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

CITY PLANNING AND DEVELOPMENT

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

Joseph Rexwinkle, AICP
Secretary of the Commission

PROJECT NAME:

ROCK CREEK

WATERSHED NAME: SHOAL CREEK

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

PRELIMINARY DEVELOPMENT PLAN

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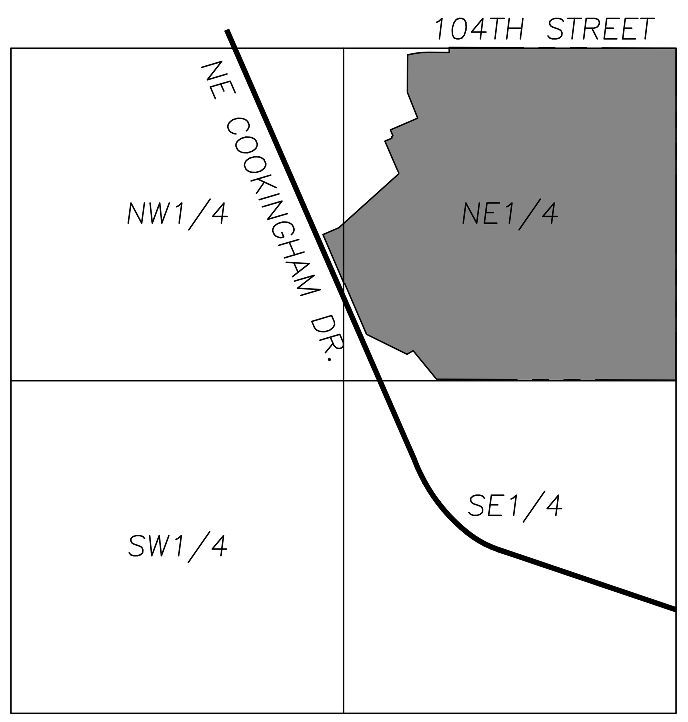
C3	PRELIMINARY PLAT
C4–C5	PRELIMINARY DEVELOPMENT PLAN
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY GRADING PLAN



VICINITY MAP
SEC. 35–52N.–32W.

N
SCALE:
1"=1000'

LEGEND
ZONING LINE
PROPERTY BOUNDARY

SCALE: 1"=200'
0' 200' 400'

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 02 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES – FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES – FIFTH PLAT AND AMBER LAKES – FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF BARRINGTON RIDGE – FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE – FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE – SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1899.74 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 359.42 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 440.70 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 48 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 423.07 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 137.72 FEET; THENCE NORTH 48 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 631.95 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 20.05 FEET; THENCE NORTHWESTERLY 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 30.52 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 238.05 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 23 DEGREES 15 MINUTES 49 SECONDS WEST AND A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 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 220.36 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 297.44 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF 104TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID 104TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.26 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 165.50 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1801.26 FEET TO THE POINT OF BEGINNING

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

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE 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. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C0089G, AND DATED JANUARY 20, 2017.

GENERAL NOTES:

1. EXISTING ZONING: R–7.5
   PROPOSED ZONING: R–7.5 & R5
2. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND PERMIT PLAN APPROVALS.
3. 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 485.00 feet to the Southeast 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 N 89°46'47" W, 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 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 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 308.13 feet to a point on the base line of Missouri Public Service Company Electric Line Easement as described in Book 1003 at Page 837; thence along said base line of said Missouri Public Service Company Electric Line Easement, for the following two (2) courses; thence S 57°37'04" E, a distance of 469.17 feet; thence S 82°25'04" E, a distance of 2381.00 feet to the point of beginning, containing 35.2877 acres, more or less, of unplatted land.

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.

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

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

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

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

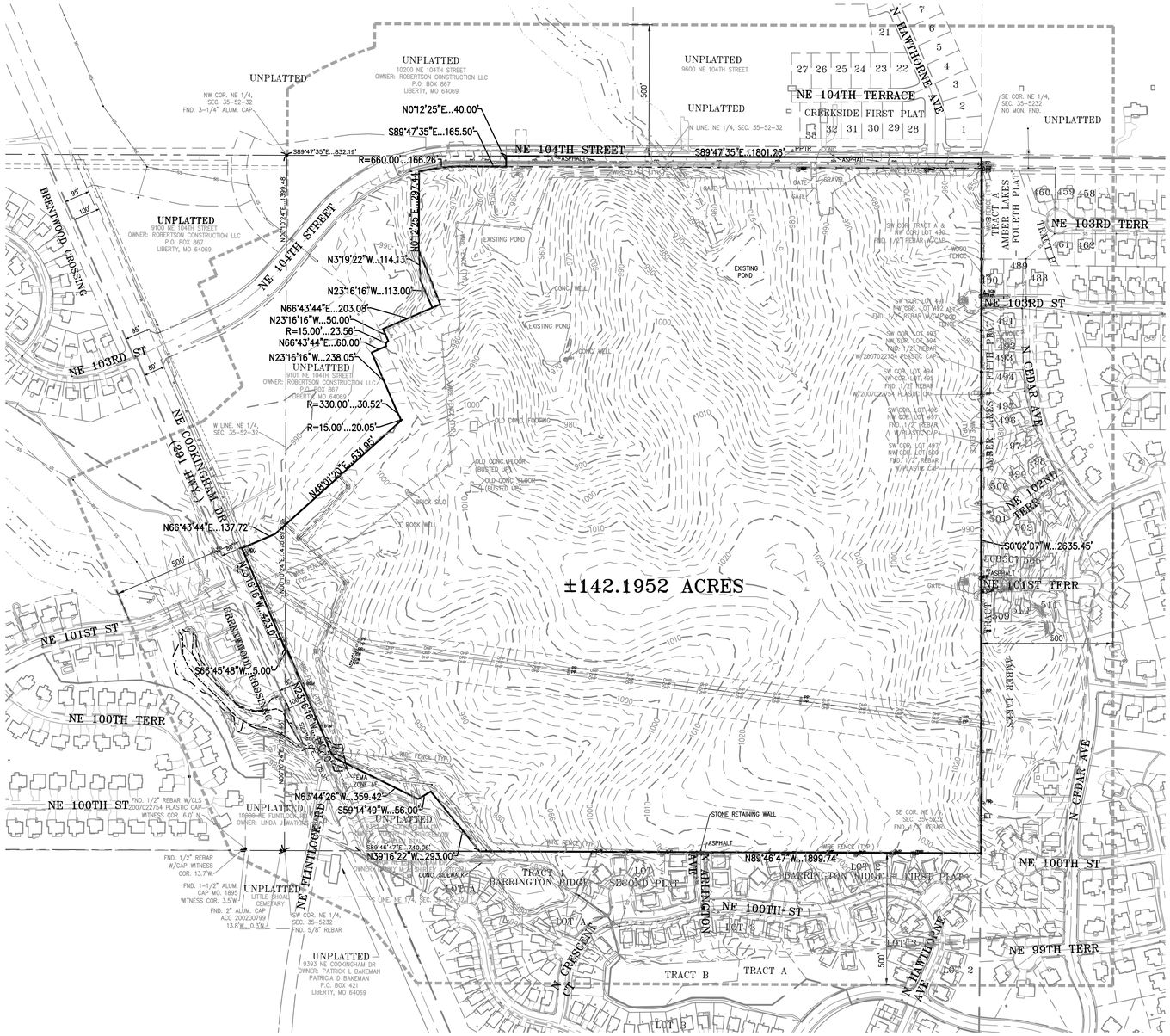
PROJECT NO. 200765
DATE: 7/23/21 DRAWN: BJG
CHECKED: DEU APPROVED: DEU
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS–82 ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005058

SHEET
C1

\\phelps–server\projects\P\200765\dwg\preliminary development plans\COVER.dwg Layout:1 May 20, 2022 – 12:51pm Bradley Gust

LEGEND

- I = FOUND CURB CUT
- ■ = FOUND MAG. NAIL & SHINER
- ● = FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
- ○ = SET 1/2"x24" REBAR WITH "MOCLS200700128" PLASTIC CAP
- BGM = BURIED GAS MARKER
- BTM = BURIED TELEPHONE MARKER
- ER = ELECTRIC RISER
- ET = ELECTRIC TRANSFORMER
- FH = FIRE HYDRANT
- GW = GUY WIRE
- LP = LIGHT POLE
- MB = MAIL BOX
- MH = MANHOLE (WELL)
- MW = MONITORING WELL
- PP = POWER POLE
- PPTR = POWER POLE WITH TRANSFORMER(S)
- PVCR = PVC RISER
- SS = STREET SIGN
- SSMH = SANITARY SEWER MANHOLE
- STMH = STORM SEWER MANHOLE
- TR = TELEPHONE RISER
- TVR = TELEVISION RISER
- WV = WATER VALVE
- G.I. = GRATE INLET
- C.I. = CURB INLET
- A.I. = AREA INLET
- J.B. = JUNCTION BOX
- R/W = RIGHT-OF-WAY
- (P) = PLATTED
- (D) = DEEDED
- (M) = MEASURED
- AE = APPARENT ENCROACHMENT
- OHP = OVERHEAD POWER LINE
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- SS = SANITARY SEWER LINE
- = STORM SEWER LINE
- = FENCE LINE
- = EXISTING INTERMEDIATE CONTOURS
- 920 = 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 (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

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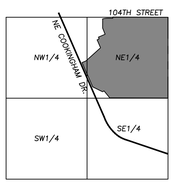

VICINITY MAP
SEC. 35-52N.-32W.

N
SCALED 1"=2000'

N

SCALE: 1"=200'
0' 200' 400'

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PLANNING
ENGINEERING
IMPLEMENTATION

EXISTING CONDITIONS

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

Revisions:

No.	Date		By	App.
1.	4/15/22	CITY COMMENTS	BJG	DEU
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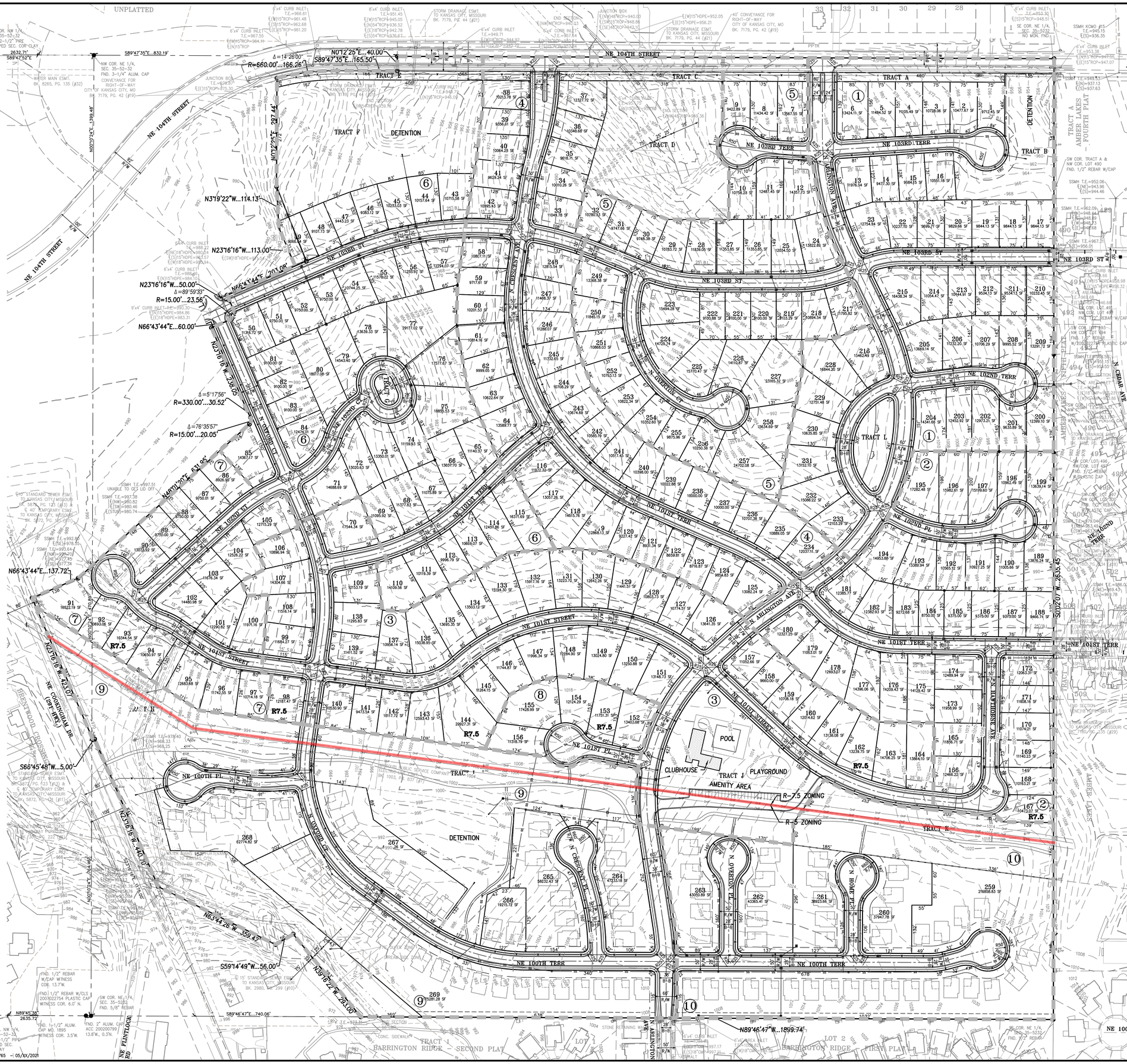
PROJECT NO. 200765
DATE: 7/23/21 | DRAWN: BJG
CHECKED: DEU | APPROVED: DEU
KANSAS CERT. OF AUTHORIZATION NO. E-1497
MISSOURI CERT. OF AUTHORIZATION LS-2005027000
CERTIFICATE OF AUTHORIZATION NO. 2007000128

SHEET
C2

\\phelps-server\projects\P\200765\dwg\preliminary development plans\Existing Conditions.dwg Layout:1 May 20, 2022 - 12:51pm Bradley Guist

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



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PLANNING
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IMPLEMENTATION

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 02 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES – FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES – FIFTH PLAT AND AMBER LAKES – FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF BARRINGTON RIDGE – FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE – FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE – SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1899.74 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 43 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 359.42 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 440.70 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 48 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 423.07 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 137.72 FEET; THENCE NORTH 48 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 631.95 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 20.05 FEET; THENCE NORTHWESTERLY 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 30.52 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 238.05 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 23 DEGREES 15 MINUTES 49 SECONDS WEST AND A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 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 220.36 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 297.44 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF 104TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID 104TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.26 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 165.50 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1801.26 FEET TO THE POINT OF BEGINNING

PROJECT NOTE:

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

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. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C0089G, AND DATED JANUARY 20, 2017.

SITE DATA TABLE:

GROSS AREA	±142.1952 ACRES
EXISTING ZONING	R–7.5
PROPOSED ZONING	R–7.5, R–5
PROPOSED ZONING AREAS	R–7.5 = 106.91 Acres/ R–5 35.29 Acres
PROPOSED NUMBER OF LOTS	SINGLE–FAMILY 258 / VILLA SINGLE–FAMILY 11
PROPOSED NUMBER OF UNITS	SINGLE–FAMILY 258 / VILLA SINGLE–FAMILY 91
PROPOSED LAND USE	RESIDENTIAL

OWNER/DEVELOPER:

ROBERTSON CONSTRUCTION
ATTN: JIM ROBERTSON
PO BOX 876
LIBERTY, MO 876
(816)781–1943

ENGINEER/APPLICANT:

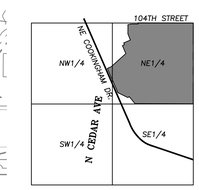
PHELPS ENGINEERING, INC.
ATTN: DOUG UBBEN, JR.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393–1155
(913) 393–1166 FAX

LEGEND

ZONING LINE
PHASE LINE
(1) PHASE NUMBER

DEVELOPMENT DATA TABLE

PHASE	LAND USE DESCRIPTION	GROSS ACRES	STREET R/W (AC)	OPEN SPACE (AC)	DETENTION (AC)	NET ACRES	UNITS	AVG. DU NET ACRES	DU PER ACRE (NET)	DU PER ACRE (GROSS)	COMMENCE DATE	COMPLETION DATE
1	SINGLE-FAMILY	17.6863	4.932	0.7175	1.3703	10.6660	40	0.2667	3.7500	2.2617	1022	1024
2	SINGLE-FAMILY	12.2764	2.6005	0	0	9.6759	35	0.2765	3.6172	2.8510	1024	1026
3	SINGLE-FAMILY	18.715	3.9609	2.7446	0	11.9735	41	0.2930	3.4242	2.1903	1026	1028
4	SINGLE-FAMILY	16.862	3.2776	0.3913	2.8829	10.3504	42	0.2466	4.0559	2.4906	1028	1030
5	SINGLE-FAMILY	12.6385	2.835	0	0	9.7835	36	0.2718	3.6797	2.8530	1030	1032
6	SINGLE-FAMILY	18.8119	2.9815	0.4885	5.7819	11.56	43	0.2820	3.5467	2.1795	1032	1034
7	SINGLE-FAMILY	6.2197	1.2466	0	0	4.9731	18	0.2763	3.6195	2.8940	1034	1036
8	SINGLE-FAMILY	1.9537	0.4379	0	0	1.5158	5	0.3032	3.2986	2.5592	1036	1037
9	VILLA SINGLE FAMILY	23.7469	3.3719	5.5765	5.0526	9.7859	48	0.2039	4.9050	2.0213	1038	1042
10	VILLA SINGLE FAMILY	13.3009	2.1261	2.371	5.0894	3.7144	43	0.0864	11.5766	3.2329	1042	1046
TOTAL		142.195	27.77	12.5288	18.0921	84.0043	345	0.2407	4.1545	2.4544		



VICINITY MAP
SEC. 35–52N.–32W.

SCALED: 1"=2000'

SCALE: 1"=100'
0' 100' 200'

BEARING BASIS: MISSOURI STATE PLANE 1983 WEST ZONE #2403

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

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

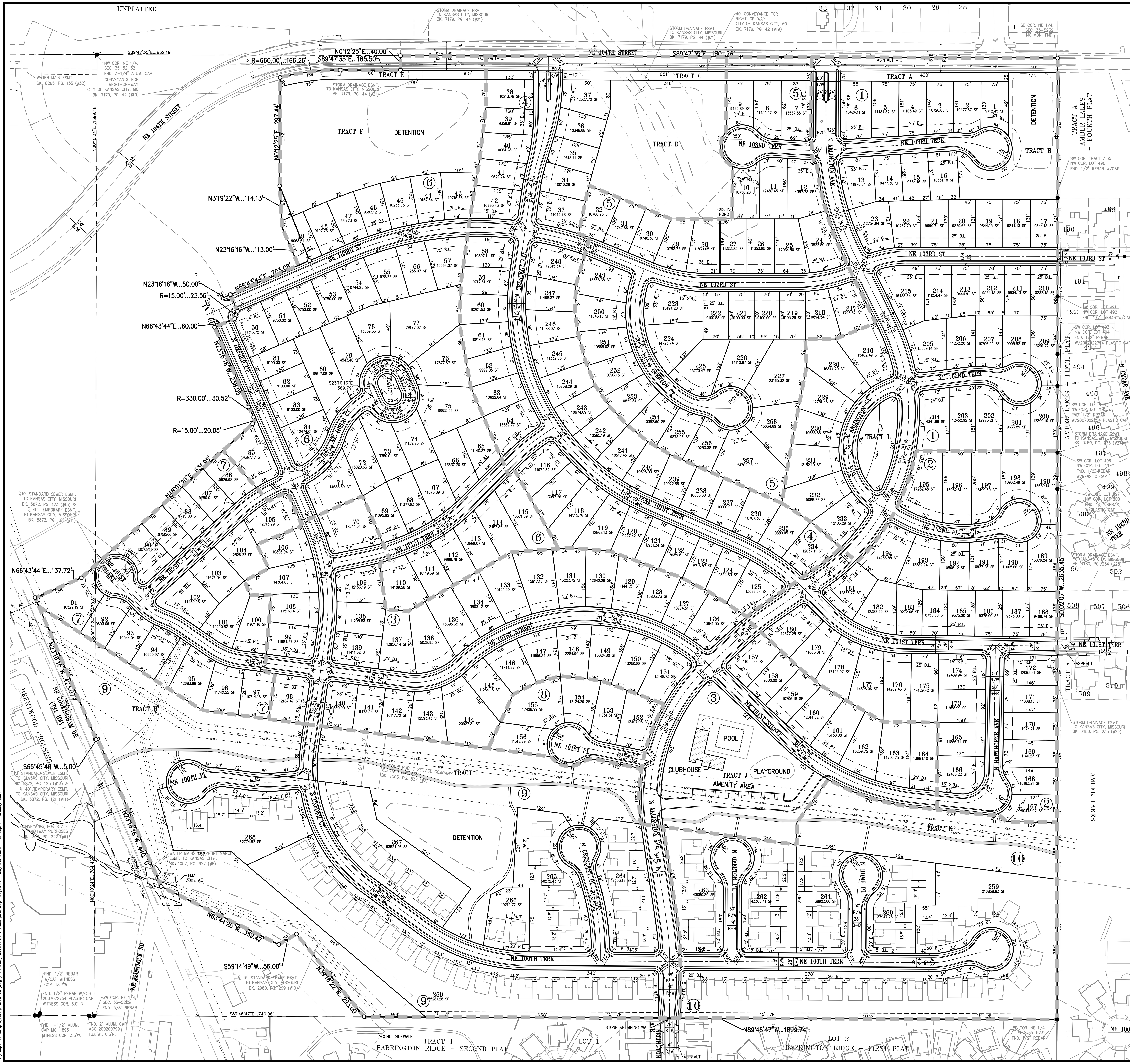
PROJECT NO. 200765
DATE: 7/23/21 DRAWN: BJG
CHECKED: DEU APPROVED: DEU

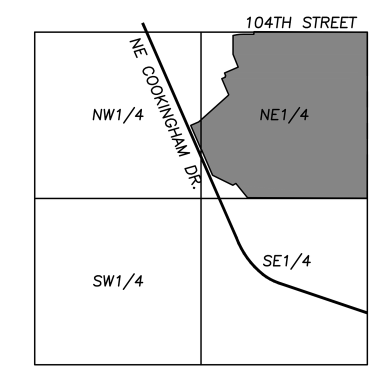
CERTIFICATE OF AUTHORIZATION
COMPANY NO. E-2001-062
LAND SURVEYING: L-367
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING: 2003039128
ENGINEERING: 2003039128

SHEET
C3

\\phelps-server\projects\P\200765\dwg\Preliminary Plat\Preliminary Plat.dwg Layout:1 May 20, 2022 – 12:52pm Bradley Gault

PEI 200765 – 05/XX/2021





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

N CEDAR AVE

SCALE: 1"=2000'

SCALE: 1"=100'

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 02 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE WEST PLAT LINE OF SAID AMBER LAKES – FOURTH PLAT AND ALSO ALONG THE WEST PLAT LINE OF AMBER LAKES – FIFTH PLAT AND AMBER LAKES – FIRST PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 2635.45 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF BARRINGTON RIDGE – FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 46 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH PLAT LINE OF SAID BARRINGTON RIDGE – FIRST PLAT AND THE NORTH PLAT LINE OF BARRINGTON RIDGE – SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 1899.74 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 293.00 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 63 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 359.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 291, FOR THE FOLLOWING THREE (3) COURSES; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 440.70 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 48 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 423.07 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 137.72 FEET; THENCE NORTH 48 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 631.95 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 20.05 FEET; THENCE NORTHWESTERLY 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 30.52 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 238.05 FEET; THENCE NORTH 66 DEGREES 43 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 23 DEGREES 15 MINUTES 49 SECONDS WEST AND A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 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 220.36 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 297.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 104TH STREET, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 104TH STREET, FOR THE FOLLOWING TWO (2) COURSES; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF NORTH 75 DEGREES 46 MINUTES 25 SECONDS EAST AND A RADIUS OF 660.00 FEET, AN ARC DISTANCE OF 166.26 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 165.50 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1801.26 FEET TO THE POINT OF BEGINNING

GROSS AREA = ±142.1952 ACRES / ±6,194,023 SQ.FT.
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. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C0089G, AND 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
OLATHE, 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
—OHP—	EXISTING OVERHEAD POWER LINE
— — —	BUILDING SETBACKS
▬ ▬ ▬	PHASE LINE
(1)	PHASE NUMBER

DEVELOPMENT DATA TABLE

PHASE	LAND USE DESCRIPTION	GROSS ACRES	STREET R/W (AC)	OPEN SPACE (AC)	DETENTION (AC)	NET ACRES	UNITS	AVG. DU NET ACRES	DU PER ACRE (NET)	DU PER ACRE (GROSS)	COMMENCE DATE	COMPLETION DATE
1	SINGLE FAMILY	17.6862	4.932	0.7171	1.3703	10.6668	40	0.2667	3.7500	2.2617	1022	1024
2	SINGLE FAMILY	12.2764	2.6005	0	0	9.6759	35	0.2765	3.6172	2.8510	1024	1026
3	SINGLE FAMILY	18.719	3.9609	2.7846	0	11.9735	41	0.2920	3.4242	2.1903	1026	1028
4	SINGLE FAMILY	16.862	3.2776	0.3911	2.8379	10.3554	42	0.2466	4.0559	2.4908	1028	1030
5	SINGLE FAMILY	12.6185	2.835	0	0	9.7835	36	0.2718	3.6797	2.8530	1030	1032
6	SINGLE FAMILY	18.8119	2.9815	0.4885	3.7819	11.56	41	0.2820	3.5467	2.1795	1032	1034
7	SINGLE FAMILY	6.2197	1.2466	0	0	4.9731	18	0.2763	3.6195	2.8940	1034	1036
8	SINGLE FAMILY	1.9537	0.4379	0	0	1.5158	5	0.3032	3.2986	2.5592	1036	1037
9	VILLA SINGLE FAMILY	23.7469	3.3719	5.5765	5.0126	9.7859	48	0.2039	4.9050	2.0213	1038	1042
10	VILLA SINGLE FAMILY	13.3009	2.1261	2.371	5.0894	3.7144	43	0.0864	11.5766	3.2329	1042	1046
TOTAL		142.195	27.77	12.3288	18.0921	84.0043	349	0.2407	4.1545	2.4544		

NOTES:

1. BUILDING SETBACKS:
   R7.5
   FRONT: 25'
   REAR: 25% OF LOT DEPTH
   25' MAX
   SIDE: 10% LOT WIDTH EACH SIDE
   8' MAX
   15' ABUTTING STREET
   R5
   FRONT: 20'
   REAR: 25% OF LOT DEPTH
   30' MAX
   SIDE: 10% LOT WIDTH EACH SIDE
   8' MAX
   15' ABUTTING STREET
2. 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
   * SEE SHEET C5 FOR GRAPHIC OF PARKLAND DEDICATION.

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.

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

PRELIMINARY DEVELOPMENT PLAN

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

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

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

PROJECT NO. 200765
DATE: 7/23/21 DRAWN: BJG
CHECKED: DEU APPROVED: DEU
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005058

SHEET
C4

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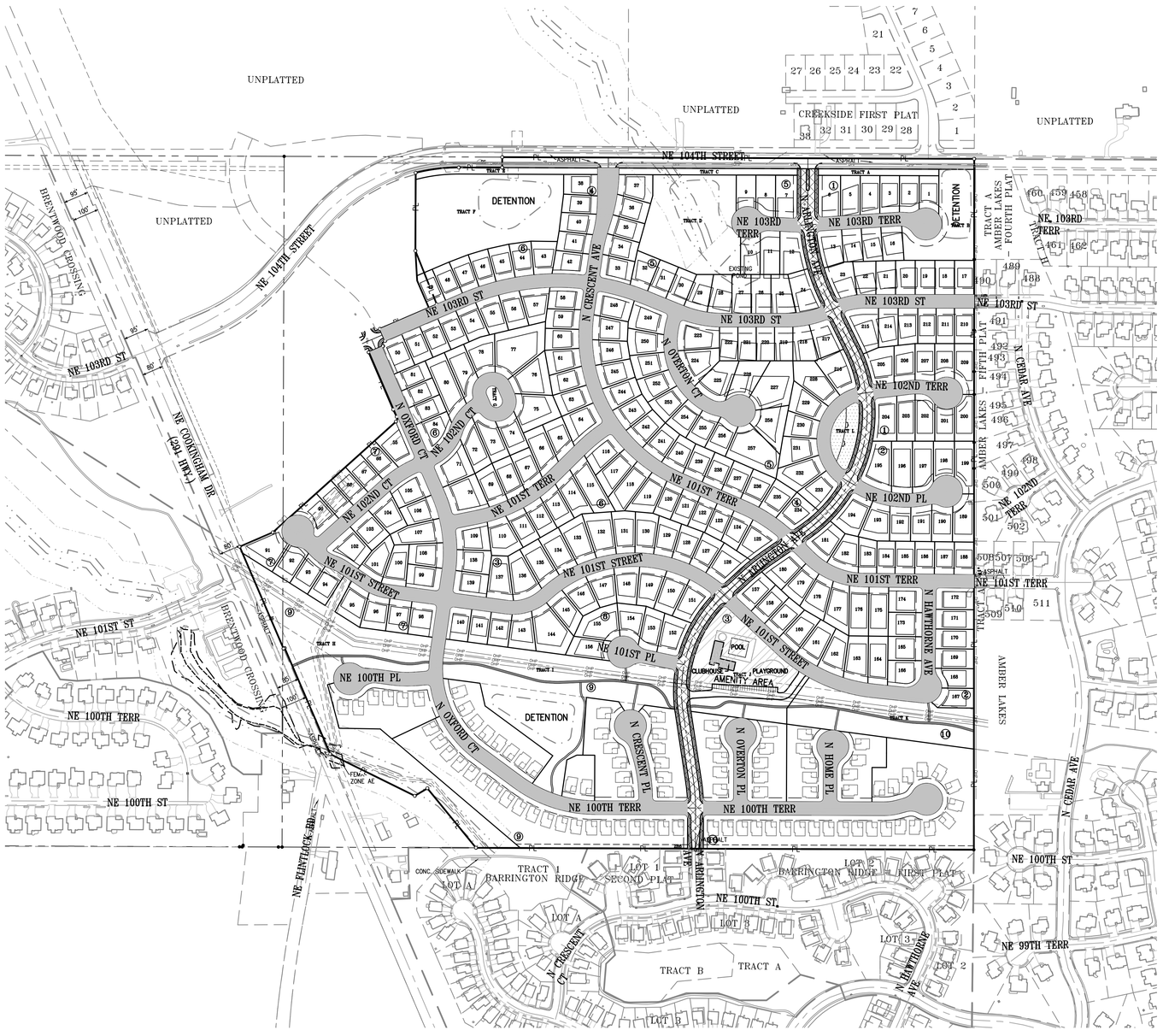
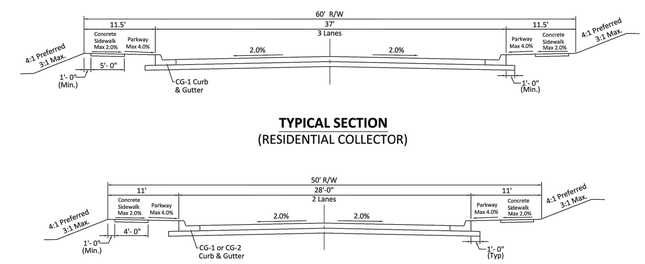


VEHICULAR CIRCULATION / ROADWAY CLASSIFICATION



TYPICAL SECTION
(RESIDENTIAL COLLECTOR)

TYPICAL SECTION
(RESIDENTIAL /LOCAL)

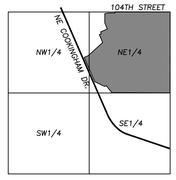
ADOPTED
Director of Public Works — Date
Entry No.
Kansas City, Missouri
Public Works Department
Engineering Division
STREET SECTION DETAILS
STANDARD PLAN 2 (PG 2 of 2)

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' = 2.95 AC.) 2.95 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



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

SCALE: 1"=2000'

SCALE: 1"=200'
0' 200' 400'

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PLANNING ENGINEERING IMPLEMENTATION

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

Revision:	No.	Date	By	App.
CITY COMMENTS	1.	4/15/22	BJG	DEU
REVISED LAYOUT	2.	5/20/22	BJG	DEU

PROJECT NO. 200765
DATE: 7/23/21 DRAWN: BJG
CHECKED: DEU APPROVED: DEU
CERTIFICATE OF AUTHORIZATION
CIVIL ENGINEERING: E-32
LANDSCAPE ARCHITECTURE: LS-62
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING: 2002003128
ARCHITECTURE: 2002003128

SHEET
C5

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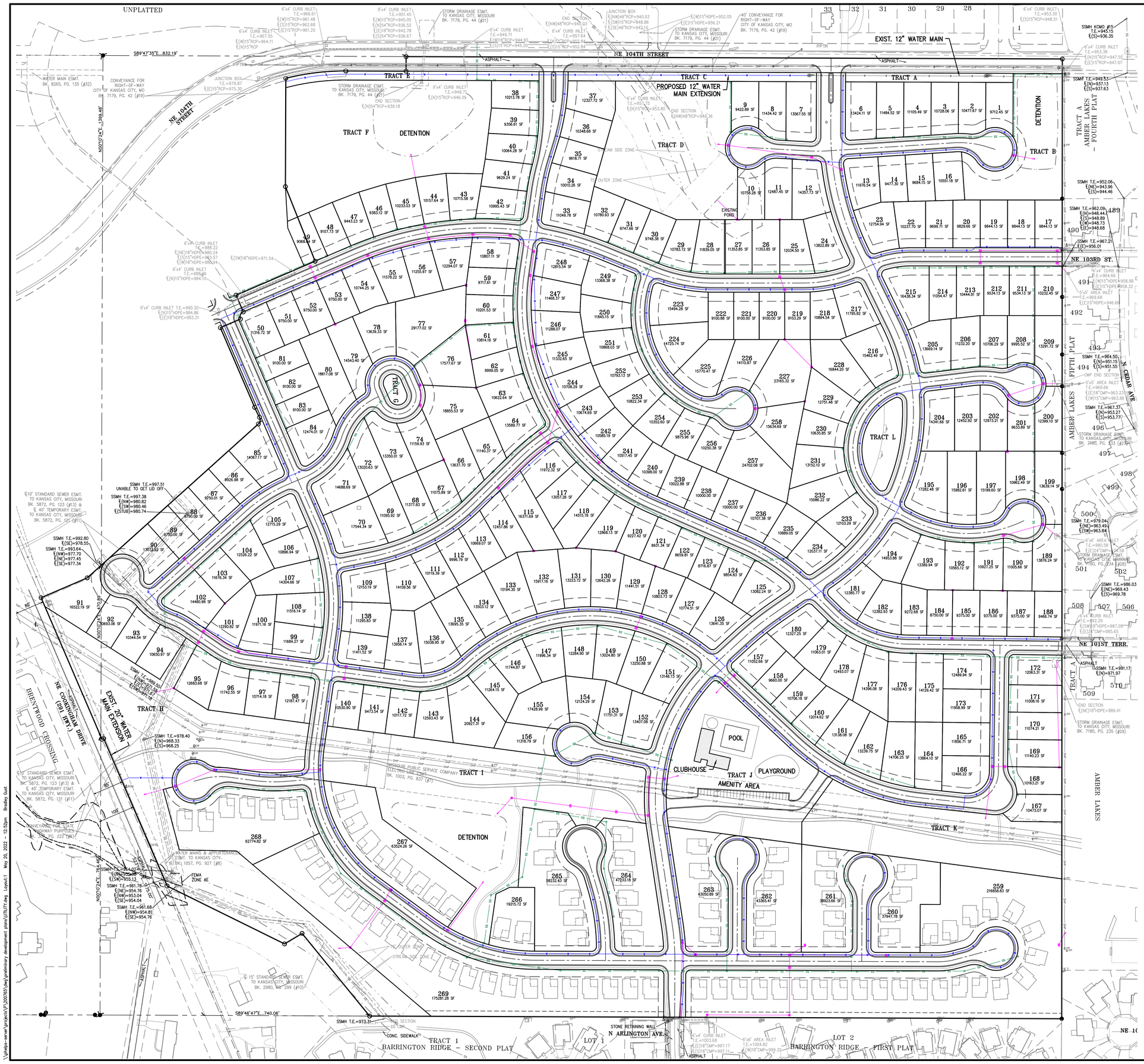


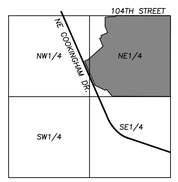
FLOOD NOTE:

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. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C0089G, AND DATED JANUARY 20, 2017.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
	PROPOSED STORM SEWER LINE (& SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
ST 6"	PROPOSED ROOF DRAIN (& SIZE)



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

N
SCALE: 1"=2000'

N

SCALE: 1"=100'
0' 100' 200'

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UTILITY NOTES:
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PLANNING ENGINEERING IMPLEMENTATION

PRELIMINARY UTILITY PLAN

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

Revisions:			By	App.
CITY COMMENTS	1.	4/15/22	BJG	DEU
REVISED LAYOUT	2.	5/20/22	BJG	DEU

PROJECT NO. 200785
DATE: 7/23/21 DRAWN: BJG
CHECKED: DEU APPROVED: DEU
CERTIFICATE OF AUTHORIZATION
KANSAS LC-2003-0128
MISSOURI E-2003-0128
ENGINEERING LS-187
CERTIFICATE OF AUTHORIZATION
KANSAS LS-187
MISSOURI LS-2003-0128
ENGINEERING E-2003-0128

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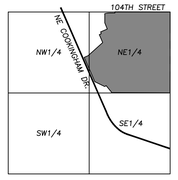
LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920 / 918	EXISTING CONTOURS
920 / 918	PROPOSED CONTOURS
XXX.XX TW	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
BW	BOTTOM OF WALL
	TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED RETAINING WALL



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

SCALE: 1"=2000'

SCALE: 1"=100'
0' 100' 200'

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PLANNING
ENGINEERING
IMPLEMENTATION

PRELIMINARY GRADING PLAN

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

Revisions:			By	App.
1.	4/15/22	CITY COMMENTS	BJG	DEU
2.	5/20/22	REVISED LAYOUT	BJG	DEU

PROJECT NO. 200765
DATE: 7/23/21 DRAWN: BJG
CHECKED: DEU APPROVED: DEU

CERTIFICATE OF AUTHORIZATION
KANSAS STATE BOARD OF ARCHITECTURE
LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORIZATION
MISSOURI STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
LA-2001006128

SHEET
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