



THE SUMMIT CHURCH

PHASE 3

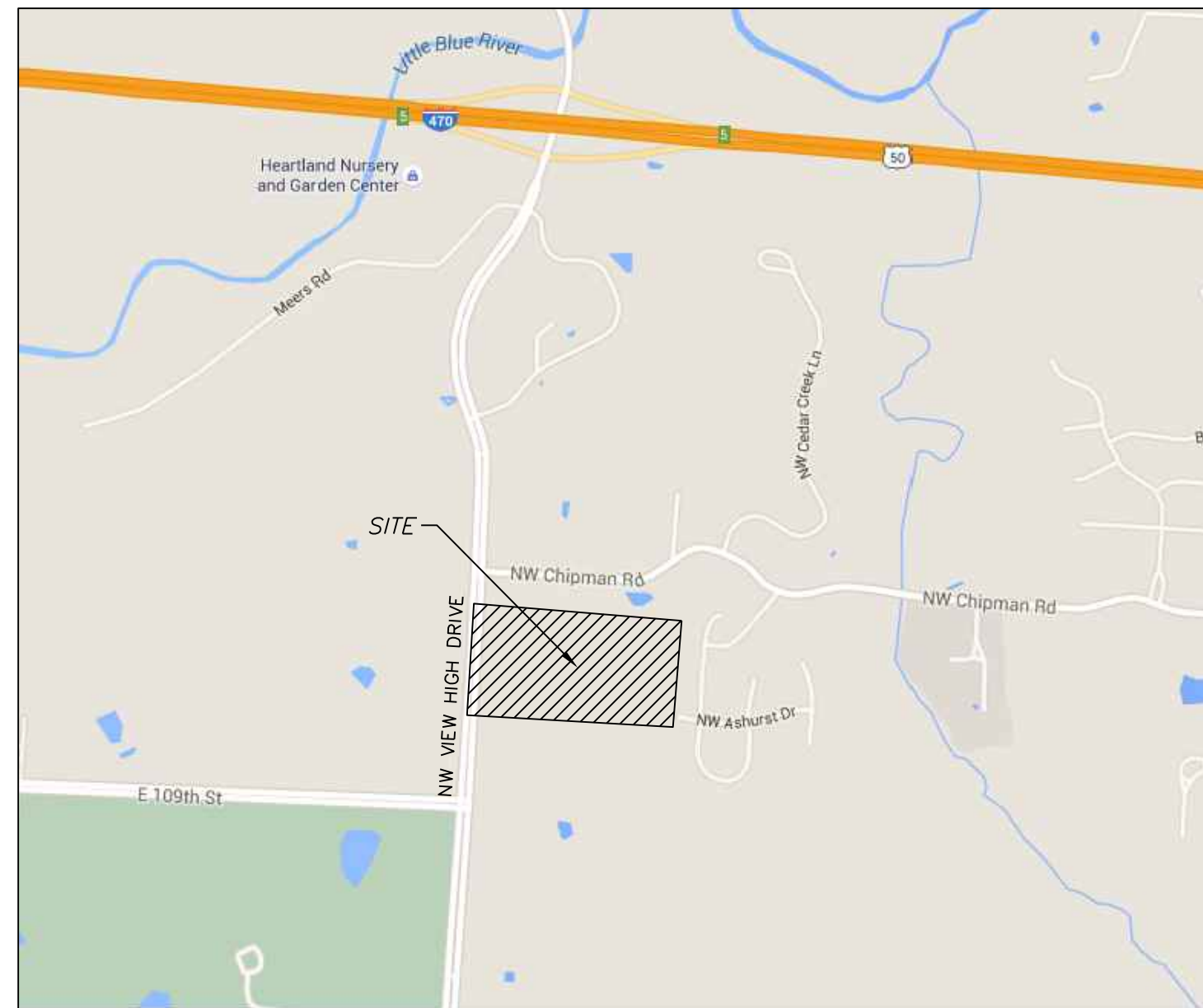
FINAL DEVELOPMENT PLAN

SEC-3 TWP-47 RNG-32 W 1/2 NW 1/4

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
09/12/2023



Site Data Table

Existing Phase 1 Impervious Area (All Property North of Ashurst Drive.)

Existing Area	1,169,284.28 Sq. Ft. (26.84 Ac.)
Existing Building	34,393.00 Sq. Ft. (0.79 Ac.)
Existing Asphalt/Sidewalk	206,290.39 Sq. Ft. (4.74 Ac.)
Existing Impervious Area	240,643.40 Sq. Ft. (5.52 Ac. = 20.6% of Site)
Existing Parking Spaces	388 Standard / 54 Handicap

New Phase 3 Impervious Area (All Property North of Ashurst Drive.)

Area	1,169,284.28 Sq. Ft. (26.84 Ac.)
Asphalt/Sidewalk	1,365 Sq. Ft. (0.03 Ac.)
New Building	1,235 Sq. Ft. (0.03 Ac.)
Impervious Area	2,600 Sq. Ft. (0.06 Ac. = 0.2% of Site)
New Parking Spaces	0 Standard / 0 Handicap

Total Impervious Area (All Property North of Ashurst Drive.)

Area	1,169,284.28 Sq. Ft. (26.84 Ac.)
Asphalt/Sidewalk	207,615 Sq. Ft. (4.77 Ac.)
Impervious Area	243,230.25 Sq. Ft. (5.58 Ac. = 20.8% of Site)

Site Improvement Notes

Chipman Road
-No improvements are anticipated for Chipman Road

View High Drive
-No improvements are anticipated for View High Drive

No new service connections to building.

Developer:
rdawson@reachingthesummit.com
The United Methodist Church of Lee's Summit
3381 NW Chipman Rd
Lee's Summit, MO 64081

PROPERTY DESCRIPTION

Description taken verbatim from Deed of Trust, Instrument No. 2010EQ080118

All that part of the West one half of Lot 2 of the NW 1/4 of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, except the East 16.5 feet, and except that part in existing street rights of way, more particularly described as follows:
Commencing at the Northwest corner of said Section 3; thence S 86°41'55" E along the North line of said 1/4 Section, a distance of 30.00 feet; thence S 03°18'59" W, a distance of 30.00 feet to the Point of Beginning, said point being the intersection of the existing East right of way line of View High Drive and the South line of the existing right of way line of Chipman Road; thence S 86°41'55" E parallel with the North line of said 1/4 Section, a distance of 337.94 feet; thence S 86°35'42" E parallel with the North line of said 1/4 Section, a distance of 945.57 feet; thence S 03°22'09" W, West of, parallel with and 16.5 feet distant from the East line of the West 1/2 of said Lot 2, a distance of 1420.09 feet to a point on the South line of the West 1/2 of said Lot 2; thence N 87°16'57" W along said South line, a distance of 1282.27 feet; thence N 03°18'59" E along a line, East of, parallel with and 30.00 feet distant from the West line of said Lot 2, a distance of 1434.84 feet to the Point of Beginning, containing 42.046 acres, more or less, all being subject to easements, restrictions, and rights of way of record.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN. PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0412G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 298-1196
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-8300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

LEGEND:

- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND - FOUND
- L/E - LANDSCAPE EASEMENT
- L.M.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

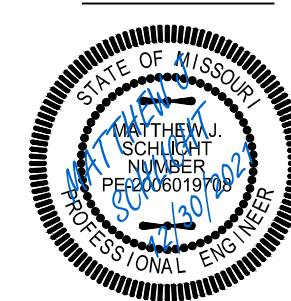


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project:
THE SUMMIT CHURCH, LSHD
Issue Date:
December 30, 2023

SITE PLAN
The Summit Church
Phase 3
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

PRCOM20234175

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
09/12/2023

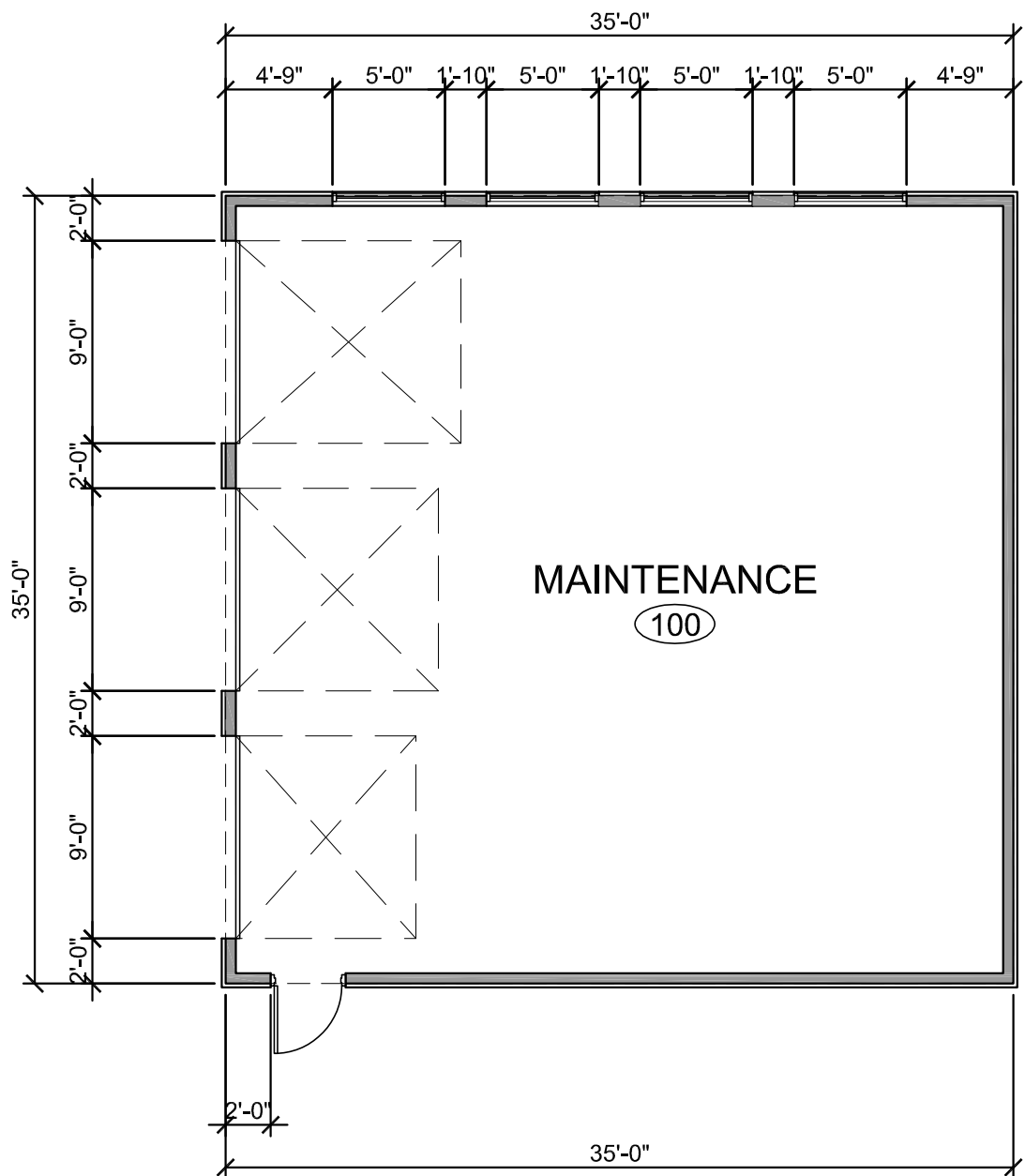
CODE SUMMARY

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
NATIONAL ELECTRICAL CODE, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
INTERNATIONAL FIRE CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL PLUMBING CODE, 2018 EDITION
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, ICC/ANSI A117.1-2017

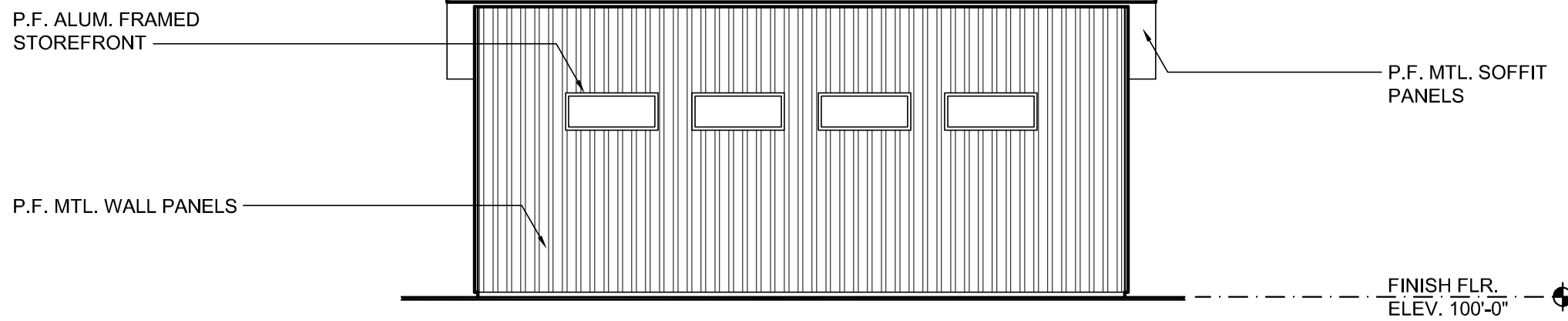
OCCUPANCY TYPE: S1
CONSTRUCTION TYPE: VB
BASIC ALLOWABLE AREA (TABLE 503): 9,000 S.F.
ACTUAL BUILDING AREA: 1,225 S.F.
ALLOWABLE BUILDING HEIGHT (TABLE 503): 40'-0" 1-STORY
ACTUAL BUILDING HEIGHT: 16'-6" 1-STORY

FIRE PROTECTION OF COMPONENTS (TABLE 601):
STRUCTURAL FRAME: 0-HOUR
BEARING WALLS:
EXTERIOR: 0-HOUR
INTERIOR: 0-HOUR
NON-BEARING WALLS AND PARTITIONS:
EXTERIOR: 0-HOUR
INTERIOR: 0-HOUR
FLOOR CONSTRUCTION: 0-HOUR
ROOF CONSTRUCTION: 0-HOUR



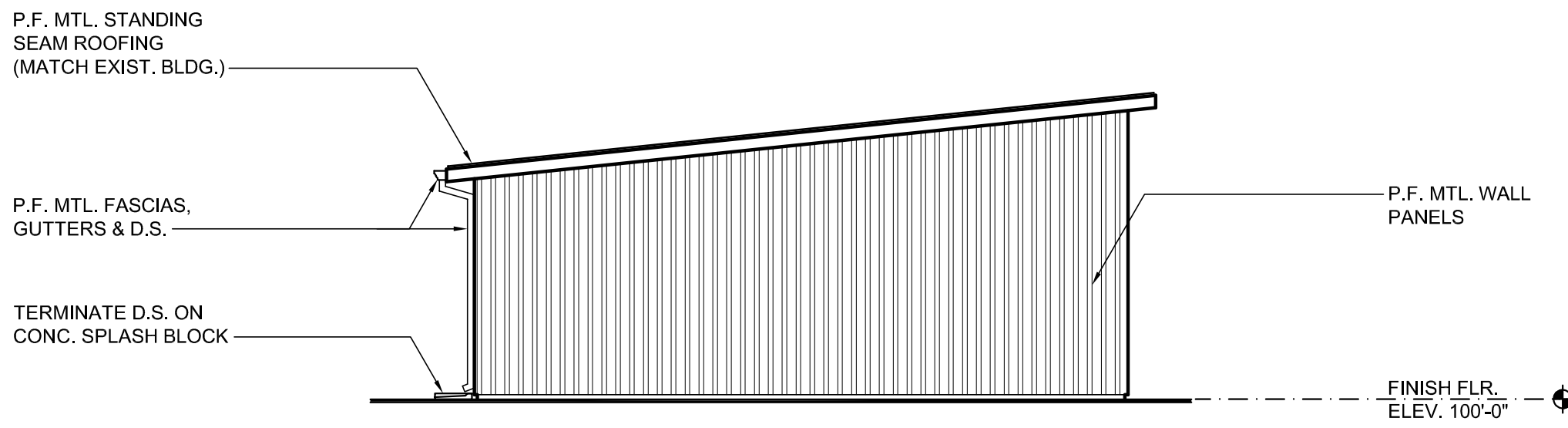
1
A1.10 1/8"=1'-0"

FLOOR PLAN



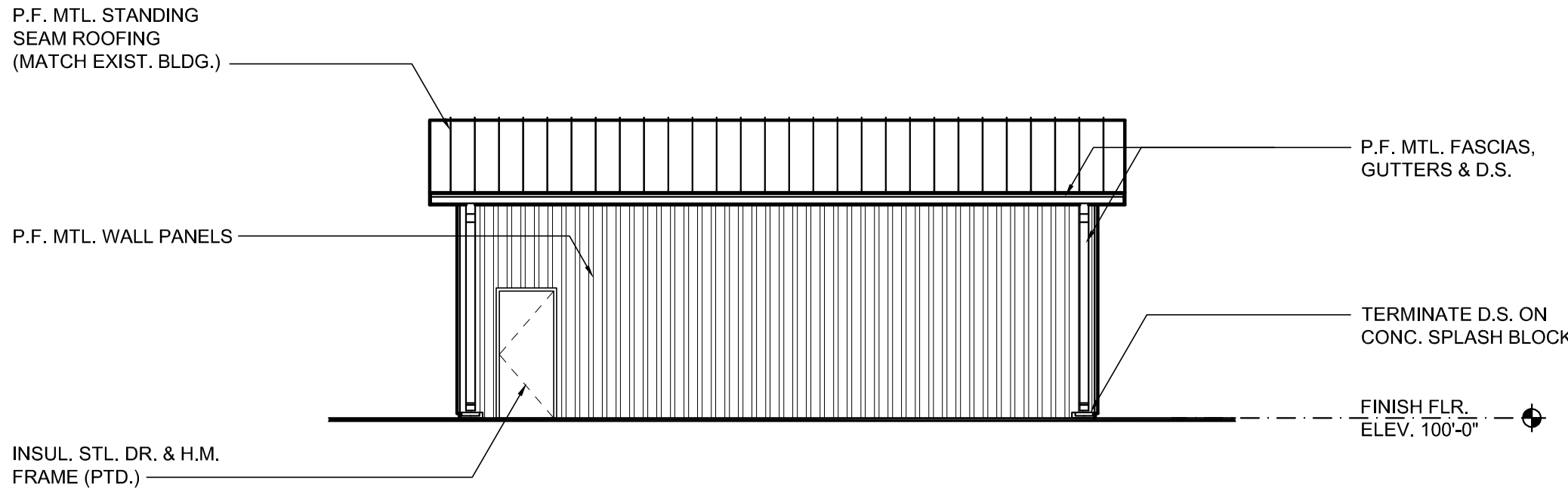
4
A2.10 1/8"=1'-0"

NORTH ELEVATION



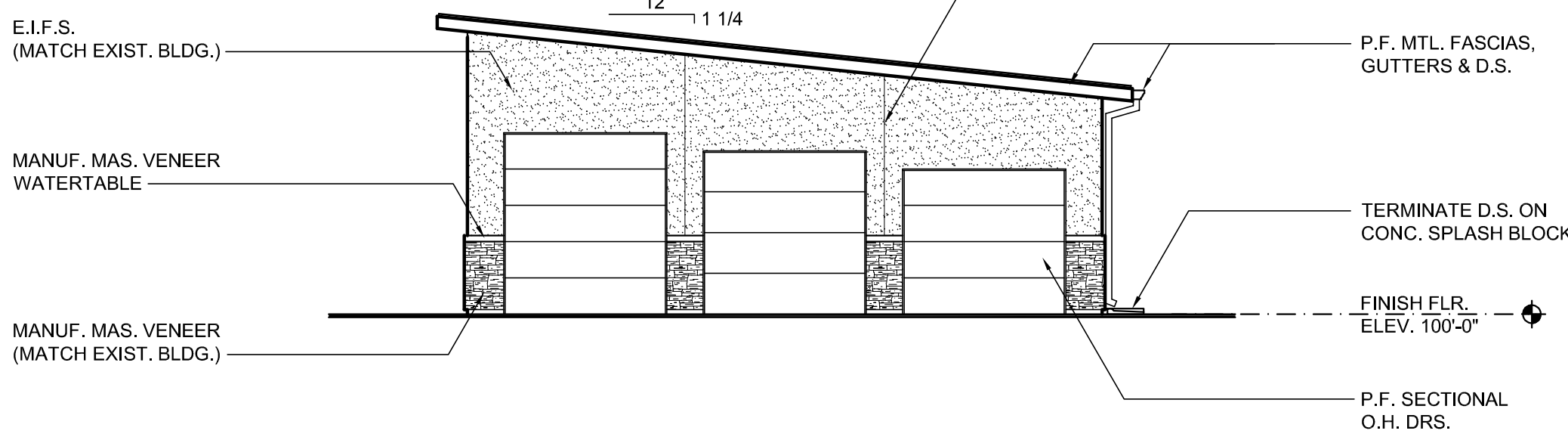
3
A2.10 1/8"=1'-0"

EAST ELEVATION



2
A2.10 1/8"=1'-0"

SOUTH ELEVATION



1
A2.10 1/8"=1'-0"

WEST ELEVATION



8/22/2023

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MAINTENANCE FACILITY FOR:
THE SUMMIT CHURCH
3381 NW CHIPMAN ROAD
LEE'S SUMMIT, MO 64081

PROJECT #: 21-834
ISSUE DATE: 8/22/2023
DRAWN BY:
CHECKED BY: BCR
REVISIONS:

SHEET No.

A.100

FINAL DEVELOPMENT PLAN
EXTERIOR ELEVATIONS
FLOOR PLAN