

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

OWNER:
CAPITAL BUILDERS
1507 NE WALL ST.
LEE'S SUMMIT, MO. 64086
CONTACT: MATT HENDRICKSON
EMAIL: MATT@CAPITALBUILDERSKC.COM
TEL: (816) 609-8633

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

SIXTYWENTYONE
1705 SUMMIT ST.
KANSAS CITY, MO 64108
CONTACT: JACOB LITRELL, RA, LEED AP BD+C
TEL: (816) 694-1369
EMAIL: JACOB@SIXTYWENTYONE.COM

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

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

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.

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.

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.

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.

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.

ALL ISSUES PERTAINING TO LIFE, SAFETY, AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

CITY OF LEE'S SUMMIT
JEFF THORN
1200 SE HAMBLIN RD.
LEE'S SUMMIT, MO 64081
TEL: (816) 969-1900

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

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

CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN ST.
LEE'S SUMMIT, MISSOURI 64063
TEL: (816) 969-1800

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

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.

LIMITS OF DISTURBANCE: 1.81 AC

SW MARKER ST

S MO RTE 291

SE SCHERER RD

SE DECKER

SE THOMPSON DR

PROJECT LOCATION

LOCATION MAP

1" = 100'

NORTH

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	EXISTING PUBLIC ROADWAY
	EXISTING 60' STREAM BUFFER
	PROPERTY LINE
	PROPOSED BUILDING OUTLINE
	EASEMENT LINE
	SETBACK LINE
	STANDARD CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING POWER
	EXISTING TELECOMMUNICATIONS
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED SANITARY SEWER

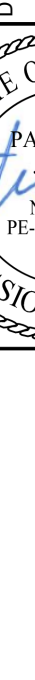
Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	SITE PLAN
C004	GRADING PLAN
C005	ADA RAMPS
C006	UTILITY & STORMWATER PLAN
C007	STORMWATER PLAN & PROFILE
C008	STORMWATER PLAN & PROFILE
C009	DETAILS
C010	DETAILS
C011	DETAILS
C012	DETAILS
C013	ADS DETAILS
L001	LANDSCAPE PLAN
L002	LANDSCAPE DETAILS
A101	FLOOR PLANS
A201	ELEVATIONS - BUILDING A
A202	ELEVATIONS - BUILDING B
A203	RENDERINGS
A204	TRASH ENCLOSURE PLAN & DETAILS
M101	MECHANICAL FLOOR PLANS
E001	SITE PHOTOMETRICS



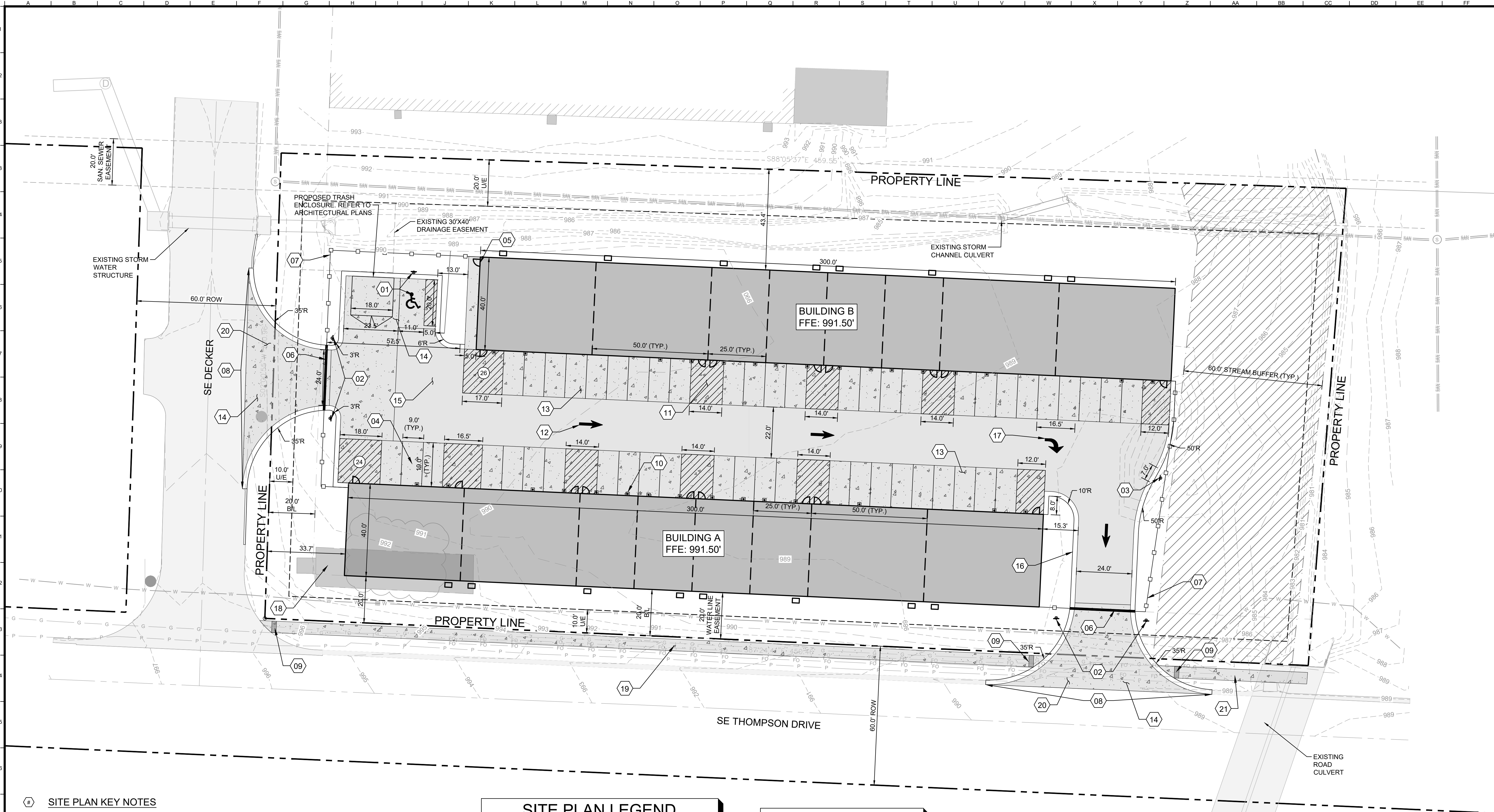
Know what's **below**.
• **Call** before you dig.

LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	ORIGINAL ISSUE: 3/28/2024 KHA PROJECT NO. 268442000 SHEET NUMBER	C001	COVER SHEET	CAPITAL BUILDERS		Kimley»Horn © 2023 KIMLEY HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY
SCALE: AS NOTED	DESIGNED BY: LLG	DRAWN BY: LLG	CHECKED BY: PJJ				



C002	SHEET NUMBER	KHA PROJECT NO. 268442000	ORIGINAL ISSUE: 3/28/2024	LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	EXISTING CONDITIONS	CAPITAL BUILDERS		Kimley»Horn		2501 N. MISSOURI AVENUE, SUITE 150 BRIDGEVIEW, MISSOURI 64015 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	
								SCALE:	AS NOTED	DESIGNED BY: LLG	DRAWN BY: LLG

Drawing name: K:\KAC_LIE\20842000_Capital Builders Lee's Summit\2023_Lee's Summit\2023_Site Plan.dwg C003 - SITE PLAN Mar 28, 2024 2:50pm by Logan Green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper release of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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 WITH KNOX KEY SWITCH (TYP.). REFER TO DETAIL 19, SHEET C012
- 07 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM FENCE (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 (TYP.). 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
- 21 INSTALL SIDEWALK WITH RAIL. REFER TO DETAIL 18, SHEET C012

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

ZONING

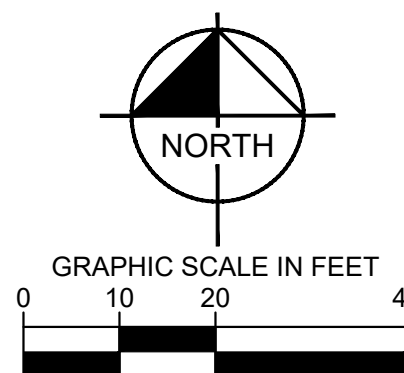
PI (PLANNED INDUSTRIAL)

CURRENT USE

VACANT

GENERAL NOTES

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



LEE'S SUMMIT
FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:

3/28/2024

KHA PROJECT NO.

268442000

SHEET NUMBER

C003

CAPITAL BUILDERS

SITE PLAN

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
605 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

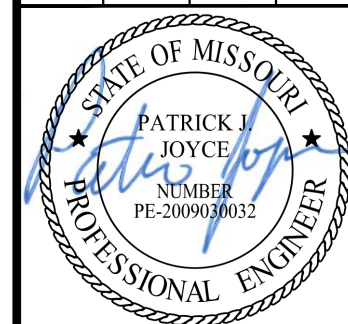
SCALE:

AS NOTED

DESIGNED BY: LLG

DRAWN BY: LLG

CHECKED BY: PUJ



CAPITAL BUILDERS

SITE PLAN

LEE'S SUMMIT
FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:

3/28/2024

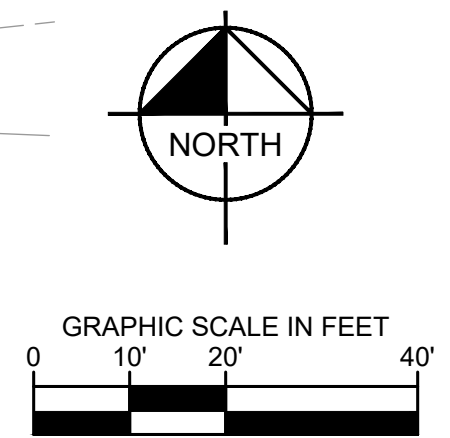
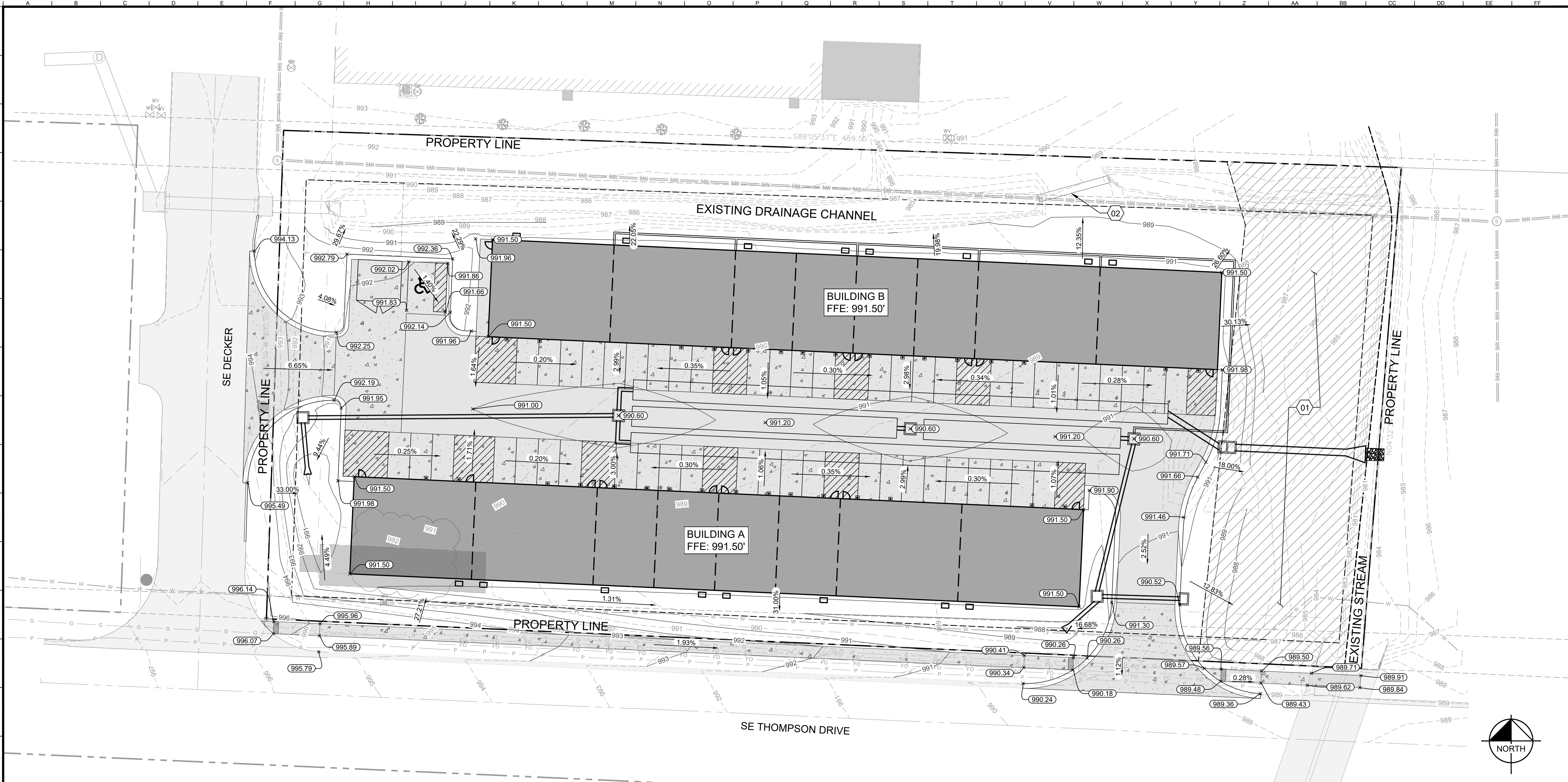
KHA PROJECT NO.

268442000

SHEET NUMBER

C003

Drawing name: K:\K4C_LIEV\20844000_Capital Builders Lee's Summit\2 Design\CAD\Plan\Sheets\DPIC004 - GRADING PLAN.dwg Mar 28, 2024 2:55pm by: jagan green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or release of this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING LEGEND	
	1015 EXISTING CONTOUR
	1015 PROPOSED CONTOUR
	XXX.XX SPOT ELEVATION
	X.XX% SLOPE ARROW

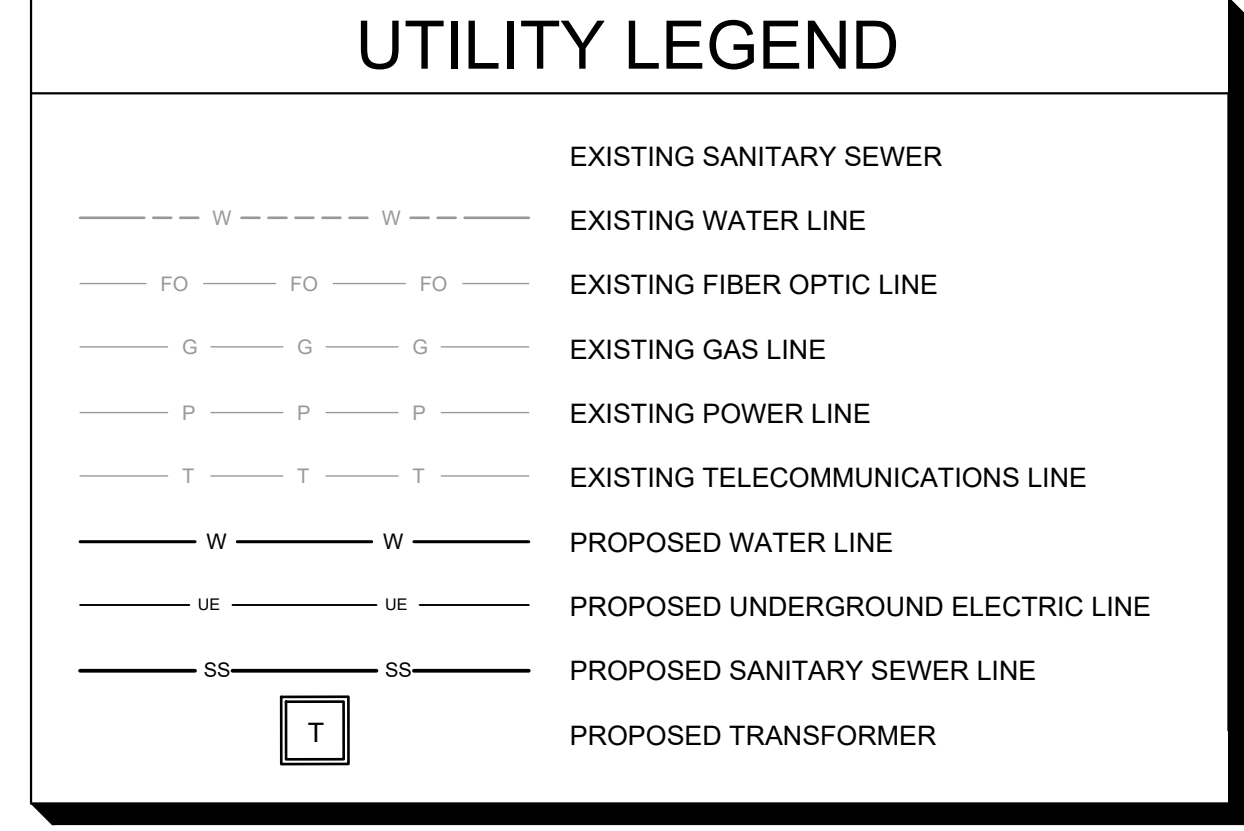
- GRADING PLAN KEY NOTES**
- 01 EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE
- 02 EXISTING CULVERT SHALL BE REMOVED. CONTRACTOR SHALL REGRADE TO MAINTAIN EXISTING DRAINAGE PATTERNS

LIMITS OF DISTURBANCE: 1.81 AC

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.

No.		REVISIONS		DATE	BY
Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 605 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM					
SCALE:	AS NOTED	DESIGNED BY:	LLG	DRAWN BY:	LLG
		CHECKED BY:	PJL		
STATE OF MISSOURI PATRICK JOYCE PE-2009090332 PROFESSIONAL ENGINEER					
CAPITAL BUILDERS					
GRADING PLAN					
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081					
ORIGINAL ISSUE: 3/28/2024					
KHA PROJECT NO. 268442000					
SHEET NUMBER C004					



01

INSTALL CONCRETE PLUG AND ABANDON EXISTING WATER LINE IN PLACE

02

REMOVE EXISTING FIRE HYDRANT AND INSTALL CONCRETE PLUG, ABANDON EXISTING WATER LINE IN PLACE

03

PUBLIC WATER MAIN EXTENSION TO BE DESIGNED UNDER SEPARATE COVER

04

INSTALL 1.5" WATER METER WITH METER PIT. REFER TO DETAIL 9, SHEET C010

05

INSTALL 2" TYPE K COPPER SERVICE LINE. REFER TO DETAILS 5 AND 11, SHEET C010

06

INSTALL VAULT FOR DOUBLE DETECTOR CHECK VALVE. BACKFLOW VAULT SUMP SHALL BE DRAINED BY DAYLIGHT VIA A 3" SDR-26 PVC PIPE. FIRE LINE SHALL BE 6" SCHEDULE 40 BLACK STEEL TO BACKFLOW PREVENTER. REFER TO DETAIL 10, SHEET C010

07

INSTALL FIRE HYDRANT, ALL YELLOW, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 3901.Q. REFER TO DETAIL 8, SHEET C010

08

INSTALL TRANSFORMER WITH CONCRETE PAD FOOTING

09

INSTALL 8" SDR-26 PVC DOWNSPOUT COLLECTOR STORM LINE AS SHOWN. REFER TO DETAILS 5 AND 11, SHEET C010

10

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

11

INSTALL 6" SDR-26 PVC SANITARY SEWER LINE AND TIE IN TO EXISTING SANITARY SEWER LINE AT LOCATION SHOWN

12

INSTALL UNDERGROUND ELECTRICAL CONDUIT LINE AS SHOWN

13

INSTALL CUT-IN WYE SANITARY SEWER CONNECTION WITH STUB. REFER TO DETAIL 12, SHEET C010

14

INSTALL 3.75' X 2.5' PERMANENT MODOT TYPE 3 ROCK DITCH LINER PAD

15

INSTALL FIRE HYDRANT, YELLOW BARREL WITH SILVER BONNET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 3901.Q. REFER TO DETAIL 8, SHEET C010

16

INSTALL 2" TYPE K COPPER WATER LINE. REFER TO DETAILS 5 AND 11, SHEET C010

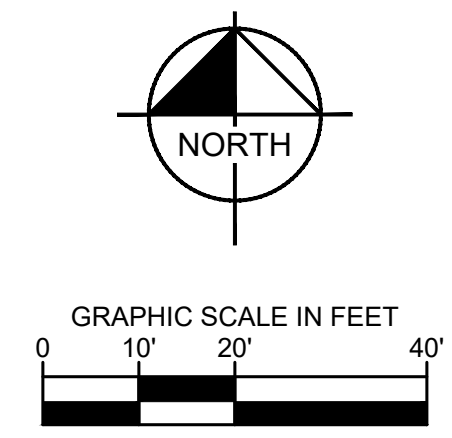
17

INSTALL 1.5" TYPE K COPPER WATER SERVICE LINE. REFER TO DETAILS 5 AND 11, SHEET C010

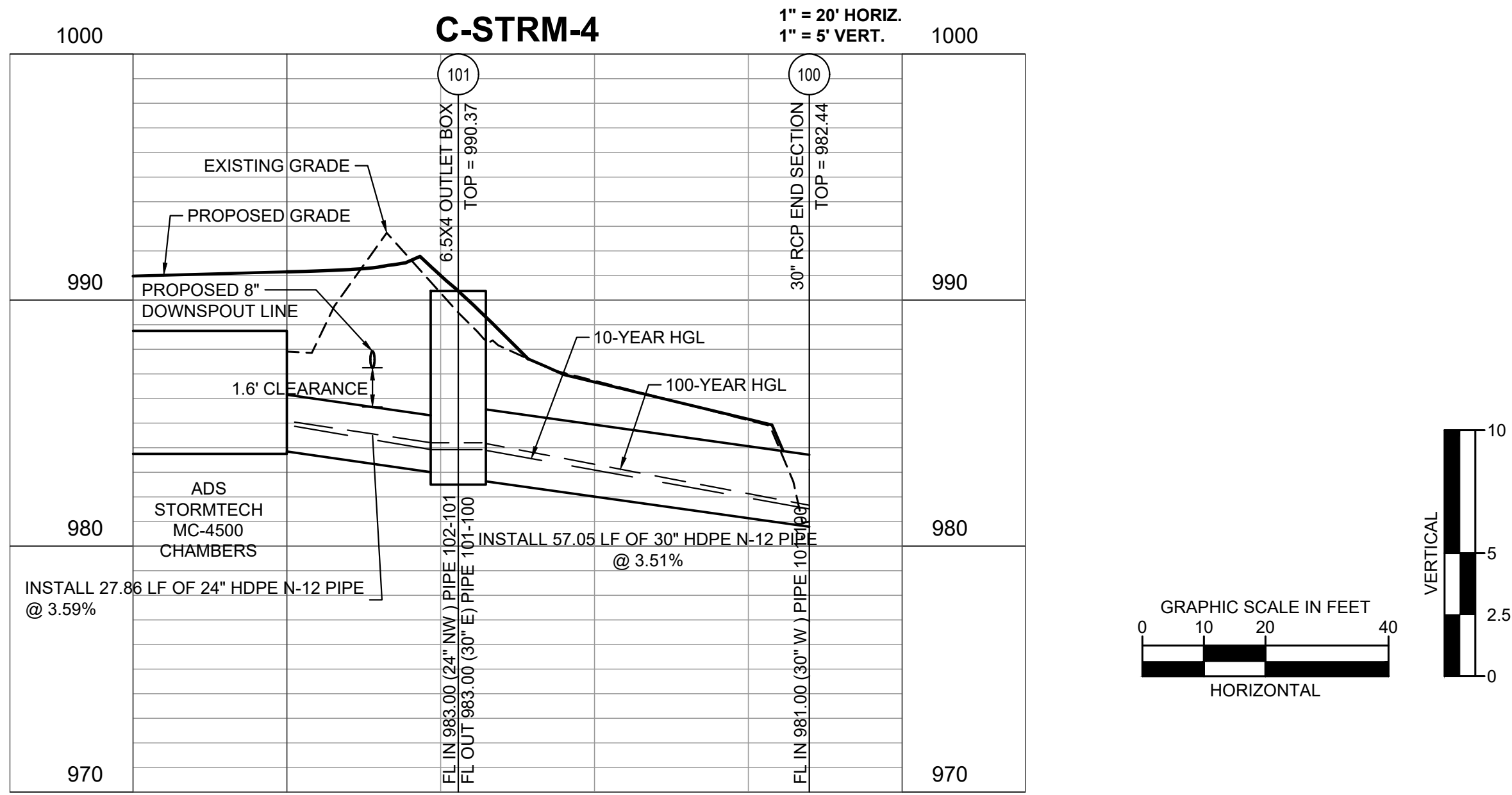
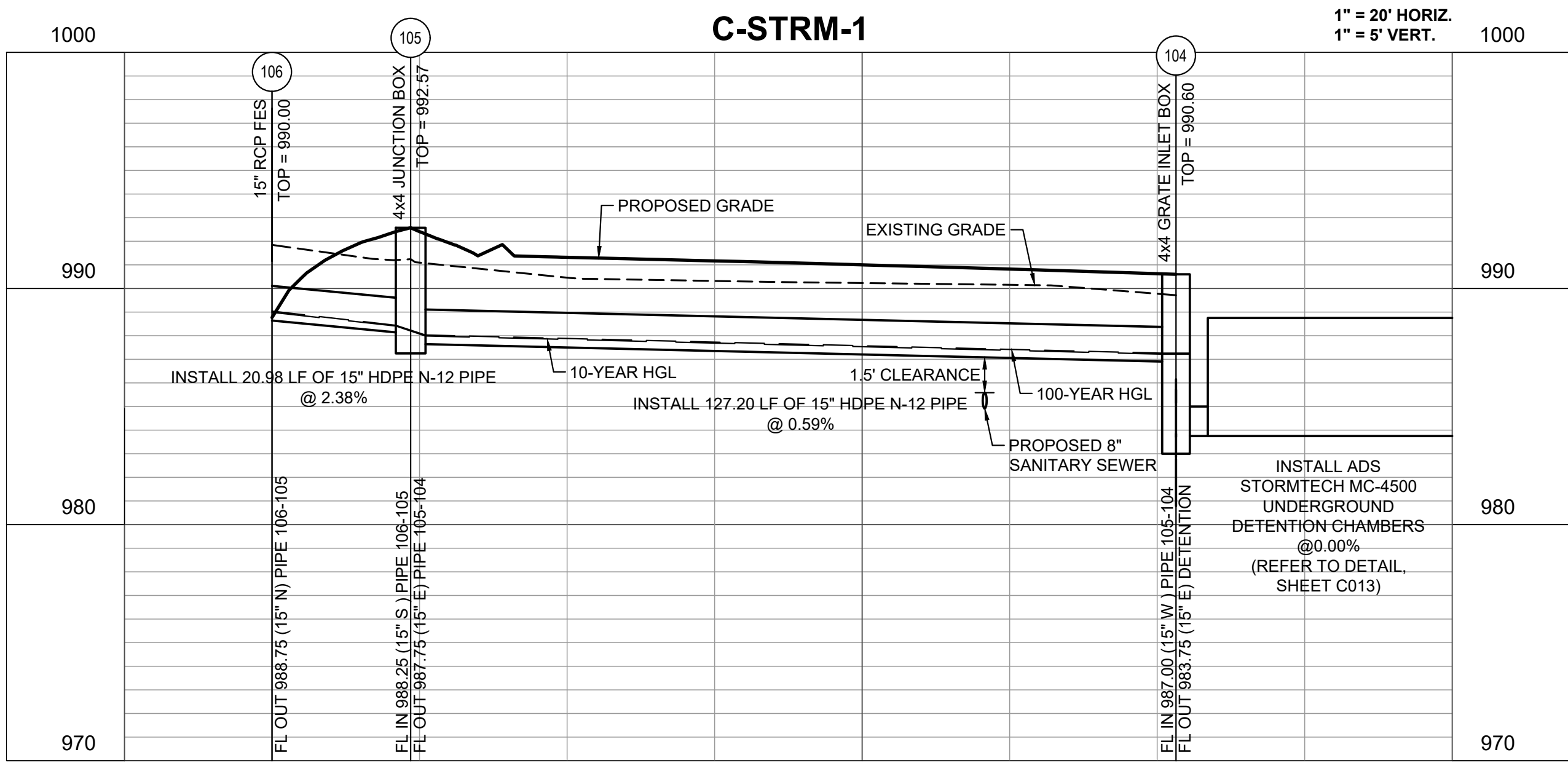
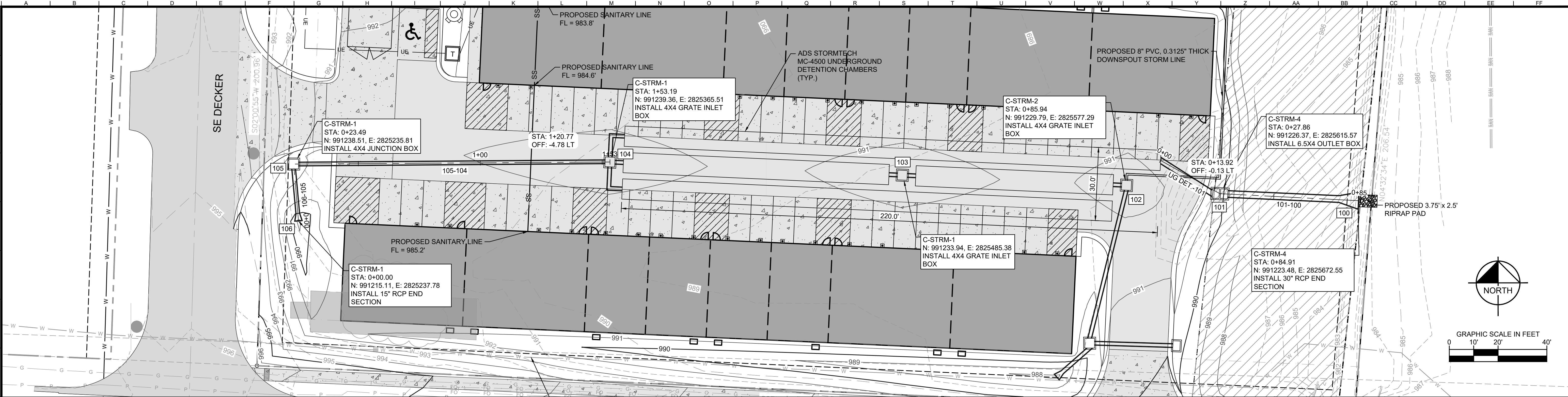
18

INSTALL FDC AT PROPOSED LOCATION WITH A KNOX BOX 6' AFF OVER THE FDC

Q: (lb/ft ²)	1.00-0.002
Y: (lb/ft ²)	62.4
d: (ft)	0.8625
S: (ft/ft)	0.0351
Max. Permissible Shear Strength for MODOT Type 3 Rock Ditch Liner: 4 lb/ft ²	



Drawing name: K:\KAC_LIE\2024\4000_Capital Builders Lee's Summit\2023 Lee's Summit Flex Space2 Design\AD\PlanSheets\DP\007 - STORMWATER PLAN & PROFILE - Mar 28, 2024 2:55pm by logan.green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PIPE SIZING CALCULATIONS - 10-YEAR EVENT

LineNo.	InletID	RunoffCoeff (C)	DrainageArea (ac)	IncrCxA	InletTime (min)	TotalArea (ac)	TotalCxA	Tc (min)	iInlet (in/hr)	iSys (in/hr)	IncrQ (cfs)	FlowRate (cfs)	LineID	InvertUp (ft)	InvertDn (ft)	LineLength (ft)	LineSlope (%)	LineSize (in)	n-valuePipe	User StaDn (ft)	CapacityFull (cfs)	VelAve (ft/s)	HGLUp (ft)	HGLDn (ft)
1	105	0.00	0.00	0	0.0	0.07	0.05	6.1	0.00	7.03	0.00	0.37	PIPE 105-104	987.75	987.00	127.201	0.59	15	0.012	25.99	5.37	2.40	987.99	987.22
2	106	0.75	0.07	0.05	5.0	0.07	0.05	5.0	7.34	7.34	0.39	0.39	PIPE 106-105	988.75	988.25	20.981	2.38	15	0.012	0.00	10.80	3.23	988.99	988.41
3	201	0.00	0.00	0	0.0	0.30	0.27	7.4	0.00	6.69	0.00	1.82	PIPE 201-102	984.94	983.67	63.923	1.99	15	0.012	22.02	9.88	4.88	985.48	984.03
4	202	0.90	0.26	0.23	5.0	0.26	0.23	5.0	7.34	7.34	1.72	1.72	PIPE 202-201	986.62	986.43	19.454	0.98	15	0.012	0.00	6.91	4.11	987.14	986.86
5	301	0.95	0.04	0.04	5.0	0.04	0.04	5.0	7.34	7.34	0.28	0.28	PIPE 301-201	987.00	986.34	33.104	1.99	15	0.012	0.00	9.88	2.83	987.20	986.48
6	101	0.00	0.00	0	0.0	0.82	0.78	5.2	0.00	7.27	1.62	7.66	PIPE 101-100	983.00	981.00	57.051	3.51	30	0.012	0.00	83.19	7.62	983.92	981.51
7	UG DET.	0.95	0.82	0.78	5.0	0.82	0.78	5.0	7.34	7.34	6.09	6.09	PIPE 102-101	984.00	983.00	27.863	3.59	24	0.012	0.00	46.42	4.48	984.87 j	983.92

PIPE SIZING CALCULATIONS - 100-YEAR EVENT

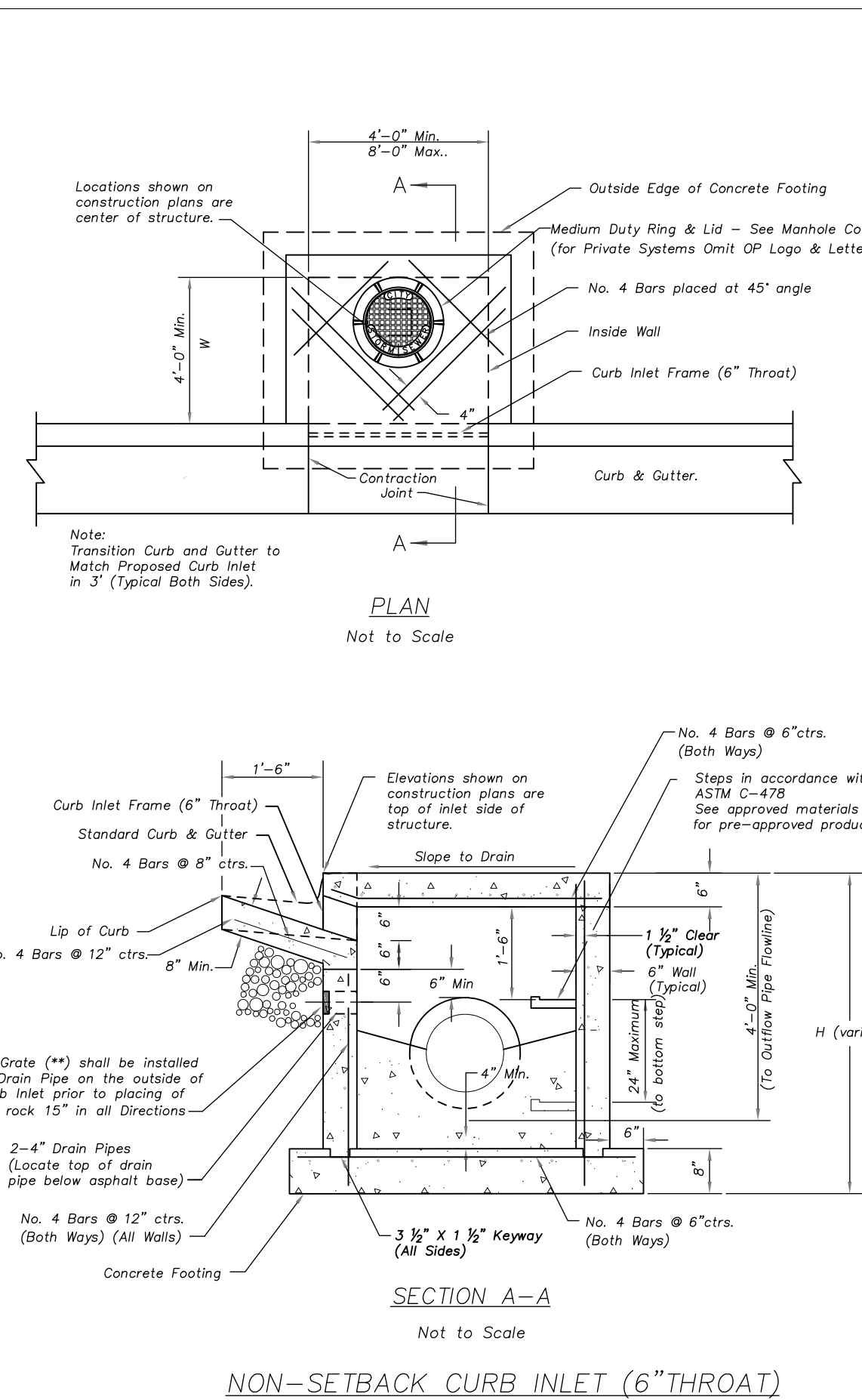
LineNo.	InletID	RunoffCoeff (C)	DrainageArea (ac)	IncrCxA	InletTime (min)	TotalArea (ac)	TotalCxA	Tc (min)	iInlet (in/hr)	iSys (in/hr)	IncrQ (cfs)	FlowRate (cfs)	LineID	InvertUp (ft)	InvertDn (ft)	LineLength (ft)	LineSlope (%)	LineSize (in)	n-valuePipe	User StaDn (ft)	CapacityFull (cfs)	VelAve (ft/s)	HGLUp (ft)	HGLDn (ft)
1	105	0.00	0.00	0	0.0	0.07	0.05	5.8	0.00	10.02	0.00	0.53	PIPE 105-104	987.75	987.00	127.201	0.59	15	0.012	25.99	5.37	2.66	988.03	987.26
2	106	0.75	0.07	0.05	5.0	0.07	0.05	5.0	10.32	10.32	0.54	0.54	PIPE 106-105	988.75	988.25	20.981	2.38	15	0.012	0.00	10.80	3.57	989.04	988.44
3	201	0.00	0.00	0	0.0	0.30	0.27	6.7	0.00	9.69	0.00	2.64	PIPE 201-102	984.94	983.67	63.923	1.99	15	0.012	22.02	9.88	5.45	985.59	984.11
4	202	0.90	0.26	0.23	5.0	0.26	0.23	5.0	10.32	10.32	2.41	2.41	PIPE 202-201	986.62	986.43	19.454	0.98	15	0.012	0.00	6.91	4.55	987.24	986.94
5	301	0.95	0.04	0.04	5.0	0.04	0.04	5.0	10.32	10.32	0.39	0.39	PIPE 301-201	987.00	986.34	33.104	1.99	15	0.012	0.00	9.88	3.13	987.24	986.51
6	101	0.00	0.00	0	0.0	0.82	0.78	5.2	0.00	10.25	4.28	12.77	PIPE 101-100	983.00	981.00	57.051	3.51	30	0.012	0.00	83.19	8.87	984.20	981.66
7	UG DET.	0.95	0.82	0.78	5.0	0.82	0.78	5.0	10.32	10.32	8.54	8.54	PIPE 102-101	984.00	983.00	27.863	3.59	24	0.012	0.00	46.42	4.75	985.04 j	984.20

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 BUY 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		
REVISIONS		
DATE		
BY		
No.		
Kimley»Horn		
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 605 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM		
STATE OF MISSOURI PATRICK J. JOYCE PE-200903032 PROFESSIONAL ENGINEER		
CAPITAL BUILDERS		
STORMWATER PLAN & PROFILE		
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		
ORIGINAL ISSUE: 3/28/2024		
KHA PROJECT NO. 268442000		
SHEET NUMBER		
C007		

Drawing name: K:\KAC_LIE\208442000_Capital Builders Lee's Summit\2023 Design\AD\Plan\Sheet\PC009 - DETAILS.dwg Mar 28, 2024 2:55pm by Logan Green
This document, together with the concepts and drawings presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Non-Setback Curb Inlet Notes

General

1. All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the City Engineer.
2. Pre-cast shop drawings are to be approved by the City Engineer for publicly financed or administered projects. Pre-cast shop drawings for privately financed projects are to be submitted to the Engineering Services Division of the Planning and Development Services Department upon request.
3. Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the City Engineer prior to construction.
4. On-grade inlets shall conform to the street grade. Sump inlets shall be level.
5. The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with (L x W) and (W x W) less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

Concrete

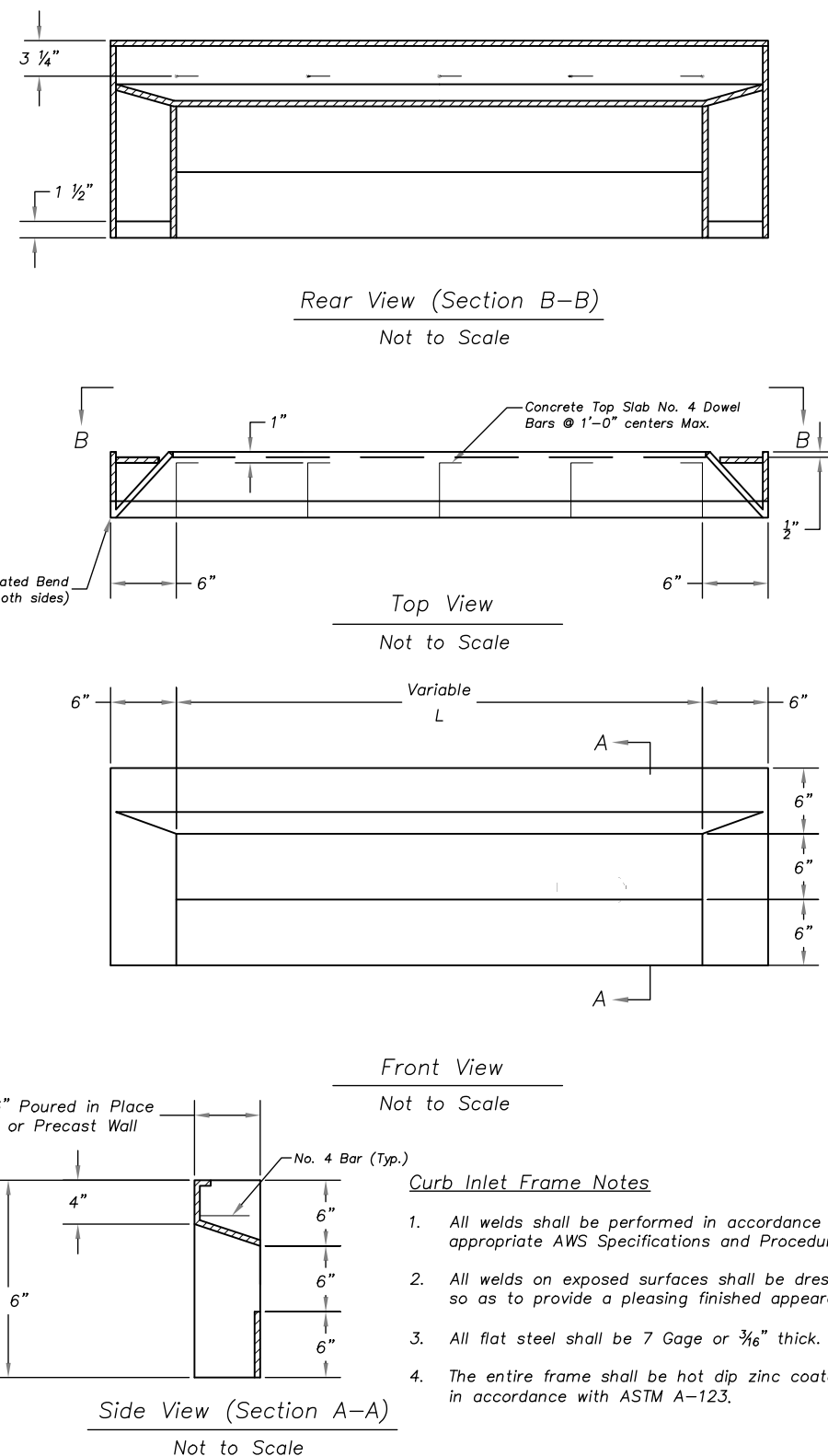
6. Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board.

Reinforcing Steel

7. Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
8. Bevel all exposed edges with 3/4" triangular mauling.
9. Reinforcing steel shall be new billet, minimum Grade 60 as per ASTM A615, and shall be bent cold.
10. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.
11. All lap splices not shown shall be a minimum of 40 bar diameters in length.
12. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
13. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction

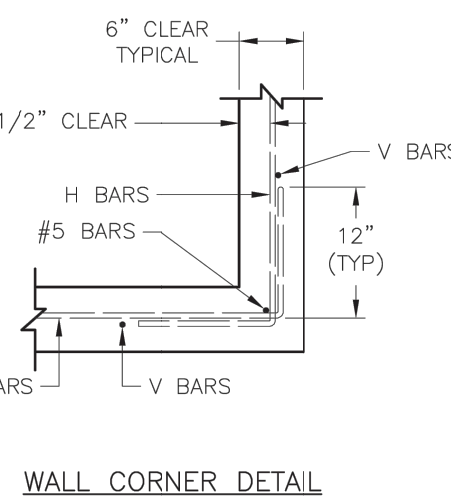
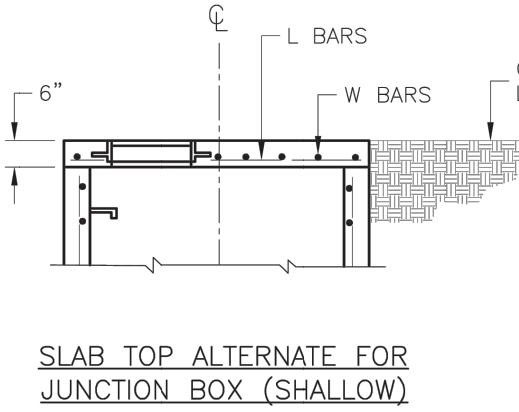
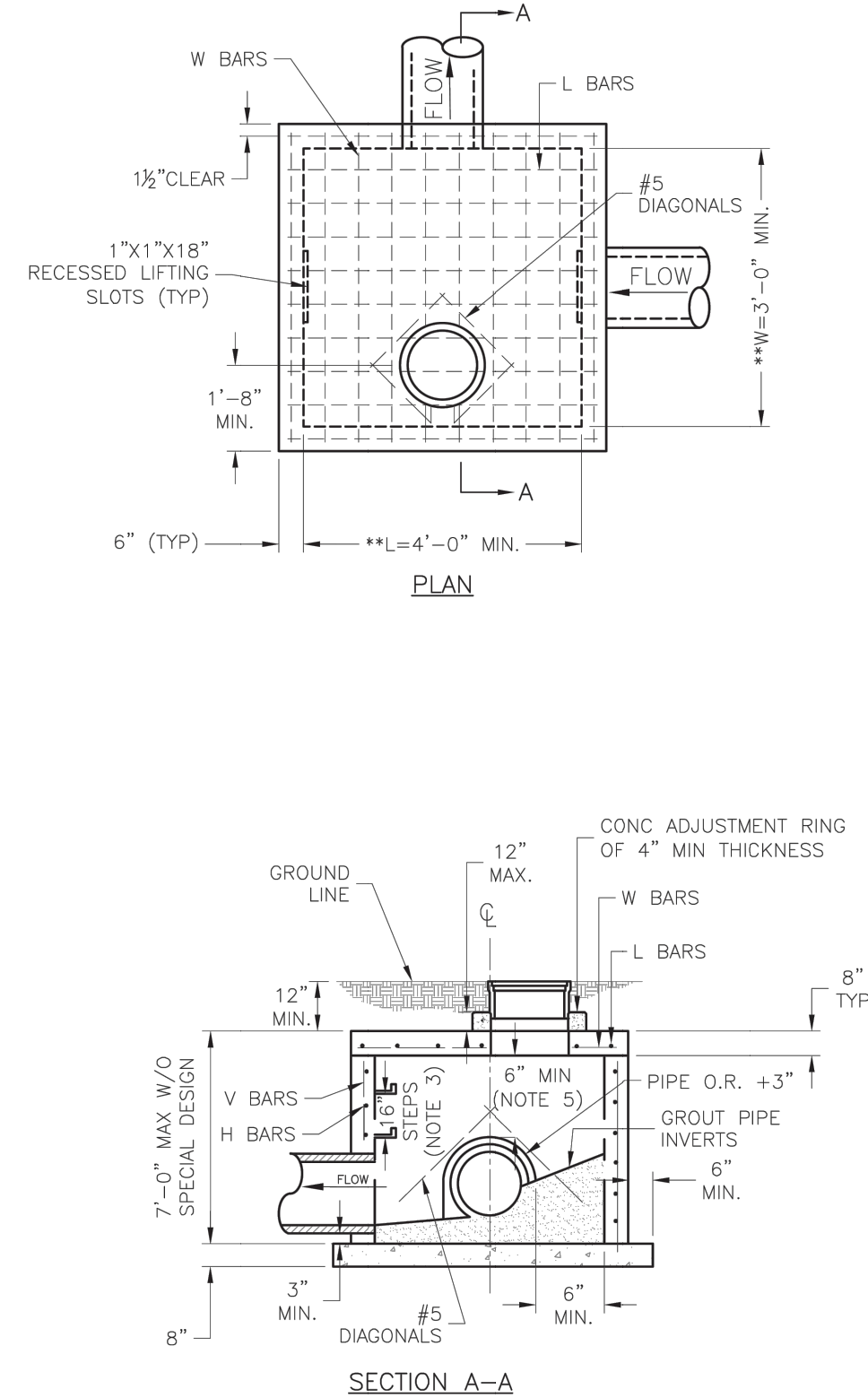
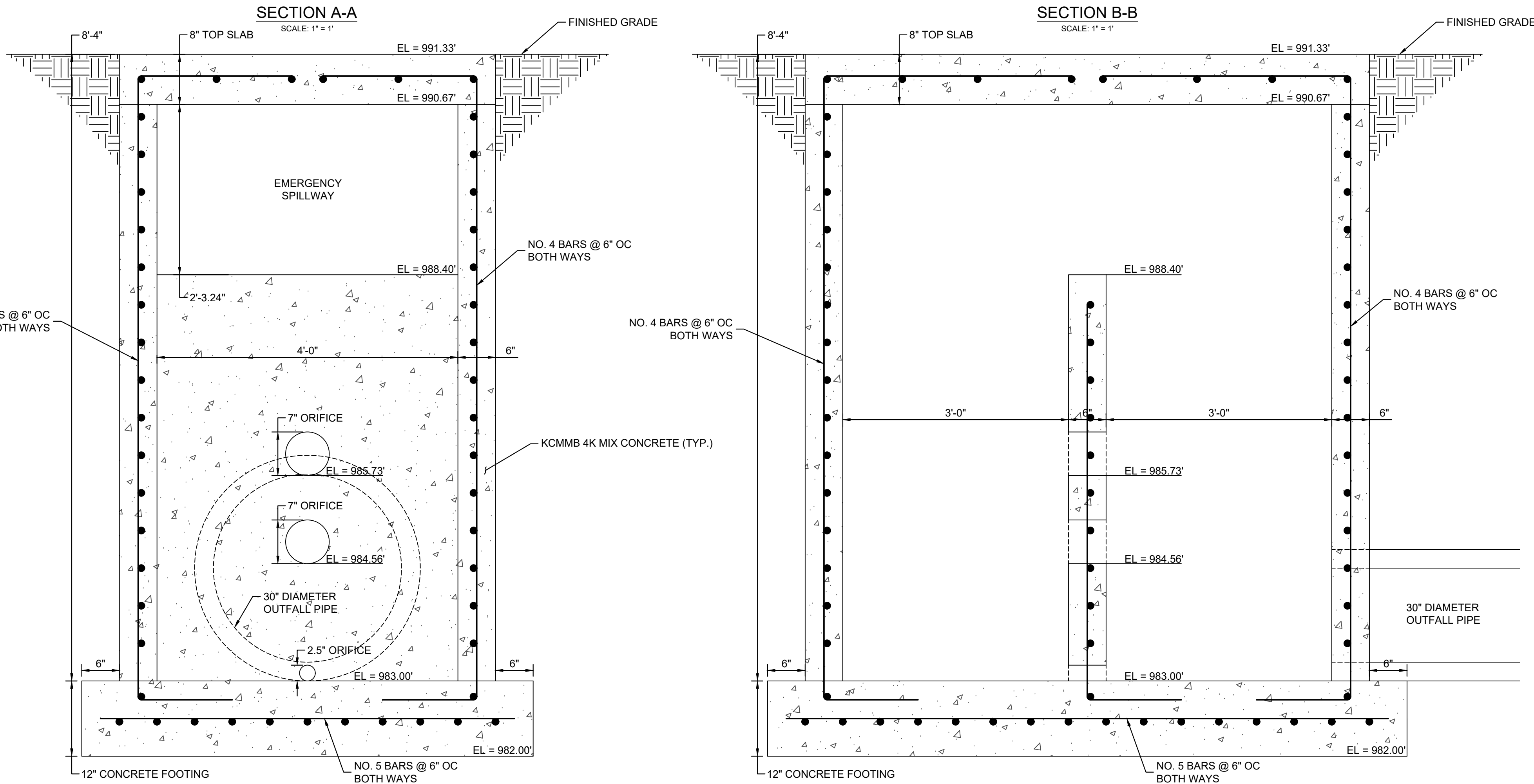
14. The bottom slab shall be at least 24 hours old before placing sidewalk concrete. All sidewalk forms shall remain in place a minimum of 24 hours after sidewalks are poured before removal, and after removal shall be immediately treated with membrane curing compound.
15. All curb inlet tops are to be constructed after final curb string line has been approved by the engineer and prior to curb construction or as directed by the City Engineer.
16. Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
17. Material selection and compaction requirements for backfill around structures shall be as specified in the Manual of Infrastructure Standards for Right of Way Restoration, as promulgated by the City Engineer.



Curb Inlet Frame Notes

1. All welds shall be performed in accordance with appropriate AWS Specifications and Procedures.
2. All welds on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
3. All flat steel shall be 7 Gauge or 3/8" thick.
4. The entire frame shall be hot dip zinc coated in accordance with ASTM A-123.

1 STRUCTURE 101 - DETENTION OUTLET CONTROL STRUCTURE DETAIL
SCALE: 1" = 1'



3 JUNCTION BOX DETAIL
SCALE: NOT TO SCALE

2 NON-SETBACK CURB INLET DETAIL
SCALE: NOT TO SCALE

REVISIONS		DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
605 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	LLG
DRAWN BY:	LLG
CHECKED BY:	PJJ

STATE OF MISSOURI

PATRICK JOYCE

PE-2009090302

PROFESSIONAL ENGINEER

CAPITAL BUILDERS

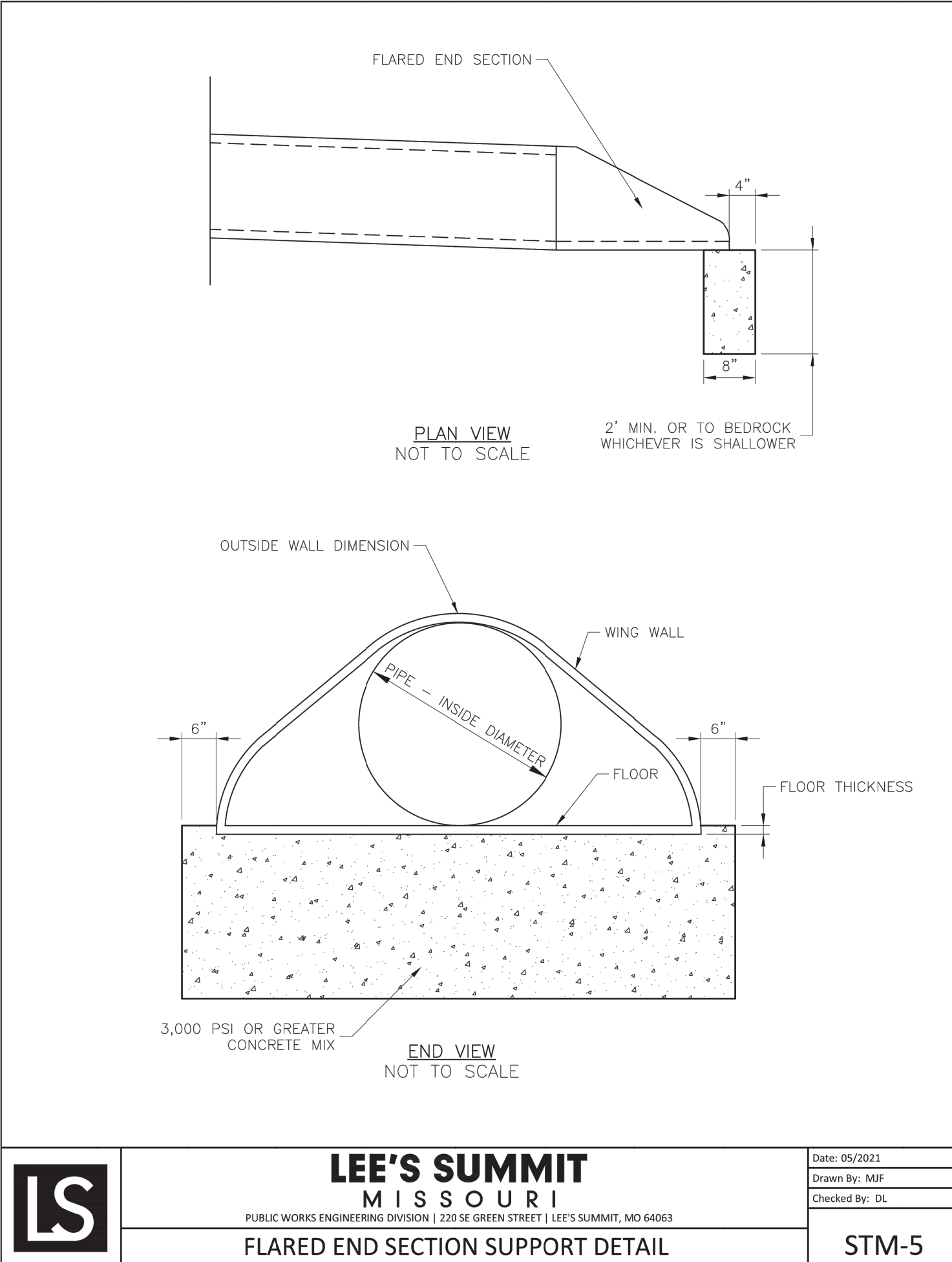
DETAILS

LEE'S SUMMIT FLEX SPACE

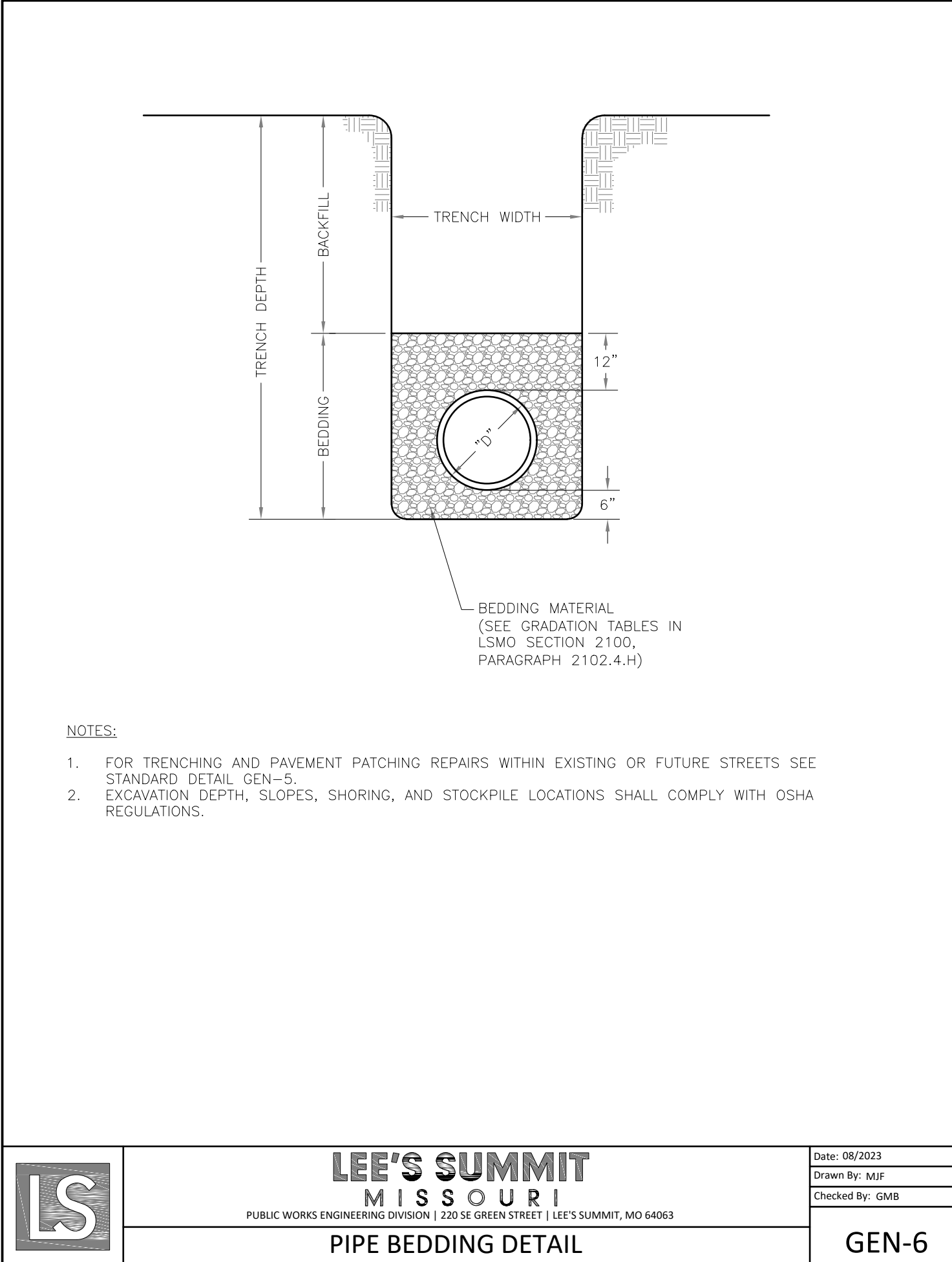
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: 3/28/2024
KHA PROJECT NO. 268442000
SHEET NUMBER C009

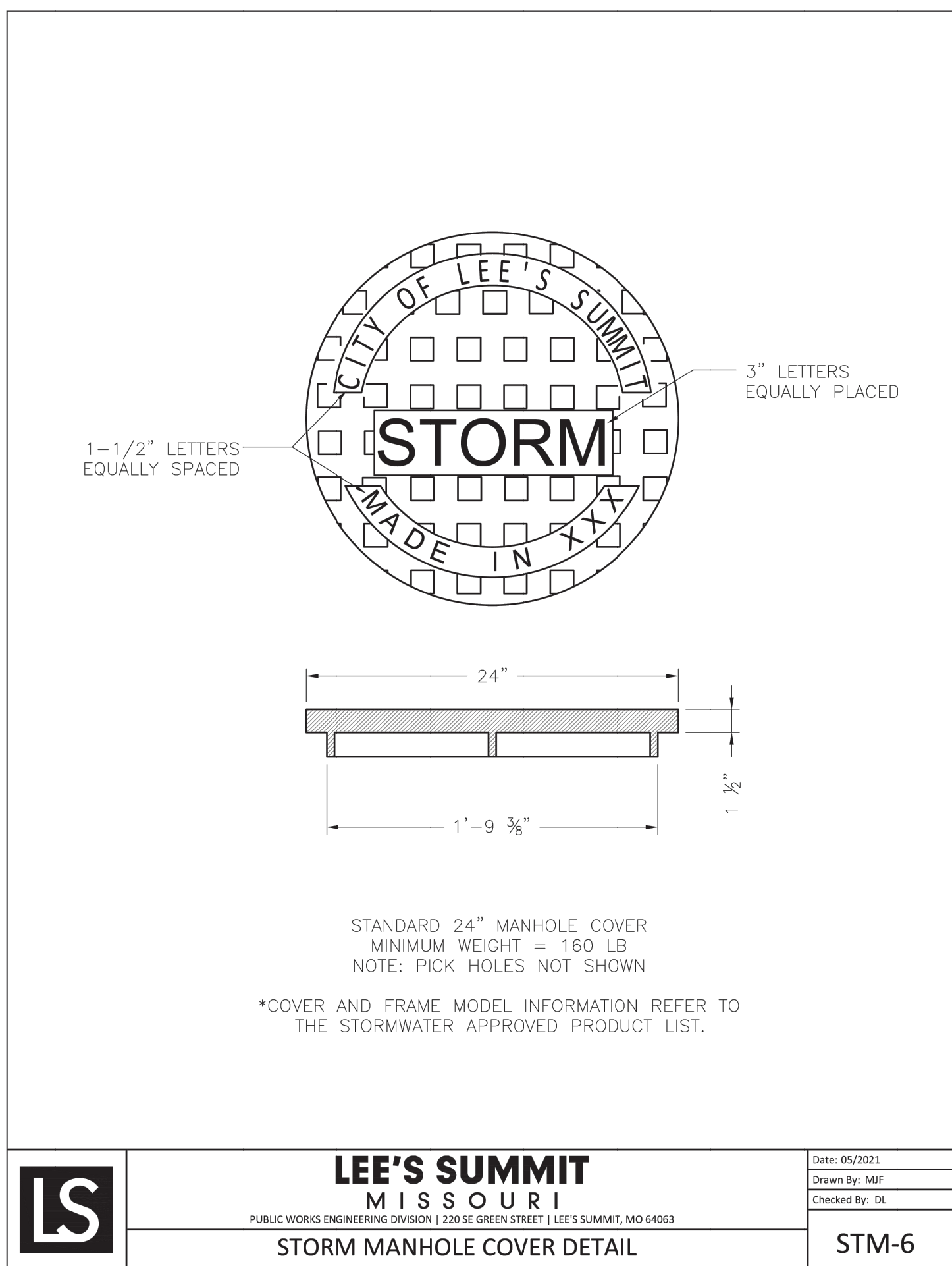
Drawing name: K:\KAC_LIE\2024\4000_Capital Builders Lee's Summit\2023\Lee Summit Flex Space2 Design\CAD\PlanSheets\DPD009 - DETAILS.dwg C010 - DETAILS Mar 28, 2024 2:50pm by Logan Green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



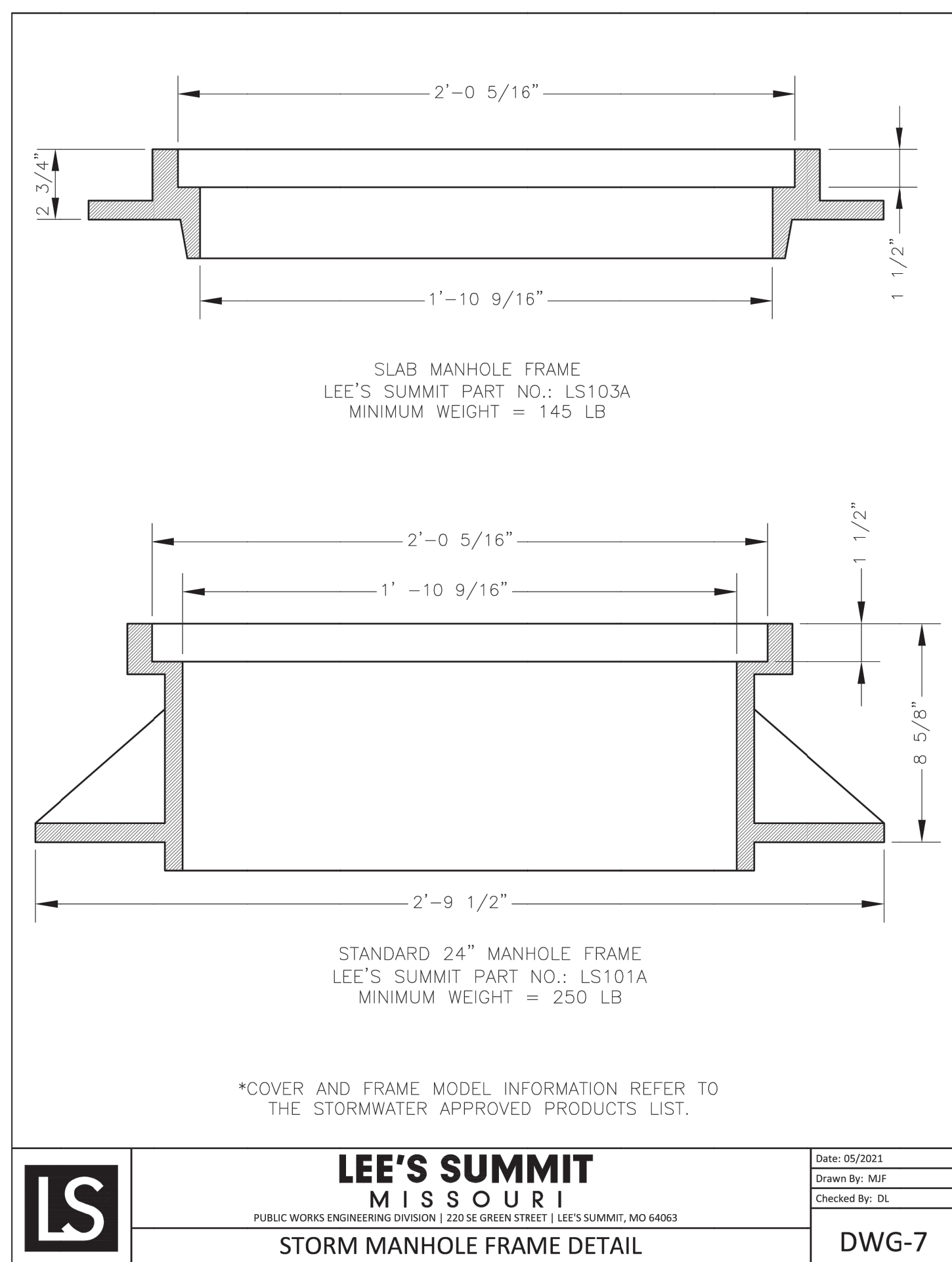
4 FLARED END SECTION WITH TOE WALL DETAIL
SCALE: NOT TO SCALE



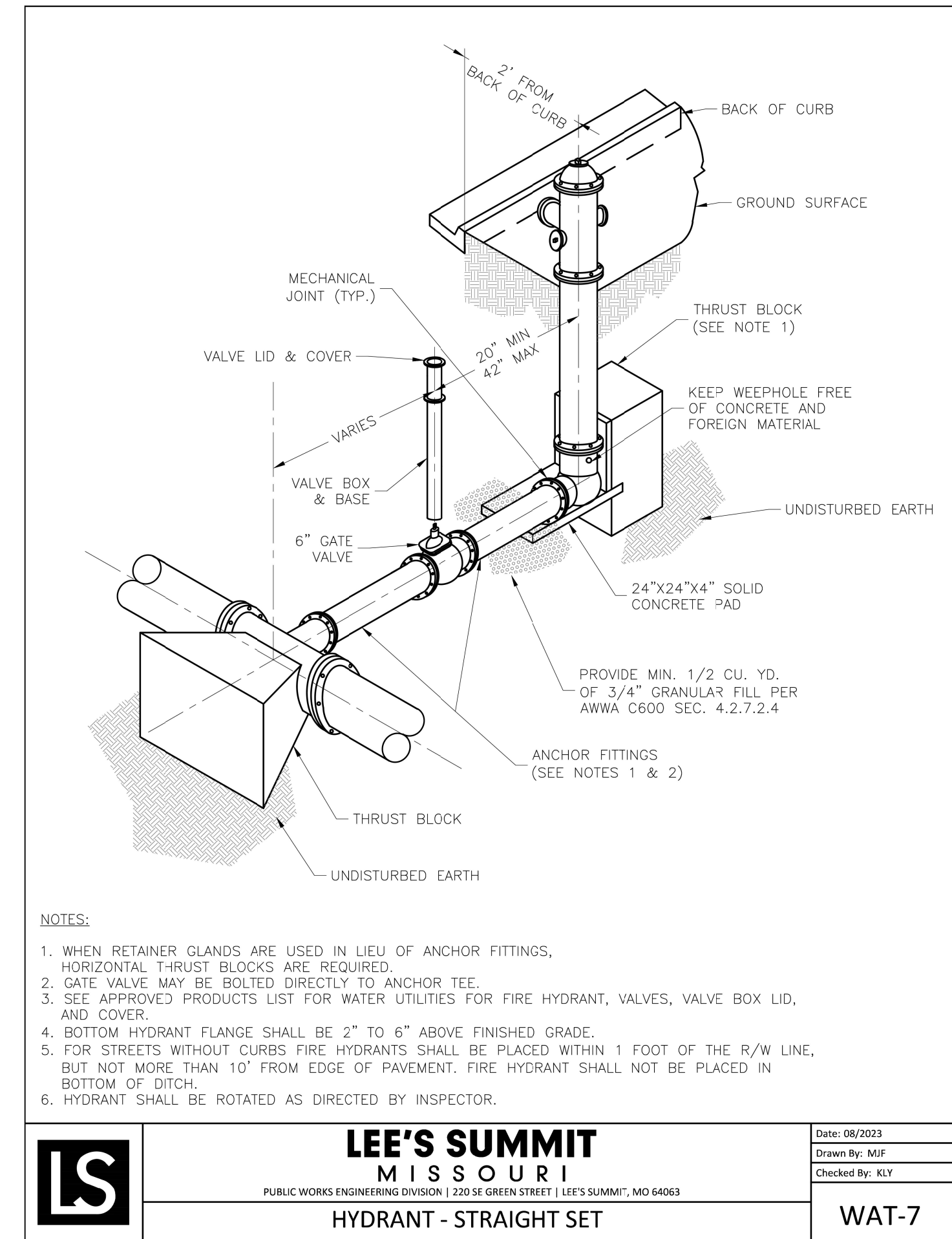
5 PIPE BEDDING DETAIL
SCALE: NOT TO SCALE



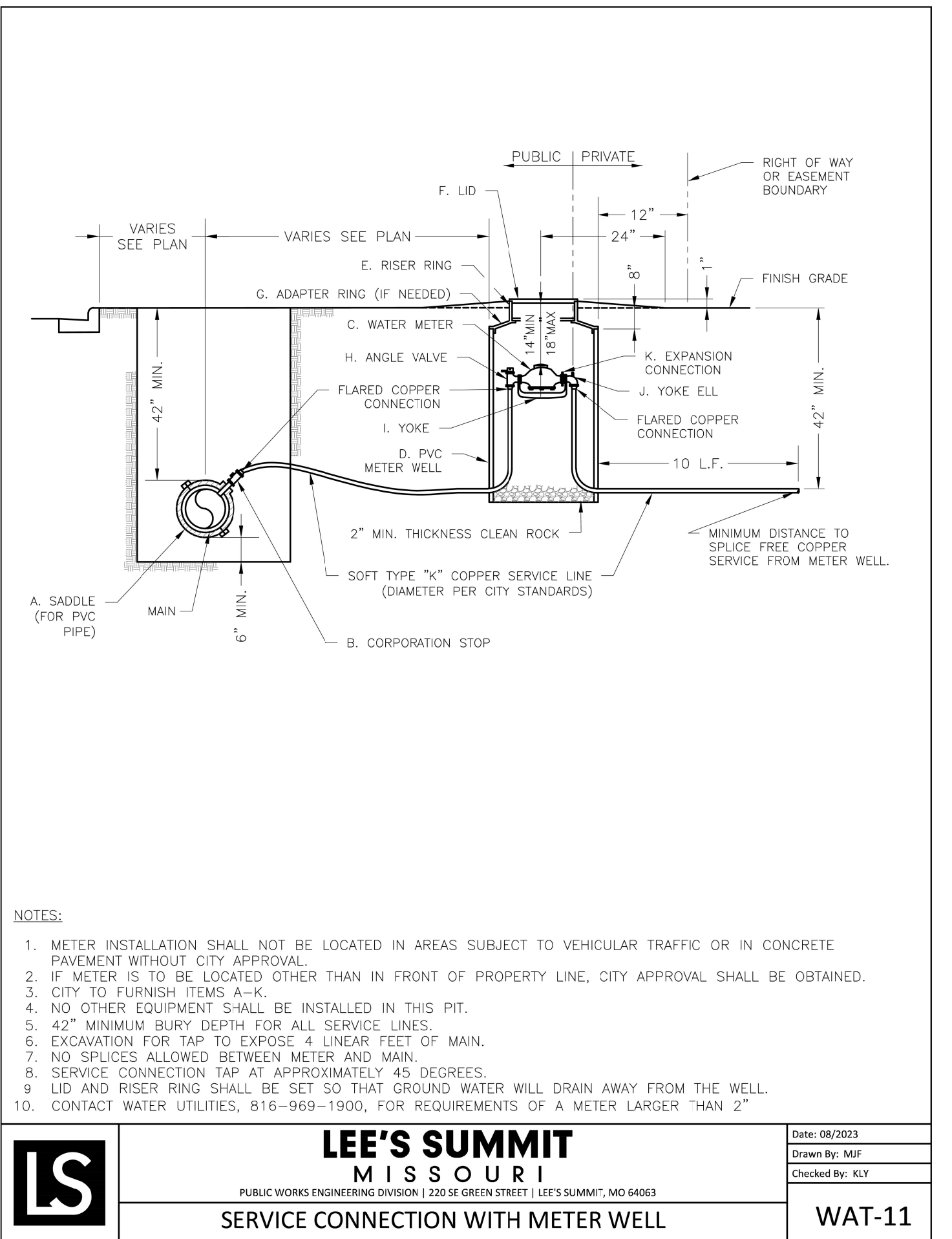
6 STORM MANHOLE COVER DETAIL
SCALE: NOT TO SCALE



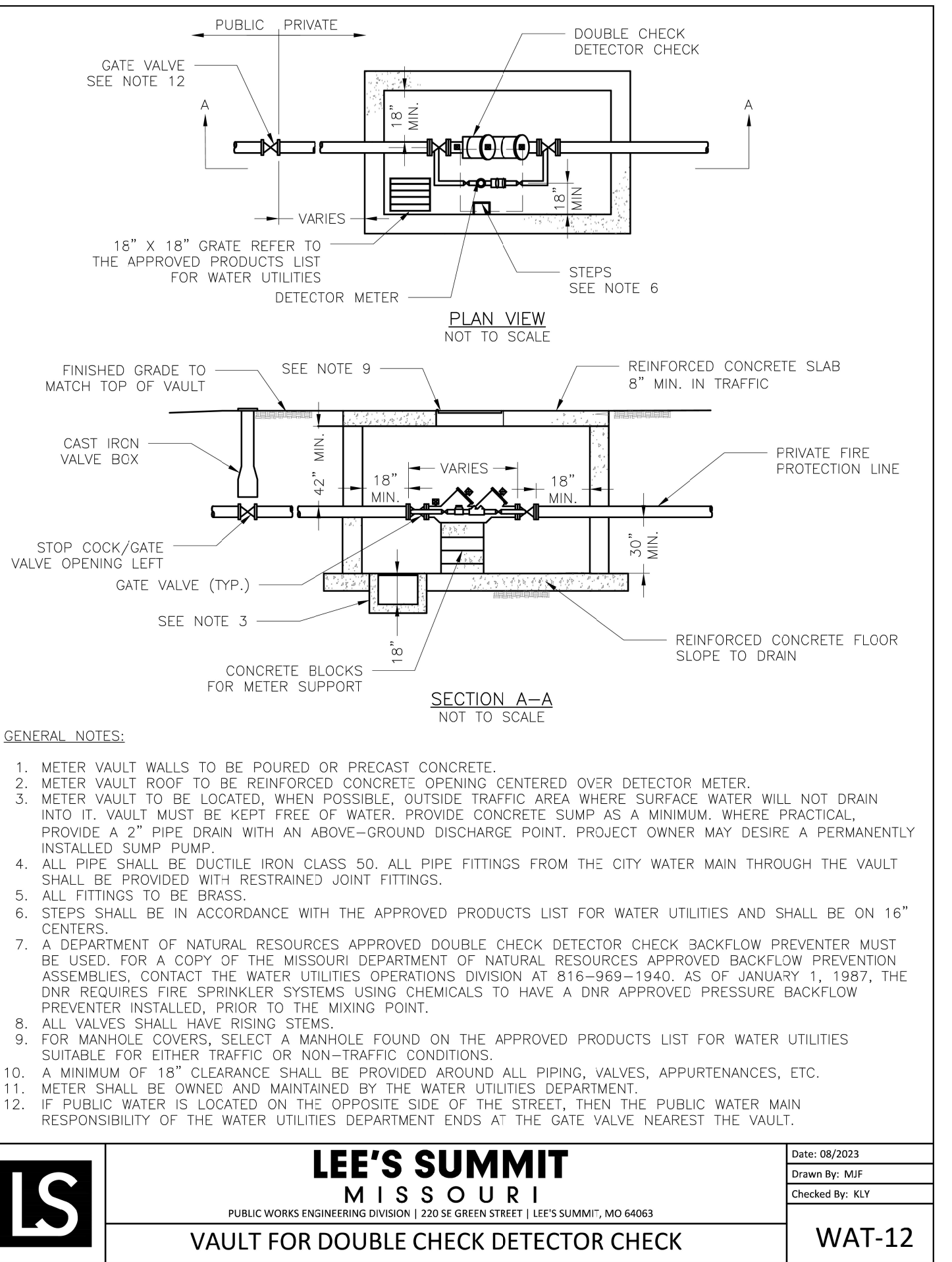
7 STORM MANHOLE FRAME DETAIL
SCALE: NOT TO SCALE



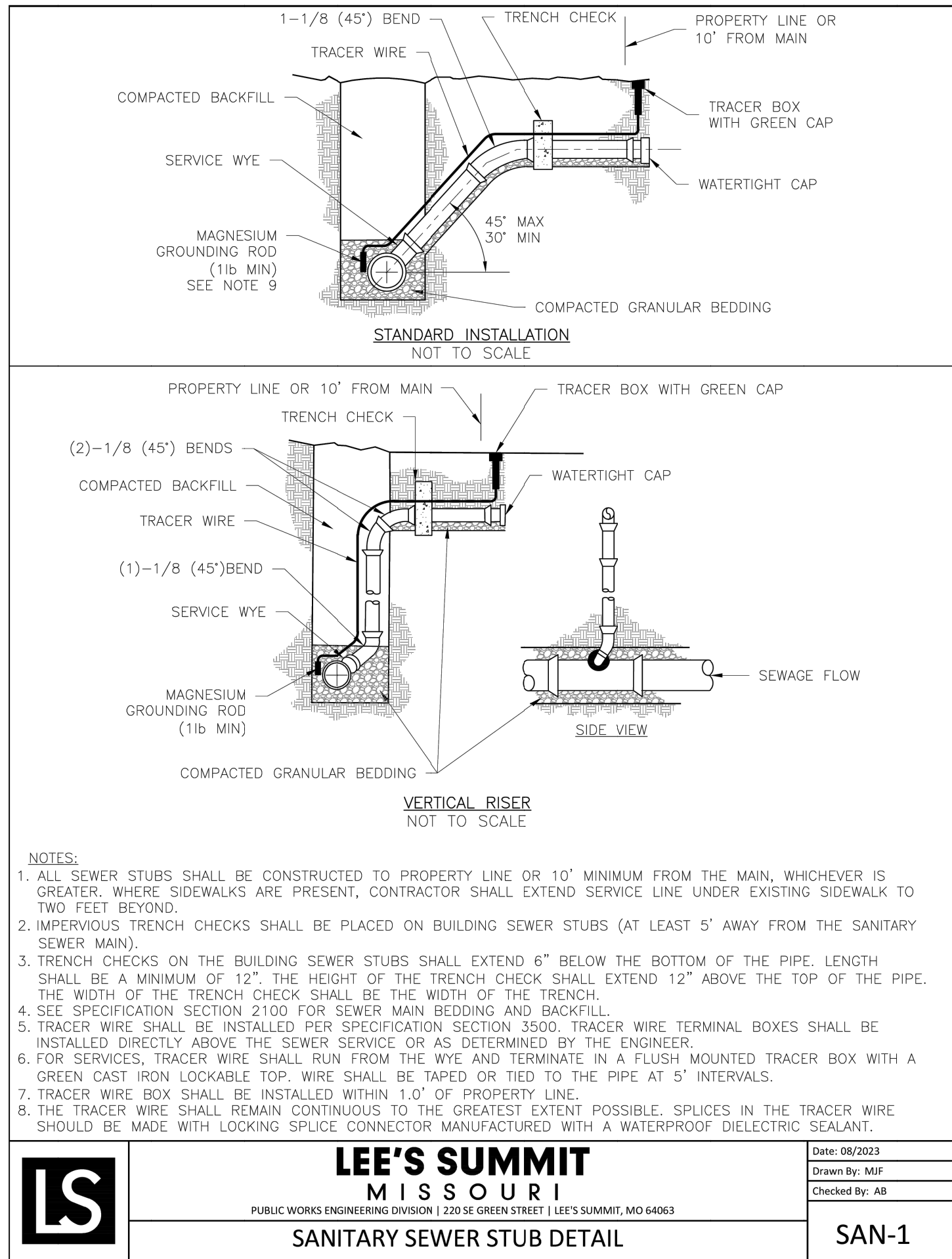
8 HYDRANT - STRAIGHT SET DETAIL
SCALE: NOT TO SCALE



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



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



11 SANITARY SEWER STUB DETAIL
SCALE: NOT TO SCALE

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	LLG
DRAWN BY:	LLG
CHECKED BY:	PJJ



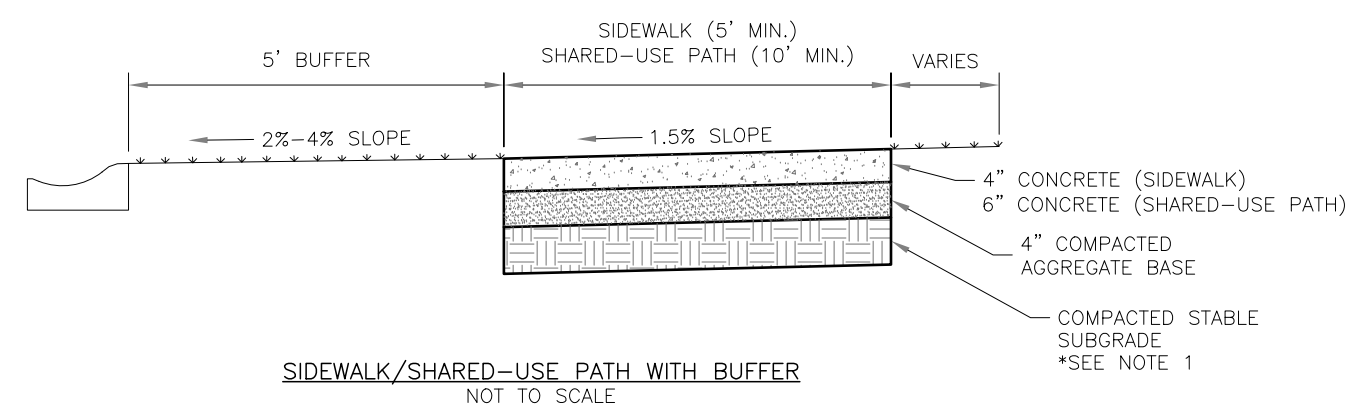
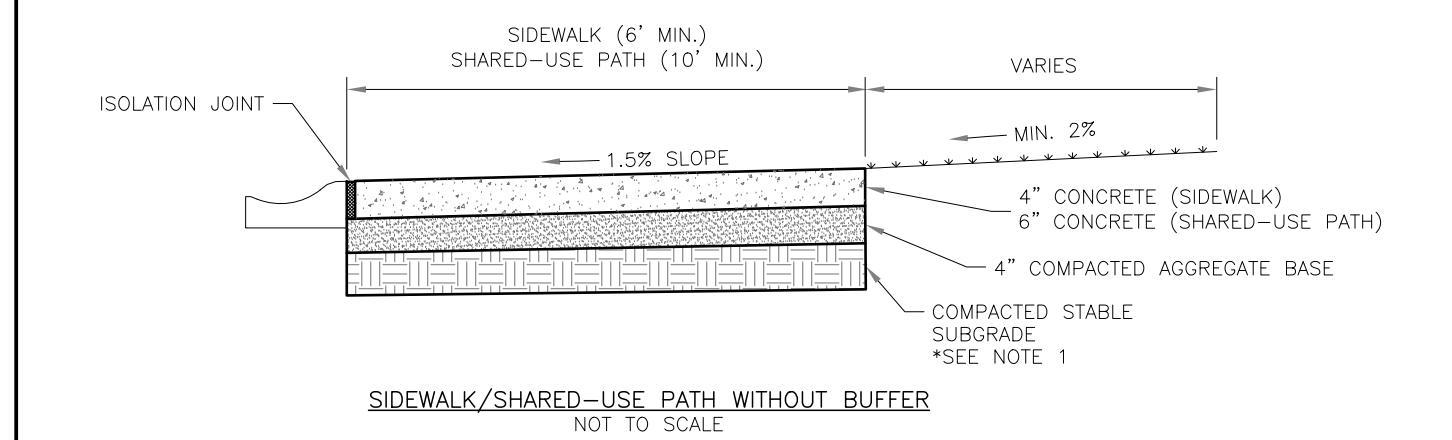
CAPITAL BUILDERS

DETAILS

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

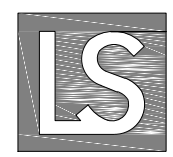
ORIGINAL ISSUE:	3/28/2024
KHA PROJECT NO.	268442000
SHEET NUMBER	

C010



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.

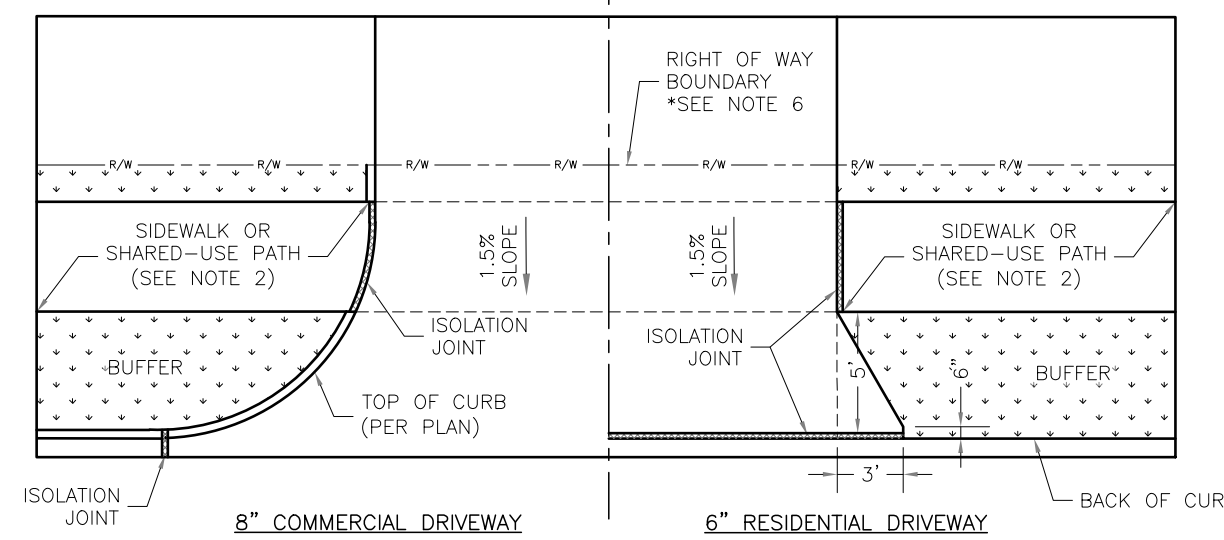
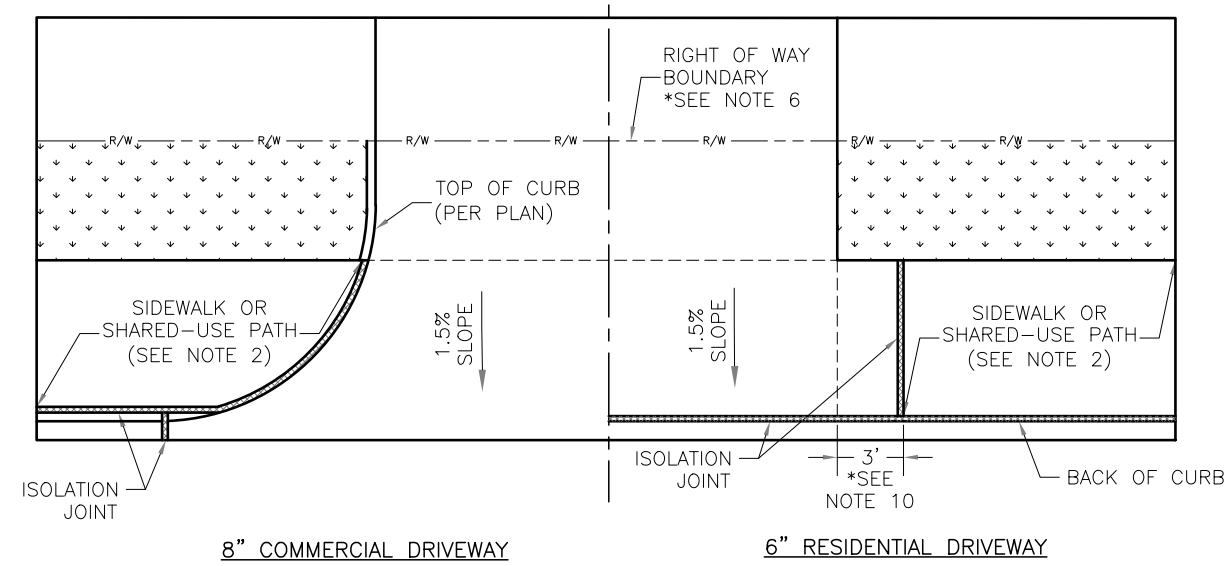


LEE'S SUMMIT MISSOURI

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

SIDEWALK/SHARED-USE PATH DETAIL

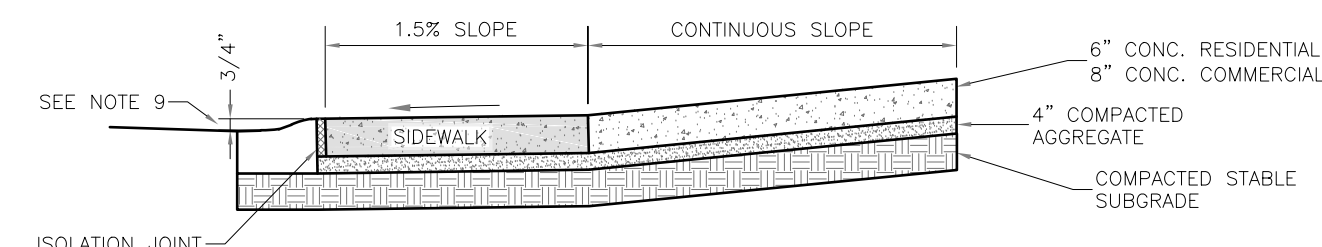
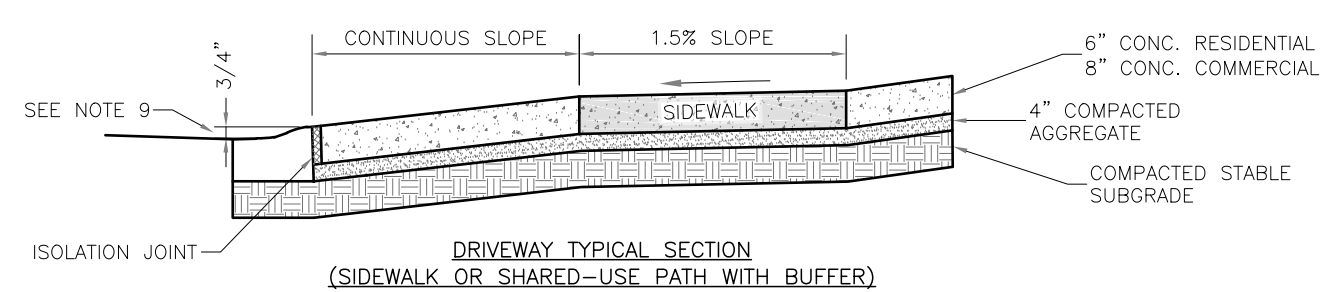
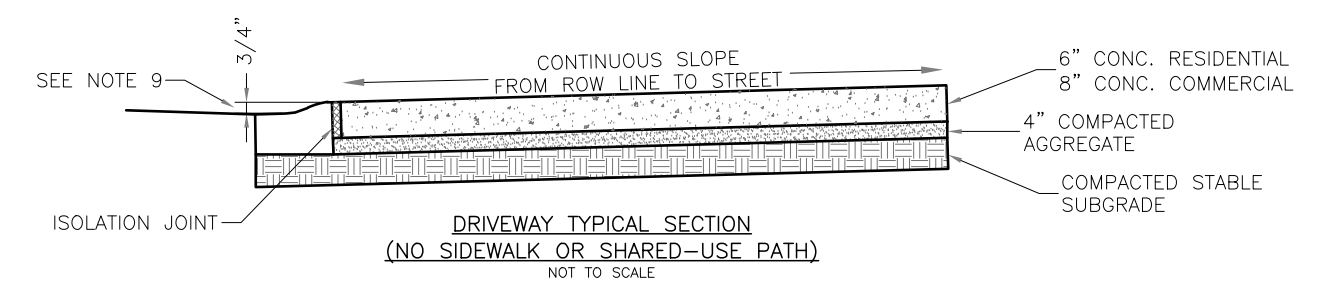
Date: 08/2023
Drawn By: MJF
Checked By: DL
GEN-2

DRIVEWAY WITH BUFFER

DRIVEWAY WITHOUT BUFFER

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. WHEN CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. THE SLOPE OF THE DRIVE FLOWLINE TO THE DRIVE TYPE SHALL BE SUFFICIENT TO MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. DRIVEWAY IN FRONT OF DRIVE SHALL BE 12' WIDE.



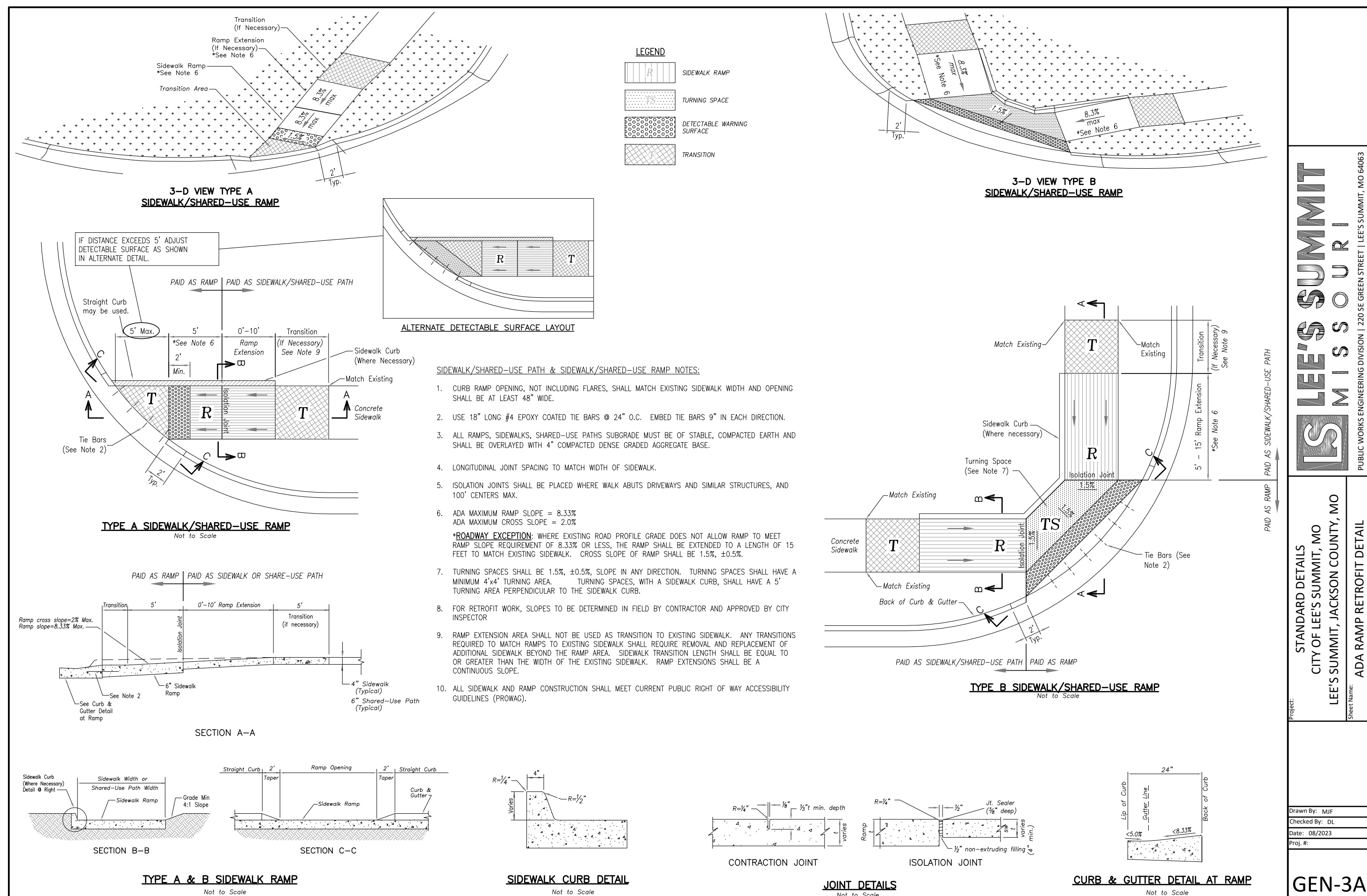
DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

LS LEE'S SUMMIT MISSOURI

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

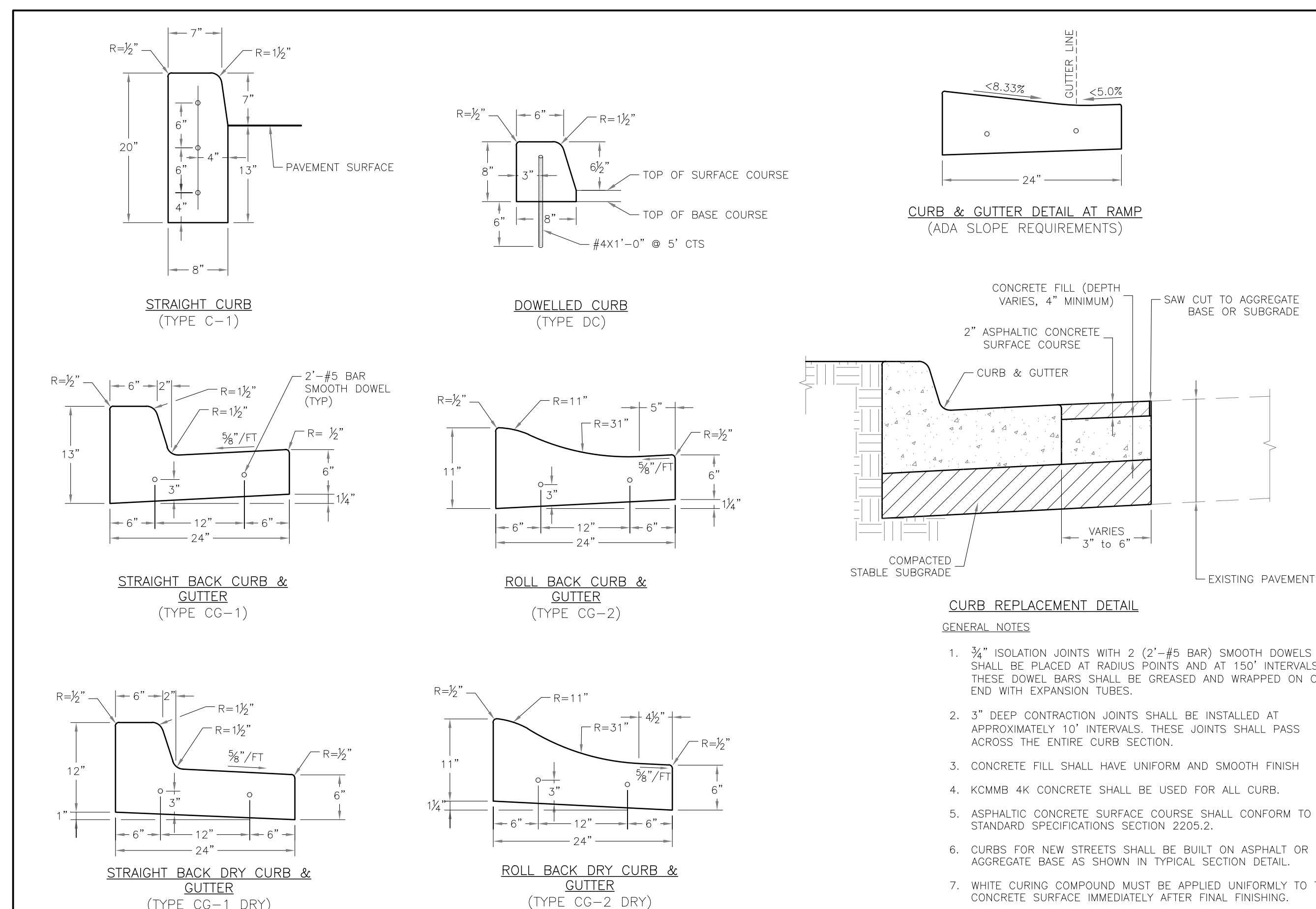
Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:
GEN-1

12 SIDEWALK WITH BUFFER DETAIL
SCALE: NOT TO SCALE



14 TYPE A SIDEWALK ADA RAMP RETROFIT DETAIL
SCALE: NOT TO SCALE

13 DRIVEWAY DETAIL
SCALE: NOT TO SCALE

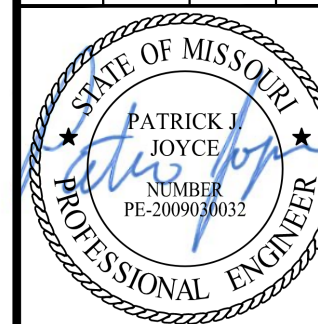


15 STRAIGHT BACK CURB AND GUTTER DETAIL
SCALE: NOT TO SCALE

Drawing name: K:\WNC_LDEV\288442000_Capital Builders Lets Summit2\Leas Summit2\Details\DWG_C011 - DETAILS.dwg 2011 - DETAILS Mar 28, 2024 2:45pm by logan green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

Kimley»»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-662-0350
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	LLG
DRAWN BY:	LLG
CHECKED BY:	PJJ



CAPITAL BUILDERS

DETAILS

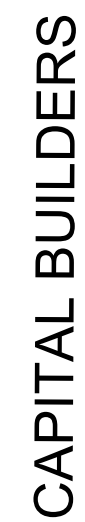
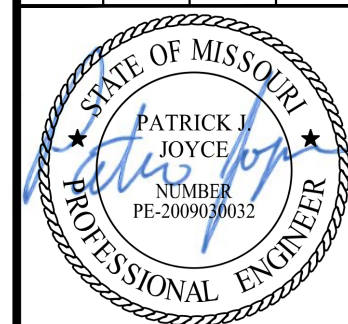
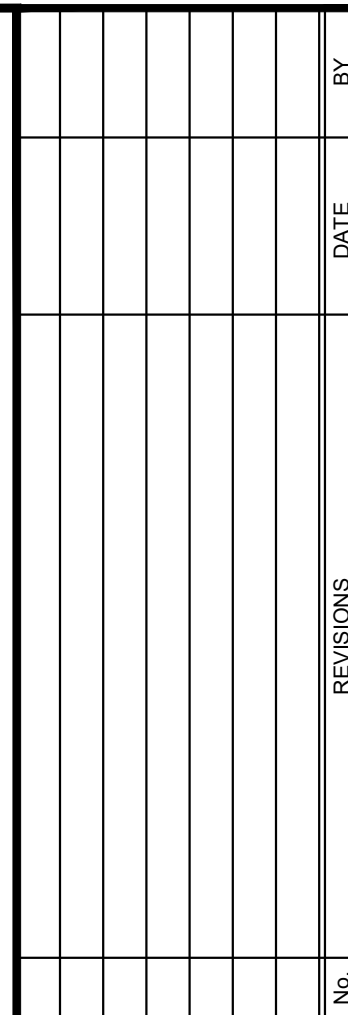
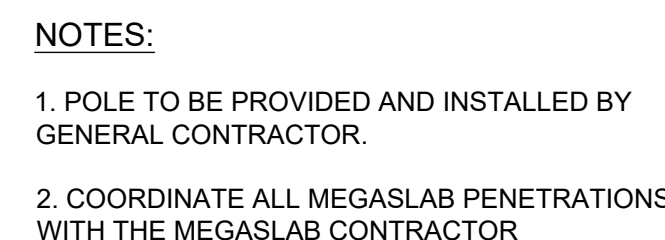
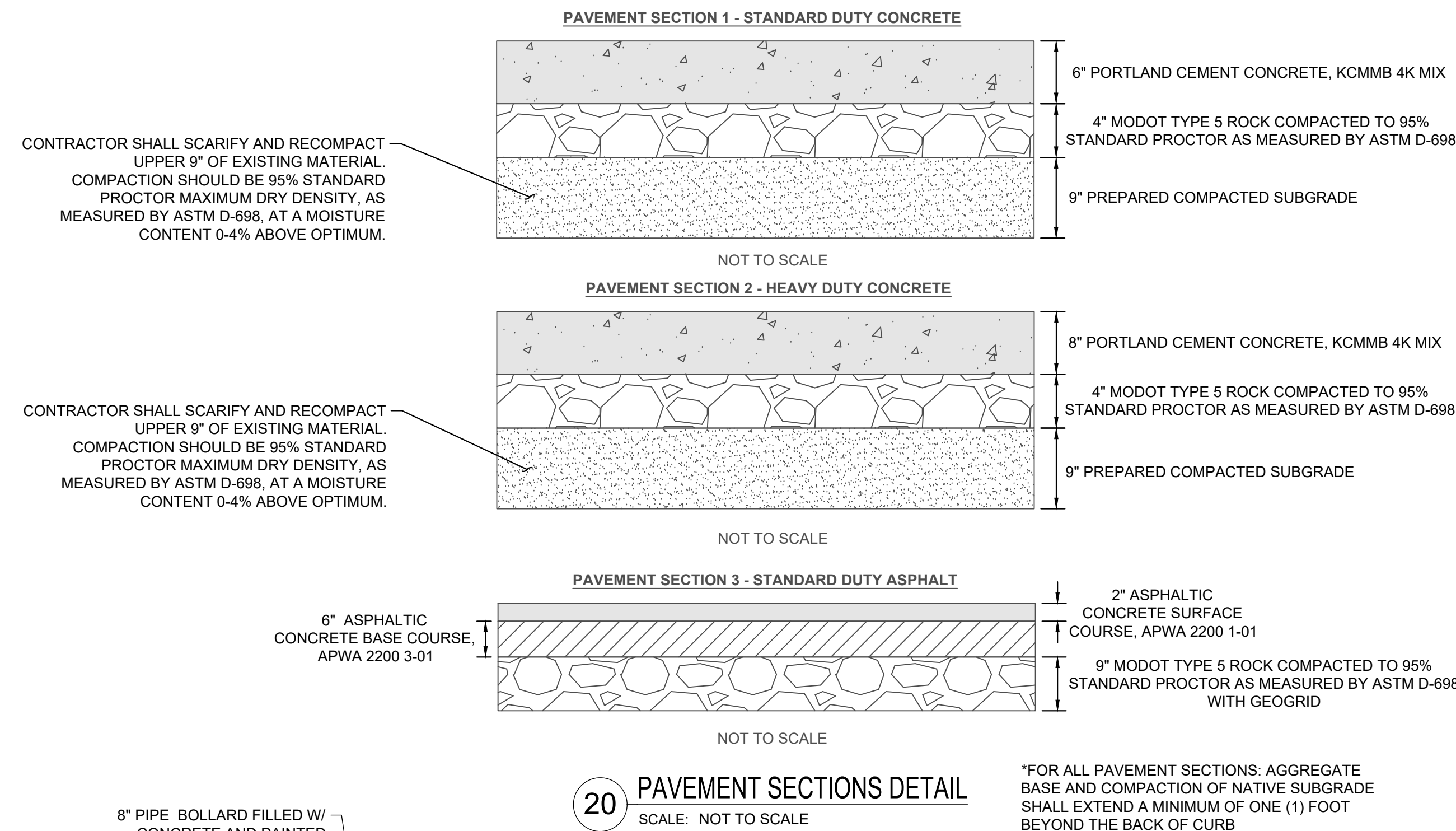
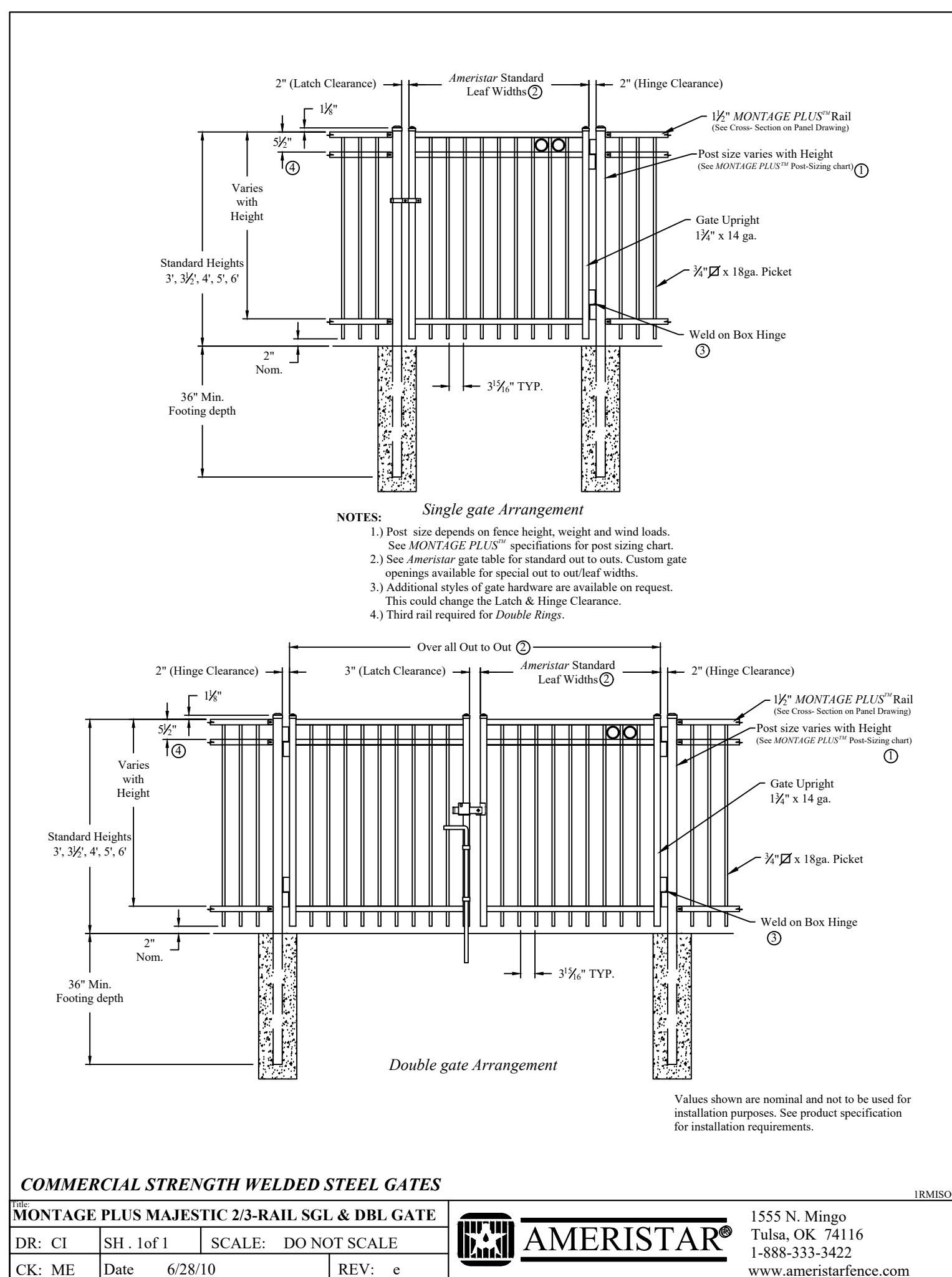
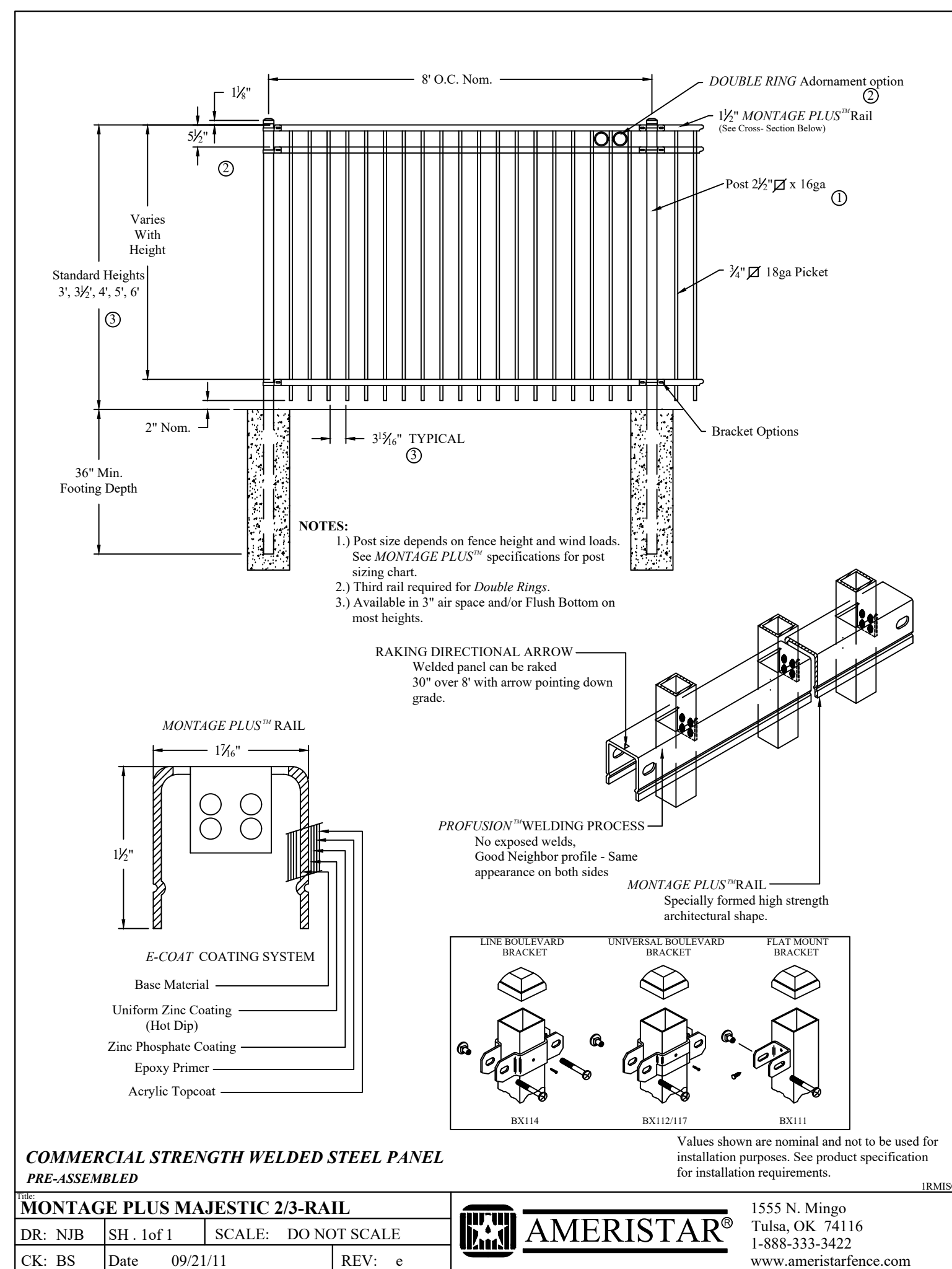
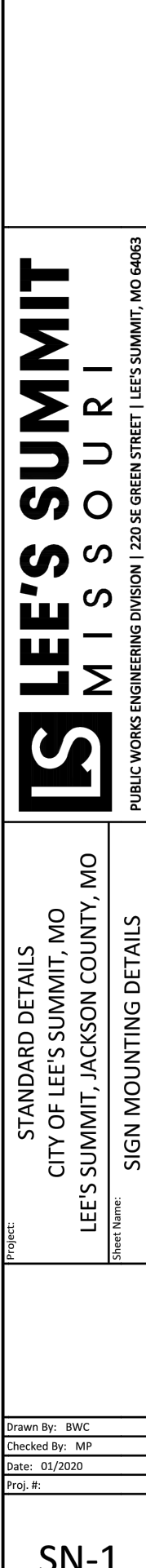
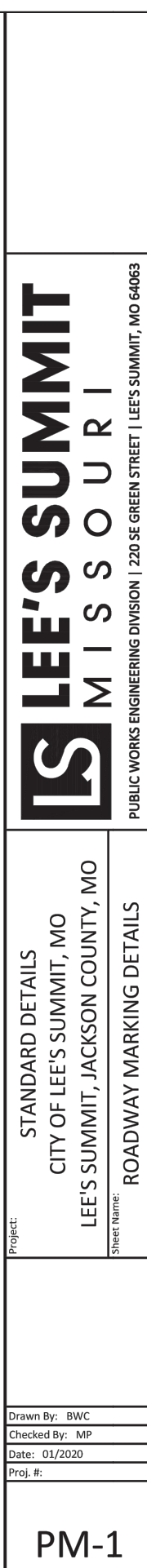
LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

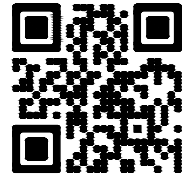
ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

C011





MC-4500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-4500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT²%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

- STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

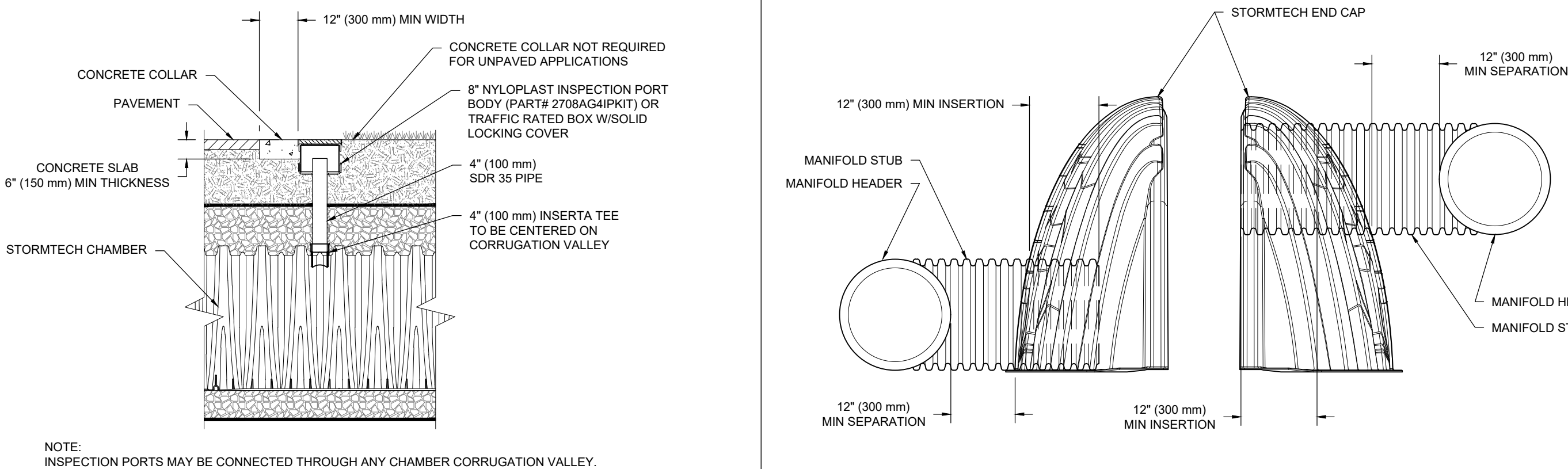
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-4500 ISOLATOR ROW PLUS DETAIL



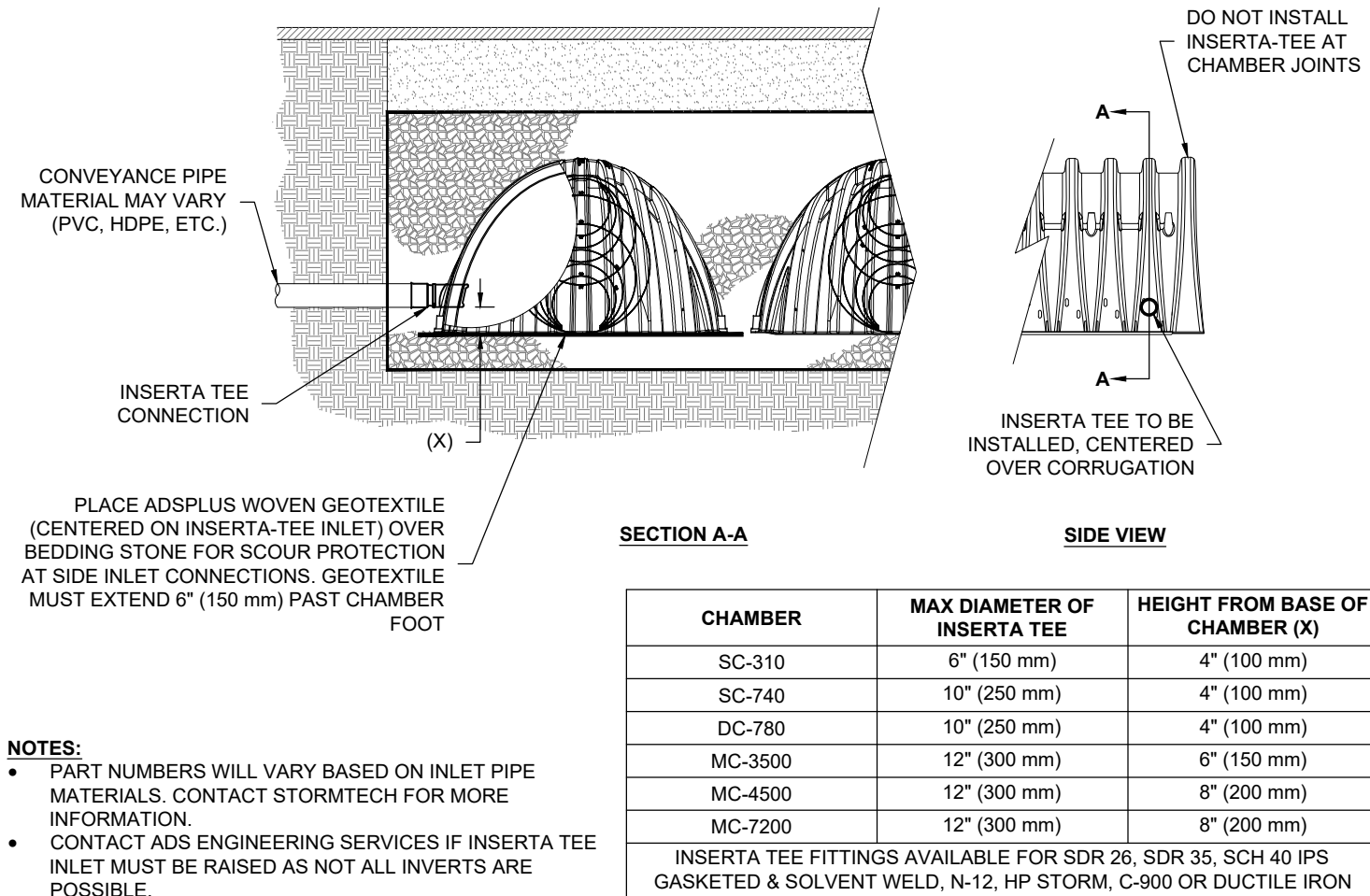
NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

MC-SERIES END CAP INSERTION DETAIL

5 UNDERDRAIN DETAIL



6 INSERTA-TEE SIDE INLET DETAIL

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

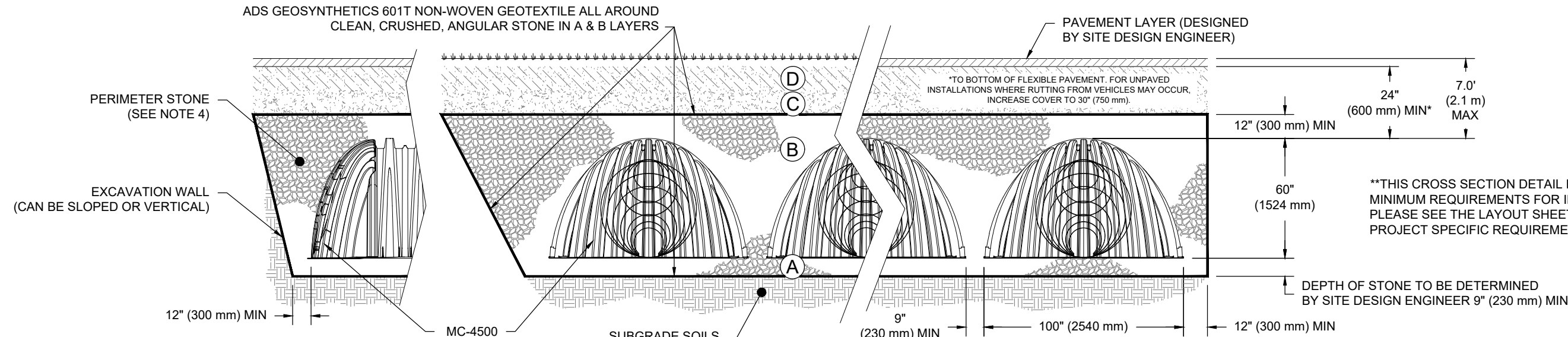
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

- NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 - CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ³ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ³ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

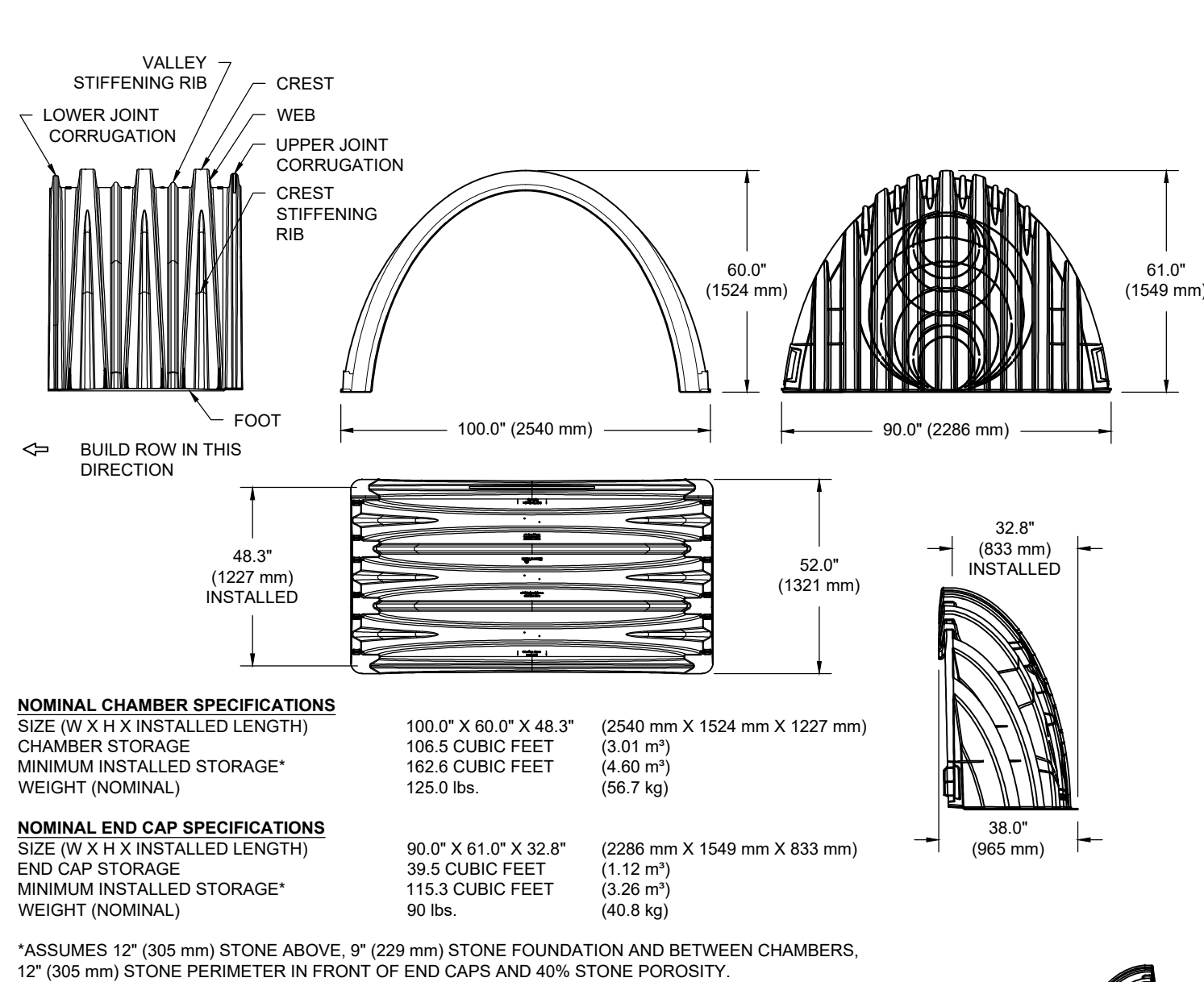
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT²%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-4500 CROSS SECTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m ³)
MINIMUM INSTALLED STORAGE ¹	162.6 CUBIC FEET	(4.60 m ³)
WEIGHT (NOMINAL)	125.0 lbs.	(56.7 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m ³)
MINIMUM INSTALLED STORAGE ¹	115.3 CUBIC FEET	(3.26 m ³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

¹ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B	---	---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B	---	---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B	---	---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B	---	---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B	---	---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18B	---	---	1.97" (50 mm)
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24B	---	---	2.26" (57 mm)
MC4500IEPP30B	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36B	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42B	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVERTED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

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

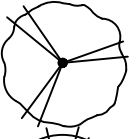
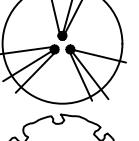
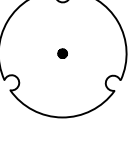
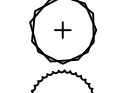
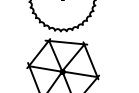
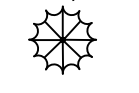
92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS

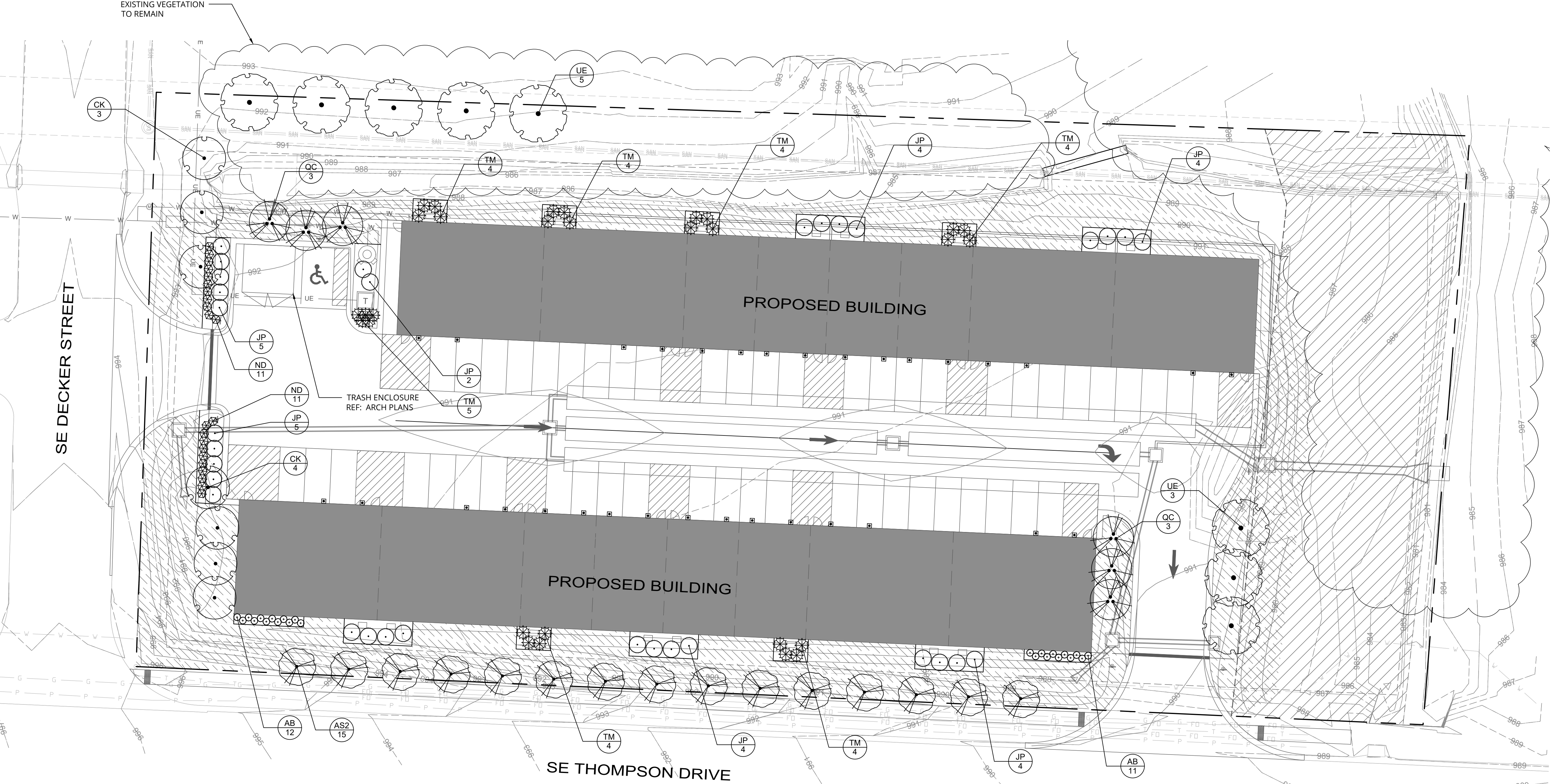
PROVIDED: 14 TREES AND 27 SHRUBS

LANDSCAPE SCREENING NOTE

1. GROUND MOUNTED EQUIPMENT SHALL BE TOTALLY SCREENED FROM VIEW BY EVERGREENS AS SHOWN ON PLAN BELOW.

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	
	JP	32	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
	ND	22	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
	TM	29	DENSIFORMIS YEW / TAXUS X MEDIA 'DENSIFORMUS'	5 GAL	
GROUND COVERS					
	TTF	16,900 SF	TURF TYPE TALL FSCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	



1 LANDSCAPE PLAN

SCALE = 1" = 1'-20"



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 100
KANSAS CITY, MO 64108
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: EMF
DRAWN BY: EMF
CHECKED BY: LWS



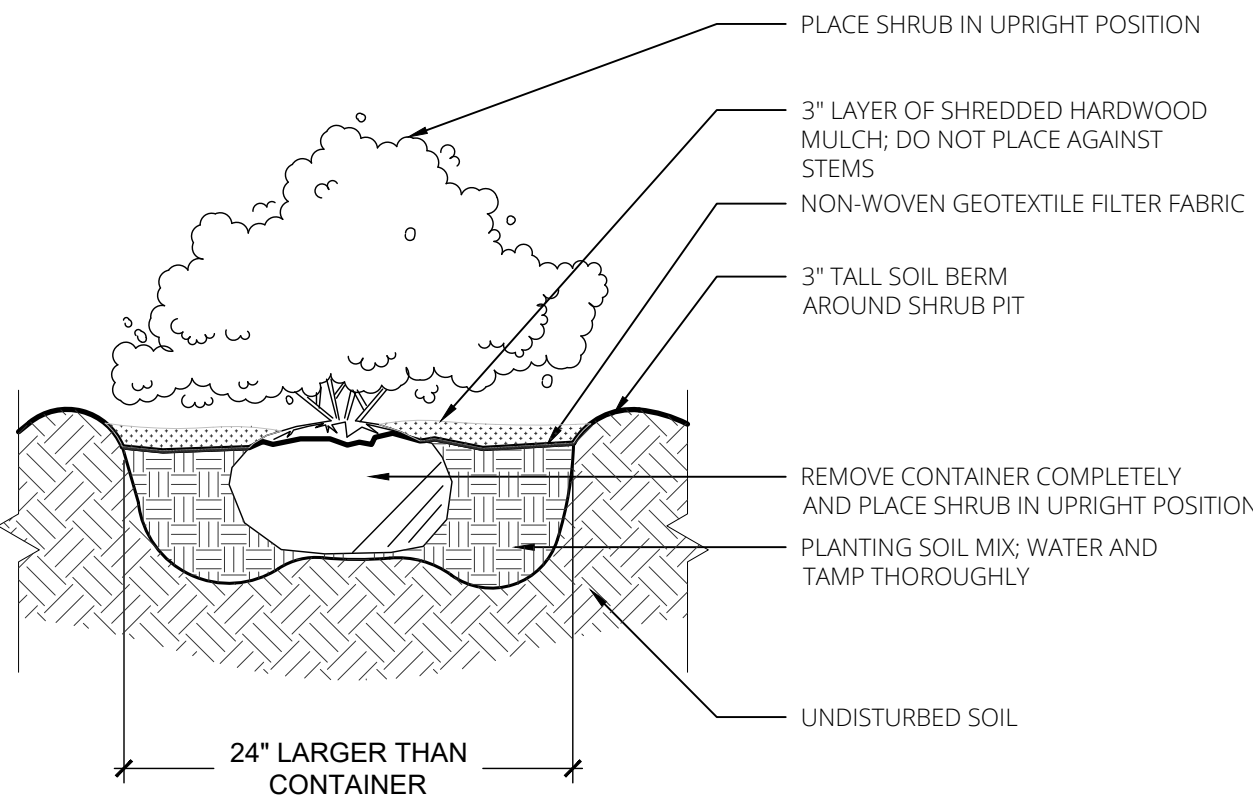
landworks
STUDIO
Olathe, KS 66061
102 S. Cherry St.
Phone: 913-780-6707
www.landworksstudio.com

LANDSCAPE PLAN

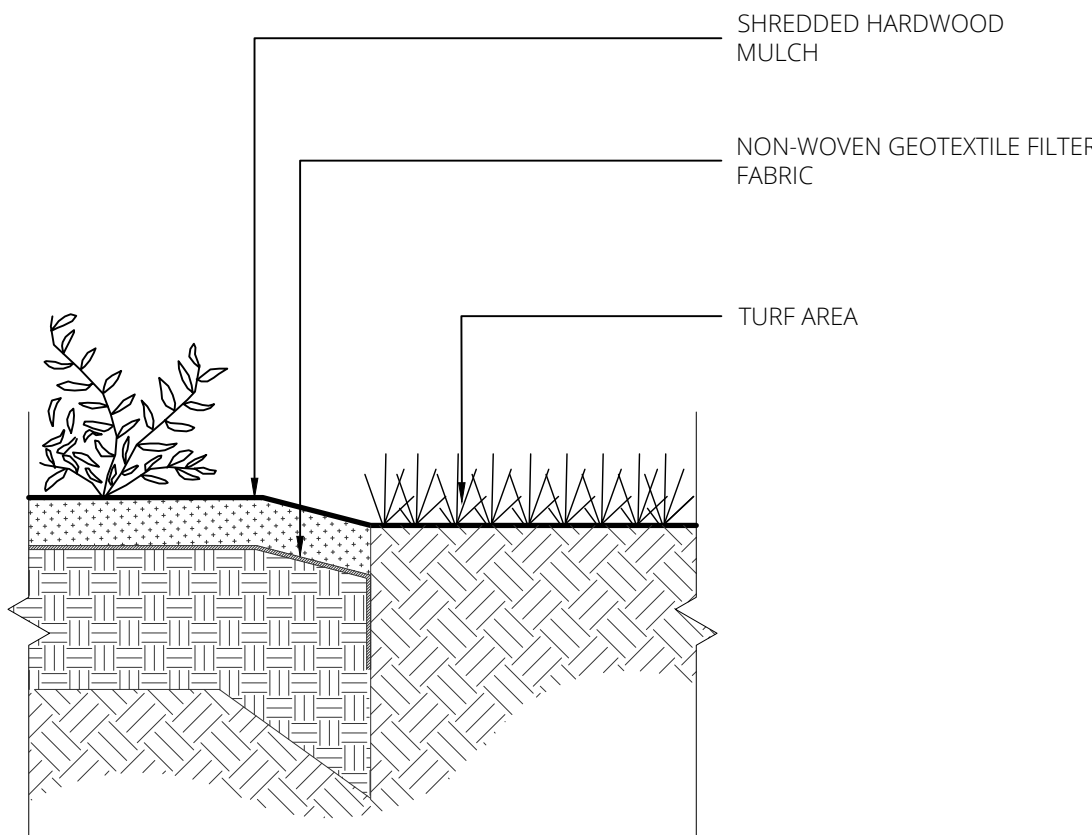
LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

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

L001

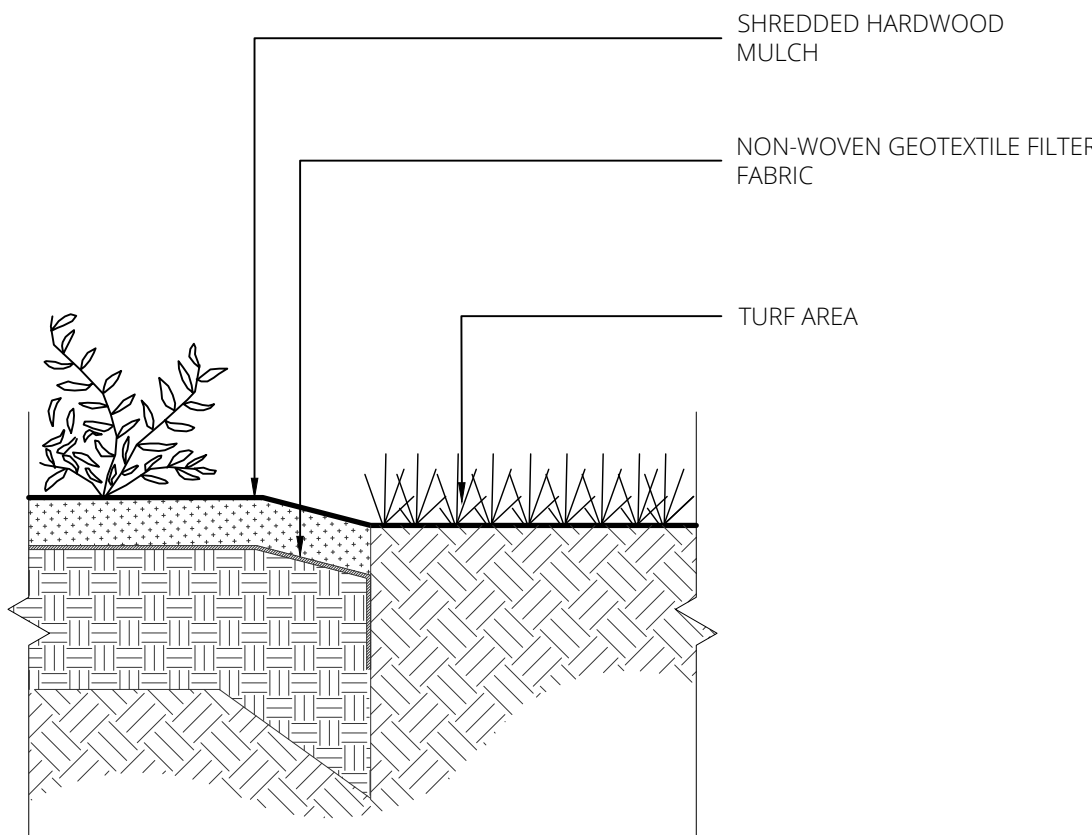


SCALE = 1/4" = 1'-0"



SCALE = 1/2" = 1'-0"

SCALE = 1/2" = 1'-0"



SCALE = 1" = 1'-0"

GENERAL

9. MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

PLANTING MATERIALS

10. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
13. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - a. CREEPING GROUNDCOVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - b. ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - c. ALL TREES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM EDGE OF PAVEMENT.
 - d. EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.

PLANTING SOIL MIX

15. A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE WILL BE MIXED ON-SITE, AND WILL CONSIST OF THE MIX COMPONENTS AND IN THE PROPORTIONS AS INDICATED:

A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST IN THE FOLLOWING RATIO:

MIX COMPONENT	% BY MOIST VOLUME
EXISTING SOIL	65-70%
TOPSOIL (UNSCREENED)	25-30%
COMPOST	5%

- a. FINAL TESTED ORGANIC MATTER BETWEEN 2.75 AND 4% (BY DRY WEIGHT).
 - b. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL.
 - c. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.
 - d. PROVIDE A TWO-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.
16. COMPOST: BLENDED AND GROUND LEAF, WOOD AND OTHER PLANT-BASED MATERIAL, COMPOSTED FOR A MINIMUM OF 6 MONTHS AND AT TEMPERATURES ENOUGH TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND LEAF STRUCTURES, FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE-BASED MATERIAL DESIGNED TO PRODUCE COMPOST HIGH IN FUNGAL MATERIAL. COMPOST SHALL BE COMMERCIALY PREPARED COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA OR AS MODIFIED IN THIS SECTION FOR "COMPOST AS A LANDSCAPE BACKFILL MIX COMPONENT".
- a. COMPOST SHALL COMPLY WITH THE FOLLOWING PARAMETERS:
- a.a. PH: 5.5 - 8.0.
 - a.b. SOIL SALT (ELECTRICAL CONDUCTIVITY): MAXIMUM 5 DS/M (MMHOS/CM).
 - a.c. MOISTURE CONTENT %, WET WEIGHT BASIS: 30 - 60.
 - a.d. PARTICLE SIZE, DRY WEIGHT BASIS: 98% PASS THROUGH 3/4 INCH SCREEN OR SMEAR.
 - a.e. STABILITY CARBON DIOXIDE EVOLUTION RATE: $\text{MG CO}_2\text{-C/G OM/DAY} < 2$.
 - a.f. SOLVITA MATURITY TEST: >6.
 - a.g. PHYSICAL CONTAMINANTS (INERTS), %, DRY WEIGHT BASIS: <1%.
 - a.h. CHEMICAL CONTAMINANTS, MG/KG (PPM): MEET OR EXCEED US EPA CLASS A STANDARD, 40CFR 5 503.13, TABLES 1 AND 3 LEVELS.
 - a.i. BIOLOGICAL CONTAMINANTS SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA, MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 5 503.32(a) LEVEL REQUIREMENTS.
17. PROVIDE A ONE QUART SAMPLE WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS.
18. INORGANIC SOIL AMENDMENTS
- a. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
 - a.a. CLASS: 1, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH A NO. 8 SIEVE AND A MINIMUM OF 75 PERCENT PASSING THROUGH A NO. 60 SIEVE.
 - a.b. FORM: PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE.

19. SOIL TESTING FOR TOPSOIL, EXISTING SOIL, COMPOST, PLANTING MIXES.
 - a. SUBMIT SOIL TEST ANALYSIS REPORT FOR EACH SAMPLE OF TOPSOIL, EXISTING SOIL, COMPOST, AND PLANTING SOIL FROM AN APPROVED SOIL-TESTING LABORATORY, AS FOLLOWS: SUBMIT TOPSOIL, EXISTING SOIL, AND COMPOST FOR TESTING AT LEAST 8 WEEKS BEFORE SCHEDULED INSTALLATION OF PLANTING SOIL MIXES. SUBMIT PLANTING SOIL MIX TEST NO MORE THAN 2 WEEKS AFTER THE APPROVAL OF THE TOPSOIL, EXISTING SOIL, AND COMPOST. DO NOT SUBMIT PLANTING SOIL MIXES TO THE TESTING LABORATORY FOR TESTING UNTIL ALL TOPSOIL, EXISTING SOIL, AND COMPOST RESULTS HAVE BEEN APPROVED. IF TESTS FAIL TO MEET THE SPECIFICATIONS, OBTAIN OTHER SOURCES OF MATERIAL, RETEST AND RESUBMIT UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE. ALL SOIL TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR.
20. FOR EACH TOPSOIL, EXISTING SOIL, AND PLANTING SOIL MIX SAMPLE, SUBMIT THE FOLLOWING ANALYSES:
 - a. PARTICLE SIZE ANALYSIS (% DRY WEIGHT)
 - b. USDA SOIL TEXTURE
 - c. PH AND BUFFER PH.
 - d. PERCENT ORGANIC CONTENT BY OVEN DRIED WEIGHT.
 - e. NUTRIENT LEVELS BY PARTS PER MILLION INCLUDING: PHOSPHORUS, POTASSIUM, MAGNESIUM, MANGANESE, IRON, ZINC AND CALCIUM. NUTRIENT TEST SHALL INCLUDE THE TESTING LABORATORY RECOMMENDATIONS FOR SUPPLEMENTAL ADDITIONS TO THE SOIL FOR OPTIMUM GROWTH OF THE PLANTINGS SPECIFIED.
 - f. SOLUBLE SALT BY ELECTRICAL CONDUCTIVITY OF A 1:2 SOIL WATER SAMPLE MEASURED IN MILLIHOHM PER CM.
 - g. CATION EXCHANGE CAPACITY (CEC).
21. FOR EACH COMPOST PRODUCT, SUBMIT THE FOLLOWING ANALYSES:
 - a. PH
 - b. SALT CONCENTRATION (ELECTRICAL CONDUCTIVITY)
 - c. MOISTURE CONTENT %, WET WEIGHT BASIS
 - d. PARTICLE SIZE % PASSING A SELECTED MESH SIZE, DRY WEIGHT BASIS
 - e. STABILITY CARBON DIOXIDE EVOLUTION RATE MG CO2-C PER G OM PER DAY
 - f. PHYSICAL CONTAMINANTS (INERTS) %, DRY WEIGHT BASIS
 - g. US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS CHEMICAL CONTAMINANTS MG/KG (PPM)
22. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUBSURFACE CONDITIONS, AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY CIRCUMSTANCES THAT WOULD NEGATIVELY IMPACT THE HEALTH OF PLANTINGS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
23. SHOULD SUBSURFACE DRAINAGE OR SOIL CONDITIONS BE ENCOUNTERED WHICH WOULD BE DETRIMENTAL TO GROWTH OR SURVIVAL OF PLANT MATERIAL, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING, STATING THE CONDITIONS AND SUBMIT A PROPOSAL COVERING COST OF CORRECTIONS. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH CONDITIONS, THEY SHALL REMAIN RESPONSIBLE FOR PLANT MATERIAL UNDER THE WARRANTY CLAUSE OF THE SPECIFICATIONS.
24. DELIVERY, STORAGE, AND HANDLING
 - a. WEATHER: DO NOT MIX, DELIVER, PLACE OR GRADE SOILS WHEN FROZEN OR WITH MOISTURE ABOVE FIELD CAPACITY.
 - b. PROTECT SOIL AND SOIL STOCKPILES, INCLUDING THE STOCKPILES AT THE SOIL

RELATED ITEMS

25. EDGING: ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A CULTIVATED EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.
26. MULCH: APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS, AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, BROWN IN COLOR AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
27. TREE TIES: CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM, TREE GUYING TO BIG FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:

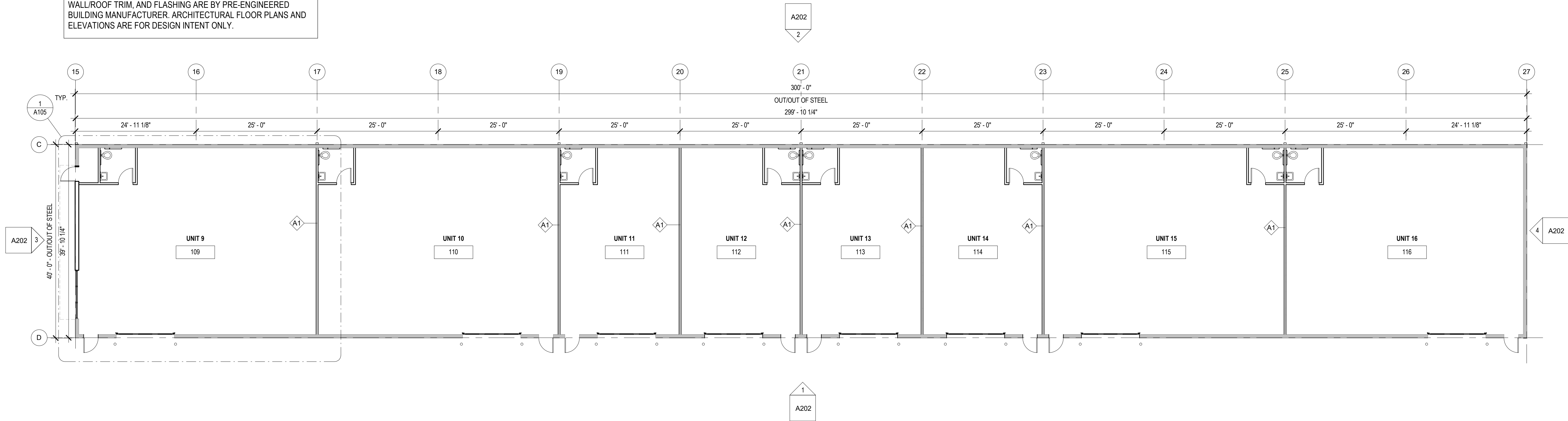
"ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, L.P.

"LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.

MAINTENANCE AND CLEAN-UP

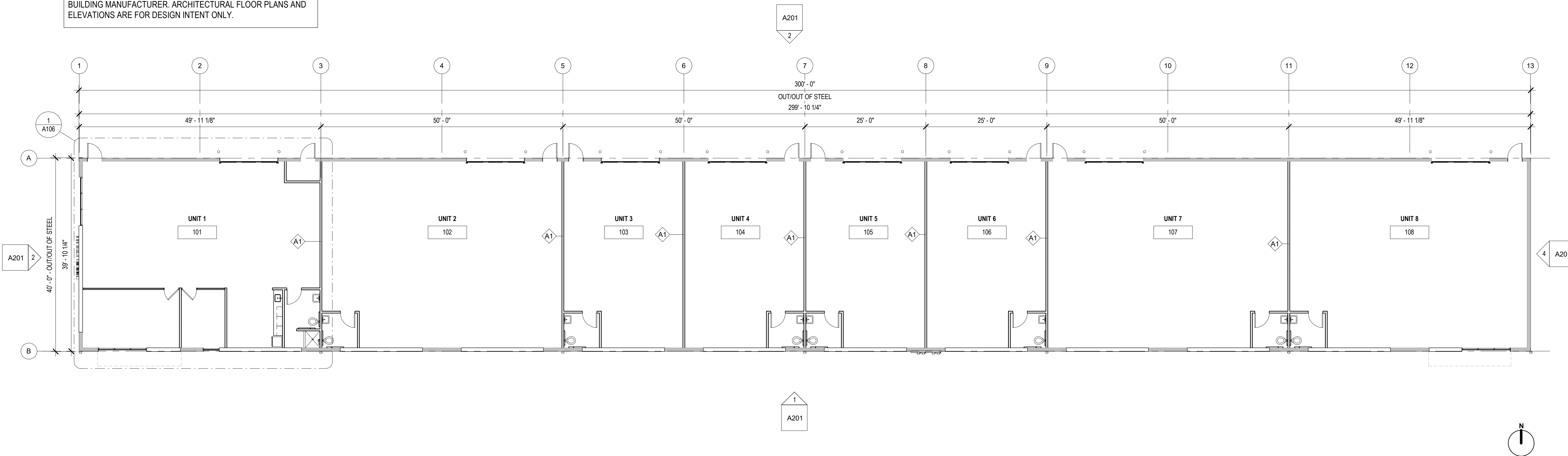
28. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
29. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- INSPECTION, WARRANTIES AND GUARANTEE**
30. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.
31. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
32. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUESTING THE MOST FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANTS DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

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

This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by SixTwentyOne LLC.

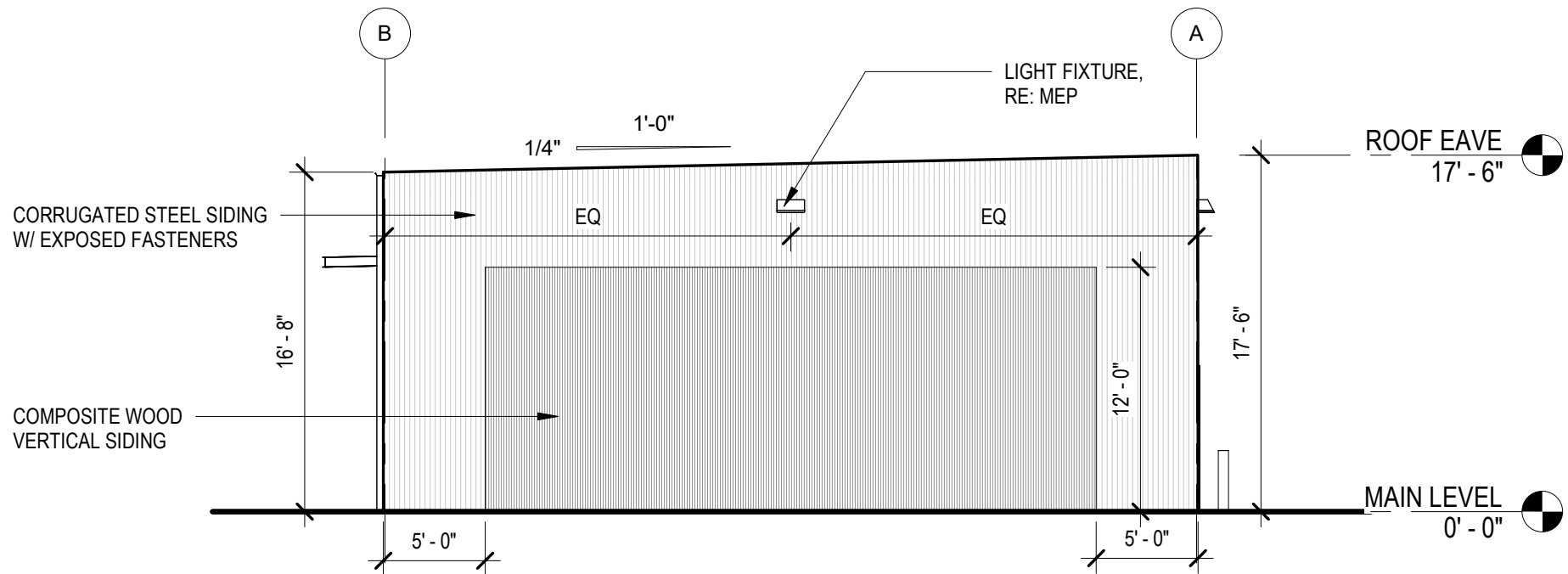
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

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"

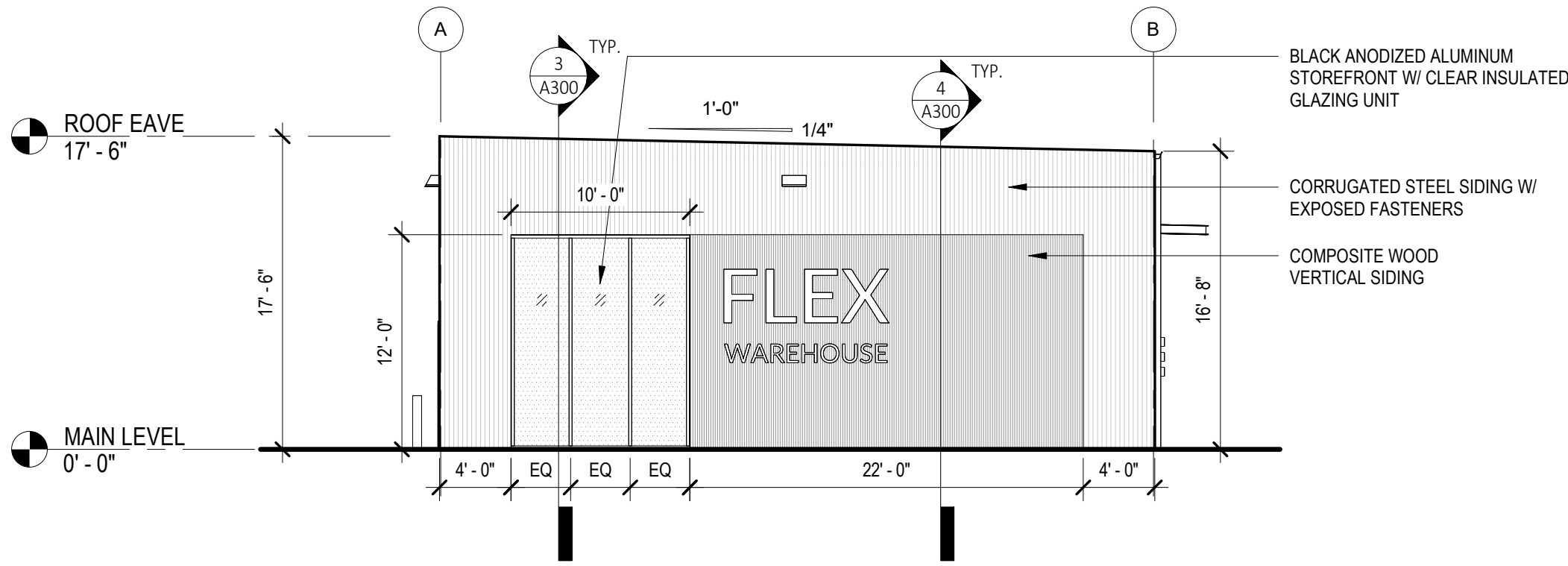
TOTAL WALL AREA: 683 SF

- CORRUGATED STEEL SIDING

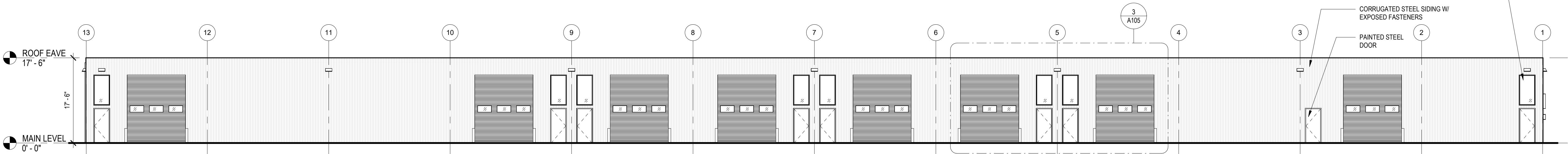
299 SF (44%)
- COMPOSITE WOOD SIDING

264 SF (39%)
- STOREFRONT GLASS

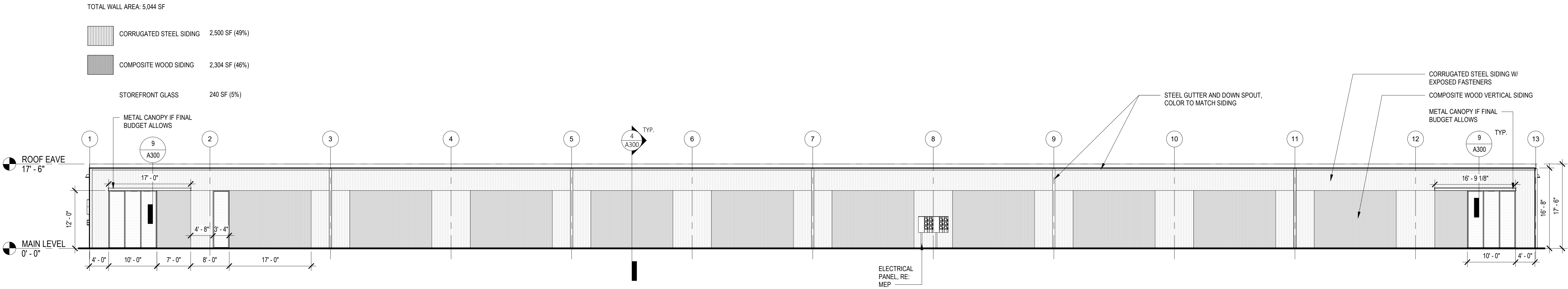
120 SF (17%)



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
T: 816.694.1369
www.sixtwentyone.com

This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by SixTwentyOne LLC.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

ELEVATIONS - BUILDING A

Sheet

Revision no.

A201



Capital Builders

Architect: _____
License: _____

ARCHITECT:

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

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

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

LEE'S SUMMIT FLEX
SPACES

804 E. Truman Blvd.
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
T: 816.694.1369
www.sixtwentyone.com

This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by SixTwentyOne LLC.

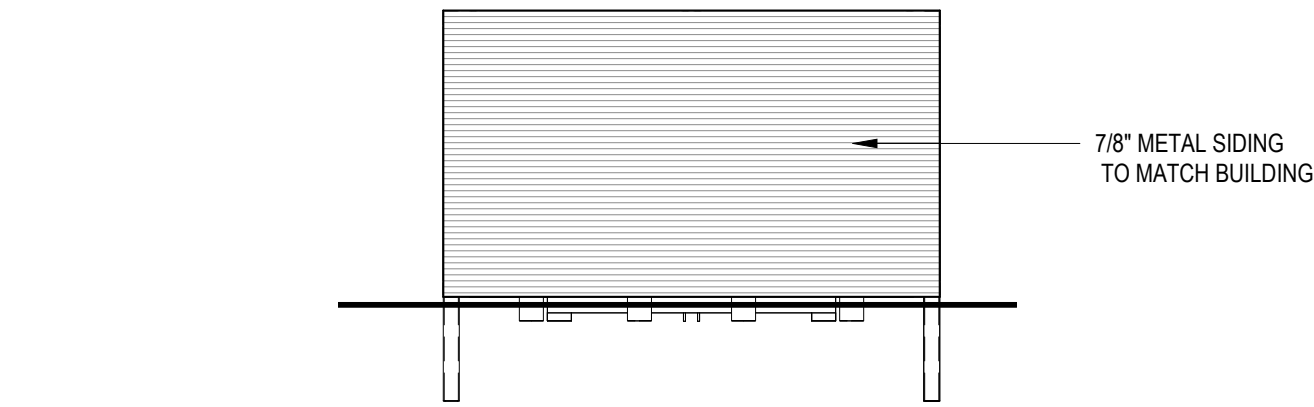
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

RENDERINGS

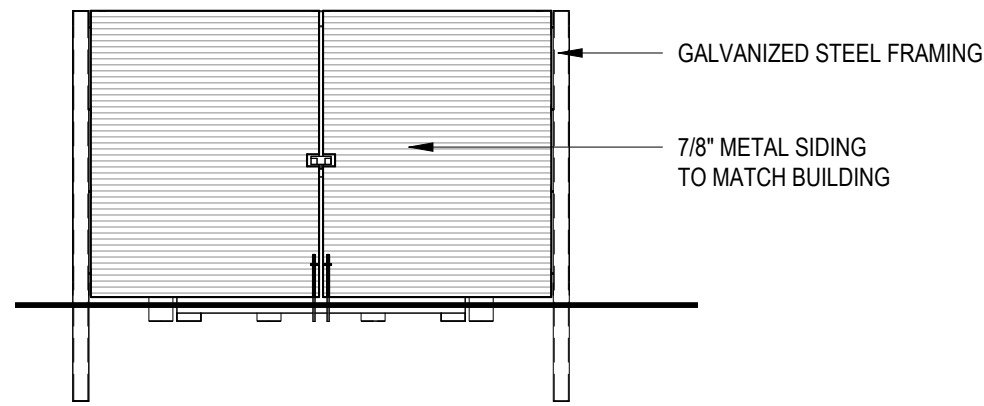
Sheet	Revision no.
-------	--------------

A203

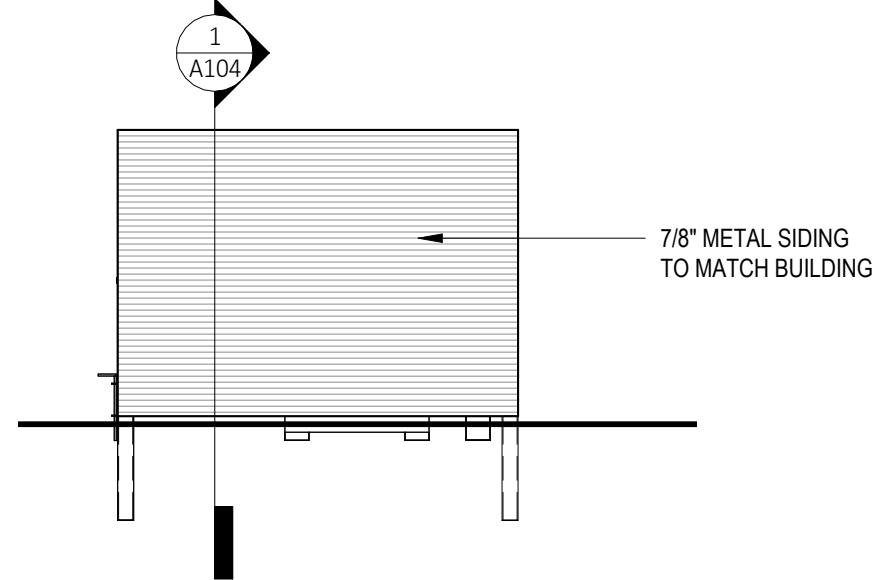
Printed: 1/31/2024 2:41:08 PM



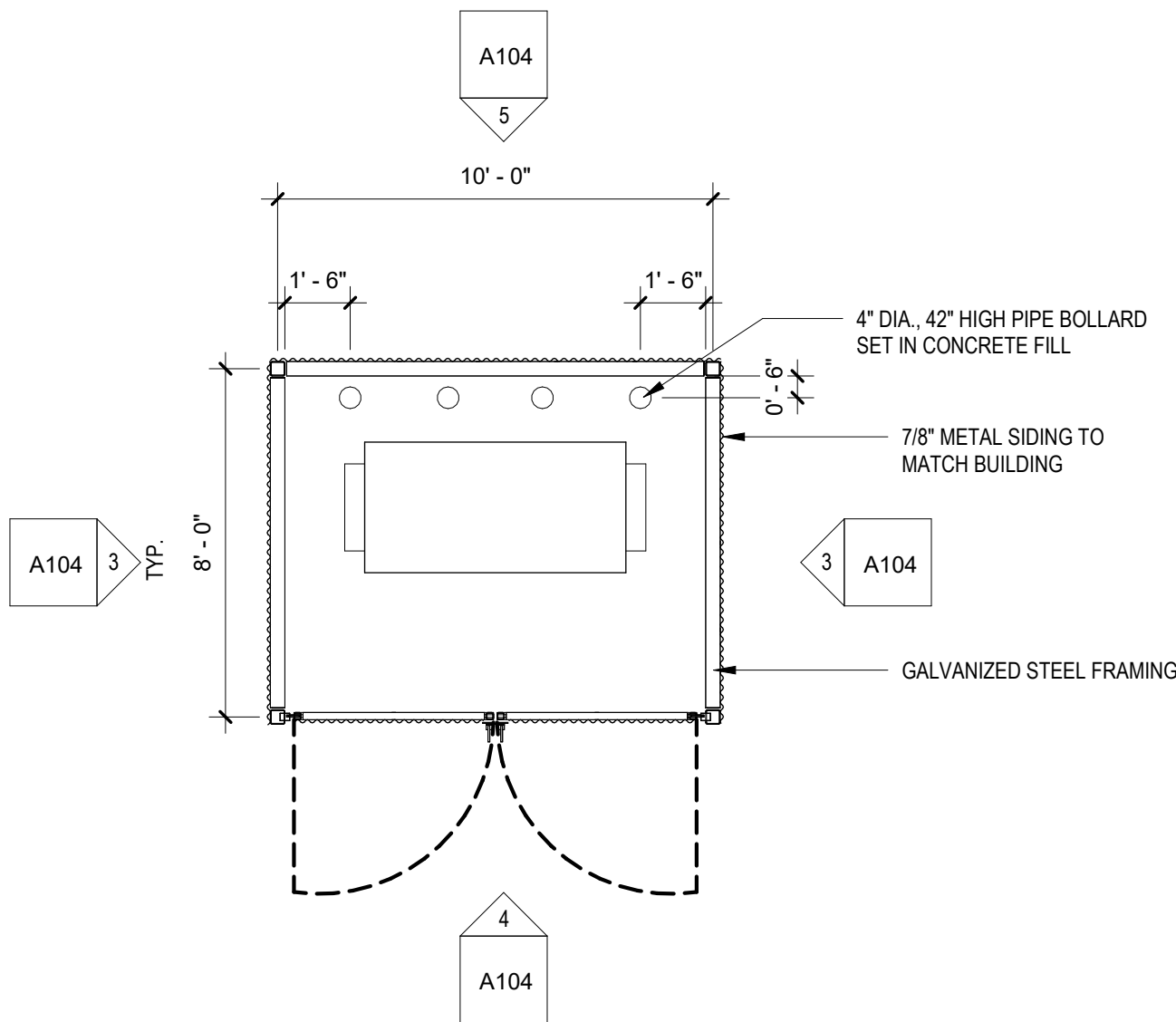
5 ELEVATION - TRASH ENCLOSURE - NORTH
 1/4" = 1'-0"



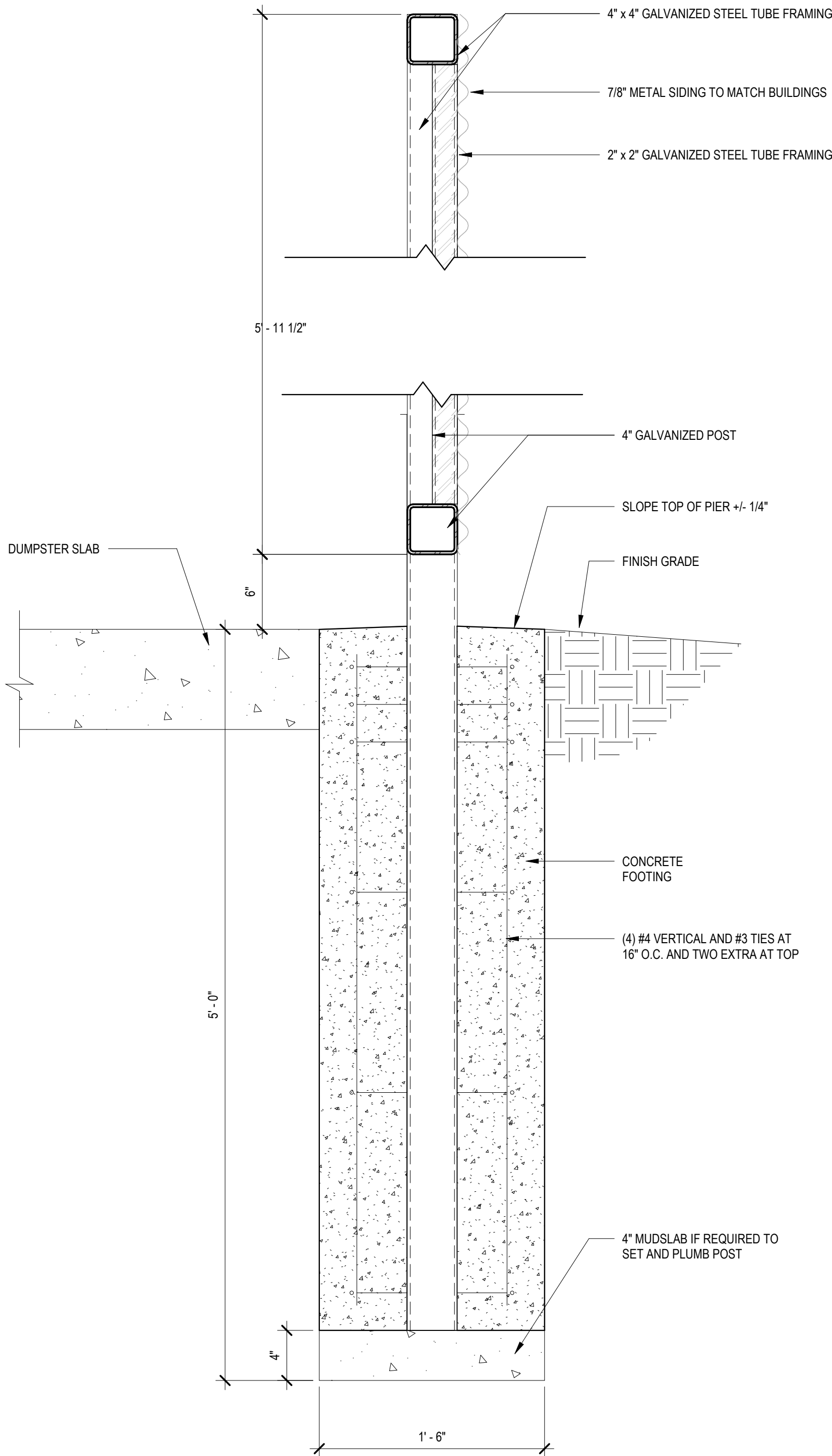
4 ELEVATION - TRASH ENCLOSURE - SOUTH
 1/4" = 1'-0"



3 ELEVATION - TRASH ENCLOSURE - EAST/WEST
 1/4" = 1'-0"



2 FLOOR PLAN - TRASH ENCLOSURE
 1/4" = 1'-0"



1 SECTION DETAIL - DUMPSTER ENCLOSURE
 1 1/2" = 1'-0"

REV.	DATE	ISSUE

ARCHITECT:

six
 twenty
 one

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

This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated, including the overall form, arrangement and composition of spaces or building elements, constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by SixTwentyOne LLC.

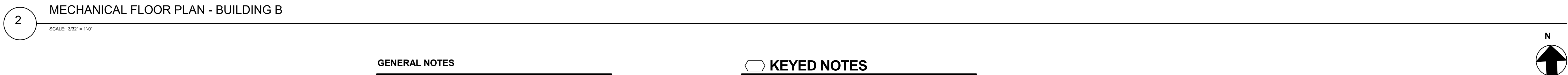
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

TRASH ENCLOSURE PLAN & DETAILS

Sheet

Revision no.

A204



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"

