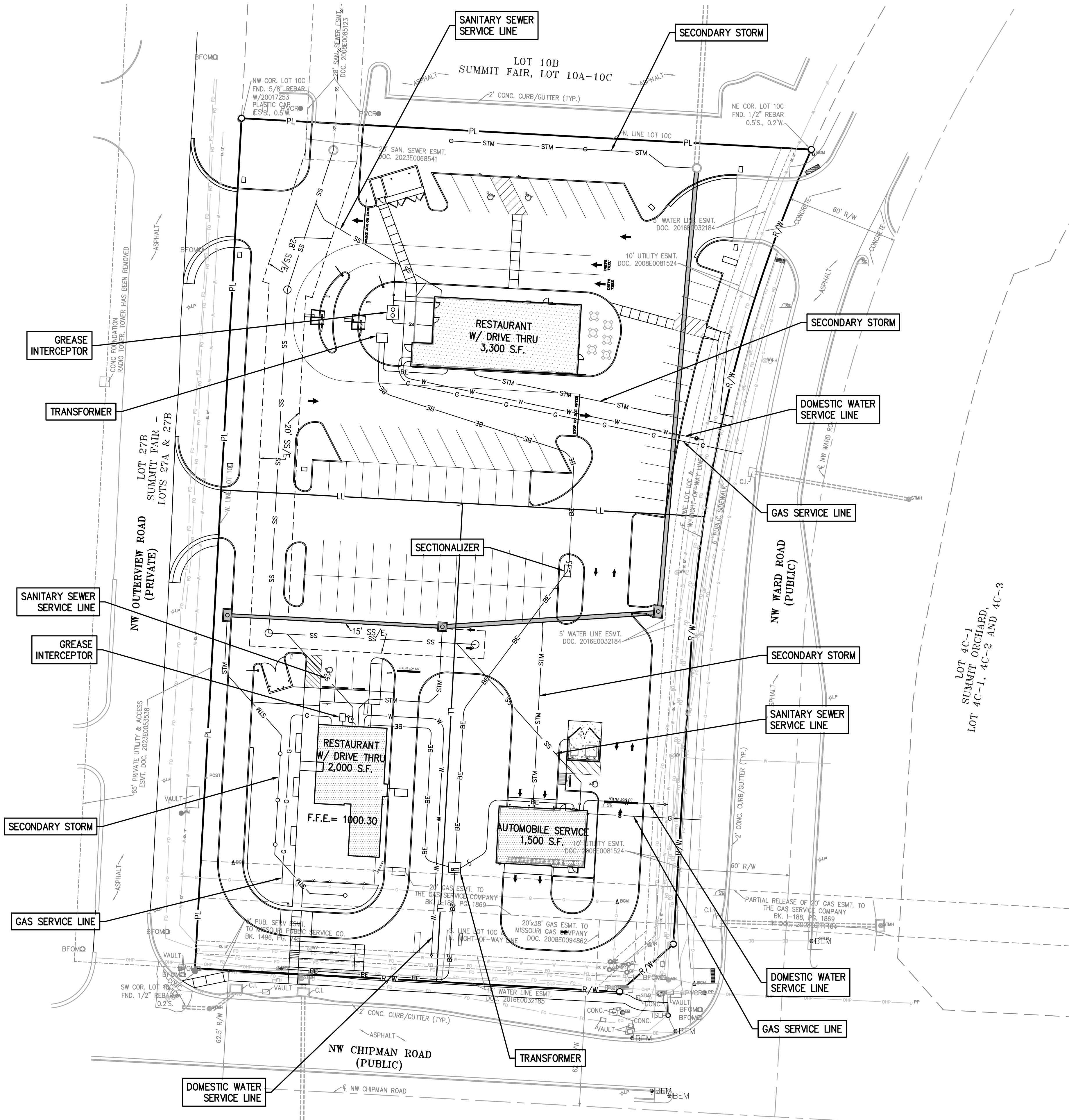


\\PHILIPS-SERVER\Projects\PL\250203\Draw\Utility.dwg User: Daniel Finn Date: 03/25/2025 Time: 4:11pm

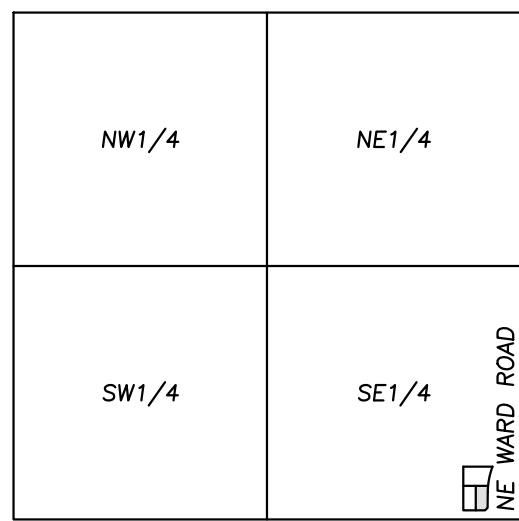


Know what's below.
Call before you dig.

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.



LOT 4C-1
SUMMIT ORCHARD,
LOT 4C-1, 4C-2 AND 4C-3



VICINITY MAP
SEC. 36-48-32



UTILITY NOTES:

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

UTILITY COMPANIES:

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

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM)
1300 HAMLEN ROAD
LEE'S SUMMIT, MO 64081 (816) 347-4316

SEWER & WATER (CITY OF LEE'S SUMMIT) (816) 969-1800
GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

WATER (CITY OF LEE'S SUMMIT) (816) 969-1240
MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

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

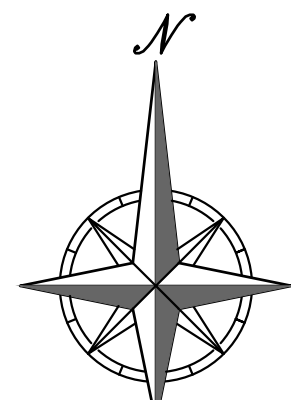
GOOGLE FIBER

BLUEBIRD

TIMEWARNER

LEGEND

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



SCALE: 1"=30'
0' 30' 60'

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1165
www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

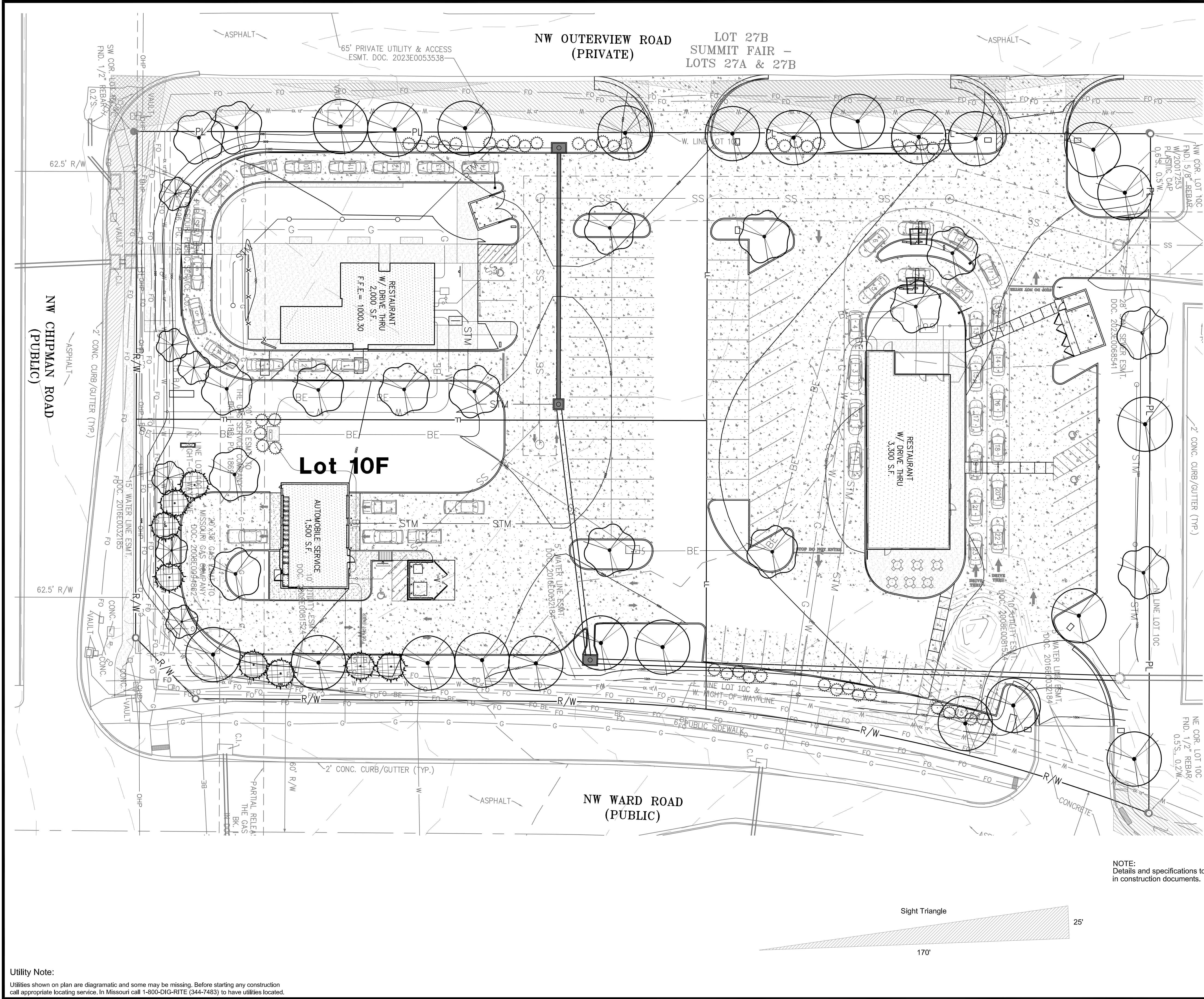


UTILITY PLAN
REVISED PRELIMINARY DEVELOPMENT PLAN FOR
SUMMIT FAIR LOTS 100-10F
LEES SUMMIT, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS
250203	03/25/2025	AEB	DAF	REVISED PER STAFF COMMENTS
DATE	CHECKED	DATE	CHECKED	DATE
02-18-2025	DAF	03-25-2025	DAF	
CERTIFICATE OF AUTHORIZATION				
CERTIFICATE OF AUTHORIZATION				
CERTIFICATE OF AUTHORIZATION				
CERTIFICATE OF AUTHORIZATION				
CERTIFICATE OF AUTHORIZATION				

SHEET

C3



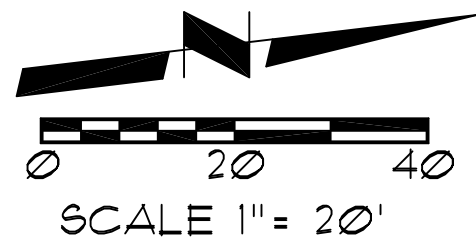
CONCEPT_PLANT_SCHEDULE_VALVOLINE

	LARGE SHADE TREES	7
	Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress	
	MEDIUM SHADE TREES	3
	Skyline Hone locust, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen	
	EVERGREEN TREES	8
	Hillspre Juniper, White Pine	
	ORNAMENTAL TREE	3
	Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Prairie Fire Crabapple, Springsnow Crabapple	
	SPREADER EVERGREEN SHRUB	5
	Seagreen Juniper, Greyowl Juniper, Dense Yew, Boxwood	

CONCEPT PLANT SCHEDULE OTHER PAD SITES

	LARGE SHADE TREES	16
	Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress	
	MEDIUM SHADE TREES	13
	Skyline Hone locust, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen	
	ORNAMENTAL TREE	3
	Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Prairie Fire Crabapple, Springsnow Crabapple	
	SPREADER EVERGREEN SHRUB	40
	Seagreen Juniper, Greyowl Juniper, Dense Yew, Boxwood	

NOTE: Proposed grass will be a Turf-Type Tall Fescue sod.

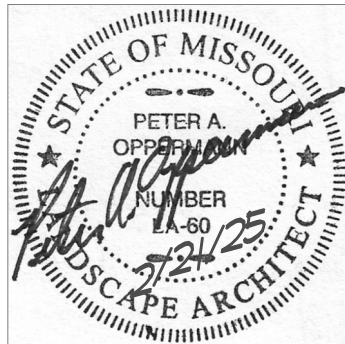


NOTE: Details and specifications to be provided in construction documents.

Preliminary Landscape Plan
Summit Fair
Lot 10F

NW Chipman Road and NW Outerview Road
Lee's Summit, Missouri

LS-1



Oppermann LandDesign, LLC
Land Planning Landscape Architecture
92 Debra Lane
New Windsor, New York 12553
petercoppermann56@gmail.com
913.522.5598

02/21/2025

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



EXTERIOR FINISHES - BRICK / BRICK / CMU					
EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #104 DOVER SKY	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK :	GLEN GERY "EBONITE VELOUR THIN BRICK"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "BLACK"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7050 "USEFUL GRAY". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
FIBER CEMENT SIDING (TOWER):	JAMES HARDI V-GROOVE SIDING 8.25" PAINTED SW-7018 "DOVETAIL"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "BLACK"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7069 "IRON ORE". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "CHARCOAL"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "BLACK"	O.H. DOOR FINISH:	PREFINISHED TO MATCH PAC-CLAD "BLACK"
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BLACK"	ACCESS PANEL:	PREFINISHED TO MATCH PAC-CLAD "BLACK"

HFA-AE, L T D.	DATE	ISSUE RECORD

VALVOLINE INSTANT OIL CHANGE

LEE'S SUMMIT, MO.



Project No: 06-24-20062