

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000269

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Tuesday, April 19, 2022, 9:14am

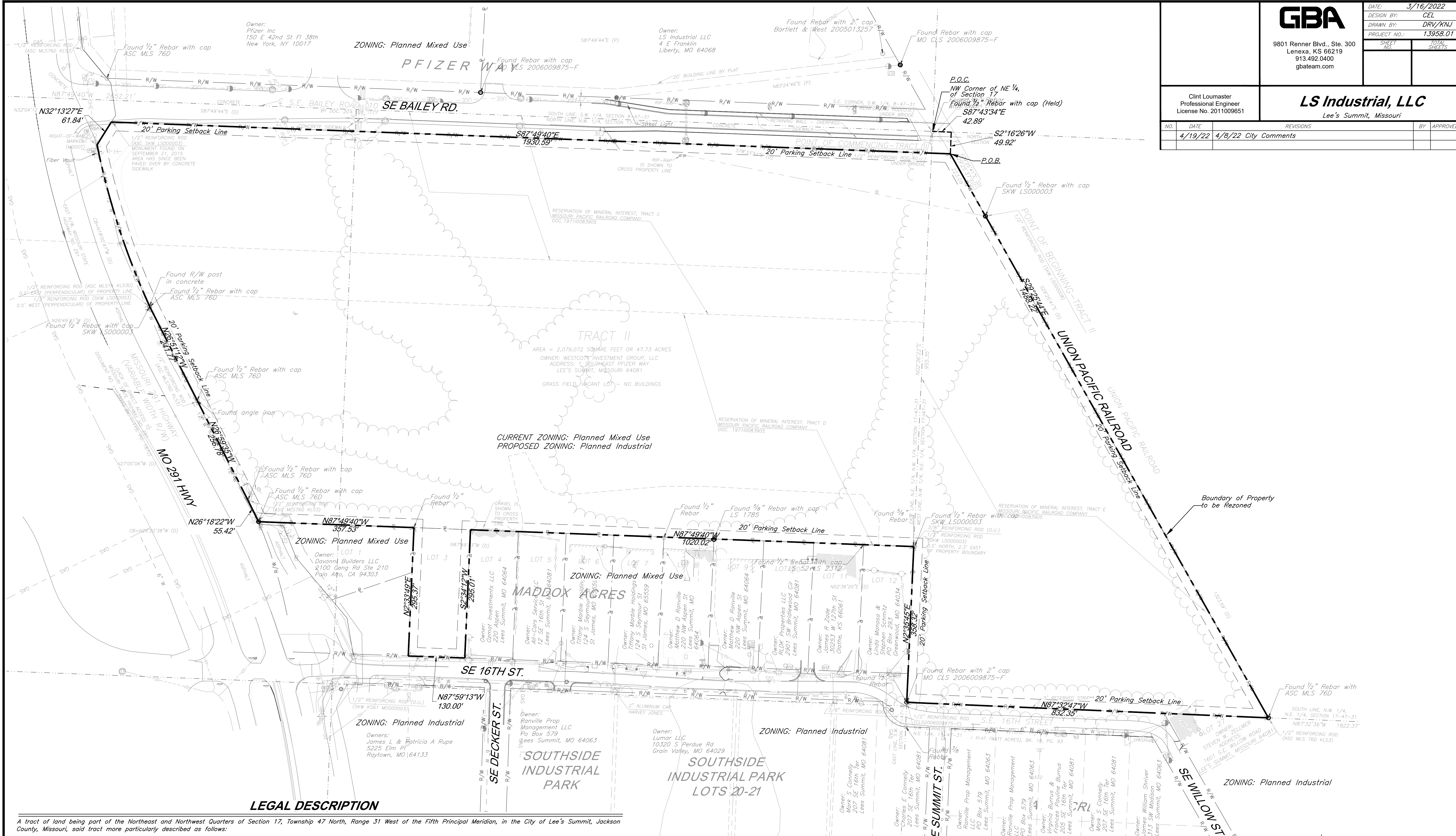
**GBA**  
 9801 Renner Blvd., Ste. 300  
 Lenexa, KS 66219  
 913.492.0400  
 gbateam.com

DATE:	3/16/2022
DESIGN BY:	CEL
DRAWN BY:	DRV/KNJ
PROJECT NO.:	13958.01
SHEET NO.:	TOTAL SHEETS

Clint Loumaster  
 Professional Engineer  
 License No. 2011009651

**LS Industrial, LLC**  
 Lee's Summit, Missouri

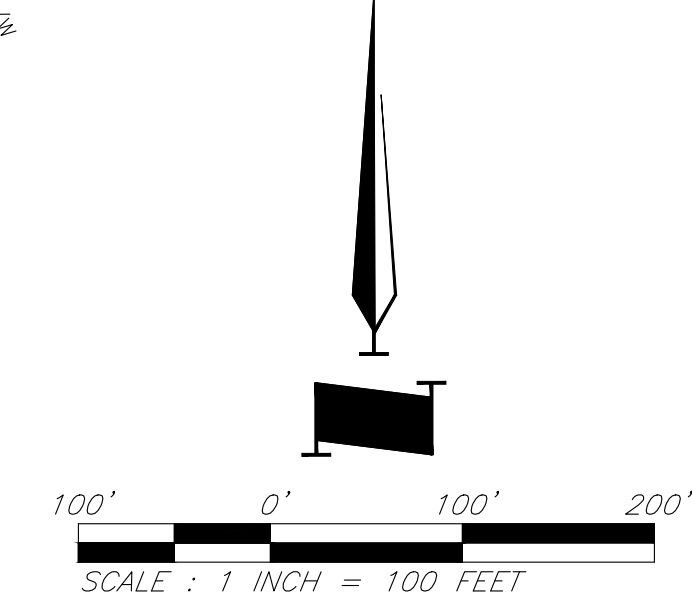
NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/22	4/8/22 City Comments		



**LEGAL DESCRIPTION**

A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter; thence South 87°43'34" East, along the North line of said Northeast Quarter, a distance of 42.89 feet; thence South 02°16' 26" West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the Westery line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 197110083905 in Book 1252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South 29°25'44" East, along said Westery railroad line, a distance of 1,488.22 feet, to the intersection of said Westery railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter, of said Northeast Quarter; thence North 87°32'47" West, departing said Westery railroad line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDOX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North 02°35'45" East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDOX ACRES; thence North 87°49'40" West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet, to the Northeast corner of Lot 3, of said subdivision; thence South 02°34'12" West, departing said North line, along the East line of said Lot 3, a distance of 295.01 feet, to the Southeast corner of said Lot 3, said point also being a point on the North Right-of-Way line of 16th Street, as now established; thence North 87°59'13" West, departing said East lot line, along said North Right-of-Way line, a distance of 130.00 feet, to a point at the Southwest corner of said Lot 3; thence North 02°33'49" East, departing said North Right-of-Way line, along the West line of said Lot 3, a distance of 295.37 feet, to the Northwest corner of said Lot 3, said point also being on said North line of MADDOX ACRES; thence North 87°49'40" West, departing said West Lot line, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established; thence North 26°18'22" West, along said East Right-of-Way line, a distance of 55.42 feet; thence North 26°59'32" West, continuing along said East Right-of-Way line, a distance of 256.78 feet; thence North 26°51'12" West, continuing along said East Right-of-Way line, to a point on a non-tangent curve; thence continuing along said East Right-of-Way line, along a curve to the right, having a radius of 1,707.58 feet, a chord bearing of North 18°02'37" West, a central angle of 13°09'41", and an arc length of 392.24 feet; thence North 32°13'27" East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177; thence South 87°49'40" East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,524.67 square feet or 49.85 acres.



**Rezoning Exhibit**

C:\13958.01\Civil\3D\Production Drawings\Site Plans\13958.01\020200.dwg Layout: Site Plan (Revising) Tuesday April 19, 2022, 9:15am Copyright 2022, George Butler Associates, Inc. Architect 20212, Professional Engineer 0001133, Professional Land Surveyor 0002659

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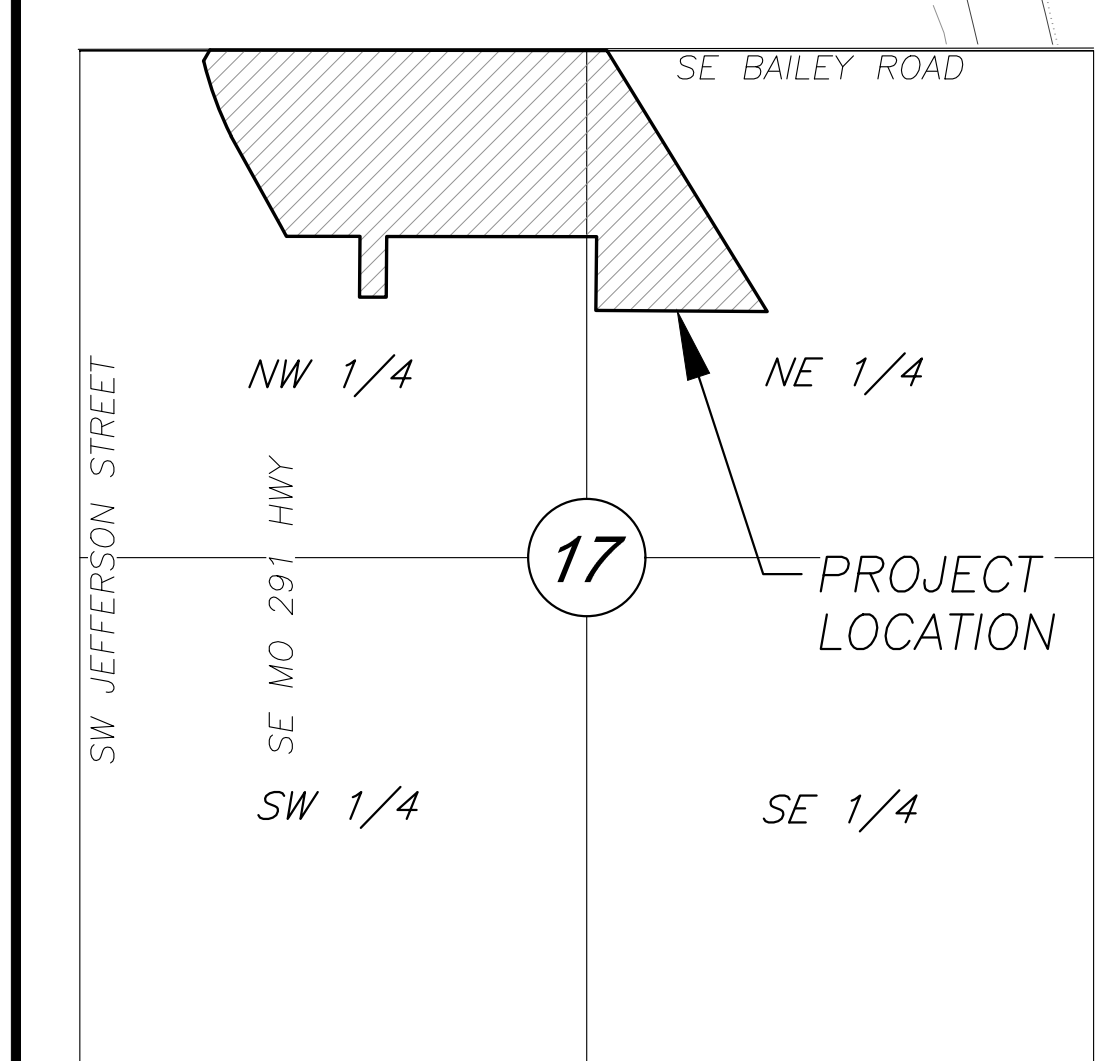
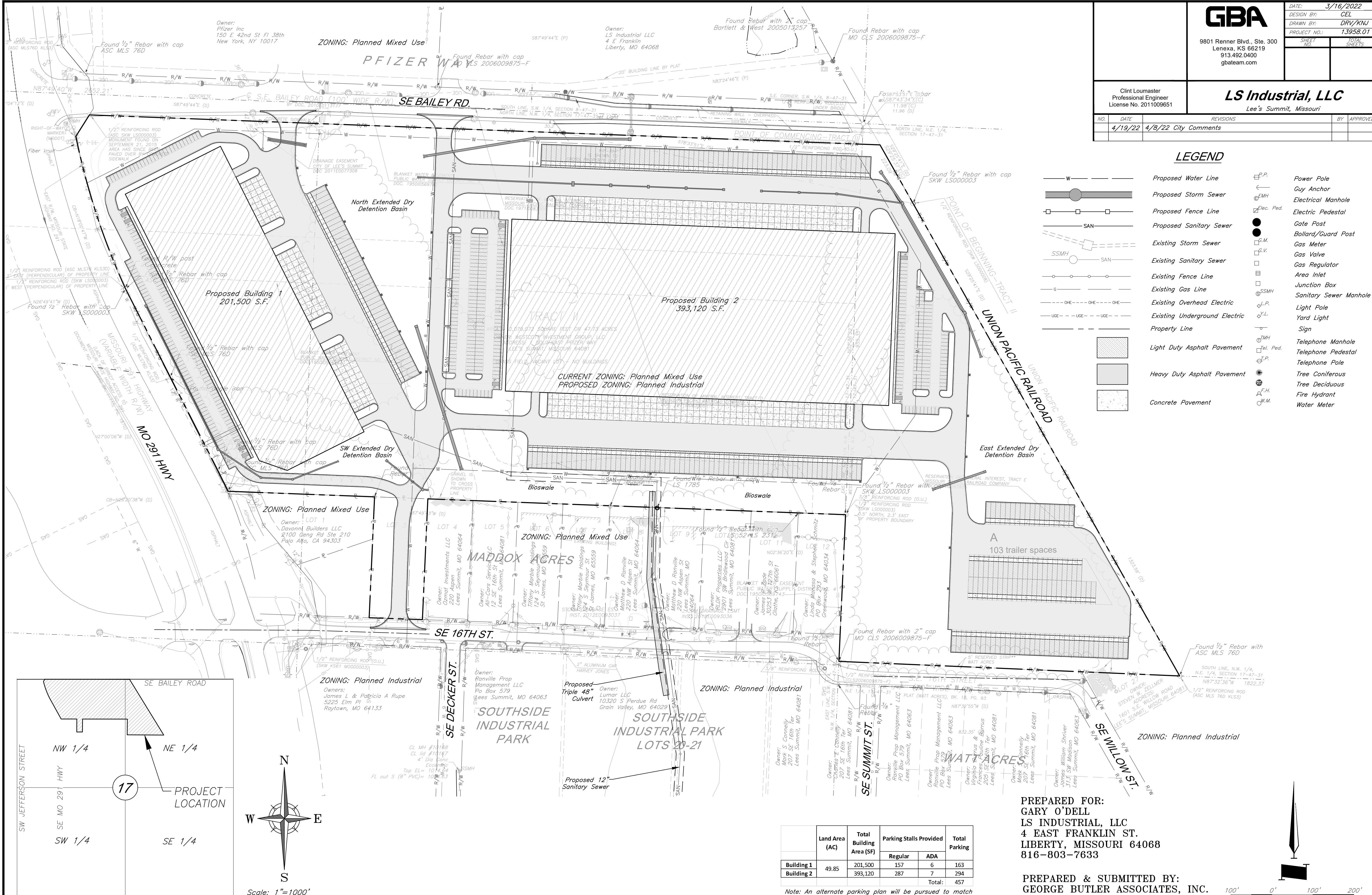
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Lee's Summit, Missouri

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**LEGEND**

- W Proposed Water Line
- Proposed Storm Sewer
- Proposed Fence Line
- Proposed Sanitary Sewer
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Fence Line
- Existing Gas Line
- Existing Overhead Electric
- Existing Underground Electric
- Property Line
- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Concrete Pavement
- P.P. Power Pole
- Guy Anchor
- Electrical Manhole
- Electric Pedestal
- Gate Post
- Bollard/Guard Post
- Gas Meter
- Gas Valve
- Gas Regulator
- Area Inlet
- Junction Box
- Sanitary Sewer Manhole
- Light Pole
- Yard Light
- Sign
- Telephone Manhole
- Telephone Pedestal
- Telephone Pole
- Tree Coniferous
- Tree Deciduous
- Fire Hydrant
- Water Meter

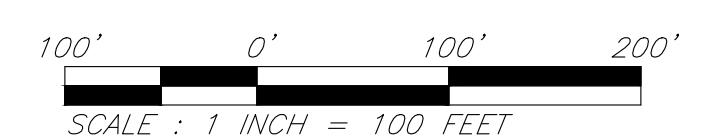


	Land Area (AC)	Total Building Area (SF)	Parking Stalls Provided		Total Parking
			Regular	ADA	
Building 1	49.85	201,500	157	6	163
Building 2		393,120	287	7	294
					Total: 457

Note: An alternate parking plan will be pursued to match industry parking trends.

PREPARED FOR:  
GARY O'DELL  
LS INDUSTRIAL, LLC  
4 EAST FRANKLIN ST.  
LIBERTY, MISSOURI 64068  
816-803-7633

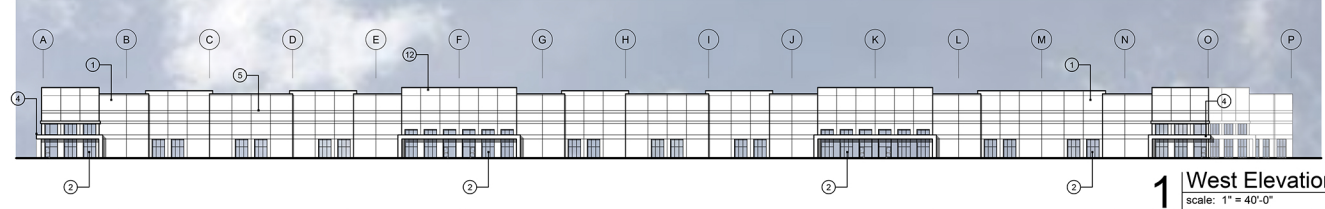
PREPARED & SUBMITTED BY:  
GEORGE BUTLER ASSOCIATES, INC.  
9801 RENNER BOULEVARD  
LENEXA, KANSAS 66219-9745  
CONTACT: CLINT LOUMASTER, PE  
913-492-0400



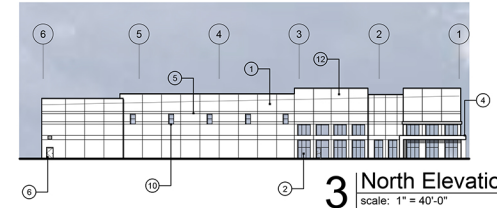
**Site Plan**

- Elevation Notes**
1. Medium sand finish exterior grade paint over site cast, tilt-up wall construction
  2. 1" insul. glass in clear anod. alum. storefront frames
  3. Prefinished exterior gutter & downspout system w/ underground connection to storm sewer per civil
  4. EIFS clad entry canopy over office corner
  5. 3/4" reveal in conc. wall panel
  6. Galvanized hollow metal door & frame painted to match adjacent wall color
  7. Segmented and insulated 12' x 14' overhead door painted to match adjacent wall color
  8. Dock exit door and open grate steel stairs w/ handrail
  9. Dock door painted to match adjacent wall color w/ dock bumpers, seal and leveler
  10. 3'4" x 9'6" upper window for warehouse daylighting
  11. White TPO 0.45 mil over roof structure
  12. Office parapets to screen mechanical units
  13. Future dock-door locations

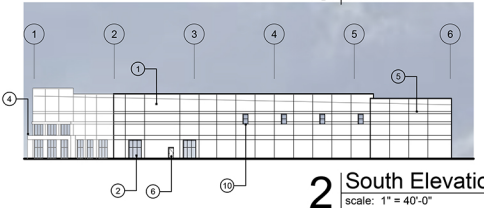
- Elevation Colors**
- SW 7063 Nebulous White
  - SW 7064 Passive
  - SW 7067 Cityscape
  - SW 6992 Inkwell
  - SW 6734 Espalier



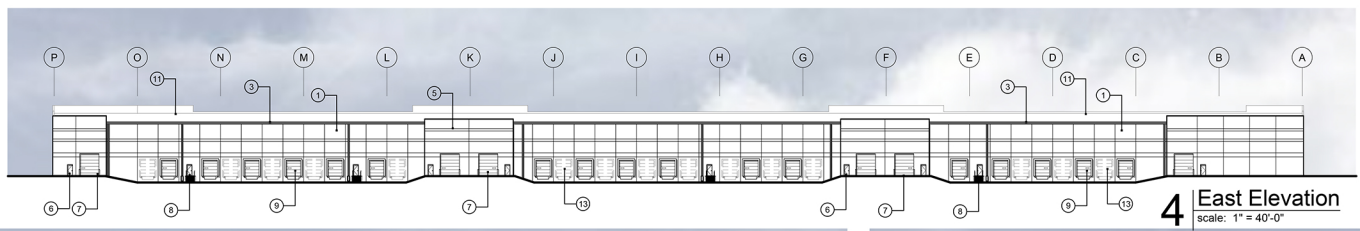
**1 West Elevation**  
scale: 1" = 40'-0"



**3 North Elevation**  
scale: 1" = 40'-0"



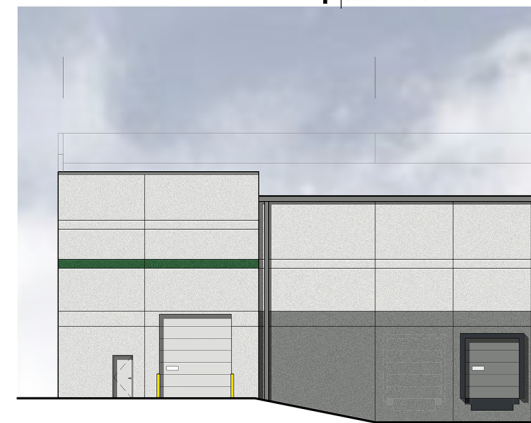
**2 South Elevation**  
scale: 1" = 40'-0"



**4 East Elevation**  
scale: 1" = 40'-0"



**6 West Elevation Detail**  
scale: 3/32" = 1'-0"



**5 East Elevation Detail**  
scale: 3/32" = 1'-0"

a new development for  
**Project Bailey**  
Lot 1, Pfizer Way  
Lee's Summit, Missouri

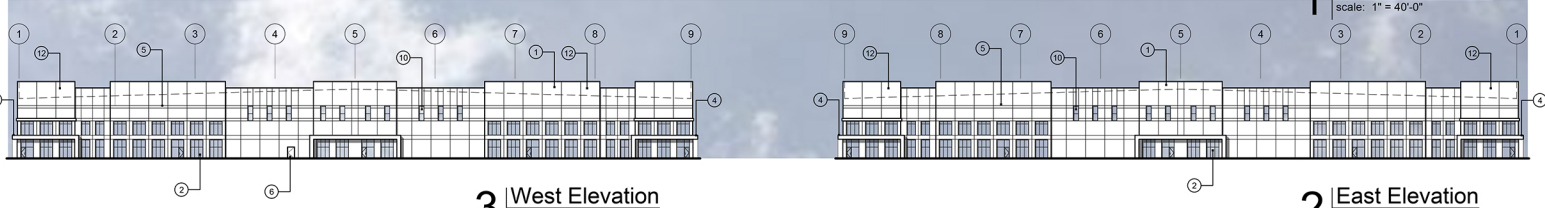
date 04.05.2022  
drawn by DAE  
checked by DAE  
revisions  
04.19.2022

- Elevation Notes**
1. Medium sand finish exterior grade paint over site cast, tilt-up wall construction
  2. 1" insul. glass in clear anod. alum. storefront frames
  3. Prefinished exterior gutter & downspout system w/ underground connection to storm sewer per civil
  4. EIFS clad entry canopy over office corner
  5. 3/4" reveal in conc. wall panel
  6. Galvanized hollow metal door & frame painted to match adjacent wall color
  7. Segmented and insulated 12' x 14' overhead door painted to match adjacent wall color
  8. Dock exit door and open gate steel slats w/ handrail
  9. Dock door painted to match adjacent wall color w/ dock bumpers, seal and leveler
  10. 3'4" x 9'6" upper window for warehouse daylighting
  11. White TPO 0.45 mil over roof structure
  12. Office parapets to screen mechanical units
  13. Future dock-door locations
  14. Concrete tilt wall trash enclosure w/ prefin. mt. panel doors

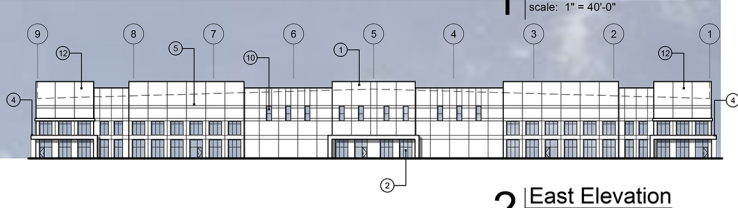
- Elevation Colors**
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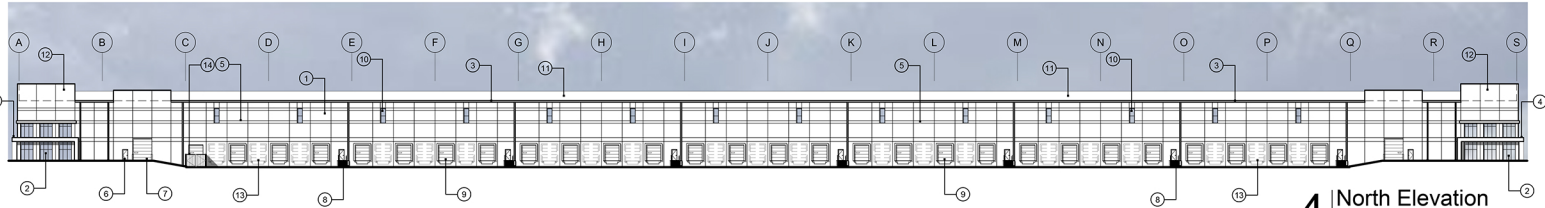
**1 South Elevation**  
scale: 1" = 40'-0"



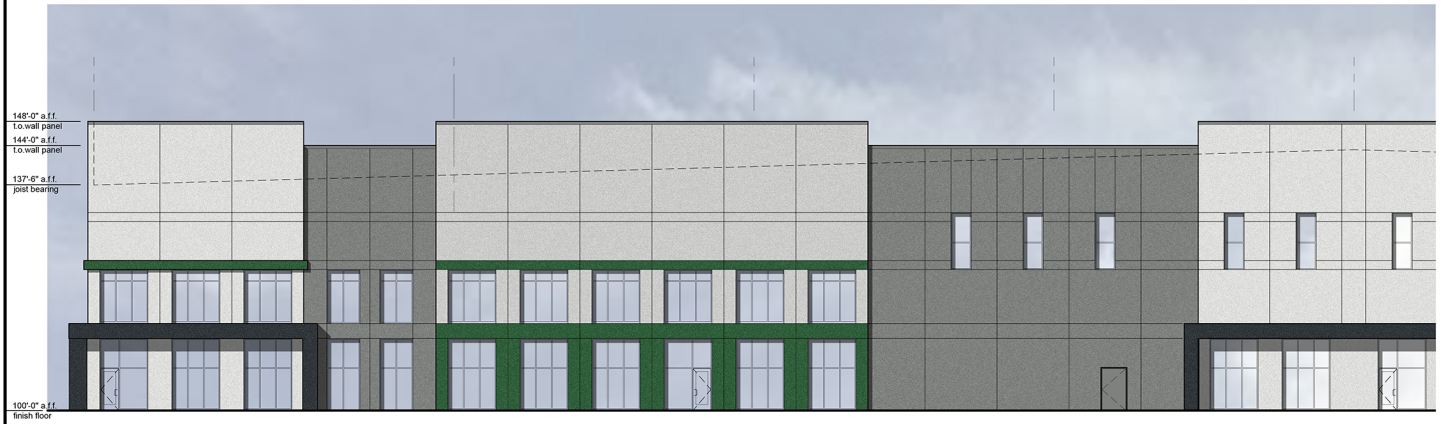
**3 West Elevation**  
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**2 East Elevation**  
scale: 1" = 40'-0"



**4 North Elevation**  
scale: 1" = 40'-0"



**6 West Elevation Detail**  
scale: 3/32" = 1'-0"



**5 South Elevation Detail**  
scale: 3/32" = 1'-0"

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