

GENERAL NOTES:

Sustainability:

1. Purpose
This section is intended to promote sustainable development with the M-150 Corridor by:
 - a. Encouraging infill and redevelopment to slow the absorption of raw land and promote a more compact pattern of growth;
 - b. Encouraging the integration of water and energy conservation techniques in site planning and building design;
 - c. Protecting natural features, wooded areas, and mature trees that absorb greenhouse gases, reduce storm water runoff and pollutants, and provide wildlife habitat;
 - d. Encouraging development patterns that encourage bicycling, walking and other alternative modes of travel to promote a healthy community and improved air quality.
 - e. Encouraging local production of food; and
 - f. Encouraging the use of alternative energy sources.

2. Sustainability requirements:

- a. New mandatory minimum development requirements:
 - 1) Stormwater Best Management Practices (BMP's) identified in Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria and Section 5600 of the Design and Construction Manual shall be utilized in all new and redevelopment projects as further provided herein.

Environmental health and quality of life issue requires mitigation of the environmental impact of increased stormwater runoff due to development. By controlling the large water quantities produced by developing watersheds and minimizing resulting impairment, peak flows and overall quantity of stormwater can be maintained upon completion of the development activities.

Proposed stormwater management system design is sensitive to site characteristics including slopes, soil types, cover types, and infiltration capacity. These characteristics shall be considered in the site layout to improve both site drainage and water quality. The following BMP's shall be utilized either independently or in combination to meet the requirements established in the City's Design and Construction Manual.

(a) Source Control BMP's for stormwater management may include:

- Infiltration Trenches
- Filter Strips
- Pervious Paving
- Rain Gardens
- Spill Prevention
- Street and Storm Drain Maintenance

(b) Source Filtration BMP's may include:

- Bio-retention
- Storm Filters
- Dry Swales and Grass Channels

(c) Regional Retention and Treatment may include:

- Wet Ponds
- Constructed Wetlands
- Extended Retention Wetlands

- 2) Erosion control as established in the Design and Construction Manual and maintained throughout the completion of the project or development.
 - 3) LED lighting with flat lens full cut-off approved fixtures adhering to the International Dark-Sky Association (IDA).
 - 4) Native plants per the approved list
 - 5) Locally sourced construction materials when possible
 - 6) Solar ready buildings
 - 7) Durable materials
 - 8) Construction and demolition debris and waste management plan
The waste management plan is intended to reduce the amount of construction / demolition related debris going into the land fill and to cull out recyclable materials for future use. Such waste management plan shall include provisions relating to:
 - (a) Land clearing debris
 - (b) Waste handling procedures
 - (c) Location of waste dumpsters / bins
 - (d) Potential recycle location
 - 9) Waste containment on site shall be documented as to:
 - (a) Method of containment
 - (b) Pick up / removal schedule
 - (c) Person in control of collection including method of 24 hour contact
 - 10) Construction staging area including:
 - (d) Fencing material
 - (e) Location on site
- b. New buildings shall incorporate a minimum of 3 of the following features:
- 1) Solar (passive or active), wind or geothermal renewable energy systems
 - 2) Energy-efficient materials, including recycled materials that meet the requirements of this Code;
 - 3) Materials that are produced from renewable resources;
 - 4) A green roof, such as a vegetated roof, or a cool roof;
 - 5) Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;
 - 6) A greywater recycling system;
 - 7) Electrical vehicle charging station;
 - 8) Xeriscape or water-conserving landscape materials;
 - 9) Drip irrigation system for landscaped areas;
 - 10) Shared parking;
 - 11) Shade structures, covered parking or shaded walkways

UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

AT&T
215 N. Spring
Independence, Mo.
816-325-5610

Time Warner
6550 Winchester Avenue
Kansas City, Mo.
913-643-1901

KCP&L
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Missouri Gas Energy
3025 SE Clover Road
Lee's Summit, Mo.
816-537-4681

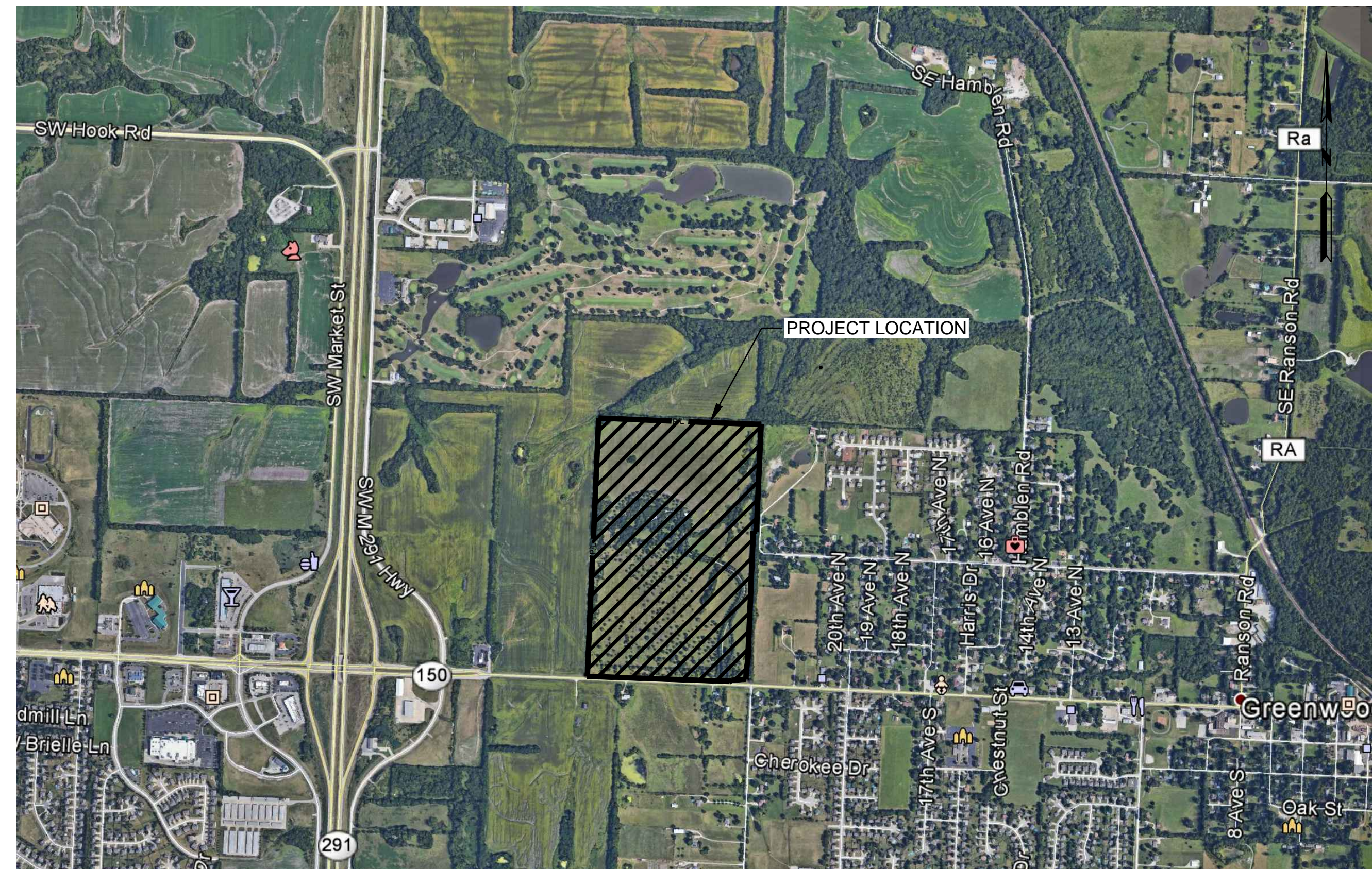
Missouri One Call
1-800-344-7483

PRELIMINARY DEVELOPMENT PLANS

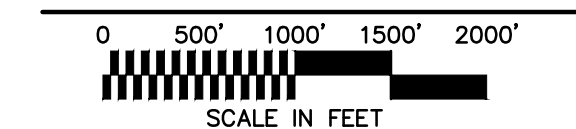
COBEY CREEK

500 SE M 150 HIGHWAY

SE 1/4, SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



VICINITY MAP



LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	ST	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	6" W/L	Proposed Waterline
SAN	Existing Sanitary Sewer	8" SS	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----		-----	Future Curb & Gutter

DEVELOPER
JCM DEVELOPMENT, LLC
1314 MARKET STREET
LEE'S SUMMIT, MO 64082
(816) 786-4008
CONTACT - CHRIS JEFFRIES

ENGINEER
Hg CONSULT, INC.
CONTACT - KEVIN STERRETT
(816) 703-7098

PROJECT BENCHMARK:

#1 MODNR MONUMENT JA-45
N: 986351.65
E: 2824617.51
TOP ELEV. 1012.79

#2 MONUMENT AT THE INTERSECTION OF M150 & DOC HENRY ROAD
N: 977823.53
E: 2828220.61
TOP ELEV. 1006.04

INDEX

PRELIMINARY DEVELOPMENT

1. COVER SHEET
 2. GENERAL LAYOUT SHEET
 3. EXISTING CONDITIONS
 4. PHASING PLAN
 5. PROPOSED GRADING PLAN
 6. SITE LAYOUT SOUTH
 7. SITE LAYOUT CENTER
 8. SITE LAYOUT NORTH
 9. OFFSITE SANITARY SEWER
 10. COMMERCIAL BUILDING ELEVATIONS
 11. MULTI-FAMILY BUILDING ELEVATIONS
- L1-L7 LANDSCAPE PLANS

LEGAL DESCRIPTION:

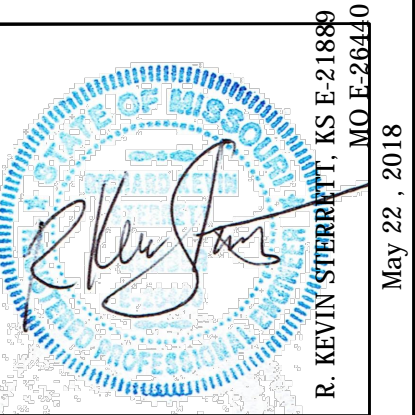
All that part of the Southeast Quarter of Section 29, Township 47 North, Range 31 West, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 02°30'29" East, along the East line of the Southeast Quarter of said Section 29, a distance of 58.62 feet; thence departing said East line, North 87°29'31" West, a distance of 40.00 feet to the North right-of-way line of Missouri State Highway No. 150, as now established, and the Point of Beginning; thence South 85°26'23" West, along the North right-of-way line of said Missouri State Highway No. 150, a distance of 142.47 feet; thence South 65°50'12" West, continuing along said North right-of-way line, a distance of 27.99 feet; thence continuing along said North right-of-way line, North 87°54'10" West, along a line 30 feet North of and parallel with the South line of said Southeast Quarter, a distance of 1436.75 feet; thence departing said North right-of-way line, North 02°32'36" East, a distance of 2613.35 feet to the North line of said Southeast Quarter; thence South 87°44'49" East, along the North line of said Southeast Quarter, a distance of 1641.53 feet to the Northeast corner of said Southeast Quarter; thence South 02°30'29" West, along the East line of said Southeast Quarter, a distance of 1081.05 feet; thence departing said East line, North 87°29'31" West, a distance of 30.00 feet; thence South 02°30'29" West, along a line 30 feet West of and parallel with the East line of said Southeast Quarter, a distance of 1302.74 feet; thence South 08°13'07" West, a distance of 100.51 feet; thence South 02°30'29" West, along a line 40 feet West of and parallel with the East line of said Southeast Quarter, a distance of 96.45 feet to the Point of Beginning. Containing 4,237,595.37 square feet or 97.28 acres, more or less.

NOTE:

- 1) The subject property is located within the Big Creek Watershed.
- 2) There was no oil or gas wells located on the subject property as of May 14, 2018 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

NO.	BY	DATE	REVISION
1	SW	05/22/18	PER CITY COMMENTS



hg consultants inc
engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

PRELIMINARY DEVELOPMENT PLANS
TITLE SHEET
COBEY CREEK
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 BASE
DRAWING NO. 16-059 PDP#
DATE May 22, 2018
SHEET NO. 16-059
1 OF 11





OWNER: GADINO AGRICO, LLC
 ZONED: CDO-RMD - M-150
 CORRIDOR DEVELOPMENT
 OVERLAY MIXED USE
 USE: AGRICULTURE / HOMESITE

MONUMENT SIGN
 PROPERTY LINE

OWNER: MARVIN & JOHN M. LONG, TRUSTEES
 ZONED: CDO-RMD - M-150 CORRIDOR
 DEVELOPMENT OVERLAY MIXED USE
 USE: AGRICULTURE / HOMESITE

MONUMENT SIGN

OWNER: CHARLES N. & MICHELLE A. MYERS
 ZONED: CDO-RMD - M-150 CORRIDOR
 DEVELOPMENT OVERLAY MIXED USE
 USE: AGRICULTURE / HOMESITE

OWNER: CHRISTOPHER LONG
 ZONED: R-1 (FIRST DWELLING
 HOUSE DISTRICT (SINGLE
 FAMILY RESIDENCE)

OWNER: KNOTT HOLDING
 COMPANY
 ZONED: DISTRICT A
 (AGRICULTURE /
 HORICULTURE VACANT
 LAND)

OWNER: CITY OF GREENWOOD
 ZONED: DISTRICT A
 (RESIDENTIAL VACANT LAND)

OWNER: CITY OF GREENWOOD
 ZONED: RESIDENTIAL VACANT
 LAND

OWNER: WILLIAM &
 PATRICIA K. COOPER
 ZONED: R-1 (SINGLE FAMILY
 RESIDENTIAL)
 USE: SINGLE FAMILY
 RESIDENTIAL

OWNER: WESELY P. & DEBRA L.
 SHANAHAN
 ZONED: R-1 (SINGLE FAMILY
 RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

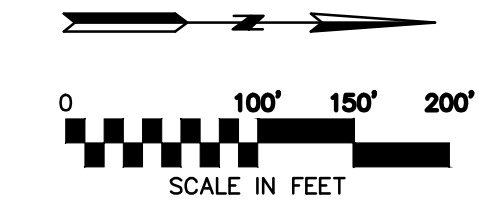
OWNER: D & J DEVELOPMENT COMPANY
 ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: DENNIS J. & JANA D. WEAVER
 ZONED: RLL (RESIDENTIAL LARGE LOT)
 USE: AGRICULTURE / HORTICULTURE VACANT LAND

OWNER: DENNIS J. & JANA D. WEAVER
 ZONED: RLL (RESIDENTIAL LARGE LOT)
 USE: AGRICULTURE / HORTICULTURE VACANT LAND

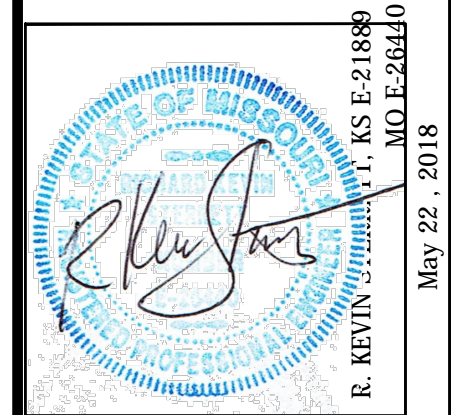
NOTE:
 A 3 FOOT LANDSCAPING BERM SHALL BE
 ADDED TO THE NORTH SIDE OF THE PAD
 SITES TO SCREEN AND SOFTEN THE
 TRANSITION FROM THE COMMERCIAL TO
 THE RESIDENTIAL AREA.

NOTE:
 ALL COMMON PROPERTY WILL BE OWNED
 AND MAINTAINED IN ACCORDANCE WITH
 ARTICLE 5, DIVISION V OF THE CITY OF
 LEE'S SUMMIT UDO.



LAND USE SITE DATA TABLE	
TOTAL LAND AREA	4,237,595 S.F. / 97.28 ACRES
TOTAL DWELLING UNITS	278 UNITS
DWELLING UNITS PER ACRE WITH COMMON AREA	3 UNITS PER ACRE
DWELLING UNITS PER ACRE WITHOUT COMMON AREA	3 UNITS PER ACRE
IMPERVIOUS COVERAGE	48%

NO.	REVISION	DATE



g Inc engineers
 planners

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PRELIMINARY DEVELOPMENT PLANS
 GENERAL LAYOUT SHEET

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
 16-059 BASE
 DRAWING NO.
 16-059 PDP#

DATE
 May 22, 2018

JOB NO.
 16-059

OWNER: CHRISTOPHER LONG
 ZONED: R-1 (FIRST DWELLING
 HOUSE DISTRICT (SINGLE
 FAMILY RESIDENCE)

OWNER: CHARLES N. & MICHELLE A. MYERS
 ZONED: CDO-RMD - M-150 CORRIDOR
 DEVELOPMENT OVERLAY MIXED USE
 USE: AGRICULTURE / HOMESITE

OWNER: MARVIN & JOHN M. LONG, TRUSTEES
 ZONED: CDO-RMD - M-150 CORRIDOR
 DEVELOPMENT OVERLAY MIXED USE
 USE: AGRICULTURE / HOMESITE

OWNER: GADINO AGRICO, LLC
 ZONED: CDO-RMD - M-150
 CORRIDOR DEVELOPMENT
 OVERLAY MIXED USE
 USE: AGRICULTURE / HOMESITE

OWNER: KNOTT HOLDING
 COMPANY
 ZONED: DISTRICT A
 (AGRICULTURE /
 HORTICULTURE VACANT
 LAND)

OWNER: CITY OF
 GREENWOOD
 ZONED: DISTRICT A
 (RESIDENTIAL VACANT LAND)

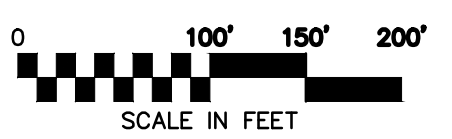
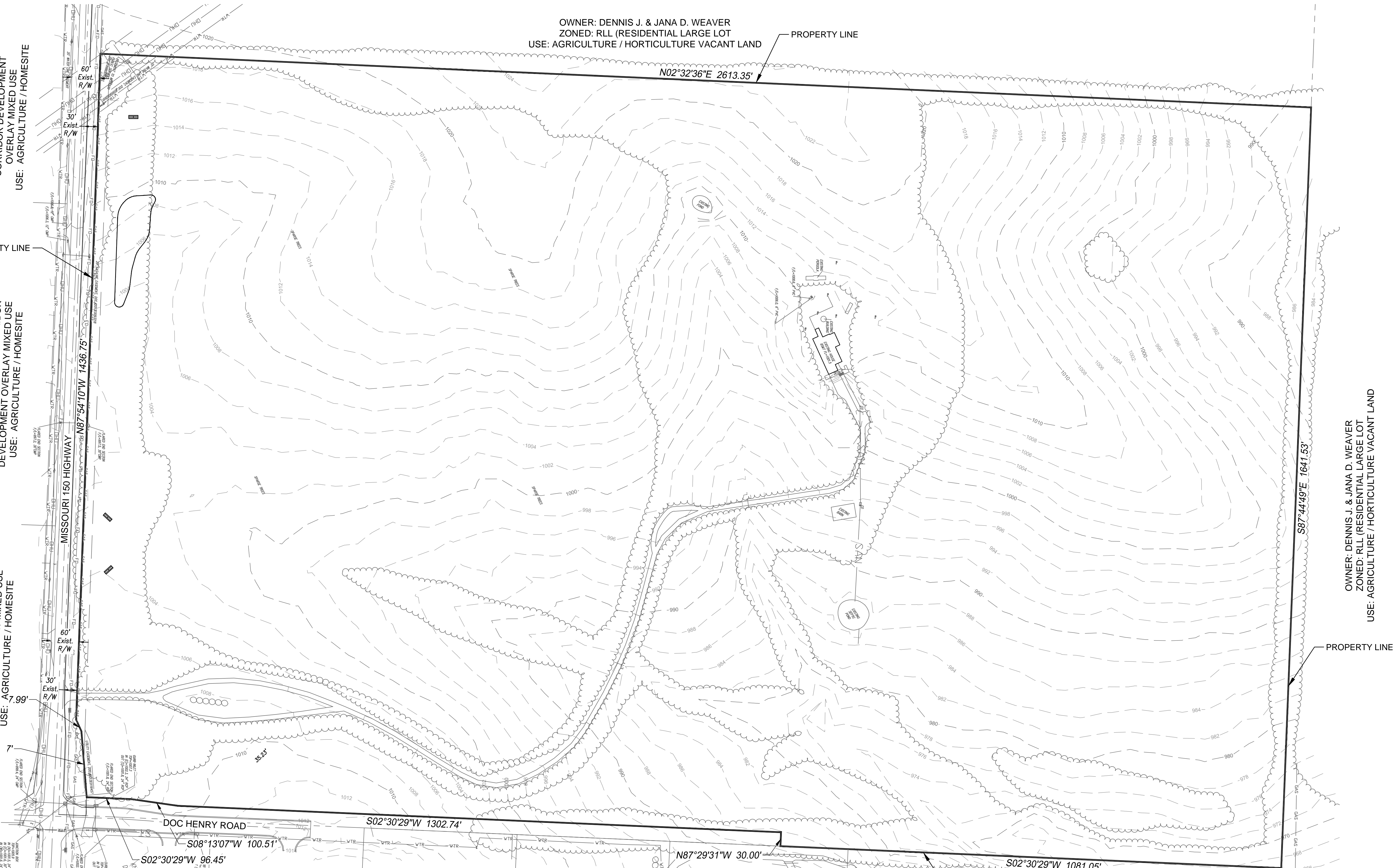
OWNER: CITY OF
 GREENWOOD
 ZONED: RESIDENTIAL VACANT
 LAND

OWNER: WILLIAM &
 PATRICIA K. COOPER
 ZONED: R-1 (SINGLE FAMILY
 RESIDENTIAL)
 USE: SINGLE FAMILY
 RESIDENTIAL

OWNER: WESELY P. & DEBRA L.
 SHANAHAN
 ZONED: R-1 (SINGLE FAMILY
 RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

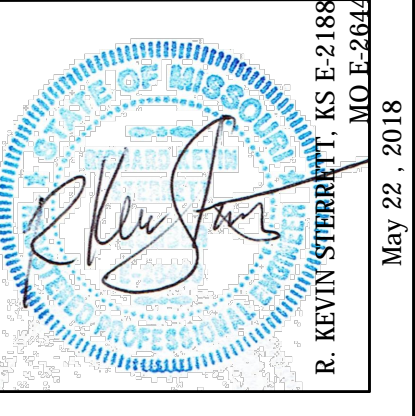
OWNER: D & J DEVELOPMENT COMPANY
 ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: DENNIS J. & JANA D. WEAVER
 ZONED: RLL (RESIDENTIAL LARGE LOT
 USE: AGRICULTURE / HORTICULTURE VACANT LAND



OWNER: DENNIS J. & JANA D. WEAVER
 ZONED: RLL (RESIDENTIAL LARGE LOT
 USE: AGRICULTURE / HORTICULTURE VACANT LAND

NO.	REVISION	DATE	BY	CHKD
1		05/22/18		



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 May 22, 2018

PRELIMINARY DEVELOPMENT PLANS
 EXISTING CONDITIONS

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 BASE

DRAWING NO.
16-059 PDP#

DATE
May 22, 2018

SHEET NO.
16-059

3 SHEET OF **11**

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

OWNER: DENNIS J. & JANA D. WEAVER
 ZONED: RLL (RESIDENTIAL LARGE LOT)
 USE: AGRICULTURE / HORTICULTURE VACANT LAND

PROPERTY LINE

PROPERTY LINE

OWNER: DENNIS J. & JANA D. WEAVER
 ZONED: RLL (RESIDENTIAL LARGE LOT)
 USE: AGRICULTURE / HORTICULTURE VACANT LAND

PROPERTY LINE



OWNER: KNOTT HOLDING COMPANY
 ZONED: DISTRICT A (AGRICULTURE / HORTICULTURE VACANT LAND)

OWNER: CITY OF GREENWOOD
 ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)

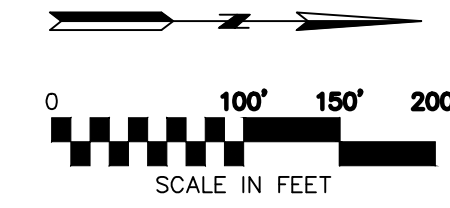
CITY LIMITS
 CITY OF GREENWOOD
 OWNER: CITY OF GREENWOOD
 ZONED: RESIDENTIAL VACANT LAND

OWNER: CHRIS RHODE
 ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

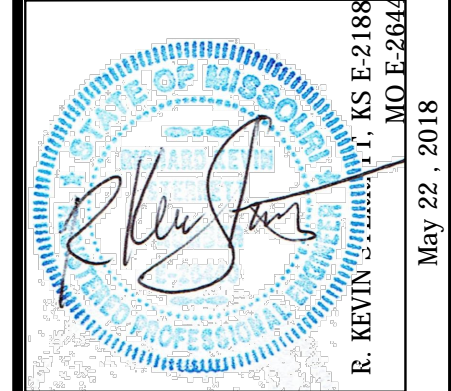
OWNER: WESELY P. & DEBRA L. SHANAHAN
 ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: D & J DEVELOPMENT COMPANY
 ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
 USE: SINGLE FAMILY RESIDENTIAL

SITE DATA TABLE BY PHASE				
MULTI-FAMILY UNITS (2 UNITS PER BLDG.)				
PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
16	42	30	0	88
VILLA LOTS				
12	11	22	0	45
PREMIERE LOTS				
22	46	43	30	141
RESIDENTIAL LOT TOTALS BY PHASE				
50	99	95	30	274
COMMERCIAL PAD SITES				
0	4	0	0	4



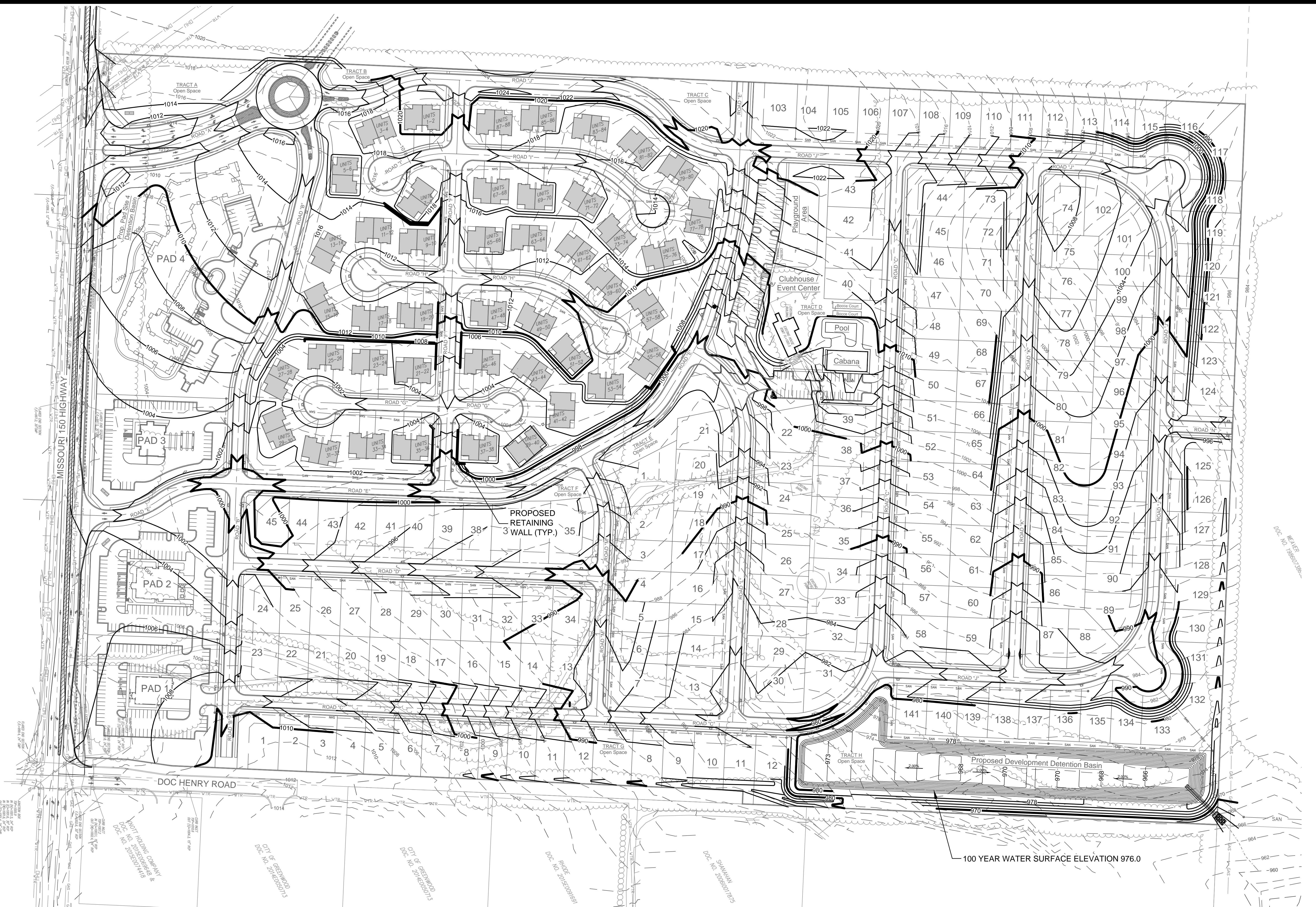
NO.	BY	DATE	REVISION



g consultants inc
 engineers planners
 11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)
 May 22, 2018

PRELIMINARY DEVELOPMENT PLANS
 PHASING PLAN
 COBEY CREEK
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

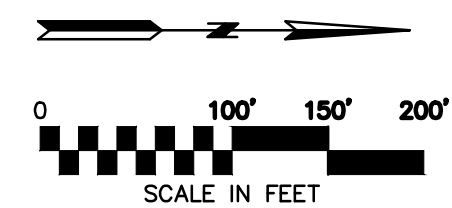
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MISSOURI 150 HIGHWAY
 PAD 1
 PAD 2
 PAD 3
 PAD 4
 DOC HENRY ROAD

PROPOSED RETAINING WALL (TYP.)

100 YEAR WATER SURFACE ELEVATION 976.0



DATE	REVISION	NO.	BY	CHK/P
05/22/18	PER CITY COMMENTS	1	SW	R/S

R. KEVIN STEARNS, P.E.
NO. E-216889
M.O.E. 243.10
May 22, 2018

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1738 (KS.)

PRELIMINARY DEVELOPMENT PLANS
PROPOSED GRADING PLAN
COBEY CREEK
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 BASE
 DRAWING NO.
16-059 PDP#
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 JOB NO.
 16-059

5 OF 11



WATERLINE CONNECTION
 PAD SITE 4 WILL BE REQUIRED TO PROVIDE AN ONSITE DETENTION BASIN THAT WILL BE REQUIRED TO BE RELEASED THROUGH THE EXISTING STORM STRUCTURE TO THE SOUTH

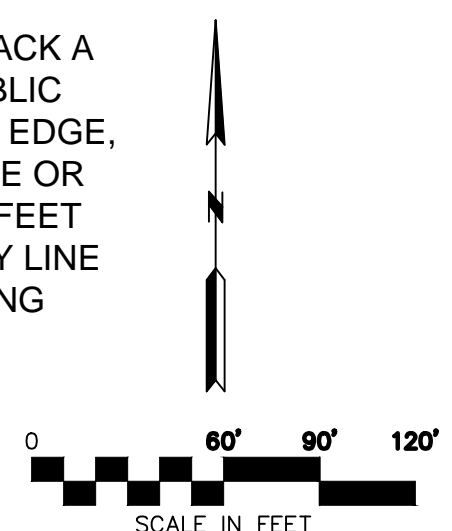
COMMERCIAL PAD SITE DATA TABLE

PAD #	USE	LOT AREA (S.F. / ACRES)	BUILDING (S.F.)	REQUIRED PARKING SPACES	REQUIRED ADA SPACES	PROPOSED PARKING SPACES	FLOOR AREA RATIO
1	"Sit Down" Restaurant	85,724 / 1.97	5,000	14 Spaces / 1000 sf = 70	2 Auto + 1 Van = 3	89 Regular + 3 ADA = 95	0.06
2	"Sit Down" Restaurant	84,663 / 1.94	7,100	14 spaces / 1000 sf = 99	3 Auto + 1 Van = 4	105 Regular + 5 ADA = 110	0.08
3	Bank / Credit Union	62,083 / 1.43	4,280	4 spaces / 1000 sf = 17	1 Van = 1	54 Regular + 2 ADA = 56	0.07
4	Assisted Living Facility (3 Story)	206,041 / 4.73	42,500 (Per Floor)	1 Space for Every 2 Beds / 42 1 Space for Employee on Max. Shift / 9 = 51	2 Auto + 1 Van = 3	51 Regular + 4 ADA = 55	0.62

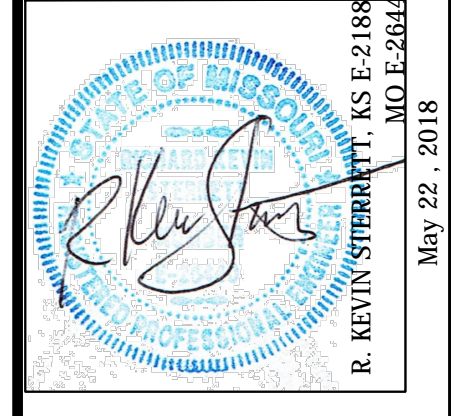
MULTI-FAMILY SITE DATA TABLE

DESCRIPTION	TOTAL
MULTI-FAMILY UNITS	88
TOTAL FLOOR AREA	2,800 S.F.
DUPLEX BUILDING	2,800 S.F.
TOTAL MULTI-FAMILY LAND AREA = 596,513 S.F. / 13.69 ACRES	
DWELLING UNITS PER ACRE WITH COMMON AREA = 6.4	
DWELLING UNITS PER ACRE WITHOUT COMMON AREA = 8.1	

NOTE:
 ALL PARKING LOTS SHALL BE SET BACK A MINIMUM OF 20 FEET FROM ANY PUBLIC RIGHT-OF-WAY OR PRIVATE STREET EDGE, 20 FEET FROM ANY RESIDENTIAL USE OR DISTRICT AND / OR A MINIMUM OF 6 FEET FROM THE SIDE OR REAR PROPERTY LINE WHEN NOT PART OF SHARED PARKING AND / OR CROSS ACCESS.



NO.	REVISION	DATE



g Inc
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 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

PRELIMINARY DEVELOPMENT PLANS
 SITE LAYOUT - SOUTH

COBEY CREEK

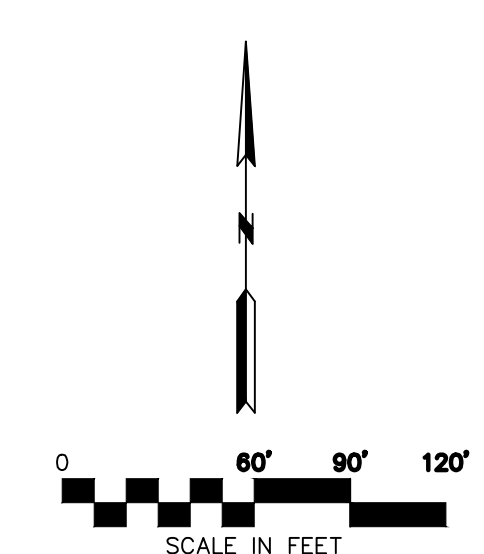
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



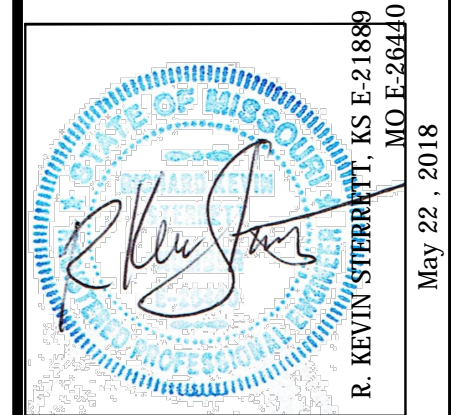
NOTE:
 ALL PARKING LOTS SHALL BE SET BACK A MINIMUM OF 20 FEET FROM ANY PUBLIC RIGHT-OF-WAY OR PRIVATE STREET EDGE, 20 FEET FROM ANY RESIDENTIAL USE OR DISTRICT AND / OR A MINIMUM OF 6 FEET FROM THE SIDE OR REAR PROPERTY LINE WHEN NOT PART OF SHARED PARKING AND / OR CROSS ACCESS.

EVENT CENTER / POOL CABANA SITE DATA TABLE

USE	LOT AREA (S.F. / ACRES)	BUILDING (S.F.)	REQUIRED PARKING SPACES	REQUIRED ADA SPACES	PROPOSED PARKING SPACES	FLOOR AREA RATIO
Event Center		3,304	1 Space / 16 Dwellings = 274 / 16 = 17	1 Van = 1	63 Regular + 2 ADA = 65	0.05
Pool Cabana	143,442 / 3.29	4,337	1 Space / 16 Dwellings = 274 / 16 = 17	1 Van = 1	17 Regular + 2 ADA = 19	
Additional Shared Parking Lot		n/a	n/a	n/a	15 Regular + 0 ADA = 15	n/a

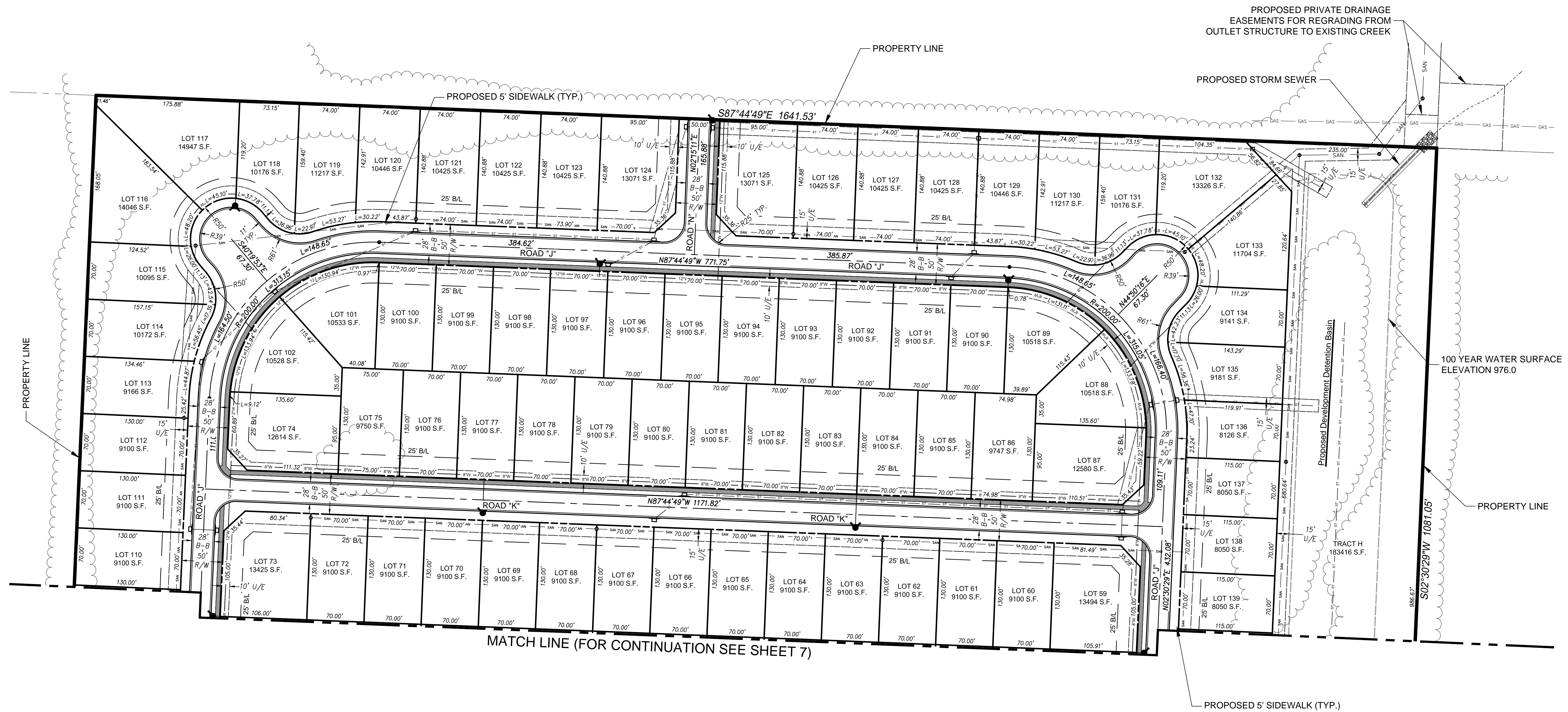


NO.	DATE	REVISION	BY	CHKD
1	05/22/2018	PER CITY COMMENTS		

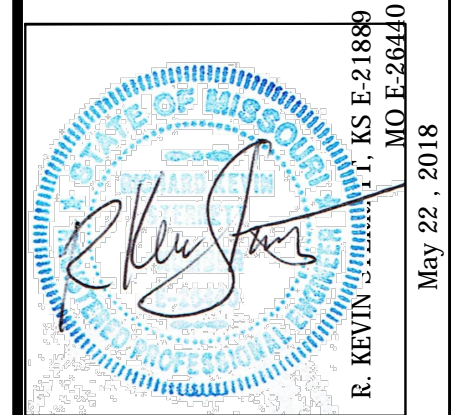


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PRELIMINARY DEVELOPMENT PLANS
 SITE LAYOUT - CENTER
 COBEY CREEK
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NO.	BY	DATE	REVISION
1	SW	05/22/18	PER CITY COMMENTS



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engineers planners

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PRELIMINARY DEVELOPMENT PLANS
SITE LAYOUT - NORTH

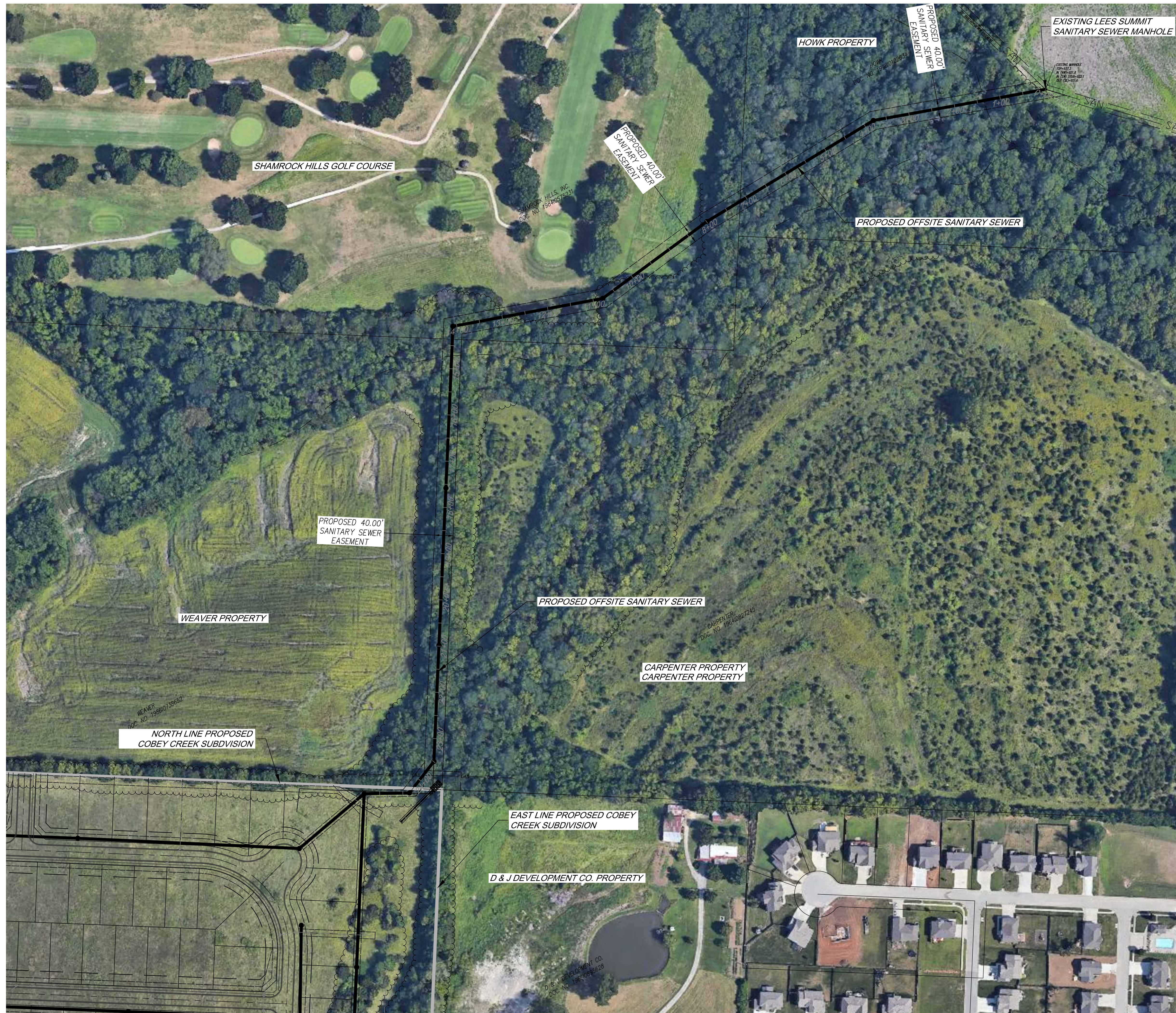
COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 BASE
DRAWING NO. 16-059 PDP#
DATE May 22, 2018
SHEET NO. 16-059



Know what's below.
Call before you dig.



NO.	BY	DATE	REVISION



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PRELIMINARY DEVELOPMENT PLANS
OFFSITE SANITARY SEWER

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

COBEY CREEK

X-REF. NO.	16-059 BASE
DRAWING NO.	16-059 PDP#
DATE	May 22, 2018
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SHEET NO.	9
OF	11

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May 22, 2018



RESTAURANT



RESTAURANT
RESTAURANT



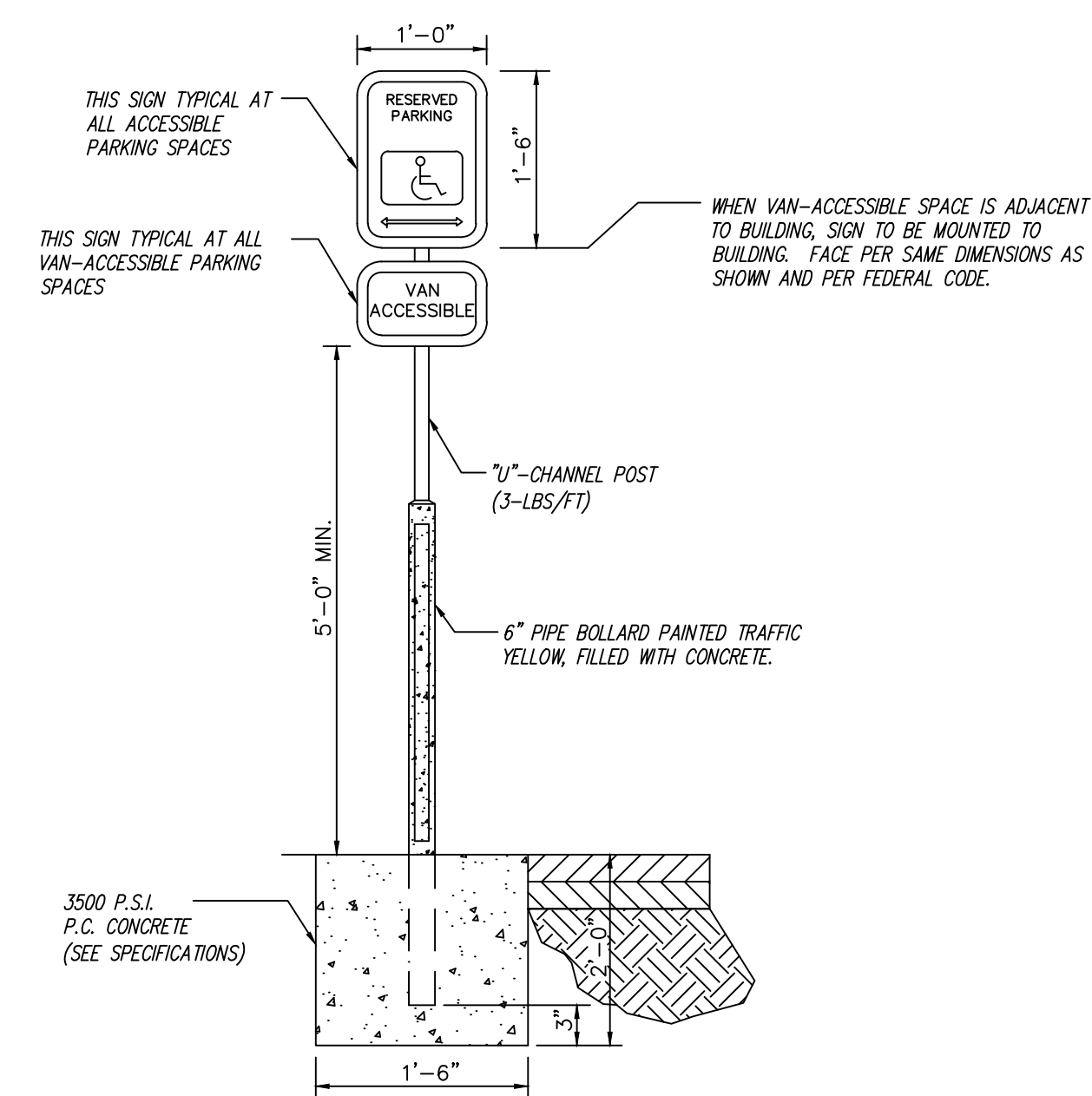
BANK



PHARMACY / CLINIC

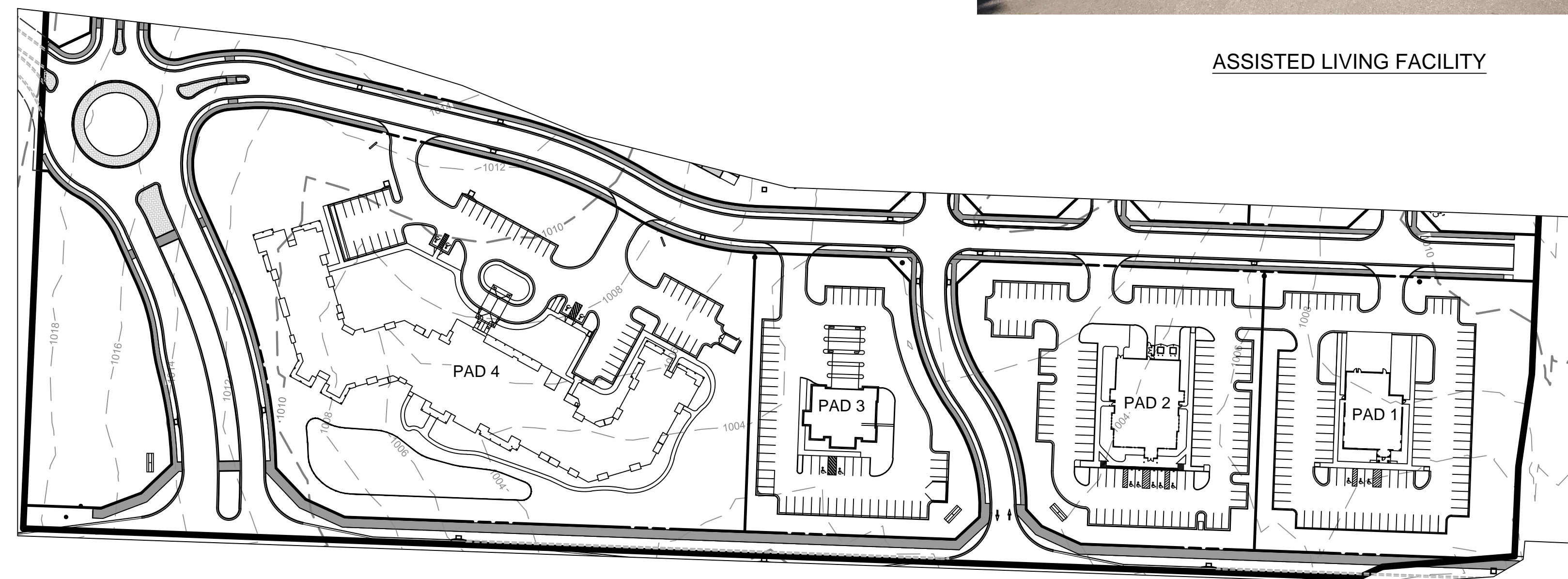


ASSISTED LIVING FACILITY

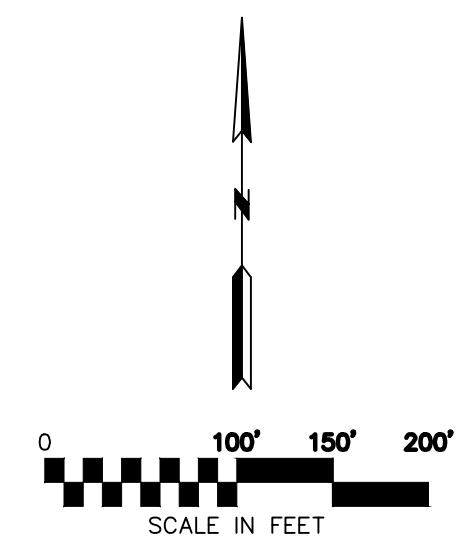


ACCESSIBLE PARKING SIGN

PK2



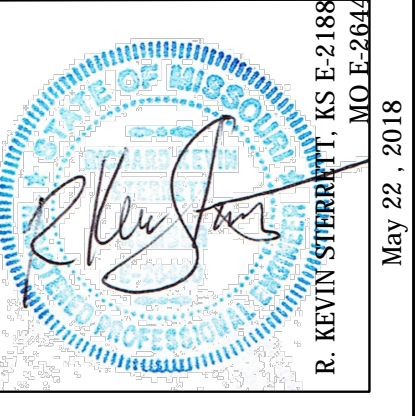
COMMERCIAL PAD SITE PLAN VIEW



COMMERCIAL PAD SITE DATA TABLE							
PAD #	USE	LOT AREA (S.F. / ACRES)	BUILDING (S.F.)	REQUIRED PARKING SPACES	REQUIRED ADA SPACES	PROPOSED PARKING SPACES	FLOOR AREA RATIO
1	"Sit Down" Restaurant	85,724 / 1.97	5,000	14 Spaces / 1000 sf = 70	2 Auto + 1 Van = 3	89 Regular + 3 ADA = 95	0.06
2	"Sit Down" Restaurant	84,663 / 1.94	7,100	14 spaces / 1000 sf = 99	3 Auto + 1 Van = 4	105 Regular + 5 ADA = 110	0.08
3	Bank / Credit Union	62,083 / 1.43	4,280	4 spaces / 1000 sf = 17	1 Van = 1	54 Regular + 2 ADA = 56	0.07
4	Assisted Living Facility (3 Story)	206,041 / 4.73	42,500 (Per Floor)	1 Space for Every 2 Beds / 42 1 Space for Employee on Max. Shift / 9 = 51	2 Auto + 1 Van = 3	51 Regular + 4 ADA = 55	0.62

DATE	REVISION	NO.	BY	CHKD
05/22/18	PER CITY COMMENTS	1	SW	RS

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PRELIMINARY DEVELOPMENT PLANS
COMMERCIAL BUILDING ELEVATIONS

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
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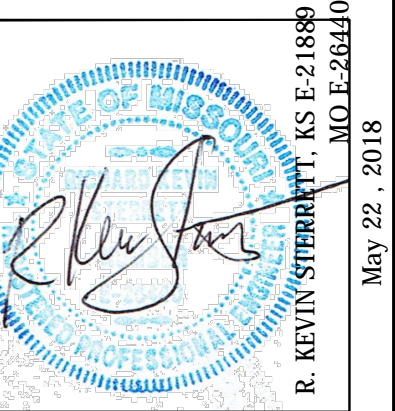


DUPLEX FRONT ELEVATION OPTION A



DUPLEX FRONT ELEVATION OPTION B

NO.	REVISION	BY	DATE
1	REVISED COMMENTS	SW	05/22/18



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PRELIMINARY DEVELOPMENT PLANS
 MULTI-FAMILY BUILDING ELEVATION
 COBEY CREEK
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
 16-059 BASE
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 May 22, 2018
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