

Final Development Plan

Section 16, Township 47 North, Range 31 West
 Lee's Summit, Jackson County, Missouri

NOTES:

1. THIS PLAN SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
 2. PERMITS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT.
 3. EASEMENTS 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 NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
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COMPANIES:

1. LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY 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 DEVELOPMENT.
 2. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
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6. ENERGY - 756-5281
 7. BELL TELEPHONE - 761-5011
 8. E-765-1100
 9. INE - 422-6300
 10. MISSOURI PUBLIC WORKS - 969-1800
 11. MISSOURI PUBLIC WORKS INSPECTIONS - 969-1800
 12. MISSOURI WATER UTILITIES - 969-1900
 13. MISSOURI CALL (CIG RATE) - 1-800-344-7463

DESCRIPTION:

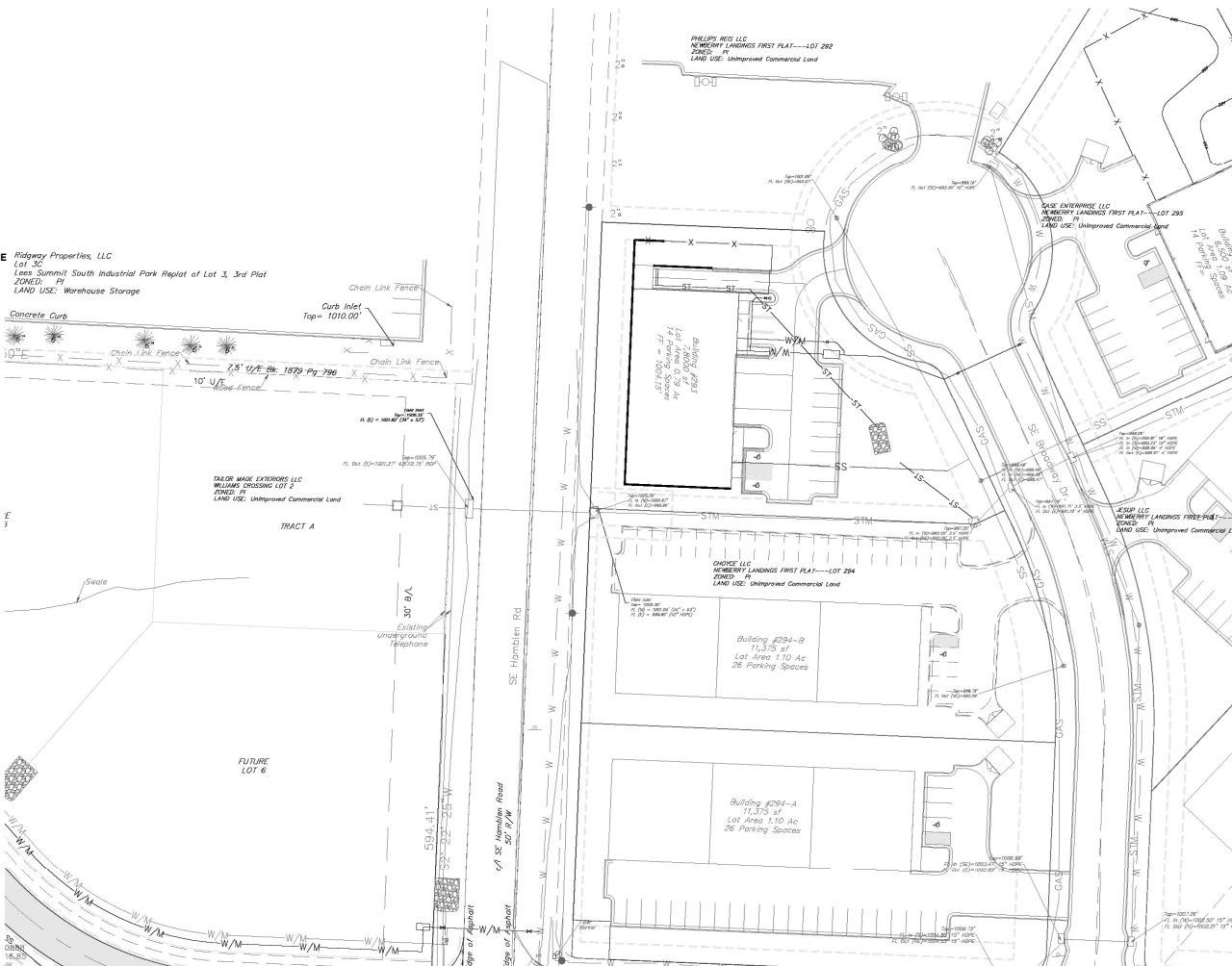
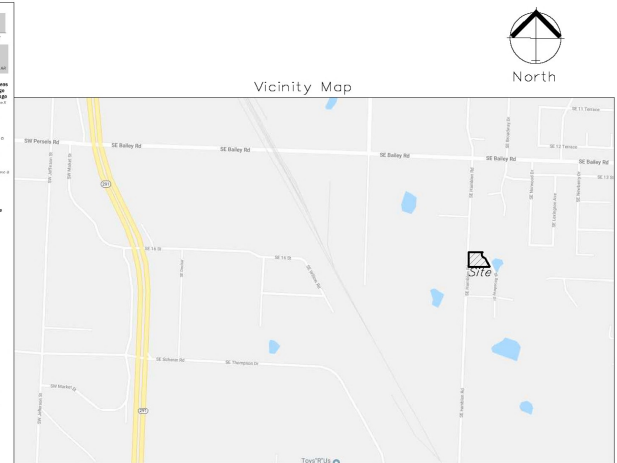
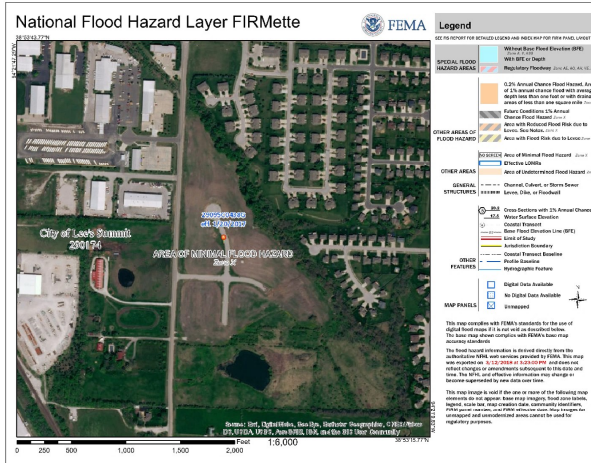
1. Landings 1st Plat

2. EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF THE CITY OF LEE'S SUMMIT AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995. THERE ARE NO GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED.

3. BASED ON FIRM PANEL 29095C0438G, DATED JANUARY 20, 2017 THE SITE IS ZONED "X" AS SHOWN ON THE ATTACHED DRAWING

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ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNITED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

North
FINAL DEVELOPMENT PLAN
 SCALE: 1" = 20'

Site Data Table :

Lot Area:	34,200 sq. ft. (0.79 Ac.)
Building Area	7,800 sq. ft. (0.18 Acres)
Parking/Sidewalk	9,215 sq. ft. (0.21 Acres)
Impervious Area	17,015 sq. ft. (0.39 Acres) 49.75% of Site
Floor-Area-Ratio	22.81%
Current Zoning:	PI - Planned Industrial
Current Use:	Vacant
Proposed Use	Commercial Office / Warehouse
Sanitary Sewer Service	Sanitary service will be provided from the existing sanitary sewer located on the east side of property.
Water Service	Water service will be provided from the existing main located on the east side of the property.
Storm Sewer	Detention will not be required within the development as the area is located within the lower portion of a larger watershed. BMP's will not be required as this project was part of previously approved Preliminary Development Plan.