



September 12, 2024

City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

Re: Associated Plastic Surgeon's
2701 NE McBaine Drive
Lot 7, I-470 Business and Technology Center
Final Stormwater Management Plan

Phelps Engineering, Inc. is pleased to submit this Final Stormwater Management Plan for the above referenced project. The proposed project includes a new commercial building and parking lot being constructed on Lot 7, I-470 Business and Technology Center which is 1.24 acres.

The site is located within a watershed that includes an existing regional detention basin which was sized to accommodate the commercial development of Lot 7, I-470 Business and Technology Center. Per APWA 5600, the standard rational "C" value for a "Business – Neighborhood Area" is 0.81.

The proposed development results in a total impervious area on the property equal to 0.82 acres. This results in a proposed rational "C" value, per APWA 5600 equal to 0.70 as calculated below.

$$\text{Proposed Rational "C"} = 0.3 + 0.6 \times (0.82 / 1.24) = 0.70$$

The proposed development results in less impervious area and a lower rational "C" value than a standard commercial development per APWA 5600. Therefore, the existing detention system, which was designed to accommodate the commercial development of Lot 7, I-470 Business and Technology Center, will accommodate the proposed development and no additional detention is required.

This completes Phelps Engineering's submittal of the Final Stormwater Management Plan for the Associated Plastic Surgeon's development on Lot 7, I-470 Business and Technology Center. Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

Daniel Finn, P.E.

Phelps Engineering Inc.



PHELPS ENGINEERING, INC.



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OVERALL SITE PLAN
 I-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAINE DR
 LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	DATE	BY	APP.	REVISIONS
240024	09-12-2024	AEB	DAF	
1-240024	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS

SHEET
C100

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - City ordinances & O.S.H.A. Regulations.
 - The City of Lee's Summit Technical Specifications and Municipal Code.
 - All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City Materials Metro Board (KCMMB) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2972 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70° AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60° AND RISING. TWO COATS SHALL BE APPLIED.

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PRE-CONSTRUCTION MEETING NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 989-1200.

FIRE ACCESS ROAD NOTE:

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

LEGAL DESCRIPTION:

LOT 7, I-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±1.2413 ACRES / ±54,071 SQ.FT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0430G, AND DATED JANUARY 20, 2017.

BUILDING & LOT DATA

Site Area - Lot 7	54,071 S.F./1.24 Ac.
Zoning	PMIX
Proposed Building No. of Stories	1 Story
Medical Office	7,176 S.F.
Post Operational (8 Beds)	5,634 S.F.
Total Building S.F.	12,810 S.F.
Floor Area Ratio (FAR)	0.2369
Impervious Area	0.8194 Ac. (66%)
Open Space	0.4219 Ac. (34%)

PARKING SUMMARY

Parking Provided	
Standard Parking Provided	55 Spaces
Handicap Accessible Parking Spaces Provided	3 Spaces
Total Parking Provided	58 Spaces
Parking Required:	53 Spaces*

* - Refer to Parking Memo

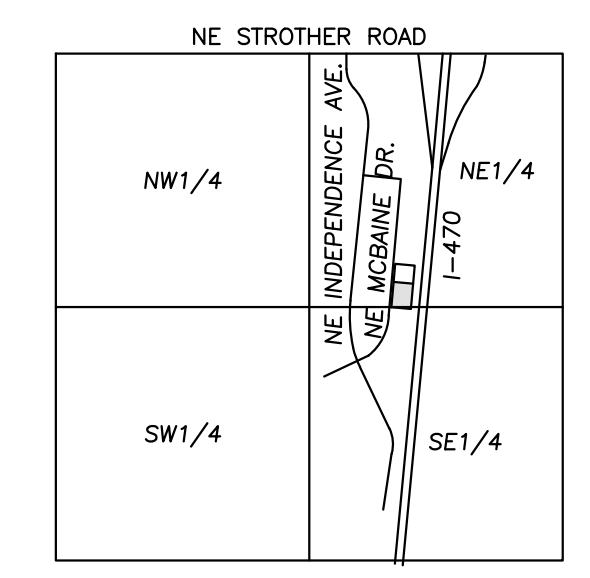
LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2" — 2" CURB & GUTTER
- 6" — 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- ▒ — STANDARD DUTY ASPHALT PAVEMENT
- ▒ — HEAVY DUTY ASPHALT PAVEMENT
- ▒ — PROPOSED BUILDING
- ▒ — CONCRETE PAVEMENT
- ▒ — CONCRETE SIDEWALK



Know what's below.
 Call before you dig.

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
 SEC. 20-48N-31W

