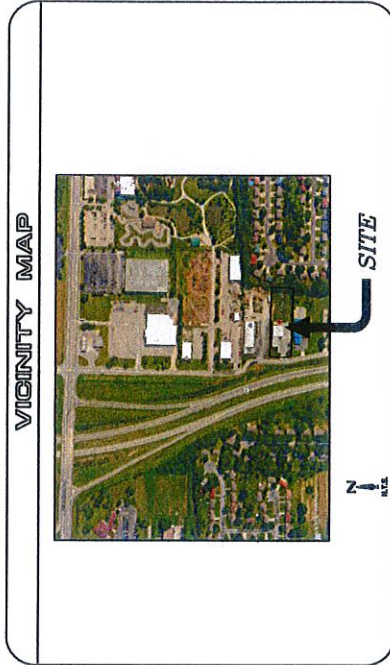


PRELIMINARY DEVELOPMENT PLAN

PROPOSED ADDITION FOR
 FLOORING AND MORE
 1707 NE RICE ROAD
 LEE'S SUMMIT, MISSOURI
 DATE: 2-18-2016

DRAWING INDEX	
CIVIL	PRELIMINARY DEVELOPMENT PLAN COVER SHEET
CL00	SITE PLAN AND SITE DETAILS
GR00	GRADING PLAN
ESC1	EROSION CONTROL PLANS
LANDSCAPE	LANDSCAPE PLAN
ARCHITECTURAL	EXTERIOR ELEVATIONS



-2016--012
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FEB 25 2016

Planning & Codes Admin

LAMPEN ENGINEERING, INC.
 118 W. MAIN STREET
 BLUE SPRINGS, MISSOURI 64015
 (816) 250-0240 (816) 250-9004 FAX
 MO CERTIFICATE OF AUTHORITY NO. 06030864

tdc, inc. Architecture
 20019 South Loop West Road
 Houston, Texas 77058
 (816) 340-6000
 a division of
 the design club, Inc.
 Missouri State Certificate of Authority
 02080125010

MAR 17 2016

MICHAEL J. MOOREWITT
1726 NE RICE ROAD
LOT 1 GREGORY ESTATES 1ST PLAT
RETAIL LANDSCAPE SUPPLIES

588'24.357(E) 550.00'(P)
588'36.45'E (M)

7.5' U/E Per Foot

443.07'(M)

7.5' U/E Per Foot

64.37'

28.07'

70.00'

70.00'

45.37'

66.67'

Found 1/2" Iron Bar
w/5/8" Cap
ROK HERBERT & DONNA RUTT
1716 NE WOODBRIDGE DR.
MULBERRY THREE 3RD PLAT
R-1 ZONING

PHILIP ENGELBRECHT
1716 NE WOODBRIDGE DR.
MULBERRY THREE 3RD PLAT
R-1 ZONING

501.56'00" W
7.5' U/E Per Foot

501.42'26" W (P)
501.56'00" W (P)

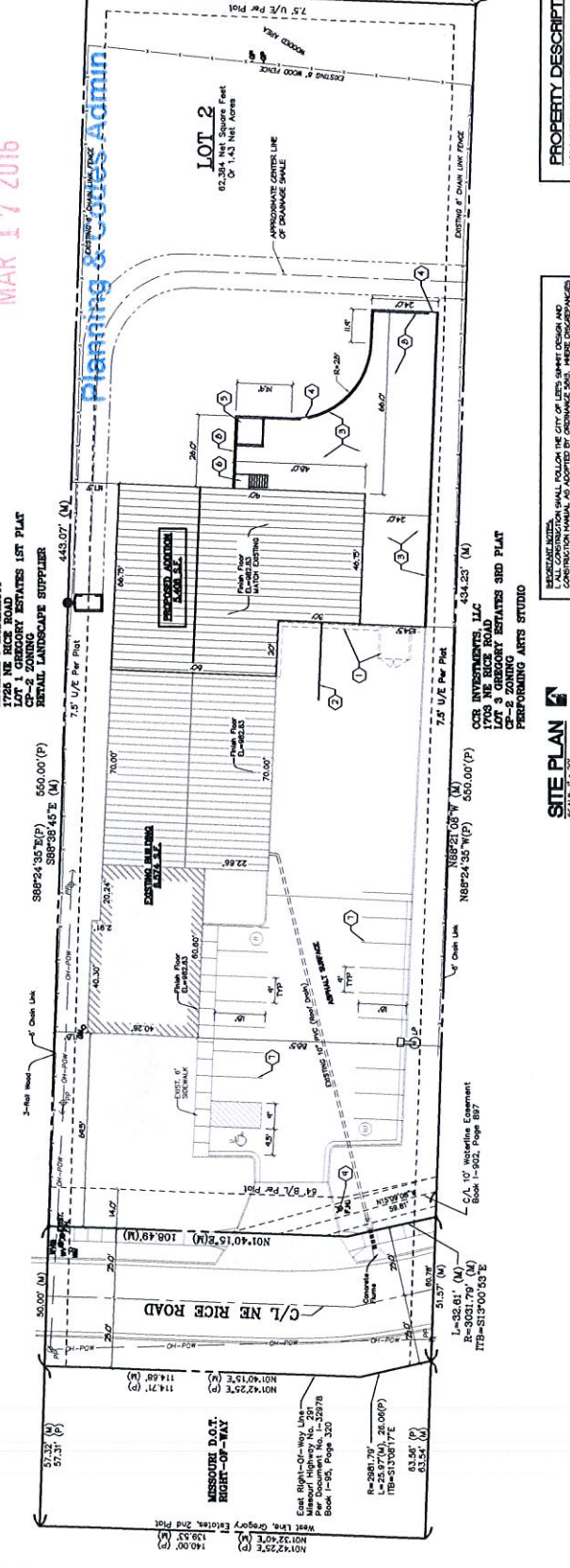
Found 1/2" Iron Bar
w/5/8" Cap On South
West Side of Corner

JEREMY & KRISTINA GRAMMATT
1714 NE RODQUESTY DR.
MULBERRY EAST
R-1 ZONING

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LOT 2
82,384 Net Square Feet
Of 1.43 Net Acres

PROPOSED CENTER LINE
OF PARKING GARAGE



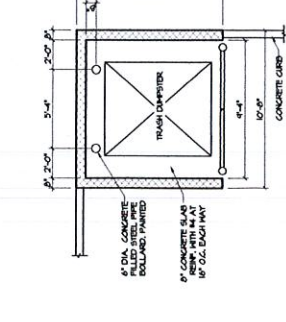
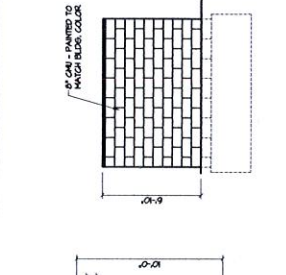
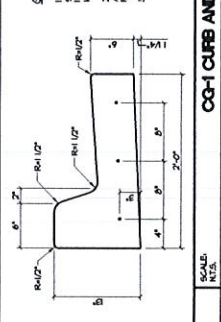
BEARINGS AND DISTANCES SHOWN ON THIS SITE PLAN ARE BASED ON THE CENTERLINE OF THE NE RICE ROAD. THE CENTERLINE OF NE RICE ROAD IS SHOWN AT THE BOTTOM OF THE PLAN. THESE COORDINATES WERE OBTAINED FROM THE GROUND SURVEY AND CONSTRUCTION MANUAL, THE DEPARTMENT OF NATURAL RESOURCES HISTORIC GEOLOGICAL SURVEY.

FOR INVESTMENTS, LLC
1705 NE RICE ROAD
LOT 3 GREGORY ESTATES 3RD PLAT
PERFORMING ARTS STUDIO

SITE PLAN
SCALE: 1" = 25'



GENERAL NOTES:
1. ALL CURBS SHALL BE SET AS SHOWN AND FINISHED AFTER FINISHING SHALL BE COMPLETED.
2. THESE ARE THE PROPOSED CURBS AND FINISHES FOR THE PROPOSED CURBS. THE FINISHES SHALL BE DETERMINED BY THE DEPARTMENT OF NATURAL RESOURCES HISTORIC GEOLOGICAL SURVEY.



SCALE: 1/2" = 1'-0"

PROPERTY DESCRIPTION
SUBDIVISION: GREGORY ESTATES 3RD PLAT, A SUBDIVISION IN LEES SUMMIT, MISSOURI
JACOBSON COUNTY, MISSOURI

- KEYED NOTES:**
1. EXISTING CONCRETE SHALL BE REPAIRED OR REPLACED.
 2. NEW CONCRETE SHALL BE 4" THICK WITH 2" MAX. AGGREGATE AND 2% SLUMP. PROVIDE REINFORCING BARS AT 12" ON CENTER.
 3. NEW CONCRETE SHALL BE FINISHED WITH 2" MAX. AGGREGATE AND 2% SLUMP.
 4. NEW CONCRETE SHALL BE FINISHED WITH 2" MAX. AGGREGATE AND 2% SLUMP.
 5. NEW CONCRETE SHALL BE FINISHED WITH 2" MAX. AGGREGATE AND 2% SLUMP.
 6. NEW CONCRETE SHALL BE FINISHED WITH 2" MAX. AGGREGATE AND 2% SLUMP.
 7. NEW CONCRETE SHALL BE FINISHED WITH 2" MAX. AGGREGATE AND 2% SLUMP.

LEGAL DESCRIPTION:
GREGORY ESTATES 3RD PLAT, A SUBDIVISION IN LEES SUMMIT, MISSOURI
JACOBSON COUNTY, MISSOURI

LOT AREA:
82,384 SQ. FT. (1.897 ACRES)

FLOOD INFORMATION:
BY GRADING BLIGHTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD HAZARD RATE MAP AND IS NOT SUBJECT TO FLOODING AS DETERMINED BY THE LOCAL ANNUAL CHANGE FLOODPLAIN MAP.

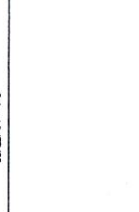
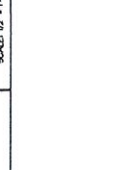
LAND USE SCHEDULE:
TOTAL LOT FLOOR AREA - 82,384 SQ. FT.
BUILDING IS FOR SINGLE TENANT USE
LAND AREA - 1.43 NET ACRES (62,384 SQ. FT.)
NUMBER OF REARBERG PARKING SPACES - 17
CARET SIZE - 1,000 SQ. FT.
PERSONS COVERAGE - 100 PERSONS
TOTAL LOT AREA - 62,384 SQ. FT.
TOTAL LOT AREA - 1.43 NET ACRES
FLOOR AREA 81,500 SQ. FT. (1.88 ACRES)
FLOOR AREA 81,500 SQ. FT. (1.88 ACRES)

REVISIONS

DATE	DESCRIPTION
1-28-16	

DWG: 15-12-002
PROJECT # 15-12-002

PROPOSED ADDITION FOR
FLOORING AND MORE
LEES SUMMIT, MISSOURI



C100

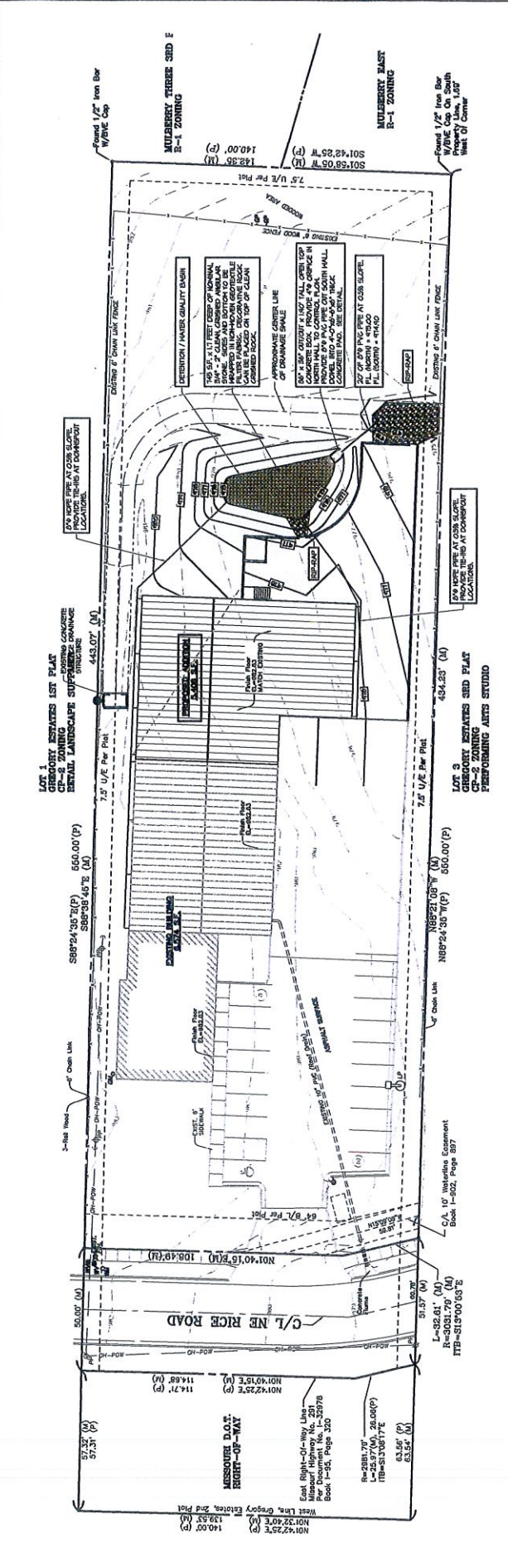


Edc, Inc.
 1001 N. Main Street, Suite 100
 Lincoln, MO 64601
 Phone: (417) 524-1111
 Fax: (417) 524-1112
 Website: www.edcinc.com

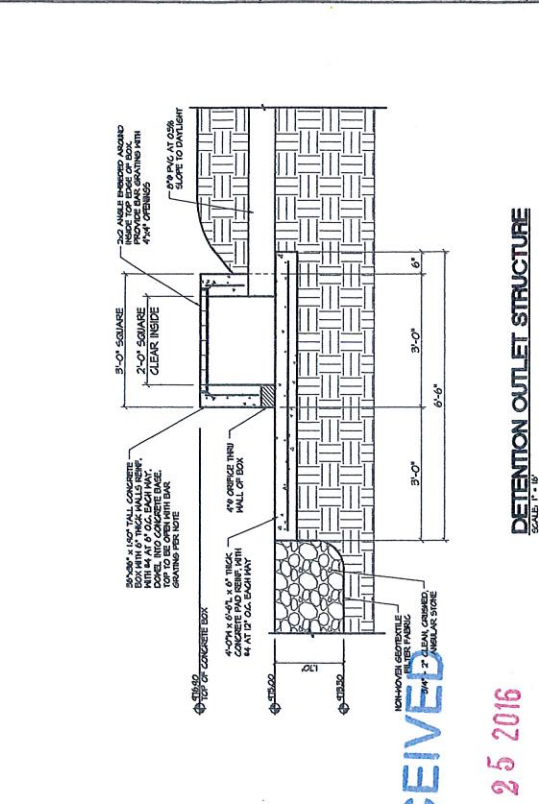
PROPOSED ADDITION FOR FLOORING AND MORE LEFS SUMMIT, MISSOURI

DATE	REVISIONS
1-28-16	1. REVISIONS PER COMMENTS
2-25-16	2. REVISED

C200



GRADING PLAN
 SCALE: 1" = 20'

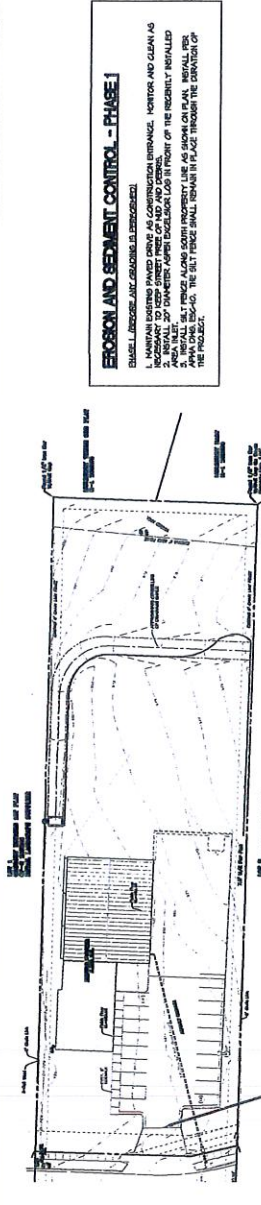


DETENTION OUTLET STRUCTURE
 SCALE: 1" = 8'

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2016-012

Planning & Codes Admin

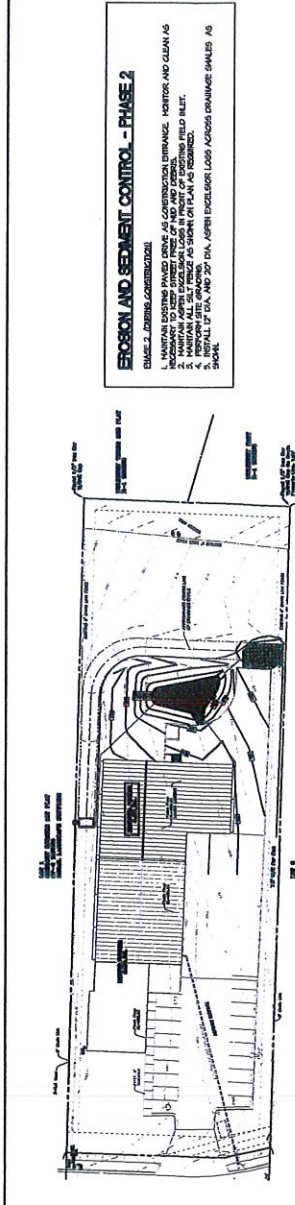


EROSION AND SEDIMENT CONTROL - PHASE 1

SMALL EROSION CONTROL MEASURES ARE REQUIRED TO MAINTAIN EXISTING PAVED DRIVE AS CONSTRUCTION ENTRANCE. MONITOR AND CLEAN AS NECESSARY TO KEEP DRIVE FREE OF MUD AND DEBRIS. CONSTRUCTION ENTRANCE SHALL BE CLOSED TO TRAFFIC AFTER EROSION CONTROL MEASURES ARE IN PLACE. THE SILT FENCE SHALL REMAIN IN PLACE THROUGH THE DURATION OF THE PROJECT.

CONTINUOUS PAVED DRIVE - MONITOR AND CLEAN AS NECESSARY TO KEEP DRIVE FREE OF MUD AND DEBRIS

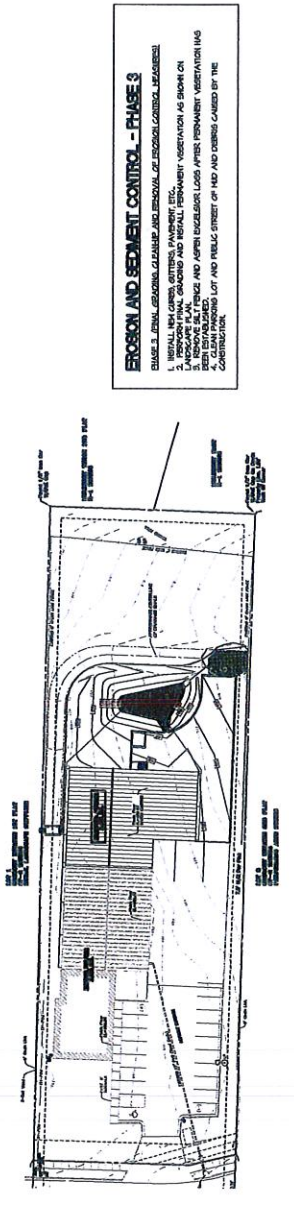
EROSION CONTROL PLAN - PHASE 1
SCALE: 1" = 20'



EROSION AND SEDIMENT CONTROL - PHASE 2

MAINTAIN EXISTING PAVED DRIVE AS CONSTRUCTION ENTRANCE. MONITOR AND CLEAN AS NECESSARY TO KEEP DRIVE FREE OF MUD AND DEBRIS. CONSTRUCTION ENTRANCE SHALL BE CLOSED TO TRAFFIC AFTER EROSION CONTROL MEASURES ARE IN PLACE. THE SILT FENCE SHALL REMAIN IN PLACE THROUGH THE DURATION OF THE PROJECT.

EROSION CONTROL PLAN - PHASE 2
SCALE: 1" = 20'



EROSION AND SEDIMENT CONTROL - PHASE 3

INSTALL NEW CONCRETE DRIVEWAY, PAVEMENT, ETC. MAINTAIN EXISTING PAVED DRIVE AS CONSTRUCTION ENTRANCE. MONITOR AND CLEAN AS NECESSARY TO KEEP DRIVE FREE OF MUD AND DEBRIS. CONSTRUCTION ENTRANCE SHALL BE CLOSED TO TRAFFIC AFTER EROSION CONTROL MEASURES ARE IN PLACE. THE SILT FENCE SHALL REMAIN IN PLACE THROUGH THE DURATION OF THE PROJECT.

EROSION CONTROL PLAN - PHASE 3
SCALE: 1" = 20'

- 2016 - - 012



Specifications

Western Excelsior manufactures Western Excelsior Logs in addition to a full line of bonded geotextiles. Western Excelsior Logs are made from 100% recycled polypropylene fibers, bonded together with a proprietary adhesive. The logs are available in a variety of colors and are designed for use in erosion control applications. Western Excelsior Logs are available in a variety of lengths and widths. Western Excelsior Logs are available in a variety of colors and are designed for use in erosion control applications. Western Excelsior Logs are available in a variety of lengths and widths.

Table 1 - Standard Log Dimensions

Log Dimensions	Log Weight (lb)	Log Length (ft)	Log Width (ft)	Log Thickness (ft)
12" x 12" x 12"	1.5	12	12	12
12" x 12" x 18"	2.25	18	12	12
12" x 12" x 24"	3.0	24	12	12
12" x 18" x 12"	2.25	12	18	12
12" x 18" x 18"	3.375	18	18	12
12" x 18" x 24"	4.5	24	18	12
12" x 24" x 12"	3.0	12	24	12
12" x 24" x 18"	4.5	18	24	12
12" x 24" x 24"	6.0	24	24	12

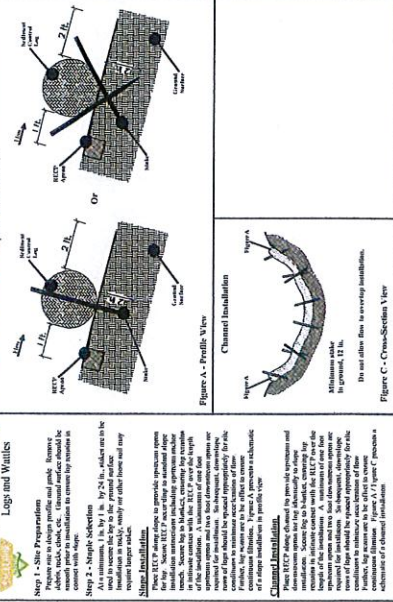
Table 2 - Roll Dimensions

Roll Dimensions	Roll Weight (lb)	Roll Length (ft)	Roll Width (ft)	Roll Thickness (ft)
12" x 12" x 12"	180	100	12	12
12" x 12" x 18"	270	150	12	12
12" x 12" x 24"	360	200	12	12
12" x 18" x 12"	270	100	18	12
12" x 18" x 18"	405	150	18	12
12" x 18" x 24"	540	200	18	12
12" x 24" x 12"	360	100	24	12
12" x 24" x 18"	540	150	24	12
12" x 24" x 24"	720	200	24	12

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Planning & Codes Admin
Staff/Channel Installation



INSTALLATION INSTRUCTIONS FOR SEDIMENT RETENTION FIBER ROLLS



LAUFER ENGINEERING, INC.
1707 NE RICE ROAD
LEFFS SUMMIT, MISSOURI
63057-4000
TEL: 636-291-1100
FAX: 636-291-1101
WWW.LAUFERENGINEERING.COM

tdc, Inc.
2000 N. 17th St.
Olathe, MO 64040
TEL: 816-841-1100
FAX: 816-841-1101
WWW.TDCINC.COM

PROPOSED ADDITION FOR FLOORING AND MORE
1707 NE RICE ROAD
LEFFS SUMMIT, MISSOURI

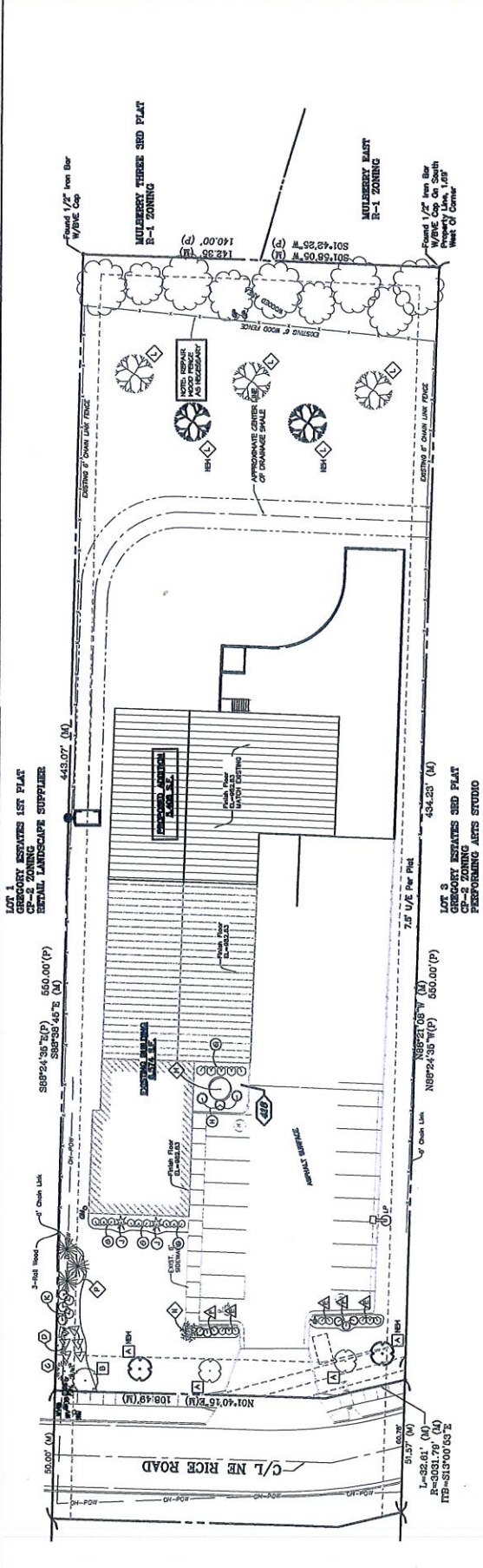
REVISIONS

NO.	DATE	DESCRIPTION
1	11-23-16	
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 11-23-16
PROJECT #: 15-10-002
ESCI

NO.	REVISIONS	DATE
1	REVISIONS PER PER COMMENTS	10-12-002
2		
3		
4		
5		

PROJECT: L100



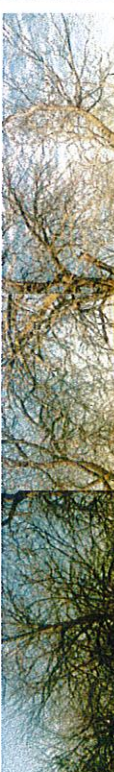
LANDSCAPING CHART

PLAN SYMBOL	LANDSCAPING AREA	PLANTING	PLANTING SCHEDULE
□	1 TREE / 20' STREET FRONTAGE	9 TREES	③ EXISTING, 2 NEW
□	SUPPORT TREES	10 TREES	③ EXISTING, 2 NEW
○	DRIVEWAY	14 TREES	③ EXISTING, 2 NEW
○	15 TREES / 140' L.S. OF PARKING	14 TREES	③ EXISTING, 2 NEW
○	2 TREES / 1000 S.F. OF LOT AREA	24 TREES	③ EXISTING, 2 NEW
○	2 TREES / 1000 S.F. OF LOT AREA	24 TREES	③ EXISTING, 2 NEW
○	ISLANDS (REQUIRED - 5% OF PARKING AREA)	40 TREES	③ EXISTING, 2 NEW

NOTE: INSTALL TREES 10' FROM DRIVEWAY TO TOP OF CURB AT ALL DISTANCES. UNLESS OTHERWISE INDICATED, TREES SHALL BE PLANTED AT THE SAME TYPE OF TREE TO THE SIDE.

LANDSCAPING SCHEDULE

NO.	SYMBOL	GENUS / NAME / COMMON NAME	SIZE	QTY.
1	(Tree)	FRICK Oak	EXISTING	2
1	(Tree)	RED TWIG DOGWOOD	EXISTING	1
1	(Tree)	DOGWOOD	EXISTING	6
1	(Tree)	DOGWOOD	EXISTING	1
1	(Tree)	DOGWOOD	EXISTING	14
1	(Tree)	DOGWOOD	EXISTING	9
1	(Tree)	DOGWOOD	EXISTING	2
1	(Tree)	DOGWOOD	EXISTING	3
1	(Tree)	DOGWOOD	EXISTING	5
1	(Tree)	DOGWOOD	EXISTING	1
1	(Tree)	DOGWOOD	EXISTING	1
1	(Tree)	DOGWOOD	EXISTING	5
1	(Tree)	DOGWOOD	EXISTING	3



PROPOSED ADDITION FOR FLOORING AND MORE 1707 NE RICE ROAD LEES SUMMIT, MISSOURI

NEEDS ARE ESSENTIAL TO THE SUCCESS OF THE PROJECT AND THIS IS NOTED ON THE LANDSCAPE PLAN. BETWEEN THE # HIGH THERE IS A REASONABLE NUMBER OF LARGE, MEDIUM AND SMALLER DECIDUOUS TREES ALONG THE ENTIRE LENGTH OF THE PROPERTY. THERE IS A CONSIDERABLE AMOUNT OF VARYING SIZES OF DECIDUOUS TREES (SPECIFICALLY AS WELL AS WELL) ALONG THE ENTIRE LENGTH OF THE PROPERTY. THE AMOUNT OF TREES AND DECIDUOUS TREES (SPECIFICALLY AS WELL AS WELL) ARE TO BE MAINTAINED TO GROW AND SURVIVE.

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-2016--012

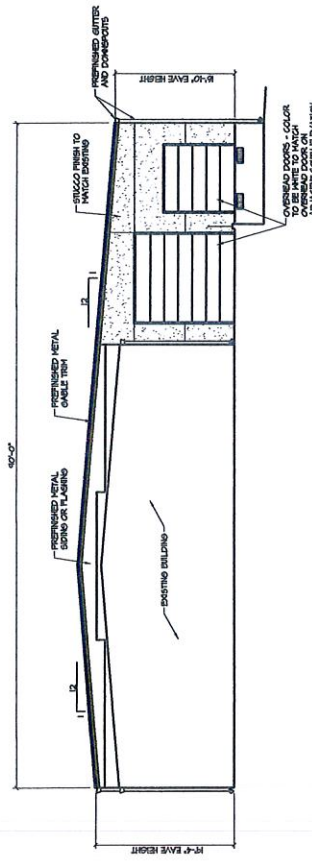
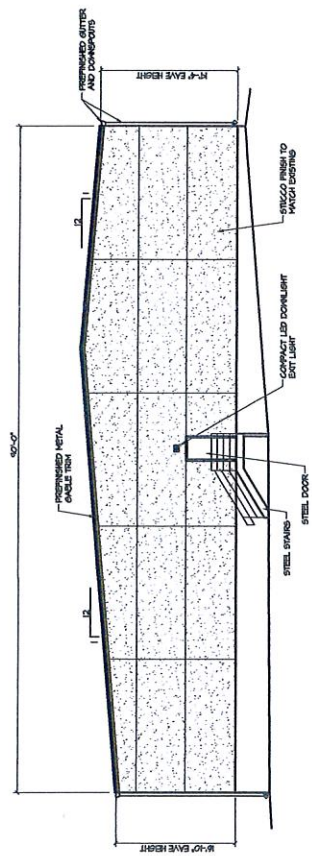


tdc, inc.
 ARCHITECTS
 1000 N. LAUFER AVENUE
 SUITE 200
 WILSONVILLE, OR 97158
 (503) 261-1111
 www.tdcinc.com

**PROPOSED ADDITION FOR
 FLOORING AND MORE
 LERS SUMMIT, MISSOURI**

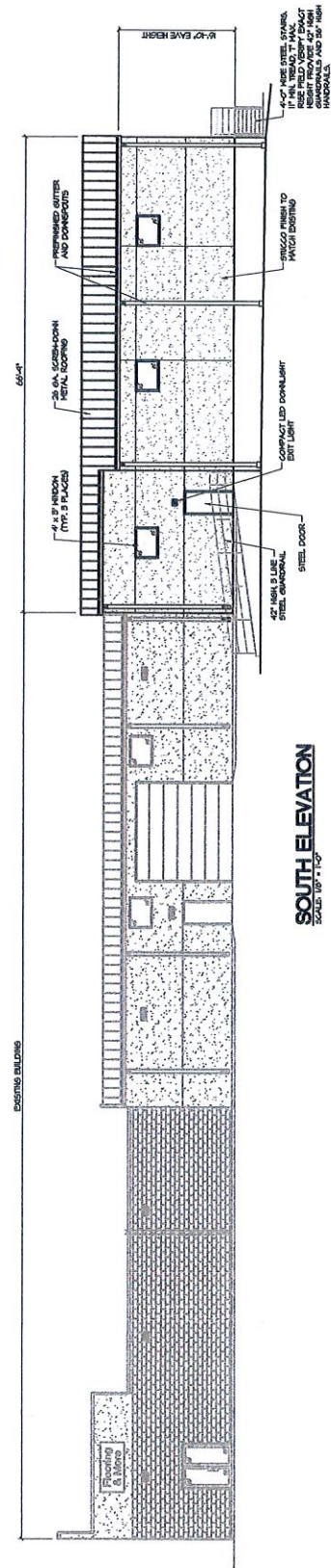
DATE	REVISION
1-28-16	REVISED FOR PER CONCERN
2-25-16	

A200
 PROJECT # 15-102-008

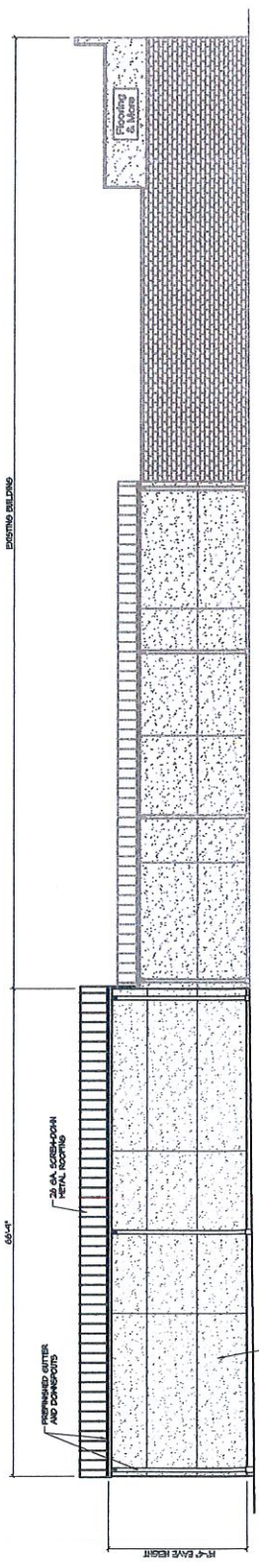


EAST ELEVATION
 SCALE: 1/8" = 1'-0"

WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

-2016-012