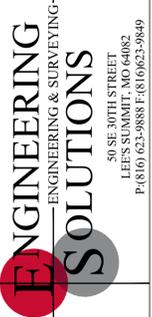


# Preliminary Development Plan 102 SW 2ND STREET

Section 6, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri



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

Project: 102 SW 2ND STREET, LSHO  
Issue Date: January 13, 2020

OVERALL SITE PLAN  
Preliminary Development Plans for:  
102 SW 2ND STREET  
Lee's Summit, Jackson County, Missouri



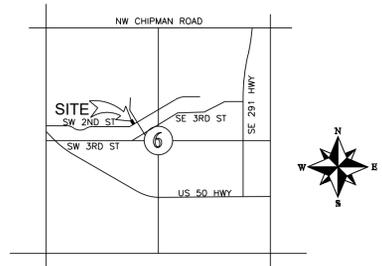
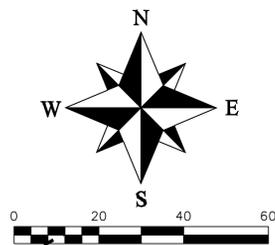
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS


## LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- X-X- Existing Fence Line - Chain Link
- X-W/M- Existing Water Line
- X-SAN- Existing Sanitary Sewer Main
- X-STM- Existing Storm Sewer
- GAS- Existing Gas Line
- UT- Existing Underground Telephone
- E- Existing Underground Electric



LOCATION MAP  
SECTION 6-T47N-R31W  
Not to Scale

**UTILITIES:**  
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

**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.

### PROPERTY DESCRIPTION

LOT 5, UNRECORDED PLAT OF LOTS 4-9, PALMER ADDITION  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29085C0417G, dated January 20, 2017

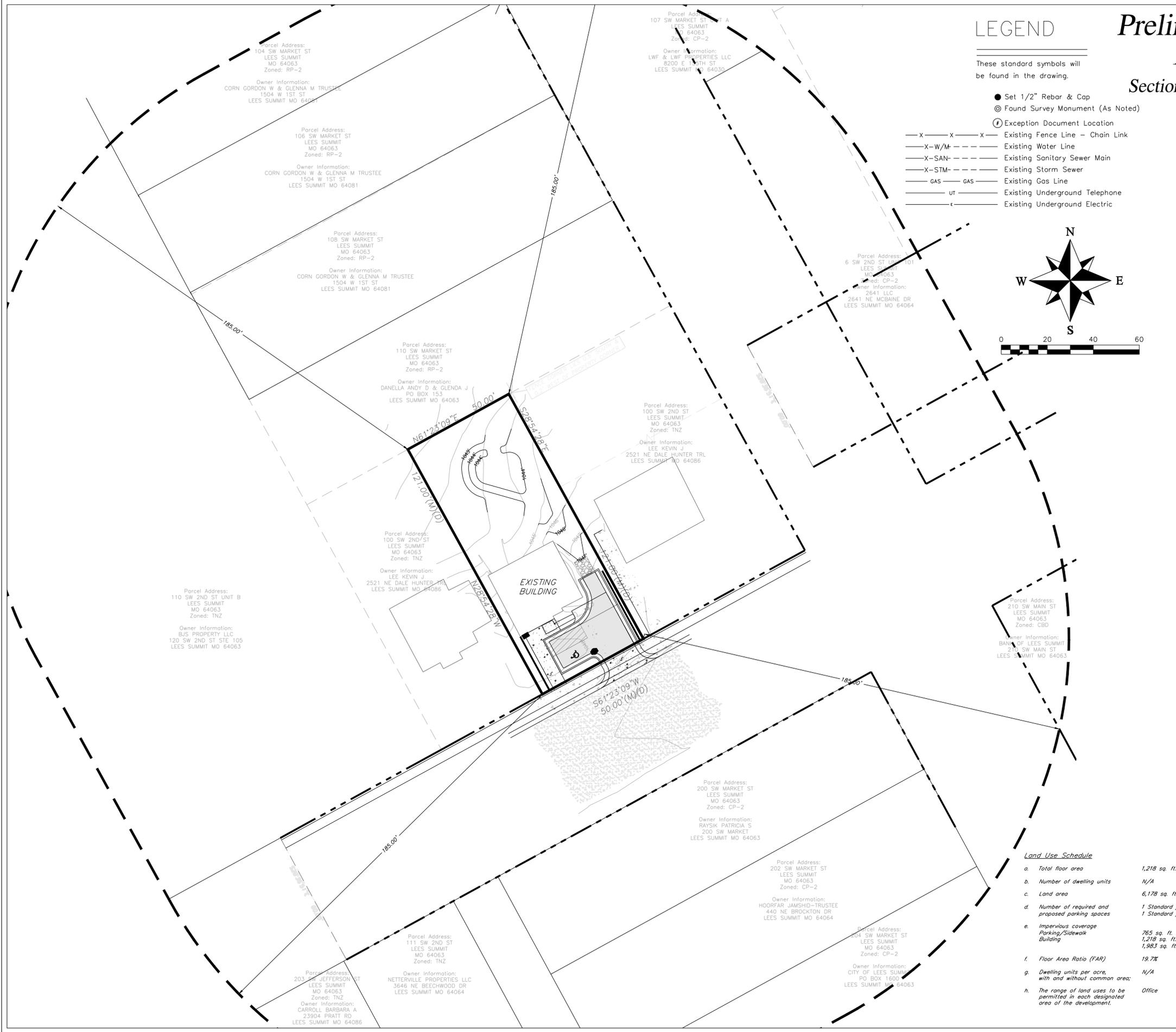
### SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29085C0430G EFFECTIVE DATE: JANUARY 20, 2017.

**Land Use Schedule**

a. Total floor area	1,218 sq. ft.
b. Number of dwelling units	N/A
c. Land area	6,178 sq. ft. 0.14 acres
d. Number of required and proposed parking spaces	1 Standard / 1 Handicap 1 Standard / 1 Handicap
e. Impervious coverage Parking/Sidewalk Building	765 sq. ft. 1,218 sq. ft. 1,983 sq. ft. (32% of Site)
f. Floor Area Ratio (FAR)	19.7%
g. Dwelling units per acre, with and without common area:	N/A
h. The range of land uses to be permitted in each designated area of the development.	Office

- Current Zoning: TNZ - Transitional Neighborhood Zone
- Proposed Zoning: TNZ - Transitional Neighborhood Zone
- Sanitary Sewer Service**  
Existing Sanitary Sewer service from south of property.
- Water Service**  
Existing Service from south of property.
- Storm Sewer**  
N/A



Parcel Address:  
110 SW 2ND ST UNIT B  
LEE'S SUMMIT  
MO 64063  
Zoned: TNZ  
Owner Information:  
BJS PROPERTY LLC  
120 SW 2ND ST STE 105  
LEE'S SUMMIT MO 64063

Parcel Address:  
104 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: RP-2  
Owner Information:  
CORN GORDON W & GLENNA M TRUSTEE  
1504 W 1ST ST  
LEE'S SUMMIT MO 64081

Parcel Address:  
106 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: RP-2  
Owner Information:  
CORN GORDON W & GLENNA M TRUSTEE  
1504 W 1ST ST  
LEE'S SUMMIT MO 64081

Parcel Address:  
108 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: RP-2  
Owner Information:  
CORN GORDON W & GLENNA M TRUSTEE  
1504 W 1ST ST  
LEE'S SUMMIT MO 64081

Parcel Address:  
110 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: RP-2  
Owner Information:  
DANELLA ANDY D & GLENDA J  
PO BOX 153  
LEE'S SUMMIT MO 64063

Parcel Address:  
100 SW 2ND ST  
LEE'S SUMMIT  
MO 64063  
Zoned: TNZ  
Owner Information:  
LEE KEVIN J  
2521 NE DALE HUNTER TRL  
LEE'S SUMMIT MO 64086

Parcel Address:  
110 SW 2ND ST UNIT A  
LEE'S SUMMIT  
MO 64063  
Zoned: CP-2  
Owner Information:  
LWF & LWF PROPERTIES LLC  
8200 E 13TH ST  
LEE'S SUMMIT MO 64030

Parcel Address:  
107 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: CP-2  
Owner Information:  
LWF & LWF PROPERTIES LLC  
8200 E 13TH ST  
LEE'S SUMMIT MO 64030

Parcel Address:  
6 SW 2ND ST UNIT 101  
LEE'S SUMMIT  
MO 64063  
Zoned: CP-2  
Owner Information:  
2641 LLC  
2641 NE MCBANE DR  
LEE'S SUMMIT MO 64064

Parcel Address:  
100 SW 2ND ST  
LEE'S SUMMIT  
MO 64063  
Zoned: TNZ  
Owner Information:  
LEE KEVIN J  
2521 NE DALE HUNTER TRL  
LEE'S SUMMIT MO 64086

Parcel Address:  
210 SW MAIN ST  
LEE'S SUMMIT  
MO 64063  
Zoned: CBD  
Owner Information:  
BANK OF LEE'S SUMMIT  
210 SW MAIN ST  
LEE'S SUMMIT MO 64063

Parcel Address:  
200 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: CP-2  
Owner Information:  
RAYSIK PATRICIA S  
200 SW MARKET  
LEE'S SUMMIT MO 64063

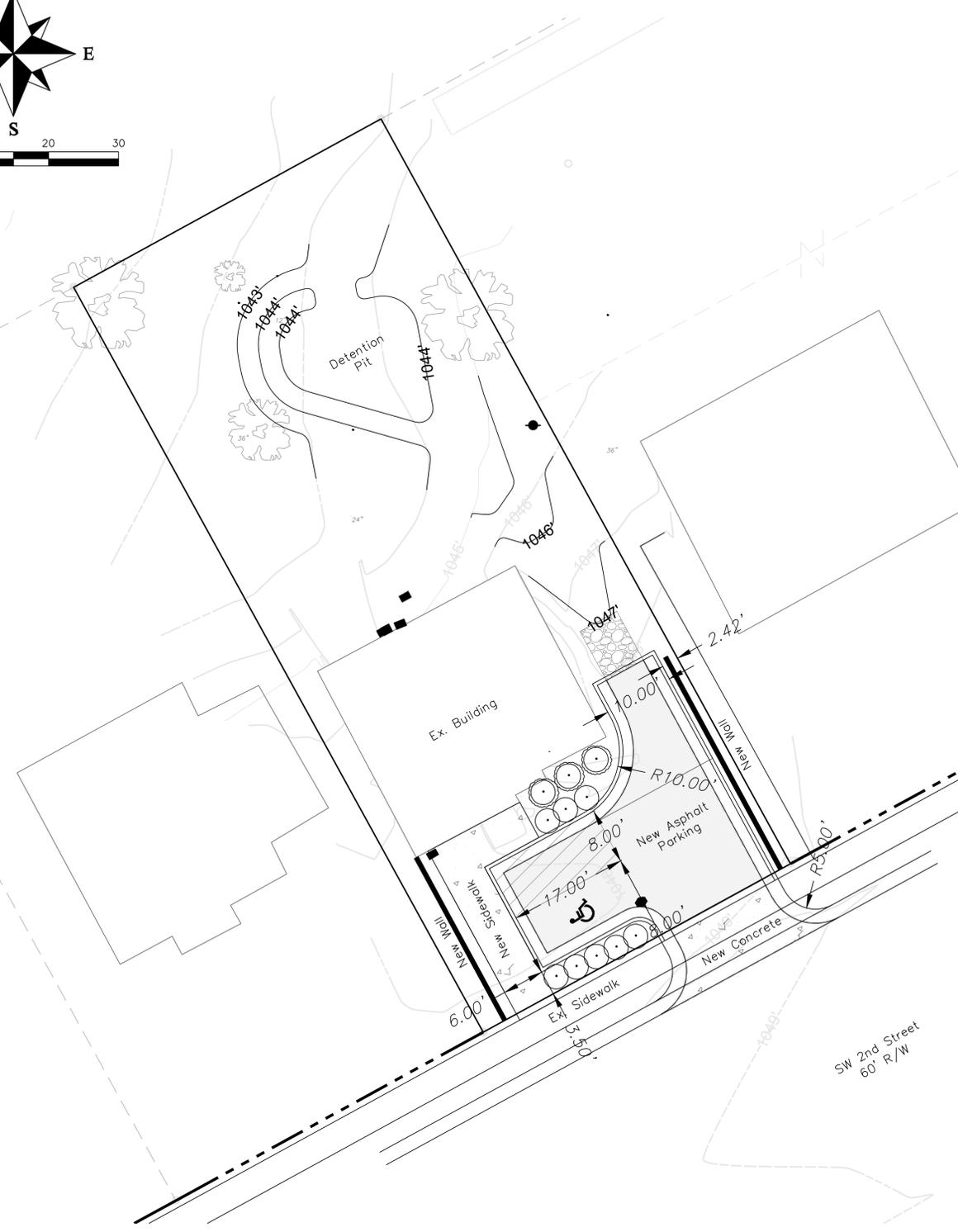
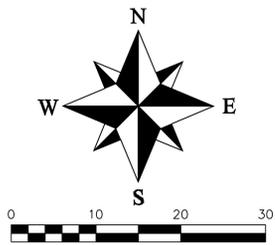
Parcel Address:  
202 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: CP-2  
Owner Information:  
HOORFAR JAMSHID-TRUSTEE  
440 NE BROCKTON DR  
LEE'S SUMMIT MO 64064

Parcel Address:  
204 SW MARKET ST  
LEE'S SUMMIT  
MO 64063  
Zoned: CP-2  
Owner Information:  
CITY OF LEE'S SUMMIT  
PO BOX 1600  
LEE'S SUMMIT MO 64063

Parcel Address:  
111 SW 2ND ST  
LEE'S SUMMIT  
MO 64063  
Zoned: TNZ  
Owner Information:  
NETTERVILLE PROPERTIES LLC  
3646 NE BEECHWOOD DR  
LEE'S SUMMIT MO 64064

Parcel Address:  
203 SW JEFFERSON ST  
LEE'S SUMMIT  
MO 64063  
Zoned: TNZ  
Owner Information:  
CARROLL BARBARA A  
23904 PRATT RD  
LEE'S SUMMIT MO 64086





**GENERAL LANDSCAPE NOTES:**  
**PLANT MATERIAL**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z601-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUND FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

**LAWN AND TURF AREAS**

7. ALL LAWN AREAS TO BE SODDED OR SEED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:  
TURF-TYPE TALL FESCUE  
KENTUCKY BLUEGRASS
8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

**INSTALLATION**

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

**MAINTENANCE BY OWNER**

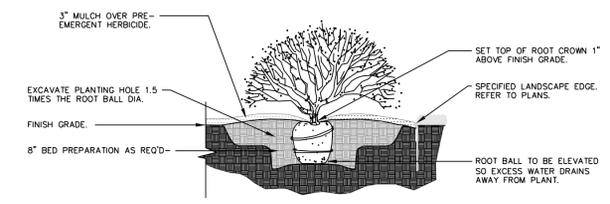
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

**IRRIGATION PERFORMANCE SPECIFICATION:**

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND MOTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
  - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
  - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
  - c. PIPE SIZE AND QUANTITY
  - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
  - e. CIRCUIT IDENTIFICATION SYSTEM
  - f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.)



4

**SHRUB PLANTING**

NTS

**PLANTING SCHEDULE:**

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNITED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
⊙	3	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
⊙	8	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



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Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
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Surveying LS-218  
Oklahoma  
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Nebraska  
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Project:  
102 SW 2ND STREET,  
LSMO  
Issue Date:  
January 13, 2020

102 SW 2ND STREET  
Lee's Summit, Jackson County, Missouri

LANDSCAPE PLAN  
Preliminary Development Plans for:  
102 SW 2ND STREET  
Lee's Summit, Jackson County, Missouri



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

REVISIONS
