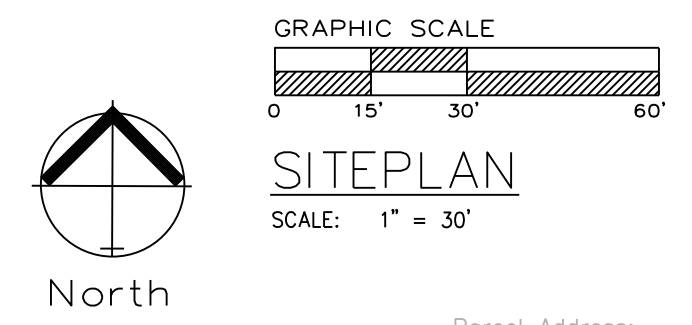


# Final Development Plan Cosentinos Warehouse Modification

Section 20, Township 48, Range 31 Lee's Summit,  
Jackson County, Missouri



Parcel Address:  
2320 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064  
Zoned: PI

Owner Information:  
IP AVENUE, LLC  
55 S ST  
LAKE LOTAWANA, MO 64086

Parcel Address:  
2330 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064  
Zoned: PI

Owner Information:  
DATA LINK LEASING, LLC  
14314 S SMART RD  
GREENWOOD, MO 64034

Parcel Address:  
2300 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064  
Zoned: PI

Owner Information:  
MYERS ROSALIE C  
3615 WYOMING ST  
KANSAS CITY, MO 64111

Parcel Address:  
2150 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064  
Zoned: PI

Owner Information:  
LEES SUMMIT TOWN CENTRE LLC  
6515 GRAND TETON PLZ STE 300  
MADISON, WI 53719

Parcel Address:  
2225 Independence Ave  
Lot 1, Silverthorn Industries - 1st Plat

Parcel Address:  
2225 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064  
Zoned: PI

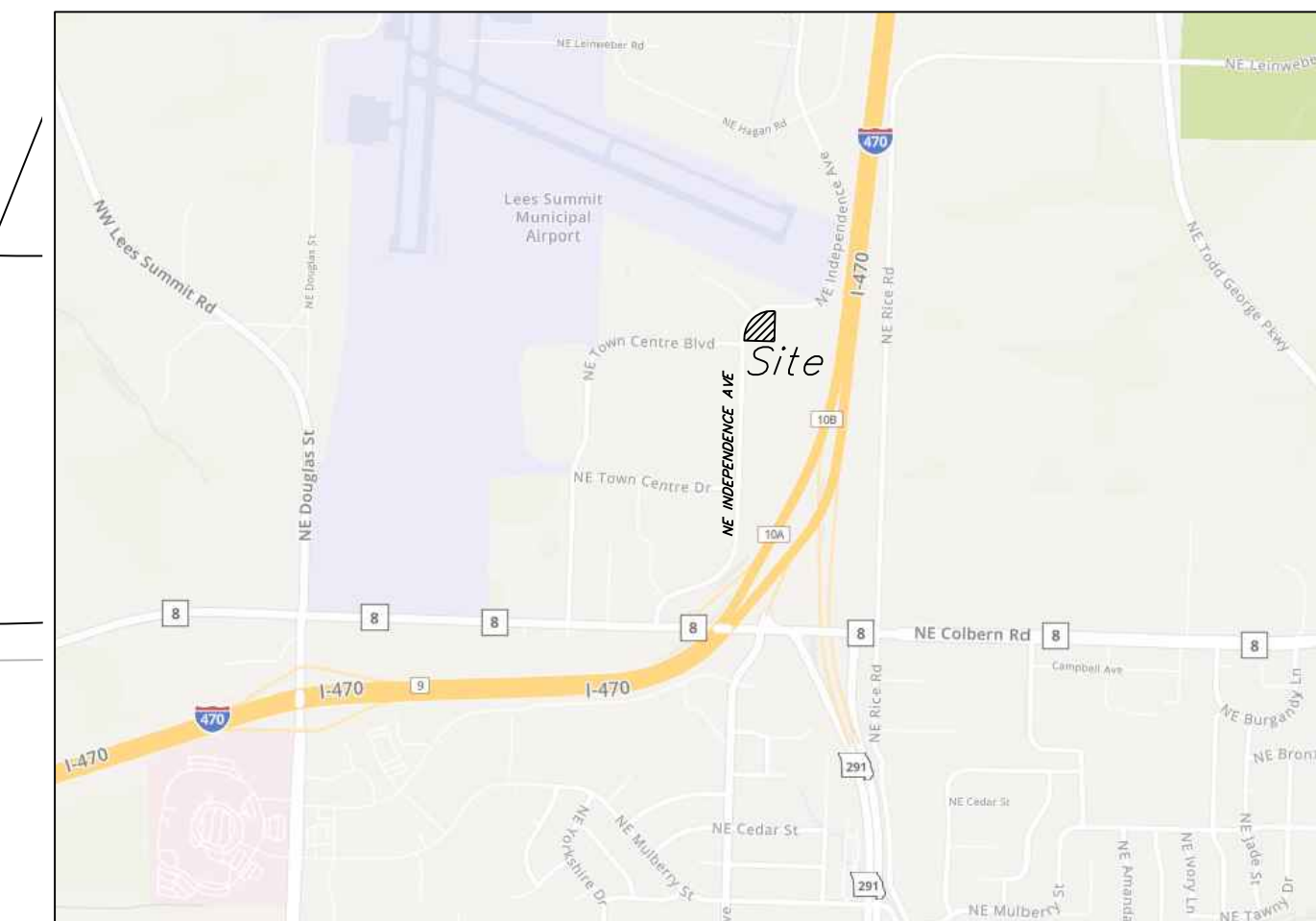
Owner Information:  
T & J REAL ESTATE LLC  
11000 S FRONTAGE RD  
SOUTH JORDAN, UT 84095

Parcel Address:  
2315 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064  
Zoned: PI

Owner Information:  
CERRA & CERRA DEVELOPMENT  
LLC  
2315 NE INDEPENDENCE AVE  
LEES SUMMIT, MO 64064

Parcel Address:  
2321 NE INDEPENDENCE AVE  
UNIT A  
LEES SUMMIT, MO 64064  
Zoned: PI

Owner Information:  
I-470 FRONTAGE INVESTORS LLC  
KESSINGER/HUNTER & CO INC  
KANSAS CITY, MO 64108



**INDEX OF SHEETS:**  
C.100 ~ SITE PLAN  
C.200 ~ GRADING PLAN

Added Table of Contents

OWNER:  
COS Brothers RE, LLC  
3901 W 83rd St  
Prairie Village, KS 66208

Added Developer's Contact Information

**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 CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 989-1200.
- 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.

EVERGY ~ 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 PUBLIC WORKS INSPECTIONS ~ 969-1800  
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900  
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

**Site Data Table :**

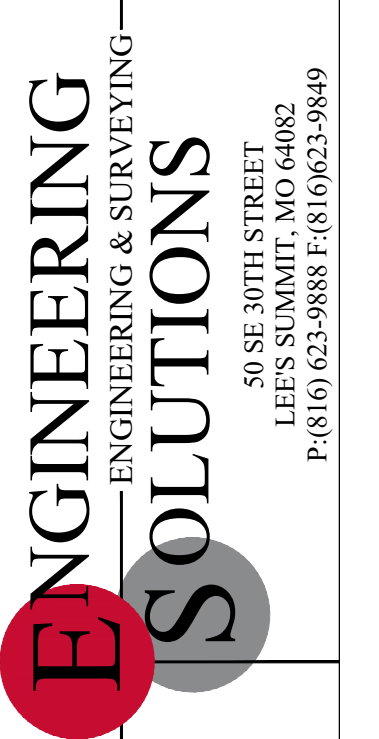
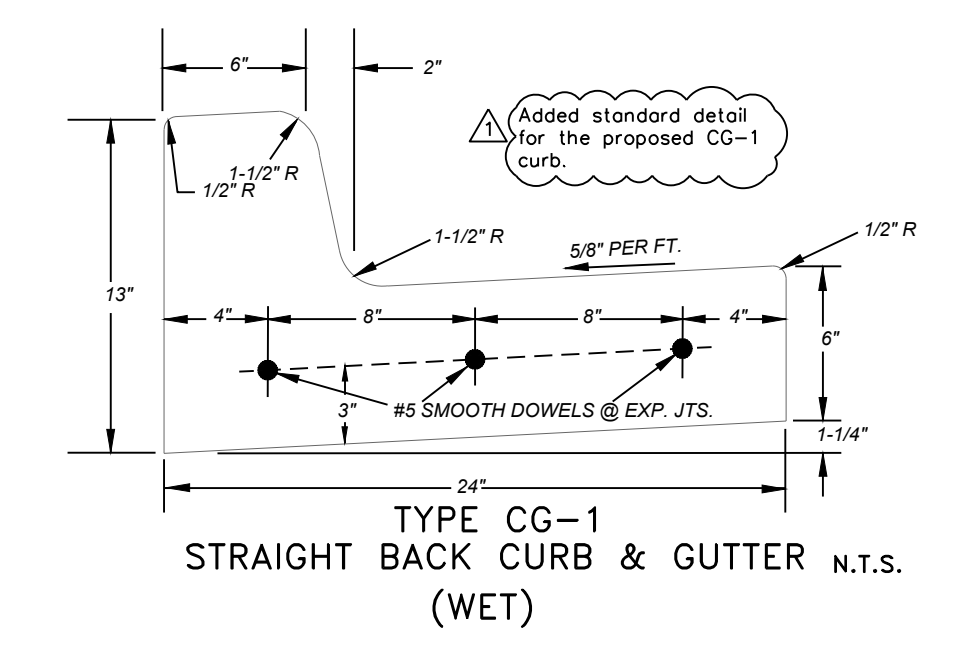
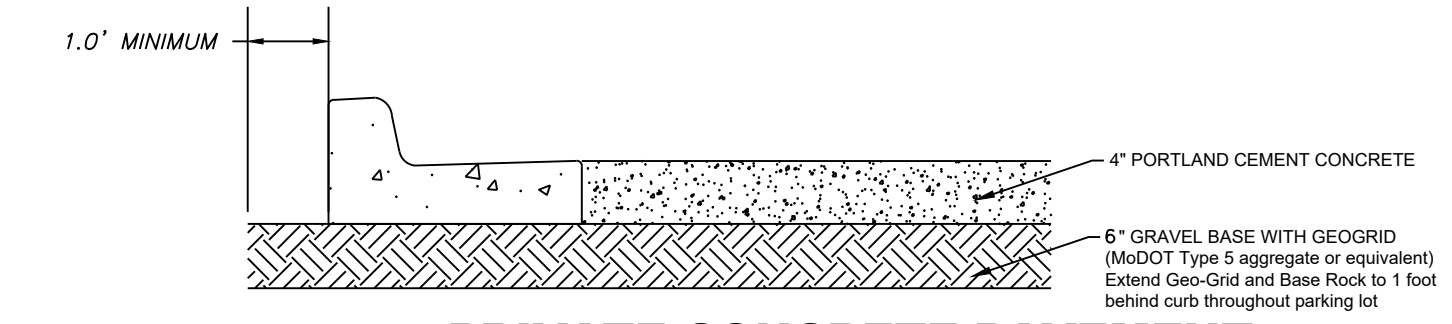
Lot Area:	74,753.36 sq. ft. (1.72 Ac.)
Building Area - First Floor	17,434 sq. ft. (0.40 Acres)
Total Building Area	17,434 sq. ft. (0.40 Acres)
Existing Parking/Sidewalk	26,562.19 sq. ft. (0.61 Acres)
New Parking/Sidewalk	2,685.71 sq. ft. (0.06 Acres)
Impervious Area	46,681.90 sq. ft. (1.07 Acres) 62.45% of Site
Floor-Area-Ratio	23.32%
<b>Total Parking</b>	
Provided	34 Standard ( 2 ADA Accessible)
Required	
Office:	4 Spaces per 1000 sq.ft. = .x4 = 4 Spaces
Warehouse/Storage:	1 Space per 1000 sq.ft. = 17,434 x 1 = 18 Spaces
Total:	18 Spaces
Current Zoning:	PI - Planned Industrial
Current Use:	Commercial Office / Warehouse Storage

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

**FLOOD INFORMATION:**  
The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 22095C0430G, dated January 20, 2017

**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.

Added Oil-Gas Wells Note

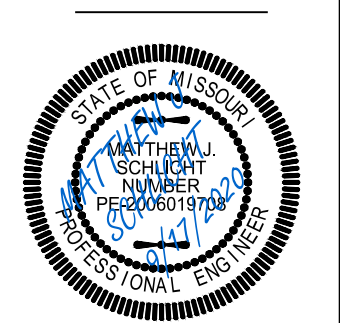


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

2301 NE Independence Ave  
Lot 43A2, Replat No. 1 of Lakewood  
Business Center on I-470 Plat J  
Lee's Summit, Jackson County, Missouri

Project:  
INDEPENDENCE  
AVE, LS MO  
Issue Date:  
August, 2020

**SITE PLAN**  
Construction Plans for:  
2301 NE Independence Ave  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS  
REV. 9/17/2020

