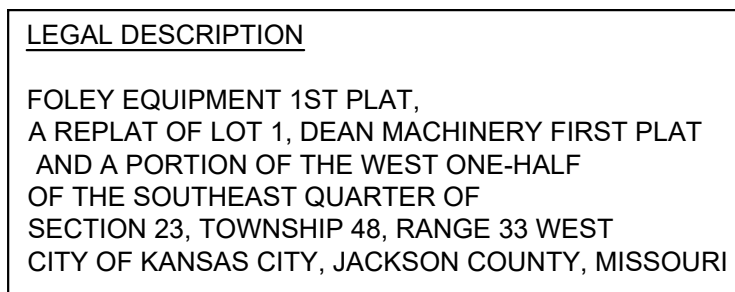


SECTION 23, TOWNSHIP 48N, RANGE 33W  
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



OWNER

CIVIL ENGINEER, LANDSCAPE ARCHITECT,  
AND LIGHTING

SURVEYOR  
BHC  
7101 COLLEGE BLVD., SUITE 400  
OVERLAND PARK, KANSAS 66210  
TEL: (913) 663-51900

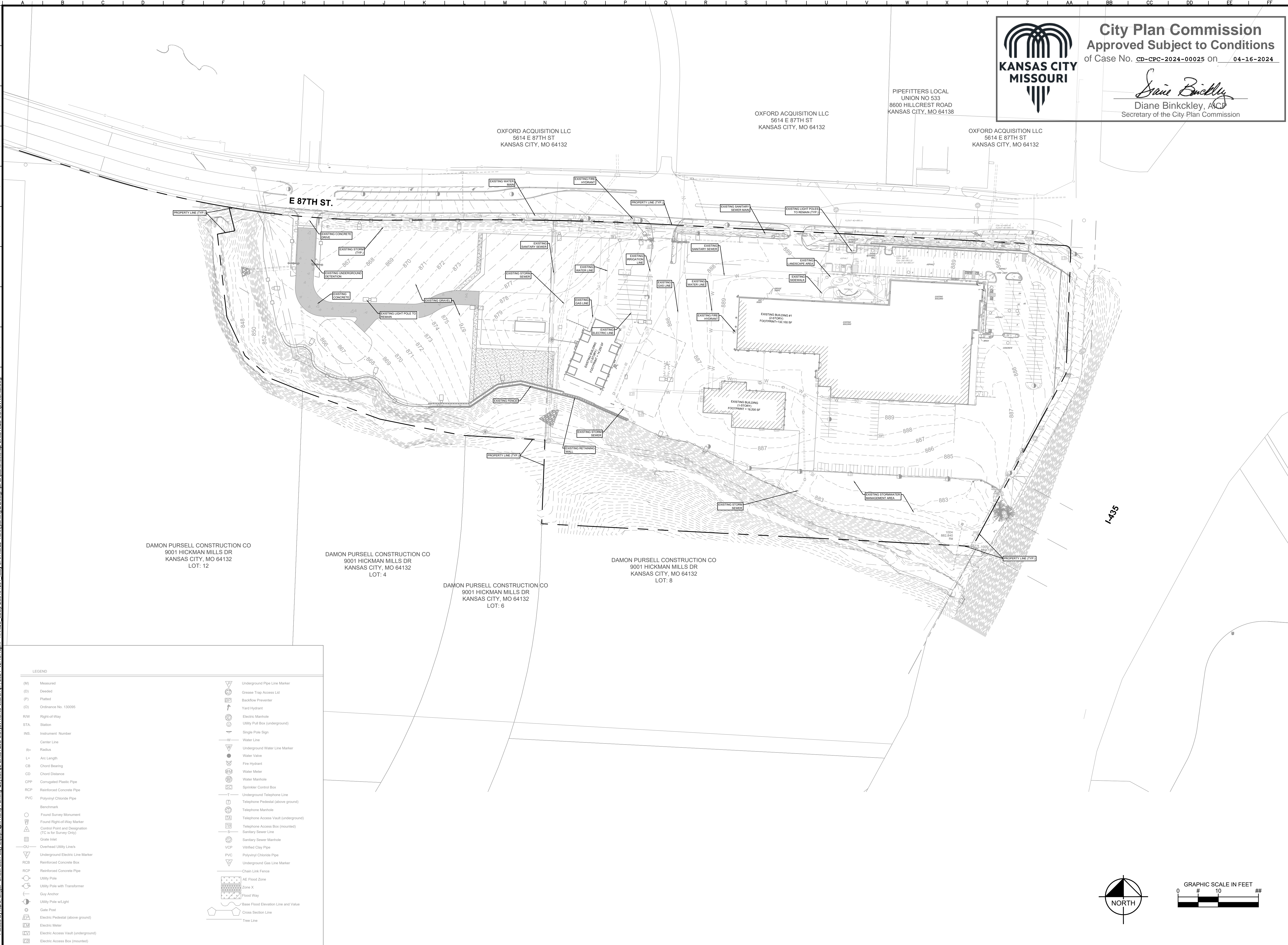


SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	GRADING & UTILITIES
P1	EXISTING PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURAL PLAN


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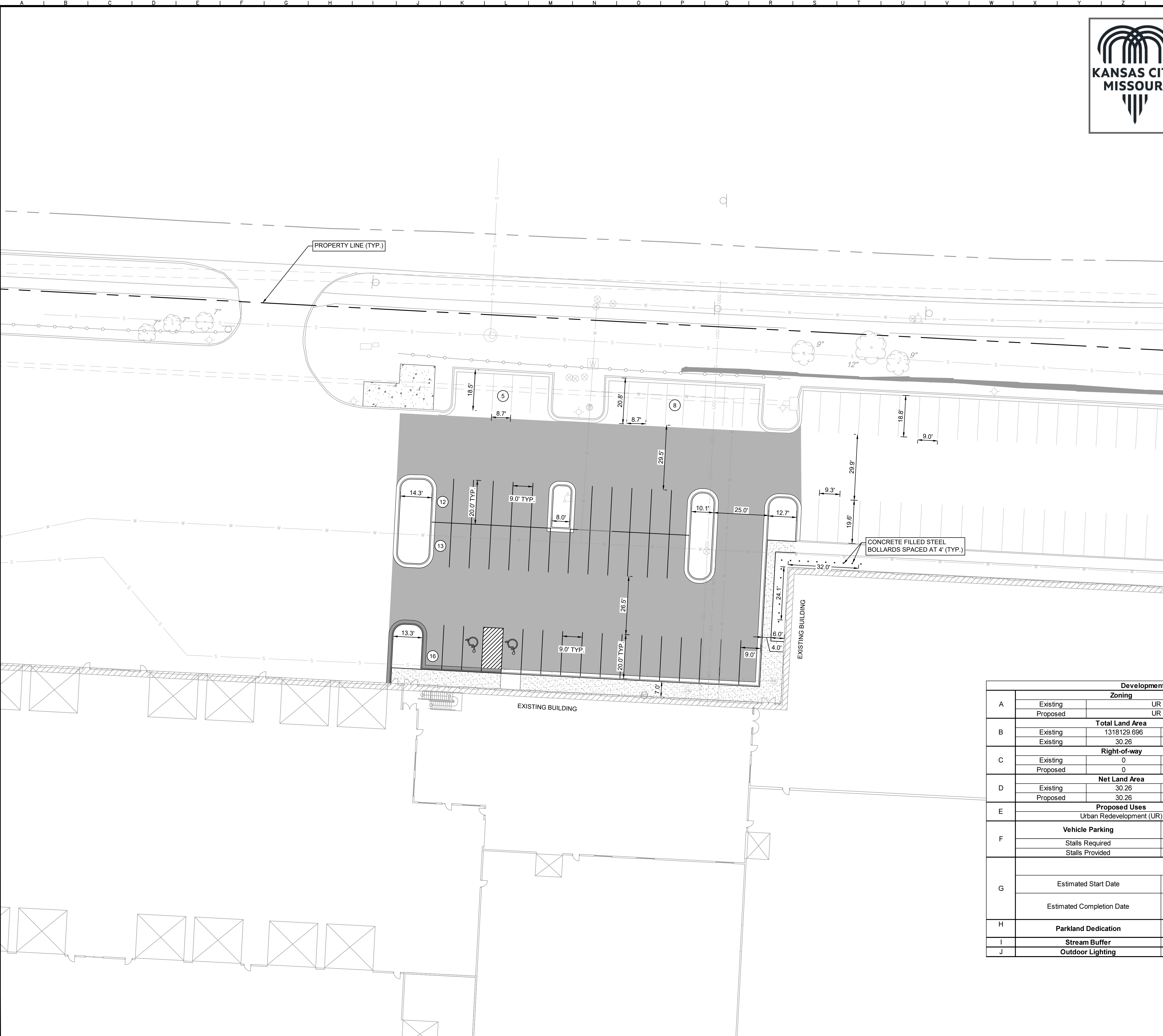
**City Plan Commission**  
**Approved Subject to Conditions**  
 of Case No. CD-CPC-2024-00025 on 04-16-2024

  
 \_\_\_\_\_  
 Diane Binkkley, AICP  
 Secretary of the City-Plan Commission

C2	SHEET NUMBER	KHA PROJECT NO. 288461001	ORIGINAL ISSUE: <u>3/27/2024</u>	FOLEY EQUIPMENT NORTH PARKING	EXISTING CONDITIONS	  <div style="transform: rotate(-45deg); border: 2px solid black; padding: 5px; margin-top: 10px;">             PRELIMINARY NOT FOR CONSTRUCTION           </div>	<b>Kimley»Horn</b> <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC.          2024 KIMLEY-HORN AND ASSOCIATES, INC.          KANSAS CITY, MO 64105, SUITE 130          PH: 816-234-1100          WWW.KIMLEY-HORN.COM</small>	SCALE:	AS NOTED	△ CITY COMMENTS SSJF	03/28/24 DATE BY
								DESIGNED BY: PMD			
								DRAWN BY: ALW			
								CHECKED BY: MDK			



Drawing name: K:\KNC\DEV\268461001\_59th kmo- north parking\2 Design\CAD\plan\sheet\3 SITE PLAN.dwg C3 SITE PLAN Mar 27, 2024 12:36pm by: skyler.tord  
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Plotted By: Skyler Tord  
K:\KNC\DEV\268461001\_59th kmo- north parking\2 Design\CAD\plan\sheet\3 SITE PLAN.dwg K:\KNC\DEV\268461001\_59th kmo- north parking\2 Design\CAD\plan\sheet\3 SITE PLAN.dwg



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

**SITE PLAN LEGEND**

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- FLUSH CURB & GUTTER

**PARKING**

NEW PARKING STALLS: 41  
PARKING STALL REMOVED: 12  
NET ADDITIONAL PARKING STALLS: 29 STALLS

**LANDSCAPE**

**LANDSCAPE REQUIREMENTS**

REQUIRED	1,435 SF
PROVIDED	1,548 SF
BASED ON 88-425-06-B(1) INTERIOR LANDSCAPE AREA.	
* 35 SF LANDSCAPE PER STALL	

NOTE:  
1. ALL TREE/ PLANT PROTECTION MUST BE INSTALLED AND APPROVED PER LANDSCAPE ARCHITECTURAL PLANS, DETAILS, AND SPECIFICATIONS PRIOR TO THE BEGINNING OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY. REF: L1 FOR LANDSCAPE ARCHITECTURAL PLANS.

Development Summary Table				
A	Zoning		Deviation Requested?	Approved
	Existing	UR	no	
	Proposed	UR	no	
B	Total Land Area		Deviation Requested?	
	Existing	1318128.696 SF	no	
	Existing	30.26 Acres	no	
C	Right-of-way		Deviation Requested?	
	Existing	0 Acres	no	
	Proposed	0 Acres	no	
D	Net Land Area		Deviation Requested?	
	Existing	30.26 Acres	no	
	Proposed	30.26 Acres	no	
E	Proposed Uses		Deviation Requested?	
	Urban Redevelopment (UR)		no	
F	Vehicle Parking		Alternatives Proposed?	
	Stalls Required	171	no	
	Stalls Provided	204	no	
G	Timeline			
	Estimated Start Date	6/31/2024		
	Estimated Completion Date	12/31/2024		
H	Parkland Dedication		N/A	
I	Stream Buffer		Stream buffer plan submitted with previous phase.	
J	Outdoor Lighting		Photometric Plans submitted.	

City COMMENTS

03/28/24

SUF

AS NOTED

DESIGNED BY: FMD

DRAWN BY: ALW

CHECKED BY: MDK

PRELIMINARY

NOT FOR CONSTRUCTION

CAT

FOLEY EQUIPMENT

SITE PLAN

FOLEY EQUIPMENT NORTH PARKING

5701 E. 87TH STREET

ORIGINAL ISSUE:

02/06/2024

KHA PROJECT NO.

268461001

SHEET NUMBER

C3

REVISIONS

DATE

BY

Kimley»Horn

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*Diane Binkckley*  
\_\_\_\_\_  
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Secretary of the City Plan Commission

1. ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN AND IN TABLES ARE IN FOOTCANDLES (FC): 1 FC = 10.76 LUX.
2. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH HIS FILES.
3. 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.
4. 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.
5. 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	-	-

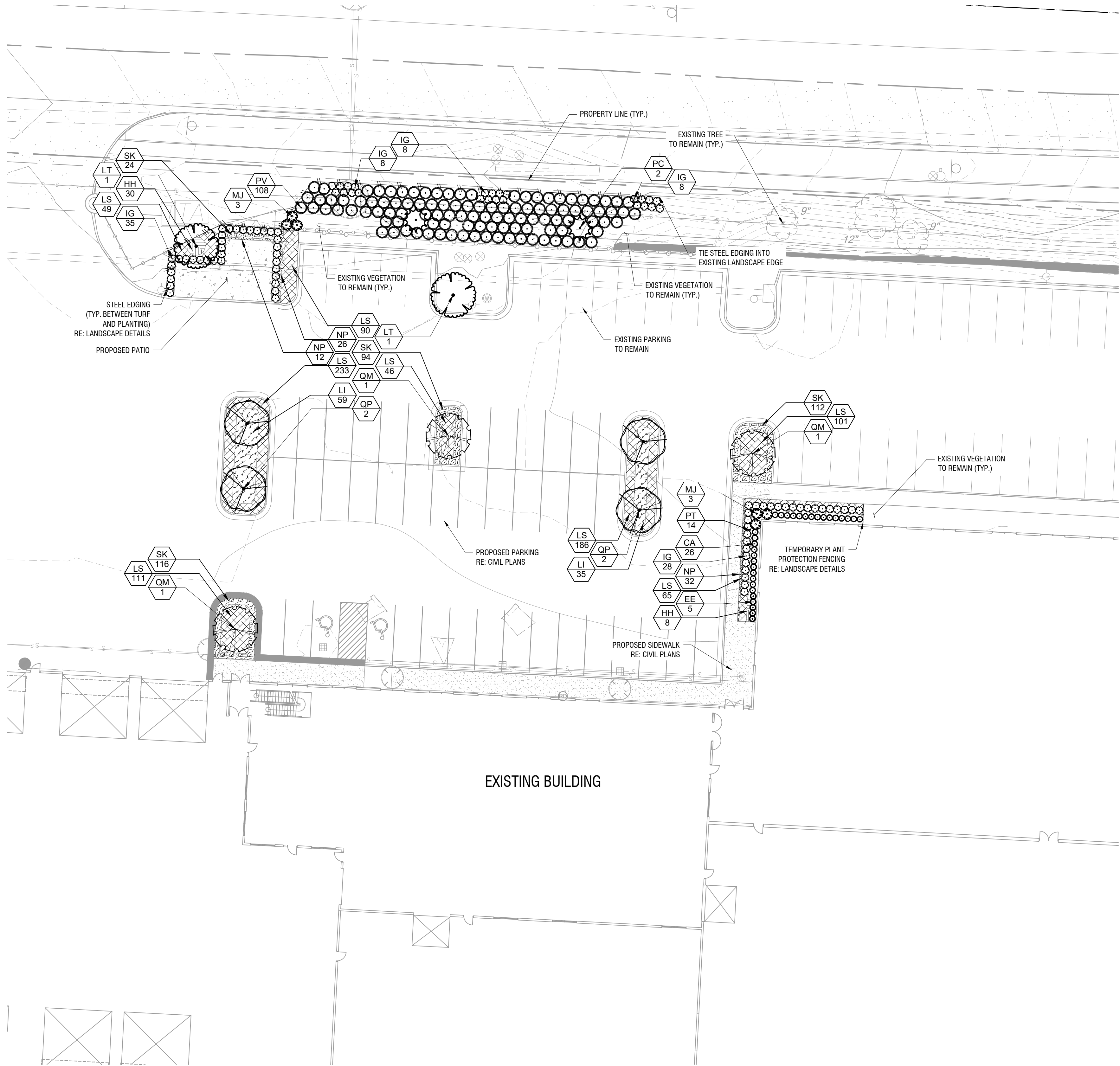
## LUMINAIRE SCHEDULE

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

[illegible]



Drawing name: K:\KNC\_LDEV\268461001\_North Parking\2 Design\CAD\PlanSheets\LANDSCAPE ARCHITECTURAL PLAN.dwg    PLAN    Mar 28, 2024 8:11am    by: carson.scheer  
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Plotted By: Scheer, Carson    Sheet Set: Foley Equipment North Parking    Layout: PLAN    March 28, 2024 09:14:09am    K:\KNC\_LDEV\268461001\_Foley 87th KCMO- North Parking\2 Design\CAD\PlanSheets\LANDSCAPE ARCHITECTURAL PLAN.dwg



## City Plan Commission Approved Subject to Conditions

0 of Case No. CD-CPC-2024-00025 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 NURSERYMEN.
- 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 TO 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 WARRANTY 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
<b>Section 88-425 Landscape and Screening</b>		
<b>88-425-06-B - Minimum Interior Landscape Area</b>		
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
<b>88-425-06-E - Minimum Interior Landscape Area</b>		
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
<b>88-425-10-B - Trees</b>		
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
	OP	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 'AUROE-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 EQUSETINA / 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	PARTHENOCISSUS 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	LAVANDULA * INTERMEDIA 'TESSERACT' / SENSATIONAL® LAVENDER	CONT.	12" HT. X 16" W.	24" O.C.	FULL AND MATCHING
	HH	38	HELLEBORUS * HYBRIDUS 'AMETHYST GEM' / WINTER JEWEL® AMETHYST GEM HELLEBORE	CONT.	12" HT. X 10" W.	12" O.C.	FULL AND MATCHING

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SCALE:  
AS NOTED

DESIGNED BY: CMS

DRAWN BY: CMS

CHECKED BY: SAR

LANDSCAPE ARCHITECTURAL  
ARCHITECTURAL  
PLAN

FOLEY EQUIPMENT  
NORTH PARKING

5701 E. 87TH STREET

ORIGINAL ISSUE:  
3/28/2024

KHA PROJECT NO.  
268461001

SHEET NUMBER  
L1

REVISIONS

DATE

BY