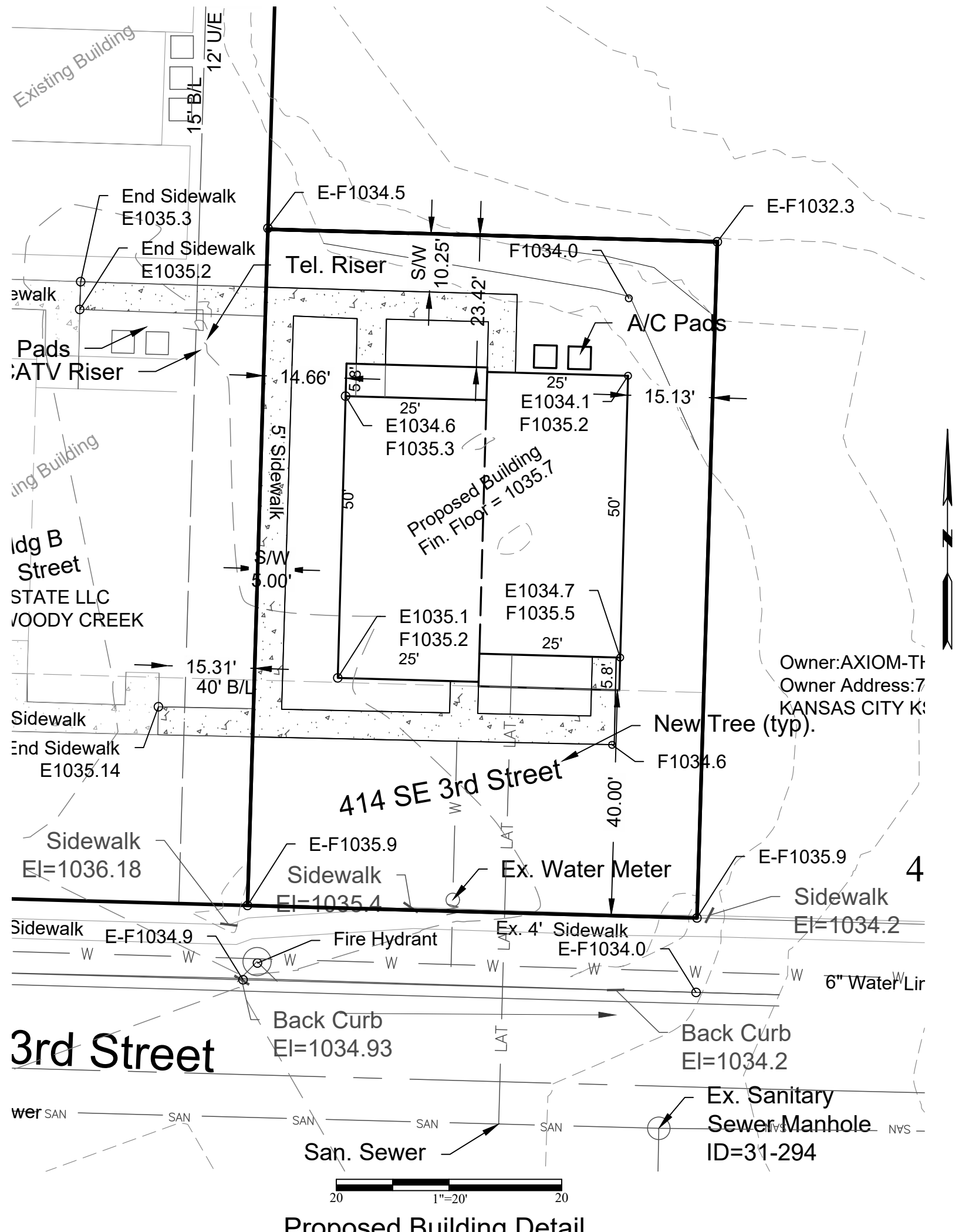




Should Read:
Parcel No. 61-230-31-38-00-0-00-000

Legal Description: The South 120 feet of Lot 1, JAKE HOKE ADDITION TO LEE'S SUMMIT, a subdivision in Lee's Summit, Missouri, Jackson County, according to the recorded plat thereof: Commonly Known As: 414 Southeast 3rd Street, Lee's Summit, MO 64063

Existing Zoning = RP-4 (Planned Apartment Residential District)
Proposed Zoning = PO (Planned Office)

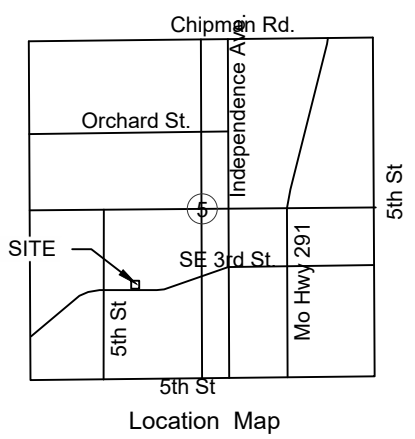
No oil and gas wells located on site

Parking spaces: 72
Accessible spaces: 4

Land Use Schedule

Total floor area (building footprints)
Existing Buildings total: 18165
Proposed building : 2500
Land Area : 0.22acres (9,591 Square Feet)
Floor Area Ratio (FAR):
• 1st Floor: 2500 SF
Total Gross Floor Area: 2,500 SF
Parcel Area: 9,591 SF
FAR = 0.261
Impervious area = 3695 Square feet
Impervious % = 38.5%

Benchmark
Top Manhole at Southeast Corner of site in ROW ID=31-294 Top=1033.76



Construction Engineering Services, Inc.
16810 E. 40 Highway
Independence, Missouri 64055
Phone (816) 478-2323
Surveyors Engineers Planners
Missouri State Certificate of Authority
2001001857
Kansas Business Entity
PE-K34 LS-136
lee@engineeringkc.com

Prepared For:
Jeff Rhoades
Rhoades Real Estates, LLC
970-413-0235
<https://www.rhoadesbuilds.com>

Rev 12-11-25 per city
comments Planning and
engineering

Horizontal Scale 1" = 30'
Date prepared: 10-16-25
Detailed: knb
Project Number:
Jake Hoke Lot
rev. land use calc

414 SE 3RD STREET
Lee's Summit, MO
Preliminary Development Plan



Lee Bodenheimer, MO LS 2114
Lee Bodenheimer, MO PE 018496
Lee Bodenheimer, KS LS 638
Lee Bodenheimer, KS PE 8731