

# Chapel Ridge Business Park Lots 9BB, & 9D

## Preliminary Development Plan

Part of Section 17, Township 48 North, Range 31 West  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### PROPERTY DESCRIPTION

CHAPEL RIDGE BUSINESS PARK LOTS 9BB & 9D.

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.

### 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. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

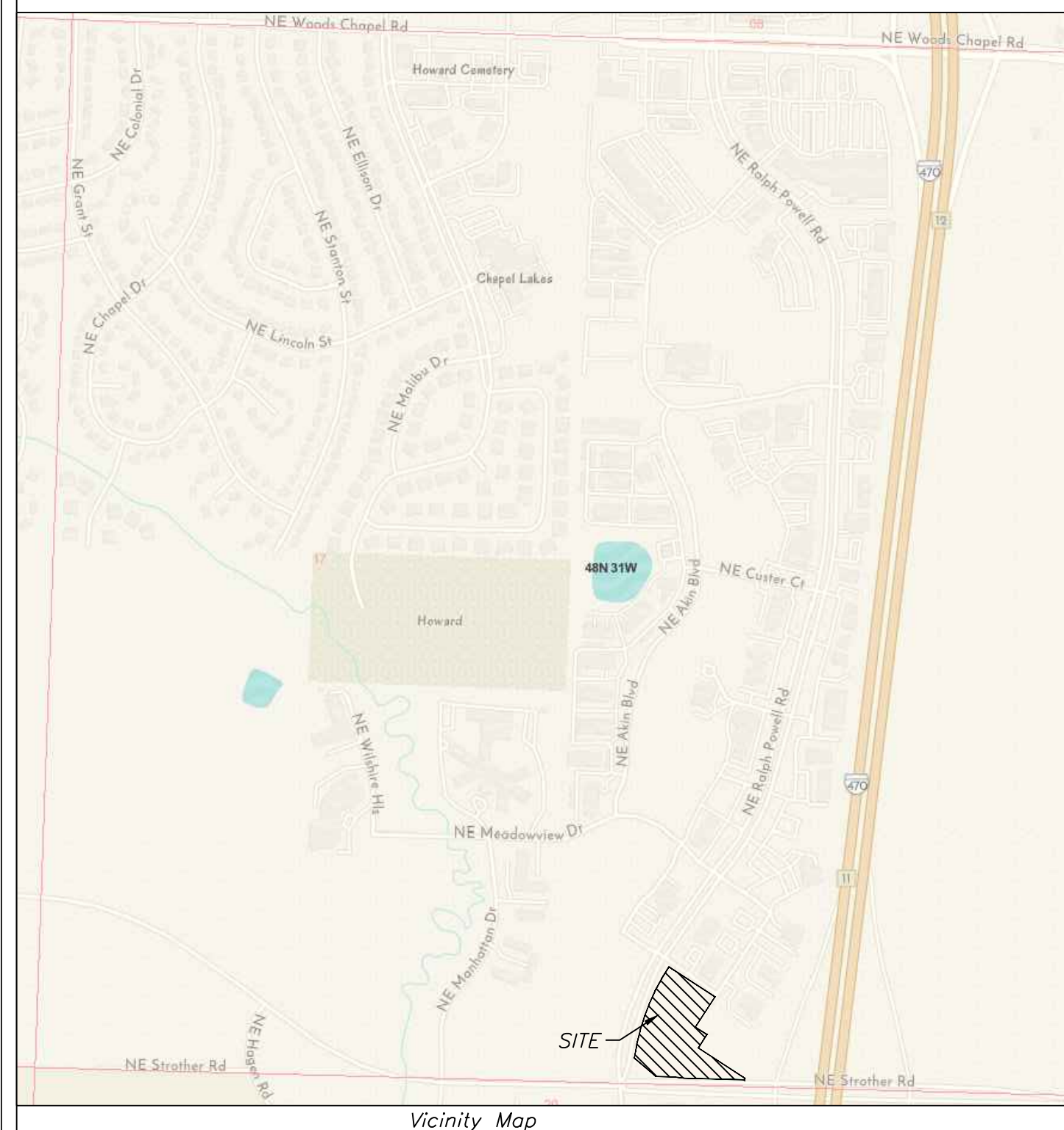
### UTILITY COMPANIES:

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

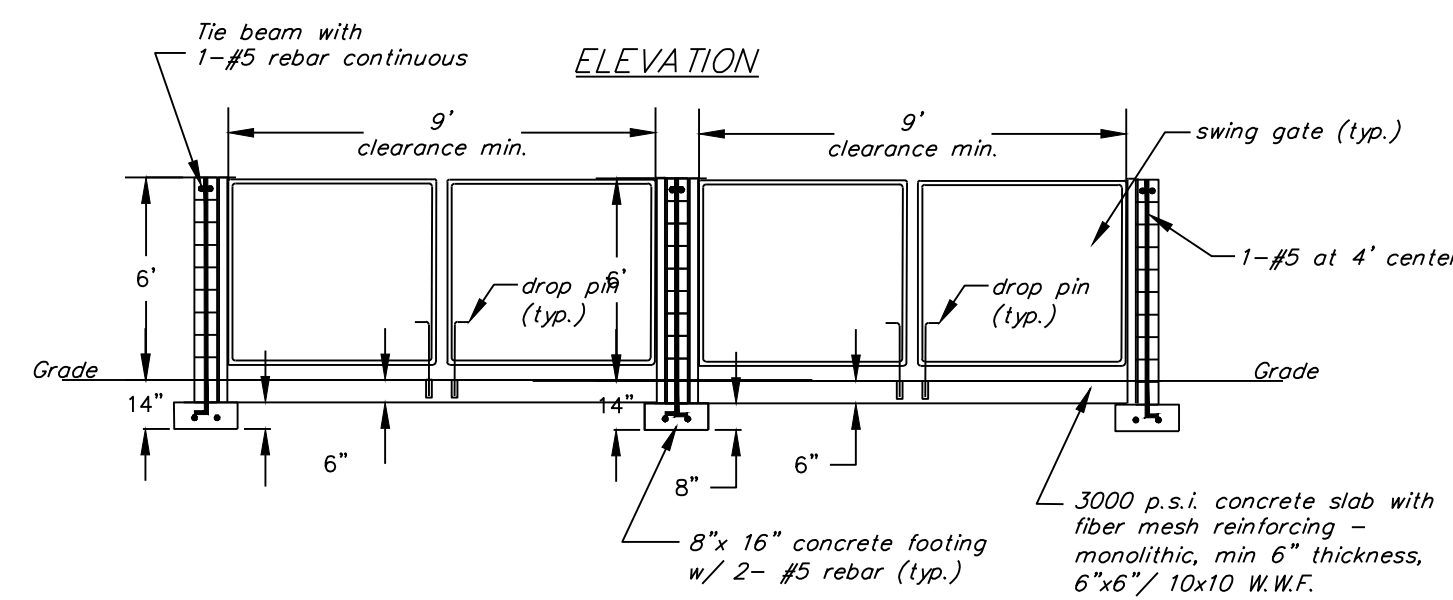
### GENERAL NOTES:

- 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.

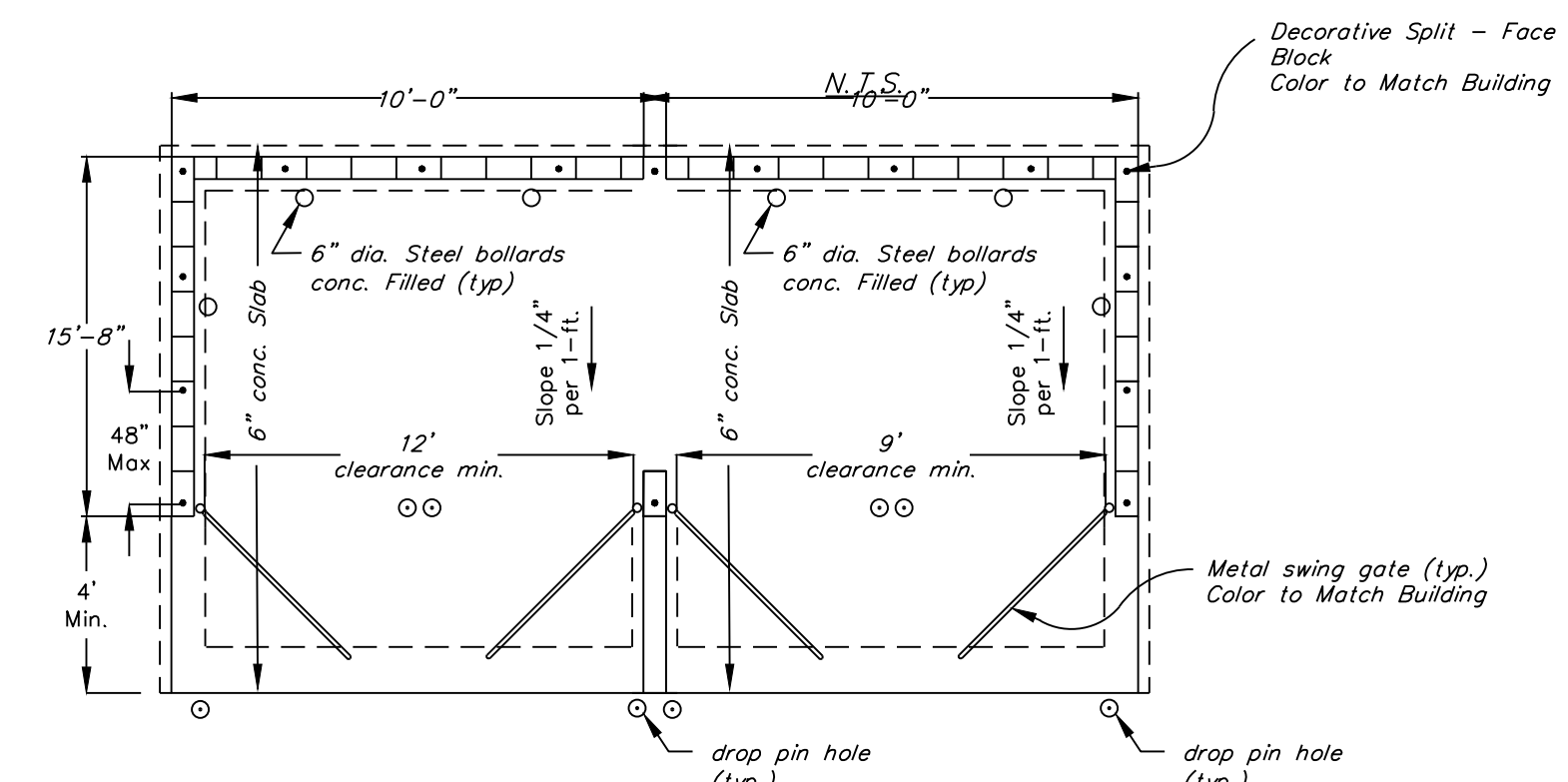


### SITE LOCATION MAP

SCALE: 1"=100'



### DUMPSTER ENCLOSURE



### INDEX OF SHEETS:

- C.100 ~ OVERALL SITE PLAN
- C.101 ~ DEVELOPMENT SITE PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

### Site Impervious Area

Total Area	3.80 acres (165,616.32 sq. ft.)
Commercial Office Site	
Site Area	3.80 Acres
Building	34,000 sq. ft.
Parking	66,493 sq. ft.
Sidewalk	16,150 sq. ft.
Impervious Area	116,633 sq. ft. (70.4% of Site)
Floor-Area-Ratio	20.5%

### Parking:

Provided

91 Standard (4 ADA Accessible)

Required

91 Standard (4 ADA Accessible)

Total Parking Spaces 91

Current Zoning: CP-2

### Site Improvement Notes

Sanitary Sewer Improvements  
-The site will utilize the existing sanitary sewer on the property.

Water Main Improvements  
-The existing 8" water main located on the north side property.

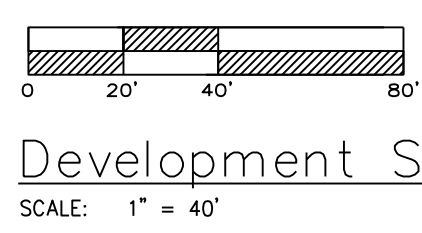
Storm Sewer  
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention  
-The site will utilize the existing regional detention facility

### LEGEND:

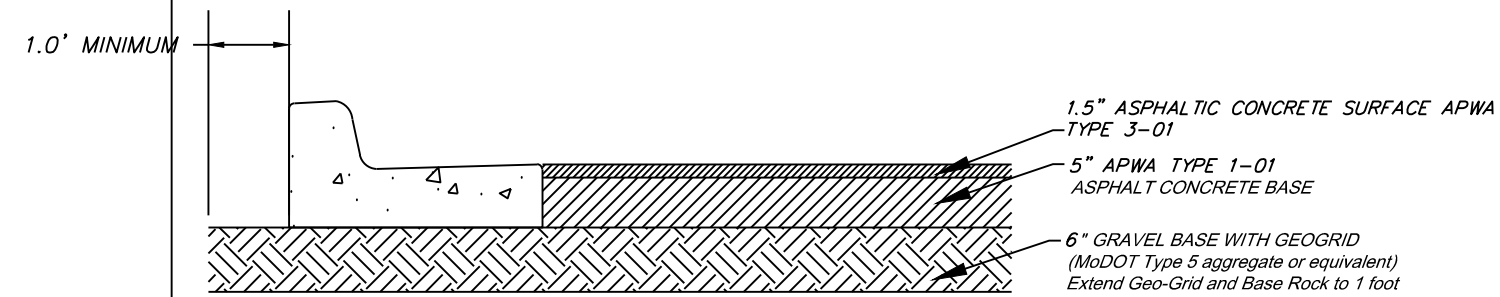
Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X
Existing Gas Main	GAS
Existing Water Main	X-W/M
Existing Storm Sewer	X-STM
Existing Sanitary Sewer	X-SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP





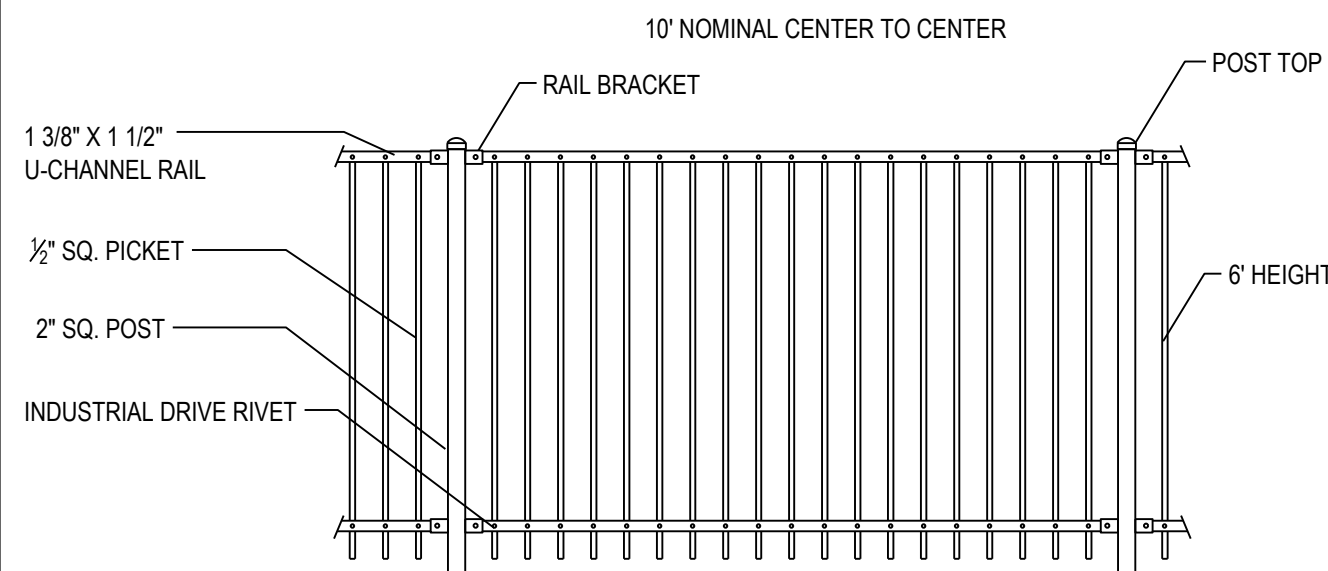
Development Site Plan

SCALE: 1" = 40'



PRIVATE ASPHALT PAVEMENT

NOT TO SCALE



BLACK FENCE DETAIL

NOT TO SCALE

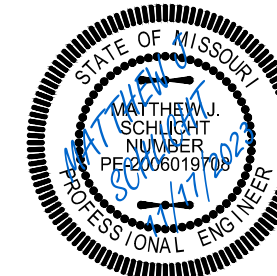


Professional Registration  
Missouri  
Engineering 2005002188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1895  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

CHapel Ridge Business Park Lot 9BB AND 9D  
Part of the South 1/2 of  
Section 17, Township 48 North, Range 31 West  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:  
CHapel Ridge  
LOT 9-C  
Issue Date:  
November 17, 2023

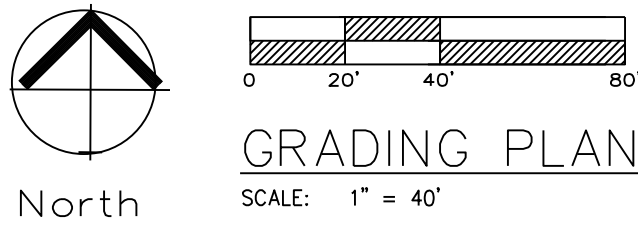
DEVELOPMENT SITE PLAN  
Preliminary Development Plans for:  
CHapel Ridge Business Park Lot 9BB AND 9D  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

REVISIONS  
12/22/23 City Comment



- 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.

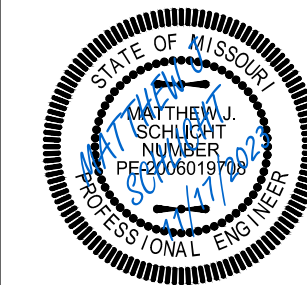


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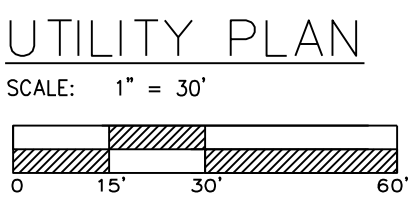
Grading Plan  
Preliminary Development Plans for:  
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**NOTE**

ALL INTERIOR STORM LINES ARE PRIVATE  
UNLESS OTHERWISE NOTED.

**LEGEND:**

Existing Underground Power	—UGP—	UGP—
Existing Conc. Curb & Gutter	=====	
Existing Wood Fence	—X—	X—
Existing Gas Main	—GAS—	GAS—
Existing Water Main	-X-W/M-	-X-W/M-
Existing Storm Sewer	-X-ST-	-X-ST-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	—UGT—	UGT—
Existing Overhead Power	—OHE—	
Proposed Storm Sewer (Private)	—ST—	ST—
Proposed Storm Sewer (Public)	—S—	S—
Proposed Sanitary Sewer	—SS—	SS—
Proposed Underground Power	—UGT—	UGT—
Proposed Gas Service	—GAS—	
Proposed 8" D.I.P. Water	—W—	
Proposed Electrical Service	—UGP—	UGP—

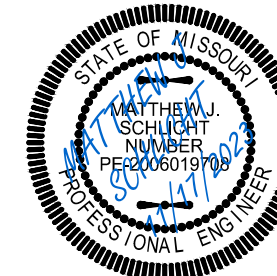


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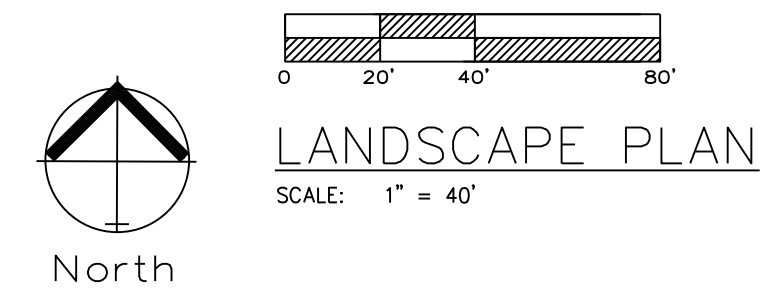
Utility Plan  
Preliminary Development Plans for:  
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LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NE Strother Road)	1 tree per 30 feet of street frontage	520 ft. of street frontage /30= 17 trees required	28 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Strother Road)	1 shrub per 20 feet of street frontage	520 ft. of street frontage /20= 26 shrubs required	38 shrubs provided
14.090.A.1 Street Frontage Trees (NE Ralph Powell Rd)	1 tree per 30 feet of street frontage	519 ft. of street frontage /30= 17 trees required	28 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Ralph Powell Rd)	1 shrub per 20 feet of street frontage	519 ft. of street frontage /20= 26 shrubs required	38 shrubs provided
14.090.A.1 Street Frontage Trees (NE Vanderbilt Lane)	1 tree per 30 feet of street frontage	262 ft. of street frontage /30= 9 trees required	12 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Vanderbilt Lane)	1 shrub per 20 feet of street frontage	262 ft. of street frontage /20= 13 shrubs required	21 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	165,616.32 sq. ft. of total lot area minus 100,483 sq. ft. of bldg=34,000 & parking=66,483 sq.ft /5,000 x 2 = 26 shrubs	34 shrubs provided
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	252,587 sq. ft. of total lot area minus 69,883 sq. ft. of bldg=34,000 & parking=66,483 sq.ft /5,000 = 13 trees	17 Trees rovided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	54,583 sq. ft. of parking area x .05 = 2,729 sq. ft. of landscape parking lot islands required	9,653 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	400 linear feet/40 x 120 120 shrubs required.	120 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

PLANTING SCHEDULE: IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.				
SYMBOL	QUANT.	KEY	NAME	SIZE
tree	20	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	31	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	52	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	137	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

ENGINEERING  
ENGINEERING & SURVEYING  
SOLUTIONS

50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

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7. ALL LAWN AREAS TO BE SODDED 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:

10. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO, ILLINOIS, AND THE ILLINOIS PLANTING STANDARDS.
11. 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 MATTER CONTENT.
12. ALL PLANT BEDS TO BE "MOUND"ED. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
13. MULCH SHALL BE INSTALLED TO A MINIMUM OF 2" DEPTH FOR 500 AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE MATERIAL GREATER THAN 1".
14. ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 300, 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
15. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
16. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO ERODING IS REQUIRED TO ADJACENT AREAS.
17. 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.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND READ INSPECTIONS BY LEGAL AUTHORITIES.
19. THE CONTRACTOR SHALL PROVIDE EASILY 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) SHALL BE SPRINKLERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL.
20. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE SPECIFIED AS SPECIFIED ON DRAWINGS.

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.

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

***NTS***

***N.T.S.***

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