

Final Development Plan

Section 6, Township 41 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 816.969.1200 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 ~ 795-1100
- 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

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 29095C0417G, DATED JANUARY 20, .

PROPERTY DESCRIPTION

Lots 1 & 2, Dahmer Development, Lots 1 - 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

UPDATED
CURRENT/PROPOSED
ZONING TO CBD

Site Data Table :

Lot 1 Area: 21,376.14 Sq. Ft. (0.49 Acres)

Current Zoning: CBD
Propozed Zoning: CBD

Building 1st Floor 2,625sq. ft. (0.06 Ac.)
Building 2nd Floor 2,625 sq. ft. (0.06 Ac.)
Total: 5,250 sq. ft. (0.12 Ac.)

Impervious Area
Parking/Sidewalk 17,368 sq. ft. (0.40 Ac.)
Building 2,625 sq. ft. (0.41 Ac.)
19,993 sq. ft. (93.5% of Site)

Floor-Area-Ratio: 24.6%

Site Data Table :

Lot 2 Area: 9,576.23 Sq. Ft. (0.22 Acres)

Current Zoning: CBD
Propozed Zoning: CBD

Building 1st Floor 5,848 sq. ft. (0.13 Ac.)
Building 2nd Floor 5,848sq. ft. (0.13 Ac.)
Total: 11,696 sq. ft.(0.26 Ac.)

Impervious Area
Parking/Sidewalk 1,400 sq. ft.
Building 5,848 sq. ft.
7,248 sq. ft. (75.6% of Site)

Floor-Area-Ratio: 61%

Parking:
Provided 50 Standard (2 ADA Accessible 0 ADA Van Accessible)
Entire Site = 52 Spaces

Required 43 Standard / 2 Handicap
Entire Site = 45 Spaces

Current Zoning: CBD
Current Use: Vacant
Proposed Use: Office Building

Sanitary Sewer Service

The site will utilize a sanitary service line from the existing sanitary to the southwest. The existing sanitary will be relocated to the northeast.

Water Service

Water service will be from the existing 12" water main located on Main Street.

Storm Sewer

New Inlets and pipe system will connect to existing public main.

Storm Water Detention

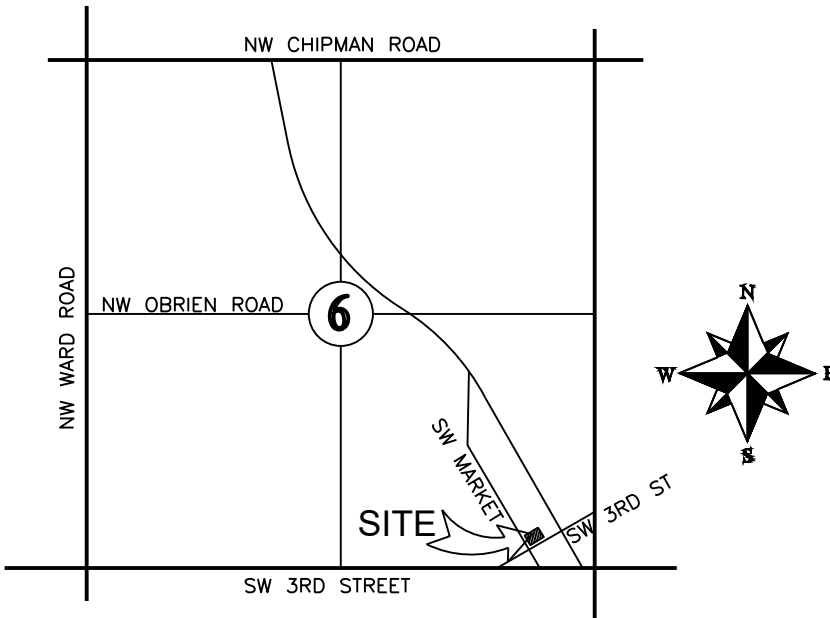
No storm water detention will be provided per APWA Section 5601.3.A.2. The site was previously a fully impervious with an existing building and associated parking area. The entire area of Lot 2 is currently a paveasphalt parking area.

Storm Water Quality Elements

No storm water quality will be provided per APWA Section 5601.3.A.2. The site was previously a fully impervious with an existing building and associated parking area. The entire area of Lot 2 is currently a pave asphalt parking area.

SW Main and SW Market Street

Both streets will be modified to include more on street parking. The developer would like to request all long term parking on SW Main Street be converted to 2 hr parking and 4 loading / unloading zones be provided for use by Amtrack.

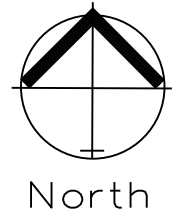


LOCATION MAP
SECTION 6-T41N-R31W

Not to Scale

OWNER:
TUSTIN LLC
Dusty Dahmer
12650 S PFLUMM RD STE 201
OLATHE KS

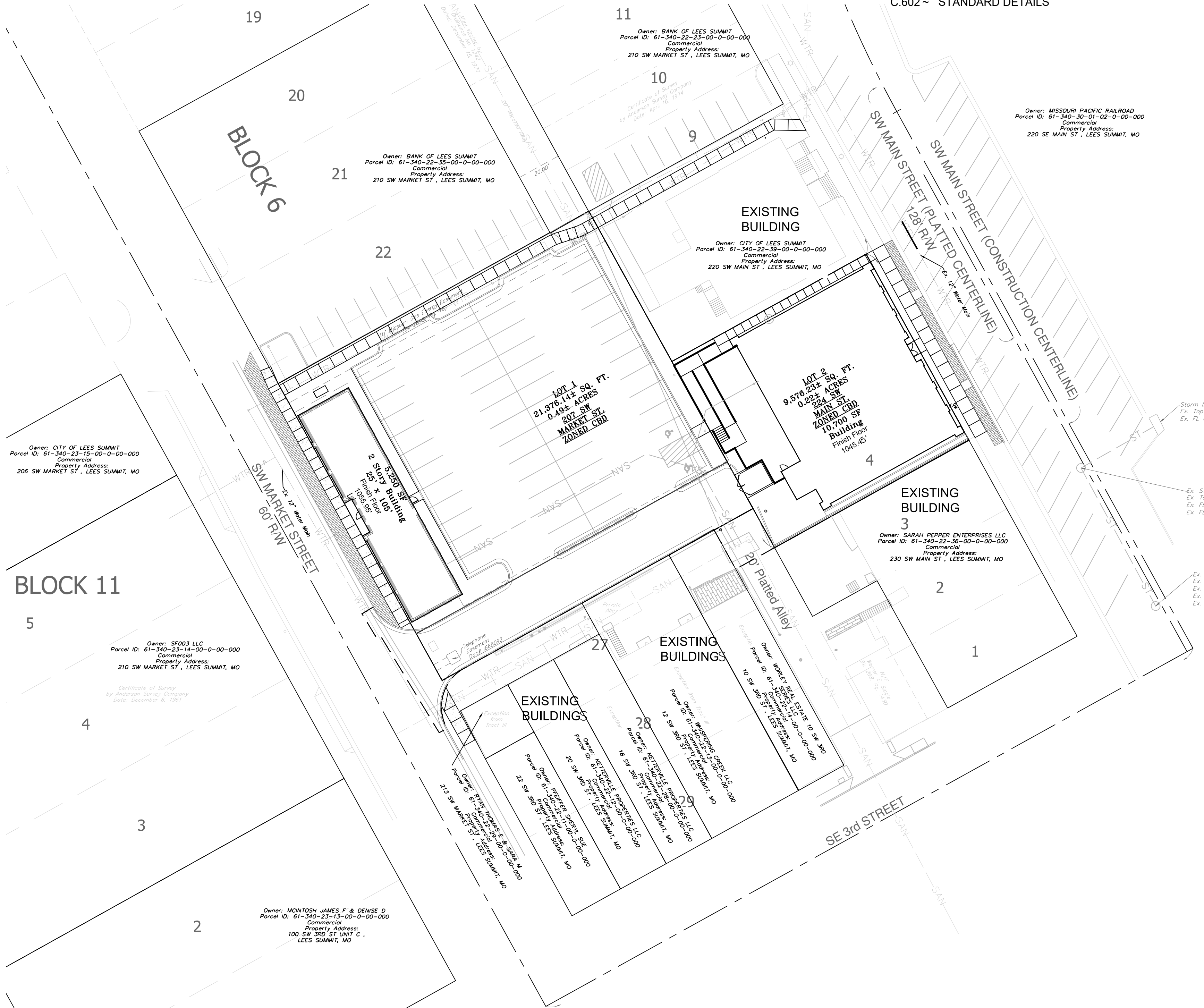
ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE



FINAL DEVELOPENT PLAN
SCALE: 1" = 30'

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
C.010 ~ DEMOLITION
C.050 ~ ESC PHASE 1 - Pre Clearing Plan
C.051 ~ ESC PHASE 2 - Inactive Area Stabilization Plan
C.052 ~ ESC PHASE 3 - Final Restoration Plan
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN
C.200 ~ GRADING PLAN
C.201 ~ SPOT ELEVATIONS
C.202 ~ ADA SPOT ELEVATIONS AND DETAILS
C.203 ~ DRAINAGE MAP
C.300 ~ STORM SEWER GENERAL LAYOUT
C.301 ~ STORM SEWER PLAN AND PROFILE
C.302 ~ ROOF DRAIN PLAN
C.400 ~ UTILITY PLAN
C.600 ~ STANDARD DETAILS
C.601 ~ STANDARD DETAILS
C.602 ~ STANDARD DETAILS



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008182-D
Kansas
Engineering E-1696
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

Project AND
NICHOLS, LSNM
Issue Date:
January 29, 2019

Cover Sheet
Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

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

REVISIONS
Revised 4/2/19
Revised 5/8/19

C.001