

Chapel Ridge Business Park Lot 7A

Preliminary Development Plan

Part of Section 17, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

CHAPEL RIDGE BUSINESS PARK LOTS 7A & 21A.

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- EVERGY - 288-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

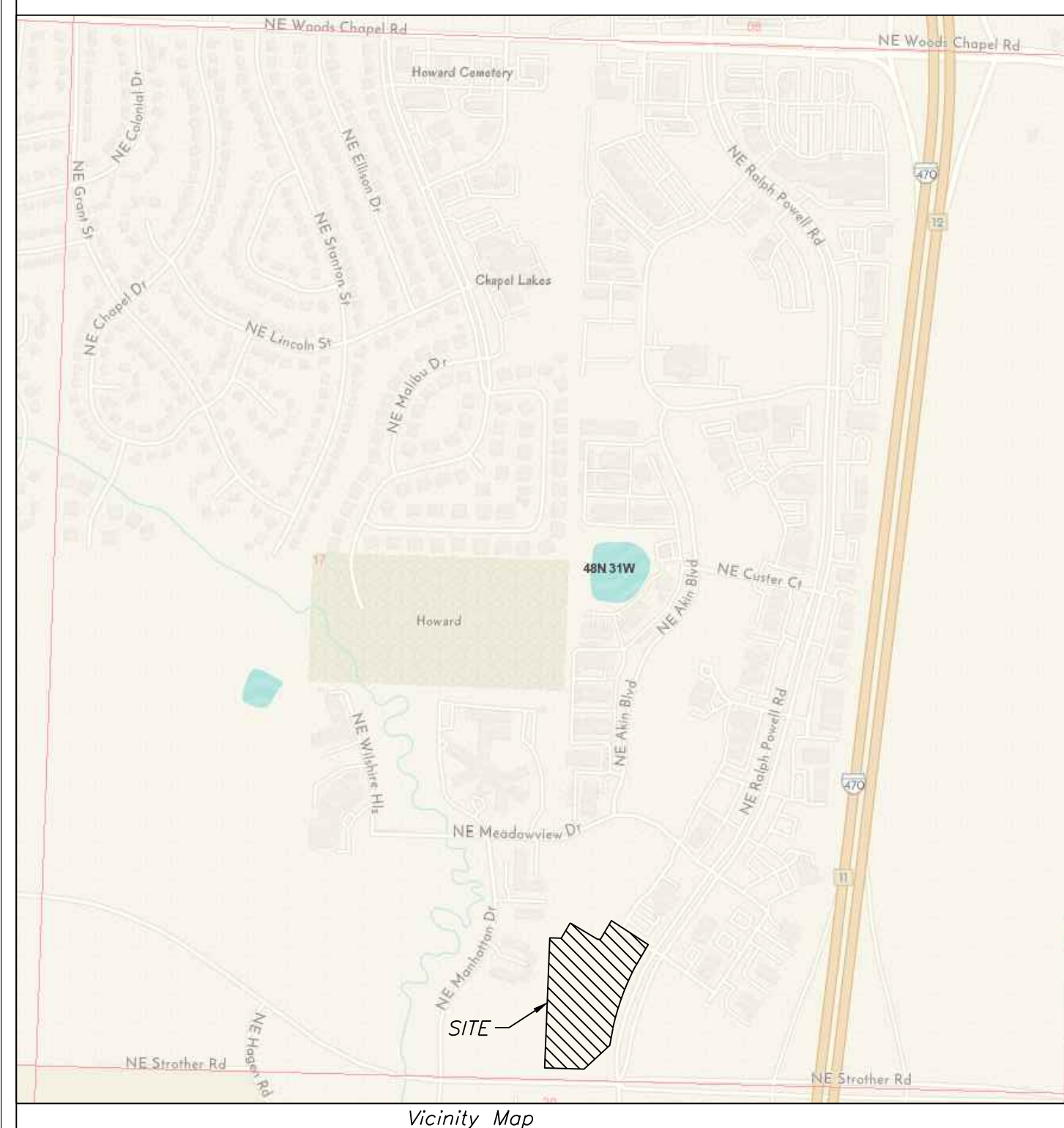
GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



SITE LOCATION MAP

SCALE: 1"=100'



INDEX OF SHEETS:

- C.100 ~ OVERALL SITE PLAN
- C.101 ~ DEVELOPMENT SITE PLAN
- C.102 ~ EXISTING CONDITIONS
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Site Impervious Area

Total Area	5.80 acres (252,587.09 sq. ft.)
Commercial Office Site	
Site Area	5.80 Acres
Building	89,032 sq. ft.
Parking	94,527 sq. ft.
Sidewalk	232 sq. ft.
Impervious Area	184,291 sq. ft. (72.96% of Site)
Total Units	83
Density	14.3 units per acre
Floor-Area-Ratio	35.2%

Parking Required

2 per Unit	83 UNITS x = 166
Clubhouse	1,500 sf Office & 1,500 sf Open Space = 8
	174 Standard

Clubhouse Parking:

	Provided
	22 Standard (1 ADA Accessible)

Units Parking:

	Provided (1 per garage, 1 per driveway)
	166 Standard

Total Parking:

	189 Provided
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Current Zoning: CP-2

Site Improvement Notes

- Sanitary Sewer Improvements**
-The site will utilize the existing sanitary sewer on the west side of property.
- Water Main Improvements**
-The existing 12" water main located on the west side of NE Ralph Powell Road
- Storm Sewer**
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
-The site will utilize the existing regional detention facility

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter	=====	
Existing Wood Fence	X	X
Existing Gas Main	GAS	
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer	ST	ST
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed 8" D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

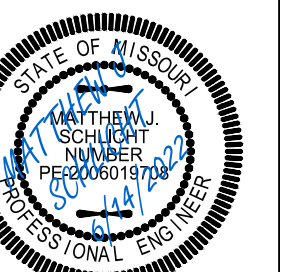


Professional Registration
Missouri
Engineering 200502188-D
Surveying 20050319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
CHAPEL RIDGE
LOT 7
Issue Date:
April 8, 2022

CHAPEL RIDGE BUSINESS PARK LOT 7A
Part of the South 1/2 of
Section 17, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

OVERALL SITE PLAN
Preliminary Development Plans for:
CHAPEL RIDGE BUSINESS PARK LOT 7A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

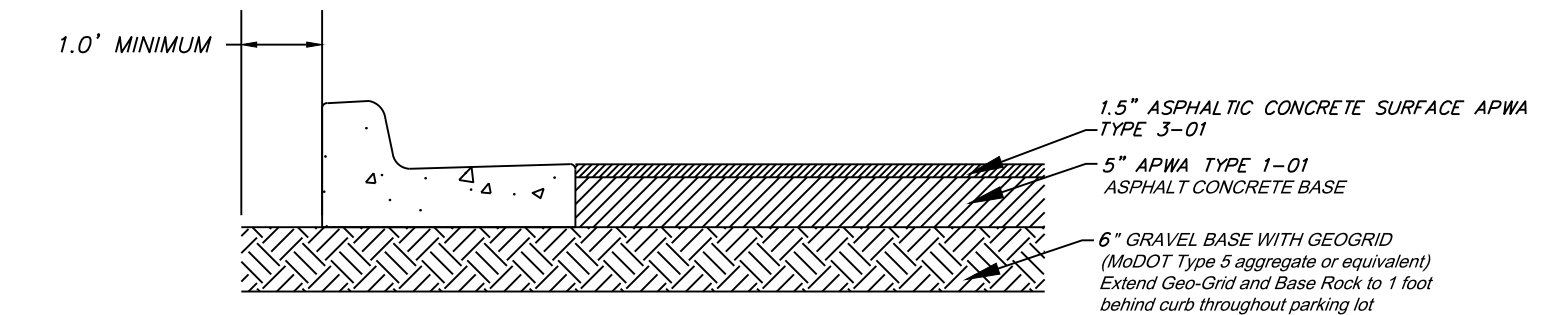


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KS PE 19071
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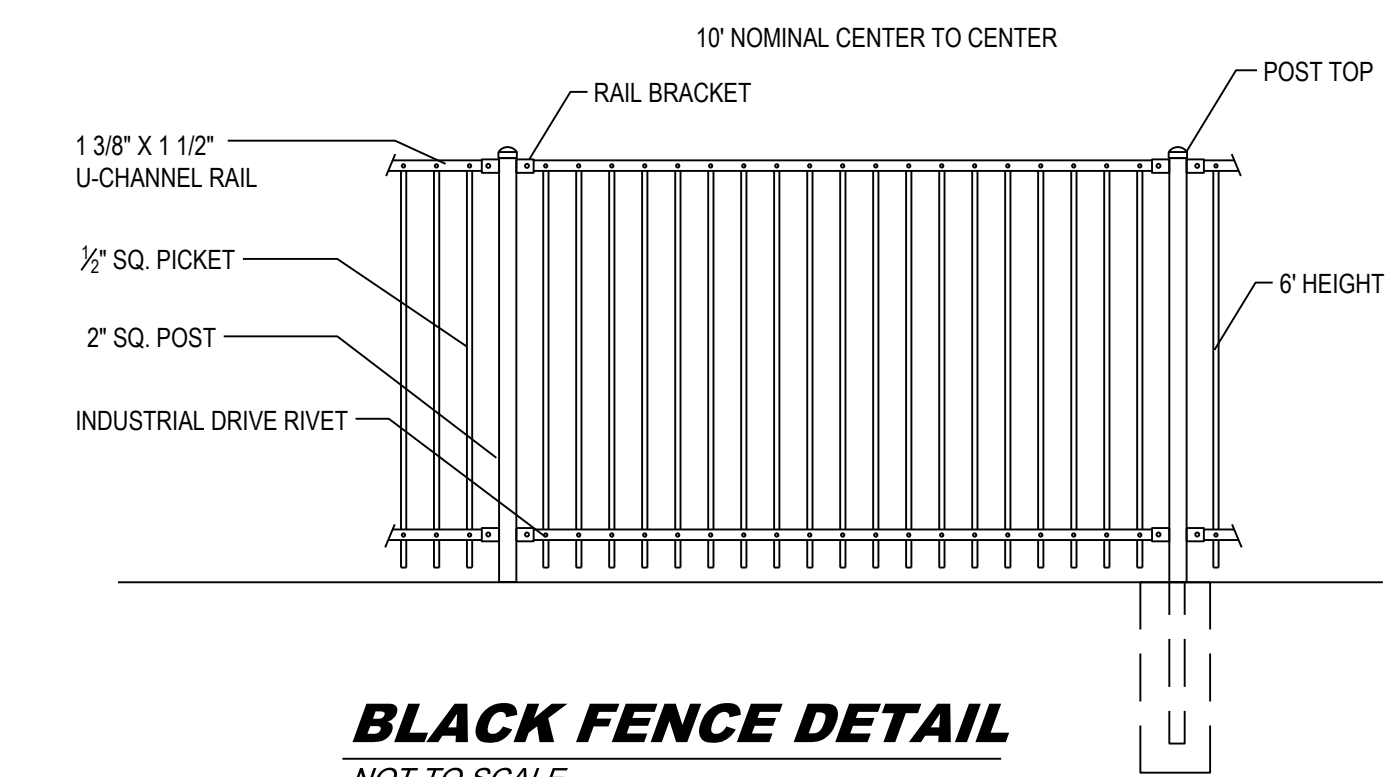
REVISIONS



Development Site Plan
SCALE: 1" = 40'



PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



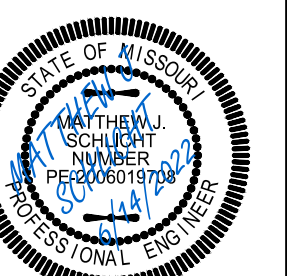
BLACK FENCE DETAIL
NOT TO SCALE

Professional Registration
Missouri
Engineering 2005022188-D
Surveying 2005030319-D
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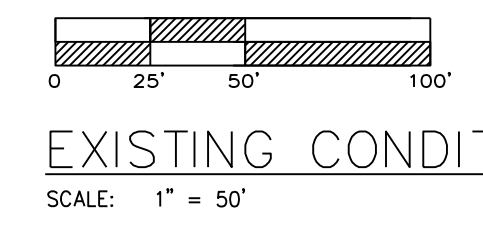
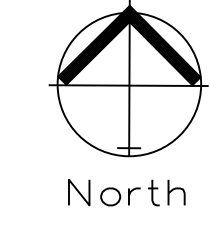
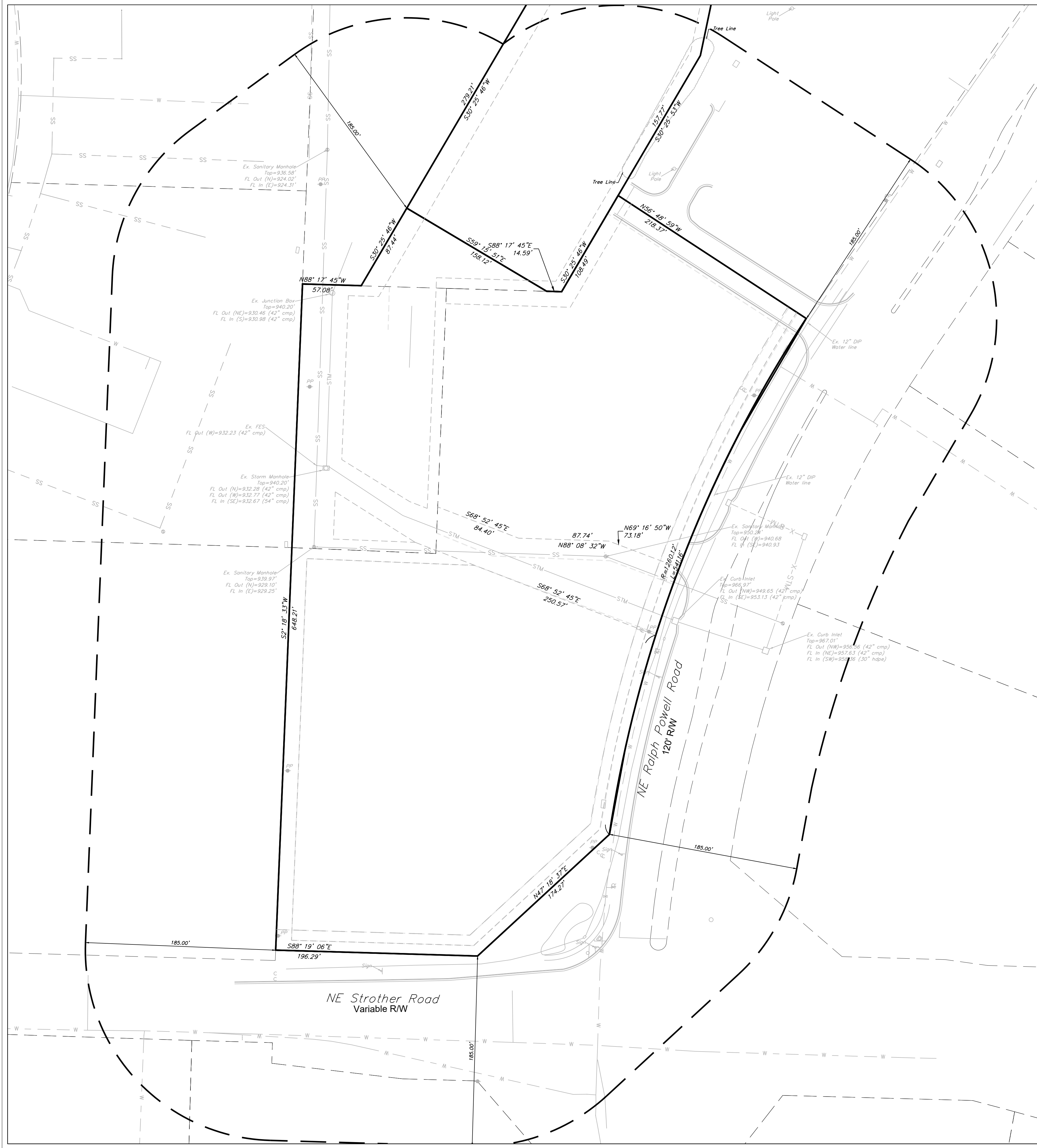
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DEVELOPMENT SITE PLAN
Preliminary Development Plans for:
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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EXISTING CONDITIONS
SCALE: 1" = 50'

LEGEND:

Existing Underground Power	—UGP— UGP—
Existing Conc. Curb & Gutter	====
Existing Wood Fence	-X-X-
Existing Gas Main	—GAS—
Existing Water Main	-X-W/M- -X-W/M-
Existing Storm Sewer	-X-STM- -X-STM-
Existing Sanitary Sewer	-X-SAN- -X-SAN-
Existing Underground Telephone	—UGT— UGT—
Existing Overhead Power	—OHE—
Proposed Storm Sewer	—ST— ST— ST—
Proposed Sanitary Sewer	—SS— SS—
Proposed Underground Power	—UGT— UGT—
Proposed Gas Service	—GAS—
Proposed 8" D.I.P. Water	—W—
Proposed Electrical Service	—UGP— UGP—



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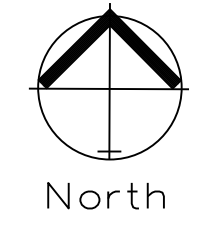
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LEGEND:

- Existing Underground Power — UGP — UGP
- Existing Conc. Curb & Gutter — X — X
- Existing Wood Fence — X — X
- Existing Gas Main — GAS — GAS
- Existing Water Main — X-W/M — X-W/M
- Existing Storm Sewer — X-STM — X-STM
- Existing Sanitary Sewer — X-SAN — X-SAN
- Existing Underground Telephone — UGT — UGT
- Existing Overhead Power — OHE — OHE
- Proposed Storm Sewer (Private) — ST — ST
- Proposed Storm Sewer (Public) — S — S
- Proposed Sanitary Sewer — SS — SS
- Proposed Underground Power — UGT — UGT
- Proposed Gas Service — GAS — GAS
- Proposed 8" D.I.P. Water — W — W
- Proposed Electrical Service — UGP — UGP



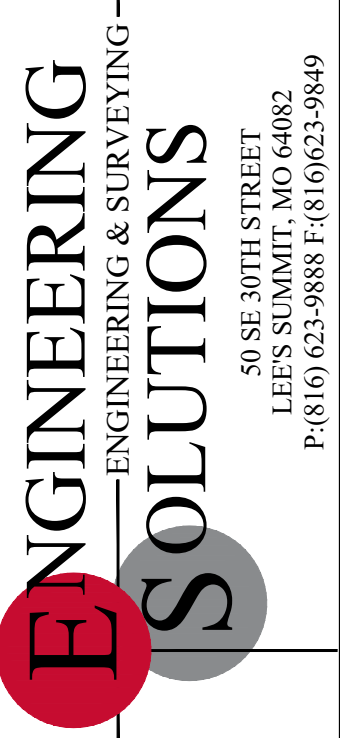
UTILITY PLAN
SCALE: 1" = 40'
0 20 40 80

NOTE

ALL INTERIOR STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

STORM INLET TABLE	
EXISTING CURB INLET	TOP=966.97
FL OUT (NW)=949.65 (42" CMP)	
FL IN (SE)=953.13 (42" CMP)	
PUBLIC GI 1-1	TOP=955.80
FL OUT (SE) 948.00	
FL IN (W) 948.50	
PUBLIC GI 1-2	TOP=946.25
FL OUT (E) 936.00	
FL IN (W) 936.50	

SANITARY MANHOLE TABLE	
EXISTING SANITARY MANHOLE	TOP 950.24
FL OUT (W) 940.68	
FL IN (SE) 940.93	
NEW FL IN (NW) 940.93	
MH A-1	TOP = 956.00
FL IN (W) LINE A = 939.00	
FL IN (NE) LINE B = 939.00	
FL OUT (SE) LINE A = 939.50	
MH A-2	TOP = 945.55
FL OUT (E) = 935.00	
FL IN (N) = 935.50	
MH B-1	TOP = 965.70
FL OUT (SW) = 956.00	

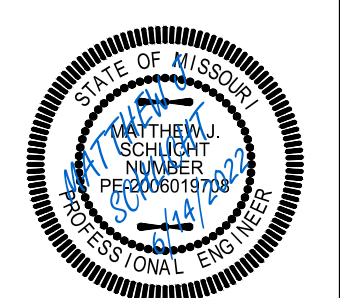


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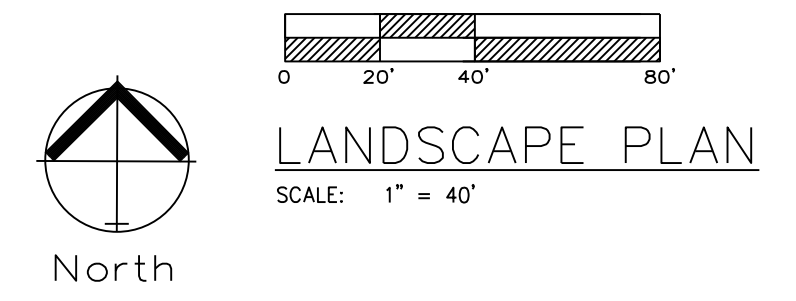
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Utility Plan
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LANDSCAPE WORKSHEET

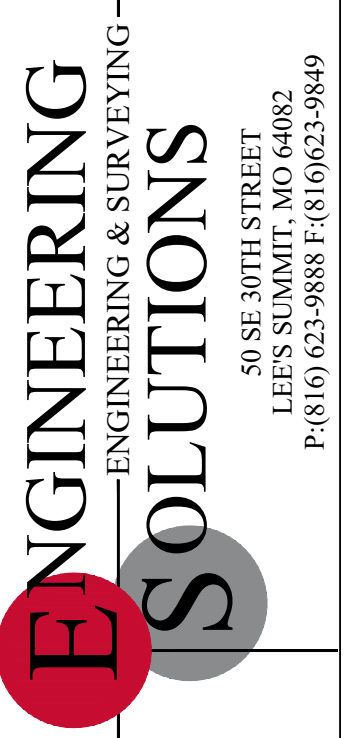
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NE Meadowview Dr)	1 tree per 30 feet of street frontage	218 ft. of street frontage /30= 7 trees required	7 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Meadowview Dr)	1 shrub per 20 feet of street frontage	218 ft. of street frontage /20= 11 shrubs required	11 shrubs provided
14.090.A.1 Street Frontage Trees (NE Ralph Powell Rd)	1 tree per 30 feet of street frontage	628 ft. of street frontage /30= 21 trees required	25 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Ralph Powell Rd)	1 shrub per 20 feet of street frontage	628 ft. of street frontage /20= 31 shrubs required	40 shrubs provided
14.090.A.1 Street Frontage Trees (NE Strother Rd)	1 tree per 30 feet of street frontage	284 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Strother Rd)	1 shrub per 20 feet of street frontage	284 ft. of street frontage /20= 14 shrubs required	14 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	252,587 sq. ft. of total lot area minus 186,487 sq. ft. of bldg. & parking= 66,100 sq.ft. /5,000 x 2 = 26 shrubs	41 shrubs provided
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	252,587 sq. ft. of total lot area minus 186,487 sq. ft. of bldg. & parking= 66,100 sq.ft. /5,000 = 13 trees	14 Trees Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	94,527 sq. ft. of parking area x .05 = 4,726 sq. ft. of landscape parking lot islands required	4,726 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	42 linear feet/40 x 12	12 shrubs provided

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY; AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

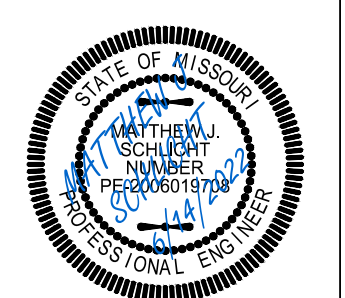
SYMBOL	QUANT.	KEY	NAME	SIZE
tree (pentagon)	20	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen (circle)	66	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree (circle with dot)	52	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub (circle)	103	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



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LANDSCAPE PLAN
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