

**GOVERNING BODY WORKSHOP AGENDA
ROELAND PARK**

**Roeland Park City Hall 4600 W 51st Street, Roeland Park, KS 66205
Monday, October 1, 2018 6:00 PM**

- | | | |
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| <ul style="list-style-type: none">• Mike Kelly, Mayor• Becky Fast, Council Member• Jennifer Hill, Council Member• Tim Janssen, Council Member | <ul style="list-style-type: none">• Jim Kelly, Council Member• Tom Madigan, Council Member• Claudia McCormack, Council Member• Michael Poppa, Council Member• Erin Thompson, Council Member | <ul style="list-style-type: none">• Keith Moody, City Administrator• Jennifer Jones-Lacy, Asst. Admin.• Kelley Bohon, City Clerk• John Morris, Police Chief• Jose Leon, Public Works Director |
|--|---|---|

Admin	Finance	Safety	Public Works
Kelly	Thompson	McCormack	Poppa
Madigan	Fast	Janssen	Hill

I. DISCUSSION ITEMS:

1. Preliminary Review of Roe Blvd. Design
2. Family Holiday Adoption Program
3. 2019 CARS Design & Inspection Task Order
4. Aldi's Final Development Plan
5. 2018 Budget Amendment
6. Replacement of Electric Vehicle Charging Station at City Hall
7. Executive Session - Executive Session - City Administrator Evaluation I move the Governing Body recess into executive session to discuss the City Administrator Evaluation pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting to resume in the council chamber at _____.

II. NON-ACTION ITEMS:

III. ADJOURN

Welcome to this meeting of the Committee of the Whole of Roeland Park.

Below are the Procedural Rules of the Committee

The governing body encourages citizen participation in local governance processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting.

The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the Committee of the Whole meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. **Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.**
- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the Committee of the Whole during Public Comments and/or before consideration of any agenda item; however, no person shall address the Committee of the Whole without first being recognized by the Chair or Committee Chair. Any person wishing to speak at the beginning of an agenda topic, shall first complete a Request to Speak form and submit this form to the City Clerk before discussion begins on that topic.
- C. **Purpose.** The purpose of addressing the Committee of the Whole is to communicate formally with the governing body with a question or comment regarding matters that are on the Committee's agenda.
- D. **Speaker Decorum.** Each person addressing the Committee of the Whole, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the committee meeting. Any person, who so disrupts the meeting shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or be subject to removal from that meeting.
- E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the Committee of the Whole, each speaker shall limit comments to two minutes per agenda item. If a large number of people wish to speak, this time may be shortened by the Chair so that the number of persons wishing to speak may be accommodated within the time available.
- F. **Speak Only Once Per Agenda Item.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated

by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.

G. **Addressing the Committee of the Whole.** Comment and testimony are to be directed to the Chair. Dialogue between and inquiries from citizens and individual Committee Members, members of staff, or the seated audience is not permitted. Only one speaker shall have the floor at one time. Before addressing Committee speakers shall state their full name, address and/or resident/non-resident group affiliation, if any, before delivering any remarks.

H. **Agendas and minutes** can be accessed at www.roelandpark.org or by contacting the City Clerk

The governing body welcomes your participation and appreciates your cooperation. If you would like additional information about the Committee of the Whole or its proceedings, please contact the City Clerk at (913) 722.2600.

Item Number: DISCUSSION ITEMS- I.-1.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 9/27/2018
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **Preliminary Review of Roe Blvd. Design**
Item Type: Presentation

Recommendation:

Staff and design engineers with George Butlers Associates (GBA) will provide a presentation of the preliminary design progress on Roe Blvd 2020 project.

Details:

Staff has been working with GBA design engineers and our on-call engineers as the Roe Blvd project has progressed through preliminary design. GBA will review the attached presentation to update the governing body on our progress in this effort.

As required by KDOT, GBA has submitted the preliminary design plans for review and comment on Friday, September 21st. Based on the direction and approval of the governing body, staff believes the progress of the preliminary design plans is meeting the goals and objectives of the 2020 Roe Blvd project.

The presentation focusses on the intersections as this is where the more significant changes will occur and also where permanent easements are required. Easement acquisition is an involved process when a project uses federal funds. GBA and City Staff will discuss the steps in greater detail as part of the presentation. We want Council to understand the timing and procedures associated with easements as well as understand the reason for temporary construction easements or permanent sidewalk/utility easements as this element has the greatest potential for concern from property owners.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Additional Information

The design team with GBA will provide an update through the attached presentation.

ATTACHMENTS:

Description	Type
 2020 Roe Blvd Preliminary Design Presentation	Presentation

ROE BOULEVARD IMPROVEMENTS



PROJECT HISTORY

Visioning
Phase

Spring 2017 - Fall 2017



Preliminary
Design

Spring 2018 – Early Fall 2018

FUNDING

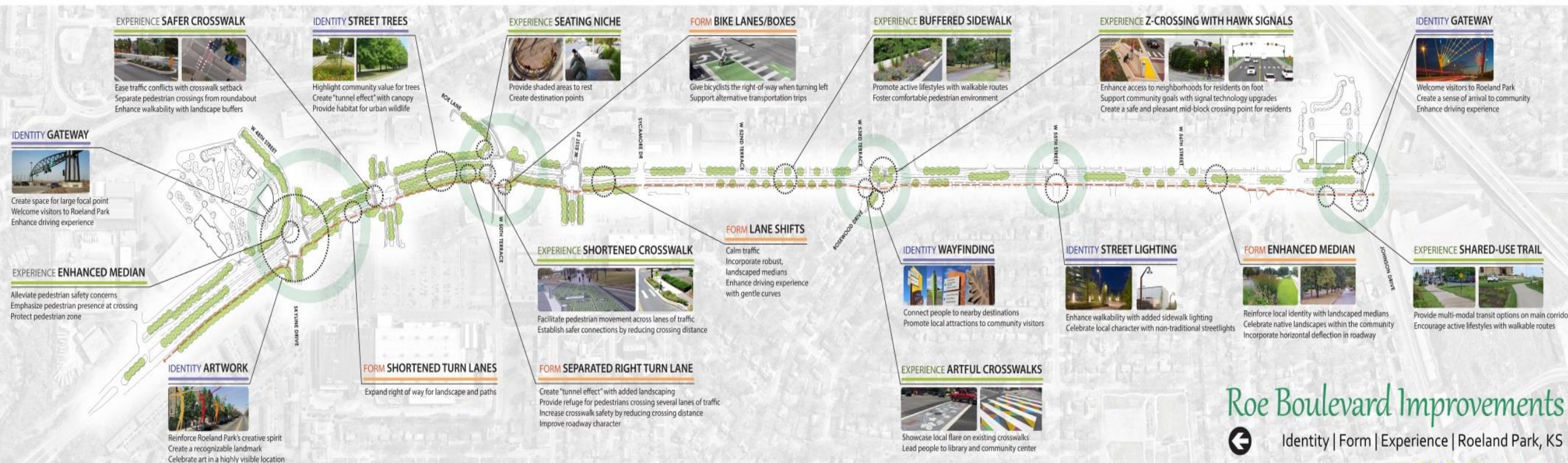
\$4.7 Million STP Funding

\$1.2 Million CARS Funding

\$2.3 Million City of Roeland Park

= Approximately \$8.2 Million

THE VISION



Roe Boulevard Improvements



Identity | Form | Experience | Roeland Park, KS

vireo GBA

PROJECT GOALS

- Improve Pedestrian Walkability
- Traffic Calming
- Create a sense of place and identity
- Enhance roadway character
- Improved beautification



PROJECT STATUS

- Applied Vision Elements to Design
- Utility Coordination
- Field Check Plans Submitted to KDOT
- Waiting for Comments and Environmental Review

RIGHT OF WAY ACQUISITION PROCESS



KDOT Approval of Field Check Plans



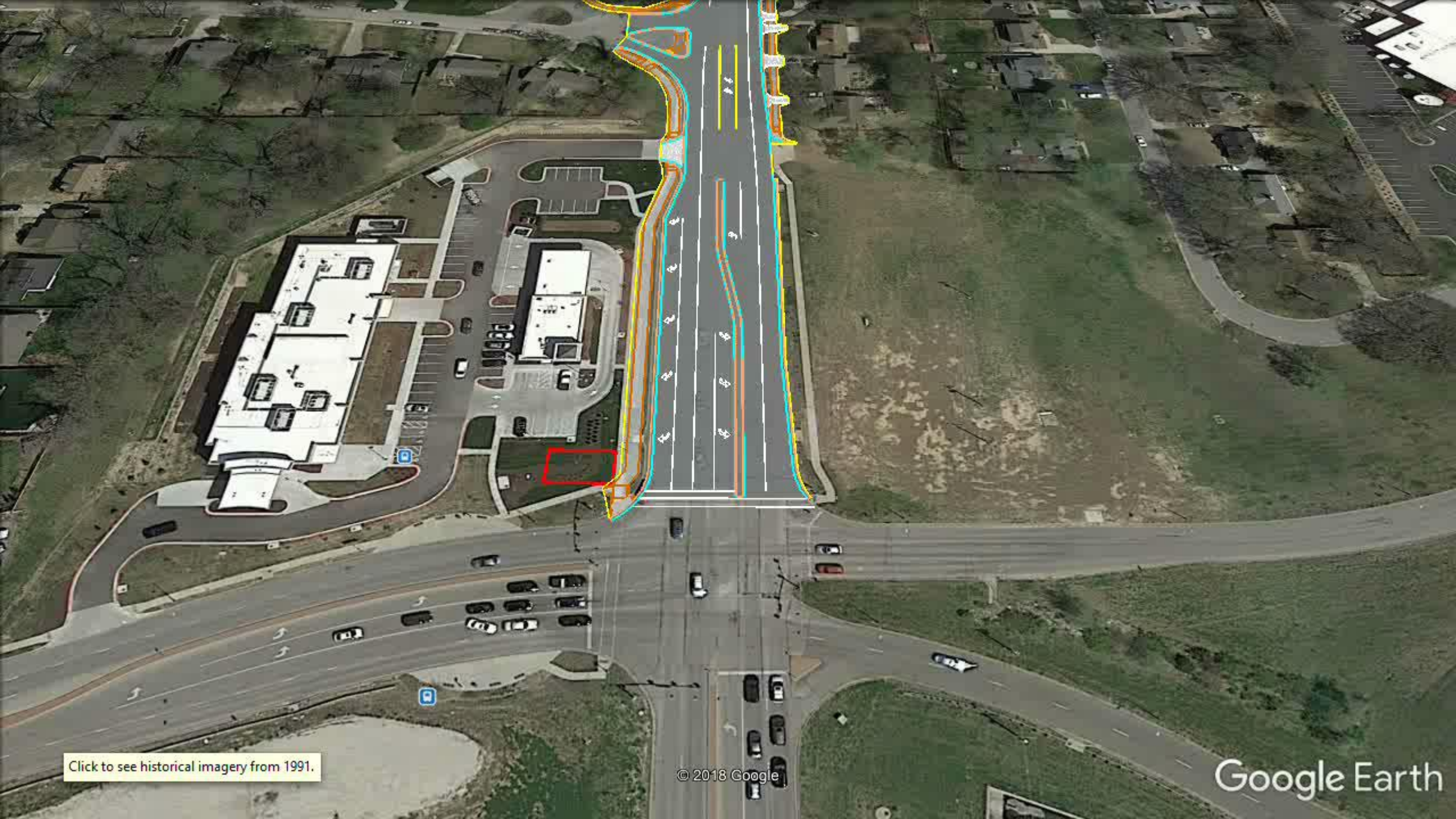
Environmental Review and Approval



GBA will put together legal descriptions and exhibits



City will hire an appraiser and negotiations will begin



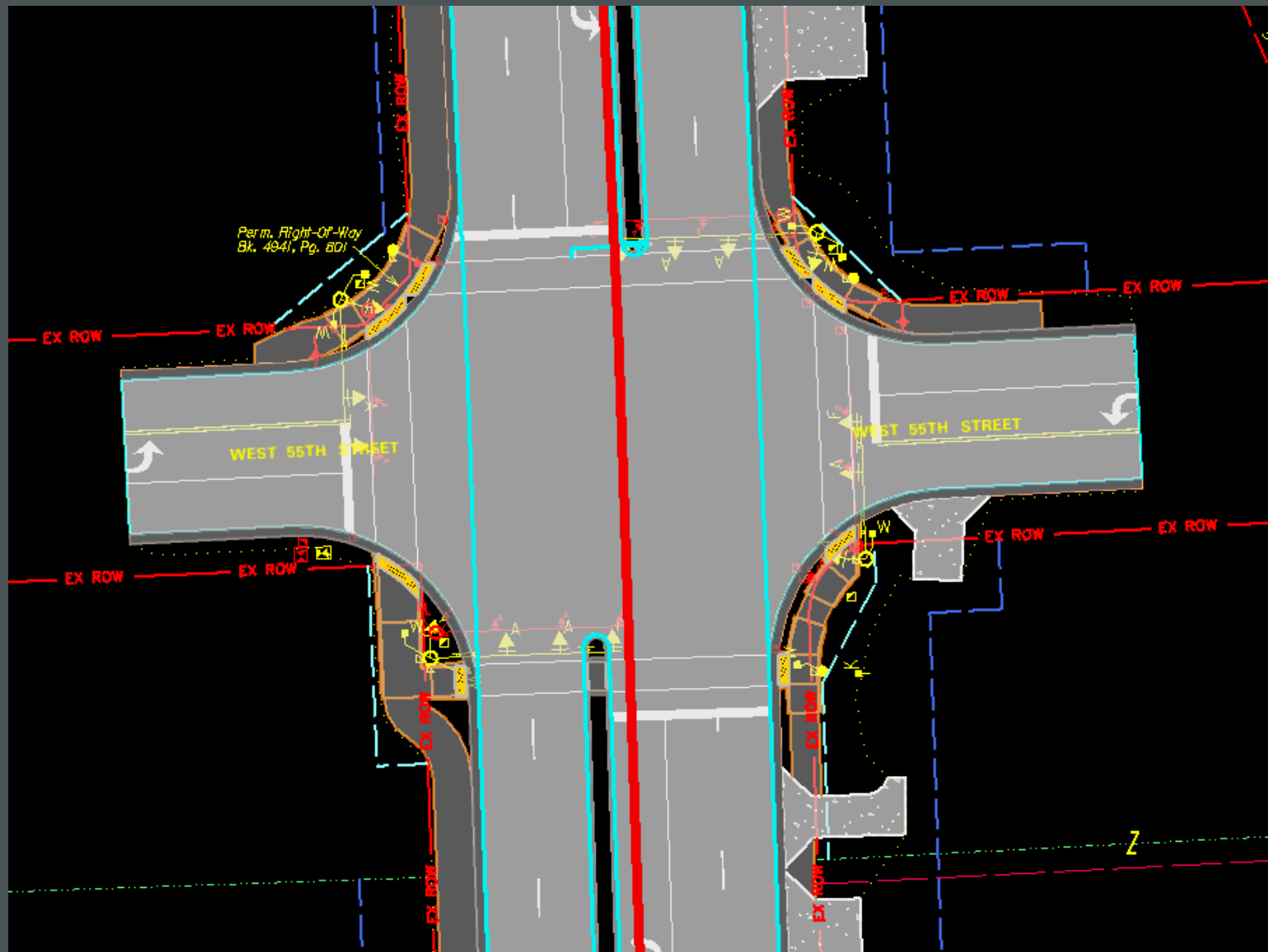
[Click to see historical imagery from 1991.](#)

© 2018 Google

Google Earth

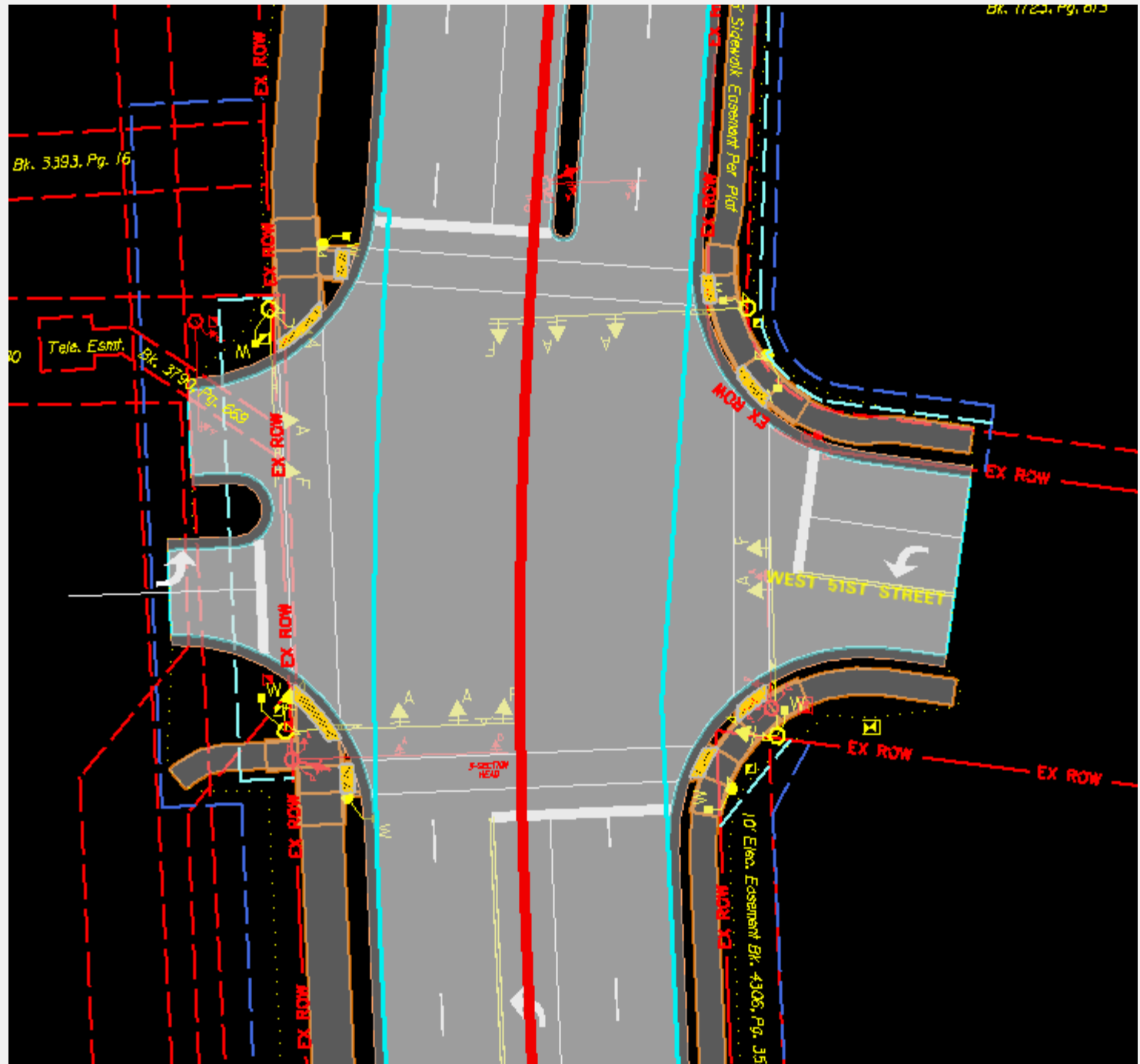
ROE BLVD. & W 55TH ST.

- Replace substandard 25' curb returns
- Replace radius type curb ramps & replace with directional ramps
- Some Permanent Sidewalk & Signal Easements Required



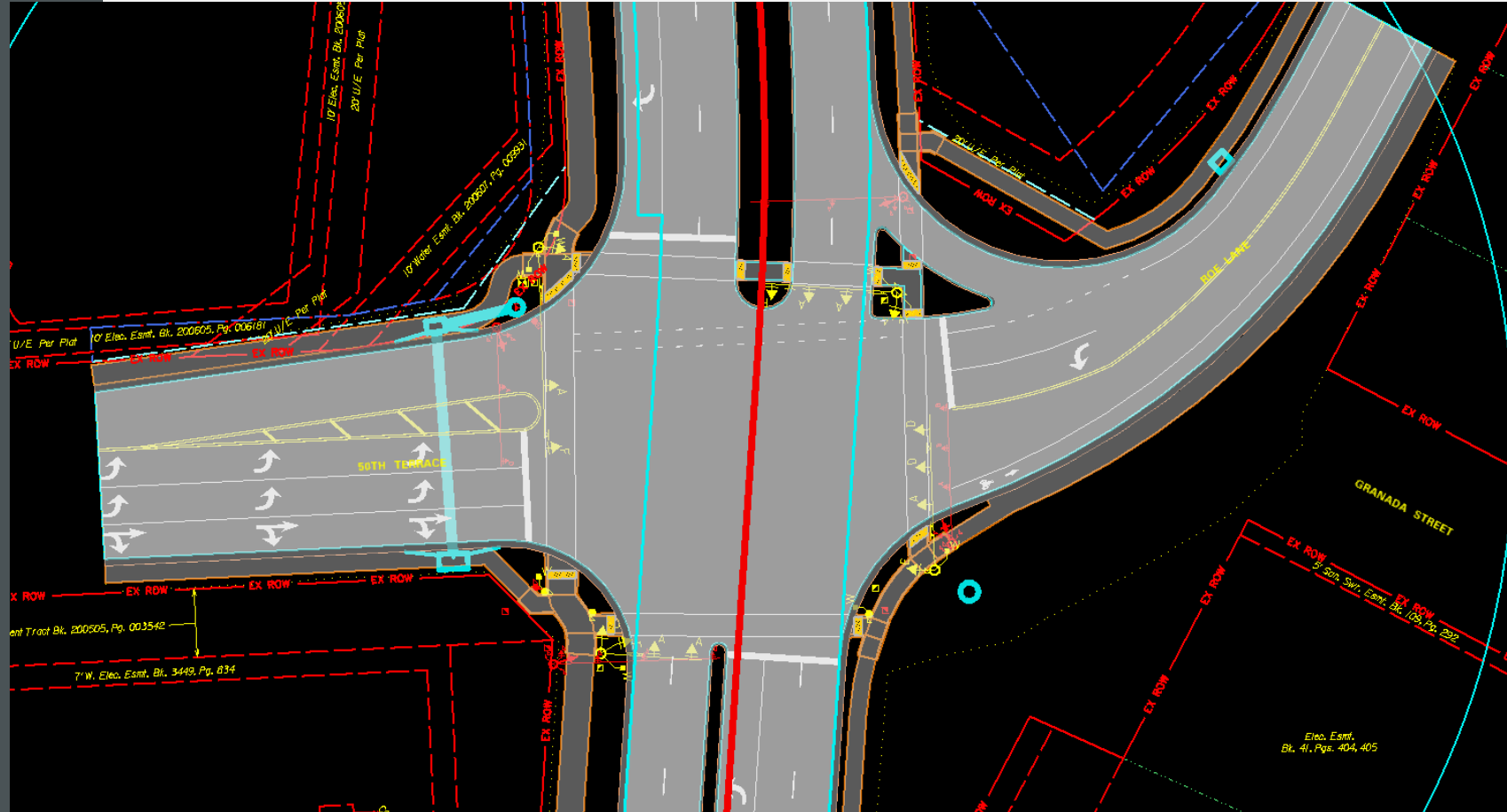
ROE BLVD. & W 51ST ST.

- Replace substandard 25' curb returns
- Replace radius type curb ramps
- Removal of southbound dedicated right turn lane
- Removal of median on south leg of intersection
- Some Permanent Sidewalk & Signal Easements Required (existing sidewalk outside of ROW)



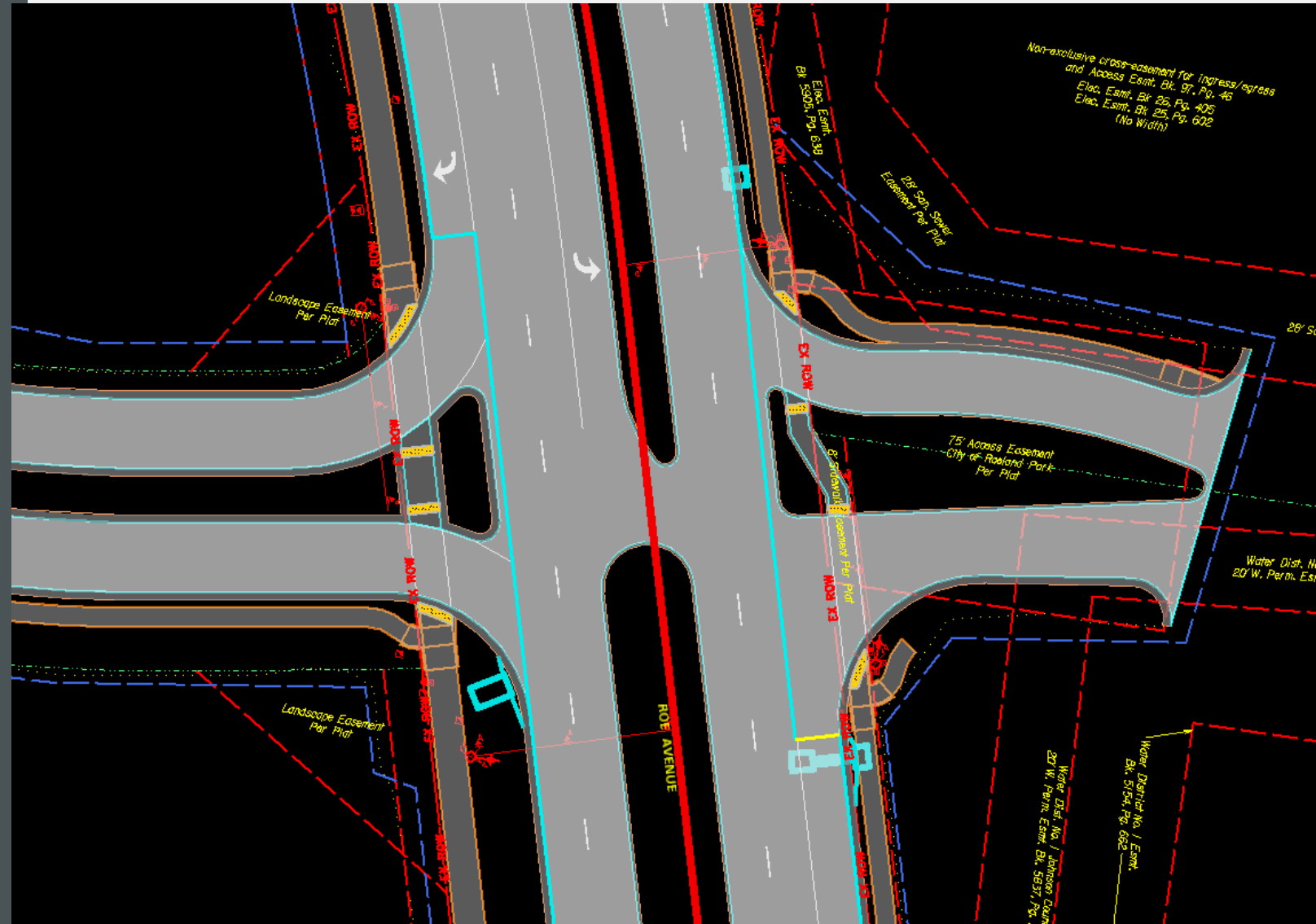
ROE BLVD. & ROE LN. / W 50TH TER.

- 50' radius on NW corner for trucks entering Lowe's back entrance & to creates refuge space for westbound bike lane
- Addition of bike lane striping
- Removal of southbound dedicated left turn lane
- Removal of Roe Lane retaining wall



ROE BLVD. & LOWE'S/ WALGREENS ENTRANCE

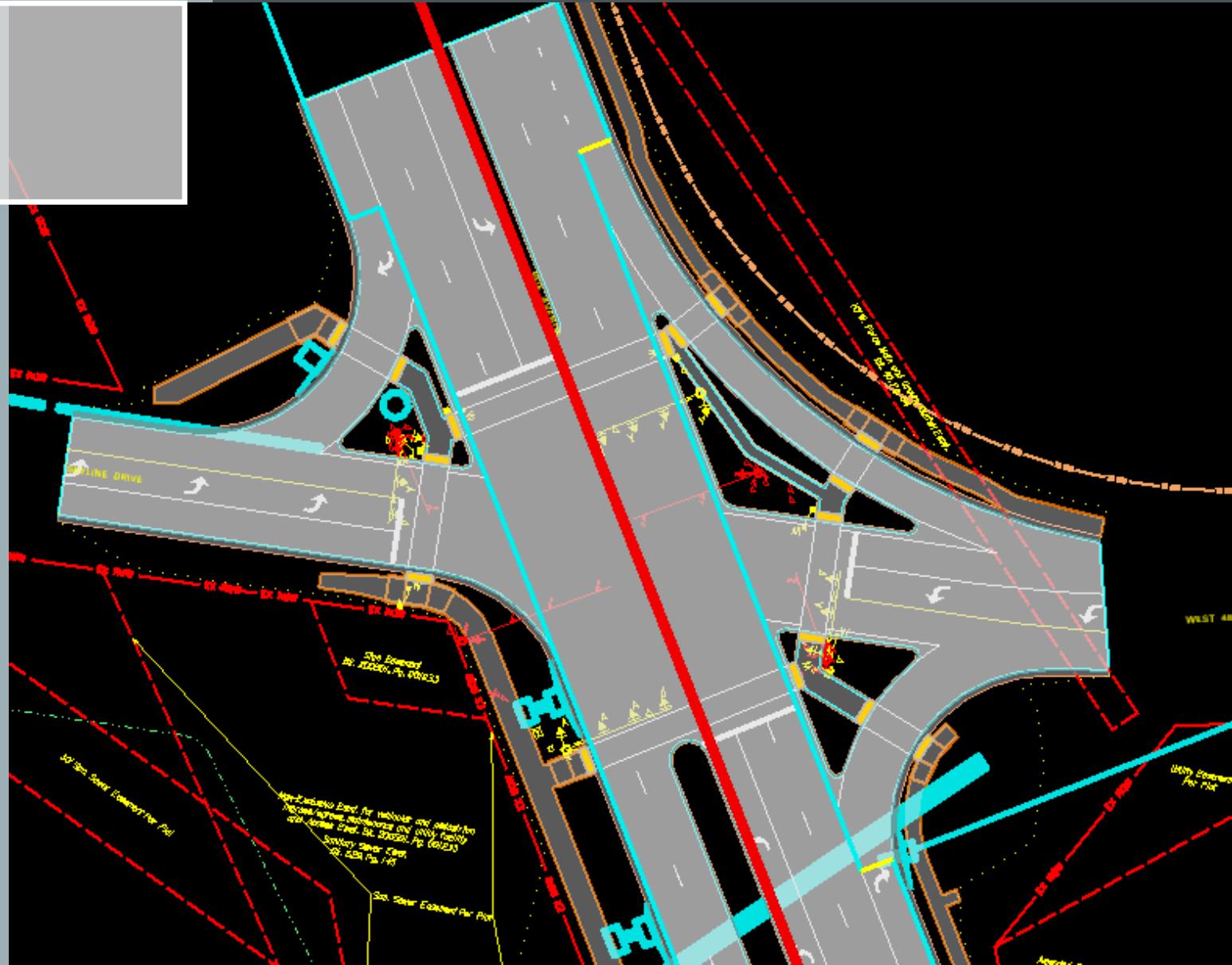
- Removal of signal
- Right In/Right Out to Lowe's and Walgreens
- Large landscaped medians



ROE BLVD. & SKYLINE/48TH ST.

Shortened right turn lane south of
intersection

Shortened pedestrian crossing
distances on all 4 legs

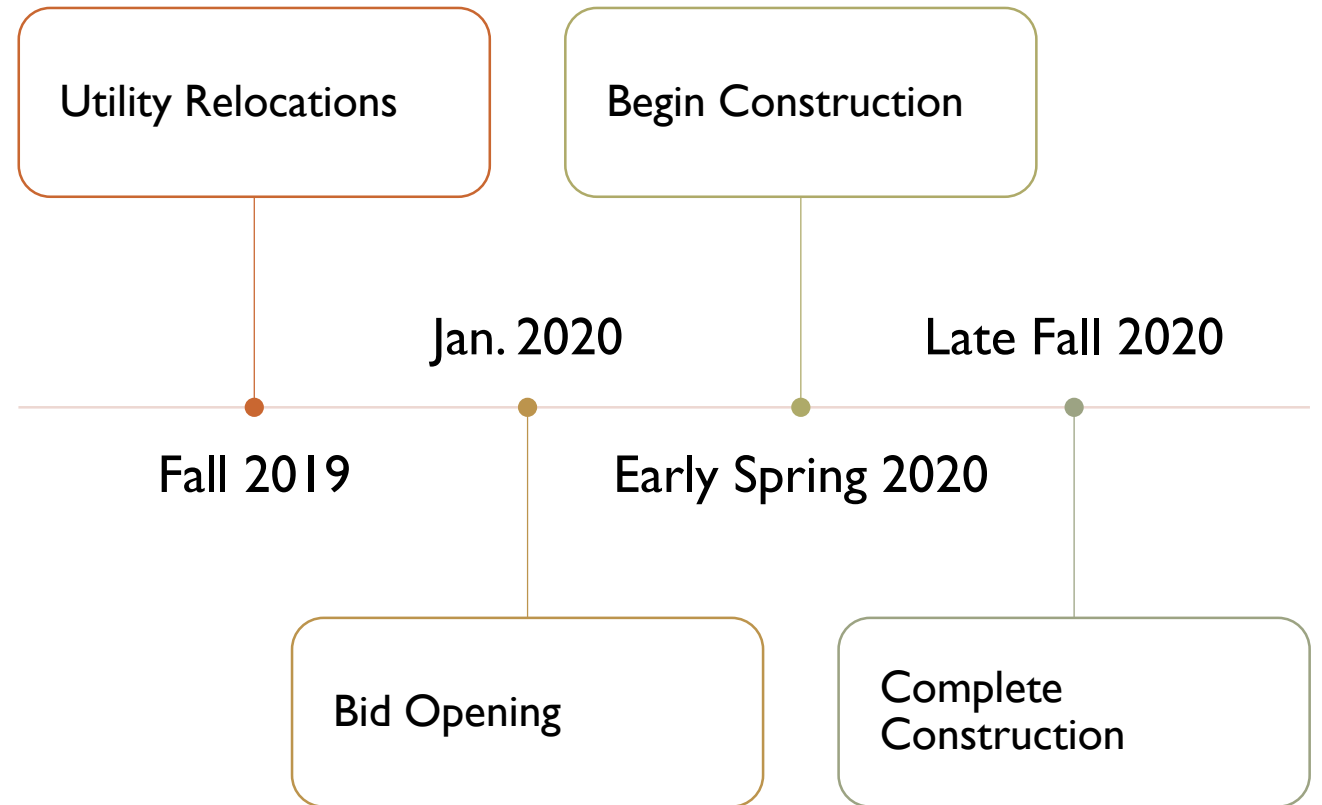




MOVING FORWARD

- Begin Final Design
- Aesthetic Details
- Right of Way Negotiations (6 Months)
- Utility Coordination & Relocation
- Final Plans (Completed Fall 2019)

ANTICIPATED CONSTRUCTION SCHEDULE



Item Number: DISCUSSION ITEMS- I.-2.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 9/28/2018
Submitted By: Keith Moody
Committee/Department:
Title: **Family Holiday Adoption Program**
Item Type: Presentation

Recommendation:

Informational item, no action anticipated.

Details:

The City of Mission has provided a family holiday adoption service for several years. This year, the program will also benefit Roeland Park through Roseland Elementary. Suzie Gibbs and Mayor Ron Appletoff with the City of Mission will be in attendance to make a presentation on the program and answer any questions you may have.

Several City staff, members of the Governing Body and our committee members have graciously volunteered to participate to help adopt families this year. We are excited to be participating in this program as an organization.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: DISCUSSION ITEMS- I.-3.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 9/27/2018
Submitted By: Jose Leon, Director of Public Works
Committee/Department: Public Works
Title: **2019 CARS Design & Inspection Task Order**
Item Type: Agreement

Recommendation:

Staff recommends Council approve the Larkin Lamp Rynearson Task Order at a cost not to exceed \$39,850.00

Details:

The 2019 CARS project is two streets. The first street is 50th Terrace, between Roe Blvd and Cedar Street. The second street is Cedar Street, between 50th Terrace and 51st Street. The project consists of a 2" mill/overlay of the streets, spot curb and gutter repair, sidewalk panel repair, and removal of the concrete median at the intersection of Cedar and 50th Terrace.

Staff met with Walmart staff as requested by the Governing Body to discuss their plans to use Cedar Street as a truck route. Walmart stated they have zero plans to use Cedar Street as a truck and the removal of the median will not change their plans. Walmart stated they do not intend the western access for the delivery trucks. Walmart does not want to use Cedar, a residential street connector as a truck route.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Additional Information

The median was constructed as part of a change order during the City's 2012 CARS project. The cost to construct the median was \$5,457. As you will see in the agenda attachment from the 2012 workshop meeting, the City wanted to change the street from a one-way street to a two-way street and the median was built to prevent trucks from using Cedar due to concern of them sliding through the Cedar and 50th Terrace intersection during icy conditions. A stop sign was also installed for westbound 50th Terrace traffic at Cedar in order for this traffic to see and avoid a vehicle traveling north on Cedar that may slide through this intersection during icy conditions. The existing median prevents truck from using these designated collector street routes (Cedar and 50th Terrace). The Roe Boulevard project planned for 2020 anticipates removal of the signal at the southerly entrance to Walmart, and in order to provide trucks a protected left turn onto northbound Roe removal of the median is necessary. The existing all way stop condition at this intersection addresses the safety concern, the median is not necessary but to prohibit truck traffic, which runs contrary to good traffic design (providing multiple means of egress). The City Engineer support this design and will be at this meeting to address function and safety related questions.

ATTACHMENTS:

Description	Type
LLR Design & Inspection Task Order	Backup Material
Project Limits	Exhibit
Median to be removed	Exhibit

City of Roeland Park – 2019 CARS Street Rehabilitation Project

Contract: 2019 CARS Street Rehabilitation Project

Ordinance or Resolution:

Task Agreement No: 18-12

Funding Amount: \$39,850.00

Purchase Order No:

Project Title: 2019 CARS – 50th Terrace and Cedar Street Rehabilitation Project

Contractor/Consultant:
Larkin Lamp Ryneerson
9001 State Line Road, Suite 200
Kansas City, MO 64114

Division Manager:
Civil Design Group
Daniel G. Miller, P.E. – Civil Design Group Leader

Project Management Manual reviewed:

Attachments (Gantt Chart, etc.): None

PROJECT Scope (can be in the form of an attachment):

1. See attachment

The attached services will be provided for an hourly rate not to exceed \$39,850.00, including direct expenses.

Staff Signatures

Mayor:

Mike Kelly

City Administrator:

Keith Moody

Signature: _____

Date: _____

Signature: _____

Date: _____

Partner Signatures

Division Manager:

Daniel G. Miller, P.E.

Signature: _____

Date: 9-27-2018

Company Principal (if different):

Tony O'Malley, P.E.

Signature: _____

Date: _____

Project Type: Design ☒ Construction ☒ Property Acquisition _____ Conceptual/Problem Solving _____ Surveying _____

Project Discipline(s): Transportation ☒ Planning _____ Water _____ Wastewater _____ Stormwater _____

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Professional Services Agreement, Public Works Department, Engineering Division by and between the City and Larkin Lamp Ryneerson (Professional), dated 1/1/2017.

Attach scope of work, budget, and other supporting material

Exhibit A: Basic Services and Other Matters

Scope of Project: The project includes design, plans, specifications, construction administration, and construction observation duties for constructing the 2019 CARS project, including 50th Terrace from Roe Boulevard to Cedar Street and Cedar Street from 50th Terrace to 51st Street. The project includes share the road bike markings, curb and sidewalk replacement, and mill and overlay. Restoration will include sodding along the curb and sidewalk.

The Consulting Engineer shall furnish and perform the various professional duties and services required for the construction of the Project in accordance with tasks listed in the scope of services.

General Design Requirements

The consultant shall design the Project in conformity with design criteria appropriate for the Project in accordance with City of Roeland Park standards, Kansas City Metro APWA standards, and the current version of the Manual on Uniform Traffic Control Devices (MUTCD).

The Design plans shall be signed and sealed by the licensed professional engineer responsible for the preparation of the design plans.

Hazardous Materials

It is acknowledged by both parties that the Consulting Engineer's scope of services does not include any services related to hazardous or toxic materials. In the event the Consulting Engineer or any other party encounters hazardous or toxic materials at the project site, or should it become known in any way that such materials may be present at the project site or any adjacent areas that may affect the performance of the Consulting Engineer's services, the Consulting Engineer may, at his or her option and without liability for consequential or any other damages, suspend performance of services on the project until the City retains, at their cost, appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the hazardous or toxic materials.

Task 1 Preliminary Design

1.01. Data Collection.

- A. Attend pre-design meeting.
- B. Develop detailed design schedule in a form compatible with MS Project 4.0 or later. Submit copy to City, and provide digital updates at scheduled progress meetings. Include at least the following benchmarks.
 - 1. Data collection complete.
 - 2. Plans to all utilities.
 - 3. Field check complete.
 - 4. Public meetings.
 - 5. Agency permits submitted.
 - 6. Office Check plans submitted for review.
 - 7. Project ready for bid.
- C. Schedule and coordinate project activities with the City (where applicable).
- D. Field data collection.
 - 1. Compile project photos of existing conditions (roadway, entrances, monuments, grading, etc.)

E. Ownership and abutting property information.

1. Show plat information on plans.
2. Obtain ownership information. If required, the Consulting Engineer shall prepare an RFP to be mailed to City approved title companies to provide for ownership information research. The Consulting Engineer will review proposals and recommend company to the City for approval. The City shall pay the costs associated with ownership information research to the title company. The Consulting Engineer shall coordinate required work with the title company.
3. Review record drawings on abutting projects and subdivisions. Update as required.
4. Obtain and review new, approved site plans for developments.

F. Prepare an analysis of the construction phasing and traffic control needs to maintain acceptable access to the existing land uses along the project corridor.

G. Develop base map from survey information. Base map to be at a scale necessary to adequately describe the work, as approved by the City. Base map shall show, at a minimum, existing property lines, owner information, and existing utility information as determined from surveyed utility locates, visible features and/or facility maps.

1.02 Prepare Field Check Plans

- A. Cover sheet.
- B. Typical sections.
- C. Pavement section
- D. Preliminary survey reference sheet
- E. Plan sheets for Roadway
- F. Preliminary pavement marking, signing.
- G. Preliminary construction grading limits.
- H. Quality Assurance Review.

1.03 Submit field check plans and opinion of probable construction cost to the City. The preliminary opinion of probable project costs should be itemized by unit of work and shall include appropriate contingency.

1.04 Submit field check plans to utility companies for their use in preparing plans for relocations.

1.05 Meet with utility companies to discuss project and begin coordination for relocations (Assume one meeting).

1.06 Field Check meeting to be performed with representatives of the Consulting Engineer and the City to review the Field Check plans.

1.07 Public Information:

- A. Prepare for and attend one public information meeting, if requested by the City, to explain the project to property owners and key stakeholders, and to receive public comments at a time and place arranged for by the City.
1. Prepare exhibits, including preliminary plans.

- 2. Have persons available to explain the proposed work and to answer questions.
- B. The Consulting Engineer will be available to meet with City staff and concerned property owners as directed by the City to discuss the project at any time throughout the project.

1.08 Permitting.

A. No permit activities are anticipated to be required under this Basic Scope of Services. If permitting is required the work shall be done under a supplemental agreement.

Task 2 - Final Design

2.01 Prepare detailed plans and specifications.

- A. Cover sheet.
- B. Typical sections.
- C. Final survey reference sheet.
- D. Pavement design.
- E. Plan Sheets for Roadway.
- F. Detail Sheet for curb inlet modifications.
- G. Individual sidewalk ramp design and details per ADA requirements
- H. Pavement marking and signing.
- I. Existing and proposed right-of-way limits.
- J. Property lines and owner information.
- K. Traffic control plan.
- L. Location of existing utilities and underground facilities.
 - 1. Review each utility company's relocation plans
- M. Erosion and sediment (E&S) control plans, details and estimated quantities meeting NPDES requirements. Notes on plans shall include the intent of the erosion and sediment controls.
- N. If required, sanitary sewer relocation plans and/or septic system modifications will be done under a supplemental agreement.
- O. Standard and Special Construction Detail Sheets.
- P. Summary of Quantities and Recapitulation of Quantities sheets for minimal selected items.
- Q. Prepare Project Manual, Specifications and Special Provisions.
- R. Quality Assurance Review.

2.02 Provide final plans to utility companies and coordinate any necessary relocations.

2.03 Prepare a detailed opinion of probable cost.

- A. Include an appropriate contingency.
- B. Estimate time required to complete construction.

2.04 Submit Office Check Plans to City for review

- A. Print & submit plans
- B. Provide plan modifications based on review comments received from City.
- C. At the completion of the project design, furnish to the City the CAD drawings of the project in AutoCad format for the City's future use. The record contract documents for the project will be the original sealed drawings. In addition, furnish plans in .pdf format. Specifications to be provided in .pdf format.
- D. Provide bid sets via Drexel electronic plan room.
- E. Provide plans and specifications in electronic (.pdf) format to Plan Rooms as necessary.

2.05 Meet with City as requested during preparation of detailed plans.

Task 3 Bidding

- 3.01.** Answer Contractor questions during the bid period and issue any necessary addenda.
- 3.02.** Attend Bid opening, review bids and prepare bid tabulation.
- 3.03.** Assist City in analyzing bids and making recommendation for award of the construction contract.
- 3.04.** Prepare Contract Documents and print construction sets for Contractor and City.
- 3.05.** Attend and prepare minutes for a pre-bid conference, if required.
- 3.06.** Prepare written addenda to the bidding documents as required and or requested.
- 3.07.** Attend a pre-construction conference with representatives of the City, the successful bidder and utilities.

Task 4 Construction Services

- 4.01** Be available for discussion and consultation during the construction phase.
- 4.02** Review shop drawings and be available for consultation with the City during construction.
- 4.03** Participate in final walk through inspection.
- 4.04** Prepare plan revisions as necessitated by conditions encountered in the field during construction, with the exception of traffic control plans.
- 4.05** Prepare final record drawings from Contractor provided redlines that reflect:
 - A. All change orders
 - B. Minor design changes
 - C. Changes made in the field and marked on the construction plan set.
 - D. Provide record drawings in pdf format.
- 4.06** Attend two construction progress meetings as directed by the City.
 - A. Consulting Engineer shall prepare and issue plan revisions at these meetings as changes occur.
- 4.07** Review submitted pay applications for accuracy and provide recommendation to City for payment.
- 4.08** Construction Observation

- A. Attend Preconstruction and progress meetings.
- B. Facilitate Contractor Coordination with Utilities.
- C. Visually inspect the contractors work throughout the project.
- D. Record a daily journal of the contractor's progress on the project.

Completion Time:

The Consulting Engineer hereby agrees to complete field check and Right of way plans by **December 4, 2018**, and to complete all work necessary to advertise for bids including preparation of final plans and specifications by **January 15, 2019**.

CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE 2019 CARS - 50th Terr & Cedar Street
LOCATION Roeland Park
DATE 9/27/2018

PROJECT #
BY Dan McGhee

Classification:	Civil Design Group Leader	Sr. Project Manager IV	Project Engineer III	Project Designer IV	Construction Observer	Admin Asst.	Subtotal of Hrs per Item	Subtotal of Fee per Item
Associate:	Miller	McGhee	Schliecher	McMurry	Jones	Cunningham		
Hourly Rate:	\$215.00	\$172.00	\$101.00	\$100.00	\$92.00	\$66.00		
Design Services								
City Meetings (2 Meetings)	4	4	0	0	0	0	8	\$1,548.00
Import Survey and Create Base Mapping	0	0	0	5	0	0	5	\$500.00
Field Investigation	0	2	2	0	0	0	4	\$546.00
Preliminary Field Check Plans	1	4	8	16	0	0	29	\$3,311.00
Details/Typical Sections	1	2	5	8	0	0	16	\$1,864.00
Estimate Quantities	1	2	6	8	0	0	17	\$1,965.00
Utility Coordination	0	2	2	0	0	0	4	\$546.00
Utility Coordination Meeting	0	2	2	0	0	0	4	\$546.00
Field Check	0	2	2	0	0	0	4	\$546.00
Final Design Plans	2	8	10	28	0	0	48	\$5,616.00
Prepare Specifications and Project Manual	1	8	8	0	0	8	25	\$2,927.00
Bid Assistance	1	4	6	0	0	4	15	\$1,773.00
Subtotal of Hours per Associate	11	40	51	65	0	12	179	
Subtotal of Fee per Associate	\$2,365.00	\$6,880.00	\$5,151.00	\$6,500.00	\$0.00	\$792.00		
						Labor Fee		\$21,688.00
						Reimbursables 5%		\$1,084.40
						Contingency 0%		\$0.00
Subtotal of Engineering Services								\$22,772.40

Construction Administration								
Attend Preconstruction Meeting	2	2	0	0	0	0	4	\$774.00
Shop Drawing Review/ Submittals	1	3	8	0	0	0	12	\$1,539.00
Field Visits	0	3	0	0	0	0	3	\$516.00
Construction Issues and Question Resolution	2	4	4	0	0	0	10	\$1,522.00
Subtotal of Hours per Associate	5	12	12	0	0	0	29	
Subtotal of Fee per Associate	\$1,075.00	\$2,064.00	\$1,212.00	\$0.00	\$0.00	\$0.00		
						Labor Fee		\$4,351.00
						Reimbursables 5%		\$217.55
						Contingency 5%		\$217.55
Subtotal of Construction Administration								\$4,786.10

Construction Observation								
Construction Observation								
Part Time, 20 Hours / Week / 32 Day Construction	0	0	0	0	128	0	128	\$11,776.00
Subtotal of Hours per Associate	0	0	0	0	128	0	128	
Subtotal of Fee per Associate	\$0.00	\$0.00	\$0.00	\$0.00	\$11,776.00			
						Labor Fee		\$11,776.00
						Reimbursables 0.575/mi		\$515.20
						Contingency 0%		\$0.00
Construction Observation Fee Total								\$12,291.20

Project Fee Summary								
						Design Engineering		\$22,772.40
						Construction Administration and Observation Fees		\$17,077.30
PROJECT TOTAL								\$39,849.70





Item Number: DISCUSSION ITEMS- I.-4.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/1/2018
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Aldi's Final Development Plan**
Item Type: Presentation

Recommendation:

Review and approval of the Preliminary and Final Development Plans for Aldi's as submitted.

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.

The City Planning Commission approved the preliminary and final plans as submitted on Sept. 18th. Any recommended changes would require a 2/3 majority of council to override the Planning Commission's recommendation.

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.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Continue to provide neighborhood support and services.

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.

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.

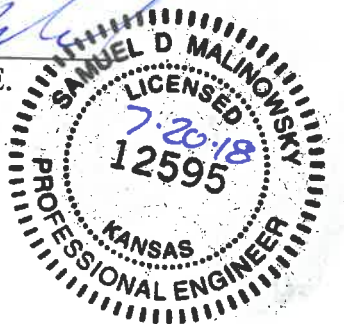
The city of Roeland Park has adopted the KC Metropolitan Chapter of the American Public Works Association Section 5600, Storm Drainage Systems & Facilities. Per section 5601.3.A.3, if the site is less than 2 acres in size and the increase in impervious area is less than 10% then the development is excepted 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
☒ Preliminary Development Plan	\$400.00
☐ Revised Preliminary Development Plan	\$400.00
☒ Final Development Plan	\$650.00
☐ Revised Final Development Plan	\$650.00
☐ Landscaping Plan	\$125.00
☐ 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: _____			
☐ Rezoning Case No. _____ ☐ Special Use Permit No. _____ ☐ Previous Plan Approval: _____			
☐ City Engineer review and comment submitted			
Technical studies required? ☐ Yes ☐ No If yes, what type and when submitted? _____			
Assurances of adequate public facilities received. ☐ Yes ☐ 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.

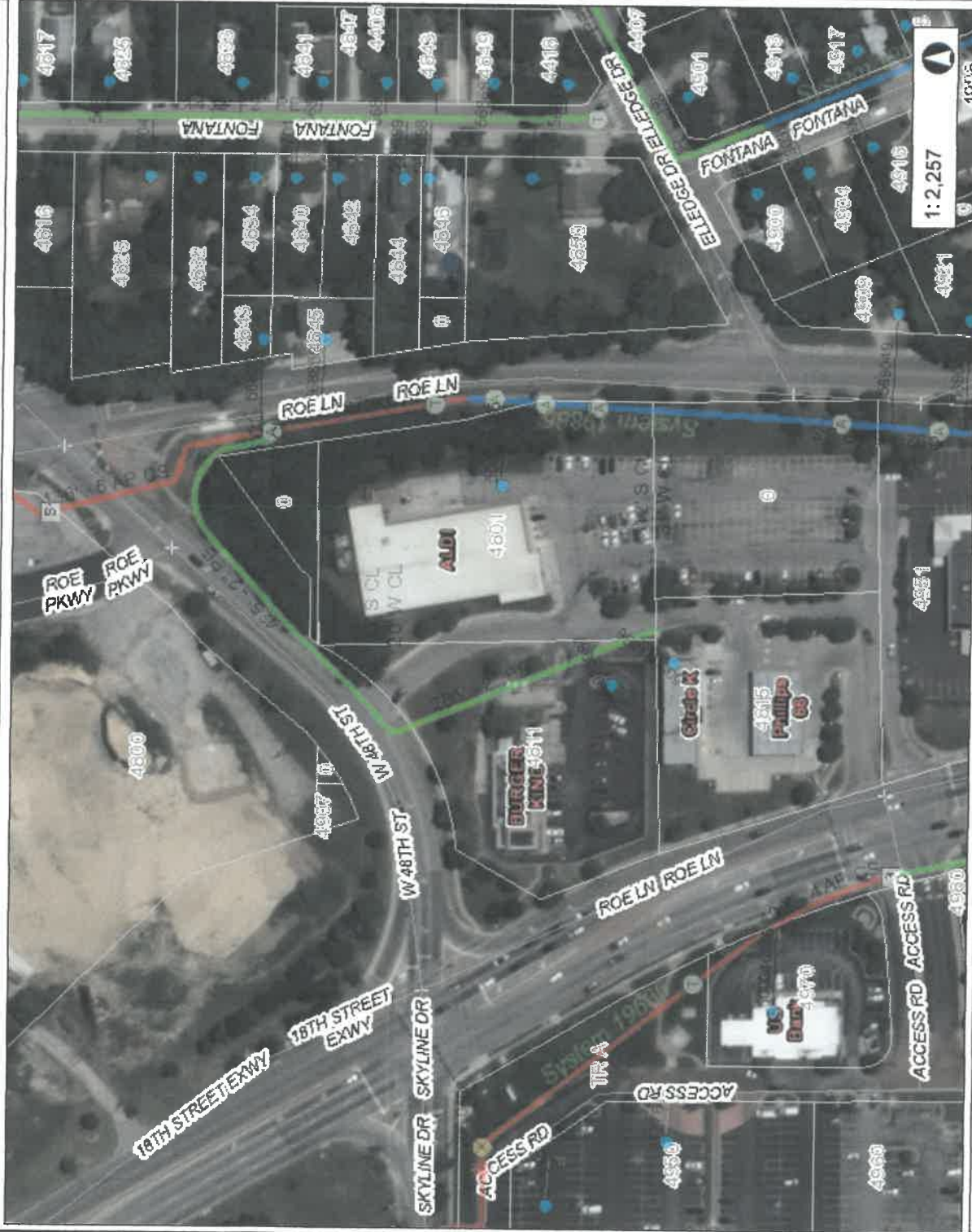
A map of our facilities is attached for your information. Feel free to contact me if you have any questions.

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

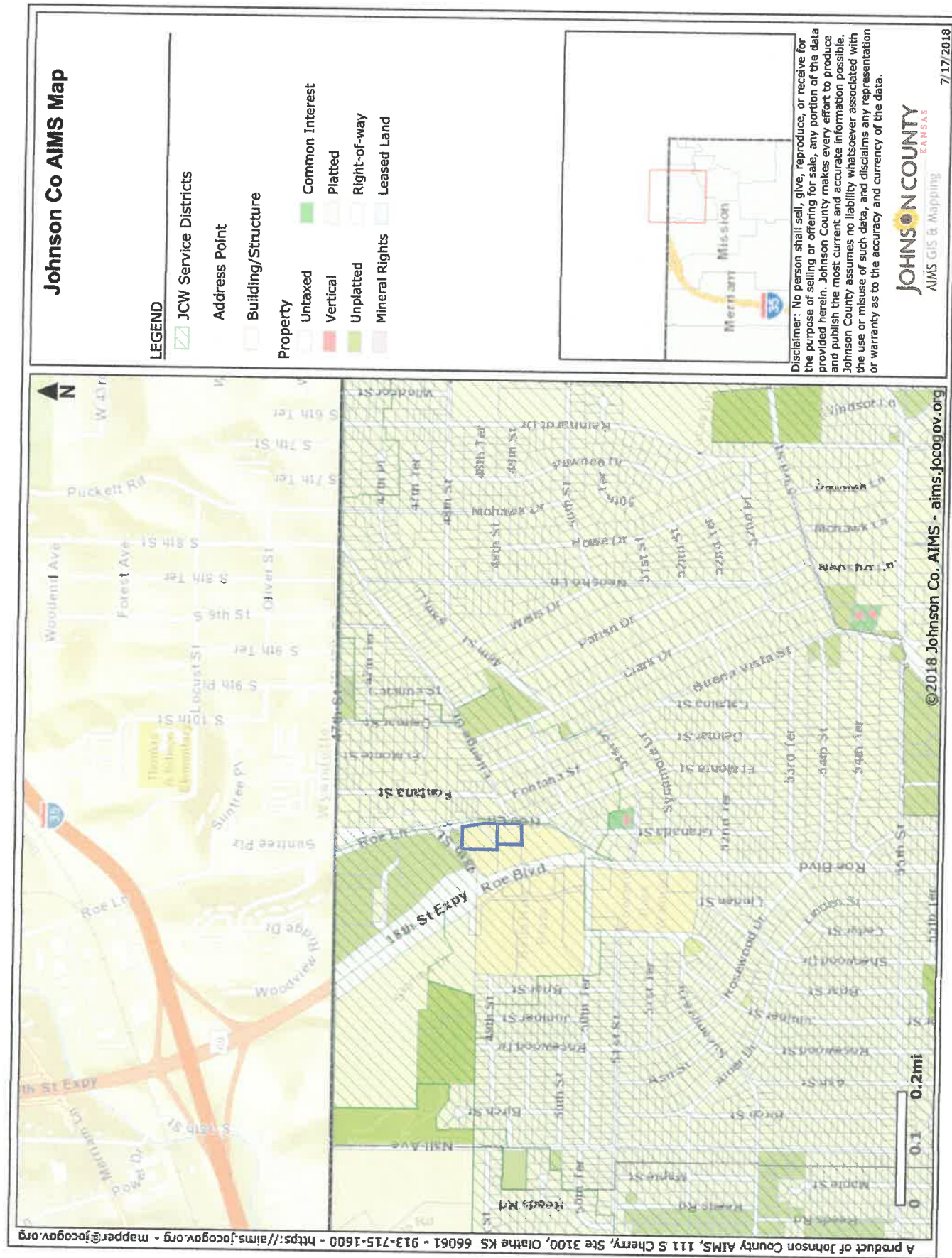
Supervisor of Distribution Water Quality & New Services

WaterOne | 10747 Renner Blvd. | Lenexa, KS 66219

Office: 913/895-5754 | canderson@waterone.orgThe logo for WaterOne, featuring the word "WaterOne" in a blue, sans-serif font. The "One" is slightly larger and more prominent than "Water".

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,

A handwritten signature in blue ink, appearing to read 'SM', is positioned above the typed name.

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

Enclosure: Preliminary Development Plan

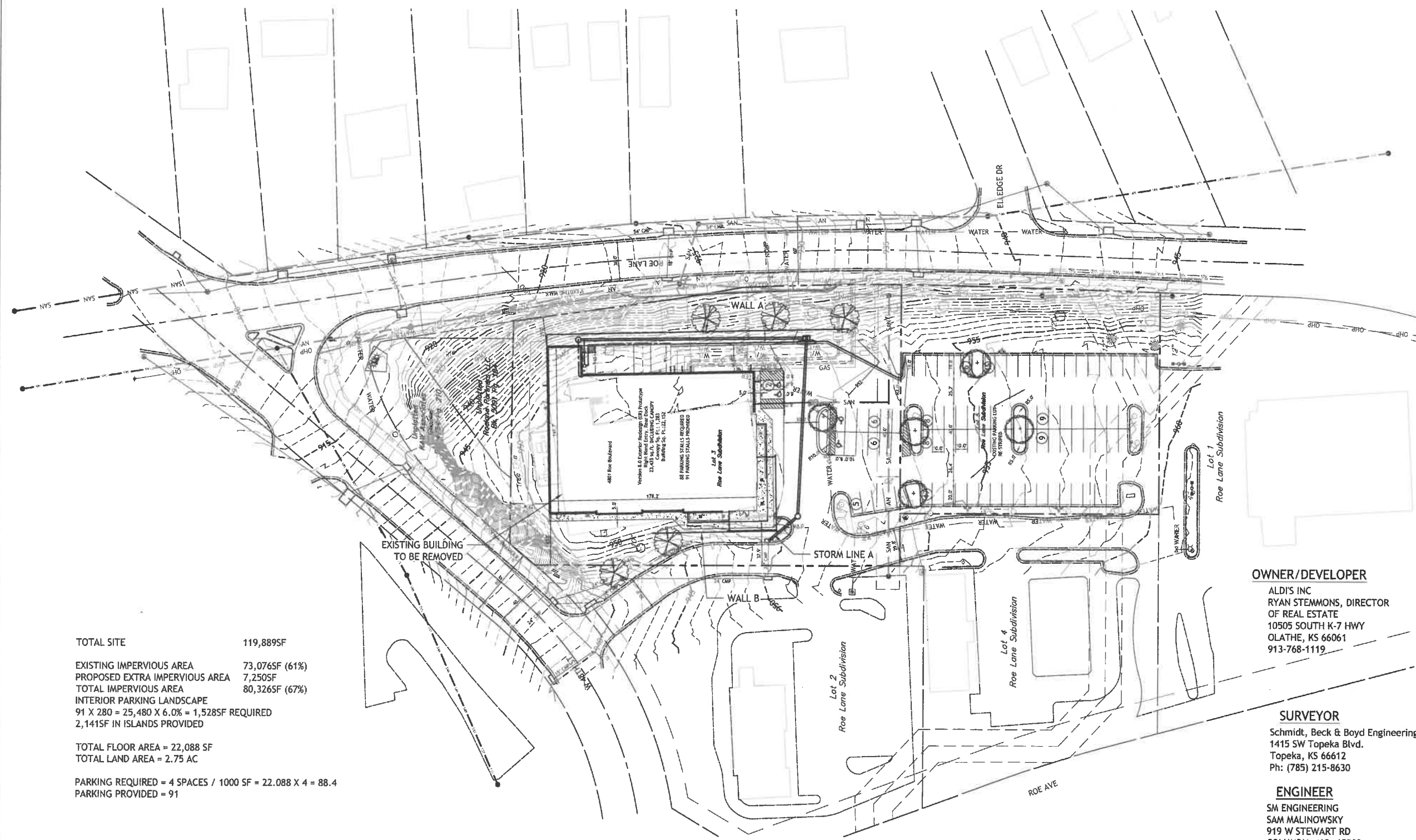
PRELIMINARY DEVELOPMENT PLAN
ALDI
4801 ROE BLVD, ROELAND PARK KS

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

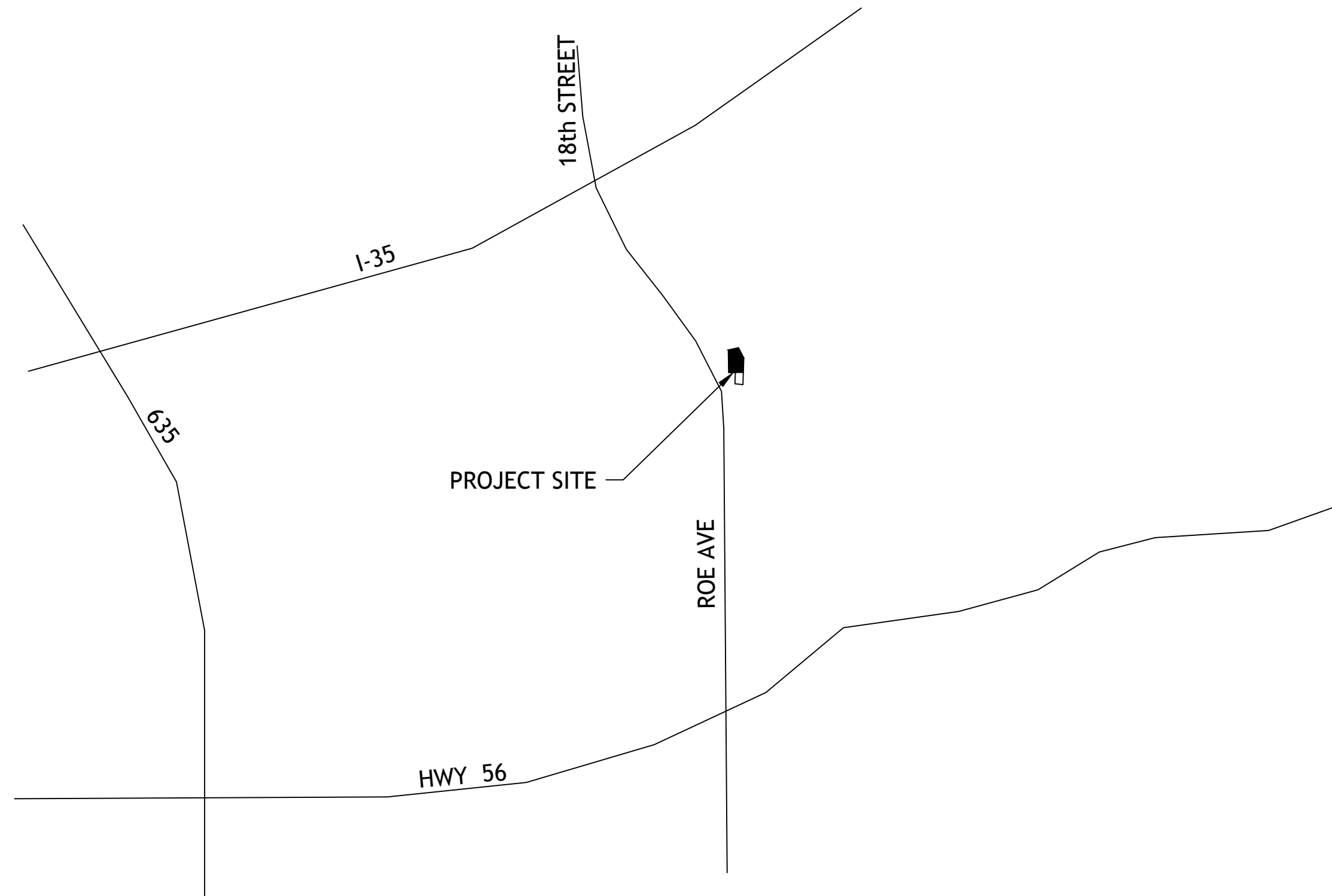
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING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

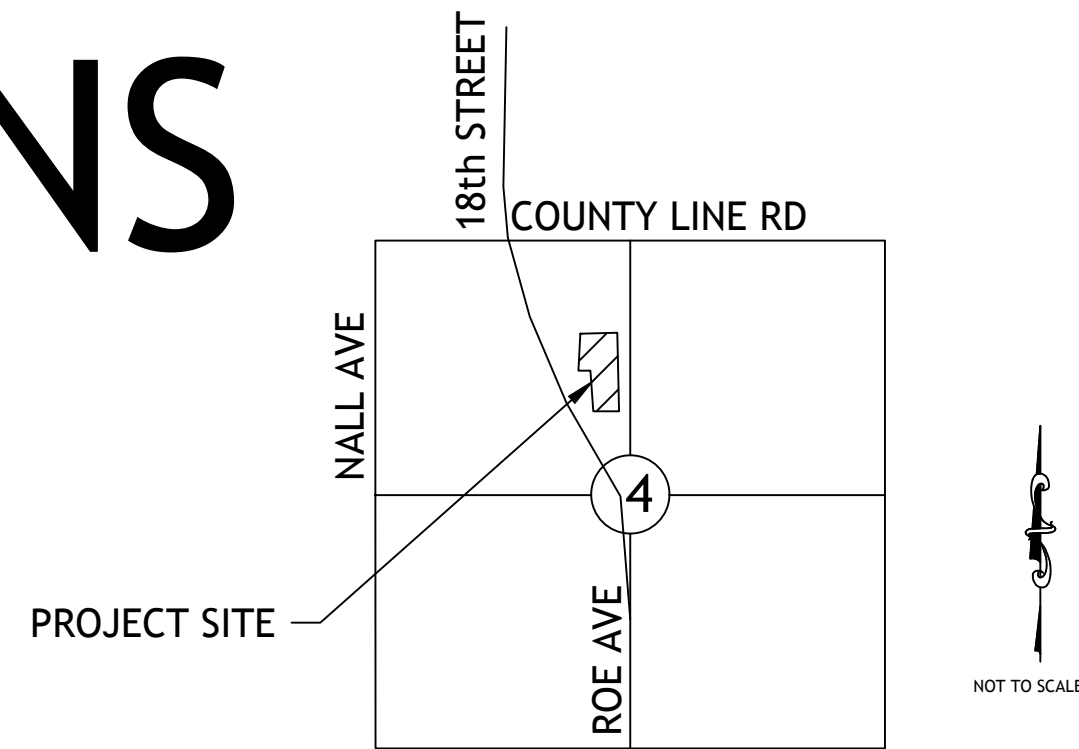


LOCATION MAP

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

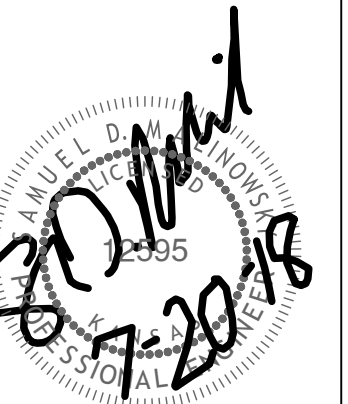
SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
COLUMBIA, MO. 65203
785-341-9747

SM Engineering

SME

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

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Revisions

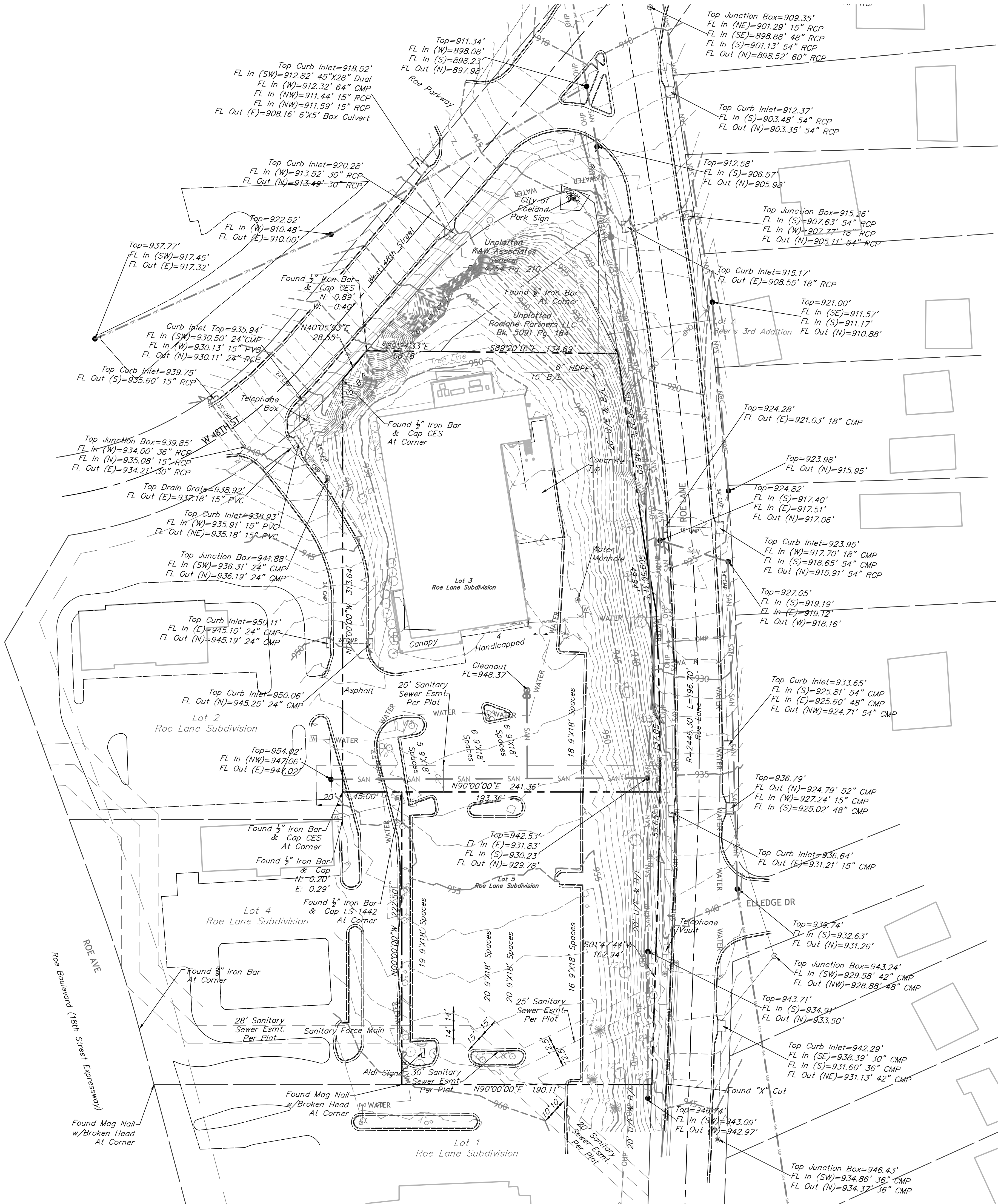
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Incorporated
4801 Roe Boulevard
ROELAND PARK, KANSAS

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:

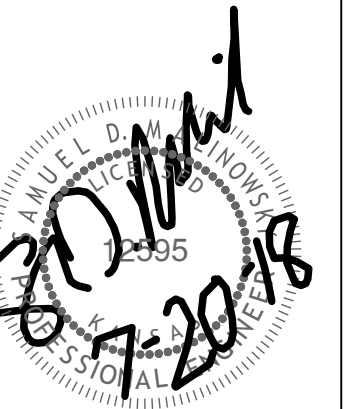
- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Roe Lane Subdivision, Book 97 at Page 46.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for 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.

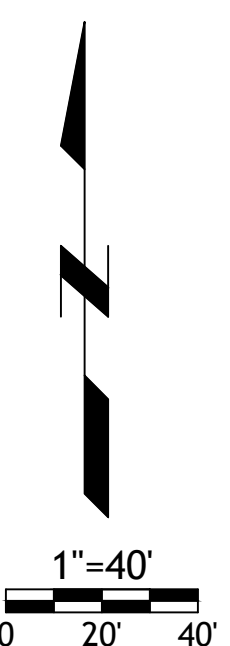
Matthew J. Schlicht, KS PLS 1586
Midwest Engineering Solutions, LLC. LS-218

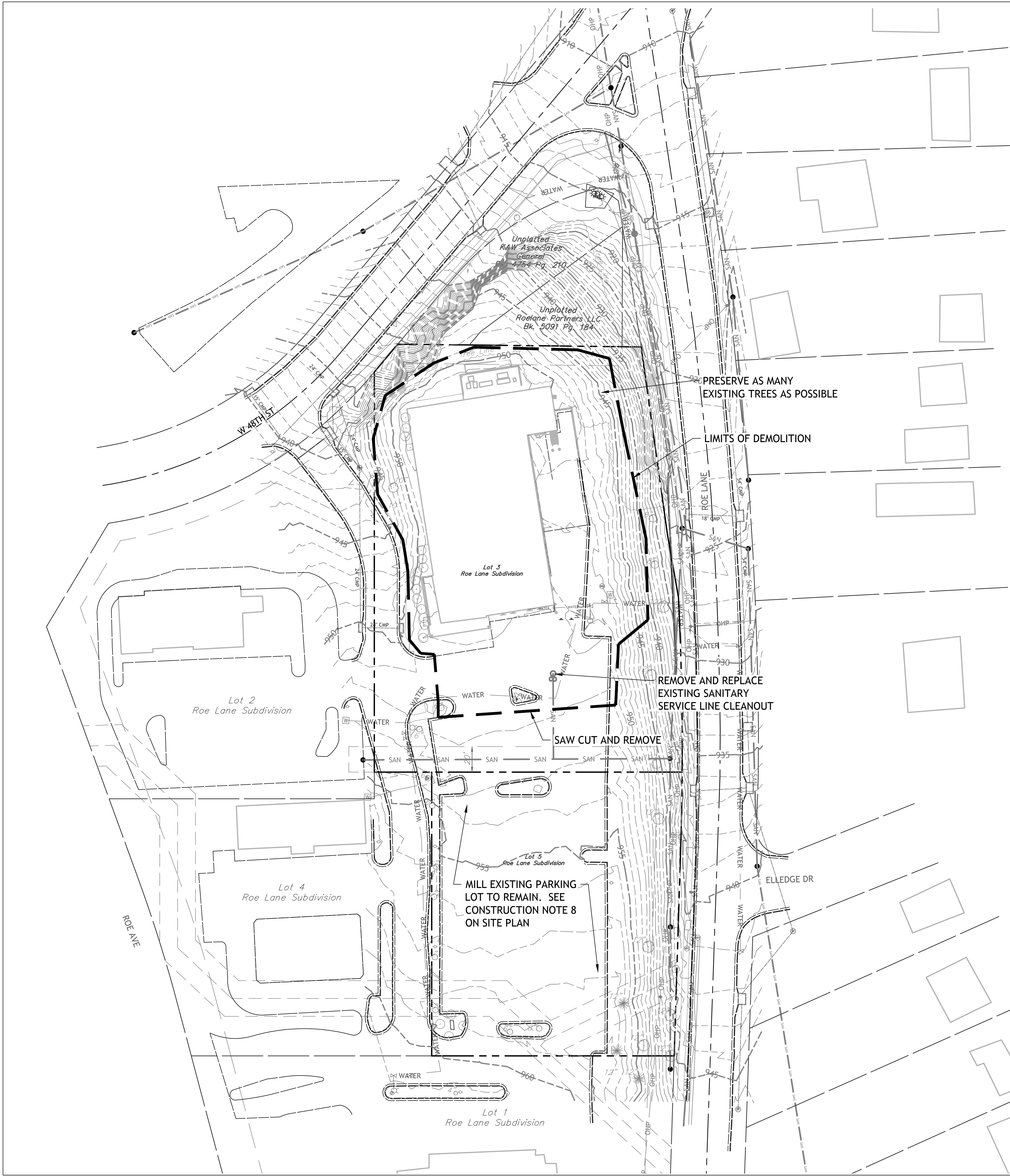
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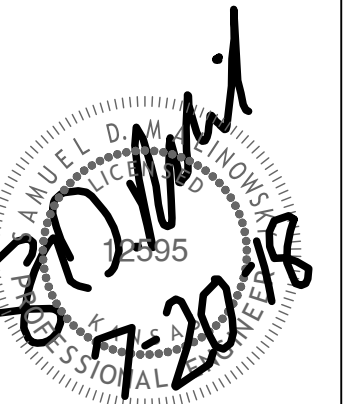


SITE DEMOLITION NOTES

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.

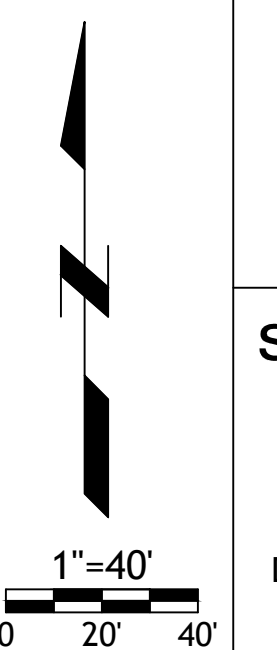
UTILITY NOTES

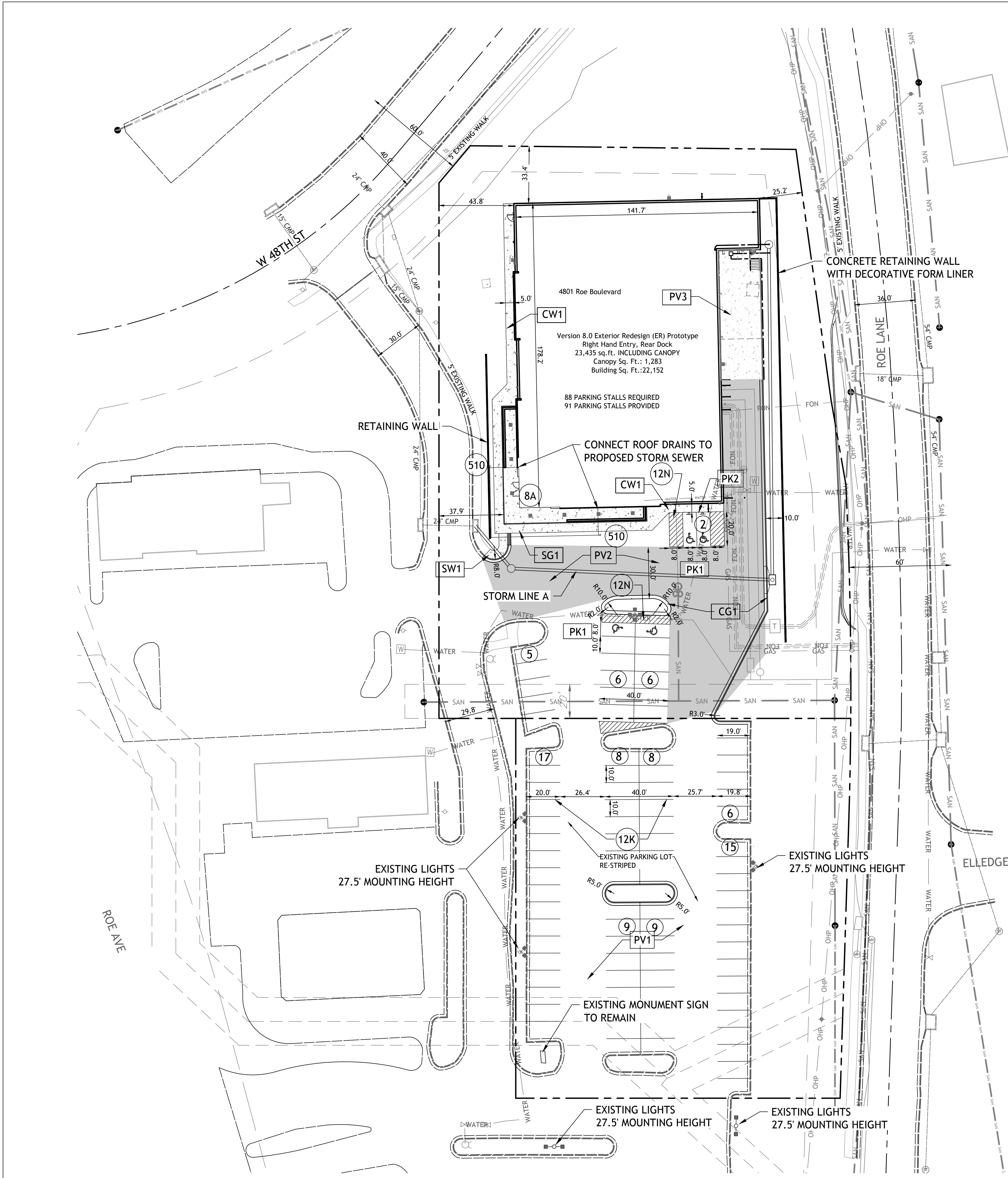
1. CONTRACTOR TO COORDINATE WITH KANSAS GAS SERVICE FOR TERMINATION OF SERVICE AND REMOVAL OF EXISTING LINE AND METER
2. CONTRACTOR TO COORDINATE WITH KCPL ON REMOVING EXISTING SERVICE LINE AND PROVIDING NEW SERVICE.
3. CONTRACTOR TO REMOVE EXISTING 8" WATER AND RE-ROUTE AS SHOWN PER WATER ONE'S REQUIREMENTS.



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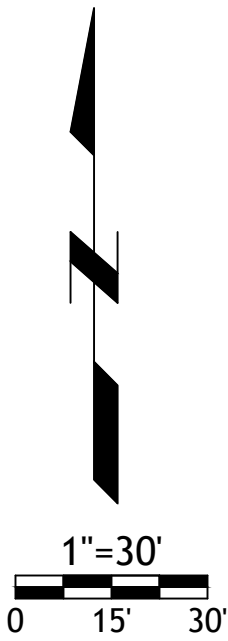


- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED 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.



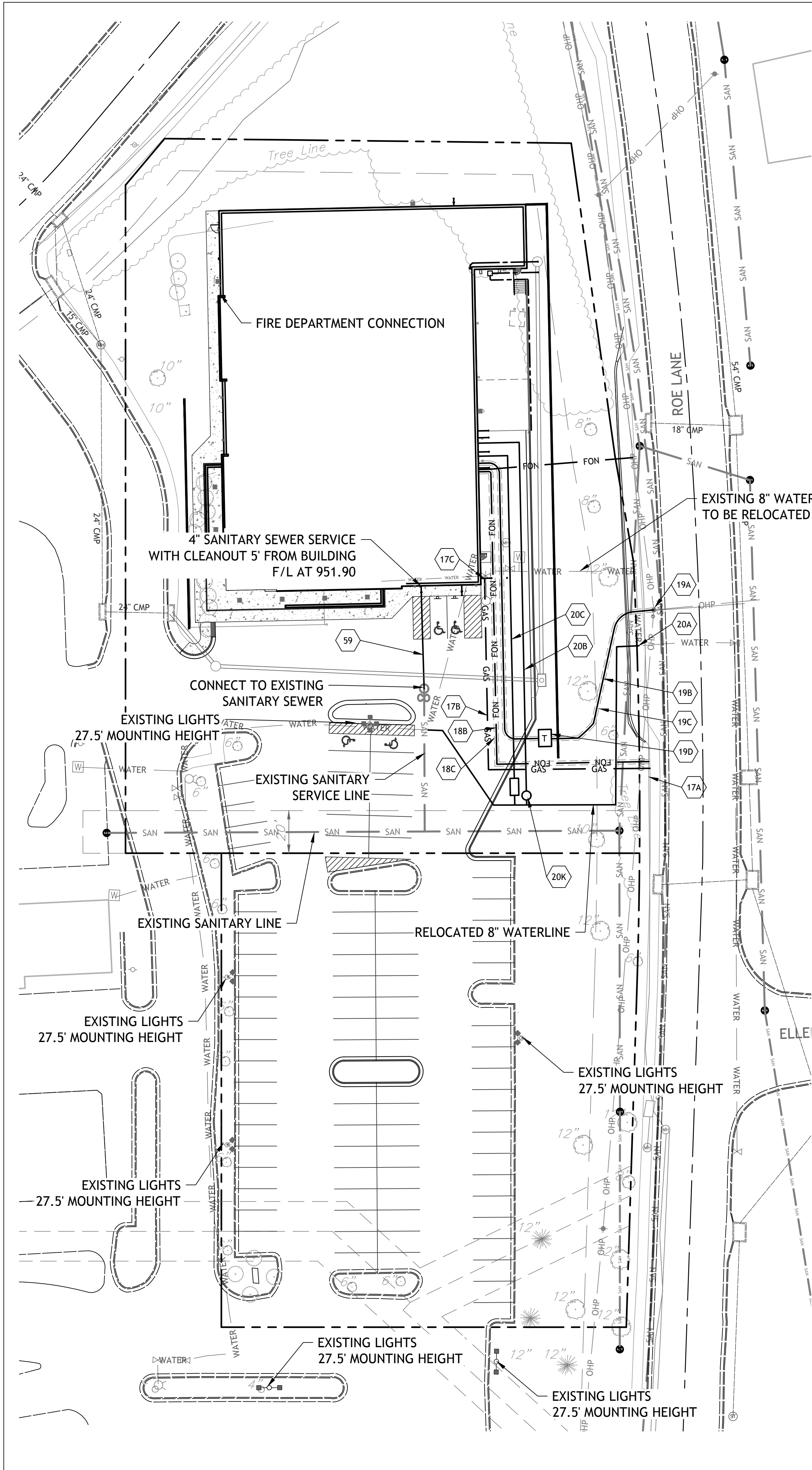
SM Engineering
SM E
919 W. Stewart Road
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smcivilengr@gmail.com
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sheet
C03
Civil
SITE PLAN
permit
20 JULY 2018



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.

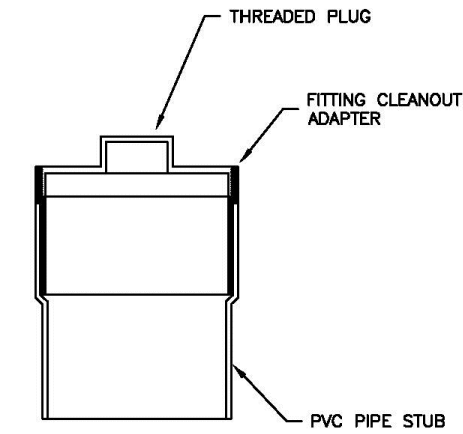
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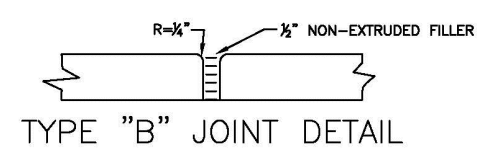
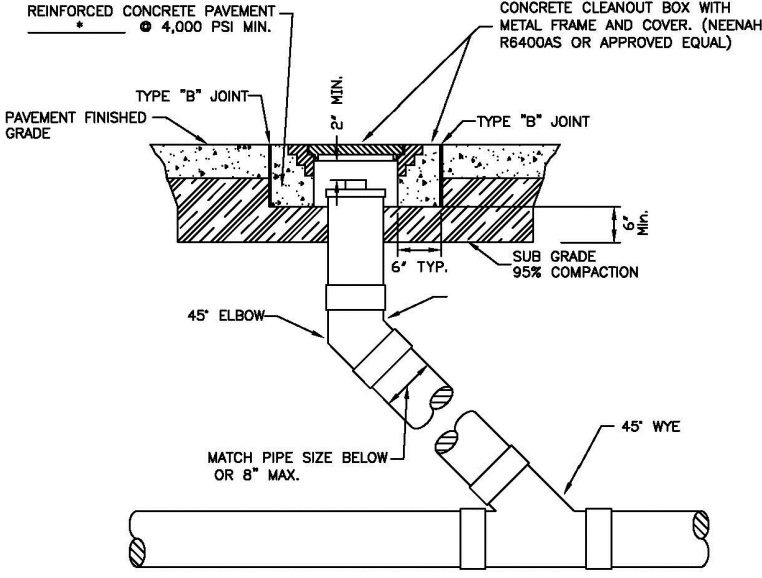
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2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

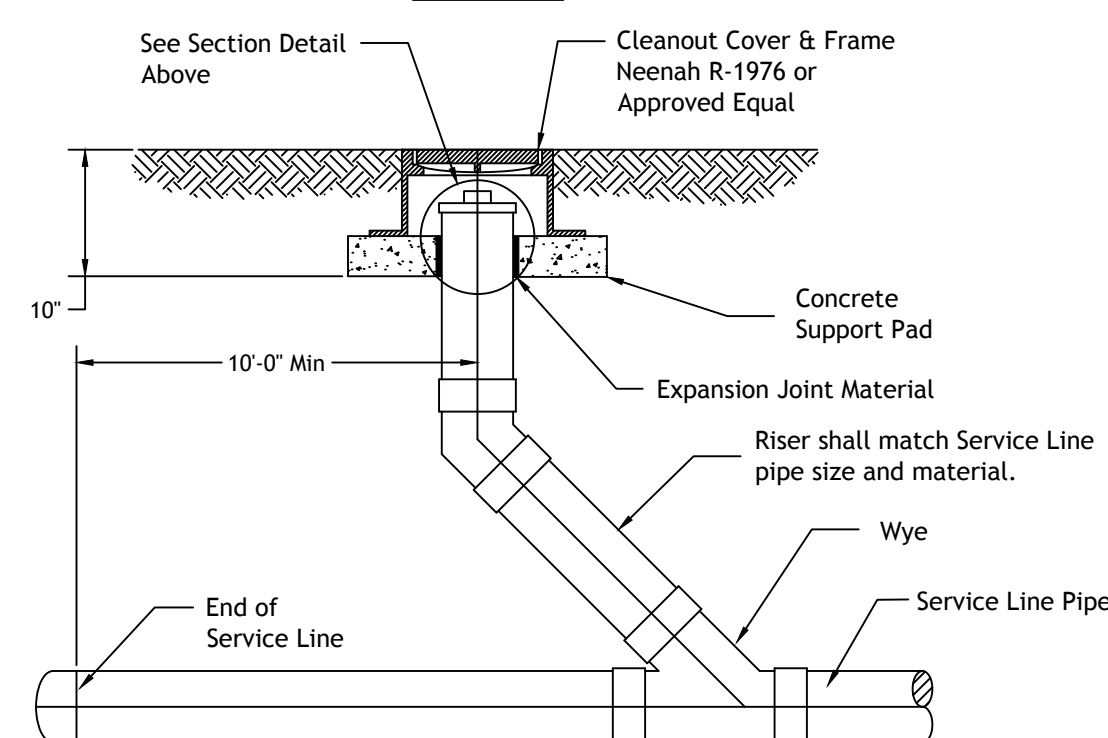
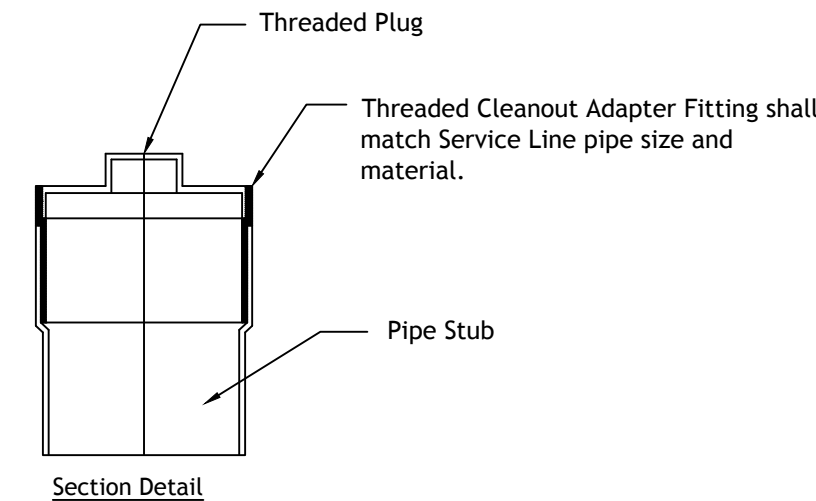


* REINFORCEMENT SHALL BE BY AN ENGINEER LICENSED IN THE STATE OF KANSAS



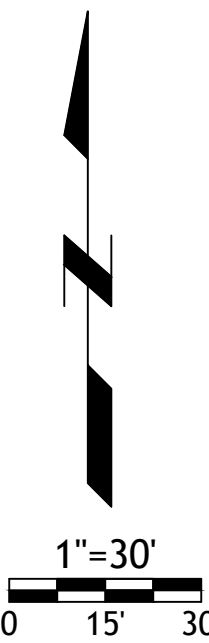
CLEANOUT IN PAVEMENT DETAIL

No Scale



CLEANOUT DETAIL

No Scale

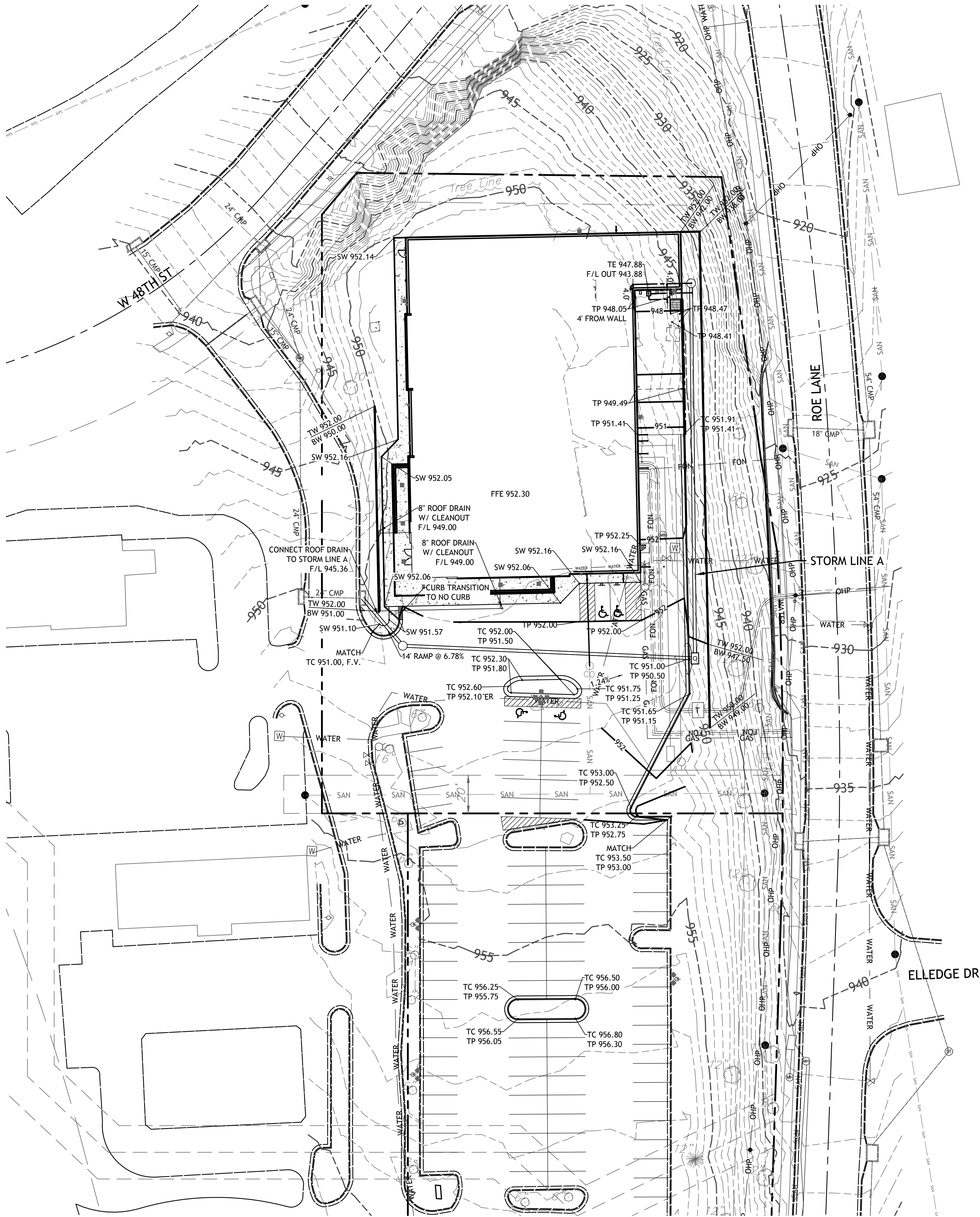


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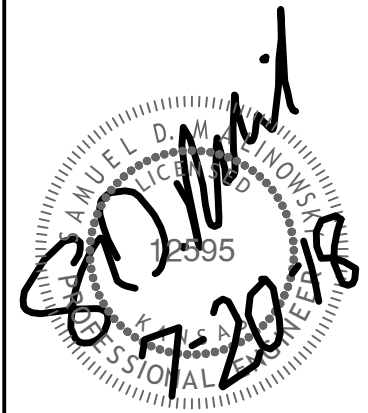
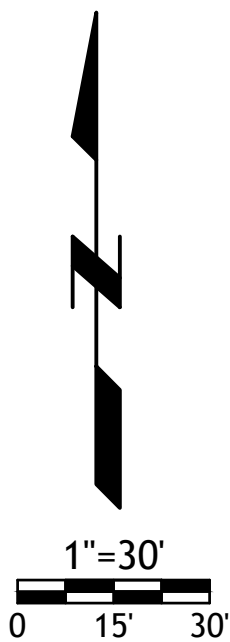
Revisions

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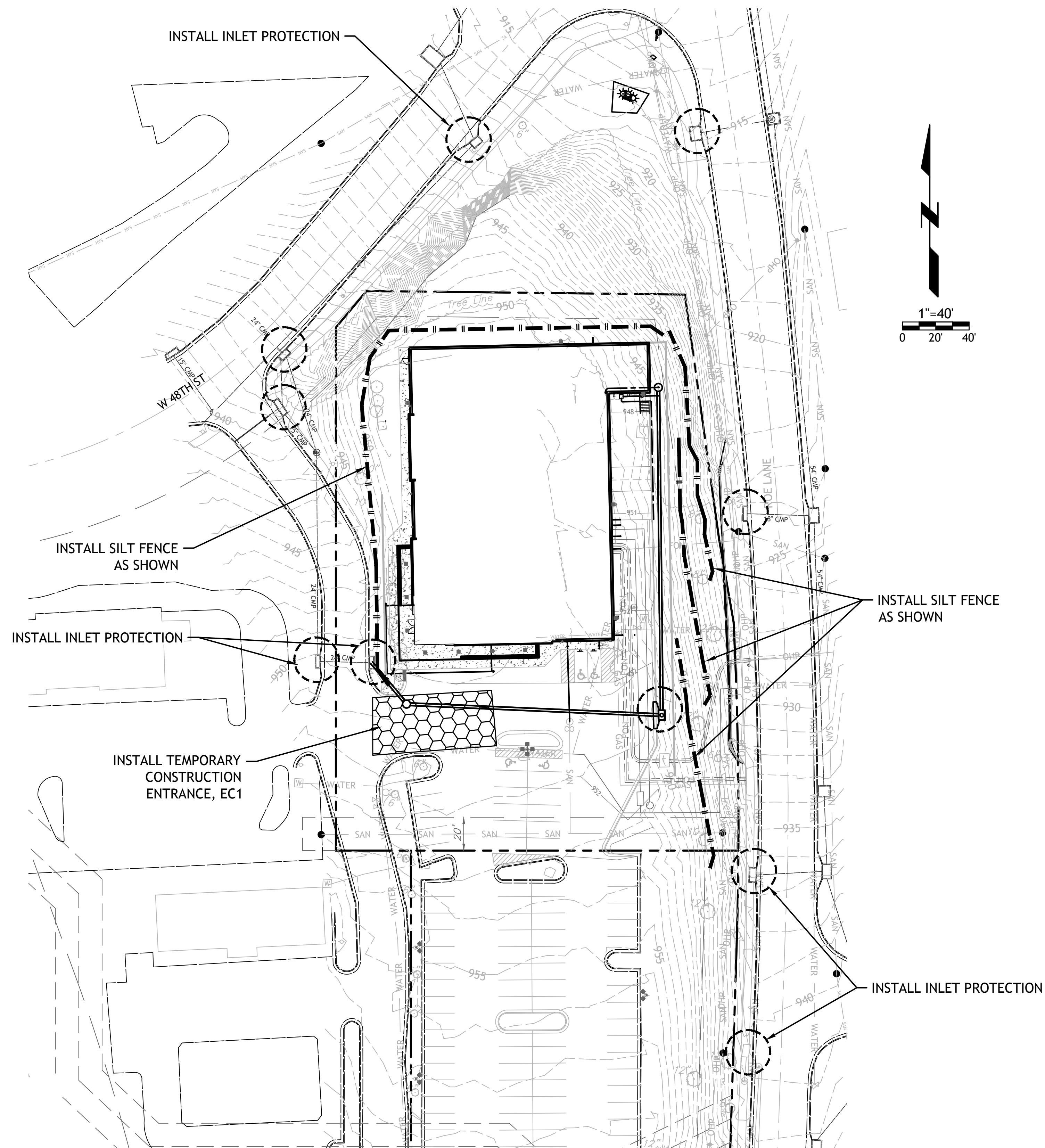
GRADING NOTES:

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.

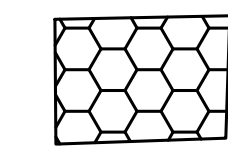


Revisions

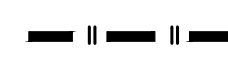
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LEGEND



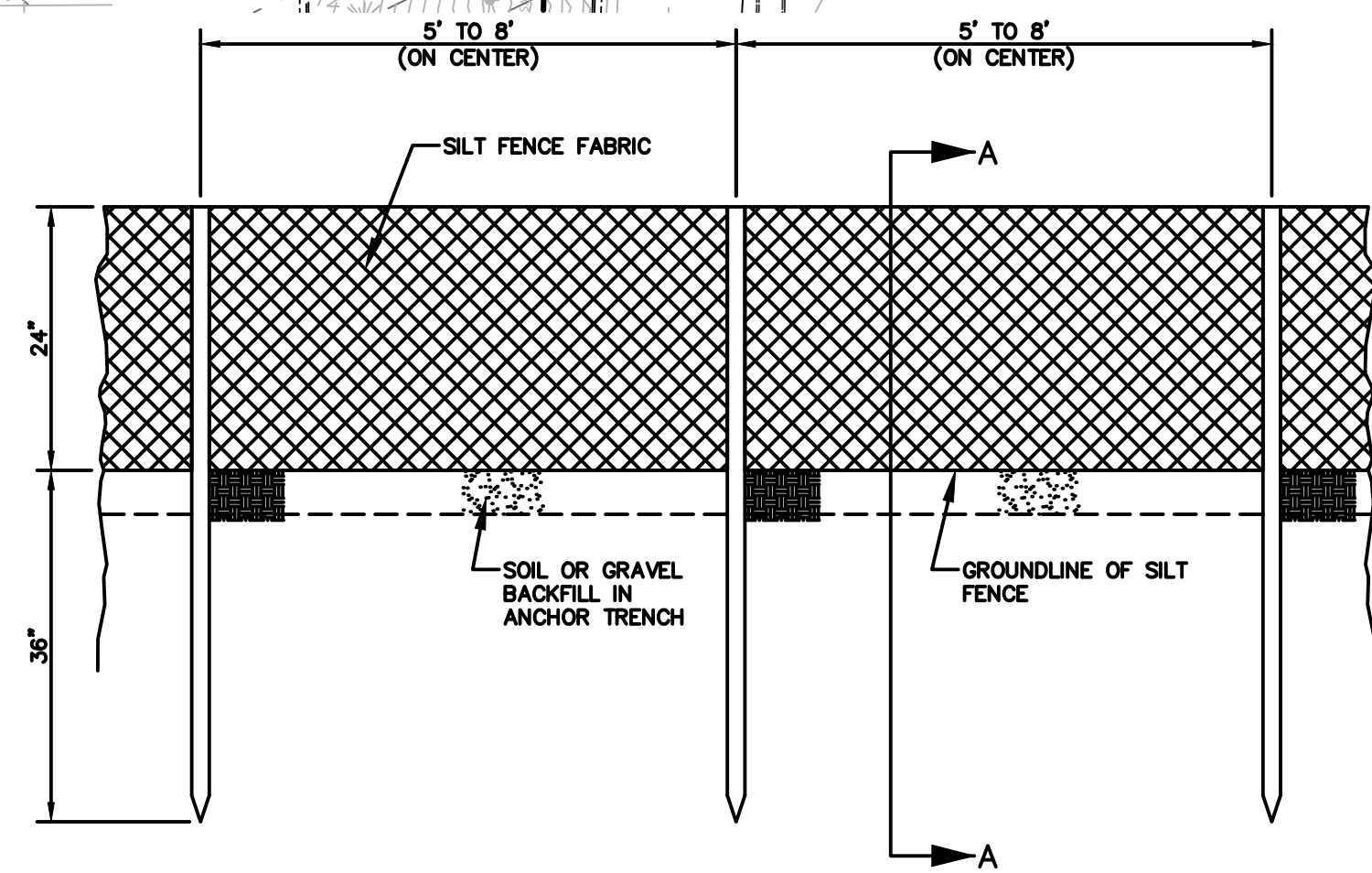
TEMPORARY CONSTRUCTION
ENTRANCE, EC1



SILT FENCE



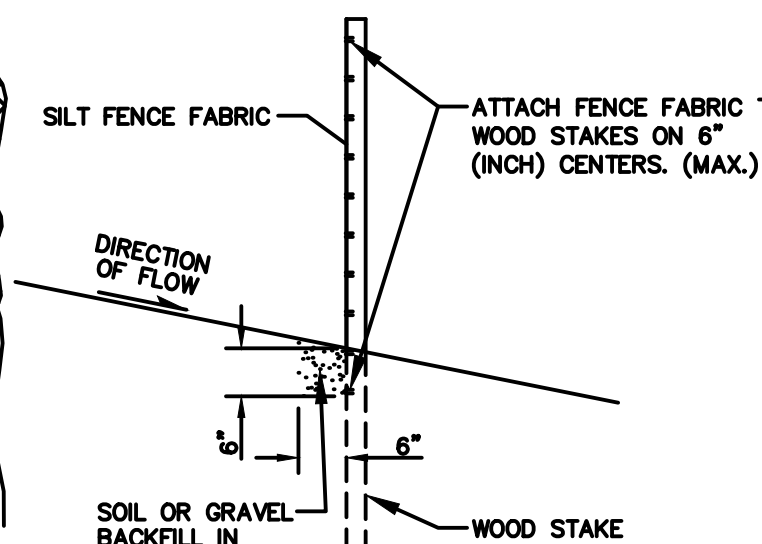
INLET PROTECTION



SEDIMENTATION FENCE

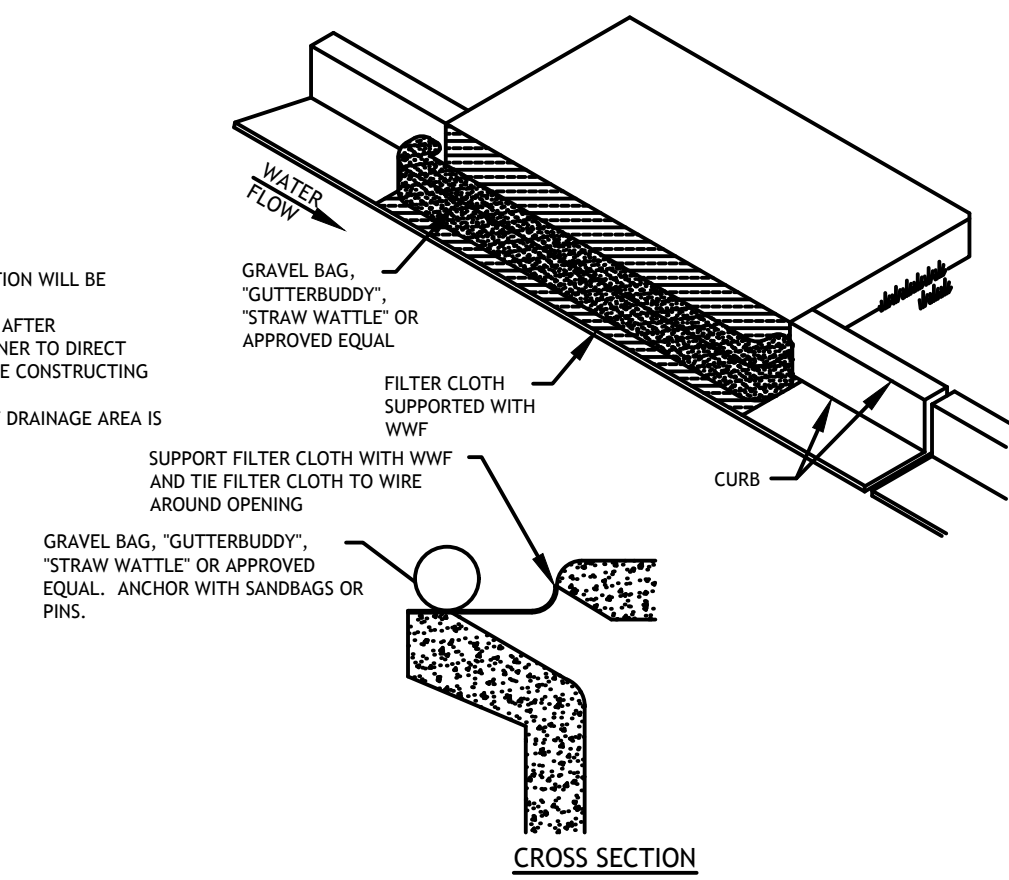
GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. 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.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. 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.
13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. 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.
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. 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.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. 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.
21. 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.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. 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.
24. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
25. 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.
26. 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.



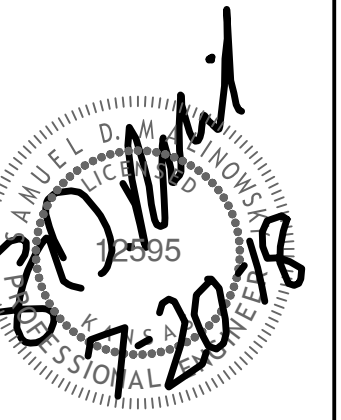
SECTION A-A

- NOTE:
1. SUBMIT FILTER PLAN AND TYPE FOR APPROVAL.
 2. UPON CONSTRUCTION OF INLET FILTER PROTECTION WILL BE PROVIDED. HAY BALES NO LONGER APPROVED.
 3. 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.
 4. INLET FILTER TO REMAIN IN PLACE UNTIL 90% OF DRAINAGE AREA IS SODDED OR SEEDED.



INLET FILTER PROTECTION

EC3



Revisions

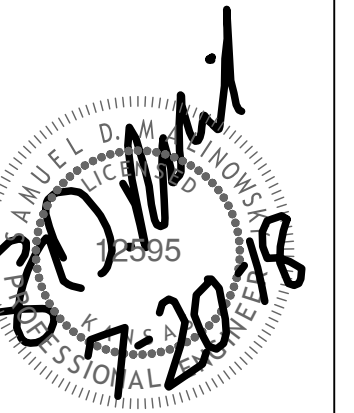
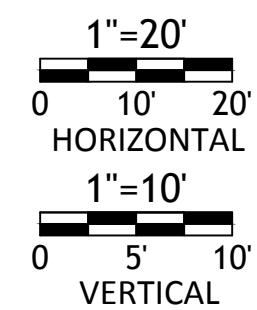
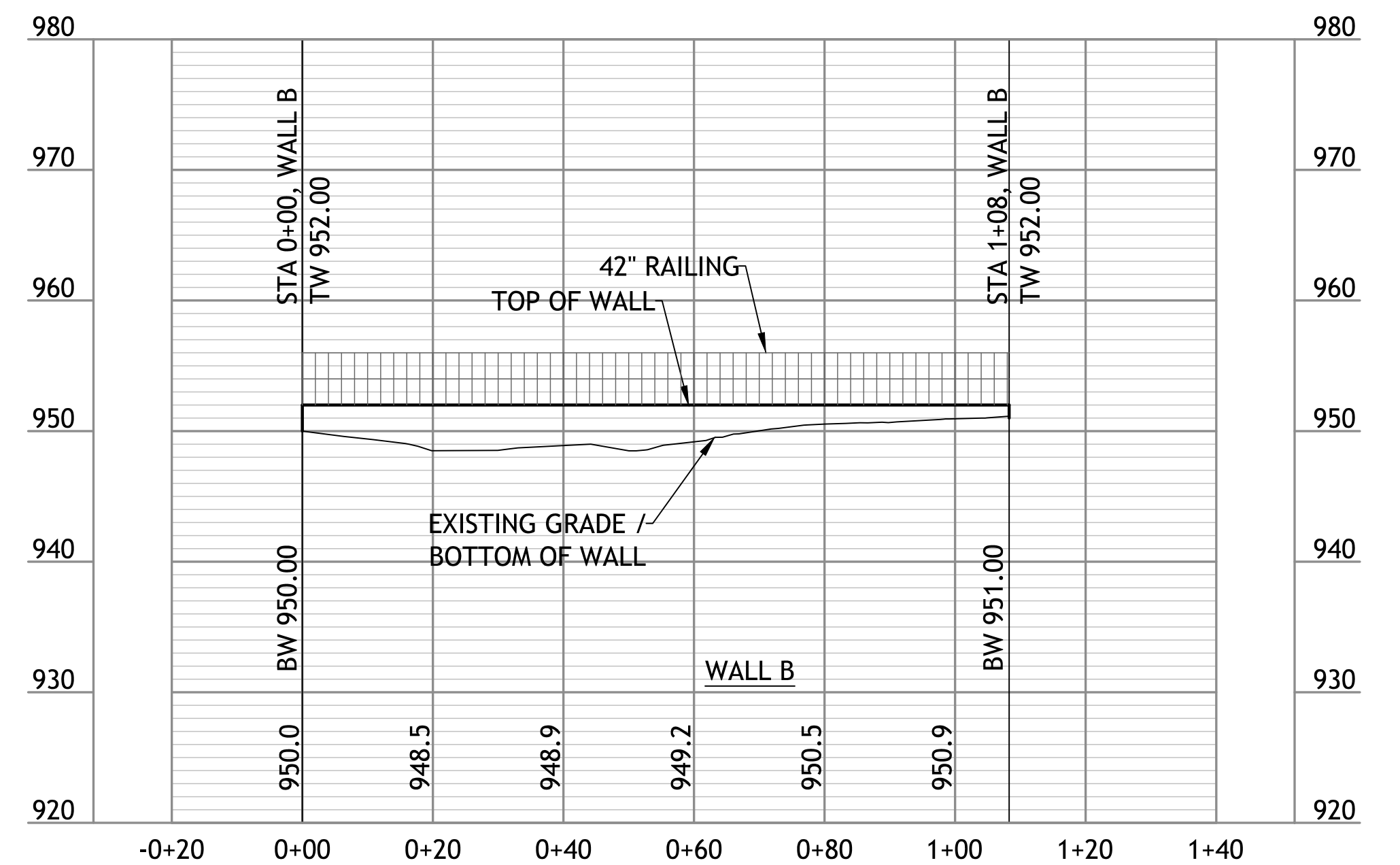
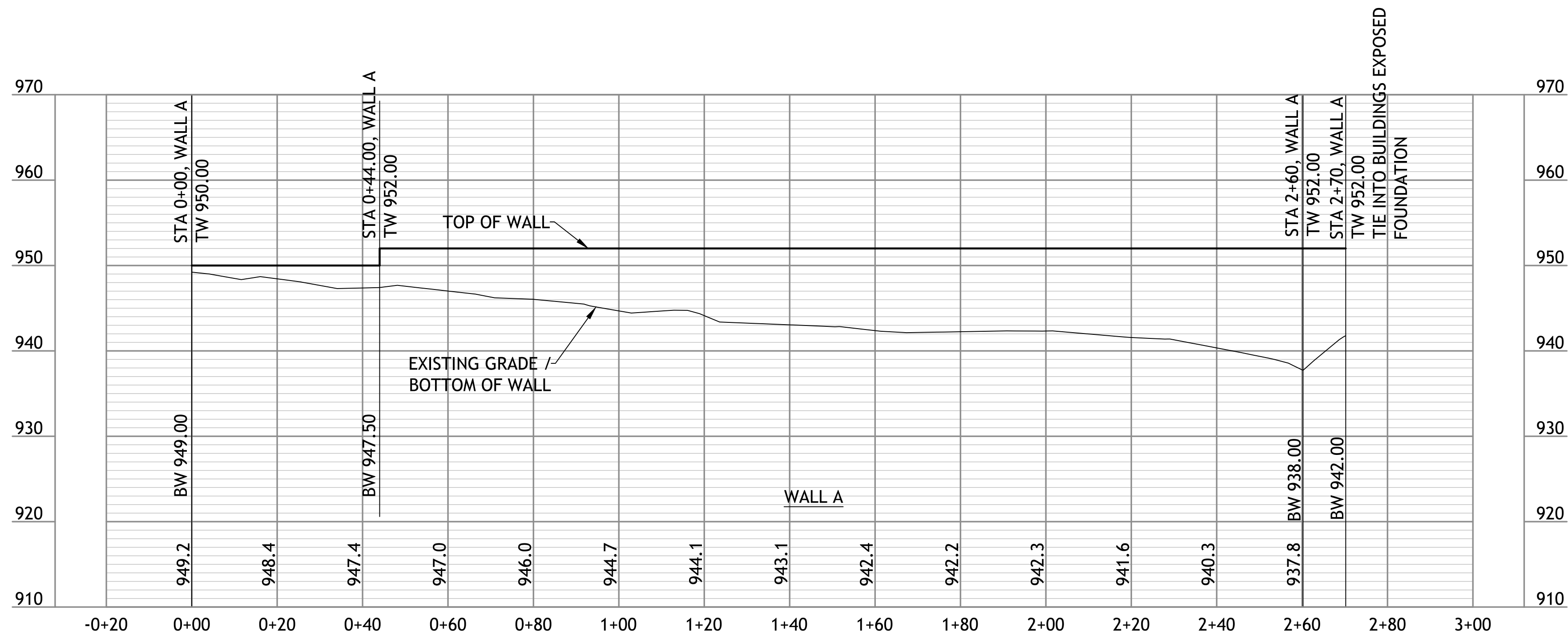
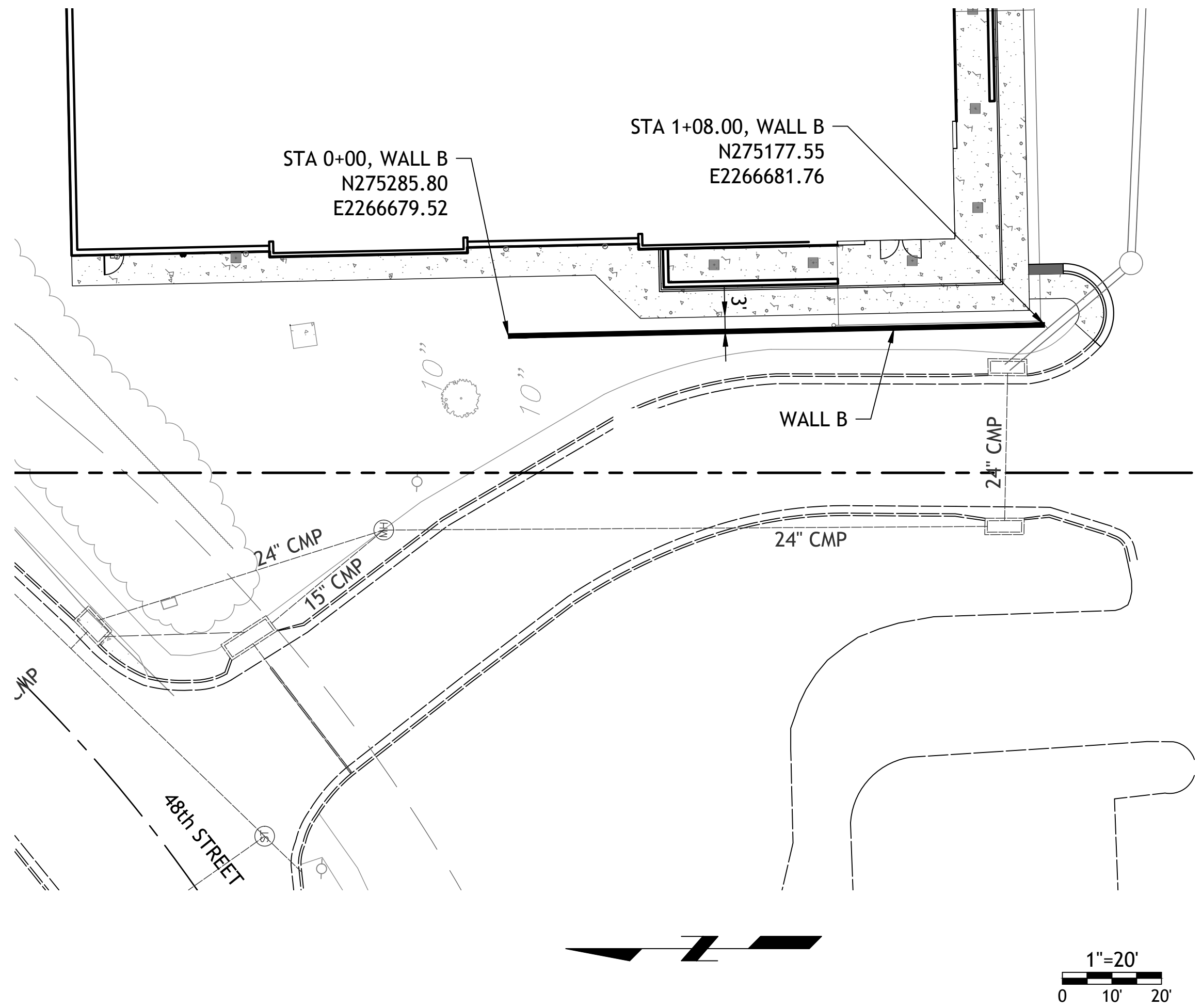
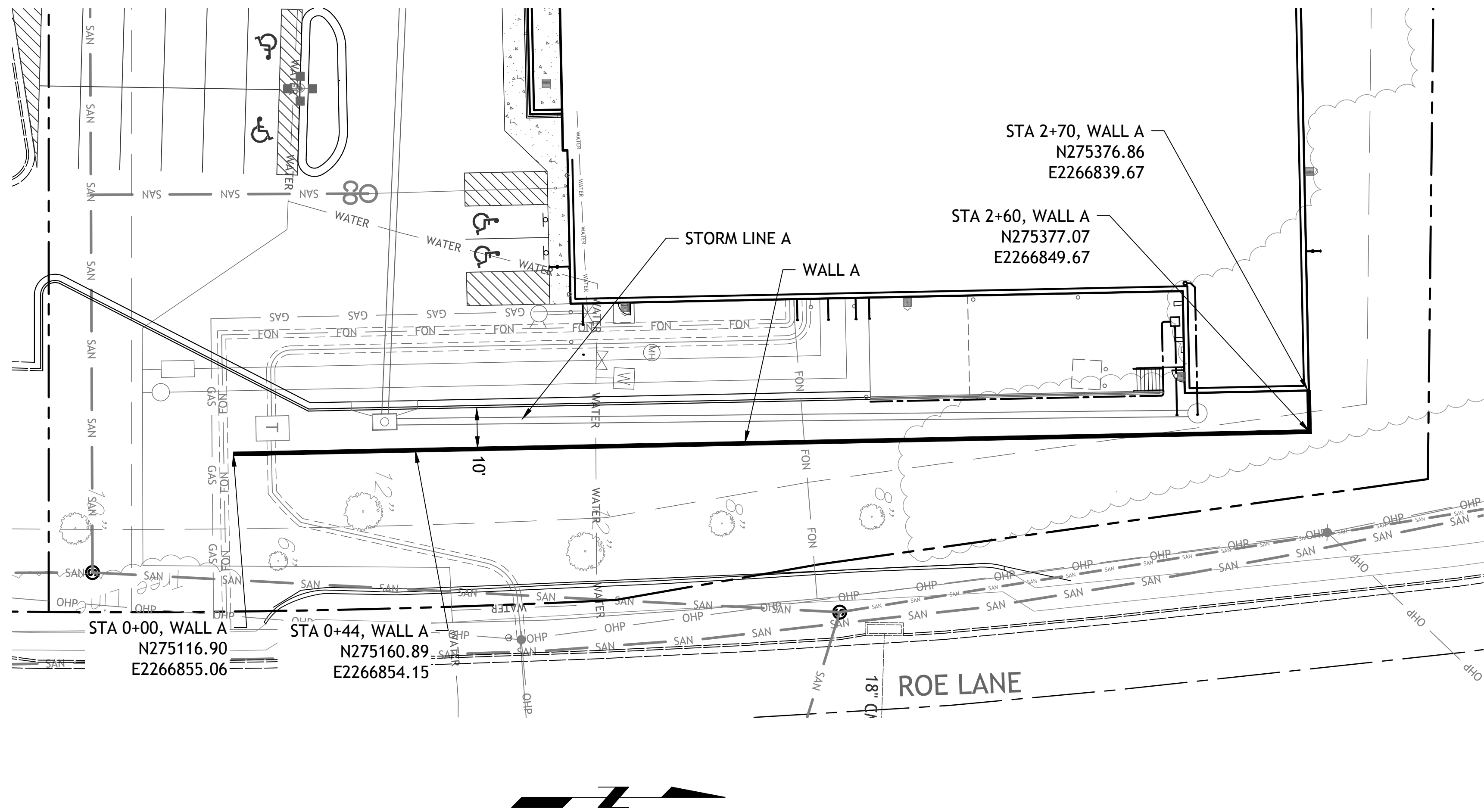
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sheet

C06

Civil
EROSION CONTROL

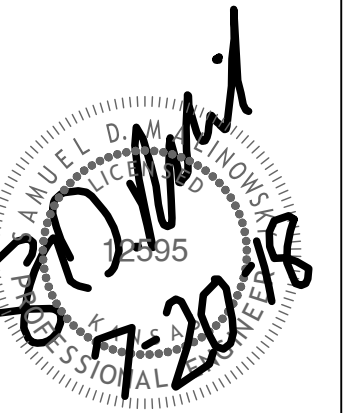
permit
20 JULY 2018



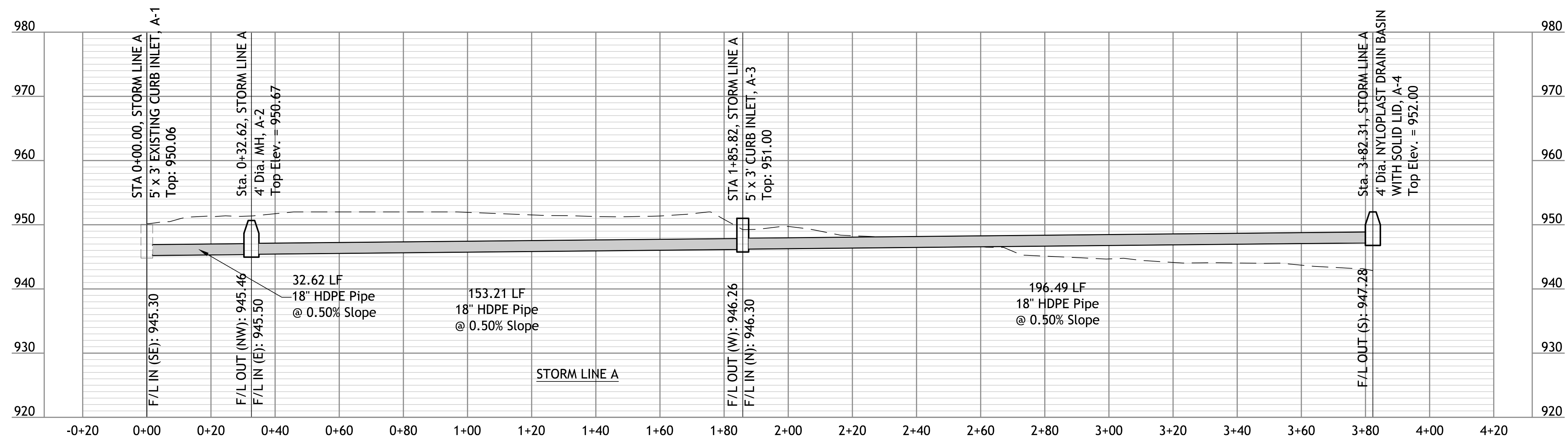
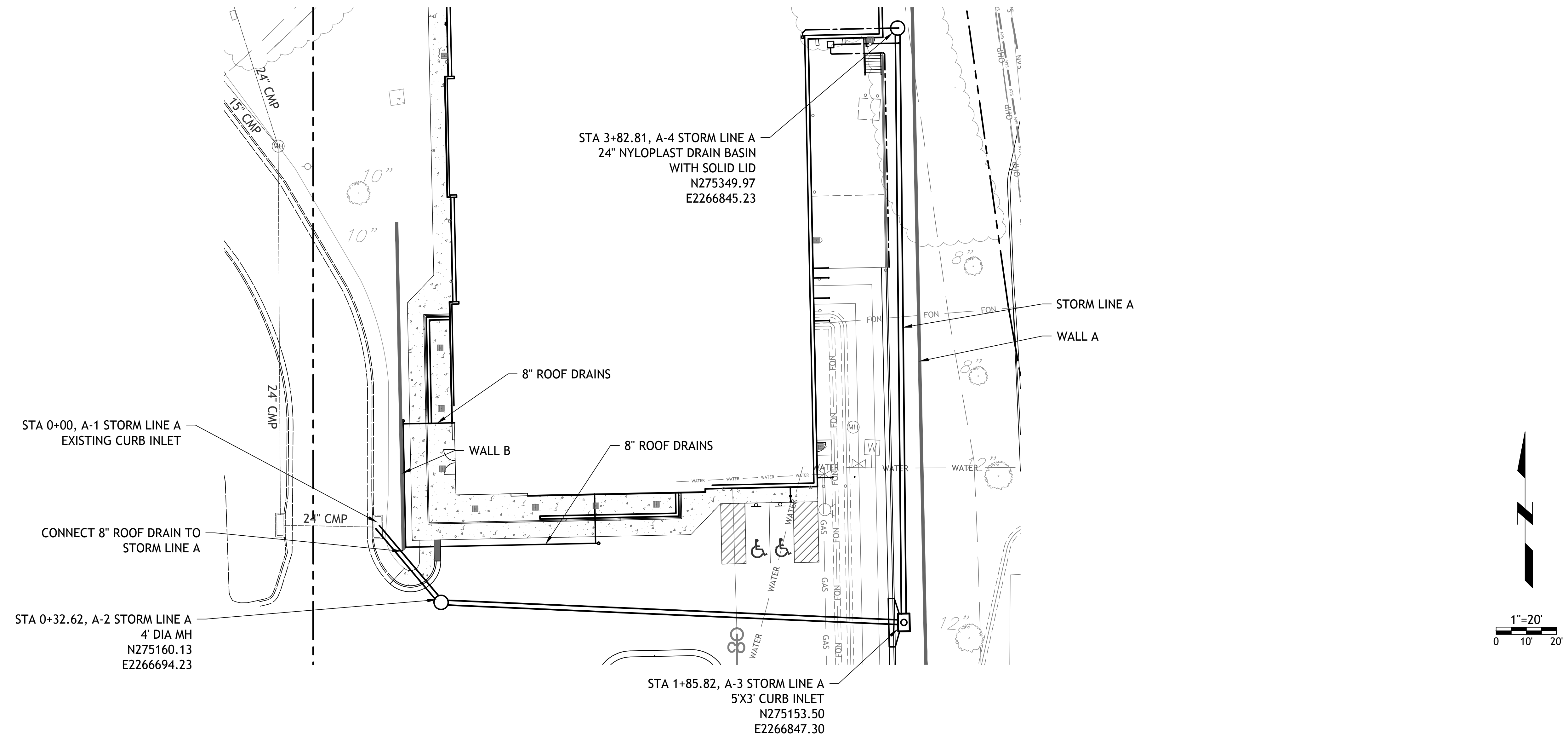
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s h e e t

C08

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

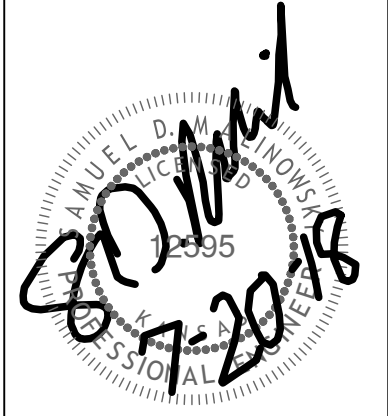
PROPOSED POLES MEET 100MPH SUSTAINED WIND LOADS
ISOLINES AT 0.5FC

***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.

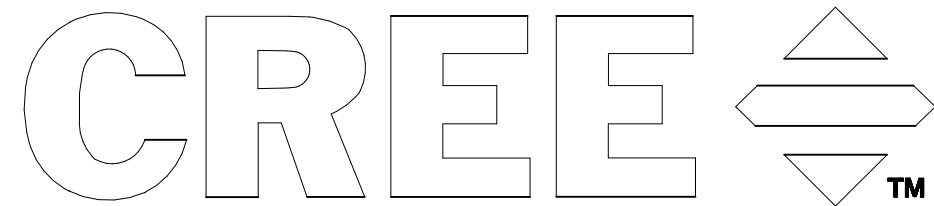
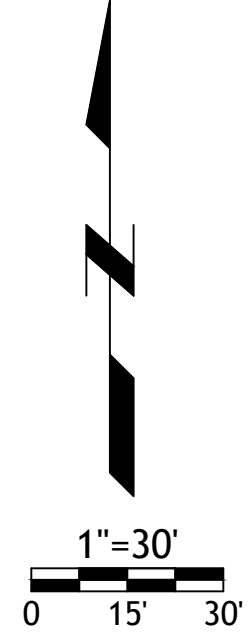
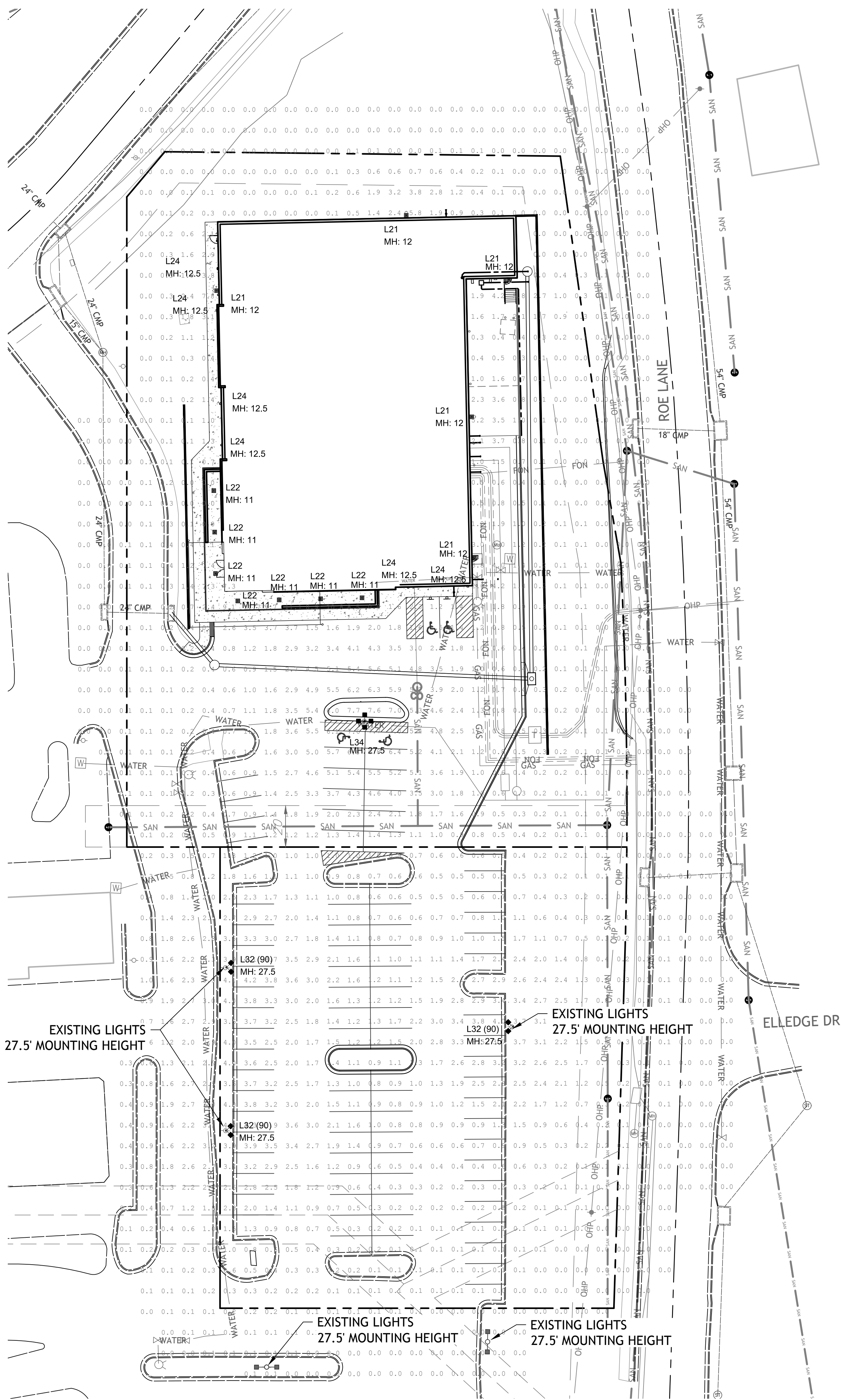
SM Engineering
SME
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

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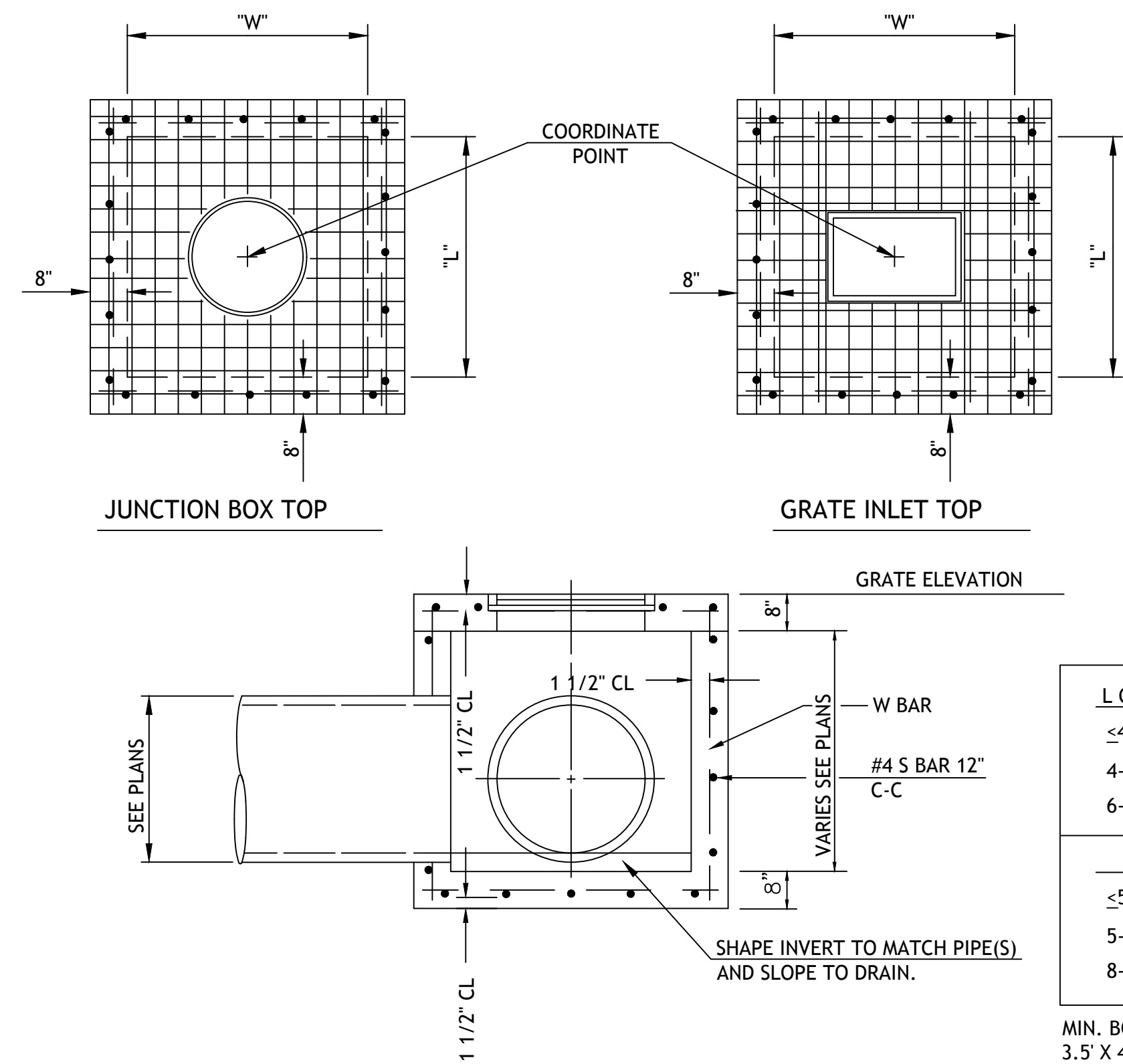
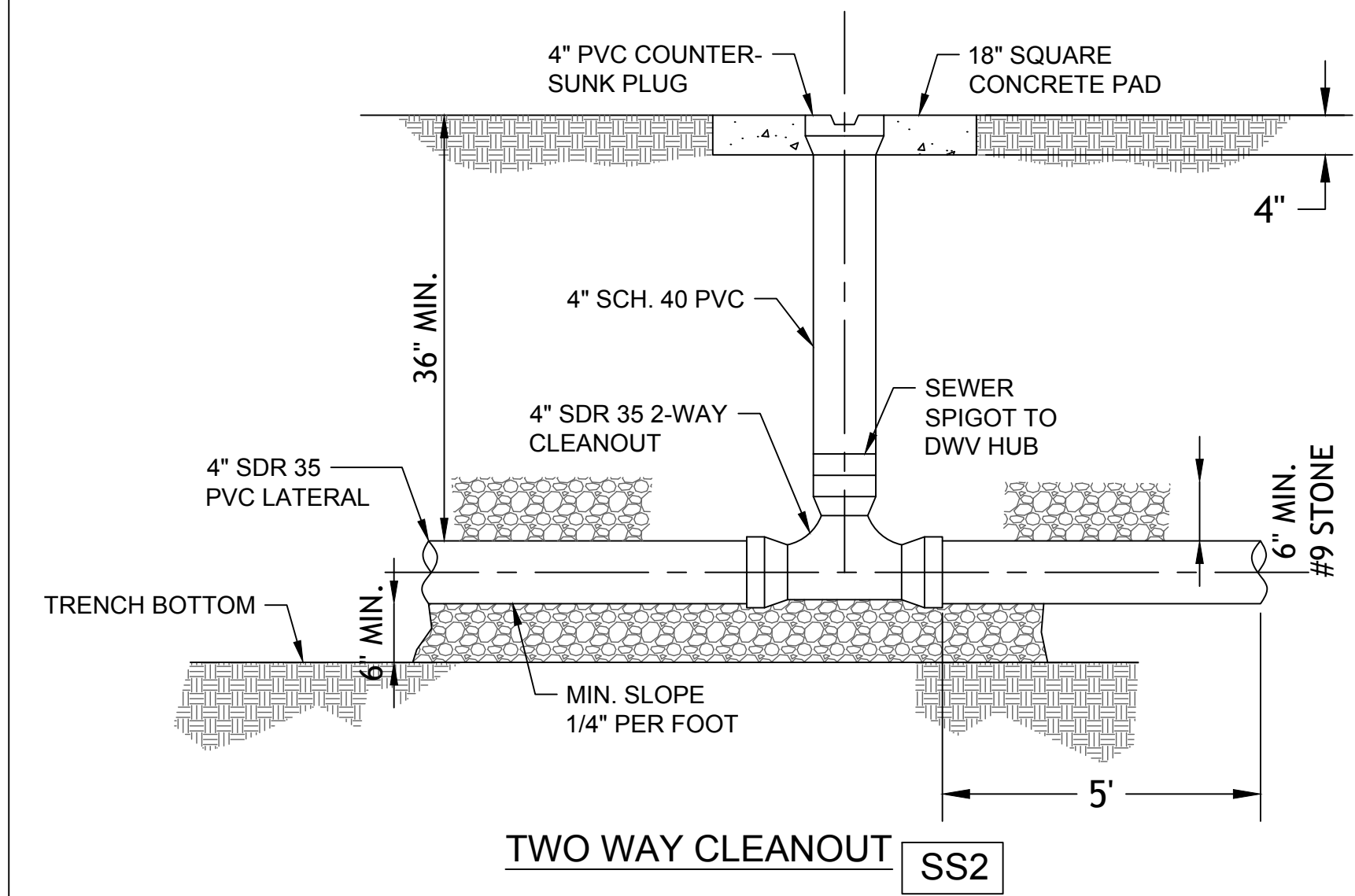
Project Name: Aldi Roeland - 4801 Roe Blvd., Roeland Park, KS No: SR-31056

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

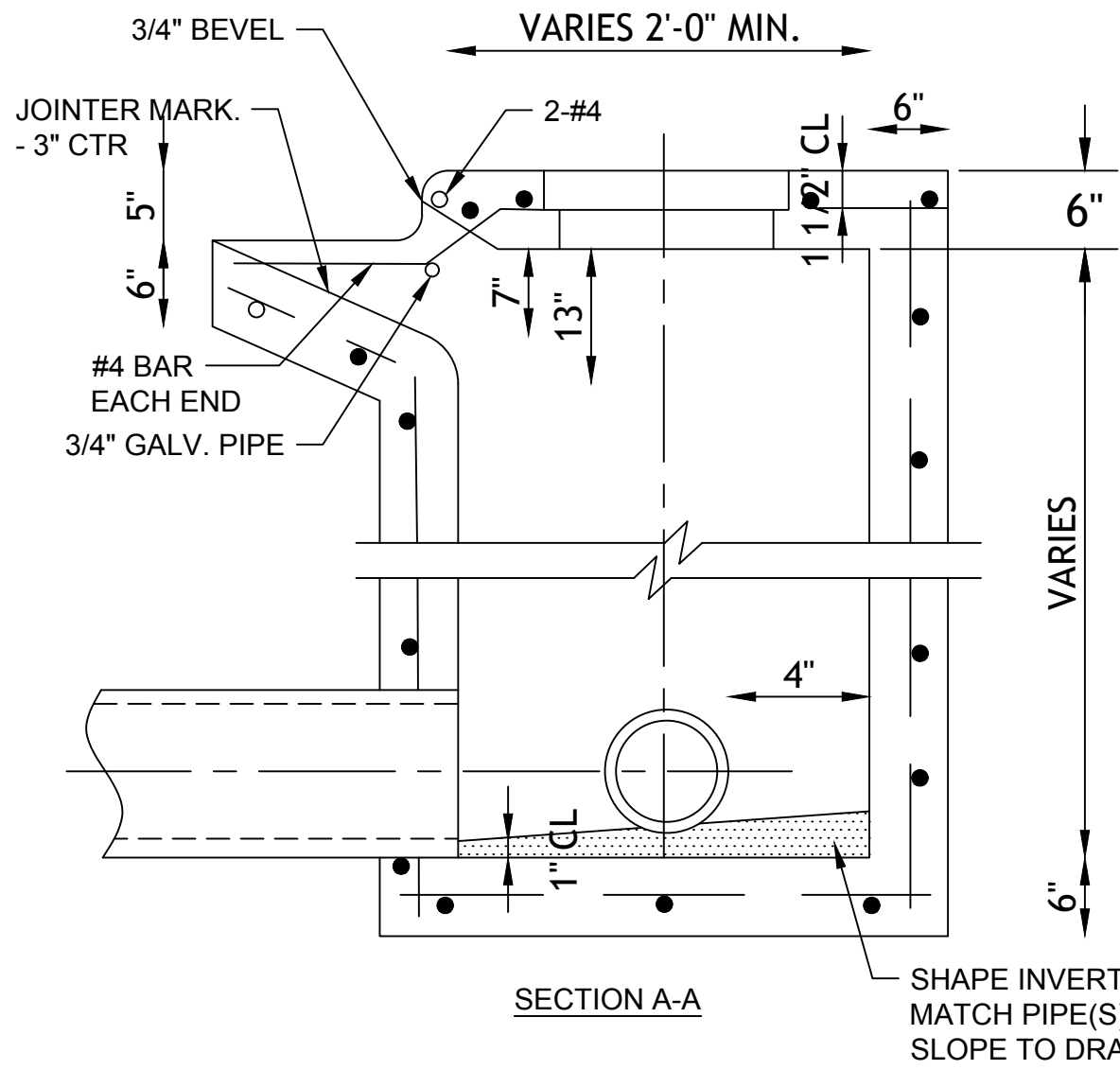


ALL CONCRETE: FC = 3500 P.S.I.

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

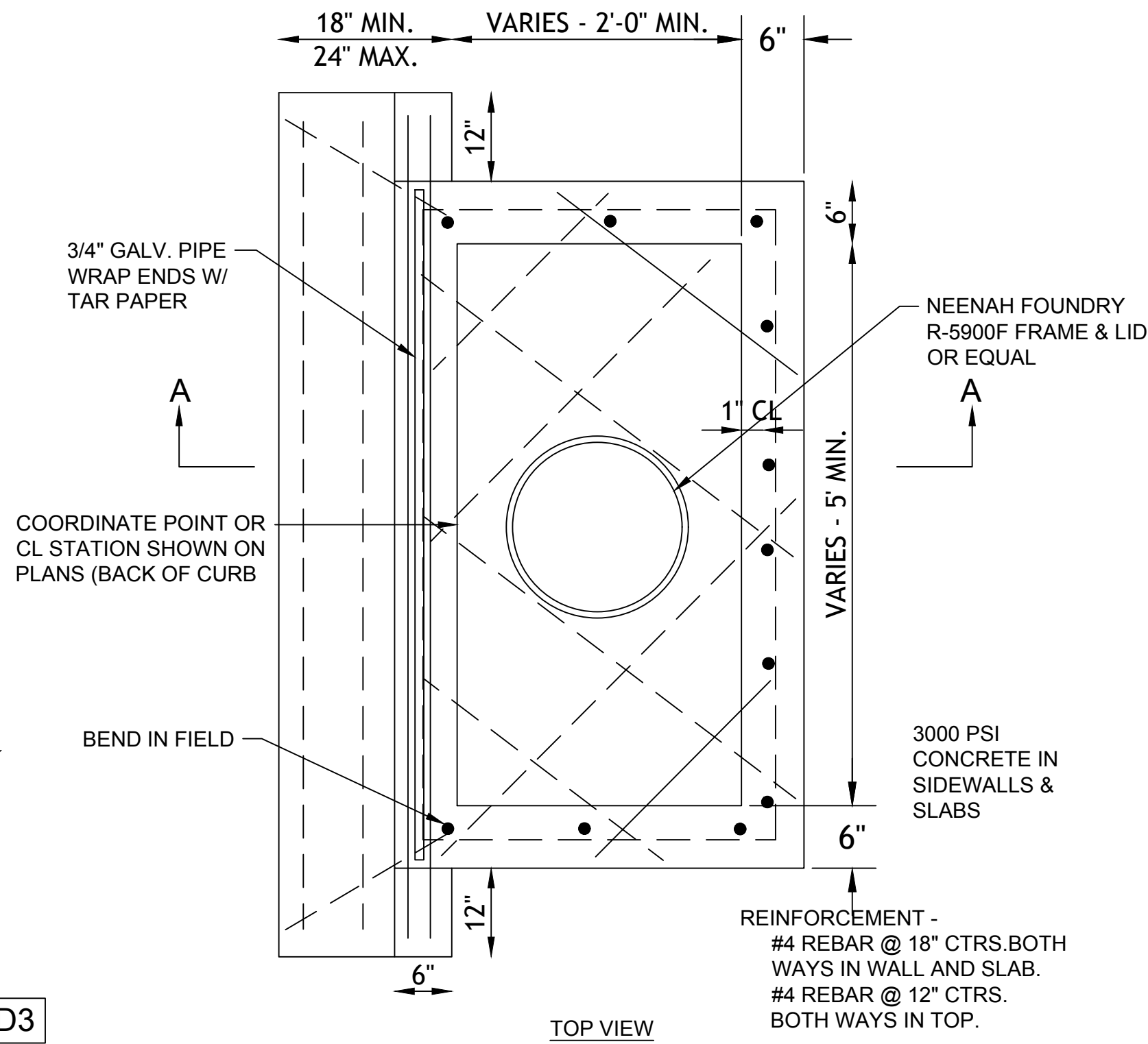
GRATE INLET/JUNCTION BOX SD1



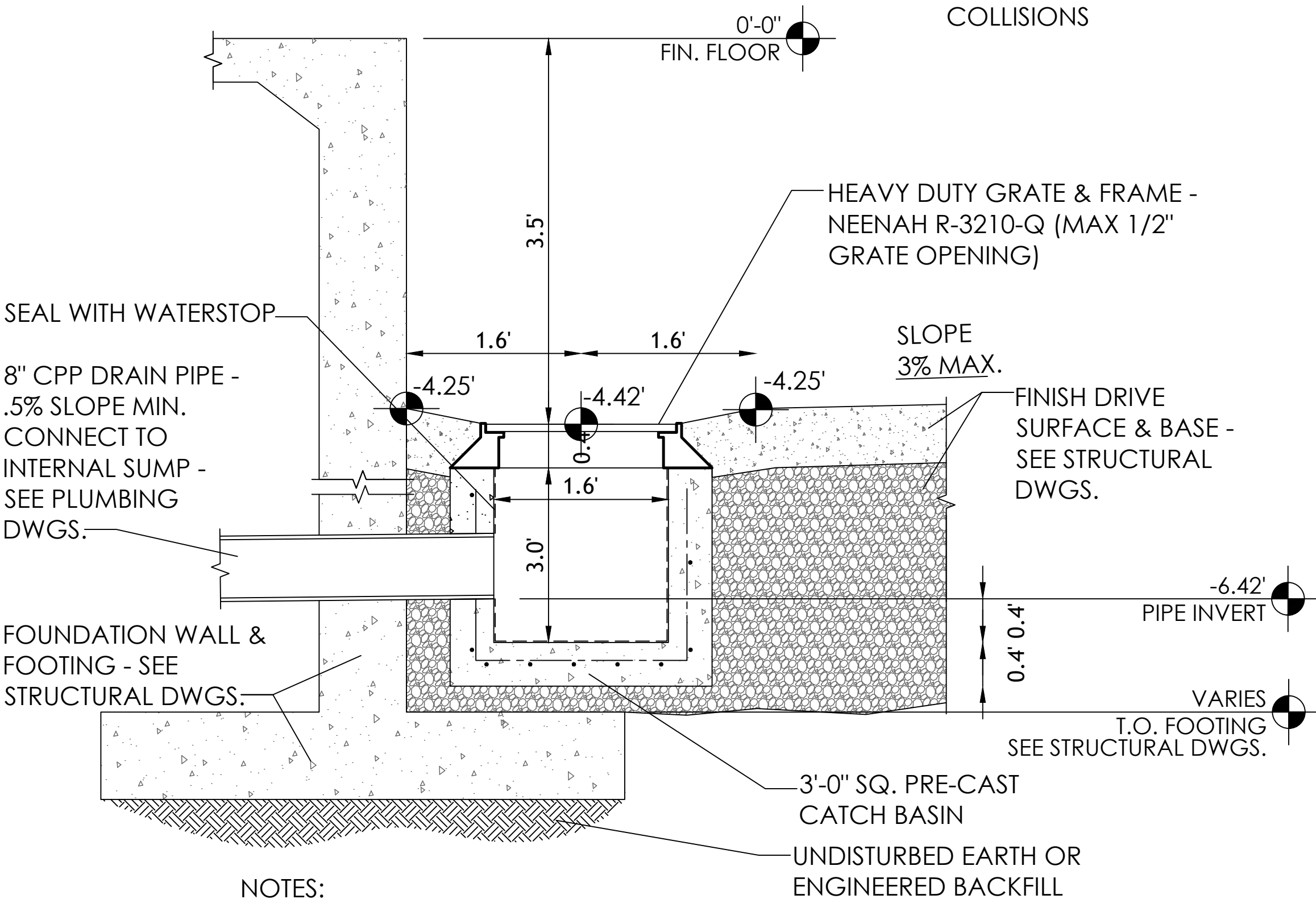
- NOTES:
1. USE 3000 PSI CONCRETE IN SIDE WALL AND SLAB.
 2. PROVIDE 3/4" ROUNDED EDGE ON ALL EXPOSED CORNERS.
 3. WHERE INLETS ARE SET IN CURVES, FORM FRONT WALL TO CONFORM TO CURVE.
 4. PRECAST UNITS MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL. SHOP DRAWINGS AND DESIGN CALCULATIONS MUST BE SUBMITTED.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

CURB INLET SD3

CURB & GUTTER PAY LENGTH DEDUCTION
(SUBSIDIARY TO INLET CONSTRUCTION)



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



- NOTES:
1. CPP = SMOOTH LINED CORRUGATED POLYETHYLENE PIPE

SUMP PUMP DETAIL

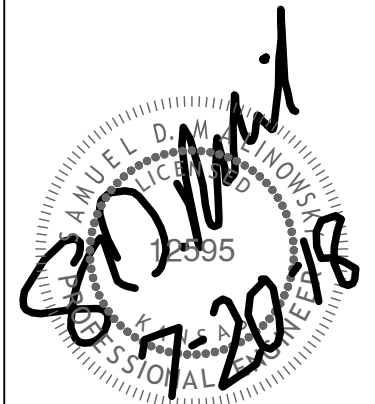
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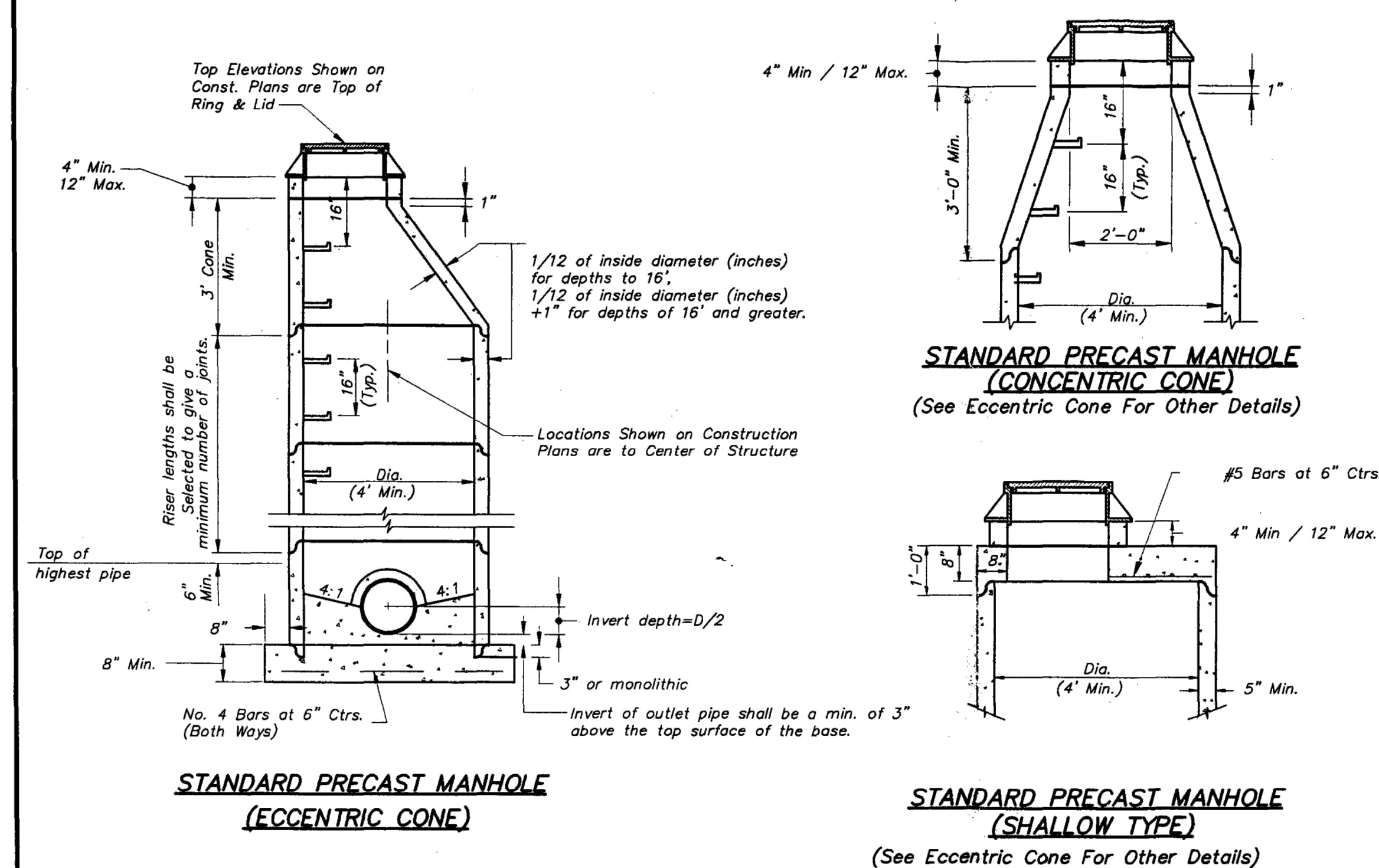
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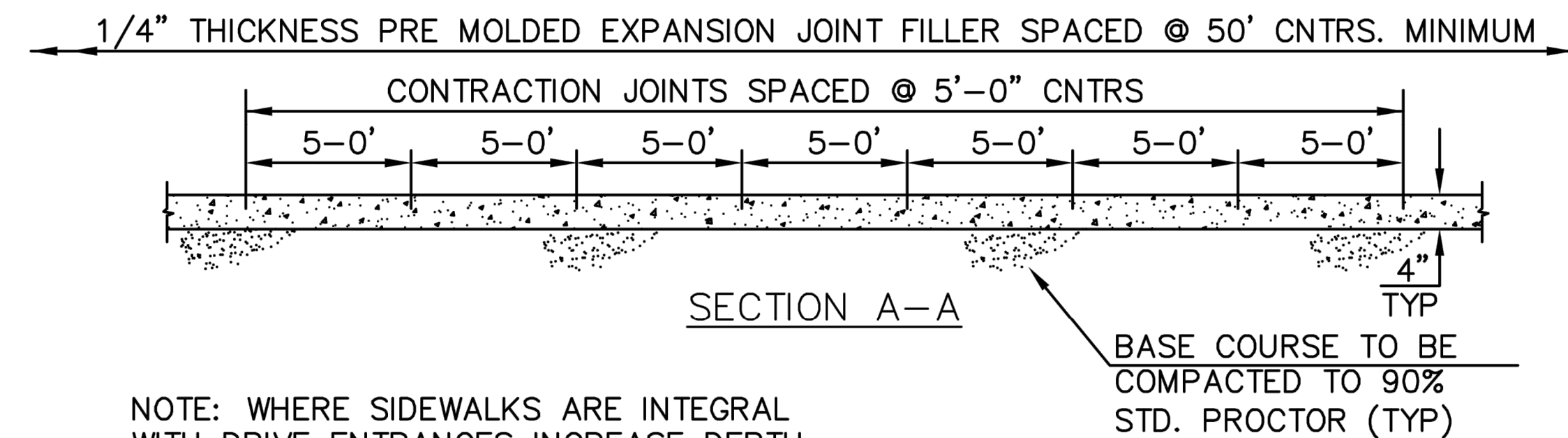
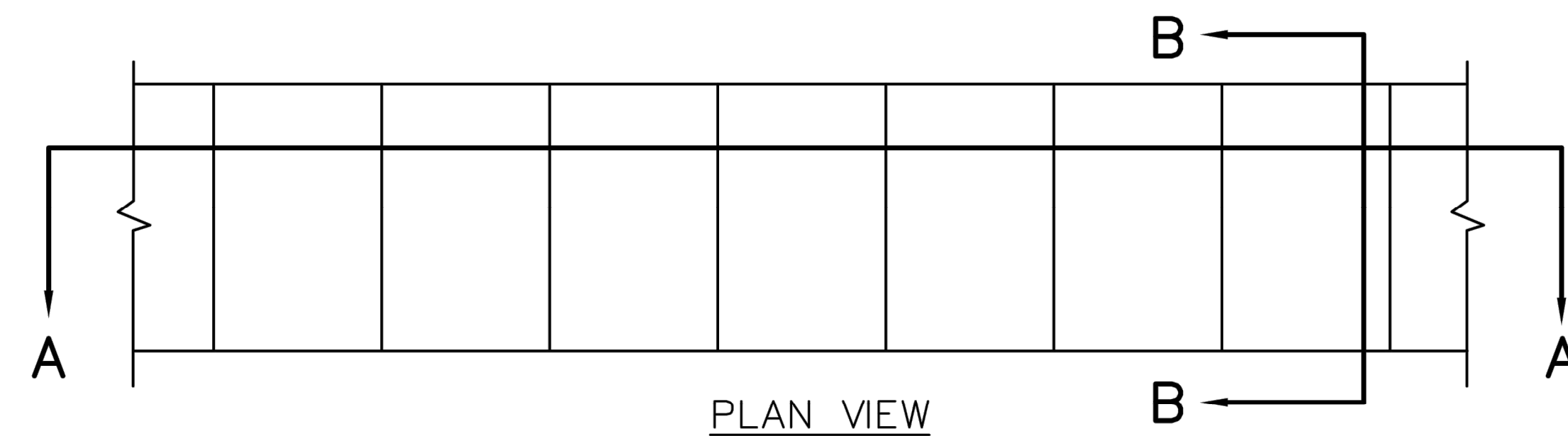


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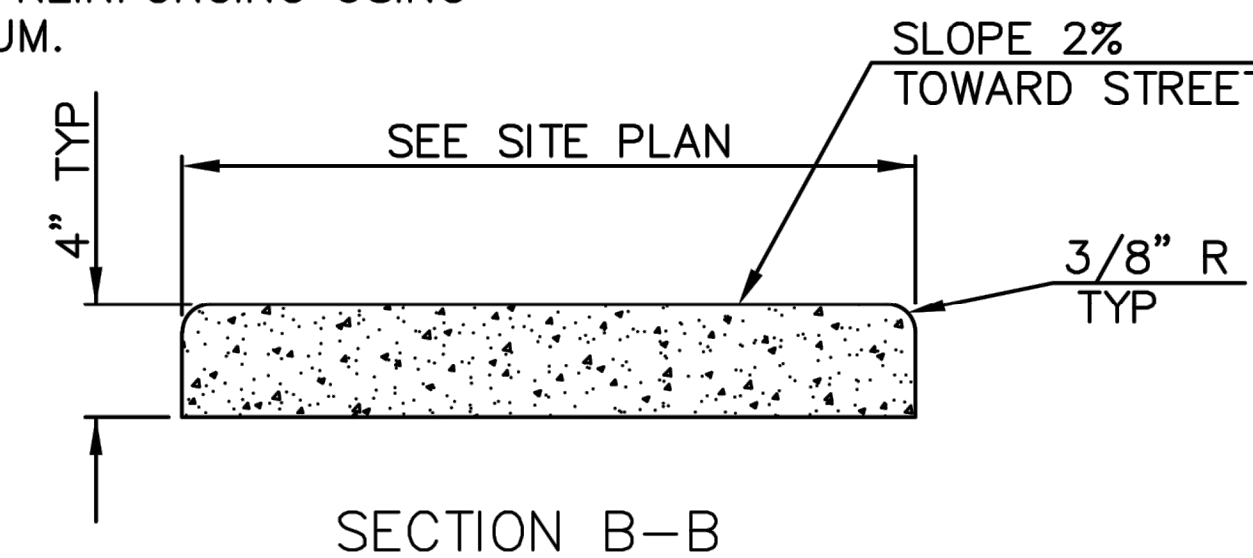


- GENERAL NOTES:**
- All manholes are to be precast concrete and of Eccentric Cone type unless otherwise specified.
 - Manhole top adjustments shall be accomplished by the use of concrete adjustment rings.
 - Top of manhole casting shall be set flush and on same slope as finished surface or as directed by the Engineer.
 - Reinforcement in all sections shall equal or exceed A.S.T.M. C-478 specifications.
 - The engineer shall designate modifications for manholes with special designs.
 - 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".
 - 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".
 - 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".
 - No direct payment for shaping floor or connecting pipes as shown on plans.
 - 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.)
 - 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

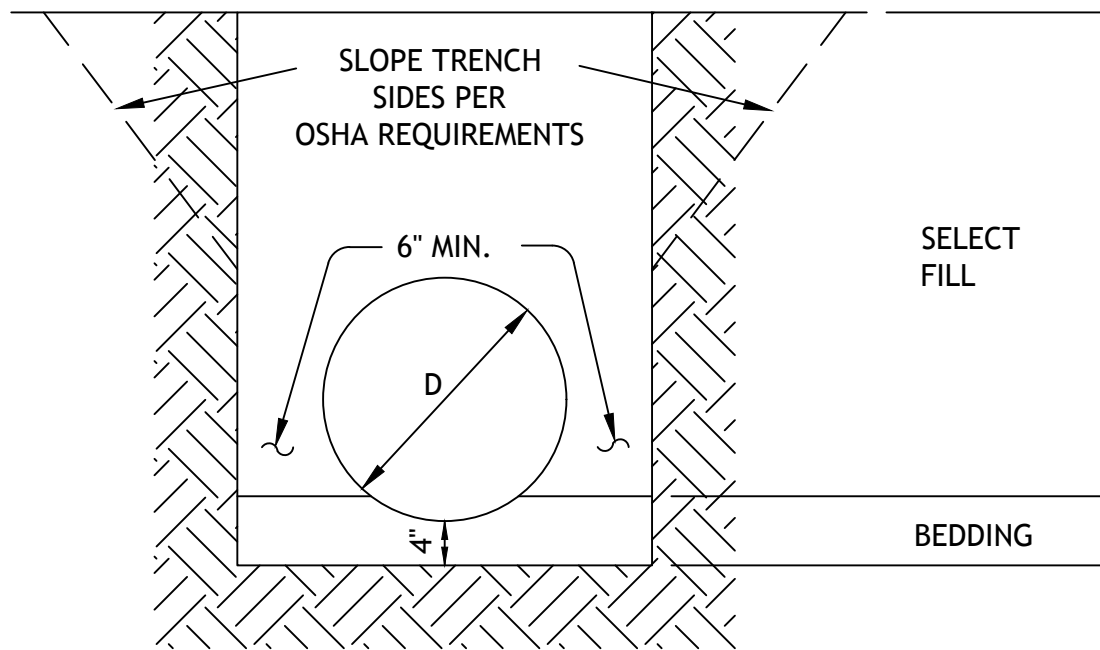
NOTE: CONCRETE SHALL BE CLASS A WITH $f'_c = 3000$ PSI.

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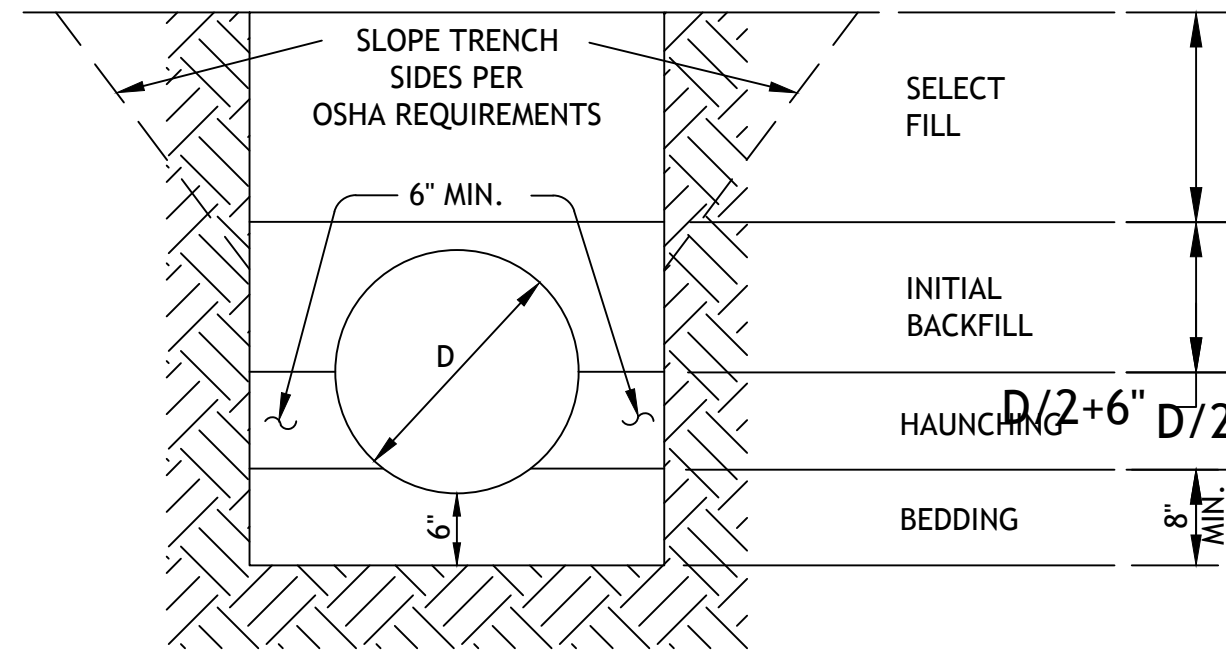
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Civil
DETAILS
permit
20 JULY 2018



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

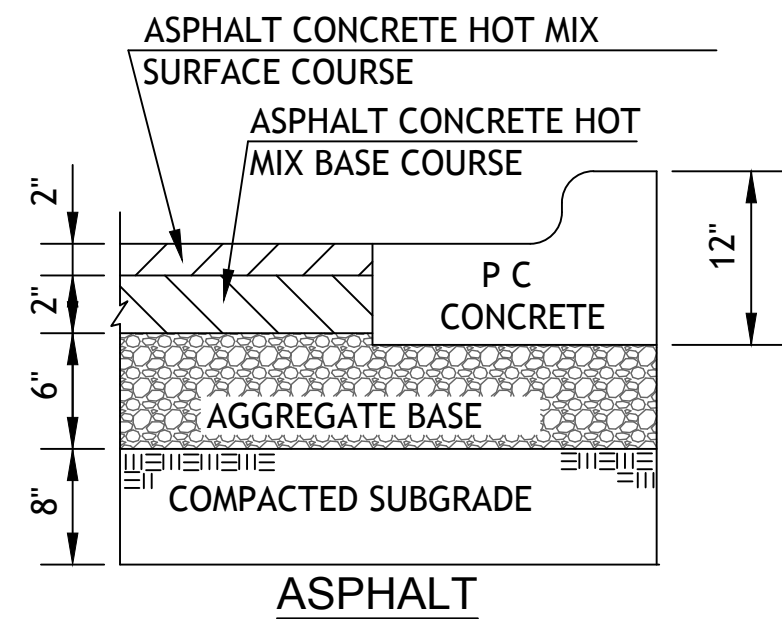
1. BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.



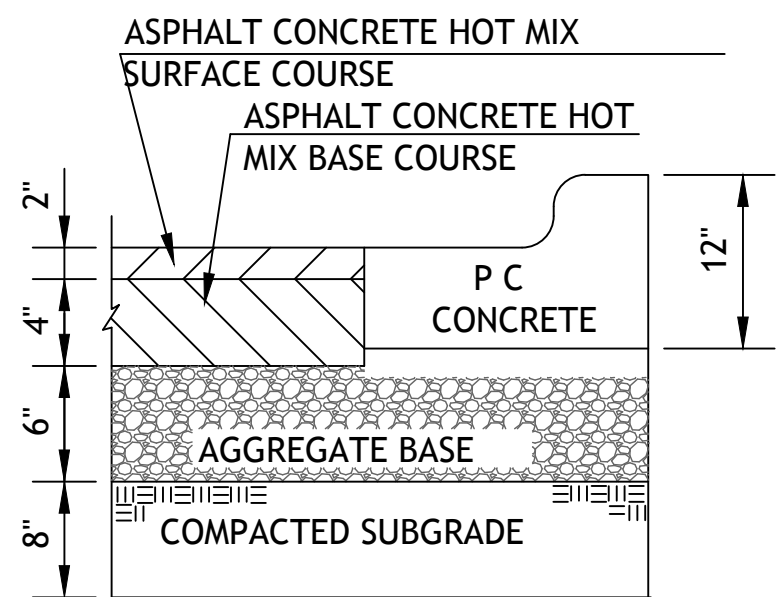
FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

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

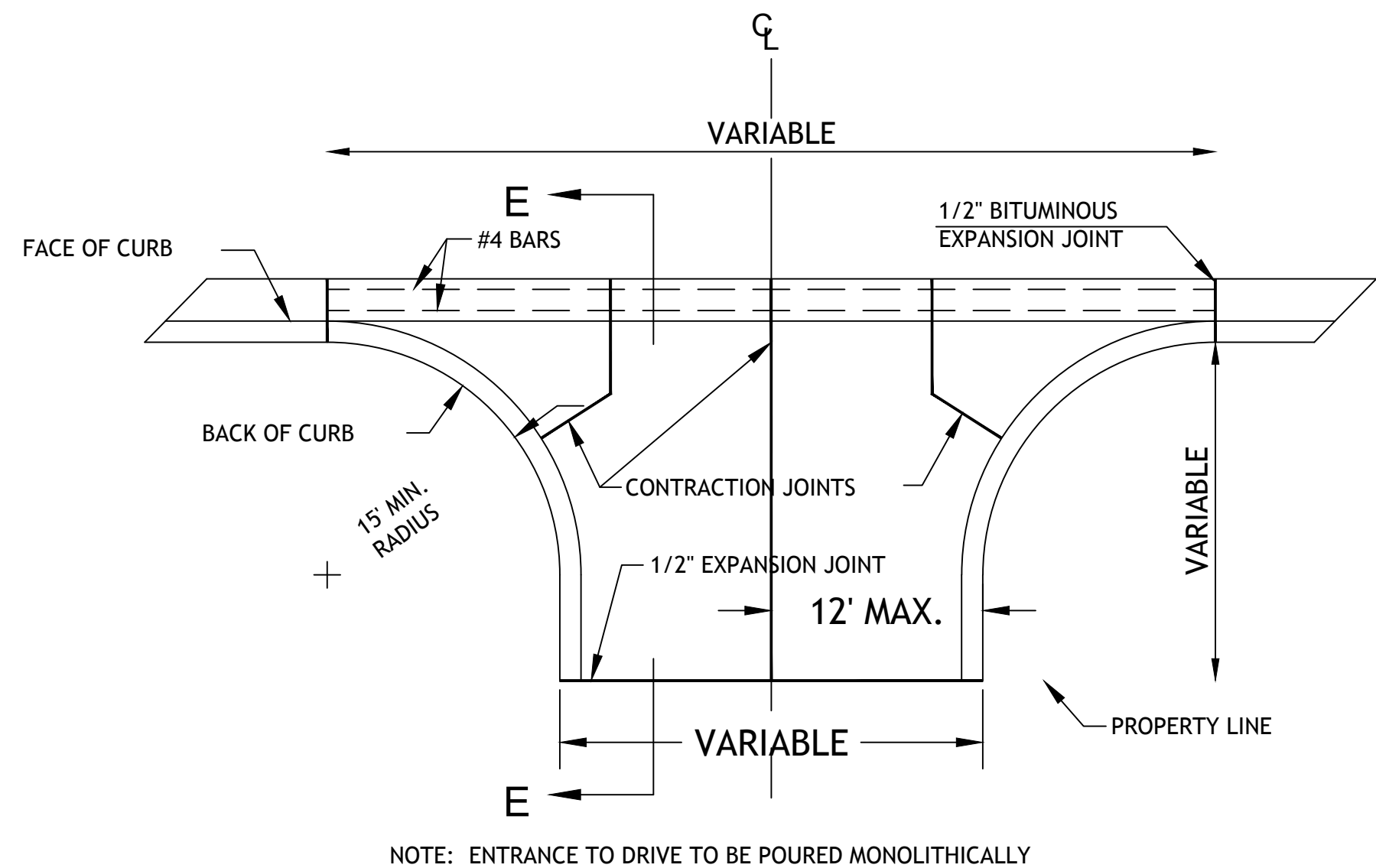
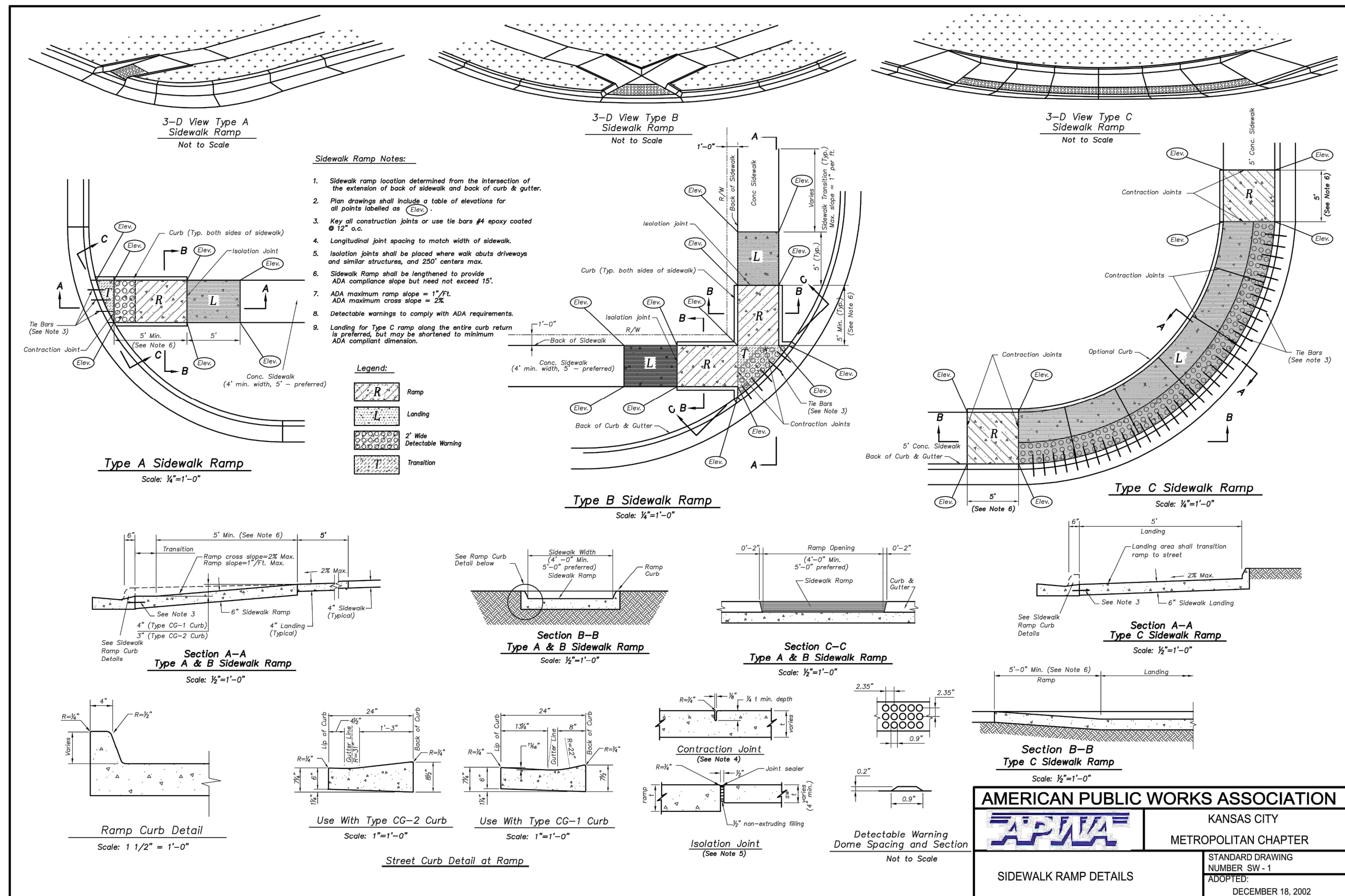
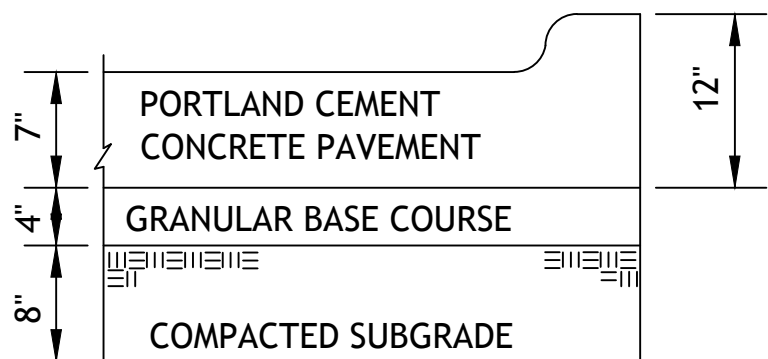
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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 ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

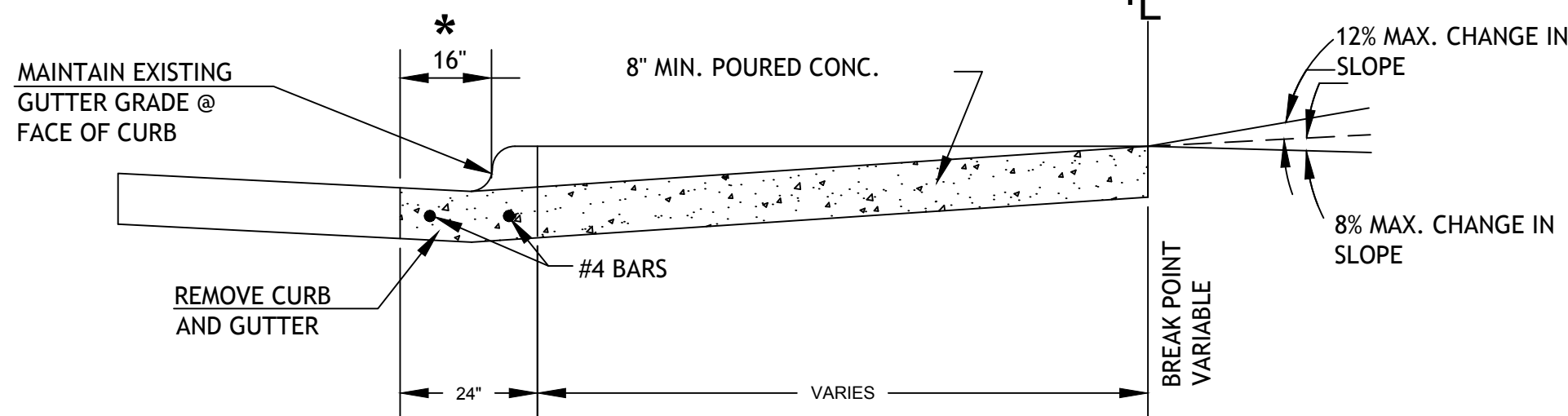
3. HEAVY DUTY CONCRETE IS AN OPTIONAL PAVEMENT FOR DETAIL 041 HEAVY DUTY ASPHALT. WHEN PLANS SPECIFY DETAIL 042 NO ALTERNATES ARE ALLOWED.

HEAVY DUTY CONCRETE PV3



NOTE: ENTRANCE TO DRIVE TO BE POURED MONOLITHICALLY

PLAN

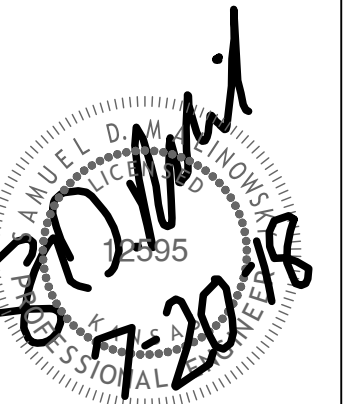


SECTION E-E

* = SLOPE AS PER STREET CROSS-SECTION

COMMERCIAL & INDUSTRIAL ENTRANCE DRIVE DETAIL CD1

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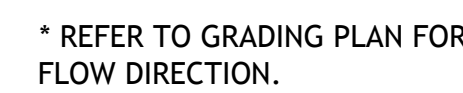
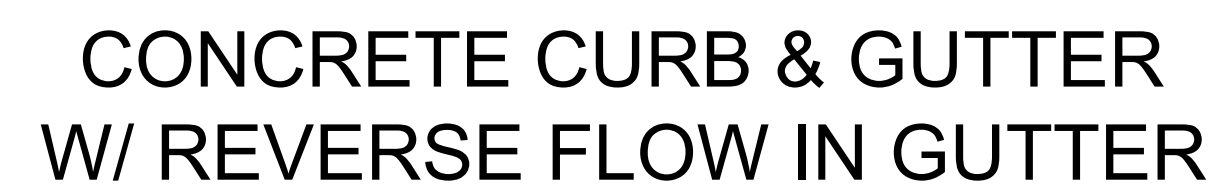


Revisions

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Incorporated
4801 Roe Boulevard
ROLAND PARK, KANSAS

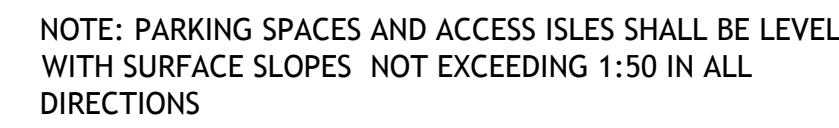


CW1



CONCRETE CURB & GUTTER

CG1



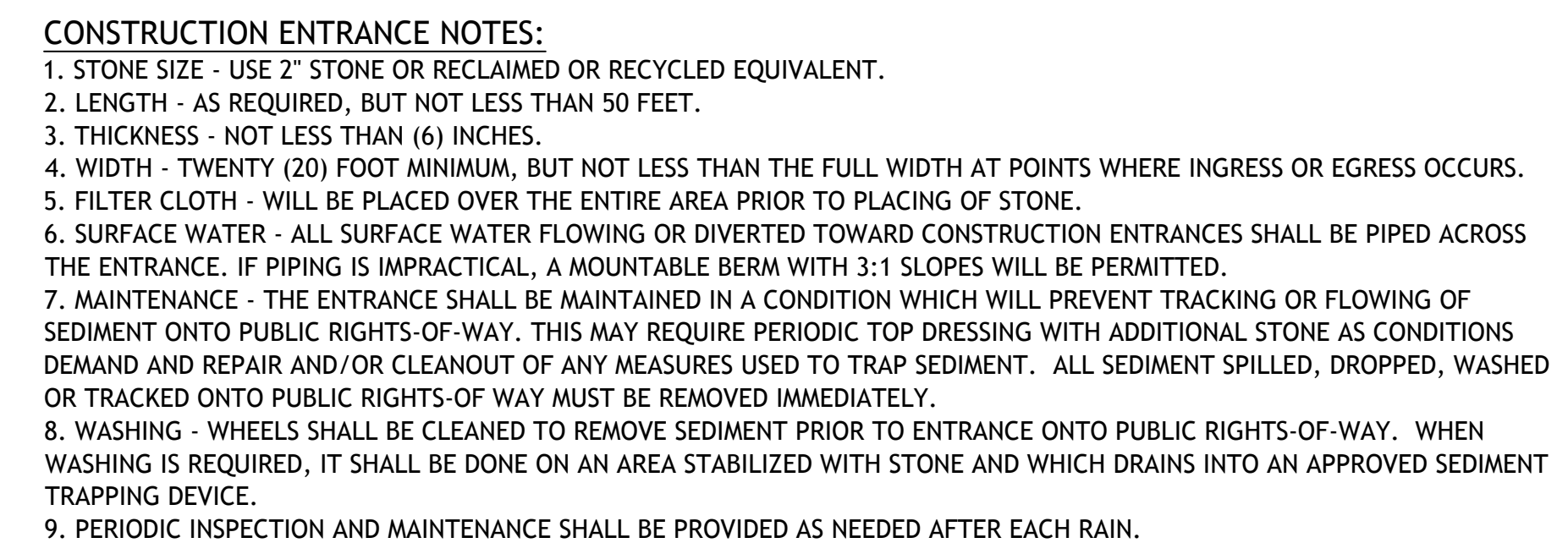
PK1



PK2

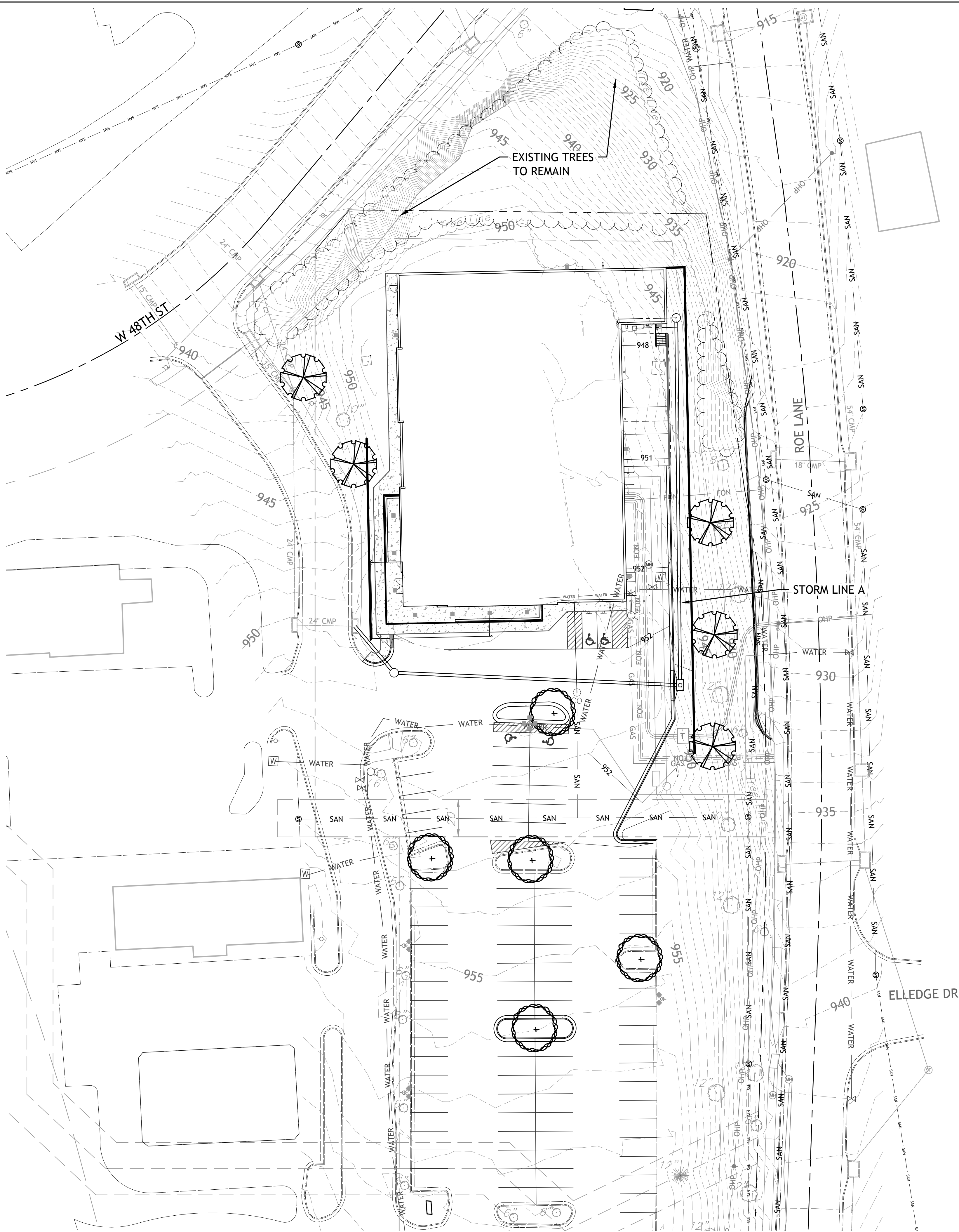


SG1



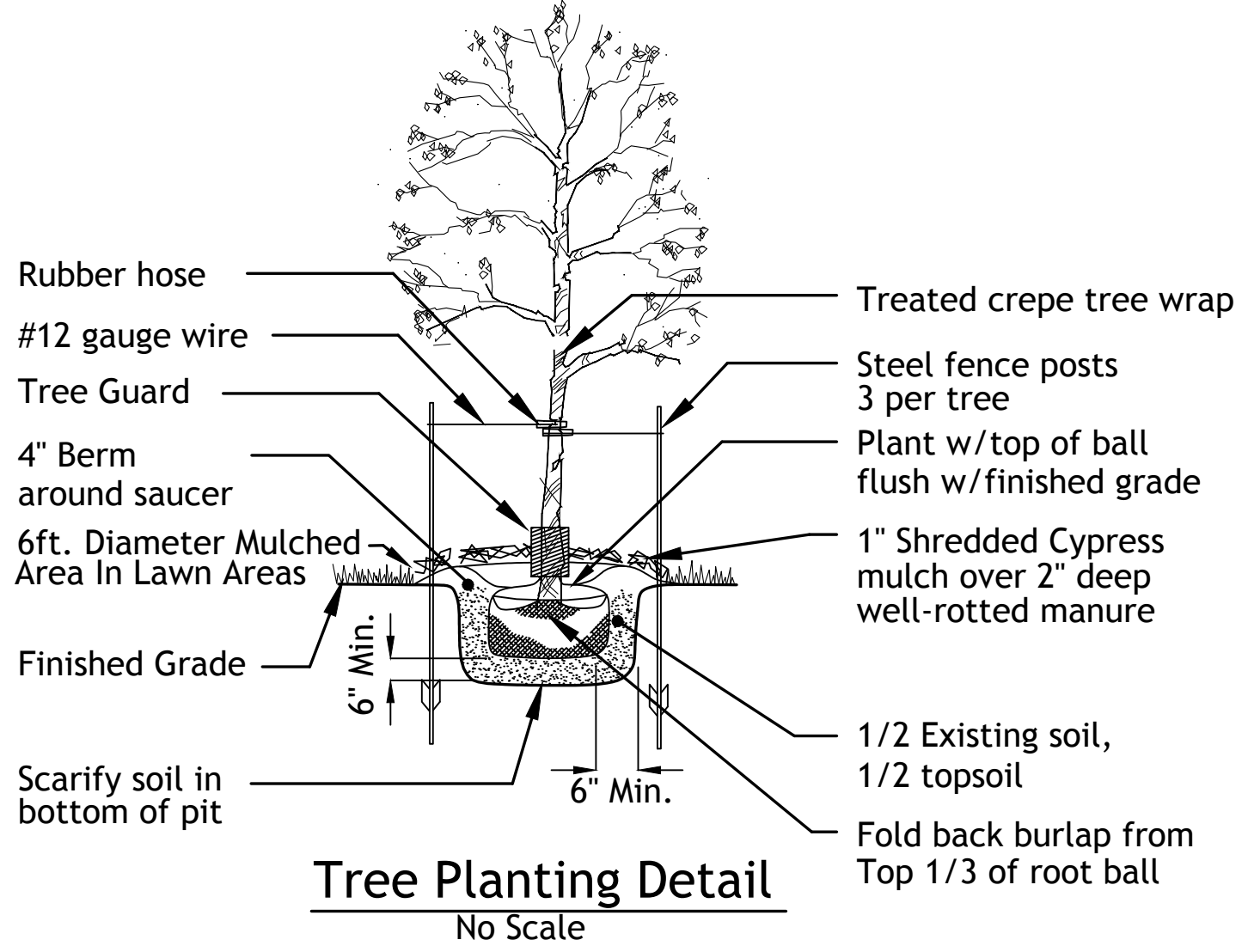
CONSTRUCTION ENTRANCE DETAIL

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



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.

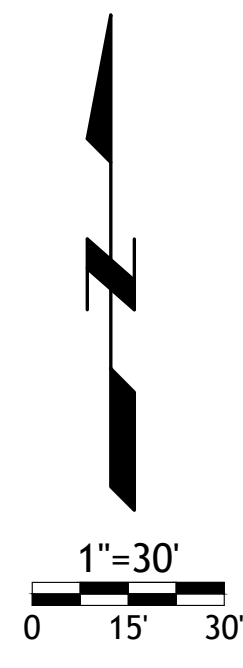
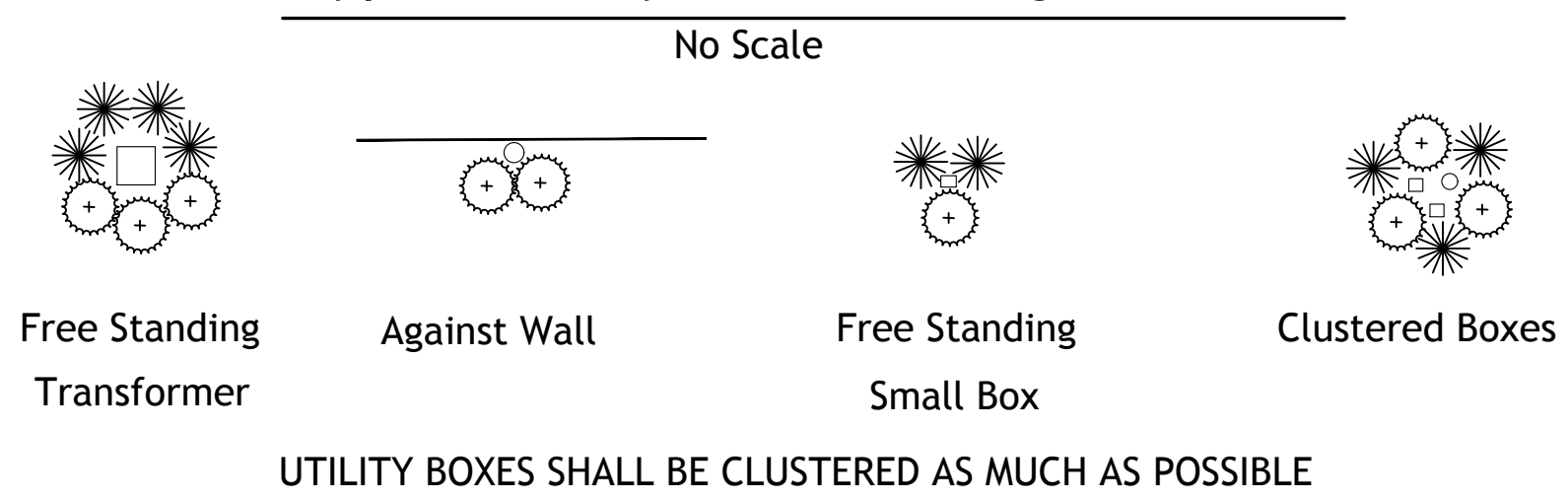
Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

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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Revisions

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sheet
L01
Civil
LANDSCAPE PLAN
permit
20 JULY 2018

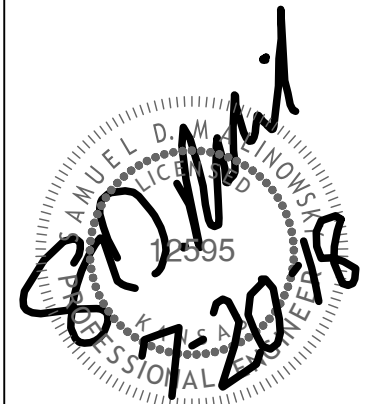
PRELIMINARY DEVELOPMENT PLAN

ALDI

4801 ROE BLVD, ROELAND PARK KS

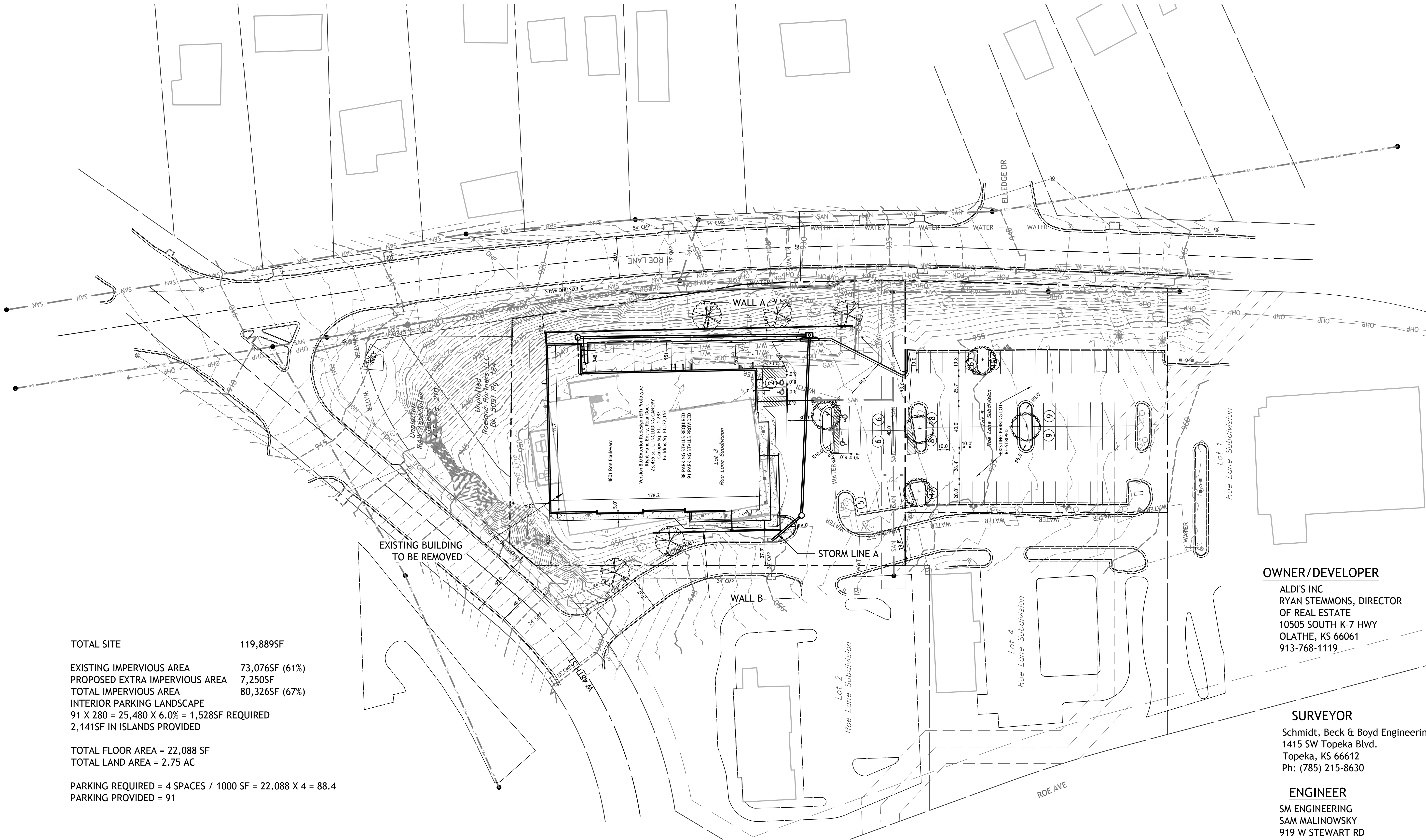
SM Engineering
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smcivilengr@gmail.com
785.341.9747

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Revisions

ALDI
Incorporated
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

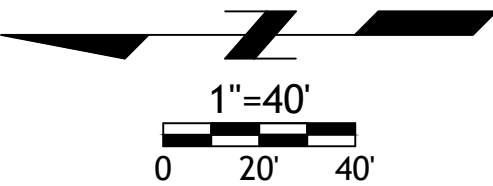
SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
COLUMBIA, MO. 65203
785-341-9747

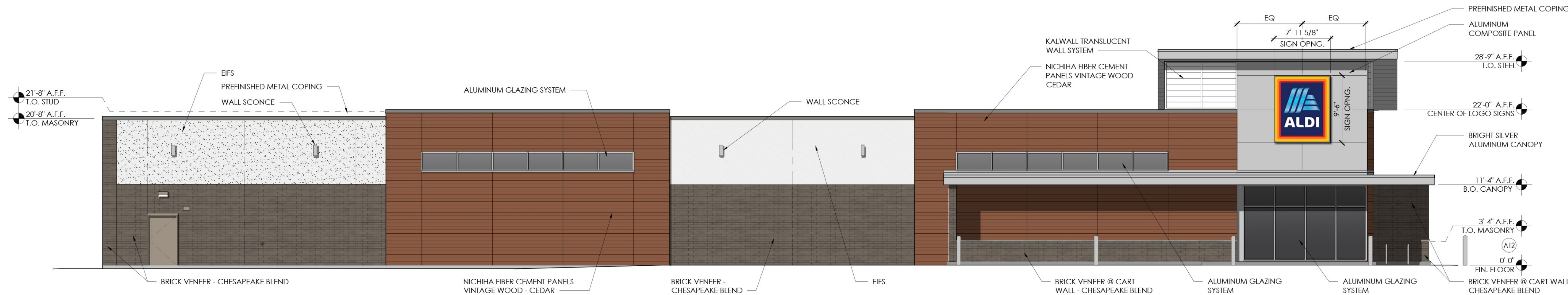
ARCHITECT

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

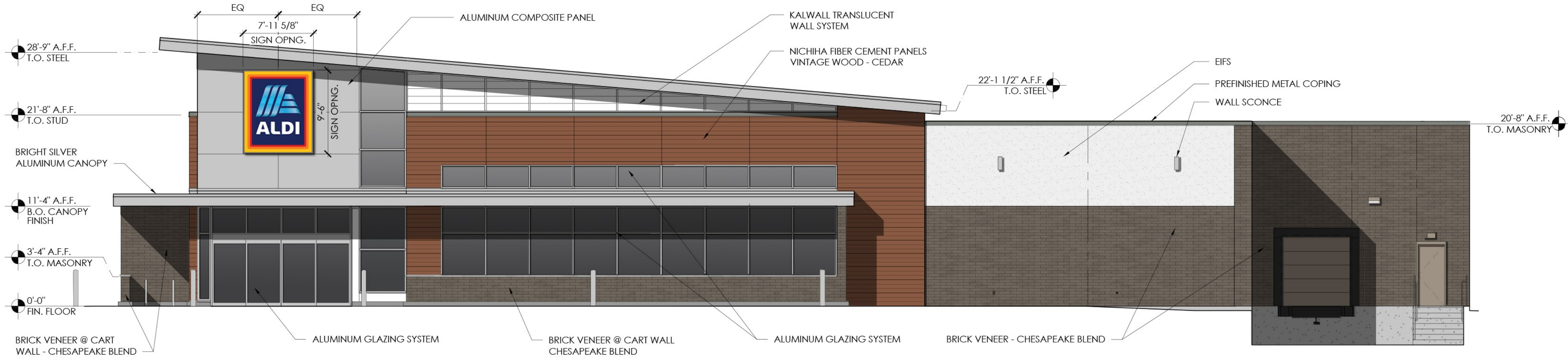




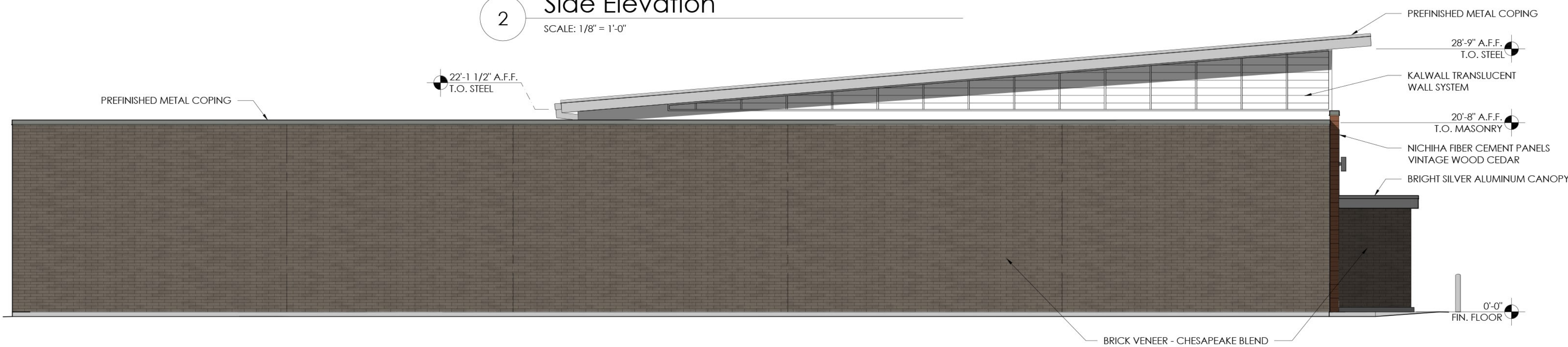
4 Front Elevation
SCALE: 1/8" = 1'-0"



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			

Issued:03/13/18

A

Concept Exterior Elevations

B

C

D

E

Revisions:

1

2

3

4

5

6

7

8

9

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p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

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DH

REVIEWED BY:

HS

Seal

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10505 S. K7 Highway
Olathe, KS 66061
(630) 879-8100
(630) 879-8152 fax

Project Name & Location:

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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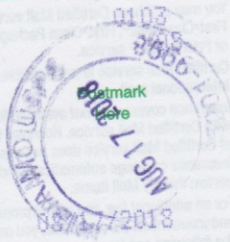
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4921 SOUTHRIDGE DR
ROELAND PARK KS 66205

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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;

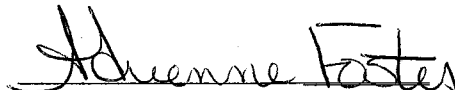
**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF ROELAND PARK, KANSAS:**

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.

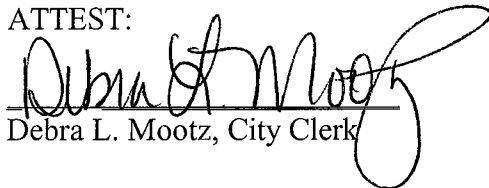
While coordination is important between a public art project and the visual elements of the building or project to which it relates, public art is separate and distinct from those project elements. Architectural design features, decorative building art, landscaping and similar project elements are considered 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- I.-5.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/1/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department: Finance
Title: **2018 Budget Amendment**
Item Type: Presentation

Recommendation:

To review the attached budget amendment for 2018 and set the public hearing for Monday, October 22nd at 7 p.m.

Details:

Attached is the 2018 Budget Amendment which includes increasing the budget authority for four funds. This is a process that the State of Kansas requires cities to complete if they believe they will need spending authority beyond what was originally adopted and sent with the 2018 Budget submission in July/August 2017. Below is a list of funds and the reasons behind the amendments.

- **Special Street Fund (27A)** - This fund had a budget authority of \$1.9 million in 2018 and we project the need for authority up to \$2.14 million. The reason for the increase is due to encumbrances from 2017 for CARS projects that continued into 2018. As a result, we anticipate exceeding the original budget authority adopted for the 2018 Budget.
- **TIF 3 - The Rocks/Blvd Apts** - When we adopted the 2018 Budget, we were under the assumption that the entire TIF would end in February 2018 and all tax revenues going into the fund would cease. Subsequent to adopting the budget, we entered into an agreement with the Boulevard Apartments to pay their entire property tax assessment in January 2018 as opposed to paying half in January and half in June so that we had all the resources we needed to complete our ongoing infrastructure improvements. As a result, the fund has more revenue than originally budgeted and more expenses than projected of approximately \$510,000 in 2018; our adopted budget authority was \$154,863.

- **TIF 2D - City Hall** - Similar to the 27A fund, this fund requires additional budget authority due to encumbrances associated with incomplete capital projects. In this case, the original budget authority was \$424,481 and the proposed budget requires spending authority of \$671,474. This involves the same projects as 27A.
- **TIF 2C - Valley State Bank** - In this case, the City received additional property tax revenues beyond what was originally anticipated in the adopted budget. All revenues in this fund are turned over to the trustee at Security Bank to pay debt service on the bonds. In this case, we received more property taxes than normal in 2018. The amendment increases budget authority from \$71,931 to \$91,117.

Even though the spending authority for these funds is increasing from the original adopted budget, the ending fund balance is expected to remain positive for the year and in most cases increasing from the budgeted figure. Attached is a table showing the adopted ending fund balance vs. the projected for FY 2018.

How does item relate to Strategic Plan?

N/A

How does item benefit Community for all Ages?

N/A

ATTACHMENTS:

Description	Type
2018 Budget Amendment	Cover Memo
Ending Fund Balance Chart	Exhibit

To the Clerk of Johnson County, State of Kansas
We, the undersigned, duly elected, qualified, and acting officers of
City of Roeland Park
certify that: (1) the hearing mentioned in the attached publication was
held;(2) after the Budget Hearing this Budget was duly approved and
adopted as the maximum expenditure for the various funds for the year.

			2018 Amended Budget		
			Amount of 2017 Tax Levied	Adopted 2018 Expenditures	Proposed Amended 2018 Expenditures
Table of Contents:			Page No.		
Fund	<u>K.S.A.</u>				
Special Street Fund (27A)	79-2929a			1,907,053	2,142,246
TIF 3C-The Rocks				154,863	510,000
TIF 2D - City Hall				424,481	671,474
TIF 2C - Valley State Bank				71,931	91,117
Totals		xxxxxxxxx	0	2,558,328	3,414,837
Summary of Amendments		0			

Attested date: _____

Assisted by:
Jennifer Jones-Lacy
Director of Finance
Address:

Email:
jjoneslacy@roelandpark.org

Governing Body

CPA Summary

2018

**Notice of Budget Hearing for Amending the
2018 Budget**

The governing body of

City of Roeland Park

will meet on the day of 10/22/2018 at 7 p.m. at 4600 W. 51st Street Roeland Park - City Hall for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at City Hall
and will be available at this hearing.

Summary of Amendments

Fund	2018 Adopted Budget			2018 Proposed Amended Expenditures
	Actual Mill Rate	Amount of Tax Levied	Expenditures	
Special Street Fund (27A)			1,907,053	2,142,246
TIF 3C-The Rocks			154,863	510,000
TIF 2D - City Hall			424,481	671,474
TIF 2C - Valley State Bank			71,931	91,117
			0	0
			0	0

City of Roeland Park
Official Title: Finance Director

Page No.

City of Roeland Park

2018

Adopted Budget

Special Street Fund (27A)	2018 Adopted Budget	2018 Proposed Budget
Unencumbered Cash Balance January 1	219,253	786,844
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Sales/Use Tax	756,840	981,000
CARS Grant	773,000	600,000
Other Sources		
County Courthouse Sales Tax	156,550	
Interest on Idle Funds	1,410	4,000
Interest on Idle Funds		
Total Receipts	1,687,800	1,585,000
Resources Available:	1,907,053	2,371,844
Expenditures:		
Contracted Services	100,000	100,000
Capital Outlay	1,444,000	1,567,246
Transfer to Bond & Interest	354,000	475,000
Cash Forward	9,053	
Total Expenditures	1,907,053	2,142,246
Unencumbered Cash Balance December 31	0	229,598

CPA Summary

City of Roeland Park

2018

Adopted Budget

TIF 3C-The Rocks	2018 Adopted Budget	2018 Proposed Budget
Unencumbered Cash Balance January 1	28,204	265,232
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
TIF Income - 3A	18,804	216,122
TIF Income - 3C	107,855	35,000
Interest on Idle Funds		
Total Receipts	126,659	251,122
Resources Available:	154,863	516,354
Expenditures:		
Contractual Services	126,500	510,000
Commodities	28,363	
Total Expenditures	154,863	510,000
Unencumbered Cash Balance December 31	0	6,354

CPA Summary

City of Roeland Park

2018

Adopted Budget

TIF 2D - City Hall	2018 Adopted Budget	2018 Proposed Budget
Unencumbered Cash Balance January 1	854	132,344
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
TIF Income	298,127	254,630
Loan from General Fund	124,500	283,500
Interest on Idle Funds	1,000	1,000
Total Receipts	423,627	539,130
Resources Available:	424,481	671,474
Expenditures:		
Contractual Services	8,000	
Capital Outlay	246,000	454,417
Debt Service	170,365	170,365
Transfers		
Cash Forward	116	46,692
Total Expenditures	424,481	671,474
Unencumbered Cash Balance December 31	0	0

CPA Summary

City of Roeland Park

2018

Adopted Budget

TIF 2C - Valley State Bank	2018 Adopted Budget	2018 Proposed Budget
Unencumbered Cash Balance January 1	1,170	14,863
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Tax Increment Income	70,761	69,926
Miscellaneous		6,328
Interest on Idle Funds		
Total Receipts	70,761	76,254
Resources Available:	71,931	91,117
Expenditures:		
Contractual Services	2,500	2,000
Debt	68,261	89,117
Commodities	1,170	
Total Expenditures	71,931	91,117
Unencumbered Cash Balance December 31	0	0

CPA Summary

Fund	Ending Fund Balance	
	FY 2018 Adopted	FY 2018 Projected
<i>Special Street</i>	9,053	229,598
<i>TIF 2D - City Hall</i>	115	50,692
<i>TIF 2C - Valley State Bank</i>	1,169	-
<i>TIF 3 - The Rocks</i>	14,005	16,247

Item Number: DISCUSSION ITEMS- I.-6.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/1/2018
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Replacement of Electric Vehicle Charging Station at City Hall**
Item Type:

Recommendation:

Consider option of KCPL providing an electric car charging station at City Hall.

Details:

The City has one charging station with two pumps that was installed in 2010. We do not charge a fee to users of the charging stations for energy consumption. However, the electricity charge is minimal, about \$330 of energy usage in 2017.

The original agreement with the City and Chargepoint/Lily Pad EV stated the charge station needed to remain in place through 2015 per federal requirements for taking advantage of a tax credit on installation. We are no longer required to keep the charging station. Apparently our charging station was the first electric vehicle charging station in the state of Kansas. Governor-Elect Sam Brownback and three area Chambers of Commerce attended the ribbon cutting ceremony. There were no performance expectations or goals set for the station when Council approved the installation. In 2013 Council discussed the possibility of charging for use but it was decided to keep it free for use as it remained a good marketing/PR tool for the City.

Attached is a chart of the usage from January 2011 through January 2018. Prior to 2017, the energy usage never exceeded 20 kwh per month. However, the station has seen more regular use from patrons starting in mid-year 2017. In 2017, there are a total of 54 unique drivers who used our charging stations and only 3 so far in 2018. Through January 2018, patrons have used 2.76 MWh of energy, or 8.37 kWh, or 586 sessions. This averages to 84 sessions/year or 7 sessions/month.

One of the ports on our charging station is a first generation port and is slower. The new station charges vehicles faster from both ports and has a retractable cord rather than patrons having to wrap the cord. This also comes with a year of free software support. The information sheet is attached for a full list of benefits. The total cost for replacement and installation is \$3,800.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Additional Information

Council took action at the September 2018 meeting to approve replacing the charger with the Chargepoint 4021 dual charging unit. Staff had made requests of KCPL leading up to that date to determine if KCPL would be willing to take over this location as part of their "Clean Charge Network" charging station program they now administer. Up until the day of that meeting the response from KCPL was that they were not looking for another location in Roeland Park. The day after the meeting, KCPL contacted staff, letting us know that KCPL may be interested. Wendy Marine with KCPL has now that KCPL is interested in adding a site at City Hall to their program.

The attached agreement spells out the terms for allowing KCPL to place a charging station in place of the non-operable station. The City can choose to pay for the electricity or have the person using the charger pay for the electricity. The agreement has a term that extends out to 2027. This option shifts the cost of ownership and operation to KCPL. We just received the agreement and confirmation of interest on 10/1/18. The agreement will require approval from the Council (the City attorney has not yet reviewed it). Once approved KCPL says they can complete installation within 1 week.

As a reference to how much the energy costs that is used by those who charge at our station, if the City were to pass on the cost to the user, the average fee per charge would be \$0.40/kWh.

ATTACHMENTS:

Description	Type
❑ KCPL Agreement for Charging Station	Cover Memo
❑ Consumption	Exhibit
❑ Station Upgrade Price Quote	Cover Memo
❑ Station Specification	Cover Memo

SITE LICENSE AGREEMENT

THIS SITE LICENSE AGREEMENT ("*Agreement*") is entered into effective as of the _____ day of _____, 201__ ("*Effective Date*") between Kansas City Power & Light Company ("*KCP&L*"), a Missouri Corporation, with a mailing address at 1200 Main Street, Kansas City, Missouri 64105 and _____, a **Missouri** limited liability company, with a mailing address at _____ ("*Host*").

WHEREAS, Host is the owner of that certain property legally described and depicted on Exhibit A (the "*Site*");

WHEREAS, KCP&L desires to install and operate _____ Level Two Electric Vehicle Supply Equipment station(s) (together with all related utilities and accessories, the "*EVSE*") in the location(s) shown on the Site Plan on Exhibit B pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises, conditions and agreements set forth herein, KCP&L and Host agree as follows:

1. License. Host hereby grants to KCP&L a license to install and operate the EVSE station in the location(s) within the Site shown on Exhibit B in accordance with and subject to the terms and conditions of this Agreement. The EVSE shall include a vehicle charging station and related signage. KCP&L (or its affiliates) shall (a) at no cost to Host, install all necessary electrical service, connections and equipment to serve the EVSE, and (b) provide all necessary electric utility services to Host at the EVSE. Host agrees to take reasonable actions to assist KCP&L with the installation of the EVSE. Upon completion of installation of the EVSE, Host understands and acknowledges that ownership of the EVSE shall remain with KCP&L.

2. Consumption Costs. The responsibility for the payment of kilowatt-hour (kWh) energy charge shall be as follows (check the box that applies; if no box is checked, it is Host Responsibility):

A. Host Responsibility (check here): _____ The Host pays the kilowatt-hour (kWh) charge including applicable riders, surcharges, taxes and fees assessed by KCP&L and the EVSE charging station user pays the session charge, if applicable as described in the Schedule CCN tariff that can be accessed at www.kcpl.com/rates.

B. User Responsibility (check here): _____ The EVSE charging station user pays the kilowatt-hour (kWh) charge including applicable riders, surcharges, taxes and fees assessed by KCP&L, and, if applicable, the session charge as described in the Schedule CCN tariff that can be accessed at www.kcpl.com/rates.

During the Term, the Host shall have the right to change the above election (to the alternative option) upon 30 days' prior written notice to KCP&L. Host represents and warrants that it will not charge any third party for the consumption or usage of said power, electrical and/or usage costs at any time during the Term of this Agreement.

3. Access. Host shall provide KCP&L access to and sufficient space for locating the EVSE at the locations shown on the Site Plan, and also agrees to provide governmental authorities access to the EVSE for any inspections and installation of monitoring hardware and/or software on the EVSE as necessary for KCP&L to fulfill its reporting requirements to regulatory entities. Host will allow potential end users access to the area where the EVSE is located in the same manner that it grants non-end users access to the area.

4. Operation. KCP&L shall operate the EVSE in accordance with commercially reasonable practices. However, uninterrupted service is not guaranteed, and KCP&L may interrupt service when necessary to ensure safety or to perform maintenance. If any governmental license or permit shall be required for the proper and lawful use of the EVSE, KCP&L, at its sole cost and expense, shall obtain and thereafter maintain the same and shall comply with all of the terms and conditions thereof. KCP&L shall promptly deliver copies of all such licenses and permits to Host.

Hours of Operation; Demand Response Procedures. Except as otherwise provided herein, the EVSE shall be operated by KCP&L for up to 24 hours each day and made available to the general public. Further, Host acknowledges and agrees that KCP&L will be utilizing "Demand Response" ("**DR**") procedures. The EVSE will display a message notifying the consumer of the various DR application scenarios. Host acknowledges and understands that KCP&L utilizes such Demand Response options to optimize usage at peak times, which could result in temporarily disabling the EVSE from electrical output or consumption during the Term of this Agreement. Host shall not charge KCP&L or any other party rent or any other fees to use the Site during the Term of this Agreement.

5. Consent; Permits. KCP&L shall not install the EVSE, including any utility service, equipment or accessories or, after the installation thereof, alter the EVSE or any of its components in any manner that requires architectural or engineering plans without first obtaining Host's prior written approval (which shall not be unreasonably withheld, conditioned or delayed) of the architectural and engineering plans and specifications therefore. KCP&L shall not install the EVSE or any utility service, equipment or accessories until all required municipal and other governmental permits and authorizations have been obtained by KCP&L.

6. Marketing. The parties understand and agree that the EVSE will be KCP&L-branded. KCP&L may publish and promote the locations of the Sites throughout the Term of the Agreement. Host's name may also be used in the initial launch of the program. Thereafter, neither party will make any press release or otherwise formally publicize the EVSE on the Site without first obtaining formal written approval from the other party. KCP&L has created marketing material which includes but is not limited to logos, stickers, decals and signage made a part of equipment purchased or infrastructure established; printed materials and other marketing and/or outreach materials, activities, and websites. KCP&L has logo usage and publicity standards that can be shared with host for their review. With respect to any marketing efforts including but not limited to logos, stickers, decals or signage made a part of equipment purchased or infrastructure established; or any printed materials or other marketing and/or outreach materials, activities, or websites created by Host under this Agreement, Host agrees to submit in advance any such marketing effort to review and approval by KCP&L, which approval shall not be unreasonably withheld, conditioned or delayed as outlined by the logo usage and publicity standards provided by KCP&L.

7. Maintenance and Repair. KCP&L shall maintain the EVSE in good working condition ordinary wear and tear excepted during the Term of this Agreement. Host shall maintain the common area improvements immediately surrounding the EVSE in good condition ordinary wear and tear excepted and will promptly notify KCP&L of any problems it is aware of related to the EVSE. Such maintenance by Host of the immediately surrounding common areas shall include, but not be limited to, pavement maintenance and snow removal services.

8. Term and Termination. This Agreement shall commence on the Effective Date and continue in effect through December 31, 2027 (“*Term*”); provided, however, KCP&L has the right to terminate this Agreement at any time by delivering written notice of such election to Host, in which case the Agreement shall terminate on the date that is 10 days after the Host’s receipt of the termination notice. If KCP&L fails to perform any of its obligations or comply with any of the other terms and conditions of this Agreement and such failure continues for a period of 15 days after receipt of written notice from Host, Host may immediately terminate the Agreement by delivering written notice to KCP&L. Upon the expiration or termination of this Agreement, KCP&L will remove the EVSE at KCP&L’s cost and expense and restore the portions of the Site on which the EVSE was installed to a condition similar to the Site on which the same was installed prior to installation of the EVSE ordinary wear and tear excepted.

9. Liens. Host represents and warrants that (a) Host is the fee simple owner of the Site and has good and marketable title to the Site and (b) the contents and terms of this Agreement are not in violation of any other agreement entered into by Host with any other party. Neither party will allow any liens or encumbrances to be placed on the EVSE or the Site. If any liens are placed on or filed against the EVSE, or the Site as a result of any work or materials contracted by or on behalf of either party hereto, said party shall cause the lien to be released of record within 15 days after the filing thereof. Nothing in this Agreement shall be construed as empowering either party to encumber or cause to be encumbered the title or interest of Host to the Site nor KCP&L to the EVSE in any manner. Each party shall indemnify the other party against, and hold the other party harmless from, any and all loss, damage, claims, liabilities, judgments, interest, costs, expenses, and attorney fees arising out of the filing of any such lien that is in violation of this section.

10. Insurance. Each party agrees that it will at all times during the term hereof, at its own expense, procure, maintain and keep in force insurance with an insurance company authorized to transact business in the State of Missouri, a commercial general liability insurance policy covering: (a) the operation and use of the EVSE (in the case of KCP&L) and (b) the operation and use of the Site (in the case of Host), in each case affording protection in an amount of not less than One Million Dollars (\$1,000,000.00) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for injury to or death of one or more persons. The policy must include customary coverages for liability arising from premises, operations, independent contractors and liability assumed under an insured contract. The policy shall name the other party hereto (including said party’s parent, affiliates, subsidiaries, officers, directors, employees, agents and assigns) as additional insureds whereby neither party may cancel or reduce the insurance without first giving the other party hereto at least 30 days prior written notice. Each party further covenants to deposit with the other party a certificate of such insurance and the certificate of each such renewal policy complying with the terms of this Agreement.

Further, unless third-party insurance coverage is required by applicable law, both parties shall have the right to self-insure against perils and liabilities for which it would otherwise be required to obtain insurance under the terms of this Agreement. If a party elects to self-insure against certain perils and/or liabilities against which it would otherwise be required to obtain a policy of insurance under this Agreement, then for purposes of this Agreement, such party shall be deemed to hold insurance against such perils and/or liabilities in the minimum amounts of insurance which such party is otherwise required to maintain under the terms of this Agreement. By so electing, such party shall be deemed to be self-insuring against the perils and/or liabilities that are the subject of such claims.

11. Waiver. Host and KCP&L each hereby waive (to the extent of insurance proceeds collected) any and all rights of recovery, claim, action or cause of action against the other, its agents, officers, or employees for any damage that may occur to the Site, including but not limited to the EVSE, and/or any personal property of such party therein by reason of any cause which is insured against under

the terms of any insurance policies referred to herein or self-insured, regardless of cause or origin, including negligence.

12. Indemnification. KCP&L shall be liable for, and shall indemnify, defend and hold Host harmless from, any and all liabilities, claims, demands, administrative proceedings, orders, judgments, assessments, fines, penalties, costs and lawsuits, of whatever nature (collectively, “**Liabilities**”), arising out of the negligent, willful or intentional acts or omissions of KCP&L, its express agents, contractors or employees at the Site during the Term of this Agreement and/or a breach of any of the representations, warranties, covenants or the terms of this Agreement. Host shall be liable for, and shall indemnify, defend and hold KCP&L harmless from any and all Liabilities arising out of the negligent, willful or intentional acts or omissions of Host, its agents, contractors, subcontractors or employees at the Site during the Term of this Agreement and/or a breach of any of the representations, warranties, covenants or the terms of this Agreement. Notwithstanding the foregoing, neither party shall be liable for or be required to indemnify, defend or hold the other party harmless to the extent of any Liabilities that are caused by the negligent, willful or intentional acts or omissions of the other party hereto.

13. No Consequential Damages. Except for indemnification obligations to third parties as set forth in Section 14 of this Agreement, neither party shall be liable to the other party for any special, incidental, consequential, punitive or indirect damages or loss of profit or business interruption damages whatsoever.

14. Performance. Performance under this Agreement is subject to all valid laws, rules and regulations of courts or regulatory bodies having jurisdiction.

15. Casualty. If all or any portion of the EVSE on the Site are damaged or destroyed by fire or other casualty which materially and adversely affects the operation of the EVSE (any, a “**Casualty**”), Host shall have the right to terminate the Agreement by written notice to KCP&L in which event the Agreement shall terminate on the date that is 10 days after the date of Host’s termination notice and KCP&L may elect to remove the EVSE from the Site. In the event of any Casualty which materially and adversely affects the operation of the EVSE, KCP&L shall have the right to terminate the Agreement by written notice to Host within 14 days after the Casualty, in which event the Agreement shall terminate on the date that is 10 days after the date of KCP&L’s termination notice and KCP&L may elect to remove the EVSE from the Site.

16. Assignment. This Agreement and the rights conferred hereunder shall not be assigned by either party except with the prior written consent of the other party in each instance, and such consent shall not be unreasonably withheld, conditioned or delayed.

17. Entire Agreement. This Agreement and the exhibits attached hereto contains the entire agreement of the parties. No term or provision of this Agreement may be modified, amended, changed, or waived, temporarily or permanently, except, in the case of modifications, changes and amendments, pursuant to the written consent of both parties to this Agreement, and in the case of waivers, pursuant to the written consent of the waiving party.

18. No Partnership. This Agreement shall not be construed as creating a partnership, joint venture, agency relationship, franchise or association, nor shall this Agreement render KCP&L and Host liable as partners, co-venturers or principals.

19. Governing Law. This Agreement shall be governed by the laws of the State of Missouri

20. Counterparts. This Agreement may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument. Facsimile and digital electronic signatures shall constitute original signatures for purposes of this Agreement.

21. Notice. Any and all notices shall be in writing and addressed to the parties at the addresses specified below or such other addresses as either party may direct by notice given in accordance with this section, and shall be delivered in one of the following manners: (i) by personal delivery, in which case notice shall be deemed to have been duly given when delivered; (ii) by certified mail, return receipt requested, with postage prepaid, in which case notice shall be deemed to have been duly given on the date indicated on the return receipt; or (iii) by reputable delivery service (including by way of example and not limitation Federal Express, UPS and DHL) which makes a record of the date and time of delivery, in which case notice shall be deemed to have been duly given on the date indicated on the delivery service's record of delivery.

If to KCP&L:

Kansas City Power & Light Company
Attn: Wendy Marine
One Kansas City Place
1200 Main Street
Kansas City, Missouri 64105
Email Address: wendy.marine@kcpl.com

If to Host:

22. Headings. Section headings herein have been inserted for reference only and shall not be deemed to limit or otherwise affect, in any manner, or be deemed to interpret in whole or in part any of the terms or provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto execute this Agreement agreeing to be bound by the terms herein as of the date first above written.

KCP&L

Kansas City Power & Light Company

By: _____

Print Name: Kimberly Winslow

Title: Director – Energy Solutions

HOST:

By: _____

Print Name: _____

Title: _____

EXHIBIT A

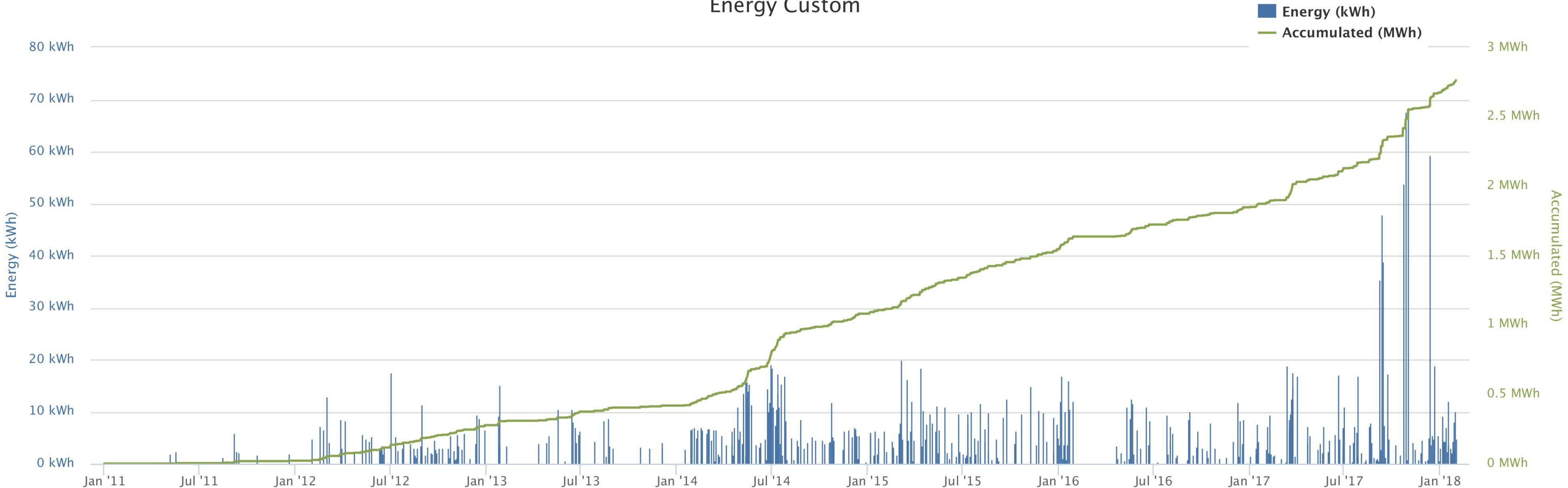
Legal Description of Site

[Insert here]

EXHIBIT B

Site Plan where EVSE(s) will be located within the Site

Energy Custom





LilyPad EV
9801 W. 100th Terr
Overland Park, KS 66212
(913) 269-2453
keith.anderson@lilypadev.com
www.lilypadev.com

QUOTE

ADDRESS

Keith Moody
City of Roeland Park
4600 W. 51st Street
Roeland Park, KS 66205

SHIP TO

Keith Moody
City of Roeland Park
4600 W. 51st Street
Roeland Park, KS 66205

QUOTE # 1314

DATE 08/20/2018

DESCRIPTION	QTY	EACH	AMOUNT
ChargePoint:CT4021-GW1 Dual Output Gateway Option USA, Bollard Unit - 208/240V @30A with Cord Management and Power Share	1	3,000.00	3,000.00
ChargePoint:CT4000-PMGMT CT4000 Power Management Kit. Allows both ports on a dual port station to share a single 40A circuit (Power Share). Also allows a CT4000 to be set up to operate at a lower current (Power Select).	1	50.00	50.00
Installation:INSTALL Swapout Installation, we will swap the old CT2100 station for the new CT4000 station. Does not include any other electrical work.	1	600.00	600.00
Shipping:Shipping Shipping	1	150.00	150.00
Note Note: This offer includes 1 year of Commercial Cloud Services per port, Activation, Site Validation, and an initial year of Assure coverage. Requires the head unit from the old station to be shipped back to ChargePoint.	1		0.00

NOTES:

- Thank you for allowing us to submit this proposal.

STANDARD TERMS AND CONDITIONS:

- Standard Invoice Terms are net 30
- Standard manufacturer warranties apply to all hardware purchases
- Standard lead-time is 30-60 days from order acceptance
- Installation cost, if included in this project, does not include unforeseen rock or other obstacles found while trenching or boring
- Customer is responsible for ensuring 3G cellular data coverage at installation location is better than -85dbm (ATT) or -90dbm (Verizon). Note for example -70dbm is better than -80dbm.
- Returns of unopened packages are subject to restocking charges. Opened packages may not be returned.

TOTAL

\$3,800.00

Thank you for your business.

Accepted By

Accepted Date

Thank you for your business.

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

Driver Friendly User Interface

- + Instructional video shows how to use the station
- + Multi-language: English, French, Spanish
- + Touch button interface; works in rain, ice and with gloves
- + Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- + Daylight readable, with auto brightness control
- + 640 X 480 resolution active matrix
- + Full motion 30fps video support
- + Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- + Brand your charging stations to communicate with drivers
- + Instructional video in English, Spanish or French



The First
ENERGY STAR®
Certified EV Charger

Service Products and Support

ChargePoint offers world-class service products and support that help ensure quality of work, save time and money, protect your investment and enhance the productivity of your charging stations. From site planning to installation and setup, to ongoing care and management, when you choose ChargePoint, you're covered.

- + **ChargePoint Configuration and Activation:** customized setup and activation of your stations
- + **ChargePoint Assure:** the most comprehensive EV Station maintenance and management in the industry

Energy Measurement and Management

- + Real-time energy measurement
- + 15 minute interval recording
- + Time of Day (TOD) pricing
- + Load shed by percentage of running average or to fixed power output

Minimize Costs with Flexible Power Management Options

In the vast majority of applications, a full power configuration is the best choice for both station owners and drivers. However, when drivers are parked for a longer time, an intelligent, lower power output can save station owners considerable installation cost while still providing drivers a great charging experience. With flexible power options, station owners can meet the needs of drivers while lowering costs:

Power Select (Patent Pending)

- + Allows for a lower capacity (less than 40A) circuit to power each port
- + Cuts installation costs by reducing the cost or even avoiding the need to upgrade panels or transformers

Power Sharing

- + Dynamically share one 40A, 30A or 20A circuit between two parking spaces
- + Doubles the number of parking spots served while reducing installation and operating costs
- + Allows station owners to upgrade a single port station to dual port to serve more drivers with no electrical upgrade

Clean Cord Technology

- + Keep charging cords off the ground
- + Standard on all models
- + Ultra-reliable second-generation gravity operated mechanism
- + Flexible over entire -40°F to +122°F product temperature range

Safe, Reliable, Energy Efficient Hardware

- + UL listed, meeting the stringent requirements of the nation's leading safety standards organization
- + Stations are rugged, built to withstand the elements
- + Safe, Reliable and Energy Efficient
- + ENERGY STAR certified, charges efficiently and conserves power when not charging

When Charging is Mission Critical, Protect Your Investment with ChargePoint Assure

- + **Minimize downtime:** ChargePoint Assure provides the most comprehensive EV Station maintenance and management in the industry
- + **Get up and running quickly and flawlessly:** Professional guidance for station configuration saves you time, and unlimited changes to station policies flexibly supports your business
- + **Eliminate unexpected future expenses:** Cost for parts and on-site labor to install is covered for all Assure eligible repairs
- + **One less thing to worry about:** Proactive station monitoring provides you with regular reporting
- + **Reduced risk of downtime:** We guarantee 98% annual uptime and one business day response to requests
- + **Support when you need it:** We're there for you *and* your drivers. Phone support available for station owners Monday to Friday from 5 AM to 6 PM Pacific. Phone support for drivers is 24/7/365, so you never need to field a driver call

Ultra-reliable second-generation gravity operated mechanism.

18' and 23' cords to reach all car models and serve more parking spaces.

World-class 24/7 driver phone support.

Instructional video shows how to use the station. Multi-language charging instructions, giving drivers the choice of English, French or Spanish.

Driver interaction is supported in any weather by five rugged, back-lit buttons with audio feedback.

Strong and rugged design materials built to withstand the elements.

CT4000 stations come with 18' or 23' cords to increase the usability of your charging spots, on 6' and 8' tall models respectively.

CT4021

Dual-port bollard charging station with 18' charging cables. Standard *EV Charging Only* sign without optional custom branding.



Promote Your Brand and Business

Having your stations installed in a visible location makes a bold statement about your business' commitment to sustainability and shows that you care about your customers. ChargePoint CT4000 stations are built for customization so you can conveniently promote your brand as well. With custom signage and video you can:

- + Increase brand recognition
- + Attract EV drivers by making sure your stations are highly visible
- + Ensure EV charging installations are consistent with the look and feel of your brand
- + Differentiate your stations from standard ChargePoint stations to make them easily identifiable by your driver base



Branded CT4021
Shown with optional
branding on bollard.
18' cords on 6' model.

Easily customizable branding area.
All stations come with *EV Charging Only* sign, which can be replaced with your custom signage.

5.7" color LCD display for customizable video content.

Upload up to 60 seconds of high quality video to individual stations as often as desired.

Daylight readable with auto brightness control.

OPTIONAL:
Additional customizable branding areas.

All stations have standard extrusions to hold your custom signage.

Artwork templates and material specifications are conveniently downloadable from chargepoint.com



Branded CT4025
Shown with optional
branding on back.
23' cords on 8' model.

Bollard Charging Stations

CT4011



CT4021



CT4025



Wall Mount Charging Stations

CT4013



CT4023



CT4027



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Listed by Underwriters
Laboratories Inc.



Item Number: DISCUSSION ITEMS- I.-7.
Committee 10/1/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date:

Submitted By:

Committee/Department:

Title:

Executive Session - Executive Session - City Administrator Evaluation I move the Governing Body recess into executive session to discuss the City Administrator Evaluation pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting to resume in the council chamber at _____.

Item Type:

Recommendation:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?