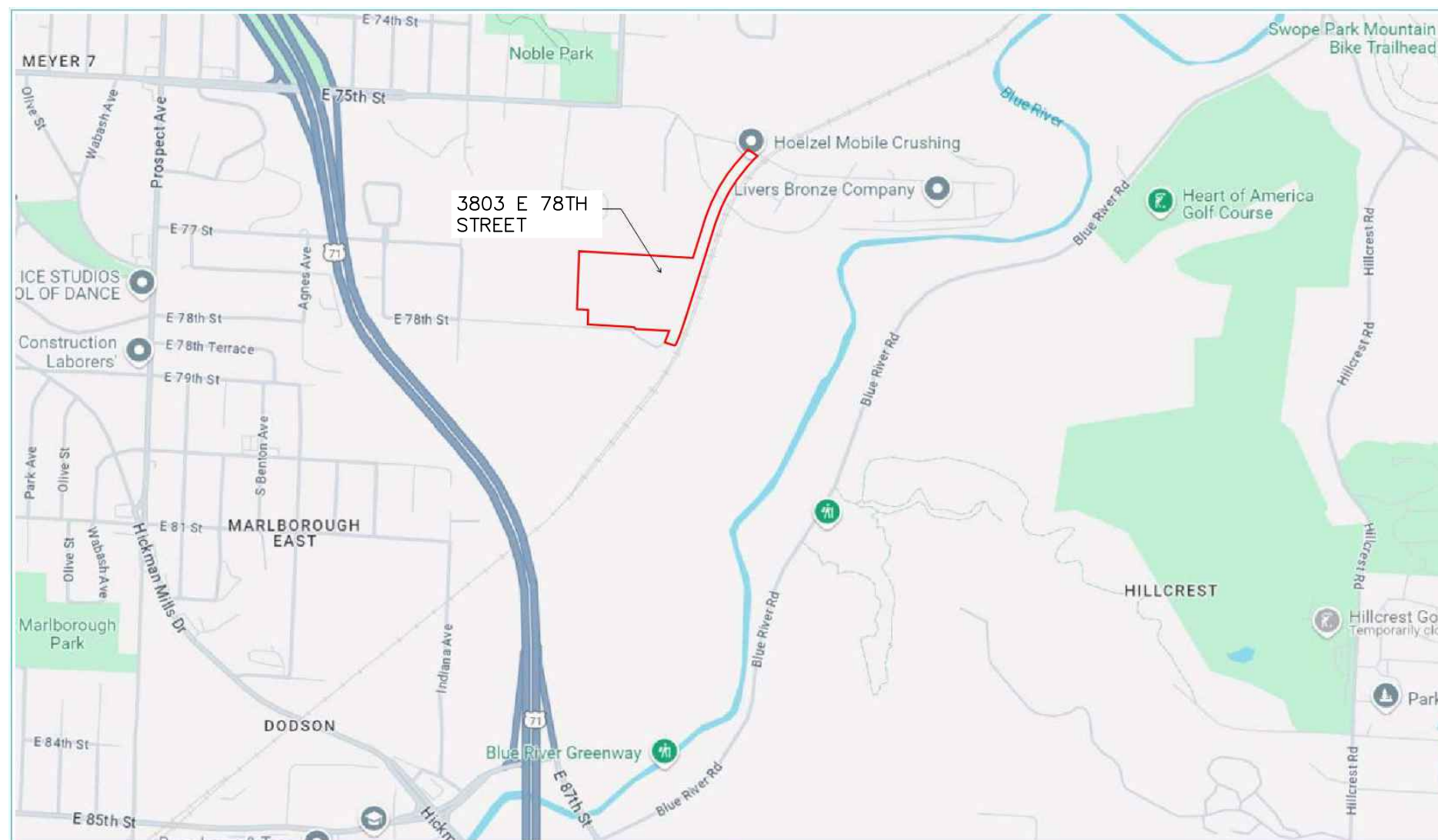


NAME: 3808 E. 78TH STREET  
CD-CPC-2024-00041 HOELZEL REZONING



### Vicinity Map

## SHEET INDEX

1 COVER
2 PROPOSED PLAT
3 PROPOSED PLAT
4 EXISTING ZONING
5 GRADING PLAN
6 ENTRANCE PLAN
7 DRIVEWAY PLAN
8 LANDSCAPE PLAN
9 LIGHTING PLAN
10 UTILITY PLAN
11 RECYCLING AREA PLAN
12 STRUCTURE LAYOUT
13 PARKING PLAN
14 SITE DATA

COVER SHEET



	REV. NO.	DATE	REVISIONS DESCRIPTION
3808 E 78TH STREET			
KANSAS CITY MISSOURI	2024		

drawn by: \_\_\_\_\_ DAK  
checked by: \_\_\_\_\_ TAI  
approved by: \_\_\_\_\_ FWH  
project no.: \_\_\_\_\_ 2024001.  
drawing no.: \_\_\_\_\_ REV \_\_\_\_\_

SHEET  
1 OF 14



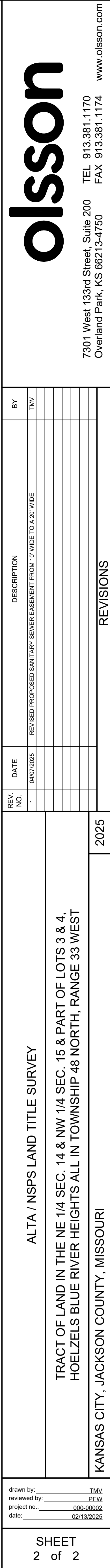
**olsson**

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170  
FAX 913.381.1174  
[www.olsson.com](http://www.olsson.com)

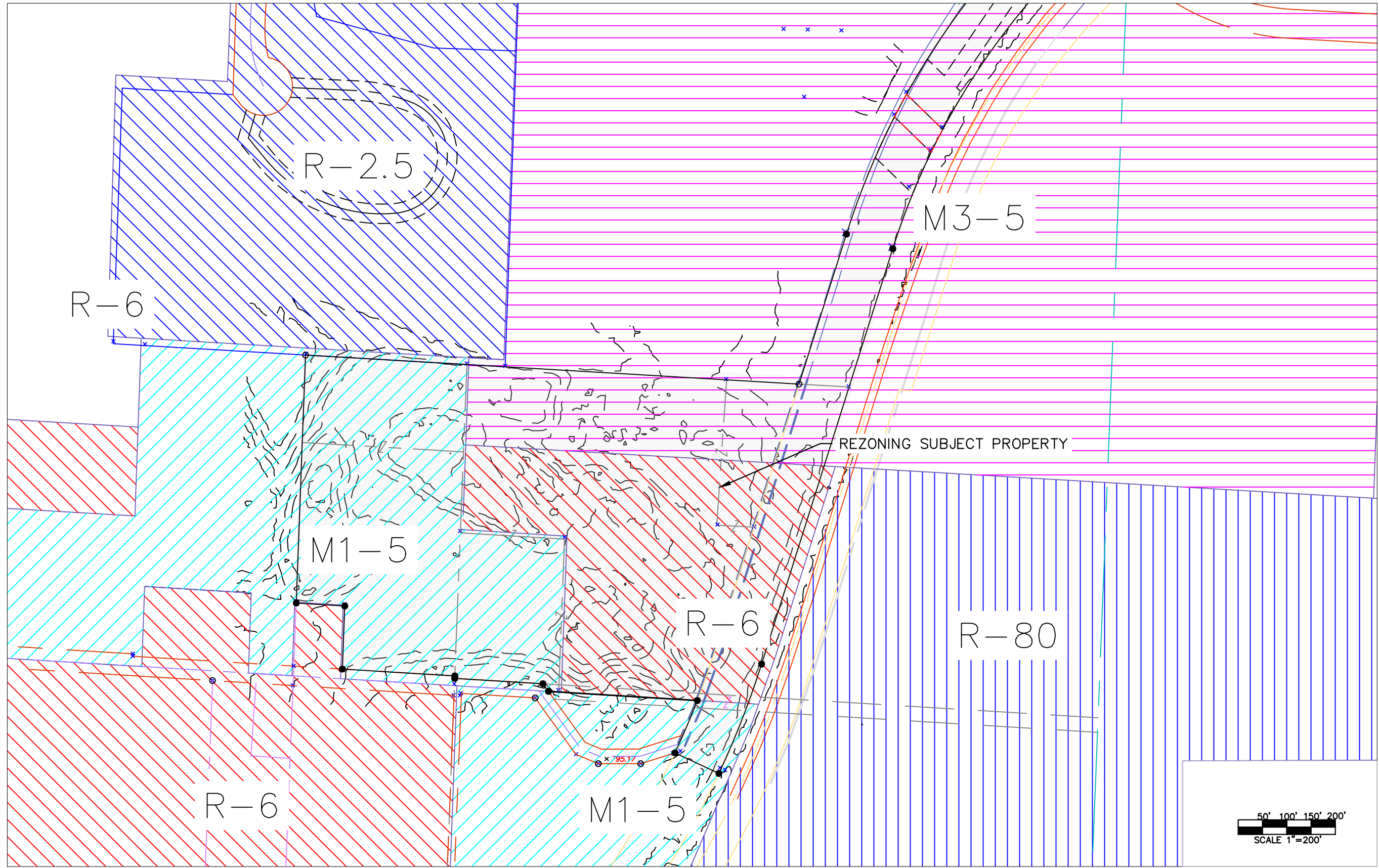
<div> <div>drawn by: _____ TMAV</div> <div>reviewed by: _____ PEW</div> <div>project no.: 000-00002</div> <div>date: 02/13/2025</div> </div>	ALTA / NSPS LAND TITLE SURVEY		REV. NO.	DATE	DESCRIPTION	BY
	TRACT OF LAND IN THE NE 1/4 SEC. 14 & NW 1/4 SEC. 15 & PART OF LOTS 3 & 4, HOELZELS BLUE RIVER HEIGHTS ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST		1	04/07/2025	REVISED PROPOSED SANITARY SEWER ASSESSMENT FROM 10' WIDE TO A 20' WIDE	TMAV
KANSAS CITY, JACKSON COUNTY, MISSOURI		2025	REVISIONS			
<div> <div>SHEET</div> <div>1 of 2</div> </div>						



PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI,







drawn by: DAH  
checked by: TAE  
approved by: FWH  
project no.: 2024001.1  
drawing no.: REV 1

EXISTING  
ZONING

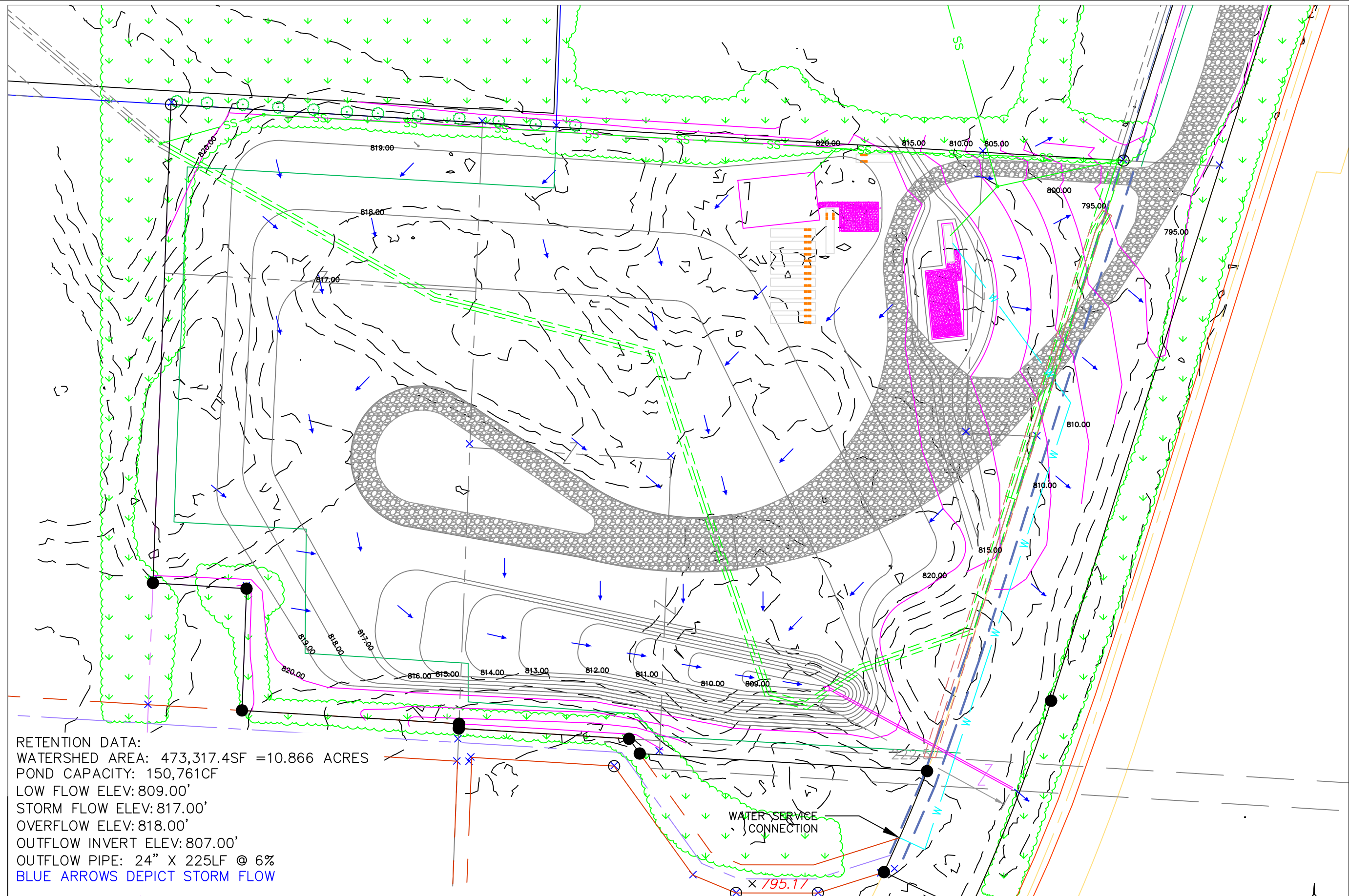


REV. NO.	DATE	REVISIONS DESCRIPTION

3808 E 78TH STREET	2024	REVISIONS
KANAS CITY, MISSOURI		



DWG: E:\Users\Dave\OneDrive\



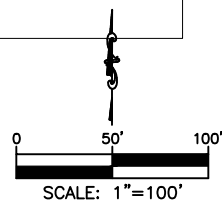
RETENTION DATA:  
WATERSHED AREA: 473,317.4SF =10.866 ACRES  
POND CAPACITY: 150,761CF  
LOW FLOW ELEV: 809.00'  
STORM FLOW ELEV: 817.00'  
OVERFLOW ELEV: 818.00'  
OUTFLOW INVERT ELEV: 807.00'  
OUTFLOW PIPE: 24" X 225LF @ 6%  
BLUE ARROWS DEPICT STORM FLOW

WATER SERVICE  
CONNECTION

795.1



Know what's **below**.  
**Call** before you dig.



# GRADING PLAN

[illegible]

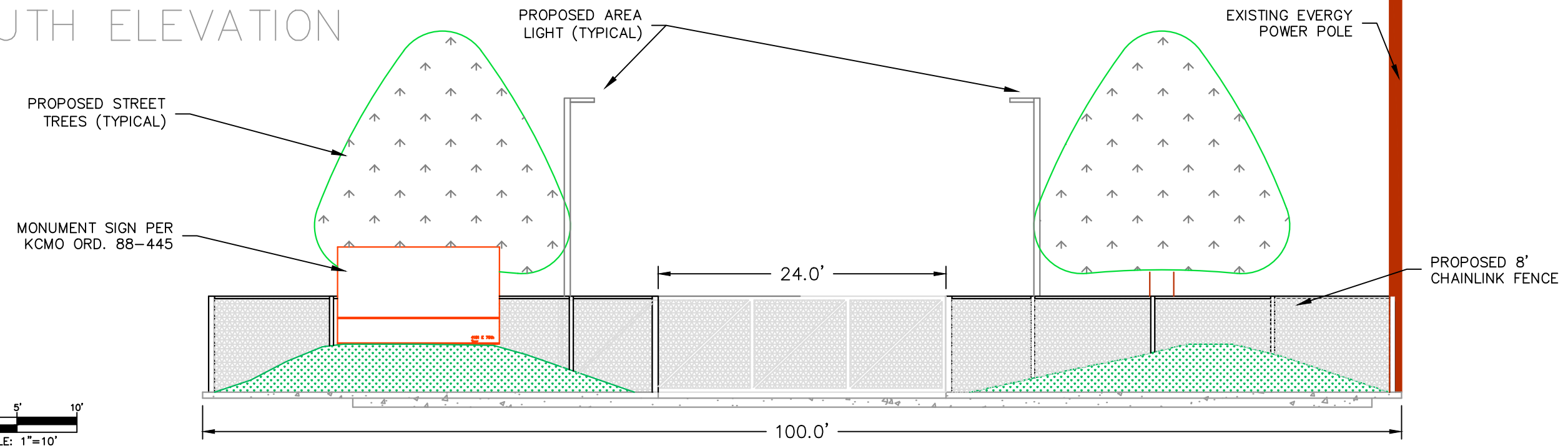
3808 E 78TH STREET	
KANSAS CITY, MISSOURI	2024

drawn by: DAI  
checked by: TAI  
approved by: FWH  
project no.: 2024001.  
drawing no.: REV

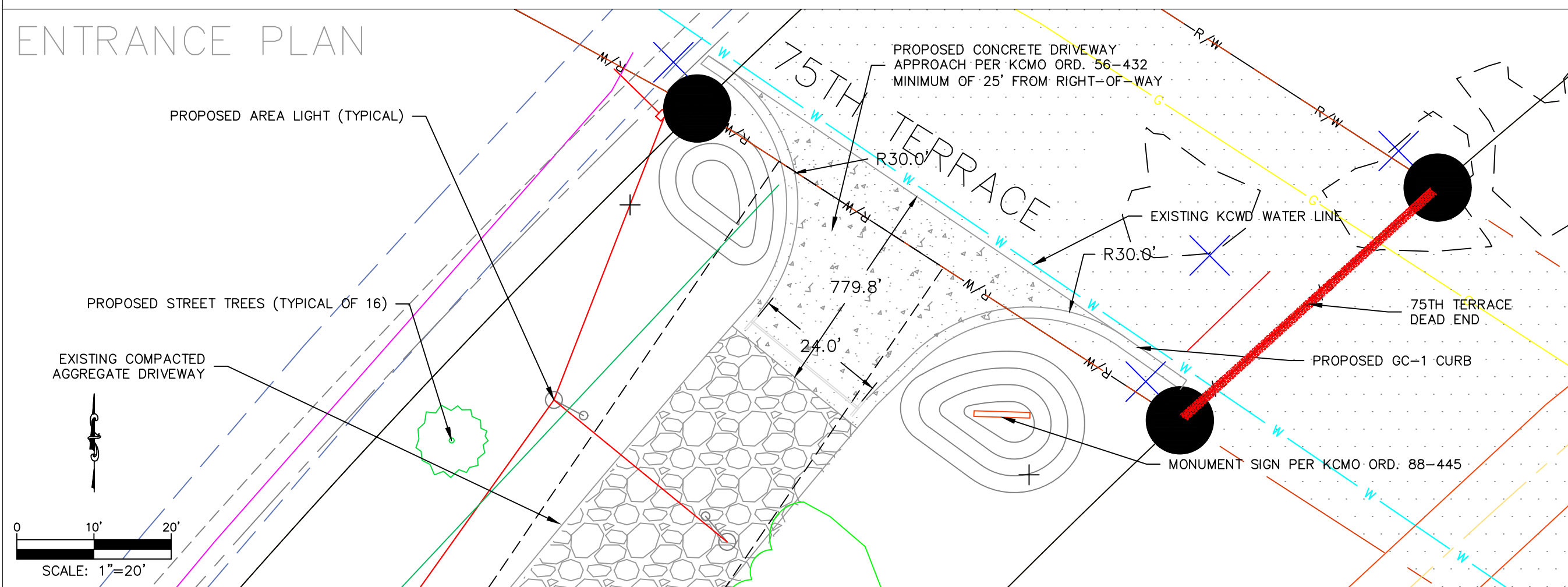
SHEET  
5 OF 14



SOUTH ELEVATION



## ENTRANCE PLAN



NOTE: ALL CONCRETE FOR DRIVEWAY PAVEMENT AND CURB SHALL BE KCMMB 4K  
PROPOSED DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER KCMO ORD. 56-432



Know what's below.  
Call before you dig.

# ENTRANCE PLAN

[illegible]

REV. NO.	DATE

		2024
--	--	------

--	--	--

OLIBI		
-------	--	--

STREET

8TH ST  
S CITY308 E 738

--	--	--

--	--	--

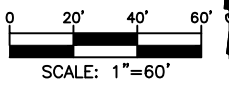
drawn by: \_\_\_\_\_ DAK  
checked by: \_\_\_\_\_ TAF  
approved by: \_\_\_\_\_ FWH

project no.: 2024001.  
drawing no.: REV  
**SHEET**



USER: DavidHoelzel

USER: DavidHoelzel

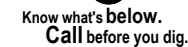


PROPOSED DRIVEWAY LIGHTING WILL BE INSTALLED IN THE DRIVEWAY SEGMENT NORTH OF THE 75TH TERRACE BRIDGE

- EXISTING UPRR 2- TRACKS



SHEET  
7 OF 14





3808 E 78TH STREET	KANSAS CITY, MISSOURI	2024
--------------------	-----------------------	------

SHEET  
8 OF 14

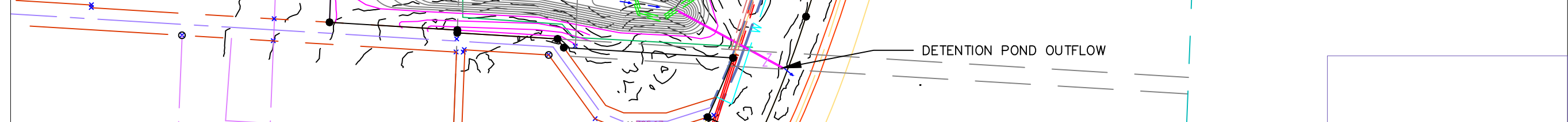


Know what's **below**.  
**Call** before you dig.



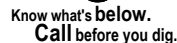






WATER SERVICE FROM 6" MAIN LOCATED AT THE EAST END OF 78TH STREET. 2" DOMESTIC CONNECTION, PRIVATE LINE TO SCALE HOUSE AND FOR SITE IRRIGATION.

SEWER LATERALS INSTALLED TO SHED AND SCALE HOUSE



# UTILITY PLAN

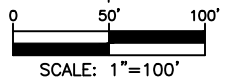


	REV. NO.	DATE	REVISIONS DESCRIPTION
3808 E 78TH STREET			
KANSAS CITY, MISSOURI	2024		REVISIONS

drawn by:	DAH
checked by:	TAF
approved by:	FWH
project no.:	2024001.1
drawing no.:	REV 1



DWG: E:\Users\Dave\OneDrive\



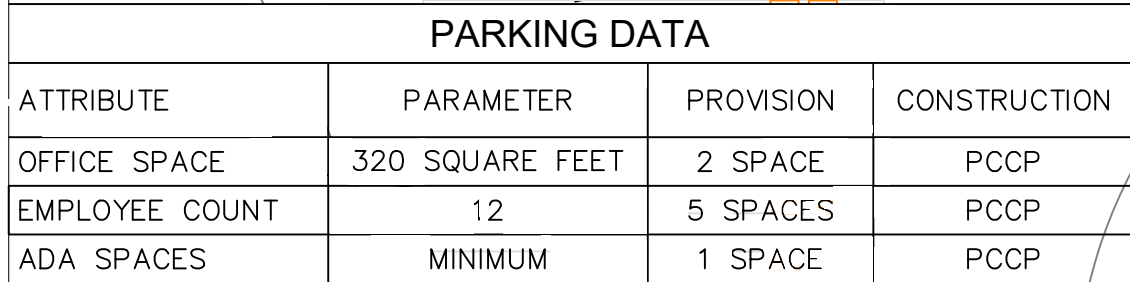
SHEET  
11 OF 14





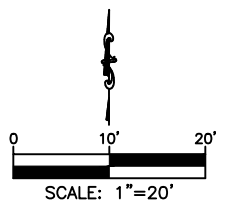


DWG: E:\Users\Dave\OneDrive\



BUILDING RUN OFF WILL BE DIRECTED TO THE PERVIOUS SURFACES SURROUNDING EACH BUILDING.

SHEET  
13 OF 14





SITE DATA:

GENERAL SITE DATA:

EXISTING PROPERTY:12.044 ACRES

EXISTING FACILITIES:

MACHINE SHED 50’ X 80’ METAL BUILDING. NO PLUMBING, NO GAS, NO ELECTRIC

- 1– MACHINE TRAILER 48’ X 8’
- 10– STORAGE TRAILER 48’ X 8’

EXISTING MATERIAL STOCKPILE=9.8 ACRES

EXISTING VEHICLES AND EQUIPMENT (SCRAP TO BE RECYCLED)

TWO STAGE MOBILE ROCK CRUSHER AND MOBILE AGGREGATE SCREENING PLANT

VARIOUS CRUSHING AND MATERIAL HANDLING EQUIPMENT

PROPOSED USAGE:

- TOTAL LAND 19.351 ACRES
- TOTAL PAVED SURFACES 3,472 SF
- TOTAL EXISTING BUILDING 4,000 SF
- TOTAL FUTURE BUILDINGS 6,000–10,000 SF
- TOTAL PERVIOUS SURFACE AREA 11.64 ACRES

RETENTION DATA:

- WATERSHED AREA: 473,317.4SF =10.866 ACRES
- POND CAPACITY: 150,761CF
- LOW FLOW ELEV:809.00’
- STORM FLOW ELEV:817.00’
- OVERFLOW ELEV:818.00’
- OUTFLOW INVERT ELEV:807.00’
- OUTFLOW PIPE: 24” X 225LF @ 6%
- OUTFLOW OUTLET ELEV: 793.00’

PROPOSED SITE IMPROVEMENTS:

CONCRETE DRIVEWAY APPROACH FROM THE R/W LINE AT THE 75TH TERRACE ENTRANCE. THIS APPROACH WILL EXTEND FROM THE R/W LINE 40 FEET SOUTH MEETING THE CODE REQUIREMENTS. THIS APPROACH WILL BE CONSTRUCTED OF KCMMB 4K, PORTLAND CEMENT CONCRETE PAVEMENT.

A SIGNIFICANT PORTION OF THE SUBJECT PROPERTY IS FENCED IN AT THIS TIME BUT ANY AREAS THAT ARE NOT WILL BE FENCED WITH CHAIN LINK FENCING.

PER THIS PLAN A 20’ WIDE LANDSCAPED BUFFER WILL BE CONSTRUCTED. THIS BUFFER WILL ALLOW FOR DEFINITION OF THE PROPERTY ALONG WITH ALLOWING FOR STREET TREES AND SCREENING TO BE INSTALLED WHERE APPROPRIATE AND BASED ON THIS PLAN. BUFFER AREAS WILL BE 65’ ALONG BOUNDARY OF R–2.5, R–6

SITE LIGHTING WHILE NOT NEEDED FOR THE PROPOSED OPERATIONS WILL BE INSTALLED PER THE PLAN FOR ACCESS CONTROL LIGHTING. THE STRUCTURES AND FIXTURES PLANNED FOR THIS PROJECT WILL NOT ALLOW FOR ANY LIGHT SPILLOVER EXCEEDING THE REQUIREMENTS OF THE CODE OF ORDINANCES 88–430.

THE EXISTING MACHINE SHED IS A METAL BUILDING THAT MEETS THE REQUIREMENTS OF THE CODE OF ORDINANCES 88–140–04–B FOR HEIGHT AND SETBACK. ANY FUTURE BUILDINGS WOULD BE PROPOSED TO BE CONSTRUCTED OF THE SAME STYLE AND MEETING THE SAME REQUIREMENTS.

THIS SITE CURRENTLY HAS A SIGNIFICANT AMOUNT OF OLD EQUIPMENT AND VEHICLES THAT WILL BE SALVAGED TO ALLOW FOR CLEAN UP OF THE PROPERTY. THIS ONE ACTION ITEM WILL IMPROVE THE OVERALL APPEARANCE AND ACCESSIBILITY OF THE PROPERTY AND ALLOW FOR MORE EFFICIENT PROPOSED OPERATIONS.

THE ENTIRE SITE WILL BE USED FOR CONCRETE RECYCLING, EXISTING STOCK PILES WILL BE DEPLETED AS PRODUCTION RAMPS UP AND THE SALE OF RECYCLED PRODUCTS WILL REDUCE THE AMOUNT OF STORED MATERIAL BOTH PRE AND POST PROCESSING. AS PART OF THIS PRODUCTION A BY–PRODUCT WILL BE SOILS THAT ARE SEPARATED FROM THE AGGREGATE PRODUCTS. THESE SOILS WILL BE USED FOR COVER TO MITIGATE AREAS OF THE SITE FOR THE GROWTH OF GRASS.

THIS PROPERTY AND BUSINESS HAS HISTORICALLY RECEIVED, STORED AND PROCESSED CONCRETE CONSTRUCTION DEBRIS FOR USE AS VARIOUS SIZES AND TYPES OF CRUSHED AGGREGATE. UPON APPROVAL OF THE PROPOSED MPD THE OPERATION WILL FOCUS ON THE PROCESSING OF THESE CURRENTLY STORED MATERIALS INTO THE FINISHED PRODUCT NEEDED BY THE CONSTRUCTION INDUSTRY IN THE KC METRO AREA.

PER KCMO 88–424–03–C NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT.

SITE DATA

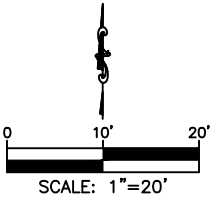


REVISIONS DESCRIPTION		REVISIONS	
REV. NO.	DATE		

3808 E 78TH STREET		2024
KANSAS CITY, MISSOURI		

drawn by:	DAH
checked by:	TAE
approved by:	FWH
project no.:	2024001.1
drawing no.:	REV 1

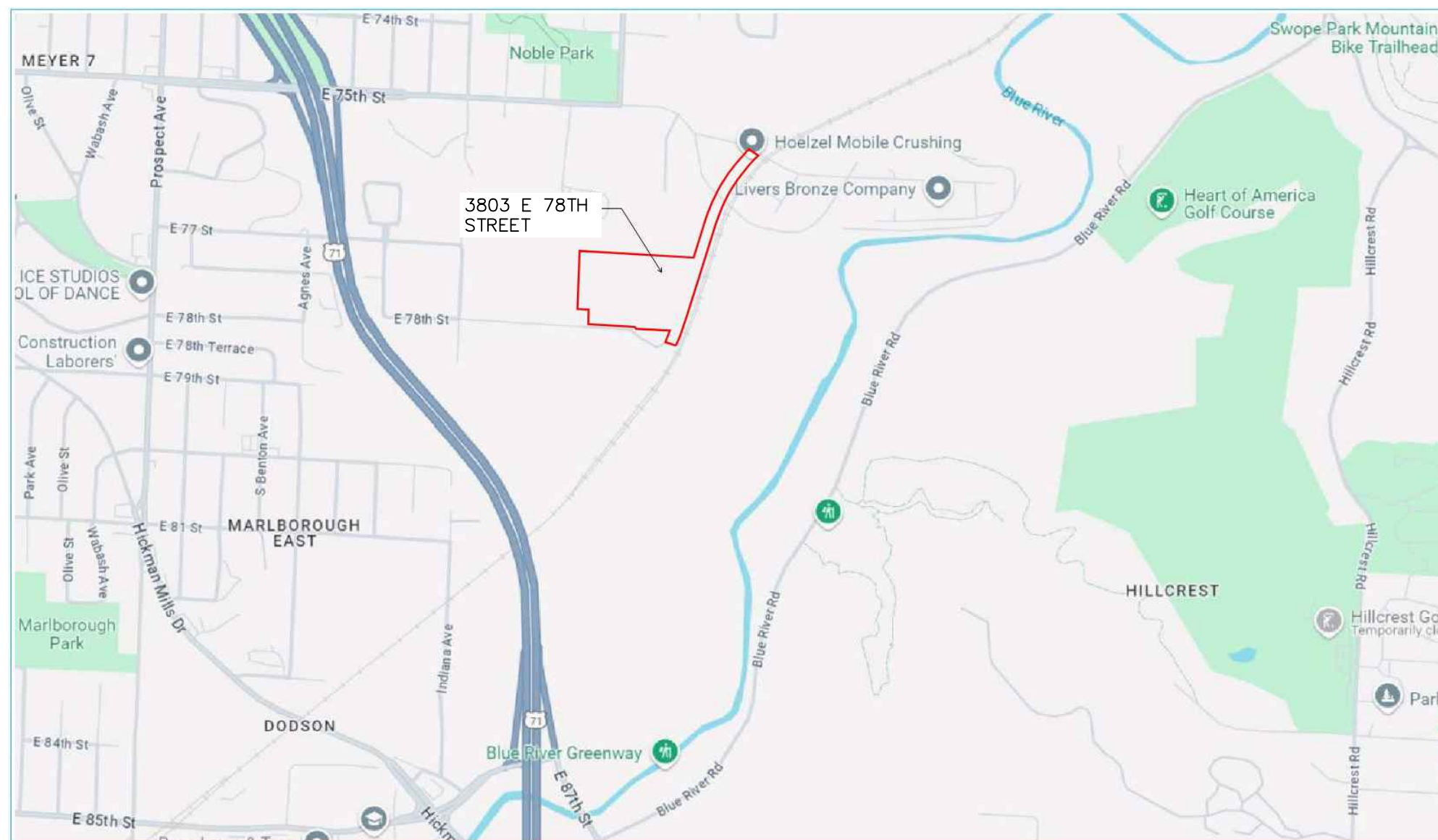
DWG: E:\Users\Dave\OneDrive\Documents\AutoCad\_Drawings\Recycled Products\25-4-4\_Hoelzel Site Plan\_Final\_.dwg  
DATE: Apr 08, 2025 9:51pm  
XREFS: 25-2-16 Ref V\_FP\_HOELZEL\_PLAT Hoelzel-LIDAR Surface (1)  
USER: DavidHoelzel



SCALE: 1"=20'



NAME: 3808 E. 78TH STREET  
RECLAMATION PHASING PLAN



### Vicinity Map

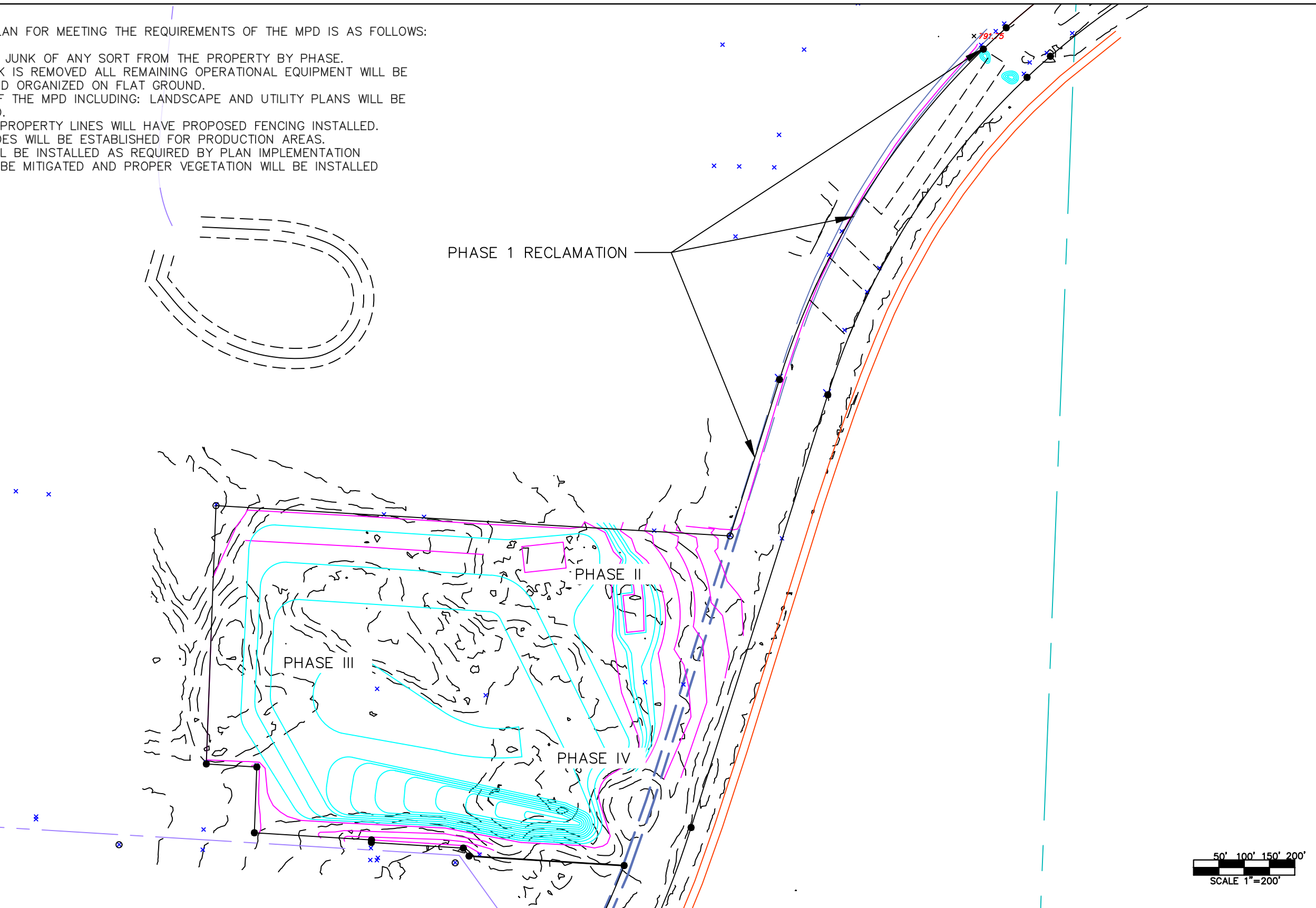
## SHEET INDEX

- 1 COVER
- 2 RECLAMATION PHASES
- 3 PHASE I RECLAMATION
- 4 PHASE II—A RECLAMATION
- 5 PHASE II—B RECLAMATION
- 6 PHASE III RECLAMATION
- 7 PHASE IV RECLAMATION

COVER SHEET

[illegible]

- REMOVE ALL JUNK OF ANY SORT FROM THE PROPERTY BY PHASE.
- AS THE JUNK IS REMOVED ALL REMAINING OPERATIONAL EQUIPMENT WILL BE PARKED AND ORGANIZED ON FLAT GROUND.
- ELEMENTS OF THE MPD INCLUDING: LANDSCAPE AND UTILITY PLANS WILL BE IMPLEMENTED.
- UNSECURED PROPERTY LINES WILL HAVE PROPOSED FENCING INSTALLED.
- ROUGH GRADES WILL BE ESTABLISHED FOR PRODUCTION AREAS.
- UTILITIES WILL BE INSTALLED AS REQUIRED BY PLAN IMPLEMENTATION
- WEEDS WILL BE MITIGATED AND PROPER VEGETATION WILL BE INSTALLED



RECLAMATION PLAN SUMMARY:	
PHASE I	6 MONTHS
PHASE II—A	10 MONTHS
PHASE II—B	10 MONTHS
PHASE III	12 MONTHS
PHASE IV	8 MONTHS
TOTAL	46 MONTHS

UTILITY INSTALLATION:	
PHASE I	ELECTRICAL SERVICE FOR GATE/SECURITY
PHASE II-A	NONE
PHASE II-B	ELECTRICAL SERVICE SECURITY
PHASE III	NONE
PHASE IV	ELECTRIC, WATER, SEWER

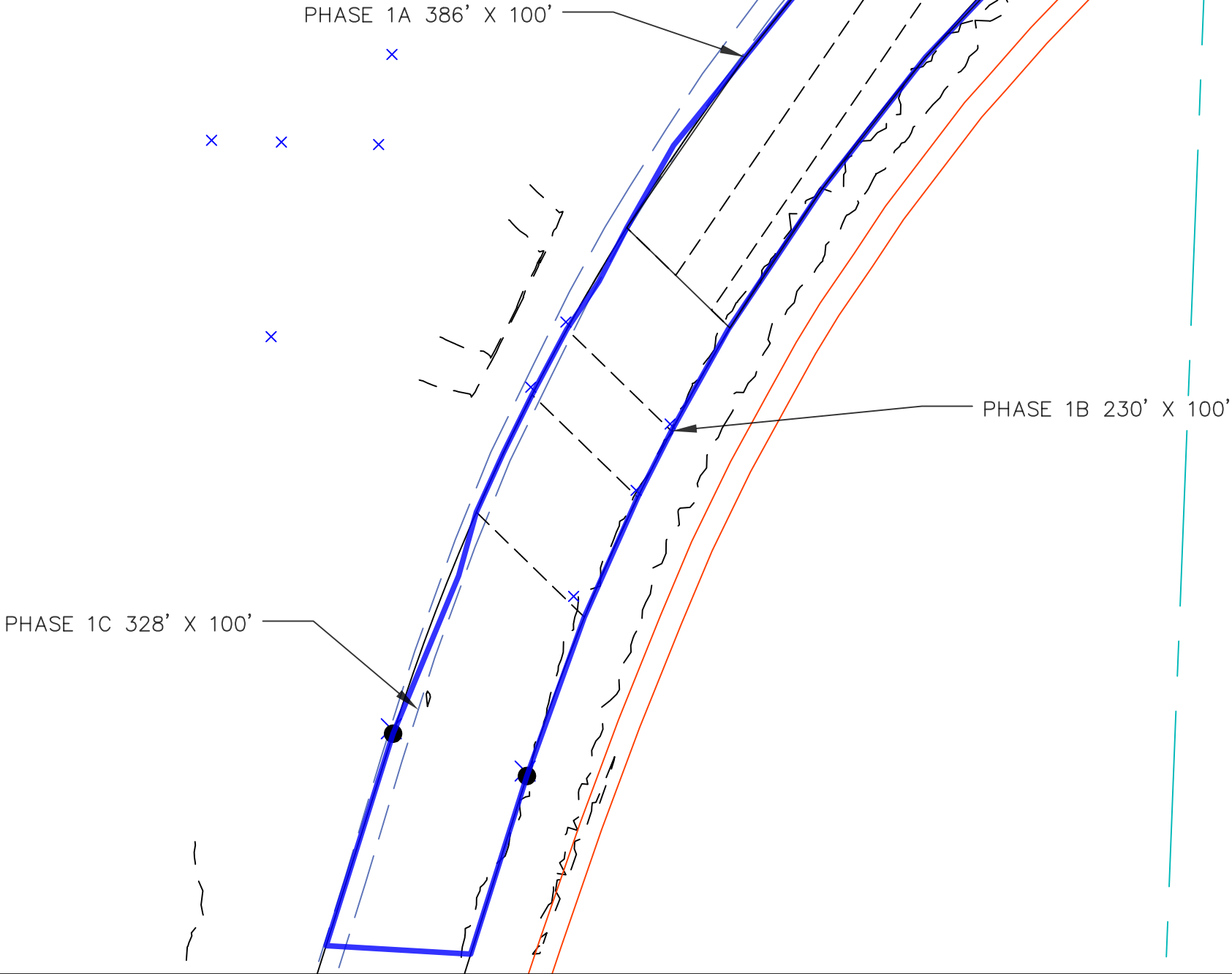


Know what's below.  
**Call** before you dig.

drawn by:	DAH	<div> <div>3808 E 78TH STREET</div> <div>KANASA CITY, MISSOURI</div> <div>2024</div> </div>	REV. NO.	DATE	REVISED DESCRIPTION
checked by:	TAF				
approved by:	FWH				
project no.:	2024001.1				
drawing no.:	REV 1				

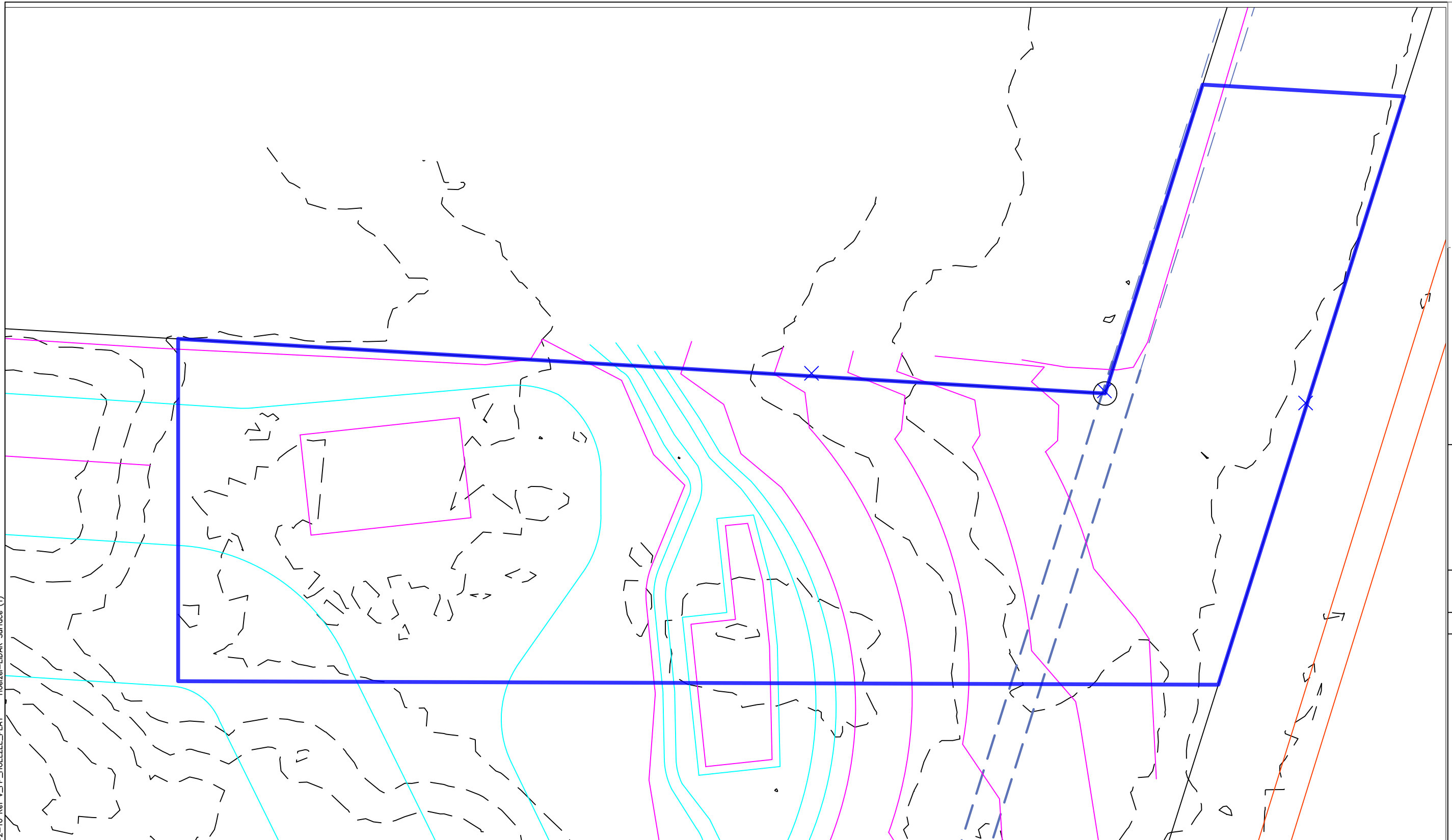


PHASE I RECLAMATION:  
REMOVAL OF ALL JUNK  
REMOVAL OF ALL STORED MATERIAL  
RESHAPING OF SURFACE TO MEET MPD LANDSCAPE PLAN  
LIGHTING, ENTRANCE AND SIGNAGE CONSTRUCTION PER MPD  
INSTALL TRUCK SCALE  
ESTIMATED PAHSE DURATION 6 MONTHS



PHASE I RECLAMATION	
REV. NO.	
DATE	
REVISIONS DESCRIPTION	

DWG: E:\Users\Dave\OneDrive\...



PHASE II—A RECLAMATION:  
REMOVAL OF ALL JUNK  
RESHAPING OF SURFACE TO MEET MPD  
RELOCATE STORAGE UNITS PER MPD  
ROUGH GRADE FOR PROPOSED SANITARY SEWER  
42,000 SQUARE FEET  
ESTIMATED PHASE DURATION 10 MONTHS



Know what's below.  
**Call** before you dig.



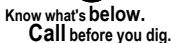
drawn by: _____	DAH
checked by: _____	TAE
approved by: _____	FWH
project no.: _____	2024001.1
drawing no.: _____	REV _____
3808 E 78TH STREET	
KANASA CITY, MISSOURI	
2024	REV _____
DATE	REV. NO.
REVISIONS DESCRIPTION	

# PHASE II – A RECLAMATION



USER: DavidHoelzel

PHASE II-B RECLAMATION:  
REMOVAL OF ALL JUNK  
RESHAPING OF SURFACE TO MEET MPD  
ESTABLISH BUFFER PER MPD  
INSTALL FENCING AND SECURITY  
ROUGH GRADE FOR PROPOSED SANITARY SEWER  
RELOCATE STORAGE UNITS PER MPD  
ESTIMATED PHASE DURATION 10 MONTHS



# PHASE II-B RECLAMATION

drawn by: _____	DAH
checked by: _____	TAF
approved by: _____	FWH
project no.: _____	2024001.1
drawing no.: _____	REV _____

3808 E 78TH STREET	REV. NO.	DATE	REVISIONS DESCRIPTION

KANASAS CITY, MISSOURI	2024	REVISIONS

SHEET  
OF 12

USER: DavidHoelzel

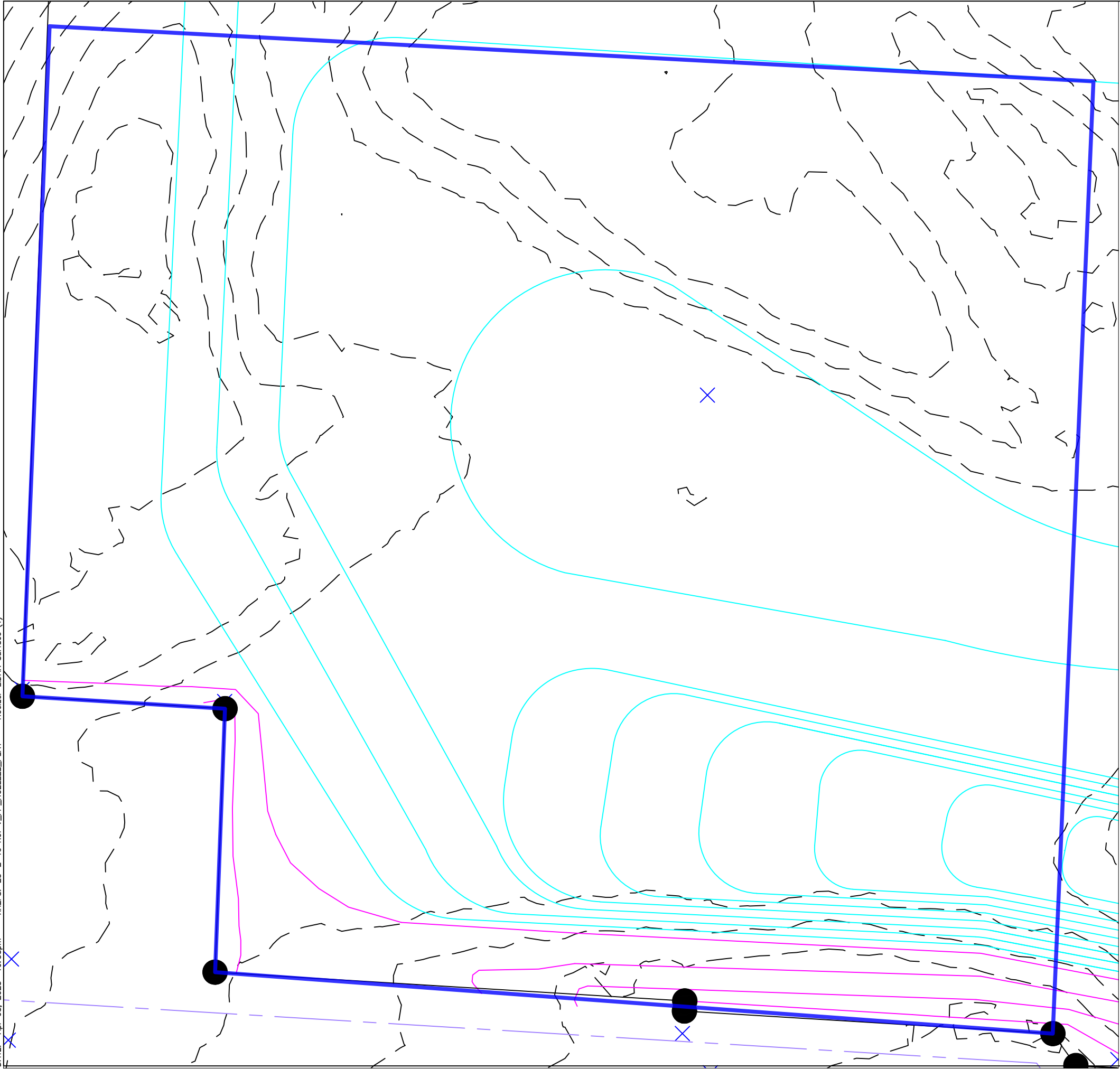
wg

on

ements\AutoCad\_Drawings\Recycled Products

Drive\

Users\Da



PHASE III RECLAMATION:  
REMOVAL OF ALL JUNK  
RESHAPING OF SURFACE TO MEET MPD  
RELOCATE STORAGE UNITS PER MPD  
ESTABLISH BUFFER PER MPD  
INSTALL FENCING  
INSTALL PROPOSED 18" SANITARY SEWER  
ABANDON EXISTING 18" SEWER IN PLACE  
ESTIMATED PHASE DURATION 12 MONTHS

<div> <div>drawn by: _____ DAH</div> <div>checked by: _____ TAF</div> <div>approved by: _____ FWH</div> <div>project no.: 20240011</div> <div>drawing no.: _____ REV 1</div> </div>	3808 E 78TH STREET		REV. NO.	DATE	REVISIONS DESCRIPTION
KANASAS CITY, MISSOURI		2024	REVISIONS		

# PHASE III RECLAMATION



DWG:



SHEET  
OF 12

## PHASE IV RECLAMATION