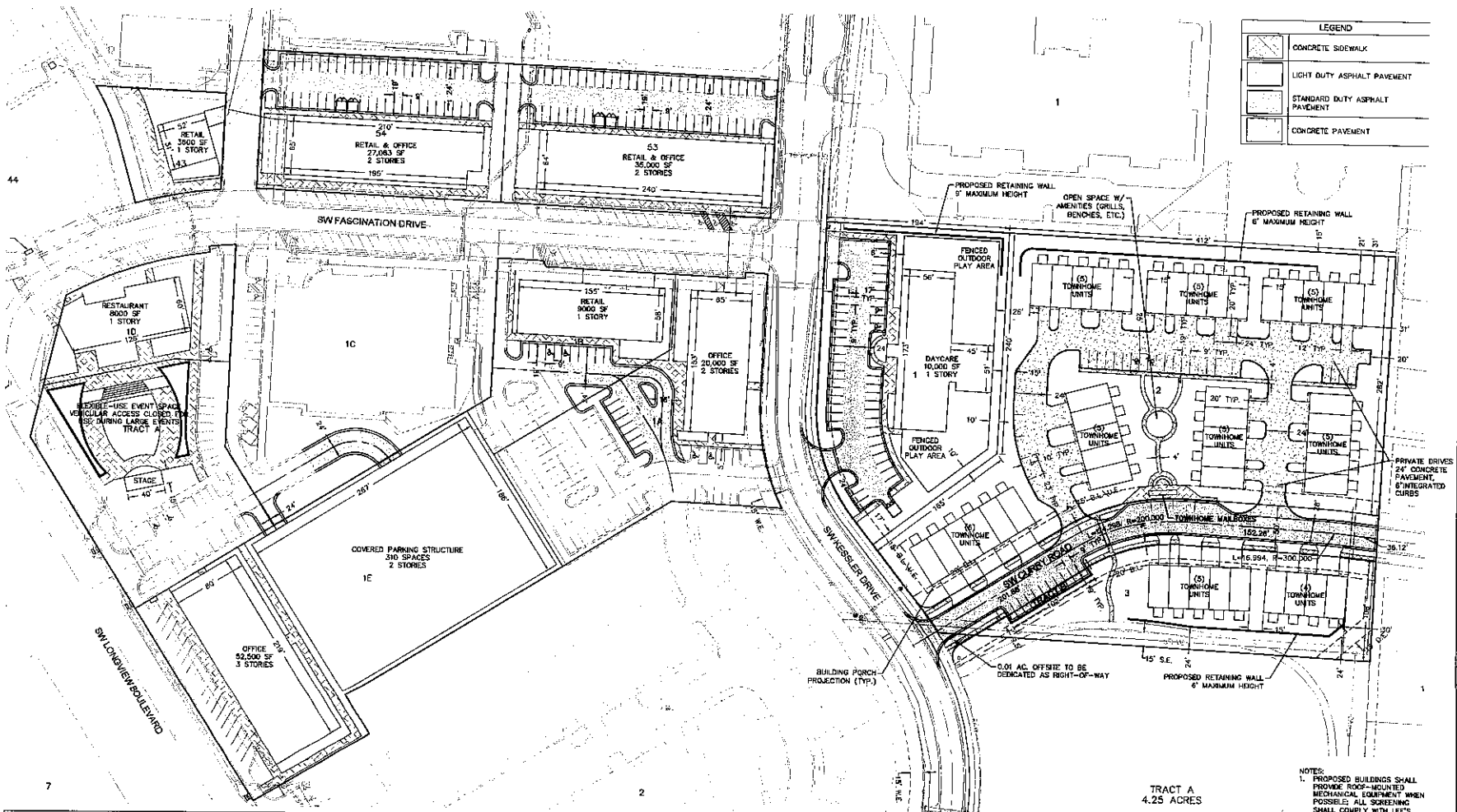

NOTES:
1. PROPOSED BUILDINGS SHALL PROVIDE ROOF-MOUNTED MECHANICAL EQUIPMENT WHEN POSSIBLE. ALL SCREENING SHALL COMPLY WITH LEE'S SUMMIT U.D.O. ARTICLE 7 VIA FENCING OR LANDSCAPING.
2. PRIVATE DRIVES SHALL BE POSTED.
3. ROOF LINES, PORCHES, AND OTHER BUILDING PROJECTIONS MAY EXTEND UP TO 5' BEYOND THE BUILDING LINE.

SHARED PARKING MODEL

LOT	BUILDING SF	LAND USE	UDO PER 1K SF	UDO REQ.	M-F 8am-5pm		M-F 6pm-12am		M-F 12am-6am		Weekend 8am-5pm		Weekend 6pm-12am		Weekend 12am-6am		PROVIDED (TOTAL)	PROVIDED (EXISTING)	PROVIDED (PROPOSED)
1A	10,000	Office	4	40	100%	40	20%	16	5%	4	5%	4	5%	4	5%	4	54	46	8
1B	9,000	Retail	5	45	100%	45	20%	9	5%	3	100%	45	100%	45	5%	3	97	27	70
1C	29,855	Theater	5.3	148	40%	59	80%	119	10%	15	70%	104	100%	148	10%	15	97	97	0
1D	8,000	Restaurant	14	102	70%	72	100%	102	10%	11	100%	102	100%	102	20%	21	11	11	0
1E	52,500	Office	4	210	100%	210	20%	42	5%	11	5%	11	0%	0	0%	0	338	18	320
TRACT A		Event Space				0		0		0		0		0		0	29	29	0
2	257,613	Residential	per unit	275	60%	165	100%	275	100%	275	80%	220	100%	275	100%	275	275	0	275
SUBTOTAL	378,348			860		600		563		319		486		574		338	771	168	603
41	12,350	Retail	5	65	100%	65	20%	13	5%	4	100%	65	100%	65	5%	4	72	71	0
43	3,600	Retail	5	18	100%	18	20%	4	5%	1	100%	18	100%	18	5%	1	11	11	0
44	3,672	Retail	5	14	100%	14	20%	3	5%	1	100%	14	100%	14	5%	1			
	4,500	Restaurant	14	63	70%	45	100%	63	10%	7	100%	63	100%	63	20%	14	56	56	0
52	4,000	Restaurant	14	56	70%	39	100%	56	10%	6	100%	56	100%	56	20%	12	56	0	56
53	15,000	Retail	5	75	100%	75	20%	15	5%	4	100%	75	100%	75	5%	4	59	18	41
	20,000	Office	4	80	100%	80	20%	16	5%	4	5%	4	0%	0	0%	0			
54	12,000	Retail	5	60	100%	60	20%	12	5%	3	100%	60	100%	60	5%	3	60	15	45
	15,063	Office	4	61	100%	61	20%	12	5%	4	5%	4	0%	0	0%	0			
SUBTOTAL	89,785			492		457		195		34		359		351		39	323	171	142
TOTAL	468,133			1,352		1,089		758		353		845		925		377	1094	339	745

SITE DEVELOPMENT DATA

LOTS	LAND USE	BUILDING COVERAGE (SF)	NUMBER OF FLOORS	FLOOR AREA (SF)	LAND AREA (AC.)	F.A.R.	DWELLING UNITS	D.U./AC.	IMPERVIOUS COVERAGE
1A	Office	10,000	2	20,000	1.19	0.25			81%
1B	Retail	9,000	1	9,000	0.75	0.50			69%
1D	Restaurant	8,000	1	8,000	0.47	0.98			71%
1E	Office	52,500	3	52,500	2.03	0.59			51%
TRACT A	Event Space	5,175	1	5,175	0.99	0.12		1	74%
43	Retail	3,600	1	3,600	0.29	0.28			75%
53	Retail & Office	17,500	2	35,000	0.98	0.82			91%
54	Retail & Office	13,532	2	27,063	0.88	0.70			91%
SUBTOTAL		84,407		160,438	7.59	0.48			68%
1	Daycare	10,000	1	10,000	1.31	0.18			55%
2	Residential	35,000	2	35,000	3.03	0.27	36	11.76	55%
3	Residential	9,000	2	9,000	0.85	0.24	9	10.34	61%
TRACT B	Parking				0.02				100%
R/W	Right-of-Way				0.57				84%
SUBTOTAL		55,000		55,000	5.78	0.22	45	7.79	66%
TOTAL		139,407		215,438	13.45				74%

* totals adjusted due to rounding

* 15,000 SF Retail, 20,000 SF Office
* 12,000 SF Retail, 15,063 SF Office

SCALE IN FEET

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Development Services

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North Kansas City, MO 64116
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NO.	DATE	REVISIONS DESCRIPTION	BY
1	2018.07.20	Revised per City comments	CJH
2	2018.08.06	Revised to reflect accurate design information	CJH

PRELIMINARY SITE PLAN
KESSLER VIEW
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, MO
2018

drawn by: CJH
checked by: JMS
designed by: JMF
QA/QC by: JMF
project no.: 017-3307
date: 2018.05.02

SHEET 03

ENG: P:\2017\3501-4000\017-3307\40-Design\Valve\CAD\Preliminary Plans\Sheets\QA\CV\01_Development Plans_36x24\C-SITE1_73807.dwg USER: chohnquist
DATE: Aug 06, 2018 4:05pm