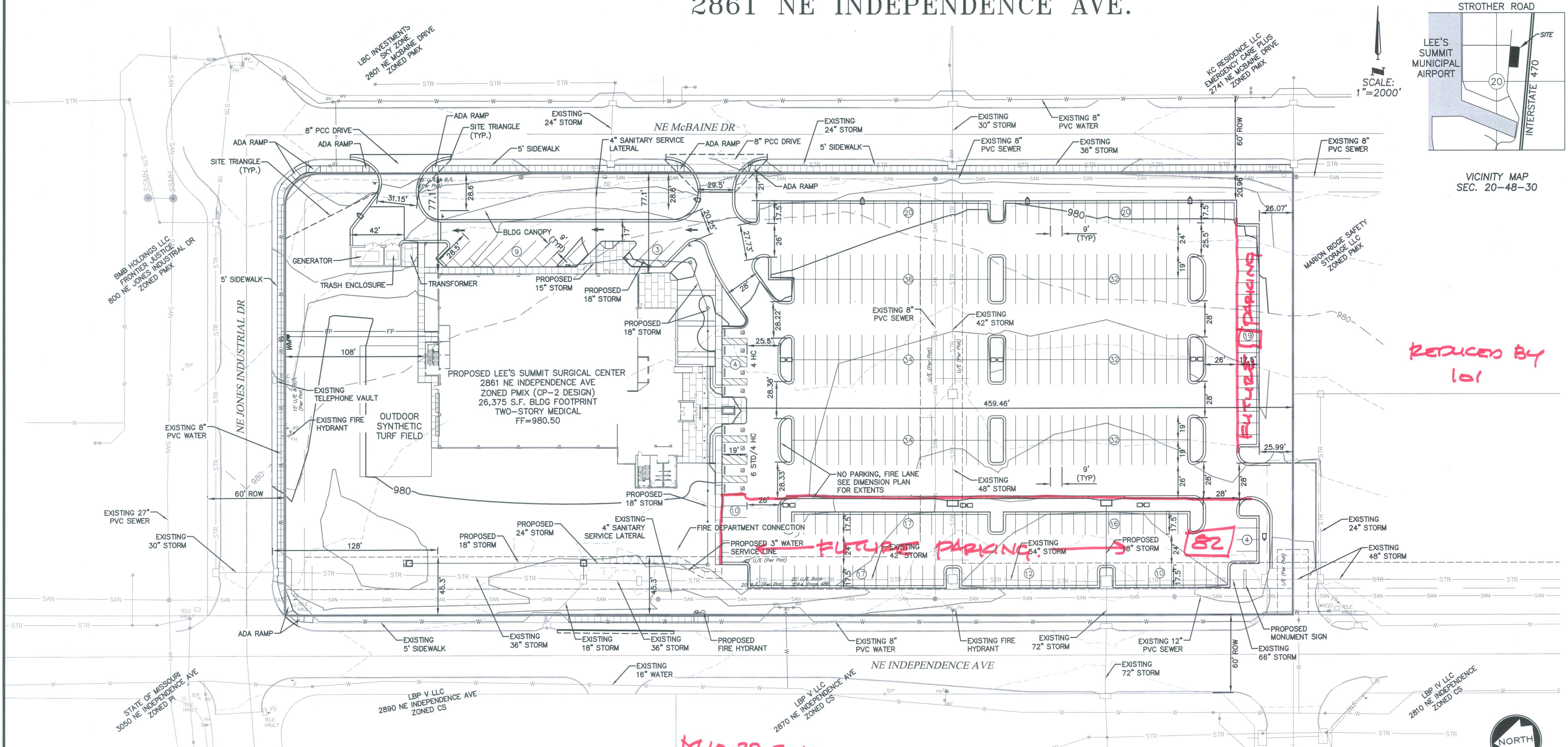


# FINAL DEVELOPMENT PLAN - LEE'S SUMMIT SURGICAL CENTER - LEE'S SUMMIT, MO

## 2861 NE INDEPENDENCE AVE.



REDUCED BY  
101

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C00	OVERVIEW SHEET
C01	EXISTING CONDITIONS
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C04	EROSION CONTROL PHASE 2
C05	EROSION CONTROL DETAILS
C06	EROSION CONTROL DETAILS
C07	DIMENSION AND PARKING PLAN
C08	DIMENSION PLAN TABLES
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C23	STRUCTURE MODIFICATION DETAILS
L01	LANDSCAPE PLAN

PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	-	RE: ARCHITECT
FAR = FLOOR AREA RATIO	MAX. 0.55 FAR	0.153 FAR
MINIMUM PARKING DIM.	9'x19', 9'x17' W/OVERHANG	9'x19', 9'x17' W/OVERHANG
MIN. DRIVEWAY WIDTH (TWO WAY)	24'	24'
MIN. DRIVEWAY WIDTH (ONE WAY)	16'	16'
ADA SPACES	8 (INC VAN)	8 (INC VAN)
ADA VAN ACCESSIBLE SPACES	1	2
TOTAL PARKING STALLS	5/1,000 GSF (MEDICAL OFFICE) 4.5/1,000 GSF (REHAB GYM)	361

AREA REQUIREMENTS	
LOCATION	2861 NE INDEPENDENCE AVE
ZONE:	PMIX - PLANNED MIXED USE (CP-2 DESIGN)
USE:	MEDICAL OFFICE
LEGAL:	LOT 15A
1-470 BUSINESS AND TECHNOLOGY CENTER	
ITEM:	REQUIREMENTS
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	1,892'
MINIMUM FRONT SETBACK	15'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	20'
MAXIMUM BUILDING HEIGHT	40' (THREE-STORY)
MAXIMUM IMPERVIOUS COVERGE	80% (212,550 SF)

M 10.29.2018  
CURRENTLY REQ'D  
REHAB = 27  
MEDICAL = 230  
TOTAL 257  
PREVIOUS 361  
EXCESS 104

DEVELOPER:	LSMOB OWNER, LLC
ADDRESS:	11715 ADMINISTRATION DRIVE MARYLAND HEIGHTS, MO 63146
PHONE:	314.503.5006
CONTACT NAME:	TIM BREECE
DESIGN PROFESSIONAL:	McCLURE ENGINEERING COMPANY
CONTACT NAME:	RANDY ZERR
ADDRESS:	1360 NW 121ST STREET, SUITE A CLIVE, IA 50325
PHONE:	515.964.1229
EMAIL:	RZERR@MCCRESULTS.COM

- GENERAL NOTES:**
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, AS STATED IN ORDINANCE NO. 5813.
  - PUBLIC WORKS INSPECTIONS ((816) 969-1800) MUST BE CONTACTED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION ON SITE.
  - ALL PERMANENT CONCRETE CURB SHALL BE STRAIGHT BACK CURB AND GUTTER (APWA TYPE CG-1) OR INTEGRAL WITH SIDEWALK AS INDICATED HEREIN.
  - AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE, PROVIDE A SIGN MEETING THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE SIGN SHALL BE MOUNTED A MAXIMUM OF 6 INCHES (7 FEET) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN. THE SIGN SHALL BE 12"X18" IN AREA.
  - ALL PRIVATE SANITARY SEWER LATERALS SHALL BE 4" PVC, SDR 26, AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
  - ALL WATER LINES SHALL HORIZONTALLY CLEAR STORM SEWER STRUCTURES BY 5 FEET, SANITARY SEWER STRUCTURES BY 10 FEET, AND PIPES BY 18-INCHES VERTICALLY.
  - ALL GROUND MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT LOCATED ADJACENT TO THE BUILDING AND VISIBLE FROM ANY ADJACENT PUBLIC THOROUGHFARE OR RESIDENTIAL AREA SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH CITY ORDINANCE.
  - THE PROJECT IS LOCATED IN FIRM COMMUNITY PANEL NUMBER 29095C0430G, EFFECTIVE JANUARY 20, 2017, FOR THE CITY OF LEE'S SUMMIT. THE PROJECT SITE IS NOT WITHIN A 1-% ANNUAL CHANCE FLOOD OR AREAS IMPACTED BY THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
  - ALL SIDEWALK PAVEMENT SURFACES SHALL BE STANDARD CONCRETE PAVEMENT PER CITY SPECIFICATION.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, SECTION 5100, AS STATED IN ORDINANCE NO. 5813.
  - THE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE, BASED ON FIELD LOCATIONS, UTILITY MAPS, AND AS-BUILTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
  - REFER TO TYPICAL SECTION DETAILS FOR PROPOSED PAVEMENT SECTIONS.
  - ACCESS TO FIRE DEPARTMENT CONNECTION AND FIRE HYDRANTS SHALL BE MAINTAINED DURING CONSTRUCTION. ACCESS MUST BE WITHIN 100 FEET OF FIRE DEPARTMENT CONNECTIONS AND ROADS SHALL BE CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS.
  - PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR.
  - BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE DIMENSIONED FROM OUTSIDE FACE OF STRUCTURE, EXCLUDING DECORATIVE FAÇADE, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - ALL SITE DIMENSIONS ARE REFERENCED TO THE BACK OF CURBS ON THIS SHEET UNLESS OTHERWISE NOTED.
  - ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY INSPECTOR.

PRELIMINARY  
NOT FOR CONSTRUCTION

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Missouri No. 000958 (Expires: 12.31.2017)

CIVIL CONSULTANT  
McClure Engineering Co.  
1360 NW 121st Street, Suite A  
Clive, Iowa 50325  
515.964.1229  
State Certificate of Authority #000143

STRUCTURAL CONSULTANT  
KPF, Inc.  
1610 Des Peres Road, Suite 100  
St. Louis, Missouri 63131  
314.835.0524  
State Certificate of Authority #2001010829

MEP/FP CONSULTANT  
G&W Engineering Corporation  
138 Weldon Parkway  
Maryland Heights, Missouri 63043  
314.737.4200  
State Certificate of Authority #2002018767

Proposed New Core & Shell Building For:  
**Lee's Summit Surgical**  
Lee's Summit, Missouri

Date	9/22/17
Job Number	170534-010
Drawn By	ELM
Checked By	MDM

Revisions	Number	Date	Description
1	10/30/17		CITY COMMENTS
2	11/28/17		CITY COMMENTS
3	3/16/18		BLDG. SIZE CHANGE
4	9/15/18		BLDG. SIZE CHANGE
5	10/11/18		BID SET
6	10/17/18		REVISED ENTRANCE