**BOARD OF ALDERMEN MEETING**
**Kearney City Hall 100 East Washington**
**5:30 p.m., MONDAY, June 23, 2014**

## Special Meeting

**PLANNED AGENDA**

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

2. **PUBLIC HEARINGS**

   A. Kearney School Bus Maint Facility, 1001 N 33 Hwy, Rezoning to M-P and CU Permit for Aquifer Protection District, and Final Plat
      1) Consider Proposed Ordinance Rezoning to M-P with Site Plan
      2) Consider Proposed Ordinance for CU Permit for Aquifer Protection District
      3) Consider Proposed Ordinance for Final Plat

3. **ADJOURNMENT**

ENCLOSURES

**Agenda w/Meeting Notes**

2A. Planning and Zoning Commission, June 9th Minutes
Kearney R-1 Transportation Facility Site Plan with Staff Report
Proposed Ordinance Approving Re-zoning to M-P
Proposed Ordinance Approving CU Permit for Aquifer Overlay District with Conditions
Proposed Ordinance Approving Final Plat

**<u>Next Meeting</u>**: The next regular Board meeting is proposed to be on **Monday, July 7th , 2014**. The meeting will commence at 6:30 p.m.

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**<u>2A Kearney School Bus Maint Facility, 1001 N 33 Hwy, Rezoning to M-P and CU Permit for Aquifer Protection District</u>** A public hearing has been continued from the June 16th Board of Aldermen meeting to consider a request from the Kearney School R-1 School District for a rezoning request from M Industrial District to M-P Industrial Planned District and a Conditional Use Permit for a Vehicle washing station within the Aquifer Protection Overlay District at 1001 North 33 Highway (north of LPG Ventures).

The Rezoning and Conditional Use Permit will accommodate a Maintenance and Transportation Facility planned by the School District for its school buses.

When this matter was before the Planning and Zoning Commission, the applicant proposed a 6 year time line to operate with a crushed rock parking lot. The Planning and Zoning Commission unanimously approved the project subject to a paved parking area with initial construction.

Mayor Dane has recently been informed the School is working with a local concrete supplier to provide material to pave the parking area within the next two years.

With this understanding, revised approval ordinances have been prepared and are enclosed for the Board's consideration after the public hearing.

FAX COPY OF AGENDA ON LETTERHEAD TO:

Matt Howell, KMRN Radio (816)632-1334  also send notes

Kearney Courier, FAX 628-4422

Akin, Cowger  FAX 792-3666

Excelsior Standard  FAX 637-8411

KC Star Northland Bureau: FAX 741-8505

Liberty Sun News: FAX 781-0909

P&Z Agenda Fax to:

Carol Whitney, FAX 913 469 0605 P & Z Agenda
Sent to  Landmarketing
P.O. Box 25273
Shawnee Mission, KS  66213

Richard Alka  Time Warner 913 345 8852
Richard “PUP” Sieger—913 312 0014

# PLANNING AND ZONING COMMISSION

**June 9, 2014**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., June 9, 2014, at Kearney City Hall with Kathy Whipple presiding. Other members present were Eric Shumate, Kent Porter, Doyle Riley, Darren Hiley and Dan Holt. Staff members present were David Pavlich, Shirley Zimmerman and Chad Coffelt.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

## CONSENT AGENDA

- Minutes of the May 12, 2014 meeting

A motion was made by Dan Holt and seconded by Eric Shumate to approve the Consent Agenda as presented. The motion carried unanimously.

## PUBLIC HEARINGS

**KEARNEY PROFESSIONAL PLAZA-REZONING FROM M-INDUSTRIAL DISTRICT TO C-P-COMMERCIAL PLANNED DISTRICT FOR NORTHLAND BUSINESS PARK** Staff presented an application from Terry Bush, Agent for Kearney Professional Plaza, proposing to rezone approximately 4.5 acres from M-Industrial to C-P-General Commercial Planned District. The property is located at 151-301 Platte Clay Way, on the East side of Platte Clay Way between the Post Office and Westbrook Care Center.

Staff presented Staff report dated June 9, 2014 and recommended approval contingent upon meeting all staff requirements.

The floor was open to the public.

There being no comment from the public, the floor was closed.

Doyle Riley asked if the location of the day care was in the building under construction. Staff said yes.

A motion was made by Darren Hiley and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from Terry Bush, Agent for Kearney Professional Plaza, proposing to rezone approximately 4.5 acres located at 151-310 Platte Clay Way from M-Industrial to C-P-General Commercial Planned District, contingent upon meeting all Staff comments. The motion carried unanimously.

**KEARNEY PROFESSIONAL PLAZA – CONDITIONAL USE PERMIT FOR DAY CARE IN THE C-P PLANNED DISTRICT** Staff presented an application from Terry Bush, Kearney Professional Plaza for a day care center located at 151 Platte Clay Way. The center will be located in the northeast building, currently under construction, adjacent and South of the Post Office. The day care center will be large enough to serve between 100-112 children and will include a basement level storm shelter. A fenced outdoor play area will also be installed as part of the project, with safety bollards installed along portions of the fence that are adjacent to parking areas. Day care centers are allowed by conditional use permit in the general commercial zoning district.

Day Care Centers are regulated and inspected by the Missouri Department of Health, Division of Health Standards and Licensure. The State has minimum requirements for space per child, the number of children per group, the number of children per teachers, outdoor play space per child, restroom facilities, etc. The building will be in compliance with state requirements.

State requirements necessitate an outdoor fenced play area for children. They propose chain link fence clad in vinyl or other similar decorative material. The state will not allow a wood fence. They have more parking spaces than the required number.

The floor was opened to the public.

There being no comments from the public, the floor was closed.

Dan Holt said he thought fences had to be wooden and not chain link. Staff said they didn't think State licensing allowed wooden fences.

Darren Hiley asked if the applicant requested the chain link fence. Staff said yes. Staff said they would have someone check with State licensing to see what they would approve. It was a general consensus of the Commission to only accept chain link fencing if that was the only thing the State would approve.

Kathy Whipple asked if this would create an issue with the additional traffic on Platte Clay Way. Staff said everyone won't be arriving and leaving at the same time.

Doyle Riley asked if bollards would be on the side by the Post Office. Staff said yes.

Doyle Riley asked if there would be a crosswalk on Platte Clay Way going to the library since Day Cares tend to make field trips to the library. Staff said there were no plans currently for a crosswalk.

A motion was made by Dan Holt and seconded by Darren Hiley to recommend to the Board of Aldermen to approve the application from Terry Bush, Kearney Professional Plaza for a Conditional Use Permit for a day care center located at 151 Platte Clay Way

**KEARNEY PROFESSIONAL PLAZA – CONDITIONAL USE PERMIT FOR DAY CARE IN THE C-P PLANNED DISTRICT-CONT** contingent upon meeting all Staff comments and finding a fence type as close as possible to City requirements that State licensing would approve. The motion carried unanimously.

**UHMC – CONDITIONAL USE PERMIT/SITE PLAN FOR CONTRACTOR SHOP & YARD IN M-INDUSTRIAL DISTRICT** Staff presented an application from Larry Motley, UHMC to construct a 10,500 square foot contractor's shop consisting of a 2-story office area in the front half and a warehouse area with truck dock in the back half of the building on Lot 15 in Innovation Park.

The building will be metal, with a stone veneer wainscot along the front of the building facing Sam Barr Drive, and along the South side of the building along the parking lot. The project will include a fenced material storage area at the back side of the building.

Contractor's shop and/or yard, including construction equipment and/or materials storage area, require approval of a conditional use permit in the M-Industrial District.

Staff presented a Staff Report dated June 9, 2014. Staff recommended approval upon meeting Staff requirements. Staff said they requested to install a temporary gravel surface with the storage yard, to be replaced by asphalt or concrete within 24 months of building occupancy.

The floor was open to the public.

Larry Hampton, Hampton Plumbing, said he was concerned about the gravel in the storage yard and how it would be enforced if he didn't pave it during the 24 month period.

Art Akin, AGC Engineers, said they had worked with Staff on this project. He said the architectural committee for Innovation Park has approved the plans. He said the applicant is working hard to make this project fit in his budget. If things come in lower than expected than he would go ahead and surface the storage area sooner. He said they have completed the landscaping plans and have the DNR permit now.

There being no further comments from the public, the floor was closed.

Doyle Riley asked how the City would enforce the 24 month time frame for hard surfacing the storage area. Staff said the City can pull an occupation license. You can also put a time frame on the CUP and they would have to come back for approval if they have hard surfaced the area.

Kathy Whipple asked what happens if the ownership changes and when does the time start. Staff said we can still enforce the rule. The time starts when the building is occupied.

**UHMC – CONDITIONAL USE PERMIT/SITE PLAN FOR CONTRACTOR SHOP & YARD IN M-INDUSTRIAL DISTRICT-CONT** Dan Holt asked what do we have in place to trigger the need for more parking places due to an increase in employees. Staff said if parking becomes a problem because they are parking in the street we would force him to put in more parking spaces.

Dan Holt said he was concerned about the drainage and possibly causing problems down stream. Staff said he will only be storing vehicles in the back area and there will be no chemicals. The gravel will actually help contain the run off.

Larry Motley, owner of UHMC, said he is a mechanical service contractor. He said his operation is a green oriented business. He said he wants to be a good partner with the community and expects his business to grow in the future.

Eric Shumate asked if the storm water discharge would be at the dog leg point of the property. Staff said that is correct. It will go into an existing drainage way.

Dan Holt asked if he was crossing the large ditch. Mr. Motley said no. He said he might consider doing a lot split later and dividing the lot at the drainage ditch.

Dan Holt asked if the chain link fence was approved. Staff said the architectural committee approved the chain link fence with the landscaping of trees along Sam Barr Drive.

Ron Cowger said if you put in slat fencing it looks good at the time but then down the road it looks bad and you don't really have any control over that.

Larry Hampton said he owns the lot across the street from this project. He said he is working on a project for that lot and not being able to use chain link fencing for that project could kill the project. He said chain link fencing is commonly used in areas like this.

Kent Porter said we wouldn't let John Bennett have gravel parking when he did his expansion several years ago.

Dan Holt asked if it is okay to have barbed wire on the top of the chain link fence. Staff said that is allowed in an industrial area.

Kent Porter asked if the gravel area is storage. Staff said they marked it as storage on plans.

Kent Porter said he is worried about the business changing hands. Staff said the CUP would make it come back to the Commission.

Eric Shumate asked why they couldn't stripe 3 parking spots in the storage area and then they would meet the parking requirements. Mr. Motley said he could do that.

**UHMC – CONDITIONAL USE PERMIT/SITE PLAN FOR CONTRACTOR SHOP & YARD IN M-INDUSTRIAL DISTRICT-CONT** A motion was made by Darren Hiley and seconded by Dan Holt to recommend to the Board of Aldermen to approve the application from Larry Motley, UHMC for a CUP to construct a 10,500 square foot contractor's shop consisting of a 2-story office area in the front half and a warehouse area with truck dock in the back half of the building on Lot 15 in Innovation Park contingent upon meeting Staff requirements with Item 1 revised to say yard area will be paved and Item 2 to say there will be an addition of three hard surfaced parking spaces meeting the parking requirements. The motion carried unanimously.

**KEARNEY SCHOOL DISTRICT – REZONING FROM M-INDUSTRIAL DISTRICT TO M-P – INDUSTRIAL PLANNED DISTRICT AND CONDITIONAL USE PERMIT FOR A VEHICLE WASHING STATION WITHIN THE AQ-AQUIFER PROTECTION OVERLAY DISTRICT** Staff presented an application from the Kearney R-1 School District proposing to construct a maintenance and transportation facility on a seven-acre tract located at the northeast corner of 33 Highway & NE 162nd Street, along the north side of the east-west park lane into Mack Porter Park. Site improvements will include a 9,400 square foot school district maintenance building (currently housed at their maintenance garage southeast of the high school) including bays for district vehicles and buses, associated employee and visitor parking and a 33 bus parking lot. There is additional space on site for a building expansion and expansion of the bus parking area.

The property is currently zoned M-Industrial. Due to site constraints related to topography and updated flood plain maps, the school district proposes to rezone the property to M-P-Industrial Planned District, to allow some variation from the standard zoning requirements. The school district proposes the following as part of their concept plan to be made part of the rezoning request:

1. Reduced front yard setback from 50 feet to 35 feet – allowing the proposed building to be located outside of the updated floodplain;
2. Elimination of raised curb and gutter surround the parking lots-allowing for sheet flow of water. Curb and gutter and associated pipes can be problematic for flat sites; and
3. Deferral of asphalt/concrete paving for the bus and bus driver parking areas to no later than June 2020. Access drives and parking areas near the building will be asphalt.

The project is also located within the City's AQ-Aquifer Protection Overlay District, which includes areas within close proximity to the City's water well locations. The goal of the overlay district is to protect the City's water wells from contamination. The project includes a vehicle washing station, which requires approval of a conditional use permit.

The floor was opened to the public.

**KEARNEY SCHOOL DISTRICT – REZONING FROM M-INDUSTRIAL DISTRICT TO M-P – INDUSTRIAL PLANNED DISTRICT AND CONDITIONAL USE PERMIT FOR A VEHICLE WASHING STATION WITHIN THE AQ-AQUIFER PROTECTION OVERLAY DISTRICT-CONT**

Rod Oathout, DLR Group, said the vehicle washing station will be simply power washing buses and vehicles. It will be inside the building and drainage will include an oil/sand separator and connected to the City's sanitary sewer system. The fuel tanks will include a containment vessel in case of an emergency.

There being no further comments from the public, the floor was closed.

Kent Porter said if we move the setback from 50 feet to 35 feet and move the building forward will that interfere with a turn lane ever being put in that area. Staff said there would still be room. After some discussion it was decided that the setback is actually 25 feet and not 50 feet so that requirement could be removed.

Darren Hiley asked if the entrance onto 33 Highway in the Northwest corner would be out only. Staff said that is correct.

Kent Porter asked if the gray area on the map is gravel. Staff said that is correct.

Dan Holt said he is concerned about the run off and getting into our aquifer.

Darren Hiley said he understands the no curbs but sheet run off always is in need of rip rap due to erosion.

Doyle Riley asked if money was the reason for the gravel parking.

Kathy Whipple said she was concerned with buses on the park road. She asked if it was built for that type of traffic. Staff said we had done an overlay on the road.

Darren Hiley asked if it is built to width for buses. Staff said two cars can meet on the road. There will be asphalt added at the turning point. Busses and park traffic won't be at the same time.

Kathy Whipple asked about the fence around the property. Staff said it will be an eight foot chain link fence around the property.

Kent Porter asked if there will be screening. Staff said there will be various trees located along the 33 Highway, along Park Lane, in the parking lot and along the front of the building.

Kathy Whipple said she would definitely like to work with the School District but that is a lot of gravel for a long period of time.

**KEARNEY SCHOOL DISTRICT – REZONING FROM M-INDUSTRIAL DISTRICT TO M-P – INDUSTRIAL PLANNED DISTRICT AND CONDITIONAL USE PERMIT FOR A VEHICLE WASHING STATION WITHIN THE AQ-AQUIFER PROTECTION OVERLAY DISTRICT-CONT**
Darren Hiley asked if the parking was adequate. Staff said it should be. Mr. Oathout said the employees will report there and then take school vehicles and leave to go to the job sites.

Kent Porter asked about the bus parking spots and if they could manage getting into those spots. Mr. Oathout said they will back into the spots and the traffic engineers say they can do that.

Dan Holt asked if there was any talk of a bond issue being done by the school district. Mr. Oathout said not at this time.

Dan Holt asked what the cost of doing the asphalt would be. Mr. Oathout said approximately $250,000.

Darren Hiley asked how they would mark the bus parking spaces in the gravel. Mr. Oathout said they would use curb stops.

Kathy Whipple said she was concerned about drainage. She said water will stand on that property. Mr. Oathout said the building will be raised and the parking lot will be graded to drain. He said they will use a geo grid sheeting to help keep the gravel from sinking as well as help control seepage into the aquifer.

**Rezoning:** A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the application from the Kearney R-1 School District to rezone from M-Industrial to M-P-Industrial Planned District and approve the concept/site plan to construct a maintenance and transportation facility on a seven-acre tract located at the northeast corner of 33 Highway & NE 162nd Street, along the north side of the east-west park lane into Mack Porter Park contingent upon meeting all Staff recommendations after removing Item 1 to reduce front yard building setback and Item 3 which defers asphalt paving for a portion of the site until 2020. The motion carried unanimously.

**CUP:** A motion was made by Eric Shumate and seconded by Kent Porter to recommend to the Board of Aldermen to approve the application from Kearney R-1 School District for a conditional use permit to allow a vehicle washing station and fueling station in the Aquifer Protection Overlay District contingent upon meeting all Staff requirements. The motion carried unanimously.

## NEW BUSINESS

**KEARNEY R-1 SCHOOL DISTRICT MAINTENANCE AND TRANSPORTATION FACILTIY PLAT-FINAL PLAT** Staff presented an

application from the Kearney R-1 School District for a Kearney R-1 School District maintenance and transportation facility Plat, which is a 1-lot, 7 acre subdivision located at the northeast corner or 33 Highway and NE 162nd Street, along the north side of the park road into Mack Porter Park. The property is currently unplatted.

A motion was made by Dan Holt and seconded by Doyle Riley to approve the Kearney R-1 School District maintenance and transportation facility Final Plat at the northeast corner or 33 Highway and NE 162nd Street, along the north side of the park road into Mack Porter Park. The motion carried unanimously.

Kent Porter left the meeting due to a conflict of interest.

**MARIMACK GOLF CLUBHOUSE & POOL – SITE PLAN** Staff presented an application from Craig Porter proposing to construct a 1,950 square foot clubhouse and swimming pool at the northeast corner of East 92 Highway and South Marimack Drive, which will serve as a clubhouse, community room and swimming pool for both Marimack Golf Club and the Villas of Marimack subdivision. Other project improvements include a parking lot, decorative fencing around the pool and a lower level in the clubhouse building to house golf carts. Upon construction of the clubhouse, the existing concession stand building will be demolished.

Golf courses, including clubhouses are permitted uses in the single-family residential district.

Dan Holt asked if they have a large golf tournament going on where will the cars park. Ron Cowger, AGC Engineers, said they would have over flow parking at the lumber yard parking lot.

Doyle Riley said he is a golfer and usually if you are a foursome each golfer drives his own car.

Eric Shumate said the requirement for golf courses is two parking spaces per hole, which would make the requirement be 36 parking spaces.

Doyle Riley asked about the driving range. Joe Henrick, Marimack Golf Course, said the driving range will remain where it is now. He said they could have future parking to the East if it is needed. He said they will move the carts to the basement of the new building.

Darren Hiley asked why there isn't a sidewalk along 92 Highway.

Ron Cowger said they could add 4 more parking spaces on the site to bring the number to 36 parking spaces.

A motion was made by Dan Holt and seconded by Doyle Riley to recommend to the Board of Aldermen to approve application from Craig Porter proposing to construct a 1,950 square foot clubhouse and swimming pool at the northeast corner of East 92

**MARIMACK GOLF CLUBHOUSE & POOL – SITE PLAN** Highway and South Marimack Drive, which will serve as a clubhouse, community room and swimming pool for both Marimack Golf Club and the Villas of Marimack subdivision contingent upon meeting Staff requirements and adding four parking spaces for a total of 36 spaces and a sidewalk to be constructed along 92 Highway. The motion carried unanimously.

Kent Porter returned to the meeting.

## INFORMATION AND DISCUSSION ITEMS

**KATHY WHIPPLE** Kathy Whipple asked if we had heard anything from the grants the City applied for thru MARC. Staff said we aren't necessarily the highest in any project but we are staying in contact with them in regard to the grants.

**DAN HOLT** Dan Holt said we have heard from MoDOT and the AJR for the 19th Street interchange was approved. Staff said we will be meeting with MoDOT in regard to the project.

Dan Holt said the box culvert in the Shoppes is really working good with all the rain we have had.

**KENT PORTER** Kent Porter asked when we would be voting on the extension of the Shoppes Road to 19th Street. Staff said that would be on the August ballot.

**ERIC SHUMATE** Eric Shumate asked if there was still any talk about traffic calming on Regency Drive. Staff said hopefully the extension of the Shoppes Road would help traffic on Regency Drive.

**ADJOURNMENT** There being no further business on the agenda, a motion was made by Eric Shumate and seconded by Kent Porter to adjourn. The motion carried unanimously.

**Approved:_____ Attest:_____**
**Kathy Whipple, Chairperson Darren Hiley, Secretary**

**City of Kearney**

# Memo

To: Jim Eldridge, Mayor & Board of Aldermen

From: David Pavlich, Community Development Director

Date: June 23, 2014

Re: Kearney School District Maintenance & Transportation Facility – Rezone/CUP & Final Plat

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The Kearney R-1 School District proposes to construct a maintenance and transportation facility on a seven-acre tract located at the northeast corner of 33 Highway & NE 162nd Street, along the north side of the east-west park lane into Mack Porter Park. Site improvements will include a 9,400 square foot school district maintenance building (currently housed at their maintenance garage southeast of the high school) including bays for district vehicles and buses, associated employee and visitor parking and a 33 bus parking lot. There is additional space on site for a building expansion and expansion of the bus parking area.

The property is currently zoned M-Industrial. Due to site constraints related to topography and updated flood plain maps, the school district proposes to rezone the property to M-P-Industrial Planned District, to allow some variation from the standard zoning requirements. As part of their plan, the district proposed elimination of raised curb and gutter surround the parking lots-allowing for sheet flow of water, as curb and gutter and associated pipes can be problematic for flat sites, and deferral of asphalt/concrete paving for the bus and bus driver parking areas to no later than June 2020. Access drives and parking areas near the building will be asphalt. The Planning & Zoning Commission requested that the gravel surface be replaced with asphalt or concrete at the time of initial construction – city ordinances require hard surfaced parking and drive areas.

The project is also located within the City's AQ-Aquifer Protection Overlay District, which includes areas within close proximity to the City's water well locations. The goal of the overlay district is to protect the City's water wells from contamination. The project includes a vehicle washing station, which requires approval of a conditional use permit. The proposed washing station will be located within the building, and connected to the city's sanitary sewer system, as required by the water department.

**Rezoning to M-P**:
At their June 9 meeting, the Planning & Zoning Commission recommended by a unanimous 6-0 vote that the Board of Aldermen approve the request to rezone to M-P – Industrial Planned District with associated plan, with the following conditions:

1. Approval of the elimination of concrete curb and gutters, per the rezoning concept plan;
2. ~~Approval of deferral to construct asphalt paving for a portion of the site to 2020, per the rezoning concept plan~~ **All parking and drive areas to be hard-surface at the time of initial construction**;
3. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
   a. Any further revisions, if necessary;
4. Installation of a key box, as required by the Kearney Fire & Rescue Protection District;
5. Submittal of a building permit application prior to construction;

6. Submittal of a sign permit with the building permit application or prior to installation of signs;
7. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes.

**Conditional Use Permit**: The Planning & Zoning Commission recommended approval of the request for a conditional use permit to allow a vehicle washing station in the Aquifer Protection District, with the following conditions:

1. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
   a. Any further revisions, if necessary;
2. Submittal of a building permit application prior to construction;
3. Development of the project in compliance with the AQ – Aquifer Protection Overlay District requirements;
4. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes

**Final Plat**: The Kearney R-1 School District proposes the Kearney R-1 School District maintenance and Transportation Facility Plat, which is a 1-lot, 7-acre subdivision located at the northeast corner or 33 Highway and NE 162nd Street, along the north side of the park road into Mack Porter Park. The property is currently unplatted.

The final plat identifies existing easements on the property, including easements to Platte Clay Electric, city water, and roadway access to Mack Porter Park. An additional general utility easement is being dedicated along 33 Highway.
At their June 9 meeting, the Planning & Zoning Commission recommended by a unanimous 6-0 vote that the Board of Aldermen approve the final plat with the following conditions:

1. Revisions to the final plat, if necessary;
2. Development of the project in compliance with all city codes, conditions, requirements and payment of required fees; and
3. The plat is recorded within 1 year.

A public hearing has been open at the June 16 Board of Aldermen meeting and tabled to this June 23 meeting. Ordinances are enclosed for your consideration.

**BILL NO. _____ ORDINANCE NO. _____**

**AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE (THE COMPREHENSIVE ZONING REGULATIONS) OF KEARNEY, MISSOURI, REZONING 7 ACRES AT 1001 NORTH 33 HIGHWAY TO M-P – INDUSTRIAL PLANNED DISTRICT AS REQUESTED BY THE KEARNEY SCHOOL DISTRICT**

**WHEREAS,** On June 9, 2014, the Planning & Zoning Commission of Kearney, Missouri, held a public hearing relative to a change in the zoning ordinance from M – Industrial District to M-P – Industrial Planned District, as requested by the Kearney School District for approximately 7 acres located at 1001 North 33 Highway, and recommended approval of said rezoning with certain conditions; and

**WHEREAS,** on May 29 and June 5, 2014, public notices were posted in the Kearney Courier, a newspaper of general circulation in Kearney, and public notices were mailed to property owners within 185' of the subject property;

**WHEREAS,** the Future Land Use Map in the Comprehensive Plan designates the property for industrial development; and

**WHEREAS,** on June 16 and June 23, 2014, the Board of Aldermen of Kearney, Missouri, held a public hearing relative to said rezoning request;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KEARNEY MISSOURI, AS FOLLOWS:**

**Section 1.** Chapter 400 of the Municipal Code (The Comprehensive Zoning Regulations) and the Zoning Map which is made a part thereof, is amended by rezoning property from M – Industrial to C-P – Commercial Planned District with the following conditions:

1. Approval of the elimination of concrete curb and gutters, per the rezoning concept plan;
2. All parking and drive areas to be asphalt or concrete within 2 years;
3. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
   a. Any further revisions, if necessary;
4. Installation of a key box, as required by the Kearney Fire & Rescue Protection District;
5. Submittal of a building permit application prior to construction;
6. Submittal of a sign permit with the building permit application or prior to installation of signs;
7. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes.

Section 2. The property being rezoned is legally described as follows:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, KEARNEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°21'49" WEST, 444.02 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°50'26" EAST, 12.54 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 33; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSE; NORTH 00°09'34" WEST, 410.90 FEET; NORTH 89°50'26" EAST, 15.00 FEET; NORTH 00°09'34" WEST, 500.00 FEET; SOUTH 89°50'26" WEST, 15.00 FEET; NORTH 00°09'34" WEST, 323.62 FEET TO THE SOUTH LINE OF PROPERTY OWNED BY THE MID AMERICA PIPELINE COMPANY TO THE POINT OF BEGINNING; THENCE NORTH 89°50'26" EAST, 1042.36 FEET ALONG SAID SOUTH

LINE OF SAID MID AMERICA PIPELINE COMPANY PROPERTY; THENCE SOUTH 00°09'34" EAST, 293.62 FEET; THENCE SOUTH 89°50'26" WEST, 1042.36 FEET; THENCE NORTH 00°09'34" WEST, 293.62 FEET TO SAID POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 7.03 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

**Section 3.** This Ordinance shall be in full force and effect after its passage by the Board of Aldermen and approval by the Mayor.

**ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN, CITY OF KEARNEY, MISSOURI, THIS 23rd DAY OF JUNE, 2014.**

APPROVED:

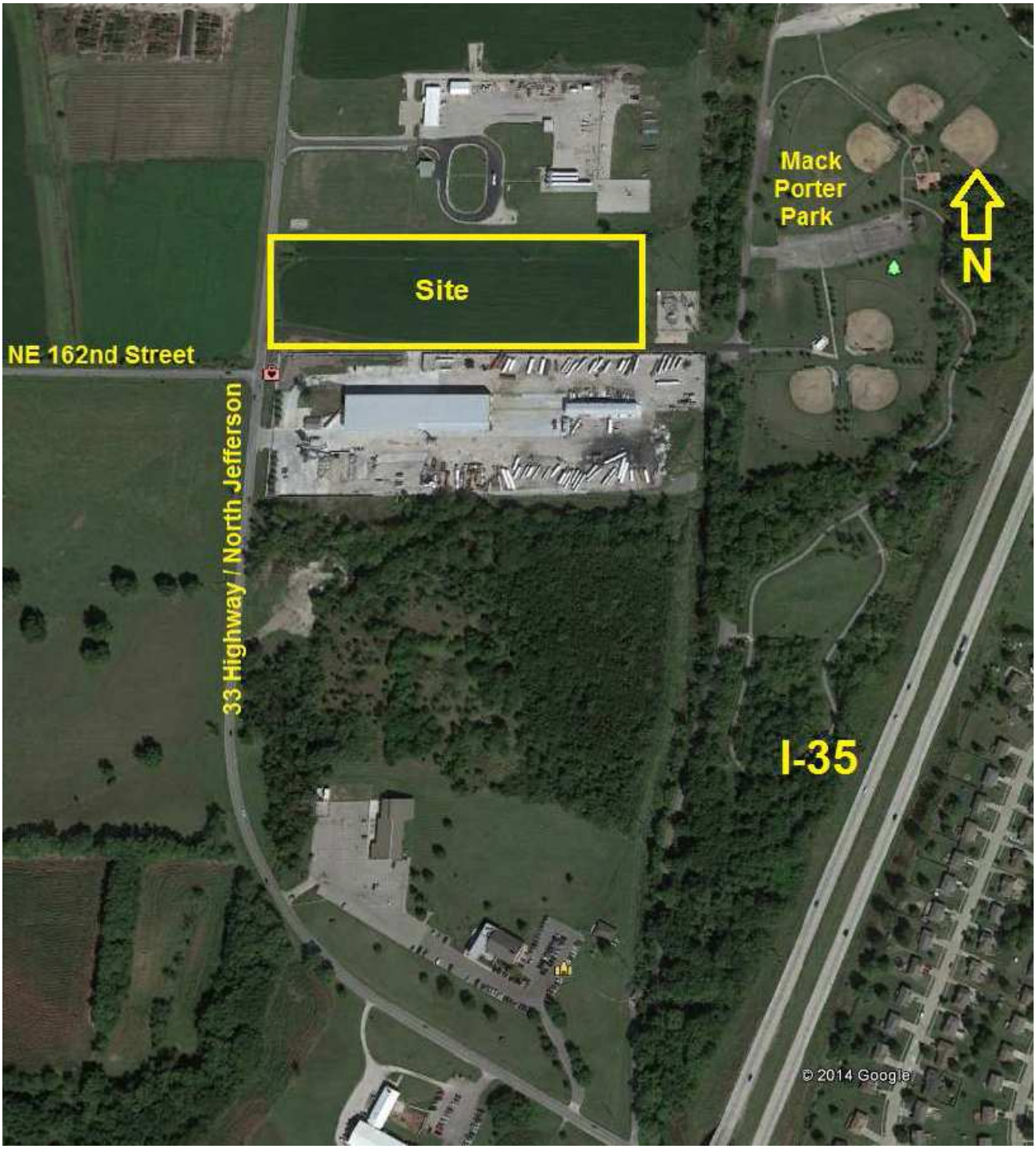
_____

ATTEST: Bill Dane, Mayor

_____

Jim Eldridge, City Clerk

Y:\wp\Ordinances\ord ____-2014 - Rezone M to M-P - Kearney School District Maintenance Facility.doc


Mack
Porter
Park
N
Site
NE 162nd Street
33 Highway / North Jefferson
I-35
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**BILL NO. _____ ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT ALLOWING A VEHICLE WASHING STATION ON PROPERTY ZONED AQ – AQUIFER PROTECTION DISTRICT AT 1001 NORTH 33 HIGHWAY**

**WHEREAS,** on May 29 and June 5, 2014, a public notice was posted in the Kearney Courier, a newspaper of general circulation in Kearney, and public notices were mailed to property owners within 185' of the subject property;

**WHEREAS,** On June 9, 2014, the Planning & Zoning Commission of Kearney, Missouri, held a public hearing and, by a unanimous vote of 6-0, recommended approval of a request for a conditional use permit, with certain conditions, allowing a vehicle washing station in the AQ – Aquifer Protection District at 1001 North 33 Highway; and

**WHEREAS,** on June 16 and June 23, 2014, the Board of Aldermen of Kearney, Missouri, held a public hearing relative to said conditional use permit request;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KEARNEY MISSOURI, AS FOLLOWS:**

**Section 1.** A Conditional Use Permit is granted allowing a vehicle washing station in the AQ – Aquifer Protection District at 1001 North 33 Highway, with the following conditions:

1. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
   a. Any further revisions, if necessary;
2. Submittal of a building permit application prior to construction;
3. Development of the project in compliance with the AQ – Aquifer Protection Overlay District requirements;
4. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes.

**Section 2.** This ordinance applies to:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, KEARNEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°21'49" WEST, 444.02 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°50'26" EAST, 12.54 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 33; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSE; NORTH 00°09'34" WEST, 410.90 FEET; NORTH 89°50'26" EAST, 15.00 FEET; NORTH 00°09'34" WEST, 500.00 FEET; SOUTH 89°50'26" WEST, 15.00 FEET; NORTH 00°09'34" WEST, 323.62 FEET TO THE SOUTH LINE OF PROPERTY OWNED BY THE MID AMERICA PIPELINE COMPANY TO THE POINT OF BEGINNING; THENCE NORTH 89°50'26" EAST, 1042.36 FEET ALONG SAID SOUTH LINE OF SAID MID AMERICA PIPELINE COMPANY PROPERTY; THENCE SOUTH 00°09'34" EAST, 293.62 FEET; THENCE SOUTH 89°50'26" WEST, 1042.36 FEET; THENCE NORTH 00°09'34" WEST, 293.62 FEET TO SAID POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 7.03 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

**Section 3.** This Ordinance shall be in full force and effect, after its passage by the Board of Aldermen and approval by the Mayor.

**ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN, CITY OF KEARNEY, MISSOURI, THIS 23rd DAY OF JUNE, 2014.**

APPROVED:

_____

Bill Dane, Mayor

ATTEST:

_____

Jim Eldridge, City Clerk

**BILL NO. _____** **ORDINANCE NO. _____**

**AN ORDINANCE APPROVING THE FINAL PLAT OF KEARNEY R-1 SCHOOL DISTRICT MAINTENANCE & TRANSPORTATION FACILITY PLAT, A SUBDIVISION IN KEARNEY, MISSOURI, AND ACCEPTING DEDICATION OF RIGHT-OF-WAY AND EASEMENTS THEREON**

**WHEREAS,** the Kearney School District has proposed the Kearney R-1 School District Maintenance & Transportation Facility Plat final plat, a subdivision proposing one industrial lot and the dedication of right-of-way and easement;

**WHEREAS,** On June 9, 2014, the Planning & Zoning Commission of Kearney, Missouri, held a meeting relative to said final plat, and recommended to the Board of Aldermen that said final plat be approved; and

**WHEREAS,** On June 23, 2014, the Board of Aldermen of Kearney, Missouri, held a meeting relative to said final plat;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KEARNEY, MISSOURI, AS FOLLOWS**:

**Section 1.** The final plat of Kearney R-1 School District Maintenance & Transportation Facility Plat, a 1-lot industrial subdivision of land within the City of Kearney, Clay County, Missouri, is hereby approved, with the following conditions, as recommended by the Planning & Zoning Commission:

1. Revisions to the final plat, if necessary;
2. Development of the project in compliance with all city codes, conditions, requirements and payment of required fees; and
3. The plat is recorded within 1 year.

**Section 2.** The dedication of street right-of-way and/or easements shown on said final plat is hereby accepted;

**Section 3.** The developer shall be responsible for filing all legal documents with the Clay County Recorder of Deeds Office, and shall return recorded documents to the City Clerk to be kept on file by the City;

**Section 4.** This ordinance shall be in full force and effect, after passage by the Board of Aldermen and approval by the Mayor.

**ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN, CITY OF KEARNEY, MISSOURI, THIS 23rd DAY OF JUNE, 2014.**

APPROVED:

_____

ATTEST: Bill Dane, Mayor

_____

Jim Eldridge, City Clerk

**REQUEST:** **KEARNEY R-1 SCHOOL DISTRICT – REZONE FROM M – INDUSTRIAL TO M-P – INDUSTRIAL PLANNED DISTRICT AND ASSOCIATED CONCEPT/SITE PLAN & CONDITIONAL USE PERMIT FOR A VEHICLE WASHING STATION AND FUEL TANK WITHIN THE AQ – AQUIFER PROTECTION DISTRICT**

APPLICANT: Bill Nicely
Kearney R-1 School District
1002 South Jefferson
Kearney, MO 64060
816-628-4116

AGENT: Rod Oathout
DLR Group, Architects
7290 West 133rd Street
Overland Park, KS 66213
913-897-7811

GENERAL DESCRIPTION: The Kearney R-1 School District proposes to construct a maintenance and transportation facility on a seven-acre tract located at the northeast corner of 33 Highway & NE 162nd Street, along the north side of east-west park lane into Mack Porter Park. Site improvements will include a 9,400 sf school district maintenance building (currently housed at their maintenance garage southeast of the high school) including bays for district vehicles and buses, associated employee and visitor parking, and a 33-bus parking lot. There is additional space on site for a building expansion and expansion of the bus parking area. Site plan review will be required in the future prior to construction of such expansion.

The property is currently zoned M – Industrial. Due to site constraints related to topography and updated floodplain maps, the school district proposes to rezone the property to M-P – Industrial Planned District, to allow some variation from the standard zoning requirements. The school district proposes the following as part of their concept plan to be made part of the rezoning request:

1. Reduced front yard setback from 50' to 35' - allowing the proposed building to be located outside of the updated floodplain;
2. Elimination of raised curb and gutter surround the parking lots – allowing for sheet flow of water. Curb and gutter, and associated pipes can be problematic for flat sites; and
3. Deferral of asphalt/concrete paving for the bus and bus driver parking areas to no later than June 2020. Access drives and parking areas near the building will be asphalt.

The project is also located within the city's AQ – Aquifer Protection Overlay District, which includes areas within close proximity to the city's water well locations. The goal of the overlay district is to protect the city's water wells from contamination. The project includes a vehicle washing station, which requires approval of a conditional use permit.

Copies of the site plan exhibits are attached.

ZONING The property is currently zoned M – Industrial.

FUTURE LAND USE MAP: The Future Land Use Map designates the property for industrial development

SURROUNDING LAND USE:

| AREA | ZONING | CURRENT USE | FUTURE LAND USE |
|---|---|---|---|
| North | M | natural gas pipeline company | industrial |
| East | M | power substation and Mack Porter Park | industrial |
| South | M | LPG Ventures industrial tank renovation | industrial |
| West | M | agricultural | commercial |

FLOOD INFORMATION: No portion of the subject property is located within the 100-year floodplain, per the Federal Insurance Administration's Flood Insurance Rate Map, Community Panel No. 2900860040C, dated April 16, 2003. The property will be affected by the FEMA update, which is expected to go into effect in early 2015. The floodplain identified on the final plat corresponds to the updated floodplain. An associated application to rezone the property to M-P – Industrial Planned District was submitted, which would allow the district to reduce the front yard setback and allow the proposed building to be constructed outside the floodplain.

IMPACT ON NEIGHBORHOOD: A previous site plan was approved for eight buildings and parking lot on the property. One building is currently under construction, with one building site remaining. The property has been developed according o the approved site plan.

PUBLIC NOTICE: A public notice was posted in the Kearney Courier on May 29 and June 5, 2014, with letters sent to property owners within 185 feet of the property. To date, staff has not received comments from nearby property owners.

ACCESS: Access to the site is provided by and entrance of Park Lane, which is the entrance road into Mack Porter Park and by a new driveway onto 33 Highway at the northwest corner of the site. The applicant has been working with MoDOT, which has approved the second entrance and the use of Park Lane, though slight improvements will be required to better accommodate bus turning movements. A construction permit from MoDOT is required. Future turn lane improvements may be required by MoDOT, pending re-evaluation of the traffic report at the time the parking lot will be expanded.

SANITARY SEWER: The project will be served by a City sanitary sewer force main located at the southwest corner of the site, and which runs east-west along the south side of the park road into Mack Porter Park.

WATER: City water is available to the site along the east side of 33 Highway.

DRAINAGE: The applicant has requested a waiver of detention, due the site's proximity to Clear Creek and floodplain, and due to the flat topography of the site. The City's consulting engineer, Larkin Lamp Rynearson, has reviewed and approved this request.

KEARNEY FIRE: The Kearney Fire & Rescue Protection District requires a key box be installed near the main entrance to allow for emergency access to any building or security

gates. The site plan proposes to install a key box, as required, which will be addressed as part of the building permit.

PARKING: The project proposes 33 bus and 55 visitor/employee parking spaces, including 3 ADA parking spaces. Driveway areas and 15 of the visitor/employee spaces located along the building will be asphalt. The remaining parking spaces, for employees, and the bus parking area is proposed to be a gravel surface. As part of the M-P zoning, the district proposes to replace the gravel with asphalt/concrete by June 2020. Deferral of the hard surface will help make the project more financially feasible. In addition, over the course of the deferral period, the buses will better compact the gravel making for a stronger base when asphalt is installed.

SIDEWALKS: A sidewalk is proposed along 33 Highway, which is the only public street frontage.

LANDSCAPING: The landscape plan includes various trees located along the 33 Highway, along Park Lane, in the parking lot and along the front of the building.

BUFFERS: Surrounding properties are zoned industrial, so buffers are not required.

SIGNAGE: A wall sign will be proposed above the entrance along the south side of the building, less than 10% of the facade. No free standing signs are proposed at this time. A sign permit is required as part of the building permit or prior to installation of signs.

SITE LIGHTING: Exterior lighting will include lights mounted to the walls of the building and six light poles located in the bus parking area, customer and employee parking areas, and the northwest driveway. Exterior lighting will be full cutoff type, as noted in the lighting plan.

AQUIFER PROTECTION DISTRICT The property is located within the city's AQ – Aquifer Protection Overlay District, which includes properties within a certain vicinity of the city's water well locations. The southern boundary of the overlay district matches the south property line of the school district property. The project will include two above-ground fuel tanks for gasoline and a vehicle washing station, which is allowed by conditional use permit in the AQ District. The washing station will be located within the building, and drainage will include an oil/sand separator and connected to the city's sanitary sewer system, as required by the water department. The fuel tanks will include a containment vessel in case of emergency, as required by the water department.

FLOODPLAIN DEVELOPMENT: The property will be affected by the FEMA map modernization project, when the new maps become official, as shown on the final plat drawing. The district's design engineer and architect have designed the project to minimize issues related to the floodplain. The request for a reduced from yard setback from 50' to 35' as part of the M-P request, helps ensure that the proposed building lies outside the future floodplain area.

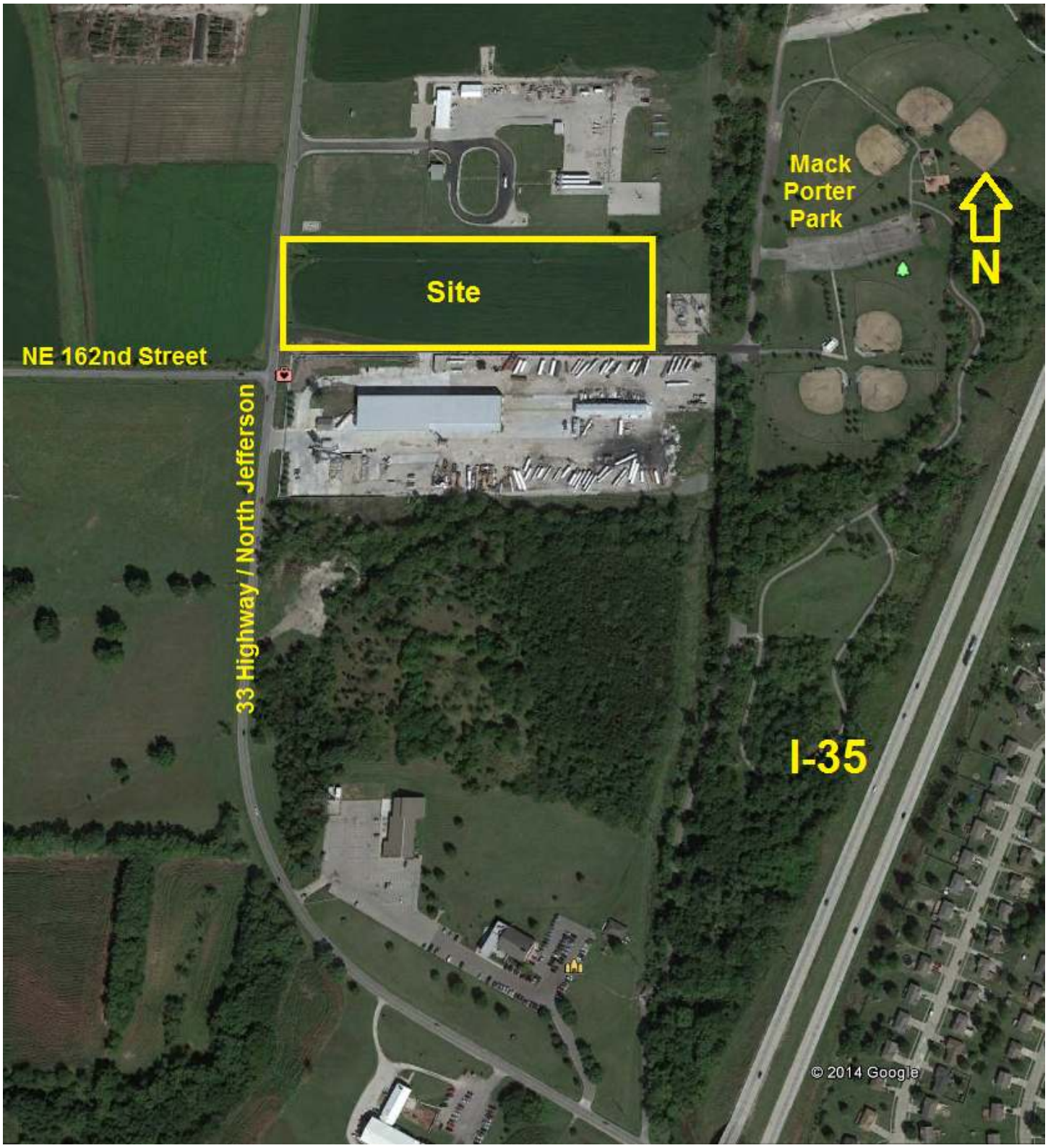
RECOMMENDATION (Rezoning to M-P):
Staff recommends approval of the Kearney R-1 School District's request to rezone to M-P – Industrial Planned District with site plan, with the following conditions:

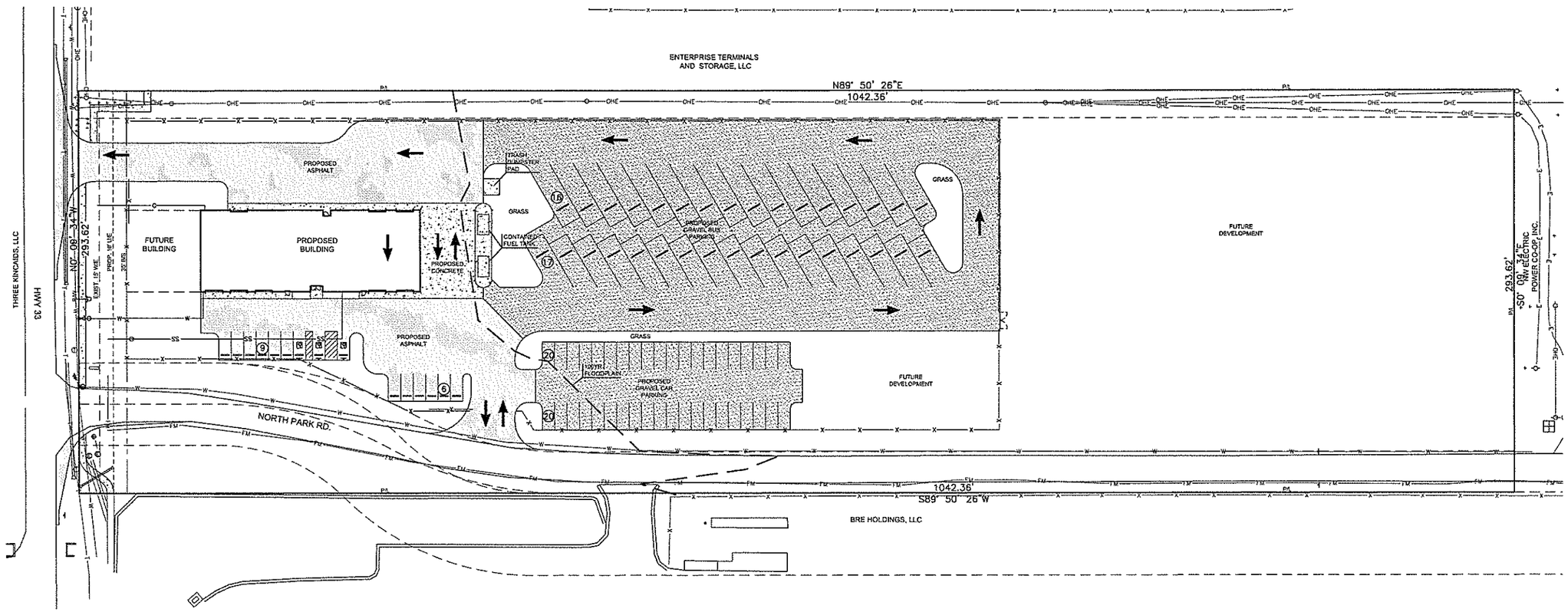
1. Approval of a reduced front yard building setback to 35', per the rezoning concept plan;
2. Approval of the elimination of concrete curb and gutters, per the rezoning concept plan;
3. Approval of deferral to construct asphalt paving for a portion of the site to 2020, per the rezoning concept plan;
4. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
   a. Any further revisions, if necessary;
5. Installation of a key box, as required by the Kearney Fire & Rescue Protection District;
6. Submittal of a building permit application prior to construction;
7. Submittal of a sign permit with the building permit application or prior to installation of signs;
8. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes.

ROCMMENDATION (Conditional Use Permit in AQ):
Staff recommends approval of the Kearney R-1 School District's request for a conditional use permit to allow a vehicle washing station and fueling station in the AQ – Aquifer Protection Overlay District, with the following conditions:

1. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
   a. Any further revisions, if necessary;
2. Submittal of a building permit application prior to construction;
3. Development of the project in compliance with the AQ – Aquifer Protection Overlay District requirements;
4. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes

This application will be forwarded to the Board of Aldermen for review on Monday, June 16, 2014.


Mack
Porter
Park
N
Site
NE 162nd Street
33 Highway / North Jefferson
I-35
© 2014 Google




## LEGEND

| | |
|---|---|
| X | - FENCE |
| T | - TELEPHONE LINE |
| E | - UNDERGROUND ELECTRIC LINE |
| OHE | - OVERHEAD ELECTRIC LINE |
| G | - GAS LINE |
| SS | - SANITARY SEWER LINE |
| FM | - SANITARY FORCE MAIN |
| W | - WATER LINE |
| | - TRAFFIC DIRECTION ARROW |
| R/W | - RIGHT-OF-WAY |
| W/E | - WATER LINE EASEMENT |
| U/E | - UTILITY EASEMENT |
| P/L | - PROPERTY LINE |

## GENERAL NOTES:

1. SURVEY PROVIDED BY:
   NELSON LAND SURVEYING, INC.
   P.O.BOX 47
   KEARNEY, MO 64060

## OWNER

KEARNEY R-1 SCHOOL DISTRICT
1002 S. JEFFERSON
KEARNEY, MO 64060

SCALE: 1"= 30'

0 15 30 60

N

MKEC
11627 W. 112th Street, Suite 205
Overland Park, KS 66210 • 913.317.9300
ENG: #2001006364 • LAND: #2006027139 • SUR: #2006027138

DLR Group
Architecture Engineering Planning Interiors
7200 West 132nd Street
Overland Park, Kansas 66213
P 913.339.1345
F 913.339.0401
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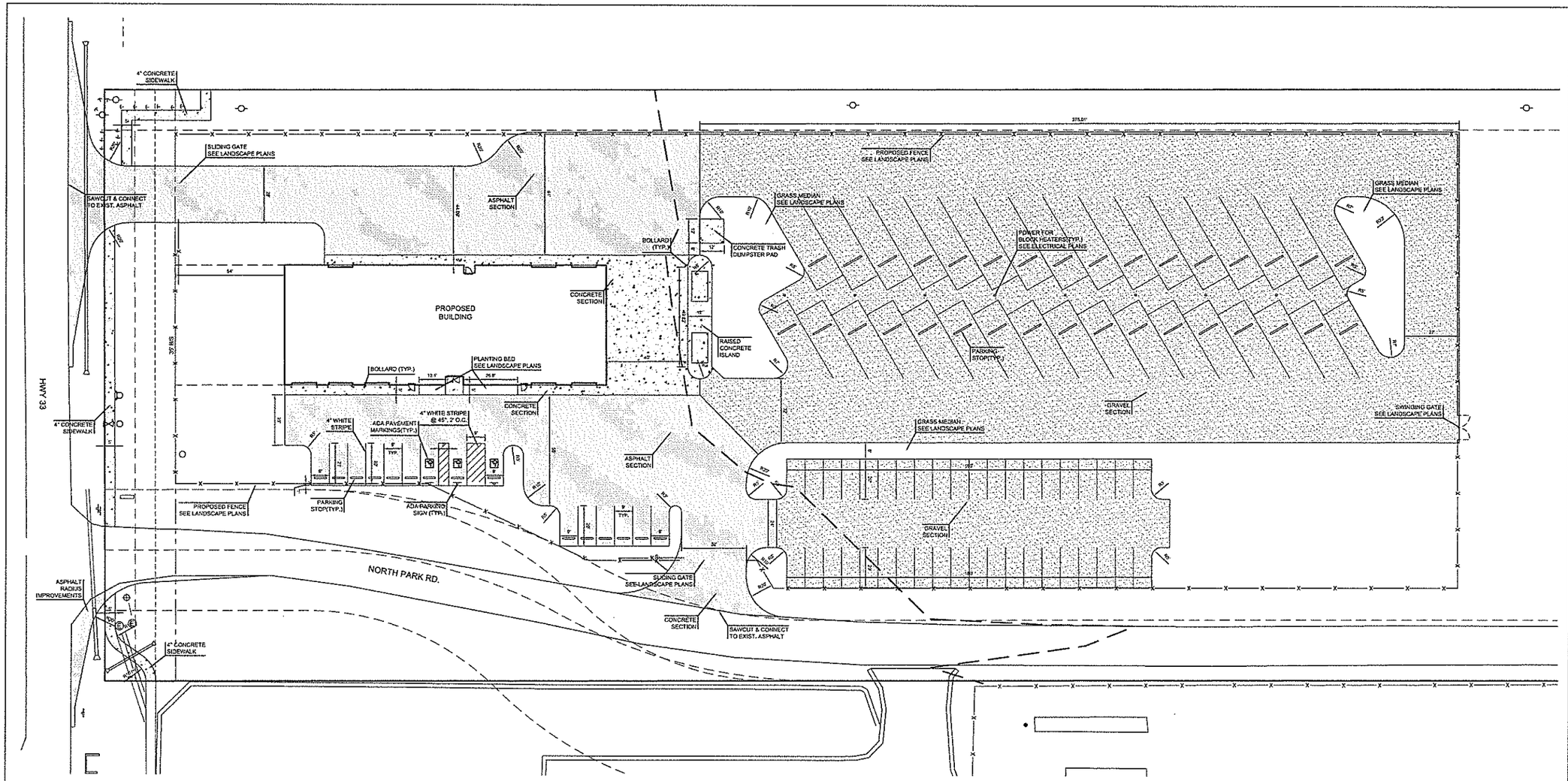
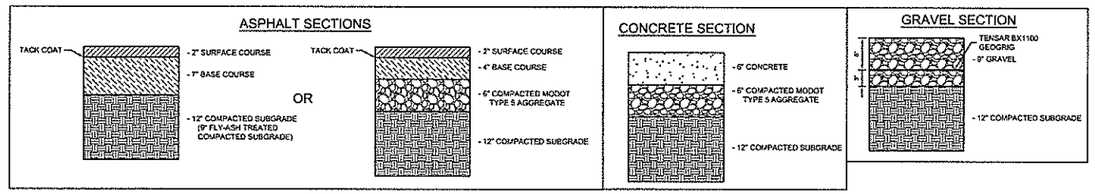
CITY RESUBMITTAL MAY 30, 2014

# SITE LAYOUT PLAN
# KEARNEY SCHOOL DISTRICT
# MAINTENANCE & TRANSPORTATION BUILDING

C1.1
13-141162.00
05-30-2014

P:\PROJECTS\2013\141162\110-DLR-Kearney Bus Facility\3-CAD\CAD\C3d\141170_Site.dwg
May 28, 2014 4:24pm




SCALE: 1"= 20'

0 10 20 40

N

MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210 • 913.317.9390
ENG. #2001009364 • LAND. #2006027138 • SURV. #2006027138

DLR Group
Architecture Engineering Planning Interiors
Topeka Wichita Lawrence
Kansas City Omaha
913.383.8383
www.dlrgroup.com
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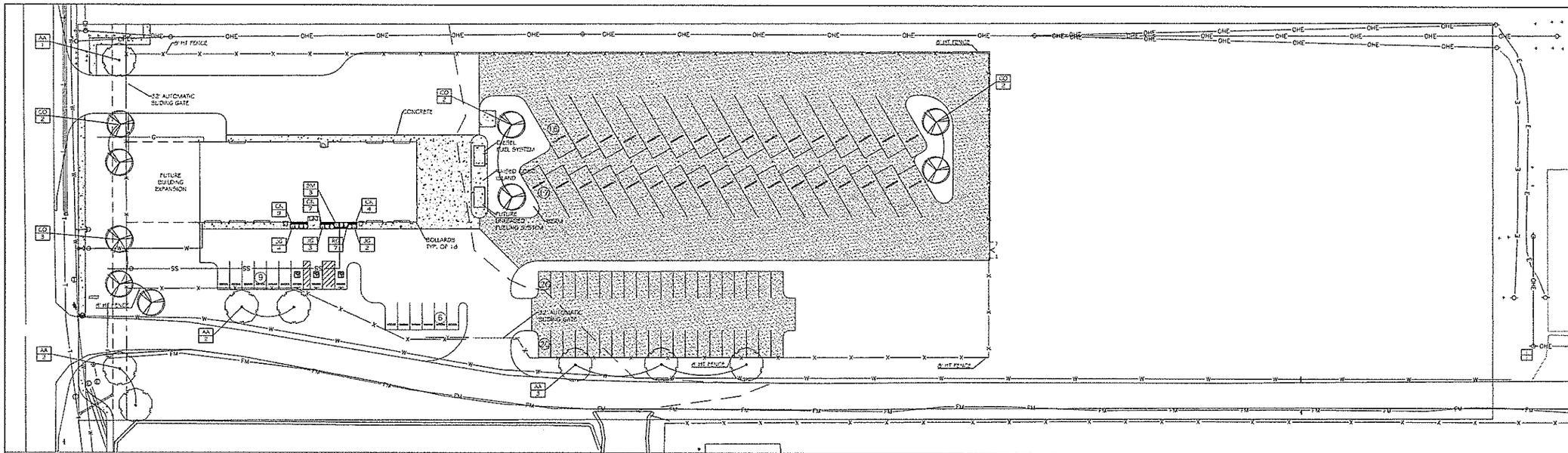
CITY RESUBMITTAL MAY 30, 2014

PAVING & DIMENSION PLAN
KEARNEY SCHOOL DISTRICT
MAINTENANCE & TRANSPORTATION BUILDING

C4.1
13-141170-00
05-30-2014

P:\PROJECTS\2013\14201141170--DLR--Kearney Bus Facility\5--CIVIL\DWG\CD\141170_E1.dwg
May 30, 2014 - 4:34pm - Eshaw




## LANDSCAPE PLAN

NORTH

SCALE: 1" = 30'-0"

LANDSCAPE REQUIREMENTS

FRONTAGE-7 PLANTING UNITS PER 30' OF FRONTAGE.

REQUIRED: 283' FRONTAGE = 68 UNITS
PROVIDED: 8 NATIVE TREES (@8.5 UNITS EA.)
=68 UNITS PROVIDED

PARKING - 20 PLANTINGS UNITS PER 10 PARKING STALLS.

REQUIRED: 55 STALLS = 110 UNITS
PROVIDED: 9 NATIVE TREES (@8.5 UNITS EA.)
7 NATIVE SHRUBS (@1.25 UNITS EA.)
32 SHRUBS (@1.0 UNITS EA.)
=117.25 UNITS PROVIDED

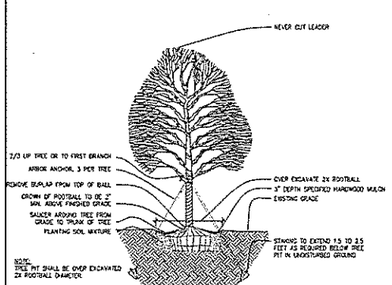
## PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CONT | CAL |
|---|---|---|---|---|
| AA | 8 | Autumn Blaze Red Maple / Acer rubrum "Autumn Blaze" | B & B | 2"Cal |
| CO | 8 | Common Hackberry / Celtis occidentalis | B & B | 2"Cal |

| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CONT | |
|---|---|---|---|---|
| CK | 20 | Feather Reed Grass / Calamagrostis x acutiflora "Karl Foerster" | 2 gal | |
| JG | 9 | Gold Coast Juniper / Juniperus chinensis "Gold Coast" TM | 5 gal | |
| RG | 7 | Black-eyed Susan / Rudbeckia fulgida sullivantii "Goldsturm" | 6" POT | |
| SM | 3 | Miss Kim Lilac / Syringa pubsis "Miss Kim" | 5 gal | |

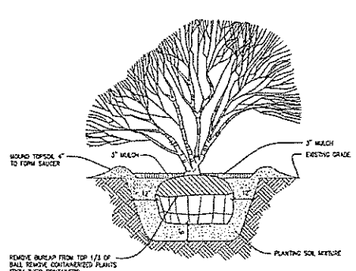
## LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. EXISTING UNDERGROUND (UG) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO NOTIFY THE UTILITY COMPANIES TO LOCATE AND FIELD VERIFY UTILITIES BEFORE ACTUAL CONSTRUCTION.
3. ELEVATION OF TOP OF MULCH SHALL BE 1/2" BELOW ANY ADJACENT PAVEMENTS AND 4" BELOW FINISH FLOOR ELEVATIONS.
4. ALL SHRUB BEDS WILL BE MULCHED WITH SPECIFIED HARDWOOD MULCH.
5. CONTRACTOR SHALL SOD ALL LANDSCAPE AREAS AS SHOWN ON DRAWINGS. PROVIDE AND INSTALL TURF SEED FOR ALL OTHER AREAS.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CALCULATING ACTUAL AREAS OF SEED AND THE QUANTITIES REQUIRED FOR COVERAGE. CONTRACTOR TO SEED ALL DISTURBED AREAS.
7. CONTRACTOR WILL PROVIDE AND INSTALL PLANTINGS AS REQUIRED TO FILL OUT PLANTING BED AREAS AS SHOWN ON THE DRAWINGS. PLANT QUANTITIES PROVIDED ARE FOR CONTRACTOR CONVENIENCE AND WILL NEED TO BE FIELD VERIFIED. PLANT QUANTITIES PROVIDED TO COMPLY WITH PLANT SPACING SHOWN ON THE PLANT SCHEDULE.
8. PRUNE AND RAISE CROWNS ON ALL PROPOSED TREES ADJACENT TO WALKS, CURBS, AND PAVEMENTS TO 5'-0" ABOVE FINISH GRADE.



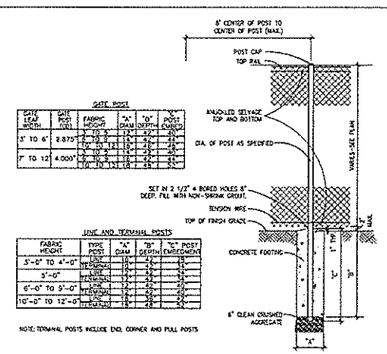

1 / L1.1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE




2 / L1.1 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE




GATE POST

| GATE LEAF WIDTH | POST SIZE | FABRIC HEIGHT | "A" DIAM | "B" DEPTH | "C" POST EMBEDMENT |
|---|---|---|---|---|---|
| 2' TO 6' | 2.875" | 3' TO 8' | 14" | 42" | 42" |
| | | 10' TO 12' | 16" | 48" | 48" |
| 7' TO 12' | 4.000" | 3' TO 8' | 16" | 48" | 48" |
| | | 10' TO 12' | 18" | 54" | 54" |

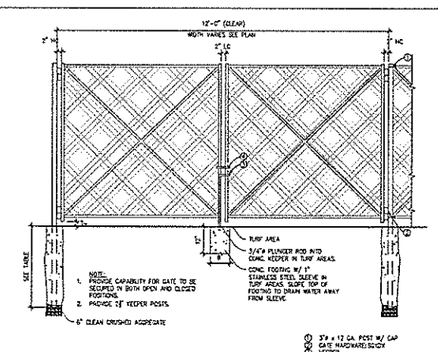
LINE AND TERMINAL POSTS

| FABRIC HEIGHT | TYPE POST | "A" DIAM | "B" DEPTH | "C" POST EMBEDMENT |
|---|---|---|---|---|
| 3'-0" TO 4'-0" | TERMINAL | 12" | 36" | 36" |
| | LINE | 12" | 36" | 36" |
| 5'-0" | TERMINAL | 12" | 36" | 36" |
| | LINE | 12" | 36" | 36" |
| 6'-0" TO 9'-0" | TERMINAL | 14" | 42" | 42" |
| | LINE | 14" | 42" | 42" |
| 10'-0" TO 12'-0" | TERMINAL | 16" | 48" | 48" |
| | LINE | 16" | 48" | 48" |

NOTE: TERMINAL POSTS INCLUDE END, CORNER AND PULL POSTS

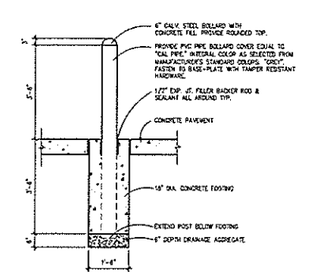
3 / L1.1 CHAIN LINK FENCE SECTION

SCALE: 1/2" = 1'-0"




4 / L1.1 CHAIN LINK GATE ELEVATION

SCALE: 1/2" = 1'-0"




5 / L1.1 STEEL GUARD BOLLARD SECTION

SCALE: 1/2" = 1'-0"

CITY RESUBMITTAL MAY 30, 2014

# LANDSCAPE PLAN
# KEARNEY SCHOOL DISTRICT
# MAINTENANCE & TRANSPORTATION BUILDING

L1.1
13-14170.00
05-30-14

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Omaha, NE 68132-2600
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Fax: 402.330.8861
www.dlrgroup.com

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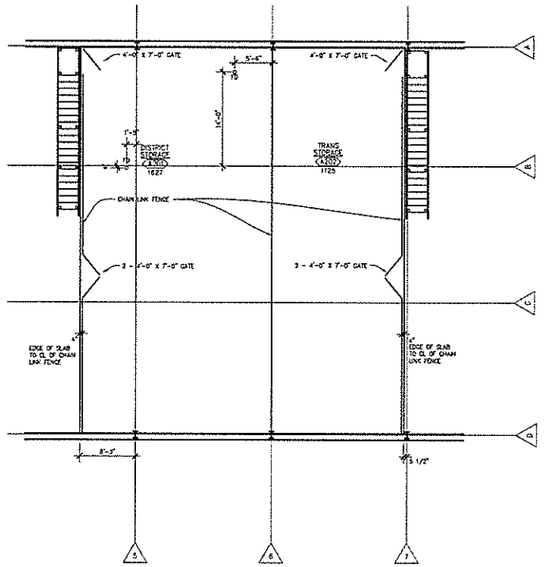
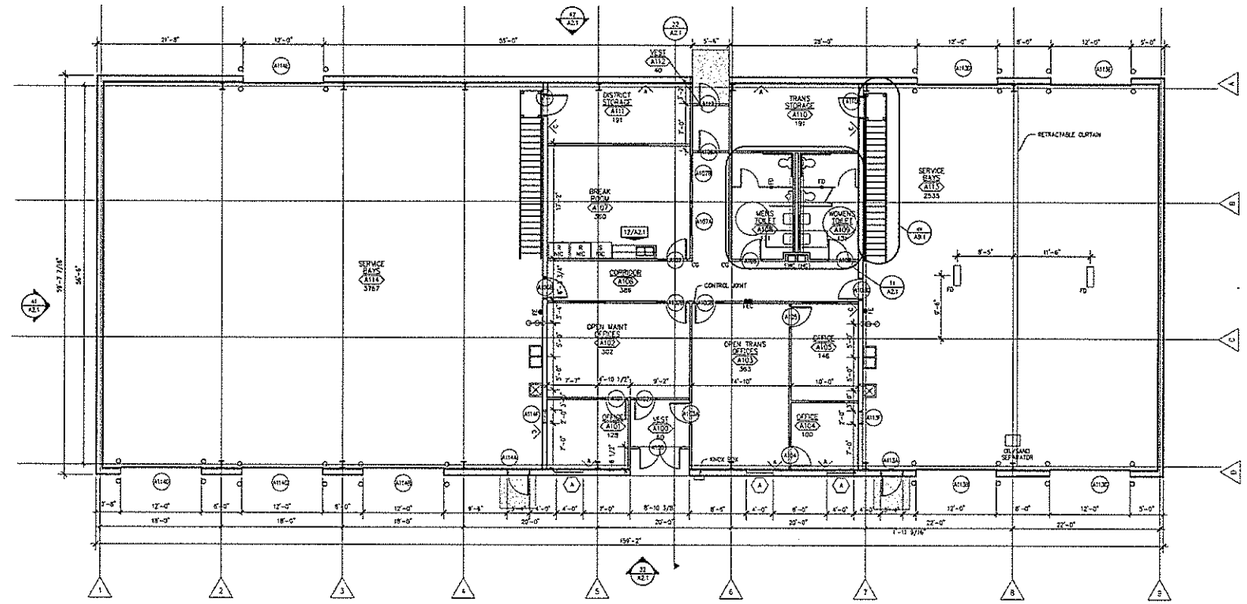
P:\13-14170-00\Cad\L1\L1-1.dwg
May 29, 2014 4:33pm - jpetersen



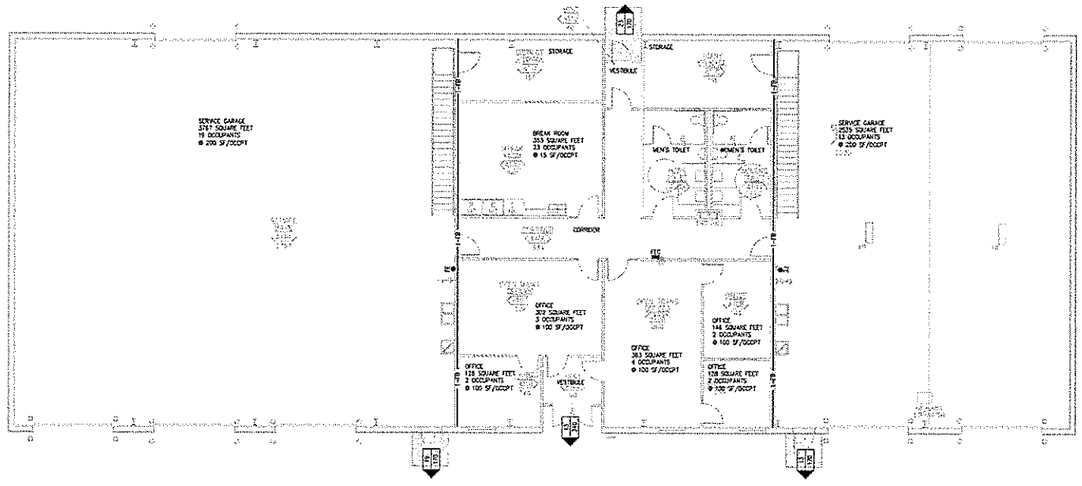

NORTH 11 A1.1 UPPER LEVEL
SCALE: 1/8" = 1'-0"




NORTH 12 A1.1 MAIN LEVEL
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

1. GENERAL NOTES APPLY TO ALL SHEETS.
2. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF STUDS, FACE OF CONCRETE WALLS, FACE OF CMU WALLS, FACE OF FRAMES, OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS 00.00
4. ALL INTERIOR CMU WALLS SHALL BE 8" NOMINAL THICKNESS, UNLESS NOTED OTHERWISE.
5. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS THUS 1/A.1. SEE SHEET G0.2 FOR WALL TYPES. ALL INTERIOR STUD PARTITIONS ARE WALL TYPE "B" UNLESS NOTED OTHERWISE.
6. ALL WALLS SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE UNLESS NOTED OTHERWISE.
7. PROVISIONS SHALL BE MADE AT ALL FULL HEIGHT NONBEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS. SEE DETAILS ON SHEET A9.6.
8. SEE SHEET A1.1 FOR LOCATION OF WALLS OF FIRE-RESISTIVE CONSTRUCTION. ALL WALLS OF FIRE-RESISTIVE CONSTRUCTION SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.
9. ALL PENETRATIONS THROUGH WALLS SHALL BE SEALED WITH FIRE STOPPING MATERIAL AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE-RESISTIVE RATING AND SHOWS DAMPAGE.
10. SEE STRUCTURAL DRAWINGS FOR BRACING OF NONLOAD BEARING MASONRY WALLS.
11. THE CONTRACTOR SHALL FURNISH AND INSTALL WOOD BLOCKING IN METAL STUD PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS: I.E. TOILET ACCESSORIES, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS, ETC.
12. GYPSUM BOARD SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS WHERE SHOWN ON DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
13. MASONRY CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON THE FLOOR PLAN AND BUILDING ELEVATIONS, AND WHERE LARGE PLUMBING VENTS OR RISERS OCCUR IN SINGLE WYTHE MASONRY WALLS, AND WHERE MASONRY WALLS BEARING ON THE CONCRETE FLOOR SLAB ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS. SEE STRUCTURAL FOR DETAILS.
14. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL VINYL BASE AROUND CASEWORK AND MILLWORK.
15. THE OWNER SHALL FURNISH AND INSTALL THE FOLLOWING ITEMS: 1. TOILET AND BATH ACCESSORIES AS DESCRIBED IN THE SPECIFICATIONS.
16. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE CONTRACTOR WITH ROUGH-IN INFORMATION NECESSARY TO ACCOMMODATE THE INSTALLATION OF OWNER FURNISHED AND INSTALLED OR CONTRACTOR INSTALLED ITEMS.
17. THE CONTRACTOR SHALL INCLUDE ALL OWNER FURNISHED AND INSTALLED ITEMS AND OWNER FURNISHED AND CONTRACTOR INSTALLED ITEMS IN THE CONSTRUCTION SCHEDULE, AND SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS.
18. THE OWNER SHALL BE RESPONSIBLE FOR ADHERING TO THE CONSTRUCTIONS SCHEDULE AS ESTABLISHED BY THE CONTRACTOR WHEN OWNER IS PROVIDING EQUIPMENT OR ACCESSORIES.
19. CONTRACTOR SHALL COORDINATE ALL MECHANICAL CHASE SIZES WITH THE MECHANICAL CONTRACTOR.
20. CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS SIZE AND LOCATION OF EQUIPMENT PADS SHOWN ON PLANS.
21. MARKER BOARDS AND TACK BOARDS ARE INDICATED ON PLANS BY "MBD" AND "TBD". THE LENGTH PRECEDES THE DESIGNATION (EXAMPLE 18' MBD). ALL BOARDS ARE 4'-0" TALL. TOP OF BOARDS AT 7'-0" A.F.F. TYPICAL. ALL MARKER BOARDS AND TACK BOARDS ARE TO BE FURNISHED AND INSTALLED BY OWNER.
22. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE SHOWN NOMINAL. ALLOW FOR 1/4"-INCH SHIM AND SEALANT OF EXTERIOR FRAMES.
23. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE ELEVATION OF FINISH FLOOR 803.50 FEET.
24. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF STRUCTURE ABOVE. SEAL TIGHTLY AROUND ANY PARTITIONS.
25. TACK WALLS AND ACOUSTICAL WALL PANELS SHALL BE INSTALLED BEFORE THE INSTALLATION OF ANY CASEWORK. THE CONTRACTOR SHALL COORDINATE CUTOUTS FOR CASEWORK OR OTHER EQUIPMENT AS REQUIRED.




NORTH 22 A1.1 MAIN LEVEL - CODE PLAN
SCALE: 1/8" = 1'-0"

### SITE CODE SUMMARY:

| | |
|---|---|
| APPLICABLE CODE: | CITY OF KEARNEY |
| ZONING: | (M-P) PLANNED INDUSTRIAL |
| SITE AREA: | 7.0 ACRES |
| NEW PARKING PROVIDED: | 84 CAR STALLS<br>33 BUS STALLS |

WALL SEPARATION LEGEND

——1-FR—— 1-HOUR FIRE BARRIER

### BUILDING CODE SUMMARY:

| | |
|---|---|
| APPLICABLE CODES: | 1997 UNIFORM BUILDING CODE<br>1999 NATIONAL ELECTRIC CODE<br>1997 UNIFORM MECHANICAL CODE<br>1997 UNIFORM PLUMBING CODE |
| A.D.A. ACCESSIBILITY: | YES, EXCEPT MEZZANINE PER UBC 1102.2.2 EXCEPTION |
| AUTOMATIC FIRE SUPPRESSION SYSTEM: | NOT REQUIRED |
| TOTAL OCCUPANT LOAD: | 65 OCCUPANTS |
| TOTAL BUILDING AREA: | 9,338 SQUARE FEET |
| OCCUPANCY SEPARATIONS: | 1 HOUR BETWEEN GROUP B AND S-3 |

### BUILDING Y

| | |
|---|---|
| OCCUPANCY GROUP: | MIXED (B) & (S-3) |
| CONSTRUCTION TYPE: | TYPE V-N |
| ALLOWABLE AREA (TABLE 503): | GROUP B 2,500 SF<br>S-3 8,000 SF |
| TOTAL ALLOWABLE AREA: | B OCCUPANCY: 8,000 SF<br>S-3 OCCUPANCY: 8,000 SF |
| ALLOWABLE AREA INCREASE: | PER 505.1.3 SEPARATION ON ALL SIDES:<br>INCREASE OF FOOT<br>8,000 SF + 100% = 16,000 SF ALLOWED |
| TOTAL BUILDING SQUARE FOOTAGE: | 9,338 SF TOTAL |
| ALLOWABLE HEIGHT: | B OCCUPANCY: 2 STORIES/40 FEET<br>S-3 OCCUPANCY: 2 STORIES/40 FEET |
| ACTUAL HEIGHT: | 2 STORIES/APPROX 22'-7 3/4" TO ROOF |

### SYMBOL LEGEND

FE - FIRE EXTINGUISHER CABINET (SEMI-RECESSED)

FE - FIRE EXTINGUISHER

COMBINED OCCUPANT LOAD AT A GIVEN EXIT DOOR. (SUM OF FACE EQUALS TOTAL OCCUPANT LOAD)
TOTAL EXIT CAPACITY OF DOOR
(THE CAPACITY OF DOORS ARE DETERMINED AS FOLLOWS: CLEAR OPENING WIDTH IN INCHES DIVIDED BY 0.2)

PLUMBING COUNT
BUSINESS (1 PER 50)
POPULATION: 49
ASSUME 25 MALE, 25 FEMALE

| GENDER | WATER CLOSET | LAVS |
|---|---|---|
| MALE REQ. | 1 | 1 |
| MALE PROVIDED | 2 | 2 |
| FEMALE REQ. | 1 | 1 |
| FEMALE PROVIDED | 2 | 2 |

DRINKING FOUNTAIN 1:100
(1 REQ'D - 1 PROVIDED)

CITY RESUBMITTAL MAY 30, 2014

# CODE AND FLOOR PLANS
# KEARNEY SCHOOL DISTRICT
# MAINTENANCE & TRANSPORTATION BUILDING

A1.1
13-14100.00
05-05-14

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Architecture Engineering Planning Interiors
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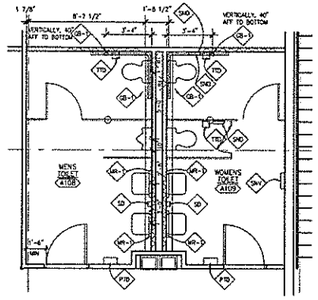



## ENLARGED TOILET PLAN

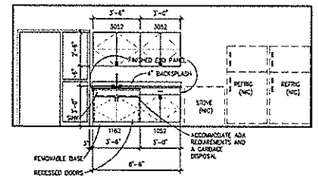
11 / A2.1 SCALE: 1/4" = 1'-0"

| TOILET ACCESSORIES | |
|---|---|
| GB-1 | GRAB BAR - TOILET |
| MR | MIRROR |
| PD | PAPER TOWEL DISPENSER, OFC |
| SD | SANITARY NAPKIN DISPOSAL |
| TD | TOILET TISSUE DISPENSER, OFC |
| SV | SANITARY NAPKIN VENDOR |
| SD | SOAP DISPENSER |

NOTE: SEE SPECIFICATIONS FOR OWNER FURNISHED AND CONTRACTOR INSTALLED TOILET ACCESSORIES

## CASEWORK GENERAL NOTES

1. ALL BASE CABINETS TO BE 2'-0" DEEP UNITS, UNLESS NOTED OTHERWISE.
2. ALL WALL CABINETS TO BE 1'-2" DEEP UNITS, UNLESS NOTED OTHERWISE.
3. PROVIDE JOINT SEALANT AT PERIMETER JOINTS WHERE COUNTERTOP, BACK AND SIDE SPLASHES, AND CASEWORK ABUT WALLS.
4. ALL SHELVING IN CASEWORK TO BE ADJUSTABLE SHELVING, UNLESS NOTED OTHERWISE.
5. ALL COUNTERTOPS SHALL BE LSI WATERFALL FRONT WITH 4" HIGH INTEGRAL BACK SPLASH AND SIDE SPLASHES ALONG ALL PERPENDICULAR WALLS.
6. CATALOG NUMBERS SHOWN ON THE ELEVATIONS FOR CASEWORK ARE LSI SERIES L44, UNLESS NOTED OTHERWISE.
7. ALL EXPOSED SURFACES IN OPEN SHELVING SHALL BE PLASTIC LAMINATE COVERED.
8. PROVIDE FINISHED ENDS AT ALL EXPOSED ENDS OF CASEWORK AND MILLWORK.
10. WHERE ELEC DEVICES ARE LOCATED IN CASEWORK, CASEWORK SUBCONTRACTOR SHALL PROVIDE OPENINGS. COORDINATE LOCATION AND QUANTITY WITH THE ELECTRICAL CONTRACTOR.
11. SINK CABINETS WITH RECESSED DOORS TO BE CONVERTIBLE ADA SINK CABINET #100 WITH SLIDE IN CABINET POCKET DOORS. BOTTOM RAISES UP, BASE FOLDS BACK REMOVABLE FACE PANEL FOR PLUMBING ACCESS.




## BREAKROOM A107

12 / A2.1 SCALE: 1/4" = 1'-0"

## ROOM FINISH SCHEDULE

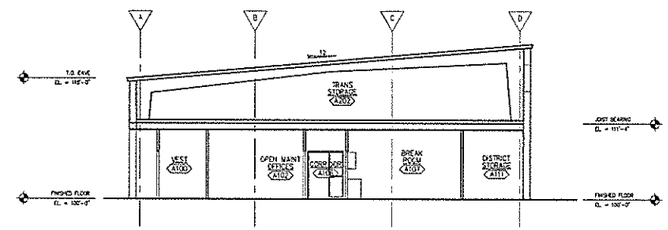
| ROOM NO | SPACE | FINISH FLOOR | BASE | WALLS MATL | N | E | S | W | CEILING MATL | FINISH | HEIGHT | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A100 | VEST | S-CONC | RB | GYP | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A101 | OFFICE | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A102 | OPEN MAINT OFFICES | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A103 | OPEN TRANS OFFICES | S-CONC | RB | GYP | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A104 | OFFICE | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A105 | OFFICE | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A106 | CORRIDOR | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A107 | BREAK ROOM | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A108 | MENS TOILET | S-CONC | RB | GYP | P-1 | P-1 | P-1 | P -1 | GYP | P-2 | 9'-0" | |
| A109 | WOMENS TOILET | S-CONC | RB | GYP/CMU | P-1 | P-1 | P-1 | P -1 | GYP | P-2 | 9'-0" | |
| A110 | TRANS STORAGE | S-CONC | RB | GYP/CMU/MLP | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A111 | DISTRICT STORAGE | S-CONC | RB | GYP/CMU/MLP | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A112 | VEST | S-CONC | RB | GYP | P-1 | P-1 | P-1 | P -1 | -- | -- | -- | |
| A113 | SERVICE BAYS | S-CONC | -- | CMU/MLP | P-1 | P-1 | P-1 | P -1 | EXP | -- | -- | |
| A114 | SERVICE BAYS | S-CONC | -- | CMU/MLP | P-1 | P-1 | P-1 | P -1 | EXP | -- | -- | |
| A201 | DISTRICT STORAGE | S-CONC | -- | WWM/MLP | -- | -- | -- | -- | EXP | -- | -- | |
| A202 | TRANS STORAGE | S-CONC | -- | WWM/MLP | -- | -- | -- | -- | EXP | -- | -- | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

## ROOM FINISH NOTES

1. CEILING HEIGHTS AS NOTED IN THE ROOM FINISH SCHEDULE, ARE MEASURED FROM FINISH FLOOR OF SCHEDULED ROOM.
2. CONTRACTOR SHALL PROVIDE FINISH BASE MATERIAL AT CASEWORK AND MILLWORK.
3. WHERE FLOOR FINISHES CHANGE FROM ONE ROOM TO ANOTHER, SET JOINT OF MATERIALS AT THE CENTER OF THE COMMUNICATING DOOR - WHERE NO DOOR OCCURS, (OPENING ONLY) BETWEEN ROOMS, JOINT SHALL OCCUR FLUSH WITH ONE FACE OF DIVIDING WALL.

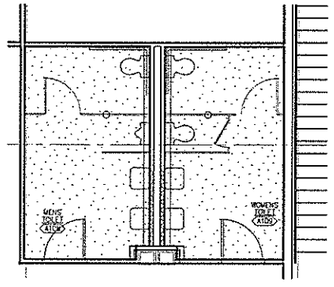
## ROOM SCHEDULE ABBREVIATIONS

S.CONC = SEALED CONCRETE SLAB
RB = RUBBER / VINYL BASE
CMU = CONCRETE MASONRY UNIT BLOCK
GYP = GYPSUM BOARD
MLP = MILLWORK
MLW = PREFINISHED METAL LINER PANEL BY METAL BUILDING MANUF.
WWM = WOVEN WIRE MESH
FF = FACTORY FINISH
EXP = EXPOSED STRUCTURE




## BUILDING SECTION

21 / A2.1 SCALE: 1/8" = 1'-0"

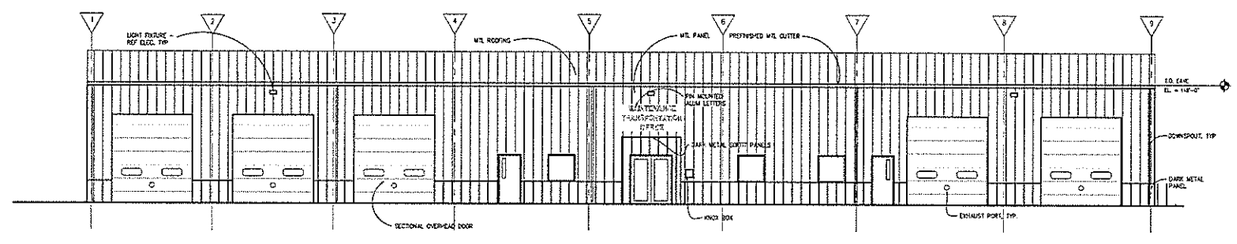



## REFLECTED CEILING PLAN NOTES

1. REFLECTED CEILING PLAN NOTES APPLY TO ALL REFLECTED CEILING PLANS SHEETS.
2. ALL CEILING GRIDS/PANELS SHALL BE CENTERED IN EACH ROOM UNLESS NOTED OTHERWISE.
3. CEILING HEIGHTS ARE AS NOTED IN THE ROOM FINISH SCHEDULE UNLESS NOTED OTHERWISE.
4. ALL ELECTRICAL FIXTURES, SPEAKERS, SMOKE AND THERMAL DETECTORS, MECHANICAL GRILLES, ETC. SHALL BE CENTERED BETWEEN CEILING GRIDS UNLESS NOTED OTHERWISE.
5. IN SUSPENDED ACOUSTICAL CEILINGS, PROVIDE EXPOSED TEES AROUND ELECTRICAL FIXTURES, MECHANICAL GRILLES, DIFFUSERS, ETC.
6. ALL DIMENSIONS ON REFLECTED CEILING PLANS ARE ACTUAL AND ARE TO THE FOLLOWING UNLESS NOTED OTHERWISE:
   A. FACE OF FINISHED WALL
   B. CENTERLINE OF COLUMNS
   C. CENTERLINE OF TEES
7. IN AREAS WITH EXPOSED STRUCTURE CEILINGS, COORDINATE EXACT LOCATIONS OF MECHANICAL GRILLES, DIFFUSERS, DUCTWORK, AND ELECTRICAL FIXTURES WITH EACH RESPECTIVE SUBCONTRACTOR.

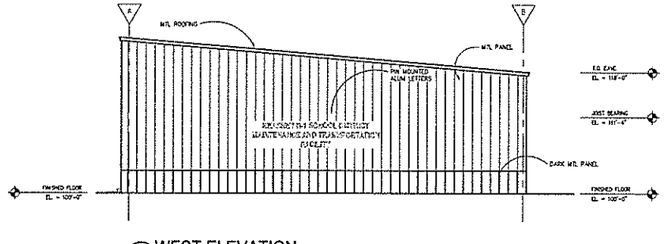
## REFLECTED CEILING PLAN

31 / A2.1 SCALE: 1/4" = 1'-0"



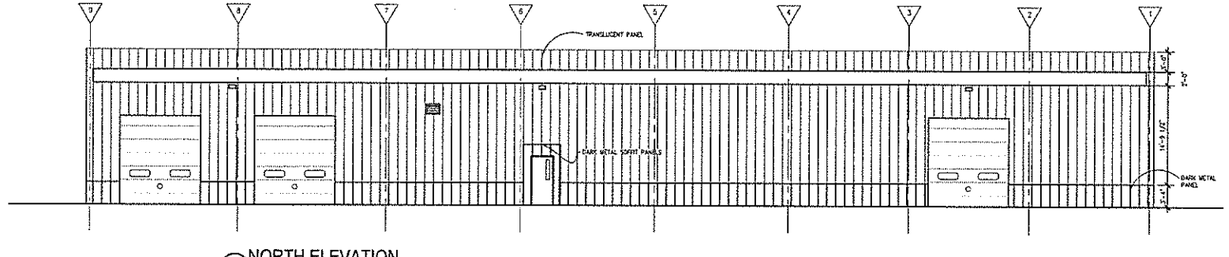

## SOUTH ELEVATION

32 / A2.1 SCALE: 1/8" = 1'-0"




## WEST ELEVATION

41 / A2.1 SCALE: 1/8" = 1'-0"




## NORTH ELEVATION

42 / A2.1 SCALE: 1/8" = 1'-0"

CITY RESUBMITTAL MAY 30, 2014

BUILDING INFORMATION
KEARNEY SCHOOL DISTRICT
MAINTENANCE & TRANSPORTATION BUILDING

A2.1
LS-2011-100
03-30-14

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www.dlrgroup.com

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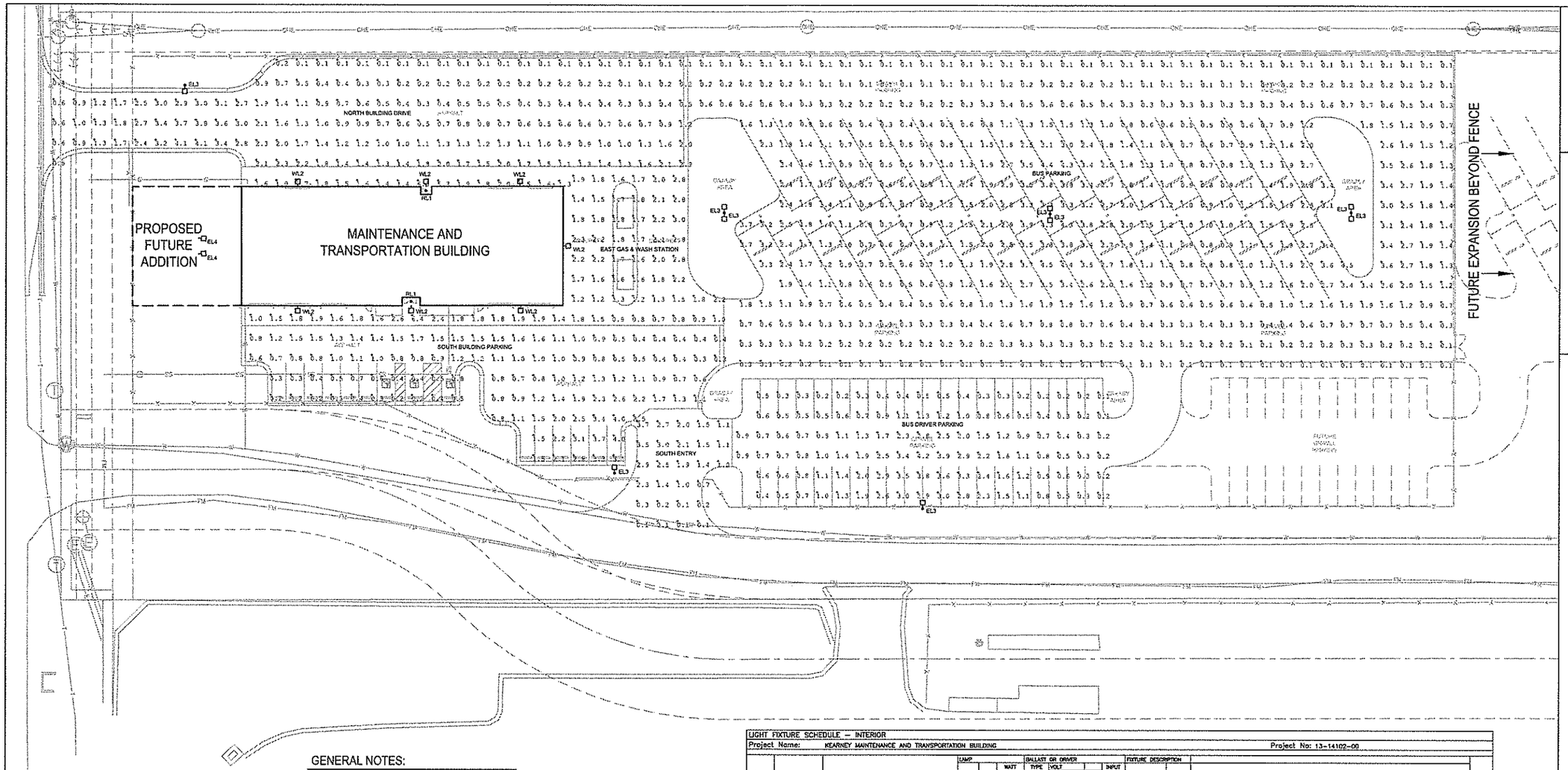
May 28, 2014 9:50am - EPeterson




## GENERAL NOTES:

A. ALL LIGHT FIXTURES ARE LED, FULL CUTOFF TYPE.

B. LIGHT POLES ARE 25-FOOT, ROUND STRAIGHT POLES WITH VIBRATION DAMPENERS AND ARE MOUNTED ON 30-INCH HIGH CONCRETE BASES.

C. TYPE EL4 LIGHT FIXTURES ARE GROUND-MOUNTED FLOODLIGHTS WITH BARN DOORS TO ILLUMINATE BUILDING SIGNAGE.

| KEARNEY MAINTENANCE & TRANSPORATION BUILDING PHOTOMETRICS | | | |
|---|---|---|---|
| LOCATION | ILLUMINANCE AVG. (fc) | MAXIMUM (fc) | MINIMUM (fc) |
| BUS DRIVER PARKING | 1.17 | 4.3 | 0.1 |
| BUS PARKING | 1.09 | 4.5 | 0.1 |
| EAST GAS & WASH STATION | 1.78 | 3 | 0.7 |
| NORTH BUILDING DRIVE | 1.19 | 6.5 | 0.1 |
| SOUTH BUILDING PARKING | 1.3 | 6.4 | 0.2 |
| SOUTH ENTRY | 1.43 | 3.7 | 0.1 |

GENERAL:
PHOTOMETRIC CALCULATIONS: AGI 32.

NORTH

## SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE – INTERIOR

Project Name: KEARNEY MAINTENANCE AND TRANSPORTATION BUILDING — Project No: 13-14102-00

| TYPE | MFR. | CATALOG NUMBER | LAMP TYPE | LAMP QTY | WATT DESCR | BALLAST OR DRIVER TYPE | VOLT E, DT | VOLT UNIV | VOLT 120 | VOLT 277 | INPUT WATT | FIXTURE DESCRIPTION MOUNTING | TYPE | DESCRIPTION | NOTE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RL1 | GOTHAM | ALED-4/13-6AR-LD | L | 1 | LED | D | | | X | | 40 | RECESSED FLANGED | DNLT | LED DOWNLIGHT, 6-INCH CLEAR REDUCTION. | 2 |
| | HOT | SCG-2040-SAGF3 | | | | | | | | | | | | ALUMINUM HEAT SINK, LIGHT ENGINE ACCESSIBLE FROM BELOW. | |
| | OMEGA | OMEL027-RRLE035K-WD-CS3 | | | | | | | | | | | | MIN. 1600 DELIVERED LUMENS, MAX. INPUT POWER 40 WATTS, MIN. 40 LPW. | |
| | PORTFOLIO | LD66-30-0010T-D2MS420-8-40-BLWT-H | | | | | | | | | | | | 4000K CCT, MIN. USEFUL LIFE 50,000HRS @ L70. | |
| | | | | | | | | | | | | | | DAMP LOCATION LISTED. | |
| WL2 | CREE | SEC-LDG-2W-G6-0-5V-350-40K | L | 1 | LED | D | | | X | | 75 | WALL | AREA | DIE-CAST ALUMINUM FRAME AND HEAT SINK, MINIMUM IP66 RATING. | 1 |
| | GARDCO | 121-75LA-NW-NP | | | | | | | | | | | | SILVER FINISH, MIN. 2.5mil TGIC POLY. POWDER COAT. | |
| | LITHONIA | DSXW LED-1-300/700/40K-SR2-DNAXD | | | | | | | | | | | | TYPE II DISTRIBUTION: FULL CUT-OFF. MAX. B1-U0-G1 RATING (IF RATED). | |
| | | | | | | | | | | | | | | MIN. 4,700 DELIVERED LUMENS, MAX. 75 INPUT WATTS, MIN. 65 LPW. | |
| | | | | | | | | | | | | | | MIN. 87 CRI, 4000CCT, MIN. USEFUL LIFE 50,000HRS @ L70. | |
| | | | | | | | | | | | | | | DRIVE CURRENT 300-700mA. | |
| | | | | | | | | | | | | | | INTEGRAL 10kV SURGE PROTECTION. | |
| EL3 | CREE | ARE-LDG-3W-G4-1-0-5V-535-40K | L | – | LED | D | | | X | | 235 | POLE | AREA | DIE-CAST ALUMINUM FRAME AND HEAT SINK, MINIMUM IP66 RATING. | 3 |
| | GARDCO | PJ3-A1-1-3-21DLA-NW-NP-SPW | | | | | | | | | | | | SILVER FINISH, MIN. 2.5mil TGIC POLYESTER POWDER COAT. | |
| | LITHONIA | DSX2-LED-1-12K@530MA-SR3-RPA-DNAXD | | | | | | | | | | | | TYPE III DISTRIBUTION: FULL CUT-OFF. MAX. B3-U0-G3 RATING (IF RATED). | |
| | McGRAW EDISON | VTS-C08LED-[-(-T3-CM | | | | | | | | | | | | MIN. 18,000 DELIVERED LUMENS, MAX. 235 INPUT WATTS, MIN. 69 LPW. | |
| | McGRAW EDISON | CLEON-AA-04-LED-T3-CM | | | | | | | | | | | | MIN. 87 CRI, 4000K CCT, MIN. USEFUL LIFE 50,000HRS @ L70. | |
| | | | | | | | | | | | | | | DRIVE CURRENT 525-1000mA. INTEGRAL 10kV SURGE PROTECTION. | |
| EL4 | GARDCO | SFC7-ST-HSP-S6LA-NW-NP | L | – | LED | D | | | X | | 60 | STANCHION | FLOOD | DIE-CAST ALUMINUM HOUSING AND DOOR FRAME. SILVER FINISH. | 4 |
| | INVUE | VFS-K-A40-5-LED-MSR-SM-VFS-TV-CM | | | | | | | | | | | | HEAT AND IMPACT RESISTANT TEMPERED GLASS GASKETED LENS, MINIMUM IP65 RATING. | |
| | LITHONIA | DSXF2-LED-2-5A300/40K-MSP-THK-DBV-DNAXD | | | | | | | | | | | | MEDIUM OR HORIZONTAL SPOT-TYPE DISTRIBUTION FOR 30-FOOT SETBACK TO COVER 5X10 AREA. | |
| | | | | | | | | | | | | | | ADJUSTABLE KNUCKLE FOR FIXTURE AIMING. STANCHION MOUNT IN CONCRETE. | |
| | | | | | | | | | | | | | | INTEGRAL TOP CUTOFF HOOD OR BARN DOORS. MIN. USEFUL LIFE 50,000HRS @ L70. | |
| | | | | | | | | | | | | | | MIN. 4,200 DELIVERED LUMENS, MAX. 60 INPUT WATTS, MIN. 70 CRI, MIN. 60 LPW, 4000K CCT. | |
| | | | | | | | | | | | | | | DRIVE CURRENT 350-525mA. | |

## LIGHT FIXTURE NOTES

### SPECIFIC NOTES:

1. WALL MOUNT 16'-8" A.F.F. UNLESS NOTED OTHERWISE ON DRAWINGS.
2. RECESS FIXTURE IN METAL PANEL SOFFIT.
3. PROVIDE 25-FOOT HIGH, ROUND, STRAIGHT, 5-INCH DIAMETER STEEL POLE WITH VIBRATION DAMPENOR AND DARK BRONZE FINISH (MATCHING FIXTURE HEAD) AND MINIMUM 0.180-INCH WALL THICKNESS. GARDCO MODEL SRS-25H-5-VDA OR EQUAL.
4. STANCHION MOUNT IN CONCRETE BASE PER MANUFACTURER'S RECOMMENDATION.

### ABBREVIATIONS:

I: INCANDESCENT
F: FLUORESCENT
H: HALOGEN
L: LED (LIGHT EMITTING DIODE)
E: ELECTRONIC, HIGH FREQUENCY BALLAST
OT: OTHER (REFER TO FIXTURE DESCRIPTION)
P: PENDANT
D: LED DRIVER
DD: 0-10V DIMMING DRIVER
LPW: LUMENS PER WATT, OR EFFICACY
CCT: CORRECTED COLOR TEMPERATURE
ELV: ELECTRONIC LOW VOLTAGE

MT: MOUNTING
CL: CEILING
S: SURFACE
R: RECESSED
W: WALL
G: GRID
PL: PLASTER/DRYWALL
EX: EXPOSED
PAF: PAINT AFTER FABRICATION
CRI: COLOR RENDERING INDEX
CLG: CEILING

### GENERAL NOTES:

A. ALL MANUFACTURERS/CATALOG NUMBERS LISTED FOR EACH TYPE OF FIXTURE ARE CONSIDERED "EQUALS". IF "EQUAL" IS LISTED IN THE MANUFACTURER/CATALOG NUMBER COLUMNS, ALTERNATIVE MANUFACTURERS/CATALOG NUMBERS WILL BE CONSIDERED AND COMPARED TO THE BASIS OF DESIGN. IF "EQUAL" IS NOT LISTED, NO ALTERNATIVE MANUFACTURERS/CATALOG NUMBERS WILL BE CONSIDERED.

B. PROVIDE UNITS MEETING FIXTURE SCHEDULE DESCRIPTION AND SPECIFICATION REQUIREMENTS. THE FIXTURE CATALOG NUMBER MAY NOT BE COMPLETE; USE ONLY AS A GUIDELINE.

SITE PHOTOMETRIC PLAN
KEARNEY SCHOOL DISTRICT
MAINTENANCE & TRANSPORTATION BUILDING

E0.0
13-14102-00
05-05-14

DLR Group
Architecture Engineering Planning Interiors

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P:\13-14102-00\Dwg\E0.0-Kearney MT Site Photometrics.dwg
May 06, 2014 8:36am - dhuggins

**REQUEST:** **KEARNEY R-1 SCHOOL DISTRICT MAINTENANCE AND TRANSPORTATION FACILITY PLAT – FINAL PLAT**

APPLICANT: Bill Nicely
Kearney R-1 School District
1002 South Jefferson
Kearney, MO 64060
816-628-4116

AGENT:

GENERAL DESCRIPTION: The Kearney R-1 School District proposes the Kearney R-1 School District maintenance and Transportation Facility Plat, which is a 1-lot, 7-acre subdivision located at the northeast corner or 33 Highway and NE 162nd Street, along the north side of the park road into Mack Porter Park. The property is currently unplatted.

The final plat identifies existing easements on the property, including easements to Platte Clay Electric, city water, and roadway access to Mack Porter Park. An additional general utility easement is being dedicated along 33 Highway.

ZONING: An application has been submitted to rezone the property from M – Industrial District to M-P – Industrial Planned District.

FUTURE LAND USE MAP: The Future Land Use Map designates the property for industrial development

SURROUNDING LAND USE:

| AREA | ZONING | CURRENT USE | FUTURE LAND USE |
|---|---|---|---|
| North | M | natural gas pipeline company | industrial |
| East | M | power substation and Mack Porter Park | industrial |
| South | M | LPG Ventures industrial tank renovation | industrial |
| West | M | agricultural | commercial |

FLOOD INFORMATION: No portion of the subject property is located within the 100-year floodplain, per the Federal Insurance Administration's Flood Insurance Rate Map, Community Panel No. 2900860040C, dated April 16, 2003. The property will be affected by the FEMA update, which is expected to go into effect in early 2015. The floodplain identified on the final plat corresponds to the updated floodplain. An associated application to rezone the property to M-P – Industrial Planned District was submitted, which would allow the district to reduce the front yard setback and allow the proposed building to be constructed outside the floodplain.

IMPACT ON NEIGHBORHOOD: Development north and south along 33 Highway is industrial in nature. The proposed project is not expected to have a negative impact on the neighborhood.

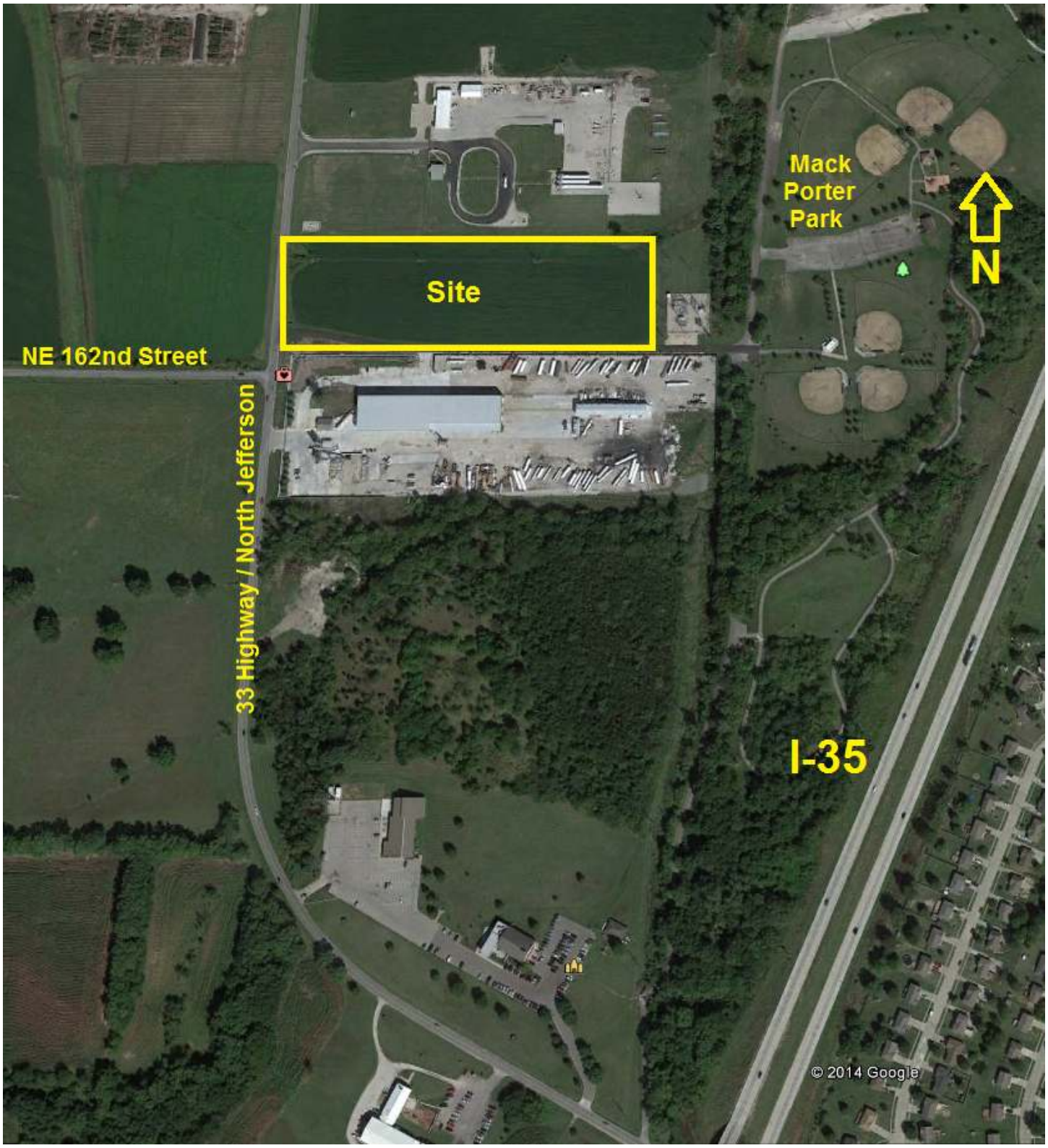
WATER: City water is located along the east side of 33 Highway and is available to the site.

SANITARY SEWER: City sewer is available to the site via a force main located along the south side of the property.

STAFF RECOMMENDATION:

Staff recommends approval of the Kearney R-1 School District maintenance and Transportation Facility Plat final plat, with the following conditions:

1. Revisions to the final plat, if necessary;
2. Development of the project in compliance with all city codes, conditions, requirements and payment of required fees; and
3. The plat is recorded within 1 year.


Mack
Porter
Park
N
Site
NE 162nd Street
33 Highway / North Jefferson
I-35
© 2014 Google

# KEARNEY R-1 SCHOOL DISTRICT MAINTENANCE AND TRANSPORTATION FACILITY PLAT

## *A SUBDIVISION OF LAND, IN KEARNEY, CLAY COUNTY, MISSOURI*

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "KEARNEY R–1 SCHOOL DISTRICT MAINTENANCE AND TRANSPORTATION FACILITY PLAT" A SUBDIVISION OF LAND IN KEARNEY, CLAY COUNTY, MISSOURI.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO KEARNEY, CLAY COUNTY, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE: WATER, GAS, SANITARY AND STORM SEWERS, POLES, SIGNS, WIRES AND ANCHORS OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT, DRAINAGE EASEMENT, MONUMENT EASEMENT.

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2014.

KEARNEY R–1 SCHOOL DISTRICT MAINTENANCE AND TRANSPORTATION FACILITY PLAT

STATE OF MISSOURI )
COUNTY OF CLAY ) S.S.

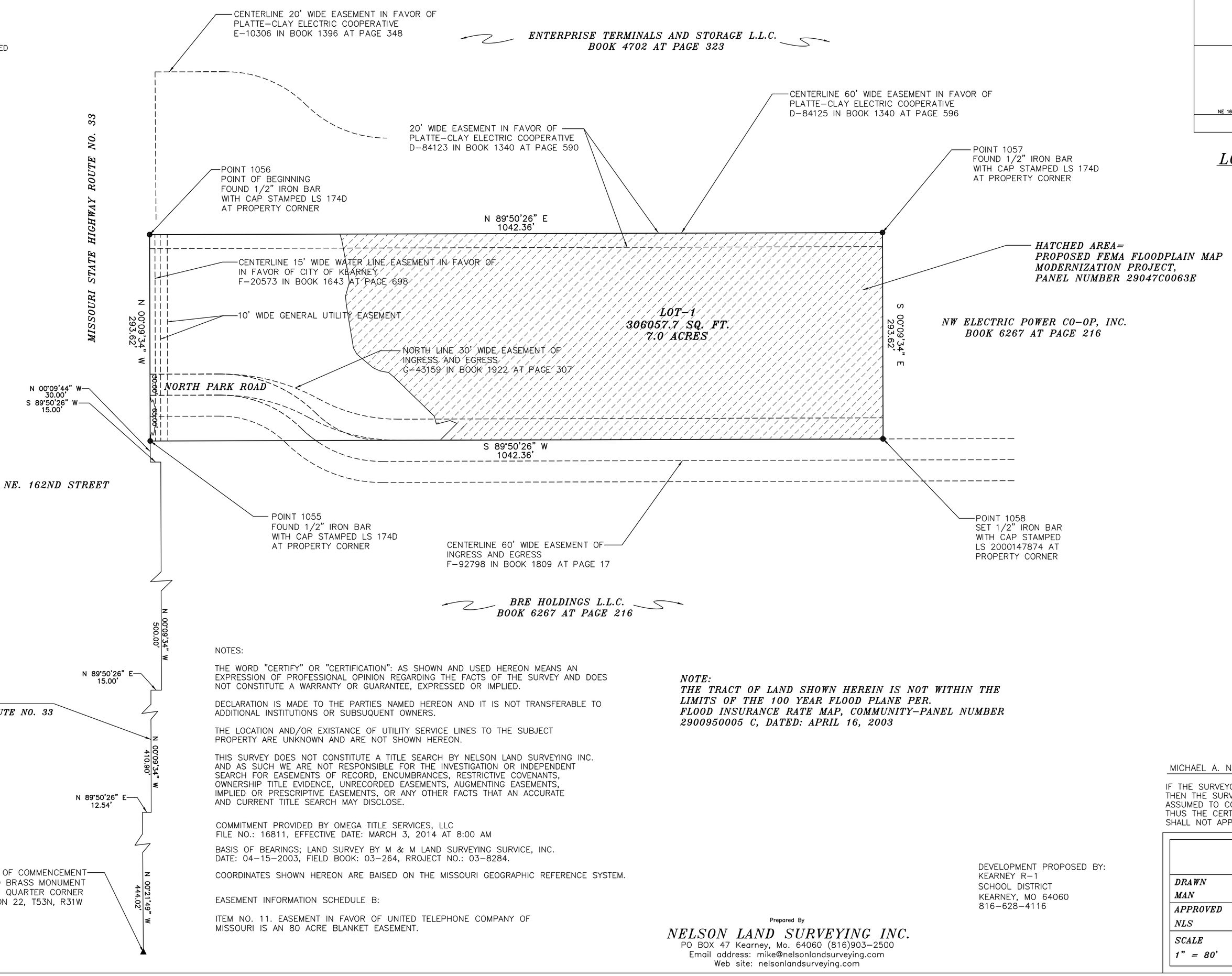
BE IT REMEMBERED THAT IN THIS _____ DAY OF _____, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

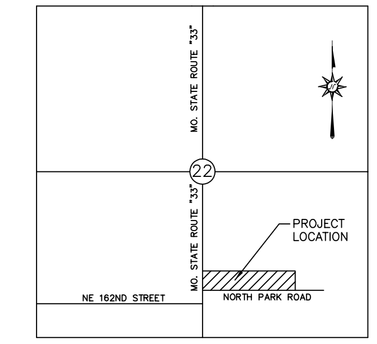
IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED, AND THE STREETS AND EASEMENTS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO.

_____ _____
MAYOR: CITY CLERK:




*LOCATION MAP*
*22–53–31*
NOT TO SCALE

PROPERTY DESCRIPTION:
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, KEARNEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°21'49" WEST, 444.02 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°50'26" EAST, 12.54 FEET TO THE EAST RIGHT–OF–WAY LINE OF MISSOURI HIGHWAY 33; THENCE NORTHERLY ALONG SAID EAST RIGHT–OF–WAY LINE THE FOLLOWING COURSE; NORTH 00°09'34" WEST, 410.90 FEET; NORTH 89°50'26" EAST, 15.00 FEET; NORTH 00°09'34" WEST, 500.00 FEET; SOUTH 89°50'26" WEST, 15.00 FEET; NORTH 00°09'34" WEST, 323.62 FEET TO THE SOUTH LINE OF PROPERTY OWNED BY THE MID AMERICA PIPELINE COMPANY TO THE POINT OF BEGINNING; THENCE NORTH 89°50'26" EAST, 1042.36 FEET ALONG SAID SOUTH LINE OF SAID MID AMERICA PIPELINE COMPANY PROPERTY; THENCE SOUTH 00°09'34" EAST, 293.62 FEET; THENCE SOUTH 89°50'26" WEST, 1042.36 FEET; THENCE NORTH 00°09'34" WEST, 293.62 FEET TO SAID POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 7.00 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM PROJECT VALUES
STATION NAME: CL–62
HORIZONTAL: NAD 1983
VERTICAL: NAVD 1988
MISSOURI COORDINATE SYSTEM 1983:
NORTH: 1184772.08 FEET
EAST: 2825466.10 FEET
ZONE: WEST

| POINT | NORTHING | EASTING | ELEVATION |
|---|---|---|---|
| 1055 | 1172419.251 | 2825379.148 | 0.00 |
| 1056 | 1172712.870 | 2825378.331 | 0.00 |
| 1057 | 1172715.771 | 2826420.687 | 0.00 |
| 1058 | 1172422.152 | 2826421.504 | 0.00 |

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSUQUENT OWNERS.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

COMMITMENT PROVIDED BY OMEGA TITLE SERVICES, LLC
FILE NO.: 16811, EFFECTIVE DATE: MARCH 3, 2014 AT 8:00 AM

BASIS OF BEARINGS; LAND SURVEY BY M & M LAND SURVEYING SURVICE, INC.
DATE: 04–15–2003, FIELD BOOK: 03–264, RROJECT NO.: 03–8284.

COORDINATES SHOWN HEREON ARE BAISED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM.

EASEMENT INFORMATION SCHEDULE B:

ITEM NO. 11. EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY OF MISSOURI IS AN 80 ACRE BLANKET EASEMENT.

***NOTE:***
***THE TRACT OF LAND SHOWN HEREIN IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLANE PER. FLOOD INSURANCE RATE MAP, COMMUNITY–PANEL NUMBER 2900950005 C, DATED: APRIL 16, 2003***

DEVELOPMENT PROPOSED BY:
KEARNEY R–1
SCHOOL DISTRICT
KEARNEY, MO 64060
816–628–4116

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE MAY, 2012. 20 CSR 2030–16.040

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.


Prepared By
*NELSON LAND SURVEYING INC.*
PO BOX 47 Kearney, Mo. 64060 (816)903–2500
Email address: mike@nelsonlandsurveying.com
Web site: nelsonlandsurveying.com


*FINAL PLAT*

| | | |
|---|---|---|
| *DRAWN* | *DATE* | *FOR:* |
| *MAN* | *05/27/14* | *KEARNEY* |
| *APPROVED* | *DATE* | *R–1* |
| *NLS* | | *SCHOOL DISTRICT* |
| *SCALE* | *SHEET* | *PROJECT NO.* |
| *1" = 80'* | *1* | *2014009* |