

BILL NO. 22-09

ORDINANCE NO. 4.586

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7000 N. OAK TRAFFICWAY.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 7000 N. Oak Trafficway; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

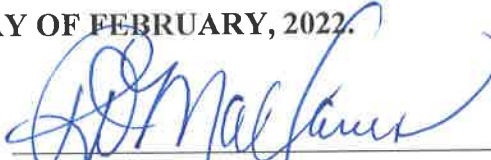
SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 7000 N. Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
4. The trash dumpster shall be enclosed with materials consistent with the primary building and located on the west side of the property shielded from public view. Specific construction materials and colors shall be submitted and approved as part of the building permit.
5. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
6. Trash service and deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
7. Tractor trailers, RV's, and storage containers shall not be parked or stored overnight on the premises.
8. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 14th DAY OF FEBRUARY, 2022.



R.D. Mallams, Mayor

ATTEST:



Becky Jarrett, Deputy City Clerk

First Reading: February 14, 2022

Second Reading: February 14, 2022

File # SITE21-00008



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-09

ORD # 4.586

Date: 2/8/2022

Department: Community Development

Meeting Date Requested: 2/14/2022

Public Hearing: Yes ☒ Date: 2/14/2022

Subject: Site Plan Revision, 7000 N. Oak Trafficway – Pure Water of Kansas City

Background:

Chris and Amanda Surber, the Applicants and Tom and Mary Ann Sims, the Owners are seeking site plan approval for the purpose of adding approximately 1,800 sq. ft. to the building located at 7000 N. Oak Trafficway in order to operate Pure Water of Kansas City, a Gladstone based business. Their plan is to remodel the interior and exterior of the building and improve the parking lot on the west side (backside) of the property.

Mr. Sims also plans to install a new stone veneer, approximately four (4) feet tall, on the front side of the building and enhance the landscaping around the monument sign adjacent to N. Oak Trafficway. With Mr. Sims upgrading the landscaping around the monument sign using more natural landscaping that requires minimal water, city staff is not requiring the installation of underground irrigation.

NE 70th St., which is a dead end street, is already being utilized by the AT&T maintenance facility directly to the south of 7000 N. Oak Trafficway for large commercial vehicles.

In the storm water analysis conducted by Kaw Valley Engineering, they recommend an extended detention basin on the west side (backside) of the property that will provide reductions in storm water runoff rates and volume.

Budget Discussion: Funds are budgeted in the amount of \$0 from the N/A Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$

Public/Board/Staff Input:

Public – Mr. Jim Oldebeken spoke about Mr. Bateman's cave and lawsuit against the city.

Board – The Planning Commission voted unanimously in favor of approving this project request.

Staff – City Staff recommends approval upon the conditions listed in the staff report.

Austin Greer
Comm. Dev. Dir.

JM
City Attorney

SW
City Manager



Community Development Department

Staff Report

Date: January 10, 2022

File #:

Requested Action: Site Plan Revision, 7000 N. Oak Trafficway

Date of PC Consideration: January 18, 2022

Date of Council Consideration: February 14, 2022

Applicant: Chris & Amanda Surber
Pure Water of Kansas City

Owner: Tom & Mary Ann Sims
1800 NE 76th St.

Architect: Kathleen Warman
Warman Architecture+Design

Address of Property: 7000 N. Oak Trafficway

Planning Information

- Current Zoning: CP – 2; Planned District, General Business District
- Zoning History: CP – 2; Planned District, General Business District
- Planned Land Use: Commercial (Comprehensive Plan)
- Surrounding Uses: North – Commercial; South – Commercial; East – N. Oak Trafficway; West – Single Family Residential.
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: Adequate traffic movement is provided via two existing access points on NE 70th St.
- Total Parking Spaces Provided: 17 total spaces - 5 new spaces and 12 spaces existing

Analysis

Chris and Amanda Surber, the Applicants and Tom and Mary Ann Sims, the Owners are seeking site plan approval for the purpose of adding approximately 1,800 sq. ft. to the building located at 7000 N. Oak Trafficway in order to operate Pure Water of Kansas City, a Gladstone based business. Their plan is to remodel the interior and exterior of the building and improve the parking lot on the west side (backside) of the property.

Mr. Sims also plans to install a new stone veneer, approximately four (4) feet tall, on the front side of the building and enhance the landscaping around the monument sign adjacent to N. Oak Trafficway. With Mr. Sims upgrading the landscaping around the monument sign using more natural landscaping that requires minimal water, city staff is not requiring the installation of underground irrigation.

NE 70th St., which is a dead end street, is already being utilized by the AT&T maintenance facility directly to the south of 7000 N. Oak Trafficway for large commercial vehicles.

In the storm water analysis conducted by Kaw Valley Engineering, they recommend an extended detention basin on the west side (backside) of the property that will provide reductions in storm water runoff rates and volume.

Recommended Conditions

City Staff recommends that the following conditions be considered if the City Council chooses to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be maintained in perpetuity.
3. All mechanical equipment on the roof and ground shall be screened from public view similar in design to the rest of the structure. Mechanical screening will be submitted and approved as part of the building permit.
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7. Tractor trailers, RV's, and storage containers shall not be parked or stored overnight on the premises.
8. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.

Recommendation

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, January 18th, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Brenda Lowe
Mike Ebenroth, Vice Chair
Alicia Hommon
Jennifer McGee, Chair
Larry Whitton

Absent: James New
JN Hernandez
Chase Cookson, Secretary
Kim Murch

Council & Staff Present:

Austin Greer, Community Development Director
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member

Item 2 on the Agenda: Pledge of Allegiance.

Chair McGee led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the January 3rd, 2022 Minutes. Chair McGee asked if there was a motion to approve the minutes from the January 3rd meeting.

Ms. Hommon moved to approve the minutes; Mr. Ebenroth seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Public Hearing: On a Site Plan Revision at 7000 N. Oak Trafficway. Applicant Chris & Amanda Surber/Owner Tom & Mary Ann Sims #Site21-00008. *The City Council Public Hearing is scheduled for Monday, February 14th, 2022.*

Mr. Greer read from the staff report.

Chris and Amanda Surber, the Applicants and Tom and Mary Ann Sims, the Owners are seeking site plan approval for the purpose of adding approximately 1,800 sq. ft. to the building located at 7000 N. Oak Trafficway in order to operate Pure Water of Kansas City, a Gladstone based business. Their plan is to remodel the interior and exterior of the building and improve the parking lot on the west side (backside) of the property.

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City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

Chair McGee asked if the applicants are here tonight.

Mr. Greer stated yes, the applicants and the property owners are in the audience tonight and will be willing to answer any questions that you may have regarding this project.

Mr. Turnage asked the applicants what the nature of the business is.

Mrs. Surber stated that they deliver water, they do water filtration services for homes. They install reverse osmosis water softeners. They also have a store where people can come in and fill up their bottles with water and a number of other water related services.

Chair McGee asked if there were any members of the public that would like to speak in favor of this project. – No members of the audience spoke.

Chair McGee asked if there were any members of the public that would like to speak in opposition of the project.

Mr. Jim Oldebeken stated that he lives at 76th Ter. He is not necessarily opposed to this particular project but there is a matter of public safety that he wants to present to the Planning Commissioners.

Mr. Greer asked Mr. Oldebeken if his remarks are related to this particular project tonight or are they related to the cave on 76th Terrace?

Mr. Oldebeken stated that he will cover that. Mr. Bob Bateman spoke to the Planning Commission in the previous meeting and made some statements that concern him. The one that concerns him the most has to do with a statement that said this cave could drown a child at Hobby Hill Park. Bob Bateman has said in this lawsuit exhibit one that he will be suing the business owners who's storm water ends up on his property. Which he thinks damages his property and to the hazard of a child drowning on his property. The connection has to do with a real hazard and a lawsuit. Mr. Oldebeken has a couple of questions that he would like to cover so they have the basics on the safety issue. His first question was "what water shed is this property on that we are considering tonight?"

Mr. Greer stated that he believes there is a mile or more between this particular property that we are discussing tonight and the location of the cave on 76th Terrace.

Mr. Oldebeken stated he has a handout for them. Mr. Bateman believes that the entire area of North Oak from Gladstone downtown area is damaging his cave and putting a child at risk. He never hears any feedback from the city since this lawsuit started on January 28th of 2021. Nothing comes back to the public when we have questions or concerns about this. The hazards with this cave are not limited to flooding. Another hazard is asphyxiation. Mr. Bateman neglected to comment about the fact that the cave map that was drawn in 2019, that the city has a copy of, was not completed. Also, you can get stuck in this cave. The area of this cave is two feet by two feet. In 1991, there was a report from Mike Banks when he surveyed the cave that there is a lower level to the cave. He is asking that the city does not consider any new applications until the public is comfortable with the safety hazards associated with storm water in this area. He asked if we could have a public hearing where the public can get some basics questions answered about safety. He wondered who has commented publicly to the city about Mr. Bateman's cave hazards and the lawsuit.

Mrs. Mary Ann Sims who owns the property at 7000 N. Oak Trafficway introduced herself and spoke. She would like to know how this cave has any connection to her property located at 7000 N. Oak Trafficway. This property is south of 72nd St. Her understanding is that the cave is on 76th Terrace. She would like to know how this has anything to do with her property and what they are proposing to do.

Mr. Greer thanked Mr. Oldebeken for being here tonight and sharing his comments with the Planning Commission. He also thanked Mrs. Sims for introducing herself and speaking as well. There is significant separation and distance between this project at 7000 N. Oak Trafficway and the cave location on 76th Terrace. Although Mr. Oldebeken believes there could be a connection between these two locations, I do not believe that there is, so let's refocus on the project and application that is in front of us tonight. Thank you.

Mr. Whitton stated that he is a lifetime resident of Gladstone and he said there is no way that the water runoff from the property at 7000 N. Oak Trafficway could ever move up to 76th Terrace. The water will run downhill and it will end up south of Englewood Road. The Planning Commissioners can't stop every project in town just because Mr. Bateman is suing the city.

Ms. Hommon asked if Mr. Greer could speak to the qualifications of Kaw Valley Engineering to be able to address the issue of the runoff so they can be confident on making their decision.

Mr. Greer stated that the Kaw Valley Engineering Firm is a well-known firm in the metro area. They are a reliable engineering firm that actually completes a lot of work with the city and city staff believes they are more than qualified to do this type of work.

Ms. Hommon asked if the city has ever had any litigation or any legal liability related to any error on Kaw Valley Engineering Firm.

Mr. Greer stated that not that he is aware of. Part of the reason why staff requires an engineering study like you've seen for this project tonight is so that we can have it for our records in case an issue arises in the future. By requiring this study, paid for by the applicant, to be included in the application, it's Alan and I's way of helping protect the city, Planning Commission, and City Council from any future liability. Thank you.

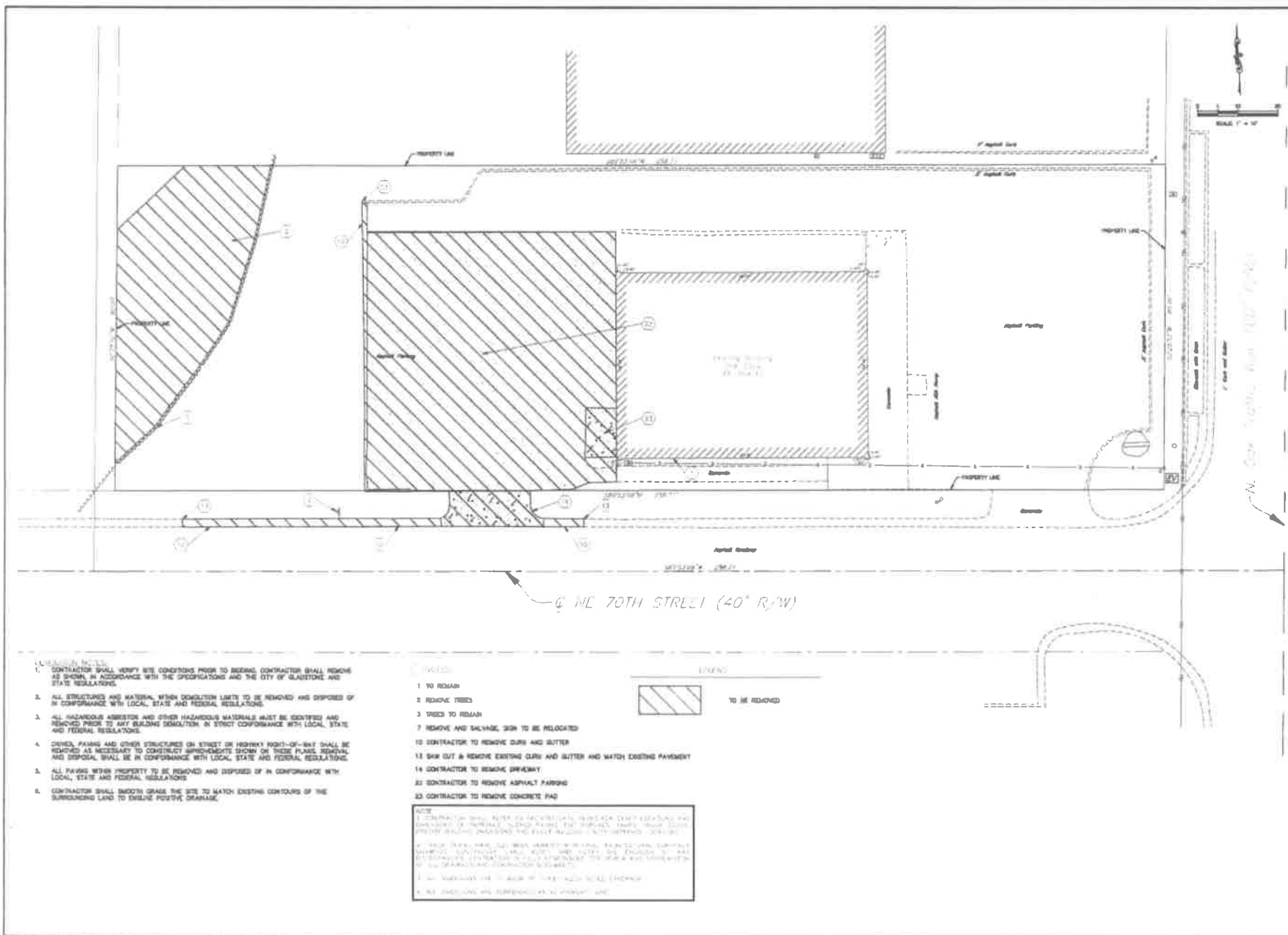
MOTION: By Ms. Hommon, second by Mr. Whitton to approve a Site Plan Revision for the property located at 7000 N. Oak Trafficway.

Vote: Ms. Lowe	Yes
Mr. Markenson	Yes
Mr. Whitton	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
V-Chair Ebenroth	Yes
Chair McGee	Yes
Ms. Hommon	Yes

The motion carried. (8-0)

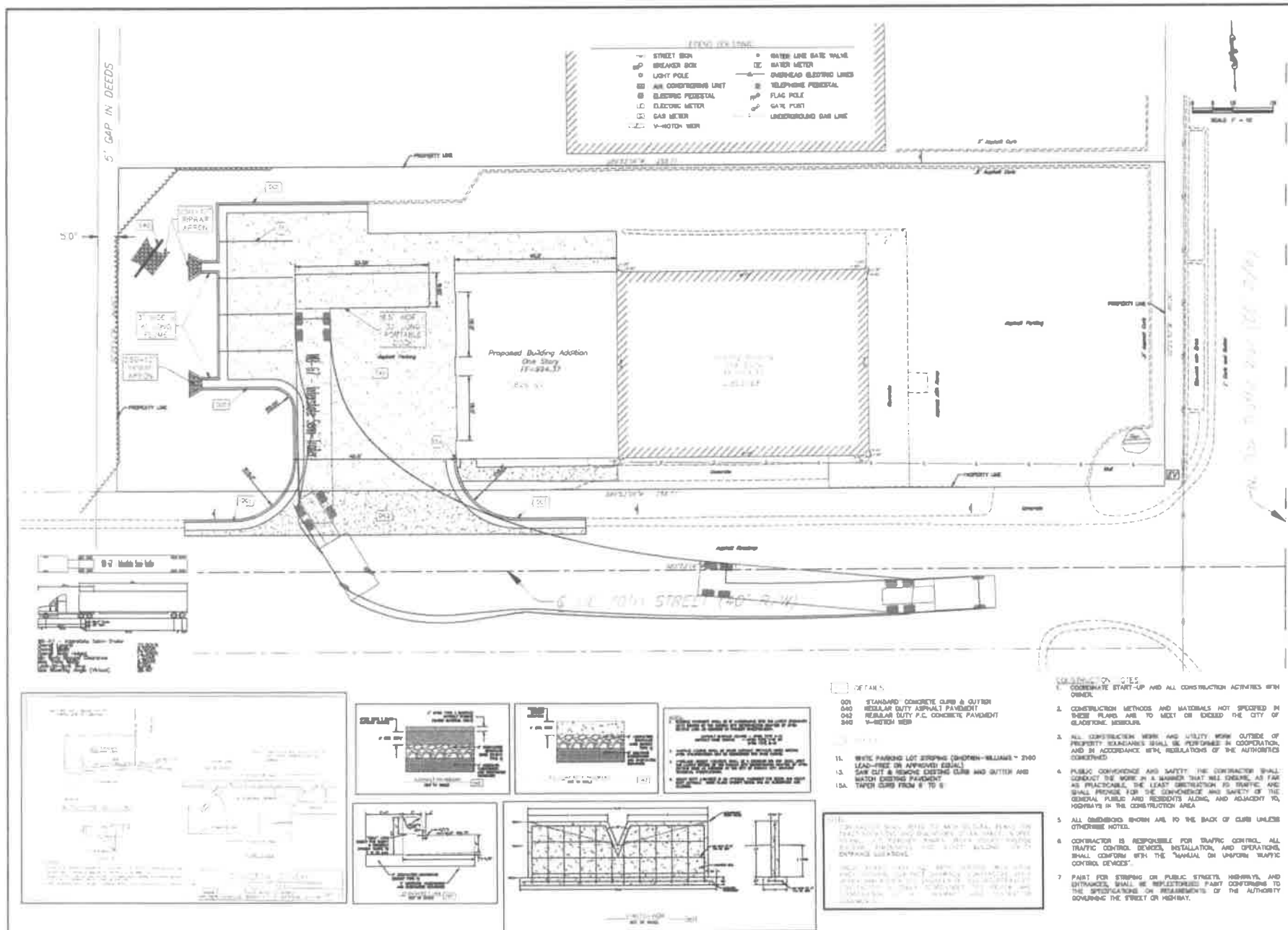
Item 5 on the Agenda: Communication from the Audience

Mr. Cody McElroy wanted to introduce himself to the Planning Commissioners. He is running for the Gladstone City Council and he is primarily concerned with affordable housing. People are looking to start families and want to buy housing at an affordable cost.



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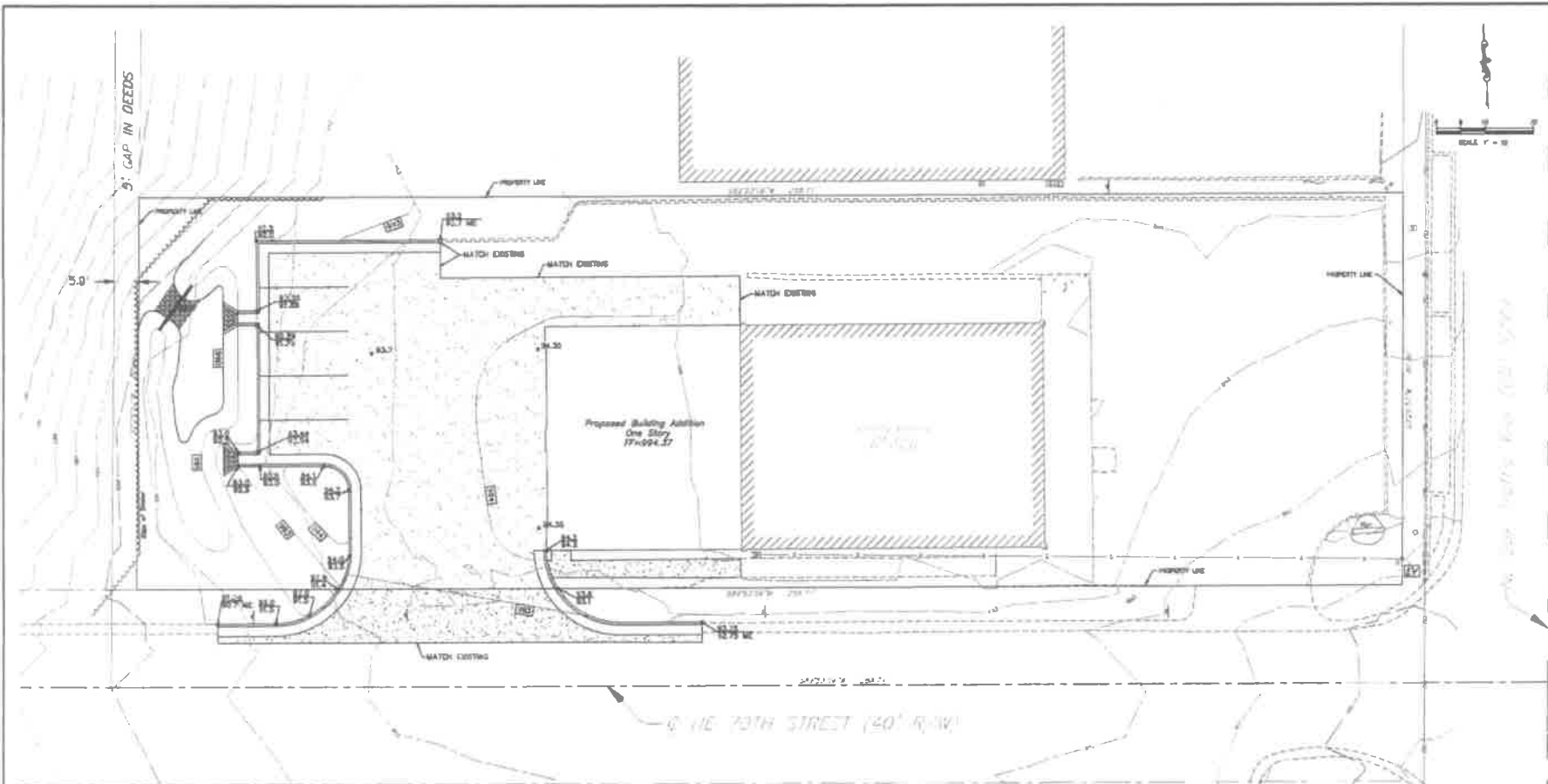
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DATE	10/1/2010	REVISION	98	DESCRIPTION	CONTRACTOR
DATE	10/1/2010	REVISION	99	DESCRIPTION	CONTRACTOR
DATE	10/1/2010	REVISION	100	DESCRIPTION	CONTRACTOR

THESE PLANS SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF K&V ENGINEERING, INC.

PURE WATER
7000 N. OAK TRAFFICWAY
GLADSTONE, MO 64118
CIVIL PLANS
SITE PLAN



NOT TO SCALE

THE UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE RECORDS AND PLATTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH INDUSTRY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SAFELY AND COMPLETELY RESPONSIBLE FOR CONSTRUCTION OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DESIGNER'S RESPONSIBILITY

THE DESIGN REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USED INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER K&W VALLEY ENGINEERING, INC. NOR ITS PERSONNEL, CAN OR DO WE WARRANT THAT THE DESIGN OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE K&W VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL, THE PHYSICAL CONSTRUCTION ON A CONTINUOUS BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BASIS OF CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WITH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL, BEFORE EXCAVATING AT ANY LOCATION OF POSSIBLE CONFLICT, CALL 811 FOR UTILITY LOCATIONS.

NOTES

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE MAINTAINED IN FULL SLOPES PROVIDED THAT NO TOPSOIL WILL BE MAINTAINED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVING AREA. BURNING OF TREES WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 8 INCHES.
2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 35 OR LESS, A LIQUID LIMIT OF 42 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO DUMPING ON SITE.
4. EXCAVATION UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CORROSLY PLACED TO THAT LARGE STONES ARE WELL DISTRIBUTED AND Voids ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SMOOTH SURFACE. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EXCAVATION.
5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHOD OF UNDERCUTTING AND REPLACEMENT OF PROBABLY COMPACTED, APPROVED FILL MATERIAL. ALL PROPPING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAY, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE RESEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARVEST GRAIN GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
11. CONTRACTOR SHALL USE SALT PINE, BALS OF HAY OR OTHER BEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR ON NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
15. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS SLOPES EXCEEDING 2.5% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

SURVEY DONE BY AYLETT SURVEY & ENGINEERING CO.

PIPE IMPROVEMENT - 14,820 SQ FT
0.34 ACRES
PORT IMPROVEMENT - 16,768 SQ FT
0.38 ACRES
10% INCREASE

LEGEND

(---) MATCH EXISTING

(---) SPOT ELEVATION (ADD 1000)

(---) TOP OF CURB (ADD 1000)

(---) FLOORLINE OF SLAB (ADD 800)

(---) FLOW DIRECTION

(---) FINISHED 1' CONTOUR IN 10' INTERVALS

(---) EXISTING 1' CONTOUR INTERVALS

(---) 1'-NOTION BOUND

REV	DATE	DESCRIPTION
1	11/17/20	ISSUED FOR PERMIT
2	11/17/20	ISSUED FOR PERMIT
3	11/17/20	ISSUED FOR PERMIT
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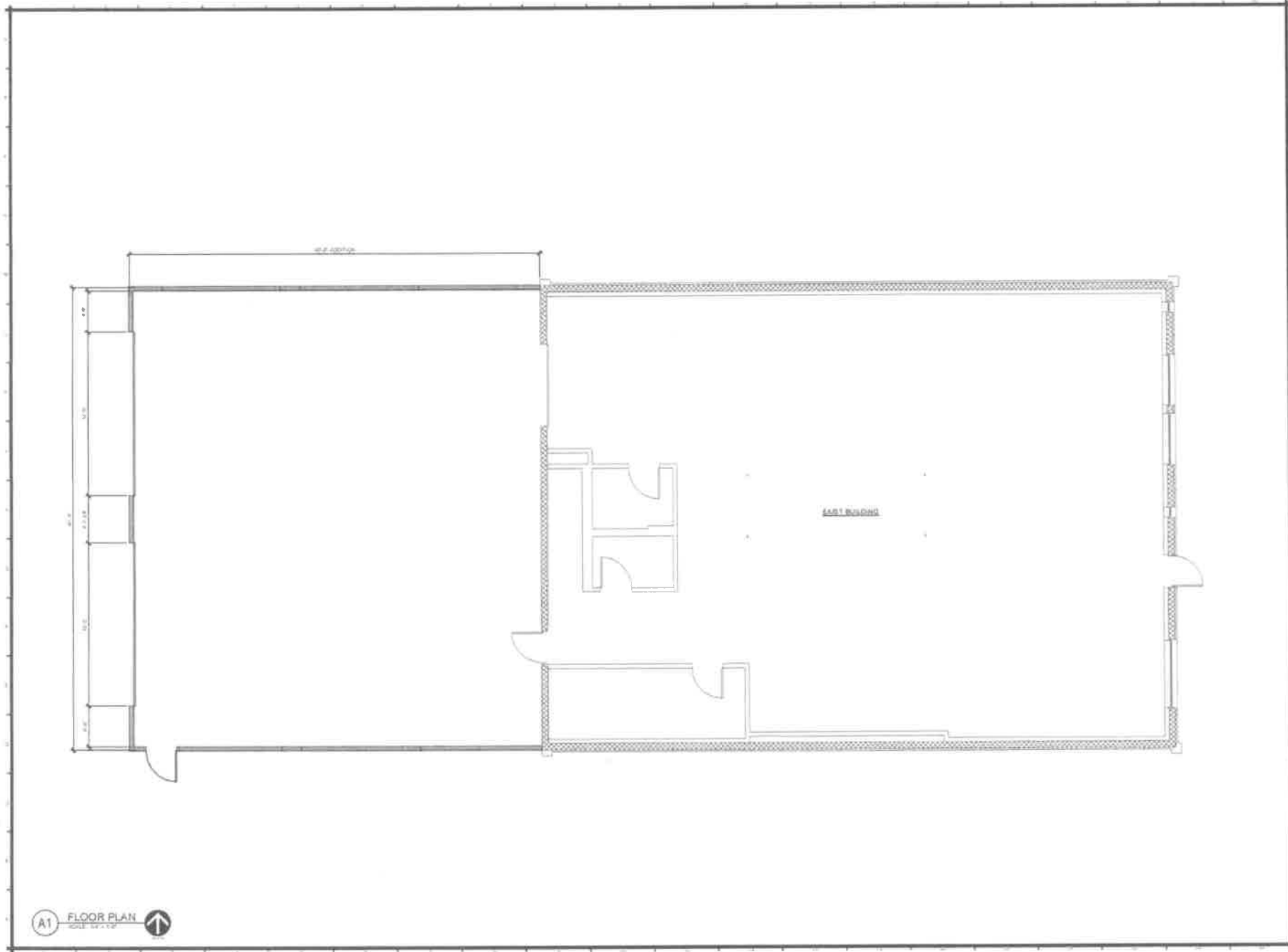
MARTIN E. AYLETT
ENGINEER
NO. 0000000000

K&W VALLEY ENGINEERING
1100 N. OAK TRAFFICWAY
GLADSTONE, MO 64118
TEL: 816.424.1111
FAX: 816.424.1112
WWW.KANDW.COM
HARDY, MISSOURI, INC. IS A SUBSIDIARY OF K&W VALLEY ENGINEERING
DESIGNED 11/17/20

PURE WATER
7000 N. OAK TRAFFICWAY
GLADSTONE, MO 64118

CIVIL PLANS
GRADING PLAN

DATE: 11/17/20
BY: [Signature]
CHECKED: [Signature]
SCALE: 1" = 10'



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

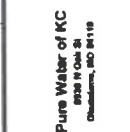
WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE
NORTH KANSAS CITY, MISSOURI 64116
P 816.474.2253 F 816.474.1051
Missouri State Certificate of Authority #ANC 000746

Pure Water of KC
Building Addition / Interior Remodel
7000 Bldg. 1a
Conditions: MOD 04/18
PRELIMINARY FLOOR PLAN

Pure Water of KC
8000 Bldg. 1a
Conditions: MOD 04/18

DATE	11/01/08
DESIGNED BY	AKM
DRAWN BY	JJP
APPROVED BY	AKM

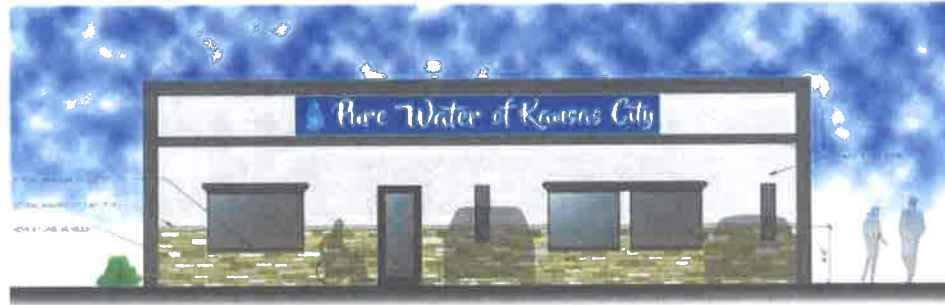
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5709-21

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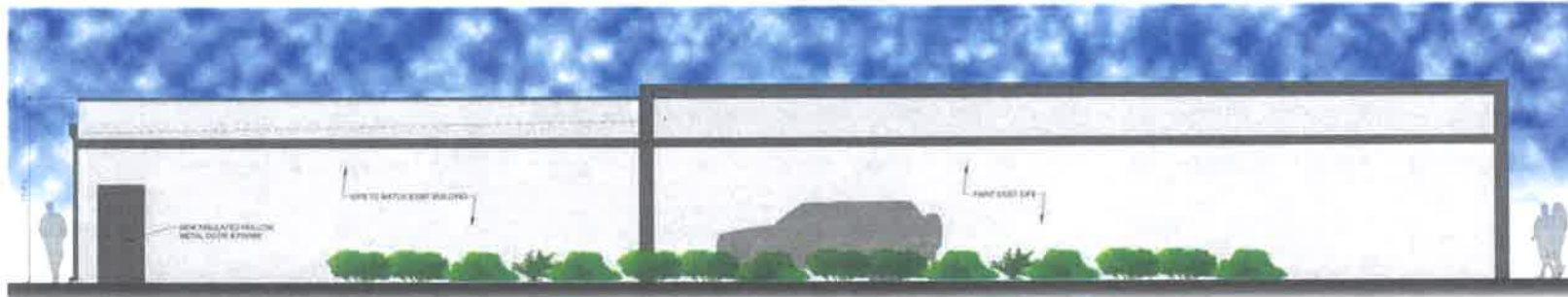
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2018-2019	2018
2019-2020	2019
2020-2021	2020

A-201-B

5709-21



○ EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



○ EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



**HAPPY
SIGNS** 