

**NOTES:**

- The development shall meet the requirements of the Unified Development Ordinance, Design and Construction Manual, Access Management Code and other ordinance for development including, but not limited to, parking setbacks and spaces, ADA requirements, site lighting, landscaping and screening, utilities, and zoning requirements. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- Every ADA accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches and 60 inches above the ground, measured from the bottom of the sign, and the head of the parking space.
- All identifying signs shall be 12 inches wide by 18 inches in height and meet the requirement set forth in the Manual on Uniform Traffic Control Devices, as referenced in the Lee's Summit General Code of Ordinances.
- Building Parking Lot and Landscaping information on each lot are for graphical purpose and do not represent the detailed Final development plan information. All Landscaping to meet Article 14 of the UDO.
- There shall be two way traffic movement.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for each lot for review.
- Parking lot screening to meet UDO.
- Exterior lighting to conform to UDO requirements (400 watt lamp, 18' maximum pole height and 90' cut-off for light dispersion).
- All curb to be CG-1 curb.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Parking Spaces shall be 9' x 19' (perimeter w/ curb), 9' x 19' (interior center), and 9' x 20' (interior w/ no curb).
- Watershed: East Fork-Little Blue River (to Prairie Lee Lake)
- A minor plat will be prepared to combine the two lots into 1 lot. A private easement for the sanitary sewer service for the Landmark Skate Center building will be dedicated on the plat.

**STREETS:**

- Improvements to the main entrance off of Oldham Road shall consist of curb & gutter addition only. No sidewalk is required for the road frontage for this property.

**BUILDING LINES:**

- Minimum required building line is 20 feet on 50 Hwy frontage, 20 feet on West side of the property, and 10 feet on South side of the property.

**PARKING SETBACK LINES:**

- Minimum required parking setback line is 20 feet on 50 Hwy frontage, 20 feet on West side of the property, and 10 feet on South side of the property.

**SIDEWALKS:**

- Interior sidewalks are 5' as shown.

**PROJECT DATA:**

The site is Zoned CS  
 Project Area - 2.83 acres  
 Number of Lots - 2  
 Density - 1.90 lots/acre

**PHASING:**

- The project infrastructure as shown shall be completed in 1 phase.

**GENERAL NOTES:**

1. The recorded plat, Oldham East Business Park was used in preparation of this Preliminary Development Plan.
2. Cross Access easements for common driveways and adjoining parking lots will be provided on the Final Plat.
3. There is no visible evidence of abandoned oil or gas wells located within the plat boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., P.E., 1995.
4. Mechanical units shall be totally screened from view in accordance with Article 7 of the UDO. Said note shall be included on individual Final Development Plans, for individual lots.
5. All materials, colors, and architecture of buildings to meet the requirements of section 7.280 of the current UDO.
6. Trees and shrubs are shown for graphical and quantitative purposes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

**PRELIMINARY EROSION CONTROL PLAN:**

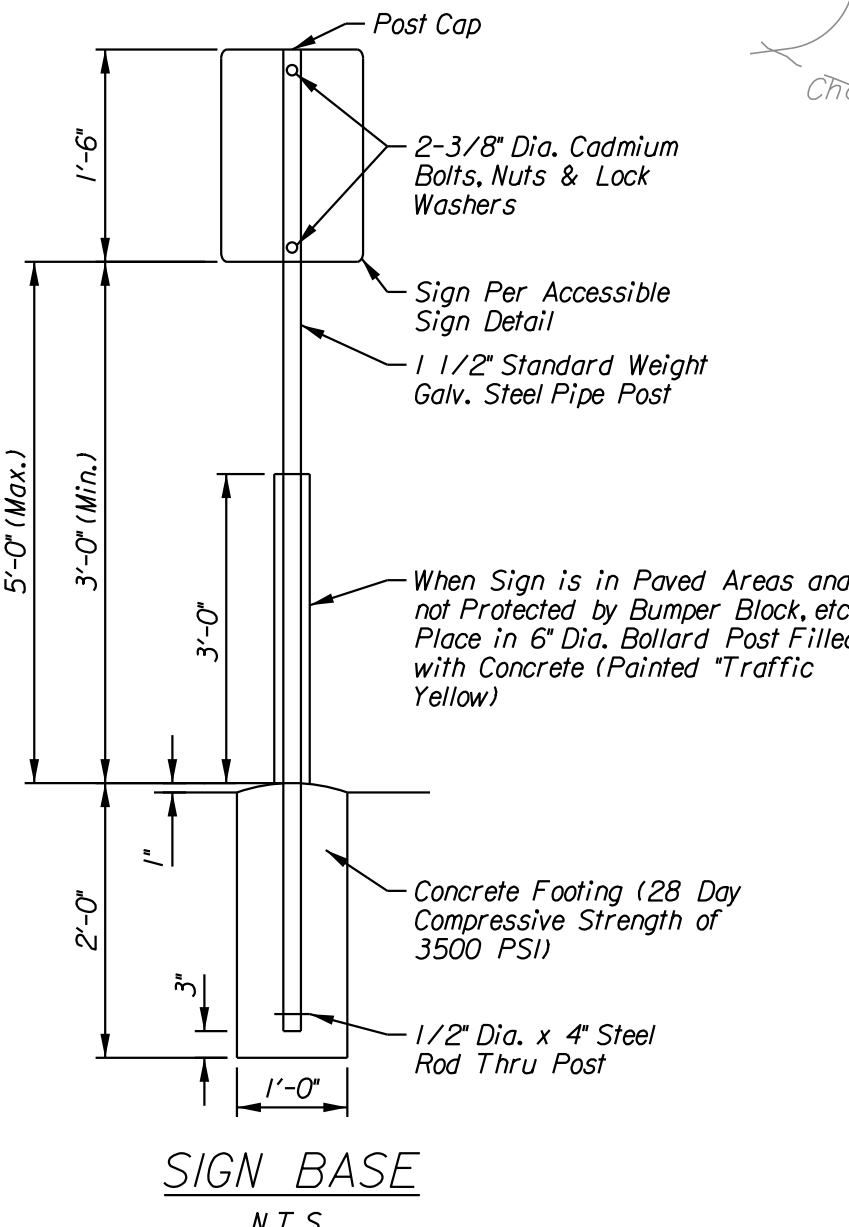
- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Lee's Summit Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all basins shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Lee's Summit. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

Parking Spaces Required/Provided - 18/18

Garage - 3/bay x 4 bays - 12  
 Sales Area - 2/1000sf - 2.1 x 2 - 4.2 (15)  
 Outside Display Area - 1/2500sf, 6 display pads at 200sf each - 1200sf = 0.48 (1)  
 ADA Spaces Required/Provided - 1/1

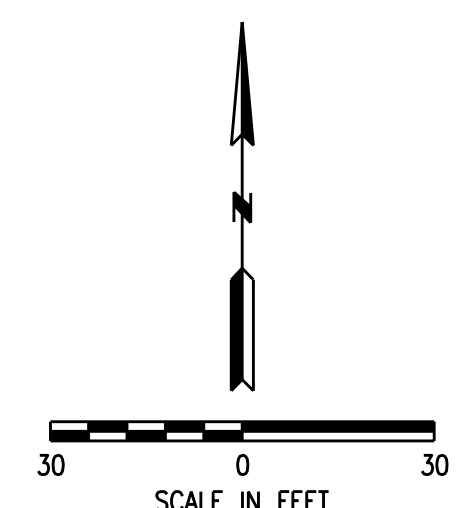


Shaded Parking Spaces Indicate the 18 Required Parking Spaces. All Other Spaces are Intended for Display.

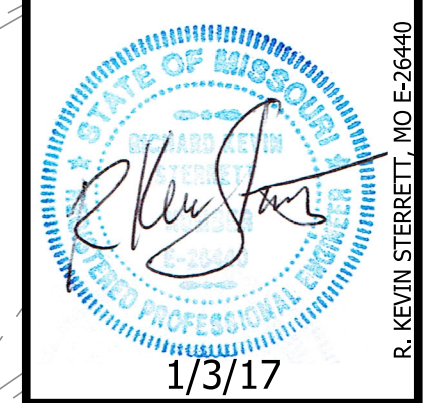


**GENERAL INFORMATION**

LOT NO.	LOT AREA SQ. FT.	BUILDING AREA SQ. FT.	FAR	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	IMPERVIOUS AREA SQ. FT.	PERCENT IMPERVIOUS AREA (%)
1	125611						
2 & 3	123301	4200	.03	18	140	75413	0.612
<b>Total</b>	<b>248912</b>	<b>4200</b>			<b>140</b>	<b>75413</b>	<b>0.612</b>



DATE	REVISION	BY	CHK/APP
1/3/17	REVISED PER APPLICANT LETTER DATED 12/16/16	RAM	RAM



**consult Inc engineers planners**

11010 Haskell St., Ste 210 Kansas City, KS 66109 816-795-2285  
 CORPORATE LICENSE NO. E2010005873

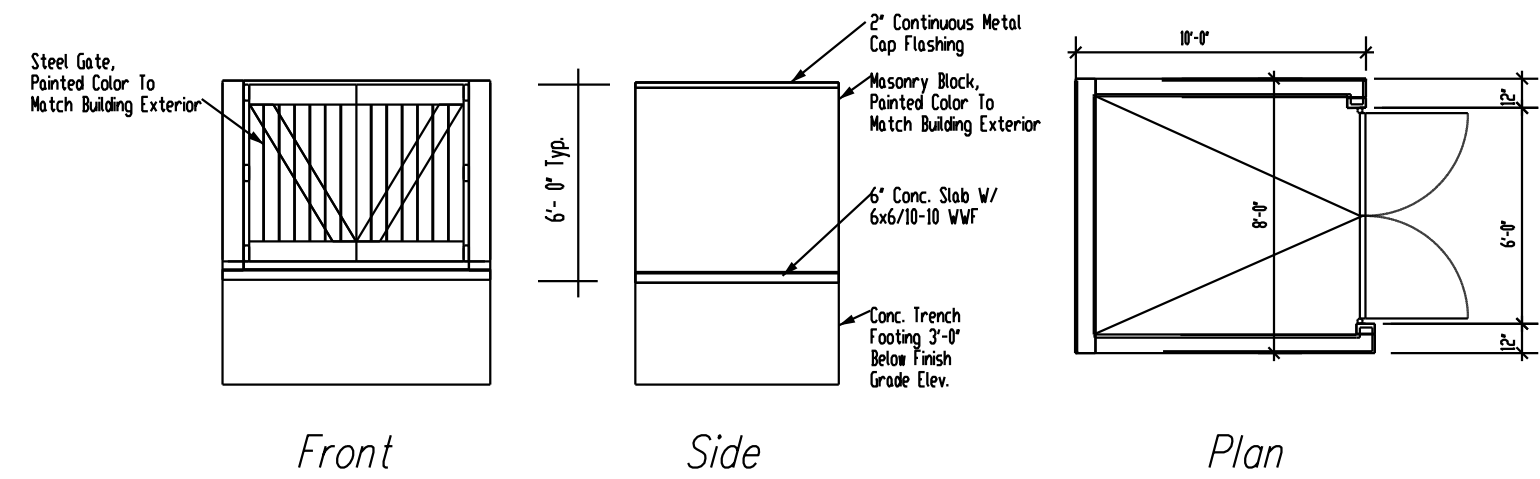
**PRELIMINARY DEVELOPMENT PLAN**

**KANSAS CITY MOTORS**

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. XXX  
 DRAWING NO. XXX  
 DATE January 3, 2017  
 JOB NO. 16.045.01

**2** SHEET OF **4**



Masonry Trash Enclosure  
Not to Scale

NOTES:  
 - Building Parking Lot and Landscaping information on each lot are for graphical purpose and do not represent the detailed final development plan information. All Landscaping to meet Article 14 of the UDO.  
 - All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

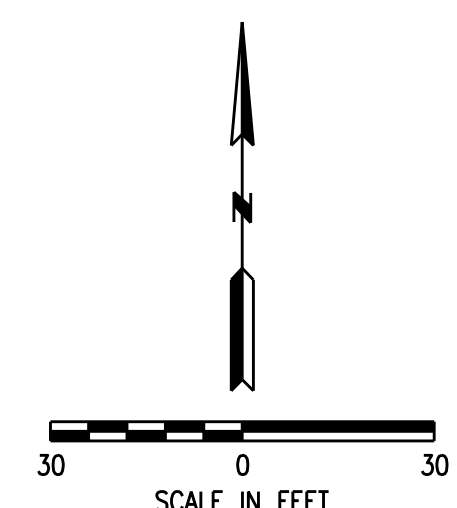
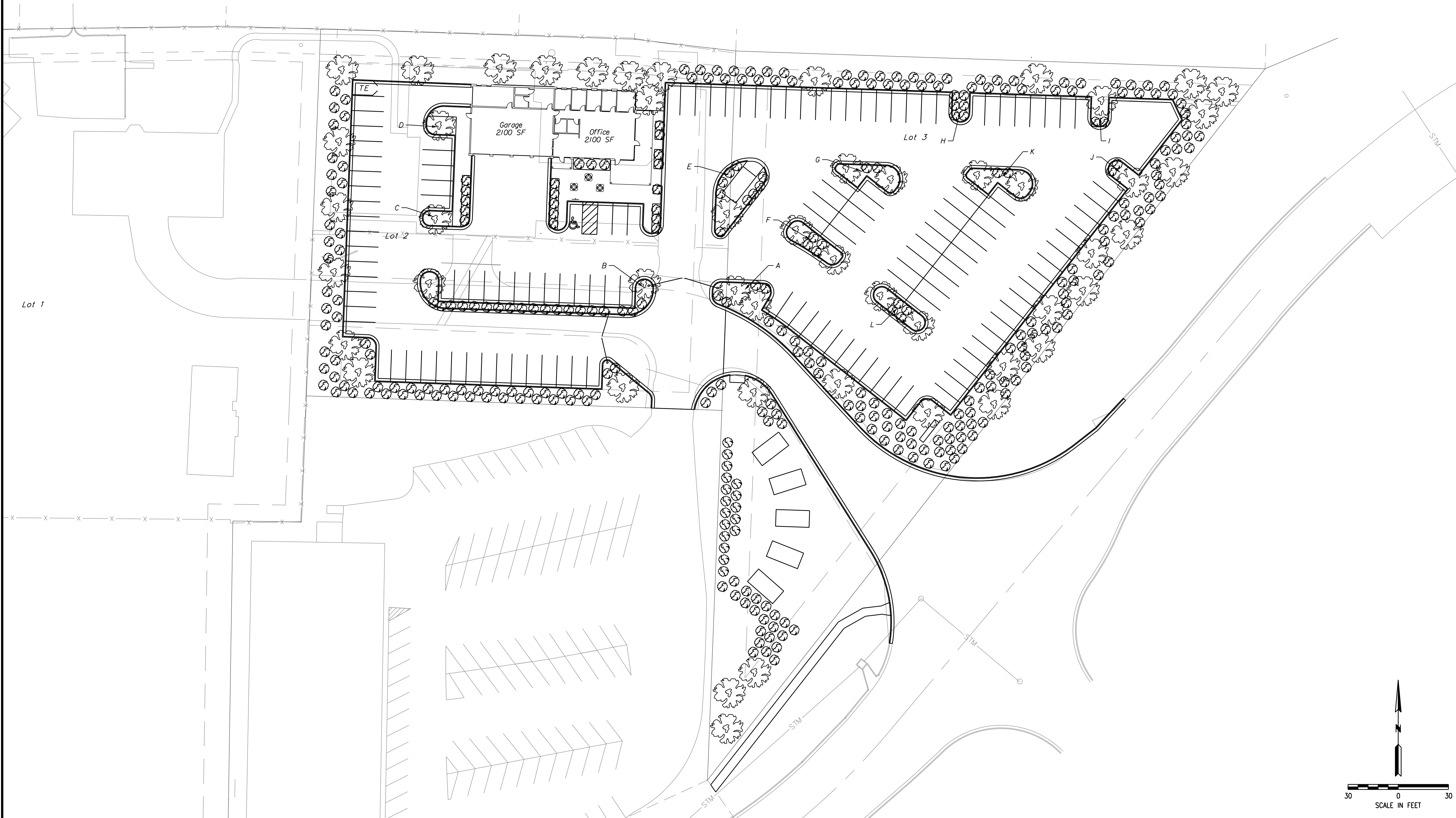
LANDSCAPE SCHEDULE: SPECIES	CALIPER/HEIGHT
Pin Oak	3"
Burning Bush	24" (Minimum height) At planting

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 123,301 SF
B - Length of street frontage of development site	= 1,105 LF
C - Trees required on street frontage = 1/30 LF	= 37 Trees
D - Trees provided	= 37 Trees
E - Parking lot area	= 59,792 SF
F - Green space required in parking lot (E x 5%)	= 2,990 SF
G - Green space provided	= 4,127 SF
H - Shrubs required along frontage (Parking lot screen) 1,105 LF at 12/40 LF	= 332 Shrubs
J - Quantity of additional trees required 1 tree per 5000 SF of open area (117,851/5000)	= 24 Trees
K - Additional Trees Provided	= 24 Trees
L - Quantity of additional shrubs required 2 shrubs per 5000 SF of open area (117,851/5000)	= 48 Shrubs
M - Additional Shrubs Provided	= 48 Shrubs

Interior Landscape

Area	SF
A	542
B	727
C	142
D	181
E	527
F	368
G	383
H	164
I	164
J	164
K	442
L	323
TOTAL	4,127



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1/3/17	REVISED PER APPLICANT LETTER DATED 12/16/16	RAM	IRNS

STATE OF MISSOURI  
 R. KEVIN STERRETT, NO. E-26440  
 1/3/17

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LANDSCAPE PLAN  
 KANSAS CITY MOTORS  
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI  
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