



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 17, 2021 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from July 20, 2021 meeting
6. Unfinished Business - None
7. New Business
 - a. Case # 21023: Rezoning C-2 to PUD - Southwest corner near Dean Avenue and Lucy Webb Road - Ridgeview Estates (*public hearing*)
 - b. Case #21024: Site Plan - Whataburger - 1921 W. Foxwood Drive
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. When the public comments portion of the public hearing is opened, the Chairman will first invite any individuals that live within the City limits of Raymore to speak. Upon conclusion of the comments from City residents, the Chairman will invite any individuals who do not live within the City limits of Raymore to speak.
3. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
4. Please turn off (or place on silent) any pagers or cellular phones.
5. Please do not talk on phones or with another person in the audience during the meeting.
6. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
7. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicants will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 20, 2021**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, ERIC BOWIE, WILLIAM FAULKNER, KELLY FIZER, TOM ENGERT, JIM PETERMANN, MAYOR KRIS TURNBOW, MARIO URQUILLA, AND JEREMY MANSUR. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, CITY ATTORNEY JONATHAN ZERR, DIRECTOR OF PUBLIC WORKS MIKE KRASS, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**

- a. **Approval of the minutes of the July 6, 2021 meeting.**

Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to approve the consent agenda.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Abstain
Commissioner Fizer	Aye
Commissioner Engert	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 8-0-1.

6. Unfinished Business - None

7. New Business -

- a. **Case # 21017: Sendera - Rezoning and Preliminary Plat (*public hearing*)**

Chairman Wiggins opened the public hearing at 7:02 pm.

Commissioner Mansur asked Development Services Director Jim Cadoret to confirm that the current case is # 21017, not # 21016 as stated in the Staff Report.

Mr. Cadoret noted that yes, that is correct, it is case # 21017.

Kyle Jones and Tiffany Ford of Summit Custom Homes came before the Commission to request rezoning and approval of the preliminary plat for the Sendera Subdivision. Mr. Jones highlighted that Hubach Hill is to the north of the property, and Brook Parkway runs along the

west side of the development. There is undeveloped land to the south and east. The development is being proposed to have 430 lots on 135 acres, and there is currently an approved preliminary plat for the land, which is zoned R-1P. Mr. Jones stated that the rezoning request is to move the property from R-1P to PUD to allow for the three different product types that will be built on the property. On the east portion of the property, Product A will be built on 70ft wide lots, and there will be 130 of these lots available. Product B will be built in the southwest corner of the property on 45ft wide lots, of which there are 160. Product C will be built in the northwest section of the property on 48ft wide lots, where there are 110 lots available. There is a density of 3.2 units per acre, and in comparison, the current R-1P zoning allows a density of 5.2 units per acre. Hubach Hill Road was recently reconstructed, and was done so with the development of this acreage in mind, with a density of 4 units per acre. The road infrastructure is able to accommodate the traffic that may be generated by this development, since it was designed for a higher density per acre development than the current proposal. Stormwater will drain north to south and will drain into the creek on the southeast corner of the property. There are detention ponds on the east side of the property, and there is an easement on the southwest side of the property for a detention pond that is shown in the previously approved preliminary plat. The amenities are centrally located, including a pool, playing fields, and sport courts over a span of three acres. Next to Hubach Hill Road, there is a 40ft landscape buffer that will hold landscaping and berming to hide the homes from the road. This will also ensure headlights will not bleed into the neighborhood once it has been developed. Tiffany Ford of Summit Homes came to the podium to give an overview of the products that would be built in the Sendera community should this case be approved. The developers want this community to be unique, and will build the community in a modern desert neighborhood feel. The elevations will be modified to incorporate the desired look and feel. The three product lines are designed for different residents at different stages of life and income brackets, and all three product types will be built during the first phase along with the amenity area. Ms. Ford gave the highlights of the different products and amenities the developers are proposing to build in the Sendera development.

Development Services Director Jim Cadoret began the staff report by stating that the request is to rezone the existing R-1P to PUD zoning of approximately 135 acres. The surrounding areas are zoned R-1P to the north and west, unincorporated Cass County to the north, east, and south, and agricultural to the south. The Growth Management Plan designates this property as appropriate for Low Density Residential, up to 4 units per acre. The Major Thoroughfare Plan Map classifies Hubach Hill Road as a Minor Arterial and Brook Parkway as a Minor Collector. Mr. Cadoret read 6 items into record, including any additional exhibits as presented during the hearing. The request to go to Planned Unit Development District (PUD) was intentional because the zoning designation is flexible when it comes to lot sizing, lot width, setbacks, lot coverage areas, and a mix of home types. Mr. Cadoret stated that this property is currently known as The Estates of the Good Ranch, and was rezoned to the current R-1P in 2006. In 2007 the preliminary plat was established and approved and remains a valid preliminary plat. There were two distinct areas with one side being smaller lots for villas, and on the east side were larger standard R-1 sized lots. The property was included in the Hubach Hill and North Cass Parkway Community Improvement District (CID). The subject property is part of the Good Ranch Master Planned Community and has been planned for residential development since 1994. Any modifications to the preliminary plan would have to come back before the Planning Commission and the City Council. The PUD district being proposed allows for single-family detached homes. There is a reduction of lot size and width being requested, as well as a reduction of setbacks. The property is located within the area of the Cass County Public Water District #10, and the Raymore-Peculiar school district indicated they were aware of the new development. The preliminary plan was submitted to the South Metro Fire Protection District, and there will be two access roads to the development. The conceptual plan that was shared at the Good Neighbor meeting proposed 428 lots, but has since been modified to incorporate the teardrop cul-de-sac design on most of the cul-de-sacs and adding a street connection, which allowed an increase in the lot count from 428 to 430. Because the proposed subdivision is located within the Hubach Hill and North Cass Parkway CID, there will be a property

tax assessment on all lots in this subdivision and The Prairie subdivision to the west that will help to reimburse the costs associated with the 2010 construction and improvement of Hubach Hill Road. The Estates of the Good Ranch Master Development Agreement establishes the requirements for stream buffer protection and stormwater management for any development on the subject property, which the proposed preliminary plan complies with. There is a 137-acre tract of land to the southwest of the subdivision that is reserved for open space and a future park. A total of 36.74 acres, or 27% of the property, is provided as common open space to be maintained by the Homeowner's Association.

Commissioner Bowie asked if the number of lots has changed?

Mr. Cadoret stated that the current preliminary plat for the Estates of The Good Ranch has 343 lots, which is still a valid preliminary plat. The applicant's proposal for the new subdivision, Sendera, is 430 lots.

Chairman Wiggins asked Raymore residents to come to the podium if they have any questions or comments.

Linda Benson, 1043 S Sunset Lane, Raymore MO 64083, came to the podium to comment that there are 3-acre lots to the north of Hubach Hill. Ms. Benson stated she is concerned about the 40ft wide lots which are narrower than most of the homes in Dutchman acres. She also mentioned that she is worried about Hubach Hill Road becoming damaged due to the traffic increase, and would like there to be larger lots on the south side of Hubach Hill. If this does not happen, Ms. Benson would like to see more landscape buffers in place to shield the subdivision from the road.

David Otis, representing the Good Ranch, stated that Good-Otis has the development to the west of this property, The Prairie of the Good Ranch. The lots in this subdivision are considerably larger than the lots being proposed for the Sendera development, although along the east side of the property near Brook Parkway, there is a heavy landscape buffer planned. Mr. Otis would like the landscape buffer being proposed by the developers of Sendera to be similar to the buffers being built by the developers of The Prairie along the west side.

Chairman Wiggins opened the meeting for non-Raymore residents to come to the podium for comments.

City Attorney Zerr clarified that Ms. Benson on S. Sunset Lane is technically outside of Raymore city limits.

Kathy Graves stated that they are the owners of the first home being built in Prairie View. There were several lots in the Prairie subdivision that were not large enough at 68' wide to accommodate the home they chose to have built. The developer was able to redraw the lots to 80' widths to be able to accommodate the home. The 40' wide lots in the Sendera subdivision are a concern, and the homeowners with the larger homes and lots in Sendera could not be happy to look down the street and find small lots in the same neighborhood. There should be larger lots to the south of Hubach Hill, but there should be wider lots to the west alongside the Prairie subdivision. Ms. Graves mentioned that she agrees with Mr. Otis, and mentioned that there should be very good landscaping along Brook Parkway.

Chairman Wiggins closed the public hearing at 7:43pm and asked if the applicant or City had any further comments on what the public brought up.

Mr. Jones mentioned that the developers do feel comfortable with installing a landscape buffer along the west side along Brook Parkway, and there is a 30' wide tract of land to allow more landscaping between the developments. All of the product types that will be built will be visible

from Hubach Hill Road. To put only one product in the southwest corner would limit visibility and marketability of those homes.

Mayor Turnbow asked why is there a cul-de-sac planned for the southern end of the property instead of a stub for potential roadway access?

Director of Public Works Mike Krass responded that the reasoning for that is if the roadway on the south (North Cass Parkway) is to be extended, it will be a limited access roadway. Brook Parkway would be the access point to North Cass Parkway. There would be no other access points until School Road to the east. By the access standards, the cul-de-sac would not be allowed to access the road, because as a limited access road, it would be considered a major arterial and access points are only allowed at ½ mile intervals.

Commissioner Faulkner began by outlining the differences between City Staff, Planning & Zoning Commission, and the City Council. He then proposed that when the recommendations City Staff have made are denied by the Planning Commission, the City Council should prioritize the Planning Commission decision, not Staff's recommendations.

Chairman Wiggins asked Commissioner Faulkner if this pertains to the case at hand?

Commissioner Faulkner assured that it does, and continued. He stated that the Planning Commission is at a disadvantage when there is disagreement on a case since the City Staff has had time and money beforehand to prepare the case with the applicant. One reason zoning exists is to promote compatibility between new developments and adjacent properties, and to protect neighborhoods and quality of life. Commissioner Faulkner stated that he does not feel that the new developments, Sendera and Saddlebrook, are compatible with the existing development. Several of the reductions of requirements, especially in lot size, lot width, and side setbacks, take the minimum considerations down to just over half of an "R-1" zoned lot. The concern is that there will be problems with parking, traffic, and long term property values in the community, as well as the concern that these new developments do not benefit the residents. Looking at page 12 of the Staff Report, a few of the reasons Commissioner Faulkner believes Morningview works well as a community are due to the age restrictions and provided maintenance. Commissioner Faulkner feels that Eastbrook at Creekmoor may have set a bad precedent that is being used to justify reductions in requirements for new developments coming to the city, and will be voting to deny this application.

Mayor Turnbow objected, and stated that Commissioner Faulkner is moving into an area where motion and second would permit further discussion, and may be a more appropriate opportunity for Commissioner Faulkner to discuss his displeasure with the developments.

Commissioner Faulkner stated that he believes his comments will be important to the decision made by the Commission on the case, and asked Mr. Zerr to clarify.

Chairman Wiggins commented that currently, time is best used to ask questions to City Staff or the applicant, and the discussion Commissioner Faulkner brought up is more appropriate after a motion has been made.

Commissioner Faulkner feels that after watching the City Council meeting covering the Saddlebrook rezoning and preliminary plat, his point did not make it across clearly, and is attempting to make a better argument against Sendera.

Mr. Zerr stated that there has not been a motion and second to consider, but the Staff Report and Public Hearing have both been provided. The most appropriate time for Commissioner Member comments would be after a motion and second have been made, and reminded the Commission of the specific task at hand, being the rezoning and preliminary plat.

Commissioner Faulkner stated that he will finish his comments after there has been a motion and second made.

Chairman Wiggins asked City Staff to clarify what the reasoning to allow the non-teardrop shaped cul-de-sacs is if the City is only allowing teardrop cul-de-sac in all new developments? Where do the measurements for the lot widths come from?

Mr. Krass responded that Hubach Hill Road has fixed access points, due to the access standards. The teardrop cul-de-sacs are considerably wider than the existing cul-de-sacs, which impacted the lots around the round cul-de-sacs. The City tries to work with developments that already have a preliminary plat in place, and can still meet the objectives of water treatment and snow removal without sacrificing the lot count of the subdivision by requiring all cul-de-sacs to be teardrop shaped.

Mr. Cadoret responded that the 40' lot width is measured at the front building setback line, cul-de-sac lots are narrower towards the street, but are measured for lot width at the 25' front yard building setback.

Commissioner Mansur asked if there will be landmarks at each entrance of the subdivision?

Ms. Ford responded that yes, the developers plan to put monuments at each entrance to identify the subdivision.

Commissioner Bowie asked Mr. Ford to address the density of the subdivision. Smaller lots are becoming more popular with new home buyers.

Ms. Ford responded that from the developer's standpoint, the goal is to provide options to people for different price points. The density is within the zoning that has been previously approved. Mr. Jones responded that density at 3.2 units per acre is very common in a family neighborhood. Ms. Ford stated that in communities like Lee's Summit and Overland Park, the developers have created similar developments that are very popular. Summit Custom Homes wants to be able to provide new home options for people with smaller budgets, and this gives them options that are not multi-family.

Mr. Zerr reminded the Commission that there are ten factors for consideration, and just asked them to keep in mind the breadth and scope of what is up for consideration.

Commissioner Bowie asked if what is in the MOU is set?

Mr. Cadoret responded that yes, it has not been executed yet, but it is what goes before the City Council.

Mr. Zerr clarified that critical terms will not be altered.

Commissioner Fizer asked if the developers have considered mixing the lot sizes together in the subdivision to create a more balanced feel to the neighborhood.

Ms. Ford answered that yes, it is something the developers are working on for other future developments.

Commissioner Urquilla asked what the density would be if there were the smaller lots on the east side instead of the larger lots?

Mr. Jones answered that there would have to be a reconfigured layout before he would know the density.

Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to accept staff proposed findings of fact and approve case #21017, rezoning of the existing “R-1P” Single-Family Residential Planned District to “PUD” Planned Unit Development District for the approximately 135 acre property to be known as the Sendera subdivision, to City Council with a recommendation of approval.

Commissioner Faulkner stated that he would like to finish his comments in opposition to the motion. He believes his comments are absolutely relevant because he feels Staff is using Eastbrook at Creekmoor as a precedent to justify requirement reductions in Saddlebrook and Sendera. There are also several details in the preliminary plat that Commissioner Faulkner objects to, including that both of the cul-de-sacs in the northeast area exceed the 600’ length maximum that is in place to promote safety in emergency conditions. There are no conditions in the subdivision that justify exception to this code, and cul-de-sac length is one of the main reasons for Commissioner Faulkner’s opposition to the Saddlebrook preliminary plat as well as Sendera. Stormwater best management practices are not shown on the plats, and he feels that all of the new high-density developments are destroying the character of Raymore.

Chairman Wiggins asked Mr. Krass to clarify why the cul-de-sac streets are allowed to be so long.

Mr. Krass responded that there is a provision to allow longer cul-de-sac streets in the code, and the Planning Commission is able to waive that requirement with the Engineering Department’s recommendation. This length of cul-de-sac exists in many places around the City. Stormwater quality is never shown on a preliminary plat, it is part of the final plat stormwater calculations with a detailed stormwater report given as part of the final infrastructure.

Vote on Motion:

Chairman Wiggins	Nay
Commissioner Faulkner	Nay
Commissioner Bowie	Nay
Commissioner Fizer	Nay
Commissioner Engert	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed to approve the case 5-4-0.

Chairman Wiggins opened the floor for those members who voted Nay on the motion.

Commissioner Fizer mentioned that she is uncomfortable with the number of small lots.

Chairman Wiggins mentioned that this will be a wildly successful development, but Raymore shouldn’t continue down the path of small lots, and there is ability to control that to some degree.

8. City Council Report

City Attorney Zerr gave an overview of the one City Council meeting that has occurred since the Planning & Zoning Commission last met. The Saddlebrook rezoning passed 7-1, overturning the recommendation of the Planning & Zoning Commission. The Saddlebrook preliminary plat was postponed and will come back before City Council during the second reading of the rezoning.

9. Staff Report

Mr. Cadoret requested the Commission cancel the August 3, 2021 due to a scheduling conflict. There are no applications to consider, and there are two for the August 17th meeting that will include a public hearing.

10. Public Comment

No public comments at this time.

11. Commission Member Comment

Commissioner Engert thanked Staff, and is always pleased when the packets arrive before the meetings.

Commissioner Faulkner stated that he has more thoughts on the project, and stated that he does not like to be censored.

Commissioner Bowie stated that he feels similarly to the Mayor, and all of the hard work the City puts into the applications is appreciated.

Commissioner Fizer thanked Staff and mentioned that Saturday, July 24th is the Summer Scene at TB Hanna Park.

Commissioner Mansur thanked City Staff.

Commissioner Petermann thanked Staff and mentioned that it is interesting to participate in growing pains of the City of Raymore. He believes that Chairman Wiggins is proving that he is a good leader for the Commission.

Commissioner Urquilla thanked the Staff, and mentioned that he supported this request because affordable homes are becoming harder to come by in the community. Residents should have the ability to choose what lot size they would like to live on, and he is excited to see more diversity in lot sizes coming to Raymore.

Mayor Turnbow reminded the Commission that all comments are recorded and there is no censorship happening. A variety of housing options are important for our community, and these housing options are high quality establishments that do not denigrate the City.

Chairman Wiggins mentioned that he voted against this development purely based on the lot sizes. There is a need for less expensive housing, and believes this will be a high quality development, but the lots are too small. Everything that can be done to make Raymore a welcoming, all ages community is top of mind for the City Staff and the Commission.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mayor Turnbow, to adjourn the July 20, 2021 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Engert	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The July 20, 2021 meeting adjourned at 8:27 p.m.

Respectfully submitted,

Emily Jordan



To: Planning and Zoning Commission

From: City Staff

Date: August 17, 2021

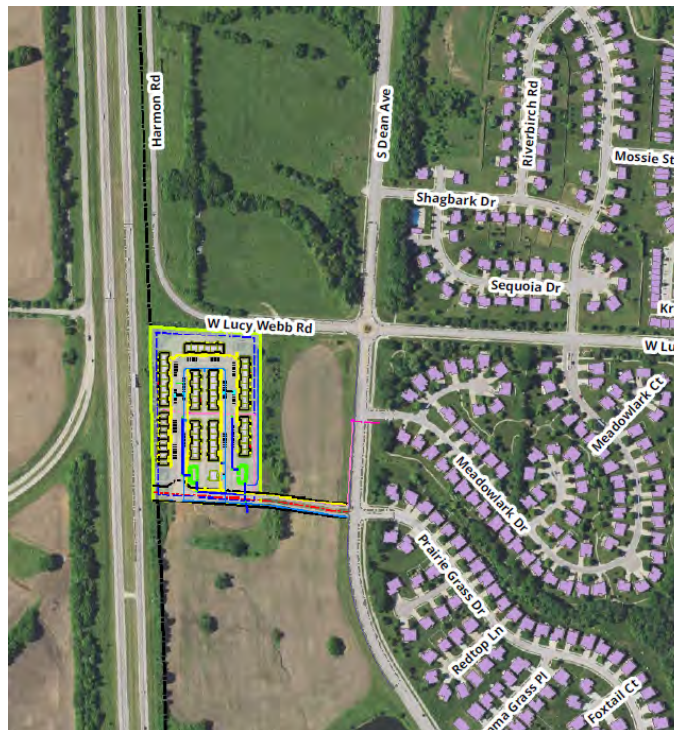
Re: **Case #21023 Ridgeview Estates - Rezoning C-2 to PUD and Preliminary Plan**

GENERAL INFORMATION

Applicant: Jason Maddox
MACO Development Company, LLC
111 N. Main Street
Clarkton, MO 63837

Requested Action: Request to reclassify the zoning of 8 acres from “C-2” General Commercial District to “PUD” Planned Unit Development District

Property Location: South of Lucy Webb Road, west of Dean Avenue in The Good Ranch Subdivision



Site Photographs:



(View looking west from Dean Avenue to extension of Prairie Grass Dr. to site)



(view looking north from Prairie Grass extension along south line of development)



(View of development area looking south from Lucy Webb Road)



(View looking southeast from Lucy Webb Road to The Meadows subdivision)

Existing Zoning: "C-2" General Commercial District



North: R-1P (Single-Family Residential Planned)
East: R-1P (Single-Family Residential Planned)
South: C-2 (General Commercial)
West: Belton

Growth Management Plan: The Future Land Use Map of the Growth Management Plan designates this property as appropriate for Commercial.

Major Street Plan: The Major Thoroughfare Plan Map classifies Dean Avenue as a Minor Arterial and Lucy Webb Road as a Major Collector.

Legal Description:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19, AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID SECTION S 86°32'30"E, 472.05 FEET; THENCE LEAVING SAID NORTH LINE AND ON A LINE PARALLEL TO THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY 71, S 1°52'35"E, 741.00 FEET; THENCE ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, N 86°32'30"W, 472.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 71; THENCE WITH SAID EASTERLY RIGHT OF WAY LINE, N 1°52'35"W, 741.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES.

Advertisement: July 29, 2021 **Journal** newspaper

Public Hearing: August 17, 2021 Planning Commission meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication in Newspaper
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Preliminary Plan
Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the 8 acre parcel from the existing “C-2” General Commercial District designation to “PUD” Planned Unit Development District to allow for the proposed Ridgeview Estates, a 60-unit age-restricted and income restricted senior housing development. A reclassification to a PUD district requires the concurrent submittal of a preliminary plan.

REZONING REQUIREMENTS

Section 415.060 and Section 470.050 of the Unified Development Code outline the applicable requirements for Zoning Map amendments.

Section 415.060 PUD, Planned Unit Development District

A. General Purpose and Description

The PUD, Planned Unit Development District is a special purpose district that is intended to encourage the unified design of residential, commercial, office, professional services, retail and institutional uses and facilities or combinations thereof in accordance with an approved comprehensive development plan. This district provides for flexibility in the design of buildings, yards, courts and circulation in exchange for the provision of platted common open space, amenities and design excellence.

B. Review Procedure

The procedure for review of applications for planned unit developments will be as set forth in Section 470.050.

C. Allowable Uses

The Planned Unit Development District may be established exclusively for residential, commercial or industrial development or any combination of these uses. Each use category must be listed on the PUD plans and approved by the Planning and Zoning Commission and the City Council.

D. District-Specific Design Standards

1. Maintenance of Overall Density

The Planning and Zoning Commission and City Council may designate divisible geographic sections of the entire parcel to be developed as a unit, and may, in such a case, specify reasonable periods within which developments of such unit must be commenced. In the case of residential planned unit developments, the Planning and Zoning Commission may permit in each unit deviations from the number of dwelling units per acre established for the

entire planned development, provided such deviation will be adjusted for in other sections of the development so that the number of dwelling units per acre authorized for the entire planned development is not increased.

2. Adequate Circulation System

- a.** The site must be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development, and the streets and driveways on the site of the proposed development must be adequate to serve the residents or occupants of the proposed development.
- b.** A traffic study shall be submitted with the rezoning application in order to determine impacts of the proposed development and necessary improvements to the transportation system. The traffic study shall take into consideration the Transportation Plan of the City of Raymore. The Director of Public Works shall review the traffic study and make a recommendation to the Planning and Zoning Commission and City Council regarding necessary improvements to the transportation system.

3. Adequate Public Services

The development must not impose an undue burden upon public services and facilities, such as fire and police protection and public infrastructure. The development must make adequate provisions for resulting additional system demands imposed by the development upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment. The developer must make arrangements and will furnish such performance bonds, escrow deposits or other guarantees as may be determined by the City to be reasonably required to assure consistency of the development with the City's Growth Management Plan and with this subsection.

4. Additional Buffering

When a commercial or industrial use within a Planned Unit Development district abuts a residential zoning district, a landscape buffer in compliance with Section 430.080C1 shall be provided. If the residential zoning district and the commercial or industrial use are separated by a street right-of-way, a 10 foot wide landscaped buffer containing trees, shrubs and evergreens must be provided along the residential side of the right-of-way line. The applicant must provide for perpetual maintenance of the landscape buffer containing trees, shrubs and evergreens.

E. Additional Requirements

1. Operational Performance Standards

All uses in the planned unit development district must comply with the operational performance standards in Section 440.020.

2. Outdoor Storage, Display and Work Areas

- a.** All residential uses allowed in the PUD must comply with the requirements of Section 405.040E.
- b.** All business, commercial or industrial uses allowed in the PUD must comply with the requirements of Section 410.040B.

3. Bulk and Dimensional Standards

Bulk and dimensional standards shall be established by the Planning and Zoning Commission and City Council as part of the zoning map amendment process.

Section 470.050 Planned Unit Development (PUD)

A. Purpose

The purpose of a Planned Unit Development (PUD) District is to encourage the unified design of residential, commercial, office, professional services, retail and institutional uses and facilities or combinations thereof in accordance with an approved comprehensive development plan. This district provides for greater flexibility in the design of buildings, yards, courts, and circulation that is provided by other districts.

B. Pre-Application Conference

Prior to filing an application for a planned unit development, the applicant must attend a pre-application conference in accordance with Section 470.010B.

C. Preliminary Plan Applications

An application for a planned unit development may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Development Services Director so that a public hearing date can be established in accordance with Section 470.010E.

D. Memorandum of Understanding

A Memorandum of Understanding (MOU) shall be prepared for all Planned Unit Development applications. The MOU will be prepared by the City and included with the application when submitted to the Planning and Zoning Commission for consideration. The applicant shall sign the MOU prior to submittal of the application of the City Council.

E. Preliminary Plan Procedure *(Amendment 16 – Ordinance 2013-056 8.26.13)*

1. Planning and Zoning Commission Public Hearing

All proposed planned unit development applications must first be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E. The public hearing must be held at the next regular meeting of the Planning and Zoning Commission for which the application may be scheduled given public notice deadlines, unless the applicant has consented to an extension of this time period. The Development Services Director or other appointed official as designated by the Planning and Zoning Commission must prepare a written summary of the proceedings, and give notice of the hearing as provided in Section 470.010E.

2. Planning and Zoning Commission Recommendation

Upon conclusion of the public hearing, the Planning and Zoning Commission will submit a recommendation to the City Council to approve, approve with modifications or disapprove the proposed planned unit development preliminary plan. If a motion on an application fails, the Planning and Zoning Commission shall be required to propose and vote on a counter motion on the application. If a tie vote of the Commission, or if no majority vote of the full membership of the Commission can be obtained on a recommendation to be made, the application will be forwarded to the City Council with no recommendation. The Commission must submit its recommendation along with a record of the public hearing thereon, to the City Council. The Planning and Zoning Commission may include reasonable conditions as a part of its recommendation.

3. City Council Action

Upon receipt of the recommendations of the Planning and Zoning Commission, the City Council must within 60 days consider the application and recommendations of the Planning and Zoning Commission. The City Council may approve or modify the recommendations of the Planning and Zoning Commission and may approve, approve with modifications or disapprove the preliminary plan with or without conditions. In the event the application is not acted upon by the City Council within 120 days following receipt of the recommendations of the Planning and Zoning Commission, and unless the applicant has consented to an extension of time, the application will be deemed denied.

4. Protest

In the event that a protest petition against any application for a planned unit development is presented to the City Clerk prior to the date scheduled for the City Council to take action and is properly signed and notarized by the deeded owners of 30 percent or more of the areas of the land (exclusive of streets and alleys) included in such proposed change, or within an area determined by lines drawn parallel to and 185 feet distant from the boundaries of the district proposed to be changed, such amendment will not become effective except by the favorable vote of two-thirds of all the members of the City Council.

F. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

1. the preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City;
2. the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;
3. the nature and extent of common open space in the PUD;
4. the reliability of the proposals for maintenance and conservation of common open space;

5. the adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan;
6. whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;
7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;
8. whether potential adverse impacts have been mitigated to the maximum practical extent;
9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional Unified Development Code; and
10. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

G. Effect of Preliminary Development Plan Approval

Approval of the Preliminary Development Plan constitutes approval of a preliminary plat. A preliminary plat review fee is not required.

H. Status of Preliminary Development Plan After Approval

1. The applicant and the applicant's agent will be given written notice of the action of the City Council.
2. Approval of a preliminary development plan does not qualify as a plat of the planned unit development for recording purposes.
3. An unexpired approved preliminary development plan, including one that has been approved subject to conditions provided that the landowner has not defaulted on or violated any of the conditions, may not be modified or revoked by the City without the consent of the landowner.
4. Prior to final plat approval, a landowner may choose to abandon a plan that has been given preliminary approval provided that the Planning and Zoning Commission is notified in writing.
5. Major changes in the planned unit development may be made only if an application to amend the approved preliminary plan has been approved by the City. The application to amend an approved preliminary plan shall be submitted and reviewed in accordance with the provisions of Section 470.050. What constitutes a major change is determined by the Development Services Director, but would include changes to the land use, street layout, and substantial change in building location or design.

I. Expiration of Preliminary Plan Approval

1. In the event the landowner fails to file an application for final plat approval within one year after final approval of the Preliminary Development Plan has been granted then such approval will expire.
2. In the event the landowner fails to file a subsequent application for final plat approval in accordance with the approved phasing schedule then such approval will expire.
3. For good cause shown, the expiration date may be extended by the City Council. The request for extension may be made by letter to the Development Services Director and will be considered only if received before the expiration date of the approval. The Development Services Director will forward the request to the City Council for consideration at its next available meeting.
4. If the approval of the preliminary development plan for a phased development expires after the completion of one or more phases, the preliminary development plan will remain in full effect as to those portions of the development that are subject to final plats in which the developer has acquired vested rights, but the remaining portions of the preliminary development plan will expire.
5. No action by the City will be necessary to cause the approval to expire. Its expiration will be considered a condition of the original approval. After the expiration date or extended expiration date, no application for final plat or for other development activity on the site will be considered until a new preliminary development plan has been approved.
6. After expiration of a preliminary development plan or any portion thereof, the PUD will remain in effect for the affected property, but further development on the property will require the approval of a new preliminary development plan, in accordance with the procedures and standards in effect at the time of the new application. If a preliminary development plan has expired as to part of a phased development, consistency with the developed parts

of the preliminary development plan will be an additional criterion for consideration of a new proposed preliminary development plan.

7. Approval of a preliminary development plan does not, in itself, vest any rights.

J. Final Plat Application

After approval of a preliminary plan and prior to the issuance of any building permit or zoning certificate, an application for a final plat may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Development Services Director. The final plat may include the entire planned unit development or may be for a unit or section thereof as set forth in the approval of the preliminary plan. The application must include covenants, easements, conditions and form of performance bond as set forth in the approval of the preliminary plan and in accordance with the conditions established in this Code.

K. Contents of the Final Plan

The final plan must include all information required for final plats in accordance with Section 470.130.

L. Final Plan Procedure

Final Plans will be approved and recorded according to the final plat procedure of Section 470.130.

M. Effect of Approval

All final plans filed will:

1. be binding upon the applicants, their successors and assigns;
2. control the issuance and validity of all building permits; and
3. limit the construction, location, use and operation of all land, land improvements and structures to be located on the subject site.

N. Enforcement and Modification of Final Development Plans

To further the mutual interest of the residents and owners of the planned unit development and of the public in the preservation of the integrity of the plan, as finally approved, and to insure that modifications, if any, in the plan will not impair the reasonable reliance of the said residents and owners upon the provisions of the plan, nor result in changes that would adversely affect the public interest, the enforcement and modification of the provisions of the plan as finally approved, whether recorded by plan, covenant, easement or otherwise, will be subject to the following provisions:

1. Enforcement by the Municipality

The provisions of the plan relating to:

- a. the use of land and the use, bulk, and location of buildings and structures;
- b. the quality and location of common open space;
- c. the intensity of use or the density of residential units will run in favor of the municipality and will be enforceable in law or in equity by the municipality, without limitation on any powers or regulation otherwise granted the municipality by law; and
- d. the owner(s) will be responsible for the payment of attorney's fees, costs, and expenses incurred by the City in its' successful enforcement of the provisions of the plan.

2. Enforcement by the Residents and Owners

All provisions of the plan will run in favor of the residents and owners of the planned development, but only to the extent expressly provided in the plan and in accordance with the terms of the plan, covenant, easement or otherwise may be enforced by the law or equity by said residents and owners, acting individually, jointly or through an organization designated in the plan to act on their behalf; provided, however, that no provisions of the plan will be implied to exist in favor of residents and owners of the planned unit development except as to those portions of the plan which have been finally approved and have been recorded.

3. Modification by the City

All those provisions of the plan authorized to be enforced by the City under paragraph (1) of this section may be modified, removed or released by the City (except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility), subject to the following conditions:

- a. No such modification, removal or release of the provisions of the plan by the municipality will affect the rights of the residents and owners of the planned unit development to maintain and enforce those provisions, at law or equity, as provided in paragraph (2) of this section.
- b. No modification, removal or release of the provision of the plan by the municipality will be permitted except upon a finding by the municipal authority, following a public hearing called and held in accordance with the provisions of this section; that the same is consistent with the efficient development and preservation of the entire planned unit development and does not adversely affect either the enjoyment of the land abutting upon or across a street from the planned unit development for the public interest; and is not granted solely to confer a special benefit upon any person.

4. Modification by the Residents

Residents and owners of the planned unit development may, to the extent and in the manner expressly authorized by the provision of the plan, modify, remove or release their rights to enforce the provisions of the plan, but no such action will affect the right of the municipality to enforce the provisions of the plan in accordance with the provisions of paragraph (1) of this section.

O. Amendments

A planned unit development district ordinance or any approved preliminary development plan may be amended in the same manner prescribed in this chapter for approval of the initial preliminary plan. Application for amendment may be made by the subdivision developer, homeowner’s association or 51 percent of the owners of property within the PUD.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The area to be rezoned is part of Tract 1 of The Good Ranch Master Planned Community, approved by the City Council in 1994.
2. The current “C-2” General Commercial zoning designation of the area to be rezoned was established in July of 2002.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

Note: MACO held an informal meeting with residents of The Meadows and Meadowood of The Good Ranch on July 8, 2021. Approximately 100 residents attended to learn about the project and ask questions. City staff did not attend this meeting.

The required Good Neighbor meeting was held on Wednesday, July 28, 2021 in Council Chambers at City Hall. Six residents attended. Applicant Jason Maddox and Dan Sanders were present representing MACO and project engineer Kyle Miller representing Crockett Engineering. Development Services Director JIm Cadoret represented City staff. The comments below provide a summary of the meeting:

MACO representatives began the meeting by briefly explaining the project. The project is a 60-unit garden-style one-story attached development of nine residential buildings and a community building. This will be a 55+ community with no children. MACO is requesting tax credits from the Missouri Housing Development Commission (MHDC) to help fund and develop the property. All dwelling units will be 2-bedroom of approximately 950 square feet in size. There are no garages provided. The buildings will be an energy efficient brick structure with siding on the gable ends. If financing is

approved construction will commence in the summer of 2022. Rents will be approximately \$650 per month, which includes water, sewer and trash.

Attendees had the following questions regarding the project:

Q: If this phase is constructed and is successful, will there be an expansion of the development?

Yes, there is land currently available for expansion. On several other projects completed by MACO there have been subsequent expansions of the developments.

Q: Will there be any 2-story buildings?

No, each building is 1-story.

Q: Will there be any sound barrier for the units from the traffic on Interstate 49?

There will be a landscape buffer that will help reduce any traffic noise from the Interstate.

Q: Will there be any safe rooms provided?

There are no safe rooms provided with this phase. There is currently no City requirement to provide a safe room.

Q: Why did you select Raymore for one of your communities?

This is the 2nd year that MACO has pursued a development within Raymore. Last year we selected the land north of Price Chopper but were unsuccessful in securing funding approval through MHDC. That parcel was not available this year so we selected the subject property. We reviewed the master plan for The Good Ranch and felt the proposed development was consistent with the plan. There is a definite need for senior housing in the community.

Q: Will universal design features be incorporated into the development?

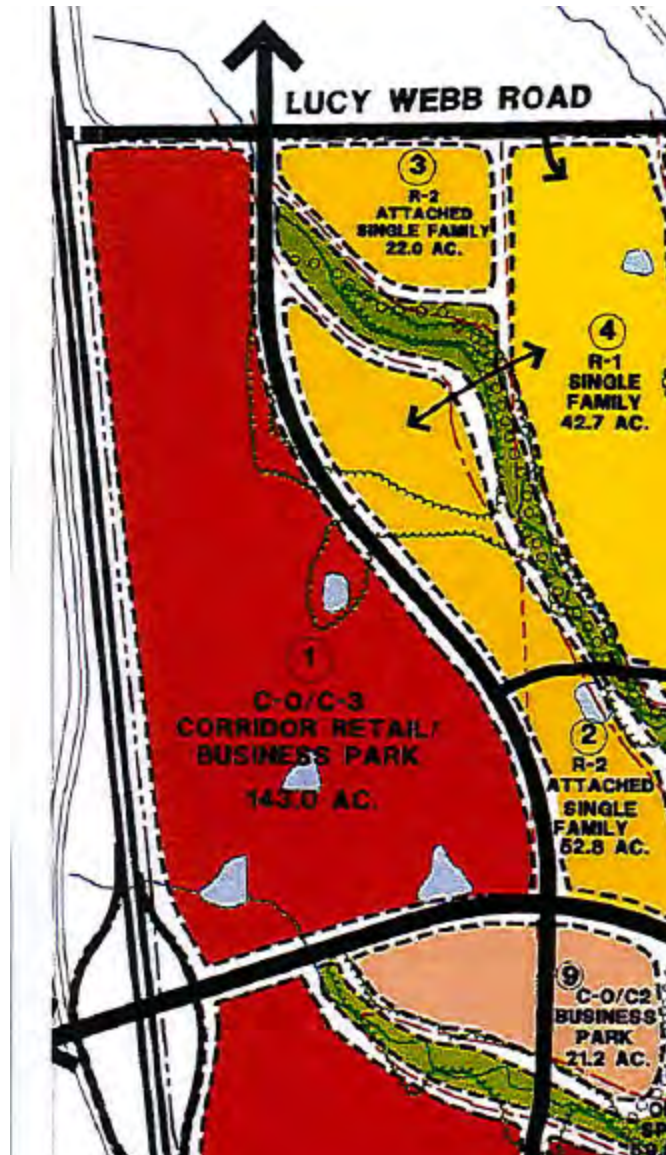
Yes. All units will contain elements of universal design. Three of the units will be fully ADA compliant. Residents needing special assistance or elements added to a unit are accommodated.

Q: How many parking spaces will be provided?

The City requires 1½ parking spaces per dwelling unit, or 90 spaces for 60 units. The current site plan reflects 108 parking spaces. MACO does not allow any RV or boat parking on site.

STAFF COMMENTS

1. The area requested to be rezoned is on the northwest corner of what is identified as Tract 1 on the Good Ranch Master Land Use Plan. Tract 1 extends from Lucy Webb Road south to North Cass Parkway, between Dean Avenue and Interstate 49, as illustrated below:



2. The Master Plan initially identified Tract 3, located at the southeast corner of Dean Avenue and Lucy Webb Road, to be attached single-family residential. The property was ultimately developed as The Meadows of The Good Ranch, a lower density single-family detached development.
3. Over the past 20 years there have been several conversations between the developers of The Good Ranch and City Staff on allowing residential development

on the northern end of Tract 1 in-lieu-of commercial development. No requests to change the land use designation or zoning designation for the property have previously been filed. Below is one version of a conceptual plan staff prepared for the property. Land use transitions on the site from north to south is illustrated:



4. Tract 1 consists of 143 acres of commercial zoned land. Tract 1, and specifically the southern half of the tract, with its proximity to the North Cass Interchange on Interstate 49, has been identified as a prime location for a regional commercial center. The developers of The Good Ranch and City Staff have had discussions on preparing a development plan for Tract 1 to ensure a cohesive and unified development is constructed on the property.
5. The request for the PUD zoning designation requires submittal of a preliminary plan. The preliminary plan establishes the location of the various buildings and parking areas upon the property. Any future modifications to the preliminary plan would require approval from the City Council.
6. The uses permitted in the proposed PUD district are single-family, age-restricted, one-story garden style apartment buildings.
7. The use-specific standards included in Section 420.010A of the Unified Development Code will apply. These standards include: minimum separation between buildings; building design; and common open space.
8. The proposed PUD district development standards applicable to the property will be:

PROPOSED PUD	
Minimum Lot Area	
square feet	340,000
Minimum Lot Width (feet)	100
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side	25
side, corner lot	25
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

9. The requirements specific to PUD districts, outlined in Section 415.060 and Section 470.050 of the Unified Development Code (UDC), have been complied with. An adequate circulation system is provided; a traffic study was completed in 2020; there are adequate public services to serve the development; and buffering will be provided along Lucy Webb Road as part of the site plan approval process.
10. Due to the nature of the rezoning request being limited to an age-restricted community, the preliminary plan was not submitted to the administration of the Raymore-Peculiar School District for review.

11. The applicant constructed a facility called The Meadows of Perryville that has similar architectural style to the proposed buildings in Raymore:





12. The rezoning request, including the preliminary plan, was submitted to the South Metropolitan Fire Protection District. Comments provided by the District have been incorporated into the submitted preliminary plan.
13. The Good Ranch Master Development Agreement, approved by the City in 2014, establishes the requirements for stream buffer protection and stormwater management for any development upon the subject property. The agreement is binding upon the current land owner and any successors. The proposed preliminary plan complies with the development agreement.
14. The Preliminary Plan proposes the extension of Prairie Grass Drive west of Dean Avenue. The proposed extension will align with the existing Prairie Grass Drive in the Meadowood Subdivision.
15. Amenities provided as part of the PUD request are:
 - a. 1,572 square foot community building
 - b. Common area tracts for residents use
16. A five-foot sidewalk connection between the proposed development and Dean Avenue is included on the Preliminary Plan.
17. The Good Ranch Memorandum of Understanding established the requirements for park land dedication for any development within The Good Ranch. The park land dedication requirement for the proposed subdivision is met through the dedication of the identified tracts on the land use plan reserved for open space and parkland.

There is a 137 acre tract of land south of North Cass Parkway and east of Brook Parkway that is reserved for open space and a future park.

18. A Memorandum of Understanding has been prepared for the subdivision. The MOU outlines the requirements and responsibilities of the City and of the developer. The MOU outlines the timing for construction of all public improvements and amenities.

ENGINEERING DIVISION RECOMMENDATION

See attached memorandum.

STAFF PROPOSED FINDINGS OF FACT

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

- 1. the preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City;**

The Growth Management Plan identifies this property as appropriate for commercial development. With detached single-family development to the east and land area zoned for detached single-family to the north; and due to the distance from major highway access to the Interstate at 58 Highway and at North Cass Parkway, staff believes the land is not Tier 1 commercial property and the potential for commercial development on the 8 acre parcel is very limited.

The use of the 8 acre property for senior housing is consistent with the existing land use to the east and future land use to the north.

Strategy 3.2.4 of the City Strategic Plan outlines the goal of providing quality, diverse housing options that meet the needs of our current and future community. The demand for senior housing units is high as reflected in the long waiting lists for current housing in the City. The change in land use and zoning on this portion of undesirable commercial zoned land helps the City to meet the needs of the community while preserving the optimal commercial land area on the southern half of Tract 1 in The Good Ranch.

- 2. the preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose;**

The purpose of the PUD zoning is to allow flexibility in design in exchange for open space, amenities and design excellence. The preliminary plan accomplishes this by providing appropriate amenities and open space for the residents.

3. the nature and extent of common open space in the PUD;

The property totals 8 acres with approximately 61% of the site being dedicated to open space. The amenities are centrally located in an open space area as well as designated common areas for resident use.

4. the reliability of the proposals for maintenance and conservation of common open space;

The Memorandum of Understanding outlines the maintenance of all common open spaces, helping to make sure that the space is preserved and well-kept.

5. the adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan;

The development is required to be a 55+ age-restricted senior housing community. The common open space provided is distributed evenly throughout the development. The open space provided exceeds the required amount.

6. whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment;

The layout and density of the proposed development lessens the previously accounted for traffic onto both Lucy Webb Road and Dean Avenue, providing better control of vehicular traffic. Access to the site is limited by requiring the extension of Prairie Grass Drive to the site. There is an existing water main and sanitary sewer connection to serve the development.

7. whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area;

The physical character of the area in which the property is located is currently undeveloped land that slopes from the Interstate highway east to Dean Avenue. There is a significant grade change on the property that makes development of the land a challenge. Development of the property will allow for adequate stormwater control measures to be introduced to reduce any overland flow of water that currently exists. The proposed 1-story buildings are consistent with the low-density development to the east and northeast.

8. whether potential adverse impacts have been mitigated to the maximum practical extent;

Any potential adverse impact has been mitigated. The City has limited access to Lucy Webb Road and Dean Avenue by allowing access only to the extension of Prairie Grass Drive. Development of the site will require stormwater to be controlled and treated, thus reducing the amount of water that currently flows towards Dean Avenue. A senior

housing facility will have minimal noise impact compared to most commercial uses that are currently allowed on the property.

9. whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code;

The purpose of the PUD zoning is to allow flexibility in design in exchange for open space, amenities and design excellence. The PUD zoning designation allows the development to be limited to an age-restricted facility, thus eliminating the unknown of future land use under conventional zoning district designations.

10. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The Memorandum of Understanding acts to outline the development of the property, ensuring that infrastructure, amenities and land use are completed and maintained according to an agreed upon schedule that prioritizes the necessary infrastructure, amenities and open space throughout construction.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	August 17, 2021	September 13, 2021	September 27, 2021

STAFF RECOMMENDATION

City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21023, rezoning of the existing “C-2” General Commercial District to “PUD” Planned Unit Development District for the 8 acre property to be known as Ridgeview Estates, to City Council with a recommendation of approval.

Memorandum

TO: Jim Cadoret, Director of Development Services
FROM: Michael Krass, Director of Public Works and Engineering
DATE: August 11, 2021
RE: Ridgeview Estates PUD and Preliminary Plan

Transportation System

The site is located in the southwest quadrant of the Dean Avenue / Lucy Webb Road Intersection. Dean Avenue is classified as a minor arterial and Lucy Webb Road is classified as a major collector. Both of these roads have adequate capacity to serve this development as well as future development of the surrounding area.

Access to the site will be provided by the extension of Prairie Grass Lane westerly from Dean Avenue. There will be no direct access to Lucy Webb Road.

Utility Service

Sewer and water service will be provided by extending the existing facilities westerly from Dean Avenue to the proposed site. These facilities have adequate capacity to serve the site.

Stormwater Control

Runoff will be controlled by the existing detention pond located south of the proposed development on the west side of Dean Avenue.

Conclusion

The Public Works Department has determined that the existing facilities are adequate to support this development as well as future development of the surrounding area.



Memorandum of Understanding
for
Ridgeview Estates

Legal Description Contained on Page 2

**Between MACO Development Company, LLC.,
Grantor,**

and

**City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

September 27, 2021

MEMORANDUM OF UNDERSTANDING

Ridgeview Estates

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) FOR THE DEVELOPMENT OF THE RIDGEVIEW ESTATES SUBDIVISION is made and entered into this 27th day of September 2021, by and between MACO Development Company, LLC.. (“Sub-Divider”) also being referred to herein as “Grantors”; and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“City”).

WHEREAS, Sub-Divider seeks to obtain approval from the City for a subdivision to be known as Ridgeview Estates, proposed to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Sub-Divider agrees to assume all subdivision development obligations of the City as described in this agreement; and,

WHEREAS, the City desires to ensure that the Sub-Divider will accomplish certain things in order to protect the public's health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

The provisions of this MOU shall apply to the following described property:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19, AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID SECTION S 86°32'30"E, 472.05 FEET; THENCE LEAVING SAID NORTH LINE AND ON A LINE PARALLEL TO THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY 71, S 1°52'35"E, 741.00 FEET; THENCE ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, N 86°32'30"W, 472.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 71; THENCE WITH SAID EASTERLY RIGHT OF WAY LINE, N 1°52'35"W, 741.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES.

PRELIMINARY DEVELOPMENT PLAN

1. Sub-Divider intends to develop the entire property as a Master Planned Attached Age-Restricted Community in the manner shown on the PUD

Preliminary Development Plan, attached and incorporated herein as Exhibit A.

2. Zoning and Land Use

a. The zoning for the entire Property shall be “PUD” Planned Unit Development District.

b. Land Use

1. Attached Single Family Dwellings, as defined by Section 485.010 of the Unified Development Code shall be permitted on all lots, subject to compliance with any special conditions.

2. Accessory uses, including swimming pools, community clubhouses, playgrounds or other passive/active recreation items shall be permitted within common or open space areas.

3. Bulk and Dimensional Standards Table:

The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	340,000 sq. ft.
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet
Minimum Rear Yard	25 feet
Minimum Side Yard	25 feet
Minimum Side Yard, exterior	25 feet
Maximum Building Height	35 feet
Maximum Building Coverage	40%

4. Common Open Space and Amenities

a. Common open space and subdivision amenities shall be provided in accordance with the approved Preliminary Development Plan.

- b. The following amenities are provided in the Preliminary Development Plan:
 - i. Clubhouse
 - ii. Common Areas
 - iii. Internal Sidewalks
 - iv. Stormwater control/treatment basins
- c. A minimum of 20% of the overall development shall be provided in the form of common open space.

5. Landscaping & Screening

- a. Landscaped buffers shall be provided in the common area along Lucy Webb Road.
- b. Two yard trees shall be provided for each building in the front yard of each building.
- c. One yard tree shall be provided for the community building in the front yard area of the building.
- d. All required landscaping shall comply with Chapter 430 of the Unified Development Code. No details as to plant location, type or size are required as part of the Preliminary Development Plan.
- e. A landscape plan for the common area tracts shall be submitted with the application for site plan approval for the development.
- e. All required buffer landscaping shall be installed prior to the issuance of any Certificate of Occupancy for the northernmost building parallel to Lucy Webb Road.

6. Parking

- a. Off-street Parking shall be provided for each dwelling unit as follows:

Use	Minimum Parking Spaces Required
Attached Single-Family Dwelling	1.5 spaces per dwelling unit

- b. Off-street parking shall be provided in front of the community building as follows:

Use	Minimum Parking Spaces Required
Community Building	3 spaces, two of which must be ADA accessible and one of the two ADA spaces marked as van accessible only

7. Building Design

- a. The preliminary building elevation for the residential buildings, attached as Exhibit B, and the community building, attached as Exhibit C, shall be utilized for building construction.
- b. The exterior of residential buildings shall be constructed of brick. Gable roof sections can utilize siding material.
- c. Residential dwelling units and the community building shall have centralized cooling systems utilized. No window air-conditioning units are allowed.

FINAL PLAT

1. Sub-Divider must submit a final plat for the lot and required right-of-way for Prairie Grass Drive.
2. Each final plat must comply with the bulk and dimensional standards included in this MOU.
3. Final plats shall be submitted in accordance with the Unified Development Code.
4. A final plat application shall be submitted within one year of the date of approval of the Preliminary Development Plan or the Preliminary Development Plan becomes null and void.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. Prairie Grass Drive shall be constructed as a collector road with a sixty-foot (60') right-of-way.
- b. A cul-de-sac shall be installed on the western end of Prairie Grass Drive.
- c. Prairie Grass Drive is allowed to be constructed with interim improvements. Curbs will not be required on the southern end of the pavement as part of this subdivision.

2. Pedestrian Improvements

- a. A five-foot (5') sidewalk is required along the north side of Prairie Grass Drive. The sidewalk shall be constructed prior to the issuance of any Certificate of Occupancy for the development.
- b. Internal sidewalks serving the development shall be completed coincident with the issuance of Certificates of Occupancy for the buildings served by the sidewalk.

3. Street Lights

- a. A street light plan for Prairie Grass Drive shall be submitted by the Sub-Divider as part of the public infrastructure plans for the final plat.
- b. All street lights in the final plat shall be fully operational prior to City Council acceptance of the public improvements for the final plat.

SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer service shall be provided to each building and to the community building by the Sub-Divider. A sanitary sewer line shall extend to the exterior perimeter property line of the development to provide service to adjacent properties.
2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Sub-Divider shall have the engineering plans approved by the MoDNR and the City of Raymore.
3. The sanitary sewer shall be of sufficient size and depth to serve the tributary area identified in the City's Comprehensive Sewer Plan.
4. The Sub-Divider agrees to pay any applicable sewer connection fees and rate charges.
5. All improvements must be approved by the City, constructed to City standards, and inspected by the City; and the Sub-Divider agrees to dedicate easements to the City in compliance with City standards for utility easements.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the City of Raymore and shall be served by the City.
2. All improvements to the water service system shall comply with the requirements of the City of Raymore and with the requirements of the South Metropolitan Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with the stormwater management study approved as part of the Preliminary Plan.
2. A final stormwater management plan is required to be submitted at the time public improvement construction plans are submitted for all the land area contained within the final plat phase.
3. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any building in the final plat.
4. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.
5. A Stormwater Maintenance Agreement shall be submitted addressing the perpetual maintenance of all stormwater management infrastructure.

STREAM ASSESSMENT

1. The Good Ranch Master Development Agreement, dated October 14, 2014, is applicable to the development.
2. The placement of the water quality basins and on-site stormwater management system is satisfactory to comply with the requirements of the stream assessment completed as part of the Master Development Agreement. The water quality basins and BMPs shall be completed prior to the issuance of any Certificate of Occupancy for the development.

OPEN SPACE AND AMENITIES

1. Private open space and amenities shall be provided in accordance with the approved Preliminary Development Plan. All privately owned open space, common areas, or amenities shall be constructed and maintained by the Sub-Divider.
2. The following amenities were provided in the Preliminary Development Plan:
 - a. Clubhouse
 - b. Common Areas
 - c. Internal Sidewalks
 - d. Stormwater control/treatment basins
3. Prior to the full build-out of the subdivision, all amenities shown on the Preliminary Development Plan shall be constructed. Throughout the development process, amenities shall be constructed in accordance with the following phasing schedule:
 - a. **Clubhouse** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the third residential building constructed.
 - b. **Internal Sidewalks** - Shall be constructed prior to the issuance of a Certificate of Occupancy for the building being served by the sidewalk.
 - c. **Stormwater control/treatment basins** - Shall be constructed with the public improvements for the subdivision.

SIGNAGE

1. Subdivision entrance markers are permitted for the subdivision in accordance with Chapter 435 of the Unified Development Code.

SOUTH METROPOLITAN FIRE PROTECTION DISTRICT

1. All requirements of the Fire Code adopted by the South Metropolitan Fire Protection District shall be complied with.
2. An emergency access road, minimum width of twenty feet (20') wide capable of supporting the weight of the fire apparatus (details provided by the District) shall be provided in accordance with the preliminary plan. A gate with a knox box shall be provided.

STREET NAMES AND ADDRESSING

1. The City Addressing and Street Naming Policy shall be followed for the assignment of any street name on a final plat and for the assignment of addresses issued for all buildings in the subdivision. The City is solely responsible for the final designation of street names and addresses.
2. The street names included on the Preliminary Plan have been approved by the City.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements or the issuance of building permits for a Platted Area, Sub-Divider shall have all engineering plans approved by the City of Raymore.
2. Prior to the issuance of building permits, the Sub-divider shall install all public Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all public Improvements.
3. The Sub-Divider shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision. Said plans shall include but are not exclusive to the sanitary sewer system, storm drainage system and channel improvements, erosion control, MBF elevations and water distribution systems.
4. The Sub-Divider shall be responsible for the installation of all improvements in accordance with the approved engineering plans. The Sub-Divider hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction of the improvements located on Sub-Divider's property or from the City's inspection or lack of inspection of the plans, specifications and construction relating to the improvements to be placed on the Sub-Divider's property. Sub-Divider hereby agrees to pay to the City all damages, costs and reasonable attorney's fees incurred by the City and its employees, officers and agents in defending said claims.

FEES, BONDS AND INSURANCE

1. The Sub-Divider agrees to pay to the City a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The Sub-Divider agrees to pay the cost of providing streetlights in accordance with the approved street light plan. Once streetlights are accepted by the City as part of infrastructure acceptance, the City will assume maintenance responsibility for the lights.
3. The Sub-Divider agrees to pay the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Sub-Divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-Divider, the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.
5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. Whenever in this agreement it shall be required or permitted that notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by First Class United States mail to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to MACO Development Company. at:

Jason Maddox
111 North Main
Clarkton, MO 63837

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

Sub-Divider – Signature

Printed Name

Sub-Divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20____
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

EXHIBIT B



6-PLEX BUILDING ELEVATION
(4 & 8 - PLEX SIMILAR)

JUNE 2021



MACO
DEVELOPMENT
COMPANY, LLC

RIDGEVIEW ESTATES

Raymore, Missouri

Wallace
ARCHITECTS
P.C.
RAYMOR, MISSOURI 64083

EXHIBIT C



COMMUNITY BUILDING ELEVATION

JUNE 2021



MACO
DEVELOPMENT
COMPANY, LLC

RIDGEVIEW ESTATES

Raymore, Missouri

Wallace
ARCHITECTS
ESTABLISHED 1931





Harmon Rd

W Lucy Webb Rd

'R-1P'

'R-1P'

'R-1'

'R-3B'

'R-1'

Meadowlark Dr

'R-1P'

'PR'

'C-2'

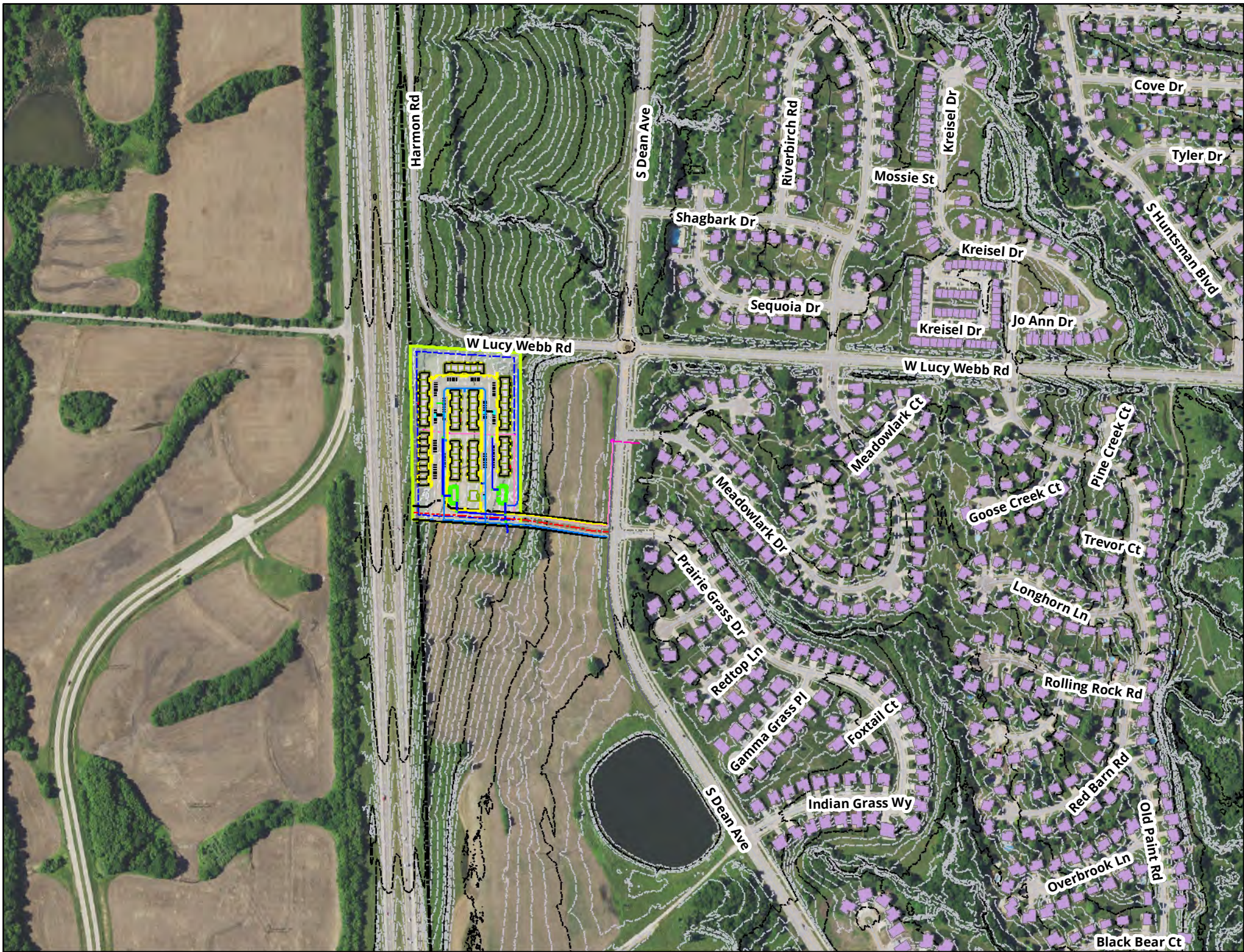
'R-1P'

Overbrook Ln
Old Paint Rd

'C-3'

'R-1P'

Black Bear Ct



Harmon Rd

S Dean Ave

Riverbirch Rd

Kreisel Dr

Cove Dr

Tyler Dr

Shagbark Dr

Mossie St

S Huntsman Blvd

Sequoia Dr

Kreisel Dr

Jo Ann Dr

W Lucy Webb Rd

W Lucy Webb Rd

Meadowlark Ct

Pine Creek Ct

Meadowlark Dr

Goose Creek Ct

Trevor Ct

Prairie Grass Dr

Longhorn Ln

Redtop Ln

Rolling Rock Rd

Gamma Grass Pl

Foxtail Ct

Red Barn Rd

S Dean Ave

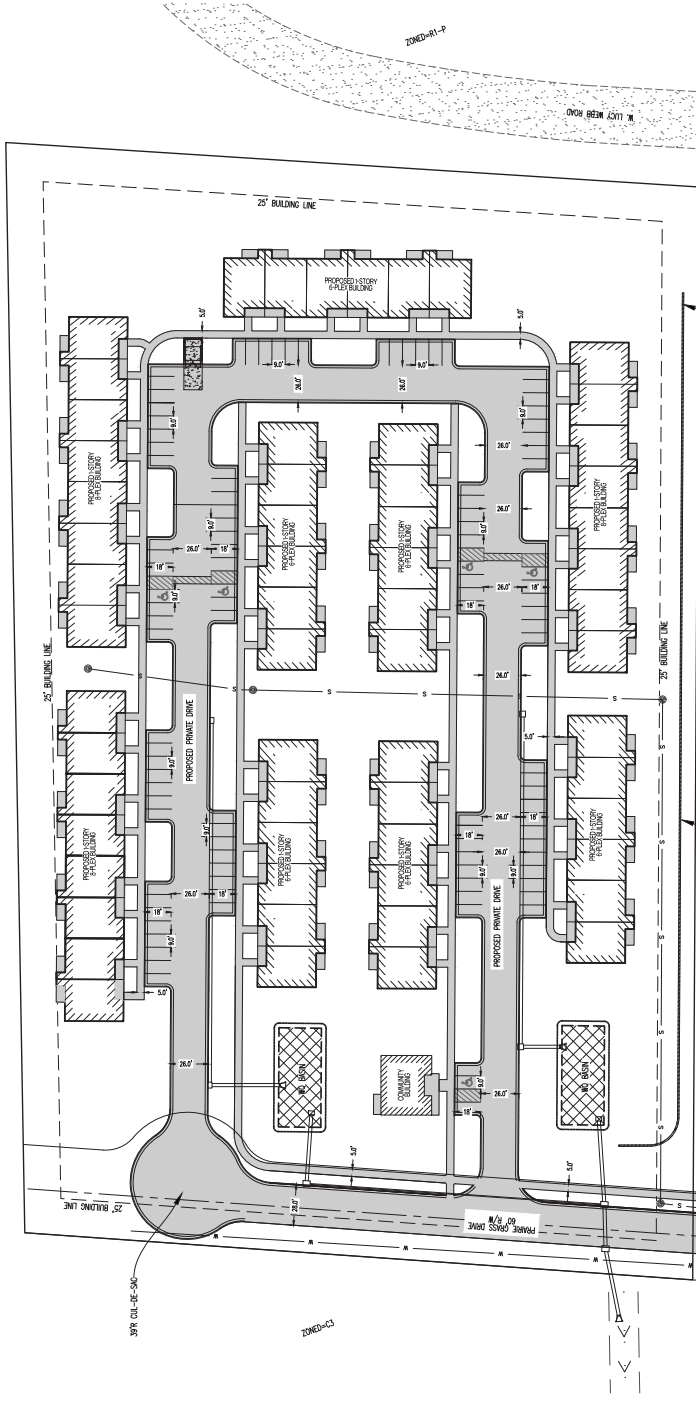
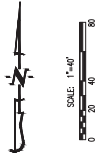
Indian Grass Wy

Overbrook Ln

Old Paint Rd

Black Bear Ct

PRELIMINARY DEVELOPMENT PLAN RIDGEVIEW ESTATES



NOTES:

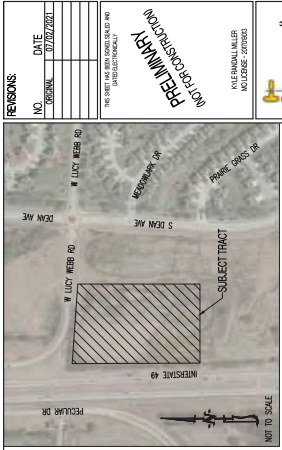
1. THIS TRACT IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE ANNUAL FLOOD CHANCE FOR THE CITY OF RAYMORE FROM PANEL #R20020400, DATED 07/22/2013.
2. BUILDING COVERAGE SHALL NOT EXCEED 60% OF THE NET AREA OF THE FINISHED UNIT DEVELOPMENT BY INDIVIDUAL PARCEL OF TOTAL DEVELOPMENT.
3. A MINIMUM OF 15 PERCENT OF THE DEVELOPMENT PLAN SHALL BE PROVIDED FOR OPEN SPACE.
4. TOTAL COMMON OPEN SPACE PROVIDED: 238 OF TOTAL SITE.
5. NO STOPS SHALL EXCEED 35' IN LENGTH.
6. MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF RAYMORE CODES AND ORDINANCES.
7. A FLOOD PROTECTION PLAN IS REQUIRED FOR THIS DEVELOPMENT AS A REGIONAL FLOOD IS AVOIDABLE DEVELOPMENT.
8. WATER QUALITY IS REQUIRED FOR THIS DEVELOPMENT AND SHALL MEET CITY OF RAYMORE CODE.
9. A PROJECT SPECIFIC SWPPP WILL BE PREPARED AND A STATE OAR PERMIT WILL BE REQUIRED PRIOR TO LAND DISTURBANCE.
10. A 50' WIDE RIGHT OF WAY WILL EXTEND FROM IRWIN AVENUE FOR A PUBLIC STANDARD STREET MEETING IC STANDARDS.
11. SANITARY SEWER AND WATER LINES WILL BE EXTENDED TO THIS SITE FOR THE DEVELOPMENT, BOTH SERVICES PROVIDED BY THE CITY OF RAYMORE.

DEVELOPER INFORMATION

MAD DEVELOPMENT COMPANY LLC
 111 N MAIN ST, PO BOX 88
 CLARKTON, MO 63827
 573-448-5300

SITE OWNER

0001-076 JAMES OTIS JR
 5000 N STATE RD
 WASHINGTON, IL 60092



SITE INFORMATION

SITE ADDRESS	0.0 AC.
CURRENT OWNER	GOOD/OTS
PROPOSED ZONING	RUD
ADJACENT ZONING	R1-P, C-3
FIRE DISTRICT	SOUTH METRO
SCHOOL DISTRICT	R-2 - WAINWRIGHT/DEWAL
PANEL INFORMATION	04-14-11-001-001-001.000

CALCULATIONS

LAND AREA	0.0 AC.
TOTAL LAND AREA	348,480 SQ FT OR 8.0 AC.
PARKING SUMMARY:	
SPACES REQUIRED:	90 SPACES
1.5 SPACES PER BUILDING UNIT	5 SPACES
MIN ACCESSIBLE SPACES REQUIRED:	108 SPACES
MIN ACCESSIBLE SPACES PROVIDED:	5 SPACES

SITE CALCULATIONS

TOTAL SITE AREA	8.0 ACRES
TOTAL IMPROVED AREA	33.7 ACRES
TOTAL PAVED AREA	4.7 ACRES
PERCENT OPEN SPACE	61%
TOTAL BUILDING AREA	72,000 SQ FT
GROSS FLOOR AREA	180,000 SQ FT
TOTAL COMMON SPACE	150 ACRES

LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- PROPOSED FINISH GRADE ELEVATION
- PROPOSED TOP OF WALL
- LOT NUMBER
- STORM SEWER STRUCTURE LABEL
- SAWTOOTH SEWER STRUCTURE LABEL
- HIGH POINT
- LOW POINT
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED TRACER WIRE TEST STATION BOX
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEGBOARD
- EXISTING LOT WIRE
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FINISH GRADE ELEVATION
- PROPOSED TOP OF WALL
- LOT NUMBER
- STORM SEWER STRUCTURE LABEL
- SAWTOOTH SEWER STRUCTURE LABEL
- HIGH POINT
- LOW POINT
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED TRACER WIRE TEST STATION BOX
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEGBOARD
- EXISTING LOT WIRE

RIDGEVIEW ESTATES

SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST
 RAYMORE, CASS COUNTY, MISSOURI

MAD DEVELOPMENT COMPANY LLC
 111 N MAIN ST, PO BOX 88
 CLARKTON, MO 63827

ENGINEER
 CROCKETT ENGINEERS AND SURVEYORS
 2711 WINNIE BOULEVARD
 MISSOURI 63103
 www.crockettsurveyors.com
 (314) 322-6500

DESIGNED: KFM
 DRAWING: KFM
 PROJECT NO.: 200287
 SHEET: CE1



Jim Cadoret <jcadoret@raymore.com>

Dean drive zoning

1 message

Sonya Gillespie <shagnola@sbcglobal.net>
To: jcadoret@raymore.com

Tue, Jul 20, 2021 at 7:31 AM

We are homeowners in Meadowood and understand there is an effort in place to change zoning in our area between Lucy Webb and Cass parkway for "retirement" housing. We are against this zoning change in our area and do not feel this type of property would be detrimental to our community and home values.

Sonya Cox
Wallace Cox Jr

Sent from my iPhone

Ridgeview Estates Comments

1 message

Michelle Rose <michelle-a-rose@att.net>
Reply-To: Michelle Rose <michelle-a-rose@att.net>
To: "jcadoret@raymore.com" <jcadoret@raymore.com>

Mon, Jul 26, 2021 at 4:16 PM

Mr. Cadoret,

Thank you for speaking on the phone with me. I would like to express my thoughts online since I cannot make the good neighbor meeting for Ridgeview Estates.

I am opposed to developing this piece of property because of flooding and storm water concerns long with noise from HWY49/71. I live near this property and drive by there regularly. It floods easily and often. The property holds water due to the nature of the soils and the runoff from the highway. You can see ruts from the farm equipment now. Adding more impervious surfaces will require extensive engineering and green infrastructure to offset the the increased runoff. We are further East in Eagle Glen and can hear the highway noise easily. I think the road noise would be a deterrent to prospective buyers. I believe it is best to maintain the property for agricultural use or convert it for storm water management infrastructure.

Thank you,
Michelle

Michelle Rose
919-624-4407

"the Lord God then took the man and settled him in the garden of Eden to cultivate and care for it." Gen 2:15



To: Planning and Zoning Commission
From: City Staff
Date: August 17, 2021
Re: Case # - 21024 - Whataburger Site Plan

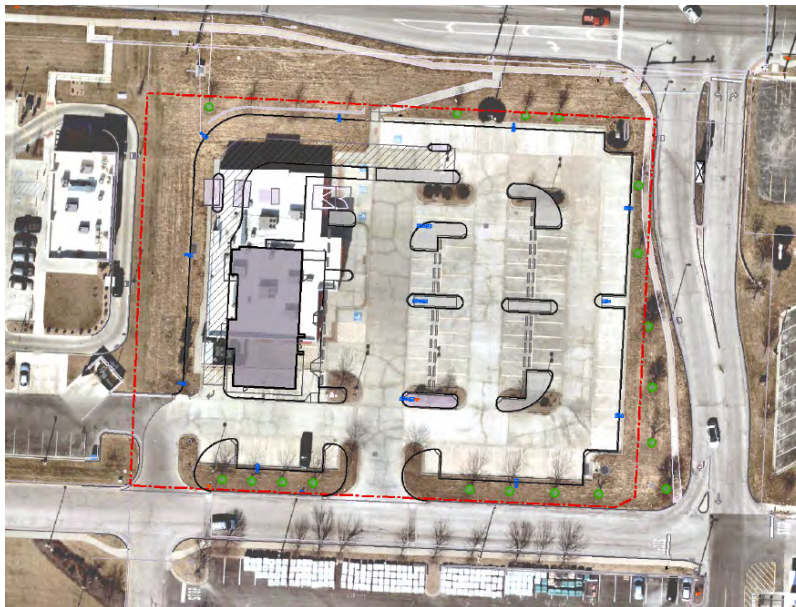
GENERAL INFORMATION

Applicant: Alyssia Lester
Whataburger
300 Concord Plaza Drive
San Antonio, TX 78216

Requested Action: Site plan for Whataburger

Property Location: **1921 W. Foxwood Drive**

Aerial Photograph:



Property Photographs:



(View from Traffic signal at 58 Hwy looking west)



(View from Traffic Signal at 58 Highway looking south)



(View looking west along north property line)



(View looking west along south property line - access road)



(View of shared access with Raymore Market Center to the west)



(View looking southwest at access to site off access drive)



(View looking north along west property line)

Existing Zoning: C-3 “Regional Commercial District”

Existing Surrounding Uses:
North: Commercial - China Star
South: Commercial -Lowe’s
East: Commercial (Vacant)
West: Commercial (Panda Express)

Total Tract Size: 80,124 square feet (1.839 acres)

Subdivision Plat: Raymore Galleria 1st Plat Lot 3

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for commercial development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan has 58 Highway classified as a major arterial.

Advertisement: City Ordinance does not require advertisement for Site Plans.

Public Hearing: City Ordinance does not require a public hearing for Site Plans.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain site plan approval for Whataburger, a 3,746 square foot fast food restaurant with dual drive-thru lanes. The applicant proposes to demolish the existing vacant Golden Corral building and remove the existing parking lot area. Most existing trees around the perimeter of the site will remain with relocation of some of the existing trees.

SITE PLAN REQUIREMENTS AND STANDARDS

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

Section 470.160 Site Plan Review

A. Purpose

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage,

storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

B. Applicability

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.
2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action
 - a. All site plans will be reviewed by the Community Development Director.
 - b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
 - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
 - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
 - c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;
- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
 - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
 - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
 - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
 - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
 - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

PREVIOUS ACTIONS ON THE PROPERTY

1. The zoning of the property was reclassified to the "C-3" Regional Commercial District on March 27, 2005.
2. The Raymore Galleria 1st Plat was approved by the City in 2005.
3. The existing building was constructed in 2014 and has been vacant since 2020.

ENGINEERING DIVISION COMMENTS

Please refer to the attached memorandum.

STAFF COMMENTS

- 1. Development Standards:** The development standards applicable to the property are as follows:

C-3	
Minimum Lot Area	
per lot	-
per dwelling unit	2,000 sq.ft.
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	20
side	10
side, abutting residential district	20
Maximum Building Height (feet)	80
Maximum Building Coverage (%)	50

- 2. Special Use Conditions:** A restaurant with drive-thru lanes must comply with Section 420.030F and Section 420.030L of the Unified Development Code:

Section 420.030 Use-Specific Standards, Public and Civic Uses

F. Restaurant (*Amendment 25 – Ordinance 2017-051 8.28.17*)

- 1.** The sale of alcoholic beverages will be permissible only as an adjunct, minor and incidental use to the primary use which is the sale and service of food.
- 2.** Restaurants with drive-through facilities must meet the requirements of Section 420.030L.
- 3.** Outdoor patio dining areas are allowed provided the patio area is at least one hundred feet (100') from any residentially zoned property or area containing residential uses.
 - a.** Patio areas adjacent to vehicle access drives shall be protected with a railing or similar barrier.

Note: There is no outdoor patio dining area provided.

Section 420.030 Use-Specific Standards, Public and Civic Uses

L. Drive-through Facilities

1. General

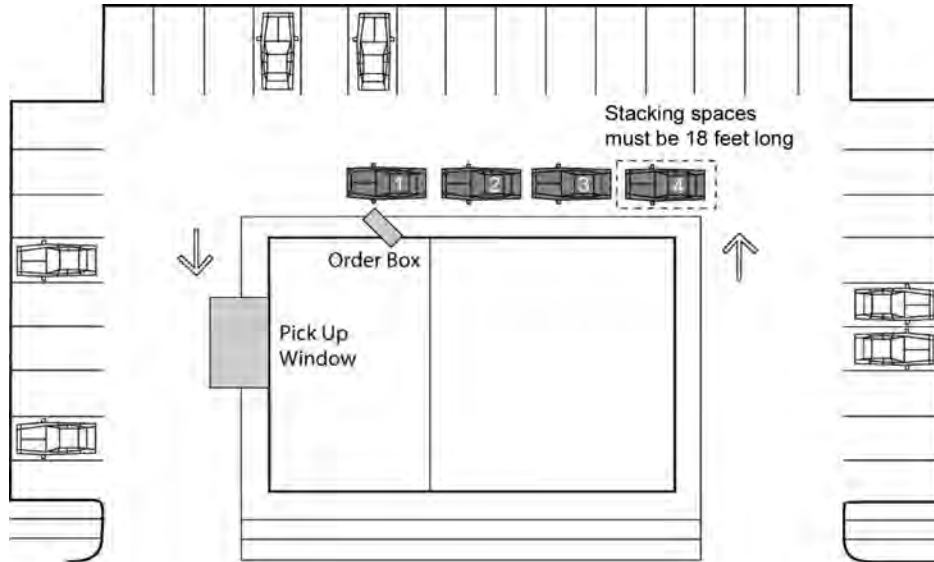
Drive-through facilities are permitted as indicated in the use table in Section 410.020.

2. Vehicle Stacking Areas

- a. Each drive-through facility must provide the minimum vehicle stacking spaces as follows:

The following requirements shall be followed in determining the minimum stacking length per lane:	
Use	Stacking Requirement
Financial Institution	
- teller lane	3
- ATM	3
Car Wash	
- automatic service	4
Restaurant	4 behind menu board
Pharmacy	2
Other uses	To be determined by the Director

- b. Vehicle stacking spaces include the space at the menu board, order box or service window.
- c. Each vehicle stacking space shall be 18 feet long by 9 feet wide.
- d. Each vehicle stacking lane shall be separate from any access aisle, loading space, or parking space.
- e. No vehicle stacking lane shall conflict with any vehicle entrance or exit, vehicle access way or pedestrian crosswalk.
- f. The Commission has the authority to allow a deviation to the stacking requirement based upon a study submitted by a traffic engineer which provides evidence to allow the reduction of these stacking requirements.



3. Adjacent to Residential Districts

- a. Drive-through facilities, including stacking areas, must be separated from residentially-zoned property by at least 40 feet.
- b. Speaker systems used in conjunction with drive-through facilities must be designed so that they are not audible at the property line abutting residentially-zoned property.

The site plan complies with the use-specific standards for a restaurant use with drive-thru facilities.

3. Parking: A restaurant must comply with the following parking standard:

Use	Minimum Parking Spaces Required
COMMERCIAL USES	
Eating and Drinking Establishment	1 per 4 seats or 1 per 50 square feet of customer service area, whichever is greater

Based on a seating capacity of 53, the required number of parking spaces is 14. Based on the customer service area of 1,389 square feet, the required number of parking spaces is 28.

A total of 86 parking spaces are provided for, including 4 ADA compliant spaces.

The proposed site plan is in compliance with the parking standards for the City of Raymore by providing the 86 parking spaces. The site plan also provides the required number of accessible parking spaces. A total of 4 accessible spaces are required and 4 spaces are provided.

4. Landscaping

Twenty percent (20%) of the lot is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. A total of twenty-six percent (26%) of the site is provided with impervious area and landscaping.

No screening is required along the west property line. The landscape plan reflects 9 trees to be planted between the drive-thru lanes of Whataburger and Panda Express.

A total of 18 existing trees along the perimeter of the site will be protected during construction activity and will remain. In addition, a total of 10 existing trees are being relocated on the site. Additional trees are being planted in the landscaped islands in the parking lot area.

The required trees and shrubs in the parking lot landscaping islands are provided.

Landscaping is provided around the proposed monument sign as required.

5. Building Design:

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

Section 440.010 Building Design Standards

C. Building Materials

1. Masonry Construction

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and

durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.

- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

6. Pedestrian Access:

Pedestrian Access to the building has been provided. The existing sidewalk connection between the site and the sidewalk along 58 Highway will be retained.

- 7. Signage:** Signage is not approved as part of the site plan but is shown for illustration purposes only. A sign permit is required prior to installation of any sign.

The proposed location and design of the monument sign is in compliance with the UDC. The sign will be in the same location as the monument sign for Golden Corral.

The drive-thru menu boards are located to the west of the proposed building. The boards are in a location compliant with Section 435.060H of the UDC.

- 8. Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. A truck turning movement plan was submitted as required.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

- 9. Stormwater Management:** Stormwater will be collected on site and discharged into the stormwater collection system for Raymore Galleria. Stormwater from the site is collected and detained in the detention basin for Raymore Galleria.

A mechanical stormwater treatment structure is being installed to meet the City BMP requirements.

- 10. Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. Parking lot lighting poles will be 27.5' tall with a 90 degree cutoff fixture.

- 11. Trash Enclosure:** The exterior of the trash enclosure will be constructed of the same materials as the main building. The enclosure is located between the building and the stacking lanes for the drive-thru.

- 12. Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3½ feet shall be screened. This requirement will be monitored when the equipment is installed to determine the applicability of the requirement.

- 13. Site Access**

Access to the site will be provided off of the east-west access road in the Raymore Galleria Shopping Center.

14. Building Demolition

An application to demolish the existing building has been submitted. The demolition plan also indicates that the existing concrete parking lot will be removed.

STAFF PROPOSED FINDINGS OF FACT

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

c. the proposed use is allowed in the district in which it is located;

A fast food restaurant with drive-thru lanes is a permitted use in the C-3 zoning district.

d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of the internal access road for the Raymore Galleria shopping center.

e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalks are provided to allow pedestrians to access the site from 58 Highway.

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the building on the west side of the property allows for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services. There is adequate area for vehicle stacking on site for the drive-thru lanes.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

There are no unique natural resource features on the site that need to be preserved.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

This is a redevelopment of an existing commercial site. There are minor alterations to the existing topography of the lot that will be made for this project.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the use exceeds the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. Redevelopment of the site preserves several existing trees. There is no screening required as part of this project.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

REVIEW OF INFORMATION AND SCHEDULE

Action
Site Plan Review

Planning Commission
August 17, 2021

STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #21025 Whataburger Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. A City of Raymore land disturbance permit shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the stormwater pollution protection plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

4. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
5. One of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
6. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.

7. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.
8. All requirements of the South Metropolitan Fire Protection District shall have been met.

Perpetual Conditions:

9. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
10. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
11. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Memorandum

TO: Jim Cadoret, Director Development Services
FROM: Michael Krass, Director of Public Works and Engineering
DATE: August 11, 2021
RE: Whataburger Site Plan

The Whataburger site is located in the southwest quadrant of Westgate Drive and 58 Highway within the Raymore Galleria Development.

Street Access

The site will access the private roadway system within the Raymore Galleria Development. Traffic volumes are anticipated to be similar to the Steak and Shake (which recently closed) and will have no adverse impact on the Westgate/58 Highway Intersection.

Utility Service

Utility services will be provided by utilizing the existing sewer and water services on the site.

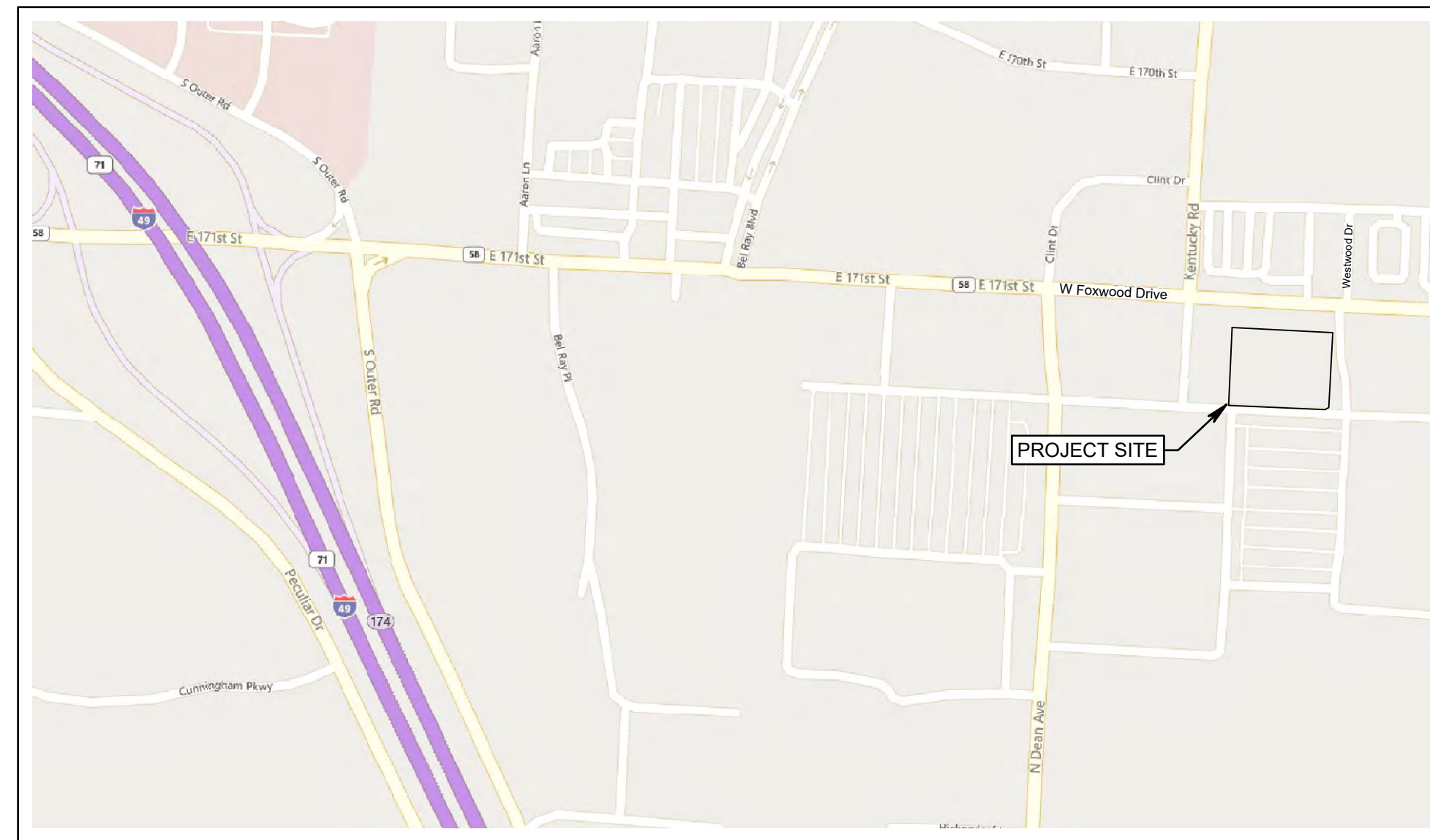
Storm Water

Runoff from the site will be treated through the use of a sediment trap manhole which meets the City of Raymore code requirements.



WHATABURGER

1921 W FOXWOOD DRIVE (MO HIGHWAY 58 AND WESTGATE DRIVE) RAYMORE, MO 64083



VICINITY MAP
N.T.S.

SHEET INDEX	
COVER SHEET	C-1
SITE SURVEY	C-2
DEMOLITION PLAN	C-3
CIVIL SITE PLAN	C-4
DIMENSION CONTROL PLAN	C-5
CONCRETE JOINTING PLAN	C-6
SITE GRADING AND DRAINAGE PLAN	C-7
SITE UTILITY PLAN	C-8
FIRE PROTECTION PLAN	C-9
SITE DETAILS	C-10
SITE DETAILS	C-11
SITE DETAILS	C-12
SITE DETAILS	C-13
STORMWATER POLLUTION PROTECTION PLAN	C-14
SWP3 NOTES AND DETAILS	C-15
SWP3 NOTES AND DETAILS	C-16
LANDSCAPE PLAN	C-17
SITE IRRIGATION PLAN	C-18
PHOTOMETRIC PLAN	C-19

OWNER

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TX 78216
PHONE: (210) 476-6000
CONTACT: ALYSSIA LESTER
EMAIL: alester@wbhq.com

ENGINEER

ms consultants, inc.
2221 SCHROCK ROAD
COLUMBUS, OHIO 43229
PHONE: (614) 898-7100
CONTACT: PHIL KARANOVICH
EMAIL: pkaranovich@msconsultants.com

BENCHMARK

TBM:
PK NAIL SET - ELEVATION = 1093.24
PK NAIL SET - ELEVATION = 1092.26

BASIS OF BEARINGS:
MO (W) STATE PLANE COORDINATE SYSTEM SPC
(2403 MO W)

SURVEYOR

YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE: (931) 645-2524
CONTACT: DAVE R. HOBBS PLS

GEOTECHNICAL ENGINEER

TERRACON CONSULTANTS, INC.
15620 W. 113TH STREET
LENEXA, KANSAS 66219
PHONE: (913) 492-7777
CONTACT: KOLE C. BERG, P.E.

FLOOD INFORMATION

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 29037C0036F, WITH A MAP REVISED DATE OF JANUARY 2, 2013, IN CASS COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

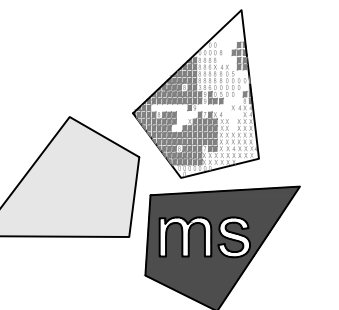


REVISION/DATE/DESCRIPTION

CITY REVIEW 08/06/2021

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT20M
BUILDING TYPE

1921 W FOXWOOD DR.
(MO-58 AND
WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE

COVER SHEET

NOT FOR CONSTRUCTION

DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

DRAWING

C-1

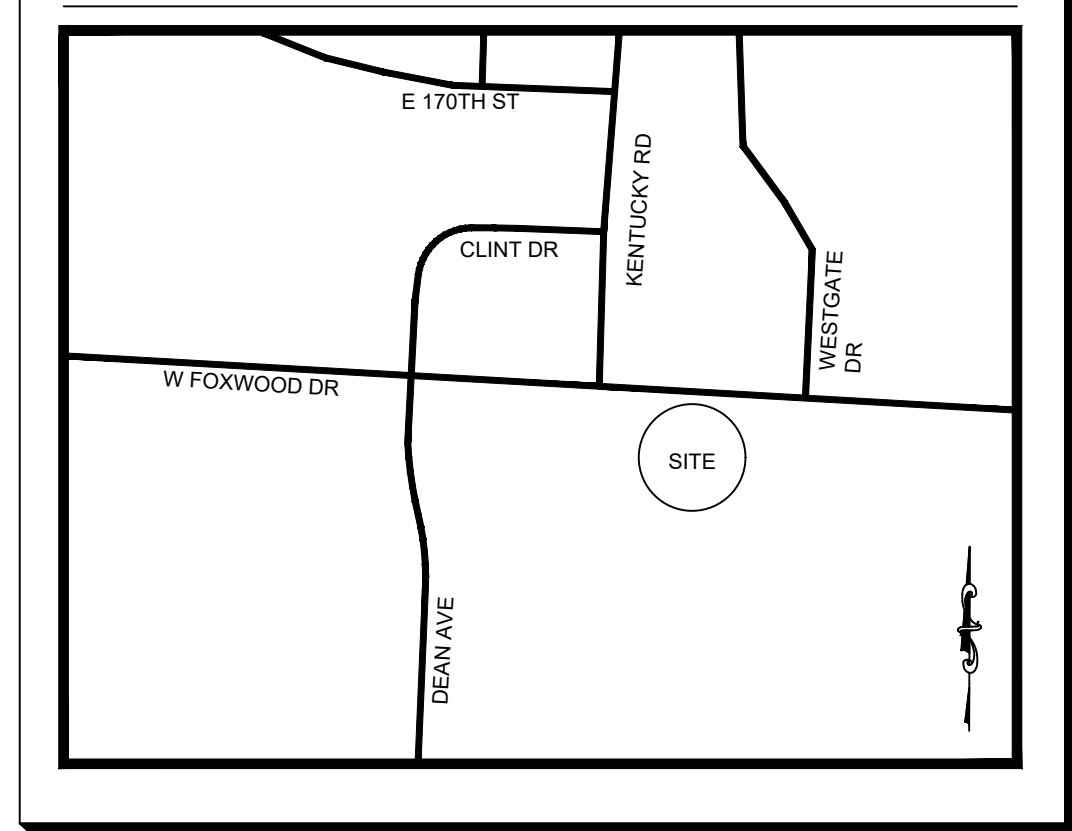


SITE ADDRESS **PARKING COUNT**

1921 W FOXWOOD DR
RAYMORE, MO 64083

REGULAR SPACES: 118
HANDICAP SPACES: 4
TOTAL SPACES: 122

SITE MAP



M
YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

PRELIMINARY - NOT FOR RECORDING OR LAND TRANSFER

DAVE R. HOBBS, PLS 2014020711

Revision	Date
1	No.

CLIENT

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

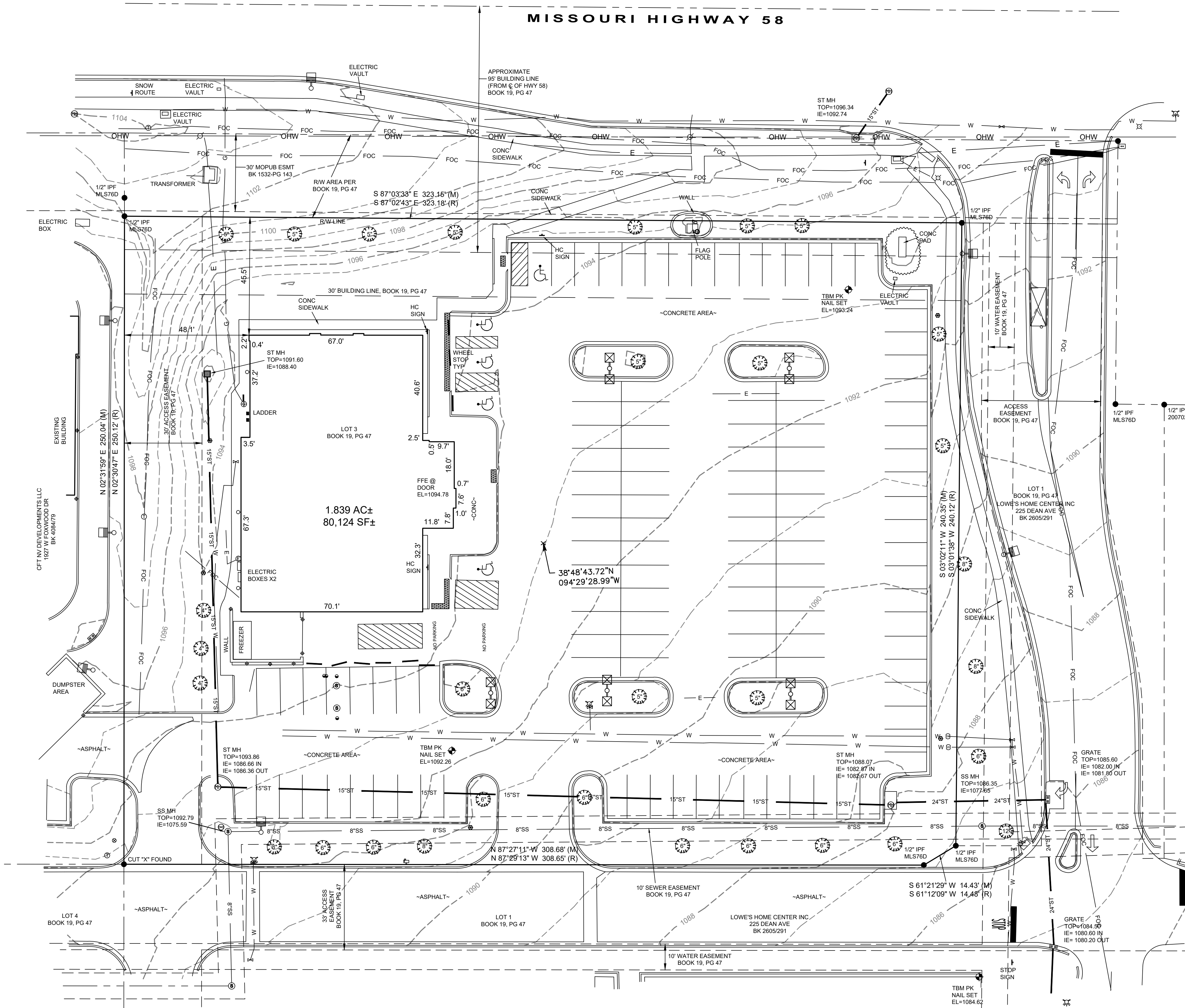
VAQUERO RAYMORE PARTNERS LP

PARCEL #
04-04-17-200-000-039.005
DB 4690, PG 92

LOT 3, RAYMORE GALLERIA BOOK 19, PG 47

CITY OF RAYMORE COUNTY OF CASS STATE OF MISSOURI

DRAWN BY: CLH/KAB
APPROVED BY: DRH
DATE: (FIELD) 7/1/2021
DATE: (OFFICE) 7/2/2021
YHA PRO. # 111-21



LEGEND

- CORNER, AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TRAFFIC POLE
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- BOLLARD
- SIGN, AS NOTED
- ROOF DRAIN
- IRRIGATION VALVE
- GAS METER
- GAS VALVE
- FOC PULL BOX
- TELEPHONE BOX
- SEWER CLEAN OUT
- SEWER MANHOLE
- CURB INLET
- GRATE INLET
- STORM MANHOLE
- STORM MANHOLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- FENCE LINE
- GAS LINE, AS NOTED
- WATER LINE, AS NOTED
- SANITARY SEWER, AS NOTED
- SS UNDERGROUND TELEPHONE/FIBER
- ST STORM SEWER PIPE, AS NOTED
- LIGHT POLE
- LIGHT POLE(2-WAY)

SURVEYOR'S CERTIFICATION:

TO: WHATABURGER RESTAURANTS LLC, GEORGE PARTNERS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a-c), 8, 9, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2021.

DATE OF PLAT OR MAP: JULY 2, 2021.

DAVE R. HOBBS, PLS 2014020711
dave@younghobbs.com

LAND DESCRIPTION (PER DEED):

Tract 1: Lot 3, RAYMORE GALLERIA- FIRST PLAT, a subdivision in the City of Raymore, Cass County, Missouri.

Tract 2: Easements for access, pedestrian and vehicular traffic, ingress and egress created by Declaration of Covenants, Restrictions and Easements recorded July 13, 2005 in Book 2469 at Page 740, amended by First Amendment to Declaration of Covenants, Restrictions and Easements recorded September 25, 2006 in Book 2879 at Page 362, amended by Second Amendment to Raymore Galleria First and Second Plat Development Agreement recorded March 24, 2009 in Book 3108 at Page 152, and amended by Second Amendment to Declaration of Covenants, Restrictions and Easements recorded January 9, 2013 in Book 3647 at Page 127. Subject to the terms, provisions and conditions set forth in said instruments.

Tract 3: Appurtenant perpetual easements for access, pedestrian and vehicular traffic, ingress and egress created by Reciprocal Easement Agreement April 27, 2005 in Book 2655 at Page 294. Subject to the terms, provisions and conditions set forth in said instrument.

Tract 4: Non-exclusive driveway easement for access, pedestrian and vehicular traffic, ingress and egress created by Easement Agreement recorded March 23, 2016 in Book 3983 at Page 742. Subject to the terms, provisions and conditions set forth in said instrument.

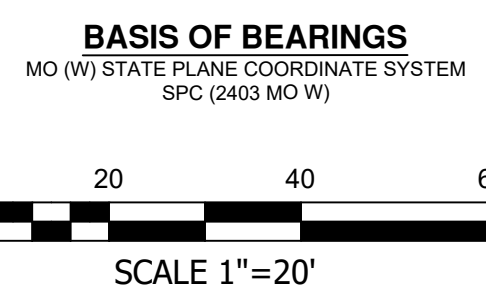


TABLE A NOTES:

- ITEM 2: THE PHYSICAL ADDRESS OF THE SITE WAS OBTAINED FROM CASS COUNTY MISSOURI TAX ASSESSMENT OFFICE.
- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 28037C0009E, WITH A MAP REVISED DATE OF JANUARY 2, 2013, IN CASS COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE: BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 7/1/2021 (NAVD83.GEOID19).
- ITEM 6A: NO ZONING REPORT PROVIDED TO THIS SURVEYOR.
- ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLACES AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MISSOURI ONE CALL 1-800-DIGITEL). THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A PRIVATE UTILITY LOCATE.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

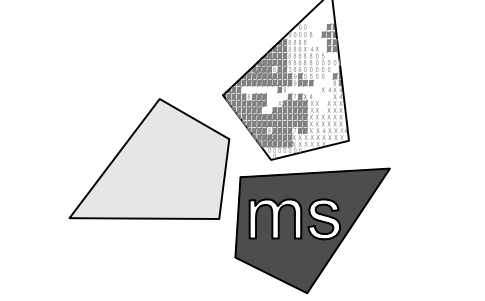
UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 8" DIAMETER REBAR, WITH AN YELLOW PLASTIC CAP STAMPED "YOUNG-HOBBS"

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LIST OF ENCROACHMENTS: NONE. THE OWNERSHIP OF CURB, UTILITIES, FENCES, AND/OR PERIMETER WALLS SHOWN HEREON ARE NOT KNOWN AND THIS ARE NOT LISTED AS ENCROACHMENTS. CURB, UTILITIES, FENCES, AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF CASS, MISSOURI AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS (URBAN SURVEY 1:20,000)

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR. (MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE

DEMOLITION PLAN

NOT FOR CONSTRUCTION

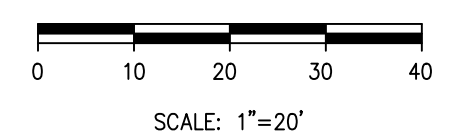
DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

DRAWING

C-3



GENERAL NOTES:

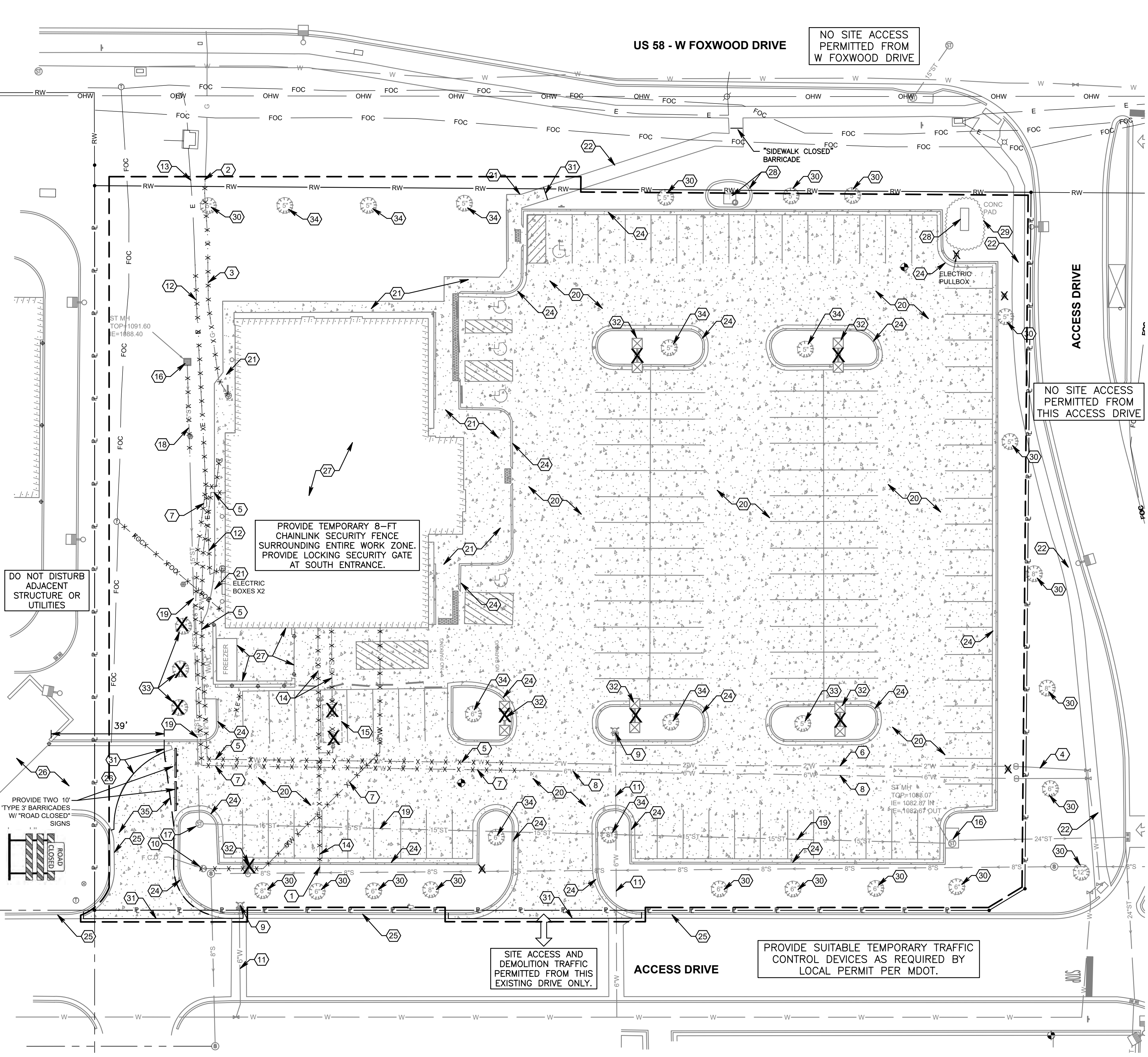
- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF RAYMORE, COUNTY OF CASS AND STATE OF MISSOURI, BY SURVEYOR: DAVE R. HOBBS, PLS 2014020711.
B. BY GRAPHICAL PLOTTING ONLY, THIS SITE IS SITUATED IN FEMA FLOOD ZONE X PER FIRM #29037C0036F AND #29037C0036F, BOTH EFFECTIVE JANUARY 2, 2013.
C. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
D. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
E. ALL EXISTING UTILITIES ARE SHOWN HEREIN AS REFERENCE ONLY AND ARE BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES AND A FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
F. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
G. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
H. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE STATE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
I. CONTRACTOR SHALL CONFINE ALL STOCKPILING OF DEMOLITION MATERIALS TO WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
J. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION, SEE SHEETS C-14 - C-16 FOR NOTES AND DETAILS.
K. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE AND ENGINEER IF UNDERGROUND TANKS ARE ENCOUNTERED DURING CONSTRUCTION.
L. LOCATION OF EXISTING UNDERGROUND ELECTRICAL CIRCUITS, CONDUIT AND EXISTING IRRIGATION LINES UNDER PAVEMENT ARE NOT KNOWN AND NOT SHOWN.
M. THE EXISTING COMMERCIAL STRUCTURE IS TO BE RAZED. THE ENTIRE STRUCTURE - INCLUDING ALL FOUNDATION AND UTILITY ELEMENTS - IS TO BE COMPLETELY REMOVED AND DISPOSED OF PER LOCAL PERMIT REQUIREMENTS.

KEYED NOTES:

- 1 CUT AND PLUG.
2 EXISTING GAS SERVICE TO BE CUT AND PLUGGED BY UTILITY OWNER AT THE ROW LINE.
3 EXISTING GAS SERVICE LINE TO BE REMOVED.
4 EXISTING WATER SERVICE TO BE CUT AND PLUGGED AT THE CORP STOP OR ROW LINE.
5 EXISTING DOMESTIC WATER SERVICE LINE TO BE REMOVED.
6 EXISTING DOMESTIC WATER LINE TO BE MAINTAINED FOR REUSE AT CONTRACTORS OPTION.
7 EXISTING FIRE SERVICE WATER LINE TO BE REMOVED.
8 EXISTING FIRE SERVICE WATER LINE TO BE MAINTAINED FOR REUSE AT CONTRACTORS OPTION.
9 EXISTING FIRE HYDRANT TO BE MAINTAINED.
10 REMOVE EXISTING FIRE DEPARTMENT CONNECTION AND ASSOCIATED SITE PIPING.
11 MAINTAIN EXISTING FIRE HYDRANT LEAD.
12 EXISTING ELECTRIC SERVICE CONDUIT TO BE REMOVED.
13 EXISTING ELECTRIC TO BE MAINTAINED AS REQUIRED FOR NEW PRIMARY SERVICE.
14 EXISTING SANITARY SEWER LATERAL TO BE TO BE REMOVED.
15 EXISTING GREASE TRAP TO BE EMPTIED AND REMOVED.
16 EXISTING STORM STRUCTURE TO BE REMOVED.
17 EXISTING STORM STRUCTURE TO BE MAINTAINED.
18 EXISTING STORM CONDUIT TO BE REMOVED.
19 EXISTING STORM CONDUIT TO MAINTAINED FOR REUSE AT CONTRACTORS OPTION.
20 EXISTING CONCRETE PAVEMENT TO BE REMOVED.
21 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
22 EXISTING CONCRETE SIDEWALK TO BE MAINTAINED.
23 NOT USED.
24 EXISTING CURBING AND/OR CURB & GUTTER TO BE REMOVED.
25 EXISTING CURB AND/OR CURB & GUTTER TO BE MAINTAINED.
26 EXISTING PAVEMENT TO BE PROTECTED AND MAINTAINED.
27 EXISTING BUILDING/STRUCTURE TO BE REMOVED.
28 EXISTING STRUCTURE TO BE REMOVED.
29 EXISTING LANDSCAPING TO BE REMOVED.
30 EXISTING LANDSCAPING OR TREE TO REMAIN AND BE PROTECTED.
31 SAW CUT EXISTING PAVEMENT, CURB, OR CURB & GUTTER.
32 EXISTING LIGHT POLE TO BE REMOVED.
33 TREES TO BE REMOVED.
34 TREES (10 TOTAL) TO BE RELOCATED BY A CERTIFIED ARBORIST. SEE SHEET C-17 - LANDSCAPING PLAN FOR DETAILS.
35 THIS AREA IS A CRITICAL PUBLIC SAFETY ACCESS DRIVE AND SHALL REMAIN OPEN FOR TWO-WAY DRIVING ACCESS WHENEVER POSSIBLE. EXISTING PAVEMENT IN THIS AREA SHALL REMAIN IN PLACE UNTIL PARKING LOT PAVING BEGINS. COORDINATE WITH CITY AND FIRE DISTRICT STAFF AT LEAST ONE WEEK IN ADVANCE FOR EACH CLOSURE WITH CLOSURE/DETOUR SIGNAGE, ETC.

LEGEND

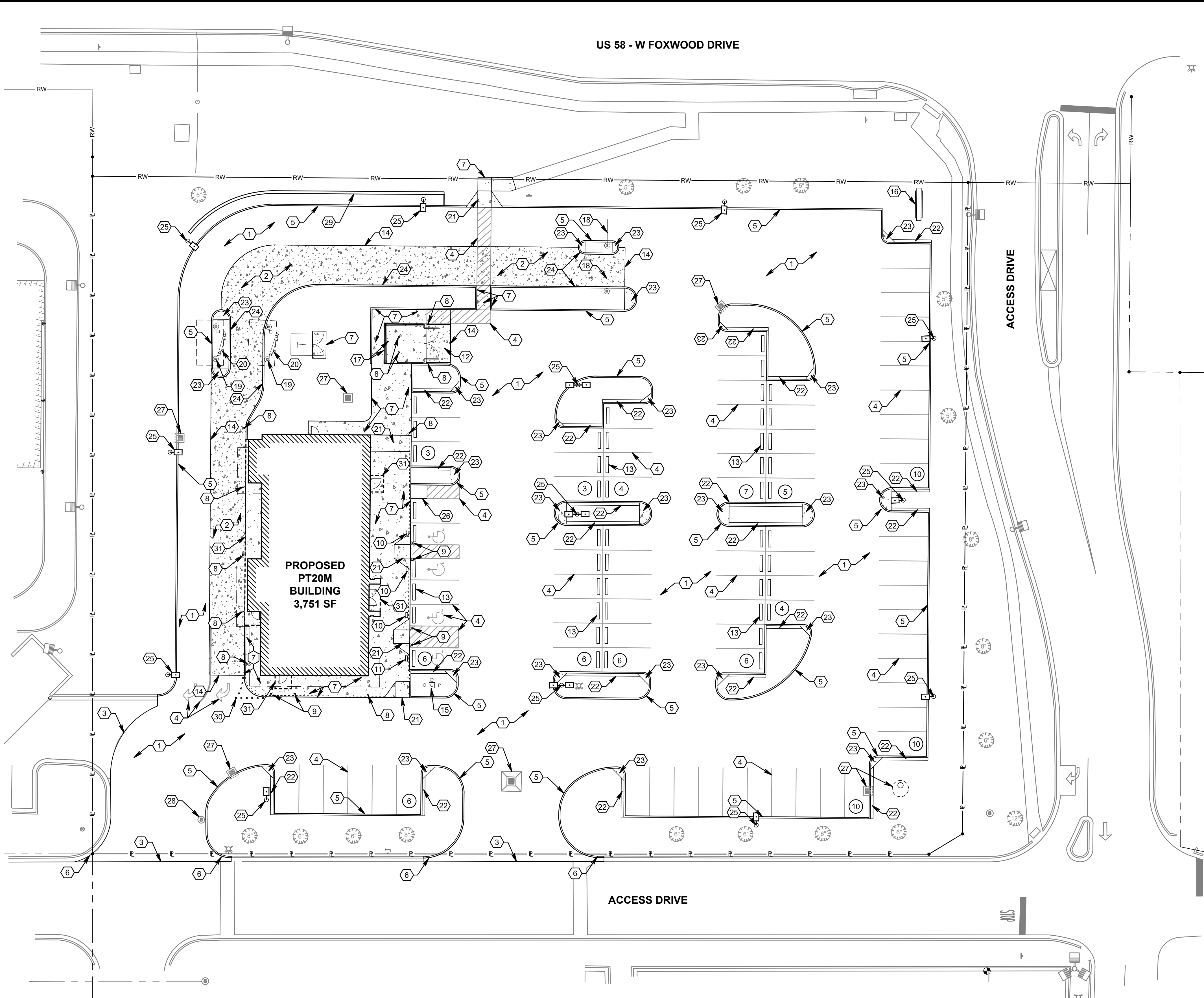
- EXISTING CONCRETE TO BE DEMOLISHED AND REMOVED
X ITEM TO BE REMOVED
-x-x- UTILITY TO BE REMOVED
--- CONSTRUCTION LIMITS



DEMOLITION NOTES

- 1. REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
2. REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
3. PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION. WHEN PERMITTED BY THE ENGINEER ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
4. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
A. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY.
B. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
C. IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
5. REGULATORY REQUIREMENTS: COMPLY WITH LOCAL AND GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. REGULATORY REQUIREMENTS: COMPLY WITH LOCAL AND GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
8. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.
9. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
A. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
10. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
11. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVING THE SITE.
A. ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
12. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT SURFACES AND AREAS.
A. ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
B. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
13. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
14. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
16. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
17. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
18. BURNING: OPEN BURNING IS NOT PERMITTED ON SITE.
19. ASBESTOS: IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER.
20. BELOW-GRADE DEMOLITION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW-GRADE DEMOLITION, AS FOLLOWS:
A. COMPLETELY REMOVE, BELOW-GRADE DEMOLITION, INCLUDING FOUNDATION WALLS, FOOTINGS, AND BELOW GRADE CONCRETE SLABS.
21. FILLING BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF BUILDINGS AND PAVEMENTS WITH MATERIALS ACCORDING TO REQUIREMENTS PER GEOTECHNICAL REPORT. CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE PRIOR TO FILLING ANY AREAS TO OBSERVE FILL PROCEDURES.
22. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
A. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
23. CONTRACTOR TO NEATLY SAW CUT EXISTING PAVEMENT TO REMAIN PRIOR TO CURB, GUTTER, PAVEMENT, ETC REMOVAL.
24. THE CONTRACTOR SHALL REMOVE EXISTING PAVEMENT MARKINGS WITH SMALL HANDHELD GRINDERS OR SCARIFIERS OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER. TAKE CARE DURING MAKING REMOVAL NOT TO SCAR, DISCOLOR OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVER PAINT OR USE OTHER METHODS OF COVERING MARKINGS INSTEAD OF REMOVAL.

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KEYED NOTES:

- ① PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL A ON SHEET C-10.
- ② PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL G ON SHEET C-10.
- ③ PROPOSED ASPHALT PAVEMENT TO BE FLUSH WITH EXISTING.
- ④ PROPOSED PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
- ⑤ PROPOSED 6" CONCRETE CURB. SEE DETAIL F ON SHEET C-10.
- ⑥ PROPOSED TYPE CG-1 CONCRETE CURB AND GUTTER.
- ⑦ PROPOSED CONCRETE SIDEWALK. INCLUDE TURN-DOWN OR TURN-UP WHERE INDICATED ON PLANS. SEE DETAIL C ON SHEET C-10.
- ⑧ PROPOSED BOLLARD, TYP. OF 11. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- ⑨ PROPOSED ILLUMINATED BOLLARD, TYP. OF 6. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- ⑩ GENERAL CONTRACTOR TO PROVIDE AND INSTALL (3) POLE-MOUNTED HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS, SEE DETAIL D ON SHEET C-10.
- ⑪ GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) POLE-MOUNTED HANDICAP PARKING SIGN WITH "VAN ACCESSIBLE" SIGN. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS, SEE DETAIL D ON SHEET C-10.
- ⑫ CONCRETE DUMPSTER ENCLOSURE APRON. SEE DETAIL B ON SHEET C-10.
- ⑬ PROPOSED PRE-CAST CONCRETE WHEEL STOP (TYP. OF 50). SEE DETAIL E ON SHEET C-10.
- ⑭ CONCRETE TO BE FLUSH WITH ADJACENT ASPHALT PAVEMENT. SEE DETAIL G ON SHEET C-11.
- ⑮ FLAGPOLE WITH GROUND-MOUNTED LIGHTS, UNITEDFLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY STRUCK NYLON FLAGSNAPS, AND HALYARDS. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- ⑯ PROPOSED MONUMENT SIGN - CONTRACTOR TO COORDINATE WITH OWNER. SEE ELECTRICAL PLANS AND SIGNAGE PACKAGE FOR DETAILS.
- ⑰ PROPOSED DUMPSTER ENCLOSURE AND CONCRETE PAD. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- ⑱ PROPOSED HEADACHE BAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑲ PROPOSED MENU BOARD CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑳ PROPOSED EXTERIOR MENU BOARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ㉑ PROPOSED CURB RAMP WITH ADA STRIPING. SEE DETAIL J ON SHEET C-10.
- ㉒ PROPOSED 1" WIDE CRUSHED GRANITE STRIP. SEE DETAIL C ON SHEET C-17.
- ㉓ PROPOSED CONCRETE ISLAND NOSE. SEE DETAIL H ON SHEET C-11.
- ㉔ PROPOSED 6" MONOLITHIC CURB. SEE DETAIL F ON SHEET C-11.
- ㉕ LIGHTPOLE AND FOUNDATION. SEE STRUCTURAL PLANS AND SHEET C-19 FOR DETAILS.
- ㉖ PRODUCT DELIVERY RAMP
- ㉗ PROPOSED STORM MANHOLE, CATCH BASIN, YARD DRAIN OR CURB INLET. SEE UTILITY PLAN, SHEET C-8.
- ㉘ EXISTING SANITARY MANHOLE. ADJUST CURB LOCATION AS REQUIRED TO ALLOW PROPER CLEARANCE FOR MANHOLE LID AND FRAME. ADJUST FRAME AND LID AS REQUIRED TO MATCH THE ELEVATION OF PROPOSED PAVEMENT.
- ㉙ PROPOSED MASONRY RETAINING WALL. SEE DETAIL J ON SHEET C-11
- ㉚ PROPOSED 6" DIA. WHITE CERAMIC RAISED PAVEMENT MARKER, TYP. OF 10. SEE DETAIL ___ ON SHEET ___
- ㉛ SEE BUILDING STRUCTURAL PLANS AND SECTIONS FOR DRIVE-THRU AND BUILDING ENTRY FOUNDATION DETAILS

SITE DATA			
	SQ. FT.	ACRES	PERCENT
TOTAL SITE AREA	80,124	1.839	-
BUILDING	3,746	0.0860	4.68%
PAVEMENT AND WALK	55,081	1.2645	68.74%
EXISTING PERVIOUS	18,505	0.4248	23.10%
EXISTING IMPERVIOUS	61,619	1.4146	76.90%
TOTAL PROPOSED PERVIOUS	21,297	0.4889	26.58%
TOTAL PROPOSED IMPERVIOUS	58,827	1.3505	73.42%

PARKING DATA		
	REQUIRED	PROVIDED
STANDARD	28	82
HANDICAP	2	4
TOTAL	30	86
CAR STACK		LINE A: 13 LINE B: 14

RAYMORE PARKING REQUIREMENTS
 COMMERCIAL - EATING AND DRINKING ESTABLISHMENT
 GREATER OF: 1 SPACE PER 4 SEATS OR 1 SPACE PER 50 SQ. FT. OF CUSTOMER SERVICE AREA

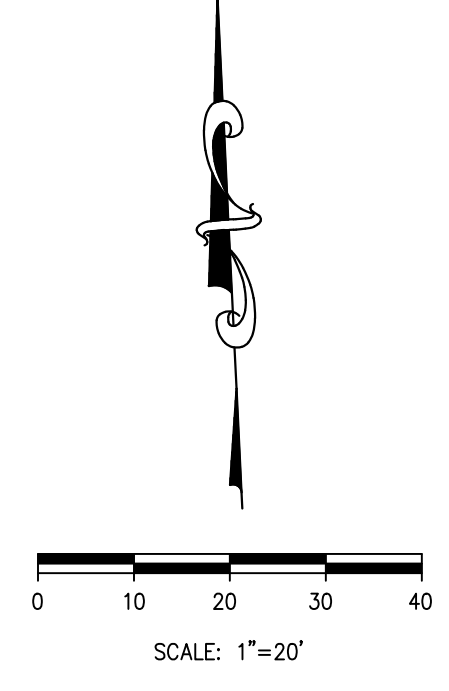
53 SEATS / 4 = 13.25 = 14 SPACES
 1389 SQ. FT. / 50 = 27.78 = 28 SPACES

ACCESSIBLE PARKING SPACES: 1 ACCESSIBLE PER 25 SPACES
 28 SPACES = 2 ACCESSIBLE SPACES

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONSTRUCTION LIMITS
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
⊠	⊠	ELECTRIC TRANSFORMER
⊙	⊙	LIGHT POLE
⊙	⊙	PARKING SPACE COUNT FOR ROW
▨	▨	HEAVY DUTY CONCRETE PAVEMENT
▨	▨	CONCRETE SIDEWALK

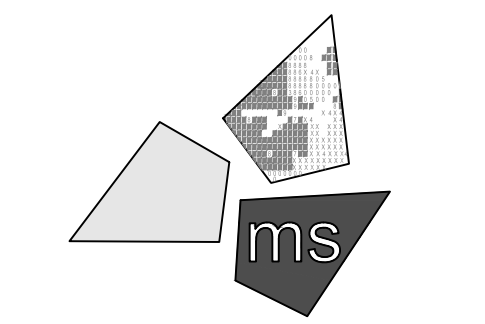
- GENERAL NOTES:**
- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF RAYMORE, COUNTY OF CASS AND STATE OF MISSOURI, BY SURVEYOR: DAVE R. HOBBS, PLS 2014020711.
 - B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 - C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
 - D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - F. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.
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REVISION / DATE / DESCRIPTION

CITY REVIEW	08/06/2021

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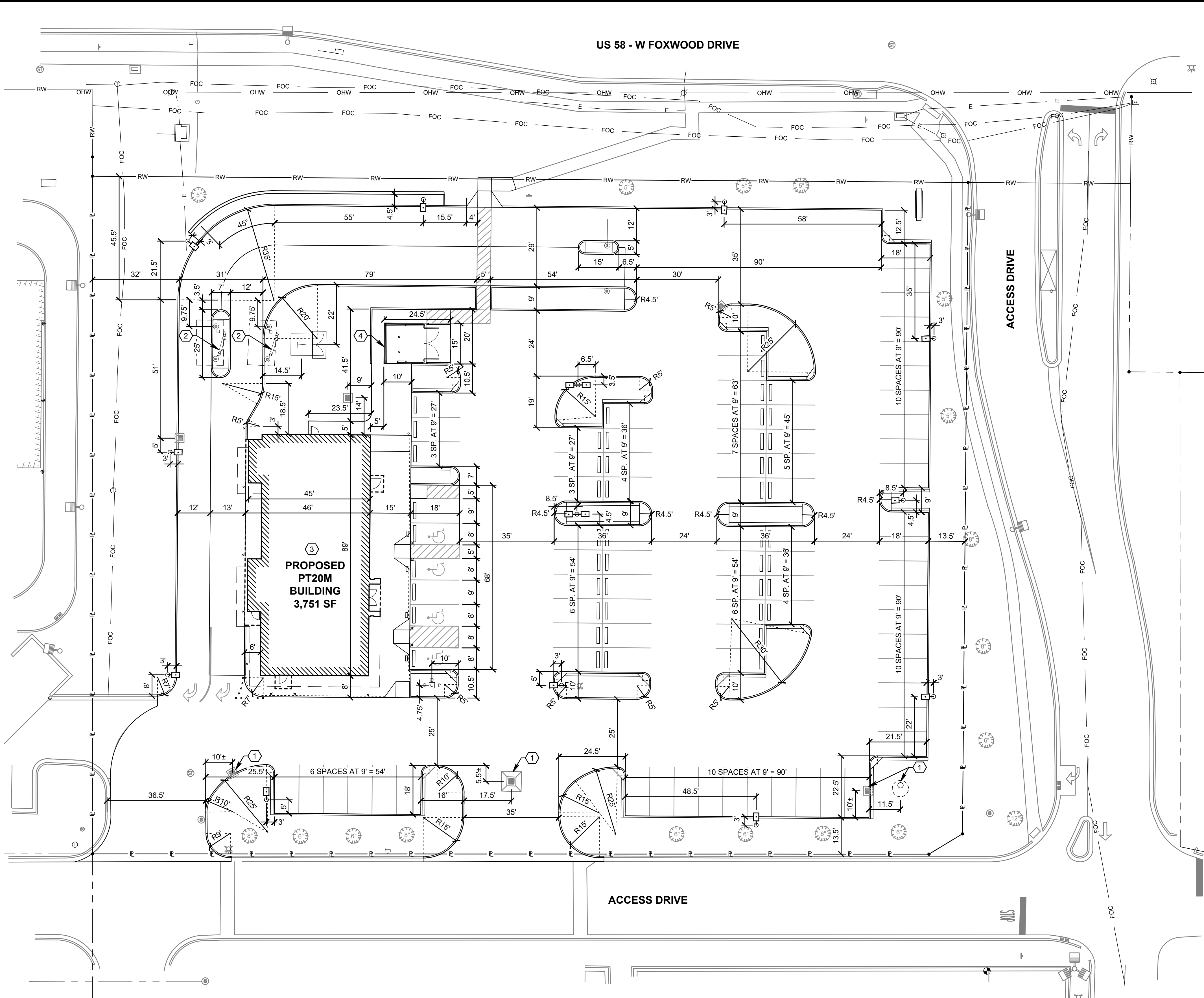
PROJECT
 PROPOSED PT20M BUILDING TYPE
 1921 W FOXWOOD DR.
 (MO-58 AND WESTGATE DRIVE)
 RAYMORE, MO

SHEET TITLE
 SITE CIVIL PLAN

NOT FOR CONSTRUCTION

DRAWN BY: DCS
CHECKED BY: PJK
PROJECT NO: 40497-10
DRAWING
 MISSOURI ONE CALL SYSTEM
 1-800-DIG-RITE or 811
 MAKE THE CALL... IT'S THE LAW
C-4

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GENERAL NOTES:

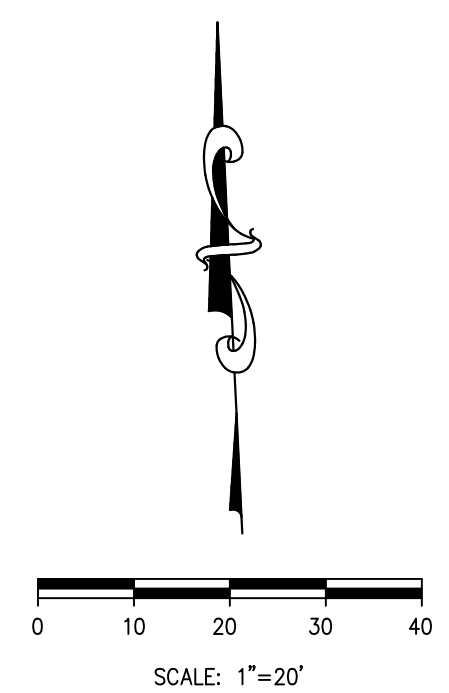
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- I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

KEY NOTES:

- ① LOCATE PROPOSED STORM MANHOLE, CATCH BASIN AND CURB INLET ALONG EXISTING STORM ALIGNMENT AS REQUIRED.
- ② SEE ARCHITECTURAL PLANS FOR CANOPY AND MENUBOARD AREA LAYOUT DIMENSIONS.
- ③ SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT DIMENSIONS.
- ④ SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DUMPSTER ENCLOSURE LAYOUT.

LEGEND

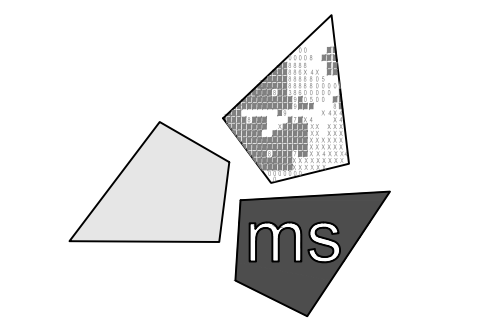
EXISTING	PROPOSED	DESCRIPTION
		CONSTRUCTION LIMITS
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ELECTRIC TRANSFORMER
		LIGHT POLE
		HEAVY DUTY CONCRETE PAVEMENT
		CONCRETE SIDEWALK



REVISION / DATE / DESCRIPTION

CITY REVIEW	08/06/2021

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fax 614.898.7570

PROJECT
PROPOSED PT20M BUILDING TYPE
1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

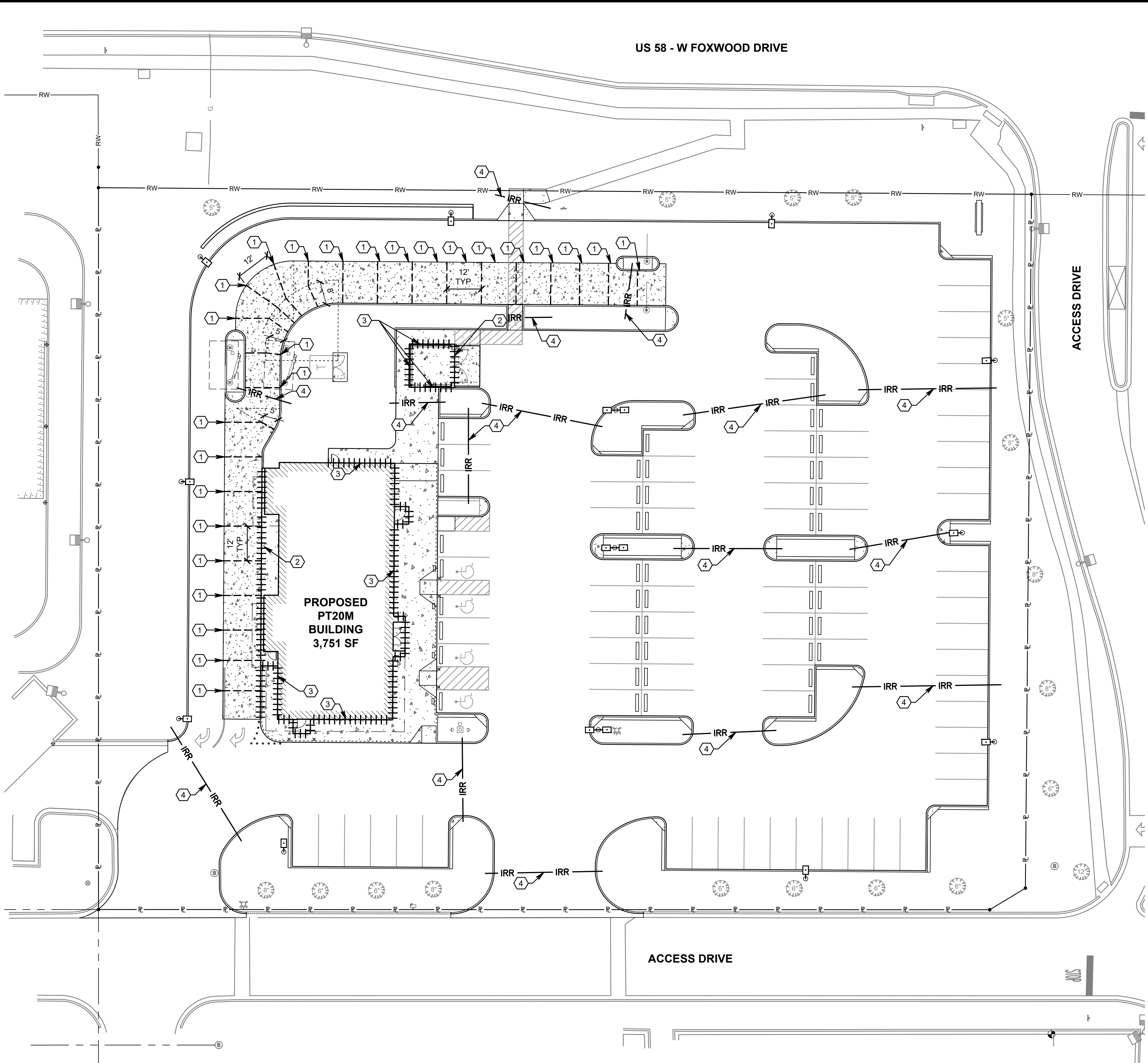
SHEET TITLE
DIMENSION CONTROL PLAN

NOT FOR CONSTRUCTION

DRAWN BY:	DCS
CHECKED BY:	PJK
PROJECT NO:	40497-10
DRAWING	C-5



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KEYED NOTES:

- ① SAWED CONSTRUCTION JOINT REQUIRED, TYPICAL. SEE DETAIL I ON SHEET C-10.
- ② DOWELED EXPANSION JOINT REQUIRED, TYPICAL. SEE DETAIL I ON SHEET C-10.
- ③ EXPANSION JOINT REQUIRED WHERE CONCRETE OR CURB ABUTS BUILDING FOUNDATION, STORM STRUCTURE, FLUME, OR SIDEWALK OPENING. SEE DETAIL I ON SHEET C-10.
- ④ SCHEDULE 40 PVC IRRIGATION SLEEVE - SEE DETAIL SHEETS FOR MORE INFORMATION.

GENERAL NOTES:

- A. PAVEMENT SPECIFICATION AND RECOMMENDATIONS ARE TAKEN FROM GEOTECHNICAL REPORT PROVIDED BY TERRACON CONSULTANTS, INC. DATED JUNE 18, 2021.
- B. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- C. MAXIMUM CONTROL JOINT SPACING SHALL NOT EXCEED 12 FEET.
- D. EXPANSION JOINTS SHALL BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT (E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES, ETC.)
- E. EXPANSION JOINTS SHALL BE SEALED PER DETAILS TO MINIMIZE MOISTURE INFILTRATION INTO SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS.
- F. SLEEVES SHOWN ARE FOR IRRIGATION ONLY. ADDITIONAL SLEEVES MAY BE REQUIRED FOR OTHER FRANCHISE UTILITIES. CONTRACTOR SHALL COORDINATE LOCATION AND SUPPLY ADDITIONAL SLEEVES REQUIRED FOR ELECTRICAL AND TELECOMMUNICATION SERVICES.
- G. ALL CONCRETE JOINTS SHALL RUN CONTINUOUSLY THROUGH CURBS.
- H. ALL CONCRETE JOINTS SHALL BE PERPENDICULAR AT BOTH ENDS TO STRAIGHT EDGES OR TO THE TANGENT AT THEIR INTERSECTION WITH CURVES. SUCCESSIVE "BENT" JOINTS SHALL BE LAID OUT WITH COORDINATED BEND LOCATIONS. ALL CONCRETE JOINTS SHALL BE LAID OUT AND MARKED FOR APPROVAL BY THE ENGINEER BEFORE SAW-CUTTING.

LEGEND

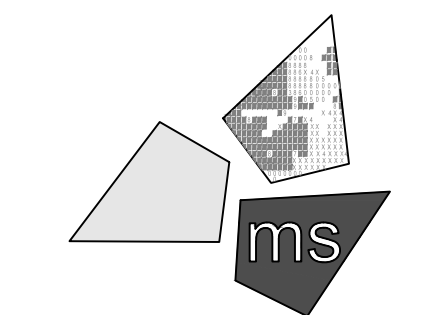
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 4" SCHED. 40 PVC SLEEVE FOR IRRIGATION LINES
- SAWN CONTRACTION JOINT
- EXPANSION JOINT

REVISION / DATE / DESCRIPTION

CITY REVIEW 08/06/2021

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PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE

CONCRETE JOINTING PLAN

NOT FOR CONSTRUCTION

DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

DRAWING

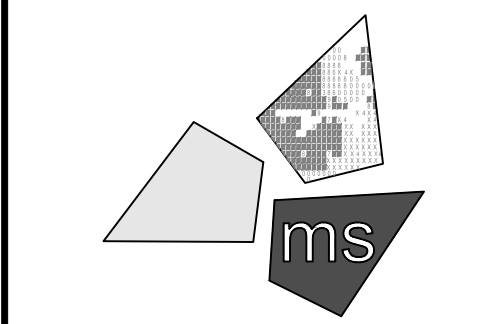
C-6

SCALE: 1"=20'



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PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR.
 (MO-58 AND WESTGATE DRIVE)
 RAYMORE, MO

SHEET TITLE

SITE GRADING PLAN AND DRAINAGE PLAN

NOT FOR CONSTRUCTION

DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

DRAINAGE

C-7

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- B. ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- C. ALL PROPOSED SPOT ELEVATIONS SHOWN ARE TOP OF CURB AND FINAL GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- D. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- E. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND CONTACT ENGINEER PRIOR TO BEGINNING WORK IF DISCREPANCY IS FOUND. CONTRACTOR TO VERIFY ASSUMED FINISHED FLOOR ELEVATION PRIOR TO BEGINNING WORK.
- F. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.
- G. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- H. ALL WORK SHALL BE PERFORMED FROM PRIVATE PROPERTY. ALL TRAFFIC LANES MUST REMAIN OPEN AT ALL TIMES.
- I. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER OR CITY.
- J. CONTRACTOR SHALL INSTALL AND BACKFILL STRUCTURES AND TRENCHES PER DETAIL SHEETS.
- K. ALL EXISTING UTILITIES ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.
- L. ALL STORM CONDUITS ARE ADS N-12 SMOOTH INTERIOR HDPE PIPE OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

KEYED NOTES:

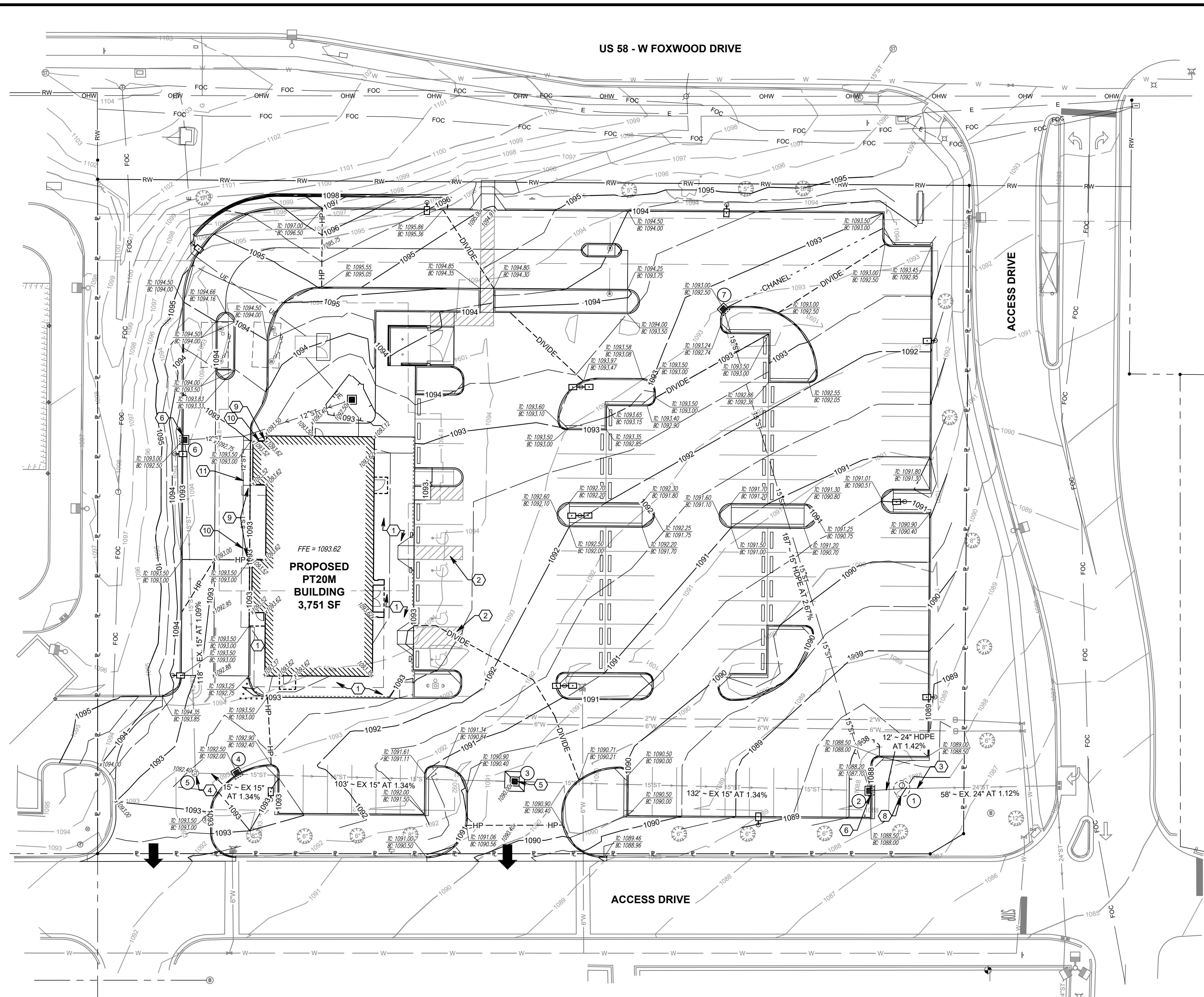
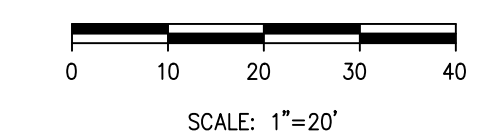
- 1 CONTRACTOR TO MAINTAIN 2.00% MAX CROSS SLOPE ON SIDEWALK.
- 2 CONTRACTOR TO MAINTAIN MAX 2.00% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
- 3 CONNECT PROPOSED STORM SYSTEM OUTLET TO EXISTING STORM SEWER SYSTEM.
- 4 PROPOSED 48" STORM MANHOLE.
- 5 PROPOSED CATCH BASIN. SEE DETAIL SHEETS.
- 6 PROPOSED CURB INLET. SEE DETAIL SHEETS.
- 7 PROPOSED FINGER DRAIN. SEE DETAIL SHEETS.
- 8 PROPOSED HYDRODYNAMIC SEPARATOR, ADS BARRACUDA S6. SEE DETAIL SHEETS.
- 9 PROPOSED DOWNSPOUT AND BOOT CONNECTOR. SEE THE ARCHITECTURAL PLANS AND DETAIL SHEETS.
- 10 PROPOSED 8" HDPE PIPE, MIN. 1.0% SLOPE.
- 11 PROPOSED 12" HDPE COLLECTOR DRAIN, MIN. 1.0% SLOPE.
- 12 CONNECT TO PROPOSED STORM SEWER PIPE USING INSERT-A-TEE OR APPROVED EQUAL.
- 13 PROPOSED SITE GRADING TO TIE INTO GRADING OF THE CONCURRENT RIGHT-OF-WAY PROJECT. COORDINATE WITH THE ROADWAY CONTRACTOR TO ENSURE POSITIVE DRAINAGE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
	TC: 1088.20 BC: 1087.70	TOP OF CURB
	1090.00	TOP OF PAVEMENT
	1090.00	FINISHED GRADE SPOT ELEVATION
	1.00%	GRADE SLOPE
HP	HP	HIGH POINT
ST		STORM MAIN
		ROOFDRAIN/UNDERDRAIN
		CONSTRUCTION LIMITS
- - - 950 - - -		MAJOR CONTOUR LINES
- - - 951 - - -		MINOR CONTOUR LINES
		CATCH BASIN
		STORM STRUCTURE
		MAJOR FLOOD ROUTING

STORM STRUCTURE DATA

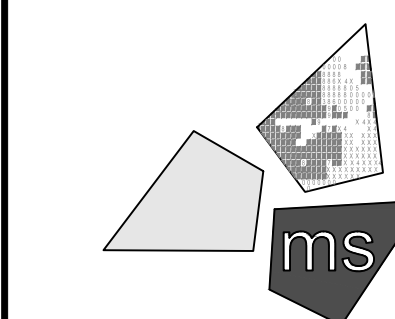
- | | |
|---|---|
| 1 PROPOSED MANHOLE WITH HYDRODYNAMIC SEPARATOR
TC: 1088.07
PR. 24"(E), EX. 24"(W) INV = 1082.67 | 6 EXISTING STORM MANHOLE
TC: 1092.40
EX. 15" INV (N) = 1086.66
EX. 15" INV (W) = 1086.36 |
| 2 PROPOSED CURB INLET
TC: 1087.70
EX. 15"(W), PR. 15"(N) INV = 1083.00
PR. 24" INV (E) = 1082.87 | 7 PROPOSED CURB INLET
TC: 1092.50
PR. 15" INV (S) = 1088.00 |
| 3 PROPOSED CATCH BASIN
TC: 1090.70
EX. 15" INV (E,W) = 1084.77 | |
| 4 PROPOSED CURB INLET
TC: 1090.70
EX. 15" INV (E,W) = 1086.14 | |



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NOTICE

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Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT
PROPOSED PT20M
BUILDING TYPE
1921 W FOXWOOD DR.
(MO-58 AND
WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE
FIRE PROTECTION
PLAN

NOT FOR CONSTRUCTION

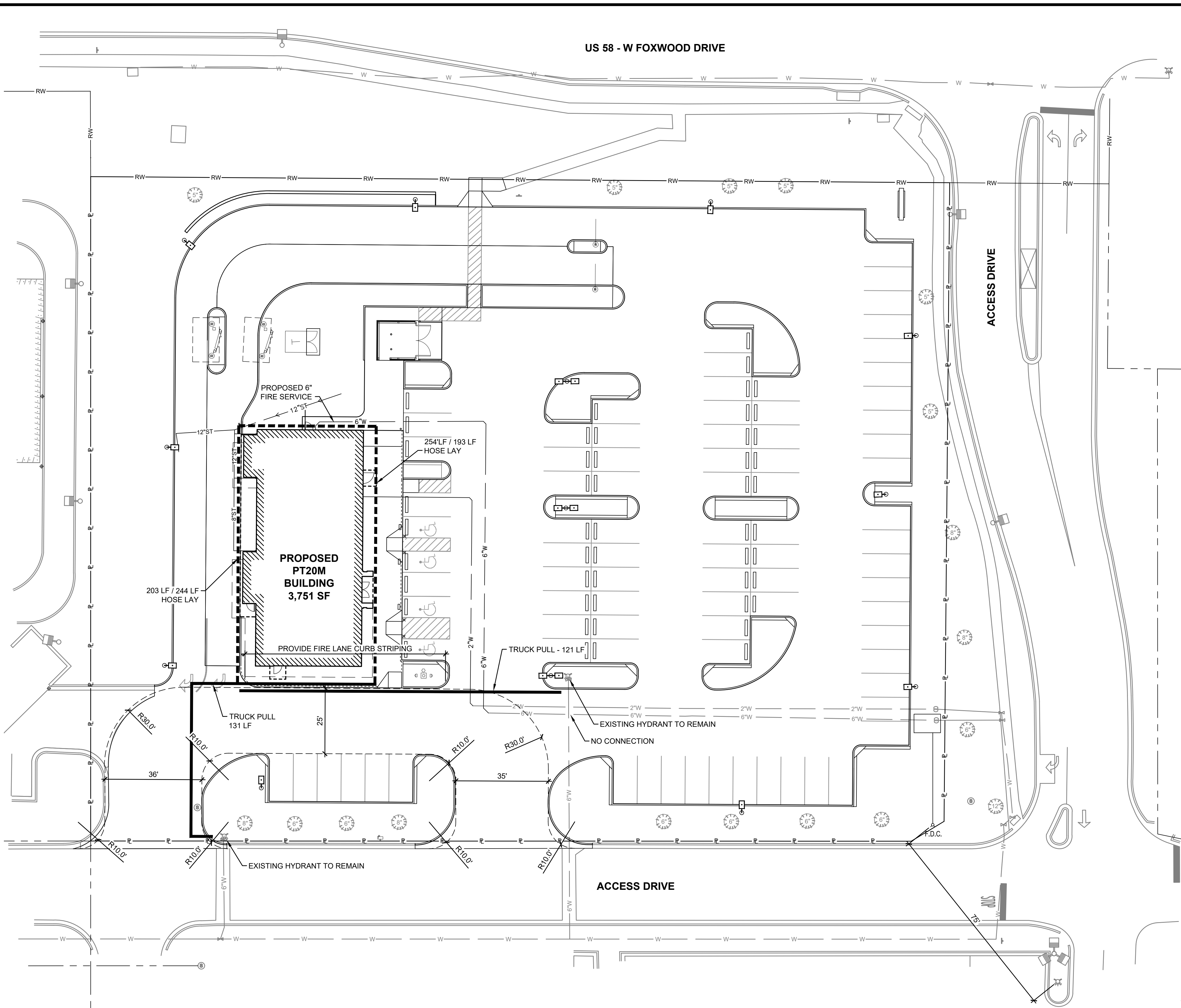
DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

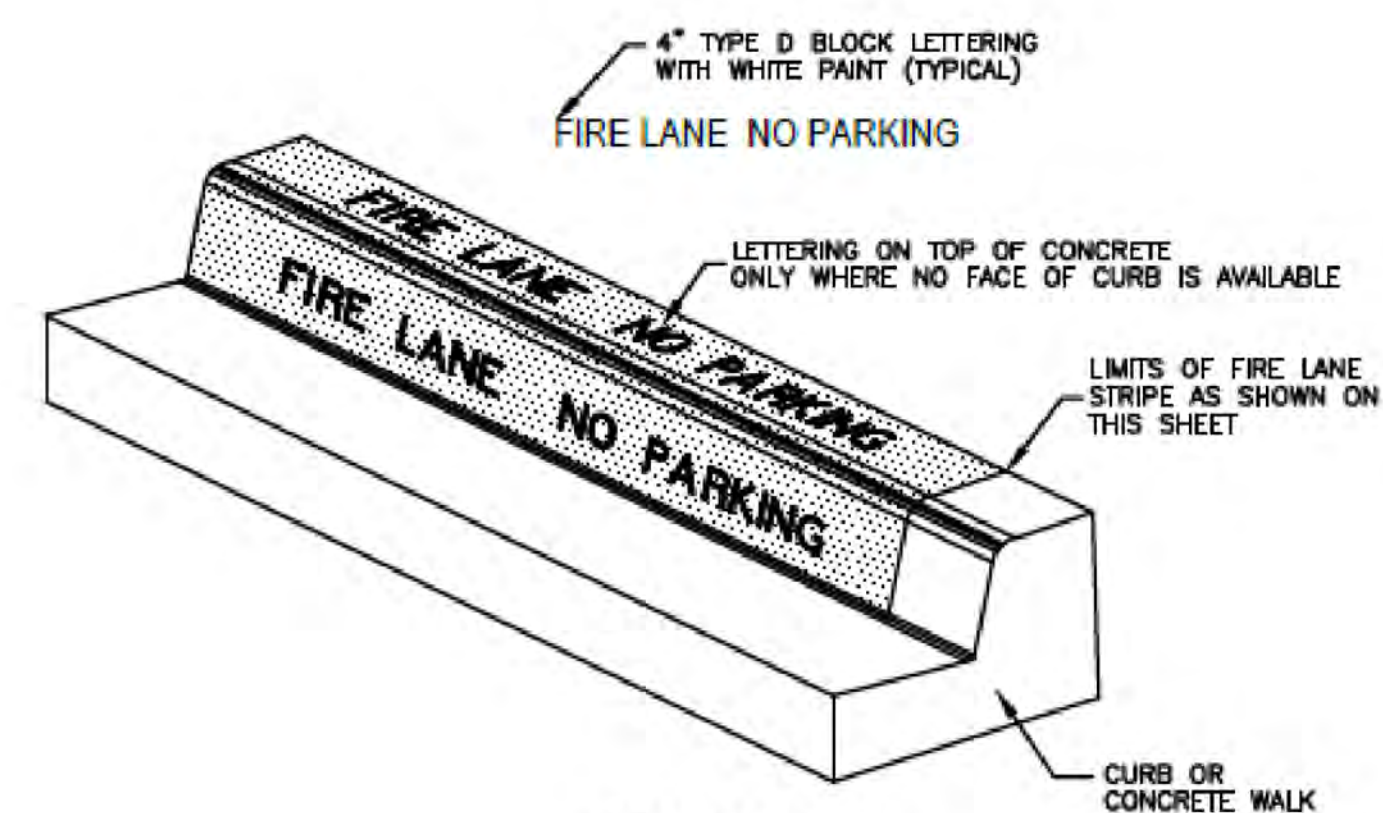
DRAWING

C-9



GENERAL NOTES:

- A DETAILS SHOWN ON THIS SHEET ARE SCHEMATIC. CONTRACTOR TO CONFIRM MARKINGS CONFORM TO ALL CODES AND REGULATIONS.
- B THE FIRE DEPARTMENT CONNECTION (FDC):
 - MUST BE EQUIPPED WITH A 5\" STORZ CONNECTION;
 - MUST BE ANGLED DOWN WITH A 30\" DOWNTURN;
 - MUST BE EQUIPPED WITH A LOCKING KNOX FDC CAP;
 - MUST BE INSTALLED NO HIGHER THAN 48\" ABOVE GRADE;
 - AND MUST BE PROVIDED WITH PROTECTION POSTS NO CLOSER THAN 36\".



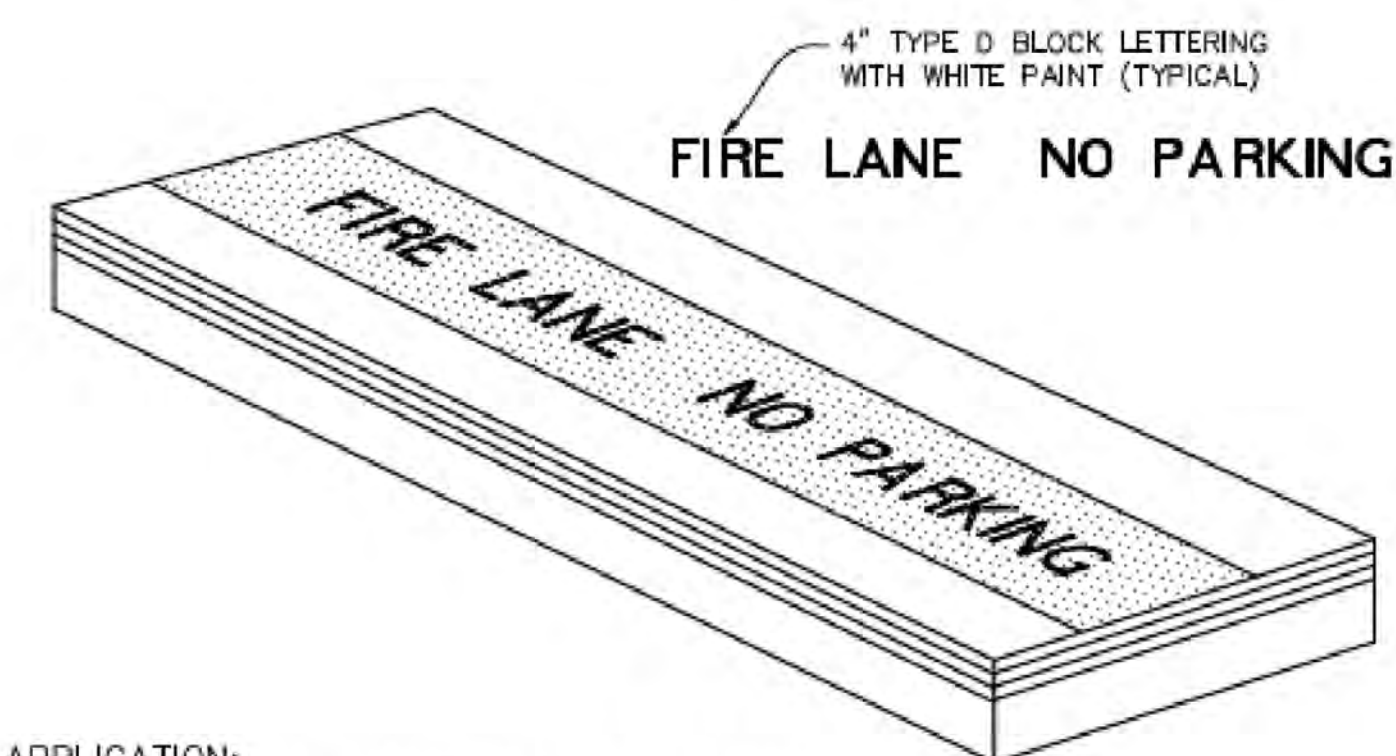
MARKINGS

APPLICATION:

1. ON 6\" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB. PAINT WHITE LETTERS ON FACE OF CURB ONLY.
2. LOW CURB (HEADER CURB) OR CONCRETE PAVEMENT: PAINT RED LANE STRIPE AND WHITE LETTERS ON TOP OF CURB.
3. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

FIRE LANE STRIPING DETAIL

NOT-TO-SCALE



APPLICATION:

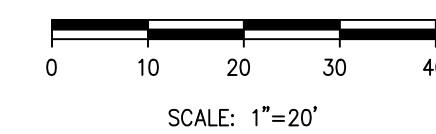
1. CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.
2. PAINT A 6\" WIDE RED STRIPE LOCATED 3\" OFF EDGE OF PAVEMENT WITH 4\" WHITE LETTERING ON RED STRIPE.
3. SEE SITE, STRIPING AND DIMENSIONAL CONTROL PLAN FOR CURB TYPES & LOCATIONS.
4. 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE

LEGEND

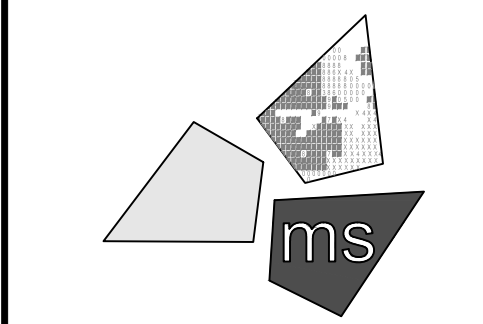
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		WATER LINE
		FIRE HYDRANT
		FIRE LANE
		FIRE HOSE HAND LAY
		FIRE HOSE TRUCK PULL
		FIRE DEPARTMENT CONNECTION



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NOTICE

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phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR. (MO-58 AND WESTGATE DRIVE) RAYMORE, MO

SHEET TITLE

SITE DETAILS

NOT FOR CONSTRUCTION

DRAWN BY: DCS

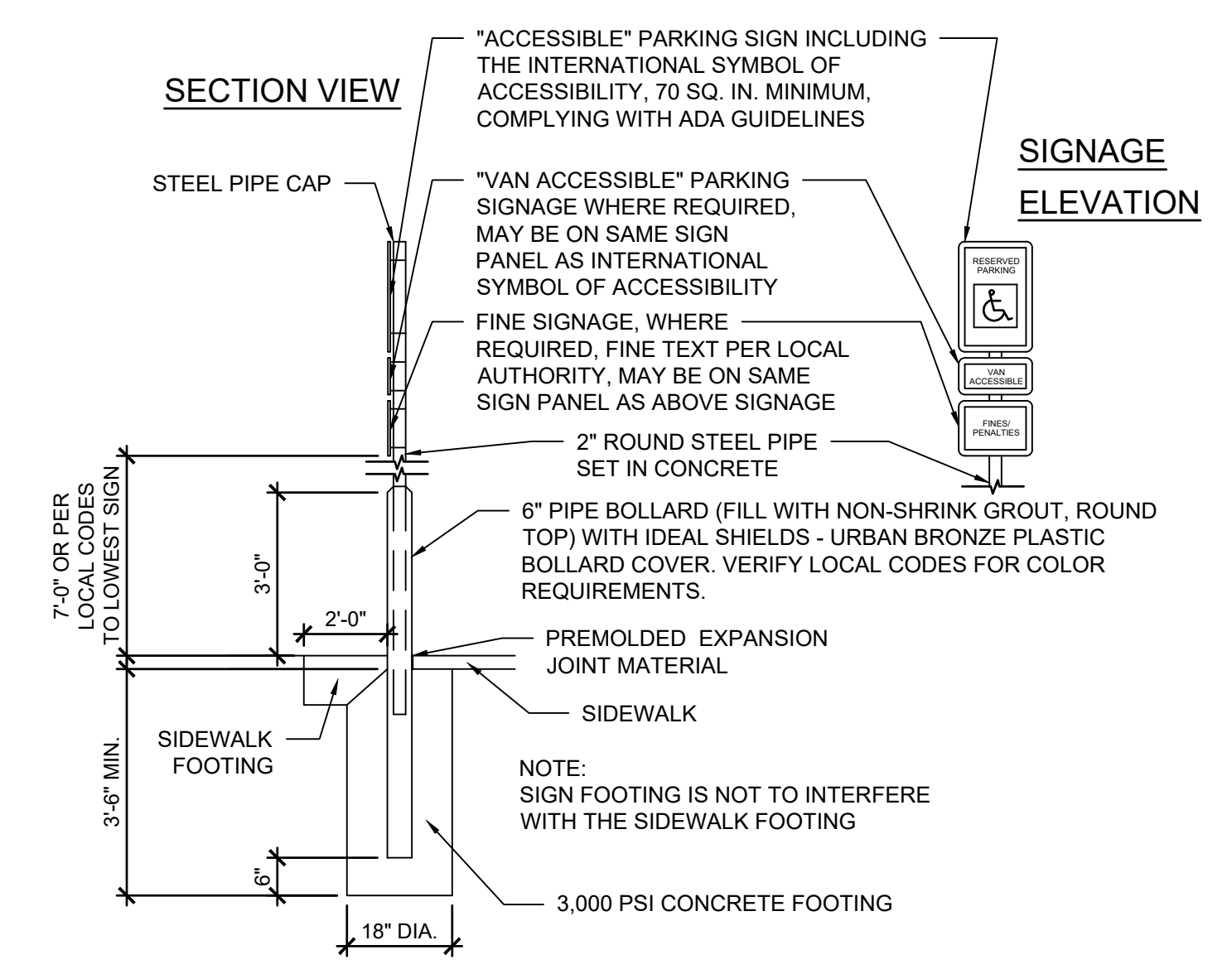
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PROJECT NO: 40497-10

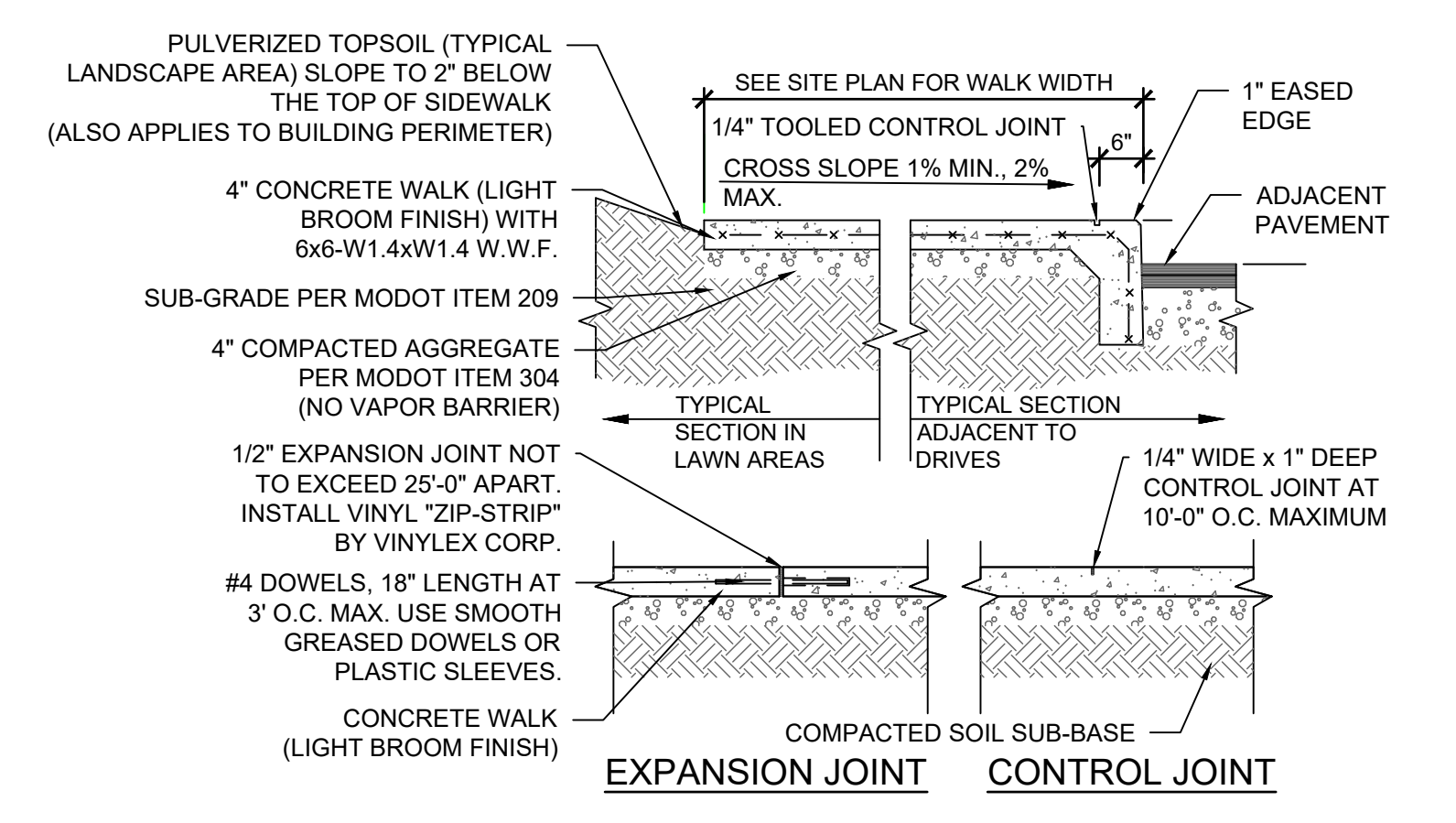
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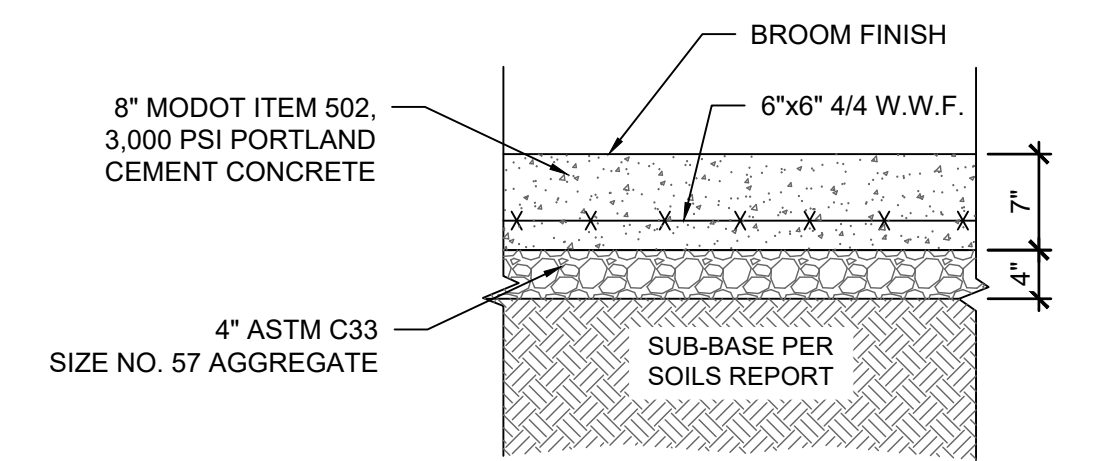
MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE or 811
MAKE THE CALL... IT'S THE LAW



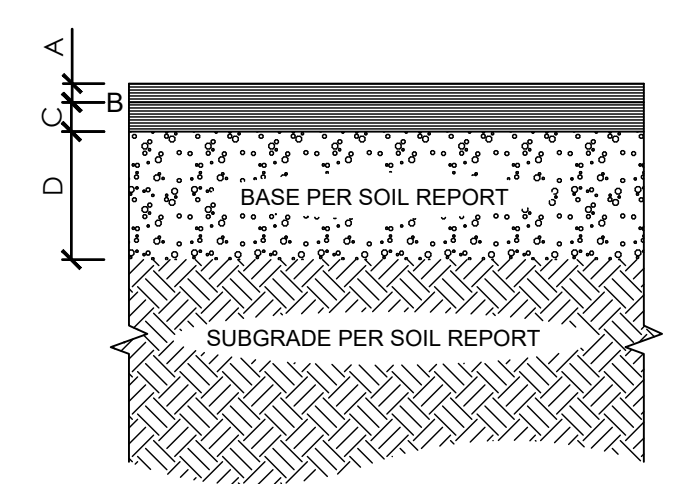
A POLE-MOUNTED HANDICAP PARKING SIGN
C-10/N.T.S.



B CONCRETE WALK
C-10/N.T.S.



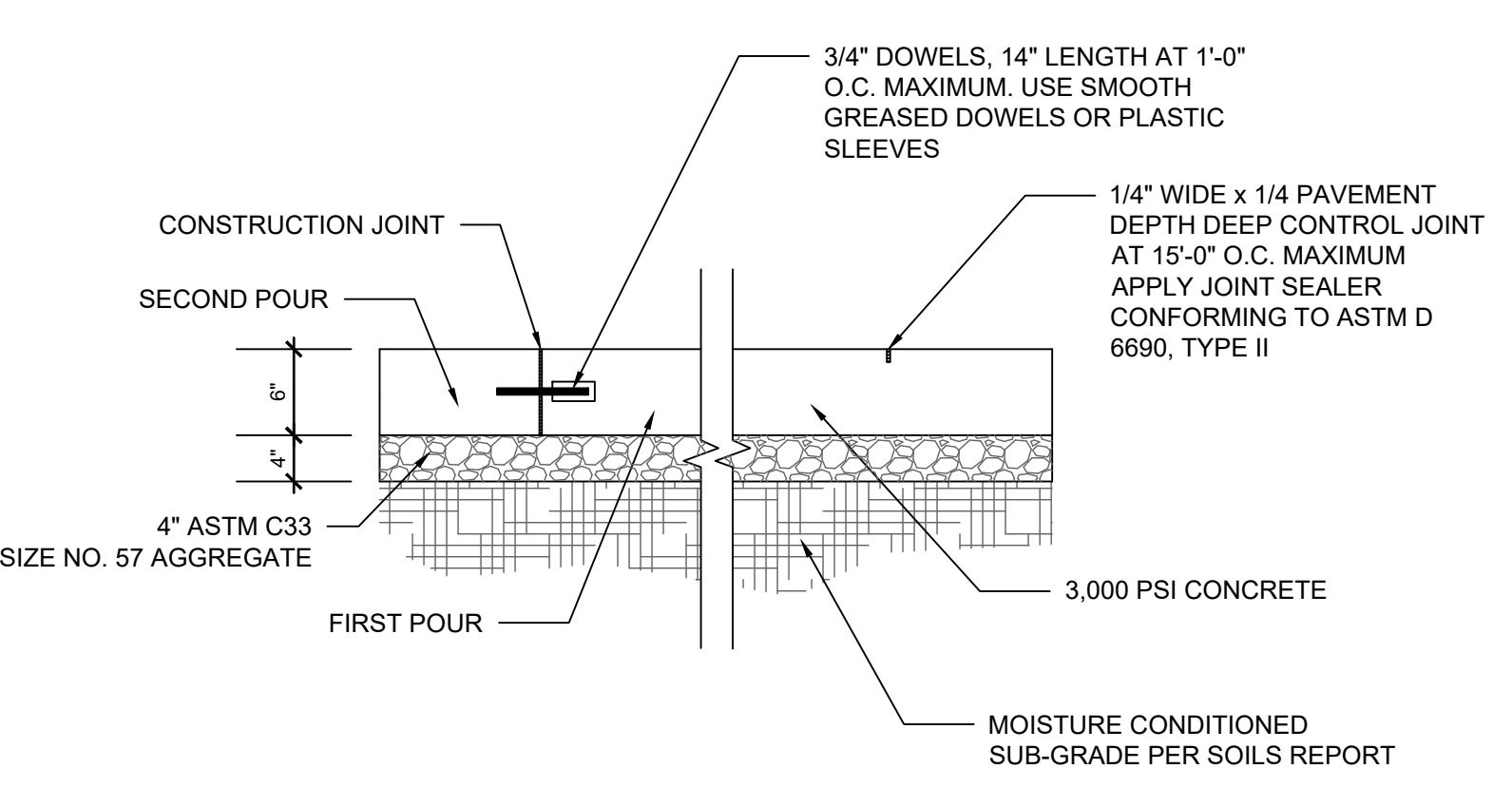
C TRASH ENCLOSURE APRON DETAIL
C-10/N.T.S.



D HEAVY DUTY PAVING
C-10/N.T.S.

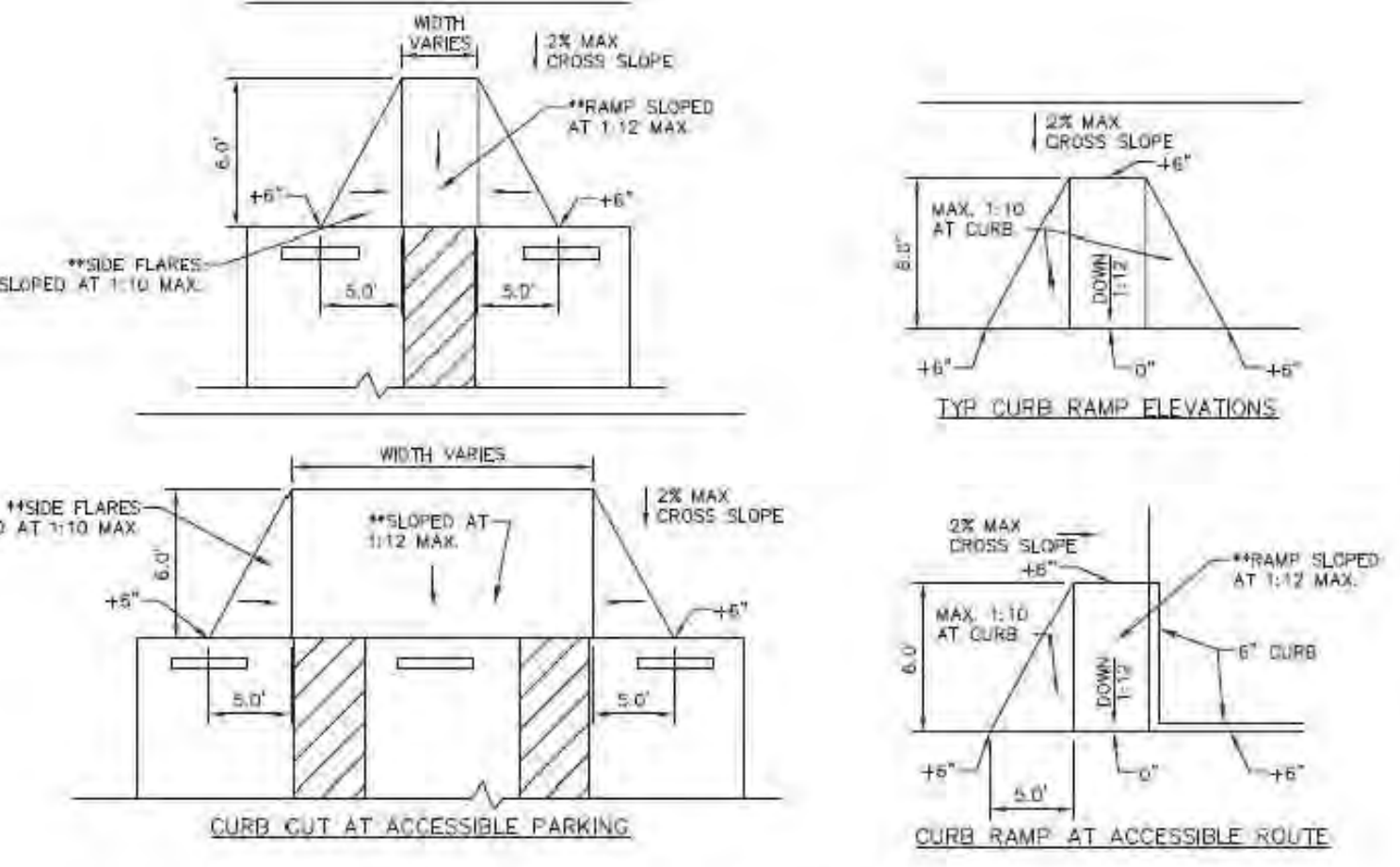
NOTES
A. SUBGRADE COMPACTION: PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., DATED JUNE 18, 2021.
B. BASE COURSE TO CONFORM TO MODOT STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
C. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT MODOT SPECIFICATIONS.
D. PROOF ROLL PAVEMENT SUBGRADE WITHIN TWO (2) DAYS PRIOR TO COMMENCEMENT OF PAVING OPERATIONS. PROOF ROLL SHOULD BE COMPLETED USING A LOADED TANDEM-AXLE DUMP TRUCK WITH A MINIMUM GROSS WEIGHT OF 20 TONS OR SIMILARLY LOADED RUBBER-TIRE EQUIPMENT.

E ASPHALT PAVING SECTION
C-10/N.T.S.



F HEAVY DUTY CONCRETE PAVEMENT
C-10/N.T.S.

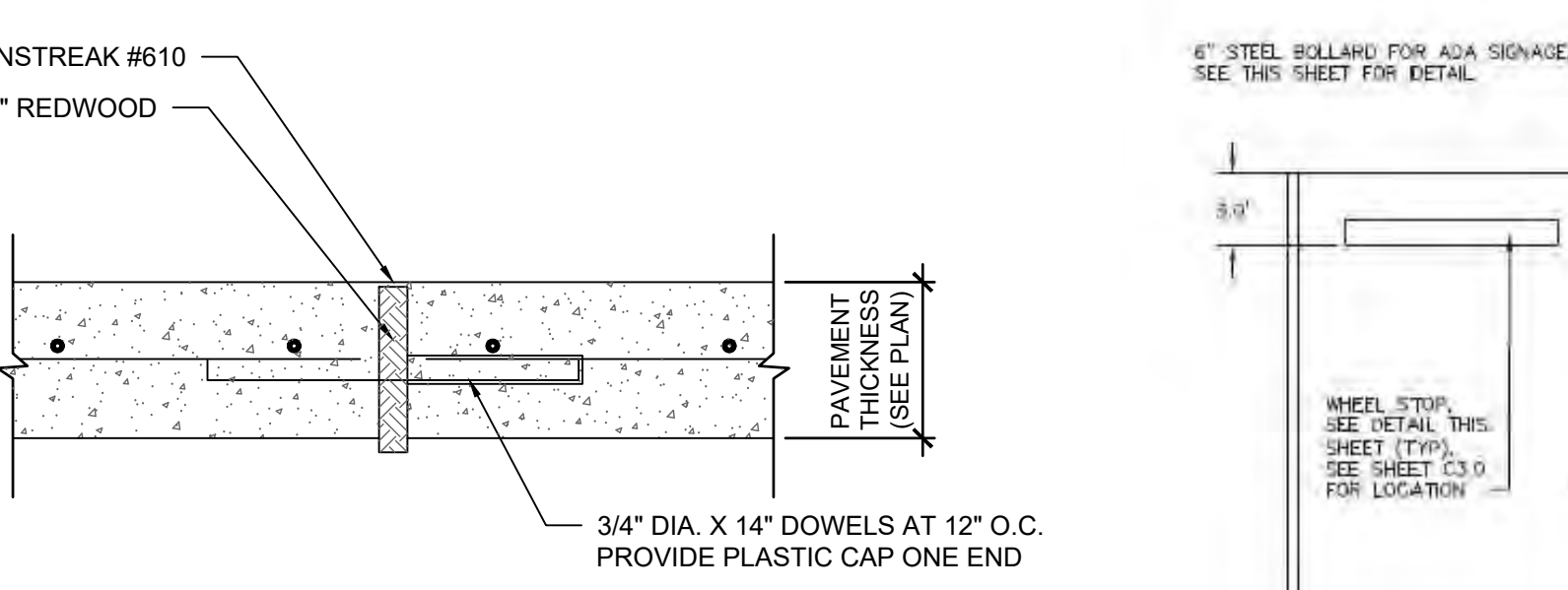
NOTES
A. SUB-GRADE COMPACTION PER SOILS REPORT.
B. ALL SUB-GRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT MODOT SPECIFICATIONS.
C. ANY CONCRETE WITHIN PUBLIC RIGHT-OF-WAY SHALL MEET SPECIFICATIONS OF KCMB 4K MIX.



G CURB RAMP
C-10/N.T.S.

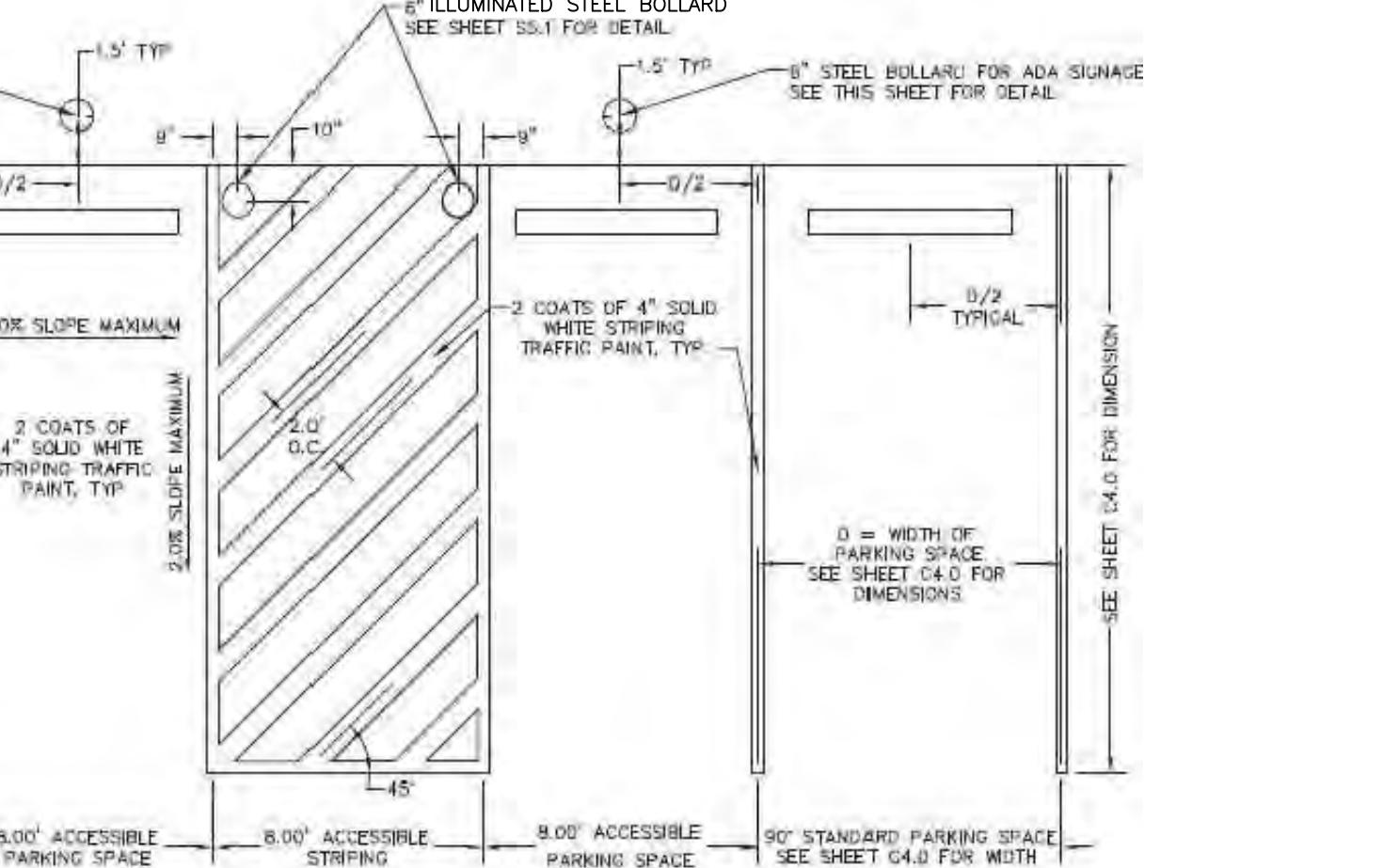
NOTE
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES PER CURRENT ADA SPECIFICATIONS. COLOR, TERRAZZO OR APPROVED COLOR BY OWNER.
2. SLOPE NOTE: IF CIVIL GRADING PLAN INDICATES A CROSS SLOPE GREATER THAN 2% AT ADA SPACES, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER FOR CLARIFICATION AND PLAN REVISION.

H CURB RAMP
C-10/N.T.S.



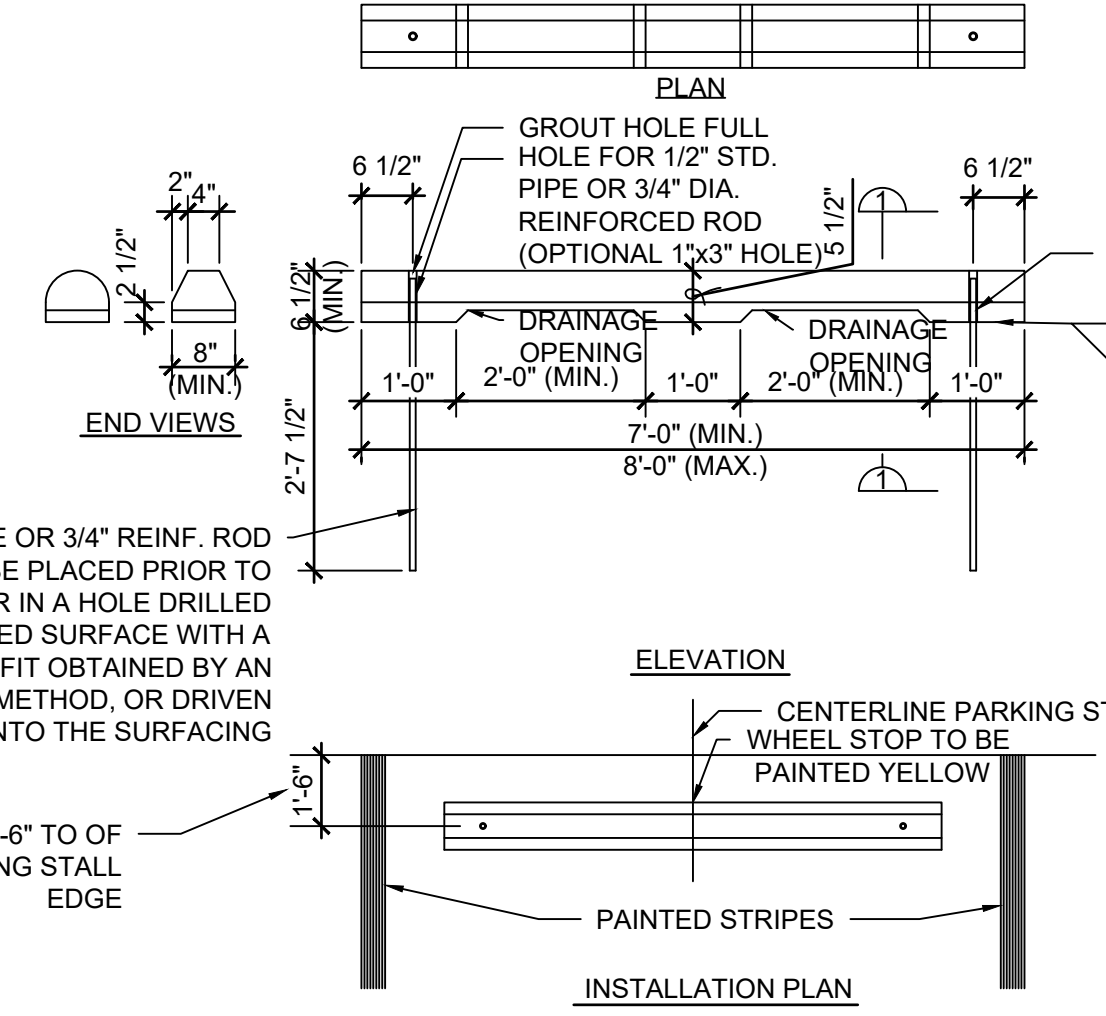
I CONCRETE JOINT DETAILS
C-10/N.T.S.

NOTES
A. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE GREENSTREAK #610.
B. INSTALL REDWOOD PLANK AFTER JOINTS HAVE BEEN CLEANED AND DRIED.
C. GREENSTREAK #610 APPLICATION SHALL BE IN STRICT COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS.



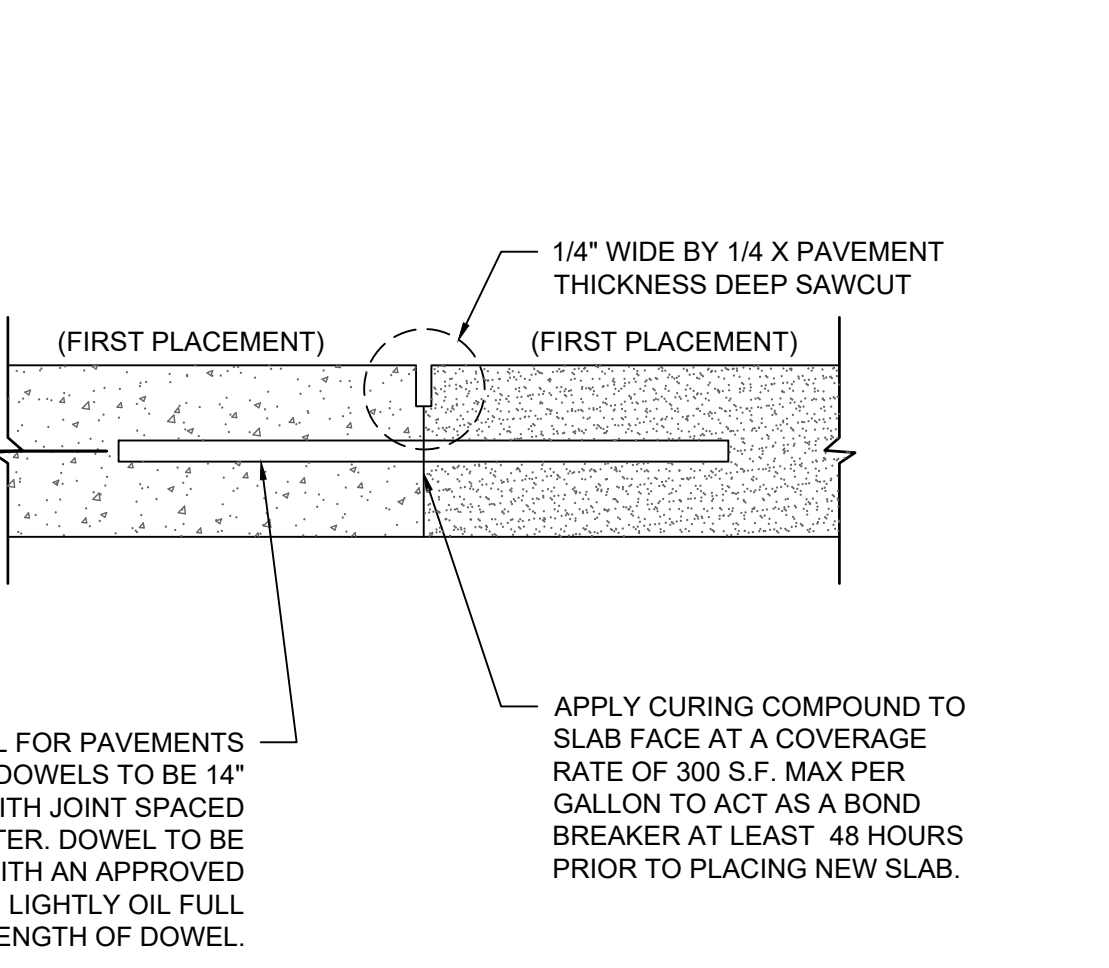
J PARKING STRIPING
C-10/N.T.S.

NOTE
SEE DIMENSIONAL CONTROL PLAN FOR PARKING DIMENSIONS. DIMENSIONS SHOWN ARE MINIMUM REQUIRED.
SLOPE NOTE
IF CIVIL GRADING PLAN INDICATES A CROSS SLOPE GREATER THAN 2% AT ADA SPACES, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER FOR CLARIFICATION AND PLAN REVISION.



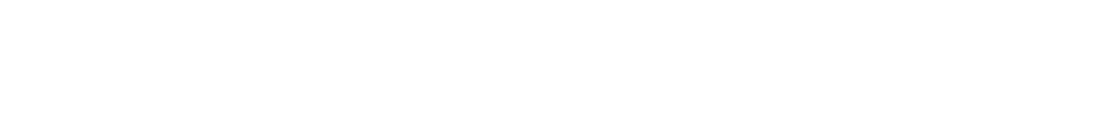
K PRE-CAST CONCRETE WHEEL STOP
C-10/N.T.S.

L CURB DETAIL
C-10/N.T.S.



M CURB DETAIL
C-10/N.T.S.

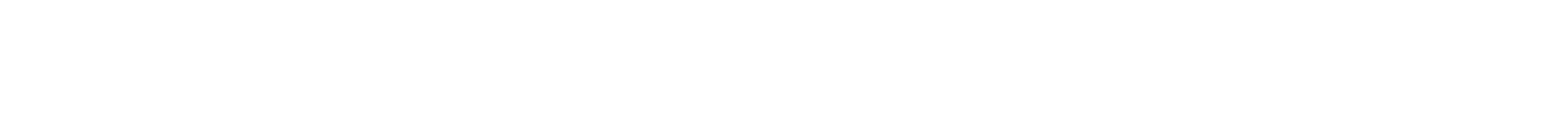
N CONTRACTION JOINT
C-10/N.T.S.



O CONSTRUCTION JOINT
C-10/N.T.S.



P EXPANSION JOINT
C-10/N.T.S.



Q CONTRACTION JOINT
C-10/N.T.S.



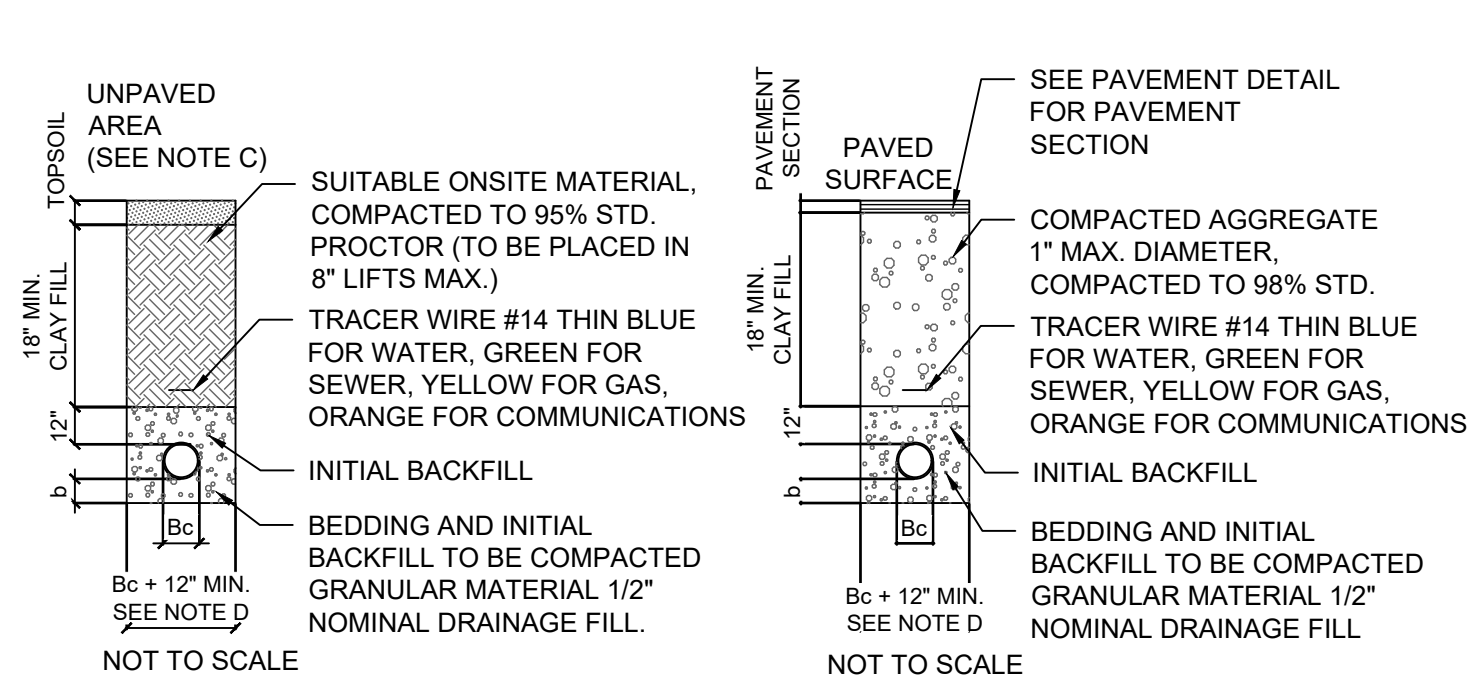
R CONSTRUCTION JOINT
C-10/N.T.S.



S EXPANSION JOINT
C-10/N.T.S.



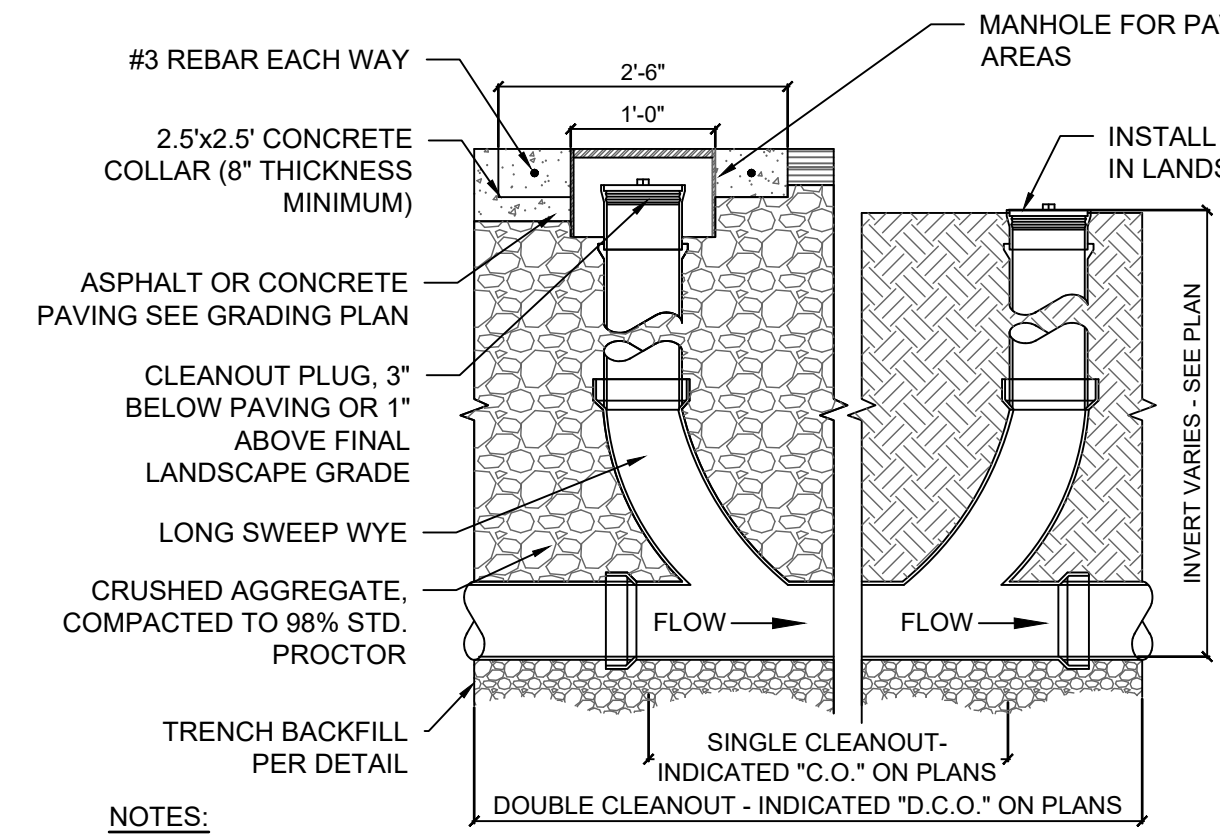
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TRENCH / BACKFILL NOTES

- A. BEDDING THICKNESS UNDER PIPE BARREL b, SHALL BE 1/8 OF Bc; 6" MIN. Bc IS OUTSIDE DIAMETER OF PIPE AT BELL.
- B. THE HAUNCH AREA OF THE PIPE MUST BE FULLY SUPPORTED; THEREFORE THE BEDDING MATERIAL SHALL BE HAND PLACED AND COMPACTED UNDER THE PIPE HAUNCH.
- C. IF UNPAVED AREA IS WITHIN 10' OF PAVEMENT OR STRUCTURE THEN FOLLOW TRENCH GUIDELINES FOR PAVED AREA.
- D. PIPE DIAMETER OF 4" OR SMALLER SHALL HAVE A MAXIMUM TRENCH WIDTH OF 12".
- E. BEDDING AND INITIAL BACKFILL SHALL BE SAND FOR ALL UTILITY CONDUIT CARRYING WATER, ELECTRIC, GAS, AND TELEPHONE.

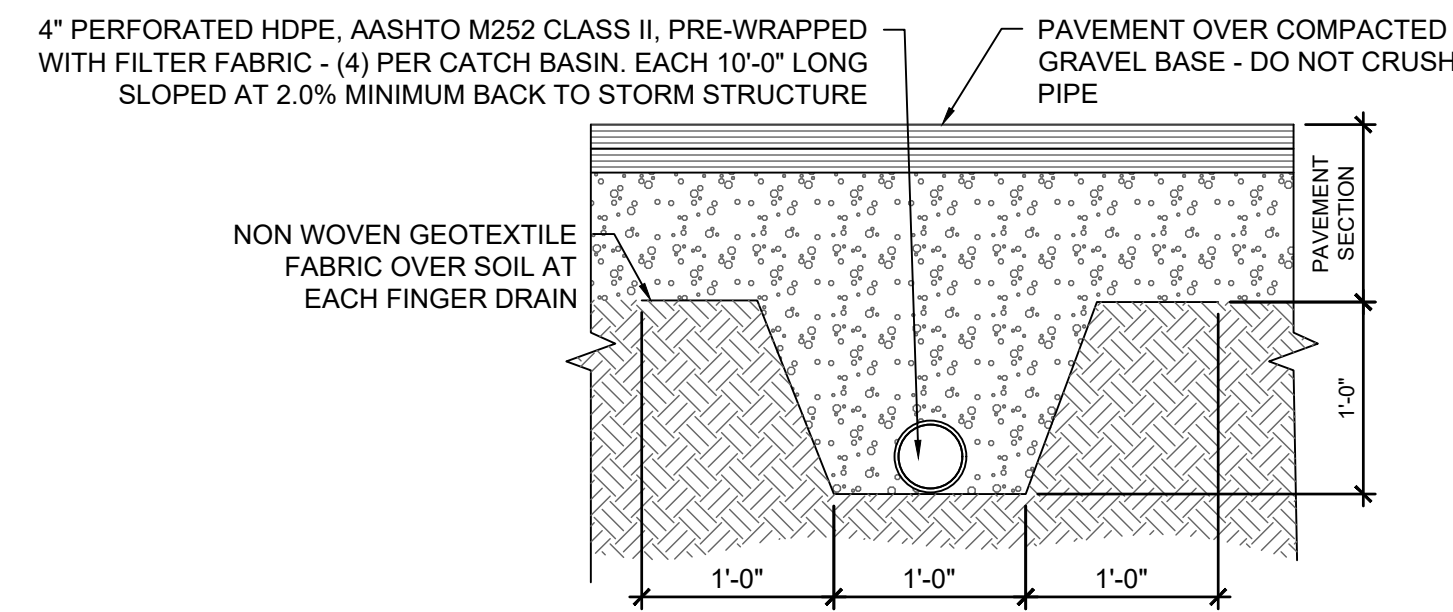
A TRENCH BACKFILL DETAIL
C-11/N.T.S.



NOTES:

- A. CLEANOUT LOCATIONS INDICATED ON GRADING AND UTILITY PLANS AS "CO" FOR SINGLE CLEANOUT AND "DCO" FOR DOUBLE CLEAN OUT.
- B. PROVIDE CLEANOUTS AS SPECIFIED:
 1. ZURN Z-1400 CLEANOUTS IN NON-TRAFFIC AREAS AND SIDEWALKS
 2. ZURN-1449 CLEANOUTS IN LANDSCAPED AREAS
 3. ZURN Z-1400 HD CLEANOUTS IN TRAFFIC AREAS WITH A "SERVICE STATION" TYPE MANHOLE, OPW #104 A12 - DOVER CORP./OPW DIV.

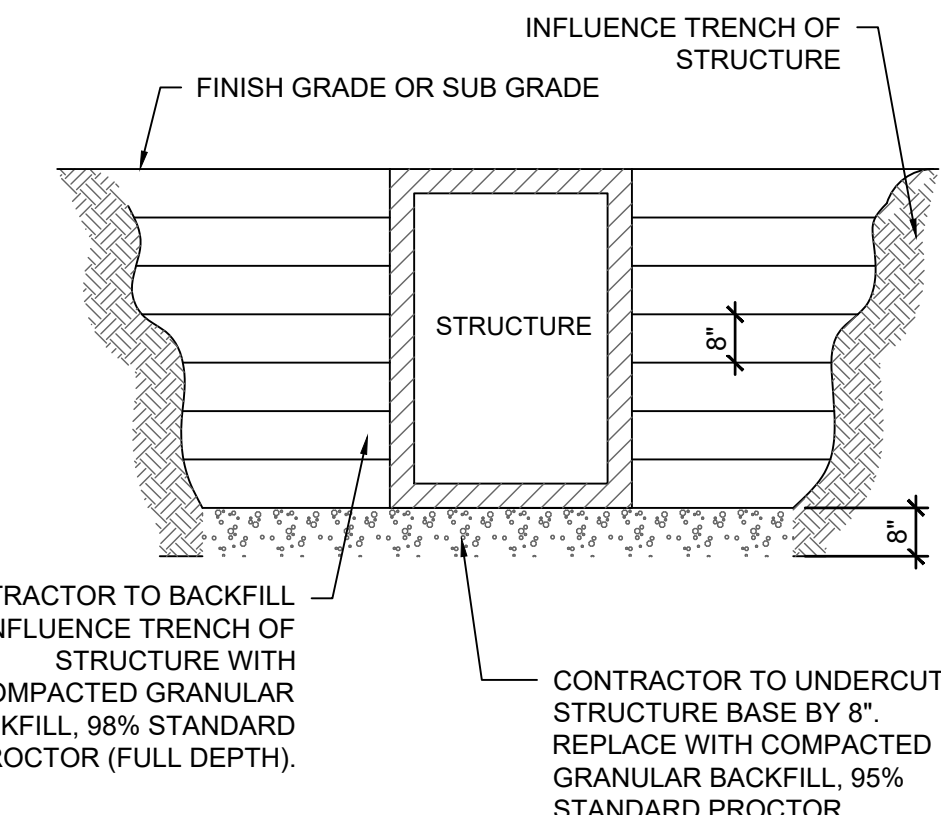
B PIPE CLEANOUT DETAIL
C-11/N.T.S.



NOTES

- A. THE INTENTION OF THE FINGER DRAIN SYSTEM IS TO PREVENT EXCESS WATER ACCUMULATION AT THE LOW POINTS IN THE GRAVEL BASE AT DRAINAGE STRUCTURES. SYSTEM TO BE INSTALLED TO ASSURE ADEQUATE DRAINAGE OF PAVEMENT BASE.

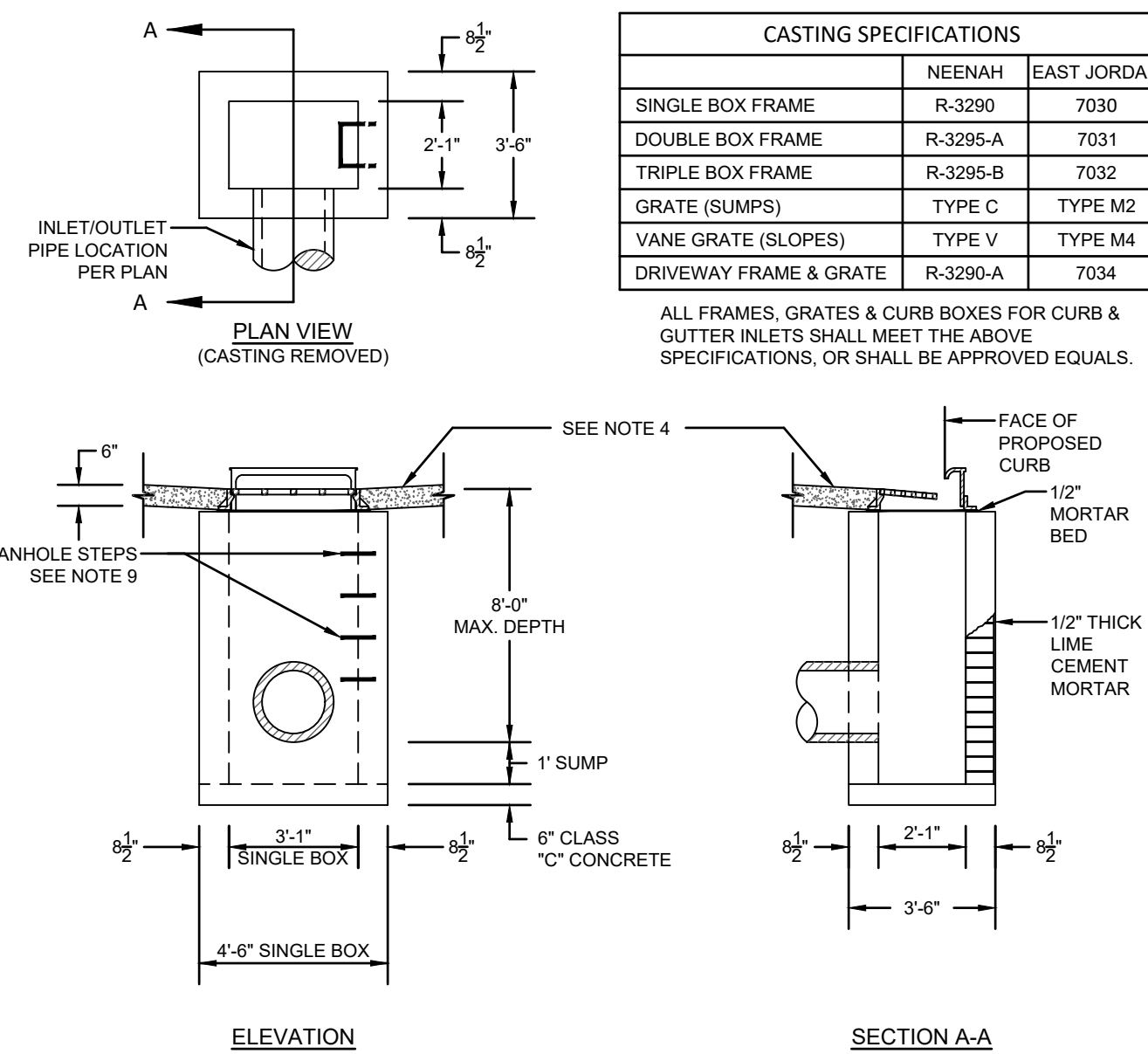
C FINGER DRAIN
C-11/N.T.S.



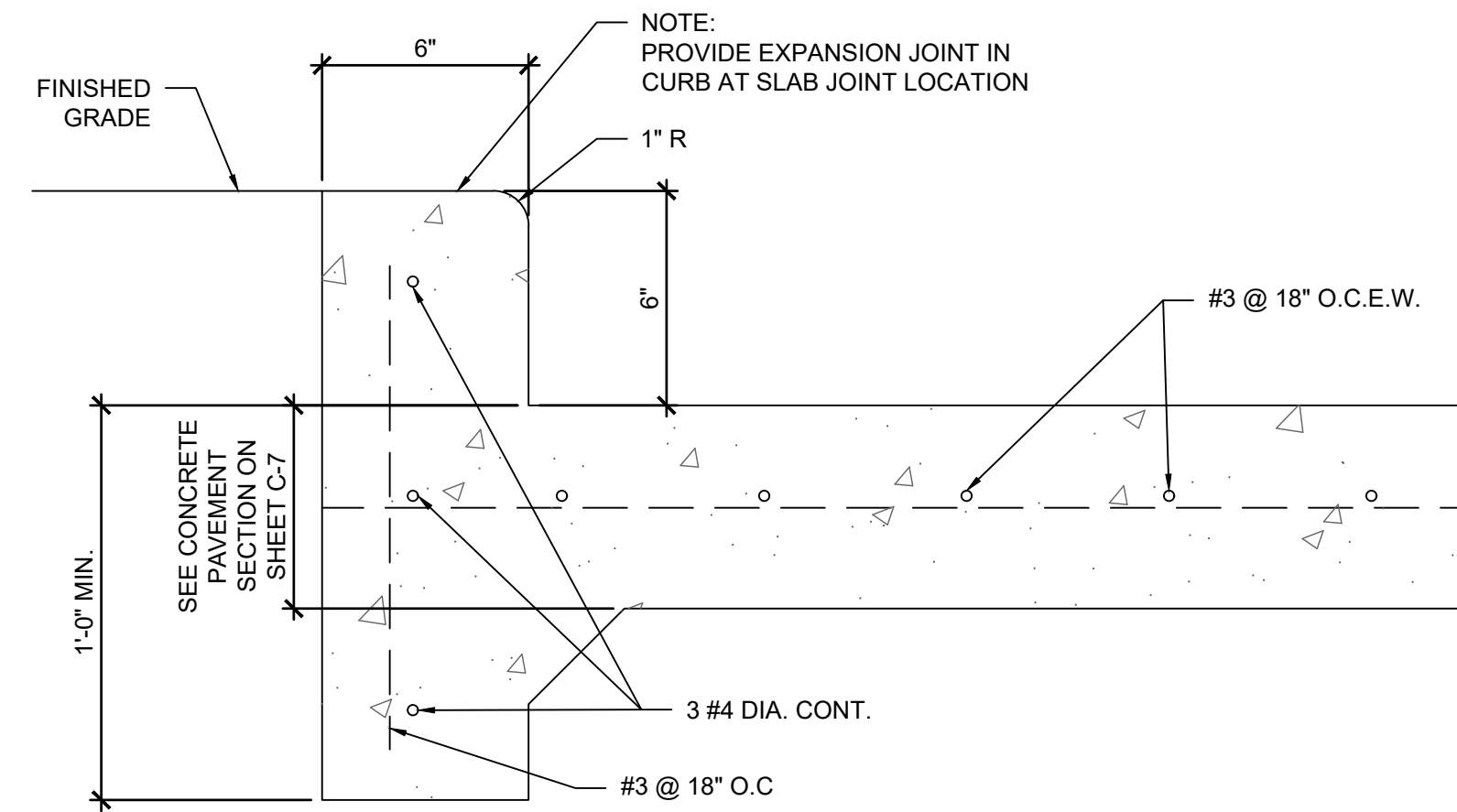
STRUCTURE BACKFILL NOTES

- A. BACKFILL TO BE PLACED IN 8" LIFTS
- B. NO ON SITE FILL WILL BE ALLOWED FOR UTILITY STRUCTURES.

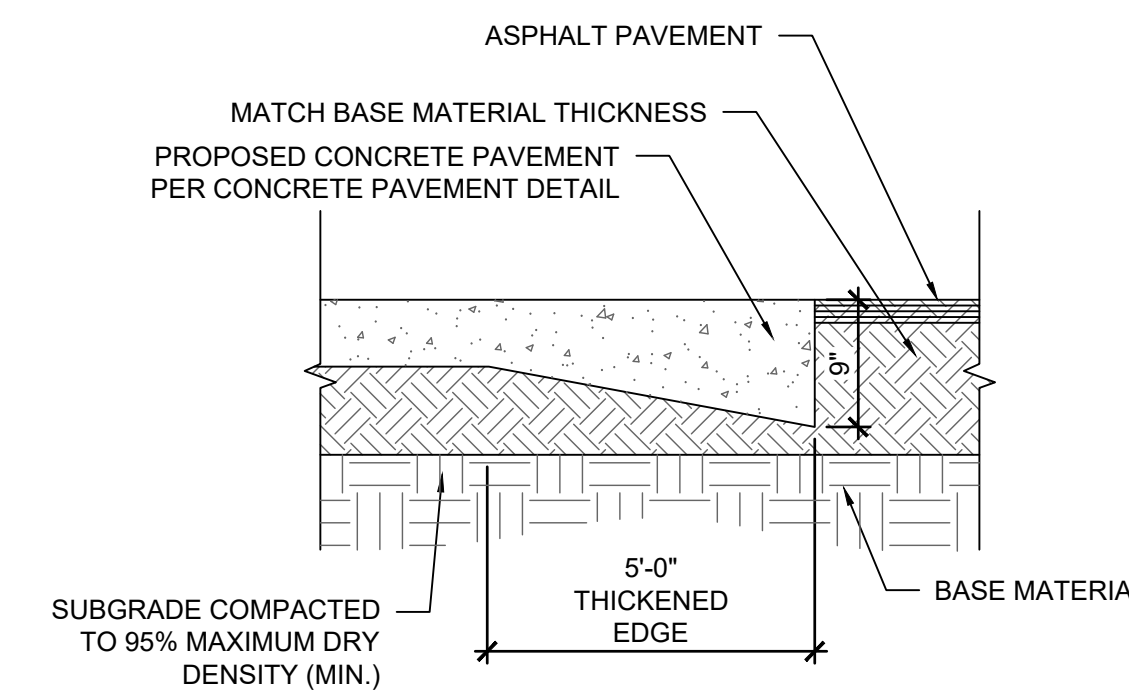
D STRUCTURE BACKFILL
C-11/N.T.S.



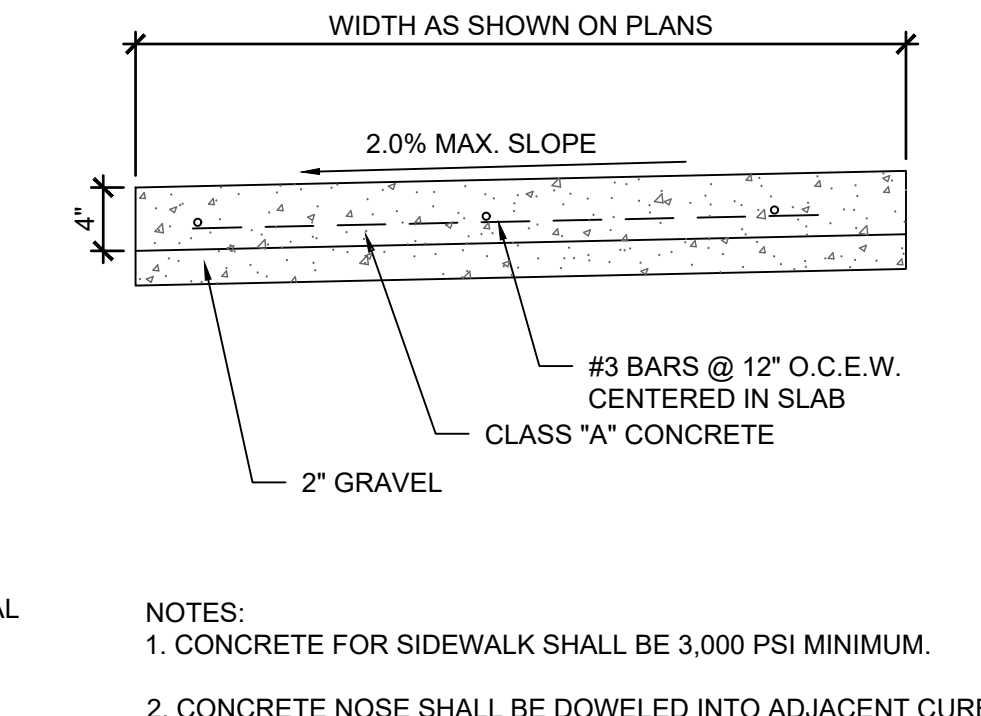
E CURB INLET DETAIL
C-11/N.T.S.



F MONOLITHIC CURB DETAIL
C-11/N.T.S.



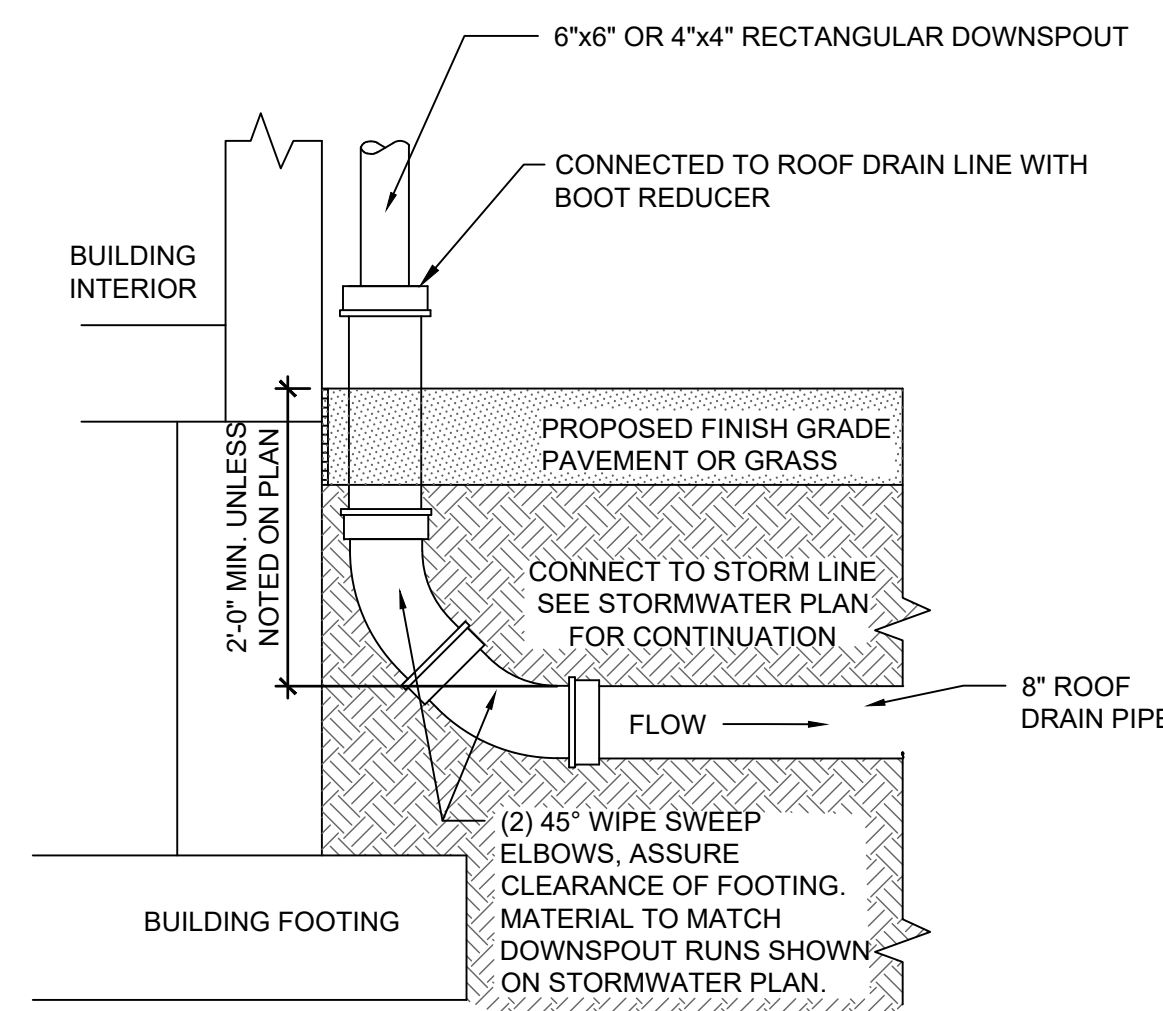
G PAVEMENT TRANSITION
C-11/N.T.S.



NOTES:

1. CONCRETE FOR SIDEWALK SHALL BE 3,000 PSI MINIMUM.
2. CONCRETE NOSE SHALL BE DOWELED INTO ADJACENT CURB

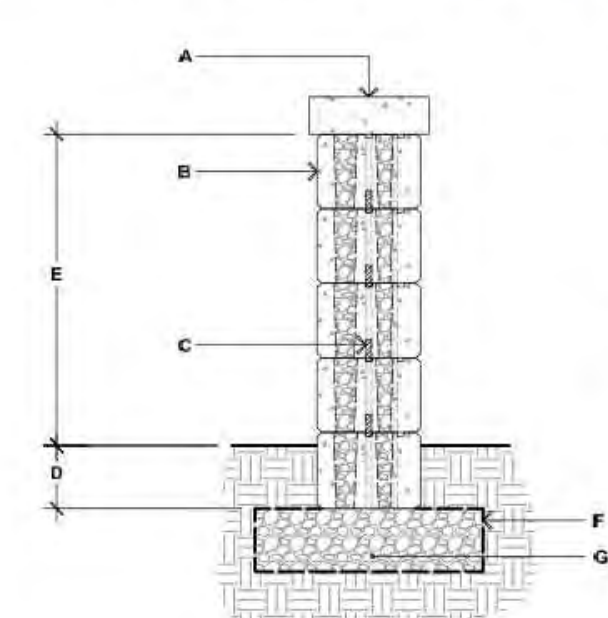
H CONCRETE CURB NOSE DETAIL
C-11/N.T.S.



I EXTERIOR DOWNSPOUT BOOT
C-11/N.T.S.

INSTALLATION GUIDE

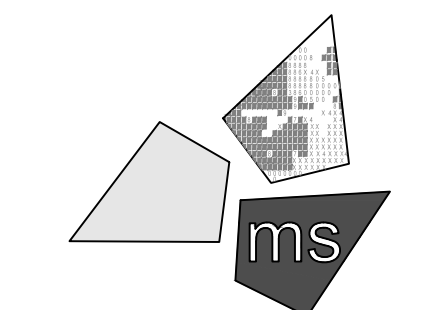
FREESTANDING WALLS - RAFFINATO 90 mm & 180 mm



RAFFINATO 90 mm & 180 mm

- A. TECHO-BLOC CAP UNIT SECURED TO UNIT BELOW WITH CONCRETE ADHESIVE
- B. RAFFINATO 90 mm AND 180 mm DOUBLE-SIDED WALL UNITS SECURE EACH ROW WITH CONCRETE ADHESIVE
- C. CONNECTOR
- D. EMBEDMENT DEPTH, 6" (150 mm) MIN.
- E. 29 7/16" (750 mm) MAX.
- F. GEOTEXTILE
- G. COMPACTED GRANULAR LEVELING PAD, 6" (150 mm) THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS

J FREESTANDING MODULAR BLOCK WALL WITH CAP UNIT
C-11/N.T.S.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE

SITE DETAILS

NOT FOR CONSTRUCTION

DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

DRAWING



1-800-DIG-RITE or 811
MAKE THE CALL... IT'S THE LAW

ADS® Barracuda™ Max

The Barracuda Max is market-leading stormwater quality technology. This high-performance vortex hydrodynamic separator is designed to remove total suspended solids in order to protect our precious waters. The Barracuda Max is also an outstanding value that offers multiple pipe configurations, and quick installation. The "Max" version of the Barracuda is built on the base platform of the original ADS Barracuda with improved removal efficiencies and installation components.

Features

- Single manhole design
- No elevation loss between the inlet and outlet
- Variable inlet/outlet angle configurations (not just 180 degree orientation)
- Internal bypass for inline installation (where applicable)
- Revolutionary, patent-pending "teeth" mitigate turbulence in the sump area to prevent re-suspension of captured contaminants and an added deflector plate and bowl extension enhance the unit's removal capabilities

Benefits

- Internal components are in stock for quick delivery
- The S3, S4, S6, and S8 can be installed in a standard 36" (900 mm), 48" (1200 mm), 72" (1800 mm), and 96" (2400 mm) precast manhole, respectively
- The S3 & S4 can be provided factory installed within a 36" (900 mm) and 48" (1200 mm) ADS HP manhole and delivered to the jobsite
- The Barracuda Max "teeth" and deflector plate apparatus are fabricated and designed for quick and easy field assembly
- Designed for easy maintenance using a vacuum truck or similar equipment.
- Inspection and maintenance are performed from the surface with no confined space entry

Barracuda Specification

Materials and Design

- Concrete Structures: Designed for H-20 traffic loading and applicable soil loads or as otherwise determined by a Licensed Professional Engineer. The materials and structural design of the devices shall be per ASTM C87 and ASTM C85.
- 36" (900 mm) and 48" (1200 mm) HP Manhole Structures: Made from an impact modified copolymer polypropylene meeting the material requirements of ASTM F2764. The eccentric cone reducer shall be manufactured from polyethylene material meeting ASTM D3350 cell class 213320C. Gaskets shall be made of material meeting the requirements of ASTM F477.
- Separator internals shall be substantially constructed of stainless steel, polyethylene or other thermoplastic material approved by the manufacturer.

Performance

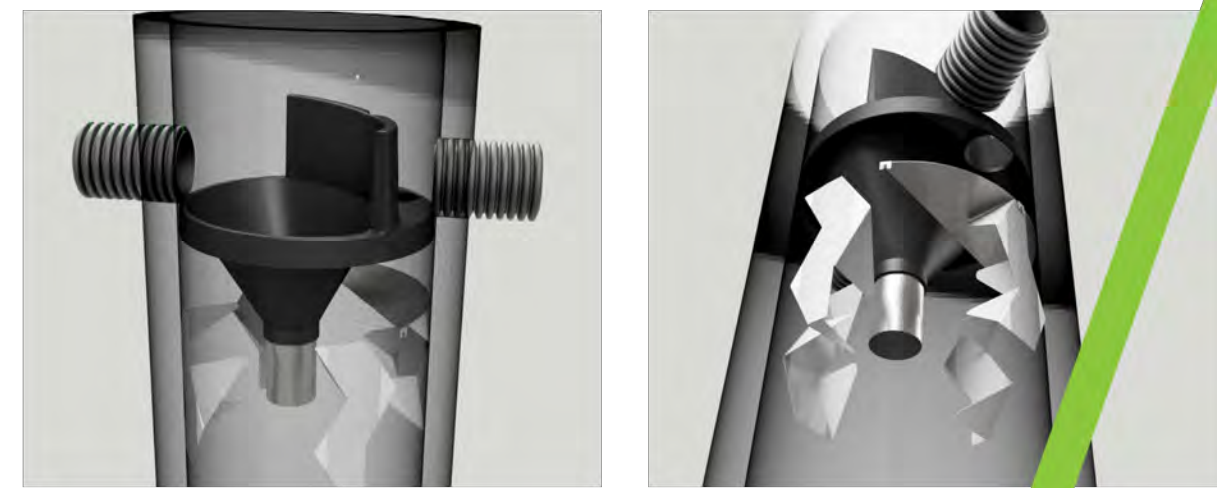
- The stormwater treatment unit shall be an inline unit capable of conveying 100% of the design peak flow. If peak flow rates exceed maximum hydraulic rate, the unit shall be installed offline.
- The Barracuda Max unit shall be designed to remove at least 80% of the suspended solids on an annual aggregate removal basis. Said removal shall be based on full-scale third party testing using OK-110 media gradation or equivalent and 300 mg/L influent concentration. Said full scale testing shall have included sediment capture based on actual total mass collected by the stormwater treatment unit.
- OR -
- The Barracuda Max unit shall be designed to remove at least 50% of TSS using a media mix with d_{50} = 75 micron and 200 mg/L influent concentration.
- OR -
- The Barracuda Max unit shall be designed to remove at least 50% of TSS per current NJDEP/NJCAT HDS protocol.
- The stormwater treatment unit internals shall consist of (1) separator cone assembly, and (1) sump assembly, which includes the "teeth".

Barracuda Max Model	Manhole Diameter	NJDEP (50% removal)	OK-110 (80% removal)
S3	36" (900 mm)	0.85 CFS (24.1 L/s)	0.86 CFS (24.1 L/s)
S4	48" (1200 mm)	1.52 CFS (43.0 L/s)	1.52 CFS (43.0 L/s)
S6	72" (1800 mm)	3.40 CFS (96.3 L/s)	3.42 CFS (96.8 L/s)
S8	96" (2400 mm)	6.08 CFS (172.2 L/s)	6.08 CFS (172.2 L/s)

*Peak bypass flows are dependent on final design

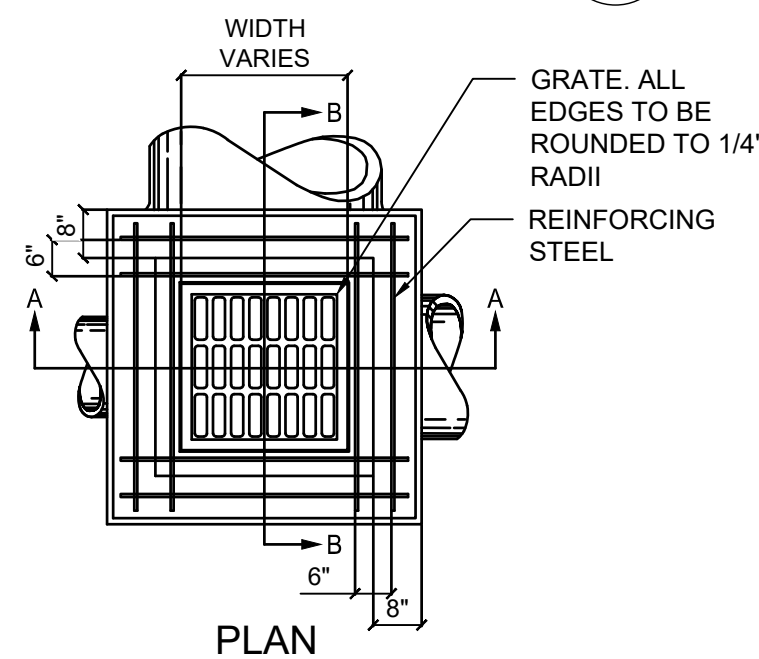
Installation

Installation of the stormwater treatment unit(s) shall be performed per manufacturer's installation instructions. Such instructions can be obtained by calling Advanced Drainage Systems at 800-821-6710 or by logging on to www.adspipe.com.

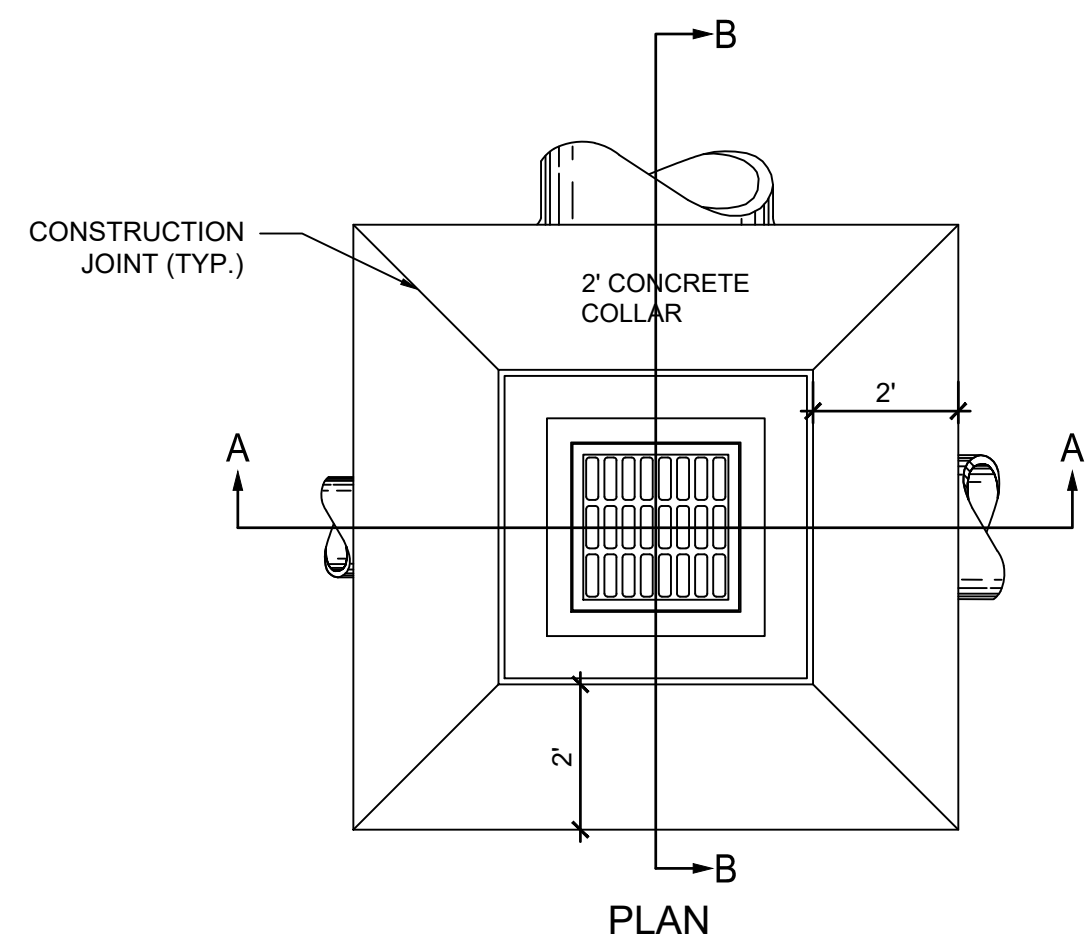


adspipe.com
800-821-6710

C OUTLET CONTROL STRUCTURE C-12/N.T.S.



BASIN SIZING			
INSIDE DIMENSION	PIPE SIZE	TOP SLAB REINFORCING AT 6" O.C.	
3'-0" x 3'-0"	12" to 33"	(8) #4 BARS	
4'-0" x 4'-0"	36" to 42"	(12) #4 BARS	

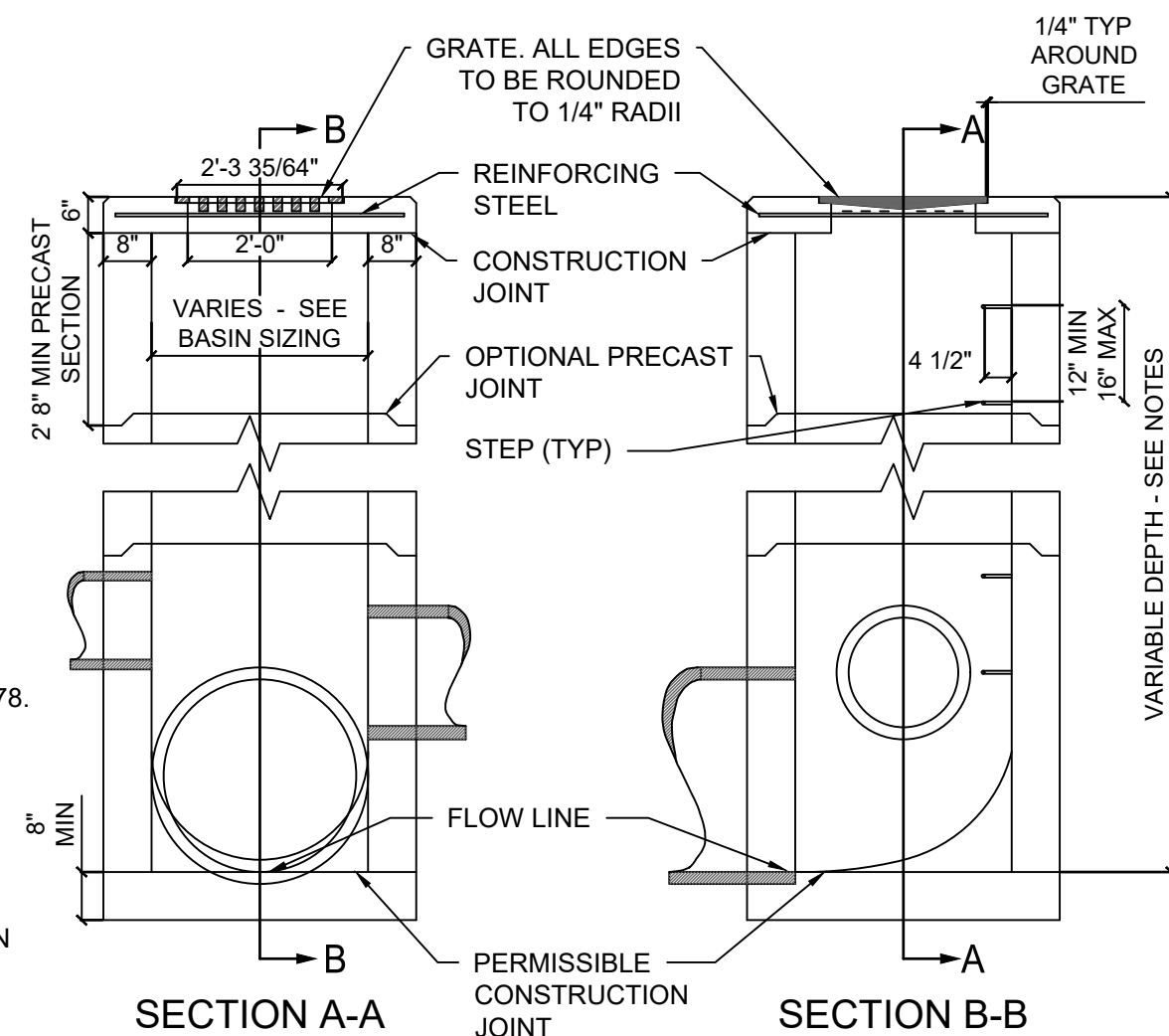


AGGREGATE	DRY AGGREGATES (LB/C.Y.)			CEMENT CONTENT (LB/C.Y.)	WATER-CEMENT RATIO (MAX)
	FINE	COARSE	TOTAL		
GRAVEL	1160	1735	2895	600	0.5
LIMESTONE	1285	1630	2915	600	0.5
SLAG	1350	1360	2710	600	0.5

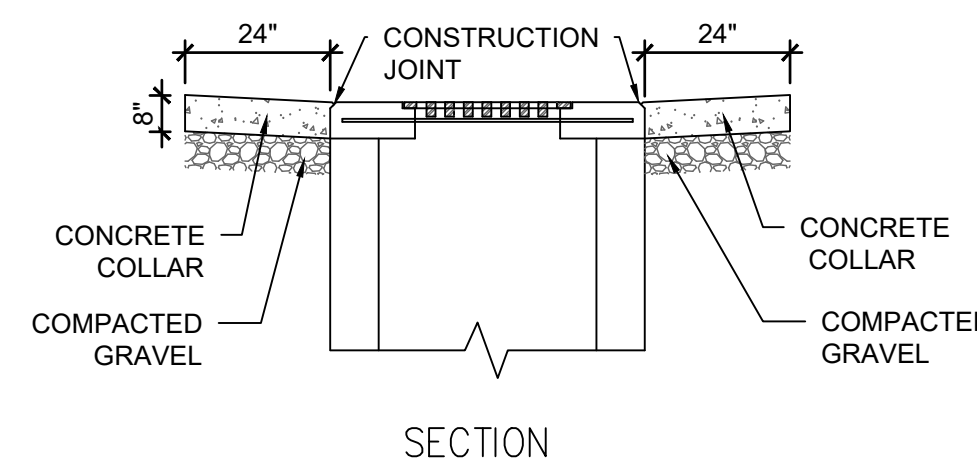
NOTES

- GRATE: E.I. NO. 5115M2, 5115Z OR APPROVED EQUAL. NEENAH NO. 4852, 1893-0018 OR APPROVED EQUAL. WALLS: CAST-IN-PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8". PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE REINFORCED SUFFICIENTLY TO SHIPPING AND HANDLING WITHOUT DAMAGE. PRECAST TOPS SHALL BE 8" THICK. STEPS: STEPS SHALL BE PROVIDED WHERE THE DEPTH OF THE STRUCTURE EXCEEDS 6'. CONCRETE: CAST-IN-PLACE CONCRETE TO MEET THE COMPOSITION SPECIFIED IN THE CONCRETE TABLE. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C478.
- INLETS OVER 12" IN DEPTH SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE, REINFORCED WITH #4 BARS ON 12" CENTERS BOTH VERTICALLY AND HORIZONTALLY WITH 2" CLEARANCE FROM INSIDE WALL FACE. PRECAST BASE: IF A PRECAST BASE IS USED, IT SHALL BE SET DEEP ENOUGH SO THAT THE TOP CAN BE PLACED ON THE BASE TO PROVIDE THE GRATE ELEVATION SPECIFIED IN THE PLANS. PRECAST GRADE RINGS MAY BE USED TO ADJUST THE TOP ELEVATION. MINIMUM OF TWO COURSES OF BRICK SHALL BE USED TO ADJUST THE TOP ELEVATION. LOCATION AND ELEVATION: WHEN GIVEN ON THE PLANS, THE LOCATION AND THE ELEVATION ARE AT THE TOP CENTER OF THE GRATE. MINIMUM DEPTH: THE MINIMUM DEPTH SHALL BE THE OUTSIDE DIAMETER (O.D.) OF THE OUTLET PIPE PLUS 7". OPENINGS: PIPE OPENINGS SHALL BE THE O.D. OF THE PIPE BEING SUPPLIED PLUS 2" WHEN PREFABRICATED OR FIELD CUT. THE INTERSTITIAL SPACE SHALL BE FILLED WITH GROUT.

A SQUARE CATCH BASIN DETAIL C-12/N.T.S.



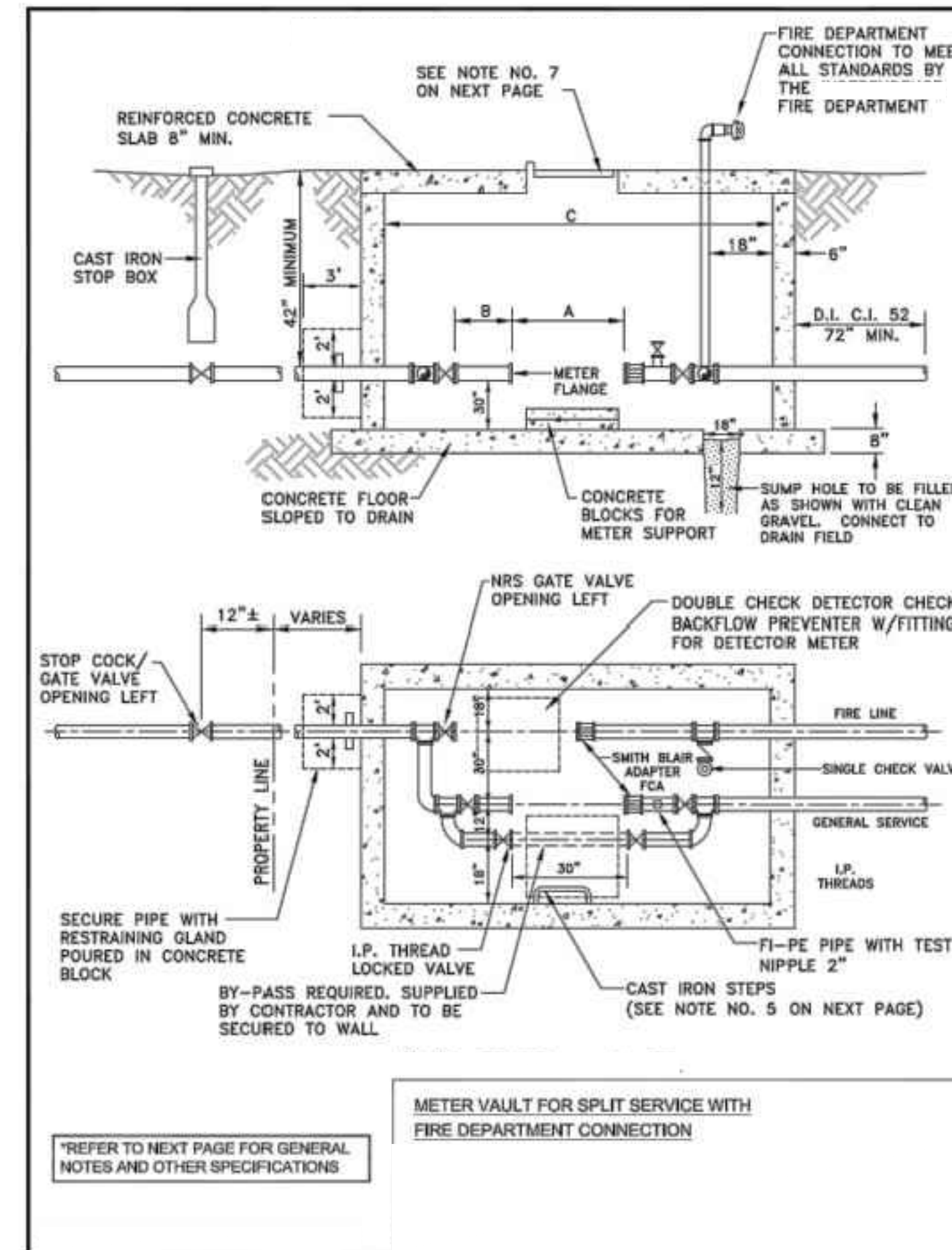
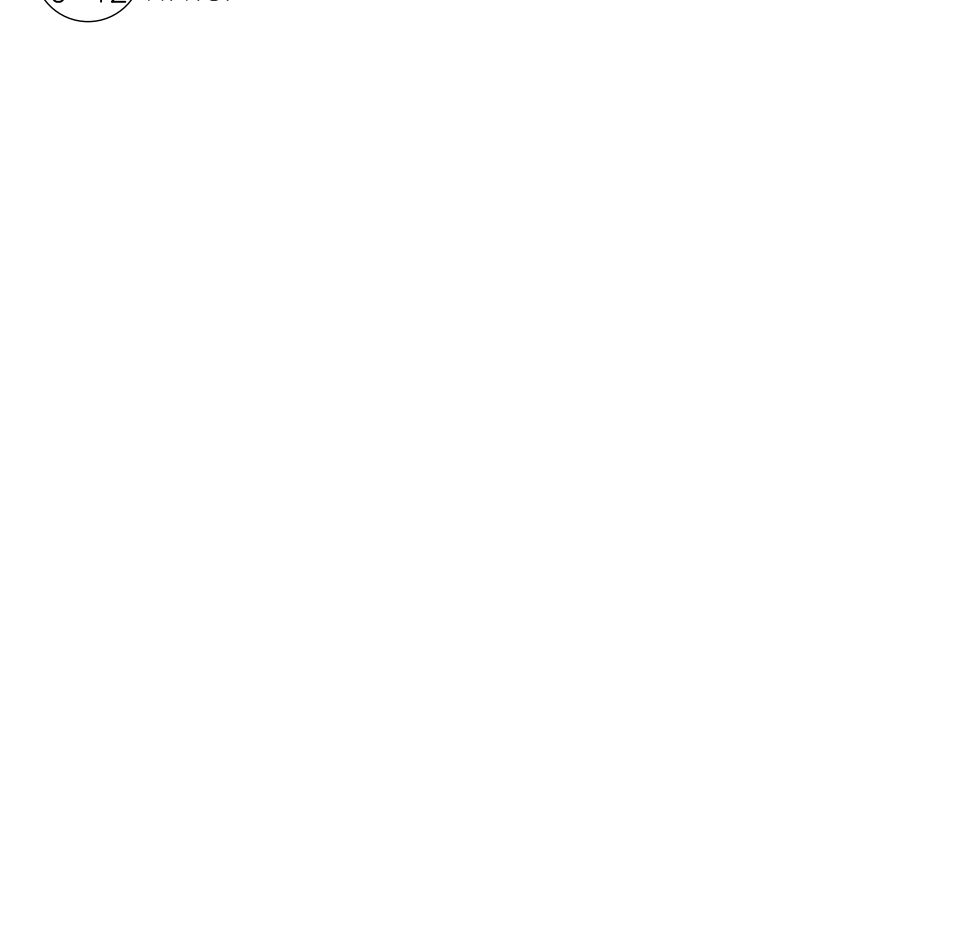
D BACKFLOW PREVENTER METER VAULT FOR SPLIT SERVICE WITH FDC C-12/N.T.S.



NOTES

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI
- CONCRETE COLLAR SHALL SLOPE TO GRATE AT 5.0%

B CATCH BASIN CONCRETE COLLAR C-12/N.T.S.



METER VAULT FOR SPLIT SERVICE WITH FIRE DEPARTMENT CONNECTION

GENERAL RULES:

- METER VAULT WALLS TO BE POURED CONCRETE, CONCRETE BLOCK OR PRECAST CONCRETE.
- METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER GENERAL SERVICE METER ON FIRE LINE DETECTOR CHECK VALVE.
- METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER.
- DUCTILE IRON GLASS 52 OR TYPE "M" OR "L" COPPER THROUGH VAULT.
- CAST IRON STEPS CLAY & BAILEY 2104 OR APPROVED EQUAL TO BE ON 16" CENTERS.
- VALVES ON EACH SIDE OF GENERAL SERVICE METER FOR 1-1/2" OR 2" SERVICE TO HAVE SCREW ENDS, I.P. THREADS: FOR 3" AND ABOVE VALVES MUST HAVE FLANGED ENDS, BE IN ALIGNMENT AND BE ADEQUATELY SECURED TO WITHSTAND WATER THRUST WITH METER REMOVED.
- NON-TRAFFIC: BILCO "K-1" SINGLE LEAF ALUMINUM, CLAY & BAILEY 2213 OR APPROVED EQUAL. IN TRAFFIC: CLAY & BAILEY 2215, RING AND LID WITH HANDLE AND OUTER LID OR APPROVED EQUAL. NON-TRAFFIC METERS ARE PREFERRED; HOWEVER, IF A NON-TRAFFIC AREA IS NOT PROVIDED, VAULTS IN TRAFFIC WILL BE ALLOWED UNDER THE FOLLOWING CIRCUMSTANCES: IF IN PAVED OR CONCRETE AREA WHERE CARS WILL DRIVE OR PARK, THE METER VAULT MUST HAVE 4" STEEL POST BOLLARDS INSTALLED AROUND IT. BOLLARDS ARE TO BE FILLED WITH CONCRETE EXTENDING 48" ABOVE GROUND.
- A DEPARTMENT OF NATURAL RESOURCES (DNR) APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. AS OF 1 JANUARY 1987 THE DNR REQUIRES THAT FIRE SPRINKLER SYSTEMS USING CHEMICALS MUST HAVE A DNR APPROVED REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER INSTALLED. THIS DEVICE CAN BE INSTALLED IN AN UNDERGROUND VAULT ONLY WITH THE WRITTEN APPROVAL OF THE DNR WITH A COPY TO THE ENGINEERING DIVISION OF THE WATER DEPARTMENT
- CONTACT THE SERVICE DIVISION OF THE WATER DEPARTMENT BEFORE INSTALLING THE VAULT.

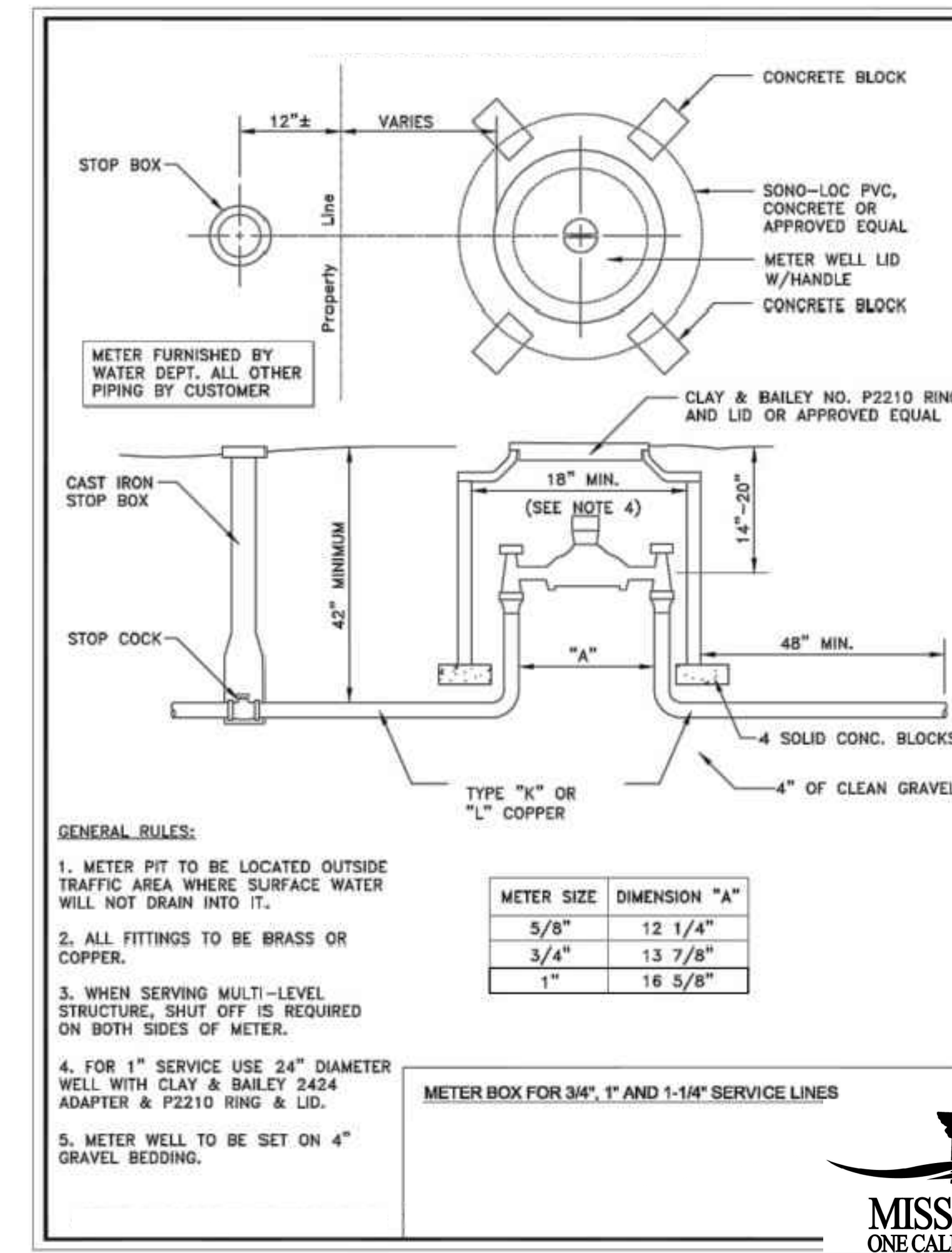
GENERAL SERVICE		FIRELINE				
SIZE	BY-PASS SIZE (**)	A	B	8"	6"	4"
(**) 1-1/2"	NA	13"	12"	140"	130"	130"
(**) 2"	NA	17"	16"	140"	130"	130"
(**) 3"	1-1/2"	19-3/4"	24"	159"	157"	156"
(**) 4"	2"	23-3/4"	32"	174"	172"	171"
(**) 6"	3"	27-3/4"	48"	206"	204"	203"

(*) IF HIGH CONTINUOUS RATE OF FLOW IS REQUIRED, A LARGER BY-PASS MAY BE PERMITTED, BUT NOT LARGER THAN PRIMARY DOMESTIC SERVICE

(**) FORD METER SETTER VYB86 OR VYB77 WITHOUT BY-PASS OR APPROVED EQUAL

(***) FOR 5/8", 3/4" AND 1" METERS USE FORD YOKE #501, 502 OR 503 OR APPROVED EQUAL NO BY-PASS REQUIRED.

METER VAULT FOR SPLIT SERVICE WITH FIRE DEPARTMENT CONNECTION



GENERAL RULES:

- METER PIT TO BE LOCATED OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT.
- ALL FITTINGS TO BE BRASS OR COPPER.
- WHEN SERVING MULTI-LEVEL STRUCTURE, SHUT OFF IS REQUIRED ON BOTH SIDES OF METER.
- FOR 1" SERVICE USE 24" DIAMETER WELL WITH CLAY & BAILEY 2424 ADAPTER & P2210 RING & LID.
- METER WELL TO BE SET ON 4" GRAVEL BEDDING.

METER SIZE	DIMENSION "A"
5/8"	12 1/4"
3/4"	13 7/8"
1"	16 5/8"

E IRRIGATION METER C-12/N.T.S.

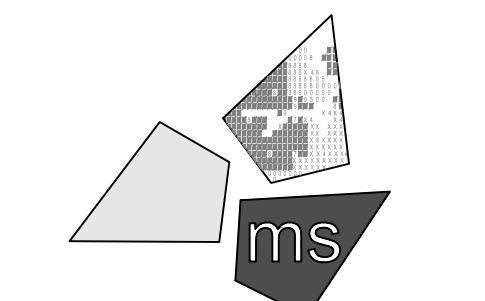
MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE or 811
MAKE THE CALL... IT'S THE LAW

REVISION/DATE/DESCRIPTION

CITY REVIEW 08/06/2021

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Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
WESTMORE, MO

SHEET TITLE SITE DETAILS

NOT FOR CONSTRUCTION

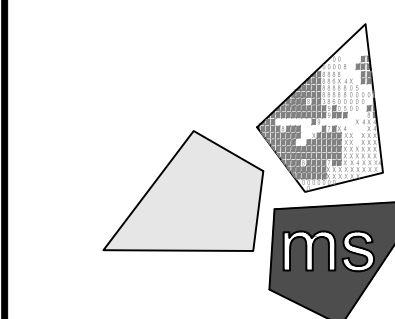
DRAWN BY: DCS
CHECKED BY: PJK
PROJECT NO: 40497-10

DRAWING
C-12

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PROJECT

PROPOSED PT20M BUILDING TYPE

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SITE DETAILS

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DRAWN BY: DCS

CHECKED BY: PJK

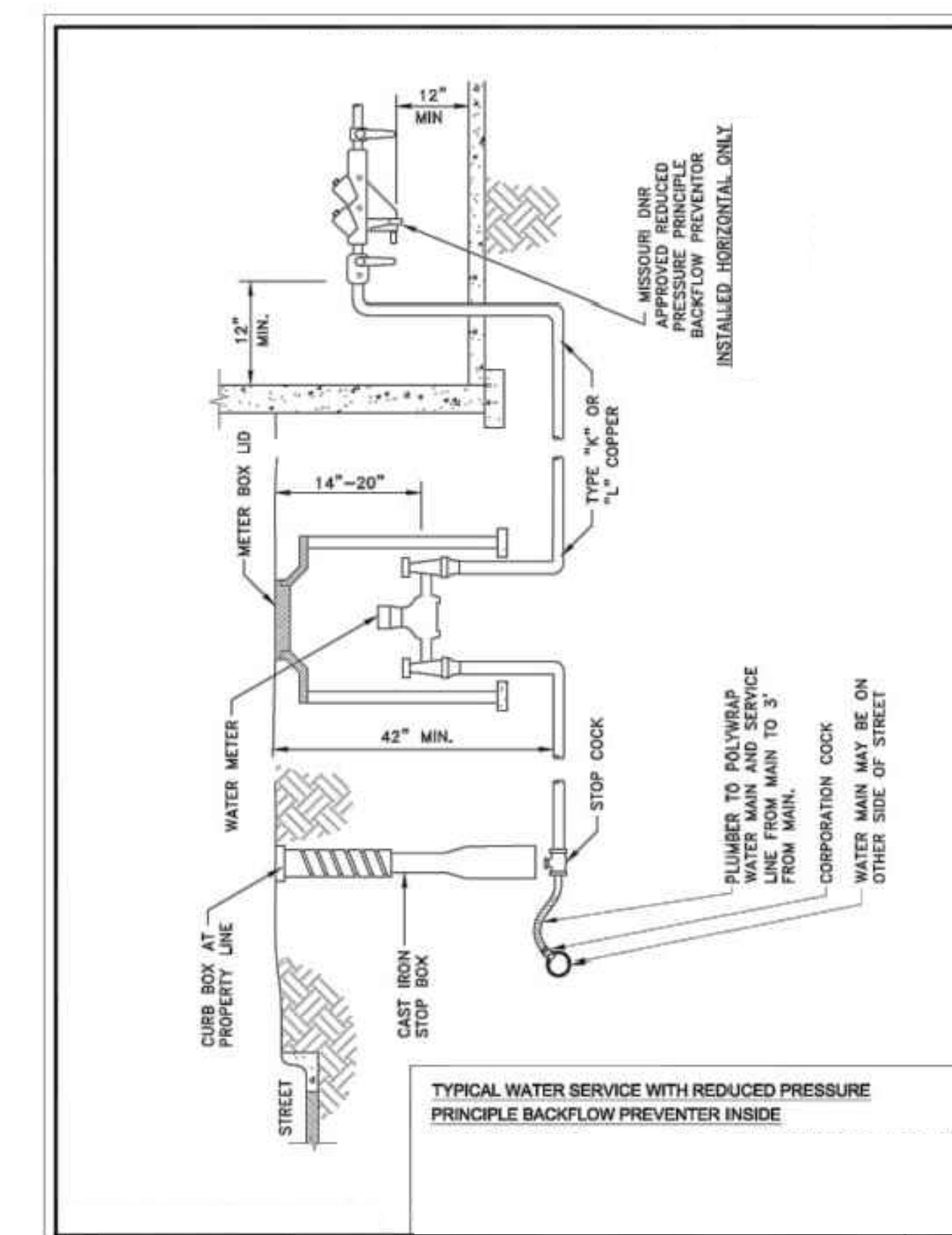
PROJECT NO: 40497-10

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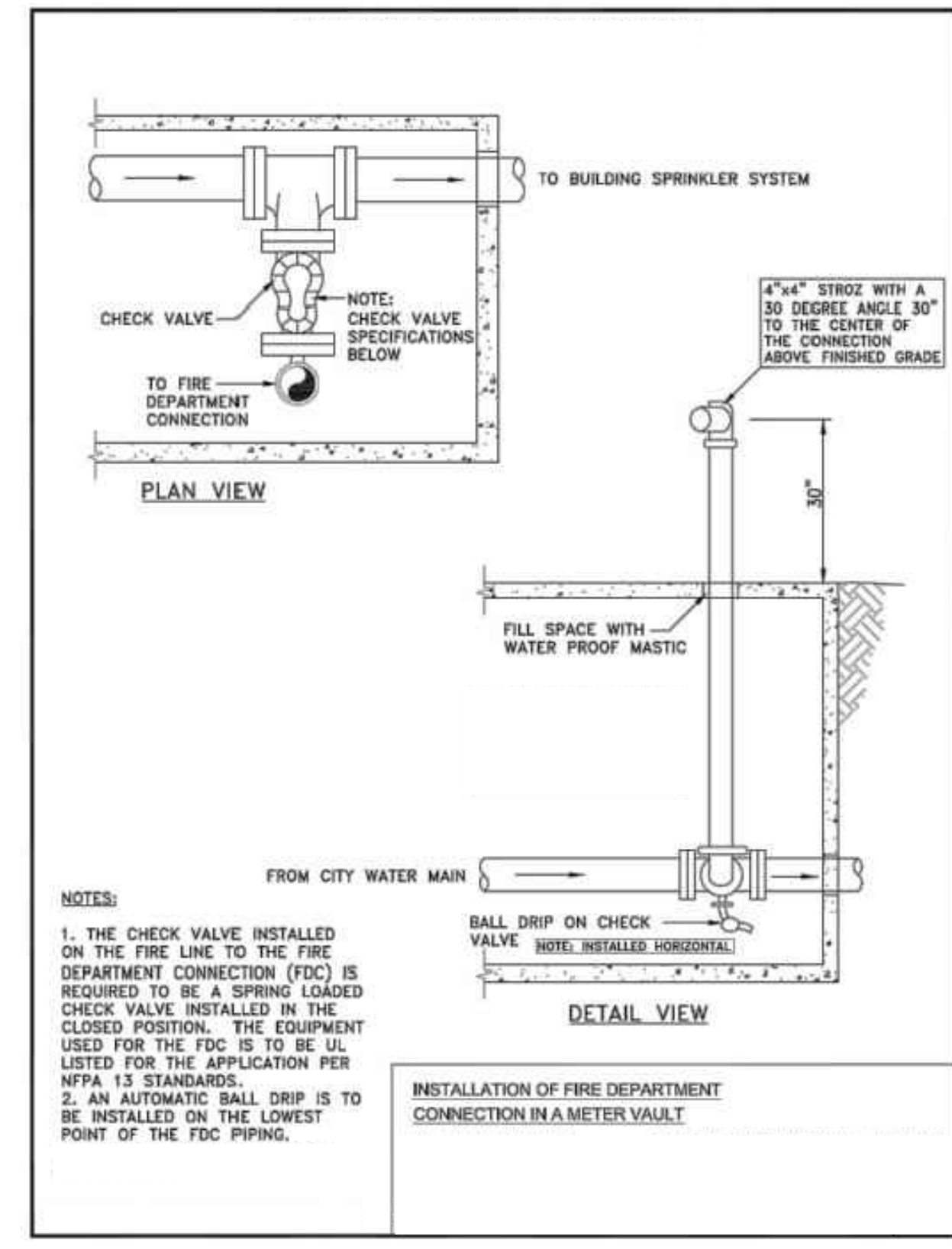


1-800-DIG-RITE or 811
MAKE THE CALL... IT'S THE LAW

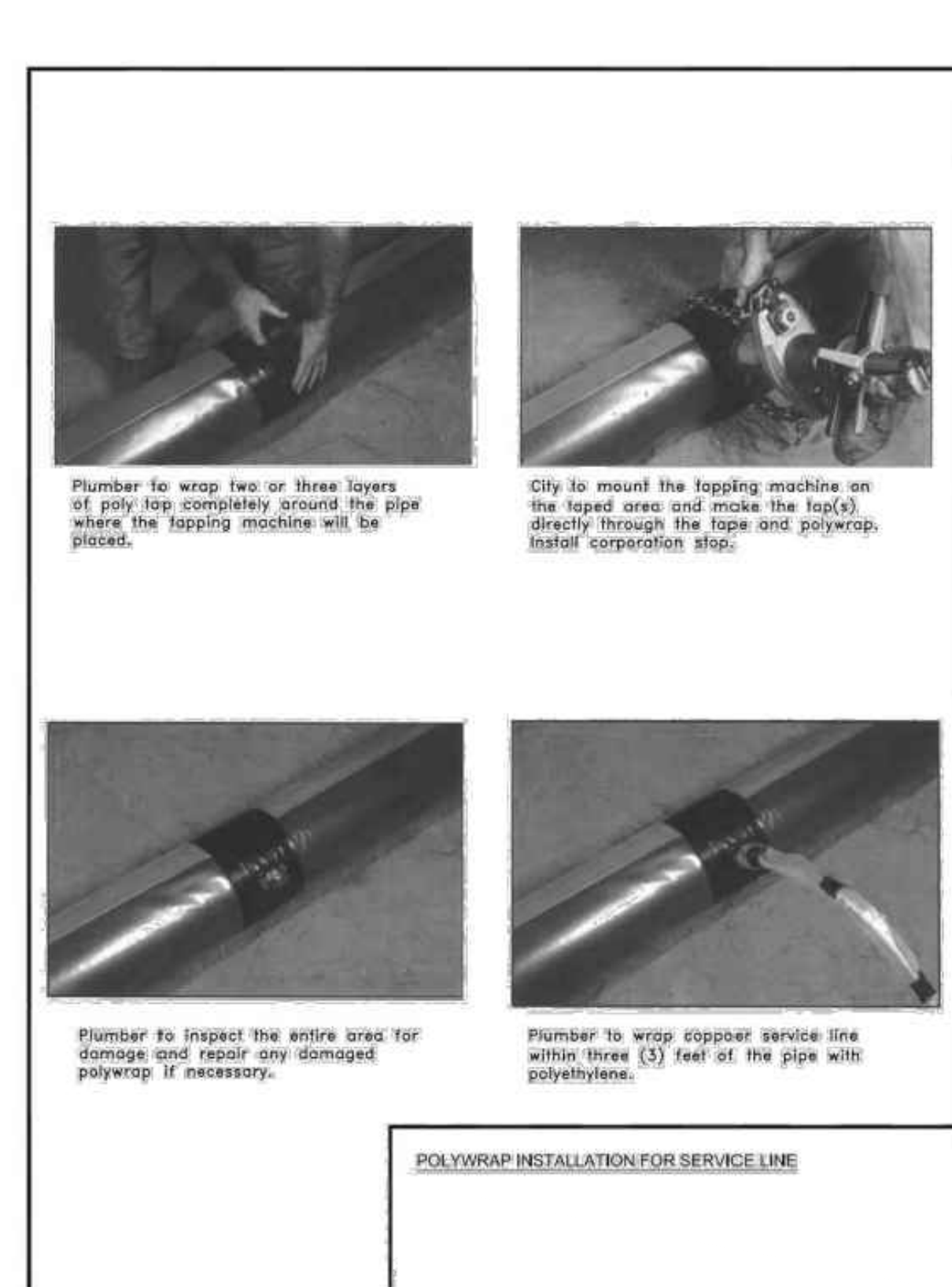
C-13



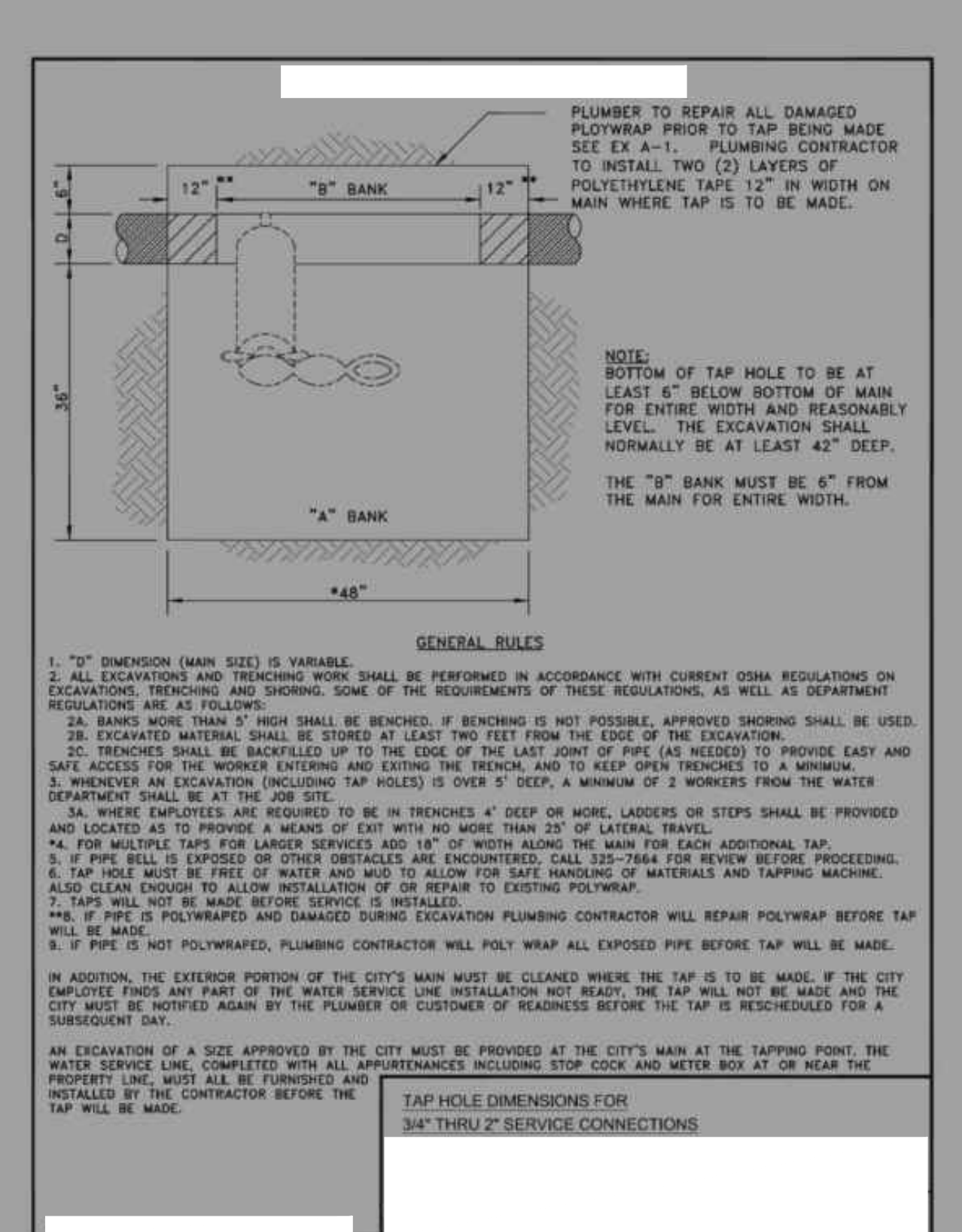
D TYP. WATER W/RED. BACKFLOW PREVENTER INSIDE
C-13/N.T.S.



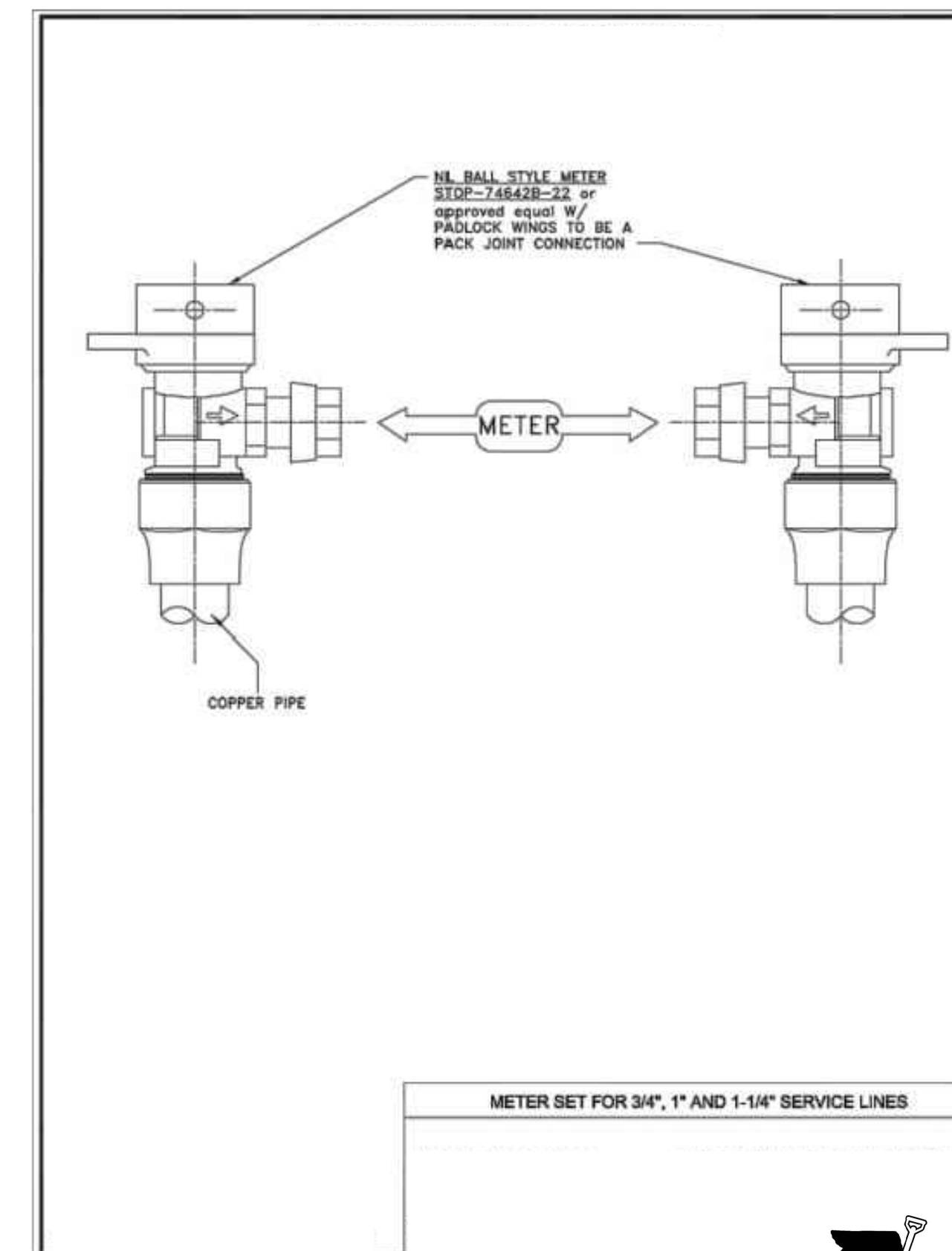
C INSTALLATION OF A FDC IN A METER VAULT
C-13/N.T.S.



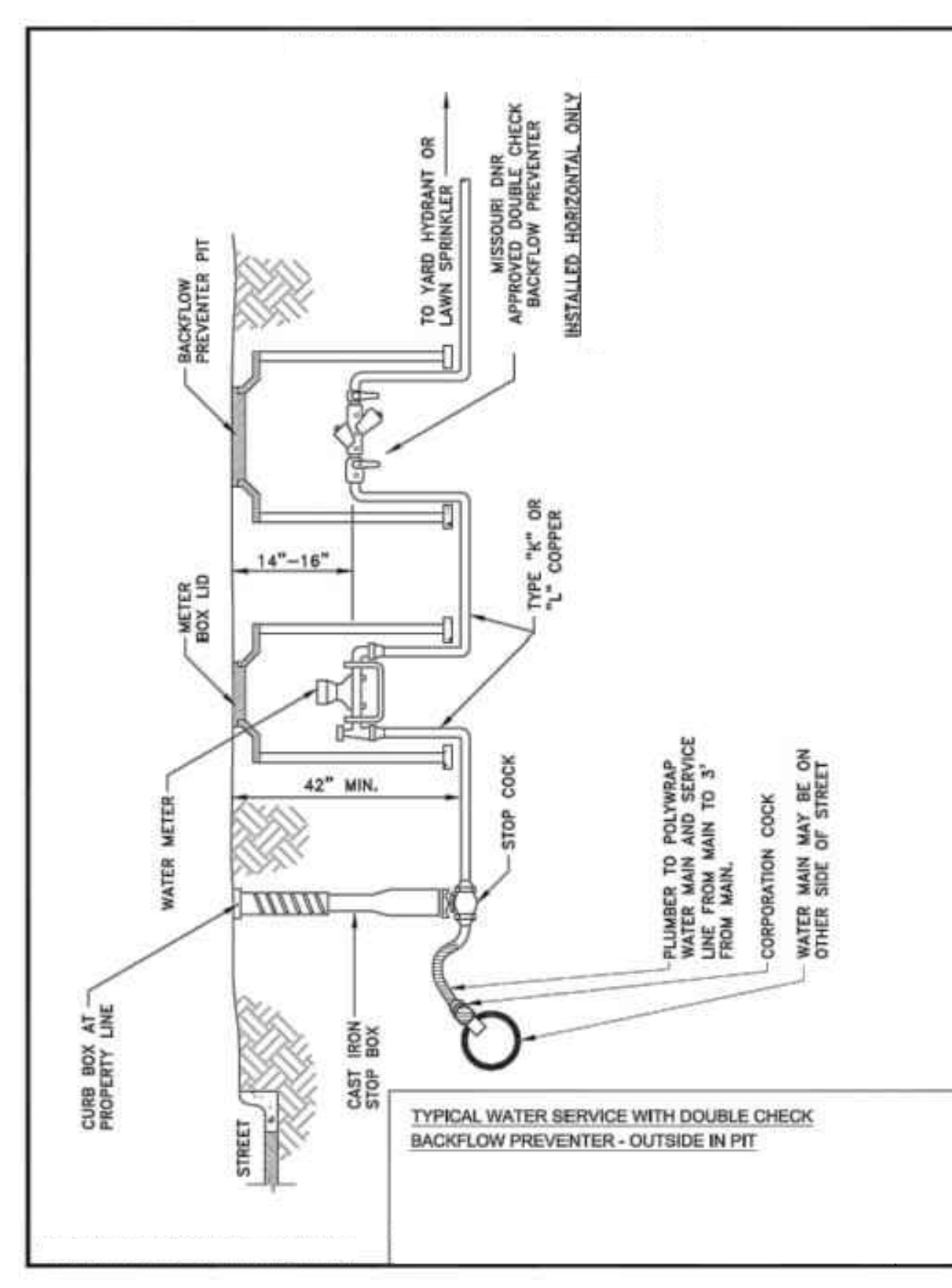
B INSTALLATION OF A FDC IN A METER VAULT
C-13/N.T.S.



A TAP HOLE DIMENSIONS FOR SERVICE CONNECTIONS
C-13/N.T.S.



H METER SET FOR SERVICE LINES
C-13/N.T.S.



G TYP. WATER SERVICE W/DBL CHECK BACKFLOW PREVENTER OUTSIDE
C-13/N.T.S.

**MISSOURI
DNR REGULATION CLAUSE
REGARDING BACKFLOW PREVENTION**

Effective January 1, 1987 the Missouri Department of Natural Resources established a new regulation governing the installation and testing of "backflow preventers."

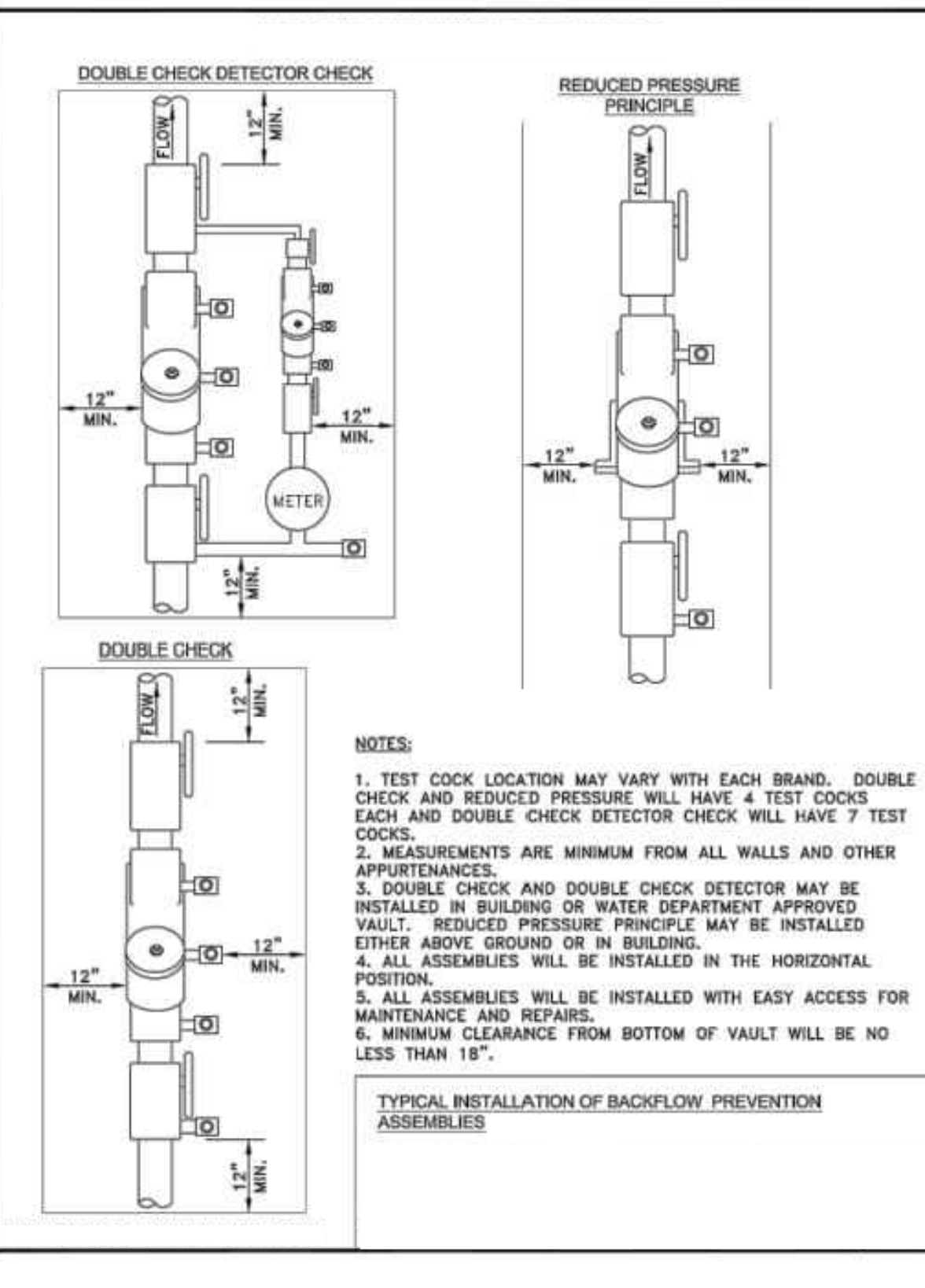
To insure that the backflow preventer required at the project is in proper working order, the customer or owner shall have the device inspected and tested by a State certified backflow prevention tester, and the report of the test returned to the Independence Water Department.

If the report of test is not received by the Independence Water Department within thirty (30) days after the installation of the backflow prevention device, water service to this project will be subject to discontinuance.

Install device in a horizontal and upright position, before any tees or wyes.

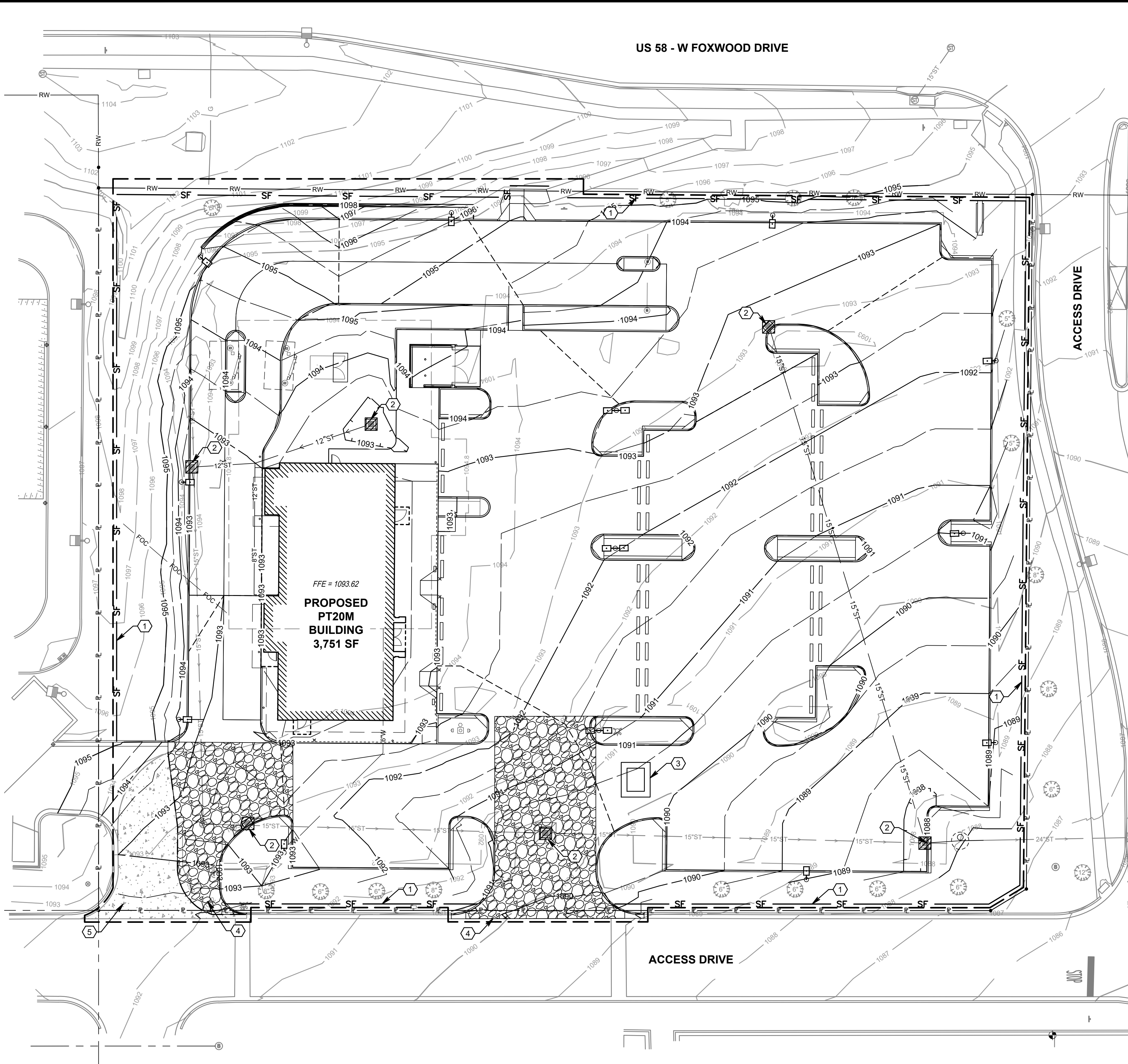
The test reports for the new backflow device(s) must be received by the Independence Water Department before the Final Inspection of the project can be approved.

F MODNR REGULATION CLAUSE
C-13/N.T.S.



E BACKFLOW PREVENTER ASSEMBLIES
C-13/N.T.S.

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US 58 - W FOXWOOD DRIVE

KEYED NOTES:

- ① TEMPORARY SILT FENCE, SEE DETAIL A ON THIS SHEET.
- ② INLET PROTECTION, SEE DETAIL B ON SHEET C-15.
- ③ CONCRETE WASHOUT, SEE DETAIL B ON SHEET C-15.
- ④ CONSTRUCTION ENTRANCE, SEE DETAIL ON SHEET C-16.
- ⑤ EXISTING DRIVE PAVEMENT USED TO MAINTAIN VEHICLE ACCESS TO ADJACENT BUSINESSES. SEE DEMOLITION PLAN, SHEET C-3.

LEGEND

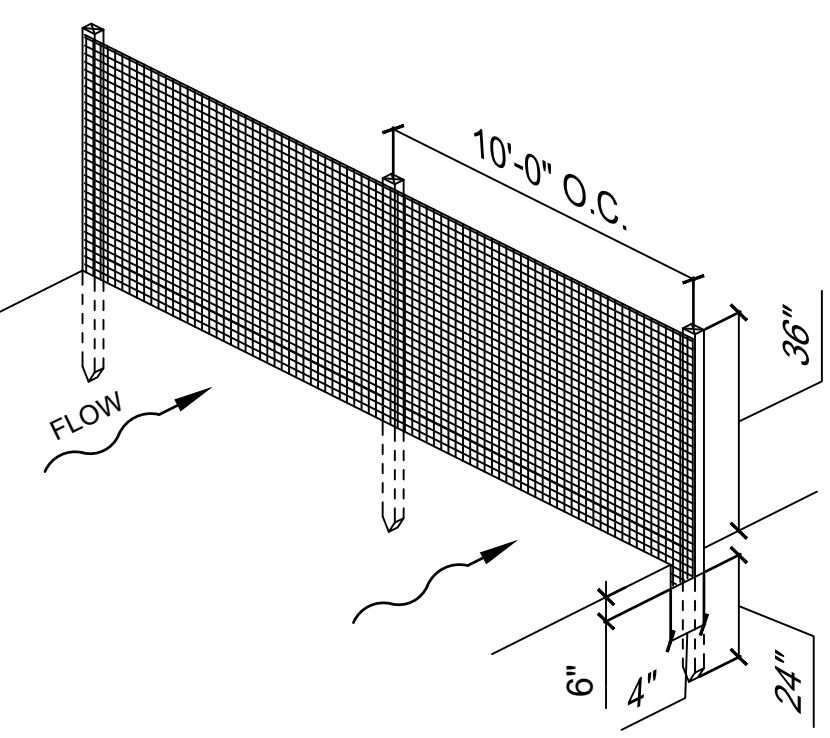
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION (DANDY BAG)
- CONSTRUCTION LIMIT
- SILT FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR

GENERAL NOTES:

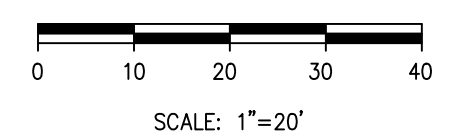
1. THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG. TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE. THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

1. SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

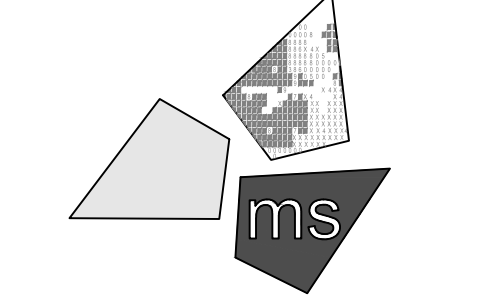


A TEMPORARY SILT FENCE
C-14 N.T.S.



REVISION	DATE	DESCRIPTION
CITY REVIEW	08/06/2021	

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engineers, architects, planners
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phone 614.898.7100
fax 614.898.7570

PROJECT
PROPOSED PT20M BUILDING TYPE
1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE
STORMWATER POLLUTION PROTECTION PLAN
NOT FOR CONSTRUCTION

DRAWN BY:	DCS
CHECKED BY:	PJK
PROJECT NO:	40497-10
DRAWING	C-14

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PROJECT NAME AND LOCATION
WHATABURGER
1921 W FOXWOOD DR (US HWY 58 & BANKS RD)
RAYMORE, MO 64083

OWNER NAME AND ADDRESS
WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TX 78216
PHONE: (210) 476-6625
CONTACT: MATT BARTHOLOMEW
EMAIL: mbartholomew@wbhq.com

SITE CONTACT
ms consultants, inc.
2221 SCHROCK ROAD
COLUMBUS, OHIO 43229
PHONE: (614) 898-7100
CONTACT: IAN AULTMAN
EMAIL: iaaultman@msconsultants.com

GENERAL SCOPE OF PROJECT
THIS PROJECT WILL CONSIST OF A RESTAURANT AND THE CONSTRUCTION OF ASSOCIATED DRAINAGE FACILITIES AND OTHER MISCELLANEOUS SITE WORK.

NATURE OF CONSTRUCTION ACTIVITY (CHECK ALL THAT APPLY)
SUBDIVISION _____
COMMERCIAL X
INDUSTRIAL _____
P.U.D. _____
OTHER _____

SOIL TYPES

RESIDUAL CLAY - FAT CLAY, MEDIUM STIFF TO STIFF, WET LIMESTONE - HIGHLY TO COMPLETELY WEATHERED, FRACTURED, WITH CLAY (ARGENTINE LIMESTONE MEMBER)

CONSTRUCTION SITE ESTIMATES

TOTAL SITE AREA:	1.839 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED:	1.839 ACRES
PERCENTAGE IMPERVIOUS AREA BEFORE CONSTRUCTION:	76.90%
RUNOFF COEFFICIENT BEFORE CONSTRUCTION:	0.84
PERCENTAGE IMPERVIOUS AREA AFTER CONSTRUCTION:	73.42%
RUNOFF COEFFICIENT AFTER CONSTRUCTION:	0.86

RECEIVING WATERS

UNIDENTIFIED WATER (460) (RETENTION BASIN/POND)

CONSTRUCTION SEQUENCE

THE ORDER OF MAJOR ACTIVITIES WILL BE AS FOLLOWS:

- PRE-CONSTRUCTION MEETING
- BEFORE AND SITE GRADING ACTIVITIES BEGIN
 - INSTALL PERIMETER SILT FENCES
 - INSTALL INLET PROTECTION ON EXISTING INLETS
 - CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE
- BEGIN SITE GRADING AND TOPSOIL STRIPPING
 - ESTABLISH TOPSOIL STOCKPILE WITHIN SILT FENCE PERIMETER
 - STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA
 - INSTALL EROSION CONTROL MATTING AT LOCATIONS INDICATED ON PLAN
- INSTALL UTILITIES, SANITARY SEWERS, WATER SERVICES AND STORM SEWERS
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION AND STRUCTURE
- INSTALL CURBS, PREPARE PAVEMENT SUBGRADE AND PROVIDE GOOD AGGREGATE BASE TO AREAS TO BE PAVED.
- PAVE AREAS AND EXTERIOR BUILDING CONSTRUCTION.
- FINAL GRADING AND PERMANENT SEEDING OF THE NON-PAVED AREAS OF THE SITE WITHIN 7 DAYS OF FINISHING FINAL GRADE
- ONCE 70% VEGETATIVE COVERAGE IS ACHIEVED, REMOVE EROSION PROTECTION.

POTENTIAL SOURCES OF POLLUTION

CONCRETE
DETERGENTS
WOOD
FERTILIZERS
PAINTS (ENAMEL AND LATEX)
CLEANING SOLVENTS
PETROLEUM BASED PRODUCTS

EROSION AND SEDIMENT CONTROLS

BMP DESCRIPTION: CLEARING AND GRUBBING
MAINTENANCE AND INSPECTION: AS NEEDED
REFERENCE: TECHNICAL SPECIFICATION

BMP DESCRIPTION: DUST CONTROL
MAINTENANCE AND INSPECTION: AS NEEDED
REFERENCE: E&S DETAILS

BMP DESCRIPTION: TEMPORARY SEEDING AND MULCHING
MAINTENANCE AND INSPECTION: WEEKLY AND AFTER HEAVY RAIN
REFERENCE: E&S DETAILS

BMP DESCRIPTION: PERMANENT SEEDING AND MULCHING
MAINTENANCE AND INSPECTION: WEEKLY AND AFTER HEAVY RAIN
REFERENCE: E&S DETAILS

BMP DESCRIPTION: CONSTRUCTION ENTRANCE
MAINTENANCE AND INSPECTION: AS NEEDED
REFERENCE: E&S DETAILS

BMP DESCRIPTION: ADS - HYDRODYNAMIC SEPARATOR
MAINTENANCE AND INSPECTION: AS NEEDED
REFERENCE: O&M MANUAL

POST CONSTRUCTION BMP'S

- 12" SUMPS AT CATCH BASINS
- ADS - HYDRODYNAMIC SEPARATOR
- GREEN SPACE

OTHER SEDIMENT AND EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROLS WILL BE APPLIED PRIOR TO ONSET OF WINTER WEATHER FOR DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER.
- PERMANENT EROSION CONTROLS WILL BE APPLIED WITHIN 7 DAYS FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE.
- SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED OVER 7 DAYS.

ADDITIONAL BMP'S

OPEN BURNING: NO MATERIALS MAY BE BURNED WHICH CONTAIN RUBBER, GREASE, ASPHALT, OR PETROLEUM PRODUCTS SUCH AS TIRES, CARS, AUTO PARTS, PLASTICS OR PLASTIC COATED WIRE. OPEN BURNING IS NOT ALLOWED IN RESTRICTED AREAS. RESTRICTED AREAS ARE DEFINED AS:

- WITHIN CORPORATION LIMITS
- WITHIN 1,000 FEET OF A MUNICIPAL CORPORATION
- WITHIN A ONE MILE ZONE OUTSIDE OF A CORPORATION OF 10,000 OR MORE

OUTSIDE THE RESTRICTED AREA, NO OPEN BURNING CAN TAKE PLACE WITHIN 1,000 FEET OF AN INHABITED BUILDING LOCATED OFF THE PROPERTY WHERE THE FIRE IS SET. OPEN BURNING IS PERMISSIBLE IN A RESTRICTED AREA FOR THE FOLLOWING ACTIVITIES: HEATING TAR, WELDING AND ACETYLENE TORCHES, SMUDGE POTS AND SIMILAR OCCUPATIONAL NEEDS, AND HEATING OR WARMTH FOR OUTDOOR BARBECUES. OUTSIDE OF RESTRICTED AREAS, OPEN BURNING IS PERMISSIBLE FOR LANDSCAPE WASTES (PLANT MATERIAL), LAND-CLEARING WASTES (PLANT MATERIAL WITH PRIOR WRITTEN PERMISSION FROM EPA), AND AGRICULTURAL WASTES (MATERIAL GENERATED BY CROP, HORTICULTURAL, OR LIVESTOCK PRODUCTION PRACTICES).

DUST CONTROL/SUPPRESSANTS: DUST CONTROL IS REQUIRED TO PREVENT NUISANCE CONDITIONS. DUST CONTROLS MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND NOT BE APPLIED IN A MANNER, WHICH WOULD RESULT IN A DISCHARGE TO WATERS OF THE STATE. ISOLATION DISTANCES FROM BRIDGES, CATCH BASINS, AND OTHER DRAINAGE WAYS MUST BE OBSERVED. APPLICATION (EXCLUDING WATER) MAY NOT OCCUR WHEN PRECIPITATION IS IMMINENT AS NOTED IN THE SHORT TERM FORECAST. USED OIL MAY NOT BE APPLIED FOR DUST CONTROL.

AIR PERMITTING REQUIREMENTS: ALL CONTRACTORS AND SUB CONTRACTORS MUST BE MADE AWARE THAT CERTAIN ACTIVITIES ASSOCIATED WITH CONSTRUCTION WILL REQUIRE AIR PERMITS. ACTIVITIES INCLUDING BUT NOT LIMITED TO MOBILE CONCRETE BATCH PLANTS; MOBILE ASPHALT PLANTS; CONCRETE CRUSHERS; LARGE GENERATORS, ETC., WILL REQUIRE SPECIFIC MISSOURI EPA AIR PERMITS FOR INSTALLATION AND OPERATION. THESE ACTIVITIES MUST SEE AUTHORIZATION FROM THE CORRESPONDING OF MISSOURI EPA. NOTIFICATION FOR RESTORATION AND DEMOLITION MUST BE SUBMITTED TO MISSOURI EPA FOR ALL COMMERCIAL SITES TO DETERMINE IF ASBESTOS CORRECTIVE ACTIONS ARE REQUIRED.

WASTE DISPOSAL: THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION OF MATERIALS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. ALL FERTILIZER, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE EPA'S STANDARD PRACTICES. NO SOLID MATERIAL INCLUDING BUILDING AND CONSTRUCTION MATERIAL SHALL BE DISPOSED OF, DISCHARGED OR BURIED ONSITE.

OFFSITE VEHICLE TRACKING: LOADED HAUL TRUCKS SHALL BE COVERED WITH A TARPAULIN. EXCESS DIRT MATERIAL ON THE ROADS SHALL BE REMOVED IMMEDIATELY. HAULING ON UNPAVED SURFACES SHALL BE MONITORED TO MINIMIZE DUST AND CONTROL EROSION. HAUL ROADS SHALL BE WATERED OR OTHER CONTROLS PROVIDED AS NECESSARY TO REDUCE DUST AND CONTROL SEDIMENTS.

SANITARY WASTE: THE CONTRACTOR SHALL PROVIDE PORTABLE SANITARY WASTE FACILITIES. THESE FACILITIES SHALL BE COLLECTED OR EMPTIED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.

FERTILIZERS AND PESTICIDES: FERTILIZER SHALL BE APPLIED AT A RATE SPECIFIED BY THE SPECIFICATIONS OR THE MANUFACTURER. THE APPLICATION OF FERTILIZERS SHALL BE ACCOMPLISHED IN A MANNER AS DESCRIBED BY THE SPECIFICATION OR MANUFACTURER TO ENSURE THE PROPER INSTALLATION AND TO AVOID OVER FERTILIZING. PESTICIDES ARE NOT ANTICIPATED FOR THIS PROJECT.

MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES AND THE REMOVAL OF THE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE NOTICE OF TERMINATION IS EXECUTED.

THE CONTRACTOR SHALL REVIEW THE PROJECT AND ALL EROSION AND SEDIMENT CONTROLS ON A DAILY BASIS AND DURING AND FOLLOWING RAINFALL EVENTS. AN INSPECTION FORM HAS BEEN PROVIDED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE REQUIRED TO KEEP A LOG OF ALL THE DAILY INSPECTION REPORTS, GRADING AND STABILIZATION ACTIVITIES, AND SWPPP AMENDMENTS AT THE SITE. THE FOLLOWING PRACTICES WILL BE IMPLEMENTED TO MAINTAIN AND MONITOR EROSION AND SEDIMENT CONTROLS.

- PROJECT REVIEW ON A DAILY BASIS.
- PROVIDE AND MAINTAIN RAIN GAUGES ONSITE (IF NOT AVAILABLE IN THE AREA) TO RECORD RAINFALL DATA DAILY.
- REVIEW STABILIZATION PRACTICES AND CONTROLS ON A DAILY BASIS AND MAINTAIN AND REPAIR THESE MEASURES AND CONTROLS AS NECESSARY. TEMPORARY AND/OR PERMANENT SEEDING, MULCHING AND SODDING SHALL BE REPAIRED IN BARE SPOTS AND WASHOUTS, AND HEALTHY GROWTH ESTABLISHED.
- ONCE HEALTHY GROWTH OF TURF IS ESTABLISHED, THE CONTRACTOR SHALL MAINTAIN THESE AREAS TO INSURE THE HEIGHT OF THE GRASS DOES NOT REACH MORE THAN 6 INCHES ABOVE THE ESTABLISHED GRADE.
- REVIEW STRUCTURAL PRACTICES ON A DAILY BASIS AND MAINTAIN AND REPAIR THESE MEASURES AND CONTROLS AS NECESSARY. BUILT UP SEDIMENTS SHALL BE REMOVED FROM SILT FENCES AND FILTER CLOTH SHALL BE REPLACED AS NECESSARY AND WHEN THEY HAVE SERVED THEIR USEFULNESS.
- AN INSPECTION AND MAINTENANCE REPORT SHALL BE COMPLETED WEEKLY AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL CREATE AN INSPECTION AND MAINTENANCE REPORT LOG AND NOTE ANY AMENDMENTS TO THE SWPPP THAT OCCUR DURING CONSTRUCTION.
- IF THE CONTRACTOR ELECTS TO APPLY FOR PERMITS FOR DISCHARGE OF STORMWATER FROM THE SITE DURING CONSTRUCTION, ALL POINTS OF DISCHARGE OF STORMWATER RUNOFF FROM THE SITE SHALL BE INSPECTED ON A DAILY BASIS AND CONTROLS AND MEASURES REPAIRED AS NECESSARY TO MAINTAIN ACCEPTABLE WATER QUALITY AND DISCHARGE VOLUMES IN ACCORDANCE WITH THE PERMIT.

INSPECTIONS

QUALIFIED PERSONNEL SHALL INSPECT ALL POINTS OF DISCHARGE, AS APPLICABLE, FROM THE PROJECT SITE AND ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. INSPECTION AND MAINTENANCE REPORTS SHALL BE COMPLETED AT LEAST EVERY WEEK AND FOLLOWING A RAINFALL EVENT OF 0.5 INCHES OF WATER OR GREATER

(SEE ATTACHED FORM), THESE FORMS SHALL BE RETAINED FOR A PERIOD OF AT LEAST 3 YEARS FOLLOWING THE DATE THE SITE IS FINALLY STABILIZED.

ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT

ALLOWABLE NON-STORMWATER DISCHARGES AND THE MEASURES USED TO ELIMINATE OR REDUCE THEM AND TO PREVENT THEM FROM BECOMING CONTAMINATED MAY INCLUDE DEPENDING ON THE PERMIT:

- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
- WATER USED TO CONTROL DUST
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
- ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
- PAVEMENT WASH WATER WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
- UNCONTAMINATED GROUND WATER OR SPRING WATER
- FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
- UNCONTAMINATED EXCAVATION DEWATERING
- LANDSCAPE IRRIGATION

ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS. SECONDARY CONTAINMENT SHALL BE PROVIDED FOR ALL FUEL OIL STORAGE TANKS. THESE AREAS MUST BE INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAIN EVENT TO ENSURE THERE ARE NO EXPOSED MATERIALS WHICH WOULD CONTAMINATE STORM WATER.

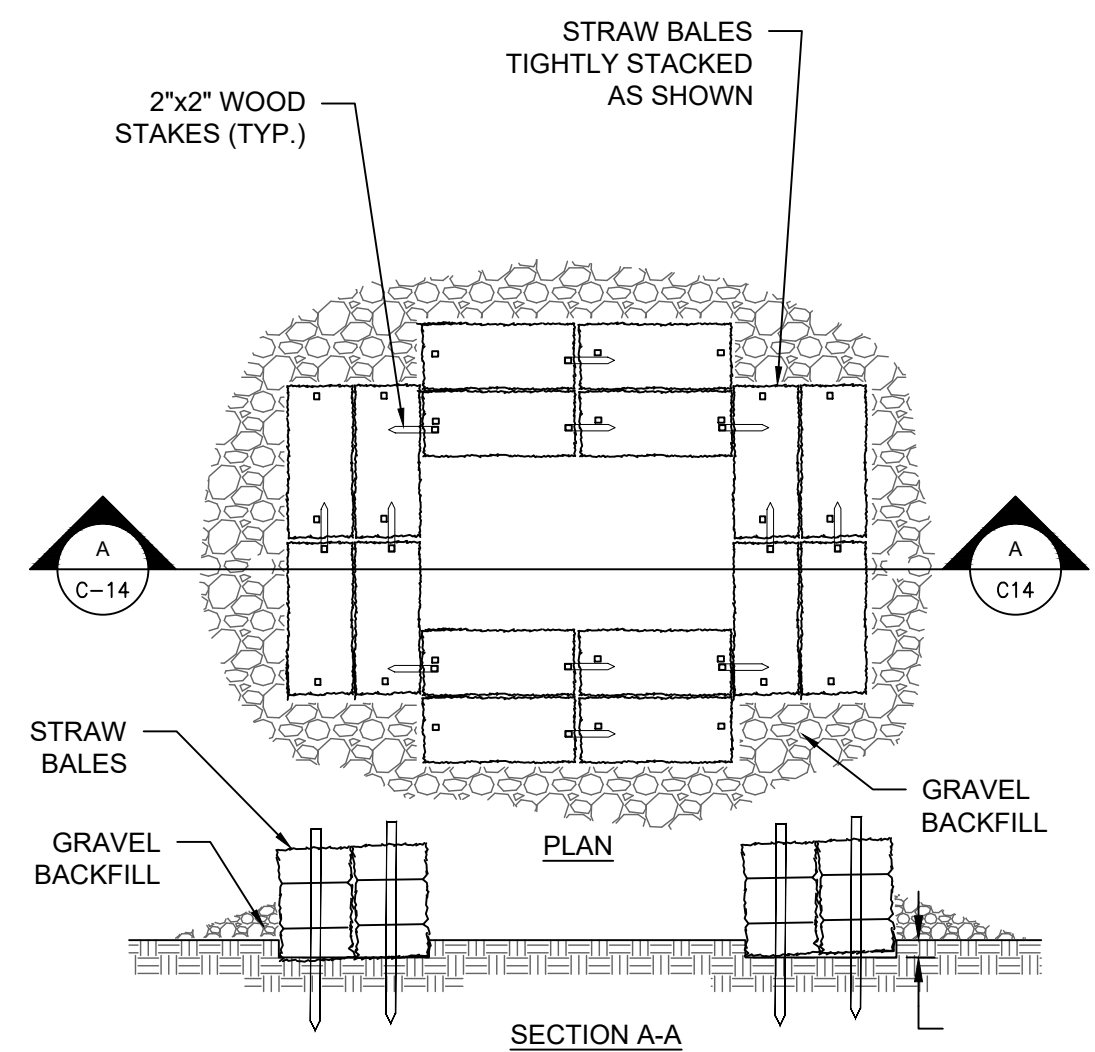
SPILL PREVENTION CONTROL PLAN

SITE OPERATORS MUST BE AWARE THAT SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) REQUIREMENTS APPLY. AN SPCC PLAN IS REQUIRED FOR SITES WITH ONE SINGLE ABOVEGROUND STORAGE OF 1,320 GALLONS OR MORE, OR 42,000 GALLONS OF UNDERGROUND STORAGE. SOILS THAT HAVE BEEN CONTAMINATED MUST BE DISPOSED OF IN ACCORDANCE WITH SECTION "CONTAMINATED SOILS" FOUND BELOW.

SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST, CAT LITTER OR OTHER ABSORBENT MATERIAL AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. SPILLS SHALL BE REPORTED TO THE EPA (1-913-281-0991). SPILLS OF 25 GALLONS OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO EPA (1-913-281-0991), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE DISCOVERY OF THE RELEASE. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATER OF THE STATE, MUST BE REPORTED TO THE EPA'S HOTLINE.

CONTAMINATED SOILS

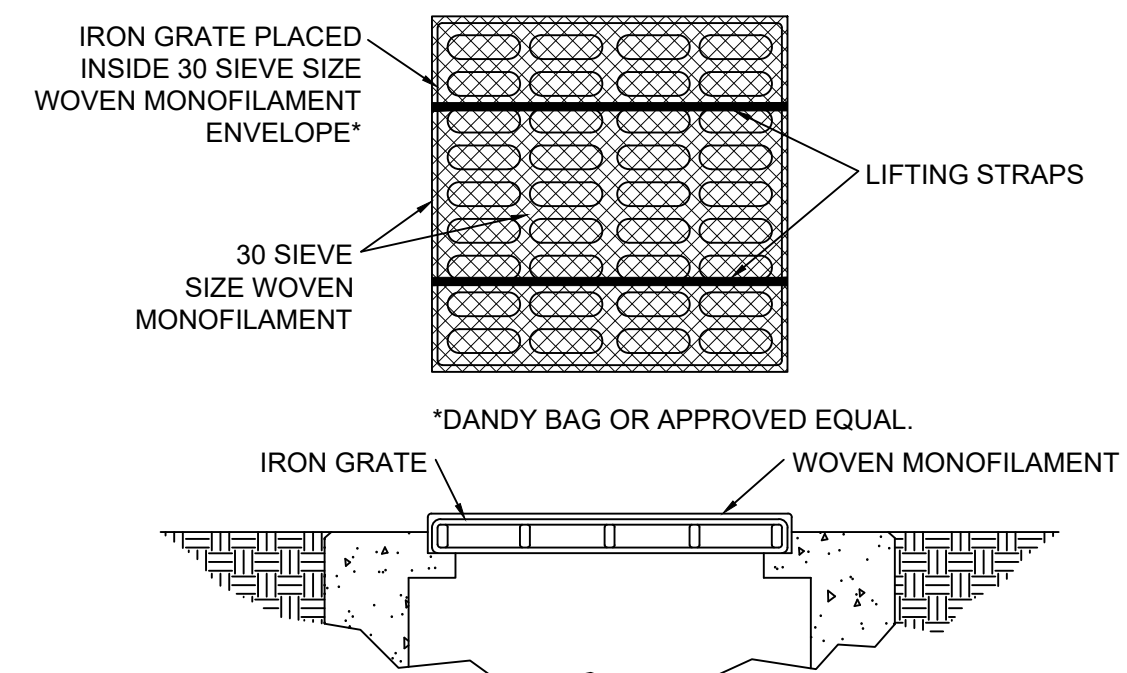
IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC., ARE SPILLED, LEAKED OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF AT A LICENSED SANITARY LANDFILL OR OTHER APPROVED PETROLEUM CONTAMINATED SOIL REMEDIATION FACILITY (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). PLEASE BE AWARE THAT STORM WATER RUN OFF ASSOCIATED WITH CONTAMINATED SOILS ARE NOT BEING AUTHORIZED UNDER THE EPA'S GENERAL STORMWATER PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITIES. IN THE EVENT THERE ARE LARGE EXTENSIVE AREAS OF CONTAMINATED SOILS ADDITIONAL MEASURES ABOVE AND BEYOND THE CONDITIONS OF THE EPA'S GENERAL CONSTRUCTION STORMWATER PERMIT WILL BE REQUIRED. DEPENDING ON THE EXTENT OF CONTAMINATION, ADDITIONAL TREATMENT AND/OR COLLECTION AND DISPOSAL MAY BE REQUIRED. ALL STORMWATER DISCHARGES ASSOCIATED WITH CONTAMINATED SOILS MUST BE AUTHORIZED UNDER AN ALTERNATE NPDES PERMIT.



NOTES:

- THE RESIDUE OR CONTENTS OF ALL CONCRETE MIXERS, DUMP TRUCKS, OTHER CONVEYANCE EQUIPMENT AND FINISHING TOOLS SHALL BE WASHED INTO CONCRETE CLEAN-OUT STRUCTURES CONSISTING OF A STRAW BALE BARRIER WITH GRAVEL BACKFILL. THE LENGTH AND WIDTH OF THESE STRUCTURES SHALL BE AS DETERMINED BY THE CONTRACTOR TO FACILITATE THE PARTICULAR EQUIPMENT USED. THESE STRUCTURES SHALL BE CONSTRUCTED ON LEVEL GROUND AT LEAST 100' FROM THE NEAREST WATERCOURSE, DRAINAGE SWALE OR INLET. AT NO TIME SHALL THE STRUCTURE BE ALLOWED TO BE MORE THAN 50% FULL. THE CONTRACTOR SHALL MAINTAIN THESE PONDS UNTIL ALL CONCRETE PLACEMENT IS COMPLETE FOR THE PROJECT.
- EMBED THE STRAW BALES 4" INTO THE SOIL. PROVIDE TWO ROWS OF BALES, AS SHOWN ON THE DETAIL. WITH ENDS AND CORNERS TIGHTLY ABUTTING. ORIENT THE STRAW BALES LENGTHWISE WITH BINDINGS AROUND THE SIDES OF THE BALES SO THE WIRE DOES NOT CONTACT THE SOIL. DRIVE 2"x2" WOOD STAKES THROUGH EACH BALE, TO SECURELY ANCHOR THE BALE AND CONNECT ADJACENT BALES. GRAVEL BACKFILL SHALL BE PROVIDED AND TAMPED AROUND THE OUTSIDE PERIMETER OF THE BALES TO PREVENT EROSION AND FLOW AROUND THE BALES.
- THE INTENT OF THESE STRUCTURES IS TO COLLECT ALL CONCRETE WASH OUT WATER AND ALLOW IT TO DRY TO A SOLID MATERIAL. AFTER DRYING, THE SOLID MATERIAL CAN BE REMOVED WITH A LOADER OR EXCAVATOR FOR PROPER DISPOSAL. WASH OUT WILL NOT BE PERMITTED IN ANY OTHER AREAS.
- USE THE MINIMUM AMOUNT OF WATER TO WASH THE VEHICLES AND EQUIPMENT. NEVER DISPOSE OF WASH OUT INTO THE STREET, STORM INLET, DRAINAGE SWALE OR WATERCOURSE. DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT AND MORTAR IN THE TRASH. ANY SOAPS THAT ARE UTILIZED SHALL BE PHOSPHATE-FREE AND BIODEGRADABLE.
- ADDITIONAL CONCRETE CLEAN-OUT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SPECIFIED AREA AS NEEDED BASED UPON THE VOLUME OF WASH OUT GENERATED DAILY.

A CONCRETE WASHOUT
C-15 N.T.S.



INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION:
THE EMPTY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE:
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

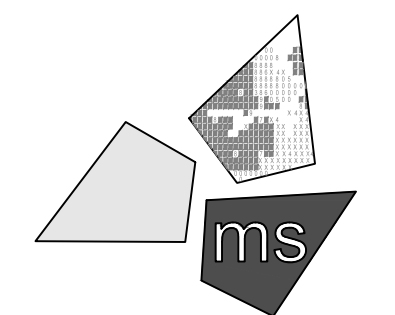
B INLET PROTECTION
C-15 N.T.S.

REVISION/DATE/DESCRIPTION

CITY REVIEW 08/06/2021

NOTICE

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PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR. (MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE

SWPPP NOTES AND DETAILS

NOT FOR CONSTRUCTION

DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

DRAWING

C-15



TEMPORARY SEEDING

DESCRIPTION

TEMPORARY SEEDINGS ESTABLISH TEMPORARY COVER ON DISTURBED AREAS BY PLANTING APPROPRIATE RAPIDLY GROWING ANNUAL GRASSES OR SMALL GRAINS. TEMPORARY SEEDING PROVIDES EROSION CONTROL ON AREAS IN BETWEEN CONSTRUCTION OPERATIONS. GRASSES, WHICH ARE QUICK GROWING, ARE SEEDED AND USUALLY MULCHED TO PROVIDE PROMPT, TEMPORARY SOIL STABILIZATION. IT EFFECTIVELY MINIMIZES THE AREA OF A CONSTRUCTION SITE PRONE TO EROSION AND SHOULD BE USED EVERYWHERE THE SEQUENCE OF CONSTRUCTION OPERATIONS ALLOWS VEGETATION TO BE ESTABLISHED.

SPECIFICATIONS FOR TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB/1000 SF	LB/ACREA
MAR 1 TO AUG 15	OATS	3	128-4 BUSHEL
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	ANNUAL RYEGRASS	1.25	55
	PERENNIAL RYEGRASS	3.25	142
	CREEPING RED FESCUE	0.40	17
	KENTUCKY BLUEGRASS	0.40	17
	OATS	3	128-3 BUSHEL
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	AUG 16 TO NOV	RYE	3
TALL FESCUE		1	40
ANNUAL RYEGRASS		1	40
WHEAT		3	120-2 BUSHEL
TALL FESCUE		1	40
ANNUAL RYEGRASS		1	40
PERENNIAL RYE		1	40
TALL FESCUE		1	40
ANNUAL RYEGRASS		1	40
ANNUAL RYEGRASS		1.25	40
PERENNIAL RYEGRASS		3.25	40
CREEPING RED FESCUE	0.40	40	
KENTUCKY BLUEGRASS	0.40	40	
NOV 1 TO FEB 29	USE MULCH ONLY OR DORMANT SEEDING		

- STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
- TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 14 DAYS OR GREATER. THESE IDLE AREAS SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
- THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHOULD NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS—TEMPORARY VEGETATION SEEDING RATES SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION, WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATES FOR LIME AND FERTILIZER SHALL BE USED.
- SEEDING METHOD—SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING:

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH, WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE, VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS:
 - STRAW—IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS/ 1,000 SQ. FT. (2-3 BALES)
 - HYDROSEEDERS—IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS / AC. OR 46 LB./ 1,000-SQ.-FT.
 - OTHER—OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/AC.
- STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:
 - MECHANICAL—A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
 - MULCH NETTING—NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
 - SYNTHETIC BINDERS—SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
 - WOOD-CELLULOSE FIBER—WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WT. OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. / 100 GAL.

DUST CONTROL

DESCRIPTION

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

SPECIFICATIONS FOR DUST CONTROL

- VEGETATIVE COVER AND MULCH – APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- WATERING – SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- SPRAY-ON ADHESIVES – APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURER'S INSTRUCTIONS.
- STONE – GRADED ROADWAYS AND OTHER SUITABLE AREAS WILL BE STABILIZED USING CRUSHED STONE OR COARSE GRAVEL AS SOON AS PRACTICABLE AFTER REACHING AN INTERIM OR FINAL GRADE. CRUSHED STONE OR COARSE GRAVEL CAN BE USED AS A PERMANENT COVER TO PROVIDE CONTROL OF SOIL EMISSIONS.
- BARRIERS – EXISTING WINDBREAK VEGETATION SHALL BE MARKED AND PRESERVED. SNOW FENCING OR OTHER SUITABLE BARRIER MAY BE PLACED PERPENDICULAR TO PREVAILING AIR CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT TO CONTROL AIR CURRENTS AND BLOWING SOIL.
- OPERATION AND MAINTENANCE – WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL. STREET CLEANING - PAVED AREAS THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEEDED, UTILIZING A STREET SWEEPER OR BUCKET-TYPE END LOADER OR SCRAPER.

PERMANENT SEEDING

DESCRIPTION

PERENNIAL VEGETATION IS ESTABLISHED ON AREAS THAT WILL NOT BE RE-DISTURBED FOR PERIODS LONGER THAN 12 MONTHS. PERMANENT SEEDING INCLUDES SITE PREPARATION, SEEDBED PREPARATION, PLANTING SEED, MULCHING, IRRIGATION AND MAINTENANCE.

PERMANENT VEGETATION IS USED TO STABILIZE SOIL, REDUCE EROSION, PREVENT SEDIMENT POLLUTION, REDUCE RUNOFF BY PROMOTING INFILTRATION, AND PROVIDE STORMWATER QUALITY BENEFITS OFFERED BY DENSE GRASS COVER.

SPECIFICATION FOR PERMANENT SEEDING

- SITE PREPARATION:**
- SUBSOILER, PLOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
 - THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
 - TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.

- SEEDBED PREPARATION:**
- TEST THE SOIL CONDITIONS FOR FEEDING BEFORE STARTING SEEDING AND MULCHING.
 - LIME—AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER 1,000-SQ. FT. OR 2 TONS PER ACRE.
 - FERTILIZER—FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. CONTRACTOR SHALL PERFORM LAB TESTING ON SOIL AND PROVIDE A CERTIFIED FERTILIZER RATIO FOR THE SITE SOILS AND SPECIFIED SEED MIX.
 - THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES. ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

SEEDING DATES AND SOIL CONDITIONS:
SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

- DORMANT SEEDINGS:**
- SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
 - THE FOLLOWING METHODS MAY BE USED FOR 'DORMANT SEEDING':
 - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 - APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
 - WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

- MULCHING:**
- MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
 - MATERIALS:
 - STRAW—IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 POUNDS (TWO TO THREE BALES) PER 1,000-SQ. FT. THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY APPLIED SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.
 - HYDROSEEDERS—IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE APPLIED AT 2,000 LB./AC. OR 46 LB./1,000 SQ. FT.
 - OTHER—OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.
 - STRAW AND MULCH ANCHORING METHODS—STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER:
 - MECHANICAL—A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.
 - MULCH NETTING—NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
 - ASPHALT EMULSION—ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURER OR AT THE RATE OF 160 GALLONS PER ACRE.
 - SYNTHETIC BINDERS—SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.
 - WOOD CELLULOSE FIBER—WOOD CELLULOSE FIBER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 POUNDS CELLULOSE PER 100 GALLONS OF WATER.

IRRIGATION:
PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH. IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF. CONTRACTOR SHALL MAINTAIN PERMANENT SEEDING FOR UP TO ONE YEAR FROM SUBSTANTIAL COMPLETION TO FIX, REPAIR, WATER, REFERTILIZE AND/OR RESEED GRASSED AREAS.

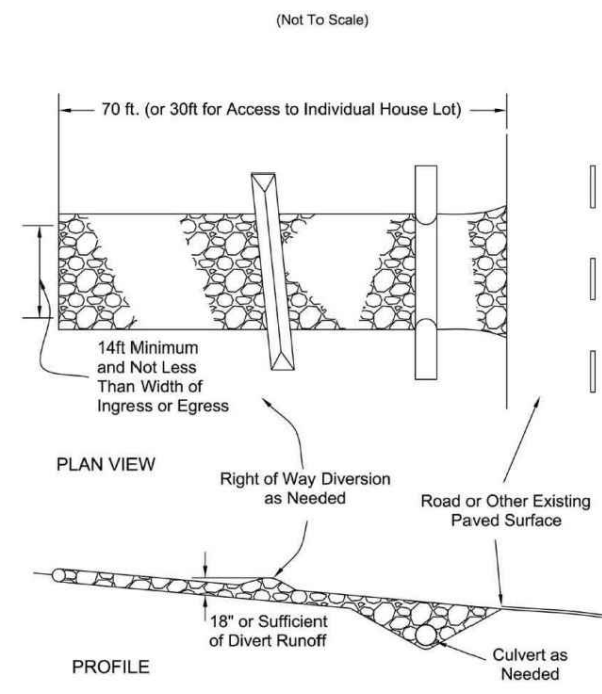
SEED MIX	SEEDING RATE		NOTES
	LBS/ACRE	LBS/1,000 SF	
GENERAL USE			
CREEPING RED FESCUE	20-40	1/2-1	FOR CLOSE MOWING AND FOR WATERWAYS WITH <2.0 FT/SEC VELOCITY
DOMESTIC RYEGRASS	10-20	1/2-1/2	
KENTUCKY BLUEGRASS	20-40	1/2-1	
TALL FESCUE	40-50	1-1 1/4	
TURF-TYPE (DWARF) FESCUE	90	2 1/4	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40-50	1-1 1/4	
CROWN VETCH	10-20	1/2-1/2	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	20-30	1/2-3/4	
FLAT PEA	20-25	1/2-3/4	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	20-30	1/2-3/4	
ROAD DITCHES AND SWALES			
TALL FESCUE	40-50	1-1 1/4	
TURF-TYPE (DWARF) FESCUE	90	2 1/4	
KENTUCKY BLUE GRASS	5	1/10	
LAWNS			
KENTUCKY BLUEGRASS	100-120	2	
PERENNIAL RYEGRASS		2	
KENTUCKY BLUEGRASS	100-120	2	FOR SHADED AREAS
CREEPING RED FESCUE		1-1/2	

CONSTRUCTION ENTRANCE

DESCRIPTION

A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF STONE UNDERLAIN WITH GEOTEXTILE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC. LOCATED AT POINTS OF INGRESS/EGRESS, THE PRACTICE IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.

SPECIFICATIONS FOR CONSTRUCTION ENTRANCE



- STONE SIZE - 1.5-2.5 INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH- THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA, PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

FIGURE 7.4.1

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 LBS.
MINIMUM PUNCTURE STRENGTH	80 PSI.
MINIMUM TEAR STRENGTH	50 LBS.
MINIMUM BURST STRENGTH	320 PSI.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 MM.
PERMITTIVITY	1X10-3 CM/SEC.

- TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
- CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
- WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
- MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
- REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY AREA WITHIN 50 FEET OF A STREAM OR A RIPARIAN SETBACK AREA AND AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE.
ANY AREA AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

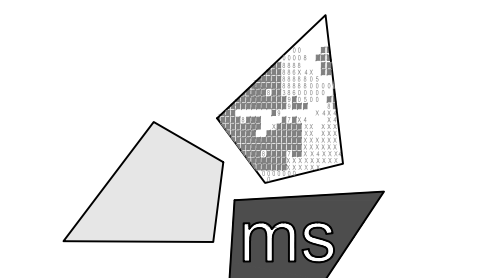
TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREA WITHIN 50 FEET OF A STREAM OR A RIPARIAN SETBACK AREA AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THAT AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA, INCLUDING SOIL STOCKPILES THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA.
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER.	PRIOR TO NOVEMBER 1.

NOTE: WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING OR EROSION MATTING.

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engineers, architects, planners
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phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING TYPE

1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE

SWPPP NOTES AND DETAILS

NOT FOR CONSTRUCTION

DRAWN BY: DCS

CHECKED BY: PJK

PROJECT NO: 40497-10

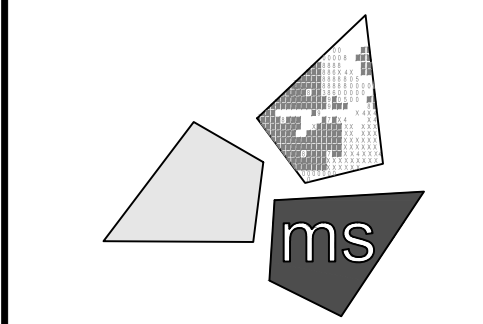
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MAKE THE CALL...IT'S THE LAW

P:\21-0019-00_MS-Consultants_MSA\02_Whataburger_Dwg-set\WAB_Raymore_SWPPP_N&D.dwg, Tab: Sheet_2 - plotted: 8/6/2021 2:10 PM by dcsdar

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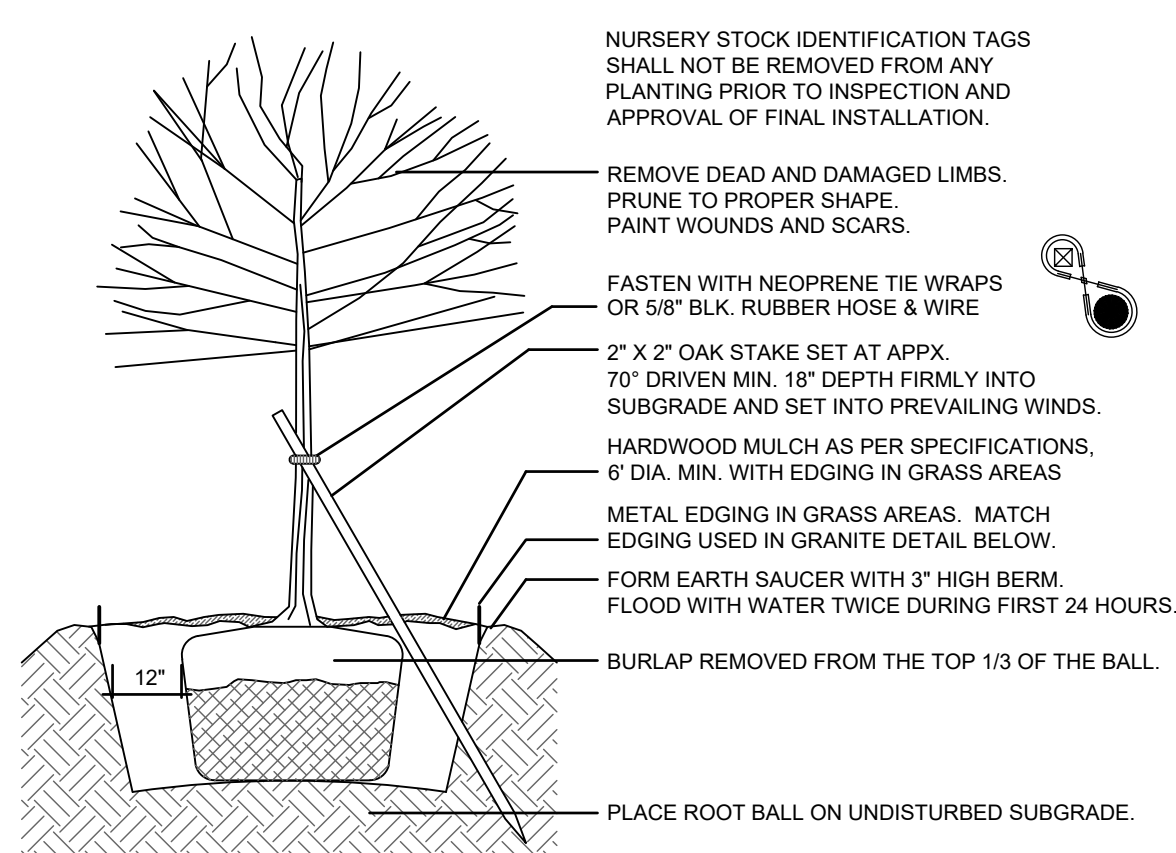
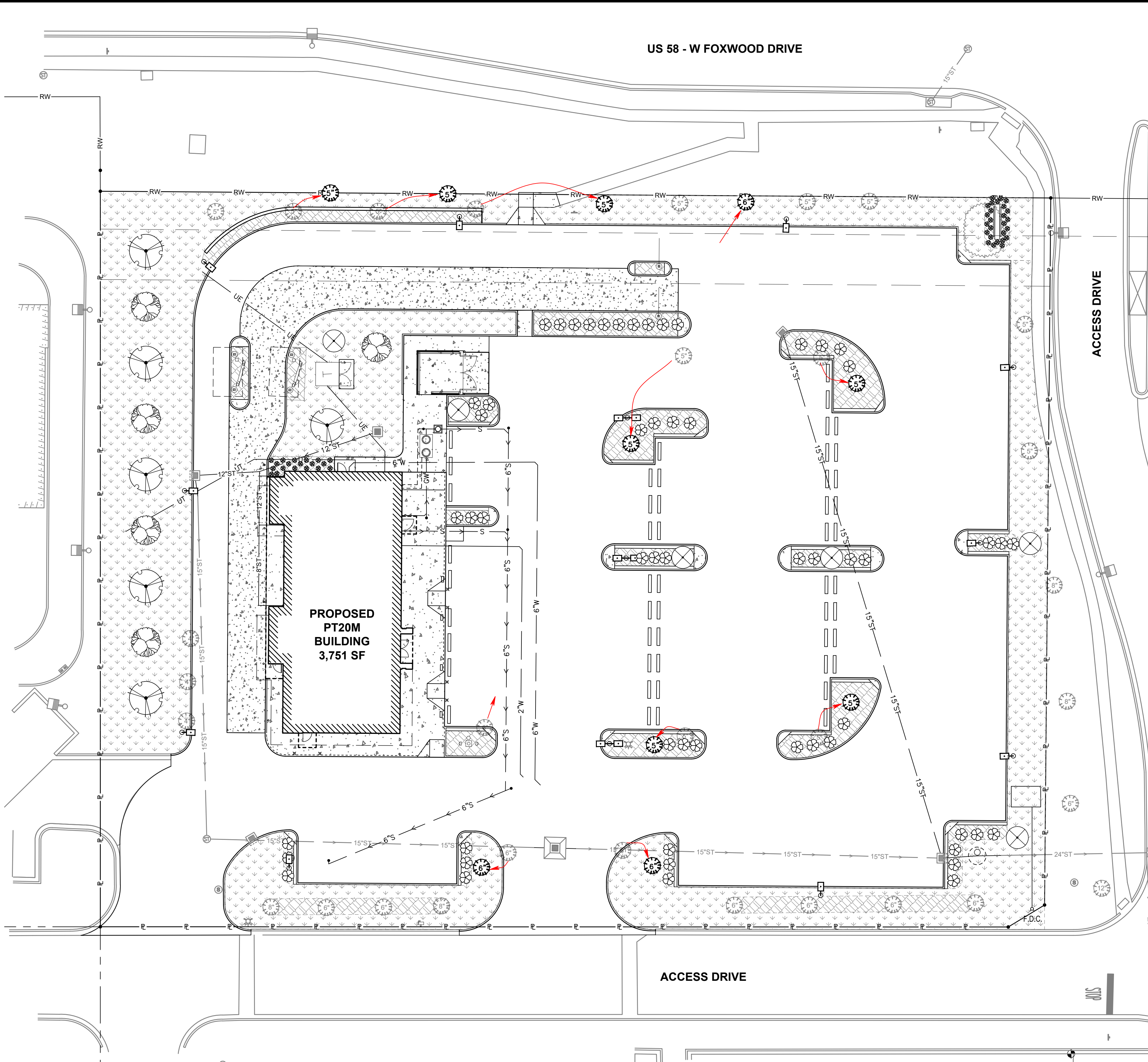
PROJECT
PROPOSED PT20M BUILDING TYPE
1921 W FOXWOOD DR.
(MO-58 AND WESTGATE DRIVE)
RAYMORE, MO

SHEET TITLE
LANDSCAPE PLAN, NOTES & DETAILS

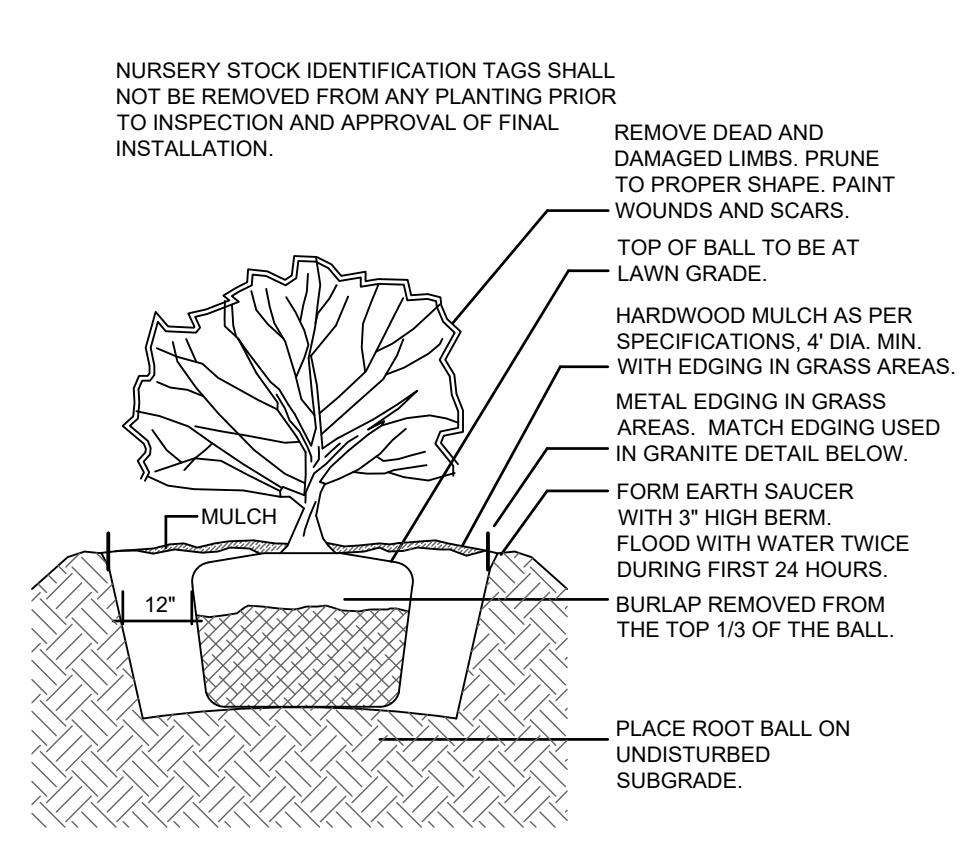
NOT FOR CONSTRUCTION

DRAWN BY: DCS
CHECKED BY: PJK
PROJECT NO: 40497-10

DRAWING
C-17



A DECIDUOUS TREE PLANTING DETAIL
C-17 N.T.S.

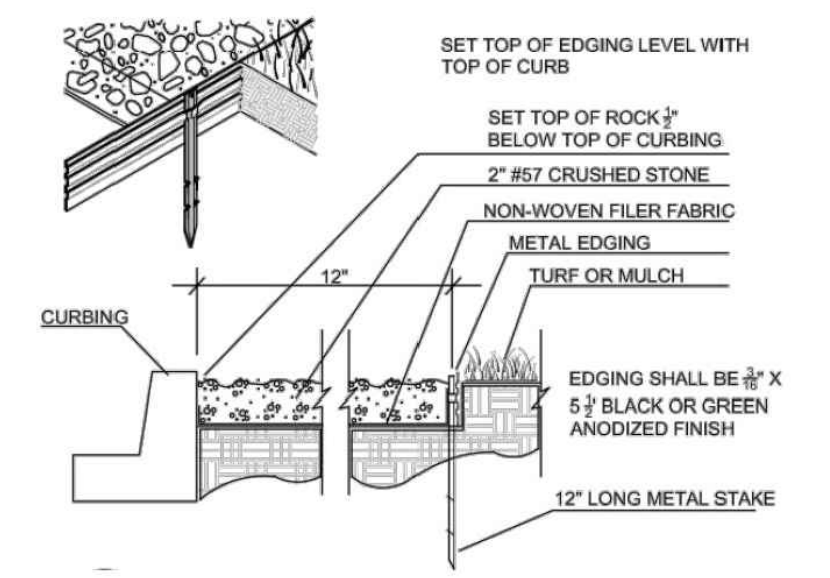


B SHRUB PLANTING DETAIL
C-17 N.T.S.

PROPOSED PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	QTY	CAL	CONT
	ULMUS PARVIFOLIA	LACEBARK ELM	6	2.0" MIN.	B+B
	ACER TRUNCATUM	SHANTUNG MAPLE	5	1.5" MIN.	B+B
	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	6	1.5" MIN.	B+B
	RELOCATED EXISTING TREE	(SPECIES UNKNOWN)	10	4"-6"	B+B
SHRUBS/GRASSES	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	
	RIBES AUREUM	GOLDEN CURRANT	56	18" MIN.	
	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	45	18" MIN.	

METAL EDGING SHALL BE AS MANUFACTURED BY COL-MET OR EQUAL.
CRUSHED STONE SHALL BE INSTALLED ON TOP OF NONWOVEN FILTER FABRIC. INSTALL METAL EDGING BETWEEN CRUSHED STONE AND SOD/MULCH. LAVA ROCK IS UNACCEPTABLE. SUBMIT SAMPLE TO OWNER FOR APPROVAL.



C GRANITE DETAIL
C-17 N.T.S.

LEGEND

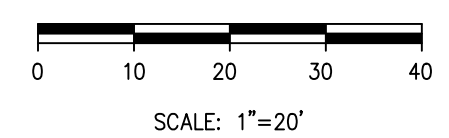
- GRASS SEEDED / SOD AREA
- LANDSCAPED / MULCHED AREA
- STRUCTURAL CONCRETE
- CONCRETE

PROJECT AREAS

PROPERTY	SQFT	ACRES	
BUILDING	3751	0.0860	4.7%
WALKS & PADS	3785	0.0869	4.7%
PAVING & CURBS	50678	1.1635	63.2%
LANDSCAPING	21910	0.5030	27.3%
TOTALS	80124	1.8394	100.0%

LANDSCAPING REQUIREMENTS

REQUIREMENT	PROVIDED
1 CANOPY TREE/40' OF STREET FRONTAGE	PROVIDED
1 TREE AND 3 SHRUBS PER PARKING ENDCAP	PROVIDED
20% OF PROPERTY TO BE LANDSCAPED	PROVIDED



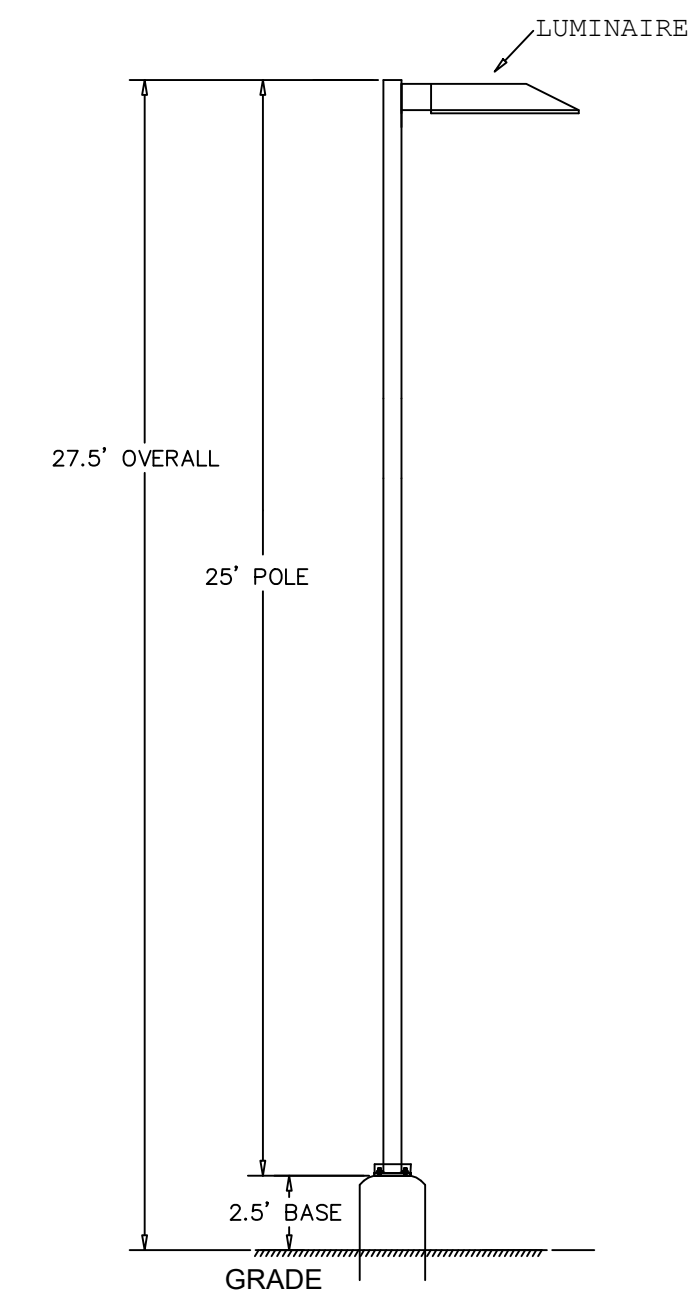
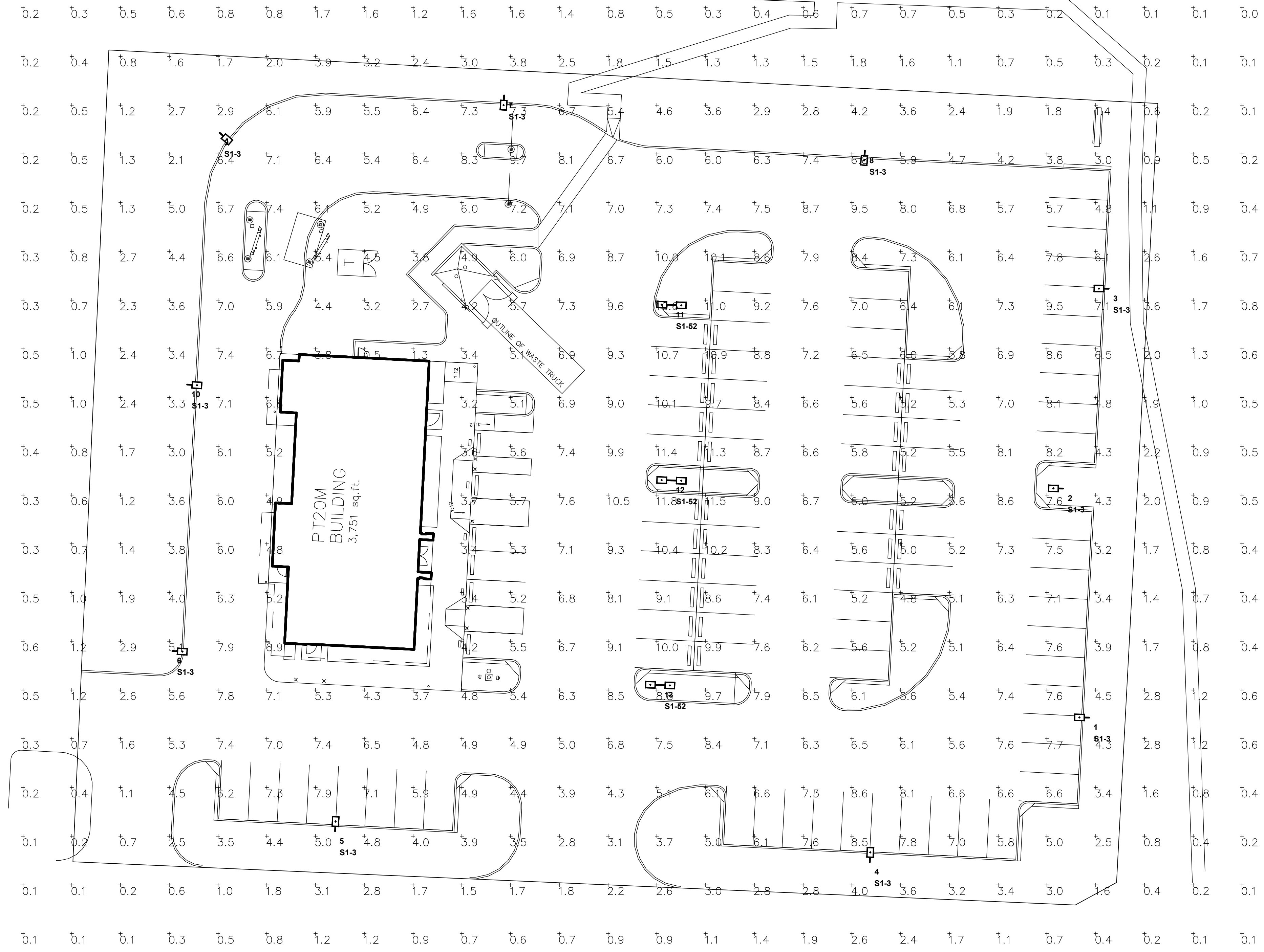
GENERAL NOTES

- A. ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF A.N.A. STANDARDS FOR NURSERY STOCK AND BE GUARANTEED UNTIL THE CERTIFICATE OF OCCUPANCY IS OBTAINED OR FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE, WHICHEVER IS GREATER. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.
- B. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GENERAL CONTRACTOR OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.
- C. LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.
- D. MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

- E. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD MULCH. BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL TREES TO BE STAKED AND WRAPPED WITH KRAFT TREE WRAP.
- F. ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES AND NON-BIODEGRADABLE MATERIALS.
- G. GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES; LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.
- H. ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".
- I. PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY; THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS". DRAWING PREVAILS OVER WRITTEN QUANTITIES.

- J. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM INSTALLATION CONTRACT.
- K. PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
- L. PLANTING SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER SHALL BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.
- M. BED EDGE SHALL BE SMOOTH, CONSISTENT 4 1/2" DEEP AND HAND CUT. EDGES TO BE LOCATED BETWEEN ALL BEDS (INCLUDING TREES) AND LAWN AREAS.
- N. CONTRACTOR TO SEED ALL DISTURBED AREAS WITH A LOCALLY ADAPTIVE SEED MIX UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
- O. TOPSOIL SHALL BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF ALL LANDSCAPE AREAS. SEE GRADING AND DRAINAGE PLAN SHEET C-5.

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POLE DETAIL
(NOT TO SCALE)

FOR PRICING CONTACT:
DOUG KILE 214-957-5304
OR dkile@techlight.com

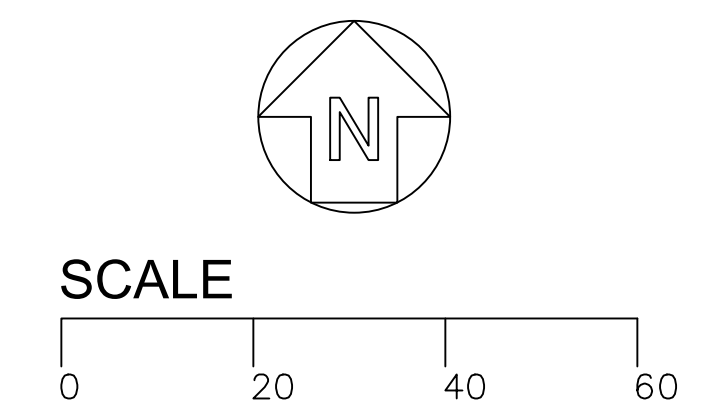
- Notes:
1. Calculation 3' AFG.
 2. Pole luminaire color to be white.
 3. wb-raymore.agi

Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
□	10	S1-3	N.A.	SINGLE	0.900	CTL-N-35L-T3-35,000 LUMEN TYPE 3 LED
⊕	3	S1-52	N.A.	D180	0.900	CTL-N-35L-T5W-35,000 LUMEN TYPE 5 LED

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	ILLUMINANCE	Fc	4.20	11.8	0.0	N.A.	N.A.

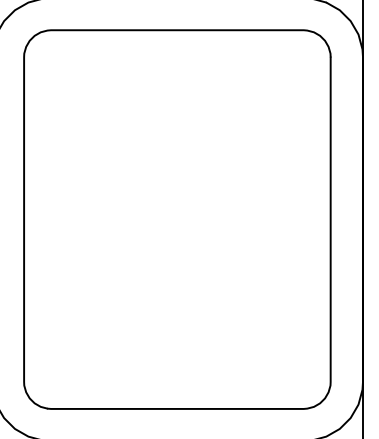
LumNo	Label	Z-luminaire height	Tilt
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2	S1-3	27.5	0
3	S1-3	27.5	0
4	S1-3	27.5	0
5	S1-3	27.5	0
6	S1-3	27.5	0
7	S1-3	27.5	0
8	S1-3	27.5	0
9	S1-3	27.5	0
10	S1-3	27.5	0
11	S1-52	27.5	0
12	S1-52	27.5	0
13	S1-52	27.5	0

TECHLIGHT INC.
 - DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
 - THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
 - THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.



REVISIONS:	SYMBOL	DATE	DESCRIPTION	BY

PROJECT:
WHATABURGER
RAYMORE, MO

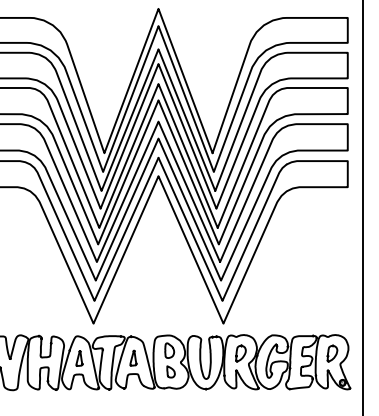


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 SAN ANTONIO, TEXAS
 210-476-6000 ZIP 78216
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SHEET TITLE:
Photometric Plan

UNIT NO.
 DATE: 7-8-21
 SCALE:
 DRAWN BY:
 APPROVED BY:

SHEET NO:
PH1.0
 FILE:
C-19





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**RAYMORE
WHATABURGER**
US HIGHWAY 58 & BANKS RD.
RAYMORE, MO



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CONSTRUCTION**

CHARLES M BUSCH No. 2019022528
EXP. DATE: 12/31/2021

REV	DESCRIPTION	DATE

Project No.: 2020XX-JX

Client Project No.:

Drawing Title:

EXTERIOR ELEVATIONS

Date: 04.01.21

Phase: PERMIT

Designed: WB

Drawing No.:

Drawn: BKN

Checked: AMF

A2.1

NOTES

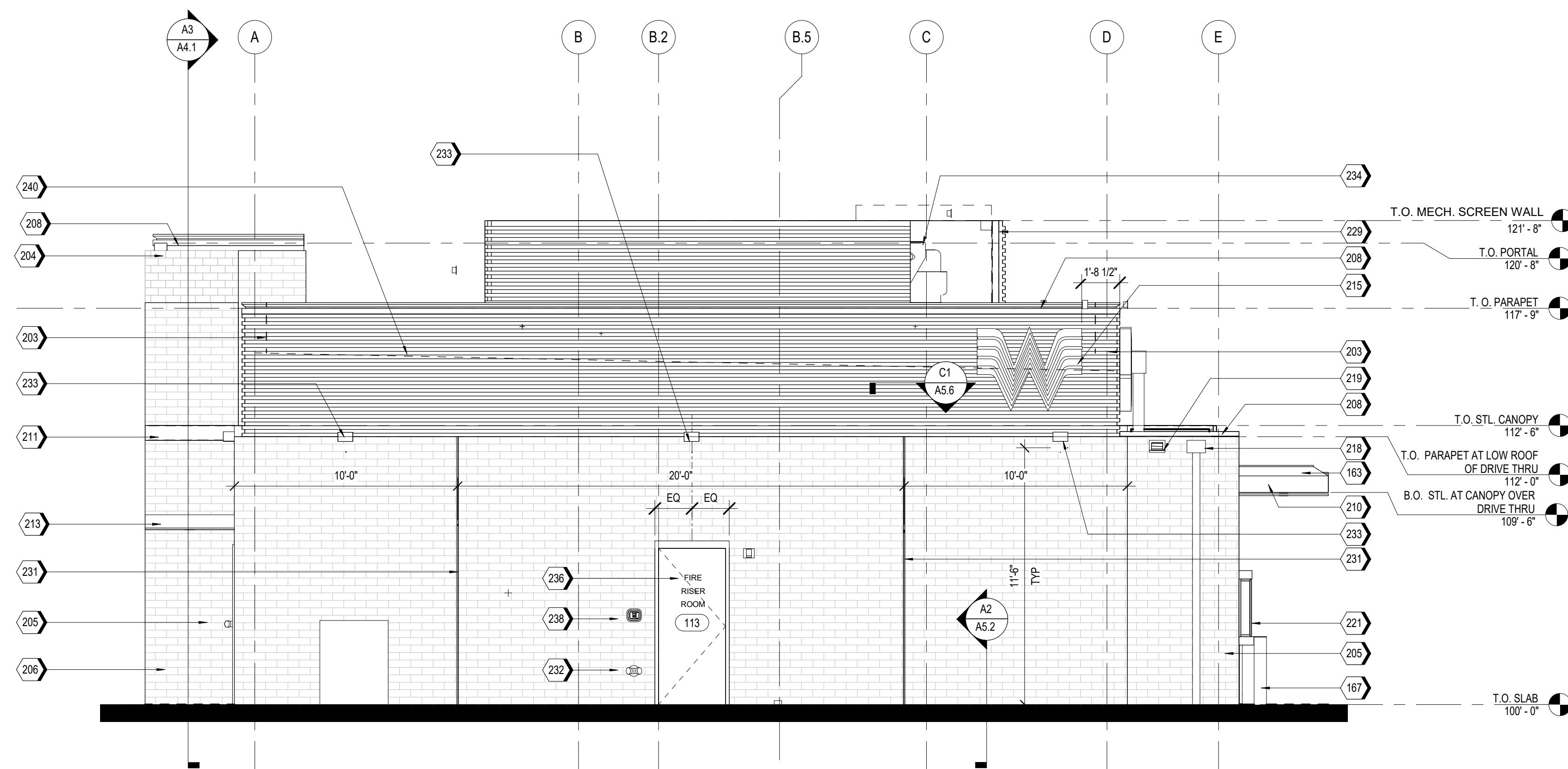
- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

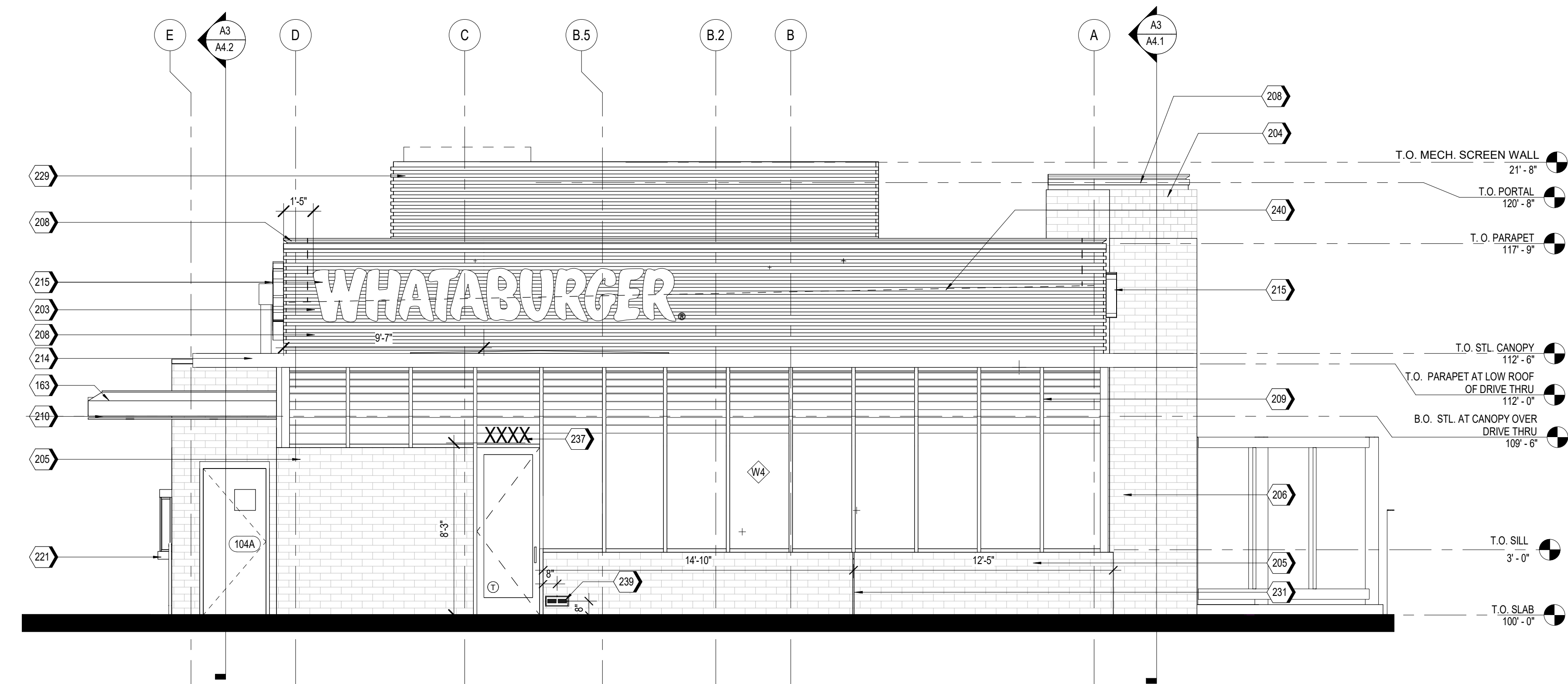
163	TPO MEMBRANE ROOFING SYSTEM, RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHIELD, URBAN BRONZE, PANTONE 2336 XGC, RE: D3/SS.1
203	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01: BRICK VENEER
206	BR-02
208	MC-01: PRE-FINISHED METAL COPING
209	SS-01: ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
211	ENTRY PORTAL CANOPY, PAINT PT-5
213	SERVICE DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	CONDUCTOR HEAD AND DOWNSPOUT, PAINT PT-5
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03: ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE. THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6" HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT, RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.

CODE TO EXT. MATERIALS

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 SHADING COEFFICIENT (SC): .20 EXTERIOR REFLECTION: 19% SOLAR HEAT GAIN COEFFICIENT (SHGC): .18 U-FACTOR: .26
GL-02	GRADIENT FRITTED GLASS BASIS OF DESIGN: VIRACON 1/2" SPACER- BLACK 1/4" CLEAR HS SCREEN #2387 #3
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948
GL-04	SIMULATED ACID ETCHED V1085 #3 GLASS
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: ALUMINUM
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: MATRIX MX 1.0 ALUMINUM 0.05" COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	PERFORATED METAL PANEL MANUFACTURER: BERRIDGE STYLE: MATRIX MX 1.0 ALUMINUM 0.05" COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MC-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA-N
MC-01	METAL COPING MANUFACTURER: BERRIDGE STYLE: SHADOWLINE COPING COLOR: LEAD-COTE TO MATCH MP-01
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-S FINISH: PAINT PT-5



A2 NORTH ELEVATION
1/4" = 1'-0"



A1 SOUTH ELEVATION (R.O.W)
1/4" = 1'-0"



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**NOT FOR
CONSTRUCTION**

CHARLES M BUSCH No. 2019022528
EXP. DATE: 12/31/2021

REV	DESCRIPTION	DATE

Project No.: 2020XX-JX
Client Project No.:

Drawing Title:
EXTERIOR ELEVATIONS

Date: 04.01.21 Phase: PERMIT
Designed: WB Drawing No.:
Drawn: BKN
Checked: AMF

A2.2

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.

CODE TO EXT. MATERIALS

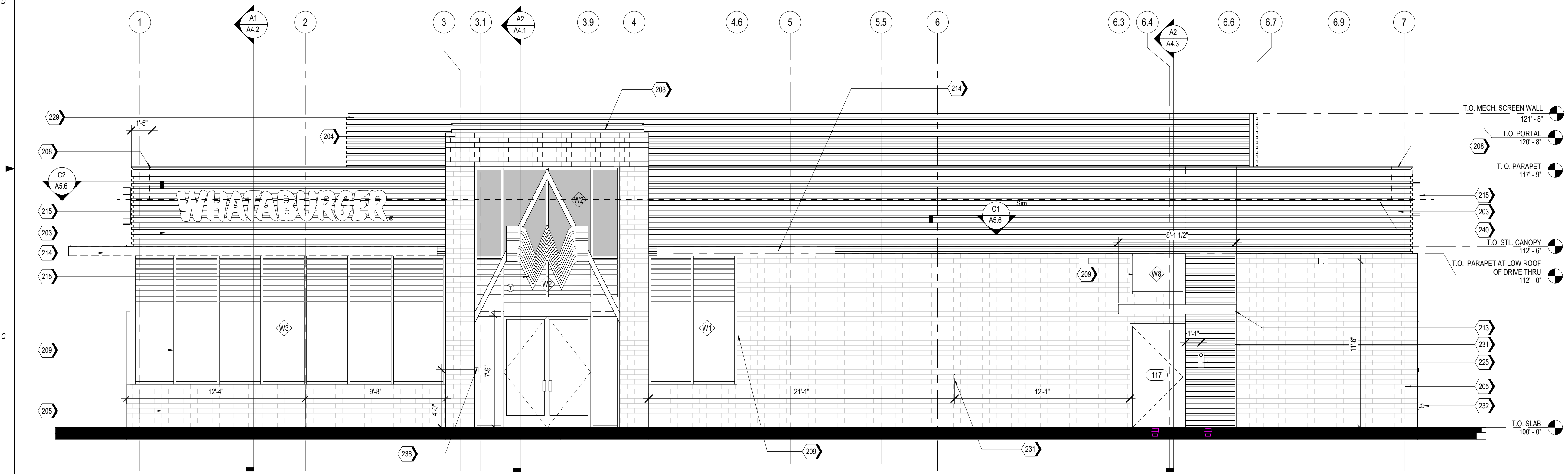
GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 SHADING COEFFICIENT (SC): 20 EXTERIOR REFLECTION: 19% SOLAR HEAT GAIN COEFFICIENT (SHGC): .18 U-FACTOR: .26
GL-02	GRADIENT FRITTED GLASS BASIS OF DESIGN: VIRACON 1/2" SPACER- BLACK 1/4" CLEAR HS SCREEN #2387 #3
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BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA-N
MC-01	METAL COPING MANUFACTURER: BERRIDGE STYLE: SHADOWLINE COPING COLOR: LEAD-COTE TO MATCH MP-01
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PAINT PT-5

KEYNOTES

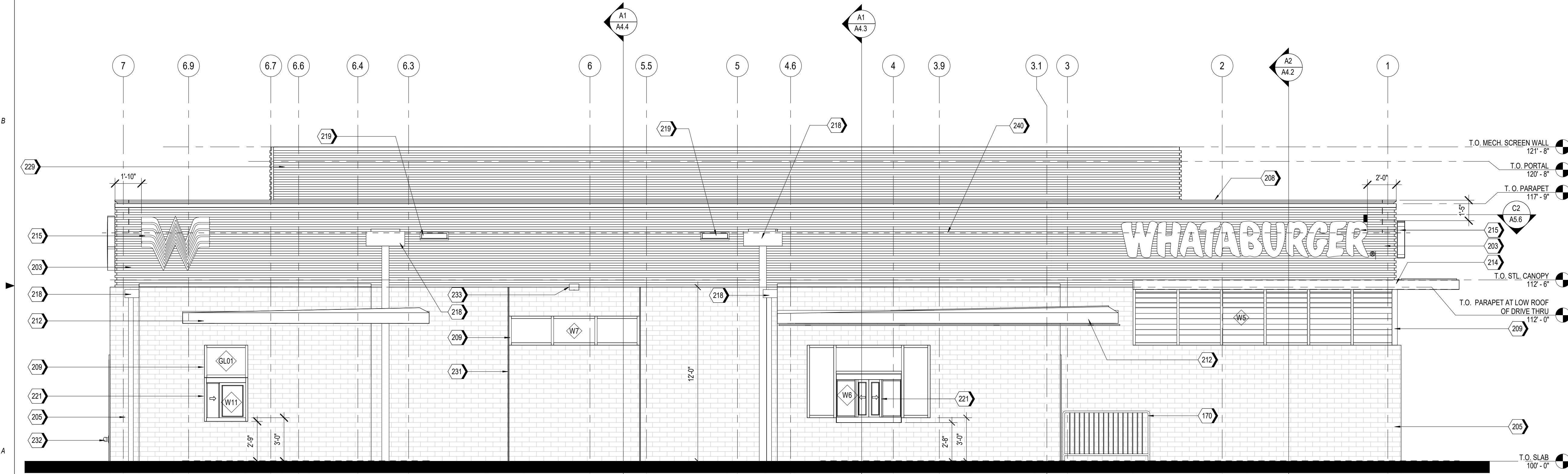
170	GUARDRAIL RE: B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
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213	SERVICE DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	CONDUCTOR HEAD AND DOWNSPOUT, PAINT PT-5

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.



A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

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**NOT FOR
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CHARLES M BUSCH No. 2019022528
 EXP. DATE: 12/31/2021

REV	DESCRIPTION	DATE

Project No.: 2020XX-JX

Client Project No.:

Drawing Title:

EXTERIOR RENDERINGS

Date: 04.01.21 Phase: PERMIT

Designed: F. RASCOE

Drawing No.:

Drawn: I. ELOUALID

A2.3

Checked: G. INGLIS





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CHARLES M BUSCH No. 2019022528
 EXP. DATE: 12/31/2021

REV	DESCRIPTION	DATE

Project No.: 2020XX-XX

Client Project No.:

Drawing Title:

EXTERIOR RENDERINGS

Date: 04.01.21

Phase: PERMIT

Designed: F. RASCOE

Drawing No.:

Drawn: I. ELOUALID

A2.4

Checked: G. INGLIS





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CHARLES M BUSCH No. 2019022528
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Project No.: 2020XX-JX

Client Project No.:

Drawing Title:

EXTERIOR RENDERINGS

Date: 04.01.21

Phase: PERMIT

Designed: F. RASCOE

Drawing No.:

Drawn: I. ELOUALID

A2.5

Checked: G. INGLIS



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MONTHLY REPORT July 2021

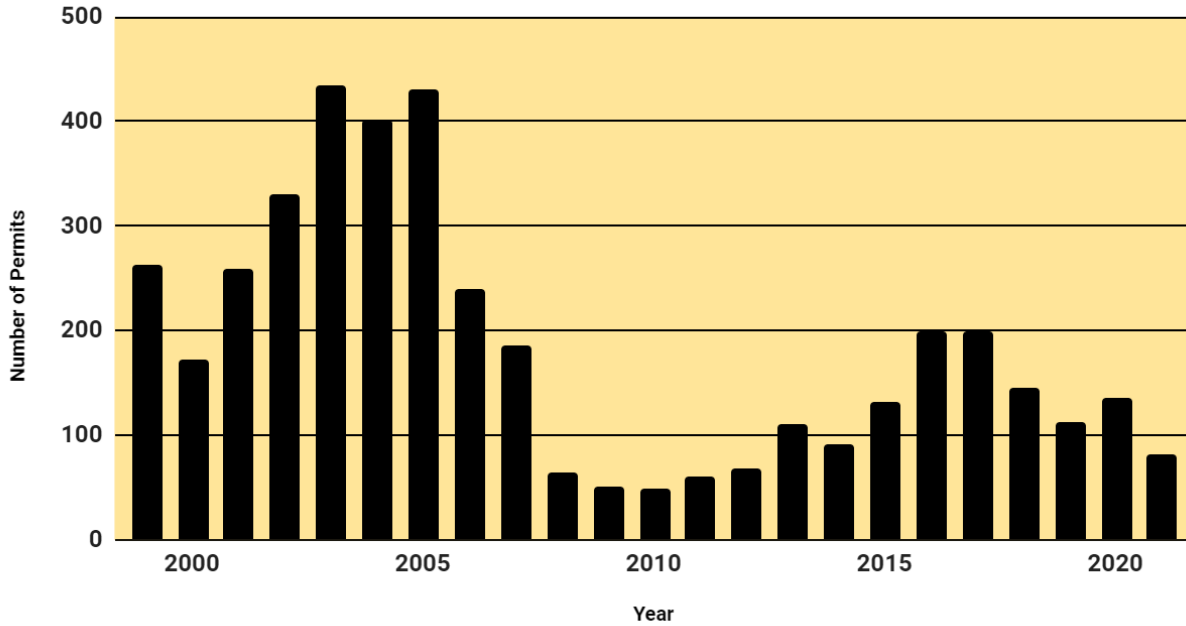
Building Permit Activity

Type of Permit	July 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	5	81	57	136
Attached Single-Family Residential	0	0	14	22
Multi-Family Residential	0	0	396	396
Miscellaneous Residential (deck; roof)	43	399	757	1,240
Commercial - New, Additions, Alterations	6	20	10	13
Sign Permits	12	19	20	37
Inspections	July 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections	299	2,305	2,701	4,447
Valuation	July 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$1,654,500	\$21,565,300	\$16,781,400	\$40,314,600
Total Commercial Permit Valuation	\$217,500	\$2,956,400	\$39,045,300	\$46,094,200

Additional Building Activity:

- A Certificate of Occupancy was issued for the first units at The Lofts at Fox Ridge apartment complex. Construction continues on all remaining units.
- Construction continues for Community America Credit Union to locate a branch at 1400 W. Foxwood Drive in the Willowind Shopping Center
- Site work continues for The Venue of The Good Ranch townhome development.
- Tenant finish work continues for the Heartland Dental Office building in the Raymore Marketplace.
- Renovations continue for the re-use of the former Steak 'n Shake as a medical marijuana dispensary facility.
- Building construction continues on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Site work has commenced for Phase 4 of the Alexander Creek subdivision.
- Site work has commenced for Eaastbrook at Creekmoor 2nd Plat
- Site work continues on Oak Ridge Farms

Single Family Building Permits



Code Enforcement Activity

Code Activity	July 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	50	280	331	565
<i>Notices Mailed</i>				
- Tall Grass/Weeds	13	64	79	96
- Inoperable Vehicles	11	124	42	185
- Junk/Trash/Debris in Yard	7	58	75	92
- Object placed in right-of-way	0	2	8	6
- Parking of vehicles in front yard	2	22	7	20
- Exterior home maintenance	8	31	16	43
- Other (trash at curb early; signs; etc)	0	4	2	6
Properties mowed by City Contractor	5	35	30	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	8	3
Signs in right-of-way removed	41	298	153	460
Violations abated by Code Officer	9	48	60	133

Development Activity

Current Projects

- Watermark Rezoning (Raymore Galleria)
- Sendera Rezoning and Preliminary Plat
- Hatcher variance application
- Madison Valley Phase 2 Rezoning, R-1 to R-1.5
- Madison Valley Phase 2 Preliminary Plat
- Whataburger Site Plan
- Ridgeview Estates Rezoning, C-2 to PUD

	As of July 31, 2021	As of July 31, 2020	As of July 31, 2019
Homes currently under construction	547 (396 units at Lofts of Foxridge)	536 (396 units at Lofts of Foxridge)	133
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	191	273	357
Total number of dwelling units in City	8,899	8,750	8,610

Actions of Boards, Commission, and City Council

City Council

July 12, 2021

- Approved on 1st reading the rezoning for Saddlebrook subdivision
- Held a public hearing but deferred action on the Preliminary Plat for Saddlebrook subdivision
- Approved on 1st reading the Replat of Brookside Tract V and Tract W

July 26, 2021

- Approved on 2nd reading the rezoning for Saddlebrook subdivision
- Approved the Preliminary Plat for Saddlebrook subdivision
- Approved on 2nd reading the Replat of Brookside Tract V and Tract W

Planning and Zoning Commission

July 6, 2021

- Approved the Culver's site plan amendment to add a 2nd drive-thru order lane
- Approved the site plan for South Metropolitan Fire Protection District administration building
- Recommended approval of the rezoning for the Watermark apartment community

July 20, 2021

- Recommended approval of the rezoning and preliminary plat for Sendera subdivision

Board of Adjustment

July 20, 2021

- Approved a variance to allow an on-site sewage disposal system at 1011 Char-Don Avenue

Upcoming Meetings – August & September

August 3, 2021 Planning and Zoning Commission

- Cancelled

August 9, 2021 City Council

- 1st reading - Sendera Rezoning (public hearing)
- 1st reading - Watermark Rezoning (public hearing)

August 17, 2021 Planning and Zoning Commission

- Rezoning 8 acres from C-2 to PUD for Ridgeview Estates age-restricted garden apartment community at southwest corner of Lucy Webb Road and Dean Avenue (public hearing)
- Whataburger Site Plan, 1921 W. Foxwood Drive

August 17, 2021 Board of Adjustment

- Variance application for Pam Hatcher to allow the creation of 2 lots at 1403 N. Madison Street with no street frontage

August 23, 2021 City Council

- 2nd reading - Sendera Rezoning
- 2nd reading - Watermark Rezoning

September 7, 2021 Planning and Zoning Commission

- Rezoning 46 acres from R-1 to R-1.5 for the proposed 2nd phase of Madison Valley (public hearing)
- Preliminary Plat for 2nd phase of Madison Valley (public hearing)
- 2022-2026 Capital Improvement Plan (public hearing)

September 13, 2021 City Council

- 1st reading - Ridgeview Estates Rezoning (public hearing)
- 1st reading - Good Ranch MOU Amendment (for Ridgeview Estates)

September 21, 2021 Planning and Zoning Commission

- Annual review of the Unified Development Code

September 27, 2021 City Council

- 2nd reading - Ridgeview Estates Rezoning
- 2nd reading - Good Ranch MOU amendment
- 1st reading - Madison Valley Rezoning (public hearing)
- Madison Valley Preliminary Plat (public hearing)
- Sidewalk on Undeveloped Lots (public hearings)

Department Activities

- A Certificate of Occupancy (for the building shell) was issued for [Heartland Dental](#) in the Raymore Market Center. A tenant finish permit has been issued for work to commence on the interior of the building.
- Economic Development Director David Gress toured the City with representatives from the Raymore-Peculiar School District to provide updates on ongoing development projects.
- Economic Development Director David Gress attended the Monthly Morning Coffee hosted by the Raymore Chamber of Commerce and [About-You-Nutrition](#)
- Economic Development Director David Gress participated in a local government and community development career expo hosted by Mid America Regional Council. The program is intended to engage and educate high-school students about different career paths within local government.
- Economic Development Director David Gress participated in the monthly Board meeting of the MARC Solid Waste Management District.
- Economic Development Director David Gress and Mayor Turnbow participated in the monthly Board meeting for the Raymore Chamber of Commerce.
- Code Enforcement Officer Drayton Vogel participated in a webinar hosted by the Mid America Regional Planning Council on how communities can combat illegal dumping activities.
- Building Official Jon Woerner commenced review on building construction plans for a proposed 1.024 million square foot industrial building located on Lot 3 in the Raymore Commerce Center on Dean Avenue, south of North Cass Parkway. Site grading work has already begun. VanTrust is constructing the speculative building. This will be the 2nd building in the Raymore Commerce Center.
- Director Jim Cadoret, Assistant City Manager Mike Ekey and Public Works Director Mike Krass participated in a webinar sponsored by the US Green Building Council to learn more about the LEED green building program.

GIS Activities

- Responded to requests for data, application development & detailed maps
- IIS web server development/servlet config - lost response headers & handler mappings
- SQL Server Database Engine & Database administration
- System architecture change(s)
- Updates as required
- Data delivery & customer service
- Coordination for design development, utilities & emergency response
- ESRI (Virtual) User Conference
- Pubworks client support planning
- Scripting of workflow modeling