



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2024-00002 on 5/22/2024

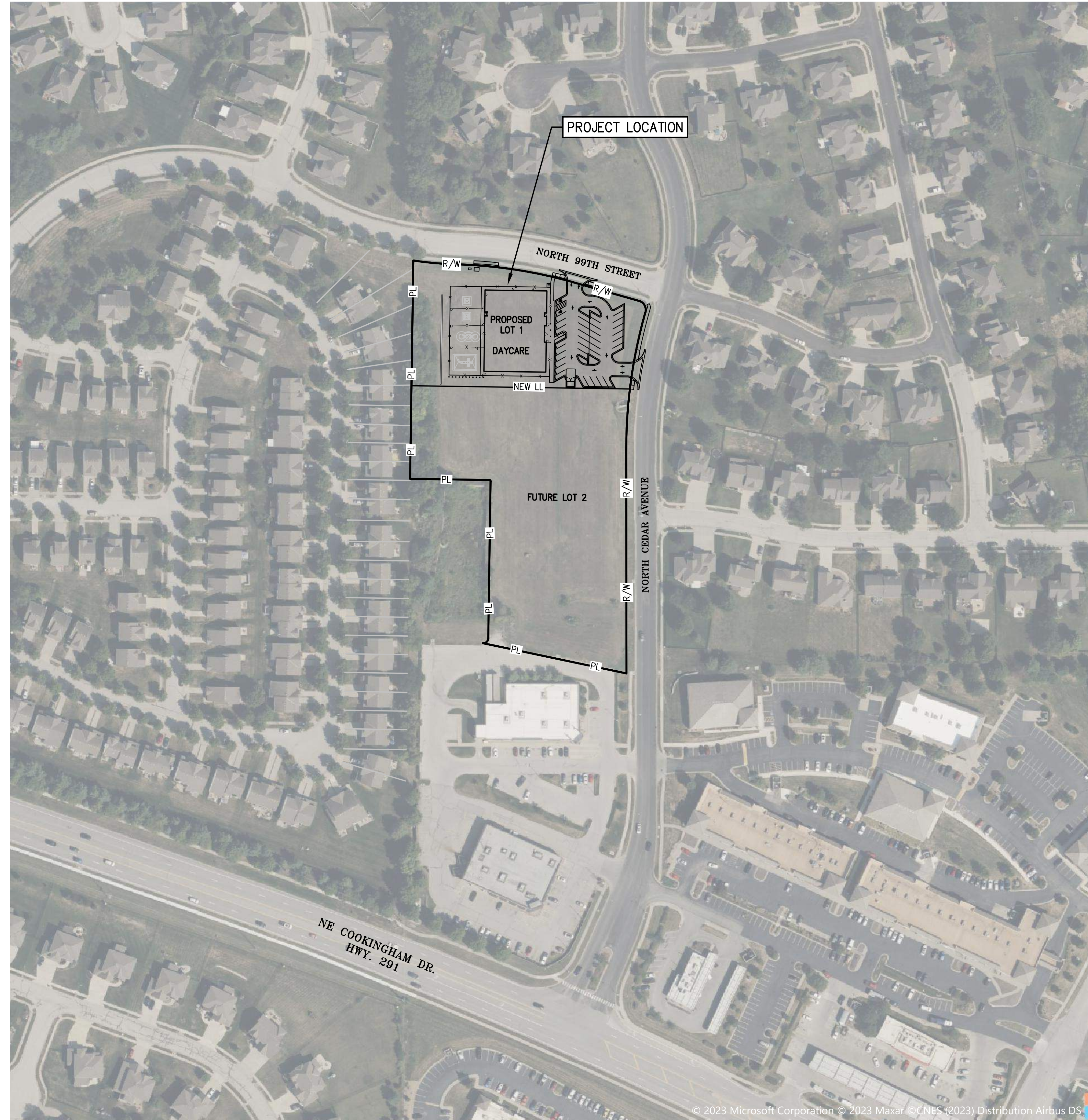
*Diane Binkckley*  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission

# SITE DEVELOPMENT PLANS

## FOR KIDDIE ACADEMY

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

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C2	GRADING PLAN
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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 679.57 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 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:**

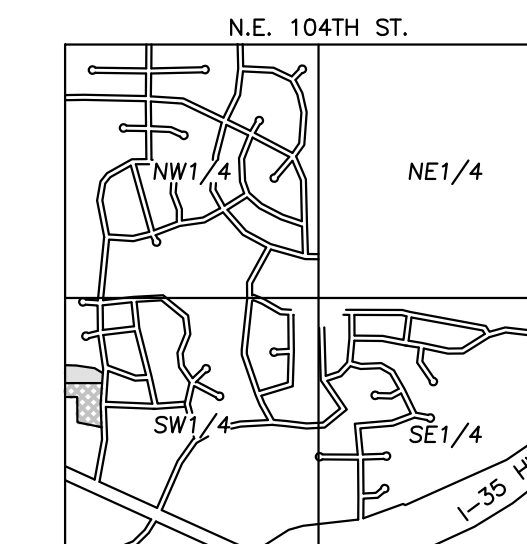
THE WOODMONT COMPANY  
 2100 WEST 7TH STREET  
 FORT WORTH, TX 76107  
 (817) 377-7710  
 CONTACT: STEPHEN COSLIK

**BENCHMARK:**

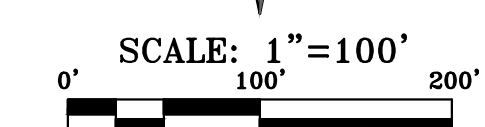
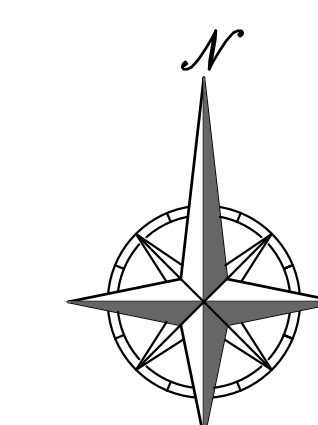
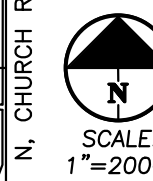
BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 AND NAVD 1988 FROM MGRS STATION HALL, N=344775.849M, E=857252.360M, EL.=965.88 FEET (NAVD 1988). GRID FACTOR=0.9999007. DATE OF ADJUSTMENT=2003.

**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.

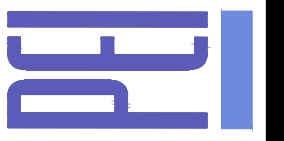


VICINITY MAP  
 SEC. 36-52-32



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

PLANNING  
 ENGINEERING  
 IMPLEMENTATION



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

PROJECT NO.	DATE	NO.	REVISIONS
230779	08-2023	1	DRAWINGS
			CHECKED: DAF APPROVED: JDC
			CORPORATE AUTHORIZATION
			LAND SURVEYING - LS-82
			ENGINEERING - E-361
			CERTIFICATE OF AUTHORIZATION
			LAND SURVEYING-200701028
			ENGINEERING-200300308

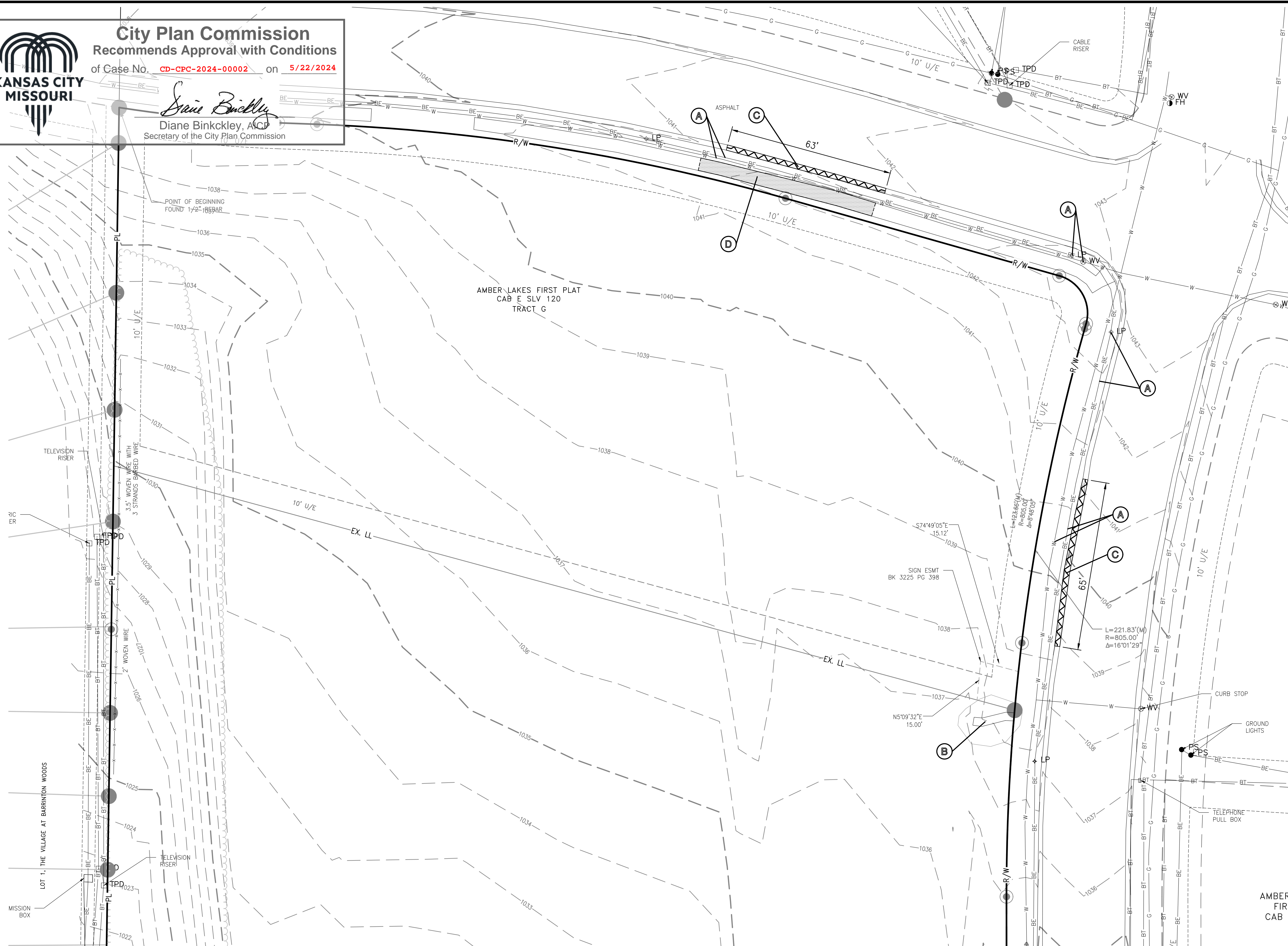
SHEET

C0



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 of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkckley*  
 Diane Binkckley, AICP  
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**DEMOLITION KEY NOTES:**

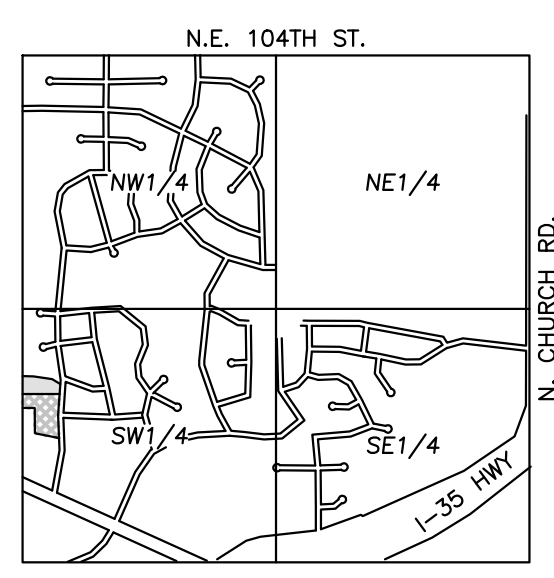
- (A)** ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B)** EXISTING MONUMENT SIGN TO REMAIN. DO NOT DISTURB.
- (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**

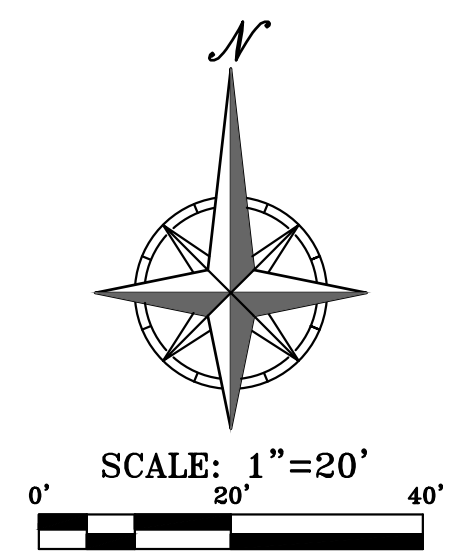
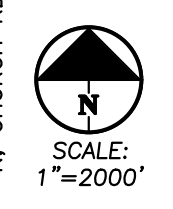
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W- RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING TREE TO REMAIN
- REMOVE TREE
- EXISTING BURIED TELEPHONE
- EXISTING CABLE TELEVISION LINE
- EXISTING FIBER 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.



VICINITY MAP  
 SEC. 36-52-32



**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.



Know what's below.  
 Call before you dig.

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PLANNING  
 ENGINEERING  
 IMPLEMENTATION

**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
DATE: 01-08-2023	DRAWN: SNH	CHECKED: DAF	APPROVED: JDC	
CORPORATE DATE OF AUTHORIZATION	LAND SURVEYING - LS-82	ENGINEERING - E-361		
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING-2007001028	ENGINEERING-2003000208		

SHEET  
**C0.1**

V:\phelps\server\projects\230779\City\Utility\Utility\050.dwg Layout1 Apr 17, 2024 3:08pm Daniel Elm

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**PREPARED & SUBMITTED BY:**

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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

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission



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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'	-	-

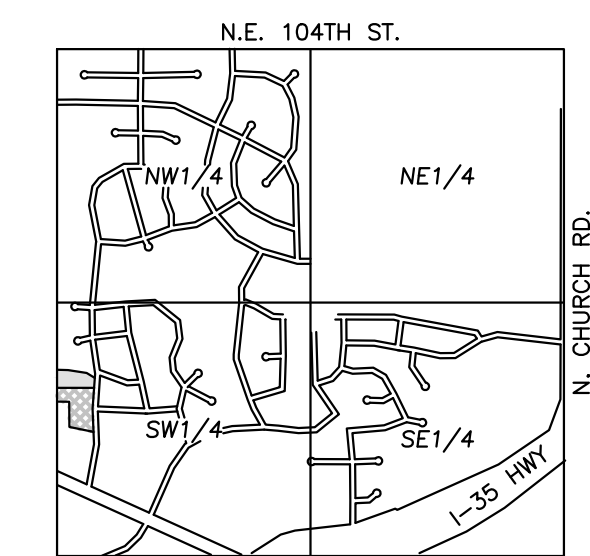
88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
List All Proposed Uses	8*	37	4**	4	
Total					

\*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



SCALE: 1"=40'  
40' 80'

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PLANNING  
ENGINEERING  
IMPLEMENTATION

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

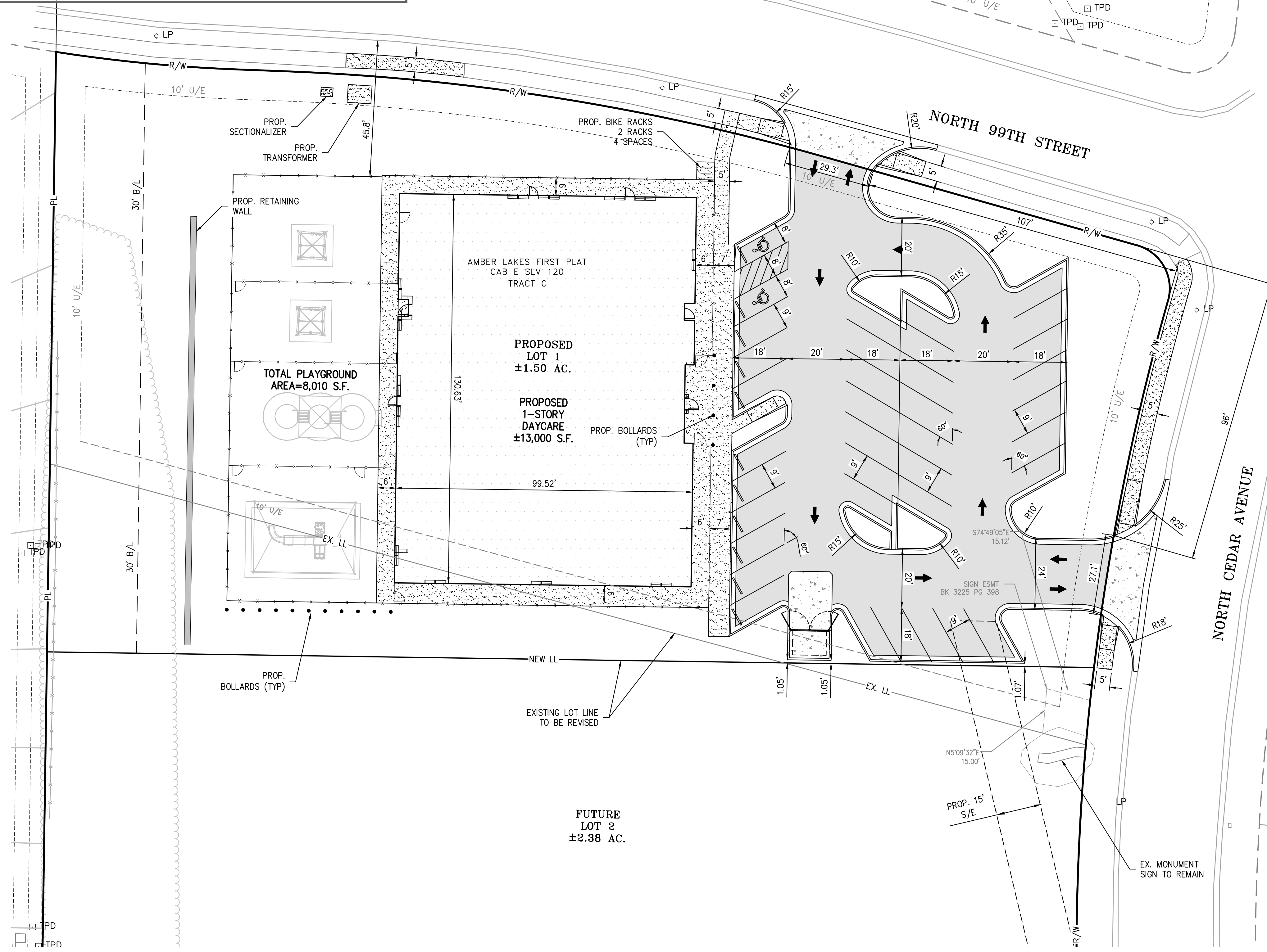
PROJECT NO.	DATE	BY	APP.
230779	08-2023	DRANKS/SH	
		CHECKED: DAF APPROVED: JDC	
		CORPORATE AUTHORIZATION	
		LAND SURVEYING - LS-82	
		ENGINEERING - E-361	
		CERTIFICATE OF AUTHORIZATION	
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		ENGINEERING-200300308	



# City Plan Commission Recommends Approval with Conditions

of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission



### 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.
- WARRANTY/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:

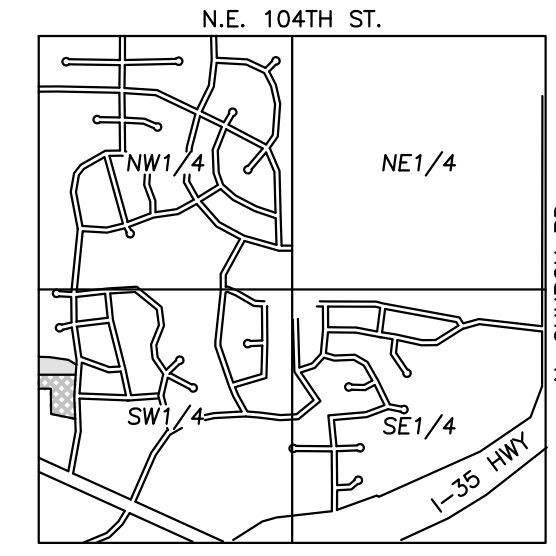
- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

### PAVEMENT MARKING AND SIGNAGE NOTES:

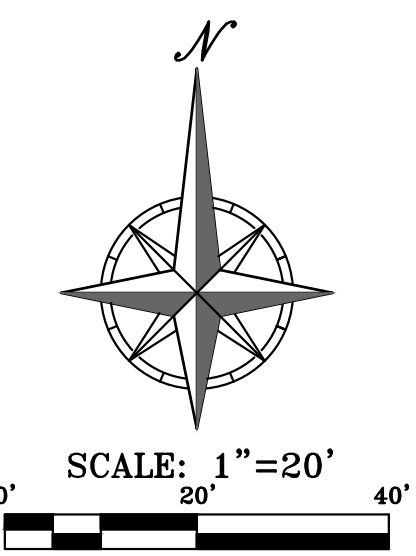
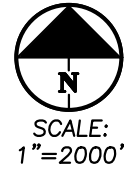
- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- 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.

### 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



VICINITY MAP  
SEC. 36-52-32



**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.



**PHILIPS ENGINEERING, INC.**  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 993-1155  
Fax: (913) 993-1165  
www.philipsengineering.com

PLANNING  
ENGINEERING  
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	DAF	DAF	
DATE: 01-08-2023	DRAWN: SNH	CHECKED: DAF	APPROVED: JCC	REVISED PER STAFF COMMENTS
CITY OF KANSAS CITY	ENGINEER	CITY ENGINEER	CITY ENGINEER	
LAND SURVEYING - LS-82	ENGINEERING - E-361	ENGINEERING - E-361	ENGINEERING - E-361	
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	
LAND SURVEYING-20070128	LAND SURVEYING-20070128	LAND SURVEYING-20070128	LAND SURVEYING-20070128	

SHEET  
**C1.1**

\\philips-engineering\projects\230779\City\preliminary\SITE.dwg Layout:2 Apr 17, 2024 - 3:10pm Daniel Finn

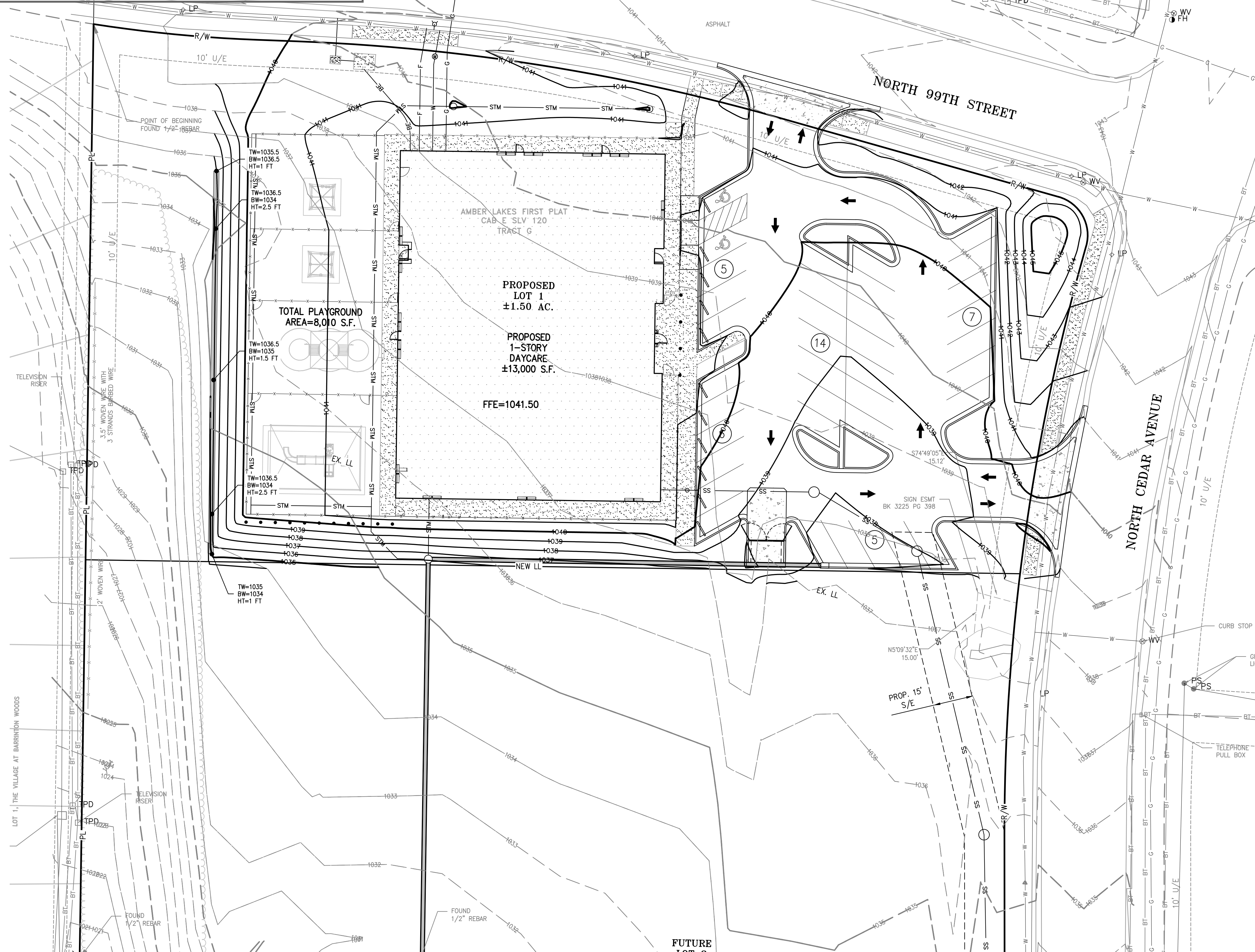


# City Plan Commission

## Recommends Approval with Conditions

of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkckley*  
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Secretary of the City Plan Commission



### 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:
  - 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.
  - SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
  - 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.
  - 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.
  - 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.
  - 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 final 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.

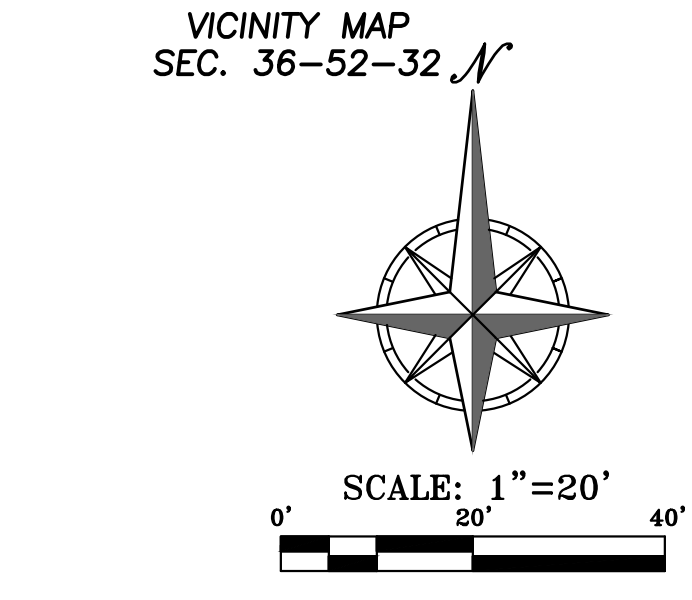
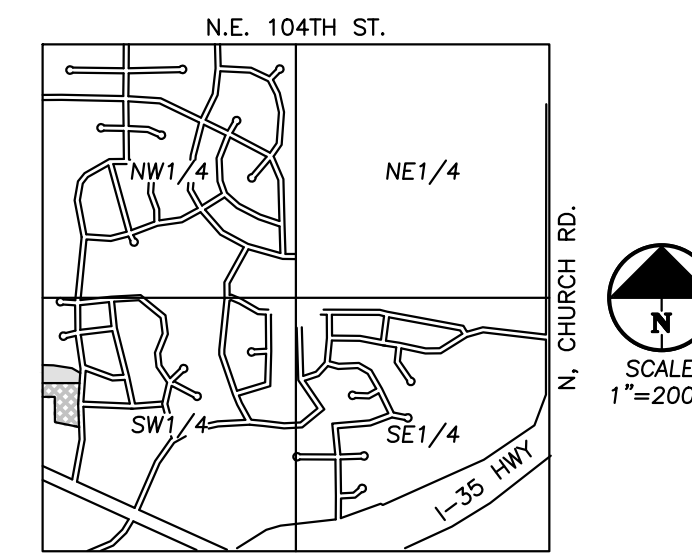
### Earthwork Summary KIDDI DAYCARE 3/18/2024

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:**  
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### 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:

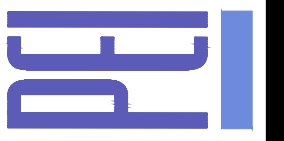
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, COMMUNITY-PANEL NO. 290173 0089 G AND DATED JANUARY 20, 2017.



Know what's below.  
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1270 N. Winchester  
Olathe, Kansas 66061  
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Fax: (913) 993-1165  
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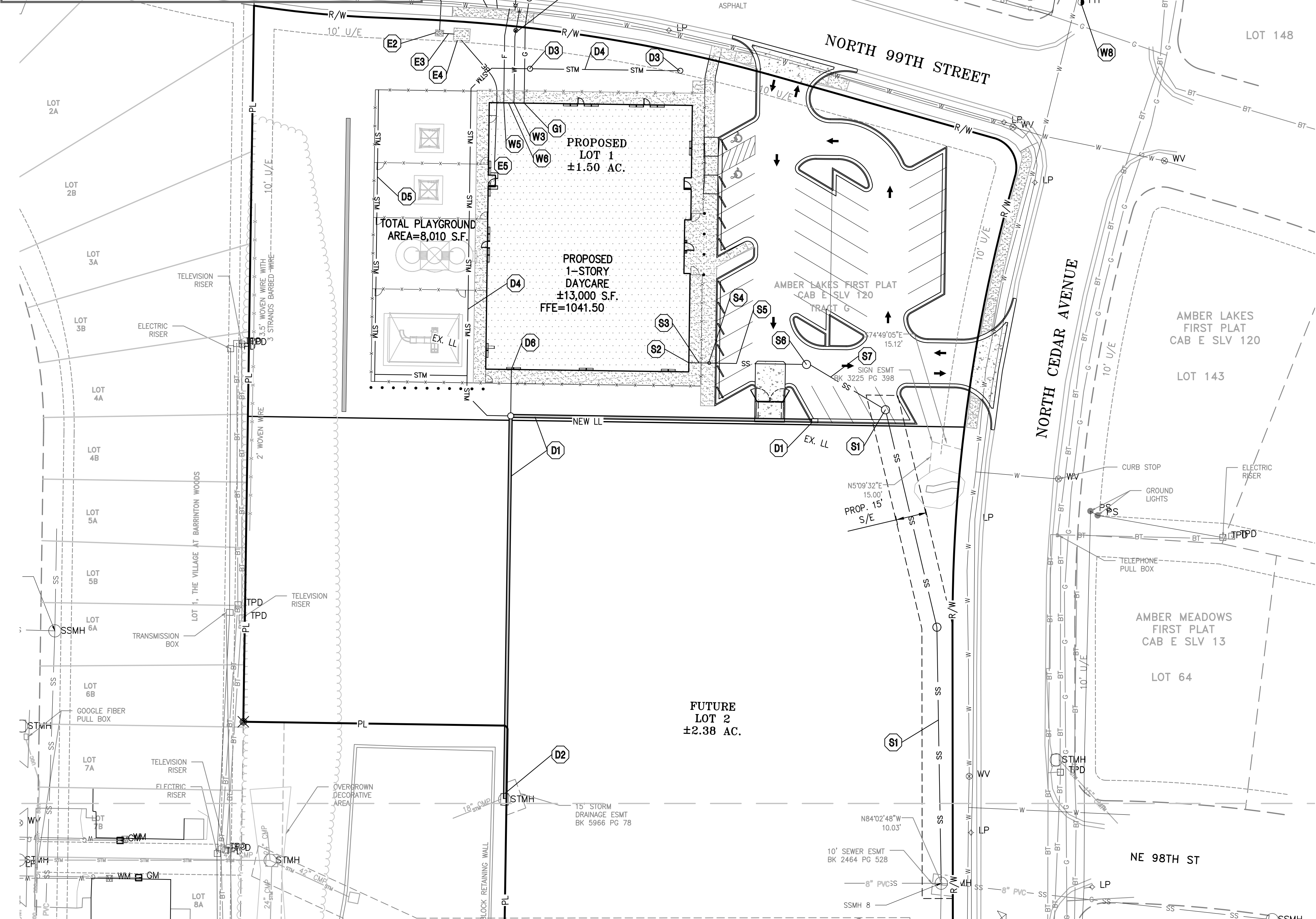
PLANNING  
ENGINEERING  
IMPLEMENTATION



**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	DAF	DAF	REVISED PER STAFF COMMENTS

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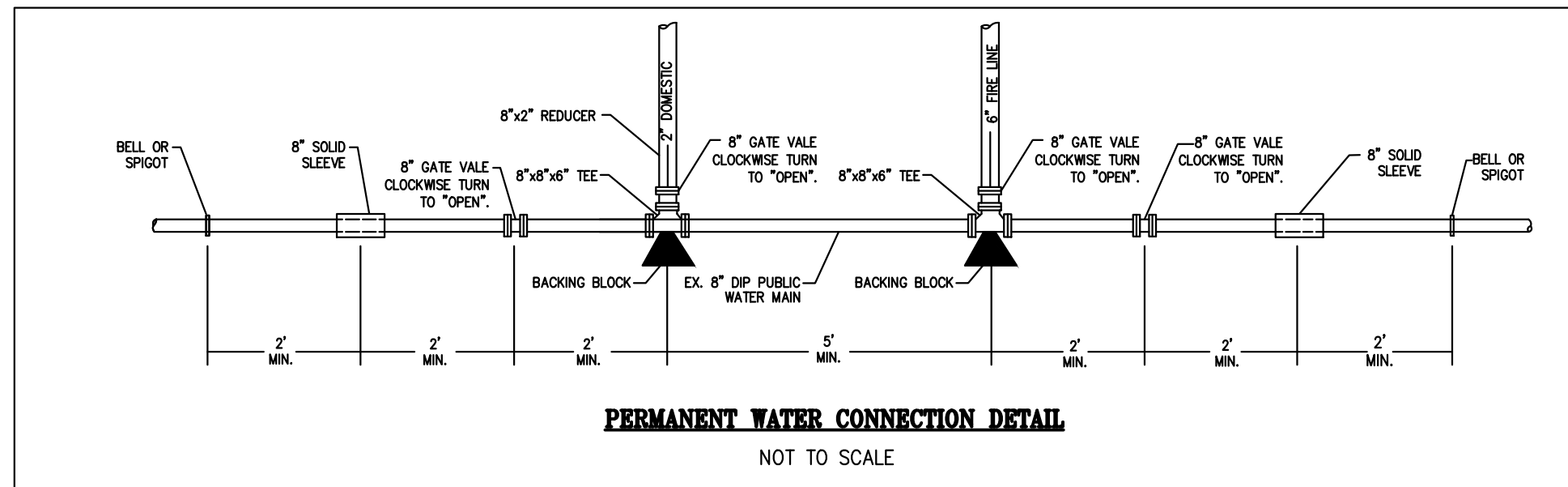
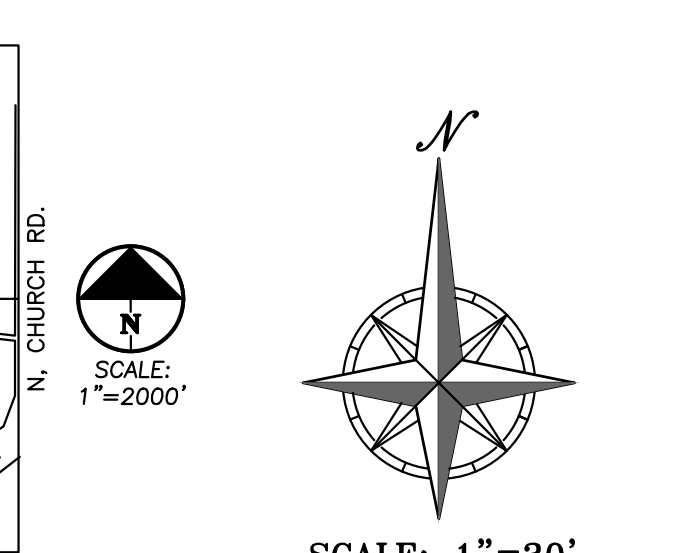
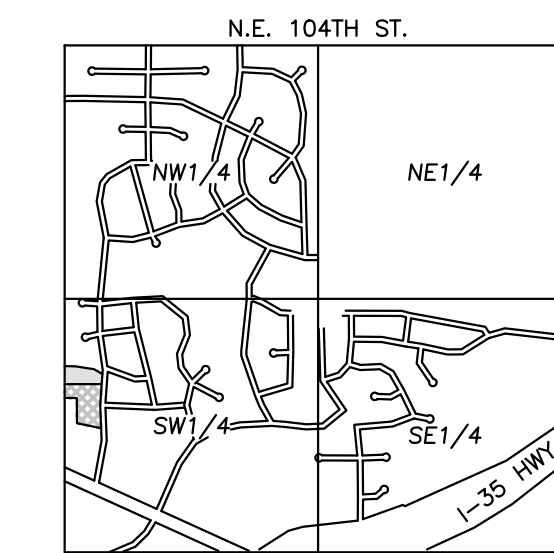


- UTILITY NOTES:**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to repeat exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate 48 hours before any excavation to repeat exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate 48 hours before any excavation to repeat exact field location of utilities.
  - 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" HYDRASTAL DRAIN BASIN W/ DOMED GRATE.
- (D4) INSTALL SECONDARY STORM SEWER.
- (D5) INSTALL UNDERDRAIN PER TURF MANUFACTURER SPECIFICATIONS. CONNECT TO SECONDARY STORM SEWER.
- (D6) 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
- (S5) INSTALL 47 L.F. OF 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 4.1% SLOPE.
- (S6) INSTALL 4" DIAMETER SAMPLING MANHOLE (RE: KCMO STANDARD DETAIL MH-1). FL IN=1038.28 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 WSD 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) 8" DIAMETER 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.

**LEGEND**

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- CTV 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
- BT EXISTING BURIED TELEPHONE LINE
- W-6" EXISTING WATER LINE (& SIZE)
- G-6" PROPOSED GAS LINE
- BE-6" PROPOSED BURIED ELECTRIC LINE
- SS-6" PROPOSED SANITARY SEWER LINE
- W-6" PROPOSED WATER LINE (& SIZE)
- F-6" PROPOSED FIRE LINE (& SIZE)



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

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

- UTILITY COMPANIES:**
- SPIRE ENERGY (816) 472-3434 CITY OF KANSAS CITY PUBLIC WORKS DEPARTMENT (816) 513-2627  
 BEVERLY PASSANTINO 7500 E. 35TH TERRACE CARLA HASKINS (WATER)  
 KANSAS CITY, MO. 64129 KANSAS CITY, MO. 64106  
 EMAIL: beverly.passantino@spireenergy.com EMAIL: carla.haskins@cmo.org
  - EVERGY (816) 420-4721 CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313  
 MELISSA FELTES (816) 513-2133  
 8325 N. PLATTE PURCHASE DRIVE CARLA HASKINS (WATER)  
 KANSAS CITY, MO. 64118 EMAIL: carla.haskins@cmo.org  
 E-MAIL: Melissa.Feltes@kcpl.com AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552  
 4800 E. 63RD STREET AMY BUNNELL (LAND DEVELOPMENT DIVISION)  
 KANSAS CITY, MO. 64130 4800 E. 63RD STREET  
 KANSAS CITY, MO. 64130
  - AT&T (816) 734-8700 TIME WARNER CABLE (816) 358-8833  
 JILL SCHROEDER 9556 N. MOORE COURT TIME WARNER CABLE  
 KANSAS CITY, MO. 64155 KANSAS CITY, MO. 64155  
 E-MAIL: j0311@att.com E-MAIL: j0311@att.com

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

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

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

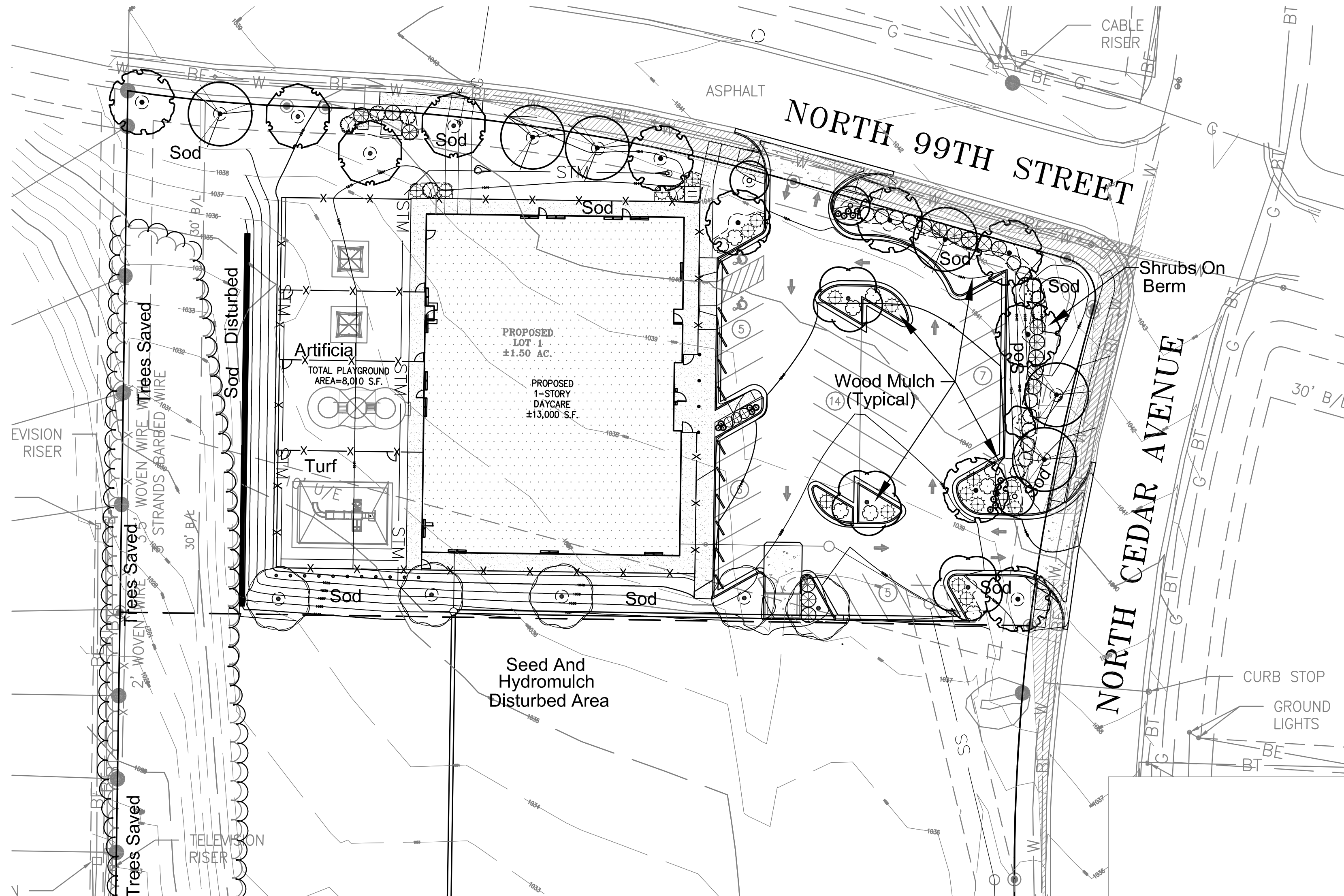
PHILIPS ENGINEERING, INC.  
 1370 N. Winchester  
 Olathe, Kansas 66061  
 (913) 993-1155  
 Fax: (913) 993-1165  
 www.philipsengineering.com

PLANNING  
 ENGINEERING  
 IMPLEMENTATION

PROJECT NO. 230779  
 DATE: 01-08-2023  
 CHECKED: DAF APPROVED: JJC  
 CREDIT: DATE OF AUTHORIZATION  
 LAND SURVEYING - LS-82  
 ENGINEERING - E-36  
 CREATION DATE OF AUTHORIZATION  
 LAND SURVEYING - 200701028  
 ENGINEERING - 200703028

Revisions:  
 No. 1. 04-17-24  
 Date 04-17-24  
 By App. AEB DAF  
 REVISION PER STAFF COMMENTS

SHEET  
 C3



**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>TREES</b>					
	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 'Espresso' / 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
<b>SHRUBS</b>					
	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		
<b>GRASSES</b>					
	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	

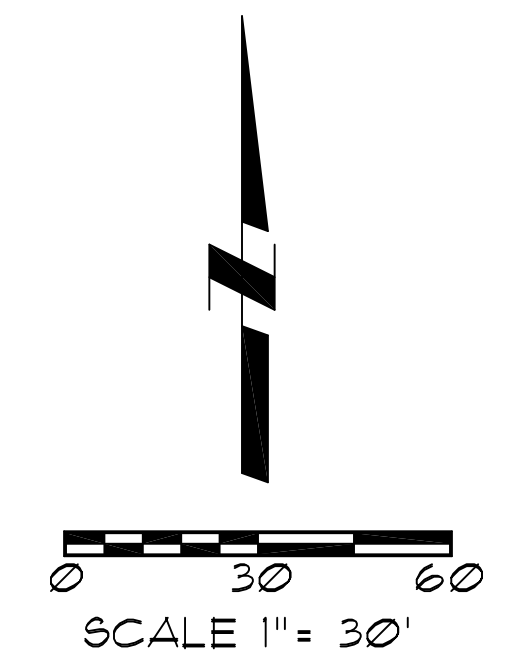
Note: Street trees satisfy requirement.

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

**KANSAS CITY MISSOURI**

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-00002** on **5/22/2024**

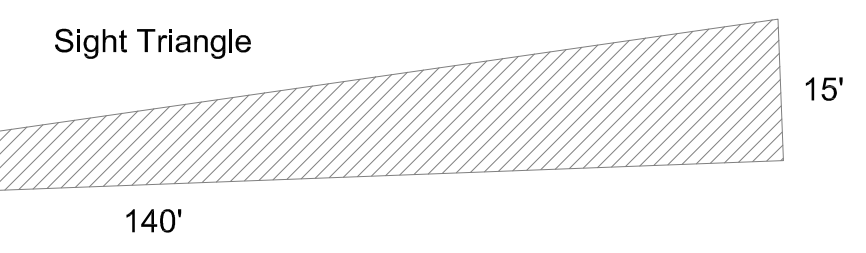
*Diane Binkckley*  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission



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

**Oppermann LandDesign, LLC**  
 Land Planning + Landscape Architecture  
 92 Debra Lane  
 New Windsor, New York 12553  
 peteoppermann56@gmail.com  
 913.529.5598

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.





# City Plan Commission Recommends Approval with Conditions

of Case No. CD-CPC-2024-00002 on 5/22/2024

*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission

### 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.

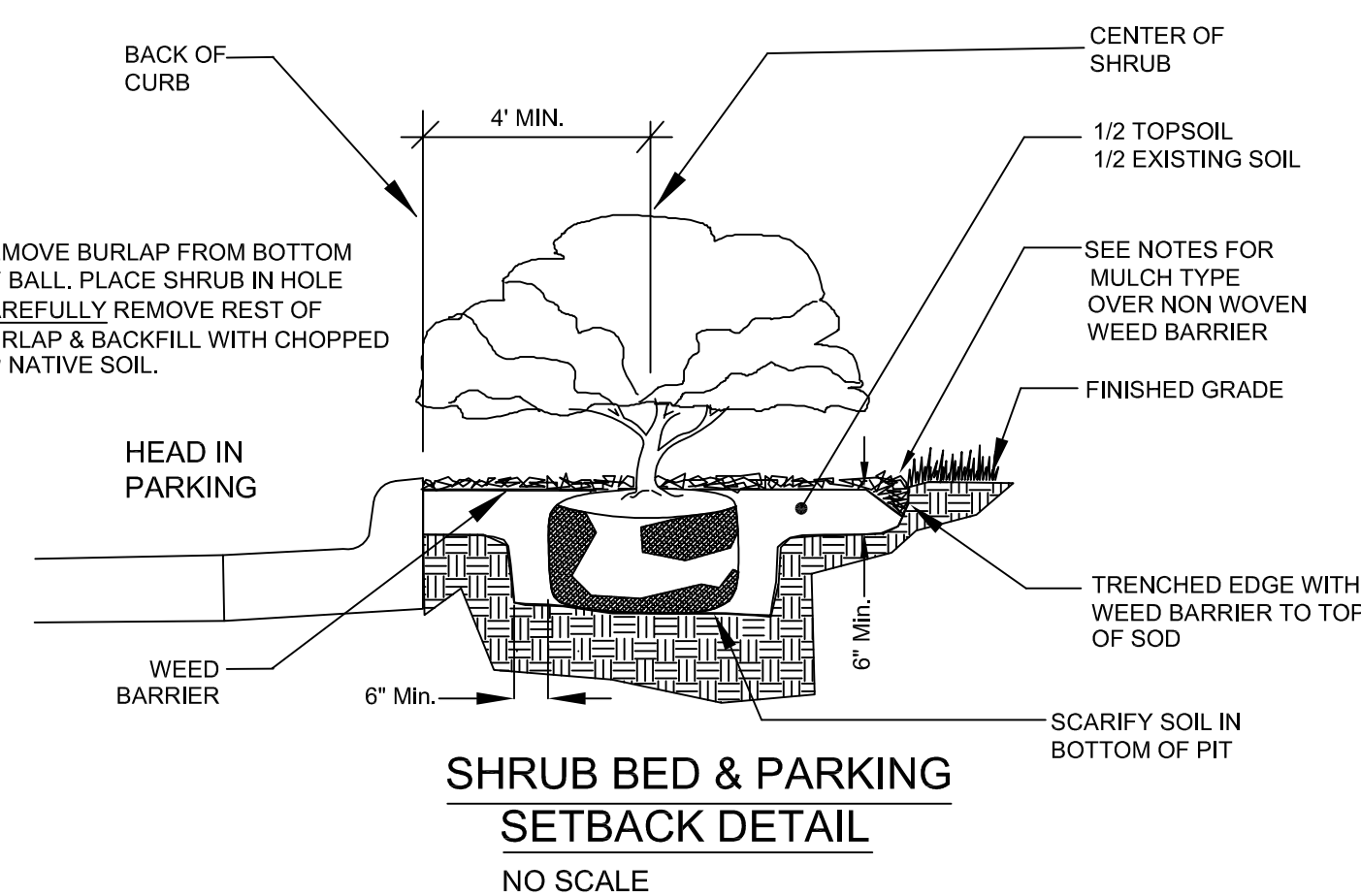
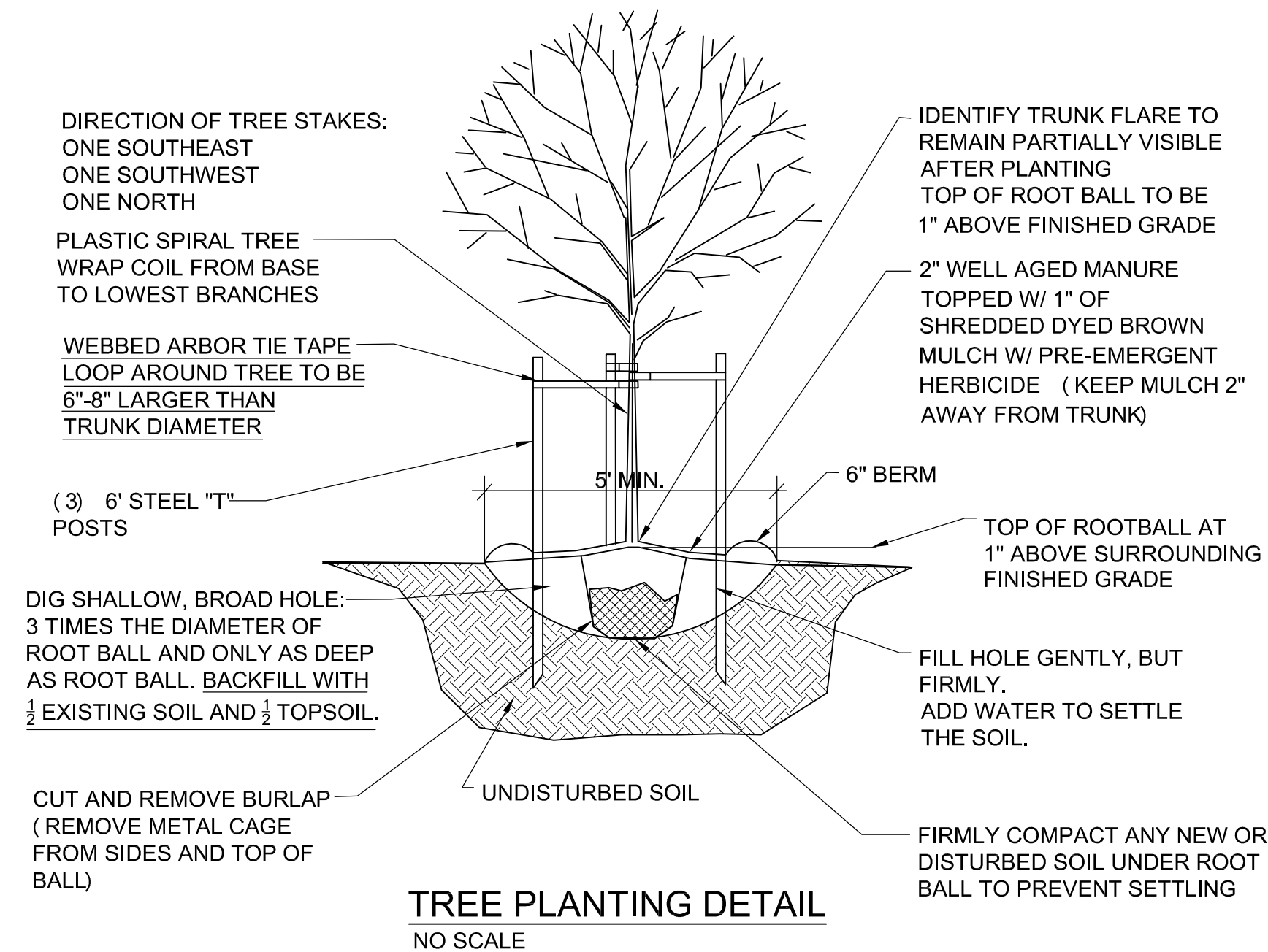
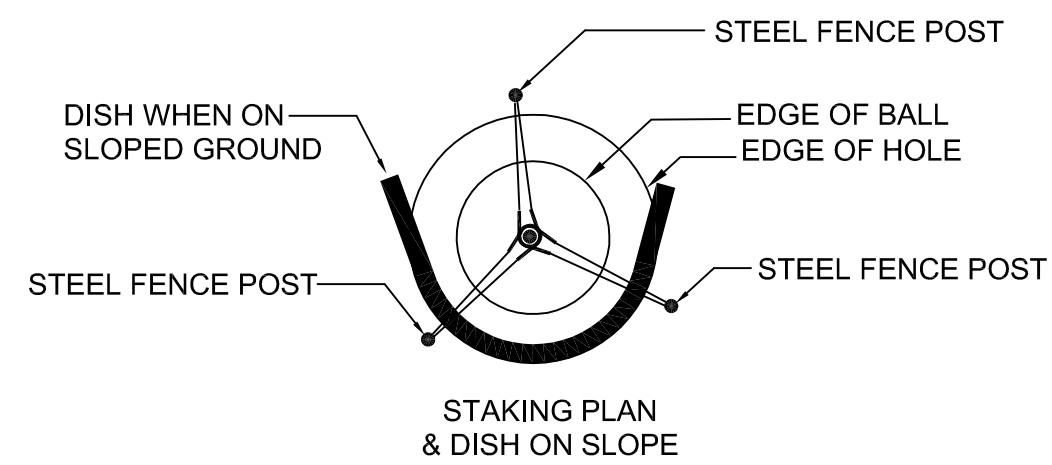
### ADDITIONAL IRRIGATION NOTES:

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.

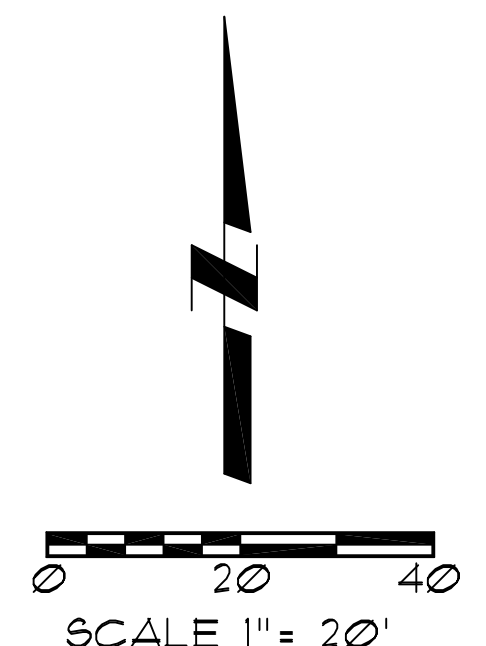


### GENERAL LANDSCAPE NOTES:

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.

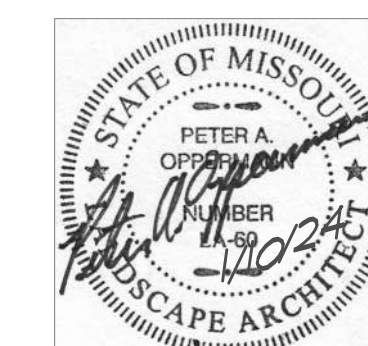
### Transplant Additives:

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

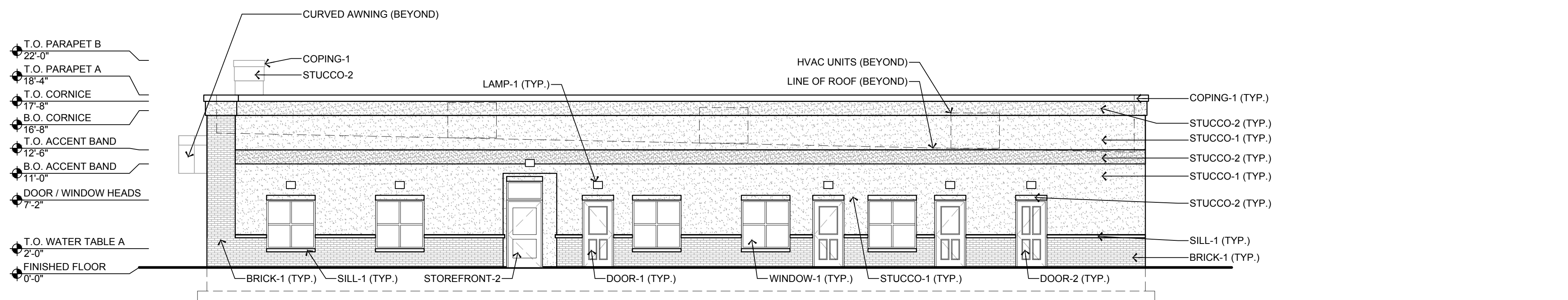
22 Debra Lane petecoppermann56@gmail.com  
New Windsor, New York 12553 913.592.5598

01/10/2024

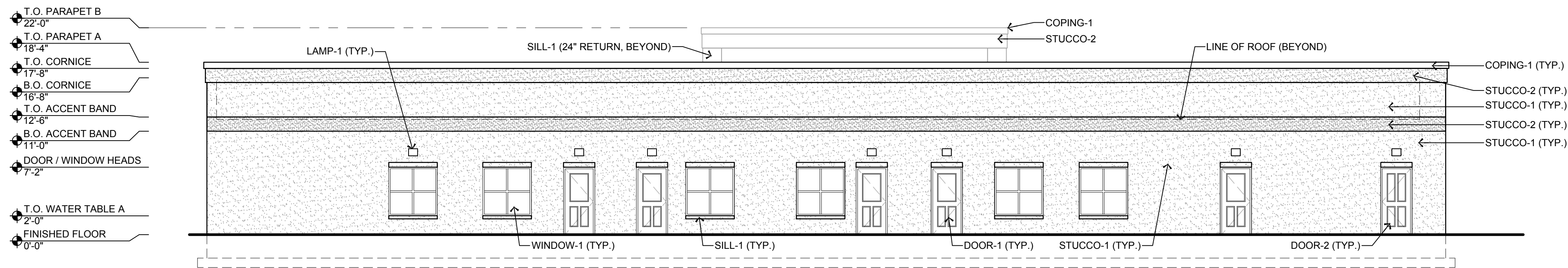




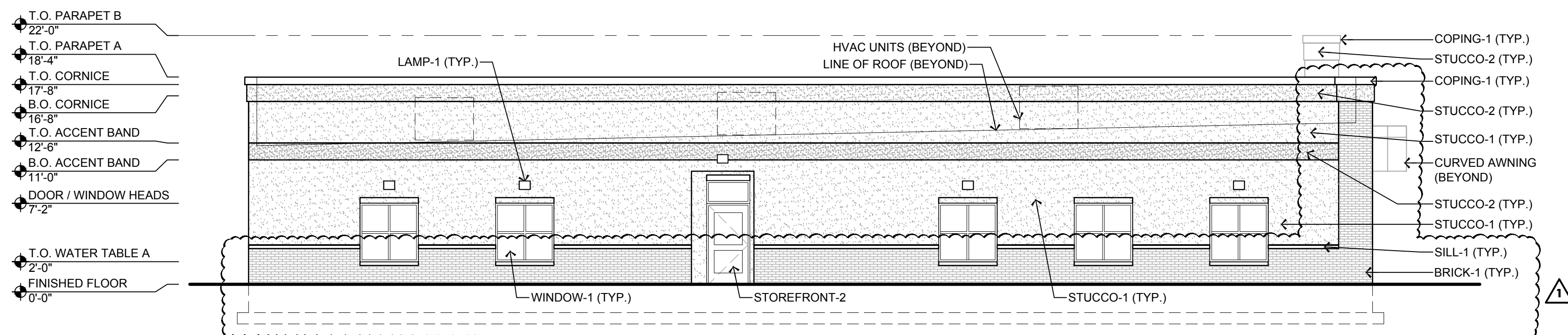
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SCALE: 1/8"=1'-0"



**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.

**KANSAS CITY MISSOURI** City Plan Commission  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkckley, AIA*  
 Secretary of the City Plan Commission

**Jarmel Kizel**  
 ARCHITECTS AND ENGINEERS INC.  
 42 OKNER PARKWAY  
 LIVINGSTON, NEW JERSEY 07039  
 TEL: 973-994-9669  
 FAX: 973-994-4069  
 www.jarmelkizel.com

Architecture  
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 Interior Design  
 Implementation Services

**ISSUE**

NO.	DATE	DESCRIPTION	INT.
1	03-27-24	FOR PERMIT	MBJ

**REVISION**

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

**PRINCIPALS**  
 MATTHEW B. JARMEL, AIA, MBA  
 RICHARD A. JARMEL, PE  
 IRWIN H. KIZEL, AIA, PP

**ARCHITECTS & ENGINEERS**  
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 ARMEN B. BOHOSSIAN, PE  
 JEREMY D. BOYER, AIA  
 ANDRZEJ B. BRZDOWSKI, PE  
 SHANNON CROWNOVER, PE  
 ANDRZEJ E. DIBL, PE  
 GERARD P. GESARIO, PE  
 JONATHAN KUYBIDA, AIA  
 BRENDAN LEADBEATER, AIA  
 JYHMIN LIAW, PE  
 KAROLINA PODKANOWICZ, AIA  
 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**

Drawing Number: **A-200**

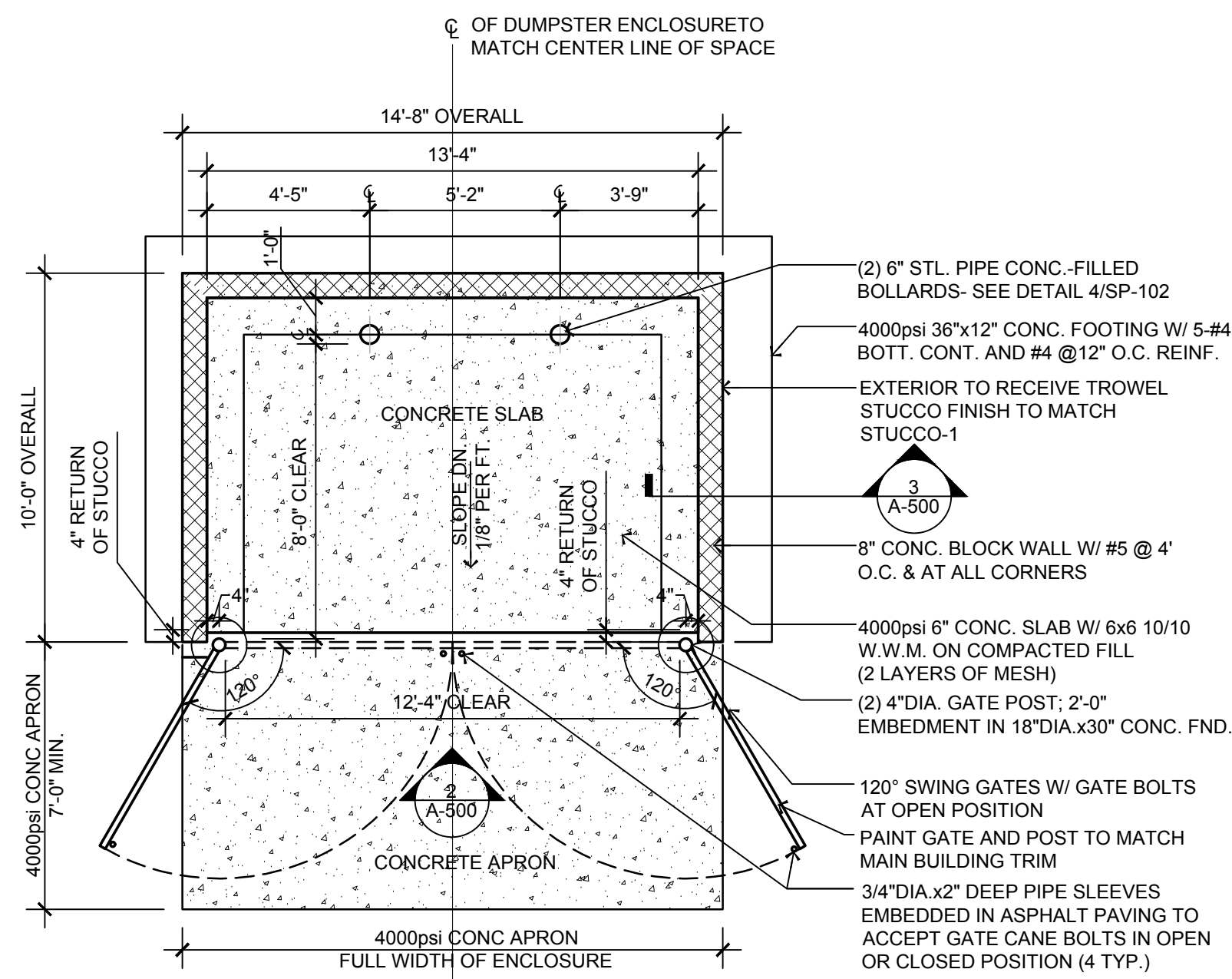
Initial Date: 02-12-24

ARCHITECT OF RECORD  
 MATTHEW B. JARMEL, AIA, MBA  
 MO LIC A2017014316

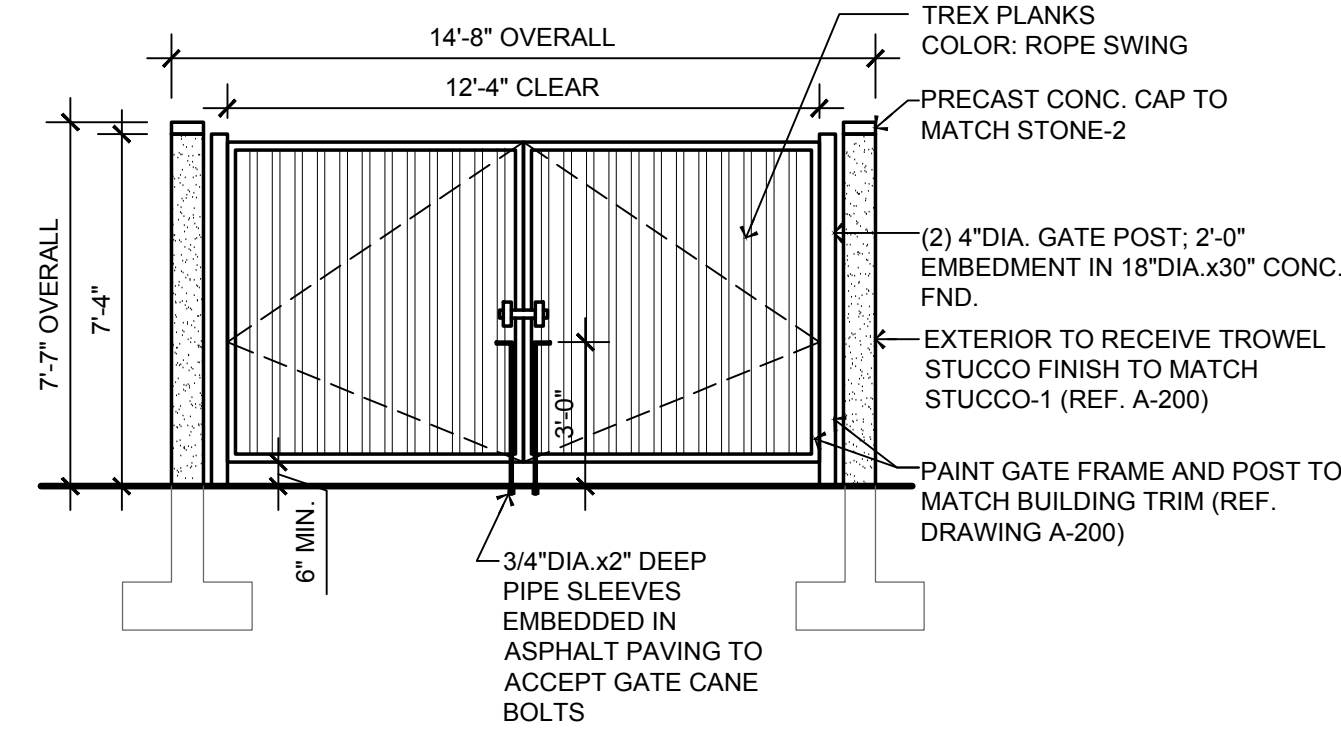
EXTERIOR MATERIAL SCHEDULE			
NAME	MANUFACTURER	TYPE / SIZE	FINISH / COLOR
STUCCO-1	STO	FINE FINISH	COLOR: 01007 (NAVAJO WHITE)
STUCCO-2	STO	MEDIUM FINISH	COLOR: 01008 (MARBLE WHITE)
SILL-1	TRIM FACTORY	PEEK PROOF SILL PROFILE: TF-017-S	COLOR: PAINT TO MATCH STUCCO-2
BRICK-1	GLEN GERY	MODULAR	COLOR: 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
SCONCE-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.

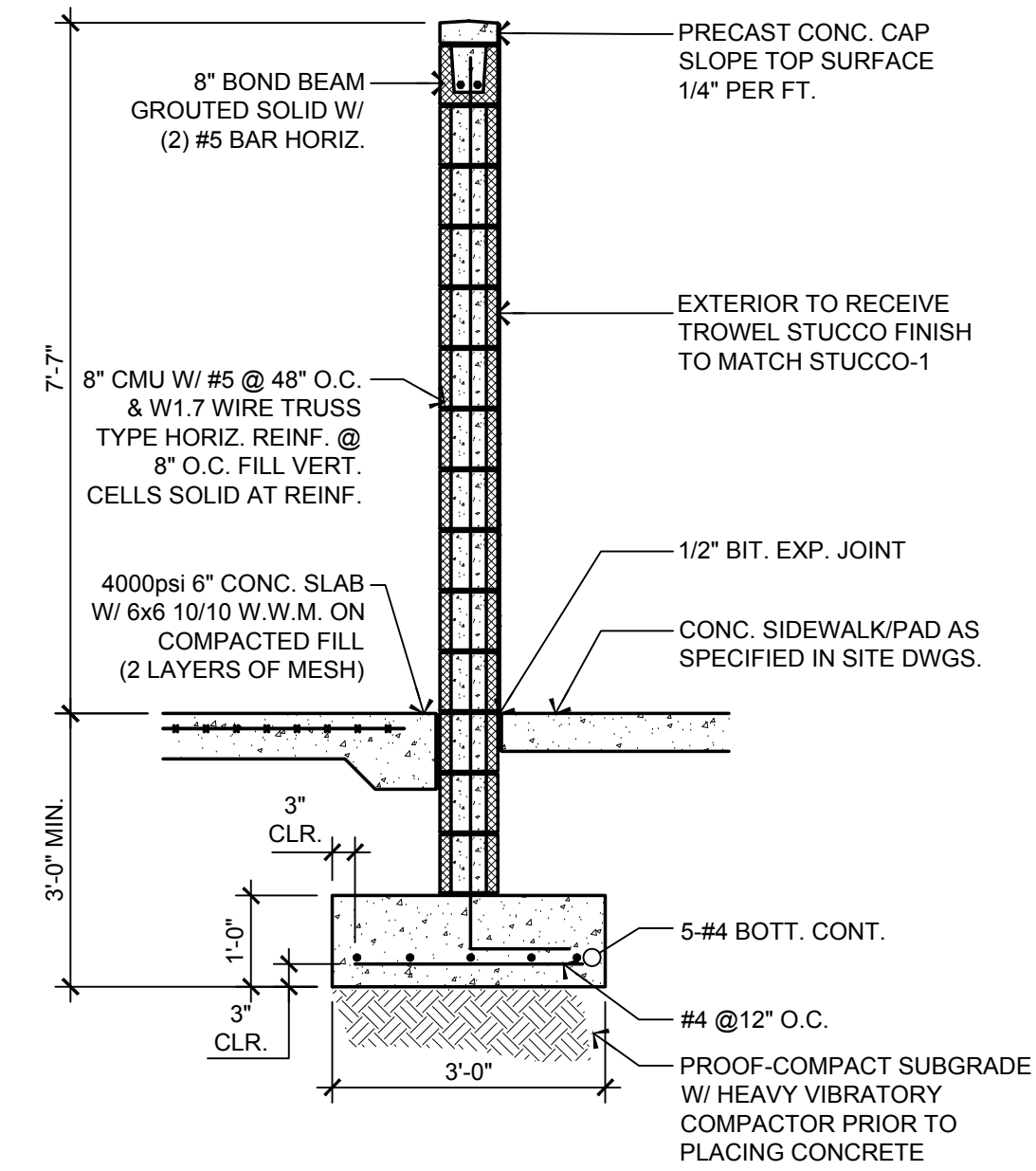
H:\DRAWINGS\KIDDIE ACADEMY\MISSOURI\KAMO23-250 - KIDDIE ACADEMY LIBERTY MO\CD\KAMO23-250-A-200-EXTERIOR ELEVATIONS.DWG JEREMY BOYER PLOTTED: 3/27/2024 4:30 PM



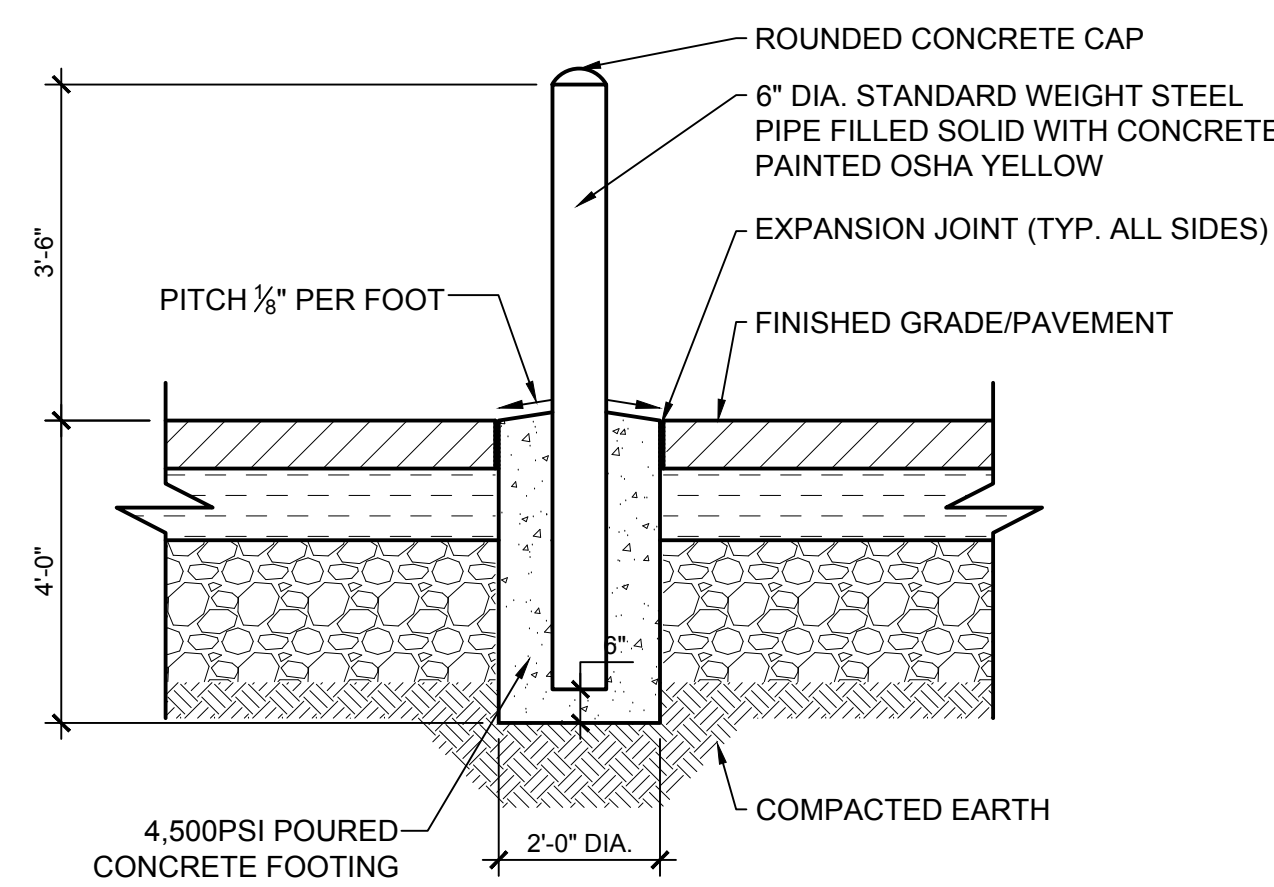
**1 TRASH ENCLOSURE PLAN**  
SCALE: 1/4"=1'-0"



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



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

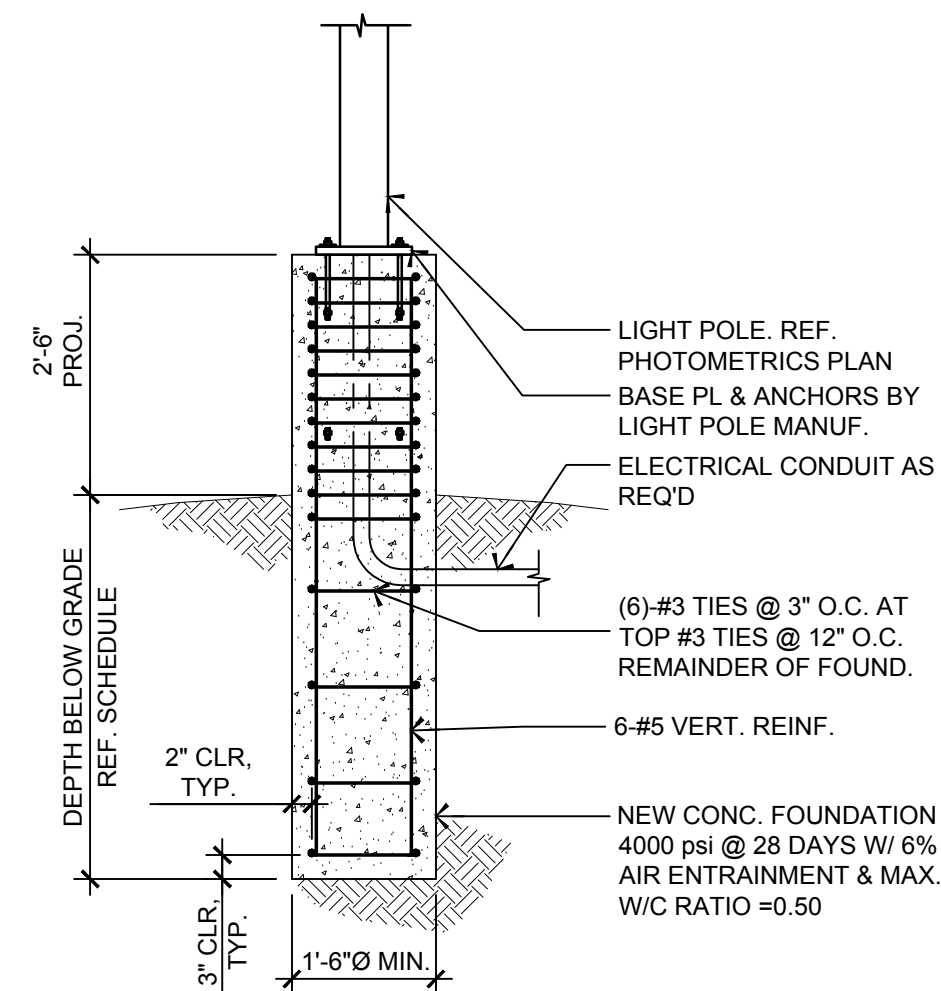


**BOLLARD COLORS:**  
FRONT DOOR = YELLOW  
EVERYWHERE ELSE = BLACK  
OR AS REQUIRED BY JURISDICTION

**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"



**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
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.
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**PRINCIPALS**

MATTHEW B. JARMEL, AIA, MBA  
RICHARD A. JARMEL, PE  
IRWIN H. KIZEL, AIA, PP

**ARCHITECTS & ENGINEERS**

HEATRIZ BARRERES, RA  
ARMEN B. BOHOSSIAN, PE  
JEREMY D. BOYER, AIA  
ANDRZEJ B. BRZDOWSKI, PE  
SHANNON CROWNOVER, PE  
ANDRÉ E. DIBI, PE  
GERARD P. GESARIO, PE  
JONATHAN KUYBIDA, AIA  
BRENDAN LEAKEATER, AIA  
JY-MIN LAU, PE  
KAROLINA POLKANOWICZ, AIA  
CHERYL SCHWEIGER, 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: **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 LIC #2017014316

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission

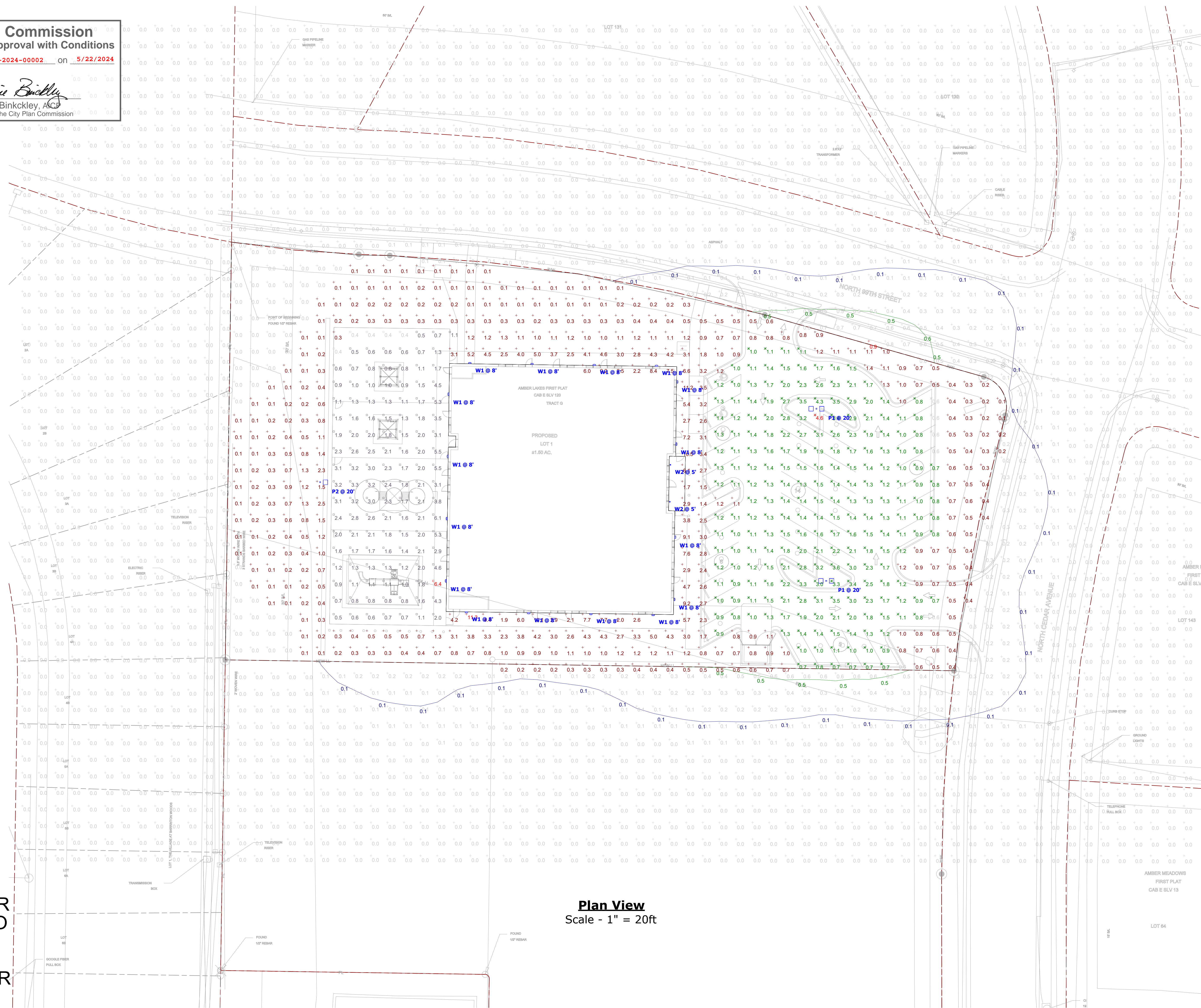
H:\DRAWINGS\KIDDIE ACADEMY\MISSOURI\KAMO23-250 - KIDDIE ACADEMY LIBERTY MO\CD\KAMO23-250-A-500-SITE DETAILS.DWG JEREMY BOYER PLOTTED: 3/27/2024 4:25 PM



**City Plan Commission**

Recommends Approval with Conditions  
of Case No. **CD-CPC-2024-00002** on **5/22/2024**

*Diane Binkkley*  
Diane Binkkley, ACP  
Secretary of the City Plan Commission



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

**Plan View**  
Scale - 1" = 20ft

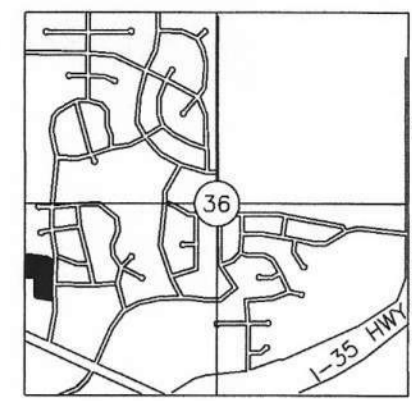
Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	<b>P1</b>	2	Lithonia Lighting	DSX1 LED P2 40K 80CRI TFTM	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	135.58
	<b>P2</b>	1	Lithonia Lighting	DSX1 LED P4 40K 80CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium	123.94
	<b>W1</b>	16	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	24.42
	<b>W2</b>	2	Access Lighting	20034LEDMG-SAT/FST	LED Cylinder - Wall Mount	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.\*\*

\*\*This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

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



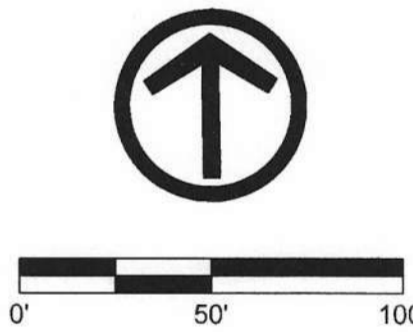
**VICINITY MAP**

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	853896.874
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

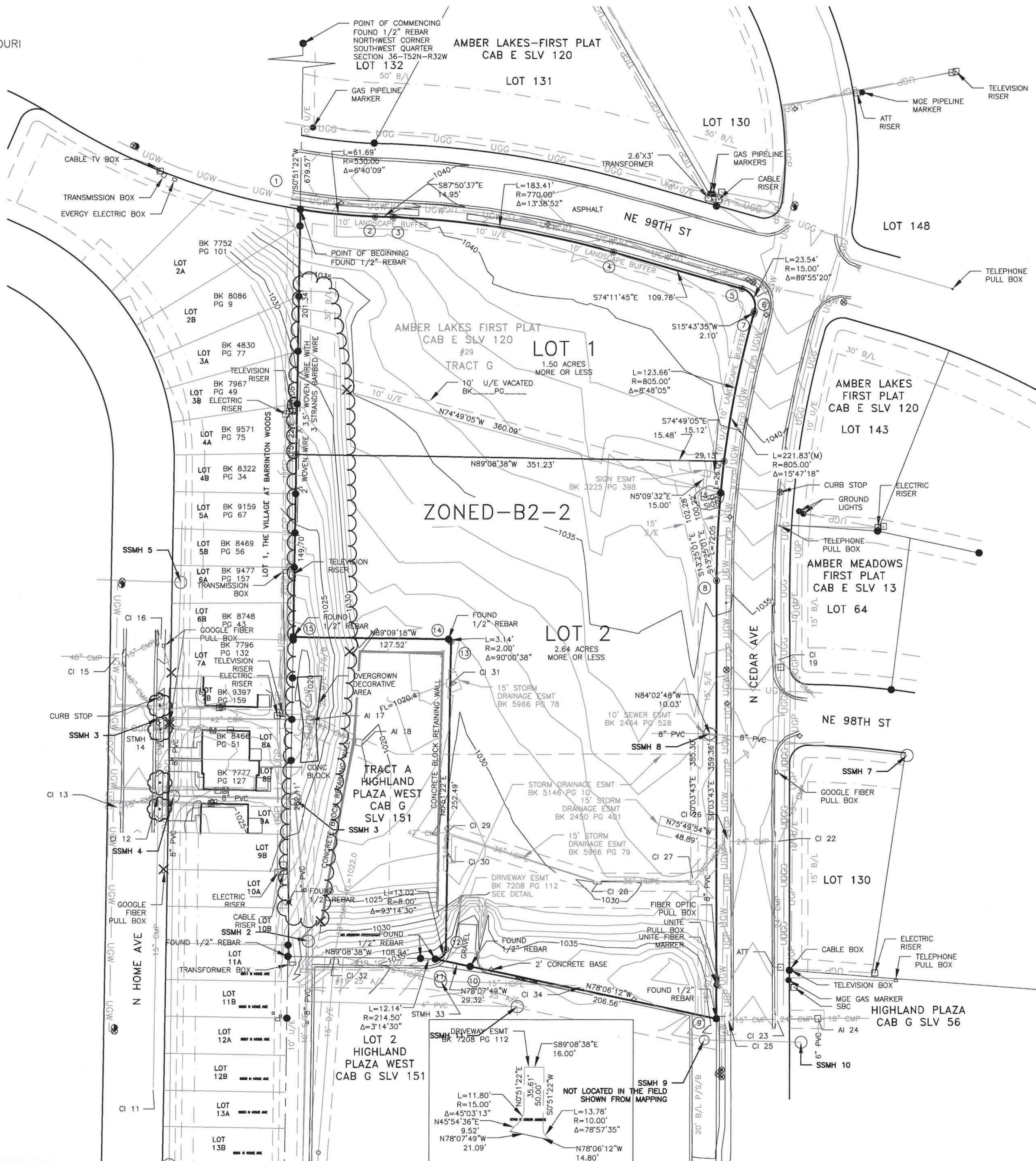
- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET 1/2" REBAR WITH PLASTIC CAP STAMPED LS 199914096 MEASURED DISTANCE
  - (M) RECORD DISTANCE
  - (R) RECORD DISTANCE
  - A/E ACCESS EASEMENT
  - B/L BUILDING LINE
  - D/E DRAINAGE EASEMENT
  - U/E UTILITY EASEMENT
  - S/E SANITARY EASEMENT
  - P/S/B PARKING 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 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"21"; 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 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, SEWAGE, 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.

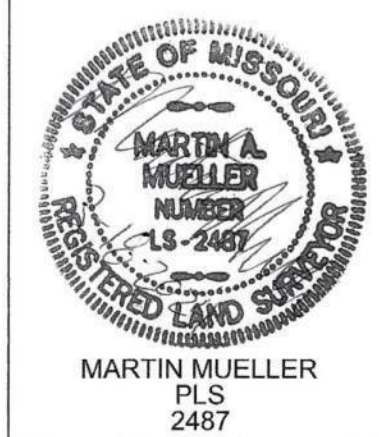
**BUILDING LINES:**  
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, SIDELINE SETBACK SHALL BE 8.00 FEET. AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

- 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.

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2024-00002 on 5/22/2024

*Diane Binkckley*  
Diane Binkckley, ACP  
Secretary of the City Plan Commission

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TYPE URBAN. FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



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

DWG. NO. 1

PROJECT 23022

X-REFS: FILE PATH: C:\DOWNLOADS\2024\23022\23022PREPLAT