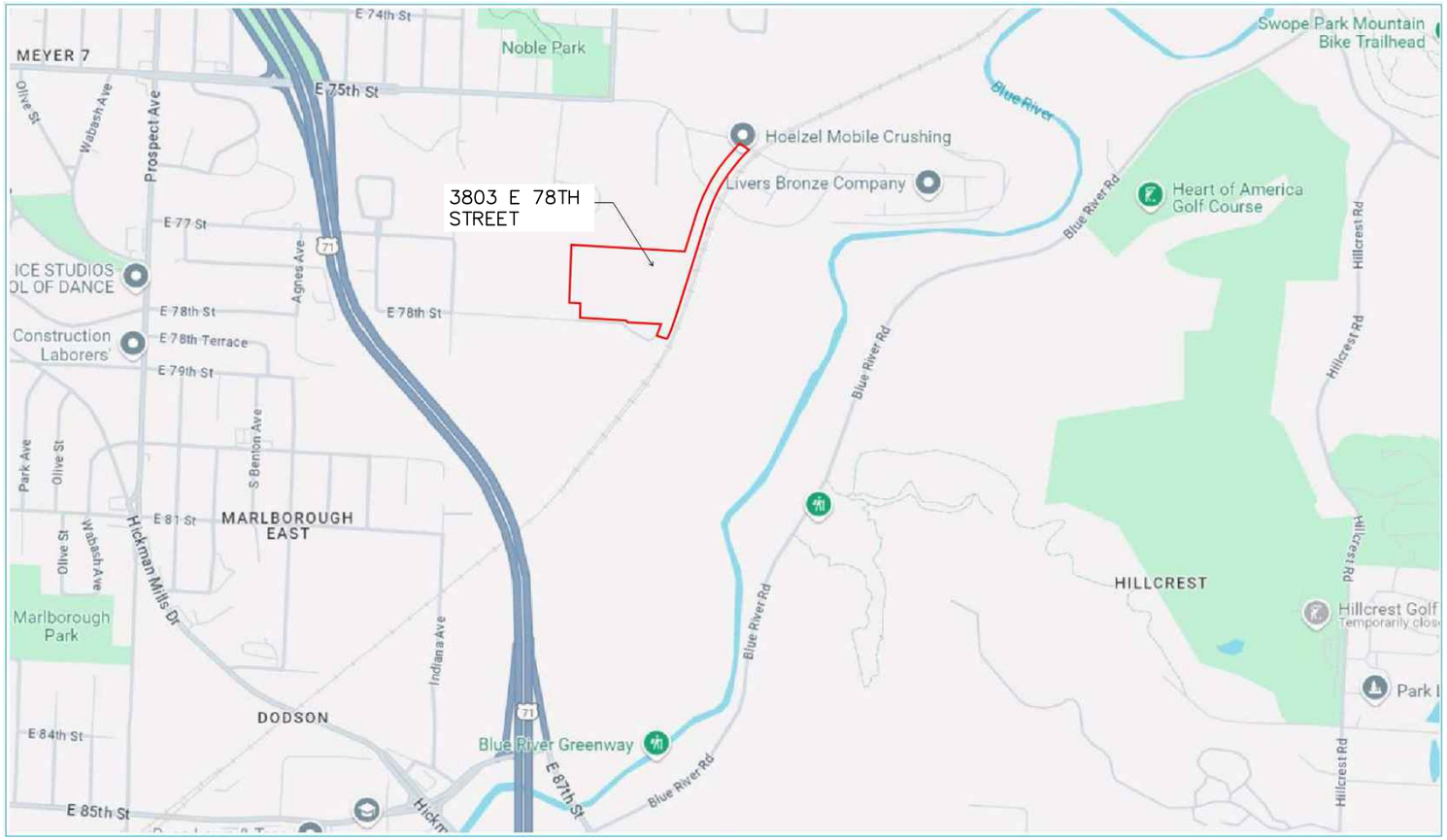
# NAME: 3808 E. 78TH STREET
# CD-CPC-2024-00041 HOELZEL REZONING




Vicinity Map

## SHEET INDEX


| | |
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COVER SHEET


STATE OF MISSOURI
KYLE A. FREDERICKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
7/8/25


REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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




DWG: E:\Users\Dave\OneDrive\Documents\AutoCad_Drawings\Recycled Products\25-4-4_Hoelzel Site Plan Final_.dwg USER: DavidHoelzel
DATE: Apr 08, 2025 9:51pm XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LIDAR Surface (1)

# PRELIMINARY PLAT OF
# HOLEZEL HEIGHTS CENTER
## PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI,

HOELZELS RECYCLING CENTER LEGAL DESCRIPTION:

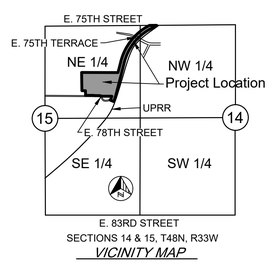
ALL THAT PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND ACCORDING TO THE RECORDED PLAT THEREOF, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED BY PATRICK E. WARD, MISSOURI PS-2005000071, OF OLSSON, INC., MISSOURI LC-366, ON FEBRUARY 13, 2025, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 86 DEGREES 31 MINUTES 04 SECONDS WEST, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 613.53 FEET, TO A POINT; THENCE SOUTH 03 DEGREE 28 MINUTES 56 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON A LINE PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 1,320.07 FEET, TO A POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, SAID POINT BEING THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 31 MINUTES 36 SECONDS EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 323.95 FEET, TO A POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ON SAID CURVE TO THE RIGHT AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1,570.50 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREE 56 MINUTES 06 SECONDS, AN ARC DISTANCE OF 1,259.10 FEET, TO A POINT; THENCE NORTH 63 DEGREES 27 MINUTES 43 SECONDS EAST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.99 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 87 DEGREES 16 MINUTES 48 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ON SAID NORTH LINE, A DISTANCE OF 204.61 FEET, TO A POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, AS NOW ESTABLISHED, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, 125 FEET IN WIDTH, AS NOW ESTABLISHED; THENCE SOUTH 63 DEGREE 27 MINUTES 43 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON SAID SOUTHEASTERLY AND NORTHWESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 239.50 FEET, TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ON SAID CURVE TO THE LEFT AND ON SAID NORTHWESTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINES, HAVING A RADIUS OF 1,470.50 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREE 56 MINUTES 06 SECONDS, AN ARC DISTANCE OF 1,178.93 FEET, TO A POINT ON A TANGENT LINE; THENCE SOUTH 17 DEGREE 31 MINUTES 36 SECONDS WEST, ON SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 897.00 FEET, TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ON SAID CURVE TO THE RIGHT AND ON SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, HAVING A RADIUS OF 1,838.87 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 32 MINUTES 09 SECONDS, AN ARC DISTANCE OF 241.86 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 64 DEGREES 56 MINUTES 14 SECONDS WEST, DEPARTING SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 100.00 FEET, TO A POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, AS NOW ESTABLISHED AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 78TH STREET, AS NOW ESTABLISHED BY DOCUMENT NO. A-384460 IN BOOK B-2865 AT PAGE 72, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE IN A NORTHERLY DIRECTION, ON SAID CURVE TO THE LEFT AND ON SAID WESTERLY RIGHT-OF-WAY LINE, WHOSE INITIAL TANGENT BEARS NORTH 25 DEGREES 03 MINUTES 46 SECONDS EAST, HAVING A RADIUS OF 1,738.87 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREE 51 MINUTES 44 SECONDS, AN ARC DISTANCE OF 117.22 FEET, TO A POINT ON THE OLD CENTER LINE OF VACATED 78TH STREET VACATED IN COURT ORDER PETITION NO. 19280800, SAID POINT BEING, SAID POINT BEING ON A NON-TANGENT LINE; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ON SAID VACATED CENTER LINE OF 78TH STREET, A DISTANCE OF 307.11 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 78TH STREET, AS NOW ESTABLISHED BY DOCUMENT NO. A-384460 IN BOOK B-2865 AT PAGE 72; THENCE NORTH 35 DEGREE 49 MINUTES 34 SECONDS WEST, DEPARTING SAID VACATED CENTER LINE AND ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID 78TH STREET, AS NOW ESTABLISHED; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ON SAID SOUTH LINES AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.97 FEET, TO A POINT BEING ON THE EAST LINE OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY RECORDED IN DOCUMENT NO. 2005K0020153, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 02 DEGREES 13 MINUTES 30 SECONDS EAST, DEPARTING SAID SOUTH LINES AND ON SAID NORTH RIGHT-OF-WAY LINE AND SAID EAST LINE AND THE WEST LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET, TO A POINT; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID WEST LINE AND SAID EAST LINE AND ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 231.97 FEET, TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 02 DEGREES 09 MINUTES 10 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ON THE EAST LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153, A DISTANCE OF 130.04 FEET, TO THE NORTHEAST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID EAST LINE AND ON THE NORTH LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153, A DISTANCE OF 100.03 FEET, TO A POINT ON THE WEST LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 02 DEGREES 09 MINUTES 10 SECONDS EAST, ON SAID WEST LINE, A DISTANCE OF 510.98 FEET, TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005K0020153, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 2 OF EAST HILLS VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST, DEPARTING SAID WEST LINES AND ON THE NORTH LINE OF SAID CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005K0020153 AND THE NORTH LINE OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, A DISTANCE OF 1,017.92 FEET, TO THE POINT OF BEGINNING, CONTAINING 841,361 SQUARE FEET OR 19.3150 ACRES, MORE OR LESS.

PLAT DEDICATION

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

RIGHT OF ENTRANCE

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



SECTIONS 14 & 15, T48N, R33W
*VICINITY MAP*
Scale: 1" = 2000'

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.

OWNER - WILLIAM H. HOELZEL

BY: _____ _____
WILLIAM H. HOELZEL PRINTED NAME & TITLE

STATE OF _____ )
) SS
COUNTY OF _____ )

BE IT REMEMBERED, THAT ON THIS____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM H. HOELZEL, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID OWNER, AND HE DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID OWNER.

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

_____ _____
NOTARY: MY APPOINTMENT EXPIRES:

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.

OWNER - FRANK W. HOELZEL & CAROL J. HOELZEL

BY: _____ _____
FRANK W. HOELZEL PRINTED NAME & TITLE

BY: _____ _____
CAROL J. HOELZEL PRINTED NAME & TITLE

STATE OF _____ )
) SS
COUNTY OF _____ )

BE IT REMEMBERED, THAT ON THIS____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME FRANK W. HOELZEL AND CAROL J. HOELZEL, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID OWNERS, AND THEY DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID OWNERS.

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

_____ _____
NOTARY: MY APPOINTMENT EXPIRES:

APPROVALS

CITY OF KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT DEPARTMENT PURSUANT TO THE AUTHORITY DELEGATED TO ME BY THE CITY COUNCIL IN SECTION 88-535-05 OF THE ZONING AND DEVELOPMENT CODE, I HEREBY APPROVE THIS MINOR SUBDIVISION PLAT.

APPROVED BY, THE PLANNING COMMISSION OF THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2025.

_____
MARIO VASQUEZ
CITY PLANNING DIRECTOR

APPROVED BY, THE JACKSON COUNTY GIS DEPARTMENT, THIS _____ DAY OF _____, 2025.

_____

APPROVED BY, THE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, OF THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2025.

_____
MICHAEL J. SHAW
PUBLIC WORKS DIRECTOR

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____, DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2025.

_____ _____ _____
MAYOR - QUINTON LUCAS CITY CLERK - MARILYN SANDERS

CERTIFICATION

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

STATE OF MISSOURI
PATRICK ETHAN WARD
04/07/2025
NUMBER LS-2005000071
NATIONAL LAND SURVEYOR

BY:
PATRICK ETHAN WARD, MO PLS NO. 2005000071
OLSSON, LC-366
PWARD@OLSSON.COM

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

PREPARED FOR/PROPERTY OWNERS:
FRANK W. HOELZEL & CAROL J. HOELZEL
3806 & 3808 E. 78TH STREET
KANSAS CITY, MISSOURI 64132

PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 300
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170


olsson
7301 West 133rd Street, Suite 200 TEL 913.381.1170
Overland Park, KS 66213-4750 FAX 913.381.1174
www.olsson.com


REVISIONS

| REV NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 04/07/2025 | REVISED PROPOSED SANITARY SEWER EASEMENT FROM 10' WIDE TO A 20' WIDE | TMV |

ALTA / NSPS LAND TITLE SURVEY

TRACT OF LAND IN THE NE 1/4 SEC. 14 & NW 1/4 SEC. 15 & PART OF LOTS 3 & 4, HOELZELS BLUE RIVER HEIGHTS ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

2025

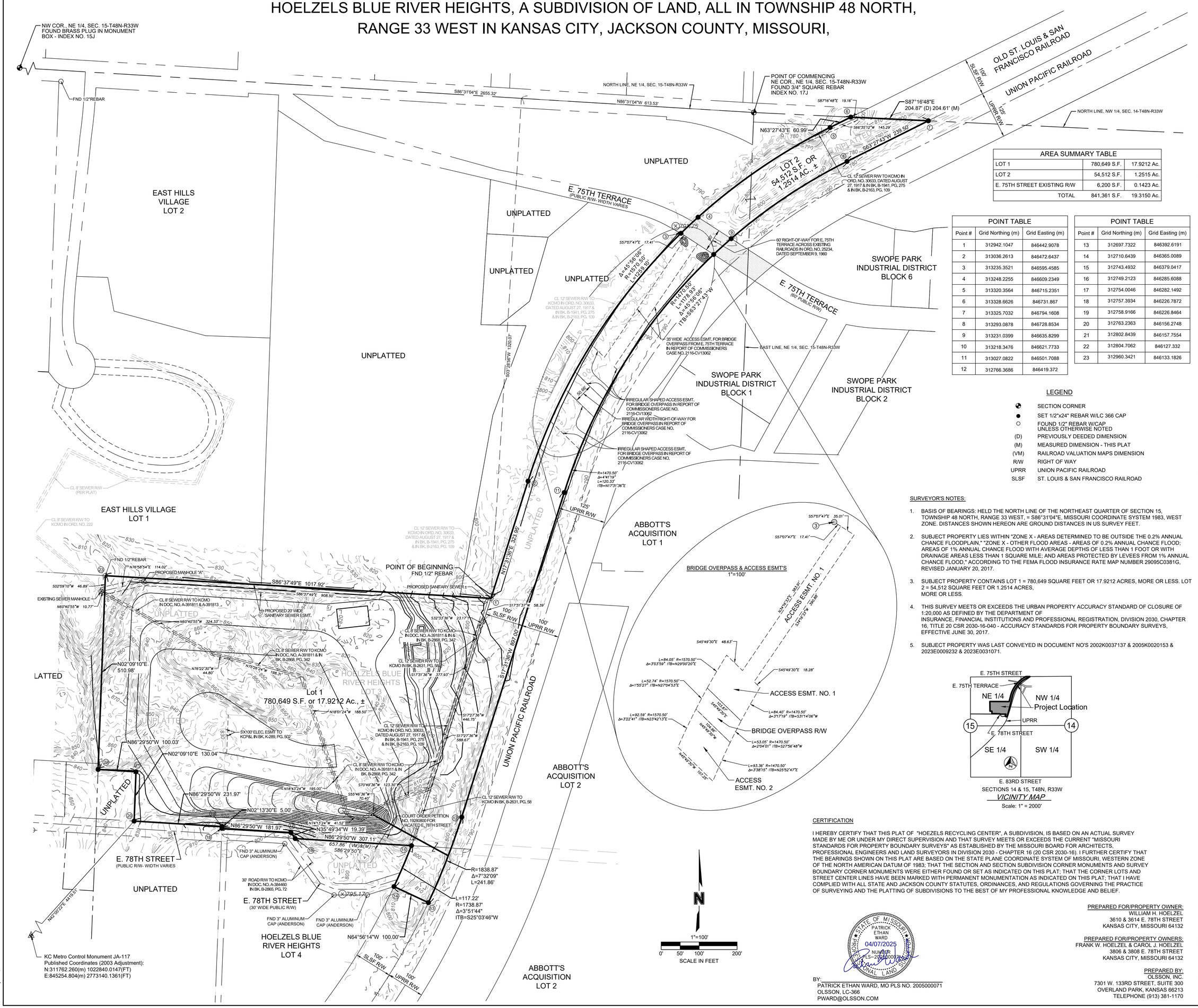
drawn by: TMV
reviewed by: PEW
project no.: 000.00002
date: 02/13/2025

SHEET
1 of 2

C:\Temp\AcPublish_23228\V_PP_HOELZEL_PLAT.dwg
DATE: Apr 07, 2025 7:28am USER: tvalentine

# PRELIMINARY PLAT OF
# HOLEZEL HEIGHTS CENTER

## PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI,




| AREA SUMMARY TABLE | | |
|---|---|---|
| LOT 1 | 780,649 S.F. | 17.9212 Ac. |
| LOT 2 | 54,512 S.F. | 1.2515 Ac. |
| E. 75TH STREET EXISTING R/W | 6,200 S.F. | 0.1423 Ac. |
| TOTAL | 841,361 S.F. | 19.3150 Ac. |

| POINT TABLE | | |
|---|---|---|
| Point # | Grid Northing (m) | Grid Easting (m) |
| 1 | 312942.1047 | 846442.9078 |
| 2 | 313036.2613 | 846472.6437 |
| 3 | 313235.3521 | 846595.4585 |
| 4 | 313248.2255 | 846609.2349 |
| 5 | 313320.3564 | 846715.2351 |
| 6 | 313328.6626 | 846731.867 |
| 7 | 313325.7032 | 846794.1608 |
| 8 | 313293.0878 | 846728.8534 |
| 9 | 313231.0399 | 846635.8299 |
| 10 | 313218.3476 | 846621.7733 |
| 11 | 313027.0822 | 846501.7088 |
| 12 | 312766.3686 | 846419.372 |

| POINT TABLE | | |
|---|---|---|
| Point # | Grid Northing (m) | Grid Easting (m) |
| 13 | 312697.7322 | 846392.6191 |
| 14 | 312710.6439 | 846365.0089 |
| 15 | 312743.4932 | 846379.0417 |
| 16 | 312749.2123 | 846285.6088 |
| 17 | 312754.0046 | 846282.1492 |
| 18 | 312757.3934 | 846226.7872 |
| 19 | 312758.9166 | 846226.8464 |
| 20 | 312763.2363 | 846156.2748 |
| 21 | 312802.8439 | 846157.7554 |
| 22 | 312804.7062 | 846127.332 |
| 23 | 312960.3421 | 846133.1826 |

LEGEND

| | |
|---|---|
| ◔ | SECTION CORNER |
| ● | SET 1/2"x24" REBAR W/LC 366 CAP |
| ○ | FOUND 1/2" REBAR W/CAP UNLESS OTHERWISE NOTED |
| (D) | PREVIOUSLY DEEDED DIMENSION |
| (M) | MEASURED DIMENSION - THIS PLAT |
| (VM) | RAILROAD VALUATION MAPS DIMENSION |
| R/W | RIGHT OF WAY |
| UPRR | UNION PACIFIC RAILROAD |
| SLSF | ST. LOUIS & SAN FRANCISCO RAILROAD |

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: HELD THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 33 WEST, = S86°31'04"E, MISSOURI COORDINATE SYSTEM 1983, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
2. SUBJECT PROPERTY LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," "ZONE X - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD," ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0381G, REVISED JANUARY 20, 2017.
3. SUBJECT PROPERTY CONTAINS LOT 1 = 780,649 SQUARE FEET OR 17.9212 ACRES, MORE OR LESS. LOT 2 = 54,512 SQUARE FEET OR 1.2514 ACRES, MORE OR LESS.
4. THIS SURVEY MEETS OR EXCEEDS THE URBAN PROPERTY ACCURACY STANDARD OF CLOSURE OF 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20 CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.
5. SUBJECT PROPERTY WAS LAST CONVEYED IN DOCUMENT NO'S 2002K0037137 & 2005K0020153 & 2023E0009232 & 2023E0031071.




SECTIONS 14 & 15, T48N, R33W

*VICINITY MAP*

Scale: 1" = 2000'

CERTIFICATION

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

STATE OF MISSOURI
PATRICK ETHAN WARD
NUMBER LS-2005000071
04/07/2025
PROFESSIONAL LAND SURVEYOR

BY:
PATRICK ETHAN WARD, MO PLS NO. 2005000071
OLSSON, LC-366
PWARD@OLSSON.COM

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

PREPARED FOR/PROPERTY OWNERS:
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PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 300
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170


olsson
7301 West 133rd Street, Suite 200 TEL 913.381.1170
Overland Park, KS 66213-4750 FAX 913.381.1174
www.olsson.com


| REV. NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 04/07/2025 | REVISED PROPOSED SANITARY SEWER EASEMENT FROM 15' WIDE TO A 20' WIDE | TMV |

REVISIONS

ALTA / NSPS LAND TITLE SURVEY

TRACT OF LAND IN THE NE 1/4 SEC. 14 & NW 1/4 SEC. 15 & PART OF LOTS 3 & 4, HOELZELS BLUE RIVER HEIGHTS ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

2025

drawn by: TMV
reviewed by: PEW
project no.: 000.00002
date: 02/13/2025

SHEET
2 of 2

C:\Temp\AcPublish_23228\V_PP_HOELZEL_PLAT.dwg
DATE: Apr 07, 2025 7:28am USER: tvalentine

R-2.5

M3-5

R-6

REZONING SUBJECT PROPERTY

M1-5

R-6

R-6

R-80

95.17

M1-5

50' 100' 150' 200'
SCALE 1"=200'

Know what's below.
Call before you dig.

EXISTING ZONING

STATE OF MISSOURI
KYLE K. FREDERIKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
7/18/25

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

3808 E 78TH STREET
KANASA CITY, MISSOURI
2024

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

SHEET
4 OF 14

DWG: E:\Users\Dave\OneDrive\Documents\AutoCad_Drawings\Recycled Products\25-4-4_Hoelzel Site Plan Final_.dwg USER: DavidHoelzel
DATE: Apr 08, 2025 9:51pm XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LiDAR Surface (1)

RETENTION DATA:
WATERSHED AREA: 473,317.4SF =10.866 ACRES
POND CAPACITY: 150,761CF
LOW FLOW ELEV: 809.00'
STORM FLOW ELEV: 817.00'
OVERFLOW ELEV: 818.00'
OUTFLOW INVERT ELEV: 807.00'
OUTFLOW PIPE: 24" X 225LF @ 6%
BLUE ARROWS DEPICT STORM FLOW

WATER SERVICE CONNECTION

795.17

Know what's below. Call before you dig.

0 50' 100'
SCALE: 1"=100'

# GRADING PLAN

STATE OF MISSOURI
DAVID A. FREDERICKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
7/8/25

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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

SHEET
5 OF 14

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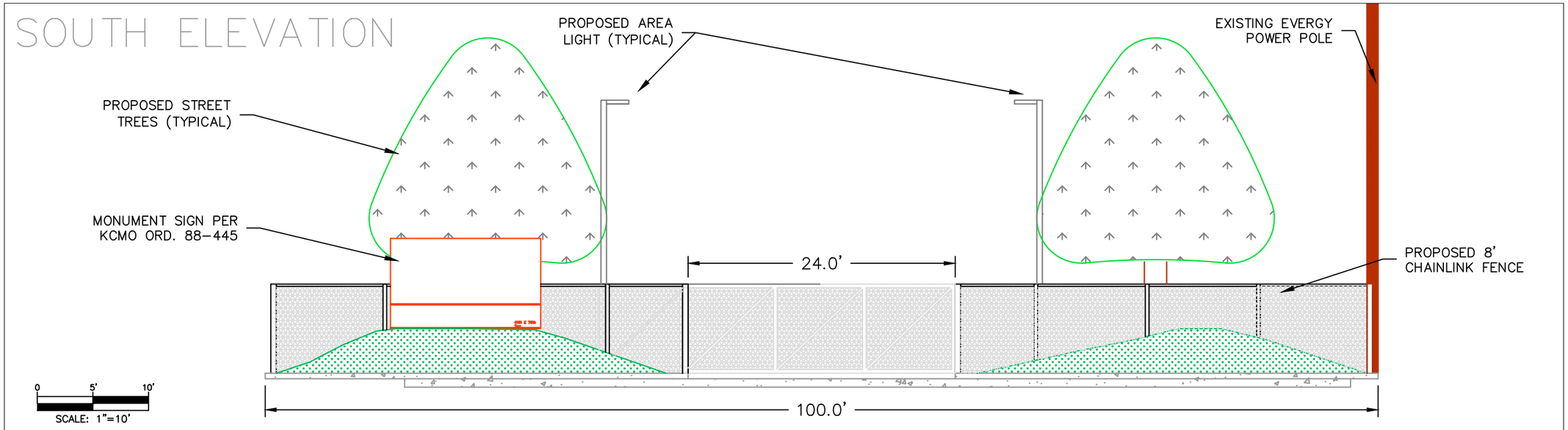
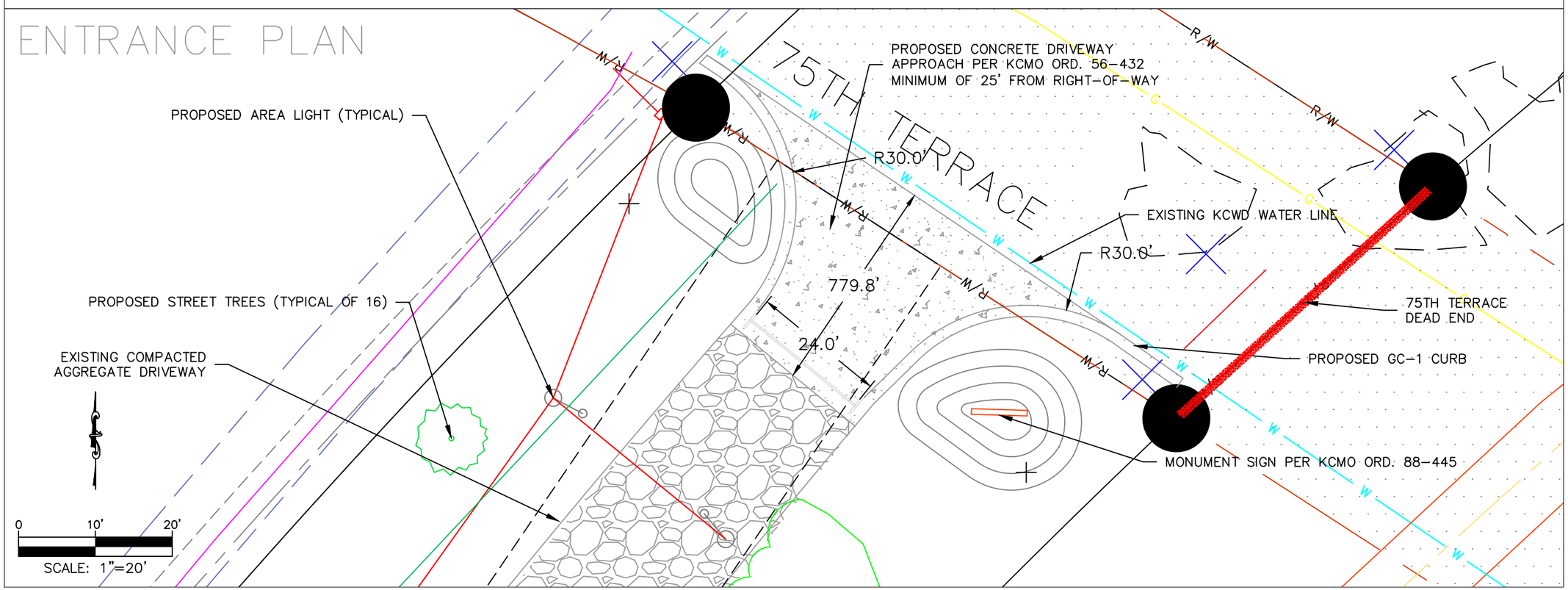
# SOUTH ELEVATION




# ENTRANCE PLAN




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

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

ENTRANCE PLAN

STATE OF MISSOURI
KYLE F. FREDERICKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
9/18/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

drawn by: DAH
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SHEET 6 OF 14

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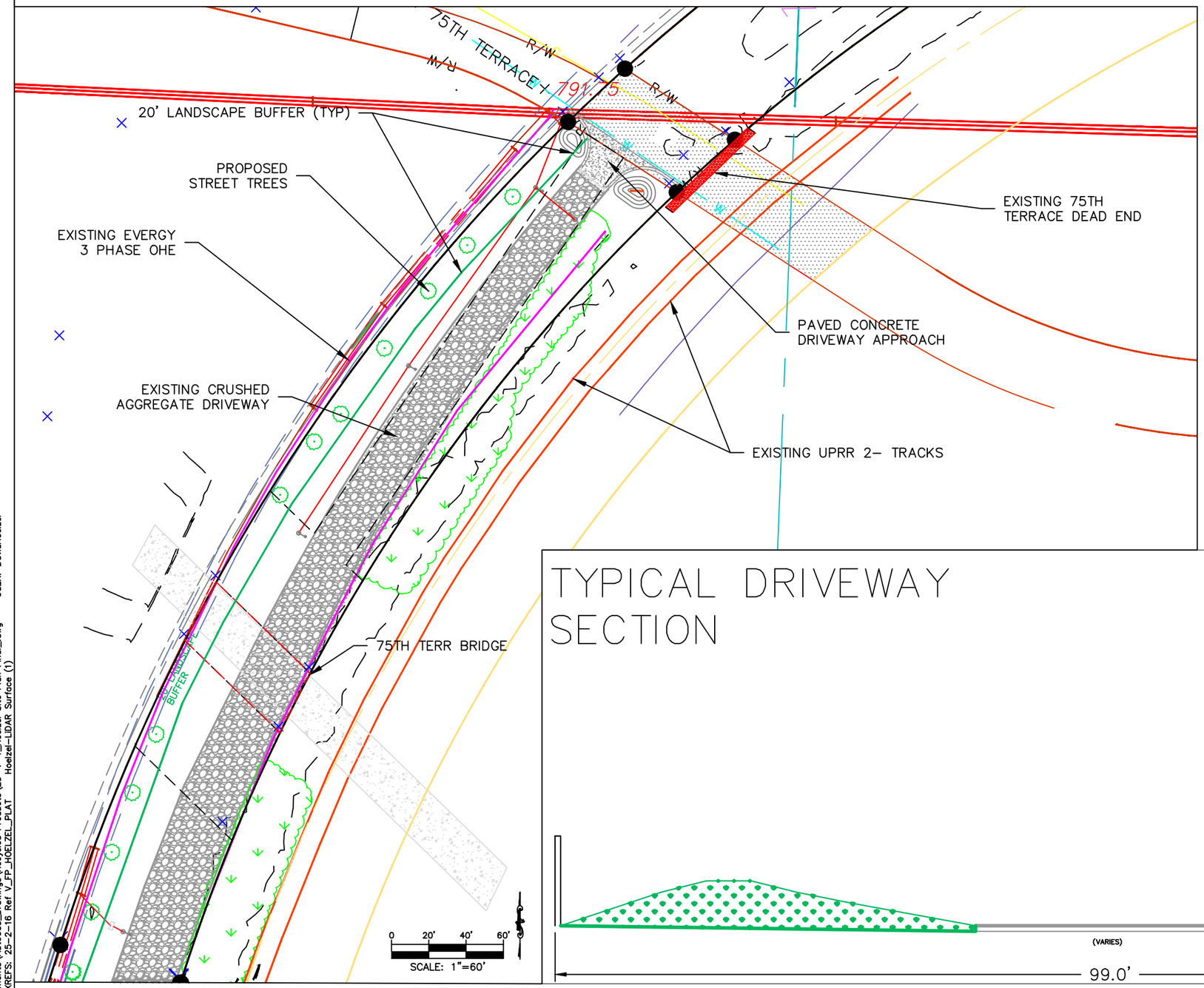


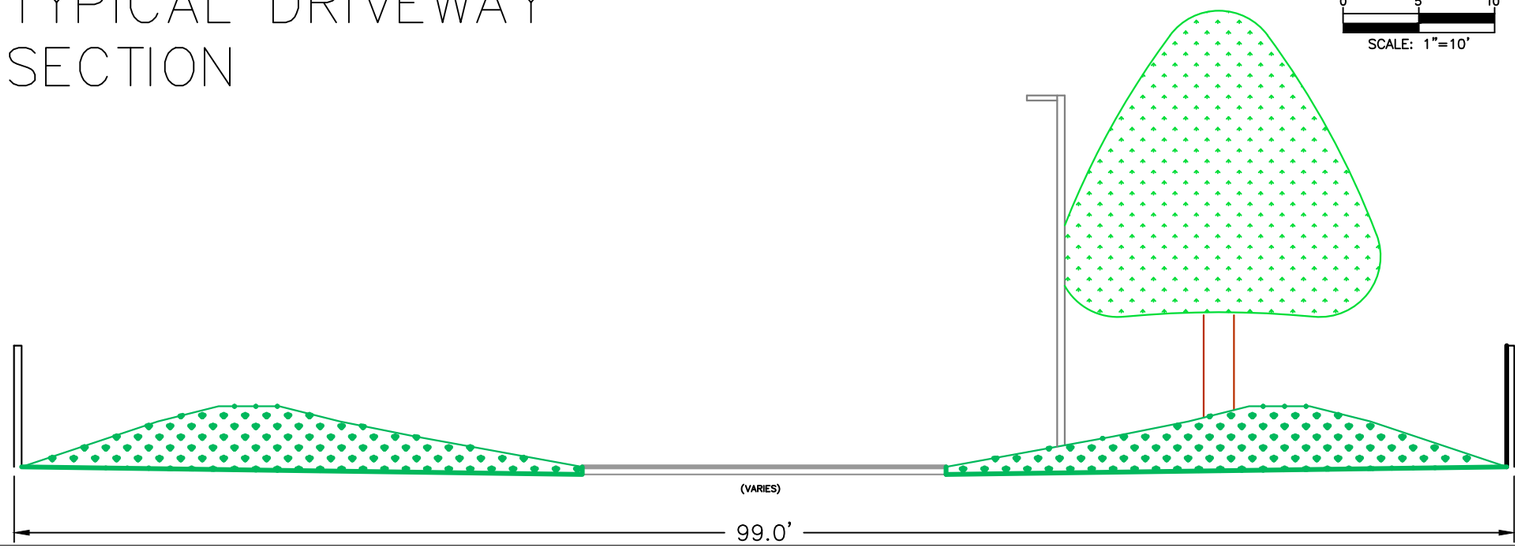

NOTE: EXISTING DRIVEWAY IS DENSELY COMPACTED AGGREGATE BASE TYPICAL WIDTH WILL VARY BUT IS A MINIMUM OF 24' WIDE

PROPOSED DRIVEWAY APPROACH WILL BE KCMMB 4K CONCRETE

STREET TREES WILL BORDER THE DRIVEWAY ON THE WEST SIDE ALONG THE LENGTH OF THE DRIVEWAY EXCEPT IN THE CITY OWNED EASEMENT SURROUNDING THE 75TH TERRACE BRIDGE.

PROPOSED DRIVEWAY LIGHTING WILL BE INSTALLED IN THE DRIVEWAY SEGMENT NORTH OF THE 75TH TERRACE BRIDGE

# TYPICAL DRIVEWAY SECTION




DRIVEWAY PLAN

STATE OF MISSOURI
KORY A. FREDERICKSEN
NUMBER
PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
9/8/25

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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

SHEET
7 OF 14

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

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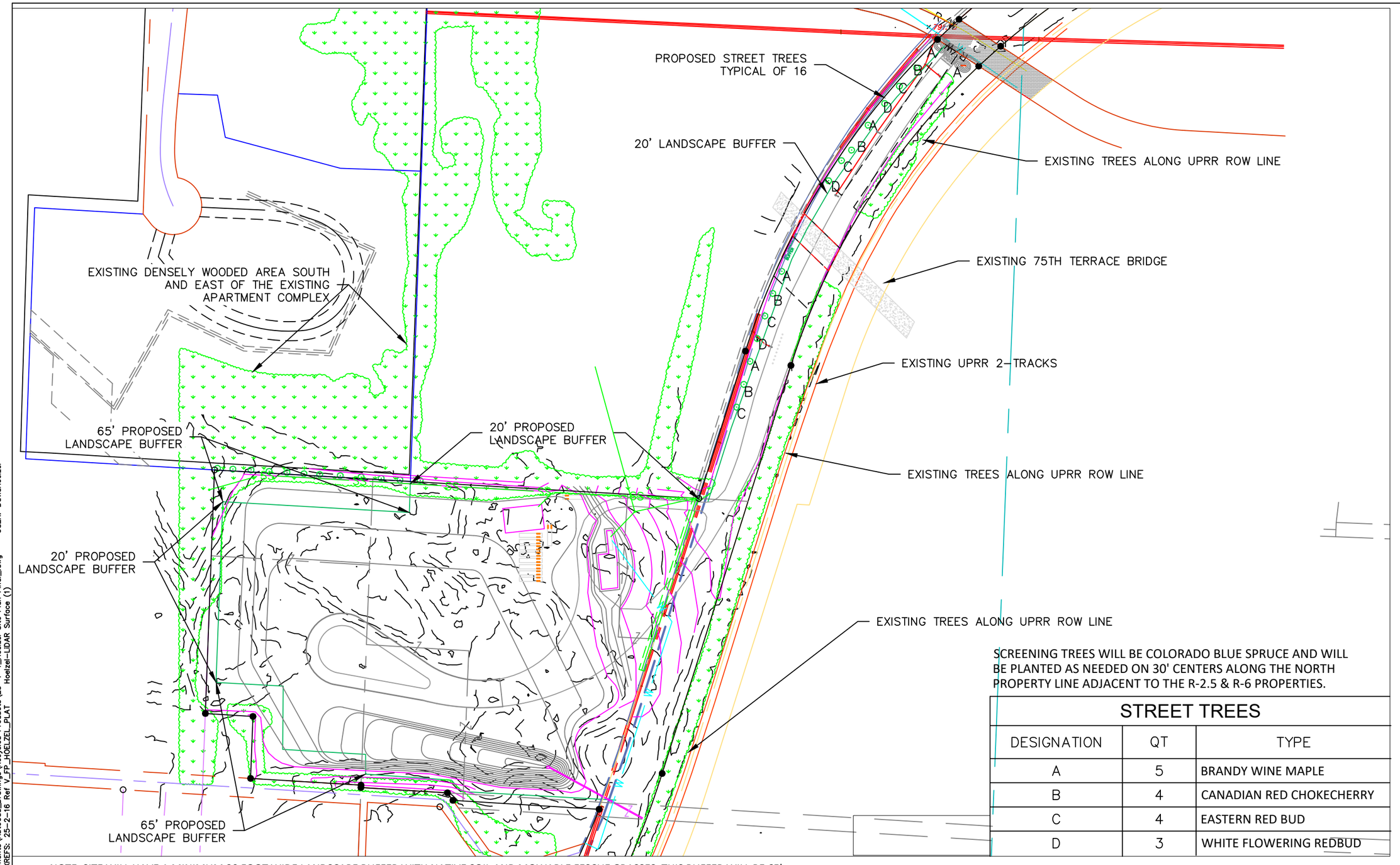


SCREENING TREES WILL BE COLORADO BLUE SPRUCE AND WILL BE PLANTED AS NEEDED ON 30' CENTERS ALONG THE NORTH PROPERTY LINE ADJACENT TO THE R-2.5 & R-6 PROPERTIES.

## STREET TREES

| DESIGNATION | QT | TYPE |
|---|---|---|
| A | 5 | BRANDY WINE MAPLE |
| B | 4 | CANADIAN RED CHOKECHERRY |
| C | 4 | EASTERN RED BUD |
| D | 3 | WHITE FLOWERING REDBUD |

NOTE: SITE WILL HAVE A MINIMUM 20 FOOT WIDE LANDSCAPE BUFFER WITH NATIVE SOIL AND MOWABLE FESCUE GRASSES. THIS BUFFER WILL BE 65' WHERE ADJACENT TO RESIDENTIALLY ZONED PROPERTIES. SUPPLEMENTAL SCREENING WILL BE INSTALLED IN THESE AREAS TO THE NORTH OF THE PRODUCTION AREA AND SOUTH ALONG E 78TH STREET.

THE LANDSCAPE BUFFER WILL CONTAIN THE STREET TREES LOCATED ALONG THE WEST SIDE OF THE EXISTING DRIVEWAY BEGINNING AT THE 75TH TERRACE ENTRANCE THEN SOUTH . AREAS ALONG THE PROPERTY LINE THAT DO NOT HAVE EXISTING FENCING WILL HAVE PROPOSED 6' CHAIN LINK FENCE INSTALLED.

PER KCMO 88-424 NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT.

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

# LANDSCAPE PLAN

STATE OF MISSOURI
TODD A. FREDERICKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
4/8/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

REVISIONS

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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

SHEET
8 OF 14

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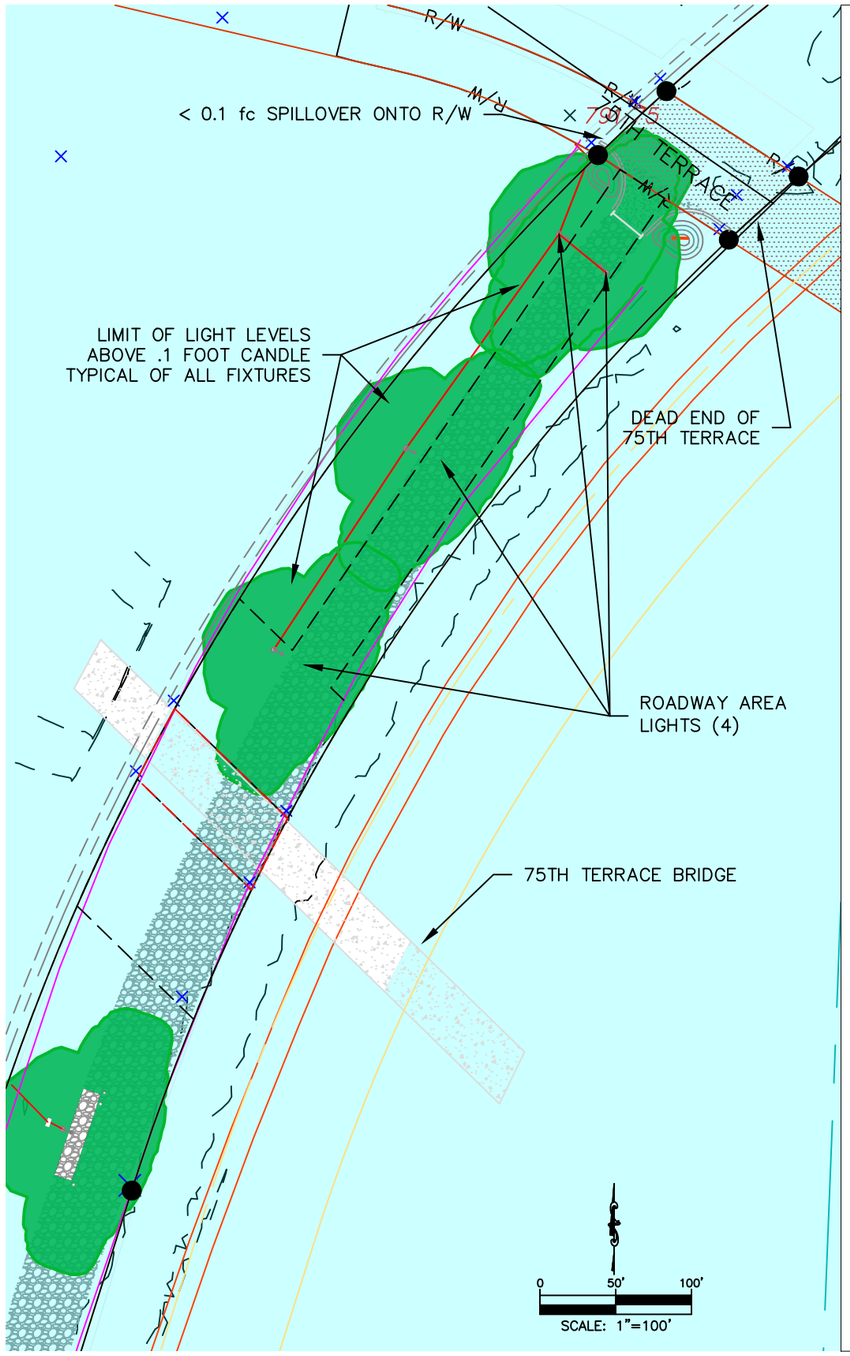
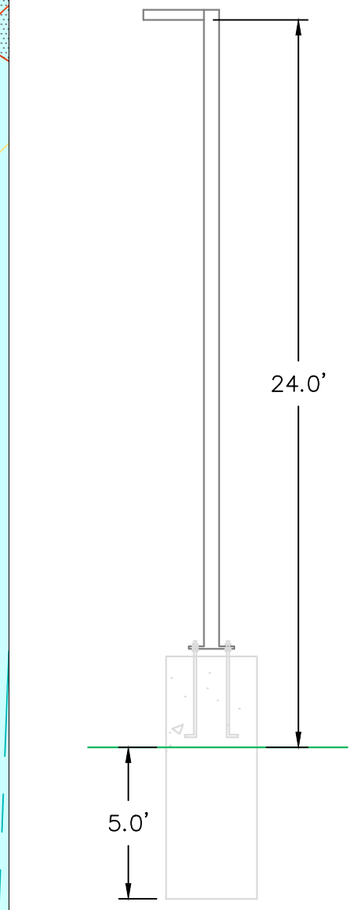



N.T.S.

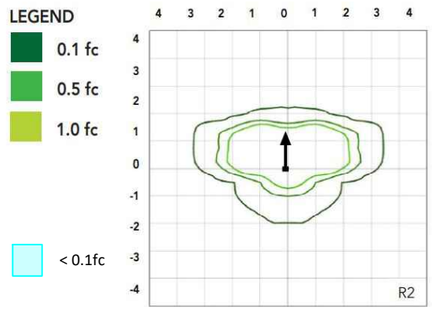
SITE LIGHTING NOTES:

2 DRIVEWAY ENTRY LIGHTS

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

3 ROADWAY AREA LIGHTS

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




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

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

NO SITE LIGHTING WILL SPILLOVER ONTO ANY RESIDENTIAL PROPERTY

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

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

SITE LIGHTING

STATE OF MISSOURI
KYLE J. FREDERIKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
5/8/25

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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

SHEET
9 OF 14

DWG: E:\Users\Dave\OneDrive\Documents\AutoCad_Drawings\Recycled Products\25-4-4_Hoelzel Site Plan Final_.dwg
DATE: Apr 08, 2025 9:51pm XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LIDAR Surface (1)
USER: DavidHoelzel

EXISTING SPIRE

EXISTING KCWSD MAIN

EXISTING EVERGY
3 PHASE OHE

EXISTING EVERGY
UG 3 PHASE

EXISTING EVERGY
3 PHASE OHE

PROPOSED RELOCATED
18" SANITARY SEWER

PROPOSED SEWER
MANHOLE(A)

EXISTING SEWER
MANHOLE(37)

EXISTING KCMO
SANITARY SEWER

EXISTING SANITARY
SEWER MANHOLE(17)

PROPOSED
WATER SERVICE

DETENTION POND OUTFLOW

PROPOSED PUBLIC UTILITIES:

SANITARY MAIN REPLACEMENT. 1,025' OF 18" SANITARY SEWER LOCATED IN A PROPOSED 10' EASEMENT DEDICATED TO THE CITY OF KANSAS CITY.

EXISTING 18" SEWER TO BE CUT OFF AND ABANDONED IN PLACE.

PROPOSED PRIVATE UTILITIES:

WATER SERVICE FROM 6" MAIN LOCATED AT THE EAST END OF 78TH STREET. 2" DOMESTIC CONNECTION, PRIVATE LINE TO SCALE HOUSE AND FOR SITE IRRIGATION.

SEWER LATERALS INSTALLED TO SHED AND SCALE HOUSE

Know what's below.
Call before you dig.

# UTILITY PLAN

STATE OF MISSOURI
KYLE A. FREDERICKSEN
NUMBER
PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
7/8/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET
10 OF 14

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DATE: Apr 08, 2025 9:51pm
XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LIDAR Surface (1)
USER: DavidHoelzel

# PROCESSING AREA

POST PRODUCTION STOCK PILES OF FINISHED RECYCLED AGGREGATE

EXISTING EQUIPMENT SHED

STORAGE UNITS

ROCK CRUSHER

POST PRODUCTION STOCK PILES OF FINISHED RECYCLED AGGREGATE

EXISTING MACHINE TRAILER

INCOMING CONCRETE MATERIAL

PERVIOUS COMPACTED AGGREGATE ROADWAY

SS

W

NOTE: THE ENTIRE SITE WILL BE USED FOR CONCRETE RECYCLING, EXISTING STOCK PILES WILL BE DEPLETED AS PRODUCTION RAMPS UP AND THE SALE OF RECYCLED PRODUCTS WILL REDUCE THE AMOUNT OF STORED MATERIAL BOTH PRE AND POST PROCESSING.

STATE OF MISSOURI
JOHN F. FREDERIKSEN
NUMBER
PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
2/18/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

| | |
|---|---|
| drawn by: | DAH |
| checked by: | TAE |
| approved by: | FWH |
| project no.: | 2024001.1 |
| drawing no.: | REV 1 |

SHEET 11 OF 14

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

0 50' 100'
SCALE: 1"=100'

DWG: E:\Users\Dave\OneDrive\Documents\AutoCad_Drawings\Recycled Products\25-4-4_Hoelzel Site Plan Final_.dwg USER: DavidHoelzel
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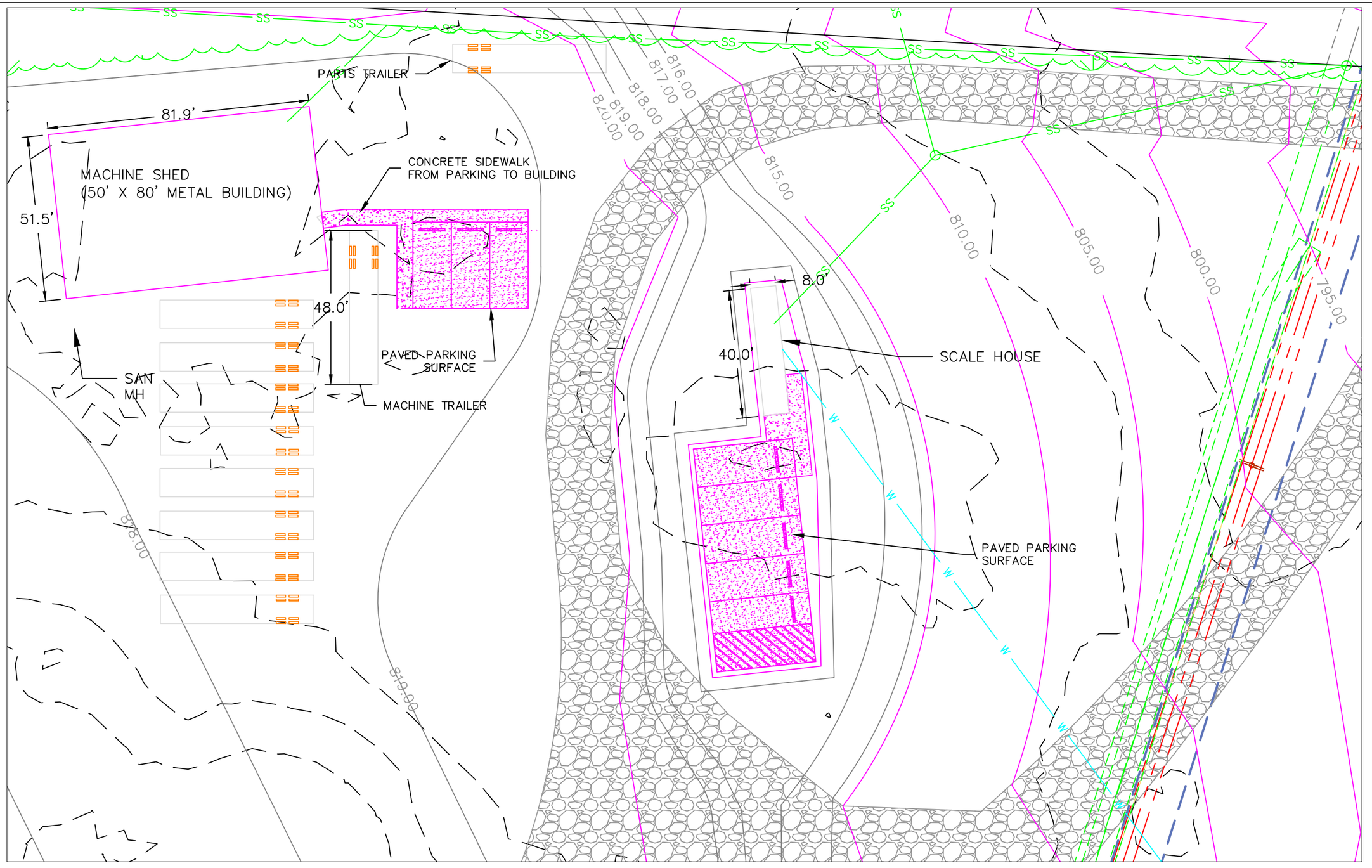


NOTE: EXISTING, PROPOSED AND FUTURE BUILDINGS WILL MEET THE REQUIREMENTS SET FORTH IN THE MPD: 30 ' MINIMUM BUILDING SETBACKS, MAXIMUM BUILDING HEIGHT OF 60'.

Know what's below. Call before you dig.

0 10' 20' 30'
SCALE: 1"=30'

STRUCTURES

STATE OF MISSOURI
JOHN A. FREDERICKSEN
NUMBER
PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
4/8/25

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SHEET
12 OF 14

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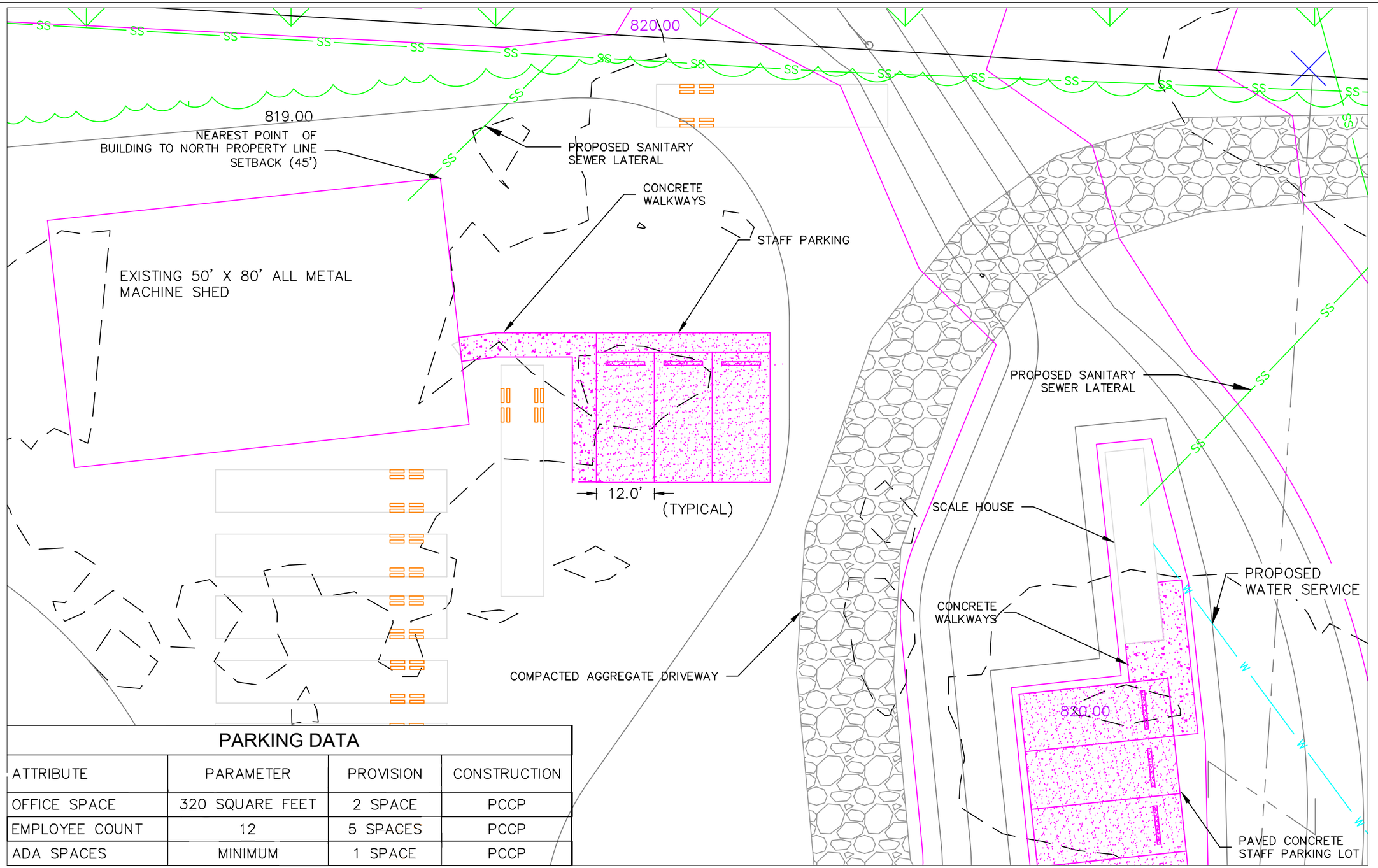


## PARKING DATA

| ATTRIBUTE | PARAMETER | PROVISION | CONSTRUCTION |
|---|---|---|---|
| OFFICE SPACE | 320 SQUARE FEET | 2 SPACE | PCCP |
| EMPLOYEE COUNT | 12 | 5 SPACES | PCCP |
| ADA SPACES | MINIMUM | 1 SPACE | PCCP |

NOTE: A MINIMUM OF 1-ADA COMPLIANT SPACE WILL BE PROVIDED FOR THE PARKING AREA.

STAFF PARKING TO BE PAVED
ALL CONCRETE WILL BE KCMMB 4K
PAVED SURFACES WILL BE DESIGNED TO DRAIN OFF INTO THE PERVIOUS SURFACES SURROUNDING EACH OF THOSE AREAS

BUILDING RUN OFF WILL BE DIRECTED TO THE PERVIOUS SURFACES SURROUNDING EACH BUILDING.

Know what's below. Call before you dig.

0 10' 20'
SCALE: 1"=20'

# PARKING AREAS

STATE OF MISSOURI
JOHN F. FREDERIKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
7/8/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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KANSAS CITY, MISSOURI
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SHEET 13 OF 14

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DATE: Apr 08, 2025 9:51pm XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LiDAR Surface (1)

# SITE DATA:

GENERAL SITE DATA:

EXISTING PROPERTY: 12.044 ACRES

EXISTING FACILITIES:

MACHINE SHED 50' X 80' METAL BUILDING. NO PLUMBING, NO GAS, NO ELECTRIC

1– MACHINE TRAILER 48' X 8'
10– STORAGE TRAILER 48' X 8'

EXISTING MATERIAL STOCKPILE=9.8 ACRES

EXISTING VEHICLES AND EQUIPMENT (SCRAP TO BE RECYCLED)

TWO STAGE MOBILE ROCK CRUSHER AND MOBILE AGGREGATE SCREENING PLANT

VARIOUS CRUSHING AND MATERIAL HANDLING EQUIPMENT

PROPOSED USAGE:

TOTAL LAND 19.351 ACRES
TOTAL PAVED SURFACES 3,472 SF
TOTAL EXISTING BUILDING 4,000 SF
TOTAL FUTURE BUILDINGS 6,000–10,000 SF
TOTAL PERVIOUS SURFACE AREA 11.64 ACRES

RETENTION DATA:
WATERSHED AREA: 473,317.4SF =10.866 ACRES
POND CAPACITY: 150,761CF
LOW FLOW ELEV: 809.00'
STORM FLOW ELEV: 817.00'
OVERFLOW ELEV: 818.00'
OUTFLOW INVERT ELEV: 807.00'
OUTFLOW PIPE: 24" X 225LF @ 6%
OUTFLOW OUTLET ELEV: 793.00'

PROPOSED SITE IMPROVEMENTS:

CONCRETE DRIVEWAY APPROACH FROM THE R/W LINE AT THE 75TH TERRACE ENTRANCE. THIS APPROACH WILL EXTEND FROM THE R/W LINE 40 FEET SOUTH MEETING THE CODE REQUIREMENTS. THIS APPROACH WILL BE CONSTRUCTED OF KCMMB 4K, PORTLAND CEMENT CONCRETE PAVEMENT.

A SIGNIFICANT PORTION OF THE SUBJECT PROPERTY IS FENCED IN AT THIS TIME BUT ANY AREAS THAT ARE NOT WILL BE FENCED WITH CHAIN LINK FENCING.

PER THIS PLAN A 20' WIDE LANDSCAPED BUFFER WILL BE CONSTRUCTED. THIS BUFFER WILL ALLOW FOR DEFINITION OF THE PROPERTY ALONG WITH ALLOWING FOR STREET TREES AND SCREENING TO BE INSTALLED WHERE APPROPRIATE AND BASED ON THIS PLAN. BUFFER AREAS WILL BE 65' ALONG BOUNDARY OF R–2.5, R–6

SITE LIGHTING WHILE NOT NEEDED FOR THE PROPOSED OPERATIONS WILL BE INSTALLED PER THE PLAN FOR ACCESS CONTROL LIGHTING. THE STRUCTURES AND FIXTURES PLANNED FOR THIS PROJECT WILL NOT ALLOW FOR ANY LIGHT SPILLOVER EXCEEDING THE REQUIREMENTS OF THE CODE OF ORDINANCES 88–430.

THE EXISTING MACHINE SHED IS A METAL BUILDING THAT MEETS THE REQUIREMENTS OF THE CODE OF ORDINANCES 88–140–04–B FOR HEIGHT AND SETBACK. ANY FUTURE BUILDINGS WOULD BE PROPOSED TO BE CONSTRUCTED OF THE SAME STYLE AND MEETING THE SAME REQUIREMENTS.

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

THE ENTIRE SITE WILL BE USED FOR CONCRETE RECYCLING, EXISTING STOCK PILES WILL BE DEPLETED AS PRODUCTION RAMPS UP AND THE SALE OF RECYCLED PRODUCTS WILL REDUCE THE AMOUNT OF STORED MATERIAL BOTH PRE AND POST PROCESSING. AS PART OF THIS PRODUCTION A BY–PRODUCT WILL BE SOILS THAT ARE SEPARATED FROM THE AGGREGATE PRODUCTS. THESE SOILS WILL BE USED FOR COVER TO MITIGATE AREAS OF THE SITE FOR THE GROWTH OF GRASS.

THIS PROPERTY AND BUSINESS HAS HISTORICALLY RECEIVED, STORED AND PROCESSED CONCRETE CONSTRUCTION DEBRIS FOR USE AS VARIOUS SIZES AND TYPES OF CRUSHED AGGREGATE. UPON APPROVAL OF THE PROPOSED MPD THE OPERATION WILL FOCUS ON THE PROCESSING OF THESE CURRENTLY STORED MATERIALS INTO THE FINISHED PRODUCT NEEDED BY THE CONSTRUCTION INDUSTRY IN THE KC METRO AREA.

PER KCMO 88–424–03–C NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT.

SITE DATA

STATE OF MISSOURI
KYLE A. FREDERICKSEN
NUMBER PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
4/8/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
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3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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

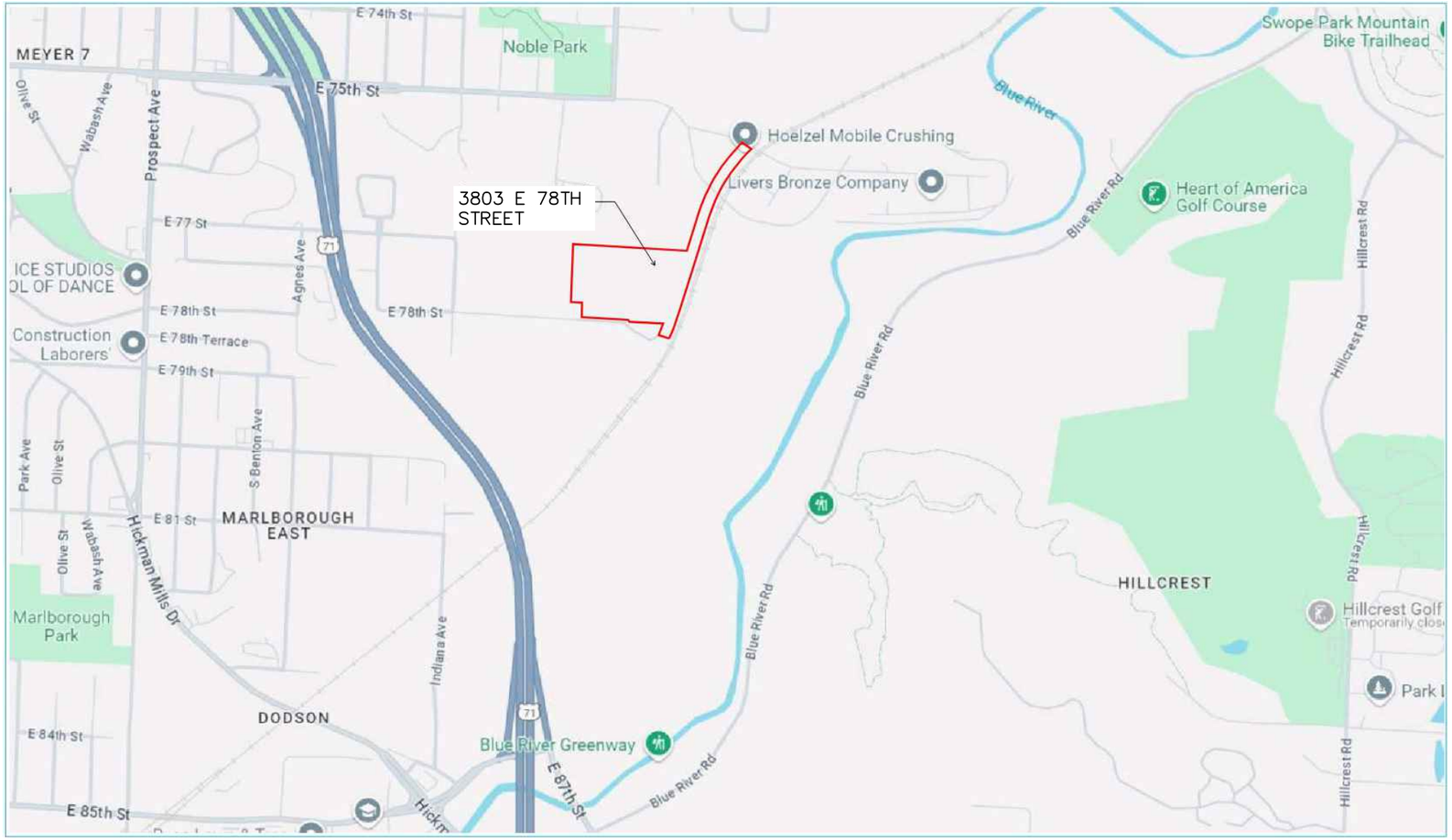
SHEET 14 OF 14

Know what's below. Call before you dig.

0 10' 20'
SCALE: 1"=20'

DWG: E:\Users\Dave\OneDrive\Documents\AutoCad_Drawings\Recycled Products\25-4-4_Hoelzel Site Plan Final_.dwg USER: DavidHoelzel
DATE: Apr 08, 2025 9:51pm XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LIDAR Surface (1)

# NAME: 3808 E. 78TH STREET
# RECLAMATION PHASING PLAN




Vicinity Map

## SHEET INDEX


1 COVER
2 RECLAMATION PHASES
3 PHASE I RECLAMATION
4 PHASE II–A RECLAMATION
5 PHASE II–B RECLAMATION
6 PHASE III RECLAMATION
7 PHASE IV RECLAMATION


COVER SHEET

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

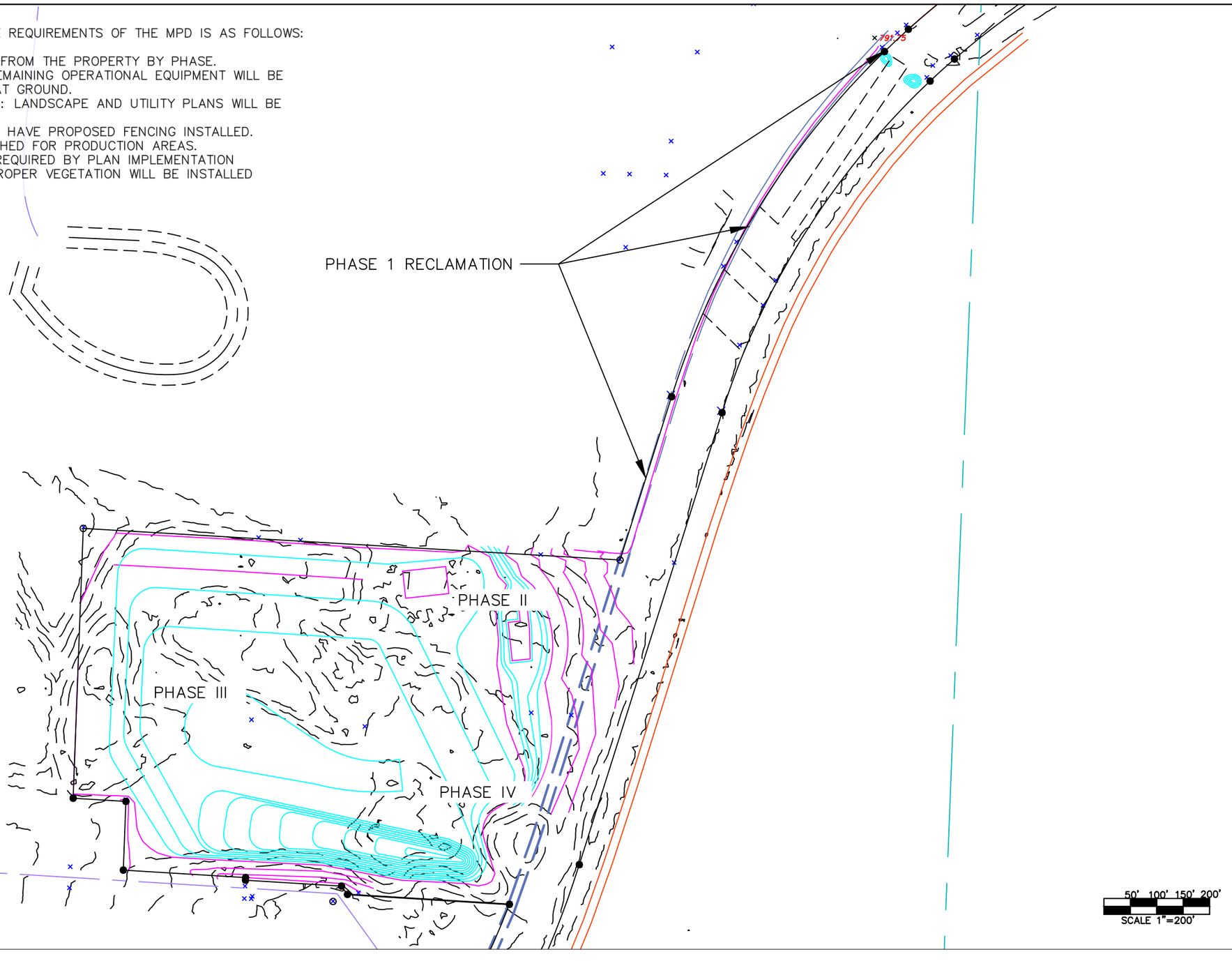
drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET 1 OF 12

DWG: E:\Users\Dave\OneDrive\Documents\AutoCad_Drawings\Recycled Products\25-2-19_Hoelzel Reclimation Plan _.dwg USER: DavidHoelzel
DATE: Apr 08, 2025 10:58pm XREFS: 25-2-16 Ref V_FP_HOELZEL_PLAT Hoelzel-LIDAR Surface (1)

RECLAMATION PLAN FOR MEETING THE REQUIREMENTS OF THE MPD IS AS FOLLOWS:

- REMOVE ALL JUNK OF ANY SORT FROM THE PROPERTY BY PHASE.
- AS THE JUNK IS REMOVED ALL REMAINING OPERATIONAL EQUIPMENT WILL BE PARKED AND ORGANIZED ON FLAT GROUND.
- ELEMENTS OF THE MPD INCLUDING: LANDSCAPE AND UTILITY PLANS WILL BE IMPLEMENTED.
- UNSECURED PROPERTY LINES WILL HAVE PROPOSED FENCING INSTALLED.
- ROUGH GRADES WILL BE ESTABLISHED FOR PRODUCTION AREAS.
- UTILITIES WILL BE INSTALLED AS REQUIRED BY PLAN IMPLEMENTATION
- WEEDS WILL BE MITIGATED AND PROPER VEGETATION WILL BE INSTALLED




RECLAMATION PLAN SUMMARY:

| | |
|---|---|
| PHASE I | 6 MONTHS |
| PHASE II–A | 10 MONTHS |
| PHASE II–B | 10 MONTHS |
| PHASE III | 12 MONTHS |
| PHASE IV | 8 MONTHS |
| TOTAL | 46 MONTHS |

UTILITY INSTALLATION:

| | |
|---|---|
| PHASE I | ELECTRICAL SERVICE FOR GATE/SECURTIY |
| PHASE II–A | NONE |
| PHASE II–B | ELECTRICAL SERVICE SECURITY |
| PHASE III | NONE |
| PHASE IV | ELECTRIC, WATER, SEWER |

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

# RECLAMATION PHASES

REVISIONS

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2024

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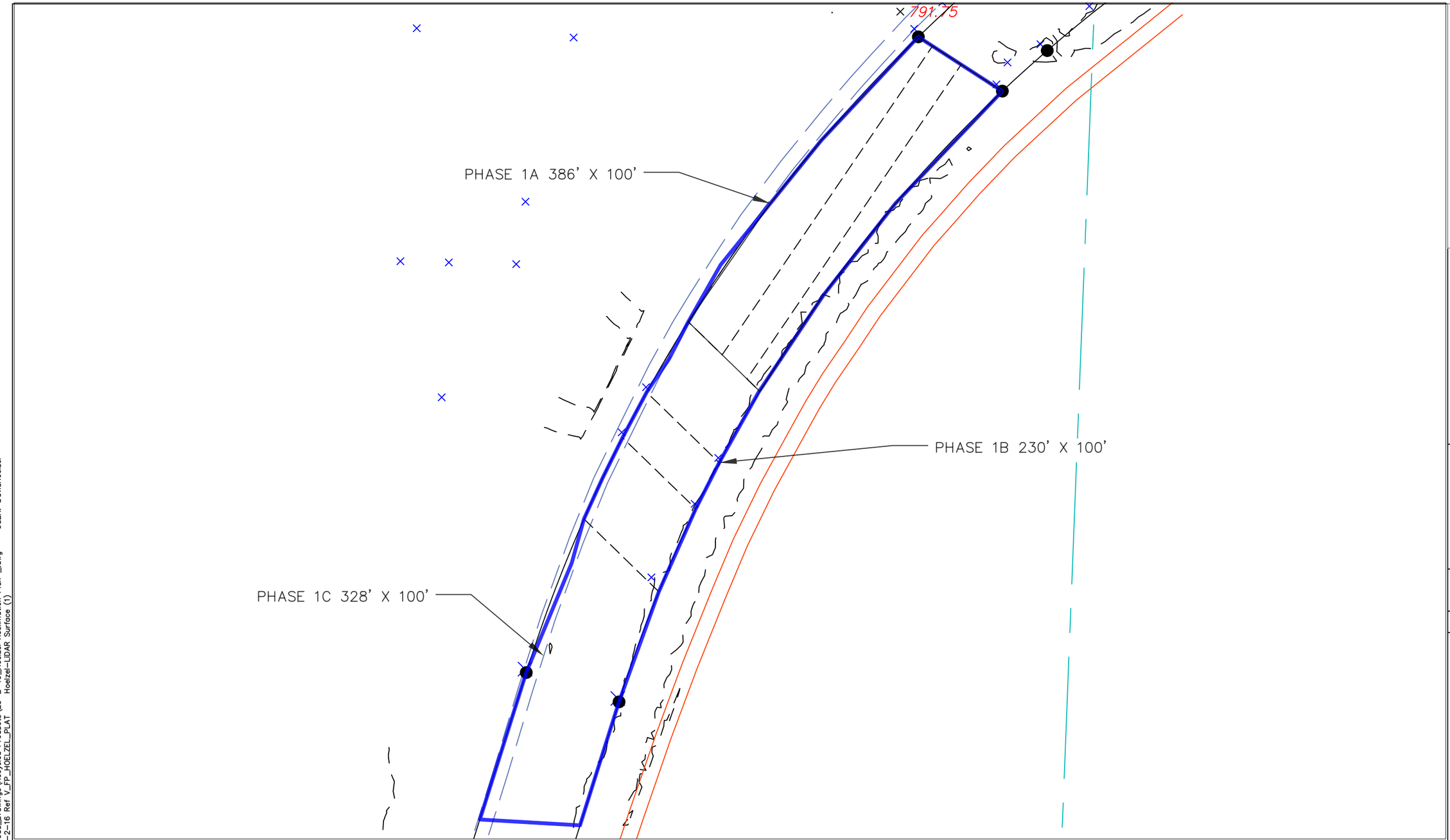


PHASE I RECLAMATION:
REMOVAL OF ALL JUNK
REMOVAL OF ALL STORED MATERIAL
RESHAPING OF SURFACE TO MEET MPD LANDSCAPE PLAN
LIGHTING, ENTRANCE AND SIGNAGE CONSTRUCTION PER MPD
INSTALL TRUCK SCALE
ESTIMATED PAHSE DURATION 6 MONTHS

Know what's **below.**
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# PHASE I RECLAMATION

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| | | REVISIONS |

3808 E 78TH STREET
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PHASE II–A RECLAMATION:
REMOVAL OF ALL JUNK
RESHAPING OF SURFACE TO MEET MPD
RELOCATE STORAGE UNITS PER MPD
ROUGH GRADE FOR PROPOSED SANITARY SEWER
42,000 SQUARE FEET
ESTIMATED PHASE DURATION 10 MONTHS

Know what's **below.**
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# PHASE II–A RECLAMATION

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

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OF 12

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USER: DavidHoelzel

# PHASE II–B RECLAMATION

PHASE II–B RECLAMATION:
REMOVAL OF ALL JUNK
RESHAPING OF SURFACE TO MEET MPD
ESTABLISH BUFFER PER MPD
INSTALL FENCING AND SECURITY
ROUGH GRADE FOR PROPOSED SANITARY SEWER
RELOCATE STORAGE UNITS PER MPD
ESTIMATED PHASE DURATION 10 MONTHS

Know what's **below.**
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| REV. NO. | DATE | REVISIONS DESCRIPTION |
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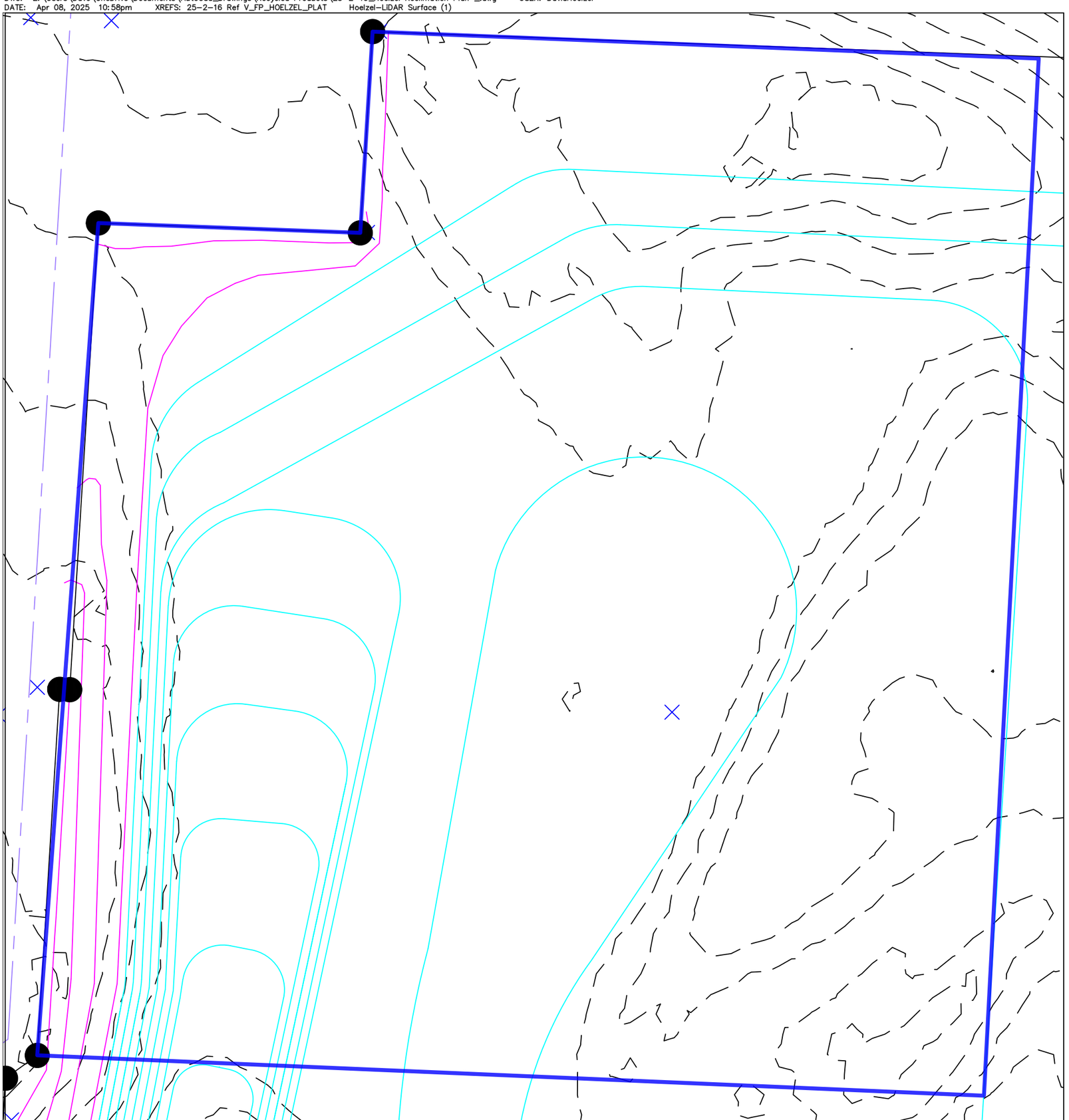

PHASE III RECLAMATION:
REMOVAL OF ALL JUNK
RESHAPING OF SURFACE TO MEET MPD
RELOCATE STORAGE UNITS PER MPD
ESTABLISH BUFFER PER MPD
INSTALL FENCING
INSTALL PROPOSED 18" SANITARY SEWER
ABANDON EXISTING 18" SEWER IN PLACE
ESTIMATED PHASE DURATION 12 MONTHS

SHEET OF 12

drawn by: DMH
designed by: DMH
approved by: DMH
project no.: 2024001.1
drawing no.: REV.1

3808 E 78TH STREET

KANASA CITY, MISSOURI 2024

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REVISIONS

# PHASE III RECLAMATION

PHASE IV RECLAMATION:
REMOVAL OF ALL JUNK
RESHAPING OF SURFACE TO MEET MPD
RELOCATE STORAGE UNITS PER MPD
INSTALL FENCING
INSTALL WATER SERVICE FOR OFFICE BUILDING
ESTIMATED PHASE DURATION 8 MONTHS

# PHASE IV RECLAMATION

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

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