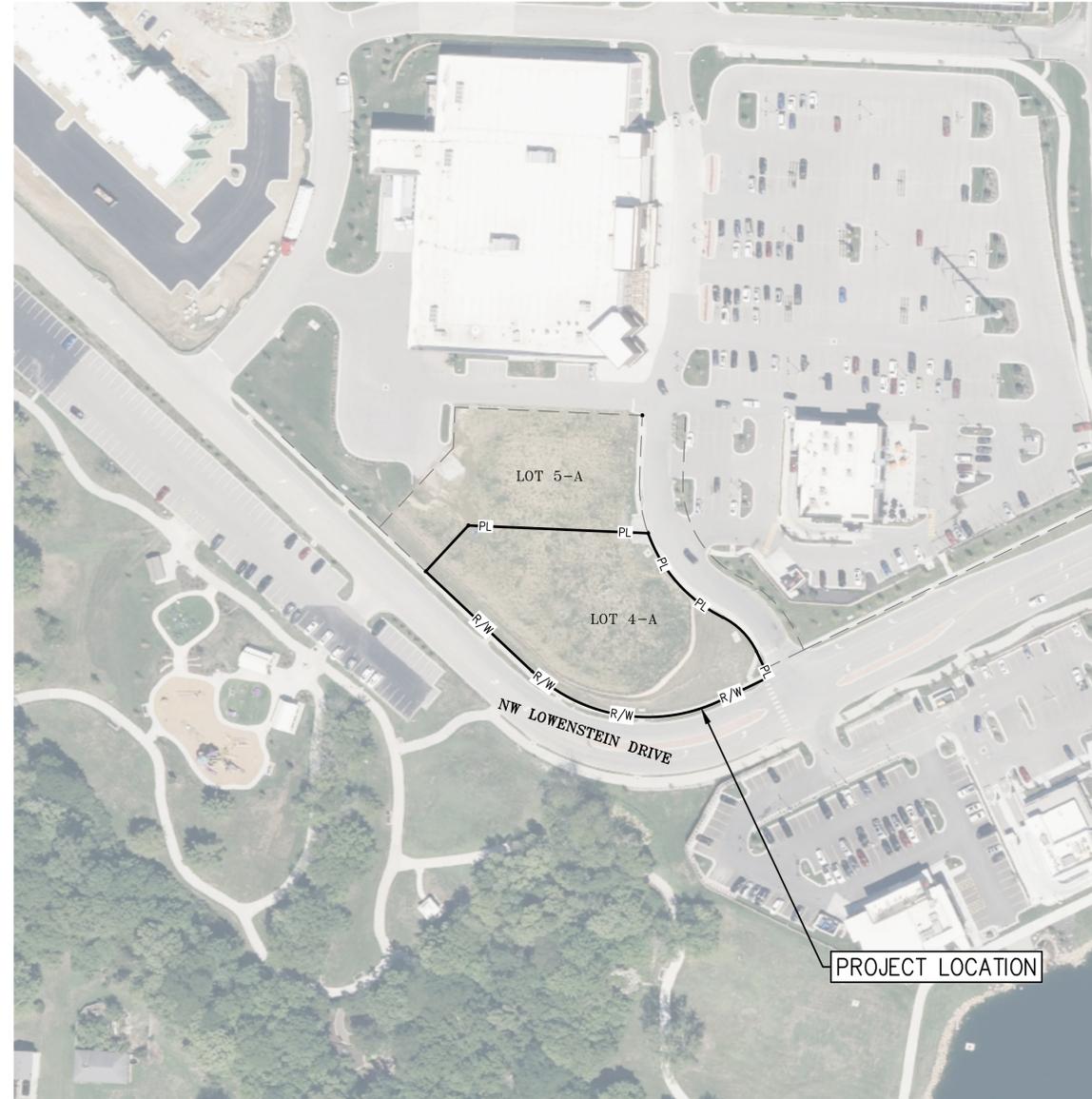


SITE DEVELOPMENT PLANS FOR HYPER ENERGY BAR 2060 NW LOWENSTEIN DRIVE IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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C500-C503	PRIVATE DETAILS
L100-L120	LANDSCAPE PLAN
	SITE PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS



PREPARED & SUBMITTED BY:
 PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KS 66061
 CONTACT: DANIEL FINN, P.E.
 913-393-1155 OFFICE
 EMAIL: DFINN@PHELPSENGINEERING.COM

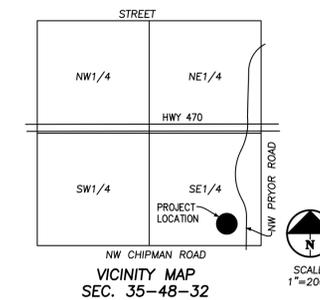
DEVELOPER:
 HYPER ENERGY BAR
 11275 AURORA AVENUE,
 URBANDALE, IA 50322
 CONTACT: CHRIS WHALEN
 PHONE: 563-505-3069
 EMAIL: CWHALEN@HOARI.COM

LEGAL DESCRIPTION:
 LOT 4-A, STREETS OF WEST PRYOR, LOTS 4-A AND 5-A, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
GROSS AREA = 0.9139± ACRES

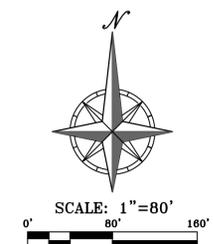
FLOOD NOTE:
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JOHNSON COUNTY, KANSAS, MAP NO. 29095C0416G, AND DATED JANUARY 20, 2017.

UTILITY COMPANIES:

- | | |
|---|----------------------------------|
| MISSOURI GAS ENERGY
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082 | (816) 969-2218 |
| EVERGY
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM)
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081 | (816) 347-4339
(816) 347-4316 |
| STORM SEWER (PUBLIC WORKS DEPARTMENT)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063 | (816) 969-1800 |
| SANITARY SEWER & WATER (WATER UTILITIES DEPT.)
1200 SE HAMBLEN ROAD,
LEE'S SUMMIT, MO 64081 | (816)-969-1900 |
| AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM)
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207 | (913) 383-4849-FAX |



LEGEND
 — PL — PROPERTY LINE
 - - LL - - LOT LINE
 - - R/W - - RIGHT-OF-WAY



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Know what's below.
Call before you dig.



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 Olathe, Kansas 66061
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COVER SHEET
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEE'S SUMMIT, MO 64081

Project No.	Date	Revisions	By	App.
PROJECT NO. 250040	DATE 02-02-2026	DRAWN: AEB		
		CHECKED: DAF		
		APPROVED: DAF		
		CITY OF LEE'S SUMMIT		
		LAND SURVEYING - LS-82		
		ENGINEERING - E-361		
		CITY OF LEE'S SUMMIT		
		LAND SURVEYING-200701028		
		ENGINEERING-200700038		

SHEET
C000

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 (913) 393-1166
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ALTA/NSPS LAND TITLE SURVEY
 LOT 4-A STREET OF WEST PRYOR
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 ADDRESS: 2060 NW LOWENSTEIN DRIVE

DESCRIPTION:

LOT 4-A, STREETS OF WEST PRYOR, LOTS 4-A AND 5-A, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

AREA = 39,808± SQ.FT. / 0.9139± ACRES

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1283934-KCTY DATED OCTOBER 30, 2025 AT 8:00 A.M.

SCHEDULE B, PART II - EXCEPTIONS:

- A RIGHT-OF-WAY TO CITY OF LEE'S SUMMIT, MISSOURI IN THE DOCUMENT RECORDED OCTOBER 13, 1989 AS DOCUMENT NO. 1989094969 IN BOOK 1982, PAGE 1140 OF OFFICIAL RECORDS. (DOES NOT AFFECT THIS PROPERTY)
- EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 183, PAGE 28. (SHOWN, AFFECTS THIS PROPERTY)
- TERMS AND PROVISIONS AS SET FORTH IN FINAL JUDGMENT AND ORDER FORMING THE WEST PRYOR TRANSPORTATION DEVELOPMENT DISTRICT, RECORDED FEBRUARY 21, 2019 UNDER CASE NO. 1916-CV00964. (MAP INDICATED AS EXHIBIT A-2 NOT INCLUDED IN DOCUMENT, NO PLOTTABLE ELEMENT)
- SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PORTION OF LOWENSTEIN ROAD OVER PORTION PROPERTY. (NO DOCUMENT PROVIDED)
- THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN NW LOWENSTEIN DRIVE AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED APRIL 11, 2019 AS DOCUMENT NO. 2019022512. (DOES NOT AFFECT THIS PROPERTY)
- TERMS AND PROVISIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS, RECORDED SEPTEMBER 11, 2017 AS DOCUMENT NO. 2017E0083933. (DOES NOT AFFECT SUBJECT PROPERTY)
- TERMS AND PROVISIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS AND RIGHT OF FIRST REFUSAL, RECORDED MARCH 29, 2019 AS DOCUMENT NO. 2019E0022014. (AFFECTS THIS PROPERTY)
- TERMINATION OF RIGHT OF FIRST REFUSAL RECORDED MAY 7, 2019 AS DOCUMENT NO. 2019E0032998. (SUBJECT PROPERTY WITHIN "OUTLOT PARCELS" PER EXHIBIT "C")
- TERMS AND PROVISIONS AS SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS, RECORDED MAY 3, 2019 AS DOCUMENT NO. 2019E0032460. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)
- TERMS AND PROVISIONS OF ORDINANCE NO. 8955 FOR AND/OR CREATING ACCEPTING FINAL PLAT ENTITLED "STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS A, B, C, & D" AS TO A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI RECORDED IN DOCUMENT NO. 2019E0032537. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)
- TERMS AND PROVISIONS AS SET FORTH IN MEMORANDUM OF TAX INCREMENT FINANCING CONTRACT, BY AND BETWEEN CITY OF LEE'S SUMMIT, MISSOURI AND STREETS OF WEST PRYOR, LLC, RECORDED MAY 6, 2019 AS DOCUMENT NO. 2019E0032995. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)
- TERMS AND PROVISIONS AS SET FORTH IN MEMORANDUM OF STREETS OF WEST PRYOR COOPERATIVE AGREEMENT, BY AND BETWEEN CITY OF LEE'S SUMMIT, MISSOURI, STREETS OF WEST PRYOR COMMUNITY IMPROVEMENT DISTRICT AND STREETS OF WEST PRYOR, LLC, RECORDED MAY 6, 2019 AS DOCUMENT NO. 2019E0032996. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)
- TERMS AND PROVISIONS AS SET FORTH IN MEMORANDUM OF STREETS OF WEST PRYOR TDD COOPERATIVE AGREEMENT, BY AND BETWEEN CITY OF LEE'S SUMMIT, MISSOURI, STREETS OF WEST PRYOR TRANSPORTATION DEVELOPMENT DISTRICT AND STREETS OF WEST PRYOR, LLC, RECORDED MAY 6, 2019 AS DOCUMENT NO. 2019E0032997. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)
- TERMS AND PROVISIONS OF ORDINANCE NO. 8813 FOR AND/OR CREATING VACATING CERTAIN EASEMENTS IN THE STREETS OF WEST PRYOR DEVELOPMENT, GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW PRYOR ROAD AND NW CHIPMAN ROAD, IN THE CITY OF LEE'S SUMMIT, MISSOURI RECORDED IN DOCUMENT NO. 2020E0016907. (SHOWN, AFFECTS THIS PROPERTY)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRANSFER AGREEMENT" RECORDED JUNE 15, 2023 AS DOCUMENT NO. 2023E0020414 OF OFFICIAL RECORDS. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)
- EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN DOCUMENT NO. 2023E0068543, IN PLAT BOOK 212, PAGE 92. (SHOWN, AFFECTS THIS PROPERTY)
- AN EASEMENT TO EVERGY MISSOURI WEST, INC., A MISSOURI CORPORATION RECORDED MARCH 06, 2024 IN DOCUMENT NO. 2024E0014094. (DOES NOT AFFECT THIS PROPERTY)
- TERMS AND CONDITIONS OF THE UNRECORDED BUILDING LEASE BETWEEN SWP, LLC, AS LANDLORD, AND JEWELL ORTHODONTICS, LLC AS TENANT, DATED MARCH 17, 2023. (NOT A SURVEY MATTER)
- TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MAY 01, 2019, BY AND BETWEEN CITY OF LEE'S SUMMIT AS LESSOR AND STREETS OF WEST PRYOR, LLC AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE AGREEMENT RECORDED MAY 07, 2019 AS DOCUMENT NO. 2019E0033314 OF OFFICIAL RECORDS.
- OMNIBUS AMENDMENT OF DOCUMENTS RECORDED AUGUST 17, 2021 IN DOCUMENT NO. 2021E0090570.
- ASSIGNMENT AND ASSUMPTION AGREEMENT DATED JUNE 15, 2023, BY AND BETWEEN STREETS OF WEST PRYOR, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI (ASSIGNOR) AND SWP V, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI (ASSIGNEE), RECORDED JUNE 15, 2023, AS DOCUMENT NO. 2023E0042193 OF OFFICIAL RECORDS.
- SECOND OMNIBUS AMENDMENT OF DOCUMENTS RECORDED MARCH 25, 2025 IN DOCUMENT NO. 2025E0019744. (AFFECTS THIS PROPERTY, BLANKET IN NATURE)

SURVEY NOTES:

- THERE IS A TOTAL OF 18 MARKED PARKING SPACES, SPACES LOCATED ON SUBJECT PROPERTY. PARKING SPACES ARE MARKED WITH PAINTED STRIPES AS SHOWN HEREON.
- THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ALL PLOTTABLE OFFSITE, APPURTENANT EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 ARE SHOWN HEREON.
- THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER MAJOR IMPROVEMENTS, AS SHOWN ON THIS SURVEY.
- THE PROPERTY DEPICTED HEREON IS THE SAME PROPERTY AS LEGALLY DESCRIBED IN THE REFERENCED TITLE COMMITMENT. THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE, AND THERE WAS NO EVIDENCE OF GAPS, GORES OR OVERLAPS OBSERVED.
- CONTOURS SHOWN HEREON ARE AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD83 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 280174, JOHNSON COUNTY, KANSAS, MAP NO. 2909504166, AND DATED JANUARY 20, 2017.

UTILITY NOTE:

UTILITIES SHOWN HEREON WERE TAKEN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. LOCATIONS SHOWN ARE APPROXIMATE AND FEL DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. ONE CALL TICKET NO. 253532620.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

ZONING:

AT THE TIME OF THIS SURVEY, NO ZONING REPORT WAS FURNISHED.

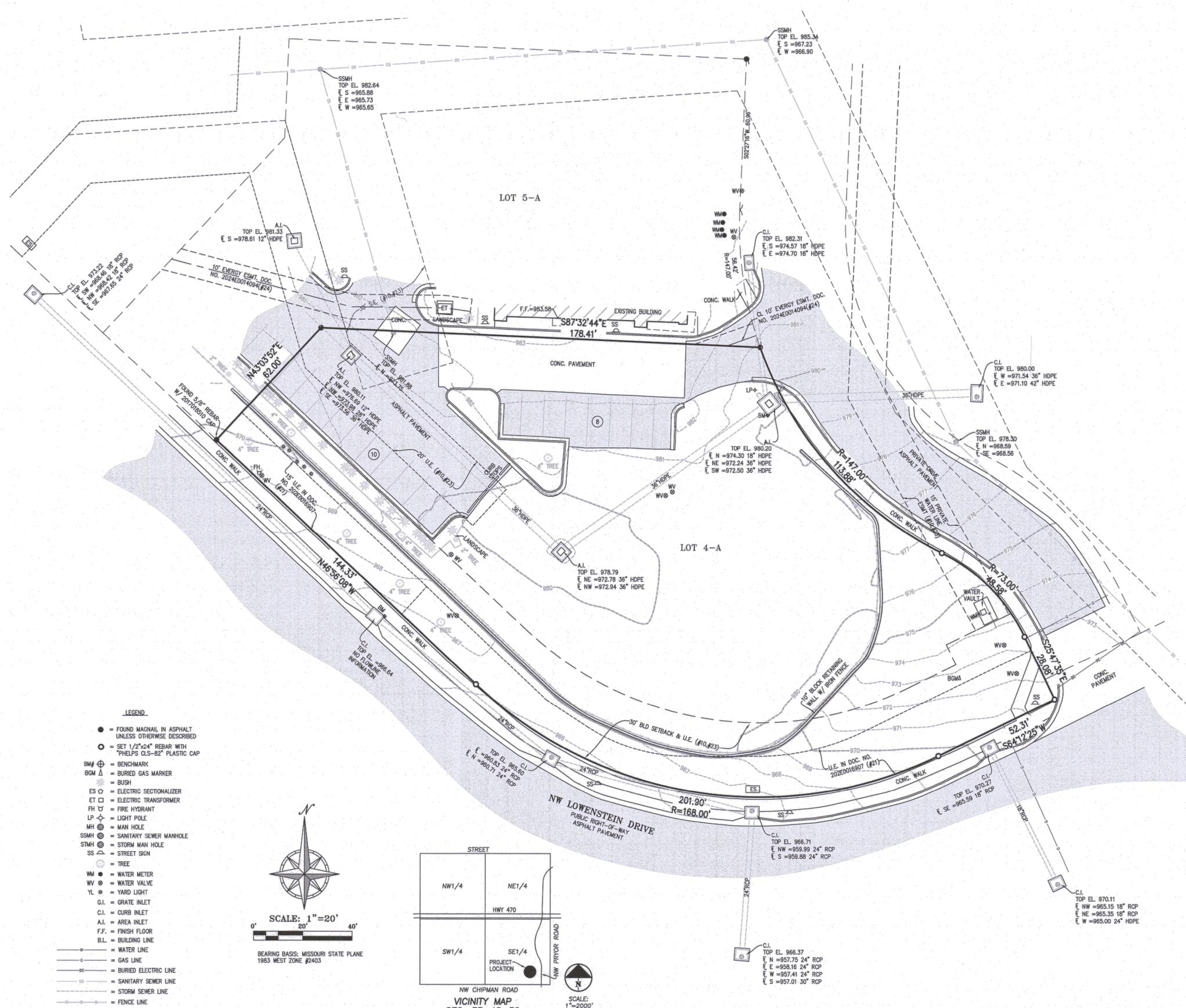
CERTIFICATION:

TO: HEB MO, LLC, AN IOWA LIMITED LIABILITY COMPANY; SWP V, LLC, A MISSOURI LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 9, 11(A), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

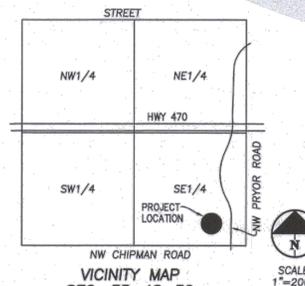


BY: DAVID WAYNE JONES, JR., MO. LS-2021004164



LEGEND:

- FOUND MAGNAIL IN ASPHALT UNLESS OTHERWISE DESCRIBED
- SET 1/2"x24" REBAR WITH "PHELPS GLS-82" PLASTIC CAP
- BM ⊕ BENCHMARK
- BGM △ BURIED GAS MARKER
- ⊛ BUSH
- ES ○ ELECTRIC SECTIONALIZER
- ET □ ELECTRIC TRANSFORMER
- PH ⊕ LIGHT POLE
- LP ⊕ FIRE HYDRANT
- MH ⊕ MAN HOLE
- SMH ⊕ SANITARY SEWER MANHOLE
- STMH ⊕ STORM MAN HOLE
- SS ⊕ STREET SIGN
- TREE
- WM ⊕ WATER METER
- WV ⊕ WATER VALVE
- YL ⊕ YARD LIGHT
- G.I. GRATE INLET
- C.I. CURB INLET
- A.I. AREA INLET
- F.F. FINISH FLOOR
- B.L. BUILDING LINE
- WATER LINE
- GAS LINE
- BURIED ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE LINE



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PROJECT NO.	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
2505040	12/16/2025								
DRAWN BY	KLJ								
CHECKED BY	KLJ								
DATE	12/16/2025								

SHEET
C002
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 Olathe, Kansas 66066
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 Fax (913) 393-1165
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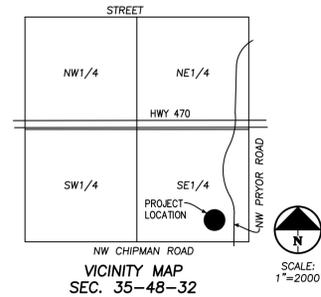
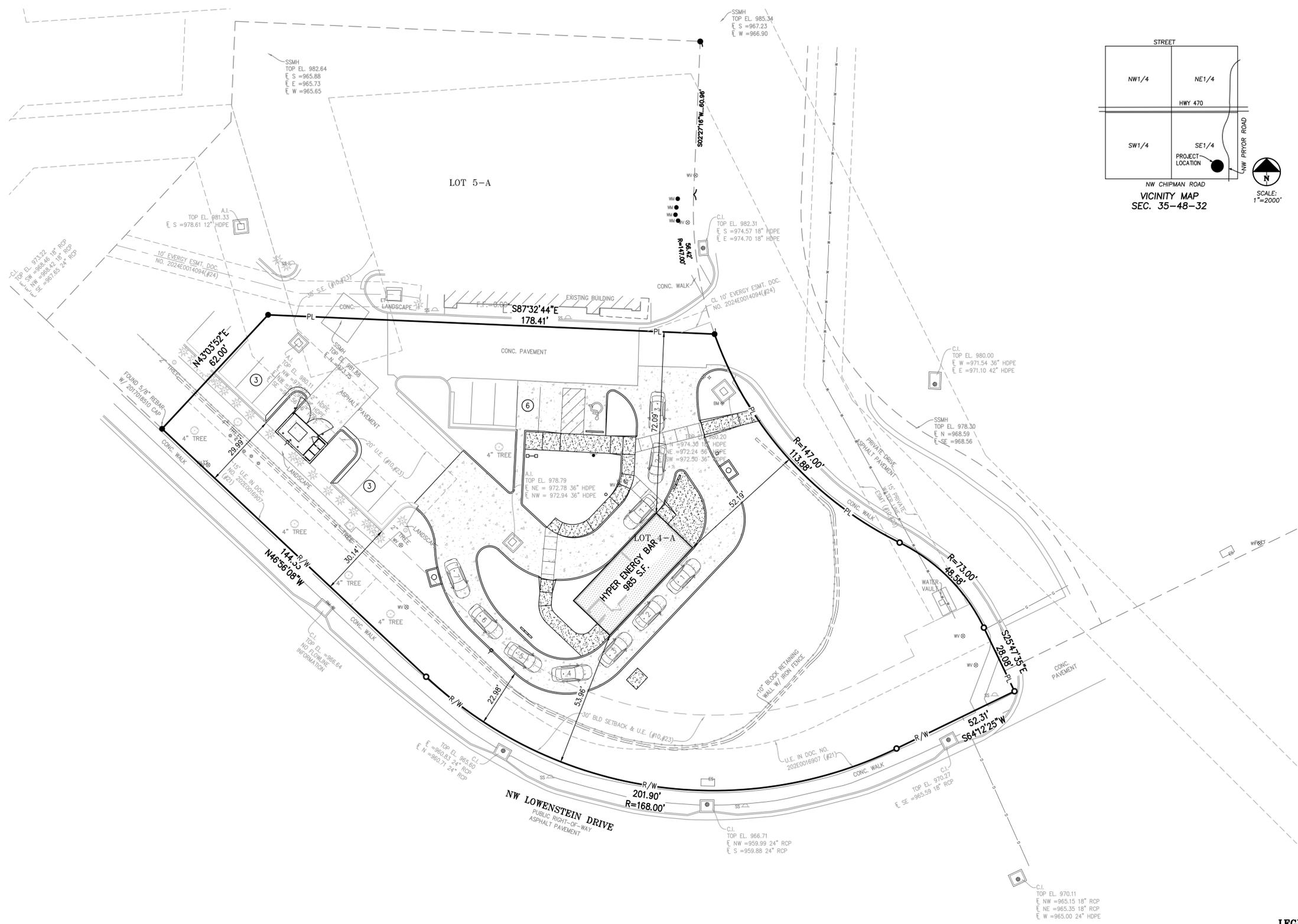


OVERALL SITE PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

Project No.	By	App.
250040		

No.	Date	Revisions:

SHEET
C100



COMMERCIAL SITE & BUILDING SUMMARY TABLE

SITE DATA	SITE AREA	FAR
LOT 4-A	0.9139 AC.	0.02412
BUILDING DATA	BUILDING AREA	MAX HT.
BUILDING #1	985 S.F.	16'-9 1/2"
ZONING DATA	EXISTING	PROPOSED
	PMIX	PMIX

PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 8.530)	
REQUIRED - LOT 1	
RESTAURANT - DRIVE-THROUGH ONLY (2 PER BUSINESS + 1 PER EMPLOYEE ON MAX SHIFT)	6
TOTAL	6
PROVIDED - LOT 1	
STANDARD SPACES	11
ACCESSIBLE SPACES	1
TOTAL	12

OPEN SPACE SUMMARY TABLE

OPEN SPACE REQUIREMENTS (CODE SECTION XXXX)			
LOT 4-A	EXISTING	PROPOSED	
OPEN SPACE (XXX MIN)	0.68 AC. - 75%	0.50 AC. - 55%	
IMPERVIOUS	0.23 AC. - 25%	0.41 AC. - 45%	

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



LEGAL DESCRIPTION:
 LOT 4-A, STREETS OF WEST PRYOR, LOTS 4-1 AND 5-A, A SUBDIVISION IN THE CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI
GROSS AREA = ±39,808 S.F. / ±0.9139 ACRES

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



PROJECT: \\phelps-server\projects\250040\Drawings\Site\eng Layout1.dwg Date: Feb 02, 2026 - 8:22am Daniel Finn



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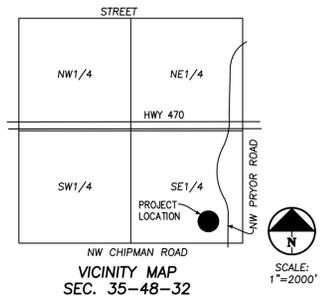
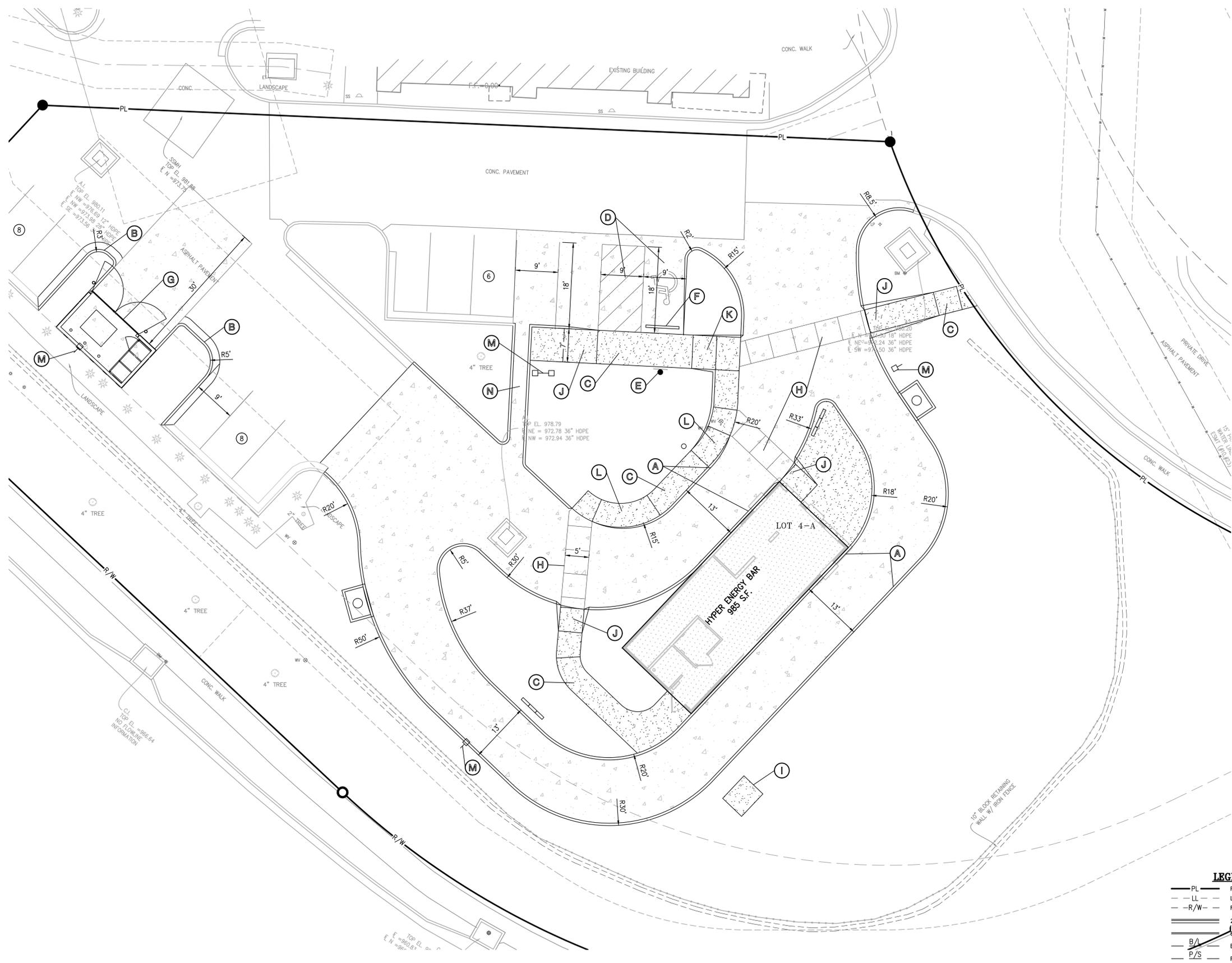
PLANNING
 ENGINEERING
 IMPLEMENTATION



SITE PLAN - ENLARGED
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

No.	Date	Revisions:	By	App.

SHEET
C101



SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE TYPE C-1 CONCRETE CURB, TYP. SEE DETAIL GEN-4 ON SHEET ###.
- (B) CONSTRUCT PRIVATE TYPE CG-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET ###.
- (C) CONSTRUCT PRIVATE CONCRETE SIDEWALK, TYP. SEE "CONCRETE SIDEWALK" DETAIL ON SHEET ###.
- (D) INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS. SEE "ACCESSIBLE PARKING SPACE" DETAIL ON SHEET ###.
- (E) INSTALL VAN ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE PARKING SIGN (MISSOURI)" DETAIL ON SHEET ###.
- (F) INSTALL CONCRETE WHEEL STOP (TYPICAL). SEE "PRECAST CONCRETE WHEELSTOP" DETAIL ON SHEET ###.
- (G) INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- (H) INSTALL SCORED CONCRETED CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET ###.
- (I) CONSTRUCT TRANSFORMER PAD (RE: ENERGY WORKORDER).
- (J) CONSTRUCT PRIVATE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "ACCESSIBLE SIDEWALK CURB RAMP TYPE I" DETAIL ON SHEET ###.
- (K) CONSTRUCT PRIVATE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "ACCESSIBLE SIDEWALK CURB RAMP TYPE II" DETAIL ON SHEET ###.
- (L) CONSTRUCT PRIVATE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "ACCESSIBLE SIDEWALK CURB RAMP TYPE III" DETAIL ON SHEET ###.
- (M) INSTALL PARKING LOT LIGHTS. (REFER TO SITE LIGHTING PLAN FOR CONCRETE BASE DETAIL).
- (N) CONSTRUCT CONCRETE FLUME.

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' —	2' CURB & GUTTER
— 6" —	6" CURB
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



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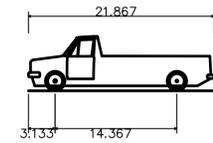
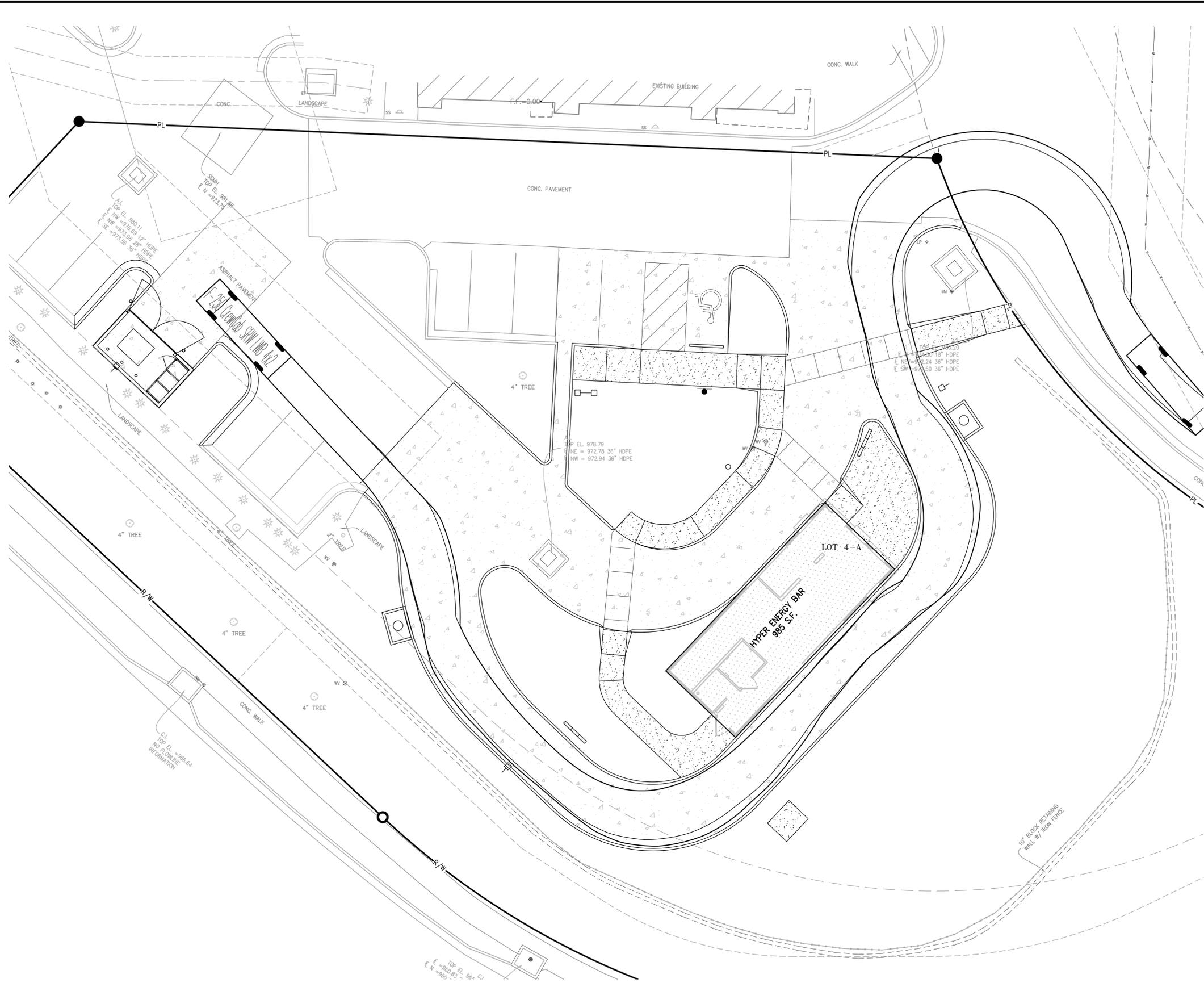
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 www.phelpsengineering.com



TRUCK TURN PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081



F-250 CrewCab SRW LWB 4x2
 Overall Length 21.867ft
 Overall Width 6.658ft
 Overall Body Height 6.392ft
 Min Body Ground Clearance 0.583ft
 Track Width 6.658ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 29.250ft

LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
=====	2' CURB & GUTTER
=====	6" CURB
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Project No.	Date	By	App.
PROJECT NO. 250040			
DATE: 02-02-2026			
CHECKED: DAF			
DATE OF AUTHORIZATION			
CORPORATE AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
DATE OF AUTHORIZATION			
LAND SURVEYING-200701028			
ENGINEERING-200350308			

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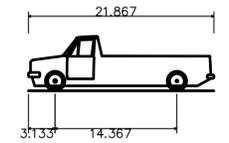
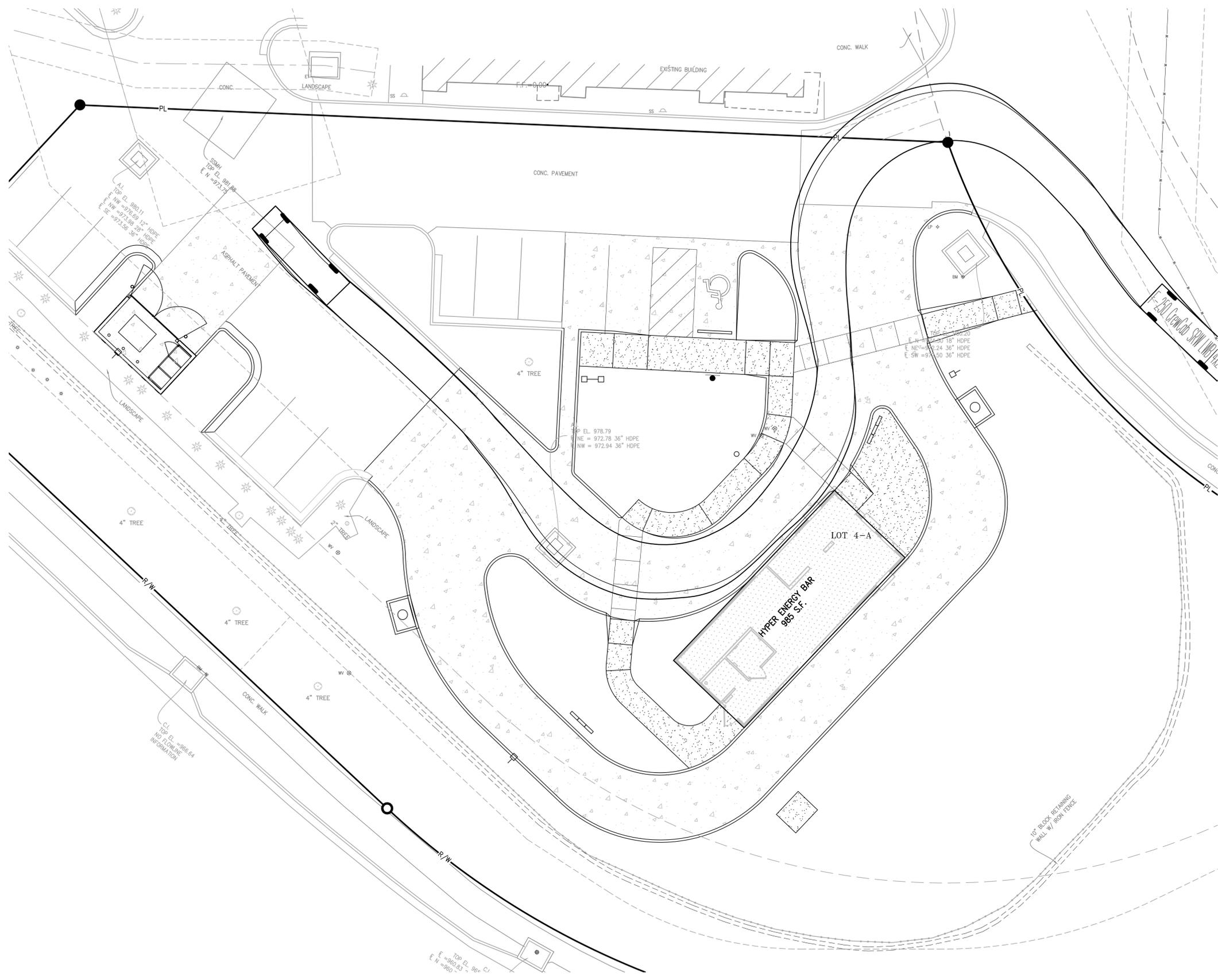
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 Olathe, Kansas 66066
 (913) 393-1155
 Fax (913) 393-1165
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TRUCK TURN PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

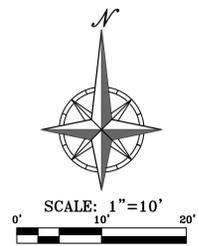
Revisions:	No.	Date	By	App.
PROJECT NO. 250040				
DATE: 02-02-2026				
CHECKED: DAF				
DATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-361				
DATE OF AUTHORIZATION				
LAND SURVEYING-200700128				
ENGINEERING-200350308				

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C103



F-250 CrewCab SRW LWB 4x2
 Overall Length 21.867ft
 Overall Width 6.658ft
 Overall Body Height 6.392ft
 Min Body Ground Clearance 0.583ft
 Track Width 6.658ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 29.250ft

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - - - R/W - - - RIGHT-OF-WAY
 - ==== 2" CURB & GUTTER
 - ==== 6" CURB
 - B/L — BUILDING SETBACK LINE
 - P/S — PARKING SETBACK LINE
 - L/S — LANDSCAPE SETBACK LINE
 - [Pattern] STANDARD DUTY ASPHALT PAVEMENT
 - [Pattern] PROPOSED BUILDING
 - [Pattern] CONCRETE PAVEMENT
 - [Pattern] CONCRETE SIDEWALK



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
 UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



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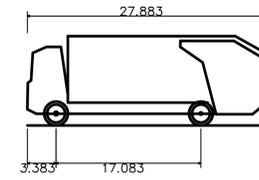


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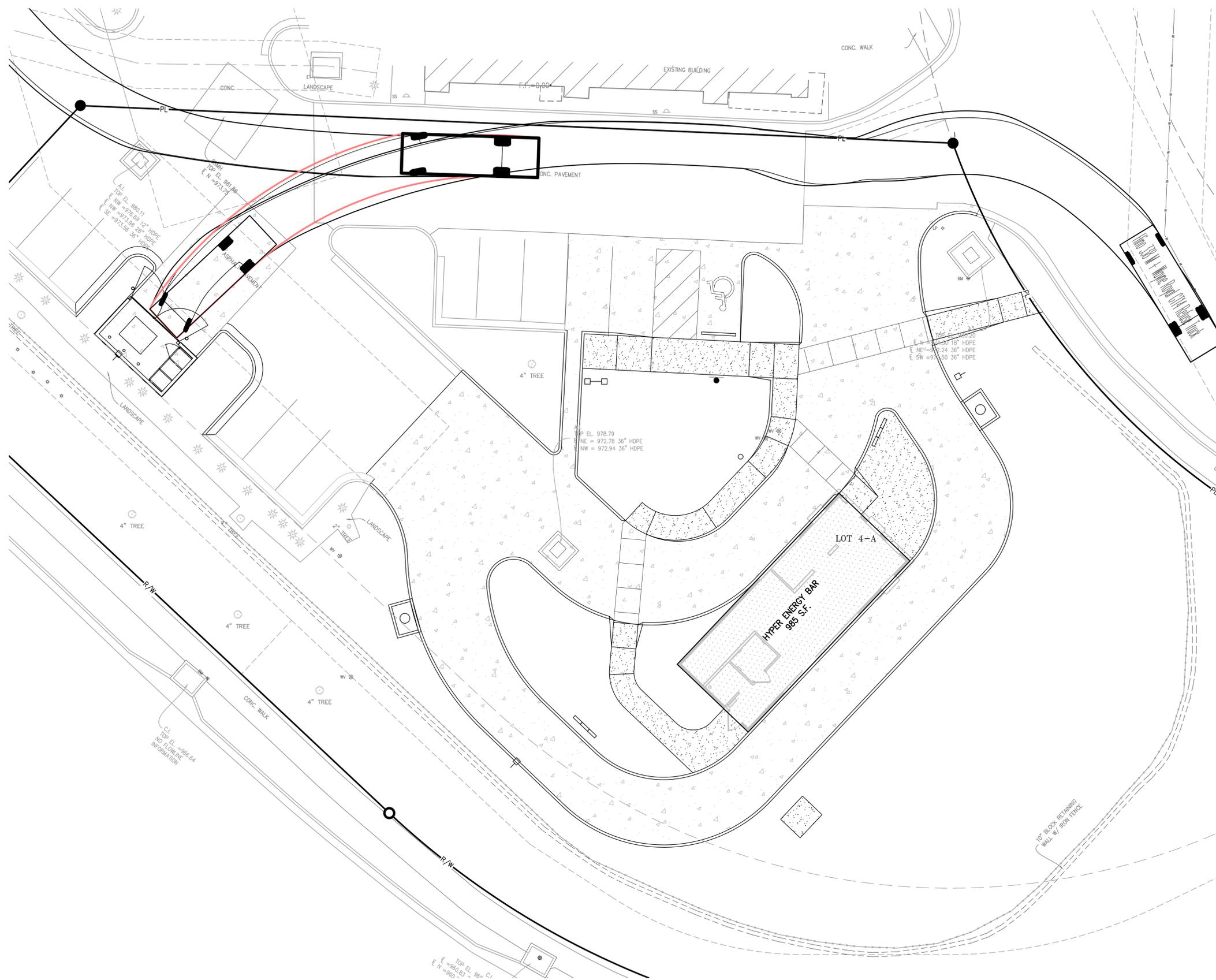
TRASH TRUCK TURN PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081



Hino 338 M + Wayne Royal GT14 Refuse Truck
 Overall Length 27.883ft
 Overall Width 8.042ft
 Overall Body Height 10.488ft
 Min Body Ground Clearance 1.318ft
 Track Width 8.042ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 27.400ft

LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
====	2' CURB & GUTTER
====	6" CURB
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



UTILITY NOTES:
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Revisions:	No.	Date	By	App.
PROJECT NO. 250040				
DATE: 02-02-2026				
CHECKED: DAF				
DATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-36				
DATE OF AUTHORIZATION				
LAND SURVEYING-20070128				
ENGINEERING-20050308				

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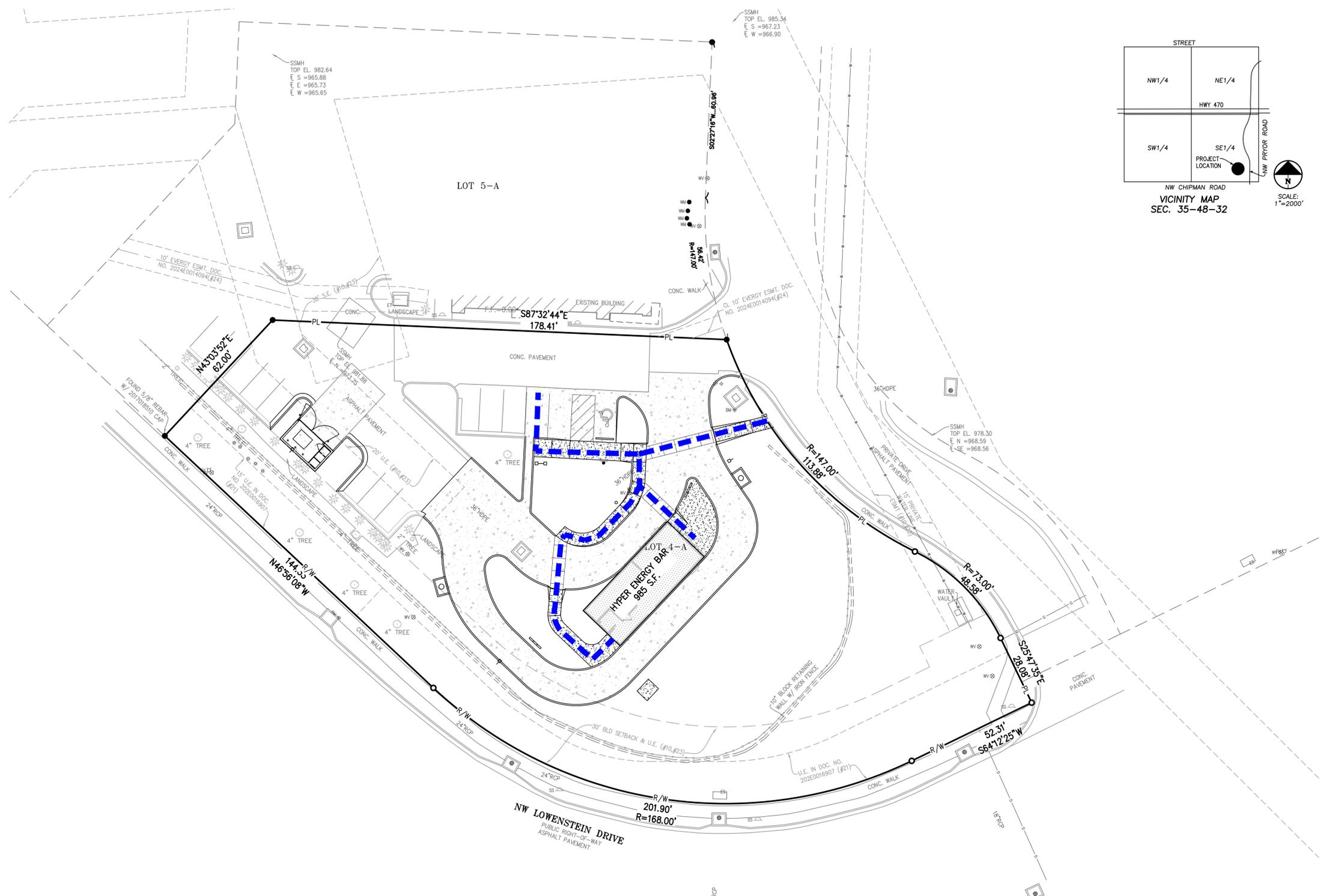
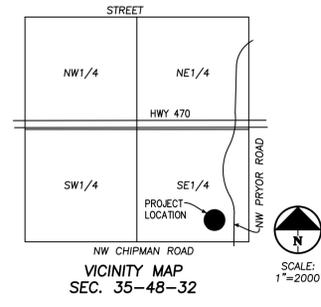
PHILIPS ENGINEERING, INC.
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ADA PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

Revisions:	No.	Date	By	App.

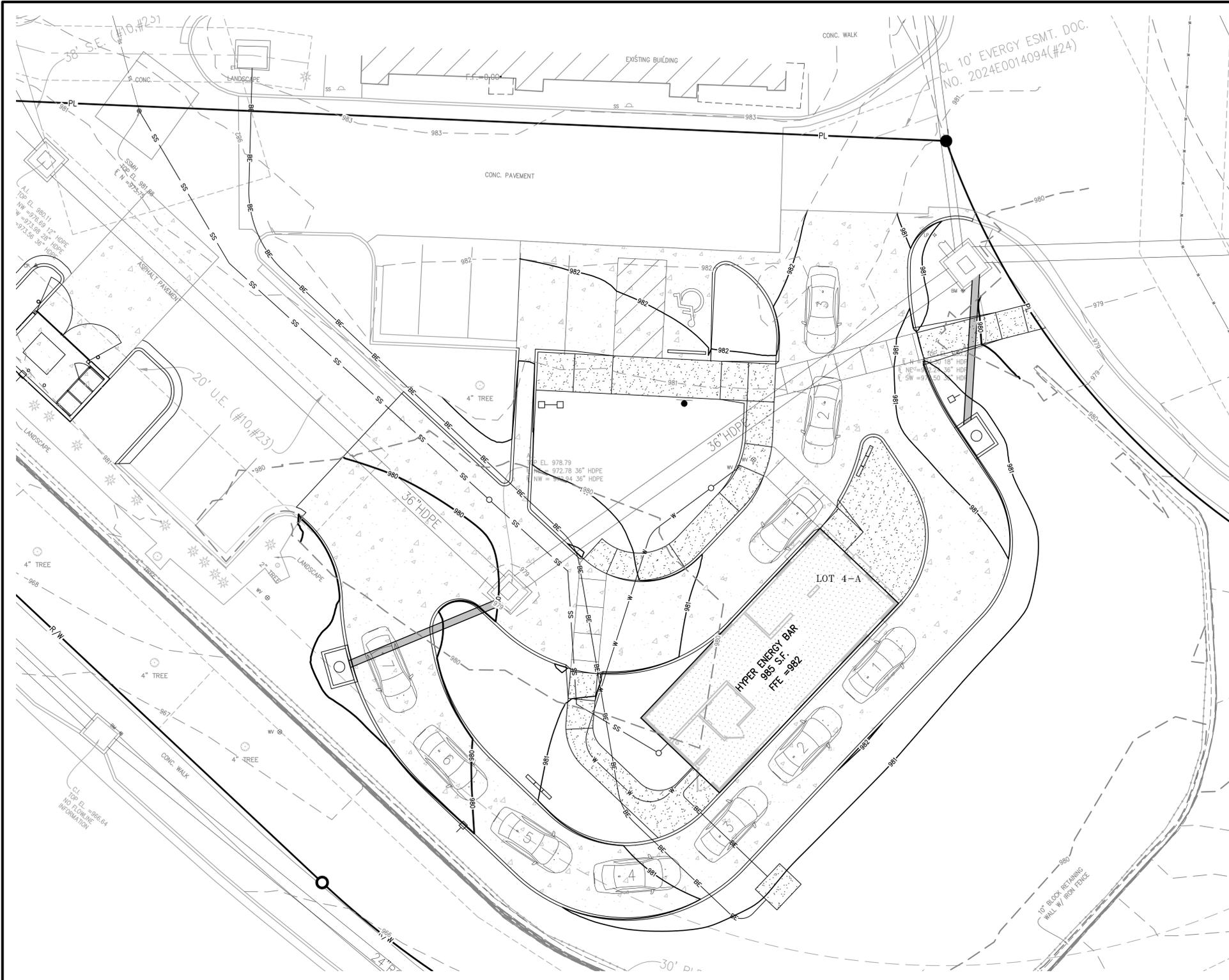
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UTILITY NOTES:
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\phelps-engineering\projects\250040\Draw\permit\plans\ADA.dwg Layout1 Feb 02, 2026 8:22am Daniel Finn

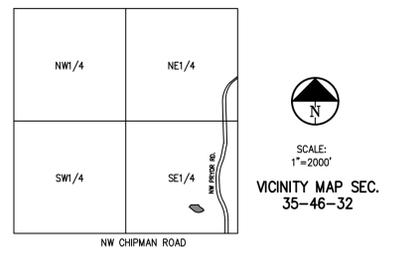


Earthwork Summary	
Hyper Energy Bar	
2/2/2025	
Raw Excavation	13 Cu. Yds.
In Place Compaction (+15%)	-412 Cu. Yds.
Pavement Adjustment	330 Cu. Yds. (assume 12" of additional excavation)
Building Adjustment	71 Cu. Yds. (assume 24" of additional excavation)
On Site Net	2 Cu. Yds.

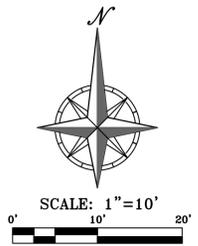
FLOOD NOTE:
 THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0416G, AND DATED JANUARY 20, 2017.

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

UTILITY NOTES:
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- LEGEND**
- PL — PROPERTY LINE
 - - - LL - - LOT LINE
 - - - R/W - - RIGHT-OF-WAY
 - - - 920 - - EXISTING CONTOURS
 - - - 918 - - EXISTING CONTOURS
 - 920 - - PROPOSED CONTOURS
 - 918 - - PROPOSED CONTOURS
 - — — EXISTING STORM SEWER
 - — — PROPOSED STORM PIPE
 - — — PROPOSED WET CURB & GUTTER
 - — — PROPOSED DRY CURB & GUTTER
 - — — PROPOSED RETAINING WALL
 - 1088.00
5/8" PROPOSED SPOT ELEVATION
 - LG LIP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - OR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW GRADE AT BOTTOM OF WALL
 - TW GRADE AT TOP OF WALL



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GRADING PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEE'S SUMMIT, MO 64081

Project No.	Revisions:	By	App.	Date
PROJECT NO. 250040				
DATE 02-02-2025	DRAWN: AEB			
CHECKED: DAF	APPROVED: DAF			
CORRECTED: DAF	DATE OF AUTHORIZATION			
LAND SURVEYING - LS-82	ENGINEERING - E-361			
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING: 200700128			
	ENGINEERING: 200700028			

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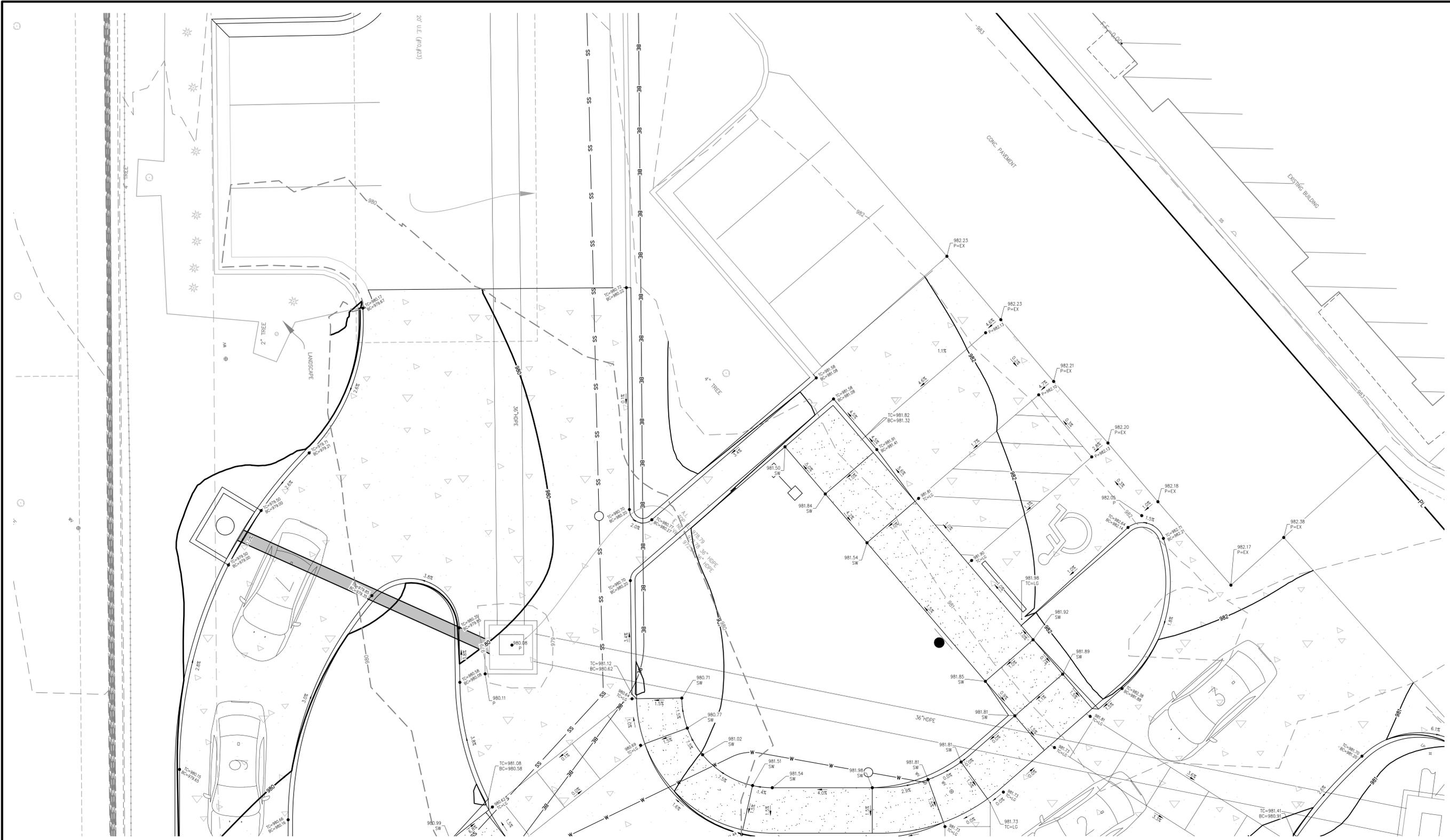
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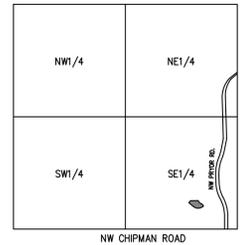


GRADING PLAN - ENLARGED
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081



Know what's below.
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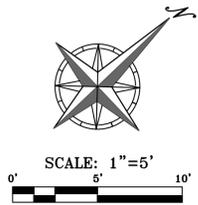
UTILITY NOTES:
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SCALE:
 1"=2000'
 VICINITY MAP SEC.
 35-46-32

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - 920 — EXISTING CONTOURS
 - 918 — PROPOSED CONTOURS
 - SS — EXISTING STORM SEWER
 - SP — PROPOSED STORM PIPE
 - WCG — PROPOSED WET CURB & GUTTER
 - DCG — PROPOSED DRY CURB & GUTTER
 - RW — PROPOSED RETAINING WALL

- PROPOSED SPOT ELEVATION**
- LG LIP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TS TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - GR GROUND ELEVATION
 - BW GRADE AT BOTTOM OF WALL
 - TW GRADE AT TOP OF WALL

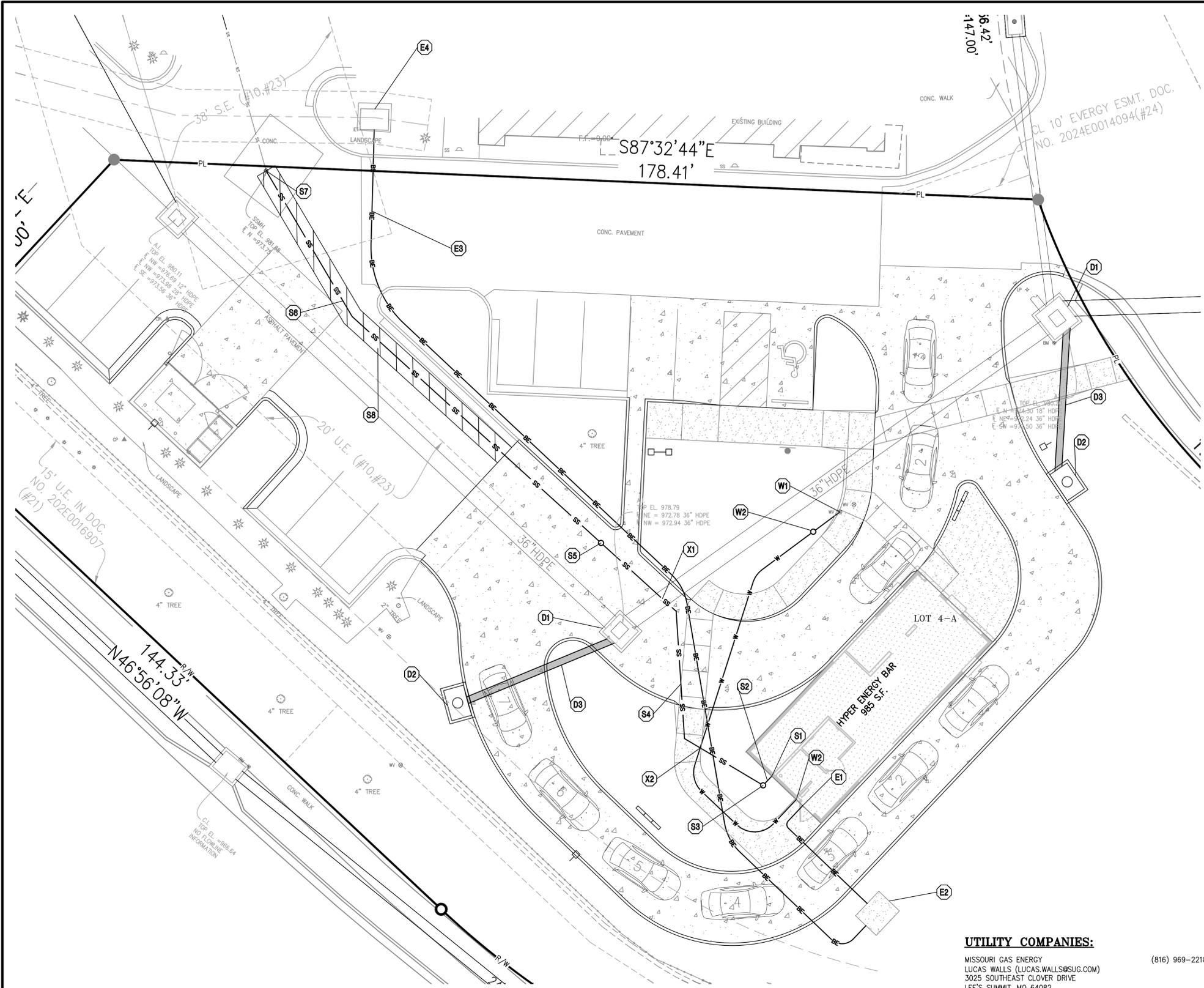


No.	Date	By	App.	Revisions:

PROJECT NO. 250040
 DATE 02-02-2026
 DRAWN: AEB
 CHECKED: DAF
 APPROVED: DAF
 CREDIT: DATE OF AUTHORIZATION
 LAND SURVEYING - LS-82
 ENGINEERING - E-361
 CREDIT: DATE OF AUTHORIZATION
 LAND SURVEYING - 20070128
 ENGINEERING - 20030328

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UTILITY KEY NOTES:

- D1 EXISTING AREA INLET TO BE ADJUSTED TO JUNCTION BOX. (REFER TO STORM SEWER PLAN & PROFILES).
- D2 INSTALL PRIVATE STORM STRUCTURE (REFER TO STORM SEWER PLAN & PROFILES).
- D3 INSTALL PRIVATE STORM SEWER (REFER TO STORM SEWER PLAN & PROFILES).
- E1 ELECTRIC ENTRY INTO BUILDING. INSTALL SECONDARY ELECTRIC CONDUIT FROM TRANSFORMER TO ELECTRICAL ENTRY. FOLLOW IPL REQUIREMENTS (RE: BUILDING ELECTRICAL PLAN).
- E2 PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD & CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- E3 INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW ELECTRIC COMPANY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- E4 EXISTING TRANSFORMER TO REMAIN.
- W1 CONTRACTOR TO LOCATE EXISTING WATER SERVICE LINE STUB. CONTRACTOR TO CONNECT TO AND INSTALL 1-1/2" TYPE "K" COPPER FROM THE CONNECTION TO THE DOMESTIC WATER METER. CONTRACTOR TO PAY ALL CONNECTION AND SYSTEM DEVELOPMENT FEES. OWNER WILL REIMBURSE CONTRACTOR FOR CONNECTION AND SYSTEM DEVELOPMENT FEES ASSESSED BY WATER PROVIDER.
- W2 PROVIDE AND INSTALL 1" WATER METER PIT PER WATER PROVIDER REQUIREMENTS. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATER PROVIDER STANDARDS AND SPECIFICATIONS. WATER METER PIT SHALL BE LOCATED IN A GRASSY AREA WITH A MINIMUM OF 2 FEET OF CLEARANCE ON ALL SIDES. CONTRACTOR SHALL TRANSITION FROM 1-1/2" TYPE "K" COPPER TO 2" HDPE CS01 DR11 (BLUE) DOWNSTREAM OF THE WATER METER PIT.
- W3 2" HDPE CS01 DR11 (BLUE) DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED (REFER TO MEP PLANS).
- S1 CONNECT TO INTERIOR SEWER PLUMBING (RE: PLUMBING PLANS). FG = 982.00 FL = 978.00
- S2 INSTALL 3 L.F. 6" PVC (SDR-26) @ 2.0% SLOPE.
- S3 INSTALL CLEAN OUT IN NON-PAVED AREA FG=981.93 FL=977.94
- S4 INSTALL 61 L.F. 6" PVC (SDR-26) @ 2.0% SLOPE.
- S5 INSTALL CLEAN OUT IN PAVED AREA FG=979.70 FL=976.70
- S6 INSTALL 96 L.F. 6" PVC (SDR-26) @ 2.8% SLOPE.
- S7 CORE DRILL AND CONNECT TO EXISTING MANHOLE (EXISTING STUB NOT APPARENT PER SURVEY). EX. TE = 981.88 EX. FL (N) = 973.75 PROP. FL (S) = 973.95
- S8 CONTRACTOR TO PERFORM STREET TOUT AND REPAIR OF EXISTING PRIVATE DRIVE AND REMOVE AND REPLACE EXISTING PRIVATE CONCRETE SIDEWALK TO INSTALL NEW SANITARY SEWER SERVICE. REFER TO DETAIL "UTILITY TRENCH REPAIR IN PAVEMENT" ON SHEET C500.
- X1 UTILITY CROSSING FG=979.42 EX. 36" STORM FL=972.75 PROP. 6" SANITARY FL=977.00 VERTICAL SEPARATION=1.0 FT
- X2 UTILITY CROSSING FG=981.20 PROP. 2" WATER FL=975.40 PROP. 6" SANITARY FL=977.66 VERTICAL SEPARATION=2.1 FT



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PLANNING
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IMPLEMENTATION

UTILITY PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

WATER NOTES:

1. THE METER PIT MUST BE LOCATED IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT WITHIN ONE FOOT OF THE APPLICANT'S PROPERTY LINE.
2. THE METER PIT MUST BE IN A GRASSY AREA
3. THE METER PIT MUST HAVE A MINIMUM OF 2 FEET OF CLEARANCE ON ALL SIDES.
4. THE METER PIT MUST BE ON THE CUSTOMERS SIDE OF THE SIDEWALK.
5. THE METER PIT MUST NOT BE BEHIND A FENCE, RETAINING WALL OR OTHER STRUCTURE
6. THE METER PIT COVER SHALL BE FLUSH WITH THE GROUND AT FINAL GRADE.
7. FIRELINE VAULT MUST BE AT LEAST 7 FEET AWAY FROM THE WATER MAIN.
8. ALL BACKFLOW ASSEMBLIES INSTALLED MUST BE UCS APPROVED.

SANITARY SEWER NOTES:

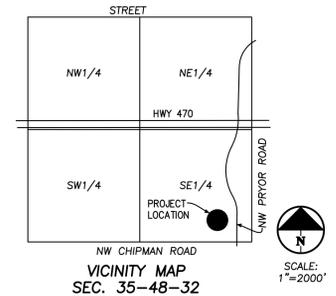
1. ALL SERVICE LINES SHALL BE 6" PVC (SDR-26) W/ RUBBER-GASKETED JOINTS (UNLESS OTHERWISE NOTED).
2. ALL 6" SERVICE LINES TO BE INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.
3. THREE (3) FEET OF COVER SHALL BE MAINTAINED AT ALL TIMES OVER THE TOP OF THE SANITARY SEWER MAIN & SERVICE STUBS
4. NO ROOF DRAINS, OR GUTTERS AND DOWNSPOUTS SHALL CONNECT TO SANITARY SEWER.
5. IN THE EVENT OF WORK IN OR ON THE PUBLIC SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
6. SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT JCW SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.
7. NO FOUNDATION DRAINS ARE INCLUDED WITH THIS PROJECT.
8. RETAINING WALL DRAINS SHALL NOT CONNECT TO SANITARY SEWER.
10. THIS PROJECT DOES NOT INCLUDE STORMWATER BMPs.

UTILITY COMPANIES:

- MISSOURI GAS ENERGY (816) 969-2218
 LUCAS WALLS (LUCAS.WALLS@SUG.COM)
 3025 SOUTHEAST CLOVER DRIVE
 LEE'S SUMMIT, MO 64082
- EVERGY (816) 347-4339
 PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
 RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM)
 1300 HAMBLEN ROAD
 LEE'S SUMMIT, MO 64081
- STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063
- SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
 1200 SE HAMBLEN ROAD,
 LEE'S SUMMIT, MO 64081
- AT&T (913) 383-4929
 MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
 9444 NALL AVENUE
 OVERLAND PARK, KANSAS 66207

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- COM EXISTING COMMUNICATIONS LINE
- OHC EXISTING OVERHEAD COMMUNICATIONS LINE
- G EXISTING GAS LINE
- BE EXISTING BURIED ELECTRIC LINE
- OHP EXISTING OVERHEAD POWER LINE
- SS EXISTING SANITARY SEWER LINE
- SS EXISTING STORM SEWER LINE
- W EXISTING WATER LINE
- G PROPOSED GAS LINE
- BE PROPOSED BURIED ELECTRIC LINE
- SS PROPOSED SANITARY SEWER LINE
- SS PROPOSED STORM SEWER LINE
- W PROPOSED WATER LINE
- F PROPOSED FIRE LINE
- STM PROPOSED SECONDARY STORM



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PROJECT NO.	DATE	BY	REVISIONS
250040	02-02-2026	DM	1. DRAWING A-E-B
			2. CHECKED DAF
			3. APPROVED DAF
			4. DATE OF AUTHORIZATION
			5. LAND SURVEYING - LS-82
			6. ENGINEERING - E-361
			7. STATE OF AUTHORIZATION
			8. LAND SURVEYING-200701028
			9. ENGINEERING-20030038

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C300

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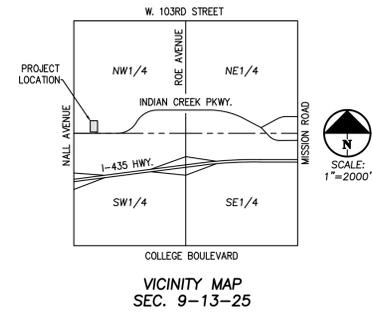
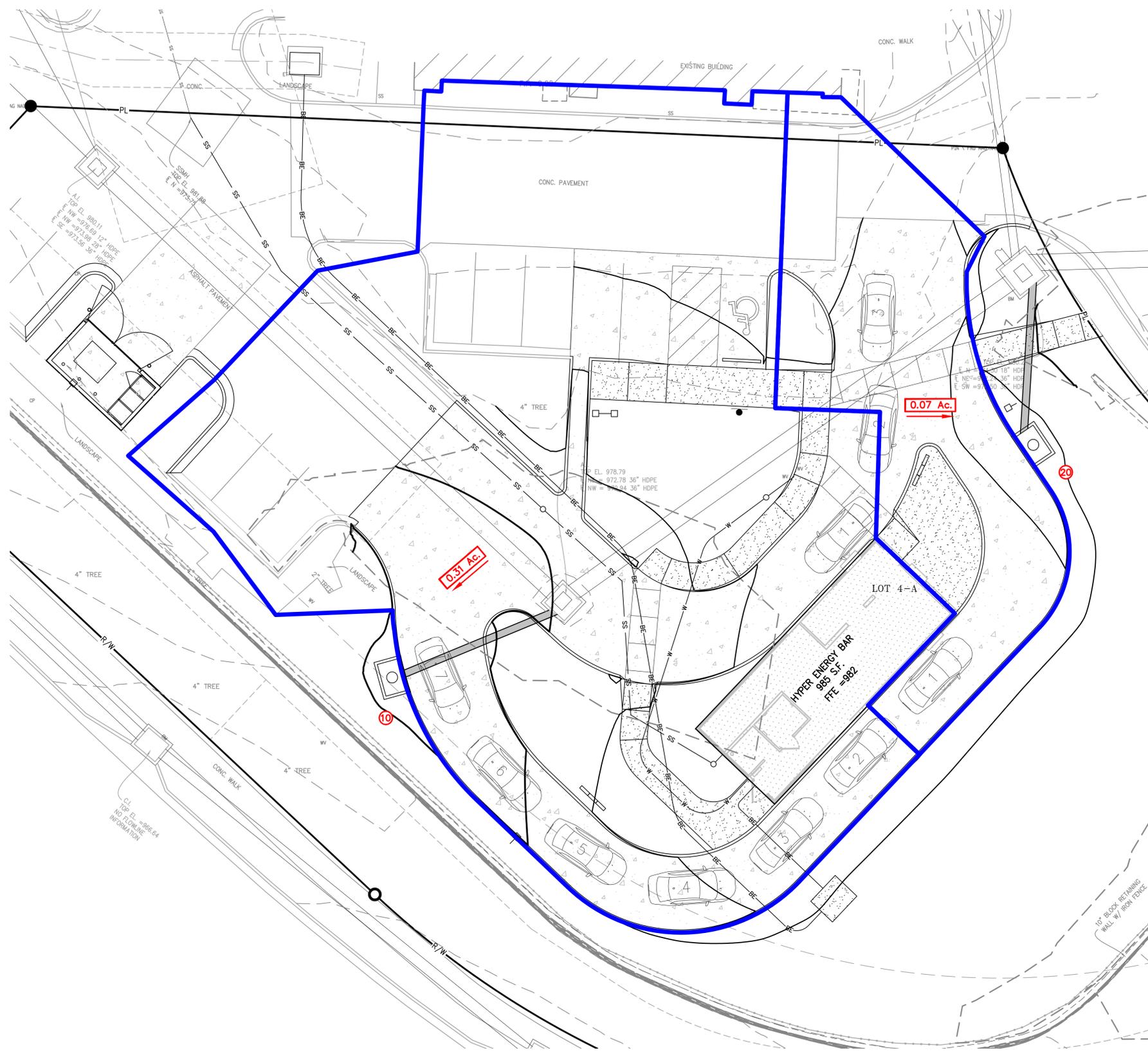
DRAINAGE MAP
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

Project No.	By	Date	Revisions:
PROJECT NO. 250040			
DATE: 02-02-2026	DRAWN: AEB		
CHECKED: DAF	APPROVED: DAF		
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - 2007001028			
ENGINEERING - 200300308			

SHEET
C302

FLOOD NOTE:

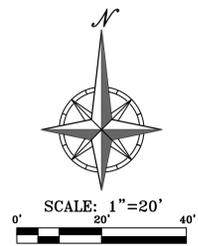
THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0416G, AND DATED JANUARY 20, 2017.



STORM DRAINAGE CALCULATIONS

DESIGN CRITERIA:		$K_s = 1.1; K_{100} = 1.25; n = 0.013 (RCP);$										REMARKS							
No.	Structure	I. RUNOFF				SYSTEM TIME OF CONCENTRATION "T" _c AT STRUCTURE (MIN)	RAINFALL INTENSITY "I" _{15'} / "I" _{100'} (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K" _{15'} / "K" _{100'}	RUNOFF "Q" _{15'} / "Q" _{100'} (CFS)	III. PIPE DESIGN									
		INCREMENTAL	AREA "A" (ACRES)	C x A	CUMULATIVE					STRUCTURE	PIPE	Full	Runoff	Full Flow					
		COEFFICIENT "C"							Upstream Structure Number	Downstream Structure Number	Diameter "D" (IN)	Slope "S" (FT/FT)	Velocity "V" _f (FPS)	Q _{15'} (CFS)	Q _{100'} (CFS)	Q _f (CFS)			
1	10	0.81	0.31	0.25	0.31	0.25	5.00	8.53	1.10	2.3	10	11	15	0.0403	10.6	2.3	3.2	13.0	GOOD
								10.32	1.25	3.2									
2	20	0.81	0.07	0.06	0.38	0.06	5.00	8.53	1.10	0.6	20	21	15	0.0500	11.9	0.6	0.8	14.4	GOOD
								10.32	1.25	0.8									

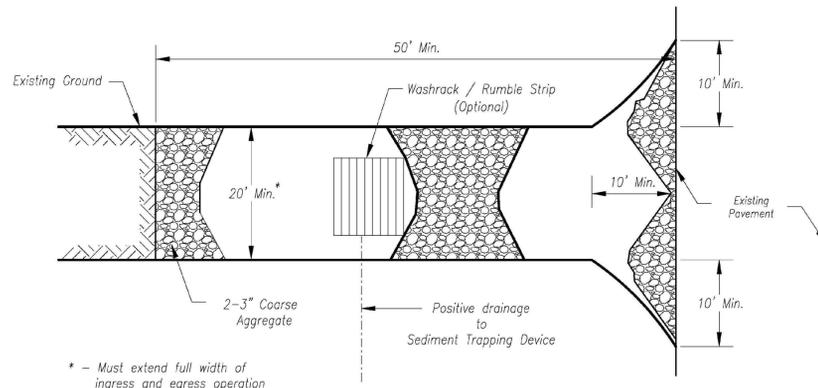
- LEGEND**
- XXX --- EXISTING CONTOURS
 - XXX --- PROPOSED CONTOURS
 - XXX --- DENOTES DRAINAGE AREA
 - XXX --- DENOTES FLOW DIRECTION
 - XXX --- DENOTES DRAINAGE AREA TO STRUCTURE
 - XXX --- DENOTES STRUCTURE NUMBER



Know what's below.
 Call before you dig.

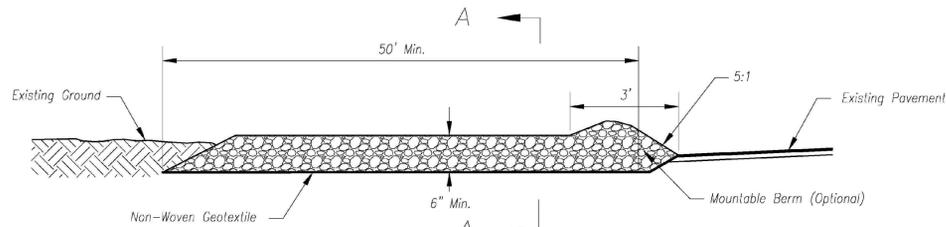
UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

V:\phils-engineering\projects\250040\Drawings\250040.dwg Layout:1 Feb 02, 2026 8:23am Daniel Fisk

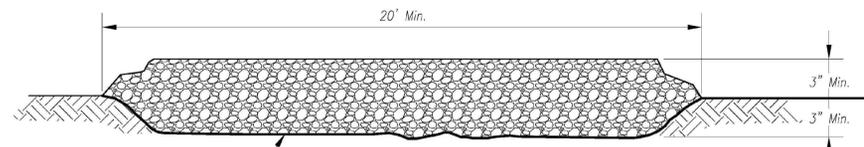


* - Must extend full width of ingress and egress operation

Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

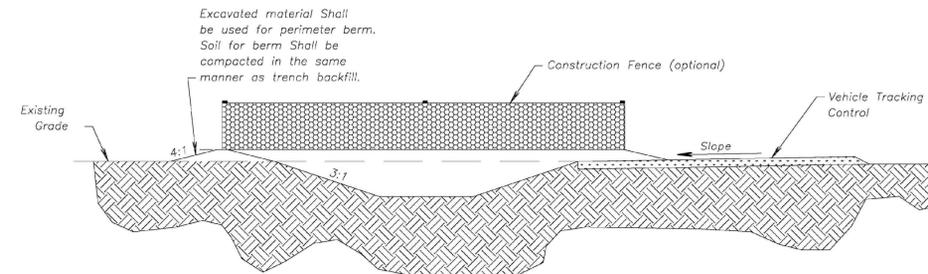
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
APWA
AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



PHELPS ENGINEERING, INC.
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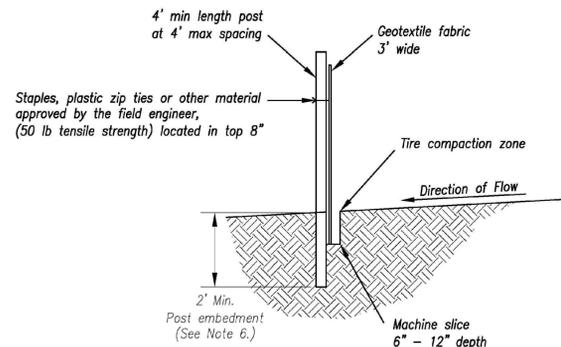
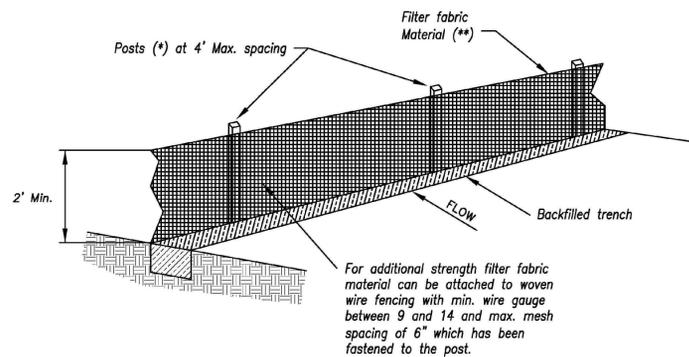


EROSION CONTROL DETAILS
HYPER ENERGY BAR
2060 NW LOWENSTEIN DRIVE,
LEES SUMMIT, MO 64081

PROJECT NO. 250040	DATE 02-02-2026	DRAWN AEB	BY	APP.
CHECKED DAF	APPROVED DAF	CHECKED DAF	DATE	
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION	NO.	
KANSAS ENGINEERING - LS-82	KANSAS ENGINEERING - E-387	CERTIFICATE OF AUTHORIZATION	REVISIONS:	
HAZARD SERVICES - 000700128	HAZARD SERVICES - 000700128	HAZARD SERVICES - 000700128		
ENGINEERING - 000700508	ENGINEERING - 000700508	ENGINEERING - 000700508		

SHEET

C401



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/8" x 1 3/8"
 - NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
 - STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

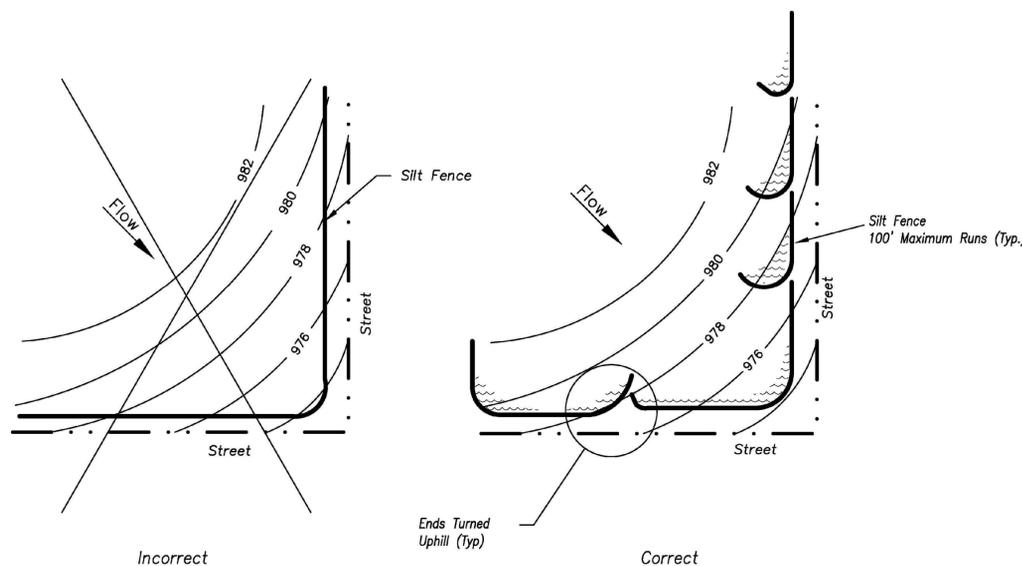
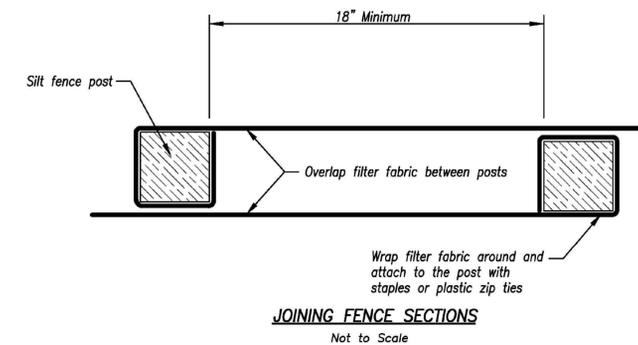
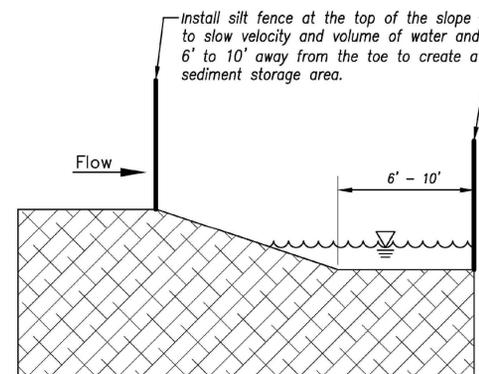


Figure A

SILT FENCE LAYOUT
Not to Scale



AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
APWA
AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING
NUMBER ESC-03
ADOPTED:
10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



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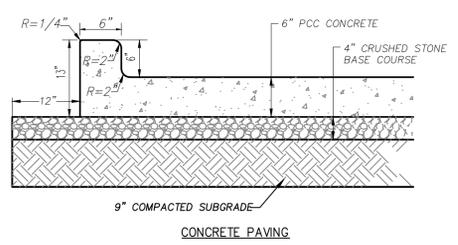
EROSION CONTROL DETAILS
HYPER ENERGY BAR
2060 NW LOWENSTEIN DRIVE,
LEES SUMMIT, MO 64081

PROJECT NO. 250040	DATE 02-02-2026	DRAWN AEB	NO.	BY	APP.
CHECKED DAF	APPROVED DAF	CERTIFICATE OF AUTHORIZATION	DATE	REVISIONS:	
KANSAS BOARD OF ENGINEERING - E-381		CERTIFICATE OF AUTHORIZATION			
LAWD SERVICE INC-2007001128		LAWD SERVICE INC-2007001128			
ENGINEERING - 2007005058					

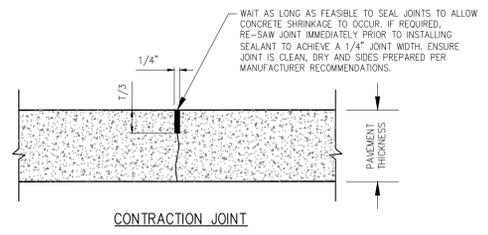
SHEET
C402

GENERAL PAVING NOTES:

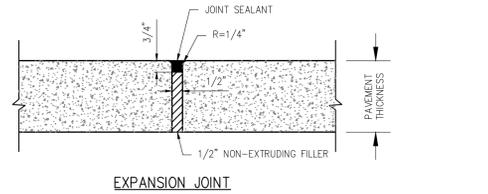
- PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND $\pm 1/2 - 3/4$ % OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
- PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFICIENCIES. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
- CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
- ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 5-01.
- ASPHALTIC BASE COURSE SHALL BE APWA TYPE 2-01. SEE APWA SECTION 2200 FOR ALLOWED RAP/RAC CONTENT.
- FIELD DENSITY TEST FOR IN-PLACE MATERIALS SHALL BE PERFORMED BY EXAMINATION OF FIELD CORES IN ACCORDANCE WITH ONE OF FOLLOWING STANDARDS:
 - ASTM D 2950
 - ASTM D 2726
 - ASTM D 1188
 THE MINIMUM DENSITY SHALL BE 96% OF LABORATORY DENSITY.
- THE CONTRACTOR SHALL PROVIDE A TACK COAT (PER APWA SECTION 2200) BETWEEN LIFTS OF ASPHALT.
- ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMOB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
- IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.
- FIBER REINFORCEMENT:
 - FIBER REINFORCEMENT SHALL BE USED IN ALL CONCRETE CURB AND CONCRETE FLATWORK (SIDEWALKS, PAVEMENTS, ETC).
 - ALL FIBERS SHALL BE ALKALI-RESISTANT, NATURAL CELLULOSE FIBERS AS MANUFACTURED BY SOLOMON ULTRAFIBER 5007, OR POLY PROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY SIKAFIBERESH-3007, OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER. DELIVERY STORAGE AND HANDLING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
 - COMPLY WITH ASTM C-1116 AND ASTM C-1018, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, FIBERS SHALL BE USED AT A RATE OF 2-2.5 LBS. PER CUBIC YARD OF CONCRETE.
 - FIBERS SHALL NOT BE USED AS A SUBSTITUTE FOR PRIMARY STRUCTURAL STEEL.
 - ADD REINFORCING FIBERS INTO CONCRETE MIXTURE DIRECTLY INTO CONCRETE MIXER AT THE BEGINNING OF BATCH CYCLE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM C94.
 - ALLOW A MINIMUM OF 5 MINUTES AT MIXING SPEED IN CONCRETE MIXER FOR FULL REINFORCING FIBER DISPERSION.



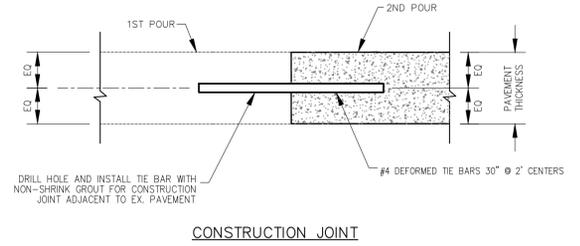
CONCRETE PAVING



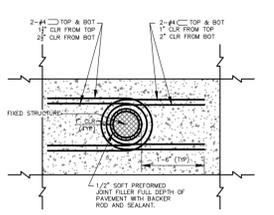
CONTRACTION JOINT



EXPANSION JOINT

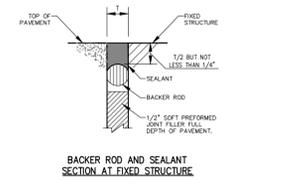


CONSTRUCTION JOINT

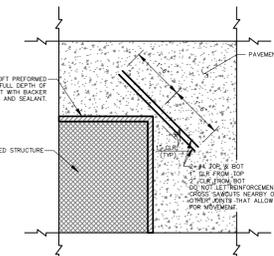


TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

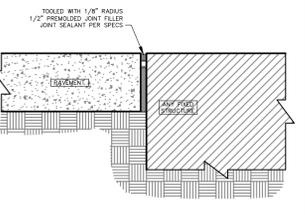


BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



ISOLATION JOINT

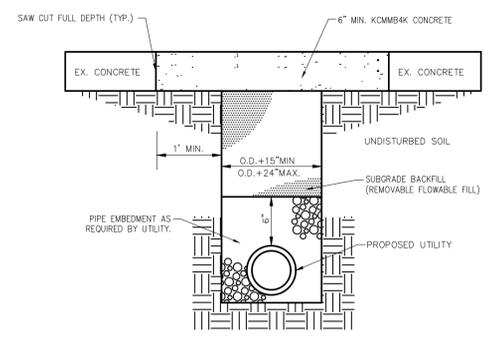
NOTES:
ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.
PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

PAVING SPECIFICATIONS
NOT TO SCALE
PEI DETAIL: 001

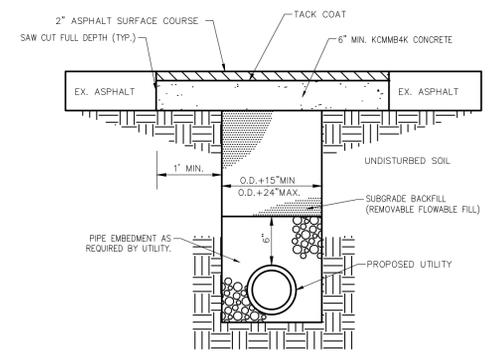
CONCRETE PAVEMENT SECTIONS
NOT TO SCALE
PEI DETAIL: 003

CONCRETE PAVEMENT JOINTS
NOT TO SCALE
PEI DETAIL: 004

CONCRETE ISOLATION JOINTS
NOT TO SCALE
PEI DETAIL: 005



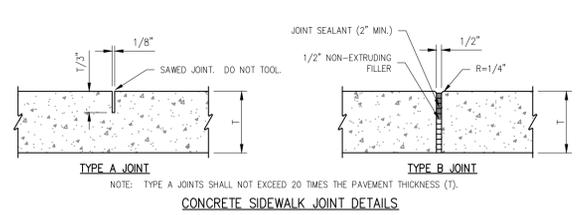
UTILITY TRENCH REPAIR IN PAVEMENT



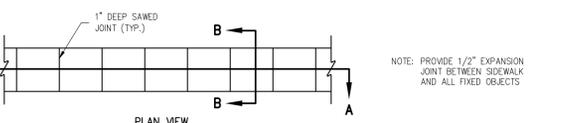
UTILITY TRENCH REPAIR IN PAVEMENT

NOTE:
1. THE 1 FT. ON EITHER SIDE OF ACTUAL TRENCH WIDTH SHALL NOT BE REMOVED UNTIL THE TRENCH HAS BEEN FILLED AND COMPACTED.
2. STREET PATCH SHALL ONLY BE OPENED TO LIGHT TRAFFIC AFTER 72 HOURS OR 75% OF THE MIX DESIGN STRENGTH ACHIEVED.

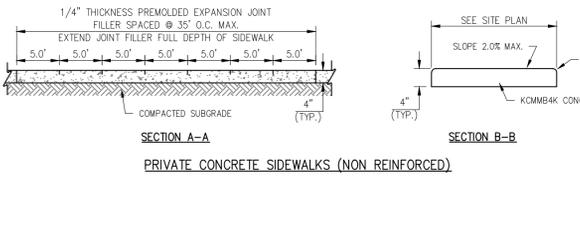
UTILITY TRENCH REPAIR IN PAVEMENT
NOT TO SCALE
PEI DETAIL: 009



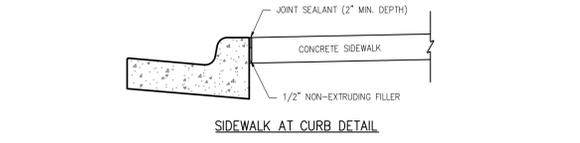
CONCRETE SIDEWALK JOINT DETAILS



PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)

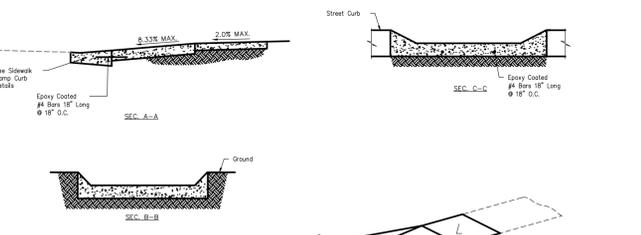


PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)

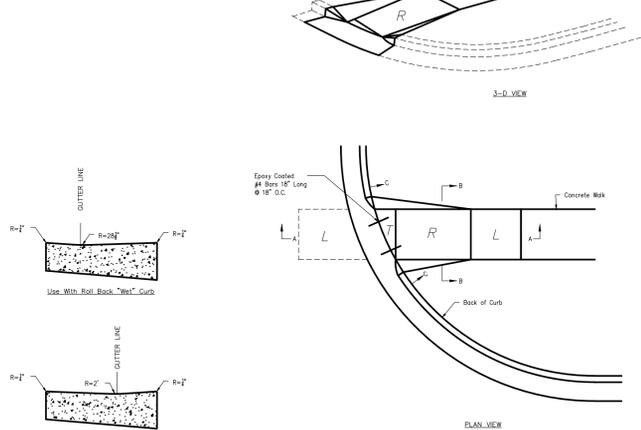


SIDEWALK AT CURB DETAIL

CONCRETE SIDEWALK
NOT TO SCALE
PEI DETAIL: 016



ACCESSIBLE SIDEWALK CURB RAMP TYPE I



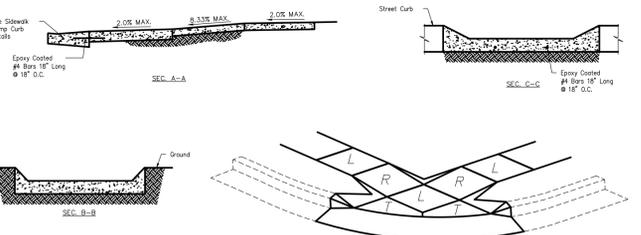
ACCESSIBLE SIDEWALK CURB RAMP TYPE I

L = LANDING
R = RAMP
T = TRANSITION

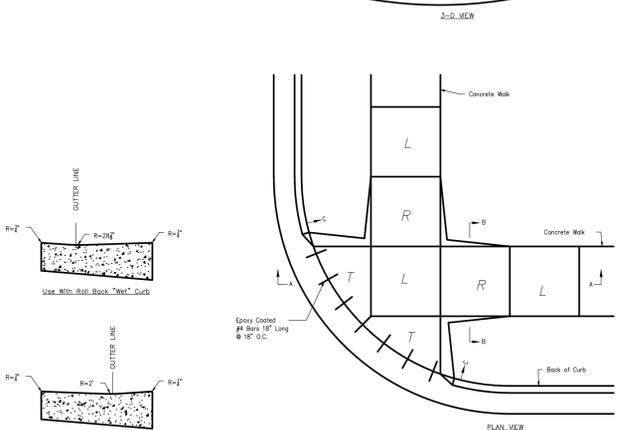
RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33%
Max. Cross Slope = 2.00%
Min. Width = 5'
Min. Length = 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope = 2.00%
Max. Cross Slope = 2.00%
Min. Width = 5'

ACCESSIBLE SIDEWALK CURB RAMP TYPE I
NOT TO SCALE
PEI DETAIL: 019



ACCESSIBLE SIDEWALK CURB RAMP TYPE II



ACCESSIBLE SIDEWALK CURB RAMP TYPE II

L = LANDING
R = RAMP
T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33%
Max. Cross Slope = 2.00%
Min. Width = 5'
Min. Length = 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope = 2.00%
Max. Cross Slope = 2.00%
Min. Width = 5'

ACCESSIBLE SIDEWALK CURB RAMP TYPE II
NOT TO SCALE
PEI DETAIL: 020



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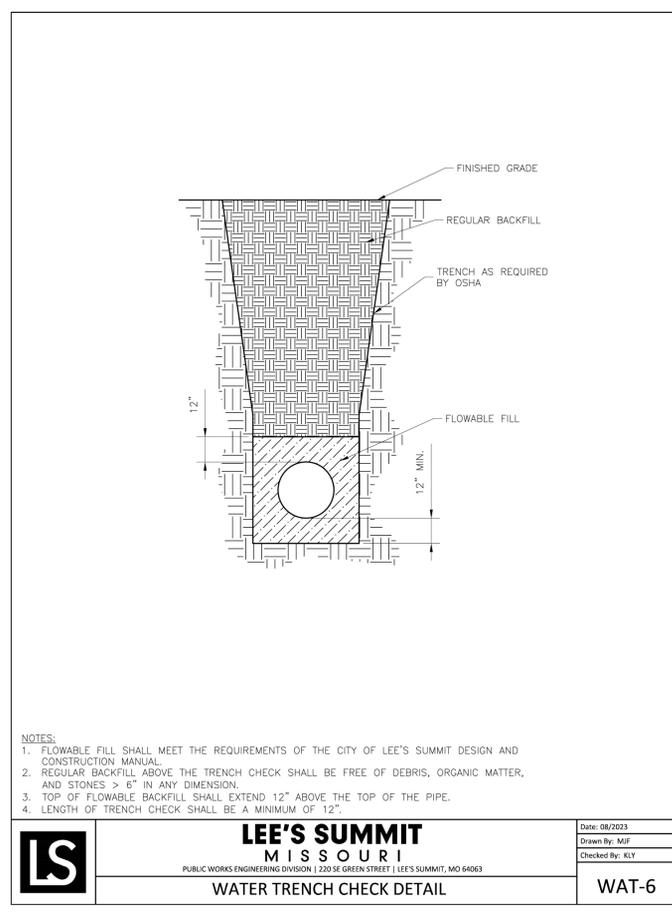


PRIVATE DETAILS
HYPER ENERGY BAR
2060 NW LOWENSTEIN DRIVE,
LEES SUMMIT, MO 64081

PROJECT NO. 250040	DATE 02-02-2008	DRAWN: KEF	CHECKED: DAF	APPROVED: DAF
DATE 02-02-2008	DRAWN: KEF	CHECKED: DAF	APPROVED: DAF	
CERTIFICATE OF AUTHORIZATION				
KANSAS PROFESSIONAL ENGINEERING - E-367				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - 007001128				
ENGINEERING - 007005058				

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C500

\\phelps-server\projects\p_250040\dwg\genmit_plans\details - STANDARD.dwg Layout 4 Feb 02, 2026 - 8:24pm Daniel Finn

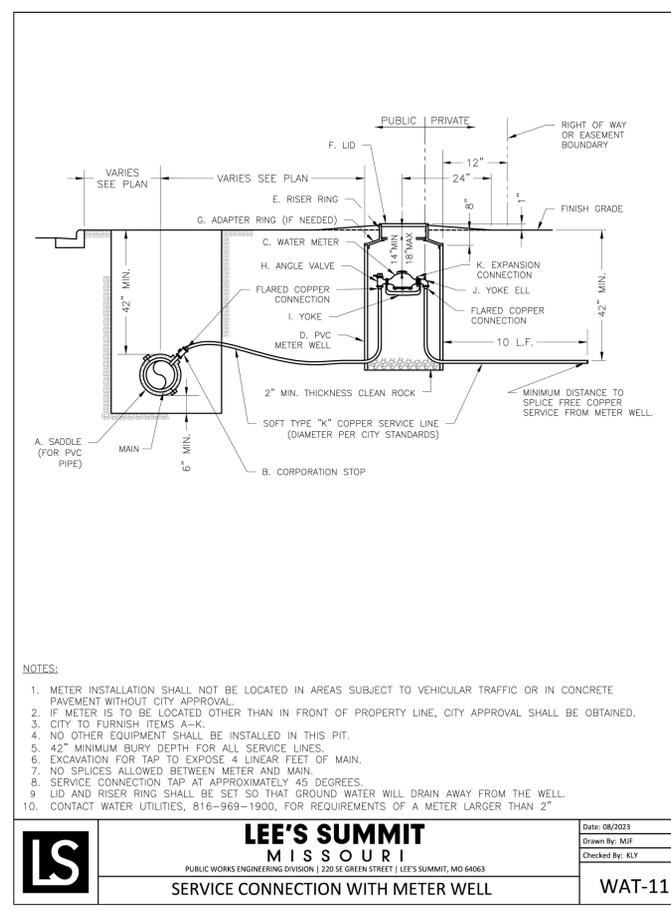


- NOTES:**
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

LS **LEE'S SUMMIT MISSOURI**
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

WAT-6

Date: 08/2023
Drawn By: MJF
Checked By: KLY

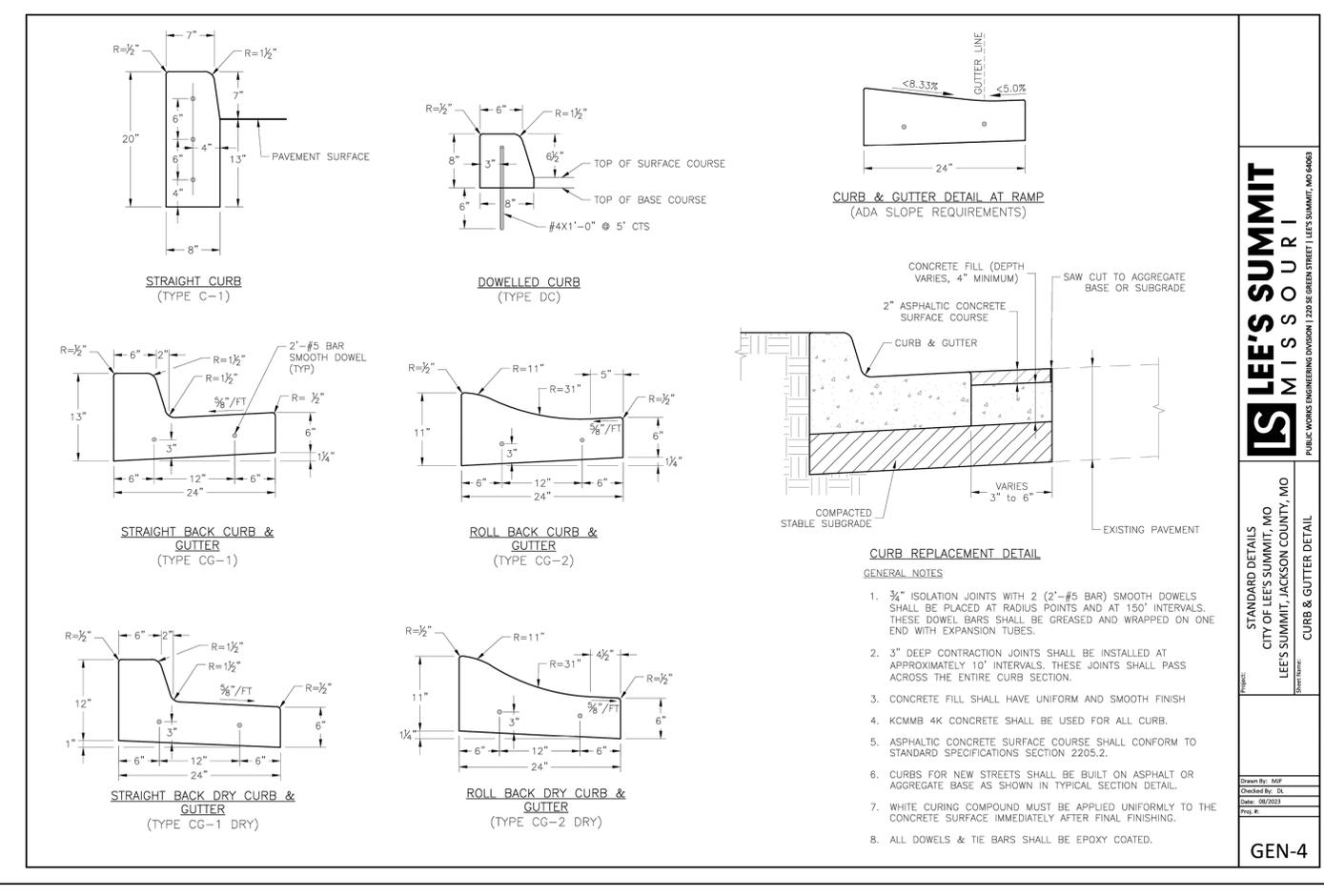


- NOTES:**
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 3. CITY TO FURNISH ITEMS A-K.
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2".

LS **LEE'S SUMMIT MISSOURI**
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

WAT-11

Date: 08/2023
Drawn By: MJF
Checked By: KLY



LS **LEE'S SUMMIT MISSOURI**
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

GEN-4

Date: 08/2023
Drawn By: DJL
Checked By: DJL
Proj. #:



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www.phelpsengineering.com



PRIVATE DETAILS
HYPER ENERGY BAR
2060 NW LOWENSTEIN DRIVE,
LEES SUMMIT, MO 64081

PROJECT NO.	DATE	BY	APP.
250040	02-02-2026		
DATE	BY	APP.	
02-02-2026			
CHECKED BY	DATE	BY	APP.
APPROVED	08/2023	DJL	
CERTIFICATE OF AUTHORIZATION			
KANSAS BOARD OF PROFESSIONAL ENGINEERING - E-381			
CERTIFICATE OF AUTHORIZATION			
MISSOURI BOARD OF PROFESSIONAL ENGINEERING - 00700128			
MISSOURI BOARD OF PROFESSIONAL ENGINEERING - 00700508			

SHEET C503



PHELPS ENGINEERING, INC.
 1370 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax: (913) 393-1166
 www.phelpsengineering.com

PLANNING
 ENGINEERING
 IMPLEMENTATION

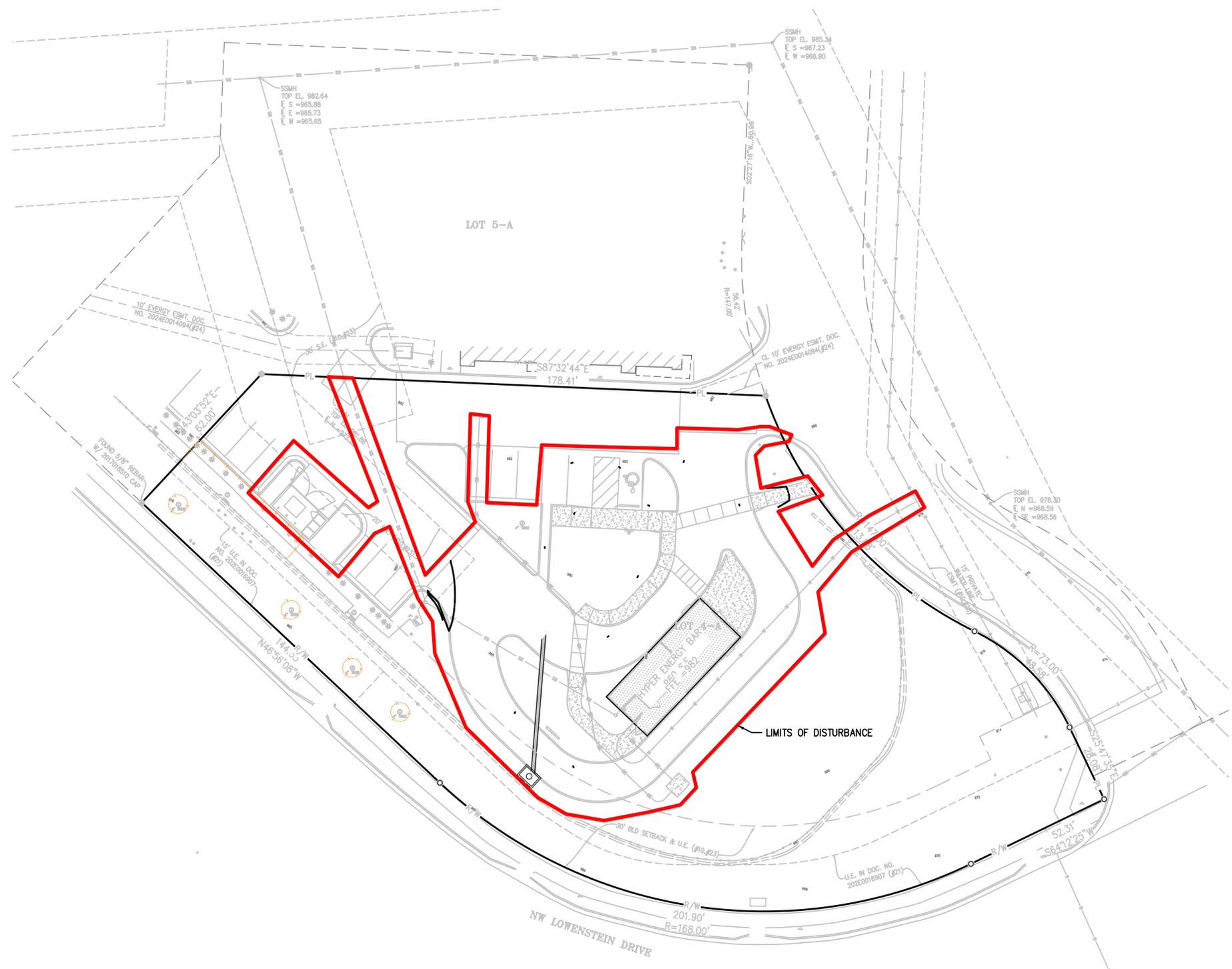


TREE CONSERVATION PLAN
 HYPER ENERGY BAR
 2060 NW LOWENSTEIN DRIVE,
 LEES SUMMIT, MO 64081

No.	Date	Revisions	By	App.

PROJECT NO.: 250040
 DATE: 01-06-2021 DRAWN: MGM
 CHECKED: DAF APPROVED: DAF
 CONSULTANT OF AUTHORIZATION
 LAND SURVEYING - LS-82
 LANDSCAPE ARCHITECTURE - LA-151
 MISSOURI STATE BOARD OF ARCHITECTURE
 MISSOURI STATE BOARD OF LAND SURVEYING
 MISSOURI STATE BOARD OF PROFESSIONAL ENGINEERS

SHEET
L100



TREE PRESERVATION LEGEND	
SYMBOL	DESCRIPTION
	Existing Tree Massing (not applicable on site)
	Tree protection fencing

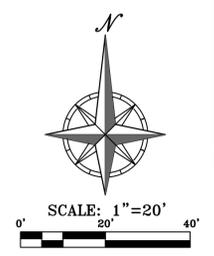
Tree Protection

1. No significant trees or trees greater than 10" caliper exist on site.
2. Tree protection zones shall be delineated on-site with tree protection fencing prior to any land disturbing activities.
3. Tree protection fencing shall be composed of orange, contractor-grade material that is at least four (4) feet in height and supported by metal channel posts spaced at a maximum of ten (10) feet on center.
4. Tree protection fence shall be securely fastened to the top, middle, and bottom of each post.
5. Tree protection fence shall be inspected each workday and maintained in effective operating condition. Perform necessary maintenance to ensure the all delineated woodlands are delineated and protected throughout all construction phases.
6. All tree protection fencing shall be properly removed from site after all phases of construction are completed.

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
 UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Know what's below.
 Call before you dig.

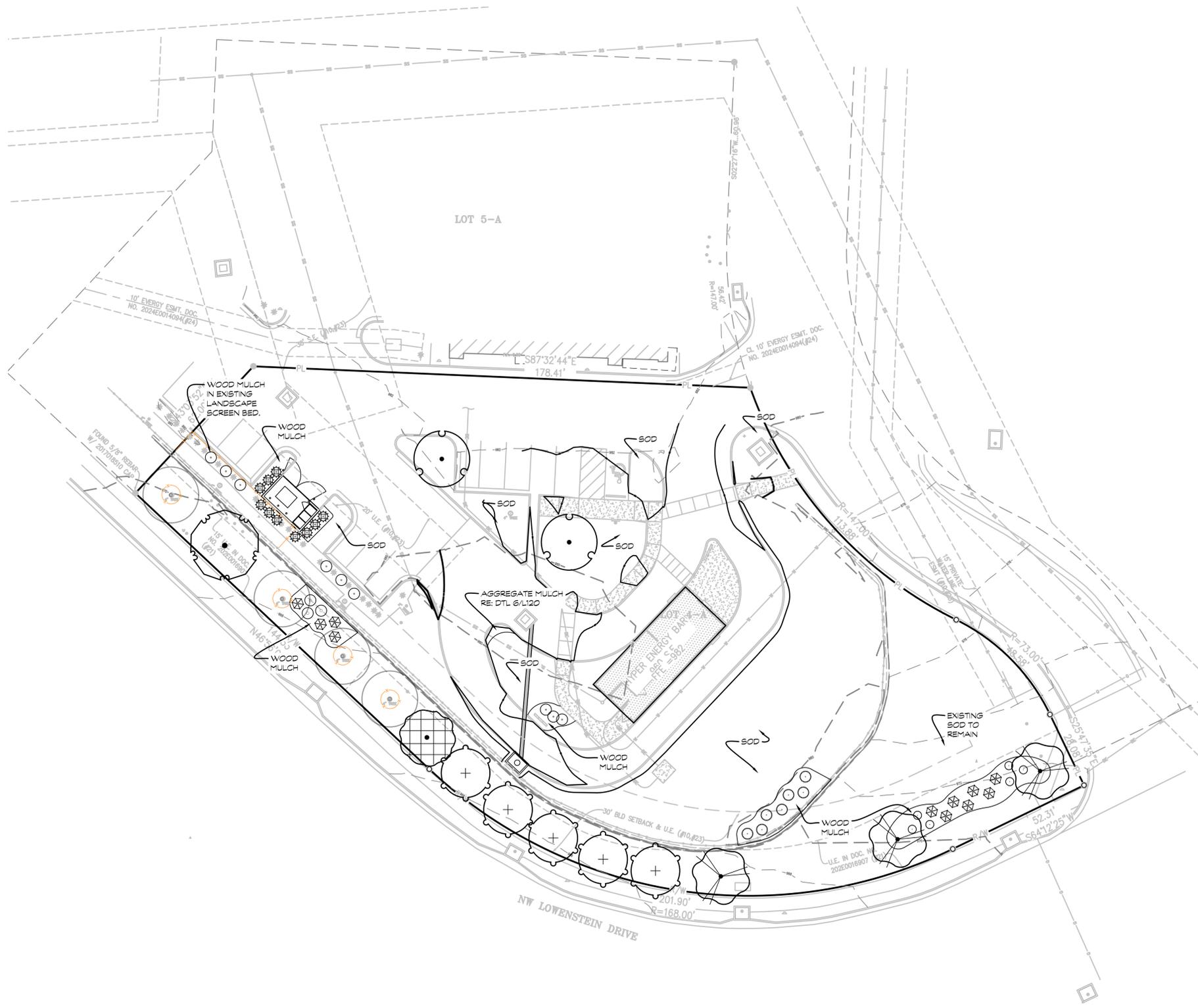


\\PHELPS-SERVER\Projects\250040\Draw\Permit_Plan\LANDSCAPE.dwg Layout: L100 - TREE PRESERVATION Jan 30, 2026 - 4:04pm Mike McGrew



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Landscape Worksheet								
Location	Ordinance Requirement	Total Dimension Length/Area	Unit	Minimum Setback	Required Landscape Element	Existing Landscape Element	Proposed Landscape Element	Notes
Street Frontage Trees (NW Lowenstein Rd-North Side Only)	1 tree for each 30' of street frontage, public or private	398	LF	20	14	4	10	
Street Frontage Shrubs (NW Lowenstein Rd-North Side Only)	1 shrub for each 20' of street frontage	398	LF	20	20	0	20	
Street Frontage Trees (Private Drive)	1 tree for each 30' of street frontage, public or private	191	LF	20	7	7	0	2x landscaping on east side of Private Drive
Street Frontage Shrubs (Private Drive)	1 shrub for each 20' of street frontage	191	LF	20	10	15	0	2x landscaping on east side of Private Drive
Open Yard Area	2 shrubs/5000 sq. ft. of lot area excluding building	234.34	sq. ft.	n/a	10	0	10	
North Facing	1 tree/5000 sq. ft. of lot area excluding building & parking	9148	sq. ft.	n/a	2	0	2	
Parking Lot Screening	12 shrubs per 40 LF of parking facing street R/W.	73.3	LF	n/a	22	11	11	10' height, masonry block wall facing MW Lowenstein Rd. to remain
Dumpster Enclosure								Refer to Sheet and Details
Buffer/Screen Between Land Uses								N/A. PMIX Lot on R/W

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
EVERGREEN TREES				
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6' Ht.	1
EXISTING TREES				
	EX.	Existing Tree to Remain / var.	---	4
OVERHEAD CANOPY TREES				
	GLE INE	Gleditsia triacanthos inermis 'Skycolor' / Skycolor® Honey Locust	2.5" Cal.	3
	NYS GAN	Nyssa sylvatica 'NSUHH' / Green Gable™ Blackgum	2.5" Cal.	5
	ULM PAR	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	1
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	2.5" Cal.	2
SHRUBS				
	Abe kal	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	#3	7
	Bud pha	Buddleja x 'Purple Haze' / Lo & Behold® Purple Haze Butterfly Bush	3 gal.	6
	Rhu gro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	24"-30" ht. & spr.	9
	Rhu var	Rhus copallinum latifolia 'Morton' / Prairie Flame™ Winged Sumac	3 gal.	11
	Vib ygg	Viburnum lentago 'UMN870517' / Homefree™ Nannyberry	3' Ht.	3
EVERGREEN SHRUBS				
	Jun for	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal.	10



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LANDSCAPING AND BUFFER PLAN
HYPER ENERGY BAR
2060 NW LOWENSTEIN DRIVE,
LEES SUMMIT, MO 64081

No.	Date	Revisions:	By	App.

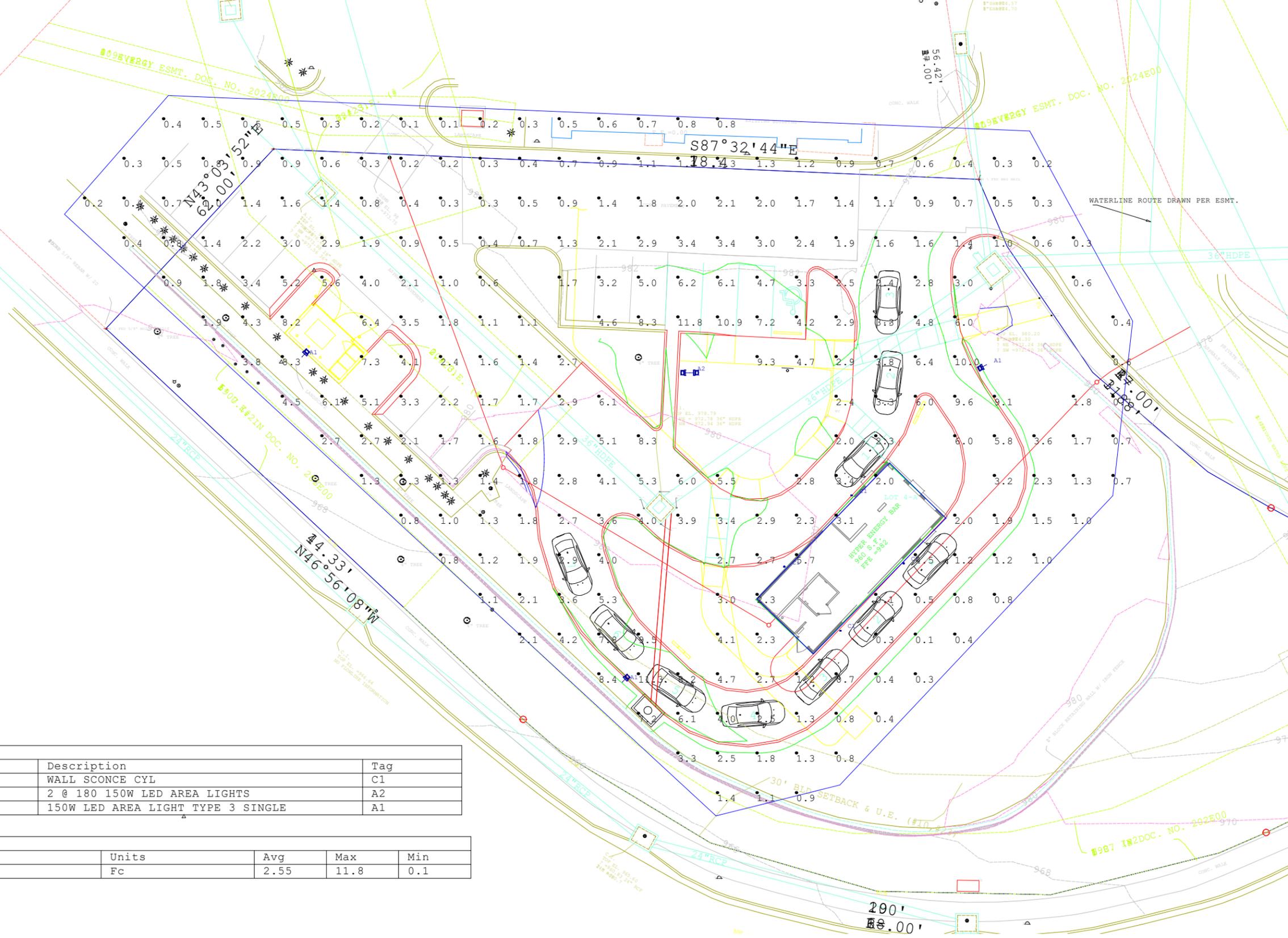
PROJECT NO. 250040
DATE 01-06-2026
DRAWN: AEB
CHECKED: DAF
APPROVED: MCG
CERTIFICATE OF AUTHORIZATION
STATE OF MISSOURI
Professional Engineer
No. 15060401
Expiration Date 12/31/2026

SHEET
L110

HYPER ENERGY BAR
LEE'S SUMMIT, MO

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Tag
	4	CD34-4WK	Single	WALL SCONCE CYL	C1
	1	A17-3T150_2	Back-Back	2 @ 180 150W LED AREA LIGHTS	A2
	3	A17-3T150	Single	150W LED AREA LIGHT TYPE 3 SINGLE	A1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	
Ground Planar	Illuminance	Fc	2.55	11.8	0.1	





Color: Bronze

Weight: 13.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.50A
208V	0.80A
240V	0.70A
277V	0.06A
Input Watts	149.1W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	21,594 lm
Efficacy	144.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLHVLH9ZGFNP

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.96% at 120V, 8.22% at 277V

Power Factor:

99.8% at 120V, 95.6% at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:

B3 U0 G3

Other

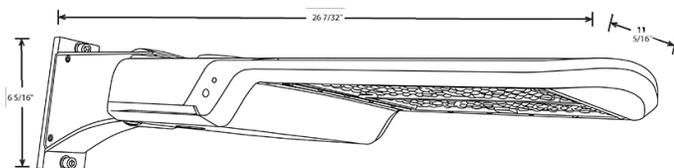
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	150			
	3T = Type III 4T = Type IV 5T = Type V	70 = 70W/10,000LM 100 = 100W/15,000LM 150 = 150W/21,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W)	Blank = 5000K Cool N = 4000K Neutral	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming ¹	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 195.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 ft

Weight:

195 lbs

Gauge:

7

Wall Thickness:

3/16"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Anchor bolt kits are sold separately. Order [ABK4-07-BCK-S4](#) for anchor bolt kits.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

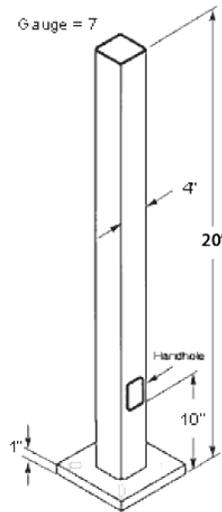
Max EPA's/Max Weights:

- 70MPH 15.7 ft/430 lb.
- 80MPH 10.7 ft/425 lb.
- 90MPH 7.3 ft/420 lb.
- 100MPH 4.9 ft/400 lb.
- 110MPH 3.1 ft/395 lb.
- 120MPH 1.7 ft/395lb.
- 130MPH 0.7 ft/360 lb

Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

Dimensions**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



Color: Black

Weight: 4.1 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	20/16/12W
120V	0.17A	Color Temp	3000/4000/5000K
208V	0.10A	Color Accuracy	90 CRI
240V	0.09A	L70 Lifespan	50,000 Hours
277V	0.08A	Lumens	2000/1600/1200 lm
Input Watts	20/16/12W	Efficacy	100

Technical Specifications

Performance

Product Type:

Cylinder Wall Mount

Description:

Economical cylinders with field-adjustable color temperature, power, and light distribution, along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:

125W/100W/75W

Input Wattage:

20/16/12W

Lumens (Nominal):

2000/1600/1200lm

Efficacy (±10%):

100lm/W

L70 Lifespan:

50,000-Hour LED lifespan based on IESlm-70 results

Electrical

Driver:

Constant Current, 50-60 Hz, 120V-277V

THD:

≤20%

Power Factor:

≥0.9

Dimmable:

Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:

120-277V

Operating Frequency:

50/60Hz

Input Current @ 120V (mA):

165mA

Input Current @ 208V (mA):

98mA

Input Current @ 240V (mA):

85mA

Input Current @ 277V (mA):

75mA

Operating Temperature:

-40°F to 120°F (-40°C to 45°C)

Flicker:

≤1%

Photocell:

Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:

40° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:

Selectable dip switch for up, down, or up/down light

Color Temperature:

3000/4000/5000K

Color Accuracy (CRI):

90 CRI

R9 Value:

High color performance with R9 greater than 0

Color Consistency:

<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Technical Specifications (continued)

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

RoHS:

Mercury and UV free. RoHS-compliant components.

FCC:

Complies with Part 15 of the FCC Rules

Installation

Mounting:

Wall mount

Construction

Size:

4"

Shape:

Cylinder

Finish:

Black

Enclosure Material:

Die-cast aluminum and polycarbonate

Lens Finish:

Clear (installed)

Frosted lens accessory sold separately

Other

Compatible Accessories:

CD34REF-425D

25° reflector

CD34REF-440D

40° reflector

CD34REF-460D

60° reflector

CD34LENS-4FRW

4" frosted lens white

CD34LENS-4FRK

4" frosted lens black

CD34LENS-4FRZ

4" frosted lens bronze

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Compliance

Listings:

UL Listed

Environment:

Suitable for use indoors and outdoors in dry, damp, or wet environments.

Fixture Rating:

Suitable for use in open fixtures

IP Rating:

IP65

Certification Model Number:

CD2005(CD34-4WK)

California Title 20 Compliant:

No

California Title 24 JA8 Compliant:

No

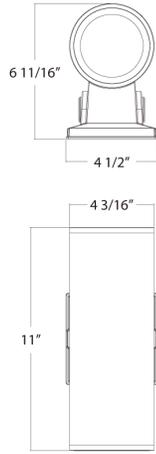
California Energy Commission (CEC) Status:

Lawful for Sales in California

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA lm-79 and lm-80.

Dimensions



Features

Aluminum extrusion housing and die-cast covers available in black, bronze, or white

Field interchangeable optics sold separately for 25°/40°/60° beam angle

Field-adjustable color temperature 3000/4000/5000K (indoor); 2700/3000/3500/4000/5000K (outdoor).

Dimmable on 0-10V systems (indoor); integrated photocell (outdoor)

Ordering Matrix

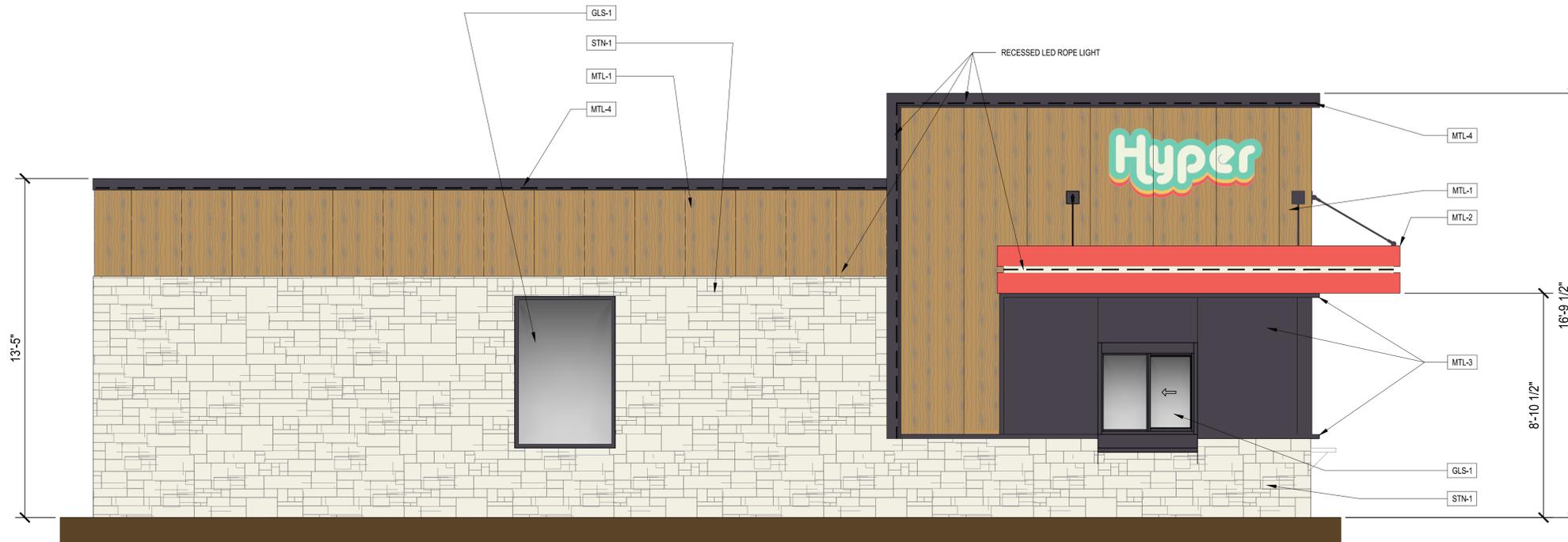
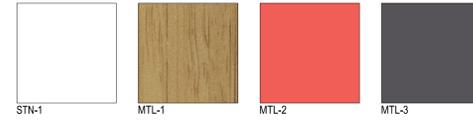
Family	Size/Wattage	Mounting	Light Direction	CRI/Color Temp	Driver	Finish	RGB Color Tuning
CD34	4	W				K	
	3 = 3", 10/8/6W 4 = 4", 20/16/12W 6 = 6", 36/28/22W	W = Wall	Blank = Selectable-Down, Up or Both	Blank = 90 CRI, 3000/4000/5000K	Blank = 120-277V, 0-10V Dimming	Z = Bronze K = Black W = White	Blank = None /RGB = Color Tuning 16+ million colors; Tunable White 2200-6500K



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

MATERIAL	SQ. FT.	%
STN-1	61	17
MTL-1	122	35
MTL-2	48	14
MTL-3	76	22
MTL-4	0	0
GLS-1	45	12
TOTAL	352	

TAG:	MATERIAL	DESCRIPTION:	CLASS	TOTAL SQ. FT.	%
STN-1	STONE VENEER, NATURAL	FULL-VENEER MASONRY WALL SYSTEM	NA	859	49%
MTL-1	ALUM. COMP. PANEL	HIGH-QUALITY INSULATED DECORATIVE METAL PANEL (ALPOLIC QPC HARVEST TRAIL BAMBOO)	NA	439	25%
MTL-2	ALUM. COMP. PANEL	HIGH-QUALITY INSULATED DECORATIVE METAL PANEL (ALPOLIC CUSTOM COLOR "HYPER RED")	NA	100	5%
MTL-3	ALUM. COMP. PANEL	HIGH-QUALITY INSULATED DECORATIVE METAL PANEL (ALPOLIC TOB BLACK)	NA	204	12%
GLS-1	CLEAR GLASS	CLEAR GLASS WITH NO TINT	NA	66	4%
MTL-4	METAL TRIM, DOOR	MATCH TOB ALPOLIC BLACK	NA	95	5%
			TOTAL	1,763	100



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

MATERIAL	SQ. FT.	%
STN-1	315	44
MTL-1	218	31
MTL-2	26	4
MTL-3	101	14
MTL-4	14	2
GLS-1	35	5
TOTAL	709	

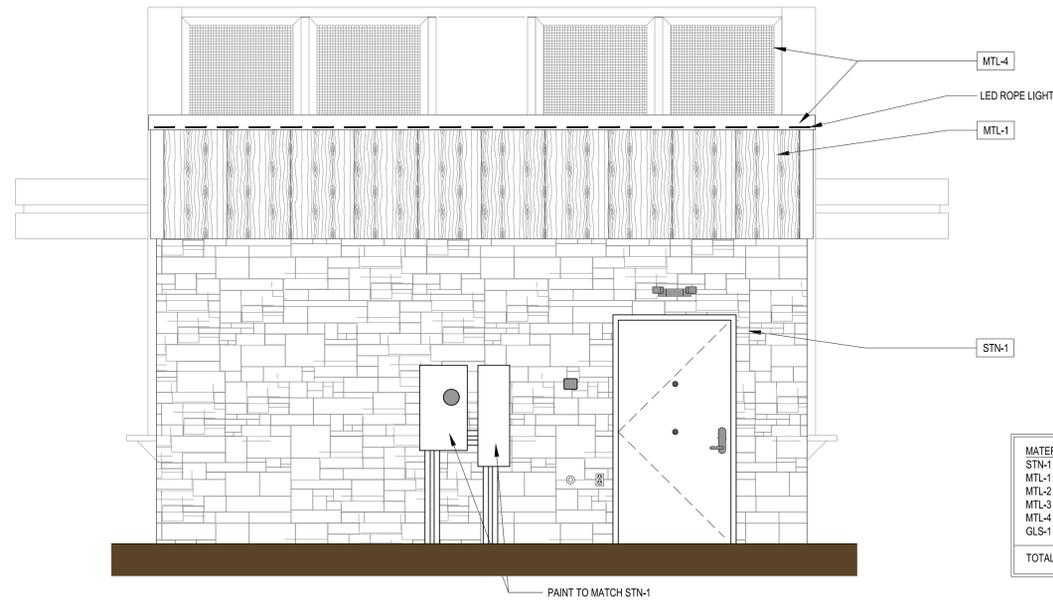
Date:	01/28/2026
Designed by:	HOAD
Drawn by:	PFC
Checked by:	PFC

ISSUED FOR PERMIT:
Revisions:
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△
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HYPER ENERGY BAR
 2060 NW LOWENSTEIN DR., LEE'S SUMMIT, MO 64081

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Project No. 583
Sheet Content: ELEVATIONS
Sheet No. A-2.1

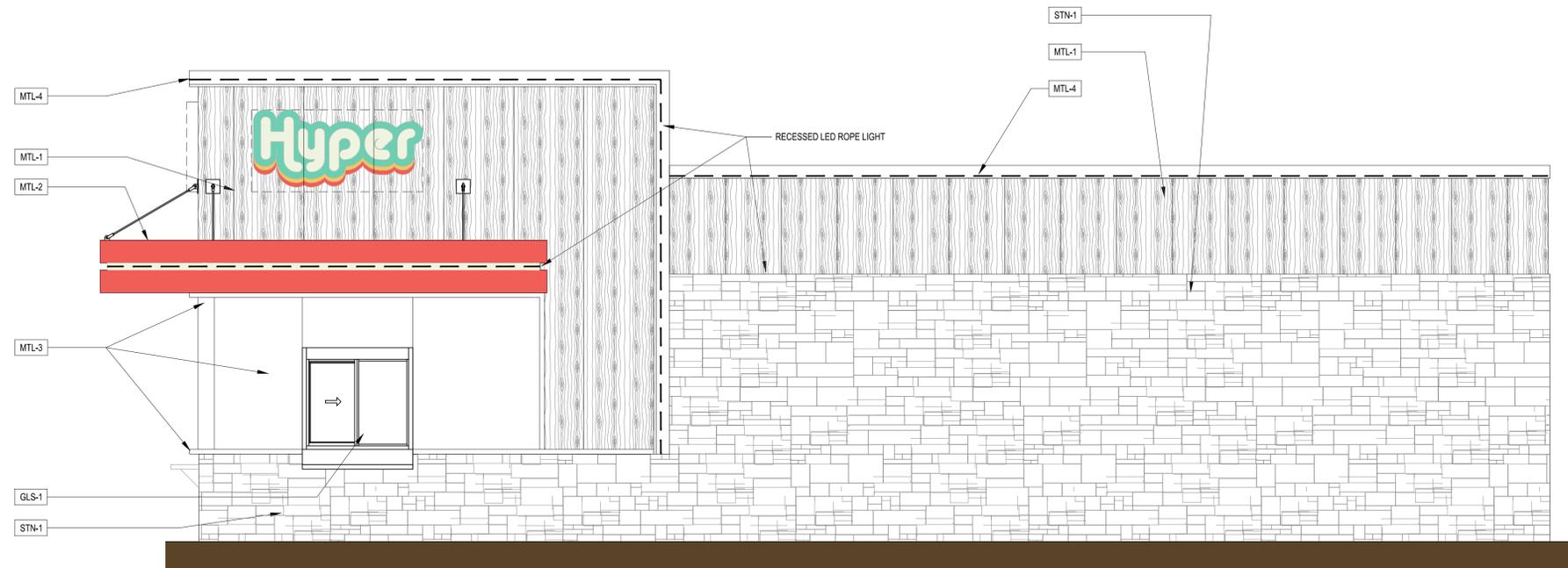


MATERIAL	SQ. FT.	%
STN-1	168	61
MTL-1	71	26
MTL-2	0	0
MTL-3	0	0
MTL-4	38	14
GLS-1	0	0
TOTAL	277	

TAG	MATERIAL	DESCRIPTION	CLASS	TOTAL SQ. FT.	%
STN-1	STONE VENEER, NATURAL	FULL-VENEER MASONRY WALL SYSTEM	NA	859	49%
MTL-1	ALUM. COMP. PANEL	HIGH-QUALITY INSULATED DECORATIVE METAL PANEL (ALPOLIC QPC HARVEST TRAIL BAMBOO)	NA	439	25%
MTL-2	ALUM. COMP. PANEL	HIGH-QUALITY INSULATED DECORATIVE METAL PANEL (ALPOLIC CUSTOM COLOR "HYPER RED")	NA	100	5%
MTL-3	ALUM. COMP. PANEL	HIGH-QUALITY INSULATED DECORATIVE METAL PANEL (ALPOLIC TOB BLACK)	NA	204	12%
GLS-1	CLEAR GLASS	CLEAR GLASS WITH NO TINT	NA	66	4%
MTL-4	METAL TRIM, DOOR	MATCH TOB ALPOLIC BLACK	NA	95	5%
TOTAL				1,763	100



2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



MATERIAL	SQ. FT.	%
STN-1	315	44
MTL-1	218	31
MTL-2	26	4
MTL-3	116	17
MTL-4	14	2
GLS-1	15	2
TOTAL	709	

1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

Date:	01/28/2026
Designed by:	HOAD
Drawn by:	PFC
Checked by:	DEO

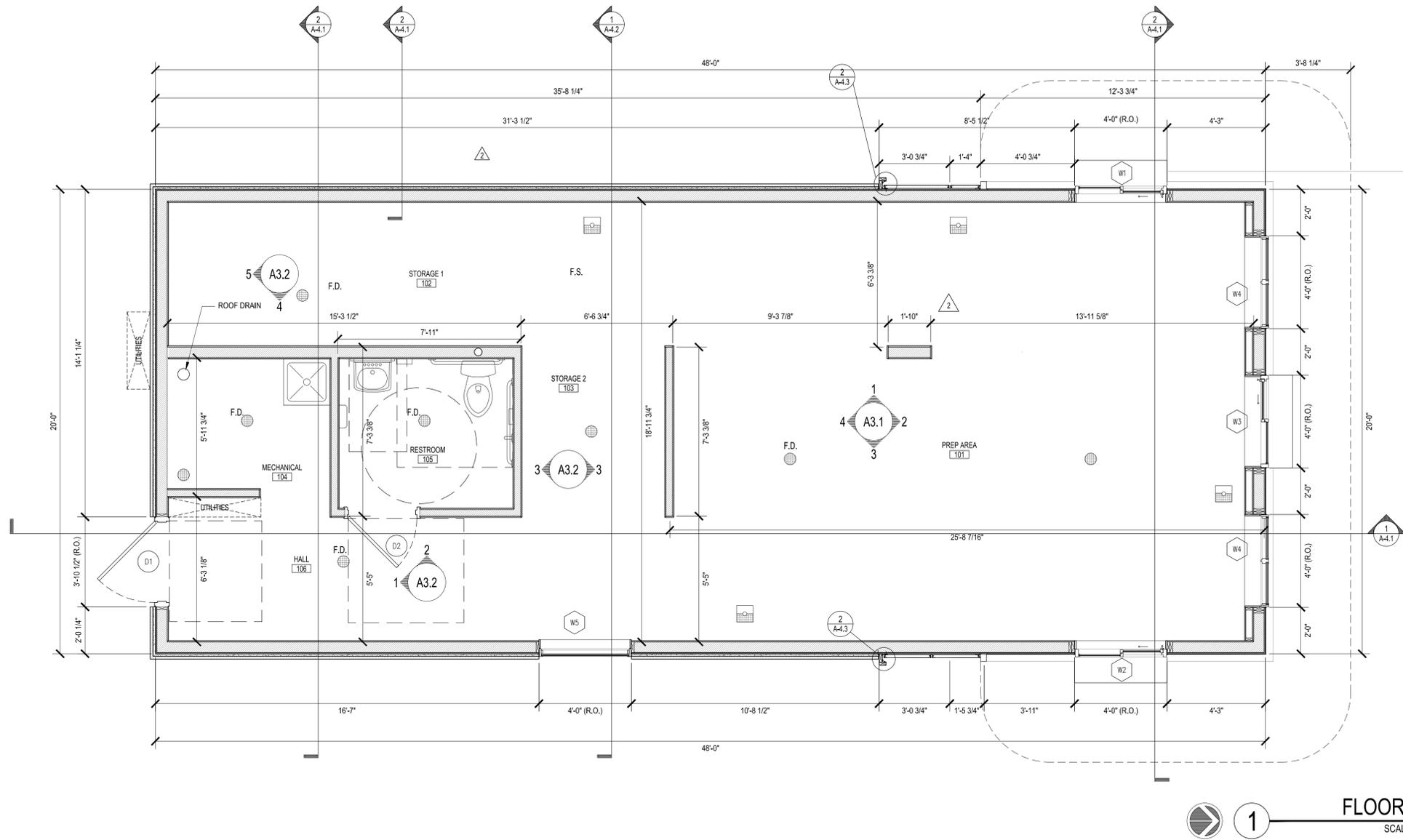
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Revisions:
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HYPER ENERGY BAR
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Project No. 583
Sheet Content:
ELEVATIONS

Sheet No.
A-2.2



FLOOR PLAN
SCALE: 3/8" = 1'-0"

- GENERAL NOTES:**
- TYPICAL WALL AND CEILING ASSEMBLIES:
 - UNLESS OTHERWISE NOTED, ALL NEW AND/OR PATCHED INTERIOR WALL CONSTRUCTION SHALL BE 2" X 4" WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BASE AND 1/8" SKIM COAT PLASTER FINISH ON BOTH SIDES OF STUDS, TYP. REFER TO FINISH SCHEDULE FOR TRIM & WALL FINISHES.
 - NEW AND/OR PATCHED CEILINGS SHALL BE 5/8" GYPSUM BASE WITH 1/8" SKIM COAT PLASTER.
 - G.C. SHALL BE RESPONSIBLE FOR PROVIDING WOOD BLOCKING AS REQUIRED FOR ALL ITEMS INCLUDING BUT NOT LIMITED TO, SHELVING, BATHROOM ACCESSORIES AND DECORATIVE LIGHTING. COORDINATE WITH ELEVATIONS.
 - G.C. SHALL BE RESPONSIBLE FOR PROVIDING CONTINUOUS R-19 BATT INSULATION IN BATHROOM WALLS, CEILING AND FLOORS, TO ENSURE ACOUSTICAL INSULATION. ALL BATHROOM ACCESSORIES SHALL BE
 - G.C. IS RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE TO NEW OR EXISTING ITEMS DUE TO CONSTRUCTION WORK, TYPICAL. FULLY PROTECT EXISTING WOOD FLOORS DURING CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRING ANY DAMAGES, NICKS, SCRATCHES.
 - UNLESS OTHERWISE NOTED, DOOR JAMBS SHALL BE LOCATED 5" FROM ADJACENT WALL AND DOOR JAMBS.
 - DIMENSIONS:
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - DRAWINGS ARE NOT TO BE SCALED-VIFY ANY MISSING OR CONFLICTING DIMENSIONS WITH THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION.
 - NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET.

ROOM FINISH SCHEDULE			
ROOM	FLOORING	INTERIOR WALLS	CEILING
001 PREP AREA	COMMERCIAL EPOXY FLOORING 6" VINYL COVE BASE COLOR: GRAY	FRP WALL PANELS FULL HEIGHT COLOR: WHITE, EMBOSSED	VINYL WRAPPED 2X2 CEILING TILES COLOR: WHITE
002 STORAGE 1	COMMERCIAL EPOXY FLOORING 6" VINYL COVE BASE COLOR: GRAY	FRP WALL PANELS FULL HEIGHT COLOR: WHITE, EMBOSSED	VINYL WRAPPED 2X2 CEILING TILES COLOR: WHITE
003 STORAGE 2	COMMERCIAL EPOXY FLOORING 6" VINYL COVE BASE COLOR: GRAY	FRP WALL PANELS FULL HEIGHT COLOR: WHITE, EMBOSSED	VINYL WRAPPED 2X2 CEILING TILES COLOR: WHITE
004 MECHANICAL	COMMERCIAL EPOXY FLOORING 6" VINYL COVE BASE COLOR: GRAY	FRP WALL PANELS FULL HEIGHT COLOR: WHITE, EMBOSSED	VINYL WRAPPED 2X2 CEILING TILES COLOR: WHITE
005 RESTROOM	COMMERCIAL EPOXY FLOORING 6" VINYL COVE BASE COLOR: GRAY	FRP WALL PANELS FULL HEIGHT COLOR: WHITE, EMBOSSED	VINYL WRAPPED 2X2 CEILING TILES COLOR: WHITE
006 HALL	COMMERCIAL EPOXY FLOORING 6" VINYL COVE BASE COLOR: GRAY	FRP WALL PANELS FULL HEIGHT COLOR: WHITE, EMBOSSED	VINYL WRAPPED 2X2 CEILING TILES COLOR: WHITE

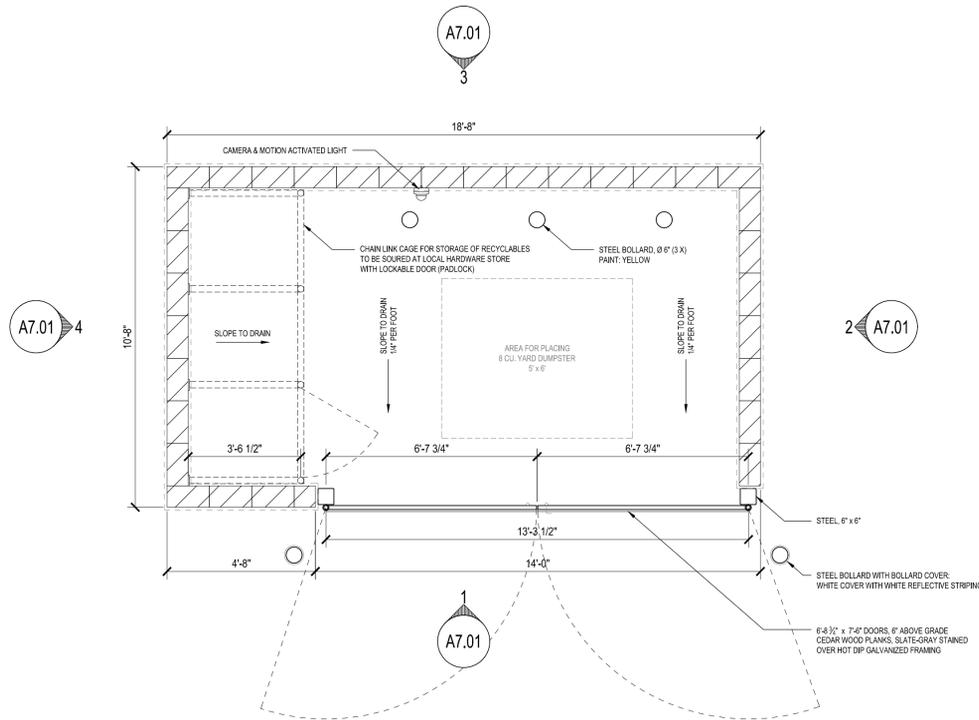
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Designed by:	HOAD
Drawn by:	PFC
Checked by:	DEO

ISSUED FOR PERMIT:	
Revisions:	

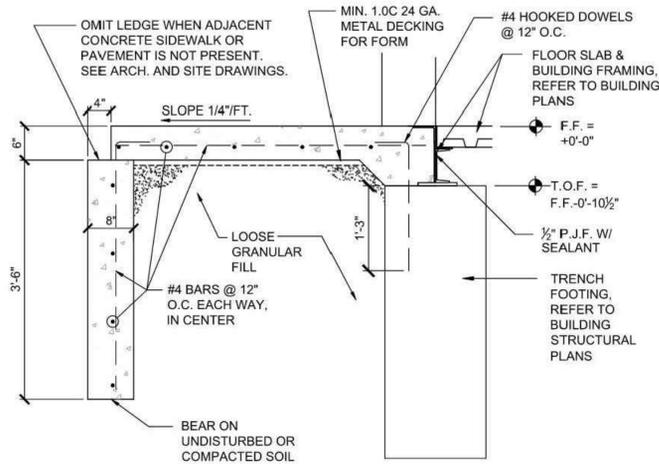
HYPER ENERGY BAR
2060 NW LOWENSTEIN DR., LEE'S SUMMIT, MO 64081

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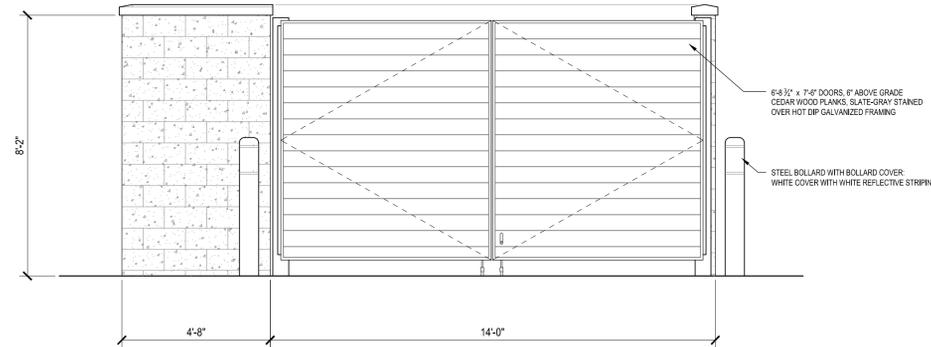
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Sheet Content: FLOOR PLAN
Sheet No. A-1.1



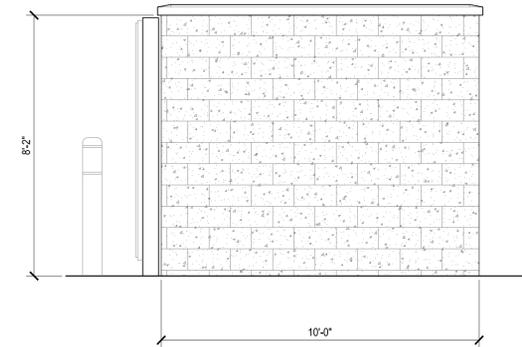
NOTE:
REFER TO STRUCTURAL FOR FOOTING AND REINFORCING
DETAILS.



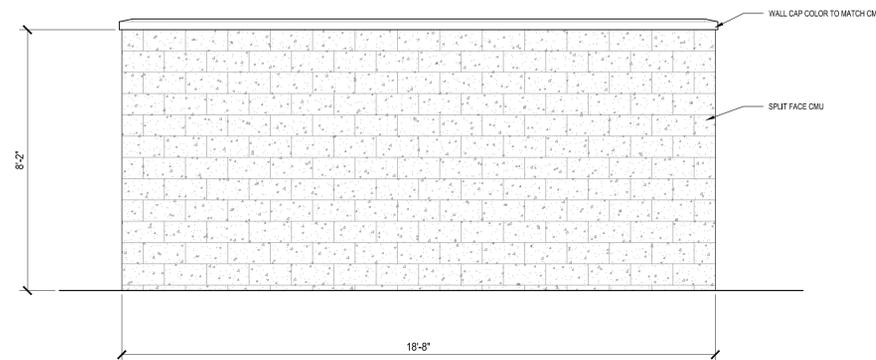
5 FROST FOOTING DETAIL
A-7.1 @ ENTRANCE SCALE: NTS



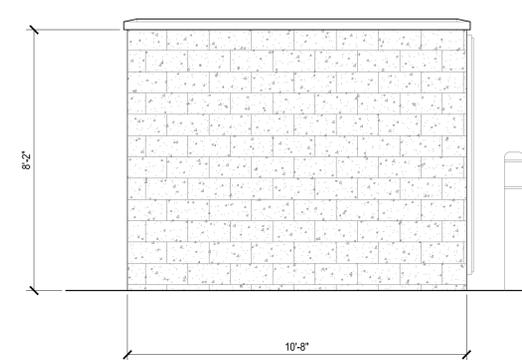
1 ELEVATION 1
A-7.1 SCALE: 3/8" = 1'-0"



2 ELEVATION 2
A-7.1 SCALE: 3/8" = 1'-0"



3 ELEVATION 3
A-7.1 SCALE: 3/8" = 1'-0"



4 ELEVATION 4
A-7.1 SCALE: 3/8" = 1'-0"

Date:	01/28/2026
Designed by:	HOAD
Drawn by:	PFC
Checked by:	DEO

ISSUED FOR PERMIT:	
Revisions:	
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Sheet Content: DUMPSTER ENCLOSURE PLAN & ELEVATIONS
Sheet No. A-7.1