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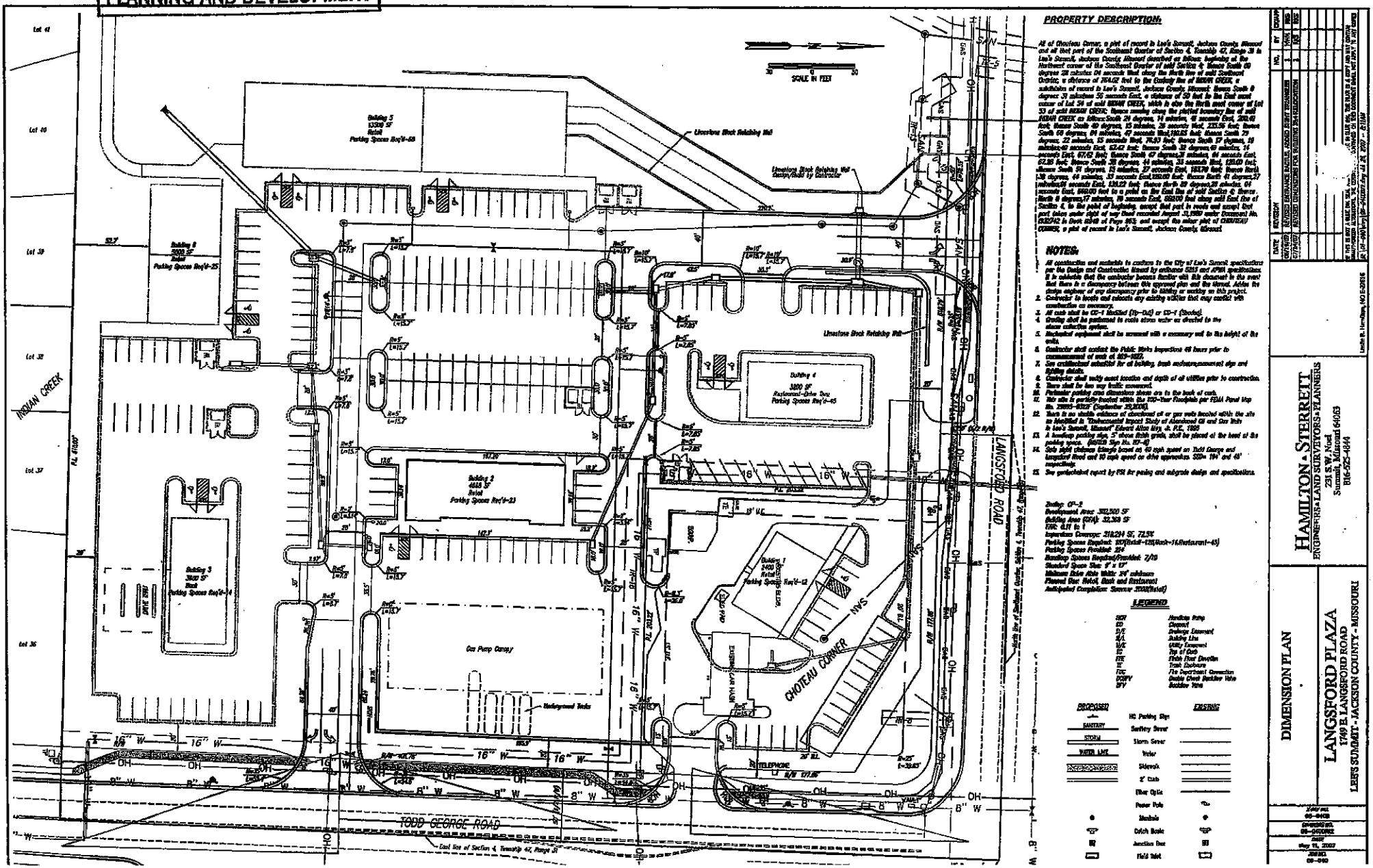
JUL 27 2007
PLANNING AND DEVELOPMENT

-2007-099-




**PROPERTY DESCRIPTION:**

All of Choteau Corner, a plat of record in Lee's Summit, Jackson County, Missouri and all that part of the Southeast Quarter of Section 4, Township 47, Range 31 in Lee's Summit, Jackson County, Missouri described as follows: beginning at the Northwest corner of the Southeast Quarter of said Section 4; thence South 88 degrees 28 minutes 04 seconds West along the North line of said Southeast Quarter, a distance of 704.42 feet to the Easterly line of INDIAN CREEK; a subdivision of record in Lee's Summit, Jackson County, Missouri; thence South 8 degrees 31 minutes 56 seconds East, a distance of 50 feet to the East most corner of Lot 34 of said INDIAN CREEK, which is also the North most corner of Lot 33 of said INDIAN CREEK; thence running along the platted boundary line of said INDIAN CREEK as follows: South 24 degrees, 14 minutes, 48 seconds East, 200.00 feet; thence South 49 degrees, 15 minutes, 28 seconds West, 220.00 feet; thence South 69 degrees, 04 minutes, 47 seconds West, 160.05 feet; thence South 79 degrees, 22 minutes, 15 seconds West, 76.40 feet; thence South 17 degrees, 19 minutes, 42 seconds West, 62.42 feet; thence South 31 degrees, 43 minutes, 11 seconds East, 67.62 feet; thence South 47 degrees, 37 minutes, 04 seconds East, 67.86 feet; thence South 28 degrees, 44 minutes, 33 seconds West, 125.00 feet; thence South 51 degrees, 15 minutes, 27 seconds East, 183.79 feet; thence North 38 degrees, 44 min Sec, 31 seconds East, 135.00 feet; thence North 41 degrees, 27 minutes, 27 seconds East, 134.29 feet; thence North 39 degrees, 28 minutes, 04 seconds East, 960.00 feet to a point on the East line of said Section 4; thence North 0 degrees, 17 minutes, 19 seconds East, 662.00 feet along said East line of Section 4, to the point of beginning, except that part in roads and except that part taken under deed of way that recorded August 31, 1955 under Document No. 636242 in Book 1694 at Page 863, and except the minor plat of CHOTEAU CORNER, a plat of record in Lee's Summit, Jackson County, Missouri.

**NOTES:**

1. All construction and materials to conform to the City of Lee's Summit specifications for the Design and Construction Manual by ordinance 5213 and APWA specifications. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between the approved plan and the manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
3. All curb shall be CC-1 Vertical (Up-Out) or CC-1 (Combo).
4. Grading shall be performed to route storm water as directed to the storm collection system.
5. Mechanical equipment shall be screened with a masonry wall to the height of the unit.
6. Contractor shall contact the Public Works Inspections 48 hours prior to commencement of work at 969-1800.
7. See architectural submittal for all building, trash enclosure/compound sign and lighting details.
8. Contractor shall verify exact location and depth of all utilities prior to construction.
9. There shall be two way traffic maintained.
10. Perimeter parking curb dimensions shown are to the back of curb.
11. The site is partially located within the 100-Year Floodplain per FEMA Panel Map No. 29095-0032F (September 29,2006).
12. There is no visible evidence of abandoned oil or gas wells located within the site as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri" Edward Allen May, Jr. P.E., 1985
13. A handicap parking sign, 5' above finish grade, shall be placed at the head of the parking space. (MUTCD Sign No. R7-8)
14. Curb split choteau triangle based on 40 mph speed on Todd George and Longsford Road and 10 mph speed on drive approaches. 320m 194' and 48' respectively
15. See geotechnical report by PSI for paving and subgrade design and specifications.

Zoning: CP-2
Development Area: 392,580 SF
Building Area (GFA): 32,388 SF
FAR: 0.11 to 1
Impervious Coverage: 318,234 SF, 72.5%
Parking Spaces Required: 107(Retail-120,Bank-14,Restaurant-45)
Parking Spaces Provided: 224
Handicap Spaces Required/Provided: 7/10
Standard Space Size: 9' x 17'
Minimum Drive Aisle Width: 24' minimum
Planned Use: Retail, Bank and Restaurant
Anticipated Completion: Summer 2008(Retail)

**LEGEND**

| | |
|---|---|
| HCP | Handicap Ramp |
| CO | Cleanout |
| D/E | Drainage Easement |
| B/L | Building Line |
| U/E | Utility Easement |
| TOC | Top of Curb |
| FFE | Finish Floor Elevation |
| T | Trash Enclosure |
| FDC | Fire Department Connection |
| DCDPV | Double Check Backflow Valve |
| RPV | Backflow Valve |

| PROPOSED | | EXISTING |
|---|---|---|
| SANITARY | HC Parking Sign | |
| STORM | Sanitary Sewer | |
| WATER LINE | Storm Sewer | |
| | Water | |
| | Sidewalk | |
| | 2' Curb | |
| | Fiber Optic | |
| | Power Pole | |
| | Manhole | |
| | Catch Basin | |
| | Junction Box | |
| | Field Inlet | |

DATE: 05/31/2007 — REVISION: REVISED ENTRANCE RADII, ADDED SIGHT TRIANGLES
DATE: 06/19/2007 — REVISION: REVISED DIMENSIONS FOR BUILDING 3 & 4 LOCATION

| NO. | BY | DESCRIPTION |
|---|---|---|
| 1 | MAH | ADD |
| 2 | MAH | ADD |

Linda R. Hamilton, MO E-20016

HAMILTON • STERRETT
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231 S.W. Noel
Summit, Missouri 64063
816-525-4844

DIMENSION PLAN

LANGSFORD PLAZA
1749 E. LANGSFORD ROAD
LEES SUMMIT - JACKSON COUNTY - MISSOURI

| | |
|---|---|
| Job No. | 05-0410 |
| Drawing No. | 05-040DIM2 |
| Date | May 31, 2007 |
| Scale | 05-040 |