

LAKEWOOD RETAIL

5030 NE LAKEWOOD WAY

FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:

All of Lot 11C, EXECUTIVE LAKES CENTER, LOTS 11B AND 11C, a subdivision in the City of Lee's Summit, Jackson County, Missouri. Containing 79,760.41 Sq.Ft. or 1.8310 Acres.

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE LATEST REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MISSOURI.
2. THE CONTRACTOR IS REQUIRED TO CALL "MISSOURI ONE-CALL" AT 1-800-DIG-RITE (344-7483) AND HAVE UTILITIES LOCATED BEFORE UNDERTAKING EXCAVATION. THIS ACTION DOES NOT RELIEVE THE CONTRACTOR OF INDEPENDENT VERIFICATION BY HIS OWN FORCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS OWN EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
3. RENAISSANCE INFRASTRUCTURE CONSULTING DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES NOR AS TO SOIL AND GROUND CONDITIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DIFFERENCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
6. RELOCATION OF ANY UTILITIES IS TO BE AT THE CONTRACTOR'S EXPENSE AND COMPLETED WITH SITE WORK. ALL NEW UTILITY LINE INSTALLATION MUST BE UNDERGROUND (I.E., TELEPHONE, ELECTRIC, ETC.)

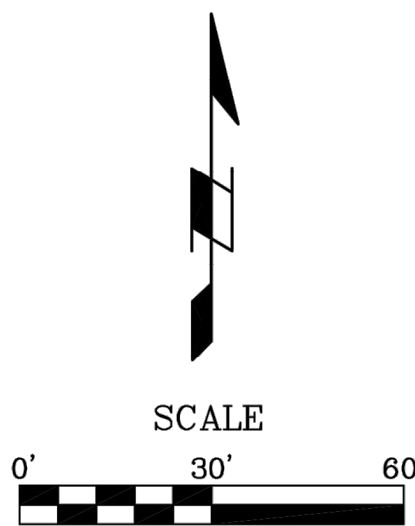
FLOODPLAIN

THE PROPERTY SHOWN HEREON LIES WITHIN SHADED FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #29095C0313G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2017 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY CONTACTS

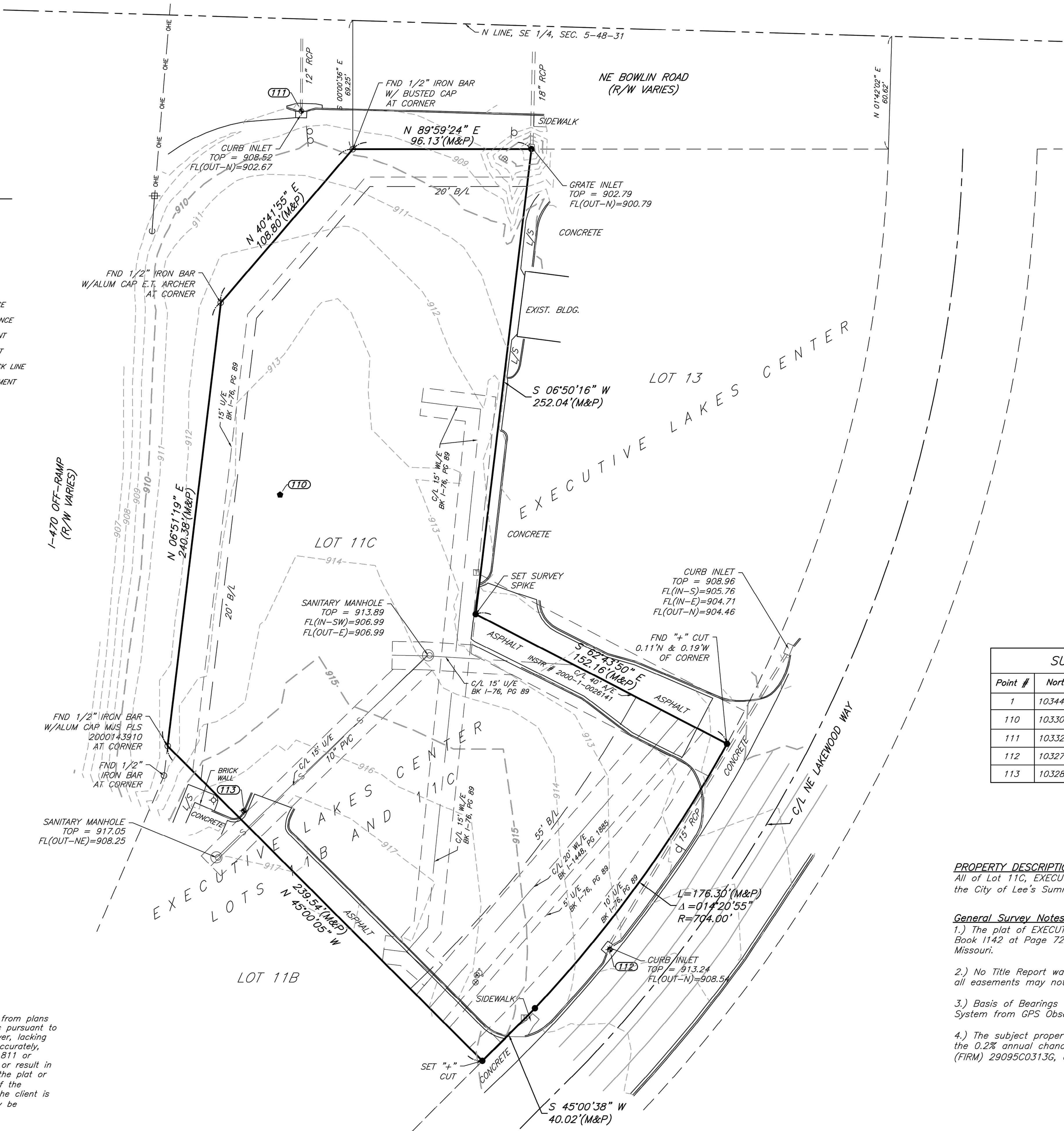
BOUNDARY & TOPOGRAPHIC SURVEY

LOT 11C, EXECUTIVE LAKES CENTER
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

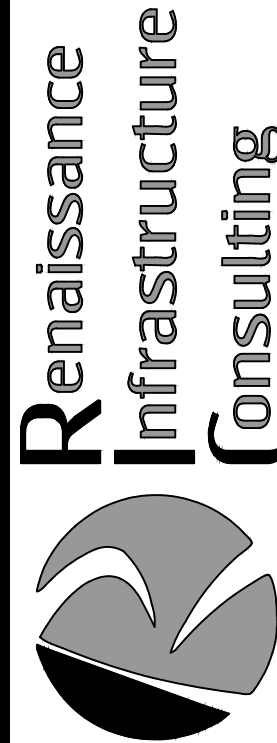


LEGEND

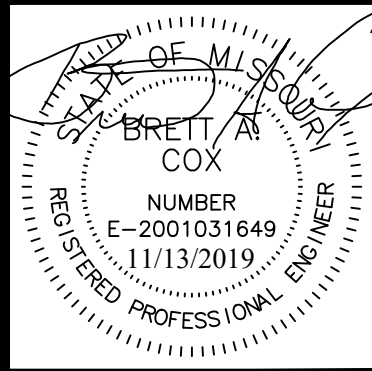
- 1/2" BAR SET w/ J & J CAP
- MONUMENT SET AS NOTED
- 1/2" BAR FOUND
- MONUMENT FND. AS NOTED
- BENCHMARK
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- TELEPHONE PEDESTAL
- SANITARY MANHOLE
- SIGN POST
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- GAS
- UNDERGROUND GAS LINE
- UNDERGROUND WATER
- SANITARY SEWER LINE
- GV - GAS VALVE
- GAS METER
- WV - WATER VALVE
- WATER METER
- FIRE HYDRANT
- PIPE BOLLARD
- PLATTED DISTANCE
- MEASURED DISTANCE
- ACCESS EASEMENT
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE EASEMENT



NO.	BY	DATE	REVISION
2.	BAC	11/13/19	REVISED PER CITY COMMENTS
1.	BAC	10/24/19	REVISED PER CITY COMMENTS
1.	BAC	08/12/19	ORIGINAL SUBMITTAL



5015 NW CANAL STREET, SUITE 100
RIVERVIEW, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM



MISSOURI CERTIFICATE OF AUTHORITY NO. 20100363630

LAND USE SCHEDULE

PROJECT NAME

LAKEWOOD RETAIL

ZONING:

CP-2

SITE CALCULATIONS

TOTAL SITE AREA:

