

5870 NE OAK RIDGE DRIVE DEVELOPMENT PLAN KANSAS CITY, CLAY COUNTY, MISSOURI SEC. 28, TWP 51 N, RNG 32 W

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C010	300' SURROUNDING PROPERTY
C100	DEMOLITION PLAN - PHASE 1
C200	SITE AND DIMENSION PLAN - PHASE 1
C300	GRADING PLAN - PHASE 1
C400	EROSION CONTROL PLAN - PHASE 1
C500	FINAL STREAM BUFFER PLAN
C600	TREE PRESERVATION AND PROTECTION PLAN
C1100	DEMOLITION PLAN - PHASE 2
C1200	SITE AND DIMENSION PLAN 1 - PHASE 2
C1201	SITE AND DIMENSION PLAN 2 - PHASE 2
C1300	GRADING PLAN - PHASE 2
C1400	EROSION CONTROL PLAN - PHASE 2
C1500	UTILITY PLAN 1 - PHASE 2
C1501	UTILITY PLAN 2 - PHASE 2
A-201	EXTERIOR ELEVATIONS
L1	LANDSCAPE PLANS 1
L2	LANDSCAPE PLANS 2

BASIS OF BEARINGS

SOUTH 31°51'14" WEST ALONG THE EAST LINE OF LOT 1, TIMBER RIDGE DRIVING RANGE AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MODOT VRS, 2018 GEOD, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

DATUM BENCHMARK

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO MODOT VRS. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOD18 MODEL.

CONTROL POINTS

CP#104	CP#103
60D NAIL	MAG NAIL
N=1104010.75'	N=1103747.00'
E=2786041.92'	E=2785913.44'
ELEV=830.62'	ELEV=804.54'

UTILITY INFORMATION

THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY MISSOURI ONE CALL, TICKET NUMBER 210881080. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

SAFETY NOTICE TO CONTRACTOR

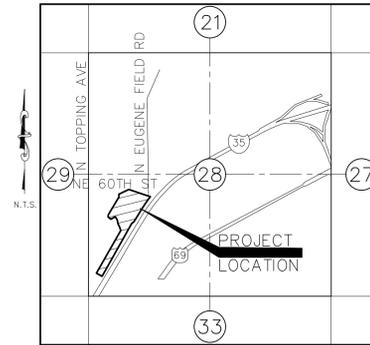
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING 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 KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY 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 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



SECTION VICINITY MAP
SEC. 28 - TWP 51N - RNG 32W
CITY OF KANSAS CITY, MISSOURI

PROPERTY

OWNER/DEVELOPER:

5330 OAK RIDGE REALTY, LLC
1804 SWIFT AVE., STA 101
KANSAS CITY, MO 64116
CONTACT: CHUCK V. CUDDA
PHONE: (816) 268-4493
EMAIL: cudda@opescre.com

PREPARED BY:

KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO. 64118
CONTACT: MATT CROSS, PE
PHONE: 816-468-5858
EMAIL: cross@kveeng.com

PROPERTY ADDRESS:

5870 NE OAK RIDGE DRIVE
KANSAS CITY, MISSOURI, 64119

PROPERTY DESCRIPTION:

PART OF LOT 1, TIMBER RIDGE DRIVING RANGE, AS SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, TIMBER RIDGE DRIVING RANGE; THENCE SOUTH 0 DEGREES 09 MINUTES 46 SECONDS WEST 190.00 FEET (SOUTH 0 DEGREES 02 MINUTES 13 SECONDS WEST-PLAT) ALONG THE WEST LINE OF LOT 1, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 64 DEGREES 45 MINUTES 45 SECONDS EAST 273.70 FEET; THENCE SOUTH 71 DEGREES 18 MINUTES 56 SECONDS EAST 570.50 FEET TO A POINT ON THE CENTERLINE OF EUGENE FIELD STREET, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO.35; THENCE SOUTH 31 DEGREES 51 MINUTES 16 SECONDS WEST 418.40 FEET (SOUTH 31 DEGREES 51 MINUTES 14 SECONDS WEST-PLAT) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 51 DEGREES 30 MINUTES 30 SECONDS WEST 74.33 FEET (SOUTH 51 DEGREES 22 MINUTES 57 SECONDS WEST-PLAT) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE; SOUTH 31 DEGREES 51 MINUTES 16 SECONDS WEST 297.16 FEET (SOUTH 31 DEGREES 51 MINUTES 14 SECONDS WEST-PLAT) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 56 DEGREES 03 MINUTES 32 SECONDS WEST 142.08 FEET; THENCE NORTH 18 DEGREES 37 MINUTES 38 SECONDS WEST 39.10 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING CREEK; THENCE NORTH 17 DEGREES 42 MINUTES 02 SECONDS WEST 49.34 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 26 DEGREES 18 MINUTES 46 SECONDS WEST 101.52 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 8 DEGREES 54 MINUTES 06 SECONDS WEST 84.02 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 29 DEGREES 59 MINUTES 11 SECONDS WEST 100.34 FEET ALONG THE SAID CENTERLINE; THENCE SOUTH 61 DEGREES 27 MINUTES 36 SECONDS WEST 129.77 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 51 DEGREES 33 MINUTES 40 SECONDS WEST 89.19 FEET ALONG THE SAID CENTERLINE TO A POINT ON THE WEST LINE OF LOT 1, TIMBER RIDGE DRIVING RANGE; THENCE NORTH 4 DEGREES 37 MINUTES 48 SECONDS EAST 59.25 FEET (NORTH 4 DEGREES 30 MINUTES 15 SECONDS EAST-PLAT) TO A WESTERLY CORNER OF LOT 1, THENCE NORTH 31 DEGREES 03 MINUTES 21 SECONDS EAST 522.99 FEET (NORTH 30 DEGREES 55 MINUTES 48 SECONDS EAST-PLAT) TO A WESTERLY CORNER OF LOT 1, SAID POINT BEING SOUTH 0 DEGREES 09 MINUTES 46 SECONDS WEST 255.32 FEET (SOUTH 0 DEGREES 02 MINUTES 13 SECONDS WEST 255.08 FEET-PLAT) FROM THE NORTHEAST CORNER OF LOT 1; THENCE 0 DEGREES 09 MINUTES 46 SECONDS EAST 65.32 FEET (NORTH 0 DEGREES 02 MINUTES 13 SECONDS EAST- PLAT) ALONG THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS, ROADS, OR HIGHWAYS.

DISTURBED AREA

PHASE 1 = 156,329 SQ.FT. / 3.59 ACRES
PHASE 2 = 49,226 SQ.FT. / 1.13 ACRES
TOTAL DISTURBED = 203,506 SQ.FT. / 4.67 ACRES

DEVELOPMENT SUMMARY

- EXISTING ZONING OF PROPERTY AND ANY PROPOSED ZONING, INCLUDING TYPE OF ANY PLANNED DISTRICT REQUESTED.
EXISTING: B3-2
PROPOSED: B3-2
TOTAL LAND AREA: 594,221 SQ.FT. / 13.64 ACRES
- LAND AREA OR ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY, 0 (ZERO)
NET LAND AREA: 594,221 SQ.FT. / 13.64 ACRES
- PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE.
OUTDOOR SPORTS AND RECREATION.
- HEIGHT ABOVE GRADE OF BUILDING AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING
HEIGHT OF MAIN BUILDING = 30'-5"
NUMBER OF FLOORS = 1 (ONE)
- GROSS FLOOR AREA PER FLOOR (MAIN BLDG). 24,000 SQ. FT.
- BUILDING COVERAGE AND FLOOR AREA RATIO.
24,000 / 594,221 = 0.040
- RESIDENTIAL DEVELOPMENT SHALL, IN ADDITION, IDENTIFY GROSS AND NET DENSITY. N/A
- RATIO OF REQUIRED NUMBER OF PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED PARKING SPACES.
SPORTS & REC: (THERE IS NO DEFINED PARKING REQUIREMENTS IN KCMO CODE.)
REQUIRED SPACES = 9
PROVIDED SPACES = 9
- RATIO OF REQUIRED NUMBER OF SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES.
SHORT TERM: 1 PER 10 OFF-STREET VEHICLE PARKING SPACES
REQUIRED SPACES=1
PROVIDED SPACES=1

Site Data	Existing	Proposed Phase 1	Proposed Phase 2
Zoning	B3-2	B3-2	B3-2
Gross Land Area (sqft)	594221	594221	594221
Gross Land Area (ac)	13.64	13.64	13.64
Net Land Area (sqft)	594221	594221	594221
Net Land Area (ac)	13.64	13.64	13.64
Building Area (sqft)	0	0	24000
Floor Area Ratio	0.000	0.000	0.040
Total Impervious Area (sqft)	4,635	4,635	33,851
Total Impervious Area (ac)	0.11	0.11	0.78

Structure	Use	Square Footage
Proposed Indoor Sports Building	Sports & Rec Participation (Indoor/Outdoor)	24000

Building Data	Required	Proposed
Rear Setback	None	770ft.
Front Setback	None	124ft.
Side Setback	None	8ft.
Height	None	30ft.

Parking	Vehicle Spaces			Bike Spaces		
	Existing	Proposed	Total	Required	Required	Proposed
Total	0	9	9	88-420-08-A	1	1

FLOOD STATEMENT:

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REV	DATE	DESCRIPTION
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1	06/13/24	PER CITY COMMENTS
0	05/01/24	INITIAL SUBMITTAL

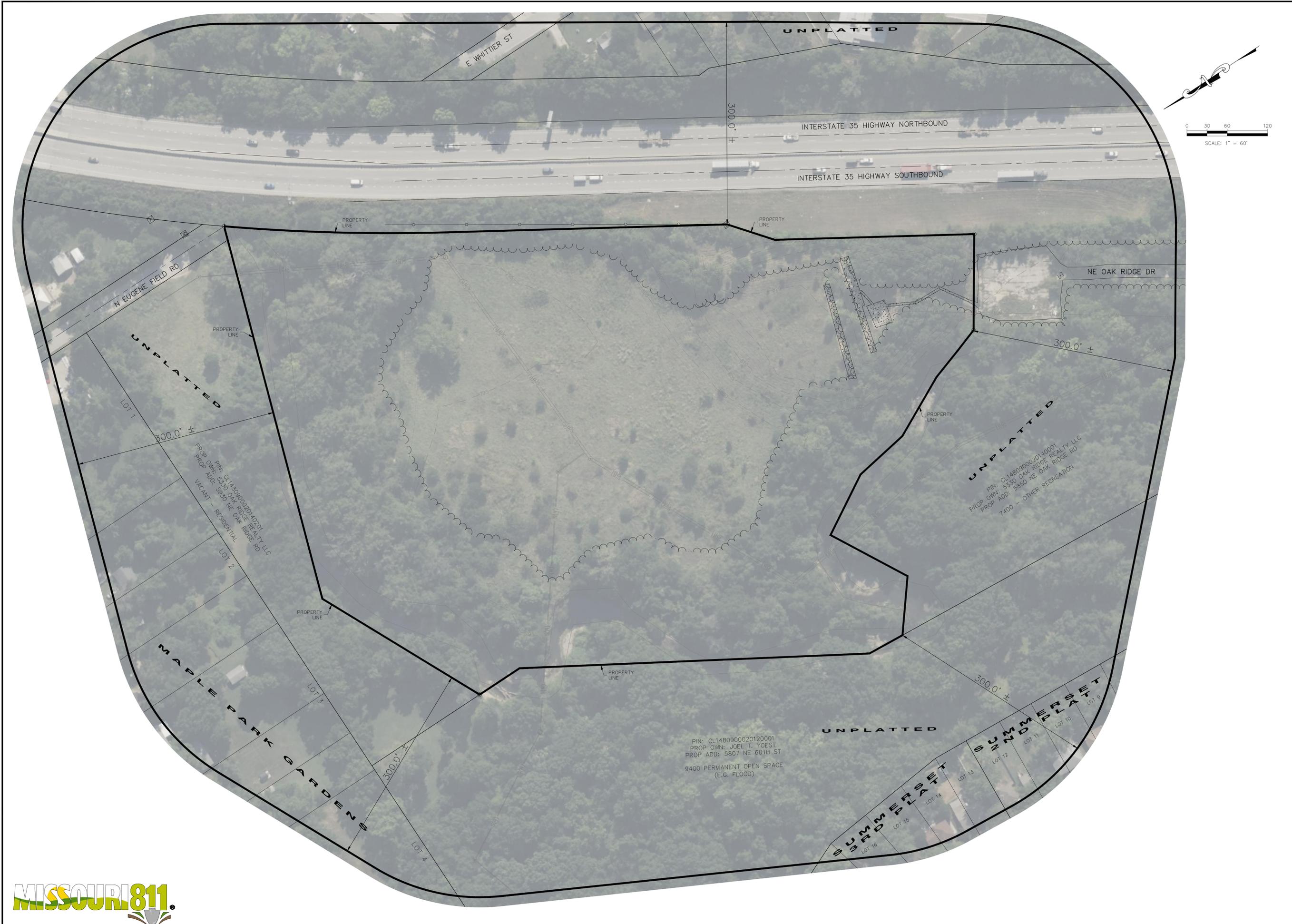


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KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25

OAK RIDGE PRACTICE FIELD
 5870 NE OAK RIDGE DR
 KANSAS CITY, MO, 64119
DEVELOPMENT PLAN
TITLE SHEET

PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618CVR
SHEET	C001
REV	3



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OAK RIDGE PRACTICE FIELD
5870 NE OAK RIDGE DR
KANSAS CITY, MO, 64119

DEVELOPMENT PLAN
300' SURROUNDING PROPERTY

PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618-300
SHEET	C010
REV	3

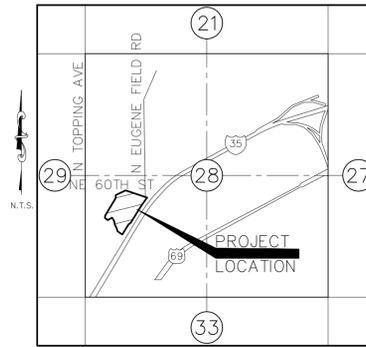


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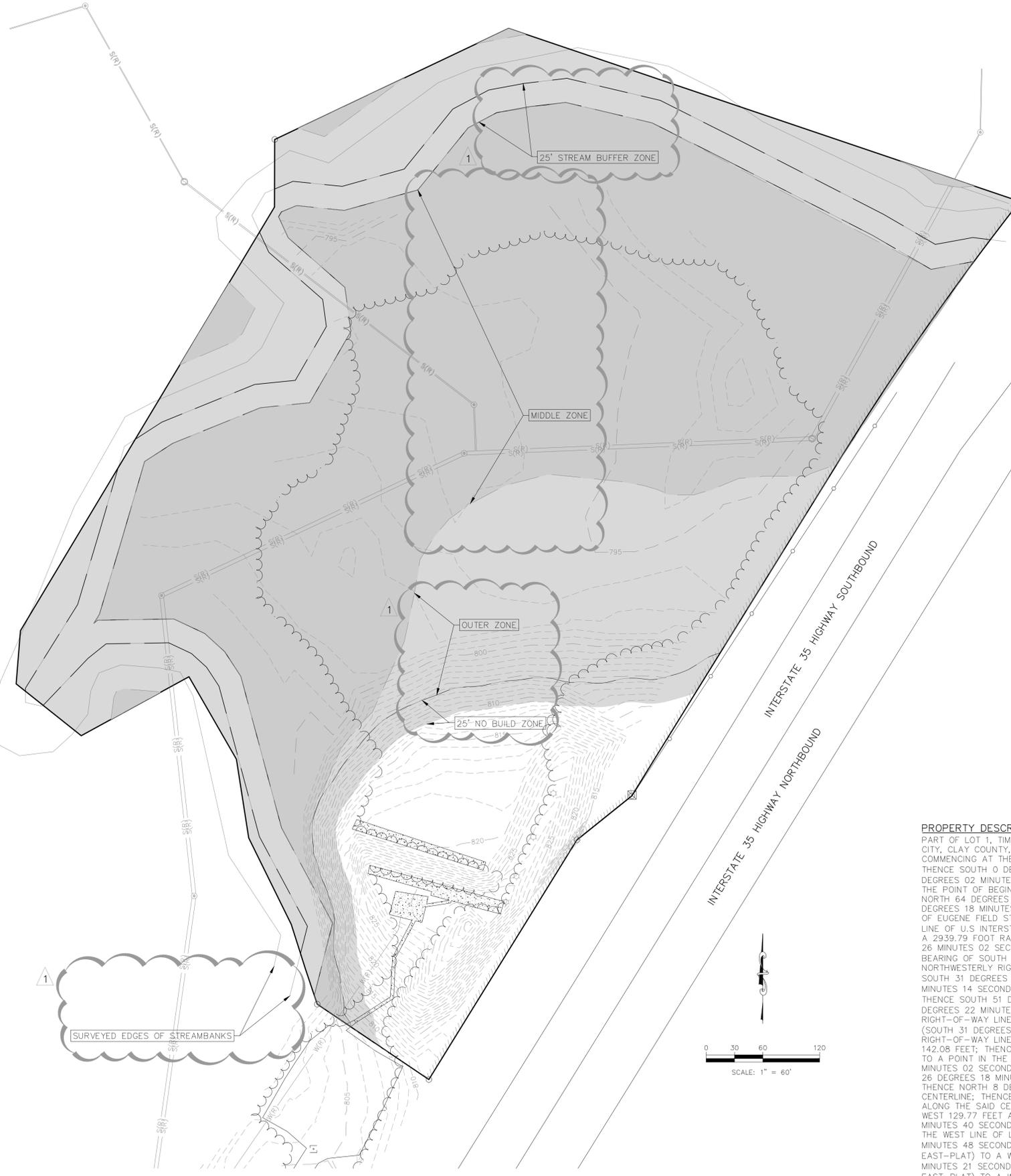
FINAL STREAM BUFFER PLAN

SEC 28 - T51N - R32W

KANSAS CITY, PLATTE COUNTY, MISSOURI



SECTION VICINITY MAP
SEC. 28 - TWP 51N - RNG 32W
CITY OF KANSAS CITY, MISSOURI



STREAM BUFFER DATA	
STREAM SIDE ZONE	= 2.82 ACRES
MIDDLE ZONE	= 8.65 ACRES
OUTER ZONE	= 2.17 ACRES
OUTER ZONE USED FOR DEVELOPMENT	= 1.08 ACRES (49.8%)
AREA OF MATURE RIPARIAN VEGETATION AND STEEP SLOPES IN THE OUTER ZONE	= 0.46 ACRES
AREA OF PROPOSED CLEARING AND GRADING IN THE OUTER ZONE	= 1.08 ACRES
PERCENTAGE OF OUTER ZONE TO BE CLEARED	= 49.8%

OWNER:
5330 OAK RIDGE REALTY, LLC
1804 SWIFT AVE., STA 101
KANSAS CITY, MO 64116
CONTACT: CHUCK V. CUDA
PHONE: (816) 268-4493
EMAIL: cuda@opescre.com

PREPARED BY:
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8040 N. OAK TRAFFICWAY
KANSAS CITY, MO. 64118
CONTACT: MATT CROSS, PE
PHONE: 816-468-5858
EMAIL: cross@kveng.com

PROPERTY DESCRIPTION:

PART OF LOT 1, TIMBER RIDGE DRIVING RANGE, AS SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, TIMBER RIDGE DRIVING RANGE; THENCE SOUTH 0 DEGREES 09 MINUTES 46 SECONDS WEST 190.00 FEET (SOUTH 0 DEGREES 02 MINUTES 13 SECONDS WEST-PLAT) ALONG THE WEST LINE OF LOT 1, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 64 DEGREES 45 MINUTES 45 SECONDS EAST 273.70 FEET; THENCE SOUTH 71 DEGREES 18 MINUTES 56 SECONDS EAST 570.50 FEET TO A POINT ON THE CENTERLINE OF EUGENE FIELD STREET, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO.35; THENCE SOUTHWESTERLY 330.12 FEET (BEING A 2939.79 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 6 DEGREES 26 MINUTES 02 SECONDS, AN ARC LENGTH OF 330.12 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 38 DEGREES 17 MINUTES 18 SECONDS WEST) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO.35; THENCE SOUTH 31 DEGREES 51 MINUTES 16 SECONDS WEST 418.40 FEET (SOUTH 31 DEGREES 51 MINUTES 14 SECONDS WEST-PLAT) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 51 DEGREES 30 MINUTES 30 SECONDS WEST 74.33 FEET (SOUTH 51 DEGREES 22 MINUTES 57 SECONDS WEST-PLAT) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE; SOUTH 31 DEGREES 51 MINUTES 16 SECONDS WEST 297.16 FEET (SOUTH 31 DEGREES 51 MINUTES 14 SECONDS WEST-PLAT) ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 56 DEGREES 03 MINUTES 32 SECONDS WEST 142.08 FEET; THENCE NORTH 18 DEGREES 37 MINUTES 38 SECONDS WEST 39.10 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING CREEK; THENCE NORTH 17 DEGREES 42 MINUTES 02 SECONDS WEST 49.34 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 26 DEGREES 18 MINUTES 46 SECONDS WEST 101.52 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 8 DEGREES 54 MINUTES 06 SECONDS WEST 84.02 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 29 DEGREES 59 MINUTES 11 SECONDS WEST 100.34 FEET ALONG THE SAID CENTERLINE; THENCE SOUTH 61 DEGREES 27 MINUTES 36 SECONDS WEST 129.77 FEET ALONG THE SAID CENTERLINE; THENCE NORTH 51 DEGREES 33 MINUTES 40 SECONDS WEST 89.19 FEET ALONG THE SAID CENTERLINE TO A POINT ON THE WEST LINE OF LOT 1, TIMBER RIDGE DRIVING RANGE; THENCE NORTH 4 DEGREES 37 MINUTES 48 SECONDS EAST 59.25 FEET (NORTH 4 DEGREES 30 MINUTES 15 SECONDS EAST-PLAT) TO A WESTERLY CORNER OF LOT 1, THENCE NORTH 31 DEGREES 03 MINUTES 21 SECONDS EAST 522.99 FEET (NORTH 30 DEGREES 55 MINUTES 48 SECONDS EAST-PLAT) TO A WESTERLY CORNER OF LOT 1, SAID POINT BEING SOUTH 0 DEGREES 09 MINUTES 46 SECONDS WEST 255.32 FEET (SOUTH 0 DEGREES 02 MINUTES 13 SECONDS WEST 255.08 FEET-PLAT) FROM THE NORTHEAST CORNER OF LOT 1; THENCE 0 DEGREES 09 MINUTES 46 SECONDS EAST 65.32 FEET (NORTH 0 DEGREES 02 MINUTES 13 SECONDS EAST- PLAT) ALONG THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING, EXPECT THAT PART IN STREETS, ROADS, OR HIGHWAYS.

LEGEND

	CREEK CENTERLINE
	ORDINARY HIGH WATER
	LIMITS OF SUB-DRAINAGE AREA
	LIMITS OF STREAMSIDE ZONE
	LIMITS OF OUTER ZONE
	LIMITS OF EXISTING SUB-DRAINAGE AREA
	EXISTING EASEMENT LINE
	CENTERLINE OF EXISTING EASEMENT LINE
	FIELD DELINEATED MATURE RIPARIAN VEGETATIVE LIMITS
	AREA WITH MATURE RIPARIAN VEGETATION OR SLOPES OF 15% OR GREATER
	AREA OF DISTURBANCE WITHIN OUTER ZONE

NOTES:

1. THERE IS BOTH A FLOODPLAIN AND FLOODWAY ASSOCIATED WITH THIS PROPERTY.

FLOOD STATEMENT:

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SURVEY REFERENCE:

- TIMBER RIDGE DRIVING RANGE RECORDED WITH DOC NO. L82761 IN BK. D, PG. 23.
- MAPLE PARK GARDENS RECORDED WITH DOC NO. 00312.D IN BK. B AT PG 4.
- SURVEY PERFORMED BY KAW VALLEY ENGINEERING, WITH PROJECT NO. B21S4185, DATED MAY 6, 2021.

BASIS OF BEARINGS:

SOUTH 31°51'14" WEST ALONG THE EAST LINE OF LOT 1, TIMBER RIDGE DRIVING RANGE AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MDOOT VRS, 2018 GEOID, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORRS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

CONTROL POINTS:

CP#104 60D NAIL N=1104010.75' E=2786041.92' ELEV=830.62'	CP#103 MAG NAIL N=1103747.00' E=2785913.44' ELEV=804.54'
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KANSAS CITY, MO, 64119

DEVELOPMENT PLAN
FINAL STREAM BUFFER PLAN

DESIGNER	MAC	DRAWN BY	JED
CFN	4618ST.BU.PL	SHEET	3
C500			





Tree Preservation and Protection		
	Tree Canopy (sqft)	Tree Canopy (ac)
Existing	262172	6.02
Removed	29668	0.68
Preserved	232504	5.34

- GENERAL NOTES:**
- PROPERTY ADDRESS: 5870 NORTHEAST OAK RIDGE DRIVE, KANSAS CITY, MISSOURI 64119
 - GROSS LAND AREA: 13.64 ACRES, MORE OR LESS.
 - THE SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
 - THE PROPERTY HAS DIRECT ACCESS TO NORTHEAST OAK RIDGE DRIVE, A DEDICATED PUBLIC STREET.
 - NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER REMOVED IS LESS THAN ONE ACRE.

- NOTES:**
- TREES TO REMAIN
 - REMOVE TREES

LEGEND	
	TREE LINE
	EXISTING 1' CONTOUR INTERVALS
	TREE CANOPY TO BE REMOVED



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KANSAS CITY, MO, 64119

DEVELOPMENT PLAN
TREE PRESERVATION AND PROTECTION PLAN

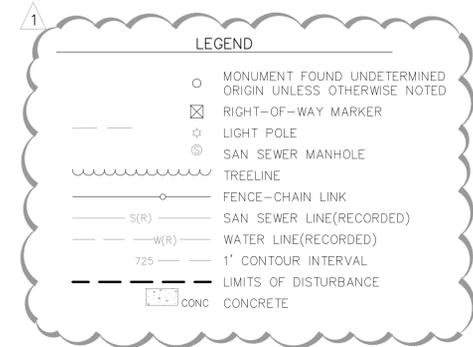
PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618TREE
SHEET	C600
REV	3



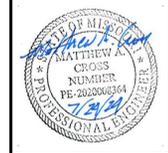
- DEMOLITION NOTES:**
- CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE AS SHOWN, IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY OF KANSAS CITY AND STATE REGULATIONS.
 - A MASTER PLUMBER OR LICENSED WRECKING CONTRACTOR SHALL PROCURE A KILL PERMIT FOR THE WATER SERVICE LINE AND SHALL PERFORM THE NECESSARY WORK FOR ABANDONMENT OF THE TAP SERVICE IN ACCORDANCE WITH SECTION 3.12 OF THE KC WATER RULES AND REGULATIONS FOR WATER SERVICE LINES.
 - ALL STRUCTURES AND MATERIAL WITHIN DEMOLITION LIMITS TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL HAZARDOUS ASBESTOS AND OTHER HAZARDOUS MATERIALS MUST BE IDENTIFIED AND REMOVED PRIOR TO ANY BUILDING DEMOLITION, IN STRICT CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - DRIVES, PAVING AND OTHER STRUCTURES ON STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE REMOVED AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON THESE PLANS. REMOVAL AND DISPOSAL SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL PAVING WITHIN PROPERTY TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - CONTRACTOR SHALL VERIFY THAT ALL UTILITIES TO EXISTING STRUCTURE HAVE BEEN DISCONNECTED PRIOR TO COMMENCING DEMOLITION.
 - ALL EXISTING SERVICE LINES SHALL BE COMPLETELY REMOVED TO EACH RESPECTIVE UTILITY MAIN.
 - CONTRACTOR SHALL COORDINATE WITH SPIRE ENERGY FOR REMOVAL OF GAS SERVICE.
 - EXISTING POWER LINES AND APPURTENANCES TO BE RELOCATED BY EVERGY.
 - ALL UTILITY PIPE LINES TO BE ABANDONED SHALL BE PLUGGED PER CITY AND STATE REGULATIONS.
 - CONTRACTOR SHALL SMOOTH GRADE THE SITE TO MATCH EXISTING CONTOURS OF THE SURROUNDING LAND TO ENSURE POSITIVE DRAINAGE.

DISTURBED AREA:
 PHASE 2 = 49,226 SQ.FT. / 1.13 ACRES

- NOTES:**
- TO REMAIN
 - REMOVE TREES
 - REMOVE CONCRETE
 - REMOVE EXISTING LIGHTING
 - REMOVE EXISTING WATER SERVICE



REV	DATE	DESCRIPTION
3	07/24/24	PER CITY COMMENTS
2	07/23/24	PER CITY COMMENTS
1	06/13/24	PER CITY COMMENTS
0	05/01/24	INITIAL SUBMITTAL



MATTHEW A. CROSS
 ENGINEER
 MO # 2020008364

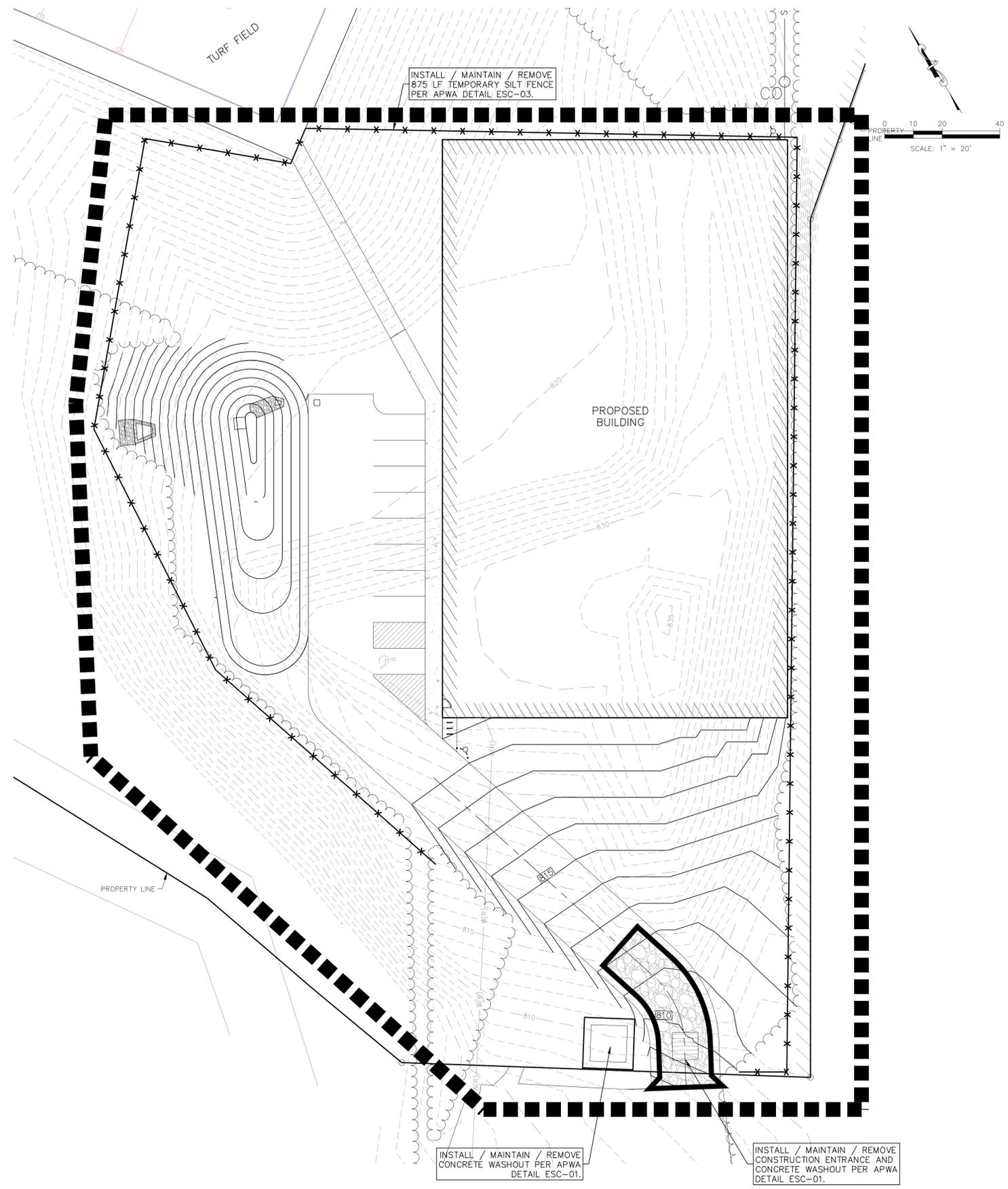
8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 (816) 451-1100 | www.kvweng.com
KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25.

OAK RIDGE PRACTICE FIELD
 5870 NE OAK RIDGE DR
 KANSAS CITY, MO, 64119
DEVELOPMENT PLAN
DEMOLITION PLAN - PHASE 2

PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618DEMO
SHEET	C1100
REV	3



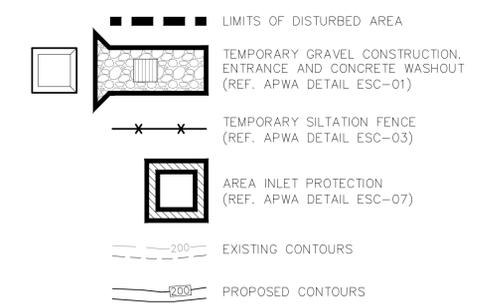
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EROSION CONTROL NOTES:

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 AND DURING APPROPRIATE PHASING AS CONSTRUCTION PROGRESSES.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION. BUILDERS AND OR DEVELOPER TO MAINTAIN EROSION CONTROL AND SILT CONTROL UPON COMPLETION OF THIS PROJECT.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED AS SHOWN AND AT ANY ADDITIONAL AREAS OF CONCENTRATED FLOWS NOT SHOWN ON PLANS.
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 FILTERS, OR SILT FENCE, OR STRAW BALES (PRIOR TO PAVING PLACEMENT). AFTER PAVING IS IN PLACE, PROVIDE FILTER PROTECTION THAT CANNOT BE WASHED INTO INLETS OR WASHED AWAY. STRAW/HAY BALES WILL NOT BE ALLOWED ON CONCRETE OR ASPHALT PAVING.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS. ALL SEDIMENT CONTROL MEASURES TO BE INSPECTED AND REPAIRED IMMEDIATELY AND ON A REGULAR BASIS AFTER ALL RAIN STORMS.
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 TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS, STREETS, AND WATERWAYS.
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 EROSION CONTROL MEASURES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED. ON PROJECTS THAT ARE NOT EXPECTING IMMEDIATE DEVELOPMENT (I.E.- INTERCEPTOR SEWERS, OFFSITE IMPROVEMENTS, ETC.) EROSION CONTROL MEASURES ARE TO BE REMOVED BY CONTRACTOR AS SOON AS ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD, SILT, AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF INFRASTRUCTURE AND 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. NOTE: ALTHOUGH EXTENSIVE EFFORT IS PUT INTO THE DESIGN OF THE EROSION CONTROL PLAN BY THE ENGINEER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO ENSURE THAT ANY ADDITIONAL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AT NO ADDITIONAL COST TO THE OWNER.
16. INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE(S) 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. FLAT LOTS WILL NOT REQUIRE SEEDING BUT ALL SLOPES, DISTURBED AREAS AND STREET RIGHT-OF-WAYS WILL BE SEEDED.
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. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED (CHUTE, TOOLS, ETC.) AT A CONTRACTOR DEFINED LOCATION. 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.
25. DEVELOPER IS RESPONSIBLE FOR HAVING LOT BUILDERS FOLLOW THE GUIDELINES OF "CONTROLLING EROSION WHEN BUILDING YOUR HOME" PROVIDED BY MISSOURI DEPARTMENT OF HEALTH AND ENVIRONMENT.
26. EROSION CONTROL STRAW/FIBER WATTLES 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.
27. EROSION CONTROL SEDIMENT FENCE OR OTHER STRUCTURE MUST BE PLACED TO CONTROL RUNOFF DURING LOT DEVELOPMENT (BY OTHERS).

LEGEND:



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DEVELOPMENT PLAN
EROSION CONTROL PLAN - PHASE 2

PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618ECP
SHEET	C1400
REV	3



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