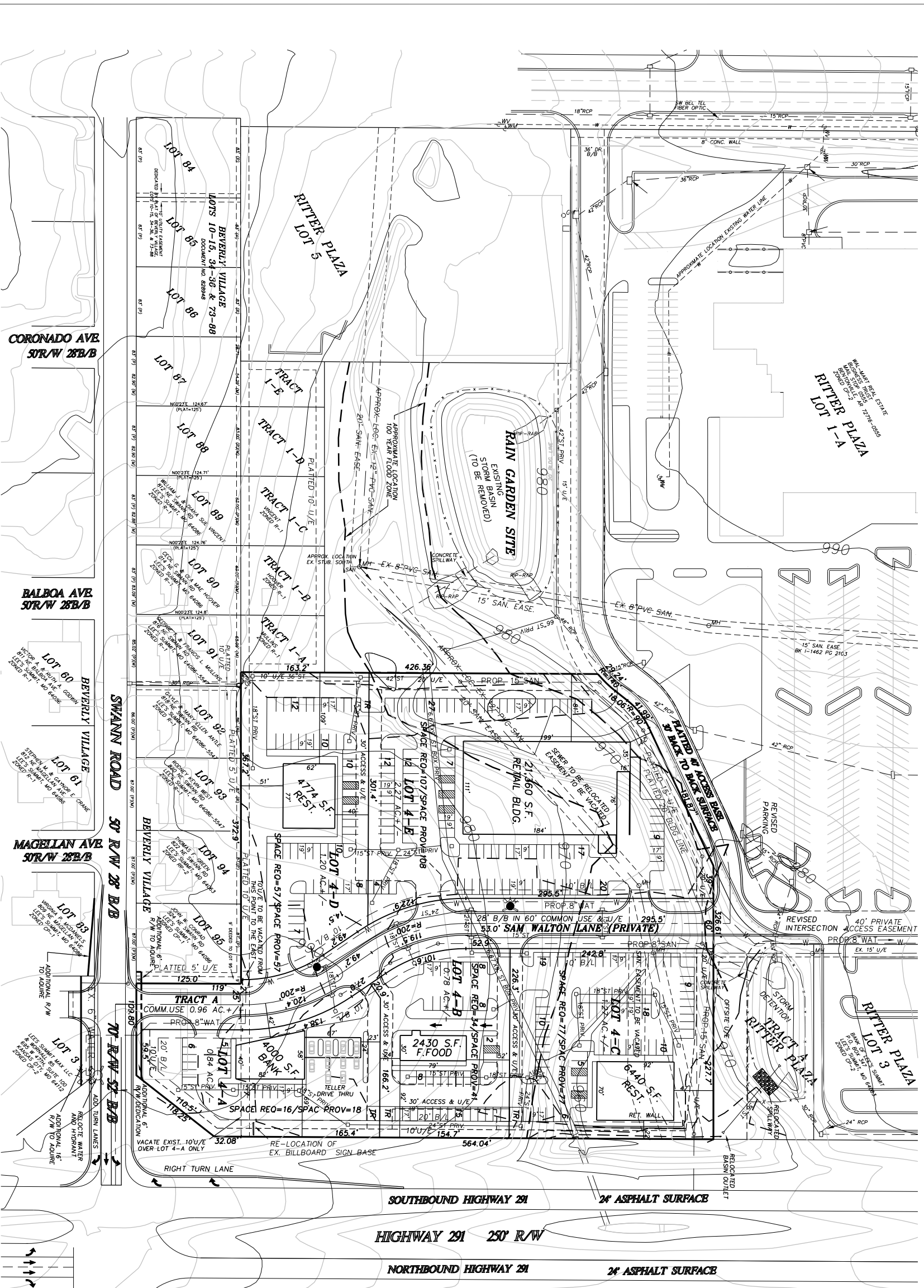


PRELIMINARY SITE PLAN OF
RITTER PLAZA LOTS 4-A THRU 4-E & TRACT A
 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER
MR. KEVIN FITZPATRICK
HALEY REAL ESTATE MANAGEMENT
 630 LAMAR AVENUE
 MISSOURI, KS 66202
 PHONE (913) 677-8800



LAYOUT NAME: SPLAN
 PLOT SCALE: 1"=60 FEET
 REV. DRAFTER:
 DATE:
 XREF NAME:
 XREF BASE:
 DVIEW ROT: 0°
 LOCATION ON NETWORK:
 P:\PROJECT\0300000413\DWG\RITTERPLAZA\SITEWORK4-A.DWG

NO.	DATE	BY	REVISION
1	4-2-07	WAS	REVISION AS PER CITY COMMENTS OF MARCH 26, 07
2	3-15-07		DESIGNED BY:
3			DRAWN BY:
4			WAS
5			CHECKED BY:
6			A/B

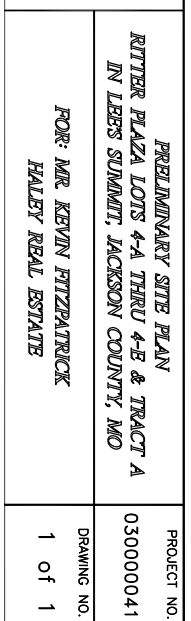
E. T. ARCHER CORPORATION D.B.A.
ARCHER
 TOTAL PROJECT MANAGEMENT
 CORPORATE OFFICE: 3741 NE TROON DRIVE
 LEE'S SUMMIT, MO. 64064
 816-554-3019 • FAX 816-554-3061

- OTHER OFFICE LOCATIONS**
- 8400 UNION ROAD, SUITE 200, SPRING VALLEY, MO 65086 • 816-402-8777 • FAX 816-541-1399
 - 187 E. DUNDY, R.D. 800, 989, TROON, MO 65053 • 417-564-3218 • FAX 417-564-3234
 - 800 STANLEY BLVD., OVERLAND PARK, MO 66204 • 816-425-2811 • FAX 816-425-2811
 - 230 S. WILSON, SPRINGFIELD, MO 65802 • 417-862-0823 • FAX 417-862-0823
 - 230 S. WILSON, SPRINGFIELD, MO 65802 • 417-862-0823 • FAX 417-862-0823
 - 1000 COMMERCE CIRCLE, MOBILE, AL 36608 • 205-946-7020 • FAX 205-946-7571
 - 10401 HICKORY ROAD, SUITE 500, ANDOVER, CT, 06017 • 816-341-1358 • FAX 816-341-1359

PRELIMINARY SITE PLAN
RITTER PLAZA LOTS 4-A THRU 4-E & TRACT A
 IN LEE'S SUMMIT, JACKSON COUNTY, MO

FOR: MR. KEVIN FITZPATRICK
HALEY REAL ESTATE

PROJECT NO. 0300000413
 DRAWING NO. 1 of 1



PROPERTY DESCRIPTION:
 CONTAINING 7.332 ACRES OR 319,399 SQUARE FEET

ALL OF LOT 4, RITTER PLAZA, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND ALL THAT PART OF THE SE 1/4 OF SECTION 32-T-48-R-31 SAID LEE'S SUMMIT, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SE 1/4, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 4, SAID POINT BEING 9.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 95, BEVERLY VILLAGE, A SUBDIVISION IN SAID LEE'S SUMMIT; THENCE S 88°-37'-54" E, ALONG THE SOUTH LINE OF SAID LOT 4, 182.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 291; THENCE S 71°-37'-16" W, ALONG SAID RIGHT-OF-WAY LINE, 32.08 FEET; THENCE S 39°-34'-36" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 118.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWANN ROAD; THENCE N 88°-37'-54" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 109.50 FEET TO A POINT BEING 9.00 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 95; THENCE N 15°-08'-06" E, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 123.00 FEET TO THE POINT OF BEGINNING.

LOT CALCULATION TABLES

TOTAL SITE AREA = 7.332 ACRES +/- (319,840 S.F. APP.)

LOT 4-A AREA = 0.84 AC. - 36,683 S.F.
 BUILDING OUTLINE IN S.F. = 4,000
 FLOOR AREA RATIO = 11.18
 IMPERVIOUS AREA = 24,108 S.F.
 PERCENT IMPERVIOUS = 65.72
 PARKING REQUIRED = 16 STALLS
 PARKING PROVIDED = 18 STALLS

LOT 4-B AREA = 0.78 AC. - 33,986 S.F.
 BUILDING OUTLINE IN S.F. = 2,430
 FLOOR AREA RATIO = 0.7
 IMPERVIOUS AREA = 26,011
 PERCENT IMPERVIOUS = 73.58
 PARKING REQUIRED = 34 STALLS
 PARKING PROVIDED = 41 STALLS

LOT 4-C AREA = 1.27 AC. - 55,241 S.F.
 BUILDING OUTLINE IN S.F. = 6,440
 FLOOR AREA RATIO = 11.48
 IMPERVIOUS AREA = 37,361 S.F.
 PERCENT IMPERVIOUS = 67.63
 PARKING REQUIRED = 77 STALLS
 PARKING PROVIDED = 77 STALLS

LOT 4-D AREA = 1.20 AC. - 52,391 S.F.
 BUILDING OUTLINE IN S.F. = 4,774
 FLOOR AREA RATIO = 0.9
 IMPERVIOUS AREA = 28,551 S.F.
 PERCENT IMPERVIOUS = 54.48
 PARKING REQUIRED = 57 STALLS
 PARKING PROVIDED = 57 STALLS

LOT 4-E AREA = 2.27 AC. - 98,668 S.F.
 BUILDING OUTLINE IN S.F. = 21,350
 FLOOR AREA RATIO = 0.22
 IMPERVIOUS AREA = 73,363 S.F.
 PERCENT IMPERVIOUS = 74.36
 PARKING REQUIRED = 107 STALLS
 PARKING PROVIDED = 108 STALLS

TRACT A - COMMON USE = 0.96 AC. - 41,743 S.F.
 THIS TRACT DESIGNATED FOR PRIVATE STREET AND UTILITIES.
 TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION OR ASSIGNS.

GENERAL NOTES:
 THIS PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 28095C0311F, DATED SEPTEMBER 29, 2006.
 EXISTING CONTOURS SHOWN ARE 2 FEET INTERVALS, BASED ON CITY TOPO.
 PROPOSED CONTOURS SHOWN ARE 5 FEET INTERVALS.
 THE PRIVATE ROAD SHOWN TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ASSIGNS.
 THERE ARE NO ACTIVE OR ABANDONED OIL OR GAS WELLS ON THESE PREMISES.
 NO LOTS WILL BE ALLOWED DIRECT ACCESS TO SWANN ROAD OR 291 HIGHWAY.
 EASEMENTS SHOWN TO BE APPROVED BY CONTRACTED UTILITY COMPANIES PRIOR TO FINAL PLAT APPROVAL.
 TYPICAL DRIVE ISLES MEASURE 24 FEET IN WIDTH, TYPICAL PARKING STALLS MEASURE 9 FEET IN WIDTH AND 19 FEET IN DEPTH, UNLESS ABUTTING GREEN SPACE OR 6 FEET SIDEWALK WHERE THE TYPICAL DEPTH MEASURES 17 FEET.
 30 FEET ACCESS EASEMENTS PROVIDED FOR CROSS ACCESS TO AND FROM ONE LOT TO THE NEXT, AND ARE NOT FOR THE SOLE USE OF ANY ONE LOT.