

SITE DEVELOPMENT PLANS
FOR
SUMMIT FAIR, LOT 10C
ADDRESS: 700 N.W. WARD ROAD
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

FIRE ACCESS ROAD NOTE:

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

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, 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.

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) (816) 347-4316
1300 HAMLEN 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 HAMLEN 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



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.



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LEGAL DESCRIPTION:

LOT 10C, SUMMIT FAIR, LOTS 10A - 10C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

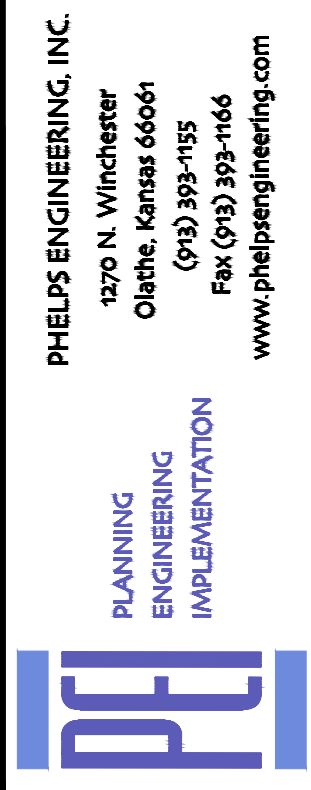
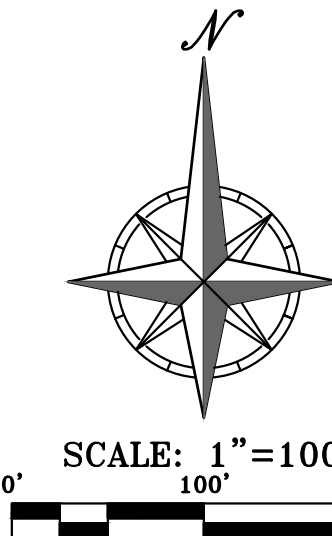
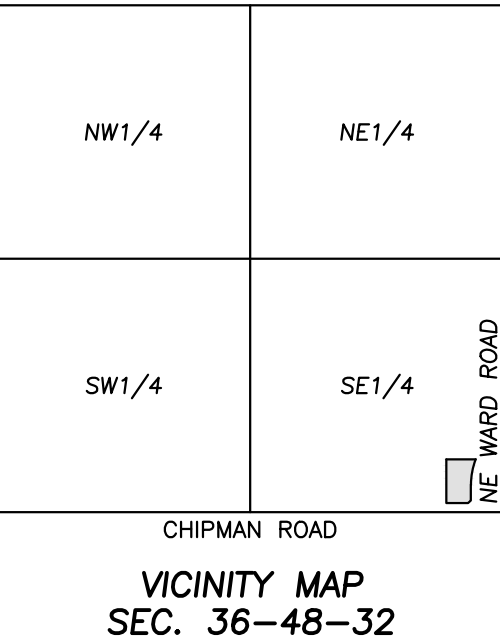
AREA = ±2.7911 ACRES / ±121,582 SQ.FT.

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

DEVELOPER:

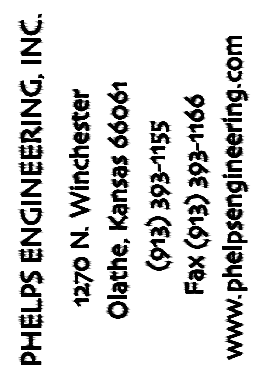
WSO PARTNERS, LLC
C/O FORESIGHT REAL ESTATE SERVICES, LLC
PO BOX 299
LIBERTY, MO 64069
816-918-1612
CONTACT: JOHN R. DAVIS, JR.



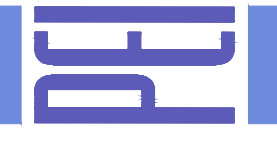
COVER SHEET
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	DATE	NO.	DATE	REVISIONS	BY	APP.
240017	03-08-2024					
CHECKED: DAF	APPROVED: DAF					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700208						

SHEET
C0



PLANNING ENGINEERING IMPLEMENTATION



DEMOLITION PLAN

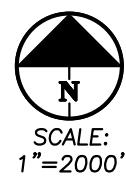
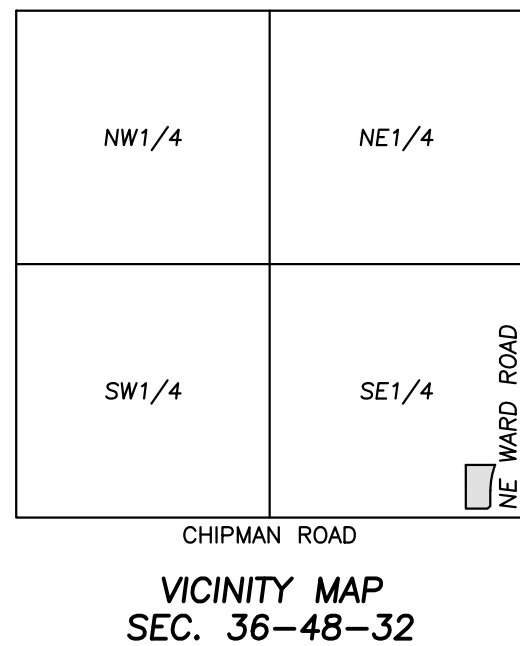
SUMMIT FAIR, LOT 10-C

700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

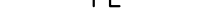
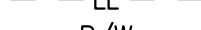
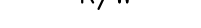




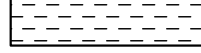




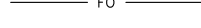









By	Date	Revisions	No.	Project No.	240017
				DATE: 03-08-2024	DRAWN: AEB
				CHECKED: DAF	APPROVED: DAF
				CERTIFICATE OF AUTHORIZATION	
				NAME: DAWSON, J. S-82	
				LAST: DAWSON, J. S-82	
				CERTIFICATE OF AUTHORIZATION	
				NAME: DAWSON, J. S-82	
				LAST: DAWSON, J. S-82	
				ENGINEERING-3007000128	
				ENGINEERING-3007000508	

SHEET

C0.1

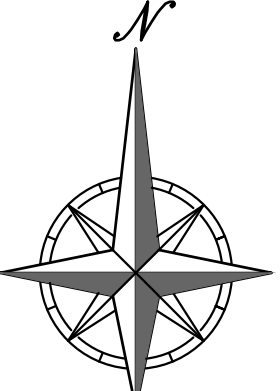


LEGEND

- | | |
|---|---|
|  | PROPERTY LINE |
|  | LOT LINE |
|  | RIGHT-OF-WAY |
|  | REMOVE EXISTING CURB & GUTTER |
|  | EXISTING BUILDING TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED |
|  | EXISTING GRAVEL TO BE REMOVED |
|  | EXISTING TREE TO REMAIN |
|  | REMOVE TREE |
|  | EXISTING BURIED TELEPHONE |
|  | EXISTING CABLE TELEVISION LINE |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING WATER LINE |
|  | EXISTING GAS LINE |
|  | EXISTING BURIED ELECTRIC |
|  | EXISTING OVERHEAD POWER LINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM SEWER |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING LIGHT POLE |
|  | EXISTING CHAIN LINK FENCE |

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. THE CONTRACTOR SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



SCALE: 1"=30'



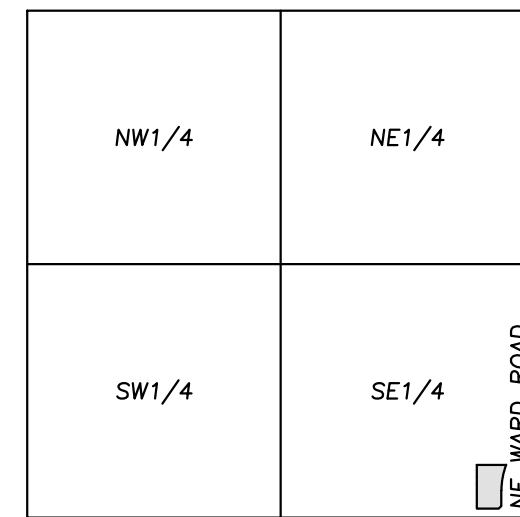
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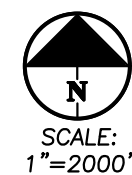


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VICINITY MAP
SEC. 36-48-32

 $1'' = 2000'$

LEGAL DESCRIPTION:

LOT 10C, SUMMIT FAIR, LOTS 10A - 10C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±2.7911 ACRES / ±121,580 SQ.FT.

SITE PLAN NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 the project 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.
6. 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.
7. 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 all utilities. 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.
8. 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.
9. 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.
10. **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, or near the construction site.
11. Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

SITE DIMENSION NOTES:

1. 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.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. 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.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. 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.
5. 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 40°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 PMIX, DEFINED AS PLANNED MIXED USE.

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, 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.

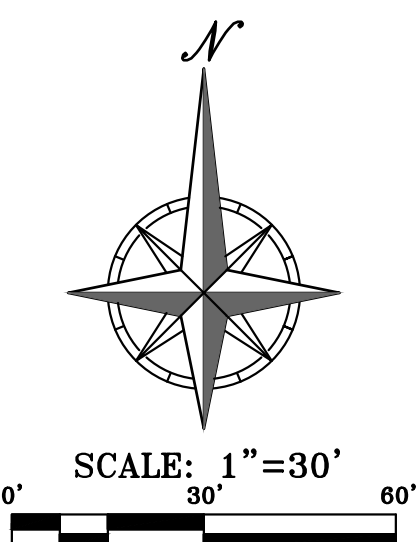
FIRE ACCESS ROAD NOTE:

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

BUILDING & LOT DATA	
Zoning	PMIX
Lot 10D	
Site Area	1.28 Ac.
Impervious Area	0.13 Ac. (10%)
Open Space	1.15 Ac. (90%)
Lot 10E	
Site Area	0.77 Ac.
Impervious Area	0.07 Ac. (9%)
Open Space	0.70 Ac. (91%)
Lot 10F	
Site Area	0.74 Ac.
Impervious Area	0.05 Ac. (7%)
Open Space	0.69 Ac. (93%)

LEGEND

- | | | |
|---|-----|-----------------------------|
| | PL | PROPERTY LINE |
|  | LL | LOT LINE |
| | R/W | RIGHT-OF-WAY |
|  | | 2' CURB & GUTTER |
|  | | HEAVY DUTY ASPHALT PAVEMENT |
|  | | CONCRETE PAVEMENT |



SCALE: 1"=30'



PHelps ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsenengineering.com

PLANNING ENGINEERING IMPLEMENTATION



OVERALL SITE PLAN

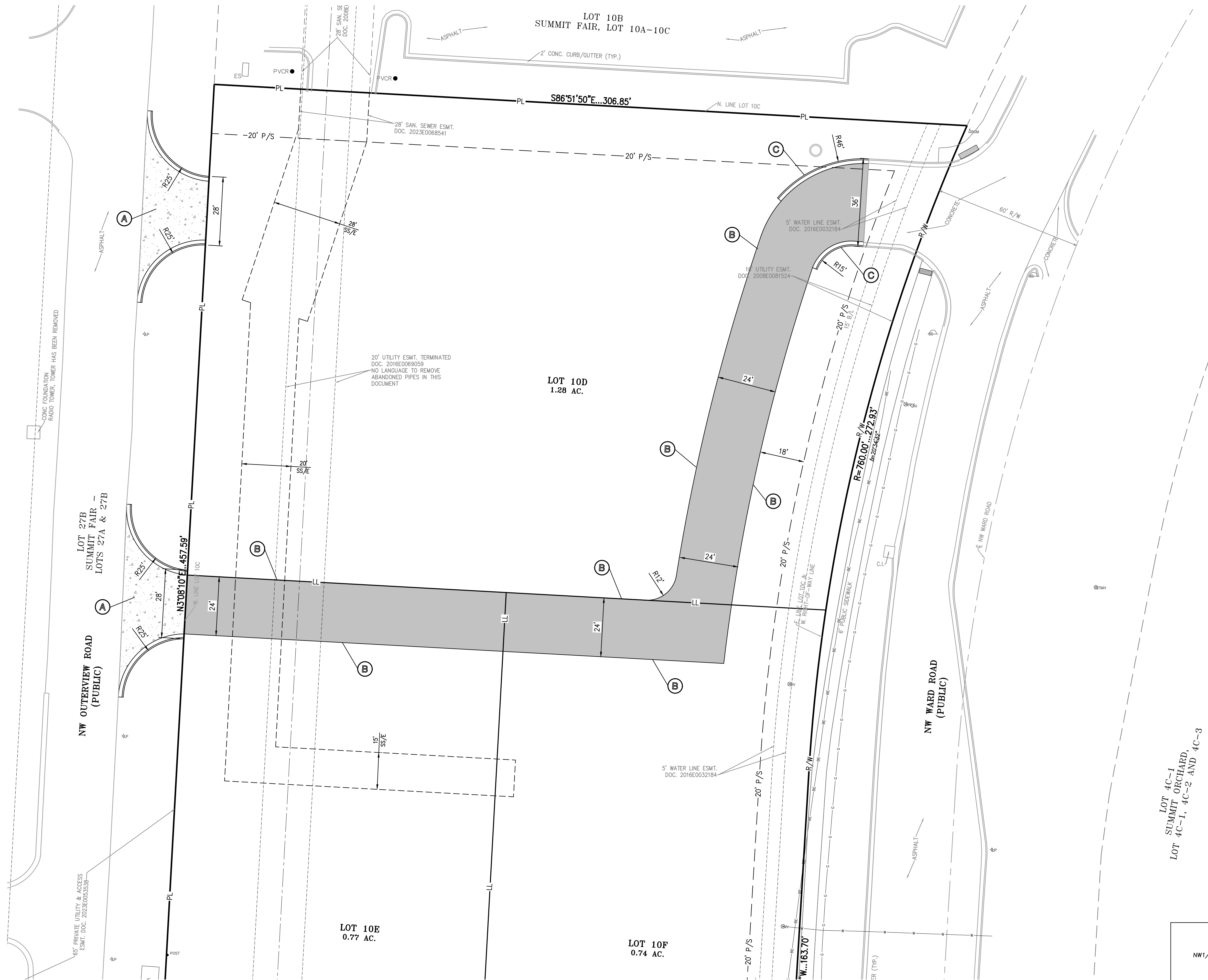
SUMMIT FAIR, LOT 10-C

700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

By	App.	Revisions:	Date	No.	Project No.
					240017
					DATE 03-08-2024 [RWAAER]
					CHECKED: DAF [APPROVED DAF]
					CERTIFICATE OF AUTHORIZATION
					LAND SURVEYING - LS-80
					ENGINEERING - E-351
					DATE OF AUTHORIZATION
					03/08/2024
					DATE OF AUTHORIZATION
					03/08/2024

SHEET

C1








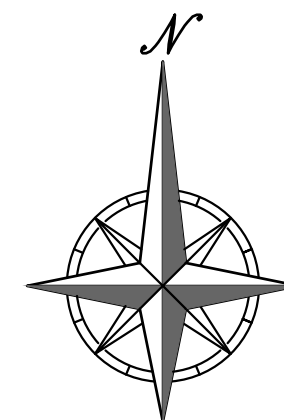
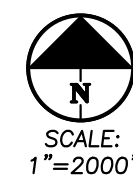
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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SITE KEY NOTES:

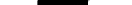
- (A) INSTALL CONCRETE COMMERCIAL ENTRANCE. SEE DETAIL GEN-1 ON SHEET C7.1.
- (B) PROPOSED EDGE OF ASPHALT PAVEMENT (TYPICAL).
- (C) CONSTRUCT PRIVATE TYPE CG-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C7.1.

LEGEND

- | | | |
|---|-----|-----------------------------|
|  | PL | PROPERTY LINE |
|  | LL | LOT LINE |
| | R/W | RIGHT-OF-WAY |
|  | | 2' CURB & GUTTER |
|  | | HEAVY DUTY ASPHALT PAVEMENT |
|  | | CONCRETE PAVEMENT |



SCALE: 1"=20'



A horizontal scale bar with alternating black and white segments. It is marked with '0'', '20'', and '40''.



**PLANNING
ENGINEERING
IMPLEMENTATION**

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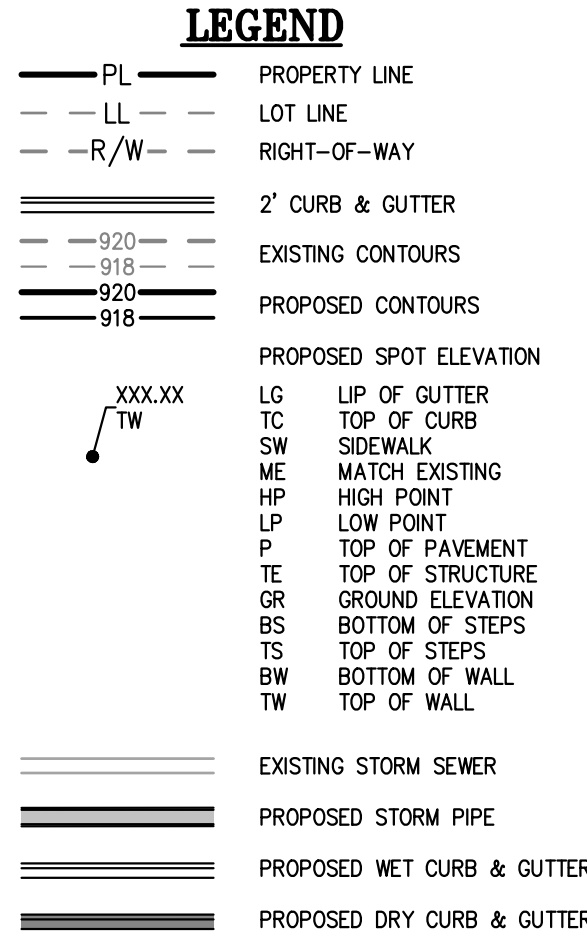
ENLARGED SITE PLAN

SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

App.	Revisions	Date	No.
			24-0017
			DATE(S) OF 2004 PROJECT
			CHECKED DATE APPROVED DATE
			CERTIFICATE OF AUTHORIZATION
			AND SAVING - LS-82
			ENGINEERING - E-391
			GEOSTAT. OF AUTHORIZATION
			AND SAVING - 2007001128
			AND SAVING - 2007001128

SHEET

C1.1

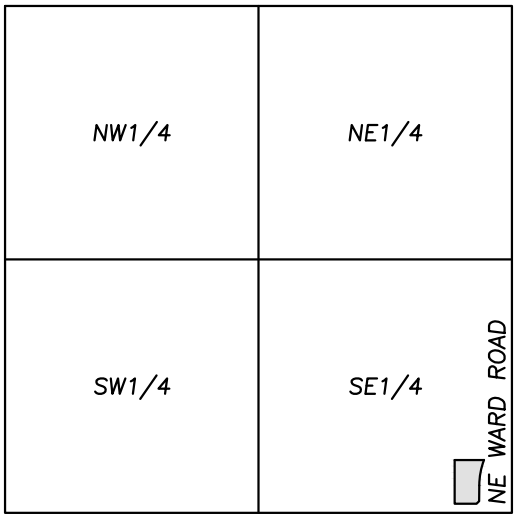


SITE GRADING NOTES:

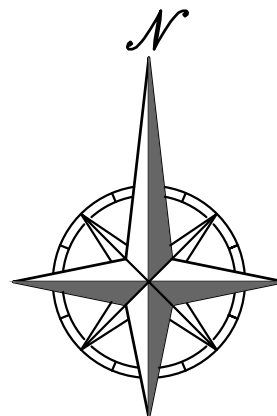
1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrade to allow for pavement and sub-base thicknesses.
2. 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.
3. **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.
4. **TOPSOIL STRIPPING:** Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and deposited 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 ITL.
5. 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.
6. **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.
7. **PROOFROLLING:** Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should 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.
8. **EARTHWORK:**
 - A) **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.
 - B) **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
 - C) **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, full testing and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - D) **BUILDING SUBGRADE:** As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material as compacted or approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Type C Flyash. Structural 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.
 - E) **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benchmarked 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 (9) foot (9') loose lift measurement, unless otherwise approved by the Geotechnical Engineer.
9. **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 vary in 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 tamers.
10. **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.
11. **CLASSIFICATION:** All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
12. **PERMANENT RESTORATION:** All areas disturbed by earthwork operations shall be seeded.
13. **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 upon as being exact or complete. The contractor must cut 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.
14. **LAND DISTURBANCE:** The contractor shall adhere to all terms & conditions as outlined in S.F.P. or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project SWP for requirements.

Earthwork Summary		
SUMMIT FAIR LOT 10-C		
3/8/2024		
Raw Excavation	1,100 Cu. Yds.	
In Place Compaction (+15%)	-2,445 Cu. Yds.	
Pavement Adjustment	458 Cu. Yds.	(assume 12.5" of additional excavation)
Building Adjustment	0 Cu. Yds.	(assume 24" of additional excavation)
On Site Net	-887 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.



VICINITY MAP
EC. 36-48-32



SCALE: 1"=30'



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

UTILITY NOTES:
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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. 29095C0417G, AND DATED JANUARY 20, 2017.



PHELPS ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 393-1155
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www.phelpsenengineering.com

PLANNING ENGINEERING IMPLEMENTATION



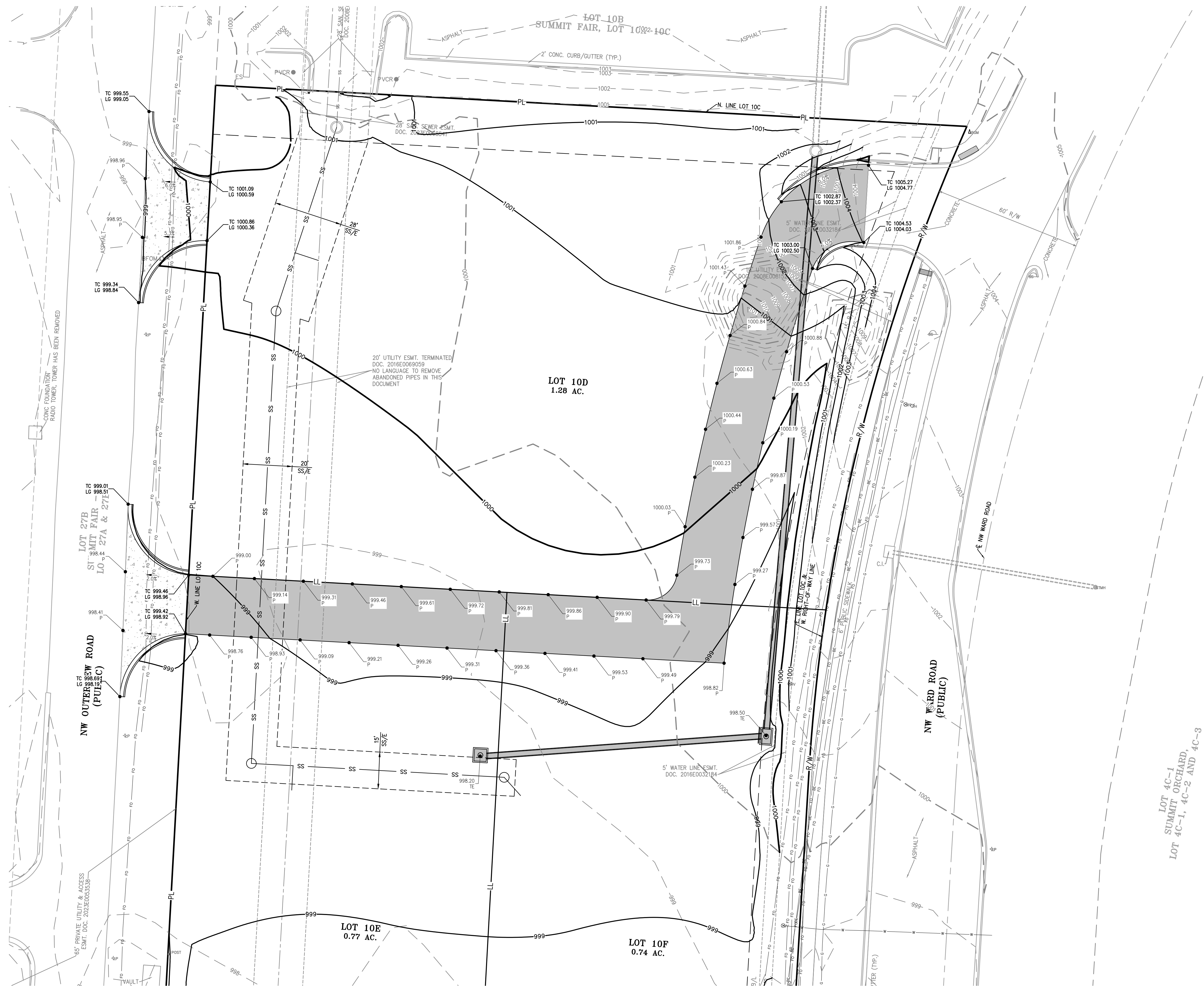
OVERALL GRADING PLAN
SUMMIT FAIR, LOT 10-C

SEAVEE CRABING, LLC
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI 64086

No.	Date	Revisions:	By
PROJECT NO. - 240017 DATE: 01-08-2024 [DRAWN: AER] CHECKED: DAF / APPROVED: DAF CERTIFICATE OF AUTHORIZATION LAND SURVEYING — LS-82 ENGINEERING — E-39T DESIGNATE OF AUTHORIZATION NAME AND SIGNATURE: 06/07/2024 LAND SURVEYING: 06/07/2024			

SHEET

C2



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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

NW1/4

NE1/4

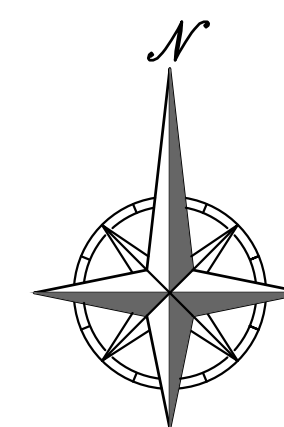
SW1/4

SE1/4


CHIPMAN ROAD

VICINITY MAP

SEC. 36-48-32



SCALE: 1"=20'

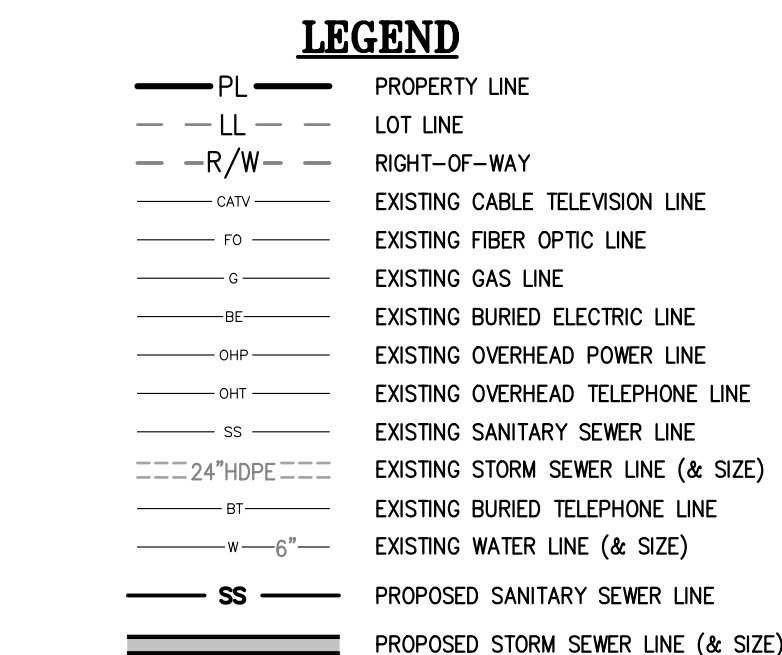
A horizontal graphic scale bar with alternating black and white segments. It is labeled with '0'' at the left end, '20'' in the middle, and '40'' at the right end.

ENLARGED GRADING PLAN
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

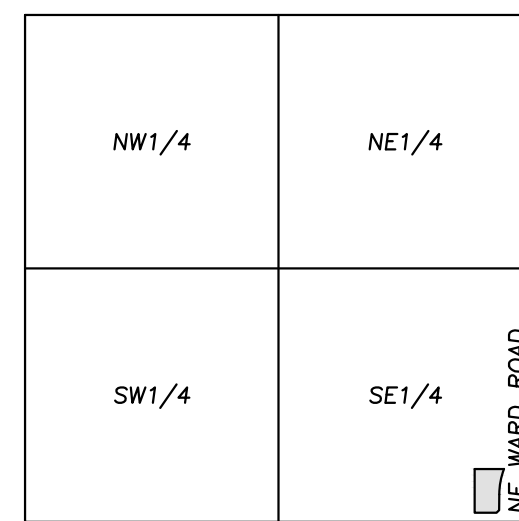
PROJECT NO.	No.	Date	Revisions:	App.	By
DATE: 08-20-2024					
CHECKED: DAF					
DATE OF AUTHORIZATION					
NAME OF AUTHORIZED PERSON					
EXPIRATION DATE					
CERTIFICATE OF AUTHORIZATION					
DATE OF SIGNATURE					
NAME OF SIGNATURE					

SHEET

C2.1



D1	INSTALL PRIVATE STORM SEWER STRUCTURE (SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES).
D2	CONNECT NEW PRIVATE STORM SEWER TO EXISTING PRIVATE STORM SEWER STRUCTURE (SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES).
D3	ANTICIPATED FUTURE STORM SEWER (BY OTHERS, SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES).
S1	PROPOSED PUBLIC SANITARY SEWER MAIN EXTENSION (REFER TO SEPARATE PUBLIC SANITARY SEWER PLANS).



UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on the 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 coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent ground. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pipes, valves and all other incidentals required for a complete operating fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the Contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, 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 contractor's responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service lines and connections to the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and underground shall comply with the following:
 1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
 2. Fittings: Wrought copper (95.5 Lb Antimony solder ball), ASME B 16.22.
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary cuttings will be resolved prior to permit issuance.
18. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
19. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
20. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
22. Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

LEGEND

- | | |
|-----------------|------------------------------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| — CATV — | EXISTING CABLE TELEVISION LINE |
| — FO — | EXISTING FIBER OPTIC LINE |
| — G — | EXISTING GAS |
| — BE — | EXISTING BURIED ELECTRIC LINE |
| — OHP — | EXISTING OVERHEAD POWER LINE |
| — OHT — | EXISTING OVERHEAD TELEPHONE LINE |
| — SS — | EXISTING SANITARY SEWER LINE |
| --- 24"HDPE --- | EXISTING STORM SEWER LINE (& SIZE) |
| — BT — | EXISTING BURIED TELEPHONE LINE |
| — W 6" — | EXISTING WATER LINE (& SIZE) |
| SS | PROPOSED SANITARY SEWER LINE |
| SS | PROPOSED STORM SEWER LINE (& SIZE) |

UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SG.COM)
3025 SOUTHEAST LOCUST DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@CPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@CPL.COM) (816) 347-4316
1300 HAWKLAND RD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 S GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAWKLAND ROAD
LEE'S SUMMIT, MO 64081

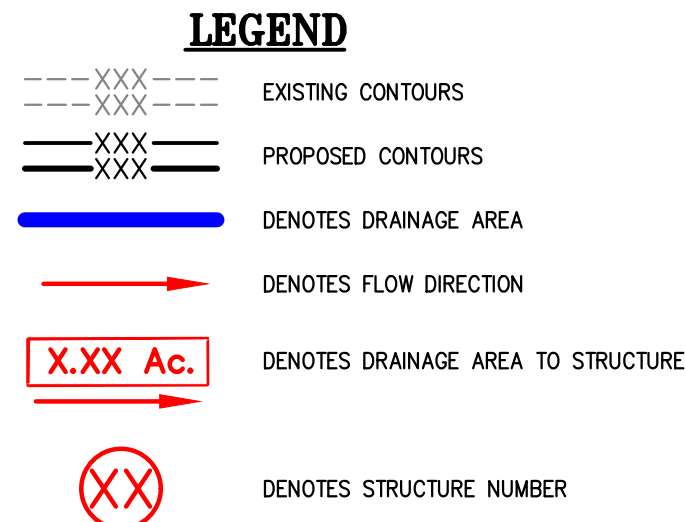
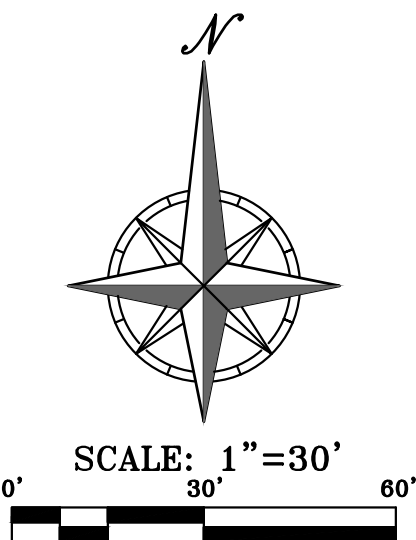
AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

UTILITY NOTES:
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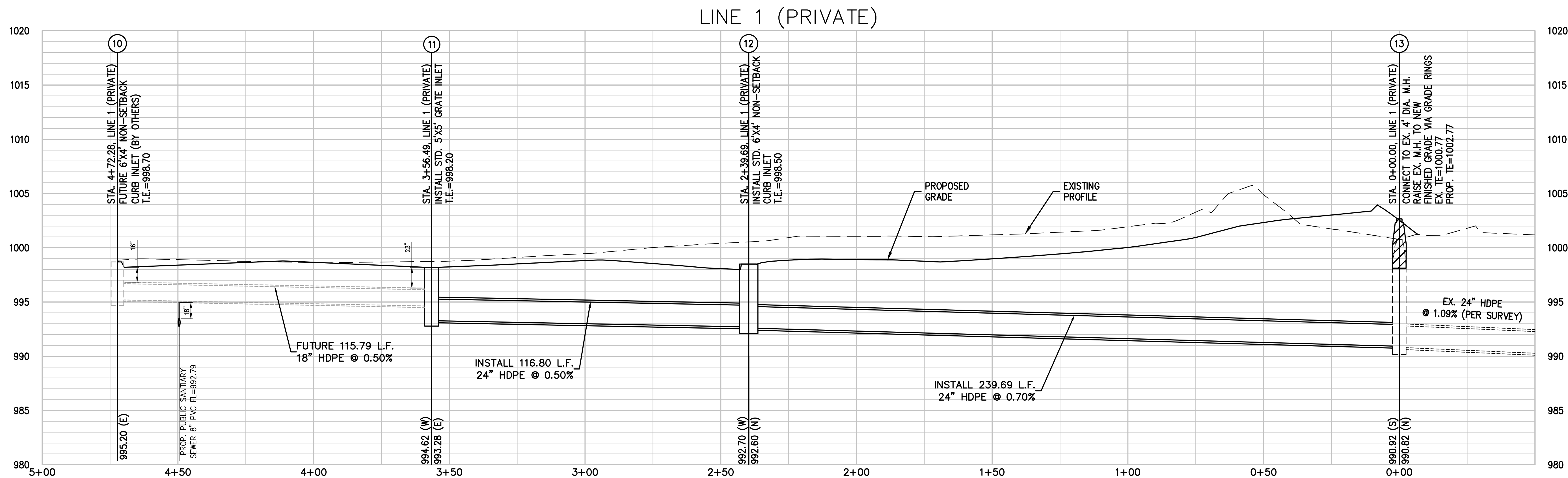
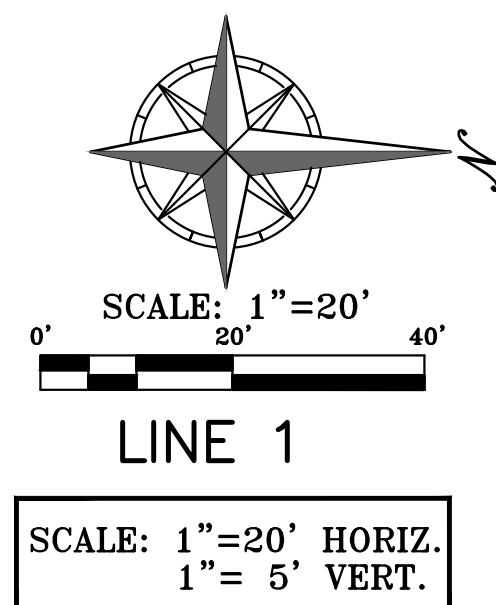
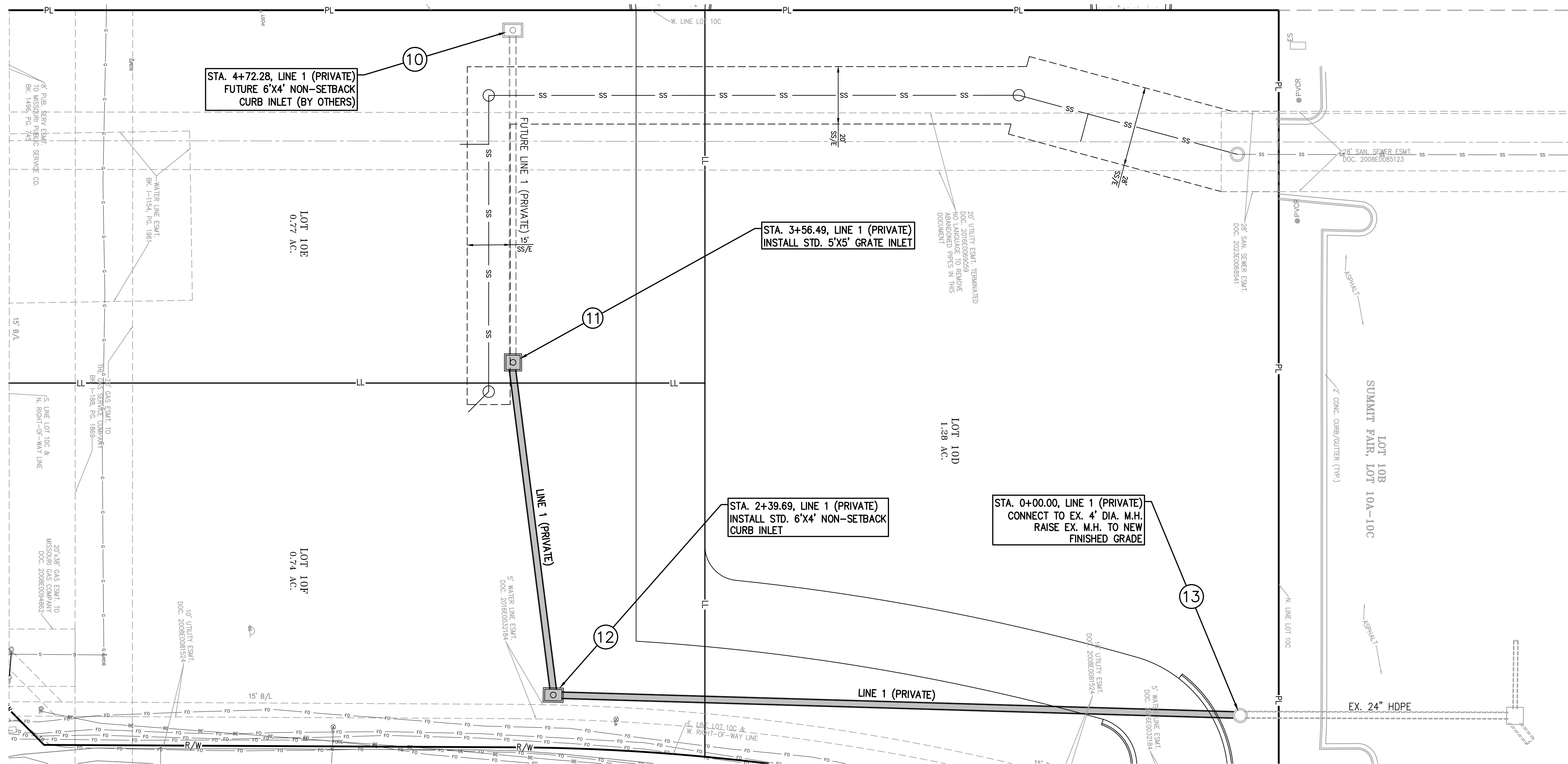


Know what's **below**.
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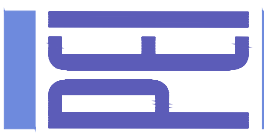
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1270 N. Winchester
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Fax (913) 993-1165
www.philipsengineering.com



STORM SEWER PLAN & PROFILE

SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE: 03-08-2024	DRAWN: AEB					
CHECKED: DAF	APPROVED: DAF					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200700128						
ENGINEERING - 200700028						

SHEET

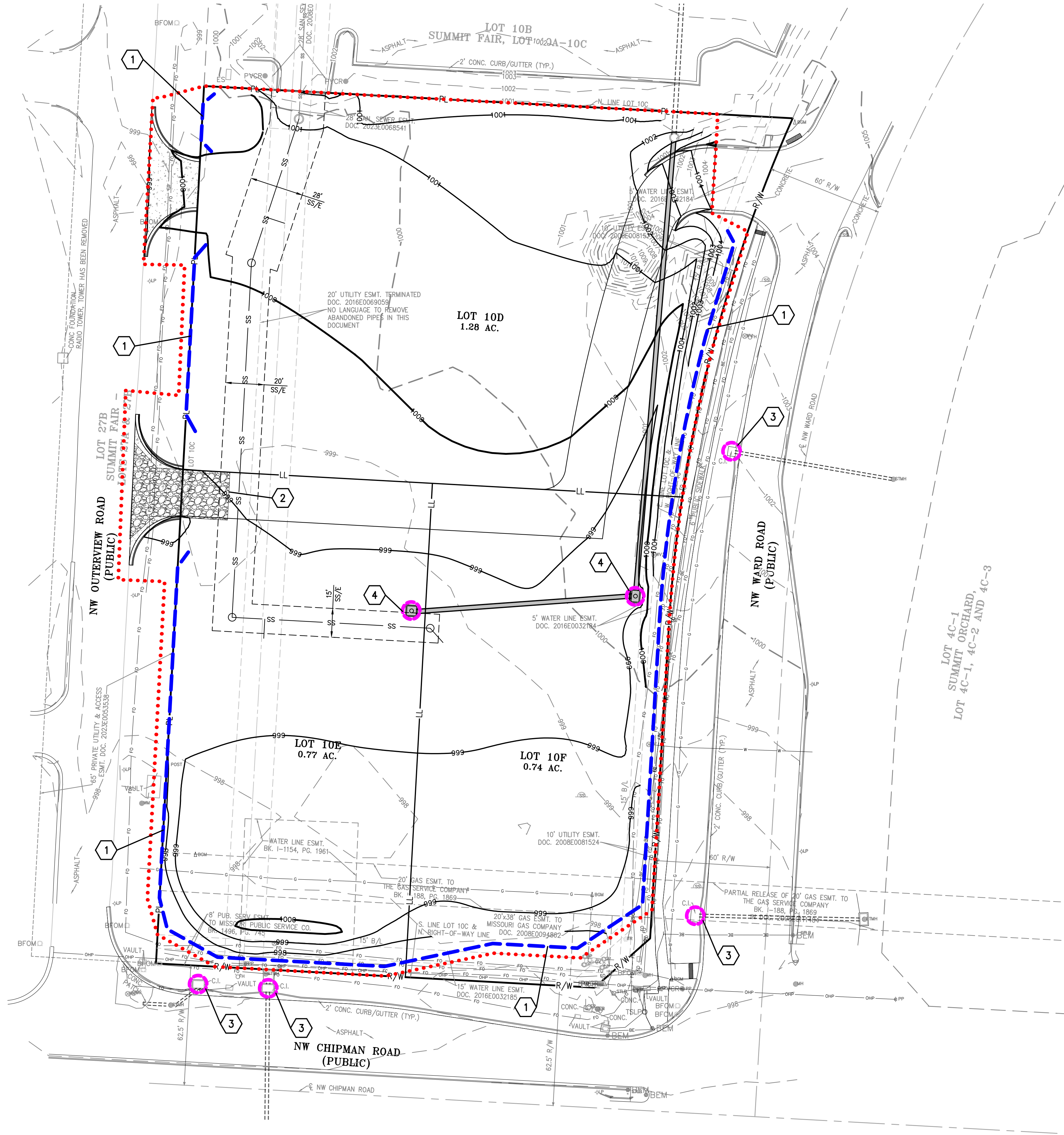
C5

\\PHILIPS-SERVER\Projects\1440917\Drawings\Permit Plans\EROSION.dwg Layout1 Mar 08, 2024 - 4:13pm Daniel Finn



Know what's below.
Call before you dig.

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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



EROSION AND SEDIMENT CONTROL GENERAL NOTES:

- Prior to Land Disturbance activities, the contractor shall:
 - Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.
 - Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site.
 - Install and request the inspection of the preconstruction erosion and sediment control measures designated on the approved erosion and sediment control plan.
 - Land disturbance work shall not proceed until a satisfactory inspection.
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.
- Erosion and sediment control devices protecting the public right-of-way shall be installed as soon as the right-of-way has been backfilled and graded.
- The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as:
 - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where no land disturbance activity has ceased for more than 14 days.
 - The contractor shall perform inspections of erosion and sediment control measures at least once every 14 days and within 24 hours following each rainfall event of 1/4" or more within any 24-hour period.
 - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The log shall be available for review by the City, the State of Missouri, or other authorities having jurisdiction.
- The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinsewater from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc., may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place and excess water evaporated or infiltrated into the ground.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water-proof containers and located outside of drainageways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

MAINTENANCE: ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

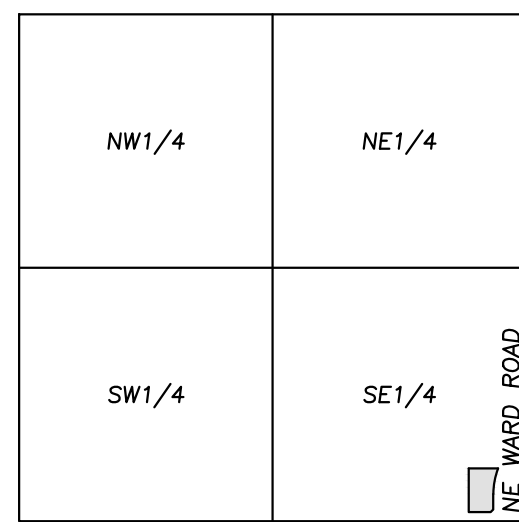
STAGING CHART

	Project Stage	Order	BMP Description	Remove after Stage:	Notes:
Phase I	A. Prior to Land Disturbance and During Construction.	①	Sediment Fence	D	Place downstream project site perimeter. (APWA ESC-10)
		②	Constr Entrance & Staging Area	D	Maintain during all construction. Include concrete washout. (APWA ESC-01)
		③	Inlet Protection at Existing Inlets	D	Install inlet protection. (APWA Details ESC-06 & ESC-07)
Phase II	B. Mass Grading & Utility Installation	④	Inlet Protection at Proposed Inlets	D	Install inlet protection. (APWA Details ESC-06 & ESC-07)
Phase III	C. Final Stabilization Prior to closure of Land Disturbance Permit		Final Stabilization	N/A	Seed all disturbed areas to establish final stabilization.

LEGEND

- STABILIZED ROCK ENTRANCE
- LIMITS OF DISTURBED AREA
- PROPOSED SILT FENCE
- INLET PROTECTION
 - PRIOR TO PAVING USE SILT FENCE INLET PROTECTION WITH WIRE SUPPORT
 - AFTER TO PAVING USE GRAVEL FILTER BAGS

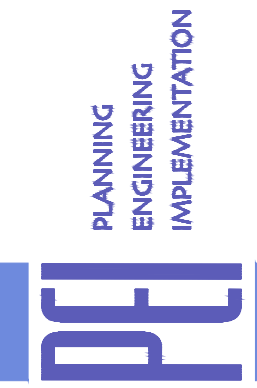
DISTURBED AREA = 2.8± ACRES



VICINITY MAP
SEC. 36-48-32



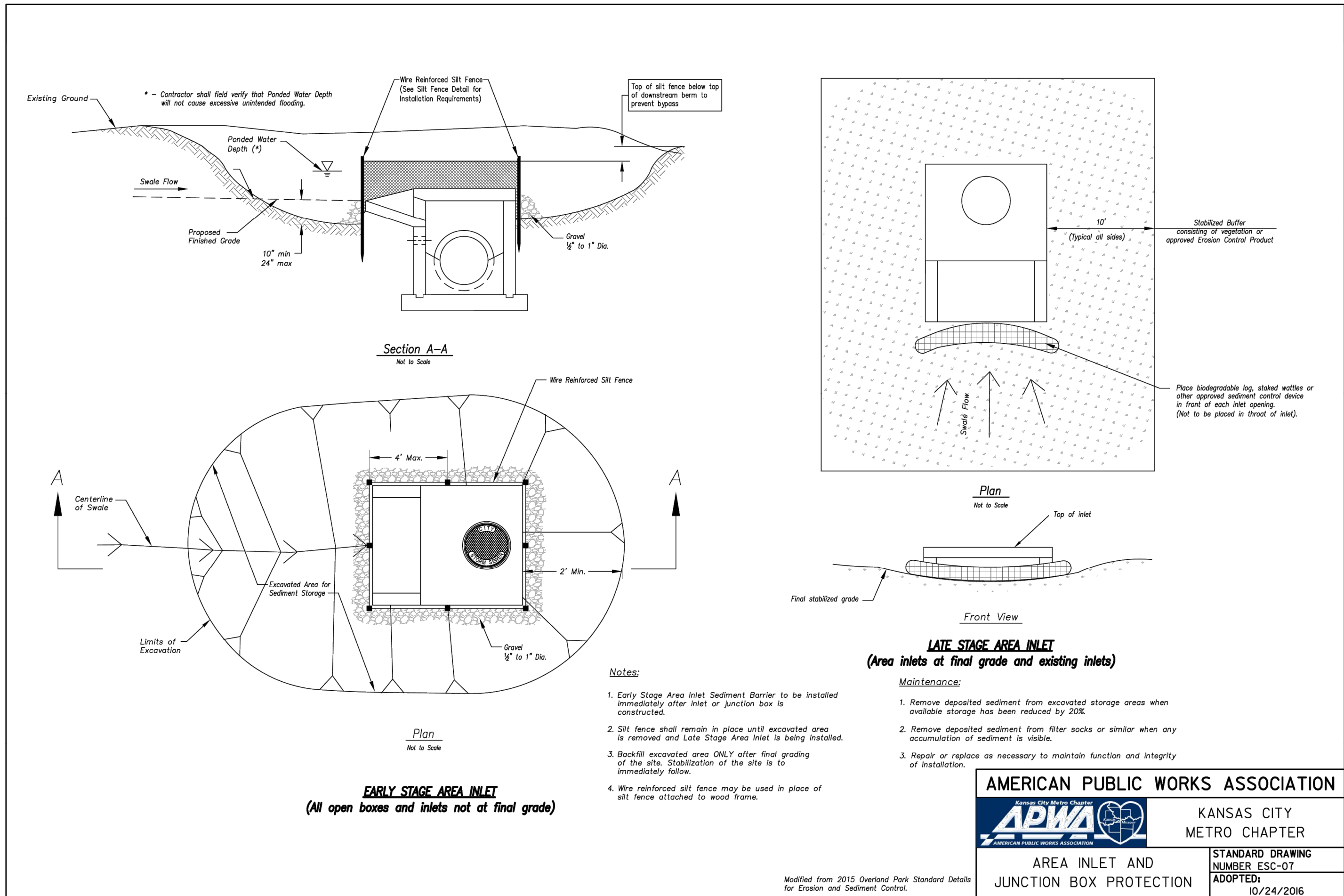
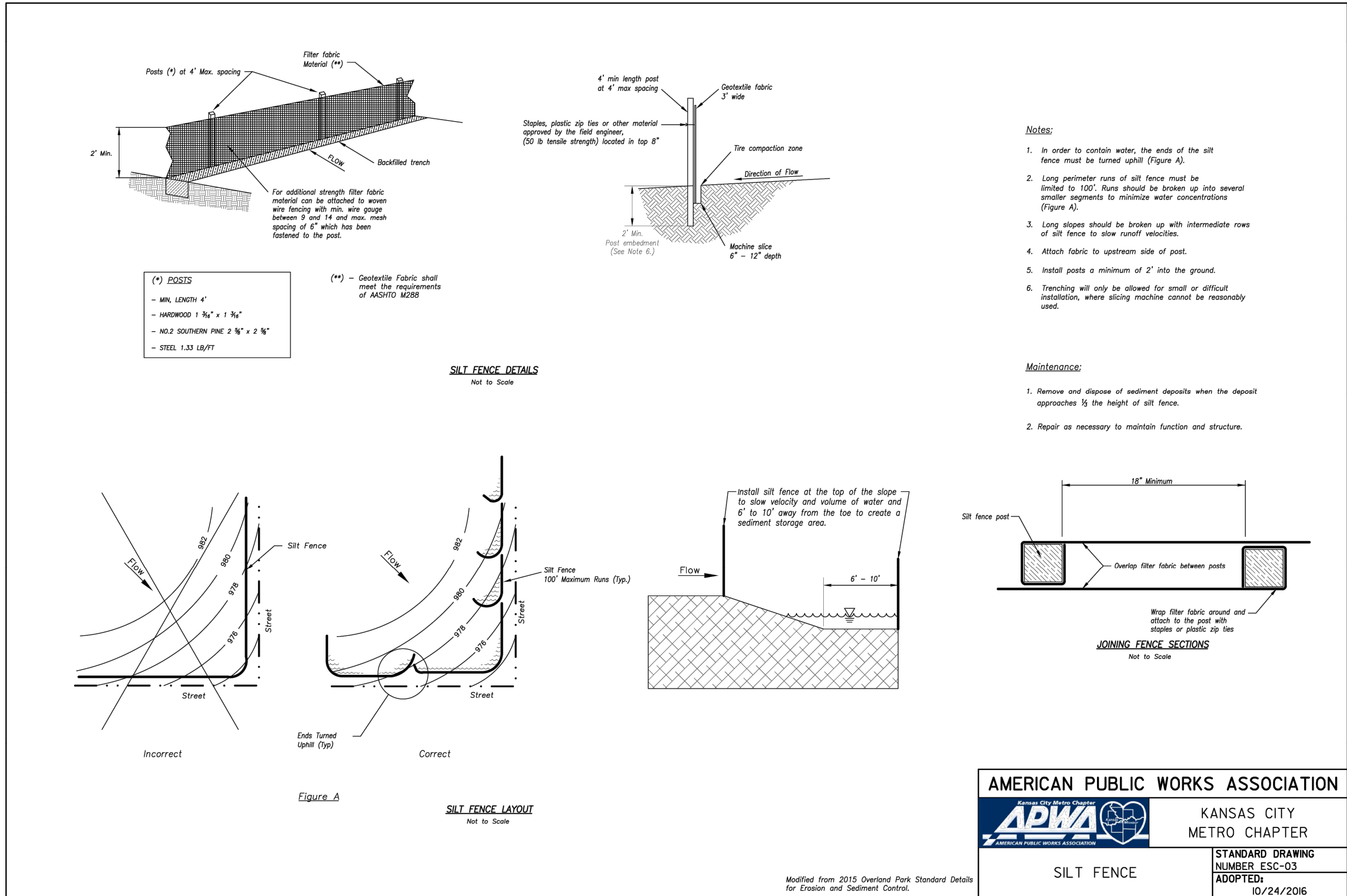
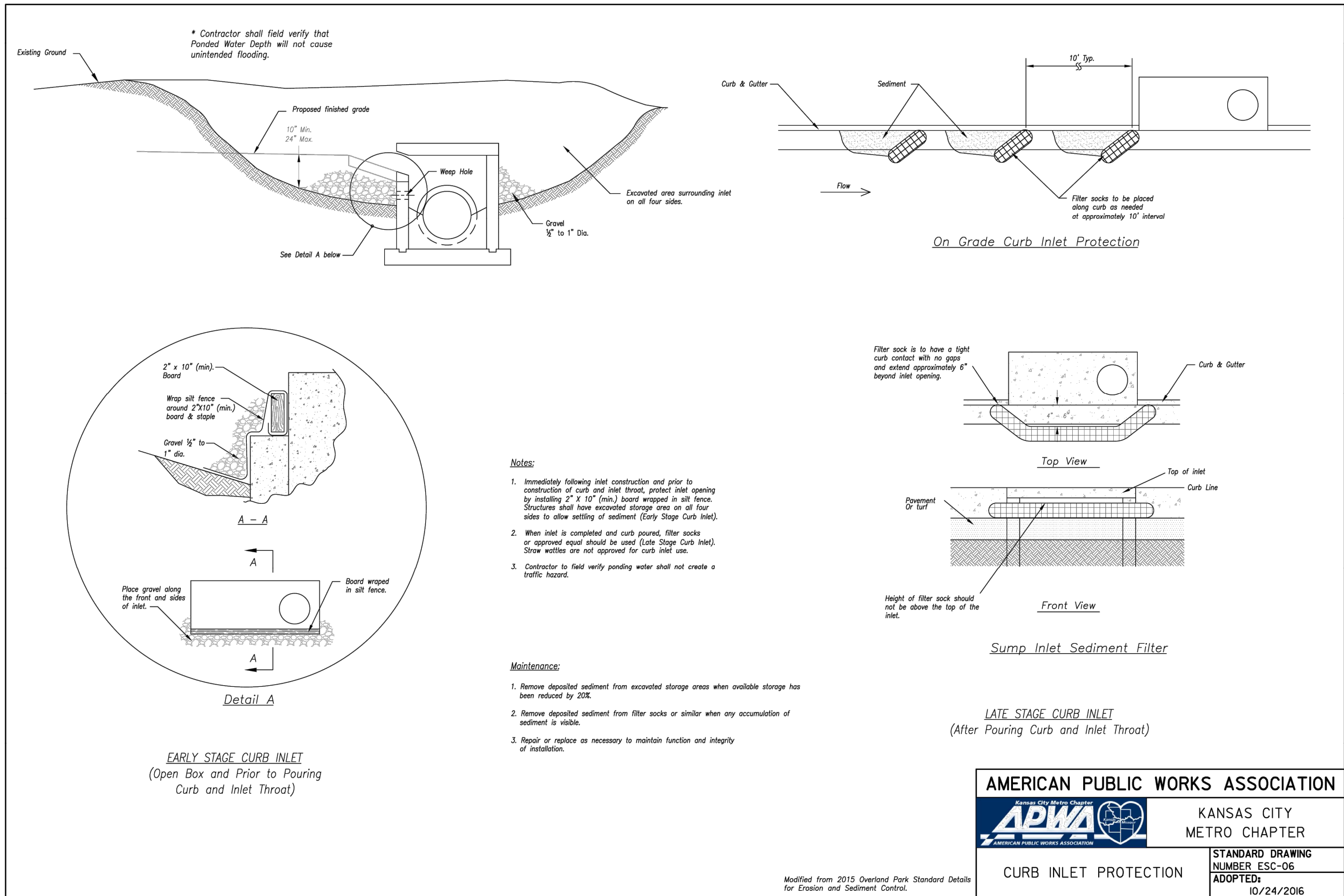
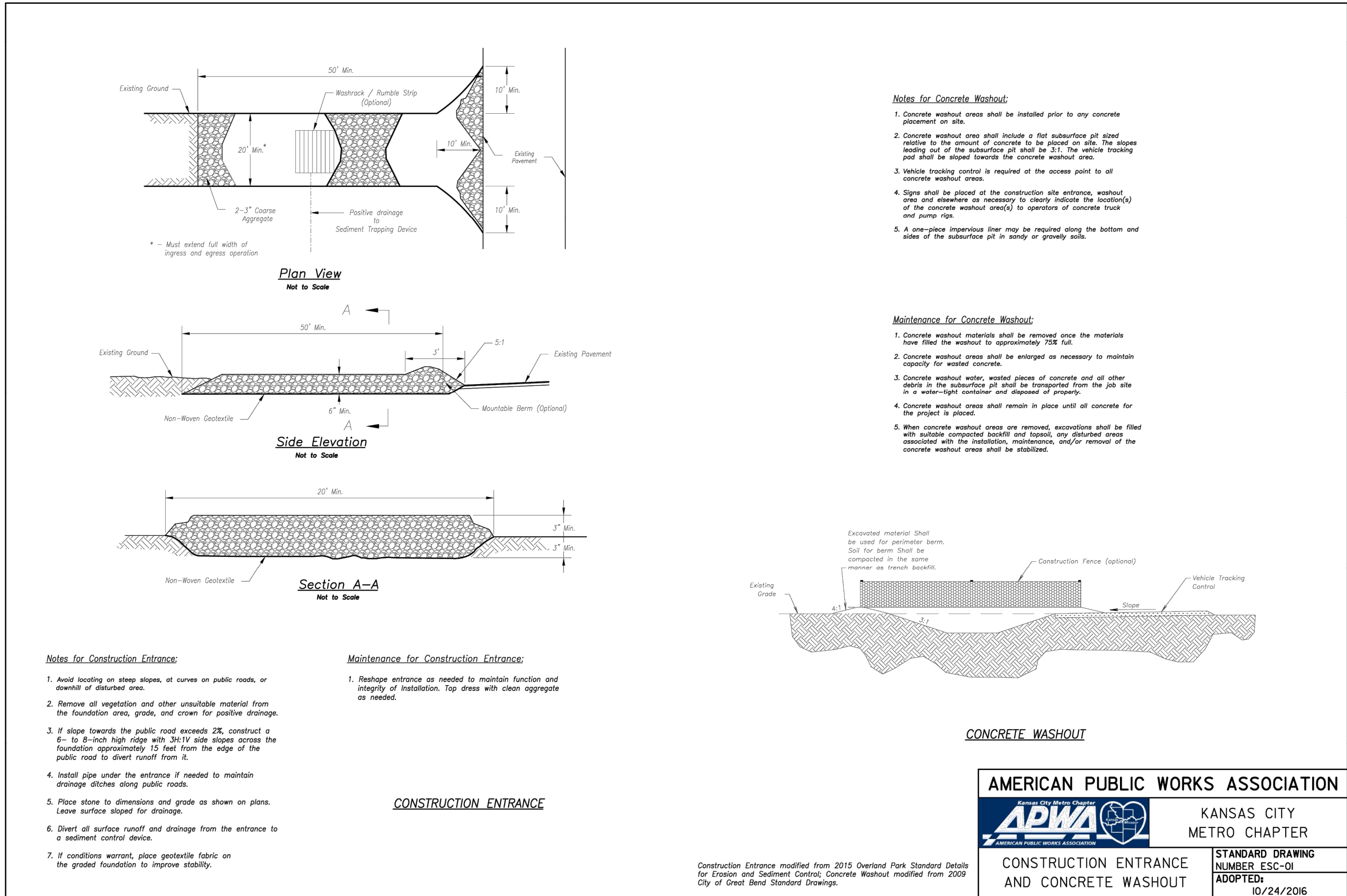
PHILIPS ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 993-1155
Fax: (913) 993-1165
www.philipsengineering.com



EROSION CONTROL PLAN SUMMIT FAIR, LOT 10-C 700 NW WARD ROAD LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017				
DATE	03-08-2024	IRRAWAEB			
CHECKED: DAF	APPROVED: DAF				
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-80					
ENGINEERING - E-351					
OFFICE DATE OF AUTHORIZATION					
DATE OF AUTHORIZATION					
LAND SURVEYING 02/07/2021					
ENGINEERING 02/07/2021					

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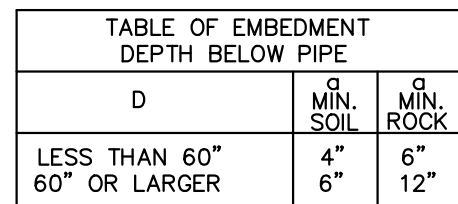


EROSION CONTROL DETAILS
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	DATE	03-08-2024	CHECKED BY	DAF	APPROVED BY	DAF	DATE OF AUTHORIZATION	03/08/24	ENGINEER	LS-82	LAND SURVEYING	E-SF	STATE OF AUTHORIZATION	MISSOURI	LAND SURVEYING-20070128	ENGINEERING-20070028
Revisions:																	
No.																	
By																	
App.																	

SHEET

C6.1

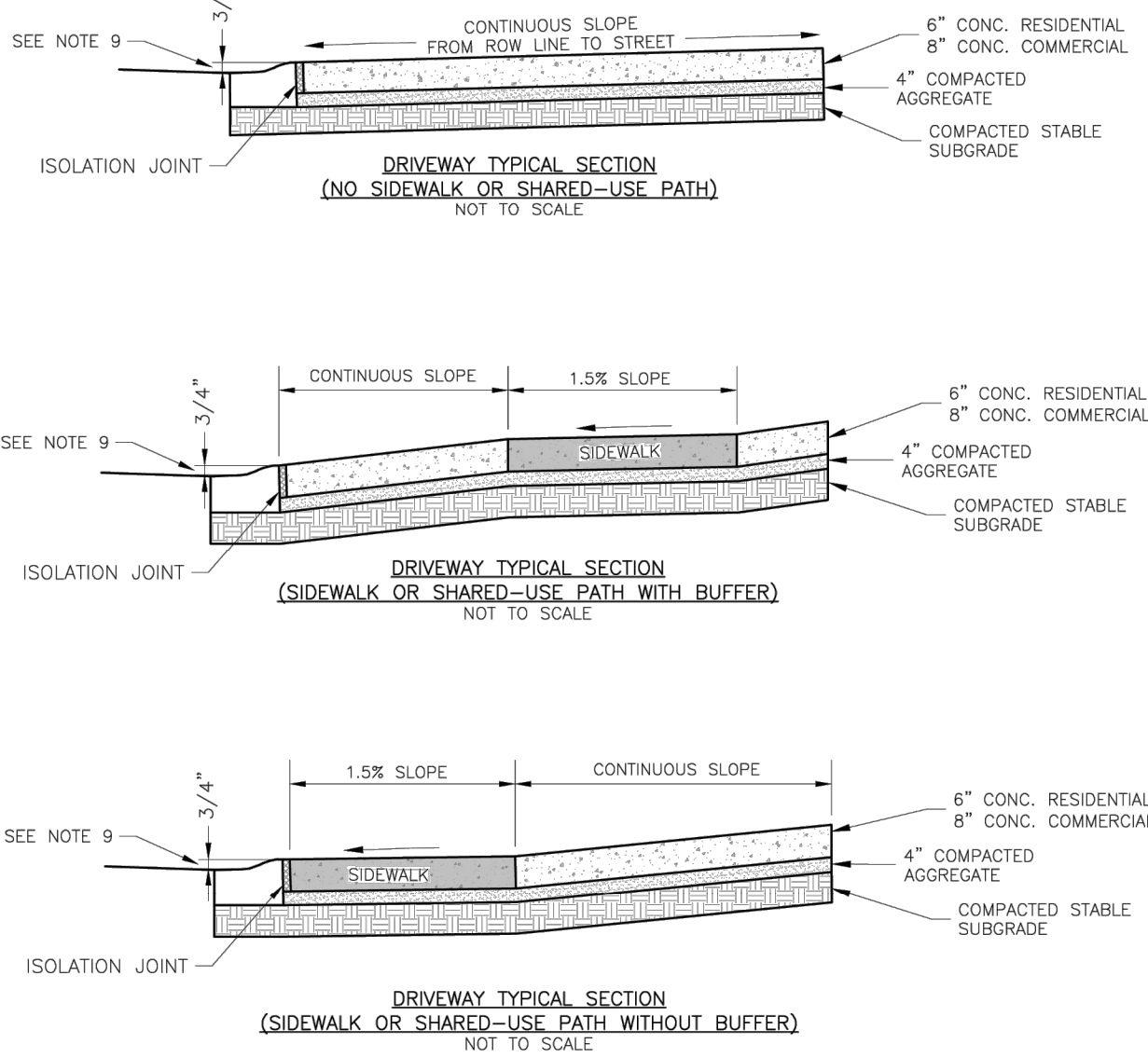
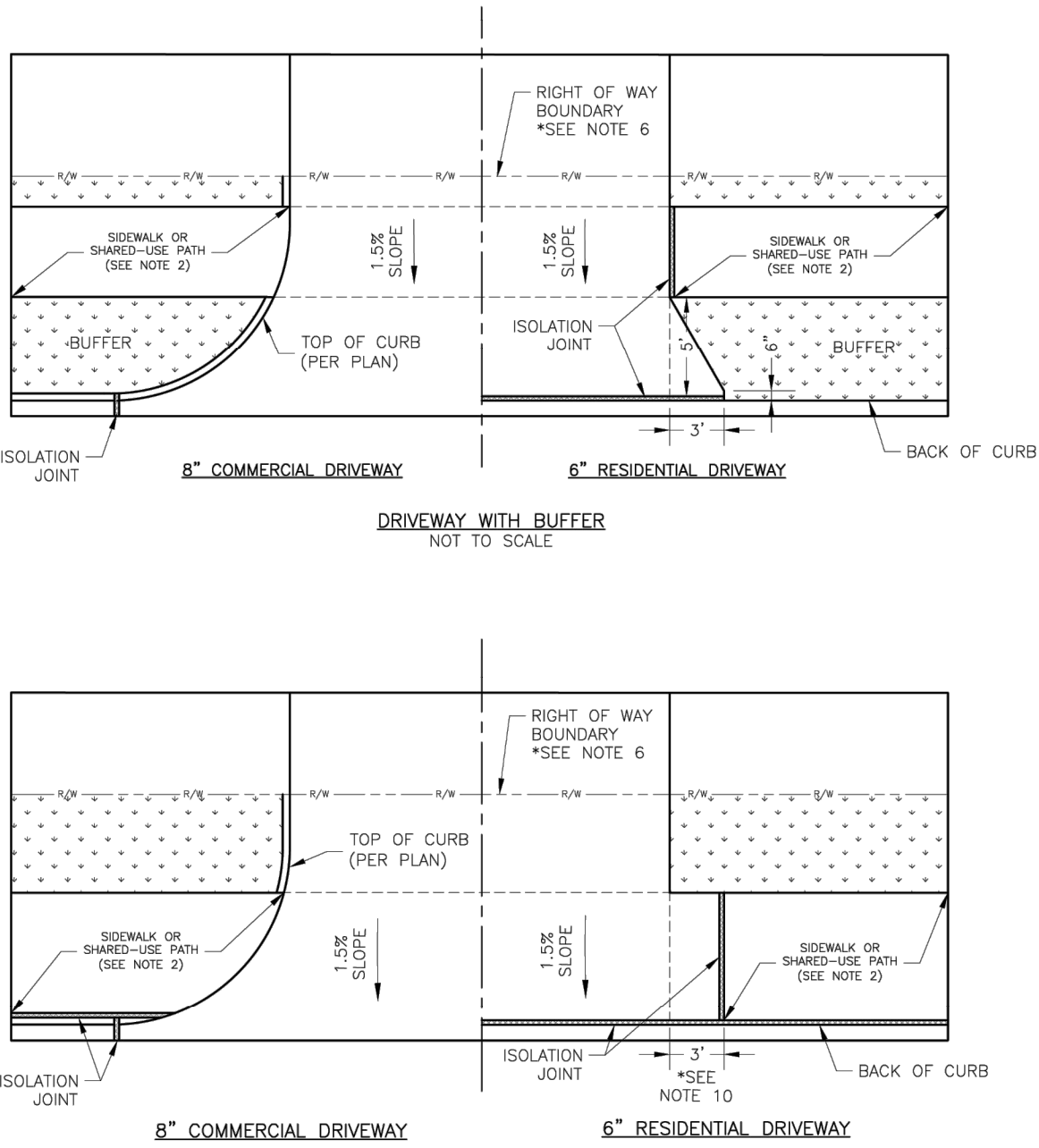
 GRANULAR EMBEDMENT

3. TRENCH WIDTHS SHALL BE LIMITED BELOW AN ELEVATION OF ONE (1) FOOT ABOVE THE TOP OF THE INSTALLED PIPE AS FOLLOWS: NOT LESS THAN FIFTEEN (15) INCHES NOR MORE THAN TWENTY-FOUR (24) INCHES GREATER THAN THE NOMINAL OUTSIDE DIAMETER OF THE PIPE.

SCALE: N.T.S.

C7

- GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, 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 REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-38, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
 3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
 5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
 6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEEDS TO BE APPROVED BY CITY INSPECTOR.
 7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 9. 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
 10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



LEE'S SUMMIT
MISSOURI

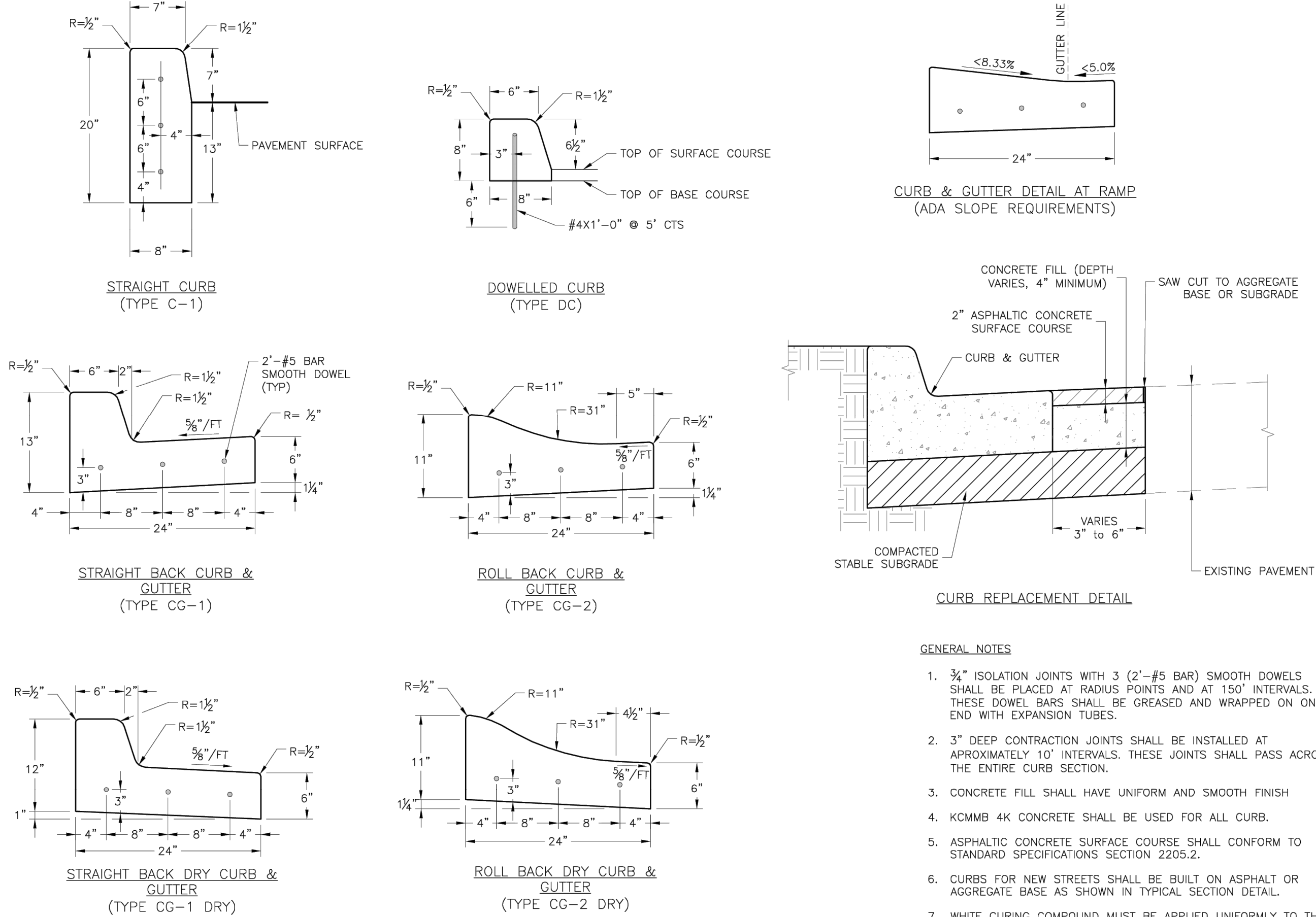
PUBLIC WORKS ENGINEERING DIVISION | 2205 E. GREEN STREET | LEE'S SUMMIT, MO 64066

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

DRIVEWAY DETAIL

Drawn By: MFP
Checked By: DS
Date: 04/17
Title: GEN-1

GEN-1



- GENERAL NOTES
1. 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
 4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
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CURB & GUTTER DETAIL

Drawn By: MFP
Checked By: DS
Date: 04/17
Title: GEN-4

GEN-4

STANDARD DETAILS
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE: 03-08-2024	DRAWN: AEB					
CHECKED: DAF	APPROVED: DAF					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 2007001028						
ENGINEERING - 2007000298						

SHEET
C7.1

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