



LOT 3
TOWER PARK COMMERCIAL-PHASE 2
OWNER: GALE COMMUNITIES INC

LOT 5
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B
510 SW TOWER PARK DRIVE
(OWNER: JVM NEW LONGVIEW LLC)

460 SW LONGVIEW BLVD
(OWNER: JVM NEW LONGVIEW LLC)

LOT 6
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B

OIL/GAS WELL NOTE:

There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

PROJECT BENCHMARK:

MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413

ELEV. 1004.09



1-800-344-7483 or 811
mo1call.com

SITE DATA TABLE

LOT AREA:		29,886 SQ. FT. (0.69 AC)
	EXISTING	PROPOSED
BUILDING AREA	5,390 S.F. (18.03%)	11,535 S.F. (38.60%)
PAVEMENT/DRIVE AREA	6,407 S.F. (21.44%)	13,437 S.F. (44.96%)
OPEN/LANDSCAPE AREA	18,089 S.F. (60.53%)	4,914 S.F. (16.44%)

Site Information:

Legal Description:

Lot 7A, Minor Plat of TOWER PARK, Lots 7A and 7B, a subdivision in Lee's Summit,
Jackson County, Missouri.

Lot Area: 29,886 Square Feet (0.69 Ac.)

Property Address (North Building):
420-440 SW Longview Blvd.
Lee's Summit, Missouri 64081

Existing Floor Area Ratio (F.A.R.) = 0.18
Proposed Floor Area Ratio (F.A.R.) = 0.52

Current Zoning: PMIX - Planned Mixed Use

Proposed Zoning: PMIX - Planned Mixed Use - No Change

Setbacks: No minimum setbacks per PMIX Zoning
Setbacks established per Approved Plan

Current Use: Commercial (Extg. Vet-Clinic South) - Vacant (North)
Proposed Use: Commercial - (Extg. Vet-Clinic South) - Commercial/Retail (North)

Required Parking: 3.15 Stalls/1,000 Square Feet*

Total Office/Retail Area: = 15,625 Square Feet
15,625/1,000 x 3.15 = 49.21
Total Parking Required: = 49 Stalls

Total Parking Required: = 49 Stalls

Proposed Parking: 49 Stalls (2 handicap-accessible stalls)
Includes 18 Stalls at Adjacent Street Frontage (East)
31 stalls at West/Southwest side of Lot 7

* - Referenced Shared Parking Analysis (submitted under
separate cover by owner)
- Required Parking: Per PMIX Zoning District, parking
requirements are established per approved Preliminary Plan.
Shared parking and cross access agreements have been
established per development area regulations/declarations to
accommodate differing parking demands and offset peak hours
among development tenants

PAVEMENT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- TYPE CG-1 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER - DRY
- CONC. RIBBON CURB
- EXISTING CURB & GUTTER
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONC. CURB AND GUTTER



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6-28-2021	City Planning - FDP Review
8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and F.R.D.'s
12-13-2021	Added 18" Mod. Wld. at West Lot Line
04-29-2022	Rev. Sidewalk layout @ bldg. front

DRAWN BY:	###
CHECKED BY:	###
DATE PREPARED:	06/01/2021
PROJ. NUMBER:	20-106

SITE PLAN

SHEET

C1.0