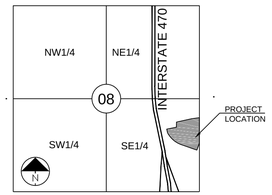

NE WOODS CHAPEL RD.

SECTION 09-48N-31W

LOCATION MAP
SCALE 1" = 2000'

PROPERTY DESCRIPTION FROM ALTA PREPARE BY R.L. BUFORD & ASSOCIATES, LLC
CONTAINING 557,618 SQUARE FEET OR 12.80 ACRES

PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, "LAKEWOOD BUSINESS PARK LOTS 1–8", A SUBDIVISION IN SAID CITY, COUNTY AND STATE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS WEST ALONG THE SAID EAST LINE OF SAID SECTION 8, ALSO BEING THE WEST LINE OF LOTS 30, 31A, 32A AND 33A OF SAID LAKEWOOD BUSINESS PARK SUBDIVISION, A DISTANCE OF 713.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33A; THENCE SOUTH 21 DEGREES 03 MINUTES 43 SECONDS WEST CONTINUING ALONG THE WEST LINE OF LOT 34 OF SAID SUBDIVISION, A DISTANCE OF 207.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RELOCATED LAKEWOOD WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 34; THENCE NORTH 68 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 457.83 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 521.54 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF I–470 HIGHWAY; THENCE NORTH 09 DEGREES 35 MINUTES 01 SECONDS WEST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 109.14 FEET TO THE SOUTHWEST CORNER OF LOT A OF LAKEWOOD BUSINESS PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 80 DEGREES 50 MINUTES 22 SECONDS EAST ALONG THE SAID SOUTH LINE OF SAID LOT A, A DISTANCE OF 274.96 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTH LINE OF SAID "LAKEWOOD BUSINESS PARK LOTS 1–8"; THENCE NORTH 79 DEGREES 23 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 430.31 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 230.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT–OF–WAYS.

S80°50'24"W 274.96' 10' UTILITY EASEMENT
S02°32'02"W 145.00'
S02°32'02"W 316.62'
S02°32'02"W 136.00'
S02°32'02"W 120.00'
S02°32'02"W 175.00'
S88°11'33"E 258.67'
S02°32'02"W 694.00'
64.47'
31.87'
15.10'
EXIST. STORM PIPES
EXIST. SANITARY SEWER
NO ESMT. FOUND FOR SANITARY
DRAINAGE EASEMENT
PROPOSED 15' U/E
6' WOOD FENCE 28.7' SOUTH OF PROPERTY LINE
ASPHALT PARKING AREAS
LOT 6
2.0 ACRES
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
FUTURE CUL DE SAC
48'R
60'R
EXIST. STORM PIPE
CONC. DRAINAGE FLUME
TRASH ENCL. (RE ARCH.)
ASPHALT TYP.
CG-1 CURB
8" THICK CONC.
DOCK SEE ARCH. DWGS.
PROPOSED BACKFLOW PREVENTOR IN BUILDING
LIGHT
LIGHT ON BLDG.
END OF PRIVATE DRIVE IMPROVEMENTS FOR THIS PHASE
8" THICK CONC. APPROACH
PROPOSED WATER METER
6" FIRE LINE MEP TO VERIFY SIZE
1 1/2" DOMESTIC WATER SUPPLY MEP TO VERIFY SIZE
FDC
FH
PROPOSED 15' U/E
PROPOSED 8" PUBLIC WATER MAIN
PROPOSED 15' U/E
LOTS ARE SHOWN TO ILLUSTRATE DESIGN INTENT. LOTS WILL BE PLATTED IN THE FUTURE AND WILL NOT BE PLATTED AS PART OF THIS PROJECT.
FUTURE WALK BY OTHERS
6" THICK CONC. APPROACH
FOUND 1/2" BAR WITH CAP STAMPED LS–1785 0.32' WEST AND 0.50' SOUTH
10' SOUTHWESTERN BELL ESMT. BOOK I-1634 PAGE 1422
SIGN SEE ARCH. DWGS.
20' WATER ESMT. BOOK I-941 PAGE 2058
990.52
PROPOSED 15' U/E
NO ESMT. FOUND FOR EXIST. SANITARY
RET. WALL
INSTALL TYPICAL RAIL ALONG RETAINING WALL
4" SANITARY SERVICE
EXISTING 15' SANITARY ESMT. BOOK I-1777 PAGE 2140
6' CONC. WALK
LIGHT ON BLDG.
TRUCK/TRAILER PARKING
HEAVY DUTY ASPHALT TYP.
CG-1 CURB AS REQ. BY CODE
TWO EXIST. 54" CMP
20' PKG. SETBACK
15' BLDG. SETBACK
PROPOSED PRIVATE DRIVE (TRACT A)
51' ACCESS TRACT
80' ROW
SIGHT TRIANGLE
NO ESMT. FOUND FOR SANITARY
℄ RELOCATED NE LAKEWOOD WAY
CONCRETE CURB AND GUTTER
SCALE: 1" = 40'

ADDENDUM #1 PLAN CHANGES
1. STORM PIPE ALONG PRIVATE STREET MODIFIED
2. STORM PIPE SIZES ADDED
3. THE NORTH ENTRANCE WIDTH WAS REDUCED.
4. ALL GATES WERE REVISED
5. A 42" GUARD RAIL WAS ADDED ALONG THE TOP OF THE WALL ALONG THE CREEK
6. THE GRADING PLAN WAS REVISED FOR THE DISPLAY AREA

ADDENDUM #2 PLAN CHANGES
1. CONCRETE ADDED TO TRASH ENCLOSURE
2. CONCRETE ADDED TO DOCK AREA
3. BRIDGE CONCRETE THICKNESS NOTED
4. NOTES ADDED TO SHOW END OF IMPROVEMENTS FOR PRIVATE DRIVE
5. UTILITY SIZES ADDED
6. FRONT DISPLAY AREA CHANGED FROM TURF TO CONCRETE.
7. DOMESTIC WATER AND FIRE LINE REVISED TO MATCH MEP DRAWINGS.
8. DRIVE APPROACH SPECIFIED AS CONCRETE.
9. STORM PIPE ALONG CREEK WALL WAS REVISED TO ADD A STRUCTURE IN ORDER TO AVOID FUTURE BUILDING AREA
10. A TRENCH DRAIN WAS ADDED IN DOCK AREA.

PAVEMENT LEGEND:
- 6" ASPHALT PAVEMENT
- 9" HEAVY DUTY ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- 8" CONCRETE DRIVE
- TYPE CG-1 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 29095C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.

OWNER/DEVELOPER:

COLEMAN EQUIPMENT
24000 W 43RD STREET
BONNER SPRINGS, KANSAS 66012
p (913) 422-3040

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Engineers• Planners • Surveyors • Landscape Architects
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Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

COLEMAN EQUIPMENT
SITE DEVELOPMENT PLANS
4101 NE LAKEWOOD WAY LEE'S SUMMIT, MISSOURI

NO.	DESCRIPTION	REVISION DATE
1	ADDENDUM #1	8/22/2017
2	ADDENDUM #2	9/22/2017

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 9/22/2017
PROJ. NUMBER: 17-019

SITE LAYOUT PLAN

SHEET
C1.0
OF