

# 950 POLLARD STREET

## PRELIMINARY DEVELOPMENT PLAN

### PART OF THE NORTHEAST QUARTER

### OF THE SOUTHEAST QUARTER OF SECTION 36-T.47N-R.32W

### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**PROPERTY DESCRIPTION**

CLOVER ACRES LOTS 3C & 3D, LOT 3D.

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.

**FLOOD INFORMATION:**  
 The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated 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.

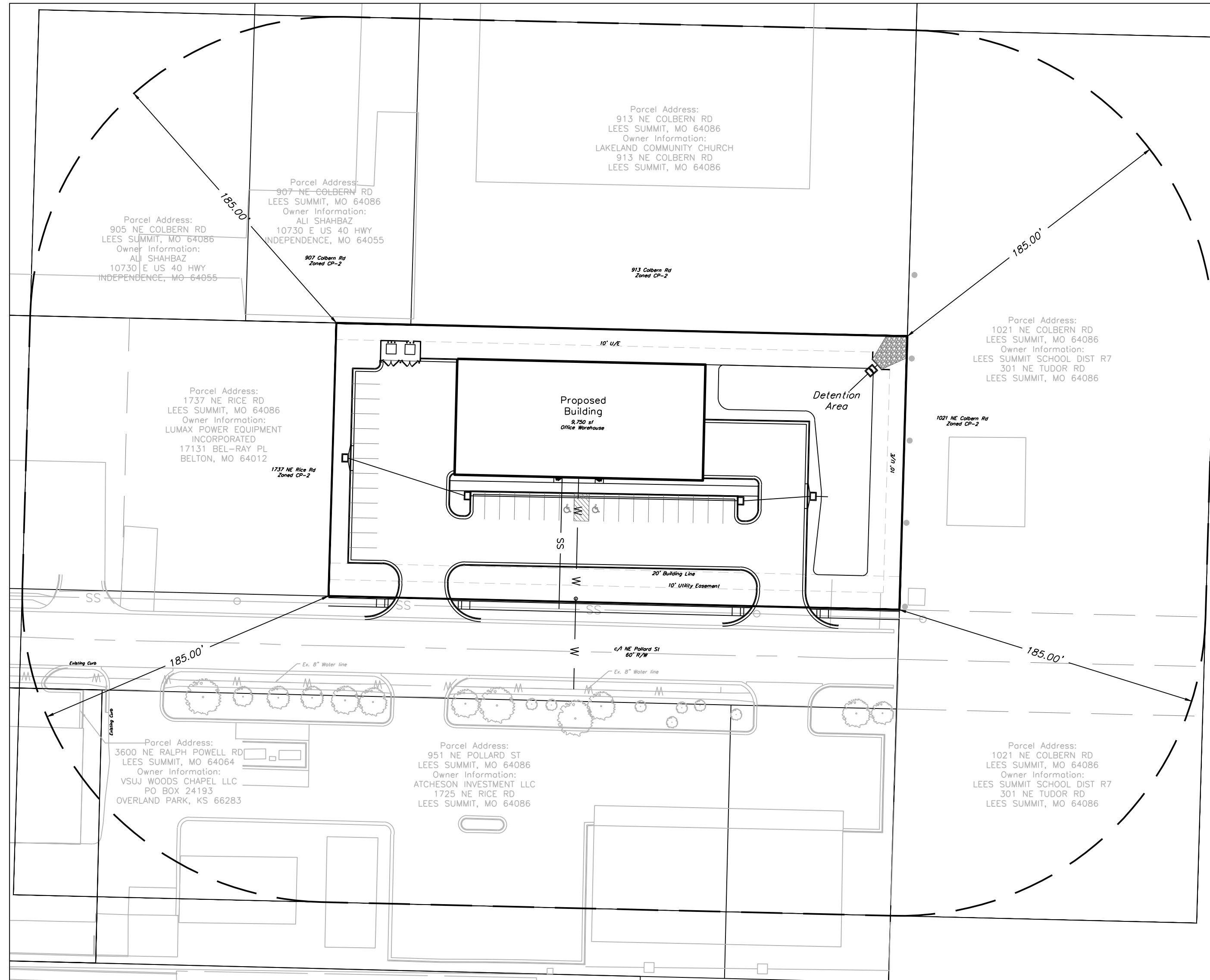
- ENERGY - 298-1198
- SPIRE - 768-0261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

**GENERAL NOTES:**

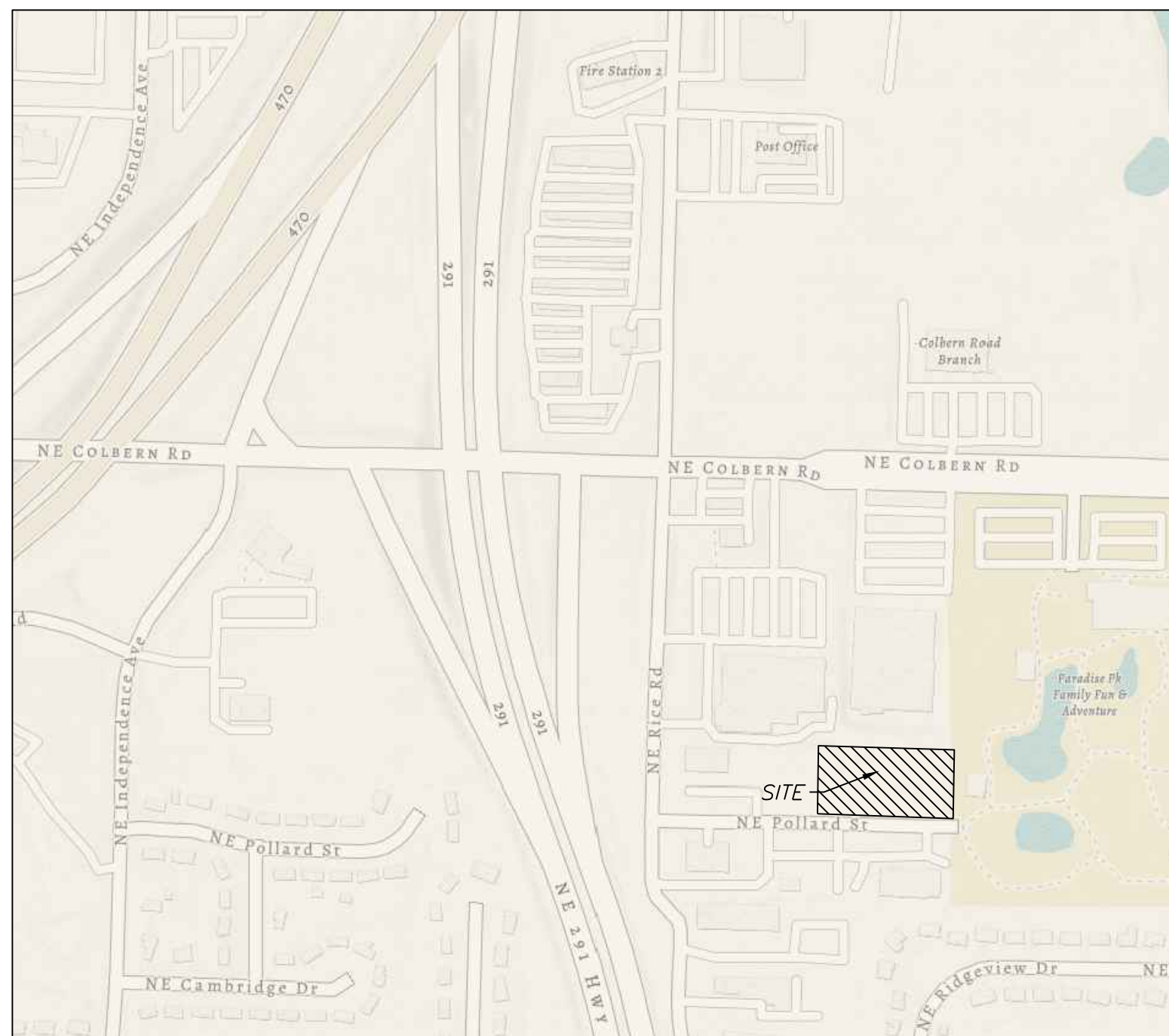
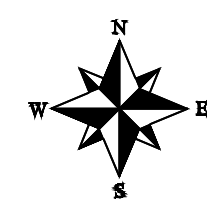
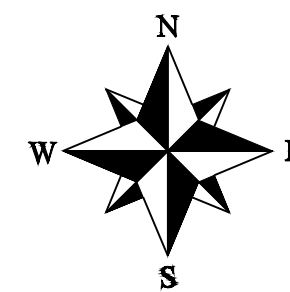
- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR 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.

**NOTE :**

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



**SITE LOCATION MAP**  
 SCALE: 1"=50'



**DEVELOPER:**  
 MIKE ATCHESON  
 ATCHESON INVESTMENT LLC  
 1725 NE RICE RD  
 LEE'S SUMMIT, MO 64086  
 Phone: (816) 875-2400

**INDEX OF SHEETS:**  
 C.001 ~ COVER SHEET  
 C.101 ~ SITE PLAN  
 C.200 ~ GRADING PLAN  
 C.300 ~ UTILITY PLAN  
 C.301 ~ DETENTION BASIN PLAN  
 L.100 ~ LANDSCAPE PLAN  
 L.101 ~ LANDSCAPE PLAN DETAILS

**Site Impervious Area**

Total Area	1.31 acres (56,989.81 sq. ft.)
Proposed Apartment Site	
Site Area	1.31 Acres
Building	9,750 sq. ft.
Parking	19,368 sq. ft.
Sidewalk	1,150 sq. ft.
Impervious Area	30,268 sq. ft. (53.1% of Site)
Total Units	N/A
Floor Area Ratio (FAR)	12.11%
Land use	Warehouse

**Parking**

Provided	
28 Standard (2 ADA Accessible)	
Total Parking Spaces	30 Spaces
Required	
Number of required	28 Spaces
28 Standard (2 ADA Accessible)	

Building Use Breakdown Assumption	Parking Required
6,000 sq Office	24 Spaces
3,750 sq Warehouse	4 Spaces

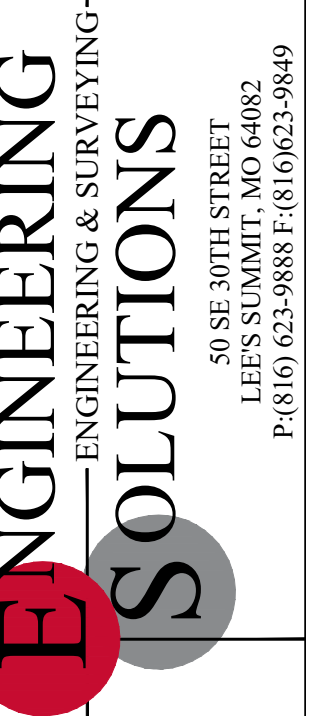
Current Zoning: CP-2  
 Proposed Zoning: PI

**Site Improvement Notes**

- Sanitary Sewer Improvements**  
 - The site will utilize the existing sanitary sewer on the north side of NE Pollard Street
- Water Main Improvements**  
 - The site will utilize the existing 8" water main located on the south side of NE Pollard Street
- Storm Sewer**  
 - Enclosed pipe systems and inlets will be collected and convey the onsite storm water runoff and direct it toward the new detention facility
- Storm Water Detention**  
 - The site will utilize the new detention facility
- Parking Lot Pavement**  
 - Parking lot shall be paved in accordance with the standards of UDO Section 8.620
- Site Lighting**  
 - Site lighting will be provided in accordance with the standards of UDO Section 8.220, 8.250 and 8.260. Plan will be provided with Final Development Plan

**LEGEND:**

Existing Underground Power	—UGP—	—UGP—
Existing Conc. Curb & Gutter	=====	
Existing Wood Fence	—X—	—X—
Existing Gas Main	—GAS—	—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	—OHP—	
Proposed Storm Sewer	—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—

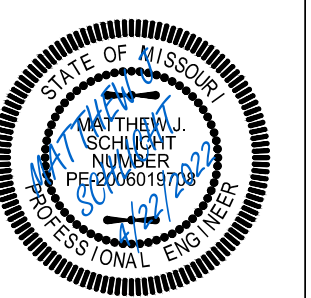


Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

950 NE POLLARD STREET  
 Lee's Summit, Jackson County, Missouri

Project: 950 NE POLLARD STREET  
 Issue Date: April 21, 2022

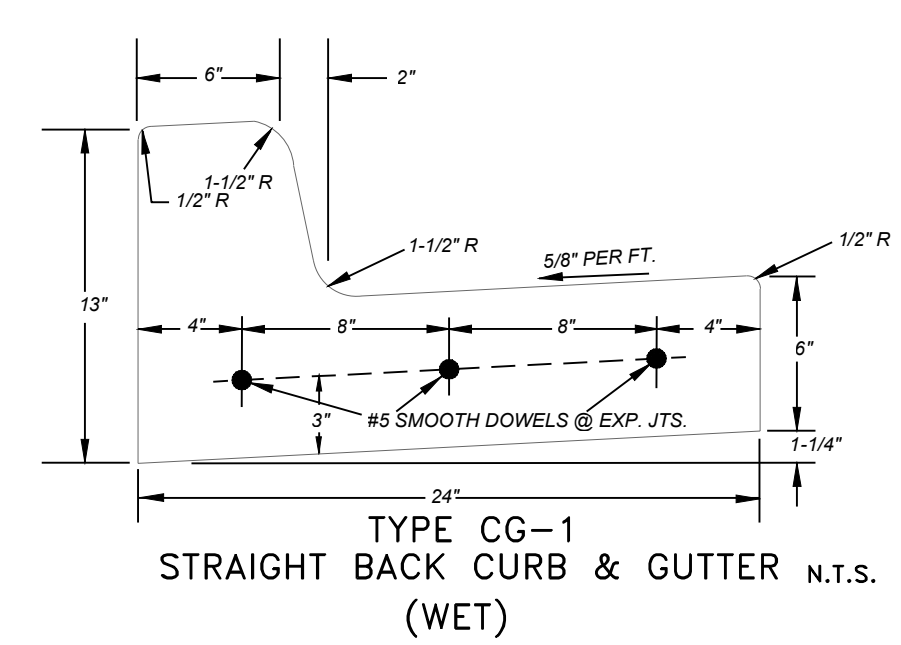
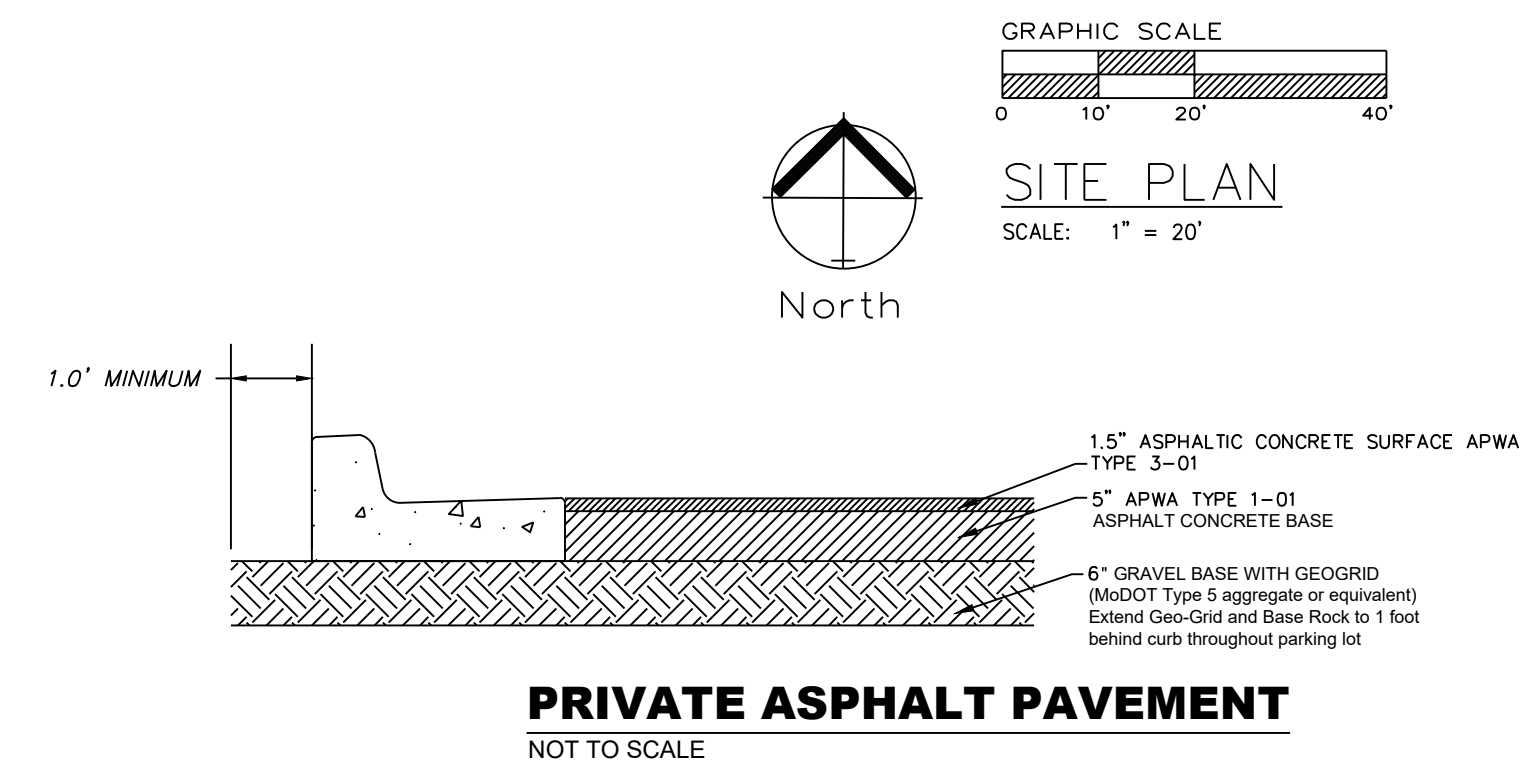
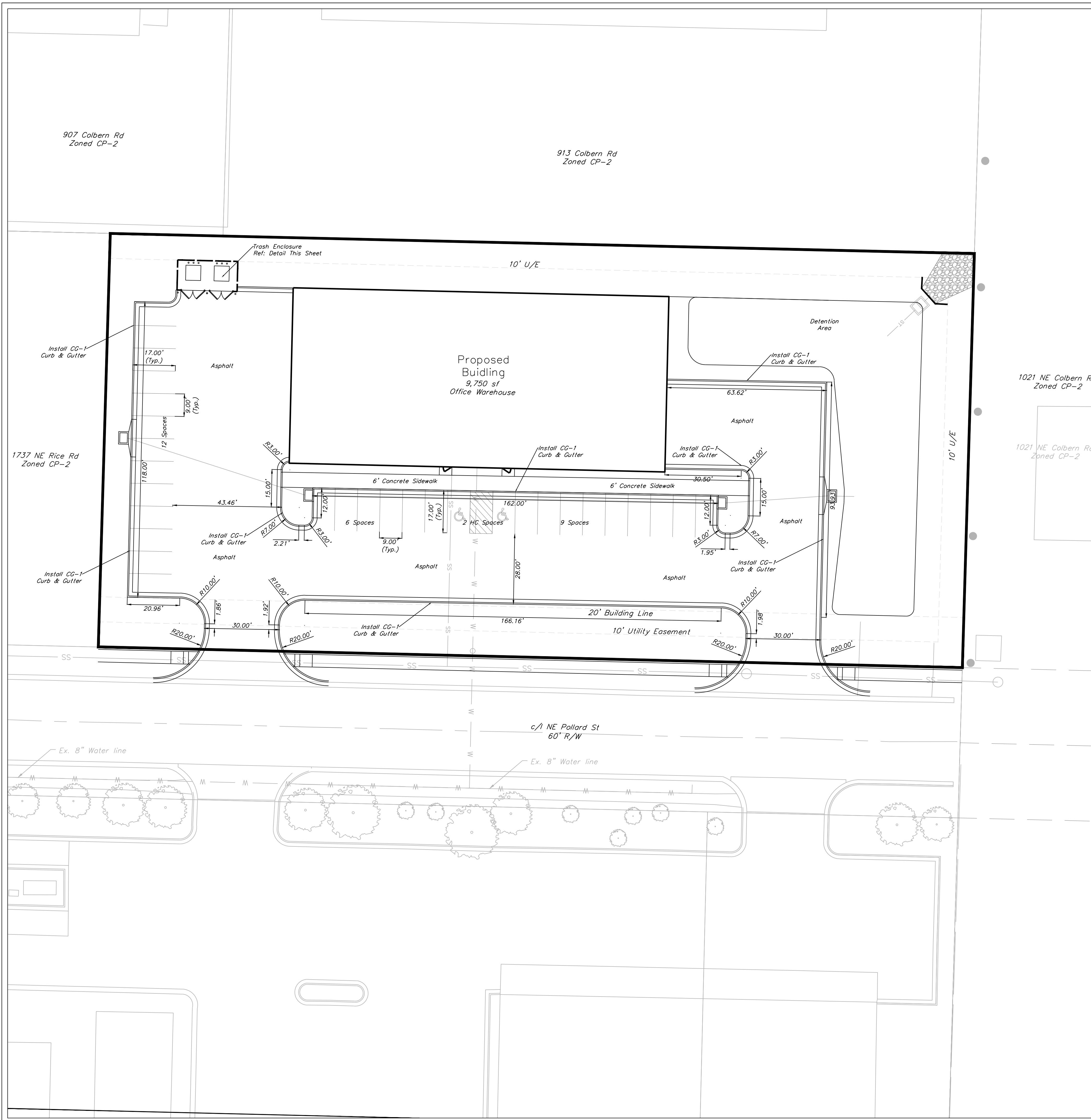
Cover Sheet  
 Preliminary Development Plans for:  
 950 NE POLLARD STREET  
 Lee's Summit, Jackson County, Missouri



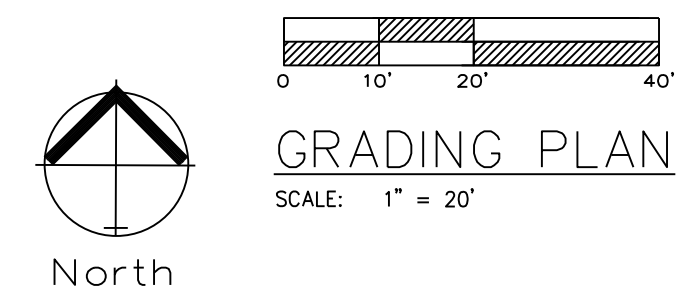
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

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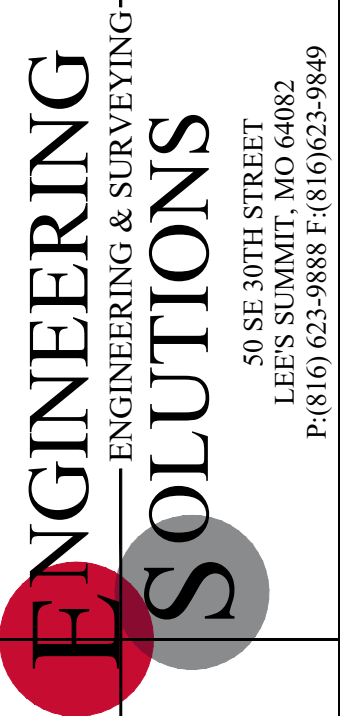
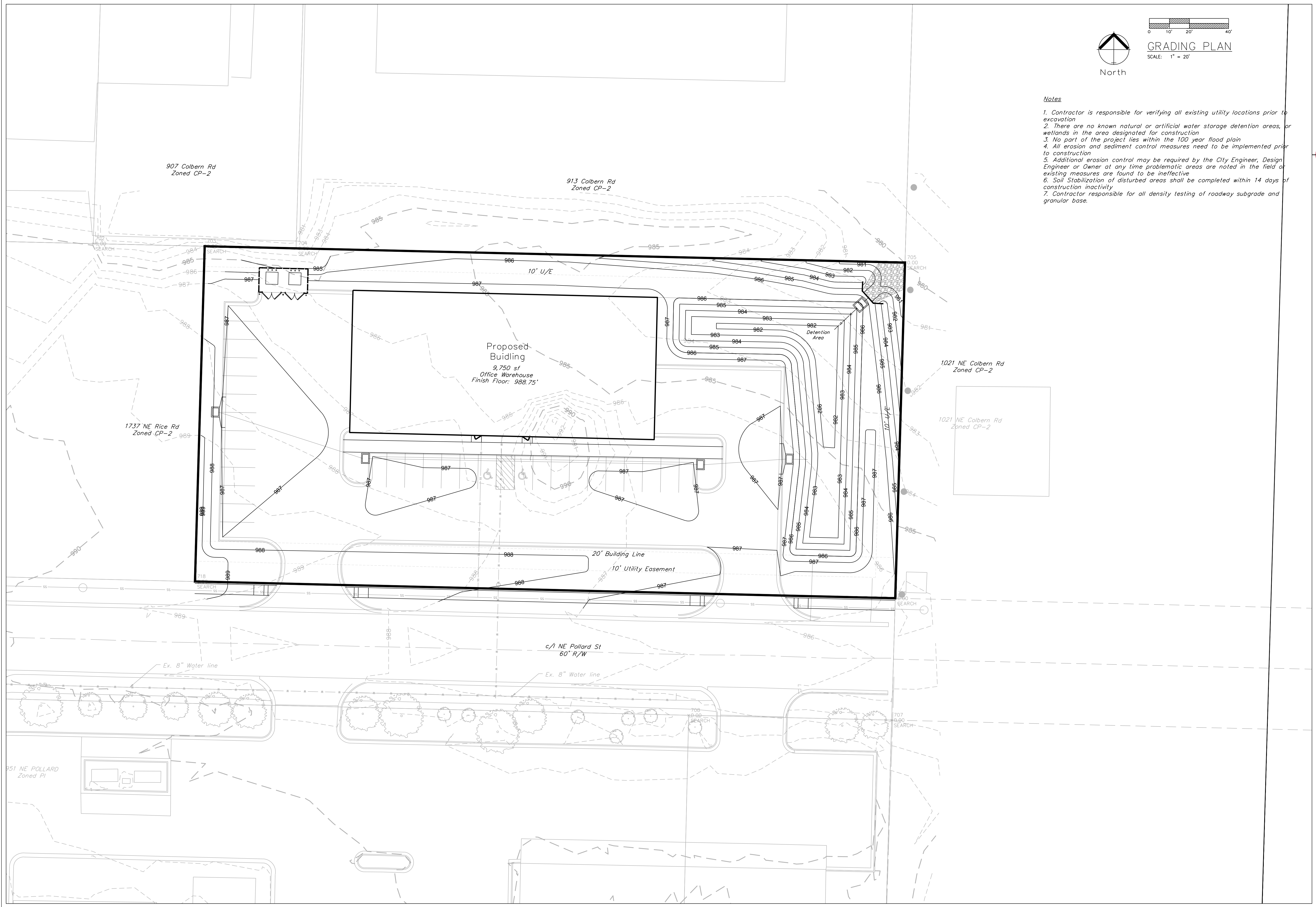






**Notes**

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

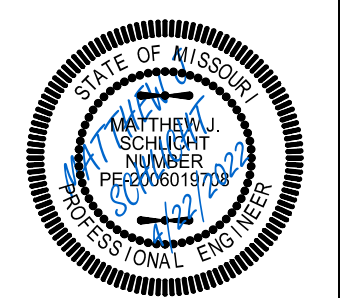


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950 NE POLLARD STREET  
 Lee's Summit, Jackson County, Missouri

PROJECT: 950 NE POLLARD STREET  
 ISSUE DATE: April 22, 2022

Grading Plan  
 Preliminary Development Plans for:  
 950 NE POLLARD STREET  
 Lee's Summit, Jackson County, Missouri

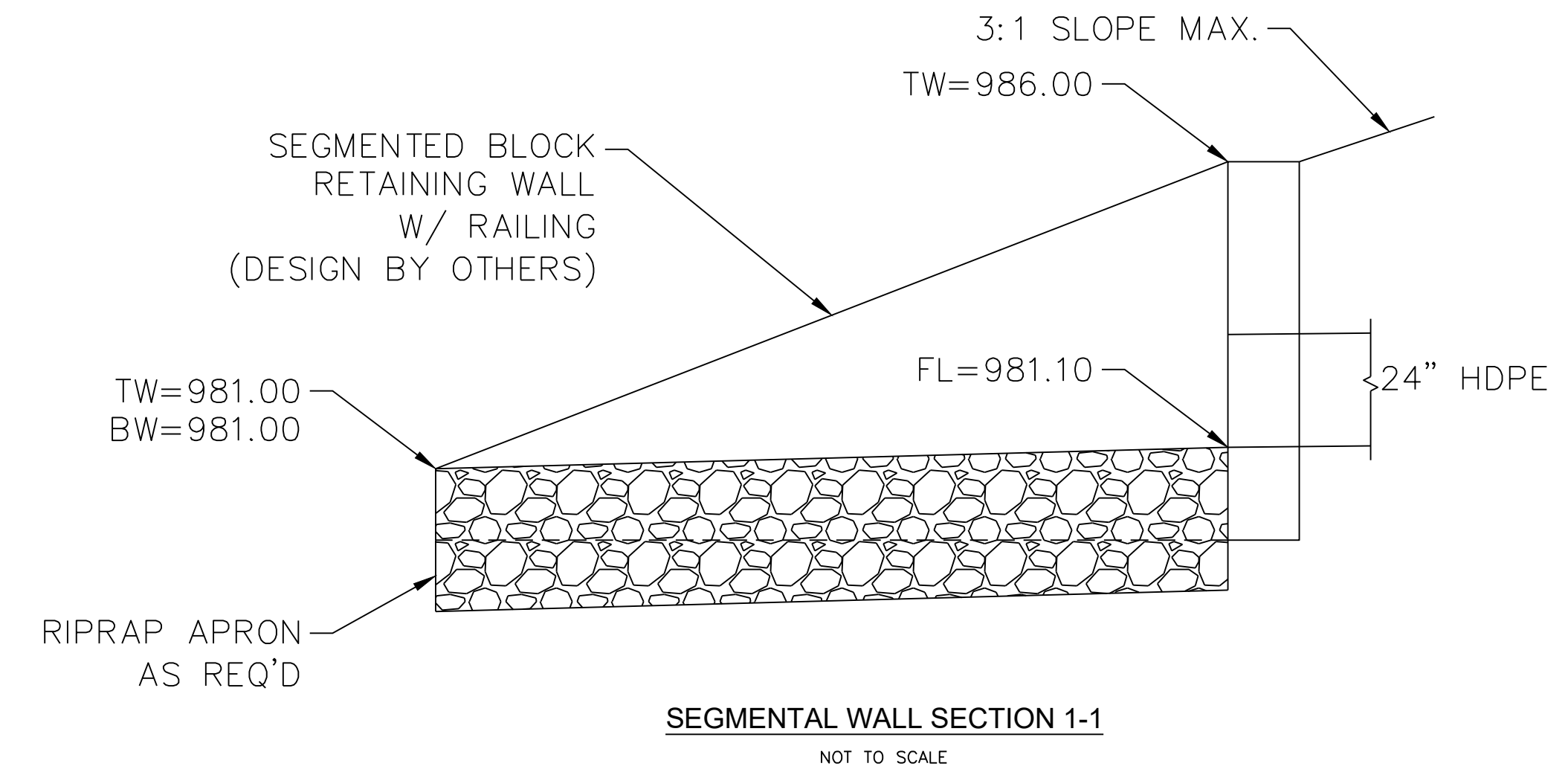
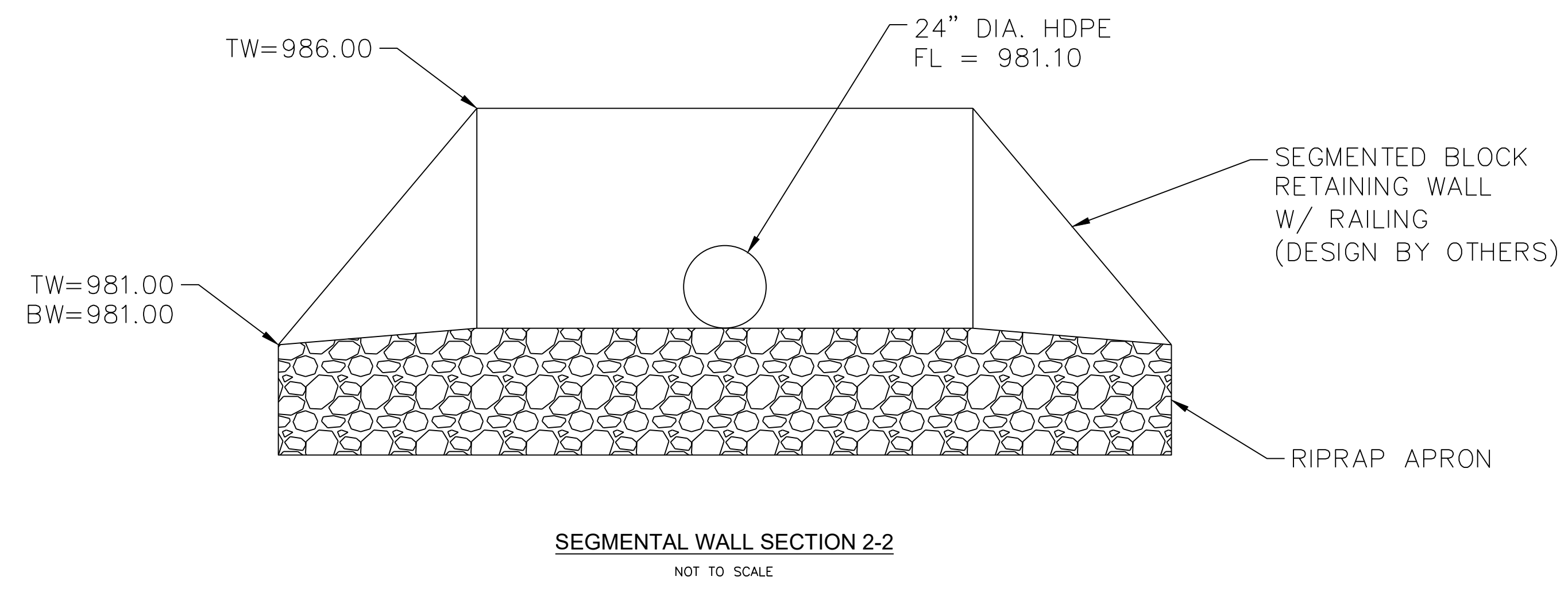
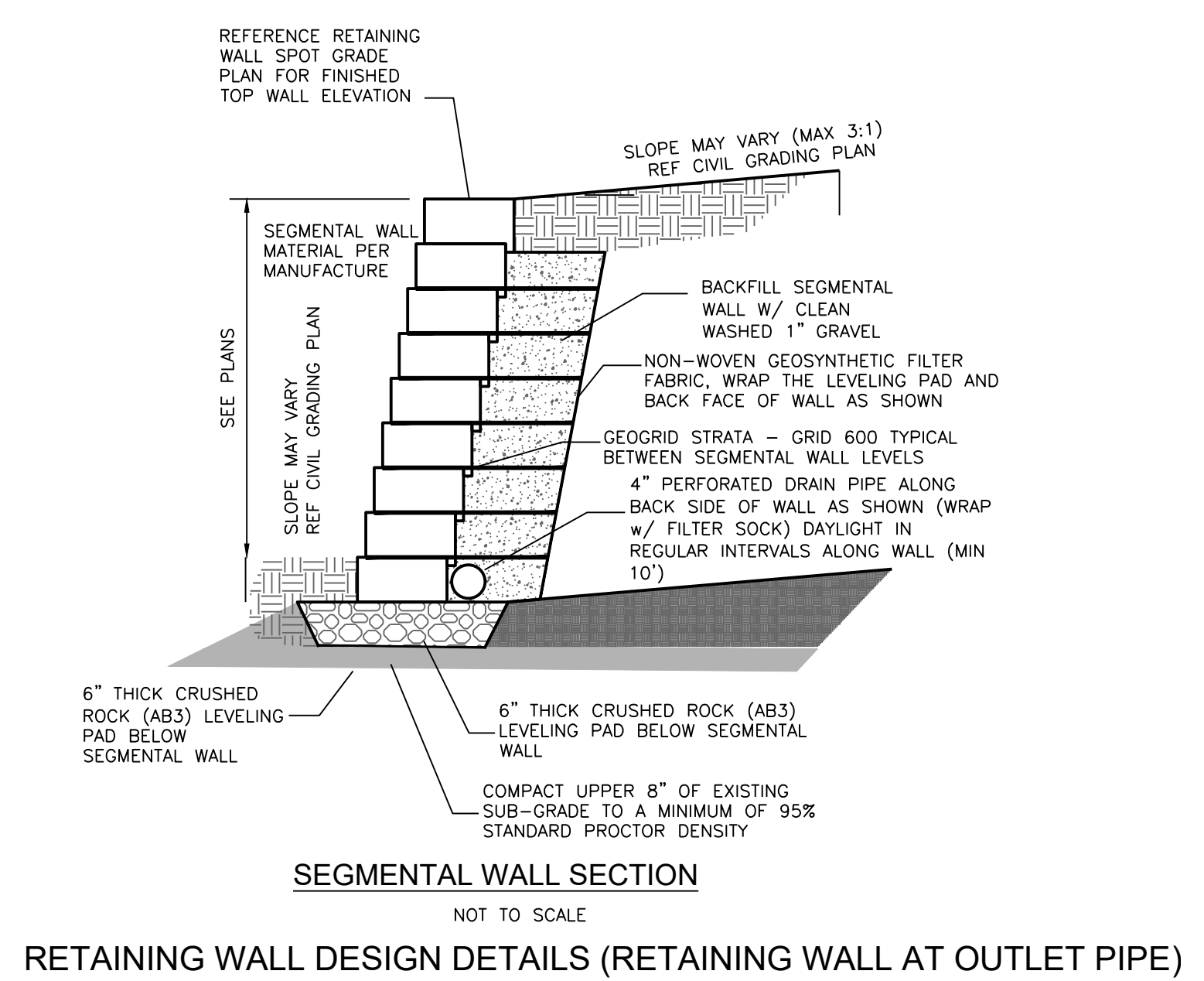
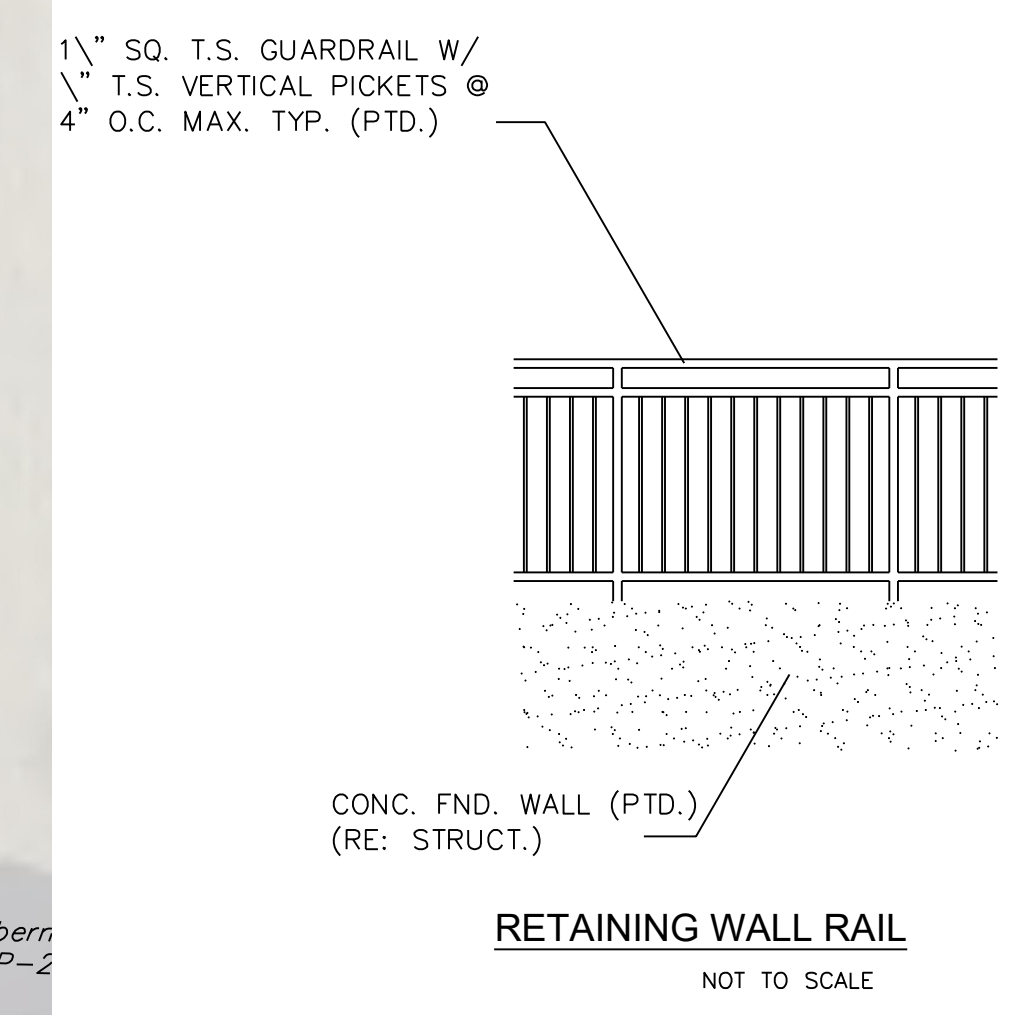
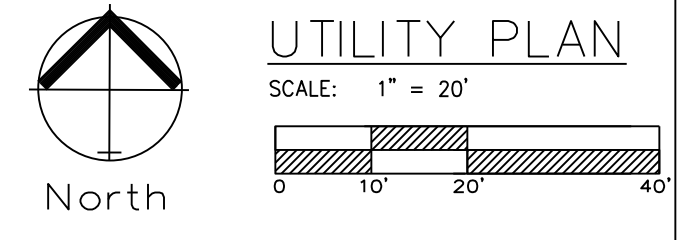
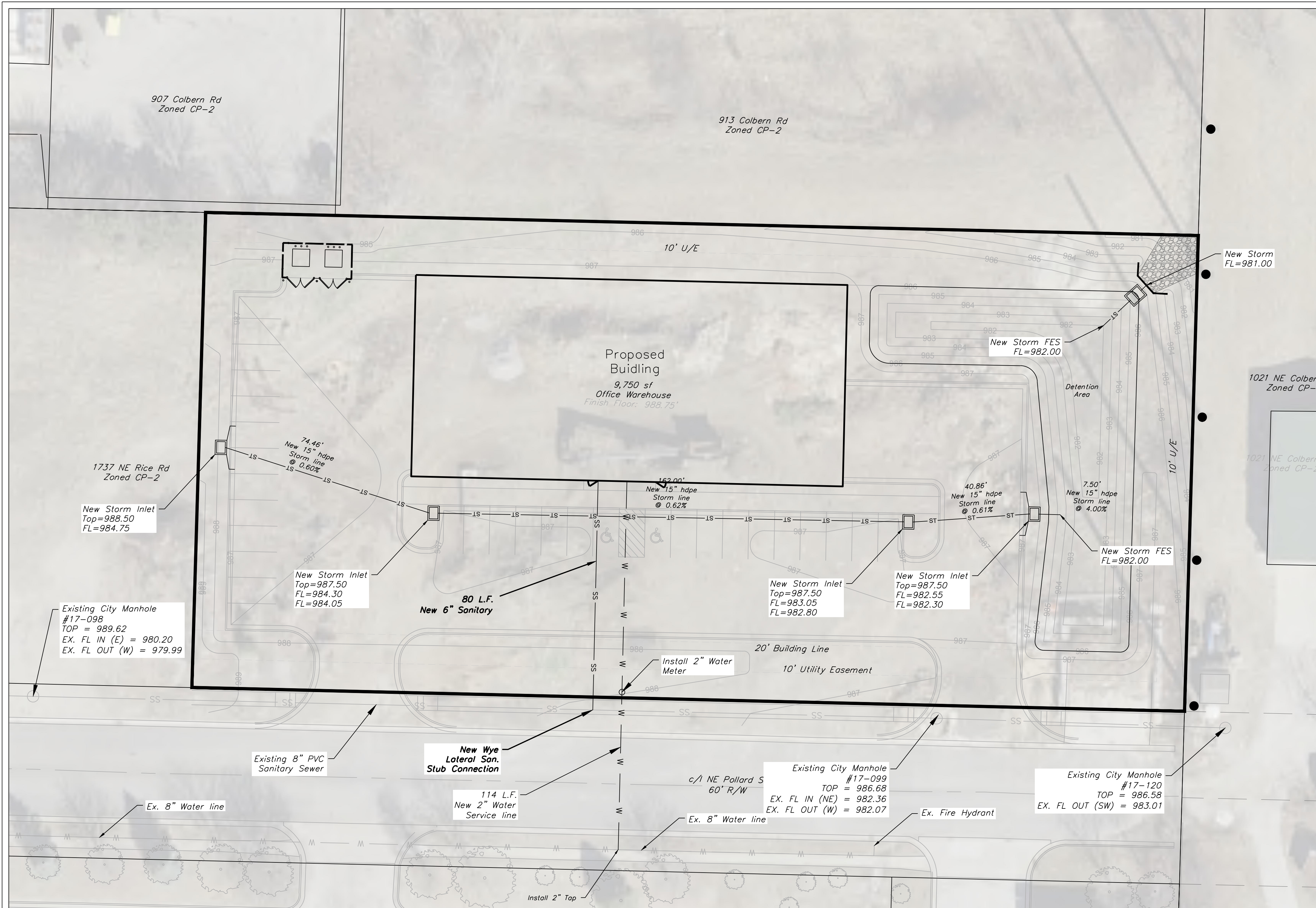


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 NE PE E-14335

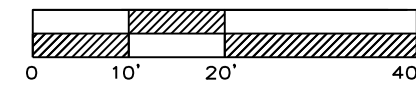
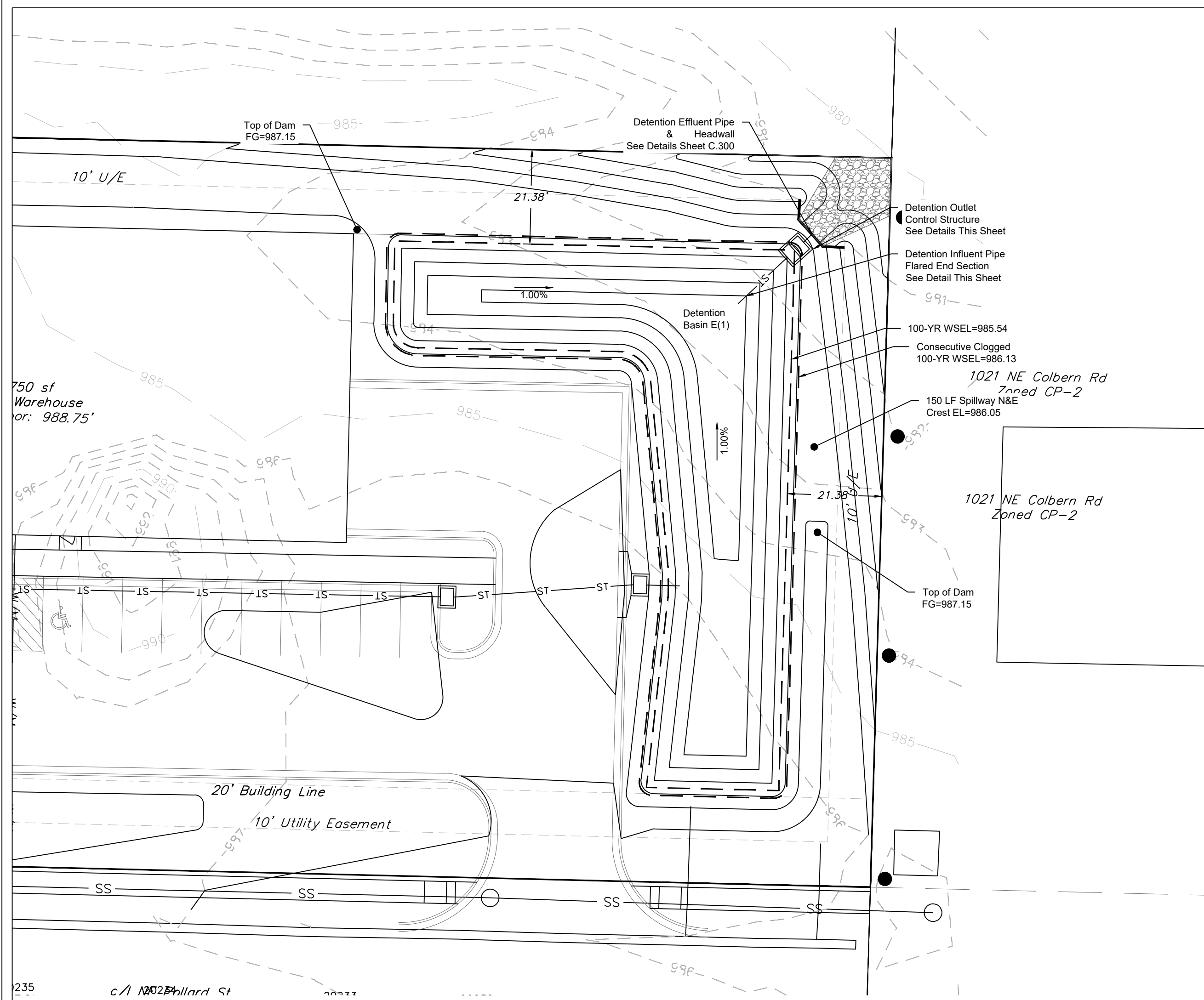
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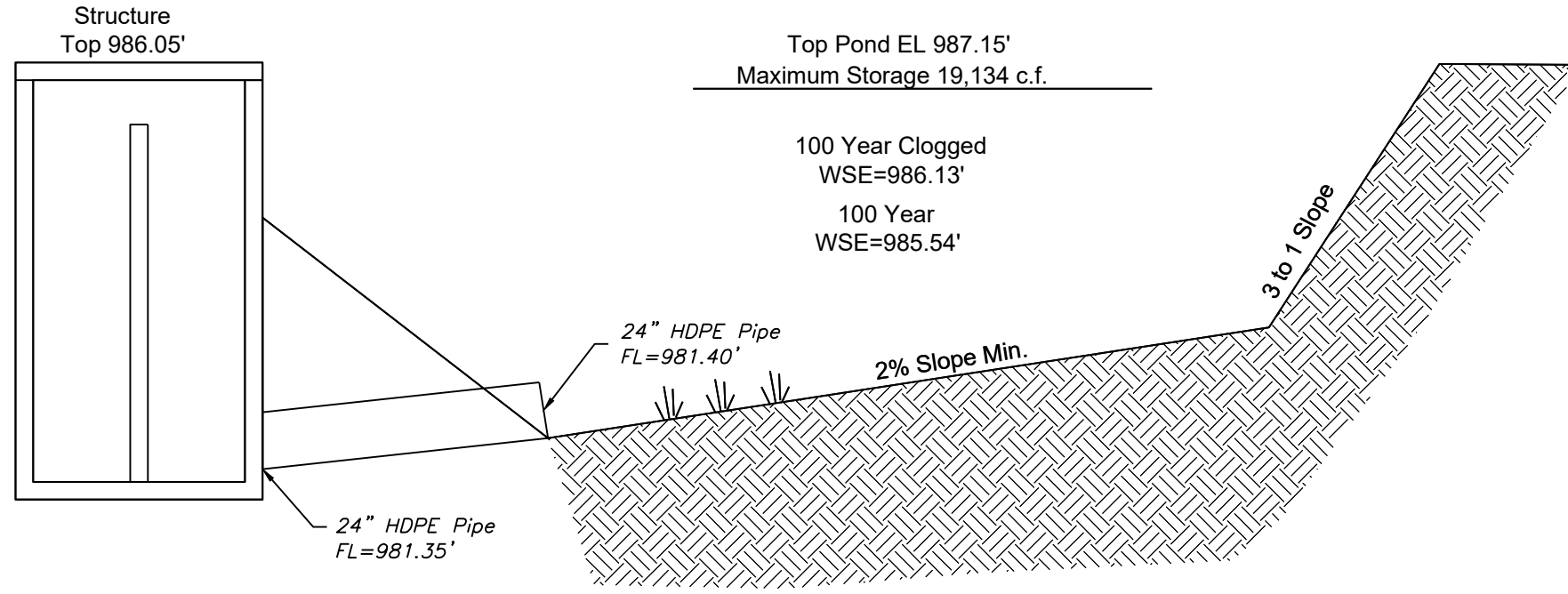




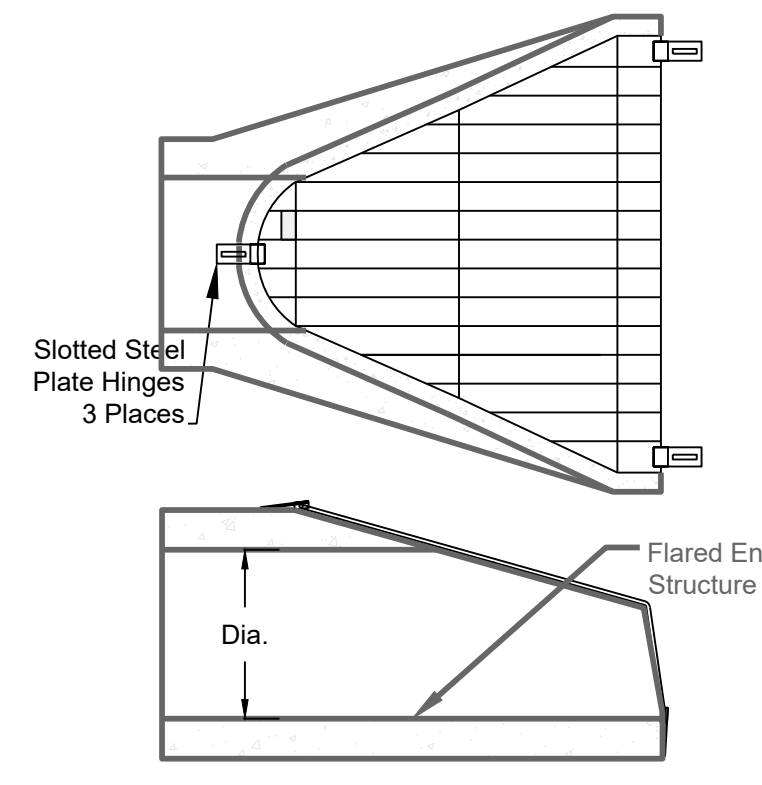
**DETENTION BASIN PLAN**

SCALE: 1" = 20'

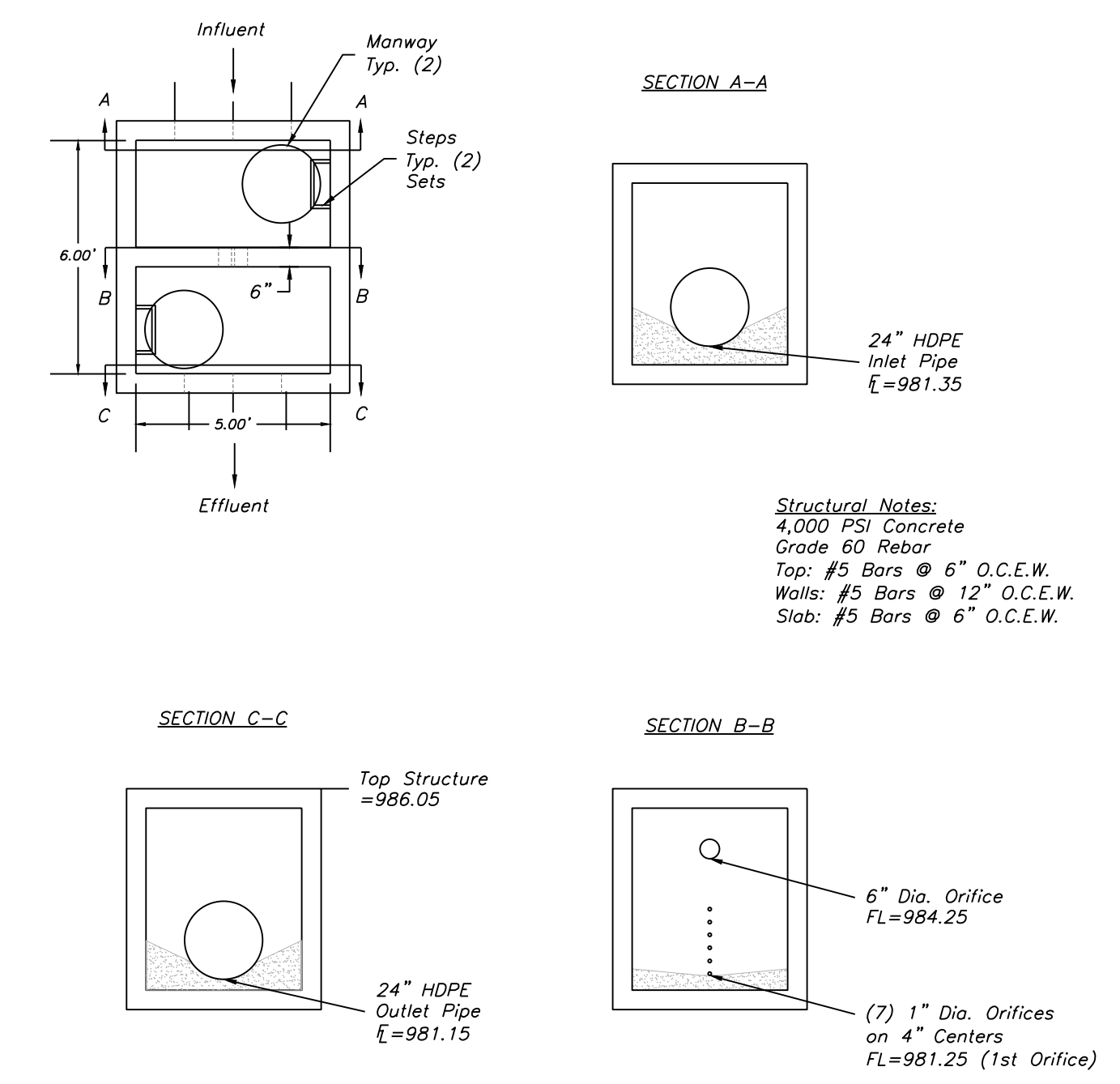
- NOTES:**
1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
  2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



**SECTION VIEW - BASIN E(1)**  
N.T.S.

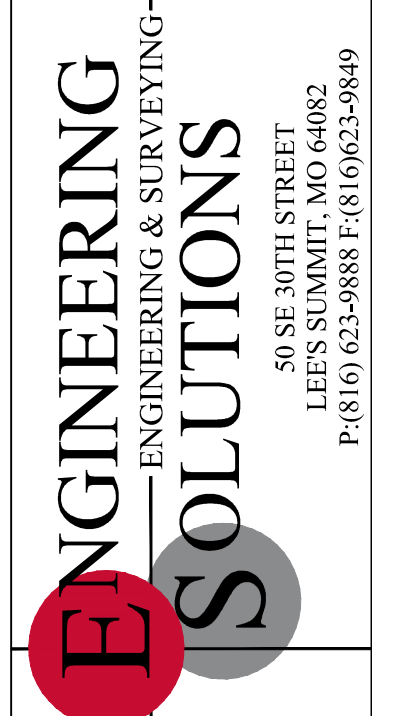


**Galvanized Trash Guard For Influent Flared Ends**



**CONTROL STRUCTURE - BASIN E(1)**  
3/4" = 1'-0"

**Structural Notes:**  
4,000 PSI Concrete  
Grade 60 Rebar  
Top: #5 Bars @ 6" O.C.E.W.  
Walls: #5 Bars @ 12" O.C.E.W.  
Slab: #5 Bars @ 6" O.C.E.W.

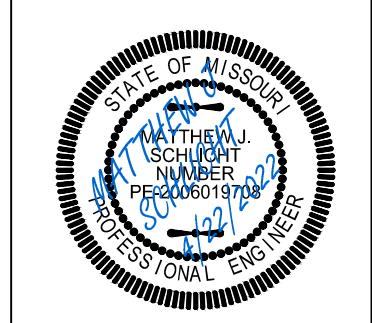


Professional Registration  
Missouri  
Engineering 2005002188-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

950 NE POLLARD STREET  
Lee's Summit, Jackson County, Missouri

Project: 950 NE POLLARD STREET  
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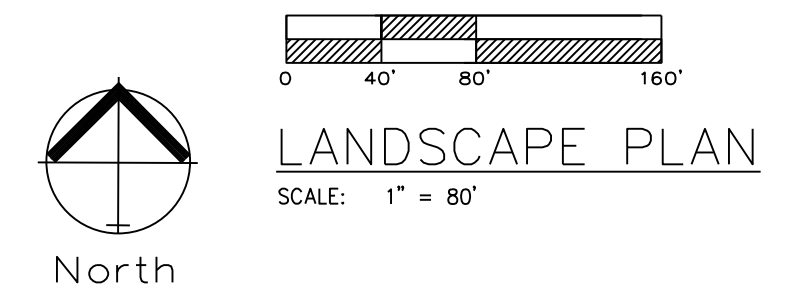
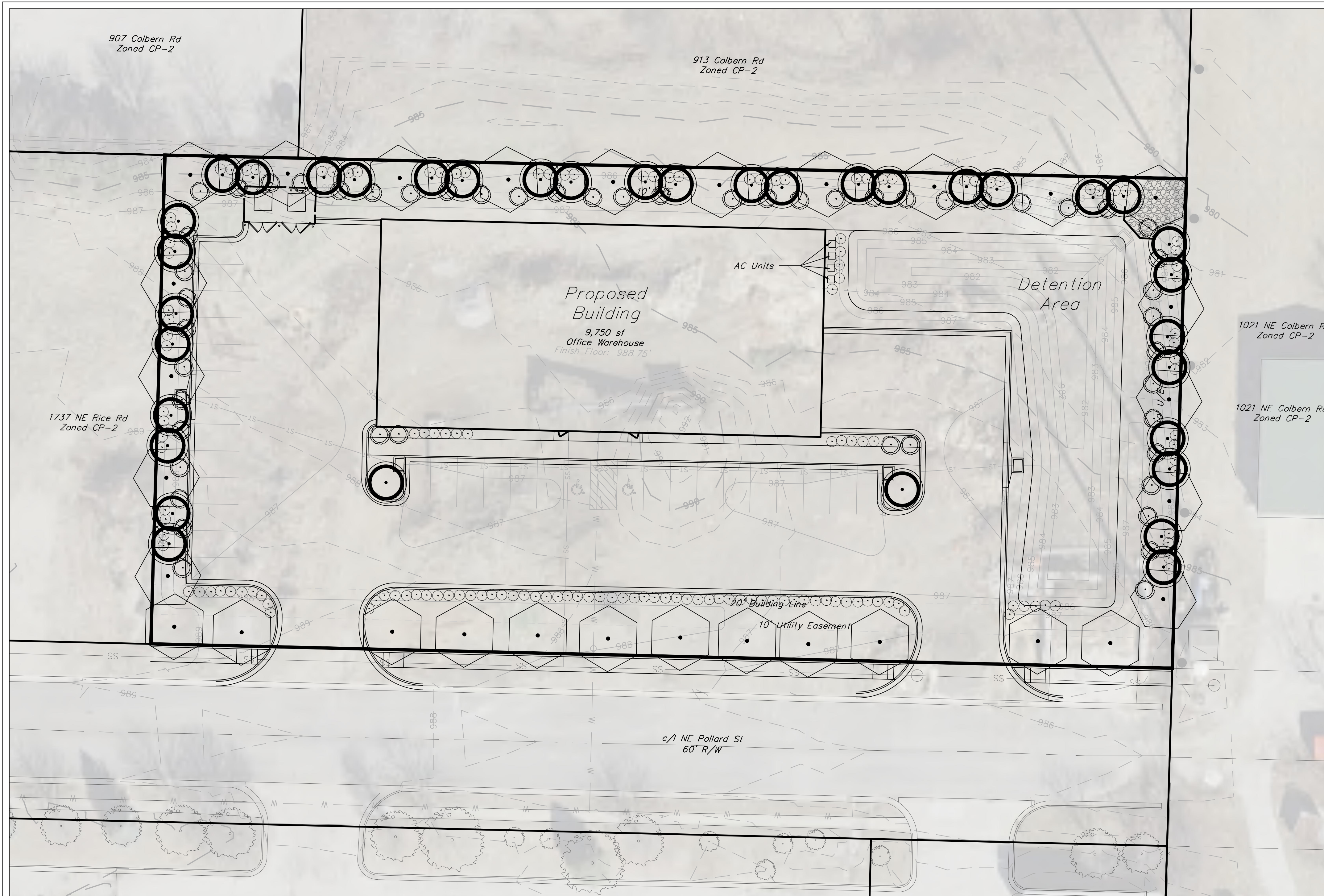
Detention Basin Plan  
Preliminary Development Plans for:  
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Lee's Summit, Jackson County, Missouri



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KS PE 19071  
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LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NE POLLARD ST)	1 tree per 30 feet of street frontage	345 ft. of street frontage /30= 12 trees required	12 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE POLLARD ST)	1 shrub per 20 feet of street frontage	345 ft. of street frontage /20= 18 shrubs required	18 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	56,989 sq. ft. of total lot area minus 29,138 sq. ft. of bldg. & parking= 27,851 sq. ft./5,000 x 2 = 11 shrubs	11 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	56,989 sq. ft. of total lot area minus 29,138 sq. ft. of bldg. & parking= 27,851 sq. ft./5,000 = 6 trees	6 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	22,540 sq. ft. of parking area x .05 = 1,127 sq. ft. of landscape parking lot islands required	1,127 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	228 linear feet/40 x 12	68 shrubs provided

\* STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

NOTE:

BUFFER/SCREEN REQUIRED BETWEEN LAND USES

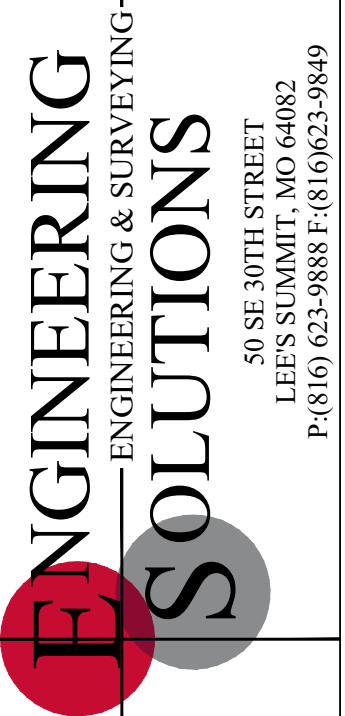
Proposed use P1  
Adjoining use CP-2

Medium impact screening: A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	30	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	52	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	36	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	226	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



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LANDSCAPE PLAN  
Preliminary Development Plans for:  
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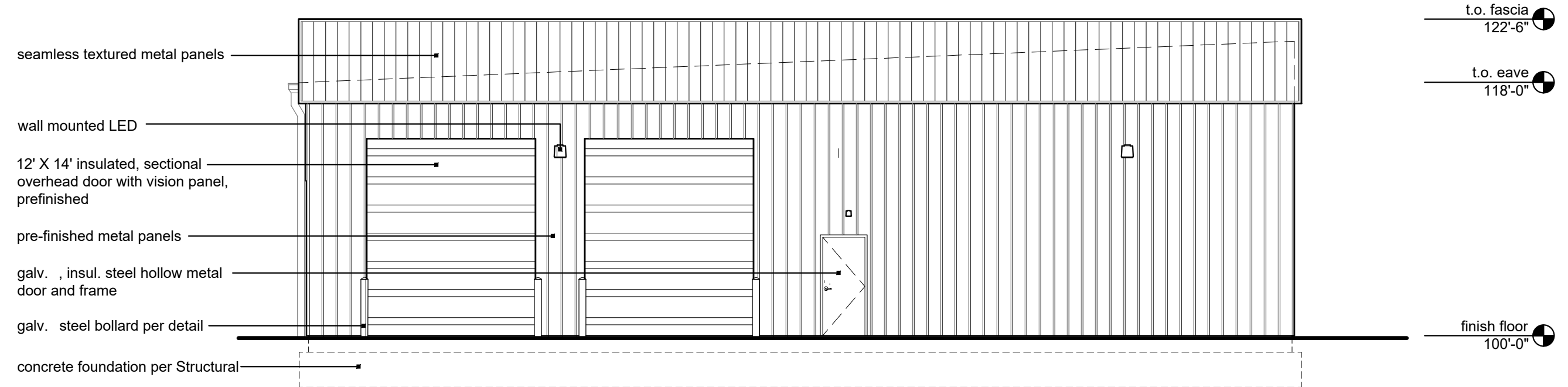


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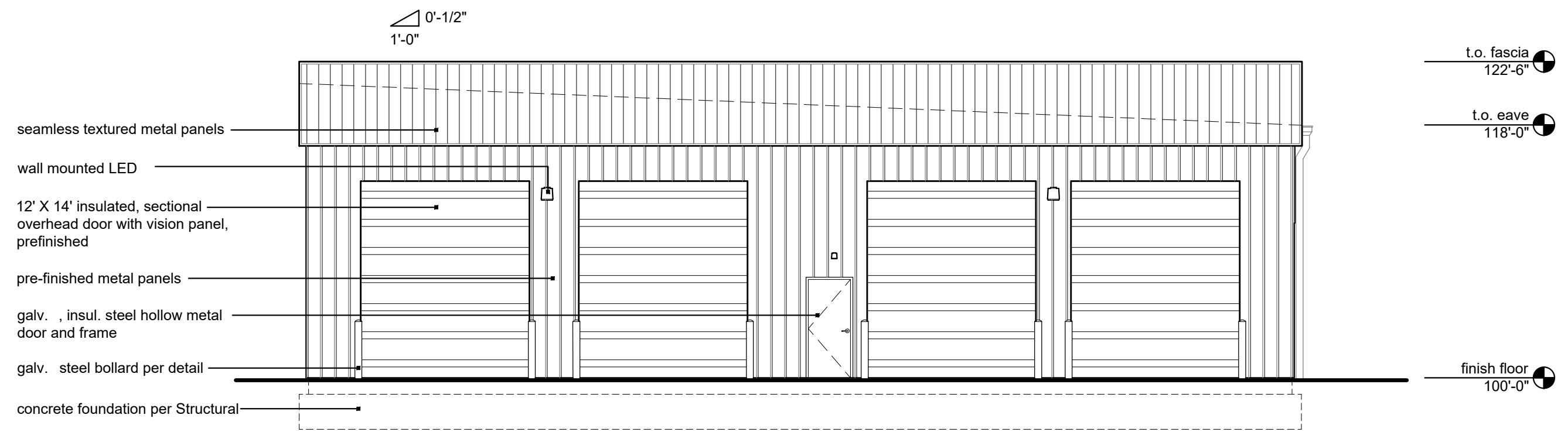
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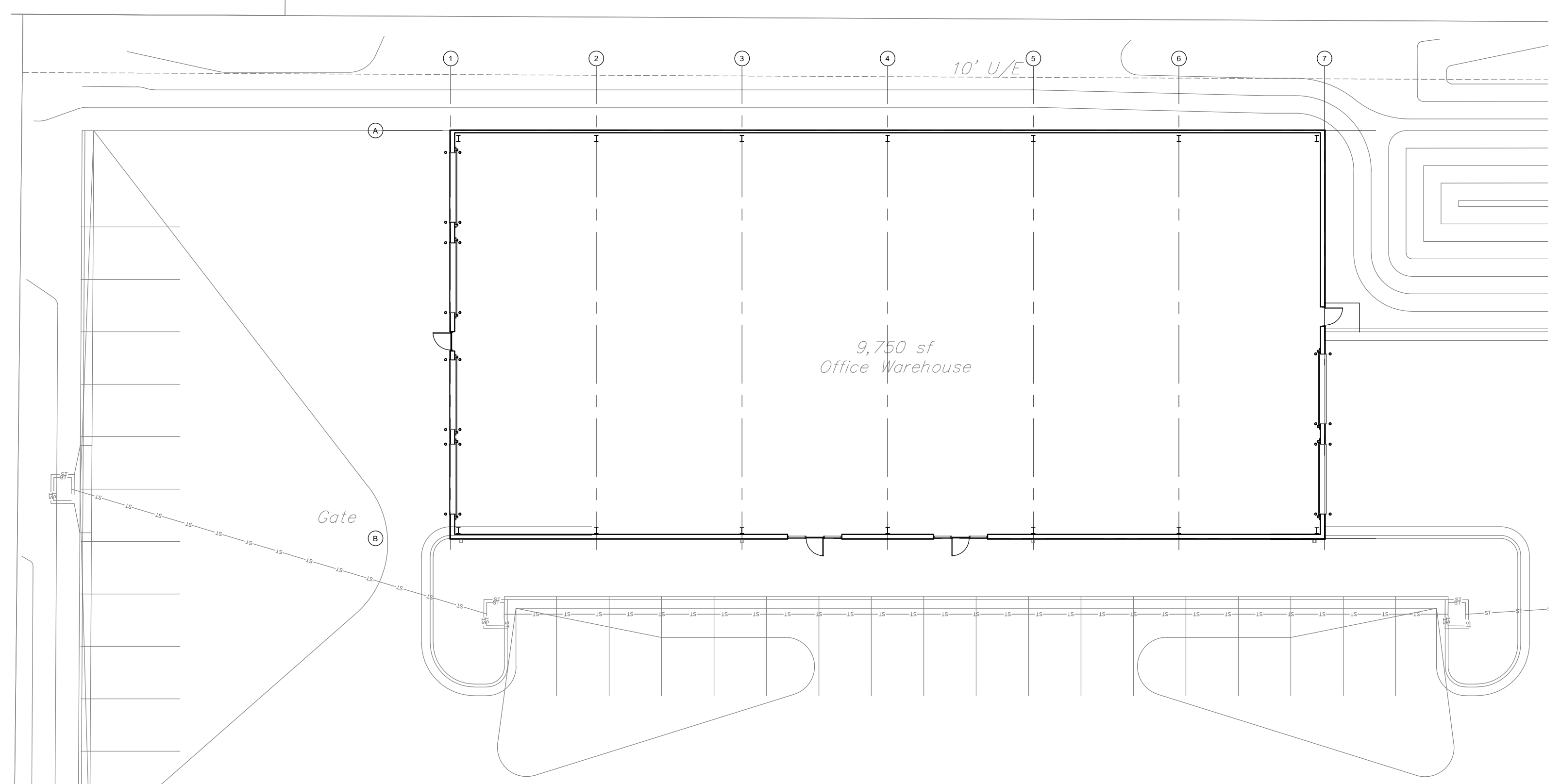


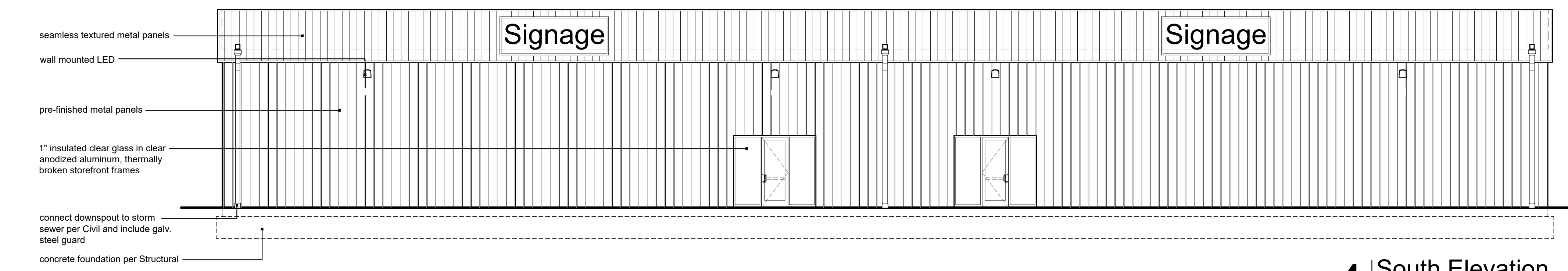
**2 East Elevation**  
scale: 1/16" = 1'-0"



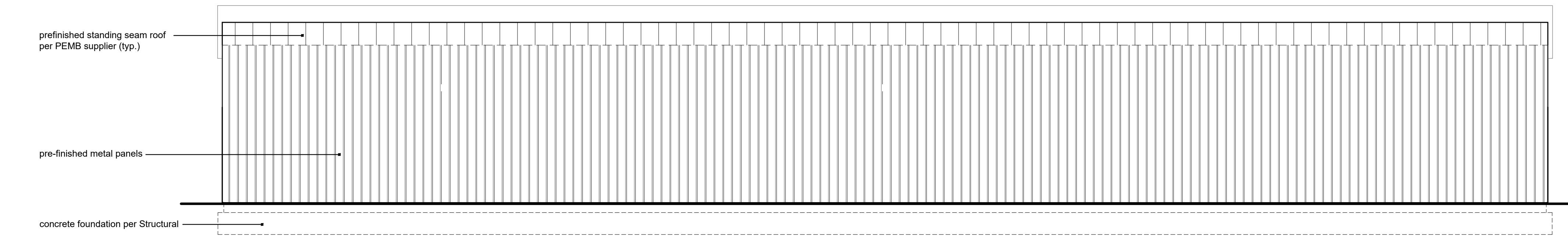
**3 West Elevation**  
scale: 1/16" = 1'-0"



**1 Key Plan**  
scale: 1/16" = 1'-0"



**4 South Elevation**  
scale: 1/8" = 1'-0"



**5 North Elevation**  
scale: 1/8" = 1'-0"

**secondary facade - east**

material	area	% area
clear glass in alum. frame	0 sf	0 %
overhead metal doors	360 sf	25 %
metal doors	24 sf	2 %
seamless textured metal panels	428 sf	30 %
prefinished metal panel	654 sf	43 %
<b>total wall area:</b>	<b>1,446 sf</b>	<b>100 %</b>

**secondary facade - west**

material	area	% area
clear glass in alum. frame	0 sf	0 %
overhead metal doors	690 sf	47 %
metal doors	24 sf	2 %
seamless textured metal panels	428 sf	30 %
prefinished metal panel	315 sf	21 %
<b>total wall area:</b>	<b>1,446 sf</b>	<b>100 %</b>

**secondary facade - south**

material	area	% area
clear glass in alum. frame	248 sf	8 %
overhead metal doors	0 sf	0 %
metal doors	0 sf	0 %
seamless textured metal panels	900 sf	29 %
prefinished metal panel	1,932 sf	63 %
<b>total wall area:</b>	<b>3,088 sf</b>	<b>100 %</b>

**secondary facade - north**

material	area	% area
clear glass in alum. frame	0 sf	0 %
overhead metal doors	0 sf	0 %
metal doors	0 sf	0 %
seamless textured metal panels	0 sf	0 %
prefinished metal panel	2,385 sf	100 %
<b>total wall area:</b>	<b>2,385 sf</b>	<b>100 %</b>

- exterior materials and finishes:**
- exterior paint:
    - P-1 "Studio Taut Tan"
    - P-2 "Creamy Tan"
  - glass:
    - GL-1 1" insulated clear glass with low-E coating and argon fill
    - \*use SOLARBAN 60 as basis
  - flashing, coping, gutters and downspouts:
    - F-1 prefinished 24 ga. paint: P-1
  - EIFS
    - E-1 medium texture finish, paint color: P-2
  - prefinished metal panel:
    - MR-1 prefinished, color: "Creamy Tan"
  - metal roof panels:
    - MR-1 prefinished standing seam metal, color: Charcoal
  - hollow metal doors and frames:
    - P-1
  - overhead doors:
    - insulated metal, color: White (prefinished)
    - Stucco embossed with micro groove

an expansion for  
**Atcheson Lawn and Landscape**  
 1725 NE Rise Road  
 Lee's Summit, MO 64086

date 04.22.2022  
 drawn by DAE  
 checked by DAE  
 revisions

sheet number  
**A2.1**  
 drawing type PDP  
 project number 22097