

PRO DEO Lots 9 & 10, Southview Heights

Preliminary Development Plan

Part of Section 8, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

LOTS 9 & 10, SOUTHVIEW HEIGHTS.

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. 29095C0438G EFFECTIVE DATE: JANUARY 20, 2017.

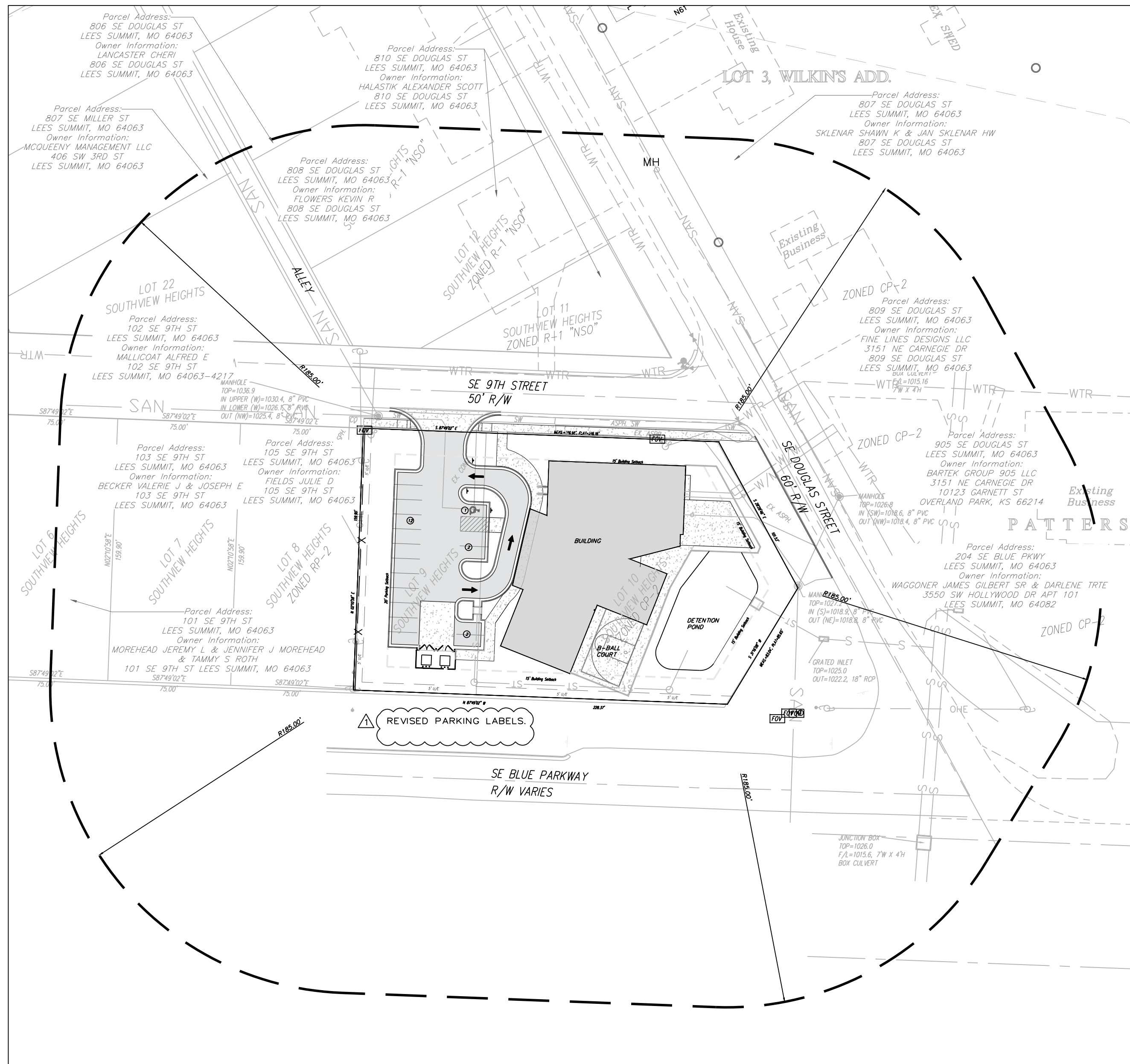
UTILITY COMPANIES:

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

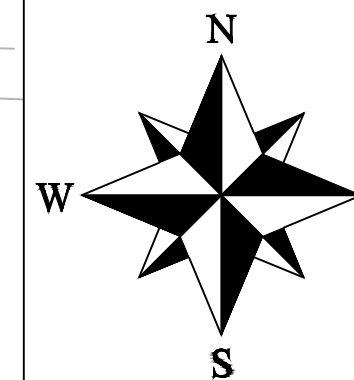
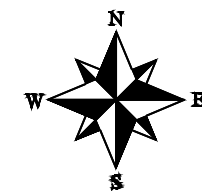
GENERAL NOTES:

- 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"=50'



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 0.90 acres (39,245.31 sq. ft.)

Commercial Office Site

Site Area 0.90 Acres
Building 9,366 sq. ft.
Parking 8,150 sq. ft.
Sidewalk 3,362 sq. ft.
Impervious Area 20,878 sq. ft. (53.2% of Site)
Floor-Area-Ratio 23.9%

Parking:

Provided 16 Standard (1 ADA Accessible)

Required 16 Standard (1 ADA Accessible)

Total Parking Spaces 17

REVISED PARKING TOTAL.

Current Zoning: CP-2, RP-2

Proposed Zoning: CP-2

REVISED ZONING.

Site Improvement Notes

Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the south side of SE Douglas Street.

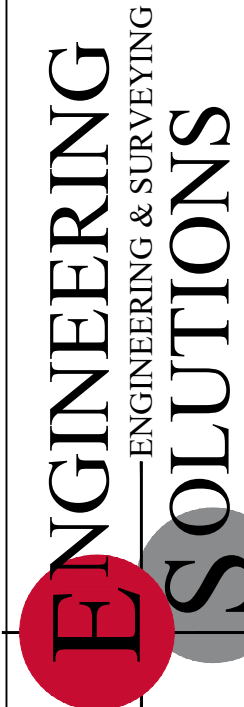
Water Main Improvements
-The site will utilize the existing 8" water main located on the north side SE Douglas Street.

Storm Sewer
-Enclosed pipe systems 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 propose detention facility.

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter		
Existing Wood Fence	X	X
Existing Gas Main	GAS	
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer	ST	ST
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

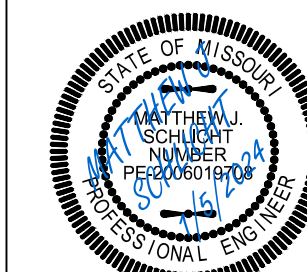


Professional Registration
Missouri
Engineering 2005002198-D
Surveying 2005005119-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

902 SE Douglas St
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

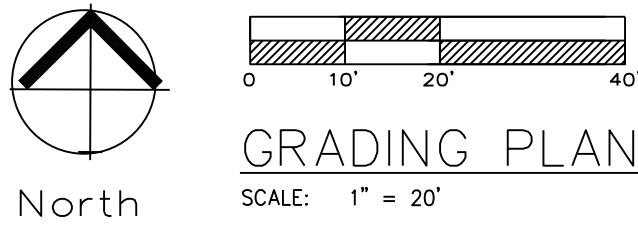
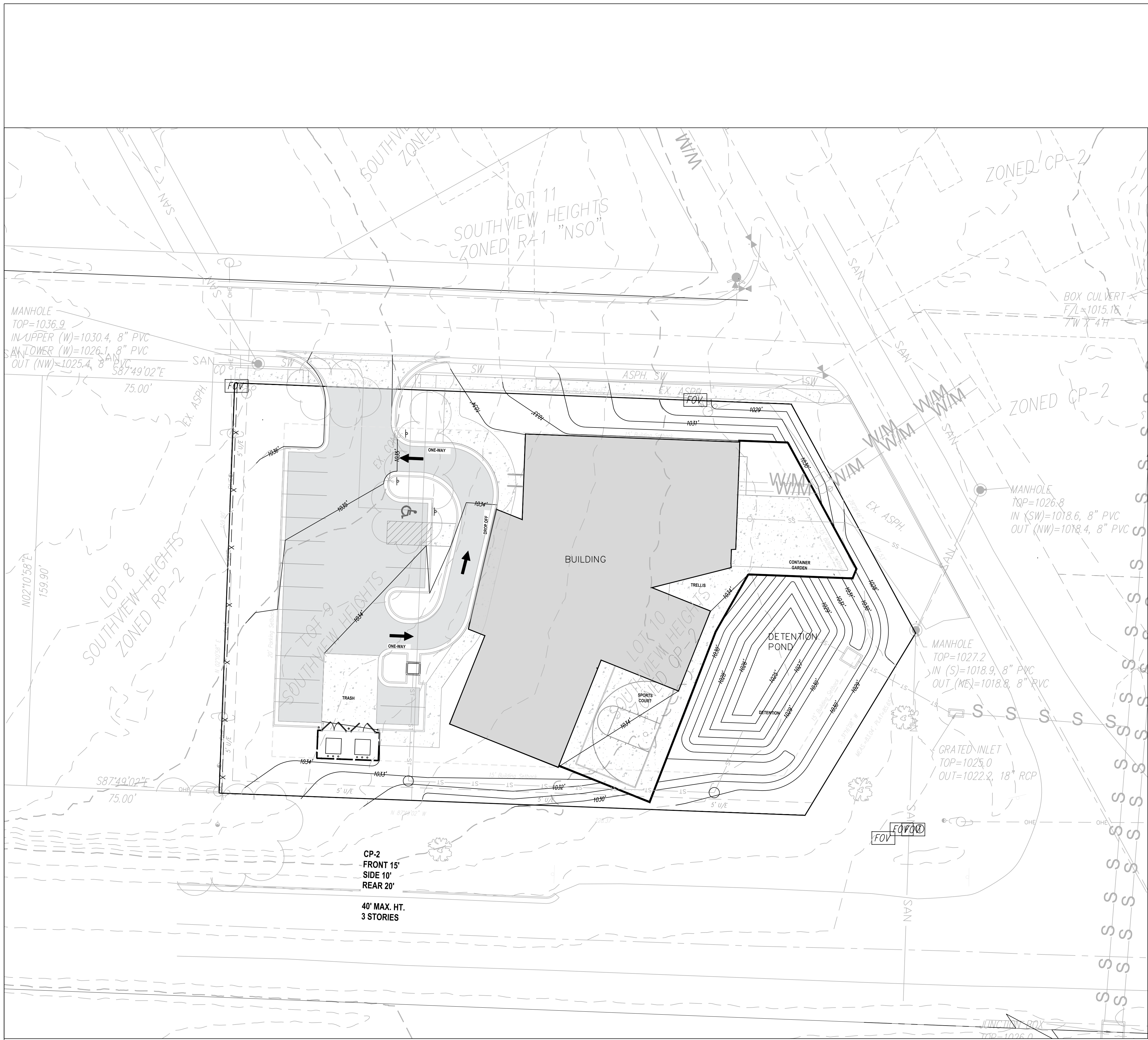
Project: Pro Deo Youth Ctr
Issue Date: December 6, 2023

OVERALL SITE PLAN
Preliminary Plans for:
Lot 9 & 10, Southview Heights
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS
REV. 1/5/2024



- 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.

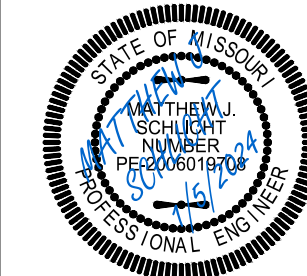


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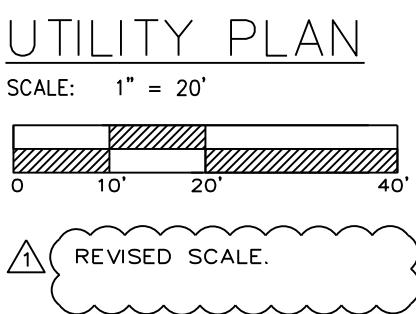
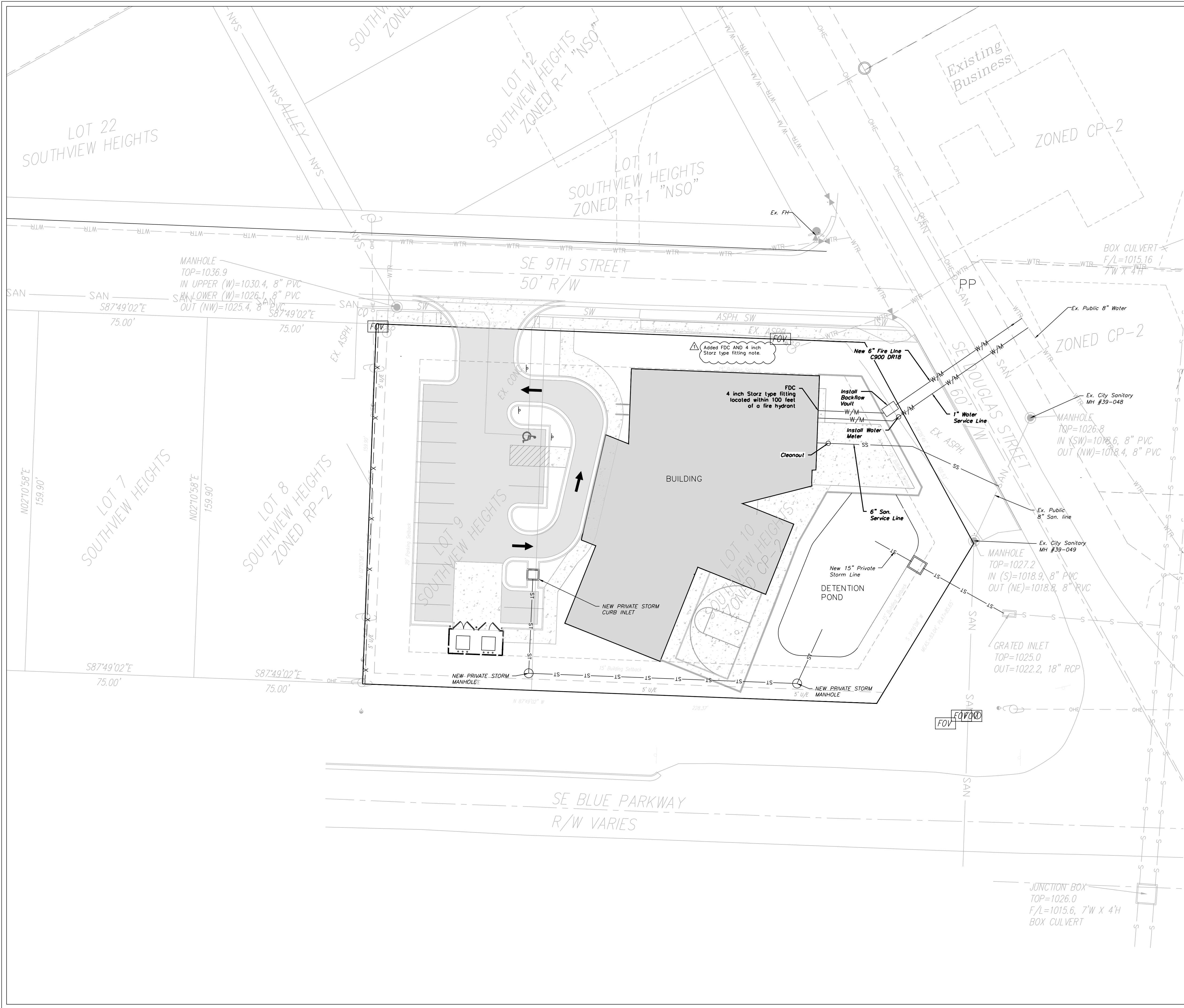
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Grading Plan
Preliminary Plans for:
Lot 9 & 10, Southview Heights
Lee's Summit, Jackson County, Missouri



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REVISIONS
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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-STM-	-X-STM-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	—UGT—	UGT
Existing Overhead Power	—OHE—	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—	GAS
Proposed 8" D.I.P. Water	—W—	W—
Proposed Electrical Service	—UGP—	UGP

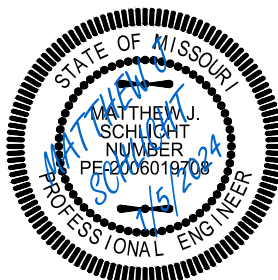


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Missouri
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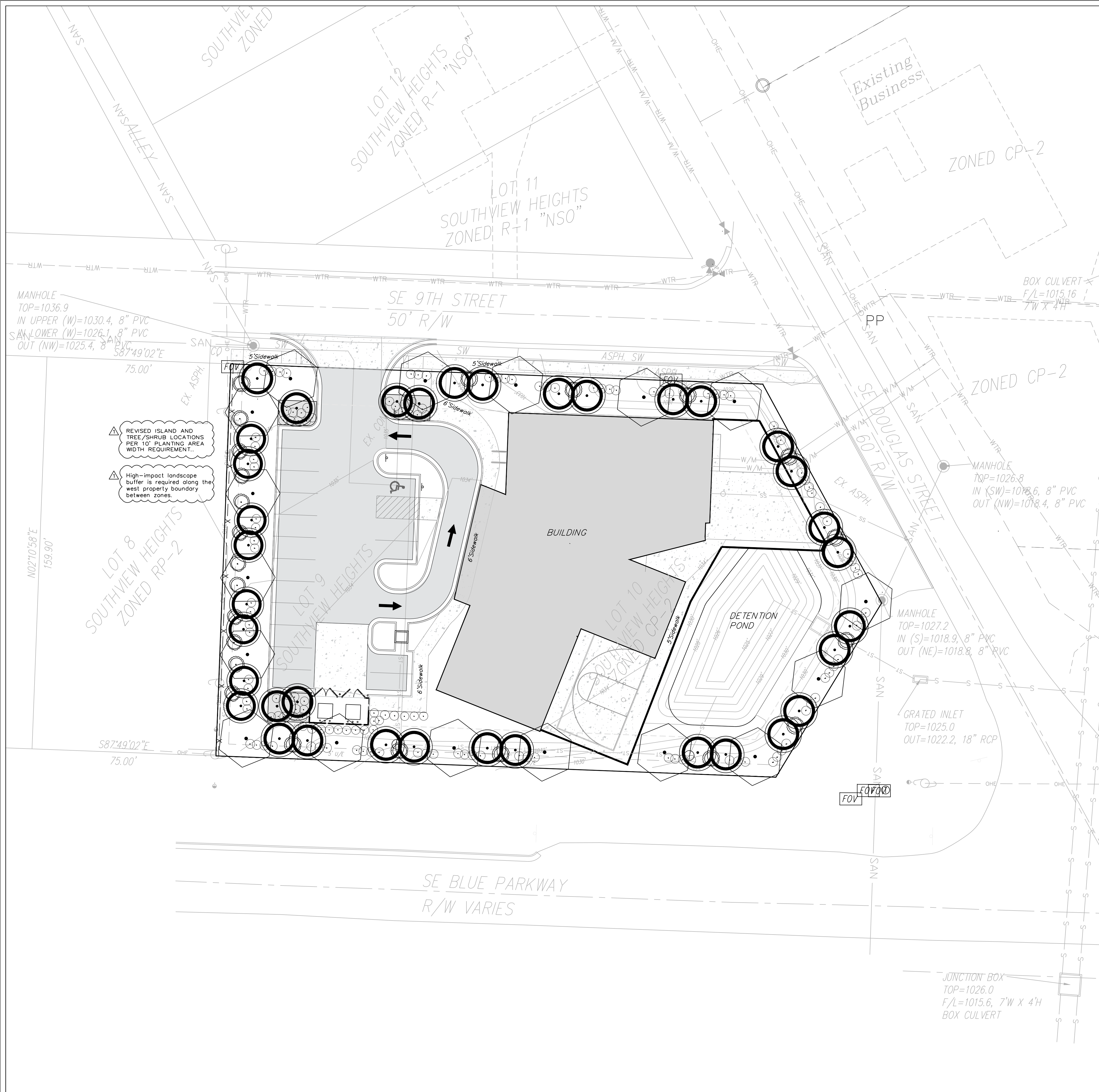
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Utility Plan
Preliminary Plans for:
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Lee's Summit, Jackson County, Missouri



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

REVISIONS
REV. 1/5/2024



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SE 9TH Street)	1 tree per 30 feet of street frontage	185 ft. of street frontage /30= 6 trees required	16 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE 9TH Street)	1 shrub per 20 feet of street frontage	185 ft. of street frontage /20= 9 shrubs required	25 shrubs provided
14.090.A.1 Street Frontage Trees (SE Douglas Street)	1 tree per 30 feet of street frontage	143 ft. of street frontage /30= 5 trees required	11 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Douglas Street)	1 shrub per 20 feet of street frontage	143 ft. of street frontage /20= 7 shrubs required	21 shrubs provided
14.090.A.1 Street Frontage Trees (SE Blue Parkway)	1 tree per 30 feet of street frontage	270 ft. of street frontage /30= 9 trees required	21 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Blue Parkway)	1 shrub per 20 feet of street frontage	270 ft. of street frontage /20= 14 shrubs required	35 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	39,245 sq. ft. of total lot area minus 17,516 sq. ft. of bldg=9,366 & parking=8,150 sq.ft 21,729/5,000 x 2 = 9 shrubs	9 shrubs provided
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	39,245 sq. ft. of total lot area minus 17,516 sq. ft. of bldg=9,366 & parking=8,150 sq.ft 21,729/5,000 = 5 trees	5 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	8,150 sq. ft. of parking area x .05 = 408 sq. ft. of landscape parking lot islands required	528 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)	122 linear feet/40 x 12 37 shrubs required.	37 shrubs provided
* STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use CP-2
Adjoining use RP-2
Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

Note:
All Ground mounted equipment shall be totally screened.

ADDED GROUND MOUNTED EQUIPMENT NOTE.

PLANTING SCHEDULE:
IS FOR PHASE 1 ONLY; AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	17	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	23	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	36	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	143	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

North

LANDSCAPE PLAN
SCALE: 1" = 20'
REVISED SCALE.

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

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Missouri
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L.100

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 SHALL MEET THE FOLLOWING STANDARDS: A. BRANCHES AND LEAVES SHALL BE FREE OF DISEASE AND PESTS. B. BRANCHES SHALL MEET THE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.
2. ALL PLANT MATERIAL IN 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 TO A DEPTH OF 3".
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SUFFICIENTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. TREES, SHRUBS AND SMALLER PLANTS SHALL BE PROTECTED BY COVERING THEM WITH MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED PLANTS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING PERIODS OF DROUGHT, PLANTS SHALL BE COVERED WITH MULCH AND WATERED FREQUENTLY TO PREVENT WILTBURN. REPLY ANTI-DESCSANT 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 BALLS ARE EXPOSED. THIS IS TO BE DONE TO PREVENT WILTBURN.
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 HEALTHY TISSUE, 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS THAT DIE FROM NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

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:

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO, ILLINOIS, AND THE ILLINOIS PLANTING 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 MATTER CONTENT.
11. PLANT BEDS TO BE "MOUND"ED. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. MULCH SHALL BE 3" DEEP. MULCH SHALL BE INSTALLED TO THE INSIDE OF THE 500 AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE, WATER GREATER THAN 1".
13. PLANT BEDS TO BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS SUCH. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 300 W/EEED CONTR. 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 ERODING IS REQUIRED TO ADJACENT AREAS.
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.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND READ INSPECTIONS BY LEGAL AUTHORITIES.
18. 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. 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.
19. 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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