

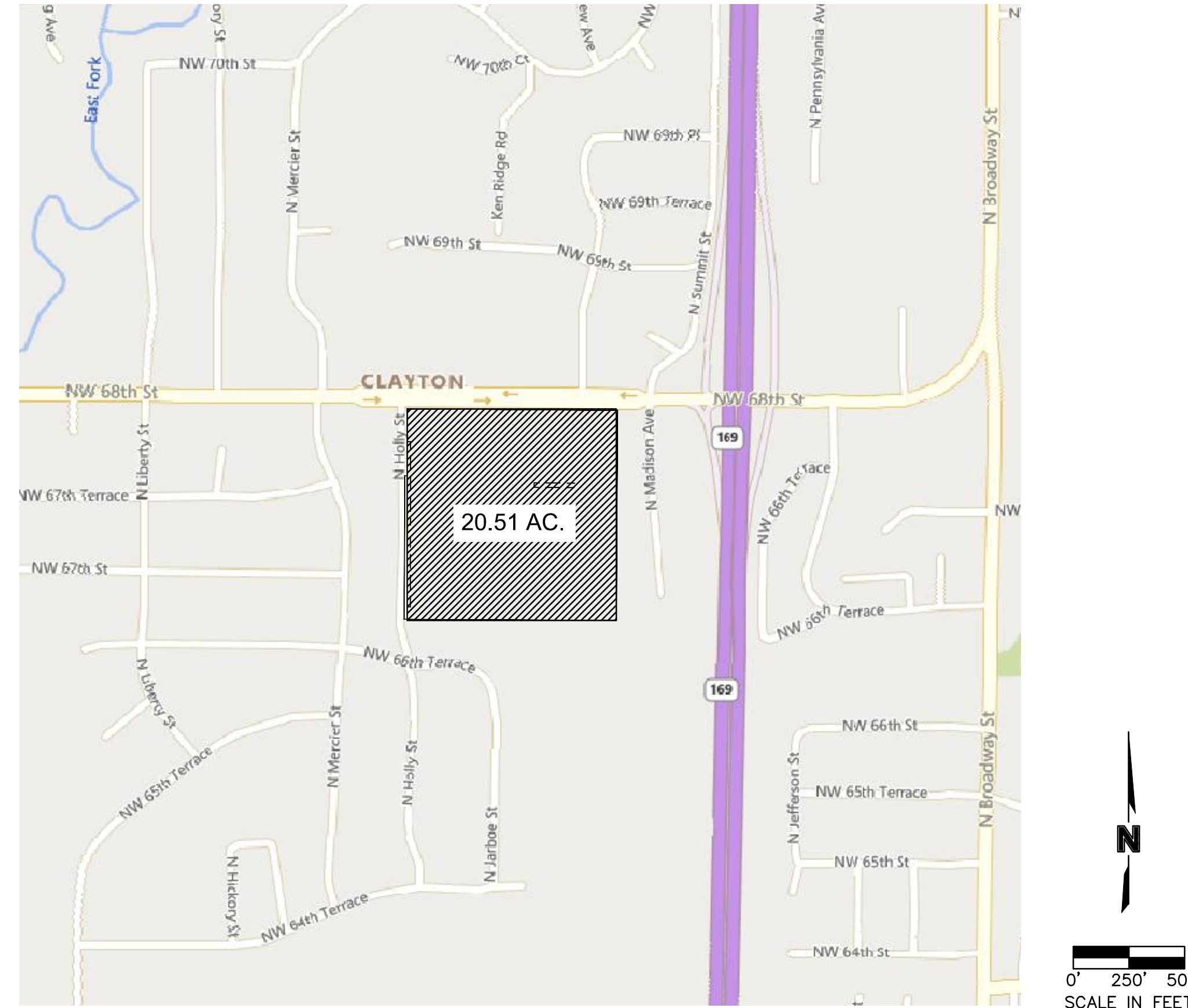
**VICINITY MAP**  
S 03 T 52 N, R 31 W  
SCALE 1"=2000'

# JADAN HILLS

## REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

SECTION 22, TOWNSHIP 51 N, RANGE 33 W  
IN KANSAS CITY, CLAY COUNTY, MO

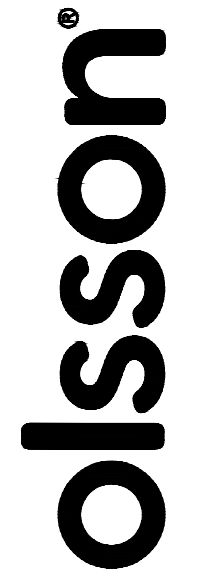
PROJECT TEAM
<b>OWNER / DEVELOPER</b> L&L BUILDING COMPANY, LLC 7004 N COVENTRY AVE KANSAS CITY, MO 64151 CONTACT: JACIE LIEBER PHONE: 816.935.6078 EMAIL: JACIELIEBER@YAHOO.COM
<b>ENGINEER</b> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, P.E. PHONE: 816.361.1177 EMAIL: SSAYLOR@OLSSON.COM
<b>LANDSCAPE ARCHITECT</b> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON, P.L.A. PHONE: 816.361.1177 EMAIL: JHODSON@OLSSON.COM



SHEET LIST	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE DEVELOPMENT PLAN
05	GRADING & UTILITY PLAN
06	TREE PRESERVATION PLAN
07	STREAM BUFFER PLAN
08	OVERALL LANDSCAPE PLAN
09	PUBLIC STREET LIGHTING PLAN

**PROPOERTY DESCRIPTION**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51, RANGE 33 IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 44 MINUTES 44 SECONDS EAST  
 ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 39.89 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 47.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW. 68TH STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST.  
 ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 925.67 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 942.97 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 949.31 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS EAST, A DISTANCE OF 645.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 205.43 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 79.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARE DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 20.51 ACRES, MORE OR LESS.



1301 Burlington Street  
North Kansas City, MO 64116

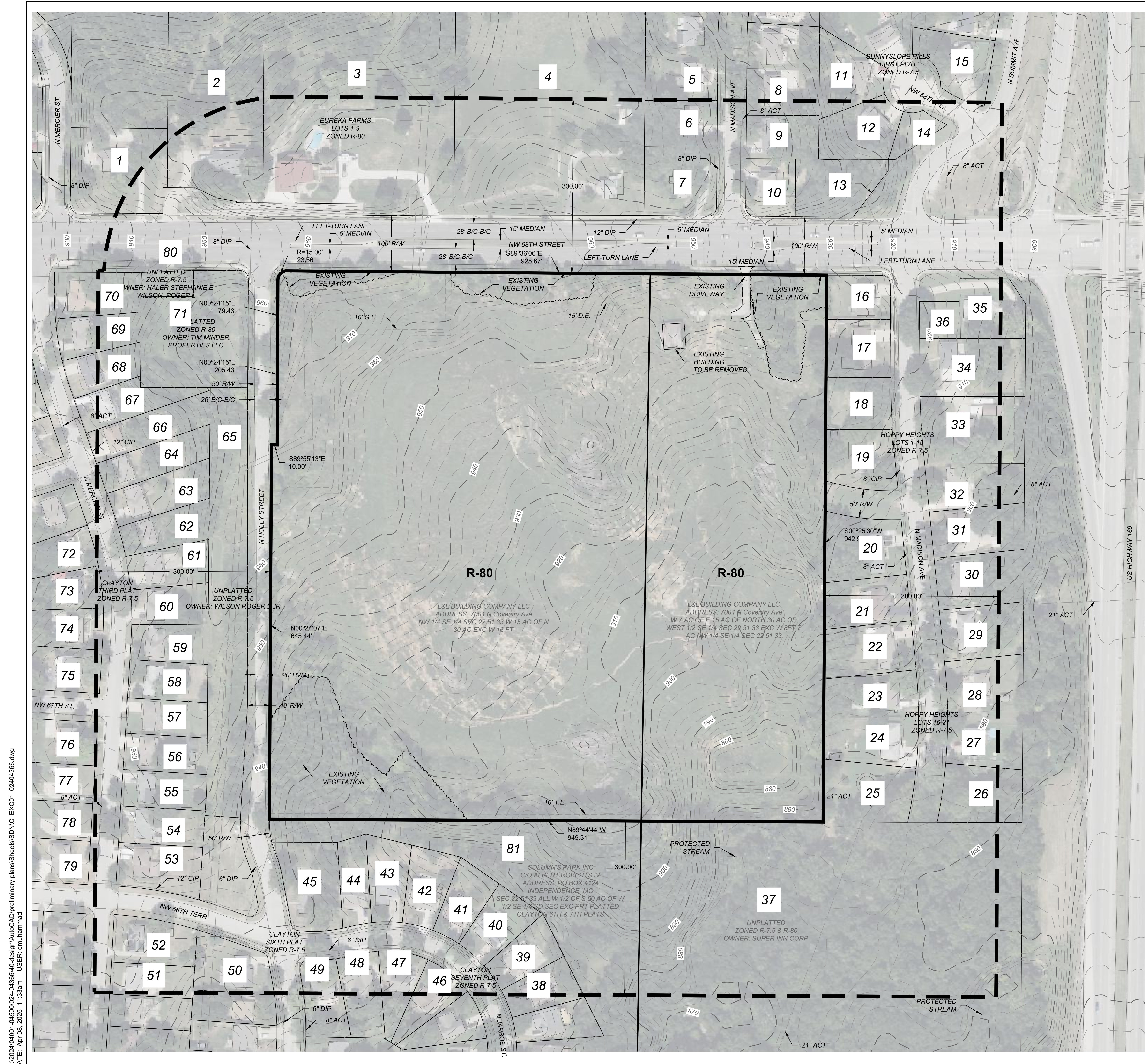
olsson.com  
TEL 816.361.1177  
FAX 816.361.1888  
Olsson - Engineering  
Missouri COA #001592

REVISIONS DESCRIPTION

NO. REV. DATE

TITLE SHEET	2025
JADAN HILLS REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT KANSAS CITY, MISSOURI	

drawn by: SM  
checked by: SS  
designed by: SS  
QA/QC by: SS  
project no.: 024-04366  
date: 2025.02.21



1	KENTON CURTIS E & ELNORA A 2015 NW 68TH ST KANSAS CITY, MO 64116	26	MESH MICHAEL A & TAMARA L 8714 MADISON AVE KANSAS CITY, MO 64116
2	JONES GARRON & ALECIA MICHELLE TRUST 1201 NW 68TH ST KANSAS CITY, MO 64116	27	MESH MICHAEL A & TAMARA L 8714 MADISON AVE KANSAS CITY, MO 64116
3	EARLENEAUGH JOHN P & SHARON R 1112 NW 68TH ST KANSAS CITY, MO 64116	28	HEIDER DANIEL L 8714 MADISON AVE KANSAS CITY, MO 64116
4	BOWMAN JEFFREY SCOTT BOWMAN JAY LEX & ANDERSON ROBIN 2015 NW 68TH ST KANSAS CITY, MO 64116	29	WINTHORN SCOTT & LINDA L TRUST 100 W 9TH ST SMITHVILLE, MO 65089
5	DAVEY KAREN E 8814 MADISON AVE KANSAS CITY, MO 64116	30	BLOD KIMBERLY 100 W 9TH ST SMITHVILLE, MO 65089
6	PEDERSON GREGORY MICHAEL & DEBRA SUE 8814 MADISON AVE KANSAS CITY, MO 64116	31	DAVEY KAREN E & PARRA ETAL 8714 MADISON AVE KANSAS CITY, MO 64116
7	BOWMAN JEFFREY SCOTT BOWMAN JAY LEX & ANDERSON ROBIN 2015 NW 68TH ST KANSAS CITY, MO 64116	32	HEIDER DANIEL L 8714 MADISON AVE KANSAS CITY, MO 64116
8	MICHAEL JAMES M JR 8814 MADISON AVE KANSAS CITY, MO 64116	33	CURRY DANIEL & STEPHEN A 8714 MADISON AVE KANSAS CITY, MO 64116
9	WFOVY LLC 1000 W 9TH ST SMITHVILLE, MO 65089	34	REED DAVID F & STEPHANIE L 8714 MADISON AVE KANSAS CITY, MO 64116
10	BARB HOLLY 8814 MADISON AVE KANSAS CITY, MO 64116	35	GOODRICH BRANDON R 801 NW 67TH ST KANSAS CITY, MO 64116
11	CASTILLO ANDRES 801 W 9TH ST KANSAS CITY, MO 64116	36	KANSAS CITY CITY OF KANSAS CITY, MO 64106
12	LAELLE MICHELLE E SCARFONE ANNETTE M ETAL KANSAS CITY, MO 64116	37	SUPER INN CORP KANSAS CITY, MO 64116
13	LIBERTY ASSETS LLC LIBERTY, MO 64068	38	VOOKUN JENNIFER & ROBERT ETAL KANSAS CITY, MO 64116
14	HART JAMES B 2015 NW 68TH ST LIBERTY, MO 64068	39	MILLER CHARLES STEVEN & PATRICIA ETAL KANSAS CITY, MO 64116
15	SPH HOMES LLC 3855 BRONCO DR ATLANTA, GA 30305	40	STERKOFF KARI Q & TAMMY S KANSAS CITY, MO 64116
16	HOLDERS AUTHORITY OF MO 9010 E KANSAS CITY, MO 64116	41	STAVEY EMMA 100 W 9TH ST KANSAS CITY, MO 64116
17	GUEVARA SHARINA & CHARARRA JERRY A GUEVARA ETAL KANSAS CITY, MO 64116	42	UNDERHILL D & JUNE P 1112 NW 67TH ST KANSAS CITY, MO 64116
18	MELTON FRANK G ETAL LIBERTY, MO 64068	43	JACKSON ROBERTA D 1112 NW 67TH ST KANSAS CITY, MO 64116
19	MCGRY JACK L 8714 MADISON AVE KANSAS CITY, MO 64116	44	NATUNAK ETAL & EMANNA K 1112 NW 67TH ST KANSAS CITY, MO 64116
20	JOHN KRISTIN 8714 MADISON AVE KANSAS CITY, MO 64116	45	C/O JAMES B BATTERSON 100 W 9TH ST KANSAS CITY, MO 64116
21	WILBERGER CHARLES W & LINDA S 8714 MADISON AVE KANSAS CITY, MO 64116	46	WILBERGER CHARLES W & LINDA S 8714 MADISON AVE KANSAS CITY, MO 64116
22	PALLESSEN STEVE 8714 MADISON AVE KANSAS CITY, MO 64116	47	CLARKE CHRISTINA L 100 W 9TH ST KANSAS CITY, MO 64116
23	HANSEN TITTE MADON & DORIANNA 8714 MADISON AVE KANSAS CITY, MO 64116	48	JONES RALPH D & LINDA M 1112 NW 67TH ST KANSAS CITY, MO 64116
24	TRICARCO LINDA JR ETAL 8814 MADISON AVE KANSAS CITY, MO 64116	49	BAYLES ADRIAN A & CHRISTINA M 8714 MADISON AVE KANSAS CITY, MO 64116
25	TRICARCO LINDA JR ETAL 8814 MADISON AVE KANSAS CITY, MO 64116	50	YORK JOSHUA & VESS ALLISON 8714 MADISON AVE KANSAS CITY, MO 64116

51	JOSPH DANIEL L & LISA M 8814 MADISON AVE KANSAS CITY, MO 64116	76	DALLAN REGINALD & DALIA E 8814 MADISON AVE KANSAS CITY, MO 64116
52	JOHN BARRON CORP 8814 MADISON AVE KANSAS CITY, MO 64116	77	JOSPH DANIEL L & LISA M 8814 MADISON AVE KANSAS CITY, MO 64116
53	PAVINE SCHEILA E & WILLARD W M 8814 MADISON AVE KANSAS CITY, MO 64116	78	MARCHENA CARLOS HERNANDEZ 8814 MADISON AVE KANSAS CITY, MO 64116
54	YERPEZ ADOFIO THOMAS STEVEN & REBECCA L 8814 MADISON AVE KANSAS CITY, MO 64116	79	DALE PATRICK M DALE DALE & REBECCA L 8814 MADISON AVE KANSAS CITY, MO 64116
55	WHEAT JAMES B 8814 MADISON AVE KANSAS CITY, MO 64116	80	WHEAT JAMES B 8814 MADISON AVE KANSAS CITY, MO 64116
56	TROUT ALSTIN & LINDA JO 8814 MADISON AVE KANSAS CITY, MO 64116	81	COLLETT PARK INC C/O ALBERT ROBERTS IV PO BOX 4174 INDEPENDENCE, MO 64501
57	MURALEE VYETTE 8814 MADISON AVE KANSAS CITY, MO 64116		
58	LEWIS MARY 8714 MADISON AVE KANSAS CITY, MO 64116		
59	BARNES CORINA KAY ETAL 8814 MADISON AVE KANSAS CITY, MO 64116		
60	LEWIS MARY K 8714 MADISON AVE KANSAS CITY, MO 64116		
61	HOLLINGSWORTH STEVEN J 8714 MADISON AVE KANSAS CITY, MO 64116		
62	BOACH GARY 8714 MADISON AVE KANSAS CITY, MO 64116		
63	BERGMAN KYLIE L & SUSANNE B BOLESTAD 8714 MADISON AVE KANSAS CITY, MO 64116		
64	BERGMAN KYLIE L & SUSANNE B BOLESTAD 8714 MADISON AVE KANSAS CITY, MO 64116		
65	WILSON RODGER L JR 8714 MADISON AVE KANSAS CITY, MO 64116		
66	8814 MADISON AVE 8814 MADISON AVE KANSAS CITY, MO 64116		
67	WILSON RODGER L JR 8714 MADISON AVE KANSAS CITY, MO 64116		
68	SHIFFER AMANDA M MICHELLE A 8714 MADISON AVE KANSAS CITY, MO 64116		
69	WHEAT JAMES B & THOMPSON WENDY SUSANNE ETAL 8714 MADISON AVE KANSAS CITY, MO 64116		
70	THOMPSON SUSANNE S & DON T 8714 MADISON AVE KANSAS CITY, MO 64116		
71	TIM WINDSOR PROPERTIES LLC PO BOX 720 SMITHVILLE, MO 65089		
72	LOPEZ ELIAS JR & BRENDA KAY 8714 MADISON AVE KANSAS CITY, MO 64116		
73	MARCOSUS ZAVARRA 8714 MADISON AVE KANSAS CITY, MO 64116		
74	CHOCOLAZ ANF & FREY 8714 MADISON AVE KANSAS CITY, MO 64116		
75	LEWIS ADRIAN & LANCIE 8714 MADISON AVE KANSAS CITY, MO 64116		

**LEGEND**

- PROJECT PROPERTY BOUNDARY
- 300' ADJACENT PROPERTY OWNER BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STREAM CENTERLINE

**SCALE IN FEET**

0' 40' 80' 160'

**REVISIONS**

NO.	REV.	DATE	DESCRIPTION

**EXISTING CONDITIONS**

**JADAN HILLS**

**REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT**

**KANSAS CITY, MISSOURI**

2025

drawn by: SM  
checked by: SS  
designed by: SS  
QA/QC by: SS  
project no.: 024-04366  
date: 2025.02.21

**SHEET 02**

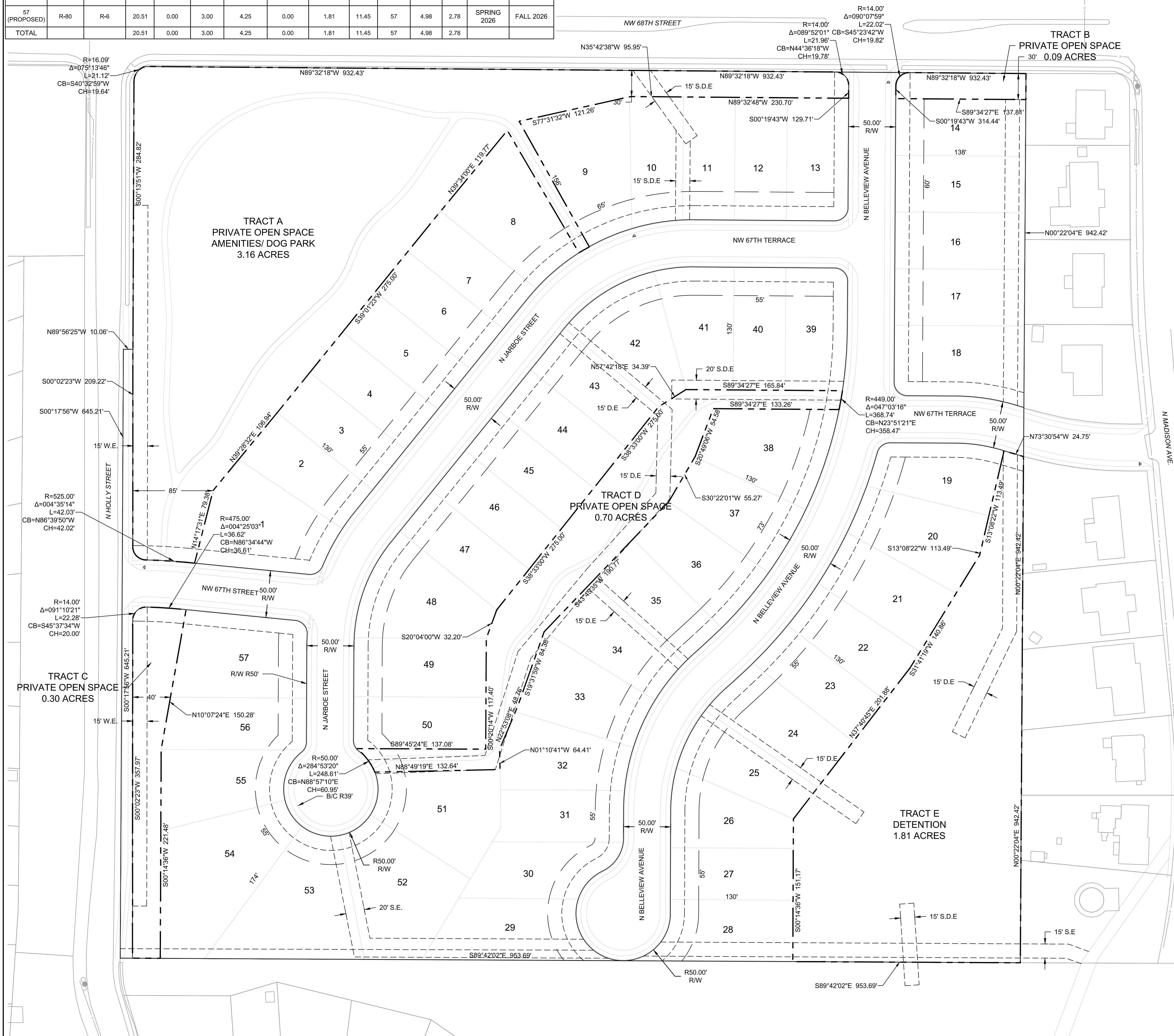
**olsson**

1301 Burlington Street  
North Kansas City, MO 64116

olsson.com  
TEL 816.361.1177  
FAX 816.361.1888  
Olsson - Engineering  
Missouri COA #001592

F:\2024\04001-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNVC\_EX01\_02404366.dwg  
DATE: Apr 08, 2025 11:33am USER: qmhammad

PARCEL DEVELOPMENT DATA														
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
57 (PROPOSED)	R-80	R-6	20.51	0.00	3.00	4.25	0.00	1.81	11.45	57	4.98	2.78	SPRING 2026	FALL 2026
TOTAL			20.51	0.00	3.00	4.25	0.00	1.81	11.45	57	4.98	2.78		

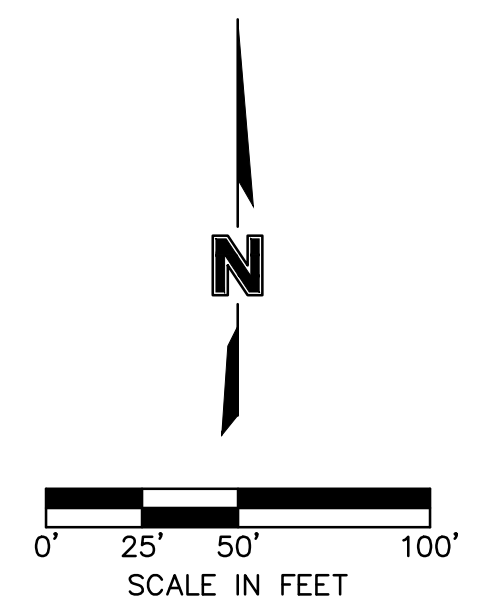


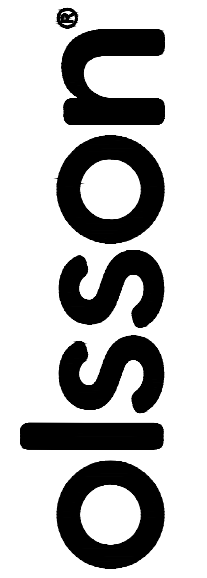
LOT AREA TABLE			PARCEL AREA TABLE		
LOT #	AREA (SF)	LOT WIDTH	LOT #	AREA (SF)	LOT WIDTH
LOT 1	12150.30	71.75'	LOT 21	8789.81	64.64'
LOT 2	7245.74	55.00'	LOT 22	7716.03	56.91'
LOT 3	7149.54	55.00'	LOT 23	7221.18	54.74'
LOT 4	7148.61	55.00'	LOT 24	9250.46	69.32'
LOT 5	7147.69	55.00'	LOT 25	7780.97	62.38'
LOT 6	7146.76	55.00'	LOT 26	7597.47	72.67'
LOT 7	7147.74	55.00'	LOT 27	7150.00	55.00'
LOT 8	11521.84	70.73'	LOT 28	8988.92	65.00'
LOT 9	12071.99	65.11'	LOT 29	9929.77	65.11'
LOT 10	7231.25	55.00'	LOT 30	8060.68	60.37'
LOT 11	7151.50	55.00'	LOT 31	7226.44	55.00'
LOT 12	7150.00	55.00'	LOT 32	8859.12	55.45'
LOT 13	8422.07	65.17'	LOT 33	7958.51	63.84'
LOT 14	8282.16	60.25'	LOT 34	9673.38	55.09'
LOT 15	8265.08	60.00'	LOT 35	7775.18	56.95'
LOT 16	8262.62	60.00'	LOT 36	8635.89	71.38'
LOT 17	8260.15	60.00'	LOT 37	8692.10	72.53'
LOT 18	10506.80	74.57'	LOT 38	10879.05	98.62'
LOT 19	8120.34	55.22'	LOT 39	8359.07	65.36'
LOT 20	9677.90	61.80'	LOT 40	7152.07	55.00'

PARCEL AREA TABLE		
LOT #	AREA (SF)	LOT WIDTH
LOT 41	8791.00	76.90'
LOT 42	9769.18	94.19'
LOT 43	7305.45	56.70'
LOT 44	7187.46	55.00'
LOT 45	7212.44	55.00'
LOT 46	7237.41	55.00'
LOT 47	7262.39	55.00'
LOT 48	10811.91	102.93'
LOT 49	8741.32	62.40'
LOT 50	7692.06	56.59'
LOT 51	11032.65	66.84'
LOT 52	13214.67	67.72'
LOT 53	14287.38	71.47'
LOT 54	15474.78	57.51'
LOT 55	9374.63	61.42'
LOT 56	8209.26	56.61'
LOT 57	11854.92	83.83'

**LEGEND**

- PROJECT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT





1301 Burlington Street  
North Kansas City, MO 64116

olsson.com  
TEL 816.361.1177  
FAX 816.361.1888  
Olsson - Engineering  
Missouri COA #001592

NO.	REV.	REVISIONS DESCRIPTION	DATE

PRELIMINARY PLAT

JADAN HILLS  
 REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

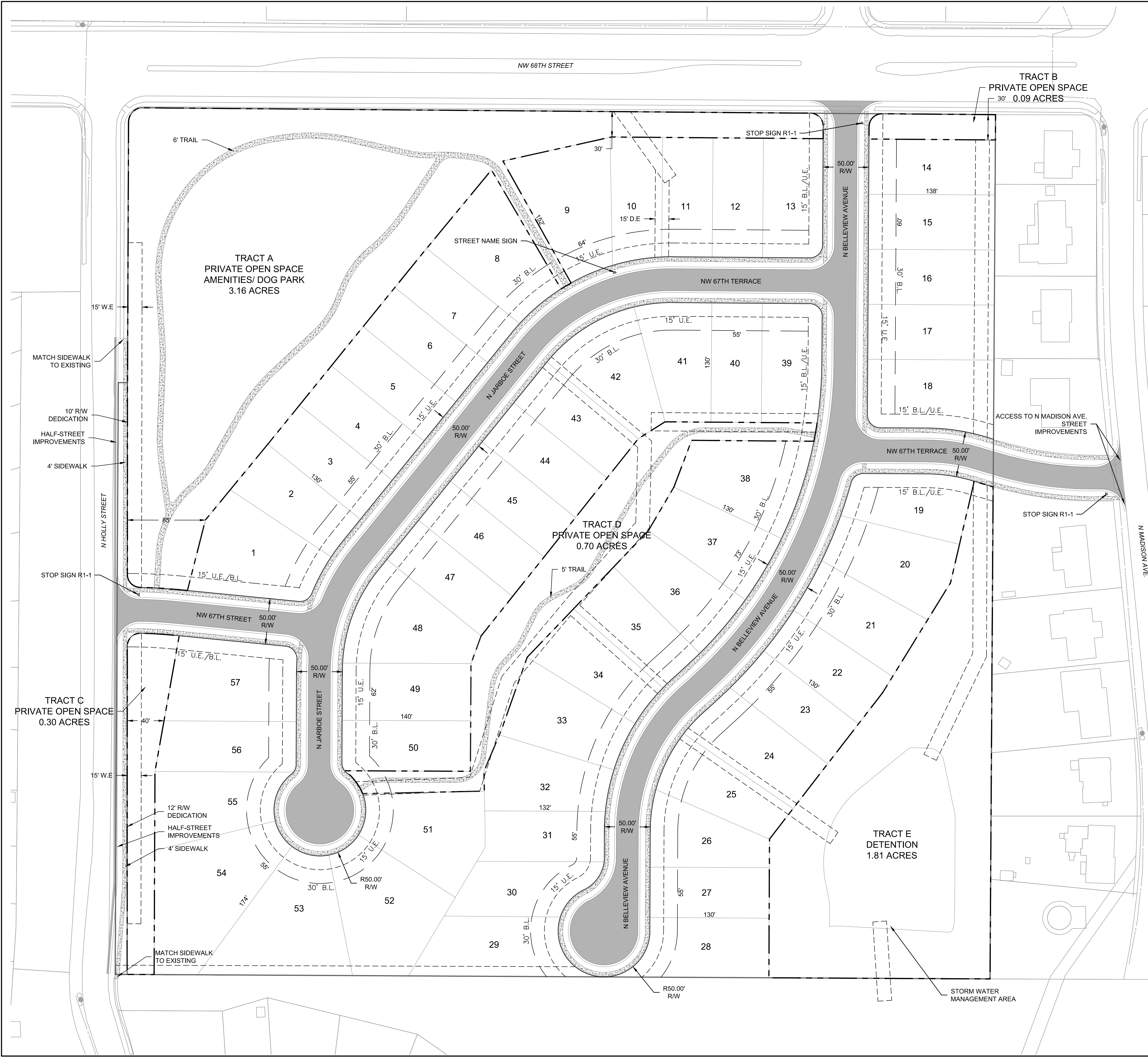
KANSAS CITY, MISSOURI

drawn by: \_\_\_\_\_ SM  
 checked by: \_\_\_\_\_ SS  
 designed by: \_\_\_\_\_ SS  
 QA/QC by: \_\_\_\_\_ SS  
 project no.: 024-04366  
 date: 2025.02.21

SHEET  
 03

F:\2024\04\01-0450\02-04-366\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_SIT01\_02404366.dwg  
 DATE: Apr 08, 2025 11:34am USER: qmhammad

F:\2024\04\01-045001024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_SIT01\_02404366.dwg  
 DATE: Apr 08, 2025 11:49am USER: qmuhammad



RESIDENTIAL LOCAL  
 N.T.S.

2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE  
 6" TYPE 1-01 ASPHALTIC CONCRETE BASE COURSE  
 6" MIN. COMPACTED AGGREGATE  
 6" MIN. COMPACTED SUBGRADE, 95% OF STANDARD MAX. DENSITY  
 CG-2 CURB & GUTTER

**TABLE 1: SITE DATA**

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80	R-6	NO	
GROSS LAND AREA			NO	
IN SQ.FT.	893,415.6	893,415.6		
IN ACRES	20.51	20.51		
RIGHT-OF-WAY			NO	
IN SQ. FT.	0	127,076.46		
IN ACRES	0	2.92		
BUILDING AREA (SF)	N/A	N/A	NO	
FLOOR AREA RATIO	N/A	N/A	NO	
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS				
DETACHED HOUSE		57	NO	
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO-UNIT HOUSE				
MULTI-UNIT HOUSE				
COLONNADE				
MULTI-UNIT BUILDING				
TOTAL LOTS				
RESIDENTIAL	2	57	NO	
PUBLIC/CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

**TABLE 2: BUILDING DATA**

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	30'	NO	
FRONT SETBACK	0	30'	NO	
SIDE SETBACK	0	10% OF LOT WIDTH, 8' MAX	NO	
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	
HEIGHT	0	35' MAX.	NO	

**TABLE 4: PARKING DATA**

88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT	57	57	N/A	N/A	NO

**TABLE 5: OTHER DEVELOPMENT STANDARDS**

88-425 OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	SEE TABLE BELOW
88-415 STREAM BUFFERS	SEE SHEET 07
88-430 OUTDOOR LIGHTING	N/A
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	N/A
88-445 SIGNS	PROPOSED MONUMENT SIGNS SHALL MEET 88-445 REQUIREMENTS
88-450 PEDESTRIAN STANDARDS	PUBLIC SIDEWALKS

**PARKLAND REQUIREMENTS**

RESIDENTIAL UNIT TYPE	UNIT COUNT	PEOPLE PER UNIT	ACRES PER PERSON	REQUIRED ACREAGE
DETACHED HOUSES	57	3.7	0.006	1.27
SEMI-ATTACHED HOUSES	0	3	0.006	0
MULTI-UNIT BUILDINGS	0	3	0.006	0
<b>TOTAL</b>	<b>57</b>			<b>1.27 AC.</b>

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

SCALE IN FEET  
 0' 25' 50' 100'

**olsson**

1301 Burlington Street  
 North Kansas City, MO 64116

olsson.com  
 TEL 816.361.1177  
 FAX 816.361.1888  
 Olsson - Engineering  
 Missouri COA #001592

NO. REV. DATE

REVISIONS DESCRIPTION

NO. REV. DATE

SITE DEVELOPMENT PLAN

JADAN HILLS  
 REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT  
 KANSAS CITY, MISSOURI

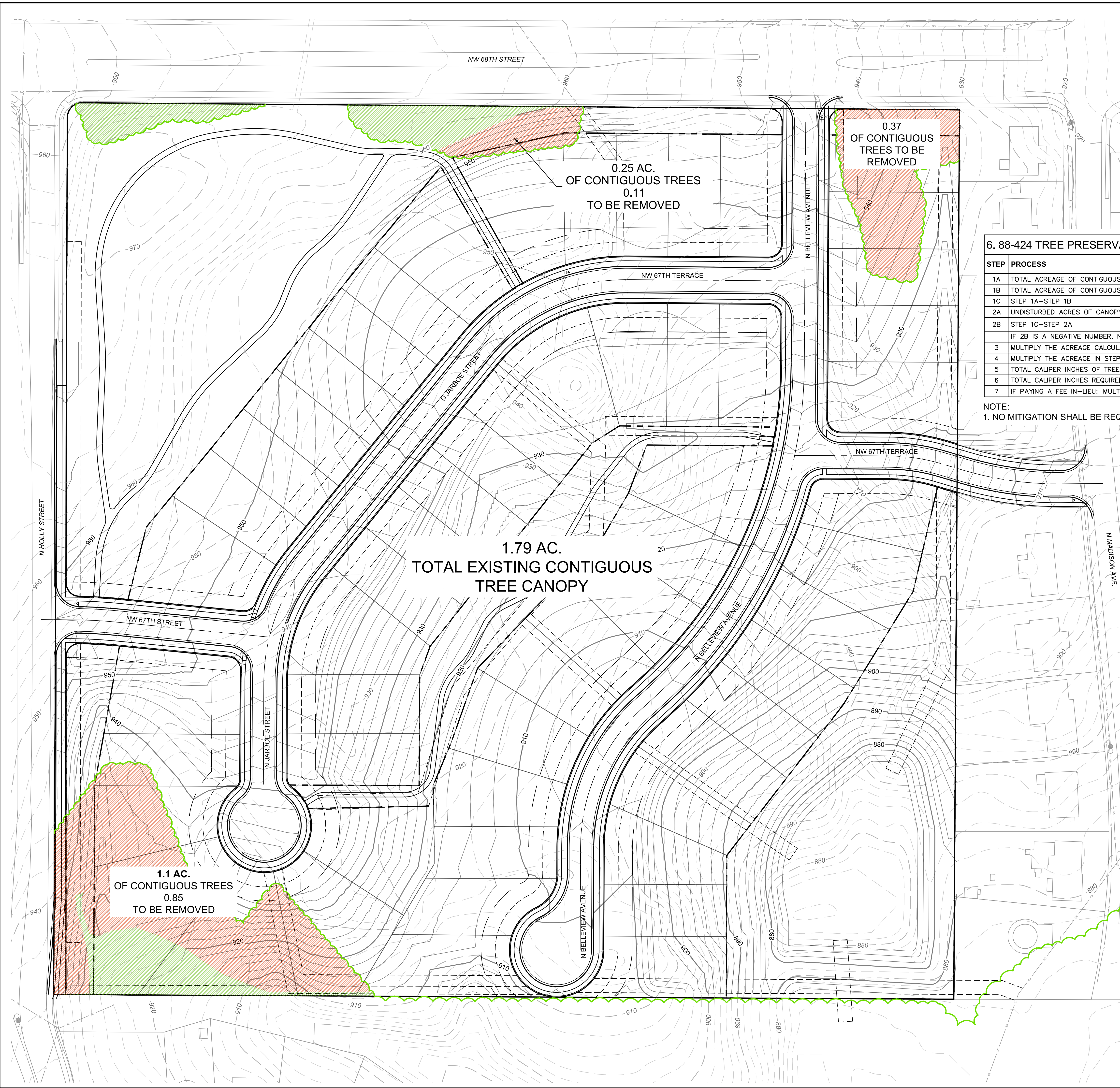
2025

drawn by: SM  
 checked by: SS  
 designed by: SS  
 QA/QC by: SS  
 project no.: 024-04366  
 date: 2025.02.21

SHEET  
 04



F:\2024\04\01-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_TRP01\_02404366.dwg  
 DATE: Apr 08, 2025 11:35am USER: qmhammad



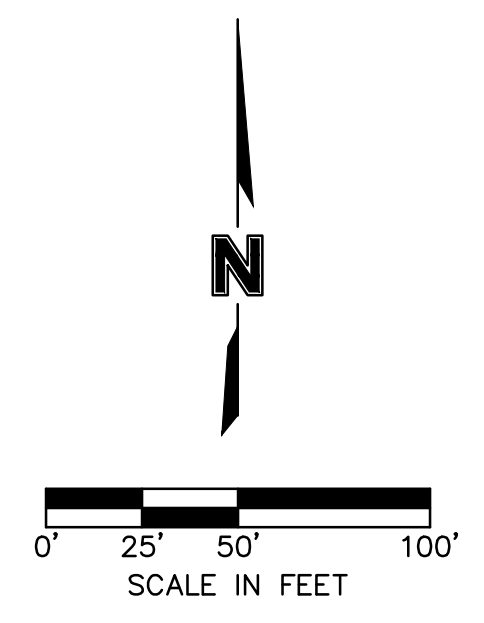
**6. 88-424 TREE PRESERVATION AND PROTECTION**

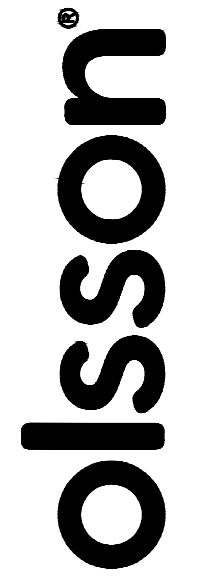
STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.1	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A-STEP 1B	0.64	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	0.00	ACRES
2B	STEP 1C-STEP 2A	0.64	ACRES
IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3			
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.2	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	33.6	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	536	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4- STEP 5	-502.4	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY \$185		DOLLARS

NOTE:  
 1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

**LEGEND**

- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED





1301 Burlington Street  
 North Kansas City, MO 64116

olsson.com  
 TEL 816.361.1177  
 FAX 816.361.1888  
 Olsson - Engineering  
 Missouri COA #001592

NO. REV.	DATE	REVISIONS DESCRIPTION	REVISIONS

TREE PRESERVATION PLAN

JADAN HILLS

REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

drawn by: \_\_\_\_\_ SM

checked by: \_\_\_\_\_ SS

designed by: \_\_\_\_\_ SS

QA/QC by: \_\_\_\_\_

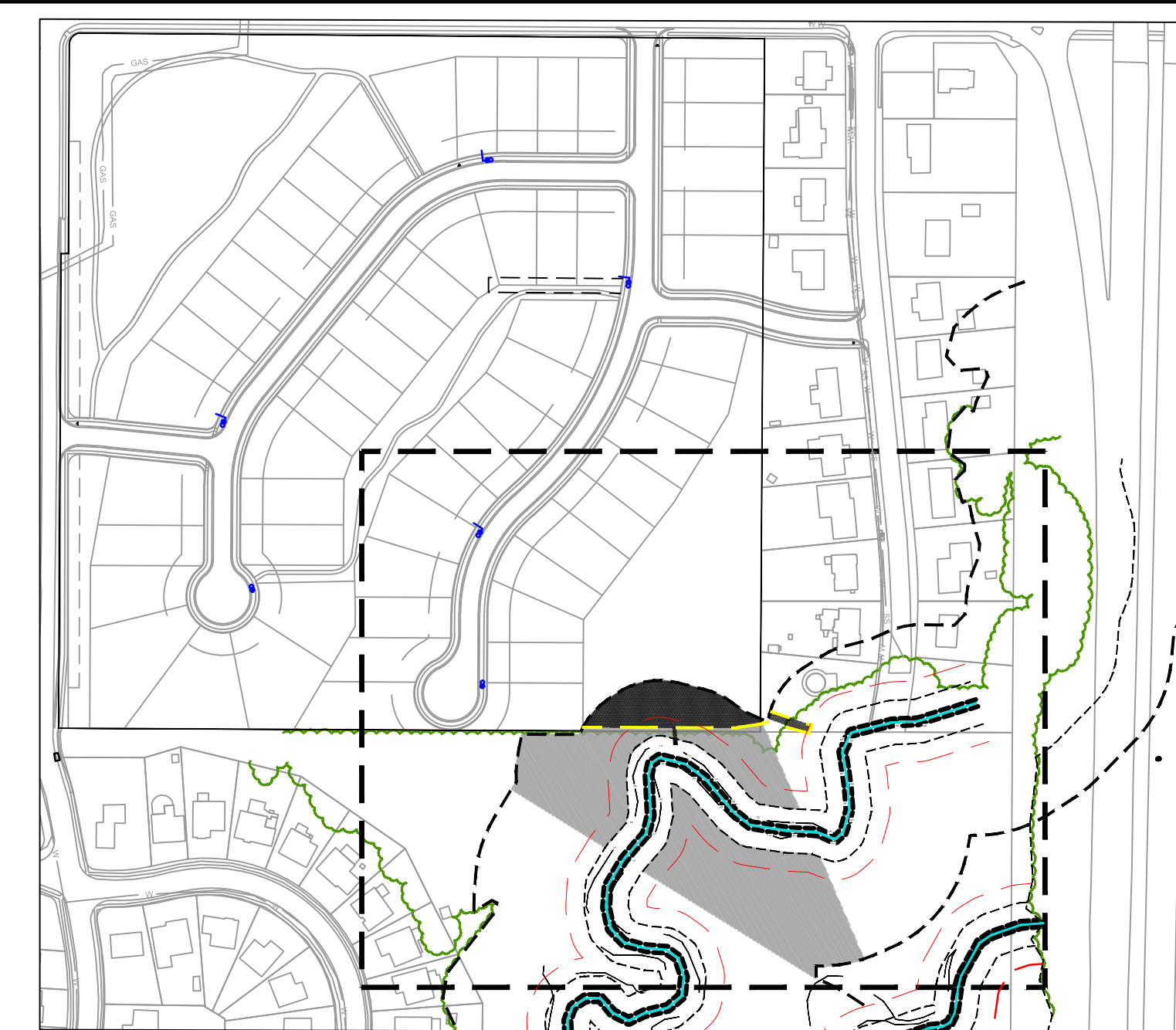
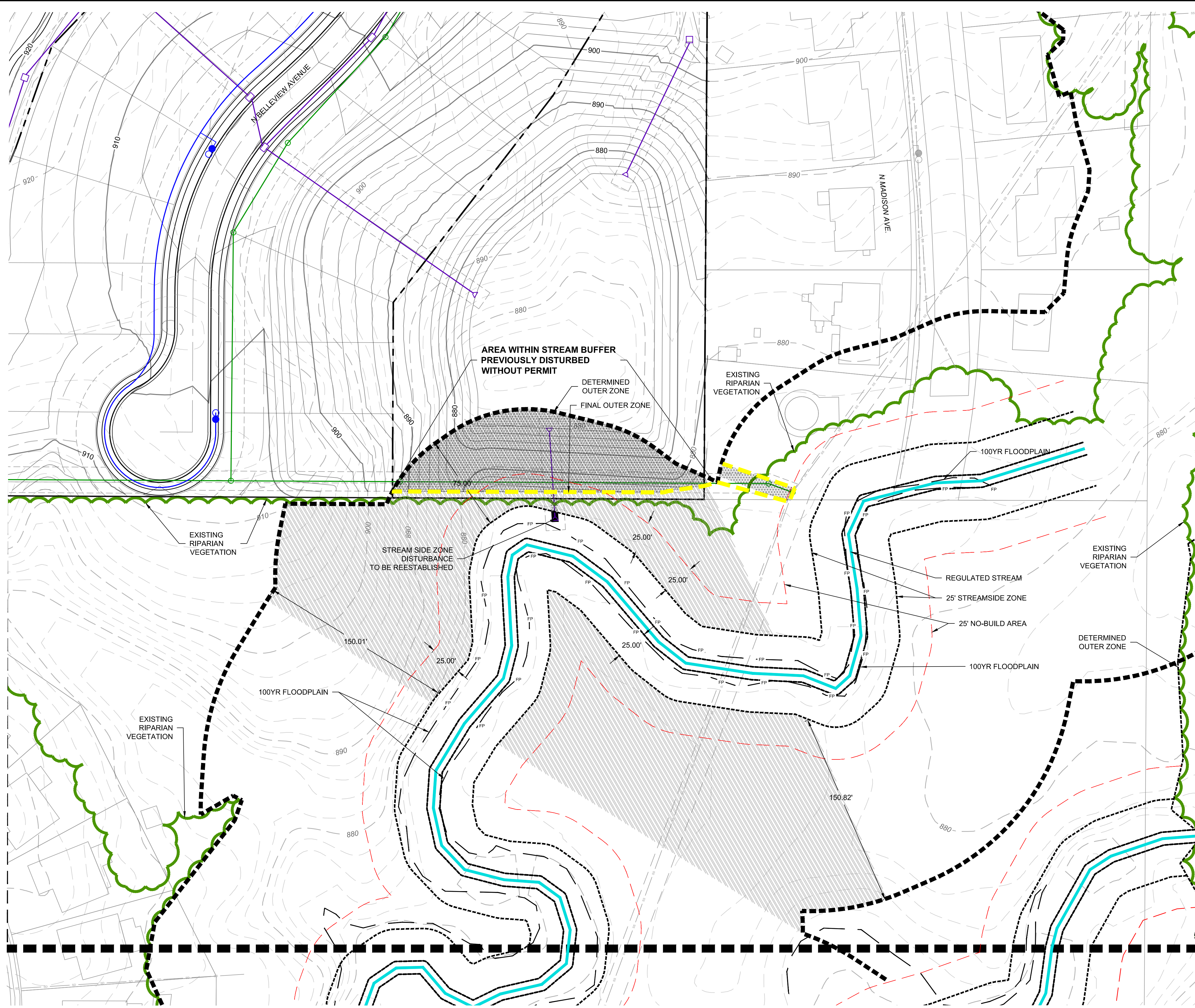
project no.: 024-04366

date: 2025.02.21

**SHEET**

**06**

F:\2024\04\01-0450\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_SBF01\_024\04366.dwg  
 DATE: Apr 08, 2025 11:38am USER: qmumammad

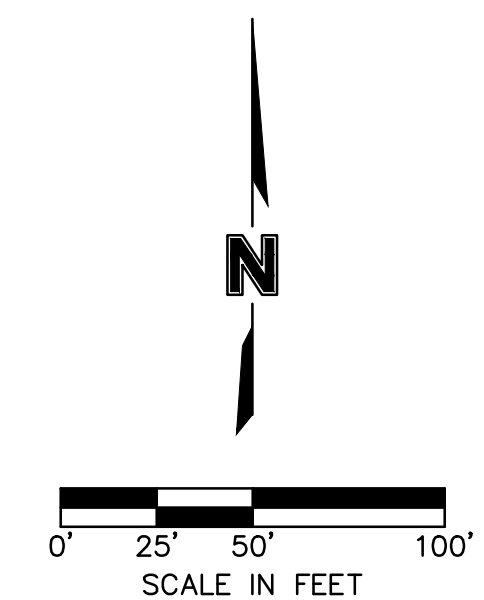


KEY MAP  
N.T.S

- LEGEND**
- OUTER ZONE
  - STREAMSIDE ZONE
  - EDGE OF STREAM
  - FINAL OUTER ZONE
  - PROJECT PROPERTY BOUNDARY
  - NO BUILD ZONE
  - DETERMINED OUTER ZONE
  - OUTER ZONE DISTURBANCE
  - 999 EXISTING MAJOR CONTOUR
  - 999 EXISTING MINOR CONTOUR
  - 999 PROPOSED MAJOR CONTOUR
  - 999 PROPOSED MINOR CONTOUR
  - 100 YEAR FLOODPLAIN
- LEGEND**
- MAJOR CONTOUR (EXISTING)
  - MINOR CONTOUR (EXISTING)
  - MAJOR CONTOUR (PROPOSED)
  - MINOR CONTOUR (PROPOSED)
  - GAS (EXISTING)
  - SANITARY SEWER (EXISTING)
  - SANITARY SEWER (PROPOSED)
  - STORM SEWER (EXISTING)
  - STORM SEWER (PROPOSED)
  - WATER (EXISTING)
  - WATER (PROPOSED)

STREAM BUFFER CALCULATIONS						
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.69	0.26	0.26	15.38%	0.00	0.00
MIDDLE ZONE	0	0.00	0.00		0.00	
STREAMSIDE ZONE	0.54	0.00	0.00	0.16%	0.00	
FINAL OUTER ZONE	1.43					

- STREAM BUFFER NOTES:**
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
  2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



1301 Burlington Street  
North Kansas City, MO 64116

olsson.com  
TEL 816.361.1177  
FAX 816.361.1888  
Olsson - Engineering  
Missouri COA #001592

NO. REV.	DATE	REVISIONS DESCRIPTION	REVISIONS

STREAM BUFFER PLAN

JADAN HILLS  
 REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT  
 KANSAS CITY, MISSOURI

2025

drawn by: \_\_\_\_\_ SM  
 checked by: \_\_\_\_\_ SS  
 designed by: \_\_\_\_\_ SS  
 QA/QC by: \_\_\_\_\_  
 project no.: 024-04366  
 date: 2025.02.21

**SHEET**  
07

F:\2024\04\01-0450\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_LSC01\_024\04366.dwg  
 DATE: Apr 08, 2025 11:37am USER: qmuhammad

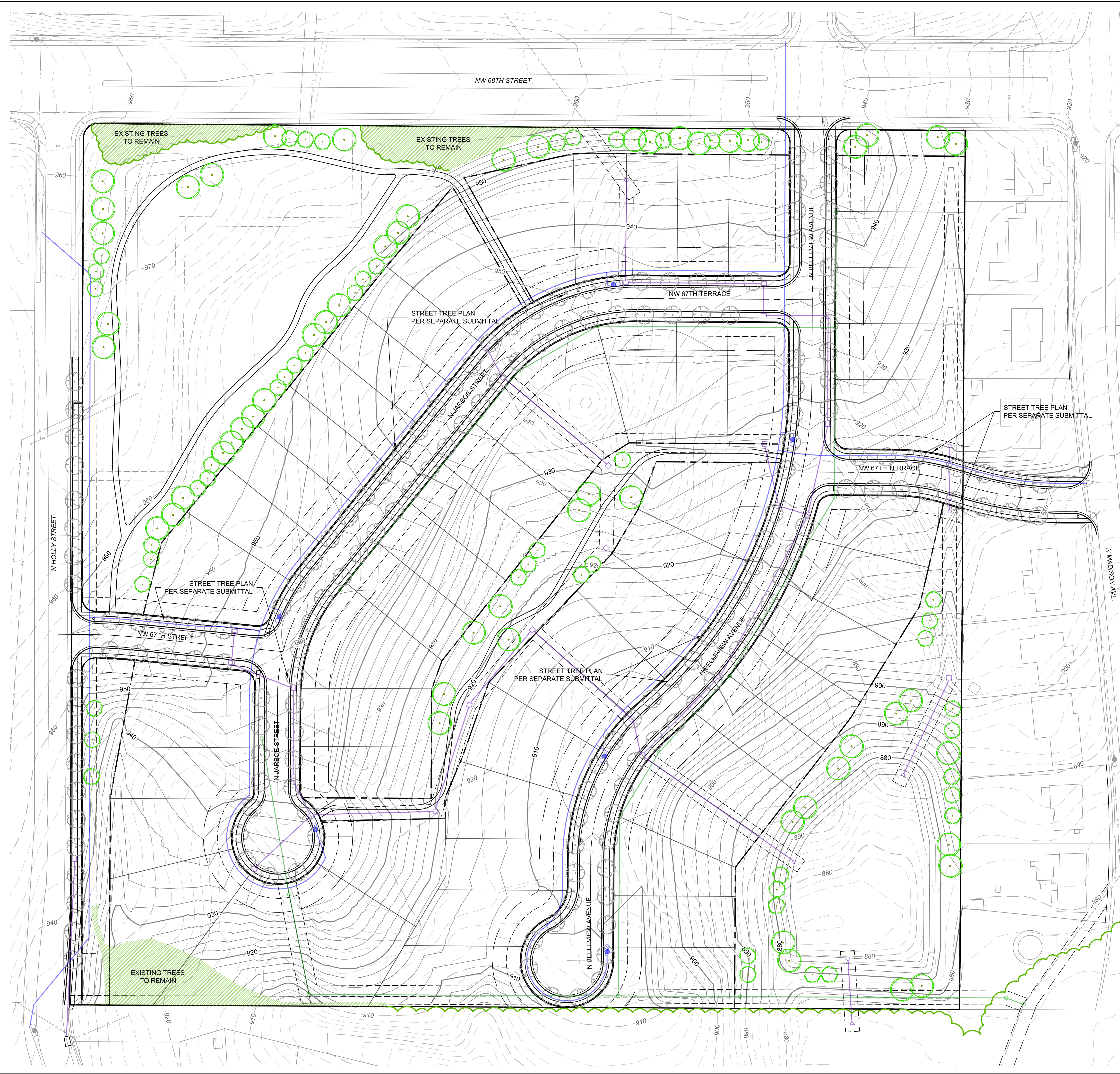
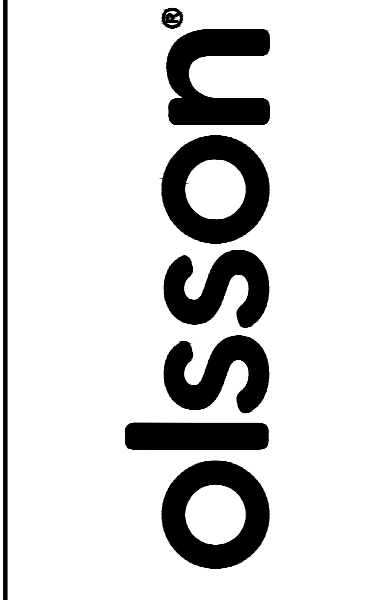
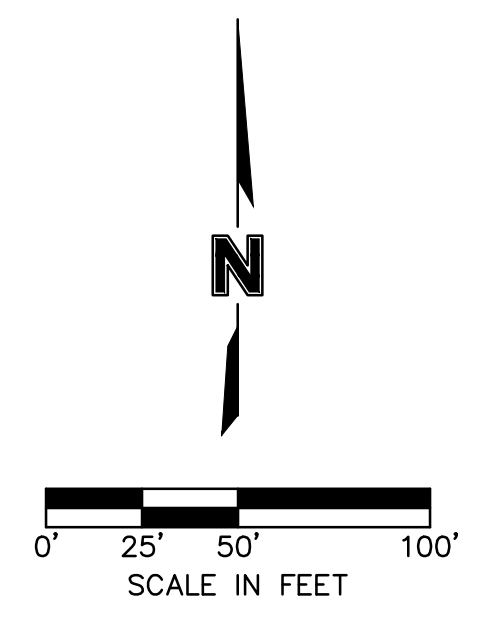


TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	163	163	NO	N/A
88-425-04 GENERAL	0	30+	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	14	14	NO	N/A
SHRUBS/WALL/BERM	SHRUBS	TREES AND SHRUBS	NO	N/A
- ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	ALL PROPOSED MECHANICAL/UTILITY EQUIPMENTS SHALL BE SCREENED.			
88-425-09 OUTDOOR USE SCREENING	N/A			

TABLE 3B - LANDSCAPE SCHEDULE				
88-425 LANDSCAPE REQUIREMENTS	SYMBOL			
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH				
TREES				
SHRUBS/WALL/BERM				
- ADJACENT TO RES. ZONES				
BUFFER WIDTH				
SHRUBS/BERM/FENCE/WALL				
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA				
TREES				
SHRUBS				
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	ALL PROPOSED MECHANICAL/UTILITY EQUIPMENTS SHALL BE SCREENED.			
88-425-09 OUTDOOR USE SCREENING	N/A			

**PLANT SCHEDULE**

- DECIDUOUS SHADE TREE (2.0 CAL.) 56
  - EVERGREEN TREE 49
  - STREET TREES (2.0 CAL.) 163
- FINAL PLANT CULTIVARS WILL BE IDENTIFIED ON THE PROJECT PLAN.



1301 Burlington Street  
 North Kansas City, MO 64116  
 olsson.com  
 TEL 816.361.1177  
 FAX 816.361.1888  
 Olsson - Engineering  
 Missouri COA #001592

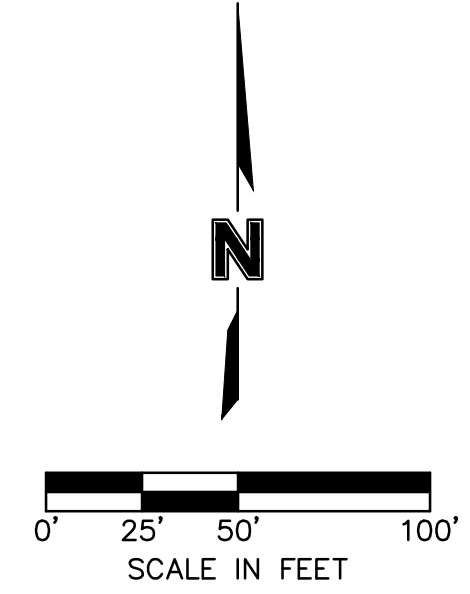
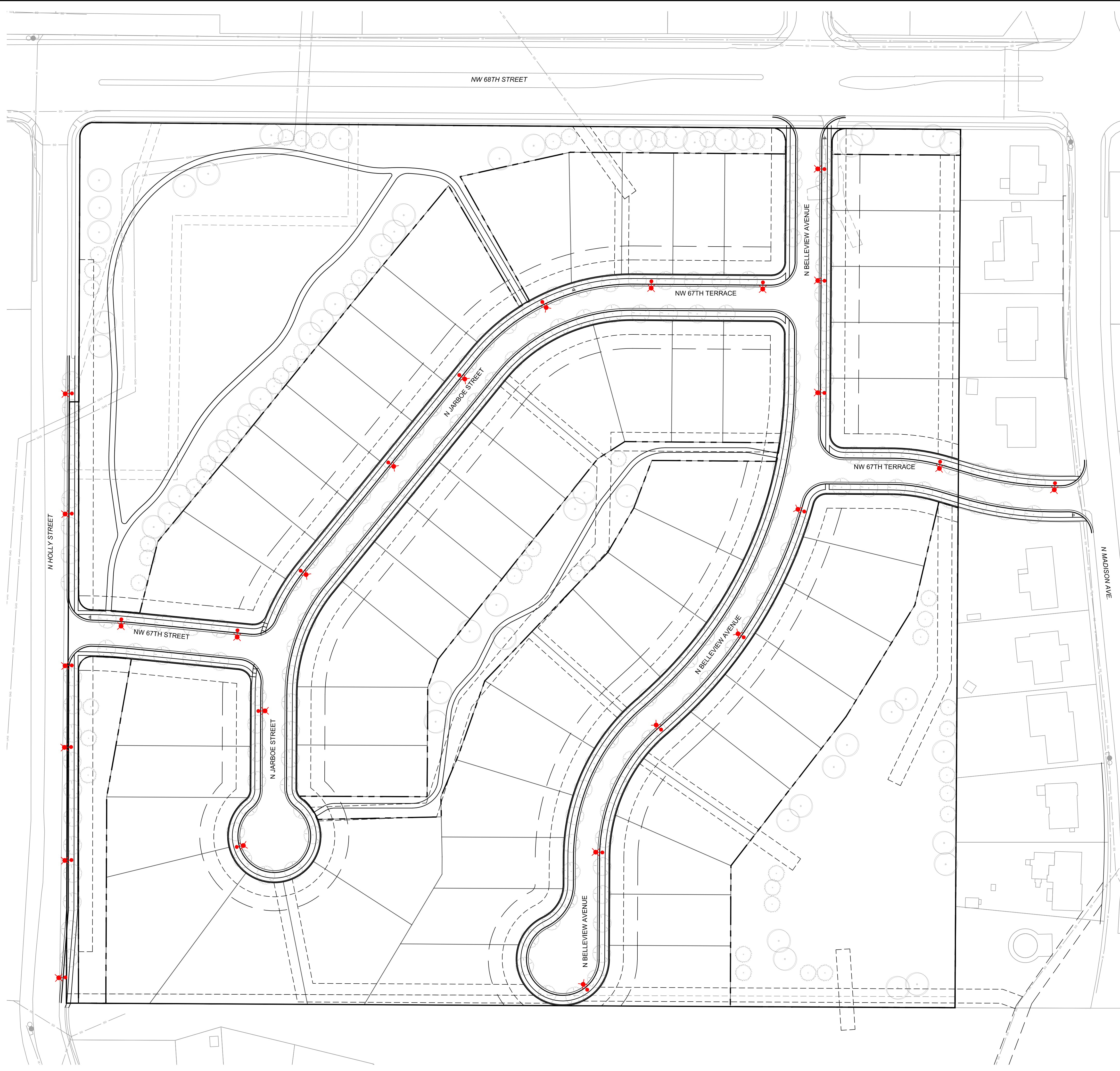
NO.	REV.	DATE	REVISIONS DESCRIPTION



OVERALL LANDSCAPE PLAN  
 JADAN HILLS  
 REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT  
 KANSAS CITY, MISSOURI  
 2025

drawn by: SM  
 checked by: SS  
 designed by: SS  
 QA/QC by: SS  
 project no.: 024-04366  
 date: 2025.02.21

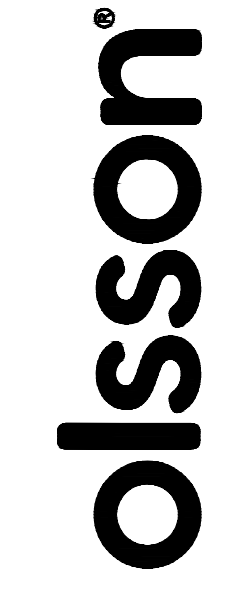


F:\2024\04001-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC\_LT601\_02404366.dwg  
 DATE: Apr 08, 2025 11:38am USER: qmuhammad



**LEGEND**  
 PROJECT PROPERTY BOUNDARY  
 PROPOSED STREET LIGHT

**NOTES:**  
 STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS  
 SECTION 2800 STREET LIGHTING.



1301 Burlington Street  
 North Kansas City, MO 64116  
 olsson.com  
 TEL 816.361.1177  
 FAX 816.361.1888  
 Olsson - Engineering  
 Missouri COA #001592

NO. / REV.	DATE	REVISIONS DESCRIPTION

PUBLIC STREET LIGHTING PLAN	JADAN HILLS	2025
	REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT	
KANSAS CITY, MISSOURI		

drawn by: \_\_\_\_\_ SM  
 checked by: \_\_\_\_\_ SS  
 designed by: \_\_\_\_\_ SS  
 QA/QC by: \_\_\_\_\_  
 project no.: 024-04366  
 date: 2025.02.21