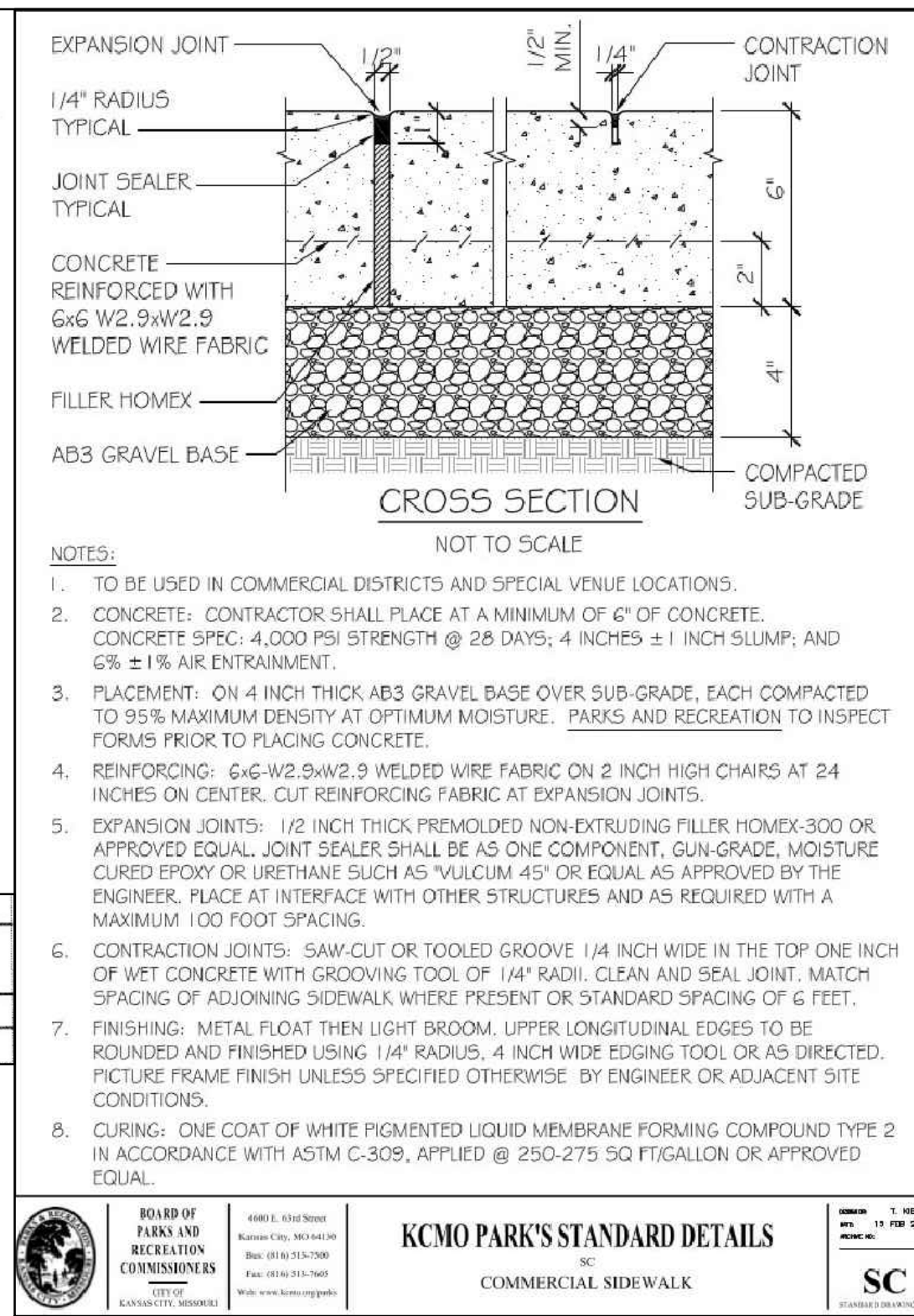


STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)

GENERAL NOTES:

- 3/4" isolation joints with 3/8" dia. x 2' smooth dowels shall be placed at radii joints and at 15' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
- 1" deep contraction joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
- Fix dowel bars with bar supports.
- Depth of curb shall be a minimum of 8" through the handicap access ramp.
- Concrete shall conform to Standard Specifications Section 2208.2.8.
- Asphaltic concrete surface course shall conform to Standard Specifications Section 2205.2.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METROPOLITAN CHAPTER
STANDARD DRAWING NUMBER C-1 MAY 23, 2001
CURB DETAILS



KCMO PARKS STANDARD DETAILS
COMMERCIAL SIDEWALK

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS

DATE: 11-17-2017

SITE DATA:

ADDRESS: 3601 DENTON RD, KANSAS CITY, MO 64133
EXISTING ZONING: R-80 (LOT 2 - FUTURE PHASE)
PROPOSED ZONING: M1-1 (LOT 1)
AREA PLAN: BLUE RIDGE AREA PLAN
TOTAL LOT SIZE: 228,299 SF. (5.24 ACRES)
LAND AREA FOR EXISTING 4 PROPOSED ROW DEDICATION: 18,288 SF.
NET LAND AREA: 210,011 SF.
EXISTING PERVIOUS SITE AREA: 228,299 SF. (100.0%)
EXISTING IMPERVIOUS SITE AREA: 0 SF. (0.0%)
PROPOSED PERVIOUS SITE AREA: 181,849 SF. (84.1%)
PROPOSED IMPERVIOUS SITE AREA: 36,350 SF. (15.9%)
USE: LIGHT INDUSTRIAL
(PAVED SURFACE TO PARK SEMI TRUCKS AFTER REPAIRS ARE COMPLETED)

LEGAL DESCRIPTION:

NW 1/4 NE 1/4 SEC 20 49 32 BEAT INTERSEC OF E LI DENTON RD 4 6 LI NW 1/4 NE 1/4 SEC 20 49 32 TH N TO A LI DRN 300 FT 9 OF 4 PARL TO C/L US 40 HWY CUTOFF TH SE LY ALG SD LI TO E LI 6D 1/4 1/4 SEC TH 9 TO S L16D SEC TH W TO POB

CODE ITEMS:

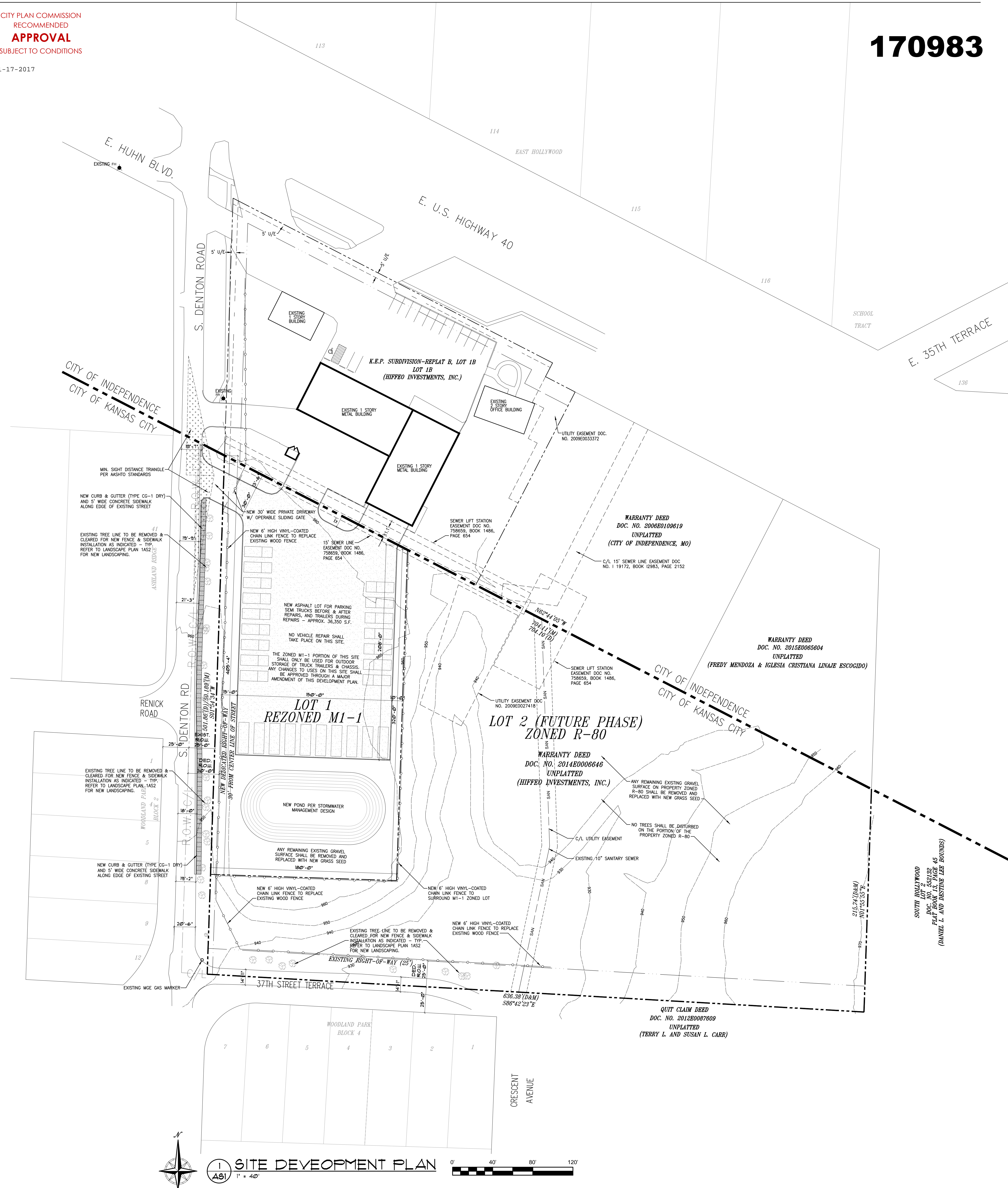
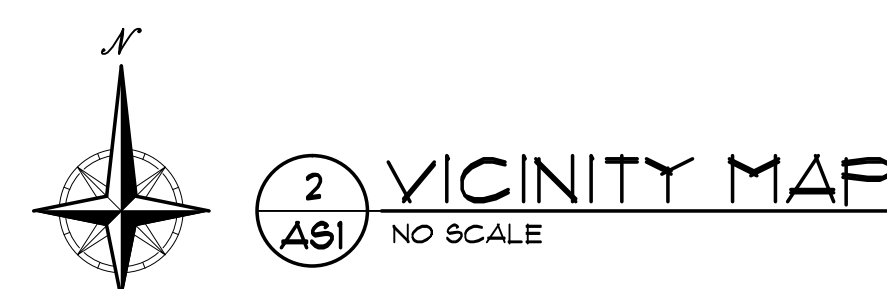
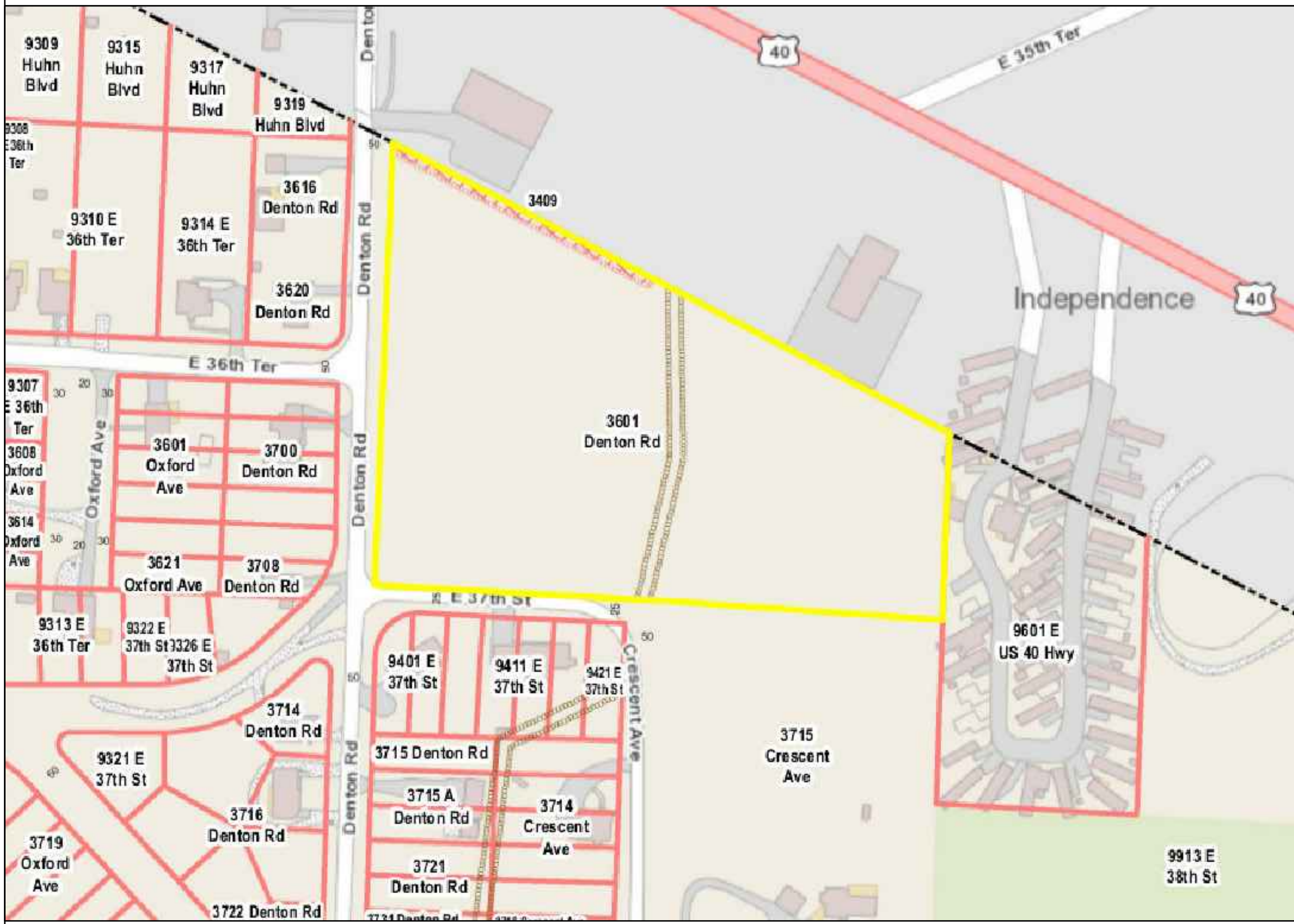
2012 INTERNATIONAL BUILDING CODE, CITY OF KANSAS CITY, MO
2012 INTERNATIONAL MECHANICAL CODE
2012 UNIFORM PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FIRE CODE
2009 ADA ANSI-A117.1 ACCESSIBILITY
ALL CODE ITEMS AS REVISED BY THE CITY OF KANSAS CITY

PROPERTY OWNER INFO:

HIFEO INVESTMENTS INC.
PO BOX 334
RAYMORE, KS 64083

ARCHITECT INFO:

SULLIVAN PALMER ARCHITECTS
8621 JOHNSON DRIVE
MERRIAM, KS 66202
CONTACT: NICK EWING
913-888-8540
NICK@SULLIVANPALMER.COM



INTERSTATE TRUCK CENTER
SITE IMPROVEMENTS
3601 DENTON RD., KANSAS CITY, MISSOURI 64133

SULLIVAN PALMER ARCHITECTS
8621 JOHNSON DRIVE
MERRIAM, KS 66202
PHONE: (913) 888-8540
FAX: (913) 888-8552

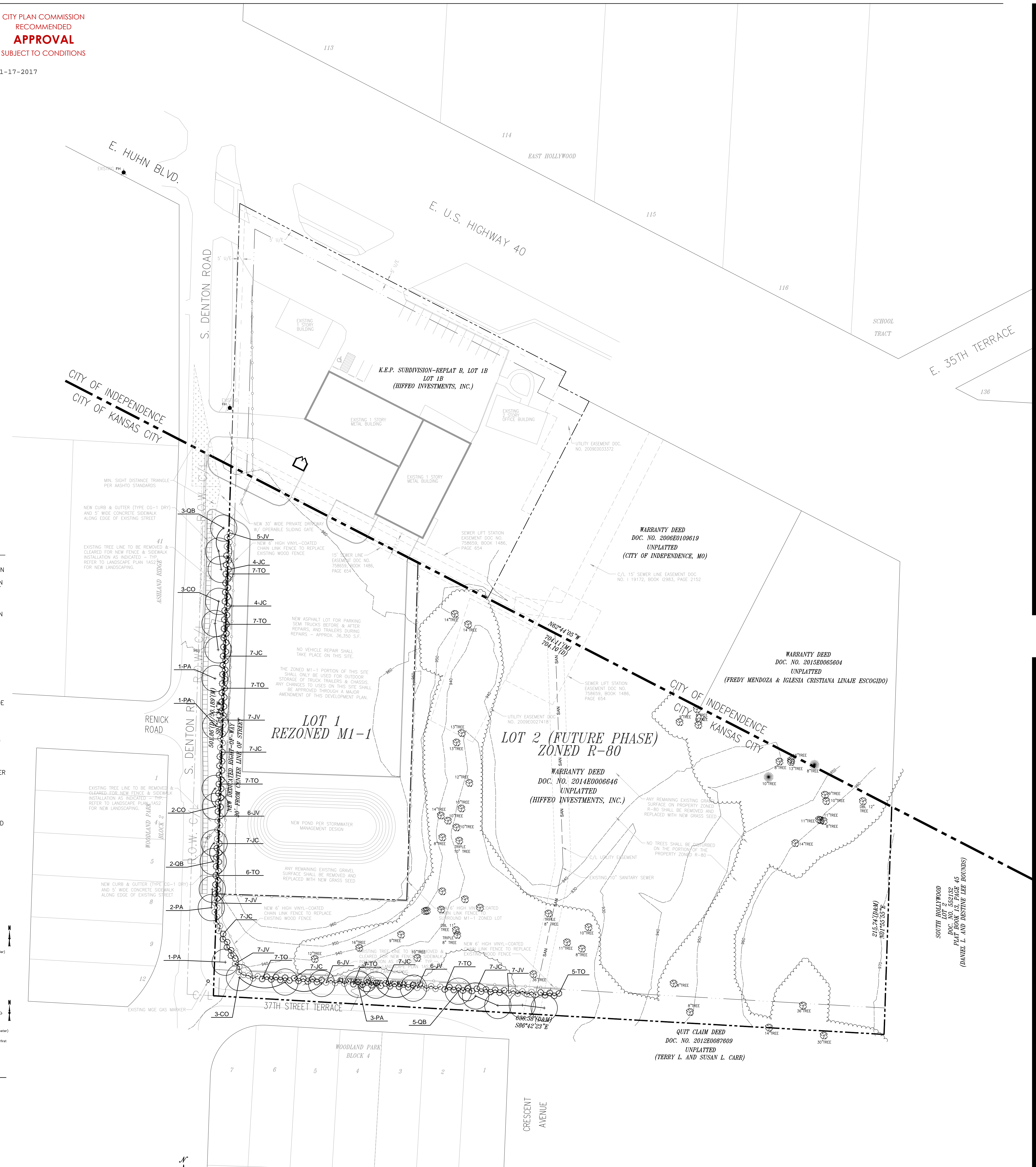
Date: 8-16-17

Revision: 10-19-17
11-29-17

Drawn by: NCE

Sheet: AS1

DATE: 11-17-2017



PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH ON ALL INDIVIDUAL TREES WITH A 5' DIAMETER MULCH RING AS PER DETAIL. PROVIDE SAMPLE OF PROPOSED MULCH FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
2. INDIVIDUAL TREE PLANTING MULCH RINGS IN LAWN AREAS SHALL BE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
3. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH PLANTING BED ON ALL SHRUB GROUPINGS; MINIMUM 3-FOOT RADIUS FROM BASE OF PLANT. PROVIDE SAMPLE OF PROPOSED MULCH FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
4. CONTRACTOR TO INSTALL A VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES ON ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
5. COMPLETELY REMOVE ANY GRAVEL, CONSTRUCTION DEBRIS, AND/OR UNDESIRABLE VEGETATION ENCOUNTERED IN TREE AND SHRUB PLANTING AREAS.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF KANSAS CITY ZONING AND DEVELOPMENT CODE)

TREE PLANTING REQUIREMENTS:
AT LEAST ONE STREET TREE IS REQUIRED FOR EACH 30 FEET OF STREET FRONTAGE.

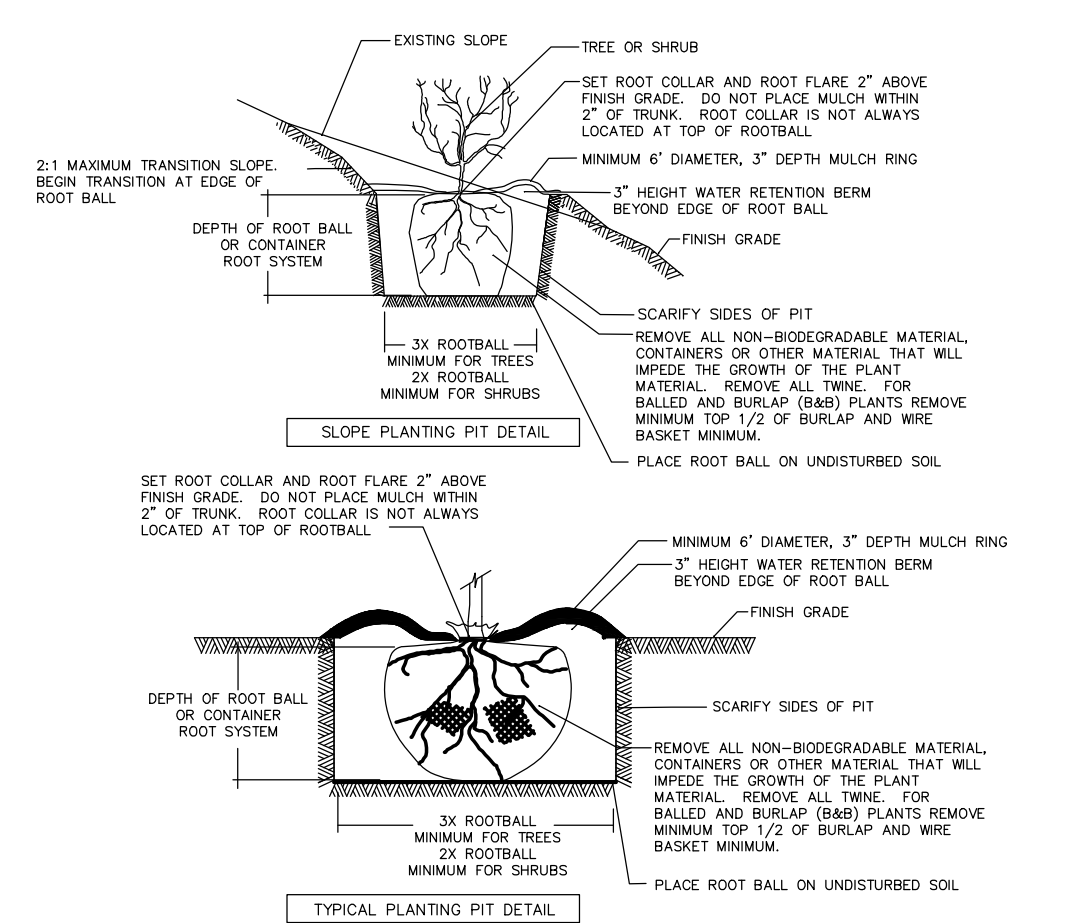
S. DENTON ROAD:
476.86 LF = 33.03 LF(DRIVE) = 443.83 LF
443.83 LF / 30 LF = 14.79 TREES REQUIRED
--15 TREES PROVIDED

37TH STREET TERRACE
326.81 LF / 30 LF = 10.89 TREES REQUIRED
--11 TREES PROVIDED

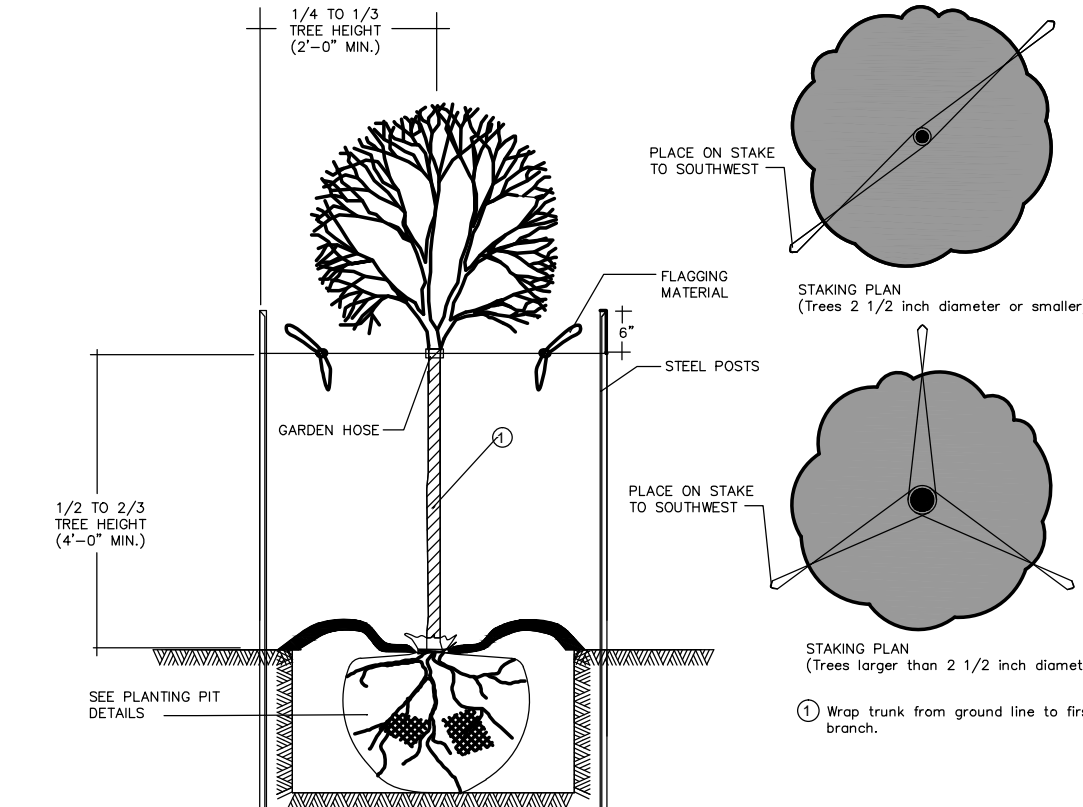
SHRUB PLANTING REQUIREMENTS:
A SOLID ROW OF UPRIGHT EVERGREEN SHRUB SHALL BE PLANTED ON THE OUTSIDE OF THE VINYL COATED CHAIN LINK FENCE ON THE WEST AND SOUTH PROPERTY LINE.

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB.
- F. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- G. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- H. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- I. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS, AND FENCE.
- J. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- K. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY.
- L. NO TREES SHALL BE DISTURBED ON THE PORTION OF THE PROPERTY ZONED R-80.



3 PLANTING PIT DETAILS
NO SCALE



2 DECIDUOUS TREE STAKING DETAIL
NO SCALE

PLANT MATERIAL SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CO	10	Quercus bicolor	FRANK PRIDE JACKBERRY	2" S&B	
PA	8	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANE TREE	2" S&B	
QB	10	Quercus bicolor	SWAMP WHITE OAK	2" S&B	
JC	57	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	5' HT. CNT. OR BAB	5'-0" O.C.
JV	51	Juniperus virginiana 'Taylor'	TAYLOR JUNIPER	5' HT. CNT. OR BAB	5'-0" O.C.
TO	80	Thuja occidentalis 'Ball-John'	TECHNID ARBORVITAE	5' HT. CNT. OR BAB	5'-0" O.C.

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES LISTED IN THIS SCHEDULE AND THE PLAN AMOUNTS, THE PLAN AMOUNTS SHALL PREVAIL.

Date: 8-16-17

Revision:
10-19-17
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Drawn by: NCE

Sheet: AS2



* ALL TREES SHOWN THAT ARE NOT LABELED PER THE "PLANT MATERIAL SCHEDULE" ARE EXISTING TO REMAIN.