

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLANS
MEDICAL OFFICE / DRIVE-THRU RESTAURANT



1. COVER SHEET
2. EXISTING CONDITIONS

3. SITE DIMENSION PLAN
4. SITE GRADING PLAN

5. STORM SEWER PLAN AND PROFILE

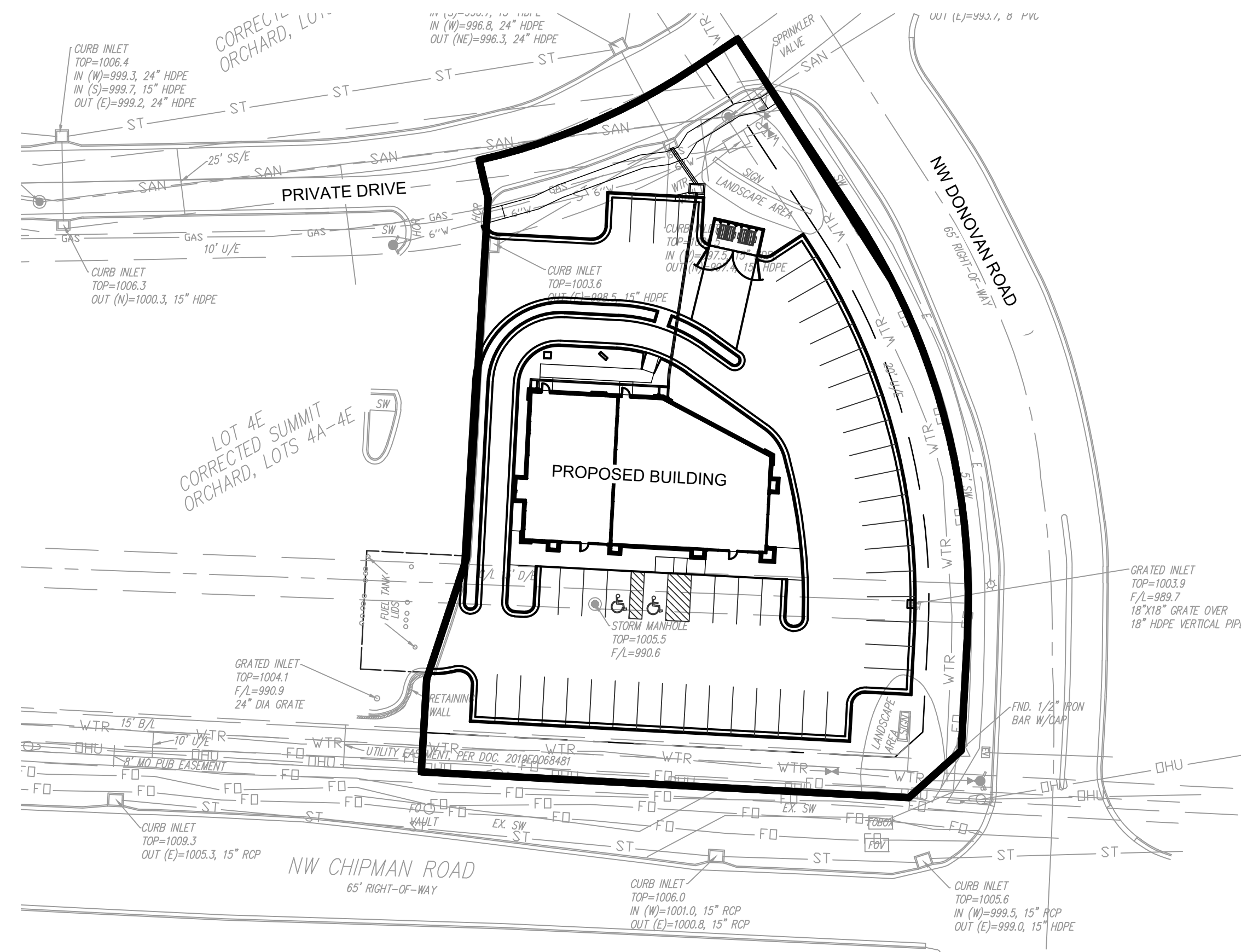
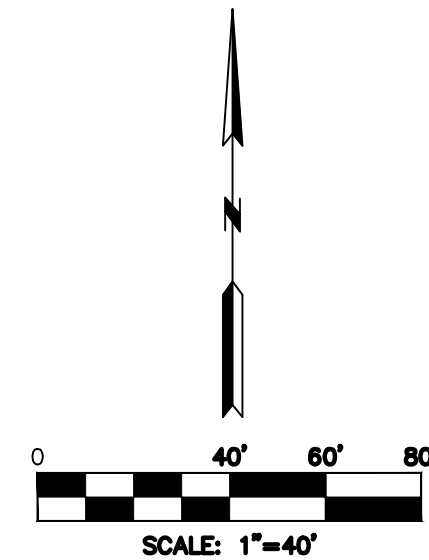
6. EXISTING CONDITIONS DRAINAGE AREA MAP
7. POST DEVELOPMENT DRAINAGE AREA MAP

8. EROSION CONTROL PLAN

9. SITE UTILITY PLAN

10. MISCELLANEOUS SITE DETAILS

11. LANDSCAPE PLAN



NOTE:

1. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

PROJECT BENCHMARKS:

#1 NORTHEAST CORNER EXISTING CURB INLET APPROX. 65 FEET WEST OF NW DONOVAN ROAD ON THE SOUTH SIDE OF PRIVATE ROAD NORTH OF SUBJECT PROPERTY.
N: 1004807.12
E: 2819988.72
TOP ELEV. 1000.51

#2 CENTER OF EXISTING STORM SEWER MANHOLE APPROX. 100 FEET NORTH OF NW CHIPMAN ROAD AND APPROX. 160 FEET WEST OF NW DONOVAN ROAD. SAID MANHOLE IS LOCATED ON SUBJECT PROPERTY.
N: 1004629.39
E: 2819958.44
TOP ELEV. 1005.47

UTILITIES

City of Lee's Summit
Public Works
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

City of Lee's Summit
Water and Sewer
1200 S.E. Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

Spire Gas
3025 S.E. Clover Drive
Lee's Summit, MO 64082
(816) 400-3327
Contact: Mr. Dorsey Troutman

Every
401 SE Bailey Road
Lee's Summit, MO. 64081
(816) 347-4316

AT&T
500 E. 8th Street
Kansas City, MO 64106
(816) 275-2721
Contact: Mr. Craig Perkins

Comcast Cable
New Construction Hotline
(866) 771-2281

Missouri One-Call
1-800-344-7483

Lee's Summit Fire Department
207 S.E. Douglas Street
Lee's Summit, MO 64063
(816) 969-7360

DEVELOPER
COVENANT REAL ESTATE GROUP
2044 CALIFORNIA AVENUE
CORONA, CA. 92881
(951) 905-1543
CONTACT - JULIE MARGETICH

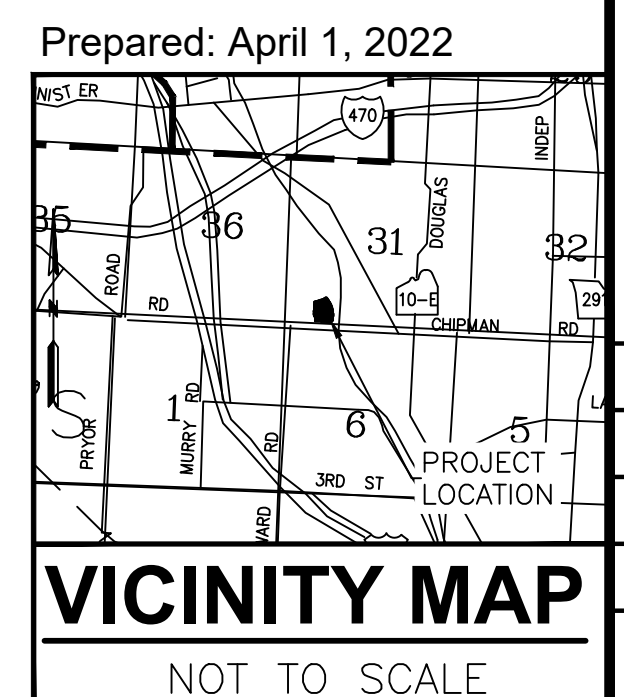
ENGINEER
Hg CONSULT, INC.
1411 NE TODD GEORGE RD.
LEE'S SUMMIT, MISSOURI 64086
(816) 703-7098
CONTACT - KEVIN STERRETT

PROPERTY DESCRIPTION:

LOT 4E-2, SUMMIT ORCHARD MINOR PLAT, LOTS 4E-1 and 4E-2, a subdivision no in the City of Lee's Summit, Jackson County, Missouri. Containing 45,068 square feet or 1.035 acres, more or less.

GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMo.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
6. All sidewalk shall be ADA compliant.
7. All curb shall be CG-1 unless otherwise noted.
8. There are no oil or gas wells located on the subject property as of October 23, 2019 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

[illegible]

R. KEVIN STERRETT, MO E-26440
January 20, 2022



1555 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

FINAL DEVELOPMENT PLANS COVER SHEET

400 NW, CHIPMAN ROAD
MEDICAL BUILDING / RESTAURANT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
22-011 Base

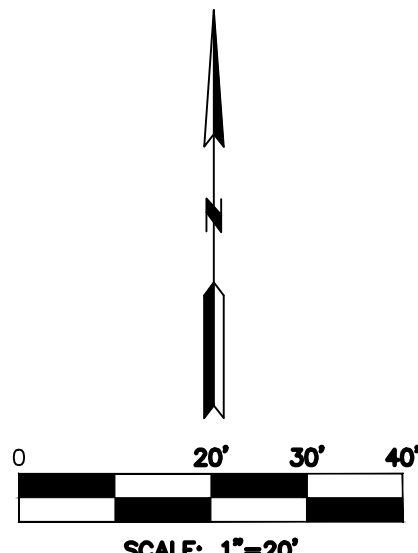
DRAWING NO.
22-011 FDPs

DATE
April 1, 2022

JOB NO.
22-011

1 SHEET OF 11





STREET TYPE: COMMERCIAL COLLECTOR
BUILDING TYPE: WOOD FRAME WITH STUCCO FASCIA
TOTAL AREA – LOT 4E-2: 45,068 S.F. / 1.035 ACRES
EXISTING ZONING: PMIX – PLANNED MIX USE
PROPOSED ZONING: PMIX – PLANNED MIX USE
BUILDING AREA – 5,000 S.F.
PARKING SPACES:
MEDICAL (5 PER 1000 S.F.) $3000 \text{ S.F.} / 1000 = 3 \times 5 = 15 \text{ SPACES}$
RESTAURANT (14 PER 1000 S.F.) $2,000 \text{ S.F.} / 1000 = 2 \times 14 = 28 \text{ SPACES}$
PARKING SPACES REQUIRED – 43
PARKING SPACES PROVIDED – 48
ADA PARKING SPACES REQUIRED / PROVIDED = 2 / 2
FAR RATIO – 0.11 TO 1

[illegible]

R. KEVIN STERRETT, MO E-26440
January 20, 2022



**Consult
Inc** engineers
planners

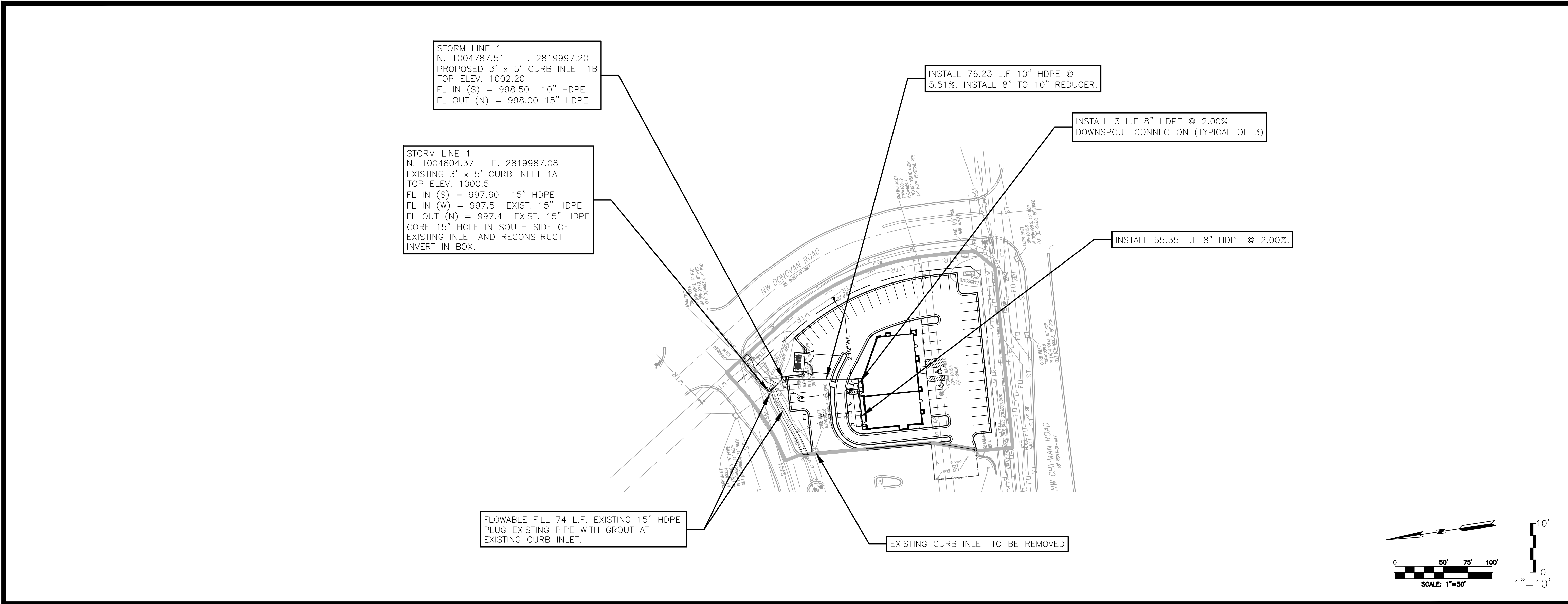
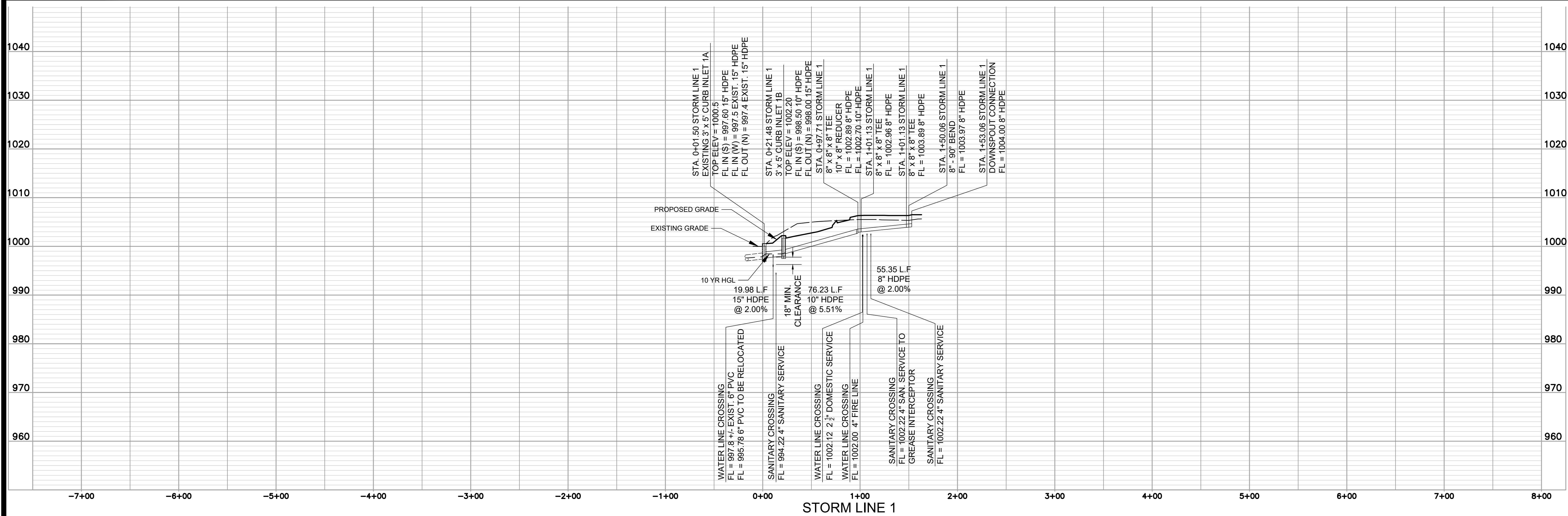
1533 Locust Street, Kansas City, Missouri 64108
 (816) 462-2200 • FAX (816) 462-2201 • E-MAIL: KC@CONSULTINC.COM

FINAL DEVELOPMENT PLANS SITE DIMENSION PLAN

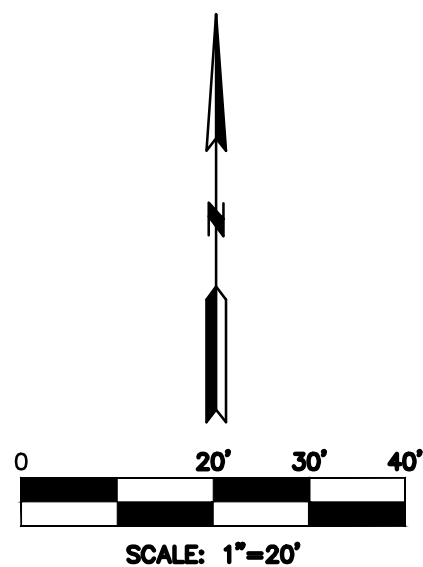
400 NW. CHIPMAN ROAD
MEDICAL BUILDING / RESTAURANT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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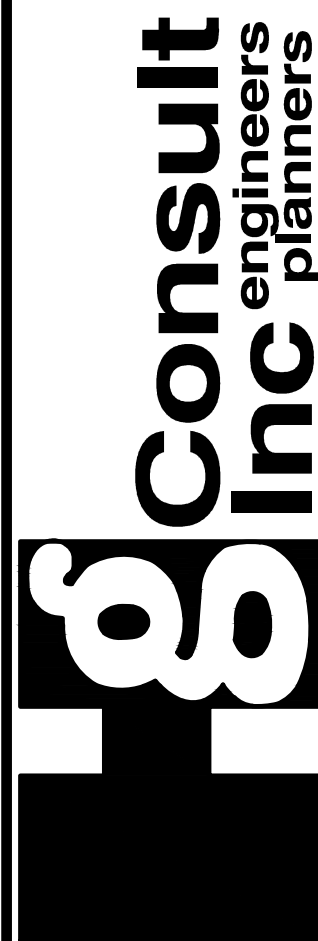


FINAL DEVELOPMENT PLANS STORM SEWER		 consult Inc engineers planners 11010 Haskell Street, Suite 210, Kansas City, Kansas 66109 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) R. KEVIN STERRETT, MO E-26440 January 20, 2022	DATE REVISION NO. BY CHAPP			
X-REF NO. 22-011 Base						
DRAWING NO. 22-011 FDPs						
DATE April 1, 2022						
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R. KEVIN STERRETT, MO E-26440



1533 Locust Street, Kansas City, Missouri 64108

FINAL DEVELOPMENT PLANS EC - DRAINAGE AREA MAP

400 NW. CHIPMAN ROAD
MEDICAL BUILDING / RESTAURANT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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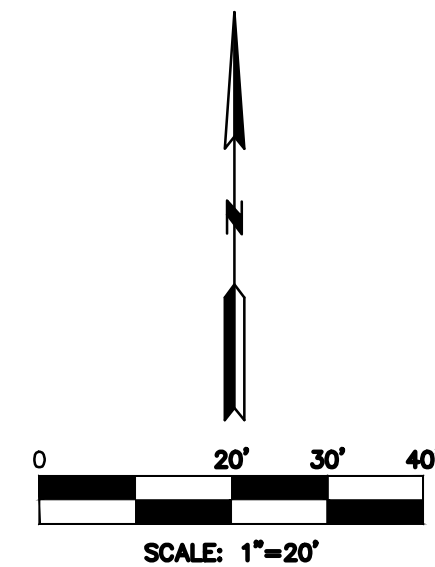
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April 1, 2022

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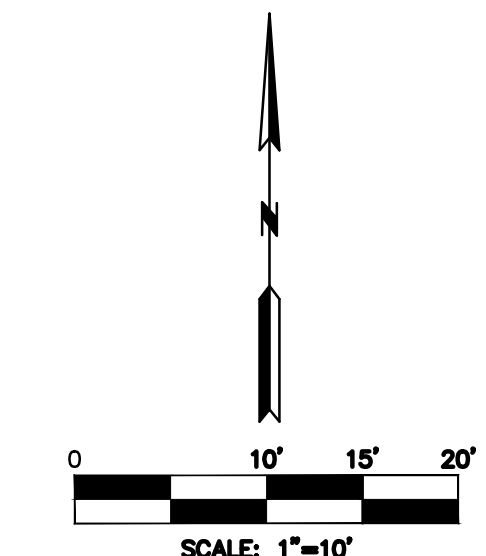
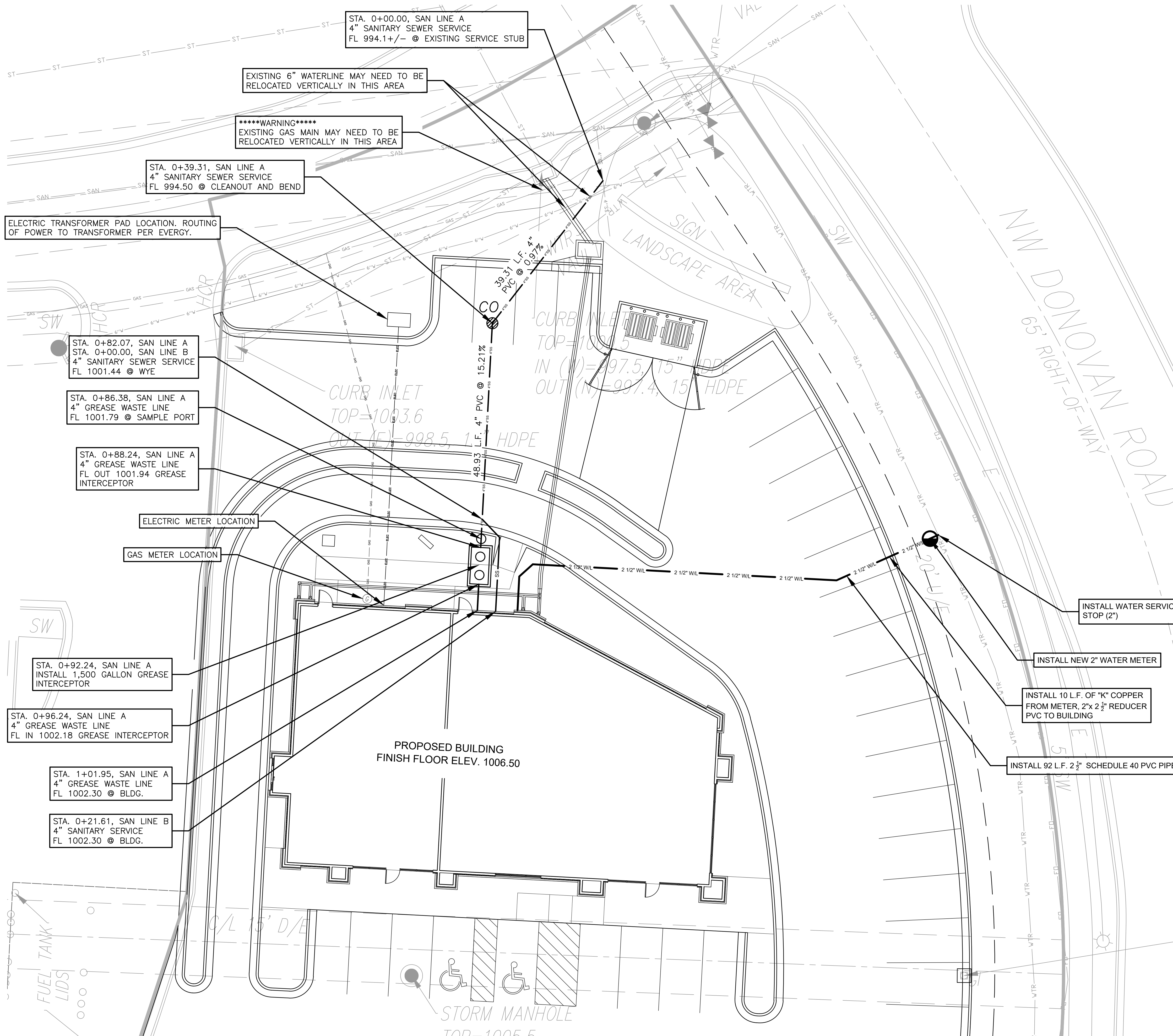
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EXISTING CONDITIONS



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April 1, 2022	
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- UTILITY GENERAL NOTES
1. Waterlines to be installed at 42" minimum cover from finish grade.
 2. Sewer lines to be trenched and backfilled per City of Lee's Summit.

- UTILITY NOTES:
1. All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
 2. Sanitary sewer service to be 4" Schedule 40 or SDR-26 PVC at 2% minimum slope.
 3. Storm pipe to be HDPE, corrugated with smooth interior.
 4. Roof drains for canopy to be connected to drop inlet at south side of lot. Roof drains for building to be connected to 8" HDPE pipe on north side of building to public storm sewer system.
 5. Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins, 48 hours in advance.
 6. Thrust blocks to be provided at all water line bends and tee locations.
 7. All mechanical units shall be roof mounted.
 8. Domestic water lines to be 1.5" diameter Type K Copper from main to meter and extend 10 feet beyond meter. 2" diameter Schedule 40 from 10' from meter to building.
 9. Contractor to coordinate with EVERGY for temporary and permanent electric alignment and connection.
 10. See MEP plans for all utility information inside of the building.
 11. Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

EX/WR		BY		NO.		REVISION		DATE	

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1533 Locust Street, Kansas City, Missouri 64108
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FINAL DEVELOPMENT PLANS
SITE UTILITY PLAN

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R. KEVIN STERRETT, MO E-26440
January 20, 2022

GRATE INLET COLLAR DETAIL

NOT TO SCALE

- ### GENERAL NOTES
1. 3/4" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
 4. KCMWB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 7. WHITE CURING COMPOUND MUST BE APPLIED UNIMEDIATELY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

CG-1 CURB DETAIL

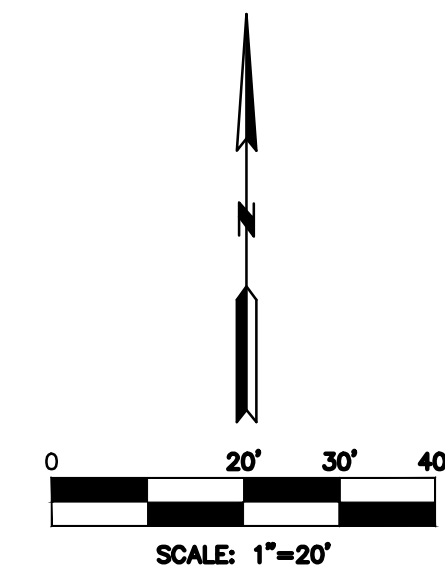
NOT TO SCALE

HEAVY DUTY TRAFFIC PAVEMENT SECTION (Asphalt)
(Main thru drive)

LIGHT DUTY TRAFFIC PAVEMENT SECTION (Concrete)
(Parking areas and non heavy duty traffic)

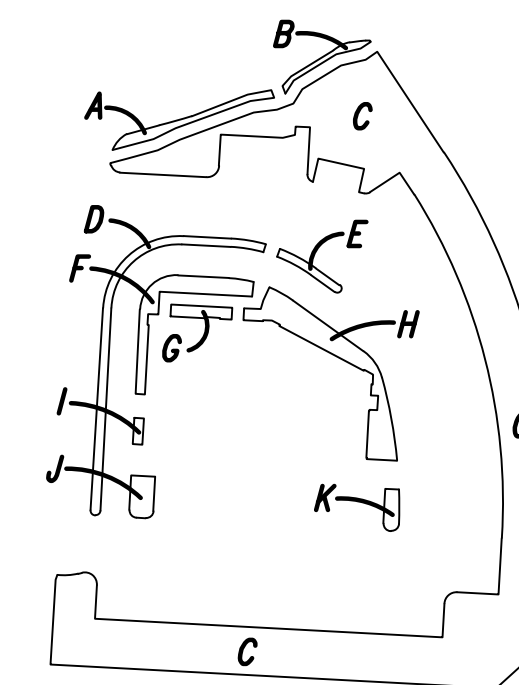
HEAVY DUTY TRAFFIC PAVEMENT SECTION (Concrete,
(Main thru drive and apron of trash enclosure)

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FINAL DEVELOPMENT PLANS MISC. SITE DETAILS 400 NW. CHIPMAN ROAD MEDICAL BUILDING / RESTAURANT CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI				R. KEVIN STERRETT, MO E-26440 January 20, 2022	
		Consult Inc engineers planners		IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES	



A	- Size of development site	= 45,068 SF
B	- Length of street frontage of development site	= 476.63 LF
C	- Trees required on street frontage = 1/30 LF	= 16 Trees
D	- Trees provided	= 25 Trees
E	- Parking lot area	= 18,521 SF
F	- Green space required in parking lot (E x 5%)	= 926 SF
G	- Green space provided	= 14,532 SF
H	- Shrubs required along frontage = 1/20 LF Shrubs required along frontage (Parking lot screen) 359 LF at 12/40 LF	= 24 Shrubs = 9 Shrubs
I	- Shrubs Provided Shrubs Provided (Parking lot screen) Shrubs Provided (Tree screen)	= 70 Shrubs = 70 Shrubs
J	- Quantity of additional trees required 1 tree per 5,000 SF of open area (14,532/5,000)	= 3 Trees
K	- Additional Trees Provided	= 9 Trees
L	- Quantity of additional shrubs required 2 shrubs per 5,000 SF of open area (14,532/5,000)	= 6 Shrubs
M	- Additional Shrubs Provided	= 31 Shrubs

Area	Square Feet
A	229
B	98
C	11,707
D	602
E	105
F	489
G	124
H	858
I	44
J	171
K	105
TOTAL	14,532

 *Sodded area*

LANDSCAPE SCHEDULE:		CALIPER/HEIGHT	QUANTITY
	SPECIES		
	Shademaker Honeylocust (<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaker')	3" Caliper, measured 6" above the ground	3
	October Glory Red Maple (<i>Acer rubrum</i>)	3" Caliper, measured 6" above the ground	19
	Chinese Fringe Tree (<i>Chionanthus retusus</i>)	3" Caliper, measured 6" above the ground	1
	Cornelian Cherry Dogwood (<i>Cornus mas</i> 'Golden Glory')	3" Caliper, measured 6" above the ground	2
	Winter Gem Boxwood (<i>Buxus microphylla</i> var. <i>japonica</i>)	24" Minimum height at time of planting	20
	Fireball Dwarf Burning Bush, (or equal) (<i>Euonymus alatus</i> 'Compactus')	24" Minimum height at time of planting	45
	Skyrocket Juniper (<i>Juniperus scopulorum</i> 'Skyrocket')	6' Minimum height at time of planting	5