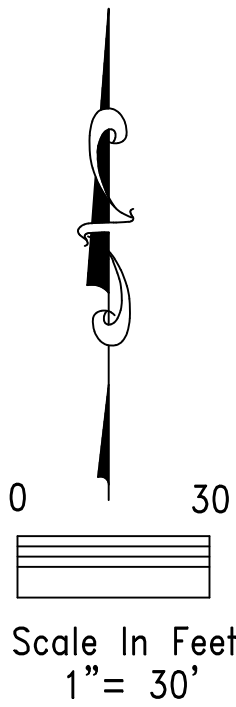


PRELIMINARY DEVELOPMENT PLAN
LOTS 9A, 11A, 13A,
A REPLAT OF LOTS 9-14, BLOCK 5
LOWE'S ADDITION
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET INDEX:

PRELIMINARY DEVELOPMENT PLAN	1
ZONING PLAN	2
STORMWATER DRAINAGE PLAN	3

NOTES:

1. PROPERTY CONTAINS 21,416 SQ. FT. OR 0.49 ACRES, MORE OR LESS
2. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
3. NO GAS AND OIL WELLS ON SUBJECT PROPERTY PER MISSOURI DEPARTMENT OF NATURAL RESOURCES

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0436G WITH A MAP DATE OF JANUARY 20, 2017.

OWNER AND DEVELOPER:

705 HIGH STREET LLC
705B SE MELODY LN STE 191
LEE'S SUMMIT, MO 64063

ZONING:

EXISTING ZONING- R-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING- P-MIX (PLANNED MIXED USE).

PROPOSED DWELLING UNITS:

PROPOSED (2) DWELLING UNIT PER LOT - TOTAL OF 6 DWELLING UNITS	
BUILDING HEIGHT	22 FT
TOTAL FLOOR AREA	1,858 SQ. FT.
LAND AREA	21,416 SQ. FT.
PARKING SPACES	6
PERVIOUS AREA	13,074 SQ. FT.
IMPERVIOUS AREA	8,342 SQ. FT.
IMPERVIOUS COVERAGE	0.39%
DWELLING UNITS PER ACRE	12

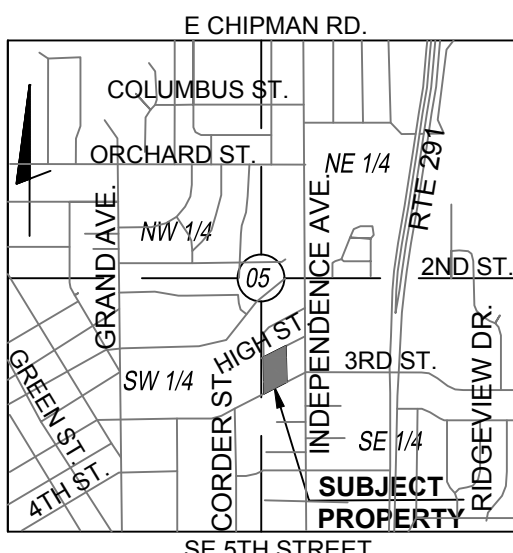
DEVELOPMENT DESCRIPTION:

A PART OF LOTS 9 THRU 14, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, IN SECTION 5, TOWNSHIP 47, RANGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 63 DEGREES 53 MINUTES 36 SECONDS EAST, 168.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 9, SOUTH 02 DEGREES 09 MINUTES 52 SECONDS WEST, 148.15 FEET TO THE CENTER OF A VACATED ALLEY, ALLEY BEING VACATED BY DOCUMENT NUMBER 2000I0036587; THENCE ALONG THE CENTERLINE OF SAID VACATED ALLEY, SOUTH 63 DEGREES 53 MINUTES 36 SECONDS WEST, 168.00 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 52 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING. CONTAINING 21,920 SQUARE FEET, OR 0.50 ACRES, MORE OR LESS.

LEGEND:

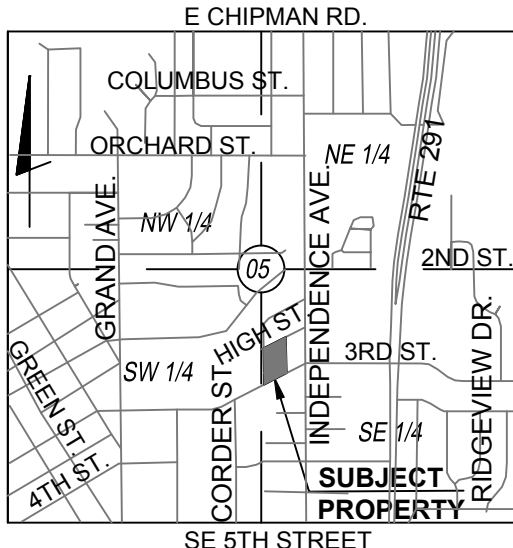
- B/L BUILDING LINE
R/W RIGHT-OF-WAY
SAN SANITARY SEWER LINE
W WATER LINE
900 PROPOSED CONTOUR ELEVATION
● SET 1/2" REBAR AND CAP
RLS-2134, MO.
○ FOUND MONUMENT (AS NOTED)



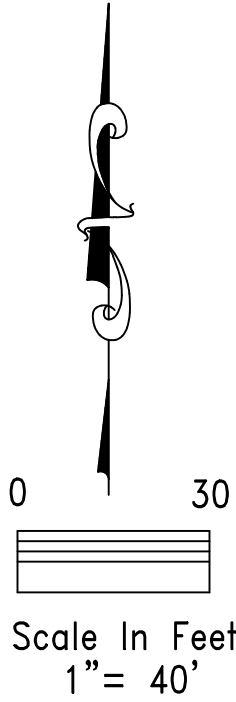
LOCATION MAP
SCALE=1"=2000'
SECTION 5 TOWNSHIP 47 RANGE 31

PRELIMINARY DEVELOPMENT PLAN			
		LOTS 9-14, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI	
		BOUNDARY & CONSTRUCTION SURVEYING, INC.	
DATE: SEPTEMBER 24, 2020			
CLIENT:		821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
705 HIGH STREET LLC 705B SE MELODY LN STE 191 LEE'S SUMMIT, MO 64063		PROJECT NO. 20-318 SHEET 1 OF 3	
		705 HIGH STREET, LEE'S SUMMIT, MISSOURI	

Ownership Table		Zoning	
1	Kevin Paul Constable 106 SE Summit Ave. Lee's Summit, MO 64063	R-1	Single Family Residential
2	George H & Peggy J Nie 106 SE Summit Ave. Lee's Summit, MO 64063	RP-2	Planned 2-Family Residential
3	Ironwood Investment Properties LLC 1308 NE Windsor Dr. Lee's Summit, MO 64086	RP-2	Planned 2-Family Residential
4	Ironwood Investment Properties LLC 1308 NE Windsor Dr. Lee's Summit, MO 64086	RP-2	Planned 2-Family Residential
5	Tammy E Young 421 SE Iana Ct. Lee's Summit, MO 64063	R-1	Single Family Residential
6	Success 4 LLC 14610 s Bynum rd. Lone Jack, MO 64070	PMIX	Planned Mixed Use
7	Stewardship Investment LLC 7215 Troost Ave. Kansas City, MO 64131	R-1	Single Family Residential
8	Summit Property Investors LLC 211 SE Grand Ave. Ste D. Lee's Summit, MO 64063	R-1	Single Family Residential
9	Stewardship Investment LLC 7215 Troost Ave. Kansas City, MO 64131	R-1	Single Family Residential
10	705B SE melody Ln. Ste 191 Lee's Summit, MO 64063	R-1	Single Family Residential
11	Capital Home Investments LLC 30301 S Windmill Ridge Ln. Lee's Summit, MO 64086	R-1	Single Family Residential
12	Justin Mahan 204 SE Summit Ave. Lee's Summit, MO 64063	R-1	Single Family Residential
13	Ernesto Vladimir Abren Melendez 604 SE 3rd St. Lee's Summit, MO 64063	R-1	Single Family Residential
14	Wells Realty LLC 211 SE Grand St. Lee's Summit, MO 64063	CP-1	Planned Neighborhood Commercial
15	John Betzer 710 SE High St Lee's Summit, MO 64063	R-1	Single Family Residential
16	Benjamin Poeschl 712 High St Lee's Summit, MO 64063	R-1	Single Family Residential
17	Cheryl & Sturgis Cumberford 9670 TT Hwy Bates City, MO 64011	PMIX	Planned Mixed Use
18	Cheryl & Sturgis Cumberford 9670 TT Hwy Bates City, MO 64011	PMIX	Planned Mixed Use
19	Ronald Lackey 100 SE Independence Ave Lee's Summit, MO 64063	R-1	Single Family Residential
20	City of Lee's Summit Cemetery PO Box 1600 Lee's Summit, MO 64063	AG	Agricultural
21	Nancy Donovan 1304 Whispering Ridge Pleasant Hill, MO 64080	CP-2	Planned Community Commercial
22	George & Beverly Rhodes – Trustees 459 N Winnebago Dr Lake Winnebago, MO 64034	CP-2	Planned Community Commercial
23	Jonathan Brent Gilmore Dynasty Trust 3914 W 140th Leawood, KS 66224	PRO	Planned Residential Office
24	PMG 1 LLC 1400 Aspen Dr Greenwood, MO 64034	PRO	Planned Residential Office
25	Kevin Jelinek 605 SE 3rd St Lee's Summit, MO 64063	PRO	Planned Residential Office
26	Edwin & Carol Jeanne Wilde 30502 Hwy P Cross Timbers, MO 65634	R-1	Single Family Residential
27	Van Dyke Alan Frank 600 SE 3rd St Lee's Summit, MO 64063	R-1	Single Family Residential
28	Evan & Brandi Littlejohn 518 NW 3rd St Blue Springs, MO 64014	RP-2	Planned 2-Family Residential
29	State of Missouri PO Box 809 Jefferson City, MO 65102	RP-2 & CP-1	Planned 2-Family Residential & Planned Neighborhood Commercial
30	Duke Property LLC 1505 NE Wall St Lee's Summit, MO 64086	CP-1	Planned Neighborhood Commercial
31	George & Peggy Nie 30 NE Shoreview Dr Lee's Summit, MO 64064	RP-2	Planned 2-Family Residential
32	Universal Rentals LLC 34401 E 21st St Pleasant Hill, MO 64080	RP-2	Planned 2-Family Residential
33	Universal Rentals LLC 34401 E 21st St Pleasant Hill, MO 64080	RP-2	Planned 2-Family Residential
34	City of Lee's Summit PO Box 1600 Lee's Summit, MO 64063	RP-2	Planned 2-Family Residential
35	Van Dyke William Trustee 603 SE 3rd St Lee's Summit, MO 64063	R-1	Single Family Residential
36	Ironwood Investment Properties LLC 1308 NE Windsor Dr. Lee's Summit, MO 64086	RP-2	Planned 2-Family Residential



LOCATION MAP
SCALE=1"=2000'
SECTION 5 TOWNSHIP 47 RANGE 31



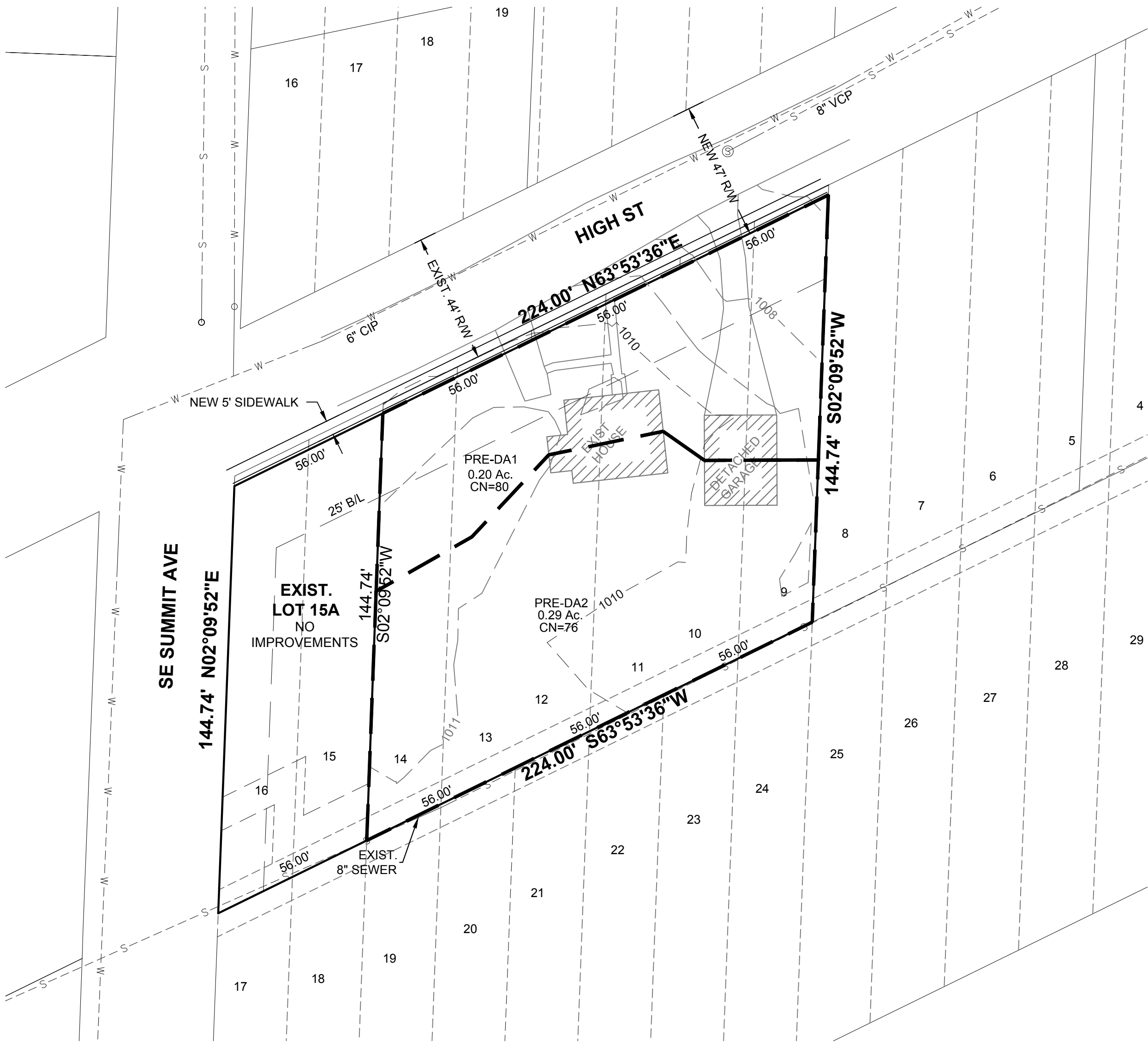
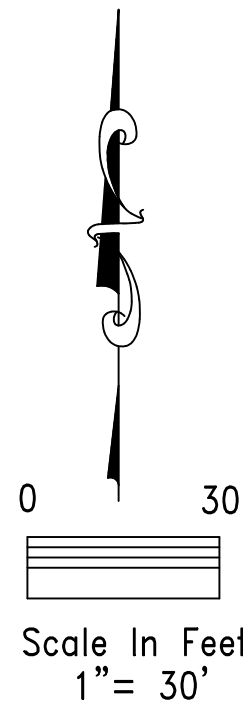
ZONING:
EXISTING ZONING- R-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING- P-MIX (PLANNED MIXED USE).

DESCRIPTION:
A PART OF LOTS 9 THRU 16, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, IN SECTION 5, TOWNSHIP 47, RANGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 63 DEGREES 53 MINUTES 36 SECONDS EAST, 224.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 9, SOUTH 02 DEGREES 09 MINUTES 52 SECONDS WEST, 148.15 FEET TO THE CENTER OF A VACATED ALLEY, ALLEY BEING VACATED BY DOCUMENT NUMBER 2000I0036587; THENCE ALONG THE CENTERLINE OF SAID VACATED ALLEY, SOUTH 63 DEGREES 53 MINUTES 36 SECONDS WEST, 224.00 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 52 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING. CONTAINING 29,227 SQUARE FEET, OR 0.67 ACRES, MORE OR LESS.

LEGEND:
12 OWNER IDENTIFIER

ZONING PLAN	
LOTS 9-16, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: DECEMBER 9, 2020	PROJECT NO. 20-318
CLIENT: 705 HIGH STREET LLC 705B SE MELODY LN STE 191 LEE'S SUMMIT, MO 64063	SHEET 2 OF 3 705 HIGH STREET, LEE'S SUMMIT, MISSOURI



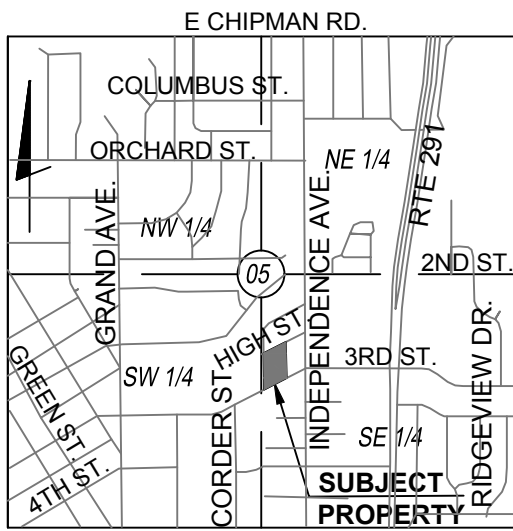
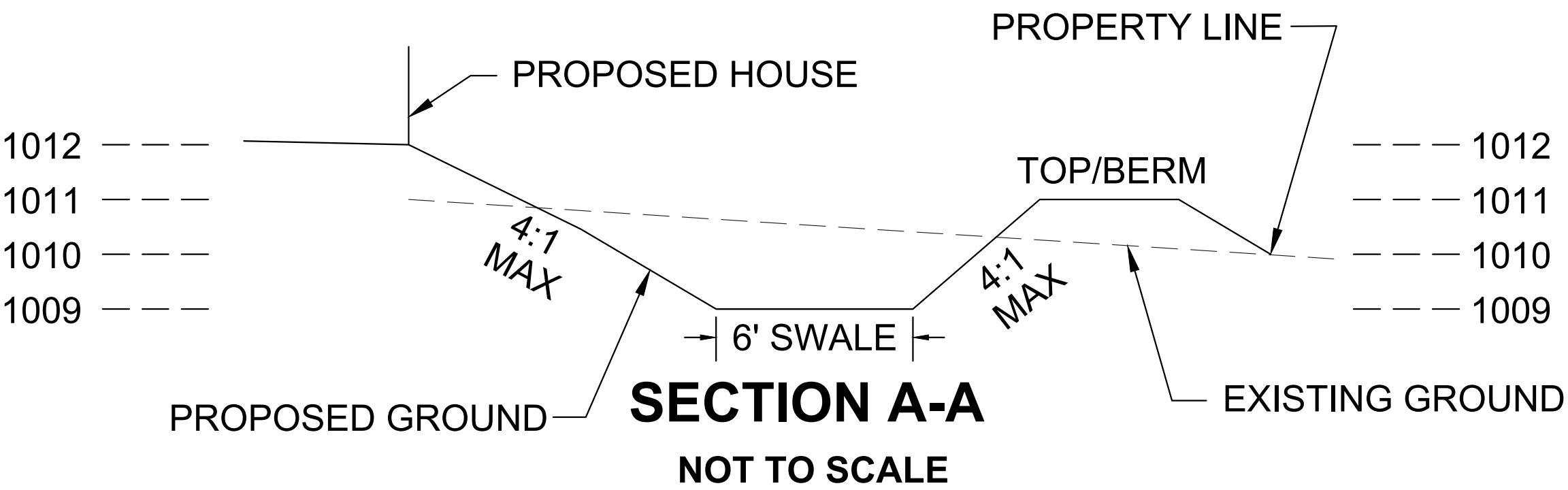
PRE-DEVELOPMENT



POST-DEVELOPMENT

Impervious Coverage	Impervious Area		Pervious Area		Composite CN	
	Pre-Development	Post-Development	Pre-Development	Post-Development	Pre-Development	Post-Development
DA1	0.05 ac	0.06 ac	0.15 ac	0.12 ac	80	82
DA2	0.02 ac	0.13 ac	0.27 ac	0.19 ac	76	84

Release Rates	Q2 (cfs)		Q10 (cfs)		Q100 (cfs)	
	Pre-Development	Post-Development	Pre-Development	Post-Development	Pre-Development	Post-Development
DA1	0.20	0.20	0.68	0.62	1.64	1.44
DA2	0.25	0.15	0.95	0.81	2.45	1.53



LOCATION MAP
SCALE=1"=2000'
SECTION 5 TOWNSHIP 47 RANGE 31

STORMWATER DRAINAGE PLAN	
LOTS 9-14, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI	
DATE: SEPTEMBER 24, 2020	
CLIENT:	
705 HIGH STREET LLC 705B SE MELODY LN STE 191 LEE'S SUMMIT, MO 64063	
BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
PROJECT NO. 20-318	SHEET 3 OF 3
705 HIGH STREET, LEE'S SUMMIT, MISSOURI	