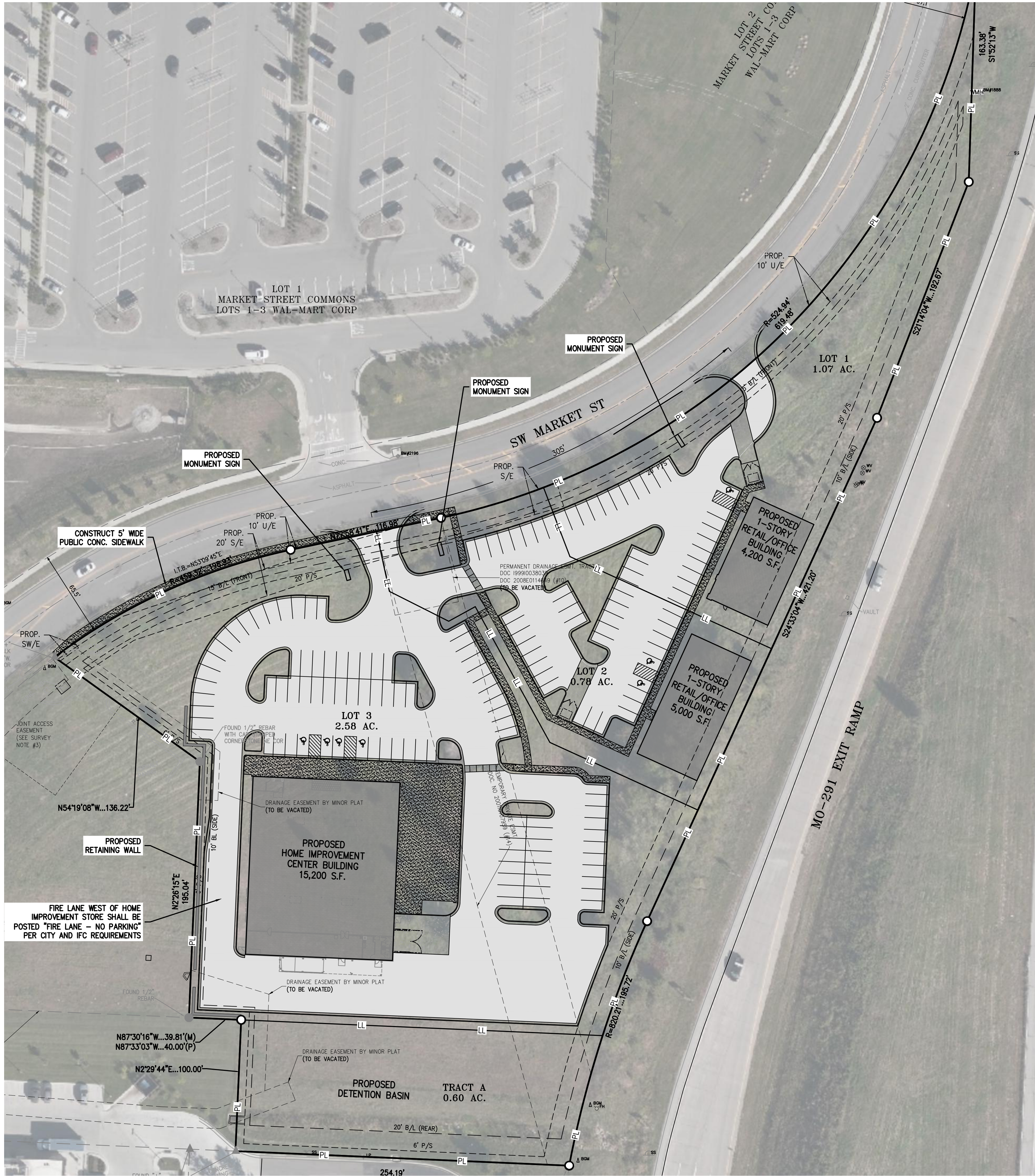


\\PHILIPS-SERVER\Projects\PH\0639.dwg (Site Plans) SITE.dwg Layout:1 Nov 16, 2021 11:44am Daniel Finn



BUILDING & LOT DATA

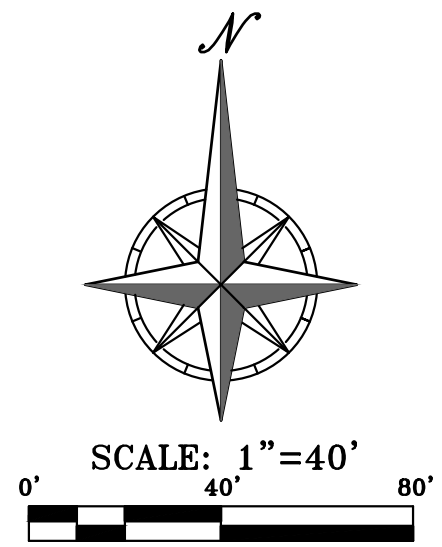
Zoning	CP-2
Lot 1	
Site Area	1.07 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	4,200 S.F.
Building Footprint	0.0901
FAR / Building Coverage	0.35 Ac. (33%)
Impervious Area	0.35 Ac. (33%)
Open Space	0.72 Ac. (67%)
Lot 2	
Site Area	0.78 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	5,000 S.F.
Building Footprint	0.1472
FAR / Building Coverage	0.47 Ac. (60%)
Impervious Area	0.47 Ac. (60%)
Open Space	0.31 Ac. (40%)
Lot 3	
Site Area	2.58 Ac.
Home Improvement	
No. of Stories	1 Story
Building S.F.	15,200 S.F.
Building Footprint	15,200 S.F.
FAR / Building Coverage	1.78 Ac. (69%)
Impervious Area	1.78 Ac. (69%)
Open Space	0.80 Ac. (31%)
Tract A	
Site Area	0.60 Ac.
Impervious Area	0.00 Ac. (0%)
Open Space	0.60 Ac. (100%)
Overall	
Site Area	5.03 Ac.
Building S.F.	24,400 S.F.
FAR / Building Coverage	0.1114
Impervious Area	2.60 Ac. (52%)
Open Space	2.43 Ac. (48%)

PARKING SUMMARY

Lot 1	
Parking Required:	
Retail Sales (5 / 1,000 S.F.)	
Total Required Parking	22 Spaces
Parking Provided	
Standard Parking Provided	23 Spaces
Accessible Parking Spaces Provided	1 Spaces
Total Provided Parking	24 Spaces
Parking Lot, Aisles, and Drives Area	12,400 SF
Parking Lot Landscape Islands, Strips, Planting Areas	2,000 SF (16%)
Lot 2	
Parking Required:	
Retail Sales (5 / 1,000 S.F.)	
Total Required Parking	25 Spaces
Parking Provided	
Standard Parking Provided	38 Spaces
Accessible Parking Spaces Provided	2 Spaces
Total Provided Parking	40 Spaces
Parking Lot, Aisles, and Drives Area	25,000 SF
Parking Lot Landscape Islands, Strips, Planting Areas	7,000 SF (28%)
Lot 3	
Parking Required:	
Home Improvement (4 / 1,000 S.F.)	
Total Required Parking	61 Spaces
Parking Provided	
Standard Parking Provided	86 Spaces
Accessible Parking Spaces Provided	4 Spaces
Total Provided Parking	90 Spaces
Parking Lot, Aisles, and Drives Area	47,000 SF
Parking Lot Landscape Islands, Strips, Planting Areas	8,000 SF (17%)

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
STANDARD DUTY ASPHALT PAVEMENT	
PROPOSED BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	



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LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT TO THE NORTHEAST CORNER OF LOT 2, QUICKTRIP 200R, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, SAD POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291 HIGHWAY, AS NOW ESTABLISHED; THENCE N 87°30'16" W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 254.19 FEET, TO AN ANGLE POINT ON THE EAST LINE OF LOT 1A, QUICKTRIP 200R LOT 1A, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 22°29'44" E, ALONG SAID EAST LINE OF SAID LOT 1A, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1A; THENCE N 87°30'16" W, ALONG THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 39.81 FEET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF FIRESTONE SW MARKET STREET, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 22°26'15" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 195.04 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE N 54°19'08" W, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 136.22 FEET, TO THE NORTH MOST CORNER OF SAID LOT 1, BLOCK 1, FIRESTONE SW MARKET STREET, SAD POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SW MARKET STREET, AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 53°09'45" E, A RADIUS OF 459.32 FEET, AND AN ARC LENGTH OF 198.93 FEET; THENCE N 77°58'41" E, A DISTANCE OF 116.96 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 524.94 FEET, AND AN ARC LENGTH OF 619.48 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291 HIGHWAY, AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: THENCE S 152°13' W, A DISTANCE OF 163.38 FEET; THENCE S 211°04' W, A DISTANCE OF 192.67 FEET; THENCE S 243°30'4 W, A DISTANCE OF 421.20 FEET; THENCE SOUTH ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 820.21 FEET, AND AN ARC LENGTH OF 195.72 FEET, TO THE POINT OF BEGINNING, CONTAINING 219,027.21 SQUARE FEET, OR 5.028 ACRES, MORE OR LESS, OF UNPLATTED LAND.

AREA = ± 5.028 ACRES / ± 219,027.21 SQ.FT.

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference.  
A) City ordinances & O.S.H.A. Regulations.  
B) The City of Lee's Summit Technical Specifications and Municipal Code.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors' responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

ZONING:

THIS PROPERTY IS ZONED CP-2, DEFINED AS PLANNED COMMUNITY COMMERCIAL DISTRICT.

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT [www.dnr.mo.gov/geology/geosrv/oilandgas.htm](http://www.dnr.mo.gov/geology/geosrv/oilandgas.htm), THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PRE-CONSTRUCTION MEETING NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

FIRE ACCESS ROAD NOTE:

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.

PHILIPS ENGINEERING, INC.  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 993-1155  
Fax: (913) 993-1165  
[www.philipsengineering.com](http://www.philipsengineering.com)



**SITE PLAN**  
MARKET STREET CENTER  
M291 AND SW MARKET STREET  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	210639	No.		Date	By	App.
CHECKED DATE	10-14-21	DRAWN/MR	1.	11-16-21	SNH	DAF
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700329						

SHEET  
C1

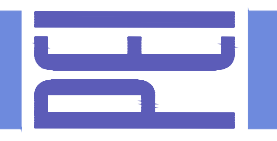


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**PHELPS ENGINEERING, INC.**  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
[www.phelpsen지니어ing.com](http://www.phelpsen지니어ing.com)

## PLANNING ENGINEERING IMPLEMENTATION



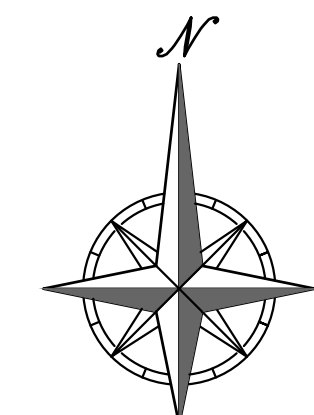
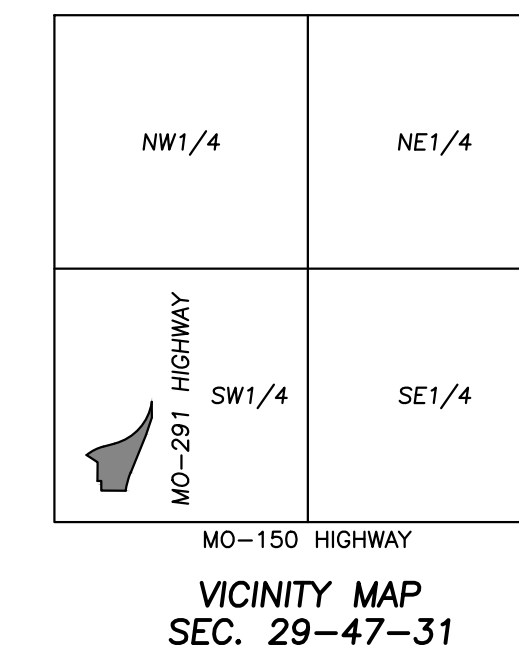
# SITE PLAN

MARKET STREET CENTER  
M291 AND SW MARKET STREET  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI


PROJECT NO.	210639	No.		Date	11-16-21	Revisions:	By	App.
DATE: 10-14-21	DRUMMER	1.				REVISED FOR PLANNING COMMENTS	SNH	DAT
ORDER FOR AUTHORIZATION KANSAS HIGHWAY 15-60 ENGINEERING - "E-30" CERTIFICATE OF AUTHORIZATION L&O STATEW-200700128								

SHEET









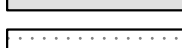
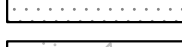

## C1.1



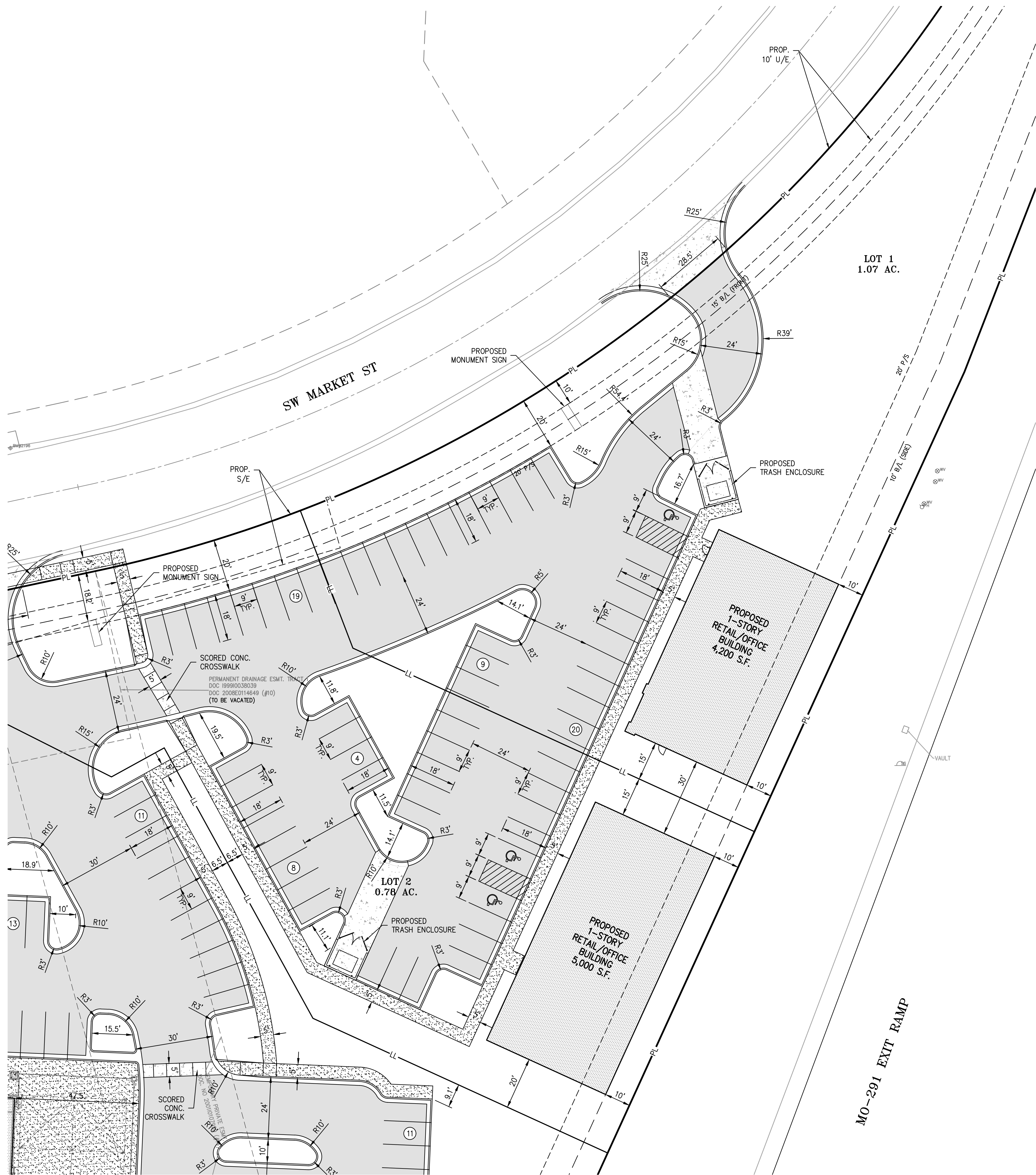
SCALE: 1"=20'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '20'', and '40'' at the beginning, middle, and end respectively.

**LEGEND**

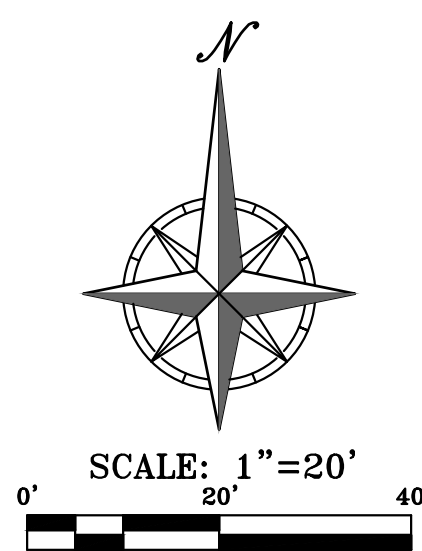
- |   |     |                                |
|---|-----|--------------------------------|
|  | PL  | PROPERTY LINE                  |
|  | LL  | LOT LINE                       |
|  | R/W | RIGHT-OF-WAY                   |
|  |     | 2" CURB & GUTTER               |
|  |     | 6" CURB              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

\\PHILIPS-SERVER\Projects\210639.dwg [Site Plans] SITE ENLARGED.dwg Layout:2 Nov 16, 2021 11:44am Daniel Finn



#### 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
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



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#### SITE PLAN

MARKET STREET CENTER  
M291 AND SW MARKET STREET  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

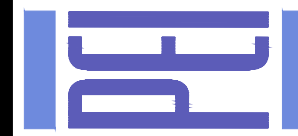
PROJECT NO.	210639	No.	Date	Revisions:	By	App.
DATE: 10-14-21	DRAWN/MR	1.	11-16-21	REVISED PER PLANNING COMMENTS	SNH	DAF
CHECKED: DAF	APPROVED: JDC					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200700128						
ENGINEERING - 200700039						

SHEET

C1.2

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www.philipsengineering.com

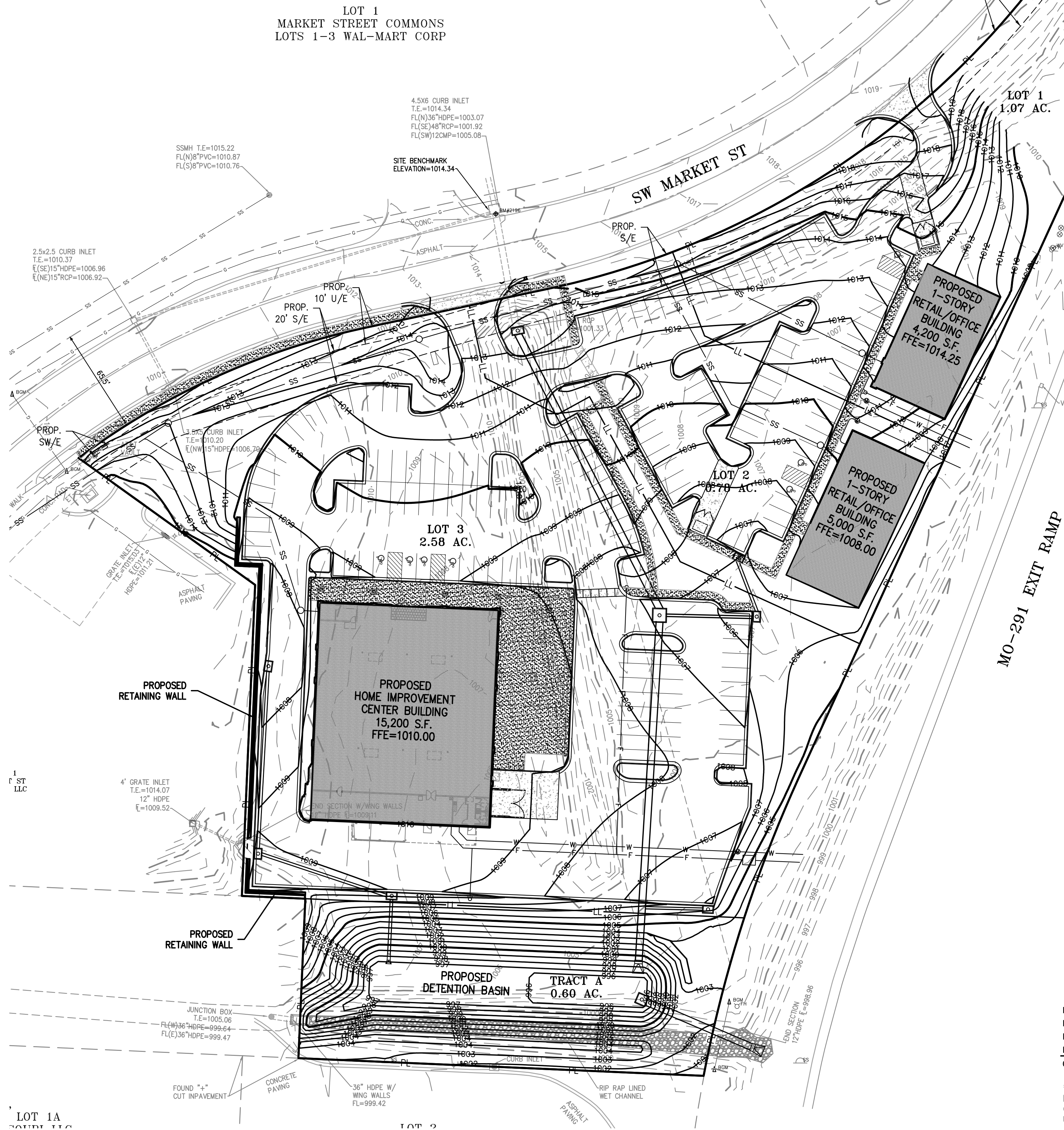
PLANNING  
ENGINEERING  
IMPLEMENTATION





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Earthwork Summary		
291 and SW Market Street		
11/15/2021		
Raw Excavation	4,799 Cu. Yds.	
In Place Compaction (+15%)	-16,085 Cu. Yds.	
Pavement Adjustment	2,379 Cu. Yds.	(assume 10" of additional excavation)
Building Adjustment	1,807 Cu. Yds.	(assume 24" of additional excavation)
On Site Net	-7,099 Cu. Yds.	

\* 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.

#### SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
- TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and I/L.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill shall be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
- EARTHWORK:
  - GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
  - SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
  - FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five feet, fast building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
  - BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
  - EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
  - COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 8" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
- TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
- UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P. requirements.

#### FLOOD NOTE:

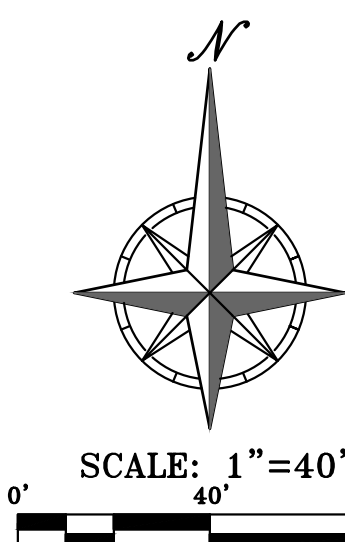
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0436G, AND DATED JANUARY 20, 2017.

#### BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS  
1. FOUND "1" CUT IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF ADJACENT PROPERTY.  
ELEVATION = 987.14  
2. SET "1" CUT IN SOUTHWEST CORNER OF BACK OF CURB IN ADJACENT PARKING LOT TO THE NORTH AT NORTHWEST CORNER OF SURVEYED PROPERTY.  
ELEVATION = 990.19

#### LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 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
- GR GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- BW BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL



PHELPS ENGINEERING, INC.  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax: (913) 393-1165  
www.phelpsengineering.com

PLANNING  
ENGINEERING  
IMPLEMENTATION

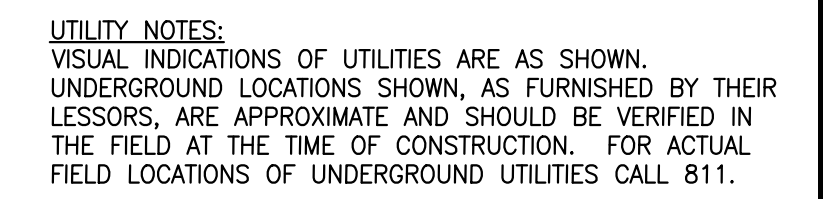


GRADING PLAN  
MARKET STREET CENTER  
M291 AND SW MARKET STREET  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	210639	No.	Date	Revisions:	By	App.
CHECKED	10-14-21	1.	11-16-21	REVISED PER PLANNING COMMENTS	SNH	DAF
DATE	10-14-21					
CHECKED						
DATE						
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DATE						
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DATE						

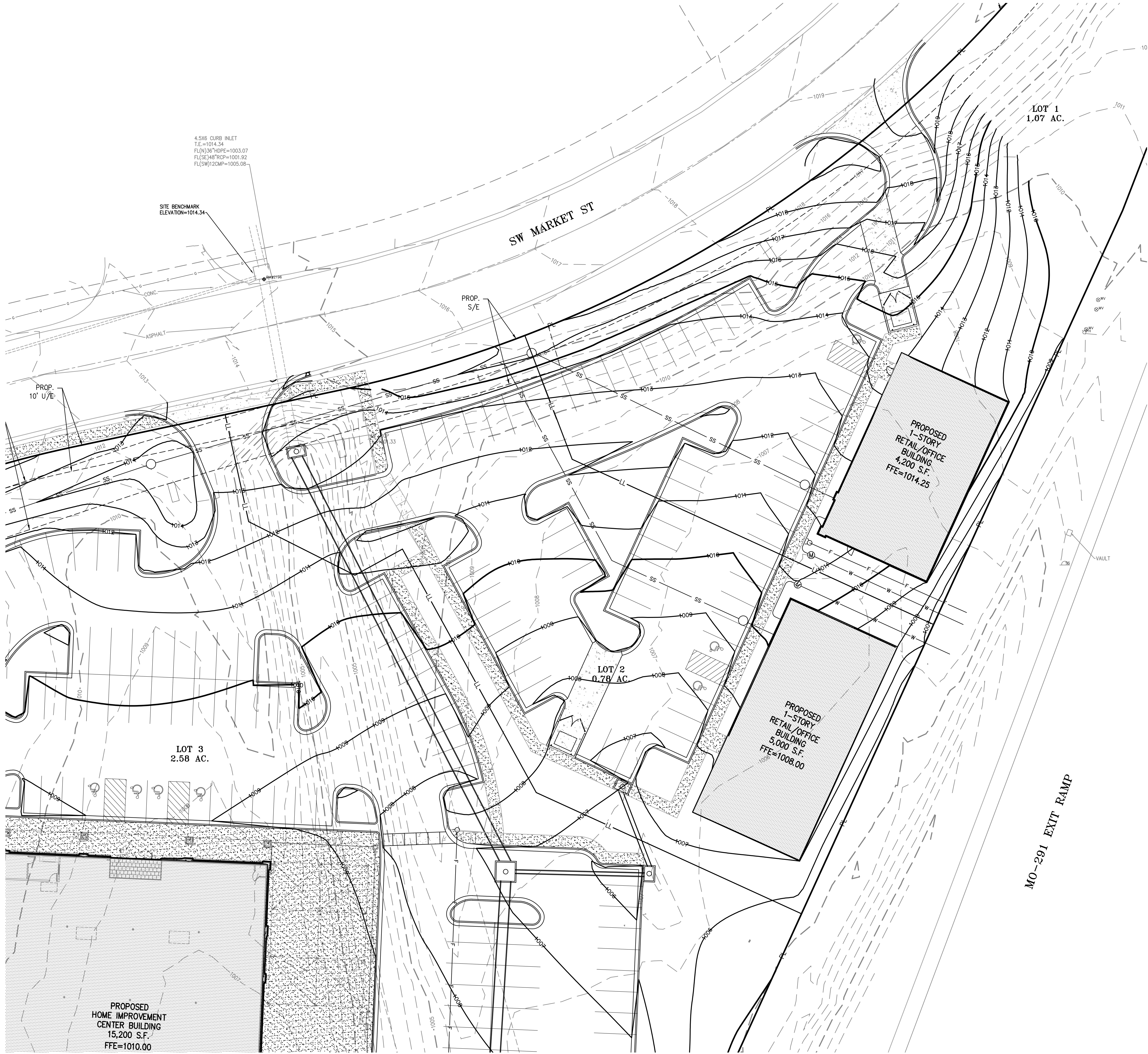
SHEET

C2



**PHELPS ENGINEERING, INC.**

\\PHILIPS-SERVER\Projects\1\210639.dwg [Site Plans] GRADING ENLARGED.dwg Layout:1 Nov 16, 2021 11:44am Daniel Finn



Know what's below.  
Call before you dig.

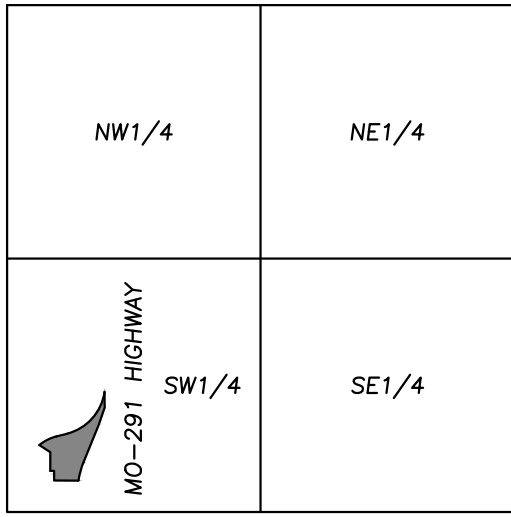
UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

**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, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0436G, AND DATED JANUARY 20, 2017.

**BENCHMARK:**

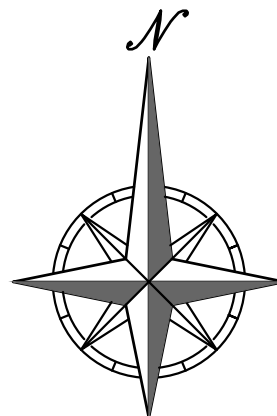
- VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS
- FOUND "C" CUT IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF ADJACENT PROPERTY.  
ELEVATION = 987.14
  - SET "C" CUT IN SOUTHWEST CORNER OF BACK OF CURB IN ADJACENT PARKING LOT TO THE NORTH AT NORTHWEST CORNER OF SURVEYED PROPERTY.  
ELEVATION = 990.19



VICINITY MAP  
SEC. 29-47-31



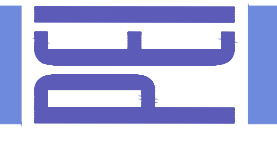
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920— EXISTING CONTOURS
- 920— PROPOSED CONTOURS
- 918—
- XXXX TW — PROPOSED SPOT ELEVATION
- LG — LIP OF GUTTER
- TC — TOP OF CURB
- SW — SIDEWALK
- ME — MATCH EXISTING
- HP — HIGH POINT
- LP — LOW POINT
- P — TOP OF PAVEMENT
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- TW — TOP OF WALL
- — EXISTING STORM SEWER
- — PROPOSED STORM PIPE
- — PROPOSED WET CURB & GUTTER
- — PROPOSED DRY CURB & GUTTER
- — PROPOSED RETAINING WALL



SCALE: 1"=20'  
0' 20' 40'

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**ENLARGED GRADING PLAN**

MARKET STREET CENTER  
M291 AND SW MARKET STREET  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	210639	No.	1.	Date	11-16-21	Revisions:	By	App.
CHECKED	DAF	APPROVED	JDC			REVISED PER PLANNING COMMENTS	SNH	DAF
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - LS-82								
ENGINEERING - E-361								
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING-200701028								
ENGINEERING-200700339								

SHEET

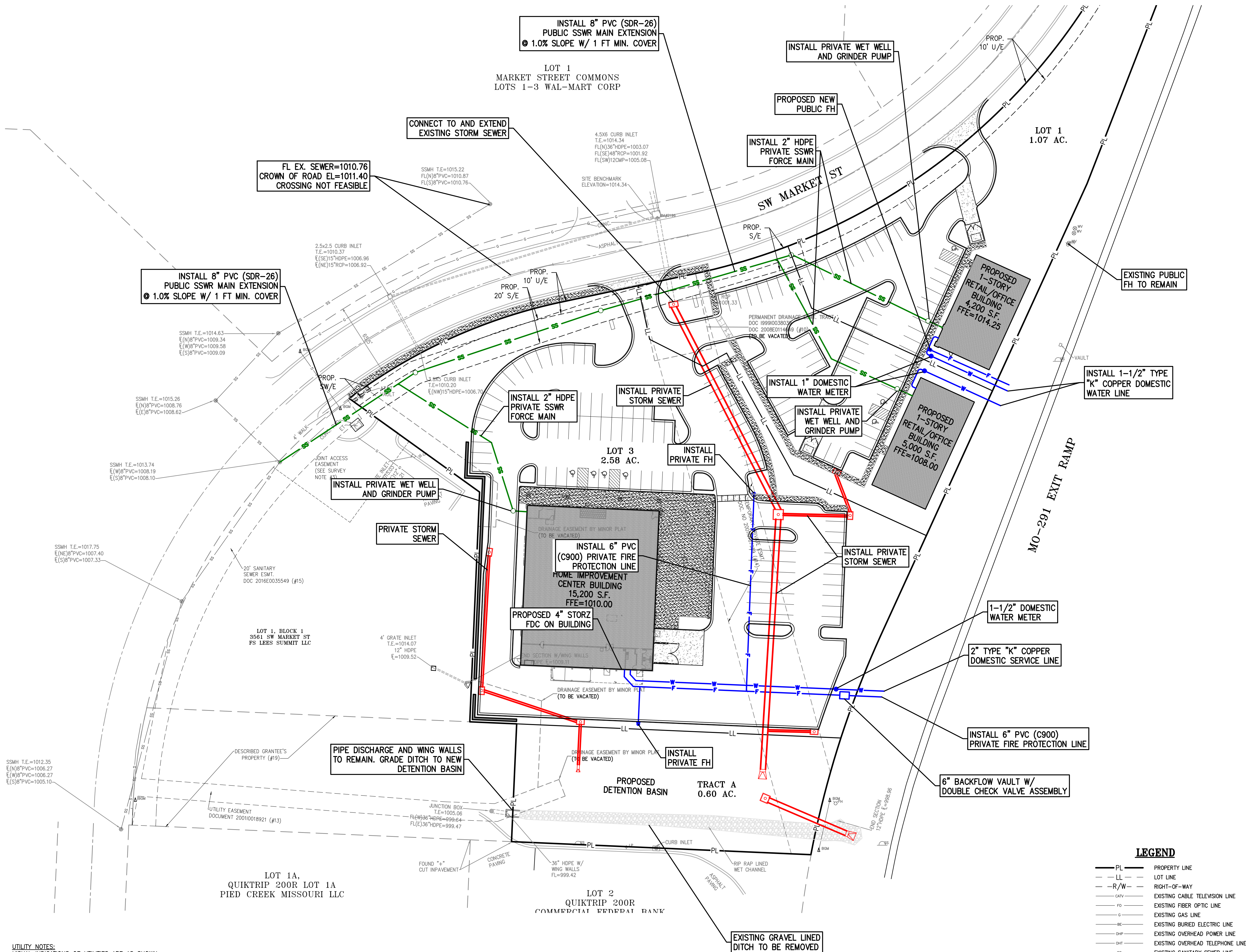
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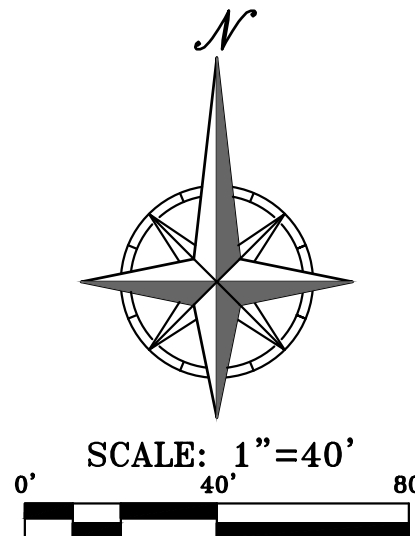


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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - R/W — RIGHT-OF-WAY
  - CTV — EXISTING CABLE TELEVISION LINE
  - FO — EXISTING FIBER OPTIC LINE
  - G — EXISTING GAS LINE
  - BE — EXISTING BURIED ELECTRIC LINE
  - OHP — EXISTING OVERHEAD POWER LINE
  - OHT — EXISTING OVERHEAD TELEPHONE LINE
  - SS — EXISTING SANITARY SEWER LINE
  - SS — EXISTING STORM SEWER LINE (& SIZE)
  - BT — EXISTING BURIED TELEPHONE LINE
  - W — EXISTING WATER LINE (& SIZE)
  - SS — PROPOSED SANITARY SEWER LINE
  - SS — PROPOSED STORM SEWER LINE
  - W — PROPOSED WATER LINE



**UTILITY PLAN**  
MARKET STREET CENTER  
M291 AND SW MARKET STREET  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO. 210639  
DATE: 10-14-21  
DRAWN BY: DAF  
CHECKED BY: JDC  
APPROVED BY: JDC  
CITY OF LEE'S SUMMIT  
ENGINEER: E-SF  
CITY OF LEE'S SUMMIT  
ENGINEER: E-SF

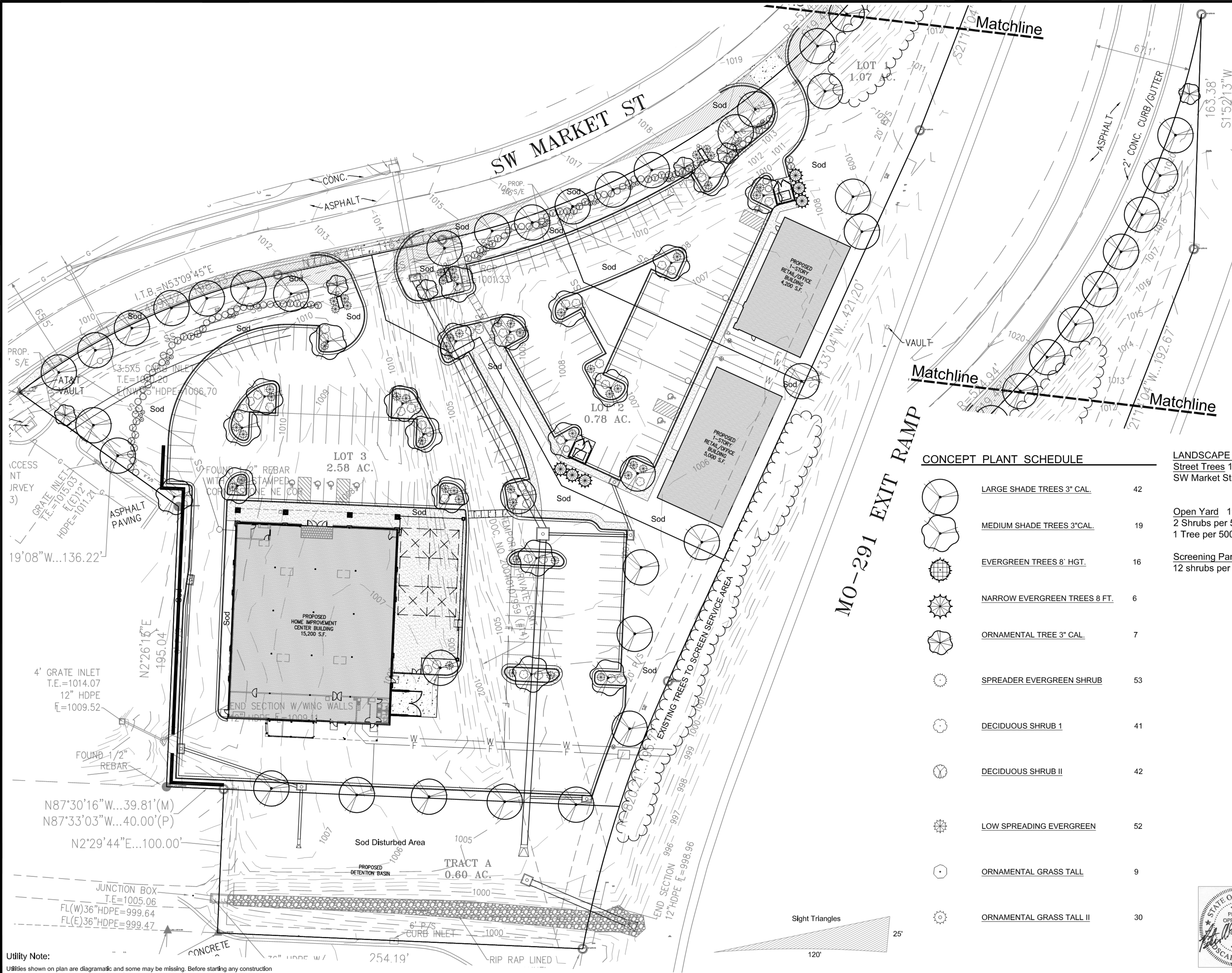
Revisions:  
No. Date  
1. 11-16-21  
REVISED PER PLANNING COMMENTS

By App.  
SNH DAF

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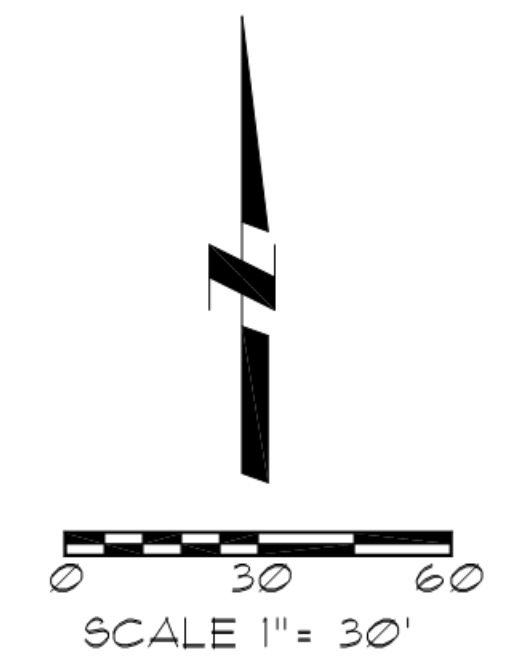
**SHEET**  
**C3**



CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES 3" CAL.	42
	MEDIUM SHADE TREES 3" CAL.	19
	EVERGREEN TREES 8' HGT.	16
	NARROW EVERGREEN TREES 8 FT.	6
	ORNAMENTAL TREE 3" CAL.	7
	SPREADER EVERGREEN SHRUB	53
	DECIDUOUS SHRUB I	41
	DECIDUOUS SHRUB II	42
	LOW SPREADING EVERGREEN	52
	ORNAMENTAL GRASS TALL	9
	ORNAMENTAL GRASS TALL II	30

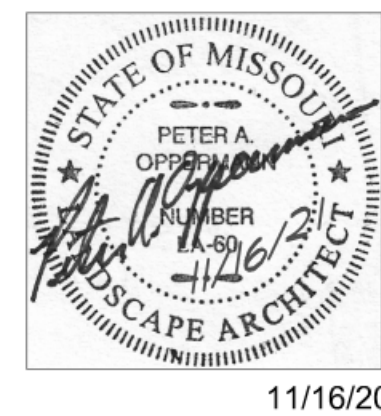
LANDSCAPE REQUIREMENTS:		Required	Provided
Street Trees 1 tree per 30', 2 shrubs per 20'	Trees	28	28
	Shrubs	86	90
Open Yard 194,004 s.f. 2 Shrubs per 5000s.f. 1 Tree per 5000s.f.		78	106
		39	46
Screening Parking Lot 12 shrubs per 40 l.f.		124	124+



Preliminary Landscape Plan  
**Market Street Center**  
SW Market Street and 150 Hwy.  
Lee's Summit, Missouri

**Oppermann LandDesign, LLC**  
Land Planning & Landscape Architecture  
92 Debra Lane  
New Windsor, New York 12553  
pete@opperland.com  
913.592.5598

Utility Note:  
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



11/16/2021

LS-1