

FINAL DEVELOPMENT PLAN

LEE'S SUMMIT ED EXPANSION

LEE'S SUMMIT, JACKSON COUNTY, MO

PL2025054
CATALYST PROJECT NO. 20240037
APRIL 10, 2025

SITE DATA

TAX MAP: 60
PARCEL ID.: 60-420-99-15-00-0-00-000
SITE ADDRESS: 2000 SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063
SITE ACREAGE: 24.48 AC. (1,066,349 FT²)
EXISTING ZONING: CP-2
PROPOSED USE: HOSPITAL

IMPERVIOUS SURFACE AREA
BUILDINGS: 0.06 AC. (2,804 FT²)
DRIVES/SIDEWALKS: 0.15 AC. (6,538 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 0.21 AC. (9,206 FT²)

PARKING REQUIRED:
PROPOSED ADDITION HAS NO IMPACT TO THE REQUIRED PARKING COUNT.

TOTAL PARKING REQUIRED:
114 BEDS X 1.8 SPACES = 206 SPACES REQUIRED
122,799 SF OF MOB'S X (1,000 SF X 5) = 614 SPACES REQUIRED
TOTAL REQUIRED: 820 SPACES REQUIRED
EXISTING PARKING: 825 (INCLUDING PL2024191 PROPOSED PARKING SPACES)

OWNER:
ADDRESS: MIDWEST DIVISION LSH LLC
PO BOX 80610
INDIANAPOLIS, IN 46280

PROJECT REPRESENTATIVE:
ADDRESS: CATALYST DESIGN GROUP
1524 WILLIAMS DRIVE
MURFREESBORO, TN 37129
615-622-7200
JACK PARKER
CONTACT E-MAIL ADDRESS: jpark@catalyst-dg.com

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 29095C0439G, 01/20/2017, COMMUNITY NAME: JACKSON COUNTY.

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OD SECTION 36, TOWNSHIP 48, RANGE 32 IN THE CITY OD LEE'S SUMMIT, JACKSON COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 86 DEGREES 19 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OD SAID SECTION 36, 310.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD MISSOURI HIGHWAY 50, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 225.49 FEET TO A PONT ON THE EASTERLY RIGHT-OF-WAY LINE OF RELOCATED MISSOURI HIGHWAY 50; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A RADIAL BEARING OF NORTH 74 DEGREES 59 MINUTES 09 SECONDS WEST AND A RADIUS OF 1104.93 FEET AN ARC DISTANCE OF 140.47 FEET, SAID POINT BEING 150.00 FEET EASTERLY FROM STA. 11+26.6 ON RAMP 8 ON SAID RELOCATED MISSOURI HIGHWAY 50, AS MEASURED PERPENDICULAR THERETO; THENCE NORTH 7 DEGREES 43 MINUTES 49 SECONDS EAST, PARALLEL WITH SAID RAMP 8 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 180.60 FEET TO A POINT 150.00 FEET RIGHT OF STA 13+07.20 ON SAID RAMP 8, AS MEASURED PERPENDICULAR THERETO; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, ALONG SAID EASTERLY RIGHT-OF-WAY LINE HAVING A RADIAL BEARING OF SOUTH 82 DEGREES 16 MINUTES 11 SECONDS EAST AND A RADIUS OF 613.94 FEET AN ARC DISTANCE OF 23.99 FEET TO A POINT 150.00 FEET RIGHT OF STA 13+37.05 ON SAID RAMP 8, AS MEASURED PERPENDICULAR THERETO; THENCE NORTH 77 DEGREES 07 MINUTES 26 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 470, 61.96 FEET (60.9 FEET RECORD) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD MISSOURI HIGHWAY 50, SAID POINT BEING 90.00 FEET RIGHT OF STA 540+50.00 AS MEASURED PERPENDICULAR THERETO; THENCE SOUTH 16 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 384.30 FEET TO THE TRUE POINT OF BEGINNING.

ARCHITECT

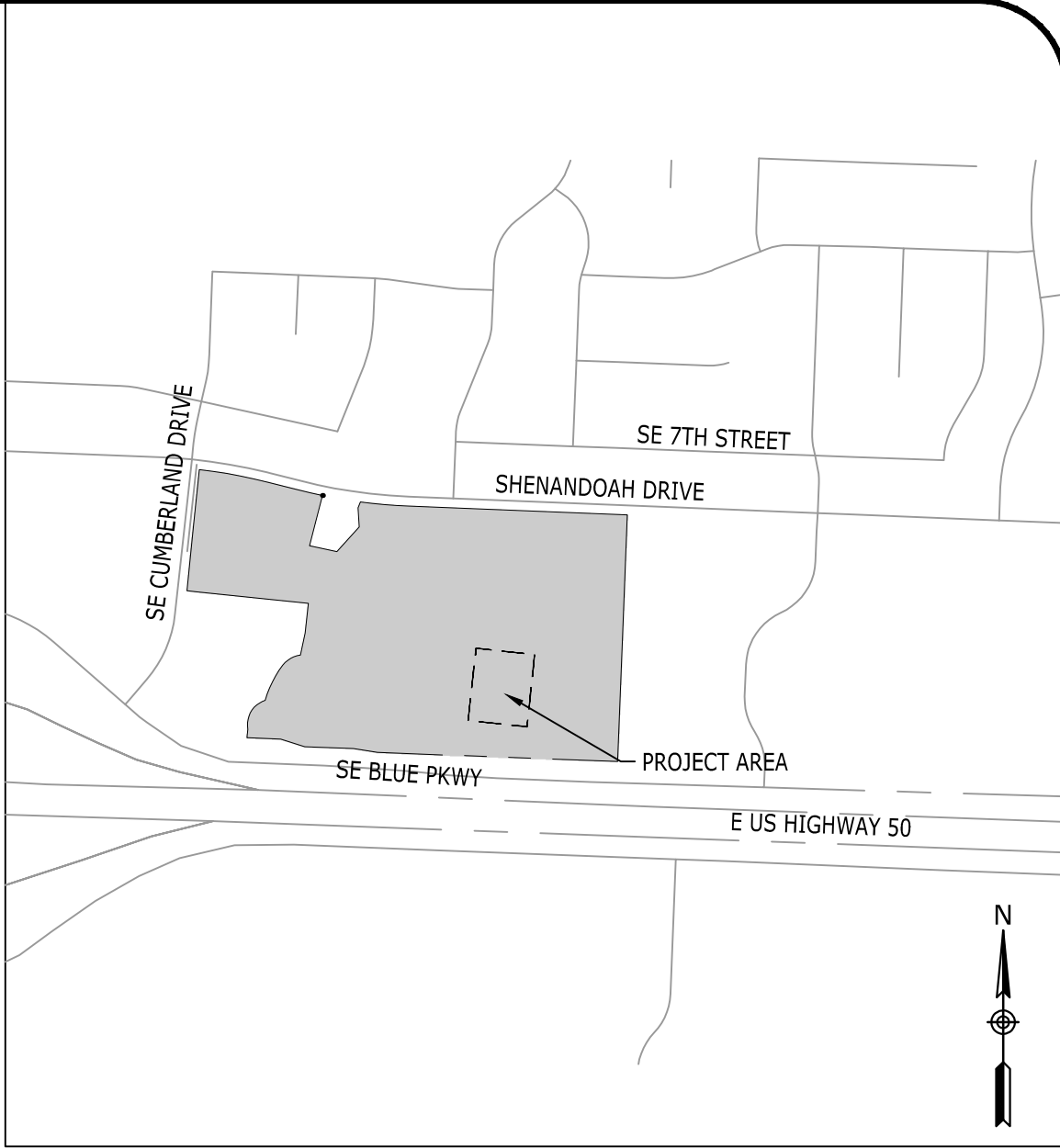
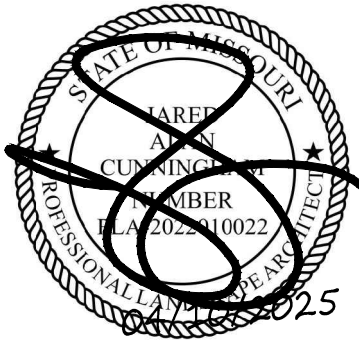
DEVENNEY GROUP LTD., ARCHITECTS
6900 EAST CAMELBACK ROAD, SUITE 500
SCOTTSDALE, AZ 85251
(602) 943-8950

PREPARED FOR

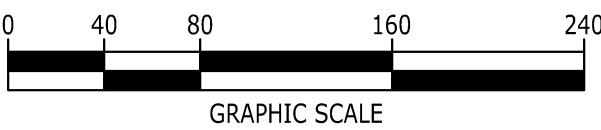
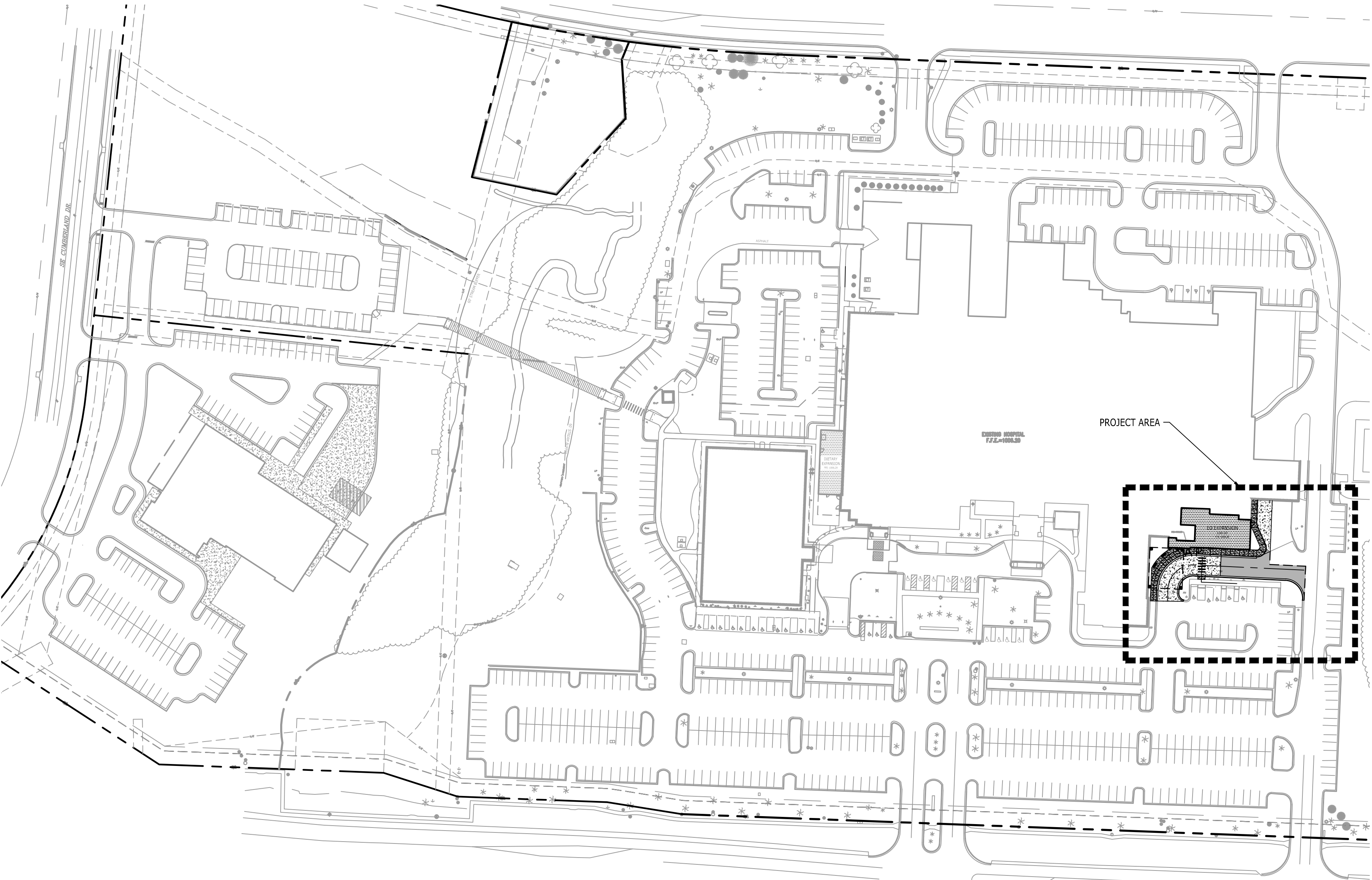
LEE'S SUMMIT MEDICAL CENTER
2100 SE BLUE PKWY
LEE'S SUMMIT, MO 64063
(816) 282-5000



CIVIL ENGINEER/LANDSCAPE ARCHITECT



VICINITY MAP
NOT TO SCALE

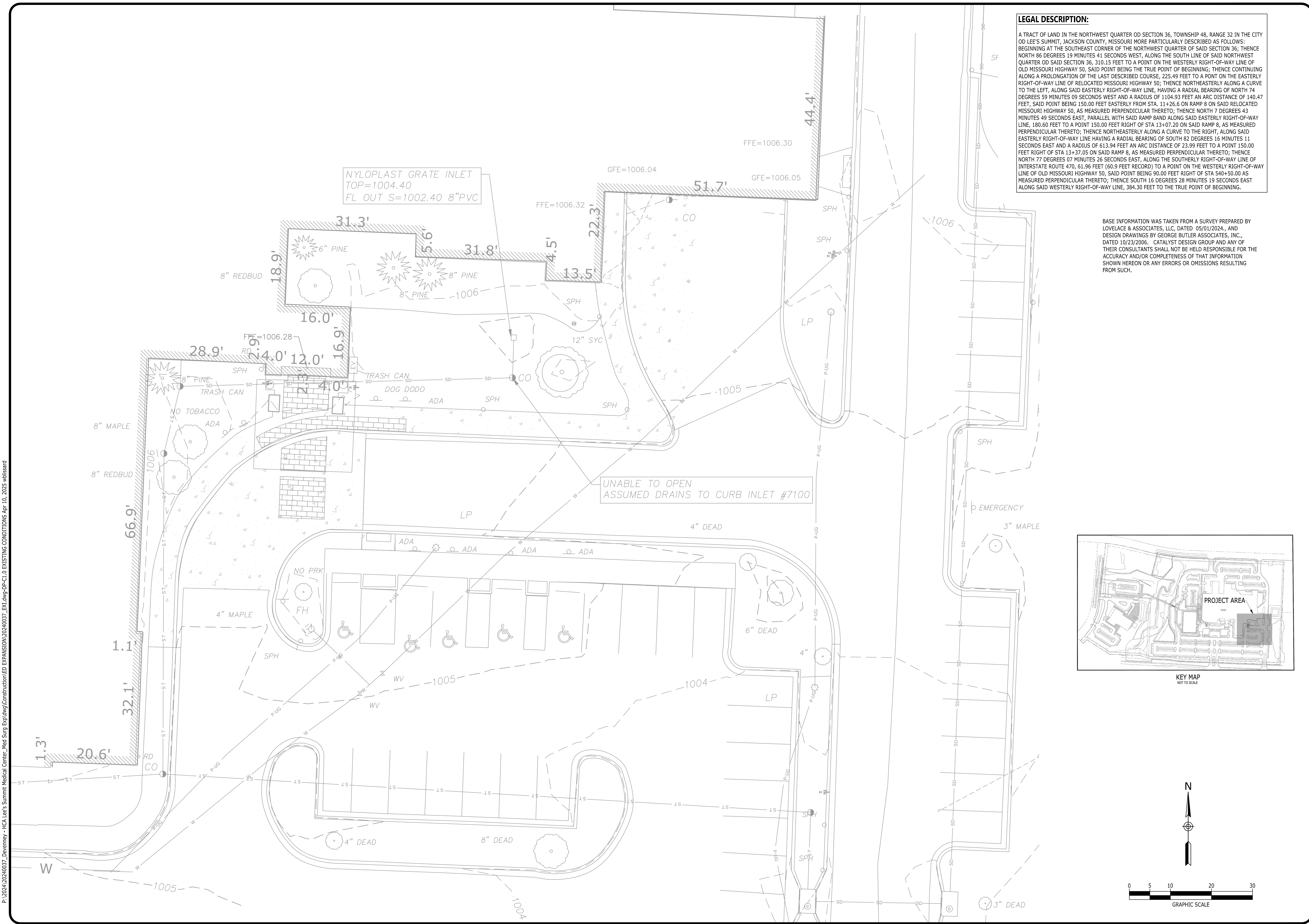


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COVER SHEET

DP-C0.0

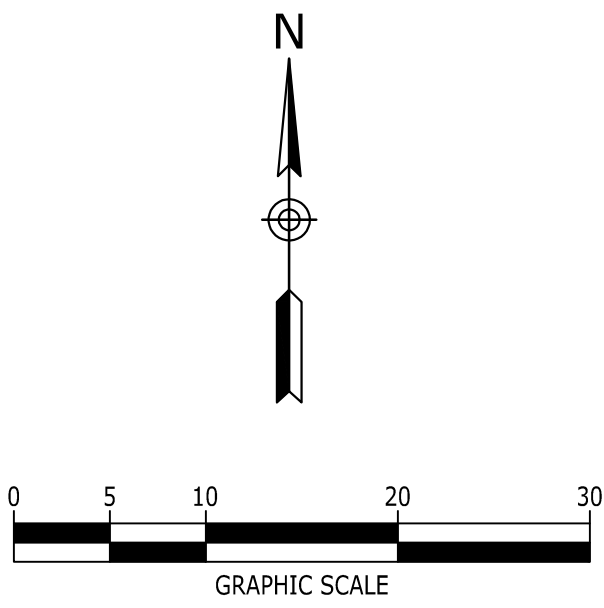
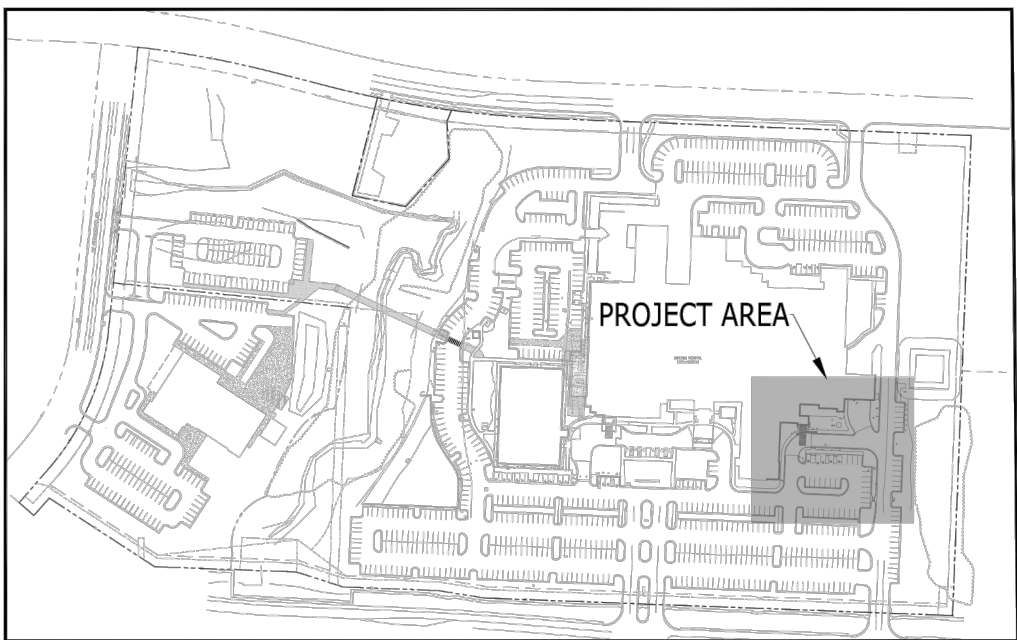
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LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER 00 SECTION 36, TOWNSHIP 48, RANGE 32 IN THE CITY 00 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 86 DEGREES 19 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 00 SAID SECTION 36, 310.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD MISSOURI HIGHWAY 50, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 225.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RELOCATED MISSOURI HIGHWAY 50; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A RADIAL BEARING OF NORTH 74 DEGREES 59 MINUTES 09 SECONDS WEST AND A RADIUS OF 1104.93 FEET AN ARC DISTANCE OF 140.47 FEET, SAID POINT BEING 150.00 FEET EASTERLY FROM STA. 11+26.6 ON SAID RELOCATED MISSOURI HIGHWAY 50, AS MEASURED PERPENDICULAR THERETO; THENCE NORTH 7 DEGREES 43 MINUTES 49 SECONDS EAST, PARALLEL WITH SAID RAMP BAND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 180.60 FEET TO A POINT 150.00 FEET RIGHT OF STA. 13+07.20 ON SAID RAMP 8, AS MEASURED PERPENDICULAR THERETO; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, ALONG SAID EASTERLY RIGHT-OF-WAY LINE HAVING A RADIAL BEARING OF SOUTH 82 DEGREES 16 MINUTES 11 SECONDS EAST AND A RADIUS OF 613.94 FEET AN ARC DISTANCE OF 23.99 FEET TO A POINT 150.00 FEET RIGHT OF STA. 13+37.05 ON SAID RAMP 8, AS MEASURED PERPENDICULAR THERETO; THENCE NORTH 77 DEGREES 07 MINUTES 26 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 470, 61.96 FEET (60.9 FEET RECORD) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD MISSOURI HIGHWAY 50, SAID POINT BEING 90.00 FEET RIGHT OF STA. 54+50.00 AS MEASURED PERPENDICULAR THERETO; THENCE SOUTH 16 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 384.30 FEET TO THE TRUE POINT OF BEGINNING.

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LOVEFACE & ASSOCIATES, LLC, DATED 05/01/2024, AND DESIGN DRAWINGS BY GEORGE BUTLER ASSOCIATES, INC., DATED 10/23/2006. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



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2100 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
816-282-5000

FINAL DEVELOPMENT PLAN
HCA LEE'S SUMMIT MEDICAL CENTER
2000 SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063
JACKSON COUNTY

REVISIONS		
REV #	DESCRIPTION	DATE

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20240037

DRAWING NUMBER
DP-C1.0

Devenney GROUP

Devenney Group Ltd., Architects

6900 East Camelback Road
Suite 500
Scottsdale, AZ 85251

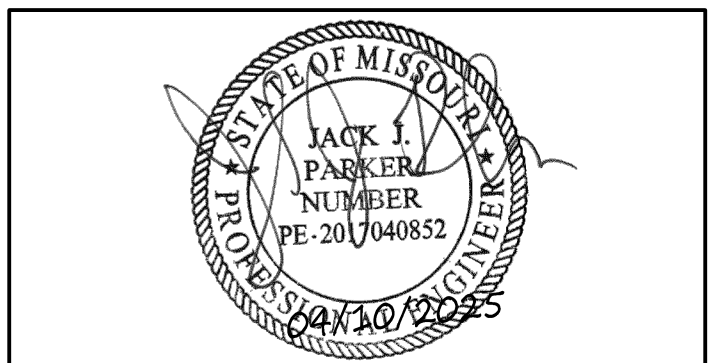
T: 602.943.8950

www.devenneygroup.com

Consultant:

Catalyst DESIGN GROUP

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(615) 622-7200 | WWW.CATALYST-DG.COM



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ED EXPANSION

HCA - LEE'S SUMMIT MEDICAL CENTER
2100 SE BLUE PKWY
LEE'S SUMMIT, MO 64063

AUTHORITY HAVING JURISDICTION:
CITY OF LEE'S SUMMIT BUILDING DEPT.
MISSOURI DHSS

FACILITY NUMBER:
0972400009

AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

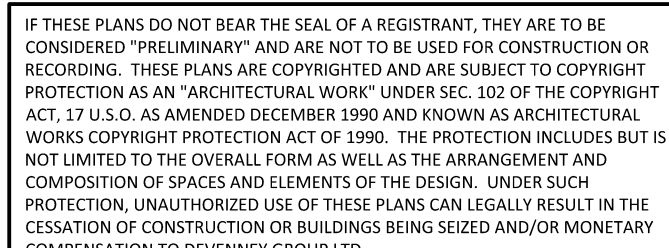
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REVIEWED: JP
JOB NUMBER: 6406.24

EXISTING CONDITIONS

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AGENCY

DATE:	2025/04/1
SCALE:	
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REVIEWED:	J
JOB NUMBER:	6406.2

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4. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY ARE TO BE CONSTRUCTED BASED ON LOCAL AUTHORITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. WHERE THERE ARE NO LOCAL STANDARDS, THE CURB RAMPS SHALL CONSTRUCT CURB RAMPS ACCORDING TO THE CURRENT VERSION OF THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY (PROWAG), PUBLISHED BY THE UNITED STATES ACCESS BOARD.
5. PRIVATE CURB RAMPS ON THE SITE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND/OR FAIR HOUSING ACT (FHA), WHERE APPLICABLE.
6. BEFORE PLACING PAVING OR SIDEWALKS, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM ACCESSIBLE DROPS, ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS, AND ACCESSIBLE ROUTES. MAXIMUM GRADES WITH ACCESSIBLE PARKING AND ACCESSIBLE AREAS SHALL BE 5% MAXIMUM. ACCESSIBLE SIDEWALKS SHALL BE 5% MAXIMUM. SIDEWALKS SHALL BE FUNCTIONALLY MAXIMUM 5%. FOR RAMPS SHALL BE MAXIMUM 10% MAXIMUM 8.33% (1:12), AND CROSS SLOPES SHALL BE MAXIMUM 2%. TURNING MOVEMENTS SHALL BE 5% MAXIMUM 2% IN ANY DIRECTION.
7. CURB RAMPS SHALL HAVE A LANDING AT THE TOP AND BOTTOM THE WIDTH OF THE RAMP AND A MINIMUM DEPTH OF 4'. RAMPS SHALL HAVE A 5' X 5' HAND AT THE TOP AND TOPPING OF THE RAMP. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ACCESSIBLE STANDARDS OR LOCAL SLOPE CODE STANDARDS. CONTRACTOR SHALL VERIFY ACCESSIBILITY.
8. CONTRACTOR TO FIELD VERIFY SLOPE MEASUREMENTS ON FINISHED GRADE, SUBGRADE, AND FIRM BORDERS PRIOR TO PAVING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SLOPE MEASUREMENTS. CONTRACTOR ENGINEER SHALL BE PAYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED, NO CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
9. WHERE CONSTRUCTION IS TAKING PLACE WITHIN AN EXISTING DEVELOPMENT OR FACILITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AN ACCESSIBLE PATH PER ADA STANDARD SPECIFICATIONS THROUGHOUT THE PROJECT.

3. THE CONTRACTOR SHALL REVIEW LOCAL AUTHORITY'S AS-BUILT REQUIREMENTS AND/OR CONTACT ENGINEER TO CONFIRM AS-BUILT INFORMATION. PHOTOGRAPHIC EVIDENCE OF PROPER INSTALLATION OF STORMWATER MANAGEMENT AND WATER QUALITY INFRASTRUCTURE AND/OR VIDEO INSPECTIONS OF STORMWATER PIPES MAY BE REQUIRED. THE CONTRACTOR SHALL CAPTURE AND RETAIN PHOTOGRAPHIC DOCUMENTATION OF KEY INSTALLATION MILESTONES AS NEEDED. FAILURE TO PROVIDE NECESSARY PHOTOGRAPHIC DOCUMENTATION PRIOR TO BACKFILLING MAY CAUSE DELAY AND MAY REQUIRE SITE INVESTIGATION THAT COULD INCLUDE RE-EXCAVATION OF COMPLETED INFRASTRUCTURE AT THE CONTRACTOR'S EXPENSE.

- CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS, WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXISTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
17. IF THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND SPOT ELEVATIONS AND REQUEST INFORMATION FROM THE ENGINEER FOR SPOTS OR CONTOURS THAT DO NOT APPEAR TO CORRESPOND WITH OTHER SURROUNDING GRADING. PROPOSED GRADING REFLECT AN INTENT FOR THE SLOPES AND DIRECTION OF DRAINAGE. THE CONTRACTOR SHALL REQUEST DIRECTION FROM AREAS WHERE THE INTENT IS NOT CLEAR.
18. THE CONTRACTOR SHALL AVOID SLOPES GRADING GENERALLY FELT THE SURVEY DATA USED IN PREPARING THESE PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING SITE WORK.
- 18.1. WHERE BUILDINGS (EXISTING OR PROPOSED) OR OTHER SITE ELEMENTS CLOSELY ABUT THE RIGHT-OF-WAY OR ACCESSIBLE PAVEMENT, THE CONTRACTOR SHALL CONFIRM STREET, CURB, AND SIDEWALK GRADES IN THESE AREAS ARE CONSISTENT WITH THE EXPECTED ELEVATIONS & HORIZONTAL LOCATIONS WITHIN THE PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 18.2. WHERE PROPOSED NEW CURB AND SIDEWALKS ARE ALONG EXISTING RIGHT-OF-WAY, THE CONTRACTOR SHALL CONFIRM CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS, AND PLACE NEW CURB SUCH THAT PROPER CROSS SLOPES ARE ACHIEVED PER THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DESIGN ELEVATION AND EXISTING ELEVATION.
19. MAXIMUM CUT AND FILL SLOPES SHALL BE 3:1 HORIZONTAL TO 1 VERTICAL UNLESS DIRECTLY NOTED OTHERWISE ON THE PLAN. FILL SLOPES SHALL BE CONSTRUCTED BY FILLING ABOVE THE DESIRED GRADES TO OBTAIN COMPACTION AND THEN CUT BACK TO THE DESIRED GRADES, WHERE GRADES ARE 3:1 AND STEEPER CONTRACTOR TO PROVIDE SOLE STABILIZATION UTILIZING NATURAL FIELD OR COMMERCE SOURCE STABILIZED SOIL OR IN AREAS NOTED TO REQUIRE STABILIZATION WHERE SLOPES ARE LESS THAN 3:1 CONTRACTOR TO USE NATURAL AMERICAN GREEN SC-150 OR APPROVED EQUIV.
20. MINIMUM GRADES SHALL BE 1% IN PAVEMENT AREAS, AND A MINIMUM OF 2% IN LAWN AREAS UNLESS DIRECTLY SPECIFIED IN THE PLANS.
21. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
22. UNLESS SPECIFICALLY NOTED WITHIN THE PLANS, ALL PROPOSED GRADES SHALL TIE INTO EXISTING GRADES AT THE PROJECT PROPERTY BOUNDARY. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF IT APPEARS THERE IS CONFLICTING FIELD CONDITIONS THAT WOULD NOT ALLOW GRADES TO TIE.
23. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER FINAL GRADING IS ACHIEVED.

1. THERE ARE NO EXISTING OR PROPOSED OIL OR GAS WELLS WITHIN THE SUBJECT PROPERTY, PER SITE SURVEYS & ORIGINAL HOSPITAL PLANS (BY GEORGE BUTLER ASSOCIATES, INC. DATED 10/23/2006).
2. 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.
3. 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) 969-1200.

1. ALL STORMWATER PIPES, STRUCTURES, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS AS PROVIDED. THE PLUMBING SHALL BE PROVIDED BY THE MANUFACTURER FOR THE INSTALLATION OF PIPES, STRUCTURES, WATER QUALITY UNITS AND FABRICATED DETENTION SYSTEMS.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND FABRICATED DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.
3. PIPE SPECIFICATIONS:
 - 3.1. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, WALL TYPE "B" CONFORMING TO ASTM C76 UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS OR MASTIC SEAL CONFORMING TO ASTM C930. RCP SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C1479.
 - 3.1.1. CLASS IV RCP IS REQUIRED FOR PIPE HEIGHTS OVER 13' OR WHERE NOTED BY THE ENGINEER.
 - 3.2. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE DUAL-WALL WITH CORRUGATED EXTERIOR AND SMOOTH INTERIOR. HDPE PIPE CONFORM TO ASTM D3350 WITH RUBBER GASKET SOIL TIGHT JOINTS CONFORMING TO ASTM F477. THERMOPLASTIC PIPING SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C1479.
 - 3.3. HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE SHALL BE DUAL-WALL WITH CORRUGATED EXTERIOR AND SMOOTH INTERIOR, CONFORMING TO ASTM F2881 AND AASHTO M330 WITH GASKETED SOIL TIGHT JOINTS CONFORMING TO ASTM F477. THERMOPLASTIC PIPING SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C2321.
 4. ALL PIPES SHALL BE INSTALLED, AT A MINIMUM, WITH SOIL TIGHT JOINTS AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 20.
 5. PIPE BEDDING, BACKFILL, AND COMPACTON REQUIREMENTS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE DEPARTMENT OF TRANSPORTATION DETAILS AND SPECIFICATIONS.
 6. PIPES UNDER EXISTING PAVEMENT AREAS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE OR PER LOCAL AUTHORITY STANDARD REQUIREMENTS. PAVEMENT SECTIONS SHALL MEET OR EXCEED EXISTING CONDITIONS WITH A SMOOTH TRANSITION.
 7. STORM STRUCTURE SPECIFICATIONS:
 - 7.1. STORM INLETS AND MANHOLES SHALL BE PRECAST IN COMPLIANCE WITH THE LOCAL/STATE JURISDICTIONAL AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS, AND MEET/OR EXCEED SPECIFICATIONS OF ASTM C478/C913. STRUCTURES SHALL BE TRAFFIC RATED PER H-20 LOADING REQUIREMENTS.
 - 7.2. REFER TO STRUCTURE TABLE FOR CASTING FRAME AND GRATES TYPES. FRAMES AND GRATES TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL/STATE JURISDICTIONAL AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 - 7.3. PIPE CONNECTIONS TO STRUCTURES:
 - 7.3.1. FLEXIBLE, WATER TIGHT GASKETS SHALL COMPLY WITH ASTM C923
 - 7.3.2. NON-SHRINK GROUT PER ASTM C1107
 - 7.4. FRAMES AND GRATES:
 - 7.4.1. MATERIAL: GRAY IRON CLASS 35 PER ASTM A48 UNLESS OTHERWISE INDICATED.
 - 7.4.2. REFER TO PIPE AND STRUCTURE TABLE FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER PIPE DIAMETERS OR CASTING SIZES.
 - 7.5. TOP OF GRADE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE PROVIDED PER THE DETAILS AND STRUCTURE TABLE.
 8. CONTRACTOR SHALL PLACE STRUCTURES BASED ON THE ACTUAL DIMENSIONS OF ORDERED STRUCTURE/GRATE TO ALIGN WITH PROPOSED OR EXISTING CURB LINE. STRUCTURES SHOULD NOT BE INSTALLED BASED SOLELY ON STRUCTURE CENTERLINES.
 9. COORDINATE THE LOCATION OF SITE DRAINAGE SYSTEMS WITH THE BUILDING ARCHITECTURE AND PLUMBING PLANS FOR COLLECTION OF ROOF DRAINS AND DOWNPOURERS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 10. ADJUST THE CASTINGS OF ALL EXISTING AND NEW STRUCTURES TO MATCH PROPOSED FINISH GRADE ENSURING POSITIVE DRAINAGE IS STILL MAINTAINED. SLOPE THE TOPS OF CASTINGS TO MATCH SLOPES OF PROPOSED PAVEMENTS AND SIDEWALKS.

1. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS OF EACH UTILITY AND VERIFY THE SCOPE OF INSTALLATIONS OR RELOCATIONS THAT WILL BE REQUIRED AND IMPACT EACH COULD HAVE ON THE SCHEDULE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCING OF INSTALLATION OF THE UTILITIES TO AVOID CONFLICTING HORIZONTAL AND VERTICAL LOCATIONS.
3. ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE TO THE GOVERNING AUTHORITY'S REQUIREMENTS AND SPECIFICATIONS. IF THE GOVERNING AUTHORITY DOES NOT HAVE MATERIAL RECOMMENDATIONS FOR PRIVATE UTILITIES, THEN THE CONTRACTOR SHALL PROVIDE PRIVATE MATERIALS IN ACCORDANCE WITH PUBLIC STANDARDS, OTHERWISE, THE FOLLOWING MINIMUM STANDARDS SHALL BE MET:
 - 3.1. PRIVATE GRAVITY SANITARY SEWER APPLICATIONS:
 - 3.1.1. POLYVINYL CHLORIDE PIPE (PVC) 4" AND GREATER SHALL BE SDR 35, PER ASTM D3034 OR ASTM F679
 - 3.1.1.1. JOINTS: ELASTOMERIC GASKETED, BELL AND SPIGOT, PUSH-ON TYPE PROVIDING A WATER TIGHT SEAL PER ASTM D3212.
 - 3.1.2. DUCTILE IRON PIPE (DIP) SHALL BE PRESSURE CLASS 350 COMPLYING WITH LATEST VERSION OF AWWA C150/C151
 - 3.1.2.1. JOINTS AND FITTINGS: MECHANICAL, PUSH-ON JOINTS, OR FLANGED JOINTS CONFORMING TO AWWA STANDARD C110/C111/C113.
 - 3.1.2.2. LINER AND COATING: INTERIOR LINER 40 MIL DRY FILM, PEARL SHIELD 43 FL OR APPROVED EQUAL AND ASPHALTIC EXTERIOR COATINGS CONFORMING TO ANSI AWWA C151 FOR ALL PIPES, JOINTS, AND FITTINGS.
 - 3.2. PRIVATE POTABLE WATER APPLICATIONS:
 - 3.2.1. POLYVINYL CHLORIDE PIPE (PVC) LESS THAN 4" SHALL BE SCHEDULE 40 PVC PIPE PER ASTM D1785
 - 3.2.1.1. JOINTS AND FITTINGS: SOLVENT CEMENTED JOINTS PER ASTM D2672. PIP FITTINGS PER ASTM D2466
 - 3.2.2. POLYVINYL CHLORIDE PIPE (PVC) 4" AND GREATER SHALL BE AWWA C900, DR-18
 - 3.2.2.1. JOINTS AND FITTINGS: RESTRAINED GASKETED JOINTS PER ASTM F447 AND ASTM D319. DIP FITTINGS WITH RESTRAINED JOINTS CONFORMING TO AWWA STANDARD C110/C111/C113 ARE TO BE USED.
 - 3.2.2.2. LINING & COATING: INTERIOR CEMENT MORTAR LINING CONFORMING TO AWWA C104 REQUIREMENTS AND ASPHALTIC EXTERIOR COATINGS CONFORMING TO AWWA C151 FOR ALL PIPES, JOINTS, AND FITTINGS.
 - 3.2.3. DUCTILE IRON PIPE (DIP) 16" AND BELOW SHALL BE PRESSURE CLASS 350 COMPLYING WITH LATEST VERSION OF AWWA C150/C151.
 - 3.2.3.1. JOINTS AND FITTINGS: MECHANICAL OR PUSH-ON JOINTS OR FLANGED JOINTS CONFORMING TO AWWA STANDARD C110/C111/C113/C115.
 - 3.2.3.2. LINING & COATING: INTERIOR CEMENT MORTAR LINING CONFORMING TO AWWA C104 AND ASPHALTIC EXTERIOR COATINGS CONFORMING TO AWWA C151 FOR ALL PIPES, JOINTS, AND FITTINGS.
 - 3.2.4. COPPER PIPE (CIP) SHALL BE TYPE "K" ANNEALED PER ASTM B88.

DRAWING TITLE

GENERAL NOTES

GENERAL NOTES

DRAWING NUMBER

DP-C2.0

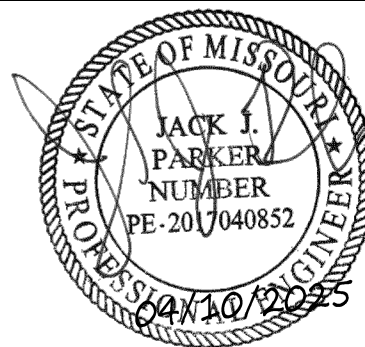


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2100 SE BLUE PKWY
LEE'S SUMMIT, MO 64063

AUTHORITY HAVING JURISDICTION:
CITY OF LEE'S SUMMIT BUILDING DEPT.
MISSOURI DHS

FACILITY NUMBER:
0972400009

AGENCY APPROVALS:
AGENCY

REVISIONS

REV #	DESCRIPTION	DATE
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DRAWING TITLE

DEMOLITION PLAN

PROJECT NUMBER

20240037

DRAWING NUMBER

DP-C3.0

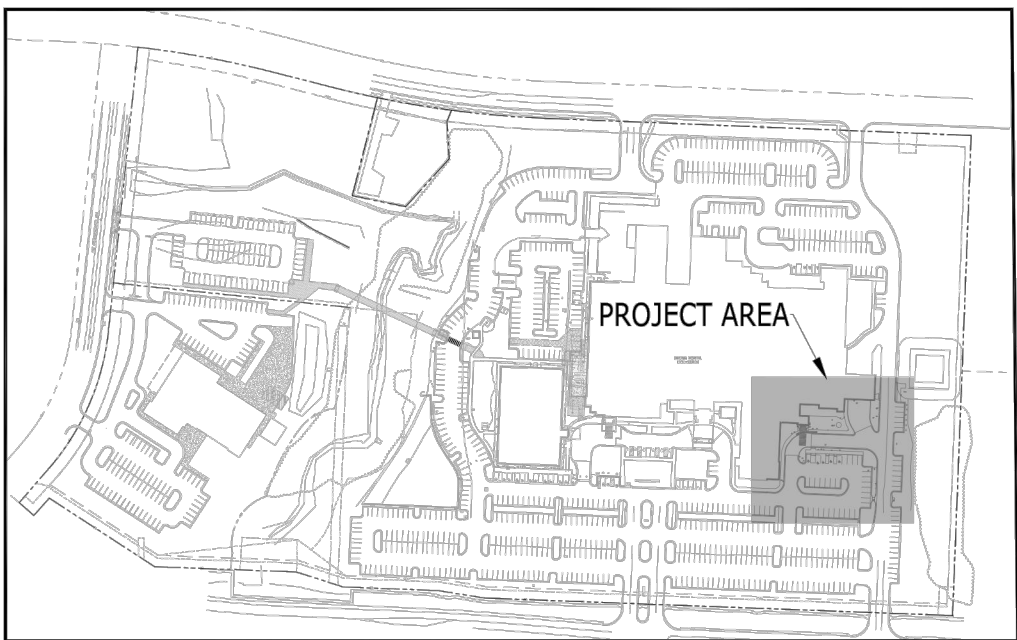
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SCALE:	1:10
DRAWN:	AP
REVIEWED:	JP
JOB NUMBER:	6406.24

DEMOLITION PLAN

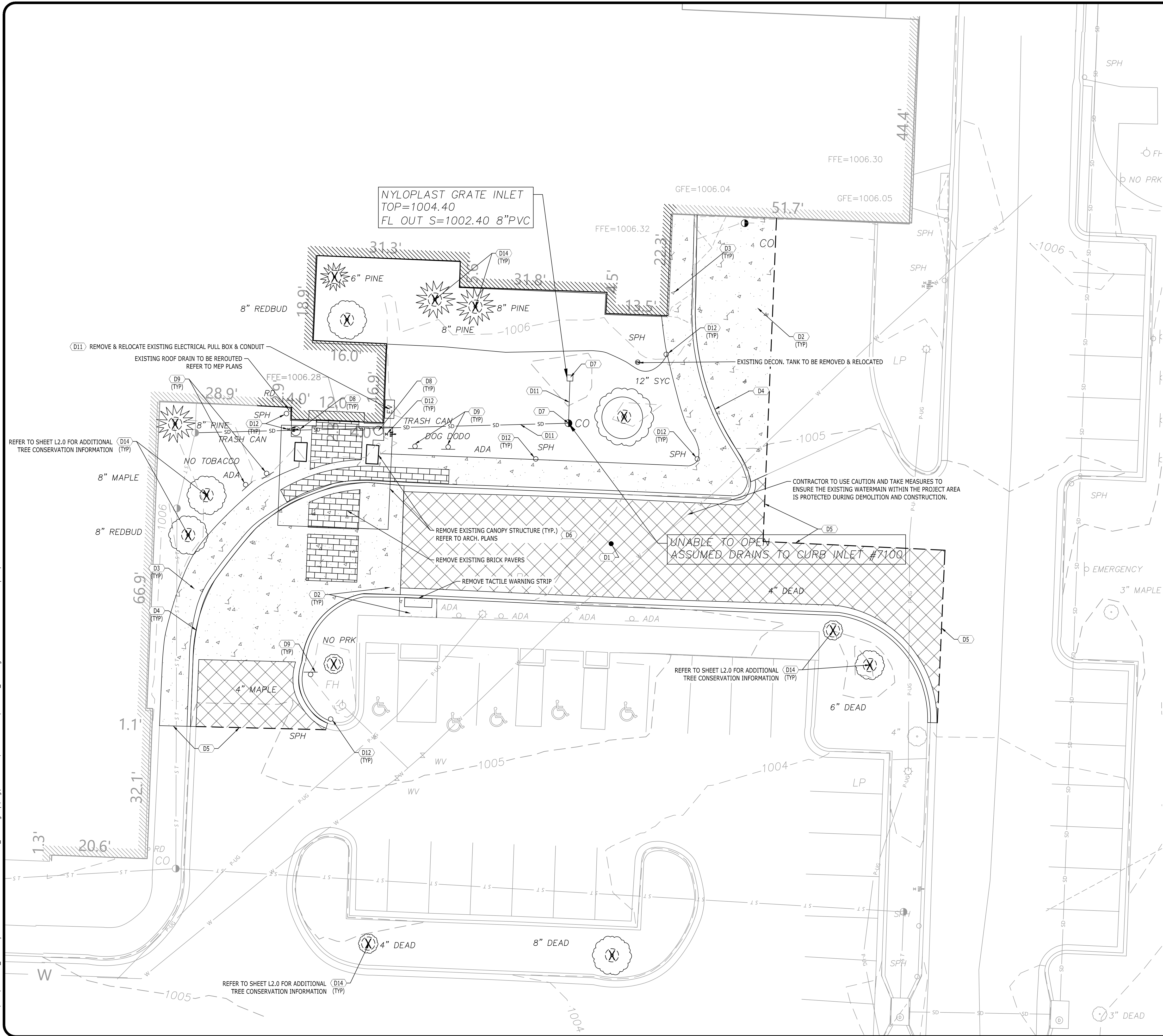
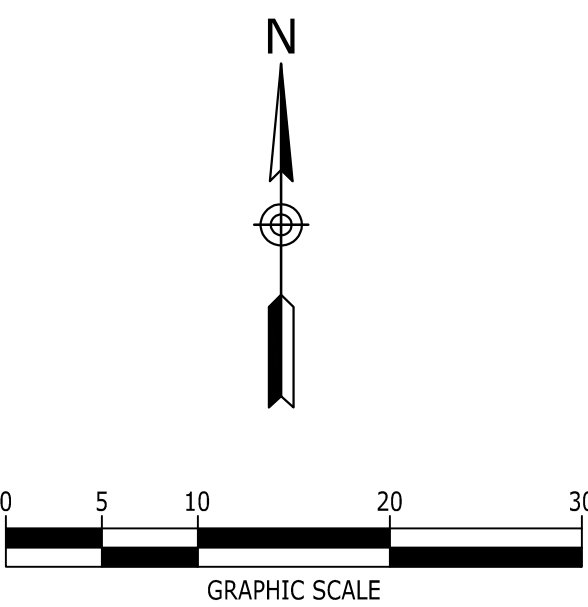
DP-C3.0

DEMOLITION KEYNOTES	
CODE	DESCRIPTION
(D1)	REMOVE EXISTING ASPHALT PAVEMENT
(D2)	REMOVE EXISTING CONCRETE PAVEMENT
(D3)	REMOVE EXISTING CONCRETE SIDEWALK
(D4)	REMOVE EXISTING CONCRETE CURB
(D5)	EVENLY SAWCUT
(D6)	REMOVE EXISTING BUILDING/STRUCTURE
(D7)	REMOVE EXISTING DRAINAGE STRUCTURE
(D8)	REMOVE/RELOCATE EXISTING TRASH CAN
(D9)	REMOVE EXISTING SIGN
(D11)	REMOVE EXISTING UTILITY LINE & APPURTENANCES
(D12)	REMOVE EXISTING IRRIGATION LINE & APPURTENANCES
(D14)	REMOVE EXISTING TREE

LEGEND	
BUILDING TO BE REMOVED	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
TREES TO BE REMOVED	



KEY MAP
NOT TO SCALE



P:\2024\20240037 - Devenney - HCA Lee's Summit Medical Center - Med Surg Exp\dwg\Construction\ED EXPANSION\20240037 - DEM.DWG-DP-C3.0 DEMOLITION PLAN Apr 10, 2025 willard

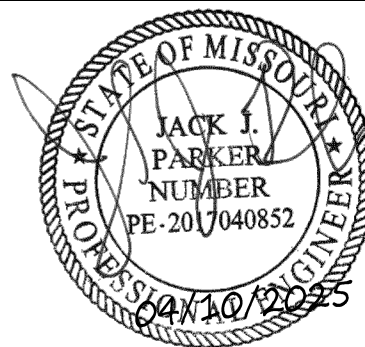


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AUTHORITY HAVING JURISDICTION:
CITY OF LEE'S SUMMIT BUILDING DEPT.
MISSOURI DHSS

FACILITY NUMBER:
097240009

AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 2025/04/10
SCALE: 1:10
DRAWN: AP
REVIEWED: JP
JOB NUMBER: 6406.24

LAYOUT PLAN

DP-C4.0

SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1	CONCRETE PAVEMENT	4 / C6.0
S2A	ASPHALT PAVEMENT (HEAVY DUTY)	1 / C6.0
S2B	ASPHALT PAVEMENT (LIGHT DUTY)	1 / C6.0
S3A	CONCRETE POST CURB	2 / C6.0
S3B	CONCRETE POST CURB & GUTTER	2 / C6.0
S4A	CONCRETE SIDEWALK	6 / C6.0
S5	PEDESTRIAN CROSSWALK	9 / C6.0
S6	BOLLARD	7 / C6.0

SITE DATA

TAX MAP: 60
PARCEL ID.: 60-420-99-15-00-0-00-000
SITE ADDRESS: 2000 SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063
SITE ACREAGE: 24.48 AC. (1,066,349 FT²)
EXISTING ZONING: CP-2
PROPOSED USE: HOSPITAL

IMPERVIOUS SURFACE AREA: 0.06 AC. (2,804 FT²)
BUILDINGS: 0.15 AC. (6,538 FT²)
DRIVES/SIDEWALKS: 0.21 AC. (9,206 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:

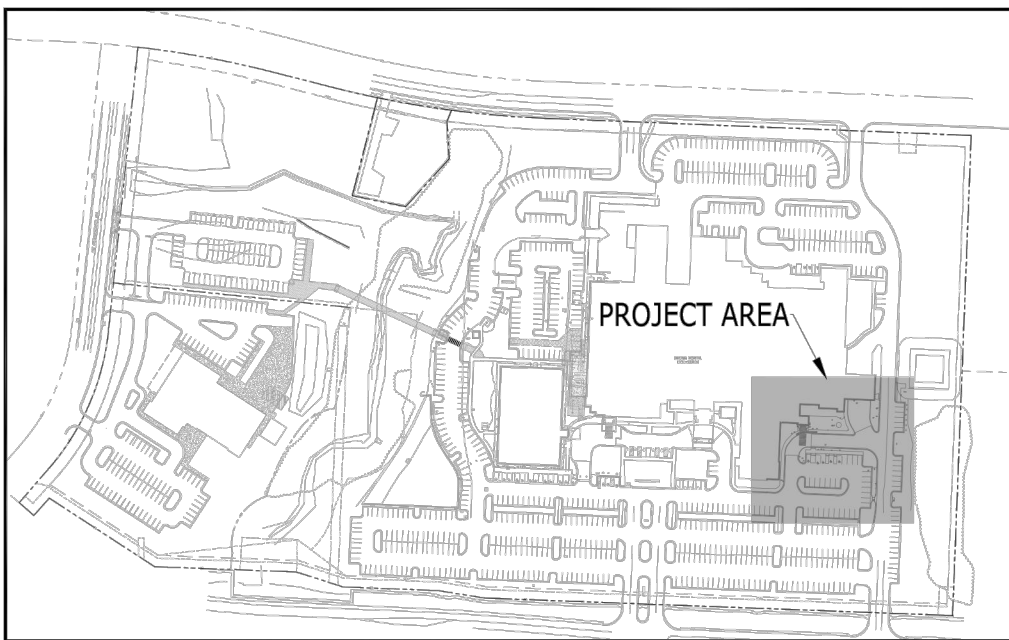
PARKING REQUIRED:
PROPOSED ADDITION HAS NO IMPACT TO THE REQUIRED PARKING

TOTAL PARKING REQUIRED:
114 BEDS X 1.8 SPACES = 206 SPACES REQUIRED
122,789 SF OF MOB'S X (1,000 SF X 5) = 614 SPACES REQUIRED
TOTAL REQUIRED: 820 SPACES REQUIRED
EXISTING PARKING: 825 (INCLUDING PL2024191 PROPOSED PARKING SPACES)

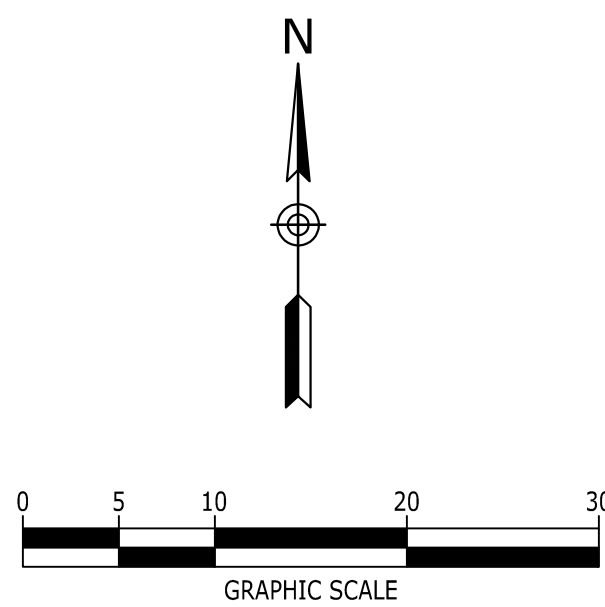
OWNER: MIDWEST DIVISION LSH LLC
ADDRESS: PO BOX 80610
INDIANAPOLIS, IN 46280

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 1524 WILLIAMS DRIVE
MURFREESBORO, TN 37129
PHONE NO.: 615-622-7200
CONTACT NAME: JACK PARKER
CONTACT E-MAIL ADDRESS: jparker@catalyst-dg.com

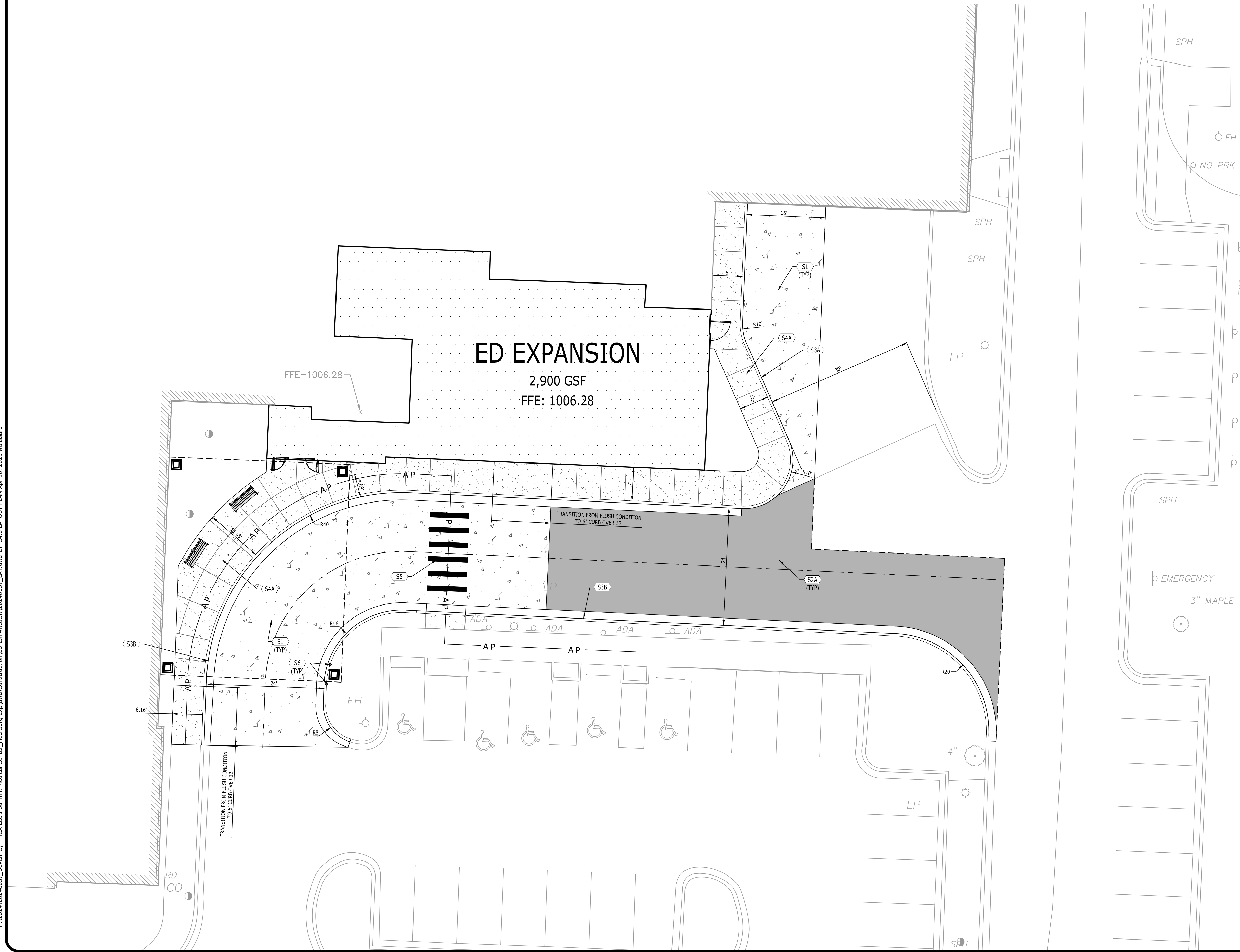
FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. 29095C04396, 01/20/2017, COMMUNITY NAME:
JACKSON COUNTY.



KEY MAP
NOT TO SCALE



LEGEND	
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
BUILDING ADDITION	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]
ACCESSIBLE PATH	[Pattern]

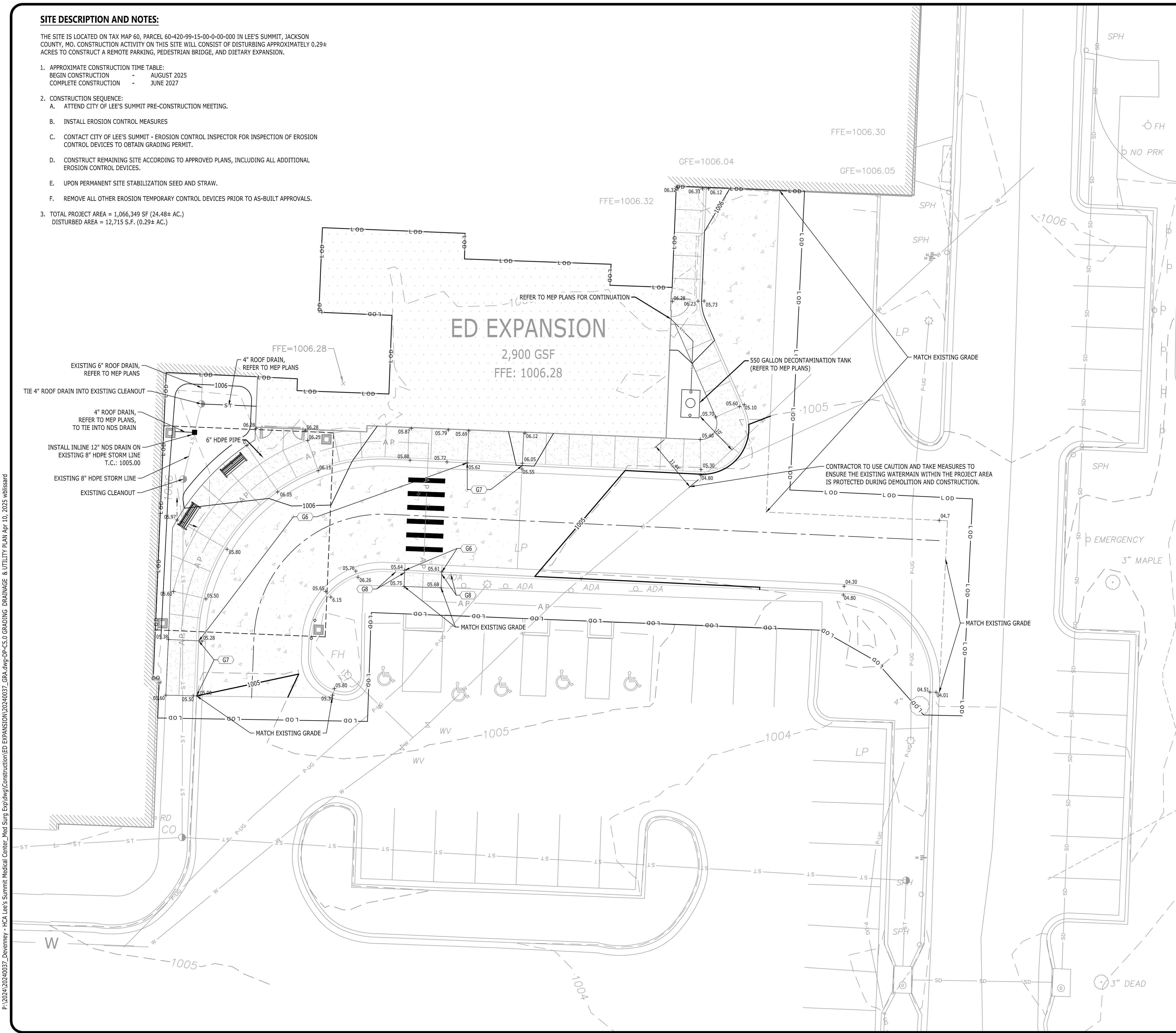


P:\2024\20240037_Devenney - HCA Lee's Summit Medical Center - Med Surg Exp\dwg\Construction\ED EXPANSION\20240037_LAYOUT-DP-C4.0_LAYOUT PLAN Apr 10, 2025 willisard

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP 60, PARCEL 60-420-99-15-00-0-00-000 IN LEE'S SUMMIT, JACKSON COUNTY, MO. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 0.29± ACRES TO CONSTRUCT A REMOTE PARKING, PEDESTRIAN BRIDGE, AND DIETARY EXPANSION.

- APPROXIMATE CONSTRUCTION TIME TABLE:
BEGIN CONSTRUCTION - AUGUST 2025
COMPLETE CONSTRUCTION - JUNE 2027
- CONSTRUCTION SEQUENCE:
 - ATTEND CITY OF LEE'S SUMMIT PRE-CONSTRUCTION MEETING.
 - INSTALL EROSION CONTROL MEASURES
 - CONTACT CITY OF LEE'S SUMMIT - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
 - CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
 - UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
 - REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
- TOTAL PROJECT AREA = 1,066,349 SF (24.48± AC.)
DISTURBED AREA = 12,715 S.F. (0.29± AC.)



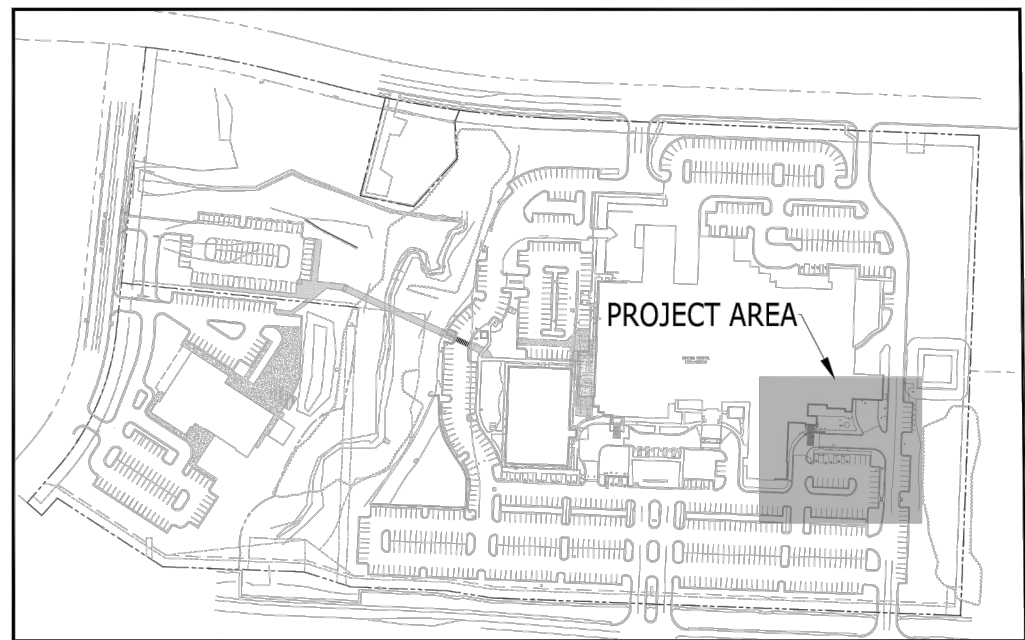
GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
61	CLEANOUT	2 / C6.1
64	NDS INLINE DRAIN	1 / C6.1
66	FLUSH CONDITION	
67	TRANSITION FROM FLUSH CONDITION TO 6\" Curb OVER 12'	
68	TRANSITION FROM FLUSH CONDITION TO 6\" Curb OVER 2'	

LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	

EROSION CONTROL NOTES:

- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
- THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.



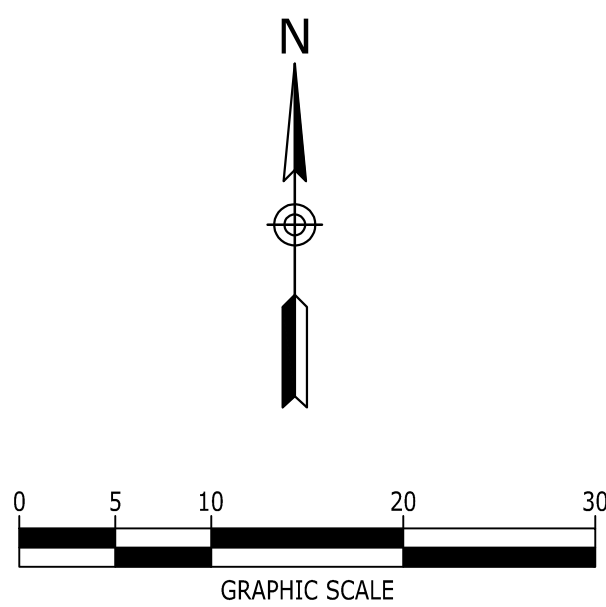
KEY MAP
NOT TO SCALE

NOTE: CONTRACTOR TO INSTALL AND MAINTAIN APPROPRIATE EPSC MEASURES TO ENSURE SEDIMENT/POLLUTION DOES NOT DISCHARGE OFF THE PROJECT AREA DURING CONSTRUCTION.

CONTRACTOR TO FIELD LOCATE THE EXISTING STORM LINE FOR INLINE NDS DRAIN INSTALLATION.



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JACKSON COUNTY

DRAWING TITLE
GRADING,
DRAINAGE, &
UTILITY PLAN

PROJECT NUMBER
20240037
DRAWING NUMBER

DP-C5.0

Devenney
GROUP

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MISSOURI DHSS

FACILITY NUMBER:
0972400009

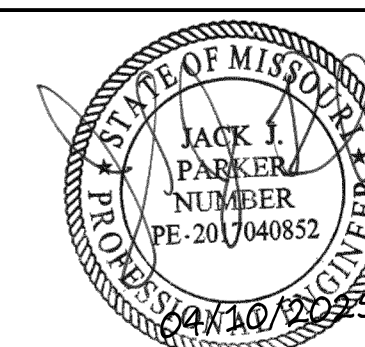
AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 2025/04/10
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DRAWN: AP
REVIEWED: JP
JOB NUMBER: 6406.24

GRADING, DRAINAGE, &
UTILITY PLAN

DP-C5.0



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AGENCY APPROVALS:
AGENCY

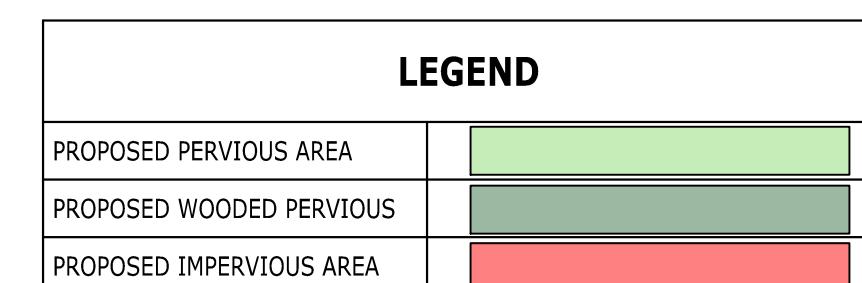
REVISIONS		
REV #	DESCRIPTION	DATE

REV #	DESCRIPTION	DATE

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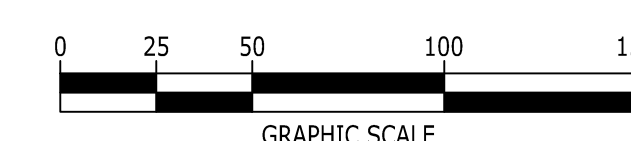
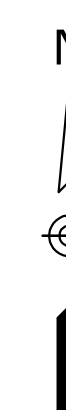
DRAINAGE AREA MAP

DP-C5.1



WATERSHED B AREA		
LAND USE	AREA	CURVE NUMBER
PROPOSED PERVIOUS AREA	2.74 AC (119,296 SQ FT)	80
PROPOSED WOODED PERVIOUS	0.44 AC (18,988 SQ FT)	77
PROPOSED IMPERVIOUS AREA	4.12 AC (179,704 SQ FT)	98
TOTAL	7.30 AC (317,988 SQ FT)	90

ALLOWABLE / DESIGNED WATERSHED CN = 93
PER APPROVED STORM WATER MANAGEMENT PLAN BY
GEORGE BUTLER ASSOCIATES, INC. DATED APRIL 13, 2006.



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JACKSON COUNTY

[illegible]

DRAINAGE AREA MAP

PROJECT NUMBER	20240037
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DRAWING NUMBER

DP-C5.1



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AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

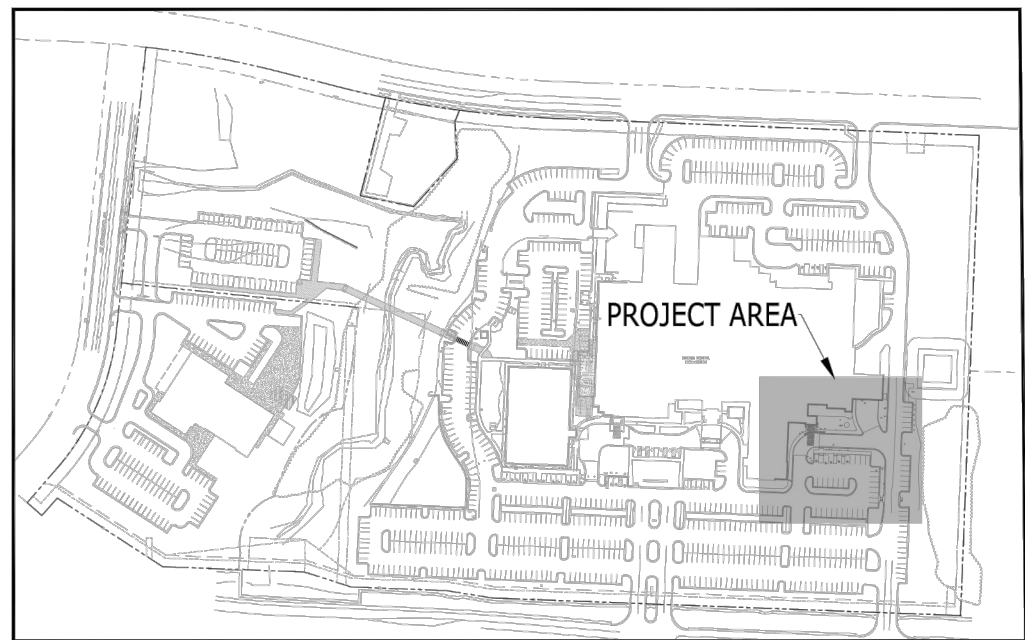
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DRAWN: AP
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JOB NUMBER: 6406.24

SITE ACCESSIBILITY PLAN

DP-C5.2

GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET # / SHT #
G1	CLEANOUT	2 / C6.1
G4	NYOPLAST DRAIN INLET	3 / C6.1
G6	FLUSH CONDITION	
G7	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER 12'	
G8	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER 2'	

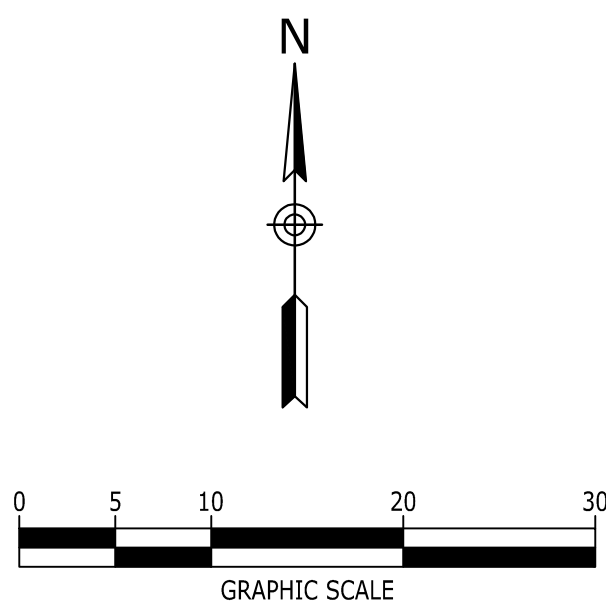
LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	



KEY MAP
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JACKSON COUNTY

DRAWING TITLE
SITE ACCESSIBILITY
PLAN

PROJECT NUMBER
20240037

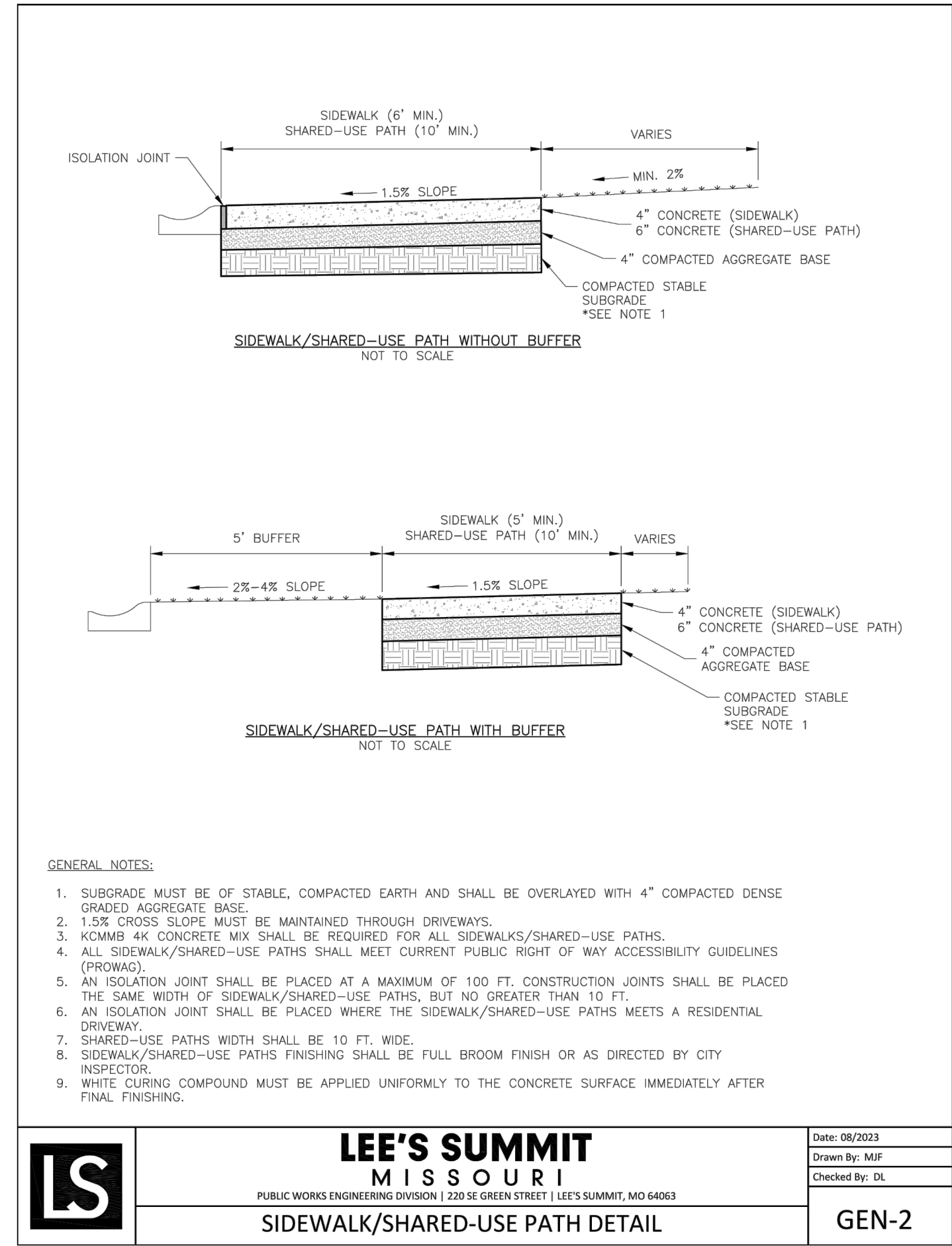
DRAWING NUMBER

DP-C5.2

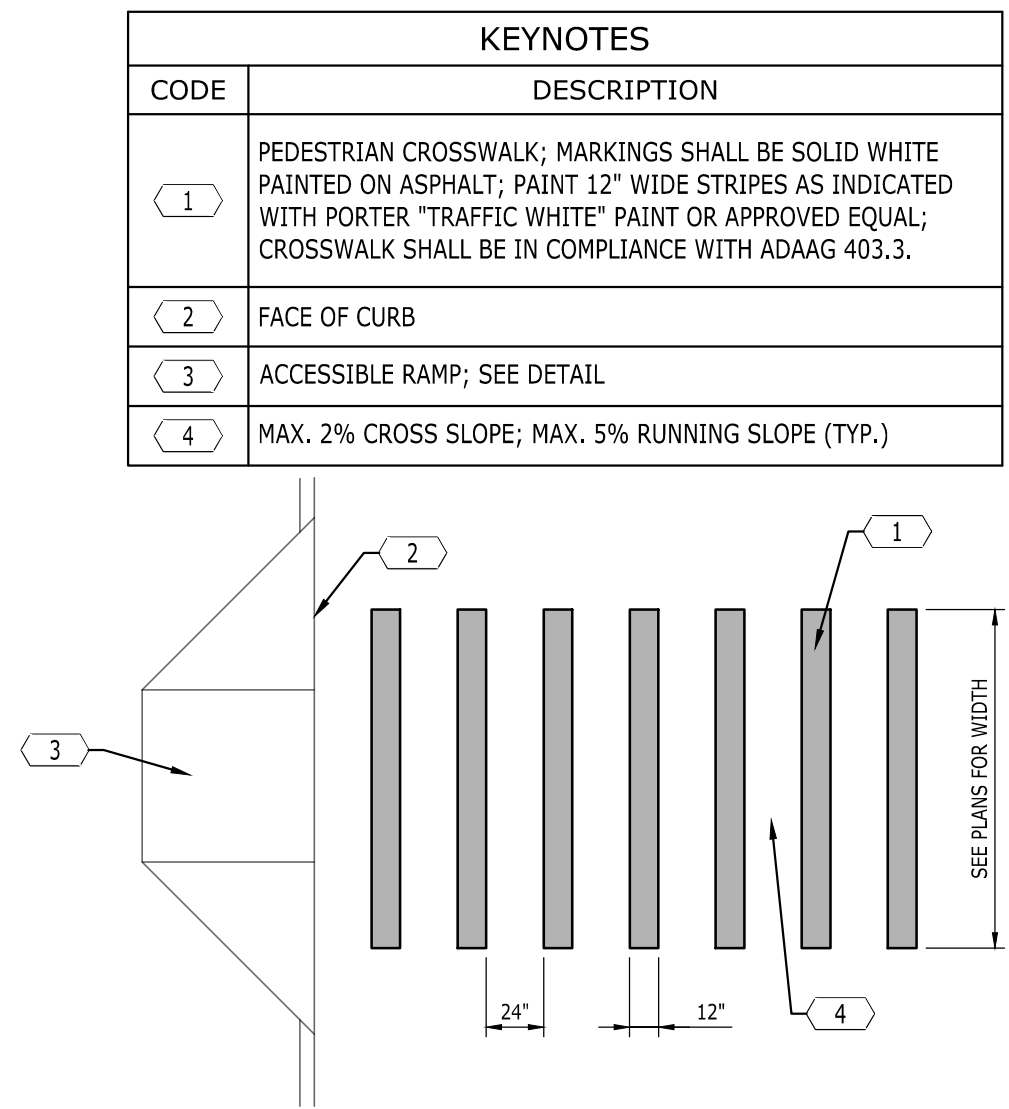
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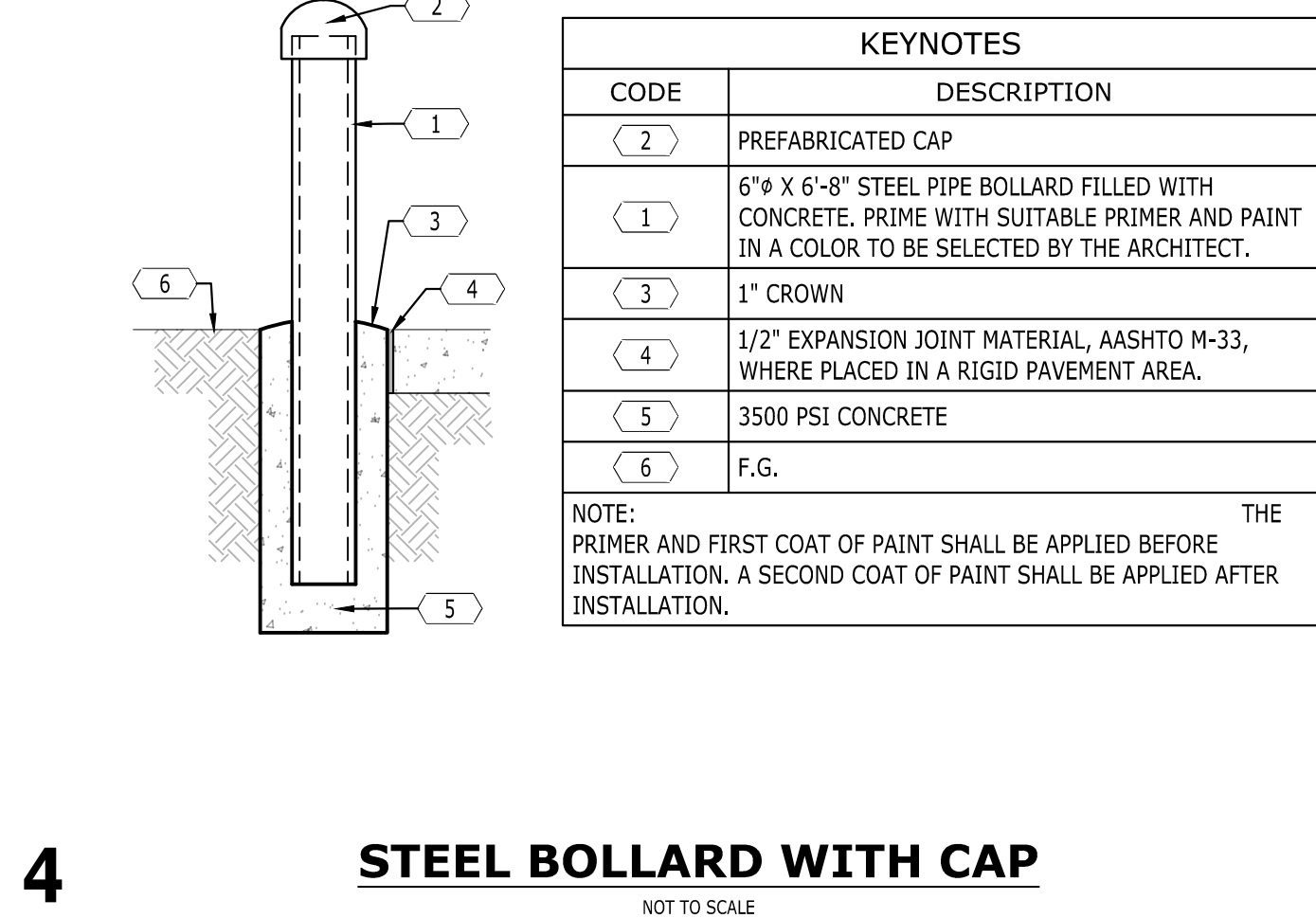
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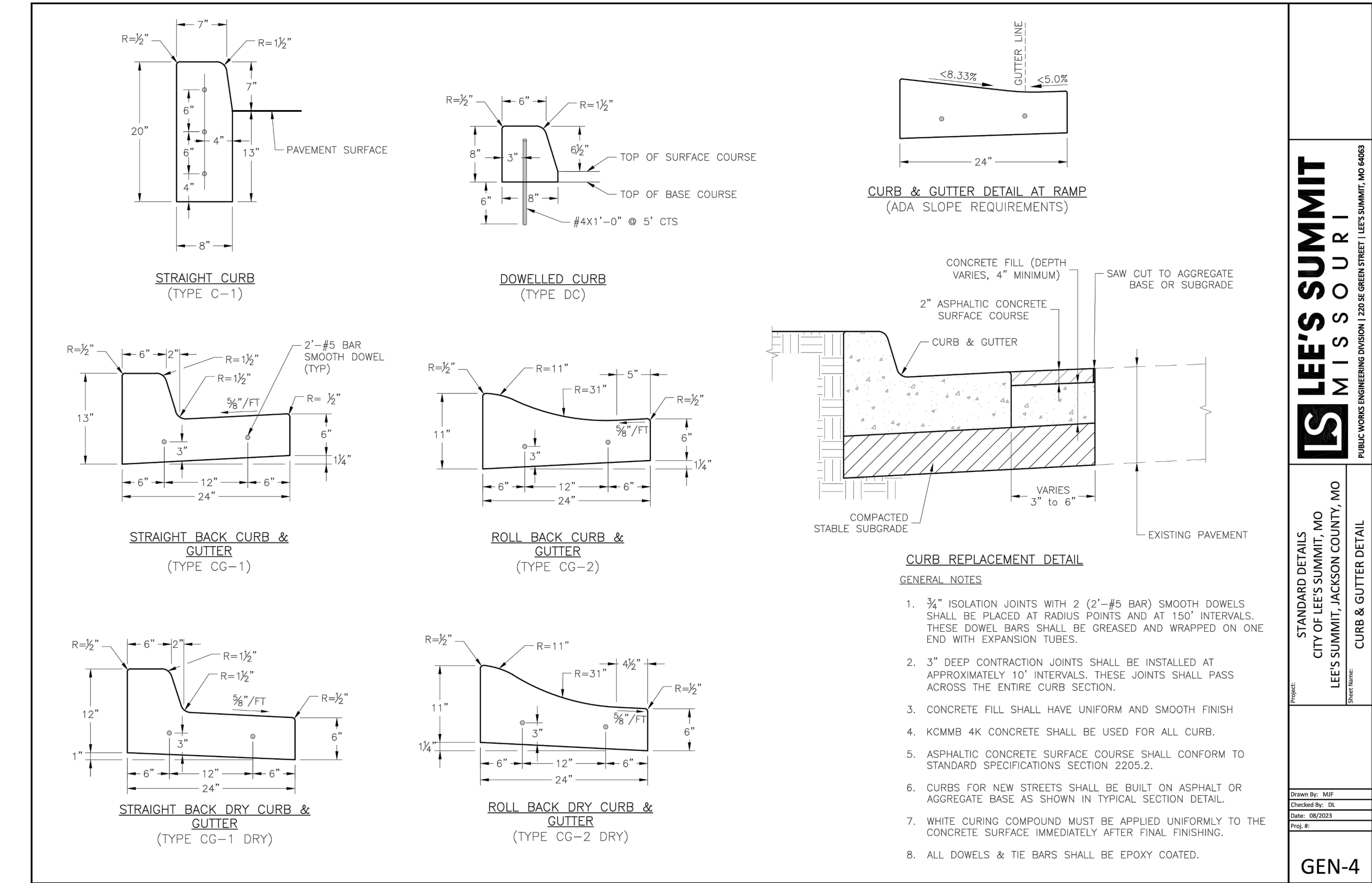


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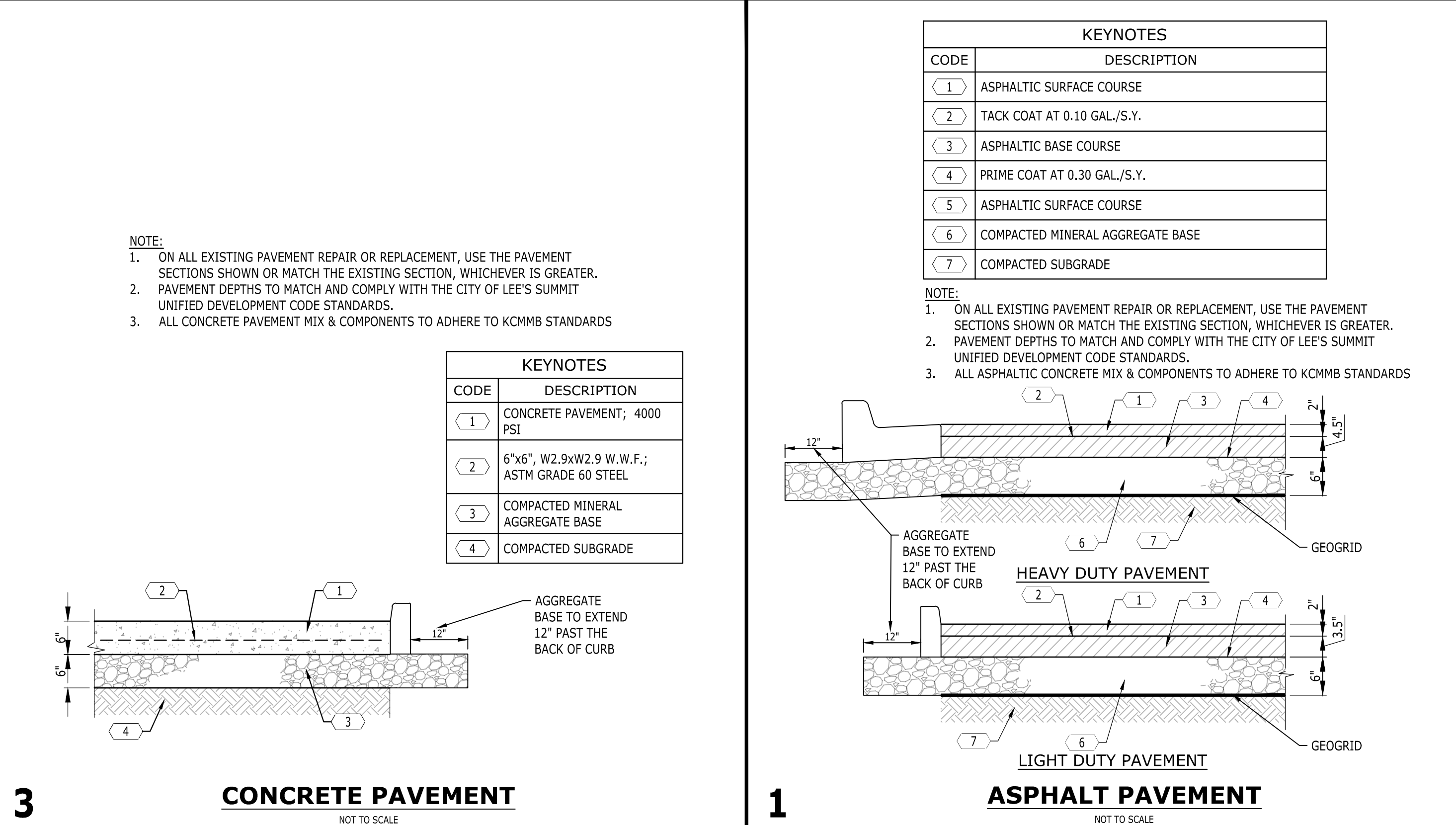


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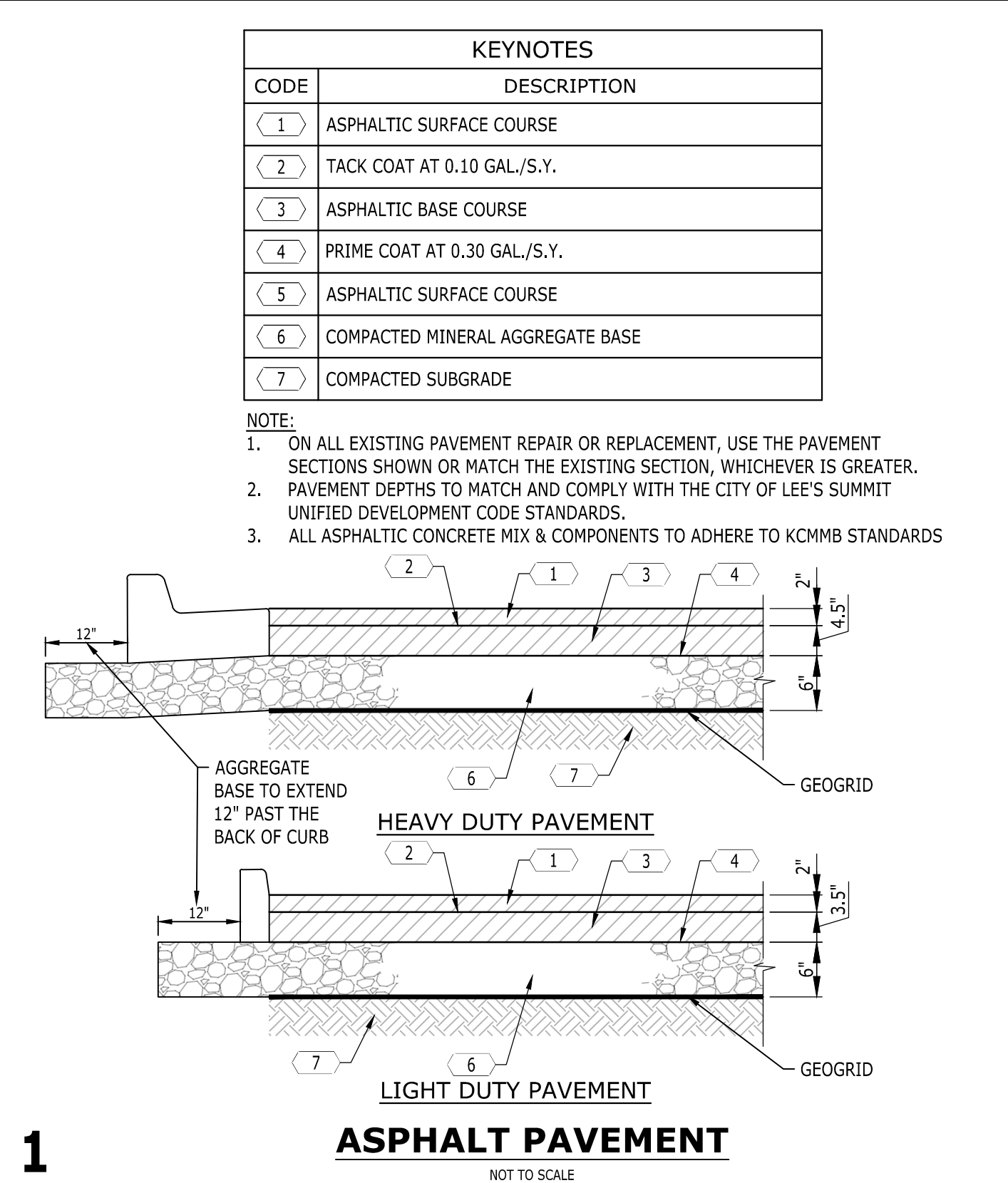
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NOTE:

- ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER.
- PAVEMENT DEPTHS TO MATCH AND COMPLY WITH THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT CODE STANDARDS.
- ALL CONCRETE PAVEMENT MIX & COMPONENTS TO ADHERE TO KCMBS STANDARDS

1



NOTE:

- ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER.
- PAVEMENT DEPTHS TO MATCH AND COMPLY WITH THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT CODE STANDARDS.
- ALL ASPHALTIC CONCRETE MIX & COMPONENTS TO ADHERE TO KCMBS STANDARDS

PROJECT NUMBER

20240037

DRAWING NUMBER

DP-C6.0

DRAWING TITLE

SITE DETAILS

FINAL DEVELOPMENT PLAN
HCA LEE'S SUMMIT
MEDICAL CENTER
2000 SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063
JACKSON COUNTY

LEE'S SUMMIT
MEDICAL CENTER
2100 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
816-282-5000

Catalyst
DESIGN GROUP
1524 WILLIAMS DRIVE, SUITE 201, MURFREESBORO, TN 37129
(615) 622-7200 | WWW.CATALYST-DG.COM

SITE DETAILS

DP-C6.0

AUTHORITY HAVING JURISDICTION:
CITY OF LEE'S SUMMIT BUILDING DEPT.
MISSOURI DHS

FACILITY NUMBER:
097240009

AGENCY APPROVALS:
AGENCY

REVISIONS

REV # DESCRIPTION DATE

DATE: 2025/04/10
SCALE: AP
DRAWN: JP
REVIEWED: 6406.24
JOB NUMBER:

HCA - LEE'S SUMMIT
MEDICAL CENTER
2100 SE BLUE PKWY
LEE'S SUMMIT, MO 64063

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Consultant:

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Devenney
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ED EXPANSION

AUTHORITY HAVING JURISDICTION:
CITY OF LEE'S SUMMIT BUILDING DEPT.
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AGENCY

DATE:	2025/04/10
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DP-C6.1

A technical line drawing of a sink drain assembly. The assembly consists of a top flange (1) with a central screw (2) and a side screw (9). A central pipe (3) connects the flange to a lower pipe (4). A 90-degree elbow (5) connects the lower pipe to a horizontal outlet pipe (6). A dashed line indicates the connection to the main drain (8). A gasket or seal (7) is located between the lower pipe and the elbow.

12" NDS DRAIN INLET

TWO-WAY

KEYNOTES	
CODE	DESCRIPTION
①	CLEANOUT WITH COVER; BRONZE OR PVC CLEANOUT WITH RECESSED CAP IN LAWN AREAS, CAST IRON CLEANOUT WITH RECESSED CAP IN PAVEMENT AREAS. BRONZE CAP TO BE USED IN SIDEWALKS.
②	18"x18"x4" CONCRETE COLLAR
③	FINISHED GRADE
④	ASPHALT
⑤	LONG SWEEP 1/4" BEND. INSTALL REDUCER WHERE REQUIRED.
⑥	SANITARY TEE
⑦	EXTENSION SAME SIZE AS SEWER, TO 6" MAX. DIAMETER
⑧	COMBINATION WYE AND 1/8 BEND. USE REDUCING TYPE WHERE REQUIRED.
⑨	SEE PLANS FOR SEWER MATERIAL AND SIZE.

CLEANOUTS

END-OF-LINE

RESERVED

NOT TO SCALE

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FINAL DEVELOPMENT PLAN
HCA LEE'S SUMMIT
MEDICAL CENTER
2000 SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO, 64063
JACKSON COUNTY

DESCRIPTION

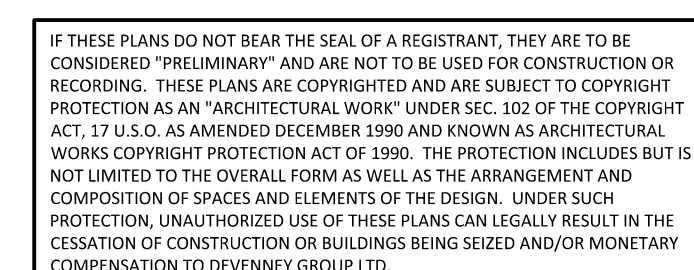
DRAWING TITLE

SITE DETAILS

PROJECT NUMBER
20240037

DRAWING NUMBER

DP-C6.1



HCA - LEE'S SUMMIT
MEDICAL CENTER
2100 SE BLUE PKWY
LEE'S SUMMIT, MO 64063

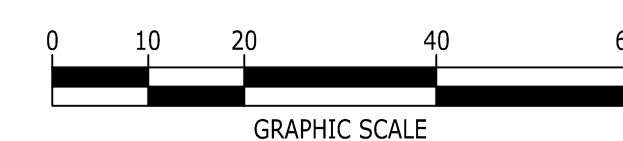
AGENCY APPROVALS:
AGENCY

DATE:	2025/04/10
SCALE:	1:20
DRAWN:	AP
REVIEWED:	JP
JOB NUMBER:	6406.24

DP-L1.0



Know what's below.
Call before you dig.



EXISTING HOSPITAL
F.F.E.=1006.20

4" B.P. *

10" MAPLE

6" SYC.

6" OAK

6" OAK

1004

1005

6" MAPLE

6" MAPLE

8" B.P.

1004

1005

1006

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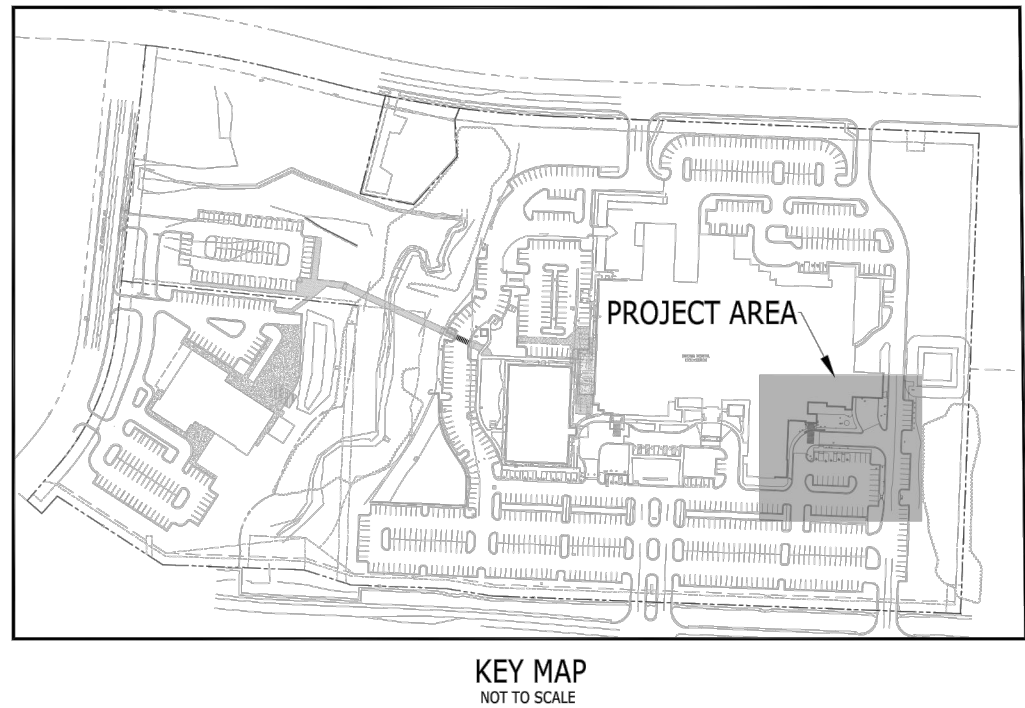
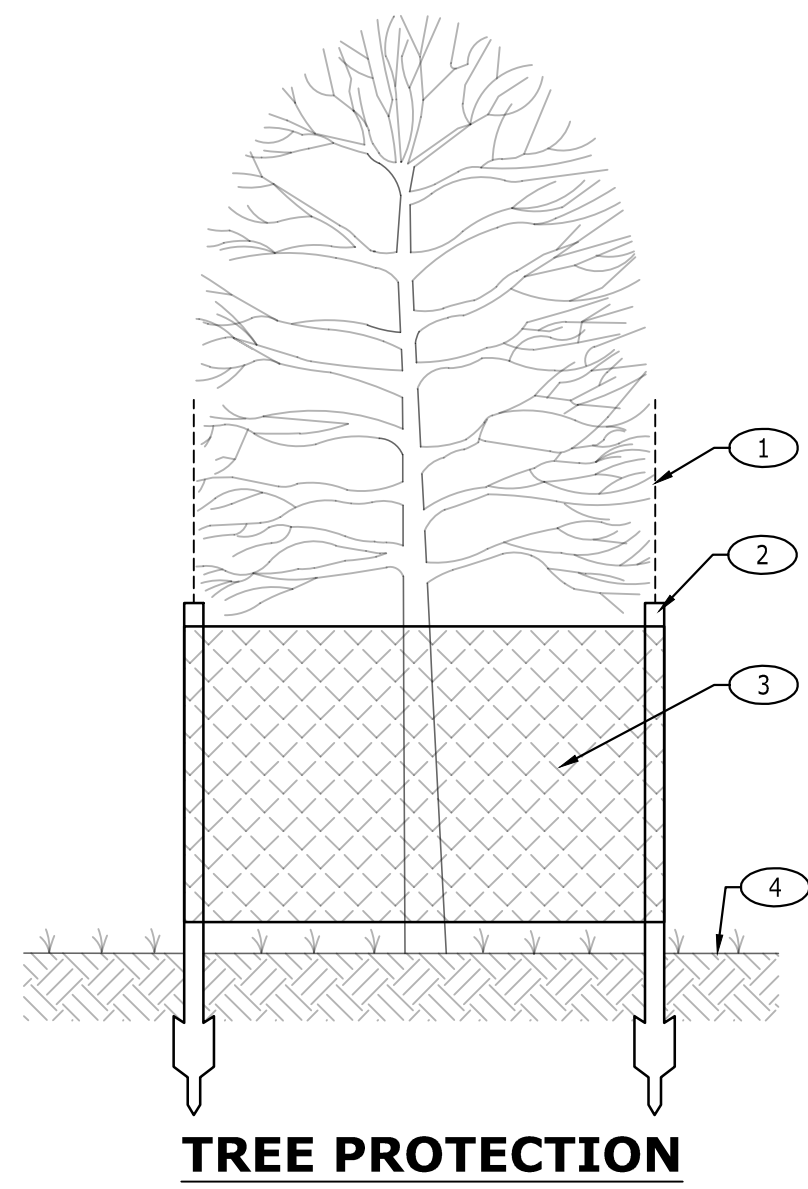
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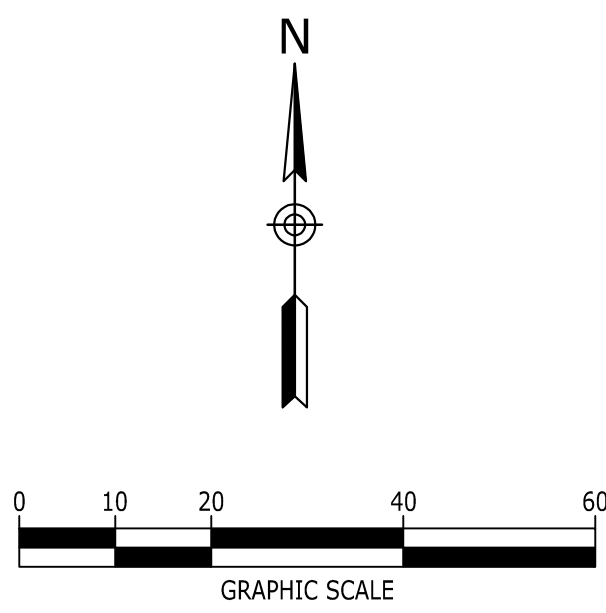
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KEYNOTES	
CODE	DESCRIPTION
①	DRIP LINE OF TREE(S) (TYP)
②	METAL FENCE POST (TYP)
③	4' HIGH CHAIN LINK FENCE. INSTALL FENCE AT THE DRIP LINE OF TREES TO BE PRESERVED. FENCE SHALL BE REMOVED AT THE END OF THE CONSTRUCTION PERIOD.
④	EXISTING GROUND
NOTE: NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.	



LEGEND	
SIGNIFICANT TREE TO BE REMOVED	X
OTHER TREE TO BE REMOVED (NOT SIGNIFICANT)	X
LIMITS OF DISTURBANCE	
TREE PROTECTION FENCE	



LEE'S SUMMIT
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LEE'S SUMMIT, MO. 64063
JACKSON COUNTY

REVISIONS	
REV #	DESCRIPTION

DRAWING TITLE
TREE CONSERVATION
PLAN

PROJECT NUMBER
20240037

DRAWING NUMBER

DP-L2.0

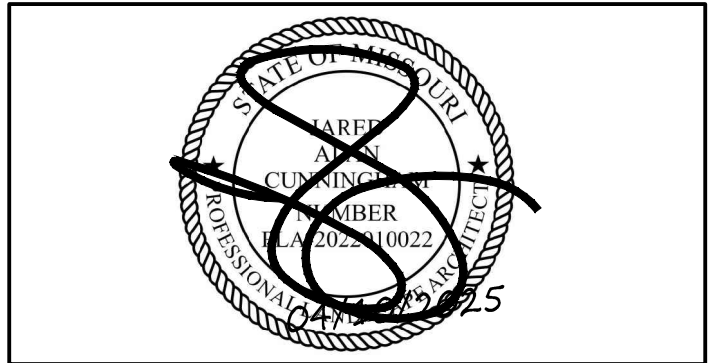
Devenney
GROUP

Devenney Group Ltd., Architects
6900 East Camelback Road
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Consultant:

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ED EXPANSION

HCA - LEE'S SUMMIT
MEDICAL CENTER
2100 SE BLUE PKWY
LEE'S SUMMIT, MO 64063

AUTHORITY HAVING JURISDICTION:
CITY OF LEE'S SUMMIT BUILDING DEPT.
MISSOURI DHS

FACILITY NUMBER:
0972400099

AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

DATE: 2025/04/10

SCALE: 1:20

DRAWN: AP

REVIEWED: JP

JOB NUMBER: 6406.24

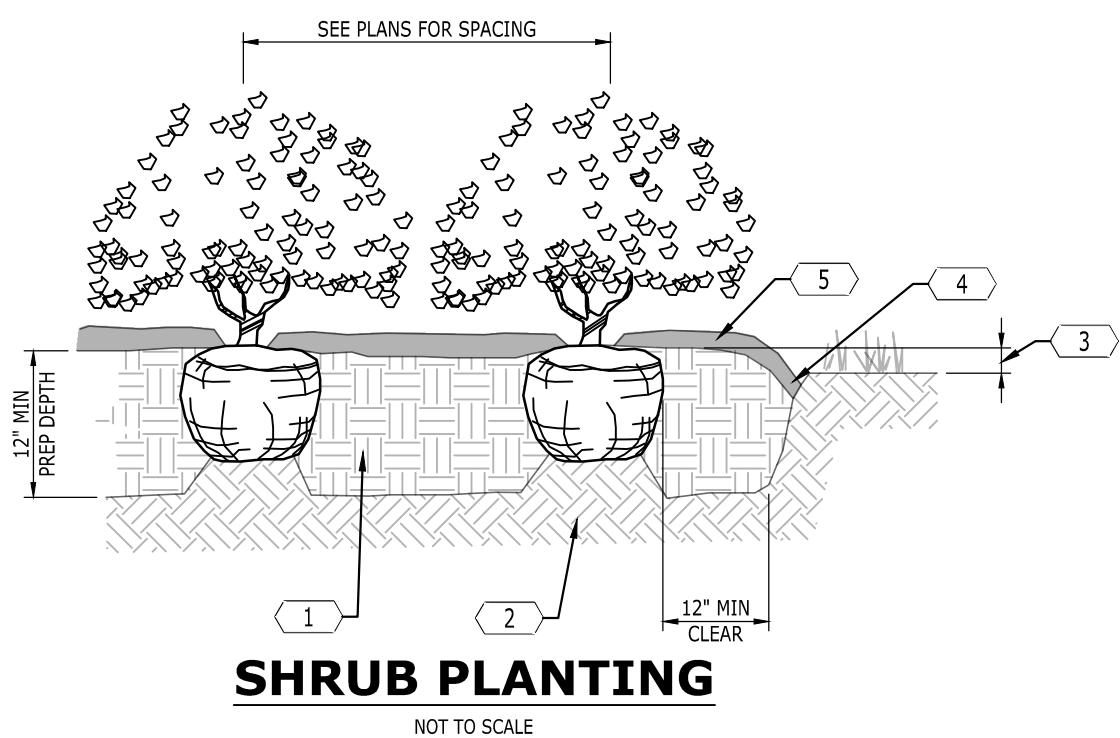
TREE CONSERVATION PLAN

DP-L2.0

1. **BACKGROUND INFORMATION** WAS TAKEN FROM A SURVEY PREPARED BY LOVELACE & ASSOCIATES, LLC DATED 05/20/2024. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. **IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.**
3. **NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.**
4. **THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.**
5. **ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.**
6. **NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS**
7. **DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.**
8. **PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.**
9. **ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.**
10. **NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.**
11. **THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.**
12. **ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.**
13. **THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.**
14. **ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDamAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.**
15. **MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).**
16. **THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.**
17. **IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB FIT WILL PLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.**
18. **SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONTRACT PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.**
19. **NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.**
20. **EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTICES AND DETAILS ON THE LANDSCAPE PLAN.**
21. **SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.**
22. **PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.**
23. **ALL BEDS ARE TO BE FILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.**
24. **CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**

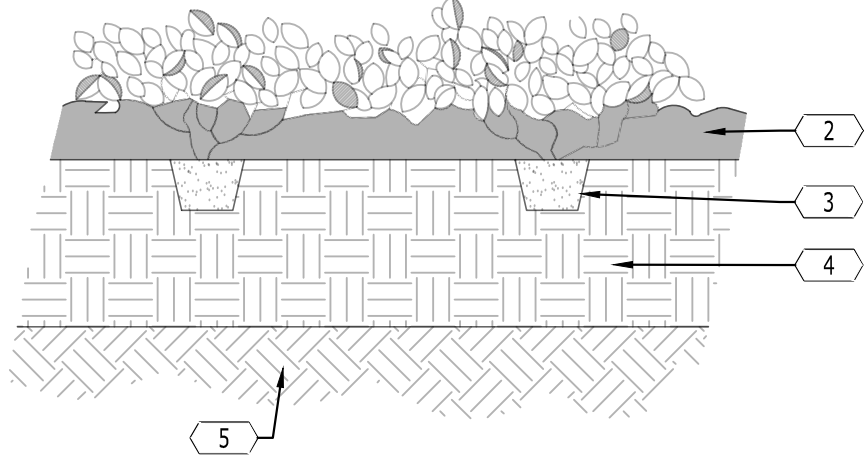
1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TOTO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TOTO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/P-ST SNAP-TIE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

NOTES	1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL.
	2. SLOE EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
	3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
	4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
	5. DO NOT PRUNE BEFORE ACCEPTANCE.
	6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
	7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS:
	1 PART COMPOSTED GARDEN SOIL; 1 PART
	SAND AND 2 PARTS NATIVE TOPSOIL.



A diagram of a hexagonal lattice structure. It consists of 10 nodes (circles) arranged in a honeycomb pattern. The central node is labeled '1' with an arrow pointing to it. The nodes are connected by dashed lines forming a network of hexagons.

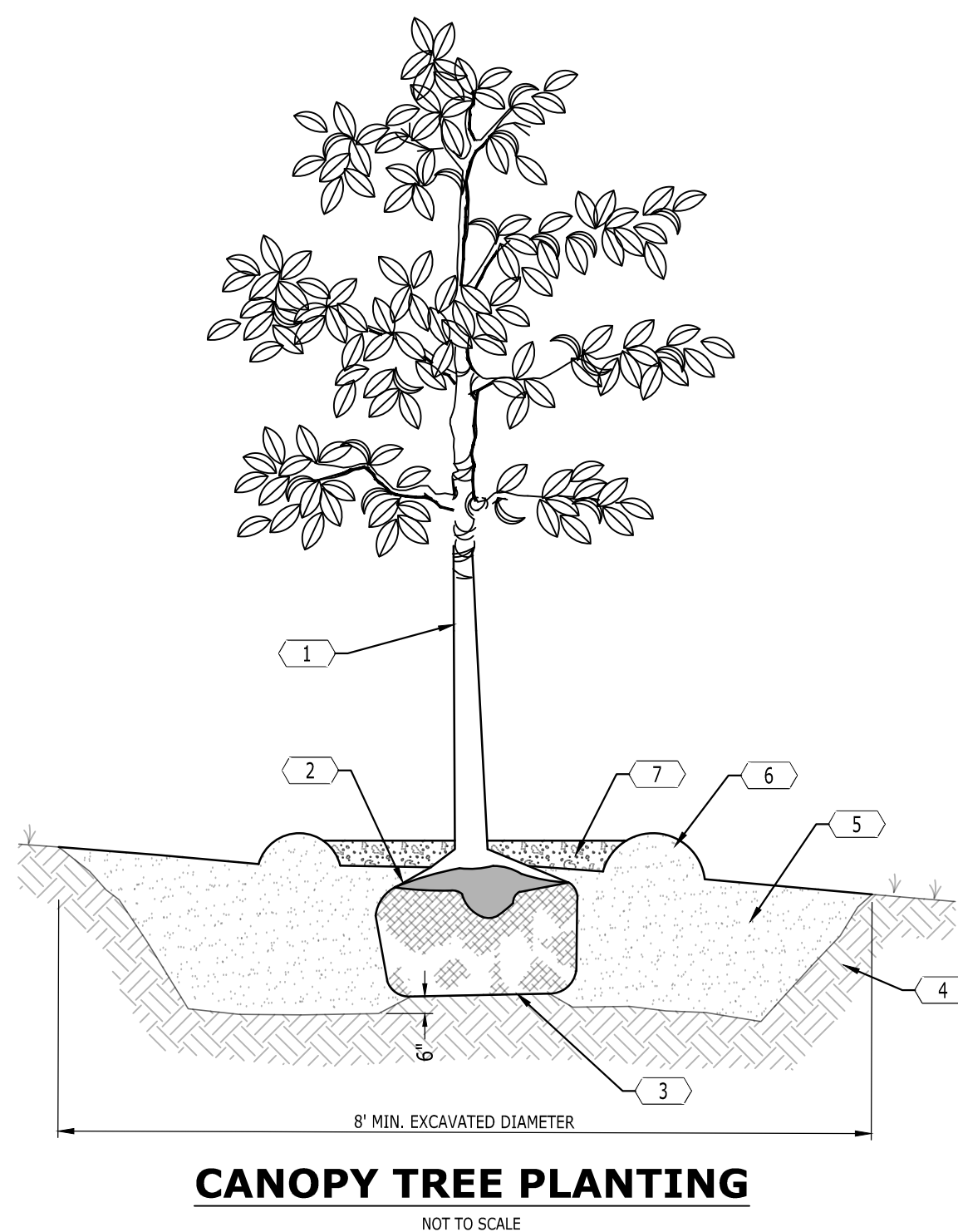
KEYNOTES	
CODE	DESCRIPTION
(1)	ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR SPACING, UNLESS SHOWN OTHERWISE. REFER TO THE PLANT SCHEDULE FOR SPACING.
(2)	4" HARDWOOD MULCH LAYER
(3)	REMOVE PLASTIC POT OR SPLIT PEAT POT
(4)	PREPARED SOIL MIXTURE: 1 PART ORGANIC GARDEN SOIL, 1 PART SAND, 2 PARTS NATIVE TOPSOIL, THOROUGHLY BLEND SOIL MIXTURE BEFORE PLACING.
(5)	UNDISTURBED SUBGRADE



KEYNOTES	
CODE	DESCRIPTION
1	CLEAR TRUNK TO HEIGHT SPECIFIED
2	FOLD DOWN OR CUT AND REMOVE THE TOP THIRD OF THE BURIAL. REMOVE NON-Biodegradable WRAP COMPLETELY. REMOVE WIRE BASKET.
3	PLACE ROOT BALL ON UNDISTURBED SOIL
4	UNDISTURBED SUBGRADE
5	BACKFILL EXCAVATION WITH TOP 8" REMOVED DURING PIT EXCAVATION
6	SOIL RING 4" HIGH AROUND TREE. MINIMUM 3' RADIUS AROUND TRUNK.
7	3" DEEP MULCH IN SOIL RING AREA

NOTES:

1. SCARIFY THE EDGES OF THE EXCAVATED PIT AND TAKE ALL NECESSARY MEASURES TO ASSURE ADEQUATE DRAINAGE.
2. TO ENSURE SUCCESSFUL ESTABLISHMENT OF ALL TREES PLANTED OUTSIDE THE LIMITS OF IRRIGATION EVERY SUCH TREE SHALL BE FITTED WITH A SLOW-RELEASE WATERING SYSTEM SUCH AS "TREEGATOR BAGS" OR AN APPROVED EQUAL.
3. AS PART OF THE MAINTENANCE PLAN IT IS RECOMMENDED THAT ALL TREES OUTSIDE THE LIMITS OF IRRIGATION BE WATERED A MAXIMUM OF TWO TIMES PER WEEK DURING DRY SEASONS AND ONE TIME PER WEEK DURING WET SEASONS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF INSTALLATION.
4. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE AND SCHEDULE TREE MAINTENANCE.



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FINAL DEVELOPMENT PLAN
HCA LEE'S SUMMIT
MEDICAL CENTER
2000 SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO, 64063
JACKSON COUNTY

[illegible]


DRAWING TITLE

LANDSCAPE DETAILS

PROJECT NUMBER
20240037

DRAWING NUMBER

DP-L3.0



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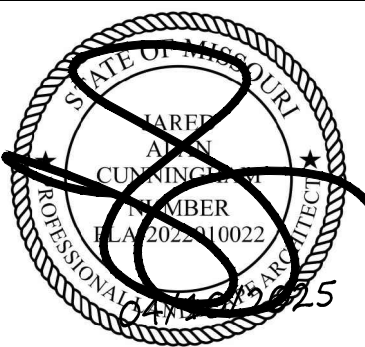
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MISSOURI DHSS

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AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

DATE:	2025/04/10
SCALE:	
DRAWN:	AP
REVIEWED:	JP
JOB NUMBER:	6406.24

LANDSCAPE DETAILS

DP-L3.0

REFER TO CIVIL DRAWINGS
FOR PARKING SUMMARY



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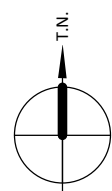
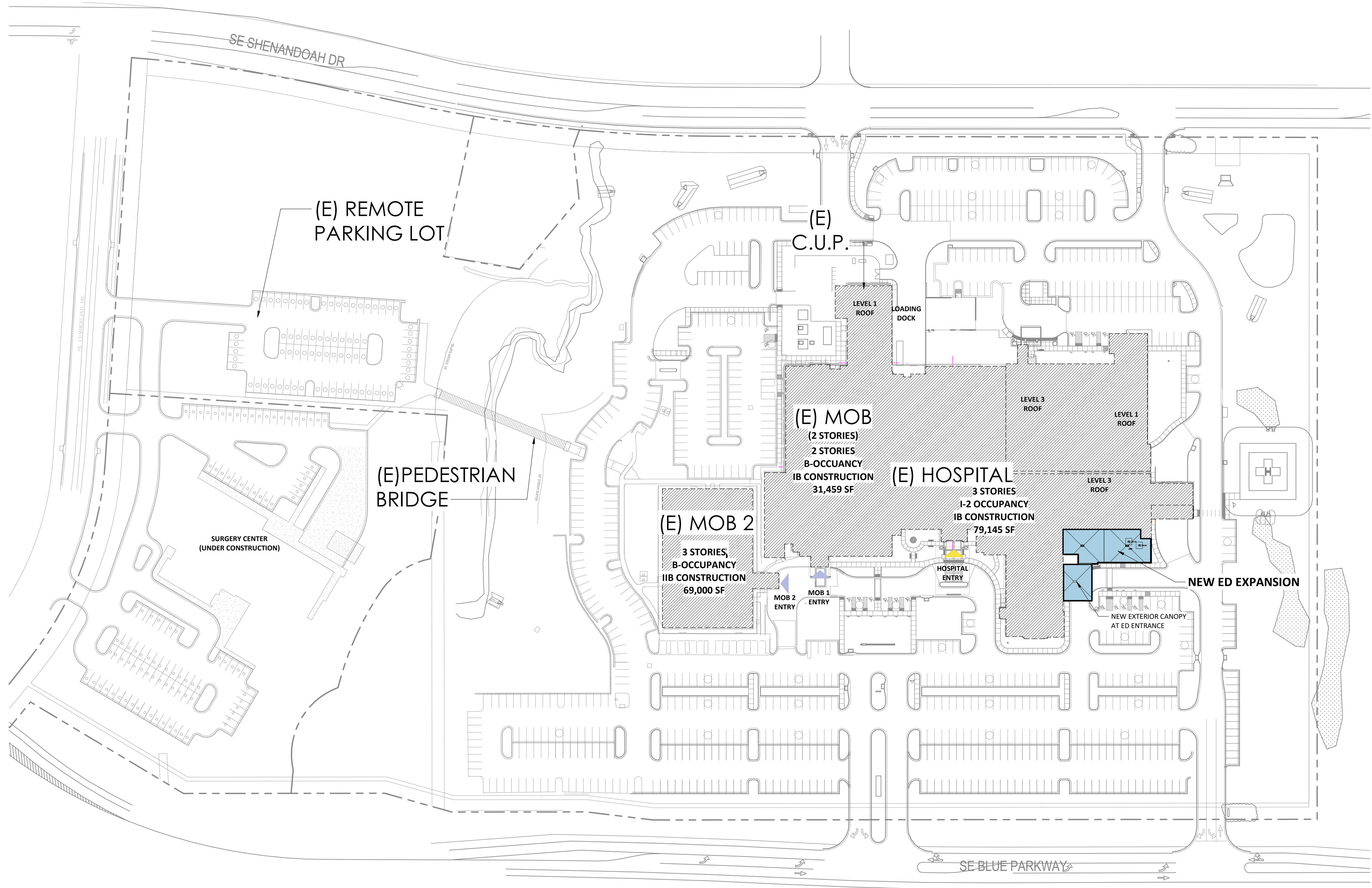
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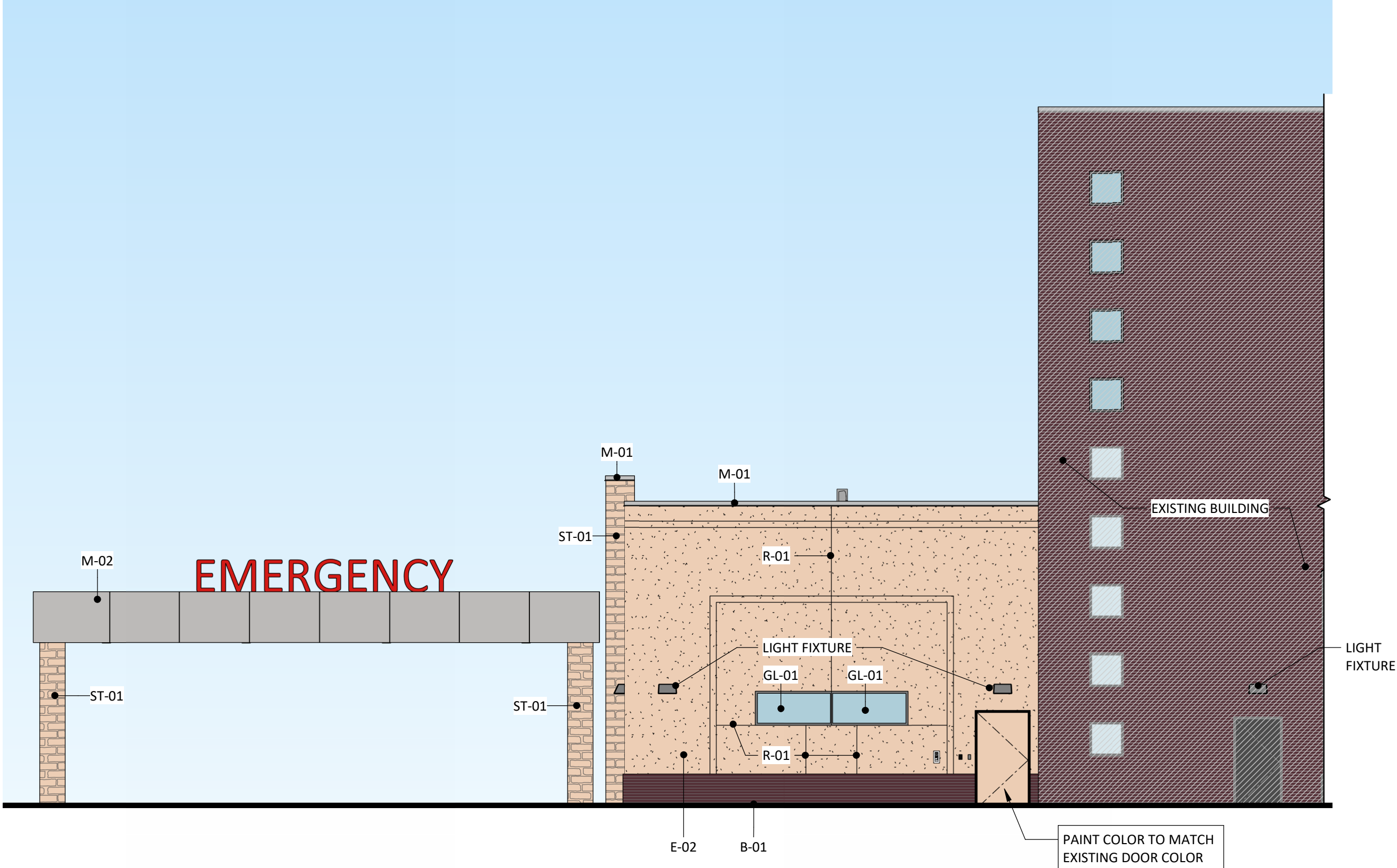
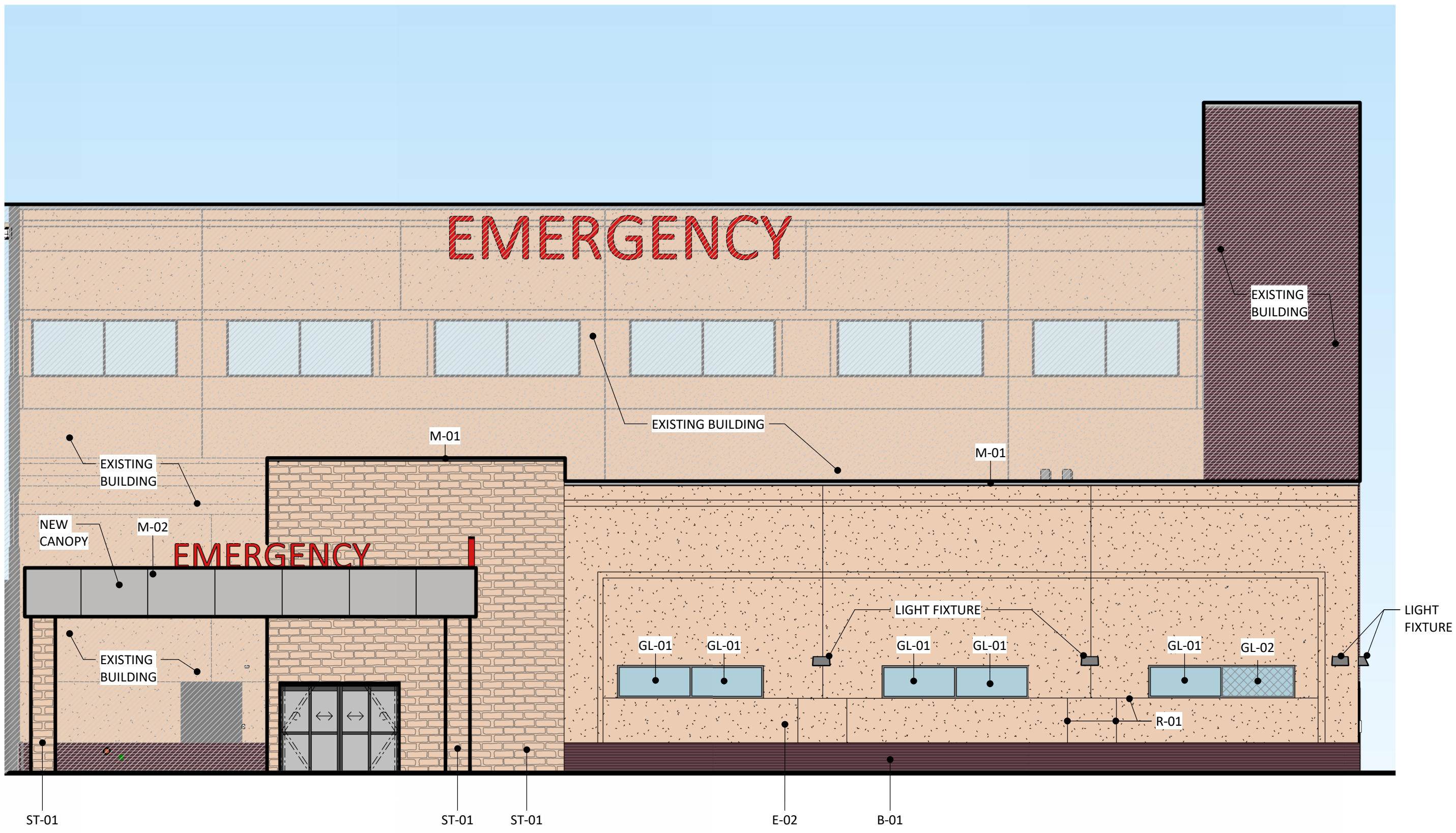
DATE: 03/07/25
SCALE: 1/64" = 1'-0"
DRAWN: JV, LL
REVIEWED:
JOB NUMBER: 6406.24.0003

ARCHITECTURAL SITE PLAN

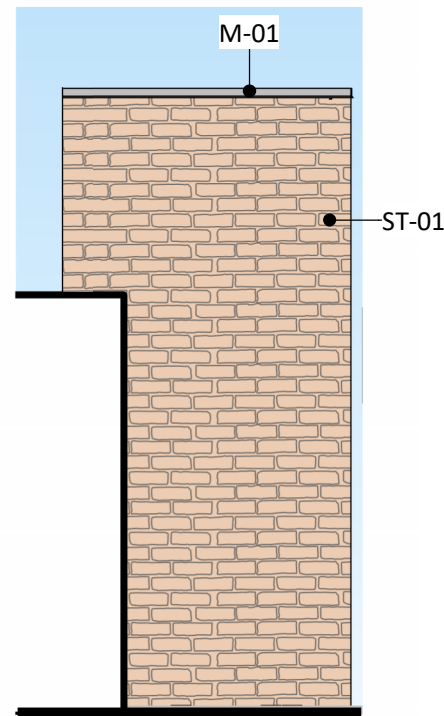
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MATERIAL LEGEND	
	GL-01 PRODUCT: VISION INSULATED GLAZING UNIT MFR: TBD FINISH: MATCH EXISTING
	GL-02 PRODUCT: SPANDREL INSULATED GLAZING UNIT MFR: TBD FINISH: MATCH EXISTING
	E-02 PRODUCT: EXTERIOR INSULATION FINISH SYSTEM COLOR 2 MFR: TBD FINISH: MATCH EXISTING
	B-01 PRODUCT: THIN BRICK VENEER MFR: TBD FINISH: MATCH EXISTING
	M-01 PRODUCT: PREFINISHED METAL COPING MFR: TBD FINISH: MATCH EXISTING
	M-02 PRODUCT: METAL CANOPY MFR: TBD FINISH: MATCH EXISTING
	R-01 PRODUCT: EIFS AND STONE REVEAL MFR: TBD FINISH: MATCH EXISTING
	S-01 PRODUCT: STONE VENEER MFR: TBD FINISH: MATCH EXISTING



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MISSOURI DHSS

FACILITY NUMBER:
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AGENCY APPROVALS:
AGENCY

REVISIONS		
REV #	DESCRIPTION	DATE

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DRAWN: JV, LL
REVIEWED: DP/MM
JOB NUMBER: 6406.24.0003

EXTERIOR BUILDING
ELEVATIONS

DP-AE201

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3/6/2025 9:46:15 AM

1 FLOOR PLAN - LEVEL 01 - SITE LIGHTING - PHOTOMETRICS
1/8" = 1'-0"



GENERAL NOTES

- REFER TO AND COORDINATE WITH ARCHITECTURAL PLANS, ELEVATIONS, EQUIPMENT VENDOR DRAWINGS AND DETAILS FOR EXACT LOCATIONS AND MOUNTING HEIGHT OF ALL WIRING DEVICES
- REFER TO SHEET E00-00 FOR ELECTRICAL SYMBOLS APPEARING ON THIS SHEET AND ADDITIONAL GENERAL NOTES
- REFER TO SHEET E08-01 FOR LIGHT FIXTURE SCHEDULES
- CONTRACTORS SHALL USE FMC TRANSITIONS FROM EMT AT BUILDING EXPANSION JOINTS WHEN APPLICABLE. FMC ROUTING SHALL BE PROVIDED TO ALLOW LATERAL AND VERTICAL ADJUSTMENTS IN LINE WITH COORDINATE EXACT LOCATIONS OF EXPANSION JOINTS WITH ARCHITECTURAL DRAWINGS

LEGEND NOTES



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INTERIM REVIEW ONLY

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Engineer: KENNY SUSAN WHITELER
Exp. Reg. No.: PE-2077000220
Date: 03/07/25
Firm: WSP USA Corp. 2013001881

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MISSOURI DHSS

FACILITY NUMBER:
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REVISIONS

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DATE: 03/07/25
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REVIEWED: WSP
JOB NUMBER: U50040241.3707

SITE PLAN - PHOTOMETRICS

DP-E01-01



1 SITE PLAN - ELECTRICAL
1/8" = 1'-0"

GENERAL NOTES

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LEGEND NOTES

- CONNECT TO EXISTING EXTERIOR LIFE SAFETY CIRCUIT AND CONTROL PREVIOUSLY SERVING THIS AREA.



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Firm: WSP USA Corp. 2013001881

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JOB NUMBER: U50040241.3707

SITE PLAN - ELECTRICAL

DP-E01-02

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