

1 COVER SHEET
2 EXISTING CONDITIONS
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6 SPOT ELEVATIONS
7 UTILITY PLAN
8 SITE LAT. LONG. & LEASE INFORMATION
9 DETAILS SHEET

Lee's Summit Rd

PROJECT LOCATION

470

City of Lee's Summit Public Works 220 SE Green Lee's Summit, MO 64063 816-969-1800	Evergy 401 SE Bailey Road Lee's Summit, MO. 64081 816-347-4320	Missouri One-Call 1-800-344-7483
City of Lee's Summit Water and Sewer 1200 SE Hamblen Road Lee's Summit, MO 64081 816-969-1900	AT&T Rick Bryan 500 E. 8th Street Kansas City, MO 64106 913-727-9809	
Spire (Administrative Offices) 3025 S.E. Clover Drive Lee's Summit, MO 64082 816-537-4681	Comcast Cable New Construction Hotline 866-771-2281	

#1 Top of Sanitary Manhole lid at northwest corner of site.
N: 1018226.45
E: 2823698.81
TOP ELEV. = 993.94



1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The Contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RS.MO.
2. Gas, Water, and other utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans "PRIOR" to installation or fabrication of structures.
6. All sidewalk shall be ADA compliant.

There are no oil or gas wells located on the subject property as of September 1, 2022 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

ENGINEER
Hg CONSULT, INC.
1533 Locust Street
Kansas City, MO 64086
(816) 703-7098
Contact - Kevin Sterrett

COVER SHEET				MIDWEST AVIONICS HANGAR				CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI				<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div><div></div></div><div><div></div><d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DATE	REVISION	NO.	BY	CK/APPR



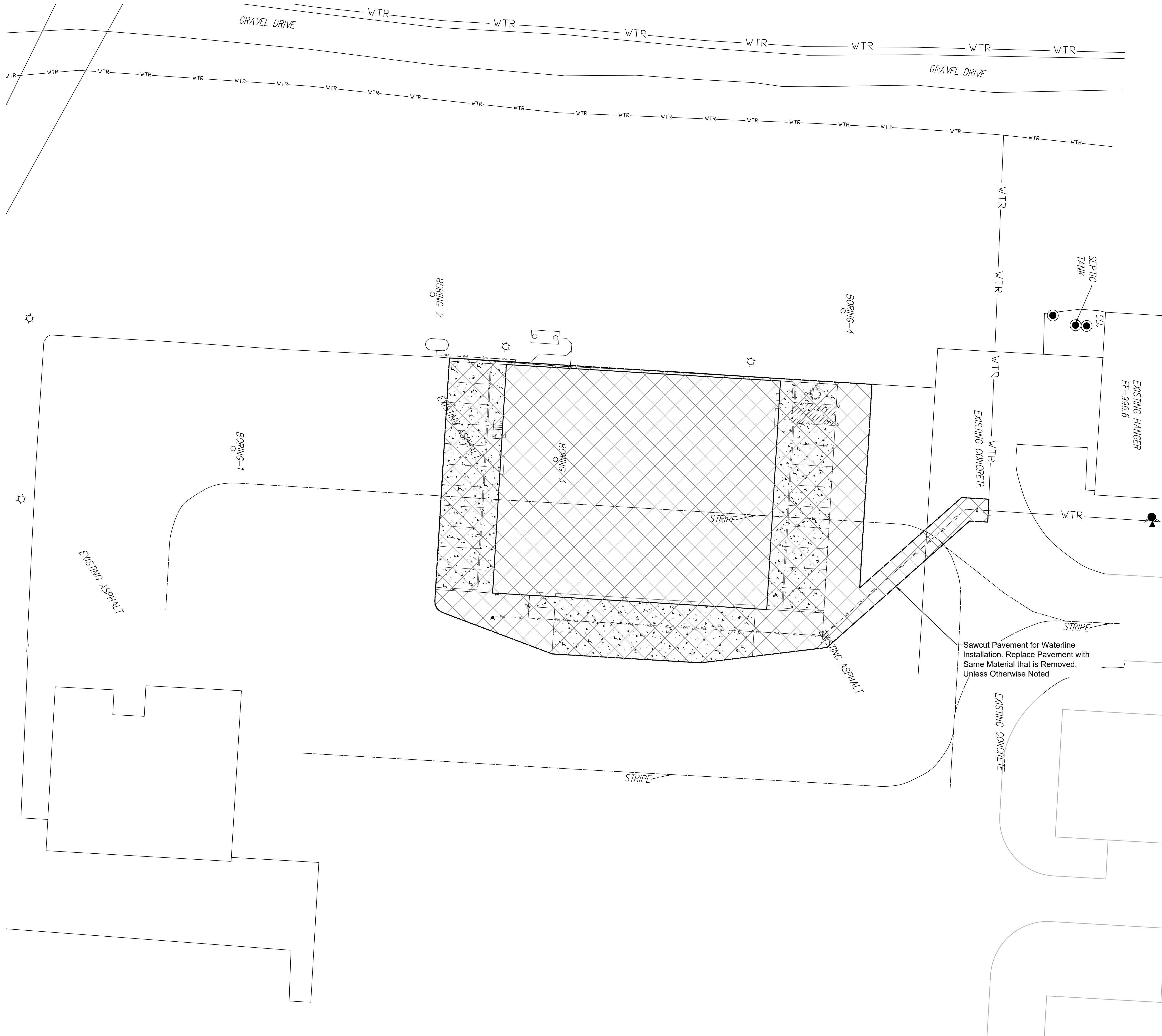
R. KEVIN STERRETT, MO E-26440
April 15, 2025

g-Consult Inc
engineers
planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.) / LS 2019005467

EXISTING CONDITIONS

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	
24.092 Base	
DRAWING NO.	
24.092	
DATE	
April 15, 2025	
JOB NO.	
24.092	
2	SHEET OF 9



0 20' 30' 40'

SCALE: 1"=20'

PLAN LEGEND:



Concrete/Asphalt Removal



R. KEVIN STERRETT, MO E-26440
April 15, 2025



Consult
Inc
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planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

DEMOLITION PLAN

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
24.092 Base

DRAWING NO.
24.092

DATE
April 15, 2025

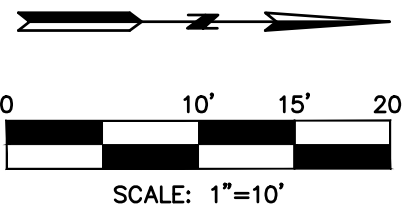
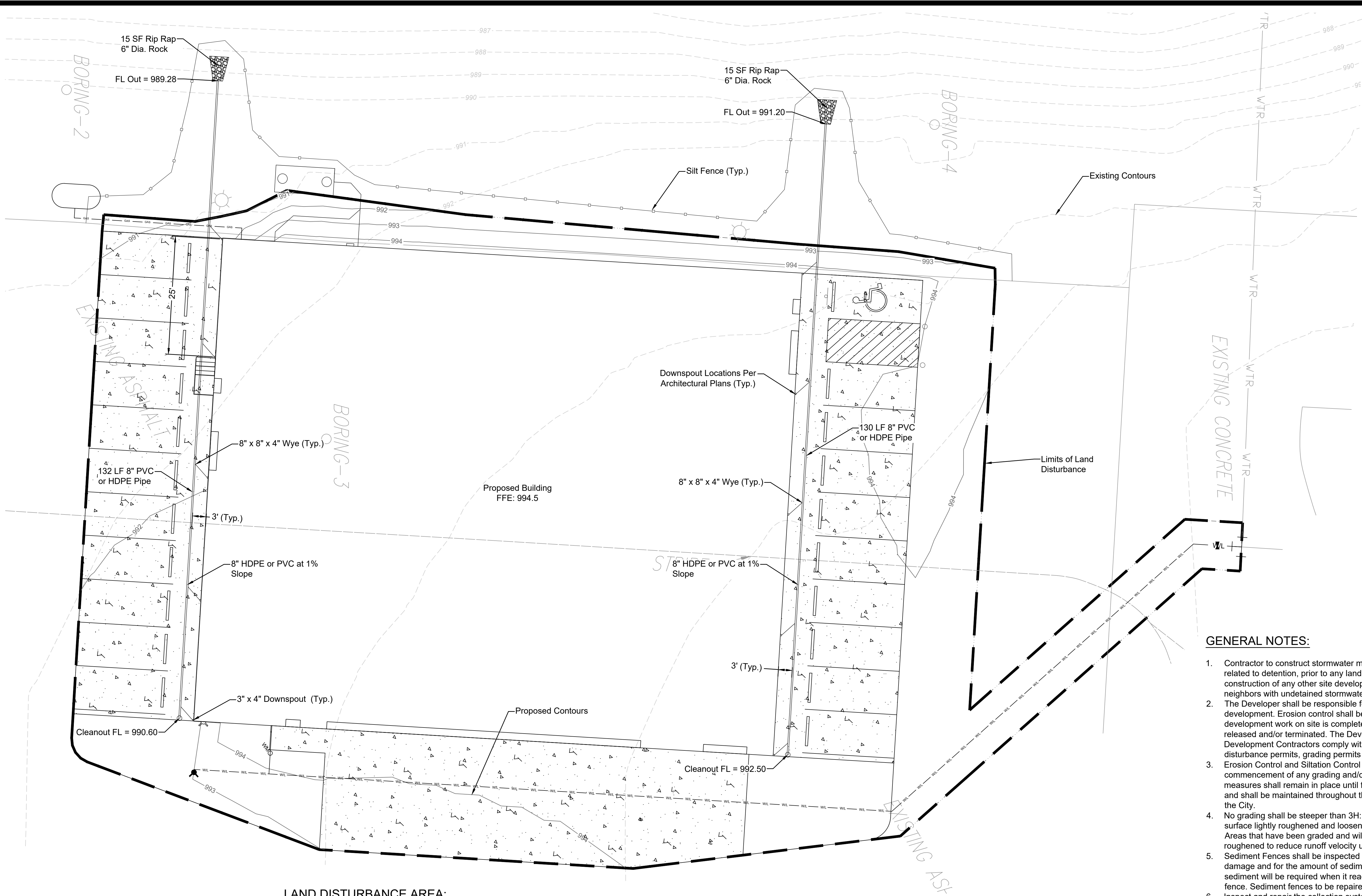
JOB NO.
24.092

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SHE
OF

9

FILE LOCATION: G:\SHARED DRIVES\HKS PROJECTS\19-2023-2024\2024-092-LEES SUMMIT AIRPORT HANGAR\KOBIN\DWG\HANGAR_FLEETS\A092-ESC\CONT. & SITE DNE.DWG
PLOT DATE: 4/15/2025 1:28 PM BY: JACK WILSON



LAND DISTURBANCE AREA:

0.55 ACRES

EROSION CONTROL PHASING:

- Phase 1:
Install Perimeter Containment Measures (Silt Fence) Prior to Grading Activities and/or Construction Entrance
- Phase 2:
Install Additional Inlet & Outlet Protection on New Structures if applicable, Prior to Paving
- Phase 3:
Remove all ESC Measures Upon Revegetation of the Site

LEGEND

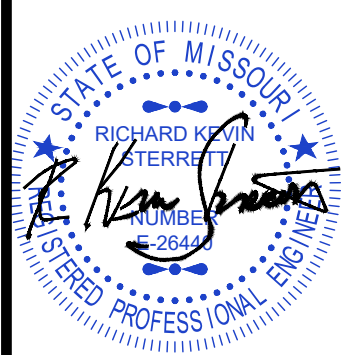
- Silt Fence (APWA ESC-03)
- Limits of Land Disturbance Line

GENERAL NOTES:

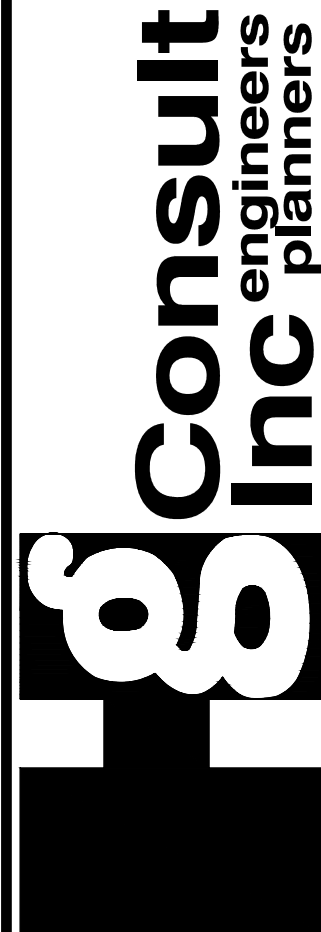
- Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge.
- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
- Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
- No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place.
- Sediment Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary.
- Inspect and repair the collection system (i.e. sediment traps, catch basins, piping, swales, riprap, etc.) after rain events to maintain proper function.
- After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
 - Inspect the detention basin/sediment trap system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.
 - Check and clear the outfall device of any obstructions.
- Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times. The site shall have a temporary construction access installed to prevent mud and debris from being tracked onto the public street. The contractor shall inspect, repair, and add stone to the construction entrance when it becomes saturated with mud to insure it functions as it was intended.
- Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.

GRADING & EROSION CONTROL

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



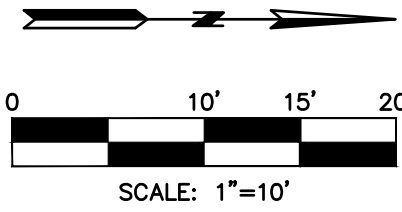
R. KEVIN STERRETT, MO E-26440
April 15, 2025



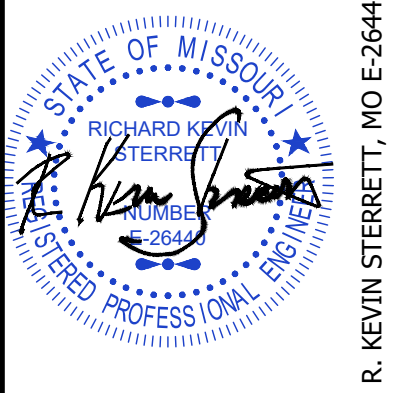
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

DATE	REVISION	NO.	BY	CHK/APP

X-REF NO. 24.092 Base
DRAWING NO. 24.092
DATE April 15, 2025
JOB NO. 24.092
4 OF 9



1. According to the F.E.M.A. FIRM Map No. 29095C0409G, dated January 20, 2017 and FIRM Map No. 29095C0430G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. This site lies in the MAYBROOK WATER SHED.
3. There are no Oil and Gas Wells on this site per Missouri Department of Natural Resources GIS.
4. Trash will be collected inside and removed from site by owner.

[illegible]

R. KEVIN STERRETT, MO E-26440
April 15, 2025

g **Consult**
engineers
Inc. planners

1533 Locust Street, Kansas City, Missouri 64108

1333 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

OVERALL SITE & DIMENSION

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
4.092 Base

DRAWING NO.
24.092

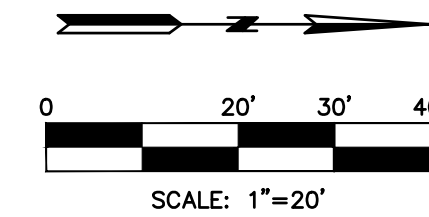
DATE
Jul 15 2025

JOB NO.

24.092

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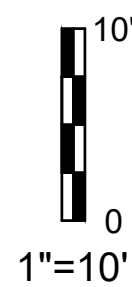
SHEET
OF 9



1. See architectural submittal for all building details, lighting details, and MEP plans

1. All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
2. Roof Drains (RD) to be released directly to detention pond (Where applicable)
3. Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins 48 hours in advance.
4. Thrust Blocks to be provided at all water line bend and tee locations.
5. Domestic water lines to be 1" diameter Type K Copper from main to meter and 1 ½ " diameter C900 PVC from meter to building.
6. Contractor to coordinate with KCPL for temporary and permanent electric alignment and connection
7. See MEP plans for all utility, double check backflow and RPZ valves inside of building.
8. PVC C900 pipe may be used in lieu of DIP.

1. According to the F.E.M.A. FIRM Map No. 29095C0409G, dated January 20, 2017 and FIRM Map No. 29095C0430G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. This site lies in the MAYBROOK WATER SHED.
3. There are no Oil and Gas Wells on this site per Missouri Department of Natural Resources GeoSTRAT.
4. Trash will be collected inside and removed from site by owner.
5. The double check back flow valve (DCBFV) will be located inside the hangar in the SE corner as shown.
6. The domestic water RPZ will be located inside the hangar.



Date: 08/2023
Drawn By: MJF
Checked By: KLY
WAT-3

Date: 08/2023
Drawn By: MJF
Checked By: KLY
WAT-7

SI Precast		
1500 Gallon Septic Tank		
Customer: SI Precast	Drawn By: CC	Date: 08/17/2020
File: 1500 Gallon.rvt	Scale: NTS	Sheet: 1 of 1

Date: 08/2023
Drawn By: MUF
Checked By: KLY
WAT-9

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

Date: 08/2023
Drawn By: MUF
Checked By: KLY
WAT-1