

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 2 NE TUDOR ROAD FOR THE CITY OF LEE'S SUMMIT JOINT OPERATIONS FACILITY, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-188 submitted by Hofer Welker, requesting approval of a preliminary development plan in District PO on land located at 2 NE Tudor Rd was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the consideration of the preliminary development plan on October 10, 2024, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 12, 2024, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved on the following described property:

All of Lot 1A, Lee's Summit Police and Court Facility, Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the medium impact landscape buffer/screen along the north property line, to allow the planting of only shrubs as depicted on the landscape plan dated August 27, 2024.
2. Development shall be in accordance with the preliminary development plan dated August 27, 2024, inclusive of the architectural elevations contained therein depicting the use of architectural composite metal panel systems.

SECTION 3. Development shall be in accordance with the preliminary development plan dated August 27, 2024, including the building elevations contained therein, appended hereto as Exhibit A.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 19th day of November, 2024.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



William A. Baird
Mayor *William A. Baird*

APPROVED by the Mayor of said city this 20th day of November, 2024.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



William A. Baird
Mayor *William A. Baird*

APPROVED AS TO FORM:

Brian W. Head
City Attorney *Brian W. Head*

LEE'S SUMMIT JOINT OPERATIONS FACILITY

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64085

HOEFER WELKER

HW PROJECT NO: 138191



OWNER
CITY OF LEE'S SUMMIT
225 E. CEDAR
LEE'S SUMMIT, MO 64085
P 816.485.1000

ARCHITECT
HOEFER WELKER
4422 PENNSYLVANIA AVENUE, SUITE 1410
KANSAAS CITY, MO 64112
P 816.267.3700

CONSTRUCTION MANAGER
TEAM B & L
801 N. MISSOURI, SUITE 200
LENEXA, KANSAS 66245
P 816.267.8700

MEPT ENGINEER
HOEFER WELKER
4422 PENNSYLVANIA AVENUE, SUITE 1410
KANSAAS CITY, MO 64112
P 816.267.3700

FIRE PROTECTION ENGINEER
TEAM B & L
801 N. MISSOURI, SUITE 200
LENEXA, MO 66245
P 816.267.8700

STRUCTURAL ENGINEER
JAS STRUCTURAL ENGINEERS PA
4422 PENNSYLVANIA AVENUE, SUITE 1410
KANSAAS CITY, MO 64112
P 816.267.3700

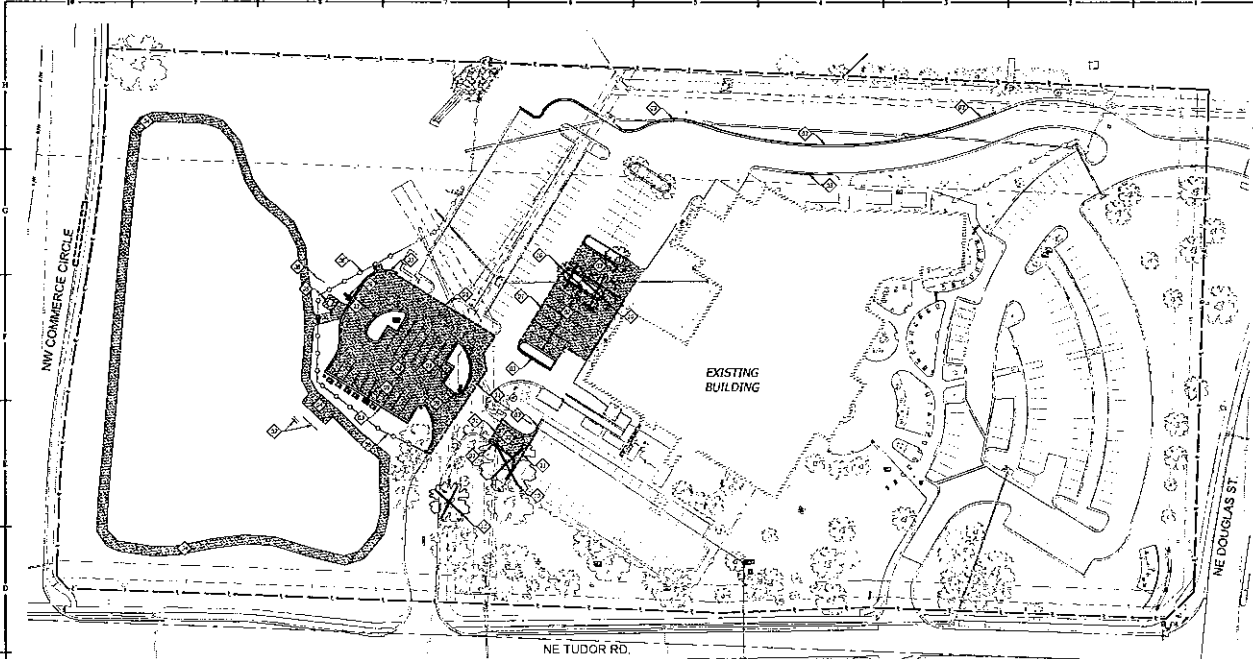
CIVIL ENGINEER
B+C
115 COLLEGE BLVD, SUITE 403
OUTLAND PARK, KANSAS 66210
P 816.883.1800

LANDSCAPE ARCHITECT
LANDSCAPERS STUDIO
101 S. GARDNER STREET, 2ND FLOOR
KANSAAS CITY, MO 64101
P 816.267.8700

PRELIMINARY DEVELOPMENT PLAN AUGUST 27, 2024

DRAWING INDEX PDP	
00.00	COVER SHEET
01.00	COVER SHEET
10.00	GENERAL
01.0	CONSTRUCTION PLAN
02.0	GENERAL SITE PLAN
03.0	GENERAL GRADING PLAN
04.0	UTILITY PLAN

DRAWING INDEX PDP	
00.00	LANDSCAPE
01.00	LANDSCAPE PLAN
02.00	LANDSCAPE SCHEDULE & DETAILS
00.00	ARCHITECTURAL SITE
01.00	ARCHITECTURAL SITE PLAN
02.00	ARCHITECTURE
01.00	LOWER LEVEL - 1 ST FLOOR PLAN
02.00	UPPER LEVEL - 2 ND FLOOR PLAN
03.00	EXTENSION ELEVATIONS
04.00	LANDSCAPE PLAN



DEMOLITION GENERAL NOTES

1. Contractor shall verify the location, condition and depth of all utilities prior to any excavation or demolition activity.
2. All materials shall be removed and disposed of off-site. It is the contractor's responsibility to meet all applicable local and regulatory permitting for the disposal of demolition materials.
3. The contractor shall ensure that any structures to remain within the demarcated demolition boundaries shall be retained to meet current code, to the extent allowed by the owner.
4. The contractor shall remove any and all existing items which are associated with the existing site. This shall include, but not be limited to, existing concrete slabs, concrete grade, sidewalks, utility services, water and sewer lines, etc. If material is determined to be structural and/or hazardous, the contractor shall be notified immediately in the project. Such items shall remain property of the contractor and it shall be the responsibility of the contractor to dispose of any such items.
5. It shall be the contractor's responsibility to meet all applicable local and regulatory permitting in the course of demolition operations.
6. The contractor shall be liable for obtaining the payment of any permits for demolition for separate structures.
7. All demolition activity shall be visible prior to demolition activity. The contractor shall provide a 24-hour security barrier and the contractor shall have the liability for any damage to the site.
8. All existing utility lines during demolition shall have their terminals sealed with structural fill and be exposed to the maximum extent for protection.
9. All removal requests to provide access to the site for other parties on the site shall be determined by the contractor at the contractor's expense.

DEMOLITION NOTES

- 01 SHAL CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN-UP
- 02 REMOVE & DISPOSE OF EXISTING ASPHALT
- 03 REMOVE & DISPOSE OF EXISTING CURB AND GUTTER
- 04 REMOVE & DISPOSE OF EXISTING DRIVE AND OUTLET
- 05 REMOVE & DISPOSE OF ASPHALT TRUCKS
- 06 REMOVE & DISPOSE OF EXISTING SKED
- 07 REMOVE & DISPOSE OF EXISTING CHAIN LINK FENCE
- 08 REMOVE & DISPOSE OF EXISTING PALL UPBARS
- 09 REMOVE & DISPOSE OF EXISTING WOODEN PALM
- 10 REMOVE & DISPOSE OF EXISTING LIGHT POLES
- 11 REMOVE & DISPOSE OF EXISTING TRUCKS

LEGEND

- ALIGN. OF WATER LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- SANITARY LINE
- ASPHALT PAVEMENT TO BE REMOVED
- EXISTING FIRE LINE
- EXISTING TREE TO BE REMOVED



HOOPER WILKER
 4522 PENNSYLVANIA AVENUE
 SUITE 400
 KANSAS CITY, MO 64112
 P. 816.307.3100
 WWW.HOOPERWILKER.COM

LEE'S SUMMIT JOINT OPERATIONS FACILITY

PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

REVISION DATES

DATE: 06/26/2024

PROJECT NO. 24-0001

PROFESSIONAL SEAL

C1.0

SCALE: 1" = 40'

HOOPER WILKER

DEMOLITION PLAN

HOEFER WILKER
4522 PENNSYLVANIA AVENUE
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LEE'S SUMMIT JOINT OPERATIONS FACILITY
PRELIMINARY DEVELOPMENT PLAN

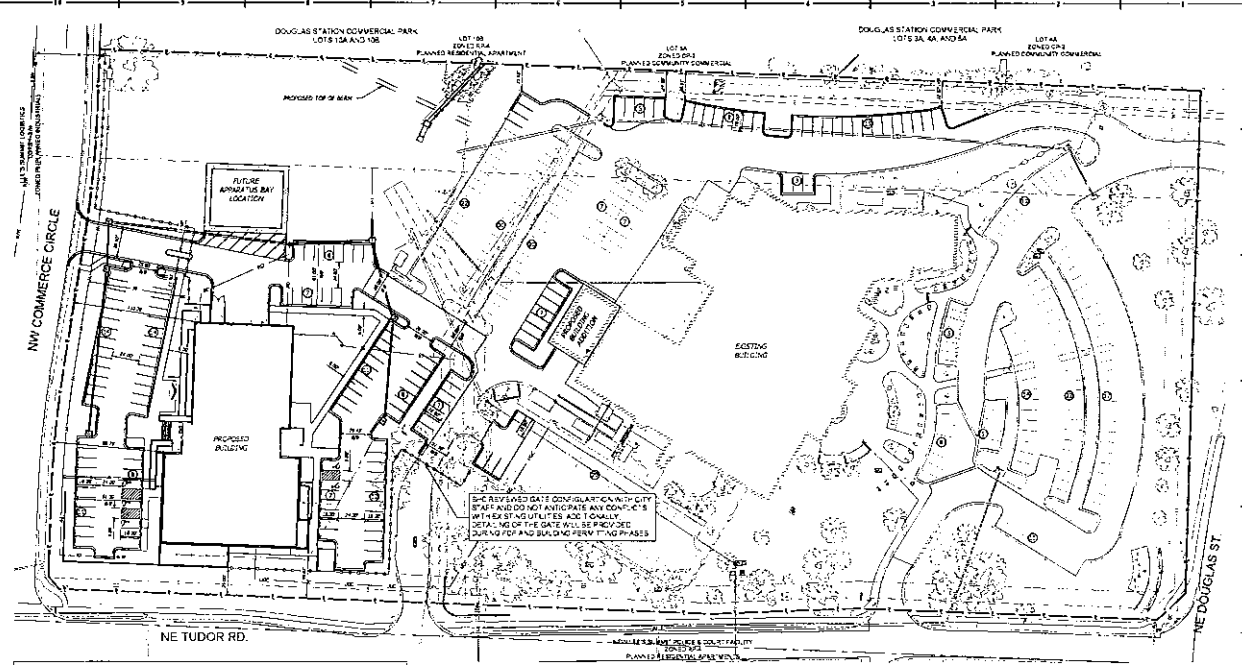
2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

REVISION DATES
DATE REVISION

PROFESSIONAL SEAL

C20
ISS. DATE: 04/27/2011
HOEFER WILKER 11811

OVERALL SITE PLAN



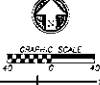
SEE REVISION DATE CONSULTATION WITH CITY
ENGINEER AND DODD FOR ANTICIPATED CONNECTIONS
WITH EXISTING UTILITIES AND TO LOCAL
UTILITIES. DETAILS OF THE DATE WILL BE PROVIDED
DURING THE ANTI-COLLISION PERMITS PHASES.

SITE DATA	
SITE AREA	11.58 AC 304,427 SF
IMPROVEMENTS AREA	
EXISTING	212,218 SF (18.4%)
PROPOSED	296,208 SF (25.8%)
BUILDING	
EXISTING BUILDING AREA	50,864 SF (4.4%)
PROPOSED BUILDING AREA	22,175 SF (1.9%)
PROPOSED BUILDING EXPANSION AREA	2,852 SF (0.2%)
FLOOR AREA RATIO (FAR)	0.21
PARKING	
EXISTING PARKING TO REMAIN	228
EXISTING OPEN SPACES TO REMAIN	9
NEW PARKING PROPOSED	147
NEW OPEN SPACES PROPOSED	5
TOTAL SITE SECURED PARKING	217
UNSECURED PUBLIC PARKING AT EXISTING BUILDING	100
UNSECURED PUBLIC PARKING AT NEW BUILDING	47
TOTAL SITE PARKING	367
ZONING	
NO (PLANNED OFFICE)	
OWNERSHIP:	
PARCELS NO. 87, 80, 84, 233, 234, 20-203 CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT HOUSE AND COLLEGE FACILITY INSTRUMENT NO. 19911552464, BOOK 60, PAGE 83	

DIMENSIONAL STANDARDS:		
BUILDING SET-BACKS	FRONT YARD	15 FT
	REAR YARD	25 FT
PARKING SET-BACKS	RIGHT OF WAY	20 FT
	RESIDENTIAL DISTRICT	25 FT
	SIDE AND REAR YD.	5 FT
DRIVEWAY WALKWAY MINIMUM		24 FT
PARKING SPACE DIMENSIONS	LENGTH	19 FT
	WIDTH	8 FT
	(WIDTH OF PAVEMENT ONLY, DOES NOT INCLUDE CURB & GUTTER)	
PAVEMENT NOTES:		
1. ALL PAVEMENT SHALL FOLLOW THE LATEST DEVELOPMENT ORDINANCE CODE, IN TERMS OF THICKNESS, BASE AND SUBGRADE UNLESS AN ALTERNATE DESIGN CAN BE SUPPORTED BY A GEOTECHNICAL STUDY BASED ON FIELD SAMPLING AND TESTS ON SPECIFIC MATERIAL FROM THE CITY ENGINEER.		
2. WHERE ASPHALTIC CONCRETE MIX IS REQUIRED, AS WELL AS WHERE MIX FOR HIGHWAY CONCRETE.		
OIL & GAS NOTES:		
1. THE PROPOSED DEPARTMENT OF NATURAL RESOURCES (DNR) DATA SET, OIL AND GAS WELLS (UPDATED 2014-04-20) DOES NOT INDICATE ANY WELLS ON THE PROJECT SITE.		
2. THERE ARE NO KNOWN INDICES OF EXISTING OR ABANDONED OIL OR GAS WELLS ON THE SITE AT THE TIME OF ORIGINAL SURVEY (2014-03-13).		

CONSTRUCTION NOTES	
01	LEAD FREE, WATER-BORNE EMISSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE OR GRAY/BLACK & YELLOW ON CONCRETE)
02	PROPOSED NO PARKING STRIPING
03	PROPOSED STORM SEWER SYSTEM
04	PROPOSED FIRE PROTECTION SYSTEM
05	PROPOSED TRASH AND DEBRIS (T&D) 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 CASES ENTRANCE (OPEN)
11	PROPOSED COMMUNICATIONS TOWER LOCATION, REMAINING 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 EQUIPMENT OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BOXES 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, HVAC CONDENSATE PANS, 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 EXTENSION LINE AREA FOR BUILDING AS PROVIDED BY HOEFER WILKER.	

SITE LEGEND	
(Symbol)	PARKING STALL COUNT
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING BUILDING
(Symbol)	LIGHT DUTY VEHICLE PARKING
(Symbol)	CONCRETE SIDEWALK
(Symbol)	STAINLESS STEEL & BUTTER
(Symbol)	RETAINING WALL
(Symbol)	DRY GAS & GUTTER
(Symbol)	ZERO HEIGHT CURB
(Symbol)	TRANSITION CURB



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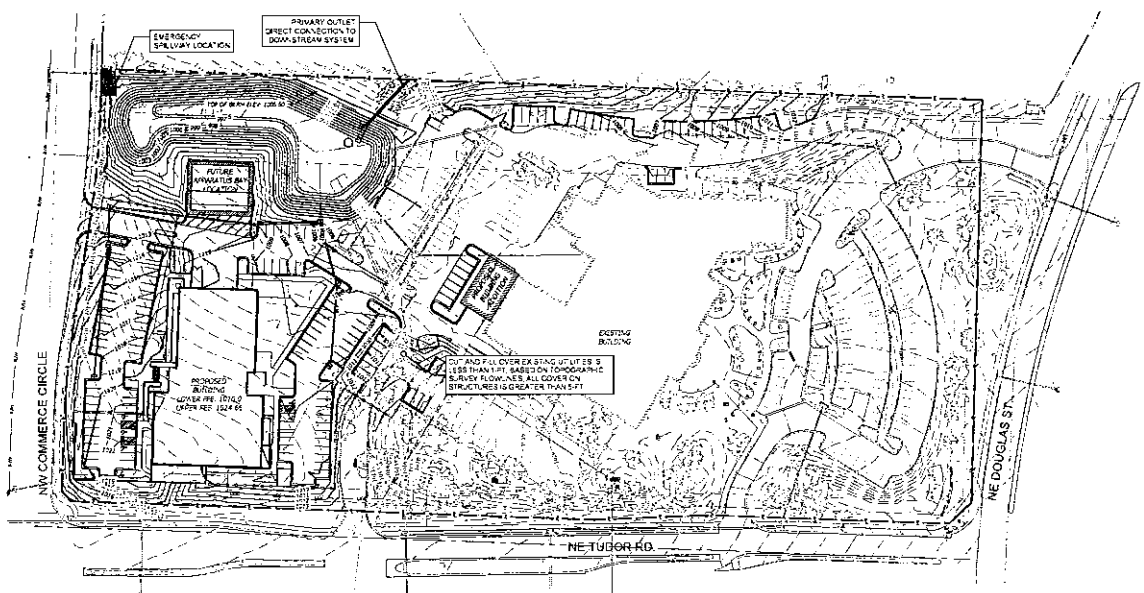
LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

PRELIMINARY DEVELOPMENT PLAN

REVISION DATES
 1/27/2017

PROFESSIONAL SEAL

DATE: JULY 21, 2017
 DESIGNER: CUPERTINO



BENCHMARKS (DATUM: NAD83)

BENCHMARK NUMBER 1
 ELEVATION: 1013.00
 CIRCLED SQUARE ON THE NORTH FACE OF A SEWER INLET, LOCATED ON THE SOUTH SIDE OF TUDOR ROAD, APPROXIMATELY 435 FEET EAST OF THE INTERSECTION OF TUDOR ROAD AND SUGAN STREET.

BENCHMARK NUMBER 2
 ELEVATION: 1013.51
 CIRCLED SQUARE ON THE NORTHWEST CORNER OF A PEDESTRIAN CROSSING SIGNAL, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TUDOR ROAD AND DOUGLAS STREET.

ON-GOING DESIGN COORDINATION NOTE:

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

ADDITIONALLY, THE DESIGN TEAM IS COORDINATING WITH EVERYONE FOR WORK NEAR THE RENTMENT. THESE DESIGN PLANS HAVE BEEN SHARED WITH EVERYONE.

GRADING LEGEND

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- 90.00' — EXISTING GRADE UNDER EXISTING
- 90.50' — EXISTING GRADE UNDER EXISTING
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- 98.50' — EXISTING GRADE UNDER EXISTING
- 99.00' — EXISTING GRADE UNDER EXISTING
- 99.50' — EXISTING GRADE UNDER EXISTING
- 100.00' — EXISTING GRADE UNDER EXISTING

FLOOD STATEMENT

THE SUBJECT PROPERTY LIES WITHIN THE 1% (ANNUAL) FLOOD AREA, AS SHOWN ON THE FLOOD MAPS, WHICH ARE PREPARED BY THE MISSOURI DEPARTMENT OF REVENUE, DIVISION OF REVENUE, AND IS SUBJECT TO FLOODING. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS NOT SUBJECT TO FLOODING. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS NOT SUBJECT TO FLOODING.

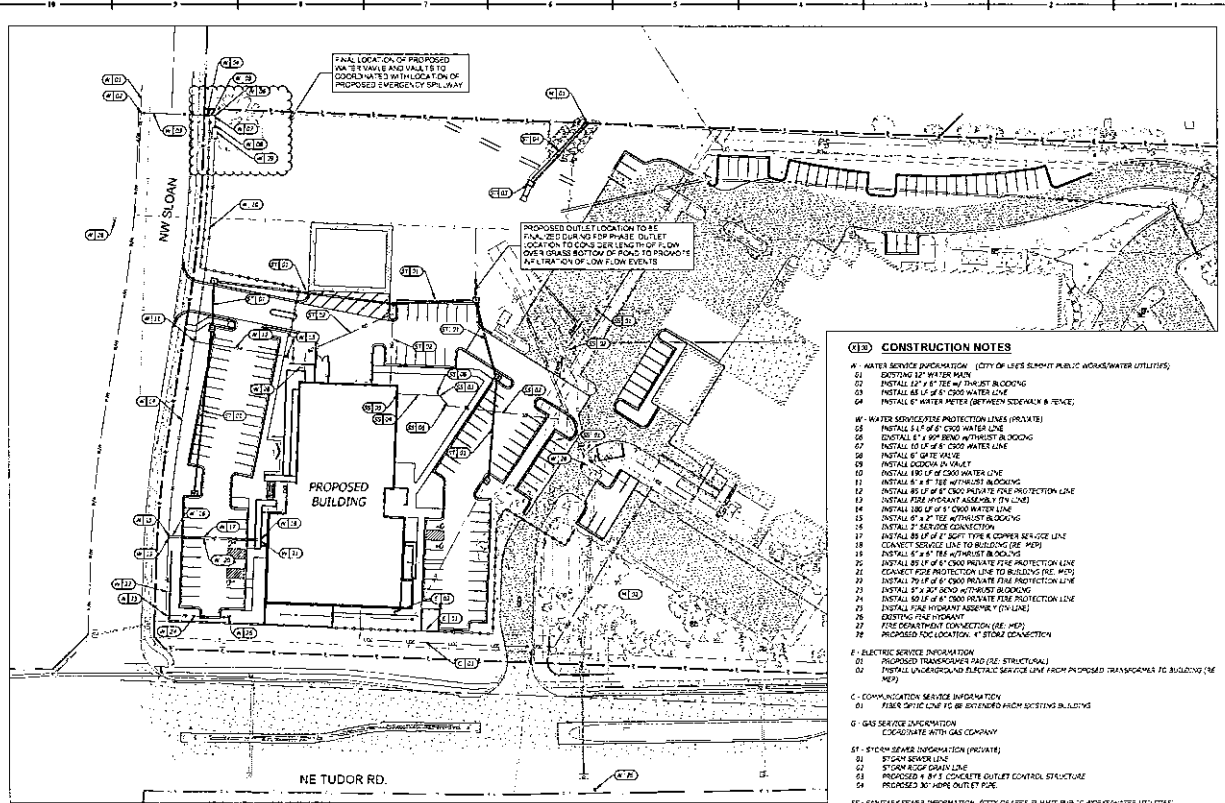


REVISION DATES
 11/17/2024

NO. 2301 APPROVED BY
 DATE: 11/17/2024
 PROJECT NO. 2301-0001
 SHEET NO. 10 OF 10
 SCALE: AS SHOWN

PROFESSIONAL SEAL

C4.0
 REG. NO. 18475
 EXPIRES 12/31/2026
 UTILITY PLAN



- (10) CONSTRUCTION NOTES**
- A - WATER SERVICE INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)
 - 01 EXISTING 12" WATER MAIN
 - 02 INSTALL 12" x 6" TEE w/ 1" THICK BLOODING
 - 03 INSTALL 12" x 6" 6" O.D. WATER LINE
 - 04 INSTALL 6" WATER METER (BETWEEN SIDEWALK & FENCE)
 - W - WATER SERVICE/PROTECTION LINES (PRIVATE)
 - 05 INSTALL 1.5" x 6" 6" O.D. WATER LINE
 - 06 INSTALL 1.5" x 6" 6" TEE w/ THICK BLOODING
 - 07 INSTALL 1.5" x 6" 6" O.D. WATER LINE
 - 08 INSTALL 6" GATE VALVE
 - 09 INSTALL 18" x 6" 6" O.D. WATER LINE
 - 10 INSTALL 1.5" x 6" TEE w/ THICK BLOODING
 - 11 INSTALL 18" x 6" 6" O.D. PRIVATE FIRE PROTECTION LINE
 - 12 INSTALL 18" x 6" 6" O.D. PRIVATE FIRE PROTECTION LINE
 - 13 INSTALL FIRE HYDRANT ASSEMBLY (ON LINE)
 - 14 INSTALL 18" x 6" 6" O.D. WATER LINE
 - 15 INSTALL 1.5" x 6" TEE w/ THICK BLOODING
 - 16 INSTALL 1" SERVICE CONNECTION
 - 17 INSTALL 18" x 6" 6" TEE TYPIC COPPER SERVICE LINE
 - 18 CONNECT SERVICE LINE TO BUILDING (SEE MEP)
 - 19 INSTALL 18" x 6" 6" TEE w/ THICK BLOODING
 - 20 INSTALL 18" x 6" 6" O.D. PRIVATE FIRE PROTECTION LINE
 - 21 CONNECT FIRE PROTECTION LINE TO BUILDING (SEE MEP)
 - 22 INSTALL 18" x 6" 6" O.D. PRIVATE FIRE PROTECTION LINE
 - 23 INSTALL 1.5" x 6" 6" TEE w/ THICK BLOODING
 - 24 INSTALL 18" x 6" 6" O.D. PRIVATE FIRE PROTECTION LINE
 - 25 INSTALL FIRE HYDRANT ASSEMBLY (ON LINE)
 - 26 EXISTING FIRE HYDRANT
 - 27 FIRE DEPARTMENT CONNECTION (SEE MEP)
 - 28 PROPOSED OCCUPATION: 1" SYSTEM CONNECTION
 - E - ELECTRIC SERVICE INFORMATION (PROPOSED TRANSFORMER PAD (SEE STRUCTURAL))
 - 01 PROPOSED UNDERGROUND ELECTRICAL SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING (SEE MEP)
 - C - COMMUNICATION SERVICE INFORMATION
 - 01 FIBER OPTIC LINE TO BE EXTENDED FROM EXISTING BUILDING
 - G - GAS SERVICE INFORMATION (COORDINATE WITH GAS COMPANY)
 - 01 30" CHASE INFORMATION (PRIVATE)
 - 02 30" CHASE LINE
 - 03 STORM & GOLF DRAIN LINE
 - 04 PROPOSED 4" x 4" CONCRETE OUTLET CONTROL STRUCTURE
 - 05 PROPOSED 30" HDPE OUTLET PIPE
 - S - SANITARY SERVICE INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)
 - 01 EXISTING 8" SANITARY SEWER
 - 02 EXISTING MANHOLE (TOP = 1006.1, ELEV = 859.2)
 - 03 CONNECT TO EXISTING 8" SANITARY SEWER MAIN w/ 2" x 4" TEE
 - 04 INSTALL 24" x 24" OF 2" PVC SIZES
 - 05 CONNECT SANITARY SEWER SERVICE LINE TO BUILDING CONNECTION (SEE MEP)
 - 06 INSTALL SANITARY SEWER SERVICE LINE CLEANOUT
 - M - MISCELLANEOUS
 - 01 COORDINATE THE DISCHARGE FROM THE DETENTION BASIN WITH THE ADJACENT DEVELOPMENT TO THE NORTH. REVISIONS TO THIS DESIGN TO INCLUDE EXACT CONNECTION TO NEIGHBORING PROPERTY PREPARED BY OTHER SYSTEM
 - 02 COMMUNICATIONS TOWER

UTILITY NOTES

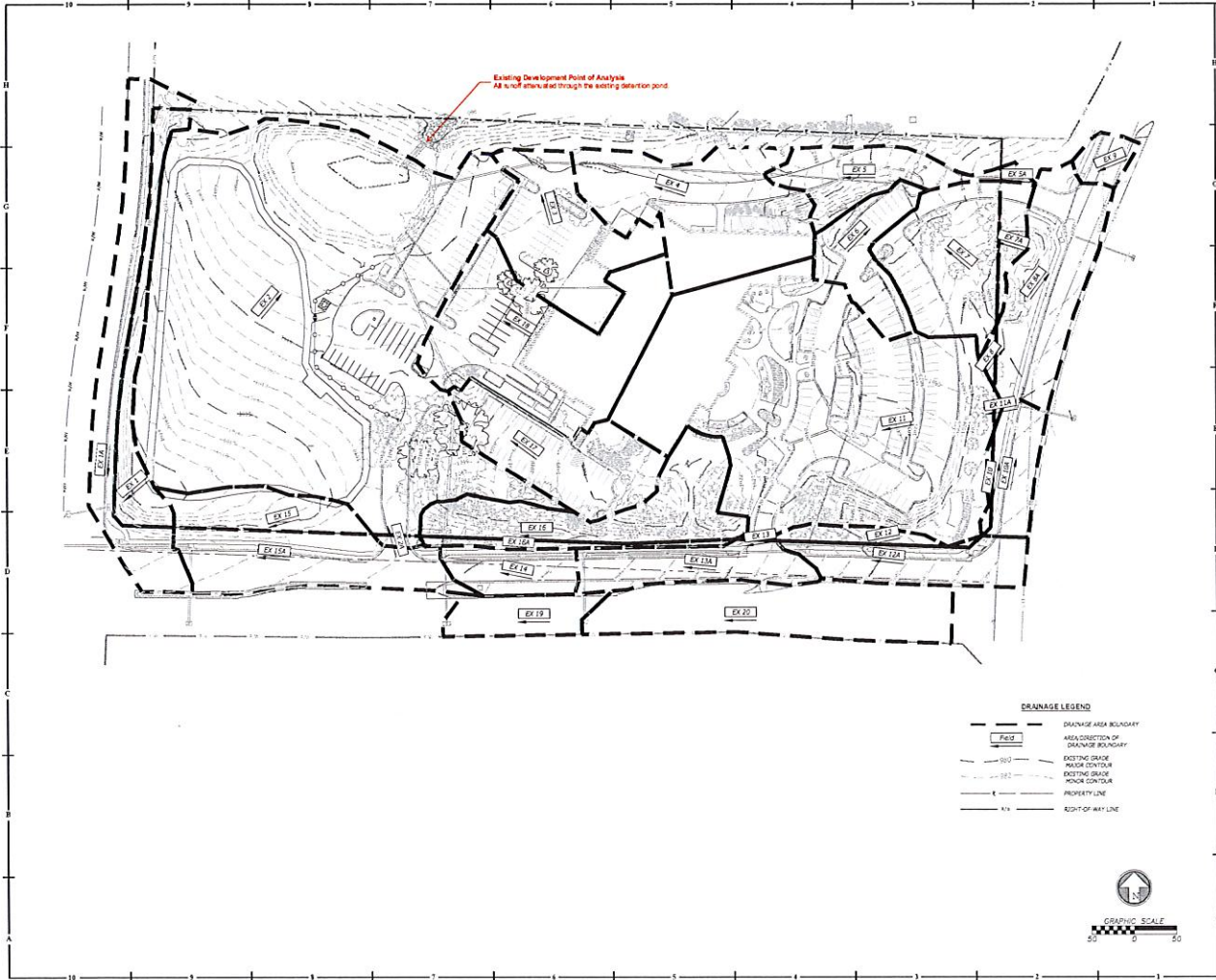
1. Contractor shall refer to all applicable codes, guidelines and standards of design from utility contacts for the installation of all services.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate. The contractor is responsible for contacting all utility owners as to the location of all underground utilities and any other utilities and for marking the same prior to any excavation and for the installation of all underground utilities as shown on these plans. The contractor shall be responsible for any damage to existing utilities.
3. Contractor shall file a human submission between utility relocations. Contractor shall engineer if any conflicts between utilities are found.
4. Preclearance
 - a. All services that lines shall be installed in accordance with NFPA 2, and any applicable codes and standards.
 - b. Contact the Fire Department to schedule a pre-clearance meeting for fire alarm services.
 - c. Contact the Fire Department to schedule a pre-clearance meeting for fire alarm services.
5. All connections to existing utilities shall be made in accordance with the applicable codes and standards.

ON-GOING DESIGN COORDINATION NOTE:

AT THE SUBMISSION OF THIS SET OF DOCUMENTS, COORDINATION OF ALL UTILITY SERVICES ON THESE PLANS INCLUDING POLE LOCATIONS, UTILITY TIE LOCATIONS, AND LANDSCAPE DESIGN IS ON-GOING. THE DESIGN TEAM WILL CONTINUE TO COORDINATE THESE ITEMS AND TO PREPARE PRELIMINARY AND PROPOSED UTILITY TIE LOCATIONS.

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

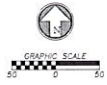




Existing Development Point of Analysis
 All runoff directed through the existing detention pond.

DRAINAGE LEGEND

	DRAINAGE AREA BOUNDARY
	WATER DIRECTION OF DRAINAGE BOUNDARY
	EXISTING GRADE
	PROPOSED GRADE
	PROPERTY LINE
	RIGHT-OF-WAY LINE



HOFFER WELKER
 4522 PENNSYLVANIA AVENUE
 SUITE 1400
 KANSAS CITY, MO 64112
 P. 816.337.3300
 WWW.HOFFERWELKER.COM

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

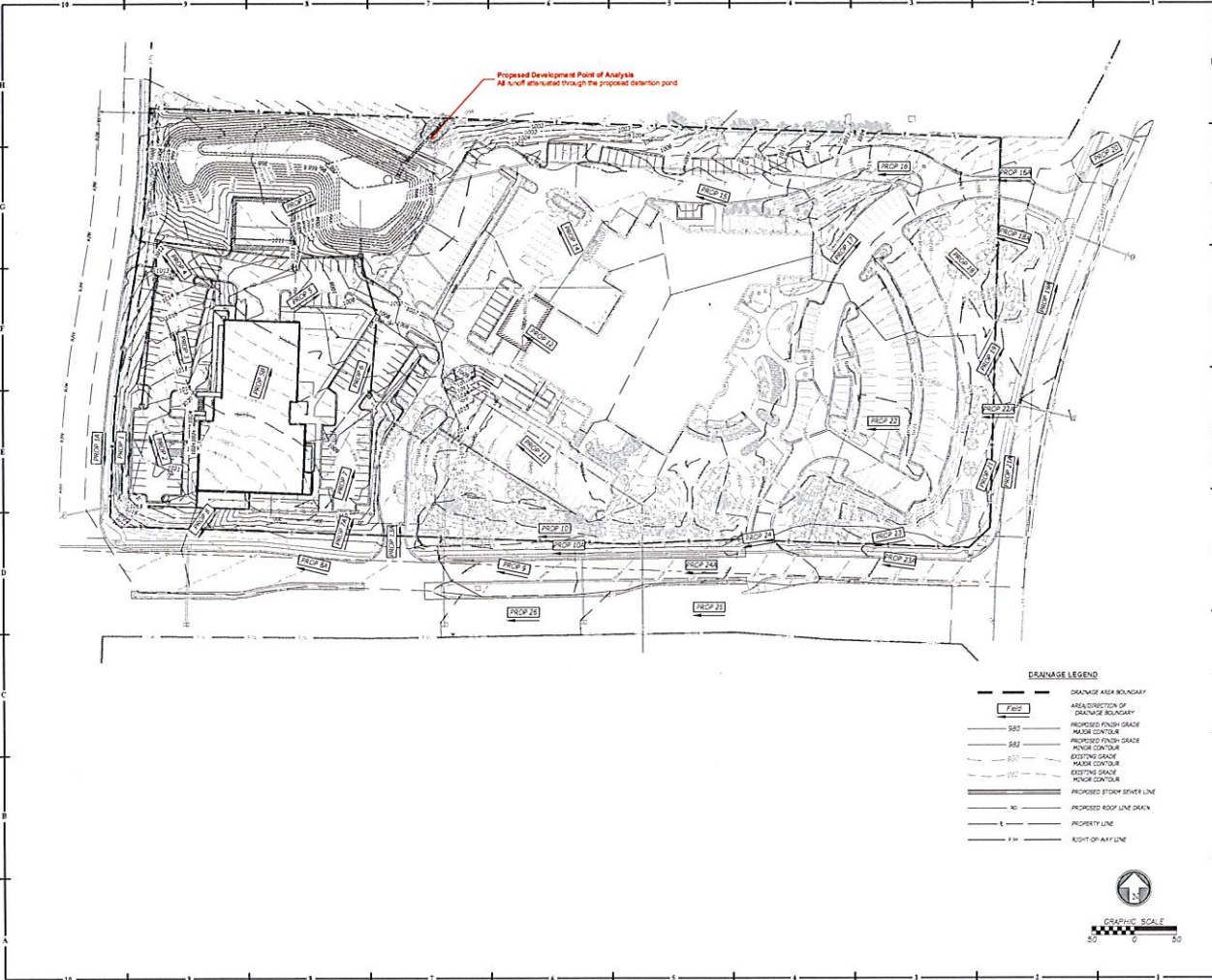
PRELIMINARY DEVELOPMENT PLAN

REVISION DATES
 NEXT WORKSET

PROFESSIONAL SEAL

C5.0
 ISSUE DATE: JULY 28, 2024
 HOFFER WELKER # 138181

EXISTING DRAINAGE MAP



DRAINAGE LEGEND

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

HOEFER WELKER
 4222 PENNSYLVANIA AVENUE
 SUITE 1400
 KANSAS CITY, MO 64112
 P 816.337.3700
 WWW.HOEFERWELKER.COM

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

PRELIMINARY DEVELOPMENT PLAN

REVISION DATES:
 05/17/2024
 05/17/2024

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROFESSIONAL SEAL
C5.1
 ISSUE DATE: JULY 26, 2024
 HOEFER WELKER # 138-91

PROPOSED DRAINAGE MAP

LEE'S SUMMIT JOINT OPERATIONS FACILITY
 PRELIMINARY DEVELOPMENT PLAN

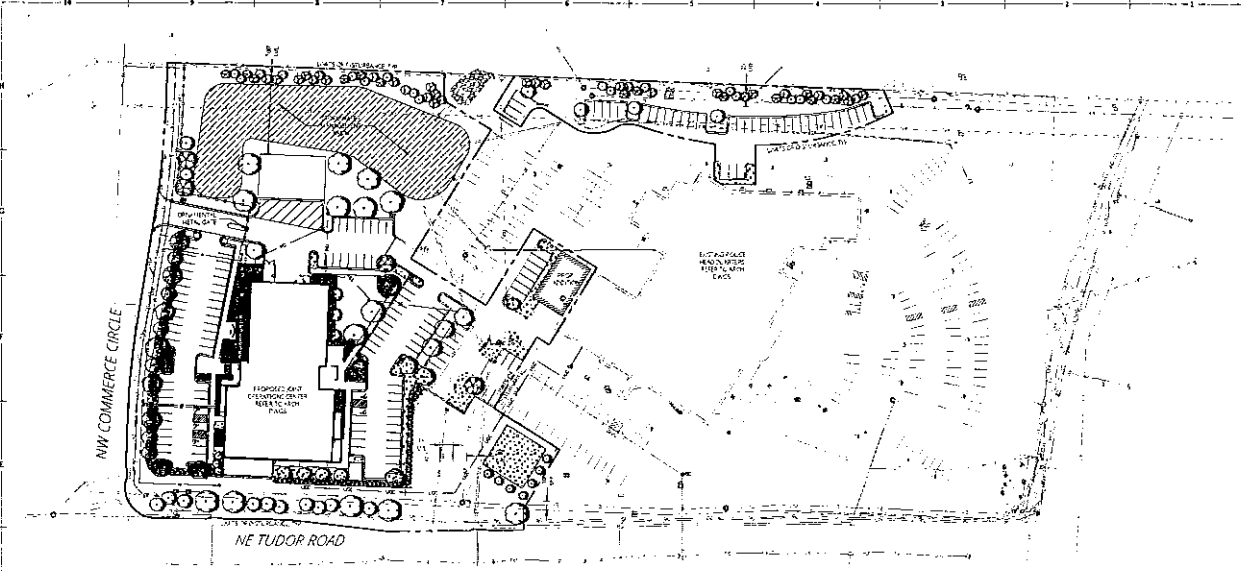
2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

REVISION DATES

PROFESSIONAL SEAL

L-101
 ISSUED DATE: APR. 27, 2024
 HOFFER WELKER 138121

LANDSCAPE PLAN



1 LANDSCAPE PLAN
 SCALE: 1" = 50'

LANDSCAPE CODE SUMMARY

- PLANT SPECIFICATIONS**
- REQUIRED: 1" DB CALYPTROGNYMPH DIAPYCNES
 - ALTERNATE: 1" DB CALYPTROGNYMPH DIAPYCNES
 - REQUIRED: 1" DB CALYPTROGNYMPH DIAPYCNES
 - ALTERNATE: 1" DB CALYPTROGNYMPH DIAPYCNES
 - REQUIRED: 1" DB CALYPTROGNYMPH DIAPYCNES
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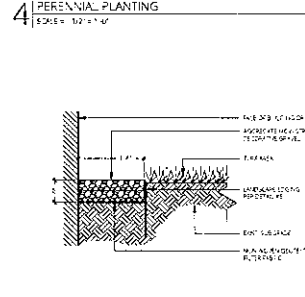
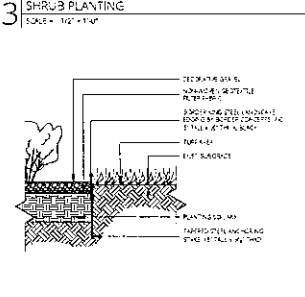
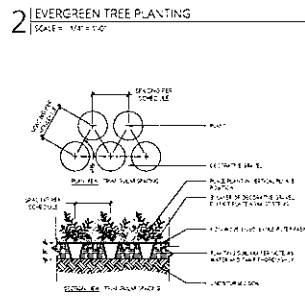
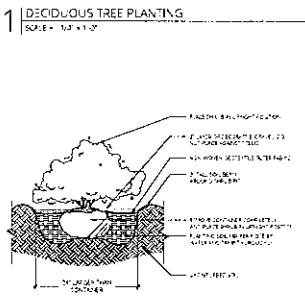
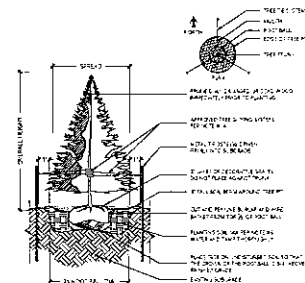
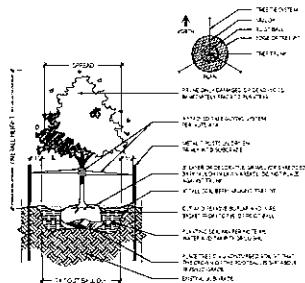
LANDSCAPE NOTES

1. CONSULT THE ARCHITECT FOR ALL DIMENSIONS AND LOCATIONS OF ALL PLANTINGS AND MATERIALS TO BE USED IN THE LANDSCAPE PLAN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE SPECIFICATIONS. THE LANDSCAPE PLAN SHALL BE USED AS A GUIDE FOR THE LOCATION AND PLACEMENT OF ALL PLANTINGS.
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PLAN SCHEDULE

SYMBOL	SCALE	QTY	COMMON BOTANICAL NAME	SIZE	QTY	NOTE
DECIDUOUS TREES						
1	1/8"	1	WATER BUTTERFLY TREE (BETULA NIGRA)	4.00"	275 GAL	
2	1/8"	1	WINDY TREE (QUERCUS LAEVIS)	4.00"	275 GAL	
3	1/8"	1	REDBUD (KALINDBERGIA LAMARCKII)	4.00"	275 GAL	
4	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
5	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
6	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
7	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
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87	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
88	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
89	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
90	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
91	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
92	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
93	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
94	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
95	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
96	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
97	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
98	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
99	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	
100	1/8"	1	DOGWOOD (CORNUCOPULA FLORIDA)	4.00"	275 GAL	



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 P 816.237.1500
 WWW.HOETERWELKER.COM
 PETER W. WELKER, P.E.

LEE'S SUMMIT JOINT OPERATIONS FACILITY
 PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

REVISED DATE:

PROFESSIONAL SEAL:
L-102
 EXPIRES 12/31/2016

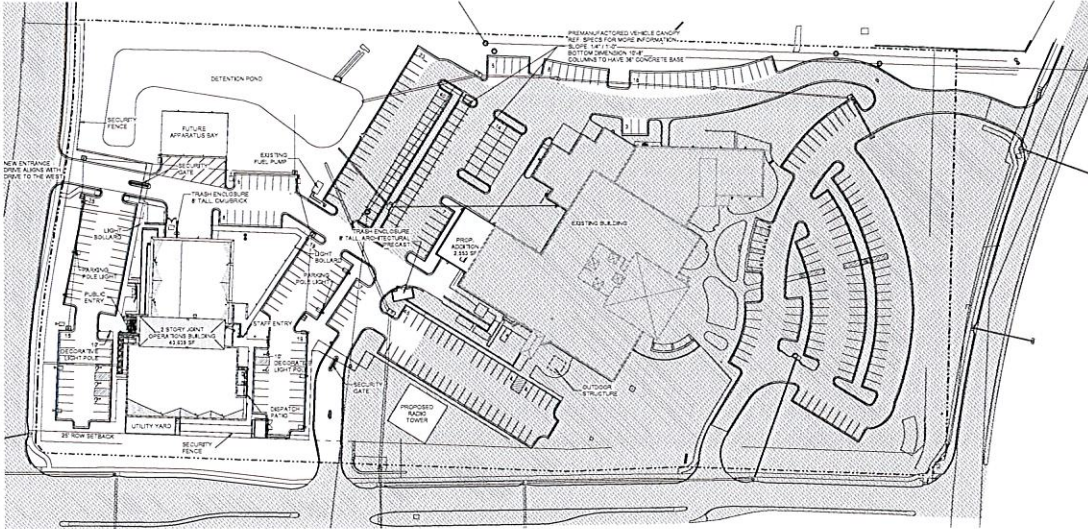
LANDSCAPE SCHEDULE & DETAILS



landworks
 3000 N. RIVER ROAD
 SUITE 100
 KANSAS CITY, MO 64112
 WWW.LANDWORKS.COM



VICINITY MAP



A1 ARCHITECTURAL SITE PLAN
1" = 50'-0"

NOTE: ALL EXISTING LOT-TWO SMALL COUNTY
PLOTS ARE STACED UNDER ARTICLE 4 OF THE
CITY OF LEE'S SUMMIT ORDINANCE 2000.
SECTION 8.201, 8.201.1, 8.201.2 AND 8.215

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LEE'S SUMMIT JOINT OPERATIONS FACILITY

PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

REVISION DATES

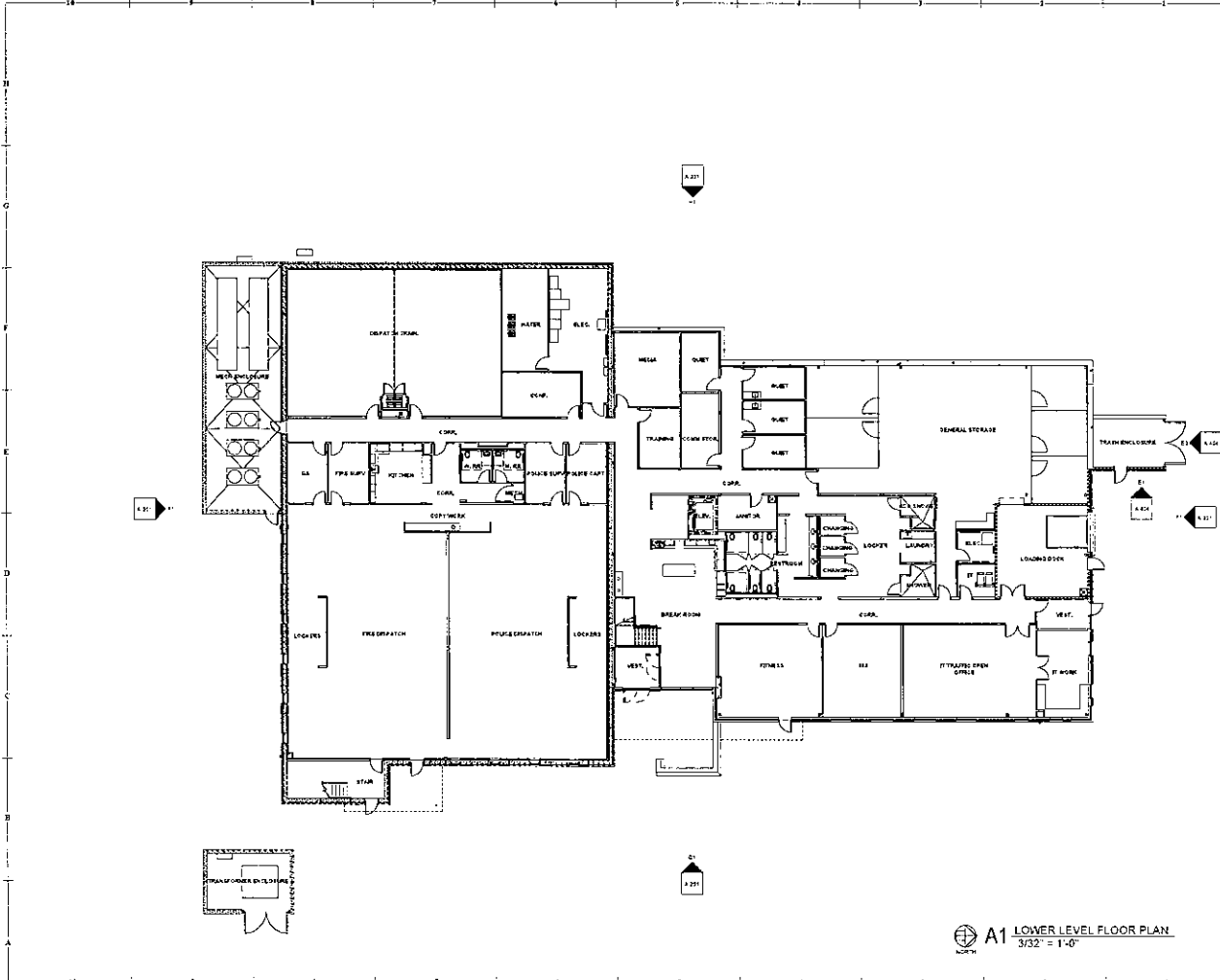
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DOCUMENT PREPARED
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REGISTERED ARCHITECT
OF MISSOURI
HOEFER WELKER

PROFESSIONAL SEAL

AS 101

ISSUE DATE: AUGUST 27, 2024
HOEFER WELKER # 1383-F

ARCHITECTURAL SITE PLAN



- GENERAL NOTE - FLOOR PLAN:**
1. SEE SHEET 0211 FOR ADDITIONAL GENERAL NOTES TO THIS DRAWING.
 2. ARCHITECTURAL FINISHES FOR FLOOR AND CEILING SHALL BE AS SHOWN.
 3. DIMENSIONS SHOWN ON THIS FLOOR PLAN ARE TO THE FACE OF WALLS UNLESS NOTED OTHERWISE. DIMENSIONS FOR CONCRETE WALLS, FLOOR AND CEILING SHALL UNLESS NOTED OTHERWISE.
 4. FOR METAL DECKING, THE DIMENSIONS SHOWN ON THIS FLOOR PLAN ARE TO THE FACE OF THE DECK UNLESS NOTED OTHERWISE.
 5. NOTE: ALL DIMENSIONS ARE ACTUAL DIMENSIONS.
 6. DIMENSIONS SHALL BE LOCATED BY DIMENSION LINES. DIMENSIONS SHALL BE SHOWN ALL THE OUTSIDE FACE OF DOOR FRAME UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS SHALL BE SHOWN ALL THE INSIDE FACE OF DOOR FRAME UNLESS SPECIFICALLY NOTED OTHERWISE.
 7. ALL DIMENSIONS SHALL BE SHOWN WITH A DIMENSION LINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE SHOWN WITH A DIMENSION LINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE SHOWN WITH A DIMENSION LINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE SHOWN WITH A DIMENSION LINE UNLESS OTHERWISE NOTED.

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

PRELIMINARY DEVELOPMENT PLAN

REVISION DATES

NO.	DATE	DESCRIPTION

ATTENTION: REVISIONS SHALL BE SHOWN WITH A DIMENSION LINE UNLESS OTHERWISE NOTED.

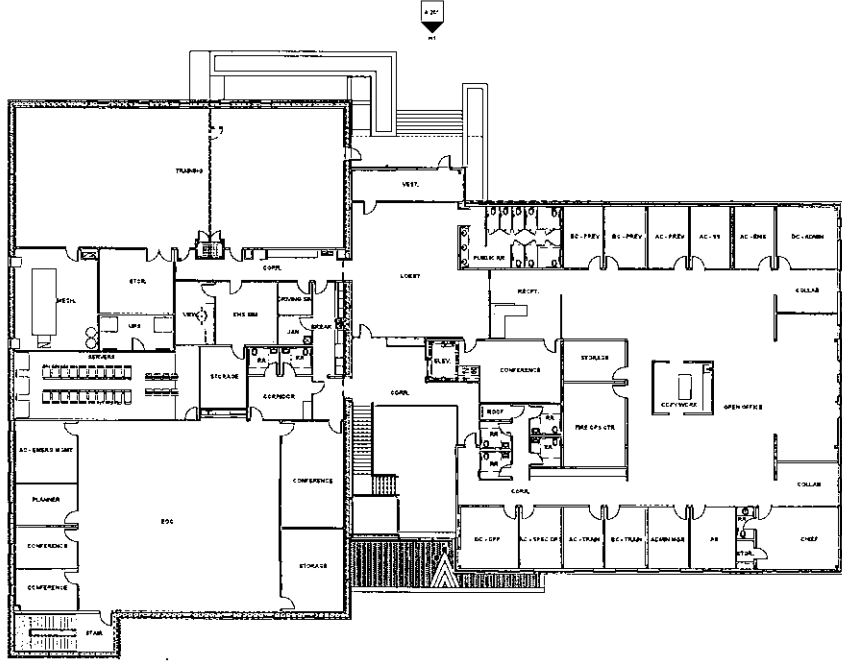
PROFESSIONAL SEAL

A 101

SCALE DATE: AUGUST 27, 2014
 DRAWN BY: J. HOFFER
 CHECKED BY: J. HOFFER

LOWER LEVEL - FLOOR PLAN

A1 LOWER LEVEL FLOOR PLAN
 3/32" = 1'-0"



- GENERAL NOTES - FLOOR PLAN:**
- SEE SHEET 011 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 - ARCHITECTURAL ELEVATIONS TOP OF FINISH FLOOR - 100.00.
 - DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO FACE OF WALLS UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF CONCRETE WALLS, BRICK AND COLUMNS SHALL BE UNLESS NOTED OTHERWISE.
 - FOR METAL STUD CONSTRUCTION, DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
 - NOTE WALL THICKNESSES ARE ACTUAL DIMENSIONS.
 - DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE LOCATED IN WALL BETWEEN ROOMS. DOOR THRESHOLDS SHALL BE 1/2" HIGHER THAN FINISH FLOOR. DOOR SWELLS SHALL BE 1/2" HIGHER THAN FINISH FLOOR UNLESS NOTED OTHERWISE.
 - ALL DOOR THRESHOLDS SHALL BE 1/2" HIGHER THAN FINISH FLOOR UNLESS NOTED OTHERWISE.
 - ALL DOOR THRESHOLDS SHALL BE 1/2" HIGHER THAN FINISH FLOOR UNLESS NOTED OTHERWISE.
 - ALL DOOR THRESHOLDS SHALL BE 1/2" HIGHER THAN FINISH FLOOR UNLESS NOTED OTHERWISE.
 - ALL DOOR THRESHOLDS SHALL BE 1/2" HIGHER THAN FINISH FLOOR UNLESS NOTED OTHERWISE.

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

REVISION DATES

NO. 1	DATE	DESCRIPTION

NOTED: PERMIT ONLY (DO NOT CONSTRUCT) UNLESS APPROVED BY APPLICABLE AGENCIES.

PROFESSIONAL SEAL

A 102

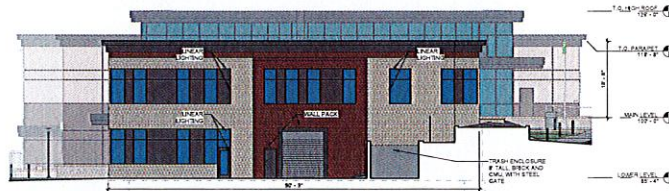
DATE: 08/17/11
 PROJECT: LEE'S SUMMIT JOINT OPERATIONS FACILITY

A1 MAIN LEVEL FLOOR PLAN
 3/32" = 1'-0"

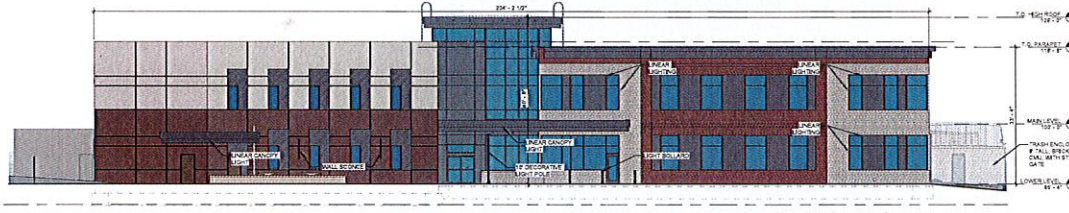
MAIN LEVEL - FLOOR PLAN



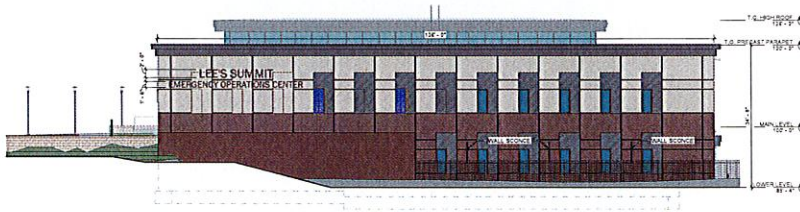
H1 WEST ELEVATION PDP
3/32" = 1'-0"



F1 NORTH ELEVATION PDP
3/32" = 1'-0"



C1 EAST ELEVATION PDP
3/32" = 1'-0"



A1 SOUTH ELEVATION PDP
3/32" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATIONS:**
- NO SHEET QUALITY FOR ADDITIONAL GENERAL NOTES THAT ARE APPROPRIATE.
 - DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF WINDOW FRAME, FACE OF CONCRETE WALL SUDO AND COLUMN/PIEDIMENTS UNLESS OTHERWISE NOTED OTHERWISE.
 - NO TO WINDOW TYPES & SET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

METAL PANEL FINISHES:

FINISH	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL
1	LOWE'S UNGLAZED GLAZING	4.18	1,125 SF	4,682
2	COMPOSITE METAL PANEL	1.85	1,125 SF	2,089
3	MODULAR BLOCK RETAINING WALLS	1.77	1,125 SF	1,984
4	BRICK - BROWN	1.22	1,125 SF	1,378
5	BRICK - TAN	1.22	1,125 SF	1,378
6	PRECAST PANEL - TAN	1.22	1,125 SF	1,378
7	ROUGH AS CASI DATE ARCHITECTURAL PRECAST TO MATCH EXISTING BLOCKING	1.22	1,125 SF	1,378
8	PAINTED PRECAST PANELS	1.22	1,125 SF	1,378
9	WALL SCIENCE	1.22	1,125 SF	1,378
10	TRASH ENCLOSURE # TALL BRICK AND GAL. METAL	1.22	1,125 SF	1,378
11	DATE	1.22	1,125 SF	1,378

- EXTERIOR ELEVATION MATERIALS**
- BRICK - BROWN
 - BRICK - TAN
 - PRECAST PANEL - TAN
 - ROUGH AS CASI DATE ARCHITECTURAL PRECAST TO MATCH EXISTING BLOCKING
 - PAINTED PRECAST PANELS
 - LOWE'S UNGLAZED GLAZING
 - COMPOSITE METAL PANEL
 - MODULAR BLOCK RETAINING WALLS

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LEE'S SUMMIT JOINT OPERATIONS FACILITY
PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

REVISION DATES

NO.	DATE	DESCRIPTION

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PROFESSIONAL SEAL
A 201
ISSUE DATE: AUGUST 27, 2024
HOEFER WILKER # 134191

EXTERIOR ELEVATIONS

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LEE'S SUMMIT JOINT OPERATIONS FACILITY
 PRELIMINARY DEVELOPMENT PLAN

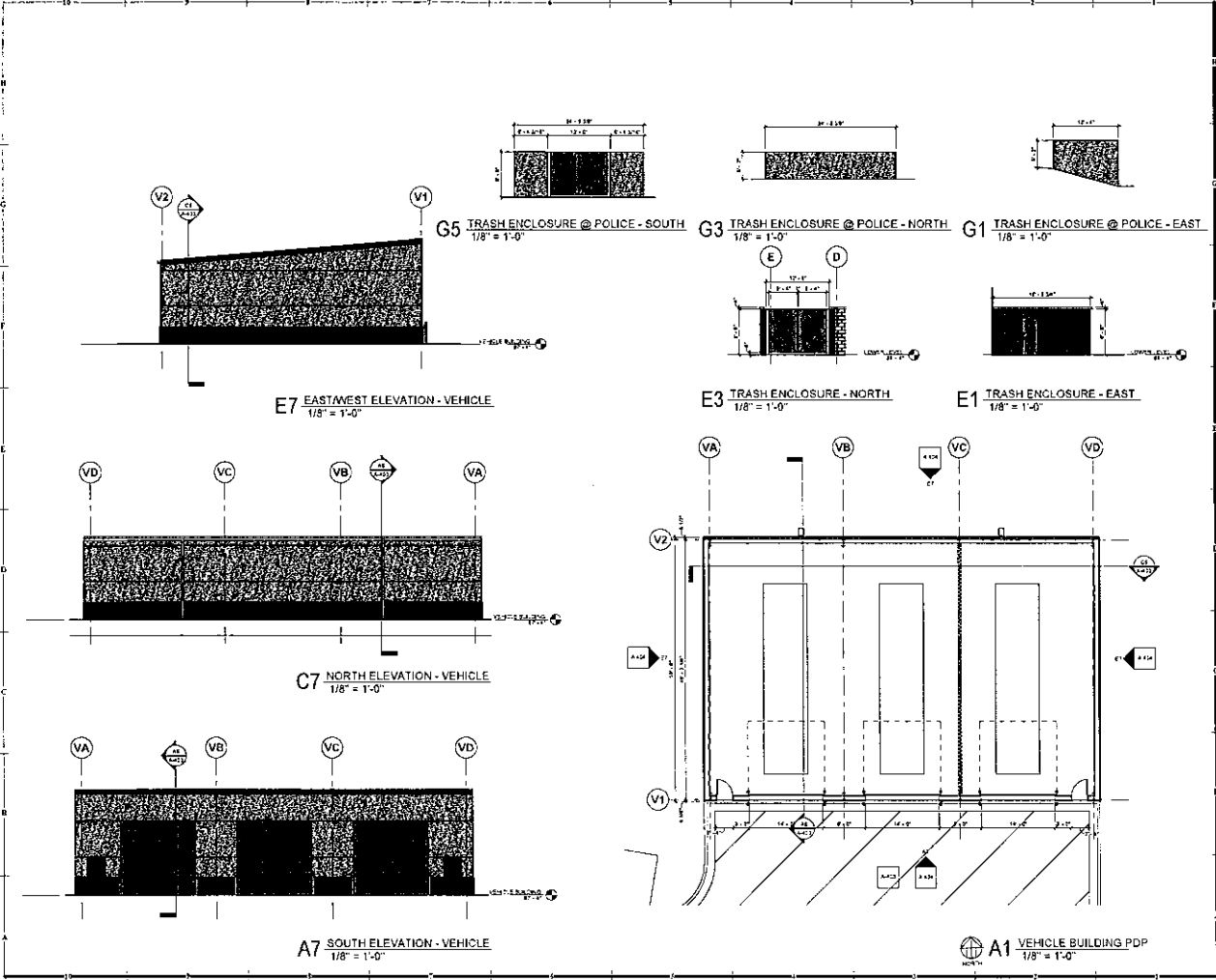
2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

REVISION DATES

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MISSOURI AND THAT I AM THE DESIGNER OF THESE PLANS.

PROFESSIONAL SEAL
A 404
 MISSOURI ARCHITECTS BOARD
 HOYER WELKER

ENLARGED PLANS



PL2024-188 PRELIM DEV PLAN Joint Operations Facility

