

Drawing name: K:\VNC\DEV\268461001_04ey 87th homo- north parking\2 Design\CAD\plan\sheet\C2 EXISTING CONDITIONS.dwg Mar 27, 2024 12:36pm by: skyler ford
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 Plotted By: Skyler Shuler, Senior Survey Equipment Specialist, North Parking Equipment, 1001 Hickman Mills Dr., Kansas City, MO 64132, 816.433.4466, KIMLEY-HORN, L.P.E.I.C.E., 805 PENNSYLVANIA AVENUE, SUITE 150, KANSAS CITY, MO 64105, WWW.KIMLEY-HORN.COM



City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2024-00025 on 04-16-2024
Diane Binkckley
 Diane Binkckley, AICP
 Secretary of the City Plan Commission

OXFORD ACQUISITION LLC
5614 E 87TH ST
KANSAS CITY, MO 64132

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5614 E 87TH ST
KANSAS CITY, MO 64132

PIPEFITTERS LOCAL
UNION NO 533
8600 HILLCREST ROAD
KANSAS CITY, MO 64138

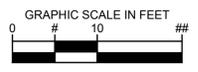
DAMON PURSELL CONSTRUCTION CO
9001 HICKMAN MILLS DR
KANSAS CITY, MO 64132
LOT: 12

DAMON PURSELL CONSTRUCTION CO
9001 HICKMAN MILLS DR
KANSAS CITY, MO 64132
LOT: 4

DAMON PURSELL CONSTRUCTION CO
9001 HICKMAN MILLS DR
KANSAS CITY, MO 64132
LOT: 6

DAMON PURSELL CONSTRUCTION CO
9001 HICKMAN MILLS DR
KANSAS CITY, MO 64132
LOT: 8

LEGEND	
(M)	Measured
(D)	Decided
(P)	Platted
(O)	Ordinance No. 130085
R/W	Right-of-Way
STA.	Station
INS.	Instrument Number
CL	Center Line
R+	Radius
L+	Arc Length
CB	Chord Bearing
CD	Chord Distance
C/P	Corrugated Plastic Pipe
RCP	Reinforced Concrete Pipe
PVC	Polyvinyl Chloride Pipe
B	Benchmark
F	Found Survey Monument
F+	Found Right-of-Way Marker
C	Control Point and Designation (ETC is for Survey Only)
G	Grate Inlet
OU	Overhead Utility Lines
U	Underground Electric Line Marker
RCB	Reinforced Concrete Box
RCP	Reinforced Concrete Pipe
U	Utility Pole
U+	Utility Pole with Transformer
A	Clay Anchor
L	Utility Pole w/ Light
P	Gate Post
E	Electric Pedestal (above ground)
M	Electric Meter
V	Electric Access Vault (underground)
B	Electric Access Box (mountain)
U	Underground Pipe Line Marker
G	Grease Trap Access Lid
B	Backflow Preventer
H	Yard Hydrant
E	Electric Manhole
U	Utility Pull Box (underground)
S	Single Pole Sign
W	Water Line
U	Underground Water Line Marker
V	Water Valve
H	Fire Hydrant
M	Water Meter
E	Water Manhole
S	Sprinkler Control Box
T	Underground Telephone Line
P	Telephone Pedestal (above ground)
E	Telephone Manhole
V	Telephone Access Vault (underground)
A	Telephone Access Box (mounted)
S	Sanitary Sewer Line
M	Sanitary Sewer Manhole
V	Vertiflex Clay Pipe
P	PVC Polyvinyl Chloride Pipe
U	Underground Gas Line Marker
C	Chain Link Fence
F	AS Flood Zone
X	Zone X
F	Flood Way
E	Base Flood Elevation Line and Value
C	Cross Section Line
T	Tree Line



DATE	BY
03/28/24	SUF
REVISIONS	NO.
CITY COMMENTS	
SCALE:	AS NOTED
DESIGNED BY:	PMD
DRAWN BY:	ALW
CHECKED BY:	MDK
PRELIMINARY NOT FOR CONSTRUCTION	
EXISTING CONDITIONS	
FOLEY EQUIPMENT NORTH PARKING	
ORIGINAL ISSUE: 3/27/2024	
KHA PROJECT NO. 268461001	
SHEET NUMBER C2	

DATE	BY
03/28/24	SUF
REVISIONS	NO.
CITY COMMENTS	

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5701 E. 87TH STREET

Drawing name: K:\VNC\DEV\268461001_04ey 87th homo- north parking\2 Design\CAD\plan\sheet\C4 GRADING & UTILITIES.dwg Mar 27, 2024 12:36pm by: skyer lod
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 Plotted By: skyer Skyer SheetSet: Foley Equipment North Parking 87th homo- north parking\2 Design\CAD\plan\sheet\C4 GRADING & UTILITIES.dwg



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 Diane Binkckley, ACP
 Secretary of the City Plan Commission

CITY COMMENTS	SUF	DATE	BY
		03/28/24	

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SCALE: AS NOTED
 DESIGNED BY: PMD
 DRAWN BY: ALW
 CHECKED BY: MDK

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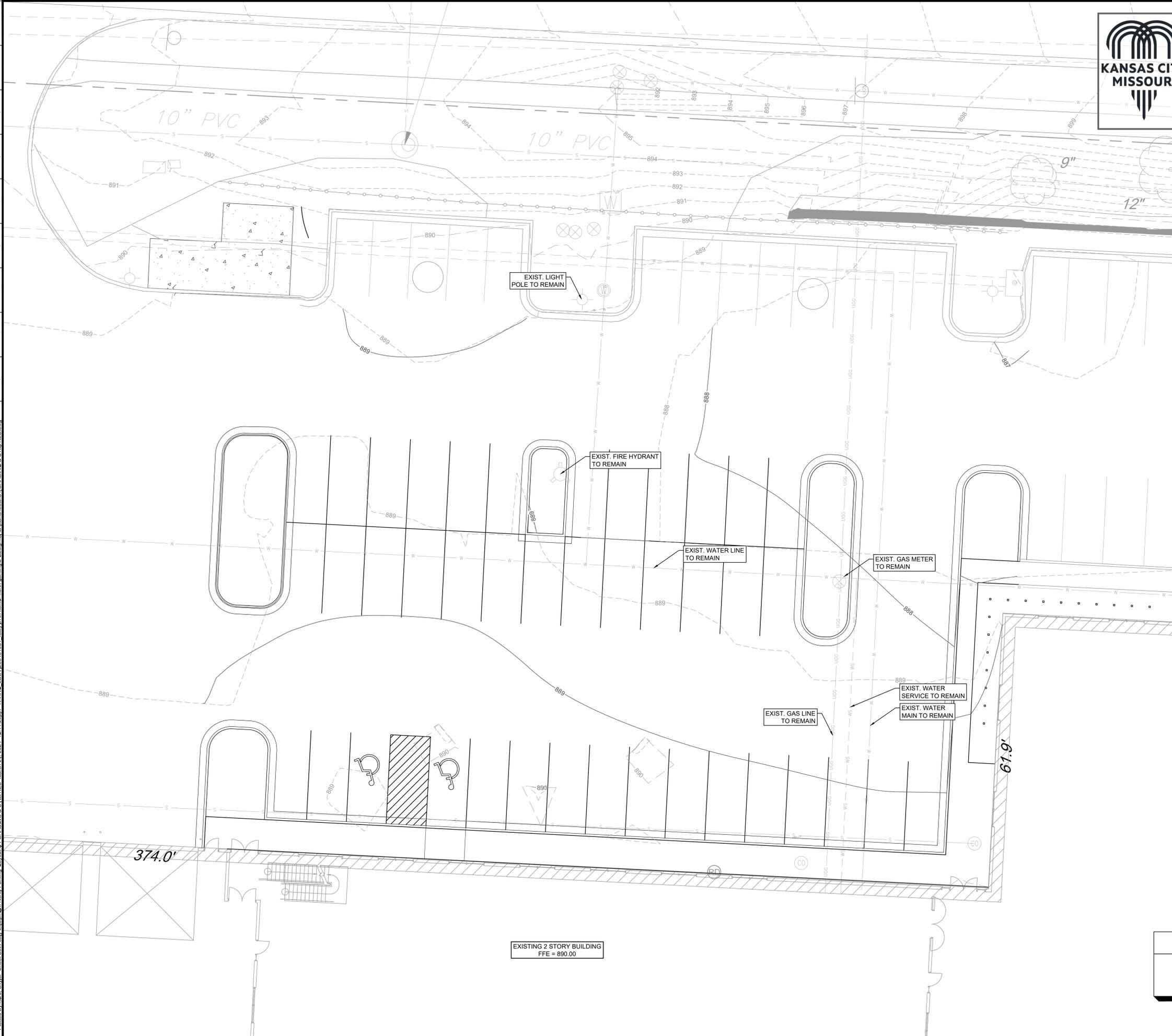


GRADING & UTILITIES

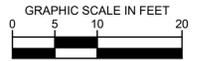
FOLEY EQUIPMENT NORTH PARKING
 5701 E. 87TH STREET

ORIGINAL ISSUE:
 3/27/2024
 KHA PROJECT NO.
 268461001
 SHEET NUMBER

C4



EXISTING 2 STORY BUILDING
 FFE = 890.00



GRADING LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR

Drawing name: K:\VNC\DEV\268461001_01ey_87th homo- north parking\2 Design\CAD\plan\sheet\PI PHOTOMETRIC PLAN.dwg Mar 27, 2024 12:36pm BY: skw/erford
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 Diane Binkckley, AICP
 Secretary of the City Plan Commission

LIGHTING NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN AND IN TABLES ARE IN FOOTCANDLES (FC). 1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- THE PHOTOMETRIC ANALYSIS ONLY INCLUDES EXISTING LIGHTING THAT IS CONSIDERED TO CONTRIBUTE TO THE ILLUMINANCE LEVELS WITHIN THE SCOPE (IDENTIFIED AS THE SHADED AREA). THE PHOTOMETRIC ANALYSIS EXCLUDES THE EXISTING POLE AND BUILDING MOUNTED LUMINAIRES THAT ARE OUTSIDE THE PROJECT LIMITS, AS WELL AS ALL OTHER EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- THE EXISTING POLE MOUNTED AND WALL MOUNTED FIXTURES ARE A DISCONTINUED BRAND AND NO IES FILES ARE AVAILABLE FOR MODELING. A FIXTURE CONSIDERED TO BE EQUAL IN INTENSITY, DISTRIBUTION AND COLOR IS MODELED AS AN EQUAL FOR BOTH POLE MOUNTED AND WALL MOUNTED FIXTURES AS A CLOSE REPRESENTATION OF THE EXISTING CONDITIONS.
- ALL EXISTING FIXTURES SHALL REMAIN. PHOTOMETRICS ARE SHOWN FOR REFERENCE ONLY AND NO ADDITIONAL POLES OR WALL MOUNTED FIXTURES ARE PROPOSED AS PART OF THE PROJECT.

LIGHTING LEGEND

- EX1 EXISTING POLE MOUNTED LUMINAIRE, MOUNTED AT 33' AFG
- EX2 EXISTING WALL MOUNTED LUMINAIRE, MOUNTED AT 24' AFG

TARGET VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	FC	-	-	0.2	-	20:1
PERIMETER	FC	-	1.0	-	-	-

PARKING LOT TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 TABLE 17-2 (RECOMMENDED MAINTAINED ILLUMINANCE VALUES FOR PARKING LOTS). PERIMETER TARGET ILLUMINANCE LEVELS BASED ON THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING.

EXISTING VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	FC	1.48	3.0	0.8	1.85	3.75
PERIMETER	FC	0.42	0.9	0.0	-	-

LUMINAIRE SCHEDULE

FIXTURE TAG	DESCRIPTION	MODEL NUMBER	LLF	LUMENS PER FIXTURE	WATTS PER FIXTURE	COLOR	MOUNTING HEIGHT	NOTES
EX1	EXISTING POLE MOUNTED LUMINAIRE	MRS-LED-30L-SIL-4-50-70CRI	0.6	31218	209	5000K	33FT	MODELED AS EQUAL TO THE LED2-ARD-240W-T4 WHICH HAS INITIAL OUTPUT OF 32,452 LUMENS AT 5000K WITH TYPE 4 DISTRIBUTION.
EX2	EXISTING WALL MOUNTED LUMINAIRE	WP2FA60	0.6	8084	60	5000K	24FT	MODELED AS EQUAL TO THE LED2-WPA-60W-50 WHICH IS A 60W WALL PACK FIXTURE AT 5000K.



CITY COMMENTS	NO.	DATE	BY	
03/28/24	1			
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SCALE:	DESIGNED BY: N/A	DRAWN BY: CMD	CHECKED BY: RAW	 FOLEY EQUIPMENT
PRELIMINARY NOT FOR CONSTRUCTION				
EXISTING PHOTOMETRIC PLAN				
FOLEY EQUIPMENT NORTH PARKING <small>5701 E. 87TH STREET</small>				
<small>ORIGINAL ISSUE: 3/27/2024</small> <small>KHA PROJECT NO. 268461001</small> <small>SHEET NUMBER</small> P1				

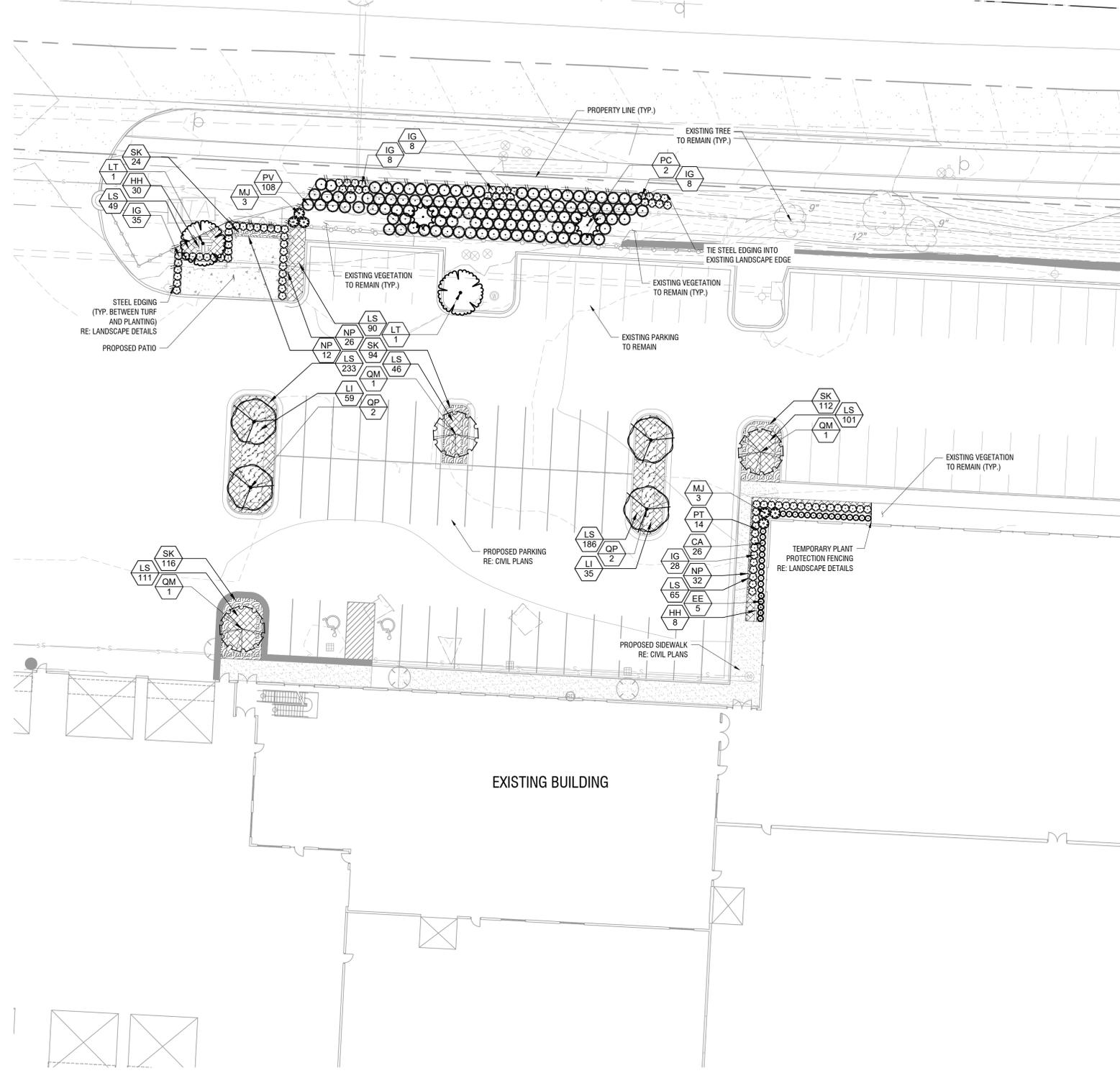
Drawing name: K:\KNC_DEV\268461001_79ey 87th KCMO- North Parking\2 Design\PlanSheets\LANDSCAPE ARCHITECTURAL PLAN.dwg
 Mar 28, 2024 8:11am By: csonaschew
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 Plotted By: Schear, Cameron Sheet Set: Foley Equipment North Parking Layout/PLAN March 28, 2024 09:14:09am K:\KNC_DEV\268461001_79ey 87th KCMO- North Parking\2 Design\PlanSheets\LANDSCAPE ARCHITECTURAL PLAN.dwg



City Plan Commission
 Approved Subject to Conditions

Case No. CD-CPC-2024-0025 ON 04-16-2024

Diane Binkckley
 Diane Binkckley, AICP
 Secretary of the City Plan Commission



PLANTING NOTES:

- CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY TALL FESCUE SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE TALL FESCUE SOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- FERTILIZER: FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

Kansas City, Missouri - Landscape Data Table		
Site Area: 0.97acres (42,330 sqft) - Urban Redevelopment (UR)		
	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-06-B - Minimum Interior Landscape Area		
At least 35 sqft of interior landscape area must be provided for each parking space.		
41 Parking Spaces x 35 sqft = 1,435 sqft Landscape Area	1,435 sqft Landscape Area	1,435 sqft Landscape Area
88-425-06-E - Minimum Interior Landscape Area		
One tree is required per 5 parking spaces		
41 Parking Spaces / 5 = 9 Trees	9 Trees	9 Trees
One shrub is required per parking space		
41 Parking Spaces x 1 = 41 Shrubs	41 Shrubs	41 Shrubs
Ground cover plants must cover all interior landscape areas.	Yes	Yes
88-425-10-B - Trees		
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.	Yes	Yes

PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	QP	4	QUERCUS PAGODA / CHERRYBARK OAK	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QM	3	QUERCUS MONTANA / CHESTNUT OAK	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	2	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	PC	2	PICEA PUNGENS / COLORADO BLUE SPRUCE	B & B		6' HT. MIN.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	EE	5	EPHEDRA EQUISSETINA / BLUESTEM JOINT FIR	3 GAL. MIN.	3" HT. MIN.	24" O.C.	FULL AND MATCHING
	MJ	6	MAGNOLIA 'JURMAG' PP #20,346 / BURGUNDY STAR MAGNOLIA	CONT.	5" HT. MIN.	60" O.C.	FULL AND MATCHING
	PV	108	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCHGRASS	3 GAL. MIN.	3" HT. MIN.	48" O.C.	FULL AND MATCHING
	CA	26	CALAMAGROSTIS * ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GAL. MIN.	2" HT. MIN.	24" O.C.	FULL AND MATCHING
	IG	87	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	3 GAL. MIN.	3" HT. MIN.	30" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LS	881	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	12" HT. X 10" W.	14" O.C.	FULL AND MATCHING
	PT	14	PARTHENOISSUS TRICUSPIDATA / JAPANESE CREEPER	CONT.	4" HT. X 8" W.	18" O.C.	FULL AND MATCHING
	SK	346	SEDUM KAMTSCHATICUM / ORANGE STONECROP	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	NP	70	NARCISSUS 'PETIT FOUR' / PETIT FOUR NARCISSUS	CONT.	4" HT. X 8" W.	10" O.C.	FULL AND MATCHING
	LI	94	LAVANULA * INTERMEDIA 'TESSERACT' / SENSATIONAL® LAVENDER	CONT.	12" HT. X 16" W.	24" O.C.	FULL AND MATCHING
	HH	38	HELLEBORUS * HYBRIDUS 'AMETHYST GEM' / WINTER JEWELS® AMETHYST GEM HELLEBORE	CONT.	12" HT. X 10" W.	12" O.C.	FULL AND MATCHING

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<p>SCALE: AS NOTED</p> <p>DESIGNED BY: OMS</p> <p>DRAWN BY: OMS</p> <p>CHECKED BY: SAR</p>	<p>FOLEY EQUIPMENT NORTH PARKING</p> <p>5701 E. 87TH STREET</p>						
<p>ORIGINAL ISSUE: 3/28/2024</p> <p>KHA PROJECT NO. 268461001</p> <p>SHEET NUMBER</p> <p style="font-size: 2em; font-weight: bold;">L1</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY			
NO.	DATE	BY					