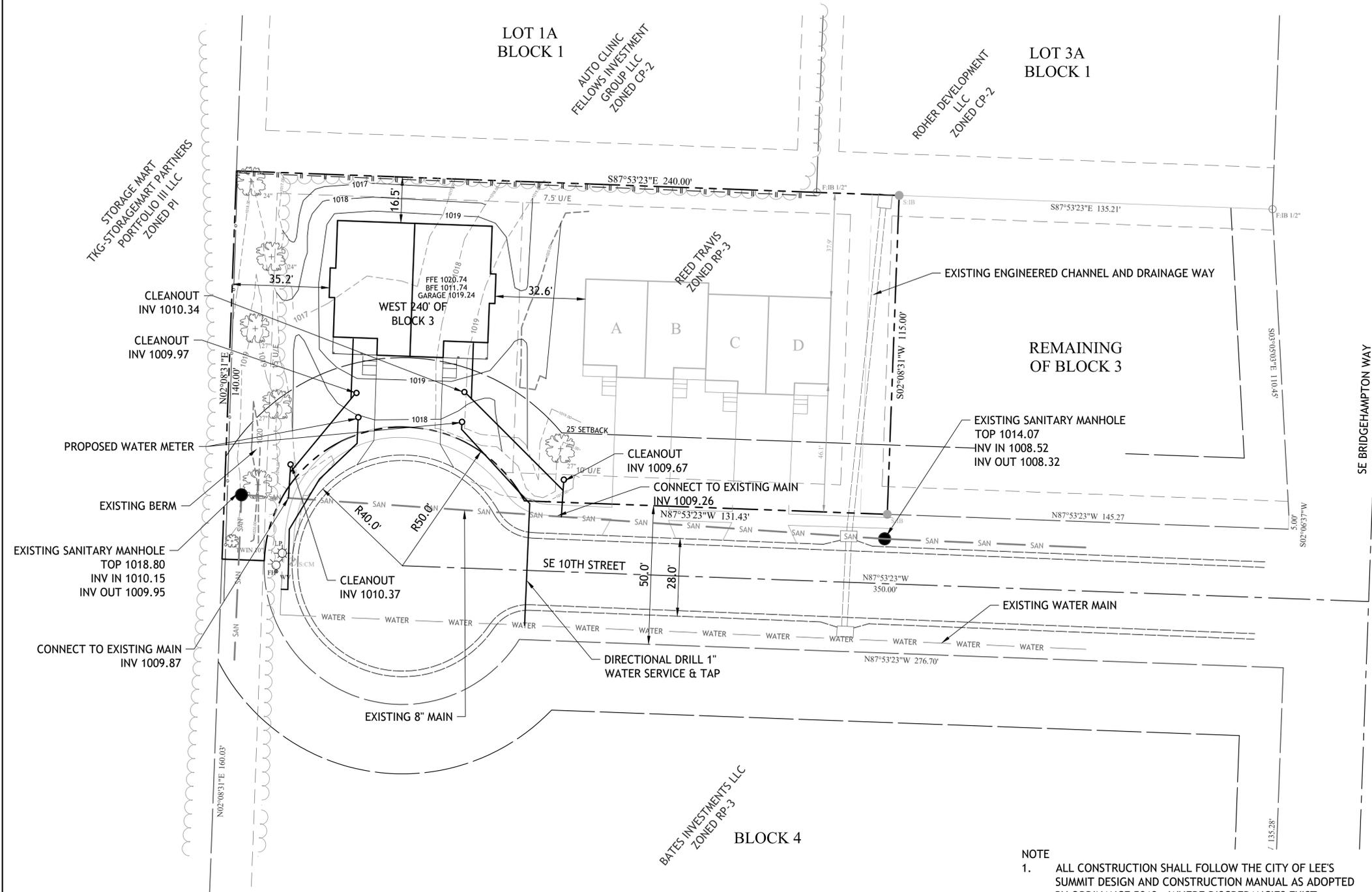
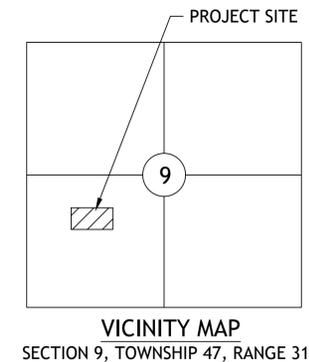


PRELIMINARY DEVELOPMENT PLAN

718A & 718B SE 10th ST



SITE DATA

ZONING	RP-3
LOT SIZE	0.61ac
FRONT SETBACK	20' (GARAGE 25')
REAR SETBACK	20'
SIDE SETBACK	10'
MAX HEIGHT	45'
MAX IMPERVIOUS	60%

PARKING REQUIRED 4

PROPOSED	2 GARAGE SPACES 2 DRIVEWAY SPACES
----------	--------------------------------------

ADDITIONAL DENSITY REQUEST FOR DUPLEX AND A REQUEST FOR A REDUCTION TO THE REAR YARD SETBACK FROM 20- FEET TO 15- FEET.

ALLOWED 7 UNITS/AC
EXISTING 6.56 UNITS/AC
PROPOSED 9.83 UNITS/AC
TOTAL EXISTING IMPERVIOUS 18.82%
TOTAL PROPOSED IMPERVIOUS 31.50%

WATER SUPPLY CITY OF LEE'S SUMMIT
SEWER DISTRICT CITY OF LEE'S SUMMIT

PURPOSE OF THIS PLAN IS ADD ONE (1) RESIDENTIAL DUPLEX TO AN EXISTING PROPERTY AND REQUEST DENSITY INCREASE FROM 6.56 UNITS/AC TO 9.83 UNITS/AC

EXISTING TREES TO REMAIN SHOWN HERE ON

LEGEND

	FOUND IRON BAR
	FOUND CURBED MARK
	SET 1/2" IRON BAR W/CAP LS-2268
	SET CURBED CUT
	FIRE HYDRANT
	LAMP POST
	POWER POLE
	SANITARY SEWER MANHOLE
	TELEPHONE RISER
	WATER VALVE
	DECIDUOUS TREE (TRUNK SIZE @ 3' TO 4')
	EXISTING SIDEWALK

TITLE:
PRELIMINARY DEVELOPMENT PLAN
718A & 718B SE 10th ST

PROJECT:
PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: REED HOLDINGS, LLC
710 SE MILLER ST, APT B
LEE'S SUMMIT, MO 64063

TAX MAP No.: 61-630-05-02-0-00-000
SEC,TWP,RNG: 9-47-31
COUNTY: JACKSON



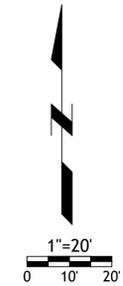
- NOTE**
- ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.
 - THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS
 - SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0438G DATED 1-20-17.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER WITH ANY DISCREPANCIES.

LEGAL DESCRIPTION
The West 240.00 feet of Block 3, BRIDGEHAMPTON 1ST PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

(per Warranty Deed recorded February 01, 2022 as Instrument Number 2022E0010414, Jackson County, Missouri Recorder of Deeds Office)

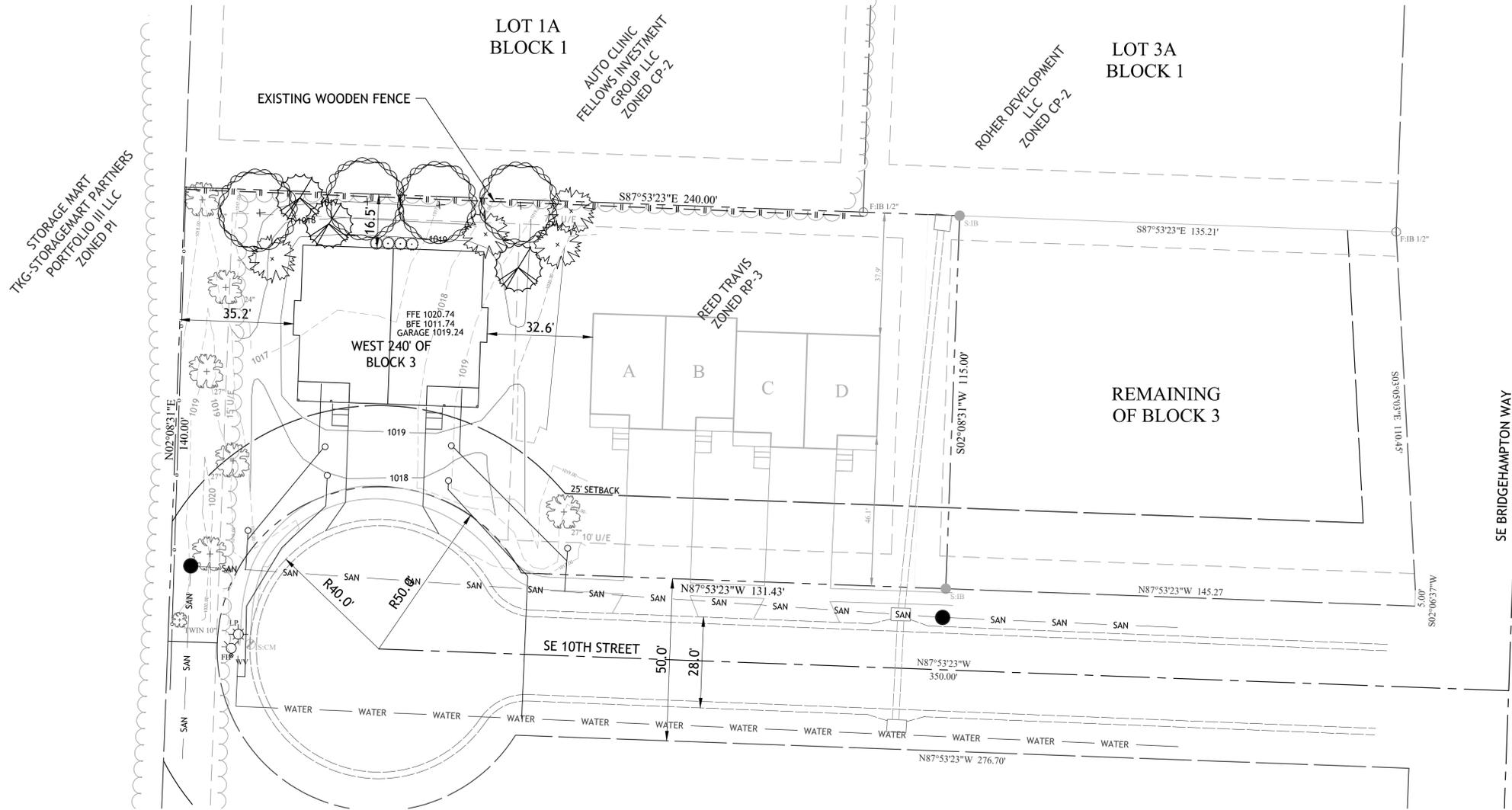
BOUNDARY & TOPOGRAPHY COMPLETED BY HUFFMAN LAND SURVEYORS, LLC NOVEMBER 2024

NOTE:
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
THIS PLAN AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF SITE CONSULTING ENGINEERS, LLC AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN APPROVAL.



ENGINEERING*SERVICES
SITE CONSULTING ENGINEERS, LLC
PROFESSIONAL ENGINEERING COMPANY
200 MISSOURI ROAD, SUITE 200, LEE'S SUMMIT, MO 64086
(W) (913) 515-7209 * FAX (816) 760-2379 *
CELL 302-383-2494
"TODAY'S TECHNOLOGY YESTERDAY'S QUALITY"

2-3-25	PER CLIENT	TB
DATE	REVISION	CHKD.
DRAWN BY:	CHECKED BY:	DATE: 12-10-24
		SCALE: 1" = 20'
		PROJECT No.:
		SHEET No.: 1



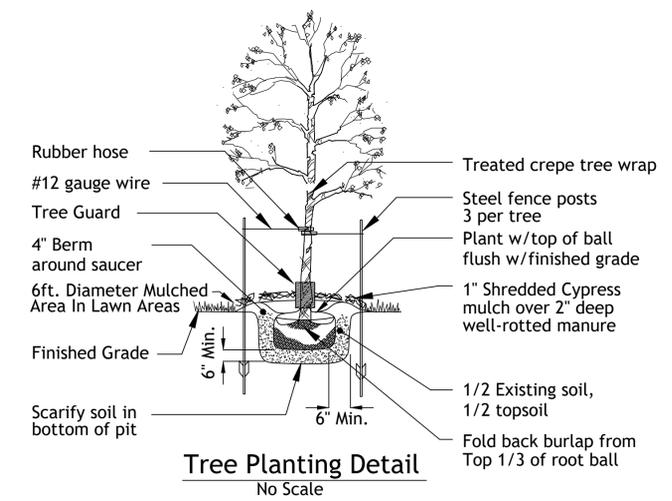
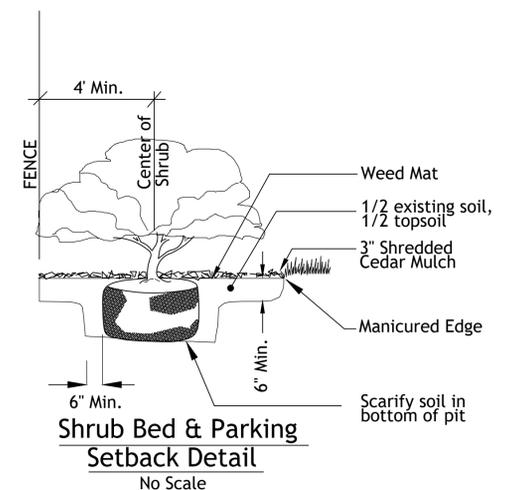
LANDSCAPE DATA REQUIRED

NORTH PROPERTY LINE 111' X 17' = 1,887sf

6' FENCE

20' LANDSCAPE BUFFER

1 SHADE PER 500sf	=	4
1 ORNAMENTAL / 750sf	=	3
1 EVERGREEN / 500sf	=	4
1 SHRUB / 500	=	4



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	4	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	4	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown
	3	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1 1/2" cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	4	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

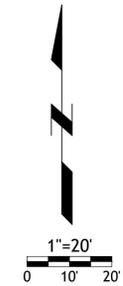
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

NOTE:
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THIS PLAN AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF SITE CONSULTING ENGINEERS, LLC AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN APPROVAL.



TITLE:
LANDSCAPE PLAN

PROJECT:
PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: REED HOLDINGS, LLC
710 SE MILLER ST, APT B
LEE'S SUMMIT, MO 64063

TAX MAP No.: 61-630-05-02-0-00-000

SEC,TWP,RNG: 9-47-31

COUNTY: JACKSON



THIS PLAN AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF SITE CONSULTING ENGINEERS, LLC, AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN APPROVAL.

ENGINEERING*SERVICES
SITE CONSULTING ENGINEERS, LLC
PROFESSIONAL ENGINEERING COMPANY

200 MISSOURI ROAD, SUITE 200, LEE'S SUMMIT, MO 64086
(W) (913) 515-7209 * FAX (816) 760-2379 *
CELL 302-383-2494
"TODAY'S TECHNOLOGY YESTERDAY'S QUALITY"

DATE	REVISION	CHKD.
2-3-25	PER CLIENT	TB
DRAWN BY:	CHECKED BY:	DATE: 12-10-24
		SCALE: 1" = 20'
		PROJECT No.:
		SHEET No.: 2