

SITE DEVELOPMENT PLANS FOR ASSOCIATED PLASTIC SURGEONS

ADDRESS: 2701 NE McBAINE DRIVE
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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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, 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:

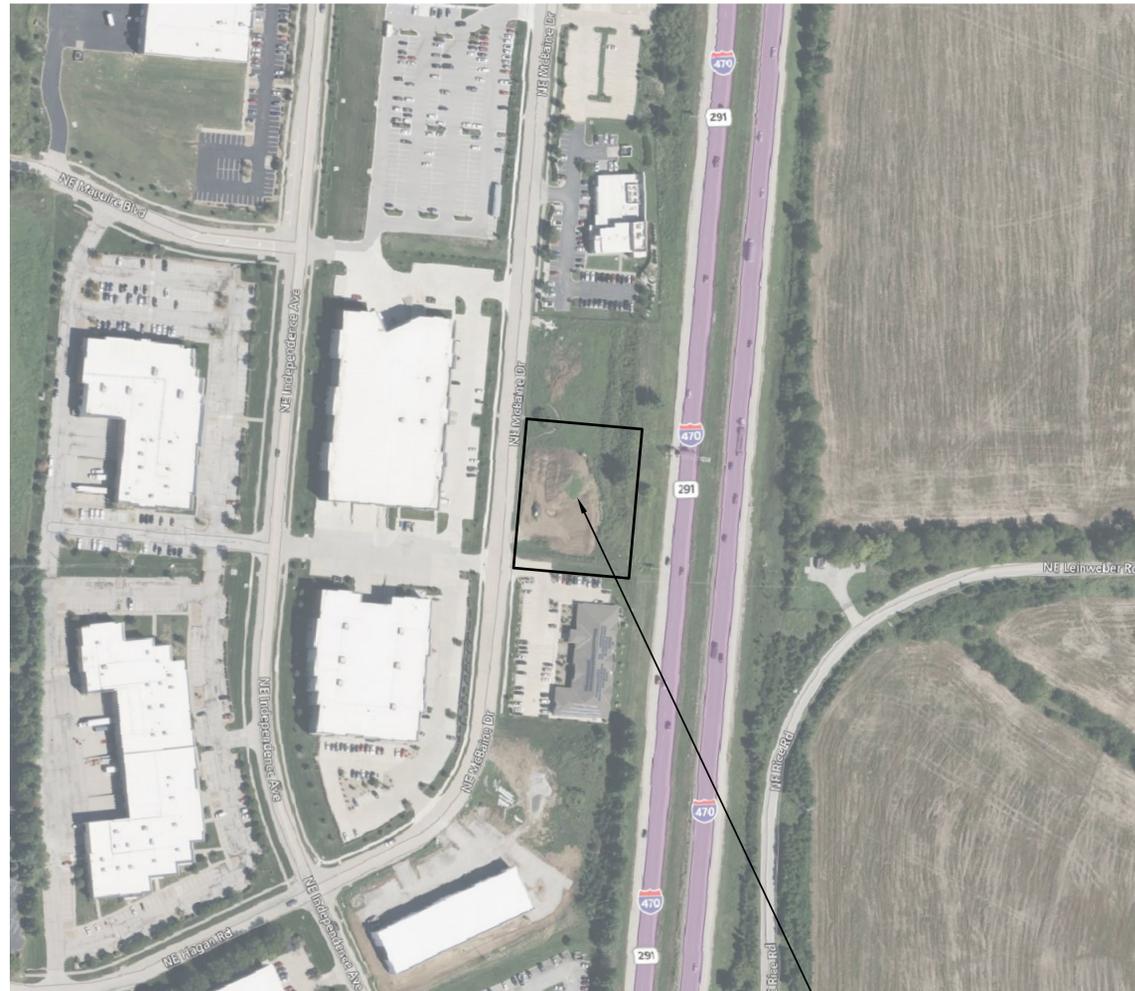
MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

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



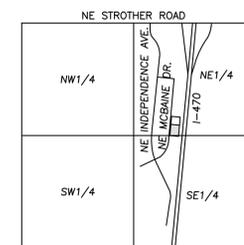
PROJECT LOCATION

PREPARED & SUBMITTED BY:

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

DEVELOPER:

AURION LC
(913)-451-5050
CONTACT: MATT PICK
matt.pick@apsks.com
11501 GRANADA LANE,
LEAWOOD, KS 66211



VICINITY MAP
SEC. 20-48N-31W



BENCHMARK:

VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
1. SET "I" CUT IN CENTER FRONT FACE OF CURB INLET ON WEST SIDE OF NE McBAINE DRIVE WEST OF LOT 7.
ELEVATION = 987.72

LEGAL DESCRIPTION:

LOT 7, 1-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±1.2413 ACRES / ±54,071 SQ.FT.

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. 29095C04306, AND DATED JANUARY 20, 2017.



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.



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Olathe, Kansas 66061
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www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



COVER SHEET
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAINE DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	DATE	NO.	DATE	BY	APP.	REVISIONS
240024	08-13-2024	1	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS
		2	10-02-2024	AEB	DAF	REVISED PER CITY COMMENTS
		3	10-11-2024	AEB	DAF	REVISED PER CITY COMMENTS
		4	01-03-2025	ERSI	#1	ERSI #1
		5	05-28-2025	AEB	DAF	REVISED BUILDING FOOTPRINT

SHEET
C000

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 1370 N. Winchester
 Olathe, Kansas 66066
 (913) 993-1155
 Fax: (913) 993-1165
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DEMOLITION PLAN
 I-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAINE DR
 LEE'S SUMMIT, MISSOURI 64064

Revisions:	By	App.
REVISED PER CITY COMMENTS	AEB	DAF
REVISED PER CITY COMMENTS	AEB	DAF
REVISED PER CITY COMMENTS	AEB	DAF
REVISED PER CITY COMMENTS	AEB	DAF
REVISED BUILDING FOOTPRINT	AEB	DAF

SHEET
C001

DEMOLITION NOTES:

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 FACILITIES TO BE REMOVED SHALL 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.

DEMOLITION KEY NOTES:

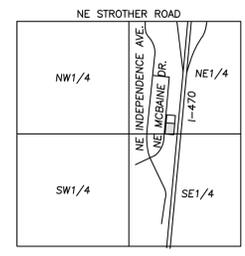
(A) THE CONTRACTOR SHALL REMOVE EXISTING CURB AND GUTTER.

(B) ALL UTILITIES SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

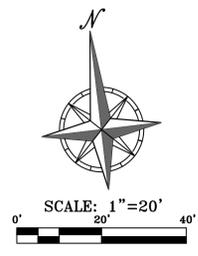
(C) THE CONTRACTOR SHALL REMOVE EXISTING 24" END SECTION (SEE SHEET C400).

LEGEND

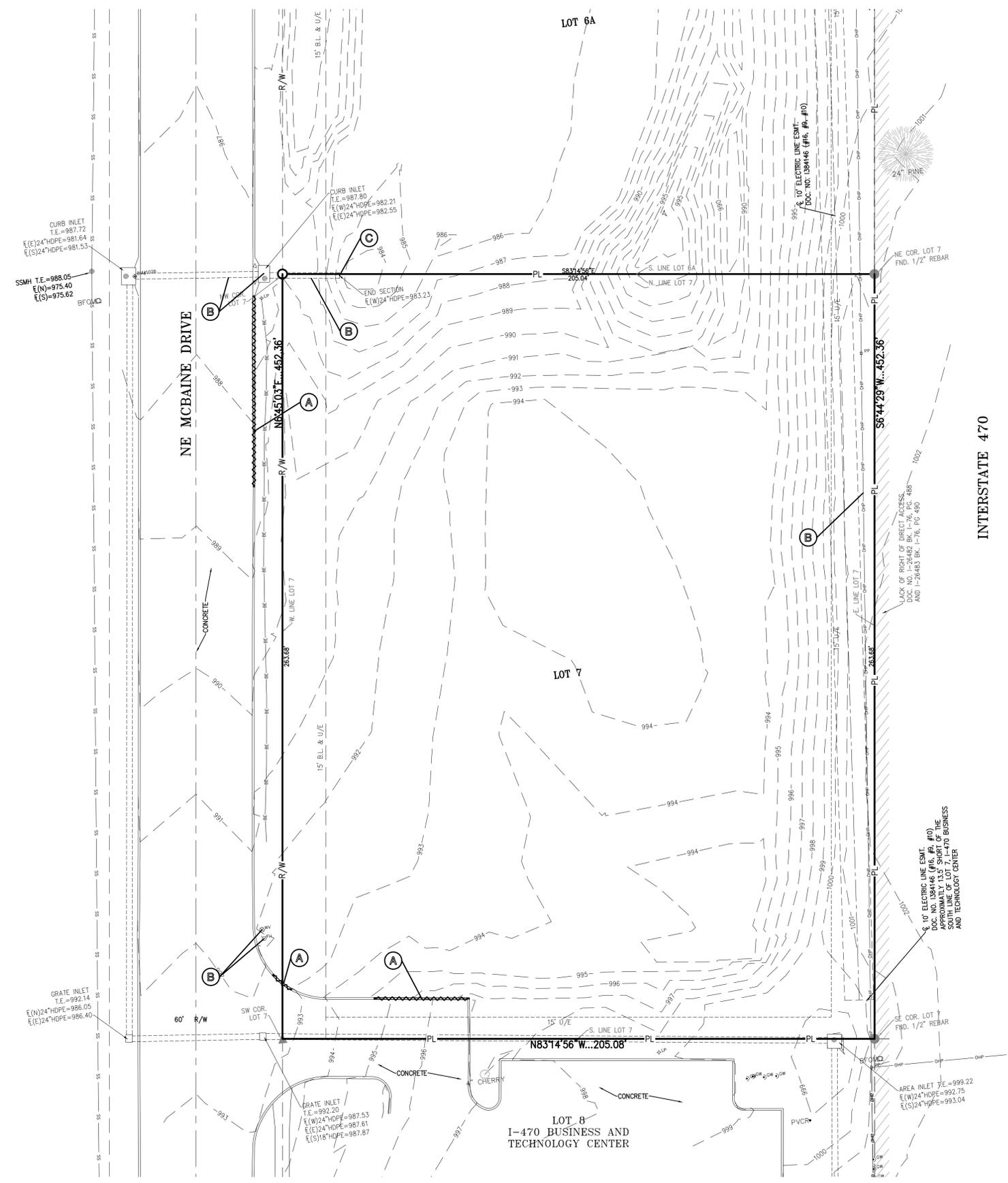
— PL —	PROPERTY LINE
- - - LL - - -	LOT LINE
- R/W -	RIGHT-OF-WAY
~ ~ ~	REMOVE EXISTING CURB & GUTTER
(Tree symbol)	EXISTING TREE TO REMAIN
BT	EXISTING BURIED TELEPHONE
CTV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC
OSP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER
SS	EXISTING STORM SEWER
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING LIGHT POLE
⊕	EXISTING CHAIN LINK FENCE



VICINITY MAP
 SEC. 20-48N-31W



SCALE: 1"=20'
 0' 20' 40'

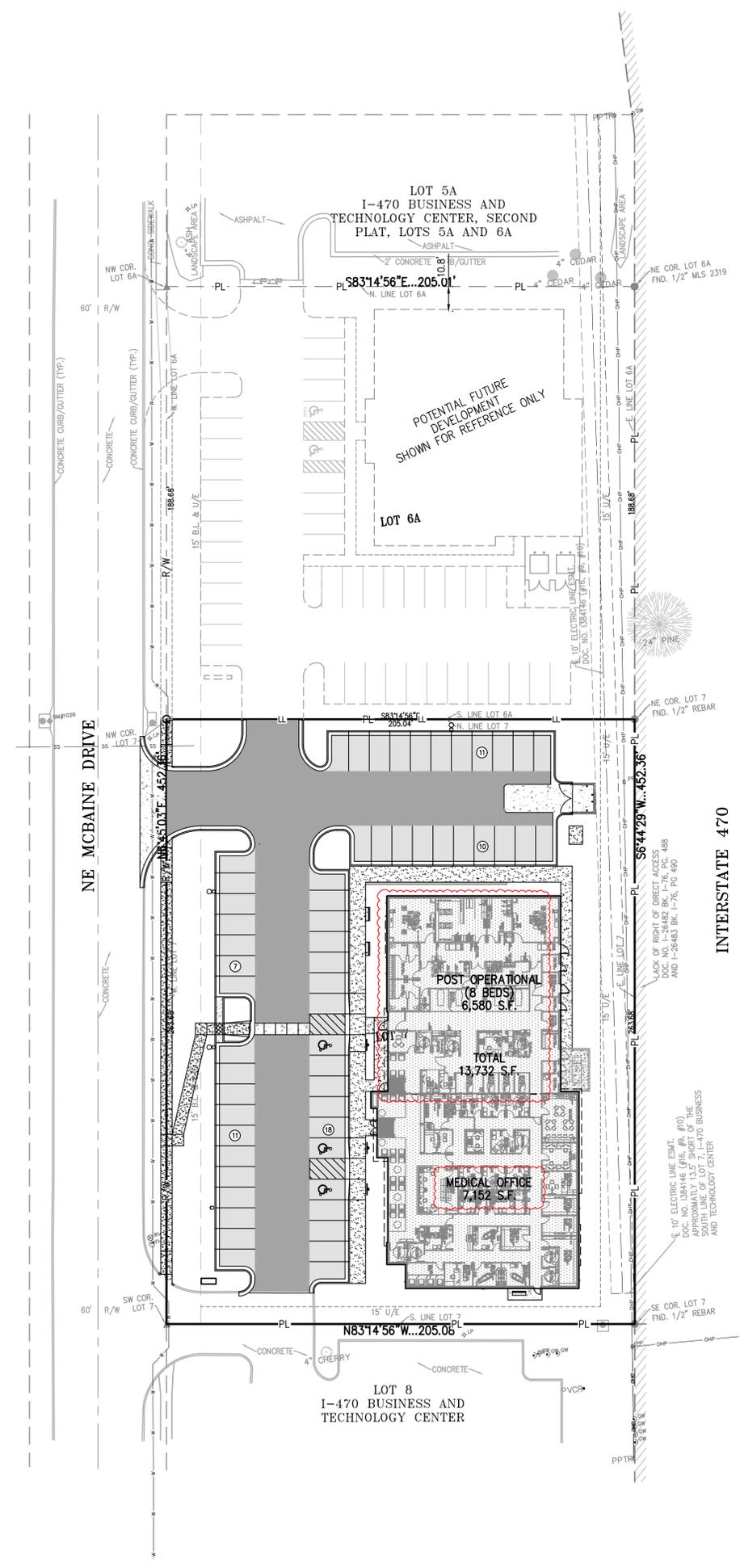


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LEGAL DESCRIPTION:

LOT 7, 1-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AREA = ±1.2413 ACRES / ±54,071 SQ.FT.

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. 29095C0430G, AND DATED JANUARY 20, 2017.

BUILDING & LOT DATA

Site Area - Lot 7	54,071 S.F./1.24 Ac.
Zoning	PMIX
Proposed Building No. of Stories	1 Story
Medical Office	7,152 S.F.
Post Operational (8 Beds)	6,580 S.F.
Total Building S.F.	13,732 S.F.
Floor Area Ratio (FAR)	0.2539
Impervious Area	0.8181 Ac. (66%)
Open Space	0.4232 Ac. (34%)

PARKING SUMMARY

Parking Provided	
Standard Parking Provided	54 Spaces
Handicap Accessible Parking Spaces Provided	3 Spaces
Total Parking Provided	57 Spaces
Parking Required:	53 Spaces*

* - Refer to Parking Memo

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' — 2' CURB & GUTTER
- 6" — 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- ▒ — STANDARD DUTY ASPHALT PAVEMENT
- ▒ — HEAVY DUTY ASPHALT PAVEMENT
- ▒ — PROPOSED BUILDING
- ▒ — CONCRETE PAVEMENT
- ▒ — CONCRETE SIDEWALK

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:
 - City ordinances & O.S.H.A. Regulations.
 - The City of Lee's Summit Technical Specifications and Municipal Code.
 - 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.
- 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 contractor's 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.
- All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City Materials Metro Board (KCMMB) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.
- 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-2972 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° AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60° AND RISING. TWO COATS SHALL BE APPLIED.

OIL-GAS WELLS:

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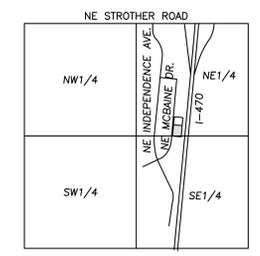
FIRE ACCESS ROAD NOTE:

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VICINITY MAP
SEC. 20-48N-31W



PHelps ENGINEERING, INC.
1370 N. Windhester
Olathe, Kansas 66066
(913) 393-1155
(913) 393-1165
www.phelpsgengineering.com



OVERALL SITE PLAN
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	Date	By	App.	Revisions:
240024	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS
	10-02-2024	AEB	DAF	REVISED PER CITY COMMENTS
	10-11-2024	AEB	DAF	REVISED PER CITY COMMENTS
	01-03-2025	AEB	DAF	ERSI #1
	05-28-2025	AEB	DAF	REVISED BUILDING FOOTPRINT

SHEET
C100



PHELPS ENGINEERING, INC.
 1370 N. Windhester
 Olathe, Kansas 66066
 (913) 393-1155
 Fax (913) 393-1165
 www.phelpsengineering.com



ENLARGED SITE PLAN
 I-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAIN DRIVE
 LEE'S SUMMIT, MISSOURI 64064

Project No.	Date	By	App.
240024	09-12-2024	AEB	DAF
240024	10-02-2024	AEB	DAF
240024	10-11-2024	AEB	DAF
240024	01-03-2025	AEB	DAF
240024	05-28-2025	AEB	DAF

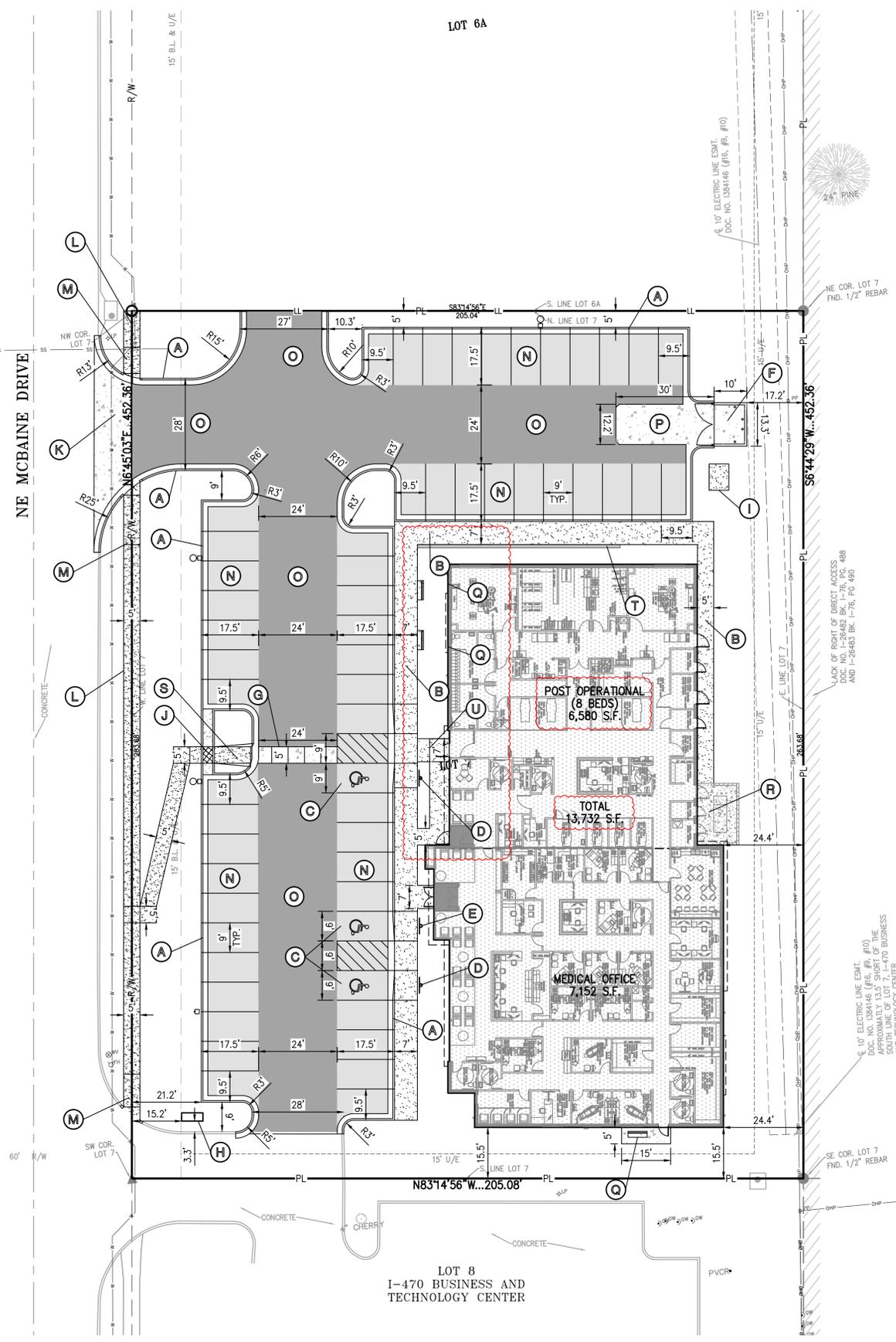
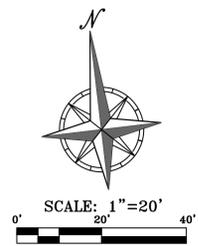
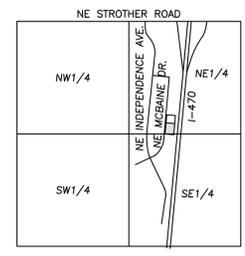
SHEET
C101

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE TYPE CO-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C700.
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK, TYP. SEE "PRIVATE CONCRETE SIDEWALKS (NON-REINFORCED)" DETAIL ON SHEET C701.
- (C) INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS. SEE "ACCESSIBLE PARKING SPACE DETAIL" DETAIL ON SHEET C701.
- (D) INSTALL ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN IN GRASS AREA" DETAIL ON SHEET C701.
- (E) INSTALL VAN ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN IN GRASS AREA" DETAIL ON SHEET C701.
- (F) INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- (G) INSTALL SCORED CONCRETE CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET C700.
- (H) INSTALL MONUMENT SIGN (RE: ARCH PLANS).
- (I) CONSTRUCT TRANSFORMER PAD (RE: EVERY WORKORDER).
- (J) CONSTRUCT CONCRETE SIDEWALK FLUME WITH STEEL PLATE AT SIDEWALK. SEE "SIDEWALK FLUME" DETAIL ON SHEET C704.
- (K) INSTALL CONCRETE COMMERCIAL ENTRANCE. SEE DETAIL GEN-1 ON SHEET C704.
- (L) CONSTRUCT PUBLIC CONCRETE SIDEWALK. SEE DETAIL GEN-2 ON SHEET C703.
- (M) CONSTRUCT PUBLIC SIDEWALK RAMP (OMIT DETECTABLE WARNING) SEE SHEET C703 FOR SITE SPECIFIC DESIGN INFORMATION.
- (N) INSTALL STANDARD ASPHALT PAVEMENT. SEE "STANDARD ASPHALT PAVING" DETAIL ON SHEET C700.
- (O) INSTALL HEAVY DUTY ASPHALT PAVEMENT. SEE "HEAVY DUTY ASPHALT PAVING" DETAIL ON SHEET C700.
- (P) INSTALL CONCRETE PAVEMENT. SEE "CONCRETE PAVING" DETAIL ON SHEET C700.
- (Q) INSTALL BENCH (RE: ARCH PLANS).
- (R) EXTERIOR MECHANICAL AREA W/ SCREEN WALL (RE: ARCH PLANS).
- (S) CONSTRUCT PRIVATE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "PRIVATE SIDEWALK RAMP" DETAIL ON SHEET C701.
- (T) CONSTRUCT RETAINING WALL. SEE "LANDSCAPE RETAINING WALL" DETAIL ON SHEET C703.
- (U) CONSTRUCT ONE (1) CONCRETE STEP (NO HANDRAIL REQUIRED). REFER TO ENLARGED GRADING PLAN.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



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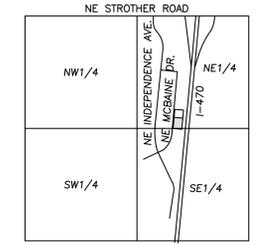
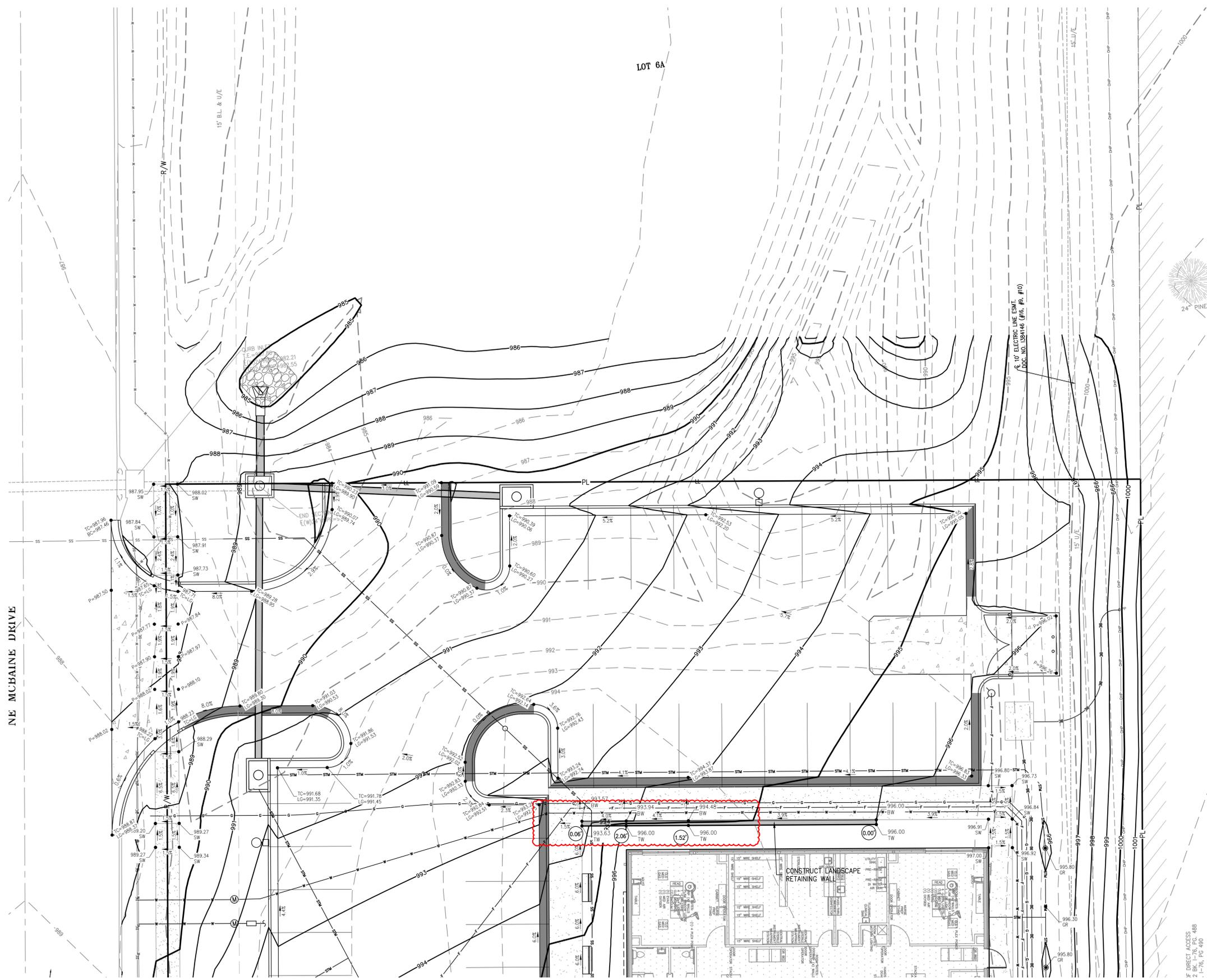
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BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
 1. SET "1" CUT IN CENTER FRONT FACE OF CURB INLET ON WEST SIDE OF NE MCBAINE DRIVE WEST OF LOT 7.
 ELEVATION = 987.72



VICINITY MAP
 SEC. 20-48N-31W



LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W- RIGHT-OF-WAY
- 2" CURB & GUTTER
- 920 — EXISTING CONTOURS
- 920 — 918 — PROPOSED CONTOURS
- xxx.xx TW — PROPOSED SPOT ELEVATION
- LC — UP OF GUTTER
- TC — TOP OF CURB
- SW — SIDEWALK
- ME — 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
- — PROPOSED RETAINING WALL



SCALE: 1"=10'
 0' 10' 20'

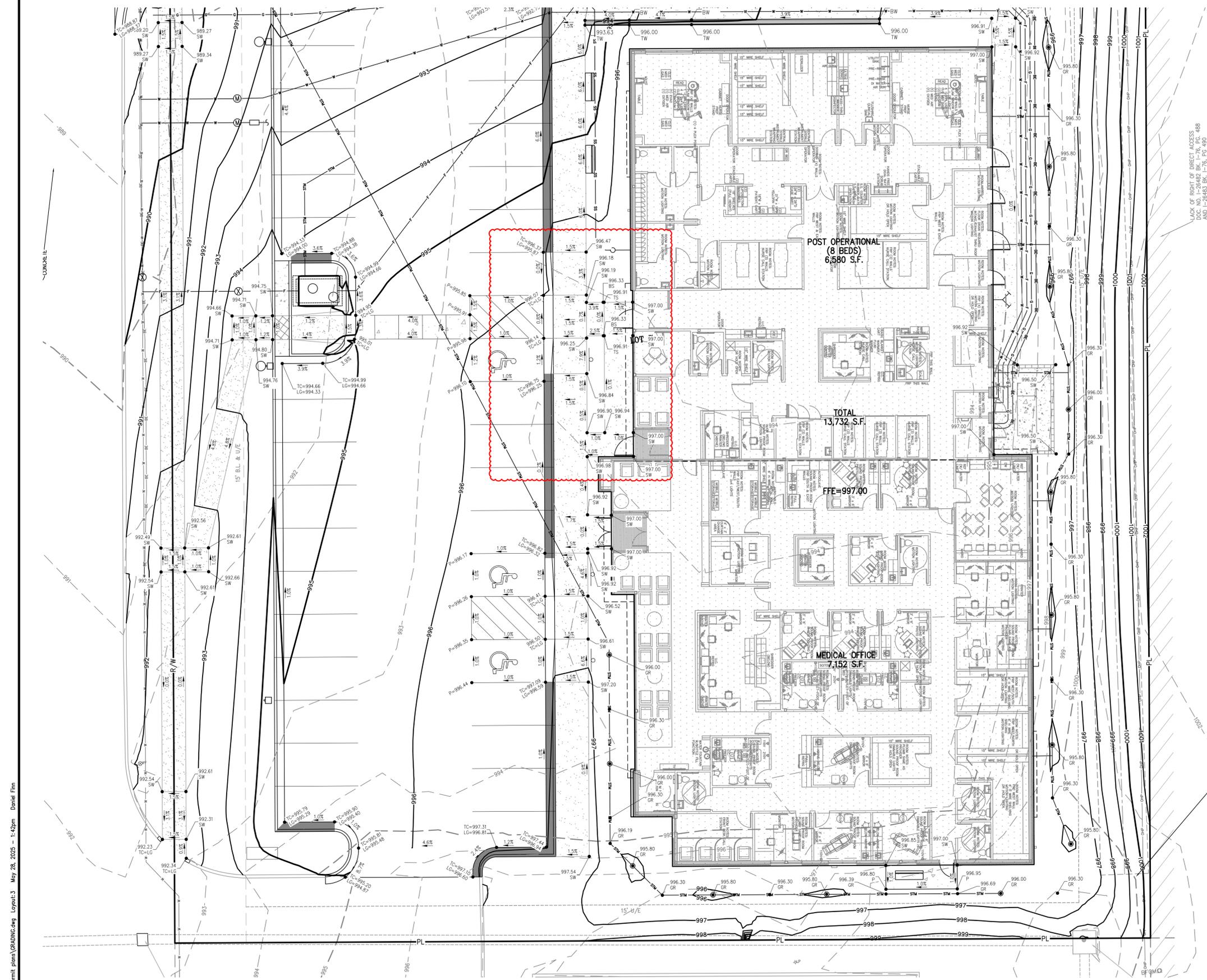
UTILITY NOTES:
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PROJECT NO.	DATE	NO.	DATE	BY	APP.
240024	08-13-2024	1	09-12-2024	DAF	AEB
	08-13-2024	2	10-02-2024	DAF	AEB
	08-13-2024	3	10-11-2024	DAF	AEB
	08-13-2024	4	01-03-2025	DAF	AEB
	08-13-2024	5	05-28-2025	DAF	AEB

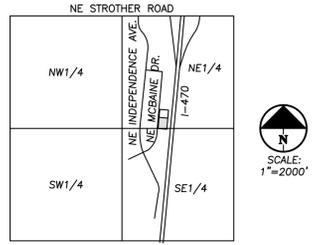
SHEET
C201

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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. 2906604306, AND DATED JANUARY 29, 2017.

BENCHMARK:
 VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
 1. SET "1" CUT IN CENTER FRONT FACE OF CURB INLET ON WEST SIDE OF NE MCBAIN DRIVE WEST OF LOT 7.
 ELEVATION = 987.72



VICINITY MAP
 SEC. 20-48N-31W

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
---	2' CURB & GUTTER
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
xxx.xx	PROPOSED SPOT ELEVATION
LC	TOP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	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
---	PROPOSED RETAINING WALL

8" 10' ELECTRIC LINE (E-81)
 DOC. NO. 15844-15 SHORTLY SHORTLY OF THE SOUTH LINE OF LOT 7, L-470 BUSINESS AND TECHNOLOGY CENTER



SCALE: 1"=10'
 0' 10' 20'



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 Fax (913) 993-1165
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ENLARGED GRADING PLAN
 1-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAIN DR
 LEE'S SUMMIT, MISSOURI 64064

Project No.	Date	By	App.
240024	09-12-2024	AEB	DAF
240024	10-02-2024	AEB	DAF
240024	10-11-2024	AEB	DAF
240024	01-03-2025	AEB	DAF
240024	05-28-2025	AEB	DAF

SHEET
C202



PHILIPS ENGINEERING, INC.
 1370 N. Winchester
 Olathe, Kansas 66066
 (913) 993-1165
 Fax: (913) 993-1165
 www.philipsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

UTILITY PLAN
 I-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAIN DR
 LEE'S SUMMIT, MISSOURI 64064

Project No.	Date	By	App.	Revisions:
240024	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS
	10-02-2024	AEB	DAF	REVISED PER CITY COMMENTS
	10-11-2024	AEB	DAF	REVISED PER CITY COMMENTS
	01-03-2025	AEB	DAF	ERSI #1
	05-28-2025	AEB	DAF	REVISED BUILDING FOOTPRINT

SHEET
C300

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 contractor's 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 contractor's 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 (85.5 Tin Antimony solder joint), ASME B 16.22.
 - Minimum trench width shall be 2 feet.
- Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for commercial services.
- All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- Sanitary conflicts will be resolved prior to permit issuance.
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
- Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
- When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY COMPANIES:

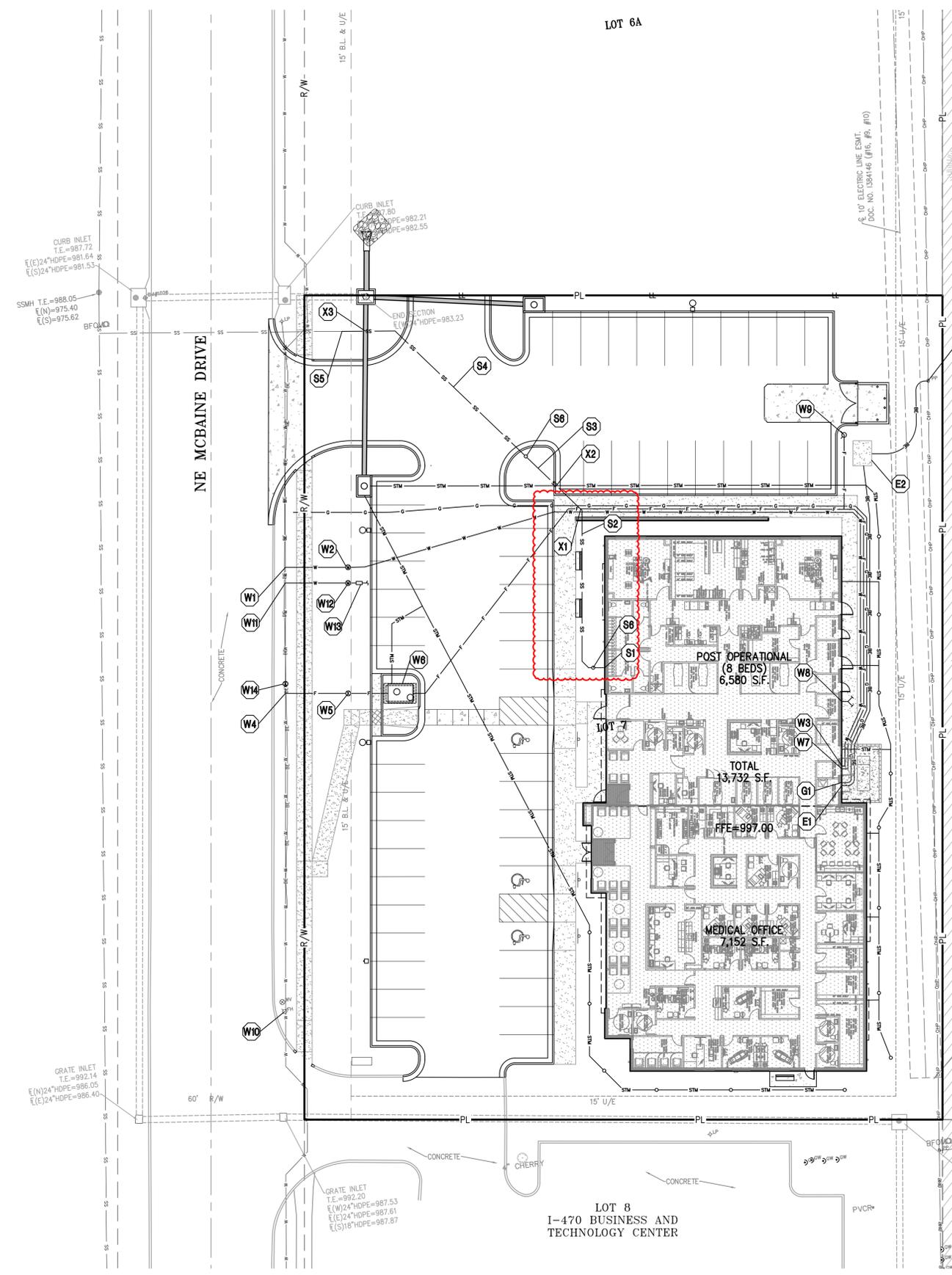
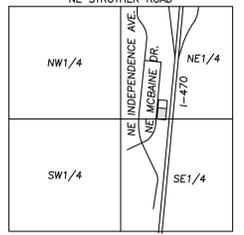
- MISSOURI GAS ENERGY (816) 969-2218
 LUCAS WALLS (LUCAS.WALLS@SUG.COM)
 3025 SOUTHEAST CLOVER DRIVE
 LEE'S SUMMIT, MO 64082
- EVERGY (816) 347-4339
 PHILLIP INGRAM (PHILLIP.INGRAM@KCPCL.COM)
 RON DEJARNETTE (RON.DEJARNETTE@KCPCL.COM)
 1300 HAMBLEN ROAD
 LEE'S SUMMIT, MO 64081
- STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063
- SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
 1200 SE HAMBLEN ROAD,
 LEE'S SUMMIT, MO 64081
- AT&T (913) 383-4929
 MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4549-FAX
 9444 NALL AVENUE
 OVERLAND PARK, KANSAS 66207

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
- SS EXISTING OVERHEAD TELEPHONE LINE
- SS EXISTING SANITARY SEWER LINE
- 24"HDPE EXISTING STORM SEWER LINE (& SIZE)
- BT EXISTING BURIED TELEPHONE LINE
- W-6" EXISTING WATER LINE (& SIZE)
- F-6" EXISTING FIRE LINE (& SIZE)
- ST-6" EXISTING ROOF DRAIN (& SIZE)
- PL PROPOSED CABLE TELEVISION LINE
- FO PROPOSED FIBER OPTIC LINE
- G PROPOSED GAS LINE
- BE PROPOSED BURIED ELECTRIC LINE
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- F-6" PROPOSED FIRE LINE (& SIZE)
- ST-6" PROPOSED ROOF DRAIN (& SIZE)

UTILITY KEY NOTES:

- E1** ELECTRIC ENTRY INTO BUILDING. FOLLOW IPL REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
- E2** PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD & CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- E3** CONNECT TO EXISTING POLE FOR NEW SERVICE DROP. REFER TO SITE ELECTRICAL PLAN AND COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- W1** CONTRACTOR TO COORDINATE 1-1/2" TAP ON EXISTING MAIN FOR DOMESTIC SERVICE LINE WITH CITY. THE CITY SHALL PERFORM THE TAP OF THE EXISTING MAIN. CONTACT CITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY CITY.
- W2** INSTALL 1-1/2" DOMESTIC WATER METER PIT PER CITY REQUIREMENTS. THE CITY SHALL PROVIDE THE METER, THE PIT, AND ALL OTHER MATERIALS NECESSARY FOR THE INSTALLATION. CONTRACTOR TO COORDINATE AND PAY ALL FEES. INSTALLATION BY THE CONTRACTOR'S PLUMBER SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
- W3** 2" DOMESTIC WATER LINE ENTRY TO BUILDING. CONTRACTOR SHALL TRANSITION FROM 1-1/2" DOMESTIC WATER LINE TO 2" DOMESTIC WATER LINE DOWNSTREAM OF METER. DOMESTIC WATER LINE SHALL BE 2" SOFT TYPE K COPPER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH THE DEVELOPMENT SERVICES INSPECTOR.
- W4** CONTRACTOR TO INSTALL 12"x12"x6" CUT-IN TEE FOR PROPOSED 6" PVC C900 PRIVATE FIRE LINE. CONNECT WITH A TEE WITH TWO VALVES AT THE MAIN AND A VALVE PROVIDED AT THE BACKFLOW PREVENTION VALVE. CONTRACTOR TO CONTACT CITY FOR CONNECTION REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN CONNECTION.
- W6** INSTALL 6" GATE VALVE.
- W6** BACKFLOW PREVENTION: BACKFLOW PIT CONTAINING BACKFLOW PREVENTION DEVICE (DOUBLE CHECK DETECTOR ASSEMBLY (OCCA)) FOR 6" FIRE LINE. REFER TO LEE'S SUMMIT STANDARD DETAIL WAT-12 ON SHEET C702. INCLUDE 2" STORM DRAIN FROM SUMP (SEE SHEET C301).
- W7** 6" PRIVATE FIRE LINE ENTRY TO BUILDING (UPSTREAM OF BACKFLOW PREVENTION DEVICE). BACKFLOW PREVENTION DEVICE SHALL BE LOCATED INSIDE BUILDING (RE: BUILDING PLANS FOR BACKFLOW PREVENTION DEVICE DETAILS AND SPECIFICATIONS).
- W8** FIRE DEPARTMENT CONNECTION LOCATION (RE: MEP PLANS). CONNECTION SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.
- W9** CONTRACTOR TO INSTALL PRIVATE FIRE HYDRANT. PRIVATE FIRE HYDRANT SHALL BE PAINTED OPTIC YELLOW WITH THE BONNET SILVER. SEE SHEET C702, "PRIVATE FIRE HYDRANT" DETAIL.
- W10** EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
- W11** CONTRACTOR TO COORDINATE 1" TAP ON EXISTING MAIN FOR IRRIGATION LINE WITH CITY. THE CITY SHALL PERFORM THE TAP OF THE EXISTING MAIN. CONTACT CITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY CITY.
- W12** INSTALL 1" IRRIGATION METER PIT PER CITY REQUIREMENTS. THE CITY SHALL PROVIDE THE METER, THE PIT, AND ALL OTHER MATERIALS NECESSARY FOR THE INSTALLATION. CONTRACTOR TO COORDINATE AND PAY ALL FEES. INSTALLATION BY THE CONTRACTOR'S PLUMBER SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
- W13** INSTALL 1" RPZ BACKFLOW FOR IRRIGATION SYSTEM (SEE SHEET C702, "IRRIGATION BACKFLOW DETAIL").
- W14** INSTALL 1-8" GATE VALVE ON EXISTING 8" PVC PUBLIC WATER MAIN.
- S1** CONNECT TO BLDG. INTERIOR PLUMBING SANITARY SEWER LINE. (RE: MEP PLANS). FG=997.00 FL 4"=993.00
- S2** INSTALL 81.5 LF. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 9.8% SLOPE. FG=992.80 FL 4"=985.05
- S4** INSTALL 75.5 LF. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 7.87% SLOPE.
- S6** CONNECT TO EXISTING 78 LF. 4" PVC SANITARY SEWER SERVICE STUB 20 LF. UPSTREAM EXISTING MANHOLE. EX. 4" FL=978.60± (PER AS-BUILTS)
- S8** INSTALL CLEAN OUT IN NON-PAVED AREA. SEE SHEET C702, "CLEANOUT (NON-PAVED AREAS)" DETAIL.
- G1** GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE & INSTALLATION OF GAS SERVICE LINE.
- X1** UTILITY CROSSING FG=993.50 4" SANITARY FL= 986.9 1-1/2" WATER FL= 989.6 6" FIRE FL=989.6 (2.3' CLEARANCE)
- X2** UTILITY CROSSING FG=992.96 4" SANITARY FL= 985.85 12" STORM FL=988.0 (1.8' CLEARANCE)
- X3** UTILITY CROSSING FG=989.30 4" SANITARY FL= 979.2 15" STORM FL=984.1 (4.5' CLEARANCE)



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PROJECT NO. 240024 | DATE 08-13-2024 | DRAWN: AEB | CHECKED: DAF | APPROVED: JDC | CONTRACTOR: PHILIPS ENGINEERING - LS-82 | LICENSE: MISSOURI PROFESSIONAL ENGINEERING - E-381 | CREATOR: DANIEL FINN | DATE OF AUTHORIZATION: 05/28/25 | LICENSE NO.: 2024013356



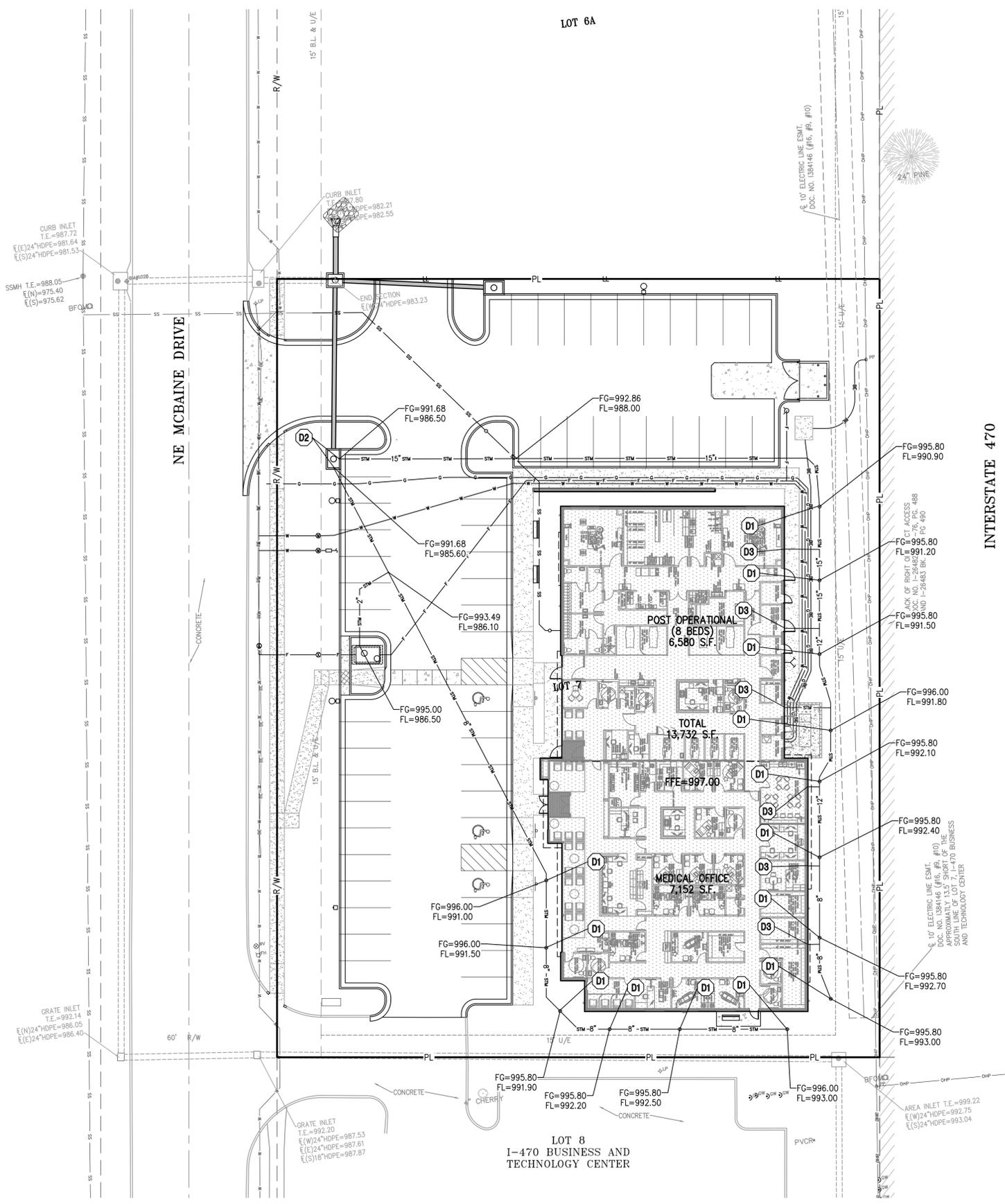
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SECONDARY STORM SEWER PLAN
 I-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAINE DR
 LEE'S SUMMIT, MISSOURI 64064

Revisions:	By	App.
REVISED PER CITY COMMENTS	AEB	DAF
REVISED PER CITY COMMENTS	AEB	DAF
REVISED PER CITY COMMENTS	AEB	DAF
ERSI #1	AEB	DAF
REVISED BUILDING FOOTPRINT	AEB	DAF

SHEET
C301



INTERSTATE 470

UTILITY KEY NOTES:

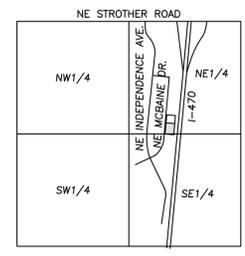
- (D1) INSTALL 18" NYOPLAST INLINE DRAIN W/ STANDARD GRATE.
- (D2) CONNECT SECONDARY STORM LINE TO STORM SEWER STRUCTURE. SEE STORM SEWER PLAN & PROFILES.
- (D3) INTERNAL ROOF DRAIN LOCATION (RE: BUILDING PLANS).
- (D4) INSTALL 2" SECONDARY STORM PIPE FROM BACKFLOW PREVENTION VAULT SUMP TO 8" SECONDARY STORM LINE.

GENERAL NOTES:

1. SECONDARY STORM LINES SHALL BE HDPE.
2. SECONDARY STORM LINES SHALL BE INSTALLED AT 1.0% MINIMUM SLOPE.
3. SECONDARY STORM LINES SHALL BE 8" MINIMUM.
4. CONNECTIONS BETWEEN SECONDARY STORM LINES SHALL BE MADE VIA INSERT-A-TEE CONNECTIONS.
5. ALL NYOPLAST DRAIN BASINS AND INLINE DRAINS LOCATED IN GREEN SPACE SHALL INCLUDE A CONCRETE BUFFER. SEE "DRAIN GRATE CONCRETE BUFFER DETAIL" ON SHEET C705.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- CATV EXISTING CABLE TELEVISION LINE
- FO EXISTING FIBER OPTIC LINE
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VICINITY MAP
 SEC. 20-48N-31W



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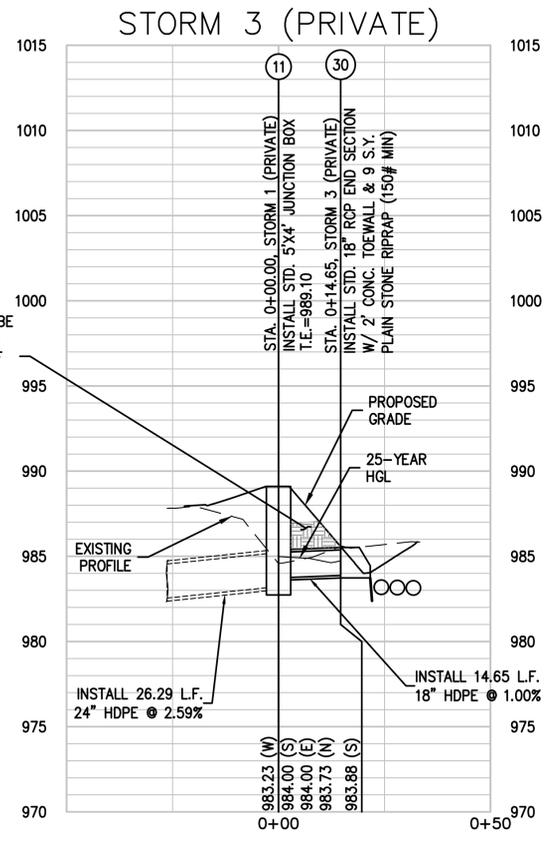
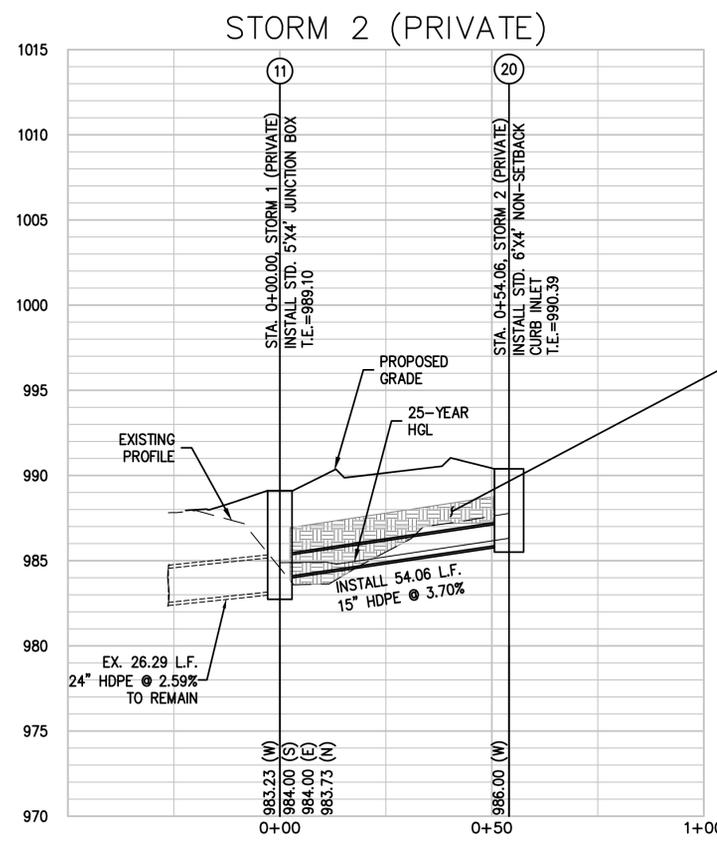
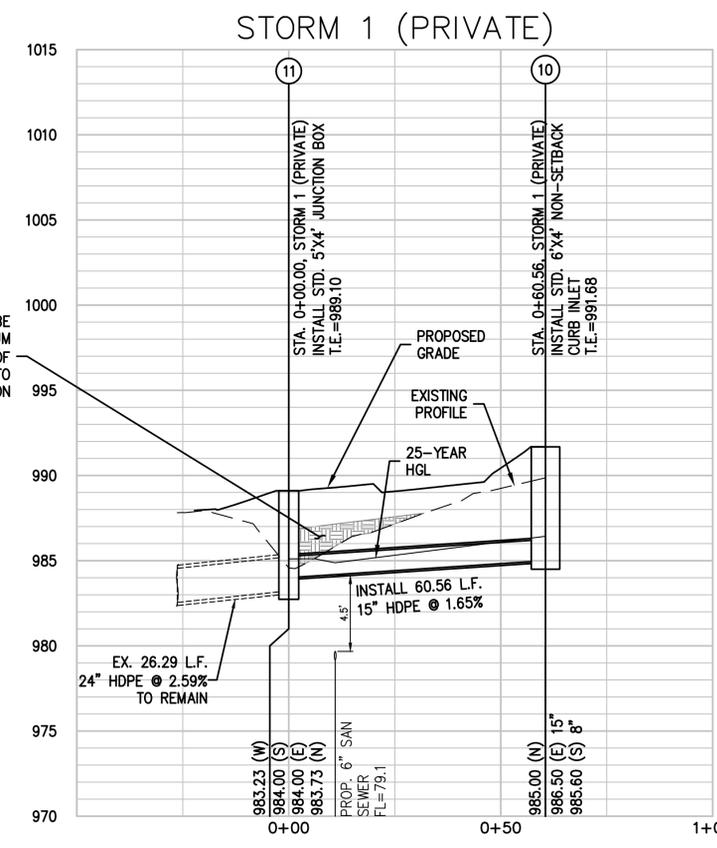
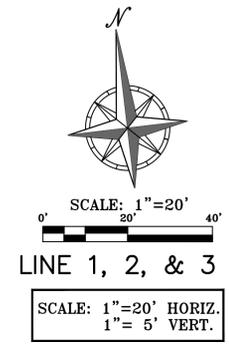
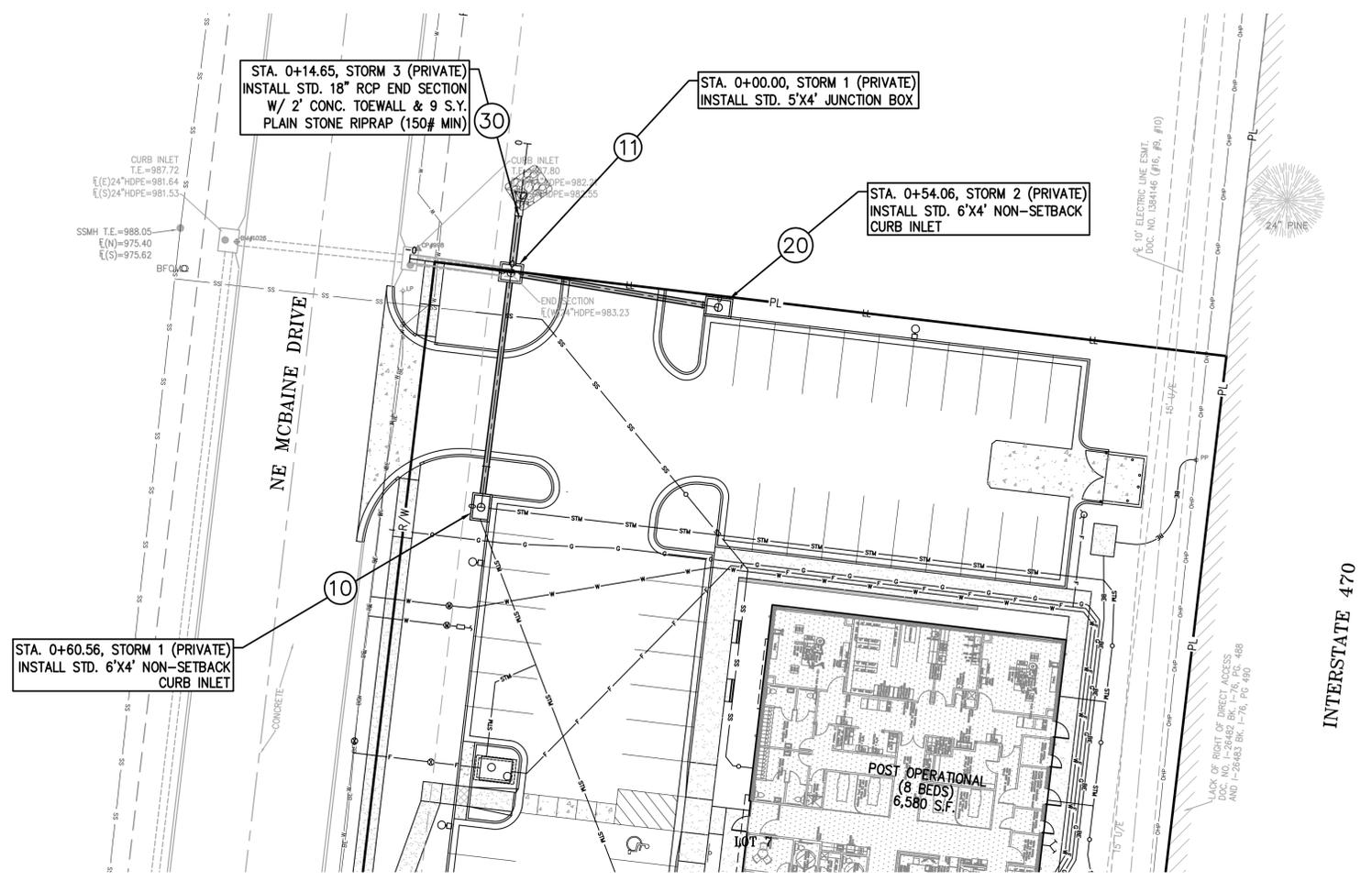
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 1370 N. Windhester
 Olathe, Kansas 66060
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STORM SEWER PLAN & PROFILE
 I-470 BUSINESS & TECHNOLOGY CENTER
 2701 NE MCBAIN DRIVE
 LEE'S SUMMIT, MISSOURI 64064



PROJECT NO. 240024 DATE: 08-13-2024 DRAWN: AEB 1. 09-12-2024
 CHECKED: DAF APPROVED: JDC 2. 10-02-2024
 CARRIED DATE OF AUTHORIZATION 3. 10-11-2024
 LAND SURVEYING - LS-82 4. 01-03-2025
 ENGINEERING - E-361 5. 05-28-2025
 STATE OF AUTHORIZATION LAND SURVEYING: 200701028 ENGINEERING: 200700038
 PROJECT: I-470 BUSINESS & TECHNOLOGY CENTER LAYOUT: 1 MAY 28, 2025 11:43 AM DANIEL FINN

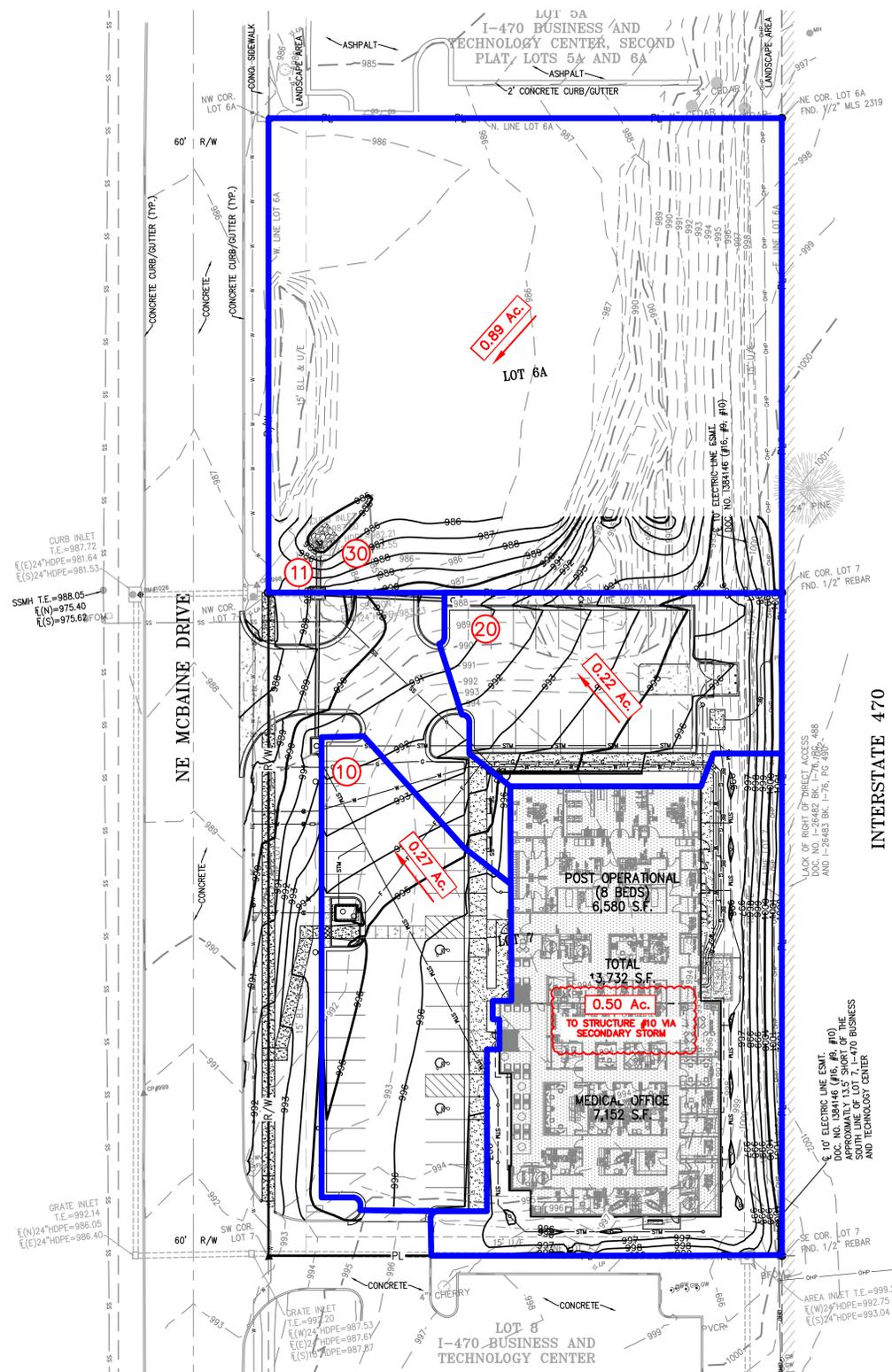
Revisions:	No.	Date	By	App.
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ERSI #1	4	01-03-2025	AEB	DAF
REVISED BUILDING FOOTPRINT	5	05-28-2025	AEB	DAF

SHEET
C400



Know what's below.
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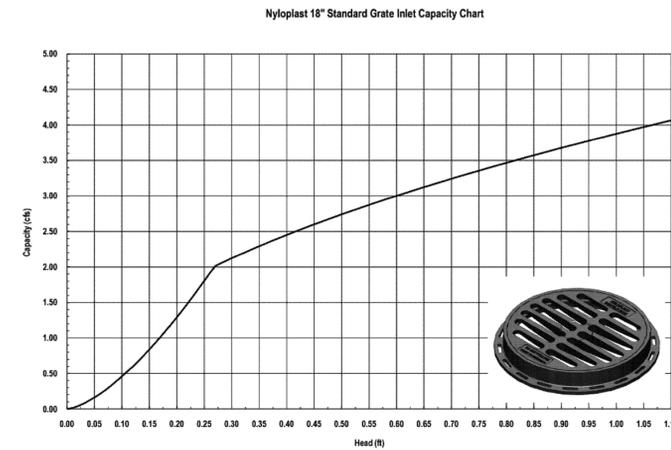
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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



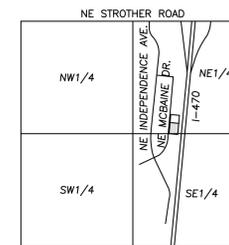
STORM DRAINAGE CALCULATIONS

DESIGN CRITERIA: $K_{25} = 1.1$; $K_{100} = 1.25$; $n = 0.013$ (RCP);

N L U M B E R	S T R U C T U R E	I. RUNOFF								III. PIPE DESIGN							REMARKS		
		RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	C x A	AREA "A" (ACRES)	C x A	SYSTEM TIME OF CONCENTRATION "T _c " AT STRUCTURE (MIN)	RAINFALL INTENSITY " $I_{2,100}$ " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR " $K_{2,100}$ "	RUNOFF " $Q_{2,100}$ " (CFS)	STRUCTURE		PIPE						
											Upstream Structure Number	Downstream Structure Number	Diameter "D" (IN)	Slope "S" (FT/FT)	Velocity Full V_s (FPS)	Runoff Q_{10} (CFS)		Runoff Q_{25} (CFS)	Full Flow Q_c (CFS)
1	10	0.81	0.77	0.62	0.77	0.62	5.00	8.53	1.10	5.8	10	11	15	0.0165	6.8	5.8	8.0	8.3	GOOD
		0.81	0.00	0.00	1.88	1.52	5.00	10.32	1.25	8.0	11	EX	24	0.0259	11.6	14.3	19.6	36.4	GOOD
2	20	0.81	0.22	0.18	0.22	0.18	5.00	8.53	1.10	1.7	20	11	15	0.0370	10.2	1.7	2.3	12.4	GOOD
								10.32	1.25	2.3									
3	30	0.81	0.89	0.72	0.89	0.72	5.00	8.53	1.10	6.8	30	11	18	0.0100	6.0	6.8	9.3	10.5	GOOD
								10.32	1.25	9.3									



ALL SECONDARY STORM INLETS WILL CAPTURE 0.01-0.03 ACRES OF RUNOFF RESULTING IN < 0.5 CFS DURING THE 100-YEAR STORM. THIS WILL RESULT IN LESS THAN 0.1 FT OF HEAD OVER THE INLET PER THE CAPACITY CALCULATION ABOVE.



VICINITY MAP
SEC. 20-48N-31W

- LEGEND**
- XXX--- EXISTING CONTOURS
 - XXX--- PROPOSED CONTOURS
 - XXX--- DENOTES DRAINAGE AREA
 - XXX--- DENOTES FLOW DIRECTION
 - X.XX Ac. DENOTES DRAINAGE AREA TO STRUCTURE
 - ⊗ DENOTES STRUCTURE NUMBER



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PLANNING
ENGINEERING
IMPLEMENTATION

DRAINAGE MAP
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAINE DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	Date	By	App.
240024	09-12-2024	AEB	DAF
DATE: 08-13-2024	REVISIONS:		
CHECKED: DAF	REVISED PER CITY COMMENTS	AEB	DAF
APPROVED: JJC	REVISED PER CITY COMMENTS	AEB	DAF
CORPORATE OF AUTHORIZATION	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82	ERSI #1	AEB	DAF
ENGINEERING - E-361	REVISED BUILDING FOOTPRINT	AEB	DAF
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			

SHEET
C500

PROJECT NO.	DATE	BY	APP.	REVISIONS:
240024	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS
	10-02-2024	AEB	DAF	REVISED PER CITY COMMENTS
	10-11-2024	AEB	DAF	REVISED PER CITY COMMENTS
	01-03-2025	AEB	DAF	ERSI #1
	05-28-2025	AEB	DAF	REVISED BUILDING FOOTPRINT

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a first subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 2:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-piece impervious barrier may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout areas, washed concrete and all other debris shall be removed from the site and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

Notes for Construction Entrance:

- Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed areas.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 3%, construct a 6- to 8-inch high ridge with 30:1 V slope across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-01 ADOPTED 10/24/2016

Notes:

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100' runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where staking machine cannot be reasonably used.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

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

Notes:

- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in all fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet). Show wetlines are not approved for curb inlet use.
- When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Show wetlines are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-06 ADOPTED 10/24/2016

Notes:

- Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
- Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
- Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
- Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

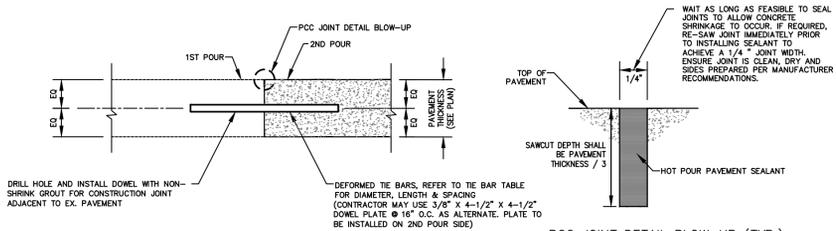
AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-07 ADOPTED 10/24/2016

\phelps-senior\projects\I-470\240024\Drawings\ESC-01.dwg Layout:1 May 28, 2025 1:44pm Daniel Finn

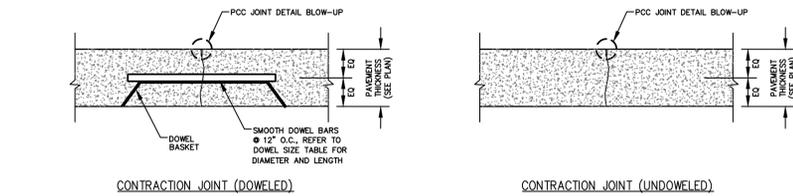
Dowel size*			
Slab depth, in. (mm)	Dowel diameter, in. (mm)	Dowel embedment, in. (mm)	Total dowel length, in. (mm)
5 (125)	5/8 (16)	5 (125)	12 (300)
6 (150)	3/4 (19)	6 (150)	14 (360)
7 (180)	7/8 (22)	6 (150)	14 (360)
8 (200)	1 (25)	6 (150)	14 (360)
9 (230)	1-1/8 (29)	7 (180)	16 (400)

*All dowels spaced at 12 in. (300 mm) centers.
 †On each side of joint.
 ‡Allowance made for joint openings and for minor errors in positioning dowels.

Slab depth, in. (mm)	Tiebar size, in. (mm)	Tiebar spacing			
		10 ft. in. (mm)	12 ft. in. (mm)	14 ft. in. (mm)	24 ft. in. (mm)
5 (125)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	28 (710)
5-1/2 (140)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	25 (630)
6 (150)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	23 (580)
6-1/2 (165)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	21 (530)
7 (180)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	20 (510)
7-1/2 (190)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	18 (460)
8 (200)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	28 (710)	17 (430)
8-1/2 (215)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	36 (910)	16 (410)
9 (230)	1/2 x 30 (13 x 760)	36 (910)	36 (910)	—	24 (610)



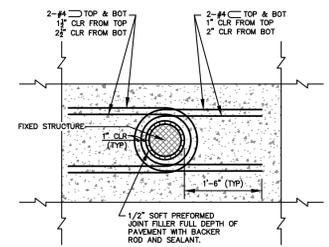
CONSTRUCTION JOINT



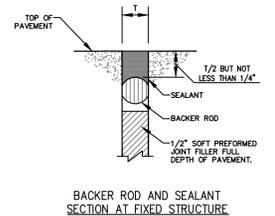
CONSTRUCTION JOINT (DOWELED)

CONSTRUCTION JOINT (UNDOWELED)

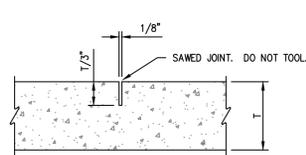
CONCRETE JOINT DETAILS
 SCALE: N.T.S.



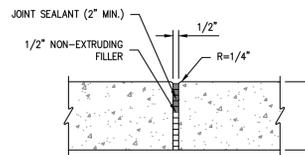
TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL



BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE

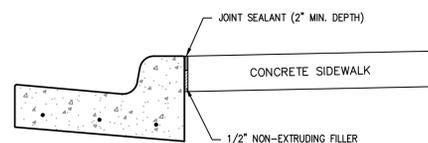


TYPE A JOINT



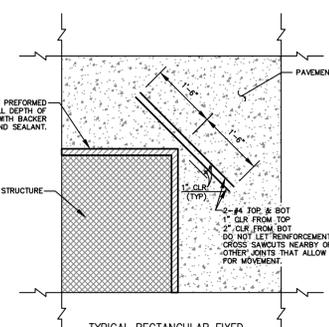
TYPE B JOINT

CONCRETE SIDEWALK JOINT DETAILS
 SCALE: N.T.S.

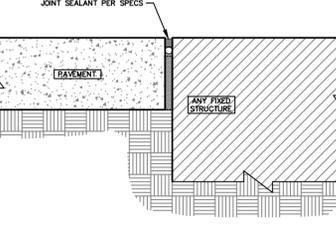


SIDEWALK AT CURB DETAIL

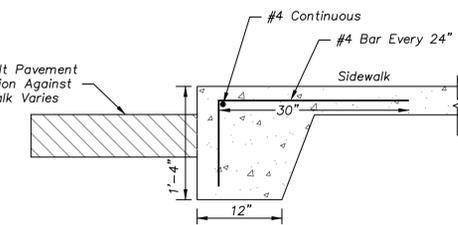
ISOLATION JOINT DETAILS
 SCALE: N.T.S.



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL



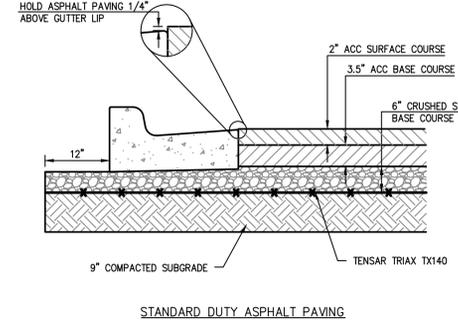
NOTES:
 ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.
 PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.



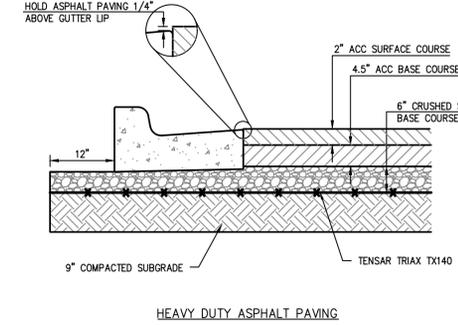
TURN DOWN SIDEWALK DETAIL

GENERAL PAVING NOTES:

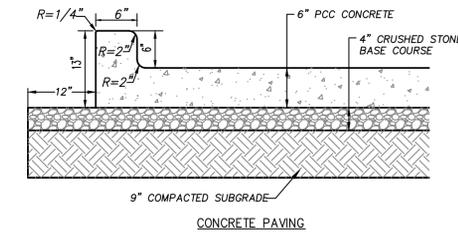
- PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD 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 +4% 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 DEFICIENCIES. 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.
- ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 3. THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
- ASPHALTIC BASE COURSE SHALL BE APWA TYPE 1. THE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
- THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF ASPHALT.
- ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KOMM) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
- 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:
 - 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 "SIKA FIBERMESH-300", OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER. DELIVERY STORAGE AND HANDLING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
 - COMPLY WITH ASTM C-1116 AND ASTM C-1018. UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, FIBERS SHALL BE USED AT A RATE OF 2-2.5 LBS. PER CUBIC YARD OF CONCRETE.
 - FIBERS SHALL NOT BE USED AS A SUBSTITUTE FOR PRIMARY STRUCTURAL STEEL.
 - ADD REINFORCING FIBERS INTO CONCRETE MIXTURE DIRECTLY INTO CONCRETE MIXER AT THE BEGINNING OF BATCH CYCLE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM C94.
 - ALLOW A MINIMUM OF 5 MINUTES AT MIXING SPEED IN CONCRETE MIXER FOR FULL REINFORCING FIBER DISPERSION.



STANDARD DUTY ASPHALT PAVING

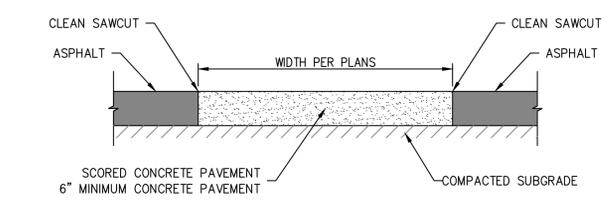


HEAVY DUTY ASPHALT PAVING

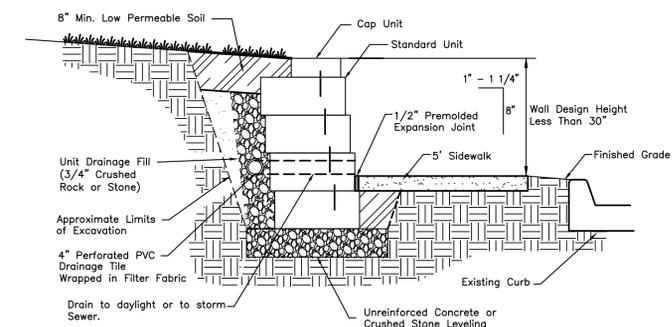


CONCRETE PAVING

PAVING SECTIONS
 SCALE: N.T.S.



CROSSWALK DETAIL



LANDSCAPE RETAINING WALL

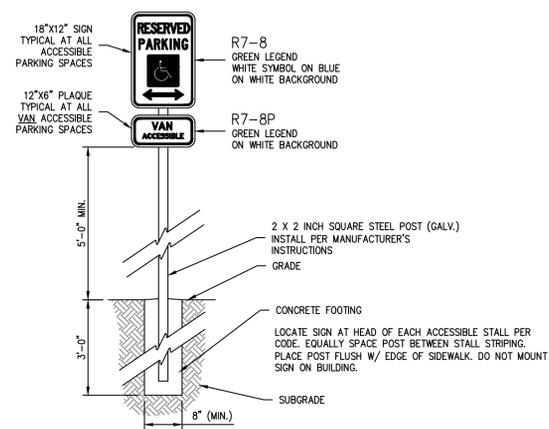
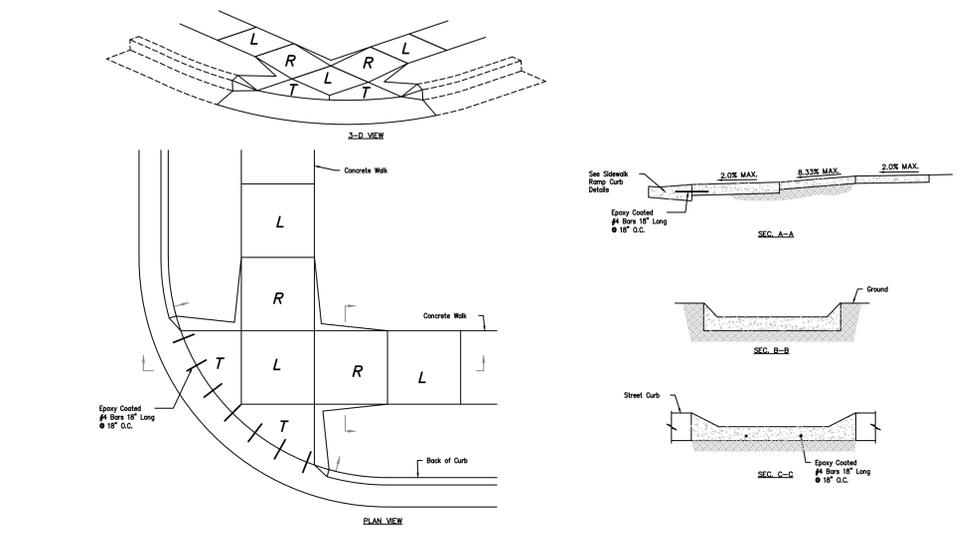
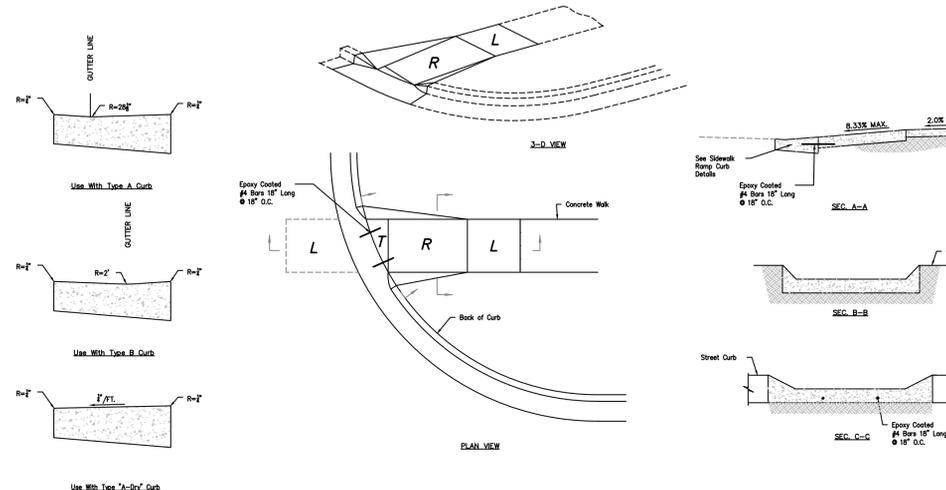
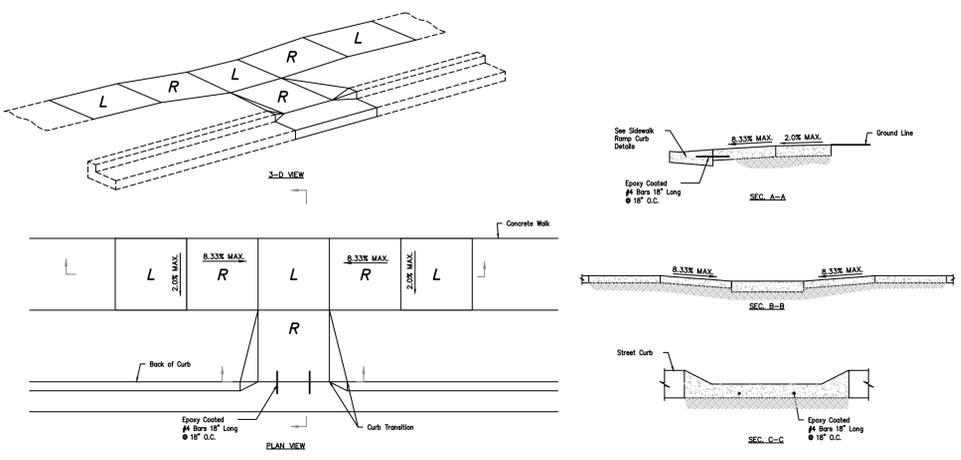
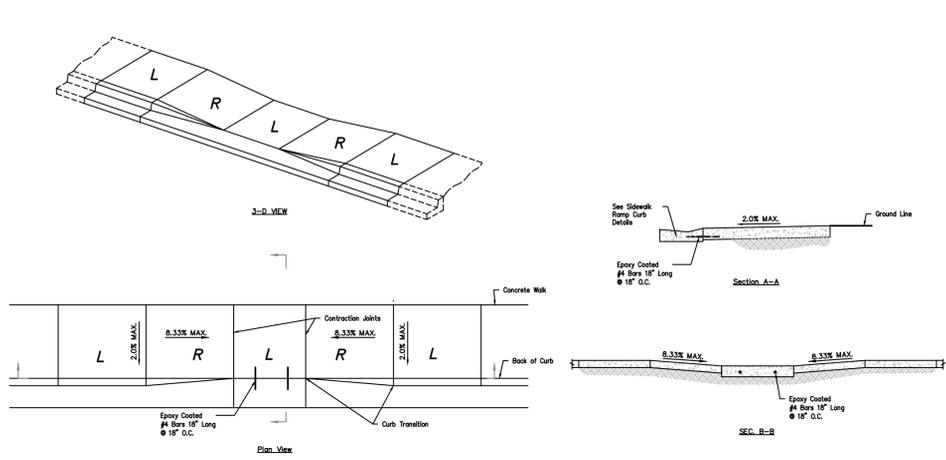
STATE OF MISSOURI
PHILIPS ENGINEERING, INC.
 1370 N. Winchester
 Olathe, Kansas 66066
 (913) 993-1155
 Fax: (913) 993-1165
 www.philipsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

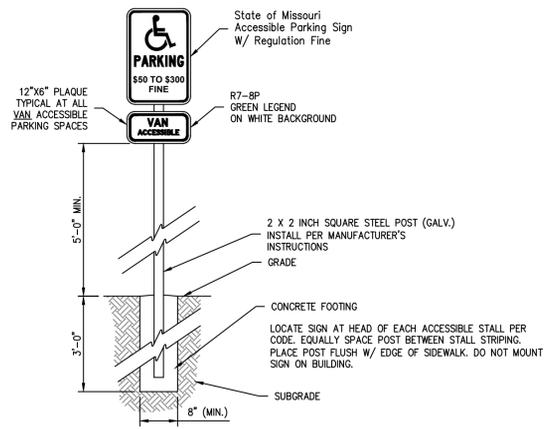
STANDARD DETAIL
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	DATE	REVISIONS
240024	09-12-2024	1. REVISED PER CITY COMMENTS
	10-02-2024	2. REVISED PER CITY COMMENTS
	10-11-2024	3. REVISED PER CITY COMMENTS
	01-03-2025	4. ERSI #1
	05-28-2025	5. REVISED BUILDING FOOTPRINT

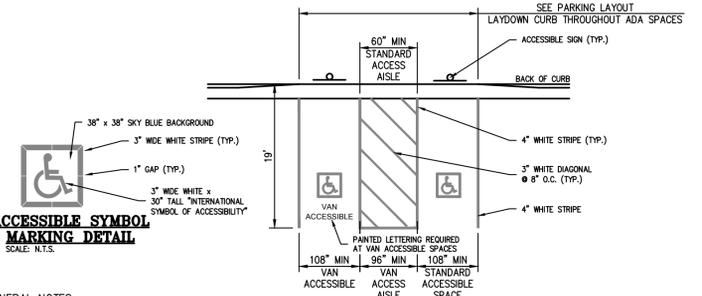
SHEET
C700



ACCESSIBLE SIGN DETAIL
 IN GRASS AREA
 SCALE: N.T.S.



ACCESSIBLE SIGN DETAIL
 IN GRASS AREA
 SCALE: N.T.S.



- GENERAL NOTES:
- ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
 - PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKID PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TYP-BASE & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
 - SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
 - APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
 - THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
 A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
 B. PARKING STALL STRIPING: WHITE.
 - ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
 - SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.

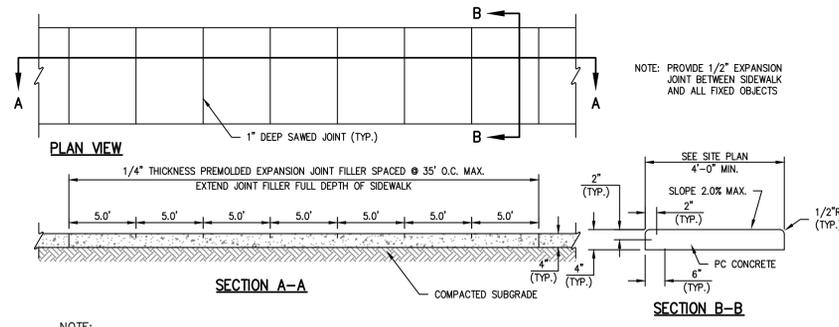
ACCESSIBLE PARKING SPACE DETAIL
 SCALE: N.T.S.

L = LANDING
 R = RAMP
 T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33%
 Max. Cross Slope = 2.00%
 Min. Width = 5'
 Min. Length = 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope = 2.00%
 Max. Cross Slope = 2.00%
 Min. Width = 5'

PRIVATE SIDEWALK RAMPS
 SCALE: N.T.S.

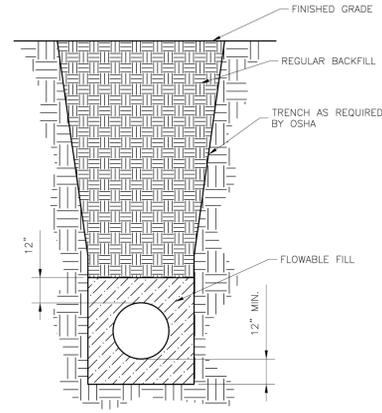


NOTE:
 1. USE KANSAS CITY MATERIALS METRO BOARD (KMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE FOR ALL PRIVATE SIDEWALKS.

PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)
 SCALE: N.T.S.

PROJECT NO.	DATE	BY	APP.	REVISIONS:
240024	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS
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	10-11-2024	AEB	DAF	REVISED PER CITY COMMENTS
	01-03-2025	AEB	DAF	ERSI #1
	05-28-2025	AEB	DAF	REVISED BUILDING FOOTPRINT

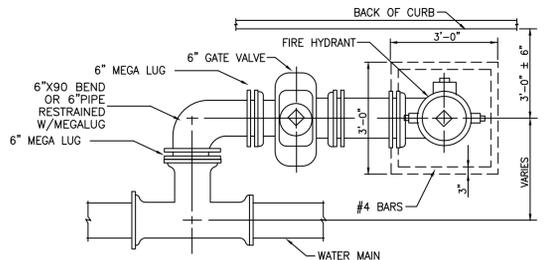
\phelps-senior\projects\I-470\240024\Drawings\PRIVATE\DWG - PRIVATE\2 PAVE (2) May 28, 2025 - 1:46pm Daniel Finn



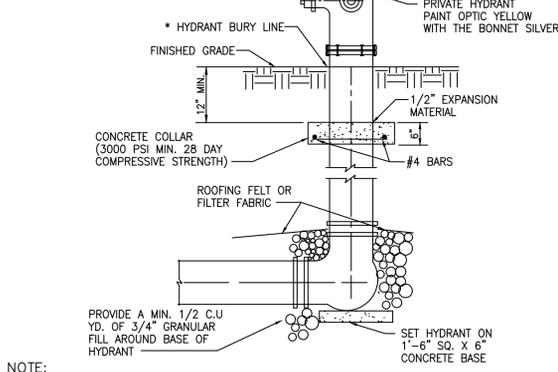
- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

LS	LEE'S SUMMIT MISSOURI	Date: 08/2023
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MJF
	WATER TRENCH CHECK DETAIL	Checked By: KLY

WAT-6



NOTE:
ALL PIPING SHALL BE RESTRAINED JOINT PIPE.

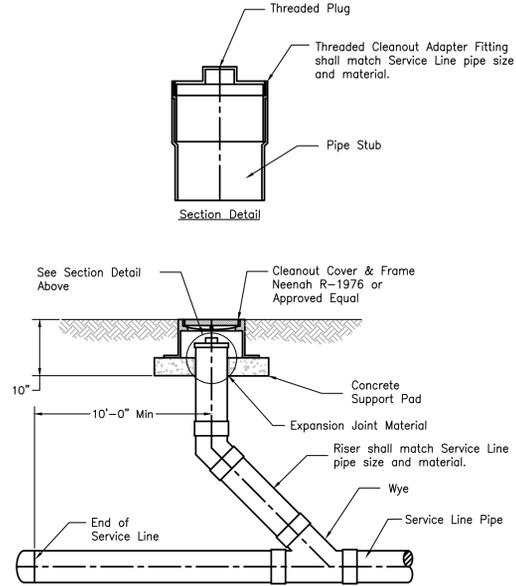


NOTE:
WHEN FIRE HYDRANT'S GATE VALVE EXCEEDS THE DISTANCE OF 5'-0" FROM CENTER OF GATE VALE TO CENTERLINE OF TEE. GATE VALVE SHALL BE ASSEMBLED TO WATER MAIN'S TEE.

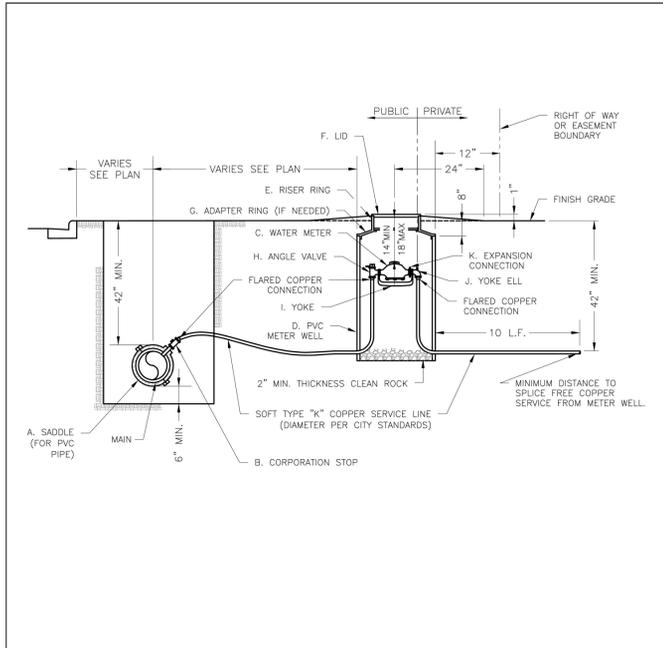
**PRIVATE FIRE HYDRANT
INSTALLATION DETAIL**

LS	LEE'S SUMMIT MISSOURI	Date: 08/2023
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MJF
	SERVICE CONNECTION WITH METER WELL	Checked By: KLY

WAT-11



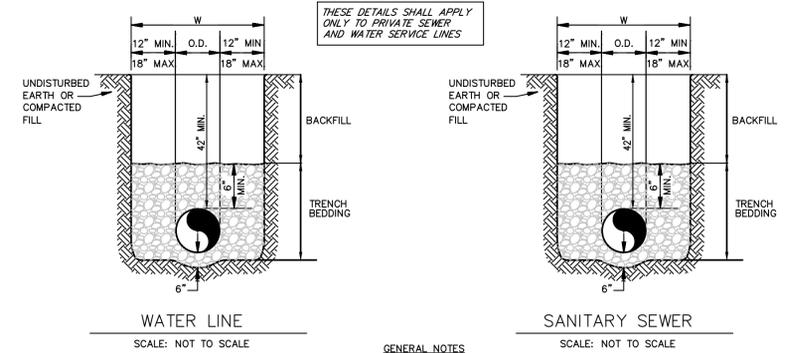
CLEANOUT DETAIL (NON-PAVED AREAS)
SCALE: N.T.S.



- NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 3. CITY TO FURNISH ITEMS A-K.
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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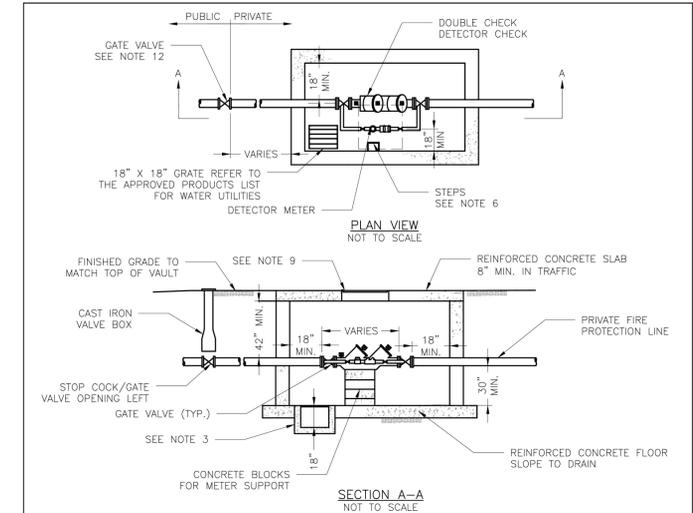
WAT-11



- WATER LINE**
SCALE: NOT TO SCALE
- TRENCH BEDDING**
1. 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.
2. 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.

- SANITARY SEWER**
SCALE: NOT TO SCALE
- GENERAL NOTES**
- BACKFILL**
1. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
 2. 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.
 3. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 4. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING



- GENERAL NOTES:**
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
 2. METER VAULT ROOF TO BE REINFORCED CONCRETE. OPENING CENTERED OVER DETECTOR METER.
 3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
 4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 5. ALL FITTINGS TO BE BRASS.
 6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
 7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
 8. ALL VALVES SHALL HAVE RISING STEMS.
 9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
 10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
 11. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

LS	LEE'S SUMMIT MISSOURI	Date: 08/2023
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MJF
	VAULT FOR DOUBLE CHECK DETECTOR CHECK	Checked By: KLY

WAT-12



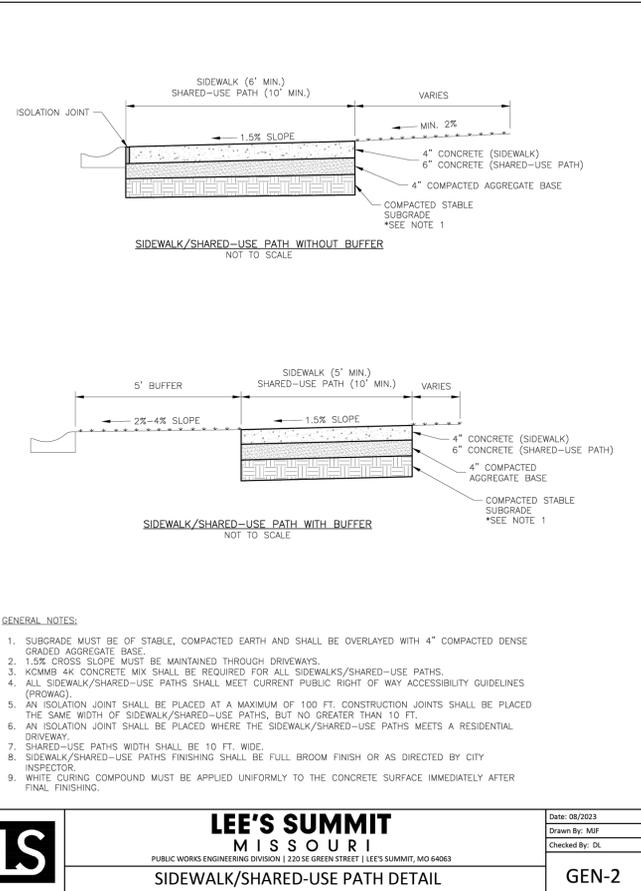
PHILIP ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66066
(913) 993-1155
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www.philipengineering.com



STANDARD DETAIL
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

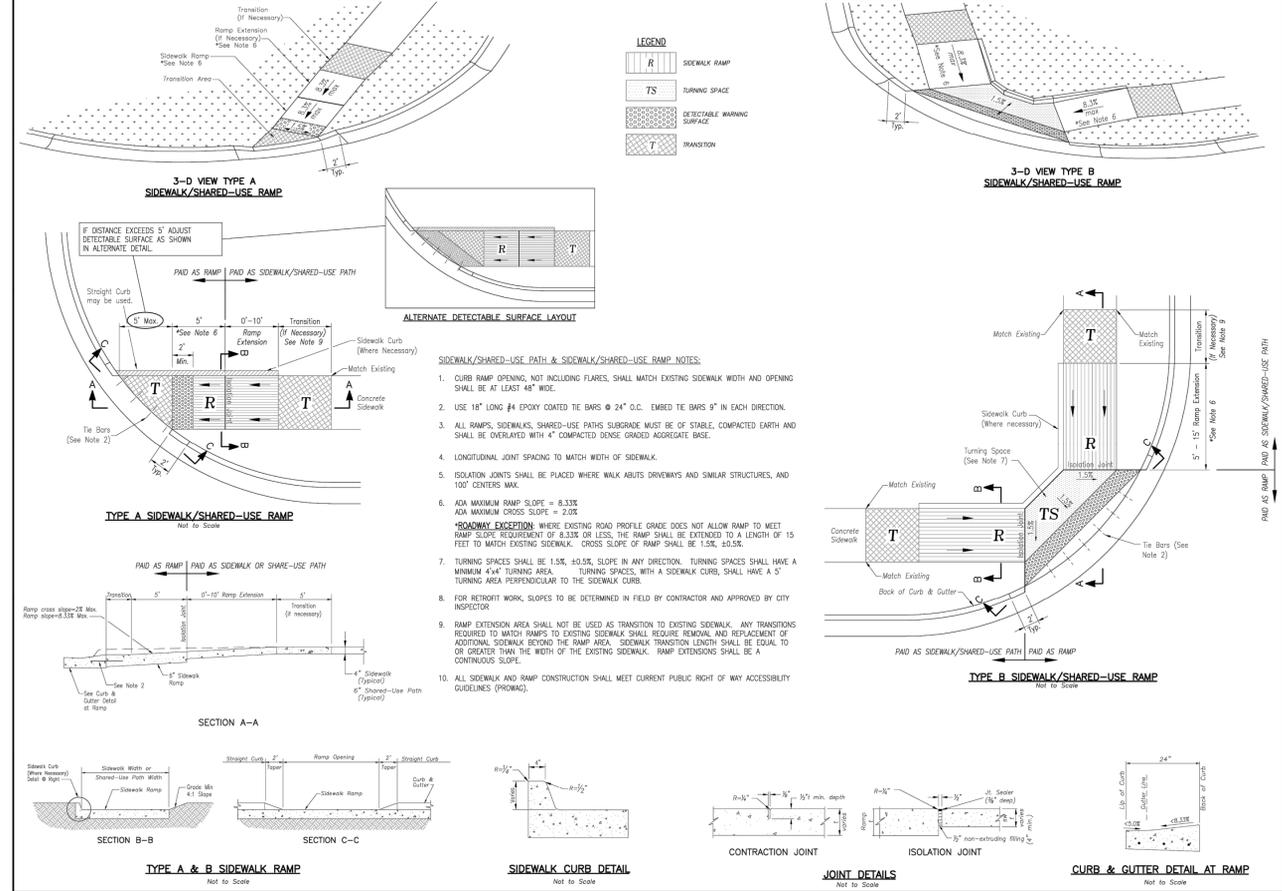
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	10-02-2024	2	REVIS PER CITY COMMENTS	AEB	DAF
	10-11-2024	3	REVIS PER CITY COMMENTS	AEB	DAF
	01-03-2025	4	ERSI #1	AEB	DAF
	05-28-2025	5	REVIS BUILDING FOOTPRINT	AEB	DAF

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C702



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 08/2023
Drawn By: MIF
Checked By: DL
GEN-2

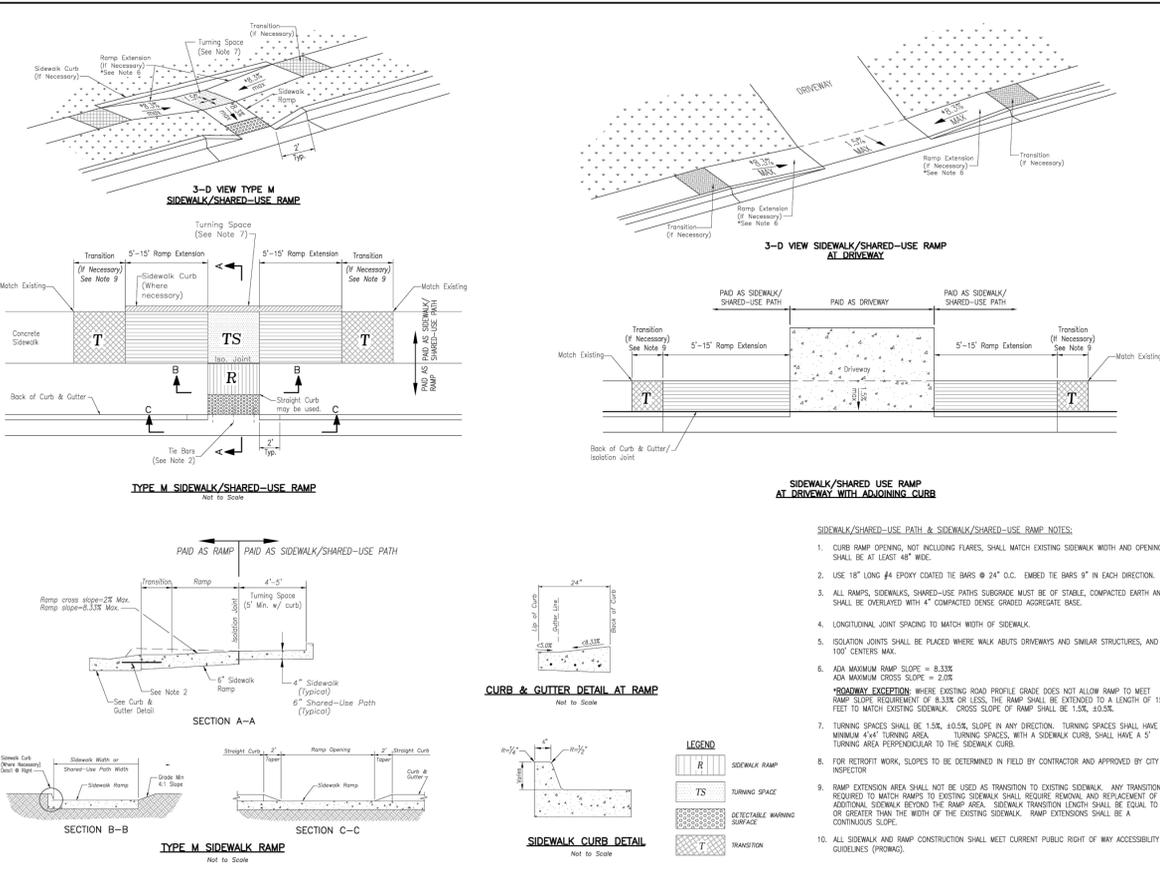


- SIDERWALK/SHARED-USE PATH & SIDERWALK/SHARED-USE RAMP NOTES:**
- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDERWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
 - USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
 - ALL RAMPS, SIDERWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAIN WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDERWALK.
 - ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
 - ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
 - *ROADWAY EXCEPTION:** WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDERWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% H2S.
 - TURNING SPACES SHALL BE 1.5% H2S, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDERWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDERWALK CURB.
 - FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
 - RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDERWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDERWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDERWALK BEYOND THE RAMP AREA. SIDERWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDERWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
 - ALL SIDERWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Drawn By: MIF
Checked By: DL
Date: 08/2023
File #:
GEN-3A



- SIDERWALK/SHARED-USE PATH & SIDERWALK/SHARED-USE RAMP NOTES:**
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LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Drawn By: MIF
Checked By: DL
Date: 08/2023
File #:
GEN-3B



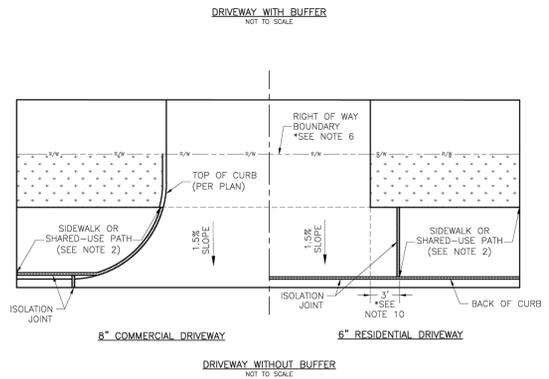
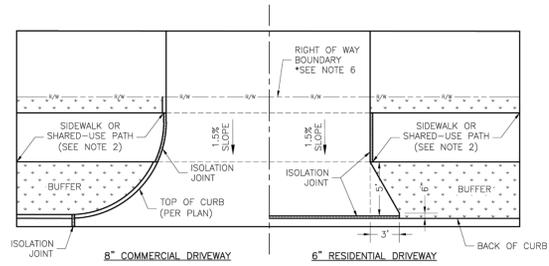
PHelps ENGINEERING, INC.
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Olathe, Kansas 66060
(913) 993-1155
Fax: (913) 993-1165
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

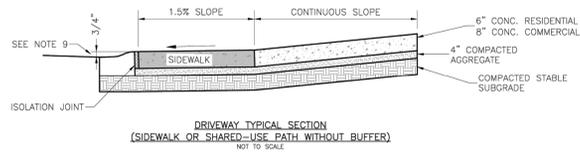
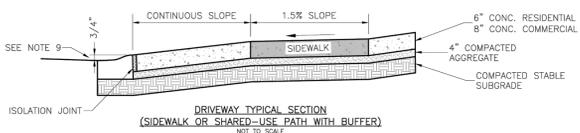
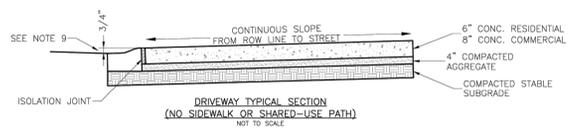
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STANDARD DETAIL
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

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DESIGNED	DAF	DESIGNED	DAF	DESIGNED	DAF
DATE OF AUTHORIZATION	08-13-2024	DATE OF AUTHORIZATION	09-12-2024	DATE OF AUTHORIZATION	10-02-2024
ENGINEER	DAF	ENGINEER	DAF	ENGINEER	DAF
DATE OF AUTHORIZATION	08-13-2024	DATE OF AUTHORIZATION	09-12-2024	DATE OF AUTHORIZATION	10-02-2024
PROJECT NO.	240024	PROJECT NO.	240024	PROJECT NO.	240024
DATE	08-13-2024	DATE	09-12-2024	DATE	10-02-2024
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DESIGNED	DAF	DESIGNED	DAF	DESIGNED	DAF
DATE OF AUTHORIZATION	08-13-2024	DATE OF AUTHORIZATION	09-12-2024	DATE OF AUTHORIZATION	10-02-2024
ENGINEER	DAF	ENGINEER	DAF	ENGINEER	DAF
DATE OF AUTHORIZATION	08-13-2024	DATE OF AUTHORIZATION	09-12-2024	DATE OF AUTHORIZATION	10-02-2024
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ENGINEER	DAF	ENGINEER	DAF	ENGINEER	DAF
DATE OF AUTHORIZATION	08-13-2024	DATE OF AUTHORIZATION	09-12-2024	DATE OF AUTHORIZATION	10-02-2024



- 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-3B, 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 NEED 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.

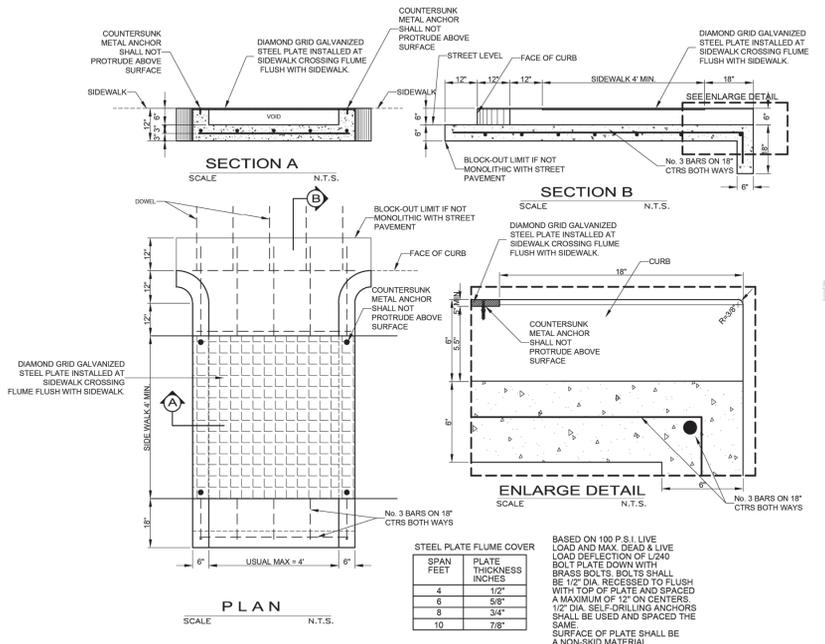


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 1200 S. GREEN STREET | LEE'S SUMMIT, MO 64063

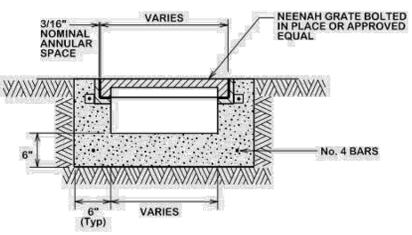
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MEF
Checked By: DL
Date: 08/2023
File: P

GEN-1



STEEL PLATE FLUME COVER	
SPAN FEET	PLATE THICKNESS INCHES
4	1/2"
6	5/8"
8	3/4"
10	7/8"



SIDEWALK FLUME DETAIL



PHELPS ENGINEERING, INC.
1370 N. Windhester
Olathe, Kansas 66066
(913) 993-1155
Fax: (913) 993-1165
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

STANDARD DETAILS
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	No.	Date	By	App.	Revisions:
240024	1.	09-12-2024	AEB	DAF	REVISED PER CITY COMMENTS
	2.	10-02-2024	AEB	DAF	REVISED PER CITY COMMENTS
	3.	10-11-2024	AEB	DAF	REVISED PER CITY COMMENTS
	4.	01-03-2025	AEB	DAF	ERSI #1
	5.	05-28-2025	AEB	DAF	REVISED BUILDING FOOTPRINT

SHEET
C704

PROJECT NO.	Date	By	App.
240024	09-12-2024	AEB	DAF
DATE 08-13-2024	DRINK: AEB	REVISOR	PER CITY COMMENTS
CHECKER: DAF	APPROVED: JJC	REVISOR	PER CITY COMMENTS
CORPORATE OF AUTHORIZATION	3. 10-11-2024	REVISOR	PER CITY COMMENTS
LAND SURVEYING - LS-82	4. 01-03-2025	REVISOR	ERSI #1
ENGINEERING - E-36	5. 05-28-2025	REVISOR	BUILDING FOOTPRINT
CREATED BY: PH			
DATE OF AUTHORIZATION			
LAND SURVEYING: 2007001028			
ENGINEERING: 200300308			

NYLOPLAST 18" INLINE DRAIN: 2718AG __ X

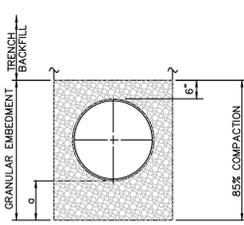
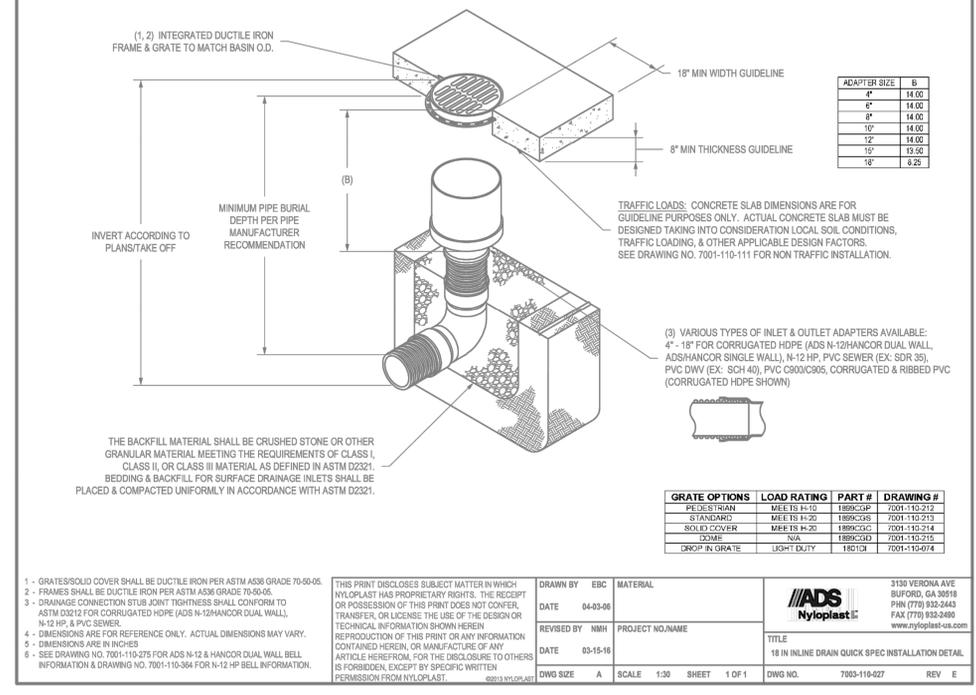


TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	MIN. SOIL	MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

LEGEND
 D NOMINAL PIPE SIZE
 o EMBEDMENT BELOW PIPE
 GRANULAR EMBEDMENT

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:

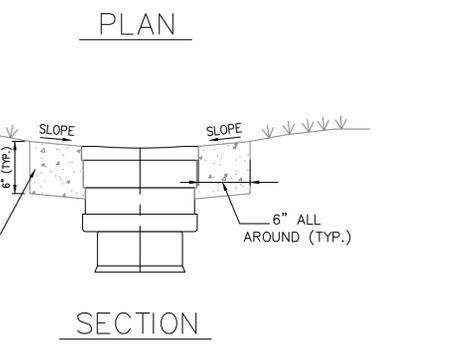
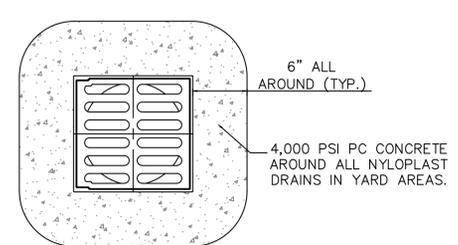
SIEVE SIZE	PERCENT RETAINED
1-INCH	0
3/4-INCH	0-20
3-INCH	40-70
No. 8	95-100

 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.

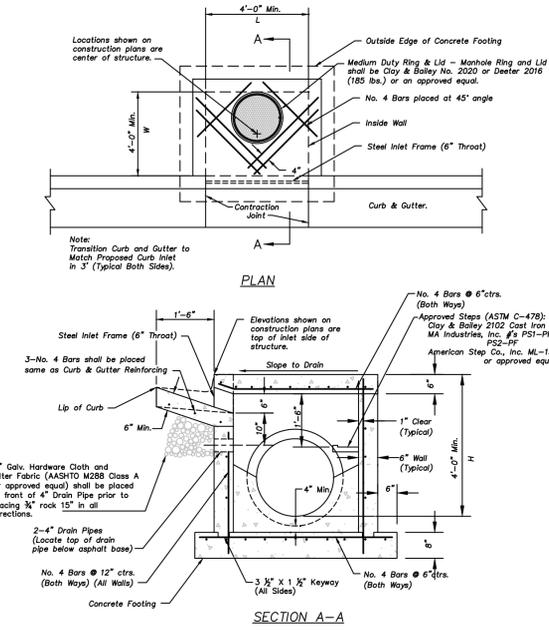
BACKFILL

- 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)

EMBEDMENTS FOR STORM SEWER PIPE
 SCALE: N.T.S.



DRAIN GRATE CONCRETE BUFFER DETAIL
 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 top shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish 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" x "W") and ("W" x "H") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

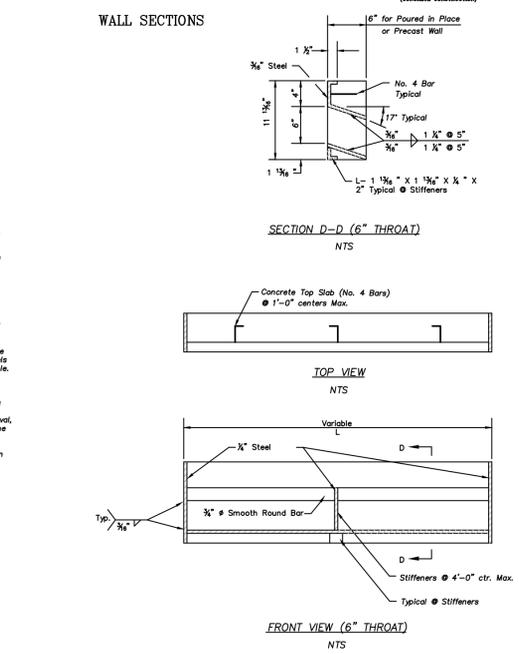
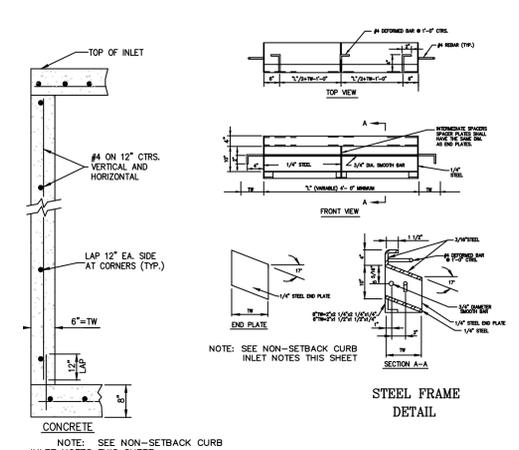
Concrete

- Concrete used in this work shall be KCMBAK, 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 mounding.

Reinforcing Steel

General

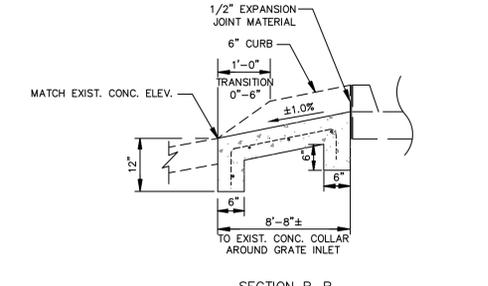
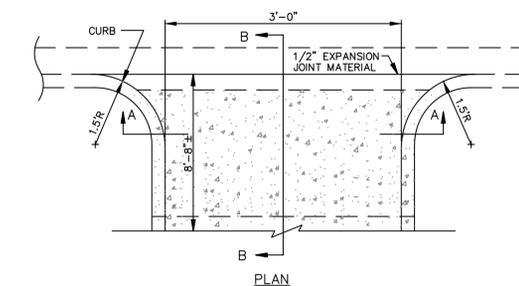
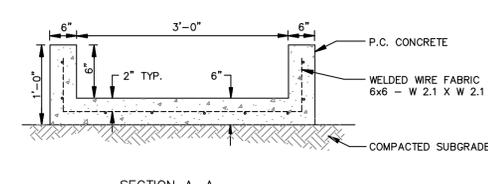
- Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
- All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/4" shall be permitted.
- All lap splices not shown shall be a minimum of 40 bar diameters in length.
- All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
- All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sliding of dowels into fresh or partially hardened concrete will not be acceptable.
- 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 6" 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.



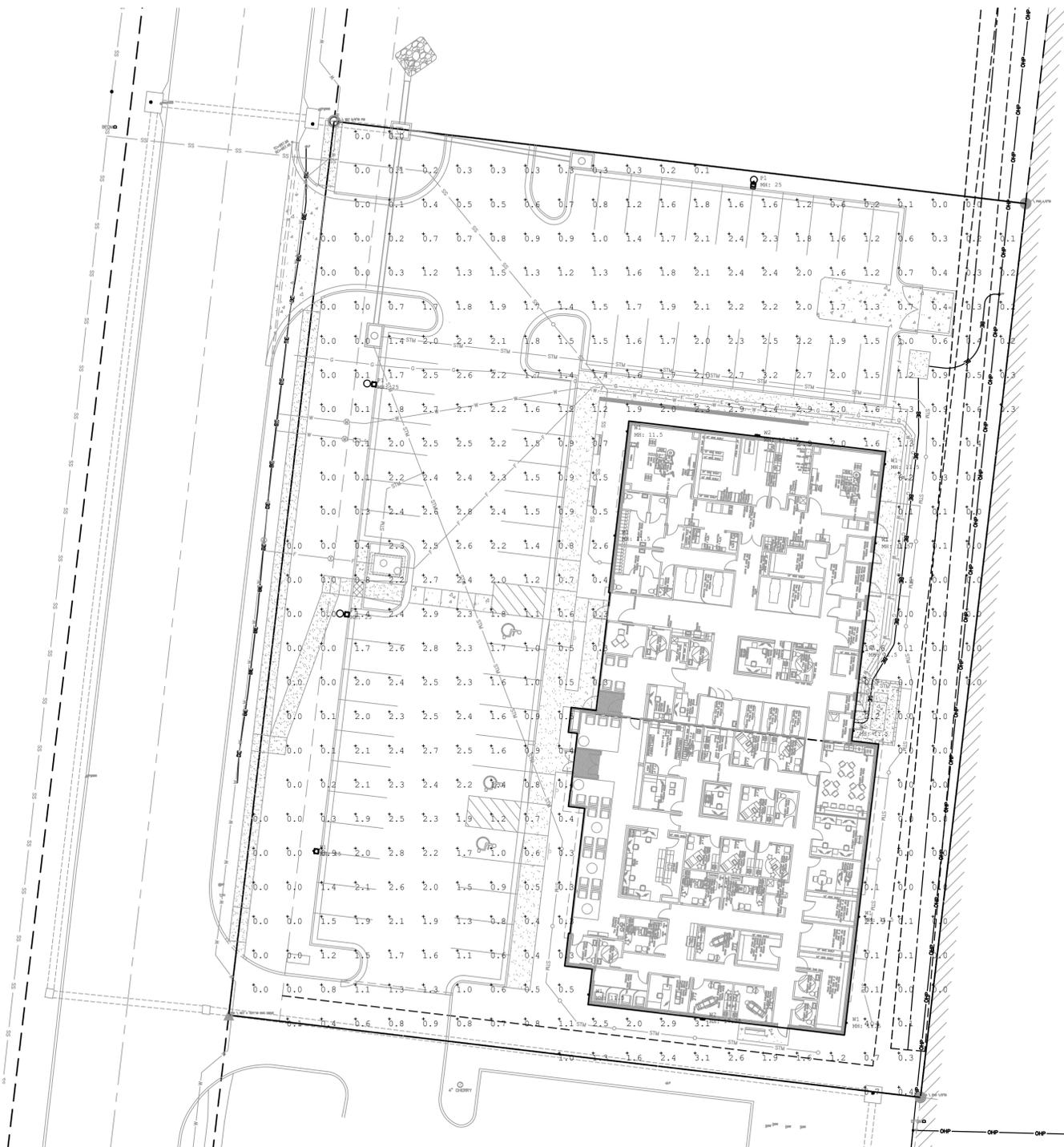
Steel Inlet Frame Notes:

- 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.



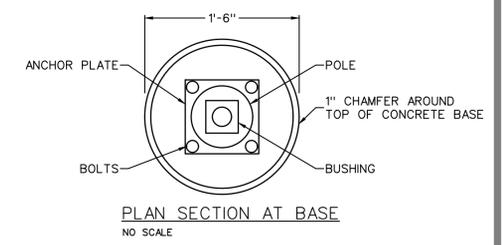
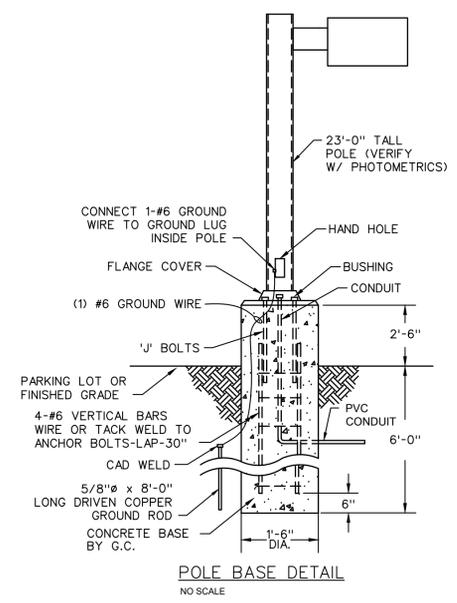
CONCRETE FLUME DETAIL
 N.T.S.



PHOTOMETRIC SITE PLAN
1" = 20'-0"

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	9	SQP402-L1L10-FLD 1	Single	SQP402-L1L10-FLD	W1	1.000	1342	12	108
□	2	DSXW1 LED 20C 1000 40K T2M MV	Single	DSXW1 LED 20C 1000 40K T2M MVOLT	W2	1.000	7372	73.2	146.4
□	4	DSX1 LED P3 40K 80CRI BLC3	Single	DSX1 LED P3 40K 80CRI BLC3	P1	1.000	9184	102.17	408.68

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	illuminance	Fc	1.21	23.5	0.0	N.A.	N.A.



P1



W1



W2



8223 Millstone Drive, #112
Lenexa, Kansas 66220
Phone: 866-96-4675
Email: ggg@ggg.net

Gladfelter Engineering Group assumes design responsibility for this project for only the mechanical, plumbing and electrical disciplines with drawing sheet number beginning with M, P and E. All other drawings should be considered the work of others. Further, drawings in this project set may contain drawing information, including but not limited to: architectural plans, sections and elevations, site plans and surveys and other information pertinent to showing the mechanical, plumbing and electrical work which is furnished by others, generally indicated by screened or light type. Gladfelter Engineering Group assumes no responsibility or liability for the accuracy or regulatory compliance for work prepared by others even though shown on MPE drawings. Gladfelter Engineering Group assumes responsibility only for the design of mechanical, plumbing and electrical disciplines contained herein, generally indicated in bold type.



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A NEW BUILDING FOR:

ASSOCIATED PLASTIC SURGEONS

1-470 BUSINESS & TECHNOLOGY CENTER
NE McBAIN DRIVE
LEE'S SUMMIT, MISSOURI

PROJECT NO. 231206

DRAWING ISSUANCE

06/13/2025

REVISED FINAL PLAN

SHEET NUMBER

E1.0
SITE PLAN



Dev Anand
President & CEO

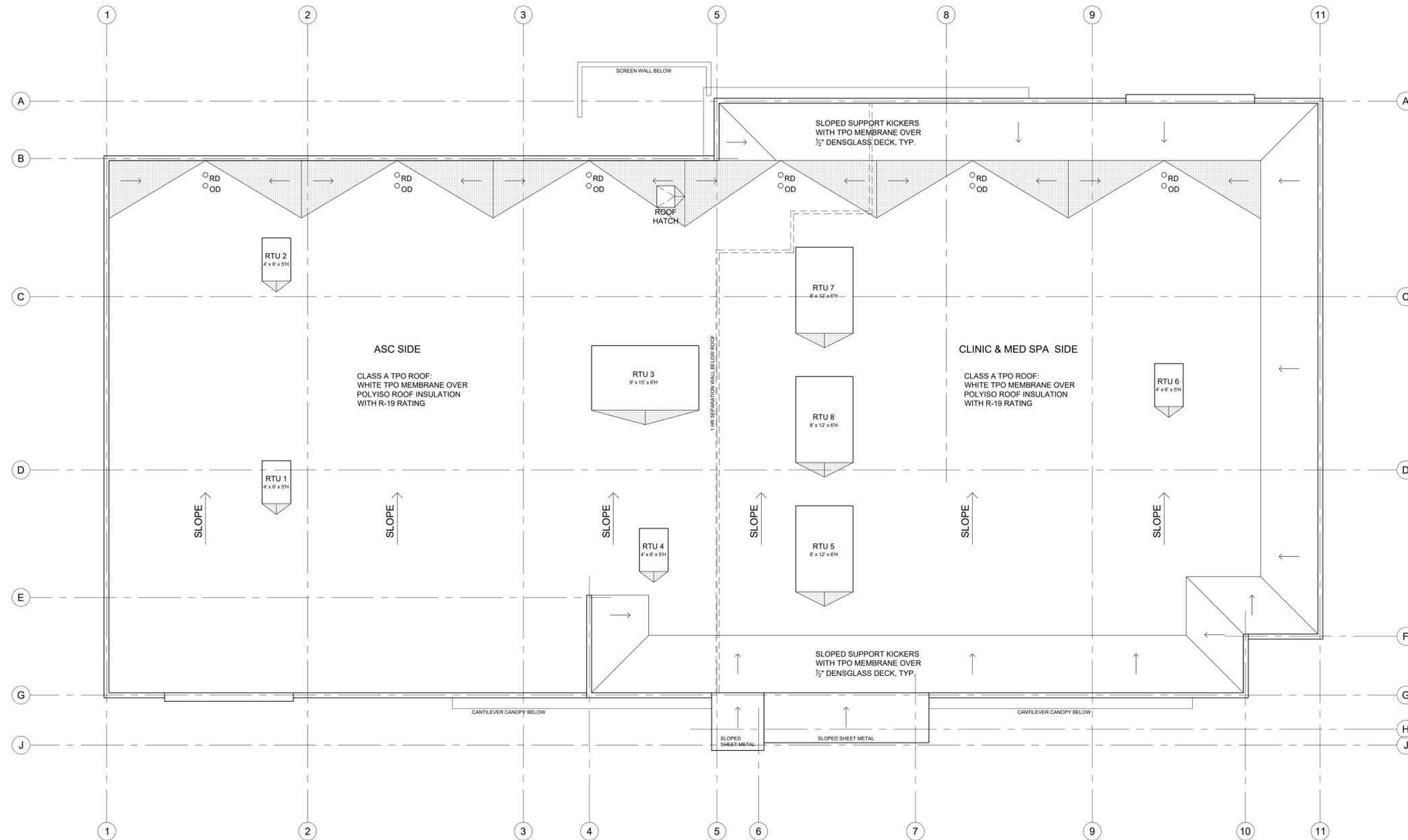
Kevin Campbell
Senior Architect

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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

A NEW BUILDING FOR:
ASSOCIATED PLASTIC SURGEONS

I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAIN DRIVE
LEE'S SUMMIT, MISSOURI

PROJECT NO. 231206
DRAWING ISSUANCE
06/13/2025 REVISED FINAL PLAN

SHEET NUMBER
A1.1
ROOF PLAN



8A



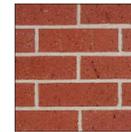
8B



8C

LIGHTING SCHEDULE

SYMBOL	TYPE	DESCRIPTION	REMARKS
	UP/DOWN	RE: SHEET E1 LED, BLACK FINISH	WALL WASH AT WEST & EAST ELEVATIONS WITH HIGH VISIBILITY
	LINEAR	CONTINUOUS, BUILT-IN, CONCEALED LED STRIP	HORIZONTAL HIGHLIGHT AT WEST & EAST ELEVATIONS WITH HIGH VISIBILITY
	WALL PACK	RE: SHEET E1 LED, BLACK FINISH	GENERAL ILLUMINATION AT NORTH & SOUTH ELEVATIONS



1



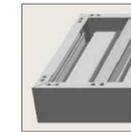
2



3



4



5



6



7

EXTERIOR SCHEDULE

KEY	MATERIAL	DESCRIPTION
1	BRICK	RED BRICK (RUNNING BOND)
2	BRICK	BEIGE BRICK (ROWLOCK BASE CAP & ACCENT BRICK)
3	PREFINISHED METAL	BLACK COPING/CAP FLASHING
4	ALUMINUM STOREFRONT	BLACK FRAME WITH 1" INSULATED GLASS
5	PREFINISHED METAL	BLACK 18" DEEP CANTILEVER CANOPY
6	FIBER CEMENT PANEL	NICHIHA VINTAGE WOOD CEDAR
7	EIFS SYSTEM	BEIGE WITH SMOOTH FINISH & SCORING PATTERN
8	BUILDING LIGHTING	REFER LIGHTING SCHEDULE



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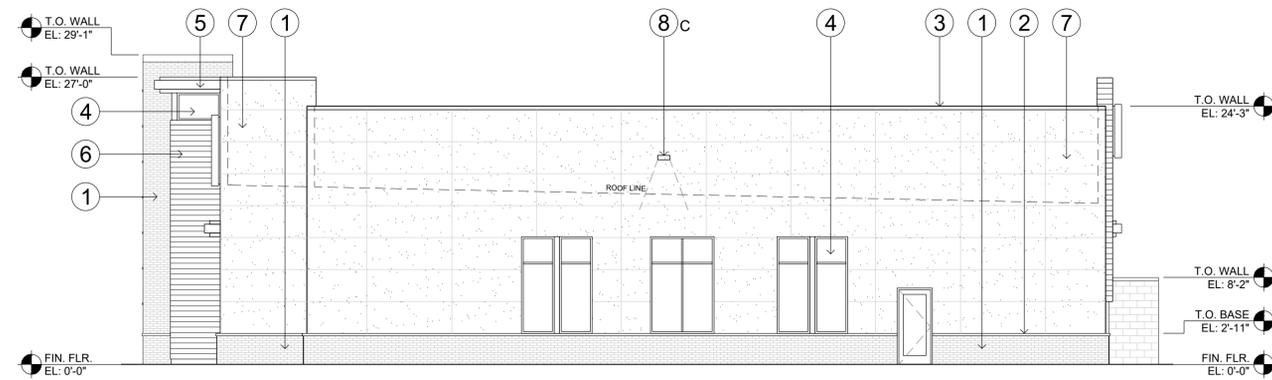
A NEW BUILDING FOR:
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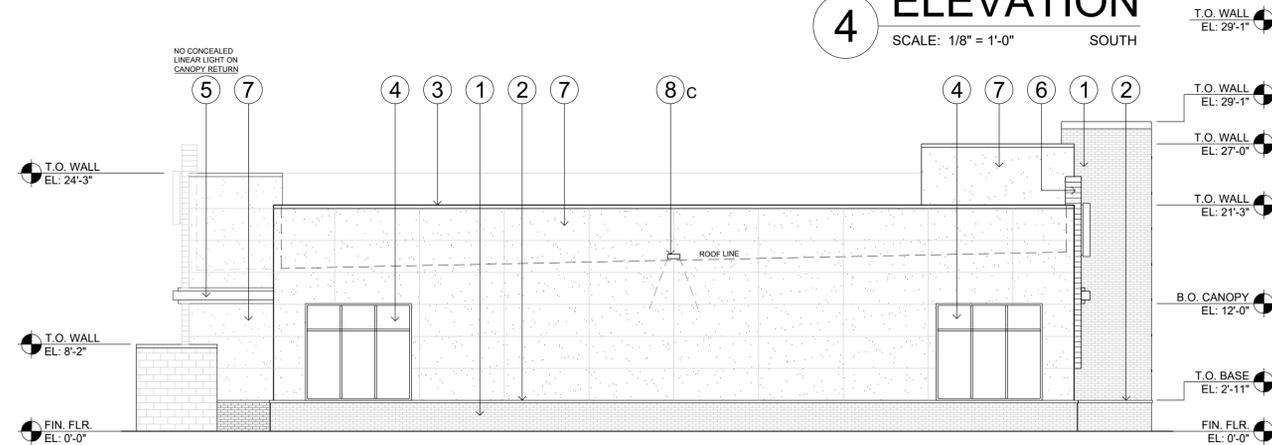
1 ELEVATION RENDER
N.T.S. WEST

PROJECT NO. 231206
DRAWING ISSUANCE
06/13/2025 REVISED FINAL PLAN

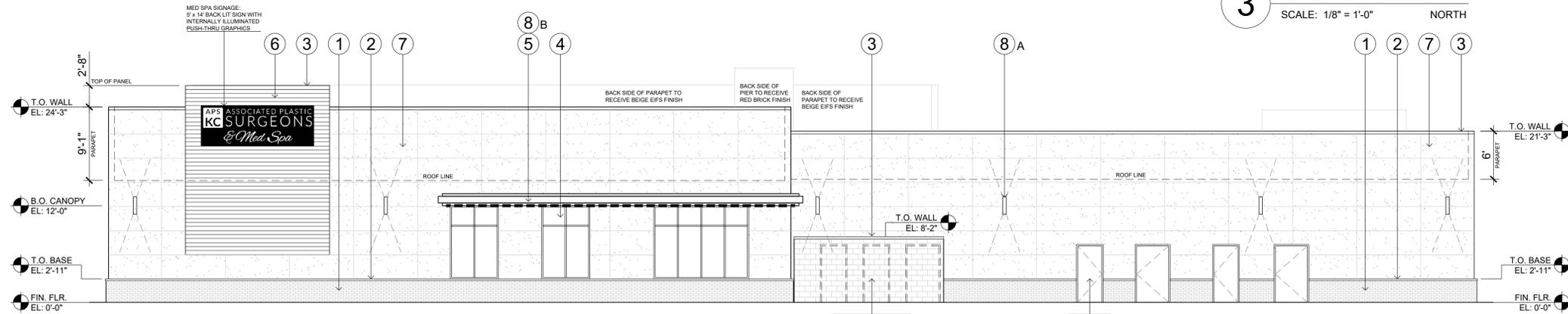
SHEET NUMBER
A2.0
EXTERIOR RENDER



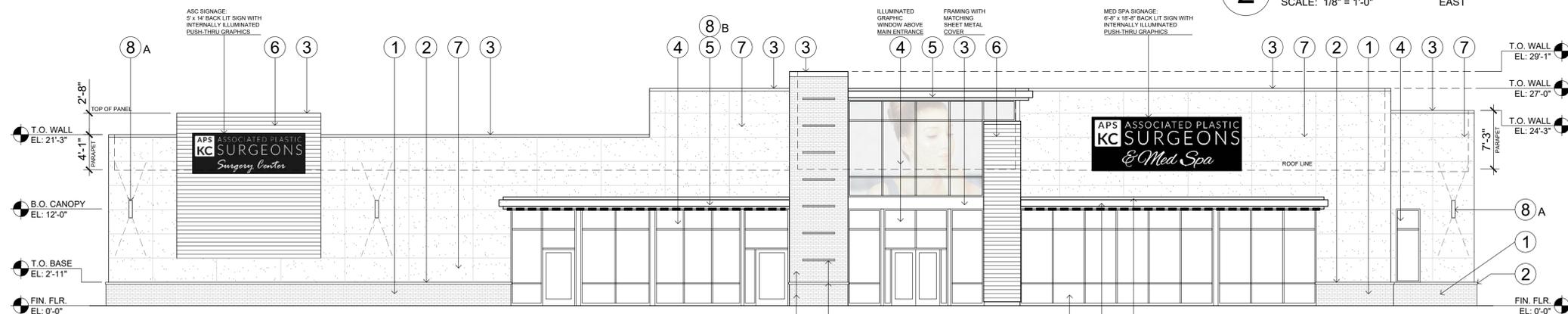
4 ELEVATION
SCALE: 1/8" = 1'-0" SOUTH



3 ELEVATION
SCALE: 1/8" = 1'-0" NORTH



2 ELEVATION
SCALE: 1/8" = 1'-0" EAST



1 ELEVATION
SCALE: 1/8" = 1'-0" WEST

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SHEET NUMBER

A2.1
ELEVATIONS