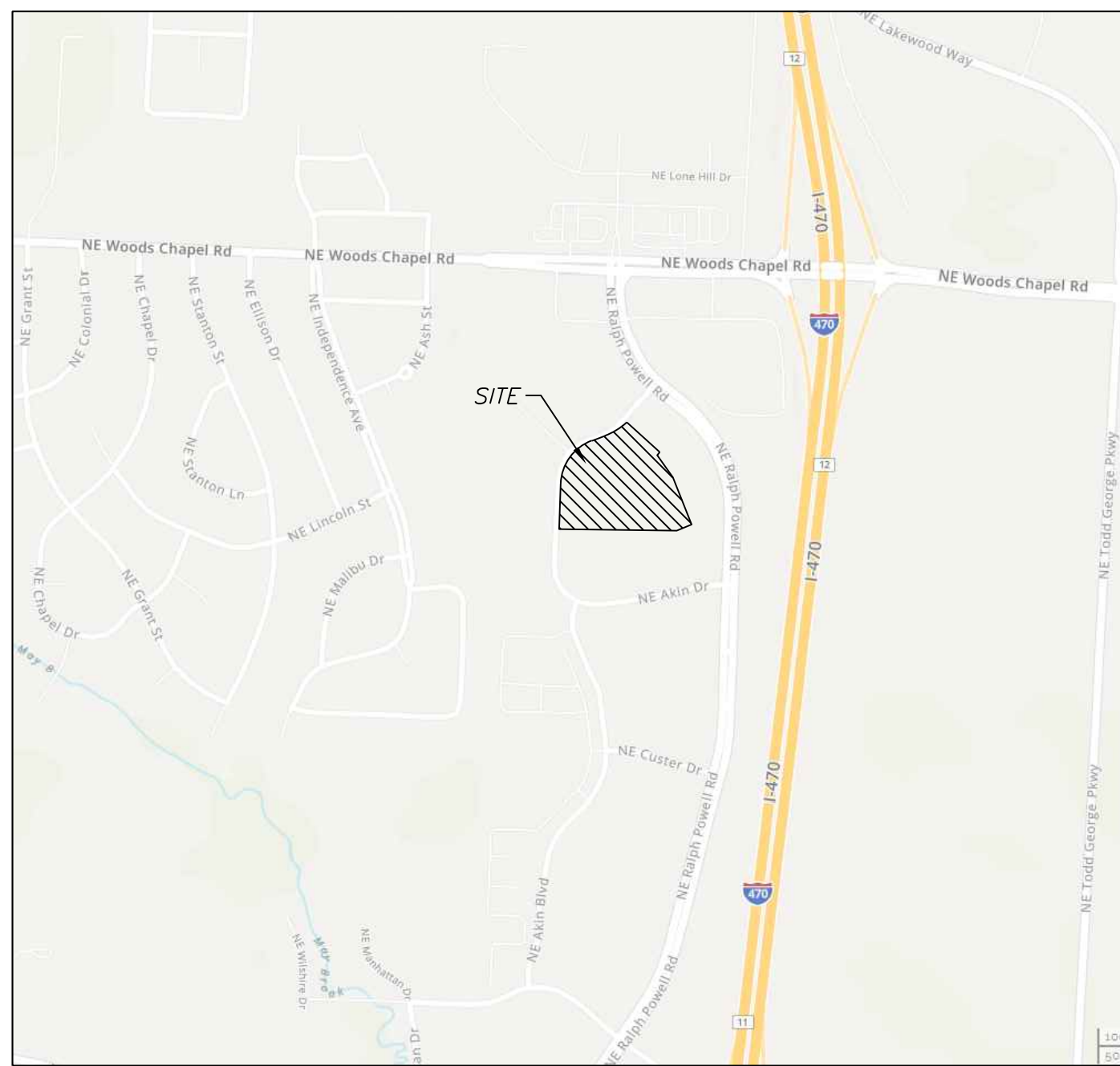




Vicinity Map



North

PROPERTY DESCRIPTION

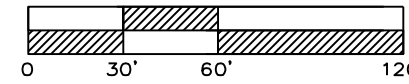
LOT 15C, CHAPEL RIDGE BUSINESS PARK LOTS 15B & 15CLOT 15C.

THE TOWNHOMES AT CHAPEL RIDGE-LOT 15C

Preliminary Development Plan LOT 15C, CHAPEL RIDGE BUSINESS PARK LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



North



Preliminary Development Plan

SCALE: 1" = 60'

INDEX OF SHEETS:
C.001 ~ COVER SHEET
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN
C.102 ~ REZONING PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN

Site Impervious Area

Total Area	5.42 acres
Proposed Apartment Site	5.42 Acres
Site Area	66,375.00 sq. ft.
Building	71,699.51 sq. ft.
Parking/Sidewalk	98,179.85 sq. ft. (41% of Site)
Impervious Area	38 Total/2 ADA
Parking Spaces:	38
Surface:	2
ADA Parking:	2

Site Improvement Notes

- Sanitary Sewer Improvements**
-The site will utilize the existing sanitary sewer on the east side of NE Akin Drive
- Water Main Improvements**
-The existing 8" water main located on the west side of NE Akin Drive
- Storm Sewer**
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
-The site will utilize the existing regional detention facility
- Flood Plain**
-This site is located outside the 100 year area as indicated on the Firm Panel 29095C0287F, dated September 29, 2006

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

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.

UTILITY COMPANIES:

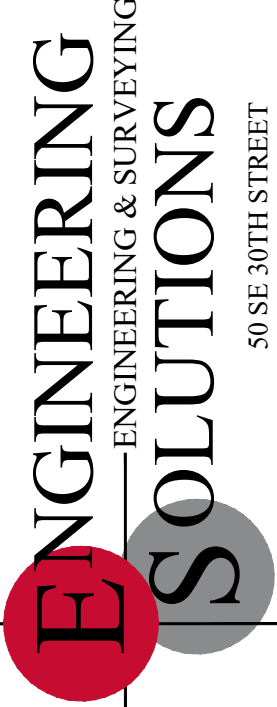
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL 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

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) 969-1200.
- 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.

Current Zoning: CP-2
Proposed Zoning: RP-4



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Chapel Ridge Townhomes
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

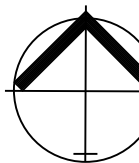
Project:
CHAPEL RIDGE LOT
15, LSMO
Issue Date:
October 23, 2020

PRELIMINARY DEVELOPMENT PLAN
Preliminary Plans for:
Chapel Ridge Lot 15 C
Lee's Summit, Jackson County, Missouri

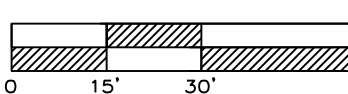
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS





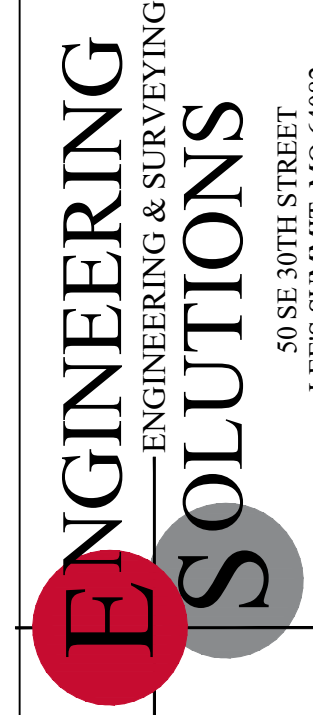
North



0 15' 30' 60'

Site Plan

SCALE: 1" = 30'



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

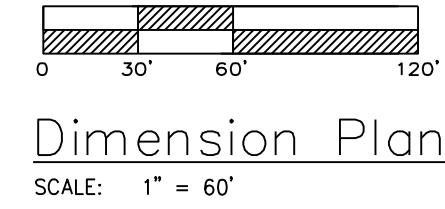
Chapel Ridge Townhomes
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
CHAPEL RIDGE LOT
15, LSMD
Issue Date:
October 23, 2020

SITE PLAN
Preliminary Plans for:
Chapel Ridge Lot 15 C
Lee's Summit, Jackson County, Missouri

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

REVISIONS



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

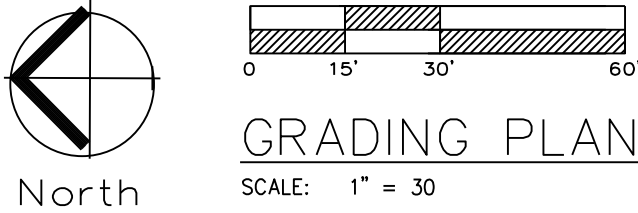
Chapel Ridge Townhomes
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
CHAPEL RIDGE LOT
15, L5MO
Issue Date:
October 23, 2020

DIMENSION PLAN
Preliminary Plans for:
Chapel Ridge Lot 15 C
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS



- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
CHAPEL RIDGE LOT
15, L5M0
Issue Date:
October 23, 2020

Grading Plan
Preliminary Plans for:
Chapel Ridge Lot 15 C
Lee's Summit, Jackson County, Missouri

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

REVISIONS

