

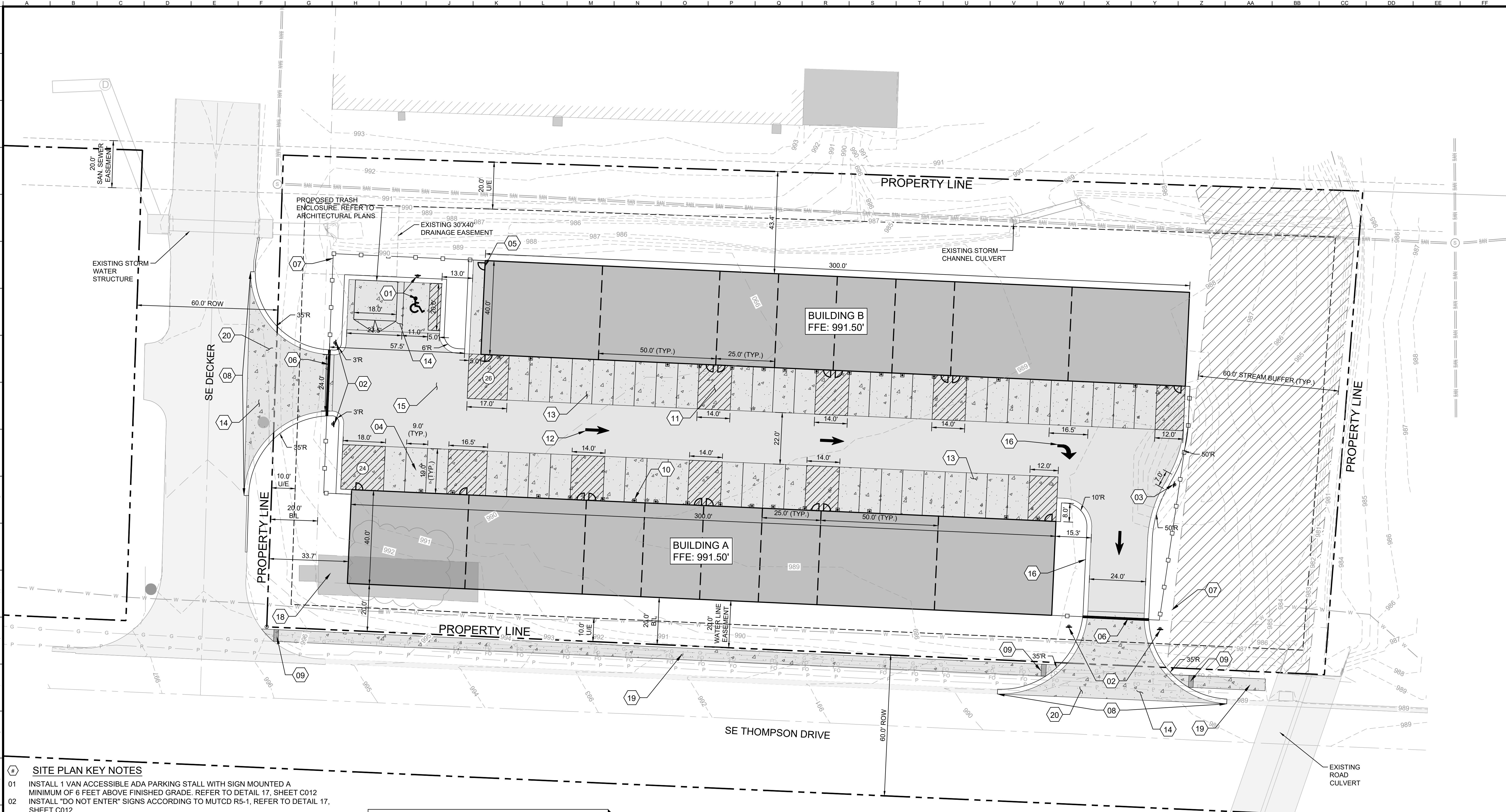
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C001



LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		EXISTING CONDITIONS		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE: 2/22/2024		KHA PROJECT NO. 268442000		SHEET NUMBER	
C002		SCALE: AS NOTED		No. _____	
		DESIGNED BY: LLG		DATE _____	
		DRAWN BY: LLG		BY _____	
		CHECKED BY: PJJ		REVISIONS _____	

Drawing name: K:\KAC_LUE\20844000_Capital Builders Lee's Summit\2023 Lee's Summit Flex Space2 Design\AD\Plan\Sheet\CP003 - SITE PLAN.dwg C003 - SITE PLAN Feb 26, 2024 3:53pm by Logan Green
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- SITE PLAN KEY NOTES**
- 01 INSTALL 1 VAN ACCESSIBLE ADA PARKING STALL WITH SIGN MOUNTED A MINIMUM OF 6 FEET ABOVE FINISHED GRADE. REFER TO DETAIL 17, SHEET C012
 - 02 INSTALL "DO NOT ENTER" SIGNS ACCORDING TO MUTCD R5-1, REFER TO DETAIL 17, SHEET C012
 - 03 INSTALL "ONE WAY" SIGN ACCORDING TO MUTCD R6-2. REFER TO DETAIL 17, SHEET C012
 - 04 INSTALL PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR
 - 05 INSTALL SECURED RESTROOM WITH SIDE DOOR
 - 06 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM GATE IF PROJECT BUDGET PERMITS (TYP.). REFER TO DETAIL 19, SHEET C012
 - 07 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM FENCE IF PROJECT BUDGET PERMITS (TYP.). REFER TO DETAIL 18, SHEET C012
 - 08 REMOVE EXISTING CURB WITHIN BOUNDS OF KEY NOTE ARROWS
 - 09 INSTALL ADA RAMP WITH WARNING PAD. REFER TO DETAIL 14, SHEET C011
 - 10 INSTALL STEEL-ENCASED CONCRETE BOLLARD (TYP.). REFER TO ARCHITECTURAL PLANS. REFER TO DETAIL 21, SHEET C012
 - 11 PAINT 4" PARKING STRIPING AT 45°, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR, AT 2-FT ON-CENTER SPACING (TYP.)
 - 12 PAINT THRU TRAFFIC ARROW, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR. REFER TO DETAIL 16, SHEET C012
 - 13 INSTALL STANDARD-DUTY CONCRETE PAVEMENT (PAVEMENT SECTION 1). REFER TO DETAIL 20, SHEET C012
 - 14 INSTALL HEAVY-DUTY CONCRETE PAVEMENT (PAVEMENT SECTION 2). REFER TO DETAIL 20, SHEET C012
 - 15 INSTALL STANDARD-DUTY ASPHALT PAVEMENT (PAVEMENT SECTION 3). REFER TO DETAIL 20, SHEET C012
 - 16 INSTALL STRAIGHT BACK CURB AND GUTTER (TYP.). REFER TO DETAIL 15, SHEET C011
 - 17 PAINT RIGHT-TURN TRAFFIC ARROW, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR. REFER TO DETAIL 16, SHEET C012
 - 18 REMOVE EXISTING CONCRETE PAD
 - 19 INSTALL SIDEWALK WITH BUFFER. REFER TO DETAIL 12, SHEET C011
 - 20 INSTALL PRIVATE DRIVEWAY. REFER TO DETAIL 13, SHEET C011

SITE PLAN LEGEND

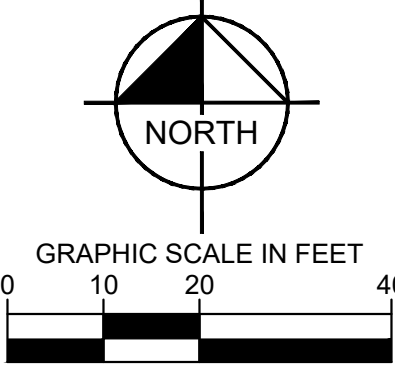
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	EXISTING PUBLIC ROADWAY
	EXISTING 60' STREAM BUFFER
	PROPOSED BUILDING OUTLINE
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	STANDARD CURB & GUTTER

SUMMARY TABLE			
A	Zoning		
	Existing	Industrial	
	Proposed	Industrial	
B	Approximate Total Land Area*		
	Existing	2.13	Acres
C	Right-of-way		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	Approximate Net Land Area*		
	Existing	2.13	Acres
	Proposed	2.13	Acres
E	Impervious Area		
	Existing	0.03 Acres	1.4% Area
F	Proposed	1.19 Acres	55.9% Area
	Proposed Uses		
G	Flex Storage		
	Building Information		
	Gross Floor Area (SF)	+/- 24,000	
H	Floor Area Ratio		
	0.27		
	Off-Street Vehicle Parking		
	Stalls Required		
	25		
I	Stalls Provided		
	50		
	ADA Stalls Required		
	1		
	ADA Stalls Provided		
1			

ZONING
PI (PLANNED INDUSTRIAL)

CURRENT USE
VACANT

- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - B/L REFERS TO THE BUILDING SETBACK LINE.
 - U/E REFERS TO THE UTILITY EASEMENT LINE.
 - RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

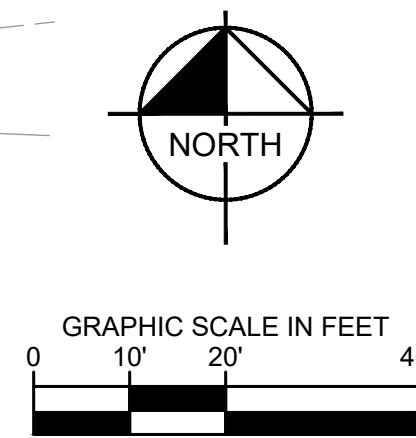
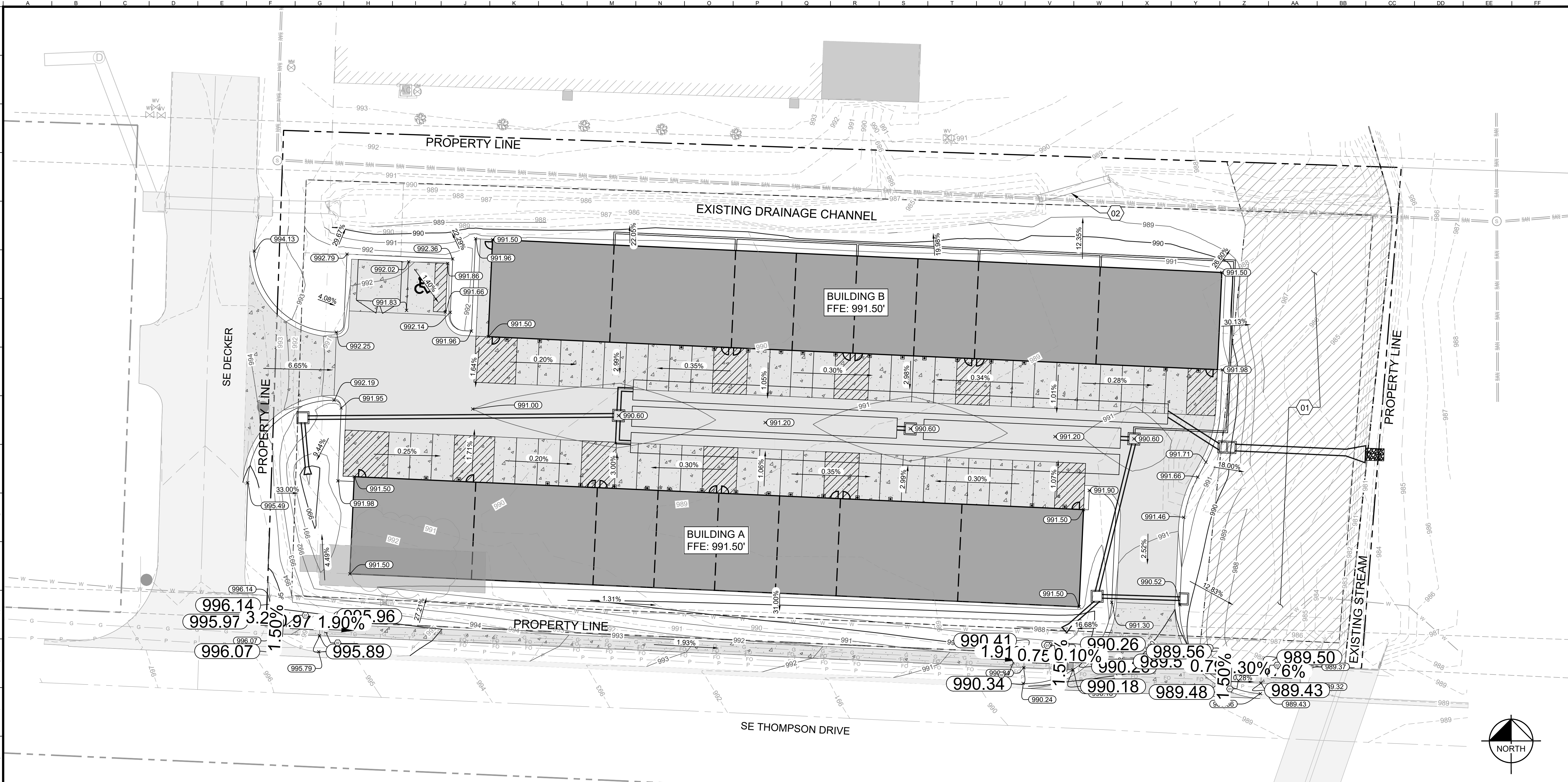


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		DRAWN BY: LLG	DATE:
		CHECKED BY: PUJ	REVISIONS:
SHEET NUMBER			
C003			

LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

SITE PLAN

Drawing name: K:\K4C_LIEV\20844000_Capital Builders Lee's Summit\2023 Design\2D\PlanSheets\PPC004 - GRADING PLAN.dwg C004 - GRADING PLAN Feb 26, 2024 3:23pm by: brian green
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PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MODOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL MODOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO KDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS PER MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

GRADING LEGEND

- 1015 --- EXISTING CONTOUR
- 1015 — PROPOSED CONTOUR
- XXX.XX SPOT ELEVATION
- X.XX% SLOPE ARROW

GRADING PLAN KEY NOTES

- EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE
- EXISTING CULVERT SHALL BE REMOVED. CONTRACTOR SHALL REGRADE TO MAINTAIN EXISTING DRAINAGE PATTERNS

LIMITS OF DISTURBANCE: 1.81 AC

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KANSAS CITY, MO 64105
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SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PUJ

GRADING PLAN

LEE'S SUMMIT
FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
2/22/2024
KHA PROJECT NO.
268442000
SHEET NUMBER

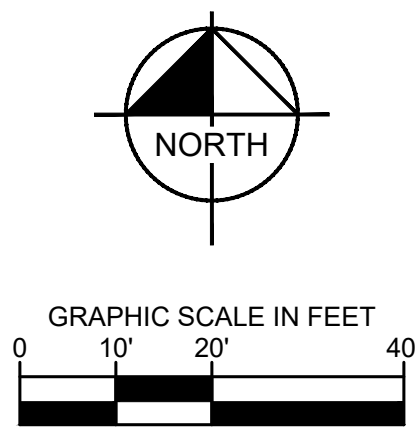
C004

Drawing name: K:\KAC_LIE\208442000_Capital Builders Lee's Summit\2023 Design\CD\PlanSheets\CDPC006 - UTILITY & STORMWATER PLAN.dwg Feb 26, 2024 3:23pm by: Logan Green
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UTILITY LEGEND	
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELECOMMUNICATIONS LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED TRANSFORMER

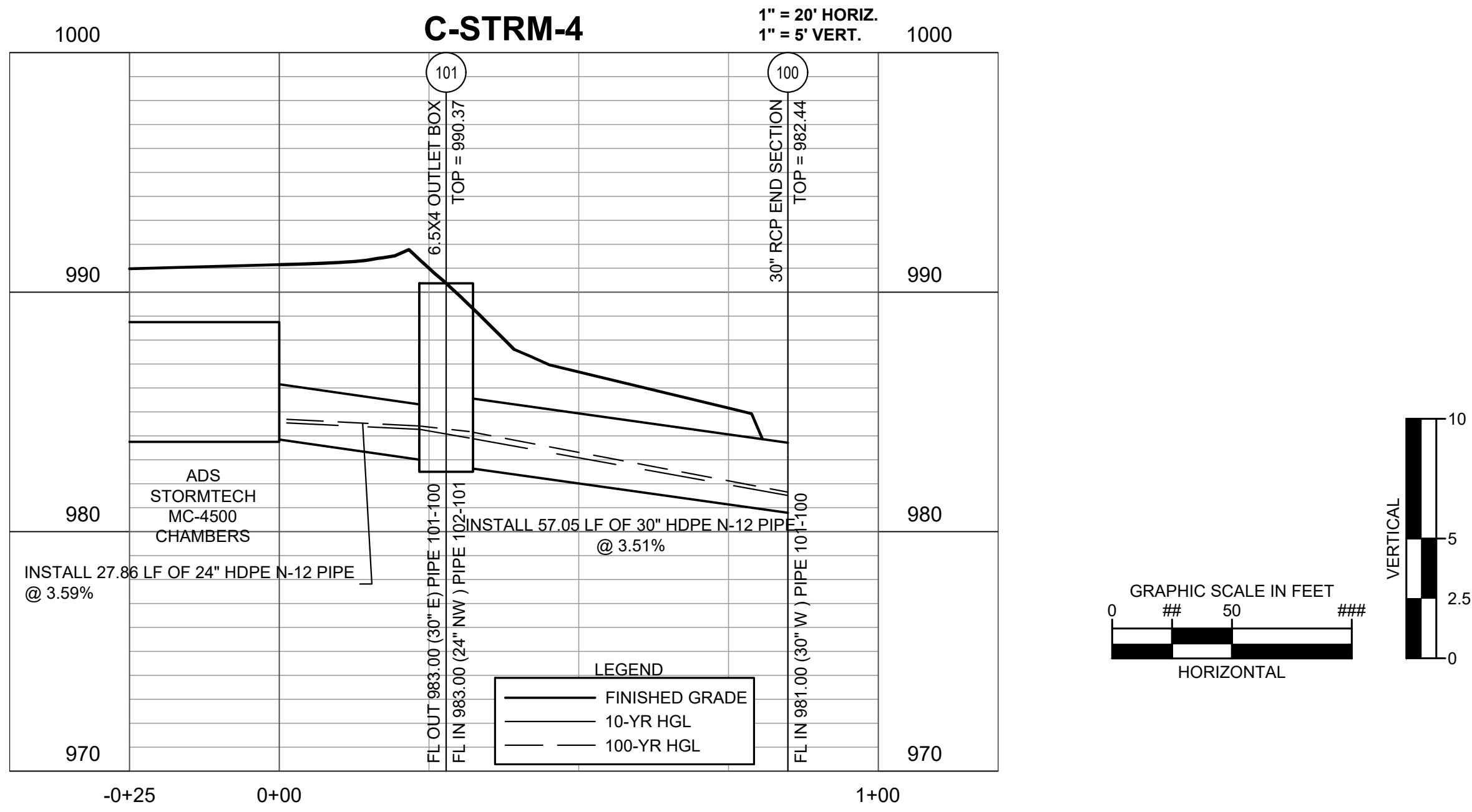
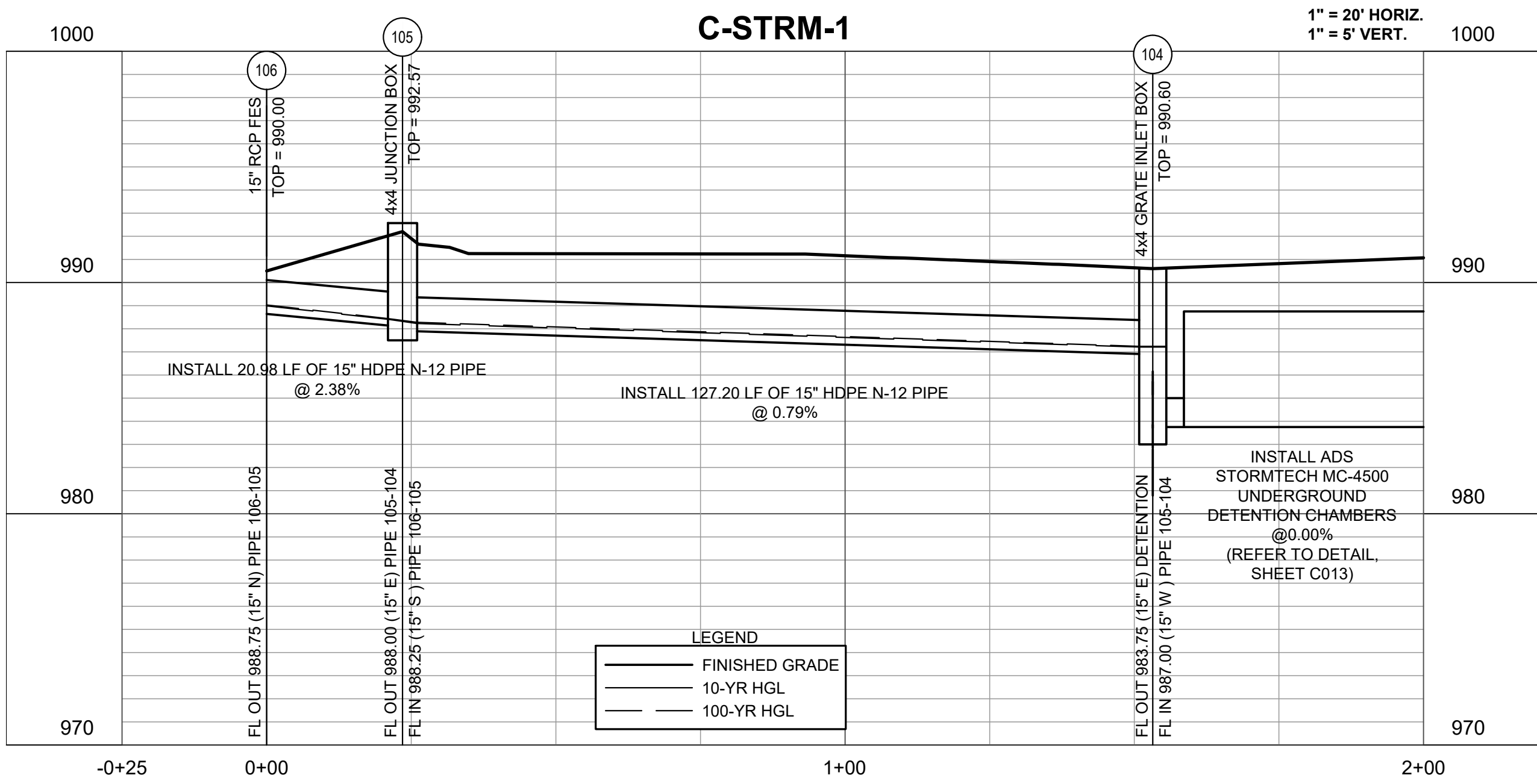
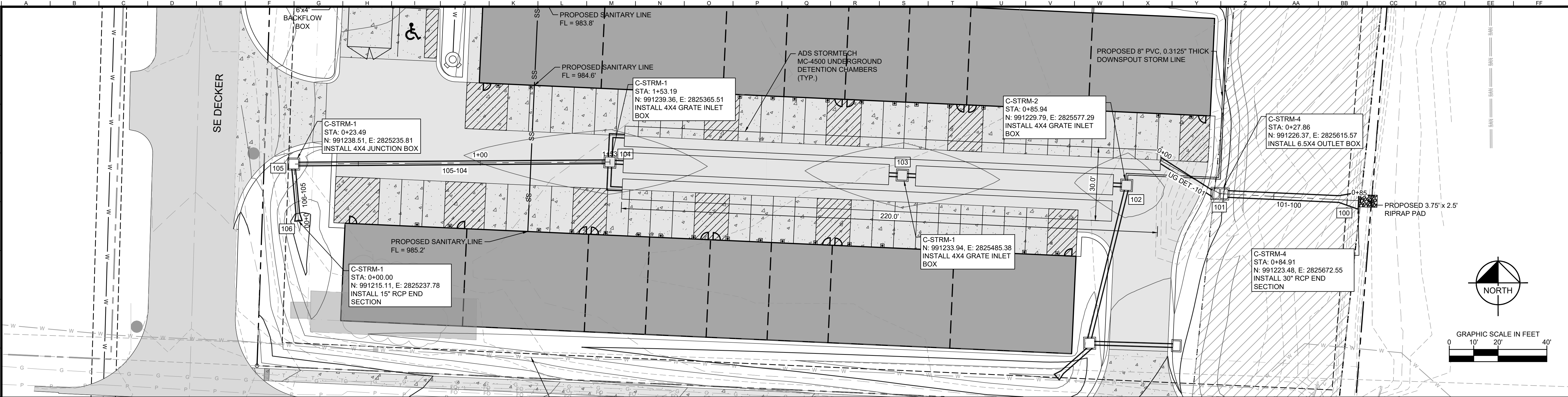
UTILITY PLAN KEY NOTES

- INSTALL CONCRETE PLUG AND ABANDON EXISTING WATER LINE IN PLACE
- REMOVE EXISTING FIRE HYDRANT AND INSTALL CONCRETE PLUG, ABANDON EXISTING WATER LINE IN PLACE
- PUBLIC WATER MAIN EXTENSION TO BE DESIGNED UNDER SEPARATE COVER
- INSTALL 1.5" WATER METER WITH METER PIT. REFER TO DETAIL 9, SHEET C010
- INSTALL 2" TYPE K COPPER SERVICE LINE. REFER TO DETAILS 5 AND 11, SHEET C010
- INSTALL VAULT FOR DOUBLE DETECTOR CHECK VALVE. REFER TO DETAIL 10, SHEET C010
- INSTALL FIRE HYDRANT PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 3901.Q. REFER TO DETAIL 8, SHEET C010
- INSTALL TRANSFORMER WITH CONCRETE PAD FOOTING
- INSTALL 8" SDR-26 PVC DOWNSPOUT COLLECTOR STORM LINE AS SHOWN. REFER TO DETAILS 5 AND 11, SHEET C010
- INSTALL ADS STORMTECH MC-4500 UNDERGROUND DETENTION CHAMBERS WITH ISOLATOR ROW AND END CAPS IN LAYOUT AS SHOWN, OR APPROVED EQUAL. REFER TO ADS STORMTECH MC-4500 DETAIL, SHEET C013
- INSTALL 6" SDR-26 PVC SANITARY SEWER LINE AND TIE IN TO EXISTING SANITARY SEWER LINE AT LOCATION SHOWN
- INSTALL UNDERGROUND ELECTRICAL CONDUIT LINE AS SHOWN



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DESIGNED BY: LLG	NO.	
DRAWN BY: LLG	REVISIONS	
CHECKED BY: PUJ	DATE	
UTILITY & STORMWATER PLAN		LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081
ORIGINAL ISSUE: 2/22/2024		
KHA PROJECT NO. 268442000		
SHEET NUMBER		C006

Drawing name: K:\KAC_LIE\2024\42000_Capital Builders Lee's Summit\2023 Lee's Summit Flex Space2 Design\AD\Plan\Sheet\CDP007 - STORMWATER PLAN & PROFILE Feb 26, 2024 3:23pm by logan.green
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PIPE SIZING CALCULATIONS - 10-YEAR EVENT

LineNo.	InletID	RunoffCoeff	DrainageArea	IncrCxA	InletTime	TotalArea	TotalCxA	Tc	iInlet	iSys	IncrQ	FlowRate	LineID	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	User StaDn	CapacityFull	VelAve	HGLUp	HGLDn
		(C)	(ac)		(min)	(ac)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)		(ft)	(ft)	(ft)	(%)	(in)		(ft)	(cfs)	(ft/s)	(ft)	(ft)
1	105	0.00	0.00	0	0.0	0.07	0.05	6.1	0.00	6.92	0.00	0.36	PIPE 105-104	988.00	987.00	127.201	0.79	15	0.012	25.99	6.20	2.52	988.23	987.21
2	106	0.75	0.07	0.05	5.0	0.07	0.05	5.0	7.24	7.24	0.38	0.38	PIPE 106-105	988.75	988.25	20.981	2.38	15	0.012	0.00	10.80	3.22	988.99	988.41
3	201	0.00	0.00	0	0.0	0.30	0.27	7.5	0.00	6.59	0.00	1.79	PIPE 201-102	984.94	983.67	63.923	1.99	15	0.012	22.02	9.86	4.85	985.47	984.03
4	301	0.90	0.26	0.23	5.0	0.26	0.23	5.0	7.24	7.24	1.69	1.69	PIPE 301-201	986.62	986.43	19.454	0.98	15	0.012	0.00	6.91	4.10	987.14	986.85
5	202	0.95	0.04	0.04	5.0	0.04	0.04	5.0	7.24	7.24	0.28	0.28	PIPE 202-201	985.00	984.73	33.104	0.82	15	0.012	0.00	6.32	1.25	985.20	985.47
6	101	0.00	0.00	0	0.0	0.82	0.78	5.2	0.00	7.17	1.62	7.57	PIPE 101-100	983.00	981.00	57.000	3.51	30	0.012	0.00	83.22	7.60	983.91	981.51
7	UG DET.	0.95	0.82	0.78	5.0	0.82	0.78	5.0	7.24	7.24	6.01	6.01	PIPE 102-101	983.67	983.50	27.863	0.61	24	0.012	0.00	19.14	5.00	984.54	984.27

PIPE SIZING CALCULATIONS - 100-YEAR EVENT

LineNo.	InletID	RunoffCoeff	DrainageArea	IncrCxA	InletTime	TotalArea	TotalCxA	Tc	iInlet	iSys	IncrQ	FlowRate	LineID	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	User StaDn	CapacityFull	VelAve	HGLUp	HGLDn
		(C)	(ac)		(min)	(ac)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)		(ft)	(ft)	(ft)	(%)	(in)		(ft)	(cfs)	(ft/s)	(ft)	(ft)
1	105	0.00	0.00	0	0.0	0.07	0.05	5.8	0.00	9.55	0.00	0.50	PIPE 105-104	988.00	987.00	127.201	0.79	15	0.012	25.99	6.20	2.77	988.28	987.24
2	106	0.75	0.07	0.05	5.0	0.07	0.05	5.0	9.83	9.83	0.52	0.52	PIPE 106-105	988.75	988.25	20.981	2.38	15	0.012	0.00	10.80	3.52	989.03	988.44
3	201	0.00	0.00	0	0.0	0.30	0.27	6.8	0.00	9.24	0.00	2.51	PIPE 201-102	984.94	983.67	63.923	1.99	15	0.012	22.02	9.86	5.37	985.57	984.10
4	301	0.90	0.26	0.23	5.0	0.26	0.23	5.0	9.83	9.83	2.30	2.30	PIPE 301-201	986.62	986.43	19.454	0.98	15	0.012	0.00	6.91	4.48	987.23	986.93
5	202	0.95	0.04	0.04	5.0	0.04	0.04	5.0	9.83	9.83	0.37	0.37	PIPE 202-201	985.00	984.73	33.104	0.82	15	0.012	0.00	6.32	1.37	985.24	985.57
6	101	0.00	0.00	0	0.0	0.82	0.78	5.2	0.00	9.77	4.28	12.39	PIPE 101-100	983.00	981.00	57.051	3.51	30	0.012	0.00	83.19	8.79	984.18	981.65
7	UG DET.	0.95	0.82	0.78	5.0	0.82	0.78	5.0	9.83	9.83	8.16	8.16	PIPE 102-101	983.67	983.50	27.863	0.61	24	0.012	0.00	19.14	5.47	984.69	984.41

STORM SEWER CONSTRUCTION NOTES

- PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR TO THE END OF END SECTION. ALL PIPES SHALL BE FIELD STAKED TO THE INSIDE WALL FACE OF THE STRUCTURE.
- ALL PIPE SHALL BE PLACED IN TRENCH CONDITIONS. PLACE A MINIMUM OF 2 FEET OF FILL OVER PROPOSED PIPE BEFORE TRENCHING AND PIPE INSTALLATION. PROPOSED FILL SHALL BE PLACED IN ACCORDANCE WITH PROJECT REQUIREMENTS.
- UTILITY LINES AND STRUCTURES IN FILL AREAS BELOW PIPE GRADE SHALL NOT BE CONSTRUCTED UNTIL ALL CONSOLIDATION OF THE FILL IS COMPLETE AND SO APPROVED BUY THE ON-SITE GEOTECHNICAL ENGINEER.
- THE DIMENSIONS FOR ALL STRUCTURES ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.
- STORM SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - REINFORCED CONCRETE PIPE (RCP), CLASS III PER ASTM C-76, WITH "O-RING" OR SINGLE OFFSET RUBBER GASKETED JOINT (TYLOX SUPERSEAL OR AN APPROVED EQUAL).
 - ALL REINFORCING STEEL SHALL COMPLY WITH ASTM-615 GRADE 60.
 - ALL CURB INLETS AND OTHER STRUCTURES SET AT LOW POINTS ARE TO BE SET LEVEL. ALL OTHER CURB INLETS ARE TO BE SET WITH THE GRADE OF THE TOP OF CURB OR PAVEMENT.
 - ALL HYDRAULIC GRADE LINES (HGL) SHOWN ARE FOR THE 10 AND 100-YEAR STORM.
 - PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
 - THE LIDS OF ALL PRECAST STRUCTURES SHALL BE GROUTED TO THE TOP OF THE WALLS.
 - NORTHING AND EASTINGS SHOWN ARE TO CENTER OF STRUCTURE, OR END OF END SECTION.
 - THE FIRST DIMENSION SHOWN IS THE "L" DIMENSION AND THE SECOND IS THE "W" DIMENSION. SEE DETAILS.
- ALL HDPE PIPE SHALL BE IN ADS N-12, OR APPROVED EQUAL, MEETING AASHTO M294, TYPE S OR ASTM F2306. THE PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS. PIPE JOINTS SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT, ACCORDING TO THE REQUIREMENTS OF ASTM D 3212, AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
- FITTINGS FOR PLASTIC PIPE SHALL CONFORM TO AASHTO M252, AASHTO M294, OR ASTM F2306. ALL TEES SHALL BE DUAL WALL REDUCING TEES CONSISTENT WITH THE ADS N-12 PIPE WATERTIGHT CONNECTIONS.

DESIGNED BY: LLG

DRAWN BY: LLG

CHECKED BY: PUJ

SCALE: AS NOTED

DESIGNED BY: LLG

DRAWN BY: LLG

CHECKED BY: PUJ

REVISIONS

DATE

BY

Kimley»Horn

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KANSAS CITY, MO 64105
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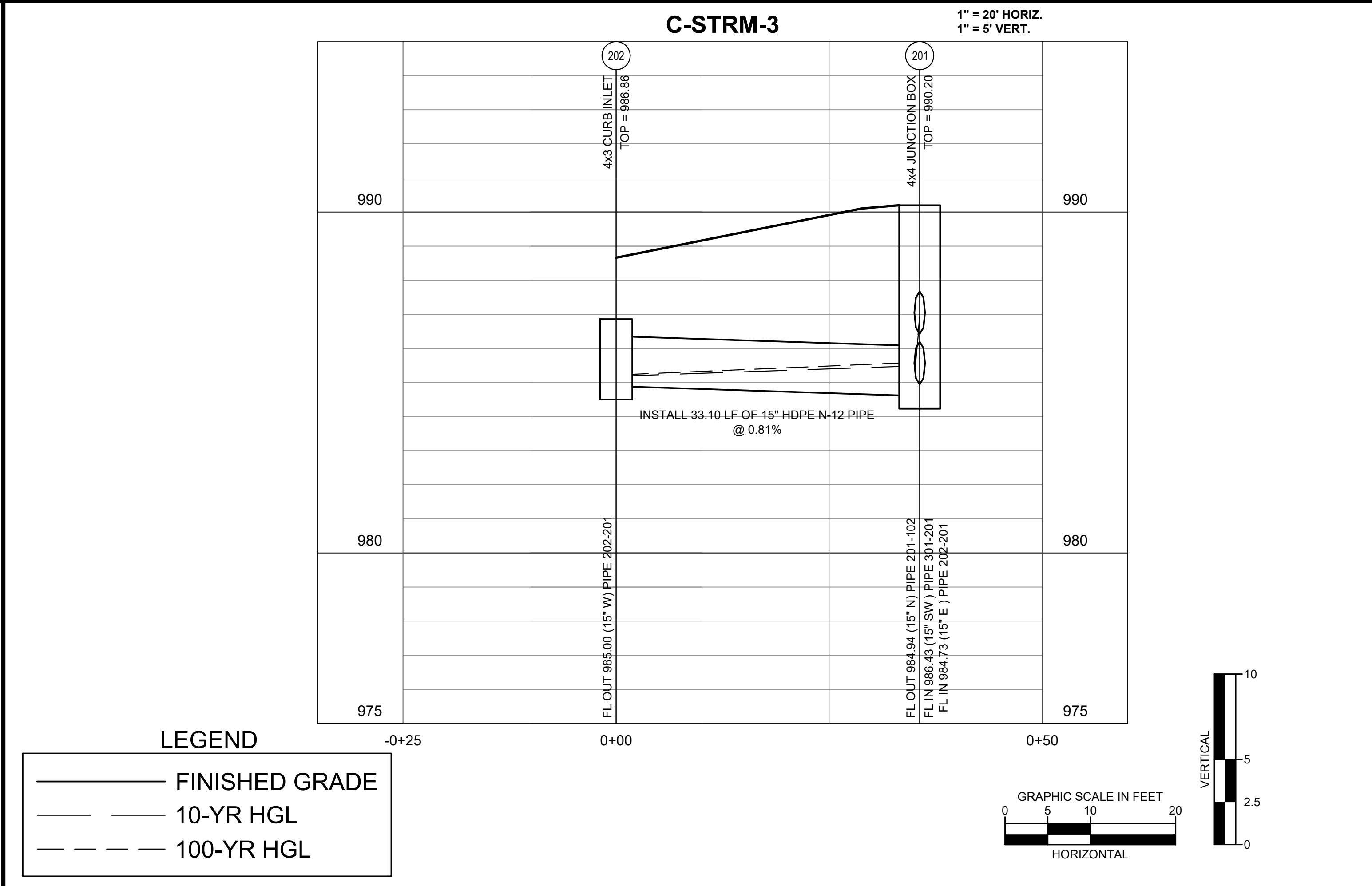
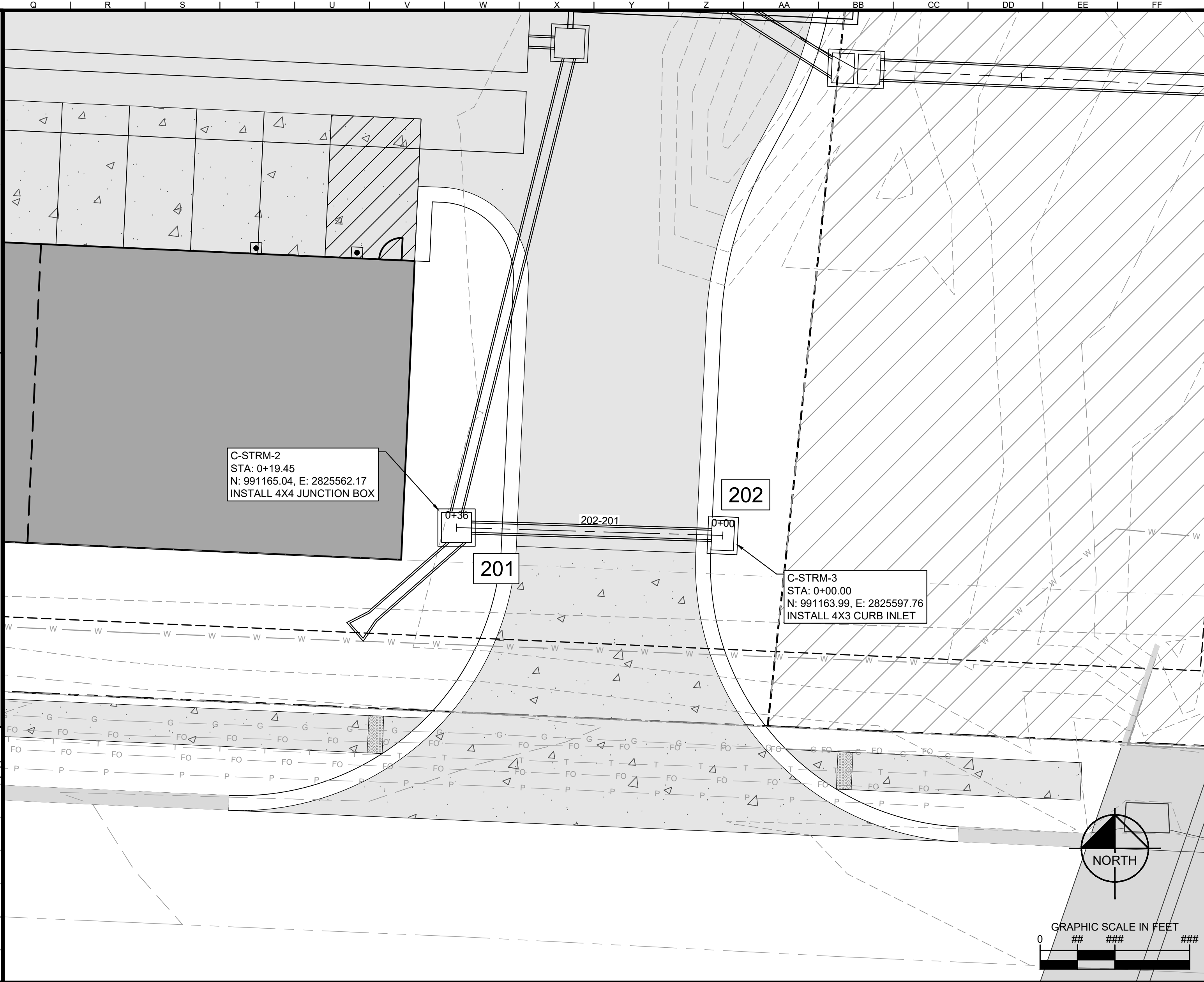
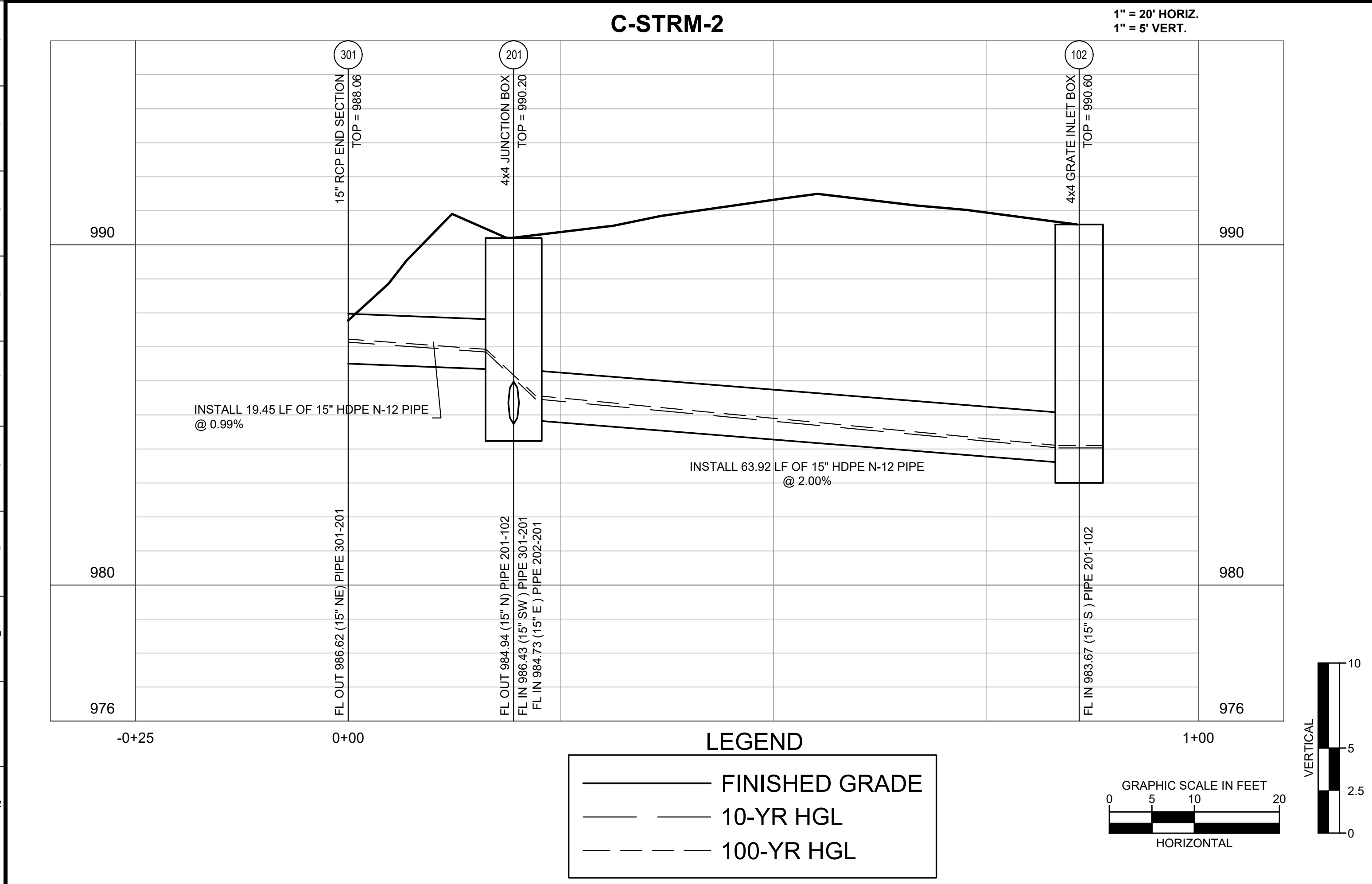
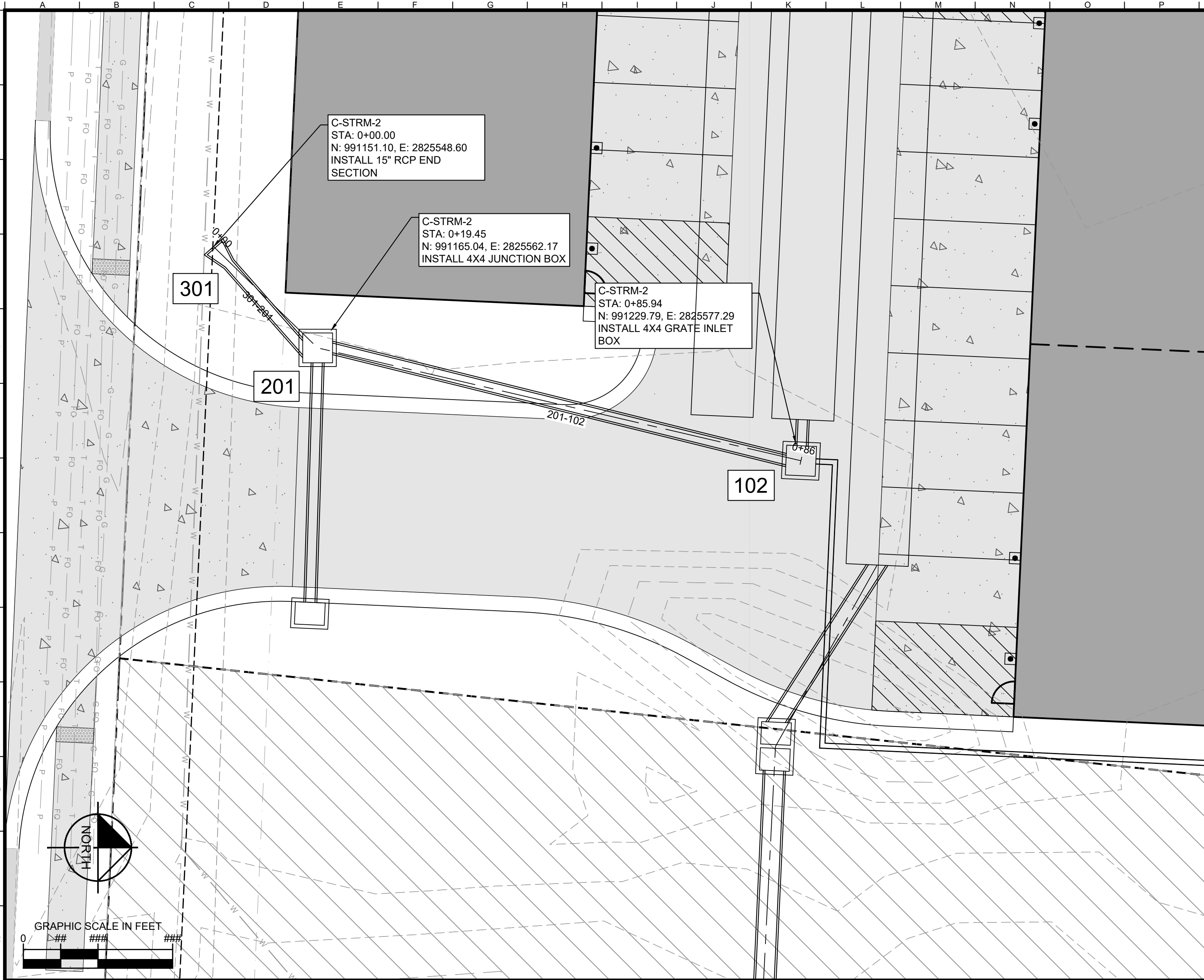
STORMWATER PLAN & PROFILE

LEE'S SUMMIT FLEX SPACE

ORIGINAL ISSUE: 2/22/2024
KHA PROJECT NO. 268442000
SHEET NUMBER

C007

Drawing name: K:\K4C_LIEV\208442000_Capital Builds\Lee's Summit\2 Design\DWG\Plan\Sheet\DWG\007 - STORMWATER PLAN & PROFILE Feb 26, 2024 3:24pm by logan.green
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SCALE:	AS NOTED	DESIGNED BY:	LLG
		DRAWN BY:	LLG
		CHECKED BY:	PUJ
STORMWATER PLAN & PROFILE		LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	
ORIGINAL ISSUE:		2/22/2024	
KHA PROJECT NO.		268442000	
SHEET NUMBER		C008	
REVISIONS		DATE	
BY			



LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

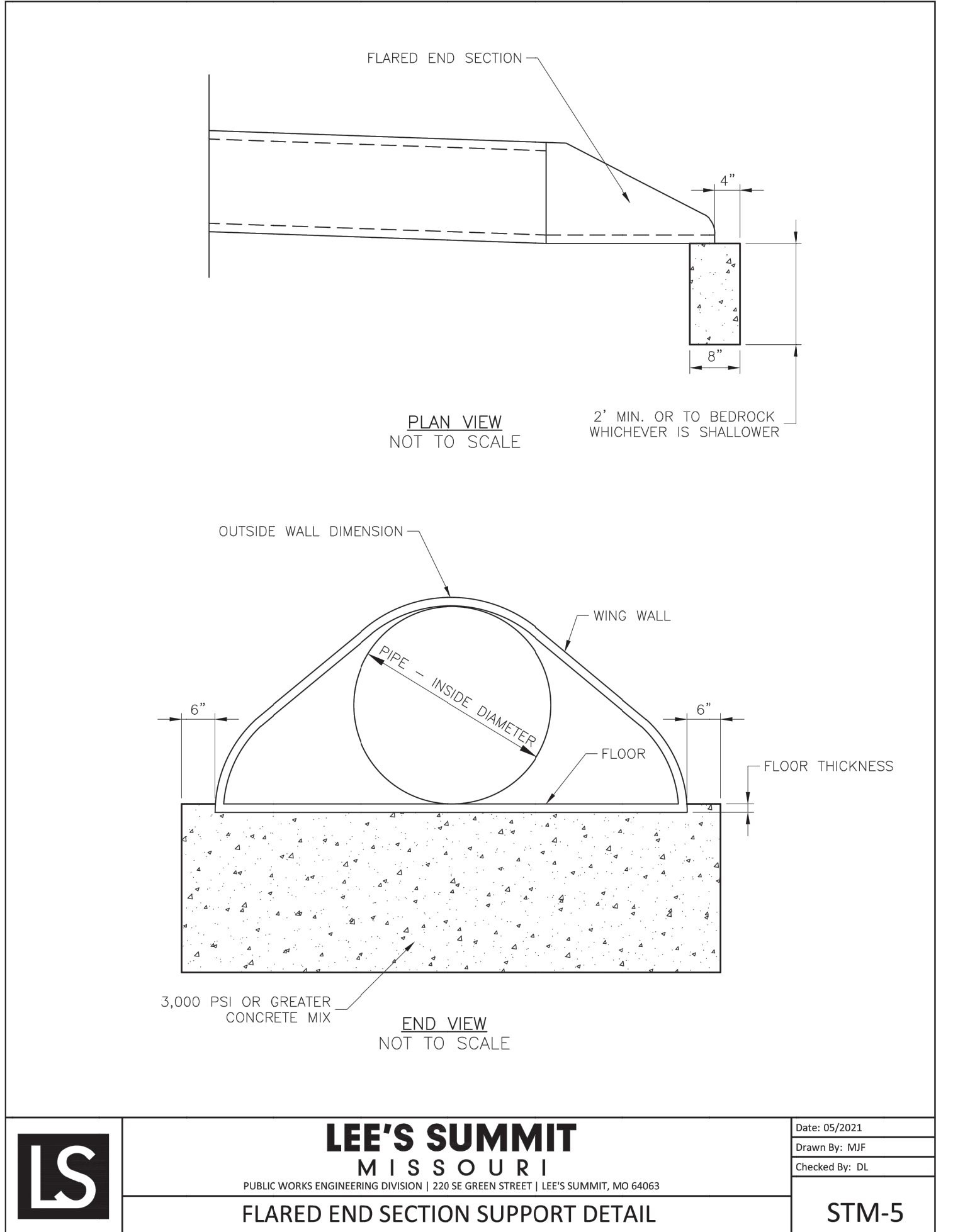
ORIGINAL ISSUE:
2/22/2024

KHA PROJECT NO.
268442000

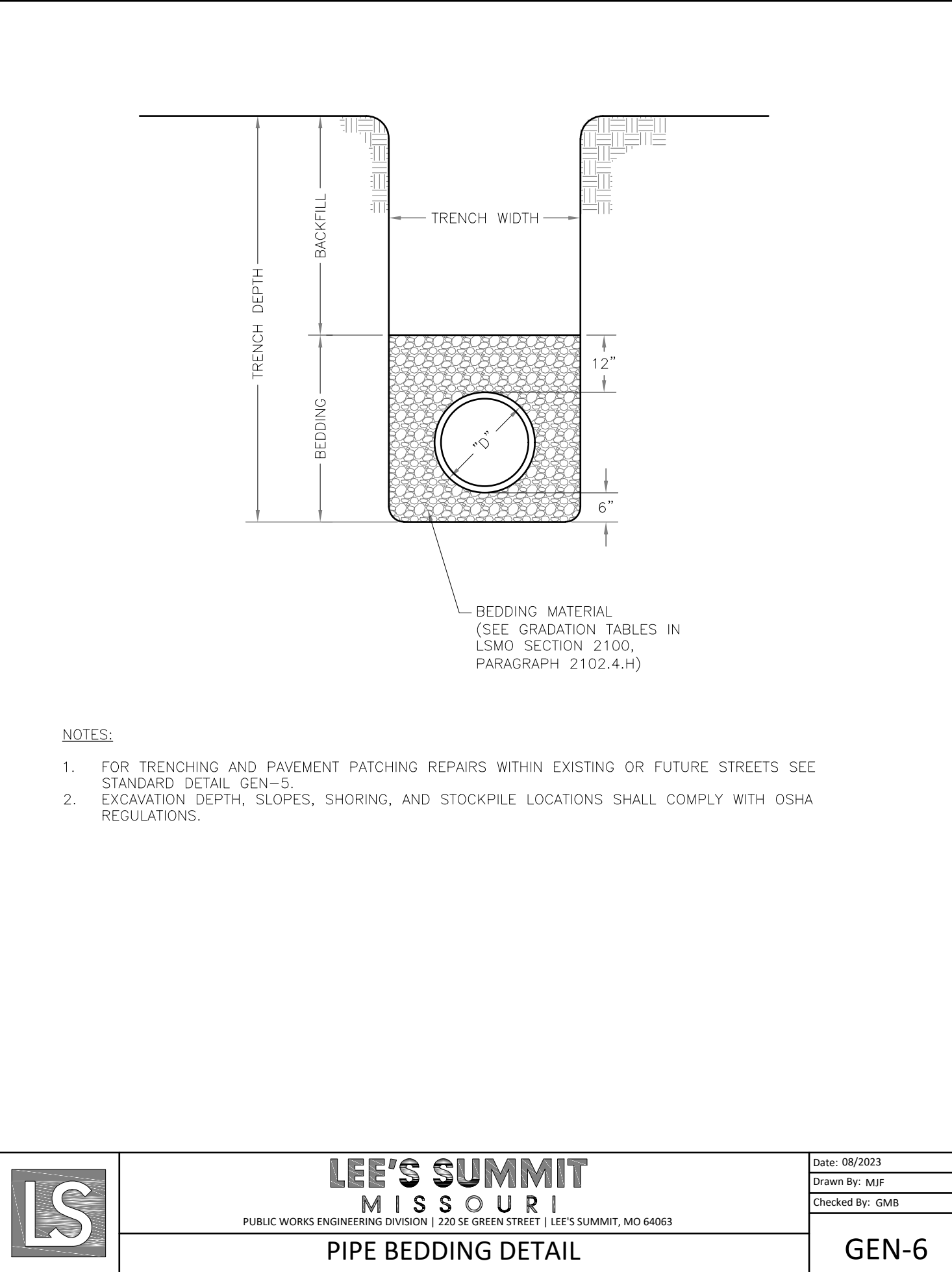
SHEET NUMBER

C009

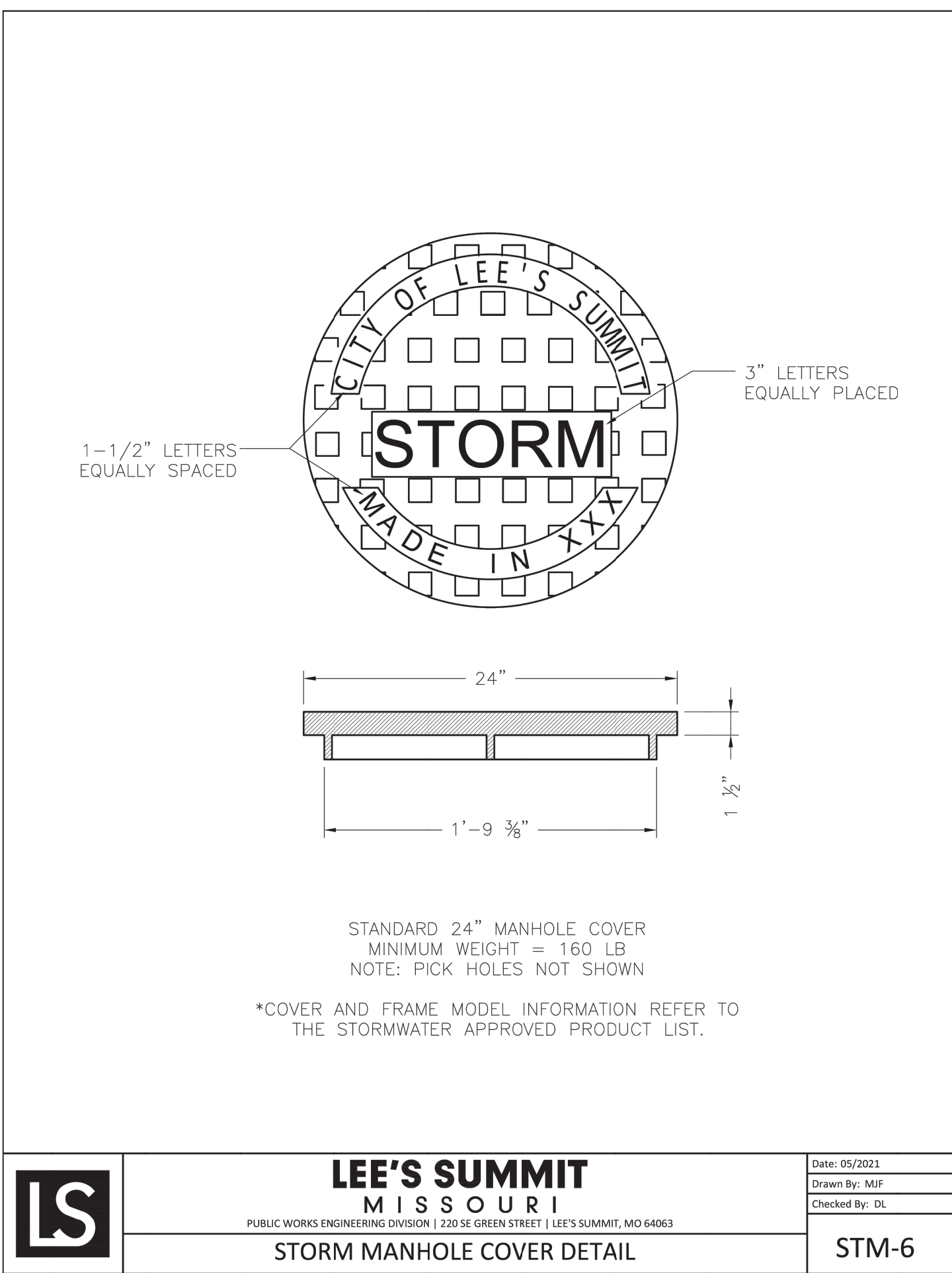
Drawing name: K:\KAC_LIE\20844000_Capital Builders Lee's Summit\Fire Space2 Design\AD\ParShells\DPDC009 - DETAILS.dwg Date: 08/2023 3:22pm by: Logan Green
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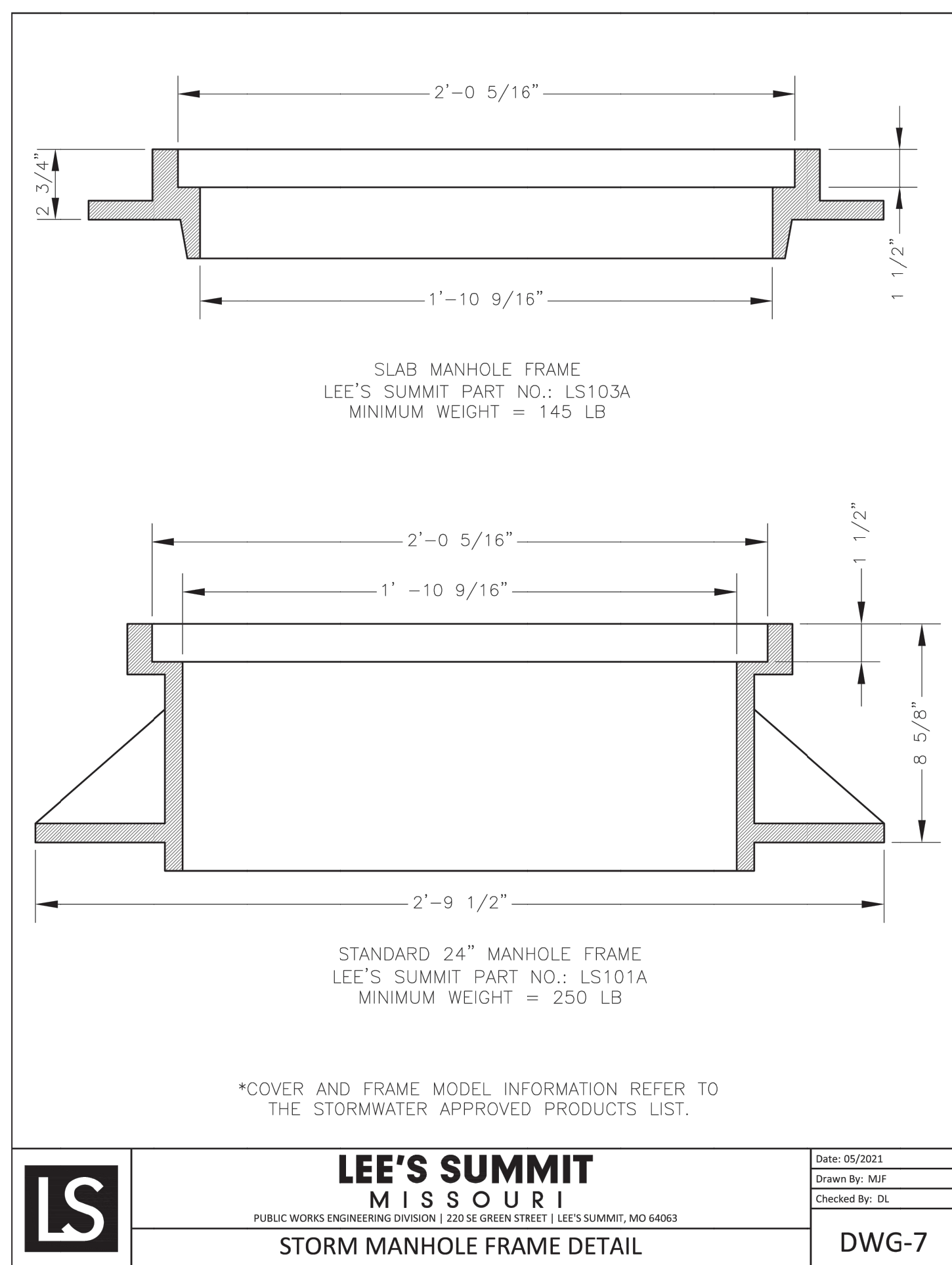
4 FLARED END SECTION WITH TOE WALL DETAIL
SCALE: NOT TO SCALE



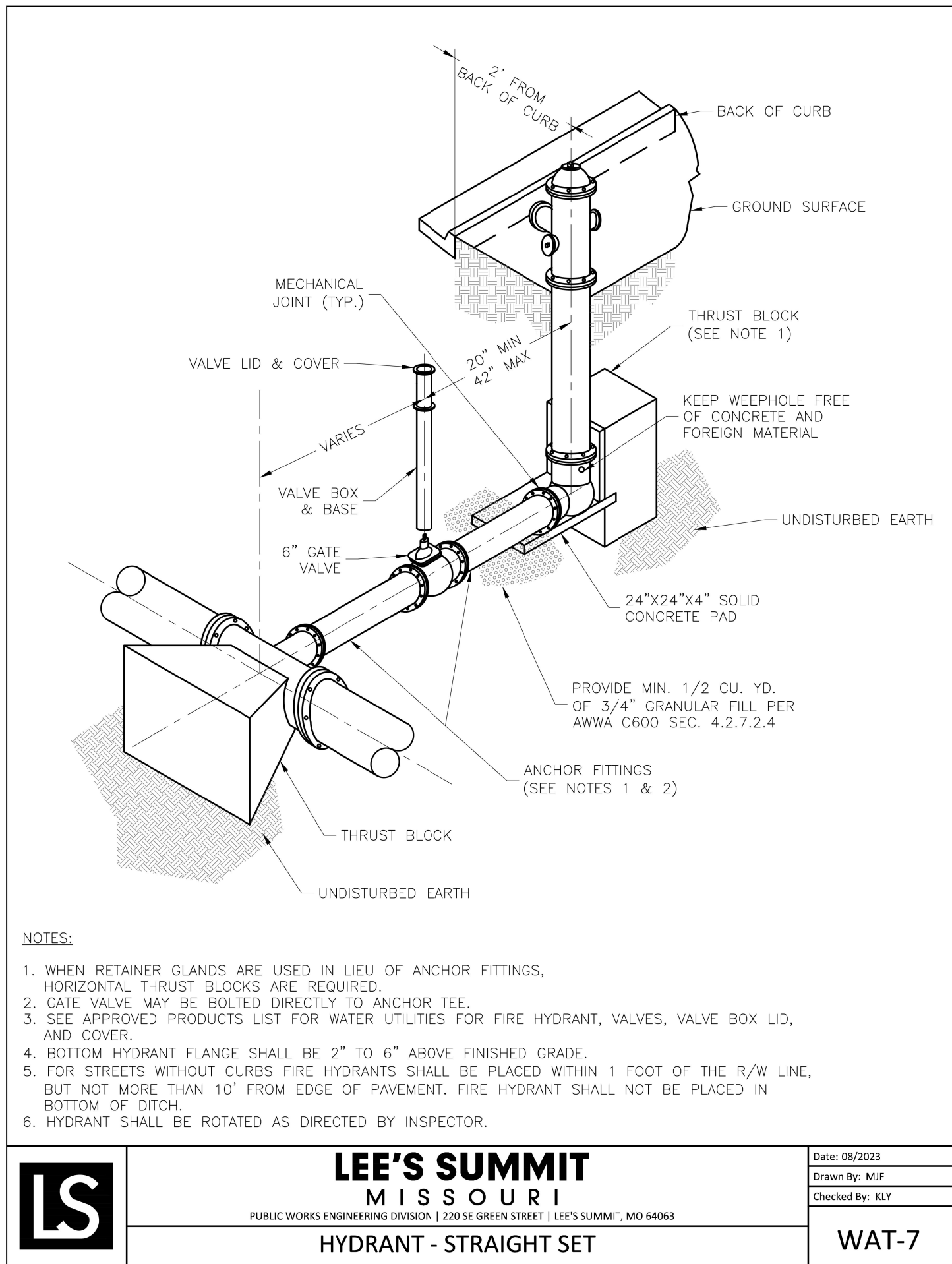
5 PIPE BEDDING DETAIL
SCALE: NOT TO SCALE



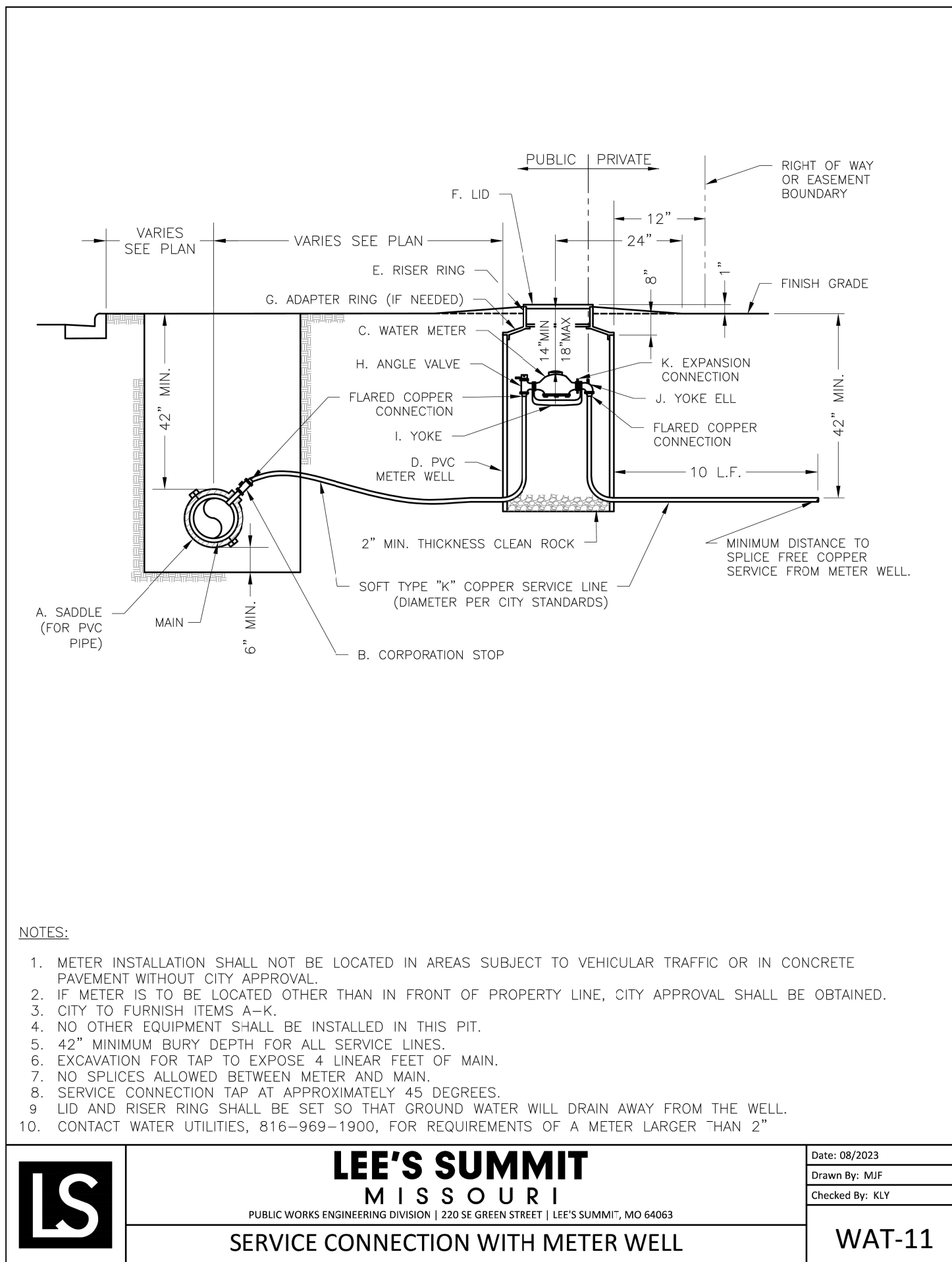
6 STORM MANHOLE COVER DETAIL
SCALE: NOT TO SCALE



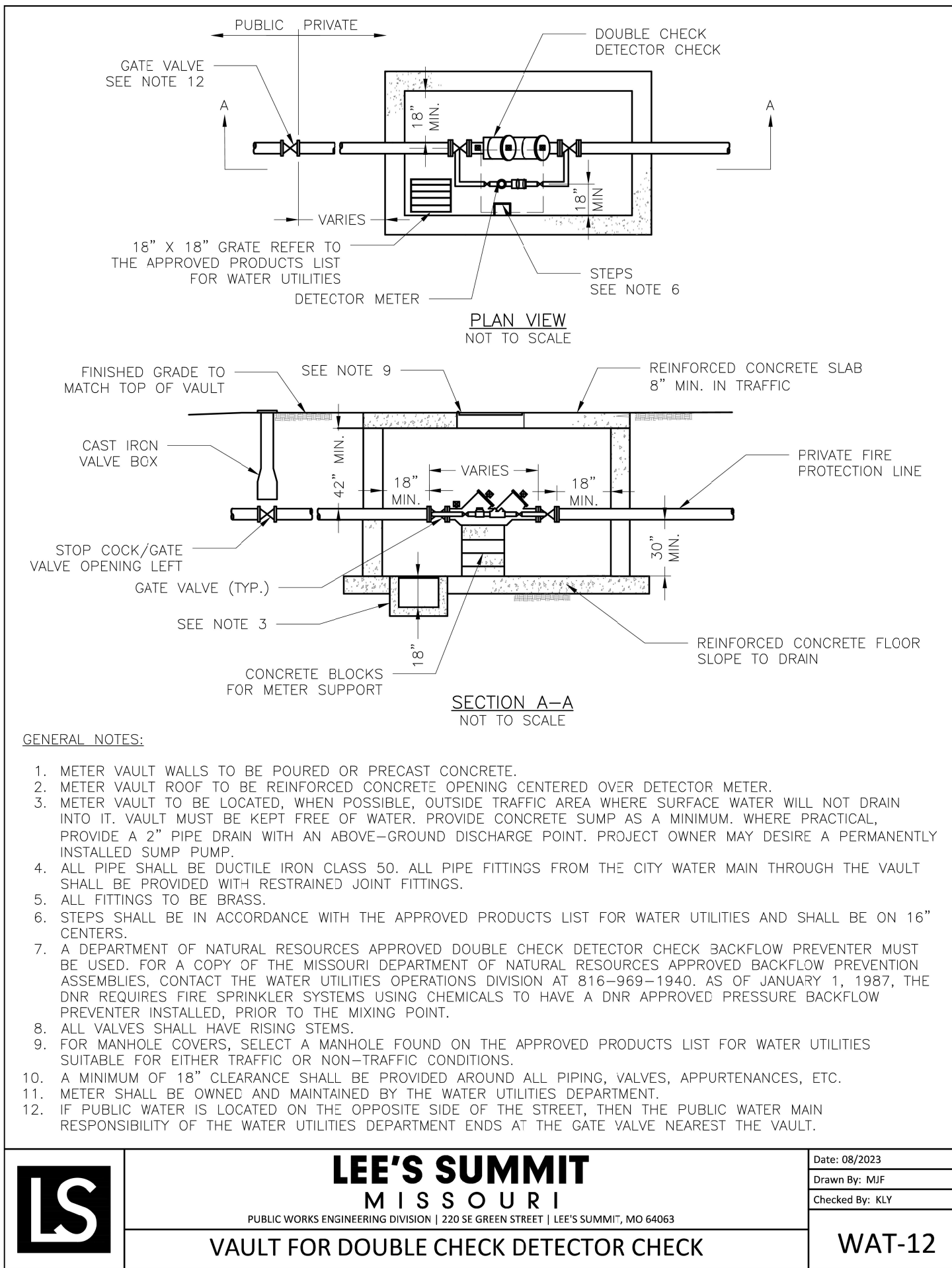
7 STORM MANHOLE FRAME DETAIL
SCALE: NOT TO SCALE



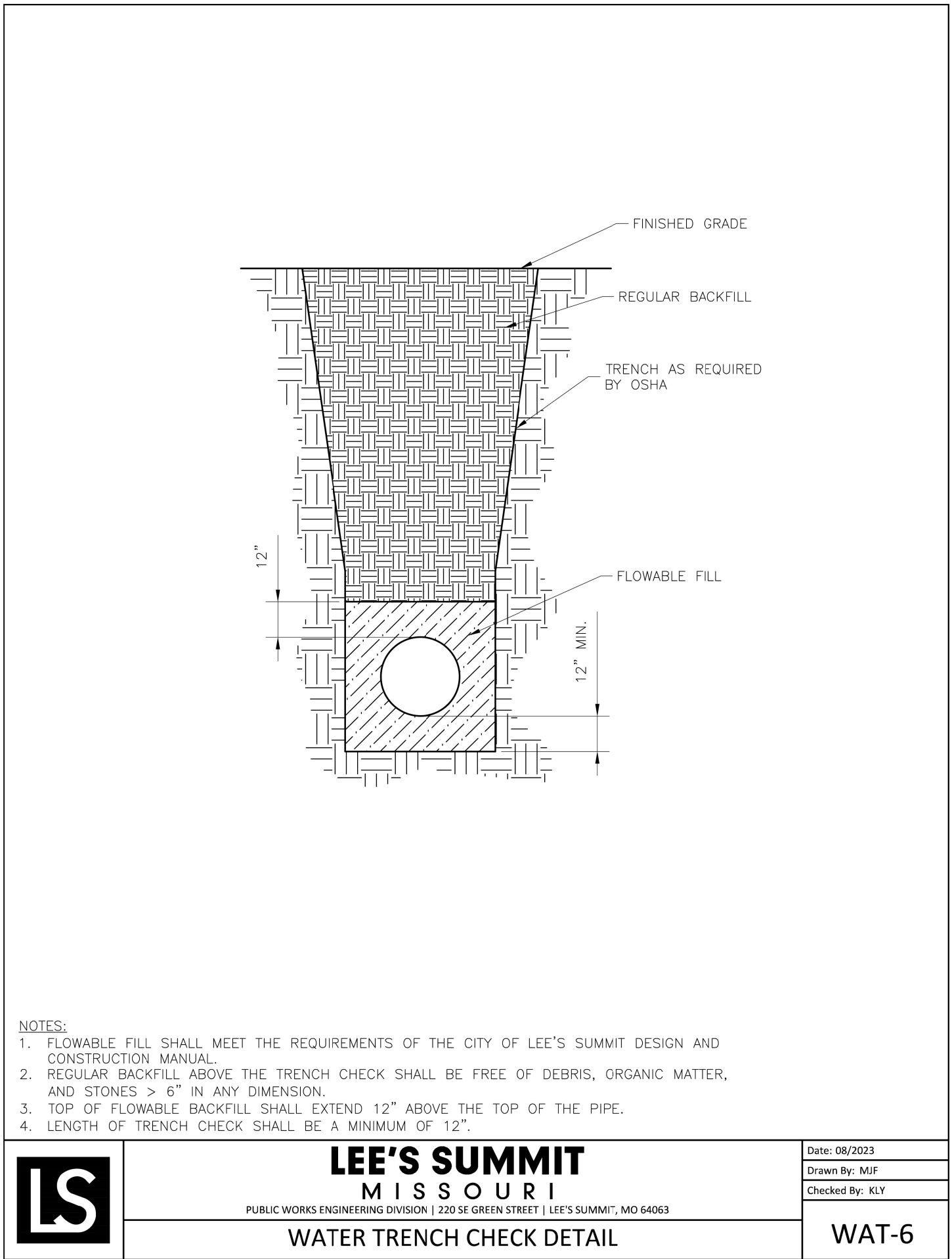
8 HYDRANT - STRAIGHT SET DETAIL
SCALE: NOT TO SCALE



9 SERVICE CONNECTION WITH METER WELL DETAIL
SCALE: NOT TO SCALE

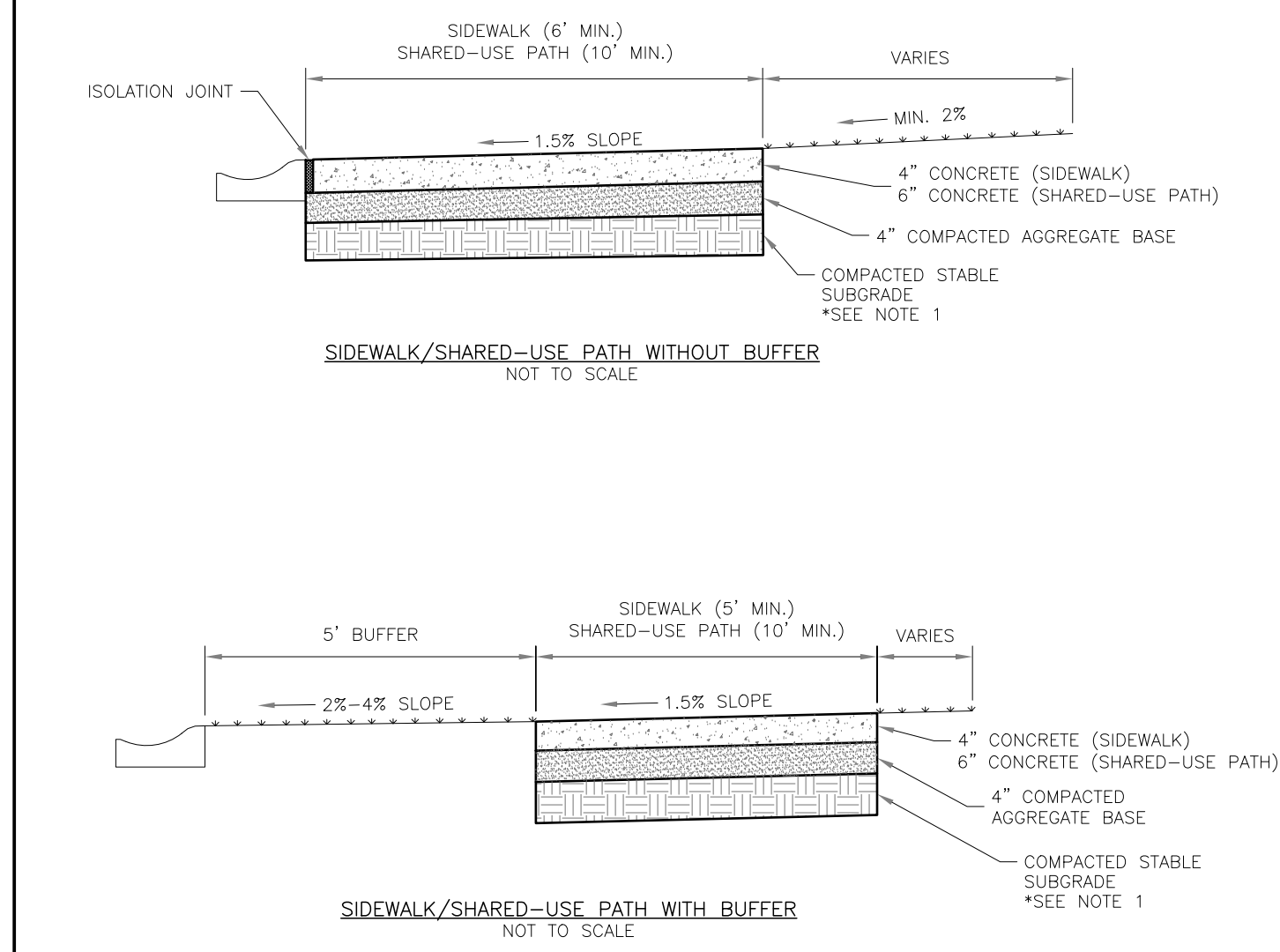


10 VAULT FOR DOUBLE CHECK DETECTOR CHECK DETAIL
SCALE: NOT TO SCALE



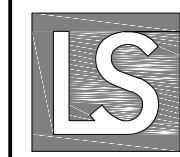
11 WATER TRENCH CHECK DETAIL
SCALE: NOT TO SCALE

SCALE:	AS NOTED	DESIGNED BY:	LLG	DRAWN BY:	LLG	CHECKED BY:	PJL	NO.	DATE	BY	
Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 160 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM										REVISIONS	
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081											
											ORIGINAL ISSUE:
											2/22/2024
											KHA PROJECT NO.
268442000											
SHEET NUMBER											
C009											



GENERAL NOTES:

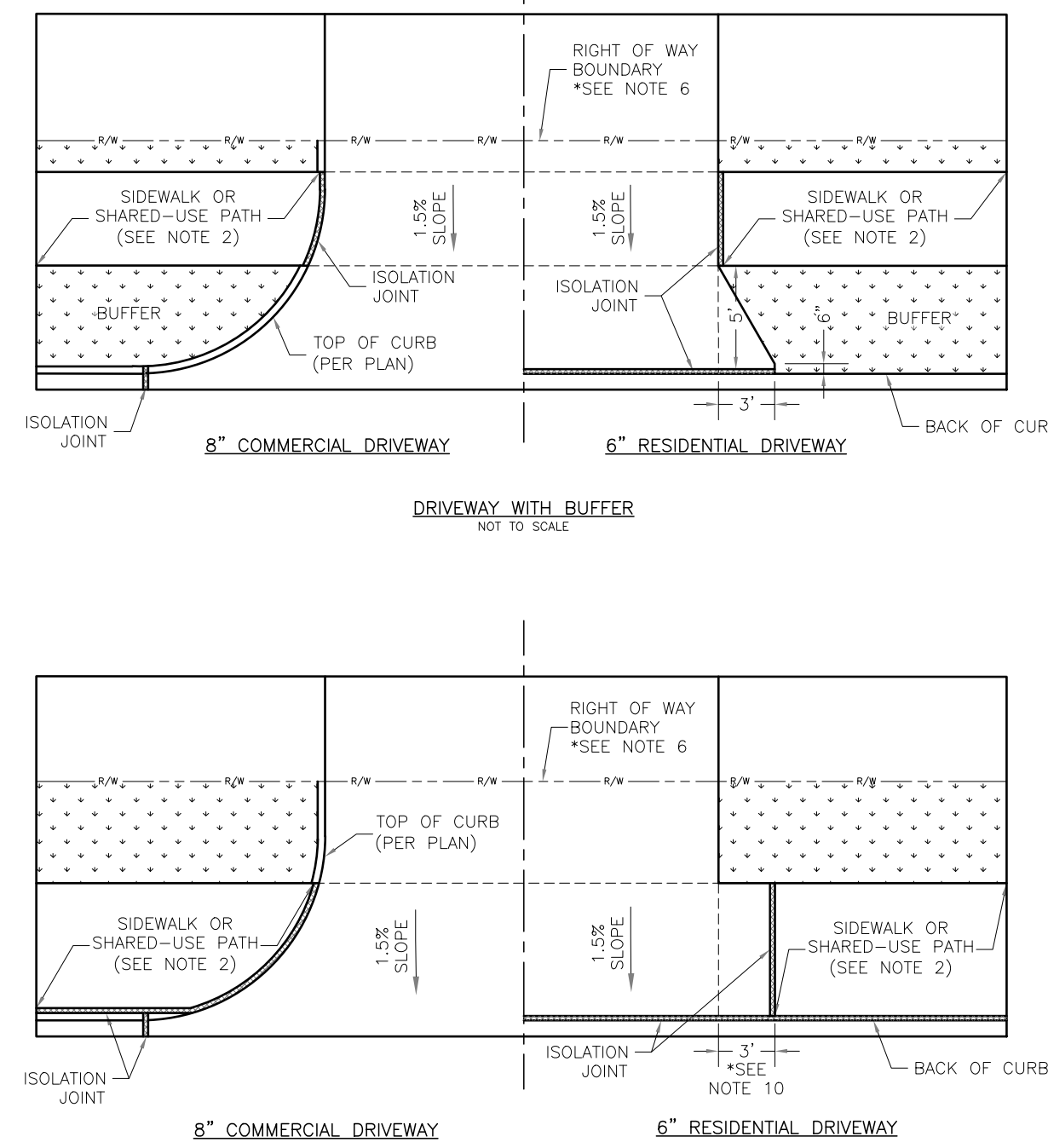
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KIMWEE 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALKS/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN INTERSECTION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALKS/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN INTERSECTION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALKS/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CEMENT COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.



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

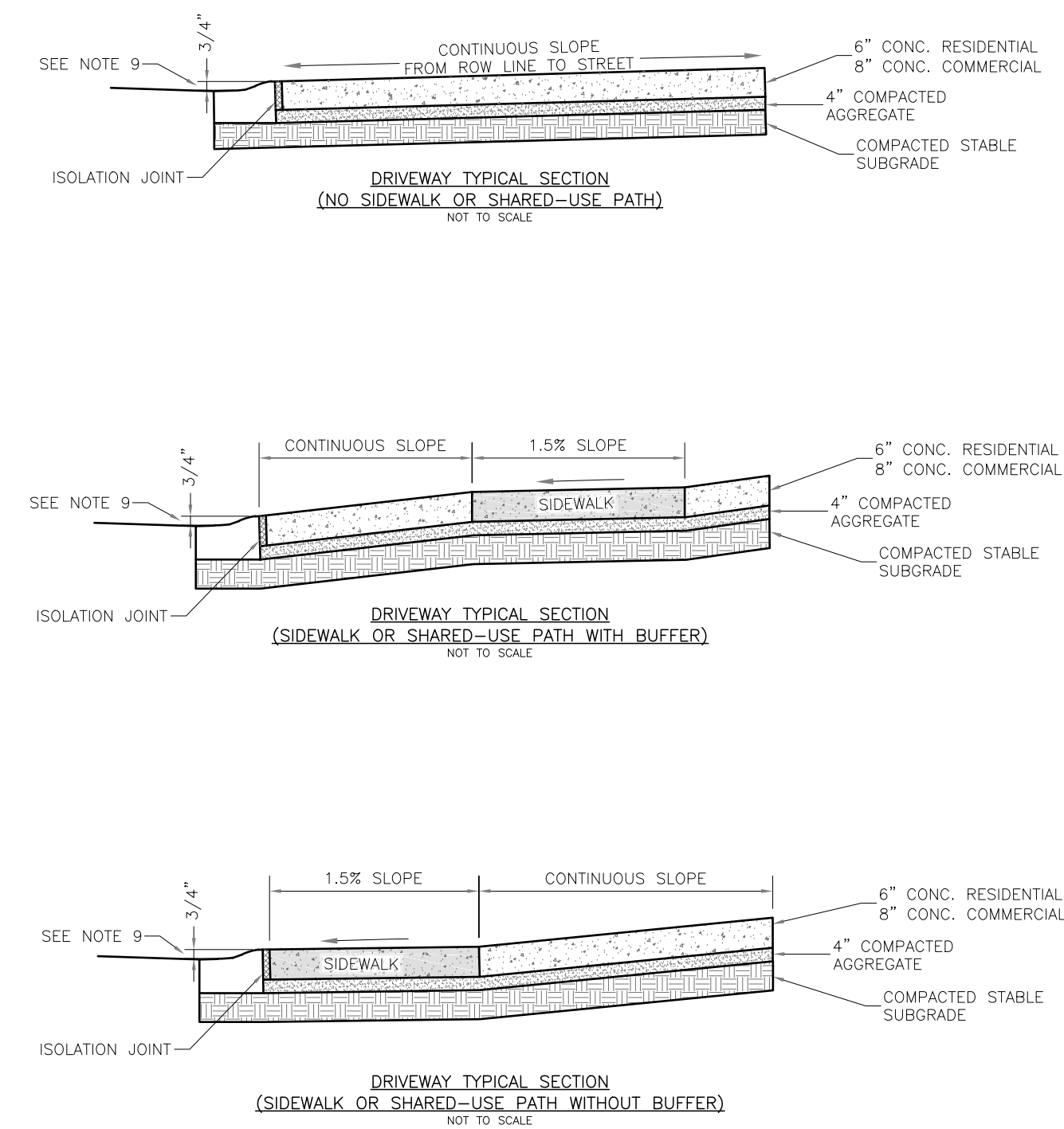
SIDEWALK/SHARED-USE PATH DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: DL
GEN-2



GENERAL NOTES

1. SUBGRADE SHALL BE STABILIZED/COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE AND CROSS SLOPE. DRIVE APPROACHES SHALL BE CONCRETE OR ASPHALT/GRANULAR SURFING/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. THE LOCATION OF CURB LINE SHALL BE AN ISOLATION JUMP FOR RESIDENTIAL DRIVEWAYS.
4. KCMKB 4" CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. THE LOCATION OF PUBLIC RIGHT OF WAY SHALL BE KCMKB 4" CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMKB 4" CONCRETE MIX IS RECOMMENDED, OTHER CONCRETE MIXES ARE PROHIBITED.
7. A JUMP MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHILE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. THE LOCATION OF DRIVE SLOWLY IN DRIVE TYPE SHALL BE MAINTAINED TO MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. DRIVEWAY IN DRIVE TYPE SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.



LEE'S SUMMIT
MISSOURI

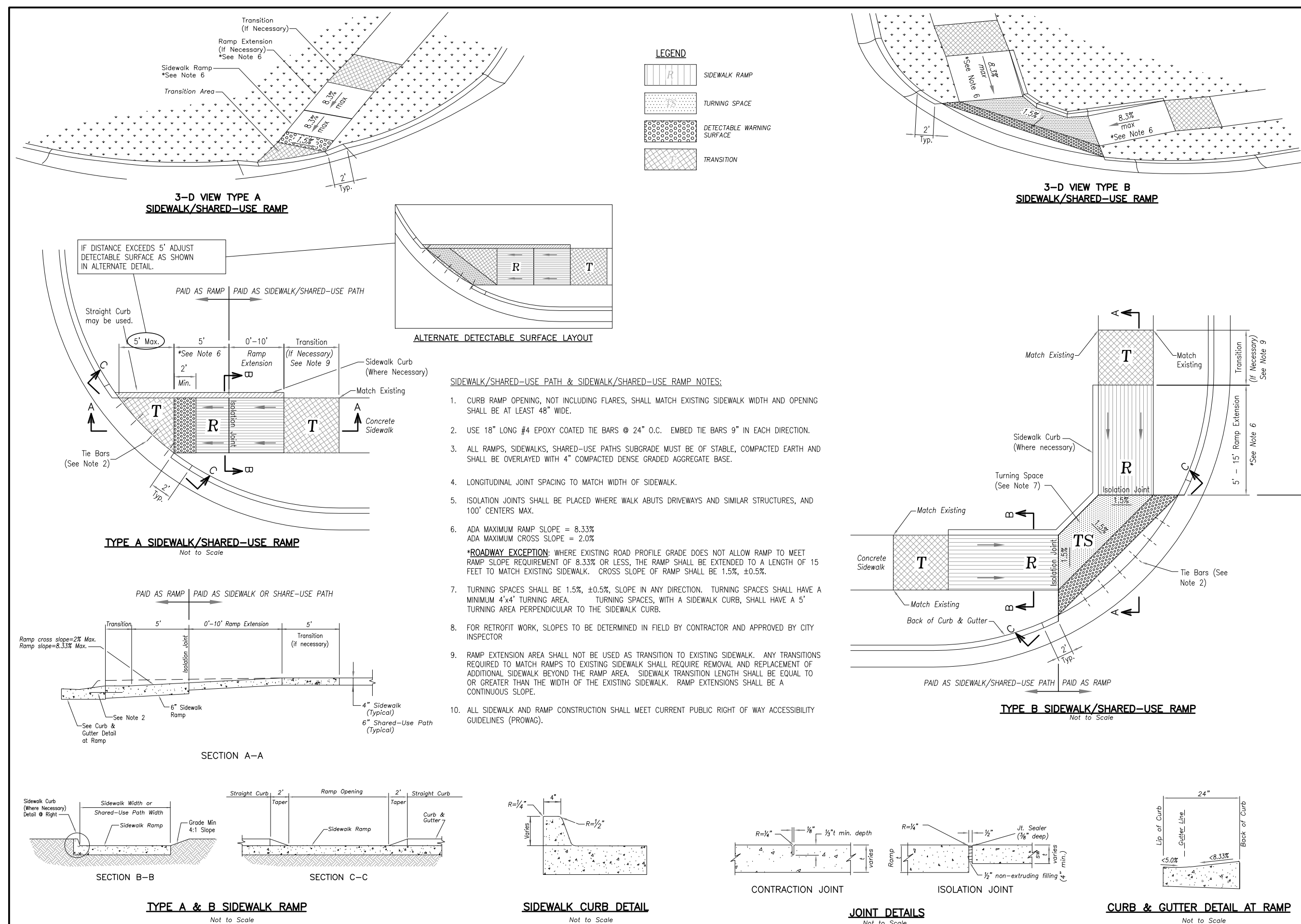
STANDARD DETAILS
OF LEE'S SUMMIT, MO
SUMMIT, JACKSON COUNTY, MO

Subject: _____

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:
GEN-1

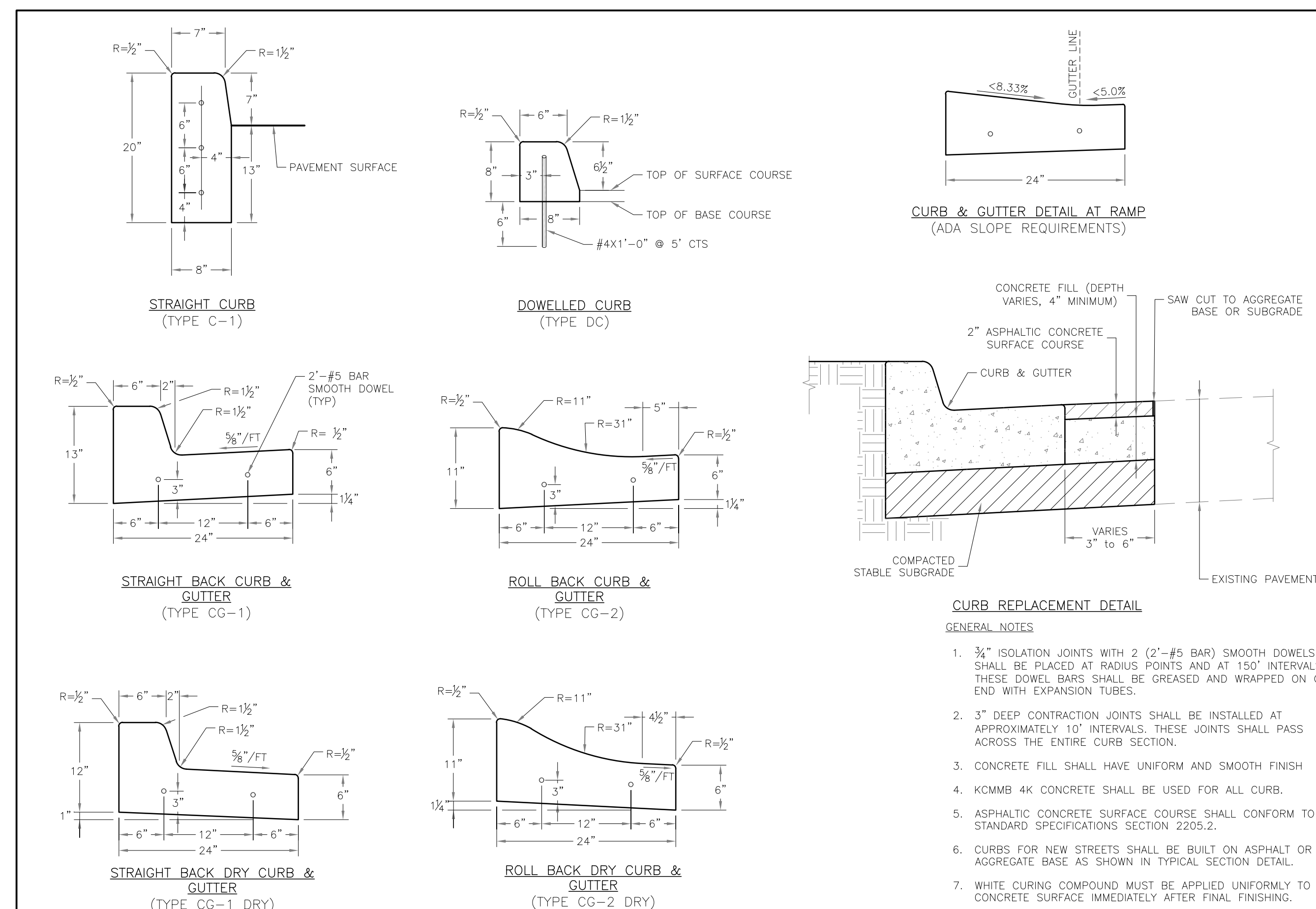
12 SIDEWALK WITH BUFFER DETAIL

SCALE: NOT TO SCALE



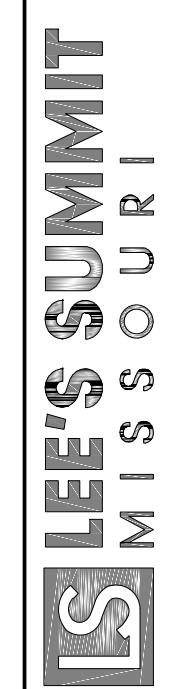
14 TYPE A SIDEWALK ADA RAMP RETROFIT DETAIL

SCALE: NOT TO SCALE



15 STRAIGHT BACK CURB AND GUTTER DETAIL

SCALE: NOT TO SCALE



STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

GEN-4

LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

DETAILS

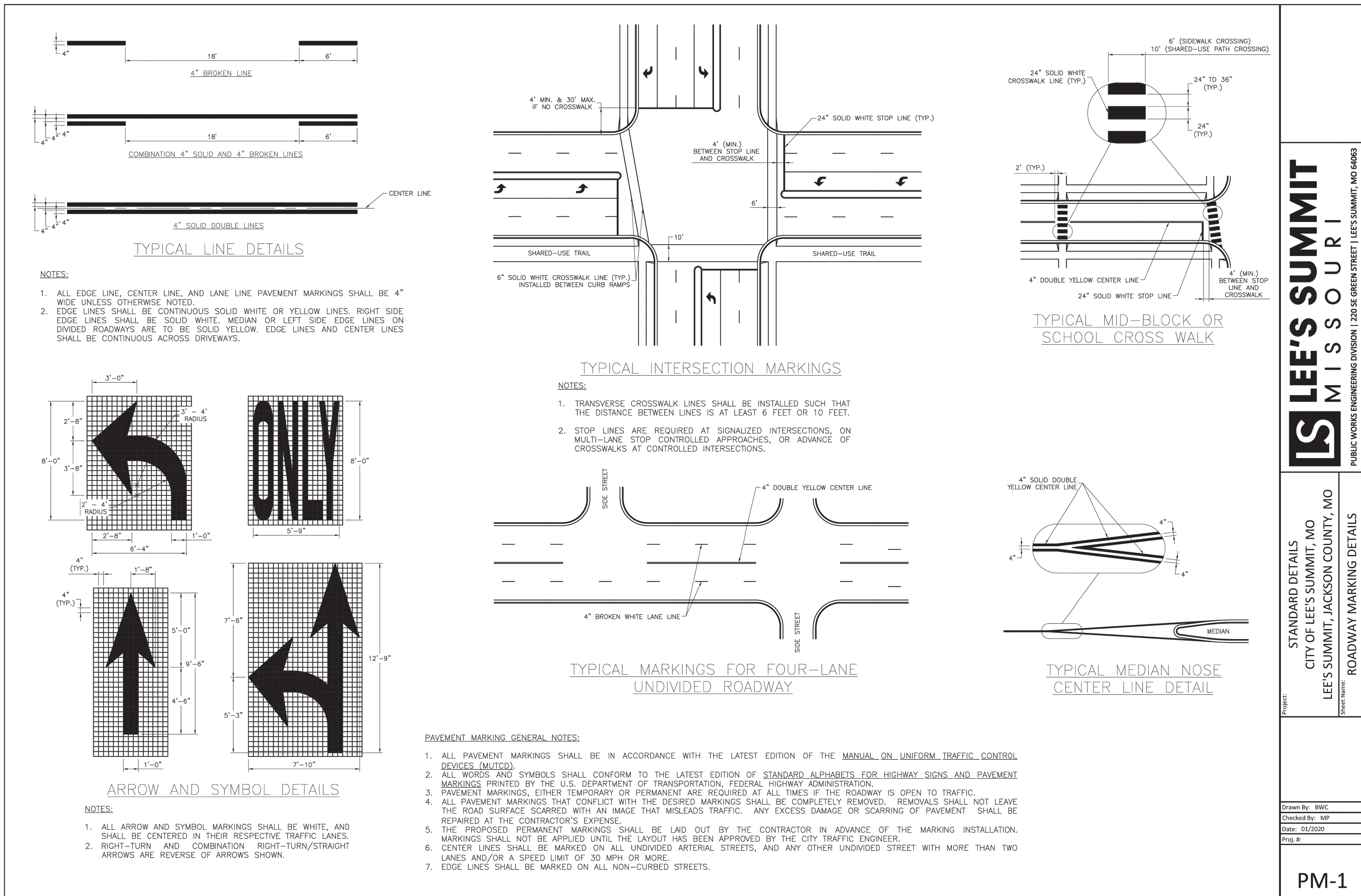
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Drawing name: K:\WNC_LDEV\288442000_Capital Builders Lets Summit2\2 Leas Summit\2\2 Leas Summit\Flex Space\2 Design\CAD\PlanSheets\FDPC09 - DETAILS Feb 26, 2024 3:23pm by logan green
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Drawing name: K:\K4C_LIEV\20844000_Capital Builders Lee's Summit\2023\Lee's Summit\Drawings\DETAILS.dwg C012 - DETAILS Feb 26, 2024 3:23pm by: logan.green
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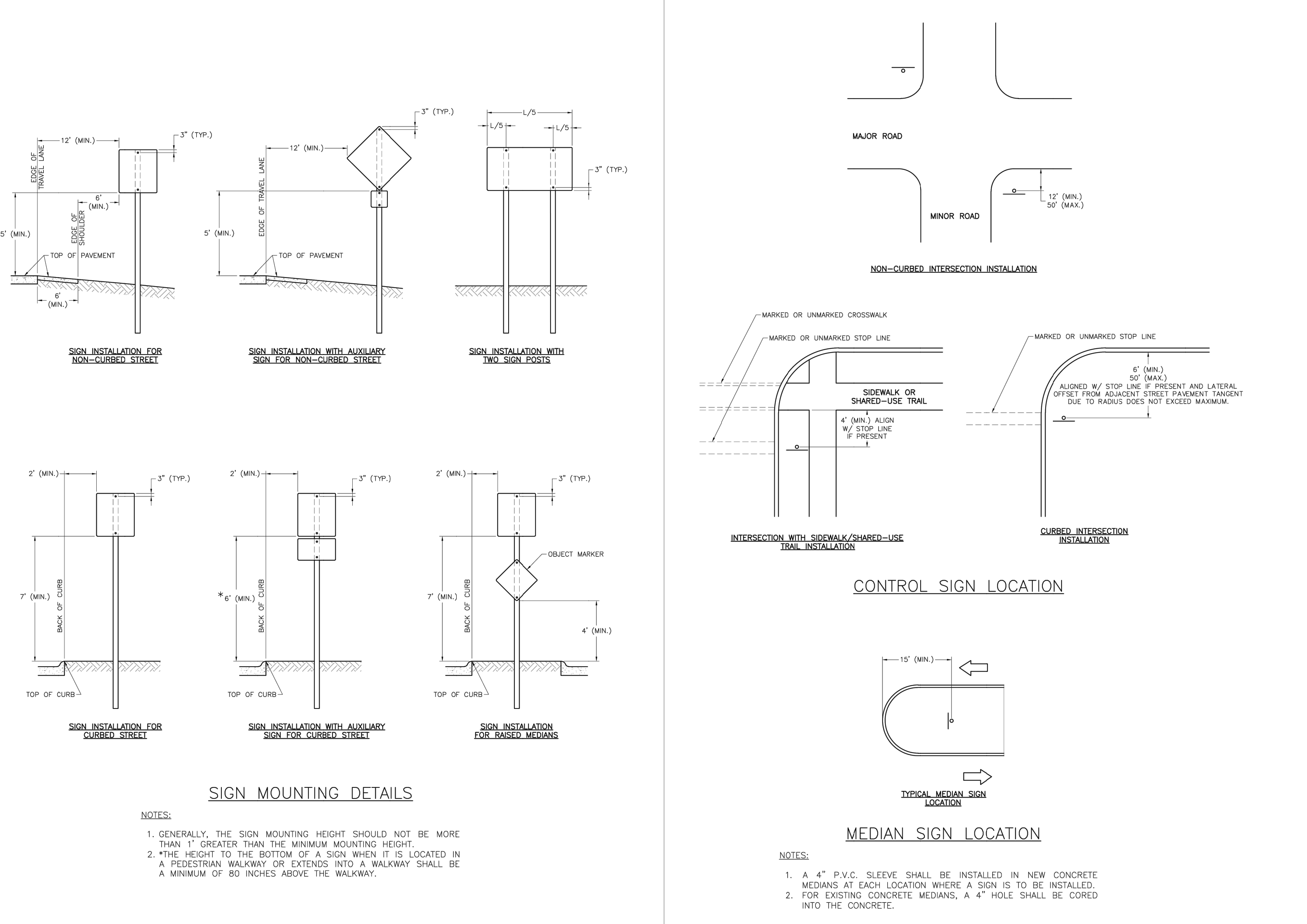


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ROADWAY MARKING DETAILS

Drawn By: BWC
Checked By: MP
Date: 02/20/2020
Proj. #

PM-1



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

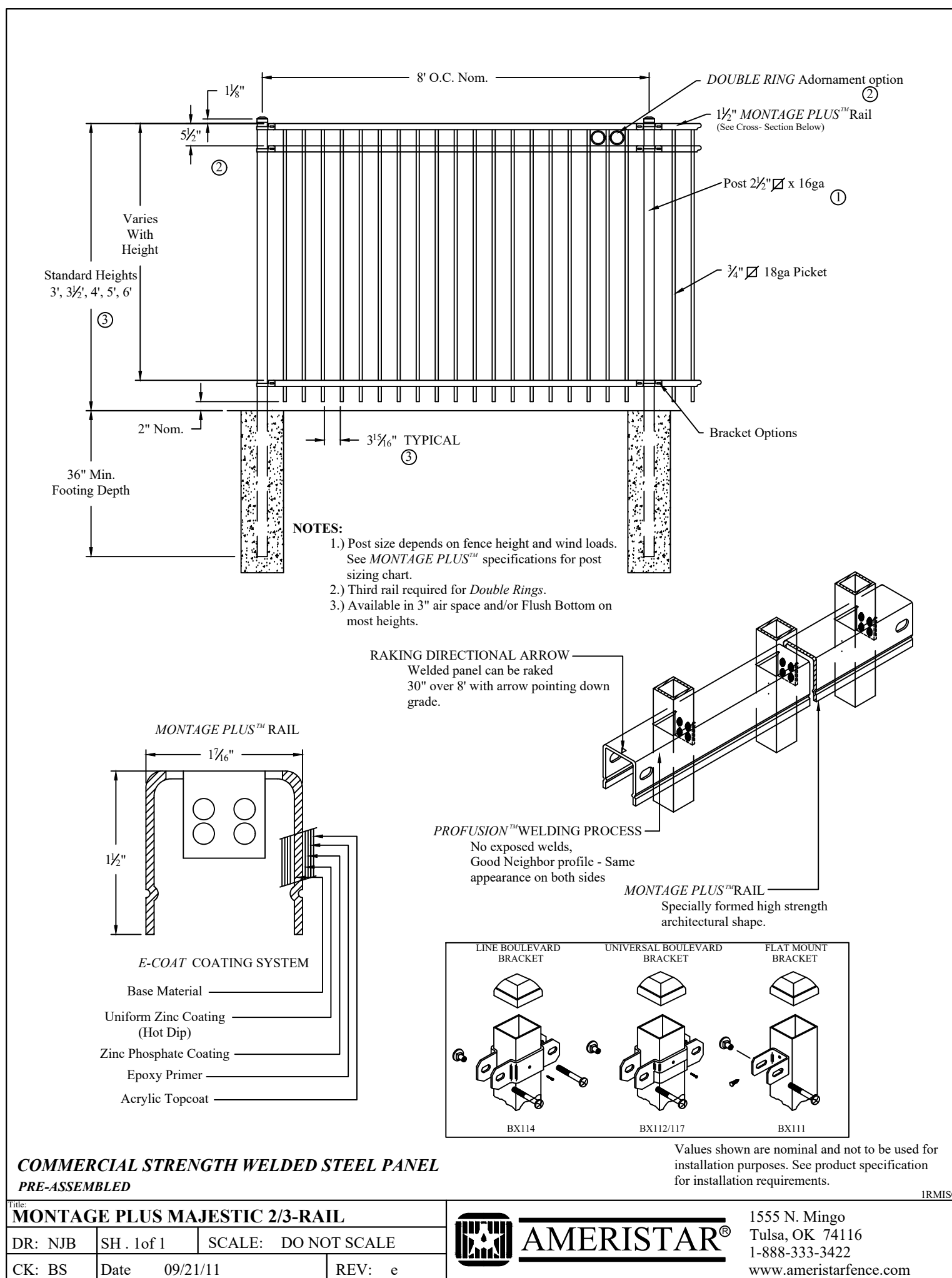
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
SIGN MOUNTING DETAILS

Drawn By: BWC
Checked By: MP
Date: 02/20/2020
Proj. #

SN-1

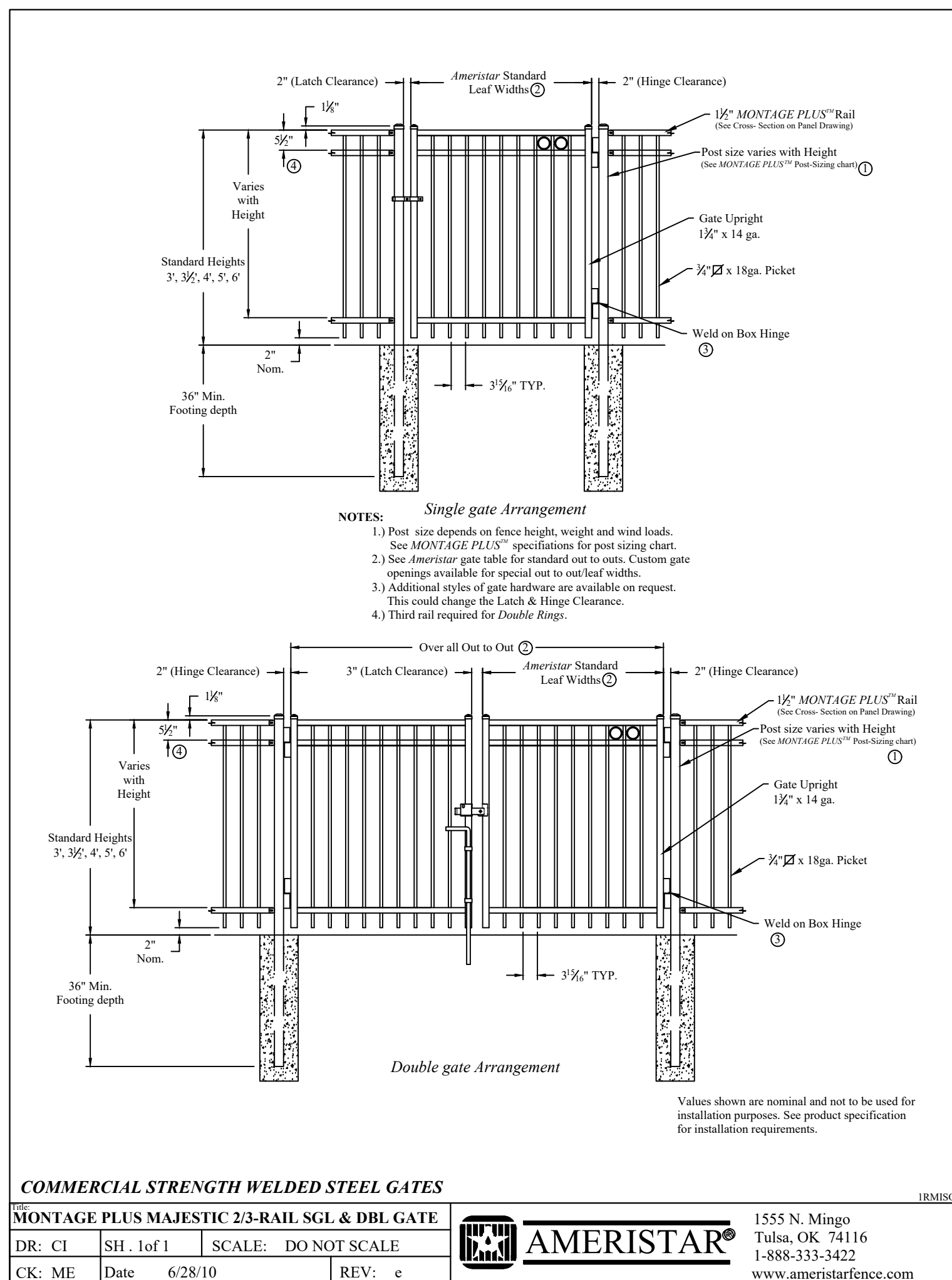
16 PAVEMENT MARKING ARROW AND SYMBOL DETAILS

SCALE: NOT TO SCALE



18 AMERISTAR FENCE DETAIL

SCALE: NOT TO SCALE

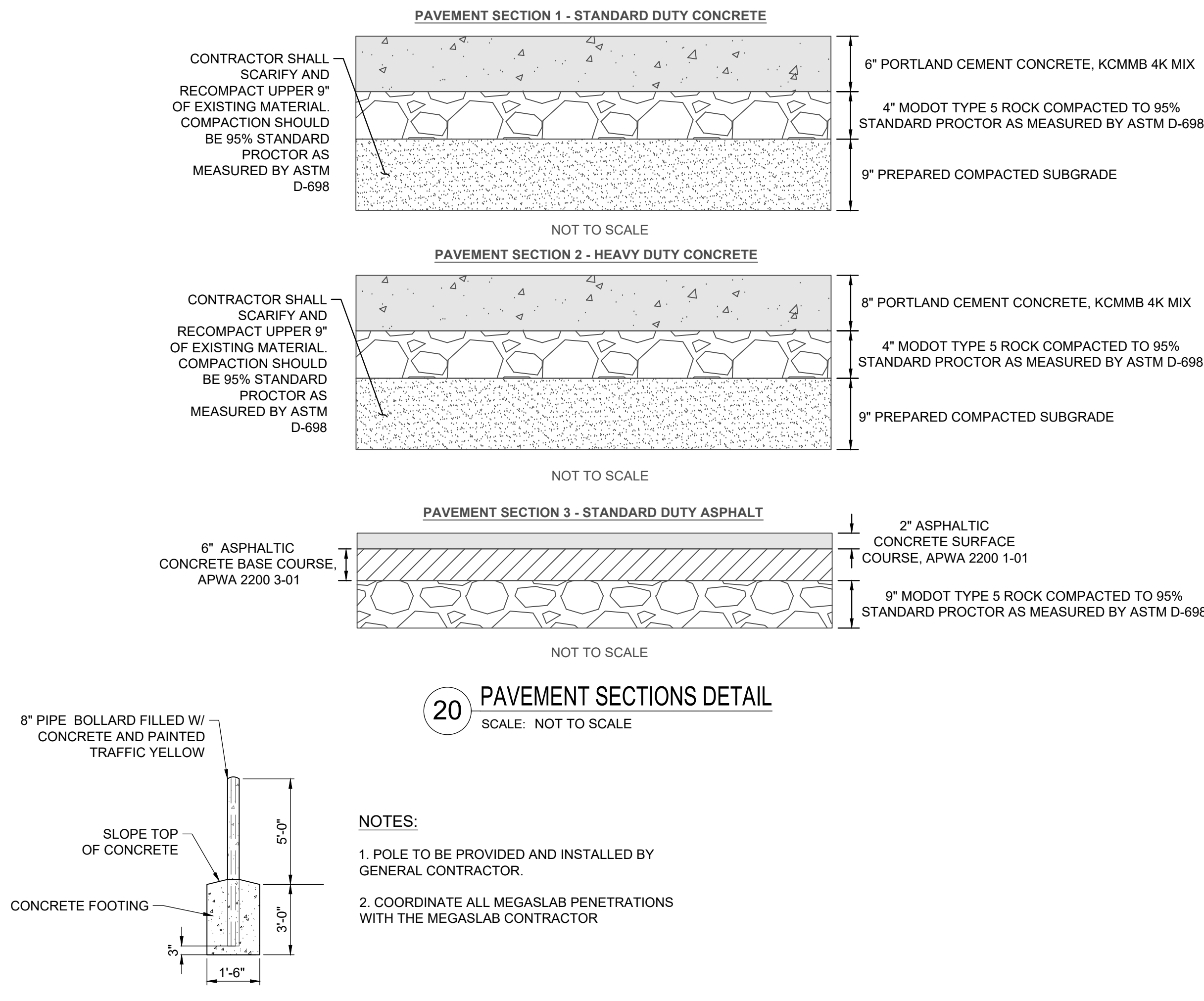


19 AMERISTAR GATE DETAIL

SCALE: NOT TO SCALE

17 SIGN MOUNTING DETAILS

SCALE: NOT TO SCALE



21 STEEL-ENCASED CONCRETE BOLLARD DETAIL

SCALE: NOT TO SCALE

DETAILS

LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
2/22/2024
KHA PROJECT NO.
268442000
SHEET NUMBER

C012

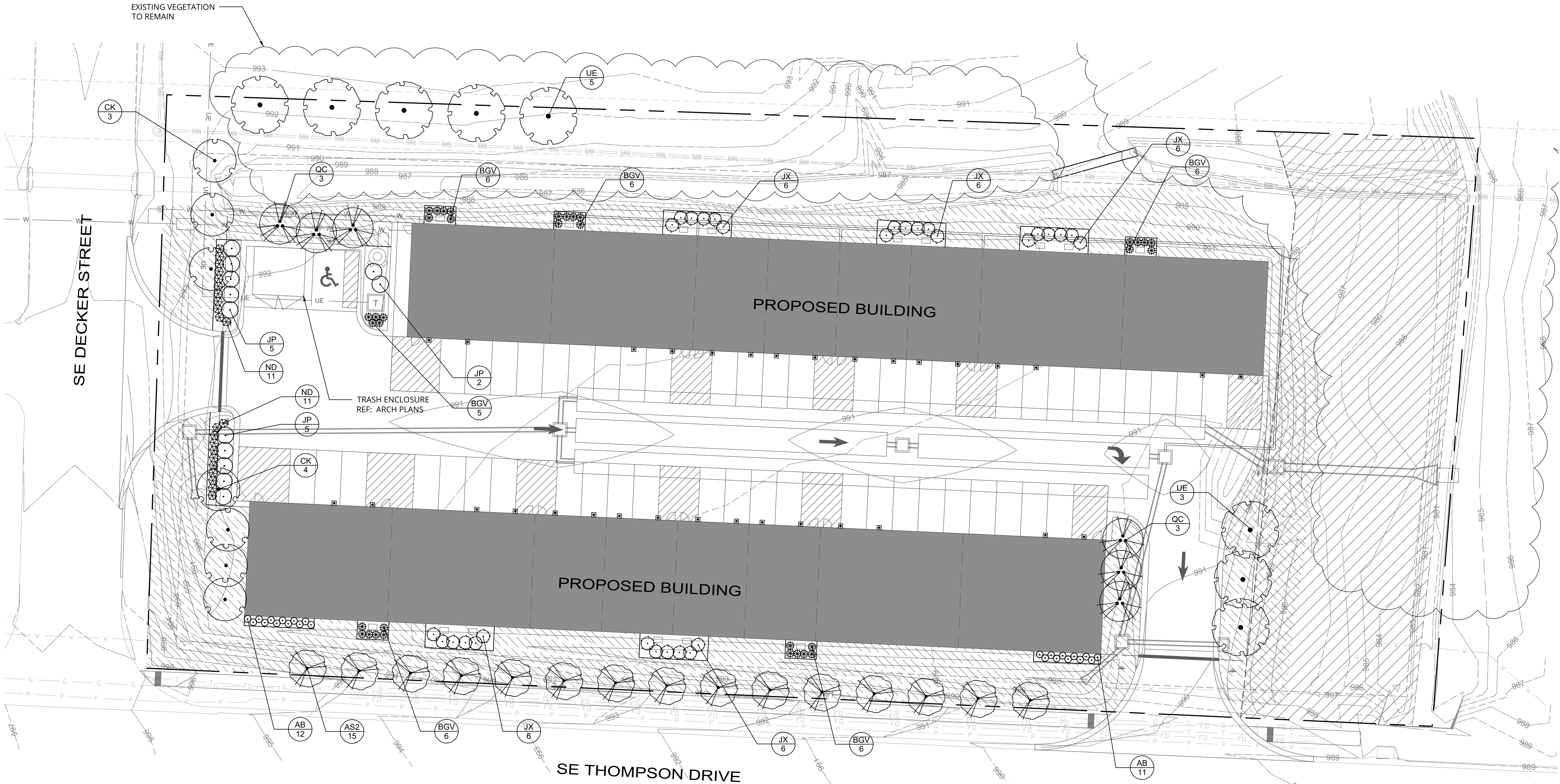
LANDSCAPE SUMMARY

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

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	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					
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	B & B	3" CAL
SHRUBS					
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'™	2 GAL	
	BGV	35	GREEN VELVET BOXWOOD / BUXUS X 'GREEN VELVET'	2 GAL	
	JX	30	GREY OWL JUNIPER / JUNIPERUS X 'GREY OWL'	5 GAL	
	JP	12	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
	ND	22	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
GROUND COVERS					
	TTF	17,119 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	



1 LANDSCAPE PLAN
SCALE = 1" = 1'-20"



REVISIONS

NO.	DATE	BY

Kimley»Horn

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KANSAS CITY, MO 64108
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: EMF

DRAWN BY: EMF

CHECKED BY: LWS

landworksSTUDIO

Olathe, KS 66061
102 S. Cherry St.
Phone: 913-780-6707
www.landworkstudio.com

LANDSCAPE PLAN

LEE'S SUMMIT FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

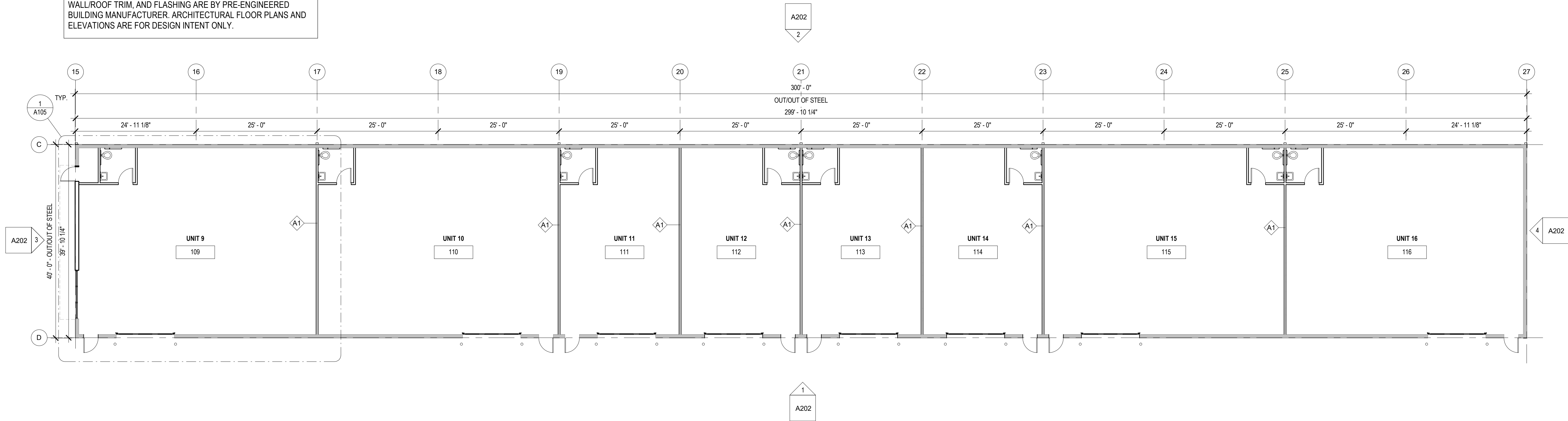
ORIGINAL ISSUE: 2/22/2024

KHA PROJECT NO. 268442000

SHEET NUMBER

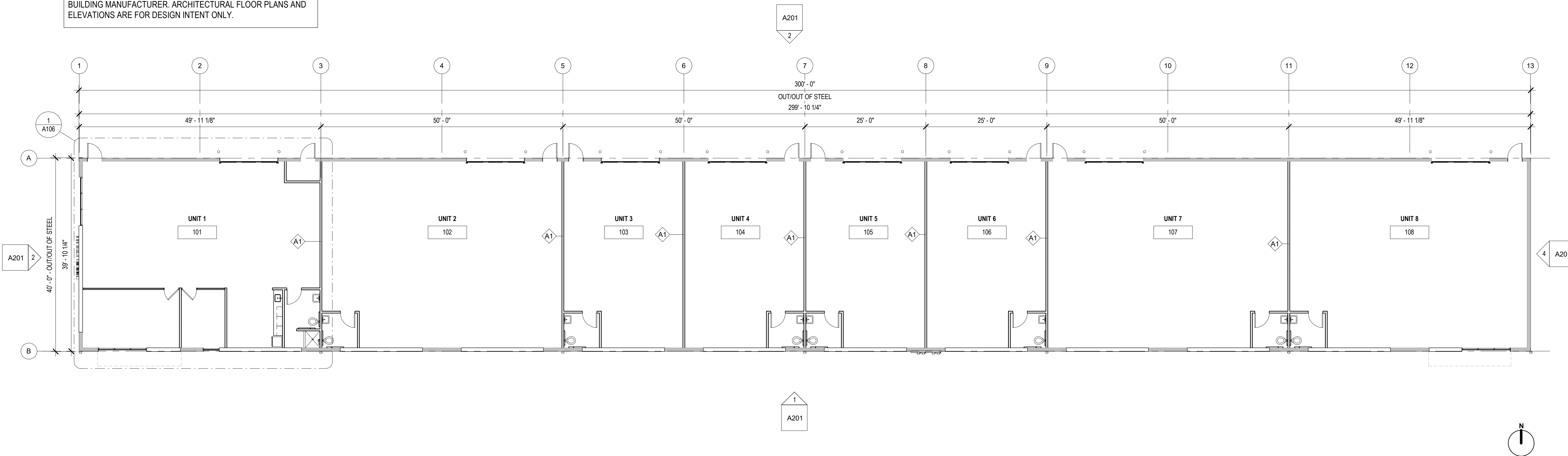
L001

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



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

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



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

LEE'S SUMMIT FLEX SPACES

604 E. TOWNSHIP RD.
Lee's Summit, MO 64082

PROJECT NUMBER: 23082

CLIENT:
Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

Architect:
License:

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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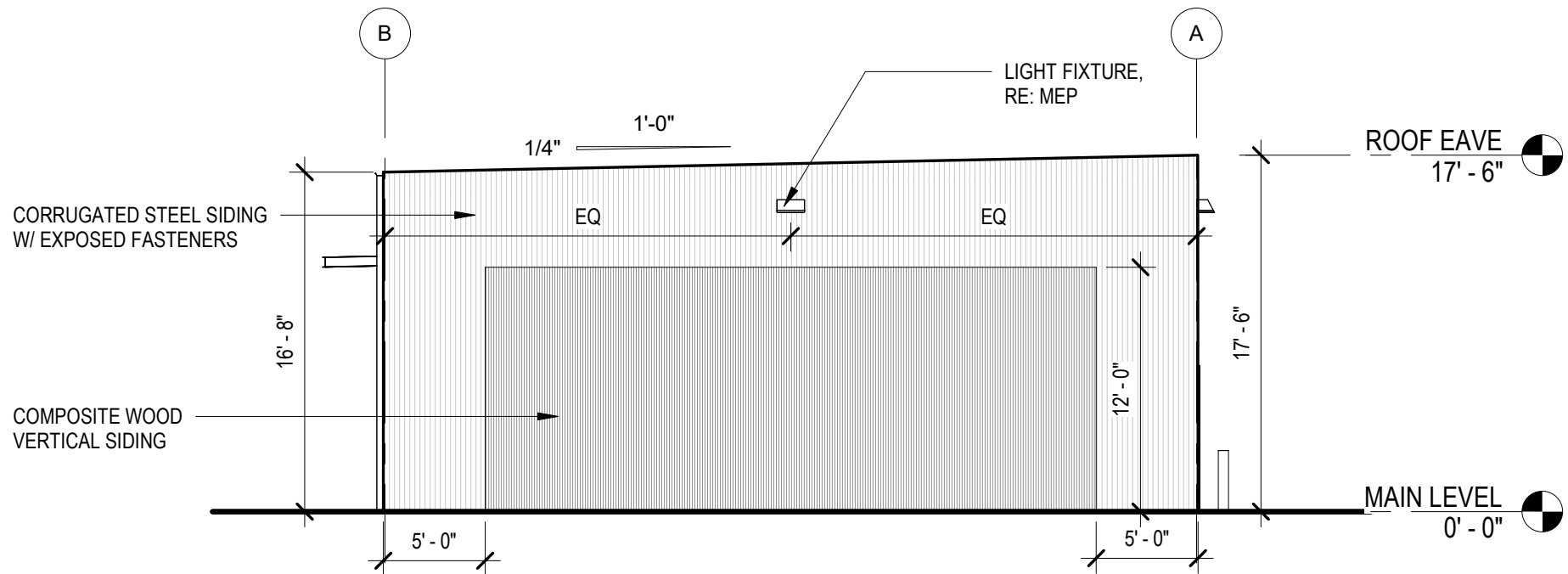
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FLOOR PLANS

Sheet Revision no.

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"

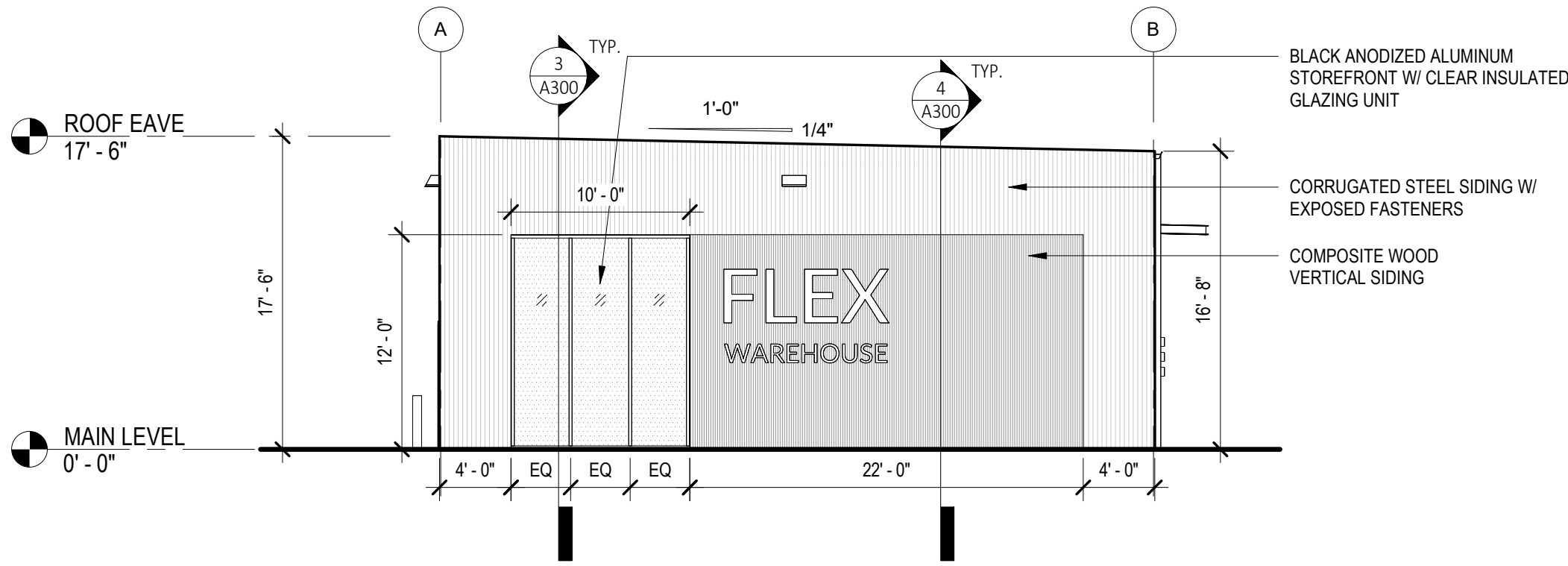
TOTAL WALL AREA: 683 SF

- CORRUGATED STEEL SIDING

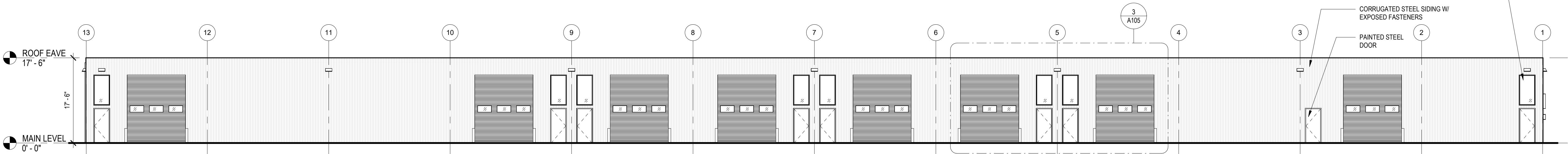
299 SF (44%)
- COMPOSITE WOOD SIDING

264 SF (39%)
- STOREFRONT GLASS

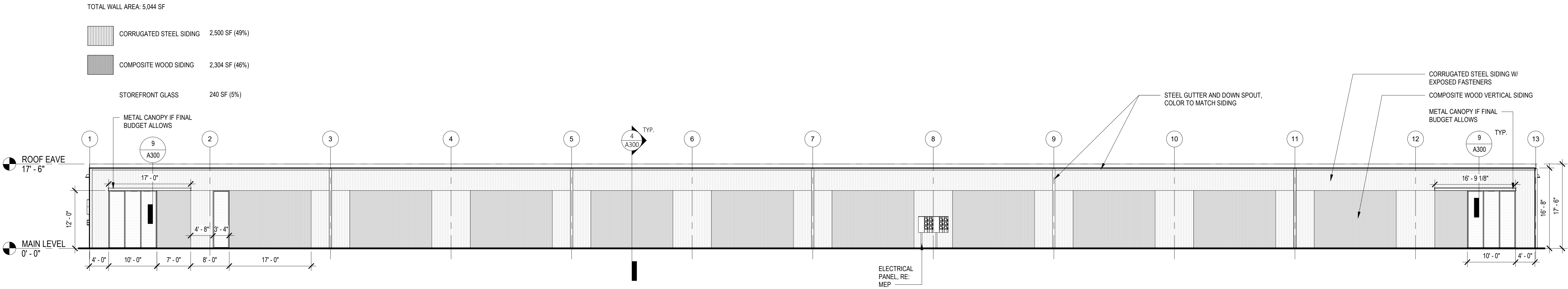
120 SF (17%)



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"

LEE'S SUMMIT FLEX SPACES

604 E. Front Street
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

SixTwentyOne
1705 SUMMIT ST.
KANSAS CITY, MO 64108
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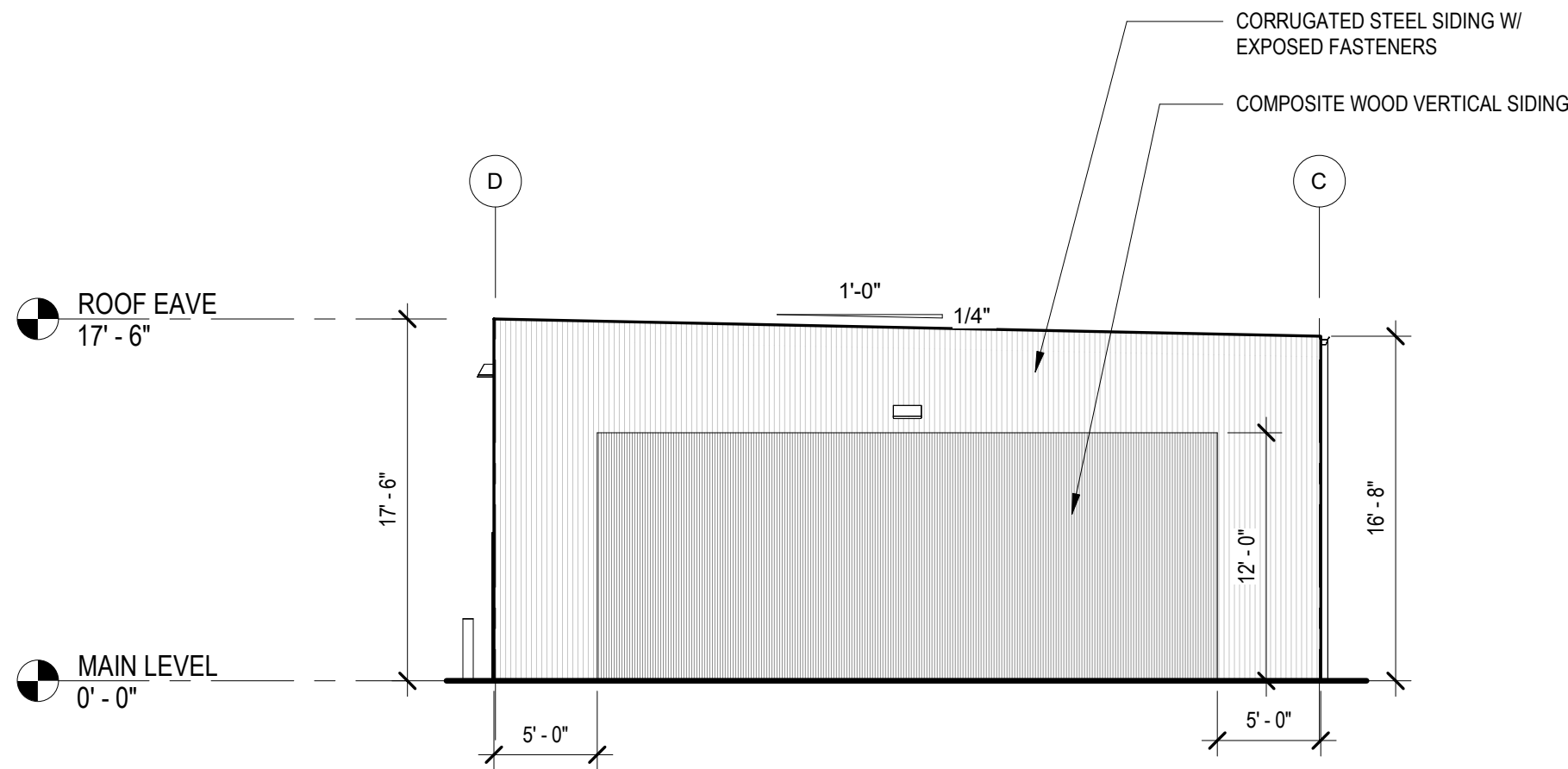
ELEVATIONS - BUILDING A

Sheet

Revision no.

A201

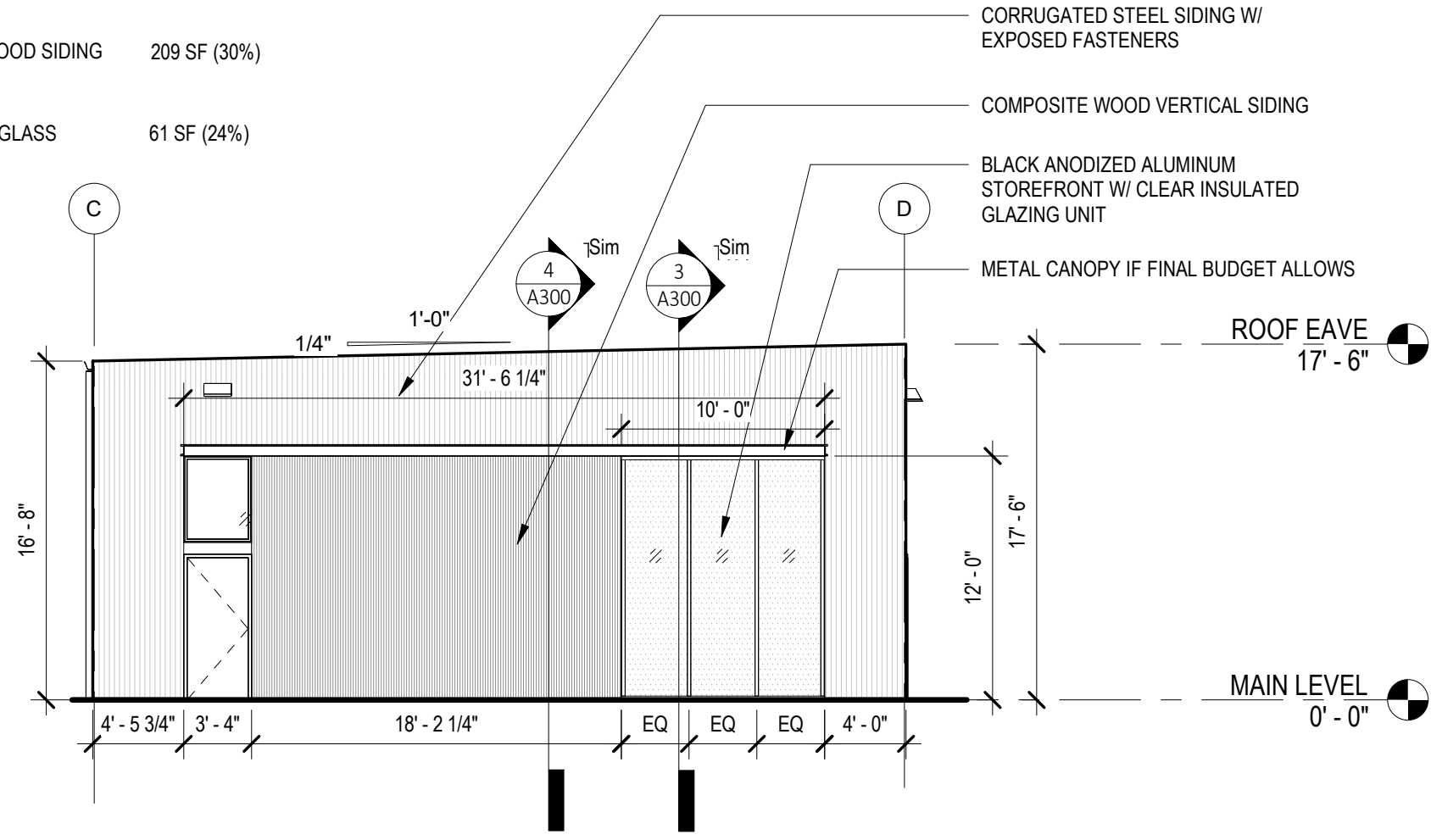
- CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
- COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
- STEEL TRIM



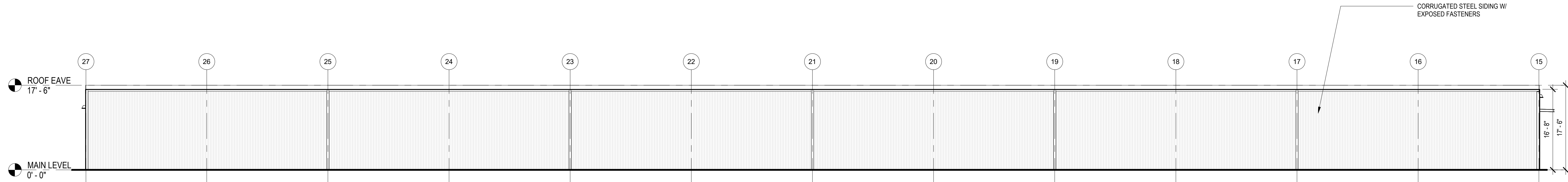
4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

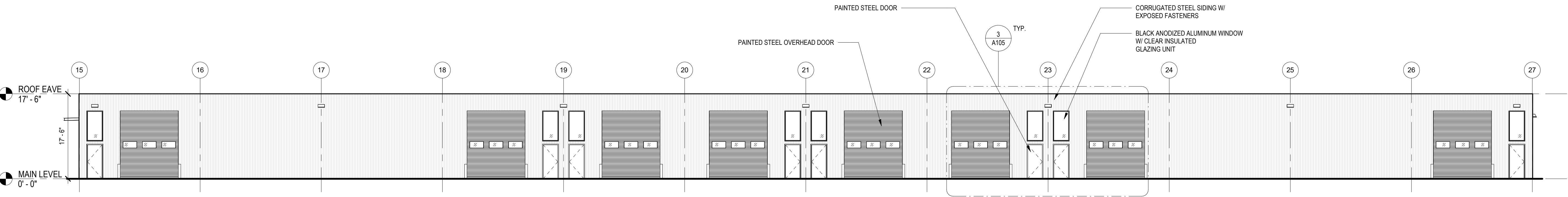
- CORRUGATED STEEL SIDING 314 SF (46%)
- COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)



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"

LEE'S SUMMIT FLEX
SPACES
604 E. Truman Blvd.
Lee's Summit, MO 64082

PROJECT NUMBER: 23082

CLIENT:
Capital Builders

FINAL DEVELOPMENT
PLAN

02.22.2024

Architect -
License -

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

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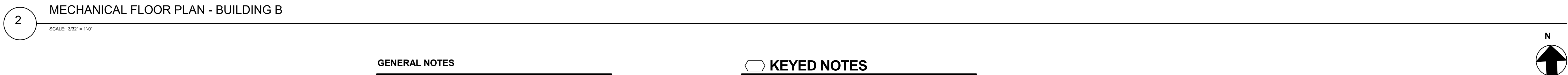
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ELEVATIONS - BUILDING B

Sheet

Revision no.

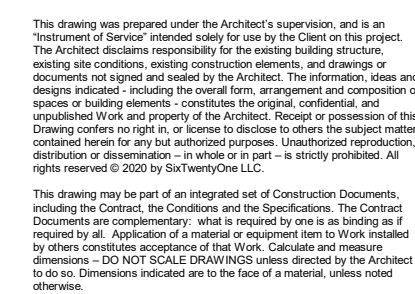
A202



SCALE: 3/32" = 1'-0"

1. REPLACE THIS NOTE WITH YOUR SHEET SPECIFIC GENERAL NOTES KEEPING THE SAME FORMAT, WIDTH AND POSITION. DELETE THIS NOTE AND TITLE IF YOU DO NOT HAVE ANY NOTES.

KEYED NOTES



SCALE: 3/32" = 1'-0"

M101

