

DEMOLITION GENERAL NOTES

- Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
- It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
- All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.

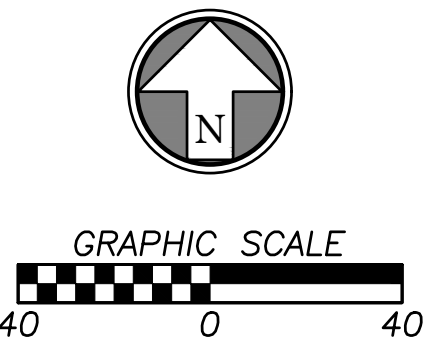


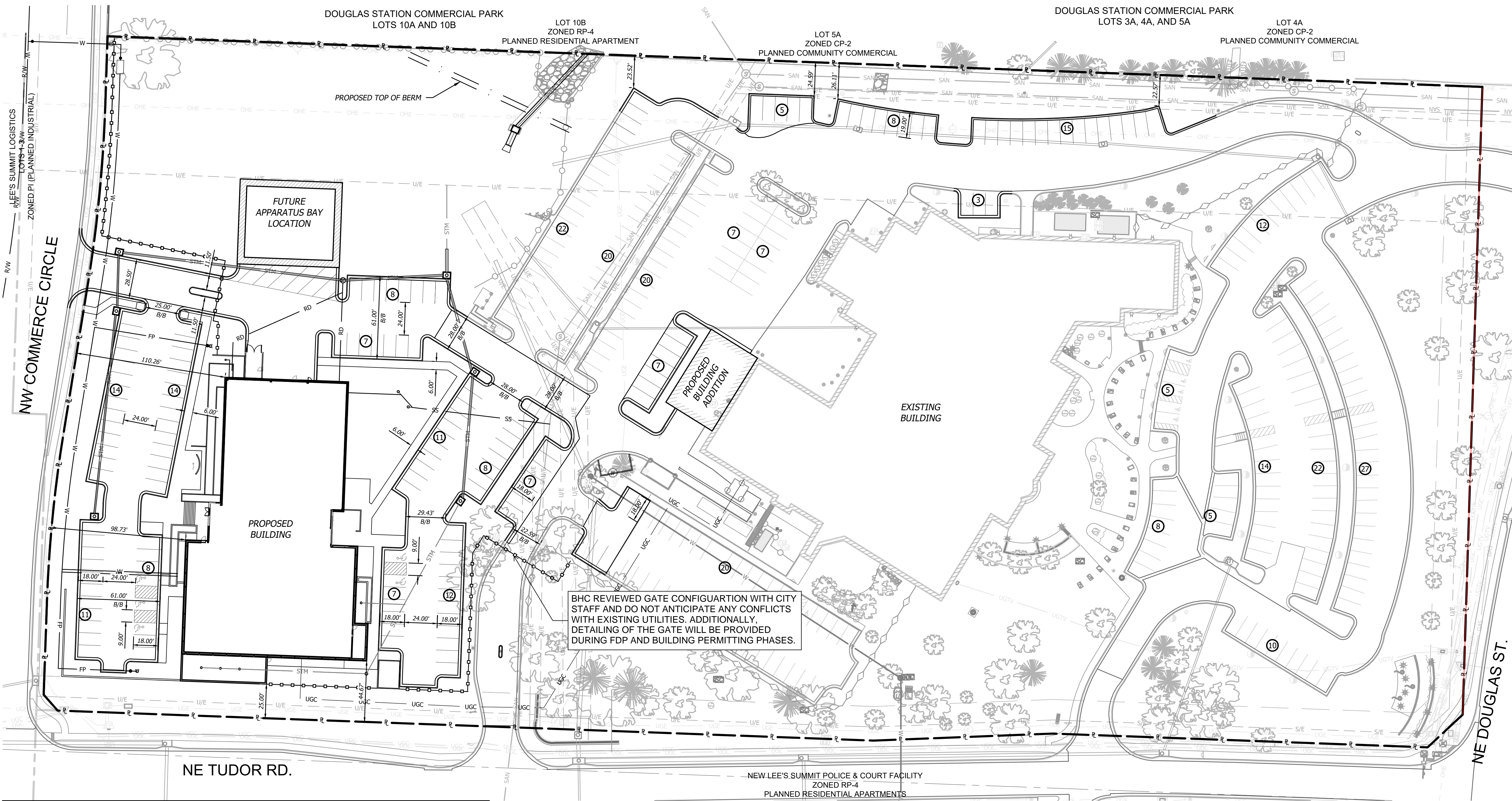
DEMOLITION NOTES

- 01 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- 02 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 03 REMOVE & DISPOSE OF EXISTING CURB AND GUTTER.
- 04 REMOVE & DISPOSE OF ASPHALT TRAIL.
- 05 REMOVE & DISPOSE OF EXISTING SHED.
- 06 REMOVE & DISPOSE OF EXISTING CHAIN LINK FENCE.
- 07 REMOVE & DISPOSE OF EXISTING PULL UP BARS.
- 08 REMOVE & DISPOSE OF EXISTING WOODEN WINDOW.
- 09 REMOVE & DISPOSE OF EXISTING LIGHT POLES.
- 10 REMOVE & DISPOSE OF EXISTING TREES.

LEGEND

- R/W RIGHT - OF - WAY LINE
- RL PROPERTY LINE
- GHE EXISTING OVERHEAD UTILITY LINES
- UGE EXISTING UNDERGROUND ELECTRICAL LINE
- GAS EXISTING GAS LINE
- W EXISTING WATER LINE
- SAW CUT LINE
- [Pattern] ASPHALT PAVEMENT TO BE REMOVED
- [Symbol] EXISTING TREE LINE
- [Symbol] EXISTING TREE TO BE REMOVED





SITE DATA	
<u>SITE</u>	
SITE AREA:	11.58 AC 504,417 SF
<u>IMPERVIOUS AREA:</u>	
EXISTING:	228,818 SF (45.4%)
PROPOSED:	296,228 SF (58.7%)
<u>BUILDING</u>	
EXISTING BUILDING AREA:	50,682 SF (10.0%)
PROPOSED BUILDING AREA:	22,176 SF (4.4%)
PROPOSED BUILDING EXPANSION AREA:	2,520 SF (0.5%)
FLOOR AREA RATIO (FAR):	0.15:1
<u>PARKING</u>	
EXISTING PARKING TO REMAIN:	208
EXISTING ADA SPACES TO REMAIN:	7
NEW PARKING PROVIDED:	147
NEW ADA SPACES PROVIDED:	5
TOTAL SITE SECURED PARKING:	217
UNSECURED (PUBLIC) PARKING AT EXISTING BUILDING:	103
UNSECURED (PUBLIC) PARKING AT NEW BUILDING:	47
TOTAL SITE PARKING:	367

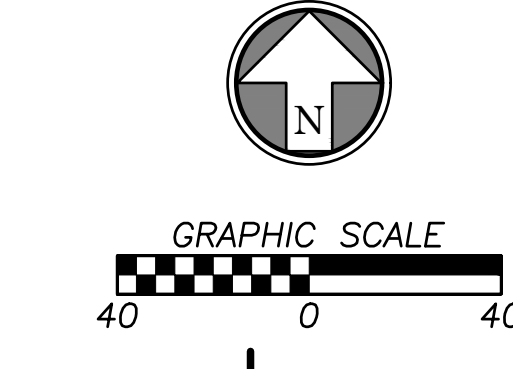
ZONING
PO (PLANNED OFFICE)

OWNERSHIP:
PARCEL NO. 52-900-04-237-00-0-00-000
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT POLICE AND COURT FACILITY
INSTRUMENT NO. 199710020462, BOOK 60, PAGE 53

DIMENSIONAL STANDARDS:			
BUILDING SET-BACKS	FRONT YARD	15 FT	
	REAR YARD	20 FT	
PARKING SET-BACKS	RIGHT OF WAY	20 FT	
	RESIDENTIAL DISTRICT	20 FT	
	SIDE AND REAR P/L	6 FT	
DRIVEWAY AISLE MINIMUM		24 FT	
PARKING SPACE DIMENSIONS	LENGTH	19 FT	
	WIDTH	9 FT	
	(WIDTH OF PAVEMENT ONLY, DOES NOT INCLUDE CURB & GUTTER)		
PAVEMENT NOTES:			
1. ALL PAVEMENT SHALL FOLLOW THE UNIFIED DEVELOPMENT ORDINANCE (UDO) IN TERMS OF THICKNESS, BASE, AND SUBGRADE UNLESS AN ALTERNATE DESIGN CAN BE SUPPORTED BY A GEOTECHNICAL STUDY BASED ON FIELD SAMPLING AND BASED ON SPECIFIC CRITERIA FROM THE CITY ENGINEER.			
2. KSMMB ASPHALTIC CONCRETE MIX IS REQUIRED, AS WELL AS KCMMB MIX FOR NORMAL CONCRETE.			
OIL & GAS NOTES:			
1. THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS DATA SET "OIL AND GAS WELLS" (UPDATED 2024-04-24) DOES NOT INDICATE ANY WELLS ON THE PROJECT SITE.			
2. THERE WAS NO VISIBLE EVIDENCE OF EXISTING OR ABANDONED OIL OR GAS WELLS ON THE SITE AT THE TIME OF ORIGINAL SURVEY (2024-03-13)			

CONSTRUCTION NOTES	
01	LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
02	PROPOSED NO PARKING STRIPING
03	PROPOSED STORM SEWER SYSTEM
04	PROPOSED FIRE PROTECTION SYSTEM
05	PROPOSED TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
06	PROPOSED WATER SERVICE SYSTEM
07	PROPOSED GENERATOR
08	PROPOSED TRANSFORMER PAD LOCATION
09	PROPOSED SANITARY SEWER SYSTEM
10	CITY OF LEE'S SUMMIT COMMERCIAL DRIVE ENTRANCE (GEN-1)
11	PROPOSED COMMUNICATIONS TOWER LOCATION. PENDING FURTHER DESIGN.
GENERAL NOTES:	
1. MINIMUM CURB RADIUS OF 3 FEET (UNLESS OTHERWISE SPECIFIED).	
2. ALL NEW ON-SITE WIRING AND CABLES SHALL BE INSTALLED UNDERGROUND.	
3. ALL ABOVE GROUND ELECTRICAL AND/ OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.	
4. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.	
5. ALL EXTERIOR -MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.	
6. BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER.	

SITE LEGEND	
#	PARKING STALL COUNT
[Hatched Box]	PROPOSED BUILDING
[Solid Box]	EXISTING BUILDING
[Dotted Box]	LIGHT DUTY ASPHALT PAVEMENT
[Stippled Box]	LIGHT DUTY PCC PAVEMENT
[Horizontal Lines]	CONCRETE SIDEWALK
[Double Line]	STANDARD CURB & GUTTER
[Thick Line]	RETAINING WALL
[Dashed Line]	DRY CURB & GUTTER
[Thin Line]	ZERO HEIGHT CURB
[Thin Line with Arrow]	TRANSITION CURB



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LEE'S SUMMIT JOINT OPERATIONS FACILITY
2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086
PRELIMINARY DEVELOPMENT PLAN

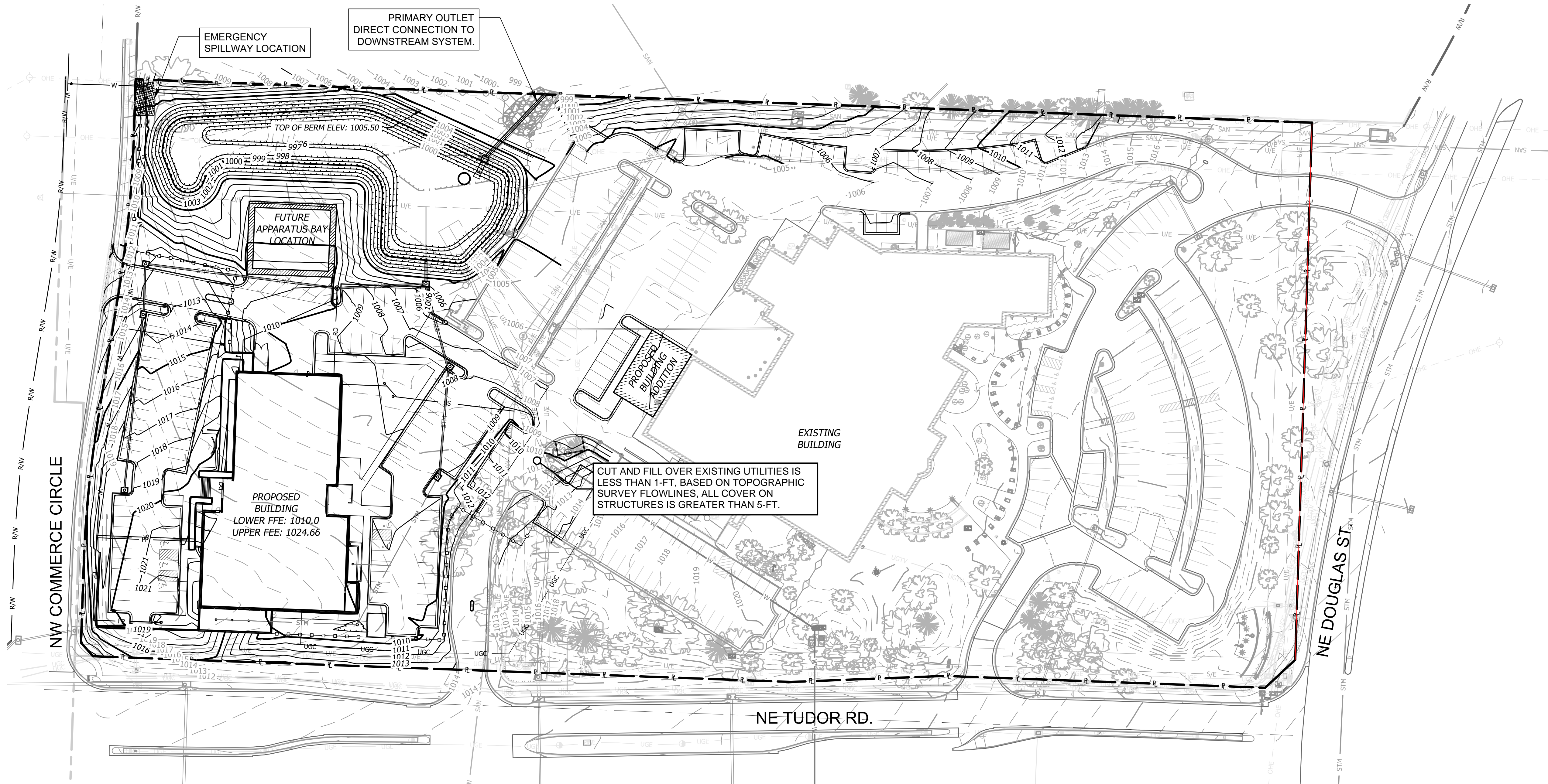
REVISION DATES:
REV 1: 2024-08-27

INTERIM REVIEW ONLY
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Architect Of Record:
Hoefer Welker

PROFESSIONAL SEAL

C2.0
ISSUE DATE: JULY 25, 2024
HOEFER WELKER #: 138191

OVERALL SITE PLAN



BENCHMARKS (DATUM: NAVD88)
BENCHMARK NUMBER: 1
ELEVATION= 1015.01

CHISELED SQUARE ON THE NORTH FACE OF A GRATE INLET, LOCATED ON THE SOUTH SIDE OF TUDOR ROAD, APPROXIMATELY 425 FEET EAST OF THE INTERSECTION OF TUDOR ROAD AND SLOAN STREET.

BENCHMARK NUMBER: 2
ELEVATION= 1031.01

CHISELED SQUARE ON THE NORTHWEST CORNER OF A PEDESTRIAN CROSSING SIGNAL, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TUDOR ROAD AND DOUGLAS STREET.

FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 29095C0417G
Panel No: 417 of 625
Map Revised Date: January 20, 2017
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

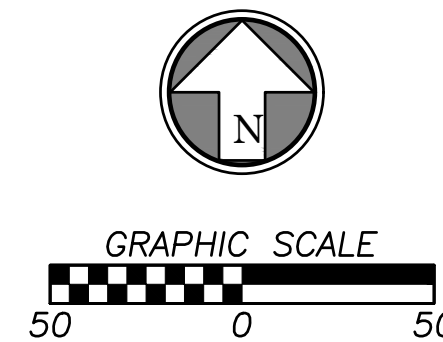
ON-GOING DESIGN COORDINATION NOTE:

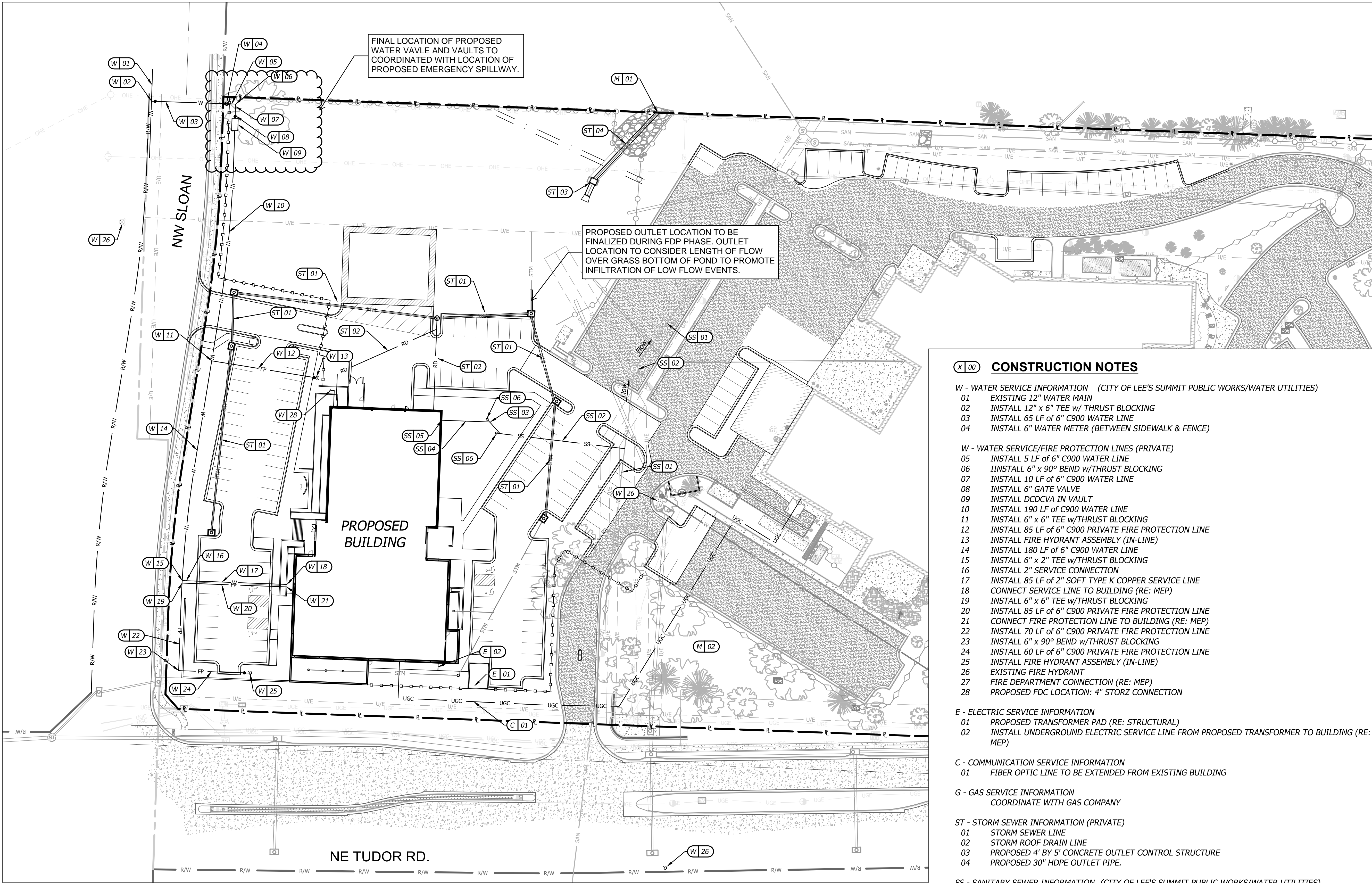
AT THE SUBMISSION OF THE PDP DOCUMENTS, COORDINATION OF MULTIPLE DESIGN ITEMS INCLUDING LIGHT POLE LOCATIONS, UTILITY LINE LOCATIONS, AND LANDSCAPE DESIGN IS ON-GOING. THE DESIGN TEAM WILL CONTINUE TO COORDINATE THESE ITEMS INTO FDP PREPARATIONS AND ADDRESS OUTSTANDING CONFLICTS.

ADDITIONALLY, THE DESIGN TEAM IS COORDINATING WITH EVERGY FOR WORK IN OR NEAR THEIR EASEMENT. THESE DESIGN PLANS HAVE BEEN SHARED WITH EVERGY.

GRADING LEGEND

- | | |
|------------------------|-------------------------------|
| 980 | FINISH GRADE MAJOR CONTOURS |
| 982 | FINISH GRADE MINOR CONTOURS |
| 980 | EXISTING GRADE MAJOR CONTOURS |
| 982 | EXISTING GRADE MINOR CONTOURS |
| P | PROPERTY LINE |
| R/W | RIGHT-OF-WAY LINE |
| Standard Curb & Gutter | STANDARD CURB & GUTTER |
| Dry Curb & Gutter | DRY CURB & GUTTER |
| Zero Height Curb | ZERO HEIGHT CURB |
| Transition Curb | TRANSITION CURB |
| Retaining Wall | RETAINING WALL |





UTILITY NOTES

- Contractor shall refer to all specifications, guidelines, and installation drawings from utility contacts for the installation of all service lines.
- The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
- Contractor to ensure 18" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
- Fire Line Notes:
 - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
 - Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
 - Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
- Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.

ON-GOING DESIGN COORDINATION NOTE:

AT THE SUBMISSION OF THE PDP DOCUMENTS, COORDINATION OF MULTIPLE DESIGN ITEMS INCLUDING LIGHT POLE LOCATIONS, UTILITY LINE LOCATIONS, AND LANDSCAPE DESIGN IS ON-GOING. THE DESIGN TEAM WILL CONTINUE TO COORDINATE THESE ITEMS INTO FDP PREPARATIONS AND ADDRESS OUTSTANDING CONFLICTS.

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X 00 CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)

- EXISTING 12" WATER MAIN
- INSTALL 12" x 6" TEE w/ THRUST BLOCKING
- INSTALL 65 LF of 6" C900 WATER LINE
- INSTALL 6" WATER METER (BETWEEN SIDEWALK & FENCE)

W - WATER SERVICE/FIRE PROTECTION LINES (PRIVATE)

- INSTALL 5 LF of 6" C900 WATER LINE
- INSTALL 6" x 90° BEND w/THRUST BLOCKING
- INSTALL 10 LF of 6" C900 WATER LINE
- INSTALL 6" GATE VALVE
- INSTALL DDCVA IN VAULT
- INSTALL 190 LF of C900 WATER LINE
- INSTALL 6" x 6" TEE w/THRUST BLOCKING
- INSTALL 85 LF of 6" C900 PRIVATE FIRE PROTECTION LINE
- INSTALL FIRE HYDRANT ASSEMBLY (IN-LINE)
- INSTALL 180 LF of 6" C900 WATER LINE
- INSTALL 6" x 2" TEE w/THRUST BLOCKING
- INSTALL 2" SERVICE CONNECTION
- INSTALL 85 LF of 2" SOFT TYPE K COPPER SERVICE LINE
- CONNECT SERVICE LINE TO BUILDING (RE: MEP)
- INSTALL 6" x 6" TEE w/THRUST BLOCKING
- INSTALL 85 LF of 6" C900 PRIVATE FIRE PROTECTION LINE
- CONNECT FIRE PROTECTION LINE TO BUILDING (RE: MEP)
- INSTALL 70 LF of 6" C900 PRIVATE FIRE PROTECTION LINE
- INSTALL 6" x 90° BEND w/THRUST BLOCKING
- INSTALL 60 LF of 6" C900 PRIVATE FIRE PROTECTION LINE
- INSTALL FIRE HYDRANT ASSEMBLY (IN-LINE)
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (RE: MEP)
- PROPOSED FDC LOCATION: 4" STORZ CONNECTION

E - ELECTRIC SERVICE INFORMATION

- PROPOSED TRANSFORMER PAD (RE: STRUCTURAL)
- INSTALL UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING (RE: MEP)

C - COMMUNICATION SERVICE INFORMATION

- FIBER OPTIC LINE TO BE EXTENDED FROM EXISTING BUILDING

G - GAS SERVICE INFORMATION

- COORDINATE WITH GAS COMPANY

ST - STORM SEWER INFORMATION (PRIVATE)

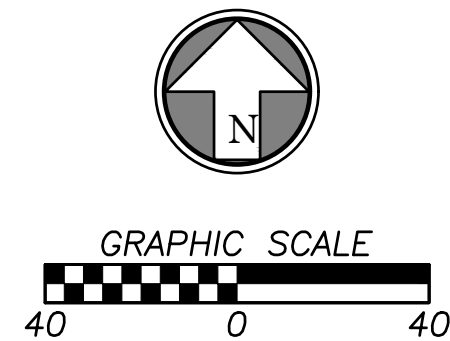
- STORM SEWER LINE
- STORM ROOF DRAIN LINE
- PROPOSED 4' BY 5' CONCRETE OUTLET CONTROL STRUCTURE
- PROPOSED 30" HDPE OUTLET PIPE.

SS - SANITARY SEWER INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)

- EXISTING 8" PVC SANITARY SEWER
- EXISTING MANHOLE (TOP = 1006.3, F/L = 998.2)
- CONNECT TO EXISTING 8" SANITARY SEWER MAIN w/ 8" x 6" WYE
- INSTALL 39 LF OF 6" PVC SDR-26
- CONNECT SANITARY SEWER SERVICE LINE TO BUILDING CONNECTION (RE: MEP)
- INSTALL SANITARY SEWER SERVICE LINE CLEANOUT

M - MISCELLANEOUS

- COORDINATE THE DISCHARGE FROM THE DETENTION BASIN WITH THE ADJACENT DEVELOPMENT TO THE NORTH. RECOMMEND STORM DESIGN TO INCLUDE DIRECT CONNECTION TO NEIGHBORING PROPERTY PROPOSED STORM SYSTEM.
- COMMUNICATIONS TOWER



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LEE'S SUMMIT, MISSOURI 64086

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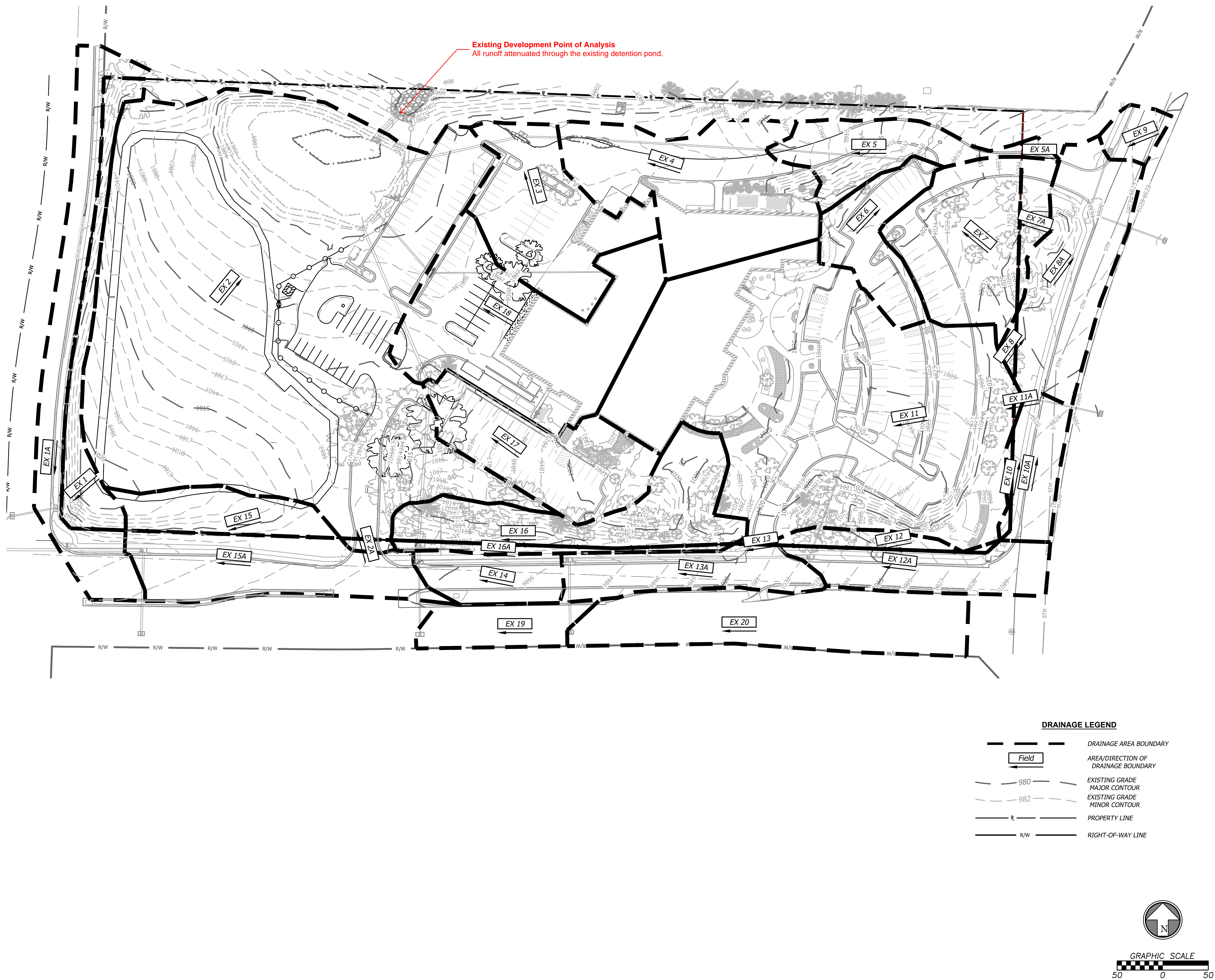
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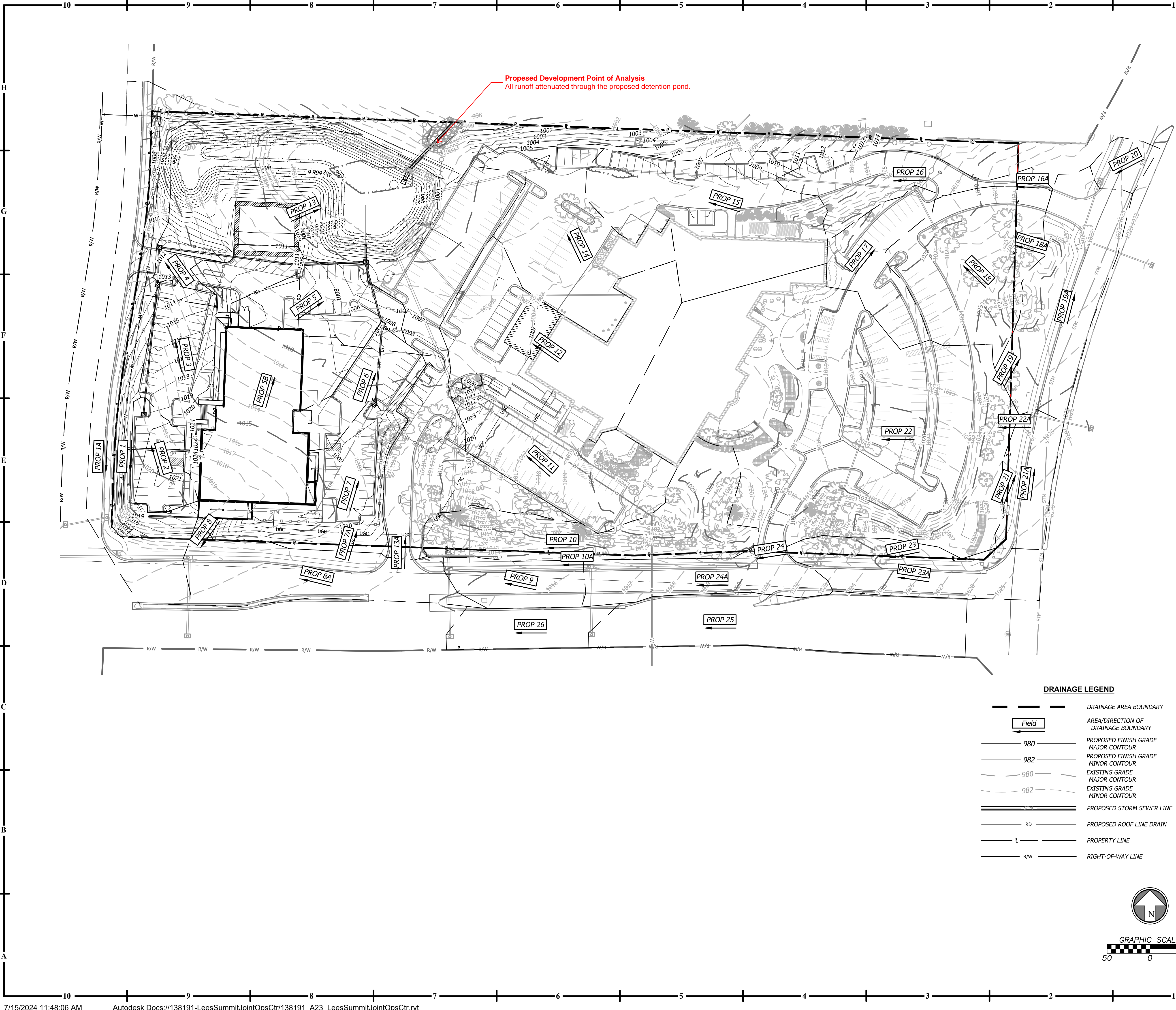
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EXISTING DRAINAGE MAP

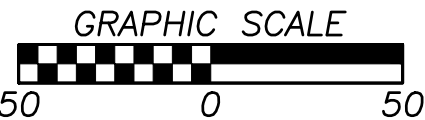
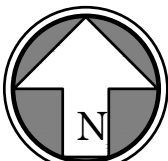




Proposed Development Point of Analysis
All runoff attenuated through the proposed detention pond.

DRAINAGE LEGEND

	DRAINAGE AREA BOUNDARY
	AREA/DIRECTION OF DRAINAGE BOUNDARY
	PROPOSED FINISH GRADE MAJOR CONTOUR
	PROPOSED FINISH GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPOSED STORM SEWER LINE
	PROPOSED ROOF LINE DRAIN
	PROPERTY LINE
	RIGHT-OF-WAY LINE



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PRELIMINARY DEVELOPMENT PLAN

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PROPOSED DRAINAGE MAP