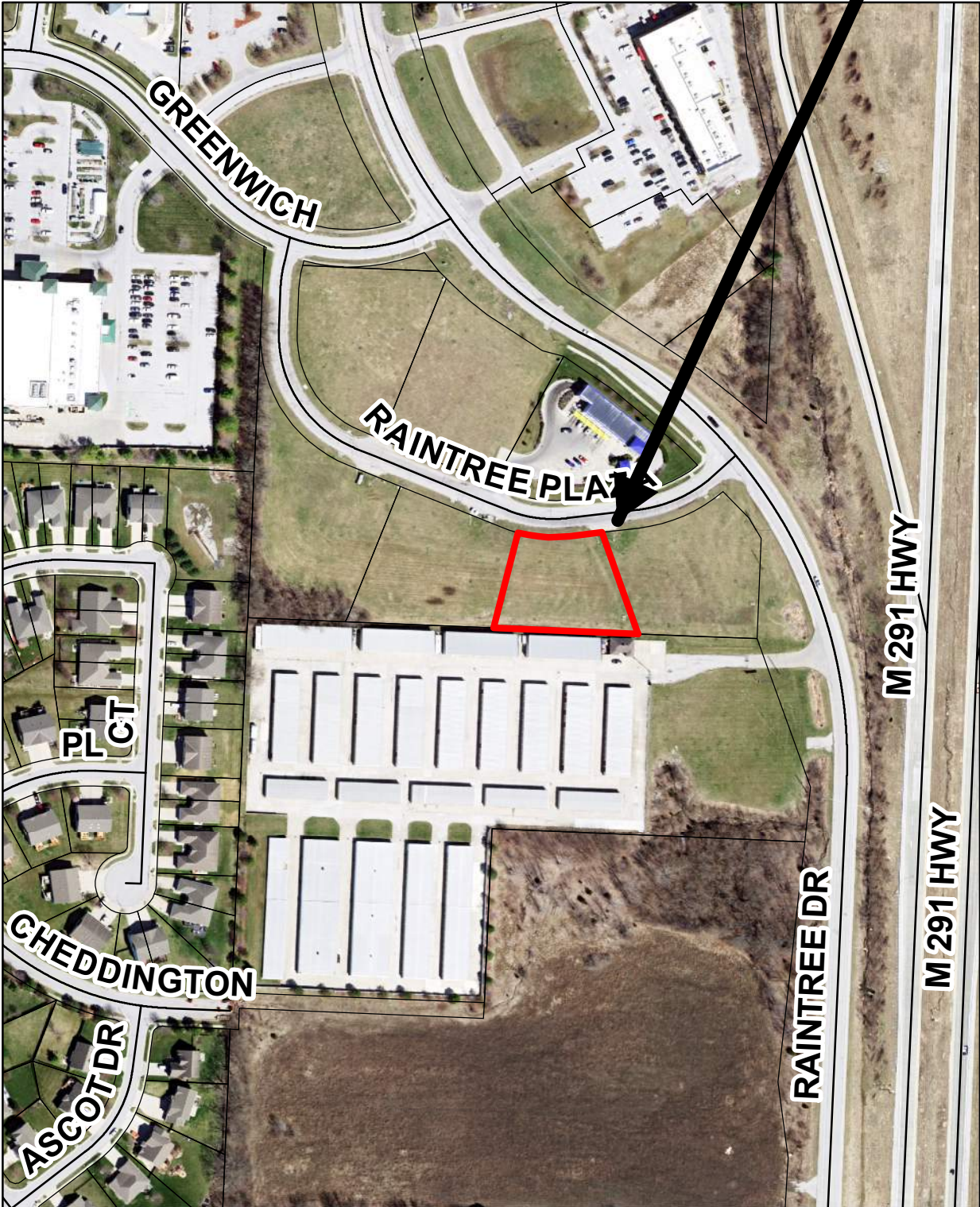
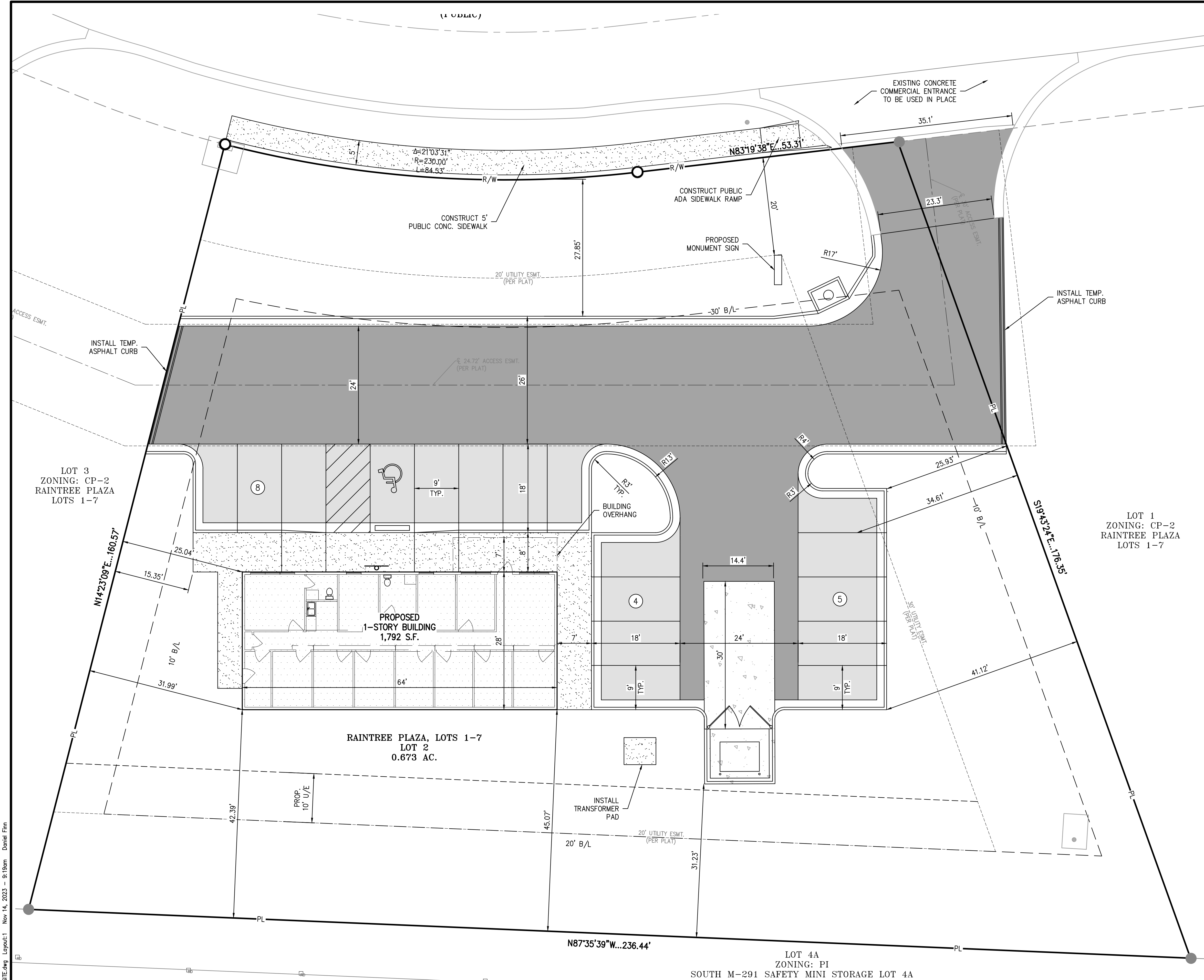


**Appl. #PL2023-251 PRELIM DEV PLAN
111 SW Raintree Plaza Dr**





SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - City ordinances & O.S.H.A. Regulations.
 - The City of Lee's Summit Technical Specifications and Municipal Code.
 - 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.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed of on the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City Materials Metro Board (KCMMB) mix design specifications for 4,000 p.s.i. or entrained concrete. APCA detail references are provided for all geometrical and other design information.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2912 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

LIGHTING NOTE:

LIGHTING SHALL COMPLY WITH THE STANDARDS OF ARTICLE 8 OF THE UDO.

LEGAL DESCRIPTION:

LOT 2, RAIN TREE PLAZA LOTS 1-7, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

GROSS AREA = ±0.6730 ACRES / ±29,315 SQ.FT.

ZONING:

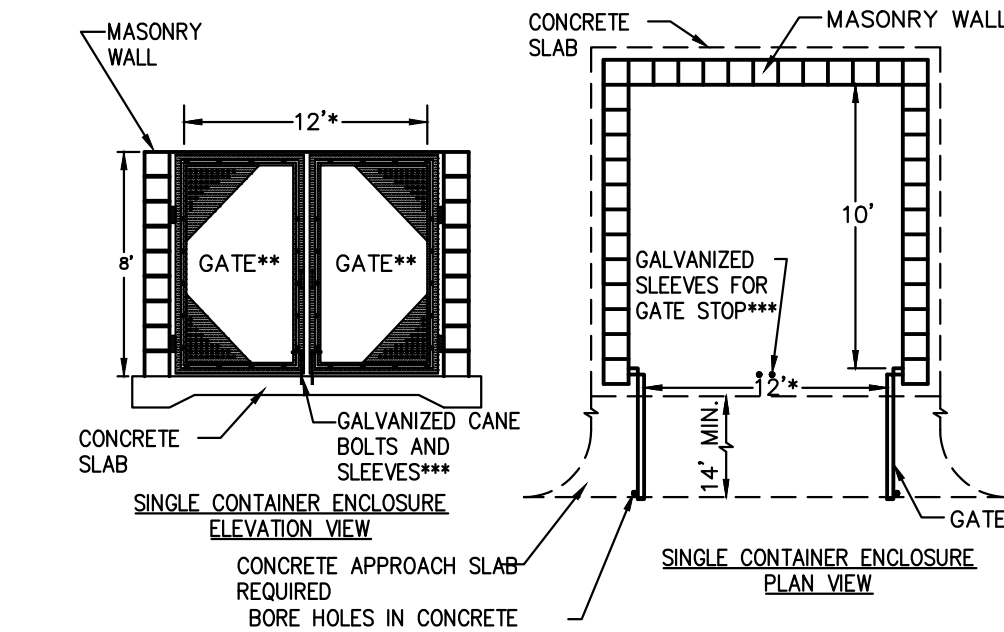
THIS PROPERTY IS ZONED CP-2, DEFINED AS PLANNED COMMUNITY COMMERCIAL DISTRICT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 12909505326, AND DATED JANUARY 20, 2017.

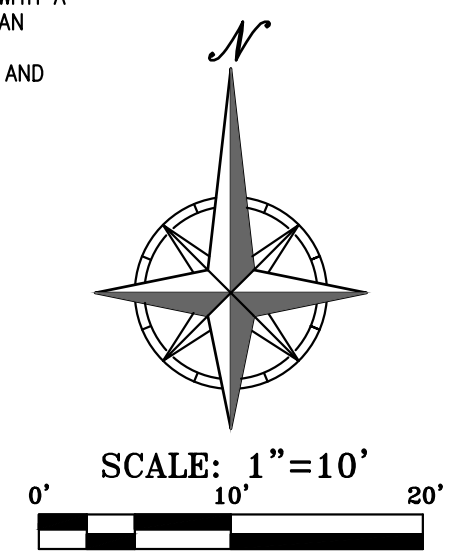
DEVELOPER

BEACON PROPERTY HOLDINGS, LLC
 ADDRESS: 1475 SW MARKET STREET
 CONTACT: JIM HUBBARD
 816-488-7800 OFFICE
 jimhubbard43@gmail.com



- * MINIMUM 12" CLEARANCE MUST BE PROVIDED BETWEEN GATE HINGES, POLES, POSTS, ETC. TO ALLOW FOR SOLID WASTE TRUCK ACCESS.
- ** SOLID STEEL OPAQUE GATE OR STEEL FRAMED SEMI-OPAQUE GATE WITH A SCREEN MESH MATERIAL APPROVED BY THE DIRECTOR THAT PROVIDES AN APPROPRIATE VISUAL BARRIER.
- *** OR OTHER APPROVED MECHANISM FOR SECURING THE GATES OPEN AND CLOSED.

TRASH ENCLOSURE DETAIL



BUILDING & LOT DATA

Zoning	CP-2
Site Area	0.67 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	1,792 S.F.
Building Footprint	1,792 S.F.
FAR / Building Coverage	0.0614
Impervious Area	0.26 Ac. (39%)
Open Space	0.41 Ac. (61%)

PARKING SUMMARY

Parking Required:	
Offices - general & professional (4 / 1,000 S.F.)	
Total Required Parking	8 Spaces
Parking Provided	
Standard Parking Provided	16 Spaces
Accessible Parking Spaces Provided	1 Spaces
Total Provided Parking	17 Spaces
Parking Lot, Aisles, and Drives Area	7,600 SF
Parking Lot Landscape Islands, Strips, Planting Areas	1,800 SF (24%)

LEGEND

- PL - PROPERTY LINE
- LL - LOT LINE
- R/W - RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L - BUILDING SETBACK LINE
- P/S - PARKING SETBACK LINE
- L/S - LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

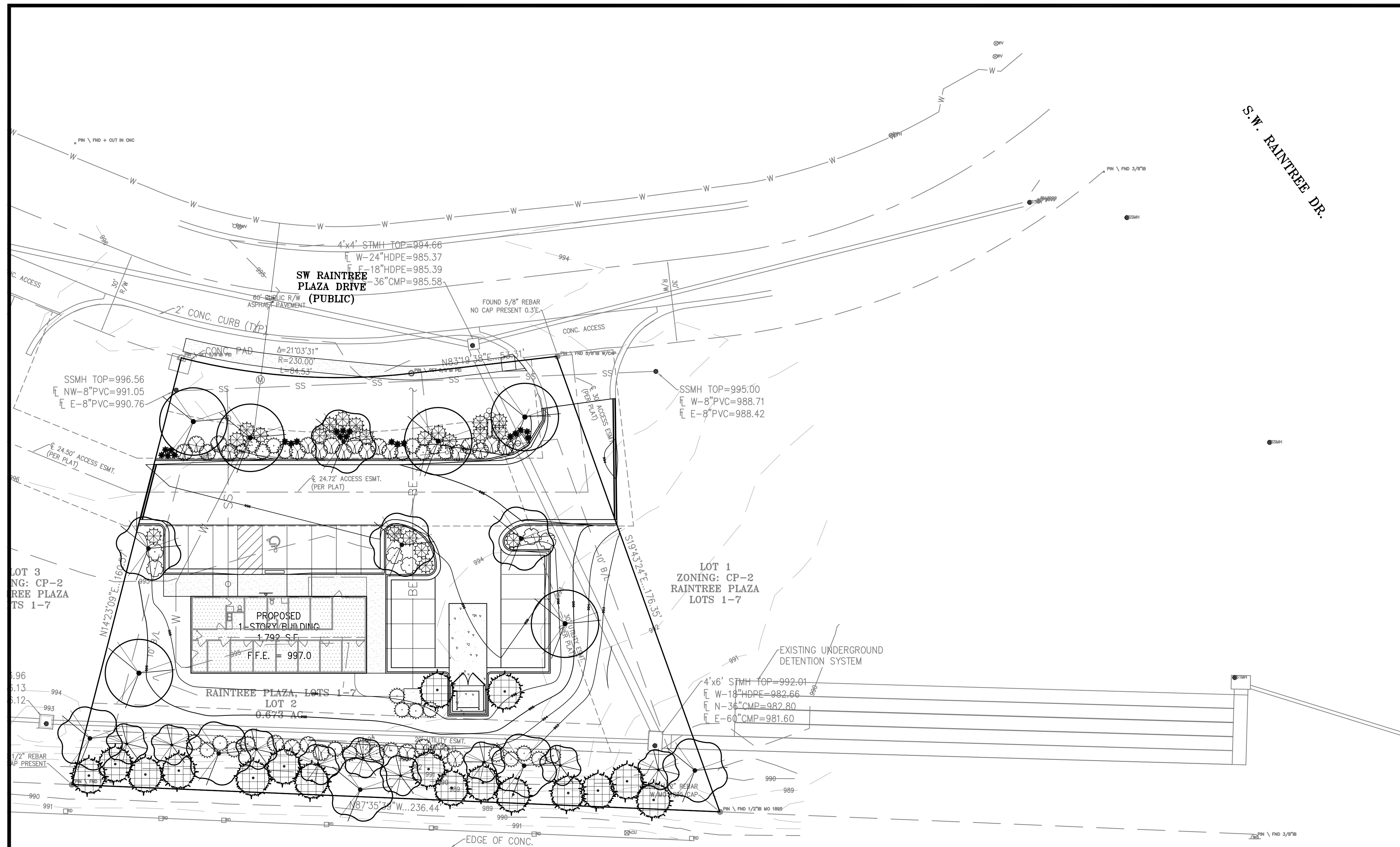
PHILIPS ENGINEERING, INC.
 1370 N. Winchester
 Olathe, Kansas 66061
 (913) 993-1155
 Fax: (913) 993-1165
 www.philipsengineering.com



SITE PLAN
 JIM HUBBARD INSURANCE OFFICE BUILDING
 111 SW RAIN TREE PLAZA DRIVE
 LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230628	11/10/2023	DAF	AEB	REVIS PER CITY COMMENT
	11/14/2023	JDC	AEB	REVIS PER CITY COMMENT
				DATE OF AUTHORIZATION
				LAND SURVEYING - LS-82
				ENGINEERING - E-361
				DATE OF AUTHORIZATION
				LAND SURVEYING-200701028
				ENGINEERING-200300308

SHEET
C1

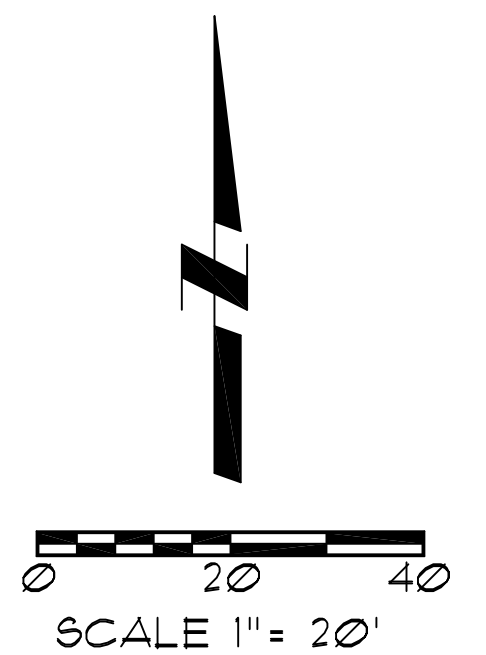


CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES-3" CAL.	6
	MEDIUM SHADE TREES-3" CAL.	9
	EVERGREEN TREES-8'	17
	ORNAMENTAL TREE 3" CAL	9
	SPREADER EVERGREEN SHRUB 18"-TALL	29
	DECIDUOUS SHRUB 1-18" TALL	6
	DECIDUOUS SHRUB II-18" TALL	27
	LOW SPREADING EVERGREEN-18" TALL	21
	ORNAMENTAL GRASS MEDIUM-18" TALL	21
	ORNAMENTAL GRASS TALL	3

NOTE:
Open areas of the site without pavement or landscape beds shall be sodded.

NOTE:
Details and specifications to be provided in construction documents.



LANDSCAPE REQUIREMENTS:

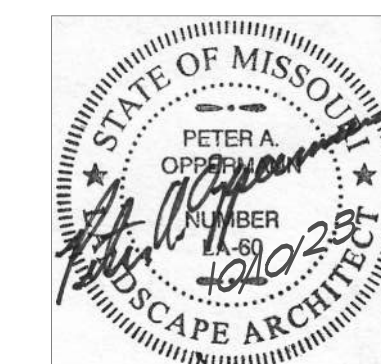
	Required	Provided
8.790.A street Frontage		
1 tree per 30ft. of street frontage 140ft of frontage	4.66	5
1 shrub per 20 ft. of frontage 140ft. of frontage	7	7
8.780.B Open Yard Areas		
Two shrubs per 5000s.f. of total lot area excluding bldg. footprint area. 27,523sf.	11	11
1 tree per 5000sf. of total lot area excluding bldg/structures area. 27,523sf.	5.5	6
8.810 Parking Lot Landscaping Islands must have trees and shrubs	See Plan	
8.820.1 Screening parking Lot 12 shrubs per 40 ft. 140 ft.	42	42+
8.890 Minimum Buffer/Screen Requirements Medium Buffer B		
1 Shade tree per 1,000sf 4591.39sf. area	4.591	5
1 Ornamental tree per 500sf.	9.18	9
1 Evergreen tree per 300sf.	15.3	15
1 Shrub per 200sf.	22.96	23

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

Preliminary Landscape Plan
Jim Hubbard
Insurance

Raintree Plaza Drive
Lee's Summit, MO LS-1



Oppermann LandDesign, LLC
Land Planning Landscape Architecture
22 Debra Lane petecoppermann56@gmail.com
New Windsor, New York 12553 913.529.5598

10/10/2023

**JIM HUBBARD
INSURANCE**

ONE AGENCY - MULTIPLE COMPANIES

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ONE AGENCY - MULTIPLE COMPANIES





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ONE AGENCY - MULTIPLE COMPANIES