



CITY PLAN COMMISSION STAFF REPORT

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

February 7, 2023

Project Name
Atwell Suites Hotel

Docket # 6

Request
CD-CPC-2022-00218
Nonresidential Development Plan

Applicant
Steve Warger

Owner
Dave Williams
Finkle + Williams

Location 11732 NW Plaza Circle
Area About 4 acres
Zoning B3-3
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses

North: Commercial, zoned B3-3
South: Institutional, zoned B3-3
East: Commercial, zoned B3-3
West: Interstate 29

Major Street Plan

Interstate 29 and NW Plaza Circle are not identified on the City's Major Street Plan.

Land Use Plan

The KCI Area Plan recommends Commercial/Industrial for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/13/2021. Scheduling deviations from 2023 Cycle B have occurred.

- The applicant requested a continuance to address sewer line questions.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on January 23rd, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The site is generally flat and currently serves as a parking area.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a nonresidential development plan for the construction of a 104 room hotel in district B3-3 on about 4 acres generally located at NW Plaza Circle and Interstate 29.

CONTROLLING + RELATED CASES

Ordinance No. 010229 approved a commercial development plan (**Case No. 67217-GP-13**) on March 1, 2001.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

6 APPROVAL WITH CONDITIONS

PLAN REVIEW

The proposed project is to construct a four-story hotel (Atwell Suites) with a total of 104 rooms. The site is located directly east of Interstate 29 and south of NW Cookingham Drive where several other hotels are currently concentrated. For over ten years the four-acre site has served as a parking lot.

PLAN ANALYSIS

The proposed 104 room hotel generally complies with the Zoning and Development Code. Staff supports the proposed use as the site has previously served as a vehicular use area. The plan provides an easement for a future trail to be constructed along the perimeter of Interstate 29. The KCI Area Plan identifies Interstate 29 as a "Major Gateway" and that the building materials shall be "high-quality materials such as stone, cast stone, tile and/or masonry." Staff is continuing to work with the developer to enhance the proposed building elevations. No ordinance request will begin until revised building elevations have been submitted to City Planning & Development. The developer will also be required to provide a revised landscape plan that includes interior landscape compliance in the southern vehicular use area.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Revised plans shall be submitted prior to ordinance request.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

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

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;

The plan generally complies with all standards of the Code and other City ordinances and policies. Staff has requested that the developer submit a revised plan prior to ordinance request to ensure that the interior landscaping of the parking area complies with 88-425-06. The developer shall also provide revised building elevations that reduce the amount of EIFS currently proposed prior to ordinance request.

B. The proposed use must be allowed in the district in which it is located;

The proposed hotel use is permitted in the B3-3 zoning district and the use complies with the KCI area plan.

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;

The developer is proposing to use the existing vehicular ingress and egress located on the southern perimeter of the site. The existing drive provides for safe, efficient, and convenient movement of traffic.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plan is providing an easement for the future extension of the I-29 trail located along the western perimeter of the site.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan provides adequate utilities based on City standards.

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 location and orientation of the building is consistent with the adjacent properties. Staff has requested that the developer provide revised building elevations to reduce the amount of EIFS that was originally proposed.

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.

The proposed landscape plan generally complies with the Zoning and Development Code. The developer will be required to submit revised plans to illustrate that the southern parking area is in compliance with City Code.

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.

The developer is providing a total of 227 parking stalls which far exceeds what is required. Staff understands that the hotel may host events where all the parking may be necessary.

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.

No trees are proposed to be removed.

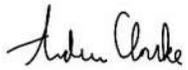
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: February 01, 2023

Case Number: CD-CPC-2022-00218

Project: Atwell Suites Hotel

Condition(s) by Aviation. Contact Mike Waller at (816) 243-3038 / Mike.Waller@kcmo.org with questions.

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions.

Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>.

The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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 plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. All mechanical equipment and dumpsters shall be screened pursuant to 88-425-08.
6. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
7. Prior to issuance of any building permit the developer shall coordinate with the Platte County Sheriff's Office to ensure the proposed structure does not interfere with the Platte County radio tower. Contact 816-858-3450
8. All vehicular use areas shall comply with 88-425-06 and a revised landscape plan shall be submitted to DMD prior to ordinance request.
9. The developer shall submit revised building elevations showing a reduction in the current proposed amount of EIFS prior to ordinance request.
10. All pedestrian crossings shall comply with 88-450 prior to issuance of a building permit.

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)

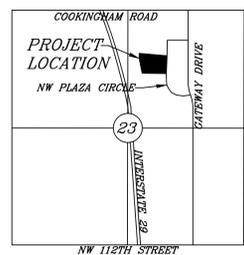
Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

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. 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)
14. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
15. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

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.3. 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

LOCATION MAP
SECTION 23-52-34



DEVELOPMENT PLAN
ATWELL SUITES
LOTS 7A & 7B, GATEWAY PLAZA - FIRST PLAT
A DEVELOPMENT IN THE NORTHEAST
QUARTER OF SECTION 23-T52N-34W,
KANSAS CITY, PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION
CONTAINING 174,247 SQUARE FEET OR 4.00 ACRES

ALL OF LOTS 7A AND 7B, AS ESTABLISHED BY THE CERTIFICATE OF SURVEY AND LOT SPLIT RECORDED JULY 19, 2005 IN AS DOCUMENT NO. 12827, BEING A PORTION OF LOT 7, GATEWAY PLAZA, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE N69°14'04"W, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 499.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 29, THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, ALONG THE WESTERLY LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE NO. 29, HAVING AN INITIAL TANGENT BEARING OF N07°57'02"W AND A RADIUS OF 11589.16, AN ARC DISTANCE OF 272.46, THENCE N02°53'36"E, ALONG SAID LINE, A DISTANCE OF 111.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE S79°04'24"E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 548.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NW PLAZA CIRCLE, THENCE S00°45'56"W, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST RIGHT OF WAY LINE OF SAID NW PLAZA CIRCLE, A DISTANCE OF 283.16 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:
WHEATBELT, INC.
C/O CHARTER MARK
11721 NW PLAZA CIRCLE, SUITE 202B7
KANSAS CITY, MISSOURI 64195

DEVELOPMENT SUMMARY TABLE

a.) EXISTING ZONING	B3-3	
b.) TOTAL LAND AREA	174,247 S.F. OR 4.00 ACRES	
c.) PROPOSED USE	HOTEL	
d.) HEIGHT ABOVE GRADE	51'-8"	
	NUMBER OF STORIES	4
e.) GROSS FLOOR AREA PER FLOOR	15,600 SQ. FT.	
	TOTAL FLOOR AREA	62,400 SQ. FT.
f.) RESIDENTIAL DEVELOPMENT DATA	N/A	
g.) BUILDING COVERAGE	8.95%	
	FLOOR AREA RATIO	0.09
h.) NUMBER OF PARKING SPACES	REQUIRED 19	PROVIDED 227
	1 PER 6 ROOMS (104)	
i.) BICYCLE PARKING SPACES	REQUIRED 5	PROVIDED 5
	SHORT TERM	
	LONG TERM	10

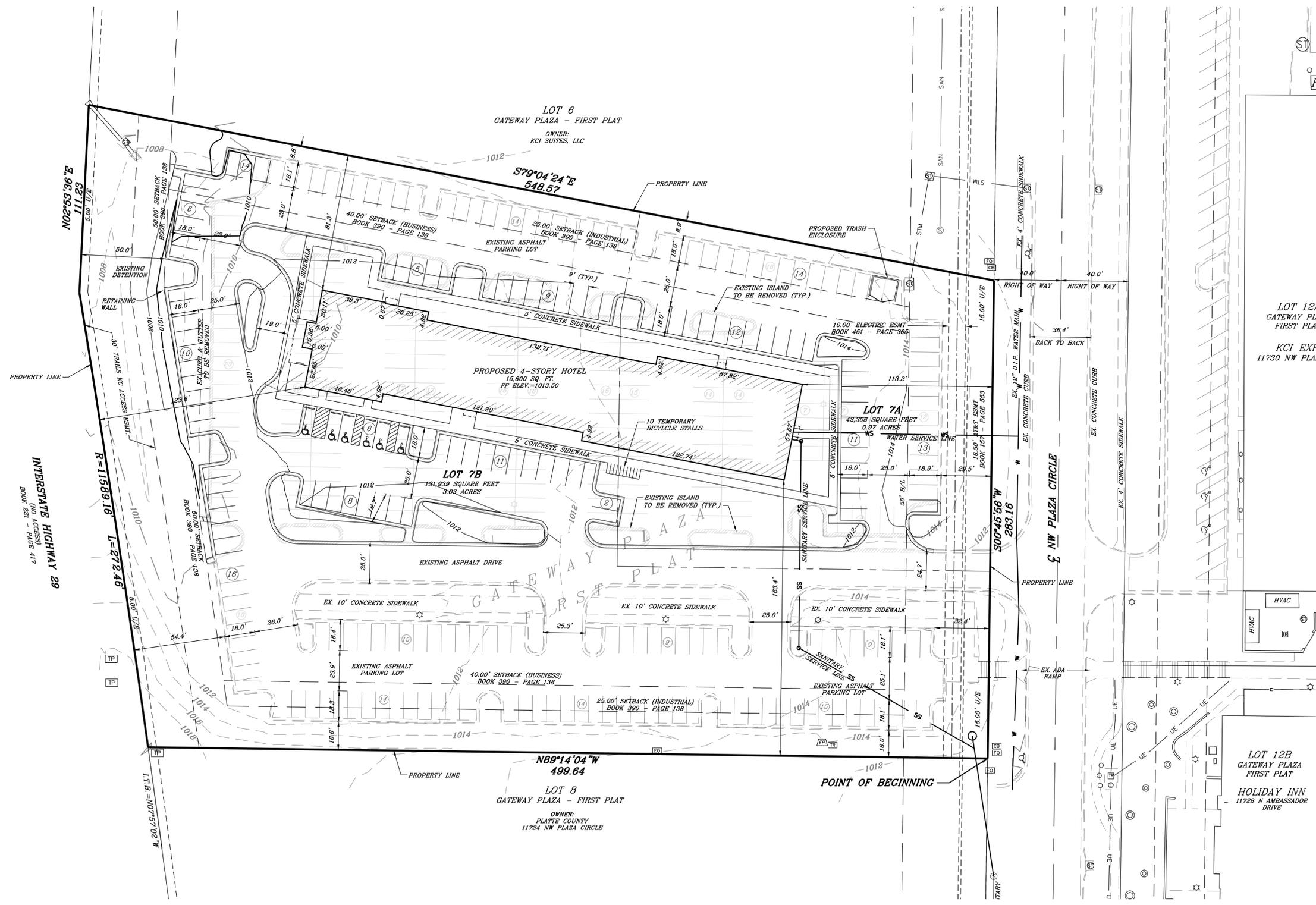
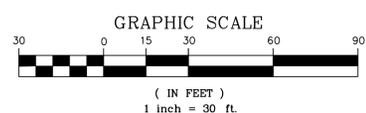
IMPERVIOUS DATA

EXISTING IMPERVIOUS = 120,808 SQ. FT. OR 2.77 ACRES
PROPOSED IMPERVIOUS = 111,760 SQ. FT. OR 2.57 ACRES

LOT 12A
GATEWAY PLAZA
FIRST PLAT

KCI EXPO
11730 NW PLAZA CIR.

- LEGEND:
- ☆ LIGHT POLE
 - ⊠ COMMERCIAL HVAC UNIT
 - ⊞ ELECTRIC TRANSFORMER
 - ⊕ ELECTRICAL MANHOLE
 - ⊙ GAS METER
 - ⊖ GAS VALVE
 - ⊞ COMMUNICATIONS VAULT
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ CABLE BOX
 - ⊞ WATER METER
 - ⊞ FIRE HYDRANT
 - ⊞ WATER MANHOLE
 - ⊞ SANITARY MANHOLE
 - ⊞ 4" PVC CLEANOUT
 - ⊞ STORM GRATE
 - ⊞ STORM MANHOLE
 - ⊞ ADA PARKING
 - ⊞ PARKING WHEELSTOP
 - ⊞ SIGN
 - ⊞ PARKING STALL COUNT



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL AND LAND SURVEY AND THE MISSOURI BOARD OF PROFESSIONAL ENGINEERS. THIS SURVEY IS A PROFESSIONAL SURVEY AND THE MISSOURI BOARD OF PROFESSIONAL ENGINEERS SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY C08180001977
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
SEC.-TWP.-RGE. COUNTY PLATTE FIELD BOOK
23-52-34 P-22334
DATE 12/8/2022
DRAWN BY SAC

ROBERT G. YOUNG, PLS-2007000089 DATE

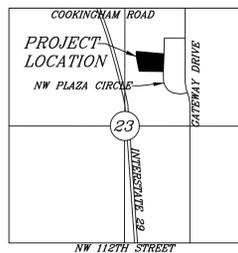
DEVELOPMENT PLAN

FOR KCI ATWELL

INTERSTATE HIGHWAY 29
BOOK 221 - PAGE 417

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LOCATION MAP
SECTION 23-52-34



EXISTING CONDITIONS ATWELL SUITES

LOTS 7A & 7B, GATEWAY PLAZA - FIRST PLAT

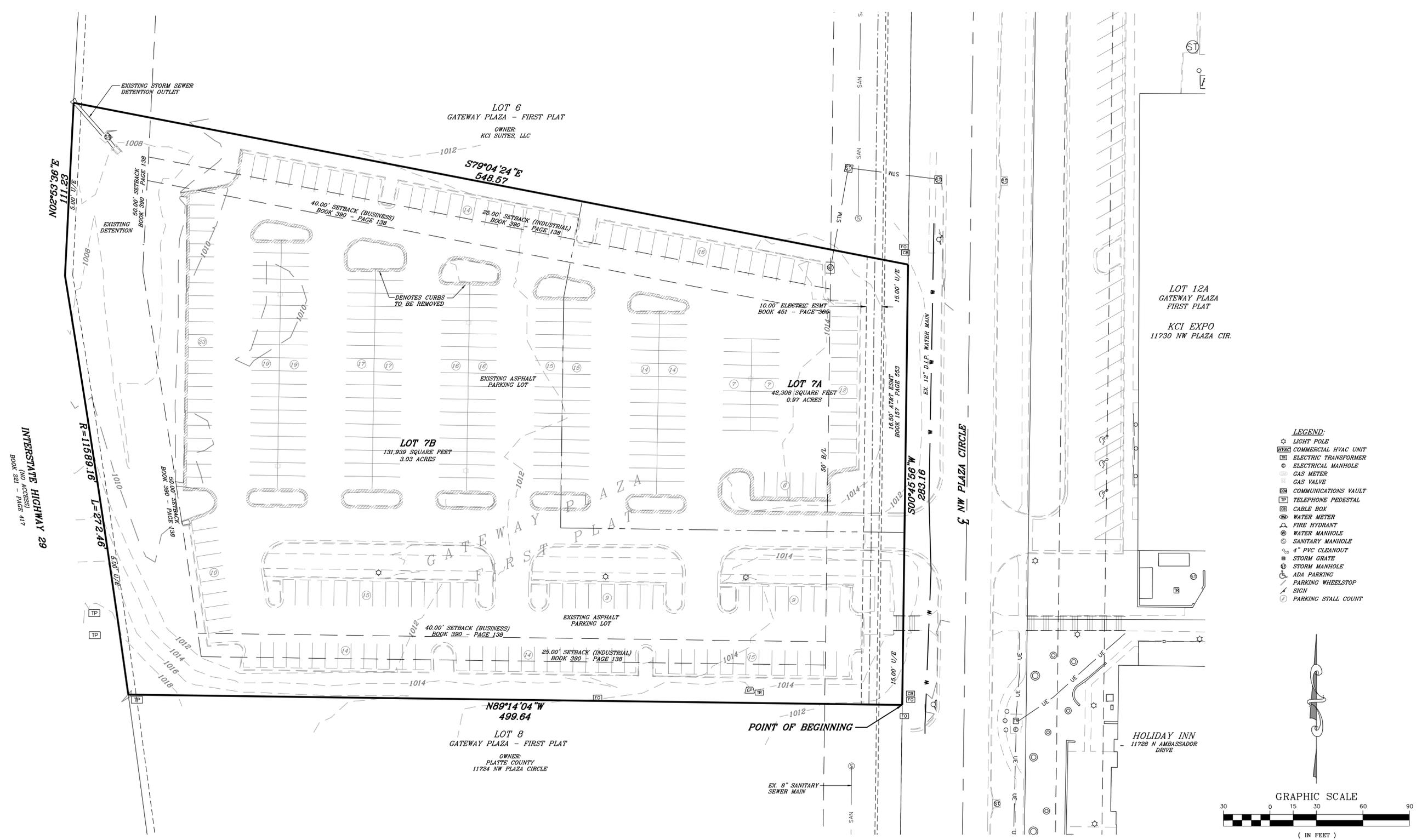
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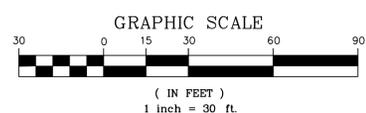
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PREPARED FOR:
WHEATBELT, INC.
C/O GARY MACK
11721 NW PLAZA, PO BOX 20287
KANSAS CITY, MISSOURI 64195



- LEGEND:
- ☆ LIGHT POLE
 - ⊠ COMMERCIAL HVAC UNIT
 - ⊞ ELECTRIC TRANSFORMER
 - ⊙ ELECTRICAL MANHOLE
 - ⊕ GAS METER
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ROBERT G. YOUNG, PLS-2007000089 DATE

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY 02010031977
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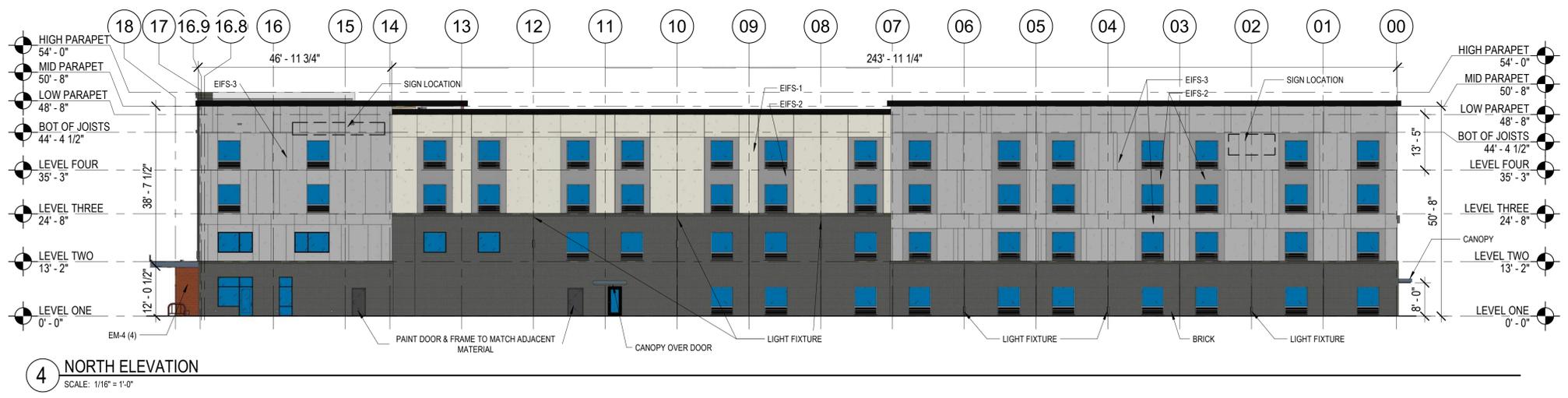
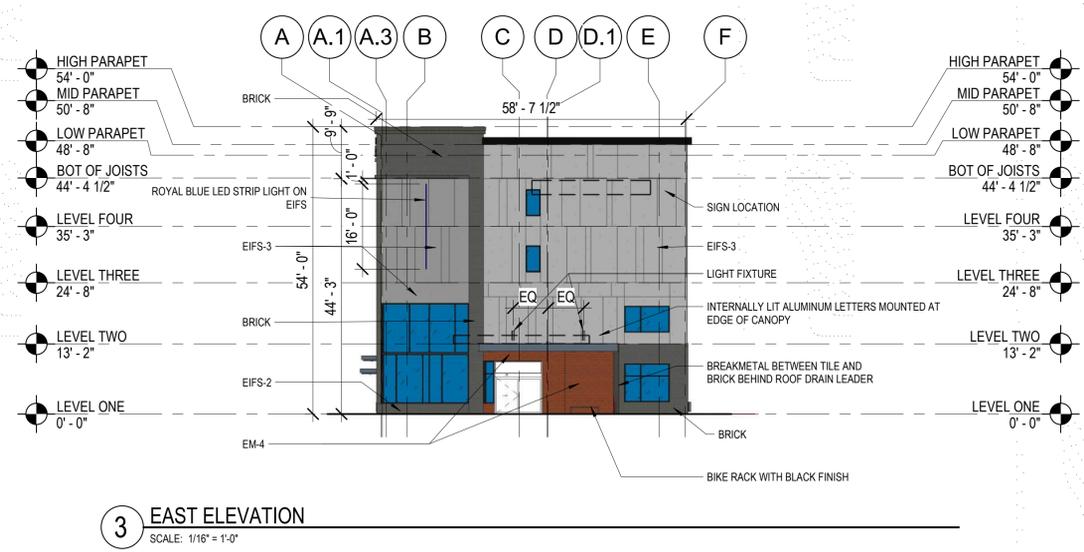
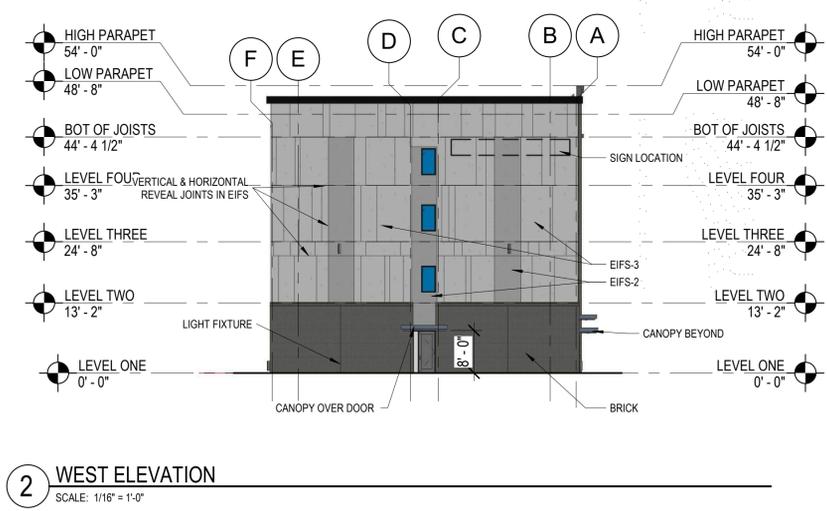
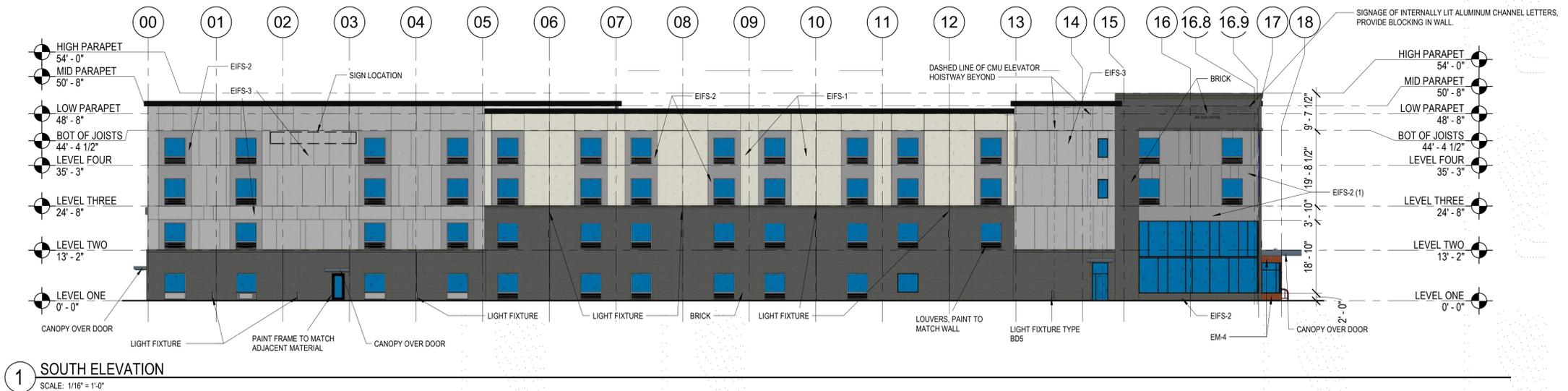
FOR KCI ATWELL

EXISTING CONDITIONS

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ATWELL SUITES - IHG SITE DEVELOPMENT PLAN

CITY AND COUNTY OF KANSAS CITY, STATE OF MISSOURI
N.W. PLAZA CIRCLE



LANDSCAPE NOTES

- GENERAL**
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE KANSAS CITY LANDSCAPE CONTRACTORS ASSOCIATION OR EQUIVALENT.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE ISSUANCE OF THE FINAL CERTIFICATE OF COMPLETION.
- FINISH GRADING AND SOIL PREPARATION**
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE GRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- PLANTING**
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

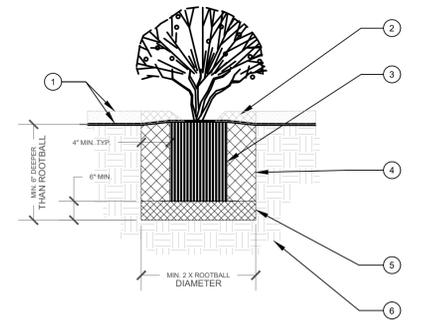
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

LANDSCAPE GUARANTEE AND MAINTENANCE

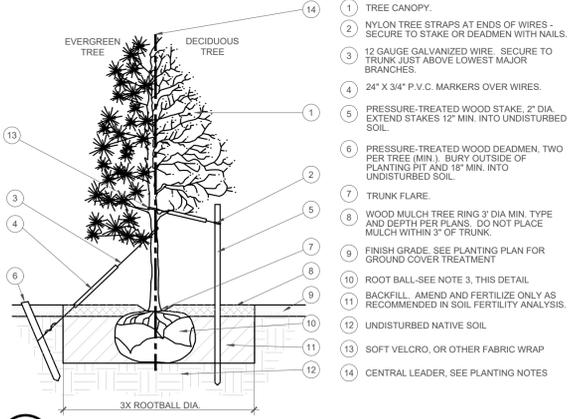
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	ACFR	4	AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM	B&B	2" CAL	50 X40'	LOW	SUN/PART SHADE
	GYDE	6	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50 X35'	LOW	SUN
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	TICG	6	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B&B	2" CAL	40 X30'	MODERATE	SUN
	PIPU	1	COLORADO SPRUCE	PICEA PUNGENS	B&B	6" HT	60 X25'	LOW	SUN/PART SHADE
	PNNI	5	OREGON GREEN AUSTRIAN PINE	PINUS NIGRA 'OREGON GREEN'	B&B	6" HT	20 X15'	LOW	SUN/PART SHADE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	ACTM	3	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25 X20'	MODERATE	SUN/PART SHADE
	CECA	6	EASTERN REDBUD	CERCIS CANADENSIS	B&B	1.5" CAL	20 X15'	MODERATE	SUN/PART SHADE
	MAPR	5	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'	B&B	1.5" CAL	20 X20'	MODERATE	SUN
	MASP	4	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20 X15'	LOW	SUN/PART SHADE
EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	EXDT	9	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
HATCH SYMBOLS	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				
			ROCK MULCH: 4-6" RIVER COBBLE						
			WOOD MULCH						
			EXISTING PARKING LOT LANDSCAPING TO REMAIN						
			FESCUE SOD						
						INTERIOR LANDSCAPE BEDS: WOOD OR ROCK MULCH; TO BE PLANTED WITH SHRUBS, PERENNIALS & GROUNDCOVER			



1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" ABOVE FINISH GRADE.
 - CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- STAKING EXAMPLES (PLAN VIEW)**
-

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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WHEATBELT INC.
ATWELL SUITES HOTEL

N.W. PLAZA CIRCLE
KANSAS CITY, MISSOURI

Project No: WB1800001.30
Drawn By: DEF
Checked By:
Date: 1/13/2023

LANDSCAPE LEGEND
DETAILS & NOTES

L1.2

Atwell Suites

8610 Wilson

Kansas City, MO

Re: Development Plan

KCI Atwell Hotel

Dear Neighbor;

Wheatbelt Inc is applying to the City of Kansas City for a Final Development Plan of their property located at 11732 NW Plaza Circle. This is east of I-29 Highway. The proposed development plan is to allow for the construction of a 104 unit hotel on the property. The plan of the area is attached for your review.

A virtual meeting is scheduled as follows: (send me your email address so I can make sure and contact you if something happens with the technology)

Monday January 23, 2023

Time: 5:30 to 6:30 pm

Join Teams meeting

<https://calendar.google.com/calendar/event?action=TEMPLATE&tmeid=NDYzYWYyZm5mcjh0ZXNscWFodXAgc3RldmV3YXJnZXJAbQ&tmsrc=stevewarger%40gmail.com>

Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting<

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmlwNzIzNDQtNDVmYi00NDJkLTg3NDMtOWE1YWZlMTIwYjQw%40thread.v2/0?context=%7b%22Tid%22%3a%227f7e9d7f-c9fd-4cce-b5f9-2e909cc7634f%22%2c%22Oid%22%3a%22b3c3dba6-e73e-422e-ab9e-a1b9b8bb84a3%22%7d>

Meeting ID: 214 831 909 855

Passcode: iTtpjF

Download Teams<<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web<<https://www.microsoft.com/microsoft-teams/join-a-meeting>>

Join with a video conferencing device 844574305@t.plcm.vc<mailto:844574305@t.plcm.vc>

Video Conference ID: 114 014 212 9 Alternate VTC

instructions<<https://dialin.plcm.vc/teams/?key=844574305&conf=1140142129>> Or call in (audio only) +1 816-298-0268,,663841634#<tel:+18162980268,,663841634#> United States, Kansas City

Phone Conference ID: 663 841 634# Find a local number<<https://dialin.teams.microsoft.com/6c2360df-19fa-41dd-b0c6-f9adfd6cd20e?id=663841634>> | Reset
PIN<<https://dialin.teams.microsoft.com/usp/pstnconferencing>> Learn More<<https://aka.ms/JoinTeamsMeeting>> | Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=b3c3dba6-e73e-422e-ab9e-a1b9b8bb84a3&tenantId=7f7e9d7f-c9fd-4cce-b5f9-2e909cc7634f&threadId=19_meeting_YmlwNzIzNDQtNDVmYi00NDJkLTg3NDMtOWE1YWlzMTIwYjQw@thread.v2&messageId=0&language=en-US>

Any questions please contact:

Steve Warger

816-769-6132

steviewarger@gmail.com

Minutes of Meeting

Date: January 23, 2023

Time : 530 to 630 pm

Type: Zoom

A meeting was held based on invitations sent to property owners within 200 feet of the property.

No one joined the meeting.

The owner did have communication with the owner rep for the Fairfield a few days before the meeting. The had no objection but would not come out as a supporter since they are competitors

Respectfully submitted

Steven M Warger