



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 19, 2024

Project Name

Oak Ridge Family Club

Docket # 2**Request**

CD-CPC-2024-00010
Development Plan – Non-Residential

Applicant

Jacob Dobbs
Kaw Valley Engineering

Owner

Charles Cuda

Location 5330 NE Oak Ridge Dr.
Area About 30 Acres
Zoning B3-2
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Commercial, zoned R-6/B2-2
South: Interstate 35
East: Interstate 35
West: Residential, zoned R-6

KC Spirit Playbook Alignment

No review was completed.

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends park and mixed use neighborhood for this location.

Major Street Plan

NE Oak Ridge Drive is not identified on the City's Major Street Plan.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 1/31/2024. No scheduling deviations from the 2024 Cycle 3.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/5/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The sports and recreation development was approved by the City Council in the late 1980's and sprawls over roughly 30 acres.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to a previously approved development plan in district B3-2 to allow for outdoor sports and recreation, participant on about 30 acres generally located at NE Oak Ridge Drive and Interstate 35.

CONTROLLING + RELATED CASES

Ordinance No. 63291- Rezoned the property to C-2p (local retail business district) and approved a preliminary development plan for a clubhouse, miniature golf courses and off-street parking for 136 cars (December 1, 1988)

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

2 APPROVAL WITH CONDITIONS

PLAN REVIEW & HISTORY

In the late 1980's the original development to allow for outdoor sports and recreation was approved by City Council. A new owner has since purchased the property and made several improvements to the site which include a new parking area, new drive approach and a 1,695 square foot building for site operations. The applicant also cleared less than an acre of vegetation to construct the additional parking area and impervious surfaces along the eastern perimeter of N. Hardesty Avenue. Unfortunately, these improvements were constructed without any approval from the City Plan Commission, City Council and no permits were applied for or issued. The applicant is now in the process of remedying these improvements by submitting this development plan application and working with KC Water, Public Works and City Planning and Development to address improvements that were made on the property and within the public right-of-way.

PLAN ANALYSIS

The plans submitted to City Planning and Development generally comply with the Zoning and Development Code (Chapter 88). The applicant has minor corrections that shall be made to the plans prior to ordinance request. The three corrections are revising the use table to provide the correct language, updating the landscape table and plan to illustrate how the interior landscaping requirements will be installed along the perimeter of the site and confirming addressing locations per KCPD's request. Staff is very concerned about stormwater runoff from the work that was completed without permit along N. Hardesty Avenue and the additional impervious surfaces (vehicular use area and driveway to new 1,695 structure). The applicant is continuing to resolve the permitting issues with KC Water, Public Works and City Planning and Development.

Standards	Applicability	Meets	More Information
Accessory or Use- Specific Standards (88-305)	Yes	Yes	
Tree Preservation and Protection (88-424)	No	N/A	Less than one acre of trees were disturbed.
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	The applicant shall continue to improve the landscape plan and revise the landscape table prior to ordinance request.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
The development plan generally complies with the Zoning and Development Code (Chapter 88). The applicant has outstanding corrections that shall be resolved with revised plans submitted to staff prior to ordinance request.
- B. The proposed use must be allowed in the district in which it is located;**
The proposed use (sports and recreation, participation (outdoor)) is permitted in the B3-2 zoning district. The development plan is required as the applicant is constructing multiple principle uses on one lot and the lot is more than five (5) acres in total area.
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**
The proposed vehicular ingress and egress is still located from NE Oak Ridge Drive and will allow for safe, efficient and convenient movement of traffic within the site and on adjacent roadways.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The plan does provide for safe pedestrian and bicycle movement.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
KC Water approved the utility plan for this project. The applicant is still working with the City to obtain permits for the work that was previously completed.
- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**
The overall design features of the structures maintain a consistent theme throughout the entire development.
- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**
The applicant will be required to provide a buffer along the perimeter of the vehicular use area and along N. Hardesty Avenue.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Staff is concerned about the impervious surfaces that were constructed without any review by KC Water, Public Works and City Planning and Development. The applicant has outstanding violations and is coordinating with several City departments to address them.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant provided staff with a tree removal analysis and cleared less than one acre of mature vegetation.

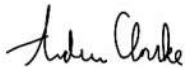
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: March 13, 2024

Case Number: CD-CPC-2024-00010

Project: Oak Ridge Family Club

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. Prior to ordinance request the applicant shall revise the landscape table (88-425-06) showing 35 SF x 32 stalls = 1120 sf with a note stating that this will be scattered around the perimeter of the site in lieu of installing landscaped medians within the parking area.
7. Prior to ordinance request the applicant shall revise the use table and change the "use" to Sports and Recreation, Participant.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
9. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
12. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

13. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
 - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

15. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
16. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

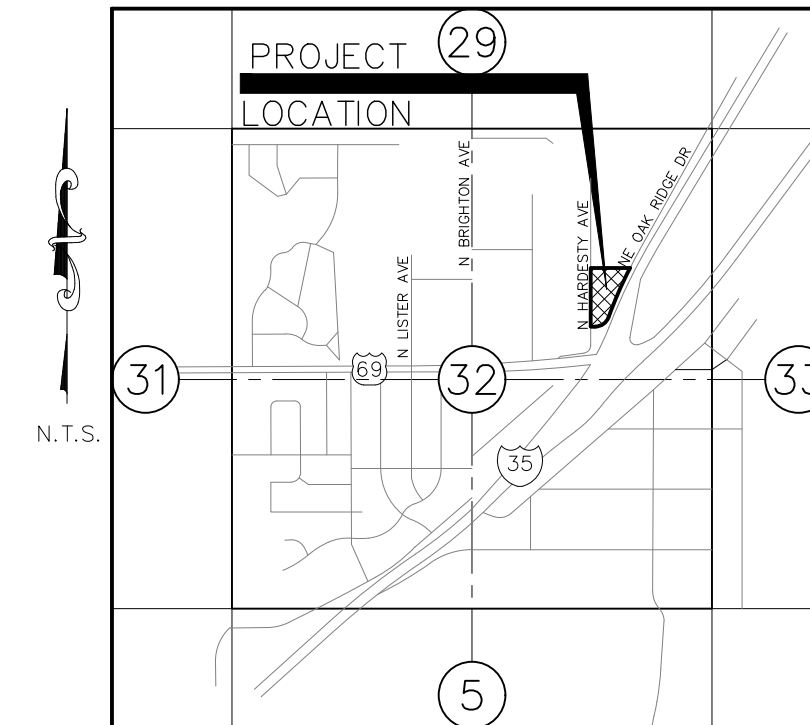
17. Submit public water main extension plans for the new fire hydrant (#29 on sheet C100 on N Hardesty Dr.) for review, acceptance and contracts (permits) prior to building permit approvals. Follow all KC Water Rules and Regulation for water main extensions as outlined in the following link:
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

OAK RIDGE FAMILY CLUB DEVELOPMENT PLAN

KANSAS CITY, CLAY COUNTY, MISSOURI

SEC. 32, TWP 51 N, RNG 32 W

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	SITE PLAN - 1
C101	SITE PLAN - 2
C200	GRADING PLAN
C201	GRADING PLAN - 1
C202	GRADING PLAN - 2
C203	GRADING PLAN - 3
C204	GRADING PLAN - 4
C301	UTILITY PLAN - 1
C302	UTILITY PLAN - 2
C400	TREE PRESERVATION PLAN
C500	DETAIL SHEET
A201	BUILDING ELEVATIONS PLAN
A201-B	BUILDING ELEVATIONS PLAN
A202	BUILDING ELEVATIONS PLAN
ET	ELECTRICAL PLANS
LS	LANDSCAPING PLANS
1 OF 1	SIGHT DISTANCE EXHIBIT



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

Site Data	Existing	Proposed
Zoning	B3-2	B3-2
Gross Land Area (sqft)	12741952	12741952
Gross Land Area (ac)	29.2	29.2
Net Land Area (sqft)	12741952	12741952
Net Land Area (ac)	29.2	29.2
Building Area (sqft)	7370	15570
Floor Area Ratio	0.001	0.001
Total Impervious Area (sqft)	94,254	131,706
Total Impervious Area (ac)	2.1637741	3.023554

Building Data	Required	Proposed
Rear Setback	30ft.	30ft.
Front Setback	30ft.	30ft.
Side Setback	8ft.	8ft.
Height	50ft.	50ft.

Structure	Use	Square Footage
Existing Building	Restaurant/Entertainment	7393
Proposed Concessions/Storage Building	Storage	1695
Proposed Basketball Court	Recreation	6504

Parking	Vehicle Spaces			Bike Spaces		
	Existing	Proposed	Total	Required	Required	Proposed
Total	74	40	114	110	13	24

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 210881989. 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.

PROPERTY ADDRESS:

5330 NE OAK RIDGE DRIVE, KANSAS CITY, MISSOURI, 64119

PROPERTY OWNER/DEVELOPER:

5330 OAK RIDGE REALTY, LLC
1310 E 104TH STREET, SUITE 300
KANSAS CITY, MO 64131
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
PHONE: 816-468-5858
EMAIL: cross@kveng.com

PROPERTY DESCRIPTION:

THAT PART OF THE SW 1/4, SEC 29, THE NE 1/4, SEC 32, THE NW 1/4, SEC 33, T-51-N, R-32-W, & LOT 1, TIMBER RIDGE PARK SUBDIVISION, KANSAS CITY, CLAY COUNTY, MISSOURI

DEVELOPMENT SUMMARY

- A. EXISTING ZONING OF PROPERTY AND ANY PROPOSED ZONING, INCLUDING TYPE OF ANY PLANNED DISTRICT REQUESTED.
EXISTING: B3-2
PROPOSED: B3-2
- B. TOTAL LAND AREA: 1,271,952 SQ. FT. / 29.2 ACRES
- C. LAND AREA OR ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY, 0 (ZERO)
- D. NET LAND AREA: 1,271,952 SQ. FT. / 29.2 ACRES
- E. PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE.
RESTAURANT AND SOCIAL CLUB, CONCESSIONS, INDOOR BASKETBALL BUILDING WITH RESTROOMS.
- F. HEIGHT ABOVE GRADE OF BUILDING AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING
HEIGHT OF MAIN BUILDING = 29'-7"
NUMBER OF FLOORS = 2 (TWO)
PROPOSED USE: RESTAURANT AND SOCIAL CLUB
HEIGHT OF CONCESSIONS/STORAGE BUILDING = 14'-6"
NUMBER OF FLOORS = 1 (ONE)
PROPOSED USE: CONCESSIONS AND STORAGE
HEIGHT OF BASKETBALL COURT BUILDING = 25'-8"
NUMBER OF FLOORS = 1 (ONE)
PROPOSED USE: INDOOR BASKETBALL COURT WITH RESTROOMS
- G. GROSS FLOOR AREA PER FLOOR (MAIN BLDG). 7,370 SQ. FT. (CONCESSIONS/STORAGE BUILDING). 1695 SQ. FT. (BASKETBALL BUILDING). 6504 SQ. FT.
- H. BUILDING COVERAGE AND FLOOR AREA RATIO.
15,570 / 1,271,952 = 0.012
- I. RESIDENTIAL DEVELOPMENT SHALL, IN ADDITION, IDENTIFY GROSS AND NET DENSITY.
N/A
- J. RATIO OF REQUIRED NUMBER OF PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED PARKING SPACES.
EATING AND DRINKING ESTABLISHMENT: 10 SPACES/1,000 SF (70)
UNCOVERED PATIOS OR DECKS: 5 SPACES/1,000 SF (5)
ENTERTAINMENT VENUE/SPECTATOR SPORTS: 1 SPACE/4 PERSON CAPACITY (19)
SPORTS & REC: 1 SPACE/COURT +10 FOR GOLF (16)
REQUIRED SPACES = 110
PROVIDED SPACES = 114
- K. 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=11
PROVIDED SPACES=22
LONG TERM:
EATING AND DRINKING ESTABLISHMENTS: 1+1/5,000 SQUARE FEET
REQUIRED SPACES=2
PROVIDED SPACES=2
- L. DEVIATIONS:
BASKETBALL BUILDING SETBACK
DISTANCE FROM PROPERTY LINE REQUIRED = 20FT. (PER 88-120-04)
DISTANCE FROM PROPERTY LINE PROPOSED = 9FT.
DEVIATION REQUESTED = 11FT.

FIRE ACCESS WIDTH
MAXIMUM WIDTH OF ACCESS REQUIRED = 30FT. (PER DETAIL D-1)
WIDTH OF ACCESS PROVIDED = 79FT.
DEVIATION REQUESTED = 49FT.

INTERIOR LANDSCAPING
REQUEST DEVIATION THAT LANDSCAPING BE MOVED TO PERIMETER TO PROVIDE SCREENING OF LOTS (PER 88-425-04)
- M. DISTURBED AREA:
TOTAL DISTURBED AREA=79,370 SQFT.
TOTAL DISTURBED AREA=1.82 AC.

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 ON 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.

	MAC
	JAD
	MAC
	JAD
	MAC
	JAD
PER CITY COMMENTS	DSN
INITIAL SUBMITTAL	DWN
REV	CHK
DATE	DESCRIPTION
03/01/24	
01/26/24	
0	

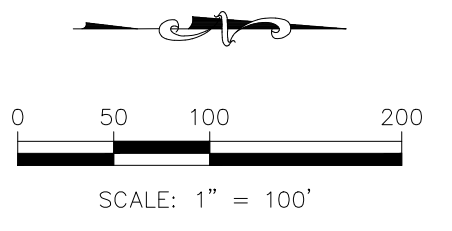
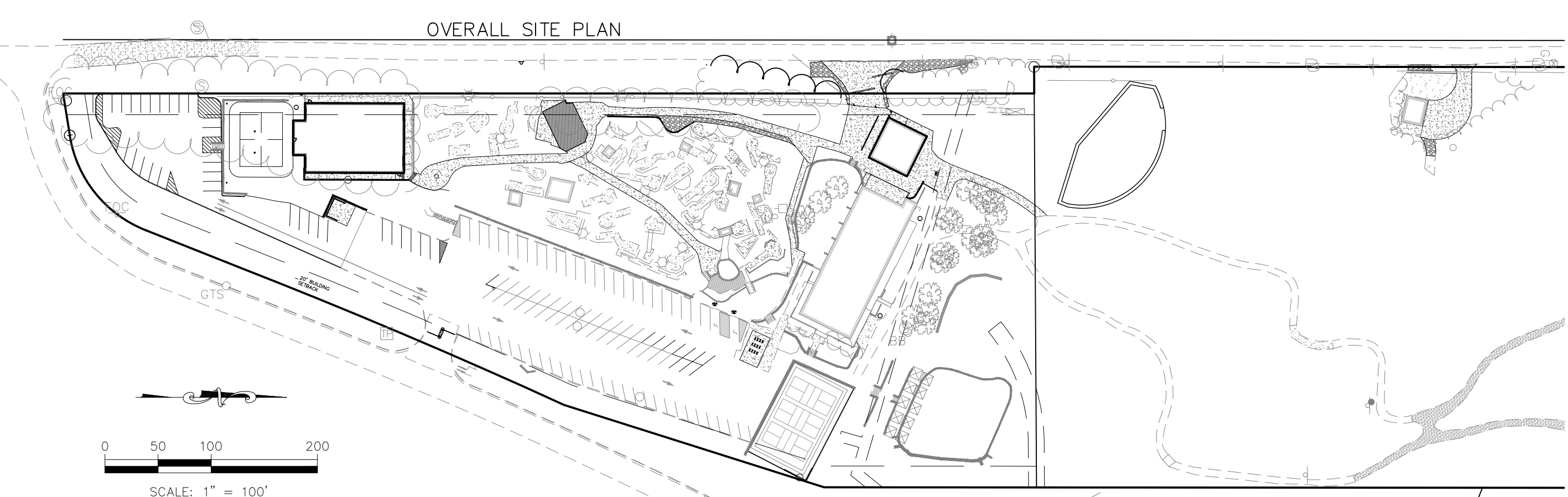
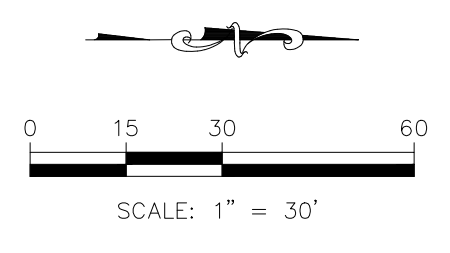
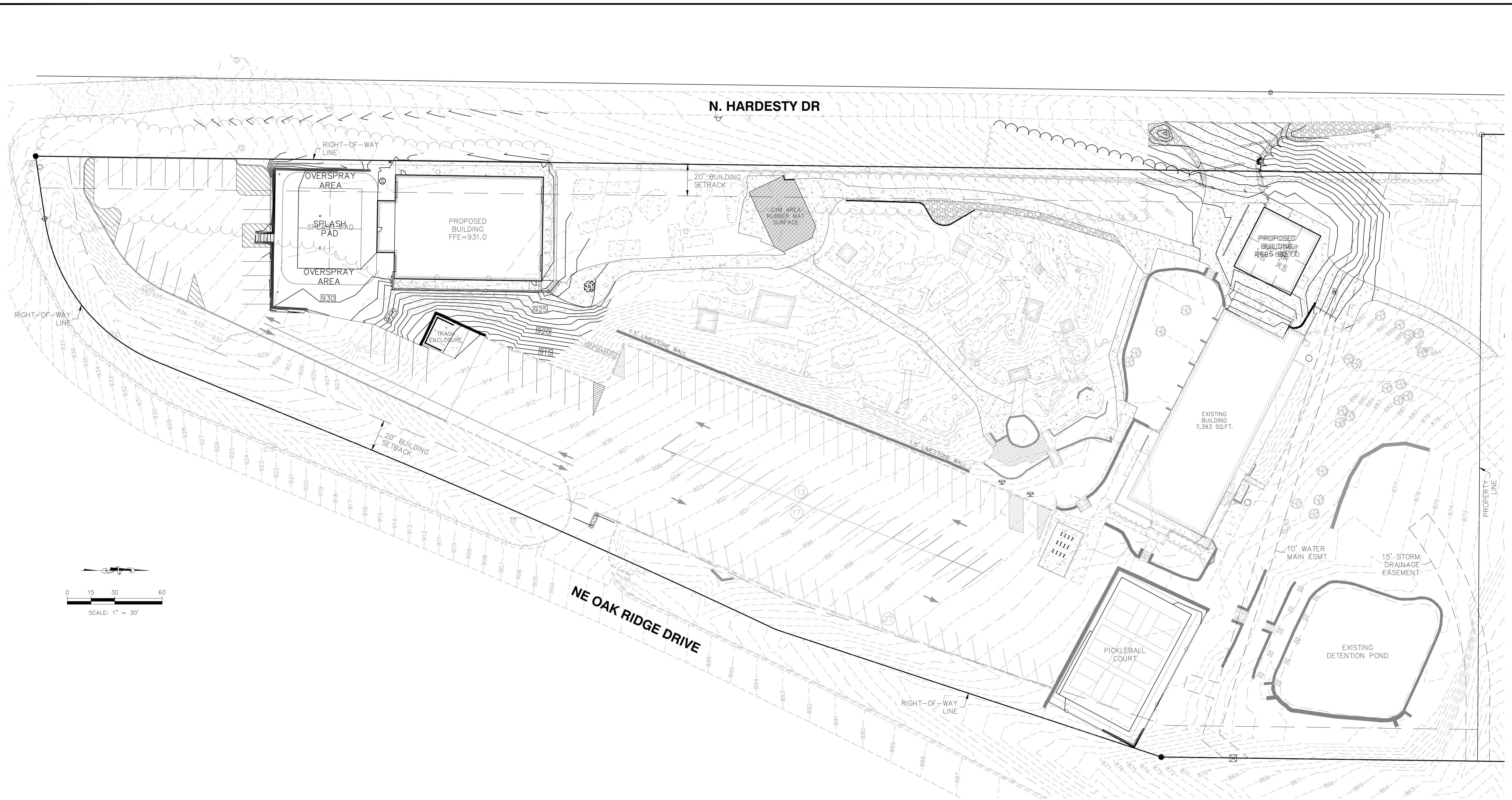
MATTHEW A. CROSS
ENGINEER
MO # 2020008364

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23.

OAKRIDGE FAMILY CLUB
5330 NE OAK RIDGE DRIVE
KANSAS CITY, MO

DEVELOPMENT PLAN
COVER SHEET

PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	4185CVR
SHEET	C001
REV	1



LEGEND (PROPOSED)

(ME)	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL
82.92	SPOT ELEVATION (ADD 900), TOP OF PAVEMENT
83.60	TOP OF CURB (ADD 900)
83.10	FLOWLINE OF CURB (ADD 900)
→	FLOW DIRECTION
925	FINISHED 1' CONTOUR INTERVALS
920	EXISTING 1' CONTOUR INTERVALS

MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD
0	01/26/24	0	03/01/24	1	03/01/24	PER CITY COMMENTS	INITIAL SUBMITTAL	DSN	DWN
REV	DATE	DESCRIPTION							



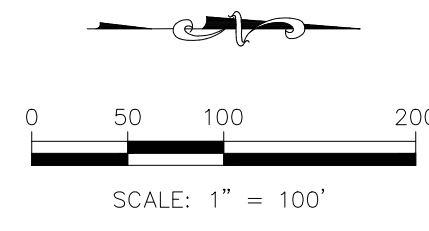
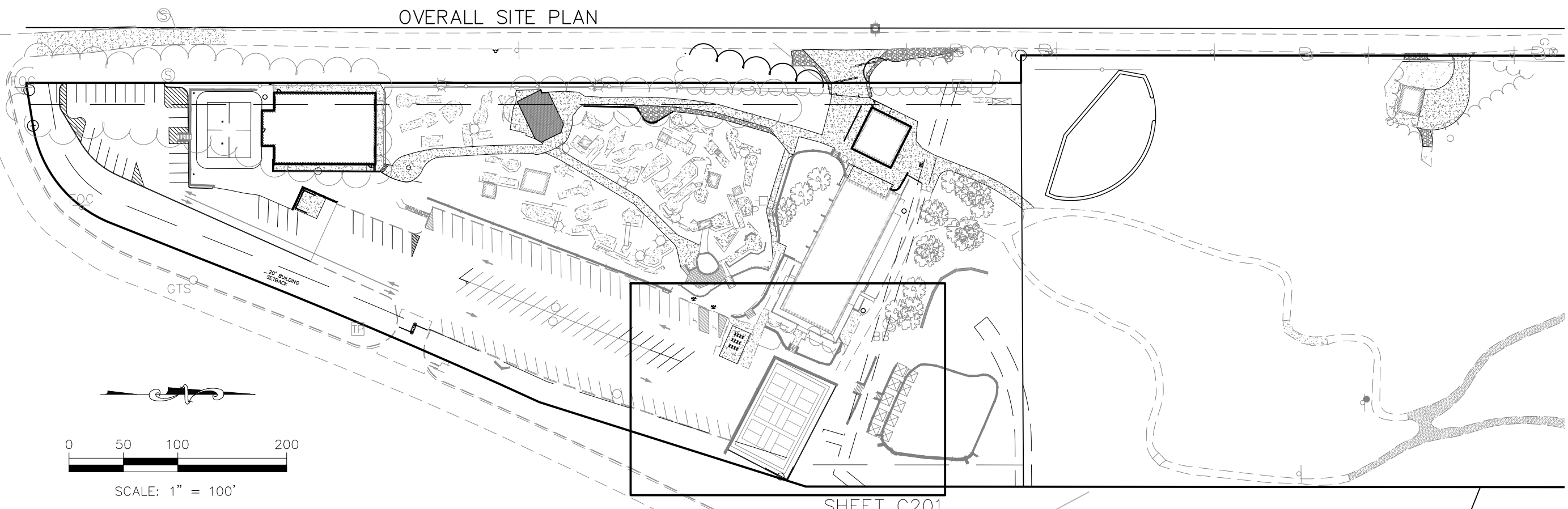
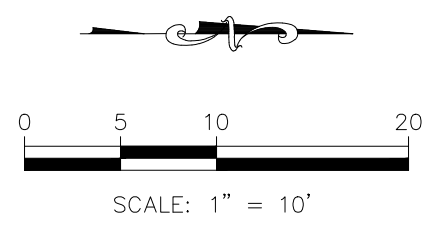
MATTHEW A. CROSS
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OAKRIDGE FAMILY CLUB
5330 NE OAK RIDGE DRIVE
KANSAS CITY, MO
DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	4185GP
SHEET	C200
REV	1

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.



LEGEND (PROPOSED)

(ME)	MATCH EXISTING
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1	03/01/24	PER CITY COMMENTS	MAC	JAD	MAC	CHK
0	01/26/24	INITIAL SUBMITTAL	MAC	JAD	MAC	CHK
REV	DATE	DESCRIPTION	DSN	DWN	MAC	CHK



MATTHEW A. CROSS
ENGINEER
MO # 2020008364

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KAW VALLEY ENGINEERING

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OAKRIDGE FAMILY CLUB
5330 NE OAK RIDGE DRIVE
KANSAS CITY, MO

DEVELOPMENT PLAN
GRADING PLAN - 1

PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	4185GP
SHEET	C201
REV	1

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.

N. HARDESTY DR

50' PUBLIC RIGHT-OF-WAY

RIGHT-OF-WAY LINE

20' BUILDING SETBACK

OVERSPRAY AREA

SPLASH PAD

OVERSPRAY AREA

PROPOSED BUILDING
FFE=931.0

TRASH ENCLOSURE

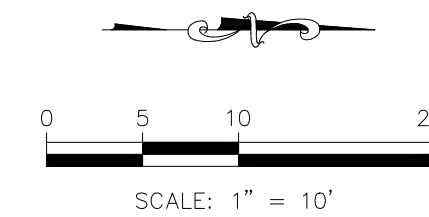
RIGHT-OF-WAY LINE

20' BUILDING SETBACK

NE OAK RIDGE DRIVE
PUBLIC RIGHT-OF-WAY VARIES

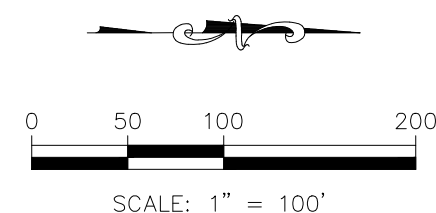
OVERALL SITE PLAN

SHEET C203



LEGEND (PROPOSED)

- (ME) MATCH EXISTING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- 82.92 SPOT ELEVATION (ADD 900), TOP OF PAVEMENT
- 83.60 TOP OF CURB (ADD 900)
- 83.10 FLOWLINE OF CURB (ADD 900)
- FLOW DIRECTION
- 925 FINISHED 1' CONTOUR INTERVALS
- 920 EXISTING 1' CONTOUR INTERVALS



MAC	JAD	MAC	CHK
MAC	JAD	MAC	DWN
1	03/01/24	PER CITY COMMENTS	
0	01/26/24	INITIAL SUBMITTAL	
REV	DATE	DESCRIPTION	



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ENGINEER
MO # 2020008364

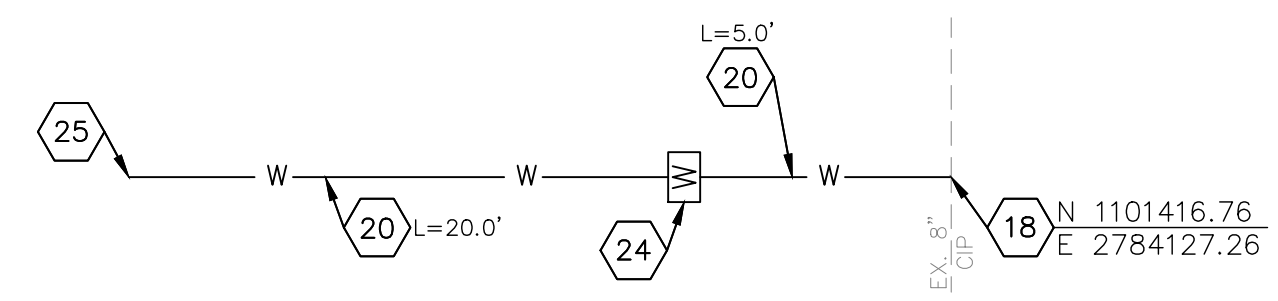
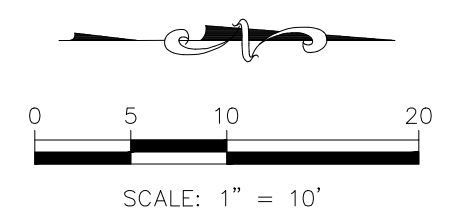
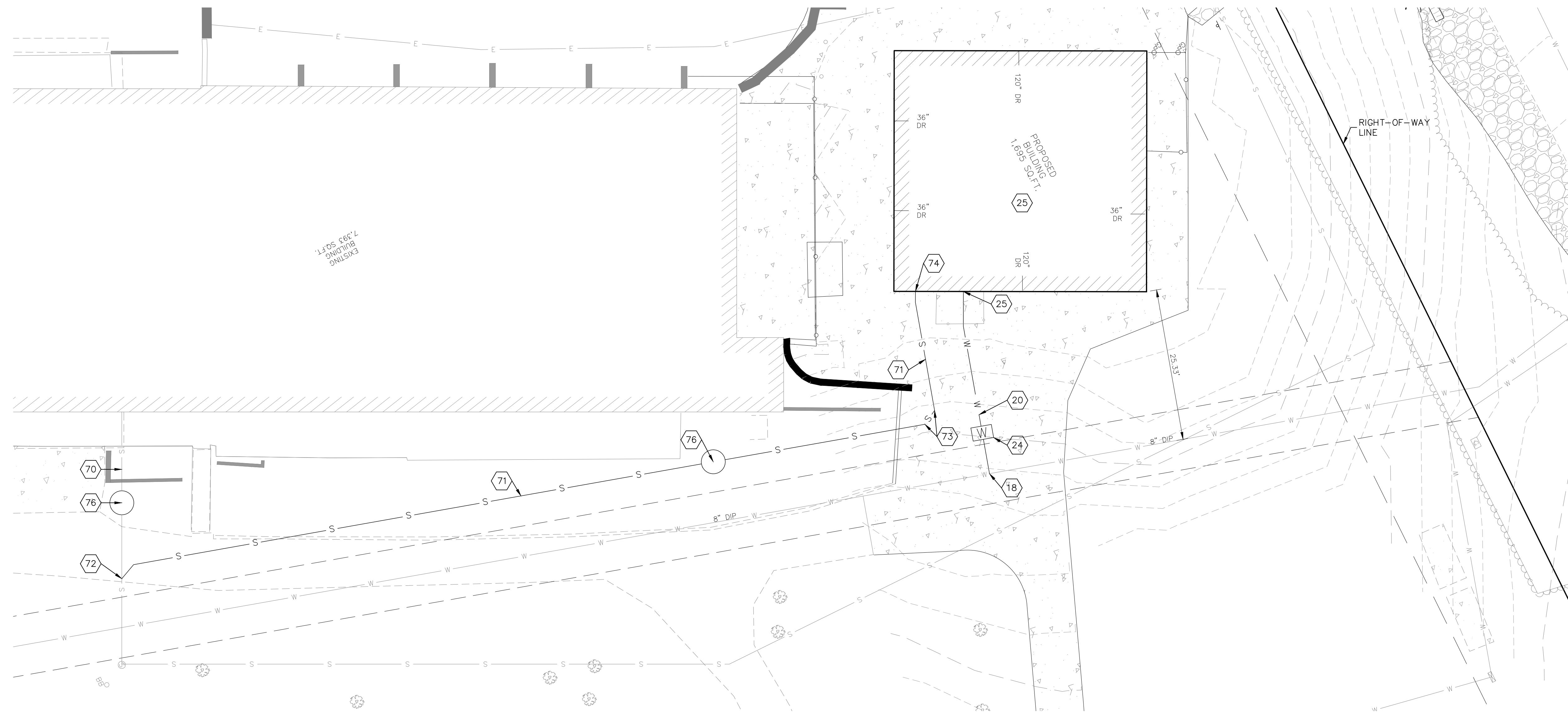
K&W VALLEY ENGINEERING
 8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 (816) 451-1100
 kce@kvweng.com | www.kvweng.com

K&W VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

OAKRIDGE FAMILY CLUB
 5330 NE OAK RIDGE DRIVE
 KANSAS CITY, MO

DEVELOPMENT PLAN
GRADING PLAN - 3

PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	4185GP
SHEET	C203
REV	1



WATERLINE SCHEMATIC
N.T.S.

- NOTES:**
- 18 BRANCH SERVICE TAP CONNECTION
 - 20 INSTALL 1" TYPE K COPPER WATER LINE
 - 24 INSTALL 1" WATER METER
 - 25 POINT OF CONNECTION - 1" WATER SERVICE STUB TO FUTURE BUILDING
 - 70 EXISTING 4" SANITARY SEWER SERVICE LINE PER RECORD INFORMATION.
 - 71. 4" SANITARY SEWER SERVICE LINE (MIN. 2% GRADE)
 - 72. 4" SANITARY SEWER SERVICE WYE
 - 73. 4"x45" BEND
 - 74. SANITARY SEWER SERVICE LINE STUB-OUT
 - 75. FUTURE BUILDING SITE
 - 76. 4' SAMPLING MANHOLE

UTILITY PLAN NOTES

1. THE RPZ FOR THE FUTURE BUILDING IS TO BE LOCATED JUST INSIDE THE BUILDING, AFTER THE STOP VALVE, AND BEFORE ANY BRANCH SERVICE LINES, TEES, STRAINERS, PRESSURE GAUGES, ETC. THE INLET VALVE OF THE RPZ CANNOT SERVE FOR A STOP VALVE. A FLOOR DRAIN MUST BE PROVIDED WITHIN 20 FEET FOR POSSIBLE RUN-OFF FROM THE RPZ.
2. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR
3. 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
4. SEE MEP PLANS FOR RPZ BACKFLOW PREVENTER DETAILS

LEGEND

- E— UNDERGROUND ELECTRIC LINE
- OU— OVERHEAD UTILITY LINE
- S— SAN SEWER LINE
- W— WATER LINE

MAC	JAD	CHK
MAC	JAD	DWN
MAC	JAD	MAC
MAC	JAD	MAC
PER CITY COMMENTS	DATE	DESCRIPTION
1	03/01/24	
0	01/26/24	INITIAL SUBMITTAL



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ENGINEER
MO # 2020008364

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KAW VALLEY ENGINEERING

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OAKRIDGE FAMILY CLUB
5330 NE OAK RIDGE DRIVE
KANSAS CITY, MO

DEVELOPMENT PLAN
UTILITY PLAN

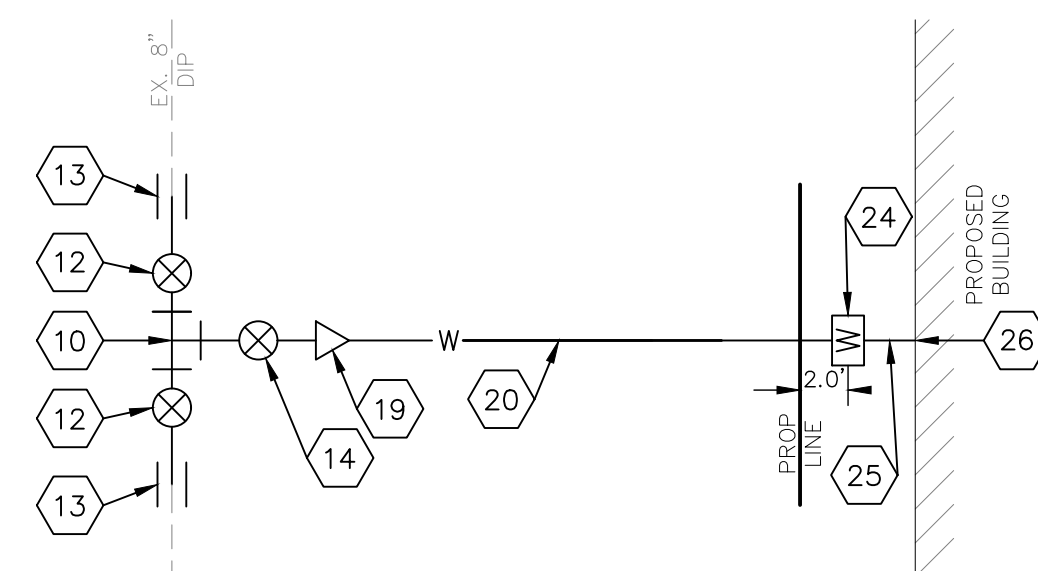
PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	4185UP
SHEET	C301
REV	1

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 WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
- SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN 4 FEET NOR MORE THAN 5 FEET UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR DEEPER EXCAVATION FOR CLEARANCE. 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.
- 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:

- STREET CUT RESTORATION PER KCMO DETAIL SR-1
- INSTALL 4" DIA MANHOLE PER APWA DETAIL MH-1 WITH E/ONE DH152 GRINDER PUMP
- INSTALL 8"x8"x6" DIP TEE
- INSTALL 8" GATE VALVE
- INSTALL 8" SOLID SLEEVE
- INSTALL 6" GATE VALVE
- BRANCH SERVICE CONNECTION
- INSTALL 6"x3" REDUCER
- INSTALL 3" DUCTILE IRON WATER LINE
- INSTALL 3" METER WITH PIT PER KC WATER DRAWING NO. 6209
- DUCTILE IRON WATER LINE (MINIMUM LENGTH = 5.0')
- POINT OF CONNECTION - 3" WATER SERVICE LINE TO BUILDING (SEE ARCHITECTURAL PLANS FOR CONTINUATION)
- INSTALL 98.2 LF OF 2" SDR 26 SANITARY SEWER SERVICE LINE
- INSTALL 10.3 LF OF 4" SDR 35 PVC
- POINT OF CONNECTION - 4" PVC SAN SERVICE LINE (SEE ARCHITECTURAL PLANS FOR CONTINUATION)
- INSTALL 2" X 45' PVC BEND
- CONNECT TO EXISTING SAN MH

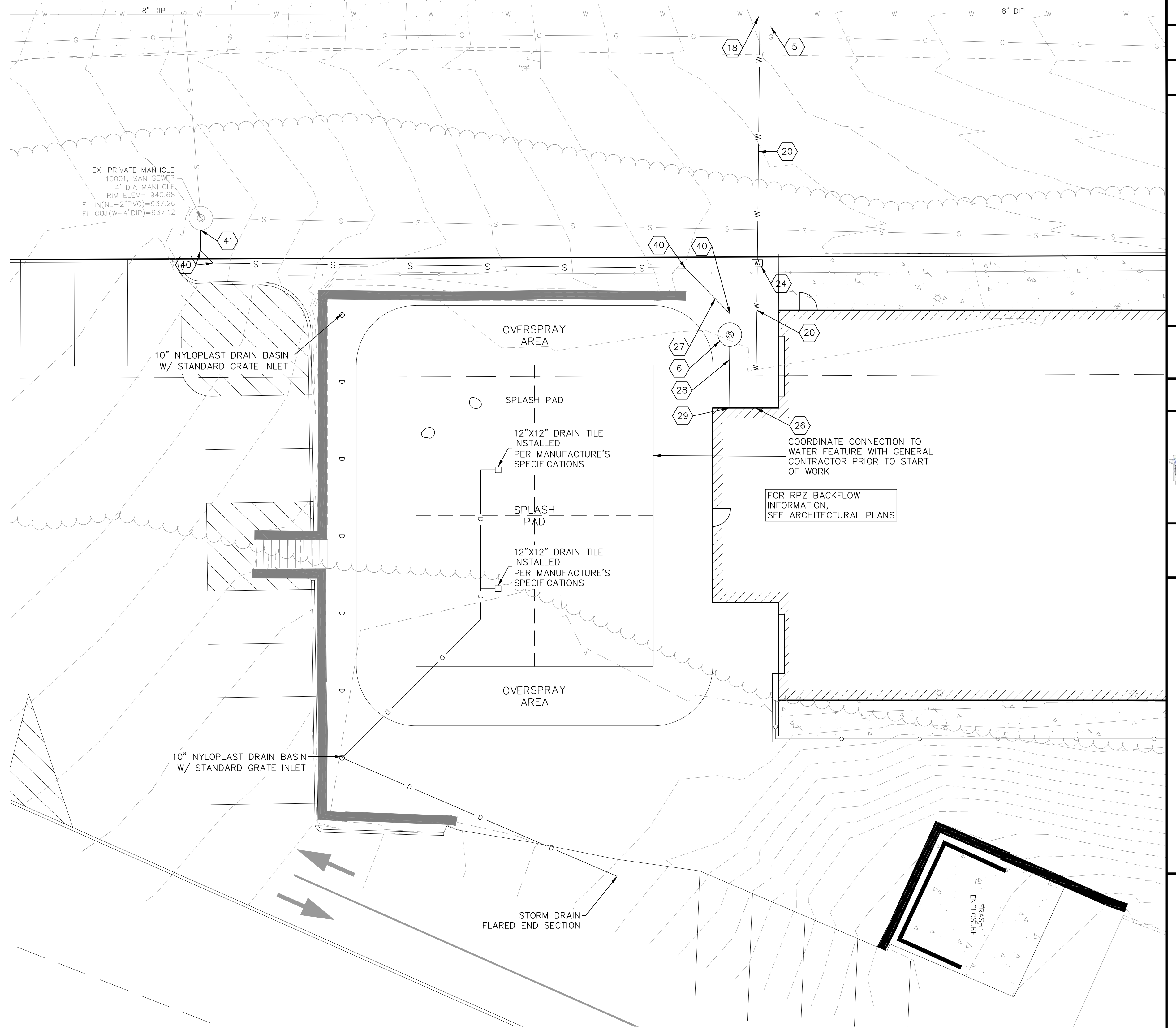


WATERLINE SCHEMATIC

N.T.S.

NOTE:

ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATIONS AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.



LEGEND

- E — UNDERGROUND ELECTRIC LINE
- OU — OVERHEAD UTILITY LINE
- S — SAN SEWER LINE
- W — WATER LINE

MAC	JAD	CHK
MAC	JAD	DSN
PER CITY COMMENTS		
INITIAL SUBMITTAL		
03/01/24		
01/26/24		
REV	DATE	DESCRIPTION



MATTHEW A. CROSS
ENGINEER
MO # 2020008364

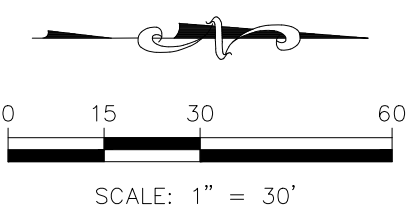
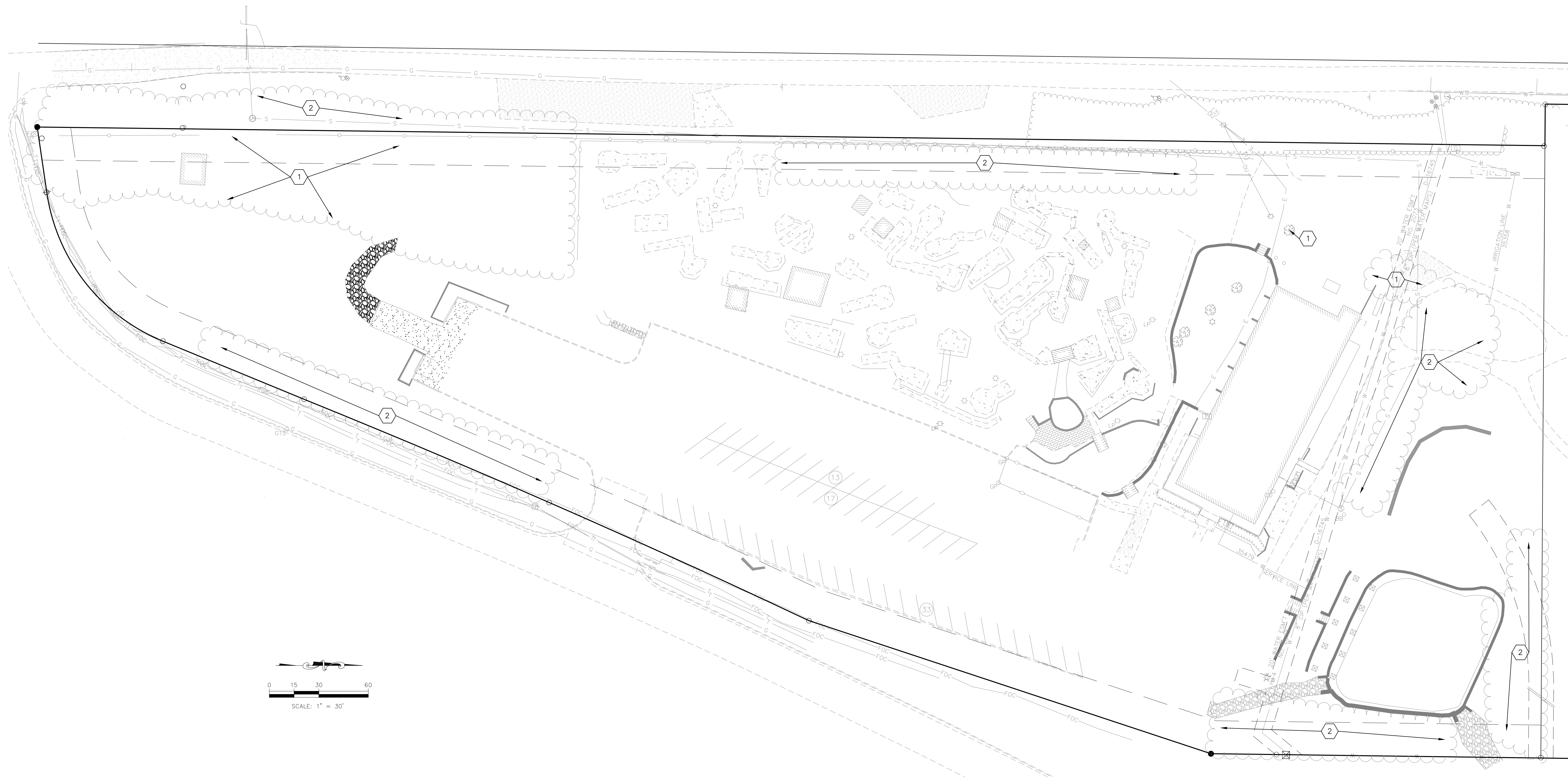
KAW VALLEY ENGINEERING
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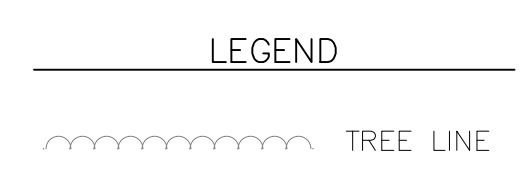
OAKRIDGE FAMILY CLUB
5330 NE OAK RIDGE DRIVE
KANSAS CITY, MO

DEVELOPMENT PLAN
UTILITY PLAN

PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	
SHEET	4185UP
C302	1



Tree Preservation and Protection		
	Tree Canopy (sqft)	Tree Canopy (ac)
Existing	40024	0.92
Preserved	21228	0.49



- NOTES:
- 1 REMOVE TREES
 - 2 TREES TO REMAIN

- GENERAL NOTES:
1. PROPERTY ADDRESS: 5330 NORTHEAST OAK RIDGE ROAD, KANSAS CITY, MISSOURI 64119
 2. GROSS LAND AREA: 29.2 ACRES, MORE OR LESS.
 3. THE SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
 4. MISSOURI ONE-CALL TICKET #'S: 210881988, 210881989, 210881990.
 5. THE PROPERTY HAS DIRECT ACCESS TO NORTHEAST OAK RIDGE DRIVE AND HARDESTY AVENUE. BOTH ARE DEDICATED PUBLIC STREETS.
 6. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

PROJ. NO.	B21D4185
DESIGNER	MAC
DRAWN BY	JAD
CFN	4185TREE
SHEET	C400
REV	1

REV	DATE	DESCRIPTION
0	01/26/24	INITIAL SUBMITTAL
1	03/01/24	PER CITY COMMENTS

PROFESSIONAL ENGINEER
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 ENGINEER
 MO # 2020008364

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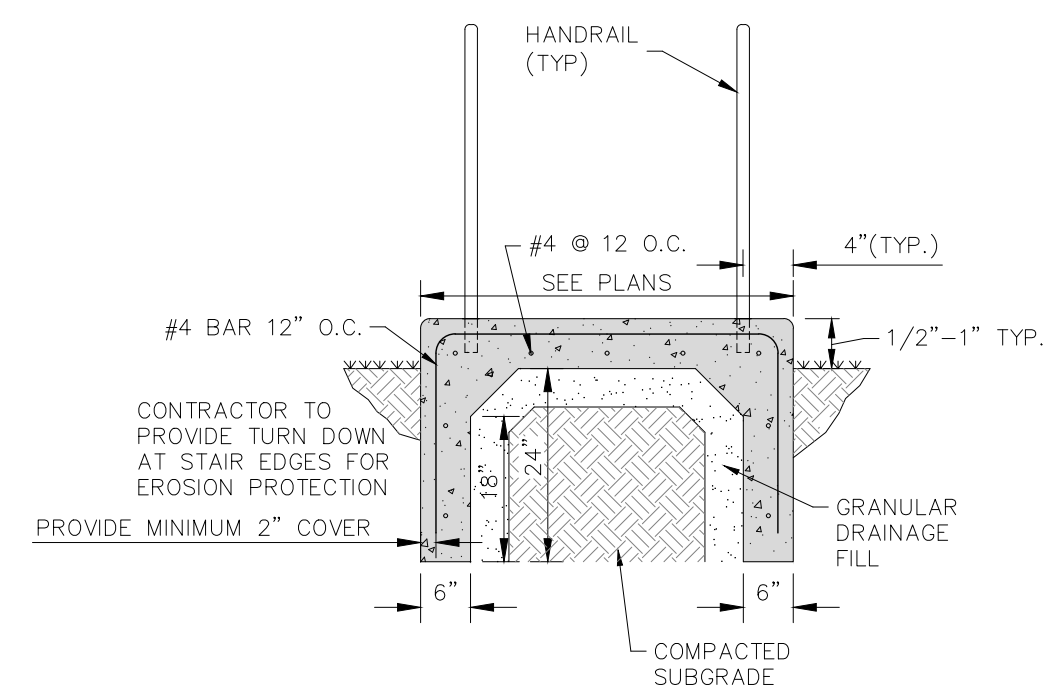
KAW VALLEY ENGINEERING
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OAKRIDGE FAMILY CLUB
 5330 NE OAK RIDGE DRIVE
 KANSAS CITY, MO

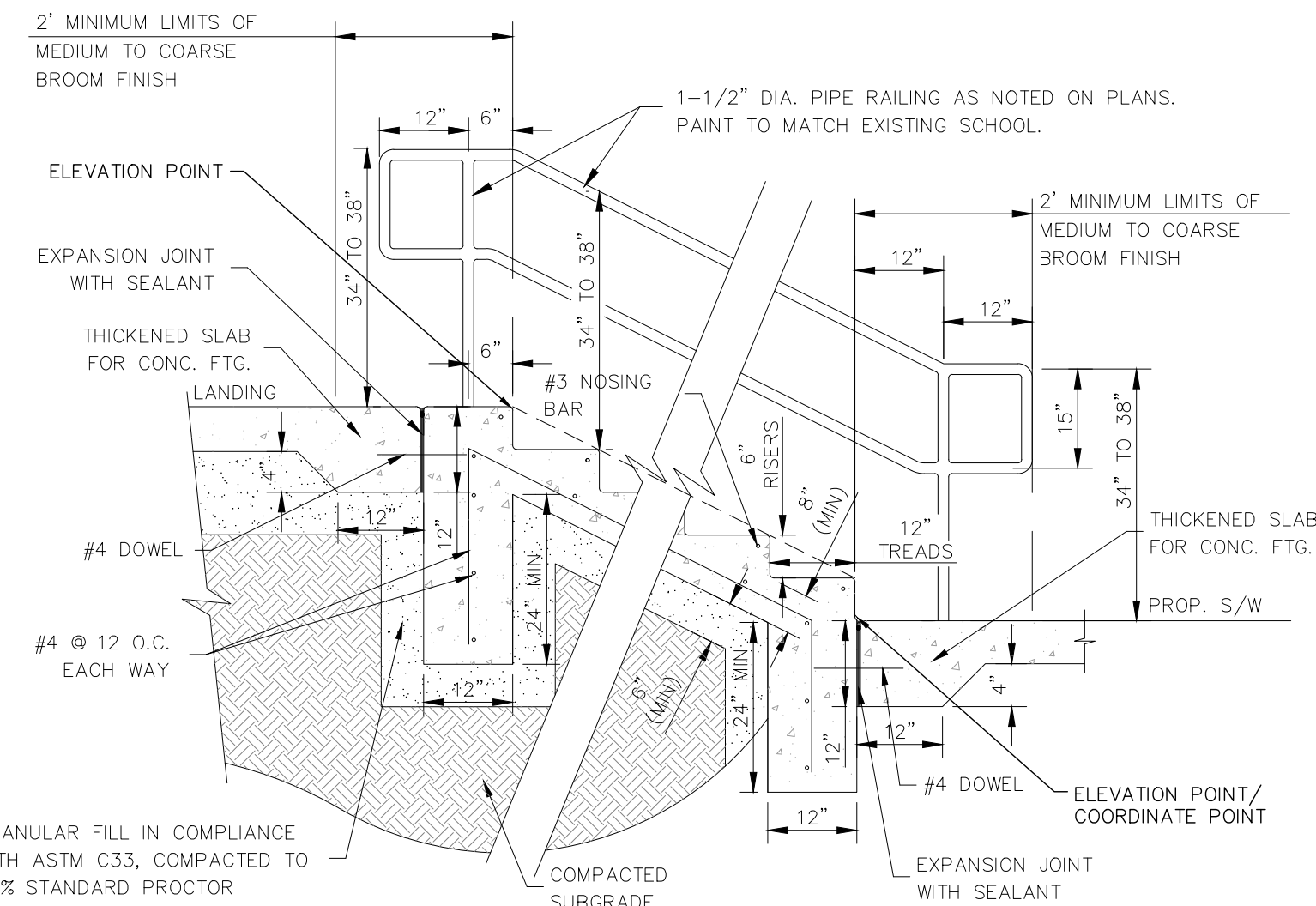
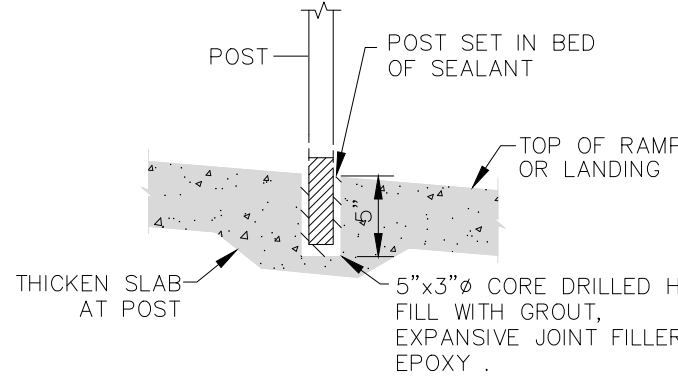
DEVELOPMENT PLAN
EXISTING CONDITIONS AND TREE PRESERVATION PLAN

MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD	MAC	JAD
DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN	DSN	DWN

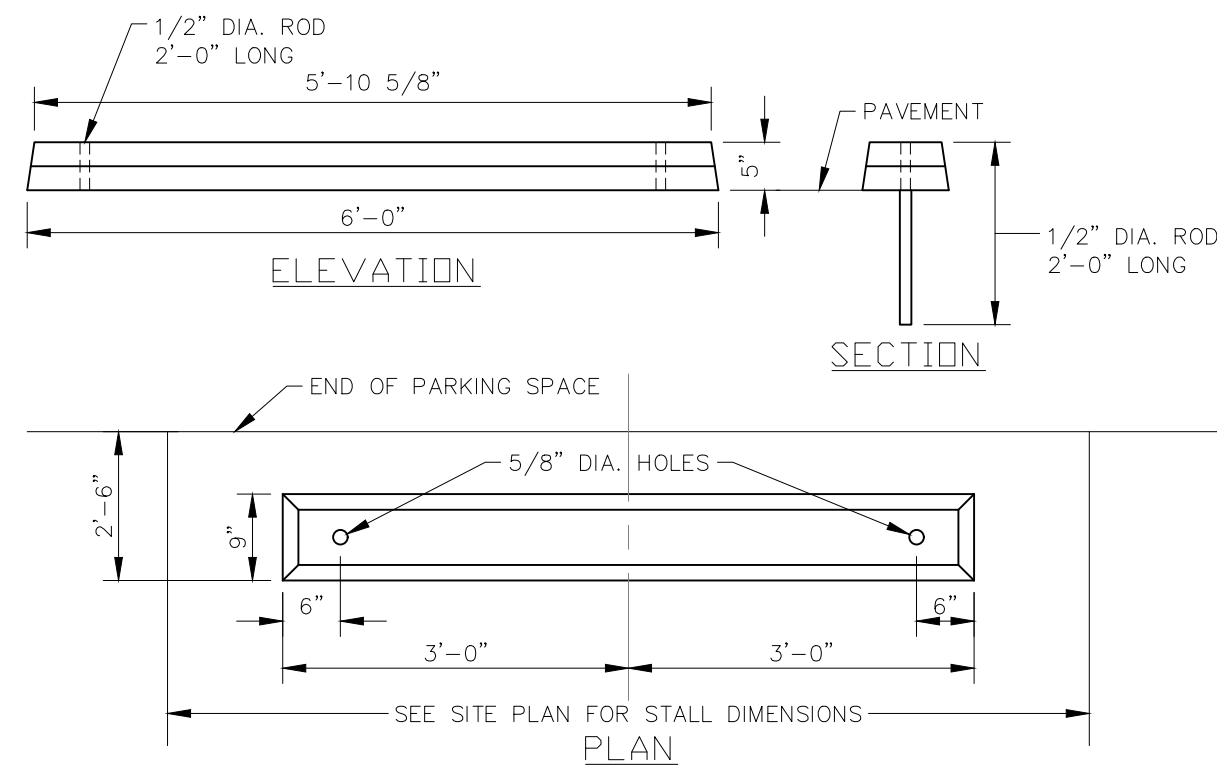
	TREAD	RISER
STAIR A	3 @ 12"=3.0'	4 @ 6"=2.0'



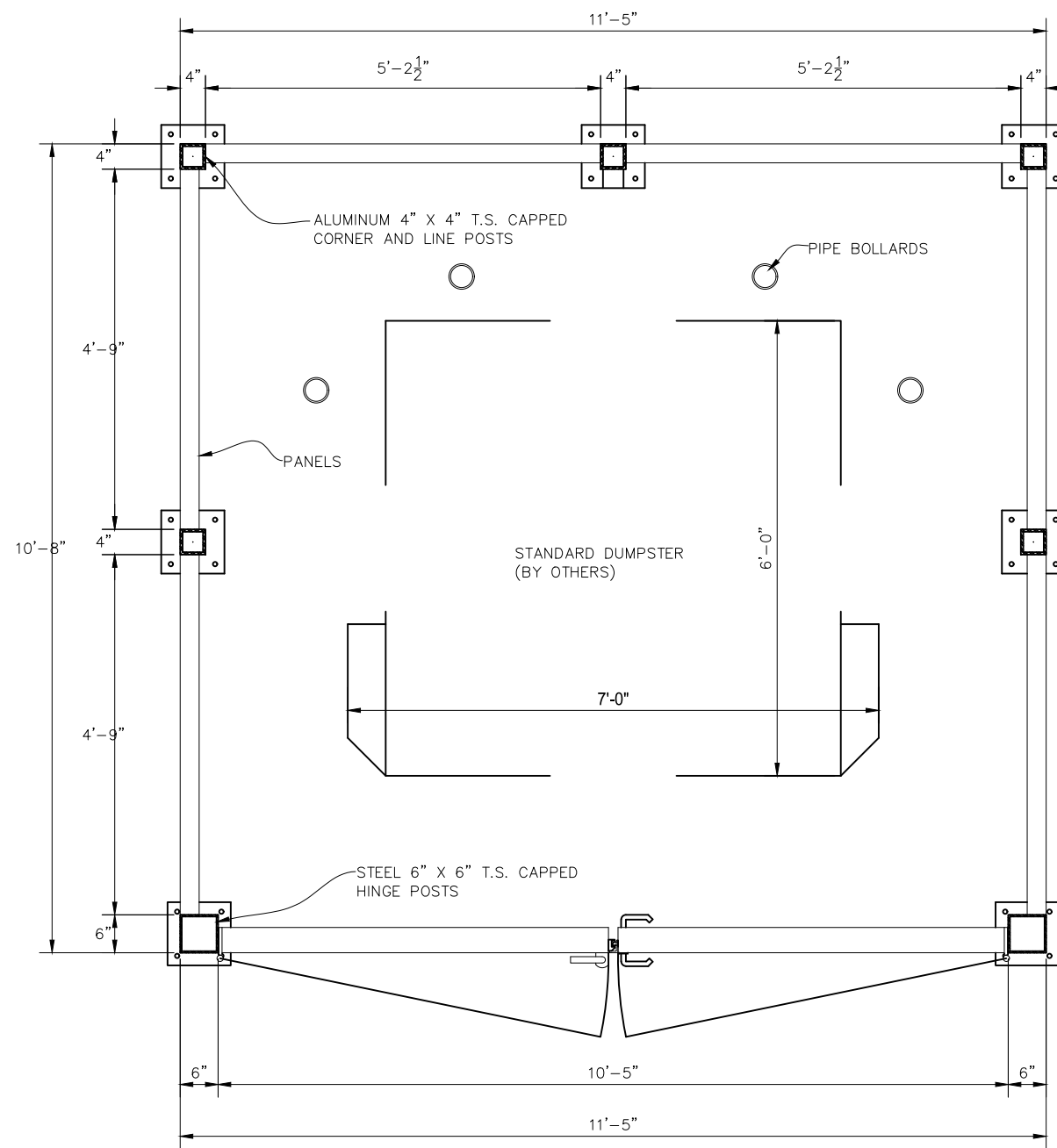
CONCRETE STEP DETAIL 066
N.T.S.



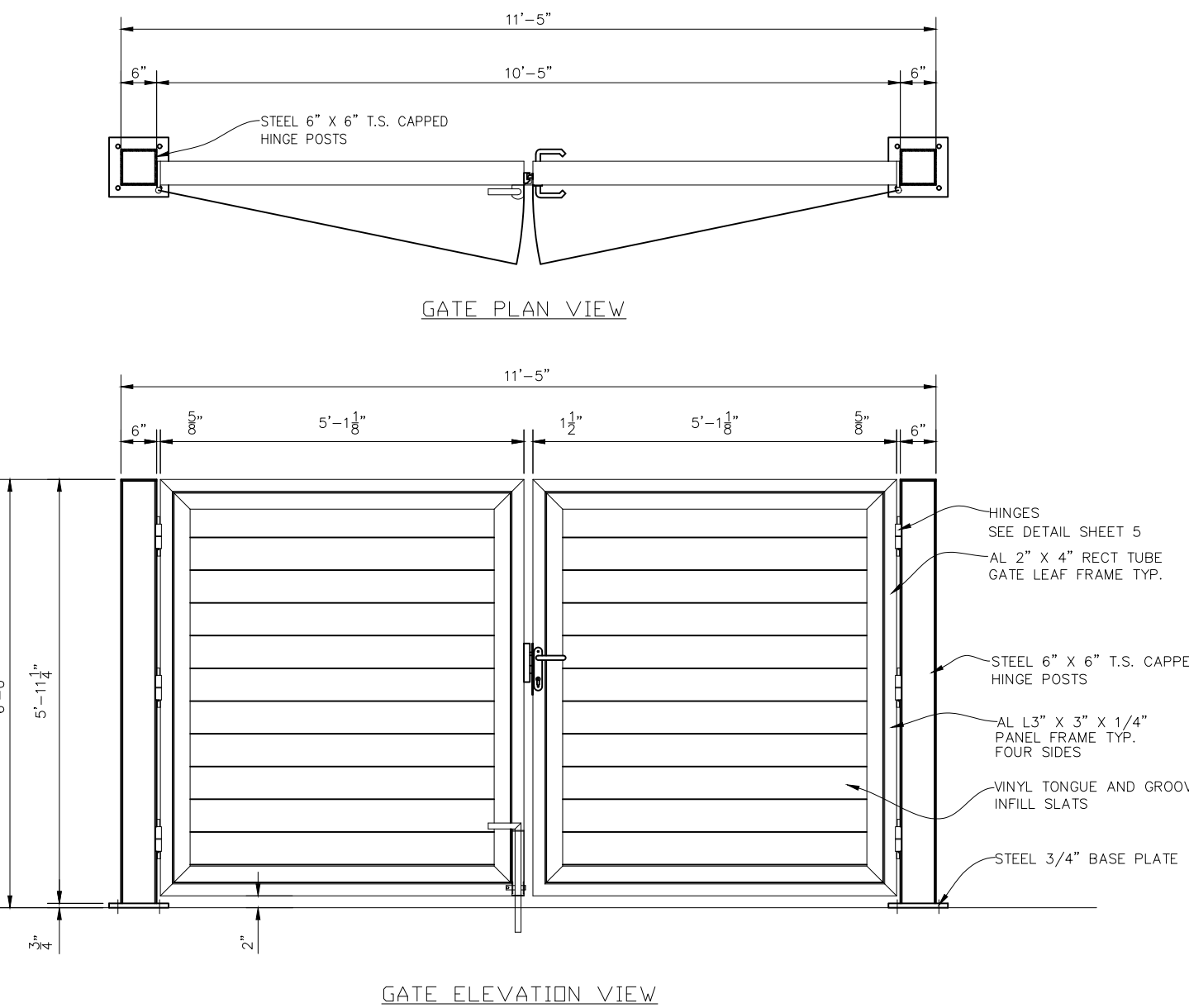
- CONCRETE AND SIDEWALK NOTES:**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI, 6% AIR ENTRAINMENT AND COMPLY WITH KCMBAK SPECIFICATIONS. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH APWA SECTION 2200.
 - REINFORCING STEEL SHALL BE GRADE 60 EPOXY COATED AND COMPLY WITH ASTM A615. ALL CUT ENDS OR DAMAGED AREAS SHALL BE FIELD REPAIRED WITH EPOXY COATING.
 - SIDEWALKS TO BE BROOM FINISHED.
 - SUBGRADE TO BE COMPACTED TO 90% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. MOISTURE CONTENT TO BE WITHIN A RANGE OF 2% BELOW TO 2% ABOVE OPTIMUM MOISTURE AS DEFINED BY ASTM D698.
 - SIDEWALK JOINTS MAY BE SAWN UNLESS SHOWN OTHERWISE ON ARCHITECT/LANDSCAPE ARCHITECT PLANS.



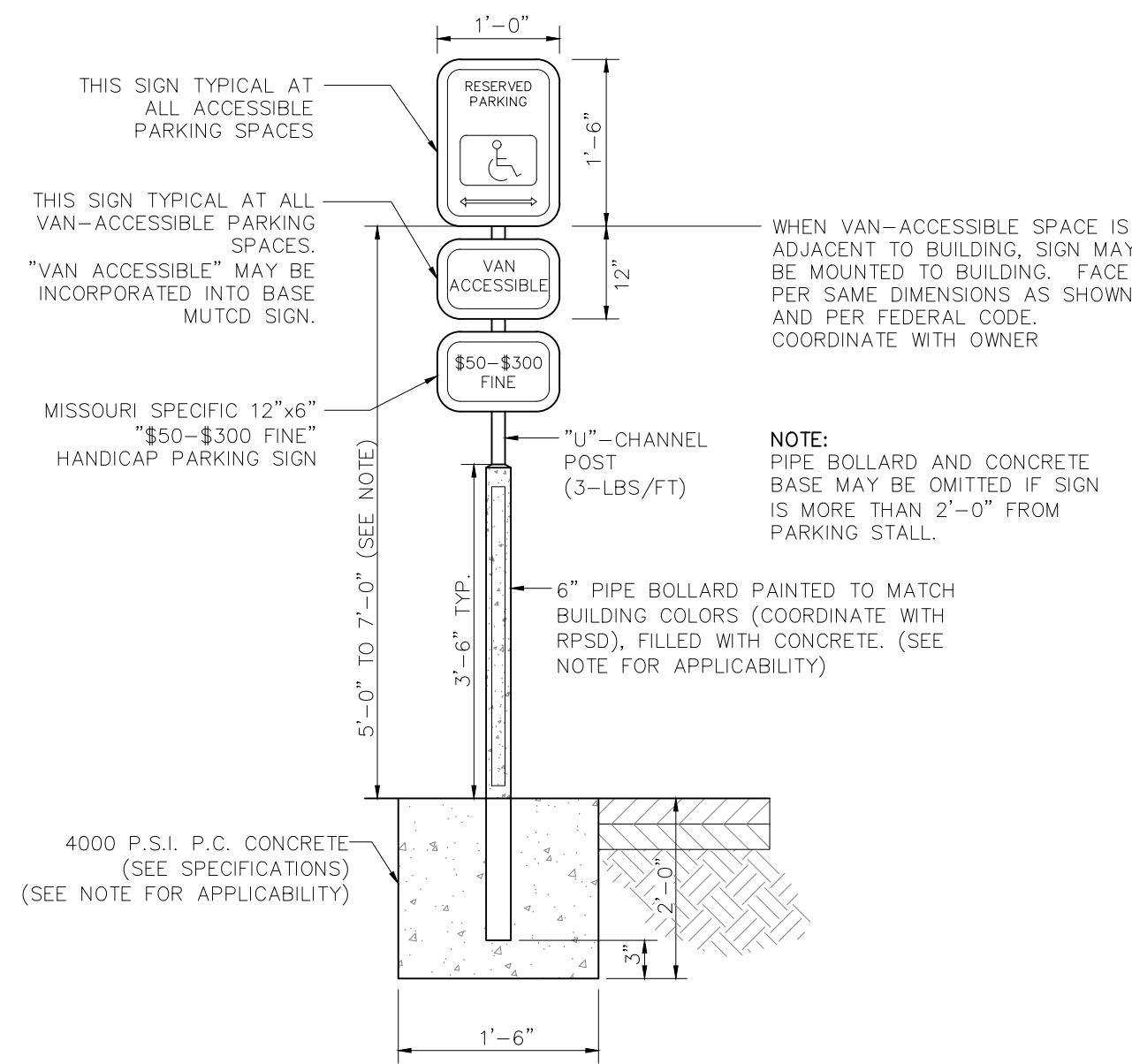
CONCRETE WHEEL STOP 013
NOT TO SCALE



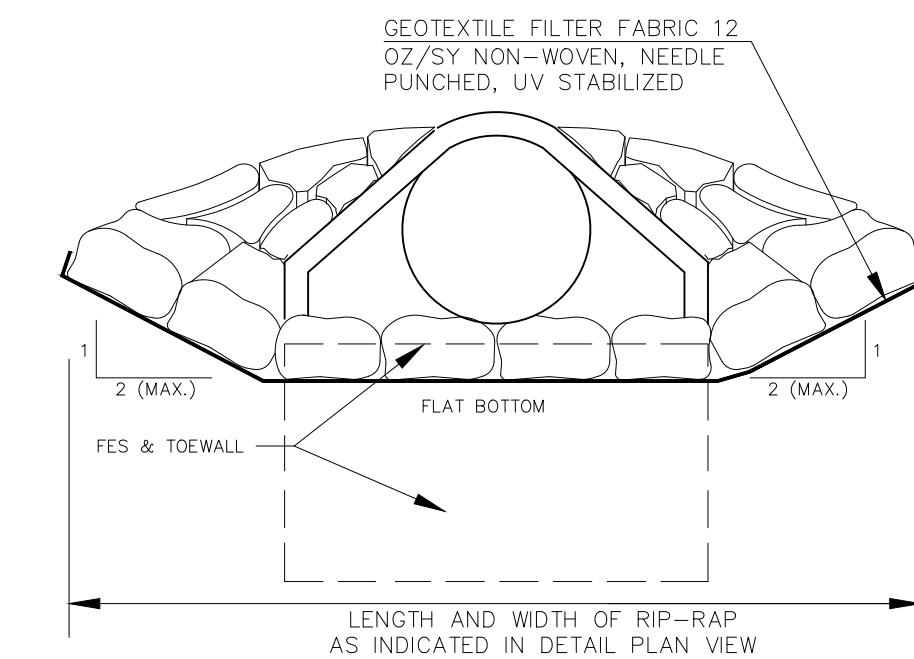
PLAN VIEW @ DUMPSTER ENCLOSURE



DUMPSTER ENCLOSURE 600
AUGUSTUS VINYL DUMPSTER ENCLOSURE WITH 6' TALL STANDARD SINGLE BAY WITH GATE. NOT TO SCALE.

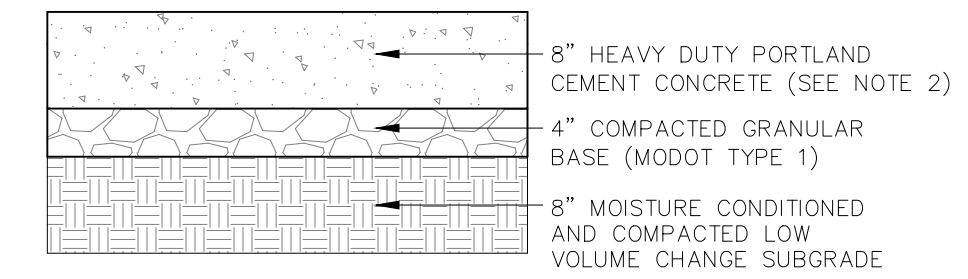


ACCESSIBLE PARKING SIGN 120
HEIGHT ABOVE GRADE FOR POLE MOUNTED SIGNS VARIES. TYPICAL INSTALLATION IS 5'-0" ABOVE GRADE. SIGN SHALL BE MOUNTED AT 7'-0" IF IT FALLS WITHIN A WALKING PATH.



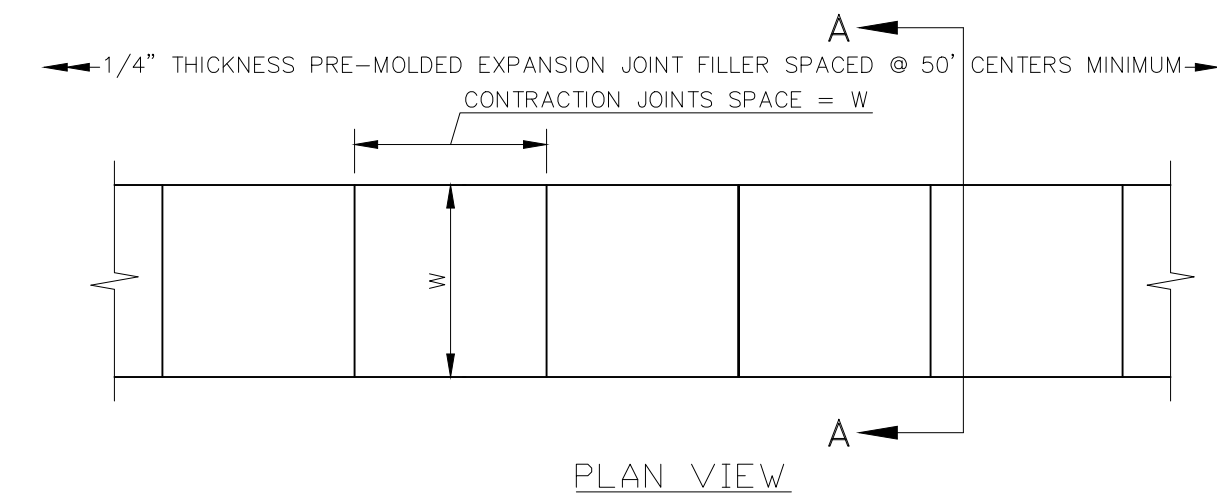
RIPRAP AT FES 422
NOT TO SCALE

- NOTES:**
- THE RIPRAP NEED NOT BE COMPACTED BUT SHALL BE PLACED TO GRADE IN A MANNER TO INSURE THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACES BETWEEN THE LARGER ROCK FRAGMENTS IN SUCH A MANNER AS WILL RESULT IN WELL-KEYED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE SPECIFIED THICKNESS. HAND PLACING WILL BE REQUIRED ONLY TO THE EXTENT NECESSARY TO SECURE THE RESULTS SPECIFIED ABOVE.
 - RIPRAP SHALL CONFORM TO MODOT SPECIFICATIONS FOR "LIGHT STONE REVELMENT."

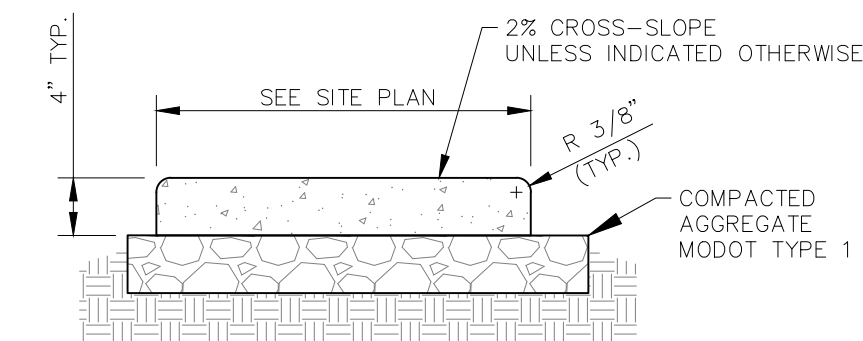


HEAVY DUTY CONCRETE PAVEMENT 041
NOT TO SCALE

- NOTES:**
- PORTLAND CEMENT CONCRETE SHALL BE A KCMBAK MIX AND SHALL MEET THE LATEST EDITION OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA SECTION 2200 AS AMENDED BY THE CITY OF KANSAS CITY, MISSOURI TECHNICAL SPECIFICATIONS.
 - SUBGRADE TO BE COMPACTED TO 90% SUBGRADE TO BE COMPACTED TO 90% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. MOISTURE CONTENT TO BE WITHIN A RANGE OF 2% BELOW TO 2% ABOVE OPTIMUM MOISTURE AS DEFINED BY ASTM D698.
 - SIDEWALK JOINTS MAY BE SAWN UNLESS SHOWN OTHERWISE ON ARCHITECT/LANDSCAPE PLANS.
 - SIDEWALKS TO BE BROOM FINISHED.



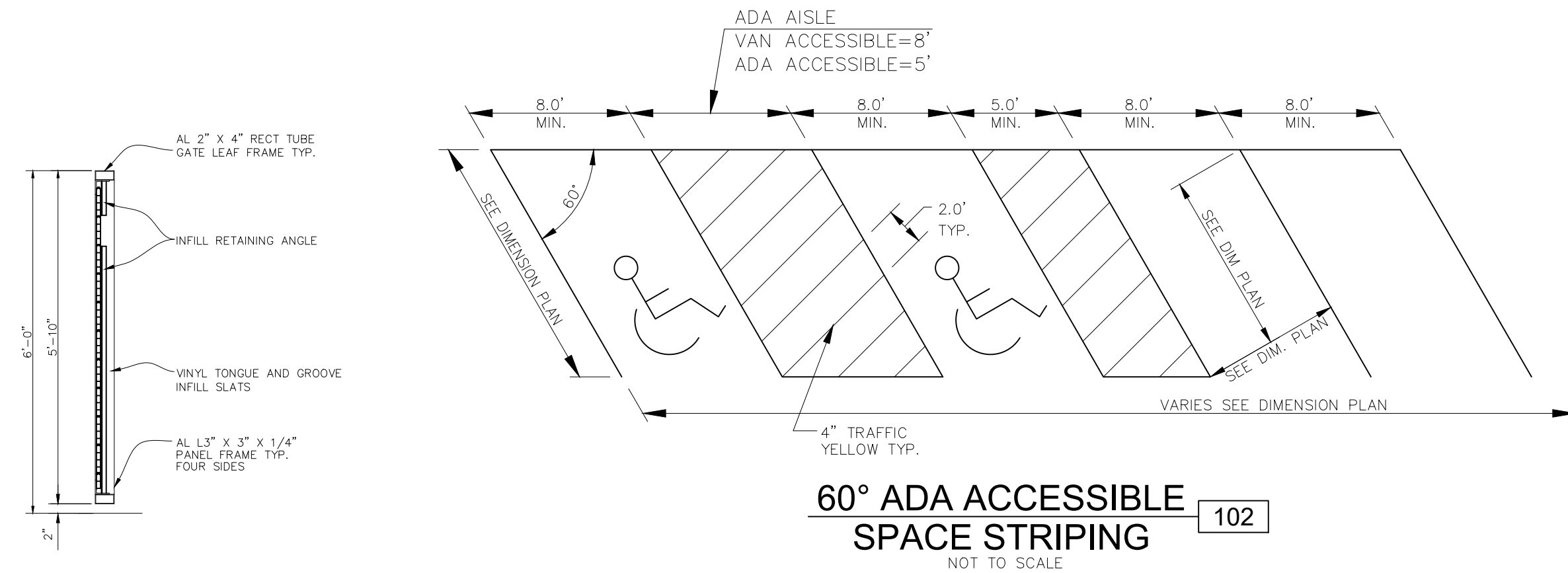
PLAN VIEW



SECTION A-A

- NOTES:**
- PORTLAND CEMENT CONCRETE USED IN CONSTRUCTION OF SIDEWALKS SHALL CONFORM TO KCMBAK AND KCMO-APWA SECTION 2208.
 - CONTRACTOR SHALL BACKFILL SIDEWALKS WITH TOPSOIL AND SEED/SOD IN ACCORDANCE WITH LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

CONCRETE SIDEWALK 055
NOT TO SCALE



60" ADA ACCESSIBLE SPACE STRIPING 102
NOT TO SCALE

- NOTES:**
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.
 - ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.
 - ADA PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.

REV	DATE	DESCRIPTION
1	03/01/24	PER CITY COMMENTS
0	01/26/24	INITIAL SUBMITTAL



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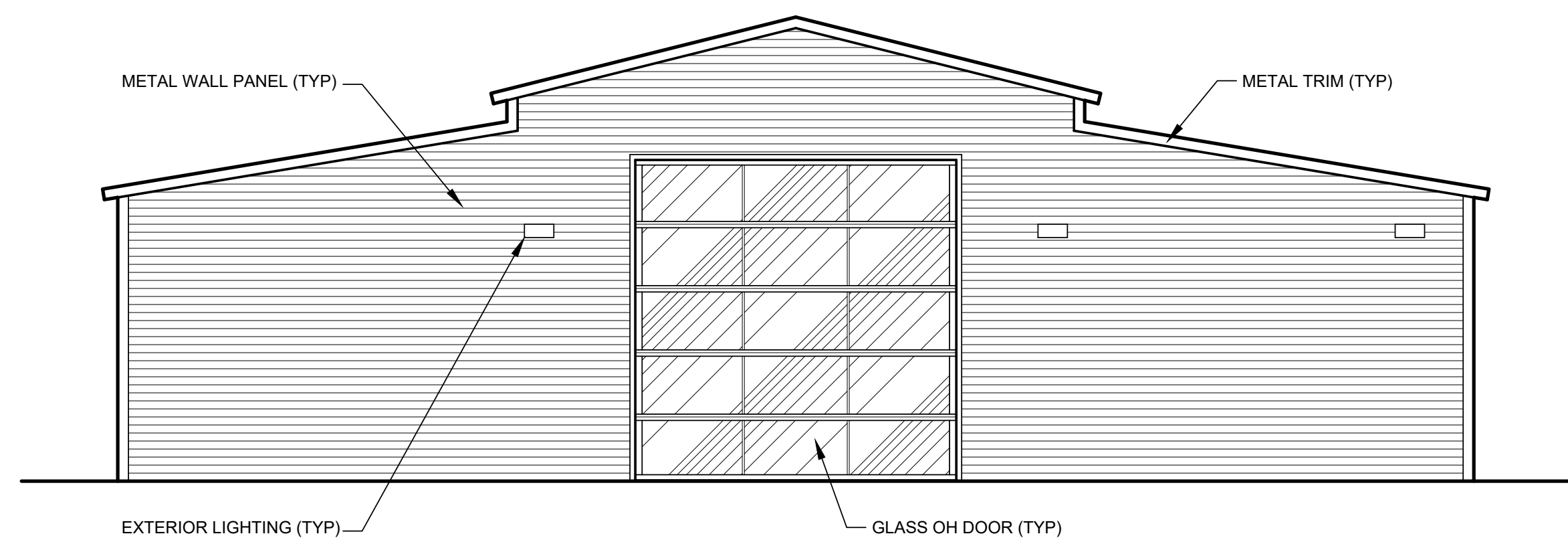
KAW VALLEY ENGINEERING

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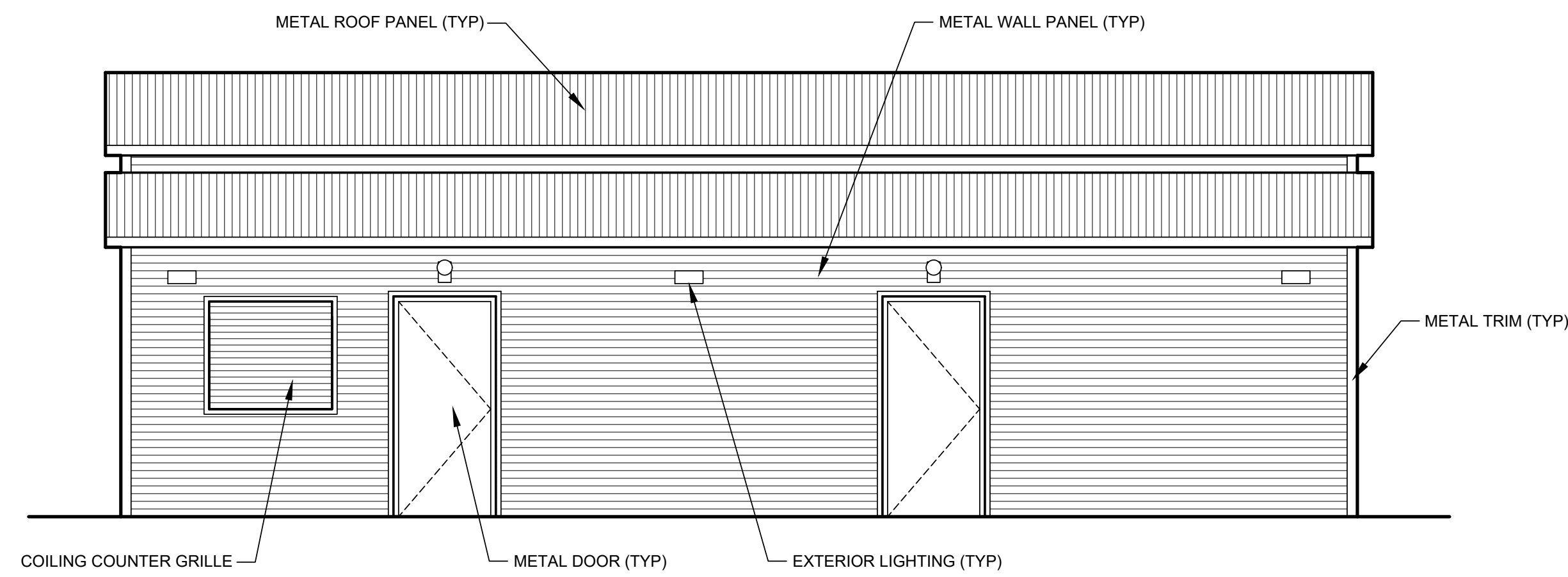
OAKRIDGE FAMILY CLUB
5330 NE OAK RIDGE DRIVE
KANSAS CITY, MO

**DEVELOPMENT PLAN
DETAIL SHEET**

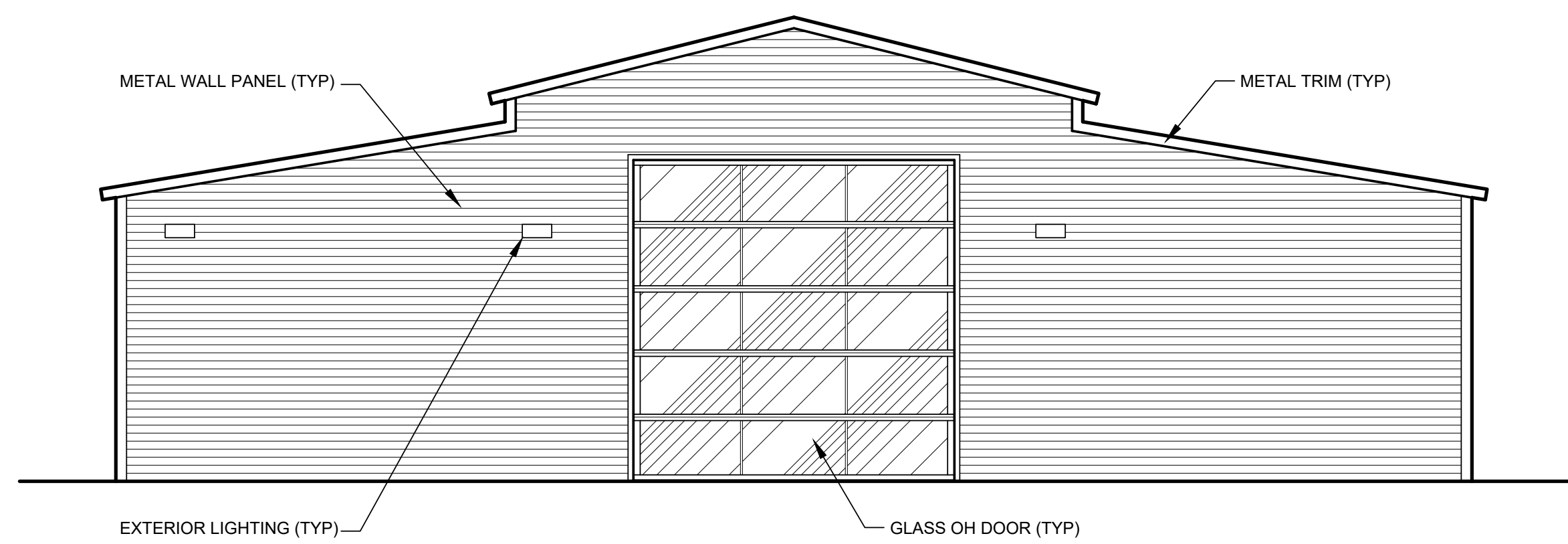
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DESIGNER	MAC
DRAWN BY	JAD
CFN	4185DET
SHEET	C500
REV	1



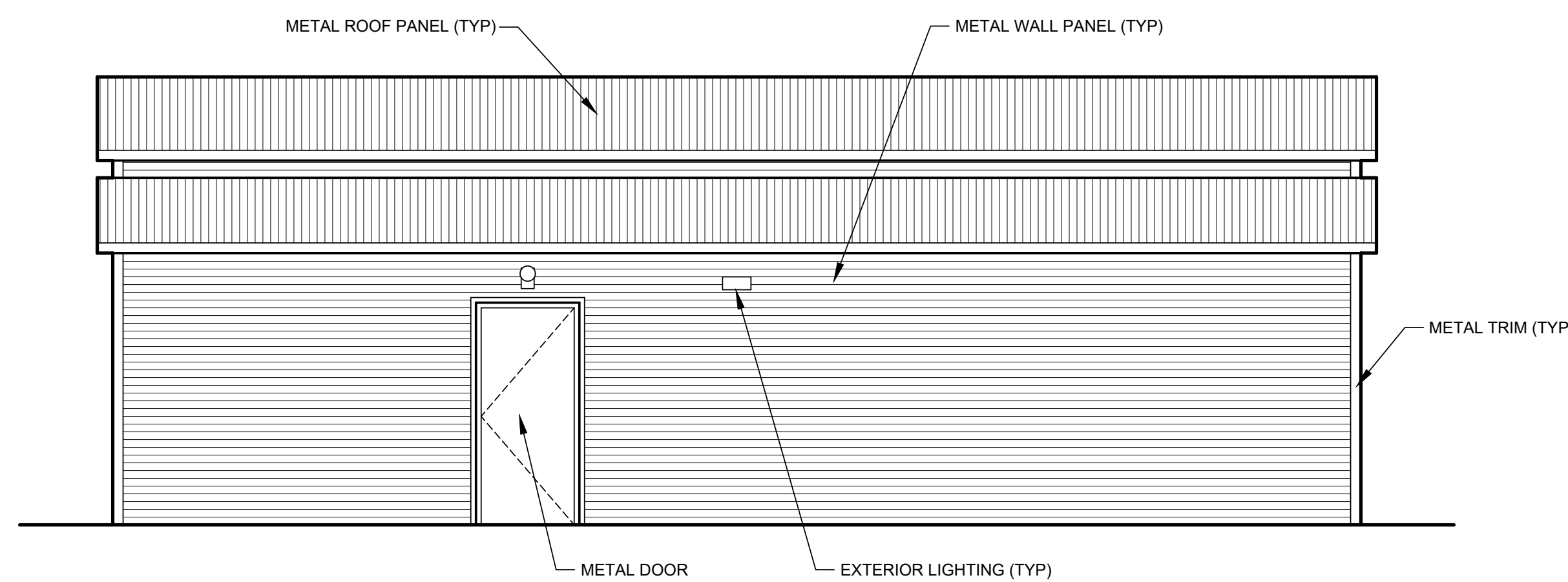
M1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



M11 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



G1 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



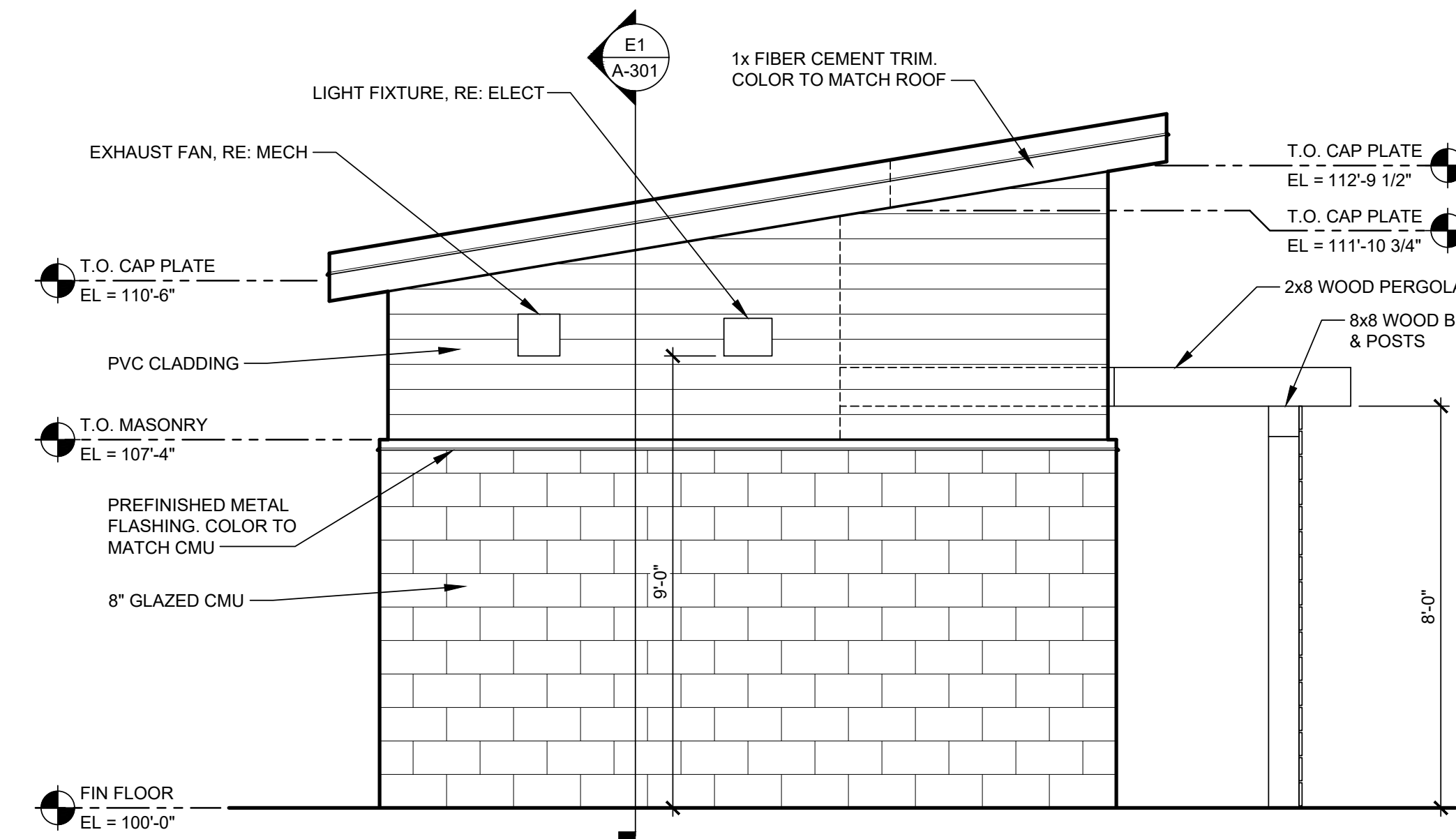
G11 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

#	BY	DATE	SOURCE

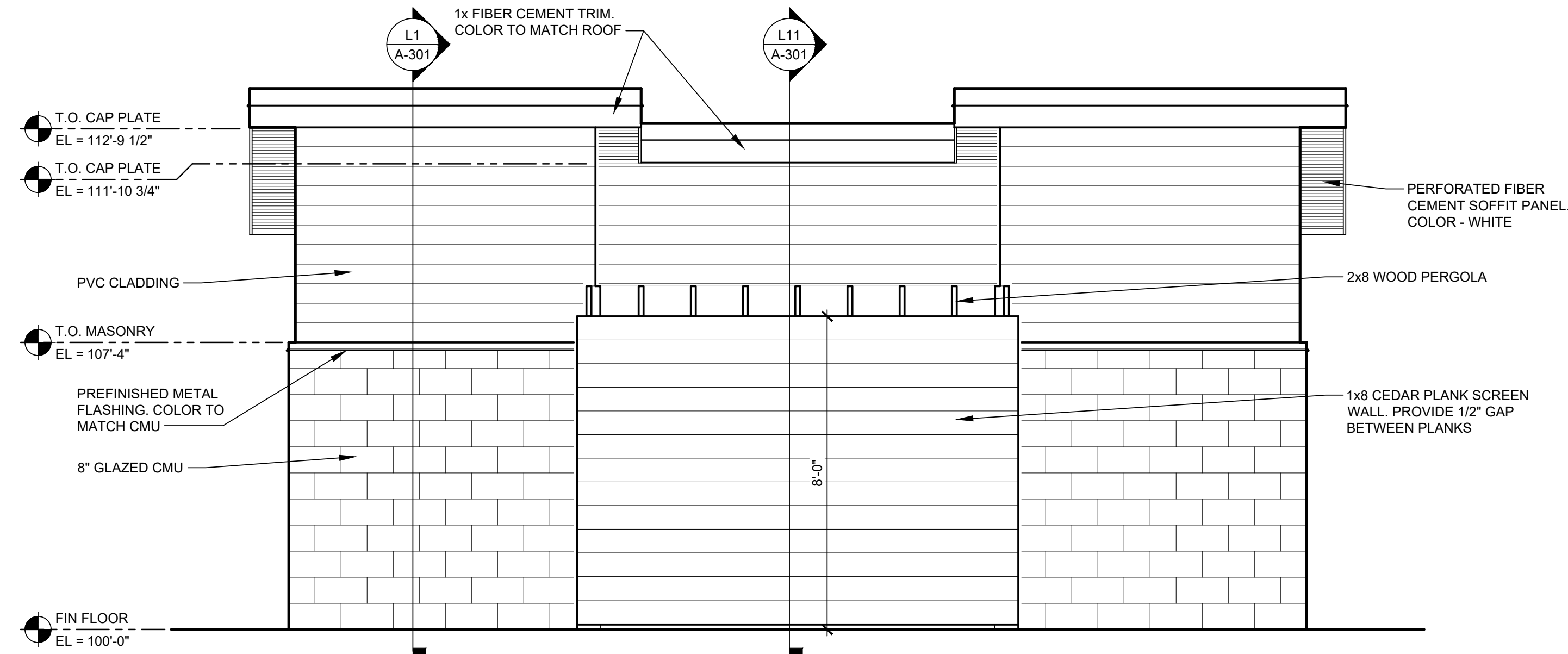
DATE:	08.26.22
DESIGNED BY:	KAW
DRAWN BY:	JDE
APPROVED BY:	KAW

SHEET NUMBER
A-201

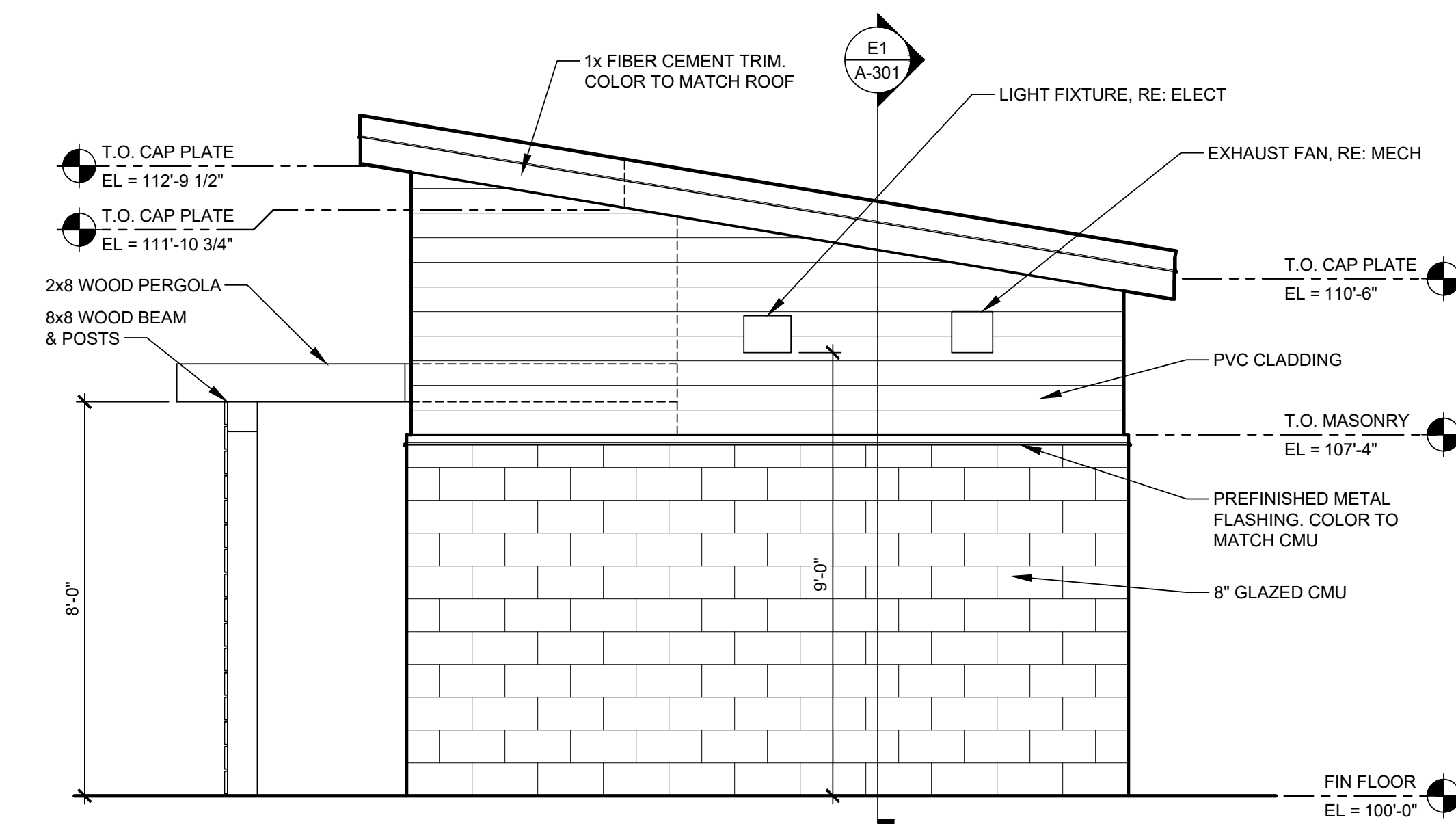
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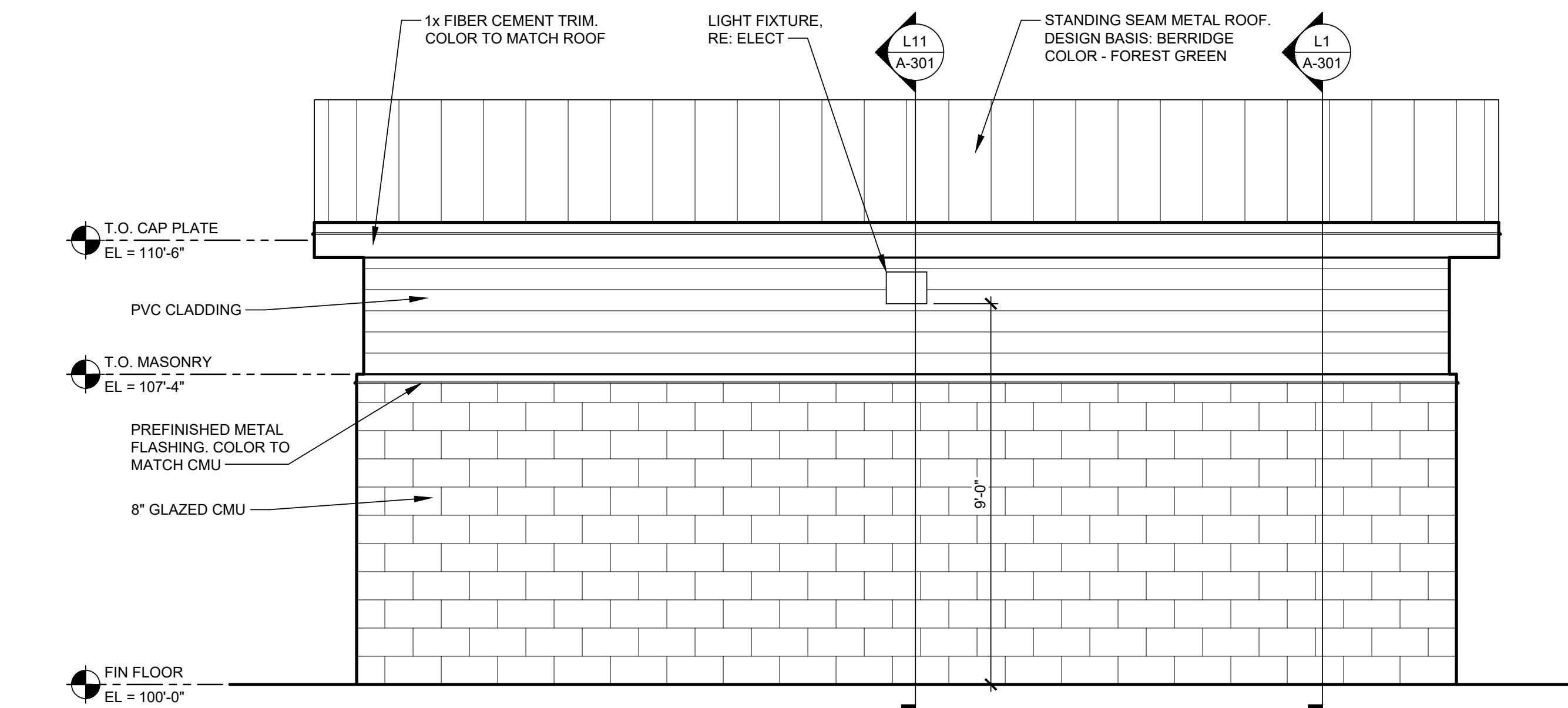
L1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



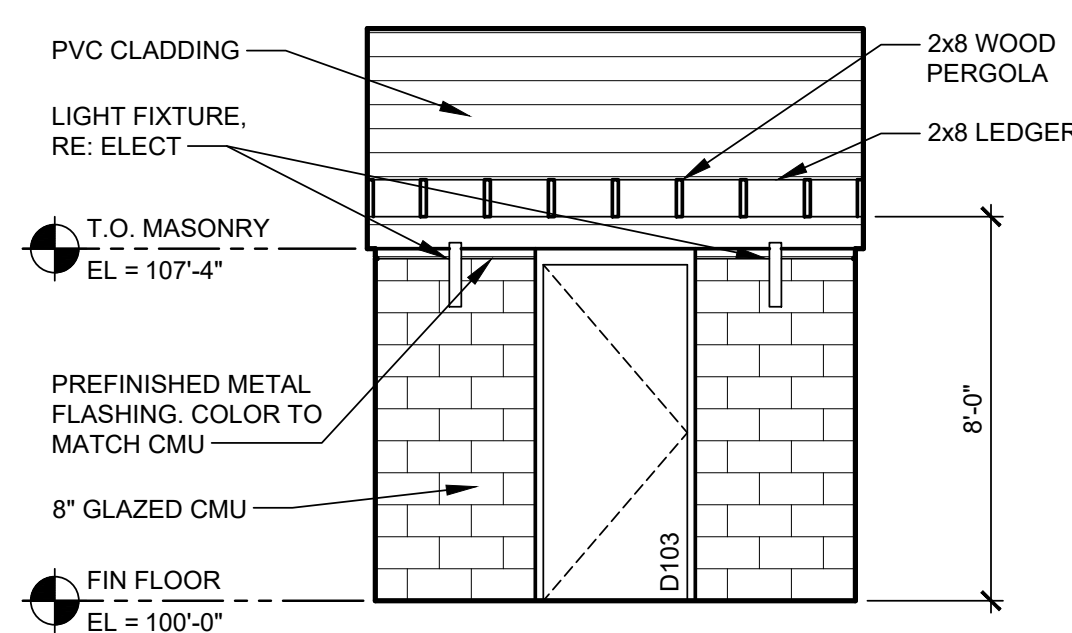
L9 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



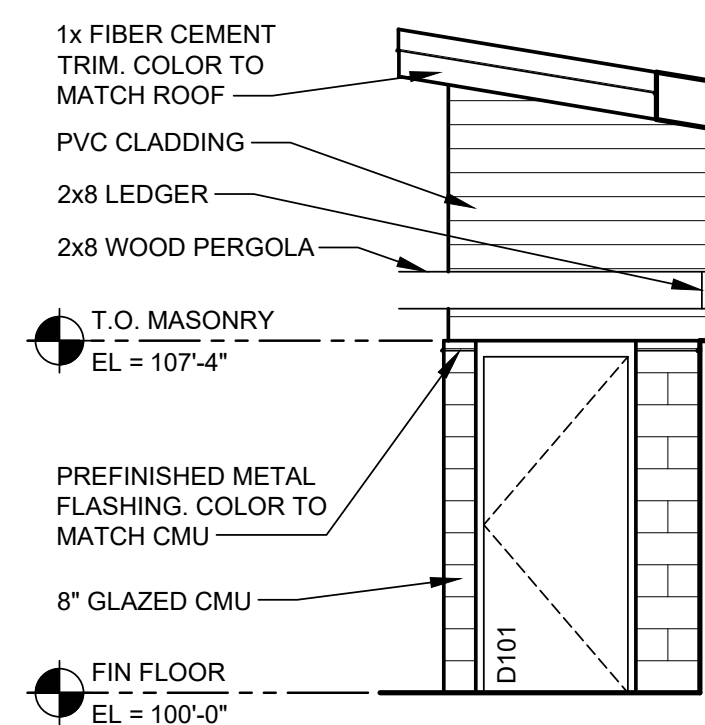
E1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



E9 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

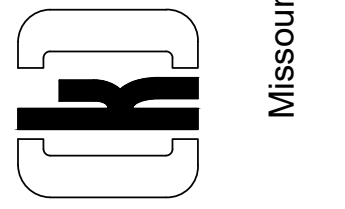


A1 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



A5 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



KATHLEEN ANN WARMAN - ARCHITECT
MO # A5819

Oak Ridge Family Social Club
Splash Pad Restrooms
5330 NE Oak Ridge Dr
Kansas City, MO

5330 Oak Ridge Realty LLC
6051 N Chestnut Ave
Kansas City, MO 64119

#	BY	DATE	SOURCE

DATE: 04.11.2023
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER

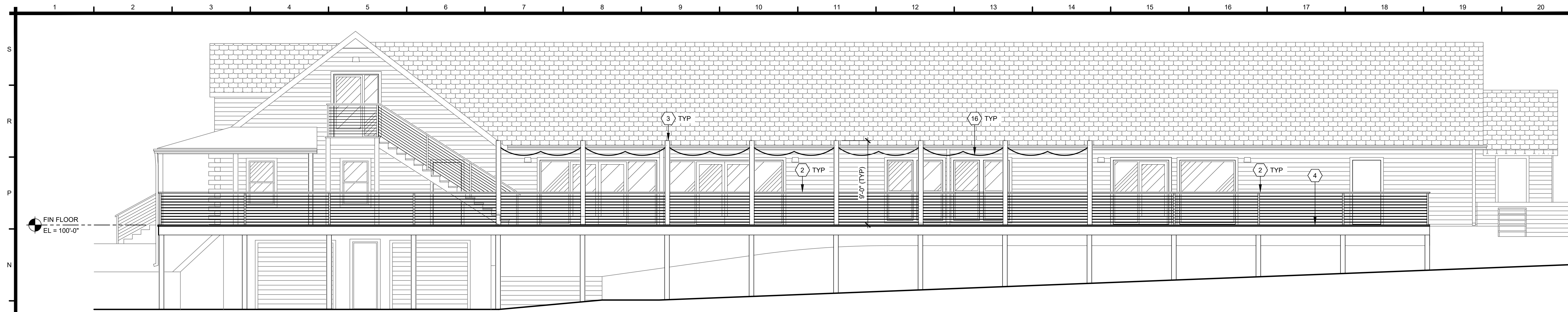
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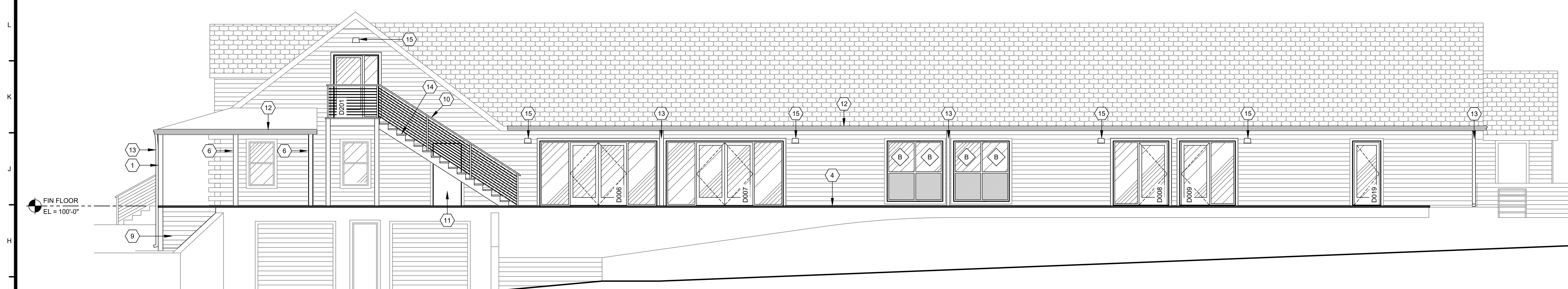
5952-23

EXTERIOR ELEVATIONS

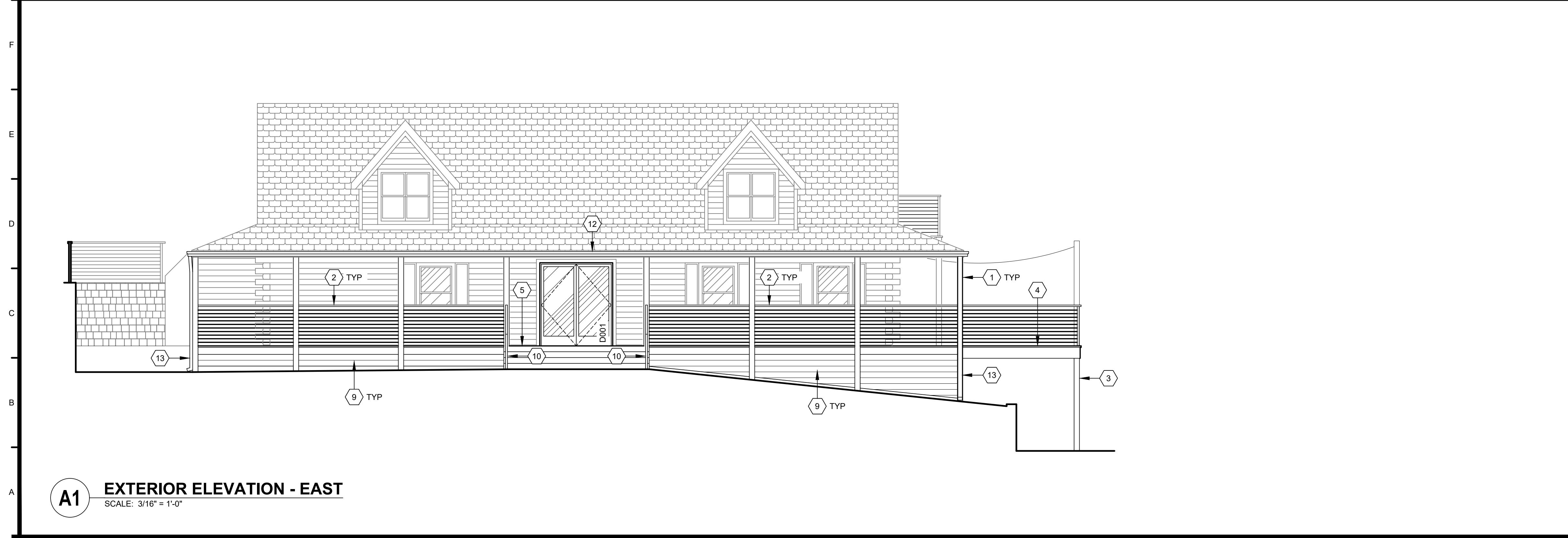
Missouri State Certificate of Authority #ARC 000745



M1 EXTERIOR ELEVATION - NORTH DECK
SCALE: 3/16" = 1'-0"



G1 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



A1 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

SHEET KEYNOTES

1. REPLACE EXISTING WOOD PORCH POST WITH NEW.
2. NEW GUARDRAIL WITH CABLE INFILL.
3. NEW DECK POST. SEE STRUCTURAL DRAWINGS.
4. NEW 1x6 CEDAR WOOD DECK. SEE STRUCTURAL DRAWINGS FOR FRAMING.
5. REPLACE EXISTING CEDAR WOOD PORCH. CONTRACTOR TO REPLACE EXISTING FRAMING AS REQUIRED.
6. NEW PORCH ROOF POST.
7. NEW STAIR LANDING POST. SEE STRUCTURAL DRAWINGS.
8. INFILL EXISTING DOOR OPENING.
9. NEW 1x6 CEDAR PLANK.
10. STAIR HANDRAIL WITH CABLE INFILL. SEE PARAMETERS A-202.
11. INFILL EXISTING DOOR OPENING.
12. NEW PREFINISHED METAL GUTTER.
13. NEW PREFINISHED METAL DOWNSPOUT.
14. NEW WOOD STAIR. SEE G1/A-202.
15. LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
16. STRING LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
17. 1x6 CEDAR PLANK. WALL TYPE 'S9'. SEE L1/A-102.
18. OUTLINE DOOR BEYOND.

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

KATHLEEN ANN WARMAN - ARCHITECT
MO #A5819

Missouri State Certificate of Authority #ARC 000745

Oak Ridge Family Social Club
5330 NE Oak Ridge Dr
Kansas City, MO

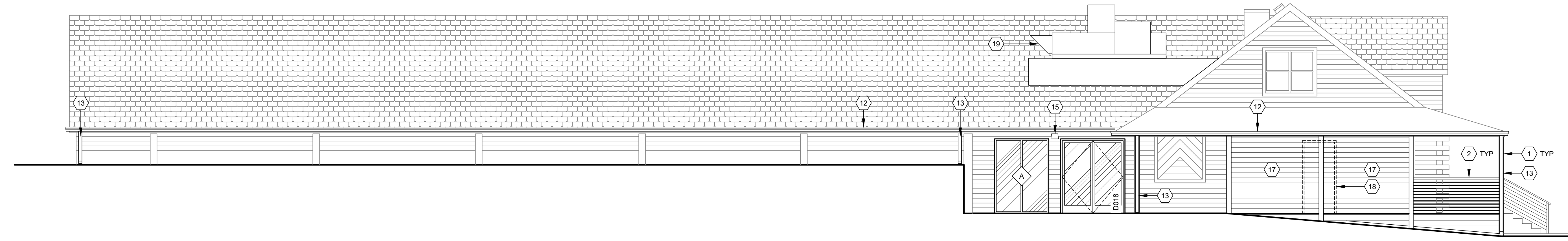
5330 Oak Ridge Realty LLC
6051 N Chestnut Ave
Kansas City, MO 64119

REVISIONS	SOURCE
#	BY DATE

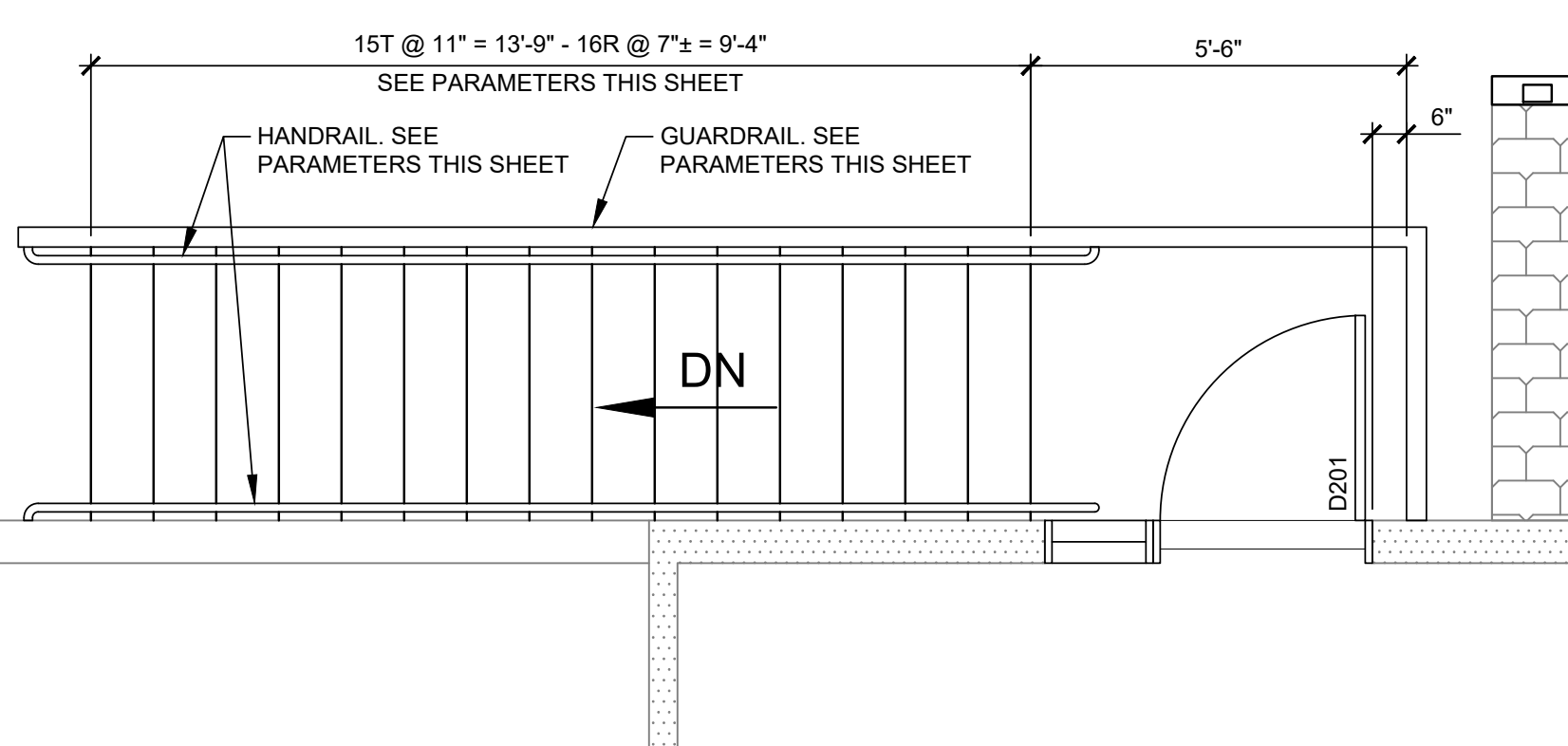
DATE: 09.01.2021
DESIGNED BY: xxx
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER
A-201
JOB NUMBER
5631-21

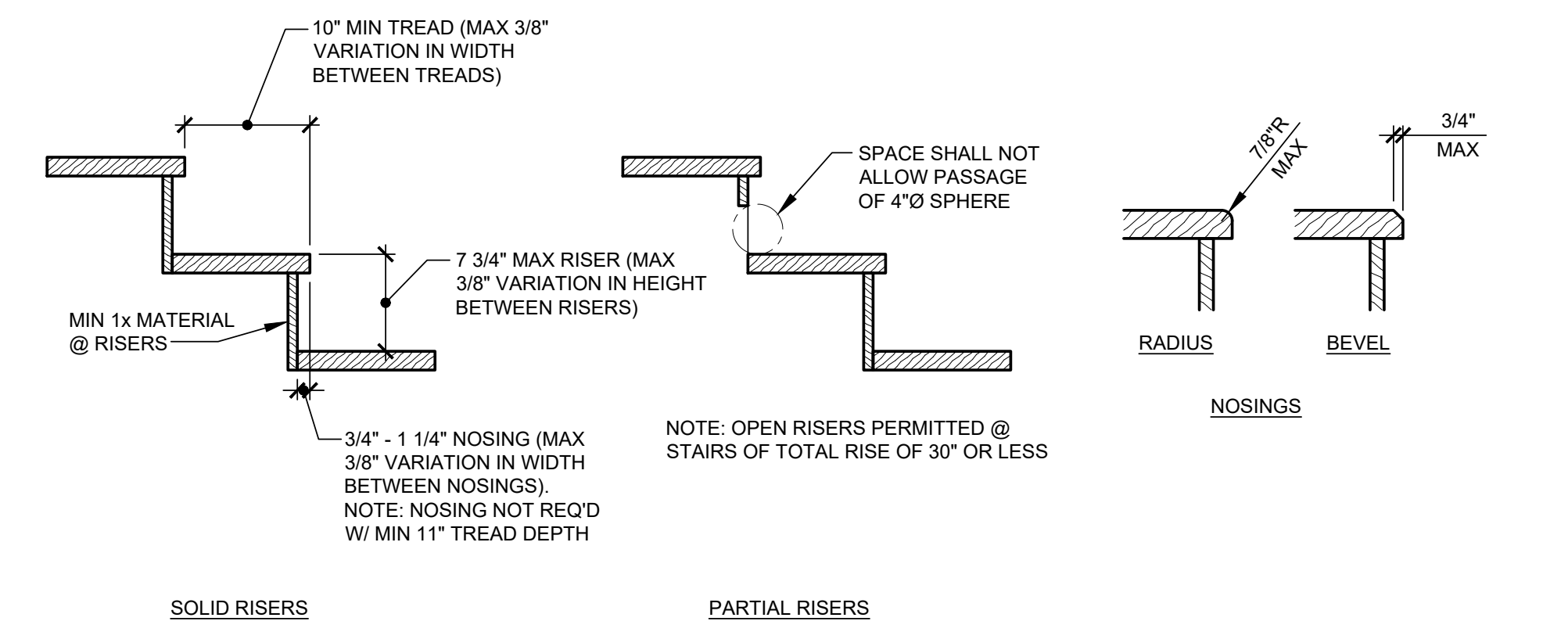
M1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



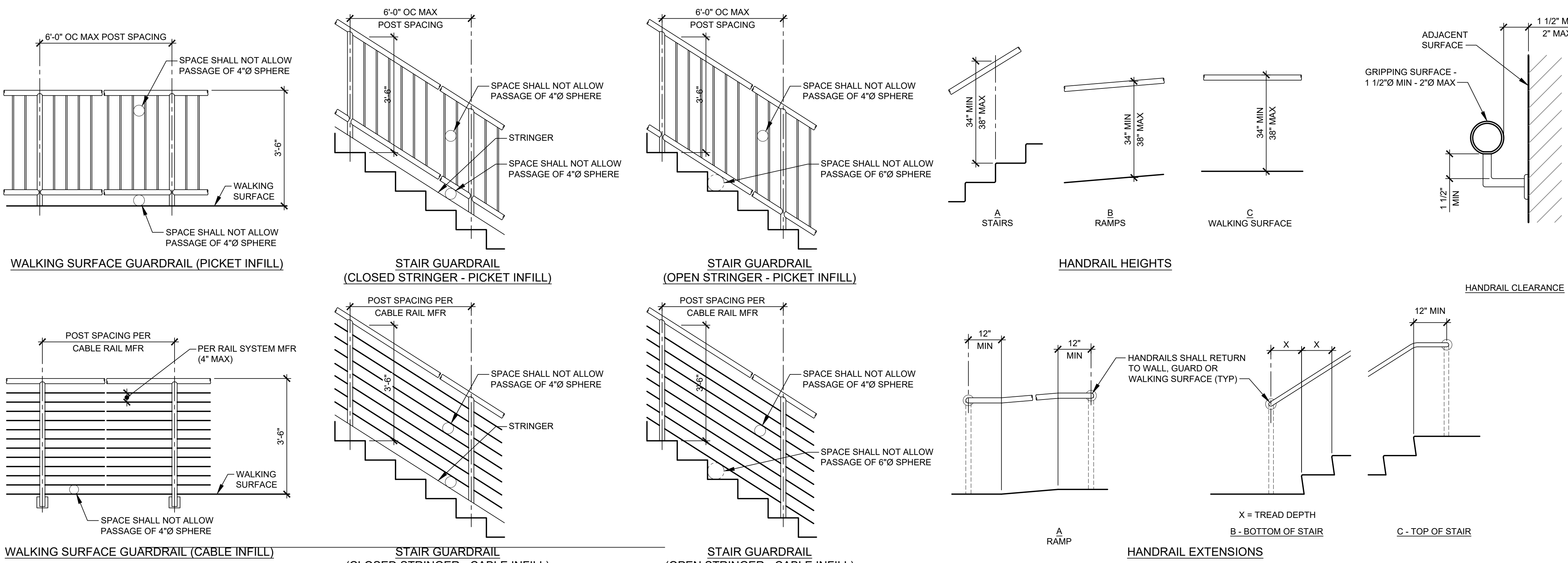
G1 ENLARGED STAIR PLAN
SCALE: 3/8" = 1'-0"



G7 STAIR TREAD / RISER PARAMETERS
SCALE: NONE



A1 GUARDRAIL / HANDRAIL DESIGN PARAMETERS
SCALE: NONE



SHEET KEYNOTES

1. REPLACE EXISTING WOOD PORCH POST WITH NEW.
2. NEW GUARDRAIL WITH CABLE INFILL.
3. NEW DECK POST. SEE STRUCTURAL DRAWINGS.
4. NEW 1x6 CEDAR WOOD DECK. SEE STRUCTURAL DRAWINGS FOR FRAMING.
5. REPLACE EXISTING CEDAR WOOD PORCH. CONTRACTOR TO REPLACE EXISTING FRAMING AS REQUIRED.
6. NEW PORCH ROOF POST.
7. NEW STAIR LANDING POST. SEE STRUCTURAL DRAWINGS.
8. INFILL EXISTING DOOR OPENING.
9. NEW 1x6 CEDAR PLANK.
10. STAIR HANDRAIL WITH CABLE INFILL. SEE PARAMETERS THIS SHEET.
11. INFILL EXISTING DOOR OPENING.
12. NEW PREFINISHED METAL GUTTER.
13. NEW PREFINISHED METAL DOWNSPOUT.
14. NEW WOOD STAIR. SEE THIS SHEET.
15. LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
16. STRING LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
17. 1x6 CEDAR PLANK. WALL TYPE 'S9'. SEE L1/A-102.
18. OUTLINE DOOR BEYOND.
19. NEW ROOF TOP EQUIPMENT & PLATFORM. SEE MECH & STRUCT.

#	BY	DATE	SOURCE

DATE: 09.01.2021
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER
A-202
JOB NUMBER
5631-21

Oak Ridge Family Social Club
5330 NE Oak Ridge Dr
Kansas City, MO

5330 Oak Ridge Realty LLC
6051 N Chestnut Ave
Kansas City, MO 64119



WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Missouri State Certificate of Authority #ARC 000745

ELECTRICAL LIGHTING SCHEDULE (OR EQUAL. VERIFY ALL SELECTIONS AND FINISHES WITH OWNER AND ARCHITECT PRIOR TO ORDERING.)

FIXTURE TYPE	MANUFACTURER		VOLT AMPS	MOUNTING	LAMP TYPE	REMARKS	VOLT
	NAME	SERIES					
S1	LITHONIA	RSXF3-LED-P3-30K-AWFD	266	20' POLE	INCLUDED LED	MINI-GOLF AREA LED LIGHT - 3000K - "S1-BV" = PROVIDE WITH BOTTOM VISOR - 480V/1PH	480V
S2	LITHONIA	RSX4-LED-P4-40K-R3	431	30' POLE	INCLUDED LED	PARKING LOT LED LIGHT - 4000K - WITH PHOTOCCELL - "S2-HS" = PROVIDE WITH HOUSE-SIDE SHIELD - 480V/1PH	480V
S3	LITHONIA	RSX4-LED-P6-40K-R4	546	25' POLE	INCLUDED LED	COURT AREA LED LIGHT - 4000K - "S3-HS" = PROVIDE WITH HOUSE SIDE SHIELD - 480V/1PH	480V

Luminaire Schedule					
Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	
S3	RSX4 LED P6 40K R4	0.800	69620	545.6631	
S3_HS	RSX4 LED P6 40K R4 HS	0.800	45651	545.66	
S2_HS	RSX4 LED P4 40K R3 HS	0.800	38843	430.62	
S2	RSX4 LED P4 40K R3	0.800	55423	430.6189	
S1_BV	RSXF3 LED P3 30K AWFD BV	0.800	30325	266.818	
S1	RSXF3 LED P3 30K AWFD	0.800	32409	266.82	

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Entry Triangle	Fc	22.64	45.7	4.3	10.63
Mini-Golf Course	Fc	11.03	64.5	0.3	215.00
North Courts	Fc	35.95	52.3	15.1	3.46
North Courtyard	Fc	15.90	54.4	0.9	60.44
Parking Lot	Fc	11.07	29.7	0.5	59.40
Parking Lot 2	Fc	4.48	10.2	0.6	17.00
Property Line	Fc	1.56	5.6	0.0	N.A.
South Drive	Fc	2.93	9.7	0.5	19.40
Splash Pad	Fc	16.16	35.9	7.8	4.60

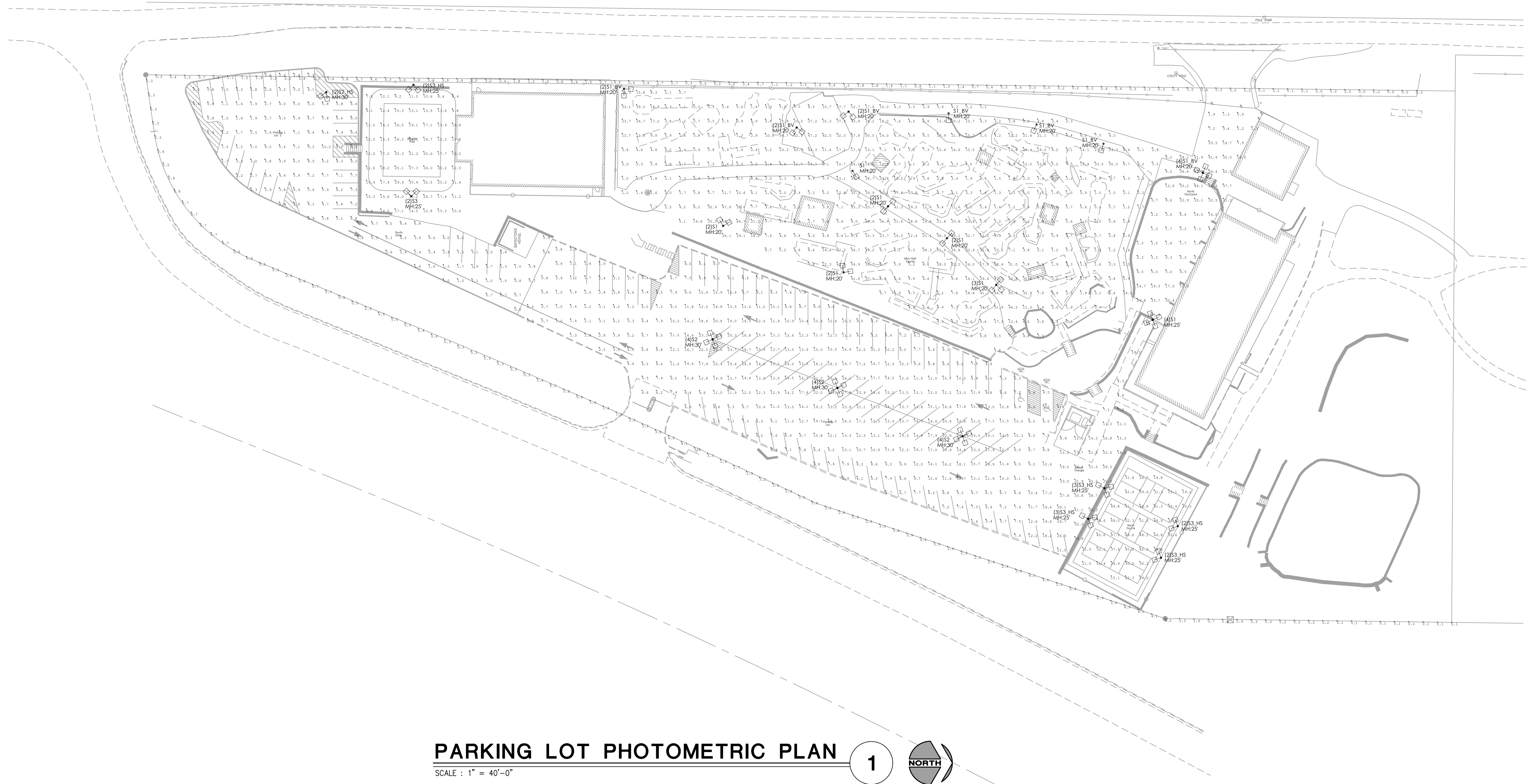
SYMBOLS LEGEND

NOTE: THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ETC, ARE NECESSARILY USED ON THE DRAWINGS.

SITE LIGHTING FIXTURE - TYPE AND MOUNTING HEIGHT PER SITE PLAN. PROVIDE WITH METAL SITE POLE FOR MOUNTING ACCORDING TO DESIGN INTENT UNLESS NOTED OTHERWISE.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE SECTION 2800 AND 5800 OF THE STREET LIGHTING OF KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, CONSTRUCTION & MATERIAL SPECIFICATION, AND ALL APPLICABLE KCMO SUPPLEMENTS.
- ALL ELECTRICAL/CONDUIT STREET CROSSINGS NEED TO BE BACKFILLED WITH AB-3 OR FLOWABLE FILL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.



PARKING LOT PHOTOMETRIC PLAN 1

SCALE: 1" = 40'-0"

WARMAN ARCHITECTURE+DESIGN
 1735 SWIFT AVE.
 NORTH KANSAS CITY, MISSOURI 64116
 V. 816.474.2233 F. 816.474.1051

Missouri State Certificate of Authority #ARC 000745

Oak Ridge Family Social Club
 5330 NE Oak Ridge
 Kansas City, MO

PHOTOMETRIC PLAN

5330 Oak Ridge Realty LLC
 6051 N Chestnut Ave
 Kansas City, MO 64119

#	BY	DATE	SOURCE

DATE: 11.17.2023
 DESIGNED BY: JSC
 DRAWN BY: JSC
 APPROVED BY: JRS

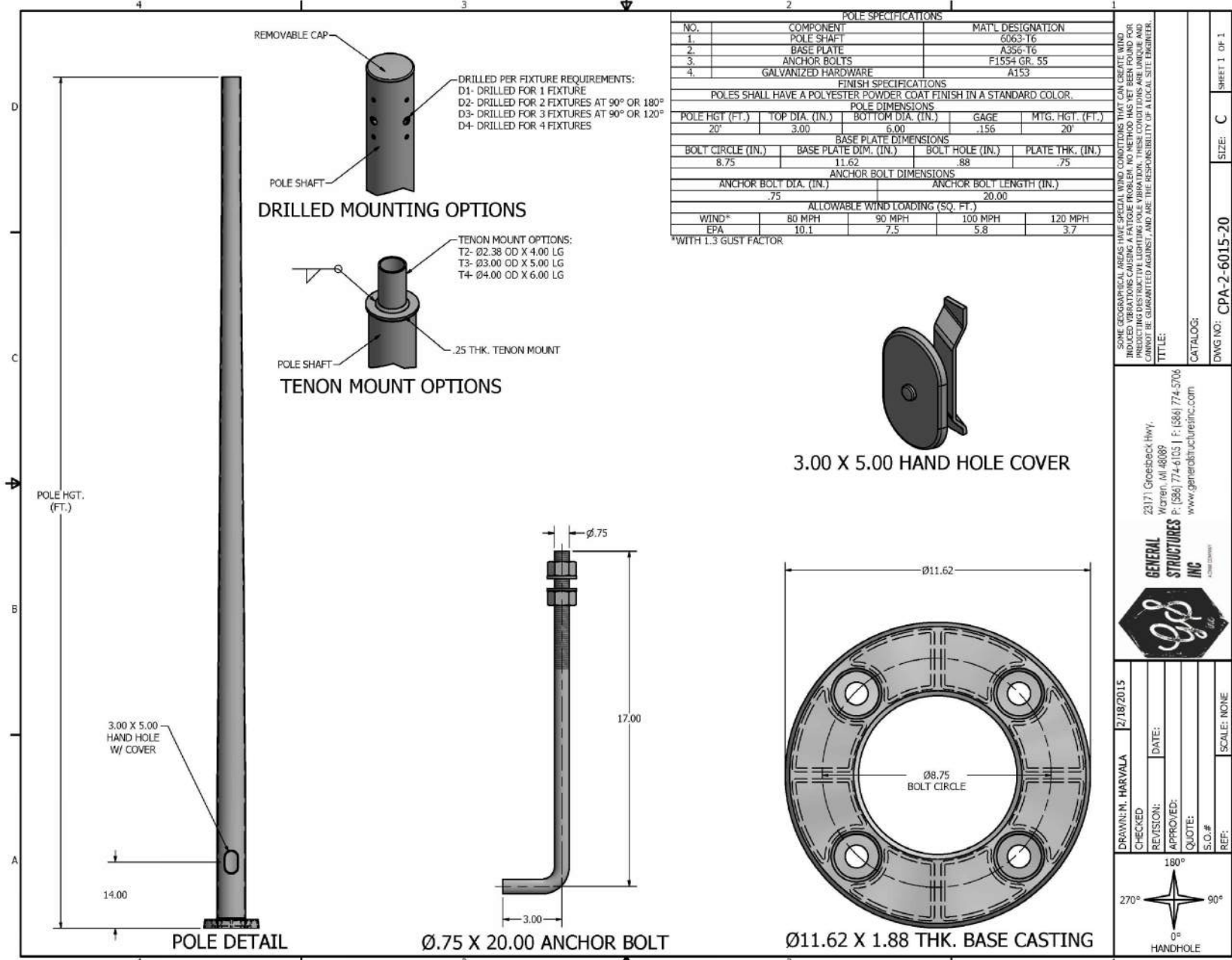
SHEET NUMBER
E-001

JOB NUMBER
23-185

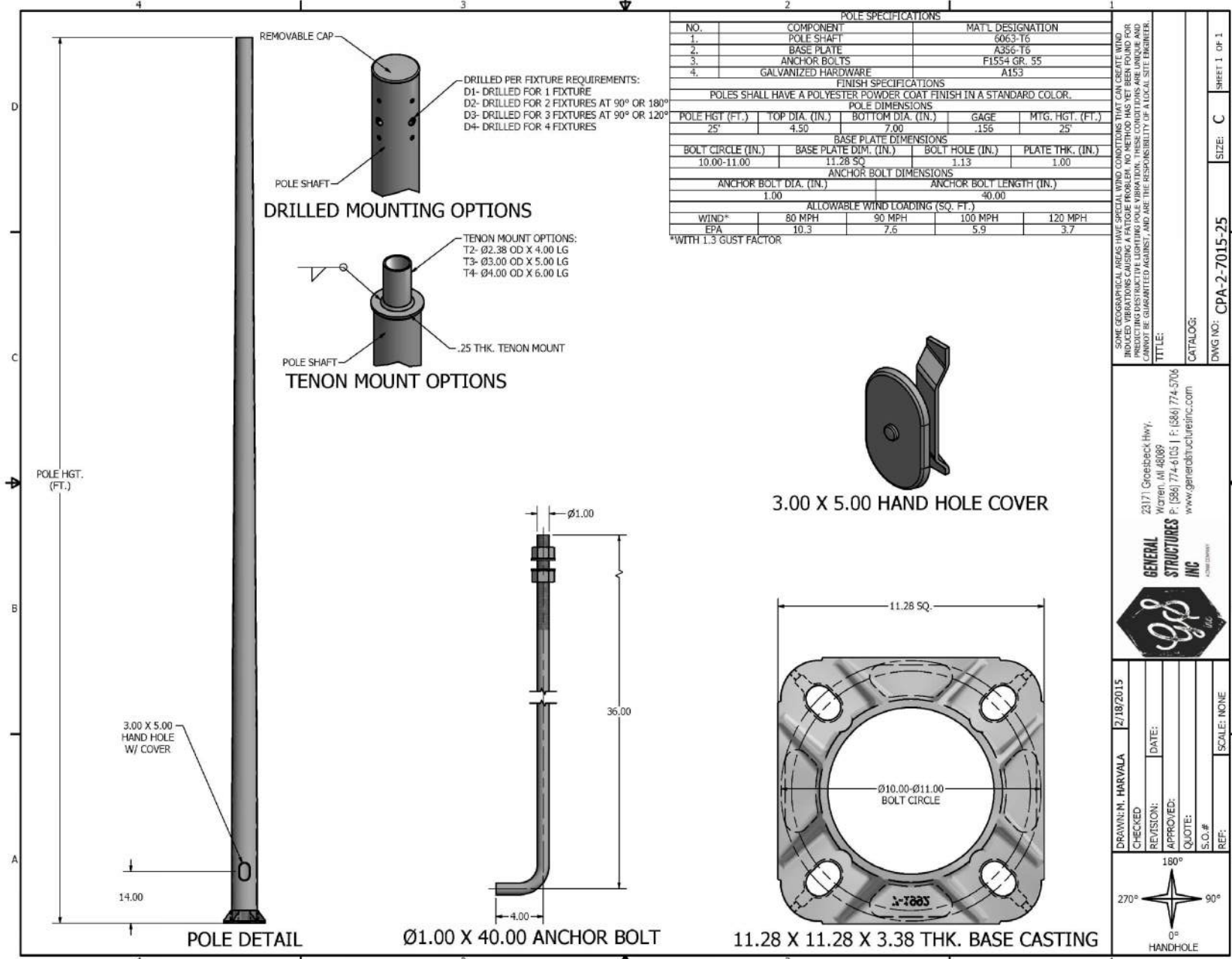
JSC
ENGINEERS

MO CCA NO. 201200678 / KS CCA NO. E-2818
1825 CENTRAL ST. SUITE 4021
KANSAS CITY, MO 64108
phone: (816) 272-0238 / email: jsc@jscengineers.com

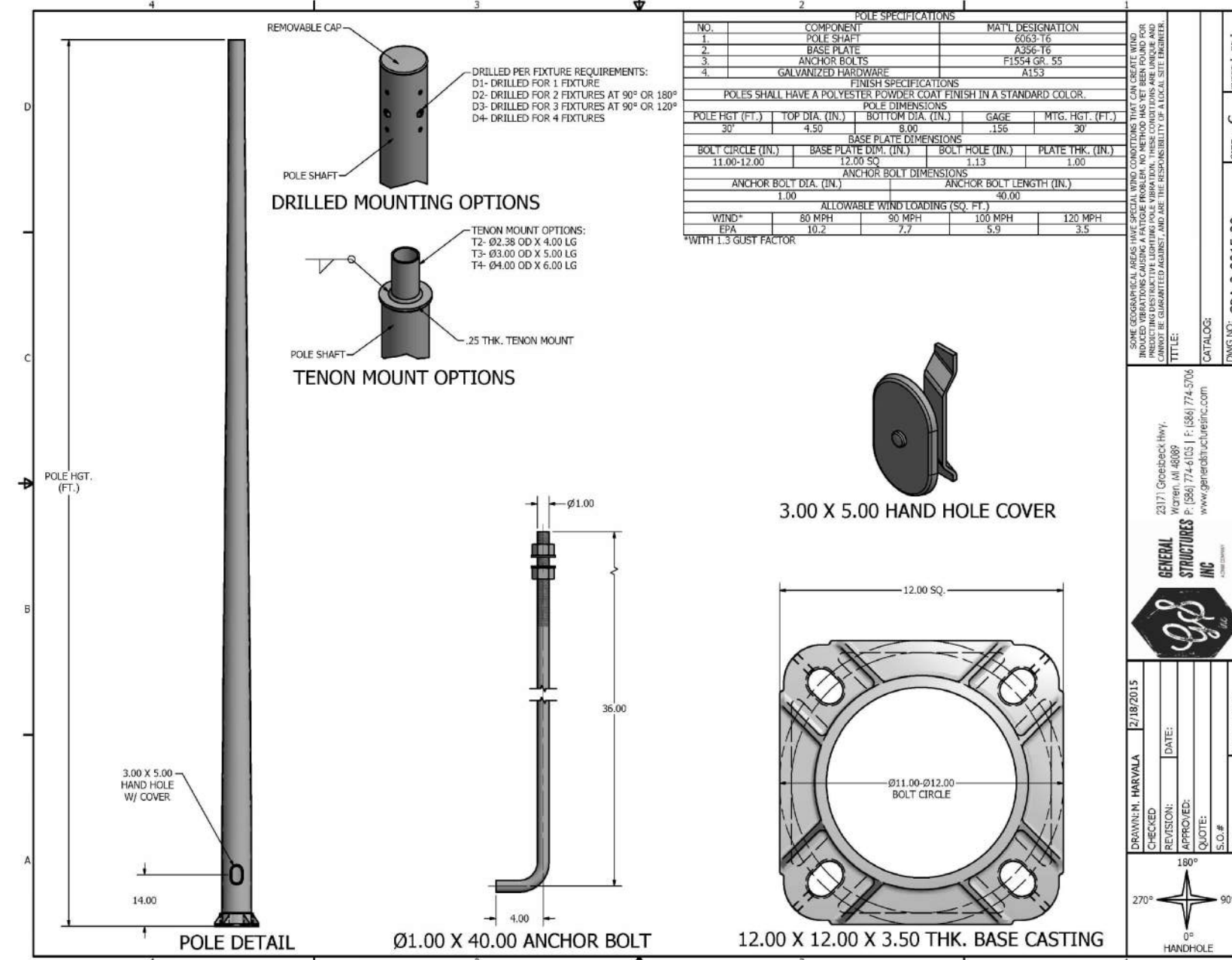
POLE FIXTURE SPECIFICATION - 20'



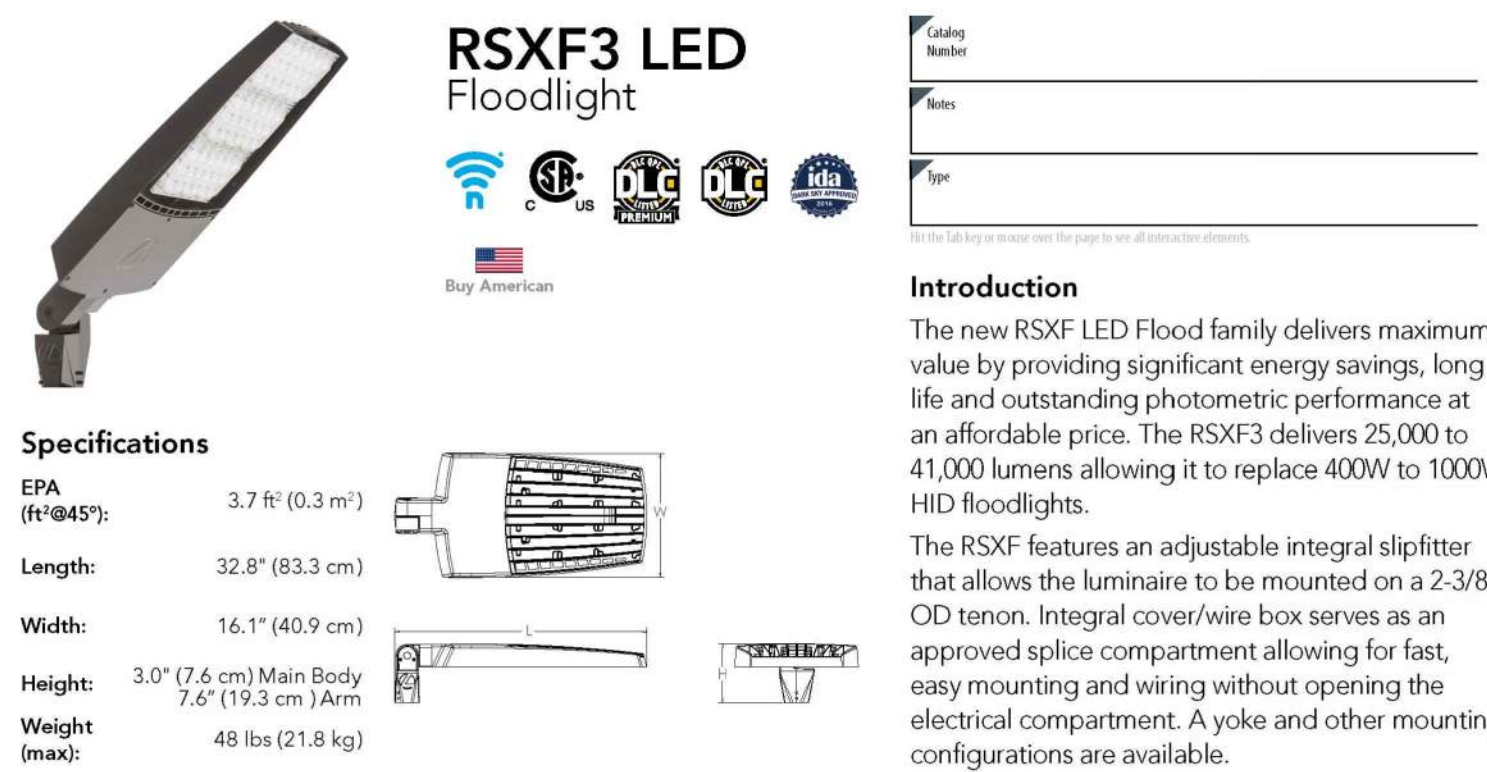
POLE FIXTURE SPECIFICATION - 25'



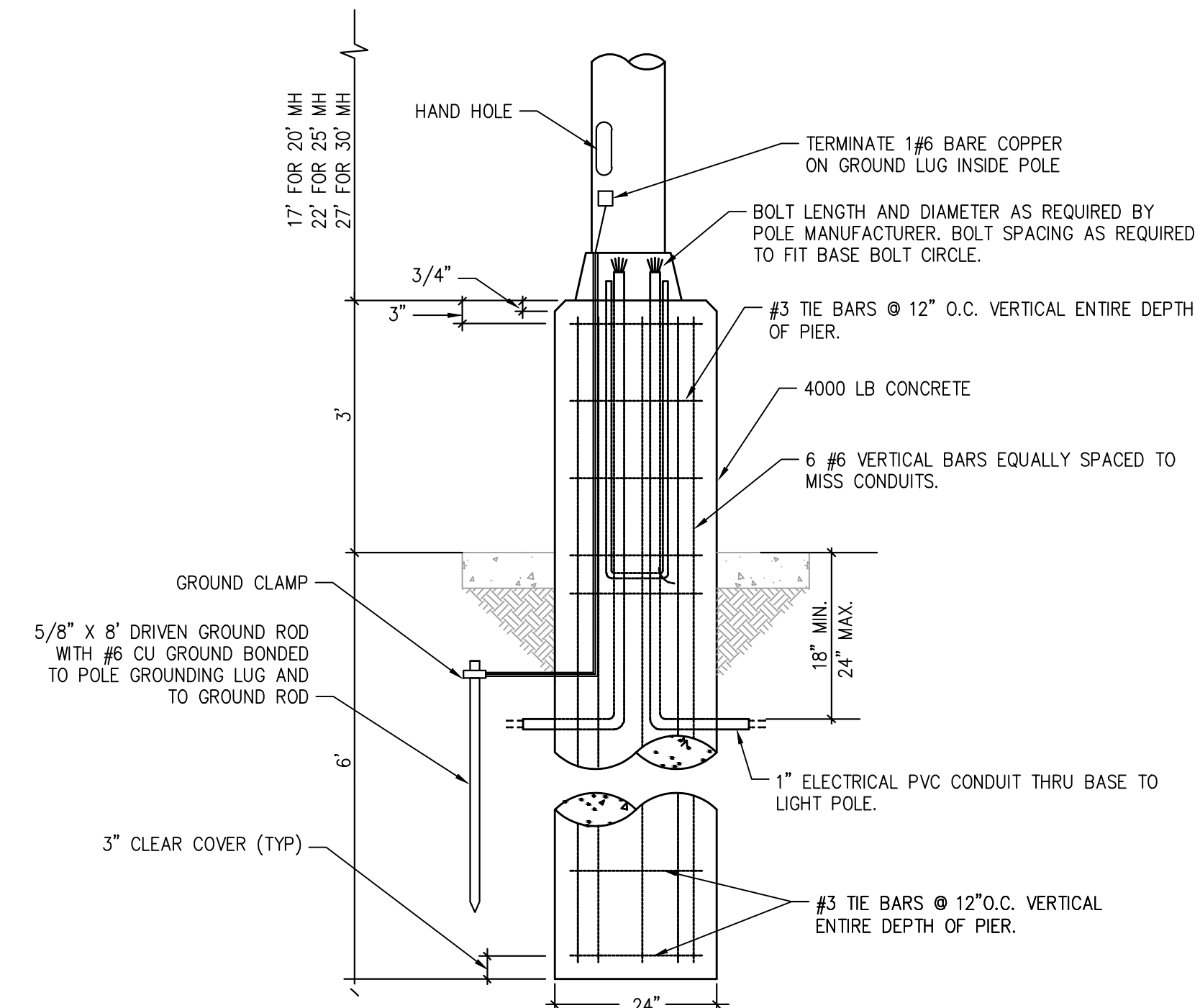
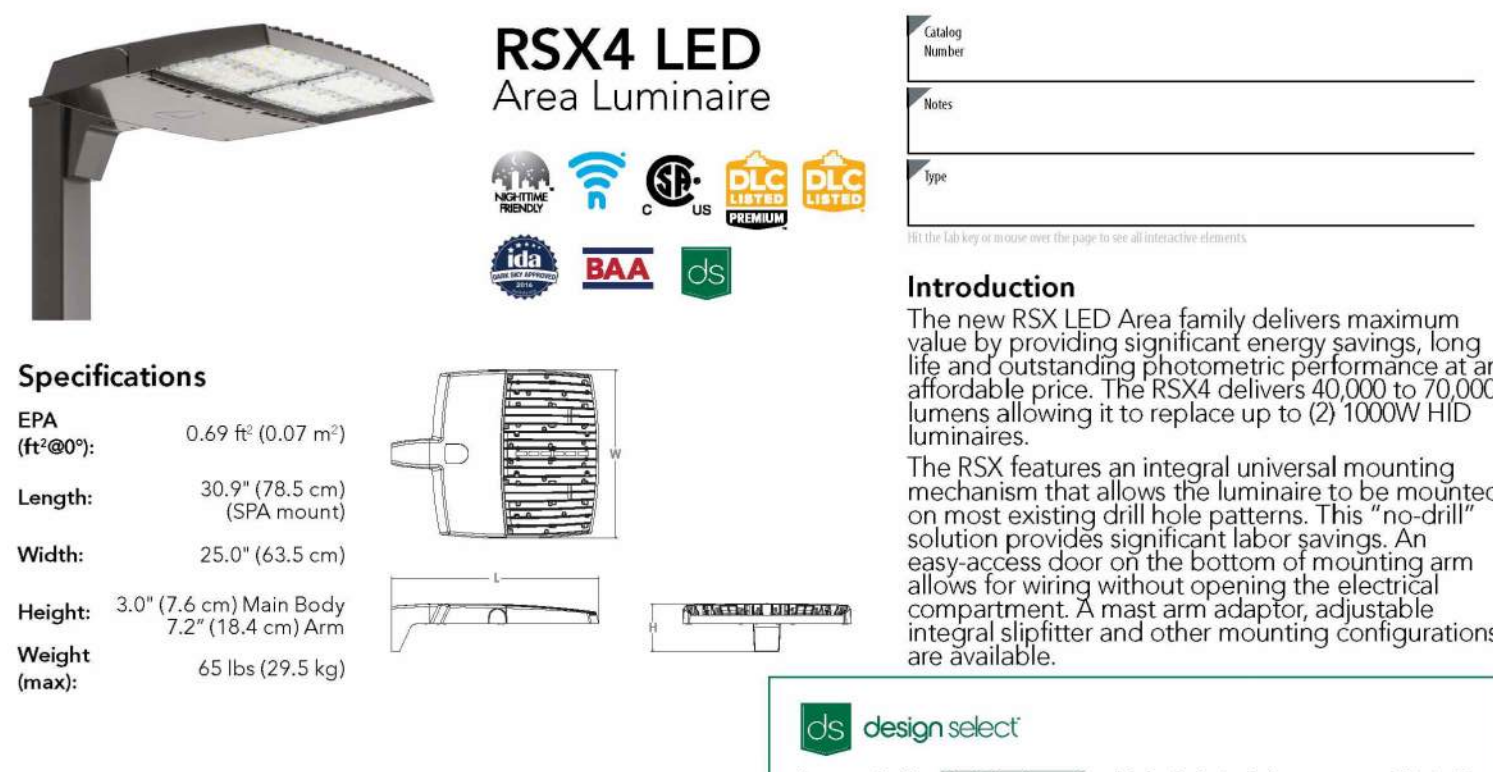
POLE FIXTURE SPECIFICATION - 30'



LIGHT FIXTURE SPECIFICATION - 'S1'



LIGHT FIXTURE SPECIFICATION - 'S2', 'S3'



Ordering Information EXAMPLE: RSXF3 LED P4 40K WFL MVOLT IS DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSXF3 LED	P1	30K	AWFD	MVOLT (120V-277V)*	IS Adjustable slipfitter (fits 2-3/8" OD tenon)*
	P2	40K	WFL	WVOLT (347V-480V)*	YK64 Yoke with 3/8" OD tenon*
	P3	40K	MFL	XVOLT (277V-480V)*	AASP Adjustable 60 arm square pole mounting*
	P4	50K	NFL	AWP Adjustable 60 arm round pole mounting* (see specific voltage for options as noted)	AAMP Adjustable 60 arm round pole mounting*
			SP	208* 277*	AAWC Adjustable 60 arm with wall bracket*
			NSP	208* 347*	AAWSC Adjustable 60 arm wall bracket and surface conduit box*
				240* 480*	

Options	Finish
<p>Shipped Installed</p> <p>PE Photocell, button style**</p> <p>PEX Photocell, external, dimmable, adjustable**</p> <p>PEST Sensor with built-in backrest (see table page 5)</p> <p>CE34 Conduit entry 3/4" NPT Qty 2</p> <p>PIRIN Networked, 8-Level motion/lambent sensor (for use with NI2ARZ)**</p> <p>SF Single face (120, 277, 347)*</p> <p>DF Double face (120, 240, 480)*</p> <p>SPD20KV 20KV Surge pack (10K standard)</p> <p>FA0 Field adjustable output**</p> <p>DMG 0-10V dimming control out back of housing for external control (wired separately)**</p>	<p>08BXD Dark Bronze</p> <p>DLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWDXD White</p> <p>DBDXD Textured Dark Bronze</p> <p>DBLXD Textured Black</p> <p>DNWDXD Textured Natural Aluminum</p> <p>DWHDXD Textured White</p>

Shipped Installed

*Standard and Networked Sensors/Controls (factory default settings, see table page 5)

NI2ARZ 8-Level motion/lambent sensor (for use with PIRIN)**

BAA Buy American/ Act Compliant

Shipped Separately (requires some field assembly)

PIV Full view (SPD) sensor (requires sensor)

UBV Upright sensor (requires sensor)

BS Bird spikes**

Note: PIRIN with night air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (378) • www.lithonia.com

Lithonia RSXF3 Flood LED Rev. 11/15/21 Page 1 of 8

Ordering Information EXAMPLE: RSX4 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX4 LED	P1	30K	R2	MVOLT (120V-277V)*	SPA Square pole mounting (3.0" min. 50 pole for 1 at 90° and 2 at 180°)
	P2	40K	R3	WVOLT (347V-480V)*	RPA Round pole mounting (3.0" min. 50 pole for 1 at 90° and 2 at 180°)
	P3	50K	R5	XVOLT (277V-480V)*	CPA Required for mounting (5.0" min. 50 pole for 1 at 90° and 2 at 180°)
	P4		R4	AWP Adjustable 60 arm round pole mounting* (see specific voltage for options as noted)	CPA Required for mounting (5.0" min. 50 pole for 1 at 90°)
	P5		R4	AWP Adjustable 60 arm round pole mounting* (see specific voltage for options as noted)	CPA Required for mounting (5.0" min. 50 pole for 1 at 90°)
	P6		R5	AWP Adjustable 60 arm round pole mounting* (see specific voltage for options as noted)	CPA Required for mounting (5.0" min. 50 pole for 1 at 90°)
		R5	MA Mast arm adapter (fits 2-3/8" OD horizontal tenon)	208* 277*	IS Adjustable slipfitter (fits 2-3/8" OD tenon)
		R5	WBA Wall bracket**	208* 347*	WASC Wall bracket with surface conduit box
		AFR90	Automatic Front Row Right Rotated	240* 480*	AASP Adjustable 60 arm square pole mounting*
		AFR190	Automatic Front Row Left Rotated		AAMP Adjustable 60 arm round pole mounting*
					AAMB Adjustable 60 arm with wall bracket*
					AAWSC Adjustable 60 arm wall bracket and surface conduit box*

Options	Finish
<p>Shipped Installed</p> <p>PE Photocell, button style**</p> <p>PEX Photocell, external, dimmable, adjustable**</p> <p>PEST Sensor with built-in backrest (see table page 5)</p> <p>CE34 Conduit entry 3/4" NPT Qty 2</p> <p>PIRIN Networked, 8-Level motion/lambent sensor (for use with NI2ARZ)**</p> <p>SF Single face (120, 277, 347)*</p> <p>DF Double face (120, 240, 480)*</p> <p>SPD20KV 20KV Surge pack (10K standard)</p> <p>FA0 Field adjustable output**</p> <p>DMG 0-10V dimming control out back of housing for external control (wired separately)**</p> <p>DS Dual sensors**</p>	<p>08BXD Dark Bronze</p> <p>DLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWDXD White</p> <p>DBDXD Textured Dark Bronze</p> <p>DBLXD Textured Black</p> <p>DNWDXD Textured Natural Aluminum</p> <p>DWHDXD Textured White</p>

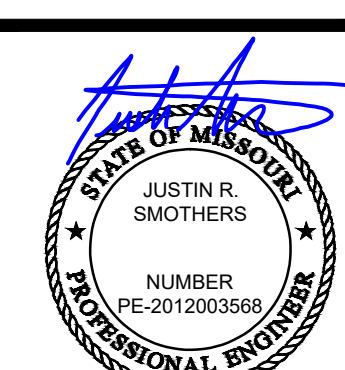
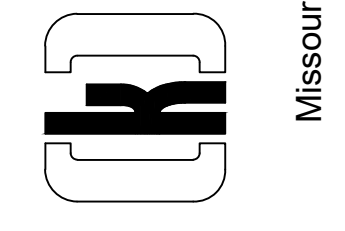
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (378) • www.lithonia.com

Lithonia RSX4 Area LED Rev. 04/2023 Page 1 of 9

FIXTURE SPECIFICATIONS

SCALE: NO SCALE

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



11-17-2023

Oak Ridge Family Social Club
5330 NE Oak Ridge
Kansas City, MO

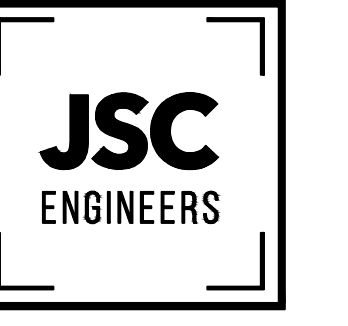
PHOTOMETRIC DETAILS AND SPECIFICATIONS

5330 Oak Ridge Realty LLC
6051 N Chestnut Ave
Kansas City, MO 64119

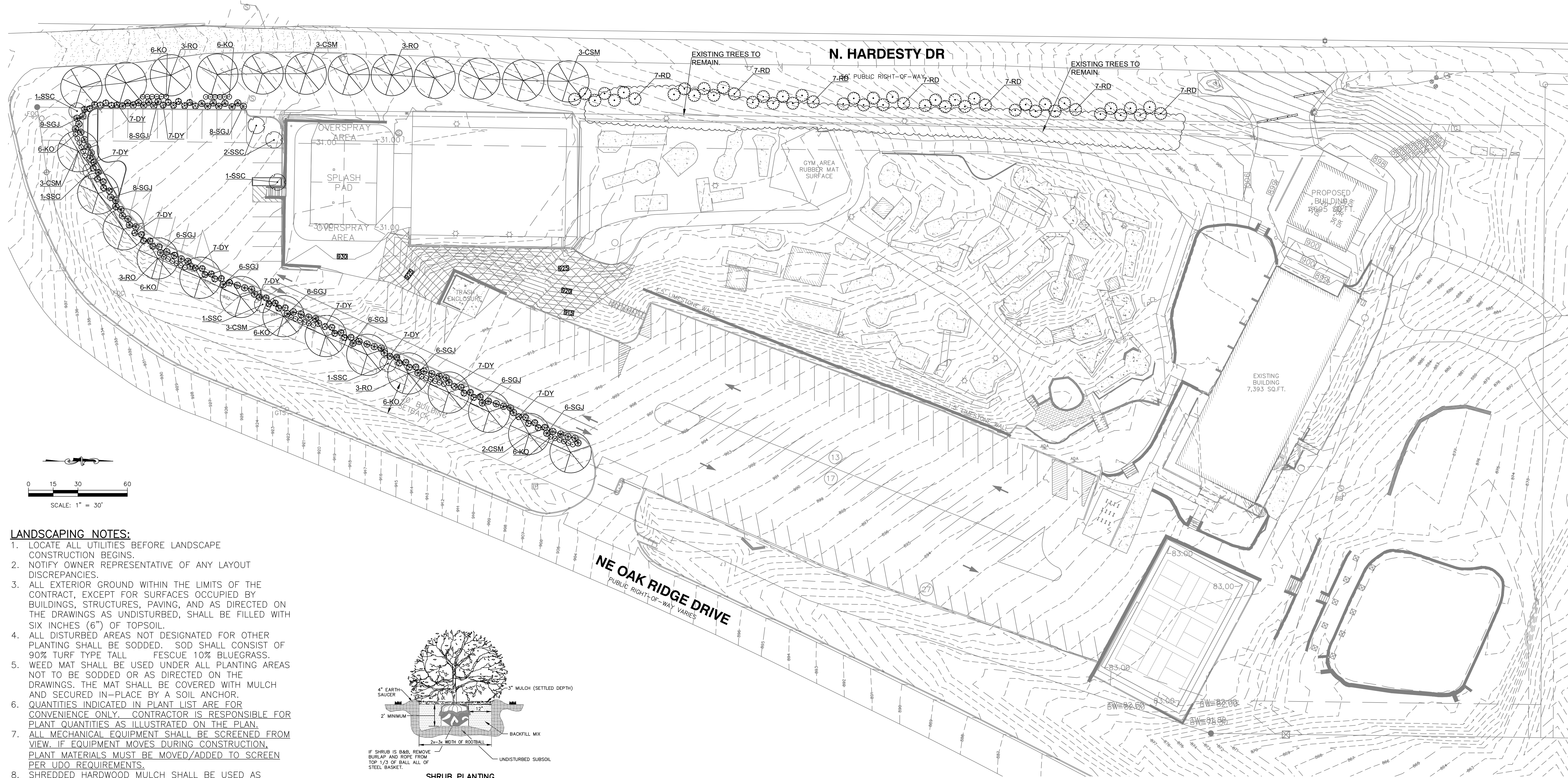
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DATE: 11.17.2023
DESIGNED BY: JSC
DRAWN BY: JSC
APPROVED BY: JRS

SHEET NUMBER
E-002
JOB NUMBER
23-185

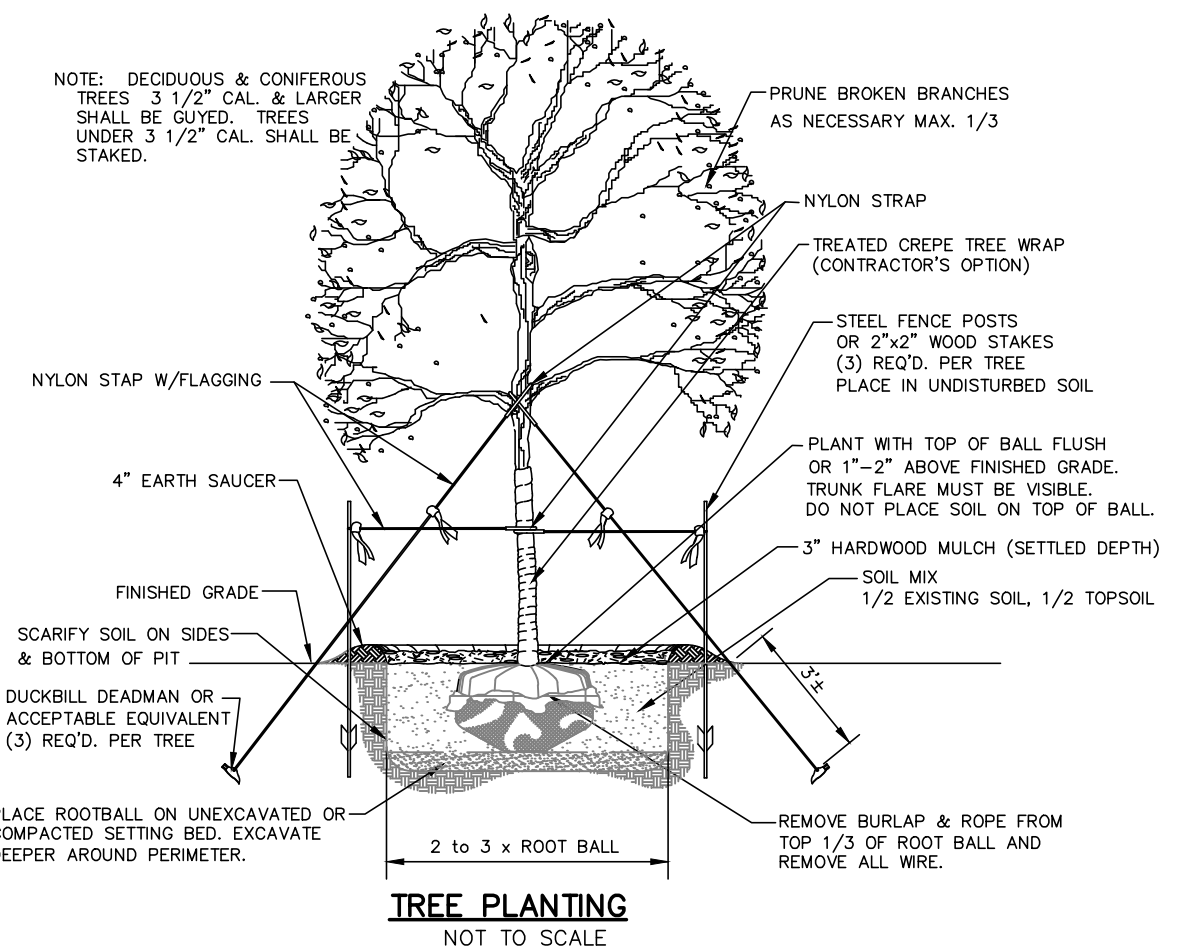
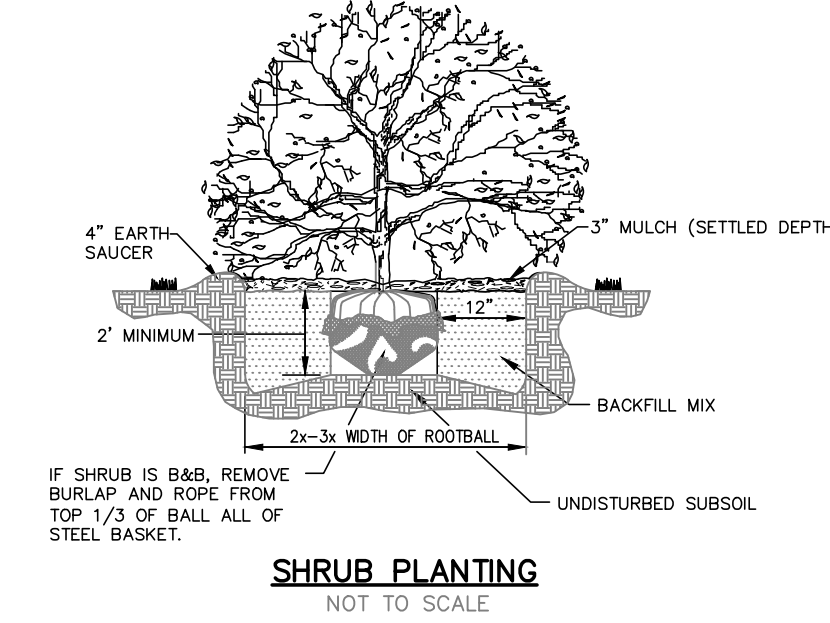


MO COA NO. 202208761 - KS COA NO. E-2818
1825 CENTRAL ST. SUITE #201
KANSAS CITY, MO 64108
phone: (816) 272-6398 email: jrs@jscengineers.com



LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
5. WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SODDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
6. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
7. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW. IF EQUIPMENT MOVES DURING CONSTRUCTION, PLANT MATERIALS MUST BE MOVED/ADDED TO SCREEN PER UDO REQUIREMENTS.
8. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
9. PLACE STEEL EDGING AROUND ALL LANDSCAPE BEDS.
10. STEEL EDGING SHALL BE 1/8" x 4" WITH CLIPS AND STAKES FIVE FEET(5') ON CENTER MIN.
11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS) AND APPLY MYCORRHIZAE TREATMENT TO EACH ROOT BALL.
12. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
13. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
14. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
15. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING. BAGS TO REMAIN FOR USE BY OWNER.



LANDSCAPE REQUIREMENTS			
Street Trees 88-425-03	REQUIRED	EXISTING	PROVIDED
N. Hardesty (324'/30)	11	0	11
NE Oak Ridge (385'/30)	13	0	13
General Landscaping 88-425-04			
1 TREES/5,000 SF BLDG (6,400/5,000) *	2	0	2
Parking Lot Perimeter 88-425-05			
N. Hardesty TREES	(SATISFIED WITH STREET TREES)		
N. Hardesty SHRUBS	CONTINUOUS	SEE PLAN	
NE Oak Ridge, TREES	(SATISFIED WITH STREET TREES)		
NE Oak Ridge, SHRUBS	CONTINUOUS	SEE PLAN	
Interior Parking Lot 88-425-06 *			
35 SF x 32 Stalls	N/A		
32 Stalls/5	6.4	7	

* Parking Lots are existing and internal islands are not included. The plants are included in the perimeter plantings.

PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	14	ACER SACCHARUM 'CADD0'	CADD0 SUGAR MAPLE	2.0" CAL. B&B
RO	12	QUERCUS RUBRA	RED OAK	2.0" CAL. B&B
SSC	7	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.0" CAL. B&B
SHRUBS & GRASSES				
DY	70	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24" HT.
SGJ	75	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT.
KO	42	ROSA 'RADRAZZ'	KNOCKOUT ROSE	24" HT.
RD	49	CORNUS SERICEA 'REDTWIG'	REDTWIG DOGWOOD	24" HT.

8040 N. OAK TRAFFICWAY KANSAS CITY, MISSOURI 64118 kce@kveeng.com www.kveeng.com	0	03/01/24	CITY COMMENTS	VSR	DWN	MAC	CHK
KAW VALLEY ENGINEERING	REV	DATE	DESCRIPTION	VSR	DWN	MAC	CHK
MATTHEW A. CROSS ENGINEER MO # 2020008364							
KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23							
OAKRIDGE FAMILY CLUB 5330 NE OAK RIDGE DRIVE KANSAS CITY, MO							
DEVELOPMENT PLAN LANDSCAPING PLAN - 1							
PROJ. NO. B21D4185							
DESIGNER MAC							
CFN 4185LS							
SHEET LS1							
	REV						

Public Meeting Notice

Please join KAW VALLEY ENGINEERING
for a meeting about OAK RIDGE FAMILY SOCIAL CLUB
case number CLDPIR-2023-00116, CD-CPC-2024-00010

proposed for the following address: 5330 NE OAK RIDGE DR, KANSAS CITY, MO, 64119

Meeting Date: MARCH 5TH, 2024

Meeting Time: 5:00 PM, CST

Meeting Location: Zoom Meeting ID: 825 0982 5089 Passcode: kve123
<http://tinyurl.com/3vfzn545>

Project Description:

ADDITIONAL PARKING, AMENITIES, AND AN ADDITIONAL BUILDING AT OAK RIDGE, AS WELL AS IMPROVEMENTS TO N HARDESTY AVE.

If you have any questions, please contact:

Name: JACOB DOBBS, EIT

Phone: 816-468-5858

Email: JACOBD@KVENG.COM

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dobbs". The signature is written in a cursive, slightly slanted style.

Meeting Sign-In Sheet

Project Name and Address

OAK RIDGE FAMILY SOCIAL CLUB, 5330 NE OAK RIDGE DR, KANSAS CITY, MO

Name	Address	Phone	Email
EMILY STOUT	5408 N HARDESTY AVE		
CARLIE & SHEA KENT	5400 N HARDESTY AVE		
HYOKYUNG KWON	5334 N HARDESTY AVE		
STEPHEN EDWARDS	5204 N HARDESTY AVE		
CHUCK CUDA	5330 NE OAK RIDGE DR		
MATT CROSS	8040 N OAK TRAFFICWAY		
JACOB DOBBS	8040 N OAK TRAFFICWAY		



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

ATTENDANCE, AND WE BELIEVE ALL THE NEIGHBORS' CONCERNS WERE
ADDRESSED EXCEPT FOR CONDITION OF PAVEMENT ON HARDESTY.

CASE NUMBER

CD-CPC-2024-00010

ADDRESS OR LOCATION

5330 NE Oak Ridge Dr

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Clay

I, Jacob Dobbs being duly sworn upon my oath and being of sound mind and legal age state:

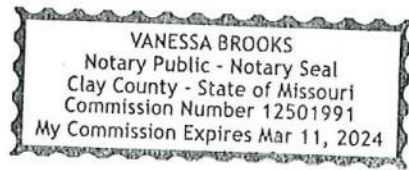
That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Jacob Dobbs
(Print Name)

Jacob Dobbs
(Signature)

Subscribed and sworn to before me this 1st day of March, 2024.

Vanessa Brooks
Notary Public



My Commission Expires 03-11-2024

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.