

Final Development Plan

NW 1/4 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 ENGINEERING INSPECTION 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 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

PROPERTY DESCRIPTION

Lot 295, Newberry Landings 1st Plat

OIL - GAS WELLS

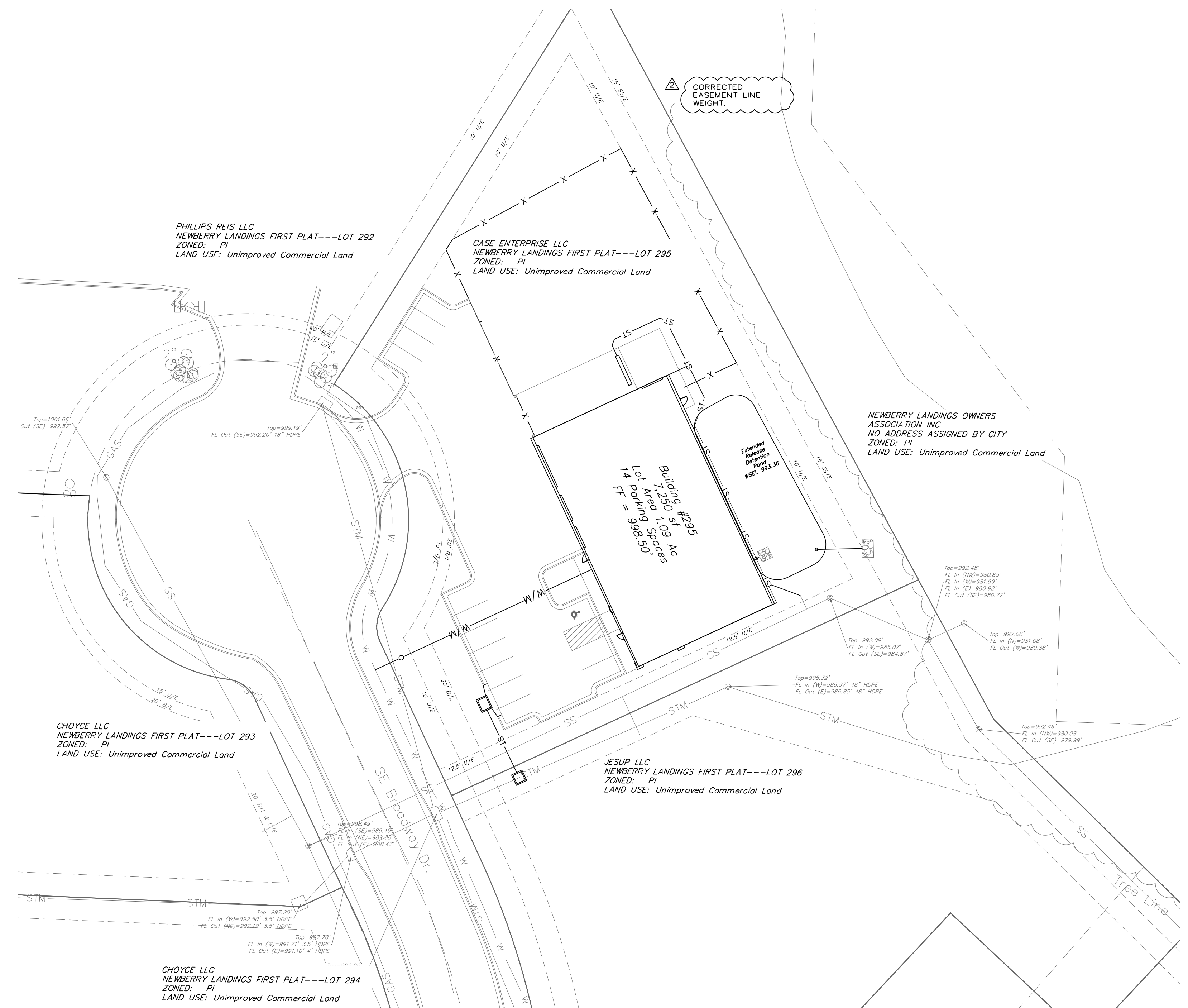
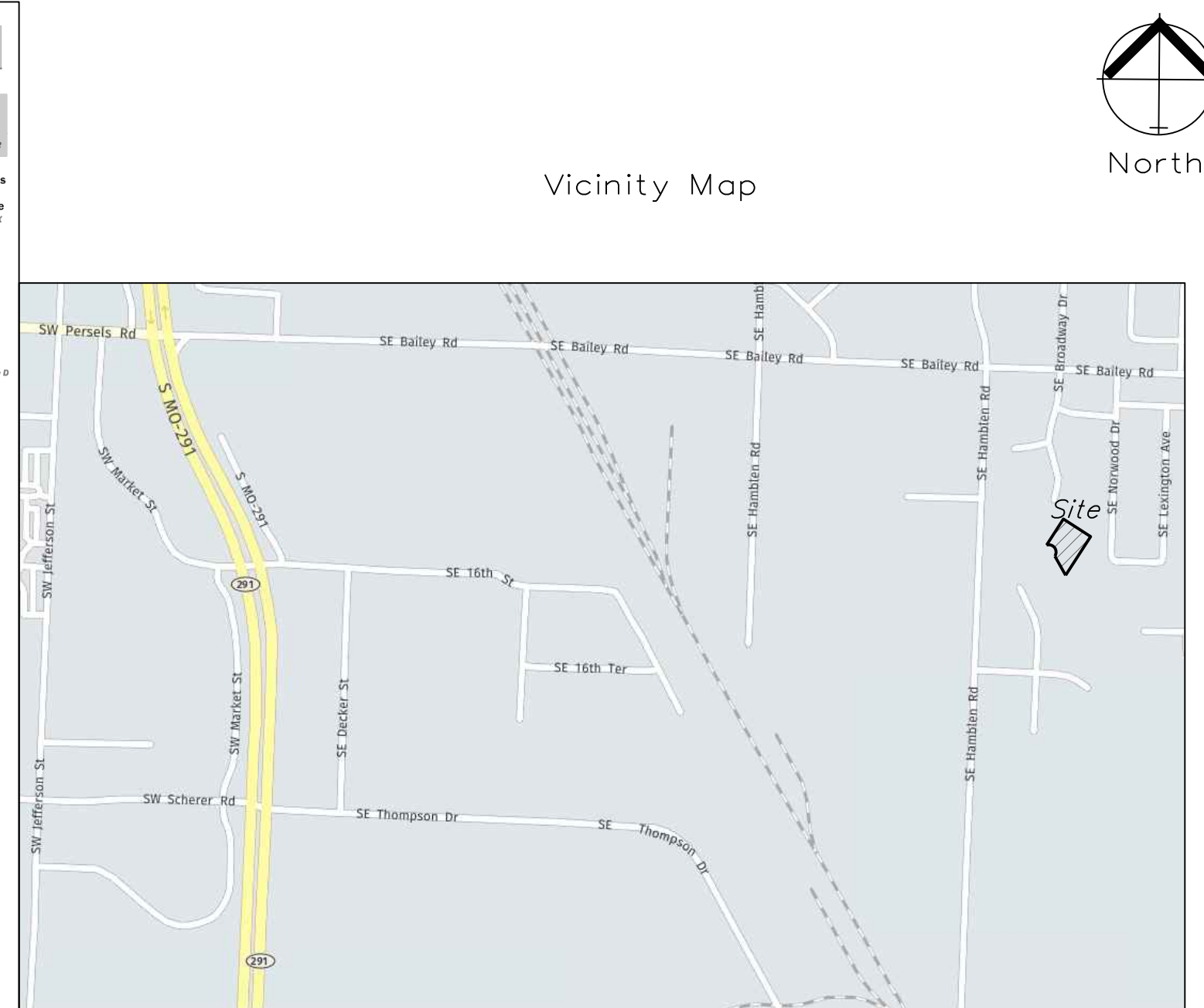
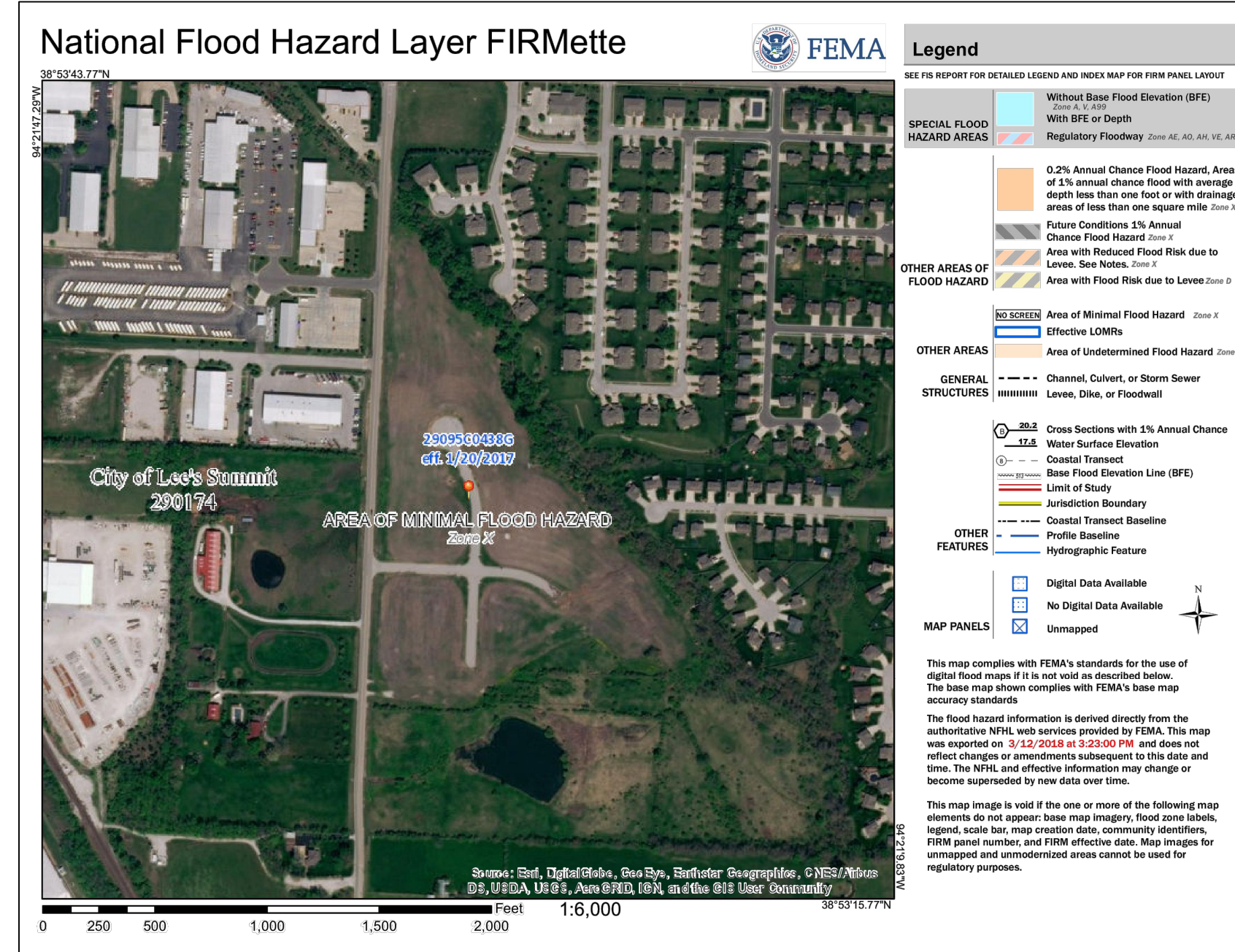
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

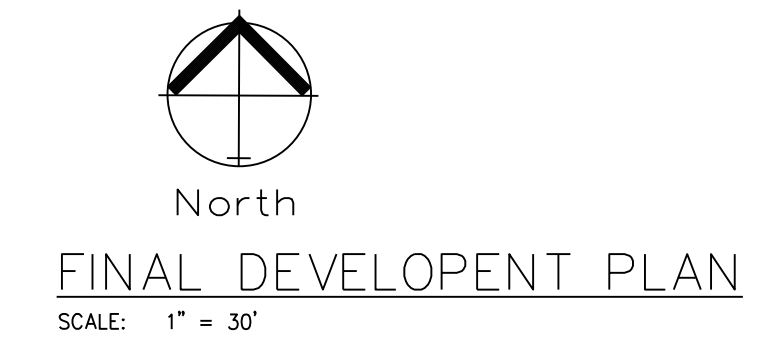
SITE IS LOCATED ON FIRM PANEL 29095C0438G, DATED JANUARY 20, 2017 THE SITE IS LOCATED IN ZONE "X" AS SHOWN ON THE ATTACHED DRAWING

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 DRAINAGE PLAN
- C.301 - STORM PLAN AND PROFILE
- C.400 - UTILITY PLAN GENERAL LAYOUT
- C.401 - DETAIL SHEET
- C.600 - EROSION CONTROL DETAILS

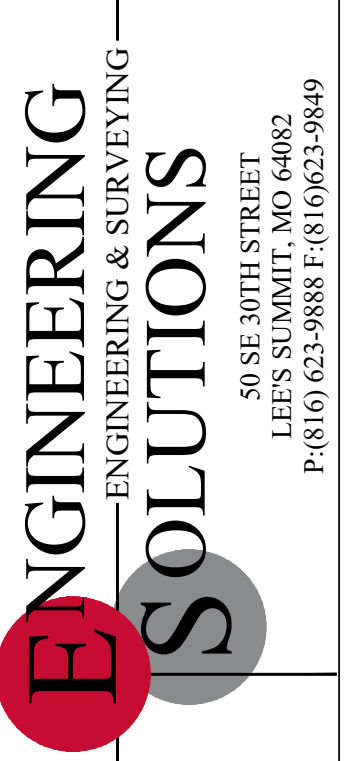


ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE



Site Data Table :

Lot Area:	47,669 sq. ft. (1.09 Ac.)
Building Area - First Floor	7,250 sq. ft. (0.16 Acres)
Building Area - Mezzanine	
Total Building Area	
Parking/Sidewalk	9,035 sq. ft. (0.21 Acres)
Impervious Area	16,285 sq. ft. (0.37 Acres) 34.16% of Site
Floor-Area-Ratio	15.21%
Total Parking	
Provided	13 Standard (1 ADA Van Accessible)
Required	
Office:	4 Spaces per 1000 sq.ft. = 1,712 x 4 = 6 Spaces
Warehouse/Storage:	1 Spaces per 1000 sq.ft. = 7,250 x 1 = 7 Spaces
Total:	13 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 south side of property.	
Water Service	
Water service will be provided from the existing main located on the west side of the property.	
Storm Sewer	
Storm sewer system will be installed to convey the storm water runoff to a proposed detention facility located at the southeast corner of the site	



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Newberry Landings, LSNO
Issue Date:
July 19, 2018

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

FINAL DEVELOPMENT PLAN
Construction Plans for:
Lot 295, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS	
REV. 8/30/18	
REV. 10/10/18	