

NOTES:

- BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY SUMMIT SURVEY COMPANY PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
- TOPOGRAPHY FROM ALTA SURVEY PREPARED BY SUMMIT SURVEY PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
- AN EASEMENT OR LICENSE GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
- BUILDING LINES (BL) OR SETBACK LINES ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
- ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
- ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
- BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
- All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
- IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
- IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
- IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL.
- 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock will be provided on the gate and a Knox box on the building.
- Please note that parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
- Sanitary sewer main and easements for lot 35 will be provided in the future when the lot is developed.

OVERALL SITE DATA

EXISTING ZONING
PROPOSED ZONING
SITE AREA
PROPOSED BUILDING USE
BUILDING HEIGHT
FINISHED FLOOR ELEV.

P-MIX
P-MIX
2.93 ACRES
WAREHOUSE, TRANSFER AND STORAGE
40 FEET (ELEV. 980.0)
940.0

LOT 1 SITE DATA

LOT 1 AREA
TOTAL BUILDING AREA
PAVEMENT AREA
TOTAL IMPERVIOUS AREA
OPEN AREA
FLOOR AREA RATIO (FAR)

124,458.3 S.F. (2.93 ACRES)
24,000.0 S.F.
38,165.6 S.F.
62,165.6 S.F.
62,292.7 S.F.
0.19

PARKING DATA

PARKING REQUIRED
WAREHOUSE FLOOR AREA
OFFICE FLOOR AREA
TOTAL REQUIRED

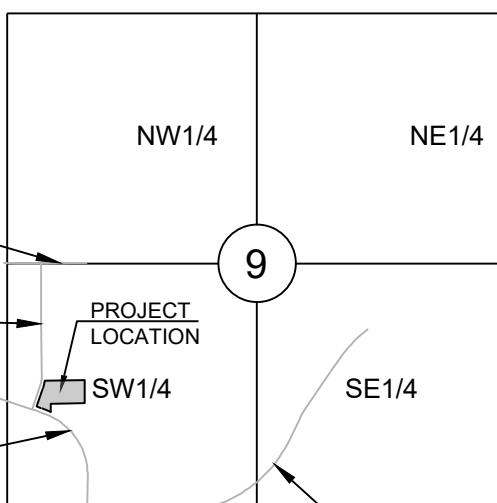
18,000 S.F. = 18 SPACES (1 PER 1,000 S.F. OF GFA)
6,000 S.F. = 24 SPACES (4 PER 1,000 S.F. OF GFA)
42 SPACES

PARKING PROPOSED
TOTAL PARKING PROVIDED 47 SPACES (2 ACCESSIBLE PARKING)

NE DELTA SCHOOL DRIVE

NE PORT DRIVE

NE LAKEWOOD WAY



SECTION 9-48-31

LOCATION MAP
SCALE 1" = 2000'

PROPERTY DESCRIPTION:

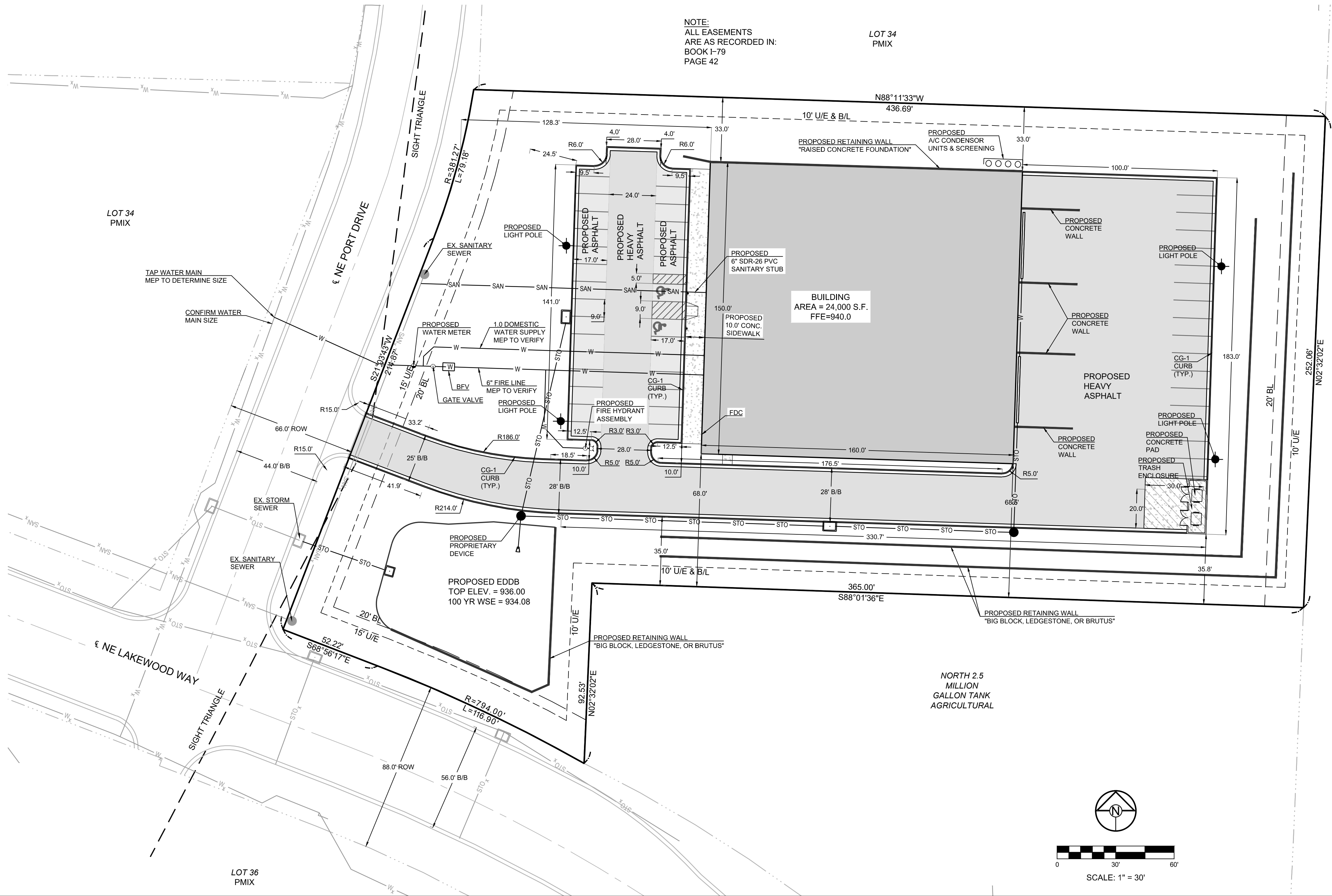
LOT 35 OF LAKEWOOD BUSINESS PARK, LOTS 33A, AND 34-36.

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 29095C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.

OWNER/DEVELOPER:

SALLEE DEVELOPMENT
TYLER SALLEE
3730 NE TROON DRIVE
LEE'S SUMMIT, MO 64064
P: (816) 525-2891
E: tyler@salleedevelopment.com



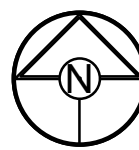
NOTE:
ALL EASEMENTS
ARE AS RECORDED IN:
BOOK I-79
PAGE 42

LOT 34
PMIX

BUILDING
AREA = 24,000 S.F.
FFE=940.0

OWNER: KELLEY PAUL L. TRUSTEE
ADDRESS: 1204 NE WOODS CHAPEL RD.
LEE'S SUMMIT, MO
UNPLATTED
AGRICULTURAL

NORTH 2.5
MILLION
GALLON TANK
AGRICULTURAL



0 30' 60'
SCALE: 1" = 30'

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM



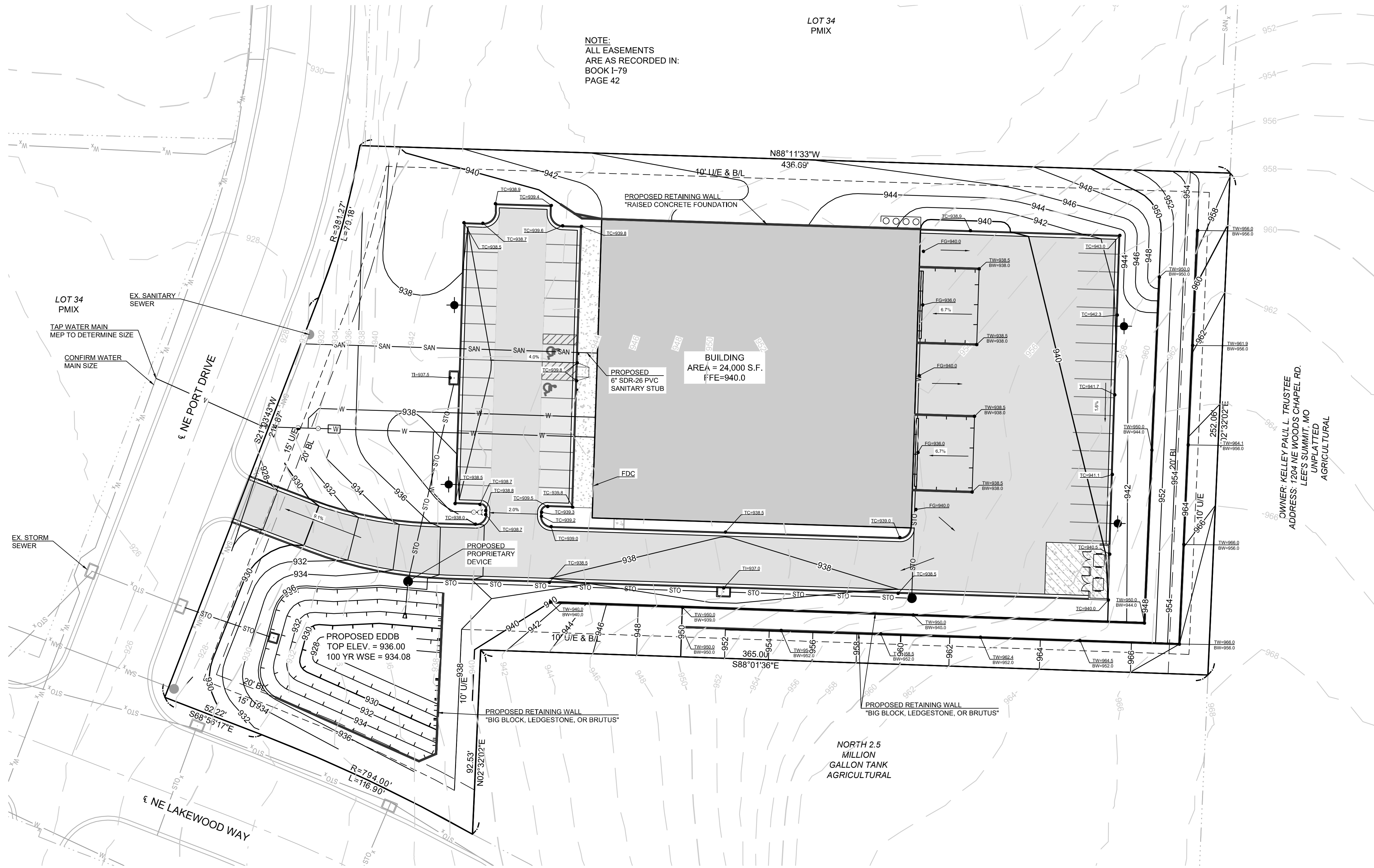
LAKEWOOD BUSINESS PARK - LOT 35
PRELIMINARY DEVELOPMENT PLANS
4101 NE LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	02/19/2019	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE PLAN

SHEET

1
OF



GRADING NOTES:

- NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SUMMIT SURVEY COMPANY VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

LAKEWOOD BUSINESS PARK - LOT 35
PRELIMINARY DEVELOPMENT PLANS
4101 NE LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI

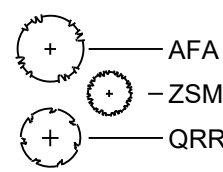
REVISION DATE	DESCRIPTION
1/19/2019	CITY COMMENTS
2/1/2019	
3/1/2019	
4/1/2019	
5/1/2019	
6/1/2019	
7/1/2019	
8/1/2019	

DRAWN BY: RPM	CHECKED BY: JFB	DATE PREPARED: 07-16-2019	PROJ. NUMBER: 18-222
------------------	--------------------	------------------------------	-------------------------

GRADING PLAN



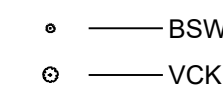
SHADE TREES



12 EA. Acer x freemanii 'Armstrong'
14 EA. Zelkova serrata 'Musashino'
5 EA. Quercus robur x bicolor (aka x warei) 'Long'

Armstrong Maple 3' Cal. B&B
Musashino Columnar Zelkova 3' Cal. B&B
Regal Prince Oak 3' Cal. B&B

SHRUBS



55 EA. Buxus sinica var. insularis 'Wintergreen' fka a microphylla var.
10 EA. Viburnum carlesii 'Korean Spice'

Wintergreen Boxwood 5 gal. Cont.
Hughes Juniper 5 gal. Cont.
Koreanspice Viburnum 5 gal. Cont.

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT. PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

LANDSCAPE DATA LOT 1 ONLY

STREET FRONTAGE LANDSCAPE

LAKEWOOD WAY TREES REQUIRED (1 PER 30')(160.55/30')
LAKEWOOD WAY TREES PROVIDED
PORT DRIVE TREES REQUIRED (1 PER 30')(286.13/30')
PORT DRIVE TREES PROVIDED

6 TREES
6 NEW TREES
10 TREES
11 NEW TREES

LAKEWOOD WAY SHRUBS REQUIRED (1 PER 20')(160.55/20')
LAKEWOOD WAY SHRUBS PROVIDED
PORT DRIVE SHRUBS REQUIRED (1 PER 20')(286.13/20')
PORT DRIVE SHRUBS PROVIDED

8 SHRUBS
8 SHRUBS (PARKING LOT SCREEN)
15 SHRUBS
15 SHRUBS (PARKING LOT SCREEN)

SITE LANDSCAPE REQUIRED

TREES REQUIRED (1 PER 5,000 S.F. OF OPEN SPACE)(124,458.3-24,000/5000)
TREES PROVIDED

20 TREES
20 TREES

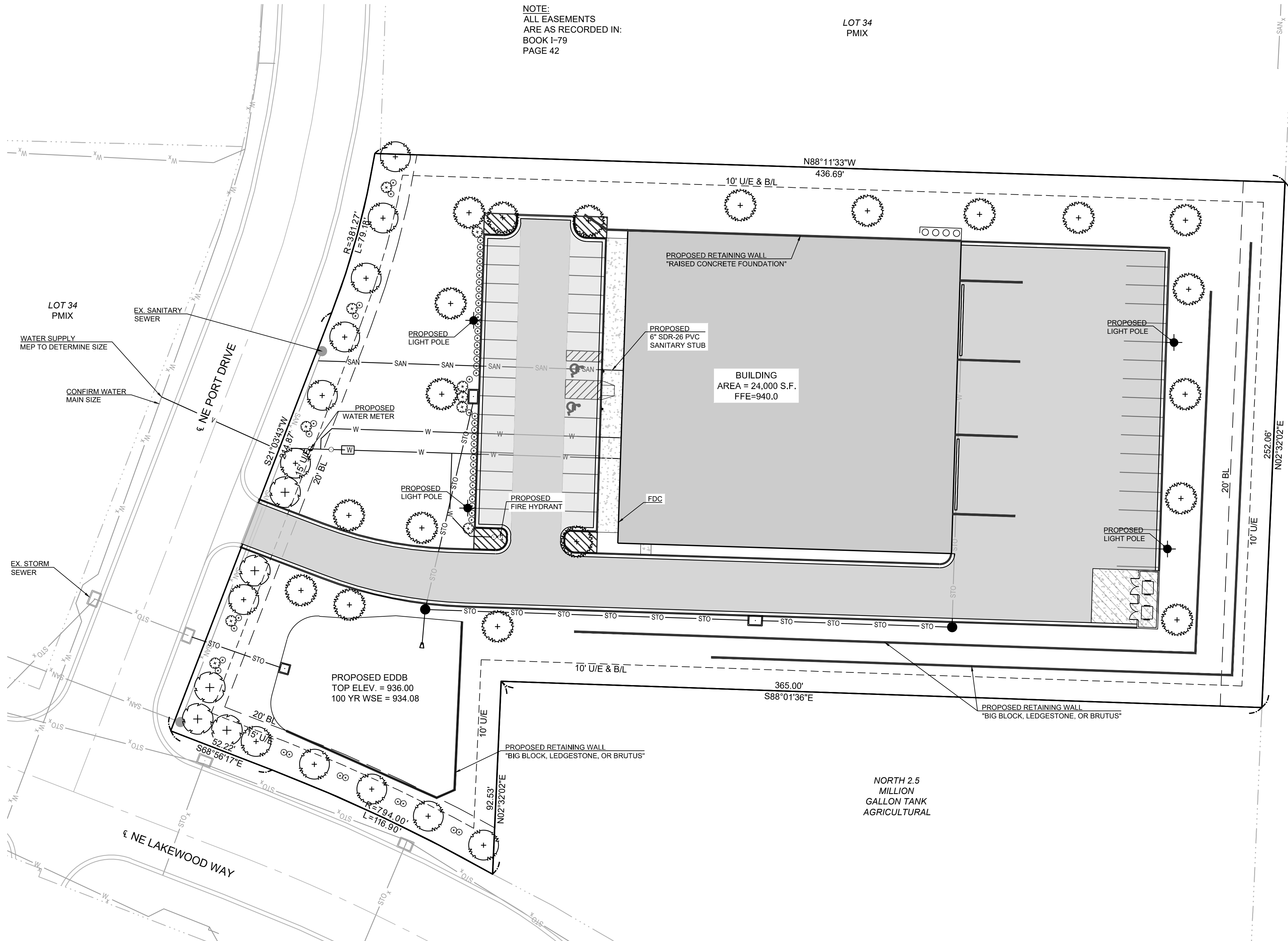
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA)(124,458.3-24,000/5000X2)
SHRUBS PROVIDED

40 SHRUBS
58 SHRUBS (58 FOR PARKING LOT SCREEN)

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA)(9499.0X.05)
LANDSCAPE AREA PROVIDED
TREES REQUIRED (1 PER ISLAND)
TREES PROVIDED
SCREENING (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

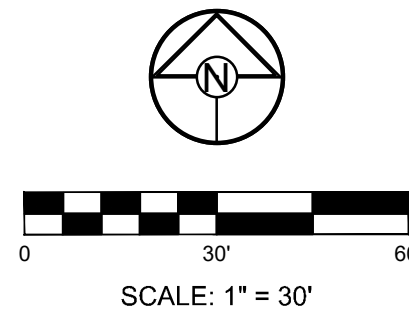
475.0 S.F.
650.0 S.F.
4 TREES
4 TREES
43 SHRUBS



NOTE:
ALL EASEMENTS
ARE AS RECORDED IN:
BOOK I-79
PAGE 42

LOT 34
PMIX

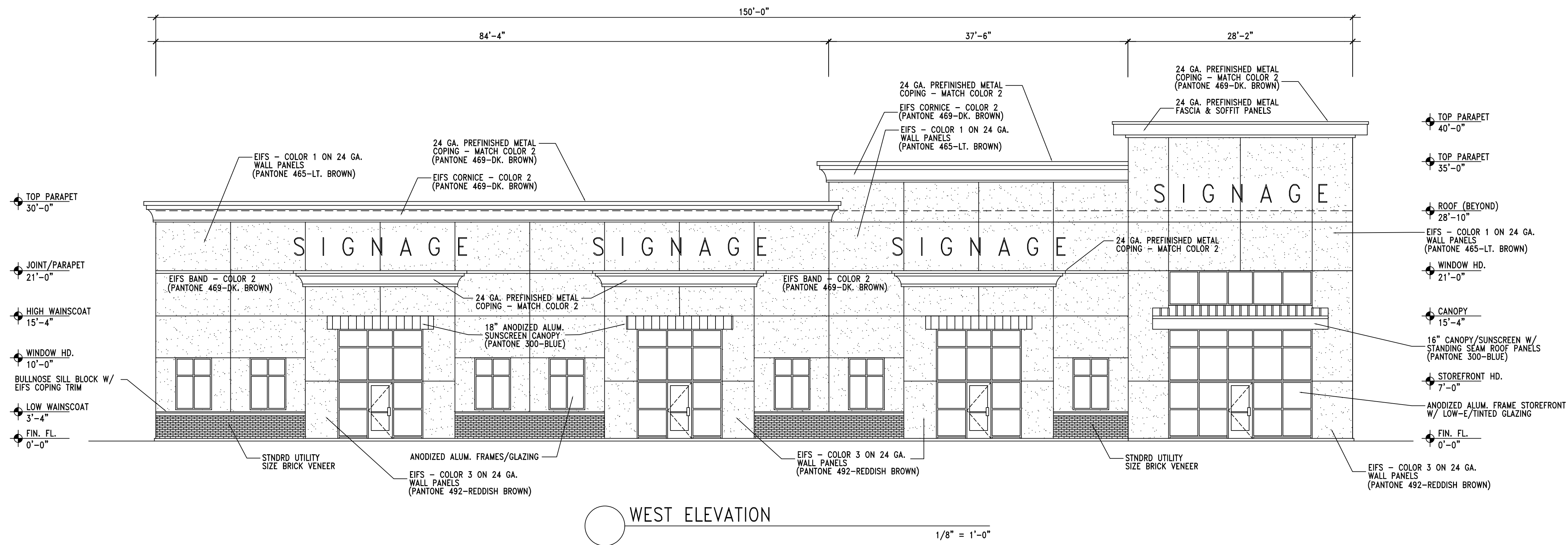
OWNER: KELLEY PAUL L. TRUSTEE
ADDRESS: 1204 NE WOODS CHAPEL RD.
LEE'S SUMMIT, MO
UNPLATTED
AGRICULTURAL

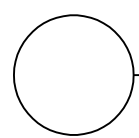
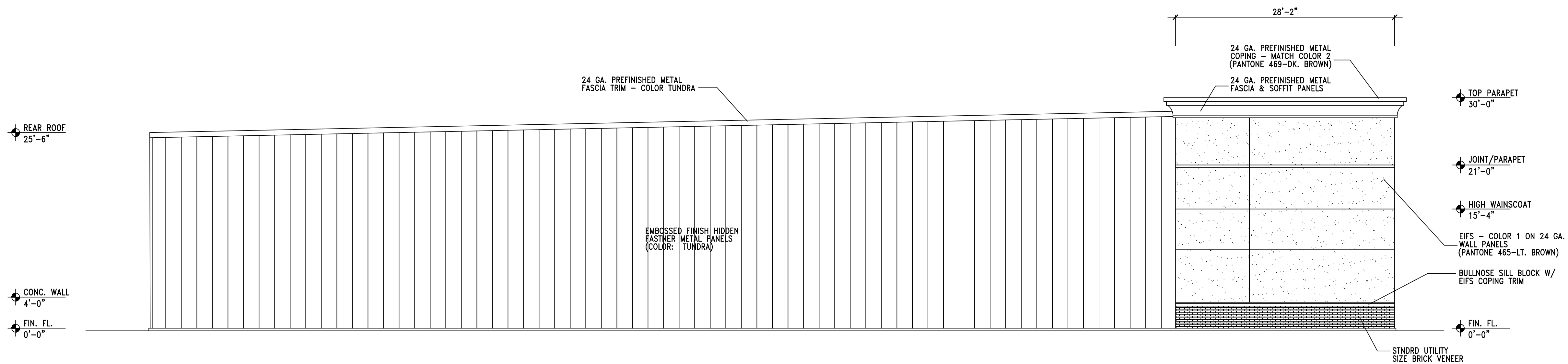


LAKEWOOD BUSINESS PARK - LOT 35
PRELIMINARY DEVELOPMENT PLANS
4101 NE LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC200100237 #LS200200859-F

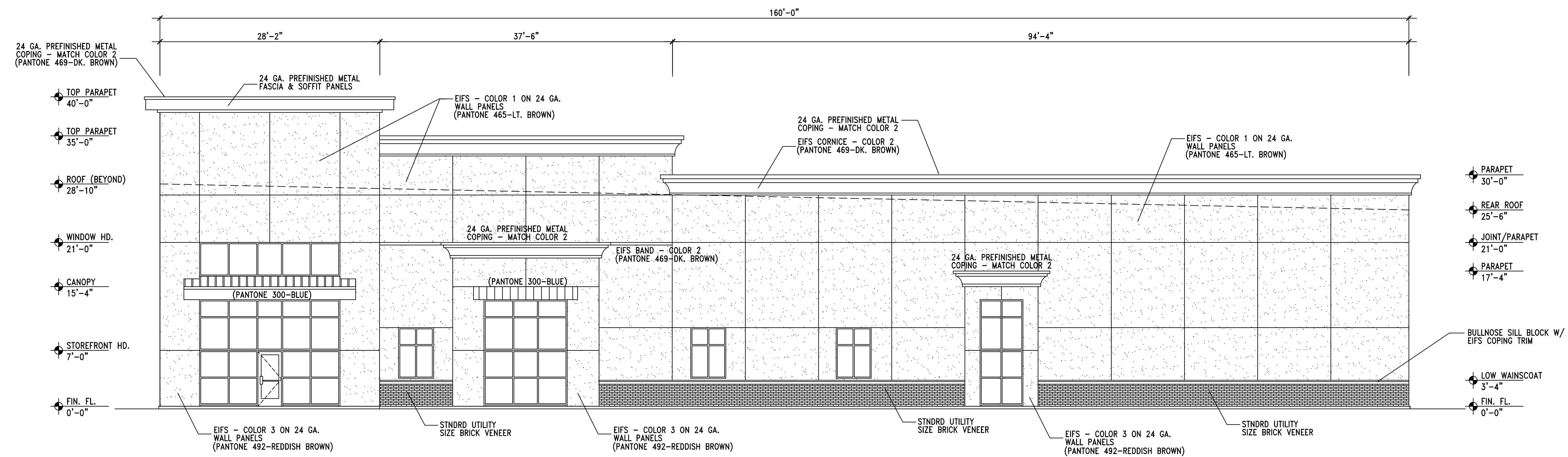
LANDSCAPING PLAN			SHEET
4			OF
REVISION DATE	DESCRIPTION	CITY COMMENTS	
12/19/2019			





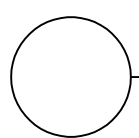
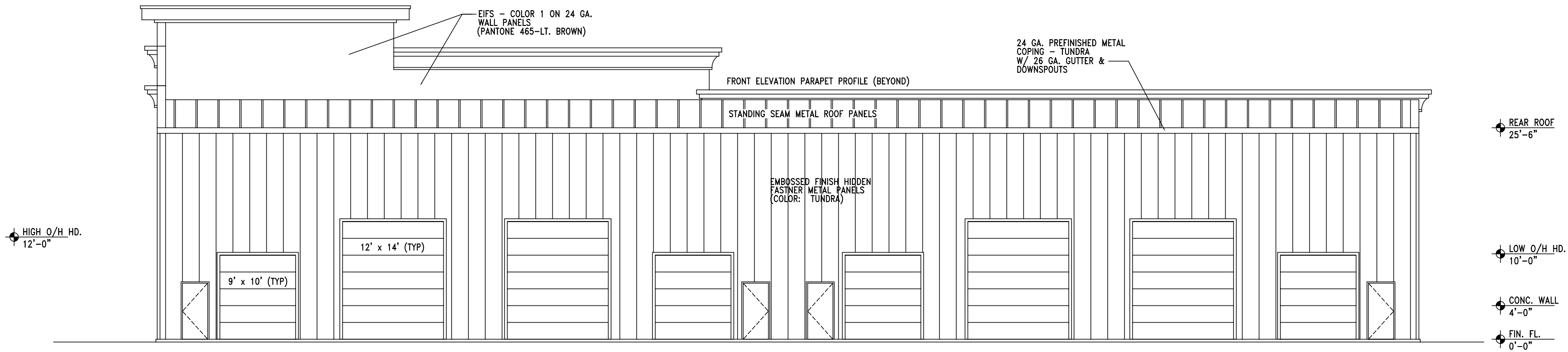
NORTH ELEVATION

1/8" = 1'-0"



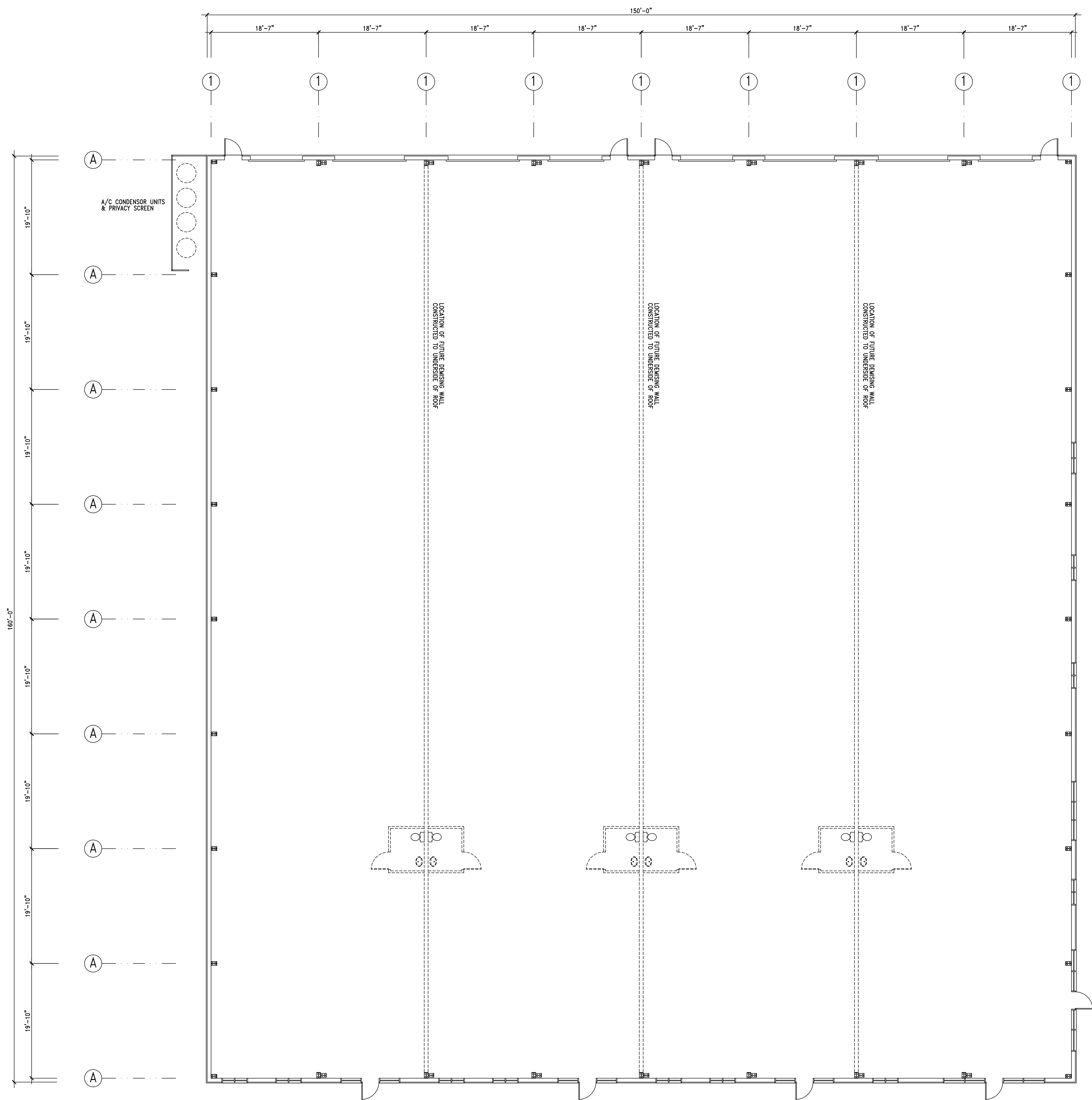
SOUTH ELEVATION

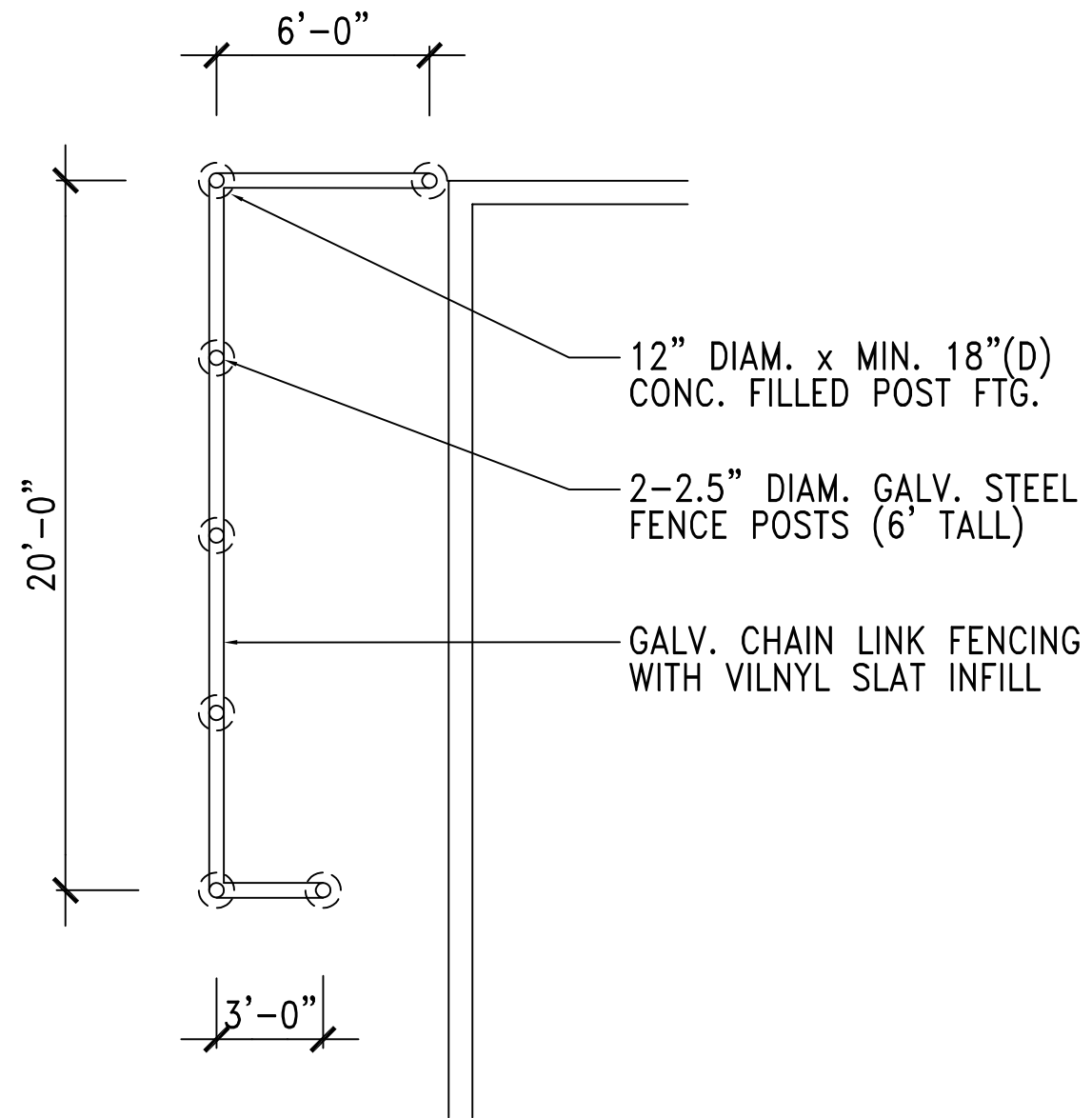
1/8" = 1'-0"



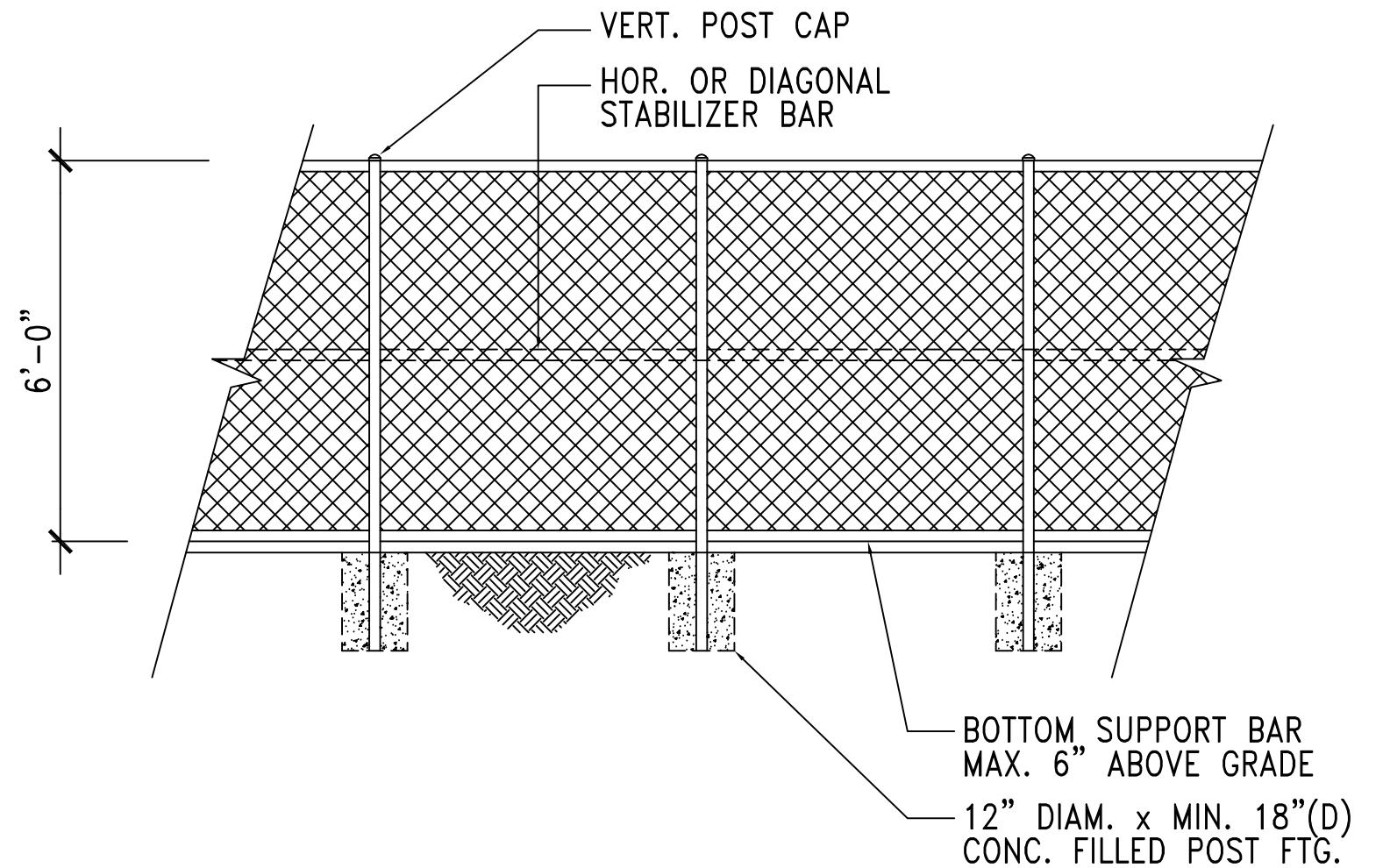
EAST ELEVATION

1/8" = 1'-0"





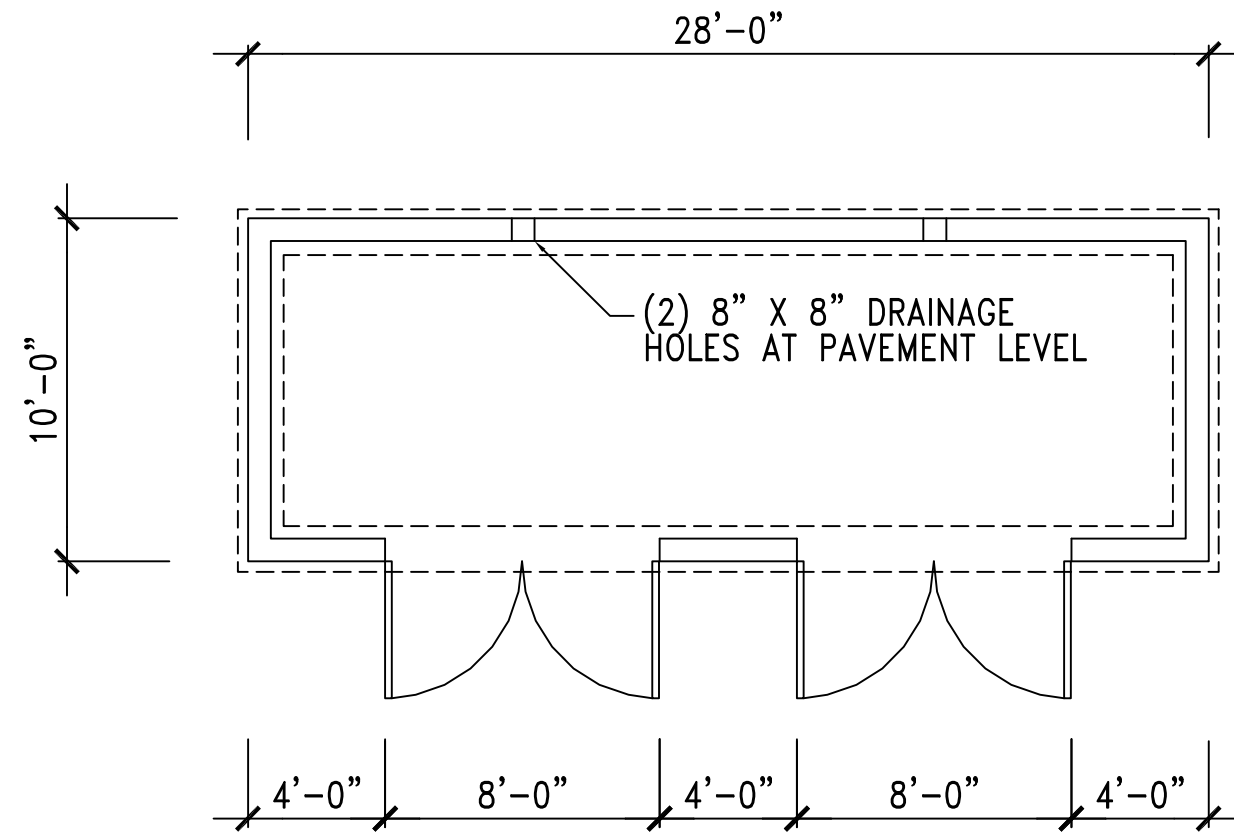
PLAN



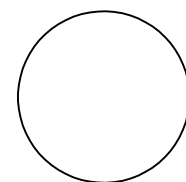
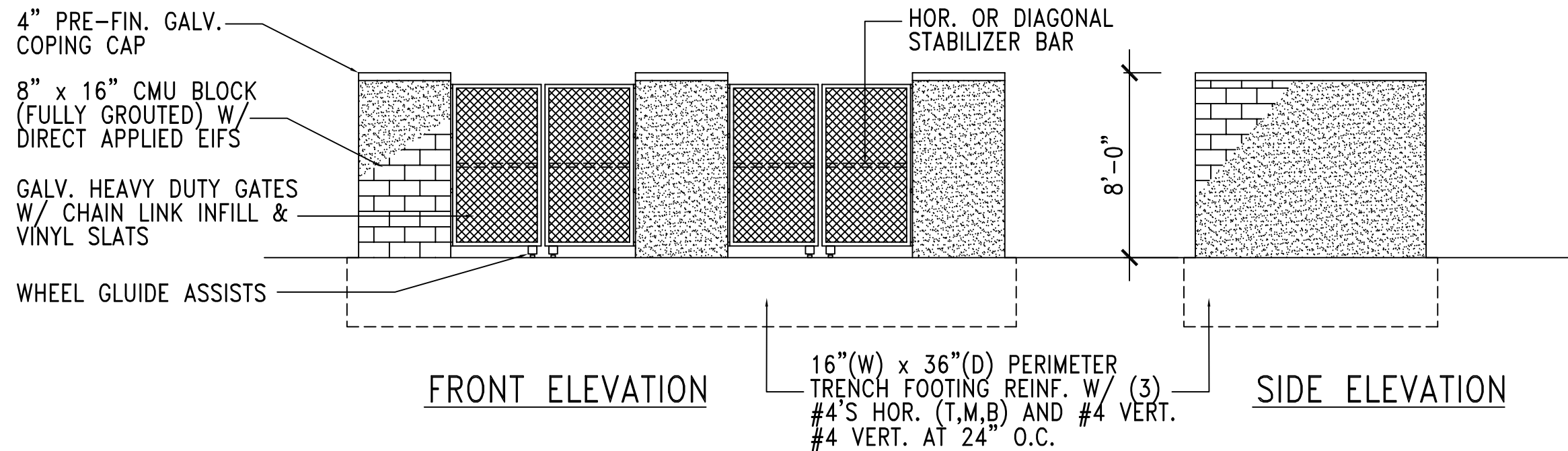
PARTIAL ELEVATION

○ MECHANICAL EQUIPMENT SCREEN

1/4" = 1'-0"

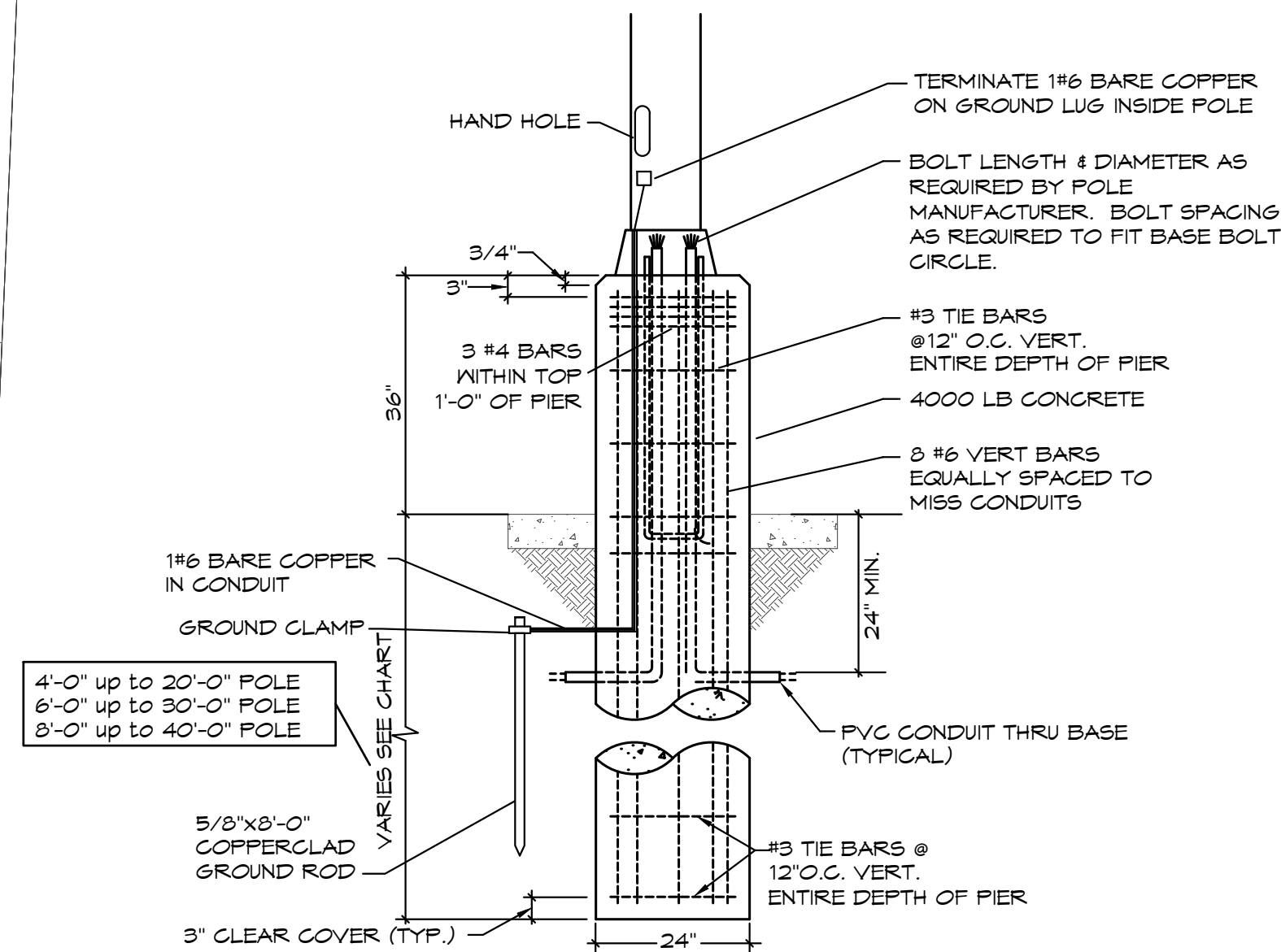
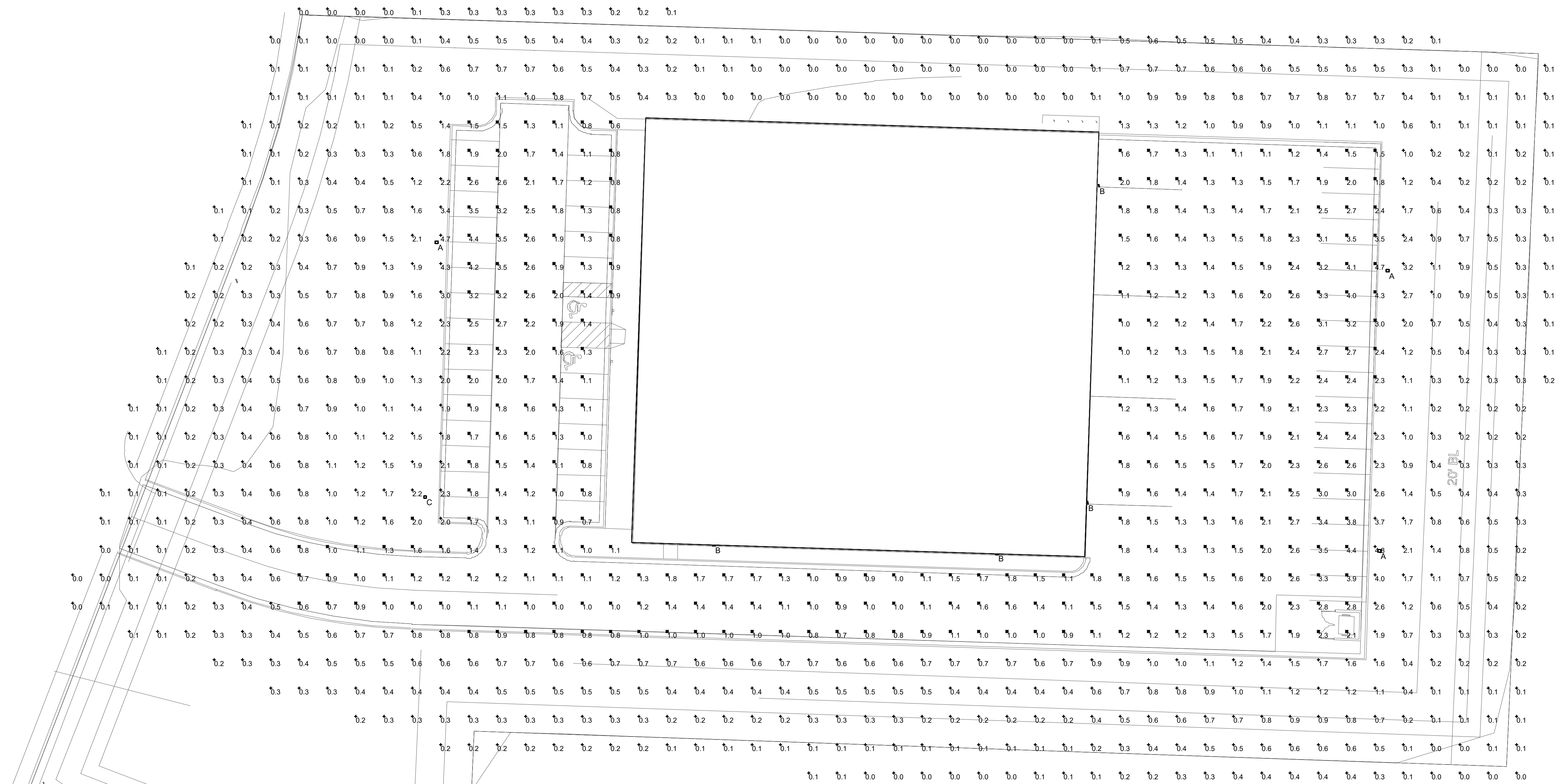


PLAN



TRASH ENCLOSURE DETAIL

1/4" = 1'-0"



POLE FOUNDATION DETAIL
SCALE: NONE

SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Mounting Height	Lumens Per Lamp	Light Loss Factor
	A	3	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT	DSX1 LED P8 40K T4M MVOLT	LED	1	25'-0"	23740	0.9
	B	4	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA	LED	1	20'-0"	7572	0.9
	C	1	Lithonia Lighting	DSX1 LED P7 40K T5W MVOLT	DSX1 LED P7 40K T5W MVOLT	LED	1	25'-0"	21384	0.9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	4.8 fc	0.0 fc	N/A	N/A
Stat Zone # 2	X	1.7 fc	4.7 fc	0.6 fc	7.8:1	2.8:1

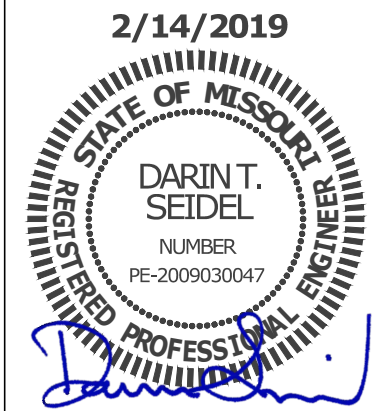
MISSOURI PE COA #2009003629

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2019 BC Engineers, Inc.

BC ENGINEERS INCORPORATED

5720 Reeder Shawnee, Ks. 66203 (913)262-1772

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 10th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS200200859-F



LAKEWOOD BUSINESS PARK - LOT 35
PRELIMINARY DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE		DESCRIPTION	
1	2/14/2019	PHOTOMETRIC SITE PLAN	

PHOTOMETRIC
SITE PLAN

SHEET
PH-1
OF 1