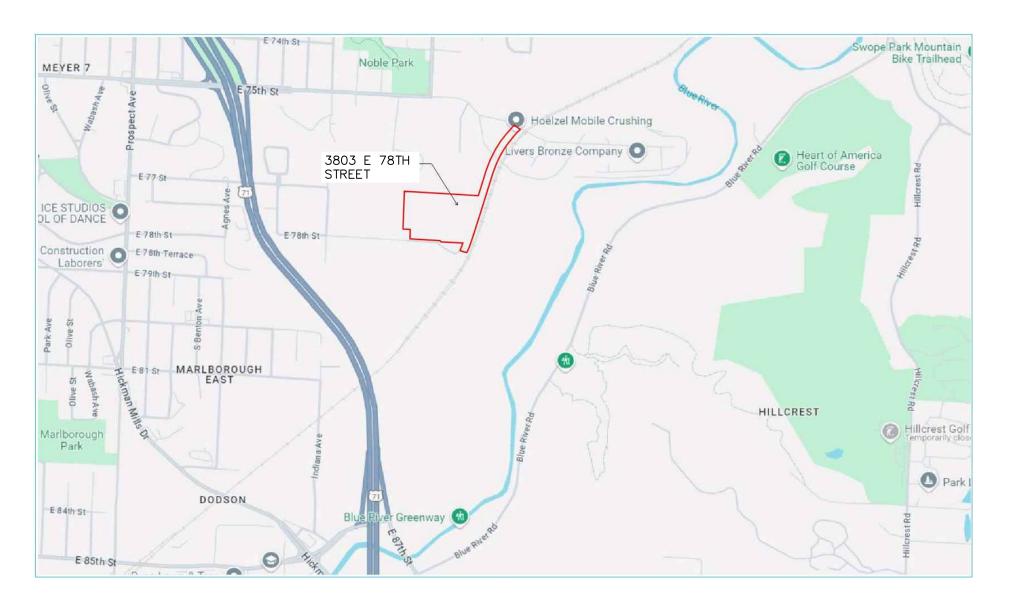
NAME: 3808 E. 78TH STREET CD-CPC-2024-00041 HOELZEL REZONING



Vicinity Map

SHEET INDI	EX
------------	----

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



ROFESSIONAMINE /8/25								
							REVISIONS	
7								
o N								
							2024	

3808 E 78TH STREET

KANSAS CITY, MISSOURI

2024

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV1

SHEET 1 of 14

DWG: E: \Users\Dave\OneDrive\Documents\AutoCod_Drowings\Recycled Products\25-4-4_Hoetzel Site Plan Fin-DATE: Apr 08, 2025 9:51pm XREFS: 25-2-16 Ref \(\text{V_FP_HOELZEL_PLAT}\) Hoelzel-LIDAR Surface (1)

PRELIMINARY PLAT OF HOLEZEL HEIGHTS CENTER

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,

HOELZELS RECYCLING CENTER LEGAL DESCRIPTION

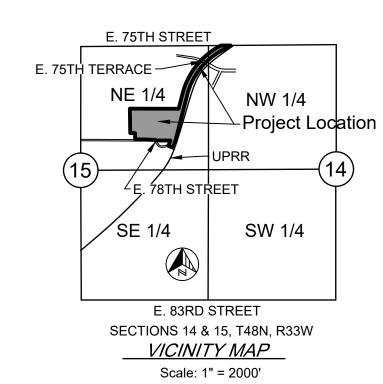
RIVER HEIGHTS, A SUBDIVISION OF LAND ACCORDING TO THE RECORDED PLAT THEREOF, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY. ON FEBRUARY 13, 2025, AS FOLLOWS:

PAGE 72; THENCE NORTH 35 DEGREE 49 MINUTES 34 SECONDS WEST, DEPARTING SAID VACATED CENTER LINE AND ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID 78TH STREET, AS NOW ESTABLISHED; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ON SAID SOUTH LINES AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.97 FEET, TO A POINT BEING ON THE EAST LINE OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY RECORDED IN DOCUMENT NO. 2005K0020153, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 02 DEGREES 13 MINUTES 30 SECONDS EAST, DEPARTING SAID SOUTH LINES AND ON SAID NORTH RIGHT-OF-WAY LINE AND SAID EAST LINE AND THE WEST LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET, TO A POINT; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID WEST LINE AND SAID EAST LINE AND ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 231.97 FEET, TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 02 DEGREES 09 MINUTES 10 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ON THE EAST LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153, A DISTANCE OF 130.04 FEET, TO THE NORTHEAST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID EAST LINE AND ON THE NORTH LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153, A DISTANCE OF 100.03 FEET, TO A POINT ON THE WEST LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 02 DEGREES 09 MINUTES 10 SECONDS EAST, ON SAID WEST LINE, A DISTANCE OF 510.98 FEET, TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005K0020153, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 2 OF EAST HILLS VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST, DEPARTING SAID WEST LINES AND ON THE NORTH LINE OF SAID CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005K0020153 AND THE NORTH LINE OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, A DISTANCE OF 1,017.92 FEET, TO THE POINT OF BEGINNING, CONTAINING 841,361 SQUARE FEET OR 19.3150 ACRES, MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HOEZELS RECYCLING CENTER."

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.



IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.				
OWNER - WILLIAM H. HOELZEL				
BY: WILLIAM H. HOELZEL PF	RINTED NAME & TITLE			
STATE OF) SS				
	025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM H. HOELZEL, ON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID OWNER, AND HE THE FREE ACT AND DEED OF SAID OWNER.			
IN WITNESS HEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAI	ME AND AFFIXED MY NOTORIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.			
NOTARY: MY APPOINTMENT EXPIRES:				
EXECUTION				
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR H	HAS HEREUNTO SUBSCRIBED HIS NAME.			
OWNER - FRANK W. HOELZEL & CAROL J. HOELZEL				
BY: FRANK W. HOELZEL PF	RINTED NAME & TITLE			
BY: CAROL J. HOELZEL PF	RINTED NAME & TITLE			

BE IT REMEMBERED, THAT ON THIS____DAY OF____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME FRANK W. HOELZEL

WRITING ON BEHALF OF SAID OWNERS, AND THEY DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID OWNERS.

IN WITNESS HEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

MY APPOINTMENT EXPIRES:

AND CAROL J. HOELZEL, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF

COUNTY OF _____)

PROVALS	
TY OF KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT DEPARTMENT RSUANT TO THE AUTHORITY DELEGATED TO ME BY THE CITY COUNCIL IN CTION 88-535-05 OF THE ZONING AND DEVELOPMENT CODE, I HEREBY APPROVE IS MINOR SUBDIVISION PLAT.	APPROVED BY, THE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, CCITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, THIS DAY OF, 2025.
PROVED BY, THE PLANNING COMMISSION OF THE CITY OF KANSAS CITY, CKSON COUNTY, MISSOURI, THIS DAY OF, 2025.	MICHAEL J. SHAW PUBLIC WORKS DIRECTOR
RIO VASQUEZ Y PLANNING DIRECTOR	COUNCIL
PROVED BY, THE JACKSON COUNTY GIS DEPARTMENT, THIS DAY OF, 2025.	THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NC, DULY AUTHENTICATED AS PASSED THIS DAY OF, 20

MAYOR - QUINTON LUCAS

CITY CLERK - MARILYN SANDERS

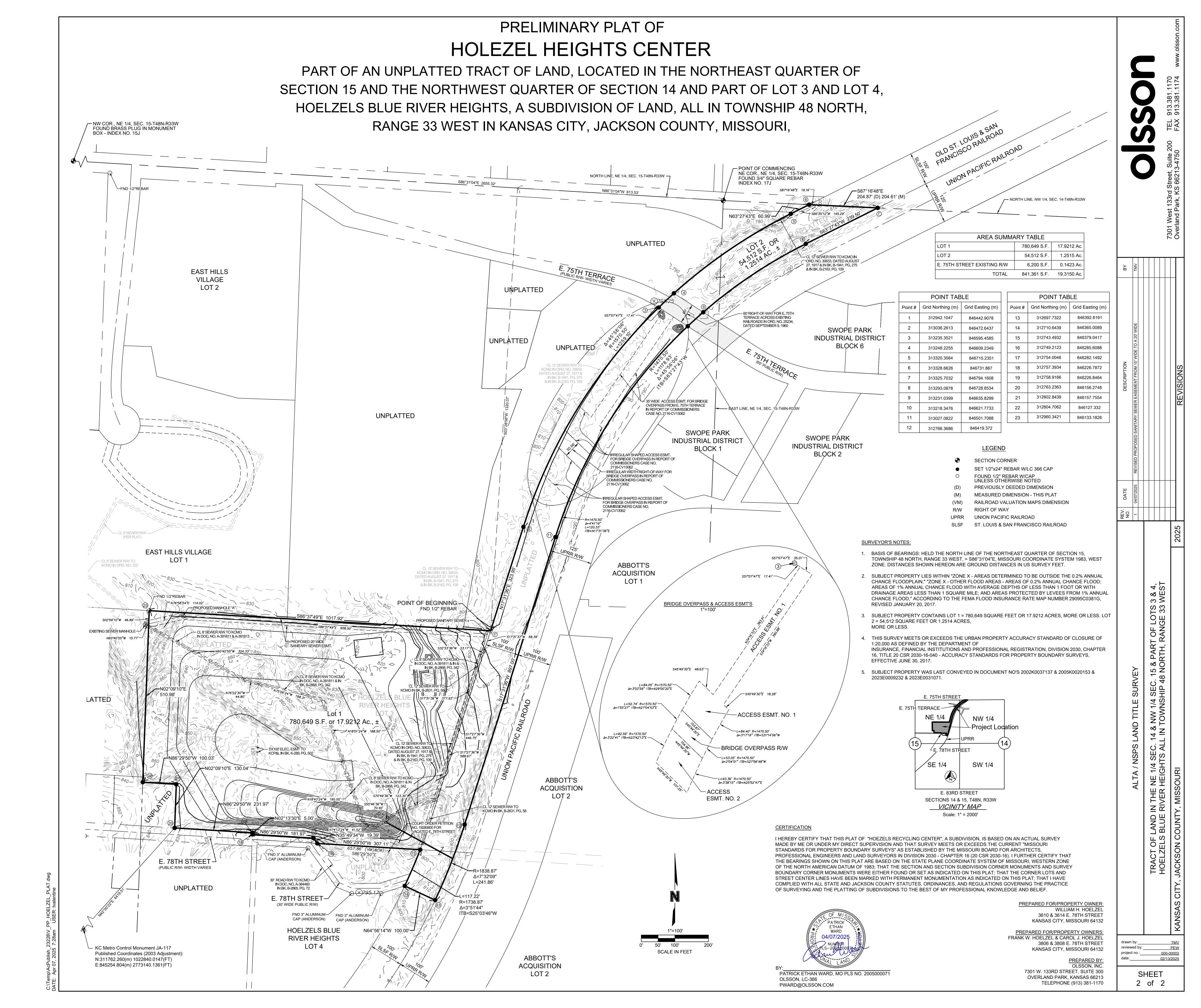
I HEREBY CERTIFY THAT THIS PLAT OF "HOEZELS RECYCLING CENTER". A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI. WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES. ORDINANCES. AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

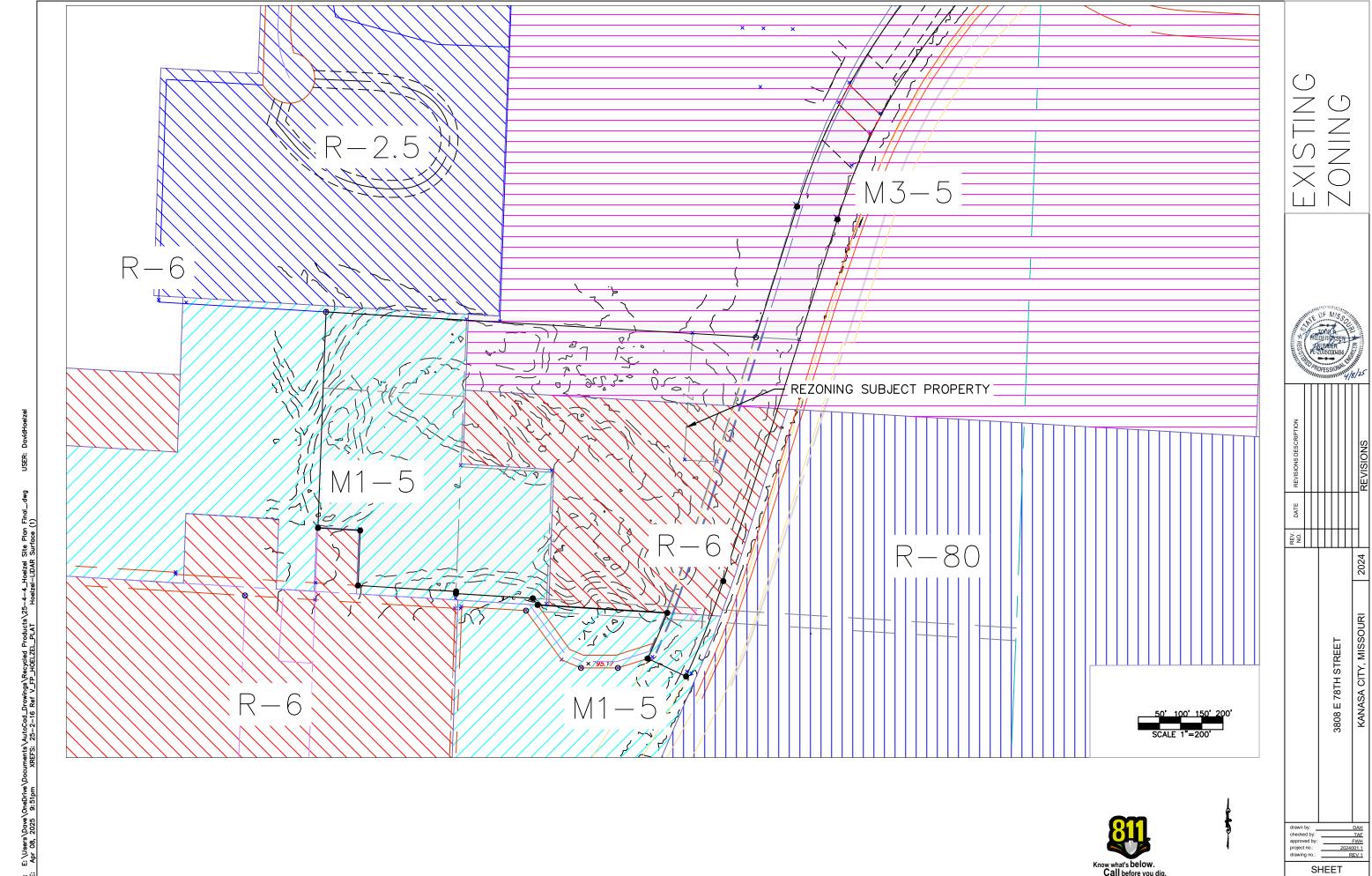


PWARD@OLSSON.COM

PREPARED FOR/PROPERTY OWNER: WILLIAM H. HOELZEL 3610 & 3614 E. 78TH STREET KANSAS CITY, MISSOURI 64132 PREPARED FOR/PROPERTY OWNERS

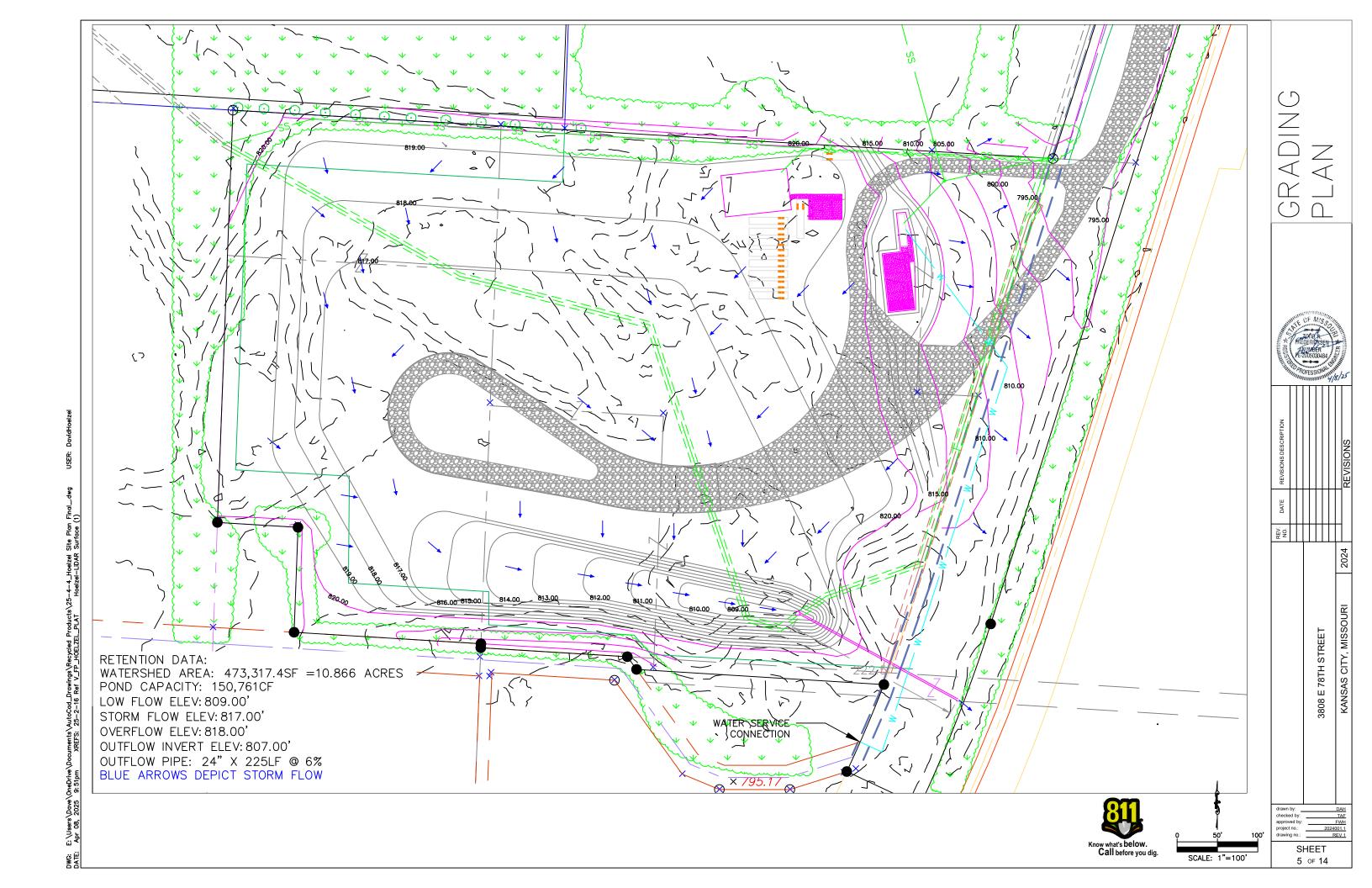
FRANK W. HOELZEL & CAROL J. HOELZEL 3806 & 3808 E. 78TH STREET KANSAS CITY, MISSOURI 64132 PREPARED BY: OLSSON, INC. 7301 W. 133RD STREET, SUITE 300 reviewed by 000-00002 02/13/2025







SHEET 4 OF 14



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



EN-KANCE PLAN

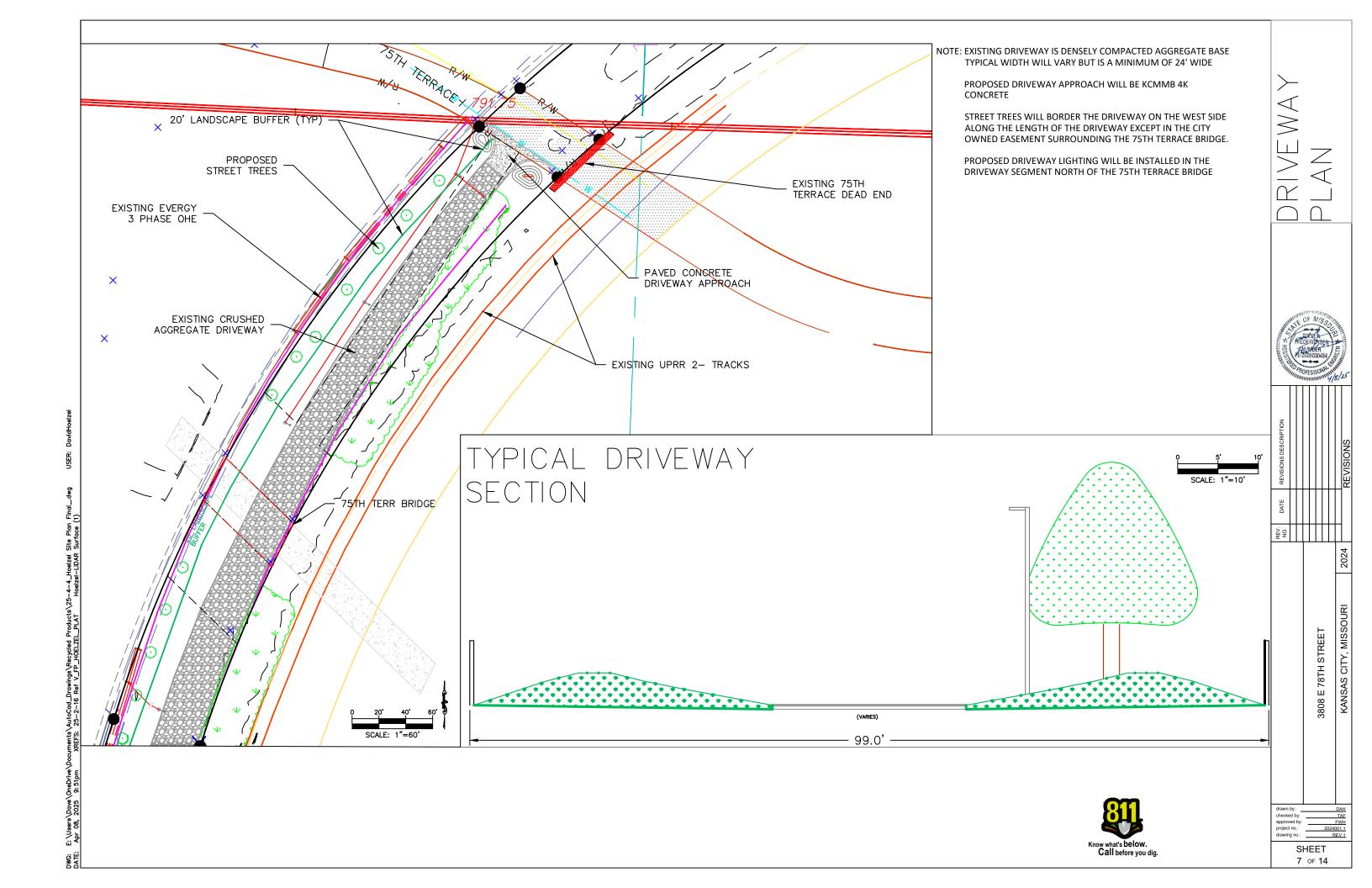


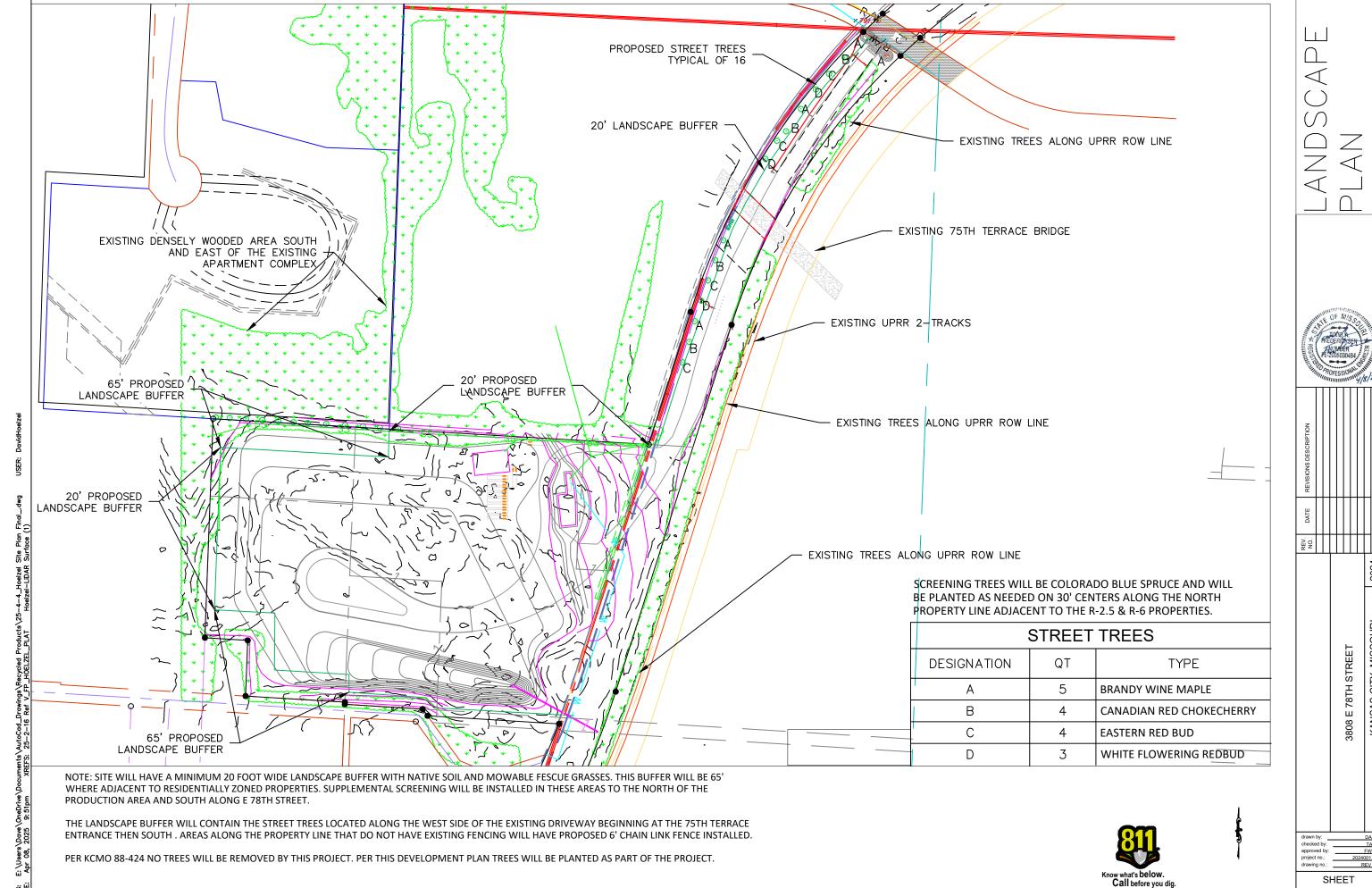
2024 REVISIONS

3808 E 78TH STREET KANSAS CITY, MISSOURI

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

SHEET 6 OF 14





KANSAS CITY, MISSOL

8 of 14

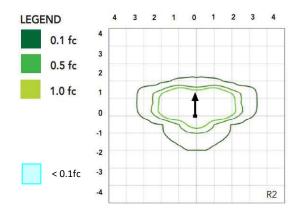
ments\AutoCad_Drawings\Recycled Products\25-4-4_Hoeizel Site Plan Fin (REFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoeizel-LIDAR Surface (1) SITE LIGHTING NOTES:

2 DRIVEWAY ENTRY LIGHTS

LIGHTING DESIGN BASED ON LITHONIA RSX3 LED AREA LIGHT MOUNTING HEIGHT WILL BE 24' AFG 4000K CRI 312 WATT 37,797 LUMENS TYPE 2 DISTRIBUTION MEDIUM CUTOFF 4" SQUARE STEEL POLE IN DARK BRONZE FINISH

3 ROADWAY AREA LIGHTS

LIGHTING DESIGN BASED ON LITHONIA RSX3 LED AREA LIGHT MOUNTING HEIGHT WILL BE 24' AFG 4000K CRI 312 WATT 37,797 LUMENS TYPE 2 DISTRIBUTION MEDIUM CUTOFF 4" SQUARE STEEL POLE IN DARK BRONZE FINISH



PROPOSED LIGHT POLE FOUNDATIONS SHALL BE CONSTRUCTED OF KCMMB 4K CONCRETE

ALL AREA LIGHTS ARE MEDIUM CUTOFF AND WILL MEET THE REQUIREMENTS FOR SPILLOVER, KCMO ORD. 88-430-05-C. SPILLOVER ONTO PUBLIC RIGHT OF WAY WILL NOT EXCEED .1FC

NO SITE LIGHTING WILL SPILLOVER ONTO ANY RESIDENTIAL PROPERTY

FINAL STRUCTURAL/ELECTRICAL DESIGN TO BE SUBMITTED FOR REVIEW THROUGH THE ELECTRICAL PERMITTING PROCESS.





NO. DATE REVISIONS DESCRIPTION

2024

3808 E 78TH STREET KANSAS CITY, MISSOURI

rawn by: DAH
hecked by: TAE
pproved by: FWH
roject no.: 2024001.1
rawing no.: REV.1

SHEET 9 OF 14

REV. DATE REVISIONS DESCRIPTION SEASON DATE REVISIONS DESCRIPTION SEASON DATE SEASON DATE

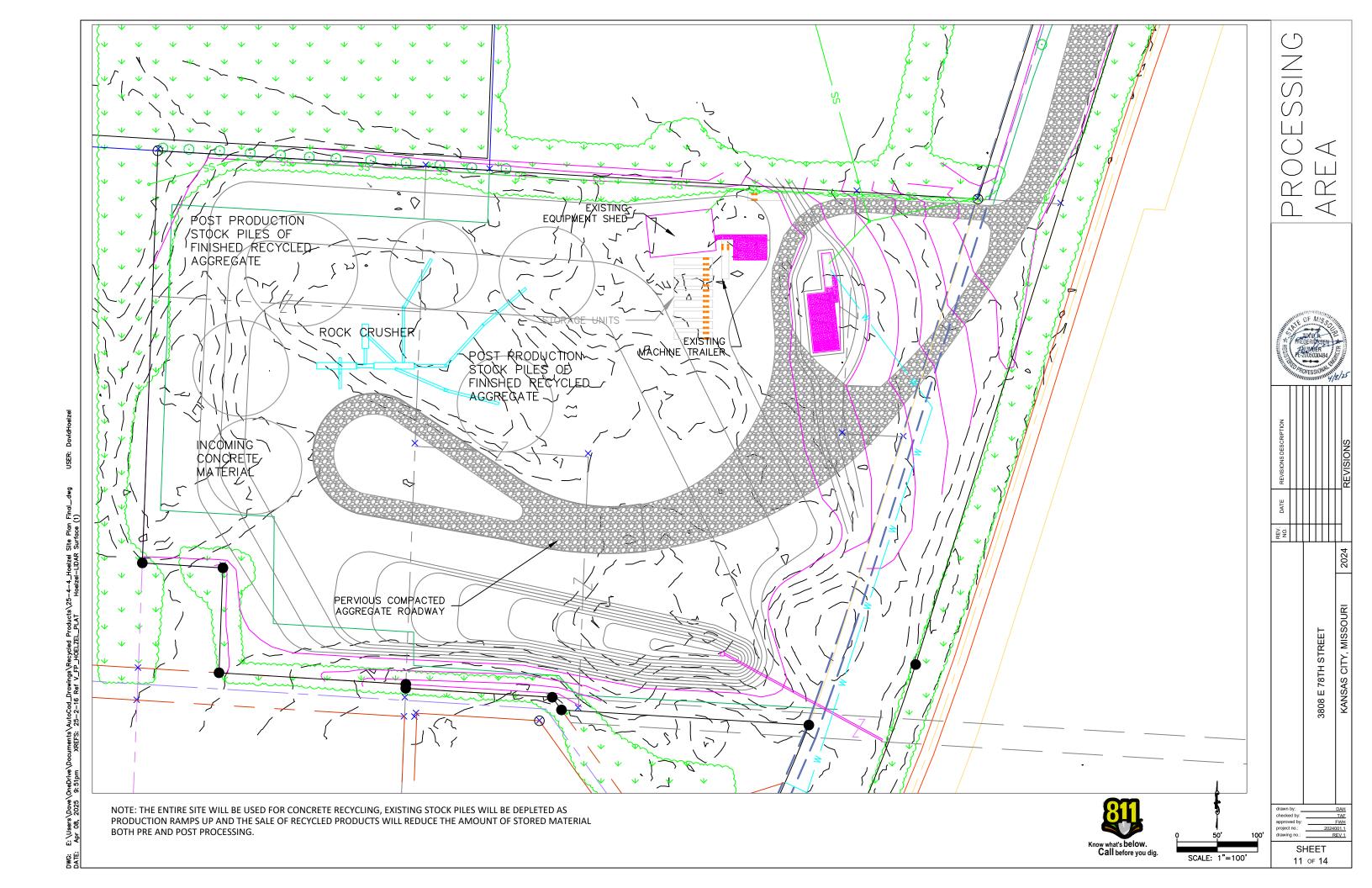
Know what's below.
Call before you dig.

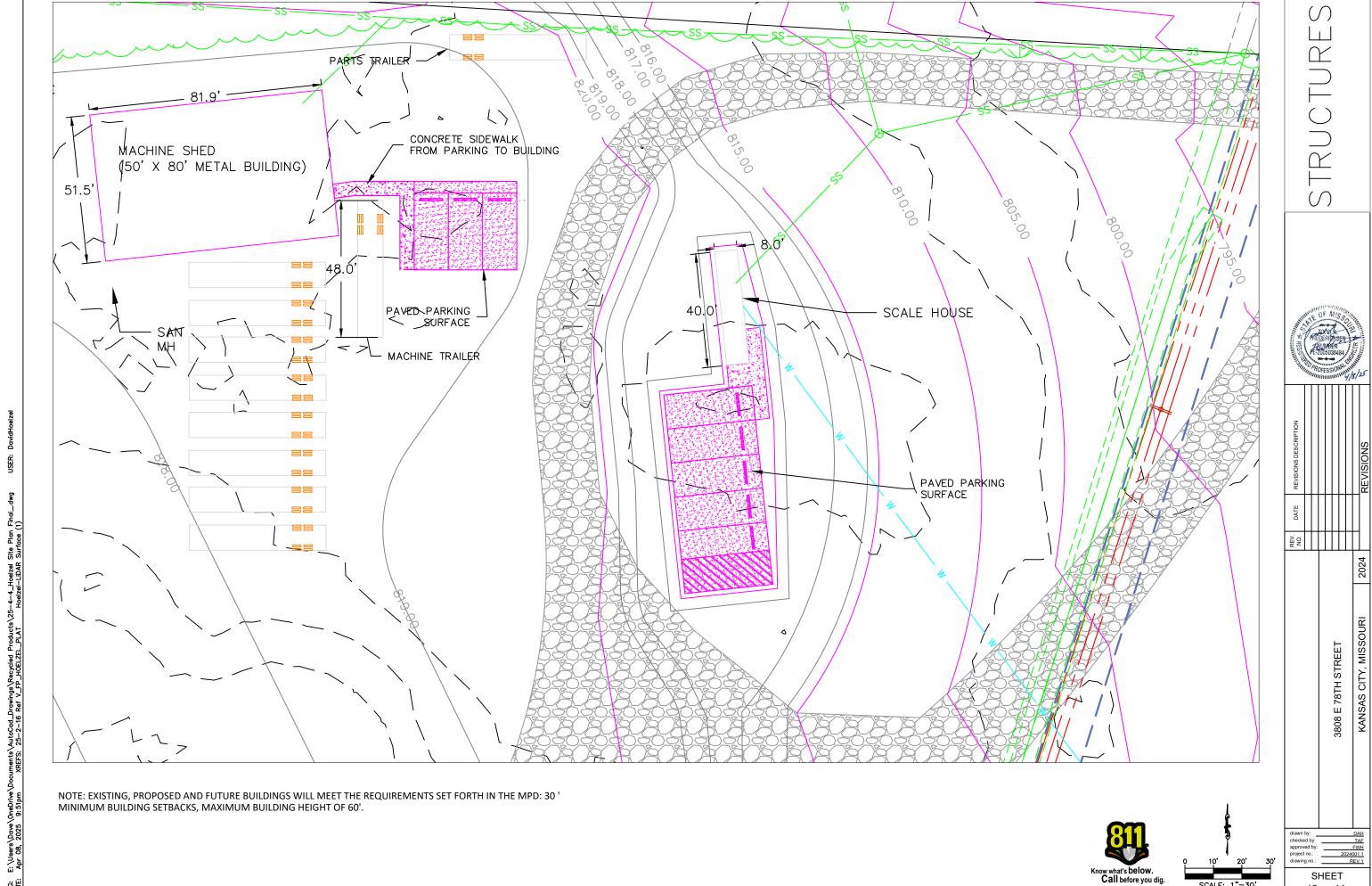


10 of 14

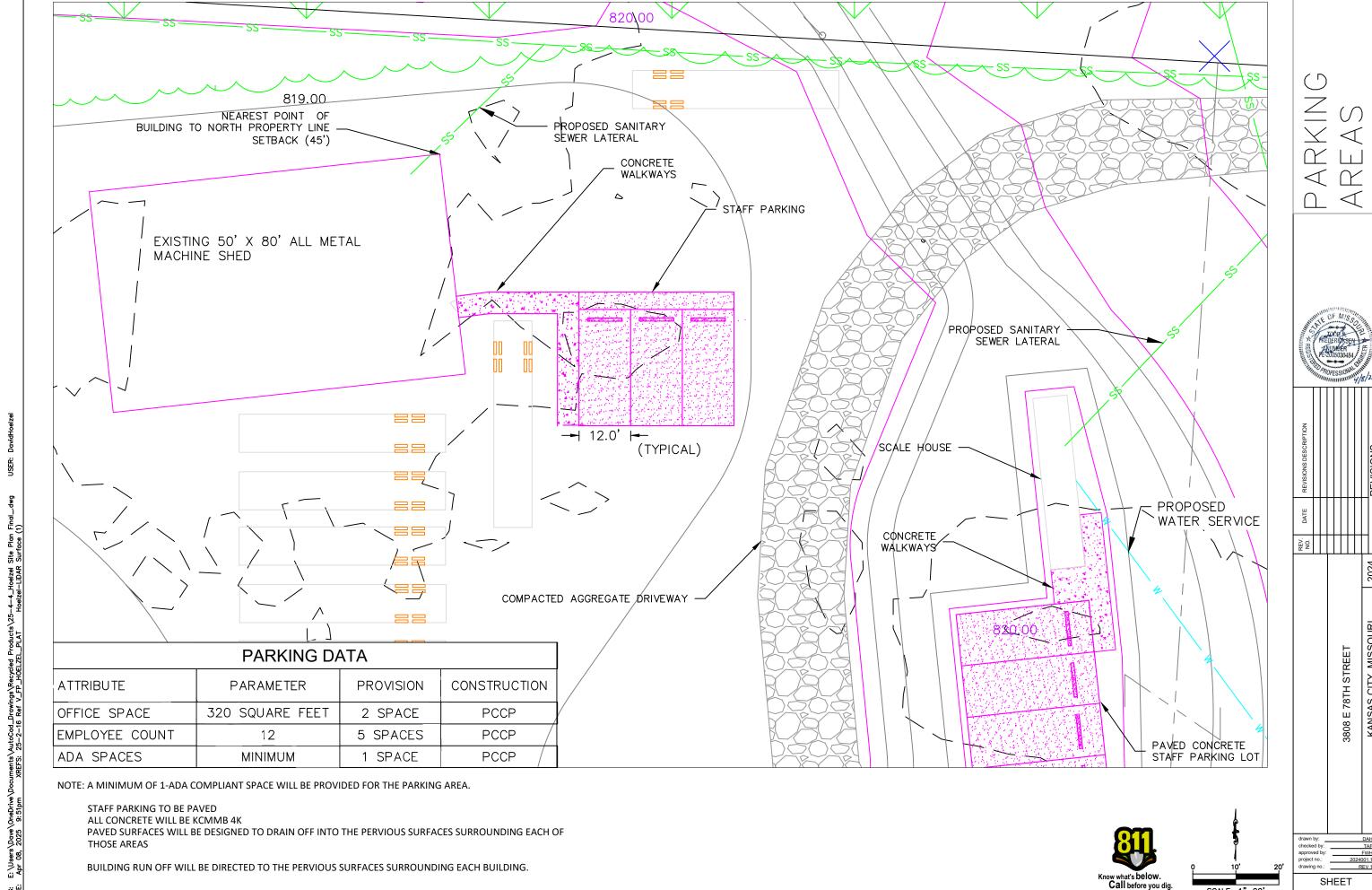
KANSAS CITY, MISSOL

3808 E 78TH STREET





SHEET SCALE: 1"=30' 12 of 14



SCALE: 1"=20'

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.

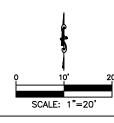
THIS SITE CURRENTLY HAS A SIGNIFICANT AMOUNT OF OLD EQUIPMENT AND VEHICLES THAT WILL BE SALVAGED TO ALLOW FOR CLEAN UP OF THE PROPERTY. THIS ONE ACTION ITEM WILL IMPROVE THE OVERALL APPEARANCE AND ACCESSIBILITY OF THE PROPERTY AND ALLOW FOR MORE EFFICIENT PROPOSED OPERATIONS.

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.





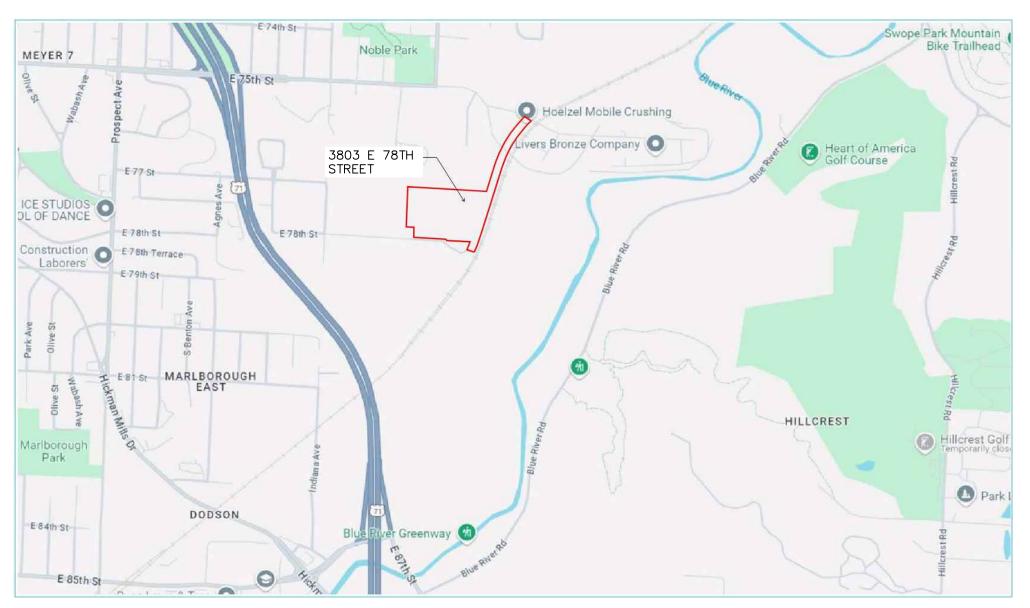


2024001.1

SHEET

14 of 14

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

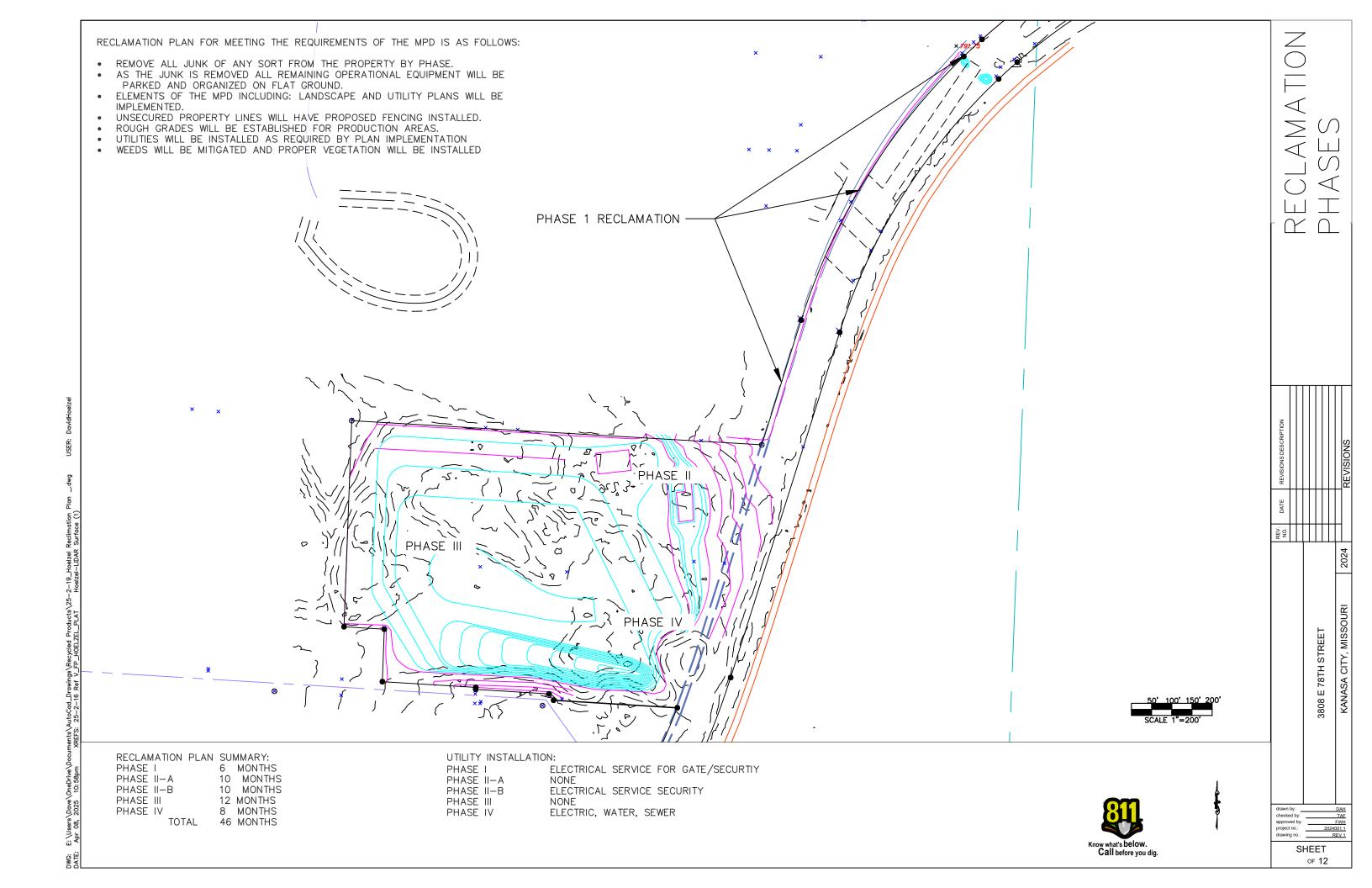
SHEET

2024 REVISIONS

3808 E 78TH STREET KANSAS CITY, MISSOURI

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

SHEET 1 OF 12



PHASE 1A 386' X 100' X PHASE 1B 230' X 100' PHASE 1C 328' X 100' KANASA CITY, MISSOURI 3808 E 78TH STREET 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 Know what's below.
Call before you dig. SHEET

of 12

