

DEMOLITION NOTES:

1. 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.
2. CONTRACTOR SHALL SMOOTH GRADE THE SITE TO MATCH EXISTING CONTOURS OF THE SURROUNDING LAND TO ENSURE POSITIVE DRAINAGE.

DISTURBED AREA:

PHASE 1 = 156,329 SQ.FT. / 3.59 ACRES

NOTES:

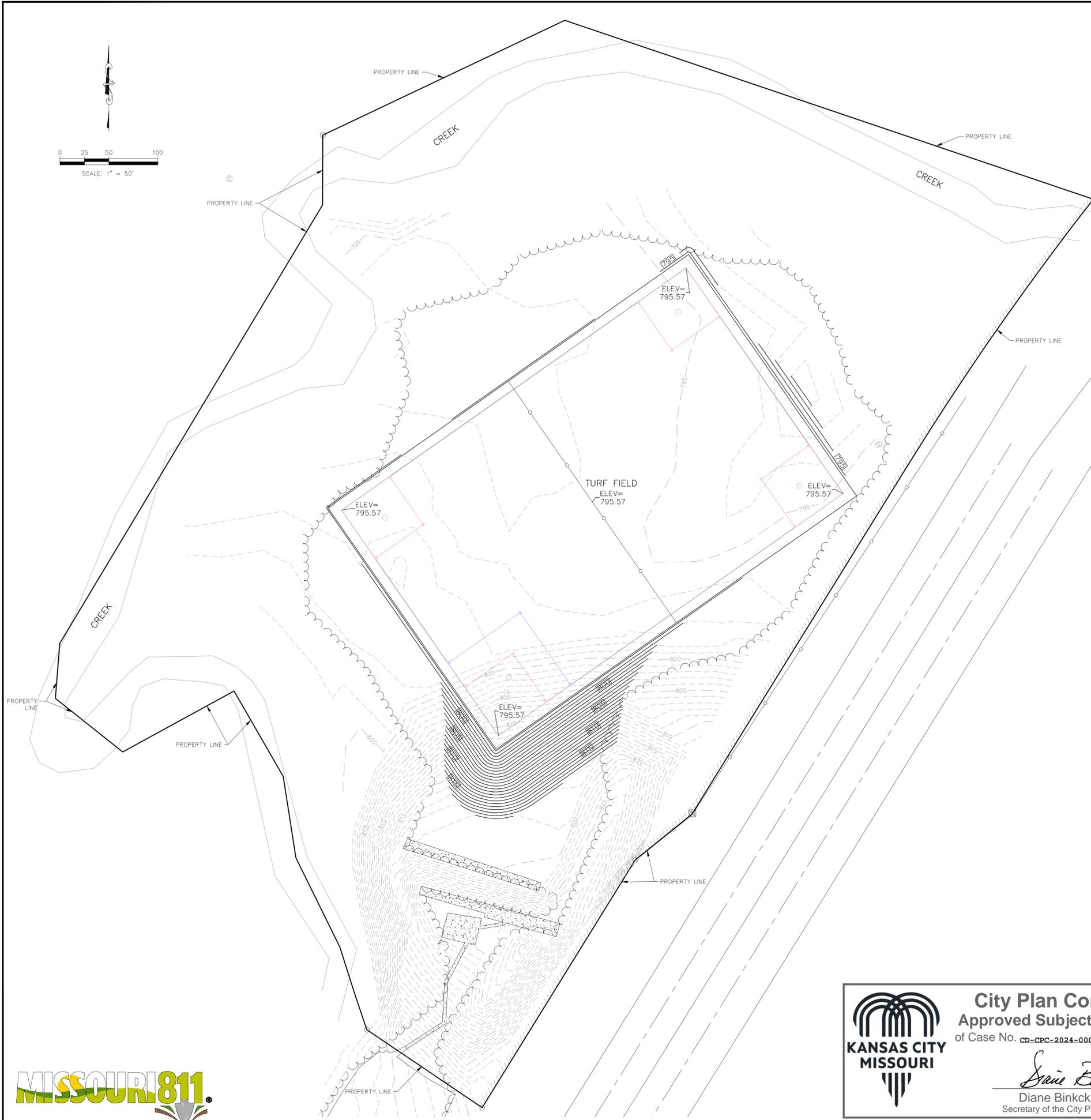
1. TO REMAIN
2. REMOVE TREES



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00068** ON **07-03-2024**

Diane Binkckley
Diane Binkckley, ACO
Secretary of the City Plan Commission

				MAC	CHK
				JAD	DWN
				MAC	DSN
				INITIAL SUBMITTAL	DESCRIPTION
				05/01/24	DATE
				0	REV
MATTHEW A. CROSS ENGINEER MO # 2020008364					
8040 N. OAK TRAFFICWAY KANSAS CITY, MISSOURI 64118 kce@kveeng.com www.kveeng.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 1					
PROJ. NO.		B23D4618			
DESIGNER	MAC	DRAWN BY		JED	
CFN	4618DEMO				
SHEET					REV
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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 CONTRACT DOCUMENTS.

- 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 PROOFROLLING 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, BALES OF HAY 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.

IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES HEREON, AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.

- LEGEND (PROPOSED)**
- (ME) MATCH EXISTING
 - 82.92 SPOT ELEVATION
 - 800 FINISHED 1' CONTOUR INTERVALS
 - 890 EXISTING 1' CONTOUR INTERVALS

KANSAS CITY MISSOURI
 City Plan Commission
 Approved Subject to Conditions
 of Case No. **CD-CPC-2024-00068** on **07-03-2024**

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 Diane Binkckley, ACP
 Secretary of the City Plan Commission

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INITIAL SUBMITTAL	DESCRIPTION
<p>OAK RIDGE PRACTICE FIELD 5870 NE OAK RIDGE DR KANSAS CITY, MO, 64119</p> <p>DEVELOPMENT PLAN GRADING PLAN - PHASE 1</p>	
PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618GP
SHEET	C300
REV	0

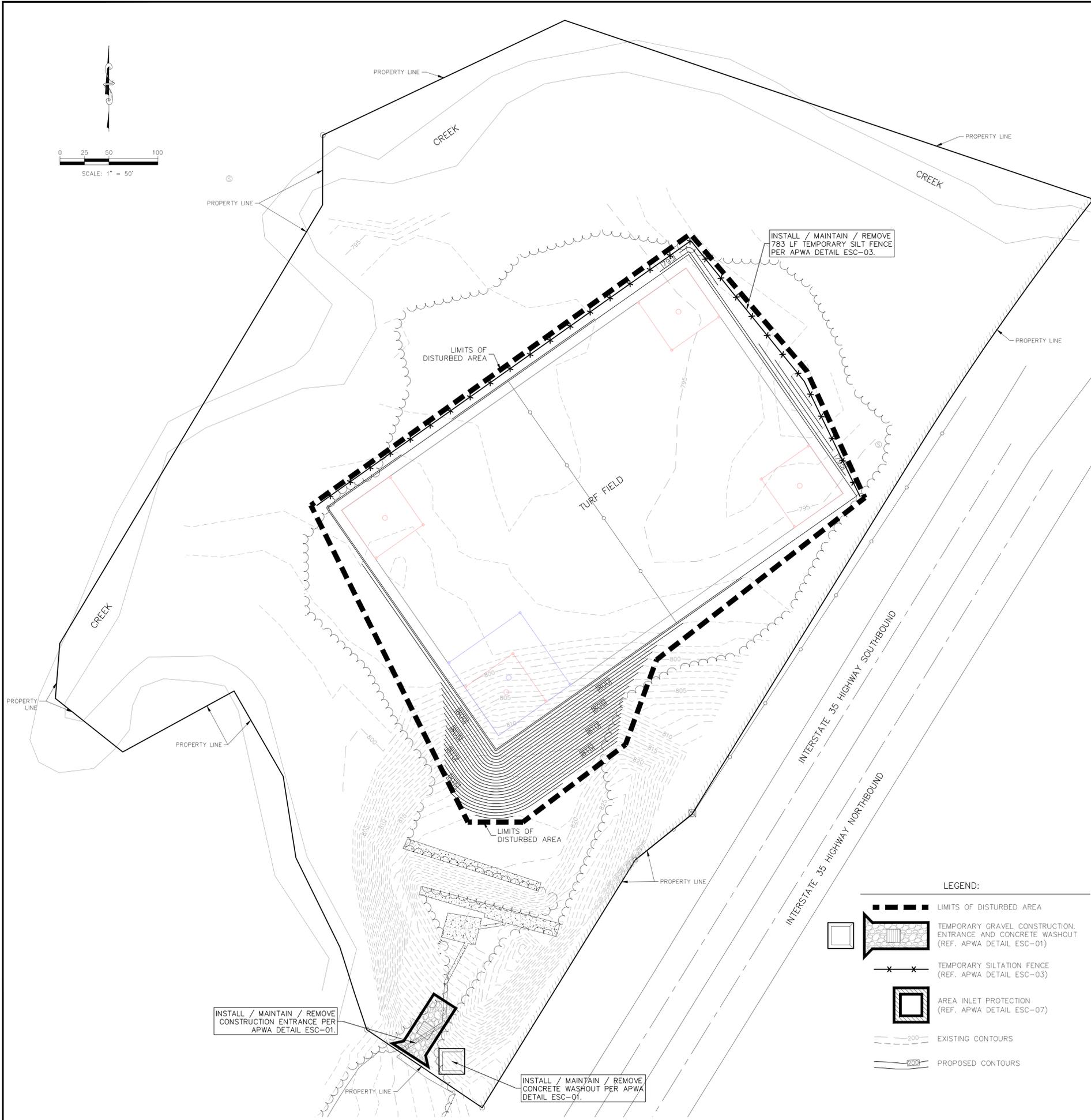


THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.

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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 PAVEMENT 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:

- LIMITS OF DISTURBED AREA
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT (REF. APWA DETAIL ESC-01)
- TEMPORARY SILTATION FENCE (REF. APWA DETAIL ESC-03)
- AREA INLET PROTECTION (REF. APWA DETAIL ESC-07)
- EXISTING CONTOURS
- PROPOSED CONTOURS

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	DWN
	CHK
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	05/01/24
	INITIAL SUBMITTAL
	DATE
	REV
	DESCRIPTION

MATTHEW A. CROSS
ENGINEER
MO # 2020008364

8040 N. OAK TRAFFICWAY
KANSAAS CITY, MISSOURI 64118
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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
KANSAAS CITY, MO, 64119

DEVELOPMENT PLAN
EROSION CONTROL PLAN - PHASE 1

PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618ECP
SHEET	C400
REV	0



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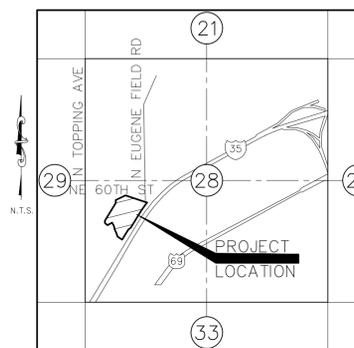
City Plan Commission Approved Subject to Conditions

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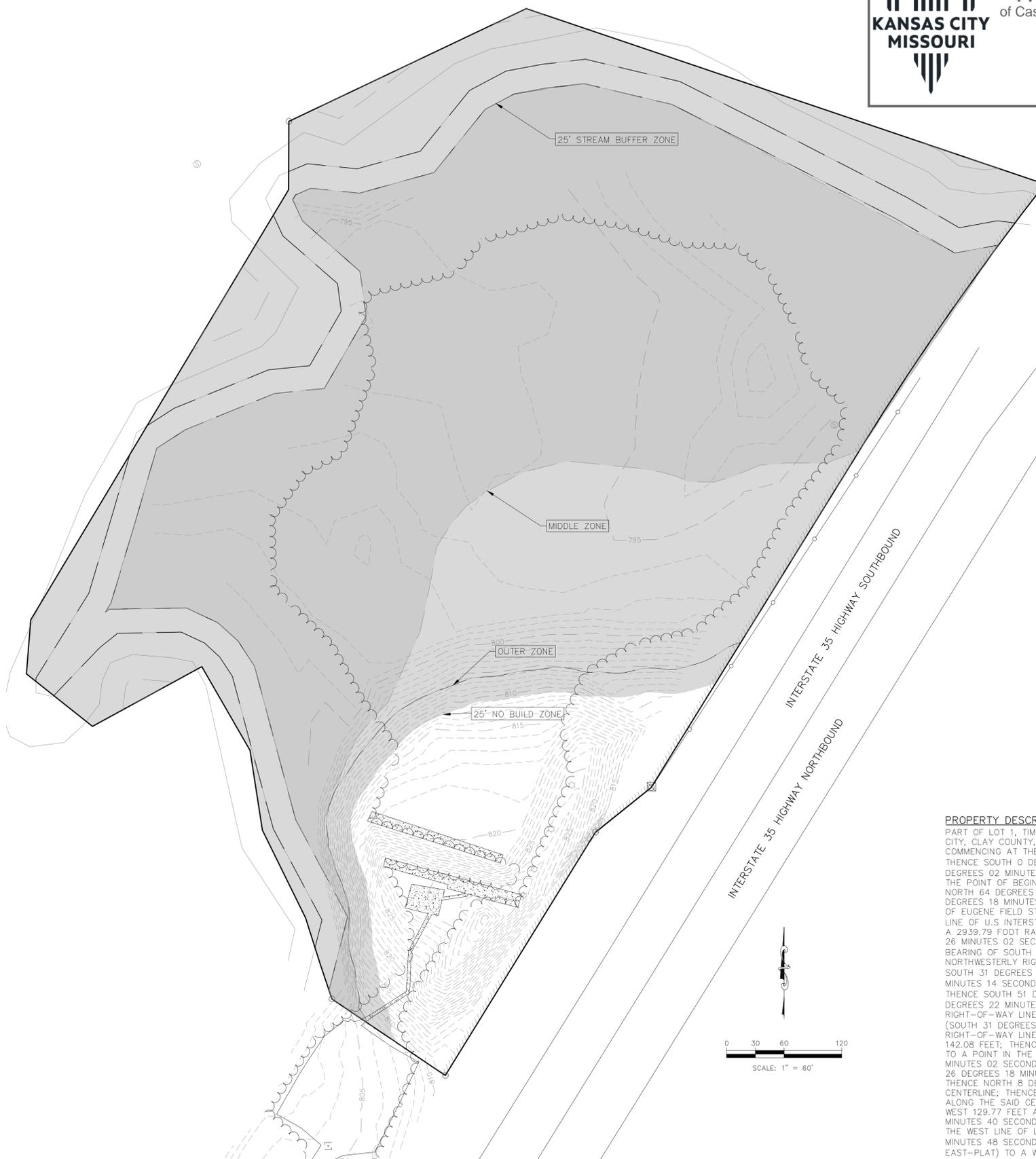
Diane Binkckley
Diane Binkckley, ACO
Secretary of the City Plan Commission

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:

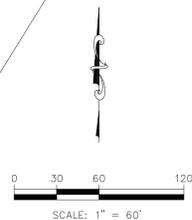
5330 OAK RIDGE REALTY, LLC
1804 SWIFT AVE., STA 101
KANSAS CITY, MO 64116
CONTACT: CHUCK V. CUDA
PHONE: (816) 268-4493
EMAIL: cuda@opescre.com

PREPARED BY:

KAW VALLEY ENGINEERING
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:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION OF THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED, AREA OF MINIMAL FLOOD HAZARD" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, FLOOD MAP FOR THE SELECTED AREA IS NUMBER 29095C0134G, EFFECTIVE ON 01/20/2017.

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 MODOT 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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FINAL STREAM BUFFER PLAN

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CFN 4618ST.BU.PL
SHEET REV
C500 0



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City Plan Commission
Approved Subject to Conditions

of Case No. **CD-CPC-2024-00068** On **07-03-2024**

Diane Binkckley

Diane Binkckley, ACP
 Secretary of the City Plan Commission

Tree Preservation and Protection

	Tree Canopy (sqft)	Tree Canopy (ac)
Existing	255838	5.87
Removed	19831	0.46
Preserved	236007	5.42

GENERAL NOTES:

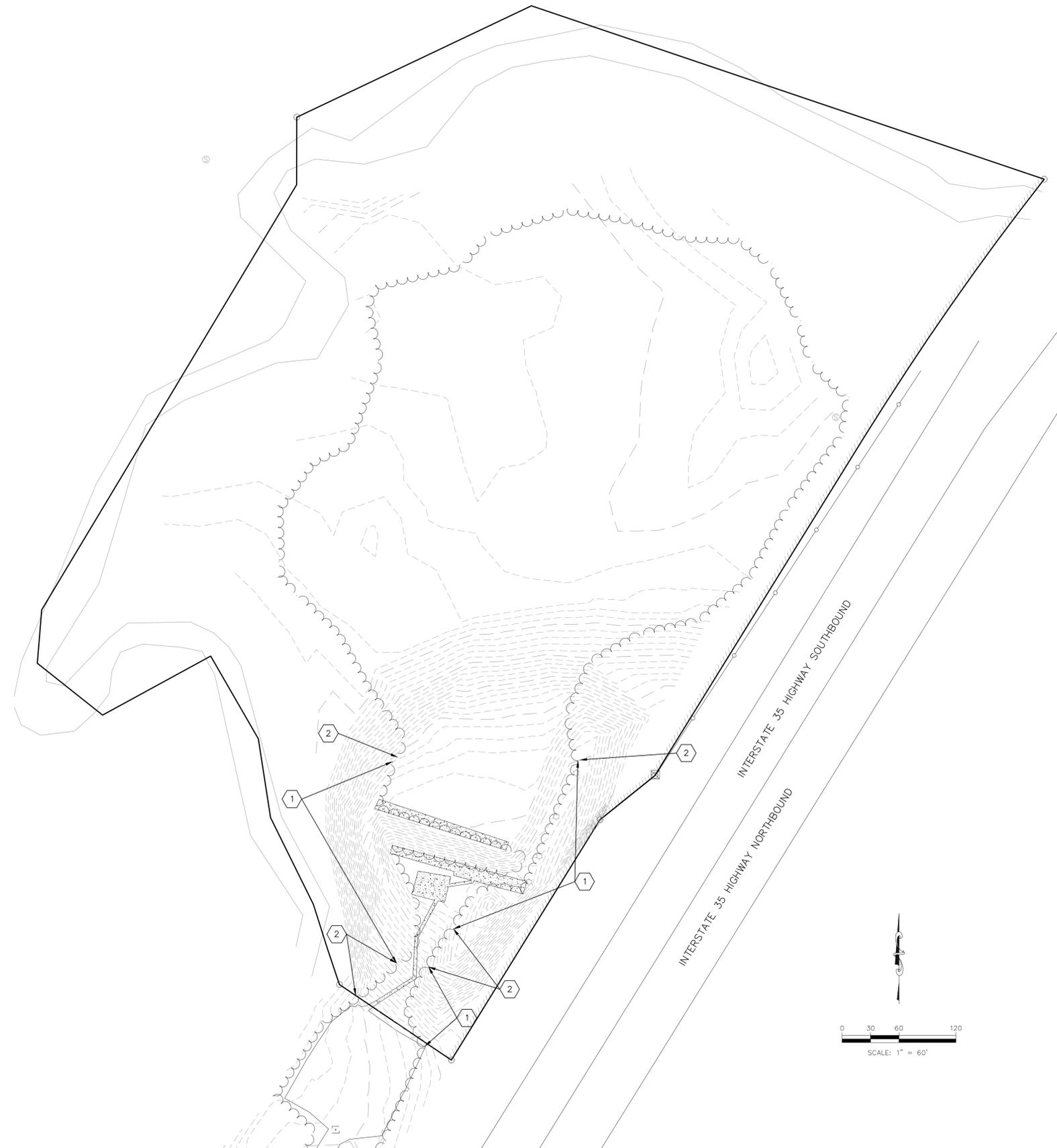
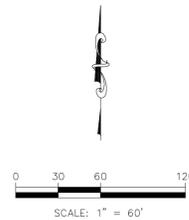
1. PROPERTY ADDRESS: 5870 NORTHEAST OAK RIDGE DRIVE, KANSAS CITY, MISSOURI 64119
2. GROSS LAND AREA: 13.64 ACRES, MORE OR LESS.
3. THE SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
4. THE PROPERTY HAS DIRECT ACCESS TO NORTHEAST OAK RIDGE DRIVE, A DEDICATED PUBLIC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

NOTES:

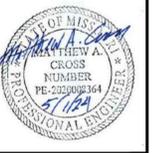
- 1 REMOVE TREES
- 2 TREES TO REMAIN

LEGEND

- TREE LINE
- FINISHED 1' CONTOUR INTERVALS
- EXISTING 1' CONTOUR INTERVALS



REV	DATE	DESCRIPTION
0	05/01/24	INITIAL SUBMITTAL
		MAC DSN
		JAD DWN
		MAC CHK



MATTHEW A. CROSS
 ENGINEER
 MO # 2020008364

8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 kce@kveeng.com | www.kveeng.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
TREE PRESERVATION AND PROTECTION PLAN

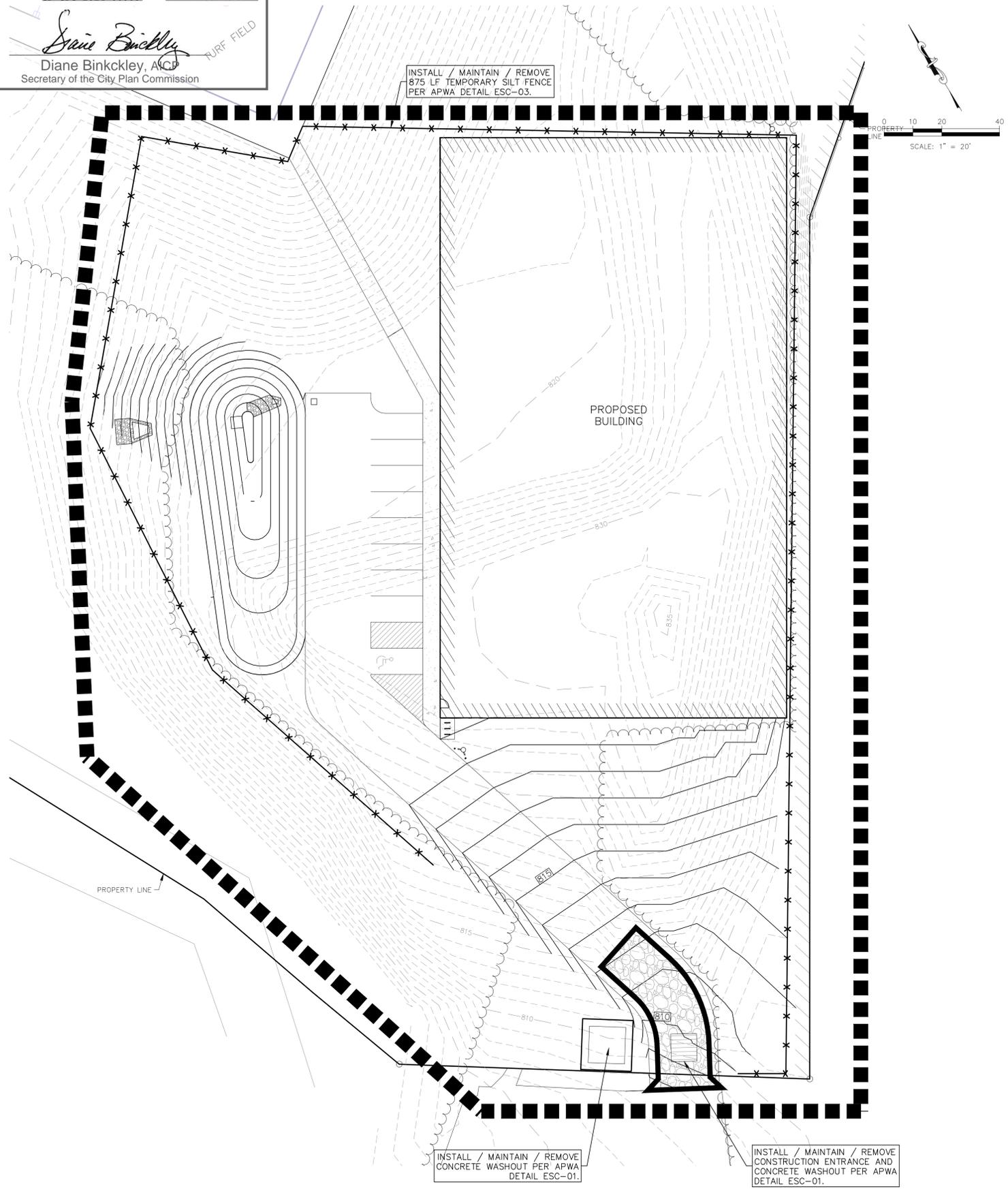
PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618TREE
SHEET	C600
REV	0

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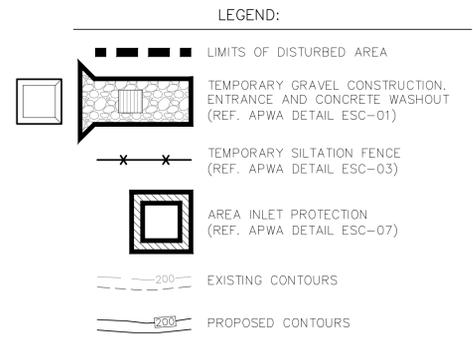


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 Diane Binkckley, AICP
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- EROSION CONTROL NOTES:**
- PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
 - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS AND DURING APPROPRIATE PHASING AS CONSTRUCTION PROGRESSES.
 - 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.
 - ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
 - SEDIMENTATION BARRIERS ARE TO BE INSTALLED AS SHOWN AND AT ANY ADDITIONAL AREAS OF CONCENTRATED FLOWS NOT SHOWN ON PLANS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
 - SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
 - 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.
 - 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.
 - RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS, STREETS, AND WATERWAYS.
 - 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.
 - 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.
 - MUD, SILT, AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL.
 - 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.
 - INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE(S) AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
 - 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.
 - TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
 - STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
 - 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.
 - 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.
 - GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
 - 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.
 - 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.
 - 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.
 - 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.
 - EROSION CONTROL SEDIMENT FENCE OR OTHER STRUCTURE MUST BE PLACED TO CONTROL RUNOFF DURING LOT DEVELOPMENT (BY OTHERS).



REV	DATE	DESCRIPTION
0	05/01/24	INITIAL SUBMITTAL



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 ENGINEER
 MO # 2020008364

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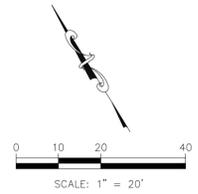
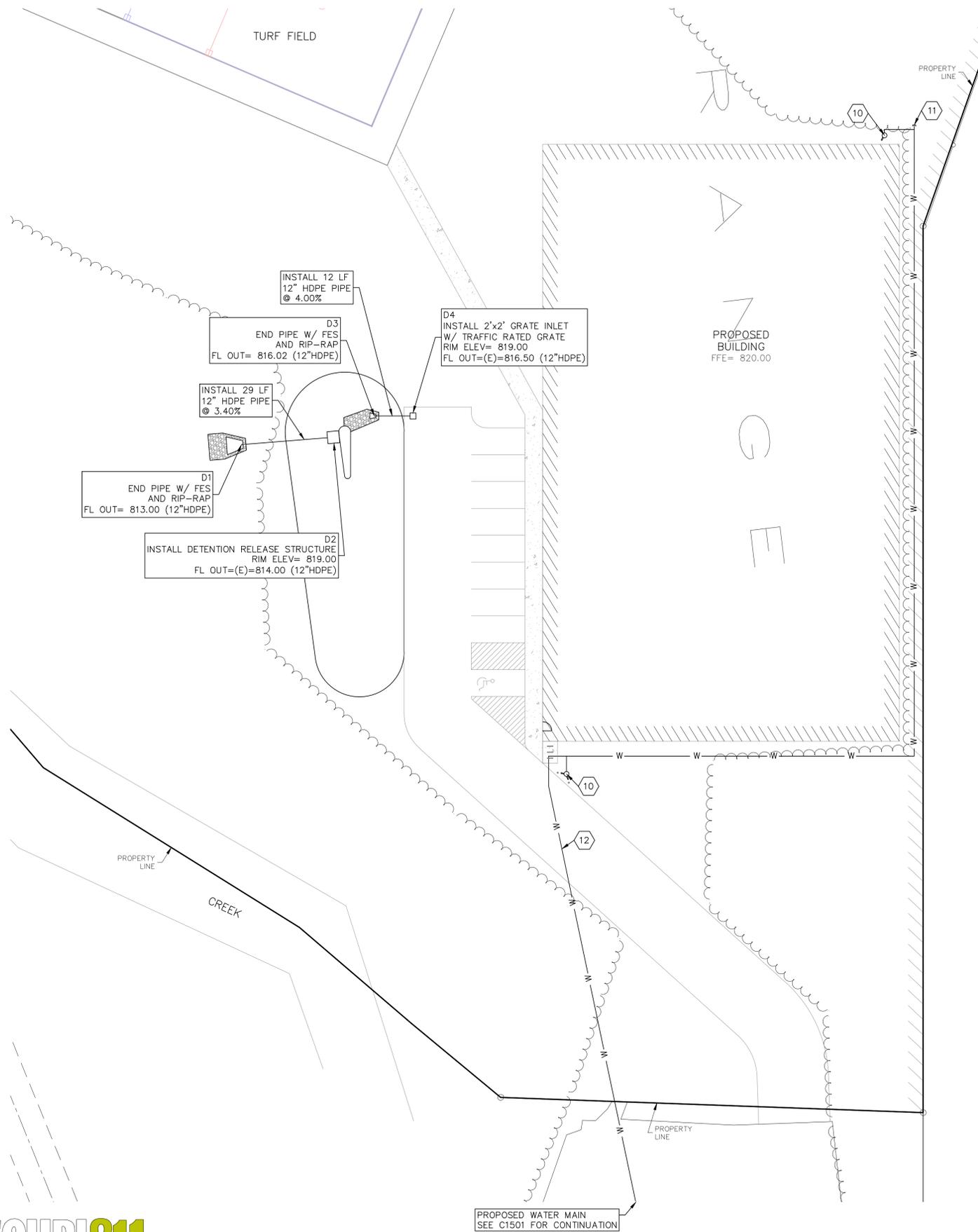
OAK RIDGE PRACTICE FIELD
5870 NE OAK RIDGE DR
KANSAS CITY, MO, 64119

DEVELOPMENT PLAN
EROSION CONTROL PLAN - PHASE 2

PROJ. NO.	B23D4618
DESIGNER	MAC
DRAWN BY	JED
CFN	4618ECP
SHEET	C1400
REV	0



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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.

- UTILITY NOTES:**
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL FROM THE OWNER, AND PERMITS FROM THE CITY HAVE BEEN RECEIVED.
 - ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED OUTSIDE OF THE RIGHT-OF-WAY UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH CRUSHED STONE BASE 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. **KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.**
 - DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY WATER DEPARTMENT. CONTRACTOR SHALL NOTIFY THE CITY OF KANSAS CITY WATER SERVICE 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 KANSAS CITY WATER SERVICE DEPARTMENT 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 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.
 - SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FEET NOR MORE THAN FIVE (5) FEET, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR DEEPER EXCAVATION FOR CLEARANCE THAT IS APPROVED BY KC WATER.
 - 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 ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
 - WHERE SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS, WATER, OR GAS LINES, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER OR OTHER PIPE. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE SERVICE LINE WITHIN TEN FEET HORIZONTALLY OF ANY SEWER LINE THAT IS CROSSED SAID TEN FEET TO BE MEASURED AS THE CLEARANCE FROM THE SERVICE LINE TO THE SEWER.
 - ALL WATER SERVICE INSTALLATIONS, INCLUDING BACKFLOW DEVICES, ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
 - EXCAVATION SHALL BE A MINIMUM OF 3½ FEET BY 4½ FEET AND THE MAIN MUST BE UNCOVERED ENTIRELY AROUND. TUNNELING TO PROVIDE ACCESS FOR TAP IS UNACCEPTABLE.
- NOTES:**
- INSTALL FIRE HYDRANT ASSEMBLY
 - INSTALL CAP AND PLUG
 - PROPOSED 1,960 LF 8" DIP PRIVATE WATER MAIN TO BUILDING

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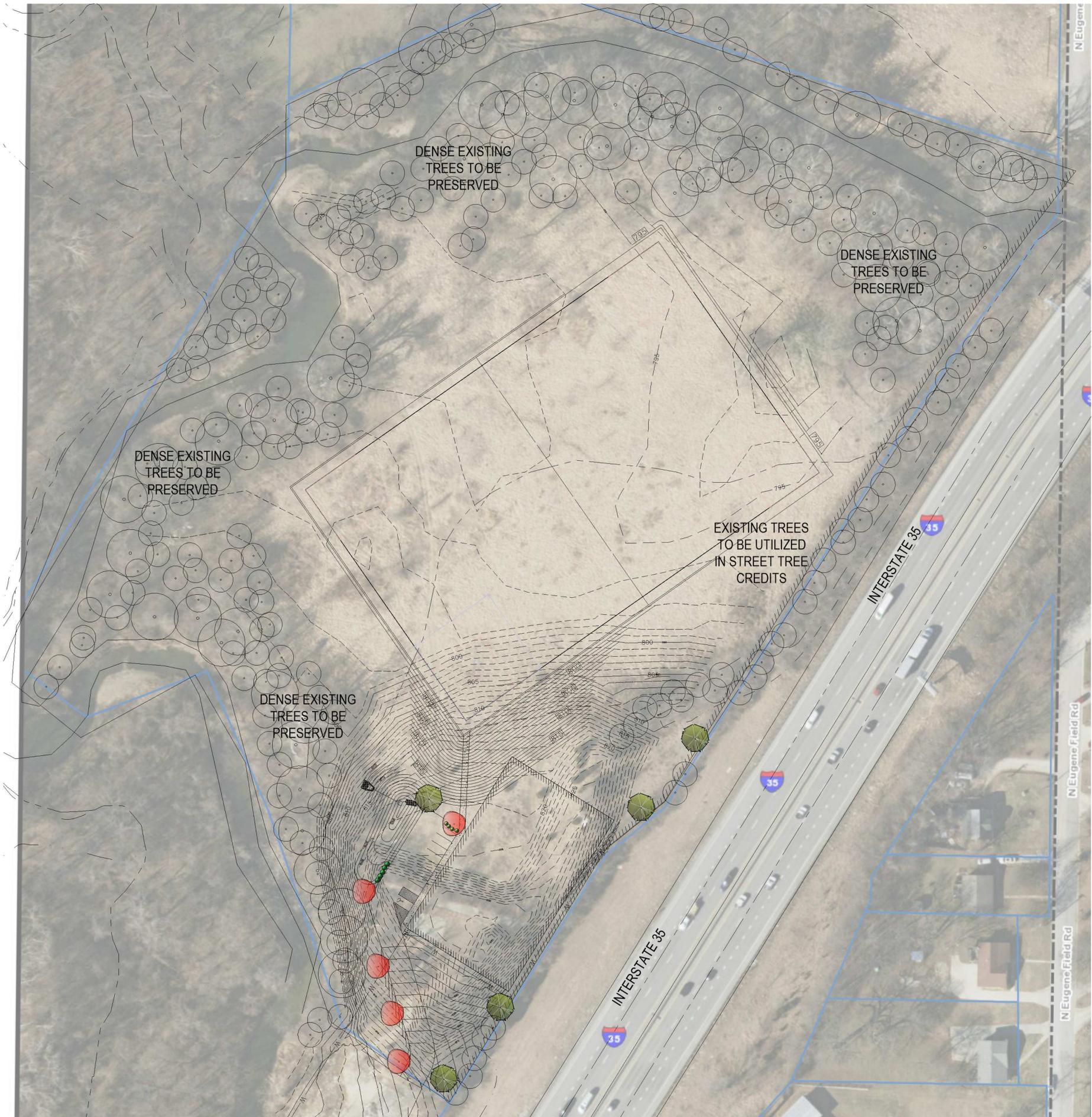
Diane Binkckley
Diane Binkckley, AICP
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				MAC	CHK
				MAC	DWN
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				INITIAL SUBMITTAL	DESCRIPTION
			05/01/24	DATE	
			0	REV	
MATTHEW A. CROSS ENGINEER MO # 202008364					
KAW VALLEY ENGINEERING <small>8040 N. OAK TRAFFICWAY KANSAS CITY, MISSOURI 64118 kce@kveeng.com www.kveeng.com</small>					
<small>KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25</small>					
OAK RIDGE PRACTICE FIELD 5870 NE OAK RIDGE DR KANSAS CITY, MO, 64119 DEVELOPMENT PLAN UTILITY PLAN - PHASE 2					
PROJ. NO.	B23D4618				
DESIGNER	MAC	DRAWN BY	JED		
CFN	4618UP				
SHEET	C1500	REV	0		



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THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.



Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

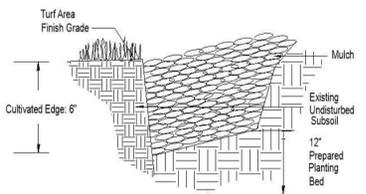
Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

One street tree is required for each 30 feet of street frontage. Requirement Met.

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees	30' o.c.	30' o.c.		
88-425-04 General (24,030 sf bldg)	1 Tree/5000sf	5 Provided		
88-425-05 Perimeter Vehicular Use Area	n/a			
Adjacent to streets				
Buffer Width	10' min.	n/a		
Trees	30' o.c.	n/a		
Shrub/Wall/Berm	Cont.	n/a		
Evergreen				
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (9 TOTAL PARKING STALLS)	35sf per Pkg Stall	Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	2 Provided		
Shrubs	1 Per Stall	9 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			



2 CULTIVATED EDGE DETAIL
SCALE: NTS

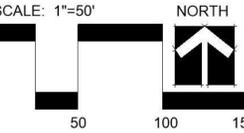
Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	5	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2"	6' min. clear, ground to canopy
	5	Acer x franoletum "Warrenred"	Pacific Sunset Maple			2"	6' min. clear, ground to canopy
EVERGREEN SHRUBS							
	5	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	4	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
EXISTING TREES TO BE REMOVED				EXISTING TREES/SHRUBS TO BE PRESERVED			



CLIENT
OAK RIDGE PRACTICE FIELD
5870 NE Oak Ridge Drive
Kansas City Missouri
64119

PROJECT
OAK RIDGE PRACTICE FIELD
5870 NE Oak Ridge Drive
Kansas City Missouri
64119



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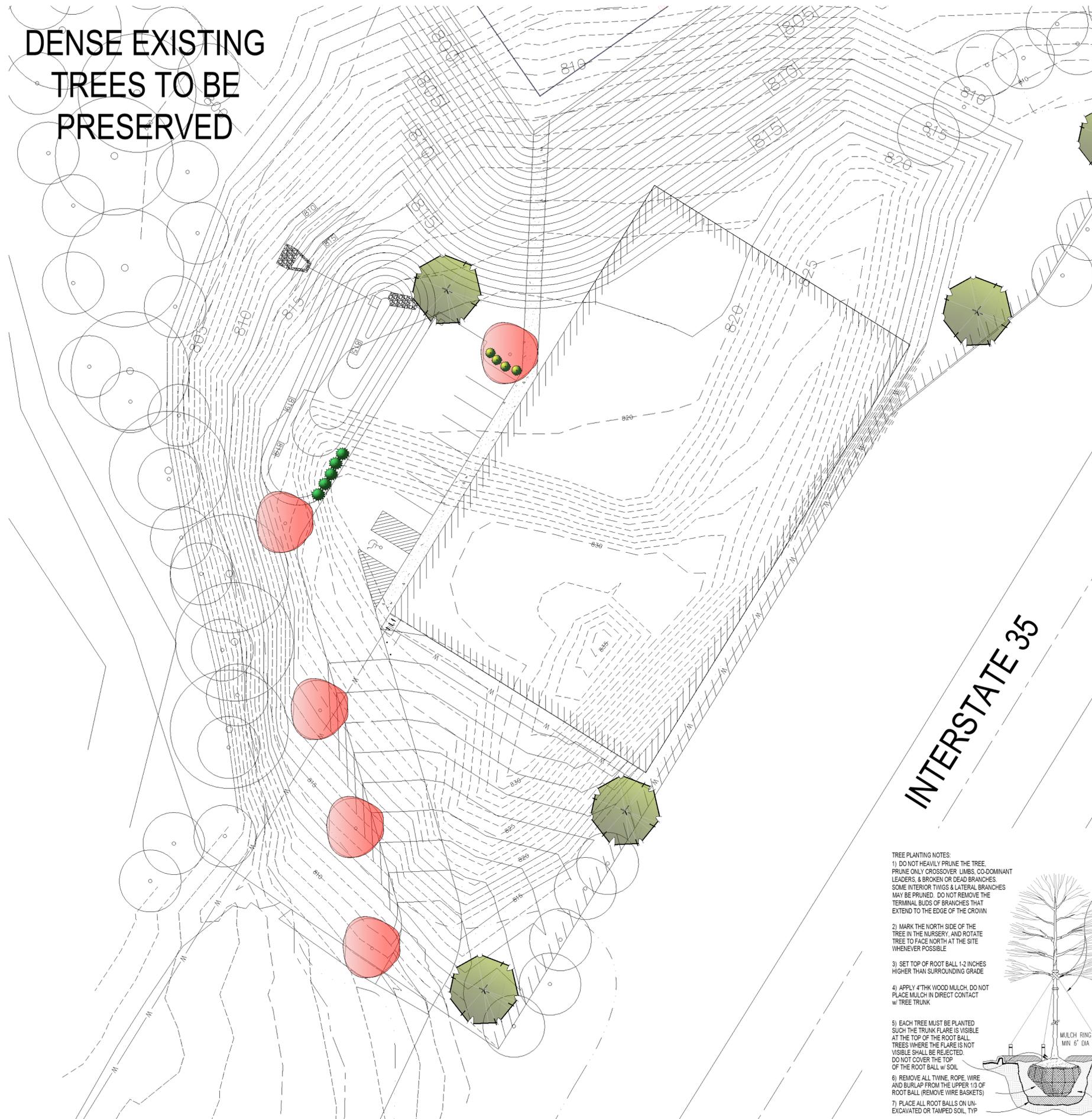
Diane Binkckley
Diane Binkckley, AICP
Secretary of the City Plan Commission

Date: 4.26.2024
Project #: 1138
Landscape Plan

L1

1 LANDSCAPE PLAN (OVERALL SITE)
SCALE: 1"=50'-0"

DENSE EXISTING
TREES TO BE
PRESERVED



Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	5	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	2"	6'	min. clear., ground to canopy	
	5	<i>Acer x truncatum</i> 'Warrenred'	Pacific Sunset Maple	2"	6'	min. clear., ground to canopy	
EVERGREEN SHRUBS							
	5	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	4	<i>Juniperus chinensis</i> 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
EXISTING TREES TO BE REMOVED				EXISTING TREES/SHRUBS TO BE PRESERVED			

KANSAS CITY MISSOURI

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Secretary of the City Plan Commission

MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



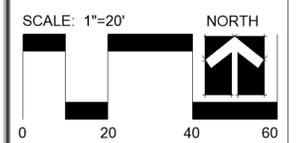
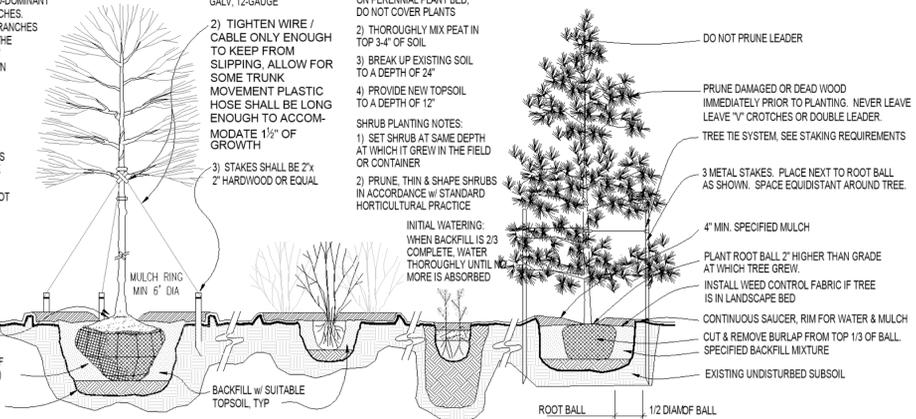
CLIENT
Client Name Here
Address Here
City Here

PROJECT
Client Project Name
5870 NE Oak Ridge Drive
Kansas City Missouri

- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
 - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.
 - EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS).
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP.

- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE.
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
 - STAKES SHALL BE 2" x 2" HARDWOOD OR EQUAL.

- PERENNIAL PLANTING NOTES:**
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL.
 - BREAK UP EXISTING SOIL TO A DEPTH OF 24".
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12".
- SHRUB PLANTING NOTES:**
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
 - PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.



Date: 4.26.2024
Project #: 1138
Landscape Plan

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