

Drawing name: K:\KNC_LDEV\26944\2000_Capital Builders Lee's Summit\2023 Leas Summit Flex Space2 Design\CAD\PlanSheets\C001 - COVER SHEET.dwg Layout1 Sep 12, 2023 4:43pm by: logan.green

PROJECT TEAM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150,
KANSAS CITY, MO 64105
CONTACT: PATRICK JOYCE, P.E.
TEL: (785) 550-8994
EMAIL: PATRICK.JOYCE@KIMLEY-HORN.COM

LANDSCAPE:
LANDWORKS STUDIO
102 S CHERRY ST.
OLATHE, KS 66061
CONTACT: ERICA FLAD, PLA, LEED GA
TEL: (913) 780-6707
EMAIL: ERICA@LANDWORKSSTUDIO.COM

HISTORIC INFORMATION

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED JUNE 27, 2023.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAPS 29095C0438G: EFFECTIVE DATE JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISION ARE BEING PROPOSED.

LEGAL DESCRIPTION

LOT 3A, DECKER STREET MINOR PLAT, LOTS 2A AND 3A, A SUBDIVISION IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT RECORDED AUGUST 6, 2021.

WATERSHED

THIS SITE IS LOCATED WITHIN THE BIG CREEK WATERSHED

PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. THE CITY OF LEE'S SUMMIT, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED JUNE 27, 2023.

UTILITY AND GOVERNING AGENCY CONTACTS

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN ST.
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800

EVERGY:
DOUG DAVIN
1300 SE HAMBLIN RD.
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

AT&T:
RONALD GIPFERT
500 E 8TH ST.
KANSAS CITY, MO 64106
TEL: (816) 275-1550

MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DR.
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

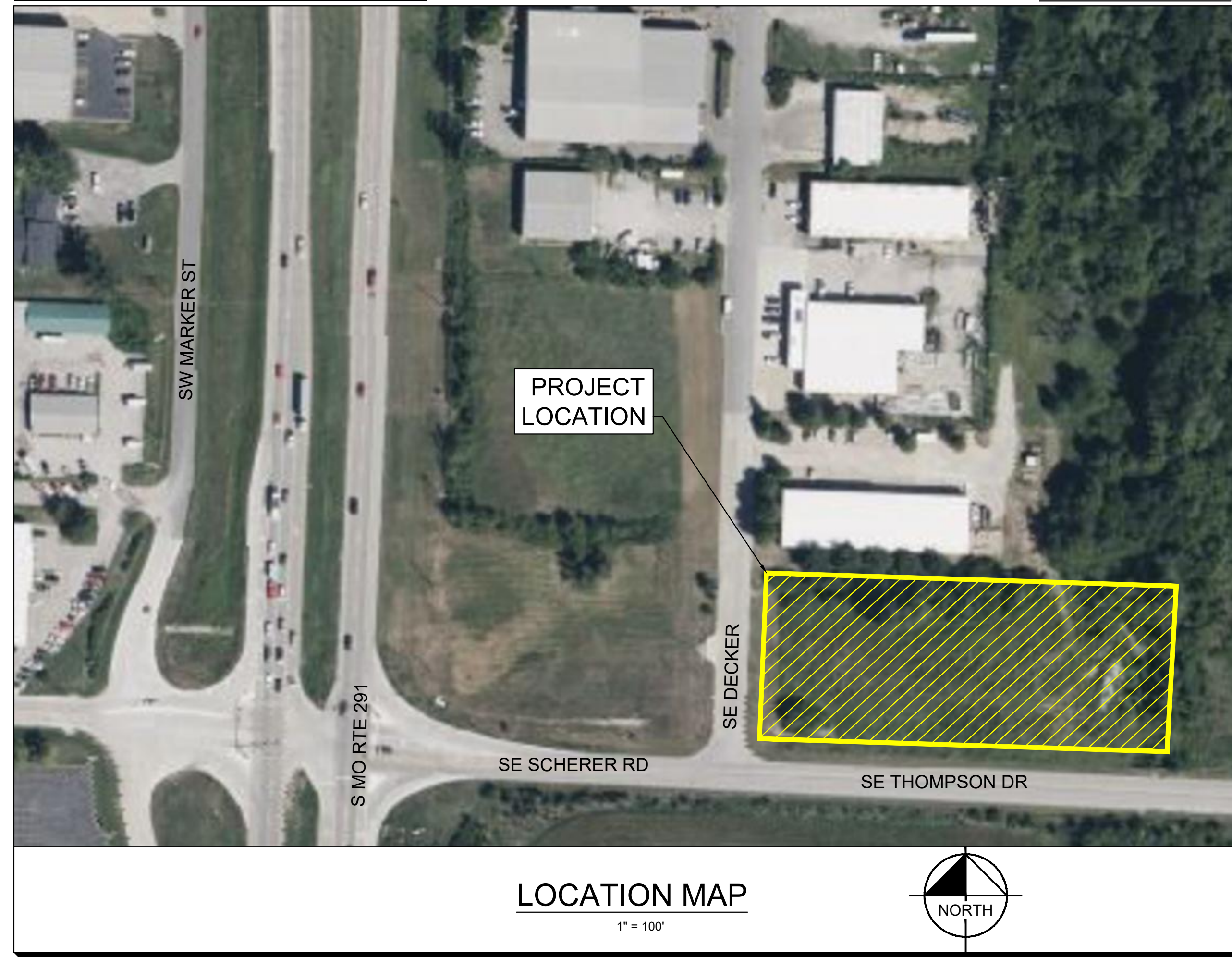
GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
7. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
8. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
9. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
10. ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

APPROXIMATE TOTAL ACREAGE: 2.13 AC

LIMITS OF DISTURBANCE: 1.53 AC

DATE: 7/14/2023

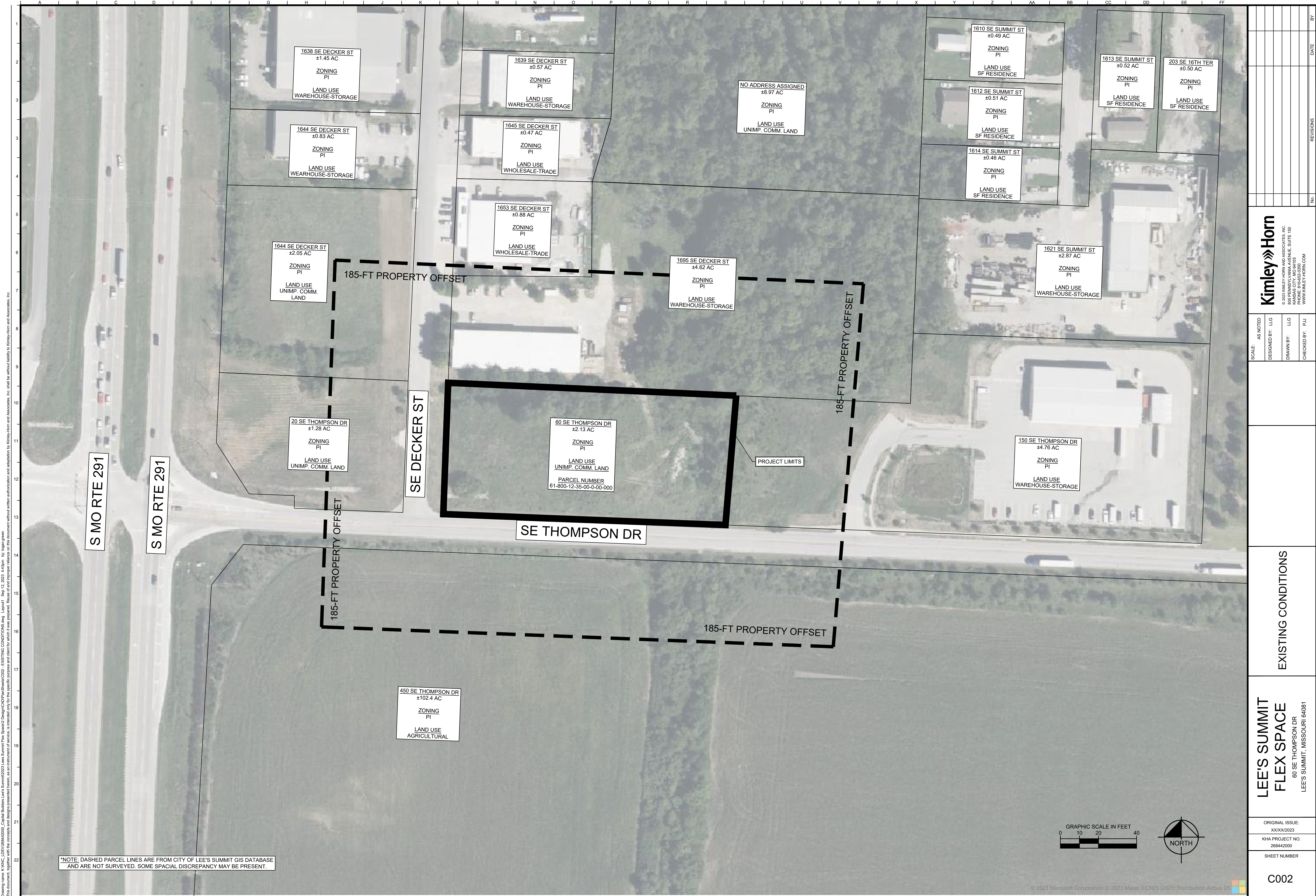


Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	SITE PLAN
C004	GRADING PLAN
C005	UTILITY & STORMWATER PLAN
C006	STORMWATER DETAILS
L001	LANDSCAPE PLAN
A101	FLOOR PLANS
A201	ELEVATIONS - BUILDING A
A202	ELEVATIONS - BUILDING B
A203	RENDERINGS

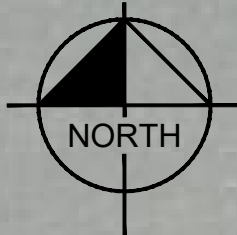
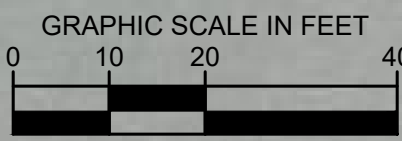


Know what's **below**.
Call before you dig.

[illegible]



*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.



LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		EXISTING CONDITIONS		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 605 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM		REVISIONS		DATE		BY	
ORIGINAL ISSUE: XXXX/XX/2023		KHA PROJECT NO. 268442000		SHEET NUMBER		C002					

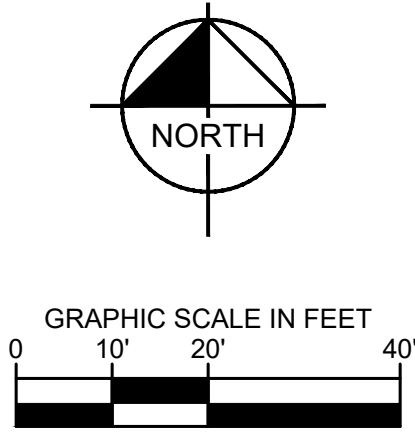
Drawing name: K:\K4C_LIE\20842000_Capital Builders Lee's Summit\2023 Design\CAD\Plan\Sheets\C004 - GRADING PLAN.dwg Layers: 1 Set: 12, 2023 4:43pm by: jogan.green
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Grading Legend	
	1015 Existing Contour
	1015 Proposed Contour
	Spot Elevation
	Slope Arrow

- SITE PLAN KEY NOTES
- 01 EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE

LIMITS OF DISTURBANCE: 1.57 AC



LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		GRADING PLAN		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 605 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE: XXXX/2023	DESIGNED BY: LLG	SCALE: AS NOTED	AS NOTED	DESIGNED BY: LLG	BY
KHA PROJECT NO. 268442000	DRAWN BY: LLG	DESIGNED BY: LLG	DESIGNED BY: LLG	DRAWN BY: LLG	DATE
SHEET NUMBER	CHECKED BY: PUJ	DESIGNED BY: LLG	DESIGNED BY: LLG	DRAWN BY: LLG	REVISIONS
C004					

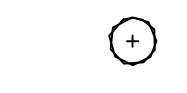
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		UTILITY & STORMWATER PLAN		SCALE: AS NOTED		Kimley»»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 10000 W. 110TH AVENUE, SUITE 150 KANSAS CITY, MO 64116 PH: 816.451.8000 WWW.KIMLEY-HORN.COM			
ORIGINAL ISSUE: XX/XX/2023				DESIGNED BY: LLG					
IHA PROJECT NO. 28842000				DRAWN BY: LLG					
SHEET NUMBER				CHECKED BY: PUJ					
C005						No.		DATE	
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								BY	

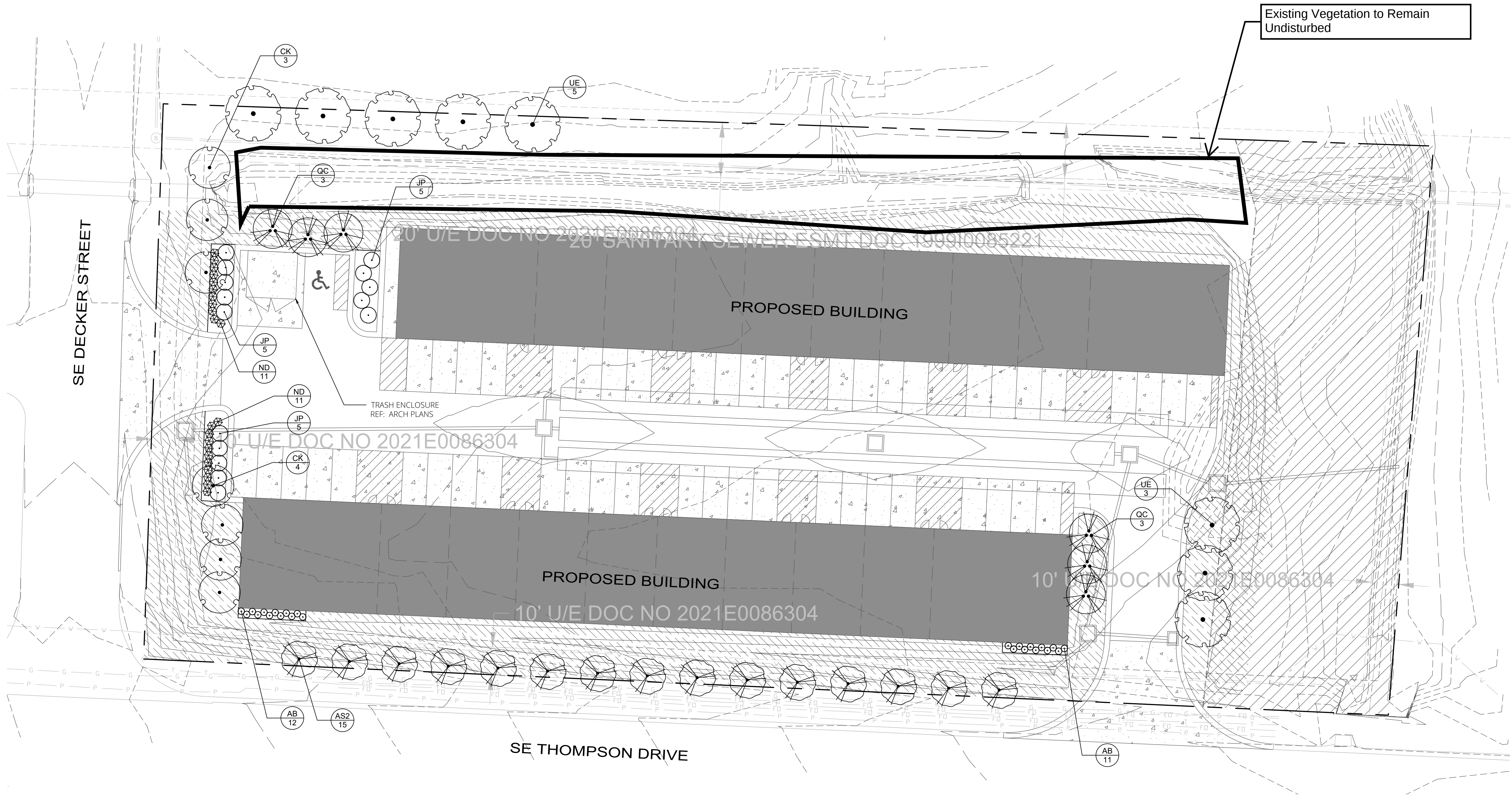
LANDSCAPE SUMMARY

STREET FRONTAGE
REQUIRED: 1 TREE PER 30 FEET OF FRONTAGE AND 1 SHRUB PER 20 FEET OF FRONTAGE.
THOMPSON DRIVE 452 FEET / 30 = 15 TREES AND 23 SHRUBS
DECKER STREET 200 FEET / 30 = 7 TREES AND 10 SHRUBS
PROVIDED:
THOMPSON DRIVE 15 TREES AND 23 SHRUBS
DECKER STREET 7 TREES AND 10 SHRUBS

OPEN YARD AREAS
REQUIRED: 1 TREE AND 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA
92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS
PROVIDED: 14 TREES AND 27 SHRUBS

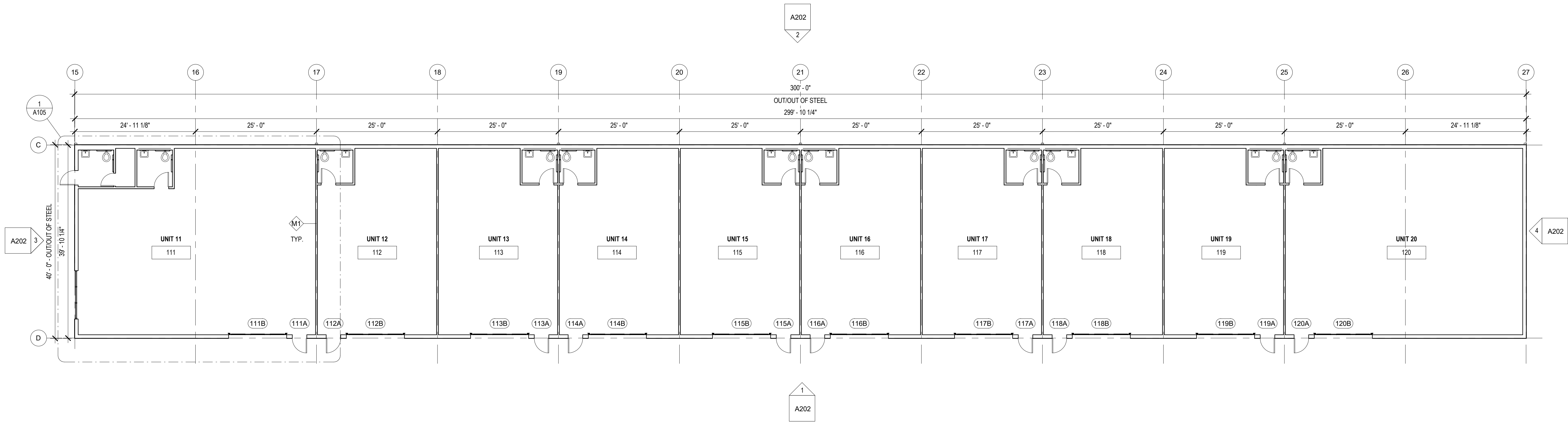
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AS2	15	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	3" CAL
	QC	6	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B	3" CAL
	UE	8	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II'™	B & B	3" CAL
ORNAMENTAL TREE	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	B & B	3" CAL
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'™	2 GAL	
	ND	22	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
EVERGREEN SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	JP	15	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	TTF	18,486 SF	TURF TYPE TALL FSCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	

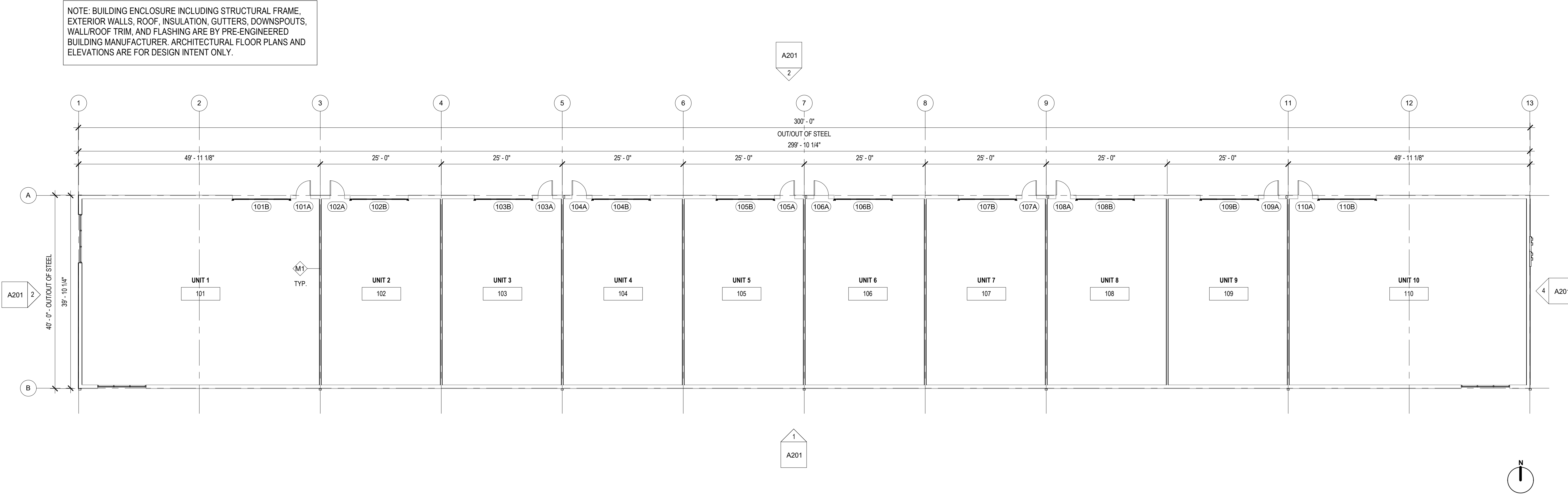


Date	No.

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2 FLOOR PLAN - BUILDING B
3/32" = 1'-0"



1 FLOOR PLAN - BUILDING A
3/32" = 1'-0"

FLEX SPACES

SCHEMATIC DESIGN

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

SixTwentyOne

1705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

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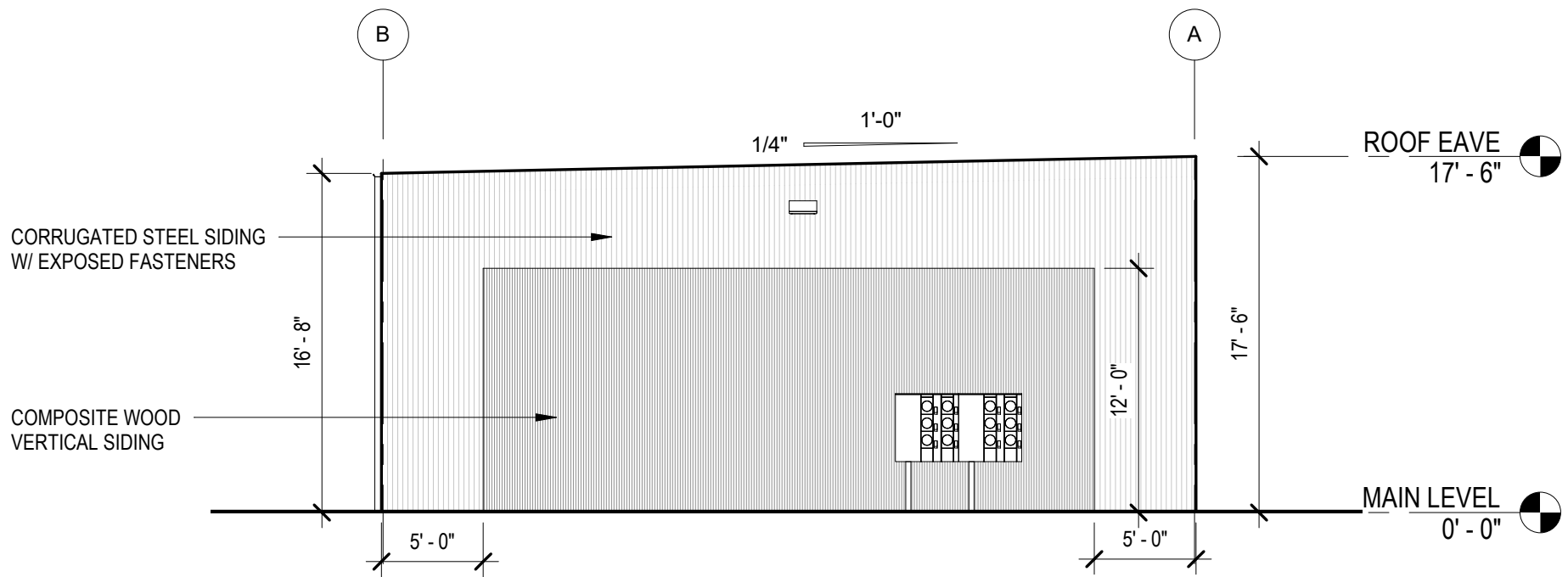
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FLOOR PLANS

Sheet	Revision no.
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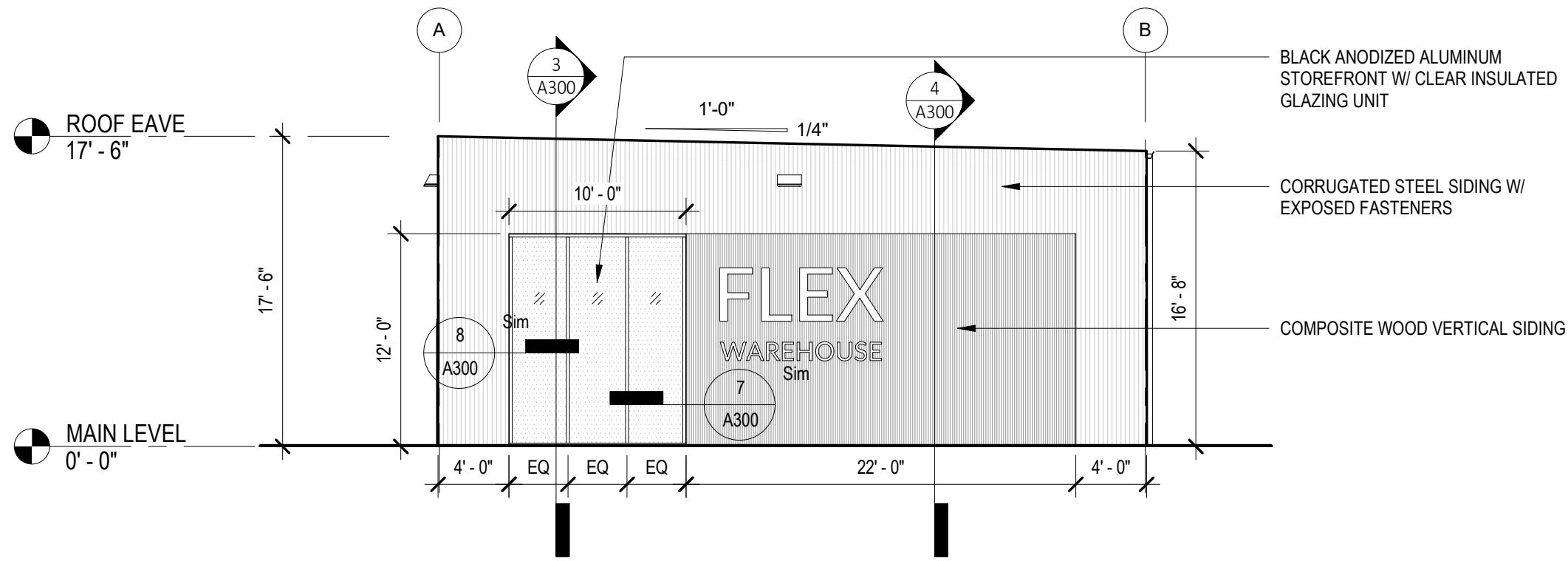
A101

- CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
- COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
- STEEL TRIM

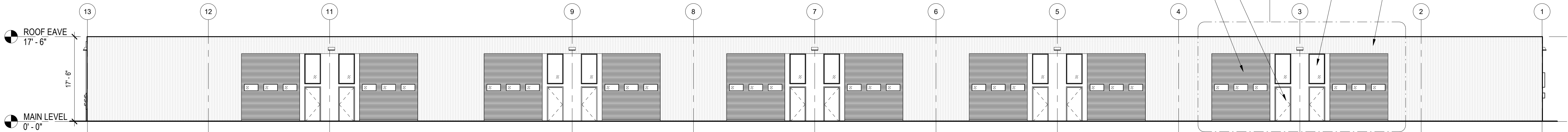


4 ELEVATION - BUILDING A (EAST)
1/8" = 1'-0"

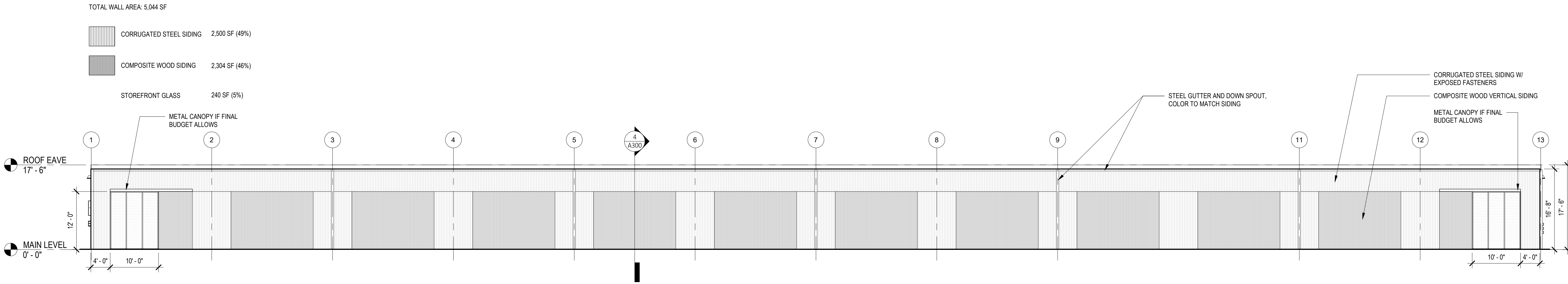
- TOTAL WALL AREA: 683 SF
- CORRUGATED STEEL SIDING 299 SF (44%)
- COMPOSITE WOOD SIDING 264 SF (39%)
- STOREFRONT GLASS 120 SF (17%)



3 ELEVATION - BUILDING A (WEST)
1/8" = 1'-0"



2 ELEVATION - BUILDING A (NORTH)
3/32" = 1'-0"



1 ELEVATION - BUILDING A (SOUTH)
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

SixTwentyOne
1705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

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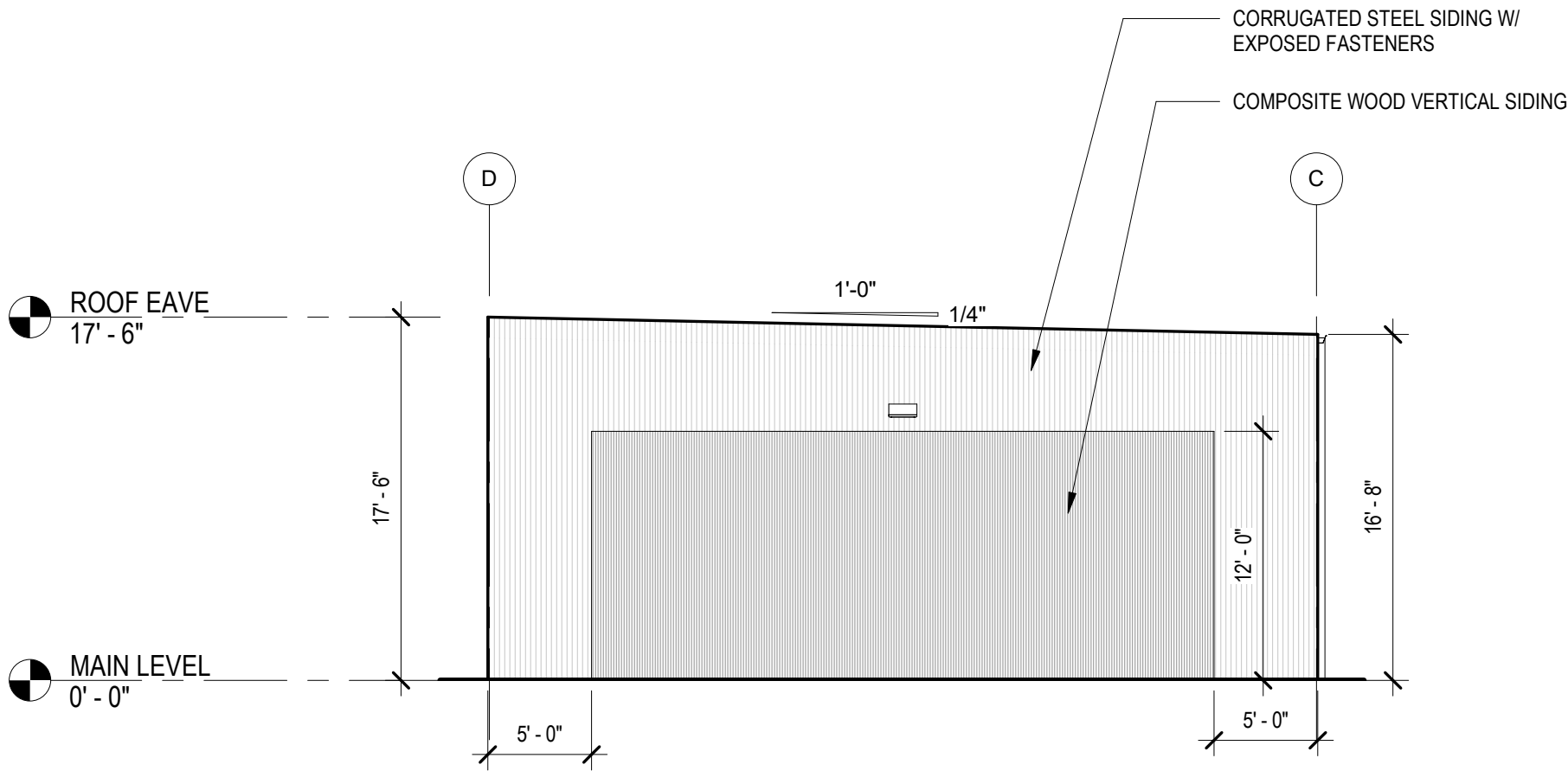
ELEVATIONS - BUILDING A

Sheet

Revision no.

A201

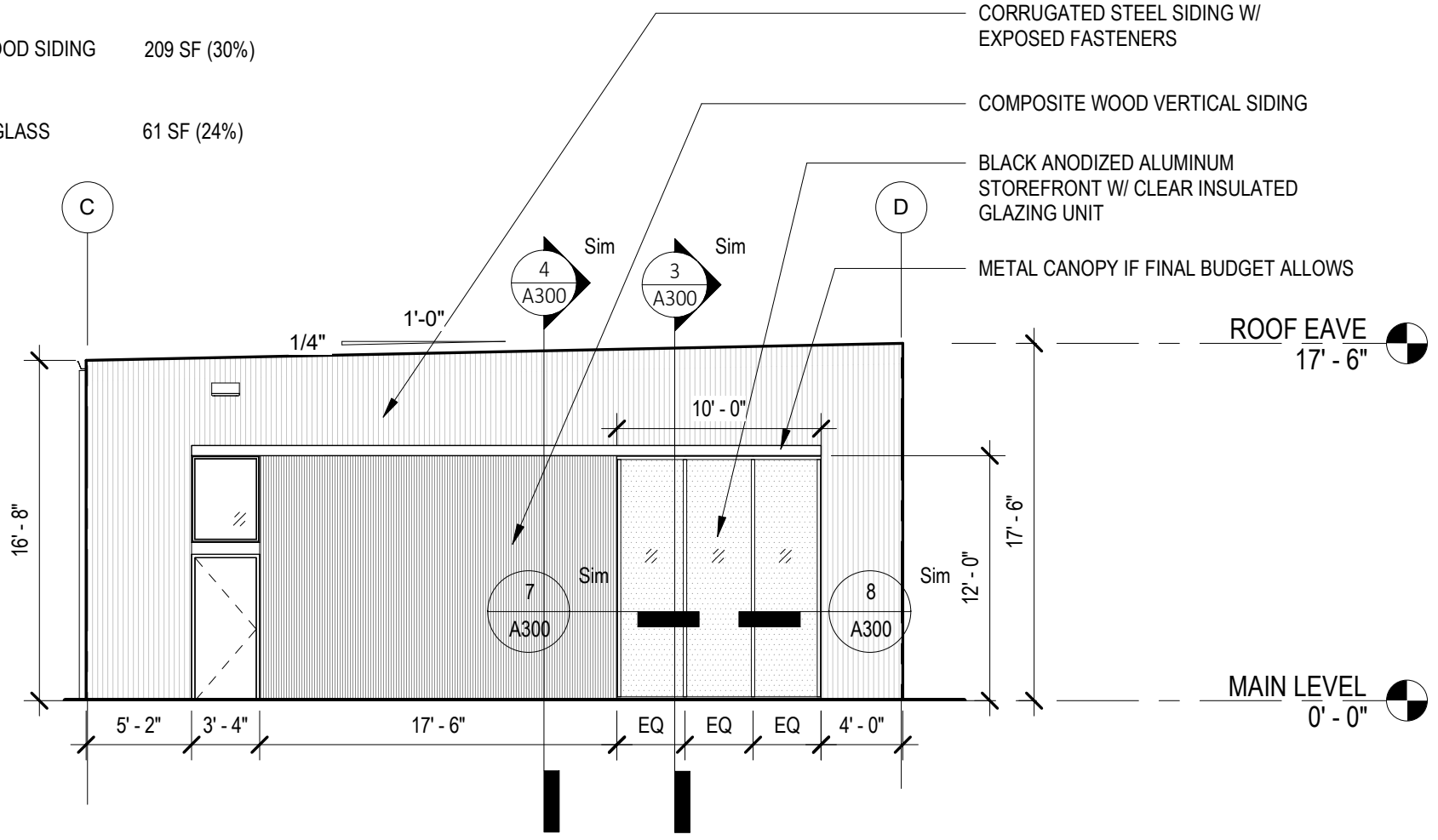
- CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
- COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
- STEEL TRIM



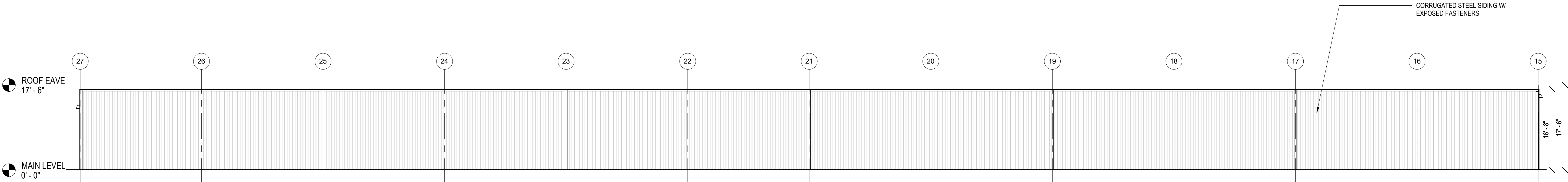
4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

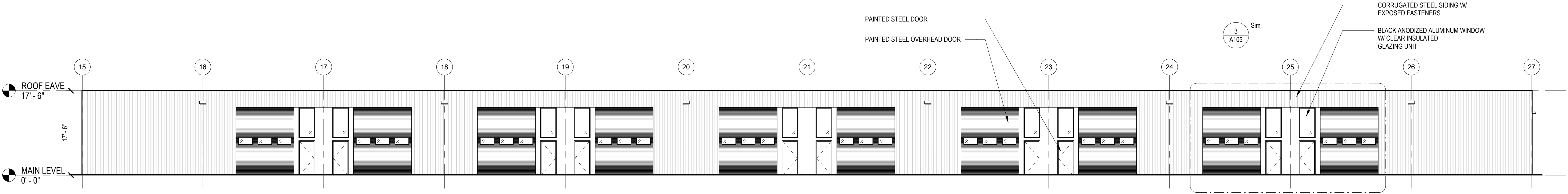
- CORRUGATED STEEL SIDING 314 SF (46%)
- COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)



3 ELEVATION - BUILDING B (WEST)
1/8" = 1'-0"



2 ELEVATION - BUILDING B (NORTH)
3/32" = 1'-0"



1 ELEVATION - BUILDING B (SOUTH)
3/32" = 1'-0"

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ELEVATIONS - BUILDING B

Sheet

Revision no.

A202



BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

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Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

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RENDERINGS

Sheet Revision no.

A203