

Case No. CD-CPC-2022-00040 & 00041



City Plan Commission
Approved Subject to Conditions
 of Case No. _____ On **06-07-2022**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

PROJECT NAME:

ROCK CREEK

WATERSHED NAME: SHOAL CREEK

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52, RANGE 32,
 IN KANSAS CITY, CLAY COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

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C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY GRADING PLAN

OWNER/DEVELOPER:
 ROBERTSON CONSTRUCTION
 ATTN: JIM ROBERTSON
 PO BOX 876
 LIBERTY, MO 876
 (816)781-1943

PREPARED & SUBMITTED BY:
 PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KS 66061
 913-393-1155 OFFICE
 913-393-1166 FAX
 CONTACT: JUDD CLAUSSEN, P.E.

LEGAL DESCRIPTION:
 ALL THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHWEST CORNER OF AMBER LAKES - FOURTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 0 DEGREES 02 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES - FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES - FIFTH PLAT AND AMBER LAKES - FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF BARRINGTON RIDGE - FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE - FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE - SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1899.74 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 269.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES: THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 440.70 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 423.07 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 137.72 FEET; THENCE NORTH 46 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 431.85 FEET, THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 20.00 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 20.52 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 236.05 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 236.05 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 236.07 FEET; THENCE NORTH 21 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 232.36 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 297.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 104TH STREET, FOR THE FOLLOWING TWO (2) COURSES: THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.26 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 165.50 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1801.26 FEET TO THE POINT OF BEGINNING.

GROSS AREA = ±142.1952 ACRES / ±6,194,023 SQ.FT.

FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA6) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

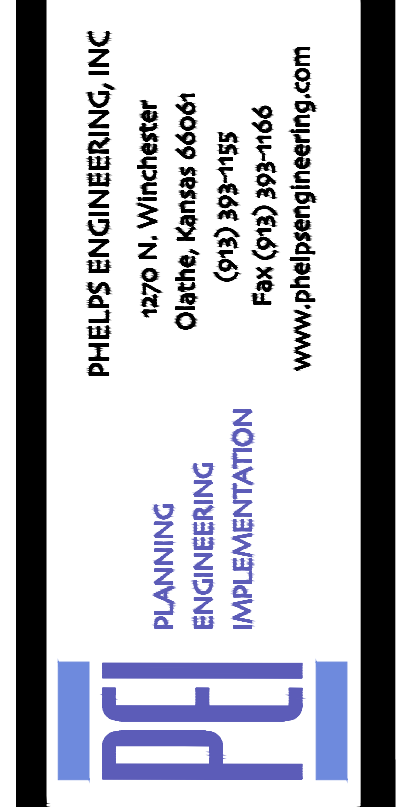
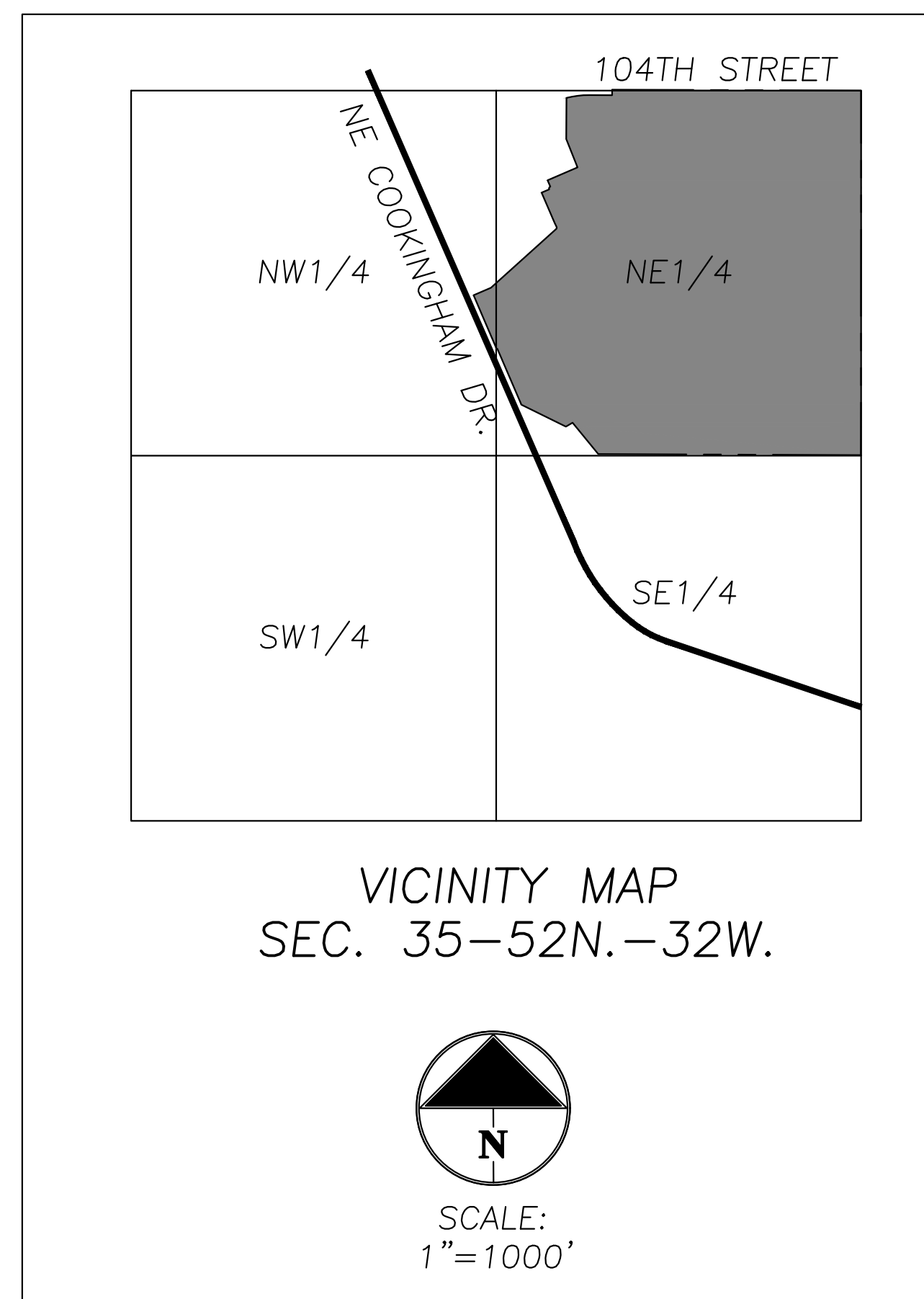
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 280173, CLAY COUNTY, MISSOURI, MAP NO. 28052C0086, AND DATED JANUARY 20, 2017.

GENERAL NOTES:

- EXISTING ZONING: R-7.5
- PROPOSED ZONING: R-7.5 & R5
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND PERMIT PLAN APPROVALS.
- FINAL DESIGN OF STORMWATER DETENTION & BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.

REZONING LEGAL (R-5):
 All that part of the Northeast Quarter of Section 35, Township 52 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 35, said point also being the Northwest corner of AMBER LAKES - FOURTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence S 0°02'07" W, along the East line of the Northeast Quarter of said Section 35 and along the West plat line of said AMBER LAKES - FOURTH PLAT and also along the West plat line of AMBER LAKES - FIFTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 2150.45 feet to the Point of Beginning; thence continuing S 0°02'07" W, along the East line of the Northeast Quarter of said Section 35 and along the West plat line of said AMBER LAKES - FIFTH PLAT and the West plat line of AMBER LAKES - FIRST PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 1899.74 feet; thence N 39°16'22" W, a distance of 293.00 feet; thence S 59°14'49" W, a distance of 56.00 feet; thence N 63°44'26" W, a distance of 269.42 feet to a point on the Easterly right-of-way line of said Missouri Route 291, as now established; thence along the Easterly right-of-way line of said Missouri Route 291, for the following three (3) courses: thence N 23°16'16" W, a distance of 440.70 feet; thence S 66°45'48" W, a distance of 5.00 feet; thence N 23°16'16" W, a distance of 423.07 feet to a point on the base line of Missouri Public Service Company Electric Line Easement as described in Book 1003 at Page 837; thence along said base line of said Missouri Public Service Company Electric Line Easement, for the following two (2) courses: thence S 57°37'04" E, a distance of 469.17 feet; thence S 82°25'04" E, a distance of 2381.00 feet to the point of beginning, containing 35.2877 acres, more or less, of unplatted land.



COVER SHEET
 ROCK CREEK
 10333 NE CORNINGHAM DRIVE
 KANSAS CITY, CLAY COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.
200765	4/15/22	BAG	DEU
200765	5/20/22	BAG	DEU

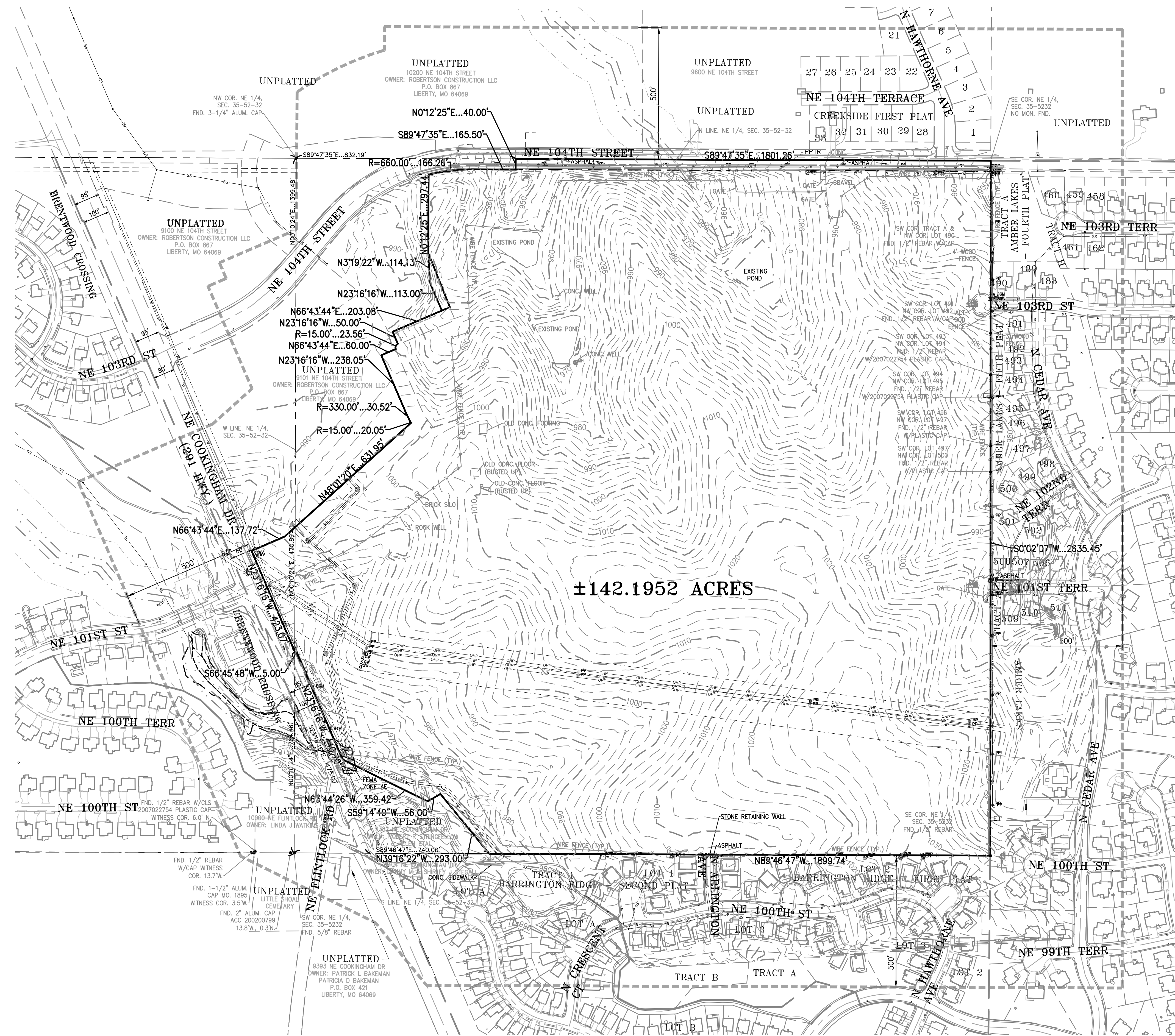
SHEET
C1

\pds\sales\projects\1\2022\5\leg\development\plan\CD-CPC-2022-00040-00041.dwg Layer:11 May 28, 2022 12:53pm Bradley Galt

811
 Know what's below.
 Call before you dig.

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

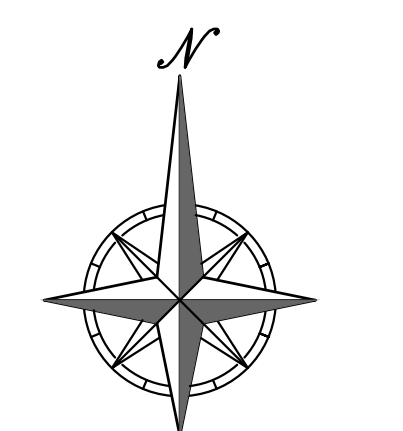
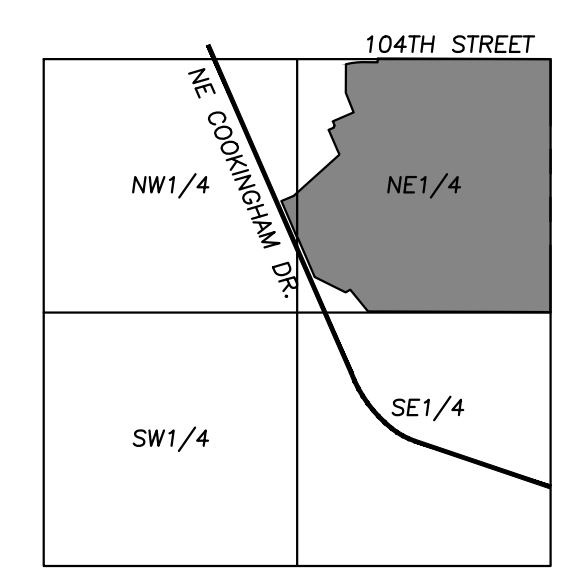
- LEGEND**
- FOUND CURB CUT
 - FOUND WAG, NAIL & SHINER
 - FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - SET 1/2" x 24" REBAR WITH WOODS200700128 PLASTIC CAP
 - BURIED GAS MARKER
 - BURIED TELEPHONE MARKER
 - ELECTRIC RISER
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - GUY WIRE
 - LIGHT POLE
 - MAIL BOX
 - MANHOLE (WELL)
 - MONITORING WELL
 - POWER POLE
 - POWER POLE WITH TRANSFORMER(S)
 - PVC RISER
 - STREET SIGN
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TELEPHONE RISER
 - TELEVISION RISER
 - WATER VALVE
 - GRATE INLET
 - CURB INLET
 - AREA INLET
 - JUNCTION BOX
 - RIGHT-OF-WAY
 - PLATTED
 - (D) DEEDED
 - (M) MEASURED
 - APPEARANT ENCROACHMENT
 - OVERHEAD POWER LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - FENCE LINE
 - EXISTING INTERMEDIATE CONTOURS
 - EXISTING INDEX CONTOURS



NOTES:
 EXISTING CONDITIONS OBTAINED VIA COMBINATION OF CLAY COUNTY GIS AND FIELD SURVEY.

FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C00896, AND DATED JANUARY 20, 2017.



EXISTING CONDITIONS
 ROCK CREEK
 10333 NE COOKINGHAM DRIVE
 KANSAS CITY, CLAY COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.
200765	4/15/22	BAG	DEU
200765	5/20/22	BAG	DEU

REVISIONS:
 1. CITY COMMENTS
 2. REVISED LAYOUT

PROJECT NO. 200765
 DATE: 7/27/21
 DRAWN: BAG
 CHECKED: DEU
 APPROVED: DEU
 MANAGER OF AUTORIZATION: PHILIP S. WINDHEATER
 ENGINEER: PHILIP S. WINDHEATER
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 000000000
 EXPIRES: 12/31/2025

SHEET
C2

PEI

PHILIP S. WINDHEATER
 PLANNING
 ENGINEERING
 IMPLEMENTATION

PHILIPS ENGINEERING, INC.
 1030 N. Winchester
 Olathe, Kansas 66061
 (913) 299-9195
 philips@peiconsulting.com
 www.philipsengineering.com

\\pds\server\projects\17\200765\Eng\summary development\plans\existing_conditions.dwg Layout1 1 May 20, 2022 12:25pm Bentley Draft

PRELIMINARY PLAT OF ROCK CREEK

A SUBDIVISION IN THE NORTH HALF OF
SECTION 35, TOWNSHIP 52, RANGE 32,
IN THE CITY OF KANSAS CITY,
CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF AMBER LAKES - FOURTH PLAT AND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 0 DEGREES 02 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES - FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES - FIFTH PLAT AND AMBER LAKES - FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTERS OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF BARRINGTON RIDGE - FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 46 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE - FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE - SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1898.74 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 359.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES: THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 443.70 FEET; THENCE SOUTH 68 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 150.00 FEET, AN ARC DISTANCE OF 23.56 FEET, THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 236.07 FEET; THENCE NORTH 68 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF 236.07 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 630.00 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 359.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES: THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 443.70 FEET; THENCE SOUTH 68 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 150.00 FEET, AN ARC DISTANCE OF 23.56 FEET, THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 236.07 FEET; THENCE NORTH 68 DEGREES 45 MINUTES 48 SECONDS EAST, A DISTANCE OF 236.07 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 630.00 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 359.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING TWO (2) COURSES: THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 1801.26 FEET TO THE POINT OF BEGINNING.

PROJECT NOTE:

1. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29050C009G, AND DATED JANUARY 20, 2017.

SITE DATA TABLE:

GROSS AREA	1412.192 ACRES
EXISTING ZONING	R-7.5
PROPOSED ZONING	R-7.5, R-5
PROPOSED ZONING AREAS	R-7.5 = 106.91 Acres / R-5 = 35.29 Acres
PROPOSED NUMBER OF LOTS	SINGLE-FAMILY 256 / VILLA SINGLE-FAMILY 11
PROPOSED NUMBER OF UNITS	SINGLE-FAMILY 256 / VILLA SINGLE-FAMILY 91
PROPOSED LAND USE	RESIDENTIAL

OWNER/DEVELOPER:
ROBERTSON CONSTRUCTION
ATTN: JIM ROBERTSON
PO BOX 876
LIBERTY, MO 64065
(816)781-8743

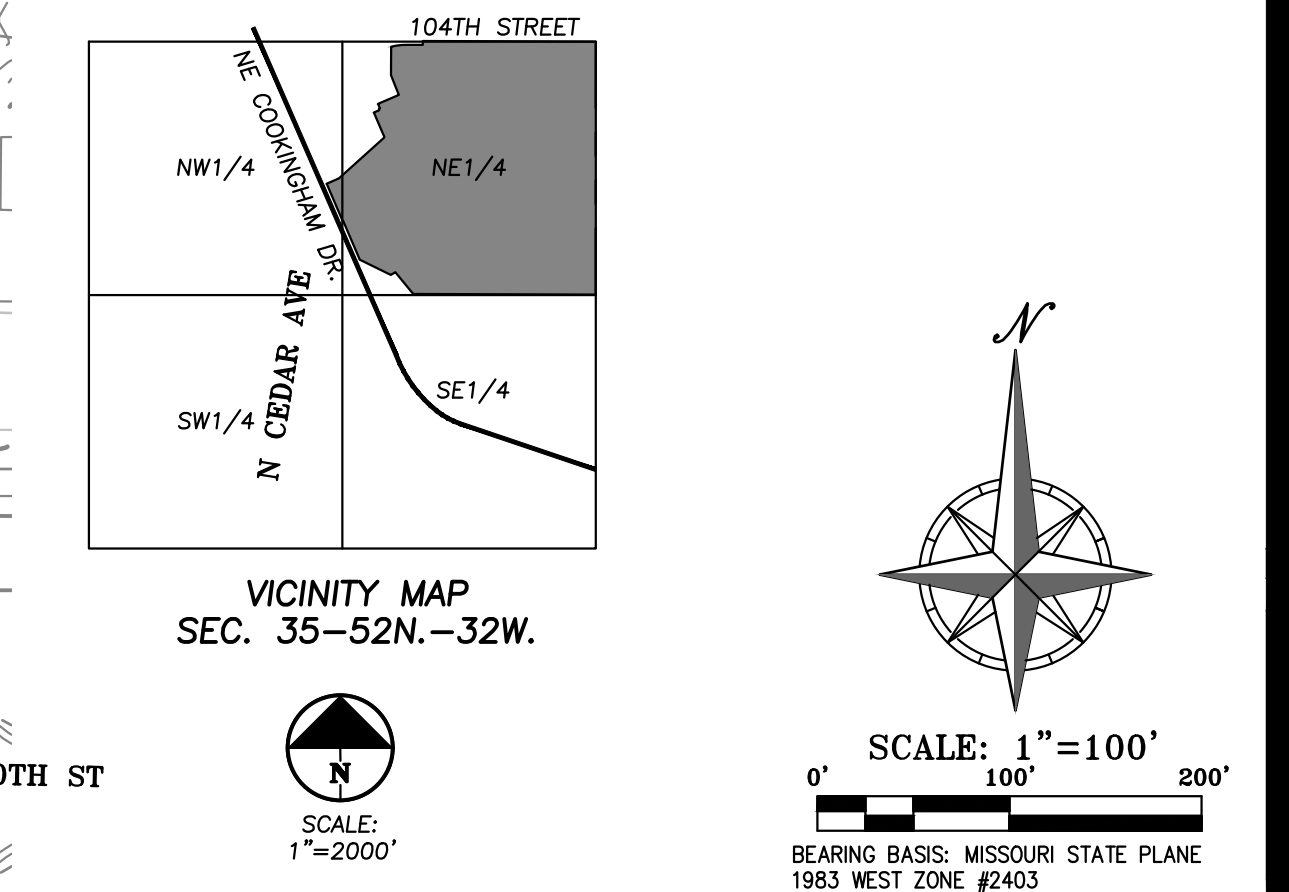
ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
ATTN: DOUG URBAN, R.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1159
(913) 393-1168 FAX

LEGEND

- ZONING LINE
- PHASE LINE
- PHASE NUMBER

DEVELOPMENT DATA TABLE

PHASE	LAND USE DESCRIPTION	GROSS ACRES	R/W ACRES	OPEN SPACE ACRES	NET ACRES	DETENTION (GAL)	NET UNITS	AVERAGE UNIT AREA (S.F.)	AVG. UNIT PRICE (\$/S.F.)	AVG. UNIT VALUE (\$)	COMPLETION DATE
1	SINGLE-FAMILY	17.962	4.92	0	13.042	3,370	30,666	40	0.267	1,709	1024
2	SINGLE-FAMILY	32.274	2,000	0	30,274	31	6,379	31	0.276	3,672	1024
3	SINGLE-FAMILY	18.316	1,900	2,786	15,630	41	3,300	41	0.200	1,402	1024
4	SINGLE-FAMILY	16.462	3,276	0.931	12,855	42	2,489	42	0.246	4,059	1024
5	SINGLE-FAMILY	12.830	2,800	0	10,030	36	2,739	36	0.276	3,672	1024
6	SINGLE-FAMILY	18.810	2,943	0.085	15,867	31	3,709	31	0.269	3,567	1024
7	SINGLE-FAMILY	4,237	2,460	0	1,777	35	4,373	35	0.273	3,675	1024
8	SINGLE-FAMILY	1,907	1,430	0	577	11	1,538	11	0.202	1,206	1024
9	VILLA SINGLE-FAMILY	23,240	3,313	5,376	12,551	50	2,769	48	0.239	4,900	1024
10	VILLA SINGLE-FAMILY	13,309	2,262	2,371	8,676	33	3,544	33	0.268	3,576	1024
TOTAL		120,901	27,712	12,308	80,881	800	80,000	800	0.267	4,158	2,654



PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KANSAS 66061
 (913) 393-1159
 www.phelpsengineering.com

**PLANNING
ENGINEERING
IMPLEMENTATION**

**PRELIMINARY PLAT
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI**

PROJECT NO.	200785	
DATE/ISSUE	1/27/21 (REV. 1)	
CHECKED/DESIGNED	DOUG URBAN/DOUG URBAN	
DATE/ISSUE	4/15/22 (REV. 2)	
CITY COMMENTS		
REVISIONS		
NO.	DATE	DESCRIPTION
1	4/15/22	ISSUE FOR PERMIT
2	5/20/22	ISSUE FOR PERMIT

SHEET
C3

UNPLATTED



LEGAL DESCRIPTION: ALL THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, MISSOURI, BEING MORE PARTICULARLY AS FOLLOWS...

GROSS AREA = ±142.1952 ACRES / ±61,104,023 SQ.FT. NET AREA = ± ACRES / ± SQ.FT.

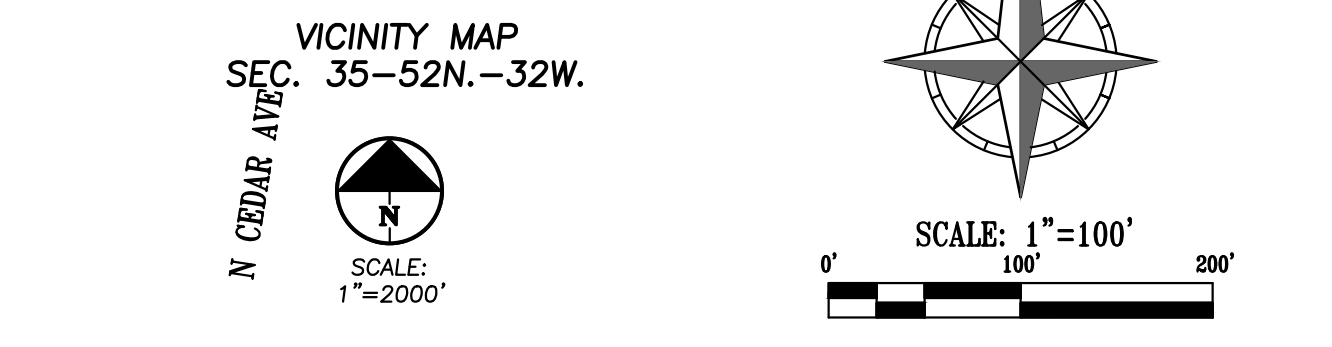
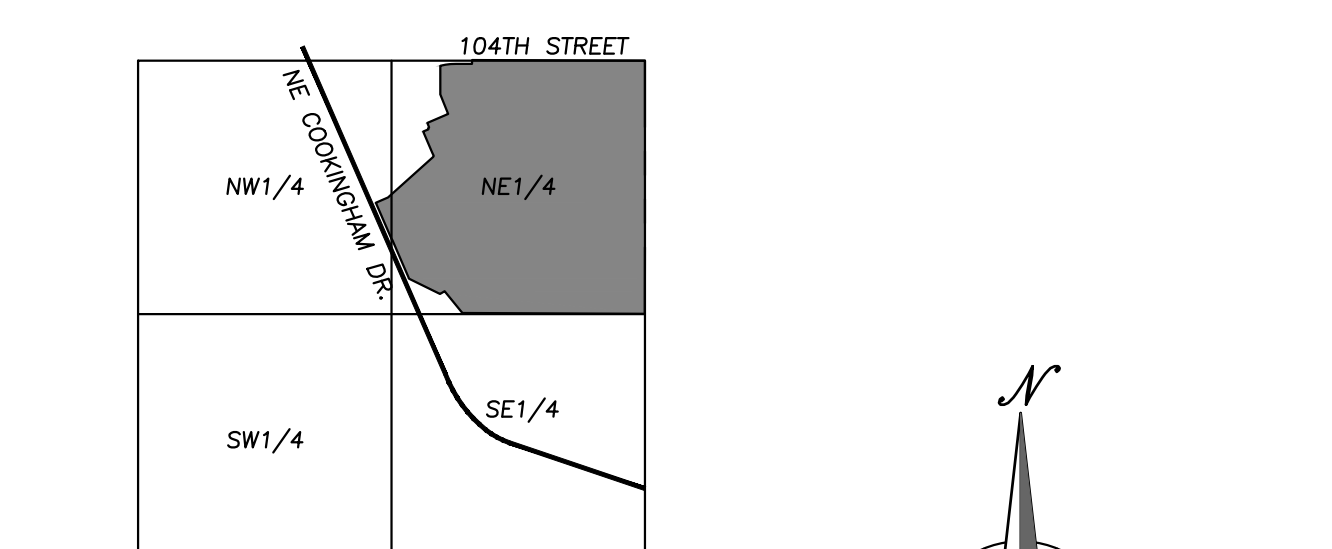
OWNER/DEVELOPER: ROBERTSON CONSTRUCTION ATTN: JIM ROBERTSON PO BOX 876 LIBERTY, MO 876 (816)781-1943

PREPARED & SUBMITTED BY: PHELPS ENGINEERING, INC. 1270 N. WINCHESTER OLATHE, KS 66061 913-393-1155 OFFICE 913-393-1166 FAX CONTACT: JUDD CLAUSSEN, P.E.

Table with 10 columns: PHASE, LAND USE DESCRIPTION, GROSS ACRES, STREETS, DEVELOPMENT, NET ACRES, NET UNITS, AVG. DU, DU PER ACRE, DU PER LOT, COMMENCEMENT DATE, COMPLETION DATE.

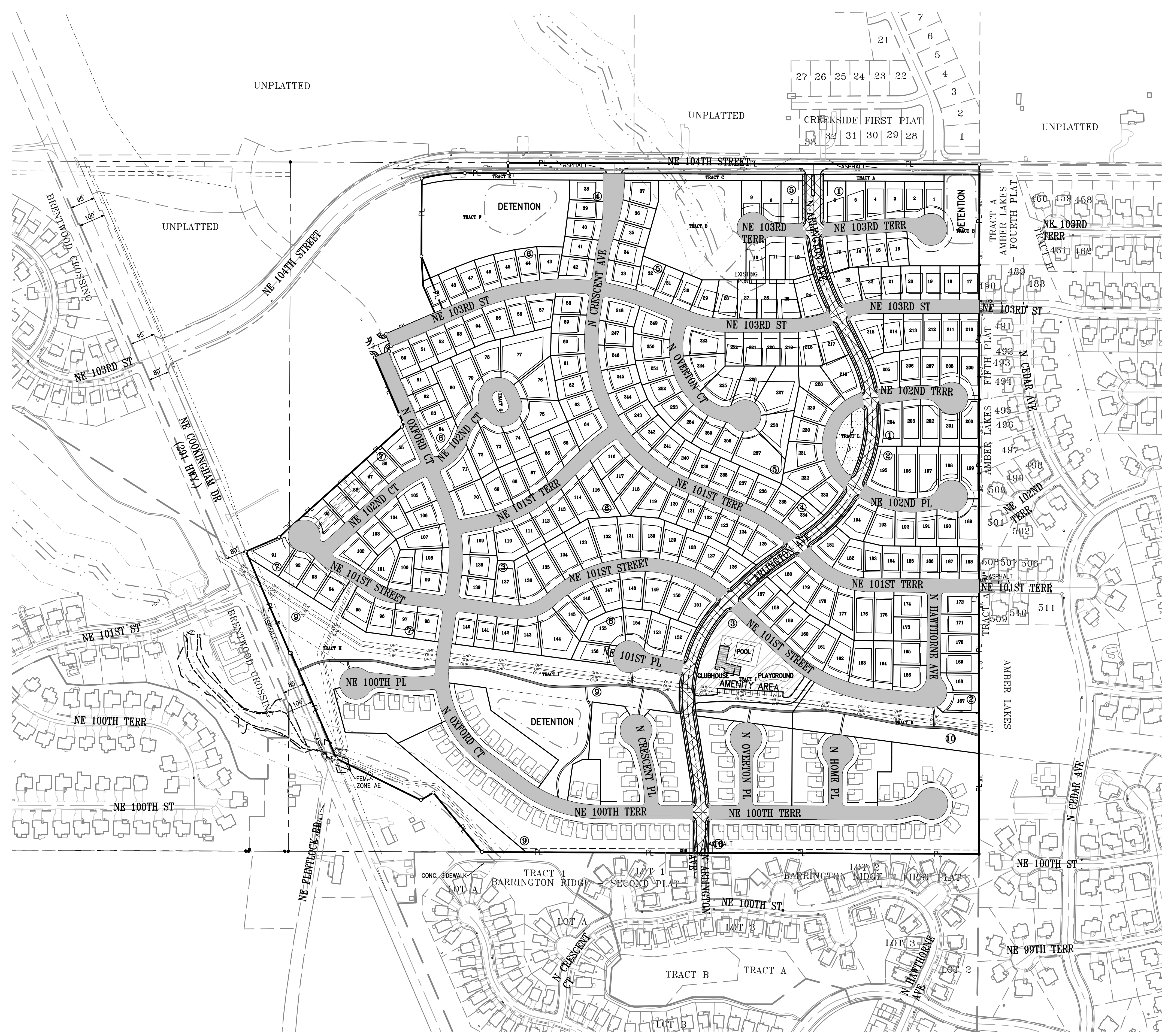
NOTES: 1. BUILDING SETBACKS: FRONT: 25' REAR: 25% OF LOT DEPTH SIDE: 10% LOT WIDTH EACH SIDE 8' MAX 15' ABUTTING STREET

2. REQUIRED PARKLAND CALCULATION: SINGLE-FAMILY: (58 D.U.) x 3.7 x 0.006 = 5.73 ACRES REQUIRED VILLA SINGLE-FAMILY: (91 D.U.) x 3.7 x 0.006 = 2.02 ACRES REQUIRED



UTILITY NOTES: VISUAL LOCATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

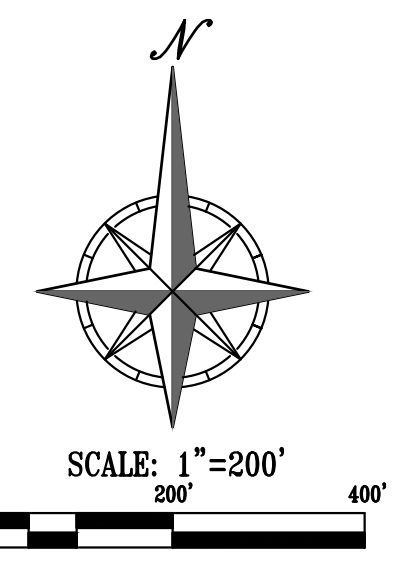
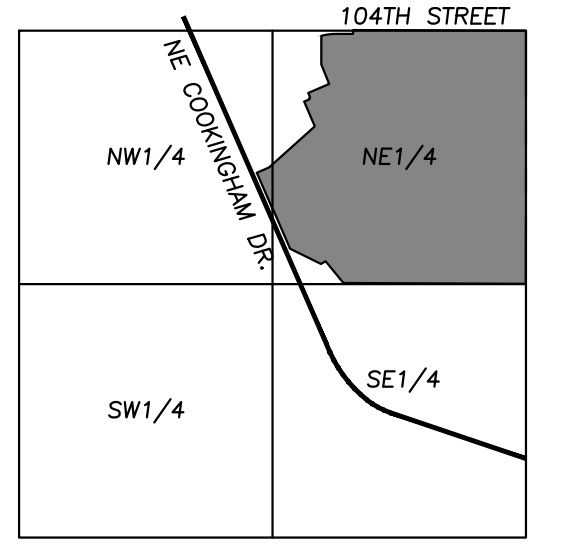
Vertical sidebar containing project title 'PRELIMINARY DEVELOPMENT PLAN', address '10333 NE COOKINGHAM DRIVE KANSAS CITY, CLAY COUNTY, MISSOURI', sheet number 'C4', and contact information for Phelps Engineering, Inc.



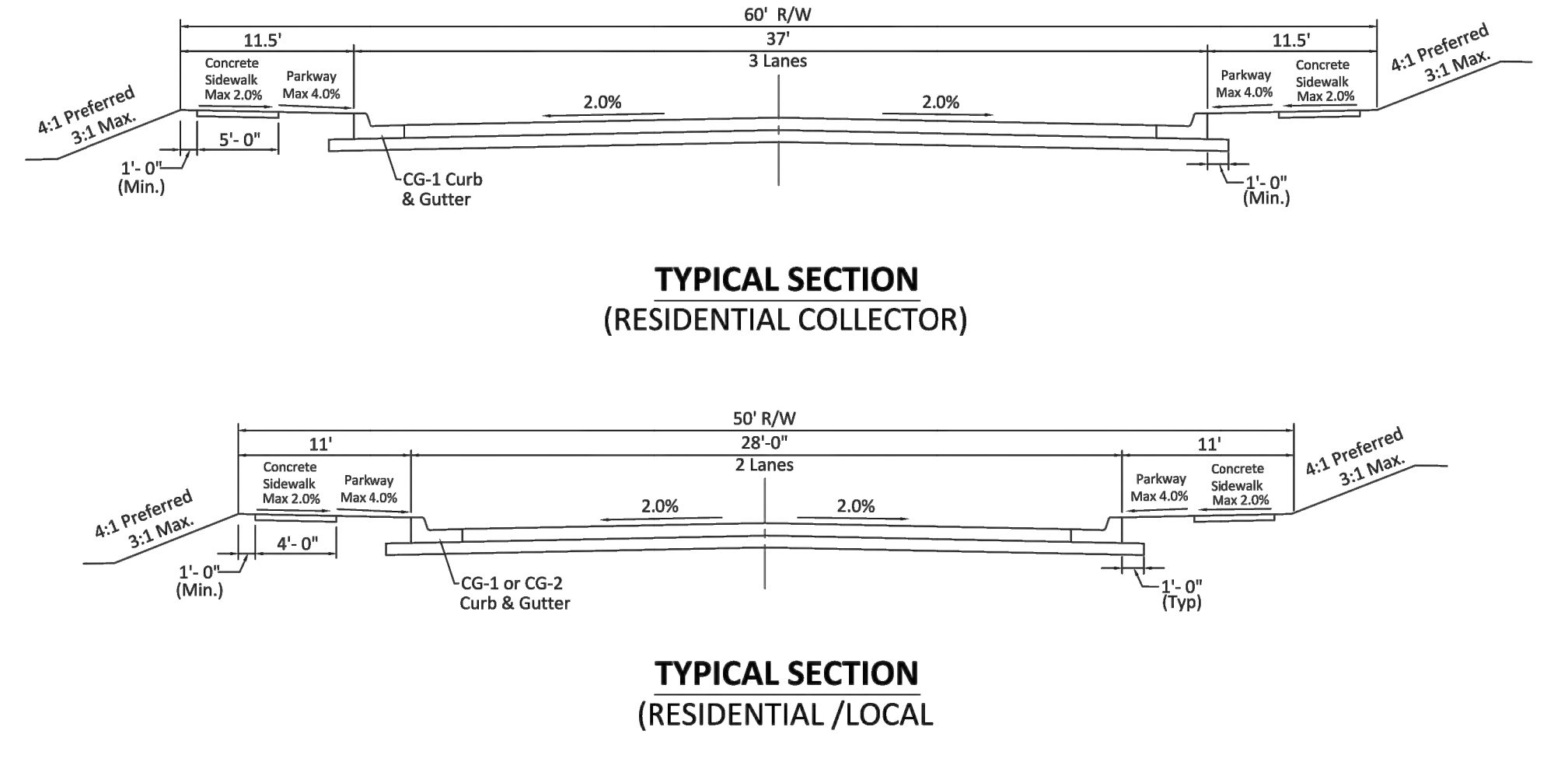
VEHICULAR CIRCULATION / ROADWAY CLASSIFICATION

- LEGEND**
- RESIDENTIAL COLLECTOR (60' RIGHT-OF-WAY)
 - RESIDENTIAL LOCAL (50' RIGHT-OF-WAY)
 - NEIGHBORHOOD PARKS (1.82 AC) ACRES TO BE DEDICATED FOR PARKLAND PURPOSES.
 - NEIGHBORHOOD POCKET PARKS (0.45 AC) 0.45 ACRES TO BE DEDICATED FOR PARKLAND PURPOSES.
 - TRAILS (2,572 LF x 50' = 2.85 AC) 2.85 ACRES TO BE DEDICATED FOR PARKLAND PURPOSES.

REQUIRED PARKLAND CALCULATION:
 SINGLE-FAMILY: (258 D.U.) x 3.7 x 0.006 = 5.73 ACRES REQUIRED
 VILLA SINGLE-FAMILY: (91 D.U.) x 3.7 x 0.006 = 2.02 ACRES REQUIRED
TOTAL:
 7.75 AC. REQUIRED
 5.22 AC. PROVIDED



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ADOPTED	
Director of Public Works	Date
City Engineer	Date
Kansas City, Missouri Public Works Department Engineering Division	
STREET SECTION DETAILS	STANDARD PLAN
	2 (PG 2 of 2)

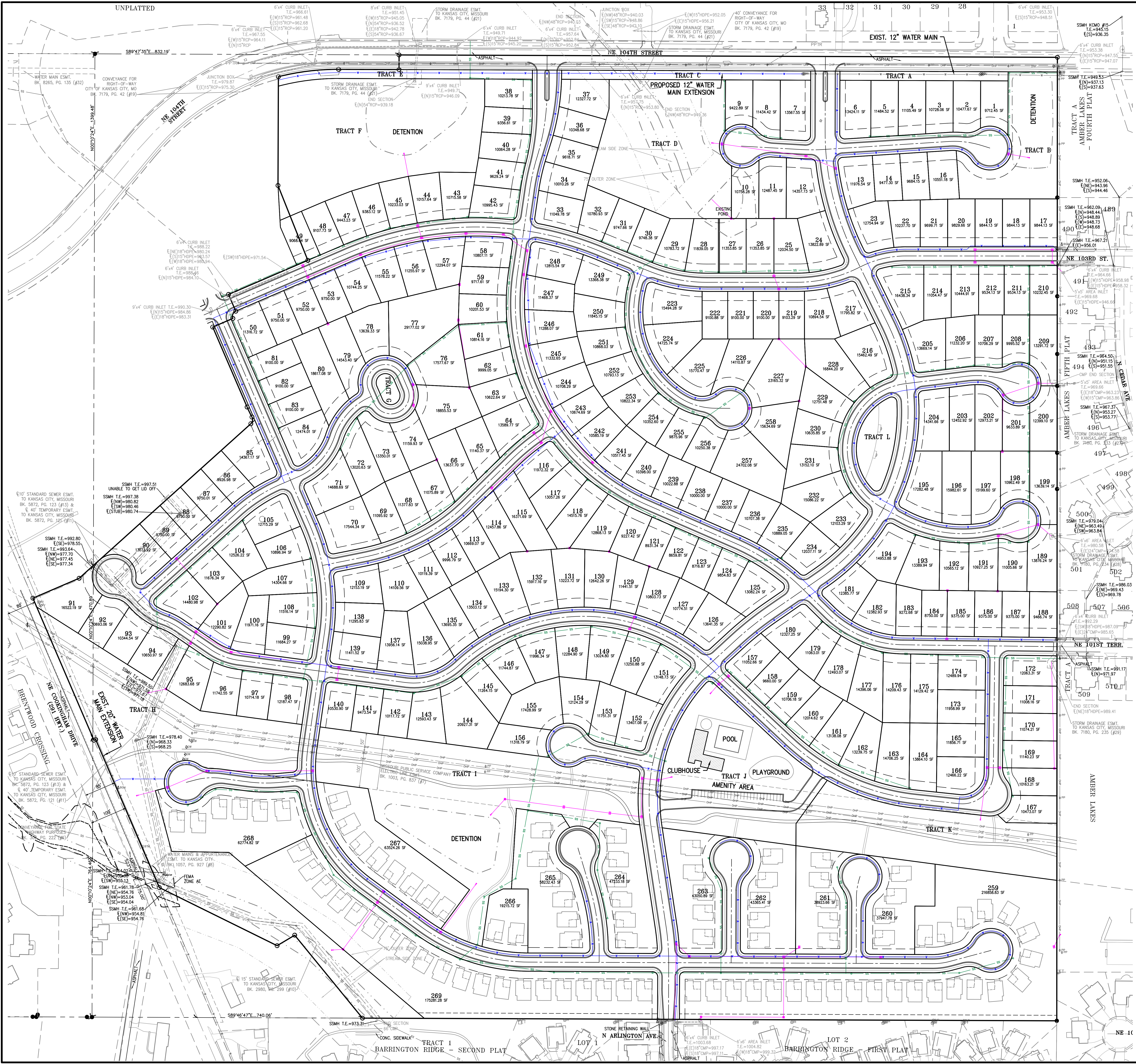
PRELIMINARY DEVELOPMENT PLAN
 ROCK CREEK
 10333 NE COOKINGHAM DRIVE
 KANSAS CITY, CLAY COUNTY, MISSOURI

PHILIPS ENGINEERING, INC.
 1030 N. Winchester
 Olathe, Kansas 66061
 (781) 399-1935
 philipseng.com

PROJECT NO.	200785	Date	4/15/22
DATE/2022	DATE/2022	DATE/2022	DATE/2022
BY: BAC/DEU	BY: BAC/DEU	BY: BAC/DEU	BY: BAC/DEU
REVISIONS:	CITY COMMENTS	REVISED LAYOUT	

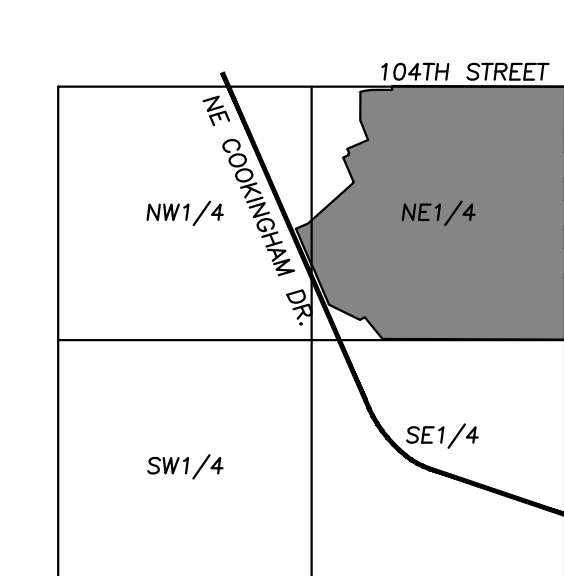
SHEET
C5

UNPLATTED



FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 29073, CLAY COUNTY, MISSOURI, MAP NO. 29095C0086, AND DATED JANUARY 20, 2017.

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - RT/W — RIGHT-OF-WAY
 - EX — EXISTING CABLE TELEVISION LINE
 - FO — EXISTING FIBER OPTIC LINE
 - GS — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRIC LINE
 - OP — EXISTING OVERHEAD POWER LINE
 - SS — EXISTING OVERHEAD TELEPHONE LINE
 - SS — EXISTING SANITARY SEWER LINE
 - SS — EXISTING STORM SEWER LINE (A & SIZE)
 - BT — EXISTING BURIED TELEPHONE LINE
 - W — EXISTING WATER LINE (A & SIZE)
 - ST — EXISTING ROOF DRAIN (A & SIZE)
 - CTV — PROPOSED CABLE TELEVISION LINE
 - FO — PROPOSED FIBER OPTIC LINE
 - G — PROPOSED GAS LINE
 - BE — PROPOSED BURIED ELECTRIC LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - SS — PROPOSED OVERHEAD POWER LINE
 - CHP — PROPOSED STORM SEWER LINE (A & SIZE)
 - BT — PROPOSED BURIED TELEPHONE LINE
 - W — PROPOSED WATER LINE (A & SIZE)
 - ST — PROPOSED ROOF DRAIN (A & SIZE)



UTILITY NOTES:
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PRELIMINARY UTILITY PLAN
 ROCK CREEK
 10333 NE COOKINGHAM DRIVE
 KANSAS CITY, CLAY COUNTY, MISSOURI

PHELPS ENGINEERING, INC.
 1030 N. Winchester
 Olathe, Kansas 66061
 (913) 339-1333
 (913) 339-1334
 www.phelpsengineering.com

PE
 PLANNING
 ENGINEERING
 IMPLEMENTATION

By	App.	Revisions	No.	Date
	BAG	CITY COMMENTS	1	4/15/22
	DEU	REVISED LAYOUT	2	5/20/22

PROJECT NO. 200785
 DATE: 7/27/21
 DRAWN: BAG
 CHECKED: DEU
 IN CHARGE: PHE
 DATE OF AUTOMATIC REVISION: 7/27/21
 DATE OF AUTOMATIC REVISION: 7/27/21

SHEET
C6

UNPLATTED

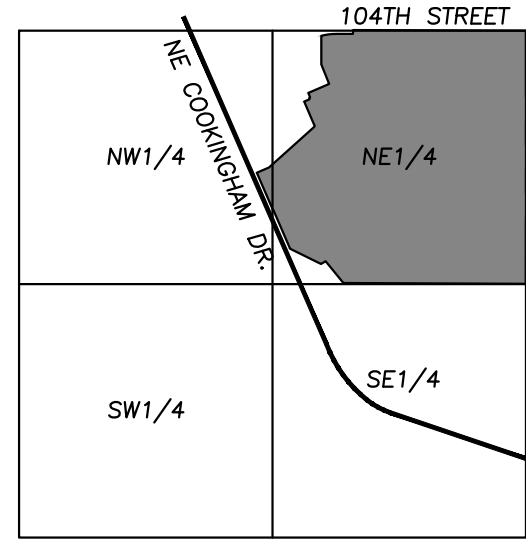
FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, MISSOURI, MAP NO. 29095C0089, AND DATED JANUARY 20, 2017.

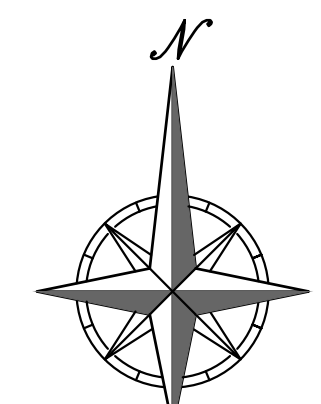


LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' — 2' CURB & GUTTER
- 915 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- 916 — PROPOSED SPOT ELEVATION
- LG — LIP OF GUTTER
- TC — TOP OF CURB
- SW — SIDEWALK
- HP — HIGH POINT
- LP — LOW POINT
- TP — TOP OF PAVEMENT
- TS — TOP OF STRUCTURE
- GR — GROUND ELEVATION
- BS — BOTTOM OF STEPS
- TS — TOP OF STEPS
- BW — BOTTOM OF WALL
- TW — TOP OF WALL
- — — EXISTING STORM SEWER
- — — PROPOSED STORM PIPE
- — — PROPOSED RETAINING WALL



VICINITY MAP
SEC. 35-52N.-32W.



SCALE: 1"=100'
1"=2000'



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Olathe, Kansas 66061
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**PLANNING
ENGINEERING
IMPLEMENTATION**

PRELIMINARY GRADING PLAN
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS
200785	4/15/22	BAG	DEU	CITY COMMENTS
	5/20/22	BAG	DEU	REVISED LAYOUT

SHEET
C7