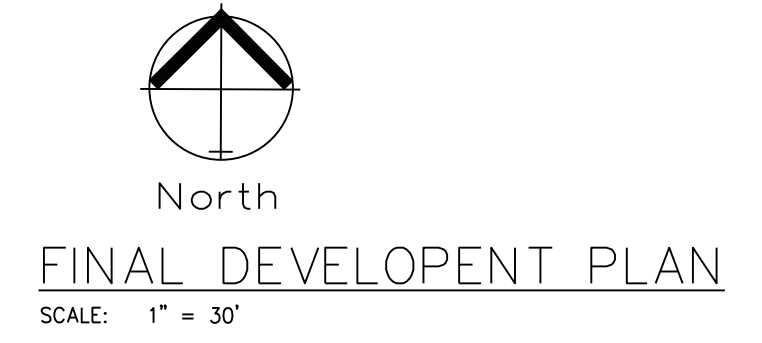


Final Development Plan

Section 17, Township 48 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 29095C0430G, DATED JANUARY 20, 2017 A PORTION OF THE SITE IS LOCATED IN ZONE "A" AS SHOWN ON THE ATTACHED DRAWING AND THE REMAINING LOT IS LOCATED IN ZONE "X"

PROPERTY DESCRIPTION:

CHAPEL RIDGE BUSINESS PARK LOT 8-J.

Site Data Table :

Lot Area: 63,014.58 Sq. Ft. (1.45 Acres)

Lots: 1

Current Zoning: PMIX
 Proposed Zoning: PMIX

Building: 10,964 sq. ft. (0.25 Ac.)

Total: 10,964 sq. ft. (0.25 Ac.)

Road/Parking: 24,817 sq. ft. (0.57 Ac.)

Impervious Area: 0.82 Acres (56% of Site)

Floor-Area-Ratio: 17.4%

Parking:

Provided: 45 Standard (2 ADA Accessible 0 ADA Van Accessible)

Entire Site: = 47 Spaces

Required:

1 SPACE REQUIRED PER CLASSROOM 12

1 SPACE REQUIRED PER STAFF MEMBER 13

Entire Site: = 25 Spaces

Current Zoning: PMIX

Current Use: Vacant

Proposed Use: Daycare

Sanitary Sewer Service

Lot will be served by an existing public sanitary sewer main located at the Northwest corner of the site.

Water Service

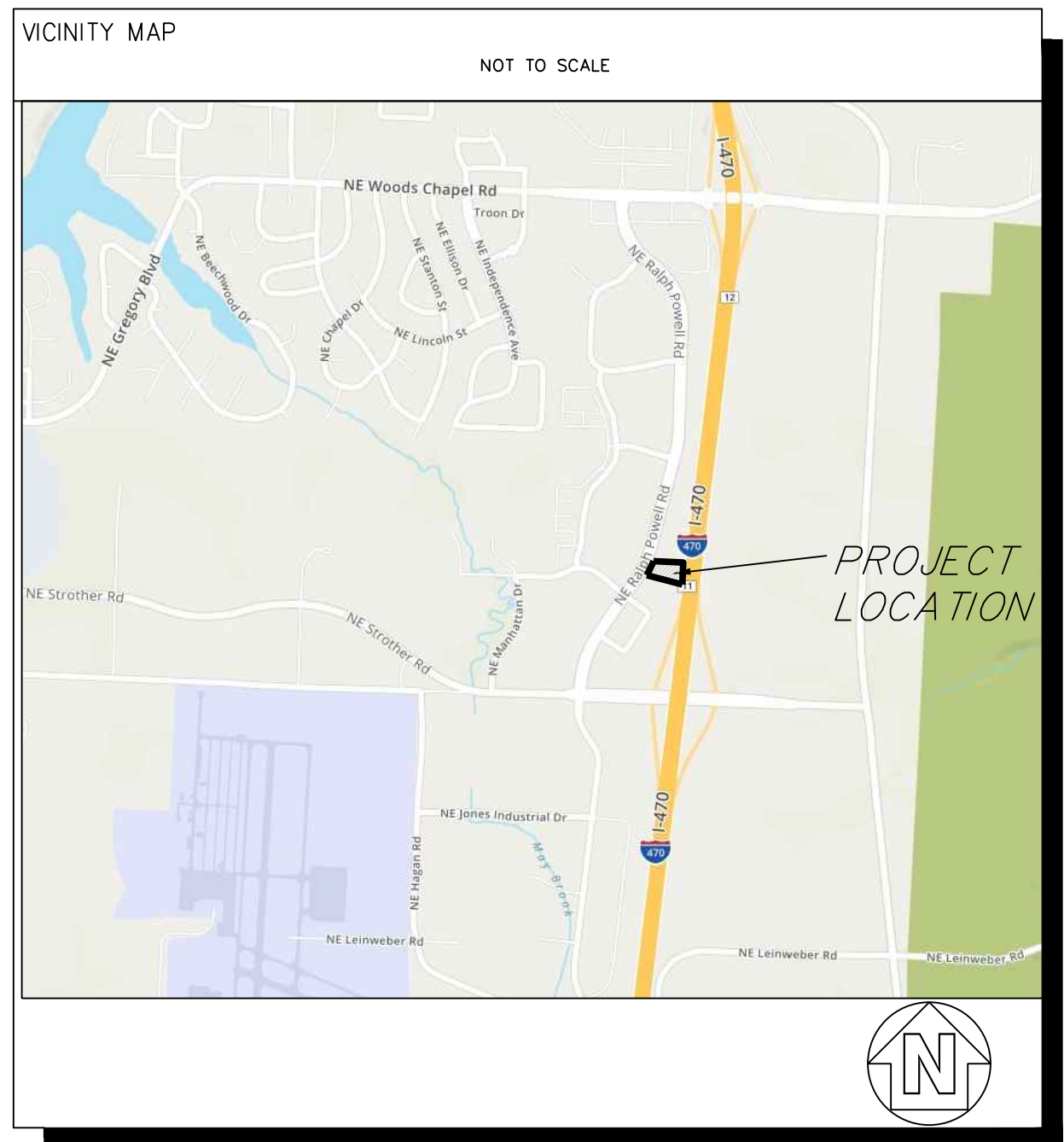
Water will be extended from the existing 8 inch water main on the east side of NE Ralph Powell Road that serves the site with fire protection.

Storm Sewer

Storm sewer system will be installed to convey the storm water runoff to the existing inlet in the Northwest.

Storm Water Detention

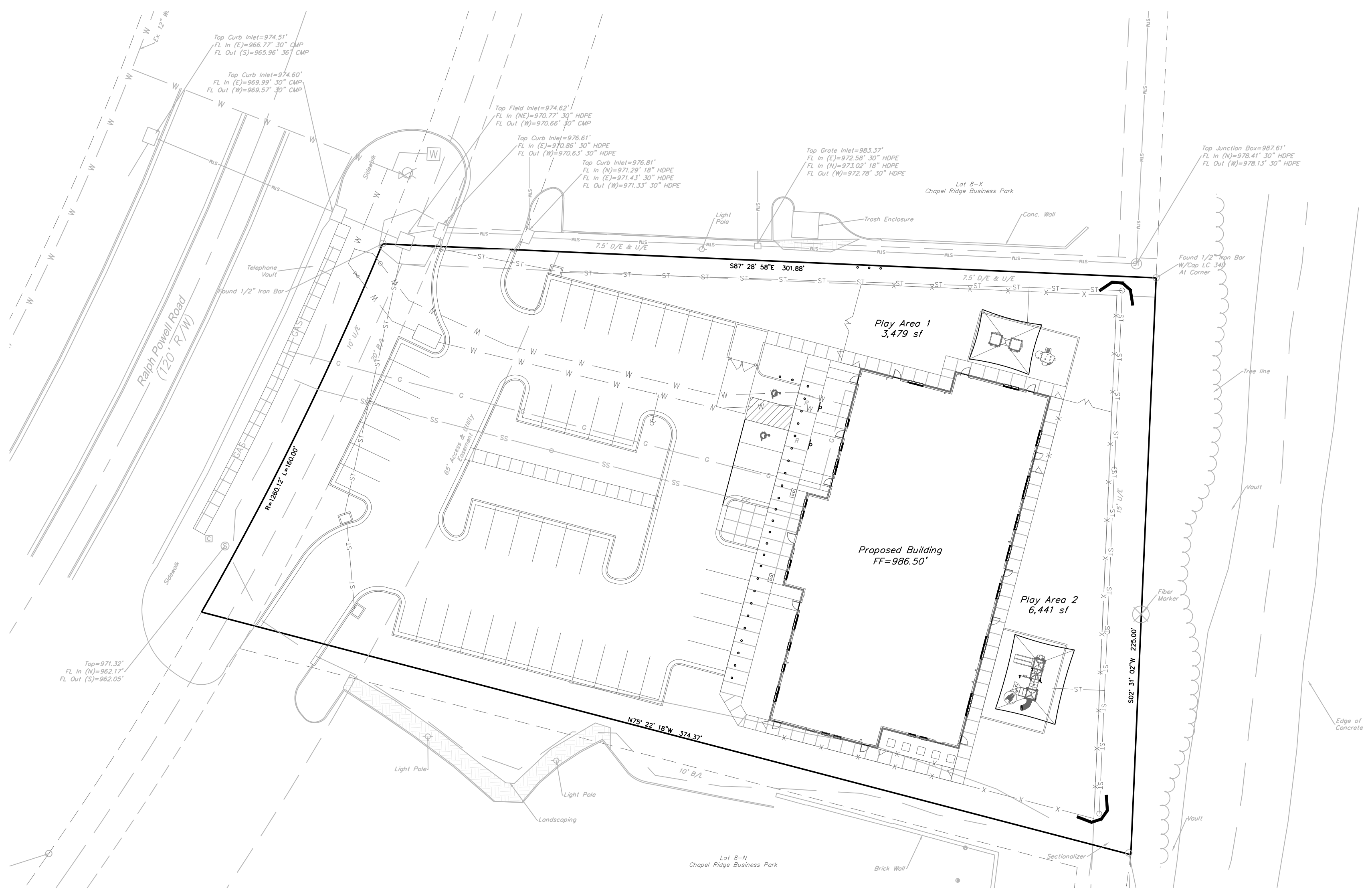
Regional Facility.



INDEX OF SHEETS:

- C.001 - COVER SHEET
- 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 - SPOT ELEVATIONS
- C.300 - UTILITY PLAN
- C.301 - STORM SEWER PLAN
- C.302 - STORM SEWER PLAN AND PROFILE
- C.303 - STORM SEWER PLAN AND PROFILE
- C.600 - CONSTRUCTION DETAILS
- C.601 - CONSTRUCTION DETAILS
- C.602 - CONSTRUCTION DETAILS
- C.603 - CONSTRUCTION DETAILS
- C.604 - CONSTRUCTION DETAILS
- L.100 - LANDSCAPE PLAN
- SL1 - SITE LIGHTING PLAN
- SL2 - SITE LIGHTING DETAILS

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



Professional Registration
 Missouri
 Engineering 2005002185-D
 Surveying 200500019-D
 Kansas
 Engineering E-1695
 Surveying LS-219
 Oklahoma
 Engineering R2-54
 Nebraska
 Engineering CA2821

Lot 8-J, Chapel Ridge Business Park
 Section 17, Township 48 North, Range 31 West
 Lee's Summit, Jackson County, Missouri

Project: CHAPEL RIDGE LOT 8-J
 Issue Date: February 9, 2019

FINAL DEVELOPMENT PLAN
 Construction Plans for:
 GODDARD SCHOOL
 Lee's Summit, Jackson County, Missouri

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

REVISIONS

2/8/19 Bid Set
REV 2/12/19
REV 5/7/19
REV 5/30/19