



CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

Project Name
Kiddie Academy

Docket #1

Request

CD-CPC-2024-00002
Development Plan – Major Amendment

Applicant

Dan Finn
Phelps Engineering
1270 N Winchester, Olathe, KS 66061

Owner

Robert de la Fuente
Star Development
244 W Mill St, Liberty, MO 64068

Location 9880 N Cedar Ave
Area About 1.35 acres
Zoning B2-2
Council District 1st
County Clay
School District Liberty 230

Surrounding Land Uses

North: residential uses, zoned R-7.5
South: commercial, undeveloped uses, zoned B2-2
East: residential uses, zoned R-7.5
West: Residential uses, zoned R-2.5

KC Spirit Playbook Alignment

LRP determination: Likely

Major Street Plan

N Cedar Avenue and NE 99th Street are not identified on the City's Major Street Plan.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 1/14/2024. Scheduling deviations from 2024 Cycle 3.1 have occurred.

- The applicant needed more time to prepare the preliminary plat sheet to show the sanitary sewer extension needed to serve the site.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Amber Meadows/Amber Lakes Subdivisions.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 4/23/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped and part of a previously approved plan for Highland Plaza commercial development area.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan, which also serves as a preliminary plat, to allow the construction of a 13,000 square foot day care center in district B2-2 on about 1.5 acres generally located at 9880 N Cedar Avenue.

CONTROLLING + RELATED CASES

Case No. 6158-CP-7 – Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center).

PROFESSIONAL STAFF RECOMMENDATION

Docket #1 Approval with Conditions

PLAN REVIEW

The plan proposes a one-story, 13,000 square foot day care center at the corner of N 99th Street and N Cedar Avenue. The building will be located in the middle of Lot 1 with an outdoor play area on the west side and the parking lot on the east side of the building. The parking lot will contain 37 spaces and vehicles will circulate counterclockwise. Four bicycle parking spaces will be provided at the northeast corner of the building.

Due to the vehicular use area fronting the public rights of way, staff requested berms be provided in addition to the required landscape screening. The site will generally be screened by a one to three-foot berm and shrubs including Sea Green Juniper and Sumac. Other plant species identified on the plans include Swamp White Oak, Red Oak, Red Maple, Blue Switch Grass, and Spirea.

Proposed building materials include stucco and brick with decorative lighting and awnings.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	No	N/A	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

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

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The plans comply with all standards in the Zoning and Development Code. The Long Range Planning review determined this proposed development is likely to align with the KC Spirit playbook. While not

considered an infill development, it does use existing infrastructure, and will also allow for residents in the immediate area to age in place by providing childcare options.

B. The proposed use must be allowed in the district in which it is located;

Day Care Center uses are permitted in the B2 zoning district. This project is a major amendment because the controlling plan did not expressly plan for a day care center, rather mostly office and retail buildings.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

There are two proposed access points to the site, one off N 99th Street and one off N Cedar Avenue. Vehicles will move counterclockwise through the parking lot. Public Works did not see any issues with the circulation and traffic generation in and around the site. Staff requested a portion of the parking be moved to the southern portion of the building in order to move the building closer to the street and spread out the traffic while creating an opportunity for shared parking with future development to the south; however, there is no Code requirement, therefore the applicant did not make this revision.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

Sidewalks will be provided along N 99th Street and N Cedar Avenue for pedestrians to access the site. Additionally, bike racks will be placed at the northeastern corner of the building, per Code. The tenant is expecting most customers to access the site with a vehicle.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Sanitary sewer extension in N 99th Street is required to serve the site, which is shown on the preliminary plat associated with the development plan. The site is adequately served with water.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

Staff requested the building be moved closer to the street and relocate some of the parking to the south side of the building for the site to have overall better street presence and fewer lanes of vehicular area for pedestrians to cross. Because there is no Code requirement of where the building should be placed, this request was not accommodated. At staff's request, the applicant provided additional brick on the bottom portion of the north, east, and south elevations.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Per staff's request, the applicant is providing minimal berming and slightly taller (36 inches) landscaping to screen the parking area without disturbing site lines on N 99th Street and N Cedar Avenue. The tree line on the western side of the site will be preserved to serve as a buffer from the adjacent residences.

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

The amount of impervious surface proposed is typical for a commercial pad site. The interior of the parking area will be landscaped per 88-425-06.

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

The only trees on the west side of the site will be retained.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Planner



Plan Conditions

Report Date: May 01, 2024

Case Number: CD-CPC-2024-00002

Project: Kiddie Academy

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

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

6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
7. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
8. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
10. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
11. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
12. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

13. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
14. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
15. The future developer of Lot 2 shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the Lot 2 platted frontage of N Cedar Ave. and to a tie-in point with the existing sidewalks prior to issuance of a Temporary Certificate of Occupancy associated with a building permit for Lot 2. In addition, the future developer of Lot 2 shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
16. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N Cedar Ave and to a tie-in point with the existing sidewalks. In addition the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

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

18. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
19. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1
20. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
21. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4). Shall provide fire lane signage on fire access drives.

Condition(s) by Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.

22. The proposed storm sewer shall be a private main located within a private storm drainage easement and covered by a covenant to maintain private storm sewer main.
23. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
24. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
25. The developer must secure permits to extend public sanitary to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
26. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

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

27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892

28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

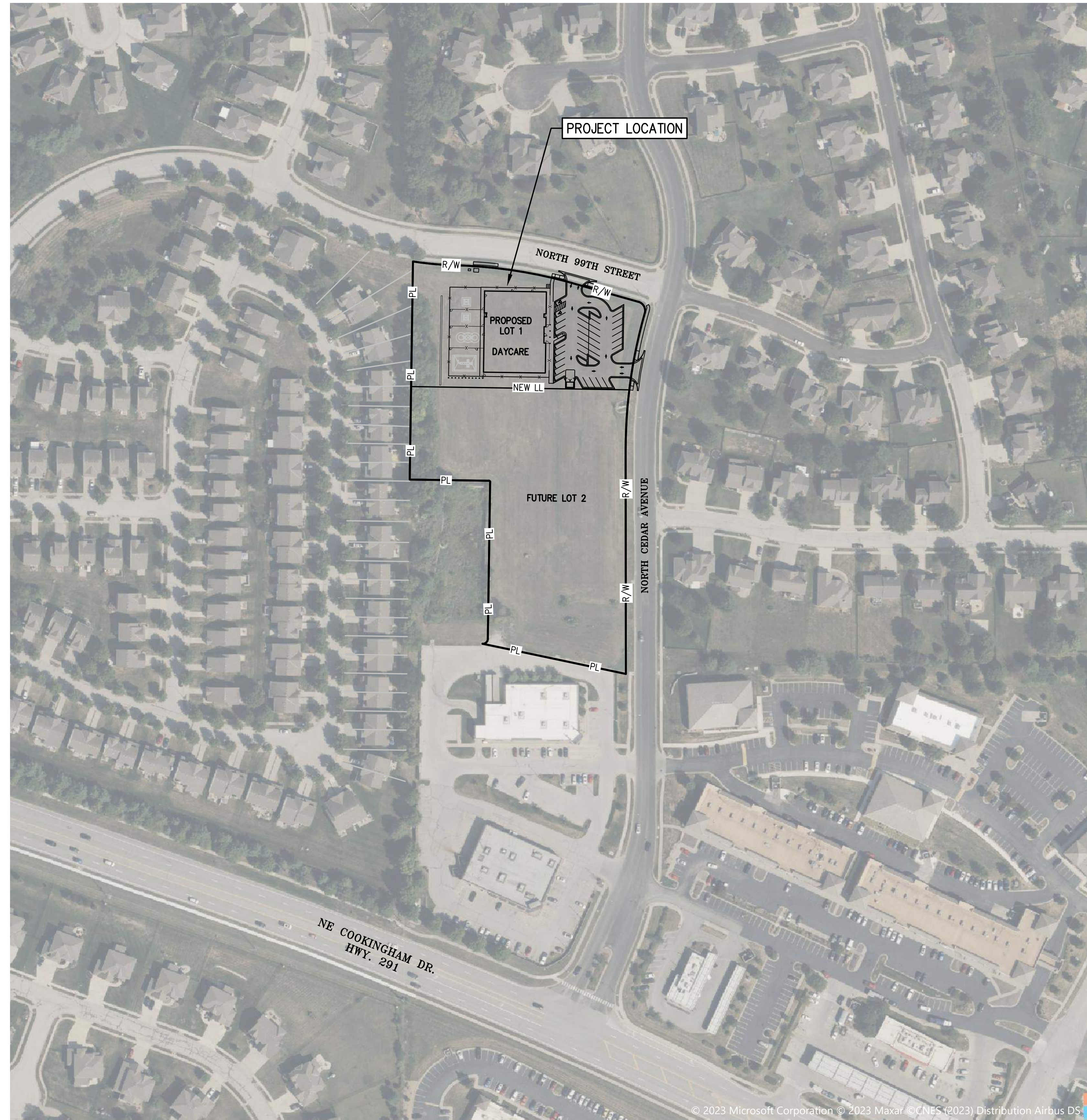
Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

29. The developer shall provide a Missouri PE prepared water main extension plan set for installation of the one additional public fire hydrant through CompassKC for review, approval and contracts prior to Certificate of Occupancy issuance for the building. The plans shall follow all KC Water Rules and Regulations for water main extension (available online).

SITE DEVELOPMENT PLANS FOR KIDDIE ACADEMY

ADDRESS: N. CEDAR AVE. & N.E. 99TH ST.
IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

INDEX	
C0	COVER SHEET
CO.1	DEMOLITION PLAN
C1	OVERALL SITE PLAN
C1.1	SITE PLAN
C2	GRADING PLAN
C3	UTILITY PLAN
LS-1	LANDSCAPE PLAN
	ARCHITECTURAL PLANS
	PHOTOMETRIC PLAN
	PRELIMINARY PLAT



OVERALL LEGAL DESCRIPTION:

ALL OF TRACT G, AMBER LAKES-FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 52'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 679.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE EASTERLY ON A CURVE TO THE LEFT, HAVING INITIAL TANGENT BEARING OF SOUTH 81 DEGREES 09'19" EAST, A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 61.60 FEET; THENCE SOUTH 87 DEGREES 48'52" EAST, 14.95 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 183.41 FEET; THENCE SOUTH 74 DEGREES 10'00" EAST, 110.31 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE WESTERLY LINE OF N. CEDAR AVENUE, AS NOW ESTABLISHED; THENCE SOUTH 15 DEGREES 50'00" WEST, ALONG SAID WESTERLY LINE, 2.22 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, ALONG SAID WESTERLY LINE, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 805.00 FEET, AN ARC DISTANCE OF 223.17 FEET; THENCE SOUTH 0 DEGREES 03'02" EAST, ALONG SAID WEST LINE, 537.10 FEET; THENCE SOUTHERLY, ALONG SAID WEST LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 147.65 FEET; THENCE SOUTH 24 DEGREES 07'14" WEST, ALONG SAID WEST LINE, 182.42 FEET; THENCE WESTERLY, ALONG SAID WEST LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.44 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE, ON A CURVE TO THE LEFT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, A RADIUS OF 7699.44 FEET, AN ARC DISTANCE OF 253.67 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 52'03" EAST, ALONG SAID WEST LINE, 1063.03 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION PLATTED AS HIGHLAND PLAZA WEST - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

PROPOSED LOT 1 - LEGAL DESCRIPTION:

PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 07'51'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 679.87 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 99TH STREET AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 06°40'09"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET; THENCE S87°50'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 13°38'52"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 183.41 FEET; THENCE S74°11'45"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 109.76 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°55'20"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE; THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 8°48'05"; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 123.66 FEET; THENCE N89°08'38"W, A DISTANCE OF 351.23 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N00°51'22"E, ALONG SAID WEST LINE, A DISTANCE OF 201.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

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.

OWNER:

AMBER MEADOWS INC
244 W MILL ST, STE 101
LIBERTY, MO 64068
(816) 781-3322
CONTACT: ROBERT DE LA FUENTE

DEVELOPER:

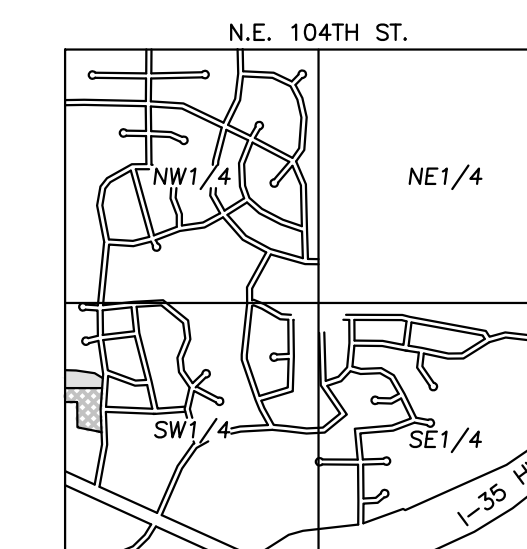
THE WOODMONT COMPANY
2100 WEST 7TH STREET
FORT WORTH, TX 76107
(817) 377-7710
CONTACT: STEPHEN COSLIK

BENCHMARK:

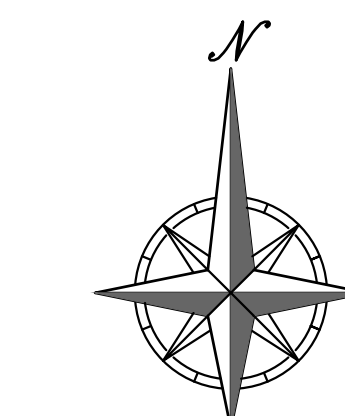
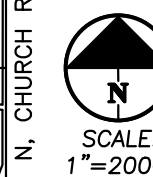
BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 AND NAVD 1988 FROM MGRS STATION HALL, N=344775.849M, E=857552.380M, EL.=965.88 FEET (NAVD 1988), GRID FACTOR=0.9999007, DATE OF ADJUSTMENT=2003.

FLOOD NOTE:

THIS 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, PLATTE COUNTY, MISSOURI, COMMUNITY-PANEL NO. 290173 0089 G AND DATED JANUARY 20, 2017.



VICINITY MAP
SEC. 36-52-32



PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

COVER SHEET
 KIDDIE ACADEMY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 N. CEDAR AVE. & N.E. 99TH ST.

PROJECT NO.	No.	Date	Revisions:
230779			
DATE: 01-08-2023	DRAWN: SHH		
CHECKED: DAF	APPROVED: JDC		
CORPORATE AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING-200701028			
ENGINEERING-200300308			

SHEET
C0



DEMOLITION KEY NOTES:

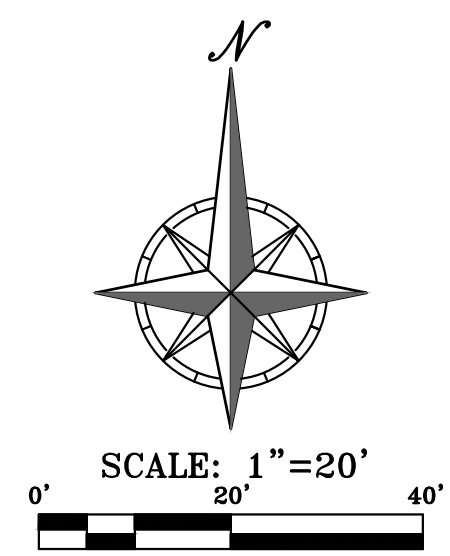
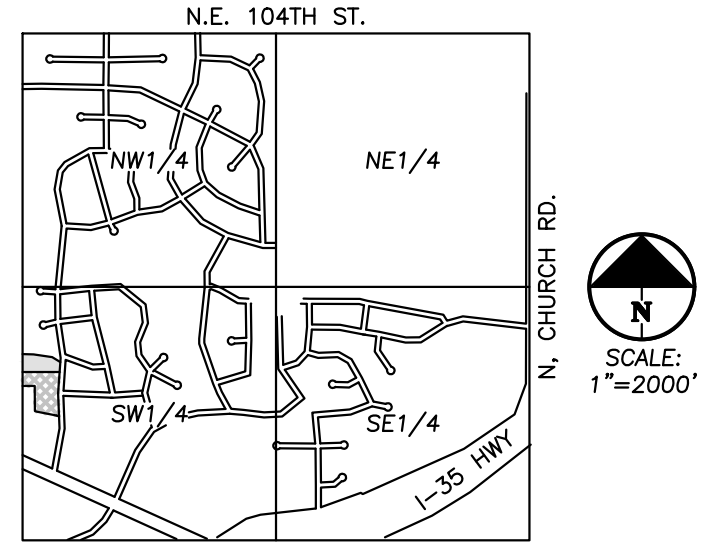
- (A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B) EXISTING MONUMENT SIGN TO REMAIN. DO NOT DISTURB.
- (C) REMOVE EXISTING PUBLIC CONCRETE CURB & GUTTER FOR NEW PUBLIC CONCRETE COMMERCIAL ENTRANCE.
- (D) REMOVE EXISTING PUBLIC CONCRETE SIDEWALK FOR NEW PUBLIC CONCRETE COMMERCIAL ENTRANCE.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W- RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING TREE TO REMAIN
- REMOVE TREE
- EXISTING BURIED TELEPHONE
- EXISTING CABLE TELEVISION LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



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.



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 1270 N. Winchester
 Olathe, Kansas 66061
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 Fax (913) 993-1165
 www.phelpsengineering.com



DEMOLITION PLAN
 KIDDIE ACADEMY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 N. CEDAR AVE. & N.E. 99TH ST.

Project No.	No.	Date	By	App.
230779	1.	04-17-24	AEB	DAF

SHEET
C0.1

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OVERALL LEGAL DESCRIPTION:

ALL OF TRACT G, AMBER LAKES-FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 52'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 679.88 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE EASTERLY ON A CURVE TO THE LEFT, HAVING INITIAL TANGENT BEARING OF SOUTH 81 DEGREES 09'19" EAST, A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 61.60 FEET; THENCE SOUTH 87 DEGREES 48'52" EAST, 14.95 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 183.41 FEET; THENCE SOUTH 74 DEGREES 10'00" EAST, 110.31 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE WESTERLY LINE OF N. CEDAR AVENUE, AS NOW ESTABLISHED; THENCE SOUTH 15 DEGREES 50'00" WEST, ALONG SAID WESTERLY LINE, 2.22 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, ALONG SAID WESTERLY LINE, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 805.00 FEET, AN ARC DISTANCE OF 223.17 FEET; THENCE SOUTH 0 DEGREES 03'02" EAST, ALONG SAID WEST LINE, 537.10 FEET; THENCE SOUTHERLY, ALONG SAID WEST LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 147.65 FEET; THENCE SOUTH 24 DEGREES 07'14" WEST, ALONG SAID WEST LINE, 182.42 FEET; THENCE WESTERLY, ALONG SAID WEST LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.44 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE, ON A CURVE TO THE LEFT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, A RADIUS OF 7699.44 FEET, AN ARC DISTANCE OF 253.67 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 52'03" EAST, ALONG SAID WEST LINE, 1063.03 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION PLATTED AS HIGHLAND PLAZA WEST - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

PROPOSED LOT 1 - LEGAL DESCRIPTION:

PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 05°12'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 679.57 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 99TH STREET AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 06°40'09"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET; THENCE S87°50'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 13°38'52"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 183.41 FEET; THENCE S74°11'45"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 109.76 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 0°48'05"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE; THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 0°48'05"; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 123.66 FEET; THENCE N89°08'38"W, A DISTANCE OF 351.23 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N00°51'22"E, ALONG SAID WEST LINE, A DISTANCE OF 201.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLAH, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:

AMBER MEADOWS INC
244 W MILL ST, STE 101
LIBERTY, MO 64068
(816) 781-3322
CONTACT: ROBERT DE LA FUENTE

DEVELOPER:

THE WOODMONT COMPANY
2100 WEST 7TH STREET
FORT WORTH, TX 76107
(817) 377-7710
CONTACT: STEPHEN COSLIK

ANTICIPATED SCHEDULE:

COMMENCEMENT OF CONSTRUCTION: JUNE 2024
COMPLETION OF CONSTRUCTION: APRIL 2024



Know what's below.
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UTILITY NOTES:
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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B2-2	B2-2	-	-
Gross Land Area				
in square feet				
in acres	3.88 AC.	3.88 AC.		
Right-of-way Dedication				
in square feet	N/A	N/A		
in acres	N/A	N/A		
Net Land Area				
in square feet	3.88 AC.	3.88 AC.		
in acres				
Building Area (sq. ft.)	0 S.F.	13,000 S.F.		
Floor Area Ratio	0.00	0.0769		
Residential Use Info				
Total Dwelling Units				
Detached House	-	-		
Zero lot line House	-	-		
Cottage House	-	-		
Semi-attached House	-	-		
Townhouse	-	-		
Two-unit House	-	-		
Multi-unit House	-	-		
Colonnade	-	-		
Multiplex	-	-		
Multi-unit Building	-	-		
Total Lots				
Residential	-	-		
Public/Civic	-	-		
Commercial	2	2		
Industrial	-	-		
Other	-	-		

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30'	116'	-	-
Front Setback	NONE	137'	-	-
Side Setback	NONE	25'	-	-
Side Setback (abutting street)	NONE	24'	-	-
Height	45'	22'	-	-

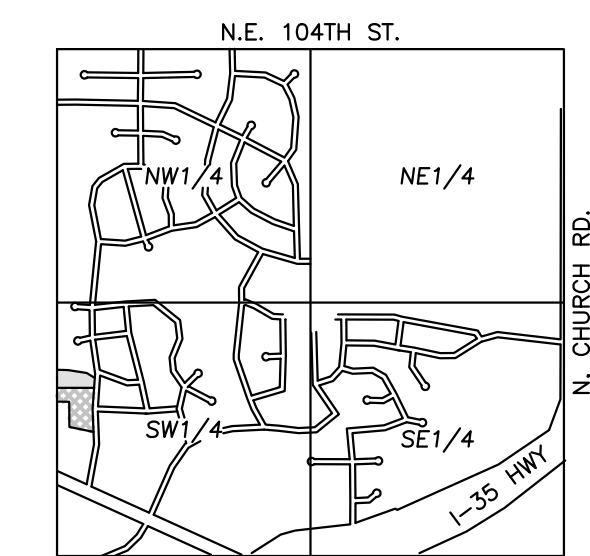
88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
List All Proposed Uses	8*	37	4**	4	
Total					

*1 STALL FOR EVERY 4 EMPLOYEES (30 EMPLOYEES)
**3 OR 10% OF THE PROVIDED CAR PARKING SPACES, WHICHEVER IS GREATER (SHORT TERM)

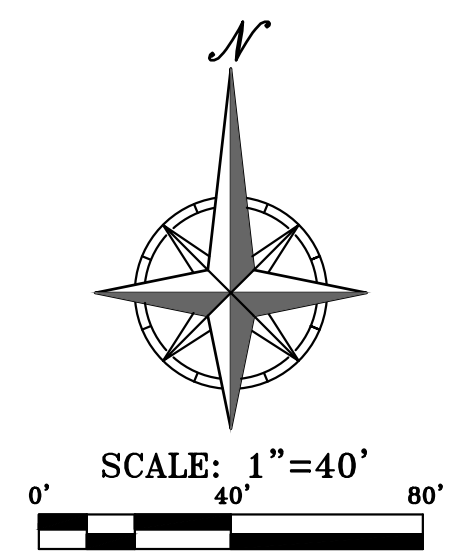
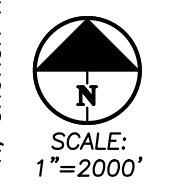
88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	NO CHANGE
88-415 Stream Buffers	NO CHANGE
88-430 Outdoor Lighting	NO CHANGE
88-435 Outdoor Display, Storage and Work Areas	NO CHANGE
88-445 Signs	NO CHANGE
88-450 Pedestrian Standards	NO CHANGE

LEGEND

- PL - PROPERTY LINE
- LL - LOT LINE
- R/W - RIGHT-OF-WAY
- 2" CURB & GUTTER
- 6" CURB
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



VICINITY MAP
SEC. 36-52-32



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OVERALL SITE PLAN
KIDDLE ACADEMY
KANSAS CITY, CLAY COUNTY, MISSOURI
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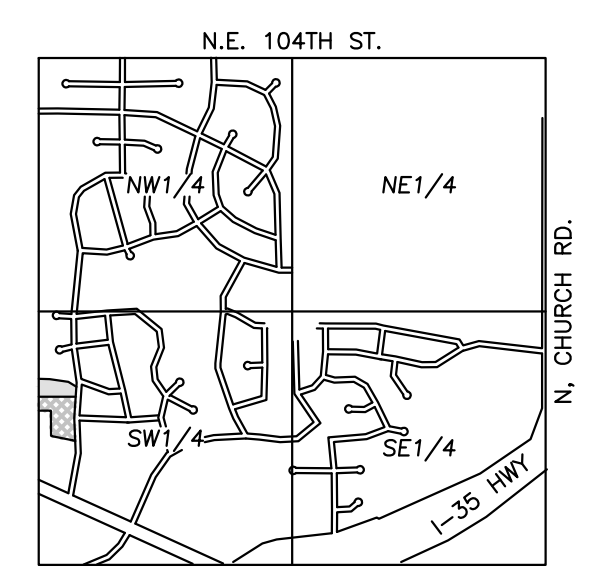
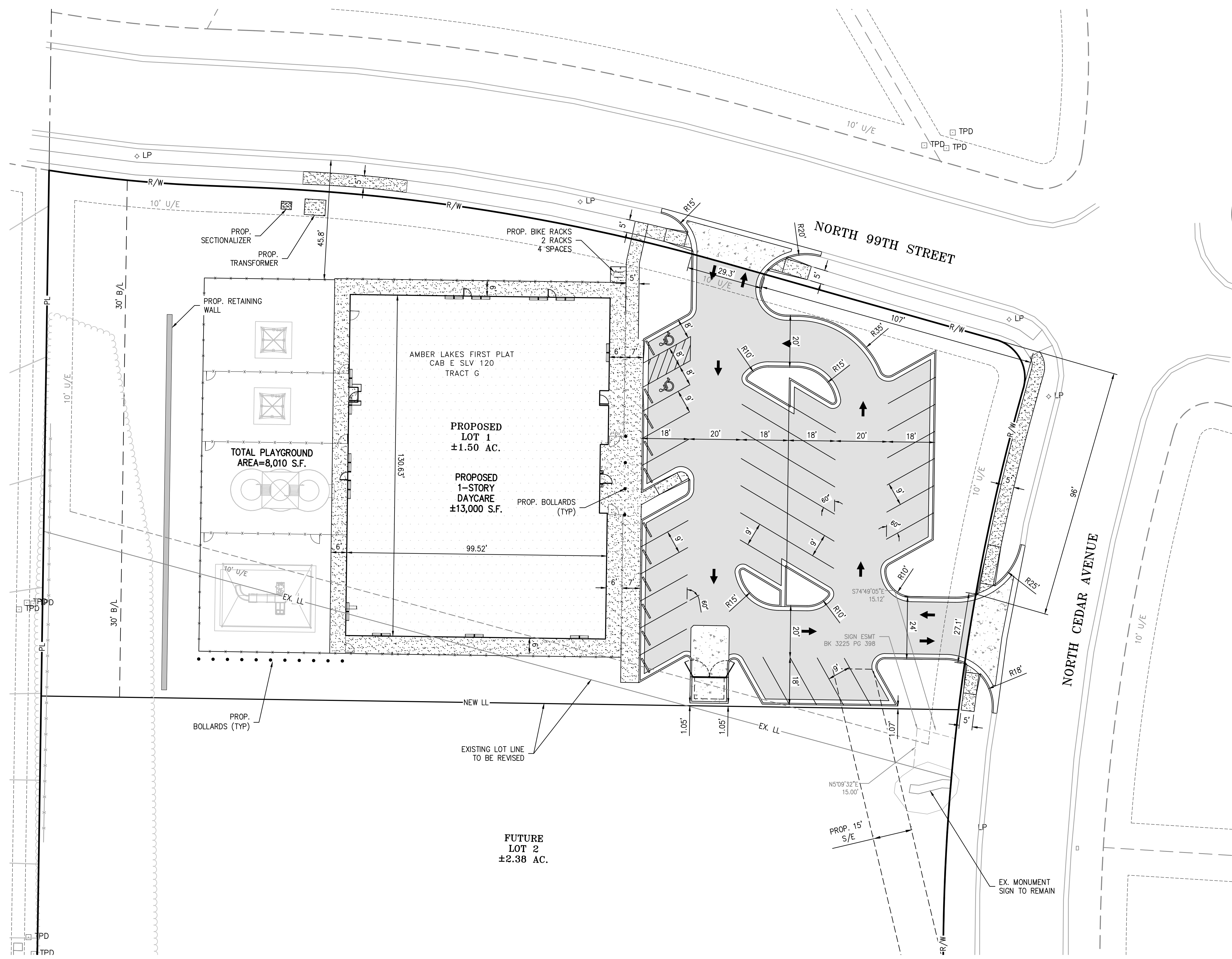
PROJECT NO.	DATE	NO.	DATE	REVISIONS	BY	APP.
230779	08-2023	1				

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Know what's below. Call before you dig.

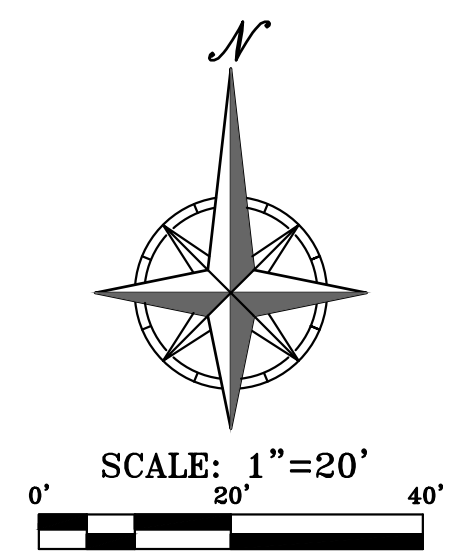
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VICINITY MAP
SEC. 36-52-32

LEGEND

— PL —	PROPERTY LINE
- - - LL - - -	LOT LINE
- - - R/W - - -	RIGHT-OF-WAY
— 2' CURB & GUTTER —	
— 6" CURB —	
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
▒	ASPHALT PAVEMENT
▒	PROPOSED BUILDING
▒	CONCRETE PAVEMENT
▒	CONCRETE SIDEWALK



SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - City ordinances & O.S.H.A. Regulations.
 - The City of Kansas City, Missouri Technical Specifications and Municipal Code.
 - APWA Standard Specifications and Design Criteria, latest edition.
 - Project Specific Specifications.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Kansas City, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- WARANTY/DISCLAIMER:** The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. However, neither the Engineer nor his personnel can or do warrant these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
- No work is to be allowed within the public right-of-way or easements without a right of way work permit.
- All paving construction and earthwork grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.
- Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and/or pumping shall be re-worked or removed in accordance with the project specifications. Flyash or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
- All curb shall be sloped for positive drainage. Contractor shall use "dry curb and gutter" as needed in localized paved areas that drain away from the curb and gutter. See paving details.
- The Contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the City's satisfaction.
- The contractor is responsible for providing berms, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
- All disturbed areas are to receive topsoil, sod and water until a healthy stand of grass is established. See the landscaping plans for requirements. Re-seeding shall be required (see project specifications).
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, slope paving, sidewalks, exit porches, truck docks, precise building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s).
- Refer to building plans for site lighting electrical plan.
- Contractor to remove existing trees and vegetation, as necessary, for site construction unless specifically noted to remain.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

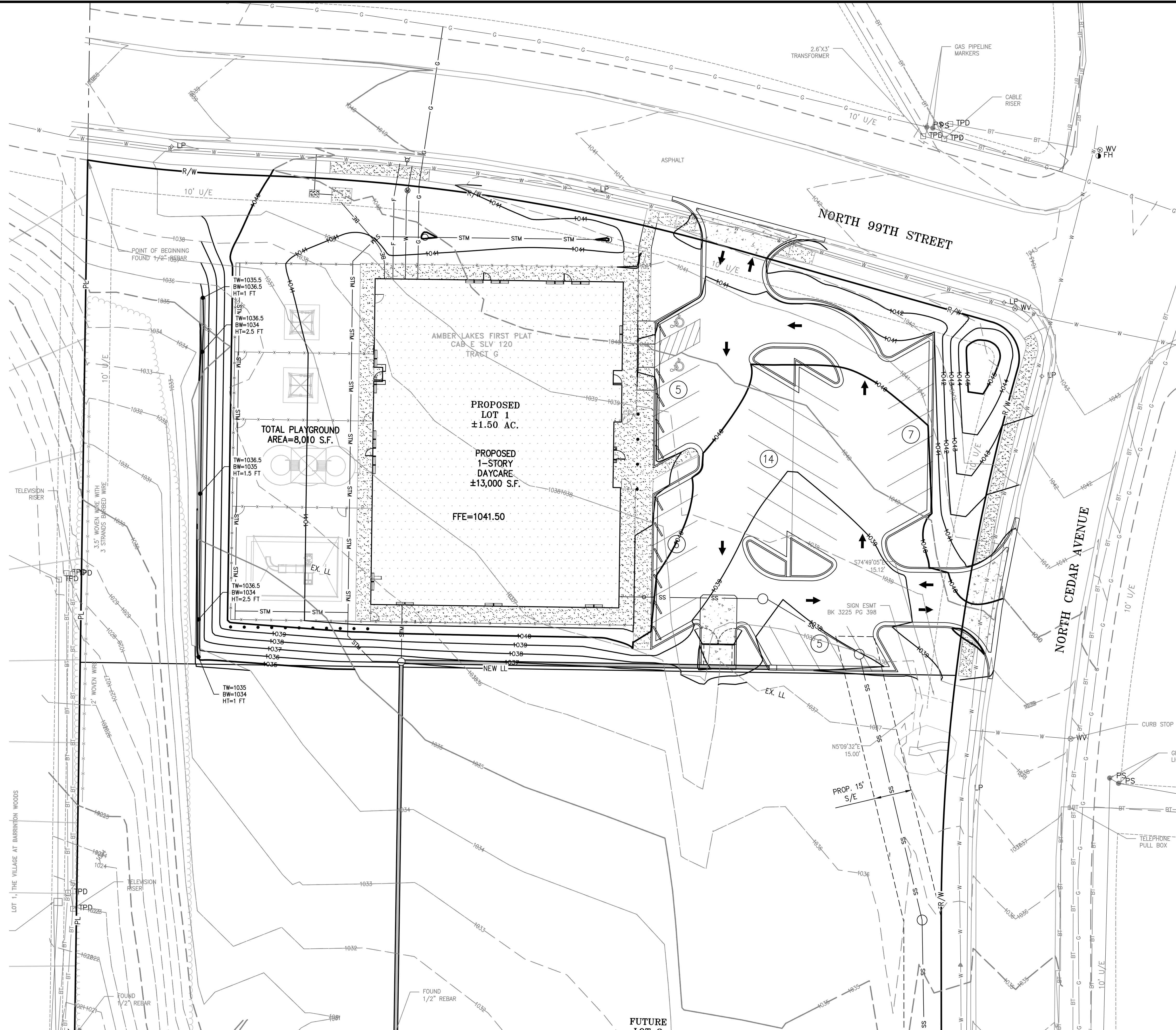
- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE GHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

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PLANNING
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IMPLEMENTATION

SITE PLAN
KIDDIE ACADEMY
KANSAS CITY, CLAY COUNTY, MISSOURI
N. CEDAR AVE. & N.E. 99TH ST.

Project No.	Date	By	App.	Revisions:
230779	04-17-24			
DATE: 01-08-2023	DRAWN: SNH	CHECKED: DAF	APPROVED: JCC	REVISED PER STAFF COMMENTS
CITY OF KANSAS CITY	ENGINEER	LAND SURVEYING - LS-82	ENGINEERING - E-361	
CERTIFICATE OF AUTHORIZATION	20070128	LAND SURVEYING - 20070128	ENGINEERING - 20070128	



SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
- TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and IFL.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
- EARTHWORK:
 - A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five feet, building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
 - E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
 - F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rammers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to find subgrade construction of any areas not within this slope requirement.
- TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
- UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.M.P.P.P. requirements.

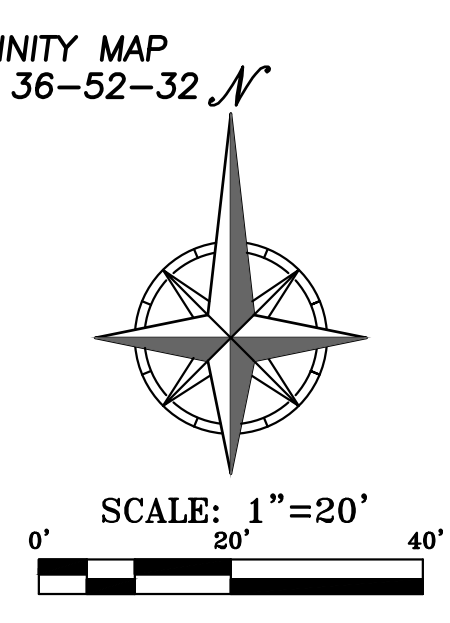
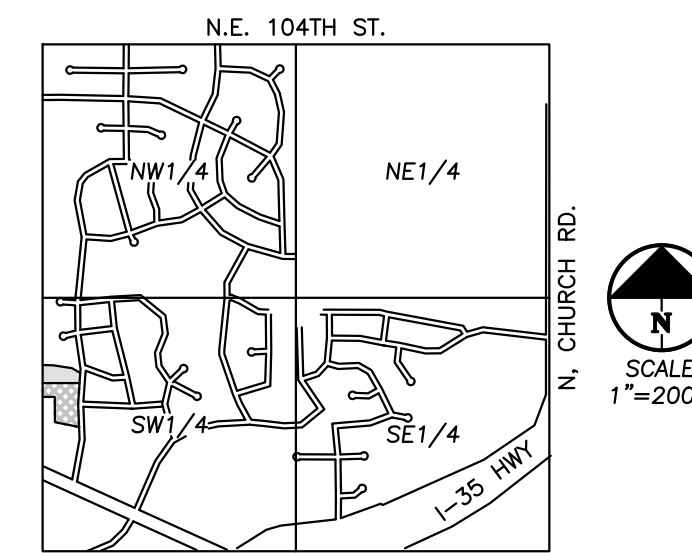
Earthwork Summary
KIDDI DAYCARE
3/18/2024

Raw Excavation	172 Cu. Yds.
In Place Compaction (+15%)	-4,879 Cu. Yds.
Pavement Adjustment	2,058 Cu. Yds. (assume 24" of additional excavation)
Building Adjustment	481 Cu. Yds. (assume 12" of additional excavation)
On Site Net	-2,168 Cu. Yds.

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- P TOP OF PAVEMENT
- TE TOP OF STRUCTURE
- GR GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- EW BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER



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.

BENCHMARK:
BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 AND NAVD 1988 FROM MGRS STATION HALL, N=344775.849M E=857252.380M EL=965.88 FEET (NAVD 1988) GRID FACTOR=0.9999007 DATE OF ADJUSTMENT=2003.

FLOOD NOTE:
THIS 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, PLATTE COUNTY, MISSOURI, COMMUNITY-PANEL NO. 290173 0089 G AND DATED JANUARY 20, 2017.



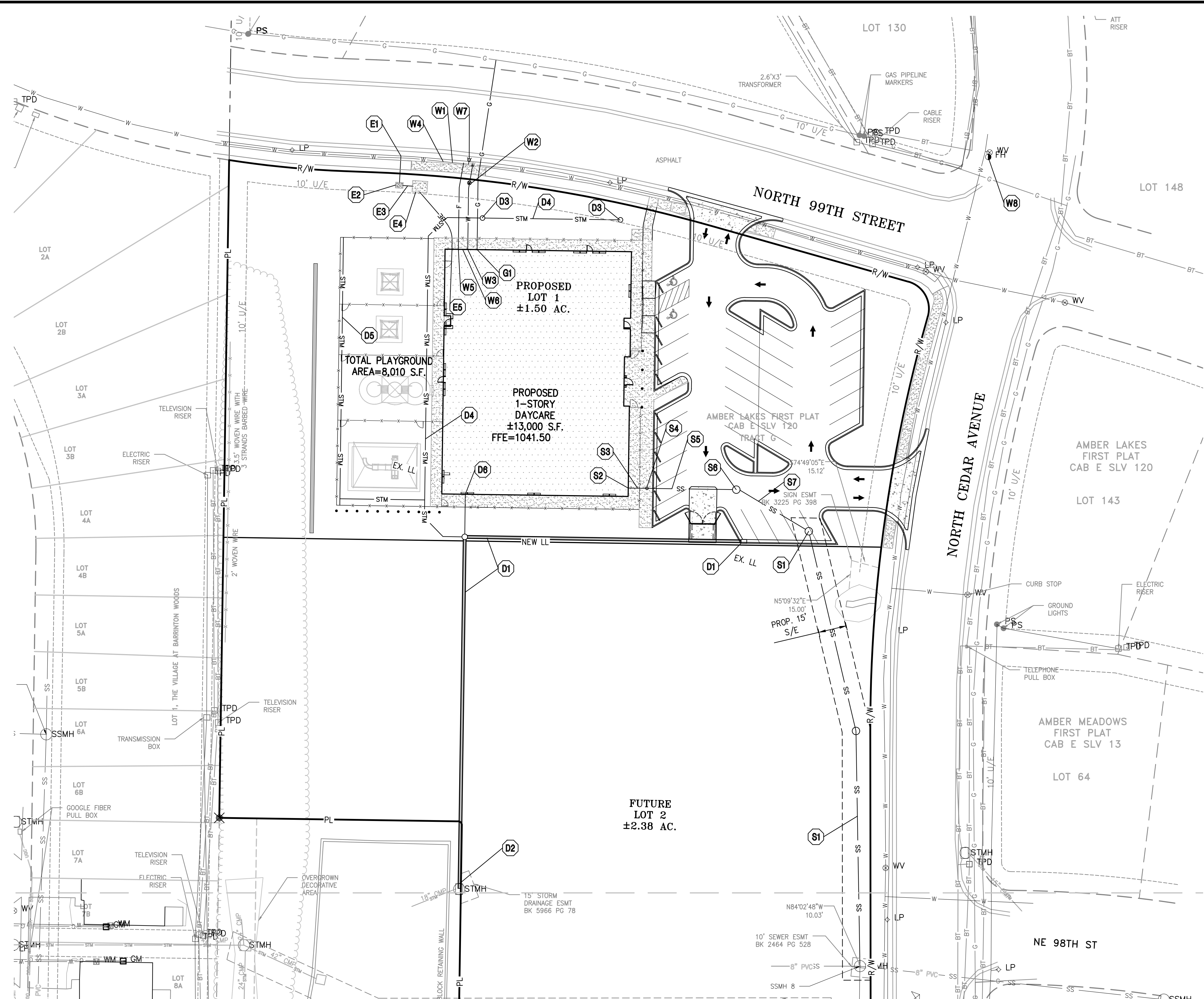
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax: (913) 993-1165
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

GRADING PLAN
KIDDI ACADEMY
KANSAS CITY, CLAY COUNTY, MISSOURI
N. CEDAR AVE. & N.E. 99TH ST.

PROJECT NO.	DATE	BY	APP.	REVISIONS
230779	04-17-24			REVISED PER STAFF COMMENTS

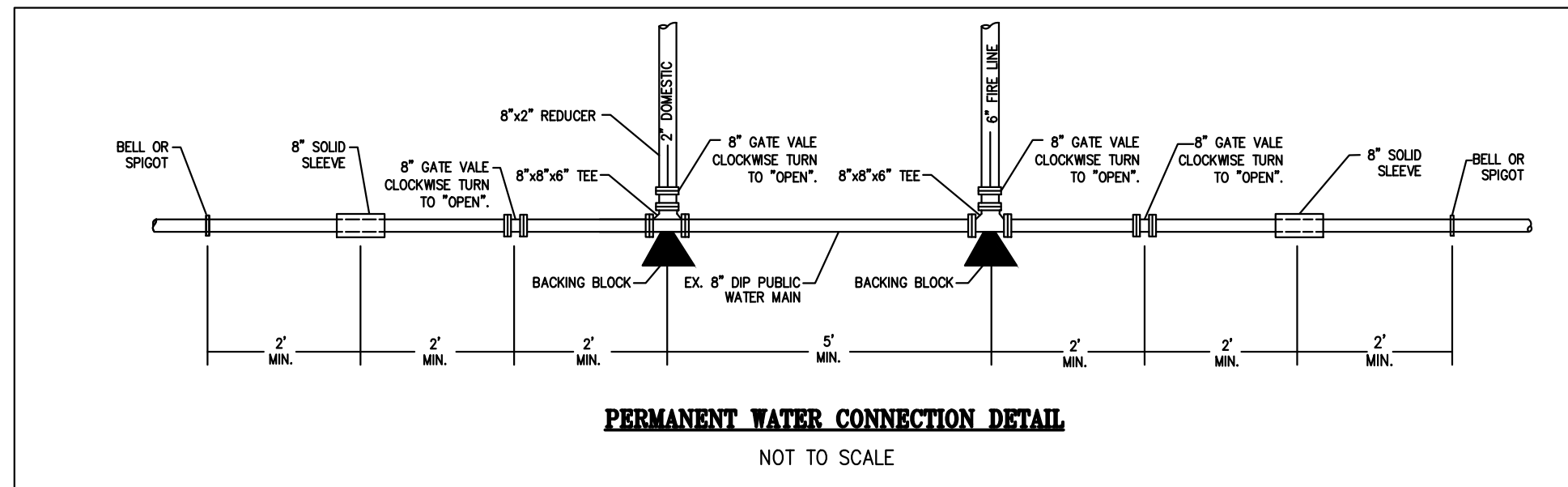
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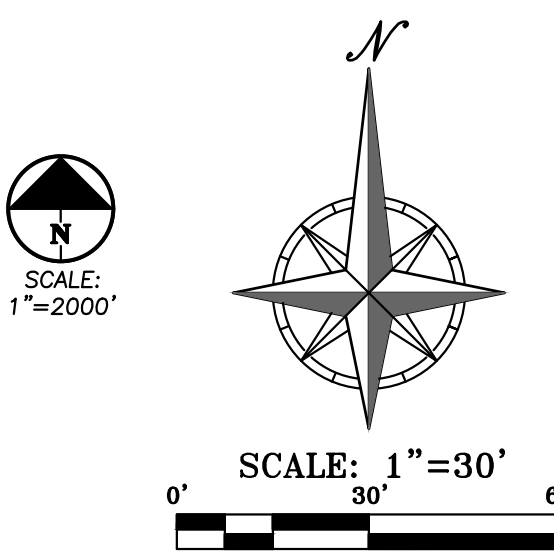
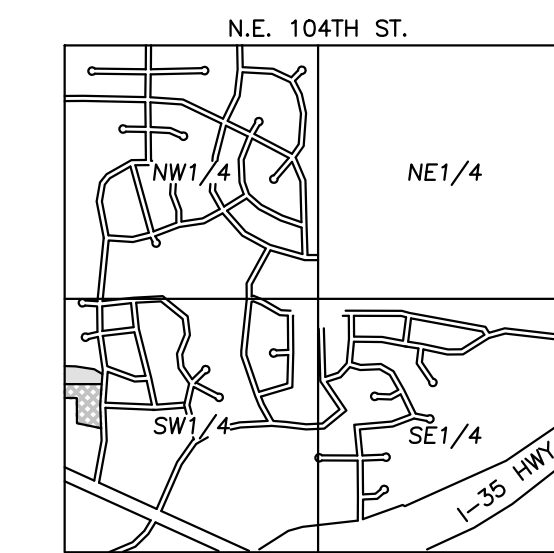
- UTILITY NOTES:**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
 - The construction of storm sewers on this project shall conform to the requirements of the City of Kansas City, Missouri's Technical Specifications and Design Criteria.
 - The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
 - It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
 - Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drains at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
 - The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of the City of Kansas City, Missouri.
 - The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City of Kansas City, Missouri.
 - The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, the City of Kansas City, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
 - By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
 - The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
 - All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
 - Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
 - Branch service lines 2" and smaller shall conform to the latest federal specifications for Type K flexible copper tubing up to the water line. Five feet after the meter to the building high density polyethylene (HDPE) pipe may be installed on service lines up to two inches. The HDPE piping shall be SDR 9 and meet AWWA C901 and copper tubing size (CTS) standards. Building grounding must meet current building codes.
 - Branch service lines larger than 2" shall be ductile iron pipe, and in accordance with the water department's standards and specifications for water main extensions.
 - Water mains and service lines shall have a cover of not less than 4 feet nor more than 5 feet unless obstructions require deeper excavation for clearance.
 - Minimum trench width shall be 2 feet.
 - All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the City of Kansas City, Missouri's specifications for commercial services.
 - All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, on 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
 - Sanitary conflicts will be resolved prior to permit issuance.
 - All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
 - All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
 - Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
 - When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
 - Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.
 - All 3/4" and 1" meter sets shall include an unmeasured flow reducer attached to the meter yoke.
 - Where service lines must cross over sewers, storm drains, or sanitary sewers, the service line must be laid at such an elevation that the bottom of the service line is at least 18" above the top of the sewer. This vertical separation must be maintained for that portion of the service line located within 10 feet horizontally of any sewer or sewer line that it crosses, said 10 feet to be measured as the normal distance from the service line to the sewer.

- (D1) INSTALL PRIVATE STORM SEWER (SEE STORM SEWER PLAN & PROFILES).
- (D2) CONNECT PROPOSED PRIVATE STORM SEWER TO EXISTING CURB INLET.
- (D3) INSTALL 24" HYDRASTAIN DRAIN BASIN W/ DOMED GRATE.
- (D4) INSTALL SECONDARY STORM SEWER.
- (D6) INSTALL UNDERDRAIN PER TURF MANUFACTURER SPECIFICATIONS. CONNECT TO SECONDARY STORM SEWER.
- (D8) INTERNAL ROOF DRAIN BUILDING EXIT LOCATION (RE: MEP PLANS).
- (S1) PROPOSED PUBLIC SANITARY SEWER MAIN EXTENSION (REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS).
- (S2) CONNECT TO BLDG. PLUMBING. TRANSITION FROM 4" (INTERIOR) TO 8" (EXTERIOR) AT BUILDING WALL. FD=1041.50 FL=1036.50
- (S3) INSTALL 10 L.F. OF 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 3.0% SLOPE.
- (S4) INSTALL 6" SANITARY SEWER CLEANOUT. FD=1040.40 FL=1036.20
- (S6) INSTALL 47 L.F. OF 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 4.1% SLOPE.
- (S8) INSTALL 4" DIAMETER SAMPLING MANHOLE (RE: KCMO STANDARD DETAIL MH-1). TE=1038.28 FL=1034.28 FL OUT=1034.08
- (S7) INSTALL 17 L.F. OF 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 4.0% SLOPE. CONNECT TO 6" PVC (SDR-26) MANHOLE STUB.
- (W1) CONTRACTOR TO COORDINATE 8" DIAMETER TAP ON EXISTING MAIN FOR PROPOSED 2" TYPE K COPPER DOMESTIC SERVICE LINE WITH KCMO MSD AND FOLLOW ALL KANSAS CITY WATER SERVICES DEPT. REQUIREMENTS. SEE CONNECTION DETAIL, THIS SHEET.
- (W2) CONTRACTOR TO PROVIDE AND INSTALL 2" WATER METER PIT PER KANSAS CITY, MISSOURI REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH KANSAS CITY WATER SERVICES DEPT. REQUIREMENTS. SEE NOTES 13, 14, AND 15 FOR MATERIAL AND COVER REQUIREMENTS.
- (W3) 2" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, REDUCERS, BENDS, TEES, FLOOR DRAINS, ETC (RE: BUILDING PLANS), WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH KCMO WSD.
- (W4) CONTRACTOR TO COORDINATE 8" DIAMETER TAP ON EXISTING WATER MAIN FOR PROPOSED 6" PRIVATE FIRE LINE WITH KANSAS CITY WATER SERVICES DEPT AND FOLLOW ALL KANSAS CITY WATER SERVICES DEPT. REQUIREMENTS. SEE CONNECTION DETAIL, THIS SHEET.
- (W5) 6" DIP FIRE PROTECTION LINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE FIRE PROTECTION LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH KANSAS CITY WATER SERVICES DEPARTMENT. SEE NOTES 13, 14, AND 15 FOR MATERIAL AND COVER REQUIREMENTS.
- (W6) INSTALL SIAMSESE FIRE DEPARTMENT CONNECTION PER WATER SERVICE DEPARTMENT RULES AND REGULATIONS. RE: BUILDING PLANS.
- (W7) PROPOSED PUBLIC FIRE HYDRANT (REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS).
- (W8) EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
- (E1) CONTRACTOR TO COORDINATE ROUTING OF PRIMARY POWER WITH ELECTRIC COMPANY FROM SOURCE TO SECTIONALIZER.
- (E2) INSTALL CONCRETE SECTIONALIZER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH EVERY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- (E3) INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW EVERY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- (E4) INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH EVERY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- (E5) ELECTRIC ENTRY INTO BUILDING. INSTALL SECONDARY ELECTRICAL CONDUIT FROM TRANSFORMER TO BUILDING ENTRY. FOLLOW EVERY REQUIREMENTS (RE: BUILDING ELECTRICAL PLAN).
- (G1) GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR INSTALLATION OF GAS METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.

- UTILITY COMPANIES:**
- SPIRE ENERGY (816) 472-3434 CITY OF KANSAS CITY PUBLIC WORKS DEPARTMENT (816) 513-2627
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.pasantino@spireenergy.com
 - EVERGY (816) 420-4721 CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313
CARLA HASKINS (WATER) (816) 513-2133
EMAIL: carla.haskins@cmo.org
AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552
EMAIL: amy.bunnell@cmo.org
4800 E. 63RD STREET
KANSAS CITY, MO. 64130
 - AT&T (816) 734-8700 TIME WARNER CABLE (816) 358-8833
9556 N. MOSEY COURT
KANSAS CITY, MO. 64155
EMAIL: j0311@att.com

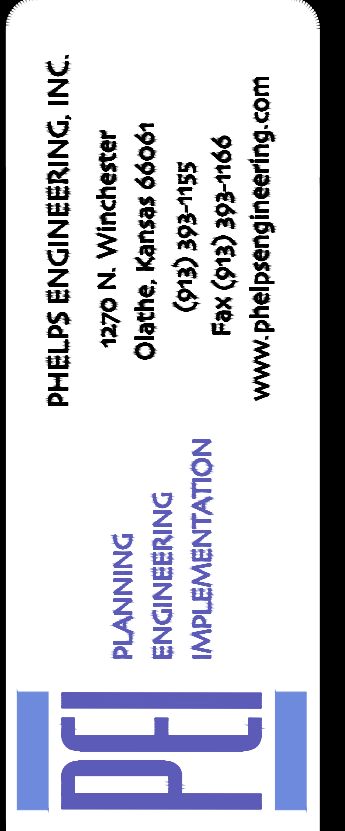


- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - CAV EXISTING CABLE TELEVISION LINE
 - FO EXISTING FIBER OPTIC LINE
 - G EXISTING GAS LINE
 - BE EXISTING BURIED ELECTRIC LINE
 - OP EXISTING OVERHEAD POWER LINE
 - OH EXISTING OVERHEAD TELEPHONE LINE
 - SS EXISTING SANITARY SEWER LINE
 - SS EXISTING STORM SEWER LINE (& SIZE)
 - BT EXISTING BURIED TELEPHONE LINE
 - W-6" EXISTING WATER LINE (& SIZE)
 - G PROPOSED GAS LINE
 - BE PROPOSED BURIED ELECTRIC LINE
 - SS PROPOSED SANITARY SEWER LINE
 - SS PROPOSED STORM SEWER LINE (& SIZE)
 - W PROPOSED WATER LINE (& SIZE)
 - F PROPOSED FIRE LINE (& SIZE)



NOTE: ALL EVERYG WORK SHALL BE INSPECTED AND APPROVED BY EVERYG INSPECTOR PRIOR TO BACKFILL.
EVERGY WR # XXXXXXX

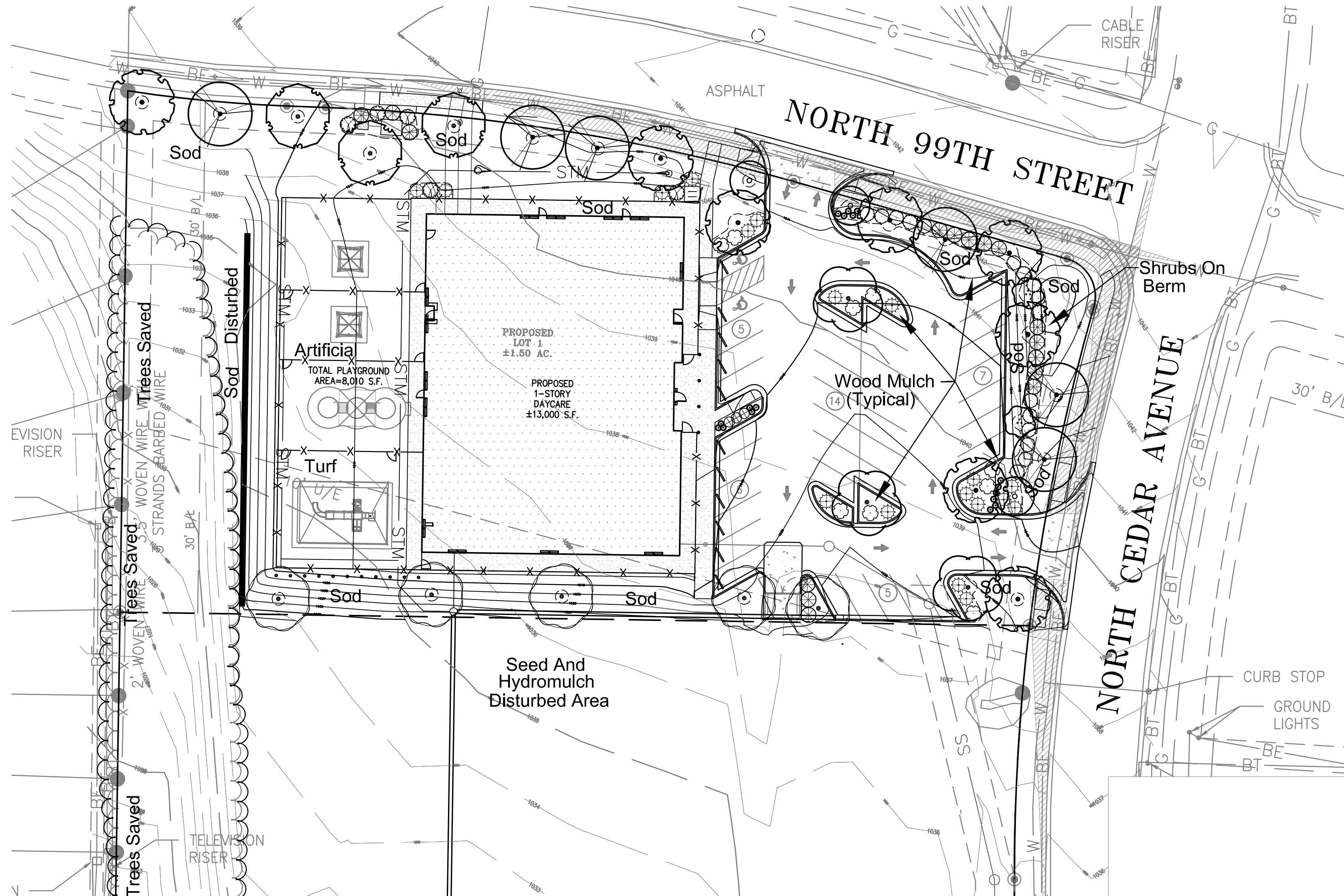
NOTE: ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.



UTILITY PLAN
KIDDIE ACADEMY
KANSAS CITY, CLAY COUNTY, MISSOURI
N. CEDAR AVE. & N.E. 99TH ST.

PROJECT NO.	DATE	BY	APP.	REVISIONS
230779	04-17-24			
DATE: 01-08-2023	DRAWN: SNH	CHECKED: DAF	APPROVED: JCC	
CONTRACTOR OF AUTHORIZATION LAND SURVEYING - LS-82 ENGINEERING - E-361 CREATION OF AUTHORIZATION LAND SURVEYING: 200701028 ENGINEERING: 200700308				

SHEET
C3



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	8	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"	Cal
	2	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry Multi Stem	B & B		8' hgt.
	3	Cercis canadensis / Oklahoma Redbud	B & B	1.5"	Cal
	5	Gymnocladus dioica 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"	Cal
	3	Nyssa sylvatica / Black Gum	B & B	2"	Cal
	6	Quercus bicolor / Swamp White Oak	B & B	2"	Cal
	3	Quercus shumardii / Shumard Red Oak	B & B	2"	Cal
SHRUBS					
	16	Juniperus chinensis 'Sea Green' / Sea Green Juniper 36" hgt. & sp.	5 gal		
	18	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal		
	5	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal		
	16	Rhus aromatica / Fragrant Sumac 36" hgt. & sp.	5 gal		
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
	3	Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea 18"-24" hgt.	3 gal		
GRASSES					
	17	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 15"-18" hgt.	1 gal		

Table 3b. Landscape Schedule

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

88-425 - LANDSCAPE SCHEDULE	SYMBOL
88-425-03 Street Trees	See plan and plant schedule
88-425-04 General	See plan and plant schedule
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	
Buffer Width	See plan
Trees	See plan and plant schedule
Shrubs/Wall/Berm	See plan and plant schedule
Adjacent to Residential Zones	See plan and plant schedule
Buffer Width	NA
Shrubs/Berm/Fence/Wall	NA
88-425-06 Interior Vehicular Use Area	
Interior Area	
Trees	
Shrubs	
88-425-07 Parking Garage Screening	Describe NA
88-425-08 Mechanical/Utility Equipment Screening	Describe NA
88-425-09 Outdoor Use Screening	Describe NA

Table 3. Landscape Requirements

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	15.5	16		
88-425-04 General	2.6	3		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10'			
Trees	See Note			
Shrubs/Wall/Berm	Continuous			
Adjacent to Residential Zones	NA			
Buffer Width	NA			
Shrubs/Berm/Fence/Wall	NA			
88-425-06 Interior Vehicular Use Area				
Interior Area	1295 sq. ft.	1760 sq. ft.		
Trees	74	7		
37 CAR SPACES	37	47		
88-425-07 Parking Garage Screening	Describe NA			
88-425-08 Mechanical/Utility Equipment Screening	Describe NA			
88-425-09 Outdoor Use Screening	Describe NA			

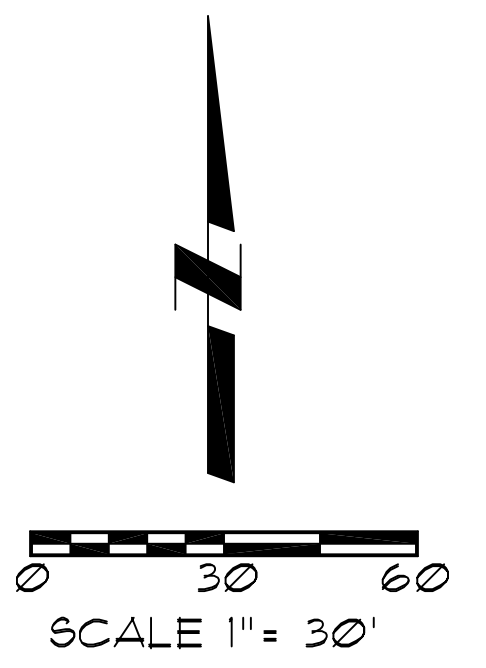
Table 3a. Alternative Compliance to Landscape Standards

This table shall appear on all landscape plans in which alternative compliance is requested.

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	NA	
88-425-04 General	NA	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width		
Trees		
Shrubs/Wall/Berm		
Adjacent to Residential Zones	NA	
Buffer Width	NA	
Shrubs/Berm/Fence/Wall	NA	
88-425-06 Interior Vehicular Use Area		
Interior Area	NA	
Trees		
Shrubs		
88-425-07 Parking Garage Screening	NA	
88-425-08 Mechanical/Utility Equipment Screening	NA	
88-425-09 Outdoor Use Screening	NA	

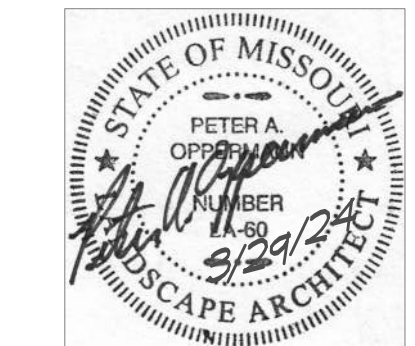
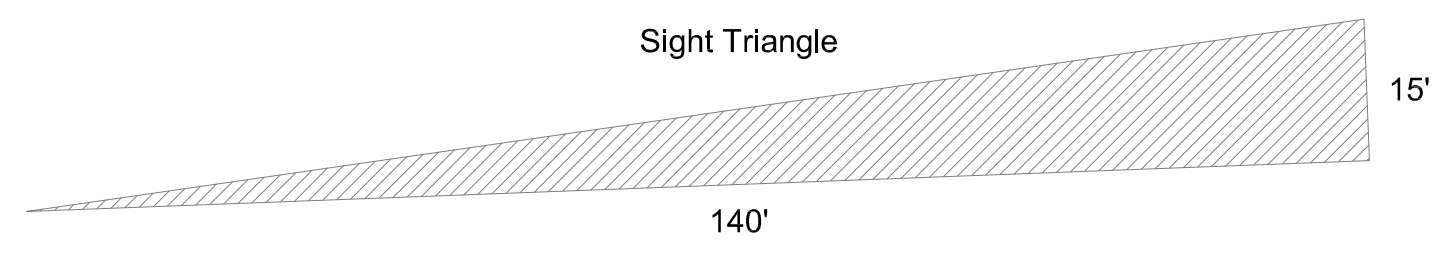
Note:
Street trees satisfy requirement.

NOTE:
SEE SHEET LS-2 FOR CONSTRUCTION DETAILS AND SPECIFICATION NOTES.



Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

Sight Triangle



**Landscape Plan
Kiddie Academy**
9880 N. Cedar Avenue
Kansas City, Missouri

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
petecoppermann56@gmail.com
913.529.5598

03/29/2024

LS-1

Dedicated Design Irrigation System:

1. If an irrigation system is not provided with the Landscape Plans, the Contractor is to design a 100 percent coverage irrigation system, including comprehensive engineering analysis by a qualified Professional Engineer, using performance requirements and design criteria indicated per Owner's direction.
2. Irrigation Contractor to design and install irrigation system and shall include all required components including, but not limited to, rain shut off sensor, controller, taps, backflow preventers, all approvals, and all fees required by city. Components to be manufactured by Rainbird or Hunter unless alternate manufacturer is expressly approved by the Owner or Owner's Representative.
3. Irrigation Contractor shall submit a copy of plan to Owner's Representative or Project Landscape Architect for review prior to installation of system.
4. Irrigation Contractor shall conduct a training session with the owner (or representatives) demonstrating the operation of the system and the controller. As part of this training, Contractor shall provide one spring start-up and one fall shut-down of the system.
5. Landscape Contractor to provide cost estimates for irrigation system for all plant material indicated on plans.
6. Irrigation system shall be tested and approved by Owner's Representative or Landscape Architect prior to backfilling trenches. Irrigation system shall be fully operational prior to the installation of any plant materials.
7. All planting beds shall be watered by the irrigation system.
8. General Contractor to supply all power required to operate irrigation system.
9. Irrigation Contractor shall notify Owner's Representative or Project Landscape Architect of any changes to irrigation conduit locations or sizes.
10. It is the Landscape Contractor's responsibility to determine water application rates and timer cycling. The Irrigation Contractor will instruct the Owner on the operation and programming of the controller.
11. All zones and main lines will be pressure-tested at the time of installation and again prior to building turnover. Results shall be submitted in writing to Project Landscape Architect and Owner or Owner's Representative.
12. Irrigation shall not spray on building, sidewalks, and drives.
13. Irrigation controller location shall be coordinated with other wall-mounted service panels per Owner's approval.
14. Landscape Contractor shall hand-water all trees, and turf grass areas until substantial completion.
15. Treegator bags (or approved equal) shall be used for all proposed trees on site.

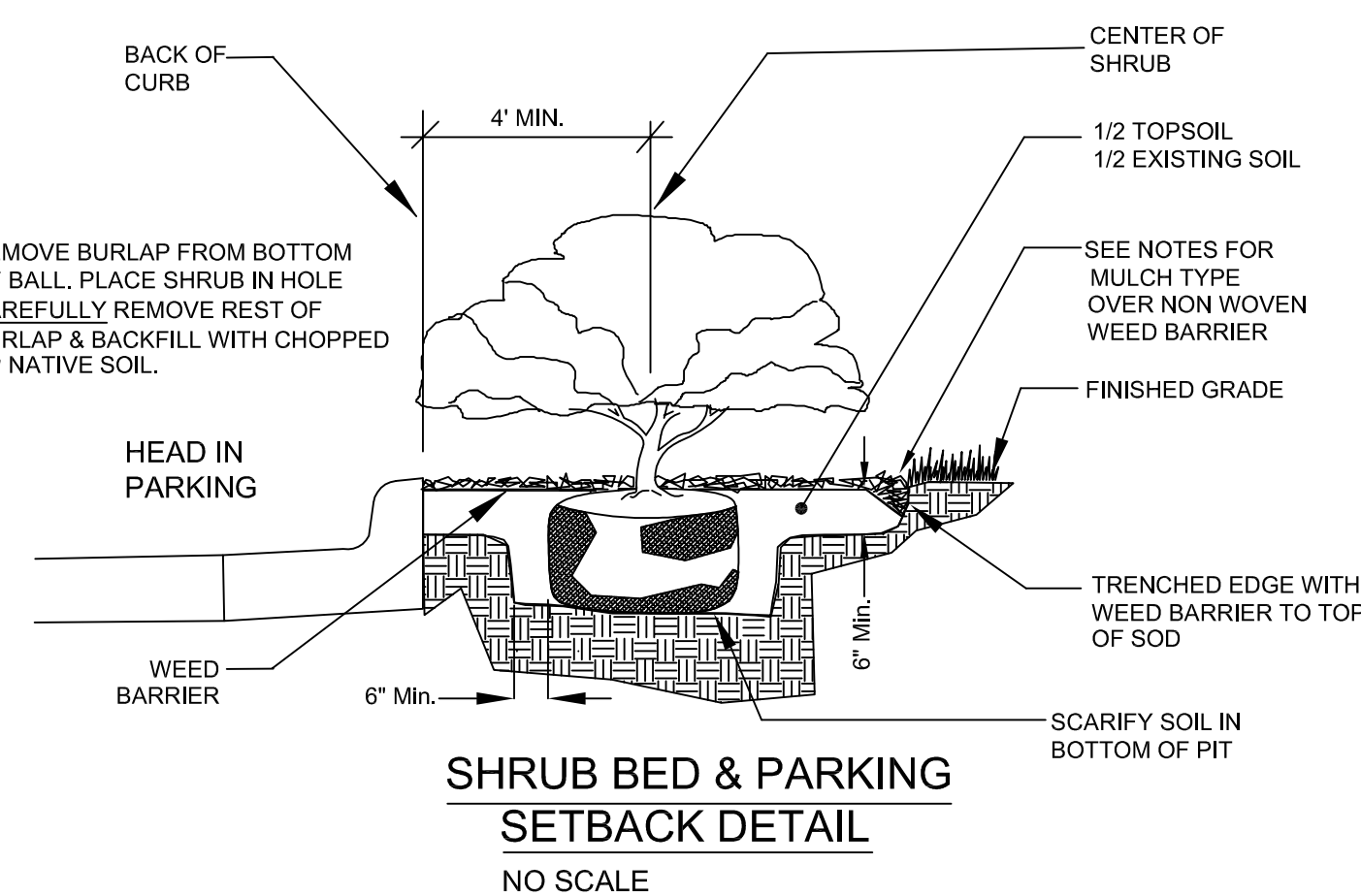
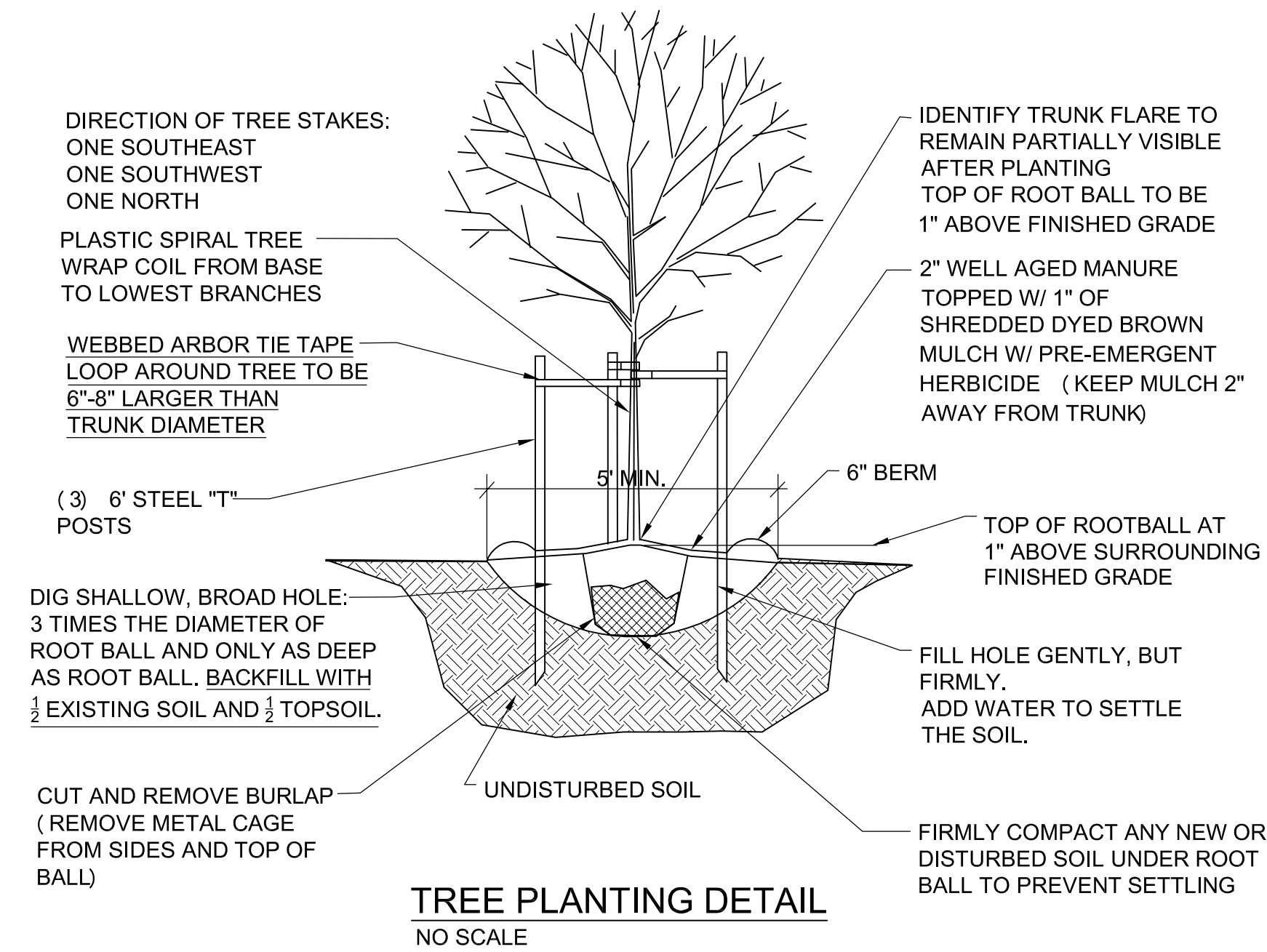
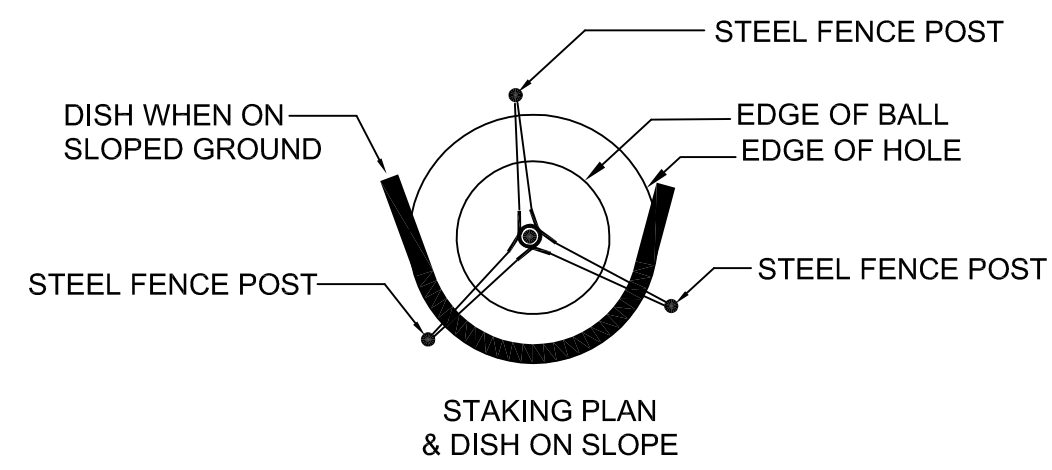
ADDITIONAL IRRIGATION NOTES:

All irrigation equipment shall be Rain Bird products or approved equal.

Drip Irrigation Note: Drip irrigation shall be 1/2" flex tubing with in line emitters and check valves spaced 12" on center. For individual shrubs an 18" diameter circle shall be placed around each shrub. For trees in landscape beds two loops shall be around tree. One at 3' diameter and one at 5' diameter. Groundcover areas shall have lines placed 18" apart covering entire bed.

Quick Couple Locations: Quick couples shall be placed in the main line of the irrigation so they may be used when irrigation is not running.

Irrigation controller shall be located as directed by Owner.

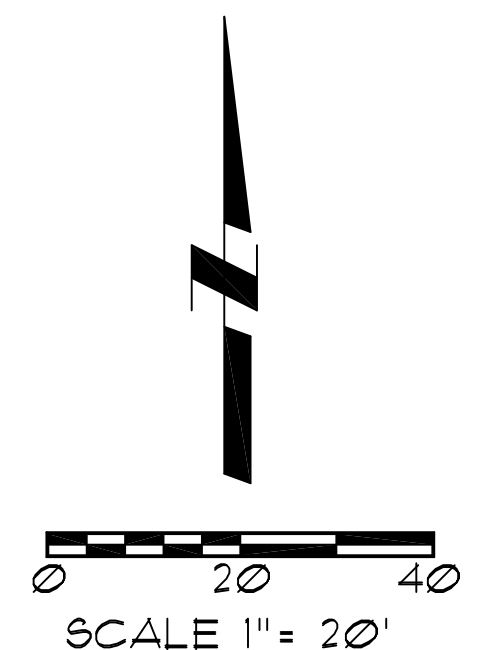


GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL. FINISH GRADE OF BEDS SHALL FLOW WITH SLOPE, NOT BE MOUNDED, AND BE AT ADJACENT PAVED SURFACE LEVEL.
7. FERTILIZER FOR FESCUE SODDED AND SEEDED AREAS, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. MULCH SHALL BE 3" OF DYED BROWN SHREDDED HARDWOOD. MULCH SHALL BE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER.
22. SEED SHALL BE A TURF-TYPE-TALL FESCUE BLEND WITH 10% PERENNIAL RYE DRILL SEEDED AT A RATE OF 9#/1000S.F. AND BE COVERED AND PINNED WITH NEW SEED NETTING WHICH PREVENTS EROSION. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCEPTABLE STAND OF TURF GRASS OF AT LEAST 90% COVERAGE OF SOIL SURFACE PER SQUARE FOOT.

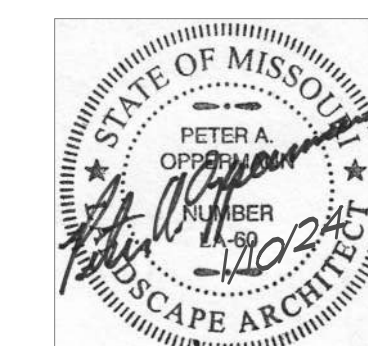
Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
4. Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.



Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.



**Landscape Plan
Kiddie Academy**

9880 N. Cedar Avenue
Kansas City, Missouri

LS-2



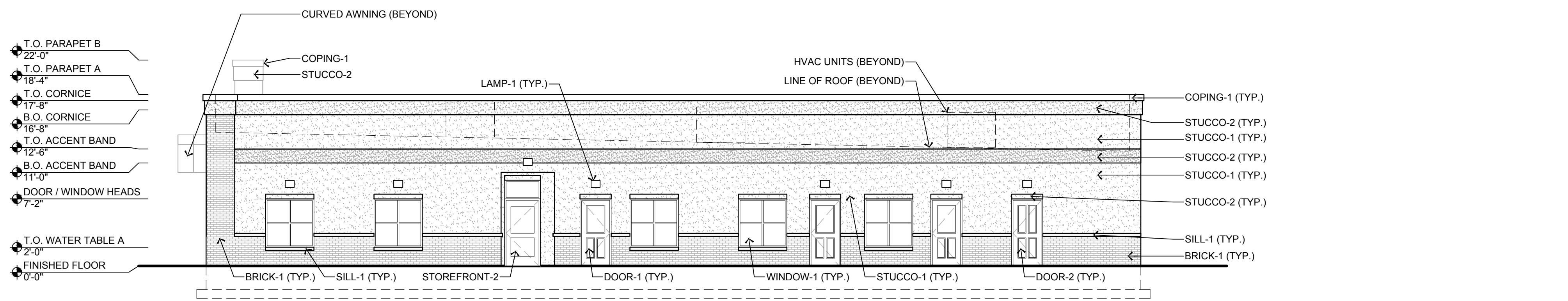
Oppermann LandDesign, LLC
Land Planning & Landscape Architecture

22 Debra Lane petecoppermann56@gmail.com
New Windsor, New York 12553 913.592.5598

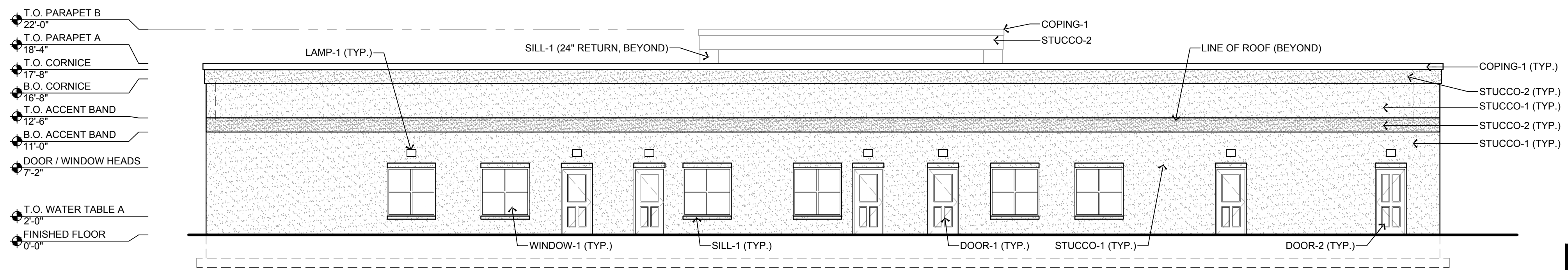
01/10/2024



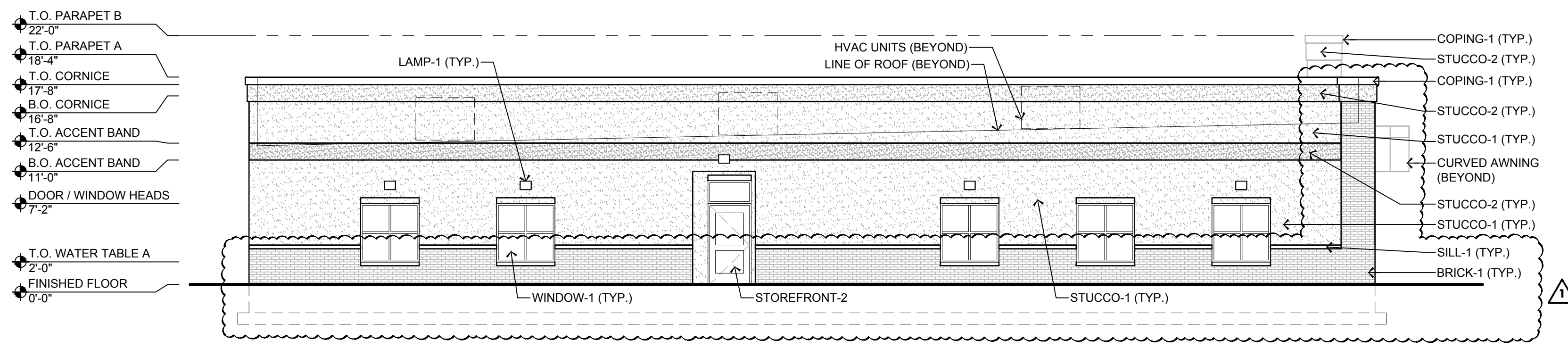
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 PROPOSED FENCING
SCALE: N.T.S.

EXTERIOR MATERIAL SCHEDULE			
NAME	MANUFACTURER	TYPE / SIZE	FINISH / COLOR
STUCCO-1	STO	FINE FINISH	COLOR: 01007 (NAVAJO WHITE)
STUCCO-2	STO	MEDIUM FINISH	COLOR: 01008 (MARBLE WHITE)
SILL-1	TRIM FACTORY	PEEK PROOF SILL PROFILE: TF-017-S	COLOR: PAINT TO MATCH STUCCO-2
BRICK-1	GLEN GERY	MODULAR	COLOR: ASHFIELD
COPING-1	PAC-CLAD	BRAKE METAL COPING	COLOR: DARK BRONZE
AWNING-1	-	18" X 48" D ALUM. AWNING SOLID SOFFIT; TIE-BACKS	COLOR: DARK BRONZE
STOREFRONT-1	KAWNEER	TRIFAB 350 / 451T	COLOR: DARK BRONZE
EXIT DOOR-1	-	3'-0" X 7'-0"; PER DOOR SCHEDULE	COLOR: DARK BRONZE
EXIT DOOR-2	-	3'-6" X 7'-0"; PER DOOR SCHEDULE	COLOR: DARK BRONZE
WINDOW-1	JELD-WEN	CLEAR, TEMPERED GLAZING REF. WINDOW SCHED. FOR SIZES	COLOR: BRONZE
SCNCE-1	-	REF. LIGHTING SCHEDULE	COLOR: DARK BRONZE
LAMP-1	-	REF. LIGHTING SCHEDULE	COLOR: DARK BRONZE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE SEE NOTE 1

- G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
- ALL GLASS SHALL BE CLEAR, TEMPERED SAFETY GLAZING. REF. DOOR AND WINDOW SCHEDULES.
- ADDRESS NUMBERS SHOWN ARE A PLACEHOLDER FOR FINAL ADDRESS ASSIGNMENT. NUMERALS SHALL BE MINIMUM 10" TALL AND FINISHED IN A DARK BRONZE TO MATCH THE BUILDING TRIM AND CONTRAST WITH THE SURROUNDING STUCCO. GC SHALL CONFIRM REQUIREMENTS WITH JURISDICTION TO ENSURE COMPLIANCE.



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ARCHITECTS AND ENGINEERS INC.
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TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	03-22-24	FOR PERMIT	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.
1	03-27-24	PER PLANNING COMMENTS	MBJ

PRINCIPALS

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CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project: **KIDDIE ACADEMY
THE WOODMONT COMPANY**
N. CEDAR AVENUE &
N.E. 99TH STREET
KANSAS CITY, MO 64157

Project Number: **KAMO23-250** Scale: **AS NOTED**
Drawn By: **SG** Approved By: **MBJ**

Drawing Name: **EXTERIOR ELEVATIONS**

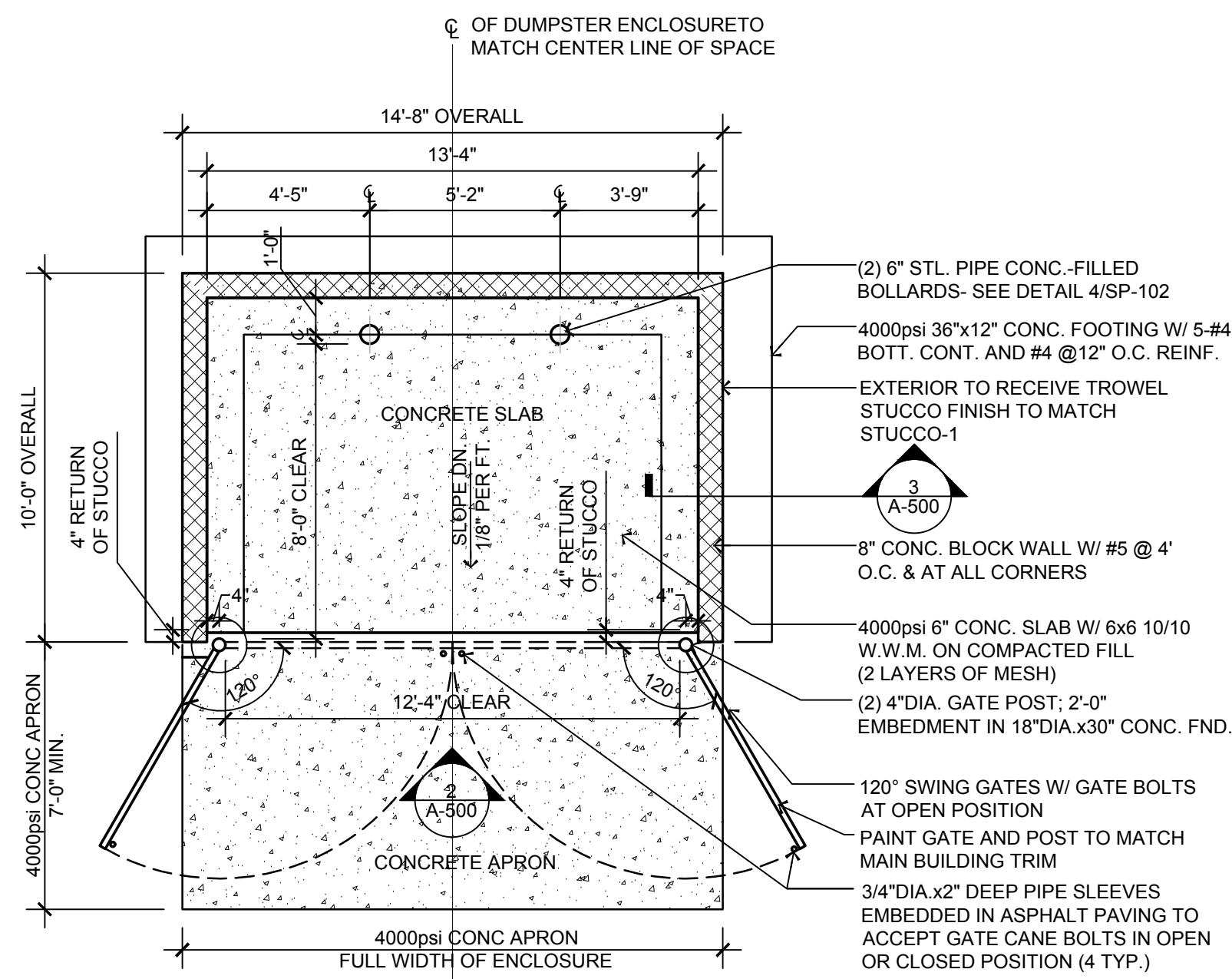
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Initial Date: 02-12-24

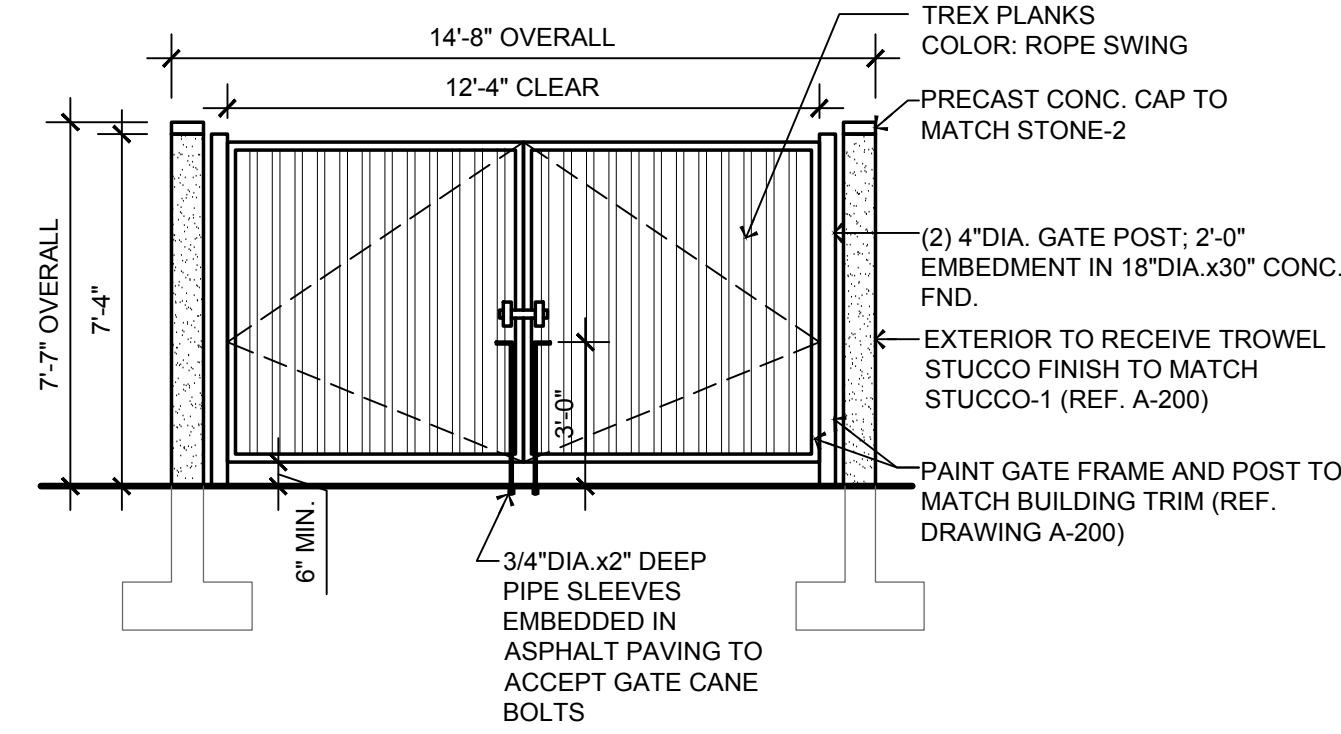
ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
MO LIC A2017014316

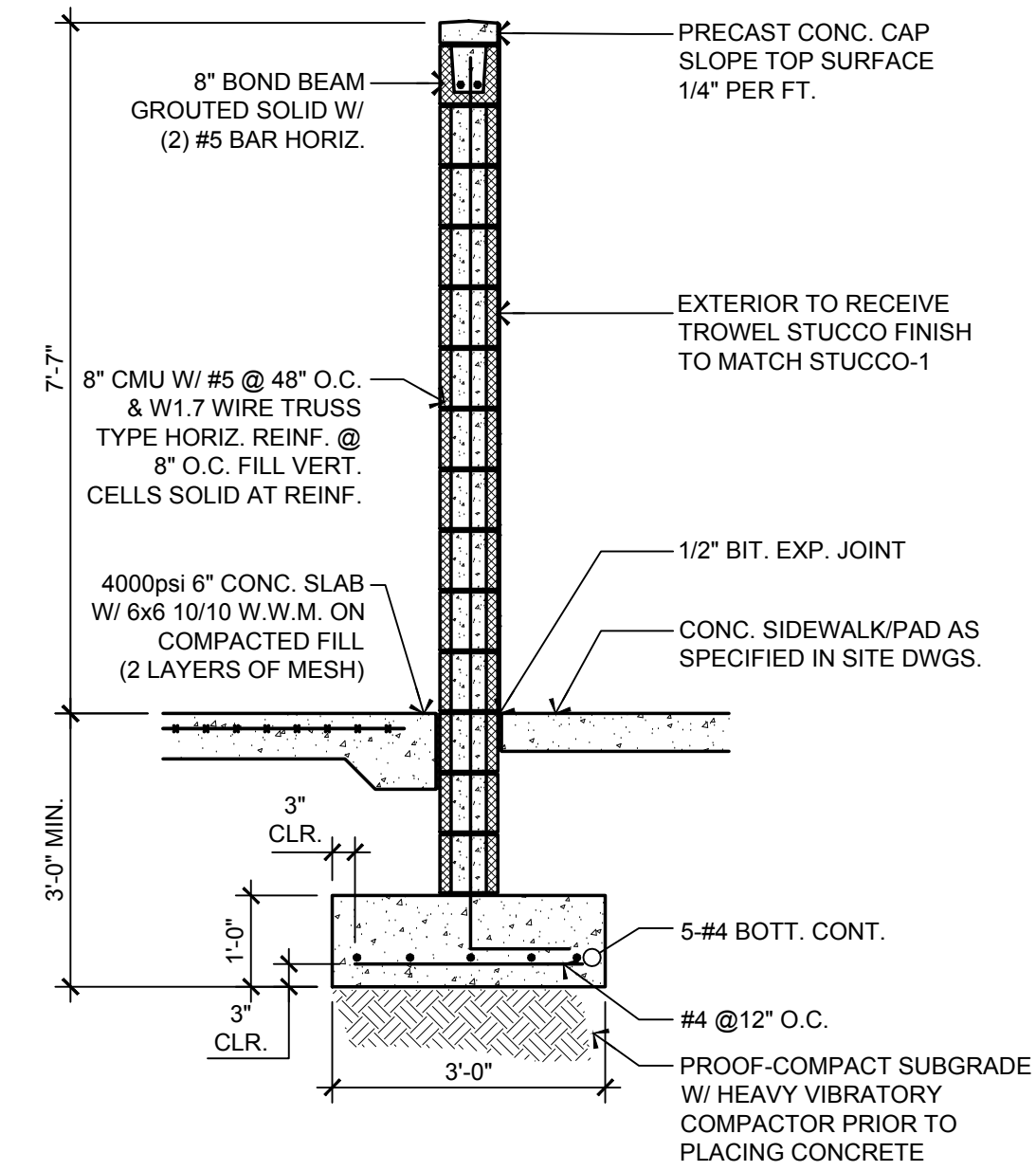
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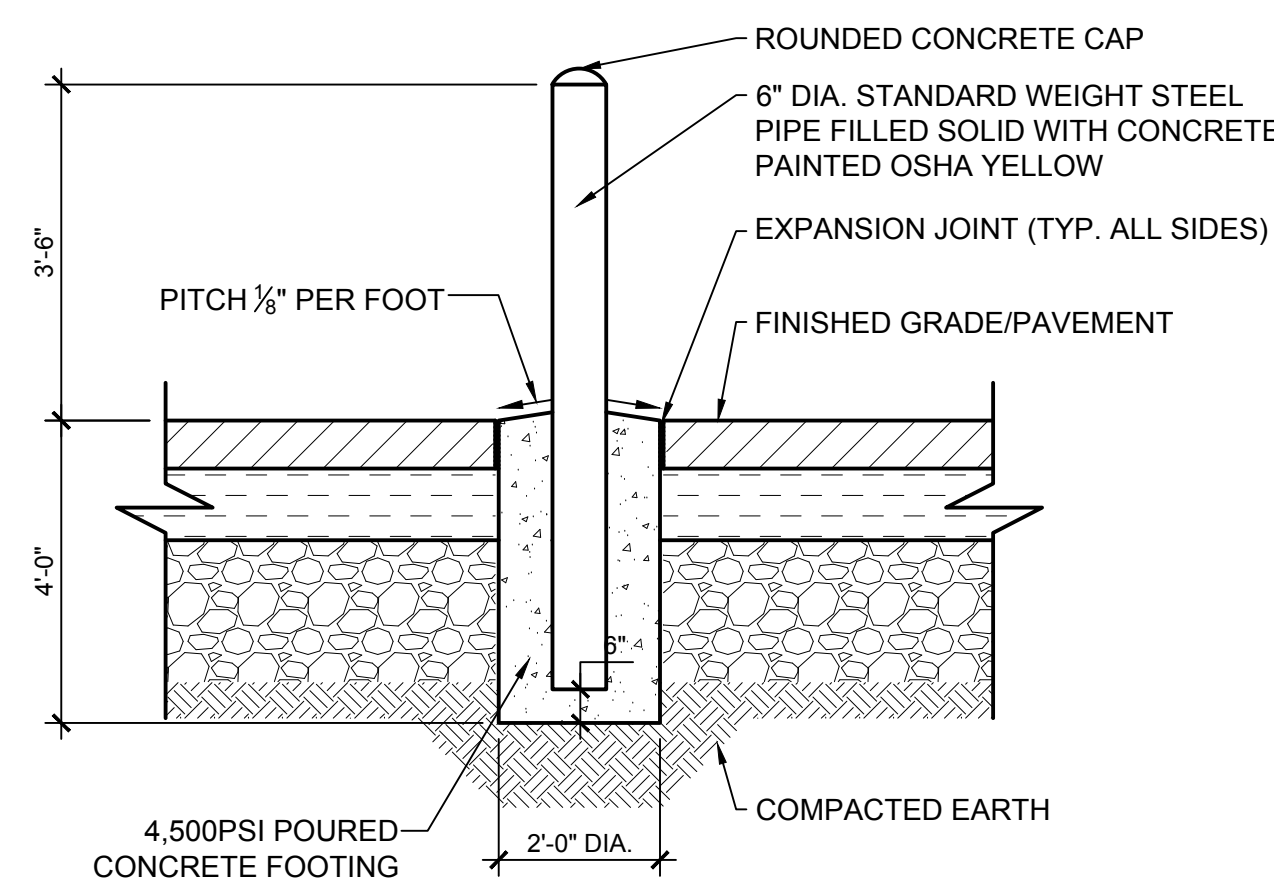
1 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



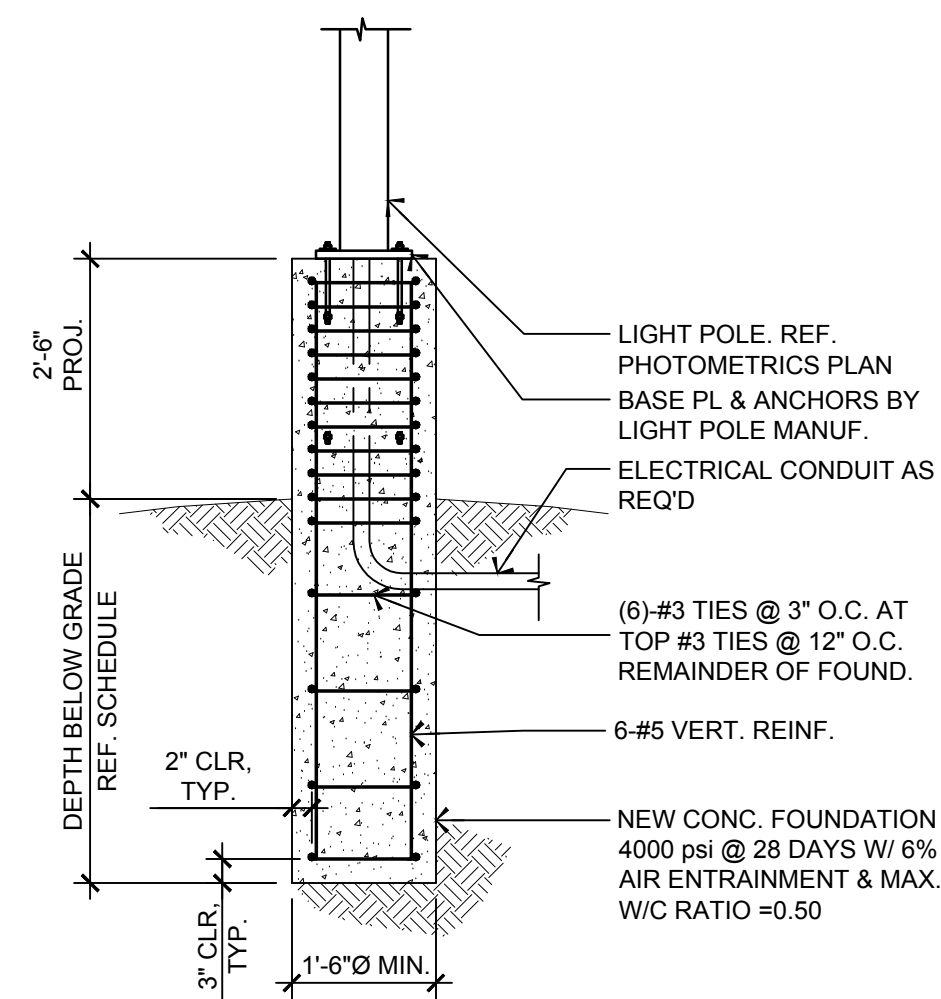
3 TRASH ENCLOSURE SECTION
SCALE: 1/2"=1'-0"



BOLLARD COLORS:
FRONT DOOR = YELLOW
EVERYWHERE ELSE = BLACK
OR AS REQUIRED BY JURISDICTION

- NOTES:**
- INSTALLED BOLLARDS SHALL COMPLY WITH ASTM F3016 - FOR A MINIMUM IMPACT RESISTANCE LEVEL OF 5,000 POUNDS TRAVELING AT 30 MILES PER HOUR.
 - BOLLARD FOUNDATION MUST BE FLUSH WITH GRADE. SOIL/GRASS CANNOT COVER BOLLARD FOUNDATION.

4 TYPICAL BOLLARD DETAIL
SCALE: 1/2"=1'-0"



LIGHT POLE FOUNDATION DEPTH PER WIND ANALYSIS		
WIND SPEED (ASCE 7-10)	WIND SPEED (ASCE 7-05)	FND. DEPTH
110 TO 140 MPH	85 TO 120 MPH	5'-6"
150 TO 180 MPH	130 TO 150 MPH	6'-6"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR APPLICABLE WIND SPEED.

5 TYPICAL LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2"=1'-0"



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1	03-22-24	FOR PERMIT	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.
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Project: **KIDDIE ACADEMY
THE WOODMONT COMPANY**
N. CEDAR AVENUE &
N.E. 99TH STREET
KANSAS CITY, MO 64157

Project Number: **KAMO23-250** Scale: **AS NOTED**
Drawn By: **KM** Approved By:

Drawing Name:
SITE DETAILS

Drawing Number:
A-500

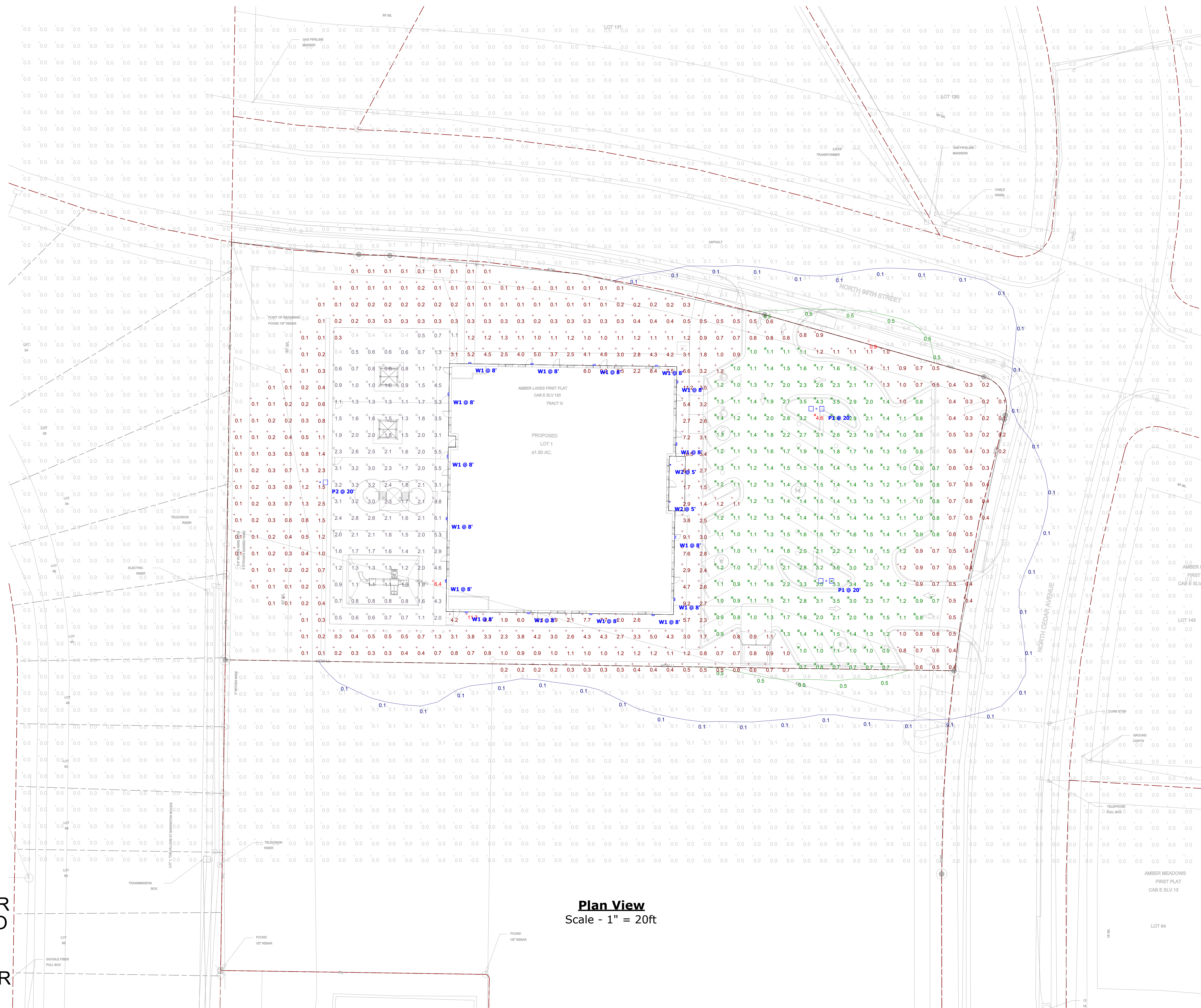
Initial Date: 02-12-24

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA

MO UC A2017014316

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Plan View
Scale - 1" = 20ft

REACH OUT TO POWER SOURCE FIRST, LLC TO ORDER ELECTRICAL PACKAGE
SCASALEGNO@POWER SOURCEFIRST.COM

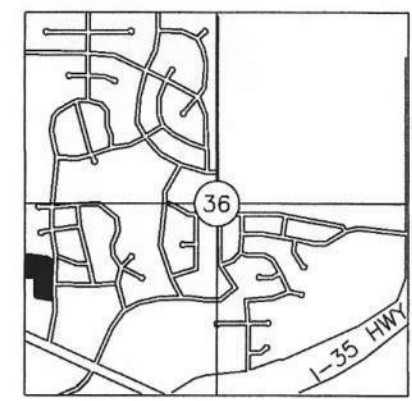
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	2	Lithonia Lighting	DSX1 LED P2 40K 80CRI TFTM	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	1	9154	0.93	135.58
	P2	1	Lithonia Lighting	DSX1 LED P4 40K 80CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	14710	0.93	123.94
	W1	16	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	1	2913	0.93	24.42
	W2	2	Access Lighting	20034LEDMG-SAT/FST	LED Cylinder - Wall Mount	1	2199	0.93	30.8

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
1. PARKING LOT	✕	1.5 fc	4.6 fc	0.6 fc	7.7:1 2.5:1
2. PLAY AREA	□	1.9 fc	6.4 fc	0.4 fc	16.0:1 4.8:1
3. FULL SITE	+	1.3 fc	11.3 fc	0.0 fc	N/A N/A

NOTES:
 1. CALCULATION POINT WORK PLANE: GRADE LEVEL
 2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
 3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

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OWNER/DEVELOPER:
STAR DEVELOPMENT CORP.
244 WEST MILL STREET
LIBERTY MO 64068



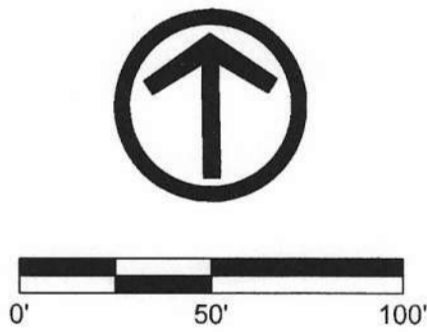
VICINITY MAP

SECTION 36-52-32
KANSAS CITY, CLAY COUNTY, MISSOURI
1"=2640'

STATE PLANE TABLE IN METERS,
GRID FACTOR=0.9999007
FROM MGRS STATION HALL
ADJ DATE 2003

STATION	NORTHING	EASTING
HALL	344775.849	857252.380
1	344639.988	853873.616
2	344638.190	853892.321
3	344638.019	853896.674
4	344629.314	853951.957
5	344620.203	853984.144
6	344614.565	853987.300
7	344613.950	853987.126
8	344547.187	853977.943
9	344437.666	853978.061
10	344450.643	853916.461
11	344450.481	853907.716
12	344454.877	853910.329
13	344531.820	853911.478
14	344532.434	853910.878
15	344533.012	853872.017

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊙ SET 1/2" REBAR WITH PLASTIC CAP STAMPED LS 199914096 MEASURED DISTANCE
 - (M) RECORD DISTANCE
 - (R) RECORD DISTANCE
 - A/E ACCESS EASEMENT
 - B/L BUILDING LINE
 - D/E DRAINAGE EASEMENT
 - U/E UTILITY EASEMENT
 - S/E SANITARY EASEMENT
 - P/S/B PARKING SETBACK LINE
 - FIRE HYDRANT
 - GAS METER
 - LIGHT POLE
 - POST
 - MANHOLE
 - UTILITY RISER
 - TREE
 - WATER METER
 - WATER VALVE
 - UGC- UNDERGROUND CABLE
 - UGG- UNDERGROUND GAS
 - UGP- UNDERGROUND POWER
 - UGT- UNDERGROUND TELEPHONE
 - UGW- UNDERGROUND WATER

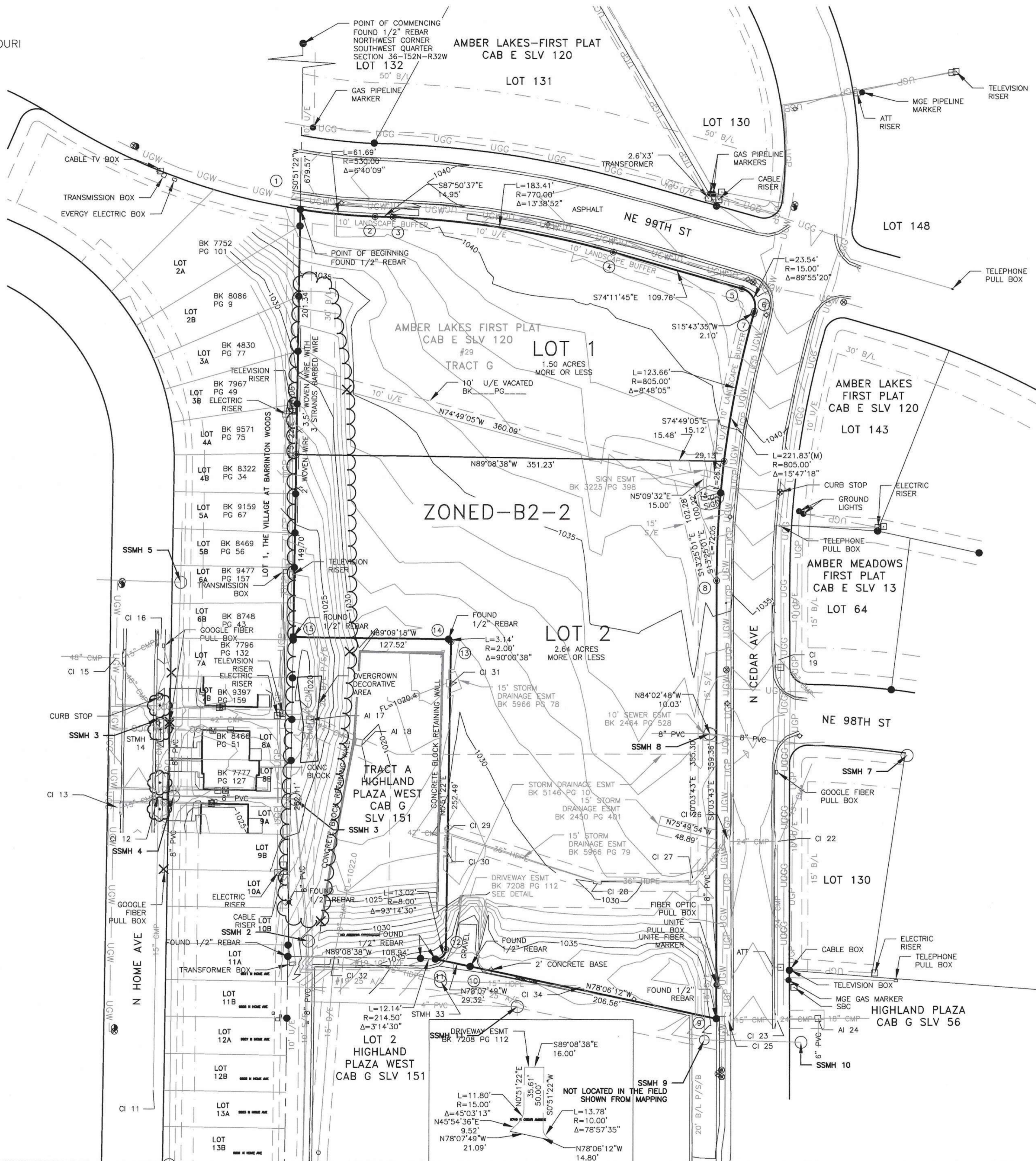


STREET GRADES:
NORTH CEDAR AVENUE ORDINANCE 957377 OCTOBER 12, 1995.
AMBER MEADOWS FIRST PLAT.
NORTHEAST 99TH STREET ORDINANCE 991254 SEPTEMBER 30, 1999.
AMBER LAKES FIRST PLAT.

- SURVEYOR'S NOTES:**
- PLAT IS BASED ON THE COMMERCIAL INFORMATIONAL REPORT FILE NO. 235282, DATED SEPTEMBER 29, 2023.
 - BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 AND NAVD 1983 FROM MGRS STATION HALL. N=344775.849M E=857252.380M EL=965.88 FEET (NAVD 1988) GRID FACTOR=0.9999007 DATE OF ADJUSTMENT=2003.
 - UTILITIES: THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.
 - TYPE URBAN.
 - SURVEY PERFORMED IN THE FIELD AUGUST 3, 2023.
 - THIS PLAT IS LOCATED IN ZONE X (UNSHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 29095C0089G EFFECTIVE DATE JANUARY 20, 2017.
 - CONTAINS 4.14 ACRES, MORE OR LESS.

PRELIMINARY PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



PLAT DESCRIPTION:
PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36, THENCE S00°51'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 679.57 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 99TH STREET AT A POINT ON NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 06°40'09"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET; THENCE S87°50'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 1°33'55"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 163.41 FEET; THENCE S74°11'45"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 109.76 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°55'20"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE; THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 15°47'18"; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 221.83 FEET; THENCE S00°03'43"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 359.36 FEET TO THE NORTHEAST CORNER OF LOT 2, HIGHLAND PLAZA WEST, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N78°06'12"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 206.56 FEET; THENCE N78°07'49"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 29.32 FEET TO THE SOUTH LINE OF TRACT A OF SAID HIGHLAND PLAZA WEST, AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S85°54'08"E, A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 93°14'30"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE OF TRACT A, A DISTANCE OF 13.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A; THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 282.49 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET AND A CENTRAL ANGLE OF 90°00'38"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST LINE, A DISTANCE OF 3.14 FEET TO THE NORTH LINE OF SAID TRACT A; THENCE N89°09'15"W, ALONG SAID NORTH LINE, A DISTANCE OF 127.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT A ON THE EAST LINE OF THE VILLAGE AT BARRINGTON WOODS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "HIGHLAND PLAZA WEST 2ND PLAT".

UTILITY EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWERAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

SANITARY EASEMENT:
A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

- BUILDING LINES:**
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, SIDELINE SETBACK SHALL BE 8.00 FEET. AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.
- PRELIMINARY PLAT NOTES:**
- CURRENT ZONING-B2-2
 - NO REZONING REQUEST HAS BEEN MADE.
 - TOTAL AREA-4.14 ACRES OR 180338 SQUARE FEET, MORE OR LESS.
 - EXISTING RIGHT-OF-WAY-0.00 SQUARE FEET, MORE OR LESS.
 - PROPOSED RIGHT-OF-WAY-0.00 SQUARE FEET, MORE OR LESS.
 - NET LAND AREA-4.14 ACRES OR 180338 SQUARE FEET, MORE OR LESS.

X-REFS: FILE PATH: C:\DOWNLOADS\2024\230222\PREPLAT

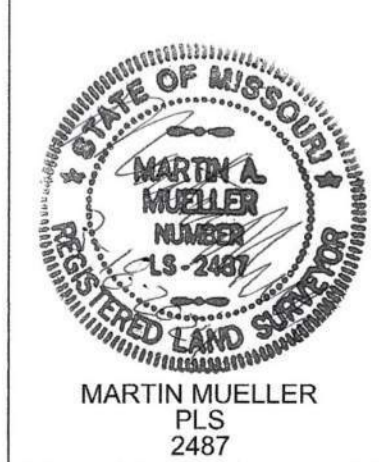
DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	MTW
		CHECKED	MAM
		APPROVED	MAM
DATE	MARCH 18, 2024		
ISSUED FOR	APPROVAL		

VEENSTRA & KIMM INC.

PRELIMINARY PLAT
HIGHLAND PLAZA WEST 2ND PLAT

9788 N Ash Avenue • Kansas City, Missouri 64157
816-781-6182 • 816-781-0643(FAX) • Corporate LS Number 2024000128

HIGHLAND PLAZA WEST 2ND PLAT
SECTION 36, T52N, R32W
KANSAS CITY, CLAY COUNTY, MISSOURI



MARTIN MUELLER
PLS 2487
DWG. NO. 1
PROJECT 23022

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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



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

Sincerely,



PLANNING
ENGINEERING
IMPLEMENTATION

Date: April 30, 2024

Meeting Date: April 23, 6:00 PM

Location of Meeting: Virtual Held Via Zoom

Project: Kiddie Academy

Project/File No.: #230779

Neighborhood Attendees: See neighborhood attendees on last sheet

Development Team: Daniel Finn – Phelps Engineering
Derek Burr – Kiddie Academy
Grant Gary – Woodmont Group
Jeremy Boyer – Jarmel Kizel Architects & Engineers

-
1. Daniel Finn welcomed the attendees via zoom. He explained where the project was currently within the KCMO planning review and approval process. He explained the planning commission meeting date, time, and ways of attending. He then asked all attendees to provide their names and addresses within the zoom chat in order to provide the City the required attendance information.
 2. Daniel Finn explained the project going through the civil documents. This included an overview of the site layout, grading plan, utility plan, and landscape plan. The buffer from the western property line was touched on and it was emphasized that the existing tree line along the western property line would remain with this project.
 3. Jeremy Boyer gave an overview of the proposed building elevations, floorplan, and operations. This includes discussion of the maximum occupancy, number of rooms, and ages served.
 4. At this time, we opened the meeting up for questions from the public.
 5. Question/Comment: Was there a traffic study completed for the project. They are particular concerned with the 291 Highway and Cedar Avenue intersection.
 - a. It was explained to the neighbors that the proposed use did not warrant a traffic study from staff. The site is zoned to allow for the proposed use and the proposed use is not typically a large traffic contributor to adjacent public streets.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

6. Question/Comment: How far away from the property line is the playground.
 - a. 60 ft to the playground fence line.
7. Question/Comment: The drive entrances look close to the intersection. There is concern about site distances due to landscaping and the existing monument sign near the proposed SE entrance.
 - a. It was explained that the proposed landscaping, as well as the existing monument sign, are all located outside of the required site triangles as shown on the landscape plan. It was also explained that the location of the entrances meets the City's standards for spacing based on the road classification.
8. Question/Comment: There is a lot of speeding on North Cedar Avenue from high school students going to Liberty North. There is concern for safety with more traffic being added. Additionally, why is the daycare being proposed in a residential area instead of a more commercial area.
 - a. It was explained that the site is currently zoned B2-2, which allows for this use. It also allows for other uses with higher traffic generation (restaurants) and lower traffic generation (offices). It was explained that daycares are often placed in residential neighborhoods which can reduce the amount of traffic they generate on the surrounding areas. That is due to most people looking for a daycare on their route to and from work. So instead of adding a trip, the daycare is simply capturing an existing trip.
9. Question/Comment: Where is the trash enclosure.
 - a. The location of the trash enclosure was pointed out in the drawing.
10. Question/Comment: Where will construction traffic enter / park. There is concern of construction vehicles parking on 99th Street as well as construction traffic damaging the public street.
 - a. It was explained that construction traffic and erosion control drawings indicating contractor entrance and laydown areas would be provided at the time of building permit. This would need to be approved by the City and follow all their regulations.
11. Question/Comment: There is concern about the noise from the playground for the neighbors who back up directly to the site.
 - a. It was explained that the setback provided is more than what is required per code. Additionally, the existing tree row that is being preserved will help act as a visual and audible buffer.
12. Question/Comment: Is this set in stone?
 - a. The Planning Commission and City Council process was explained to the residents to ensure they understood how they can be heard for this project. It was explained that this project still requires approval from the City Council before submitting a building permit application.

13. Meeting concluded at around 7:00 pm

**Neighborhood Attendees
(names and addresses provided via zoom)**

Nichole Maddox	10106 NE 99th St	KCMO 64157
Steve and Laurel Haley	10112 NE 99th St	KCMO 64157
Eric & Patricia Thon	9909 N Ash Ave	KCMO 64157
Dave Williams	10007 NE 100th St	KCMO 64157
Howard & Linda Carroll	10104 NE 99th St.	KCMO 64157
Terry Jenkinson	9808 N Ash Avenue	KCMO 64157
Howard & Linda Carroll	(no address provided)	