

# Project Synopsis

Municipality: Lee's Summit, Missouri

Applicable Building Codes & Ordinances:  
 2018 International Building Code (IBC)  
 2018 International Plumbing Code (IPC)  
 2018 International Mechanical Code (IMC)  
 2018 International Fuel Gas Code (IFGC)  
 2018 International Fire Code (IFC)  
 2017 National Electrical Code (NEC)  
 ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities  
 Lee's Summit Unified Development Ordinance (UDO)

Project Address: 520 NE Town Centre Drive  
 Lee's Summit, Missouri 64064

Property Owner: WHD Management LLC  
 PO Box 1059  
 Lee's Summit, MO 64063

Existing Zoning: CP-2  
 Proposed Zoning: PI - Planned Industrial

Existing Land Use: Undeveloped  
 Proposed Land Use: Storage, Warehouse, Limited Indoor Recreation

Building Setbacks:  
 Street 20 ft  
 Side Yard 10 ft  
 Rear Yard 20 ft

Landscaping Setbacks:  
 Street Frontage 20 ft

Height Requirements: N/A

Number of Dwelling Units: N/A

Special Conditions Met:  
 A commercial indoor and/or outdoor recreation facility or area shall be allowed provided the front entrance is 300 feet or greater distance from any residential district or use.

Adjacent Zoning (within 185'): CP-2, RP-4

Adjacent Land Use (within 185'): Commercial, Undeveloped, Residential, Government

Assumed Building Occupancy:  
 Mega Storage Site: Commercial Storage, Private Storage  
 Pad Site A: Limited Indoor Recreation - Batting Cages  
 Pad Site B: Warehouse with Small Office

Site Area		
Total Site Area	505,723 sq. ft.	11.59 ac.
Mega Storage Site	348,356 sq. ft.	7.98 ac.
Pad Site A	83,267 sq. ft.	1.91 ac.
Pad Site B	38,665 sq. ft.	0.89 ac.
Regional Detention	35,435 sq. ft.	0.81 ac.

Building Area		
Total Building Area:	129,910 sq. ft.	
Mega Storage Site Total	100,780 sq. ft.	
Building 1	5,000 sq. ft.	
Building 2	5,000 sq. ft.	
Building 3	5,000 sq. ft.	
Building 4	5,000 sq. ft.	
Building 5	5,000 sq. ft.	
Building 6	4,410 sq. ft.	
Building 7	4,995 sq. ft.	
Building 8	4,995 sq. ft.	
Building 9	4,995 sq. ft.	
Building 10	4,995 sq. ft.	
Building 11	4,550 sq. ft.	
Building 12	4,550 sq. ft.	
Building 13	4,995 sq. ft.	
Building 14	4,995 sq. ft.	
Building 15	4,995 sq. ft.	
Building 16	4,995 sq. ft.	
Building 17	3,360 sq. ft.	
Building 18	4,995 sq. ft.	
Building 19	4,995 sq. ft.	
Building 20	4,480 sq. ft.	
Building 21	4,480 sq. ft.	
Pad Site A	20,130 sq. ft.	
Pad Site B	9,000 sq. ft.	

Floor Area Ratio - Maximim 1.0				
Overall Floor Area Ratio	129,910	/	505,723	0.26
Mega Storage Site	100,780	/	348,356	0.29
Pad Site A	20,130	/	83,267	0.24
Pad Site B	9,000	/	35,435	0.25
Regional Detention	0	/	35,435	0

Pervious/Impervious Areas	pervious		impervious	
Mega Storage Site	74,396 sq. ft.	21%	273,960 sq. ft.	79%
Pad Site A	24,656 sq. ft.	30%	58,611 sq. ft.	70%
Pad Site B	11,845 sq. ft.	31%	26,720 sq. ft.	69%
Regional Detention	28,349 sq. ft.	80%	7,086 sq. ft.	20%
Total	139,345 sq. ft.	28%	366,377 sq. ft.	72%

**Parking**  
 Mega Storage Site: Warehouse Storage Facility  
 Required: 2 per facility, 1 per employee on maximum shift  
 Provided: (0 on-site employees) 2  
 + open area for loading/unloading approx. 130,000 sq. ft.

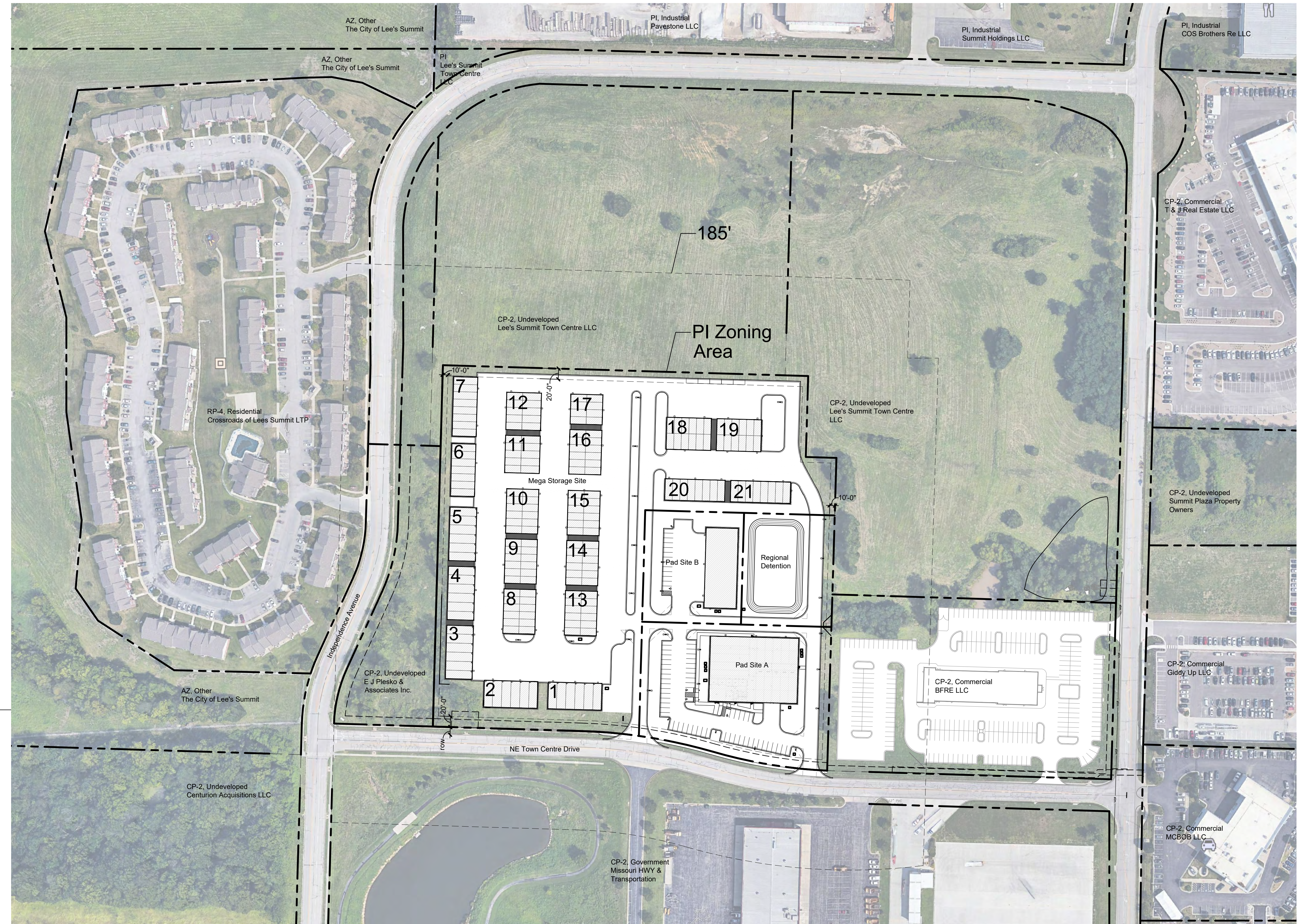
Pad Site A: Indoor Batting -  
 Required: 4 per 1,000 sq. ft. of office space  
 batting cages: determined by director 20  
 total: -  
 Provided: 60

Pad Site B: Warehouse  
 Required: 1 per 1,000 sq. ft. of gross floor area 9  
 Provided: 13

Standard Parking Space Size: 9'-0" x 19'-0"  
 \*Parking Space Length can reduce by 2'-0" at curbed landscaping and 6' deep sidewalks.

Mega Storage Site - Storage Quantities	
Private	184
Commercial	18
Total Storage Units	202

Legal Description:  
 Lot 1, Lee's Summit Town Centre, A subdivision in Lee's Summit, Jackson County, Missouri.



a new development for  
**Town Centre Lot 1**  
 520 NE Town Centre Drive  
 Lee's Summit, Missouri

date 10.01.2021  
 drawn by DAE  
 checked by DAE  
 revisions 1  
 11.02.2021

sheet number  
**A1.0**  
 drawing type PDP & Rezoning  
 project number 20231

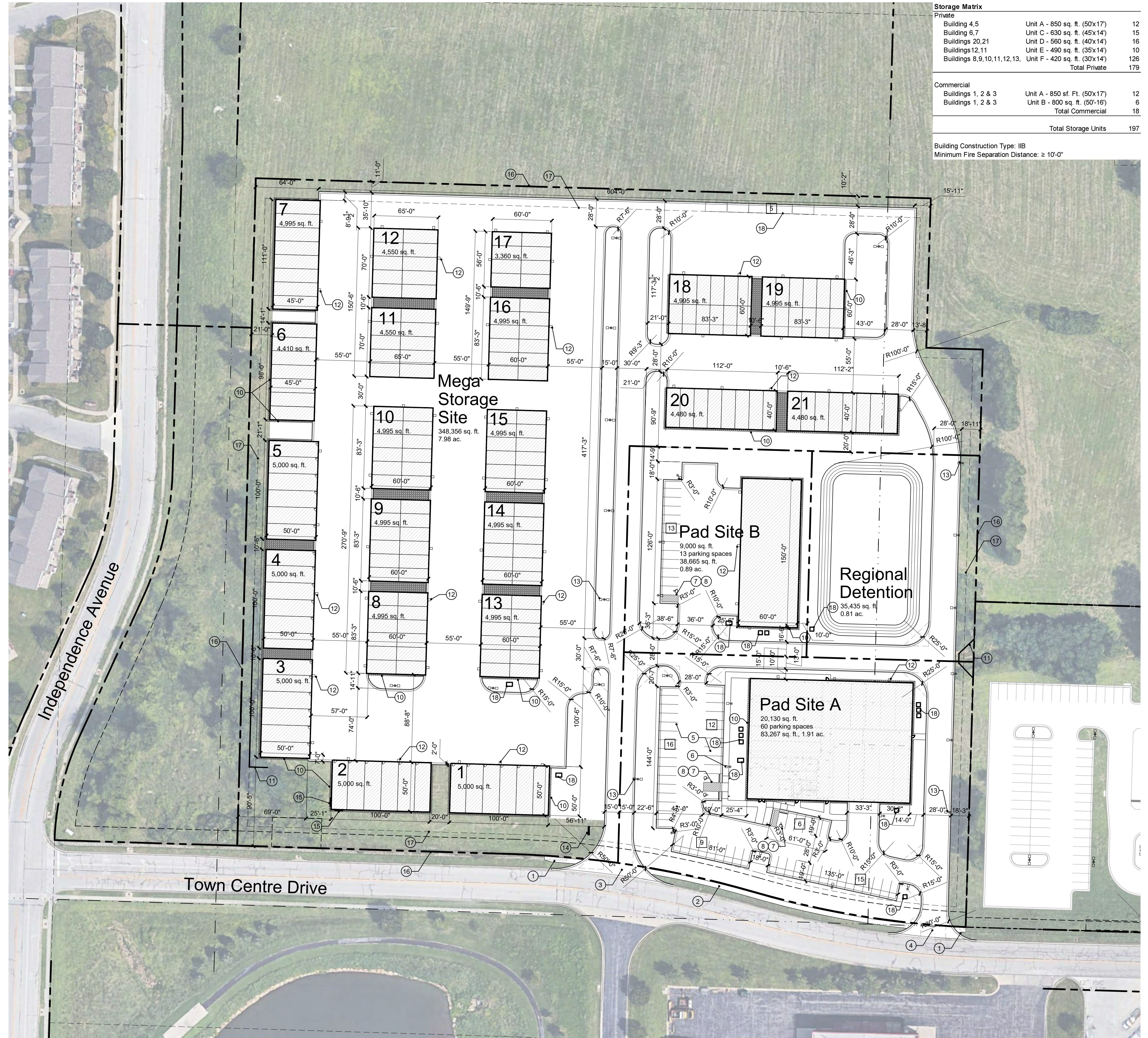


**general notes**

- All construction shall conform to the standards and specifications of Lee's Summit, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Signage shall comply with Lee's Summit Signage Ordinance.
- The property owner's association shall have ownership and maintenance responsibilities for the common area tract.

**plan notes**

- Furnish and install 5'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards to connect to existing sidewalk.
- Furnish and install 5'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards. Sidewalk shall be in the r.o.w. offset by 1'-0" from the property line.
- Furnish and install new curb cut per city of Lee's Summit standards. Align with access across the street.
- Furnish and install new curb cut per city of Lee's Summit standards.
- Furnish and install 4" wide white parking space striping.
- Furnish and install 6'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards.
- Furnish and install handicap parking spaces with striped access aisle per UDO requirements.
- Furnish and install handicap parking space bollard sign per UDO requirements.
- Not used.
- Furnish and install strip of clean rock at perimeter of building for drainage and maintenance if required by the geotechnical report.
- Location of block retaining wall; reference civil drawings.
- Furnish and install UDO compliant building mounted area light.
- Furnish and install UDO compliant pole mounted area light; maximum top of pole height to be 18'-0".
- Furnish and install ground mounted monument sign to meet ordinance requirements.
- Furnish and install wall mounted sign to meet ordinance requirements.
- Property line.
- Building setback line.
- Schematic ground mounted equipment - exact equipment location may be refined through the design process.



**Storage Matrix**

Private		
Building 4,5	Unit A - 850 sq. ft. (50x17)	12
Building 6,7	Unit C - 630 sq. ft. (45x14)	15
Buildings 20,21	Unit D - 560 sq. ft. (40x14)	16
Buildings 12,11	Unit E - 490 sq. ft. (35x14)	10
Buildings 8,9,10,11,12,13	Unit F - 420 sq. ft. (30x14)	126
<b>Total Private</b>		<b>179</b>

Commercial		
Buildings 1, 2 & 3	Unit A - 850 sq. ft. (50x17)	12
Buildings 1, 2 & 3	Unit B - 800 sq. ft. (50x16)	6
<b>Total Commercial</b>		<b>18</b>
<b>Total Storage Units</b>		<b>197</b>

Building Construction Type: IIB  
Minimum Fire Separation Distance: ≥ 10'-0"

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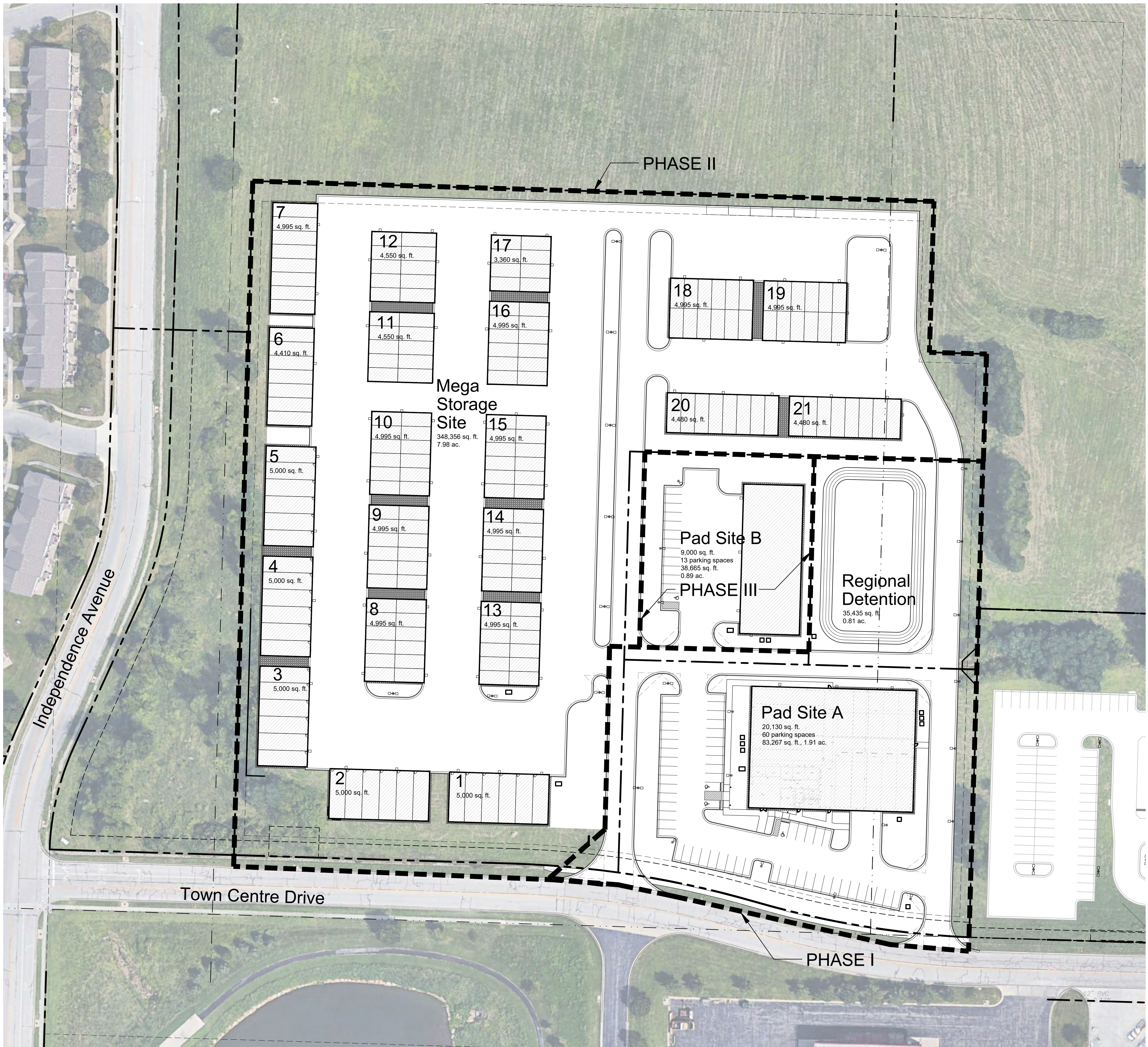
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**1** Site Plan  
scale: 1" = 50'-0" north





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Pad Site A	Required	Provided
Parking Lot Screening: 207 ft. of parking Shrubs: 207/40x12 =	62	65
Street Frontage: 343 ft of frontage Trees: 343/30 = Shrubs: 343/20 =	11 17	11 17
Open Yard Areas: 83,267-20,130 = 63,137 sq. ft. Trees: 63,137/5000 = Shade = Evergreen = Ornamental = Shrubs: 63,137/5000x2 =	13 22 4 6 25	32 22 4 6 56
Buffers: PI/CP-2 Buffer East Lot Line = 269x20=5,380 sq. ft. Shade 5,380/1000= Ornamental 5,380/500= Evergreen 5,380/300= Shrubs 5,380/200 =	5 11 18 27	6 11 19 28
North Lot Line: PI/PI - N/A West Lot Line: PI/PI - N/A South Lot Line: Street Frontage - See Above		
Total Shade Total Ornamental Total Evergreen Total Shrubs	29 11 18 131	39 17 23 166

Pad Site B	Required	Provided
Parking Lot Screening: N/A		
Street Frontage: N/A		
Open Yard Areas: = 38,665-9,000 = 29,665 sq. ft. Trees: 29,665/5000 = Shrubs: : 29,665/5000x2 =	6 12	7 12
Buffers: PI/PI - N/A		
Total Shade Total Ornamental Total Evergreen Total Shrubs	6 0 0 12	7 0 0 12

Mega Storage Site	Required	Provided
Parking Lot Screening: N/A		
Street Frontage: N/A		
Open Yard Areas: = 348,356-107,895 = 240,461 sq. ft. Trees: 240,461/5000 = Shade = Evergreen = Shrubs: 240,461/5000x2 =	49 33 17 97	50 33 17 72
Buffers: PI/PI - N/A East Lot Line: PI/Future PI 316' North Lot Line: PI/Future PI 683' West Lot Line: PI/Future PI 656' South Lot Line: Street Frontage - See Above		
Total Shade Total Ornamental Total Evergreen Total Shrubs	61 0 0 129	95 0 17 212

Regional Detention	Required	Provided
Parking Lot Screening: N/A		
Street Frontage: N/A		
Open Yard Areas: 83,267-20,130 = 63,137 sq. ft. Trees: 63,137/5000 = Shrubs: 63,137/5000x2 =	7 14	7 14
Buffers: PI/CP-2 Buffer East Lot Line = 61x20=1,220 sq. ft. Shade 1,220/1000= Ornamental 1,220/500= Evergreen 1,220/300= Shrubs 1,220/200 =	1 2 4 6	1 2 4 6
East Lot Line = 147' North Lot Line: PI/PI West Lot Line: PI/PI South Lot Line: Street Frontage - See Above		
Total Shade Total Ornamental Total Evergreen Total Shrubs	8 2 4 20	13 2 4 30

Overall:	Required	Provided
Overall Shade:	104	129
Overall Ornamental:	13	19
Overall Evergreen:	22	44
Overall Shrubs:	293	428

**Landscaping Requirements:**

**Street Frontage:**  
1 tree per 30 feet of street frontage within the landscaped setback  
1 shrub per 20 feet of street frontage within the

**Parking Lot Screening:**  
12 shrubs per 40 linear feet of parking

**Open Yard Areas:**  
2 shrubs per 5,000 sq. ft. of total lot area excluding building footprints  
1 tree per 5,000 sq. ft. of total lot area excluding building

**General Buffers:**  
Front Lot: 20'  
Side Lot: 20' or as approved by the governing body  
Rear Lot: 20' or as approved by the governing body

**Adjacent Property Zoning/Uses:**  
Lee's Summit Tow Centre LLC: CP-2/Undeveloped with proposed future zoning PI as land develops  
Commercial BFRE LLC: CP-2/Car Detailing  
E J Plesko & Associates Inc.: CP-2/Undeveloped with proposed future zoning PI as land develops

**Buffer Requirements:**  
PI/CP-2: Medium, 70% semi-opaque screening  
Shade Trees 1 per 1,000 sq. ft.  
Ornamental Trees 1 per 500 sq. ft.  
Evergreen Trees 1 per 300 sq. ft.  
Shrubs 1 per 200 sq. ft.

PI/PI: N/A

Tree and Shrub Planting List													
	ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size
SHADE TREES	SWO	49	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL.	height 50-60', spread 50-60'	EG. SHRUB / DEC. SHRUB	FS	108	FRAGRANT SUMAC	RHUS AROMATICA	3-5 GALLON	height 2-6', spread 6-10'
	RM	45	RED MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL.	height 40-50', spread 30-35'		WH	65	WILD HYDRANGEA	POTENTILLA FRUITCOSA 'GOLDFINGER'	3-5 GALLON	height 2-4', spread 3-5'
	SL	35	SKYLINE LOCUST	GLEDTISIA TRICANTHOS INERMIS 'SKYCOLE'	3" CAL.	height 35-45', spread 25-35'		IH	60	INKBERRY HOLLY	ILEX GLABRA 'COMPACTA'	5 GALLON	height 3-14', spread 4-6'
EVGN TREES	BC	10	BALD CYPRUS	TAXODIUM DISTICHUM VAR. DISTICHUM	8" tall min.	height 50-70', spread 20-45'	GROUND COVER	TOTAL	428	SOD - TURF-TYPE FESCUE 2 Y0 STOCK - 3-WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES: NATIVE MIX OF HOUDOOS, REBEL OR FALCON LEAVE TALL FESCUE (FESCUE ARUNDINACEA), AND RYE (LOLIUM JULIFLORUM AND PERENE DOMESTIC) 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, 10% RYE			
	RC	18	RED CEDAR	JUNIPERUS VIRGINIANA	8" tall min.	height 30-65', spread 8-25'		RIVER ROCK AS NEEDED ONLY - PROVIDE SAMPLE FOR APPROVAL - NO GRAVEL SHALL BE USED AS A SUBSTITUTE					
	SP	16	SHORTLEAF PINE	PINUS ECHINATA	8" tall min.	height 50-60', spread 20-35'		*REFERENCE L1.2 FOR LANDSCAPING SPECIFICATIONS AND DETAILS					
ORN	FD	10	FLOWERING DOGWOOD	CORNUS FLORIDA	3" CAL.	height 15-30', spread 15-30'							
	ER	9	EASTERN REDBUD	CERCIS CANADENSIS	3" CAL.	height 20-30', spread 25-35'							
TOTAL							192						



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