

# Final Development Plan

NW ¼ Section 16, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

## 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 BY SEPARATE DOCUMENT
- 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 NOTIFY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERS AT 816.989.1200 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 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.

## 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.

- KCP&L - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 785-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

## PROPERTY DESCRIPTION

Lot 293, Newberry Landings 1st Plat

## OIL - GAS WELLS

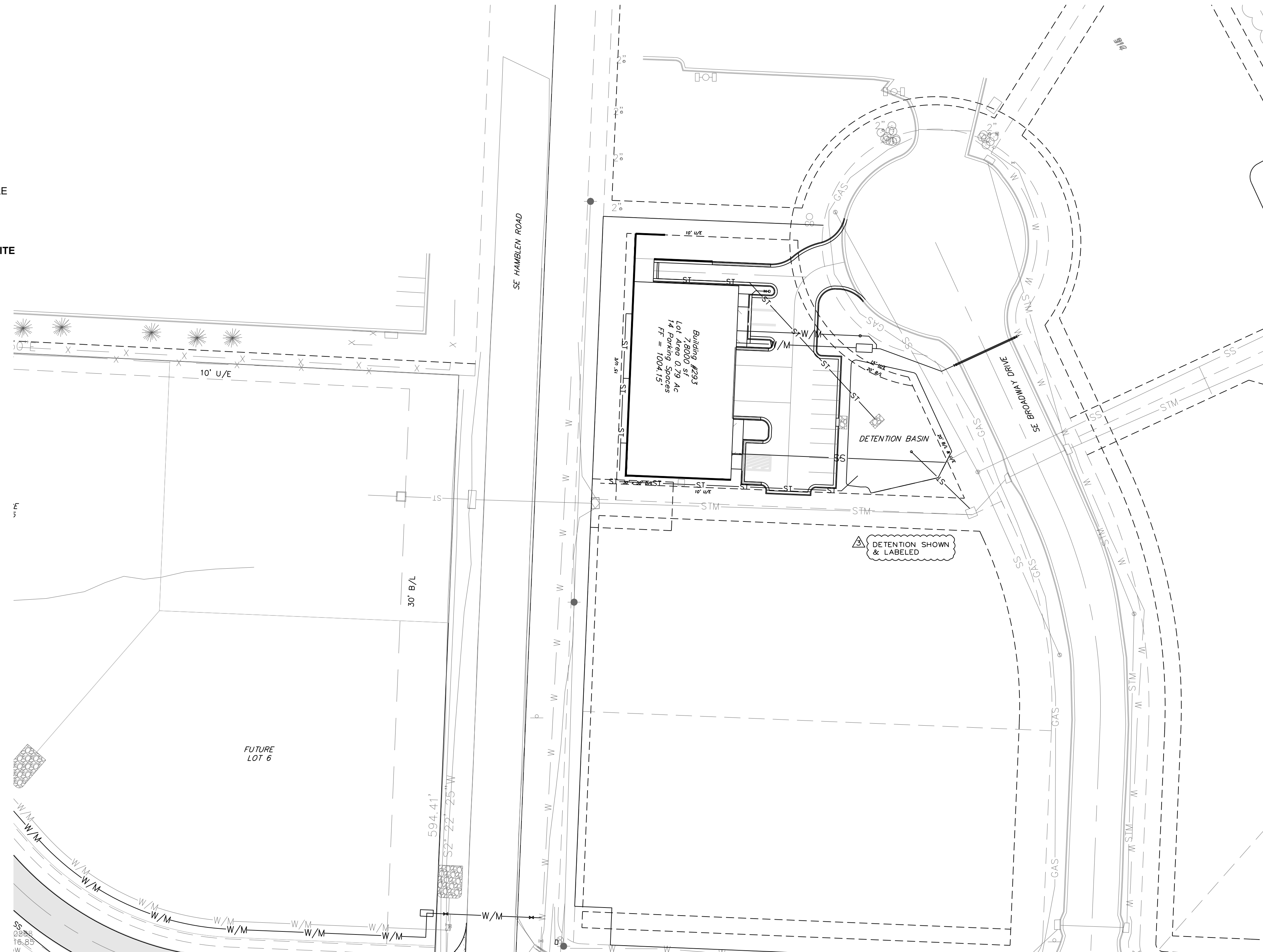
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

## FLOOD INFORMATION:

SITE IS LOCATED ON FIRM PANEL 29095C0438G, DATED JANUARY 20, 2017 THE SITE IS LOCATED IN ZONE "X".

## INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 PLAN
- C.051 ~ ESC PHASE 2 PLAN
- C.052 ~ ESC PHASE 3 PLAN
- C.100 ~ SITE PLAN
- C.101 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ SPOT ELEVATIONS
- C.202 ~ PRE-DEVELOPMENT DRAINAGE AREAS
- C.203 ~ POST-DEVELOPMENT DRAINAGE AREAS
- C.300 ~ ROOF DRAIN PLAN
- C.301 ~ STORM SEWER PLAN
- C.400 ~ UTILITY PLAN GENERAL LAYOUT
- C.401 ~ STANDARD DETAIL SHEET
- C.600 ~ STANDARD DETAIL SHEET
- L.100 ~ LANDSCAPE PLAN



ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

North  
FINAL DEVELOPMENT PLAN  
SCALE: 1" = 40'

## Site Data Table :

Lot Area:	34,200 sq. ft. (0.79 Ac.)
Building Area - First Floor	7,800 sq. ft. (0.18 Acres)
Building Area - Mezzanine	2,025 sq. ft.
Total Building Area	9,825 sq. ft. (0.23 Acres)
Parking/Sidewalk	9,215 sq. ft. (0.21 Acres)
Impervious Area	17,015 sq. ft. (0.39 Acres) 49.75% of Site
Floor-Area-Ratio	22.81%
<b>Total Parking</b>	
Provided	12 Standard ( 1 ADA Accessible 1 ADA Van Accessible)
Required	
Office:	4 Spaces per 1000 sq.ft. = 2,025 x 4 = 8 Spaces
Warehouse/Storage:	1 Spaces per 1000 sq.ft. = 7,800 x 1 = 8 Spaces
Total:	16 Spaces
Current Zoning:	PI - Planned Industrial
Current Use:	Vacant
Proposed Use:	Commercial Office / Warehouse

**Sanitary Sewer Service**  
Sanitary service will be provided from the existing sanitary sewer located on the east side of property.

**Water Service**  
Water service will be provided from the existing main located on the east side of the property.

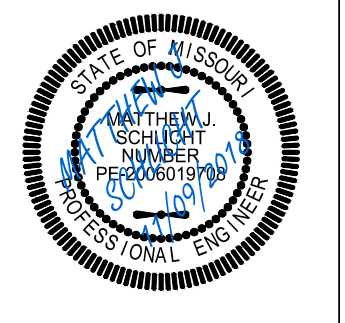


Professional Registration  
Missouri  
Engineering 200502188-D  
Surveying 200508199-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
NEWBERRY LANDING, LSN0  
Issue Date:  
March 12, 2018

Project:  
Newberry Landings First Plat  
Lee's Summit, Jackson County, Missouri

FINAL DEVELOPMENT PLAN  
Construction Plans for:  
Lot 293, Newberry Landings First Plat  
Lee's Summit, Jackson County, Missouri



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KS PE 19071  
OK PE 25226

REVISIONS

REV 10-04-18
REV 10-25-18
REV 11-09-18