



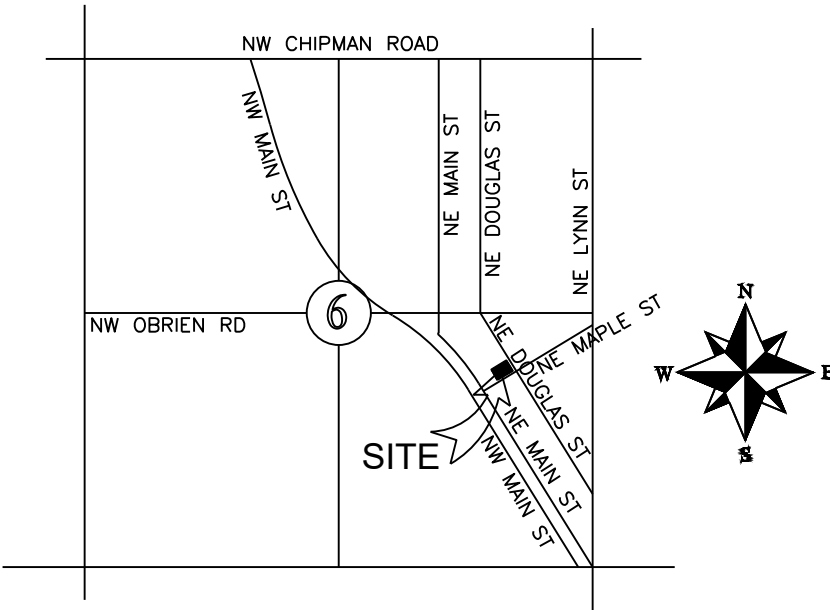
LEGEND:

Existing Underground Power	—UGP— —UGP—
Existing Conc. Curb & Gutter	=====
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—
Proposed Storm Sewer	—ST— —ST— —ST—
Proposed Sanitary Sewer	—SS— —SS— —SS—
Proposed Underground Power	—UGT— —UGT—
Proposed Gas Service	—GAS—
Proposed 8" D.A.P. Water	—W—
Proposed Electrical Service	—UGP— —UGP—

Preliminary Development Plan

100 NE Douglas Street

Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 6-T47N-R31W

Not to Scale

PROPERTY DESCRIPTION

ALL PAVING ON THE PRIVATE 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. 29095C0417G 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 ~ 298-1196
MISSOURI GAS ENERGY ~ 756-6261
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.

Land Use Schedule

a. Total floor area	1,102 sq. ft.
b. Number of dwelling units	N/A
c. Land area	18,948.60 sq. ft. 0.44 acres
d. Number of required and proposed parking spaces	7 Standard / 1 Handicap 7 Standard / 1 Handicap
e. Impervious coverage Parking/Sidewalk Building	4,262 sq. ft. 1,102 sq. ft. 5,364 sq. ft. (28.3% of Site)
f. Floor Area Ratio (FAR)	5.8%
g. Dwelling units per acre, with and without common area:	N/A
h. The range of land uses to be permitted in each designated area of the development.	Office

Current Zoning: R-1 TSO

Proposed Zoning: R-1 TSO

Sanitary Sewer Service
Existing Sanitary Sewer service from south of property.

Water Service
Existing Service from south of property.

Storm Sewer
New storm line and detention.

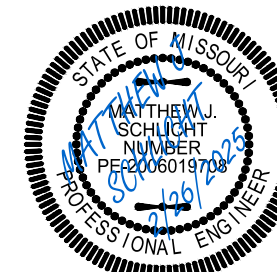


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100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

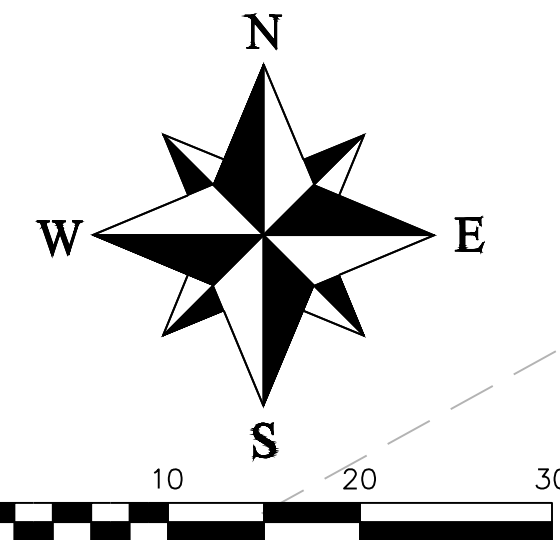
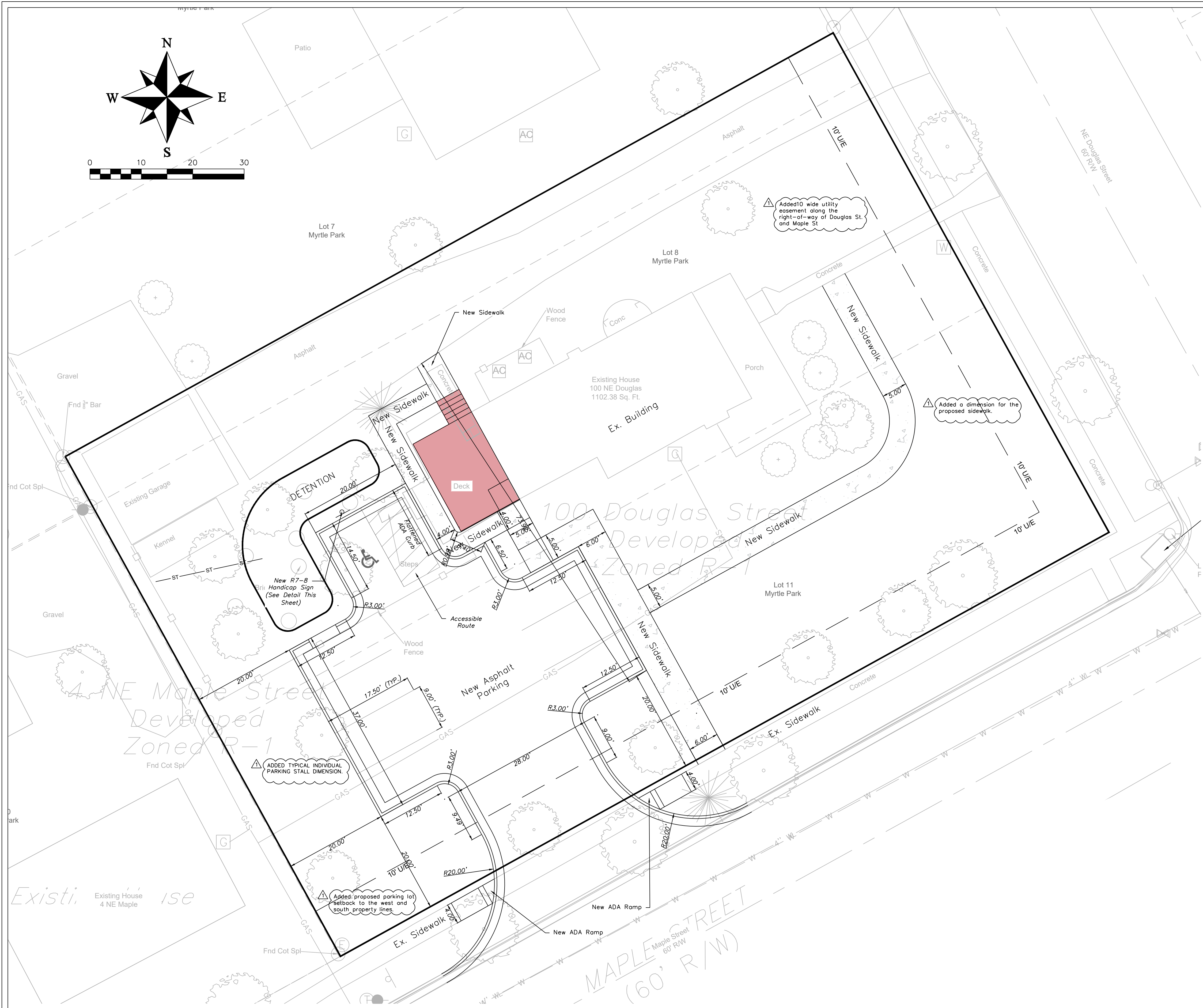
Project: 100 NE DOUGLAS
LSMO
Issue Date: January 24, 2025

OVERALL SITE PLAN
Preliminary Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

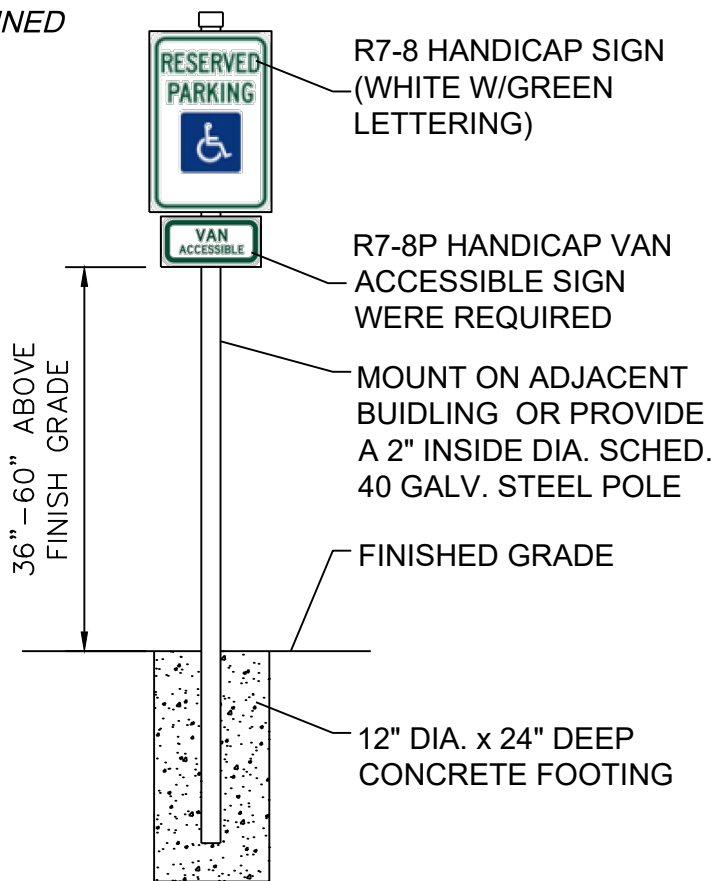


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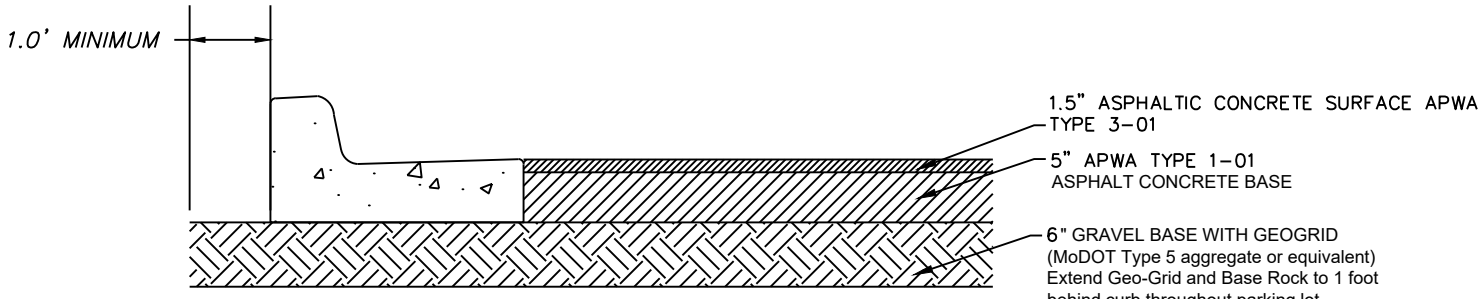
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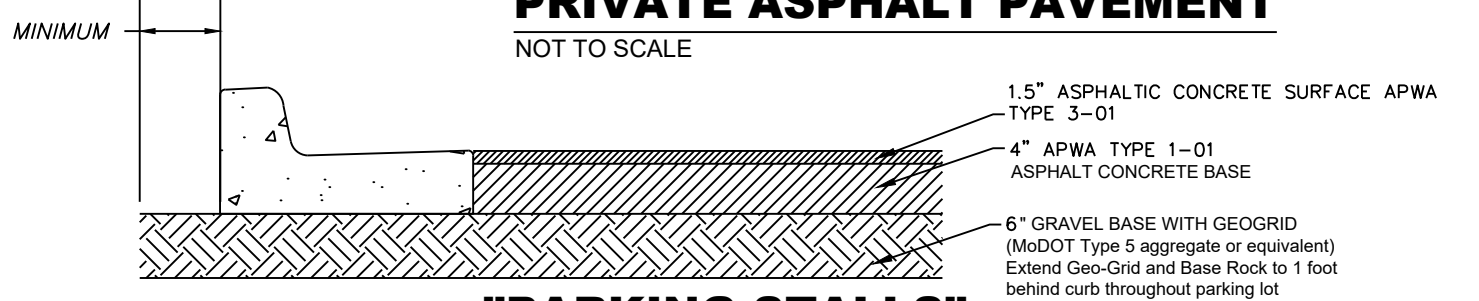
SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL
NOT TO SCALE



"DRIVE LANE" PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



"PARKING STALLS" PRIVATE ASPHALT PAVEMENT
NOT TO SCALE

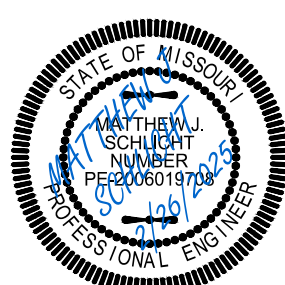
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SITE PLAN
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Lee's Summit, Jackson County, Missouri

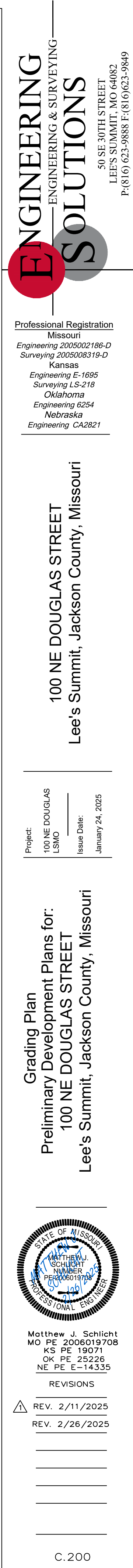
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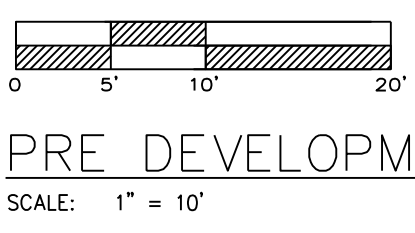
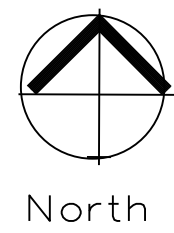
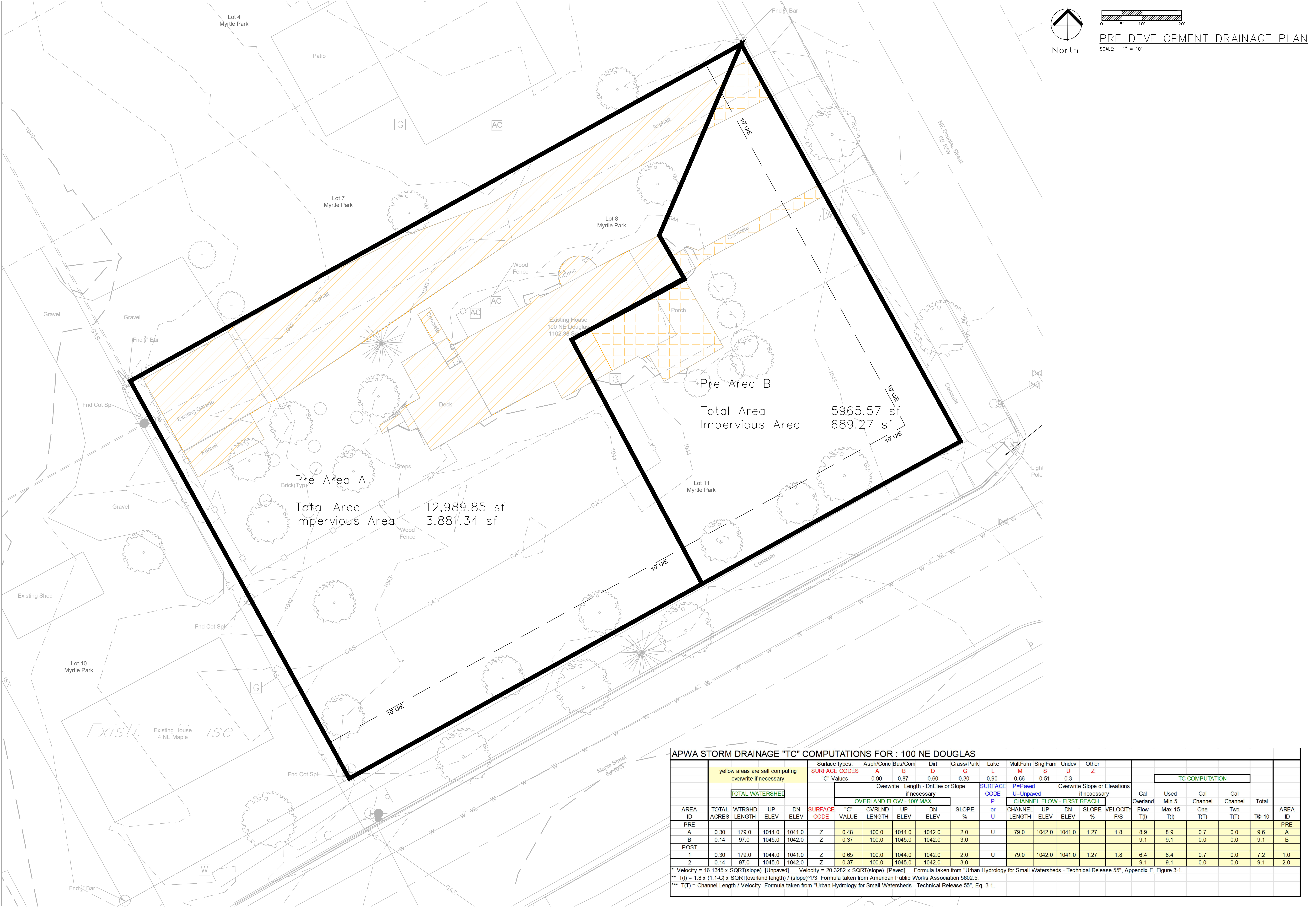
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PRE DEVELOPMENT DRAINAGE PLAN

SCALE: 1" = 10'

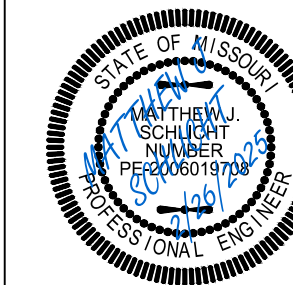
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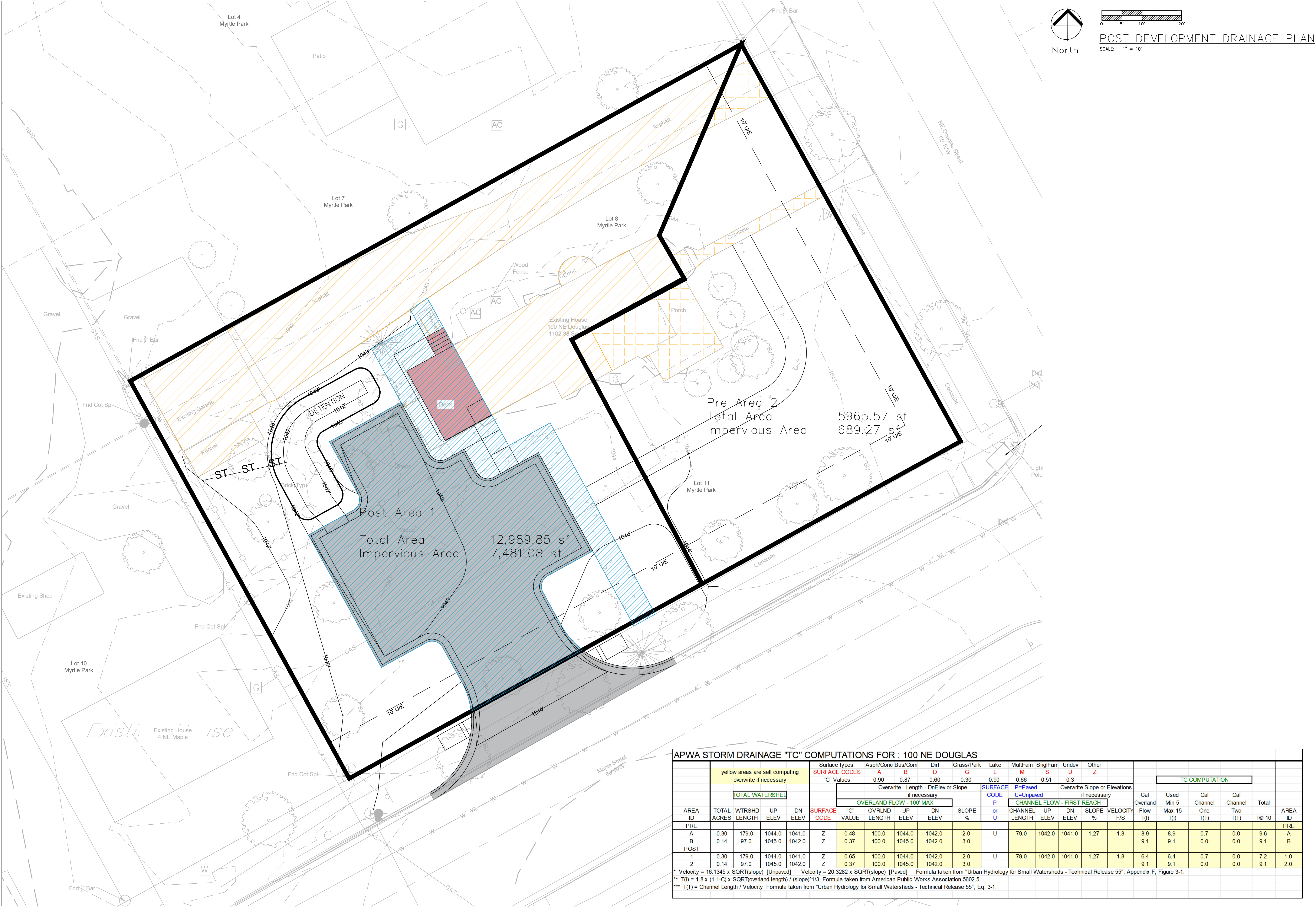
Pre Development
Preliminary Development Plans for:
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APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : 100 NE DOUGLAS																													
yellow areas are self computing overwrite if necessary					Surface types: SURFACE CODES "C" Values		Asph/Conc	Bus/Com	Dirt	Grass/Park	Lake	MultFam	SnglFam	Undev	Other	TC COMPUTATION													
						A	B	D	G	L	M	S	U	Z															
						0.90	0.87	0.60	0.30	0.90	0.66	0.51	0.3																
TOTAL WATERSHED					Overwrite Length - DnElev or Slope if necessary										SURFACE CODE		P=Paved U=Unpaved		Overwrite Slope or Elevations if necessary					Cal	Used	Cal	Cal	Total	AREA
					OVERLAND FLOW - 100' MAX										P		CHANNEL FLOW - FIRST REACH		VELOCITY					Overland	Min 5	Channel	Channel		ID
AREA	TOTAL	WTRSHD	UP	DN	SURFACE	"C"	OVRLND	LENGTH	UP	ELEV	DN	ELEV	SLOPE		CHANNEL	UP	ELEV	DN	ELEV	SLOPE	VELOCITY	F/S	Flow	T(I)	One	Two	T(I)	10	ID
ID	ACRES	LENGTH			CODE	VALUE	LENGTH						%		LENGTH					%	F/S								
PRE																													PRE
A	0.30	179.0	1044.0	1041.0	Z	0.48	100.0	1044.0	1042.0				2.0		U	79.0	1042.0	1041.0		1.27	1.8		8.9	8.9	0.7	0.0	9.6	A	
B	0.14	97.0	1045.0	1042.0	Z	0.37	100.0	1045.0	1042.0				3.0										9.1	9.1	0.0	0.0	9.1	B	
POST																													
1	0.30	179.0	1044.0	1041.0	Z	0.65	100.0	1044.0	1042.0				2.0		U	79.0	1042.0	1041.0		1.27	1.8		6.4	6.4	0.7	0.0	7.2	1.0	
2	0.14	97.0	1045.0	1042.0	Z	0.37	100.0	1045.0	1042.0				3.0										9.1	9.1	0.0	0.0	9.1	2.0	
* Velocity = 16.1345 x SQRT(slope) [Unpaved] Velocity = 20.3282 x SQRT(slope) [Paved] Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F, Figure 3-1. ** T(I) = 1.8 x (1.1-C) x (SQRT(overland length) / (slope)*1/3 Formula taken from American Public Works Association 5602.5. *** T(T) = Channel Length / Velocity Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1.																													



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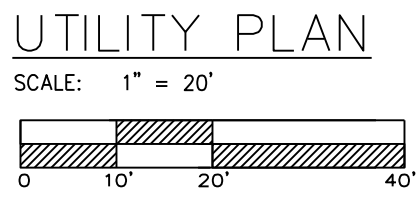
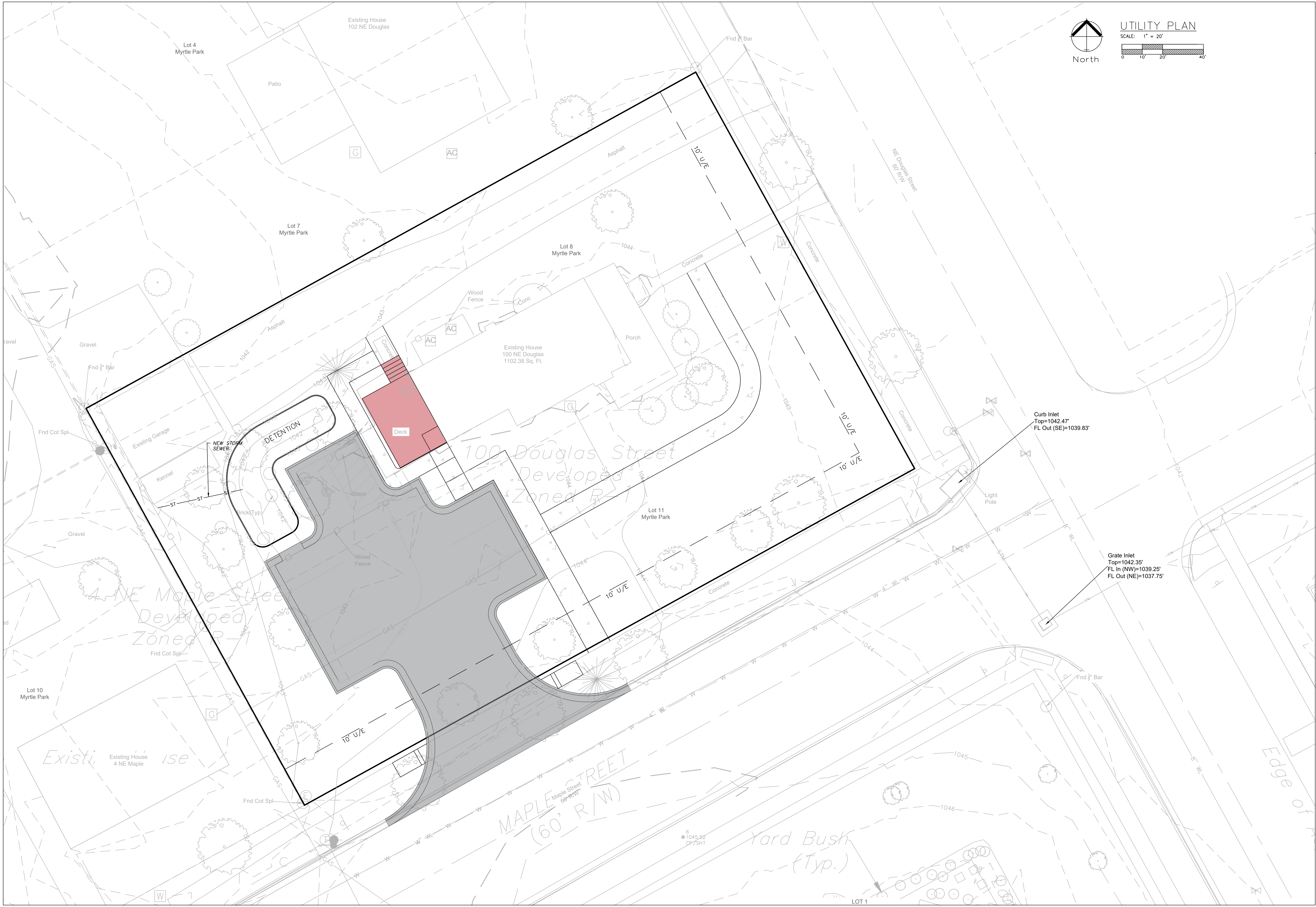
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Post Development
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Lee's Summit, Jackson County, Missouri

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C. 202



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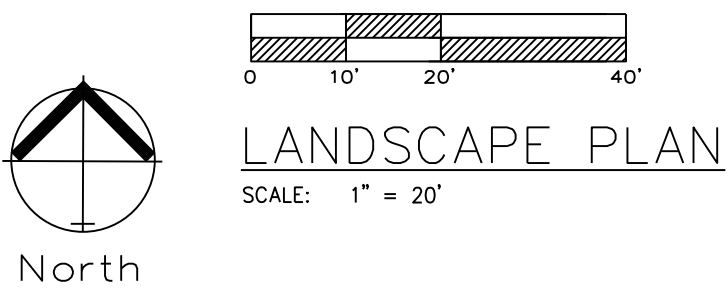
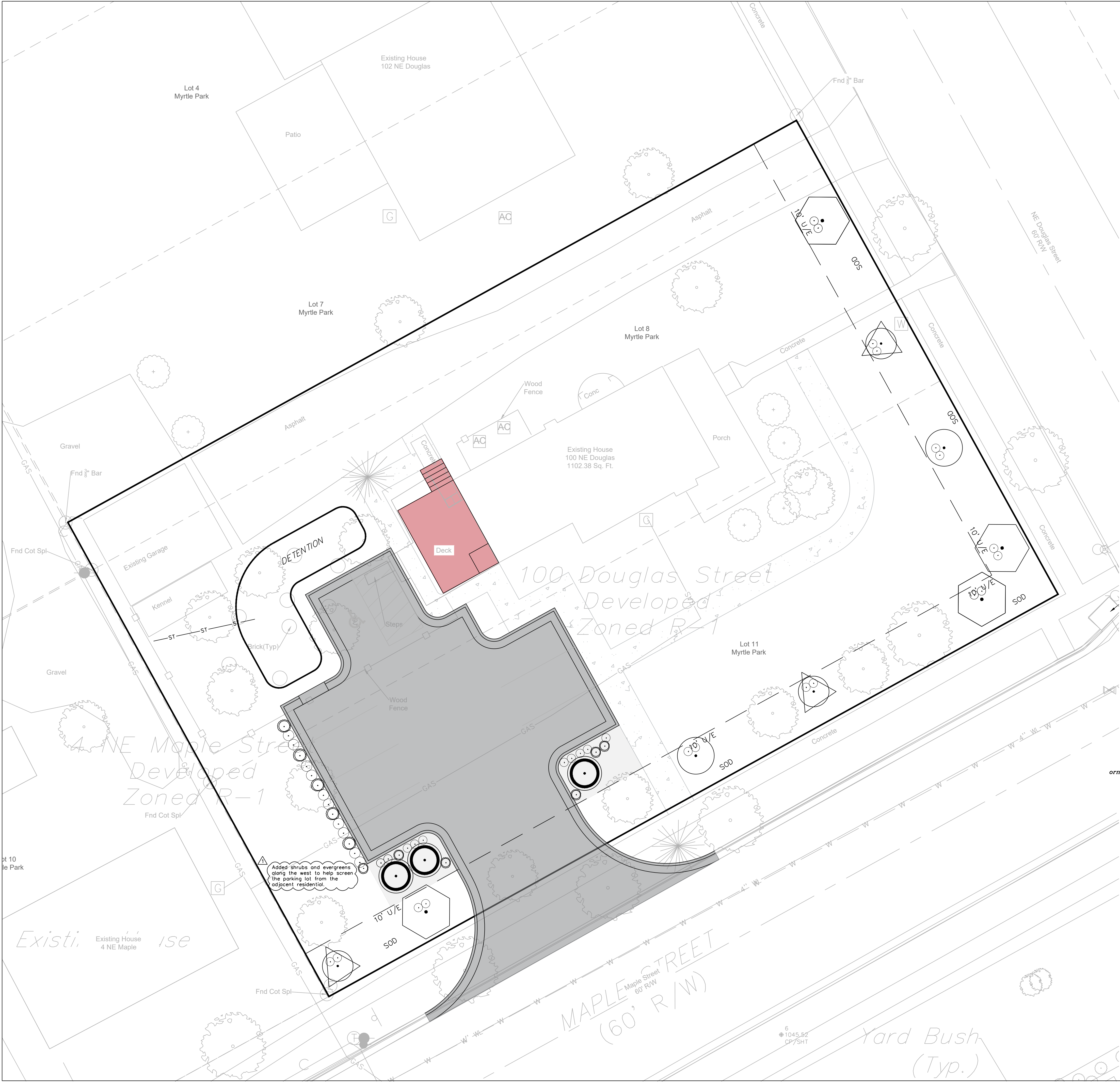
Utility Plan
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C. 300



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (Maple St)	1 tree per 30 feet of street frontage	140 ft. of street frontage /30= 5 trees required	5 Trees Provided
14.090.A.3 Street Frontage Shrubs (Maple St)	1 shrub per 20 feet of street frontage	140 ft. of street frontage /20= 7 shrubs required	10 shrubs provided
14.090.A.1 Street Frontage Trees (NE Douglas St)	1 tree per 30 feet of street frontage	111 ft. of street frontage /30= 4 trees required	4 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Douglas St)	1 shrub per 20 feet of street frontage	111 ft. of street frontage /20= 6 shrubs required	8 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	18,948 sq. ft. of total lot area minus 5,364 sq. ft. of bldg. & parking= 13,584 sq. ft. /5,000 x 2 = 6 shrubs	6 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	18,948 sq. ft. of total lot area minus 5,364 sq. ft. of bldg. & parking= 13,584 sq. ft. /5,000 = 3 trees	3 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	3,606 sq. ft. of parking area x .05 = 180 sq. ft. of landscape parking lot islands required	306 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)	34 linear feet/40 x 12	10 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	4	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	11	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	3	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	44	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot
ornamental tree	3	SC	SPRING SNOW CRABAPPLE MALUS SP "SPRING SHOW"	1.5" CAL
tree	2	CG	COLORADO GREEN SPRUCE PICEA PUNGENS	2.5" CAL

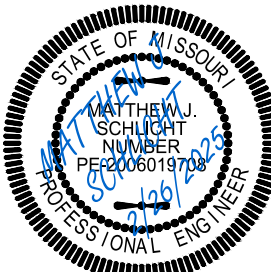


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LANDSCAPE PLAN
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1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL SHALL FIRST BE INSPECTED AND APPROVED BY THE CITY OF CHICAGO'S ARBORICULTURE DIVISION. PLANT MATERIAL STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIAL IN CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH.
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SUFFICIENTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. TWIGS, BRANCHES AND WHOLE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING PERIODS OF DRY WEATHER, LEAVES OF PLANTS SHOULD BE COVERED WITH MULCH TO PREVENT WATER WORN. REAPPLY ANTI-DESCSANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PATTERNS ARE EXPOSED. SOIL TO BE REPLACED WITH MULCH.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO NEARLY HORIZONTAL, BUT NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE. THE CITY OF CHICAGO'S ARBORICULTURE DIVISION SHALL BE NOTIFIED OF ANY PROBLEMS OR CAUSES OF LOSS THAT ARE UNEQUALITY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

7. ALL LAWN AREAS TO BE SOODED AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOO SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOO SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

8. ALL AREAS DISTURBED SHALL BE SOODED.

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO, ILLINOIS, AND THE DISTRICT OF COLUMBIA, D.C.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER CONTENT.
11. PLANT BEDS TO BE "MOUND"ED. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. MULCH SHALL BE 3" DEEP. MULCH SHALL BE APPLIED TO ALL AREAS FOR 500' AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE, WATER GREATER THAN 1".
13. TURF PLANTS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS SUCH. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 30" WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG AREAS ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND NEED INSURE THE PROJECT.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) SHALL BE IRRIGATED BY SPRINKLER SYSTEM.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL VALVES. ALL IRRIGATION PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND AVOID

- SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

N.T.S.

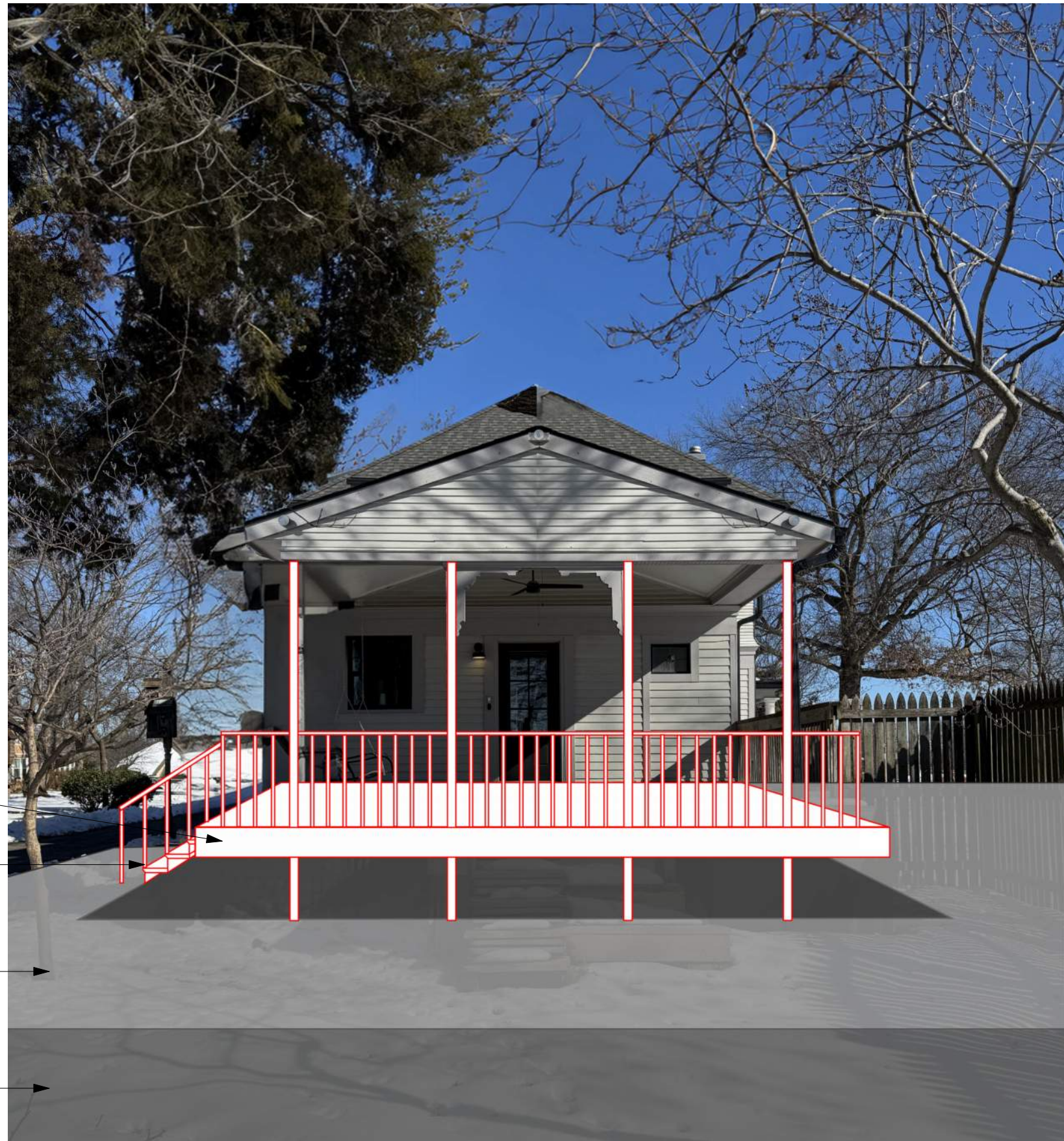
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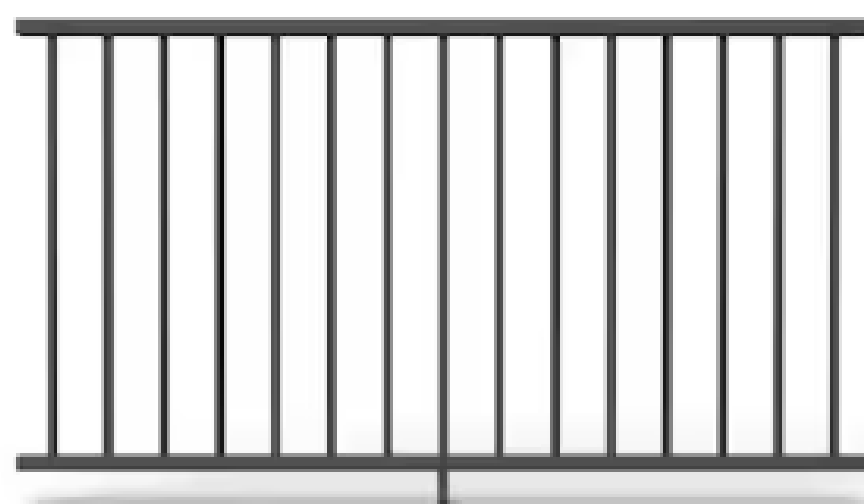


ADA LIFT
SIDEWALK
PARKING LOT

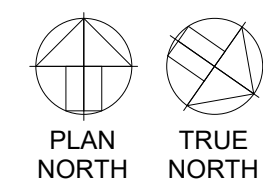
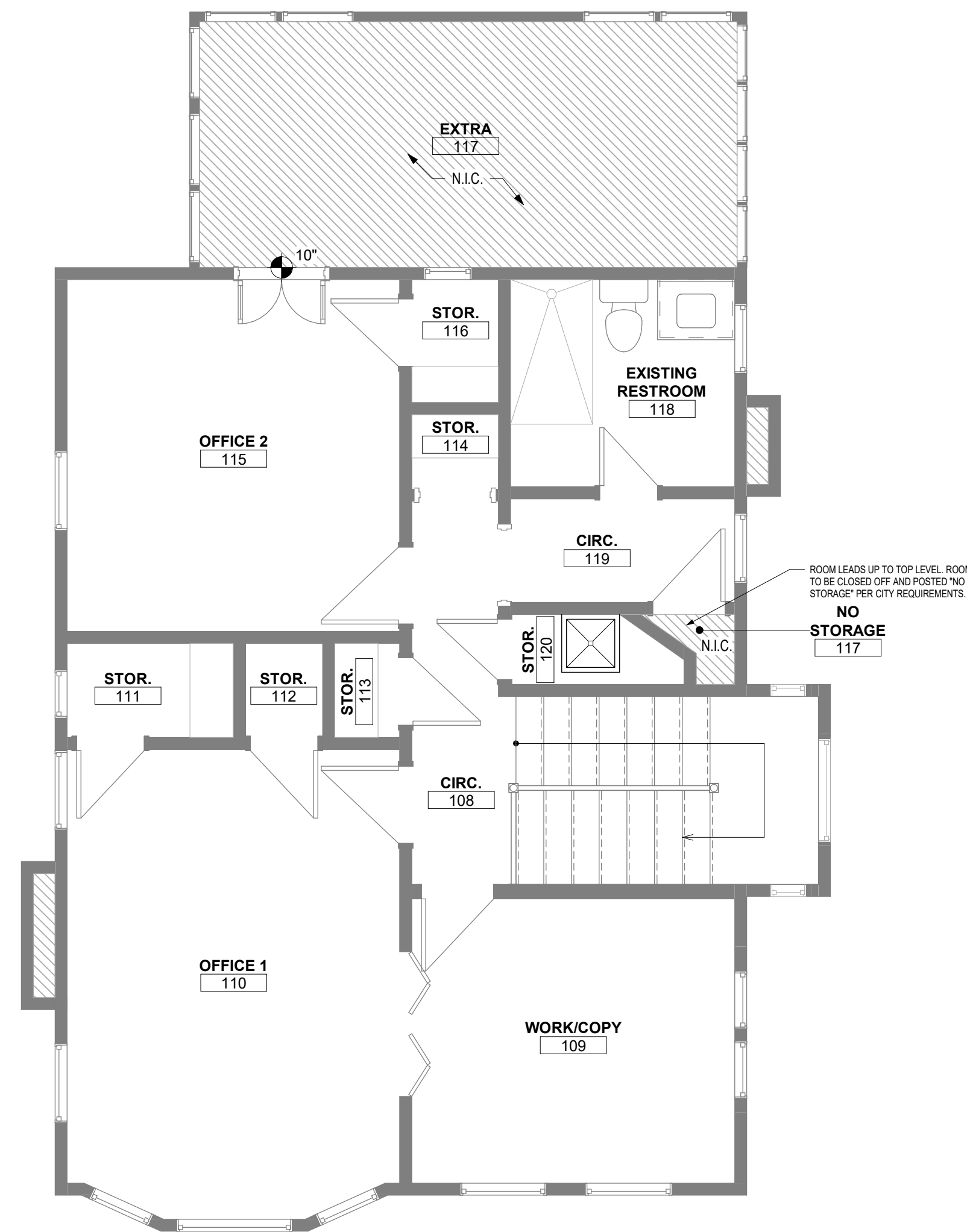
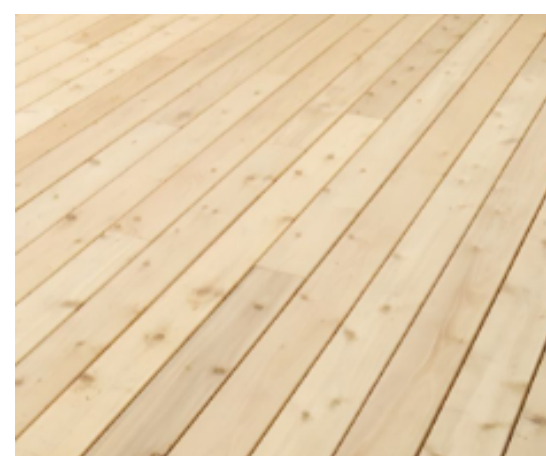


NEW WOOD DECK AND ALUM.
RAILING SYSTEM
NEW WOOD STAIR
SIDEWALK
PARKING LOT

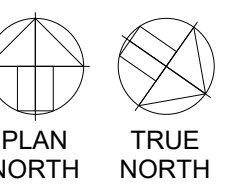
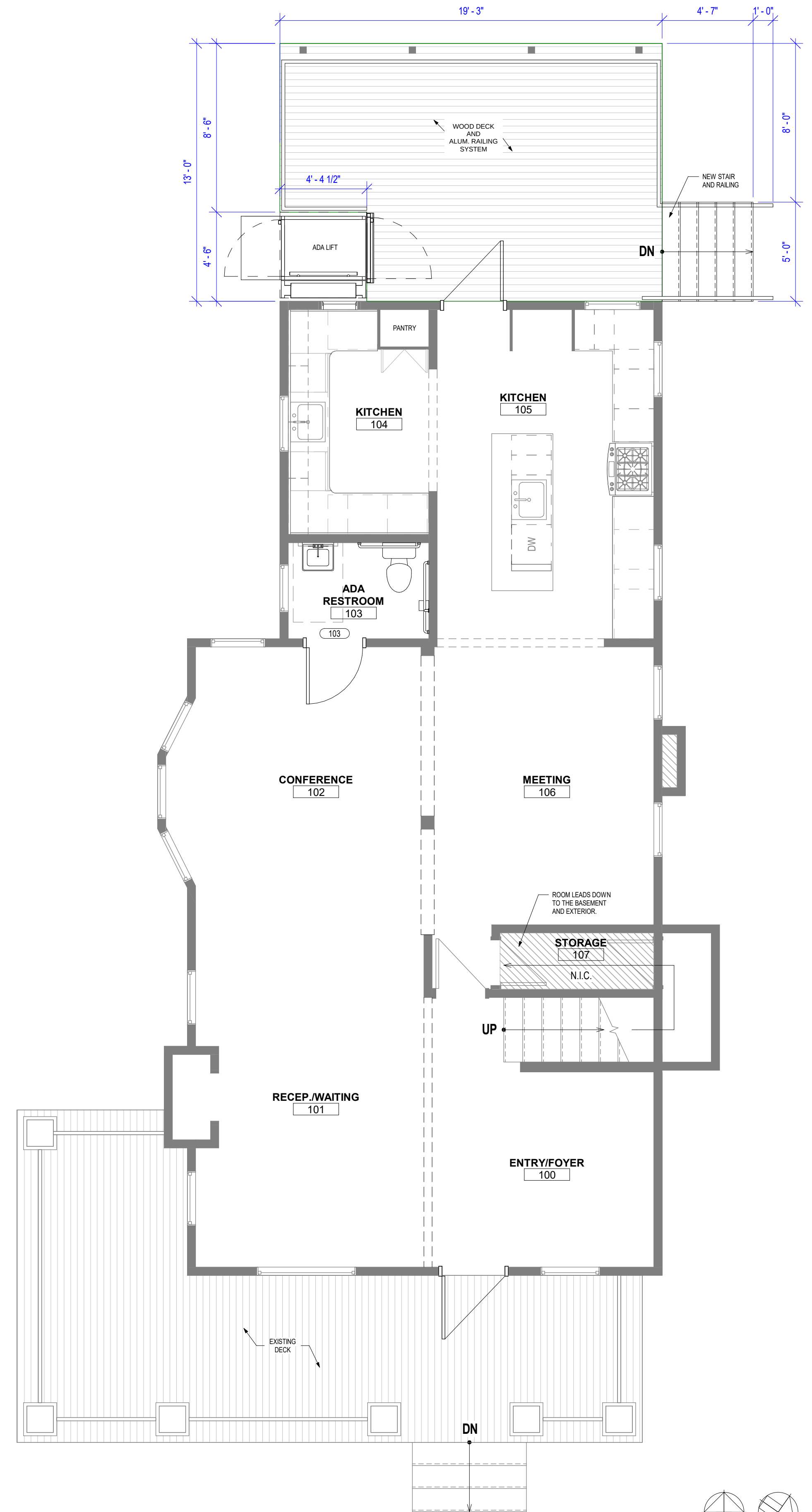
SAMPLE ALUM. RAILING



SAMPLE WOOD DECK



2 2ND LEVEL - PRELIMINARY
1/4" = 1'-0"



1 1ST LEVEL - PRELIMINARY
1/4" = 1'-0"