

# 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 AND EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT.  
 3. 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 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. A 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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**DESCRIPTION:**

1. This plan shows the proposed development of the site.

2. The site is located in the City of Lee's Summit.

3. The site is zoned PI - Planned Industrial.

4. The site is currently vacant.

5. The site is approximately 1.10 acres in size.

6. The site is bounded by SE Hamilton Rd to the north, SE Broadway Rd to the east, and SE Broadway Rd to the south.

7. The site is bounded by SE Broadway Rd to the west.

8. The site is bounded by SE Broadway Rd to the south.

9. The site is bounded by SE Broadway Rd to the east.

10. The site is bounded by SE Broadway Rd to the west.

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44. The site is bounded by SE Broadway Rd to the south.

45. The site is bounded by SE Broadway Rd to the east.

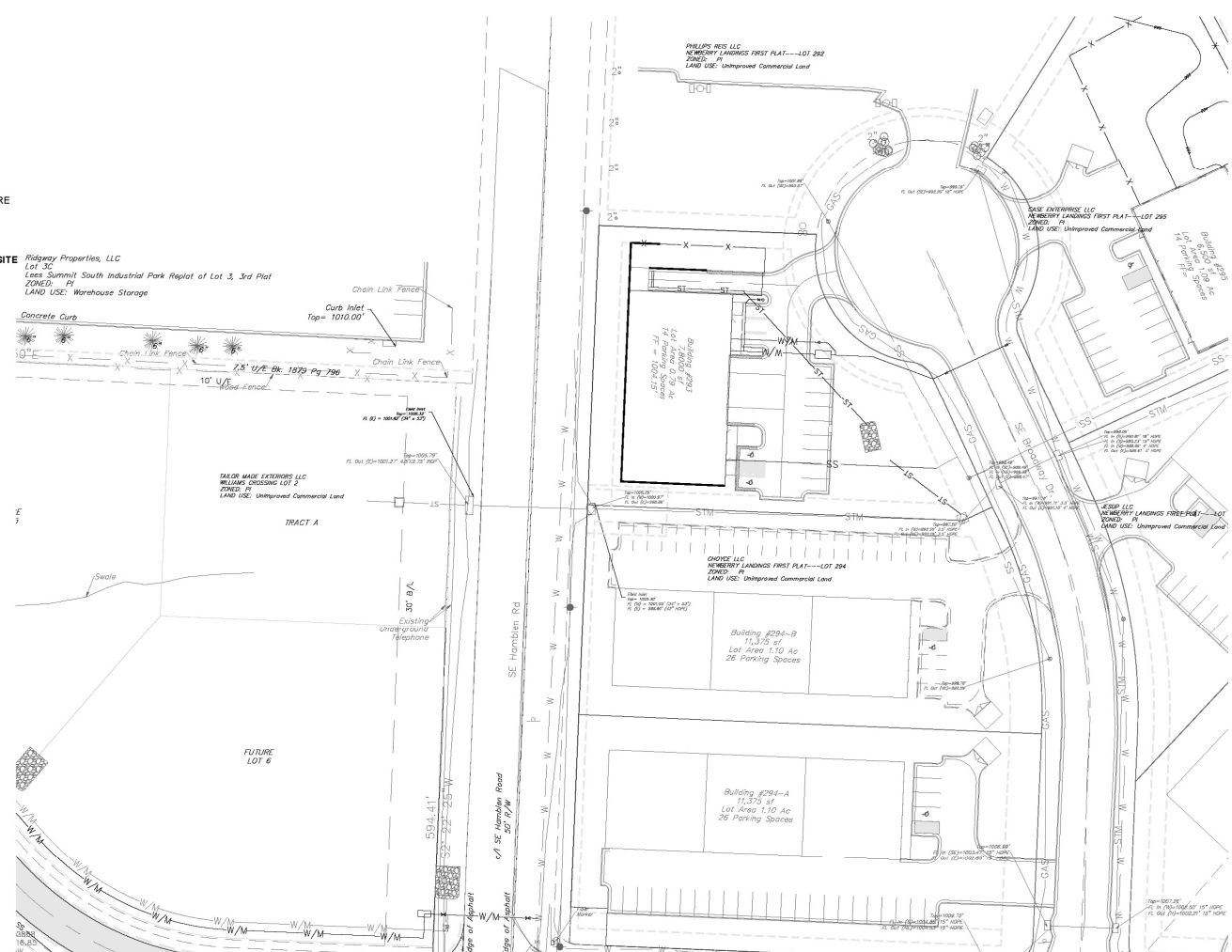
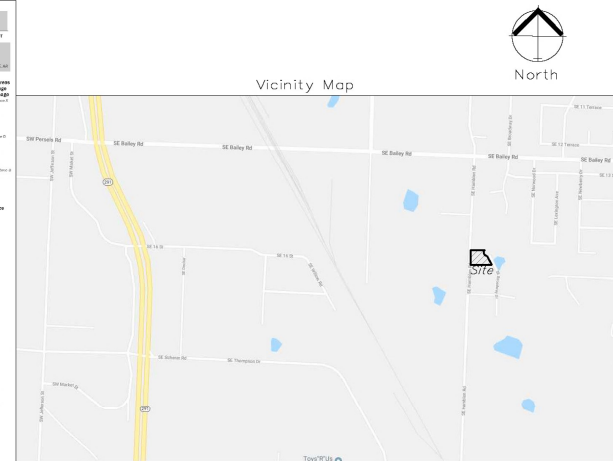
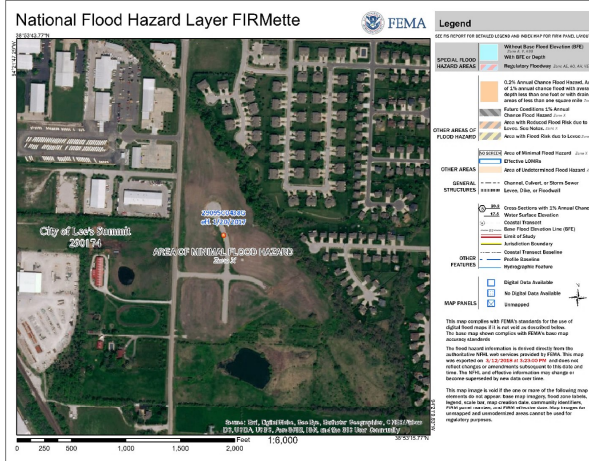
46. The site is bounded by SE Broadway Rd to the west.

47. The site is bounded by SE Broadway Rd to the south.

48. The site is bounded by SE Broadway Rd to the east.

49. The site is bounded by SE Broadway Rd to the west.

50. The site is bounded by SE Broadway Rd to the south.



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.