

SITE DEVELOPMENT PLANS  
FOR  
SUMMIT FAIR, LOT 10C  
ADDRESS: 700 N.W. WARD ROAD  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PL2024063  
PRSITE20241812

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FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 2909SC0417G, AND DATED JANUARY 20, 2017.

FIRE ACCESS ROAD NOTE:

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

OIL-GAS WELLS:

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

PRE-CONSTRUCTION MEETING NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

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) (816) 347-4316  
1300 HAMLEN ROAD  
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800  
220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063

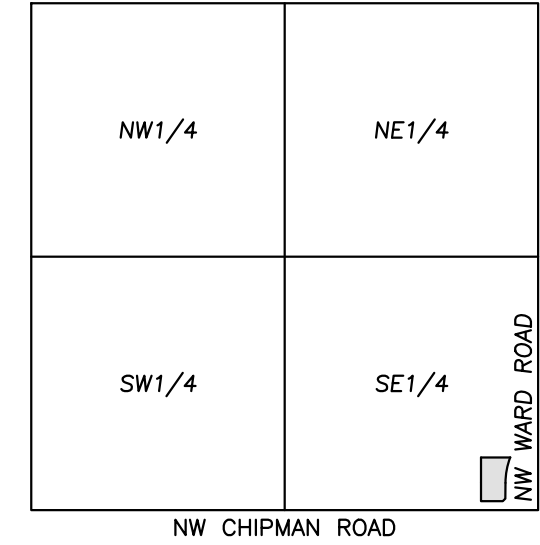
SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900  
1200 SE HAMLEN ROAD,  
LEE'S SUMMIT, MO 64081

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

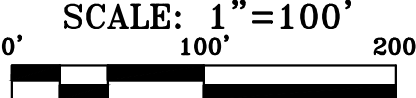
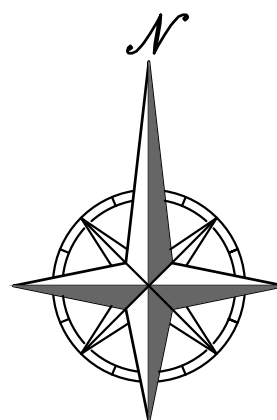
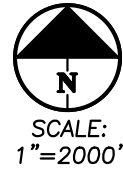


Know what's below.  
Call before you dig.

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



VICINITY MAP  
SEC. 36-48-32



LEGAL DESCRIPTION:

LOT 10C, SUMMIT FAIR, LOTS 10A - 10C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±2.7911 ACRES / ±121,582 SQ.FT.

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS 66061  
913-393-1155 OFFICE  
913-393-1166 FAX  
CONTACT: JUDD CLAUSSEN, P.E.

DEVELOPER:

WSO PARTNERS, LLC  
C/O FORESIGHT REAL ESTATE SERVICES, LLC  
PO BOX 289  
LIBERTY, MO 64069  
816-918-1612  
CONTACT: JOHN R. DAVIS, JR.

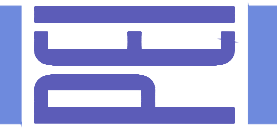
RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
05/15/2025



PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
www.phelpsiengineering.com

PLANNING  
ENGINEERING  
IMPLEMENTATION



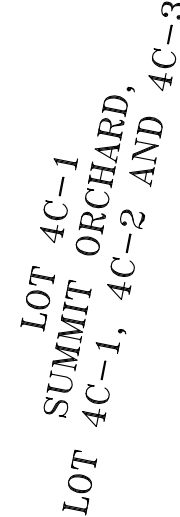
COVER SHEET  
SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
CHECKED: DATE OF APPROVAL: DAF	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF	
CORROBORATE OF AUTHORIZATION	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF	
LAND SURVEYING - LS-82	3.	08-05-2024	ESI #1	AEB	DAF	
ENGINEERING - E-381	4.	04-28-2025	REVISED PER CLIENT	AEB	JDC	
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700208						

SHEET

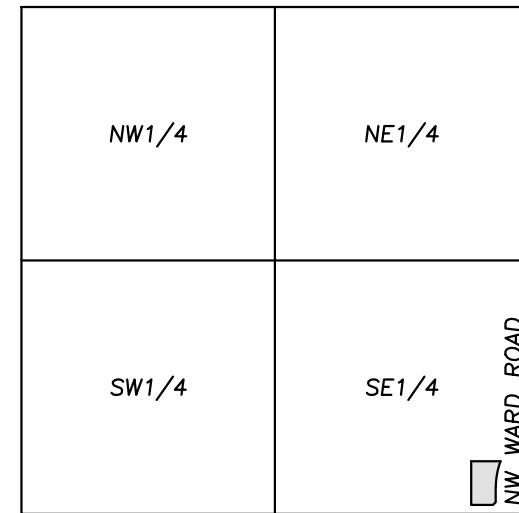
C0





(A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

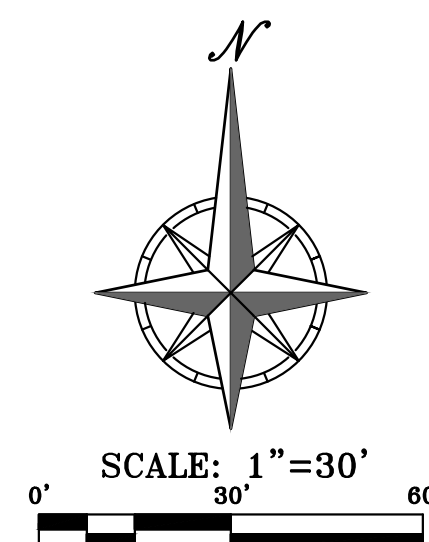
(B) EXISTING CONCRETE MANHOLE W/ 4" STEEL PIPES EXISTING TO SOUTH AND EAST. OWNER UNKNOWN. EXISTING GRADING HOSE LOCATED WITHIN STRUCTURE AND ROAD. GRADING SHALL BE TO SOUTH. CONTRACTOR TO REMOVE EXISTING MANHOLE AND STEEL PIPES TO PROPERTY LINE. CONTRACTOR TO CAP EXISTING STEEL PIPES AT PROPERTY LINE.



NW CHIPMAN ROAD  
VICINITY MAP  
SEC. 36-48-32



1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL EXISTING CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SHALL BE REMOVED SUCH AS TO BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



UTILITY NOTES:  
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**Development Services Department**  
**Lee's Summit, Missouri**  
**05/15/2025**

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CO.1

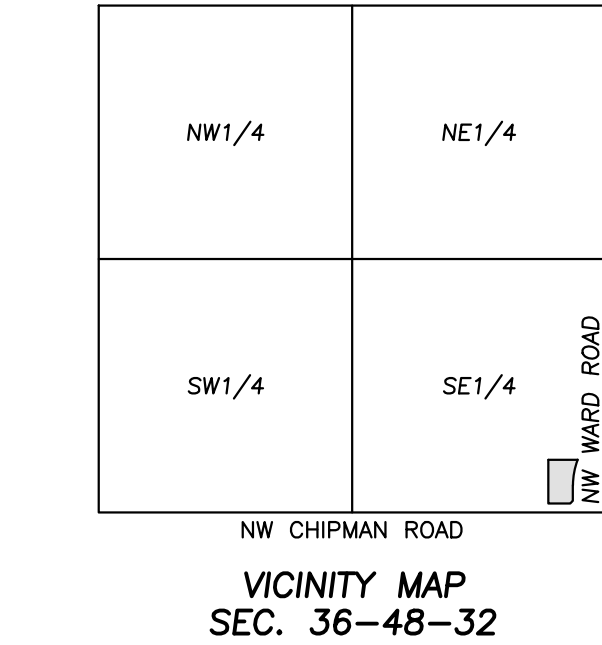


\\PHelps-SERVER\Projects\PL44097\Draw\Permit Plans\OVERALL SITE.dwg Layout:1 Apr 24, 2025 - 3:14pm Audrey Burke



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**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
  
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#### LEGAL DESCRIPTION:

LOT 10C, SUMMIT FAIR, LOTS 10A - 10C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±2.7911 ACRES / ±121,580 SQ.FT.

#### SITE PLAN NOTES:

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

#### SITE DIMENSION NOTES:

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

#### PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

#### ZONING:

THIS PROPERTY IS ZONED PMIX, DEFINED AS PLANNED MIXED USE.

#### OIL-GAS WELLS:

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#### PRE-CONSTRUCTION MEETING NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

#### FIRE ACCESS ROAD NOTE:

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

#### FLOOD NOTE:

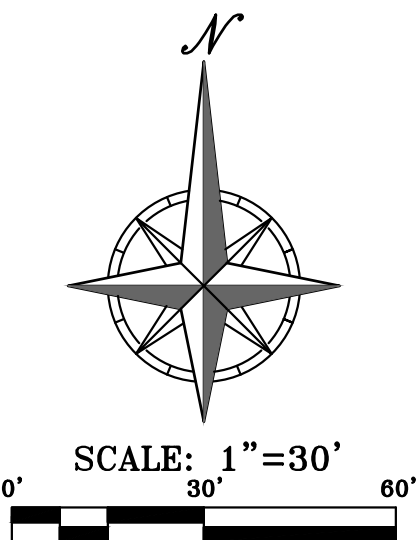
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C04170, AND DATED JANUARY 20, 2017.

#### BUILDING & LOT DATA

Zoning	PMIX
Lot 10D	
Site Area	1.28 Ac.
Impervious Area	0.17 Ac. (13%)
Open Space	1.11 Ac. (87%)
Lot 10E	
Site Area	0.77 Ac.
Impervious Area	0.07 Ac. (9%)
Open Space	0.70 Ac. (91%)
Lot 10F	
Site Area	0.74 Ac.
Impervious Area	0.05 Ac. (7%)
Open Space	0.69 Ac. (93%)

#### LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT



**PHelps ENGINEERING, INC.**  
1370 N. Windhester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax: (913) 993-1165  
[www.phelpsen지니어링.com](http://www.phelpsen지니어링.com)

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ENGINEERING  
IMPLEMENTATION



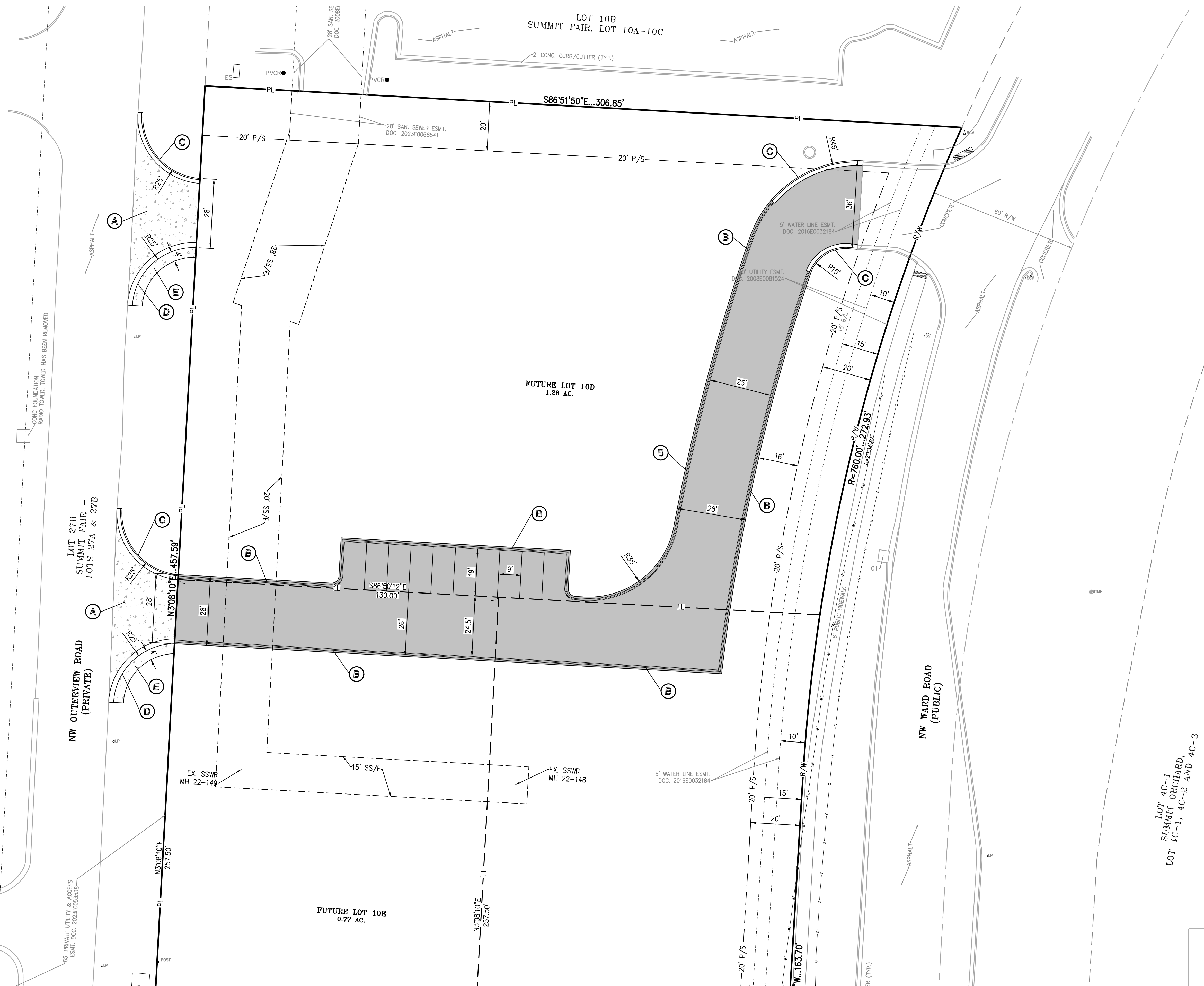
**OVERALL SITE PLAN**  
SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions	By	App.
DATE: 03-08-2024	DRAWN: AEAB	1.	04-04-2024	REVISED PER CITY COMMENTS	AEAB	DAF
CHECKED: DAF	APPROVED: DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEAB	DAF
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING - LS-82	3.	08-05-2024	ESI #1	AEAB	DAF
ENGINEERING - E-381		4.	04-28-2025	REVISED PER CLIENT	AEAB	JDC
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 20070128						
ENGINEERING - 20070028						

SHEET

C1

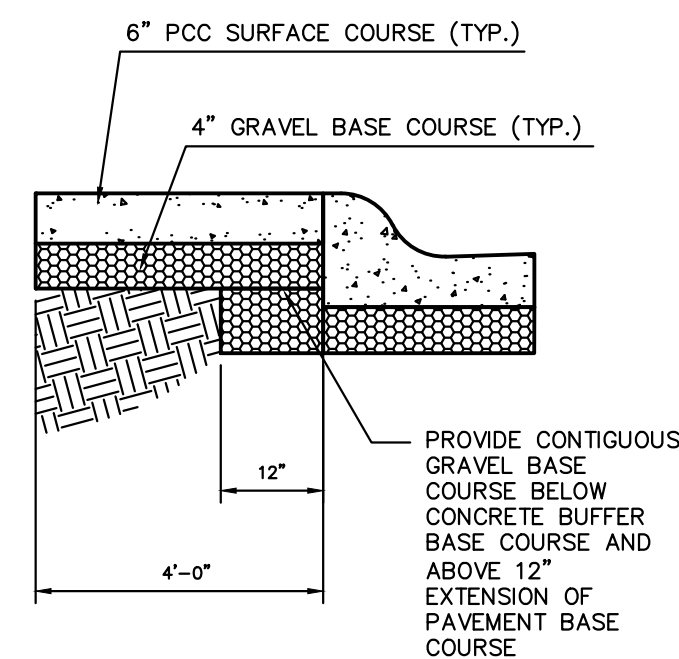




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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
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ASPHALT AND CONCRETE PAVING NOTES:

1. ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB ASPHALT MATERIAL SPECIFICATION, CURRENT ADDITION.
2. ALL CONCRETE MATERIALS FOR PAVING CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS, AND OTHER PAVEMENTS IN THE RIGHT OF WAY SHALL CONFORM TO THE KCMMB SPECIFICATIONS.



BACK OF CURB CONC. BUFFER

N.T.S.

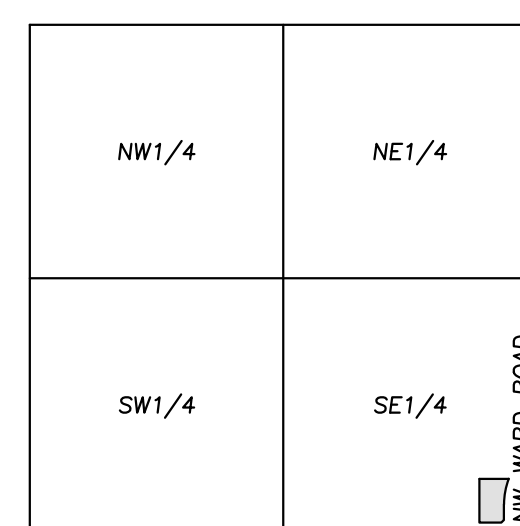
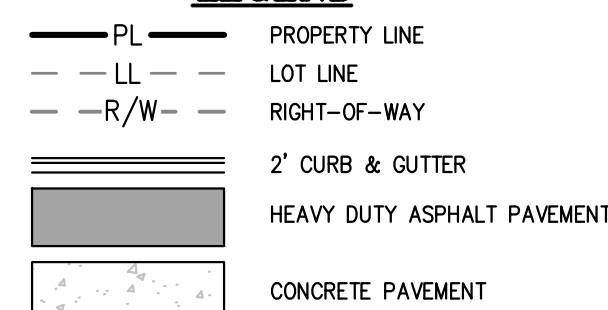
## PARKING SUMMARY

PROPOSED PARKING STANDARD STALLS (9'-0" X 18'-0")	10
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**SITE KEY NOTES:**

- (A) INSTALL CONCRETE COMMERCIAL ENTRANCE. SEE DETAIL GEN-1 ON SHEET C7.1.
- (B) CONSTRUCT TEMPORARY ASPHALT CURB ALONG EDGE OF ASPHALT IF ADJACENT CONSTRUCTION ACTIVITY IS NOT UNDERWAY OR EMINENT. SEE DETAIL "TEMPORARY ASPHALT CURB" ON SHEET C7.
- (C) CONSTRUCT PRIVATE TYPE CG-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C7.1.
- (D) CONSTRUCT PRIVATE TYPE CG-2 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C7.1.
- (E) CONSTRUCT 4' WIDE BACK OF CURB CONC. BUFFER. SEE DETAIL, THIS SHEET.

**LEGEND**

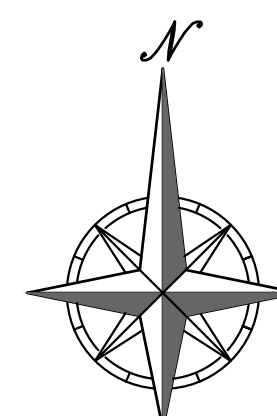


NW CHIPMAN ROAD


VICINITY MAP  
SEC. 36-48-32



SCALE:  
1"=3000'



SCALE: 1"=20'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '20'', and '40'' at the top. The bar represents a total length of 40 feet.

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

**Development Services Department**  
**Lee's Summit, Missouri**

05/15/2025

# ENLARGED SITE PLAN

SUMMIT FAIR, LOT 10-C

700 NW WARD ROAD

LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
1.	04-04-2024			REVISED SEWMER CITY COMMENTS	ABF DAF	
2.	03-30-2024			REVISED SEWMER PROFILE - LINE 1	ABF DAF	
3.	03-05-2024			CSH	ABF DAF	
4.	04-28-2025			REVISED PER CLIENT	ABF JOC	
COPIES OF AUTHORIZATION 1. 10/13/2023 2. 10/13/2023 3. 10/13/2023 4. 10/13/2023 5. 10/13/2023 6. 10/13/2023 7. 10/13/2023 8. 10/13/2023 9. 10/13/2023 10. 10/13/2023 11. 10/13/2023 12. 10/13/2023 13. 10/13/2023 14. 10/13/2023 15. 10/13/2023 16. 10/13/2023 17. 10/13/2023 18. 10/13/2023 19. 10/13/2023 20. 10/13/2023 21. 10/13/2023 22. 10/13/2023 23. 10/13/2023 24. 10/13/2023 25. 10/13/2023 26. 10/13/2023 27. 10/13/2023 28. 10/13/2023 29. 10/13/2023 30. 10/13/2023 31. 10/13/2023 32. 10/13/2023 33. 10/13/2023 34. 10/13/2023 35. 10/13/2023 36. 10/13/2023 37. 10/13/2023 38. 10/13/2023 39. 10/13/2023 40. 10/13/2023 41. 10/13/2023 42. 10/13/2023 43. 10/13/2023 44. 10/13/2023 45. 10/13/2023 46. 10/13/2023 47. 10/13/2023 48. 10/13/2023 49. 10/13/2023 50. 10/13/2023 51. 10/13/2023 52. 10/13/2023 53. 10/13/2023 54. 10/13/2023 55. 10/13/2023 56. 10/13/2023 57. 10/13/2023 58. 10/13/2023 59. 10/13/2023 60. 10/13/2023 61. 10/13/2023 62. 10/13/2023 63. 10/13/2023 64. 10/13/2023 65. 10/13/2023 66. 10/13/2023 67. 10/13/2023 68. 10/13/2023 69. 10/13/2023 70. 10/13/2023 71. 10/13/2023 72. 10/13/2023 73. 10/13/2023 74. 10/13/2023 75. 10/13/2023 76. 10/13/2023 77. 10/13/2023 78. 10/13/2023 79. 10/13/2023 80. 10/13/2023 81. 10/13/2023 82. 10/13/2023 83. 10/13/2023 84. 10/13/2023 85. 10/13/2023 86. 10/13/2023 87. 10/13/2023 88. 10/13/2023 89. 10/13/2023 90. 10/13/2023 91. 10/13/2023 92. 10/13/2023 93. 10/13/2023 94. 10/13/2023 95. 10/13/2023 96. 10/13/2023 97. 10/13/2023 98. 10/13/2023 99. 10/13/2023 100. 10/13/2023 101. 10/13/2023 102. 10/13/2023 103. 10/13/2023 104. 10/13/2023 105. 10/13/2023 106. 10/13/2023 107. 10/13/2023 108. 10/13/2023 109. 10/13/2023 110. 10/13/2023 111. 10/13/2023 112. 10/13/2023 113. 10/13/2023 114. 10/13/2023 115. 10/13/2023 116. 10/13/2023 117. 10/13/2023 118. 10/13/2023 119. 10/13/2023 120. 10/13/2023 121. 10/13/2023 122. 10/13/2023 123. 10/13/2023 124. 10/13/2023 125. 10/13/2023 126. 10/13/2023 127. 10/13/2023 128. 10/13/2023 129. 10/13/2023 130. 10/13/2023 131. 10/13/2023 132. 10/13/2023 133. 10/13/2023 134. 10/13/2023 135. 10/13/2023 136. 10/13/2023 137. 10/13/2023 138. 10/13/2023 139. 10/13/2023 140. 10/13/2023 141. 10/13/2023 142. 10/13/2023 143. 10/13/2023 144. 10/13/2023 145. 10/13/2023 146. 10/13/2023 147. 10/13/2023 148. 10/13/2023 149. 10/13/2023 150. 10/13/2023 151. 10/13/2023 152. 10/13/2023 153. 10/13/2023 154. 10/13/2023 155. 10/13/2023 156. 10/13/2023 157. 10/13/2023 158. 10/13/2023 159. 10/13/2023 160. 10/13/2023 161. 10/13/2023 162. 10/13/2023 163. 10/13/2023 164. 10/13/2023 165. 10/13/2023 166. 10/13/2023 167. 10/13/2023 168. 10/13/2023 169. 10/13/2023 170. 10/13/2023 171. 10/13/2023 172. 10/13/2023 173. 10/13/2023 174. 10/13/2023 175. 10/13/2023 176. 10/13/2023 177. 10/13/2023 178. 10/13/2023 179. 10/13/2023 180. 10/13/2023 181. 10/13/2023 182. 10/13/2023 183. 10/13/2023 184. 10/13/2023 185. 10/13/2023 186. 10/13/2023 187. 10/13/2023 188. 10/13/2023 189. 10/13/2023 190. 10/13/2023 191. 10/13/2023 192. 10/13/2023 						

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## C1.1



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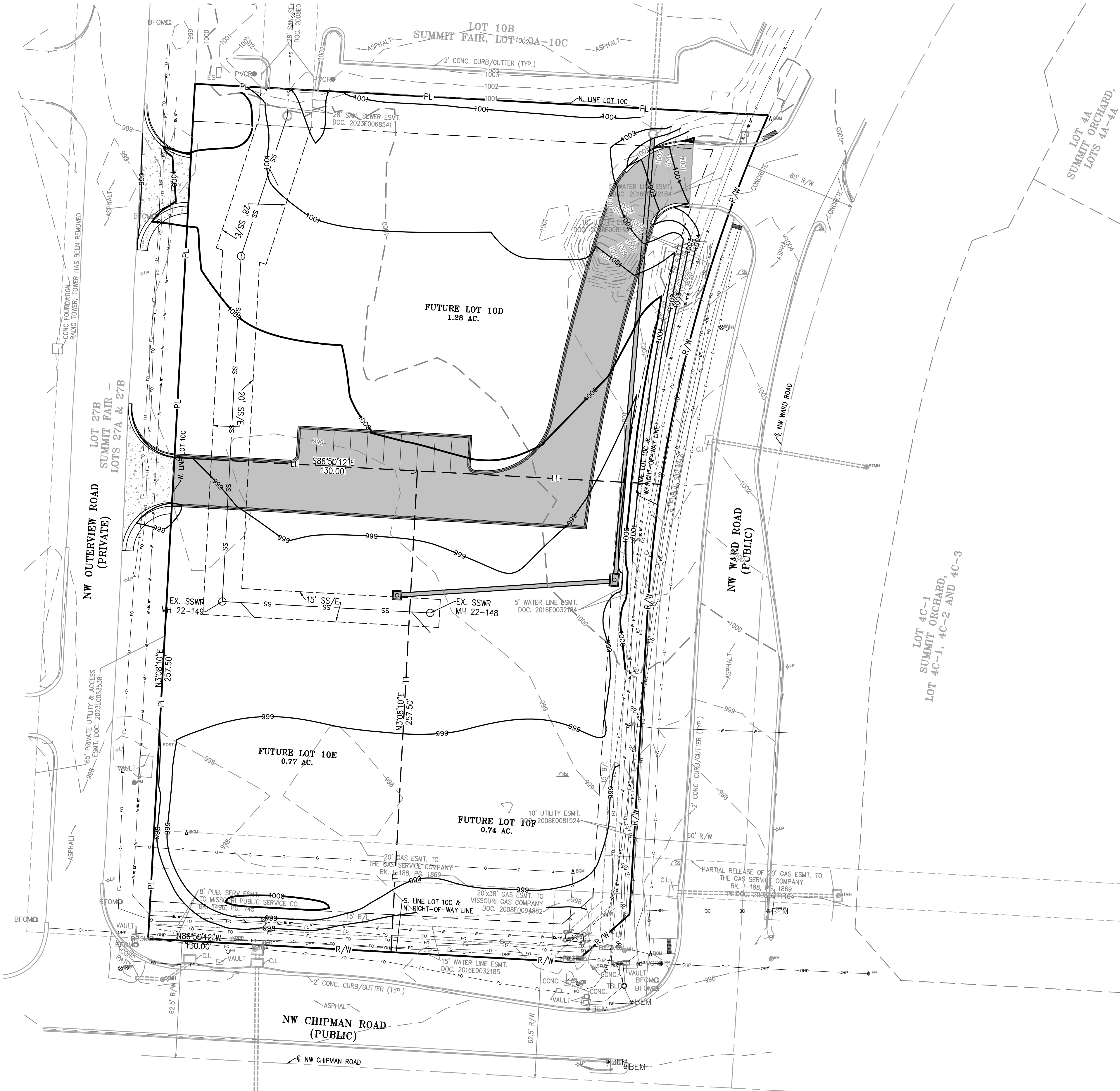


Know what's below.  
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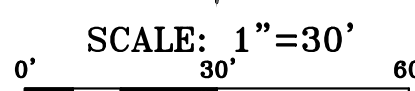
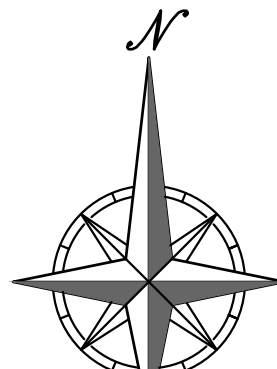
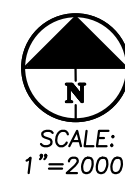
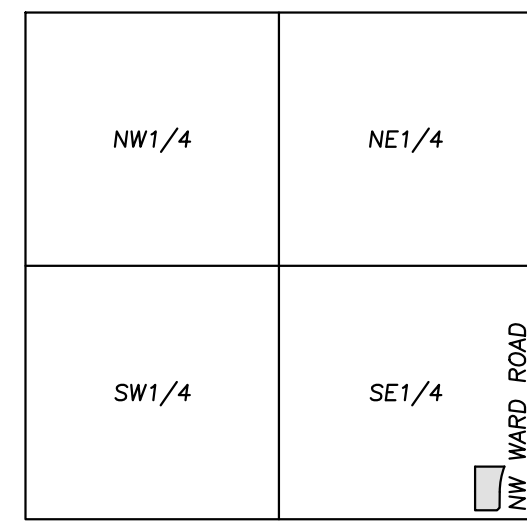
UTILITY NOTES:  
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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

#### FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP  
PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S  
SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C04176, AND  
DATED JANUARY 20, 2017.



- LEGEND**
- PL PROPERTY LINE
  - LL LOT LINE
  - R/W RIGHT-OF-WAY
  - 2' CONC. CURB/GUTTER (TYP.)
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED SPOT ELEVATION
  - LG LIP OF GUTTER
  - TC TOP OF CURB
  - SW SIDEWALK
  - WE MATCH EXISTING
  - HP HIGH POINT
  - LP LOW POINT
  - P TOP OF PAVEMENT
  - TS TOP OF STRUCTURE
  - GR GROUND ELEVATION
  - BS BOTTOM OF STEPS
  - TS TOP OF STEPS
  - BW BOTTOM OF WALL
  - TW TOP OF WALL
  - EXISTING STORM SEWER
  - PROPOSED STORM PIPE
  - PROPOSED WET CURB & GUTTER
  - PROPOSED DRY CURB & GUTTER



#### SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
- TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor shall be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and I.T.L.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
- EARTHWORK:
  - GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
  - SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
  - FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris in areas where the thickness of the engineered fill is greater than five feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
  - BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
  - EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
  - COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
- TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be seeded.
- UTILITIES: 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 relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

Earthwork Summary  
SUMMIT FAIR LOT 10-C  
3/8/2024

Raw Excavation	1,100 Cu. Yds.
In Place Compaction (+15%)	-2,445 Cu. Yds.
Pavement Adjustment	458 Cu. Yds. (assume 12.5" of additional excavation)
Building Adjustment	0 Cu. Yds. (assume 24" of additional excavation)
On Site Net	-887 Cu. Yds.

\* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
05/15/2025

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE 03-08-2024	DRAWN/AEB	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF
CERTIFICATE OF AUTHORIZATION		3.	08-05-2024	ESI #1		
LAND SURVEYING - LS-82		4.	04-28-2025	REVISED PER CLIENT	AEB	JDC
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700329						

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#### OVERALL GRADING PLAN

SUMMIT FAIR, LOT 10-C

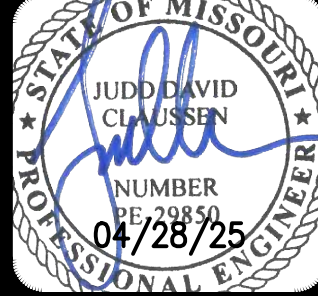
700 NW WARD ROAD

LEE'S SUMMIT, MISSOURI

PHELPS ENGINEERING, INC.

1370 N. Windhester  
Olathe, Kansas 66060  
(913) 393-1155  
Fax (913) 932-1165  
www.phelpsgengineering.com

PLANNING  
ENGINEERING  
IMPLEMENTATION





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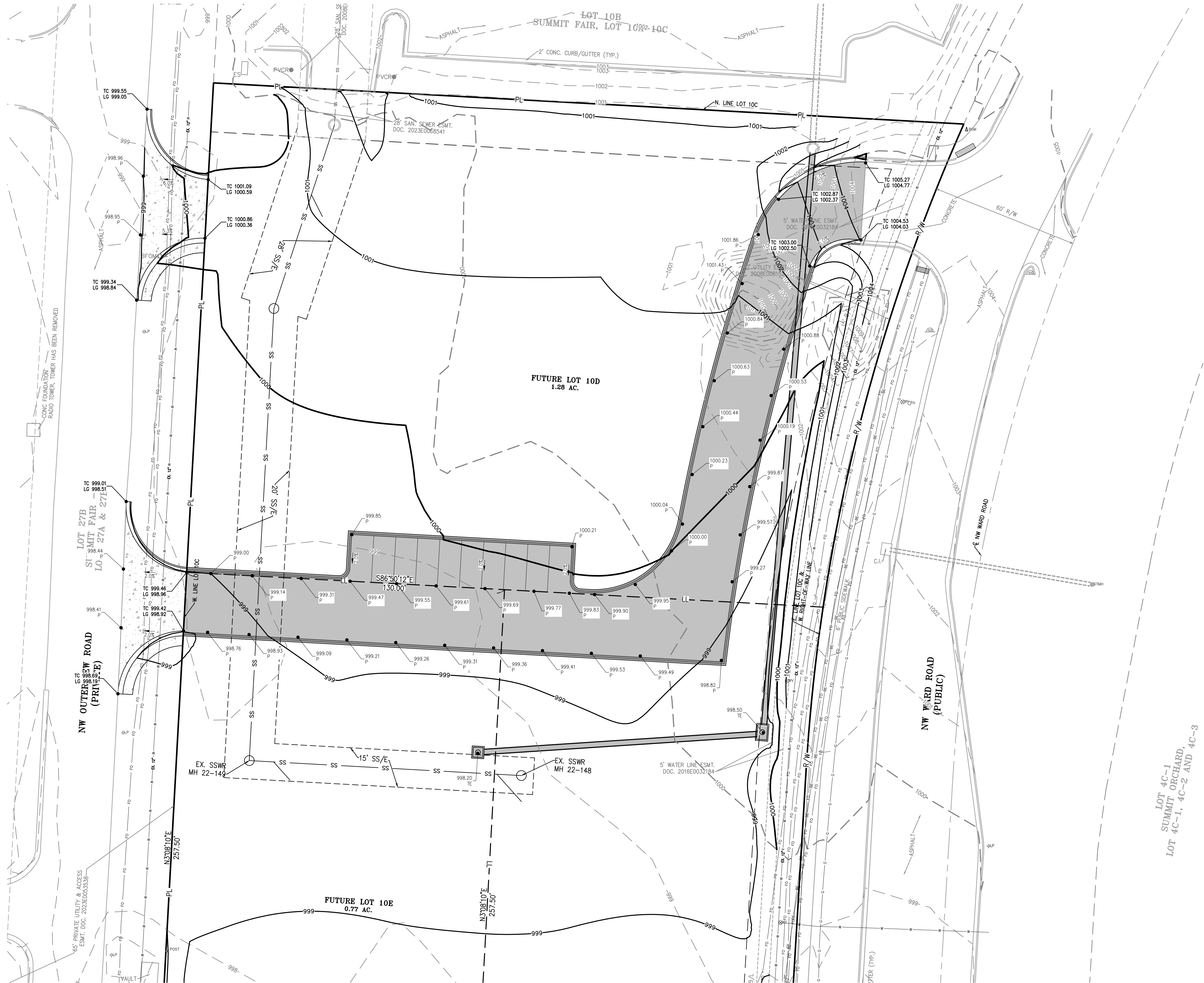


Know what's below.  
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#### FLOOD NOTE:

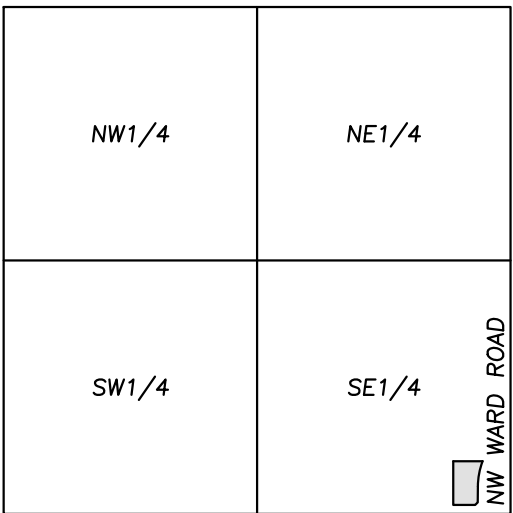
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP  
PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S  
SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND  
DATED JANUARY 20, 2017.



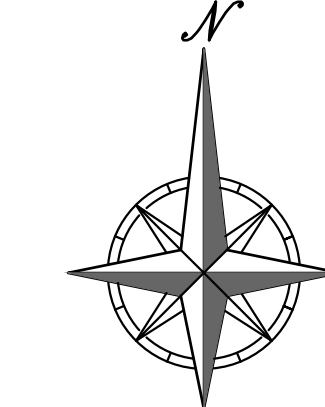
LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	2' CURB & GUTTER
— 920 —	EXISTING CONTOURS
— 918 —	PROPOSED CONTOURS
PROPOSED SPOT ELEVATION	
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
WE	WATER MAIN EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
XXXX.XX	
TW	
— — —	EXISTING STORM SEWER
— — —	PROPOSED STORM PIPE
— — —	PROPOSED WET CURB & GUTTER
— — —	PROPOSED DRY CURB & GUTTER

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
05/15/2025



VICINITY MAP  
SEC. 36-48-32



SCALE: 1"=20'



PHILIPS ENGINEERING, INC.  
1370 N. Windhester  
Olathe, Kansas 66061  
(913) 993-1155  
Fax (913) 993-1165  
www.philipsengineering.com

PLANNING  
ENGINEERING  
IMPLEMENTATION



## ENLARGED GRADING PLAN SUMMIT FAIR, LOT 10-C 700 NW WARD ROAD LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	By	App.
DATE	03-08-2024	1.	04-04-2024	REVISOR	PER CITY COMMENTS
CHECKED	DAF	2.	05-30-2024	REVISOR	STORM SEWER PROFILE - LINE 1
CERTIFICATE OF AUTHORIZATION		3.	08-05-2024	ESI #1	
LAND SURVEYING - LS-82		4.	04-28-2025	REVISOR	PER CLIENT
ENGINEERING - E-36				ESI #1	
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 20070128					
ENGINEERING - 20070329					

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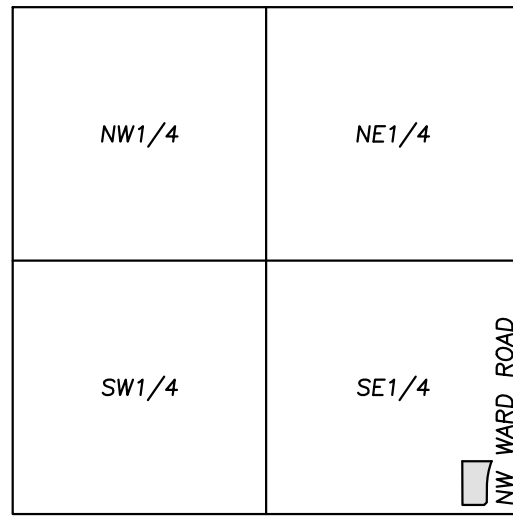
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SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 2909SC04176, AND  
DATED JANUARY 20, 2017.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

05/15/2025



NW CHIPMAN ROAD  
VICINITY MAP  
SEC. 36-48-32



SHEET

C3

#### 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.

#### 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
SS	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W-6"	EXISTING WATER LINE (& SIZE)
SS	PROPOSED SANITARY SEWER LINE
SS	PROPOSED STORM SEWER LINE (& SIZE)

#### UTILITY COMPANIES:

MISSOURI GAS ENERGY LUCAS WALLS (LUCAS.WALLS@UG.COM) 3025 SOUTHEAST CLOVER DRIVE LEE'S SUMMIT, MO 64082	(816) 969-2218
EVERGY PHILLIP INGRAM (PHILLIP.INGRAM@CPCL.COM) RON DEJARNETTE (RON.DEJARNETTE@CPCL.COM) 1300 HAMBLEN ROAD LEE'S SUMMIT, MO 64081	(816) 347-4339 (816) 347-4316
STORM SEWER (PUBLIC WORKS DEPARTMENT) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1800
SANITARY SEWER & WATER (WATER UTILITIES DEPT.) 1200 SE HAMBLEN ROAD, LEE'S SUMMIT, MO 64081	(816)-969-1900
AT&T (913) 383-4929 MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) 9444 NALL AVENUE OVERLAND PARK, KANSAS 66207	(913) 383-4849-FAX

- D1 INSTALL PRIVATE STORM SEWER STRUCTURE (SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES).
- D2 CONNECT NEW PRIVATE STORM SEWER TO EXISTING PRIVATE STORM SEWER STRUCTURE (SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES).
- D3 ANTICIPATED FUTURE STORM SEWER (BY OTHERS, SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES).
- S1 PROPOSED PUBLIC SANITARY SEWER MAIN EXTENSION (REFER TO SEPARATE PUBLIC SANITARY SEWER PLANS).



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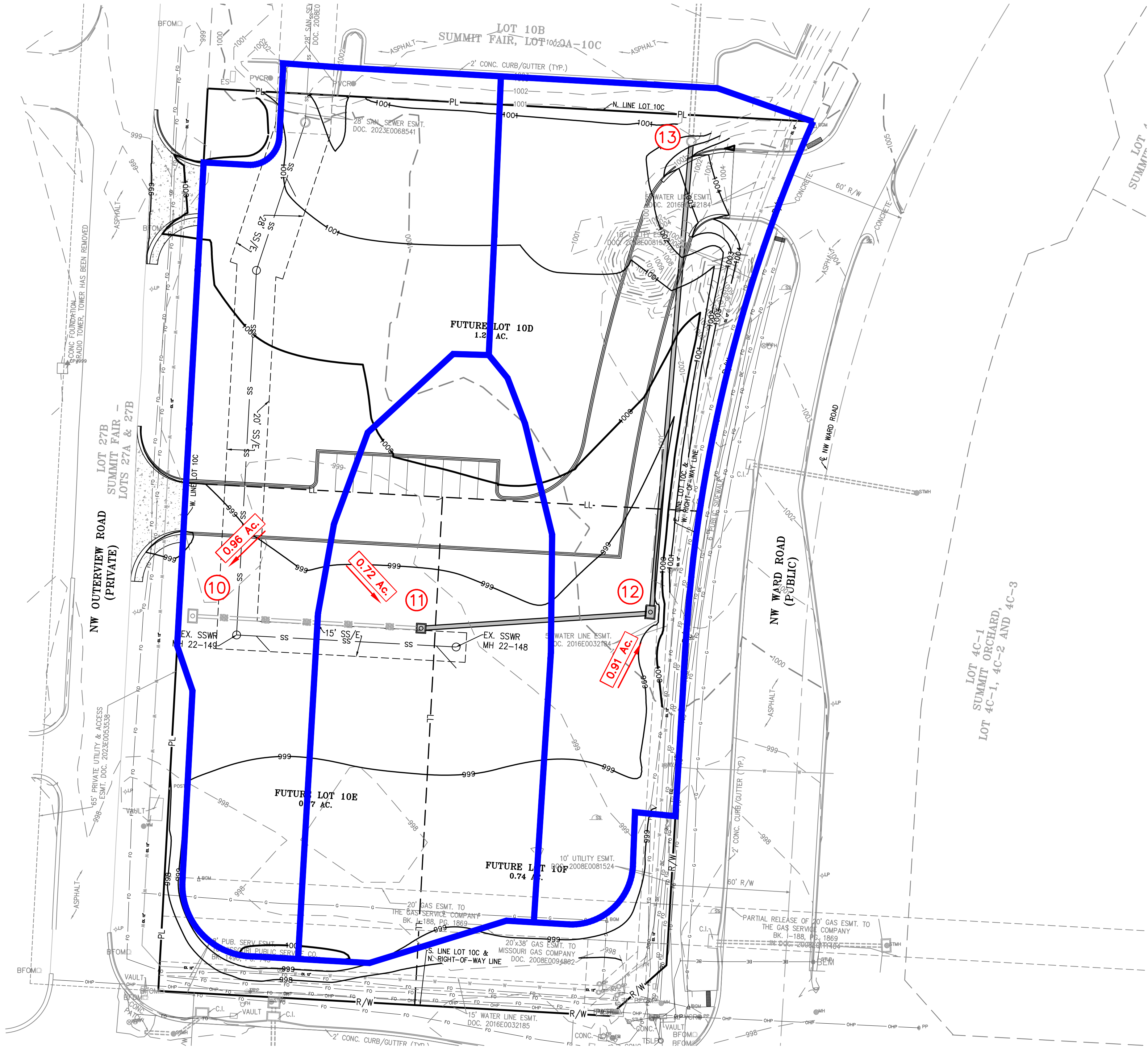


**UTILITY PLAN**  
SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE	03-08-2024	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED	DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF
CERTIFICATE OF AUTHORIZATION		3.	08-05-2024	ESI #1	AEB	DAF
LAND SURVEYING - LS-82		4.	04-28-2025	REVISED PER CLIENT	AEB	JDC
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700328						



\\PHILIPS-SERVER\Projects\144017\Draw\Permit Plans\Drainage Map.dwg Layout1 Apr 24, 2025 - 3:15pm Audrey Burks



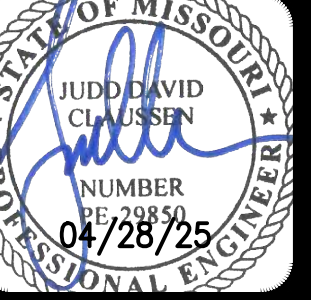
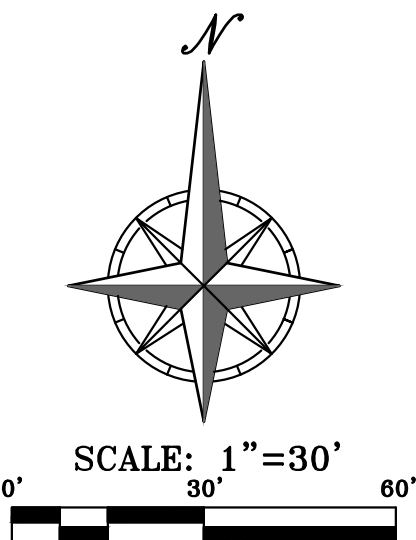
### STORM DRAINAGE CALCULATIONS

DESIGN CRITERIA: K <sub>25</sub> = 1.1; K <sub>100</sub> = 1.25; n = 0.013 (RCP); STORM FREQUENCY = 25 YEAR; A <sub>I</sub> = AREA INLET; J.B. = JUNCTION BOX; C.I. = CURB INLET; C.C. = CURB CUT; G.I. = GRATE INLET; HEIGHT OF STRUCTURE = RIM ELEV MINUS FLOWLINE OUT.																									
N L U 1 M N B E R	I. RUNOFF										III. PIPE DESIGN													REMARKS	
	INCREMENTAL			CUMULATIVE			SYSTEM TIME OF CONCENTRATION "T <sub>c</sub> " AT STRUCTURE (MIN)	RAINFALL INTENSITY " <i>I</i> <sub>10</sub> " / " <i>I</i> <sub>100</sub> " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR " <i>K</i> <sub>25</sub> / <i>K</i> <sub>100</sub> "	RUNOFF " <i>Q</i> <sub>25</sub> " / <i>Q</i> <sub>100</sub> " (CFS)	STRUCTURE				PIPE										
	RUNOFF COEFFICIENT " <i>C</i> "	AREA " <i>A</i> " (ACRES)	C x A	AREA " <i>A</i> " (ACRES)	C x A	Upstream Structure Number					Downstream Structure Number	Upstream Structure Rim Elevation	Height of Structure (FT)	Diameter " <i>D</i> " (IN)	Length " <i>L</i> " (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope " <i>S</i> " (FT/FT)	Travel Time in Pipe " <i>TT</i> " (min)	Velocity Full <i>V<sub>f</sub></i> (FPS)	Runoff <i>Q</i> <sub>25</sub> (CFS)	Runoff <i>Q</i> <sub>100</sub> (CFS)	Full Flow <i>Q<sub>f</sub></i> (CFS)		
I	10	0.76	0.96	0.73	0.96	0.73	5.00	8.53	1.10	6.8	10	11	998.80	3.50	18	115.79	995.30	994.72	0.0050	0.46	4.2	6.8	9.4	7.4	FUTURE (BY OTHERS)
								10.32	1.25	9.4															
	11	0.76	0.72	0.55	1.68	1.28	5.00	8.53	1.10	12.0	11	12	998.20	4.42	24	116.80	993.78	993.20	0.0050	0.38	5.1	12.0	16.5	16.0	
								10.32	1.25	16.5															
	12	0.76	0.91	0.69	2.59	1.97	5.00	8.53	1.10	18.5	12	13	998.50	5.80	24	236.69	992.70	991.02	0.0070	0.65	6.1	18.5	25.4	18.9	
								10.32	1.25	25.4															
	13	0.76	0.00	0.00	2.59	1.97	5.00	8.53	1.10	18.5	13	EX	1002.77	11.95	24	94.13	990.82	989.79	0.0109	0.21	7.6	18.5	25.4	23.6	EXISTING
								10.32	1.25	25.4															

### FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
05/15/2025



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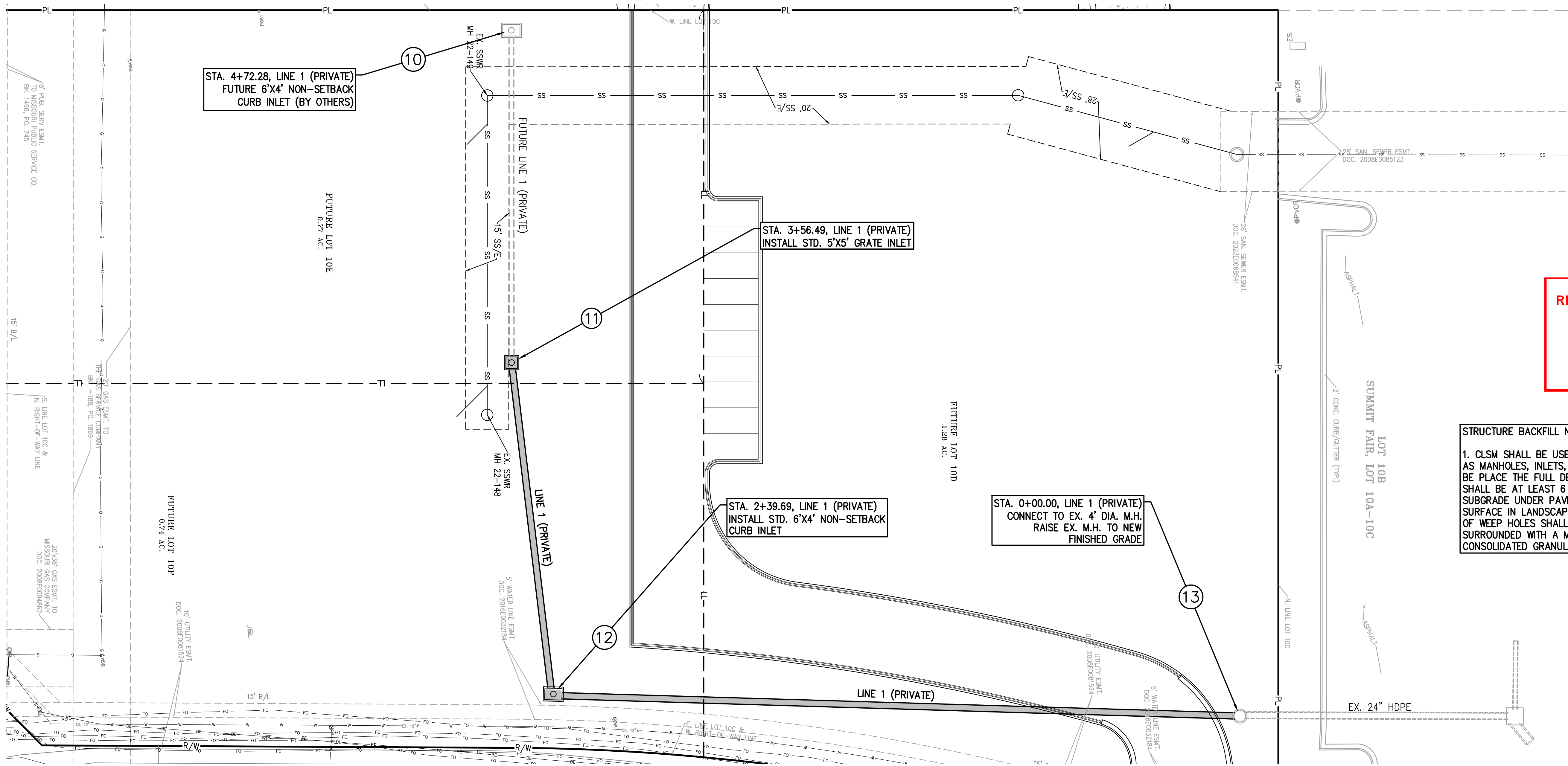


**DRAINAGE MAP**  
SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE	03-08-2024	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED	DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF
DATE OF AUTHORIZATION		3.	08-05-2024	ESI #1	AEB	DAF
DATE OF AUTHORIZATION		4.	04-28-2025	REVISED PER CLIENT	AEB	JDC
DATE OF AUTHORIZATION						
DATE OF AUTHORIZATION						
DATE OF AUTHORIZATION						
DATE OF AUTHORIZATION						
DATE OF AUTHORIZATION						
DATE OF AUTHORIZATION						

SHEET  
**C4**



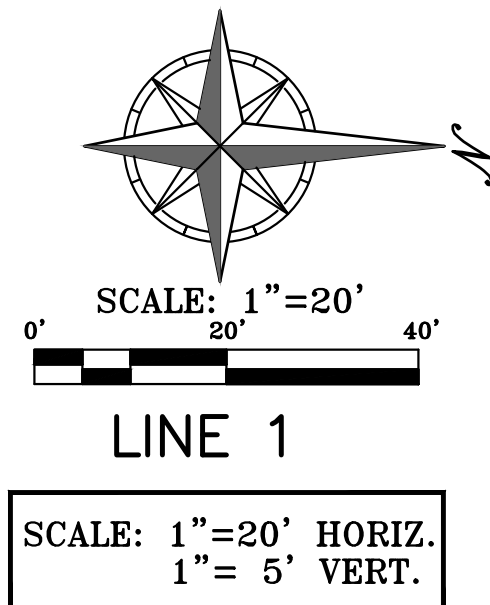


**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

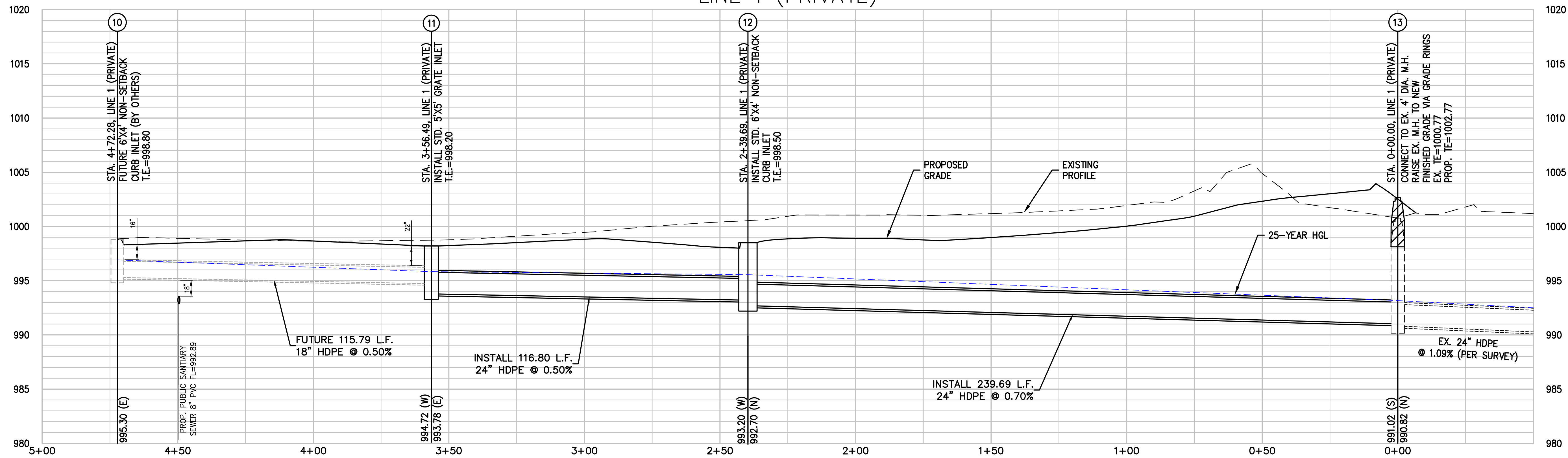
Development Services Department  
Lee's Summit, Missouri  
05/15/2025

STRUCTURE BACKFILL NOTES:

1. CLSM SHALL BE USED TO BACKFILL AROUND STRUCTURES, SUCH AS MANHOLES, INLETS, JUNCTION BOXES, VAULTS, ETC. CLSM SHALL BE PLACED TO THE FULL DEPTH OF THE TRENCH BACKFILL ZONE, BUT SHALL BE AT LEAST 6 INCHES BELOW THE BOTTOM OF PREPARED SUBGRADE UNDER PAVEMENTS OR 12 INCHES BELOW THE GROUND SURFACE IN LANDSCAPED AREAS. THE EXTERNAL OPENING SURFACES OF WEEP HOLES SHALL BE COVERED WITH HARDWARE CLOTH AND SURROUNDED WITH A MINIMUM OF THREE CUBIC FEET OF CONSOLIDATED GRANULAR BEDDING MATERIAL.

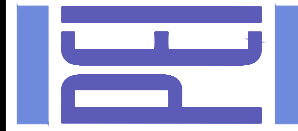


LINE 1 (PRIVATE)



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## STORM SEWER PLAN & PROFILE

SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE: 03-08-2024	DRAWN: AEB	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF
CORPORATE DATE OF AUTHORIZATION		3.	08-05-2024	ESI #1	AEB	DAF
LAND SURVEYING - LS-82		4.	04-28-2025	REVISED PER CLIENT	AEB	JDC
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
LAND SURVEYING-20070028						

SHEET

C5



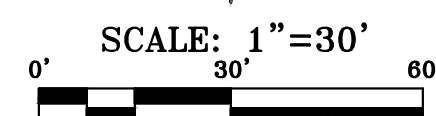
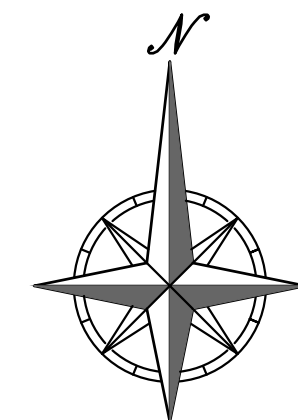
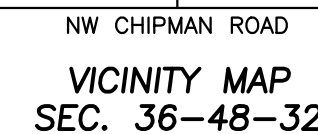


UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095CD417G, AND DATED JANUARY 20, 2017.

	Project Stage	Order	BMP Description	Remove after Stage:	Notes:
Phase I	A. Prior to Land Disturbance and During Construction.	①	Sediment Fence	D	Place downstream project site perimeter. (APWA ESC-10)
		②	Constr Entrance & Staging Area	D	Maintain during all construction. Include concrete washout. (APWA ESC-01)
		③	Inlet Protection at Existing Inlets	D	Install inlet protection. (APWA Details ESC-06 & ESC-07)
Phase II	B. Mass Grading & Utility Installation	④	Inlet Protection at Proposed Inlets	D	Install inlet protection. (APWA Details ESC-06 & ESC-07)
Phase III	C. Final Stabilization Prior to closure of Land Disturbance Permit		Final Stabilization	N/A	Seed all disturbed areas to establish final stabilization.

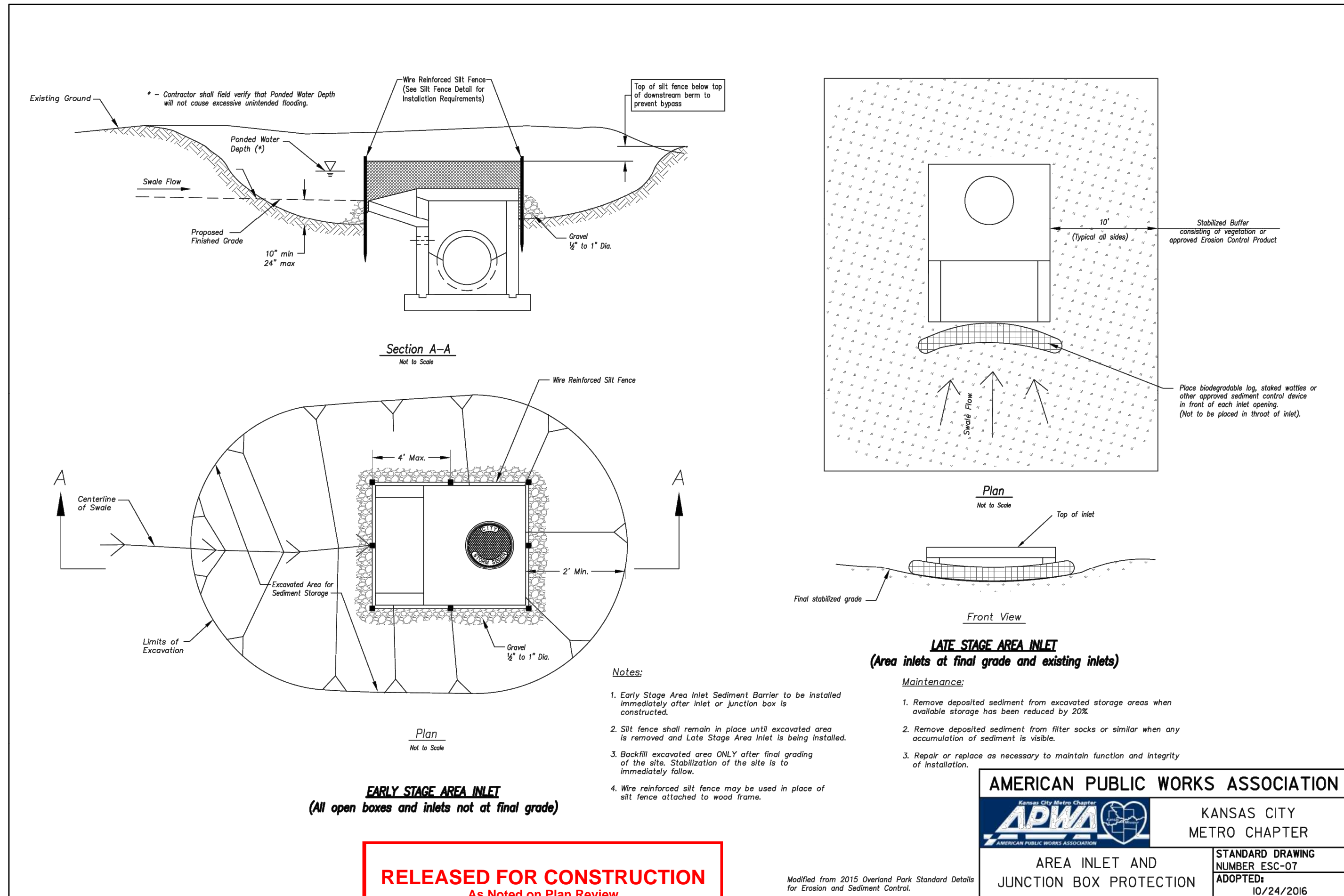
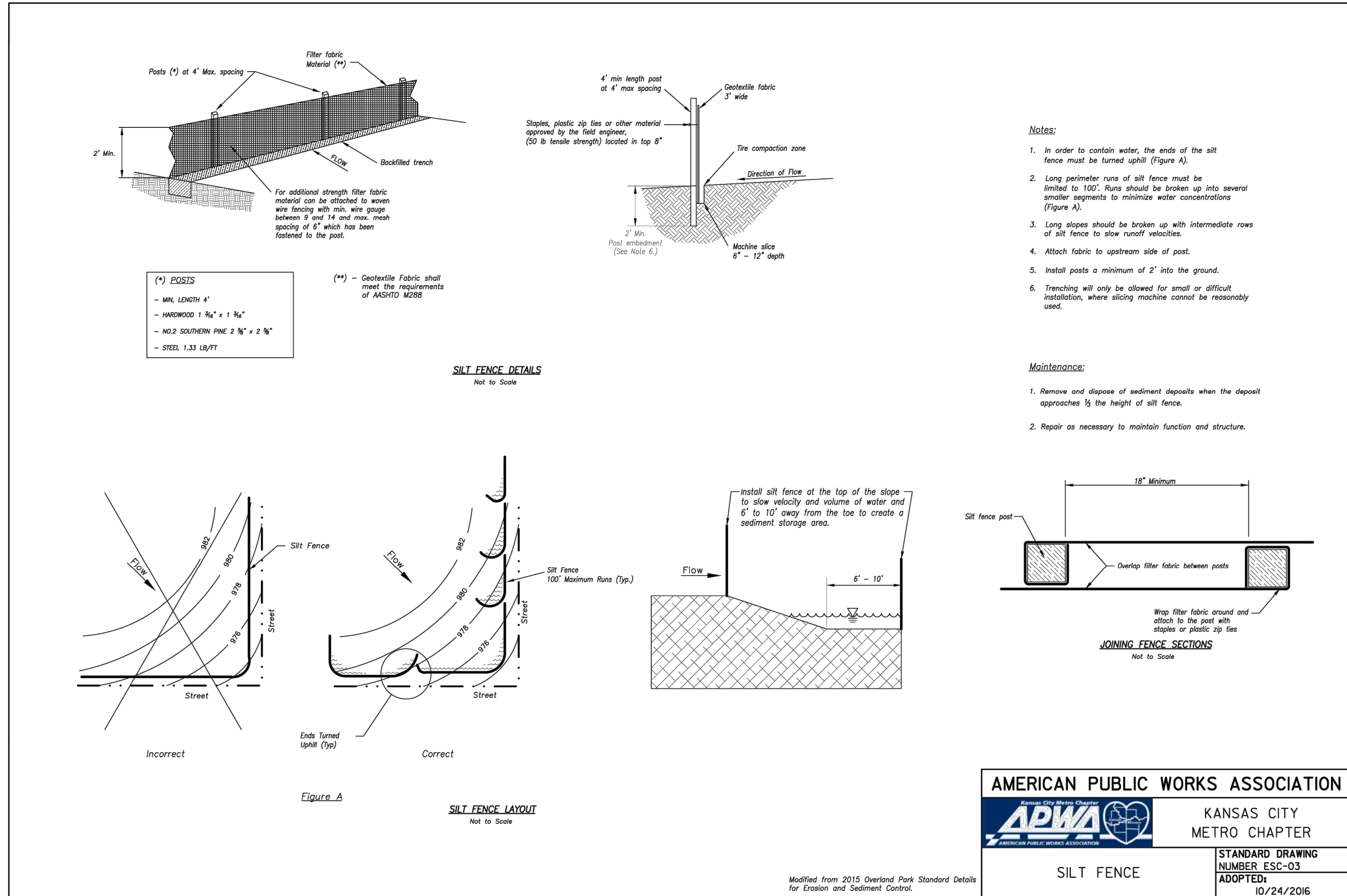
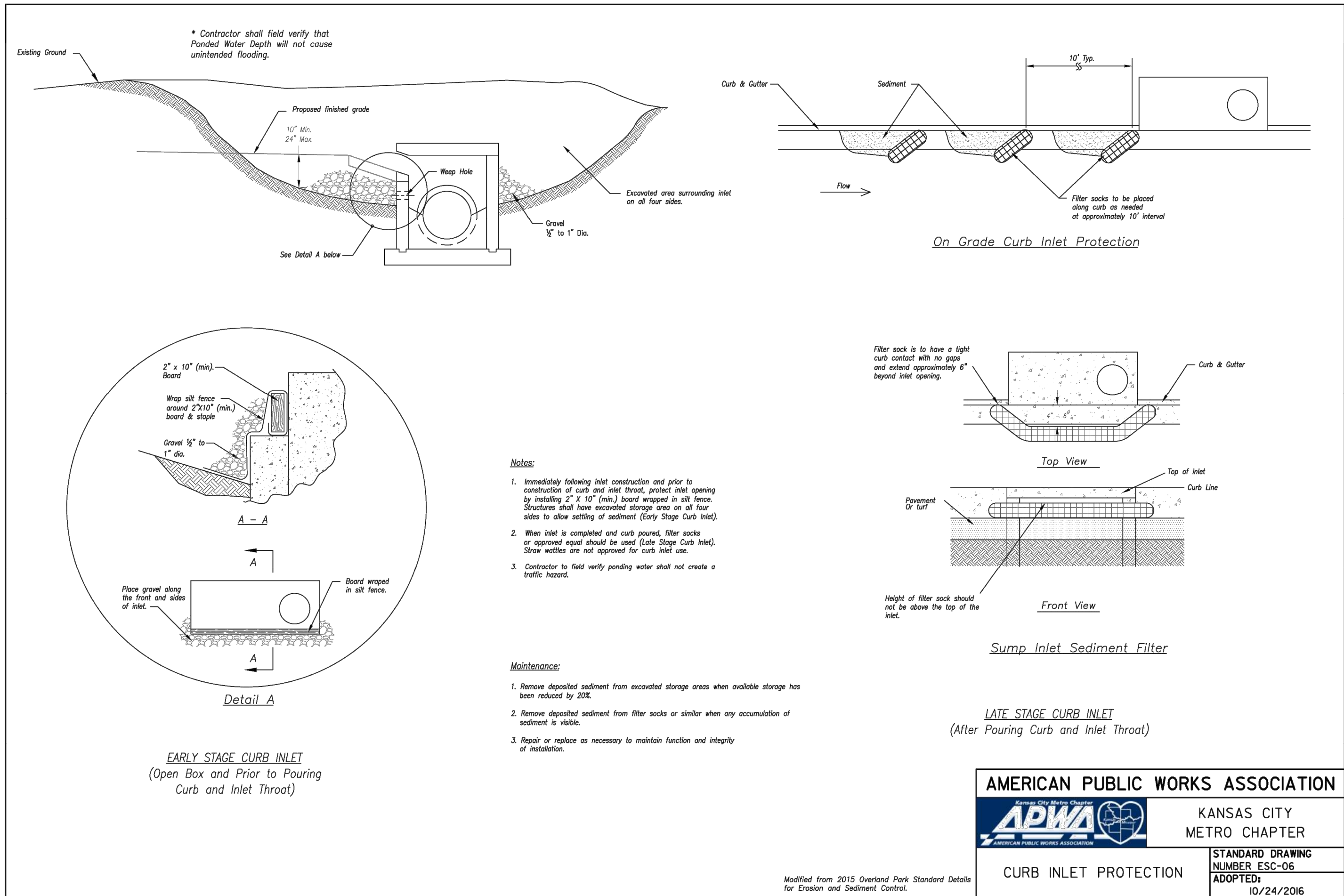
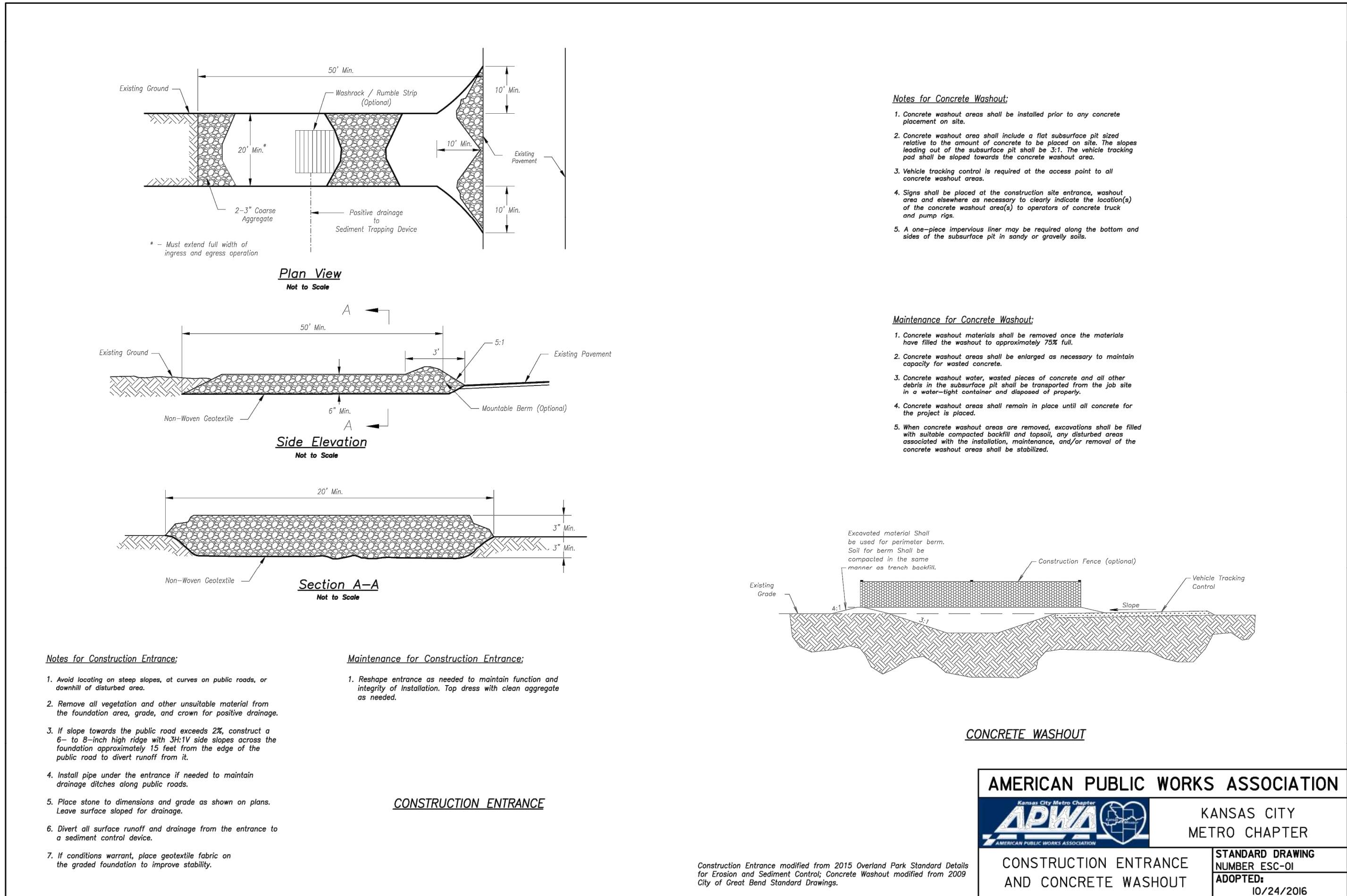
- PRIOR TO PAVING USE SILT FENCE INLET PROTECTION WITH WIRE SUPPORT
- AFTER TO PAVING USE GRAVEL FILTER BAGS



PROJECT NO.	No.	Date	Revisions:		
PROJECT NO. 240017	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB DAF	
DATED 03-08-2024 DRAWING DATE	2.	03-08-2024	REVISED STORM PROFILE - LINE 1	AEB DAF	
CHECKED: DAF APPROVED: DAF	3.	08-05-2024	ES# #1	AEB DAF	
GENERATE: AUTHORIZATION DATE	4.	04-28-2025	REVISED PER CLIENT	AEB JDC	
DATE OF WORKING SET - 48 HOURS BEFORE ISSUE					
CERTIFICATE OF AUTHORIZATION					
NO. SURVING - 202001268					
ENGINEERING - 250700528					

C6





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Development Services Department  
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EROSION CONTROL DETAILS  
SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE	03-08-2024	DRAWN/AEB	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED	DAF	APPROVED	DAF	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF
CERTIFICATE OF AUTHORIZATION			05-30-2024	ESI #1	AEB	DAF
CERTIFICATE OF AUTHORIZATION			08-05-2024	REVISED PER CLIENT	AEB	DAF
CERTIFICATE OF AUTHORIZATION			04-28-2025		AEB	JDC
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CERTIFICATE OF AUTHORIZATION						
CERTIFICATE OF AUTHORIZATION						
CERTIFICATE OF AUTHORIZATION						

SHEET

C6.1



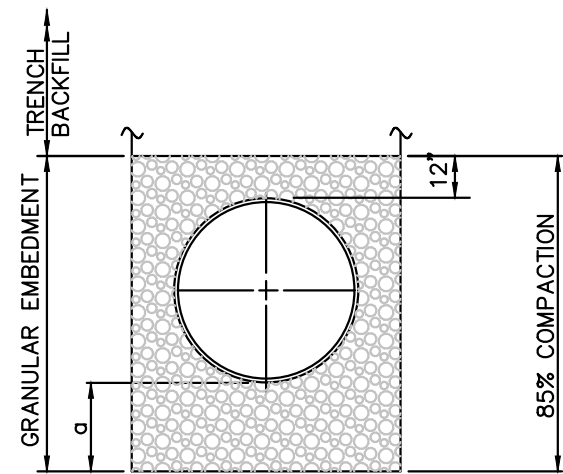


TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	MIN. SOIL	MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

#### LEGEND

D NOMINAL PIPE SIZE  
o EMBEDMENT BELOW PIPE

GRANULAR EMBEDMENT

#### BACKFILL

- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
- ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

#### TRENCH BEDDING

- GRANULAR EMBEDMENT SHALL BE KDOT STD. SPEC. SECT. 1100, PB-2 COURSE AGGREGATE FOR CONCRETE, WASHED STONE OR GRAVEL, MEETING THE FOLLOWING CONDITIONS:

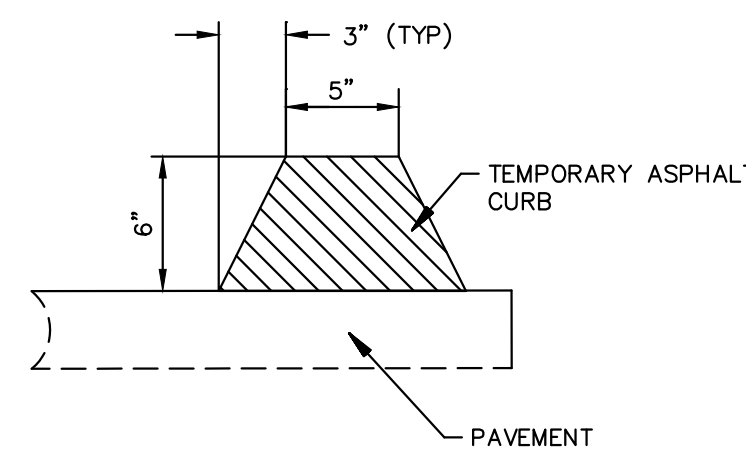
SIEVE SIZE	PERCENT RETAINED
1-INCH	0
3/4-INCH	0-20
3-INCH	40-70
No. 8	95-100

GRANULAR EMBEDMENT FROM THE TOP OF PIPE DOWN SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.

GRANULAR EMBEDMENT ABOVE TOP OF PIPE SHALL BE AN UN-COMPACTED LAYER FOR ALL INSTALLATIONS.

- TRENCH OUTLINES DO NOT INDICATE ACTUAL TRENCH EXCAVATION SHAPE, SOIL CONDITIONS, OR PRESENCE OF SHEETING LEFT IN PLACE. EMBEDMENT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE ACTUAL TRENCH EXCAVATION.

- TRENCH WIDTHS SHALL BE LIMITED BELOW AN ELEVATION OF ONE (1) FOOT ABOVE THE TOP OF THE INSTALLED PIPE AS FOLLOWS: NOT LESS THAN FIFTEEN (15) INCHES NOR MORE THAN TWENTY-FOUR (24) INCHES GREATER THAN THE NOMINAL OUTSIDE DIAMETER OF THE PIPE.

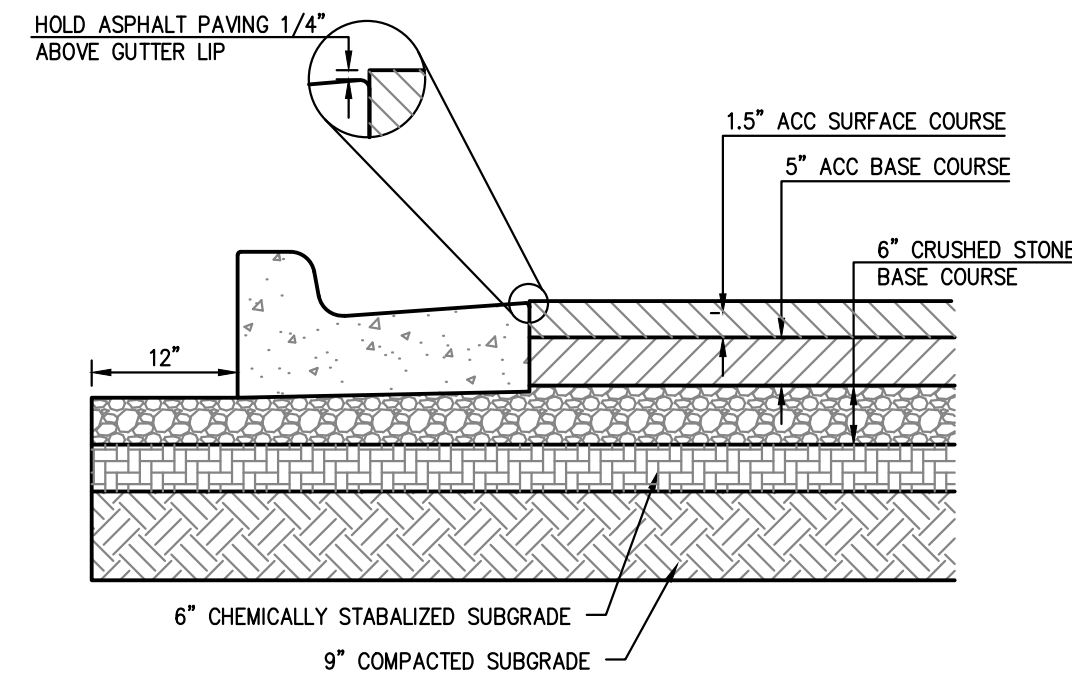


#### TEMPORARY ASPHALT CURB

N.T.S.

#### GENERAL PAVING NOTES:

- PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND 44% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND - +/- 3% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
- PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFECTS. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
- CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
- THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF ASPHALT.
- ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB ASPHALT MATERIAL SPECIFICATION, CURRENT ADDITION.
- ALL CONCRETE MATERIALS FOR PAVING CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS, AND OTHER PAVEMENTS IN THE RIGHT OF WAY SHALL CONFORM TO THE KCMMB SPECIFICATIONS.
- IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.
- FIBER REINFORCEMENT SHALL BE USED IN ALL CONCRETE CURB AND CONCRETE FLATWORK (SIDEWALKS, PAVEMENTS, ETC). ALL FIBERS SHALL BE ALKALI-RESISTANT, NATURAL CELLULOSE FIBERS AS MANUFACTURED BY SOLOMON ULTRAFIBER 500; OR POLY PROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY SKA FIBERESH-300; OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER.

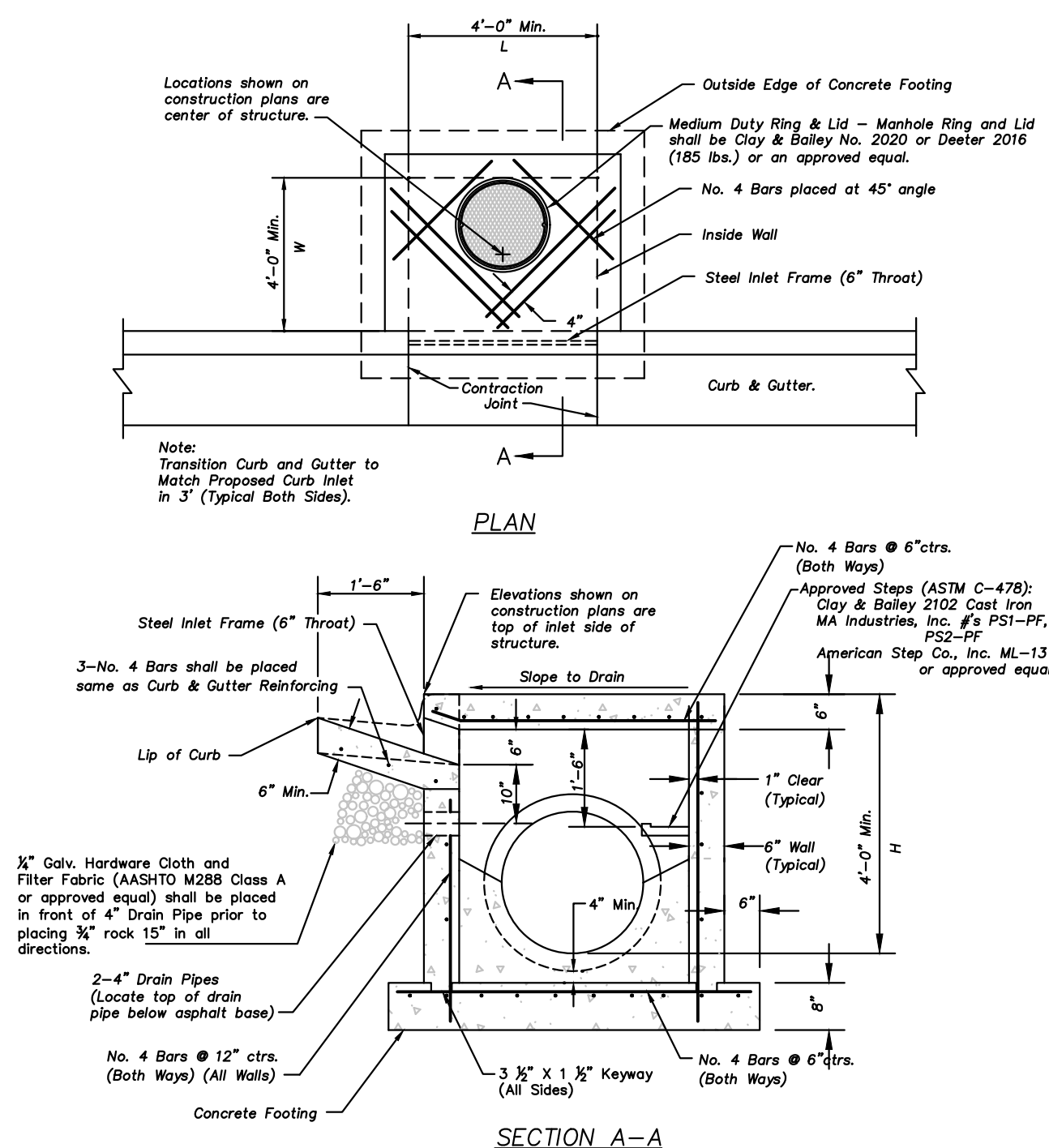


#### HEAVY DUTY ASPHALT PAVING

#### PAVING SECTIONS

#### EMBEDMENTS FOR STORM SEWER PIPE

SCALE: N.T.S.



SCALE: N.T.S.

#### Non-Setback Curb Inlet Notes

##### General

- All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the final top elevation, or as directed by the City Engineer.
- Pre-cast shop drawings are to be approved by the City Engineer for publicly financed or administered projects.
- Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the City Engineer prior to construction.
- The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L+W") and ("W+W") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

##### Concrete

- Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board, and shall meet the requirements of the City of Olathe.
- Concrete construction shall meet the applicable requirements of the City of Olathe's Technical Specifications.
- Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
- Bevel all exposed edges with 3/4" triangular molding.

##### Reinforcing Steel

- Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.

- All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.

- All lap splices not shown shall be a minimum of 40 bar diameters in length.

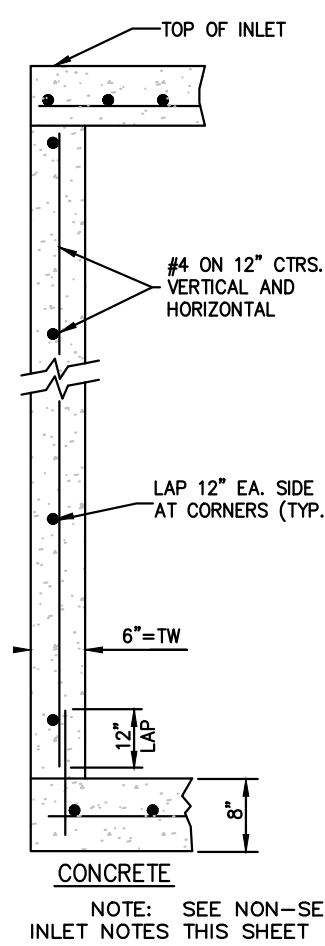
- All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

##### Construction

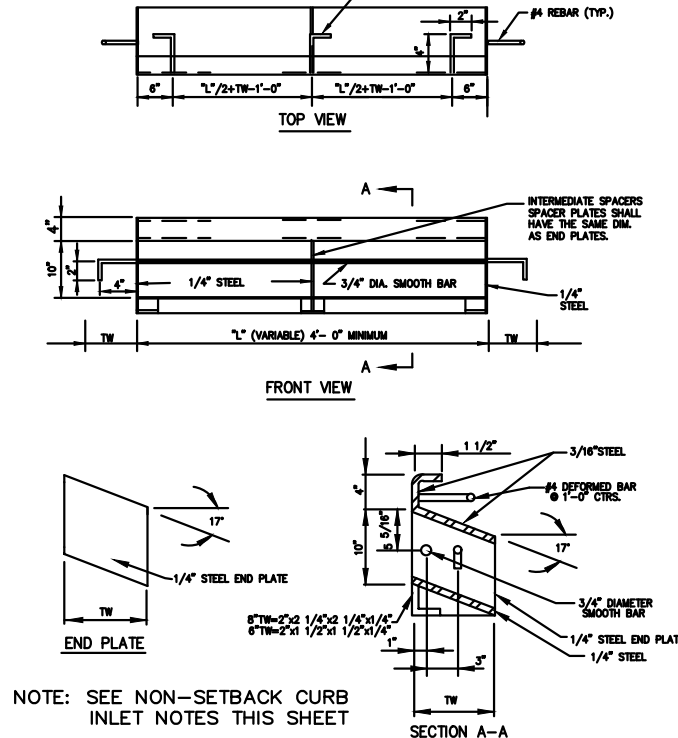
- The bottom slab shall be at least 24 hours old before placing sidewalk concrete. All sidewalk forms shall remain in place a minimum of 24 hours after sidewalks are poured before removal, and after removal shall be immediately treated with membrane curing compound.

- Pipe connections to pre-cast structures shall have a minimum of 8" of concrete around the entire pipe within 2' of the structure.

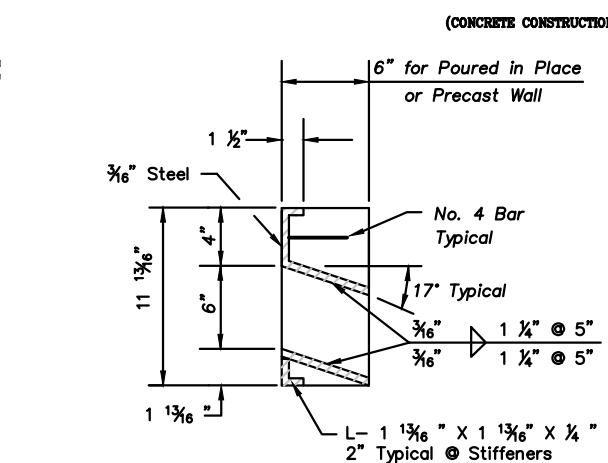
- Material selection and compaction requirements for backfill around structures shall be as specified in City of Olathe's Technical Specifications.



#### WALL SECTIONS

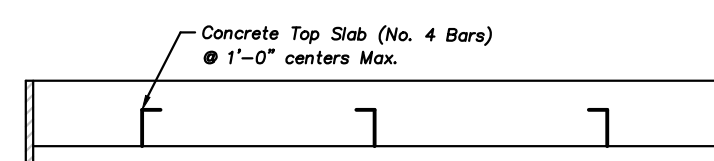


#### STEEL FRAME DETAIL



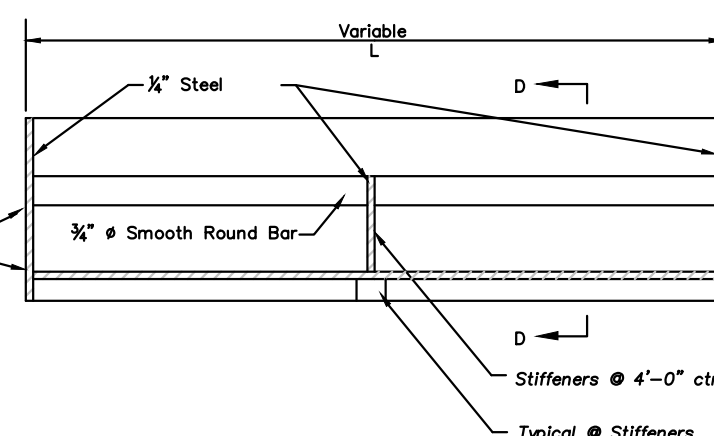
#### SECTION D-D (6" THROAT)

N.T.S.



#### TOP VIEW

N.T.S.



#### FRONT VIEW (6" THROAT)

N.T.S.

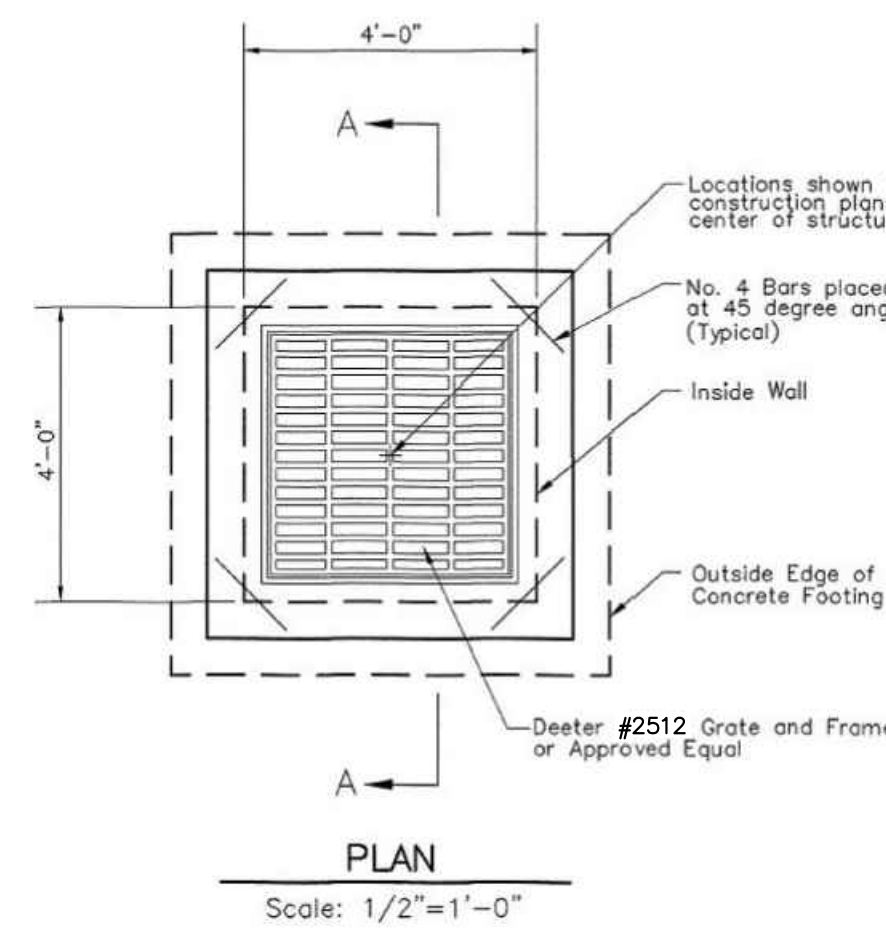
##### Steel Inlet Frame Notes:

- All welds shall be performed in accordance with appropriate AWS Specifications and Procedures.
- All welds on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
- The entire frame shall be hot dip zinc coated in accordance with ASTM A-123.

#### NON-SETBACK CURB INLET

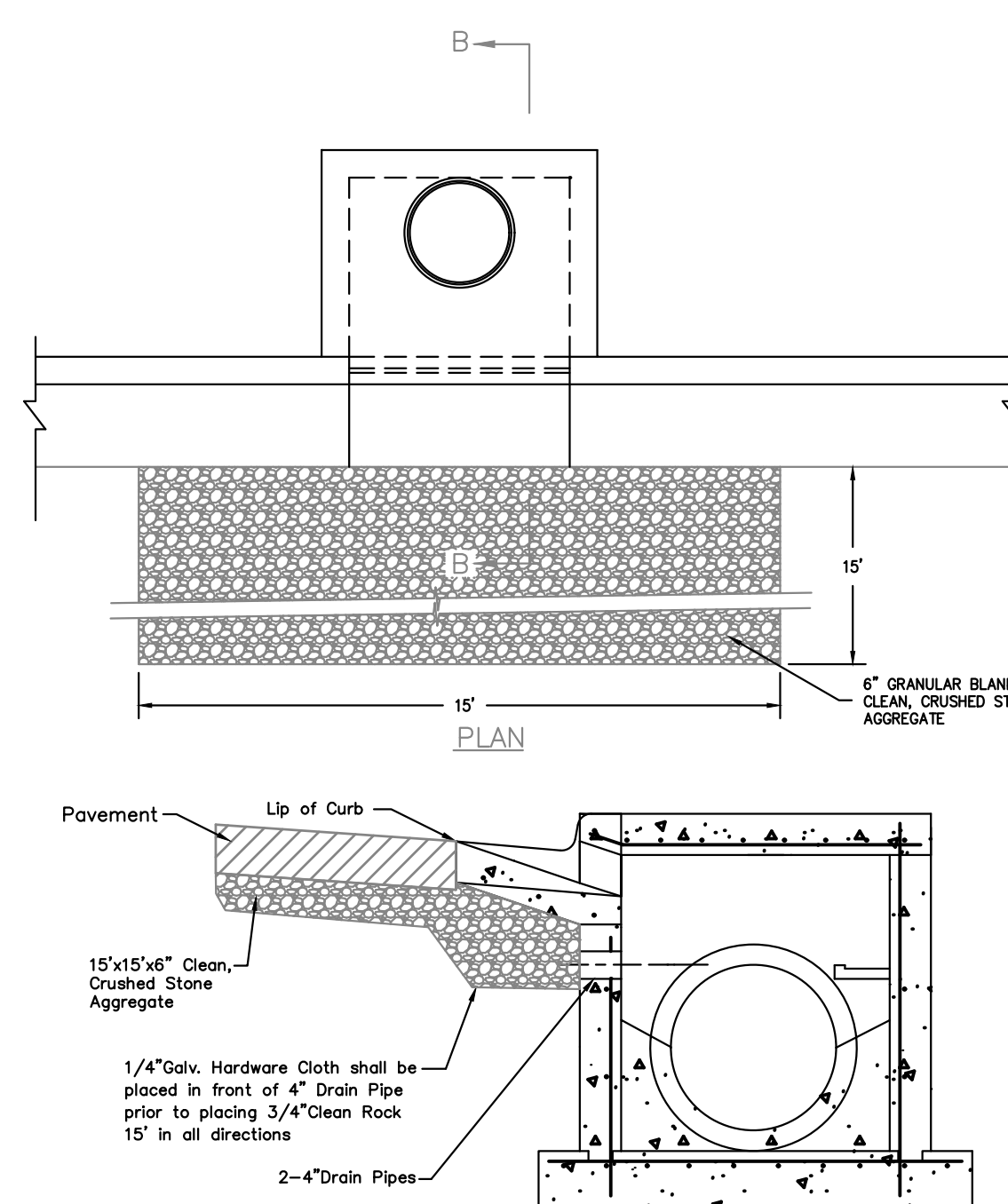
(6" Throat)

SCALE: N.T.S.



#### GRATE INLET DETAIL

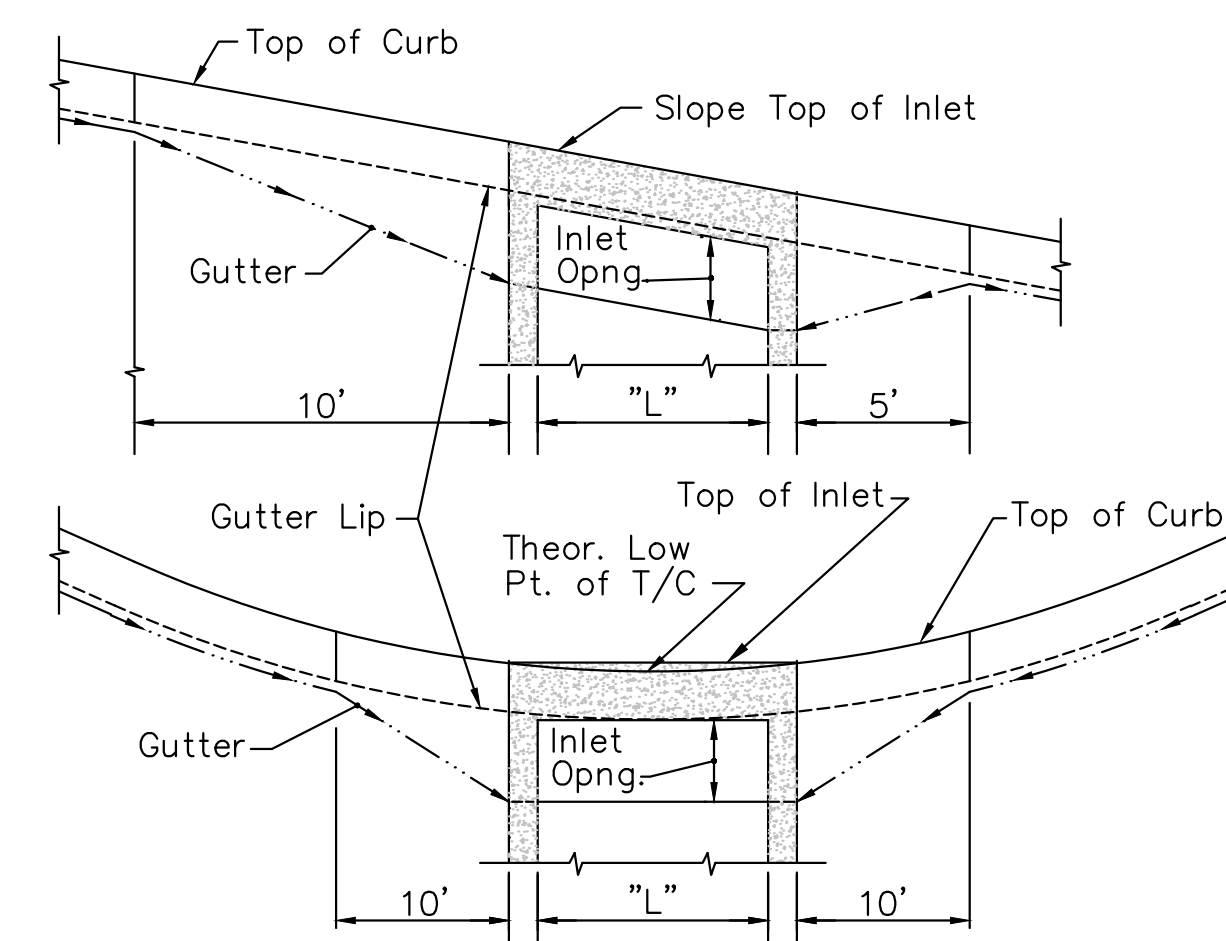
SCALE: N.T.S.



#### SECTION B-B

#### GRANULAR BLANKET DRAIN ADJACENT TO CURB INLETS

SCALE: N.T.S.



ALL CURB INLETS SHALL CONFORM TO THE GRADE OF THE ADJACENT ROAD/CURB AND BE SET PER THIS DETAIL SHOWN THUS.

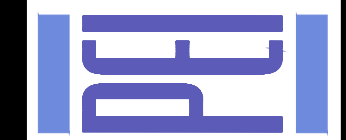
#### INLET SETTING DIAGRAM

SCALE: N.T.S.



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STANDARD DETAILS  
SUMMIT FAIR, LOT 10-C  
700 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
05/15/2025

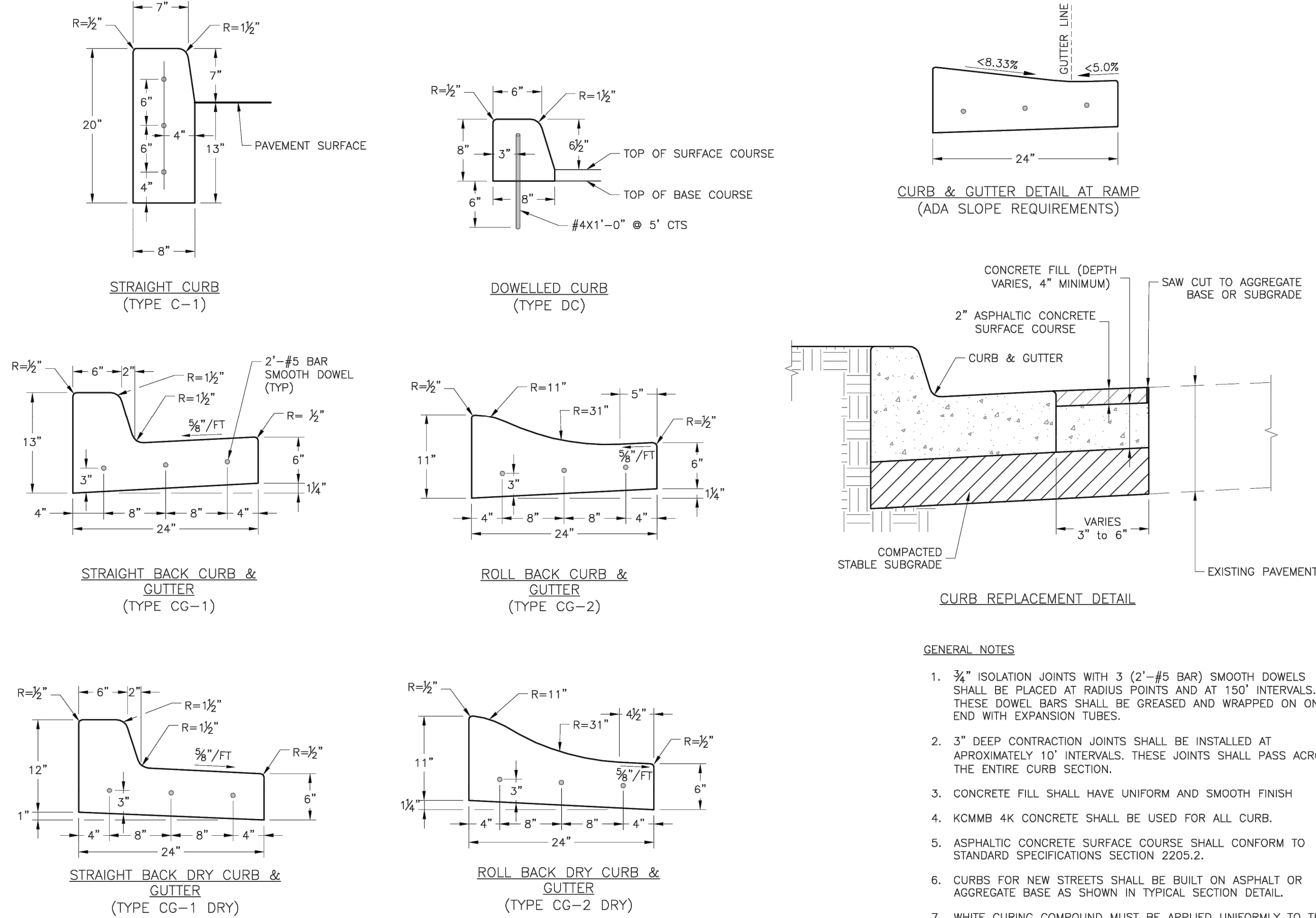
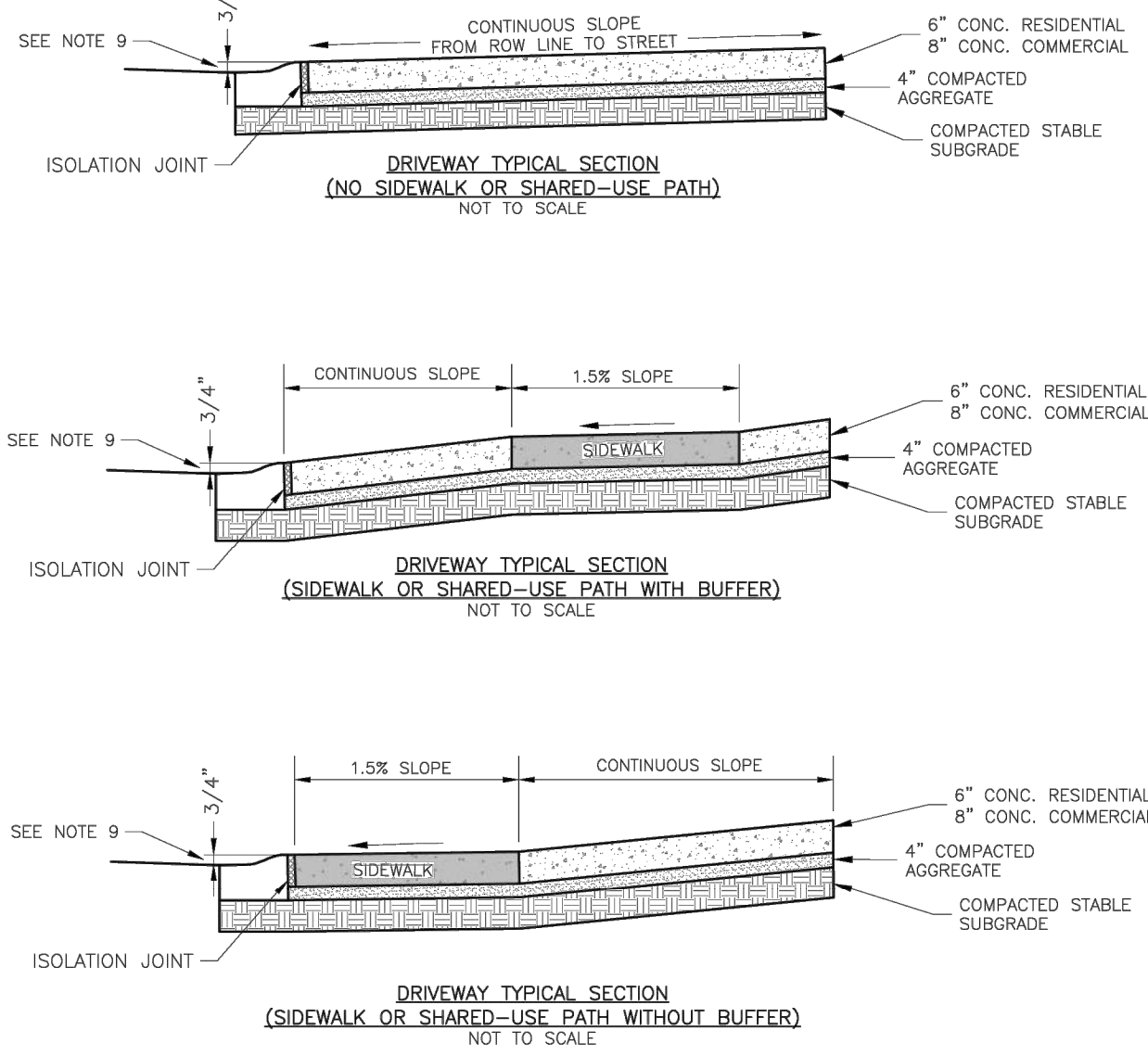
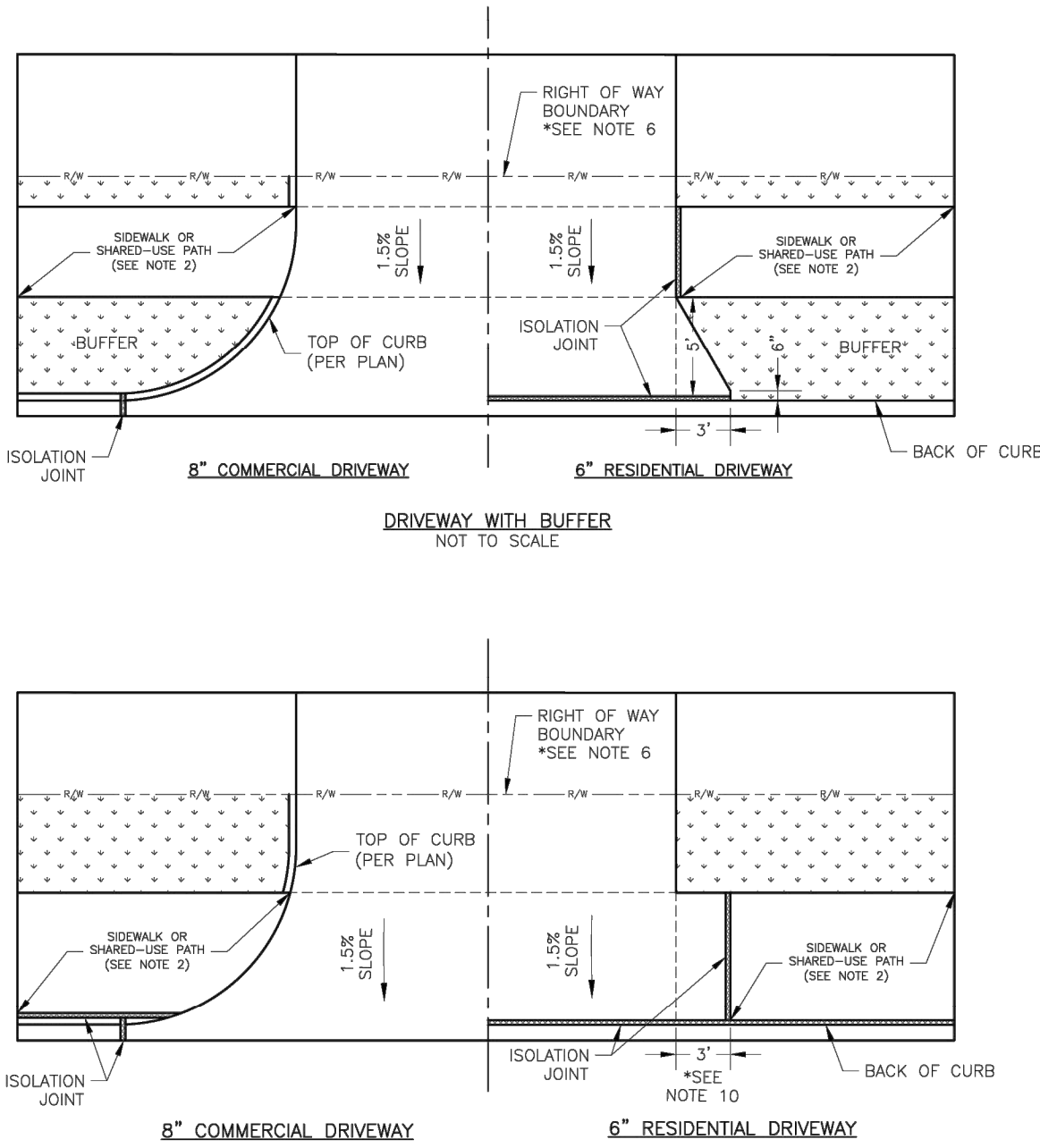
PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE	03-08-2024	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB DAF	
CHECKED	DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB DAF	
DATE OF AUTHORIZATION	03-08-2024	3.	08-05-2024	REVISED PER CLIENT	AEB DAF	
DATE OF AUTHORIZATION	04-28-2025	4.	04-28-2025	REVISED PER CLIENT	AEB DAF	
DATE OF AUTHORIZATION	04-28-2025				AEB DAF	
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DATE OF AUTHORIZATION	04-28-2025				AEB DAF	

SHEET

C7



- GENERAL NOTES
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-38, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
  - JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
  - KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
  - COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
  - RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEEDS TO BE APPROVED BY CITY INSPECTOR.
  - A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
  - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
  - 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
  - SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
  - THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



- GENERAL NOTES
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
  - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
  - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
  - KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
  - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
  - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

05/15/2025

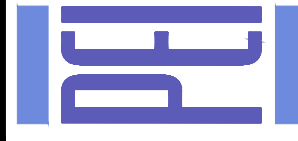
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DATE: 03-08-2024	DRAWN: AEB	1.	04-04-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: DAF	2.	05-30-2024	REVISED STORM SEWER PROFILE - LINE 1	AEB	DAF
CORPORATE OF AUTHORIZATION		3.	08-05-2024	ESI #1	AEB	DAF
LAND SURVEYING - LS-82		4.	04-28-2025	REVISED PER CLIENT	AEB	JDC
ENGINEERING - E-361						
DATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700208						

STANDARD DETAILS

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700 NW WARD ROAD

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