

LEE'S SUMMIT JOINT OPERATIONS FACILITY
 FINAL DEVELOPMENT PLAN

2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

REVISION DATES:
 24 CCD 05/FD1 REV1 25-11-18

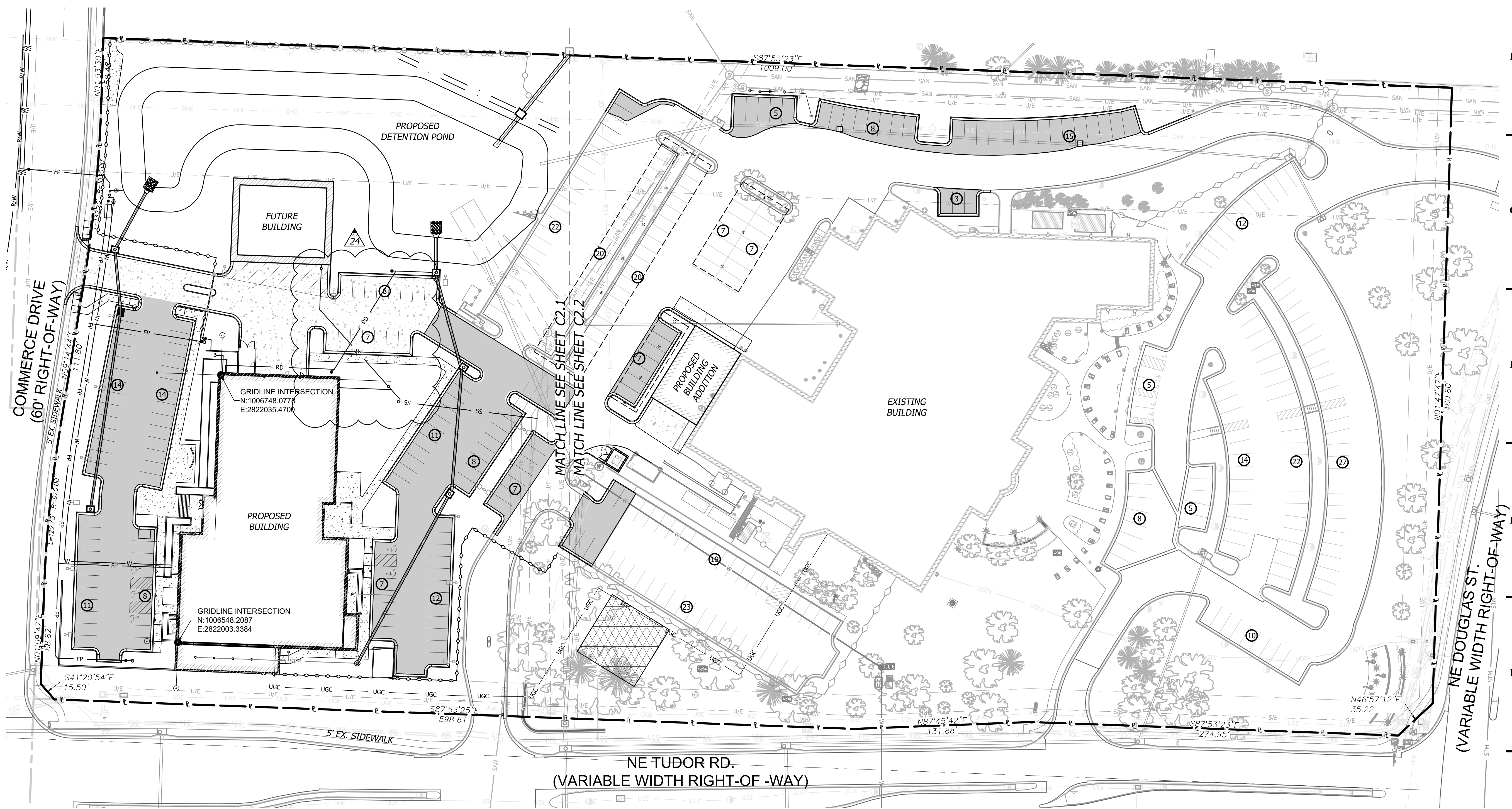


MICHAEL T. MAKRIS, PE
 MD PE-2021035286

C2.0

ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

OVERALL SITE PLAN



SITE DATA	
SITE	
SITE AREA:	11.58 AC 504,417 SF
IMPERVIOUS AREA:	
EXISTING:	228,818 SF (45.4%)
PROPOSED:	296,228 SF (58.7%)
BUILDING	
EXISTING BUILDING (INCLUDING ADDITION) AREA:	93,507 SF (18.5)
PROPOSED BUILDING AREA:	43,639 SF (8.7%)
PROPOSED FUTURE BUILDING AREA:	4,724 SF (0.9%)
FLOOR AREA RATIO (FAR):	0.28:1
PARKING	
PARKING PROVIDED:	366 STANDARD
ADA PARKING SPACES:	13 HANDICAP (6 VAN)

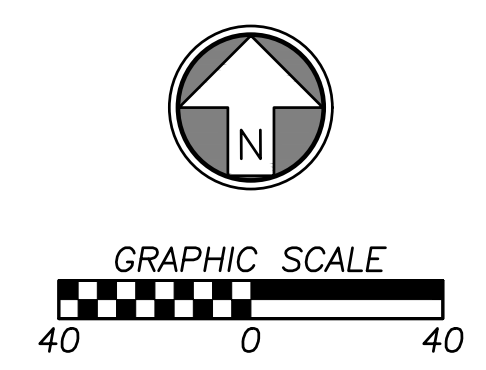
ZONING
 PO (PLANNED OFFICE)

OWNERSHIP:
 PARCEL NO. 52-900-04-237-00-0-00-000
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT POLICE AND COURT FACILITY
 INSTRUMENT NO. 199710020462, BOOK 60, PAGE 53

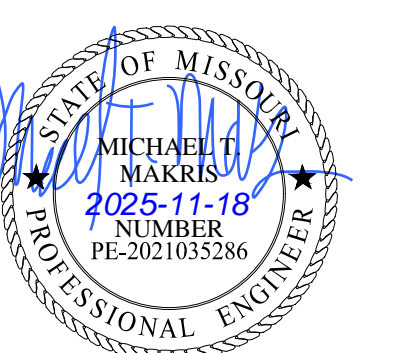
DIMENSIONAL STANDARDS:		
BUILDING SET-BACKS	FRONT YARD	15 FT
	REAR YARD	20 FT
PARKING SET-BACKS	RIGHT OF WAY	20 FT
	RESIDENTIAL DISTRICT	20 FT
	SIDE AND REAR P/L	6 FT
DRIVEWAY AISLE MINIMUM		24 FT
PARKING SPACE DIMENSIONS	LENGTH	19 FT
	WIDTH	9 FT

- GENERAL NOTES:**
- MINIMUM CURB RADIUS OF 3 FEET (UNLESS OTHERWISE SPECIFIED).
 - ALL NEW ON-SITE WIRING AND CABLES SHALL BE INSTALLED UNDERGROUND.
 - ALL ABOVE GROUND ELECTRICAL AND/ OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.
 - ALL CONCRETE MATERIALS (ASPHALTIC AND PORTLAND) SHALL MEET KANSAS CITY METROPOLITAN MATERIALS BOARD (KCMMB) SPECIFICATIONS.
 - ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL EXTERIOR -MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
 - BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER. REFERENCE DRAWING DATED 2024-10-08.

SITE LEGEND	
(#)	PARKING STALL COUNT
[Hatched Box]	PROPOSED BUILDING
[Dotted Box]	EXISTING BUILDING
[Solid Grey Box]	LIGHT DUTY ASPHALT PAVEMENT
[Dotted Box]	LIGHT DUTY PCC PAVEMENT
[Dashed Line]	CONCRETE SIDEWALK
[Solid Line]	STRAIGHT BACK CURB & GUTTER (TYPE CG-1)
[Dashed Line]	RETAINING WALL
[Dotted Line]	STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)
[Solid Line]	ZERO HEIGHT CURB
[Dashed Line]	TRANSITION CURB



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6. BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER.

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED NO PARKING STRIPING
- 03 PROPOSED STORM SEWER SYSTEM
- 04 PROPOSED FIRE PROTECTION SYSTEM
- 05 PROPOSED TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
- 06 PROPOSED WATER SERVICE SYSTEM
- 07 PROPOSED GENERATOR
- 08 PROPOSED TRANSFORMER PAD LOCATION
- 09 PROPOSED SANITARY SEWER SYSTEM
- 10 CITY OF LEE'S SUMMIT COMMERCIAL DRIVE ENTRANCE (GEN-1)
- 11 PROPOSED COMMUNICATIONS TOWER LOCATION. PENDING FURTHER DESIGN.
- 12 SITE RETAINING WALLS ARE DELEGATED DESIGN. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER/ARCHITECT REVIEW. PRODUCT - VERSA-LOK MOSAIC, COLOR BY ARCHITECT.
- 13 PLANTER WALLS SPECIFIED BY ARCHITECT.
- 14 HANDRAILS REQUIRED FOR ADA RAMP SPECIFIED BY ARCHITECT.
- 15 PROPOSED FENCE TO CONNECT TO EXISTING FENCE ALONG NORTHERN PROPERTY LINE.

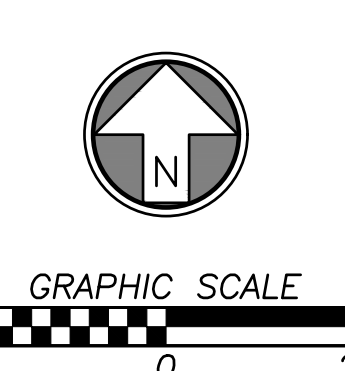
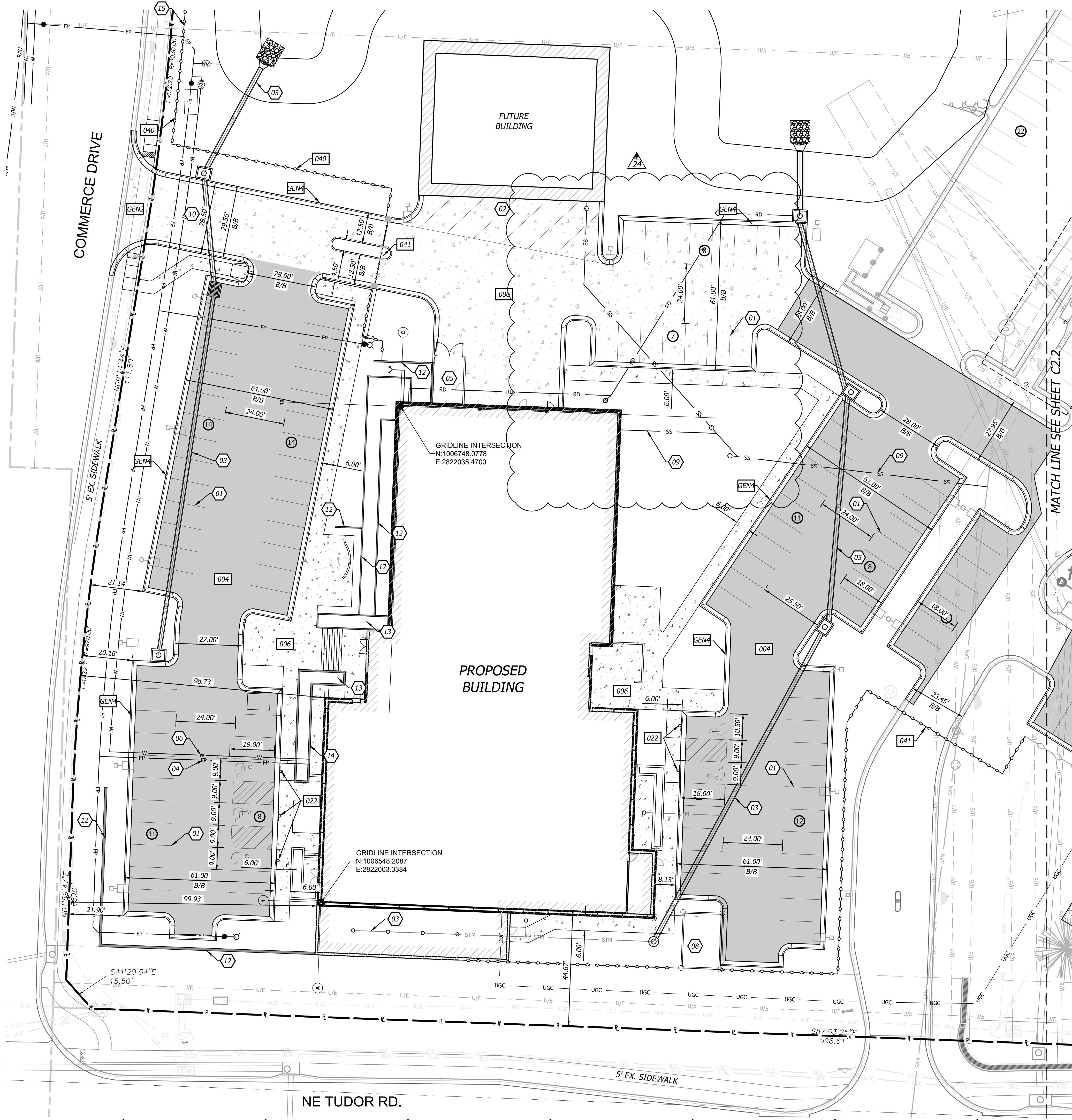
SITE LEGEND

- PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- LIGHT DUTY ASPHALT PAVEMENT
- LIGHT DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- RETAINING WALL
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C7.0 - C7.3

- GEN-1 CONCRETE DRIVEWAY DETAIL
- GEN-4 CONCRETE CURB & GUTTER
- 004 MEDIUM DUTY ASPHALT PAVEMENT
- 006 MEDIUM DUTY PCC PAVEMENT
- 014 CONCRETE SIDEWALK SECTION
- 022 ADA PARKING SIGNAGE
- 040 AMERISTAR FENCE DETAIL
- 041 AMERISTAR GATE DETAIL



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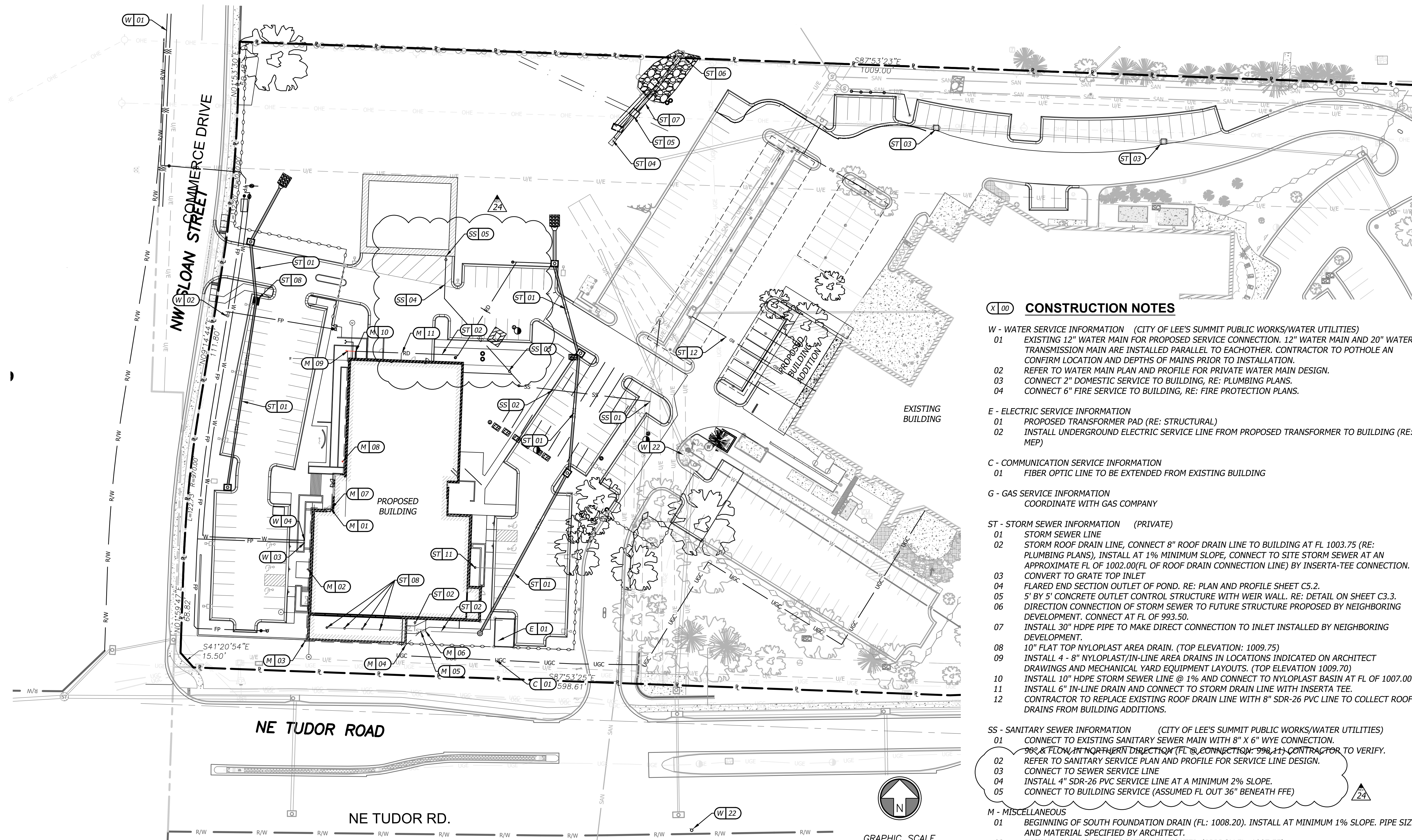


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UTILITY PLAN



(X 00) CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)**
 01 EXISTING 12" WATER MAIN FOR PROPOSED SERVICE CONNECTION. 12" WATER MAIN AND 20" WATER TRANSMISSION MAIN ARE INSTALLED PARALLEL TO EACH OTHER. CONTRACTOR TO POTHOLE AND CONFIRM LOCATION AND DEPTHS OF MAINS PRIOR TO INSTALLATION.
 02 REFER TO WATER MAIN PLAN AND PROFILE FOR PRIVATE WATER MAIN DESIGN.
 03 CONNECT 2" DOMESTIC SERVICE TO BUILDING, RE: PLUMBING PLANS.
 04 CONNECT 6" FIRE SERVICE TO BUILDING, RE: FIRE PROTECTION PLANS.

- E - ELECTRIC SERVICE INFORMATION**
 01 PROPOSED TRANSFORMER PAD (RE: STRUCTURAL)
 02 INSTALL UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING (RE: MEP)

- C - COMMUNICATION SERVICE INFORMATION**
 01 FIBER OPTIC LINE TO BE EXTENDED FROM EXISTING BUILDING

- G - GAS SERVICE INFORMATION**
 COORDINATE WITH GAS COMPANY

- ST - STORM SEWER INFORMATION (PRIVATE)**
 01 STORM SEWER LINE
 02 STORM ROOF DRAIN LINE, CONNECT 8" ROOF DRAIN LINE TO BUILDING AT FL 1003.75 (RE: PLUMBING PLANS). INSTALL AT 1% MINIMUM SLOPE, CONNECT TO SITE STORM SEWER AT AN APPROXIMATE FL OF 1002.00 (FL OF ROOF DRAIN CONNECTION LINE) BY INSERTA-TEE CONNECTION. CONVERT TO GRATE TOP INLET
 03 FLARED END SECTION OUTLET OF POND, RE: PLAN AND PROFILE SHEET C5.2.
 05 5' BY 5' CONCRETE OUTLET CONTROL STRUCTURE WITH WEIR WALL, RE: DETAIL ON SHEET C3.3.
 06 DIRECTION CONNECTION OF STORM SEWER TO FUTURE STRUCTURE PROPOSED BY NEIGHBORING DEVELOPMENT. CONNECT AT FL OF 993.50.
 07 INSTALL 30" HDPE PIPE TO MAKE DIRECT CONNECTION TO INLET INSTALLED BY NEIGHBORING DEVELOPMENT.
 08 10" FLAT TOP NYLOPLAST AREA DRAIN. (TOP ELEVATION: 1009.75)
 09 INSTALL 4 - 8" NYLOPLAST/IN-LINE AREA DRAINS IN LOCATIONS INDICATED ON ARCHITECT DRAWINGS AND MECHANICAL YARD EQUIPMENT LAYOUTS. (TOP ELEVATION 1009.70)
 10 INSTALL 10" HDPE STORM SEWER LINE @ 1% AND CONNECT TO NYLOPLAST BASIN AT FL OF 1007.00.
 11 INSTALL 6" IN-LINE DRAIN AND CONNECT TO STORM DRAIN LINE WITH INSERTA TEE.
 12 CONTRACTOR TO REPLACE EXISTING ROOF DRAIN LINE WITH 8" SDR-26 PVC LINE TO COLLECT ROOF DRAINS FROM BUILDING ADDITIONS.

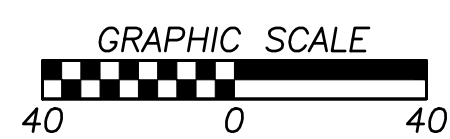
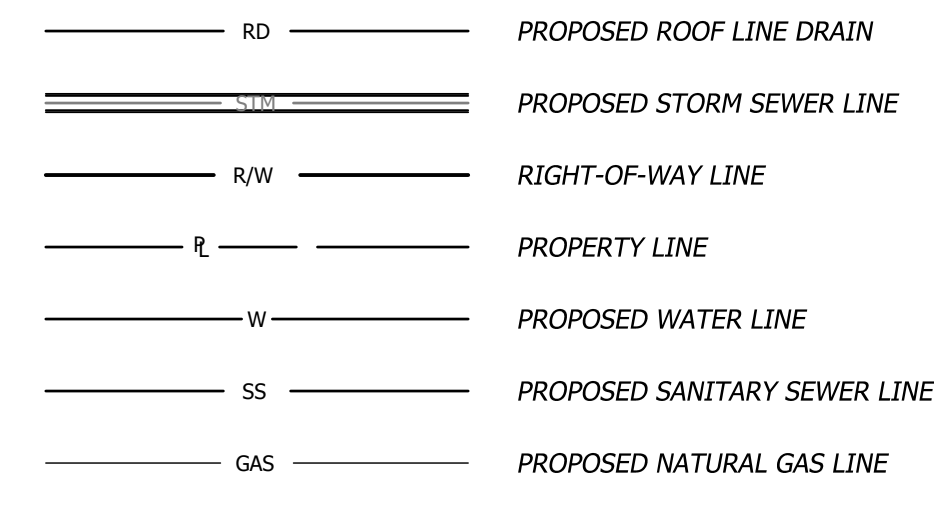
- SS - SANITARY SEWER INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)**
 01 CONNECT TO EXISTING SANITARY SEWER MAIN WITH 8" X 6" WYE CONNECTION.
 02 98% FLOW IN NORTHERN DIRECTION (FL @ CONNECTION: 998.11) CONTRACTOR TO VERIFY.
 03 REFER TO SANITARY SERVICE PLAN AND PROFILE FOR SERVICE LINE DESIGN.
 04 CONNECT TO SEWER SERVICE LINE
 05 INSTALL 4" SDR-26 PVC SERVICE LINE AT A MINIMUM 2% SLOPE.
 06 CONNECT TO BUILDING SERVICE (ASSUMED FL OUT 36" BENEATH FFE)

- M - MISCELLANEOUS**
 01 BEGINNING OF SOUTH FOUNDATION DRAIN (FL: 1008.20). INSTALL AT MINIMUM 1% SLOPE. PIPE SIZE AND MATERIAL SPECIFIED BY ARCHITECT.
 02 INSTALL CLEANOUT IN LOCATION INDICATED (APPROX FL: 1007.55).
 03 INSTALL 90 DEGREE BEND AND CLEANOUT AT LOCATION INDICATED (APPROX FL: 1007.00).
 04 INSTALL 45-DEGREE BEND (APPROX FL: 1006.20)
 05 WYE CONNECTION TO 8" PVC DRAIN LINE. (APPROX FL: 1006.00 OF UNDERSLAB DRAIN AT BUILDING EXIT)
 06 CONNECT UNDERSLAB DRAIN TO 8" PVC ROOF DRAIN LINE. (APPROX FL: 1006.00)
 07 BEGINNING OF NORTH FOUNDATION DRAIN (FL: 1009.27). INSTALL AT A MINIMUM 1% SLOPE. PIPE SIZE AND MATERIAL SPECIFIED BY ARCHITECT.
 08 INSTALL CLEANOUT IN LOCATION INDICATED (APPROX FL: 1008.32).
 09 INSTALL 90 DEGREE BEND AND CLEAN OUT AT LOCATION INDICATED. (APPROX FL: 1007.45).
 10 CONNECT TO EXISTING 8" ROOF DRAIN LINE WITH TEE CONNECTION.
 11 (FOUNDATION DRAIN APPROX FL: 1007.39)
 12 CONNECT UNDERSLAB DRAIN TO 8" PVC ROOF DRAIN LINE. (APPROX FL: 1007.25 OF UNDERSLAB DRAIN AT BUILDING EXIT)

UTILITY NOTES

- Contractor shall refer to all specifications, guidelines, and installation drawings from utility contacts for the installation of all service lines.
- The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
- Contractor to ensure 18" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
- Fire Line Notes:
 - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
 - Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
 - Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
- Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.

ROOF DRAIN LEGEND



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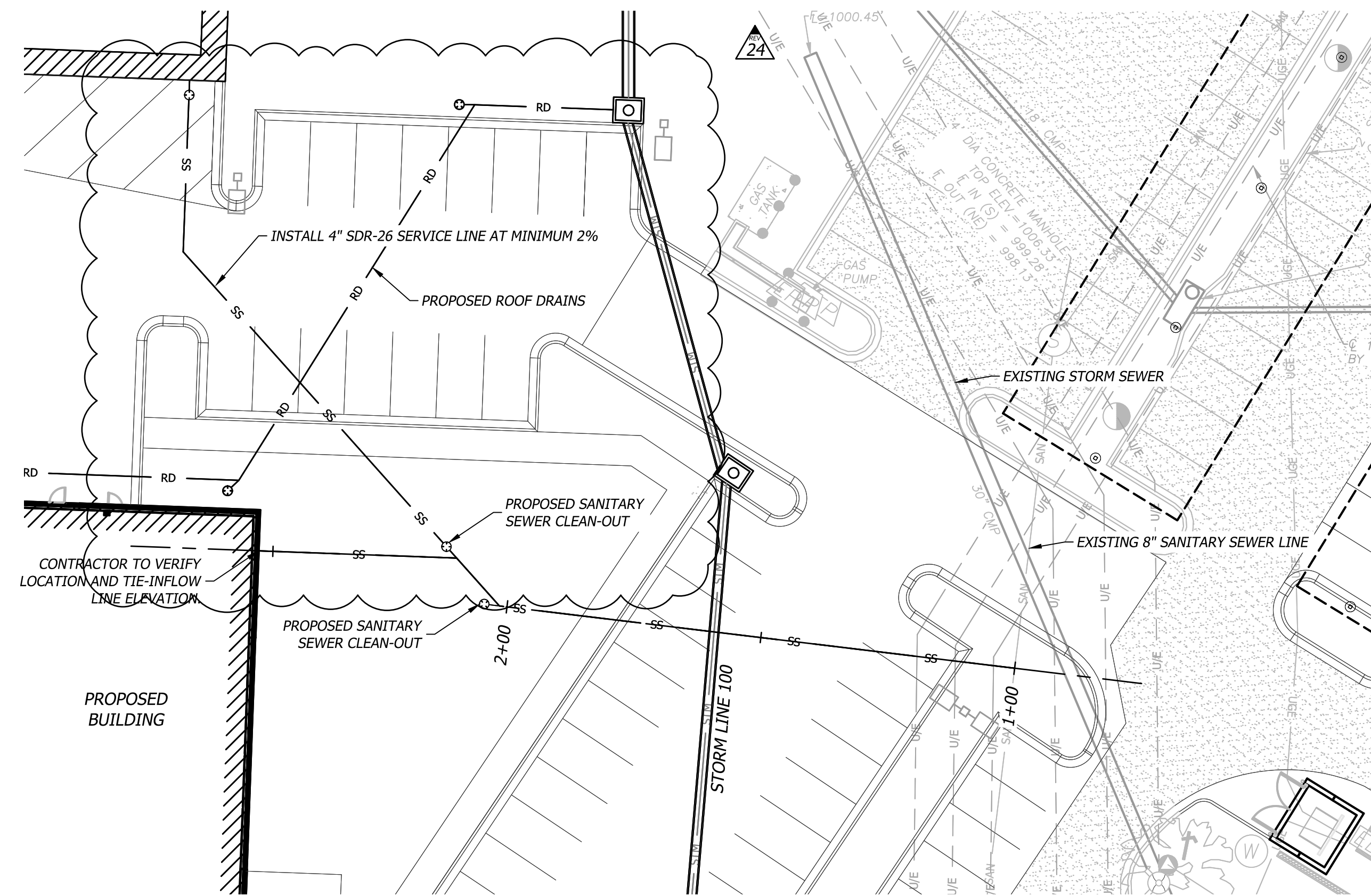


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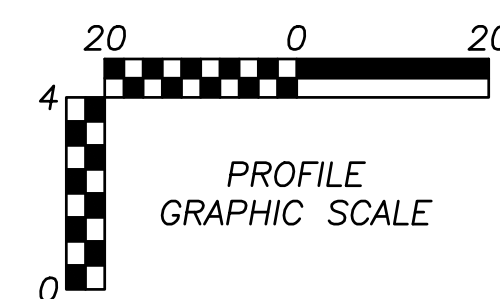
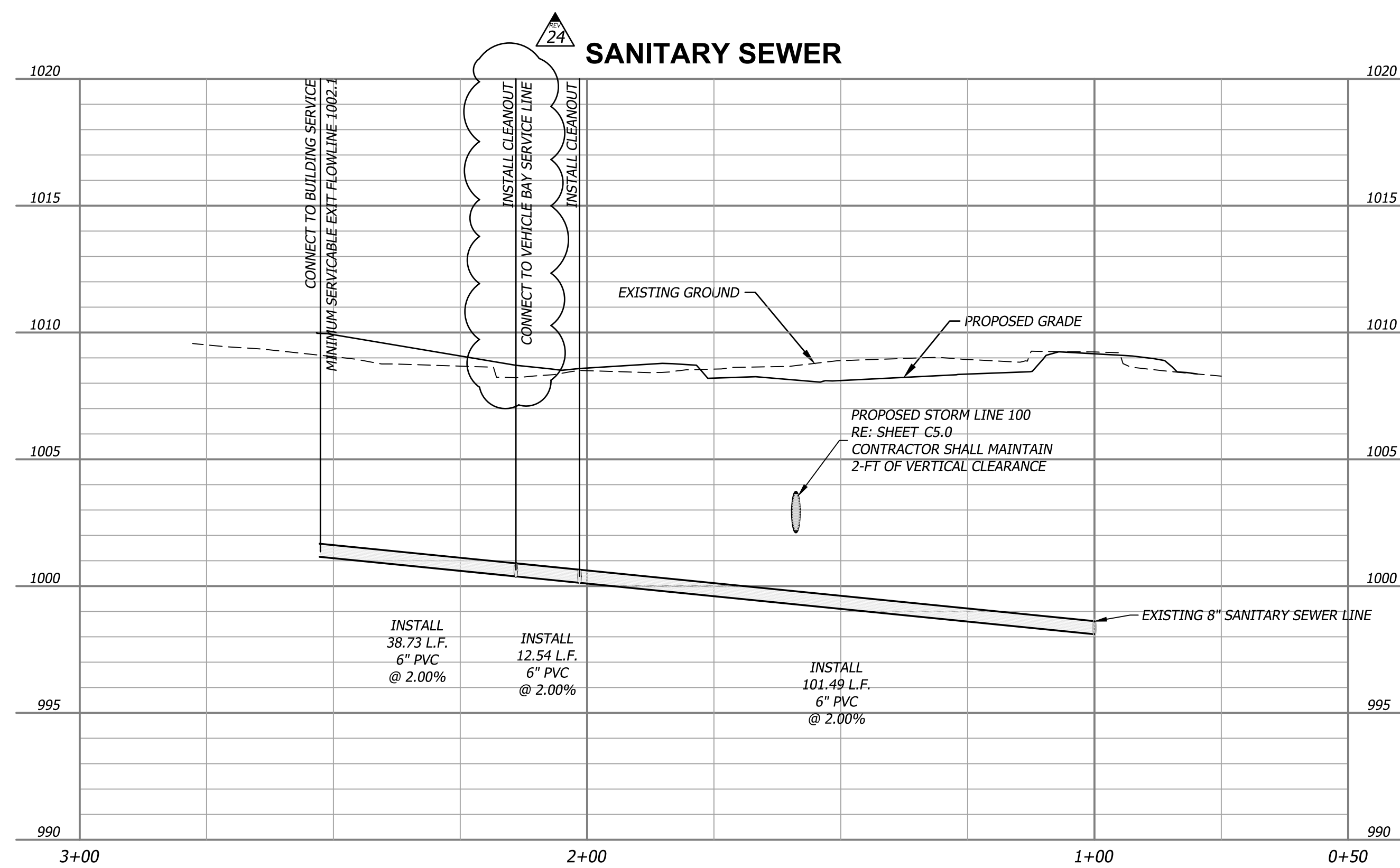
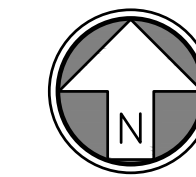
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SANITARY SEWER PLAN & PROFILE



STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.



SANITARY PROFILE NOTE

SANITARY PROFILE IS BASED ON MINIMUM SERVICEABLE ELEVATION FOR EXIT OF BUILDING SERVICE. CONTRACTOR SHALL MAINTAIN REDLINES OF CONSTRUCTED ELEVATIONS.