

5 SW Industrial Special Use Permit

Part of Section 17, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

LOT 1, JEFFERSON STREET MINI STORAGE

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. 29095C0419 GEFFECTIVE DATE: JANUARY 20, 2017.

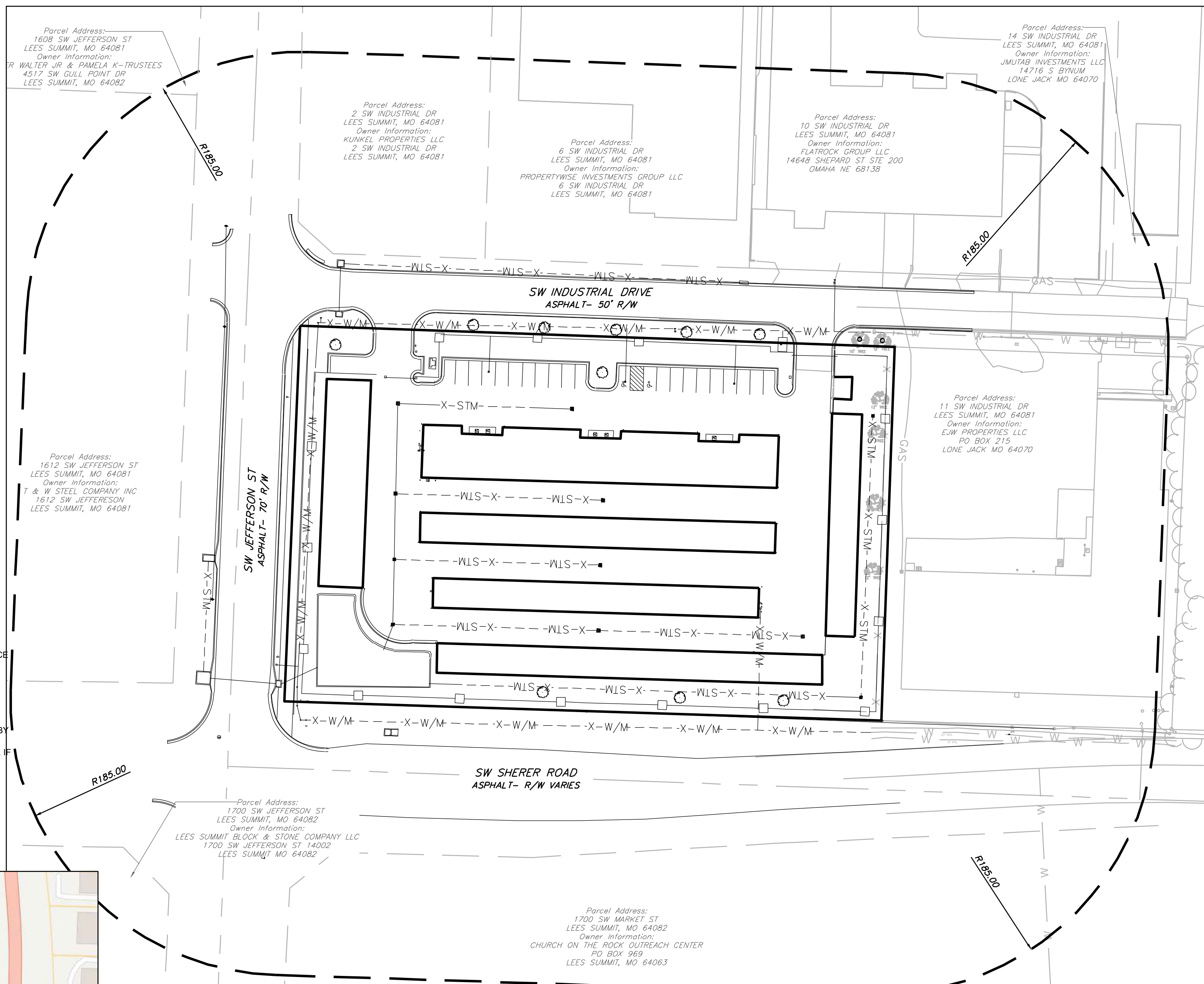
UTILITY COMPANIES:

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 ~ 286-1196
MISSOURI GAS ENERGY ~ 756-5281
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'



Vicinity Map

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.010 ~ SITE SURVEY
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN

Site Impervious Area

Total Area 2.3 acres (102,122.31 sq. ft.)

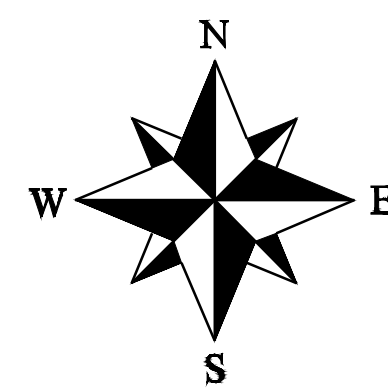
Commercial Office Site

Site Area 2.3 Acres
Buildings 29,820 sq. ft.
Parking 43,690 sq. ft.
Impervious Area 73,510 sq. ft. (72.0% of Site)
Floor-Area-Ratio 29.2%

Parking:

Provided 20 Standard (2 ADA Accessible)
Required 20 Standard (2 ADA Accessible)
Total Parking Spaces 22

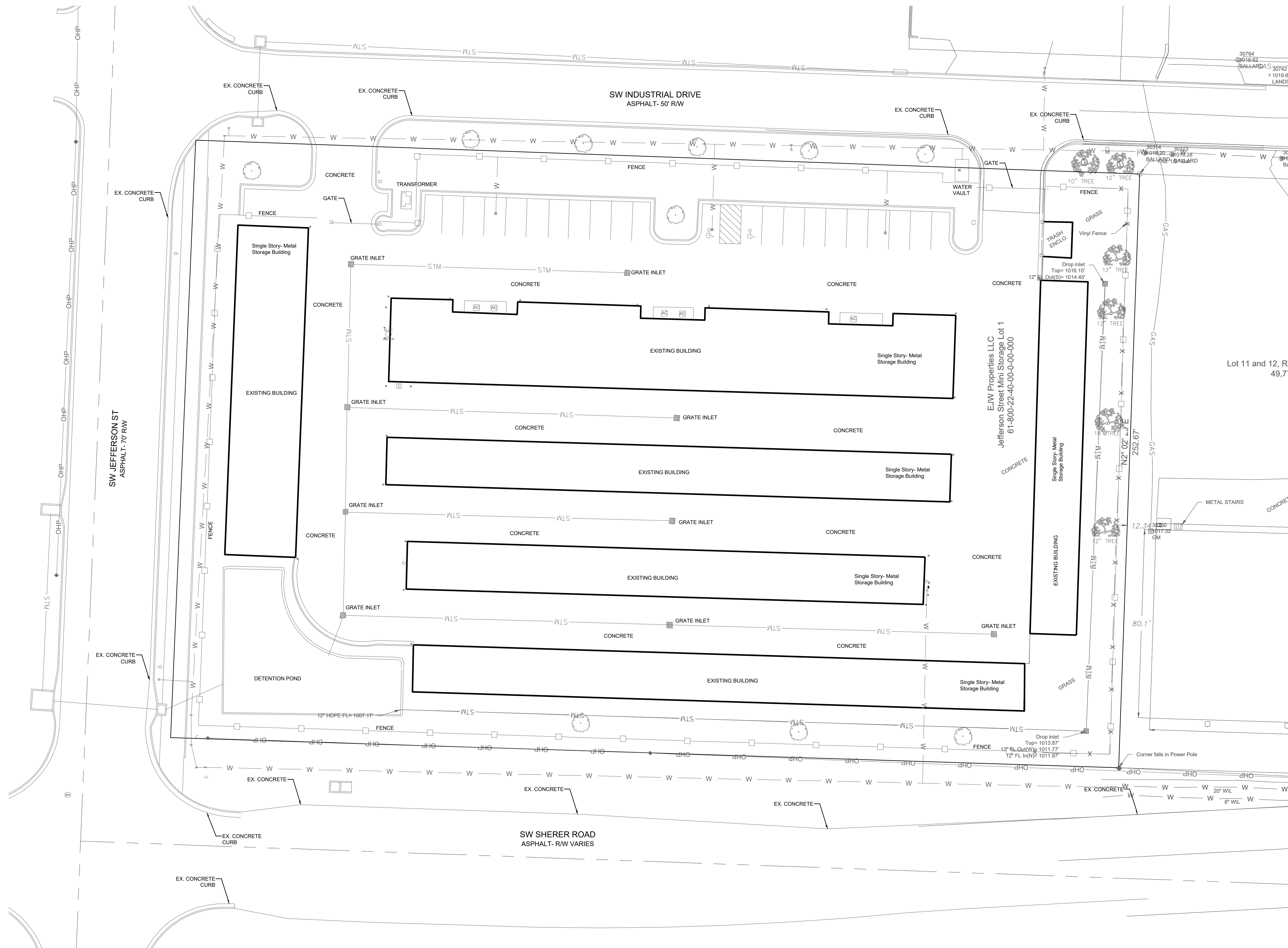
Current Zoning: PI - Planned Industrial



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—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—

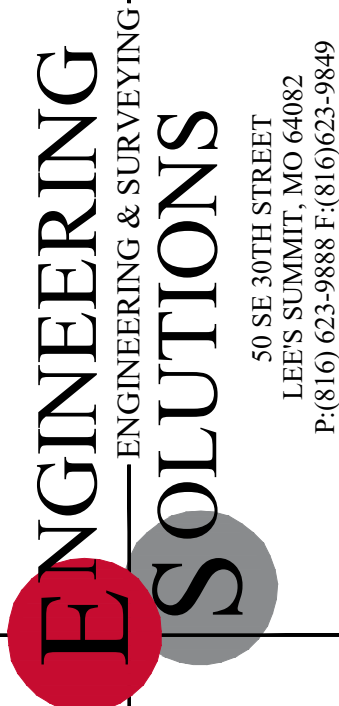
REVISIONS



0 10' 20' 40'

SITE SURVEY

SCALE: 1" = 20'



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

5 SW INDUSTRIAL
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

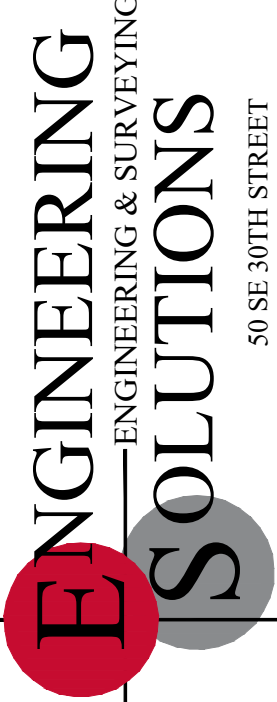
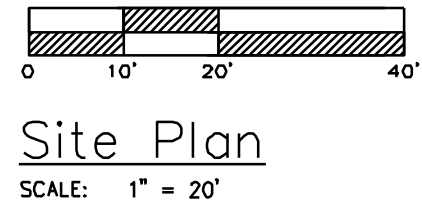
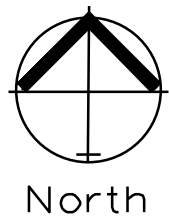
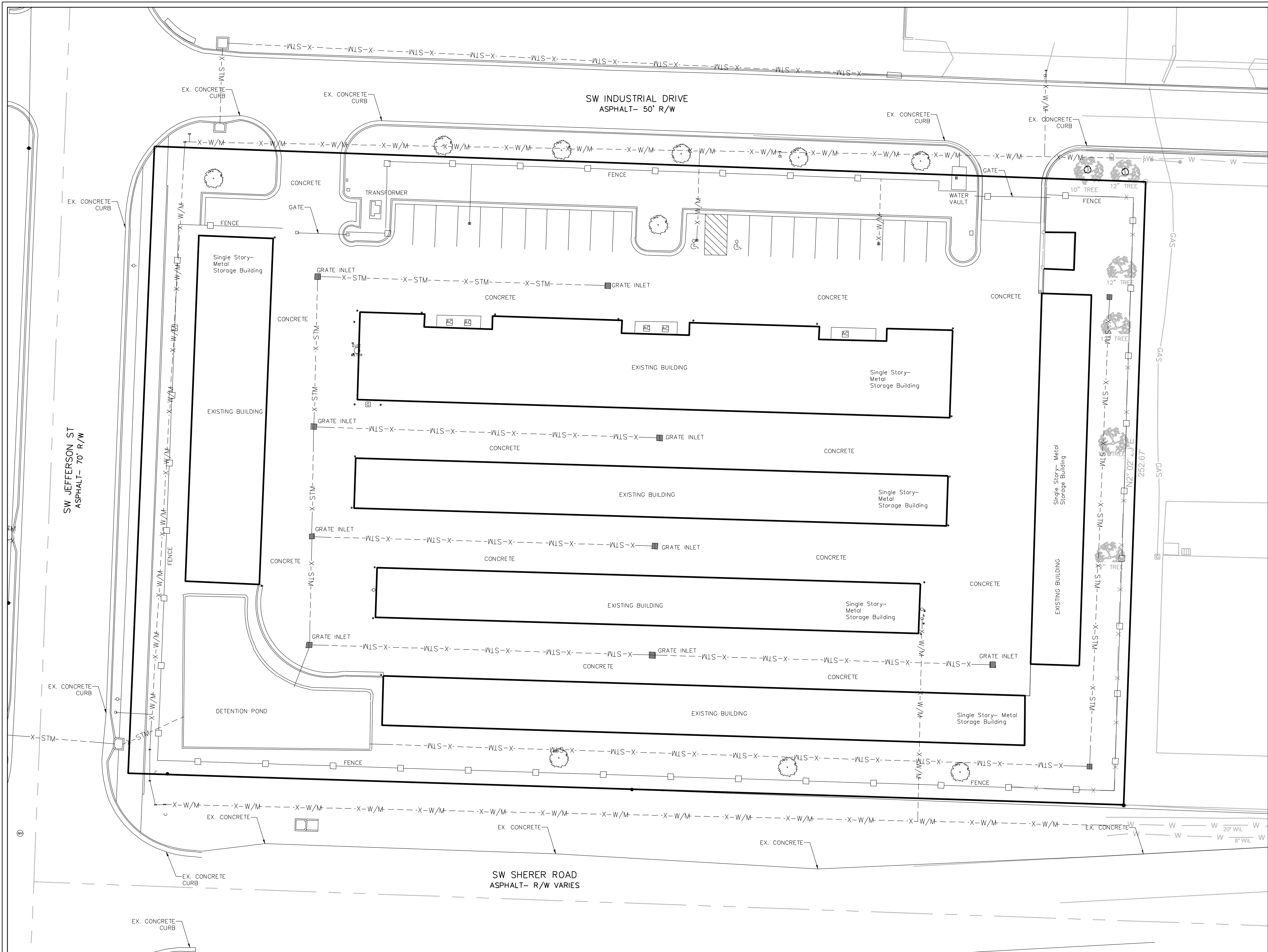
Project:
5 Industrial
Issue Date:
December 5, 2025

SITE SURVEY
Construction Plans for:
5 SW Industrial
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.010

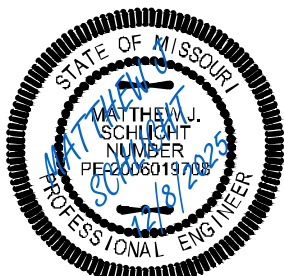


Professional Registration
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Surveying 20200382180-D
Kansas
Engineering E-1686
Surveying LS-219
Oklahoma
Engineering R254
Nebraska
Engineering CA2821

5 SW Industrial
Lee's Summit, Jackson County, Missouri

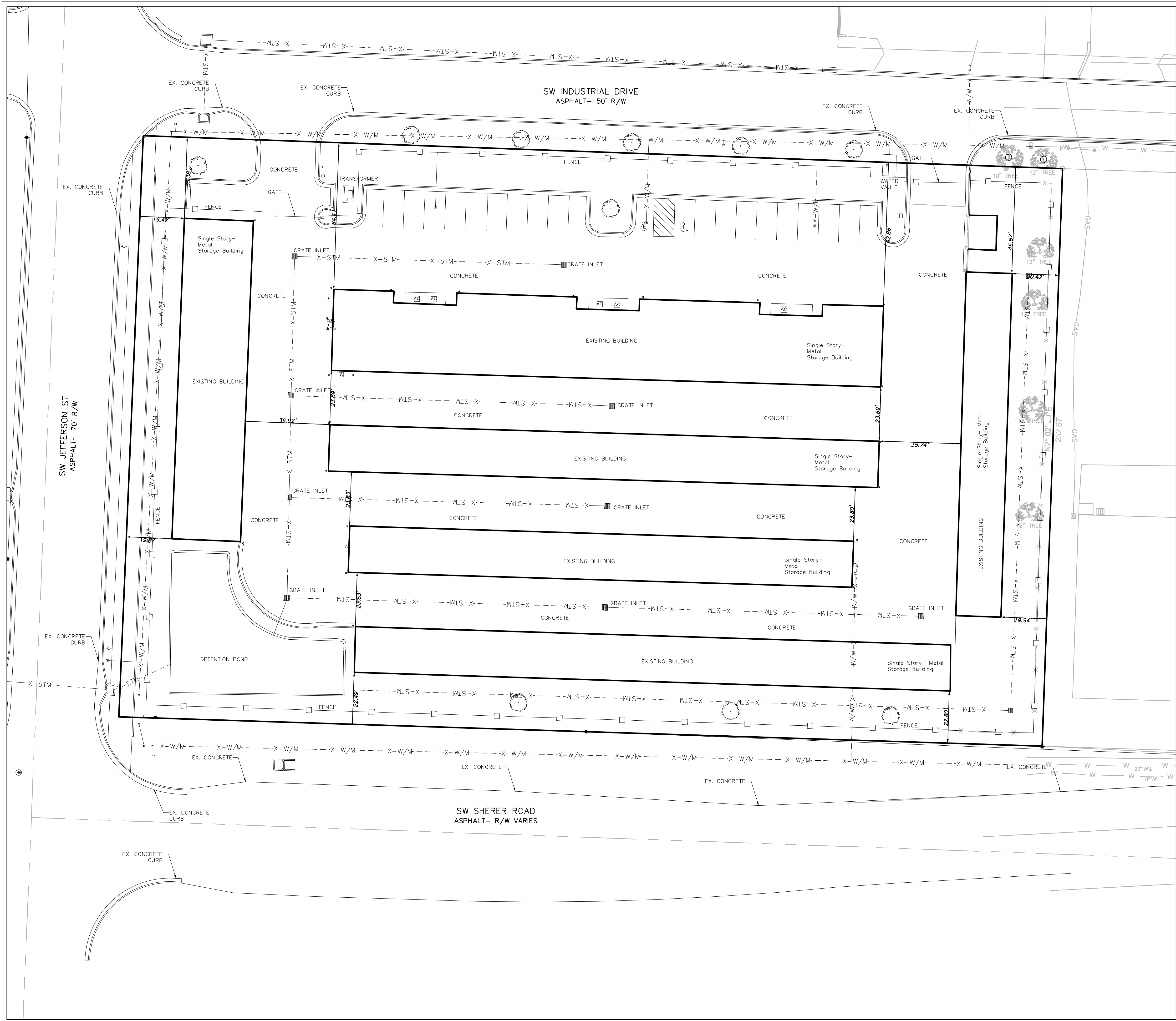
Project:
5 Industrial
Issue Date:
December 8, 2025

SITE PLAN
Special Use Permit for:
5 SW Industrial
Lee's Summit, Jackson County, Missouri

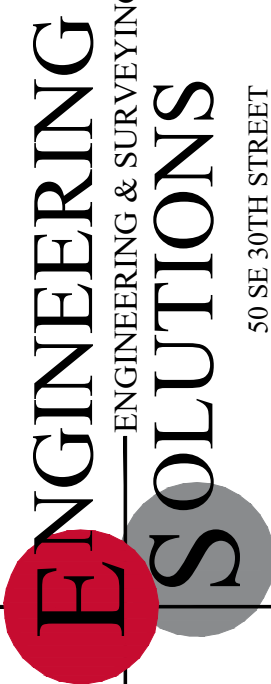
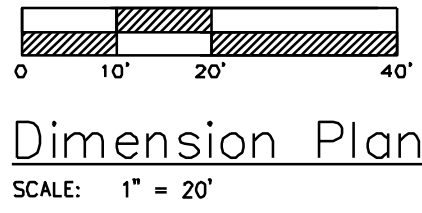


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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North

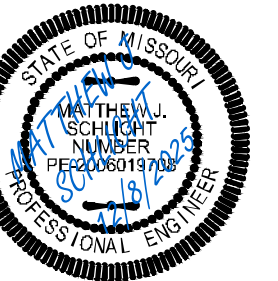


Professional Registration
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Surveying 2020038219C-D
Kansas
Engineering E-1886
Surveying LS-219
Oklahoma
Engineering B254
Nebraska
Engineering CA2821

5 SW Industrial
Lee's Summit, Jackson County, Missouri

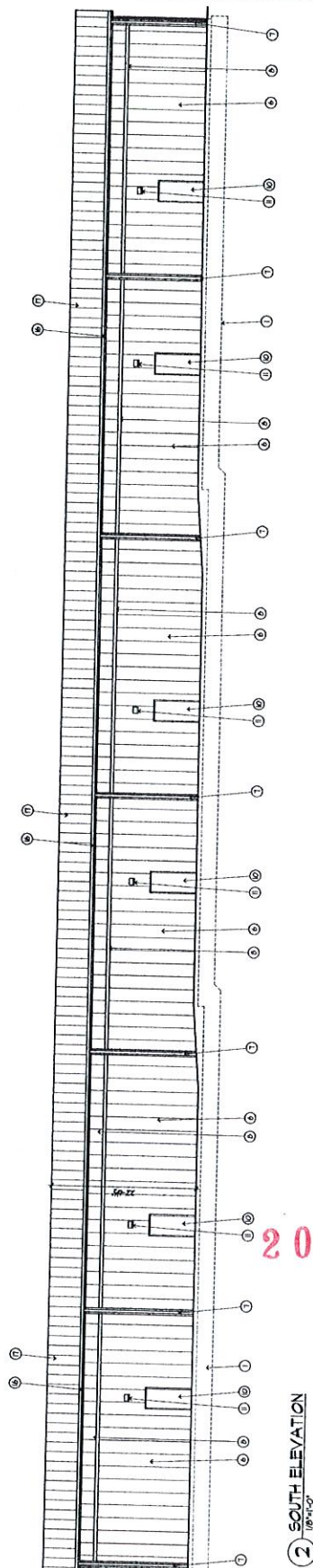
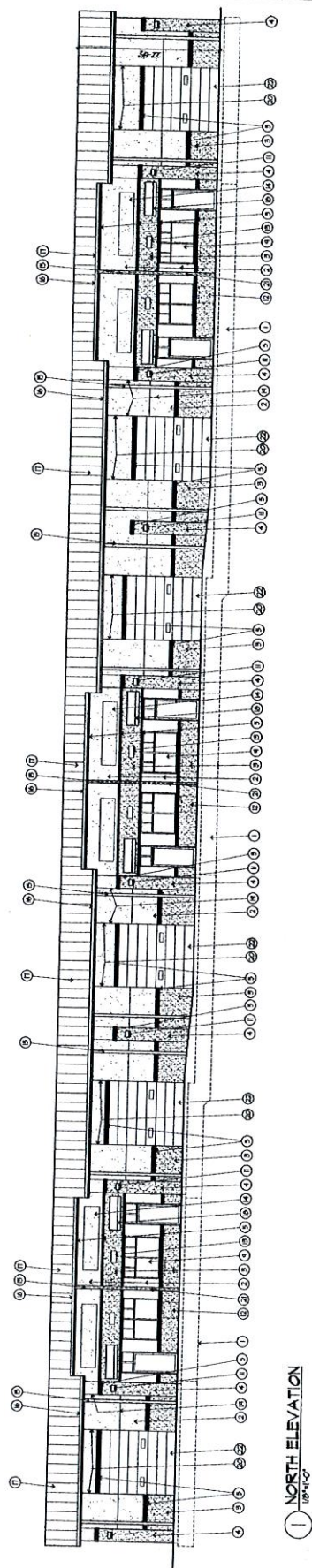
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DIMENSION PLAN
Special Use Permit for:
5 SW Industrial
Lee's Summit, Jackson County, Missouri



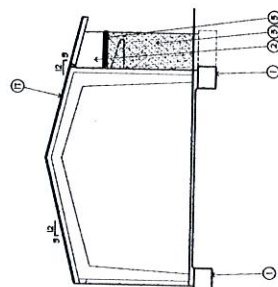
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS

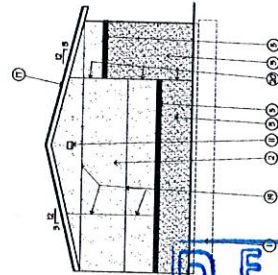


ELEVATION NOTES

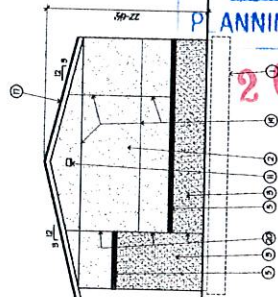
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5 SECTION / ELEVATION



EAST ELEVATION



3 WEST ELEVATION

2005-361

RECEIVED
NOV 22 2005

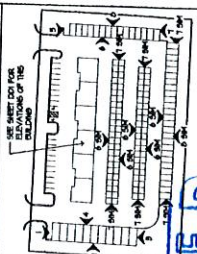
2005-362

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/20/05
2	FOR CONSTRUCTION	11/22/05
3	FOR RECORD	12/01/05
4	FOR RECORD	12/01/05
5	FOR RECORD	12/01/05
6	FOR RECORD	12/01/05
7	FOR RECORD	12/01/05
8	FOR RECORD	12/01/05
9	FOR RECORD	12/01/05
10	FOR RECORD	12/01/05

ELEVATION NOTES

1. EXTERIOR WALL FINISH SYSTEM (EXCEPT TOP 10' HIGHER) IS 2" EPS RIGID INSULATION OVER 1/2" GYPSUM BOARD.
2. EXTERIOR WALL FINISH SYSTEM (EXCEPT TOP 10' HIGHER) IS 2" EPS RIGID INSULATION OVER 1/2" GYPSUM BOARD.
3. HORIZONTAL ACCENT BAND IN INSULATION FINISH SYSTEM IS 2" EPS RIGID INSULATION OVER 1/2" GYPSUM BOARD.
4. PREPARED METAL PANELS (LIGHT TAN) WITH 1/2" EPS RIGID INSULATION OVER 1/2" GYPSUM BOARD.
5. PREPARED EXTERIOR FINISH SYSTEM (EXCEPT TOP 10' HIGHER) IS 2" EPS RIGID INSULATION OVER 1/2" GYPSUM BOARD.
6. EXTERIOR WALL FINISH SYSTEM (EXCEPT TOP 10' HIGHER) IS 2" EPS RIGID INSULATION OVER 1/2" GYPSUM BOARD.
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KEY PLAN



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NOV 22 2005
2005-361
2005-361
PLANNING AND DEVELOPMENT

