

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
COUNCIL CHAMBERS
SEPTEMBER 18, 2018 6:00 PM**

I. Roll Call

II. Approval of Minutes

1. Minutes - July 17, 2018

III. Public Hearing

1. Aldi's Final Development Plan

IV. Action Items

V. Discussion Items

1. Recreational Vehicle, Boat Parking on Driveway

VI. Other Matters Before the Planning Commission

1. Comprehensive Plan Update

VII. Adjournment

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **9/18/2018**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 9/18/2018
Submitted By: Jennifer Jones-Lacy, Asst. City Administrator/Finance Director
Committee/Department:
Title: **Minutes - July 17, 2018**
Item Type: Other

Recommendation:

Draft Minutes are attached.

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ Minutes 7-17-2018	Exhibit

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
July 17, 2018, 6:00 P.M.

The Roeland Park Planning Commission met on July 17, 2018, in City Hall, 4600 West 51st Street.

Chair Nielsen declared a quorum and called the meeting to order.

Present: Paula Gleason Mark Kohles Darren Nielsen
 Mike Hickey Kyle Rogler

Absent: Bill Ahrens

Staff: Jennifer Jones-Lacy, Assistant City Administrator
 John Jacobson, Building Official

I. ROLL CALL

Ms. Jones-Lacy called the roll and noted that Commissioner Ahrens was absent. (Commissioner Rogler arrived during the Public Hearing.)

II. MINUTES

1. June 19, 2018, Planning Commission Meeting Minutes

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER HICKEY SECONDED TO APPROVE THE JUNE 19, 2018, PLANNING COMMISSION MEETING MINUTES.
(MOTION CARRIED 4-0)

Ms. Jones-Lacy introduced the new Ward 1 Planning Commissioner Pete Davis. He will be observing the meeting for tonight and will be participating in the next meeting.

III. PUBLIC HEARING

1. Rezoning and Redevelopment Plan for 5000 Johnson Drive Property

Ms. Jones-Lacy introduced Kathleen Warman of Warman Architects and Joe Brancato, property owner and operator of Pride Cleaners at 5000 Johnson Drive. Ms. Jones-Lacy said they are looking for a rezoning of this property and have submitted a final preliminary and a final redevelopment plan. Currently the site is zoned Office Building District and they would like it rezoned to Mixed Use Development as this complies with the Comprehensive Plan and the City's goal of the offices along Johnson Drive being rezoned to Mixed Use Development.

Pride Cleaners will be located on the eastern half of the building with a drive-thru for drop-off and pick-up services. The western half of the building would be slated for first floor retail and office space upstairs. Since this is an existing building there would need to be variations built in to comply with the MXD ordinance.

Ms. Warman addressed the Planning Commission. She said there are no tenants currently in mind for the offices upstairs but there have been discussions for a coffee shop on the lower western level. The

biggest challenge with the building are ways to reasonably and economically renovate the building, install curbing, landscaping and building a sidewalk as well as working with the parking lot issues.

Ms. Jones-Lacy said the Commission could recommend incorporating the resurfacing the parking lot in their recommendation to Council.

Commissioner Rogler asked if the Johnson Drive guidelines were ever adopted. Mr. Jacobson said they were adopted as part of the Comprehensive Plan. The owner and architect are trying to emulate what is going on at the corner of Johnson Drive and Roe by trying to incorporate some elements of stone and utilizing the brick. They are also installing an awning to help incorporate some of the other design standards to set the tone for the other structures along Johnson Drive.

Mr. Rogler stressed the importance of bike racks and pedestrian accessibility to not only this property but to the area.

Ms. Warman said the owner is already a part of the Roeland Park business community and is relocating an existing business in Roeland Park. He too wants the building to look nice and desires to meet the City's design guidelines, but they have to be able to afford to do it.

Mr. Brancato said the hours of operation would be limited to 7 a.m. to 7 p.m. Monday through Friday, Saturdays from 8 a.m. to 5 p.m. and they will be closed Sunday.

Public Comments

Dan Dermyer - 5708 Cedar - Mr. Dermyer said he was part of the homeowners association involved in getting the restrictions removed in this area. He stated he believed the residences on Johnson Drive and 58th Street would need barriers and buffers. He said he appreciates the fact that the lighting is designed so as not to shine into homes. He would also like to see the parking along the fence line addressed because of issues of people hitting it.

Ms. Warman said they will be adjusting the curb and putting in car stops to avoid hitting the fence and they are working to improve the situation for the neighbors. She reiterated that the owner wants to be a good neighbor and wants those residents as customers.

Jen Hill - 4320 Elledge Drive. CMBR Hill encouraged the Planning Commission to adopt the variance. She said she appreciates the redevelopment from a sustainability standpoint. She would also like to see a matching privacy sound barrier that encompasses the district to separate it from residential housing. Ms. Hill said she would also like to see an art component added to the site. She also would like to have career jobs brought in as businesses.

Ms. Jones-Lacy read a statement into the record from:

Mark Doherty (5807 Ash) - In his statement, Mr. Doherty said he was happy to see plans for the renovation and the positive changes that are going to take place. He asked for protective posts or protection to the fence from the adjacent parking spaces. He also asked them to look into possible sinkholes that seem to be developing.

Ms. Jones-Lacy recapped the discussion for items the Planning Commission would like added to their recommendation to Council.

- Addition of bike racks
- Resurfacing the parking lot

- Pedestrian path from sidewalk to front entrance
- Wheel stops on three north-facing spots next to the fence
- Ensure downspouts are hidden or integrated into the building
- Possible irrigation for the landscaping
- Move the curb line to the back of the trash receptacle
- North-angled parking to be aligned with the building to increase landscape buffer
- Installation of a crosswalk

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER GLEASON SECONDED TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLANS ALONG WITH THE REQUEST TO REZONE WITH THE ADDITION OF A BIKE RACK (ONE RACK FOR EVERY TEN PARKING SPOTS); RESURFACING OF THE PARKING LOT; WHEEL STOPS AT THE THREE NORTHEASTERN PARKING SPOTS NEXT TO THE FENCE; MOVE THE CURB LINE TO THE BACK OF THE TRASH RECEPTACLE; ENCOURAGE THE ALIGNMENT OF THE CURB ON THE NORTH SIDE OF THE PARKING LOT TO BE PARALLEL WITH THE BUILDING WHICH WOULD INCREASE THE BUFFER; AND ENCOURAGE A PEDESTRIAN PATH FROM THE SIDEWALK TO THE FRONT ENTRANCE. (MOTION CARRIED 5-0)

Commissioner Kohles wanted to ensure that the Planning Commission's desire to add crosswalks across Ash to the existing sidewalks along with curb cuts is presented, in addition to the motion, to the City Council.

IV. ACTION ITEMS

There were no items discussed.

V. DISCUSSION ITEMS

There were no items discussed.

VI. OTHER MATTERS BEFORE THE PLANNING COMMISSION

Ms. Jones-Lacy said the next Planning Commission meeting will be the third Tuesday in August.

She asked the Commissioners to let her know if they want to have a deeper discussion about the properties on Johnson Drive with regards to shielding from residential properties and she will add that to a future agenda.

Also next year they will have a comprehensive plan review and they will need to solicit an RFQ for a consultant to assist with that and asked for volunteers from the Commission to help with that.

Mr. Jacobson recommended the comprehensive plan RFQ discussion should be added to the joint meeting with the City Council in November.

VII. ADJOURNMENT

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER KOHLES SECONDED TO ADJOURN. (MOTION PASSED 5-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: Public Hearing- III.-1.
Committee 9/18/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 9/13/2018
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Aldi's Final Development Plan**
Item Type: Presentation

Recommendation:

Review and approve the Preliminary and Final Development Plans for Aldi's as submitted. The Commission's recommendation will then go to City Council for final approval.

Details:

This action pertains to a substantial change *or abandonment* in the approved development plan previously adopted by planning commission and city council for this site. The request stems from a corporate mandate to remodel older stores in specific markets. Staff has met with Aldi's engineer of record and corporate representatives to provide some oversight relative to the store model, amenities and site improvements submitted.

Aldi's intends to demolish and reconstruct their store. The footprint has increased slightly, but aesthetically vastly improved. The developer has submitted the new development plan for your review and comment. Points of access, drainage and screening have very little change in the new plan.

An existing final development plan is in place for this site. Demolition and reconstruction requires a new development plan process and adherence to current standards. Substantial reinvestment in the site should expand available shopping options and improve site accessibility and drainage.

FINDINGS OF SPECIFIC DEVELOPMENT PLAN CRITERIA-

Submittal items are indicated by an asterisk indicating they have complied, N/A, or a statement of compliance

(a) Eight copies of the final development plan shall be submitted in support of the application. The final development plan shall contain the following information: **Submitted Electronically**

* A small key map indicating the location of the property within the City.

(2) A site plan including the following:

- * Finished grades or contours for the entire site at two-foot contour intervals.
- * (ii) All existing and proposed adjacent public street right-of-way with centerline location.
- * (iii) All existing and proposed adjacent public street and public drive locations, widths, curb cuts and radii.
- * (iv) Location, width and limits of all existing and proposed sidewalks.
- (v) Location, size and radii of all existing and proposed median breaks and turning lanes. **NA**
- * (vi) Distance between all buildings, between buildings and property lines and between all parking areas and property lines.
- * (vii) Location of all required building and parking setbacks.
- * (viii) Location, dimensions, number of stories and area in square feet of all proposed buildings.
- * (ix) Area of land on site plan in square feet or acres.
- * (x) Limits, location, size and material to be used in all proposed retaining walls.
- * (xi) Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks.
- * (xii) Location, height, candle power and type of outside lighting fixtures for buildings and parking lots.
- * (xiii) Location, size, type of material and message of all proposed monument or detached signs.
- (xiv) Pertinent peripheral information to include adjacent developments, alignment and location of public and private driveways and streets, medians, public and semi-public easements. **Set in existing footprint no additional ROW or easement allocation proposed.**
- * (xv) Preliminary drainage design and location and existing drainage facilities.

(3) Building elevations including the following:

- * Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.
- * (ii) Size, location, color and materials of all signs to be attached to building exteriors, unless private sign criteria have previously been approved by the Planning Commission.
- (iii) Location, size and materials to be used in all screening of rooftop mechanical equipment. **Screened by parapet**
- (iv) Building sections.

(4) Floor plans indicating dimensions and areas of all floors within proposed buildings. **Single story**

(5) Landscaping and screening plans which include:

- * Size, species, location and number of all proposed landscape materials.
- * (ii) Notation of all areas to be seeded or sodded.
- * (iii) Location, size and materials to be used for all screening, including screening of outside trash enclosure areas.
- * (b) All site plans are to be drawn to a standard engineer's scale. The actual scale used will depend on the development and shall be subject to the approval of the City Engineer.
- * (c) One copy of the proposed site plan and one copy of the proposed building elevations shall be reduced onto 8½ inch by 11 inch bond paper.

(d) The following shall be submitted in support of the application for final development plan approval:

- (1) Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan pursuant to section 16-329. N/A
- (2) A copy of all covenants and restrictions applicable to the development, if required by the

terms of the preliminary development plan. N/A

(3) Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of the agency required pursuant to approval of the preliminary development plan, if required by the terms of the approved preliminary development plan.

(4) Evidence of satisfaction of any stipulations of the preliminary development plan approval which were conditions precedent to consideration of the final development plan. (5) Proof of filing of the statement required by section 16-329. (6) Assurances of adequate public facilities as required by section 16-305. PF are on site and will be re established

(5) Proof of filing of the statement required by section 16-329.

(6) Assurances of adequate public facilities as required by section 16-305. **PF are on site and will be re established**

IMPACTS: Little or no additional impacts to adjoining properties from proposed improvements.

POLICY ISSUES: Current policy mandates the applicant resubmit a new PDP and FDP when substantial change occurs in the adopted plan. In the case of demolition and reconstruction, staff's opinion is a total resubmission is necessary to reflect those improvements and facilitate permitting. As this is a complete tear down and rebuild of the store, this site would be subject to the 1% for Art Resolution (601) which is attached for reference.

Financial Impact

Amount of Request: NA	
Budgeted Item?	Budgeted Amount: NA
Line Item Code/Description: NA	

Additional Information

CODE SECTION

Sec. 16-330. - Abandonment of Final Development Plan.











In the event that a plan or a section thereof is given final approval and thereafter the landowner shall abandon the plan or section thereof and shall so notify the City in writing, or in the event the landowner shall fail to commence the planned development within 18 months after final approval has been granted, then in either event the final approval shall terminate and shall be deemed null and void unless the time period is extended by the application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Continue to provide neighborhood support and services.

ATTACHMENTS:

Description	Type
 Application	Cover Memo
 Notification	Cover Memo
 Proof of Ownership	Cover Memo
 Aldis FDP	Cover Memo
 ALDIS PDP	Cover Memo
 Elevation	Cover Memo
 Cert Letters 1	Cover Memo
 Cert Letters 2	Cover Memo
 Receipts	Cover Memo
 1% for Art Resolution	Resolution Letter

SM Engineering

Letter of Transmittal

July 20, 2018

To: City of Roeland Park
Planning Department
4600 W. 51st St.
Roeland Park, KS 66205

Attn: John Jacobson

RE: Aldi Development
4801 Roe Blvd.

<u>Copies</u>	<u>Description</u>
1	Final DP and Final DP Application with checklists
1	Application Fee (\$1,050.00)
8	Preliminary Development Plan
8	Elevations
9	Final Development Plan (8 full size and 1@ 8 ½ x 11)
1	Digital Copy on CD
1	Drainage Memo
1	Utility Availability Information

Please don't hesitate to call if you have any questions or if you need any additional information. Thank-you

Samuel D. Malinowsky, P.E.
SM Engineering
919 W. Stewart Rd.
Columbia, MO 65203
785-341-9747

SM Engineering

July 20, 2018

Jose M. Leon Jr.
Public Works Director
City of Roeland Park
4600 W. 51st St., Suite 200
Roeland Park, KS 66205

**RE: Storm Water Quantity and Quality
Aldi Grocery Store Redevelopment
4801 Roe Boulevard**


Aldi, Inc. is planning on razing the existing store referenced above and reconstructing a new store in the same location. The development plans call to only remove the building and parking lot as necessary for construction of a new store. As such storm water quantity and quality need to be addressed.

The city of Roeland Park has adopted the KC Metropolitan Chapter of the American Public Works Association Section 5600, Storm Drainage Systems & Facilities. Per section 5601.3.A.3, if the site is less than 2 acres in size and the increase in impervious area is less than 10% then the development is excepted from the APWA requirements.

The proposed plan shows to remove the existing building and reconstruct a new building in essentially the same location. The majority of the existing parking lot will remain in place, as such the majority of the site will be undisturbed. The total area disturbed for construction will be 1.19 Ac. With regards to the increase in impervious area the increase will be 9.9%. The existing impervious area is 73,076 SF. We are increasing the impervious area by 7,250 SF for an increase of 9.9 %.

Based on the above discussion we meet the requirements for an exception to Section 5600.

Please don't hesitate to call if you have any questions or if you need any additional information. Thank-you


Samuel D. Malinowsky, P.E.
SM Engineering
919 W. Stewart Rd.
Columbia, MO 65203
785-341-9747



Fee: _____
Rec'd By _____
Date Paid _____

**APPLICATION FOR
DEVELOPMENT PLAN APPROVAL**
City of Roeland Park, Kansas
PLEASE PRINT

Case No.: _____
Planning Commission
Date _____

Requested Action:

	Fee
<input checked="" type="checkbox"/> Preliminary Development Plan	\$400.00
<input type="checkbox"/> Revised Preliminary Development Plan	\$400.00
<input checked="" type="checkbox"/> Final Development Plan	\$650.00
<input type="checkbox"/> Revised Final Development Plan	\$650.00
<input type="checkbox"/> Landscaping Plan	\$125.00
<input type="checkbox"/> Site Plan (non-residential development in residential district)	\$150.00

Name of Development: **Aldi Grocery Store**

Location: **4801 Roe Boulevard**

Range **25E** Township **12S** Section: **12** Quadrant **NE**

Existing Zoning: **CP-2** Present use of Property: **Grocery Store**

Is Property subject to rezoning? Yes **No** Is Property subject to Special Use Permit? Yes **No**

Applicant: **Aldi, Inc.**

Address: **10505 S. K7 Highway** Phone: **913-768-1119 (122)**

City: **Olathe** State: **KS** Zip: **66061**

Property Owner: **Aldi, Inc.**

Address: **10505 S. K7 Highway** Phone: **913-768-1119 (122)**

City: **Olathe** State: **KS** Zip: **66061**

Engineer/Surveyor/Architect: **SM Engineering**

Address: **919 W. Stewart Rd.** Phone: **785-341-9747**

City: **Columbia** State: **MO** Zip: **65203**

Applicant signature Ryan Stemmons / Stakeout Date 7/19/2018

To be completed by the City:	Fee Paid \$ _____	Date _____	Received by: _____
Proof of ownership and/or authorization of agent affidavit(s) submitted. Date: _____			
<input type="checkbox"/> Rezoning Case No. _____ <input type="checkbox"/> Special Use Permit No. _____ <input type="checkbox"/> Previous Plan Approval: _____			
<input type="checkbox"/> City Engineer review and comment submitted			
Technical studies required? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, what type and when submitted? _____			
Assurances of adequate public facilities received. <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, date received _____			
Supporting materials required: _____ Date Submitted: _____			
Date application deemed complete: _____			
Surrounding property owners notified: _____		Date of publication: _____	Sign Posted _____
Date notices sent: _____		Public Hearing date: _____	
Planning Commission recommendation: _____		Date: _____	
City Council Action: _____		Date: _____	

PRELIMINARY DEVELOPMENT PLANS CHECKLIST [CODE 16-323]Date Submitted **7-20-18**Name of Project **Aldi Grocery Store**

Case # _____

Description/Type of Project: **Remove and replace existing Aldi**

I, **Sam Malinowsky** (Contact Person's Name - Printed), hereby certify the attached and completed application contains the information as specified in accordance with the Roeland Park City Code. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.


Signature of Contact Person**7-20-18**
Date

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit **ONLY THOSE DRAWINGS** necessary to provide information required by this checklist. Submission of construction drawings or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = Not Included) as the form is completed.

☒ I ☐ N/I

1. Application form
2. Eight copies of the preliminary site development plan that must include the following information:

☒ I ☐ N/I**GENERAL INFORMATION**

- a. North arrow;
- b. Scale;
- c. Date of plan preparation;
- d. Name and address of landowner.

☒ I ☐ N/I**SITE DEVELOPMENT**

- a. Location and dimension of buildings and other structures;
- b. Location and dimensions of parking areas;
- c. Location and dimensions of drives and walks;
- d. Location and dimension of public streets and all easements;
- e. General extent and character of proposed landscaping and screening;
- f. Proposed drainage patterns.
- g. Adjacent development (property within 200 feet) including lot lines, building footprints, access points and parking areas;
- h. Existing topography with contours at 5-foot intervals, and delineating any land areas within the 100-year flood plain;
- i. Location and size of any drainage structures, such as culverts, paved or earthen ditches or storm water sewers and inlets;
- j. Preliminary sketch drawings of elevations and floor plans depicting the general style, size and exterior construction materials of the buildings.

☒ I ☐ N/I**ADDITIONAL INFORMATION**

- a. Schedule indicating total floor area and land area;
- b. Parking Schedule showing the number of space provided and required for all existing buildings, and all spaces required for proposed buildings;
- c. Name and address of architect, landscape architect, planner, engineer, surveyor, or other person involved in the preparation of the plan.

3. All required studies pursuant to section 16-304.

☐ I ☒ N/I**TECHNICAL STUDIES**

- a. Traffic Study;
- b. Parking Study;
- c. Lighting Study;
- d. Drainage Study;
- e. Geo-technical Study;
- f. Other (specify) _____

4. Assurances of adequate public facilities as required by section 16-305.

5. Assurances of proof of ownership and/or authorization of agent as required by section 16-302.

FINAL DEVELOPMENT PLANS CHECKLIST [CODE 16-327]

Date Submitted _____

Name of Project **Aldi Grocery Store** Case # _____Description/Type of Project: **Remove and replace existing Aldi**

I, **Sam Malinowsky**, (Contact Person's Name - Printed), hereby certify the attached and completed application contains the information as specified in accordance with the Roeland Park City Code, I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.


Signature of Contact Person

7-20-18
Date

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit **ONLY THOSE DRAWINGS** necessary to provide information required by this checklist. Submission of construction drawing's or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = Not Included) as the form is completed.

☒ I ☐ N/I

1. Application form.
2. Eight copies of the preliminary site development plan to be drawn to a standard engineer's scale. The actual scale used will depend on the development and shall be subject to the approval of the city engineer. The plans must include the following information:

☒ I ☐ N/I **GENERAL INFORMATION**

- a. North arrow;
- b. Scale;
- c. Date of plan preparation;
- d. Name and address of landowner;
- e. A small key map indicating the location of the property within the City.

☒ I ☐ N/I **SITE DEVELOPMENT**

- a. All existing and proposed adjacent public street right-of-way with centerline location;
- b. All existing and proposed adjacent public street and public drive locations, widths, curb cuts and radii;
- c. Location, width and limits of all existing and proposed sidewalks;
- d. Location, size and radii of all existing and proposed median breaks and turning lanes;
- e. Distance between all buildings. between buildings and property lines and between all parking areas and property lines;
- f. Location of all required building. and parking setbacks;
- g. Location, dimensions, number of stories and area in square feet of all proposed buildings;
- h. Area of land on site plan in square feet or acres.

☒ I ☐ N/I **PARKING**

- a. Location and dimensions of all driveways;
- b. Location and dimensions of all parking lots;
- c. Location and dimensions of all parking stalls and aisles;
- d. Location and dimensions of all loading and service areas and docks;
- e. Location, height, candle power and type of outside lighting fixtures for parking lots.

☒ I ☐ N/I **LANDSCAPE AND SCREENING**

- a. Location, size and materials to be used for all screening, including screening of outside trash enclosure areas.

☒ I ☐ N/I **GRADING AND DRAINAGE DESIGN PLAN**

- a. Finished grades or contours for the entire site at 2 foot contour intervals;
- b. Limits, location, size and material to be used in all proposed retaining walls;

☒ I ☐ N/I **ADDITIONAL INFORMATION**

- a. Location, height, candle power and type of outside lighting fixtures for buildings;
- b. Location, size, type of material and message of all proposed monument or detached signs;
- c. Pertinent peripheral information to include adjacent developments, alignment and location of public and private driveways and streets, medians, public and semi-public easements

☒ ☐ N/I

One copy of the proposed site plan and one copy of the proposed building elevations shall be reduced onto 8-1/2

1. inch by 11 inch bond paper.
2. Assurances of adequate public facilities as required by section 16-305.
3. Proof of filing of the statement required by section 16-325 (a).
4. Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan pursuant to Section 16-329.
5. A copy of all covenants and restrictions applicable to the development, if required by the terms of the preliminary development plan.
6. Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency required pursuant to approval of the preliminary development plan, if required by the terms of the approved preliminary development plan.
7. Evidence of satisfaction of any stipulations of the preliminary development plan approval which were conditions precedent to consideration of the final development plan.



Kansas Gas Service.

A Division of ONE Gas

7421 West 129th Street
Overland Park, KS 66213
kansasgasservice.com

July 6, 2018

Mr. Sam Malinowsky
SM Engineering

Re: "Will Serve" Letter – Aldi, 4801 Roe Blvd., Roeland Park, KS

Dear Mr. Malinowsky:

This letter is to confirm Kansas Gas Service has gas main facilities near 4801 Roe Blvd., Roeland Park, KS. The best route to get service to the site, installation of new gas main, easements, relocation of existing pipe location or size, grade changes, location of gas meters, termination of old services, or any cost associated would still need to be determined.

Please consult with us prior to finalizing your plans so Kansas Gas Service can determine the best route to provide service to the project, adequate space and safe locations for all gas meters. Location of gas meters must have a minimum of 3-feet of clearance from electric meters, electric transformers, operating doors and windows.

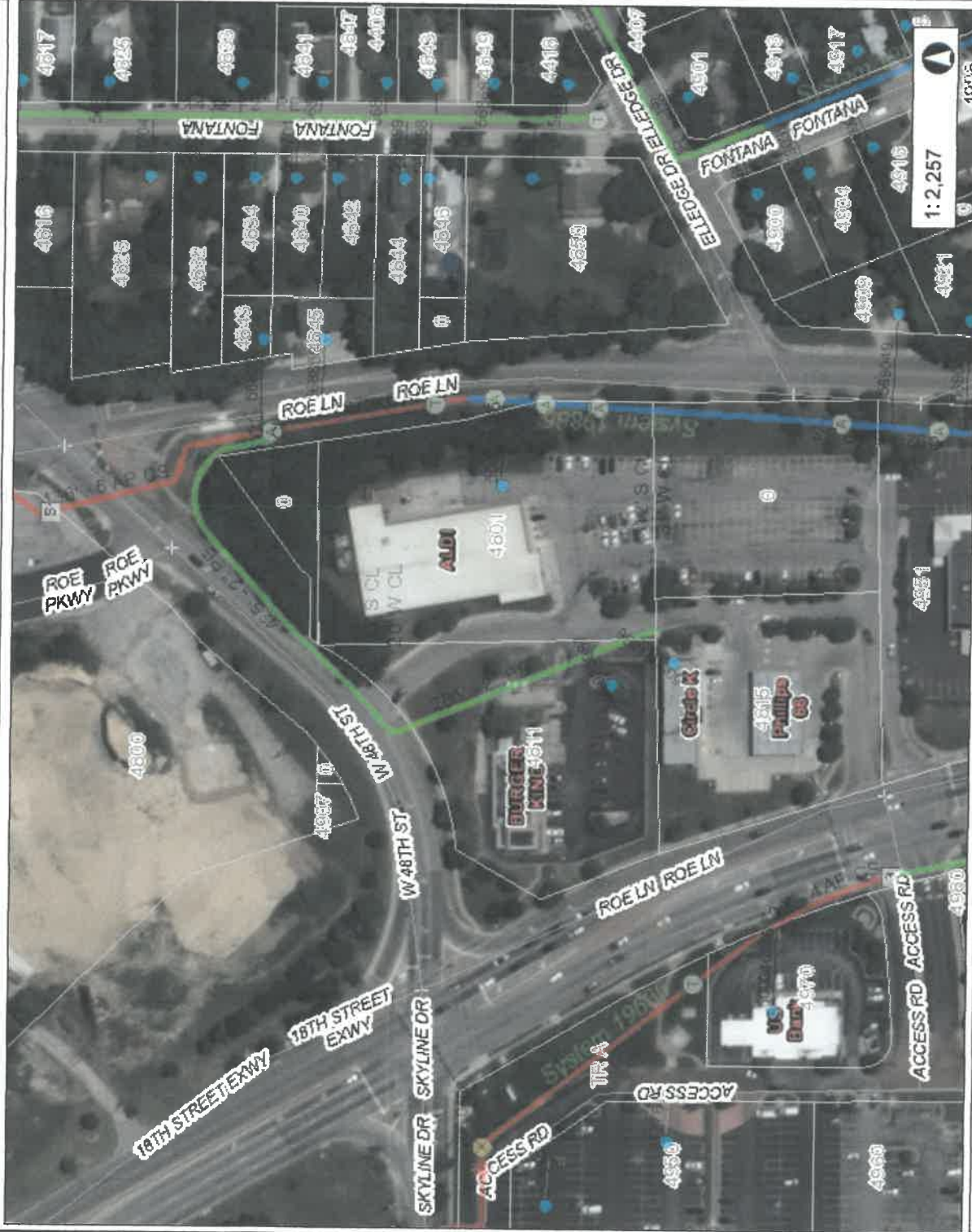
A map of our facilities is attached for your information. Feel free to contact me if you have any questions.

Sincerely,

Bill Ahrens



ONE Gas Map



Notes

DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be a scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

376.2 0 188.08 376.2 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Legend

- Designer Notes
- Designer Test Point
- Designer Regulator Station
- Designer Non-Controllable Fitting
 - Coupling
 - Elb
 - End Cap
 - Expansion Joint
 - Flange
 - Reducer
 - Reinforcing Sleeve
 - Screw
 - Tee
 - Transition
 - Purge Point
 - Threaded O-ring
 - Unknown
- Designer Controllable Fitting
 - Short Stop
 - Three-Way Tee
- Designer Gas Valve
- Designer Mains
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
- Designer Gas Pipe Casing
 - Casing
 - Insertion
- Designer Service Line
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
- Designer Drip
- Designer Rural Tap
- Designer Meter Setting
- Designer Town Border Station
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
 - Bond Wire
 - Rectifier Cable
- Designer Utility Easement
- Designer Abandon Service Line
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Removed (No Longer Contains Gas)
 - Abandoned (No Longer Contains Gas)
- Designer Abandon Mains
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Damaged Main Former Containe Gas

Re: New Aldi in Roeland Park

SC Malinowsky

Tue 7/17/2018 4:08 PM

To: Terrell McKinney <Terrell.McKinney@kcpl.com>;

Terrell

Can I get you to respond back to this email and confirm that KCPL will provide electric service to this site?
Thanks for your help.

Sam Malinowsky
SM Engineering
785-341-9747

From: Terrell McKinney <Terrell.McKinney@kcpl.com>
Sent: Wednesday, June 27, 2018 8:16:23 AM
To: SC Malinowsky
Subject: FW: New Aldi in Roeland Park

Here is my contact information.

Thanks,

Terrell

From: Kursten Jones
Sent: Monday, June 25, 2018 2:27 PM
To: Terrell McKinney <Terrell.McKinney@kcpl.com>
Cc: Eric Bowen <Eric.Bowen@kcpl.com>
Subject: FW: New Aldi in Roeland Park

Please call Sam and let him know the steps to tear down and rebuild.

This is an existing Aldi's store.

From: SC Malinowsky [<mailto:malinowsky@scconsultantsllc.com>]
Sent: Monday, June 25, 2018 1:41 PM
To: Kursten Jones <Kursten.Jones@kcpl.com>
Subject: New Aldi in Roeland Park

This is an EXTERNAL EMAIL. Stop and think before clicking a link, opening attachments or entering credentials.

Kursten

Hopefully you can point me in the right direction. Aldi is going to rebuild their store at 4801 Roe Blvd. in Roeland Park. Do you know who's area that is so I can make sure I am showing what is needed? Construction is not going to start until later this year. Thanks for your help.

Sam Malinowsky

Re: Proposed Aldi Rebuild Roeland Park

SC Malinowsky

Thu 6/21/2018 9:27 AM

Sent Items

To: Chris Anderson <canderson@waterone.org>;

Cc: Jan Hardie <jhardie@waterone.org>;

Thanks Chris

From: Chris Anderson <canderson@waterone.org>
Sent: Thursday, June 21, 2018 9:08:12 AM
To: SC Malinowsky
Cc: Jan Hardie
Subject: RE: Proposed Aldi Rebuild Roeland Park

Sam,

Correction the existing service address is 4801 Roe Ave.

Thanks,
Chris

From: Chris Anderson
Sent: Thursday, June 21, 2018 9:07 AM
To: 'malinowsky@scconsultantsllc.com' <malinowsky@scconsultantsllc.com>
Cc: Jan Hardie <jhardie@waterone.org>
Subject: FW: Proposed Aldi Rebuild Roeland Park

Sam,

As we discussed on the phone this morning, Jan Hardie in our engineering department handles water main relocation work. He is copied on this email and can be reached at jhardie@waterone.org or 913-895-5775. My comments on the drawing are listed below.

- Shift the proposed domestic and fire line connections farther east, so the meter pit and backflow vault are in the grass area.
- The water meter pit needs to have at least 2' of clearance around it.
- The existing building is supplied with a 1.5" service connection and a 1.5" meter. The proposed 2" meter is probably oversized, unless the new building will have a lot more fixtures.

To whom it may concern – WaterOne is currently supplying water to the existing Aldi's building (4801 Nall Ave) and WaterOne will also serve the new proposed building.

Thanks,

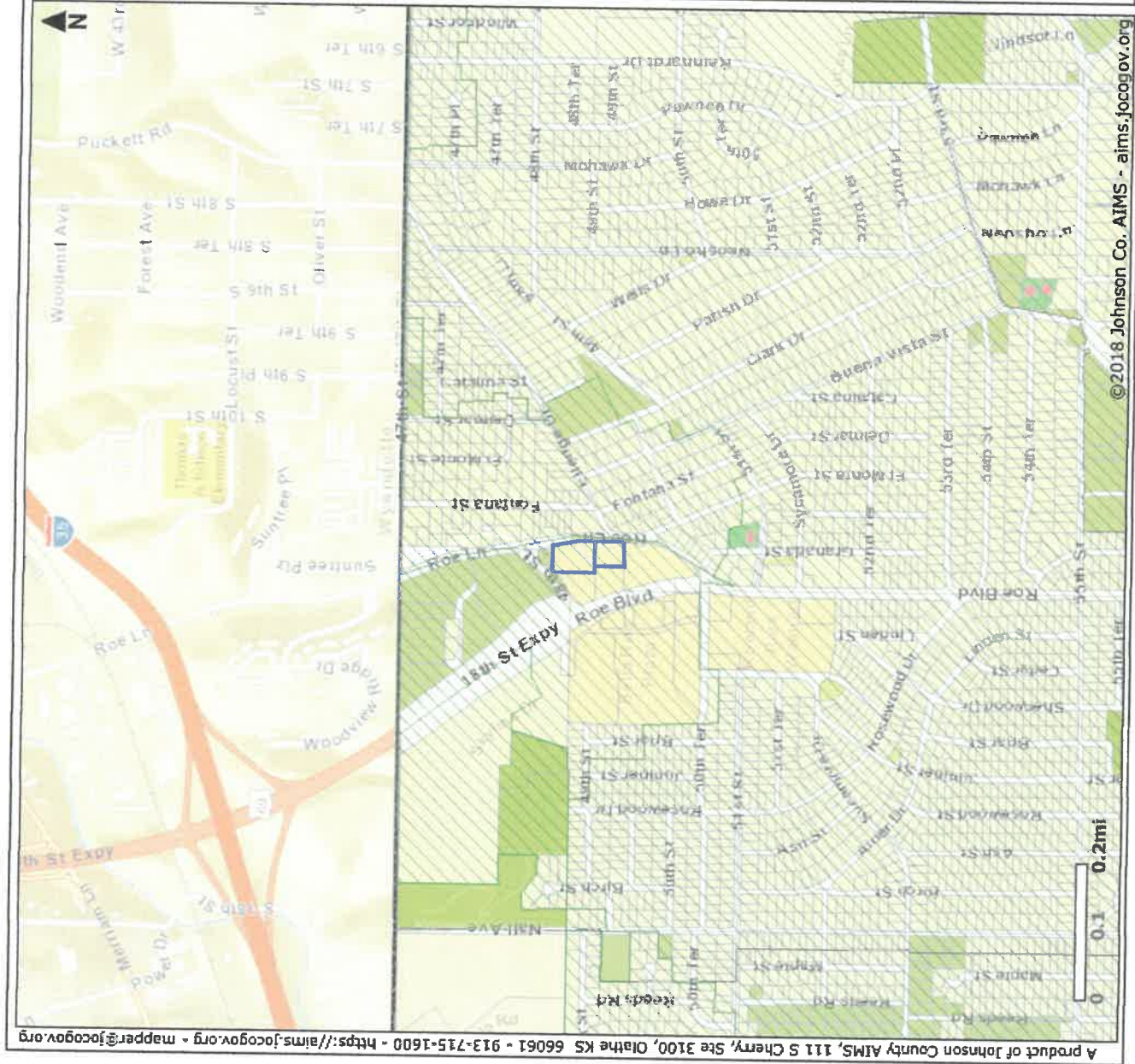
Chris Anderson

Supervisor of Distribution Water Quality & New Services
WaterOne | 10747 Renner Blvd. | Lenexa, KS 66219
Office: 913/895-5754 | canderson@waterone.org

WaterOne

Water District No. 1 of Johnson County

JCW



Aug 17, 2018

Dear Property Owner –
City of Roeland Park

Ref: Parcel #: PF251204-1004 (0 NS NT)
Parcel #: PP03000000 000A (0 NS NT)
Parcel #: PF251204-3014 (4800 Roe Pkwy.)

This letter is to notify you that the Planning Commission will hold a public hearing at Roeland Park City Hall, 4600 W. 51st St., City Council Chamber, to consider a Preliminary Development Plan application on the following tract of land:

Lots 4 and 5 Roe Lane Addition, a subdivision of land in the City of Roeland Park, Johnson County, Kansas.

This tract of land can be more generally described as:

Aldi Grocery Store located at 4801 Roe Blvd.

A public hearing to consider this Preliminary Development Plan application has been scheduled before the Roeland Park Planning Commission on:

Tuesday, September 18, 2018 beginning at 6:00 p.m.

The purpose of the application is to allow:

Revision to the overall preliminary plan for the Aldi grocery store to remove the existing store and construct a new store in the same location at 480 Roe Blvd. Construction is scheduled for late January 2019.

All interested property owners are invited to attend. More information on this application and copies of any submitted plans are available at the Roeland Park Planning & Development Services Department in City Hall, or by contacting the undersigned.

Following the action of the Planning Commission, the surrounding property owners may file a protest petition with the City Clerk. The protest petition must be delivered to the City Clerk's office by close of business within fourteen (14) days after the Planning Commission's action.

If you have questions about filing a protest petition or you wish to obtain the required forms, please contact the Planning & Development Services Department, Roeland Park City Hall, 4600 W. 51st St., 913.722.2600

Respectfully,



Sam Malinowsky PE
SM Engineering
919 W. Stewart Road
Columbia, MO 65203
785.341.9747
malinowsky@scconsultantsllc.com

Enclosure: Preliminary Development Plan

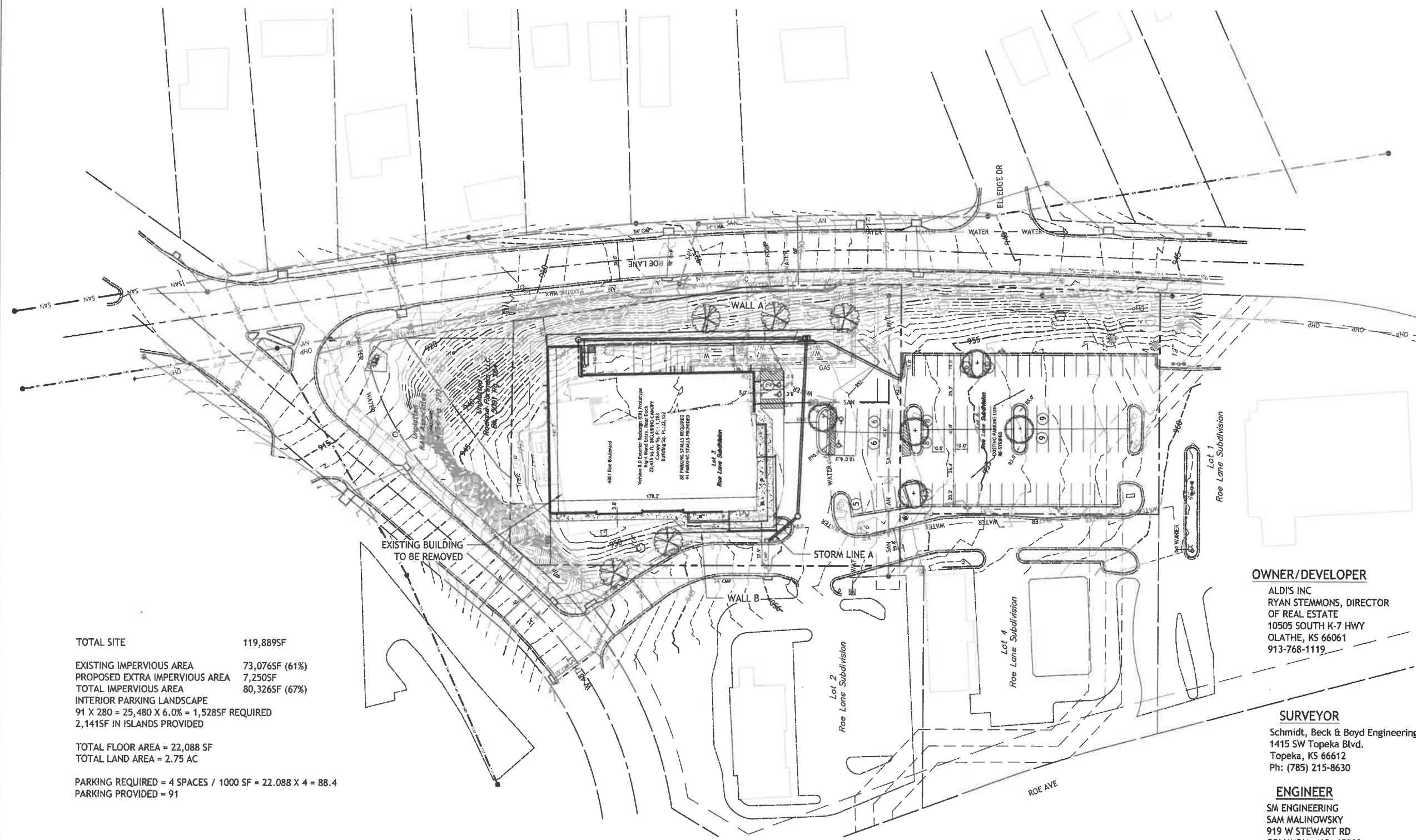
PRELIMINARY DEVELOPMENT PLAN
ALDI
4801 ROE BLVD, ROELAND PARK KS

SM Engineering
919 W. Stewart Road
Columbia, Missouri 65203
smcivlengr@gmail.com
785.341.9747

Drawings and/or Specifications are original
proprietary work and property of the
Engineer and intended specifically for this
project. Use of items contained herein
without consent of the Engineer is
prohibited. Drawing illustrates best
information available to the Engineer. Field
verification of actual elements, conditions,
and dimensions is required.



Revisions



TOTAL SITE 119,889SF
EXISTING IMPERVIOUS AREA 73,076SF (61%)
PROPOSED EXTRA IMPERVIOUS AREA 7,250SF
TOTAL IMPERVIOUS AREA 80,326SF (67%)
INTERIOR PARKING LANDSCAPE
91 X 280 = 25,480 X 6.0% = 1,528SF REQUIRED
2,141SF IN ISLANDS PROVIDED

TOTAL FLOOR AREA = 22,088 SF
TOTAL LAND AREA = 2.75 AC

PARKING REQUIRED = 4 SPACES / 1000 SF = 22.088 X 4 = 88.4
PARKING PROVIDED = 91

OWNER/DEVELOPER
ALDI'S INC
RYAN STEMMONS, DIRECTOR
OF REAL ESTATE
10505 SOUTH K-7 HWY
OLATHE, KS 66061
913-768-1119

SURVEYOR
Schmidt, Beck & Boyd Engineering, LLC
1415 SW Topeka Blvd.
Topeka, KS 66612
Ph: (785) 215-8630

ENGINEER
SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
COLUMBIA, MO. 65203
785-341-9747

LANDSCAPE ARCHITECT
GARRETT OCHS
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578

ARCHITECT
SGA Design Group
Ryan Mullins
1437 South Boulder Ave., Suite 550
Tulsa, OK 74119
918-587-8602

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	5	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	5	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown



ALDI
Incorporated
Aldi's Building
4801 ROE BLVD, ROELAND PARK KS

PROOF OF OWNERSHIP AFFIDAVIT

STATE OF Kansas)
) SS
COUNTY OF Johnson)

_____, being first duly sworn upon his/her oath deposes and states as follows:

(1) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF THE LEGAL OWNER]


That G. Mark Bersted, Divisional Vice President, Aldi, Inc. (Kansas)
(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business) is/are the legal owner/authorized official of the legal owner of the property that is the subject of Rezoning No. ____
____/Special Use Permit No. ____/(Other) Prel. and Final Development Plan. (ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT).

(2) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF A CONTRACT PURCHASER]

That _____
(Name of contract purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business) is the holder of a contract to purchase the property that is the subject of Rezoning No. ____/Special Use Permit No. ____/
(Other) _____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Regulations.


Signature

Subscribed and sworn to before me this 23rd day of July, 2008.


Notary Public

My commission expires:

8/19/2018



FINAL DEVELOPMENT PLANS

FOR

ALDI

4801 Roe Boulevard
JULY, 2018

UTILITIES INVOLVED

POWER:	Kansas City Power & Light - Vic Jodts 816-245-3726
GAS:	Kansas Gas Service - Tony Cellitti 913-599-8931
WATER:	WaterOne of Johnson Co. - Charlie Jan Hardy 913-895-5775
TELEPHONE:	AT&T 800-331-0500 MCI/WorldCom - Jerry Kennedy
SEWER:	816-521-2270 Johnson County Wastewater - Janel Hulke 913-681-3200
CABLE TV:	Time Warner Cable - Greg Thomas 913-643-1950 Google Fiber 844-363-4237 AT&T 800-331-0500

UTILITY STATEMENT:

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

SAFETY NOTICE TO CONTRACTOR

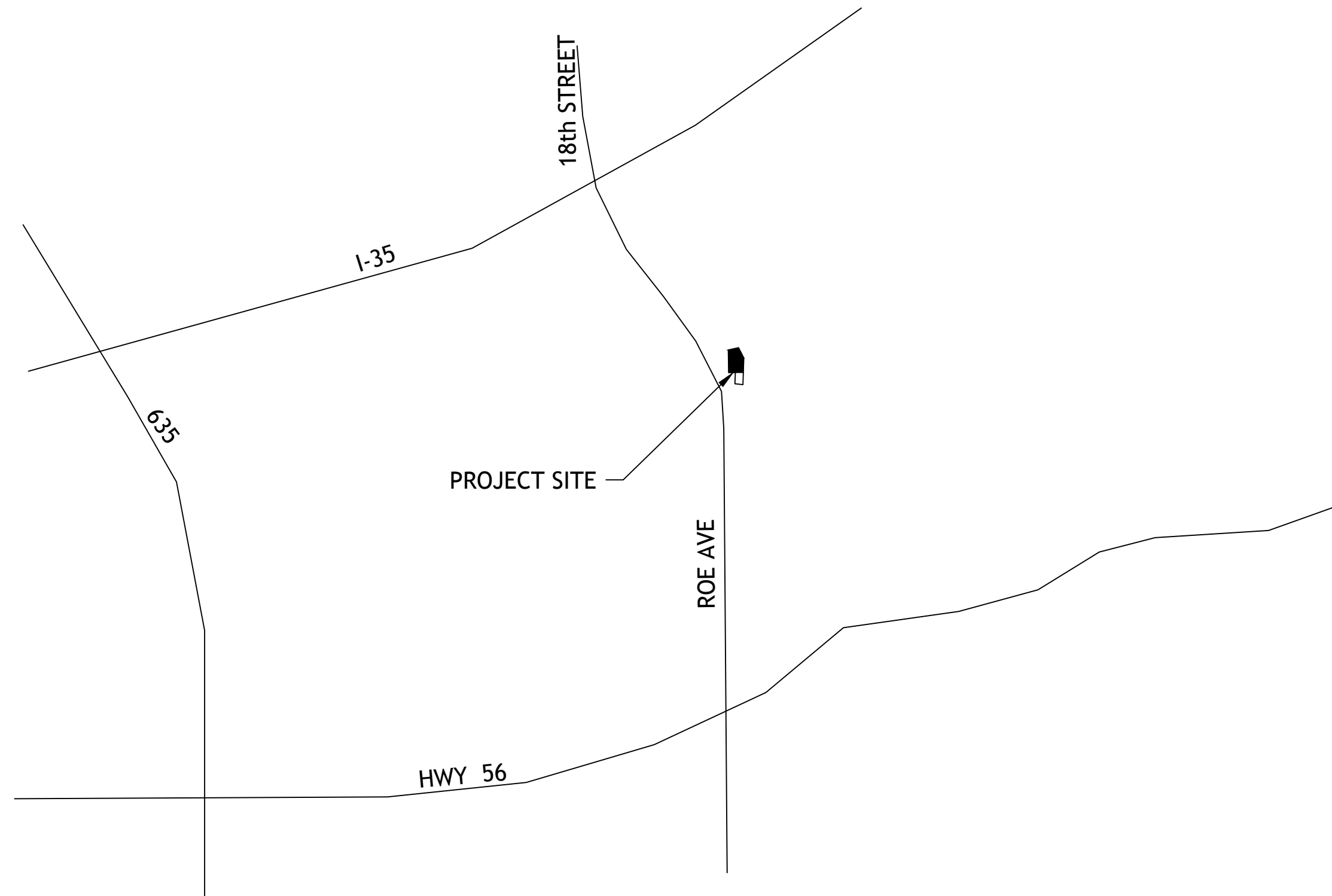
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING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

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

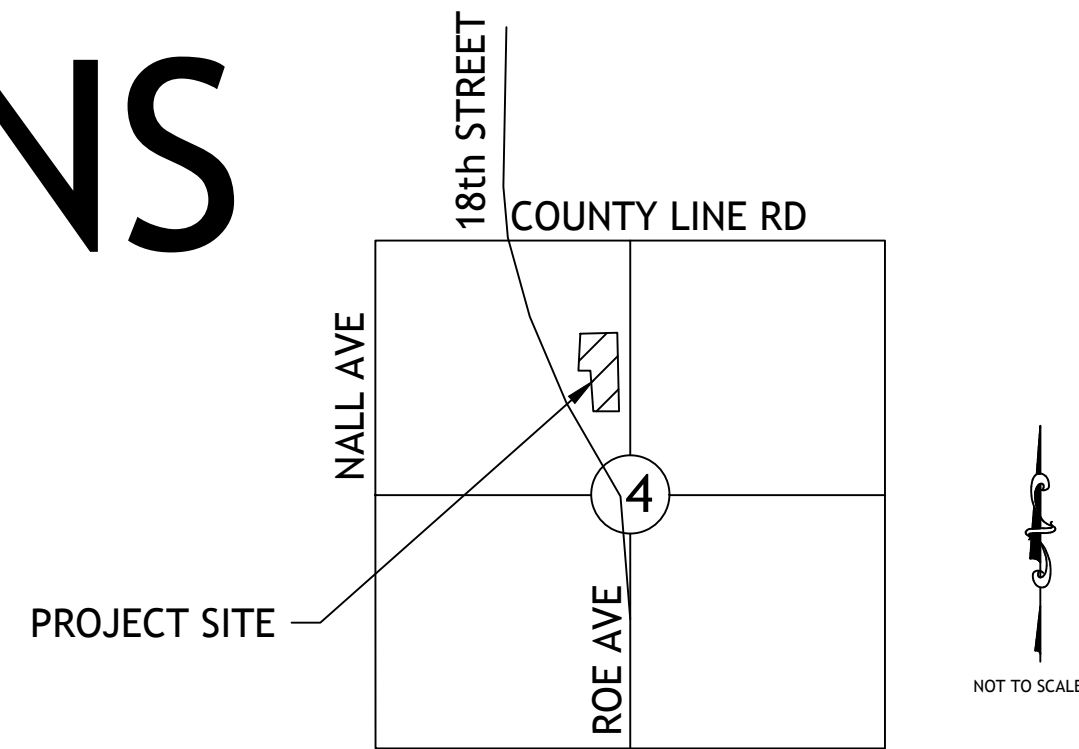


LOCATION MAP

NTS
SECTIONS 4, TOWNSHIP 12N, RANGE 25W

LEGAL DESCRIPTION:

ALL OF LOTS 4 AND 5, ROE LANE SUBDIVISION, A PLAT AS RECORDED IN THE OFFICE OF THE RECORDER, JOHNSON COUNTY, KANSAS
IN BOOK 97 AT PAGE 46



SECTION MAP
SEC. 4-T12-R25

INDEX OF SHEETS

C-0	COVER SHEET
C-1	EXISTING CONDITIONS (SURVEY)
C-2	DEMOLITION PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	WALL A & B PLAN AND PROFILE
C-8	STORM LINE A PLAN AND PROFILE
C-9	LIGHTING PLAN
C-10	DETAILS
C-11	DETAILS
C-12	DETAILS
C-13	DETAILS
L-1	LANDSCAPE PLAN

OWNER/DEVELOPER

ALDI'S INC
RYAN STEMMONS, DIRECTOR OF REAL ESTATE
10505 SOUTH K-7 HWY
OLATHE, KS 66061
913-768-1119

SURVEYOR

ENGINEERING SOLUTIONS
50 SE 30th STREET
LEE'S SUMMIT, MO 64082
816-623-9888

ENGINEER

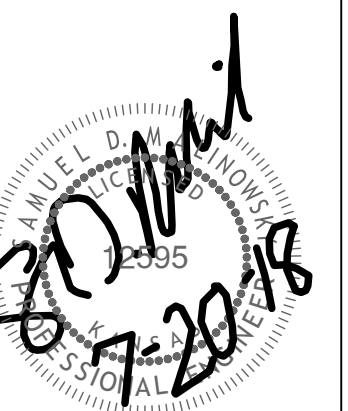
SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
COLUMBIA, MO. 65203
785-341-9747

SM Engineering

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919 W. Stewart Road
Columbia, Missouri 65203
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785.341.9747

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Revisions

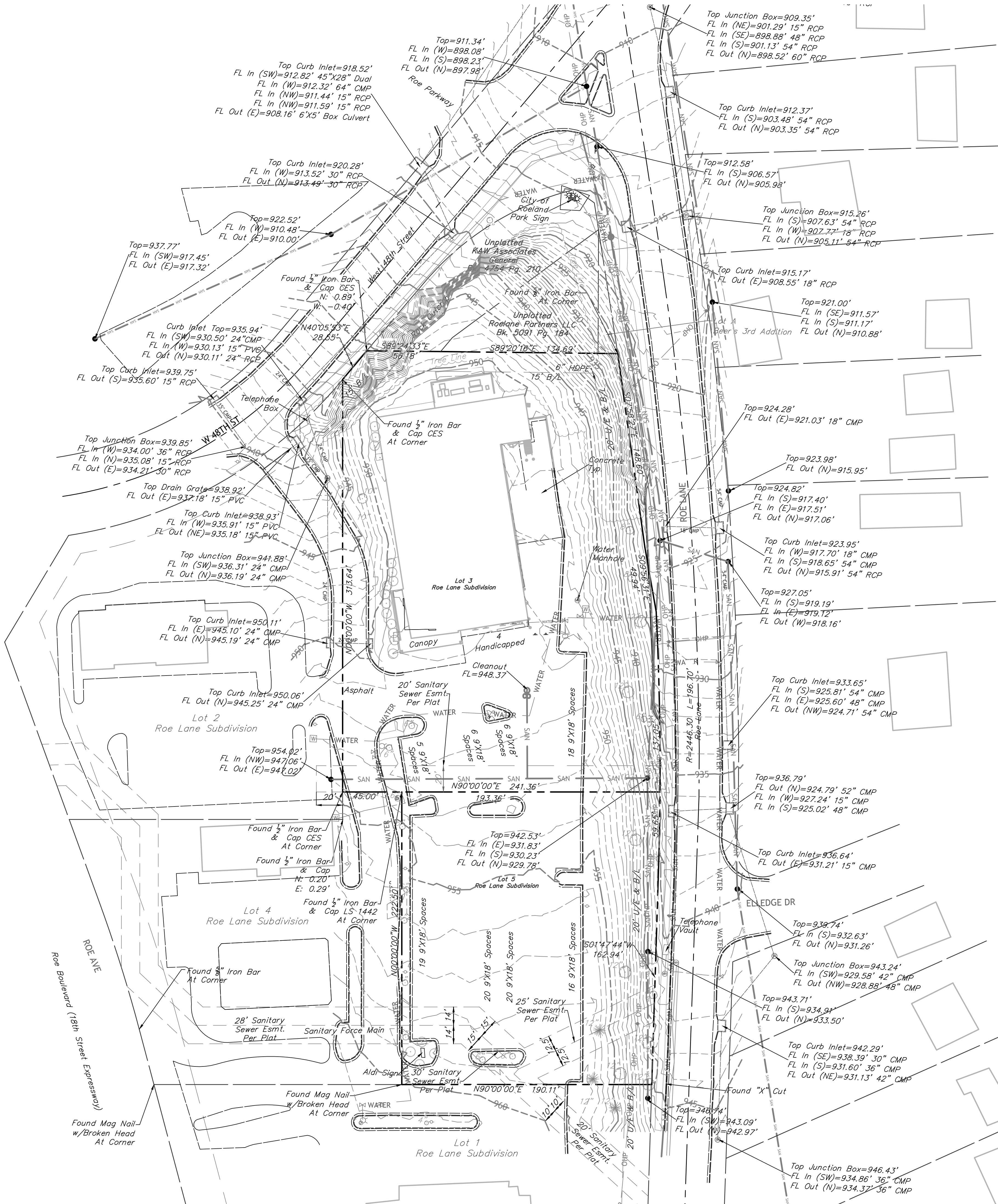
ALDI
Incorporated
4801 Roe Boulevard
ROELAND PARK, KANSAS

s h e e t

C00

Civil
COVER SHEET

permit
20 JULY 2018



Certificate of Survey

Roe Lane Subdivision - Lots 4 & 5

Section 4, Township 12 S, Range 25 E

Roeland Park, Johnson County, Kansas

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218)
- ⊙ Found Survey Monument (As Noted)
- x — x — x — Existing Fence Line - Chain Link
- w — w — w — Existing Water Line
- SAN — SAN — SAN — Existing Sanitary Sewer Main
- STW — STW — STW — Existing Storm Sewer
- GAS — GAS — GAS — Existing Gas Line
- UT — UT — UT — Existing Underground Telephone
- E — E — E — Existing Underground Electric

LEGAL DESCRIPTION

All of Lots 4 and 5, Roe Lane Subdivision, a plat as recorded in the Office of the Recorder, Johnson County, Kansas, in Book 97 at Page 46.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Roe Lane Subdivision, Book 97 at Page 46.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon the Final Plat of Roe Lane Subdivision.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. Utility Locate Ticket # 18023355.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

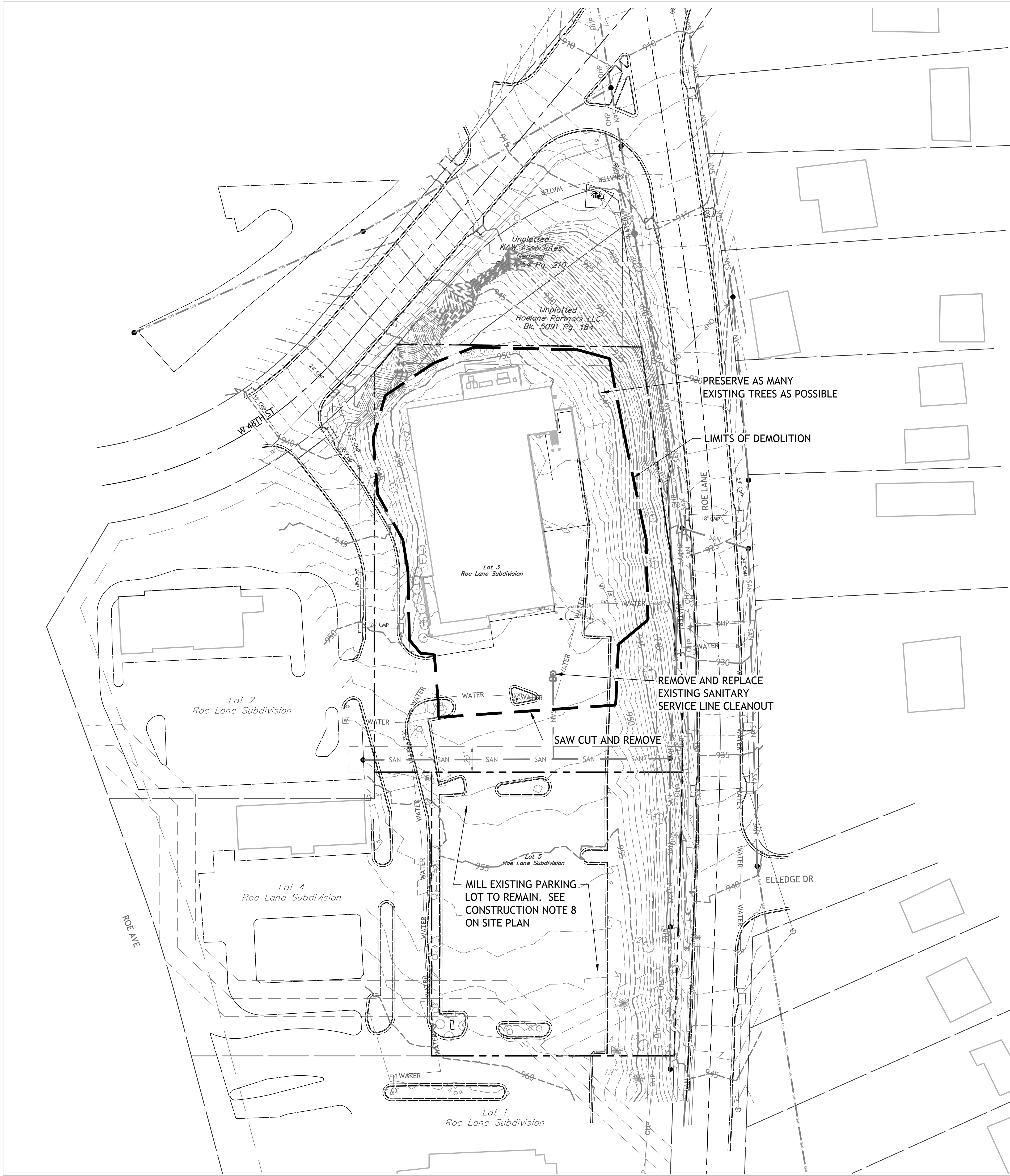
CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Kansas Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

Matthew J. Schlicht, KS PLS 1586
Midwest Engineering Solutions, LLC. LS-218



Revisions



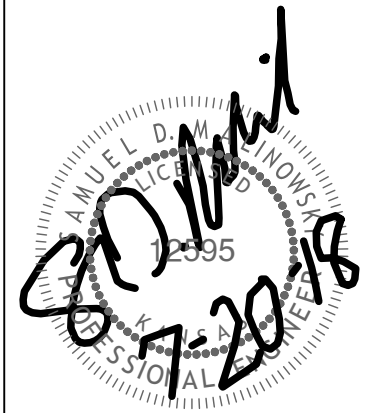
SITE DEMOLITION NOTES

1. ALL ONSITE STRUCTURES WITHIN THE LIMITS OF REMOVAL, LIGHT POLE BASES, STORM SEWER, PAVEMENT, CURB AND GUTTER AND ALL SITE IMPROVEMENTS SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF ROELAND PARK AND STATE REGULATIONS
2. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PER THE INDIVIDUAL UTILITY COMPANY'S CRITERIA. ALL UTILITY PIPES TO BE ABANDONED SHALL BE PLUGGED PER STATE REGULATIONS
3. ALL ONSITE DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF PER STATE AND LOCAL REQUIREMENTS.
4. CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE DURING DEMOLISHING ACTIVITIES.
5. ALL FOUNDATIONS WITHIN BUILDING PAD LIMITS TO BE REMOVED IN THEIR ENTIRETY. ANY FOUNDATIONS OUTSIDE THE BUILDING PAD LIMITS TO BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED GROUND.

UTILITY NOTES

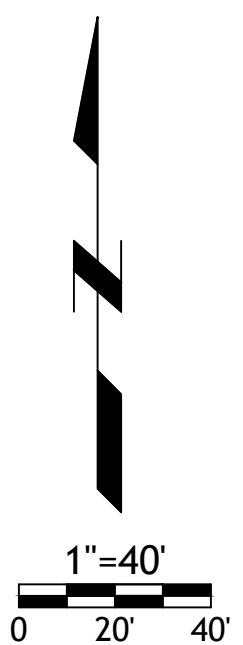
1. CONTRACTOR TO COORDINATE WITH KANSAS GAS SERVICE FOR TERMINATION OF SERVICE AND REMOVAL OF EXISTING LINE AND METER
2. CONTRACTOR TO COORDINATE WITH KCPL ON REMOVING EXISTING SERVICE LINE AND PROVIDING NEW SERVICE.
3. CONTRACTOR TO REMOVE EXISTING 8" WATER AND RE-ROUTE AS SHOWN PER WATER ONE'S REQUIREMENTS.

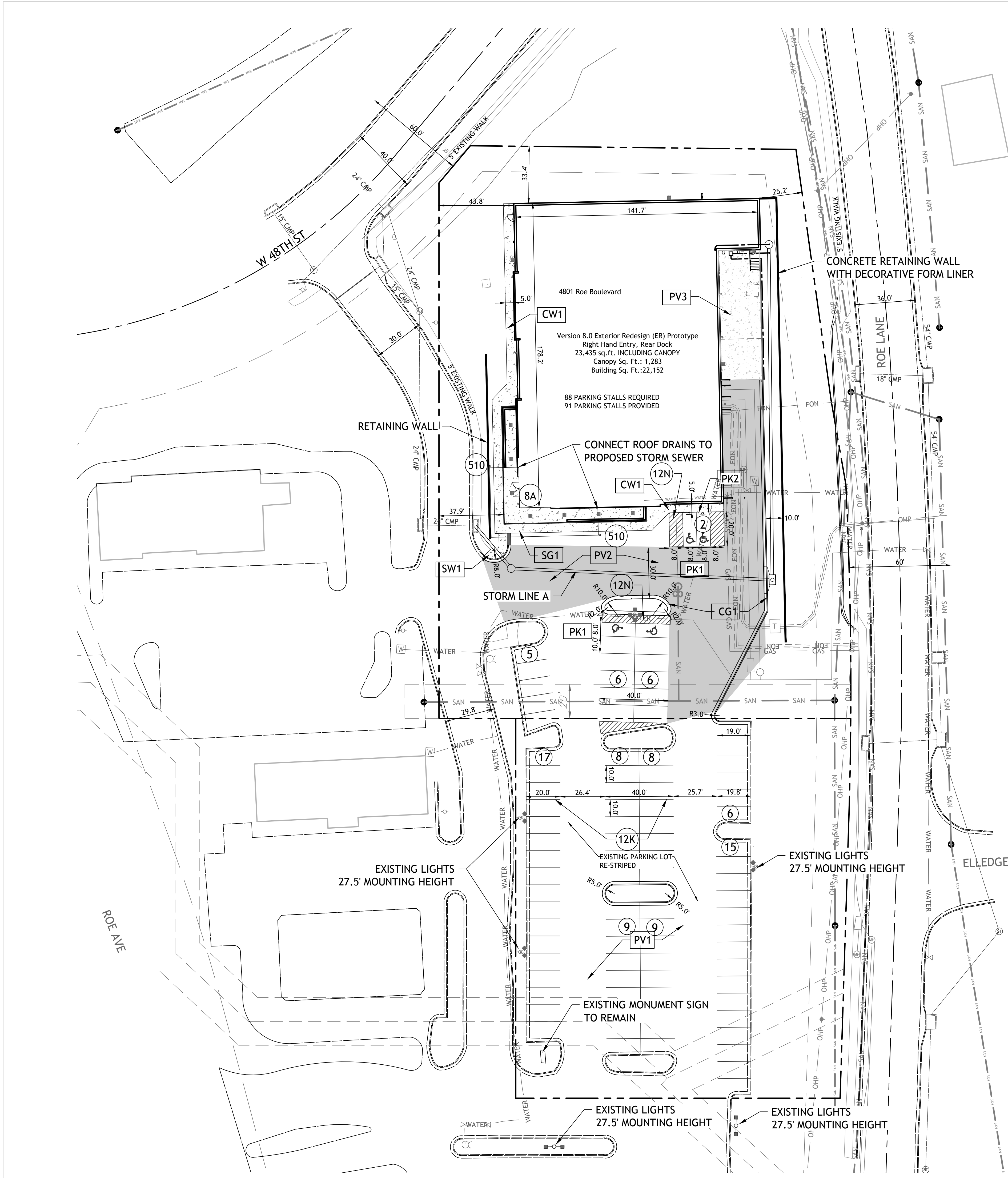
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Revisions

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ROELAND PARK, KANSAS



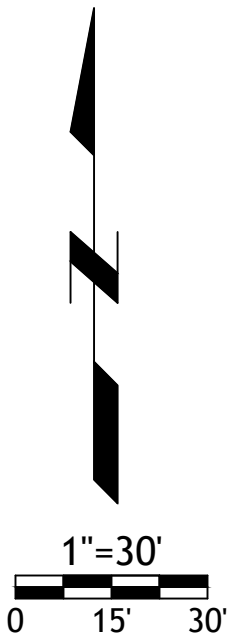


- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
 5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL.
 7. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 8. CONTRACTOR TO MILL PARKING LOT THAT IS TO REMAIN A MINIMUM DEPTH OF 1.5" AND REPLACE WITH HMA PER GEOTECH REPORT TO A MAXIMUM DEPTH OF 2". ANY AREA REQUIRING IN EXCESS OF 2" SHALL BE LAID IN MULTIPLE LIFTS.

- NOTE:**
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
 3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
 5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
 6. SEE ELECTRICAL PLAN FOR LOCATION OF PARKING LOT LIGHTS.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- CG1 CONCRETE CURB AND GUTTER (UNLESS OTHERWISE NOTED)
 - PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK2 ACCESSIBLE PARKING SIGN
 - SG1 BOLLARD DETAIL
 - CW1 CURB WALK AT BUILDING
 - PV1 REGULAR DUTY PAVEMENT
 - PV2 HEAVY DUTY ASPHALT
 - CD1 COMMERCIAL ENTRANCE
 - SW1 SIDEWALK RAMP

- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.



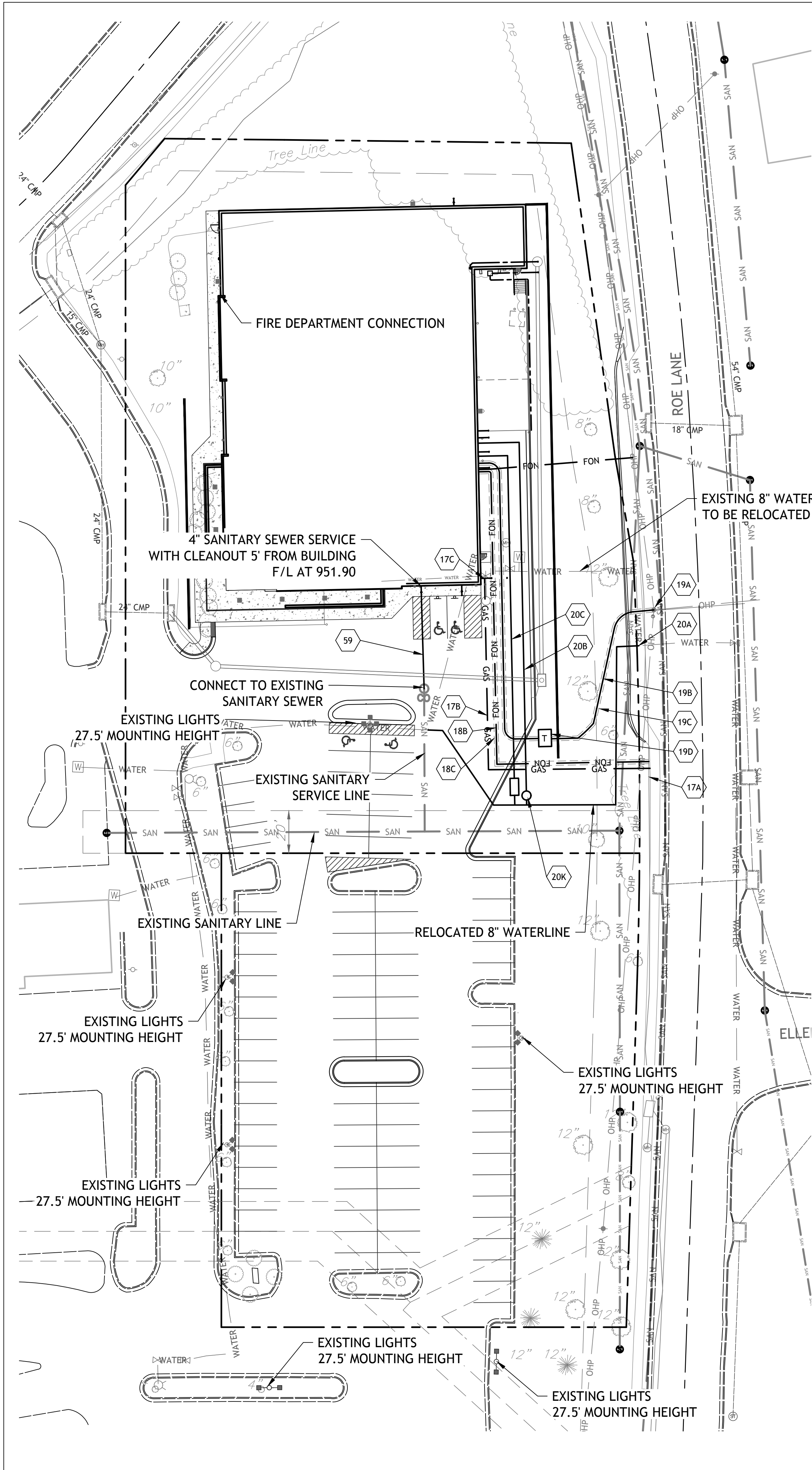
SM Engineering
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Revisions

ALDI
Incorporated
4801 Roe Boulevard
ROELAND PARK, KANSAS

sheet
C03
Civil
SITE PLAN
permit
20 JULY 2018



DETAILS

- MS1 TRENCH AND BEDDING DETAILS
- SS2 CLEAN-OUT

NOTES

- 17A POINT OF CONNECTION - GAS SERVICE
- 17B GAS SERVICE (BY GAS COMPANY)
- 17C GAS METER
- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
- 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
- 18C 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF CONNECTION - ELECTRIC SERVICE
- 19B UNDERGROUND POWER-ENERGY SERVICE
- 19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
- 19D TRANSFORMER PAD BY CONTRACTOR PER SPIRE ENERGY DETAIL AND SPECIFICATIONS
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 2" WATER LINE INSTALLED BY CONTRACTOR
- 20C 6" C-900 FIRE LINE
- 20K 2" WATER METER
- 59 4" SANITARY SEWER SERVICE LINE (MIN 2%)

UTILITY NOTES:

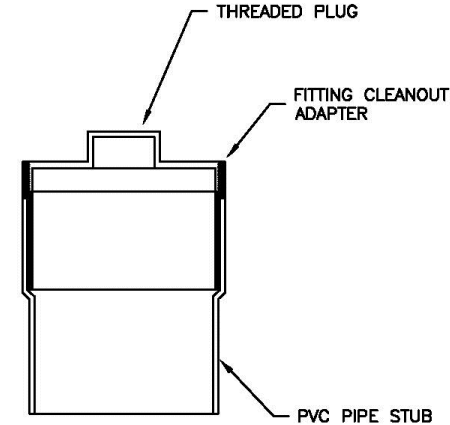
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
- ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
- ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF EXCELSIOR SPRINGS AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
- LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
- CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
- WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

UTILITY STATEMENT:

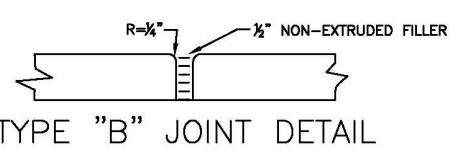
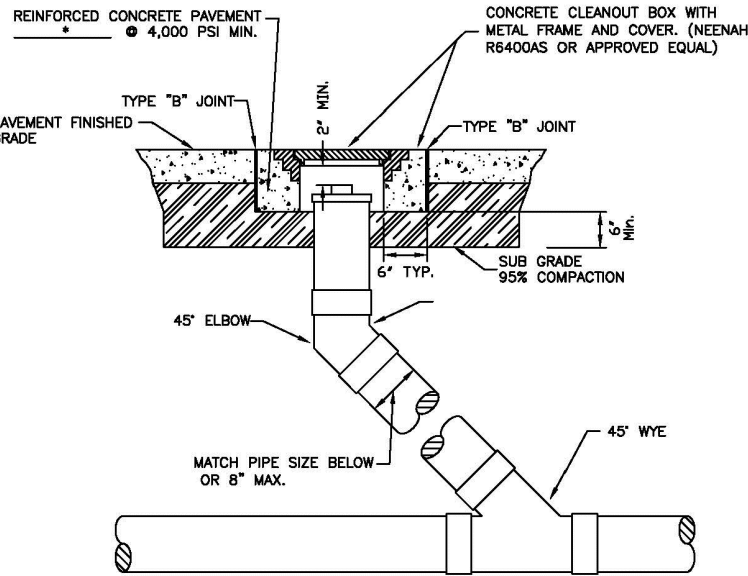
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES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

NOTE:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

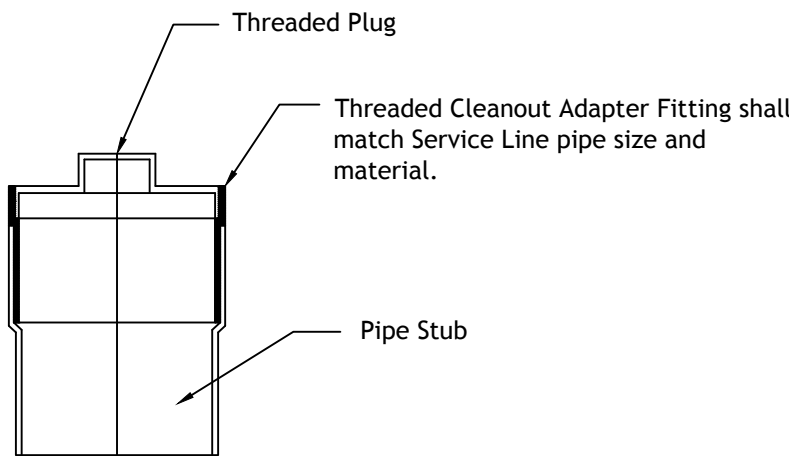


* REINFORCEMENT SHALL BE BY AN ENGINEER LICENSED IN THE STATE OF KANSAS

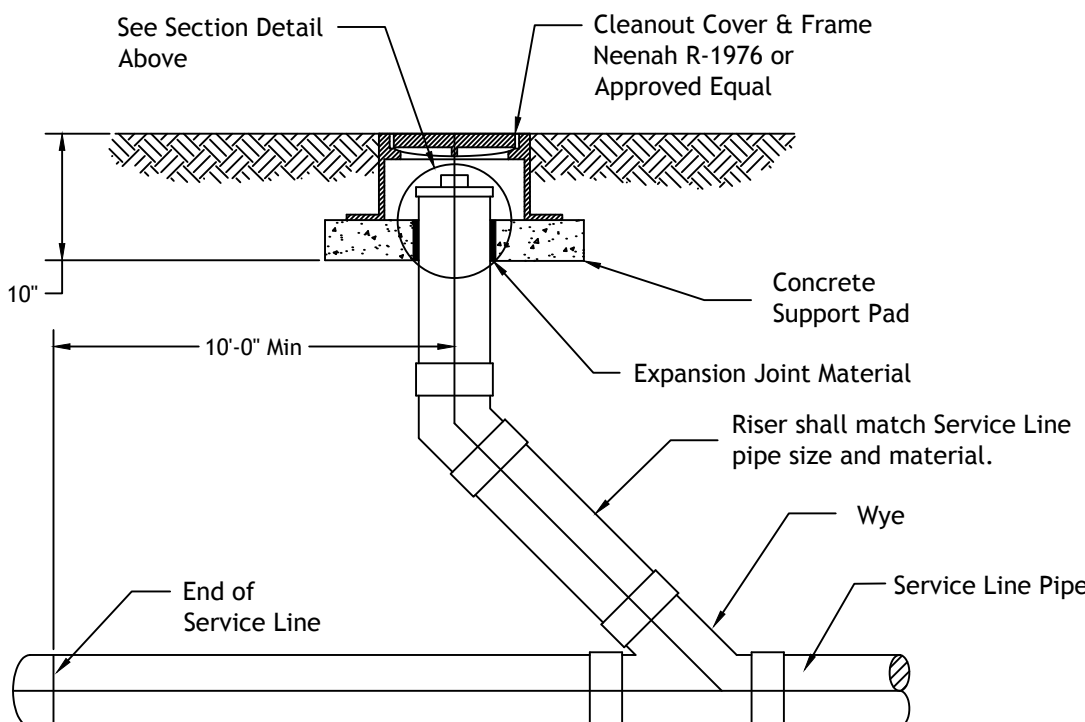


CLEANOUT IN PAVEMENT DETAIL

No Scale



Section Detail



CLEANOUT DETAIL

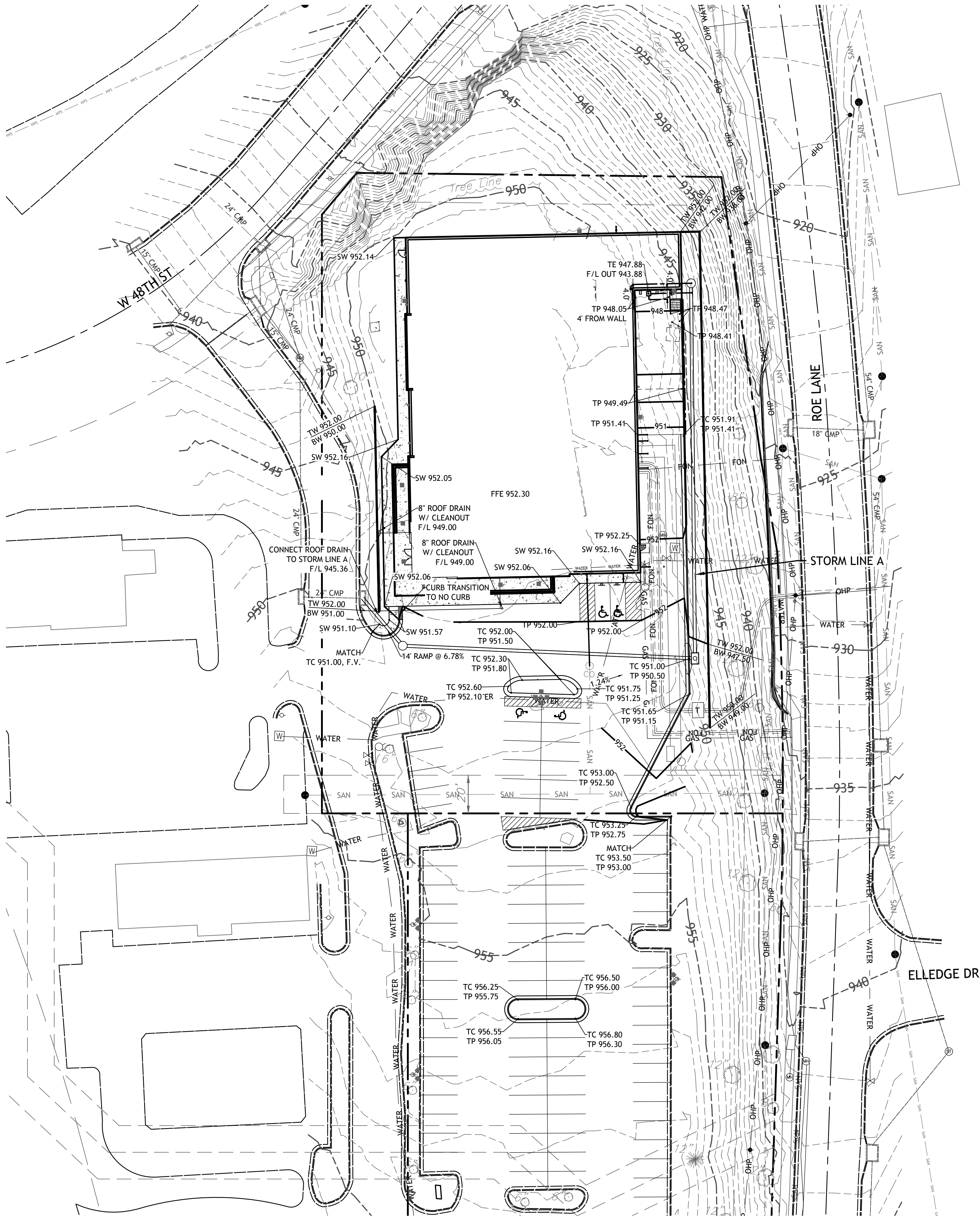
No Scale

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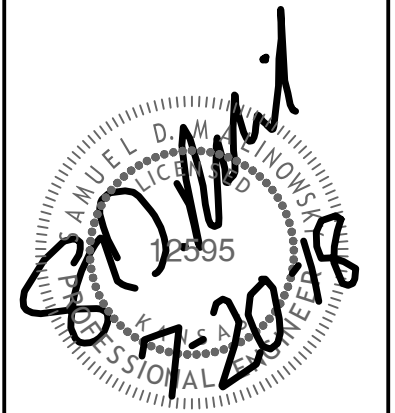
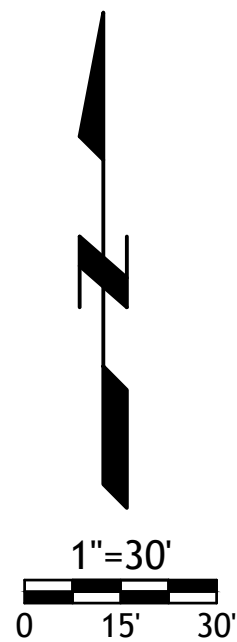
Revisions

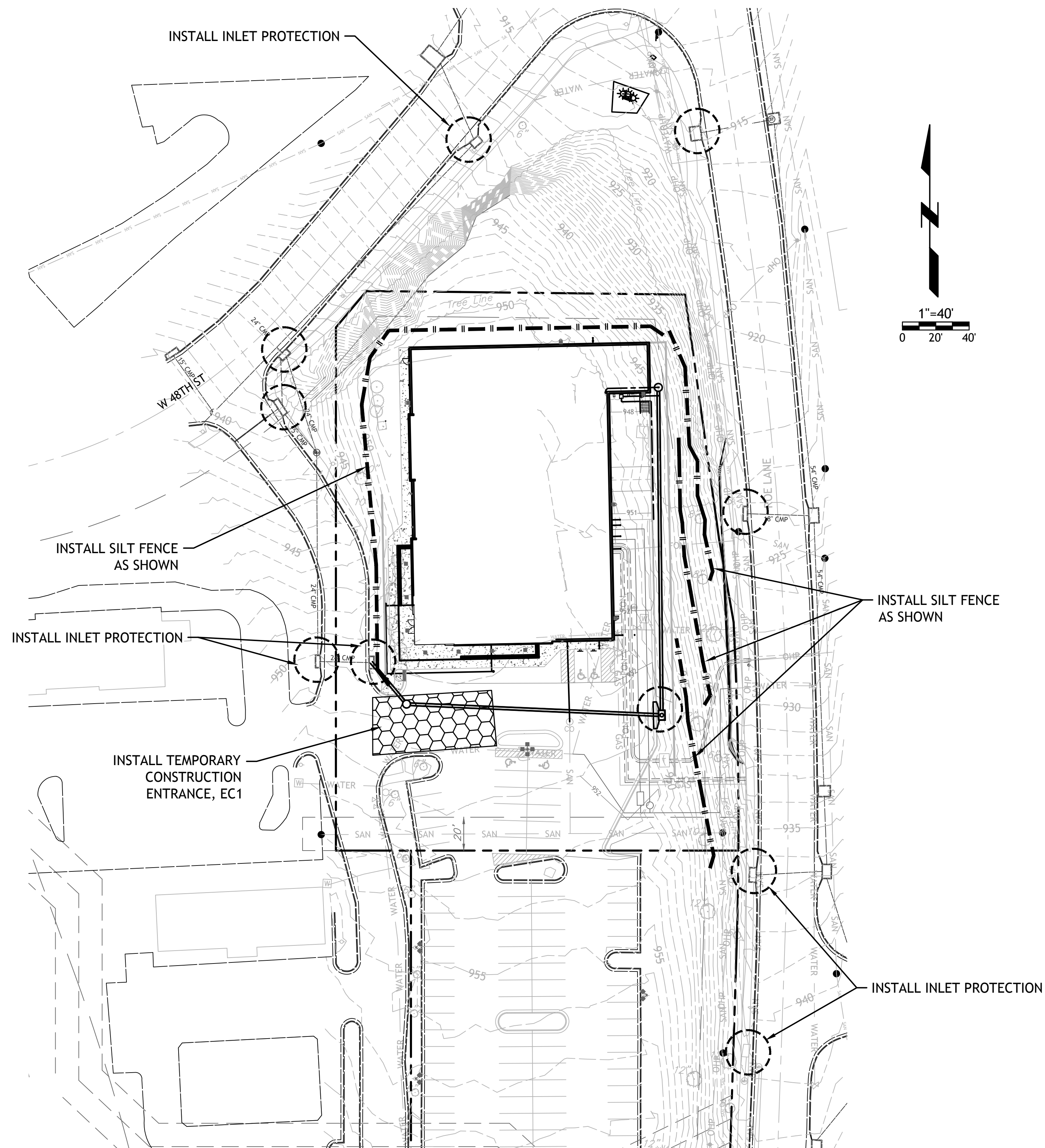
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GRADING NOTES:

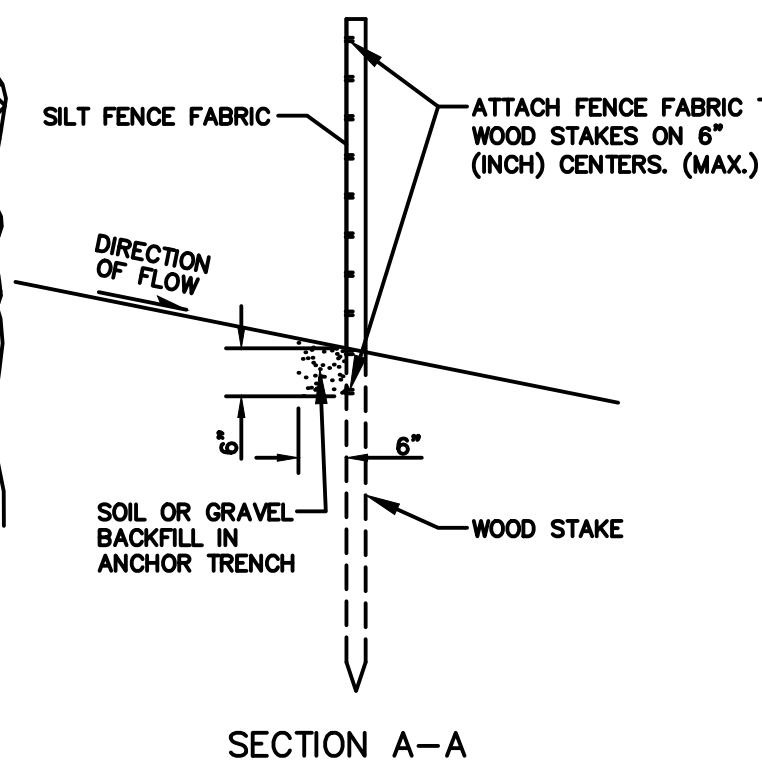
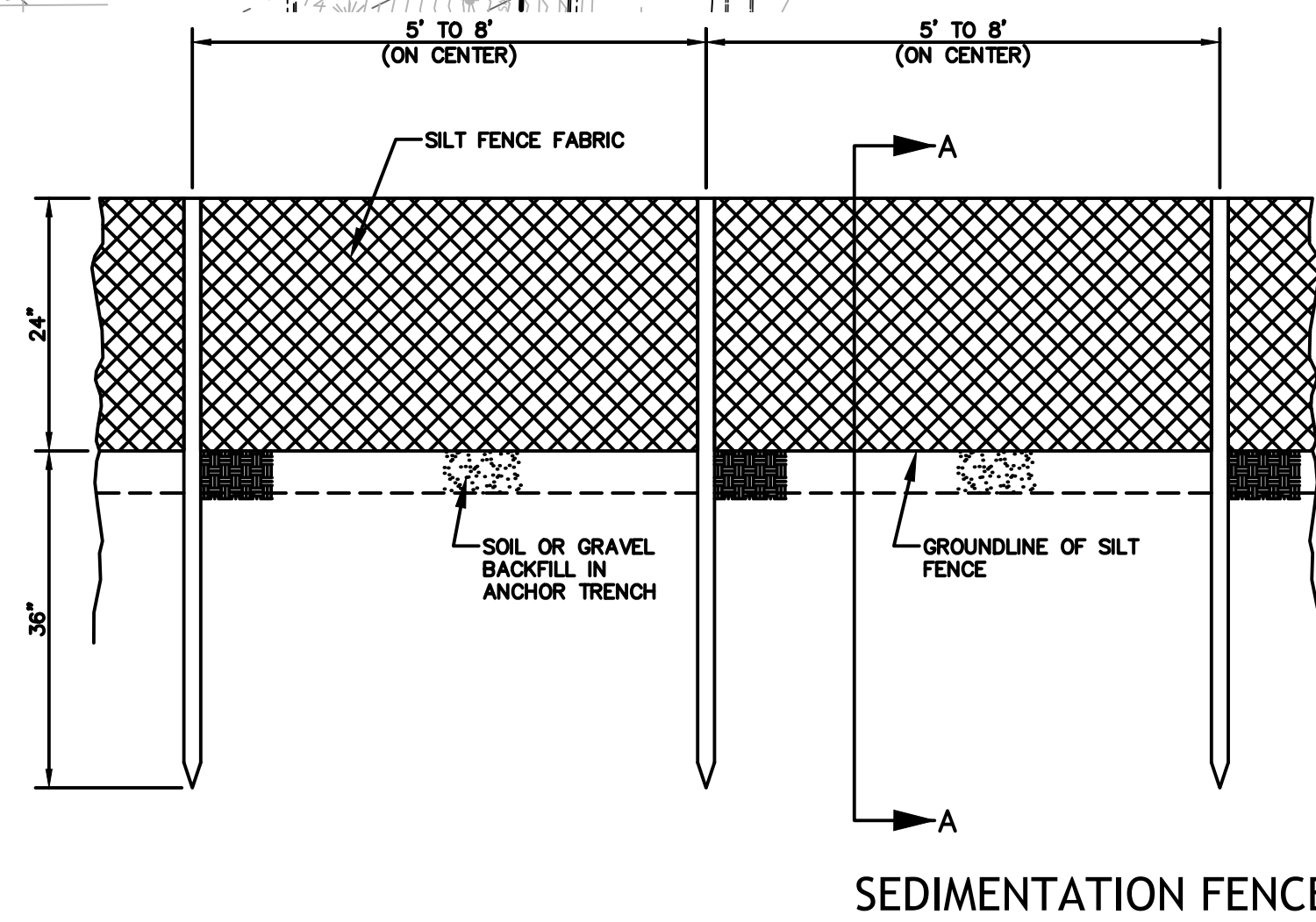
1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.
2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO BRINGING ON SITE.
4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
11. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
15. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALDI'S STANDARD SITEWORK SPECIFICATIONS.
16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
17. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR TO VERIFY TRUCK DOCK ELEVATIONS WITH ARCHITECTURAL STRUCTURAL DRAWINGS.



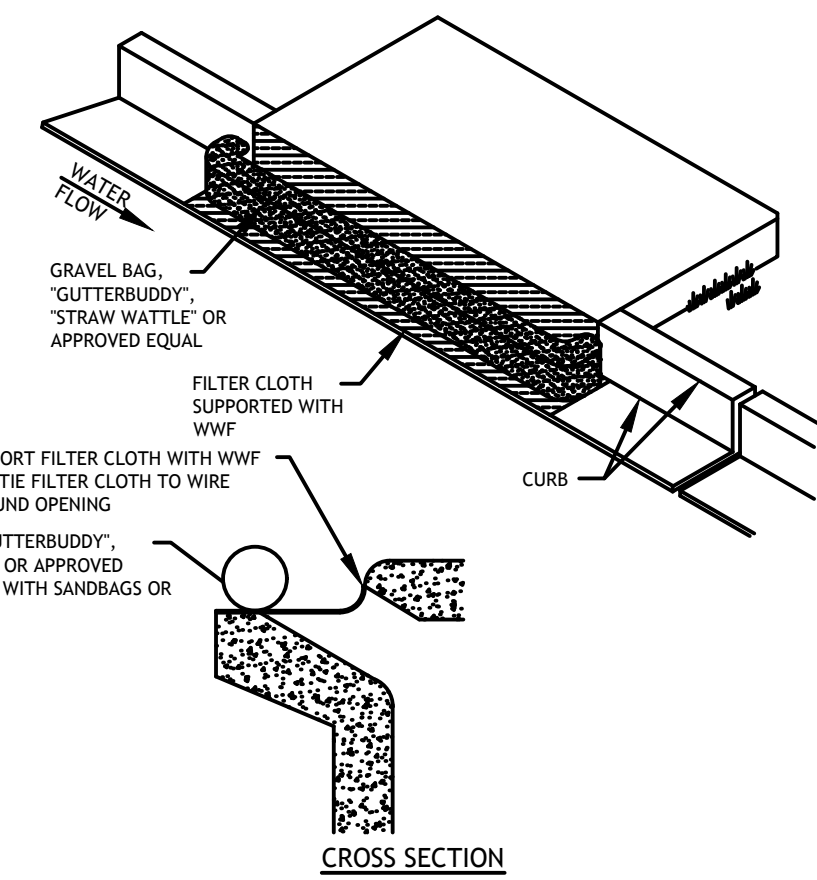


LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE, EC1
- SILT FENCE
- INLET PROTECTION



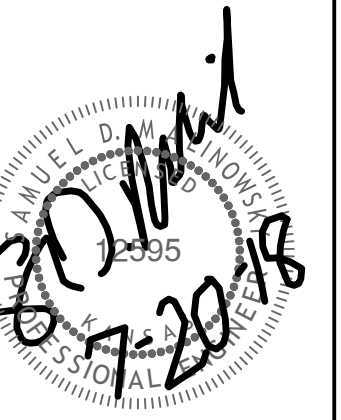
- NOTE:
- SUBMIT FILTER PLAN AND TYPE FOR APPROVAL.
 - UPON CONSTRUCTION OF INLET FILTER PROTECTION WILL BE PROVIDED. HAY BALES NO LONGER APPROVED.
 - INLET FILTER PROTECTION TO BE LEFT IN PLACE AFTER CONSTRUCTION OF THIS PROJECT. DEVELOPER-OWNER TO DIRECT LOT BUILDER TO MAINTAIN EROSION CONTROL WHILE CONSTRUCTING HOMES OR MAINTAIN THEMSELVES.
 - INLET FILTER TO REMAIN IN PLACE UNTIL 90% OF DRAINAGE AREA IS SODDED OR SEEDED.



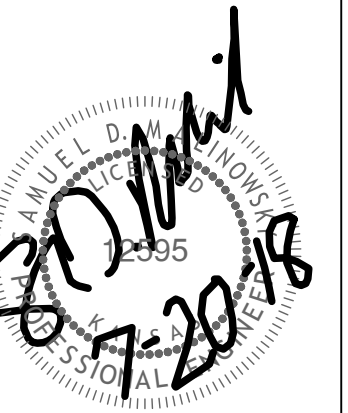
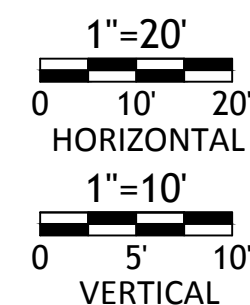
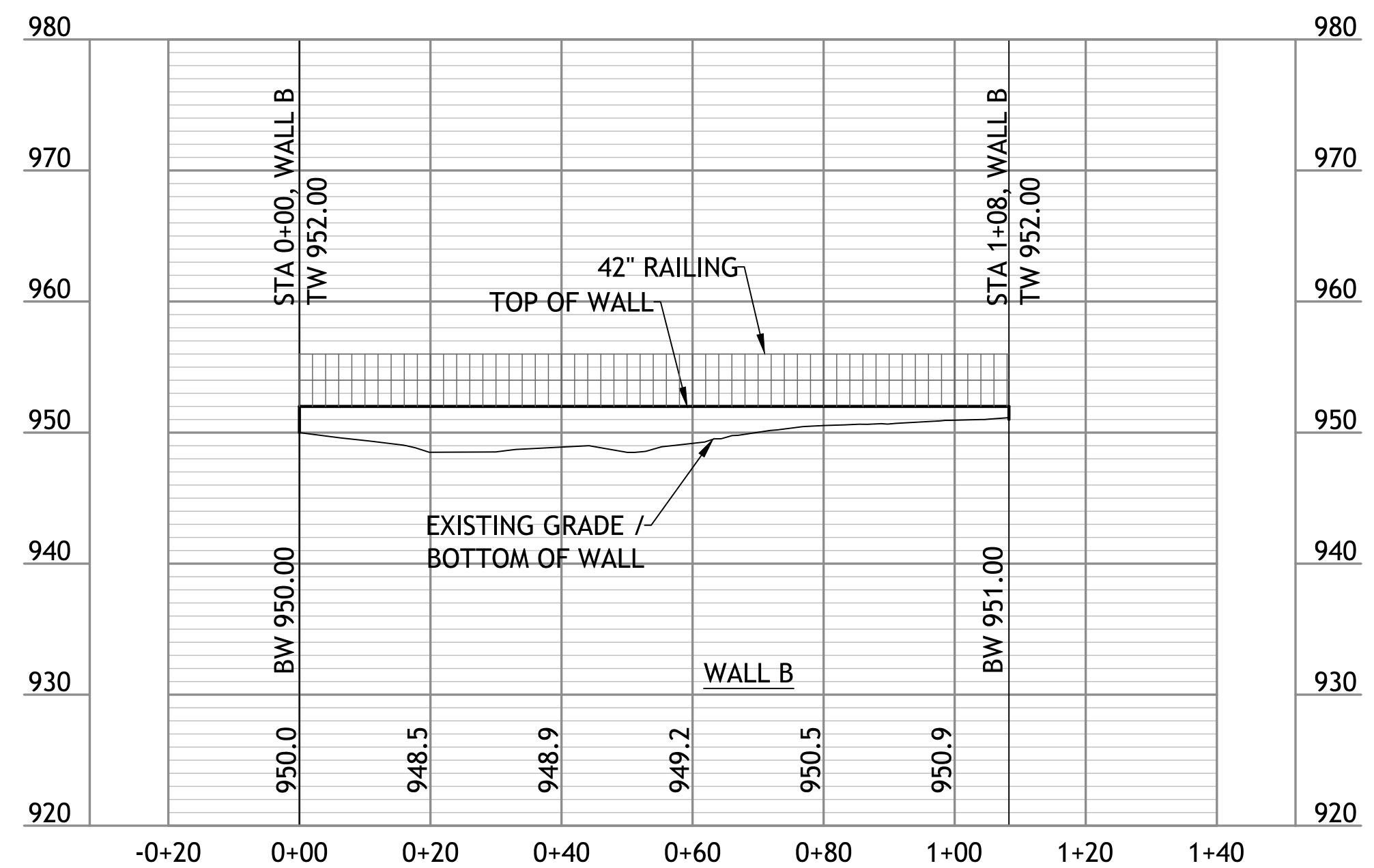
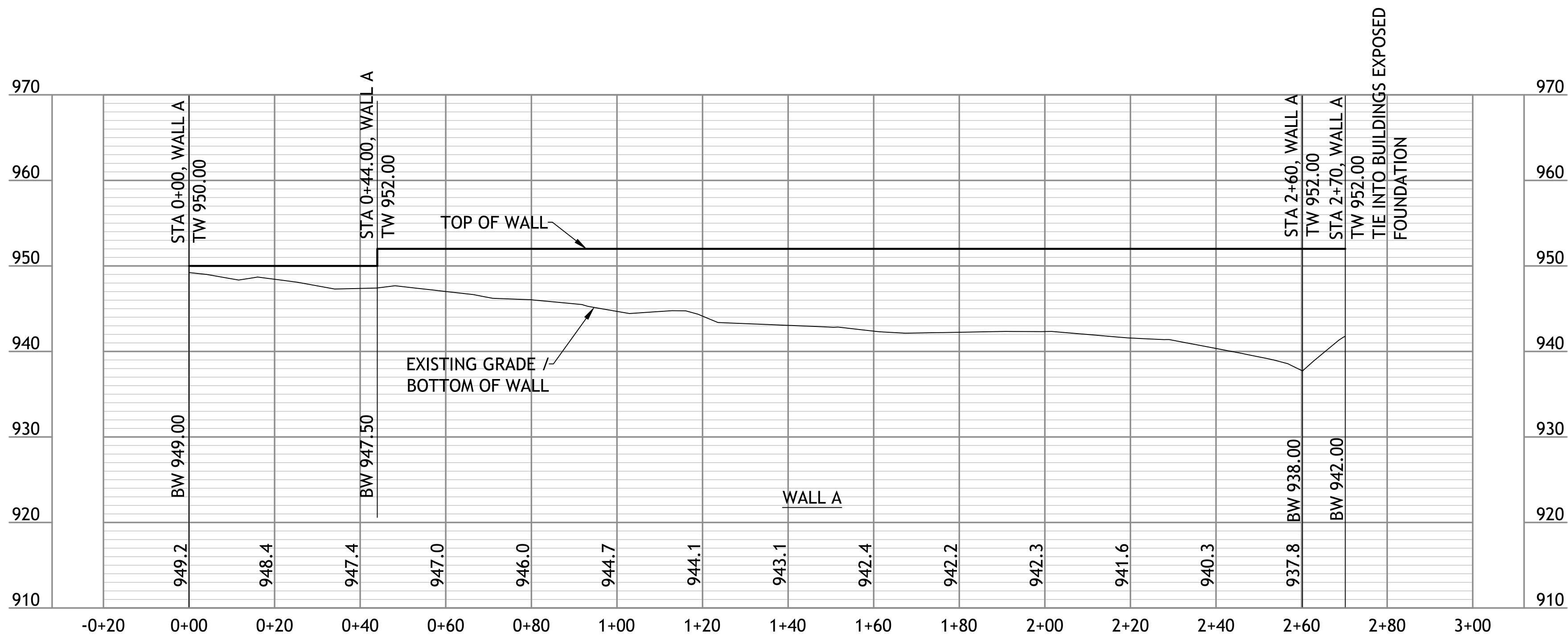
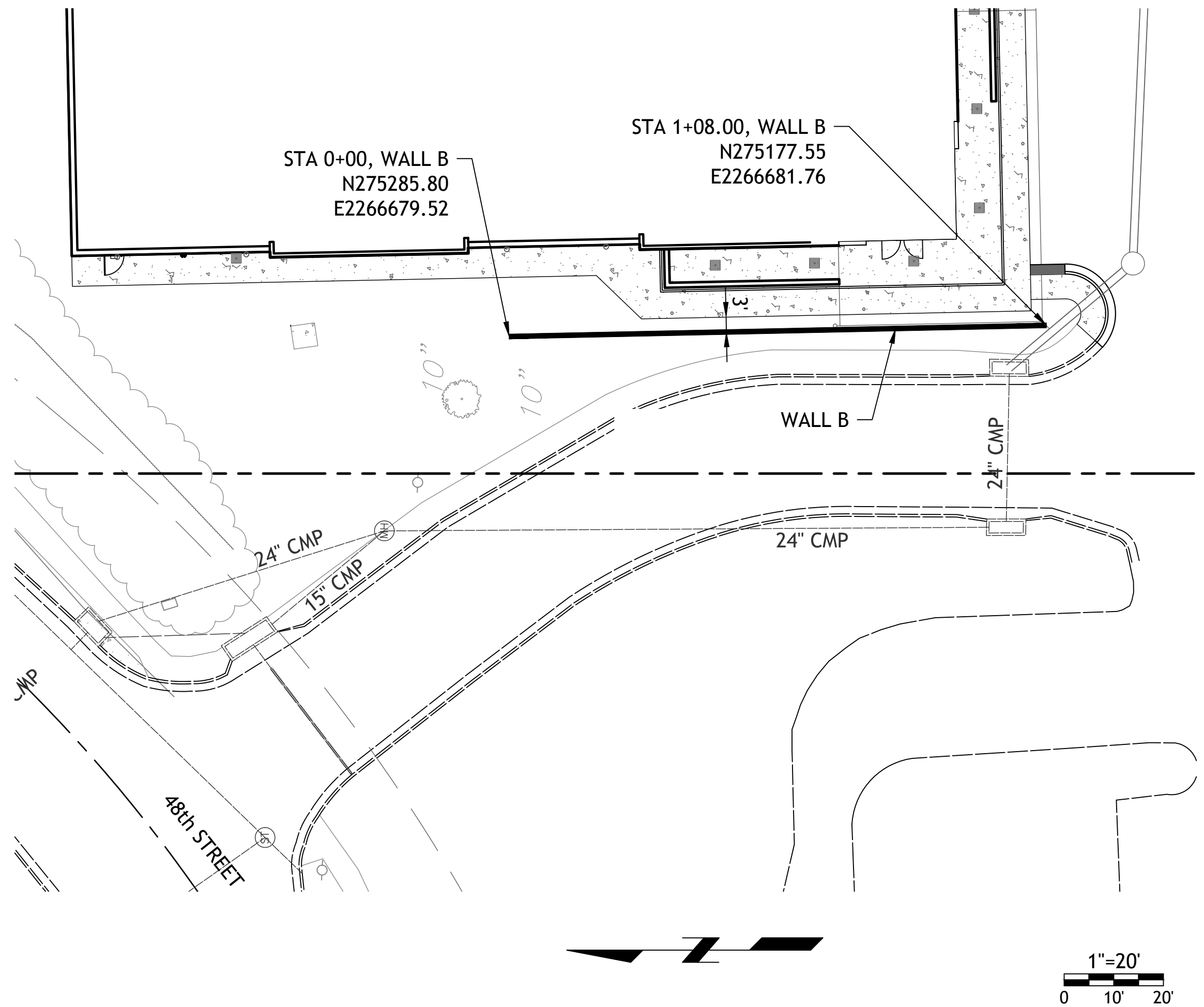
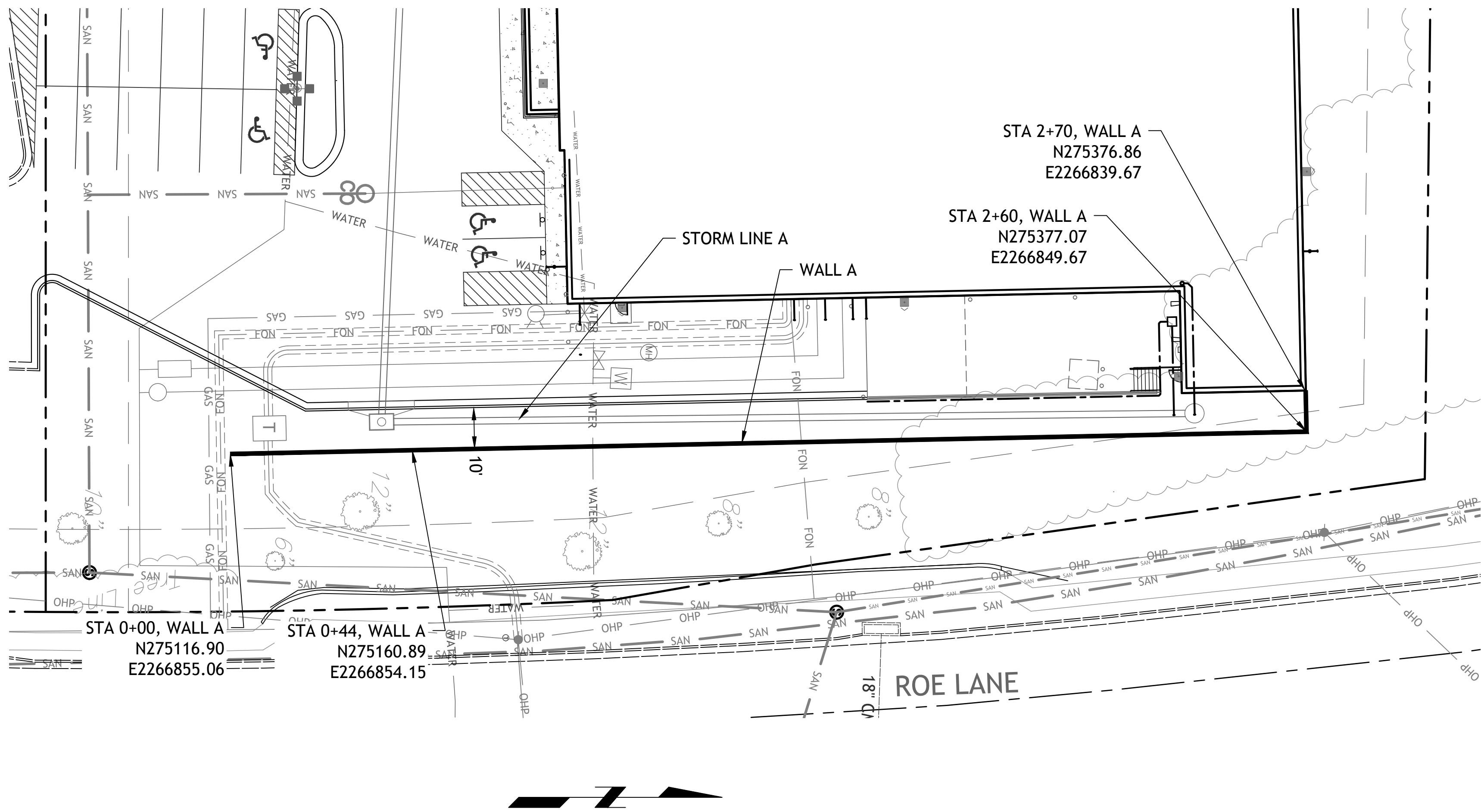
INLET FILTER PROTECTION EC3

GENERAL NOTES:

- PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
- ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
- A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
- SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
- CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
- SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
- RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
- INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
- INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
- AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
- TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
- STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
- ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
- THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
- GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
- ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
- EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
- MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
- EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.



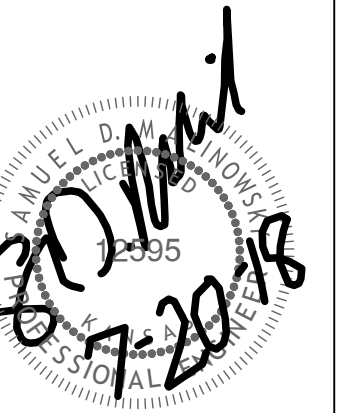
Revisions



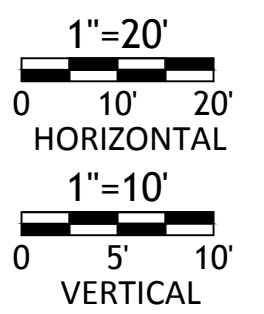
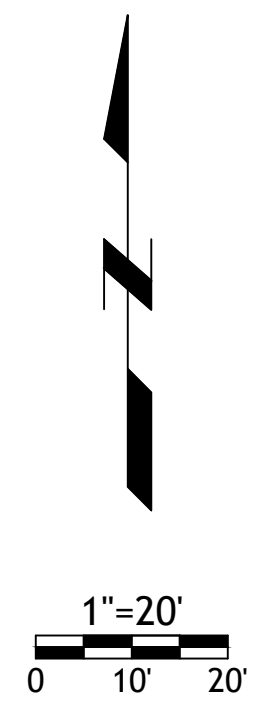
Revisions

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Civil
STORM LINE A
PLAN AND PROFILE
permit
20 JULY 2018

Luminaire Schedule / "Did you know that utility rebates can cover 25% or more of a product's cost? Email rebates@cree.com to get help on your project"							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
⬤	1	L34	4 @ 90°	11648	1.030	344	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
⬤	3	L32 (90)	2 @ 90	11648	1.000	516	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
○	6	L24	SINGLE	N.A.	1.000	174	CL-20364LEDDSAT-CLR-SB
⬤	7	L22	SINGLE	4210	1.000	217	CPY250-B-DM-F-C-UL-CS-30K
⬤	5	L21	SINGLE	3819	1.030	210	XSPWA0330KC-UCSP

NATIONAL ACCOUNT PRICING, PLEASE CALL MIKE KREINER AT CREE LIGHTING:
224-250-1561 OR MIKE.KREINER@CREE.COM

FIXTURE MOUNTING HEIGHTS AS SHOWN
EXISTING POLES ONSITE

ADDITIONAL EQUIPMENT REQUIRED:
(10) OSQ-DACS DIRECT ARM MOUNT

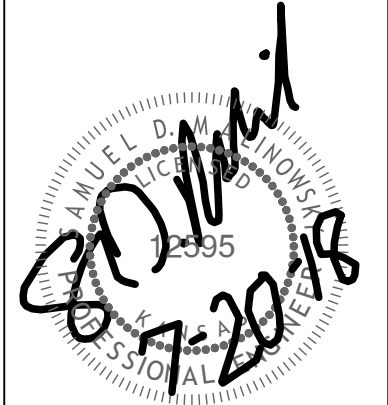
PROPOSED POLES MEET 100MPH SUSTAINED WIND LOADS
ISOLINES AT 0.5FC

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0.58	11.7	0.0	N.A.	N.A.

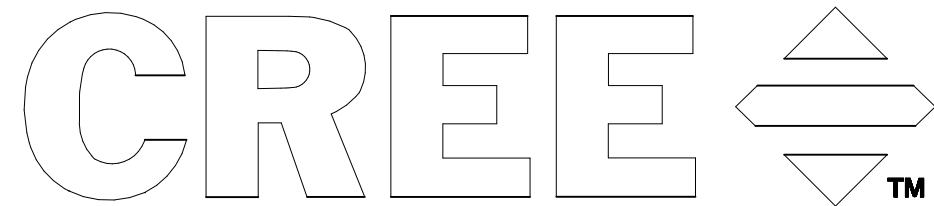
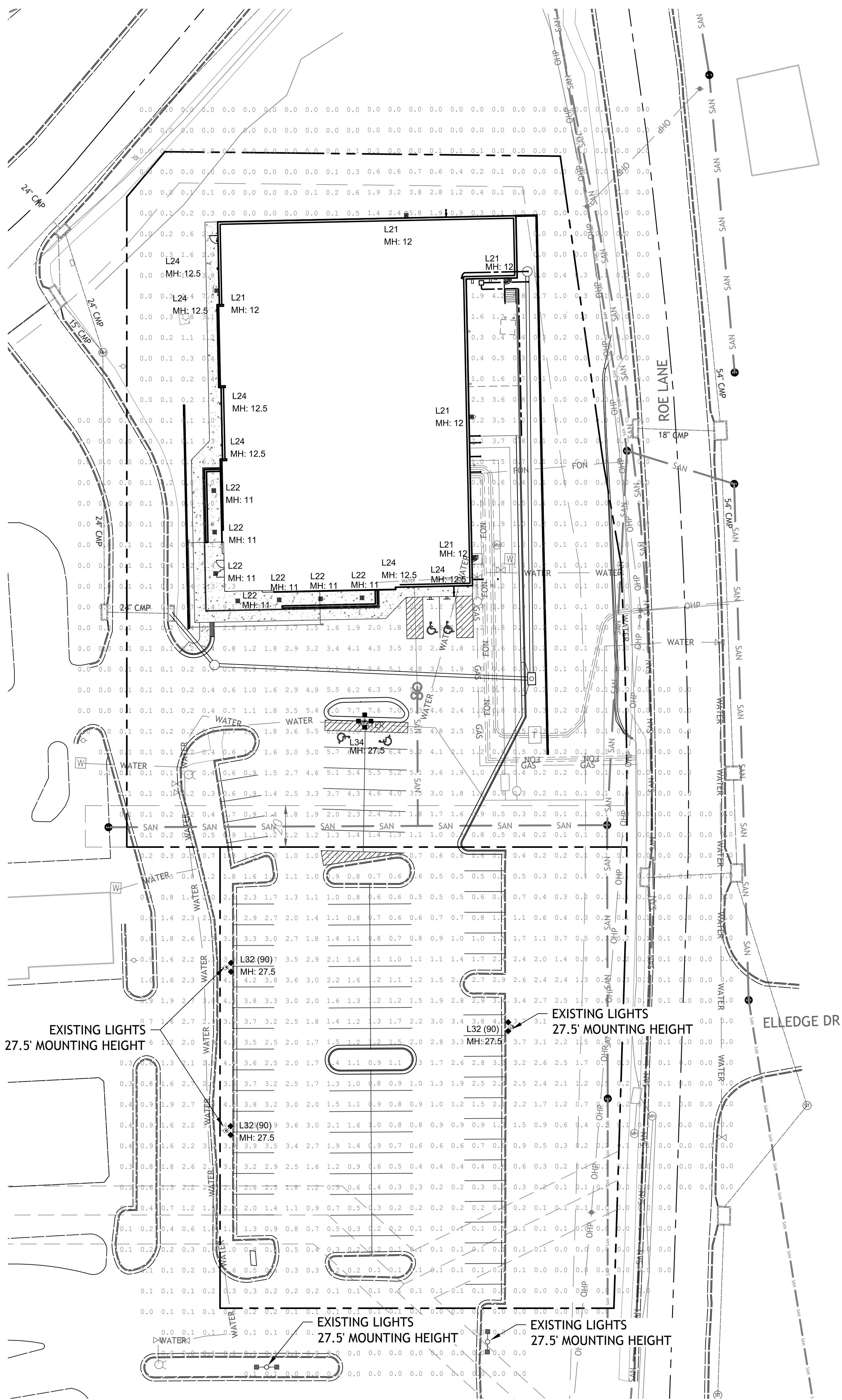
SM Engineering
SME
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

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Revisions

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1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: Aldi Roeland - 4801 Roe Blvd., Roeland Park, KS

No: SR-31056

Date: 6/11/2018

Scale: 1"=30'

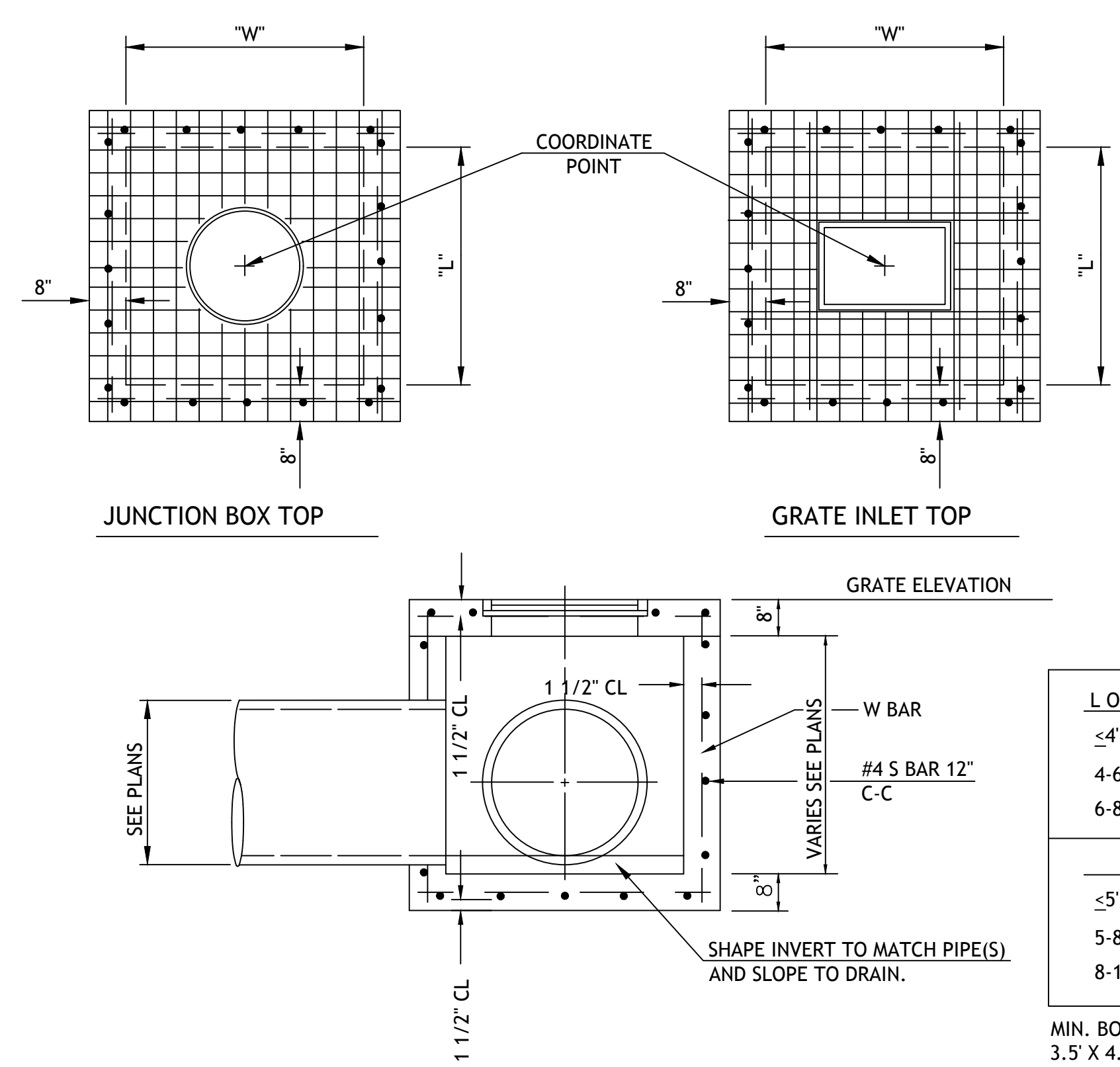
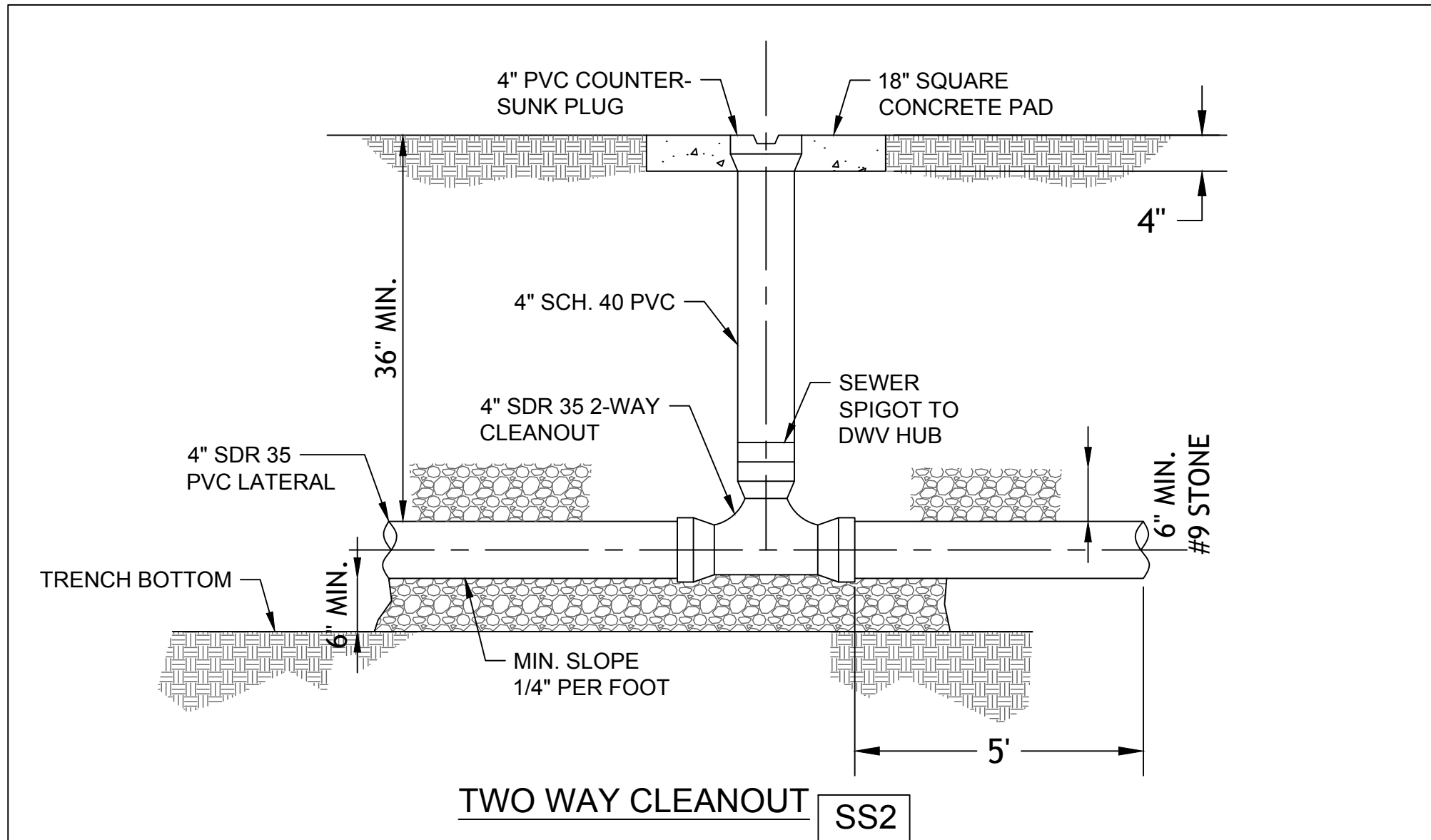
Footcandles calculated at grade

Filename: ALD-180611RPKSBAF.AGI

Layout by: Ben Foster

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results.

sheet
C09
Civil
LIGHTING PLAN
permit
20 JULY 2018

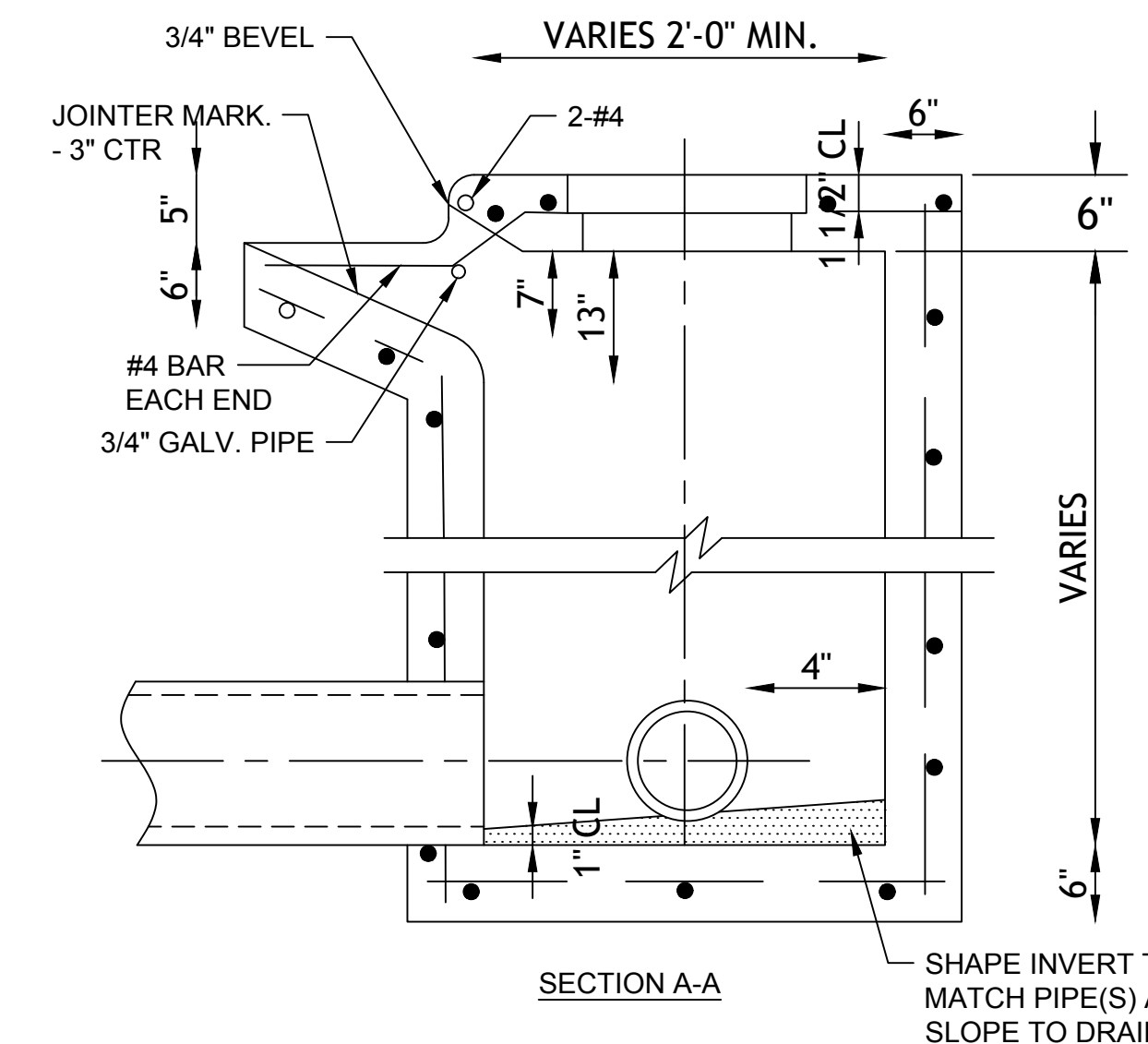


ALL CONCRETE: FC = 3500 P.S.I.

NOTE: WHERE PIPE SIZE ALLOWS, A 4' DIAMETER PRECAST MANHOLE, CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH ANSI/ASTM C478, MAY BE USED IN LIEU OF CAST IN PLACE BOX. ALTERNATE MATERIALS AND CONSTRUCTION METHODS MAY BE USED WITH THE ENGINEER'S APPROVAL.

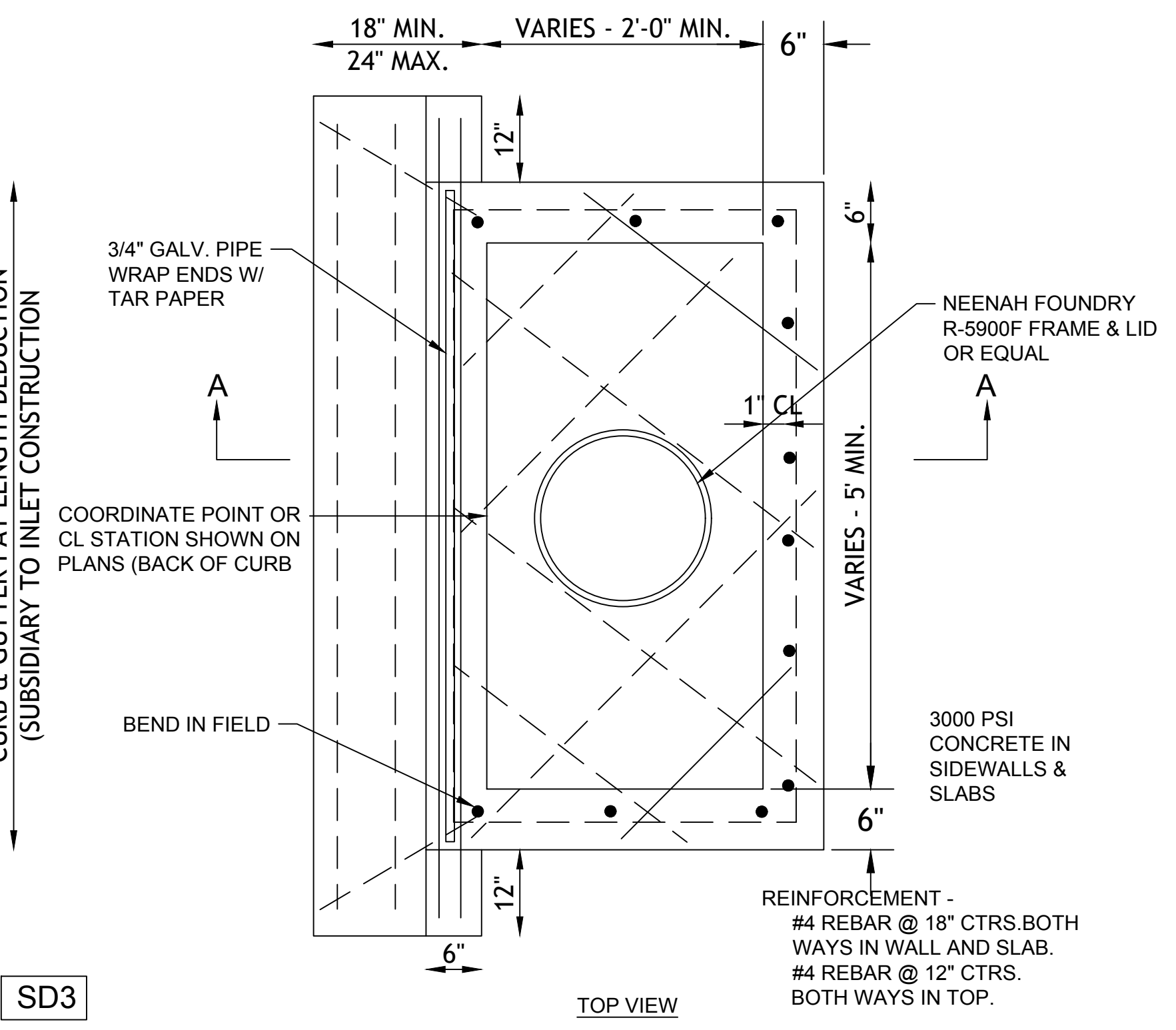
CASTING NUMBERS ARE NEENAH FOUNDRY. EQUAL SUBSTITUTIONS ARE PERMITTED.
 JUNCTION BOX LID AND RING - R-6019
 GRATE - R-6673-J, USE R-6673-0 WHERE DOUBLE GRATE IS SPECIFIED
 UNLESS OTHERWISE NOTED ON SITE GRADING PLAN

GRATE INLET/JUNCTION BOX SD1

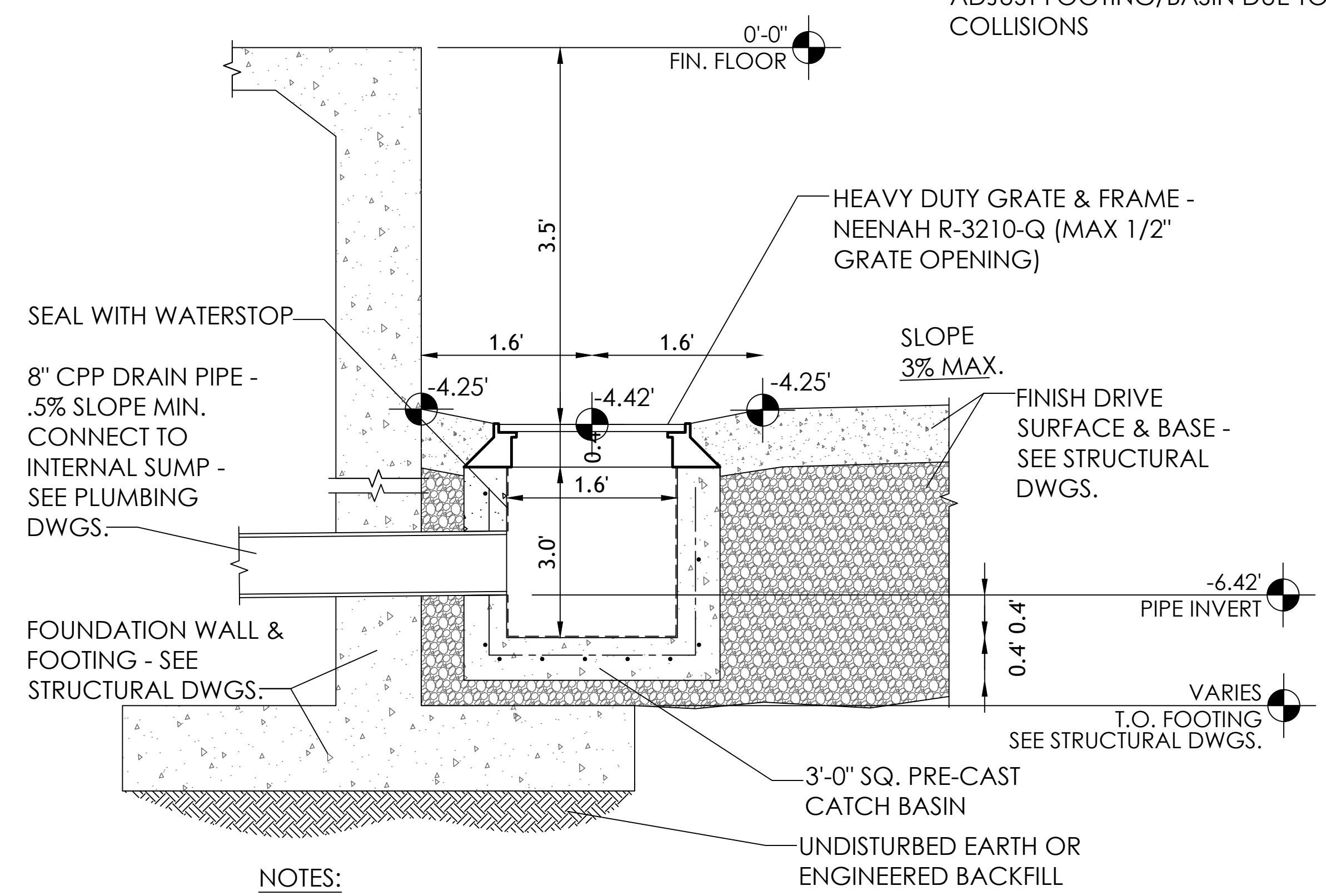


- NOTES:
- USE 3000 PSI CONCRETE IN SIDE WALL AND SLAB.
 - PROVIDE 3/4" ROUNDED EDGE ON ALL EXPOSED CORNERS.
 - WHERE INLETS ARE SET IN CURVES, FORM FRONT WALL TO CONFORM TO CURVE.
 - PRECAST UNITS MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL. SHOP DRAWINGS AND DESIGN CALCULATIONS MUST BE SUBMITTED.
 - THE TOP OF THE INLET SHALL BE SLOPED TO FIT STREET, SIDEWALK, OR FINISHED GROUND ELEVATIONS.

CURB INLET SD3



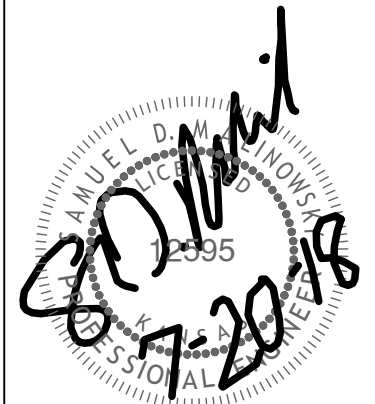
DESIGNER NOTE:
IF MUNICIPALITY REQUIRES DEEPER BASIN OR MUNICIPALITY SPECIFIC REQUIREMENTS - ENGINEER **MUST** COORDINATE WITH ARCHITECT TO ADJUST FOOTING/BASIN DUE TO COLLISIONS



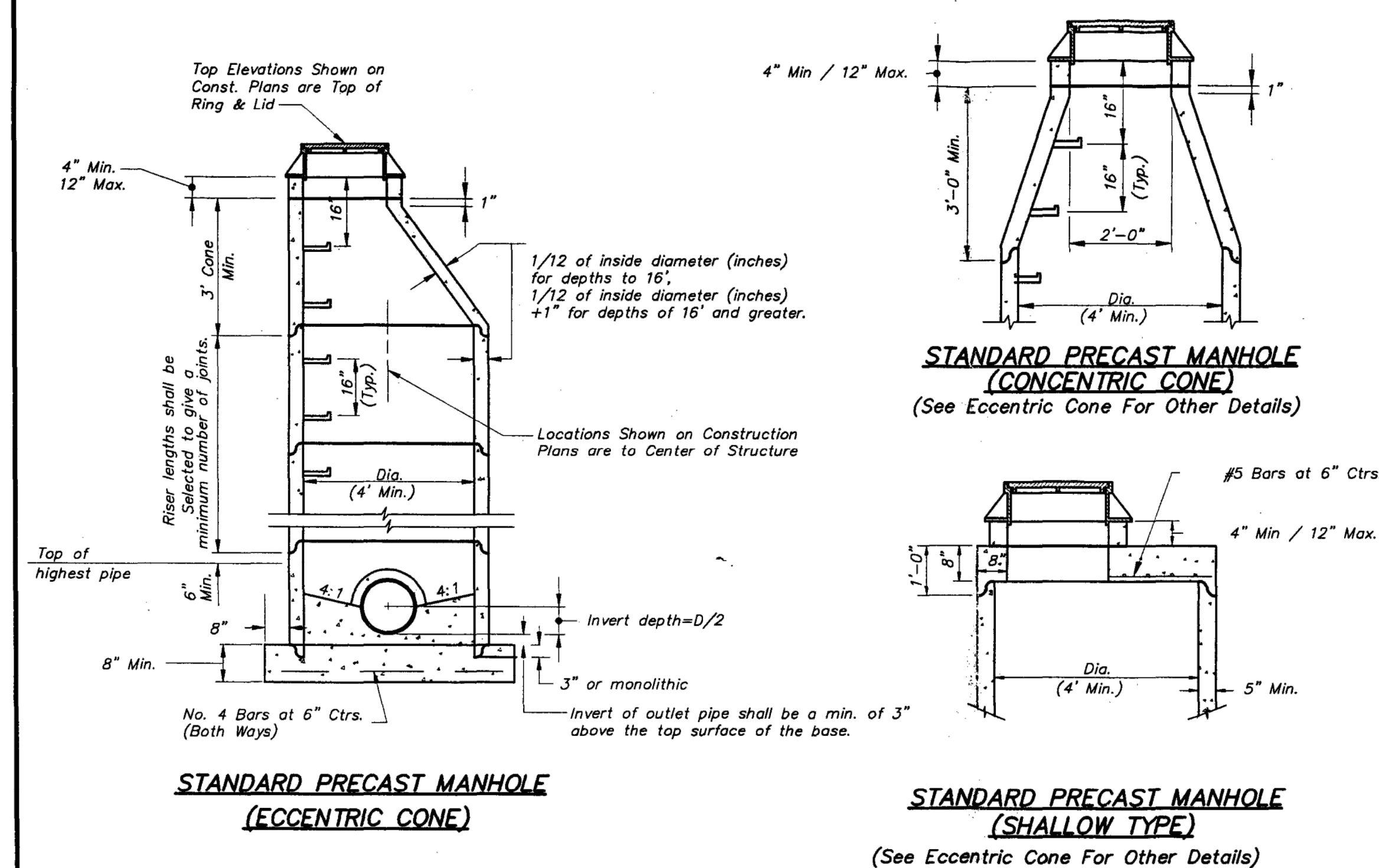
- NOTES:
- CPP = SMOOTH LINED CORRUGATED POLYETHYLENE PIPE

SUMP PUMP DETAIL

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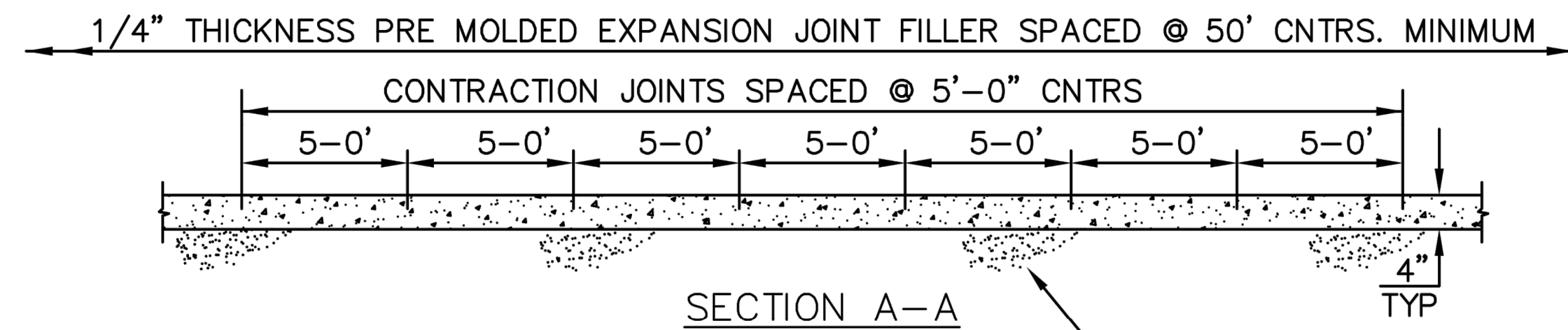
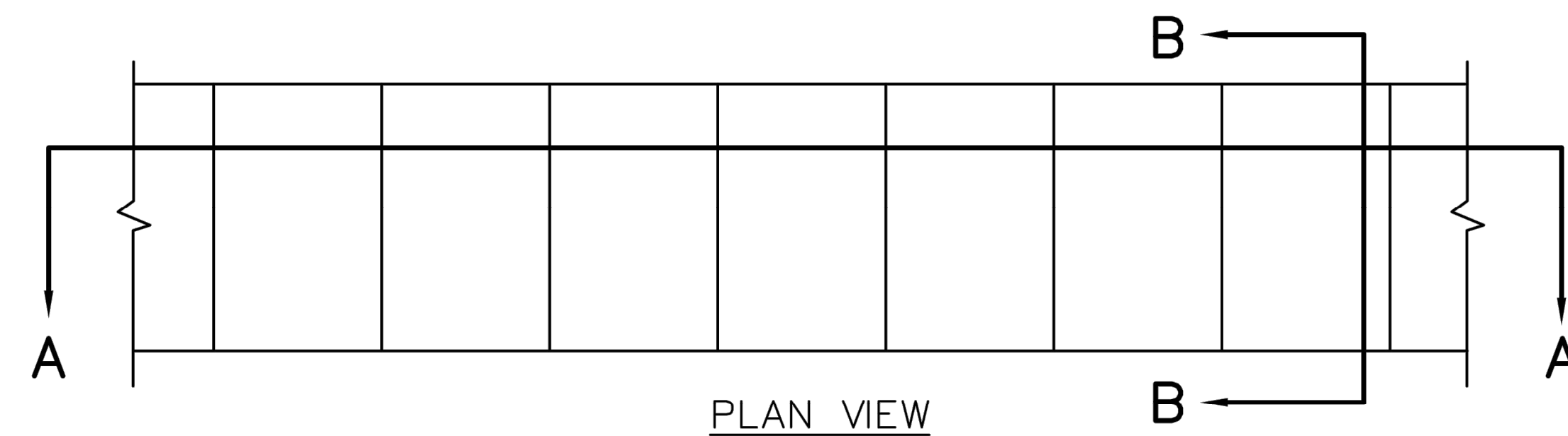


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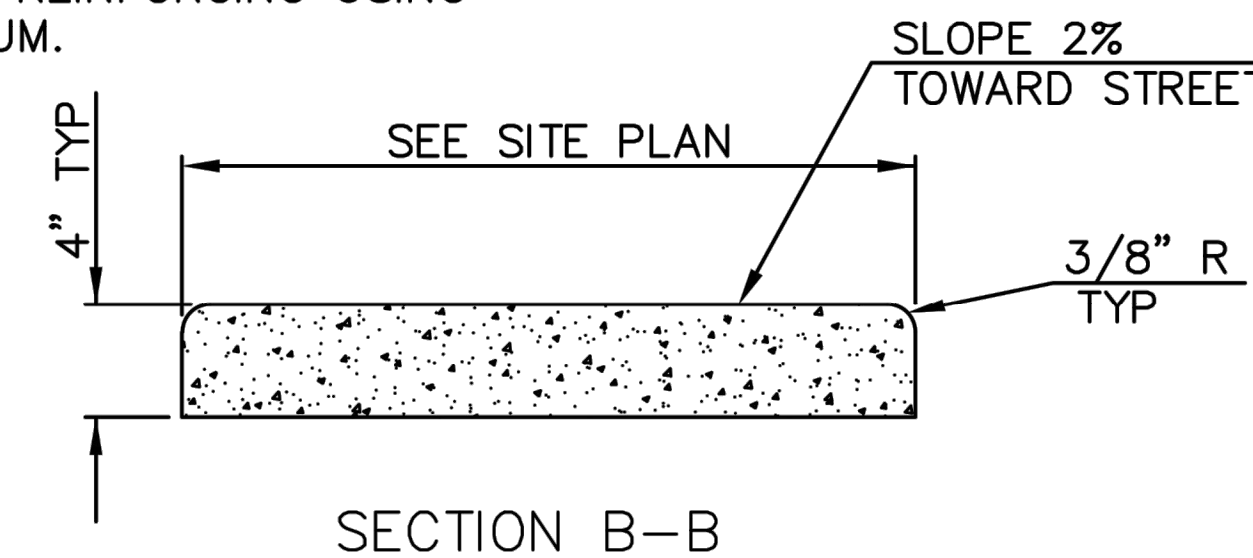


- GENERAL NOTES:**
1. All manholes are to be precast concrete and of Eccentric Cone type unless otherwise specified.
 2. Manhole top adjustments shall be accomplished by the use of concrete adjustment rings.
 3. Top of manhole casting shall be set flush and on same slope as finished surface or as directed by the Engineer.
 4. Reinforcement in all sections shall equal or exceed A.S.T.M. C-478 specifications.
 5. The engineer shall designate modifications for manholes with special designs.
 6. The inside diameter of the manhole shall be 4'-0" for pipe diameters from 12" thru 24", 5'-0" for pipe diameters from 27" thru 36", and 6'-0" for pipe diameters 42" thru 48".
 8. Clearance Tolerance of Pipe Openings: The Maximum Allowable Pipe Opening on a Horizontal Axis Shall be the Outside Diameter of the Pipe Plus 12". The Maximum Allowable Pipe Opening on Vertical Axis Shall be the Outside Diameter Plus 8". The Minimum Clearance Between the Outside Surface of an Installed pipe and the Concrete of the Manhole Shall be 2".
 9. Installation of Pipe Openings: All required pipe openings shall be plant cast in manhole units. Field alterations of openings will be permitted provided walls are scored with a masonry saw to a depth sufficient to sever reinforcing steel. A chipping hammer may then be used to remove the concrete. Minimum distance between any two adjacent pipes shall be 4".
 10. No direct payment for shaping floor or connecting pipes as shown on plans.
 11. Ring & Cover to be Neenah R-1736, Clay & Bailey #2008, Deeter #1316, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)
 12. Sanitary Sewers shall be coated and conform to Section 2600.

AMERICAN PUBLIC WORKS ASSOCIATION	
KANSAS CITY	
METROPOLITAN CHAPTER	
MANHOLE DETAILS	STANDARD DRAWING
	NUMBER MH - 1
	ADOPTED: APRIL 17, 1996



NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



CONCRETE SIDEWALK

CW2

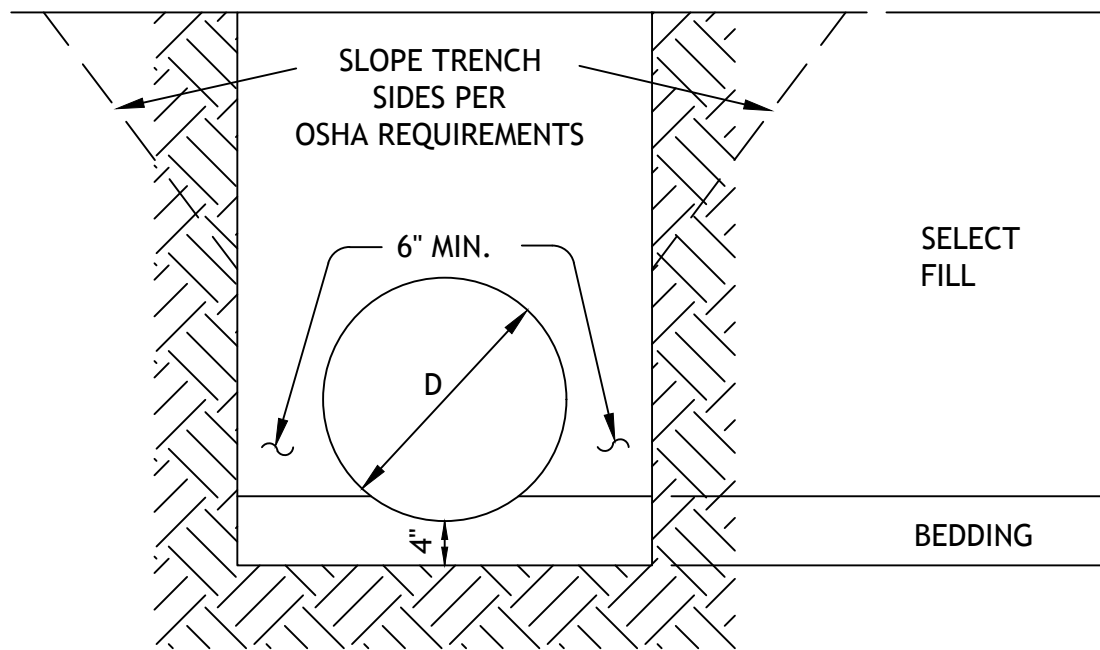
NOTE: CONCRETE SHALL BE CLASS A WITH $f'_c = 3000$ PSI.

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ROLAND PARK, KANSAS

sheet

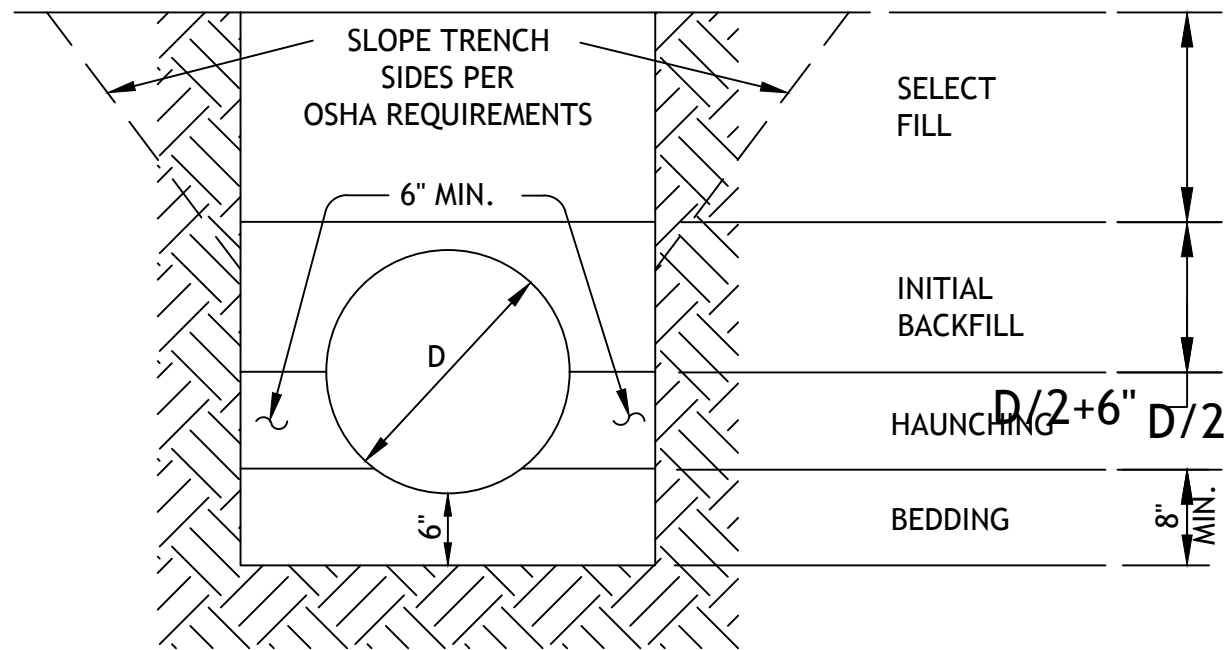
C11

Civil
DETAILS
permit
20 JULY 2018



RIGID PIPE: INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

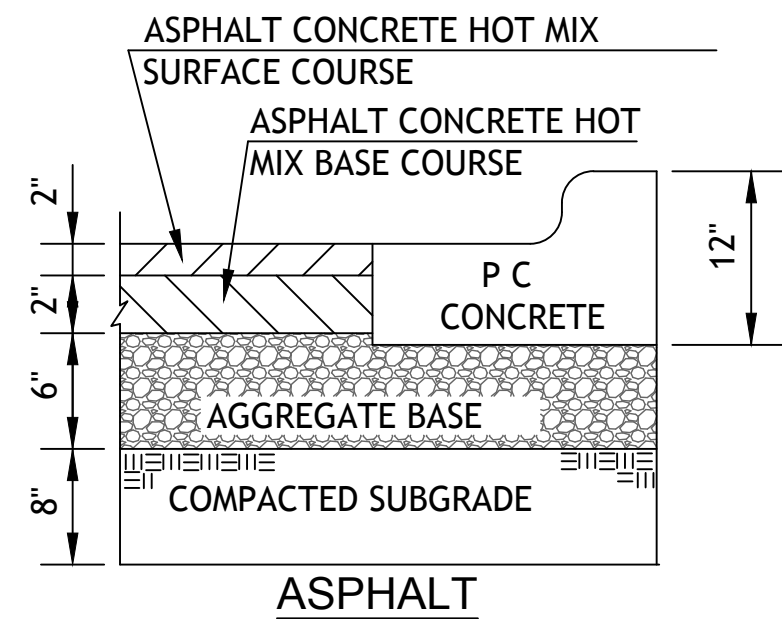
1. BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3") AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.



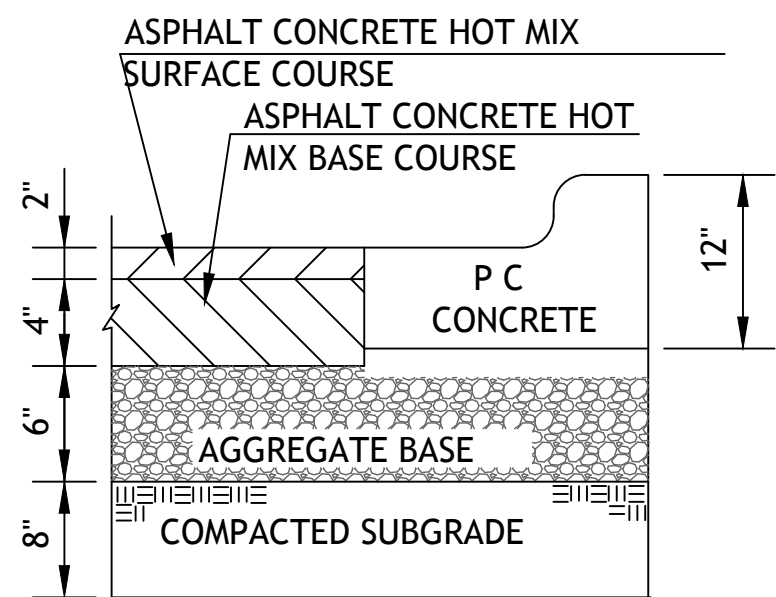
FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

1. BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
3. SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

TRENCH AND BEDDING DETAILS MS1



REGULAR DUTY PAVING PV1



HEAVY DUTY ASPHALT PV2

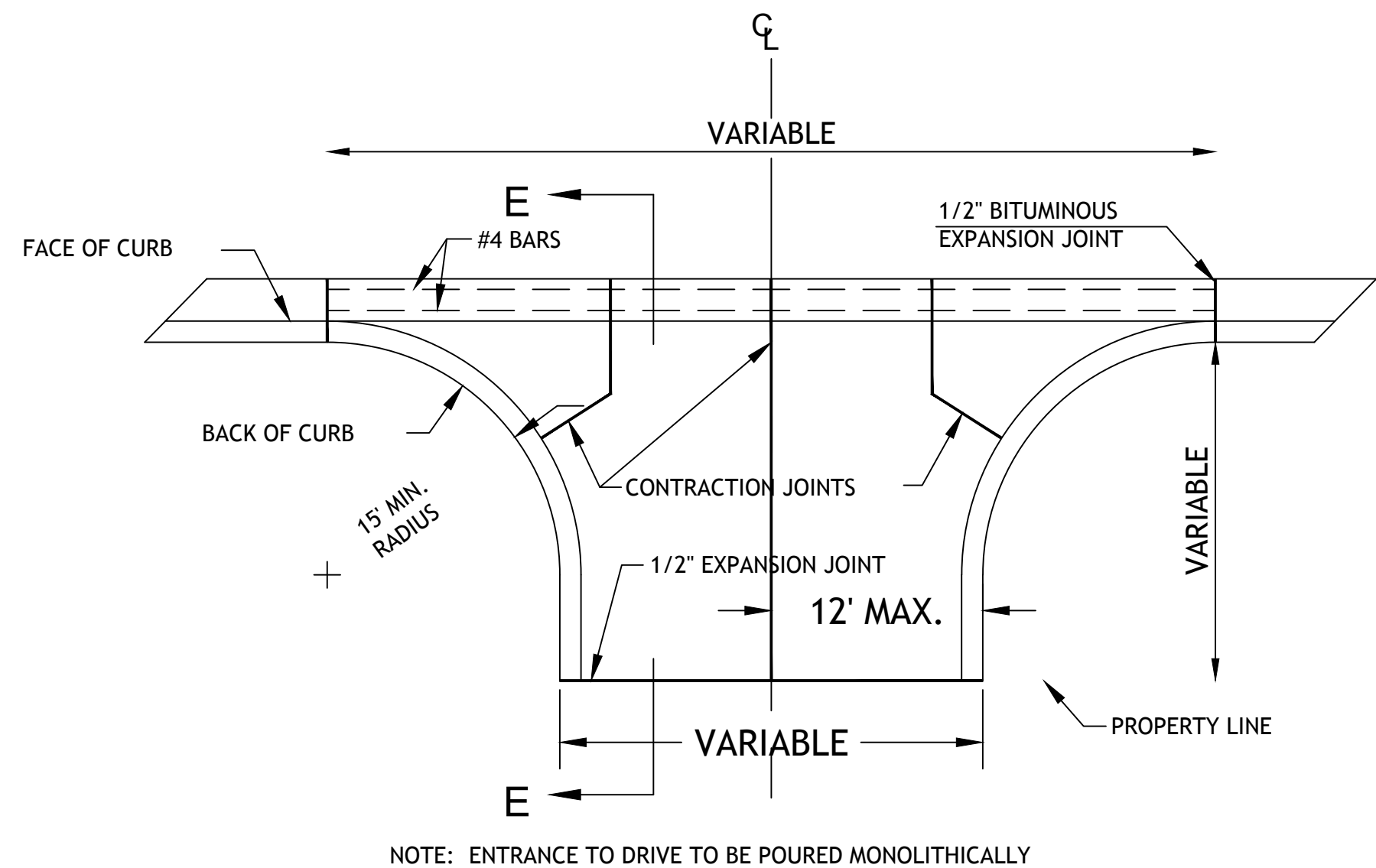
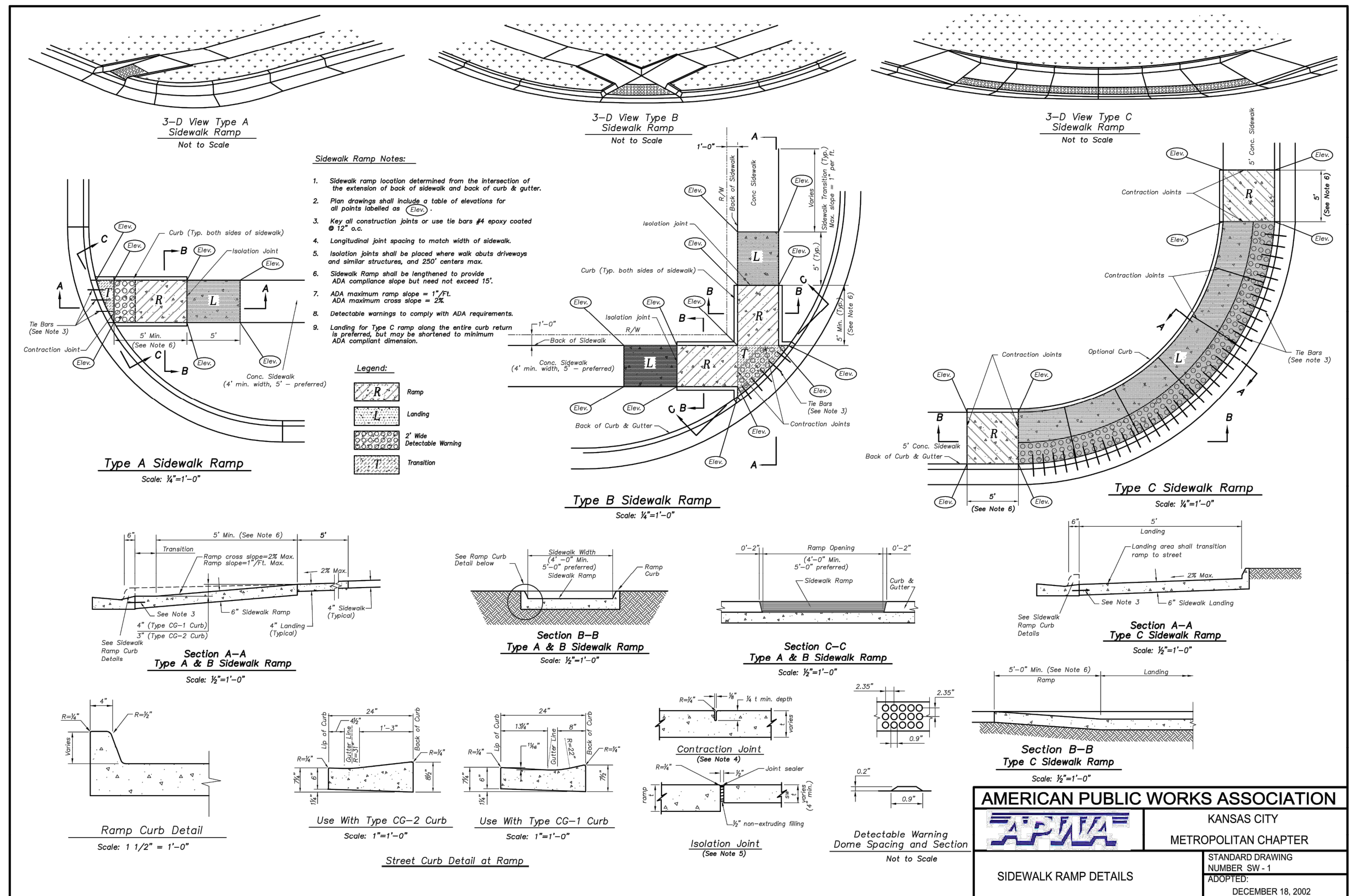
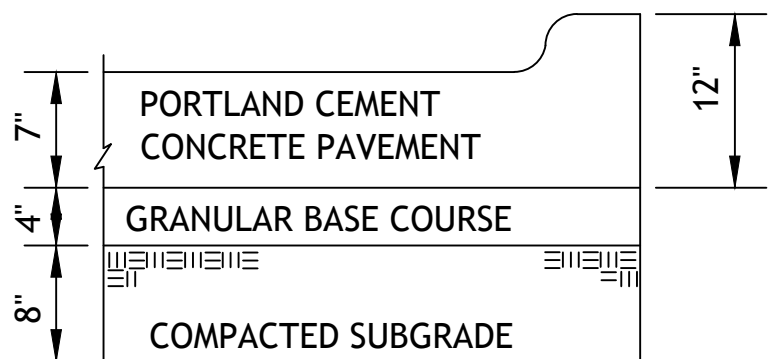
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 1-01/2-01

2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR $\pm 2\%$ AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

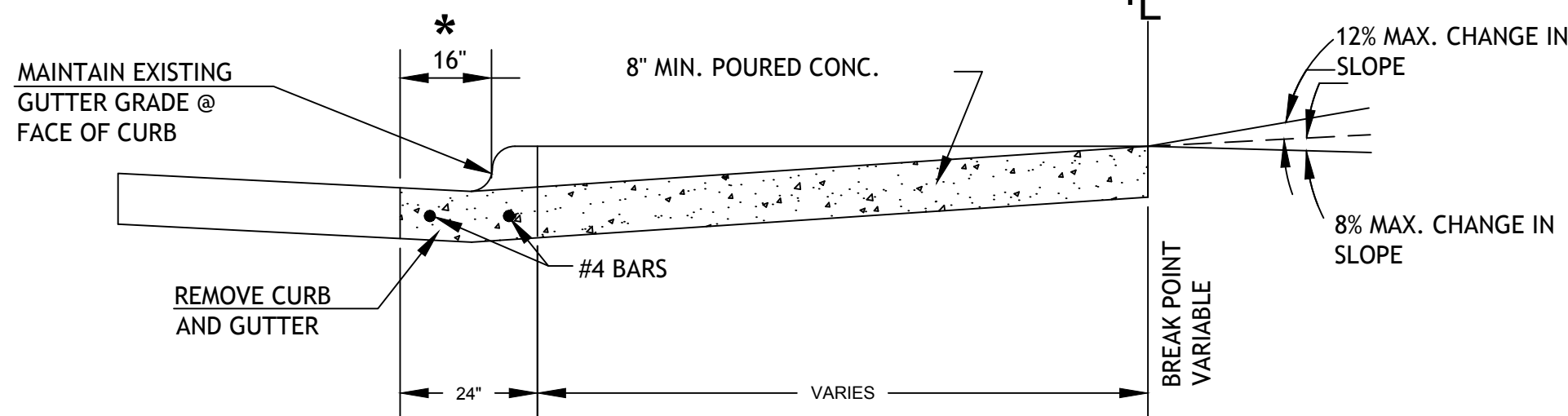
3. HEAVY DUTY CONCRETE IS AN OPTIONAL PAVEMENT FOR DETAIL 041 HEAVY DUTY ASPHALT. WHEN PLANS SPECIFY DETAIL 042 NO ALTERNATES ARE ALLOWED.

HEAVY DUTY CONCRETE PV3



NOTE: ENTRANCE TO DRIVE TO BE POURED MONOLITHICALLY

PLAN



SECTION E-E

* = SLOPE AS PER STREET CROSS-SECTION

COMMERCIAL & INDUSTRIAL ENTRANCE DRIVE DETAIL CD1

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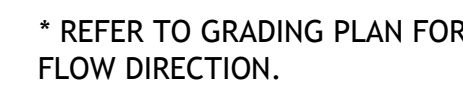
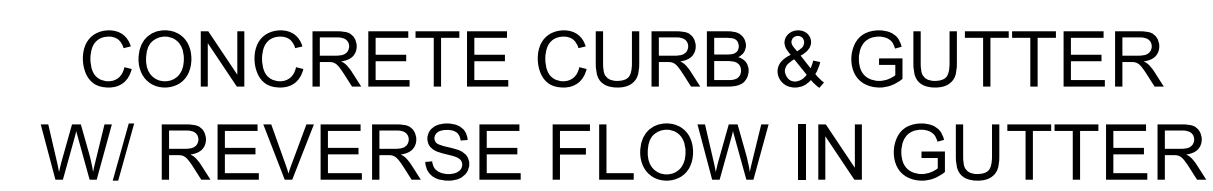
80 W. 11th St.
St. Louis, MO 63103
777-2078

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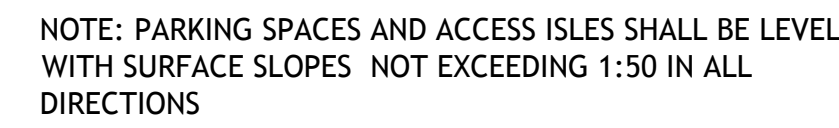


CW1



CONCRETE CURB & GUTTER

CG1



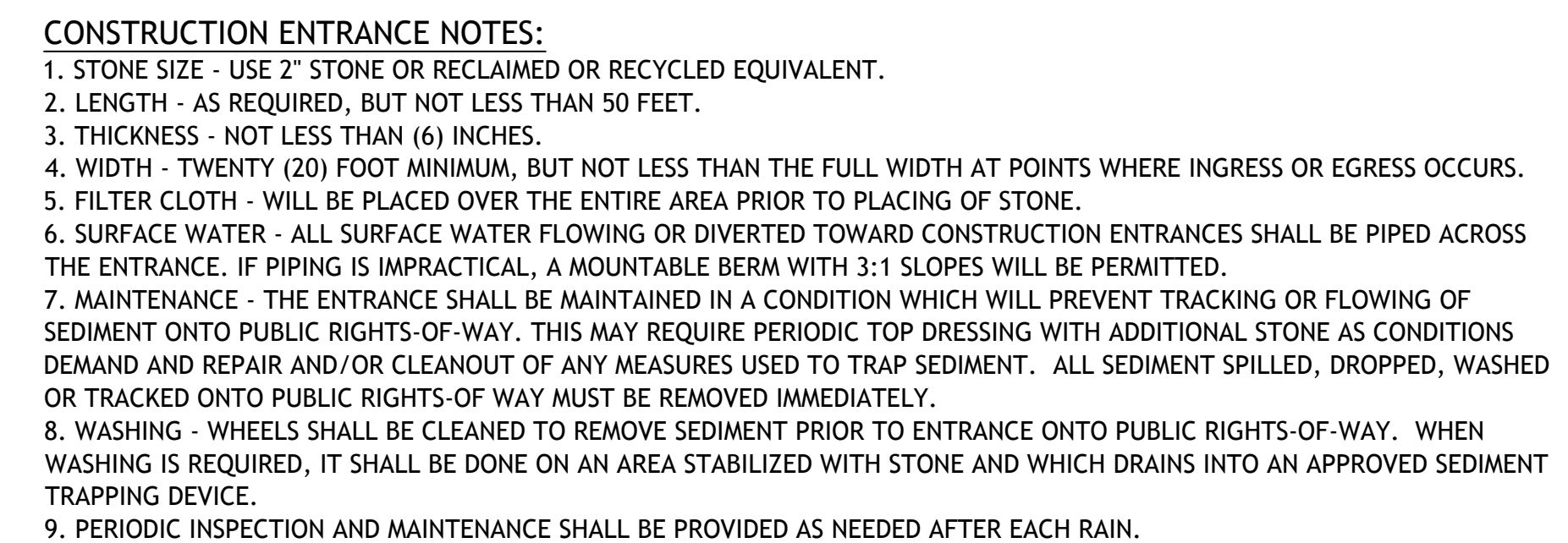
PK1



PK2

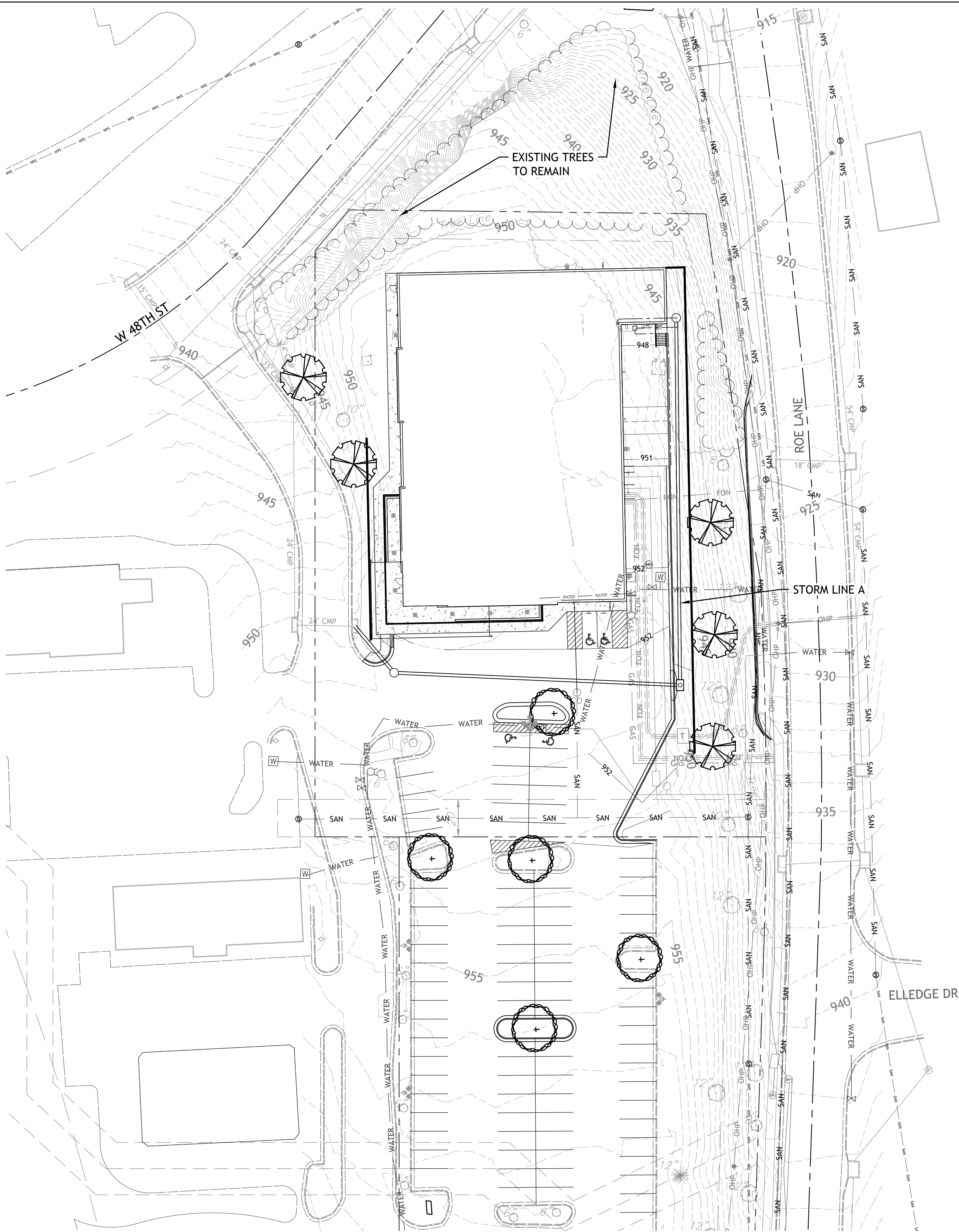


SG1



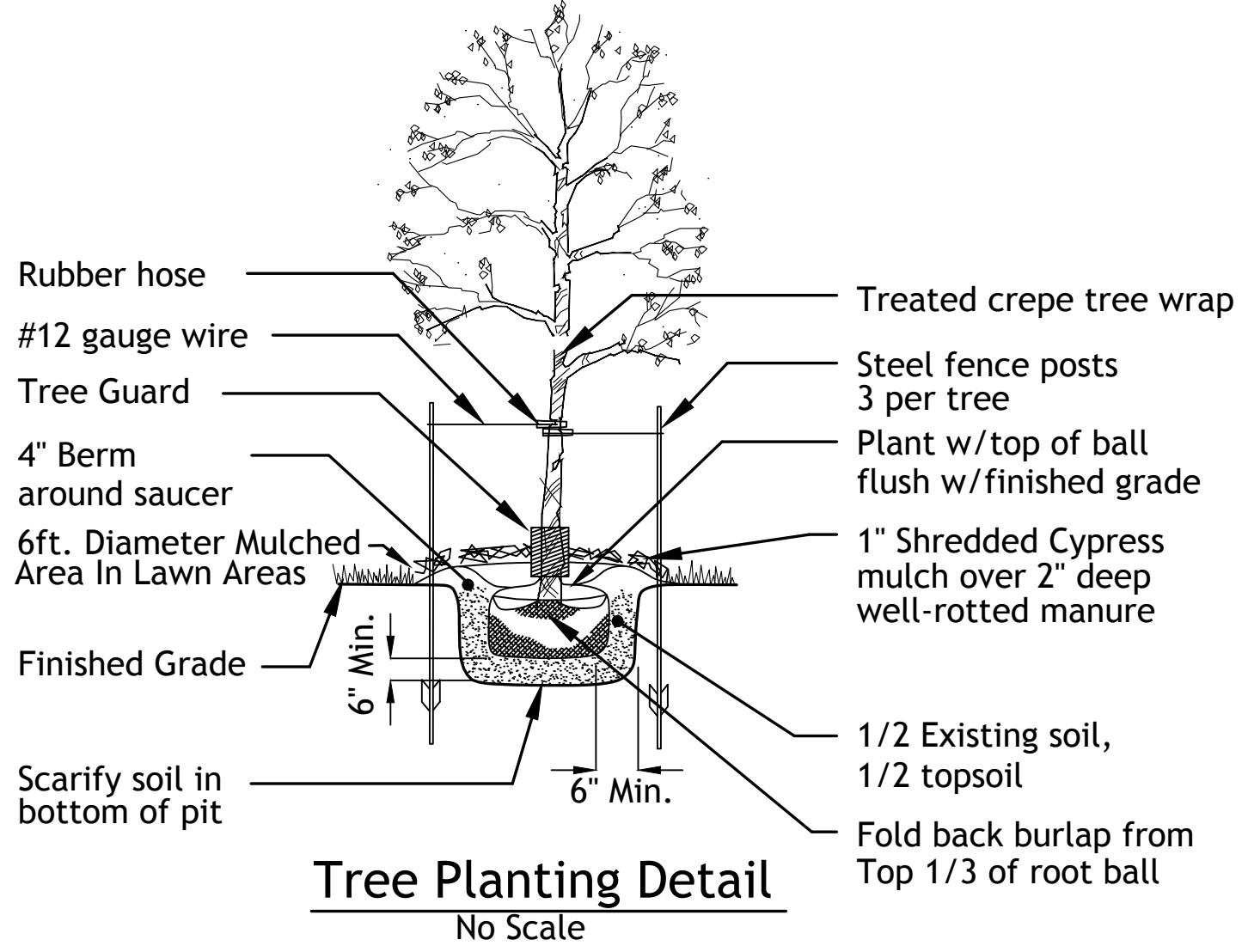
CONSTRUCTION ENTRANCE DETAIL

EC1



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	5	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	5	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

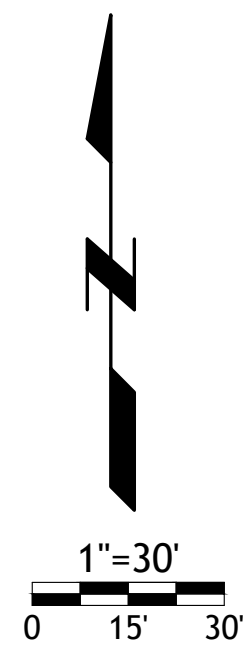
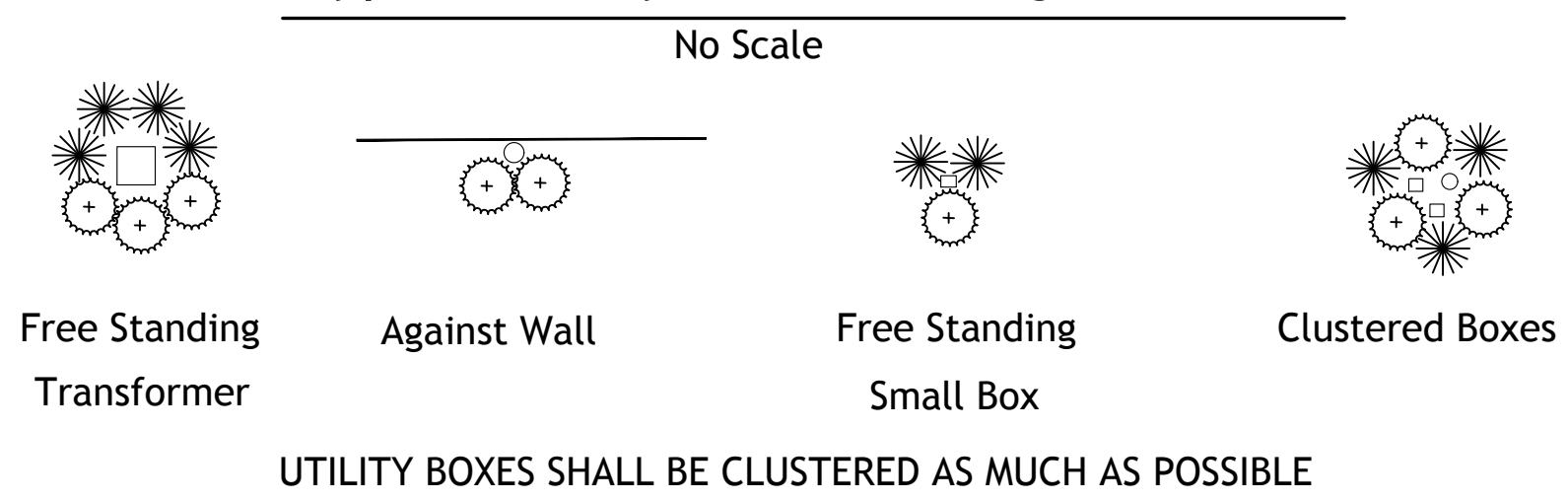


Tree Planting Detail
No Scale

LANDSCAPE NOTES

- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allowed without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Typical Utility Box Screening Details



SM Engineering
SAE
919 W. Stewart Road
Columbia, Missouri 65203
smcivlengr@gmail.com
785.341.9747

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permit
20 JULY 2018

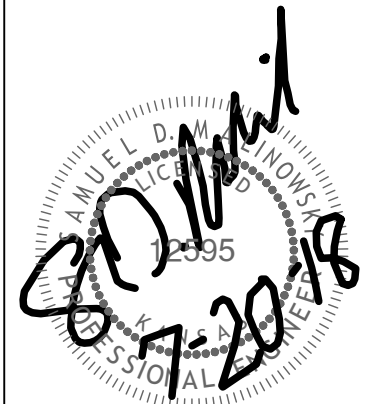
PRELIMINARY DEVELOPMENT PLAN

ALDI

4801 ROE BLVD, ROELAND PARK KS

SM Engineering
919 W. Stewart Road
Columbia, Missouri 65203
smcivlengr@gmail.com
785.341.9747

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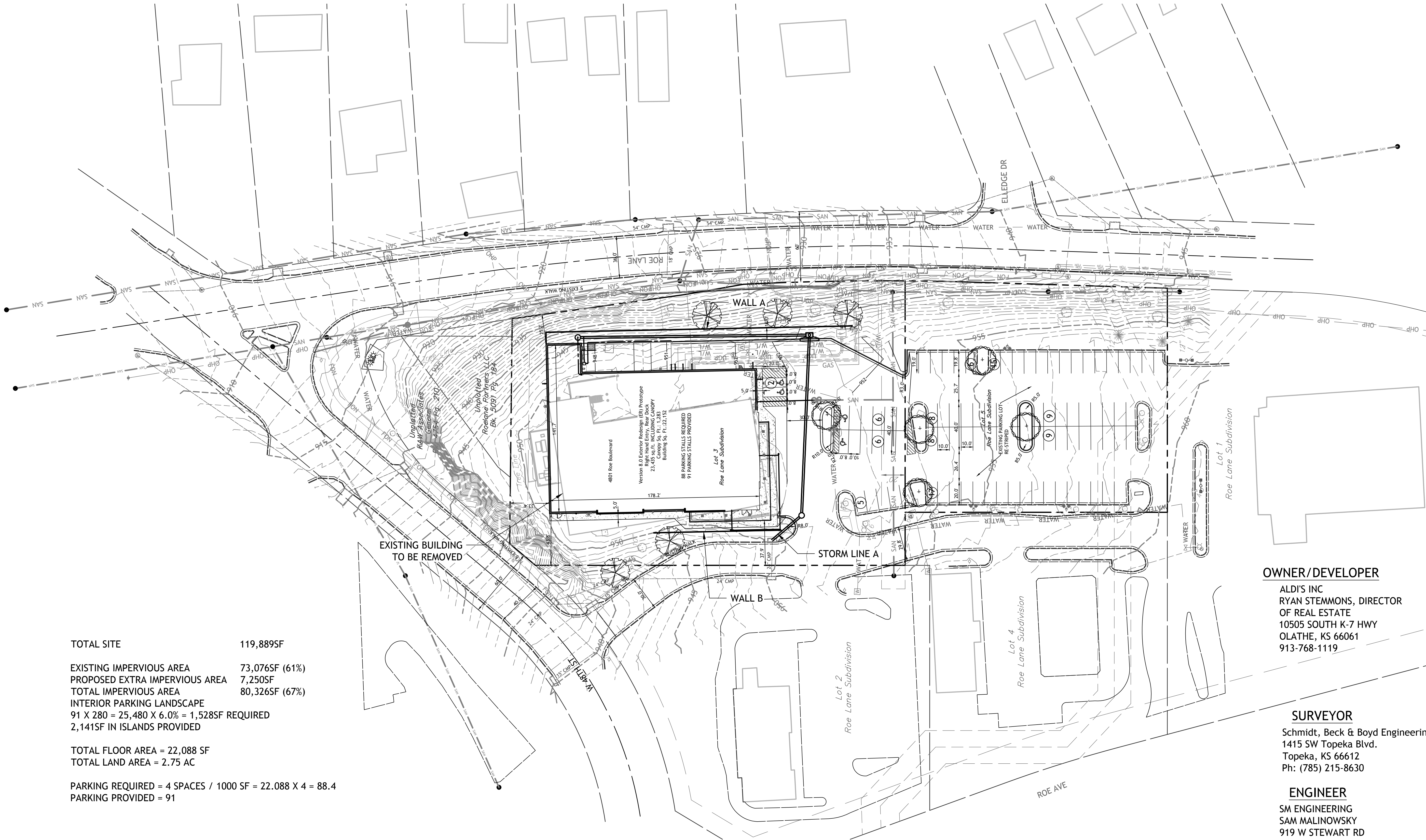
Revisions

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Aldis Building
4801 ROE BLVD, ROELAND PARK KS

TOTAL SITE 119,889SF
EXISTING IMPERVIOUS AREA 73,076SF (61%)
PROPOSED EXTRA IMPERVIOUS AREA 7,250SF
TOTAL IMPERVIOUS AREA 80,326SF (67%)
INTERIOR PARKING LANDSCAPE
91 X 280 = 25,480 X 6.0% = 1,528SF REQUIRED
2,141SF IN ISLANDS PROVIDED
TOTAL FLOOR AREA = 22,088 SF
TOTAL LAND AREA = 2.75 AC
PARKING REQUIRED = 4 SPACES / 1000 SF = 22.088 X 4 = 88.4
PARKING PROVIDED = 91

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	5	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	5	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown



OWNER/DEVELOPER

ALDI'S INC
RYAN STEMMONS, DIRECTOR
OF REAL ESTATE
10505 SOUTH K-7 HWY
OLATHE, KS 66061
913-768-1119

SURVEYOR

Schmidt, Beck & Boyd Engineering, LLC
1415 SW Topeka Blvd.
Topeka, KS 66612
Ph: (785) 215-8630

ENGINEER

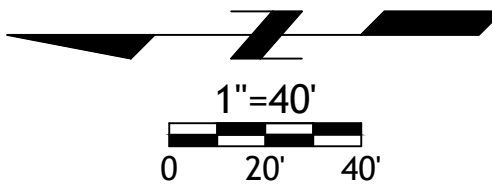
SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
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785-341-9747

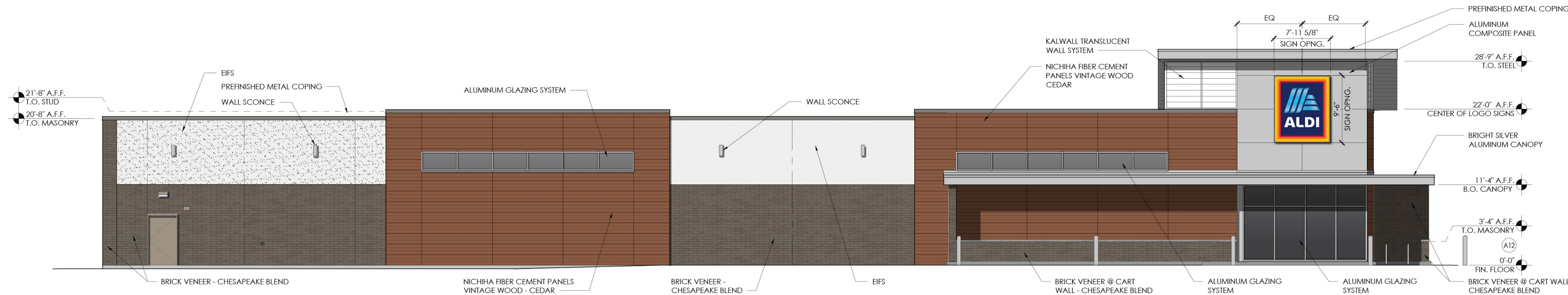
ARCHITECT

SGA Design Group
Ryan Mullins
1437 South Boulder Ave., Suite 550
Tulsa, OK 74119
918-587-8602

LANDSCAPE ARCHITECT

GARRETT OCHS
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578

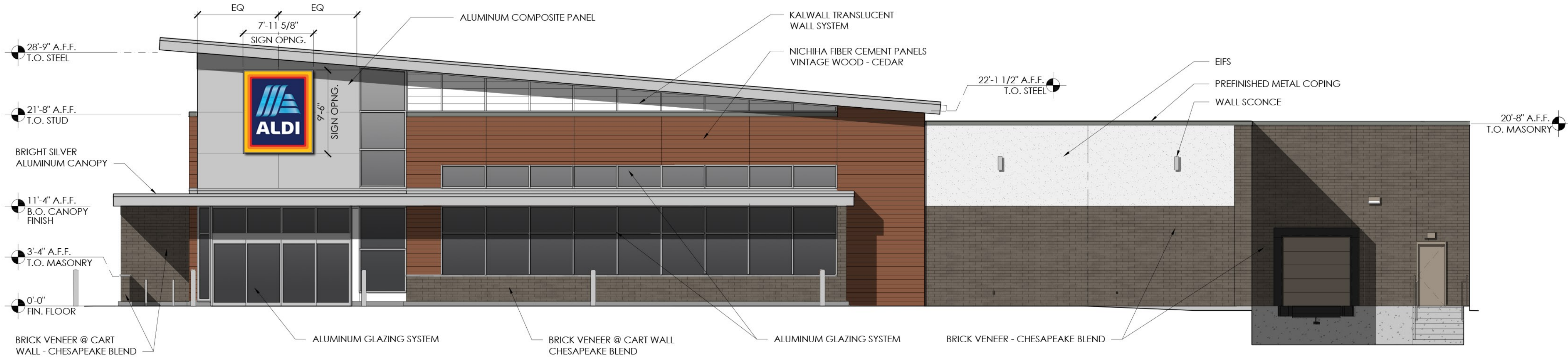




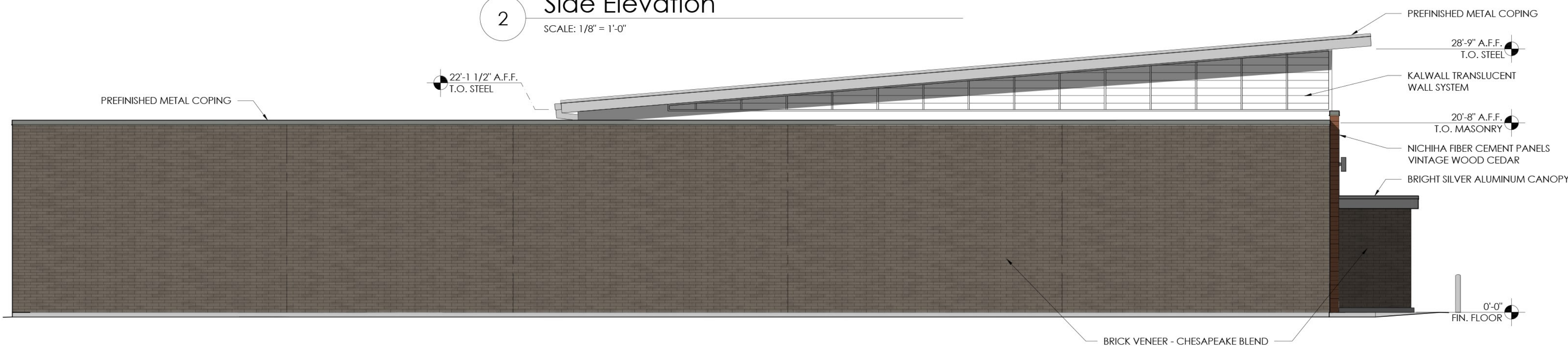
4 Front Elevation
SCALE: 1/8" = 1'-0"



3 Rear Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



1 Side Elevation
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

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p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

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Olathe, KS 66061
(630) 879-8100
(630) 879-8152 fax

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Exterior Elevations
Drawing Name:

Date: 03/13/18
RHRD
Type: V8 ER-SW

Project No.

A-201

Scale: As Noted Drawing No.

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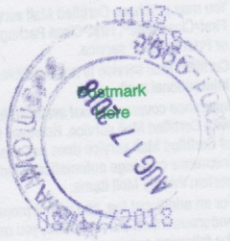
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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4609 W 66th St
Prairie Village, KS 66208

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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24601 Center Ridge Rd #200
Westlake OH 44145

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Total Postage and Fees \$6.70

Sent To **LOHMEYER, William-Kris**
4850 FONTANA ST
ROELAND PARK KS 66205

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To **LEONARD, LYNDIA**
4921 SOUTHRIDGE DR
ROELAND PARK KS 66205

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CITY OF ROELAND PARK, KANSAS

RESOLUTION NO. 601

**A RESOLUTION DECLARING THE INTENTION OF THE GOVERNING BODY TO
REQUIRE THAT CERTAIN PROPERTY DEVELOPERS PROVIDE ONE PERCENT
(1%) OF TOTAL PROJECT COSTS FOR PUBLIC ART**

WHEREAS, public art is culturally enriching and enhances the aesthetics of the built environment; and

WHEREAS, communities around the country have required developers to provide public art as a condition of development in order to further the general welfare;

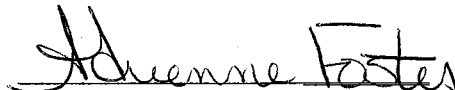
**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF ROELAND PARK, KANSAS:**

1. It is hereby declared that the Governing Body intends to condition certain development or redevelopment approvals on the developer's agreement to provide public art valued at one percent (1%) of the total project costs.
2. This public art requirement will apply to all new development, including redevelopment, of properties zoned or rezoned to one of the following zoning district classifications: Multiple Residence District; Office Building District; Retail Business District; Planned Industrial Park District; Planned Office Building District; Planned Restricted Business District; Planned General Business District; and Planned Mixed-Use District. In addition, the public art requirement shall apply to all public buildings, school and churches in any zoning district. The public art requirement may be applied to developments requesting a special use permit depending upon the nature of the development.
3. To comply with the public art requirement, the developer shall, prior to the issuance of any building permit for the project, deposit with the City Clerk cash, a letter of credit or such other security as is satisfactory to the City Council, in the amount of 1% of the estimated project costs. Estimated project costs shall be certified, under oath, by a project engineer or project architect.
4. The funds shall be held in escrow until such time as the developer has demonstrated that public art has been provided that is valued at one percent (1%) of the project costs. Certifications of value, under oath, shall be provided by a person qualified to give an opinion of value for the type of art provided. Alternatively, the developer may ask the City's Arts Advisory Committee to provide an opinion of value.
5. For purposes of this Resolution, "public art" is defined as any structure of a permanent character intended for ornament or commemoration or other suitable expression including, but not limited to, sculpture, painting and fountains. Public art may also be an integral part of a building, facility or structure, and may be integrated with the work of other design professionals. Public art is intended to supplement the visual elements of building projects.

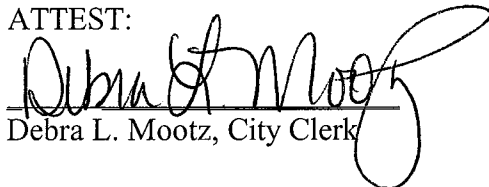
While coordination is important between a public art project and the visual elements of the building or project to which it relates, public art is separate and distinct from those project elements. Architectural design features, decorative building art, landscaping and similar project elements are considered to be part of the building project itself and would not ordinarily qualify as public art. Public art under this program is intended to be a major artistic activity and will almost always include the selection and use of an artist.

6. The public art must be located on property owned by the developer and must be able to be viewed by the public at all times.

ADOPTED by the Governing Body this 23rd day of March, 2010.


Adrienne Foster, Mayor

ATTEST:


Debra L. Mootz, City Clerk

APPROVED AS TO FORM:


Neil R. Shortlidge, City Attorney

Item Number: Discussion Items- V.-1.
Committee 9/18/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/31/2018
Submitted By: Wade Holtkamp/Jennifer Jones-Lacy
Committee/Department: Neighborhood Services
Title: **Recreational Vehicle, Boat Parking on Driveway**
Item Type: Discussion

Recommendation:

Staff recommendations

Recreational Vehicles/Boats in Driveways

Based on a comparison of our City Code with neighboring cities, we offer the least restrictions. Staff recommends the time period allowed to park a recreational vehicle in a driveway be restricted to 7 days per 30 day period. The previous ordinance allowed citizens to park a boat in a driveway for 72 hours consecutively and then once the boat is moved the clock is reset. Conceivably, a boat could be parked in a citizen's driveway for the entire month. This change will allow citizens to store boats in their driveways for up to 7 days per 30 day period.

After initial review, the City Council prefer to adjust the ordinance to be more in line with Overland Park's Ordinance which allows for two occurrences of 48 hours per 30 day period.

On-Street Parking in Residential Districts (14-214)

Staff recommends the Governing Body consider including a restriction for parking trailers, boats on trailers and other non-motorized items on a residential street. Currently there is no restriction on a resident parking a work truck or trailer on a residential street and they can do so for an unlimited amount of time. Council would also like to review the amount of time that a contractor trailer is allowed to park on the street as well as the time frame for home owners.

Special RV Permits

Staff recommends we allow visitors to park their RVs in driveways for up to 7 days, not to exceed two times a year. Applications for waivers will be available at City Hall and approved by the City Administrator or their designee.

All items impacting Chapter 16 will need to go before the Planning Commission for a recommendation to City Council prior to being approved via ordinance. Staff recommends sending all items to the Planning Commission for review as even the items outside of the zoning code are interrelated.

Details:

On Sept. 3rd, the City Council heard a presentation from staff regarding several items that either fall within Chapter 16 or are related to items in the Zoning Code. The first item below was raised at the request of residents. The other two items were requested in the past for review and as such, staff suggested reviewing all items together. The item regarding on-street parking is located in Chapter 14, Streets and Traffic. Regardless, the Planning Commission can still issue a recommendation, but that recommendation would not be subject to the standard rules regarding Council adoption of the Commission's recommendation (i.e. need 2/3 majority to overrule).

A description of the items is below.

Recreational Vehicles/Boats in Driveways

In August 2017, staff received a report from citizens on 58th Street stating that a neighbor was storing his approx. 17 foot bass fishing boat in his driveway. The resident was leaving the boat parked full time in the driveway. Staff contacted the neighbor and informed him of the violation. Per City Code a boat can be parked in a driveway for up to 72 hours at a time for the purpose of loading and unloading. A driveway should not serve as a long term storage area for boats. After staff made contact, the neighbor removed the boat and made arrangements to store the boat in an offsite storage facility.

In May 2018, citizens on the same street contacted staff and reported that this same neighbor began storing his fishing boat again in his driveway. Reports indicated that he was exceeding the 72 hour threshold by 1-3 days. Staff contacted the neighbor and performed surveillance and started the countdown at time of witness. By the 72 hour mark, the neighbor had already moved the boat, which is why a new codes case was not opened this year.

Due to the boat being in the neighbor's driveway, staff was informed by the citizens of 58th street that his other three non-recreational vehicles were being parked on the street creating a driving hazard. The citizens of 58th street created a petition for City Council to review the current ordinance (attached) regarding recreational vehicles parked in driveways.

Sec. 16-613. - Accessory Uses and Structures; Development and Performance Standards.

(g) *Outside storage and use of equipment, material or vehicles.*

(1) *Where permitted in residential districts, storage of not more than one of the following is permitted: a boat, a camping trailer, a pickup camper, a motor home, a recreational vehicle or a hauling trailer. Storage shall not occur in the front yard or the side or rear yard between the house and the street (see definition for "Front Yard"). On corner lots where the house is built diagonally across the corner, storage of these items shall not pass the front corner of the house structure on this or the adjacent lot whichever is more*

restrictive. Storage areas are not required to be paved. These items may be parked in the customary driveway for purposes of loading or unloading or trip preparation for a period of time not to exceed 72 hours during which these items are being loaded or unloaded.

(2) Except as may be otherwise provided in Chapter V or VII of the City Code, no other equipment, material or vehicle, other than operable passenger vehicles or motorcycles, shall be stored for more than 24 hours in a 30-day period in a residential district.

Currently, citizens are allowed to park their recreational vehicles in their driveway for up to 72 hours at a time and on the street 24 hours in a 30-day period. There is no limit on how many 72 hour periods are allowed during a month or calendar year. Staff performed the following review of neighboring cities to understand their ordinances regarding recreational vehicles parked in driveways.

City	Overview of Recreational Vehicles in Driveways Ordinance	
Mission, KS	(1) 48-hour occurrence per month by permit.	Most Restrictive
Fairway, KS	(12) 48-hour occurrences per year.	
Overland Park, KS	(2) 48-hour occurrences during any 30-day period.	
Prairie Village, KS	(7) days in a 30-day period.	
Merriam, KS	(4) separate, 72-hour nonconsecutive occurrences during any 30-day period.	
Roeland Park, KS	Unlimited 72-hour occurrences	Least Restrictive

On Street Parking of Non-Motorized Items

Sec. 14-214(a) includes restrictions on parking of certain items (such as RVs, trailers, boats, etc) on a residential lots in areas fronting a public street for more than 72 hours. 14-214(b-c) states that oversized motor vehicles cannot be parked on residential streets. However, neither section addresses non-motorized vehicles such as a work trailer or a boat on a trailer that is less than 28 feet in length or less than 18,000 pounds being parked on the street. As it currently stands, a resident can park their work trailer or smaller nonmotorized boat or boat on a trailer on a residential street indefinitely. Staff recommends considering a restriction for parking these items on the street not to exceed so many days in a 30 day period.

Sec. 14-214. - Parking in Residential Areas.

(a) Except as otherwise provided in subsection (d) of this section, and subject to the additional restrictions contained in subsection (b) of this section, no person shall park, stand or store a trailer; semitrailer; boat, bus, camper, recreational vehicle, mobile home (self-propelled or otherwise), truck, tractor, or other type of wheeled vehicle,

other than passenger cars, motorcycles, bicycles, children's toys, garden carts and lawn equipment on any lot zoned for residential use to the street on which the property fronts than the established building line or lines on the lot for more than 72 hours.

(b) Except as otherwise provided in subsection (d) of this section, no person shall park, stand or store any oversized motor vehicle in an area zoned for residential use except in an enclosed building or garage. For purposes of this section, oversized motor vehicle means any of the following: any motor vehicle exceeding 28 feet in length; any motor vehicle with a licensed gross weight exceeding 18,000 pounds; or any motor vehicle with a chassis rated by the manufacturer as heavier than one ton.

(c) Except as otherwise provided in subsection (d) of this section, in areas zoned for residential use where on-street parking is otherwise permitted, no person shall park, stand or store on the street any motor vehicle which exceeds 7½ feet in width at its widest point.

(d) Exceptions to the provisions of this section may be authorized by a permit issued by the police department where such exceptions will not endanger the public safety or welfare of the residents of the area or motorists on the street. No such permit shall be granted for a period exceeding seven days.

Special RV Permits

Staff has received requests in the past from citizens requesting a waiver for a visiting relative/friend to park their RV in the citizen's driveway during the duration of the visitor's stay. Staff recommends we allow non-property owners to park their RVs in driveways for up to 7 days, not to exceed two times a year. Applications for waivers will be available at City Hall and approved the City Administrator or their designee. Section 14-214(d) states that exceptions to the provisions above can be authorized via permit from the police department. However, the Police Department does not regulate items in residential driveways and we have no such permit available currently. This would put the request for parking in driveways in the hands of administration and code enforcement and would be consistent with current regulation practices.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Petition	Exhibit

We undersigned neighbors on W. 58th Street will appreciate the Council's consideration of tightening the City codes for parking boats and recreational vehicles in driveways so that the Roeland Park Code Enforcement Officer is able to enforce the code.

Some of us neighbors have met with Wade Holtkamp and have discussed two other neighboring cities' ordinances. We favor Overland Park's code which allows for parking recreational vehicles in the driveway "2 times in a 30 day period, for no more than 48 hours at a time."

We neighbors think that Prairie Village's ordinance of allowing recreational vehicles to be parked in a driveway for 7 days within a 30 day period is too lax. It could allow a boat/trailer to be parked in a driveway for 84 days out of a year. And if the 7 days ending in one month went back-to-back with 7 days beginning the next month, someone could park their boat in their drive for 14 days in a row.

We think this allows for excessive recreational vehicle parking in suburban neighborhoods.

Ardie & Gretchen Davis, 5206 W. 58th Street
Kevin White, 5223 W. 58th Street
George & Loretta Reising, 5200 W. 58th Street
Elise Gunter, 5112 W. 58th Street
Tom & Judy Hyde, 5113 W. 58th Street
Nancy Johnston, 5121 W. 58th Street
Kelsey Ridgway, 5117 W. 58th Street
Rob Poste, 5224 W 58th Street
Faira Craft, 5312 W. 58th Street
Linda & Mike Donnelly, 5207 W. 58th Street
Sasha & Logan Smith, 5213 W. 58th Street
Shirley Smart, 5800 W. 58th Street