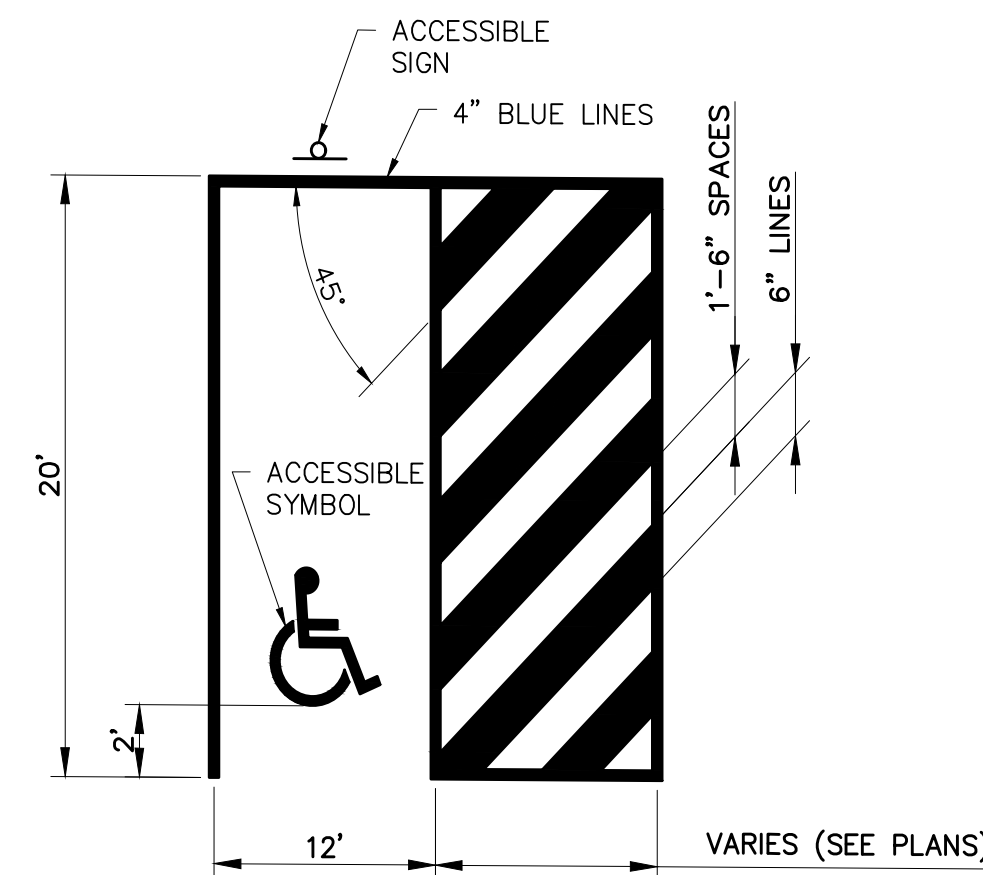
STANDARD BITUMINOUS PAVEMENT
SCALE: NOT TO SCALE



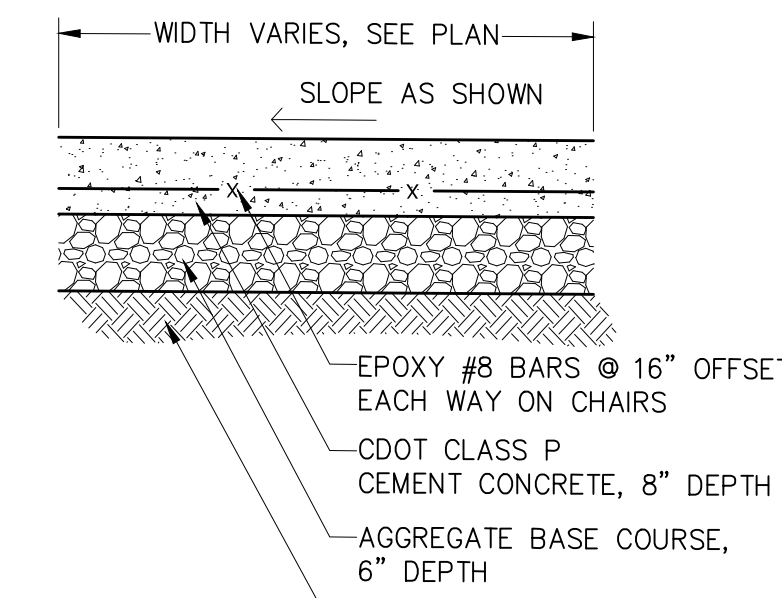
CROSSWALK
SCALE: NOT TO SCALE



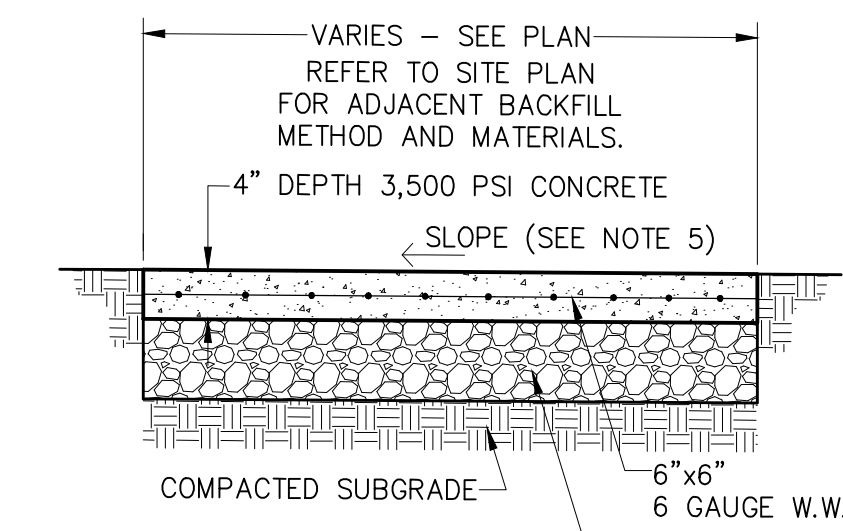
TYPICAL CROSS SECTION



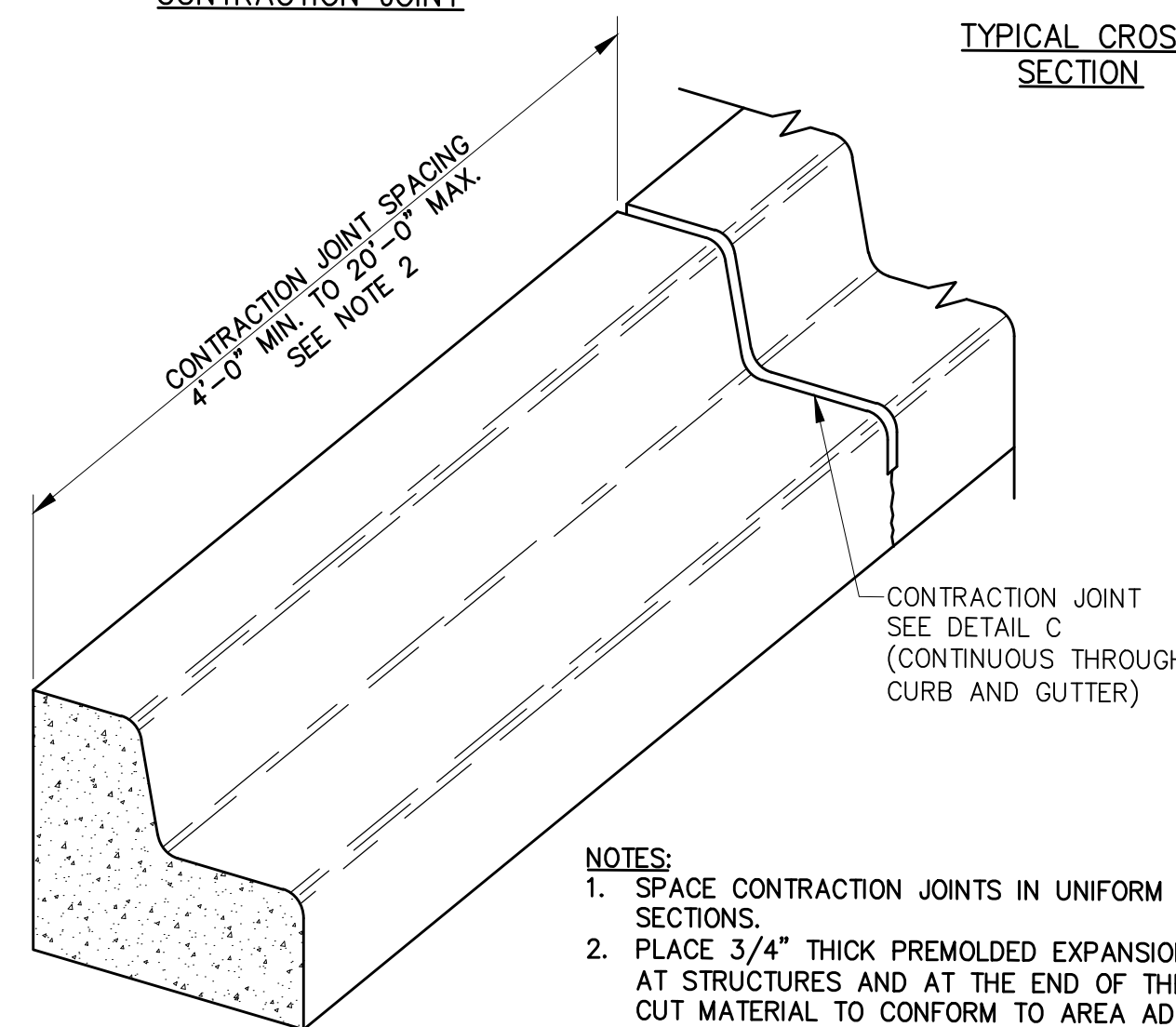
ACCESSIBLE PARKING STALL
SCALE: NOT TO SCALE



REINFORCED CONCRETE PAVEMENT
SCALE: NOT TO SCALE

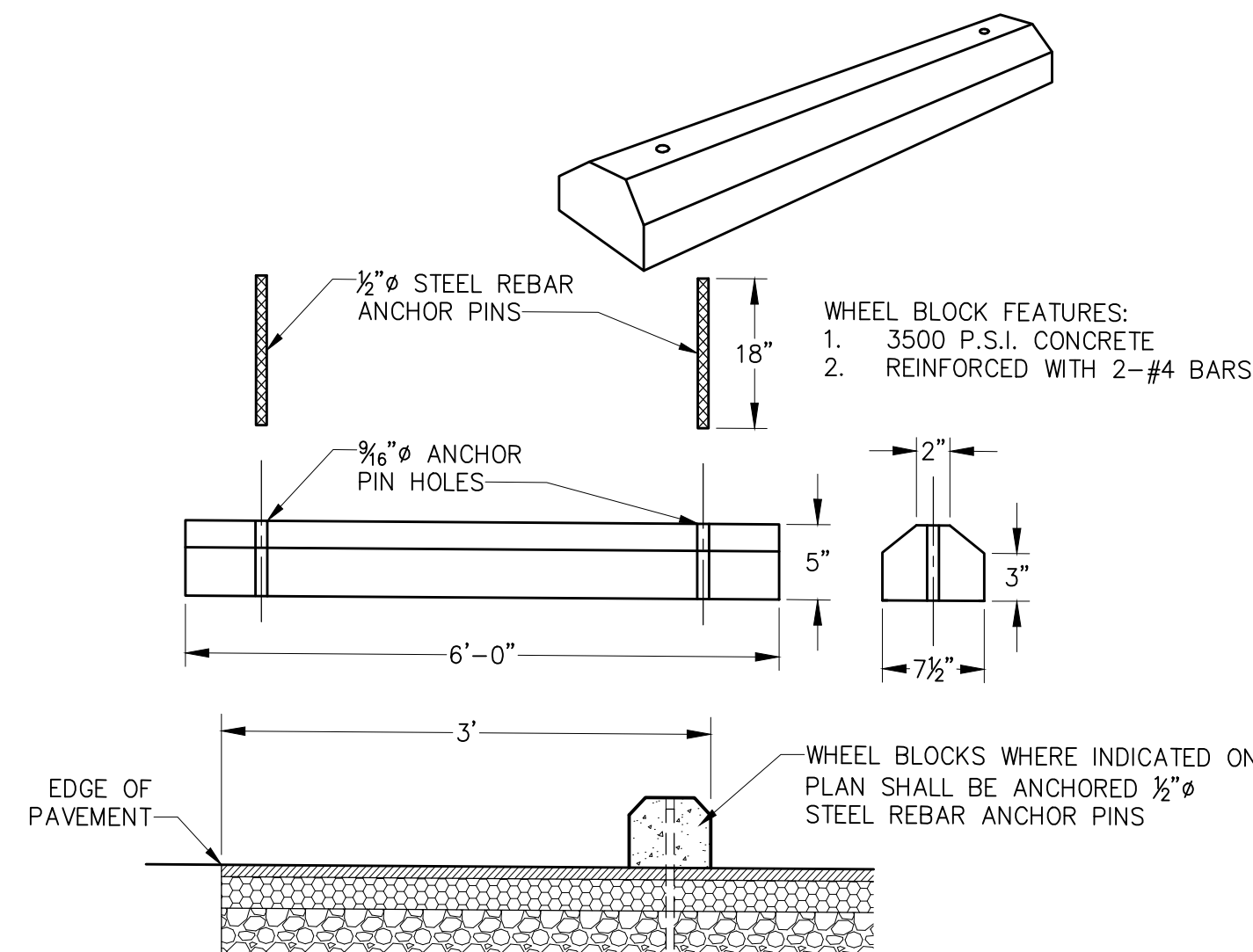


CONCRETE WALK
SCALE: NOT TO SCALE

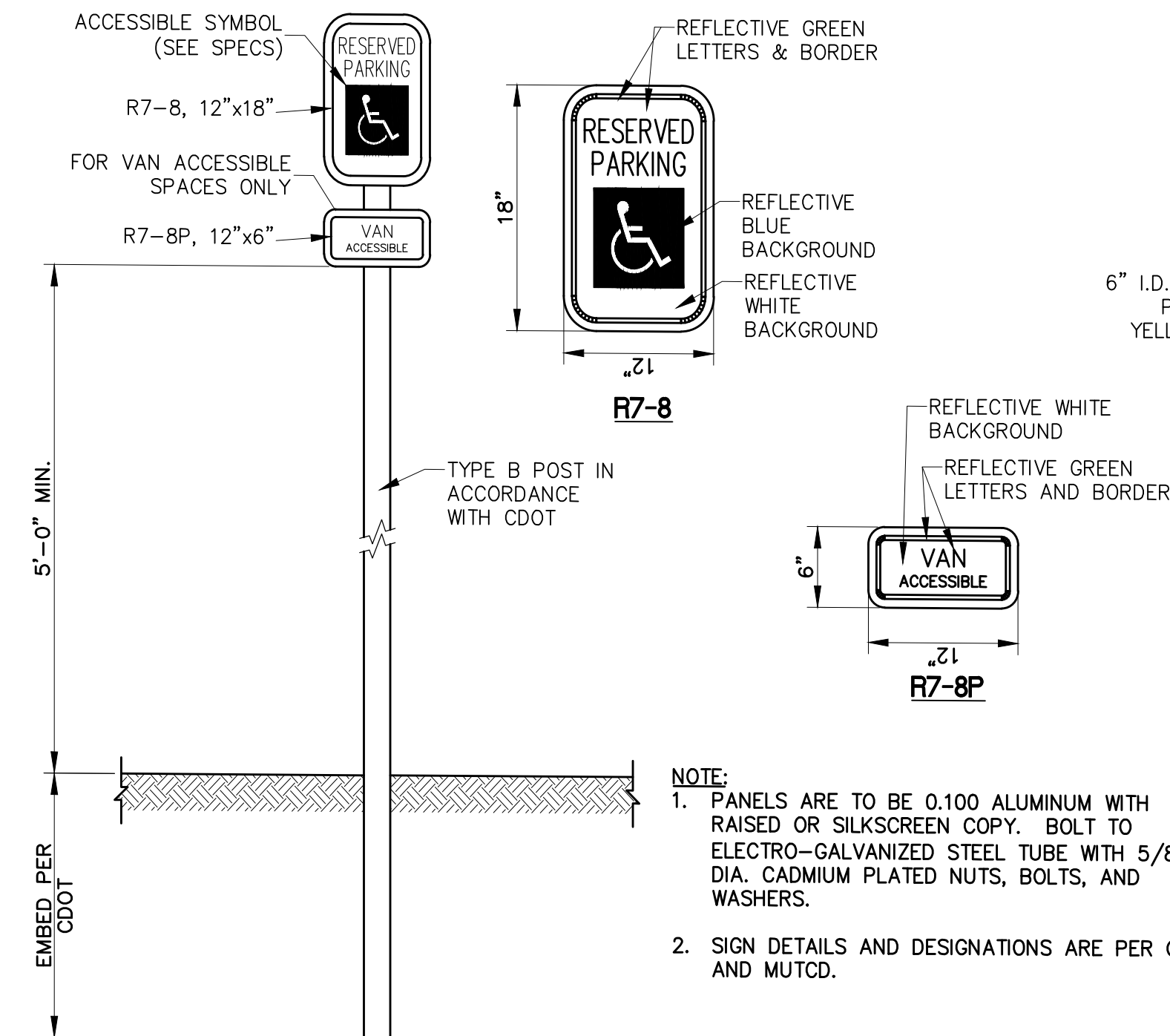


PLAIN CEMENT CONCRETE CURB GUTTER
SCALE: NOT TO SCALE

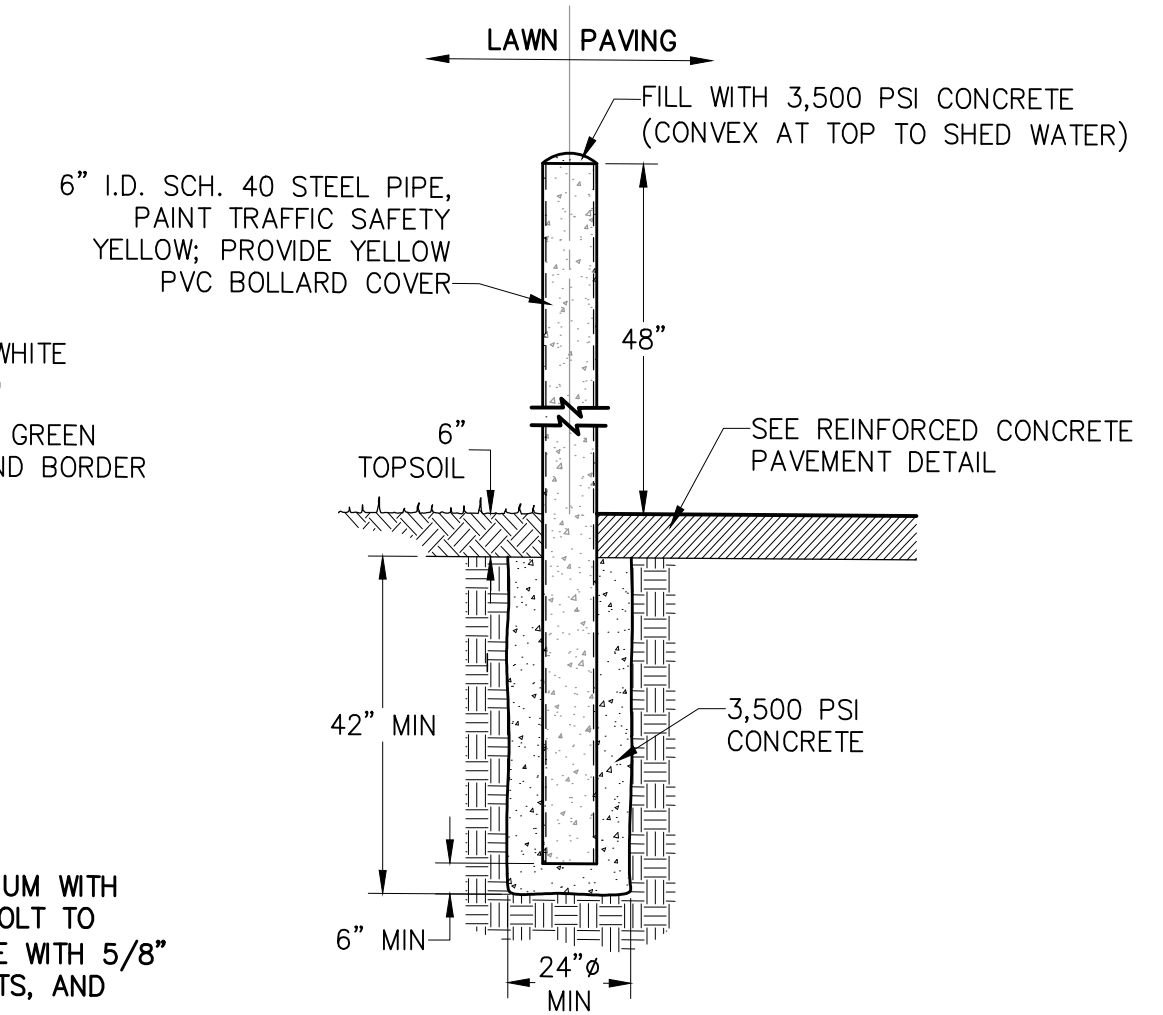
- NOTES**
- SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 - PLACE 3/4" THICK PREMOLDED EXPANSION JOINT MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO THE CURB OR TO CONFORM TO THE CROSS SECTIONAL AREA OF THE CURB GUTTER.
 - WHERE CURB GUTTERS ARE INSTALLED ADJACENT TO PARKING LANES A 6" HIGH CURB CAN BE UTILIZED WITH APPROVAL FROM THE CITY.



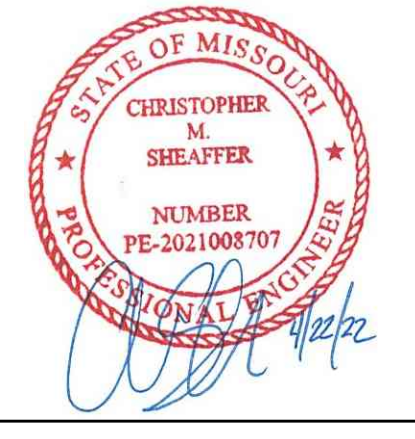
WHEEL BLOCK
SCALE: NOT TO SCALE



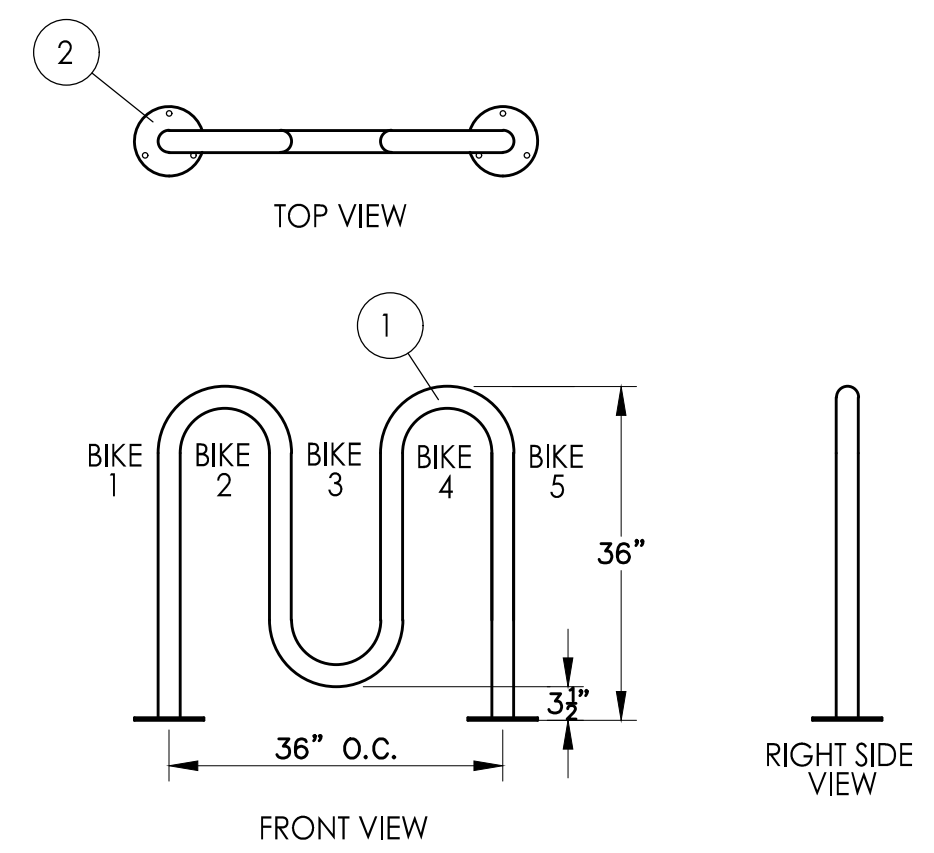
ACCESSIBLE SIGN ON TYPE B POST
SCALE: NOT TO SCALE



BOLLARD
SCALE: NOT TO SCALE

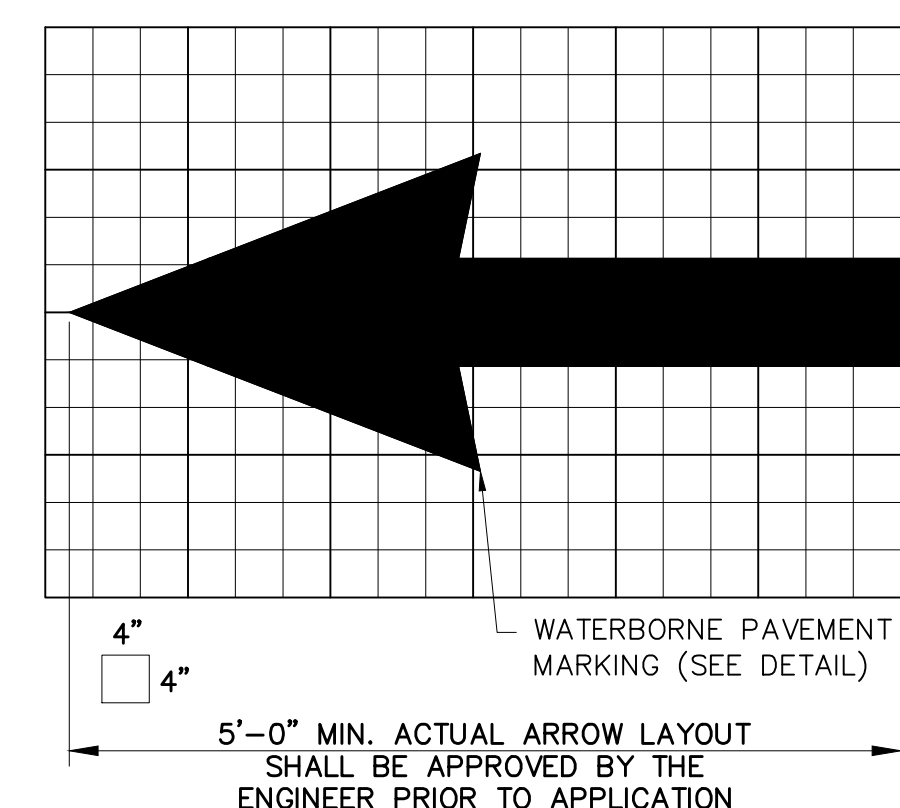


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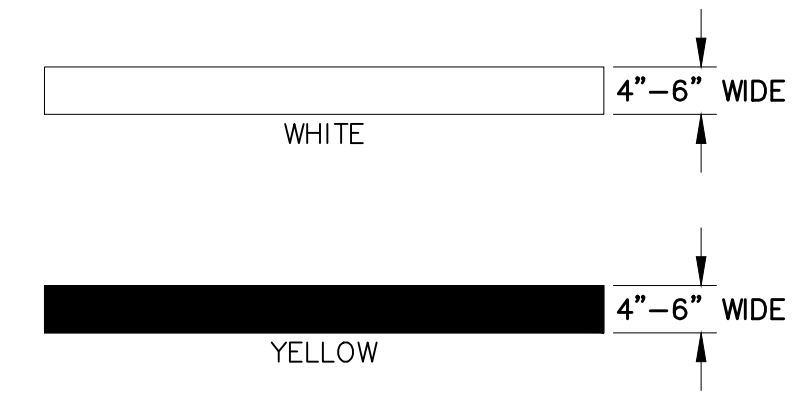


- MATERIALS LIST:**
1. TUBING - ϕ 2 3/8" X .154" WALL STREET TUBING
 2. SURFACE PLATE - ϕ 7 1/2" X 1/2" THICK STEEL PLATE WITH THREE ϕ 3/8" MOUNTING HOLES
 3. MOUNTED WITH SIX ϕ 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)

BIKE RACK
SCALE: NOT TO SCALE

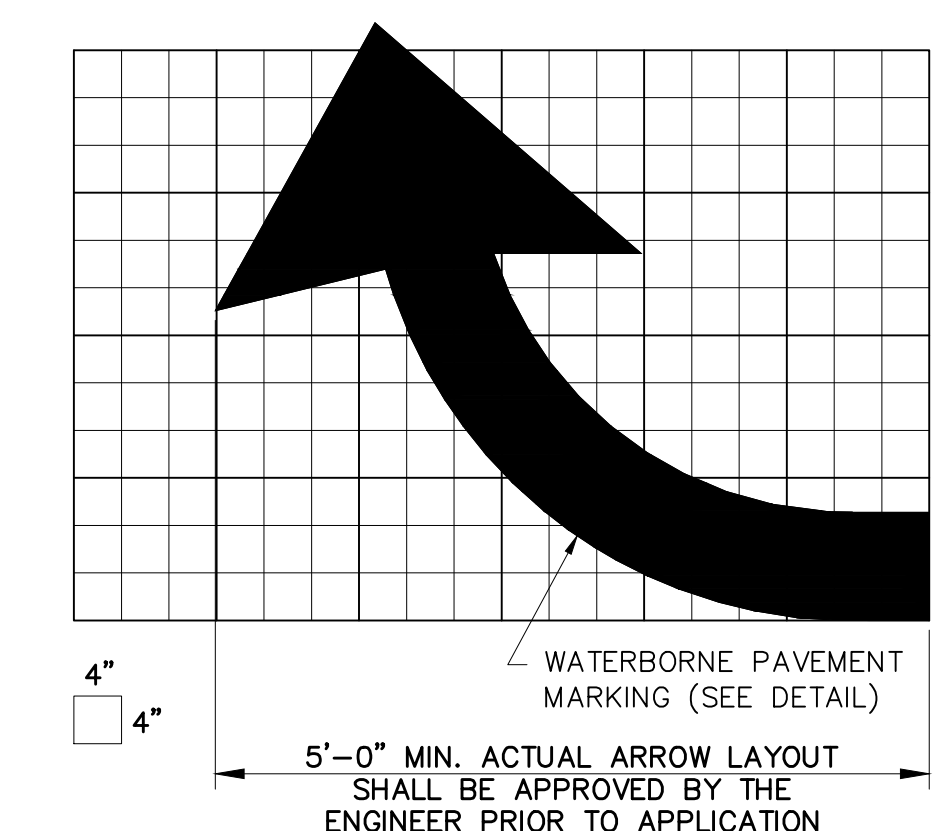


PAINTED TRAFFIC ARROW FOR PARKING LOTS
SCALE: NOT TO SCALE

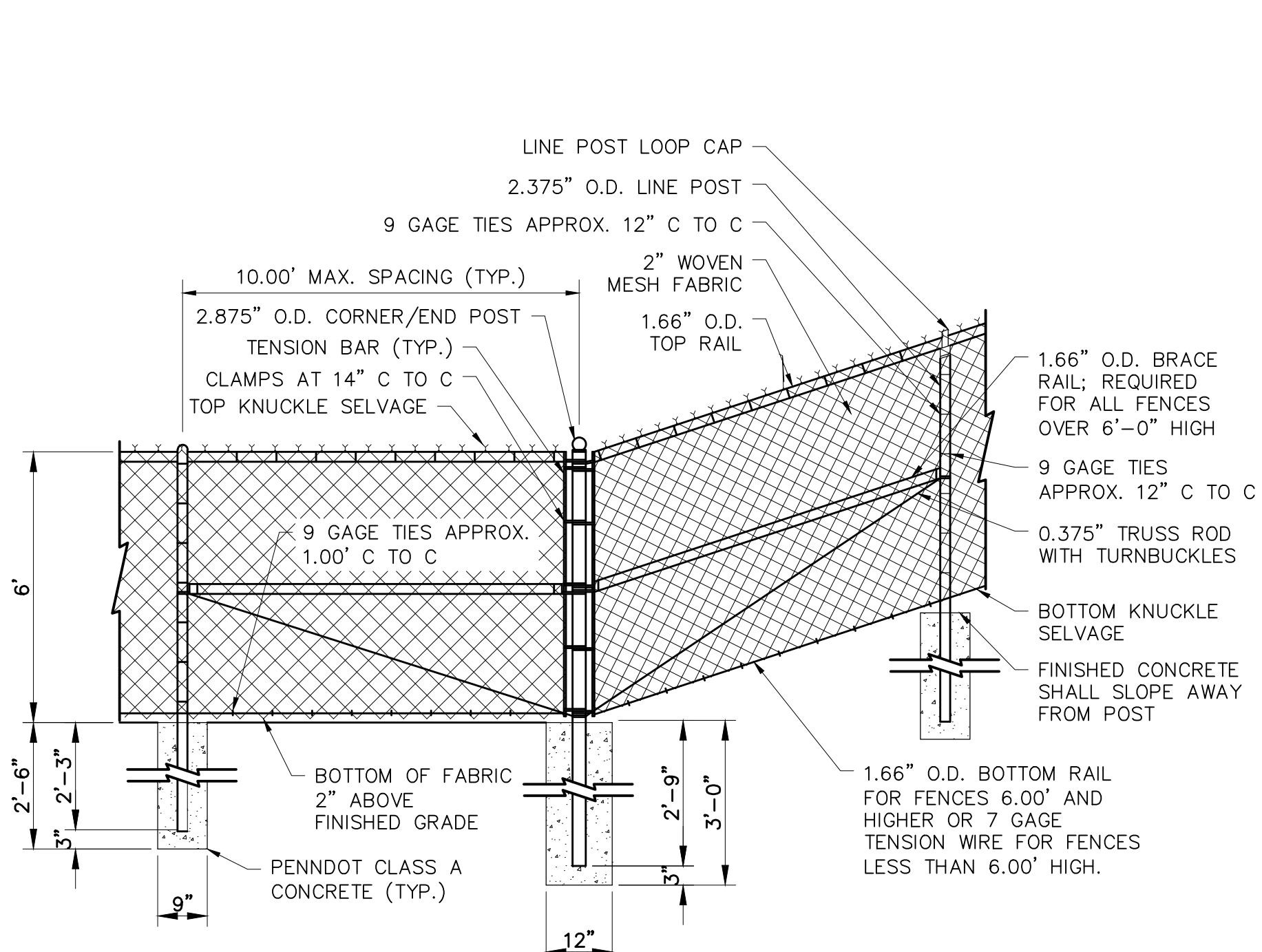


- NOTES:**
1. DISPENSE AT A WET-FILM THICKNESS OF 15 MILS \pm 1 MIL FOR ALL MARKINGS.
 2. WHITE OR YELLOW LINE STRIPING TO BE USED ON BITUMINOUS PAVEMENT.
 3. YELLOW LINE STRIPING TO BE USED ON CONCRETE PAVEMENT.
 4. WHITE AND YELLOW WATERBORNE PAVEMENT MARKINGS TO BE FROM ONE OF THE FOLLOWING MANUFACTURERS:
 - ENNIS-FLINT, INC. FROM GREENSBORO, NC.
 - FRANKLIN PAINT COMPANY, FRANKLIN, MA.
 - SHERWIN-WILLIAMS COMPANY, CLEVELAND, OH.

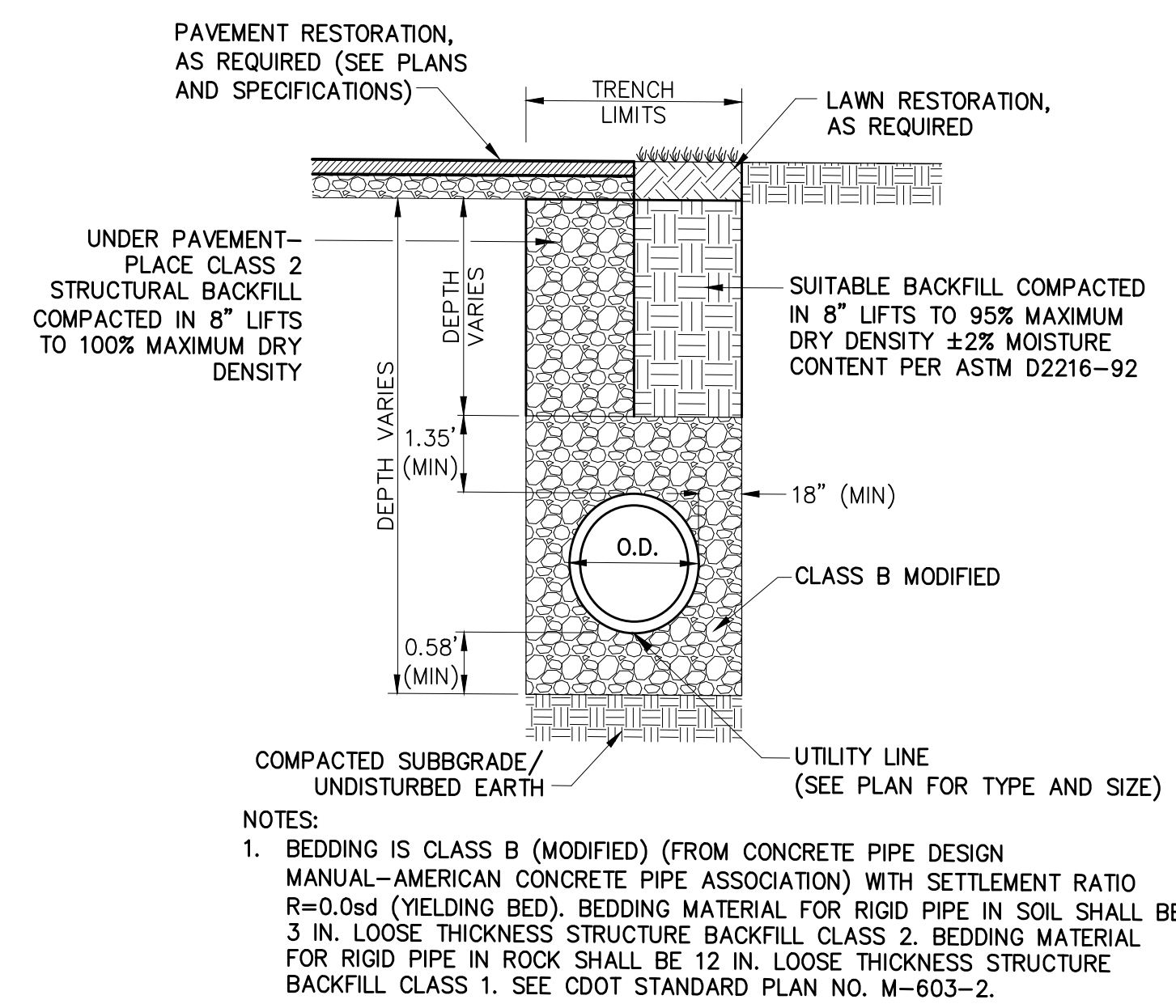
WATERBORNE PAVEMENT MARKING DETAIL
SCALE: NOT TO SCALE



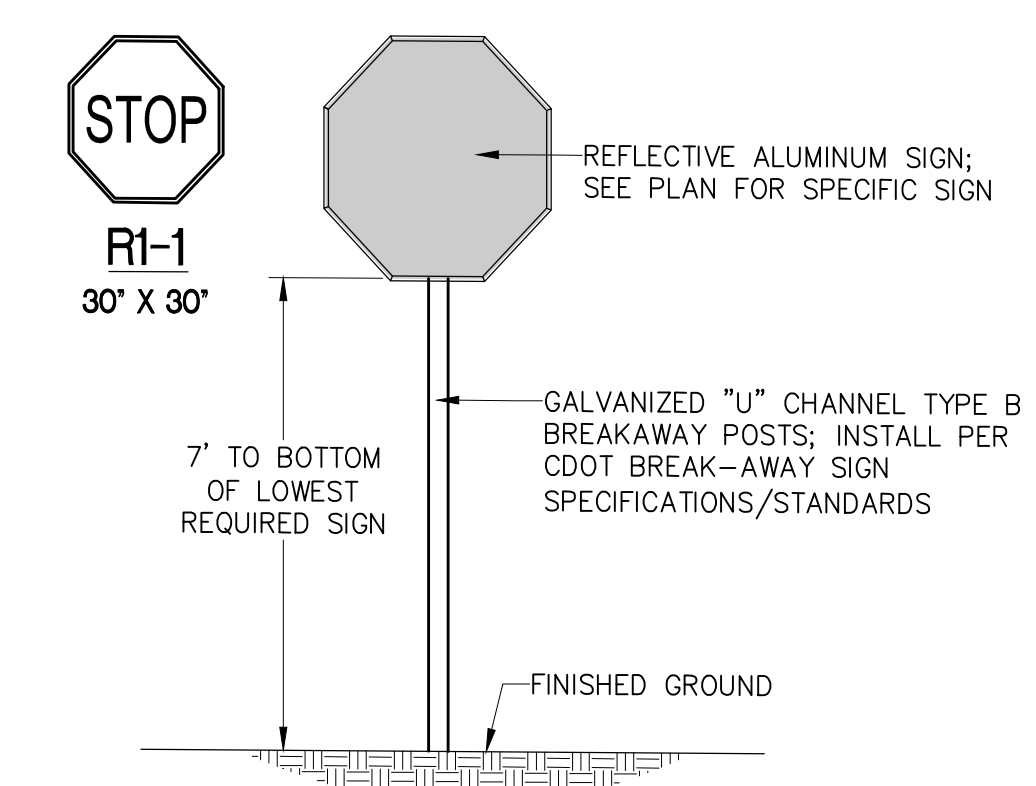
PAINTED TRAFFIC TURN ARROW FOR PARKING LOTS
SCALE: NOT TO SCALE



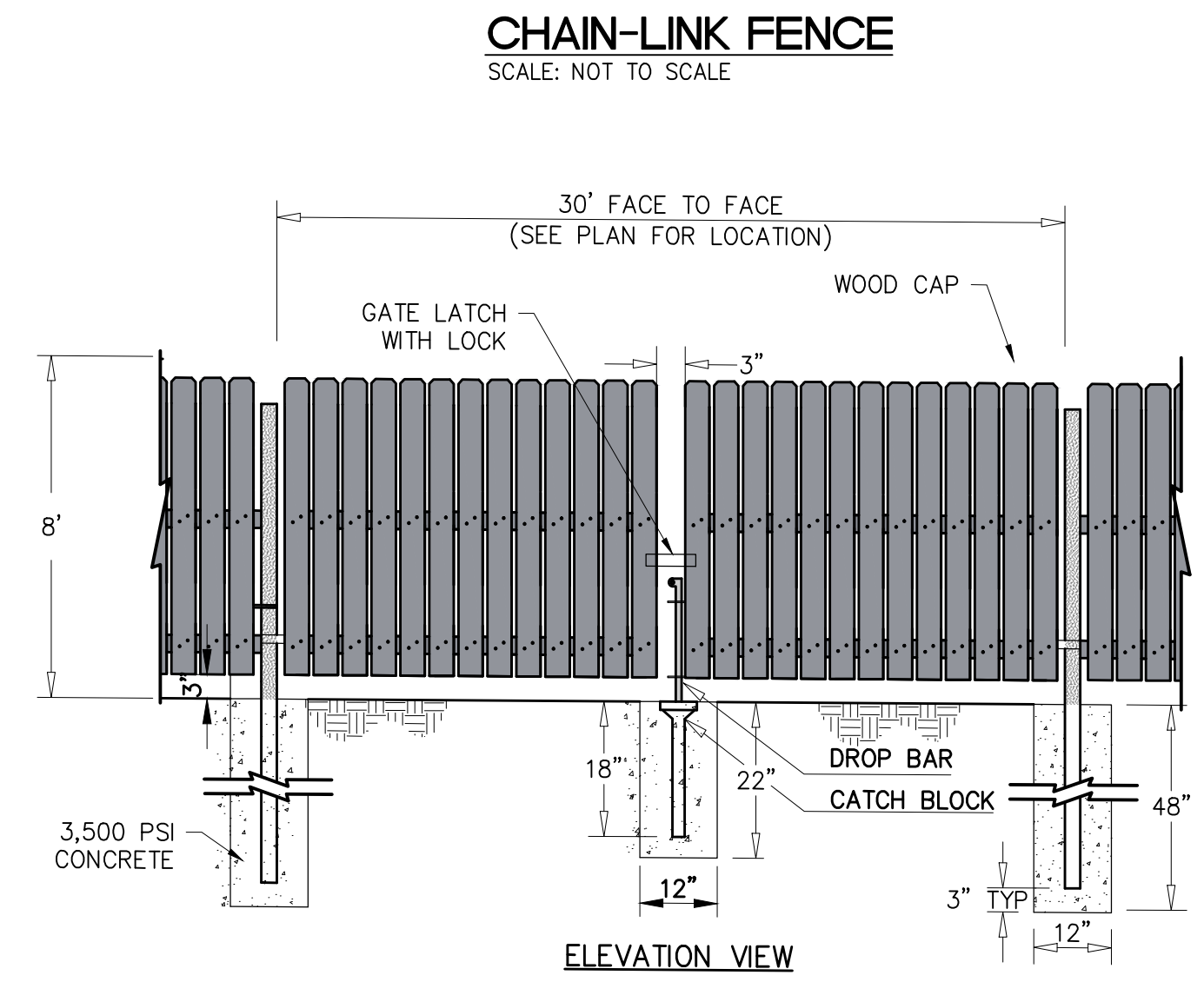
CHAIN-LINK FENCE
SCALE: NOT TO SCALE



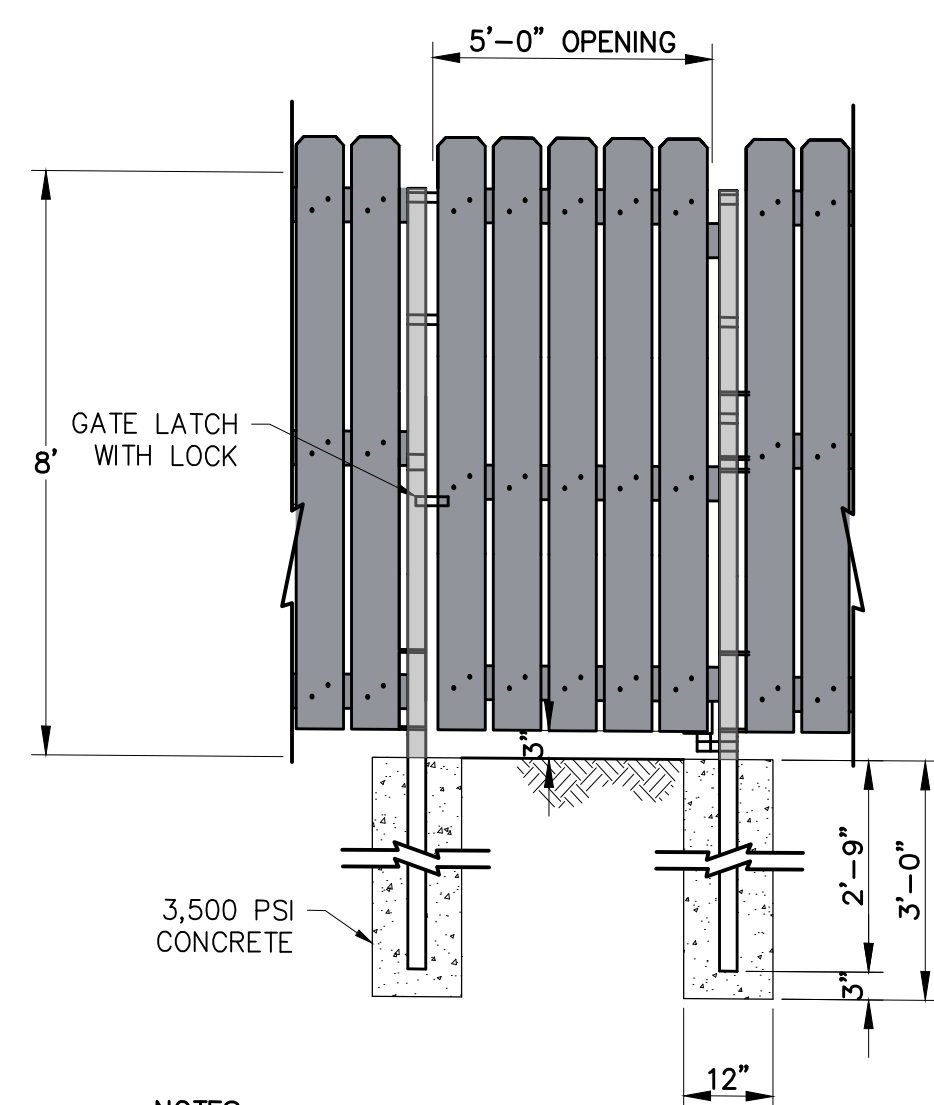
UTILITY LINE TRENCH RESTORATION
SCALE: NOT TO SCALE



STREET SIGN
SCALE: NOT TO SCALE

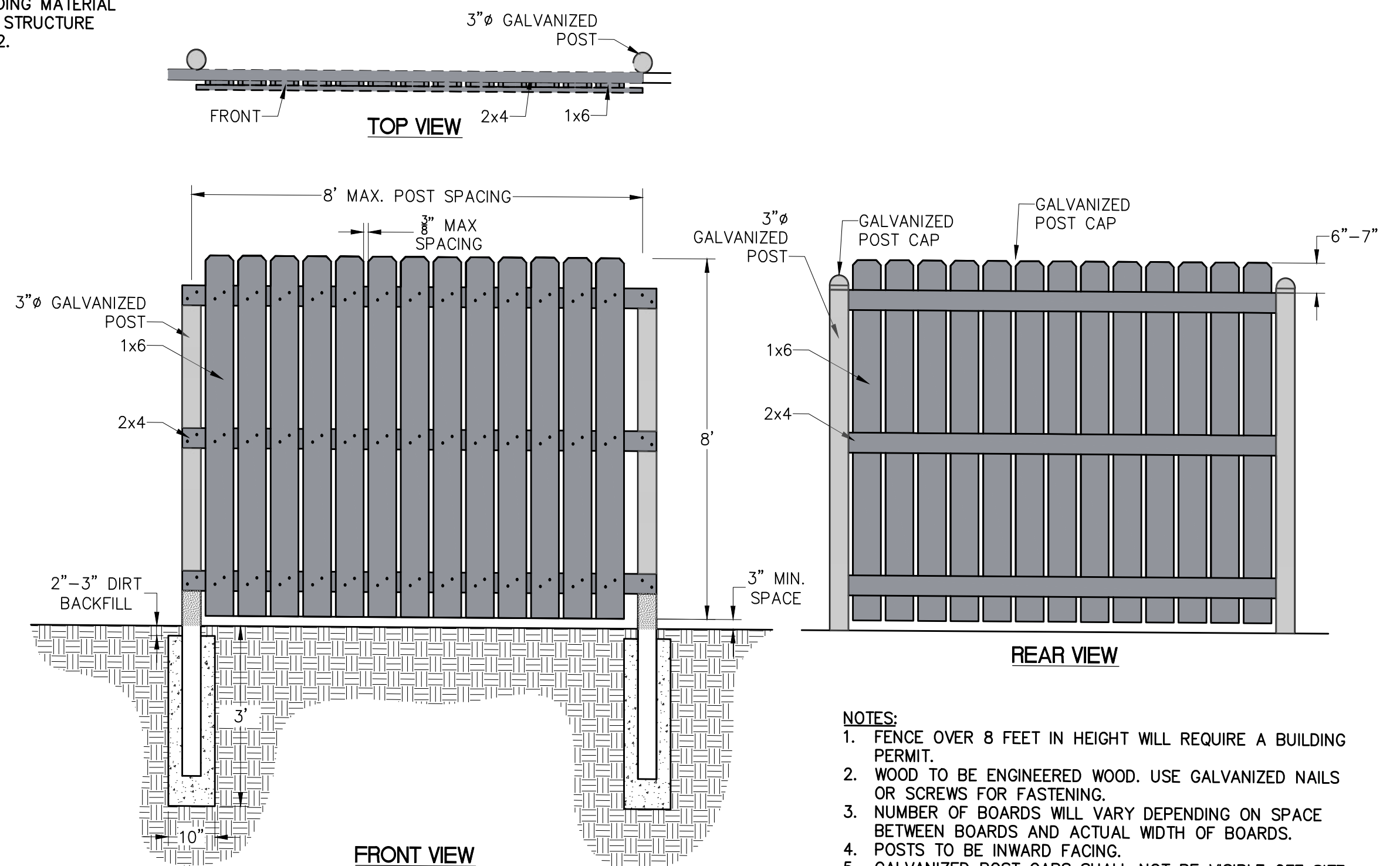


ENGINEERED WOOD DOUBLE SWING GATE
SCALE: NOT TO SCALE



- NOTES:**
1. GATE SCREEN TO BE CONSTRUCTED OF ENGINEERED WOOD BY TREX FENCING, FINISH TO BE "WOODLAND BROWN" IN COLOR.

COMPOSITE PEDESTRIAN GATE
SCALE: NOT TO SCALE



COMPOSITE FENCING
SCALE: NOT TO SCALE

- NOTES:**
1. FENCE OVER 8 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
 2. WOOD TO BE ENGINEERED WOOD. USE GALVANIZED NAILS OR SCREWS FOR FASTENING.
 3. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.
 4. POSTS TO BE INWARD FACING.
 5. GALVANIZED POST CAPS SHALL NOT BE VISIBLE OFF SITE.

NO.	DATE	COMMENTS
2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

REPUBLIC SERVICES
KANSAS CITY, MO - HAULING FACILITY
8300 INDIANA AVE, KANSAS CITY MISSOURI, 64132

DETAILS

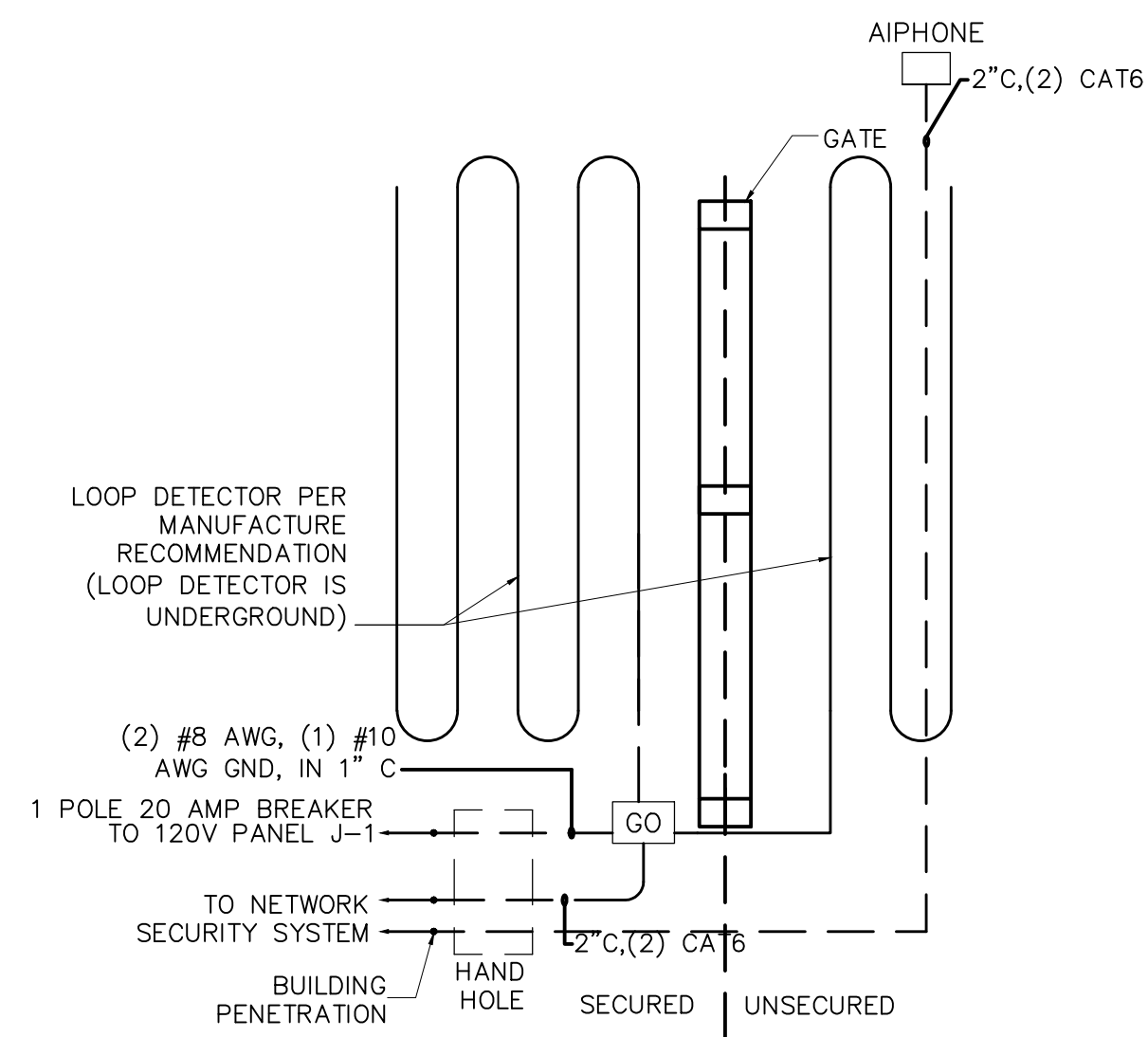
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PROJECT NUMBER: 12189-080

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SHEET NUMBER: C6.1

DEVELOPMENT PLANS

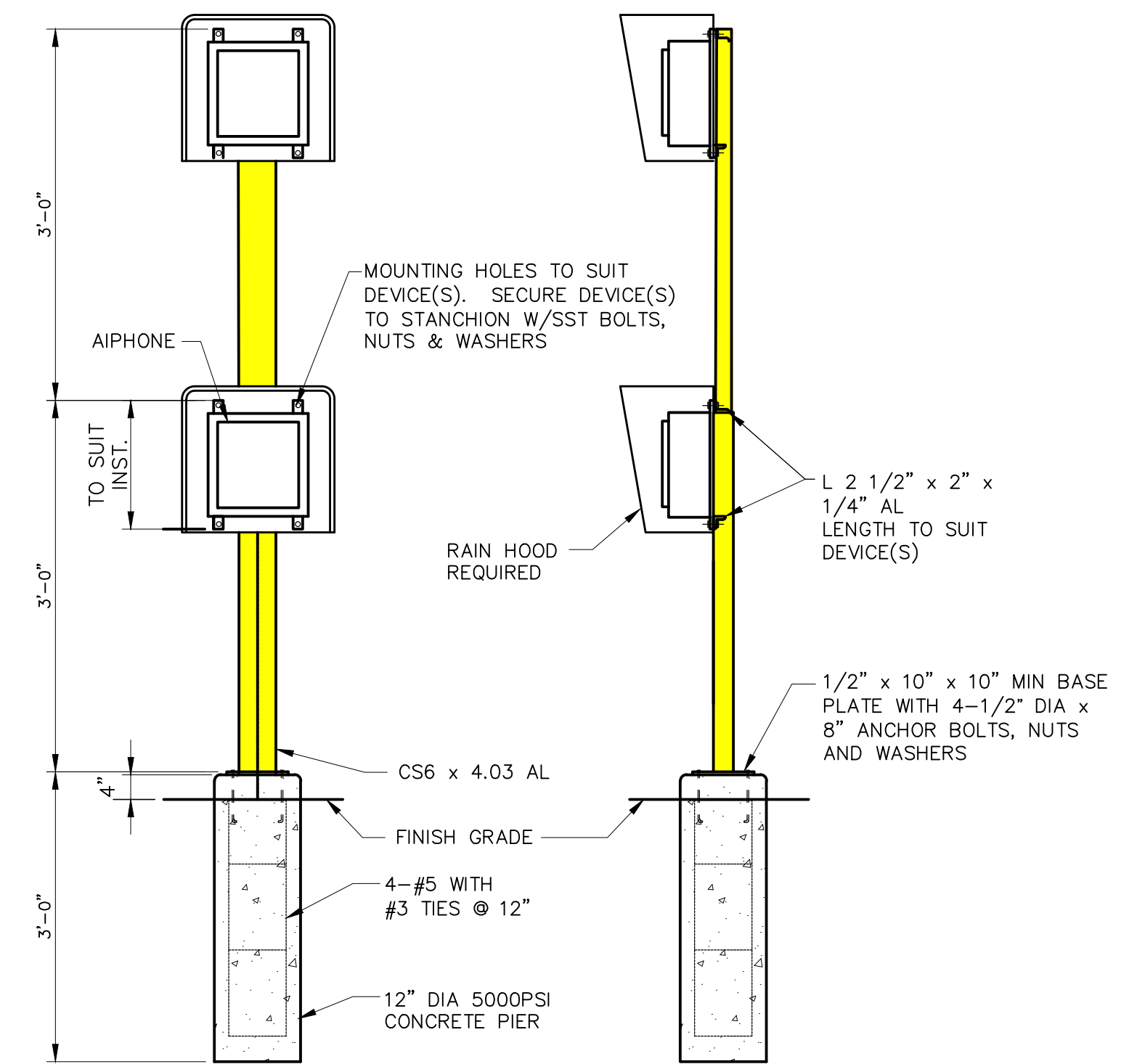


GATE KEEPER SEQUENCE OF OPERATION:

AUTHORIZED PERSONS ENTERING FACILITY TO PULL UP TO GATE AND PRESS AIPHONE TO SPEAK TO RECEPTIONIST. RECEPTIONIST TO HAVE ABILITY TO HIT GATE OPENER AND GATE IS TO OPEN AND THEN CLOSE AFTER A DESIGNATED AMOUNT OF TIME AFTER LOOP DETECTOR SIGNALS THE VEHICLE IS NO LONGER ABOVE THE LOOP DETECTOR.

PERSONS EXITING FACILITY SHALL PULL UP TO GATE OVER LOOP DETECTOR. GATE IS TO OPEN AUTOMATICALLY AND REMAIN OPEN FOR DESIGNATED AMOUNT OF TIME AFTER LOOP DETECTOR SIGNALS THE VEHICLE IS NO LONGER ABOVE THE LOOP DETECTOR.

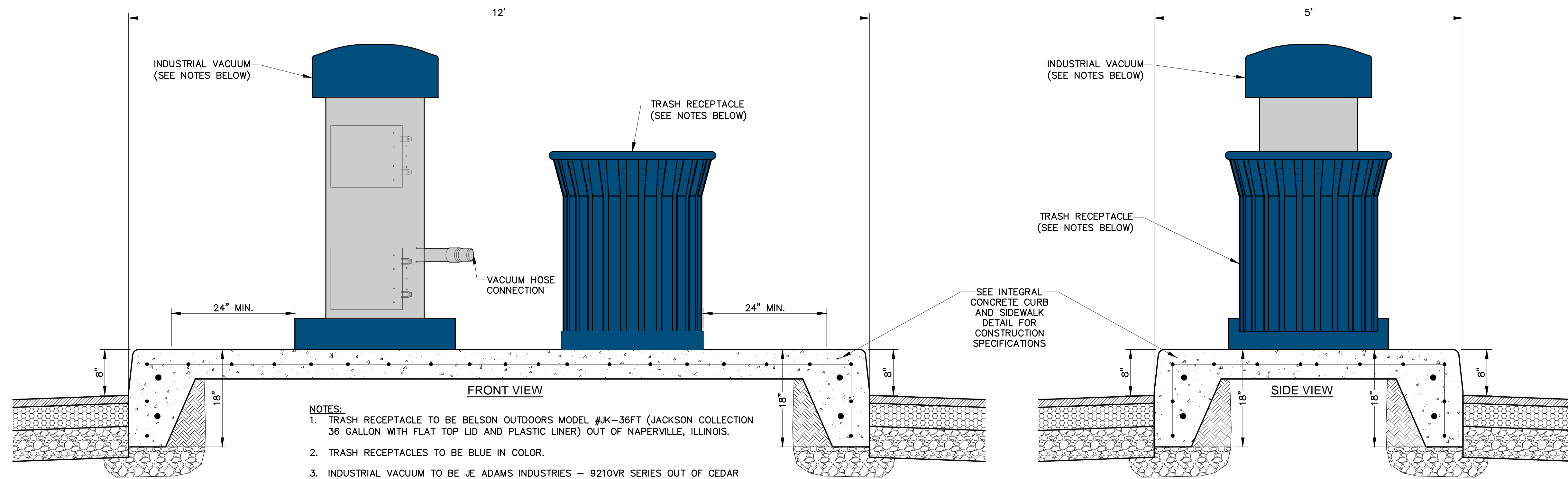
SINGLE FENCE GATE AND OPERATOR
SCALE: NOT TO SCALE



NOTES

1. ROUND OFF ALL EXPOSED EDGES AND CORNERS.
2. PAINT ALUMINUM IN CONTACT WITH CONCRETE.

AIPHONE DETAIL
SCALE: NOT TO SCALE



NOTES:

1. TRASH RECEPTACLE TO BE BELSON OUTDOORS MODEL #JK-36FT (JACKSON COLLECTION 36 GALLON WITH FLAT TOP LID AND PLASTIC LINER) OUT OF NAPERVILLE, ILLINOIS.
2. TRASH RECEPTACLES TO BE BLUE IN COLOR.
3. INDUSTRIAL VACUUM TO BE JE ADAMS INDUSTRIES - 9210VR SERIES OUT OF CEDAR RAPIDS, IOWA.
4. VACUUM TO OUTFITTED WITH A BLUE DOME AND BLUE DECALS PACKAGE.

VACUUM STATION ISLAND
SCALE: NOT TO SCALE

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SHEET NUMBER: C6.2

DEVELOPMENT PLANS



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2	04.22.2022	PERMIT RESUBMISSION
1	02.28.2022	PERMIT RESUBMISSION
0	02.07.2022	PERMIT SUBMISSION

24 GA., PAINTED STEEL ROOFING PANELS

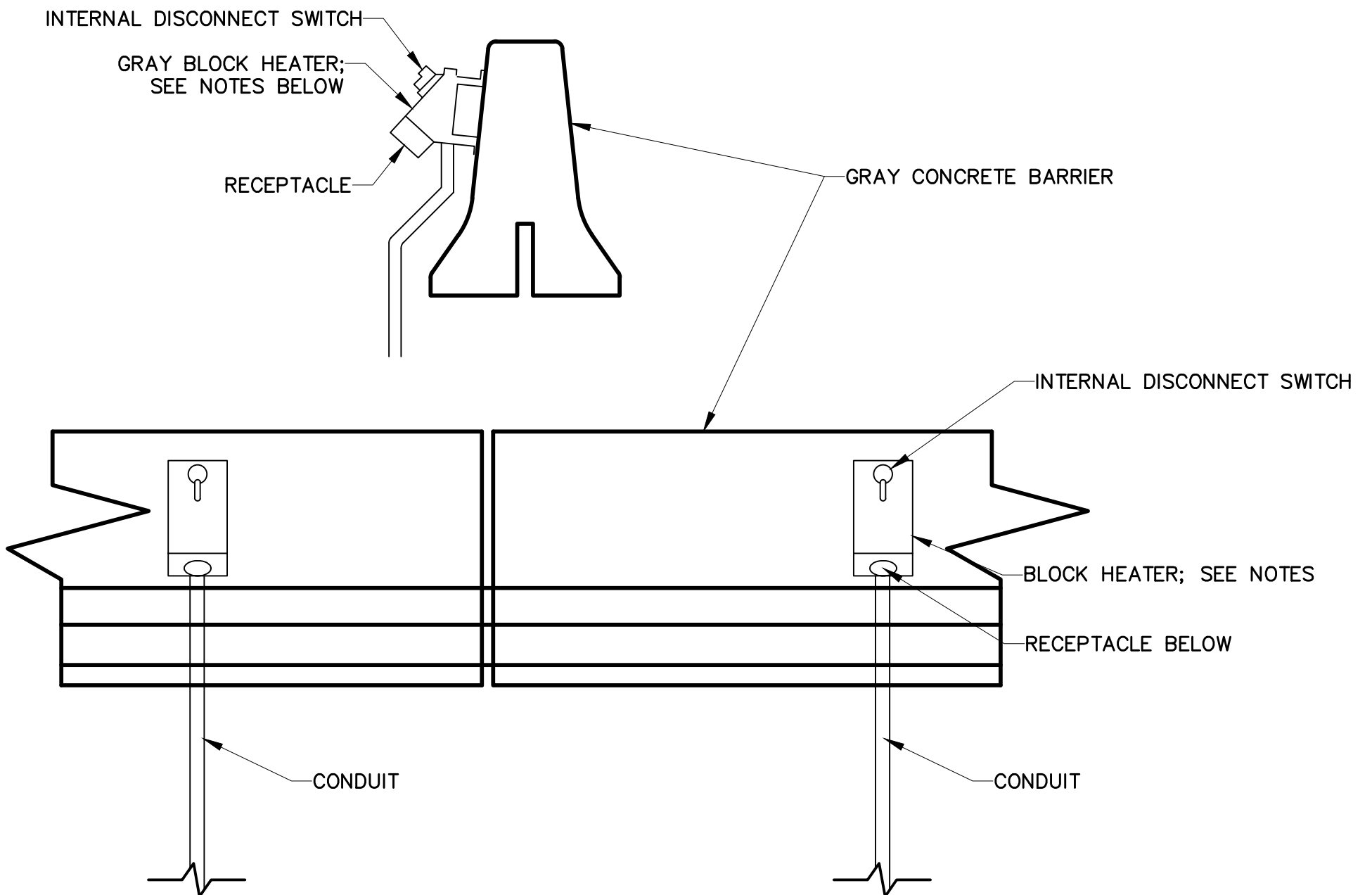


TRIM IS COLOR-MATCHED TO ROOF

PRESSURE TREATED WOOD

PAVILION COLORED ELEVATION

SCALE: NOT TO SCALE



- NOTES:
- *HAZARDOUS BLOCK HEATER: HUBBELL KILLARK UGRGF109PL AND UGRGF112PL (SEE MANUFACTURERS CUT SHEET FOR MORE INFORMATION).
 - NON-HAZARDOUS BLOCK HEATER: HUBBELL KILLARK VWSQ3023 (SEE MANUFACTURERS CUT SHEET FOR MORE INFORMATION).

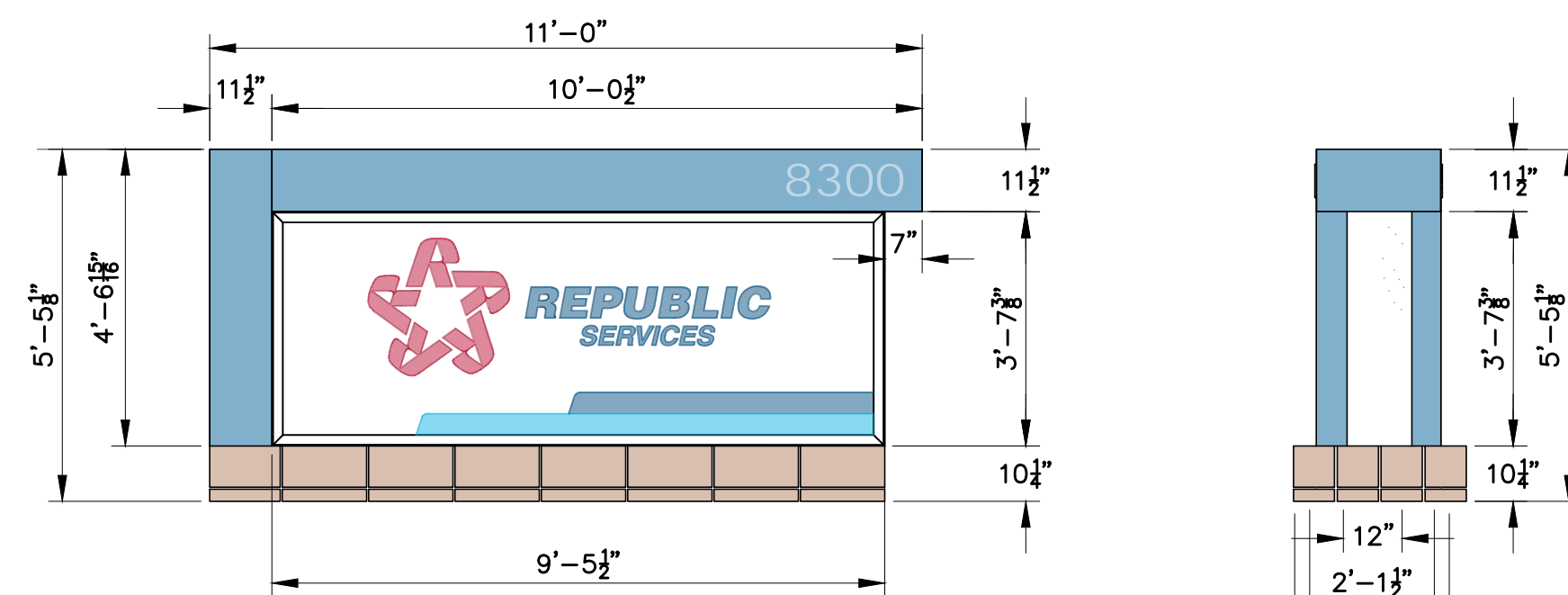
*HAZARDOUS BLOCK HEATER TO BE USED WHEN CNG FUELING EQUIPMENT IS ON SITE.

BLOCK HEATER

SCALE: NOT TO SCALE

BREAK-AWAY SIGN POST

SCALE: NOT TO SCALE



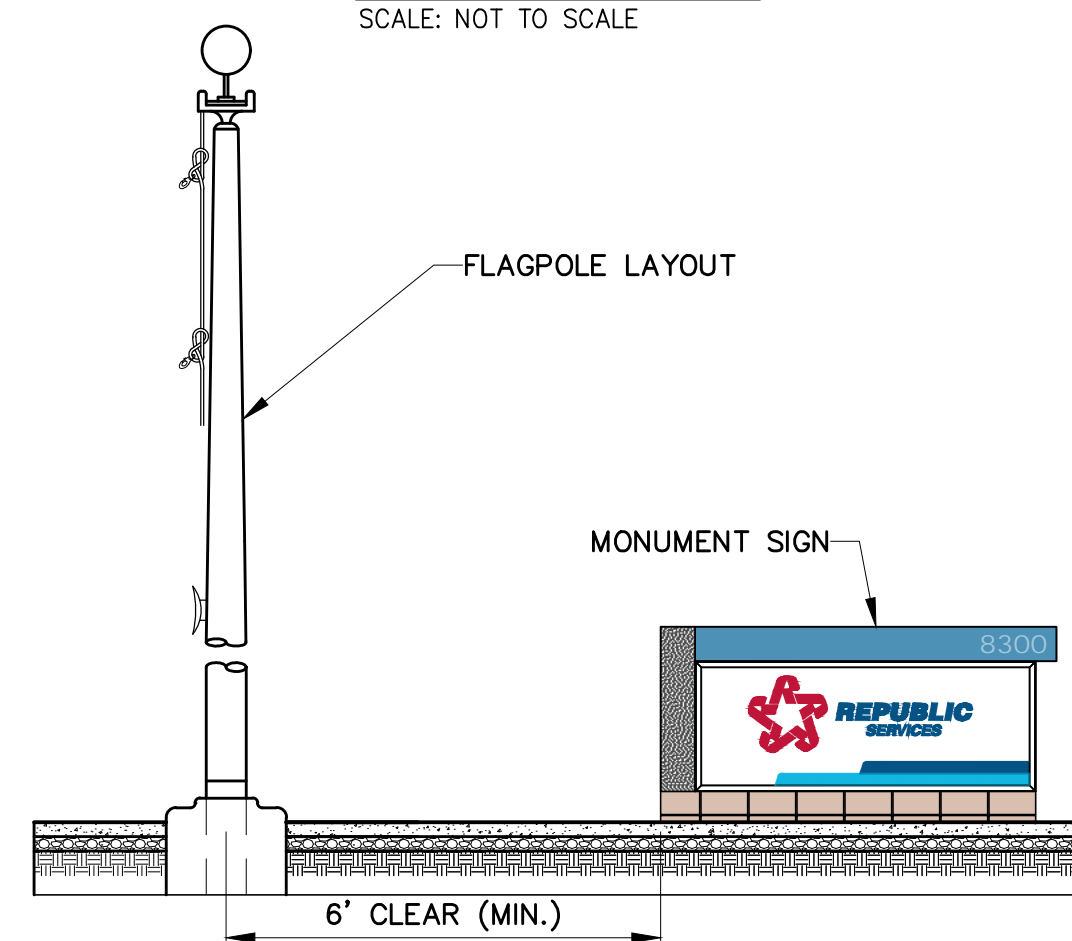
FRONT ELEVATION

RIGHT SIDE VIEW

- NOTES:
- SIGN TO BE PROVIDED/DESIGNED BY EVERBRITE LLC, HEADQUARTERED IN GREENFIELD, WISCONSIN.
 - REFER TO MANUFACTURER'S SPECIFICATIONS FOR MORE INFORMATION.
 - ALL SIGNAGE IS TO BE REVIEWED UNDER A SEPARATE PERMIT.

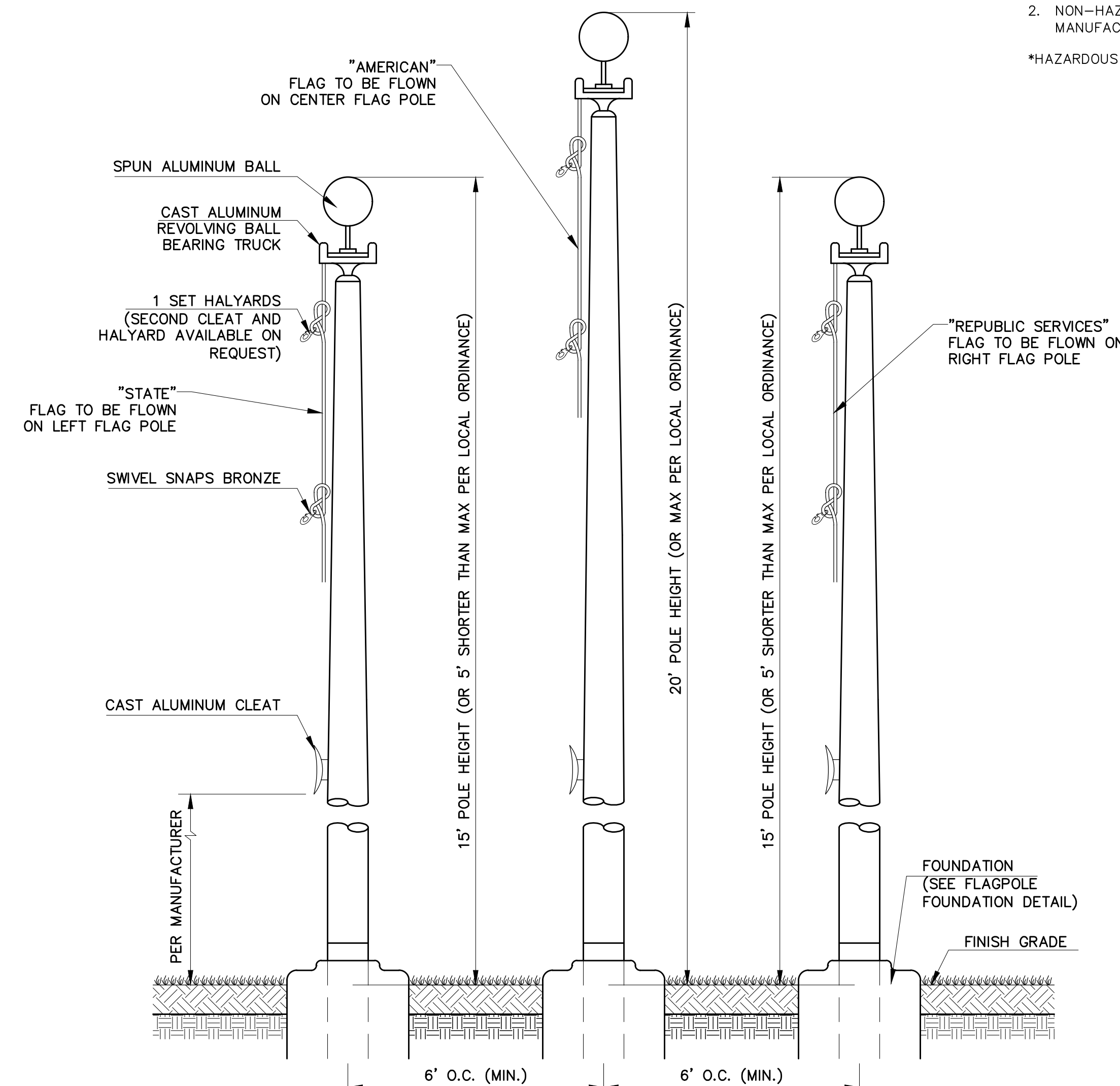
MONUMENT SIGN

SCALE: NOT TO SCALE



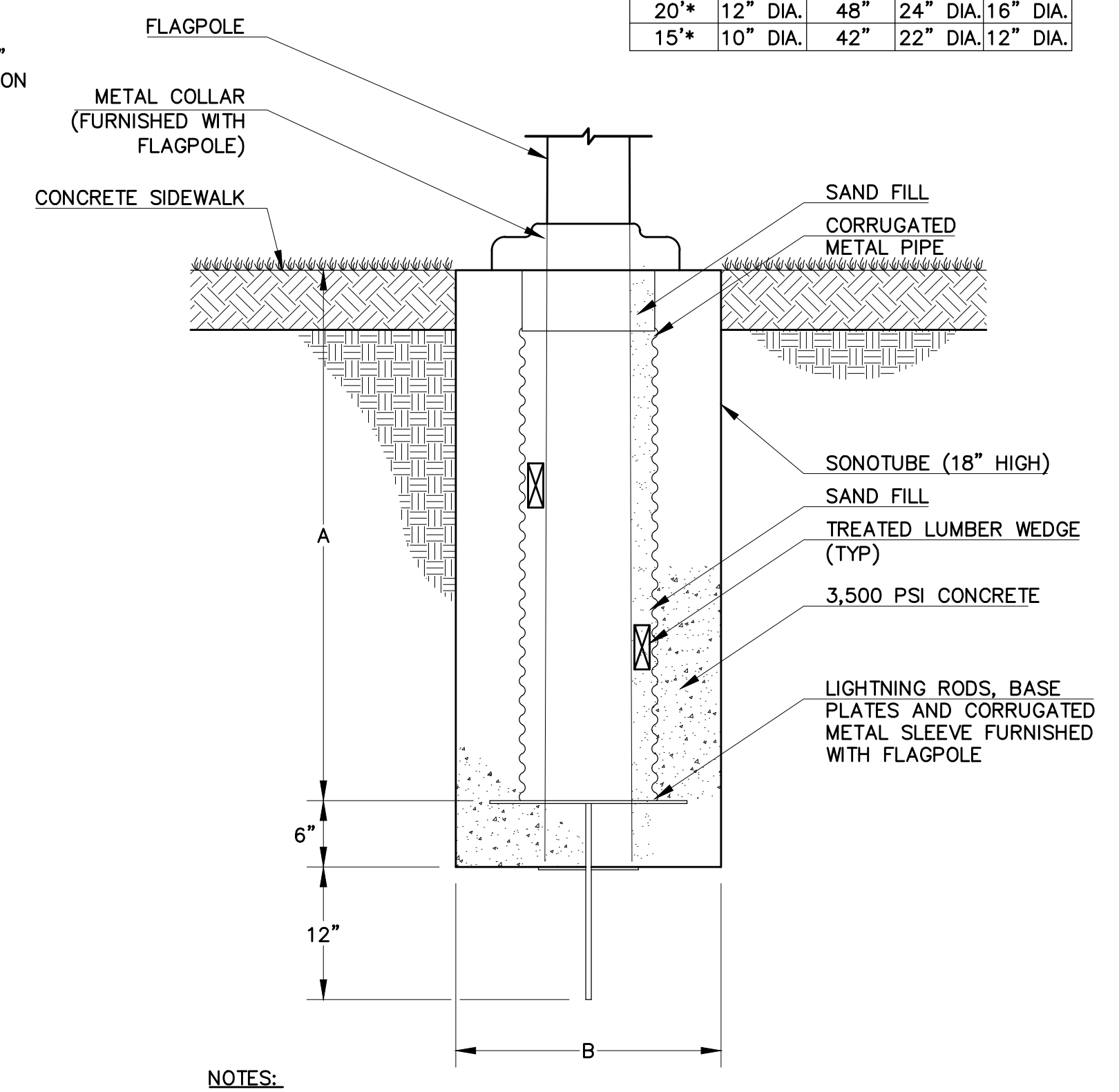
FLAGPOLE/MONUMENT SIGN SPACING

SCALE: NOT TO SCALE



FLAGPOLE LAYOUT

SCALE: NOT TO SCALE



- NOTES:
- *DESIGN TO BE IN CONFIRMED WITH LOCAL SOILS CONDITIONS

FLAGPOLE FOUNDATION

SCALE: NOT TO SCALE

LEGEND				
POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
20'	12" DIA.	48"	24"	16" DIA.
15'	10" DIA.	42"	22"	12" DIA.

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SHEET NUMBER: C6.3

DEVELOPMENT PLANS



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1	02.28.2022	PERMIT RESUBMISSION	
0	02.07.2022	PERMIT SUBMISSION	

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LANDSCAPING PLAN - OVERALL

DEVELOPMENT PLANS

DRAWN BY: JWH APPROVED BY: CMS

PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: C7.0

PLANTING SCHEDULE

STREET TREES (38 TOTAL)

SYM	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	CALIPER
⊙	8	PSM	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	PACIFIC SUNSET MAPLE	MIN. 2"
⊙	7	TM	<i>Acer tataricum</i> , 'Summer Splendor'	TATARIAN MAPLE	MIN. 2"
⊙	8	PBM	<i>Acer griseum</i>	PAPERBACK MAPLE	MIN. 2"
⊙	8	WFD	<i>Cornus florida</i>	WHITE FLOWERING DOGWOOD	MIN. 2"
⊙	7	ER	<i>Cerces canadensis</i> , 'Forest Pansy', 'Appalachian Red'	EASTERN REDBUD	MIN. 2"

INTERIOR LANDSCAPING PARKING LOT TREES (32 TOTAL)

SYM	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	CALIPER
⊙	6	PSM	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	PACIFIC SUNSET MAPLE	MIN. 2"
⊙	6	TM	<i>Acer tataricum</i> , 'Summer Splendor'	TATARIAN MAPLE	MIN. 2"
⊙	7	PBM	<i>Acer griseum</i>	PAPERBACK MAPLE	MIN. 2"
⊙	7	WFD	<i>Cornus florida</i>	WHITE FLOWERING DOGWOOD	MIN. 2"
⊙	6	ER	<i>Cerces canadensis</i> , 'Forest Pansy', 'Appalachian Red'	EASTERN REDBUD	MIN. 2"

TREES PER BUILDING COVERAGE (5 TOTAL)

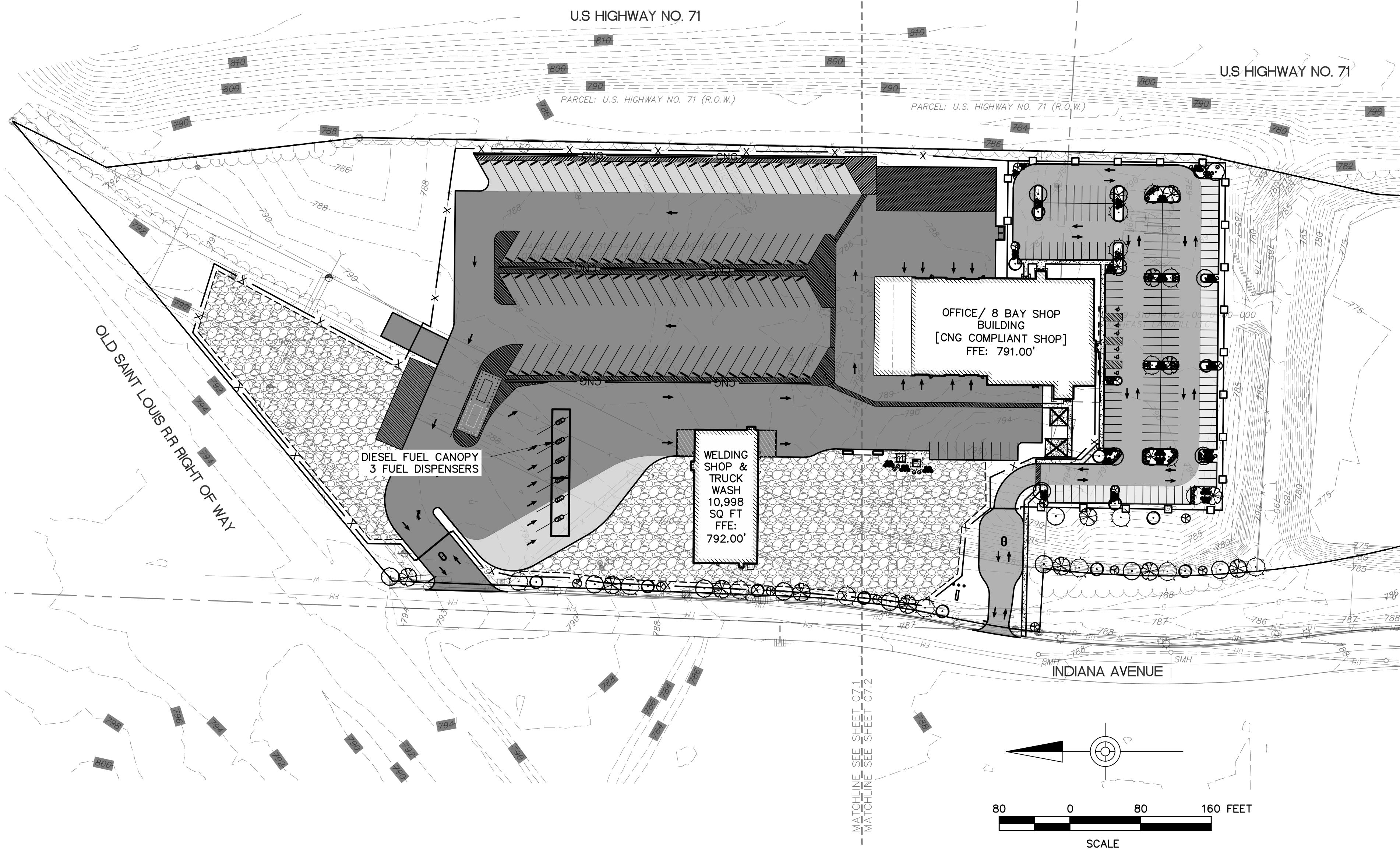
SYM	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	CALIPER
⊙	1	PSM	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	PACIFIC SUNSET MAPLE	MIN. 2"
⊙	1	TM	<i>Acer tataricum</i> , 'Summer Splendor'	TATARIAN MAPLE	MIN. 2"
⊙	1	PBM	<i>Acer griseum</i>	PAPERBACK MAPLE	MIN. 2"
⊙	1	WFD	<i>Cornus florida</i>	WHITE FLOWERING DOGWOOD	MIN. 2"
⊙	1	ER	<i>Cerces canadensis</i> , 'Forest Pansy', 'Appalachian Red'	EASTERN REDBUD	MIN. 2"

INTERIOR LANDSCAPING PARKING LOT SHRUBS (168 TOTAL)

SYM	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
⊙	60	AFA	<i>Rhododendron</i> 'Autumn Fire'	AUTUMN FIRE AZALEA SHRUB	2 GAL
⊙	45	HMTS	<i>Thuja occidentalis</i> 'Hetz Midget'	HETZ MIDGET THUJA SHRUB	5 GAL
⊙	56	WBX	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	WINTERGREEN BOXWOOD SHRUB	2 GAL
⊙	7	BB	<i>Euonymus alatus</i>	BURNING BUSH	2 GAL

MECHANICAL AND UTILITY CABINET SCREENING LANDSCAPING SHRUBS (19 TOTAL)

SYM	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
⊙	15	WBX	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	WINTERGREEN BOXWOOD SHRUB	2 GAL
⊙	4	BB	<i>Euonymus alatus</i>	BURNING BUSH	2 GAL





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LANDSCAPING PLAN - NORTH

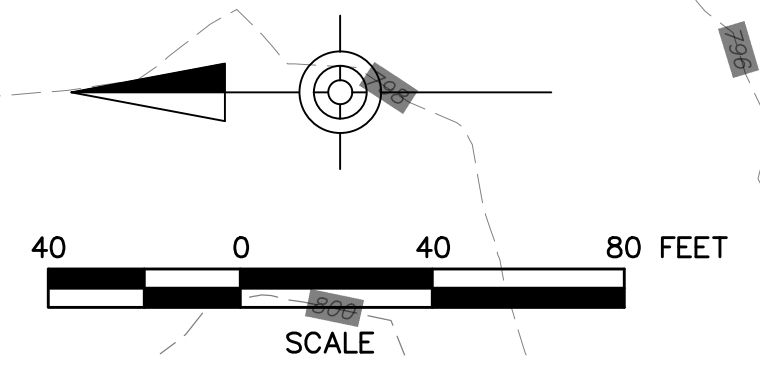
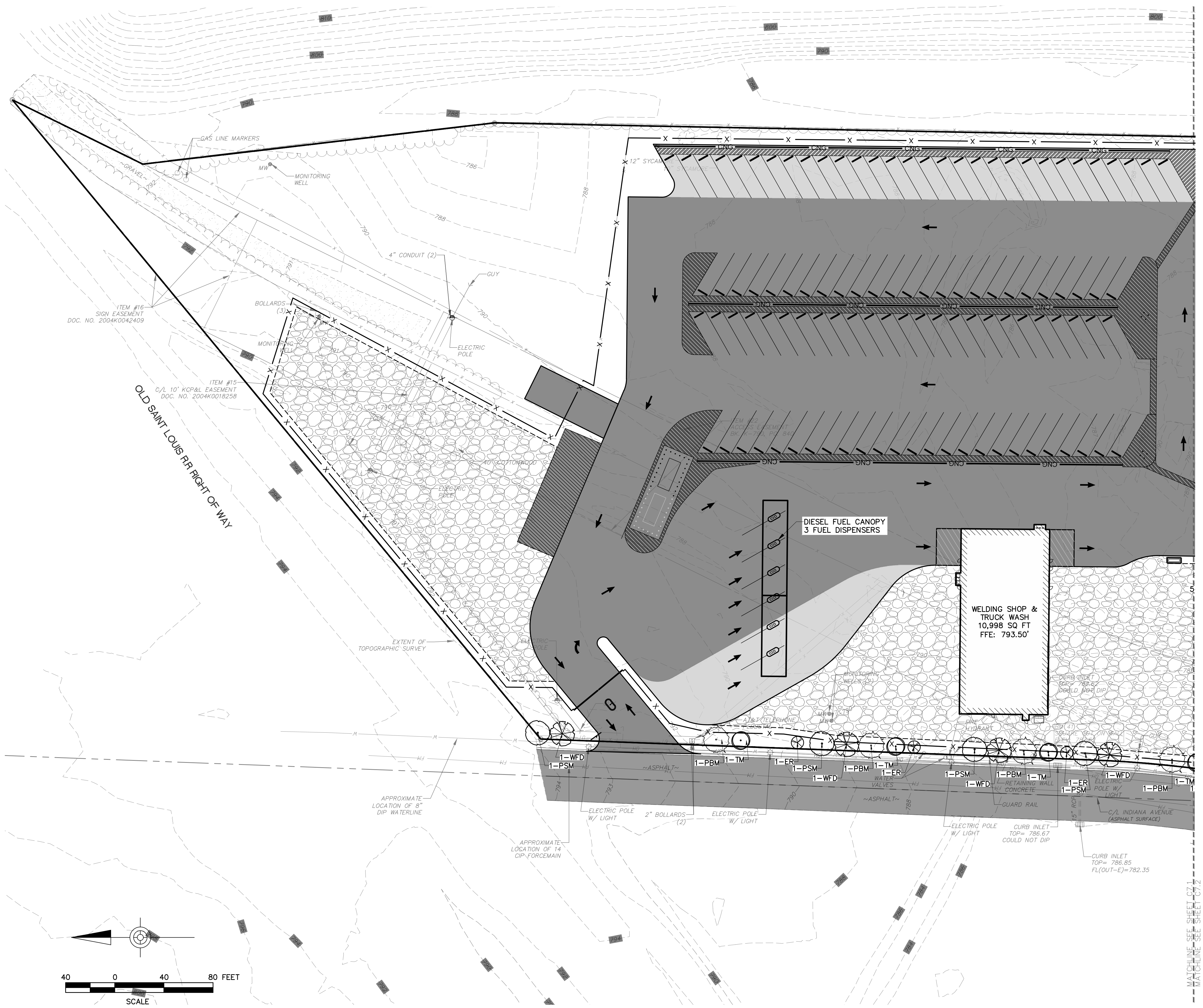
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PROJECT NUMBER: 12189-080

DATE PRINTED: 04.22.2022

SHEET NUMBER: C7.1

DEVELOPMENT PLANS



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LANDSCAPING PLAN - SOUTH

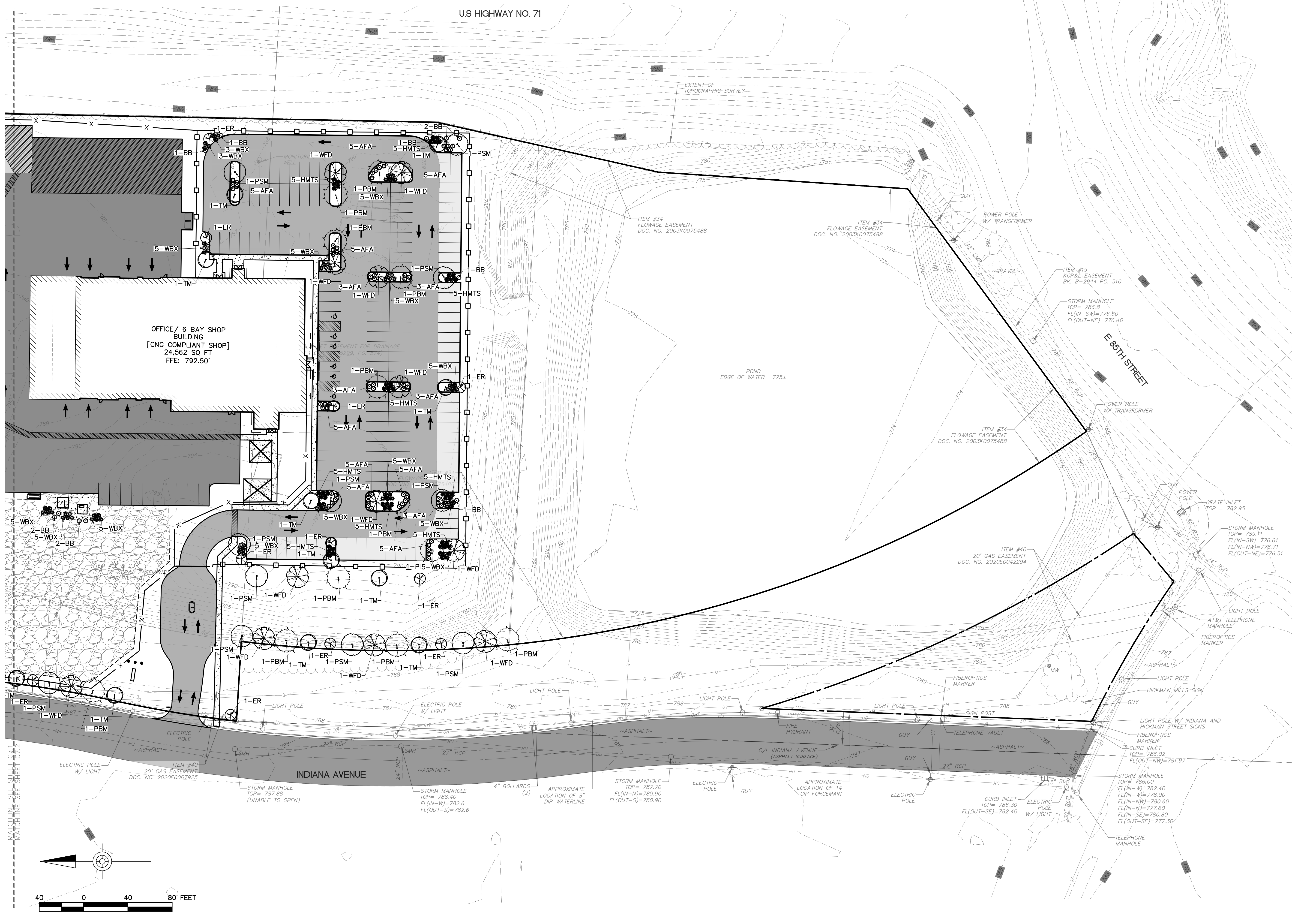
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PROJECT NUMBER: 12189-080

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SHEET NUMBER: **C7.2**

DEVELOPMENT PLANS



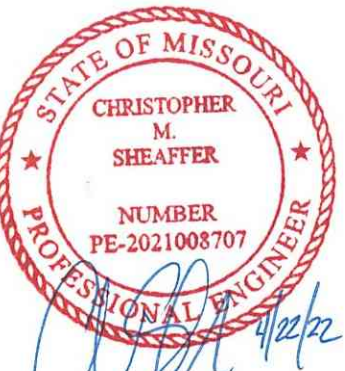
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CORPORATE HEADQUARTERS
18500 N. ALLIED WAY
PHOENIX, AZ 85054
(480) 627-2700

Larson Design Group

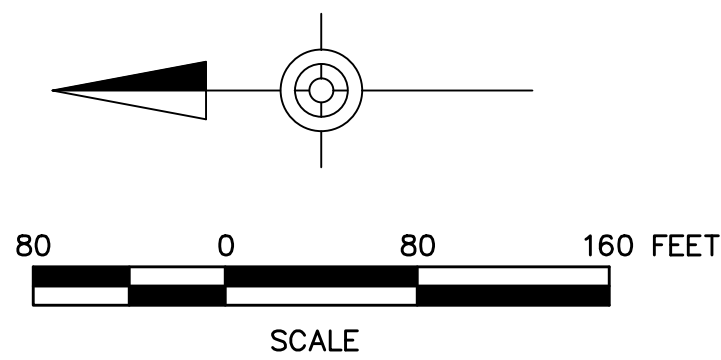
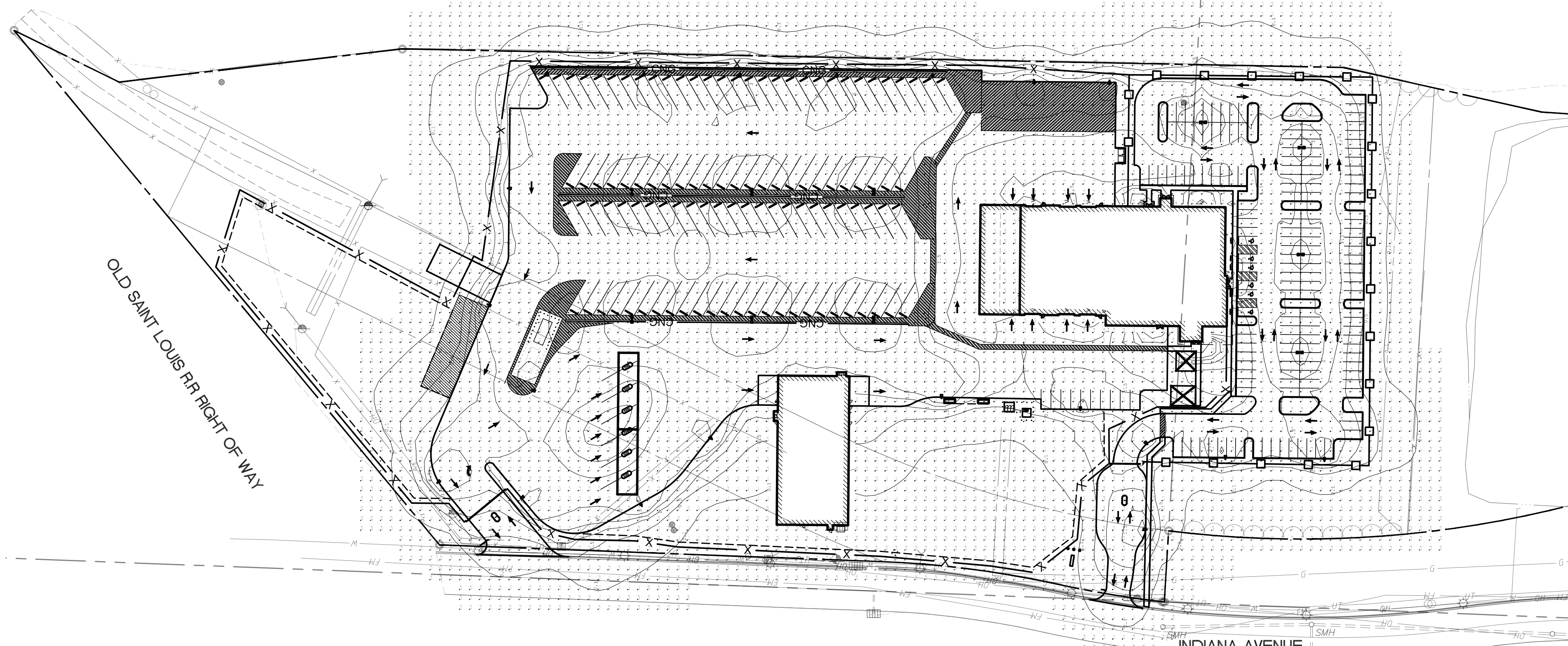
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U.S HIGHWAY NO. 71

U.S HIGHWAY NO. 71



LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP			MT. HGT.	MFG./CAT NO.	REMARKS
			#	TYPE	W.			
S1	AREA POLE FIXTURE	POLE	1	LED	125	28'	LITHONIA DSX1LED-P4-40K-T3M-MVOLT-HS-DBLXD	TYPE III OPTICS
S2	AREA POLE FIXTURE	POLE	1	LED	125	28'	LITHONIA DSX1LED-P4-40K-T3M-MVOLT-DBLXD	DUAL ARM FIXTURE TYPE III OPTICS
S3	AREA POLE FIXTURE	POLE	1	LED	125	28'	LITHONIA DSX1LED-P4-40K-T4M-MVOLT-HS-DBLXD	DUAL ARM FIXTURE TYPE IV OPTICS
S4-A	AREA POLE FIXTURE	POLE	1	LED	125	28'	LITHONIA DSX1LED-P4-40K-T4M-MVOLT-HS-DBLXD	TYPE IV OPTICS
S4-B	AREA POLE FIXTURE	POLE	1	LED	241	34'	LITHONIA DSX1LED-P9-40K-T5M-MVOLT-DBLXD	TYPE V OPTICS
S5	AREA POLE FIXTURE	POLE	1	LED	241	34'	LITHONIA DSX1LED-P9-40K-T5M-MVOLT-DBLXD	TYPE V OPTICS
S6	AREA POLE FIXTURE	POLE	1	LED	241	34'	LITHONIA DSX1LED-P9-40K-T5M-MVOLT-DBLXD	DUAL ARM FIXTURE TYPE V OPTICS

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PHOTOMETRIC PLAN - OVERALL

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DEVELOPMENT PLANS

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CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00015

Meeting Date: May 26, 2022

Meeting Location: 7601 Prospect, Kansas City, MO 64132

Meeting Time (include start and end time): 6:30pm - 8:00pm

Additional Comments (optional):



Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,