

# 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

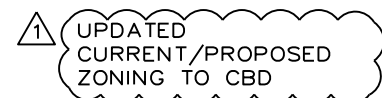
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

#### 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



#### Site Data Table :

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

Current Zoning: CBD  
Proposed 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  
Proposed 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

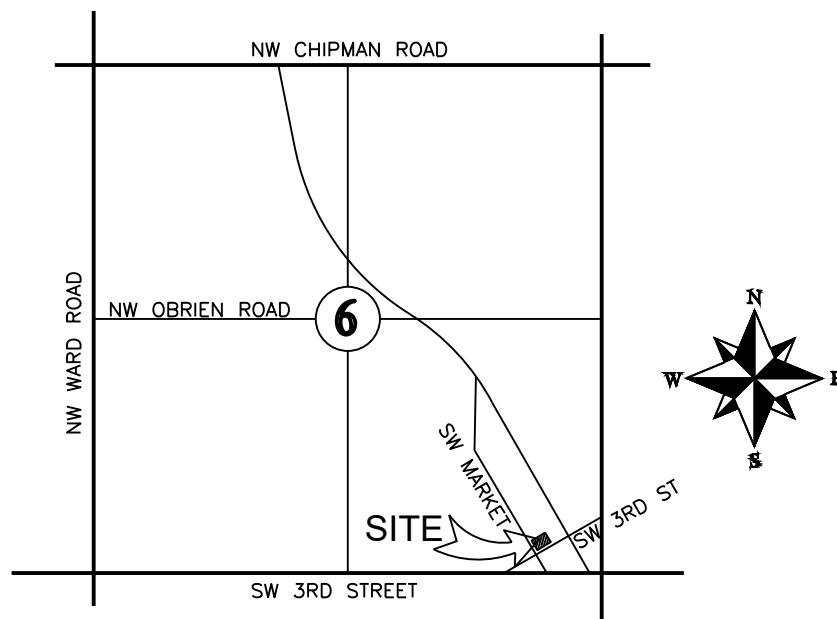
No storm water detention will be provided per APWA Section 5601.3.A.2. The site was previously a fully impervious with an existing building and associated parking area. The entire area of Lot 2 is currently a paveasphalt parking area.

#### 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.

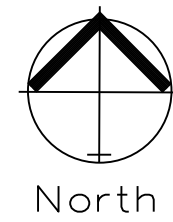


LOCATION MAP  
SECTION 6-T41N-R31W

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 DEVELOPMENT 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-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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

Project AND  
NICHOLS, LSHO  
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 25526

REVISIONS  
Revised 4/2/19  
Revised 5/8/19  
Revised 6/6/19

C.001