



CITY PLAN COMMISSION STAFF REPORT

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

June 7, 2022

Project Name Rock Creek

Docket #10 Request

- .1 - CD-CPC-2022-00040 – Rezoning Without Plan.
- .2 - CD-CPC-2022-00041 - Development Plan.

Applicants

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes, PC

Owners

Robertson Construction LLC

Location	Generally located at the SEC of E. 104 th & NE Cookingham Dr. (291).
Area	About 35 & 142 acres
Zoning	R-7.5 & R-5
Council District	1 st
County	Clay
School District	Liberty 230

Surrounding Land Uses

North: zoned R-7.5, vacant, future Creekside residential development.

South: zoned R-2.5, Barrington Ridge villas.

East: zoned R-7.5, Amber Lakes.

West: zoned R-7.5, Brentwood.

Major Street Plan

Northeast Cookingham Drive (291) is classified as a 4-lane Thoroughfare under MODOT jurisdiction by the City's Major Street Plan. Northeast 104th Street is classified as a 2-lane Local link. The Bike KC plan shows future Liberty 291 trail on NE Cookingham Road.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Low Density Residential land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Amber Meadows Homes Association, Barrington Ridge Homeowners Association, Brentwood Homes Association and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on April 14, 2022, a summary of which is attached.

EXISTING CONDITIONS

The project site is part of a 140-acre parcel generally located at the southeast corner of NE 104th Street and NE Cookingham Drive. The site is undeveloped agricultural farmland with three existing small ponds. The subject parcel has about 2,200 feet of frontage on NE 104th Street and about 950 feet of frontage along NE Cookingham Drive. There are two existing stub street connections to Amber Lakes subdivision to the east (NE 101st Terrace and NE 103 Street). North Arlington is an existing stub street providing connection to Barrington Ridge to the south.

Surrounding land uses are mostly existing single-family homes to the east, west and south. To the north are vacant undeveloped tracts that include future Creekside residential development.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning of about 35 acres from District R-7.5 to District R-5, and approval of a Development Plan (preliminary plat) on about 142 acres to allow for 258 detached lots and 91 multi-family units (349 total units) in 10 phases.

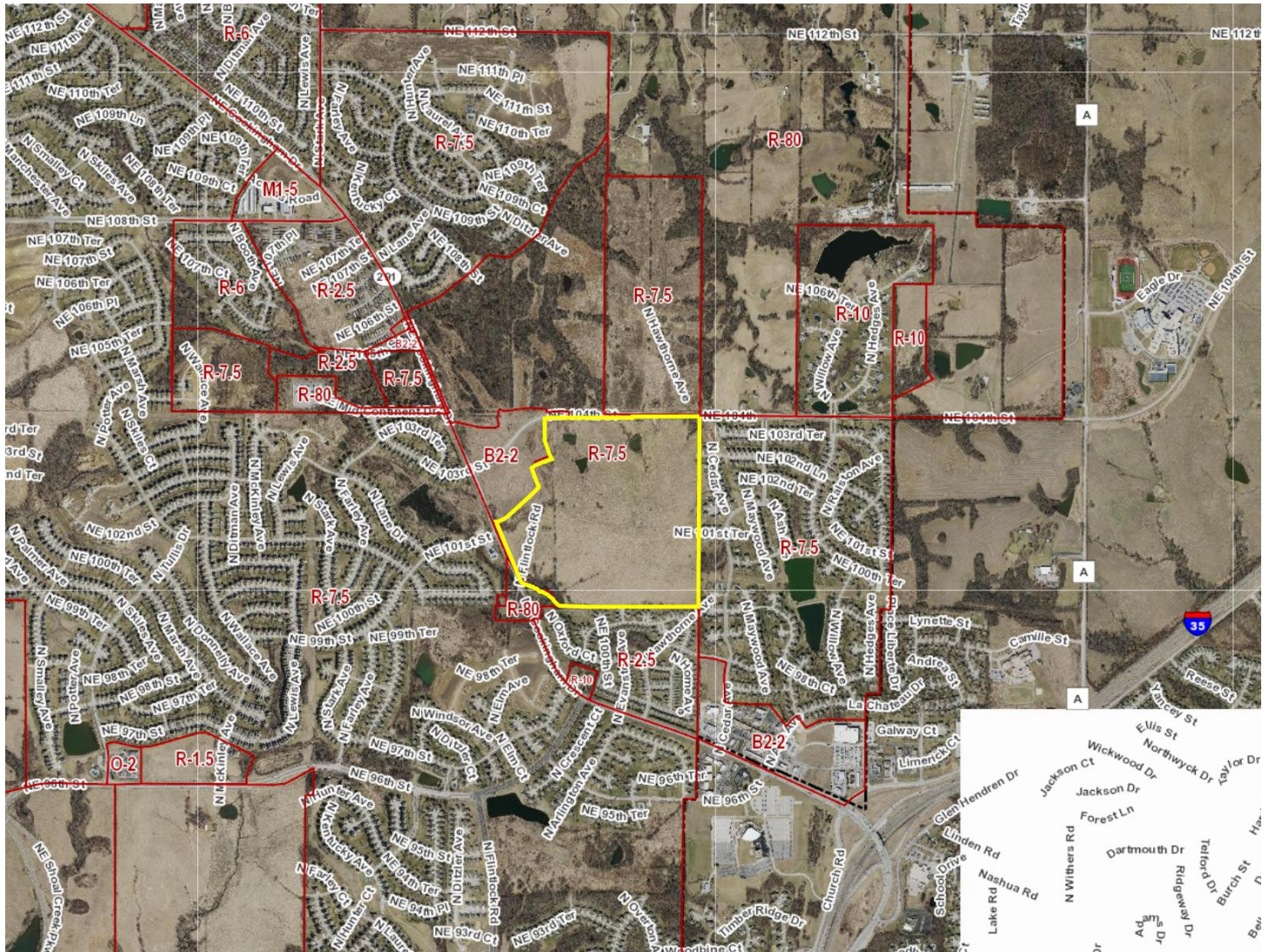
PROFESSIONAL STAFF RECOMMENDATION

- Docket #10.1 Recommendation: Approval without conditions.
- Docket #10.2 Recommendation: Approval with conditions.

CONTROLLING CASE – Case No. 6056-CUP-17 – Committee Substitute Ordinance No. 060583 passed by City Council on June 15, 2006, approved a Community Unit Project (CUP) Plan on about 380 acres generally located on the east side of M-291 (NE Cookingham Drive) between NE 100th Street on the south and NE 109th Terrace on the north, in District R-1a (One family dwelling district, medium density) to allow for single family, duplexes and multifamily residences, private open space, public parkland and detention.

Case No. 6056-P-20 - Ordinance No. 060582 passed by City Council on June 15, 2006, rezoned about 380 acres generally located on the east side of M-291 (NE Cookingham Drive) between NE 100th Street on the south and NE 109th Terrace on the north, to consider rezoning the area from Districts R-1a (One family dwelling district, medium density), CP-2 (Local planned business center), PD/RA (Planned development overlay/Agricultural district), R-5 (High apartment district), RA (Agricultural district), and R-1aa (One family dwelling district, low density) to District R-1a (One family dwelling district, medium density).

PLAN LOCATION



PRIOR ACTION

Following the public engagement meeting with the neighborhood on April 14, 2022, the applicant asked the CPC at the May 3rd meeting to continue these cases to the June 7, 2022, CPC hearing to allow them to revise the plan based on neighborhood comments.

PLAN REVIEW

These companion cases are necessary as the applicant is seeking approval to rezone about 35 acres from District R-7.5 (Residential 7.5) to District R-5 (Residential 5) and approval of a Development Plan which also acts as a preliminary plat in District R-7.5 and R-5 (Residential R-7.5 & R-5) on about 142 acres to allow for 258 detached lots and 91 multi-family units (349 total units) in 10 phases.

Case No. CD-CPC-2022-00040 is a request to consider rezoning 35 acres of the 142-acre parcel from District R-7.5 (Residential 7.5) to District R-5 (Residential 5).

AREA PLAN:

The site is within the Shoal Creek Valley Area Plan which recommends Low Density Residential land use for the subject property. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary.

COMMENT: Staff is supportive of the proposed rezoning as it is compliant with the area plan future land use recommendation.

Case No. CD-CPC-2022-00041 is a request to consider approval of a Residential Development Plan in District R-7.5 and R-5 (Residential R-7.5 & R-5) on about 142 acres to allow for 258 detached lots and 91 multi-family units (398 total units) in 10 phases. The subject site was included within a community unit plan approved by Committee Substitute Ordinance No. 060583 passed by City Council on June 15, 2006, on 380 acres extending west to N.E. Cookingham Drive. That community unit plan has expired, and no platting occurred.

The plan proposes single family detached lots and multi-family maintenance provided residential villas similar to the Barrington Ridge development to the south. This is a deviation from the original proposal of 4-unit multi-family buildings and an overall reduction of 49 units within the R-5 parcel. The plan does not propose any connection to NE Cookingham Drive. The main entry into the development is proposed via two public streets (N. Arlington Avenue and N. Crescent Avenue) on the south side of NE 104th Street. The plan also proposes to make all three connections to the existing subdivision via the stub streets. Two will be to Amber Lakes subdivision to the east (NE 101st Terrace and NE 103 Street), and the third will be to N. Arlington Avenue connection to Barrington Ridge to the south. The plan also provides a pool and clubhouse and working trails as part of the amenities to count toward parkland dedication.

The plat proposes 258 single family detached lots with proposed public streets with average lot sizes of about 12,000 square feet per lot, and average lot width of about 73 feet. Building setbacks are shown in the amounts of 25 feet front yard setbacks and 15 feet side yard setback along public right of way.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	YES		SEE ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	N/A		
<i>Landscape and Screening Standards (88-425)</i>	YES		SEE ANALYSIS
<i>Outdoor Lighting Standards (88-430)</i>	NO		

Sign Standards (88-445) YES

MUST MEET 88-445

Pedestrian Standards (88-450) YES

SEE ANALYSIS

Requested Deviations

There is no requested deviation.

Zoning Review Criteria (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

The proposed rezoning is consistent with the Shoal Creek Valley Area Plan future land use recommendation.

88-515-08-B. zoning and use of nearby property;

Nearby properties are primarily single family and multifamily uses in the area. This proposal will be compatible.

88-515-08-C. physical character of the area in which the subject property is located;

The proposed plan will be compatible with the physical character of the area.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning designation is R-7.5 and the development cannot be done under the existing zoning.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The property has never been developed.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties.

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application would not allow the development to occur thereby limiting the ability of the developer to complete this project.

Development Plan Review Criteria (88-516)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The proposed development meets the requirements of the zoning and development code and follows the recommended land use of the Shoal Creek Valley Area Plan.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

Detached houses are permitted in the R-5 and R-7.5 zoning districts.

88-516-05-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.
The proposed plan meets the requirements for vehicular access and circulation.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.
The applicant shows sidewalks and internal trails connecting their development to the Liberty 291 trail.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
There are adequate utilities to serve the proposed development.

88-516-05-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 recommends that the applicant submit proposed architectural color elevation for the detached villas showing multiple design schemes prior to ordinance request.

88-516-05-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.
The applicant has not provided a landscaping plan that focuses screening and buffer elements along the public roadway. Staff recommends that a preliminary landscape plan be submitted for the 30 foot buffer tracts showing adequate screen with berms and evergreen trees prior to ordinance request

88-516-05-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 proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces.

88-516-05-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 site currently has very few, if any, mature trees that would be removed for this development.

PROFESSIONAL STAFF RECOMMENDATION

Docket Items #10.1 - Staff recommends Approval without conditions.

Docket Items #10.1 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: June 03, 2022

Case Number: CD-CPC-2022-00041

Project: Rock Creek

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. 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, as amended, commonly known as the Development Regulations.
2. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
3. The developer must dedicate additional right of way for NE 104TH Street as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 40 feet of right of way as measured from the centerline (80 feet total ROW), along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
4. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
5. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
6. The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. The hammerhead turn arounds shown on the plan will need to be approved by the Fire Department.
7. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
8. 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.
9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
12. The developer must 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.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

13. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer must 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 developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
17. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
18. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
19. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
20. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
21. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

22. That the developer provide detailed architectural information on the proposed building for review and approval by staff prior to ordinance request or submit a design guideline for the proposed development. The design guidelines shall call out how this plan incorporates the Shoal Cree Valley Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials.
23. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

24. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit. Street naming plan shall be approved prior to Mylar approval of the final plat.
25. That the developer submit a project plan to the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to Mylar approval or issuance of building permit.
26. That the developer shall submit plans, revised as noted below, to the Development Management Division via Compass PRIOR to City Council consideration:
 1. Submit evidence of approval by MoDOT prior to ordinance request.
 2. Submit proposed architectural color elevation for the detached villas showing multiple design schemes.
 3. Submit a preliminary landscape plan for the 30-foot buffer tracts showing adequate screen with berms and evergreen trees prior to ordinance request.

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

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

27. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
28. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

29. Original Condition (edited by DMD): 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 be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)

30. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
31. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department’s Forestry Division prior to beginning work in the public right-of-way
33. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat.
34. Any proposed trails to be counted towards satisfying the parkland dedication requirements shall be calculated per 88-408-H and 8 feet minimum in width and concrete in material.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

35. The developer shall work with MoDOT and the City for acceptance of the traffic impact study prior to any certificate of occupancy.

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

36. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
37. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Todd Hawes – 816-513-0296

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

38. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

(Mid-Continent Public Library)

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
See Attached			

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Bill Wood	9608 NE 100th KC, MO 64157 816-415-4012
Gloria Wood	9608 NE 100th KC, MO 64157 816-415-4012
Dan Shaw	9604 NE 100th St KC MO 64157 952-937-1569
Ruth Schnakenberg	10005 N. Harrington Ave. KC MO 64157 816-509-5347
Don Schnakenberg	10005 N. Harrington Ave KCMO 64157 816-509-5344
Judy Wehrman	9427 NE 100th K.C. MO. 64157 816-429-8028
Tony Smith	9911 N. Hawthorne Ave KC MO 64157 816-839-1546
Harald Raming - Bill Woodberry	9919 N. Hawthorne Ave K.C., MO 64157 816-981-2115

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Wicki Foller	9957 N. Hawthorne Ave. 816.769.4038
Donnie EDWARDS	9701 NE 100th St. K.C. MO 816 728 8615
Cindy Dannerman	9905 N. Crescent St K.C. Mo. 64157
Barbara & Bob Todd	9915 N. Hawthorne Ave. K.C. Mo. 64157
Sari Hudson	9382 NE Coolingham Av KCMO 64157
Deb Stoke	10008 NE 100th St KCMO 64157
Jay McCauley	11254 N Randolph Ave K.C. Mo. 64157
Barbara Klemme	11250 N Randolph Av KC MO 64157
Virginia Meyerboeth	11252 N. Randolph Ave K.C. Mo. 64157

Robertson/Rock Creek
 NEIGHBORHOOD MEETING
 April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Greg Noland	714-0254 10061 NE 101st Ter Kc mo 64157
Gary Sellers HOA Vice President Amber Lakes/Meadows	816-529-5895 10102 NE 102nd Terrace
John Petrucci & Kristine Miranda	816-287-1412 10017 NE 100th 101st Ter
Melinda Richerson	913-499-9546 9911 N. Oxford Ct Kc mo 64157
Bob & Roslyn KLINE	816-520-6389 9908 N Hawthorne Ave. KCMO 64157
Mary L. Anderson	10000 N Arlington Ave KCMO 64157
Diane Hall	10008 N. Arlington Ave, K.C. Mo. 64157
MICHAEL R DAVID	9716 NE 100th St Kc mo 64157
Beth & Tom Cree	9917 N Hawthorne Ave, KCMO 64157

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Ron & Glenda Childs	9612 NE 100th St Kansas City, MO 64157
STAN CLARK	9804 NE 100TH ST. 64157
Jim + Terry Lewis	9535 NE 100th St. KCMO 64157
Jim ROBERTSON	P.O. Box 165 LIBERTY, MO. 64069

PROJECT NAME:

ROCK CREEK

WATERSHED NAME: SHOAL CREEK

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

PRELIMINARY DEVELOPMENT PLAN

INDEX	
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	PRELIMINARY PLAT
C4-C5	PRELIMINARY DEVELOPMENT PLAN
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY GRADING PLAN

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

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

LEGAL DESCRIPTION:
ALL THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF AMBER LAKES - FOURTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 0 DEGREES 07 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES - FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES - FIFTH PLAT AND AMBER LAKES - FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF BARRINGTON RIDGE - FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE - FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE - SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1899.74 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 269.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES: THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 440.70 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 423.07 FEET; THENCE NORTH 68 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 137.72 FEET; THENCE NORTH 46 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 431.85 FEET, THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 20.00 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 20.52 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 236.00 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 236.07 FEET; THENCE NORTH 21 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 232.36 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 297.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 104TH STREET, FOR THE FOLLOWING TWO (2) COURSES: THENCE TO THE EAST, ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.26 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 165.50 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1801.26 FEET TO THE POINT OF BEGINNING.

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

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

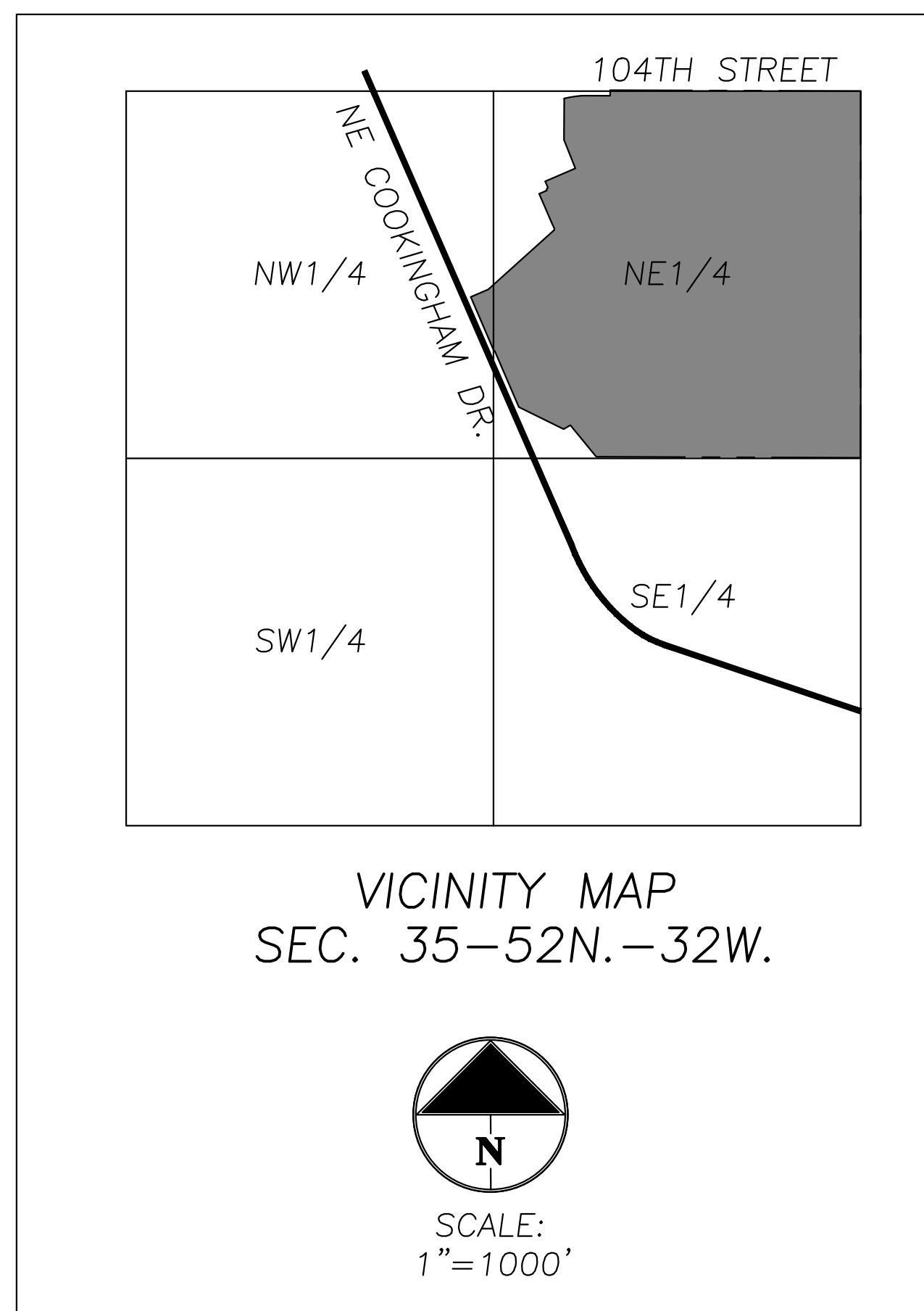
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 280173, CLAY COUNTY, MISSOURI, MAP NO. 2952C02896, AND DATED JANUARY 20, 2017.

GENERAL NOTES:

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

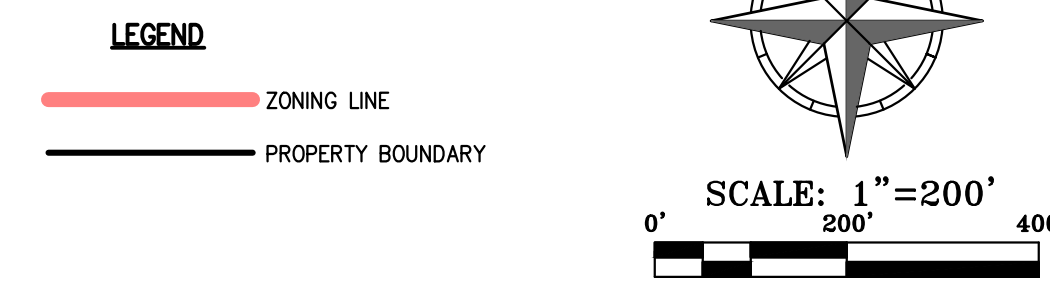
REZONING LEGAL (R-5):
All that part of the Northeast Quarter of Section 35, Township 52 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 35, said point also being the Northwest plat corner of AMBER LAKES - FOURTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence S 0°02'07" W, along the East line of the Northeast Quarter of said Section 35 and along the West plat line of said AMBER LAKES - FOURTH PLAT and also along the West plat line of AMBER LAKES - FIFTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 2150.45 feet to the Point of Beginning; thence continuing S 0°02'07" W, along the East line of the Northeast Quarter of said Section 35 and along the West plat line of said AMBER LAKES - FIFTH PLAT and the West plat line of AMBER LAKES - FIRST PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 1899.74 feet; thence N 39°16'22" W, a distance of 293.00 feet; thence S 59°14'49" W, a distance of 56.00 feet; thence N 63°44'26" W, a distance of 359.42 feet to a point on the Easterly right-of-way line of said Missouri Route 291, as now established; thence along the Easterly right-of-way line of said Missouri Route 291, for the following three (3) courses: thence N 23°16'16" W, a distance of 440.70 feet; thence S 66°45'48" W, a distance of 5.00 feet; thence N 23°16'16" W, a distance of 423.07 feet to a point on the base line of Missouri Public Service Company Electric Line Easement as described in Book 1003 at Page 837; thence along said base line of said Missouri Public Service Company Electric Line Easement, for the following two (2) courses: thence S 57°37'04" E, a distance of 469.17 feet; thence S 82°25'04" E, a distance of 2381.00 feet to the point of beginning, containing 35.2877 acres, more or less, unplatted land.



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.



PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
WWW.PHELPSENGINEERING.COM

PLANNING
ENGINEERING
IMPLEMENTATION

PEI

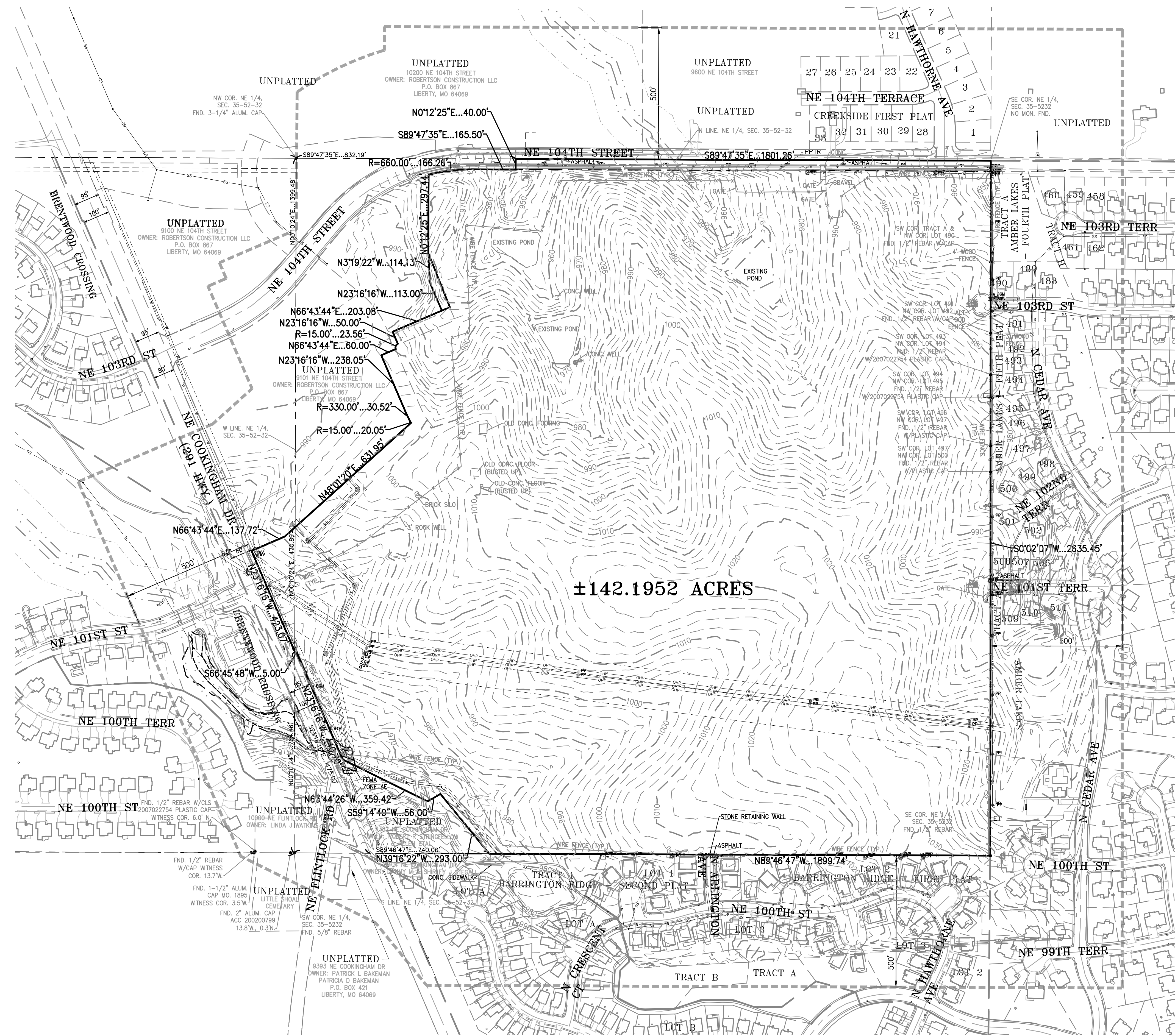
COVER SHEET
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS
200765	4/15/22	BAG	DEU	CITY COMMENTS
	5/20/22	BAG	DEU	REVISED LAYOUT
				MANAGER OF AUTHORIZATION
				ENGINEERING
				QUALITY CONTROL
				DATE: 05/20/2022

SHEET
C1

\\pds-servers\projects\1\200765\Eng\preliminary development\plans\COVER.dwg Layout:1 May 20, 2022 12:33pm Bradley Galt

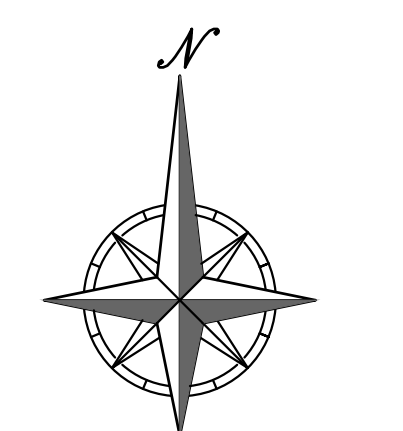
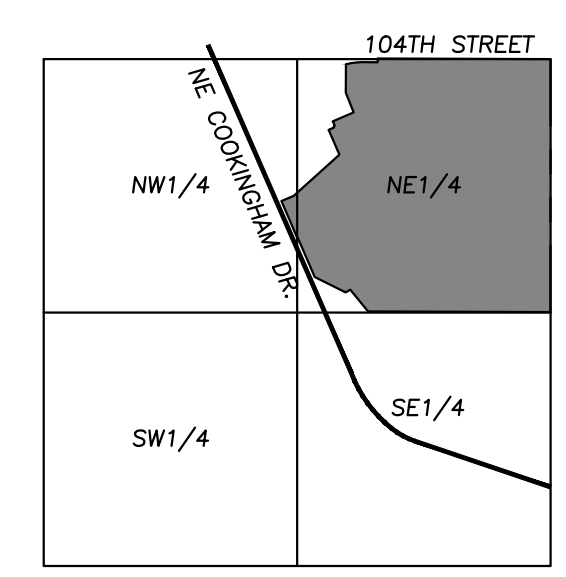
- LEGEND**
- FOUND CURB CUT
 - FOUND WAG, NAIL & SHINER
 - FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - SET 1/2" x 24" REBAR WITH WOODS200700128" PLASTIC CAP
 - BURIED GAS MARKER
 - BURIED TELEPHONE MARKER
 - ELECTRIC RISER
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - GUY WIRE
 - LIGHT POLE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



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

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

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



PHILIPS ENGINEERING, INC.
 1030 N. Winchester
 Olathe, Kansas 66061
 (781) 399-9195
 www.philipsengineering.com

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

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

REVISIONS	NO.	DATE	DESCRIPTION
CITY COMMENTS	1	4/15/22	REVISED LAYOUT
REVISED LAYOUT	2	5/20/22	

SHEET
 C2

UNPLATTED



LEGAL DESCRIPTION:
 ALL THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, MISSOURI, BEING MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF AMBER LAKES - FOURTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE SOUTH 02 DEGREES 02 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES - FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES - FIFTH PLAT AND AMBER LAKES - FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF BARRINGTON RIDGE - FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE - FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE - SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1987.4 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED, THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES: THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 440.70 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 137.72 FEET; THENCE NORTH 48 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 631.95 FEET, TO A POINT ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 20.05 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 30.52 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 238.25 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 297.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 104TH STREET, FOR THE FOLLOWING TWO (2) COURSES: THENCE EAST 90 DEGREES ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.26 FEET; THENCE NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 149.25 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

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

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

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 29073, CLAY COUNTY, MISSOURI, MAP NO. 290520069E, DATED JANUARY 20, 2017.

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

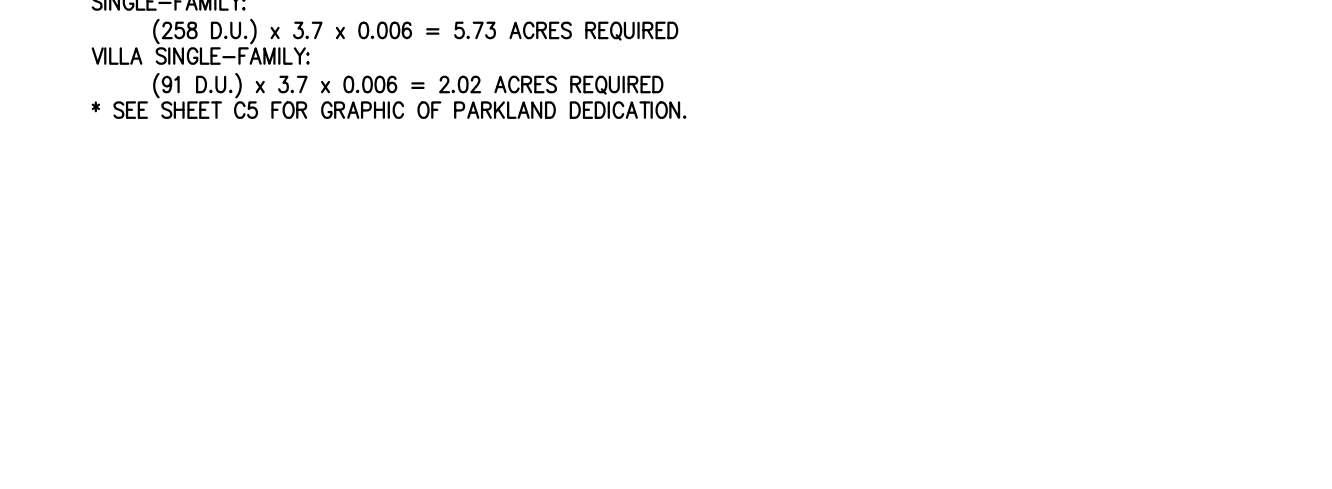
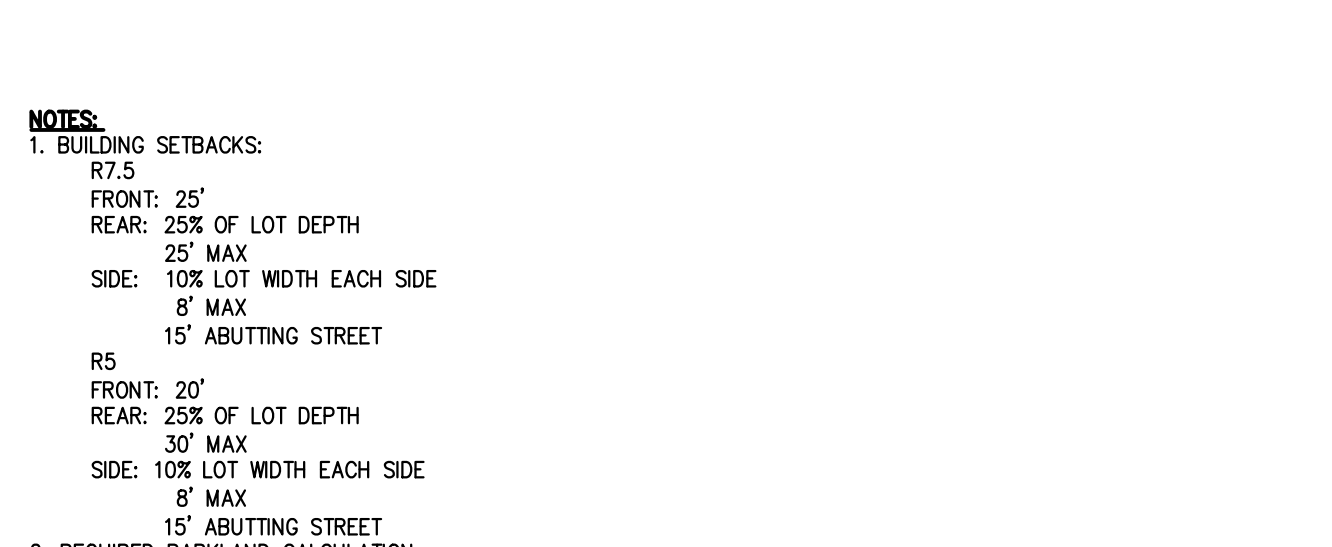
PREPARED & SUBMITTED BY: PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 CLATHE, KS 66061
 913-393-1155 OFFICE
 913-393-1166 FAX
 CONTACT: JUDD CLAUSSEN, P.E.

LEGEND:
 PL PROPERTY LINE
 LL LOT LINE
 -R-W- RIGHT-OF-WAY
 -EHP- EXISTING OVERHEAD POWER LINE
 -SB- BUILDING SETBACKS
 -P- PHASE LINE
 -PN- PHASE NUMBER

DEVELOPMENT DATA TABLE

PHASE	LAND USE DESCRIPTION	GROSS ACRES	STREET R/W (AC)	OPEN SPACE (AC)	DEVELOPMENT (AC)	NET ACRES	UNITS	AVG. DU/AC	DUPLEX ACRES (NET)	COMMENCEMENT DATE	COMPLETION DATE
1	SINGLE FAMILY	17.862	4.832	0.272	1.370	10.668	40	0.267	0.700	1/2022	1/2024
2	SINGLE FAMILY	12.254	2.605	0	0	6.679	35	0.276	3.672	2/2024	1/2026
3	SINGLE FAMILY	18.719	3.969	2.746	0	11.975	41	0.290	3.420	2/2024	1/2026
4	SINGLE FAMILY	8.292	1.776	0.911	2.819	3.505	42	0.266	4.050	1/2024	1/2026
5	SINGLE FAMILY	12.618	2.835	0	0	6.783	36	0.278	3.672	2/2024	1/2026
6	SINGLE FAMILY	18.519	2.951	0.485	3.769	11.361	41	0.280	3.567	2/2024	1/2026
7	SINGLE FAMILY	4.071	1.246	0	0	2.825	18	0.278	3.672	2/2024	1/2026
8	SINGLE FAMILY	1.937	0.419	0	0	1.518	5	0.302	3.988	2/2024	1/2026
9	VILLA SINGLE FAMILY	23.740	3.379	5.575	9.769	48	0.209	4.950	1/2024	1/2026	
10	VILLA SINGLE FAMILY	13.309	2.321	2.371	3.309	3.746	43	0.266	11.576	1/2024	1/2026
TOTAL		142.195	27.77	12.338	18.992	84.003	349	0.240	41.545	2/2024	1/2026

NOTES:
 1. BUILDING SETBACKS:
 FRONT: 25'
 REAR: 25% OF LOT DEPTH
 SIDE: 10% LOT WIDTH EACH SIDE
 8' MAX
 15' ABUTTING STREET
 2. REQUIRED PARKLAND CALCULATION:
 SINGLE-FAMILY:
 (0.58 DU) x 3.7 x 0.006 = 5.73 ACRES REQUIRED
 VILLA SINGLE-FAMILY:
 (91 DU) x 3.7 x 0.006 = 2.02 ACRES REQUIRED
 * SEE SHEET C5 FOR GRAPHIC OF PARKLAND CALCULATION.



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

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

PROJECT NO. 200785
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 DRAWN: BAO
 CHECKED: BAO
 IN CHARGE: BAO

DATE: 4/15/22
 DRAWN: BAO
 CHECKED: BAO
 IN CHARGE: BAO

DATE: 5/20/22
 DRAWN: BAO
 CHECKED: BAO
 IN CHARGE: BAO

DATE: 7/27/22
 DRAWN: BAO
 CHECKED: BAO
 IN CHARGE: BAO

DATE: 8/10/22
 DRAWN: BAO
 CHECKED: BAO
 IN CHARGE: BAO

DATE: 8/24/22
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 IN CHARGE: BAO

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 CHECKED: BAO
 IN CHARGE: BAO

DATE: 9/21/22
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 IN CHARGE: BAO

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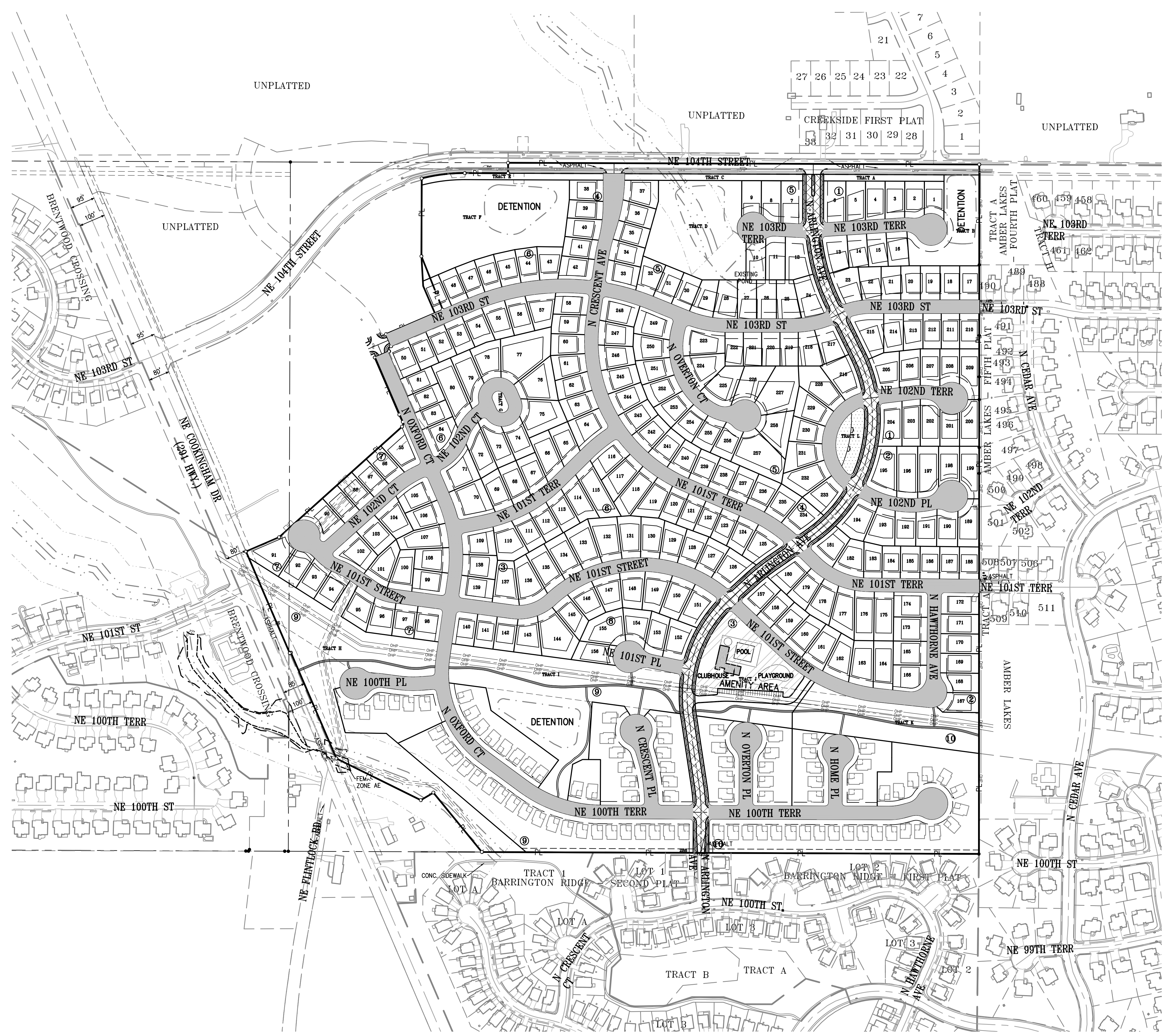
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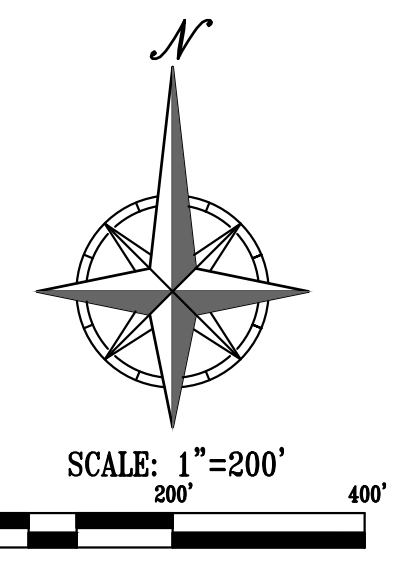
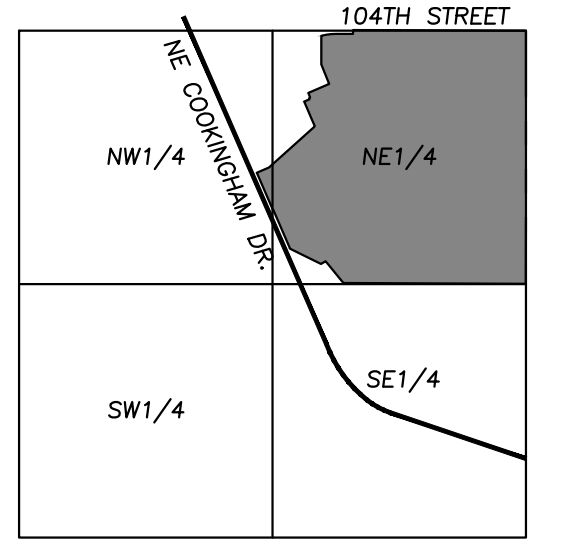
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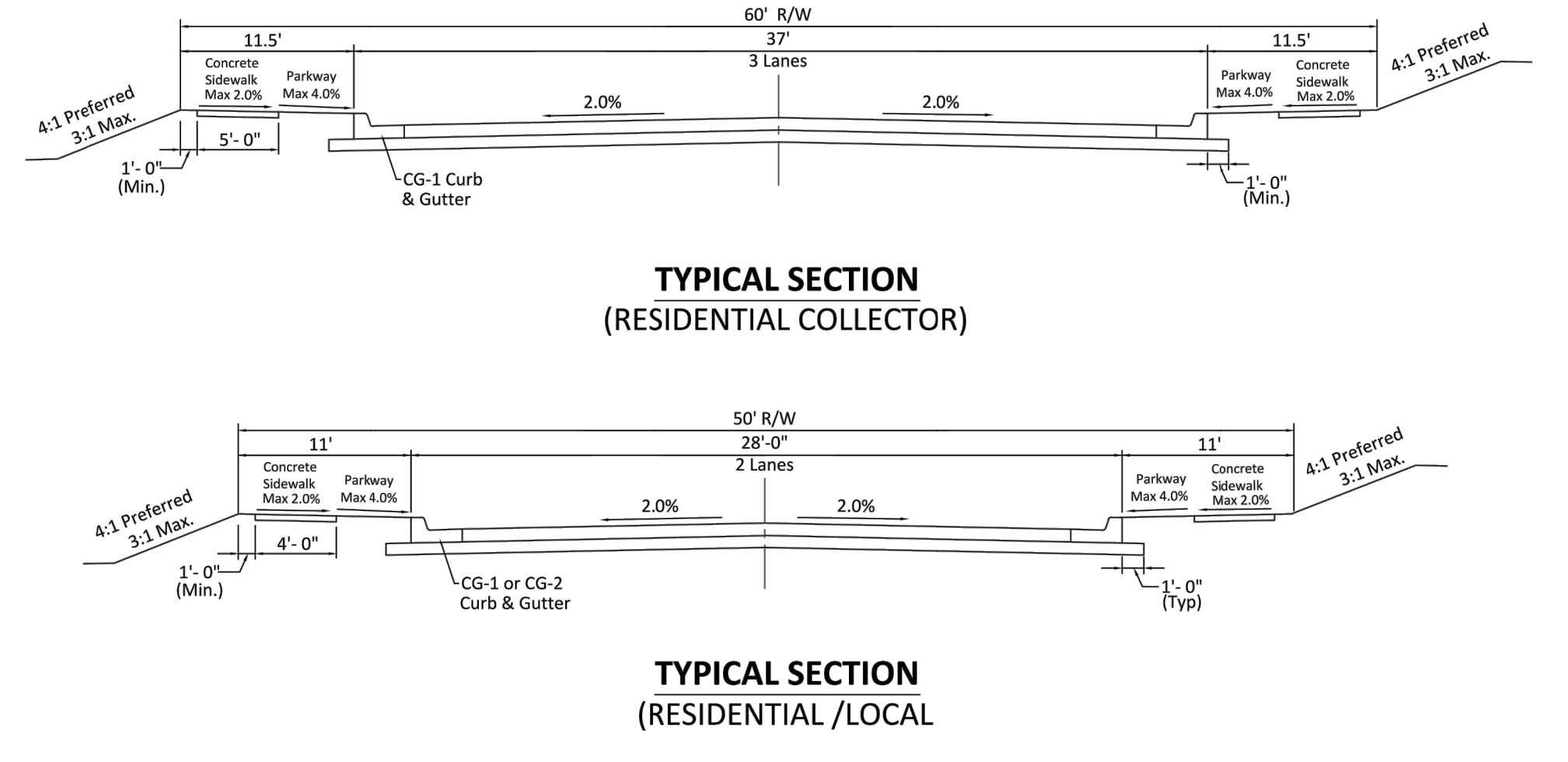
VEHICULAR CIRCULATION / ROADWAY CLASSIFICATION

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

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



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.



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

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

PHILIPS ENGINEERING, INC.
 1000 N. Winchester
 Olathe, Kansas 66061
 (781) 399-1935
 philipseng.com

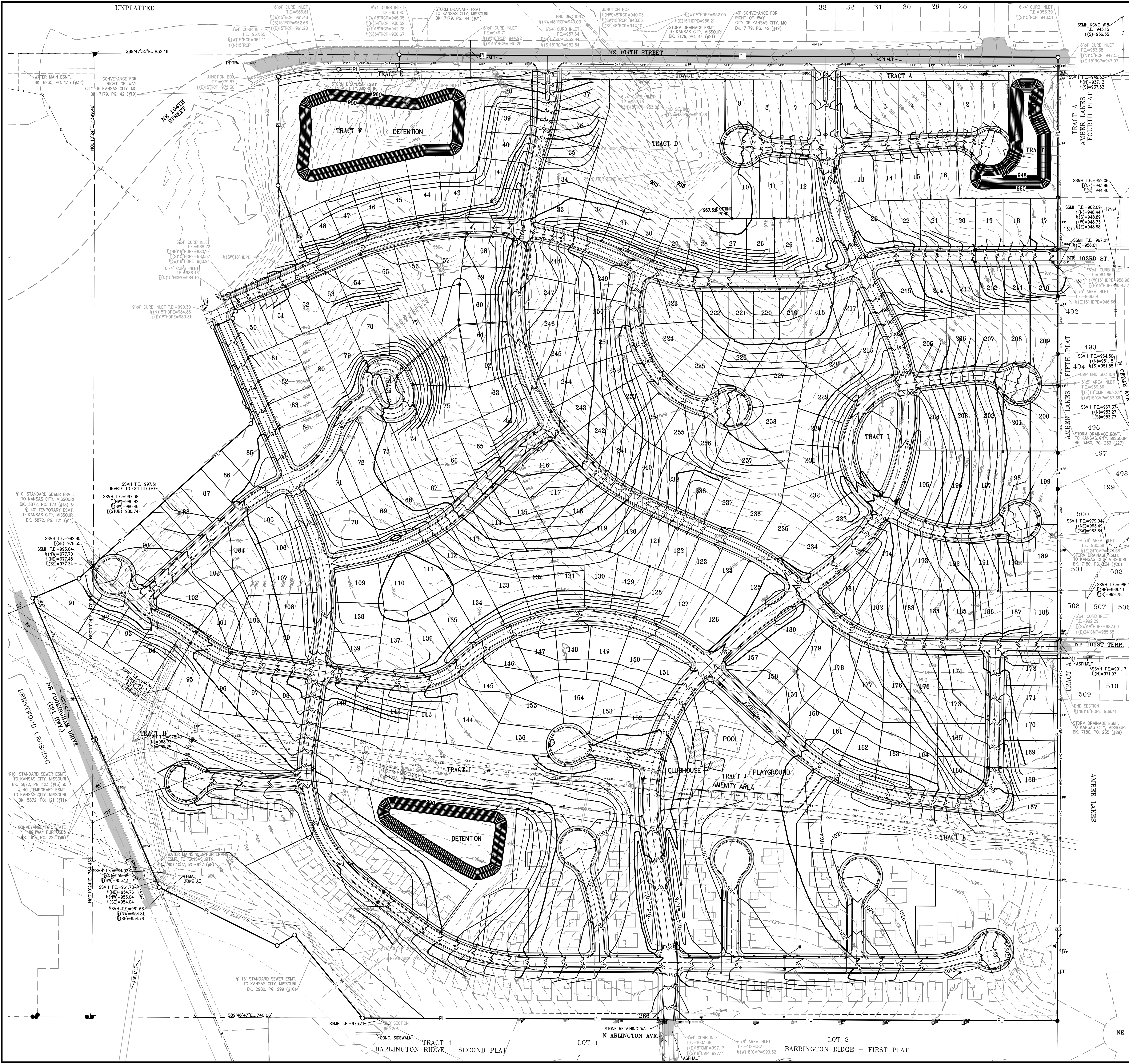
PLANNING
 ENGINEERING
 IMPLEMENTATION

PROJECT NO.	200785	Date	
DATE/2/2/21	DATE/1/4/15/22	DATE/5/2/22	
BY: BAC/DEU	BY: BAC/DEU	BY: BAC/DEU	
REVISIONS:	CITY COMMENTS	REVISED LAYOUT	

UNPLATTED

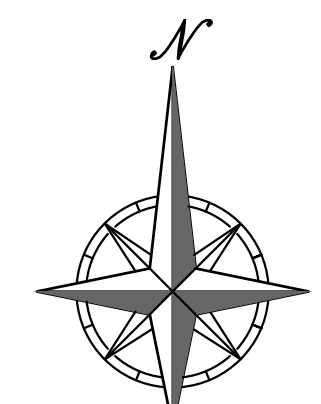
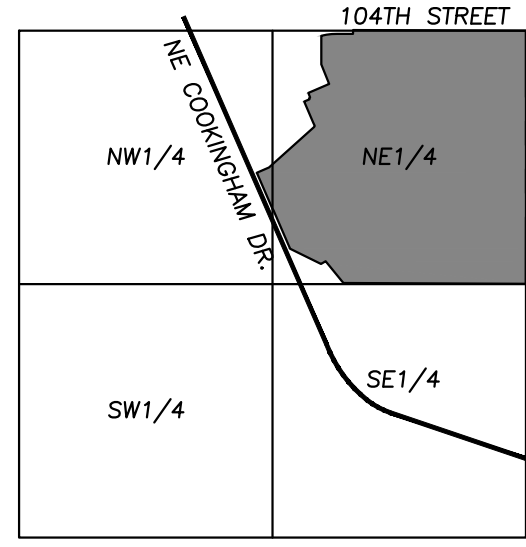
FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C0086, AND DATED JANUARY 20, 2017.

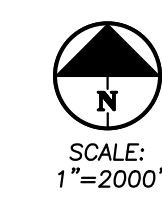


LEGEND

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



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



UTILITY NOTES:
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PHILIPS ENGINEERING, INC.
100 N. Winchester
Olathe, Kansas 66061
(913) 339-1935
www.philipsengineering.com

**PLANNING
ENGINEERING
IMPLEMENTATION**

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

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

SHEET
C7