

SITE DEVELOPMENT PLANS
FOR
ASSOCIATED PLASTIC SURGEONS
ADDRESS: 2701 NE McBAINE DRIVE
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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



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.

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

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.

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.



PROJECT LOCATION

INDEX

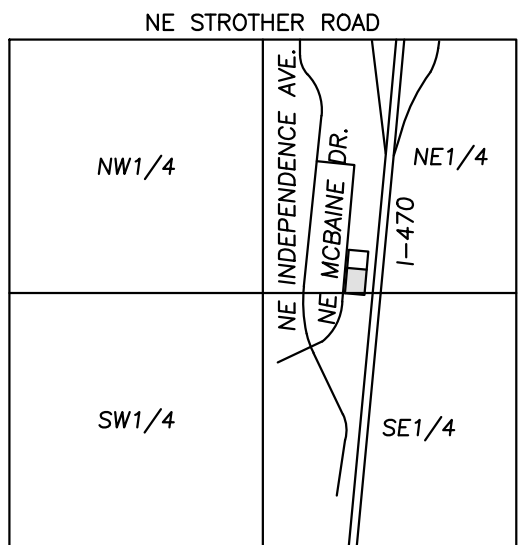
C000	COVER SHEET
C001	DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	ENLARGED SITE PLAN
C102	ADA PLAN
C200	GRADING PLAN
C201-C202	ENLARGED GRADING PLANS
C300	UTILITY PLAN
C301	SECONDARY STORM PLAN
C400	STORM SEWER PLAN & PROFILE
C500	DRAINAGE MAP
C600-601	EROSION CONTROL PLAN & DETAILS
C700-C706	STANDARD DETAILS
LS1-LS2	LANDSCAPE PLANS
E1.0	PHOTOMETRIC SITE PLAN
A1.0	FLOOR PLAN
A1.1	ROOF PLAN
A2.0	ELEVATION RENDER
A2.1	ELEVATIONS

PREPARED & SUBMITTED BY:

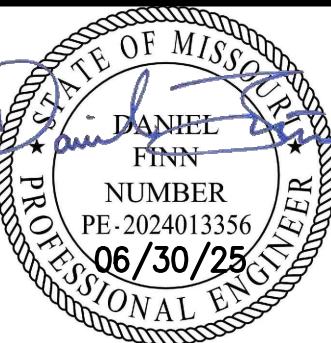
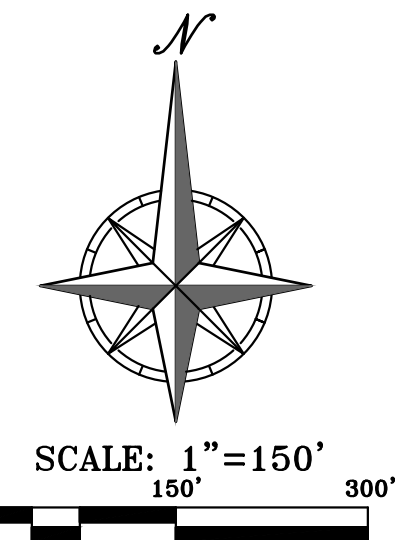
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: DANIEL FINN, P.E.

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



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



COVER SHEET
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAINE DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	240024	No.	Date	Revisions:	By	App.
DATE: 08-13-2024	DRAWN: AEB	1.	09-12-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC	2.	10-02-2024	REVISED PER CITY COMMENTS	AEB	DAF
CORRODATE OF AUTHORIZATION		3.	10-11-2024	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82		4.	01-03-2025	ERSI #1	AEB	DAF
ENGINEERING - E-361		5.	05-28-2025	REVISED BUILDING FOOTPRINT	AEB	DAF
CORRODATE OF AUTHORIZATION		6.	06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING-200700128						
ENGINEERING-200700028						

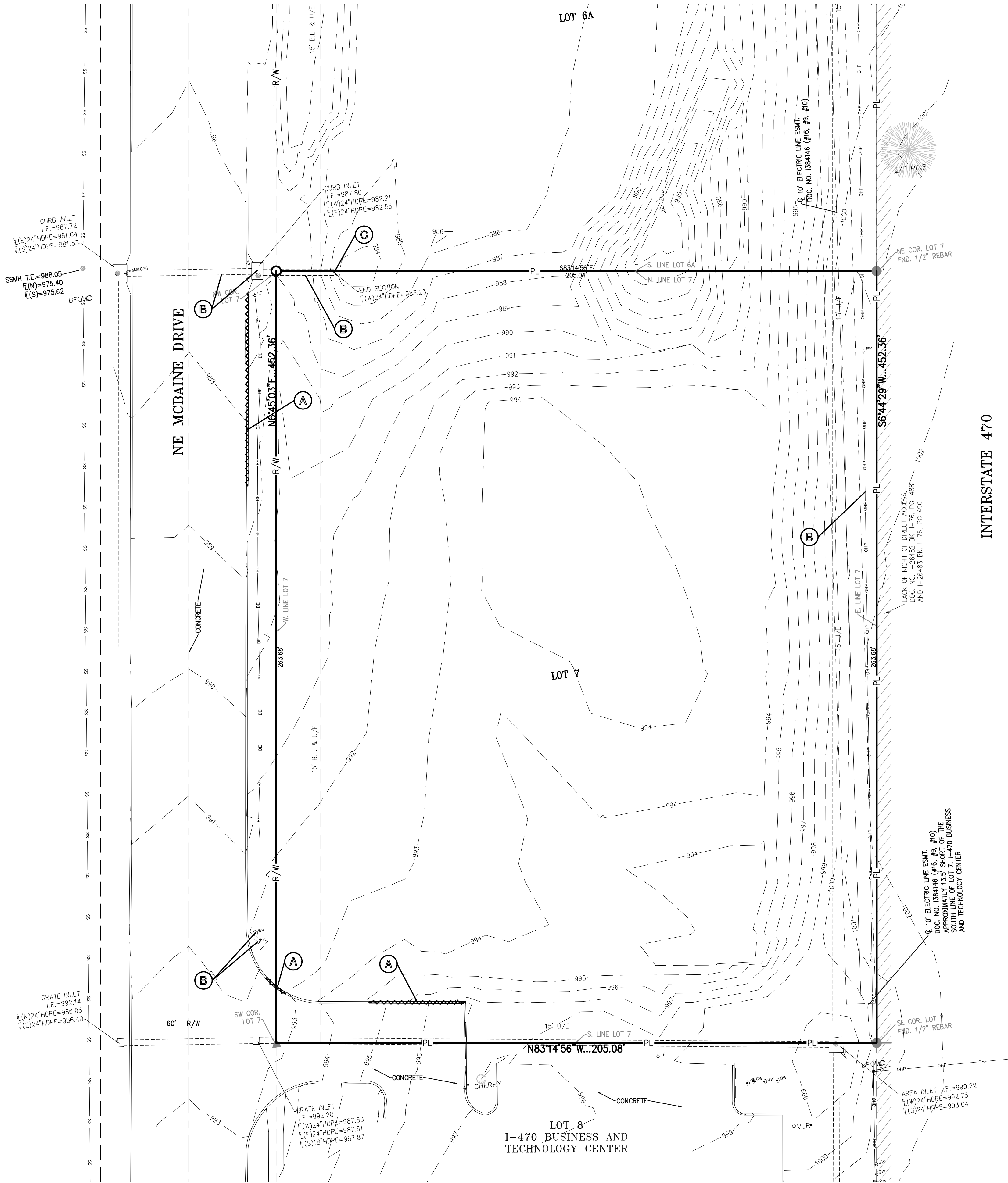
SHEET
C000

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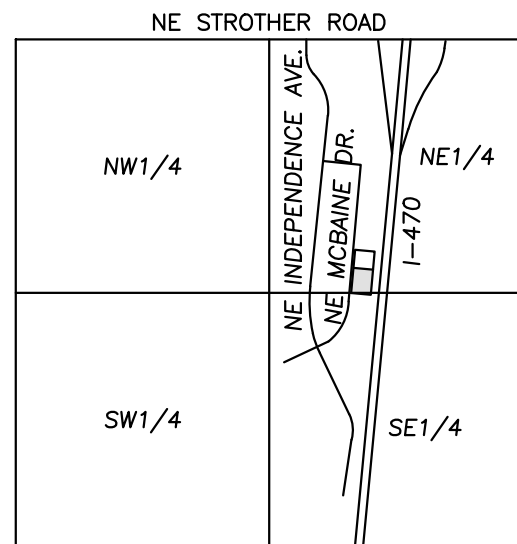


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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
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INTERSTATE 470



VICINITY MAP
SEC. 20-48N-31W



DEMOLITION NOTES:

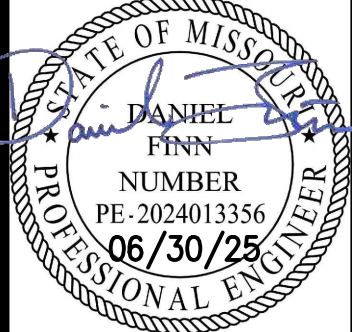
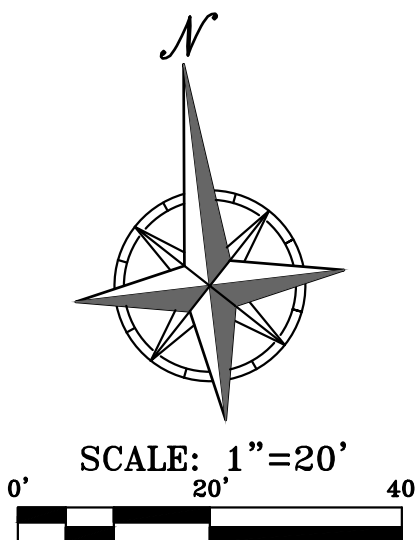
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL 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).

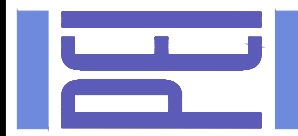
LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
(Symbol: Wavy line)	REMOVE EXISTING CURB & GUTTER
(Symbol: Tree)	EXISTING TREE TO REMAIN
BT	EXISTING BURIED TELEPHONE
CAV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC
OHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER
(Symbol: Dashed line)	EXISTING STORM SEWER
(Symbol: Circle with cross)	EXISTING FIRE HYDRANT
LP	EXISTING LIGHT POLE
(Symbol: X)	EXISTING CHAIN LINK FENCE



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PLANNING
ENGINEERING
IMPLEMENTATION



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

PROJECT NO.	240024	By	App.
DATE: 08-13-2024	DRAWN: AEB	AEB	DAF
CHECKED: DAF	APPROVED: JDC	AEB	DAF
CORPORATE DATE OF AUTHORIZATION	2. 10-02-2024	AEB	DAF
LAND SURVEYING - LS-82	3. 10-11-2024	AEB	DAF
ENGINEERING - E-361	4. 01-03-2025	AEB	DAF
STATE OF AUTHORIZATION	5. 05-28-2025	AEB	DAF
LAND SURVEYING-200701028	6. 06-30-2025	AEB	DAF
ENGINEERING-200700208			

SHEET

C001

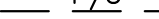
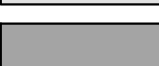
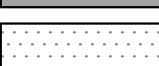
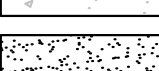


LOT 7, 1-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
ACCORDING TO THE RECORDED PLAT THEREOF.

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. 2909SC0430G, AND DATED JANUARY 20, 2017.

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	0.8400 Ac. (68%)
Open Space	0.4000 Ac. (32%)

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

	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY
	2' CURB & GUTTER
	6" CURB
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	LANDSCAPE SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - A) Kansas City's Municipal Code.
 - B) The City of Lee's Summit Technical Specifications and Municipal Code.
 - C) 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crosses prior to the start of construction. Notify the engineer of any discrepancies.
10. **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. The requirement will apply continuously and not be limited to normal working hours. Any safety violation observed 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.
11. All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City Materials Metro Bond (KCMMB) design specifications for 4,000 p.s.i. or air-entrained concrete. APTWA detail references are provided for all geometrical and other design information.
12. Refer to the building plans for site lighting electrical requirements, including conduits, pole boses, pull boxes, etc.

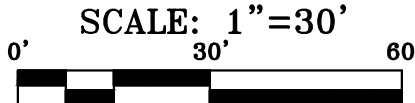
1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

1. 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.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. 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.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

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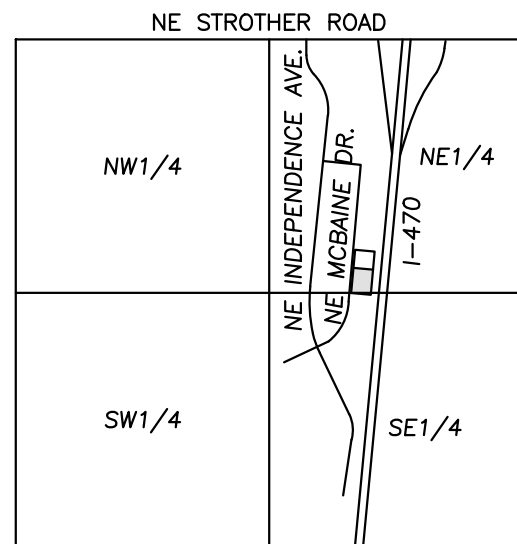
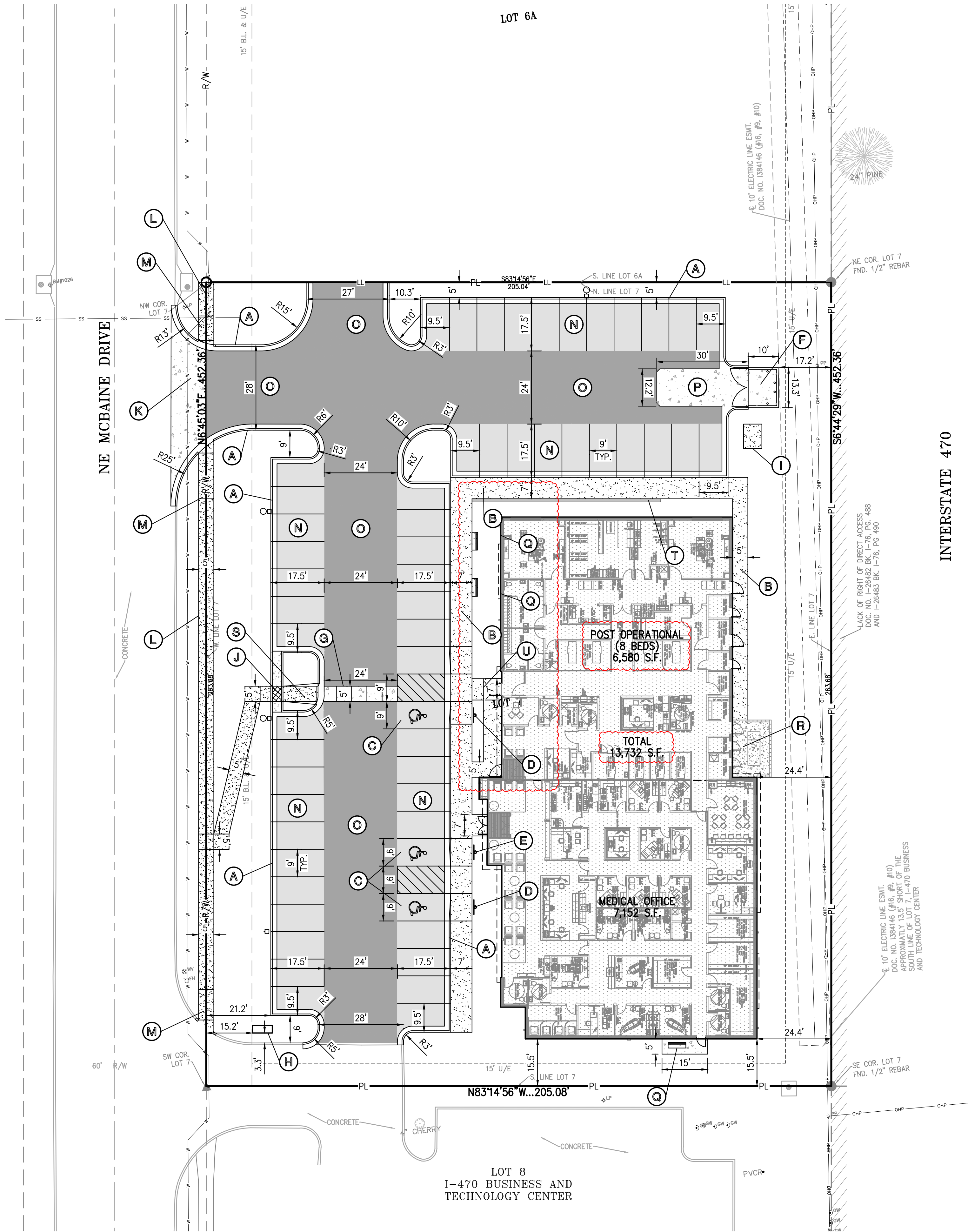
VICINITY MAP
SEC. 20-48N-31W

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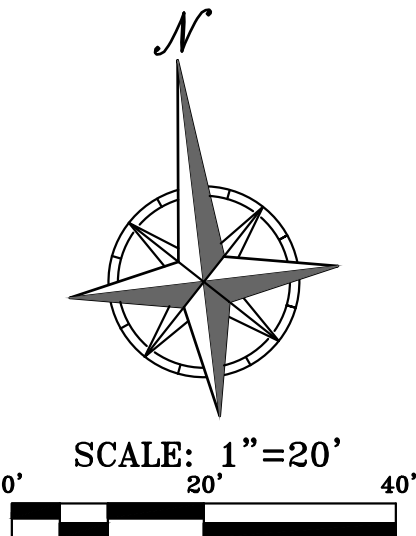
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VICINITY MAP
SEC. 20-48N-31W

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	
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT	
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT	
[Pattern]	PROPOSED BUILDING	
[Pattern]	CONCRETE PAVEMENT	
[Pattern]	CONCRETE SIDEWALK	



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 CONCRETED CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET C700.
- (H) INSTALL MONUMENT SIGN (RE: ARCH PLANS).
- (I) CONSTRUCT TRANSFORMER PAD (RE: EVERGY 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 RAMPS" 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.

PROJECT NO.	240024	No.	By	App.
DATE	08-13-2024	1.	09-12-2024	AEB DAF
CHECKED	DAF	2.	10-02-2024	AEB DAF
REVISOR	DAF	3.	10-11-2024	AEB DAF
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ENGINEERING - E-361		6.	06-30-2025	AEB DAF
DATE OF AUTHORIZATION				
LAND SURVEYING-200701028				
ENGINEERING-200700328				

SHEET
C101

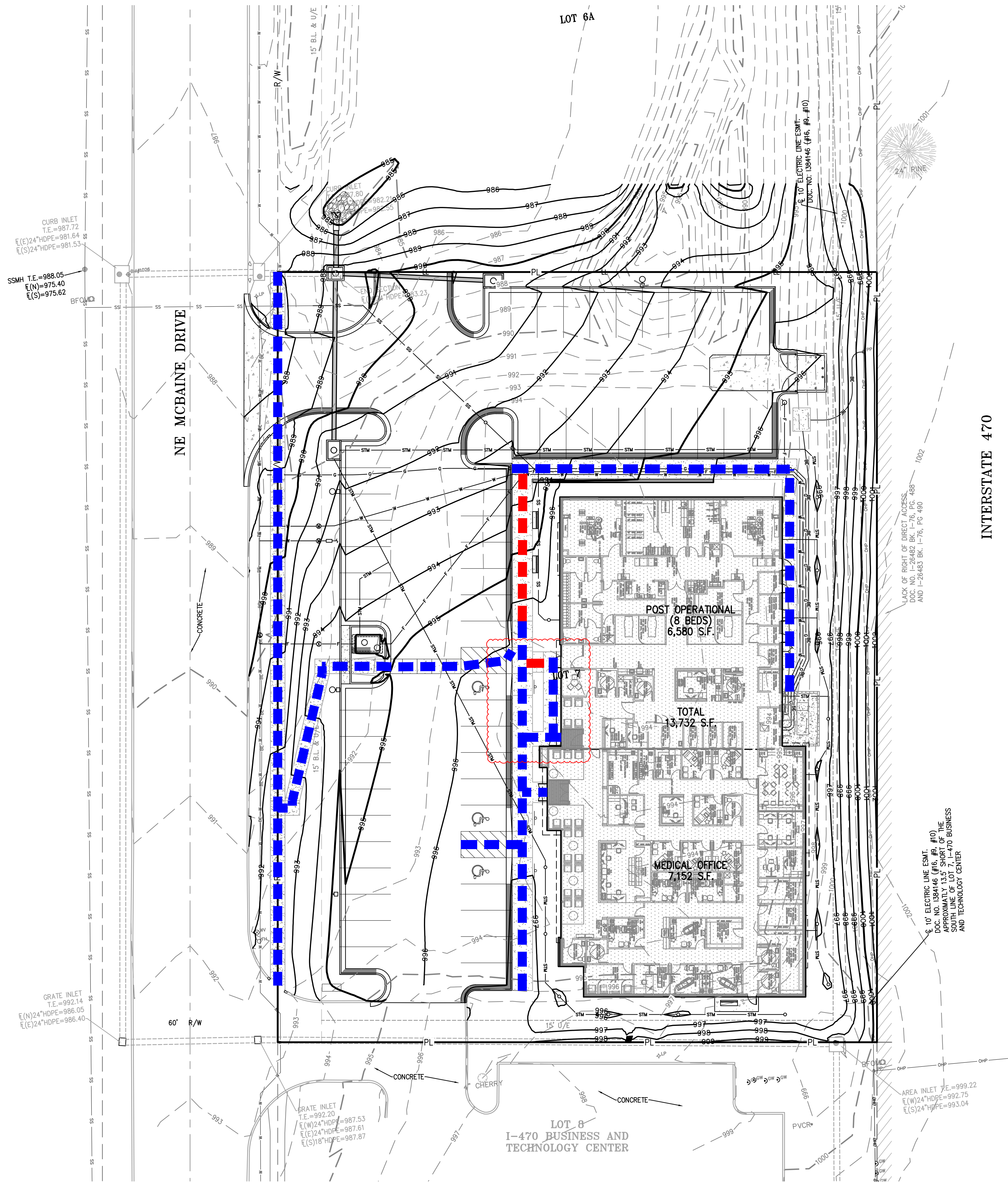
ENLARGED SITE PLAN
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064



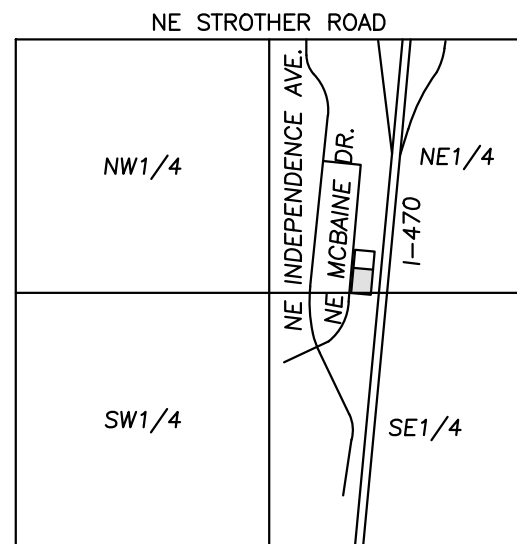
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\\PHILIPS-SERVER\Projects\140024\Drawings\Permit Plans\ADA.dwg Layout1 Jun 30, 2025 7:15pm Daniel Finn



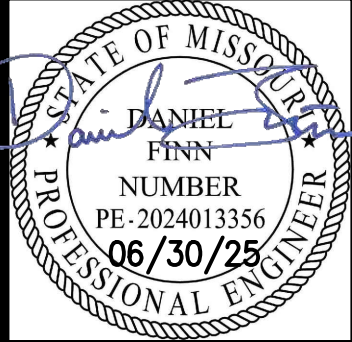
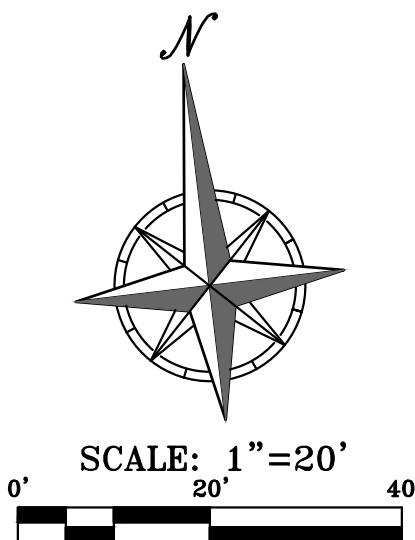
INTERSTATE 470



VICINITY MAP
SEC. 20-48N-31W



LEGEND
Blue dashed line = ADA ROUTE
Red dashed line = NON-ADA ROUTE



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

PROJECT NO.	240024	No.	Date	Revisions:	By	App.
DATE: 08-13-2024	DRAWN: AEB	1.	09-12-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC	2.	10-02-2024	REVISED PER CITY COMMENTS	AEB	DAF
CORPORATE OF AUTHORIZATION		3.	10-11-2024	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82		4.	01-03-2025	ERSI #1	AEB	DAF
ENGINEERING - E-361		5.	05-28-2025	REVISED BUILDING FOOTPRINT	AEB	DAF
CERTIFICATE OF AUTHORIZATION		6.	06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING-20070128						
ENGINEERING-20070028						

SHEET

C102

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Know what's below.
Call before you dig.

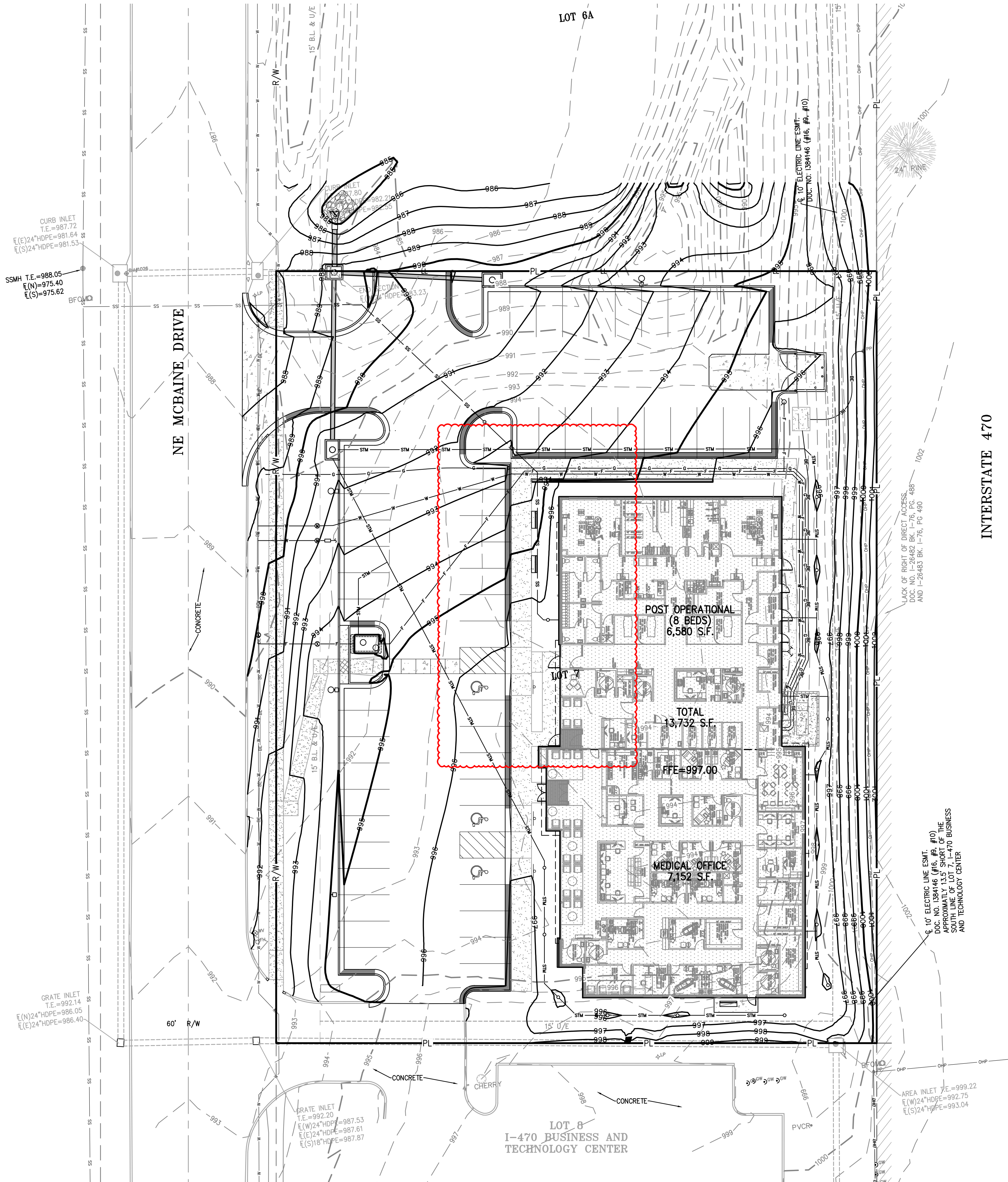
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BENCHMARK:

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 MCBANE DRIVE WEST OF
LOT 7.
ELEVATION = 987.72

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.



INTERSTATE 470

SITE GRADING NOTES:

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

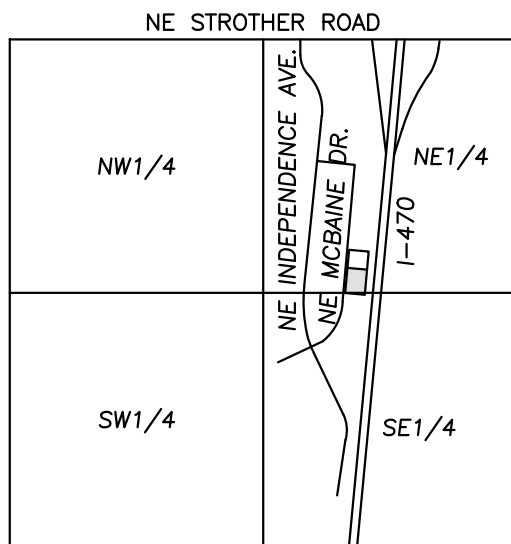
Earthwork Summary
Associated Plastic Surgeons
5/21/2025

Raw Excavation	781 Cu. Yds.
In Place Compaction (+15%)	-4,209 Cu. Yds.
Pavement Adjustment	848 Cu. Yds. (assume 12" of additional excavation)
Building Adjustment	1,017 Cu. Yds. (assume 24" of additional excavation)
On Site Net	-1,563 Cu. Yds.

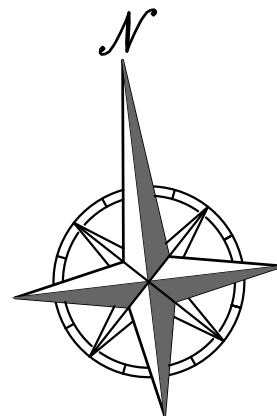
* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
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- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL



VICINITY MAP
SEC. 20-48N-31W



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



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

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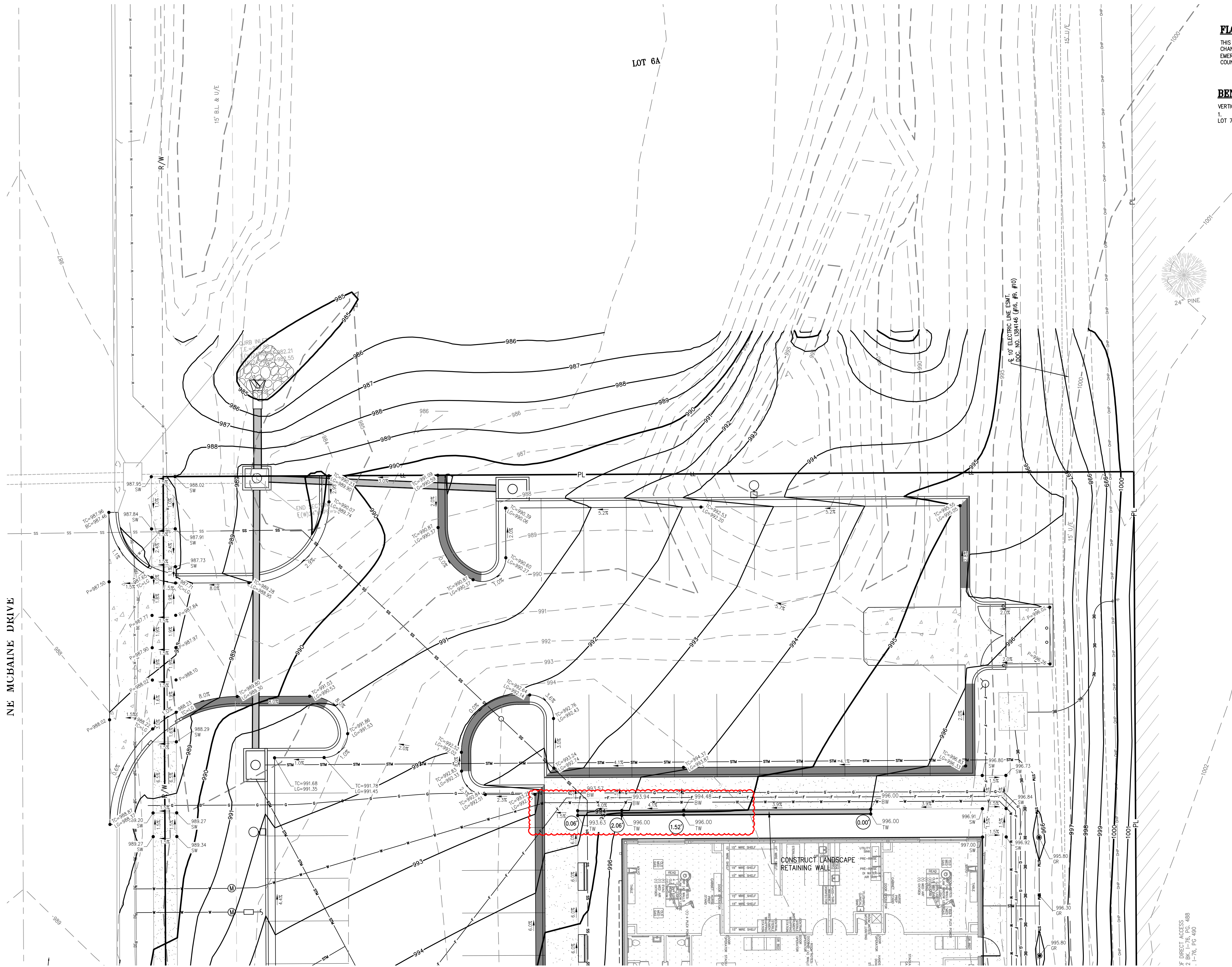
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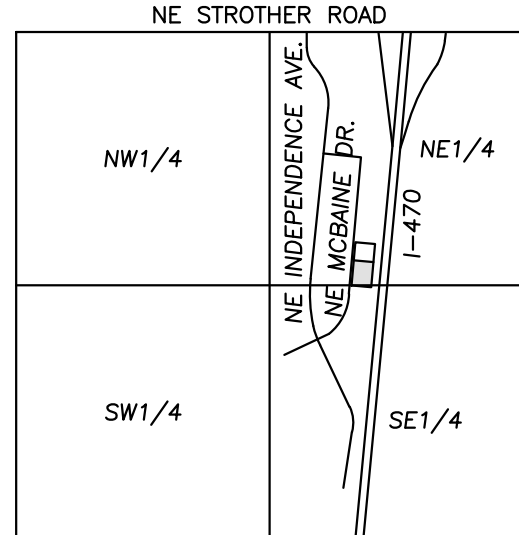


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BENCHMARK:

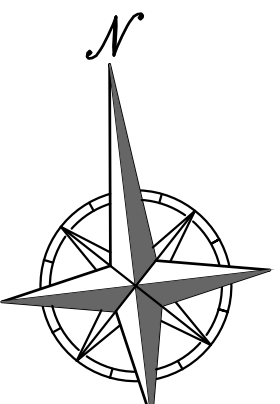
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ELEVATION = 987.72



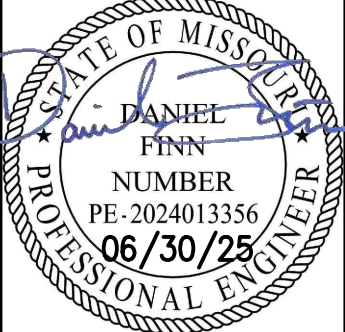
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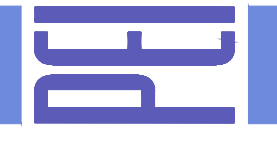


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ENLARGED GRADING PLAN
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
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SHEET

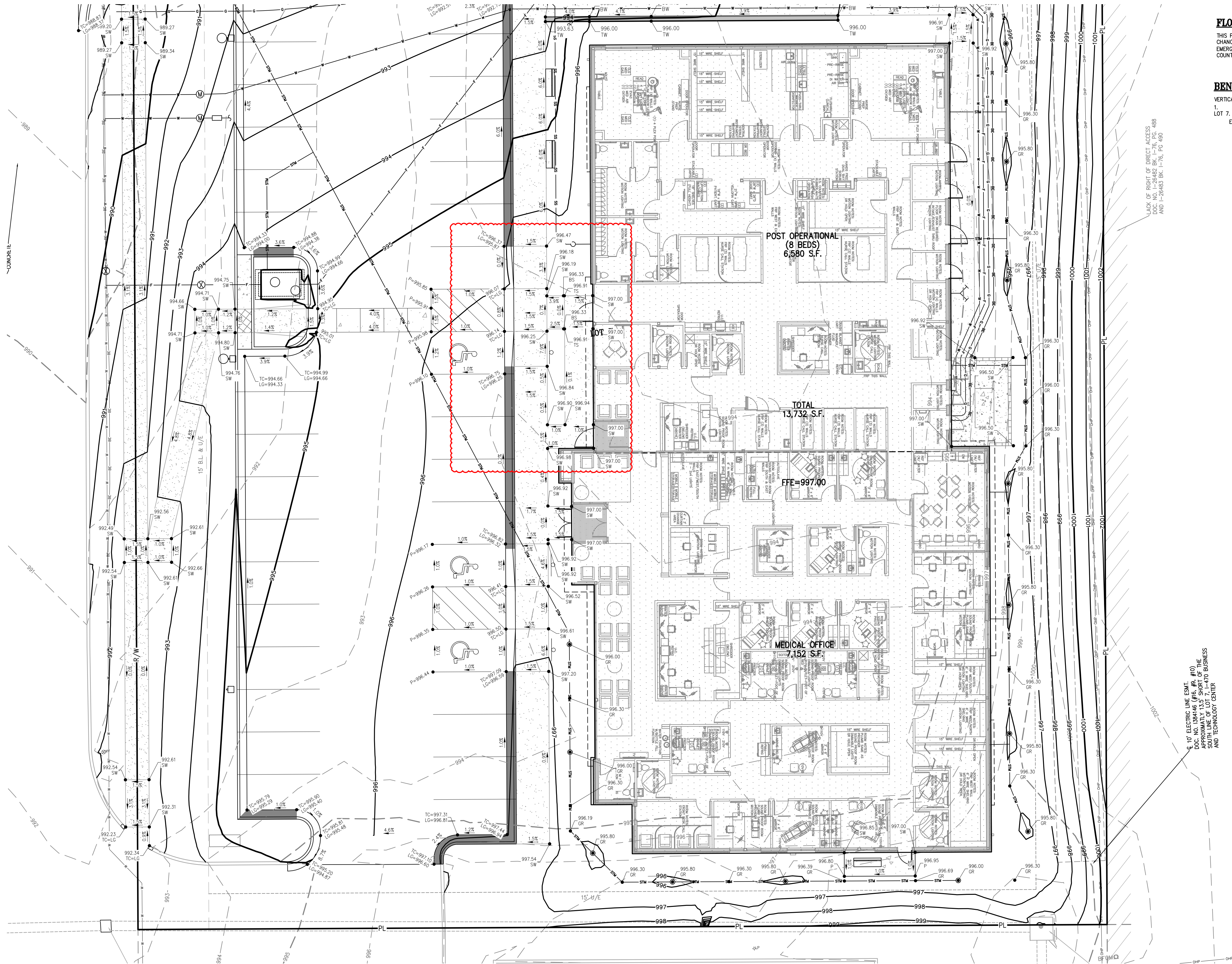
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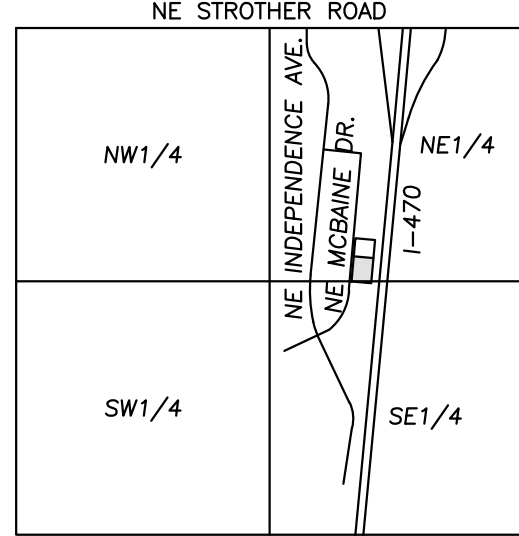
LACK OF RIGHT OF DIRECT ACCESS
DOC. NO. I-26482 BK. I-76, PG. 488
AND I-26483 BK. I-76, PG. 490

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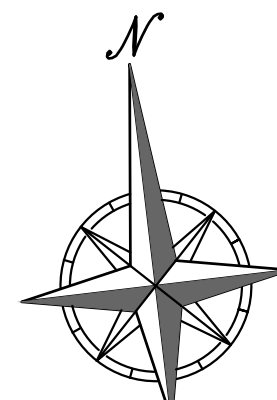
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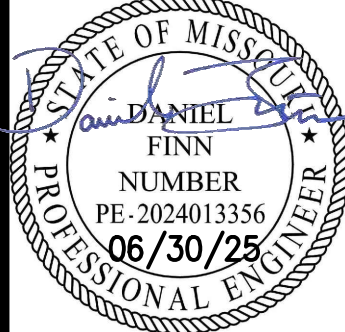
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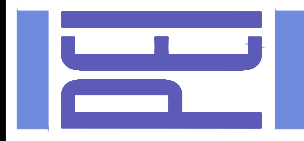


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SHEET

C202



E1 ELECTRIC ENTRY INTO BUILDING. FOLLOW IPL REQUIREMENTS (RE: BUILDING ELECTRICAL PLAN).

E2 PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING USE OF CONC'D & 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 C COPPER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ANY APPLICANCES 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 C890 PRIVATE FIRE LINE. CONNECT WITH A TEE WITH TWO VALVES. THE MAIN AND VALVE LOCATED AT THE BACKFLOW PREVENTION VAULT. 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 TAPING BACKFLOW PREVENTION DEVICE (DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA)) FOR 6" FIRE LINE. REFER TO LET'S SUMMIT STANDARD DETAIL W6-112 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). CONTRACTOR TO PROVIDE DEVICE SHALL BE LOCATED INSIDE BUILDING (RE: BUILDING PLANS FOR BACKFLOW PREVENTION DEVICE DETAILS AND SPECIFICATIONS).

W8 FIRE DEPARTMENT CONNECTION LOCATION (RE: MFP 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 LOW WITH THE BONEIT 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" RP2 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).
FO=997.00
FL 4" =983.00

S2 INSTALL 81.5 L.F. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 9.8% SLOPE.

S3 FO=992.80
FL 4" =985.05

S4 INSTALL 75.5 L.F. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 7.8% SLOPE.

S5 CONNECT TO EXISTING 78 L.F. 4" PVC SANITARY SEWER SERVICE SUBJ 20 L.F. UPSTREAM EXISTING MANHOLE.
EX 4" FL =978.60a (PER AS-BUILTS)

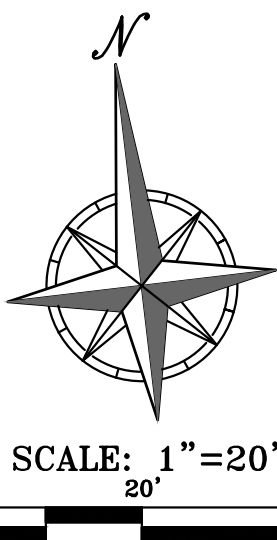
S6 INSTALL CLEAN OUT IN NON-PAVED AREA. SEE SHEET C702, "CLEANOUT (NON-PAVED AREAS)" DETAIL.

G1 GAS ENTRY WITH WATER METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER. SIZE OF 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.

1. 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.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall 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.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevation on non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. 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.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidents 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.
7. 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.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. 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.
10. 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 incidents 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.
11. All fill material will 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.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. 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:
 1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
 2. Fittings: Wrought copper (95.5 Tin Antimony solder joint), ASME B 16.22.
14. Minimum trench width shall be 2 feet.
15. 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.
16. 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.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. 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.
19. 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 construction of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
20. 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.
21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
22. Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

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

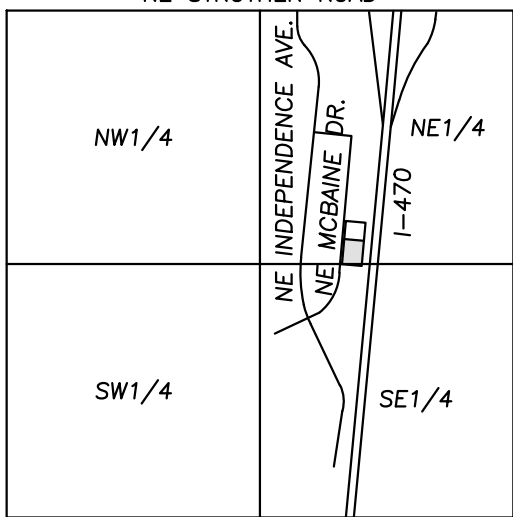
PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
—CATV	EXISTING CABLE TELEVISION LINE
—FO	EXISTING FIBER OPTIC LINE
—G	EXISTING GAS LINE
—BC	EXISTING BURIED ELECTRIC LINE
—OHP	EXISTING OVERHEAD POWER LINE
—S	EXISTING OVERHEAD TELEPHONE LINE
—SS	EXISTING SANITARY SEWER LINE
---24"HDPE---	EXISTING STORM SEWER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



UTILITY NOTES:
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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Know what's **below**.
Call before you dig.



VICINITY MAP
SEC. 20-48N-31W

PROJECT NO.	240024	No.	Date	Revisions	By	App
DATE: 08-13-2024	1	09-12-2024	REVISED PER CITY COMMENTS	CEB	DAF	DAF
DATE: 08-13-2024	2	10-02-2024	REVISED PER CITY COMMENTS	CEB	DAF	DAF
CERTIFICATE OF APPROVAL	3	10-10-2024	REVISED PER CITY COMMENTS	CEB	DAF	DAF
DATE OF APPROVAL	4	01-03-2025	ERSI #1	CEB	DAF	DAF
LAND SURVEYING - LS-82	5	01-03-2025	REVISED BUILDING FOOTPRINT	CEB	DAF	DAF
LAND SURVEYING - E-382	6	08-30-2025	REVISED PER CITY COMMENTS	CEB	DAF	DAF

SHEET

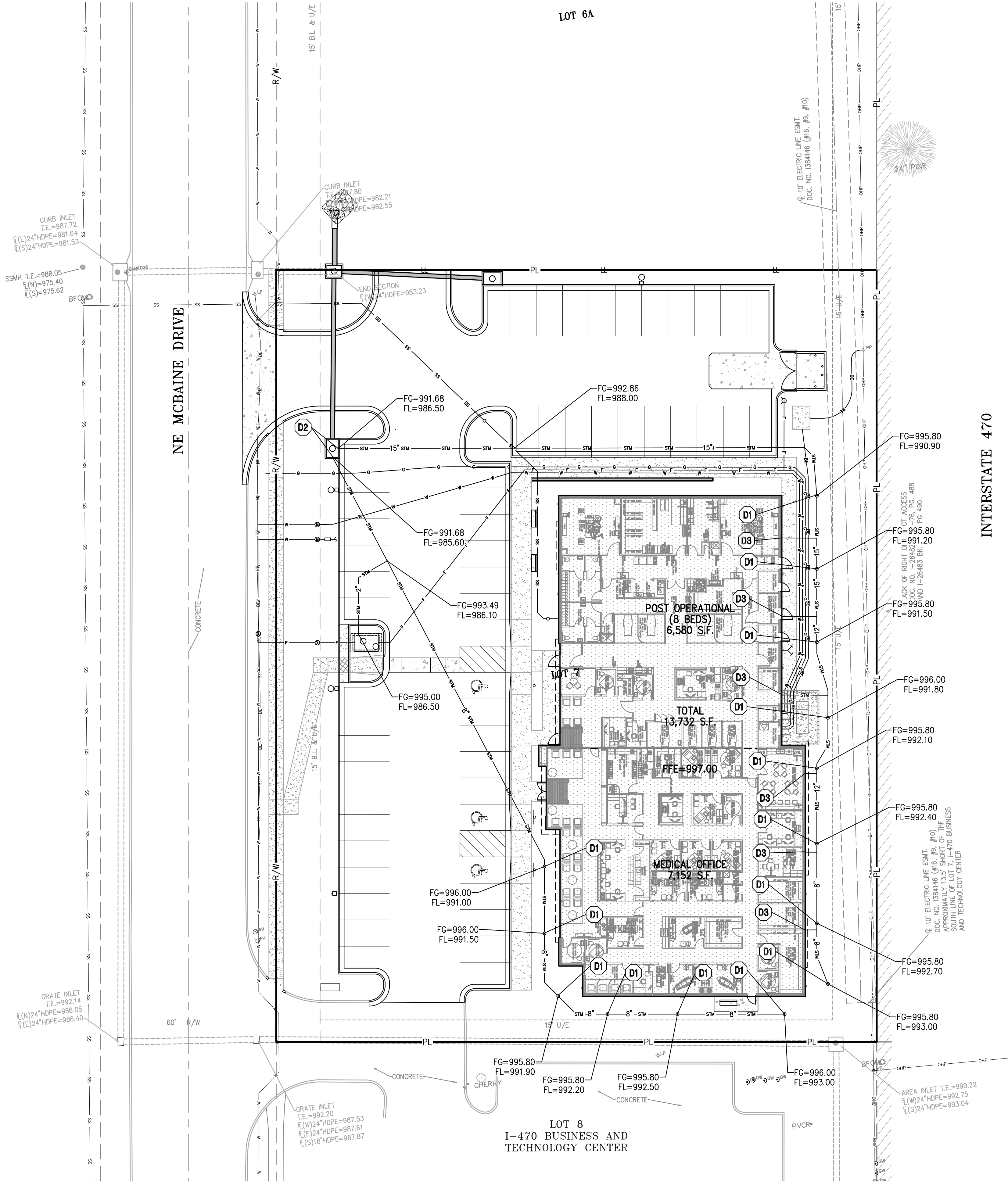
C300

\\phelps-engineering\projects\240024\Drawings\SECONDARY STORM.dwg Layout1 Jun 30, 2025 - 10:21am Daniel Finn

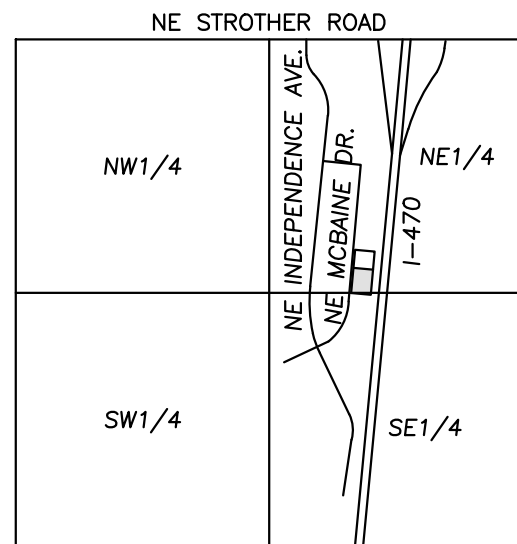


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INTERSTATE 470



VICINITY MAP
SEC. 20-48N-31W

UTILITY KEY NOTES:

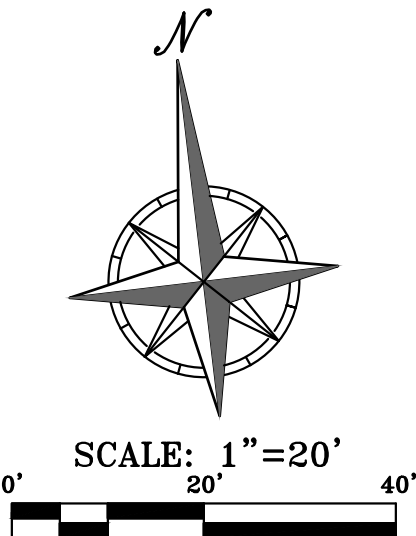
- D1 INSTALL 18" NYOPLAST INLINE DRAIN W/ STANDARD GRATE.
- D2 CONNECT SECONDARY STORM LINE TO STORM SEWER STRUCTURE.
SEE STORM SEWER PLAN & PROFILES.
- D3 INTERNAL ROOF DRAIN LOCATION (RE: BUILDING PLANS).
- D4 INSTALL 2" SECONDARY STORM PIPE FROM BACKFLOW PREVENTION
VAULT SUMP TO 8" SECONDARY STORM 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
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
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24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
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W-6"	EXISTING WATER LINE (& SIZE)
F-6"	EXISTING FIRE LINE (& SIZE)
-ST-6"	PROPOSED ROOF DRAIN (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
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PHelps ENGINEERING, INC.
1270 N. Windhester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.phelpsenengineering.com



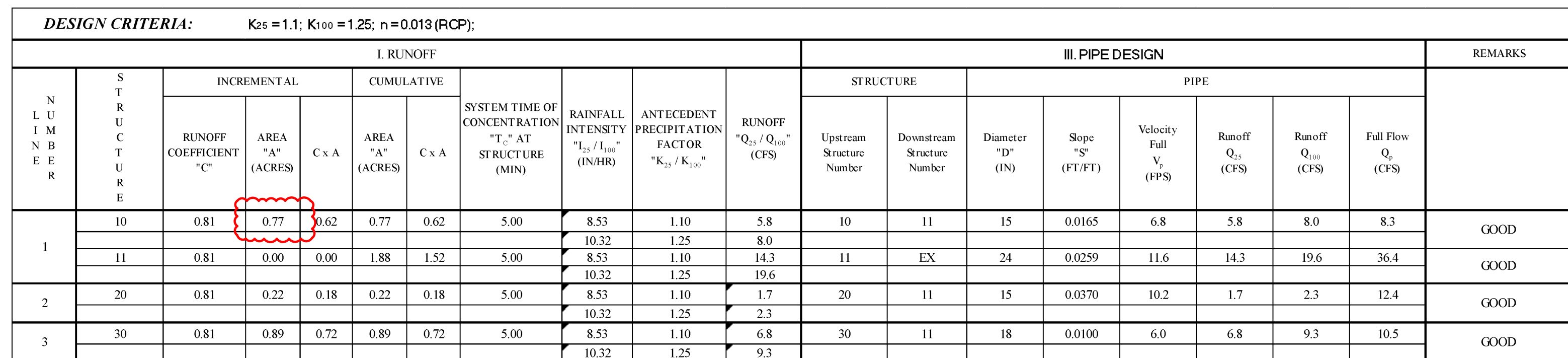
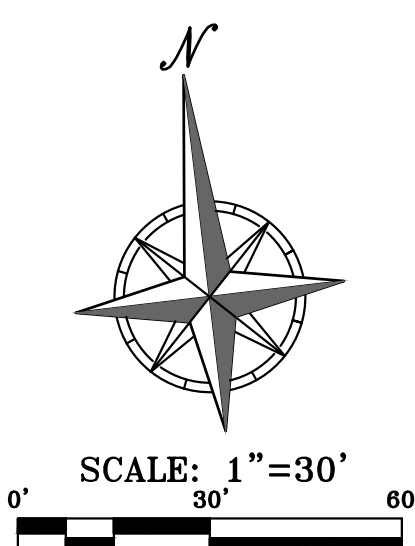
SECONDARY STORM SEWER PLAN

I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBaine Dr
LEE'S SUMMIT, MISSOURI 64064

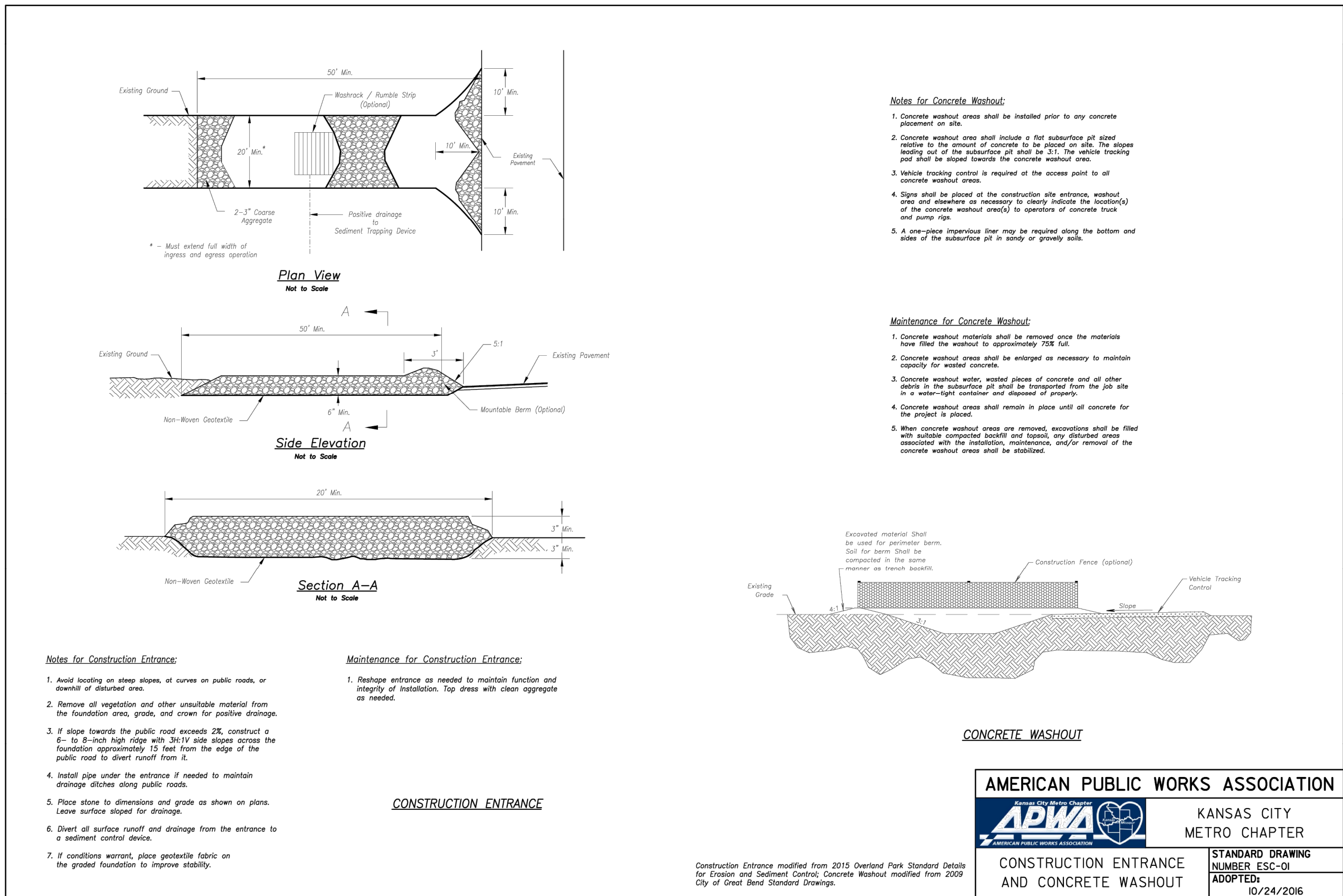
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DATE: 08-13-2024	DRAWN: AEB	AEB	DAF
CHECKED: DAF	APPROVED: JDC	AEB	DAF
CORPORATE DATE OF AUTHORIZATION	10-02-2024	AEB	DAF
LAND SURVEYING - LS-82	10-11-2024	AEB	DAF
ENGINEERING - E-361	01-03-2025	AEB	DAF
DATE OF AUTHORIZATION	05-28-2025	AEB	DAF
LAND SURVEYING - 200701028	06-30-2025	AEB	DAF
ENGINEERING - 200700209		AEB	DAF

SHEET

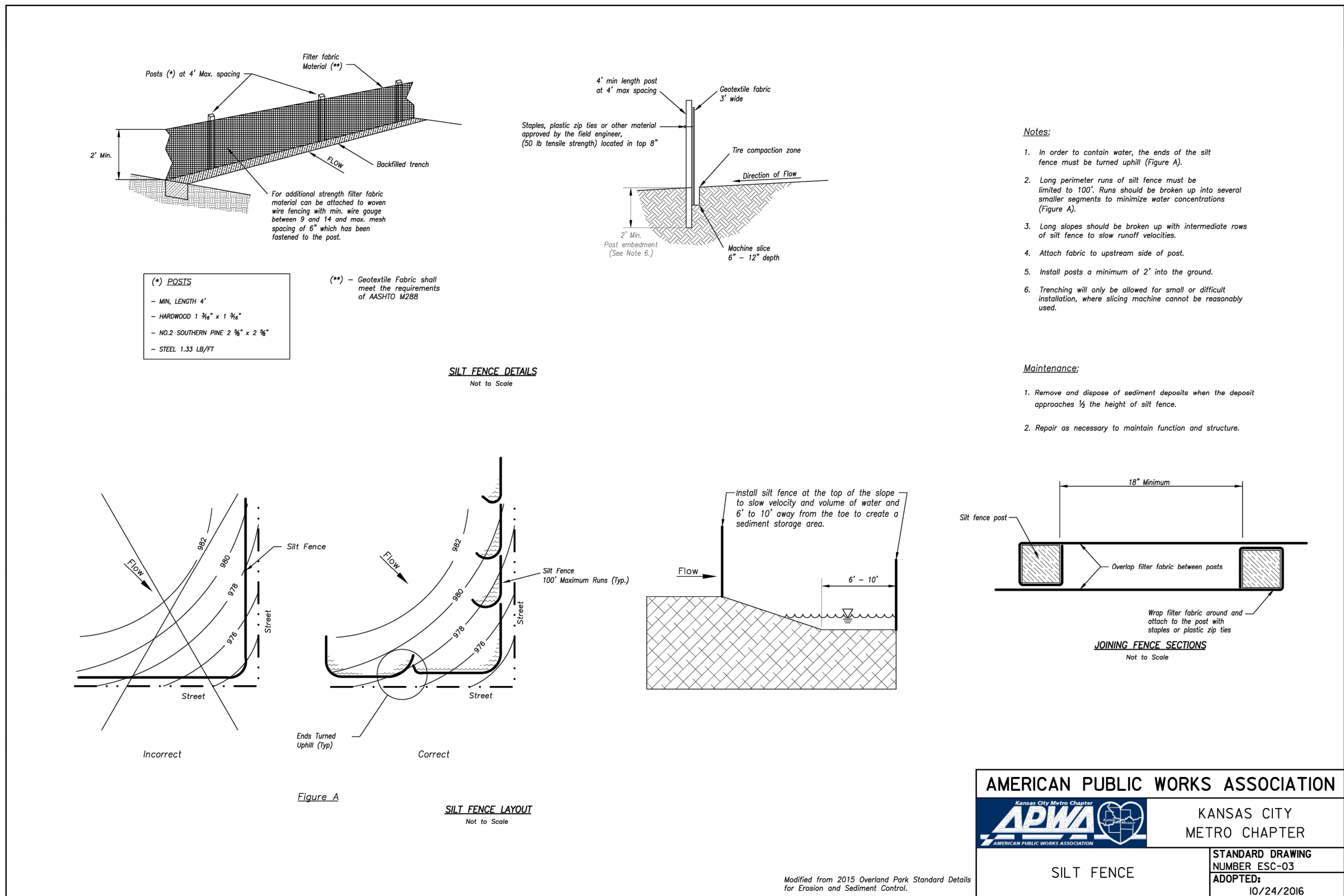
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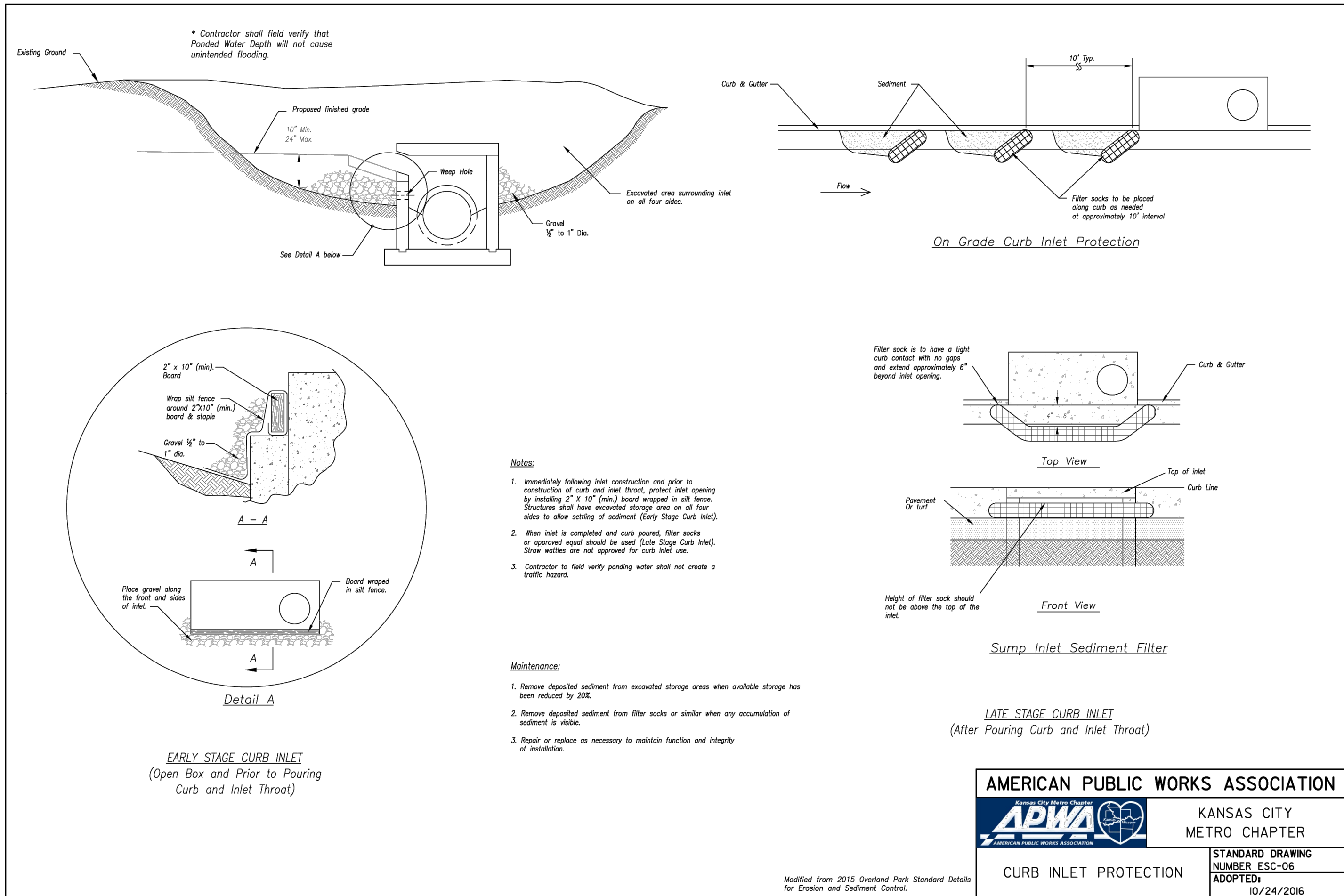
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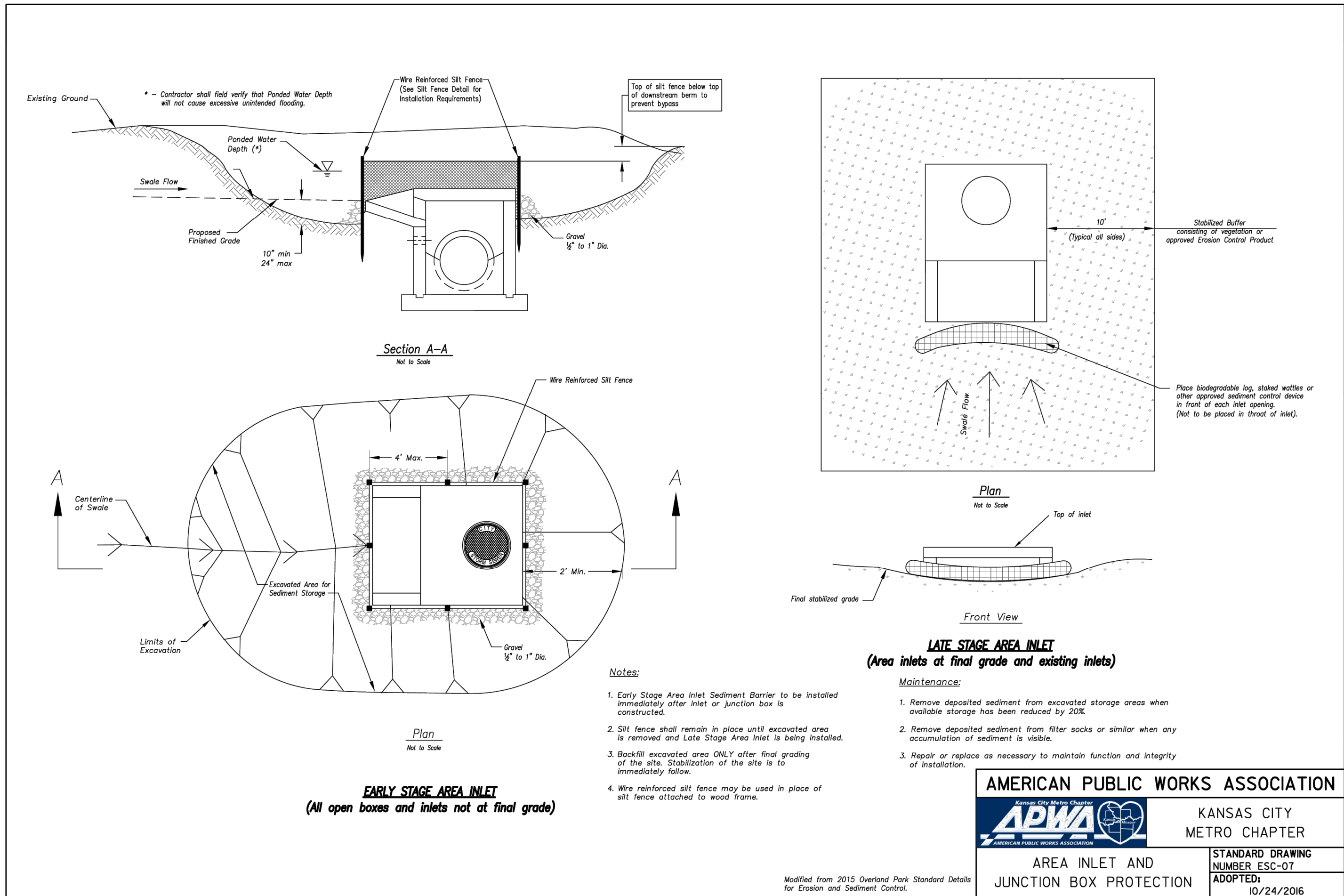
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-G1 ADOPTED: 10/24/2016



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-G3 ADOPTED: 10/24/2016



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



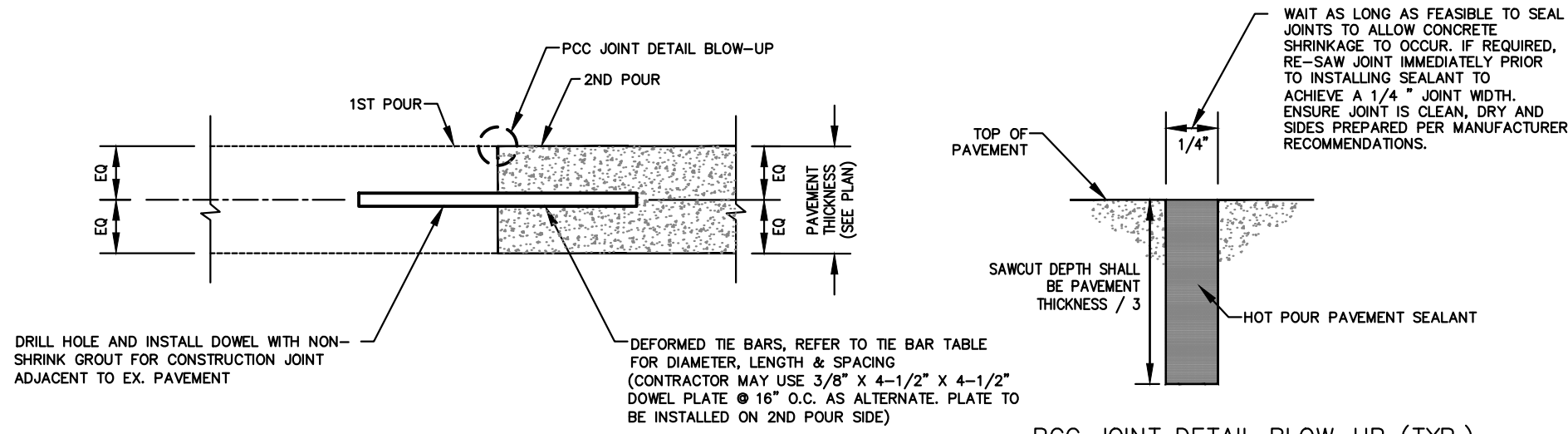
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

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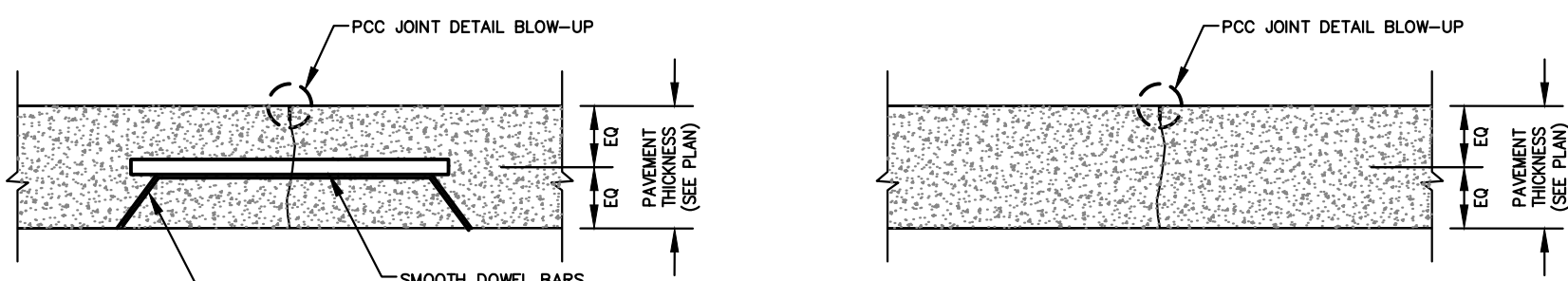
Dowel size*			
Slab depth, in. (mm)	Dowel diameter, in. (mm)	Dowel embedment, in. (mm) ²	Total dowel length, in. (mm) ²
5 (125)	5/8 (16)	5 (125)	12 (300)
6 (150)	3/4 (19)	6 (150)	14 (360)
7 (180)	7/8 (22)	6 (150)	14 (360)
8 (200)	1 (25)	6 (150)	14 (360)
9 (230)	1-1/8 (29)	7 (180)	16 (400)

*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.

Tie bar dimensions		Tiebar spacing			
Slab depth, in. (mm)	Tiebar size, in. (mm)	Distance to nearest free edge or to nearest joint where movement can occur			
		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

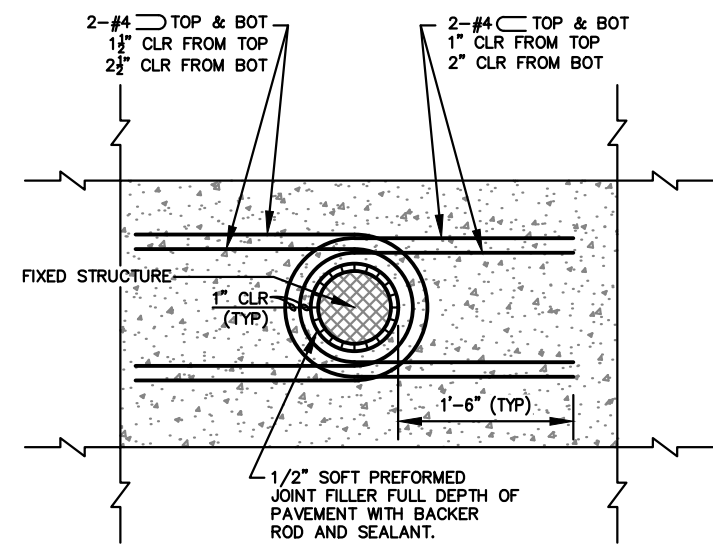


CONTRACTION JOINT (DOWELED)

CONTRACTION JOINT (UNDOWELED)

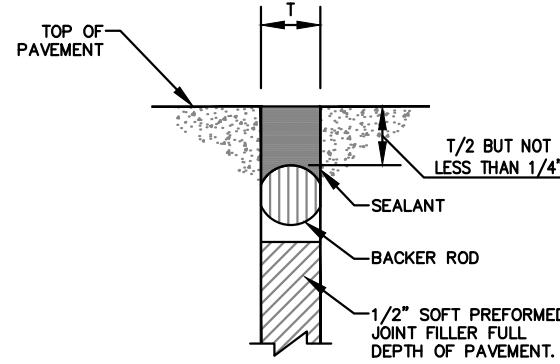
CONCRETE JOINT DETAILS

SCALE: N.T.S.

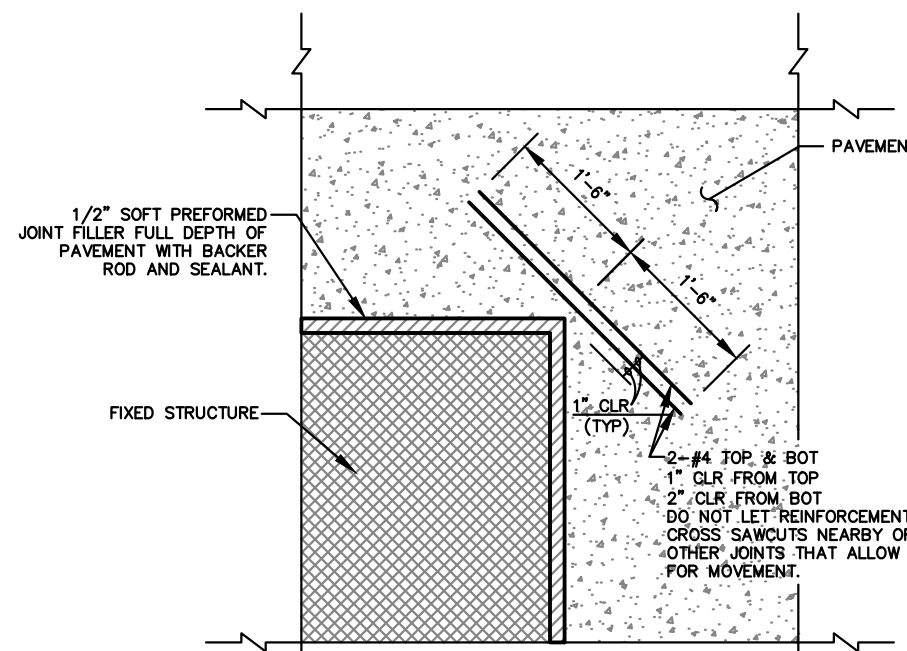


TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

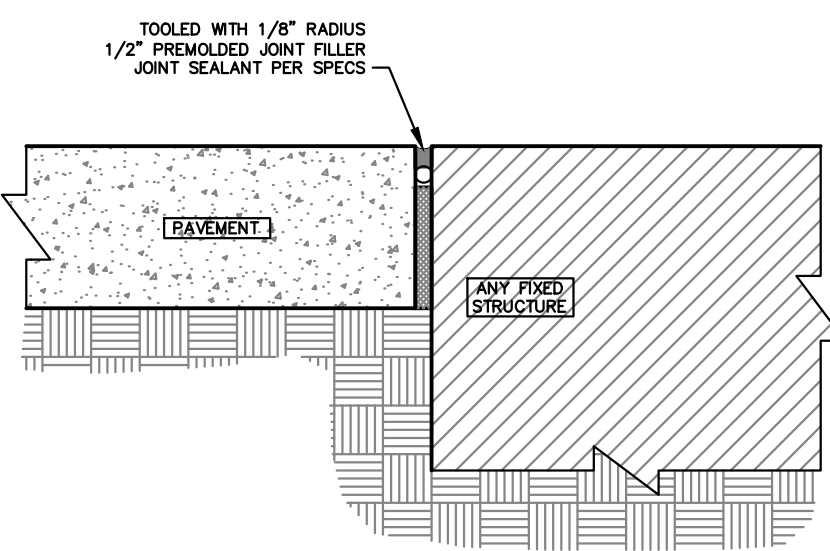


BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



ISOLATION JOINT

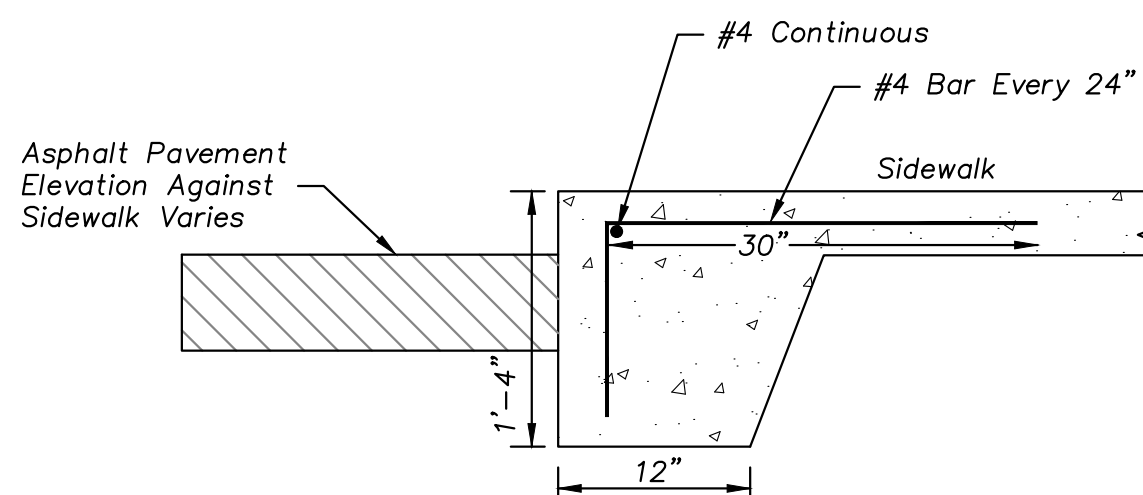
NOTES:

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.

ISOLATION JOINT DETAILS

SCALE: N.T.S.

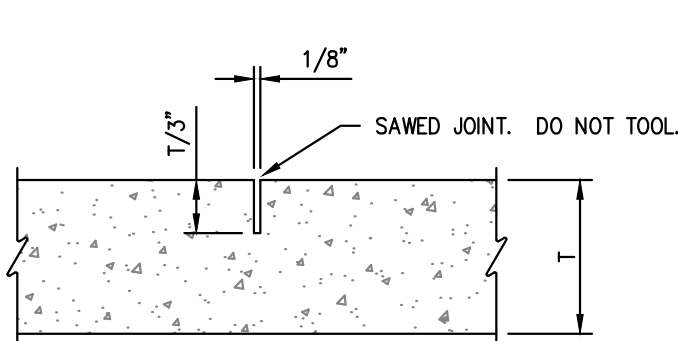


TURN DOWN SIDEWALK DETAIL

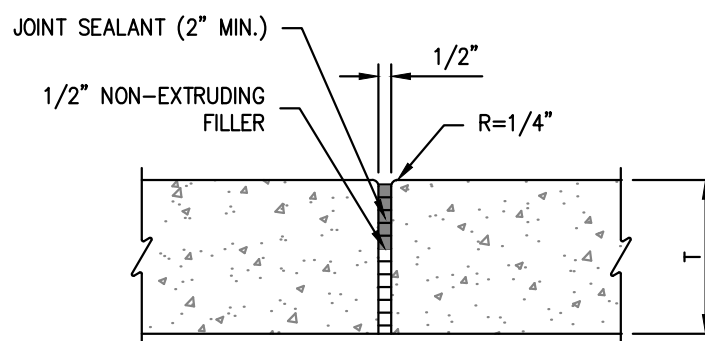
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GENERAL PAVING NOTES:

- 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 - +1/2 - 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 (KOMMB) 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 SIKAFIBERMESH-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.



TYPE A JOINT

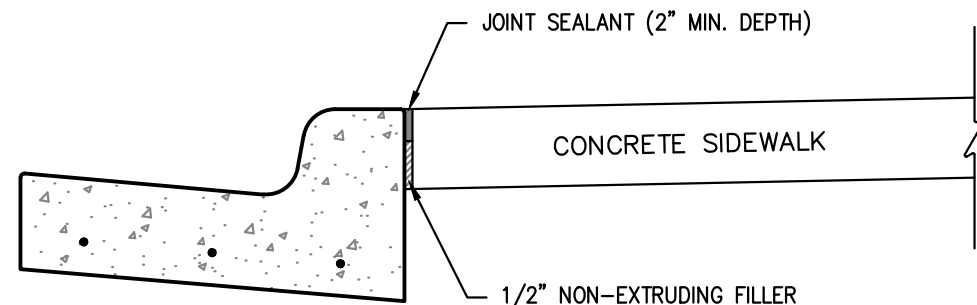


TYPE B JOINT

NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS

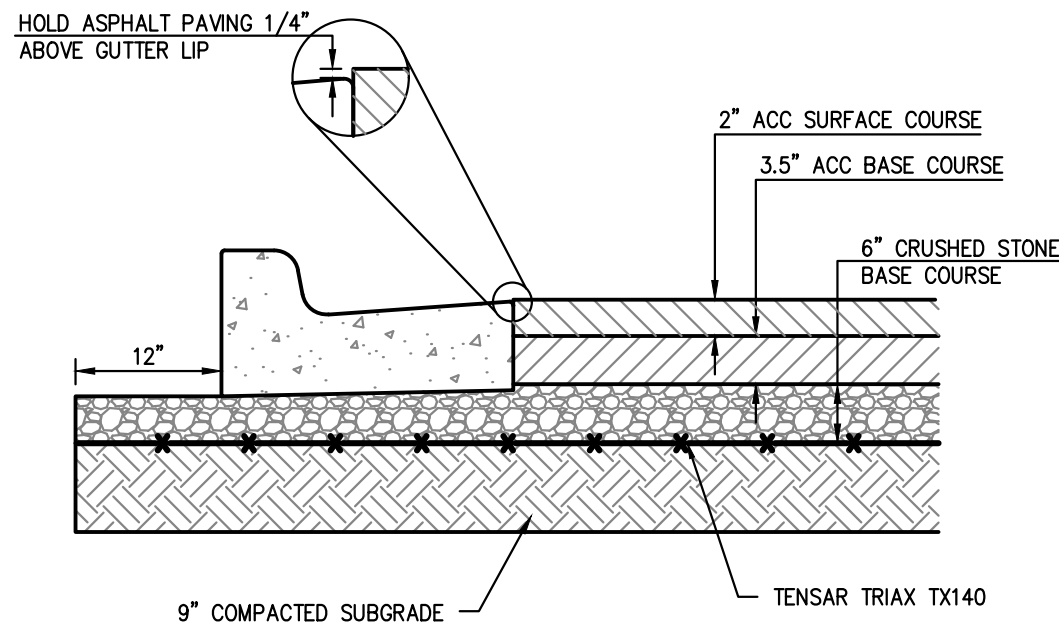
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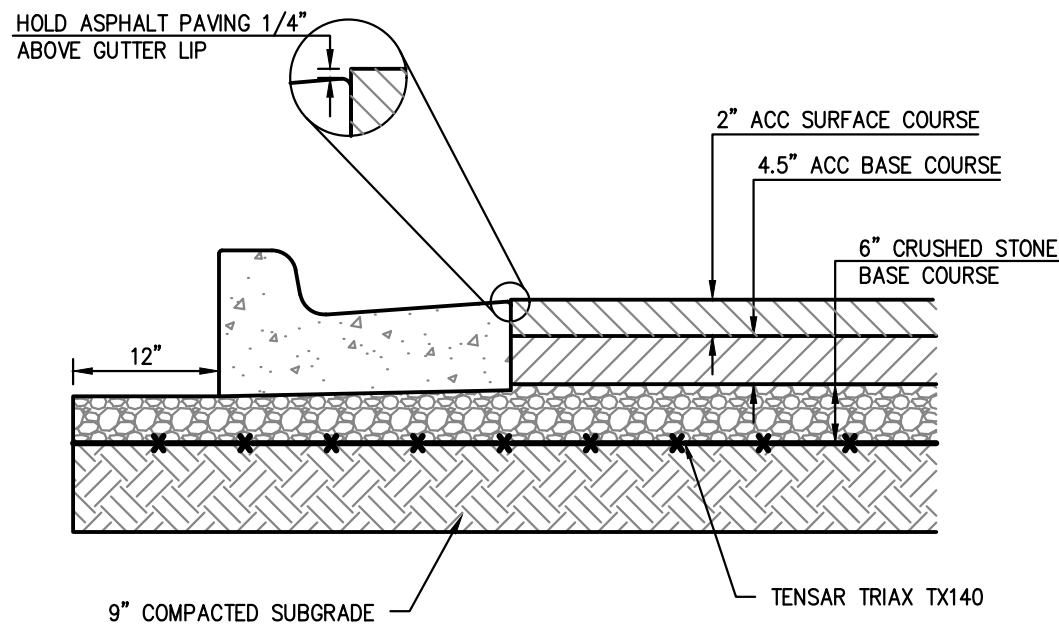
ALL OTHER DETAILS SAME AS SHOWN PER THIS SHEET.

SIDEWALK AT CURB DETAIL

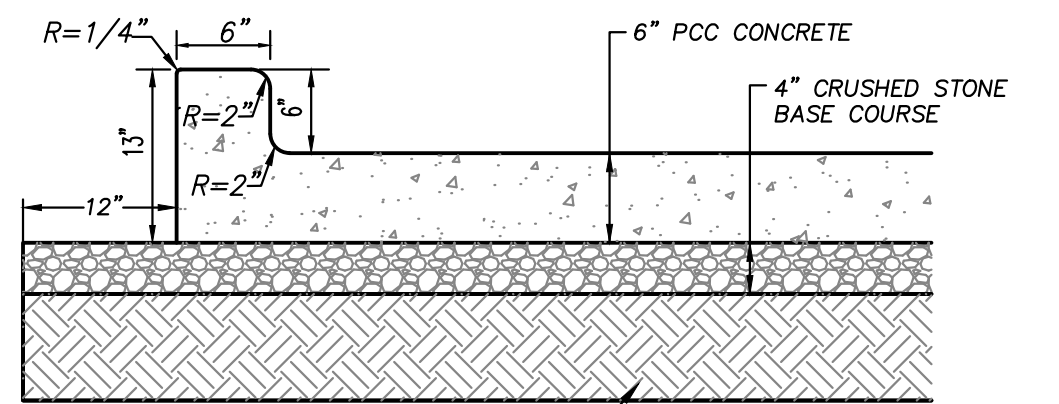
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STANDARD DUTY ASPHALT PAVING



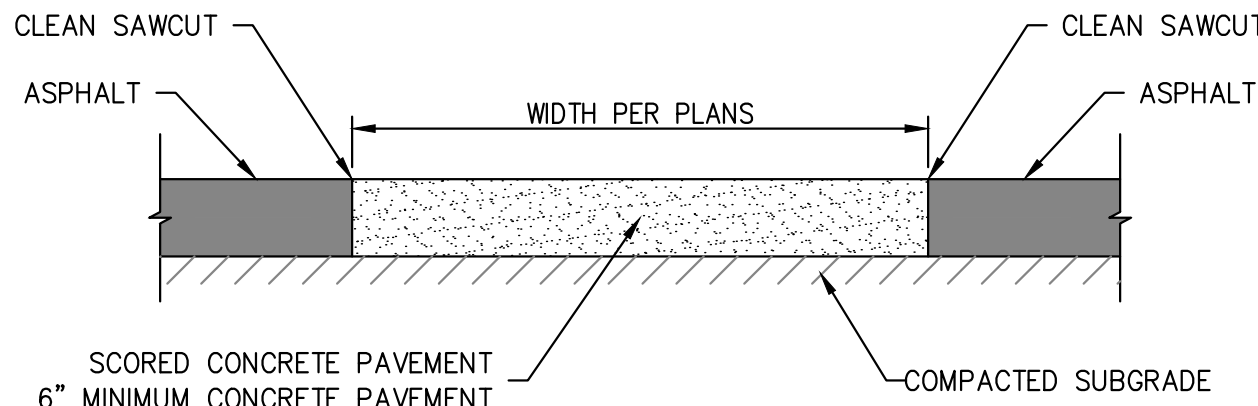
HEAVY DUTY ASPHALT PAVING



CONCRETE PAVING

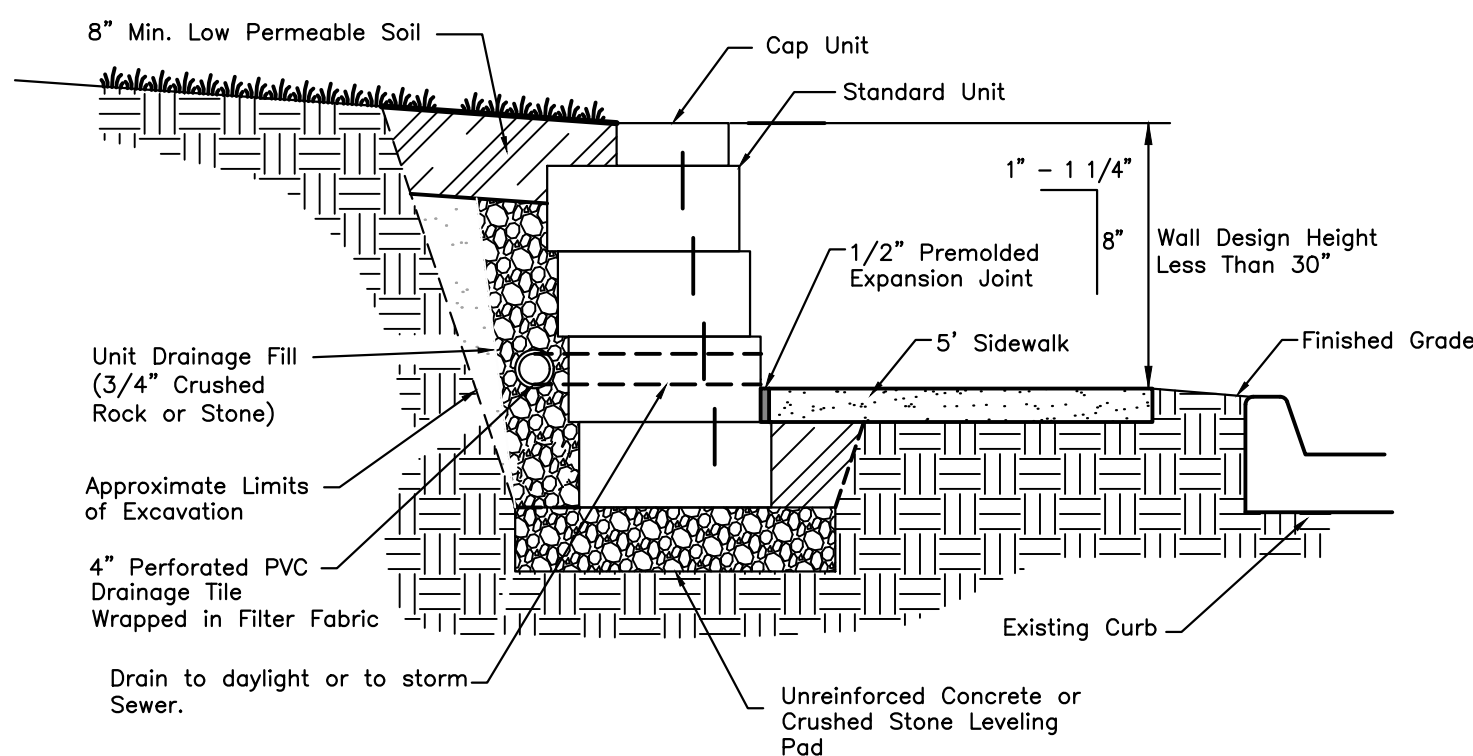
PAVING SECTIONS

SCALE: N.T.S.



CROSSWALK DETAIL

SCALE: N.T.S.



LANDSCAPE RETAINING WALL

SCALE: N.T.S.



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

PLANNING
ENGINEERING
IMPLEMENTATION



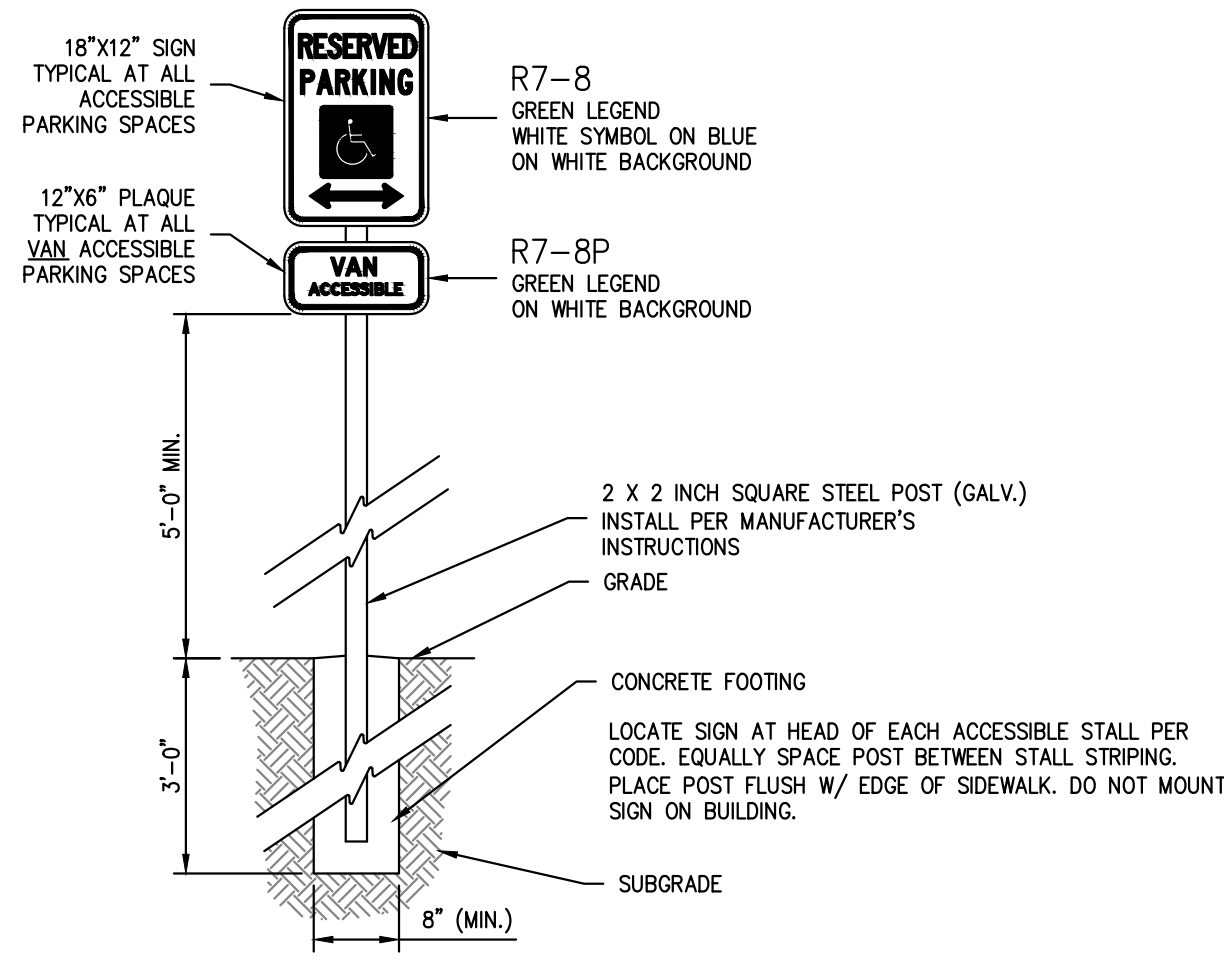
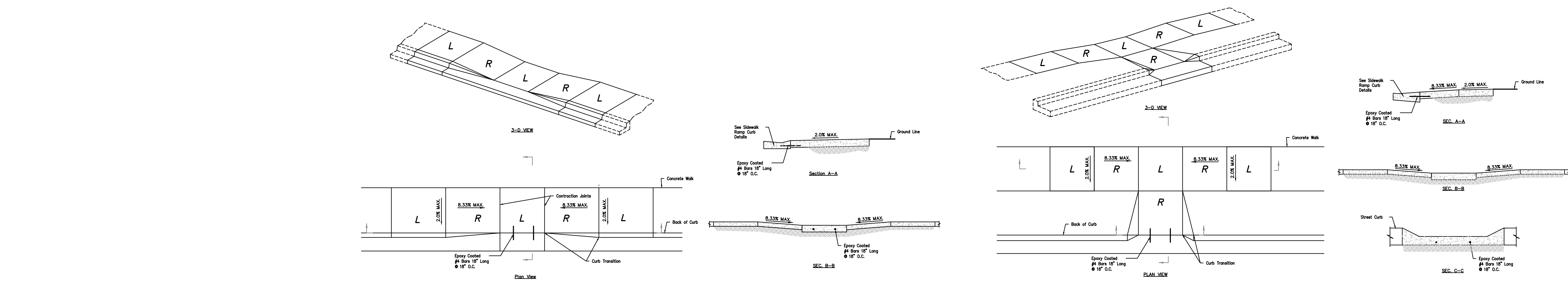
STANDARD DETAIL
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAINE DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	240024	No.	Date	Revisions:	By	App.
DATE: 08-13-2024	DRAWN: AEB	1.	09-12-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JOC	2.	10-02-2024	REVISED PER CITY COMMENTS	AEB	DAF
CORRODATE OF AUTHORIZATION		3.	10-11-2024	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82		4.	01-03-2025	ERSI #1	AEB	DAF
ENGINEERING - E-361		5.	05-28-2025	REVISED BUILDING FOOTPRINT	AEB	DAF
CORRODATE OF AUTHORIZATION		6.	06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - 200701028						
LAND SURVEYING - 200700298						

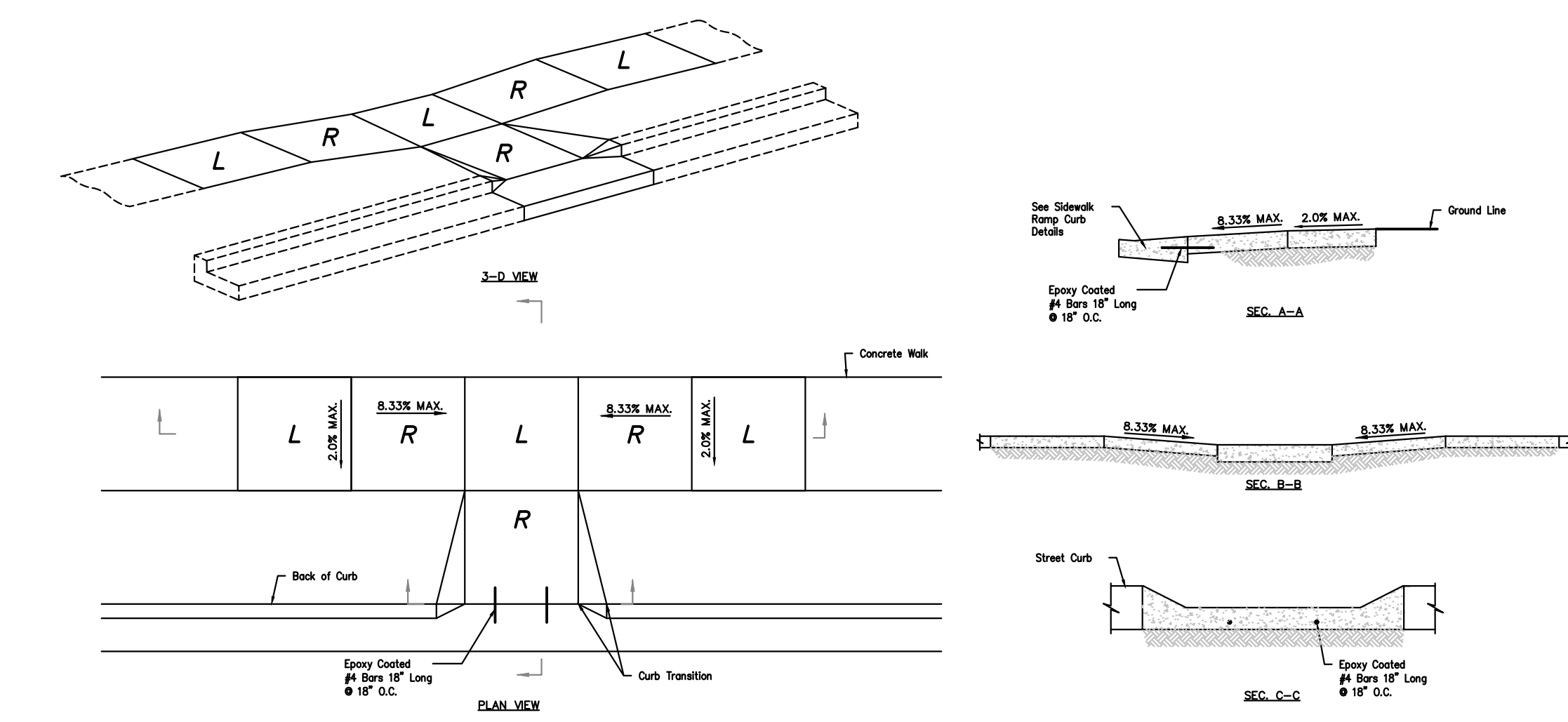
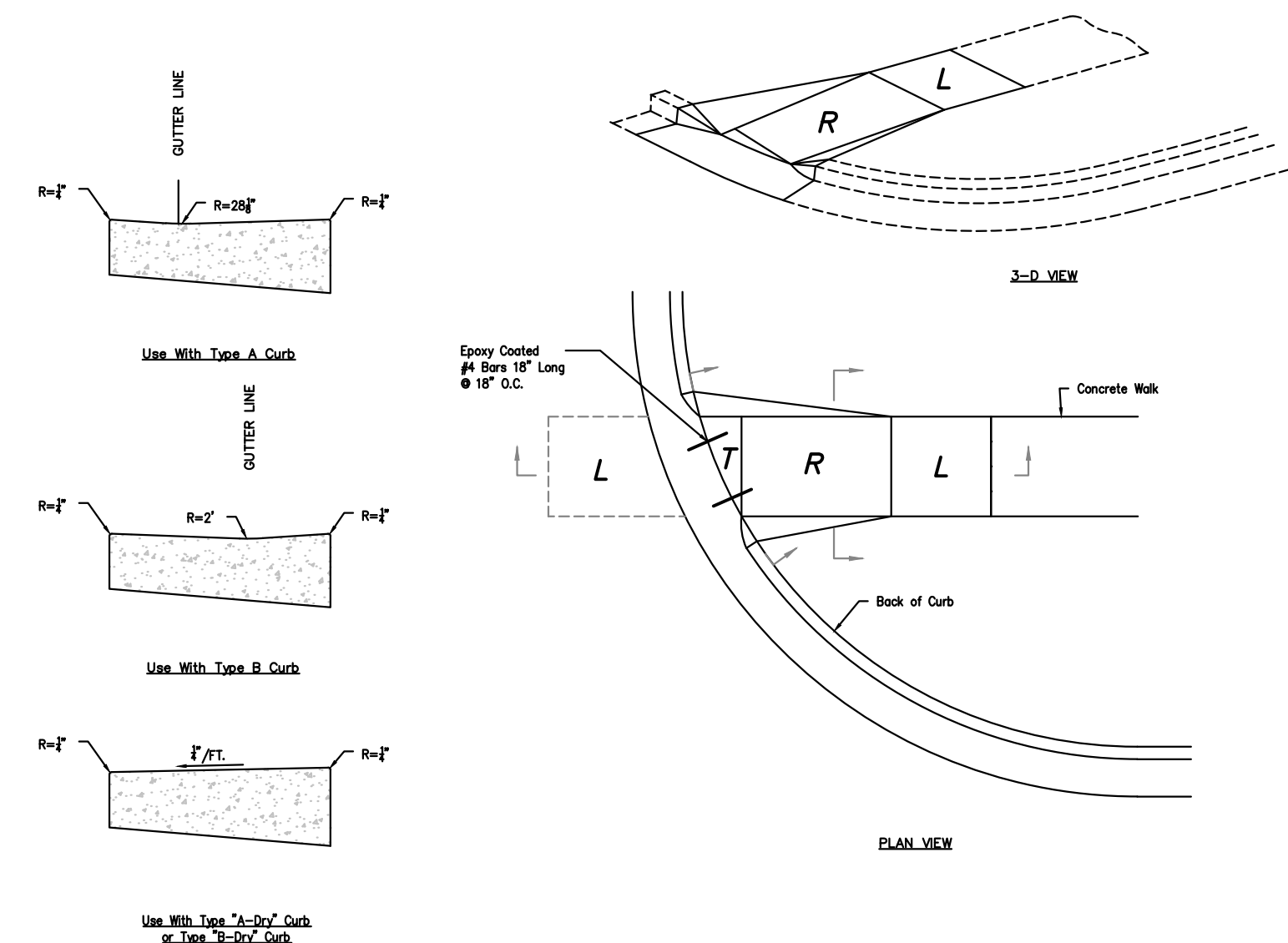
SHEET

C700

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



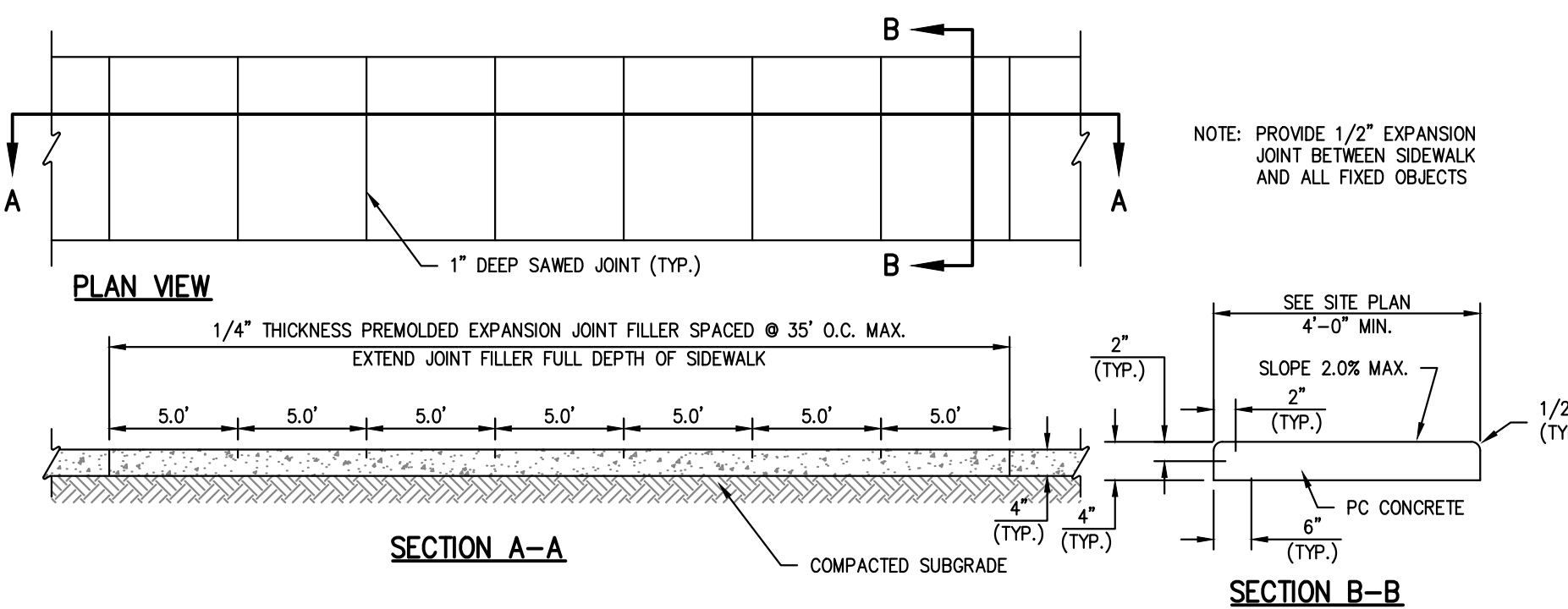
L = LANDING
R = RAMP
T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33%
Max. Cross Slope = 2.00%
Min. Width = 5'-0"
Min. Length = 5'-0"

LANDING (Required to change direction of travel): Max. Longitudinal Slope = 2.00%
Max. Cross Slope = 2.00%
Min. Width = 5'-0"

PRIVATE SIDEWALK RAMPS

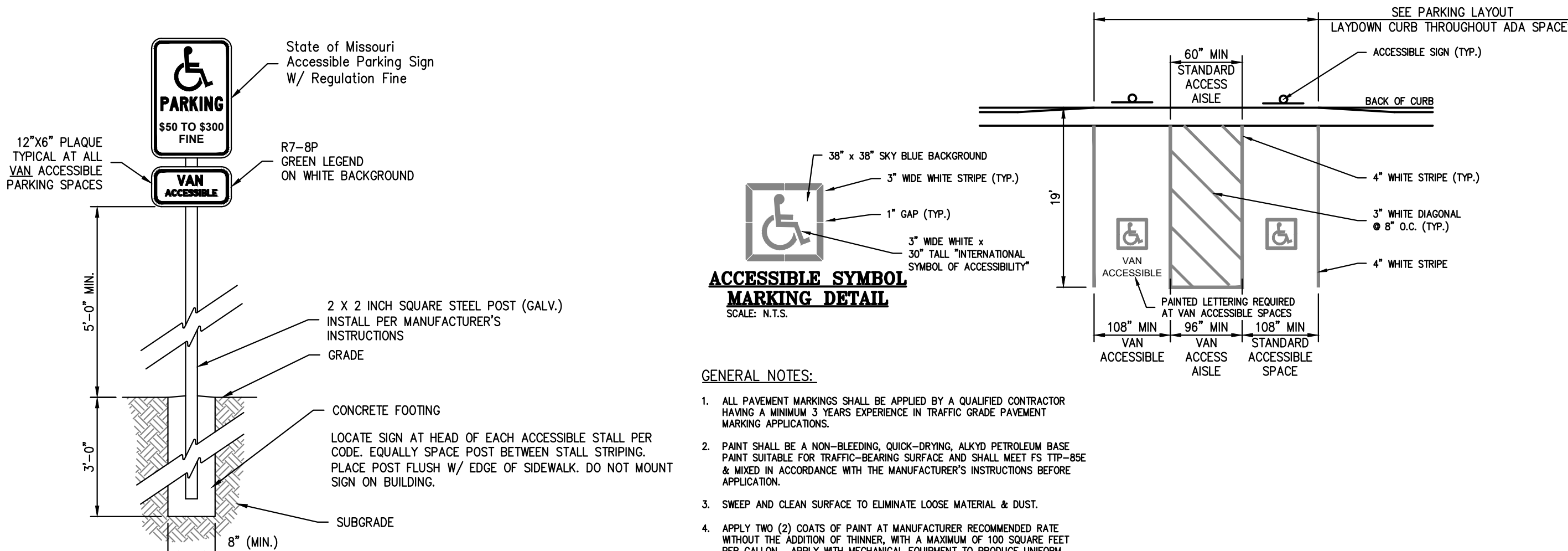
SCALE: N.T.S.



NOTE:
1. USE KANSAS CITY MATERIALS METRO BOARD (KOMMB) 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.



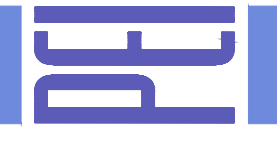
- GENERAL NOTES:**
- ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
 - PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYL PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET PS TYP-BASE & 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.



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IMPLEMENTATION

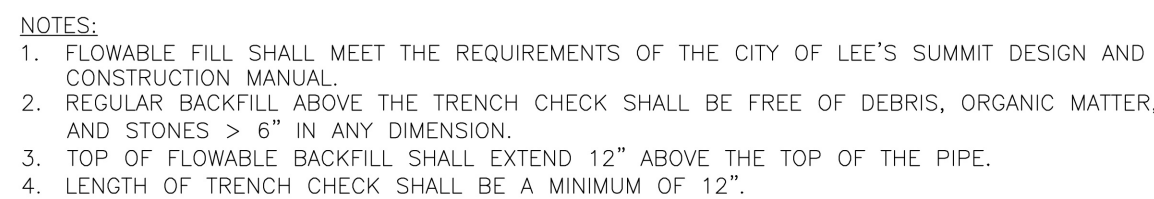


STANDARD DETAIL
I-470 BUSINESS & TECHNOLOGY CENTER
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LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	DATE	BY	APP.	REVISIONS
240024	09-12-2024	AEB	DAF	1. REVISED PER CITY COMMENTS
	10-02-2024	AEB	DAF	2. REVISED PER CITY COMMENTS
	10-11-2024	AEB	DAF	3. REVISED PER CITY COMMENTS
	01-03-2025	AEB	DAF	4. ERSI #1
	05-28-2025	AEB	DAF	5. REVISED BUILDING FOOTPRINT
	06-30-2025	AEB	DAF	6. REVISED PER CITY COMMENTS

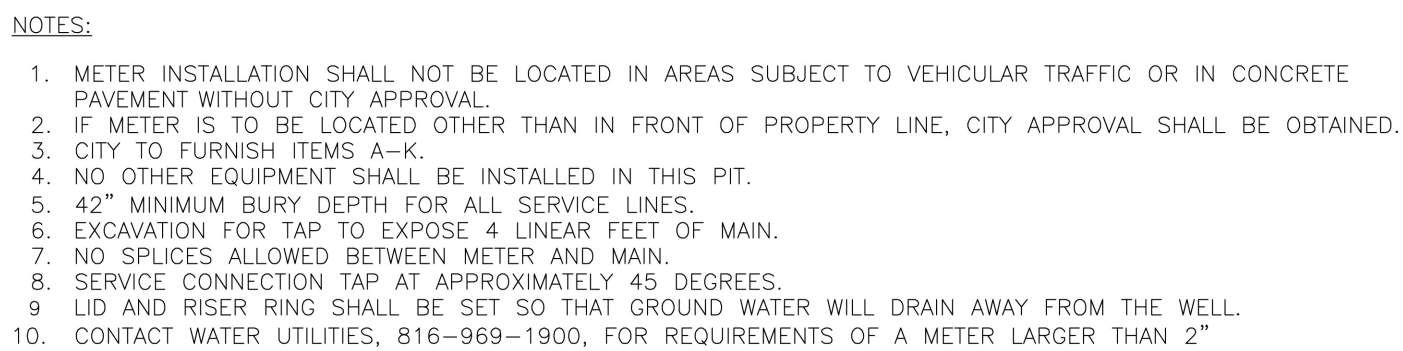
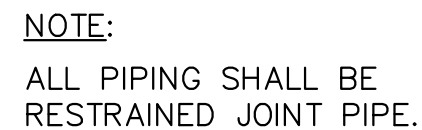
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WATER TRENCH CHECK DETAIL

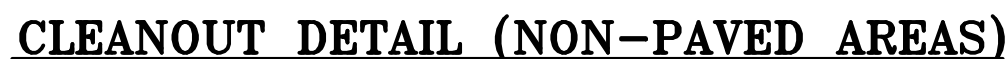
WAT-6



SERVICE CONNECTION WITH METER WELL

SERVICE CONNECTION WITH METER WELL

VVA



SCALE: N.T.S.



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:

<u>SIEVE SIZE</u>	<u>PERCENT RETAINED</u>
1-INCH	0
$\frac{3}{4}$ -INCH	0-20
$\frac{3}{8}$ -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

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



2. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
3. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
4. DETECTOR METER 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 4" DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
5. 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.
6. ALL FITTINGS TO BE BRASS.
7. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
8. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE INSTALLED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLY, 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.
9. ALL VALVES SHALL HAVE RISING STEMS.
10. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
11. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
12. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
13. THE SIDE OF THE VAULT NEAREST THE PUBLIC WATER MAIN SHALL BE THE RESPONSIBILITY OF THE PUBLIC WATER MAIN. THE OTHER SIDE OF THE VAULT SHALL BE THE RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.



VAULT FOR DOUBLE CHECK DETECTOR CHECK

VAGET FOR DOUBLE CHECK DETECTOR CITE

VVA



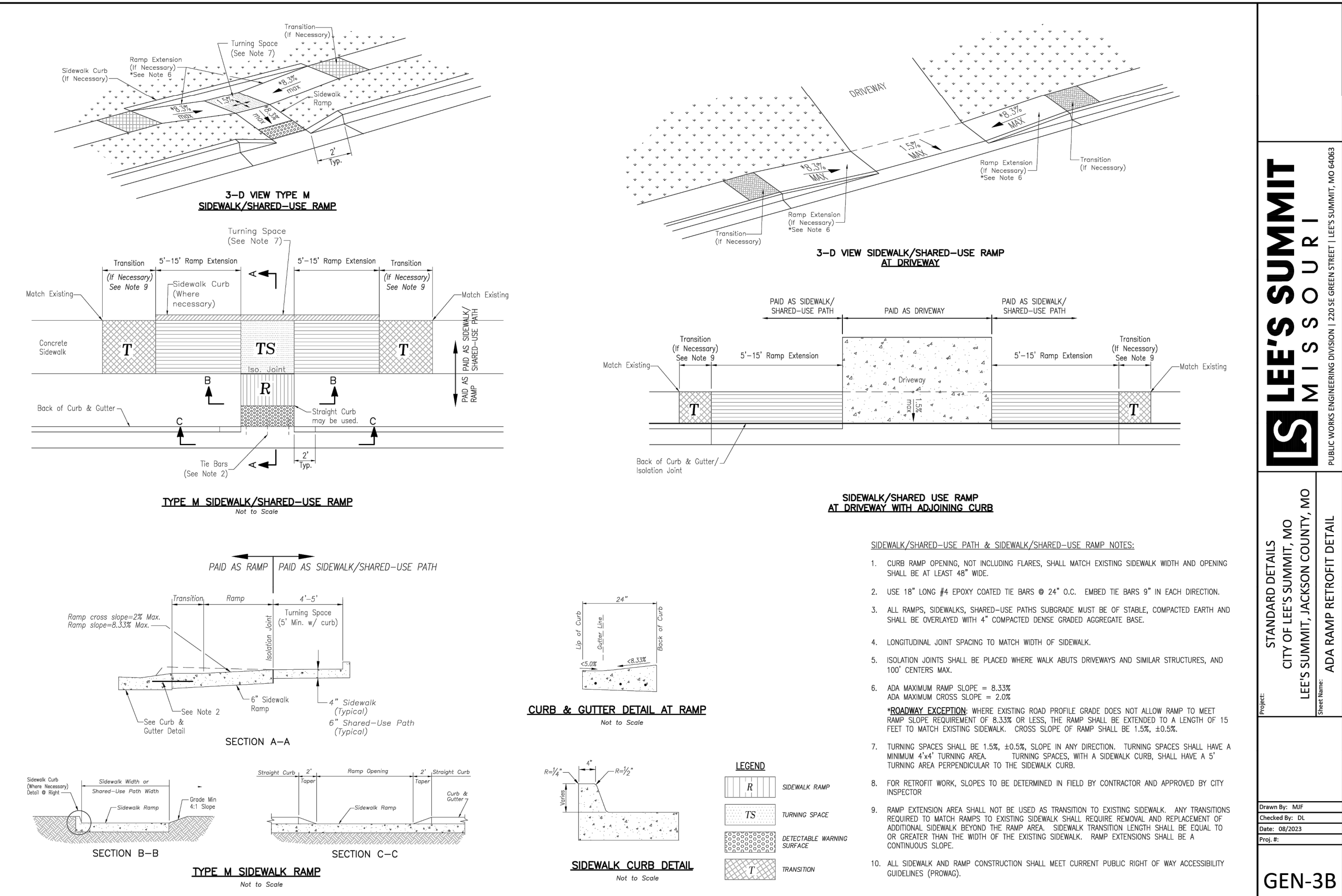
STANDARD DETAIL
O BUSINESS & TECHNOLOGY CENTER
2701 NE McBAINE DR
LEFF'S SUMMIT MISSOURI 64064

PROJECT NO.	240024	No.	Date	Revisions	By
DATE/REV-12/2024	DRINK AEB	1	09-12-2024	REVISED PER CITY COMMENTS	AEB DAE
DATE/REV-10/2024	DRINK AEB	2	10-02-2024	REVISED PER CITY COMMENTS	AEB DAE
DATE/REV-09/2024	DRINK AEB	3	09-03-2024	REVISED PER CITY COMMENTS	AEB DAE
DATE/REV-08/2024	DRINK AEB	4	08-03-2024	REVISED PER CITY COMMENTS	AEB DAE
DATE/REV-07/2024	DRINK AEB	5	07-03-2024	REVISED PER CITY COMMENTS	AEB DAE
DATE/REV-06/2024	DRINK AEB	6	06-30-2024	REVISED PER CITY COMMENTS	AEB DAE

SHEET

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LEE'S SUMMIT
MISSOURI

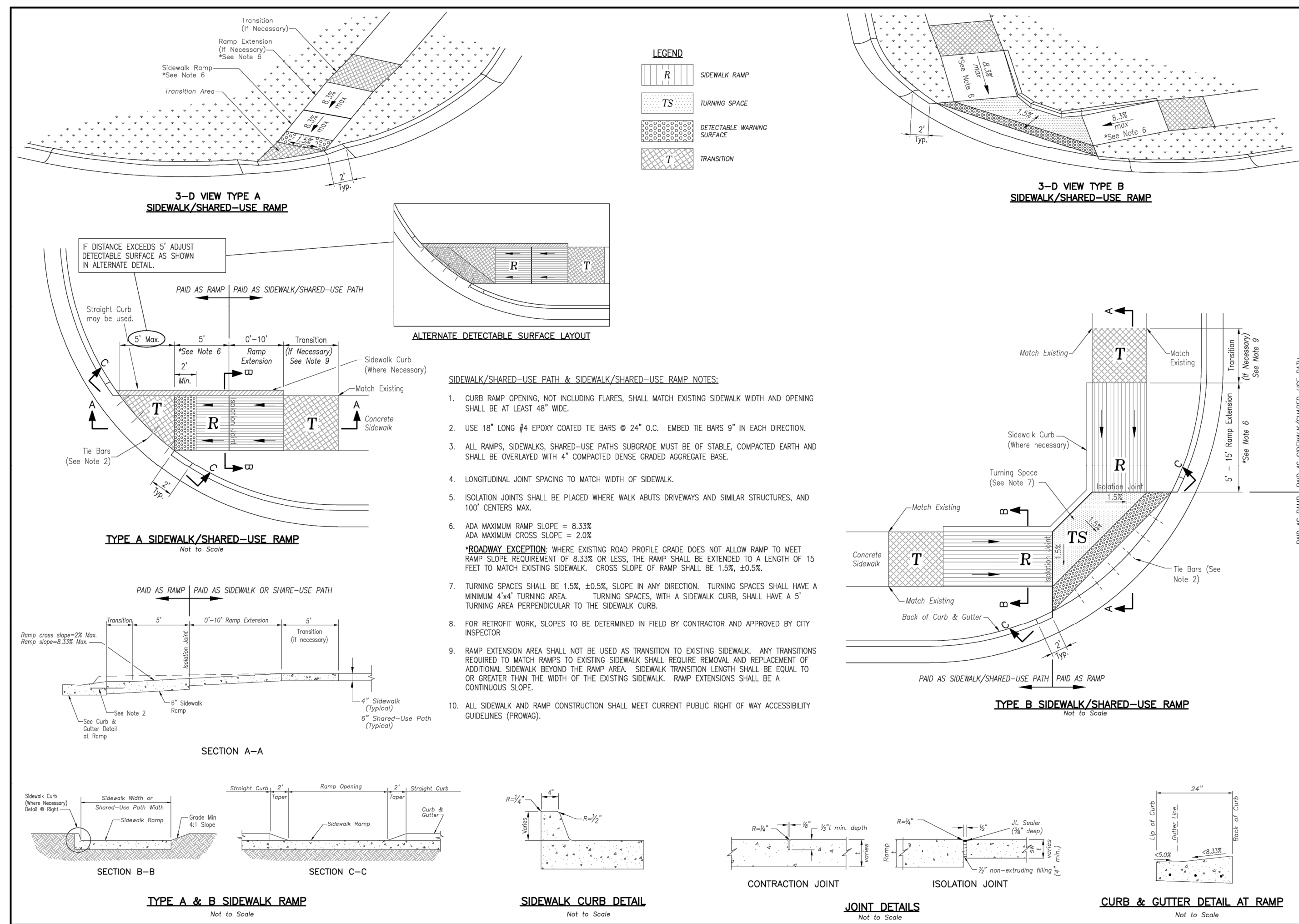
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

GEN-3B

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

GEN-2

- GENERAL NOTES:
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
 - ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
 - AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
 - SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



LEE'S SUMMIT
MISSOURI

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

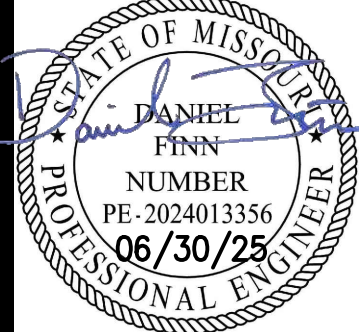
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STANDARD DETAIL
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	240024	No.	Date	Revisions:	By	App.
DATE: 08-13-2024	DRAWN: AEB	1.	09-12-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC	2.	10-02-2024	REVISED PER CITY COMMENTS	AEB	DAF
CORRODATE OF AUTHORIZATION		3.	10-11-2024	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82		4.	01-03-2025	ERSI #1	AEB	DAF
ENGINEERING - E-381		5.	05-28-2025	REVISED BUILDING FOOTPRINT	AEB	DAF
CORRODATE OF AUTHORIZATION		6.	06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
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ENGINEERING - 200700328						

SHEET

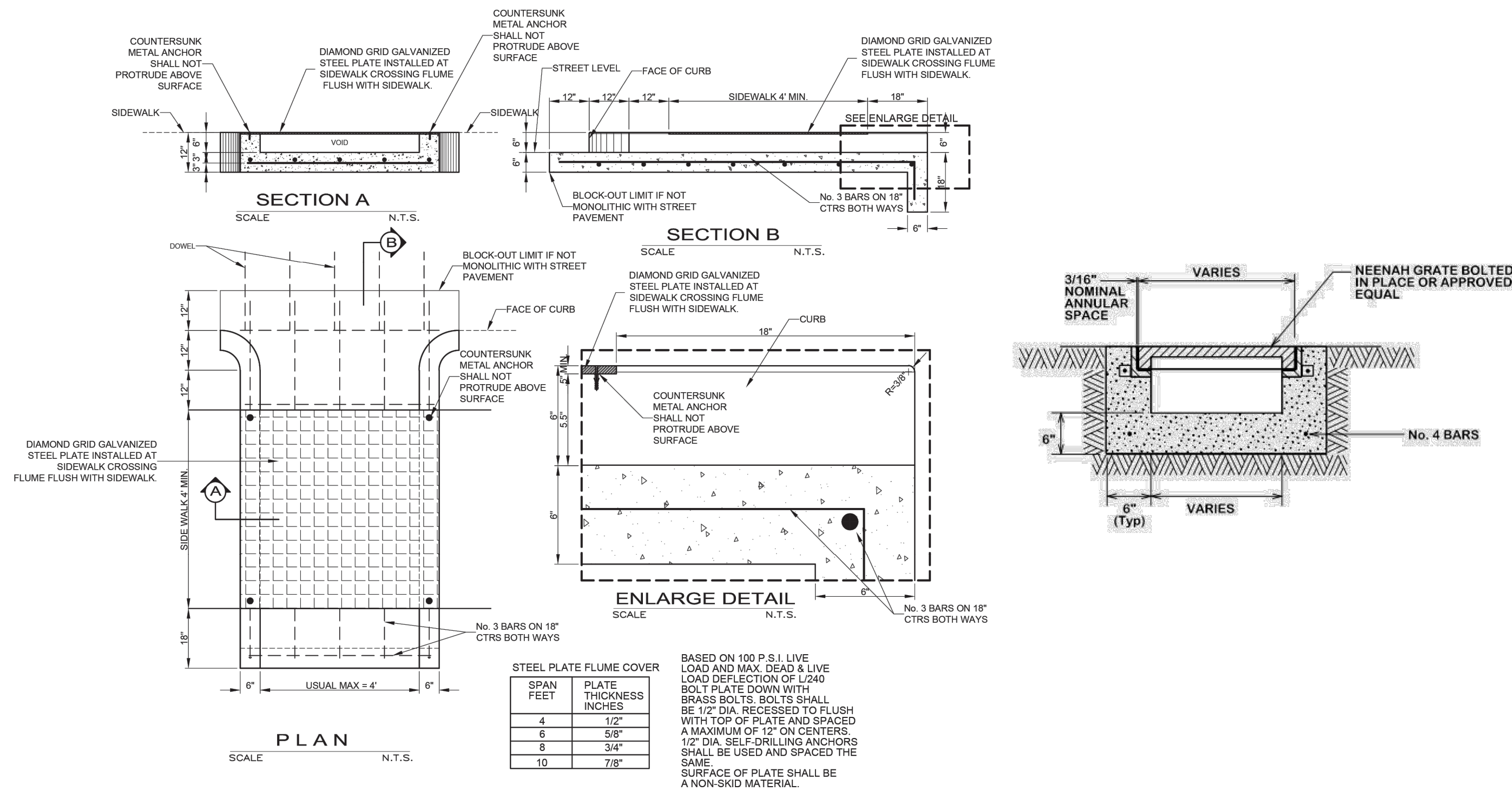
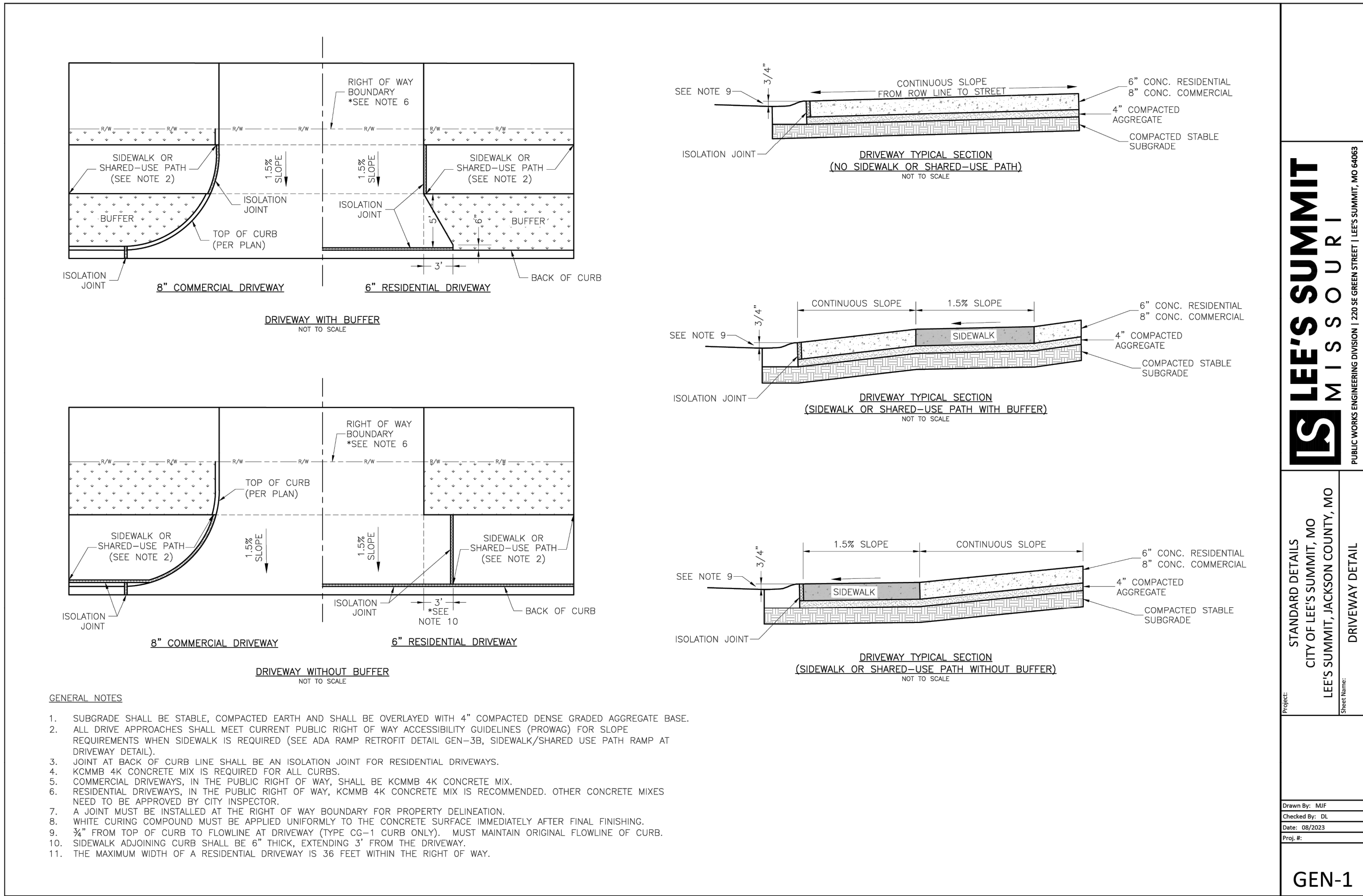
C703



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SIDEWALK FLUME DETAIL



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STANDARD DETAILS
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DATE: 08-13-2024	DRAWN: AEB	1.	09-12-2024	REVISED PER CITY COMMENTS	AEB	DAF
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CORPORATE DATE OF AUTHORIZATION		3.	10-11-2024	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82		4.	01-03-2025	ERSI #1	AEB	DAF
LAND ENGINEERING - E-36		5.	05-28-2025	REVISED BUILDING FOOTPRINT	AEB	DAF
CORPORATE DATE OF AUTHORIZATION		6.	06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
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LAND ENGINEERING - 20070028						

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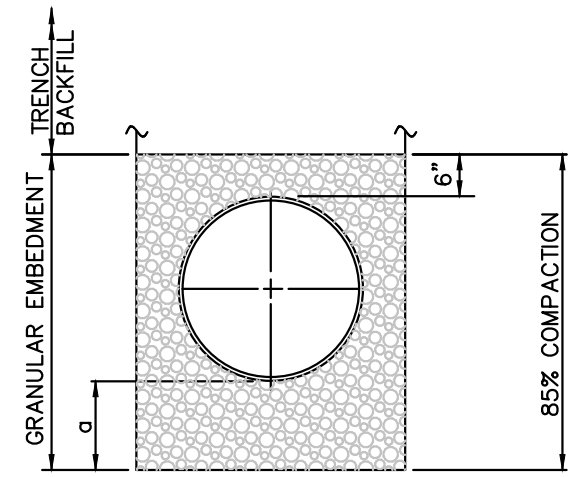


TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	MIN. SOIL	MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

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.

EMBEDMENTS FOR STORM SEWER PIPE

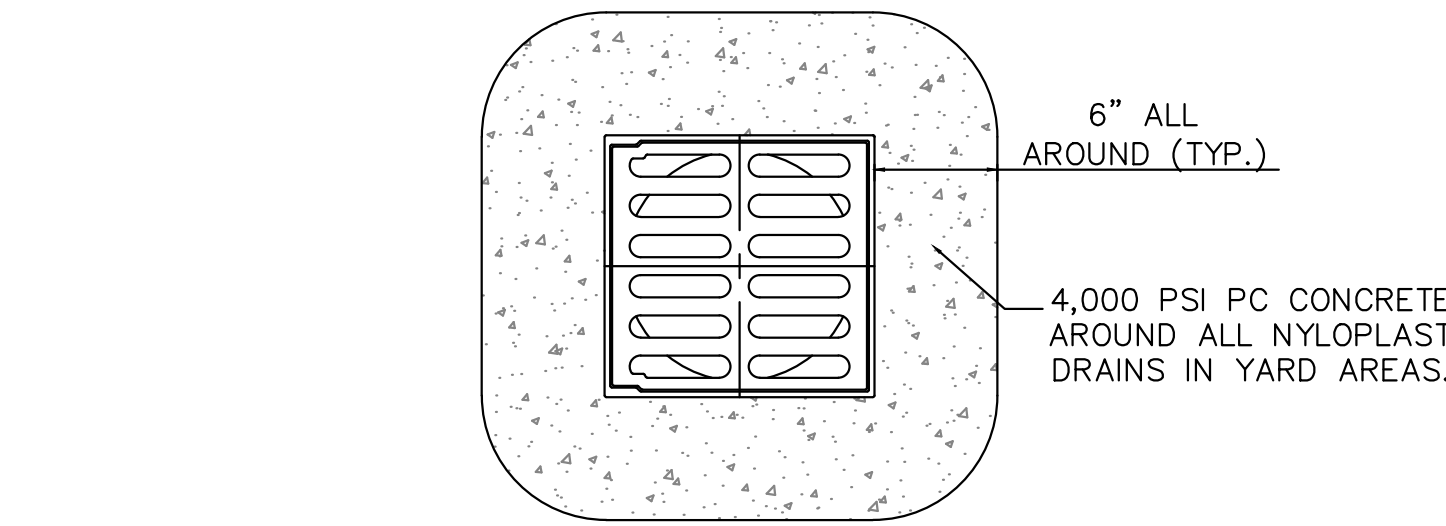
SCALE: N.T.S.

LEGEND
D NOMINAL PIPE SIZE
o EMBEDMENT BELOW PIPE

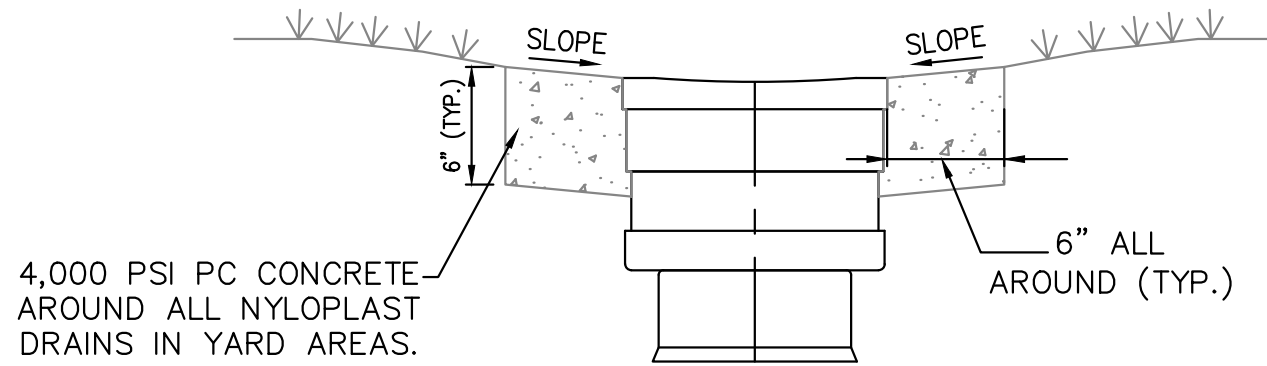
GRANULAR EMBEDMENT

BACKFILL

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- 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)



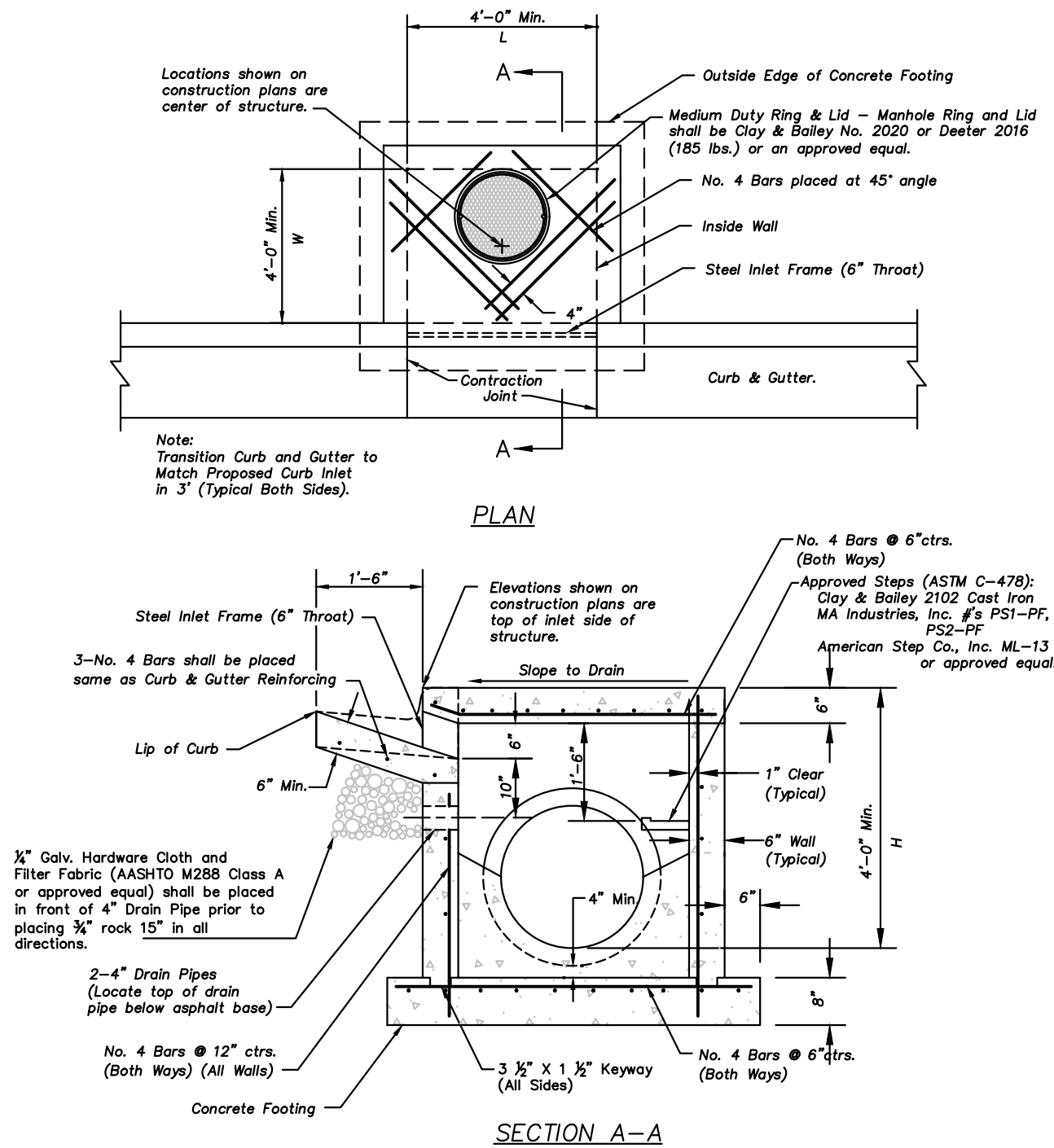
PLAN



SECTION

NOTE:
CONTRACTOR TO USE STANDARD GRATE IN GRASS OR LANDSCAPING AREAS AND TO USE PEDESTRIAN GRATE IN SIDEWALK AREAS.

DRAIN GRATE CONCRETE BUFFER DETAIL



SECTION A-A

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

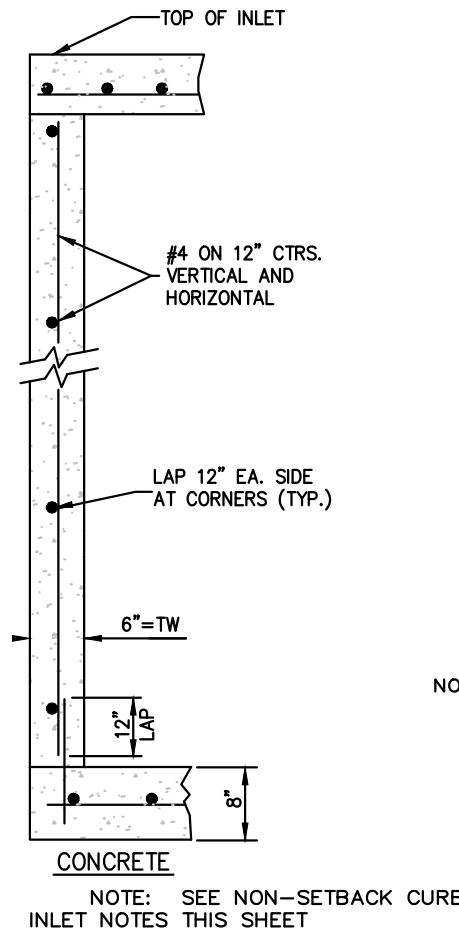
- Concrete used in this work shall be KCMIBK, as approved by the Kansas City Metropolitan Materials Board, and shall meet the requirements of the City of Olathe.
- Concrete construction shall meet the applicable requirements of the City of Olathe's Technical Specifications.
- Inlet floors shall be shaped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

Reinforcing Steel

- Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
- All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.
- All lap splices not shown shall be a minimum of 40 bar diameters in length.
- All 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.

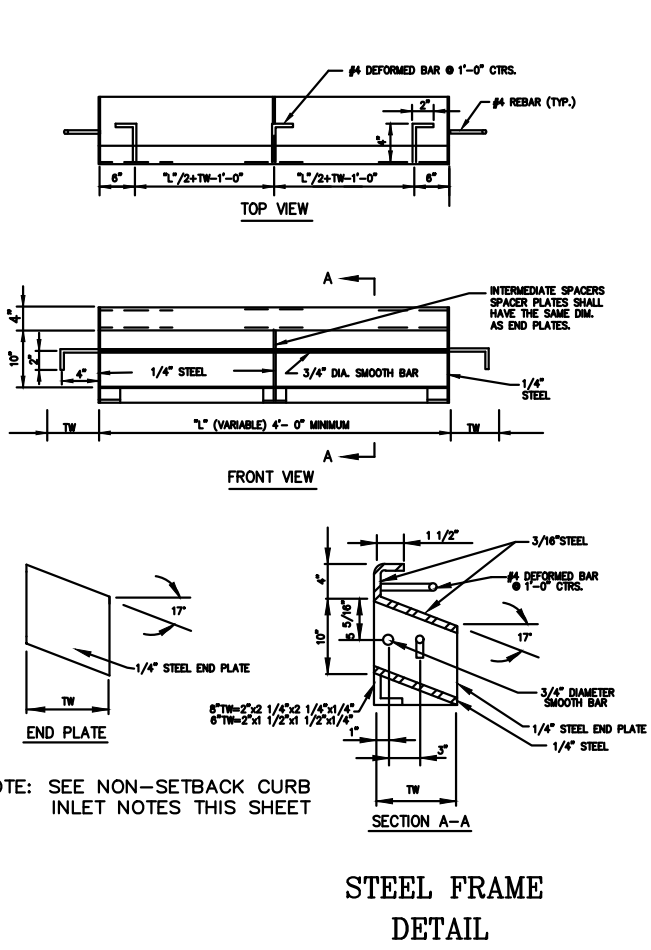
Construction

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



WALL SECTIONS

NOTE: SEE NON-SETBACK CURB INLET NOTES THIS SHEET

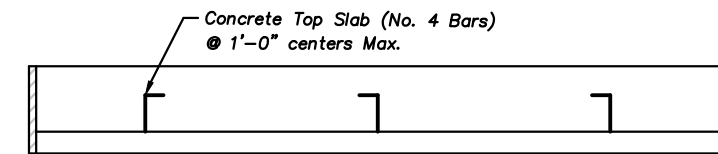


STEEL FRAME DETAIL

NOTE: SEE NON-SETBACK CURB INLET NOTES THIS SHEET

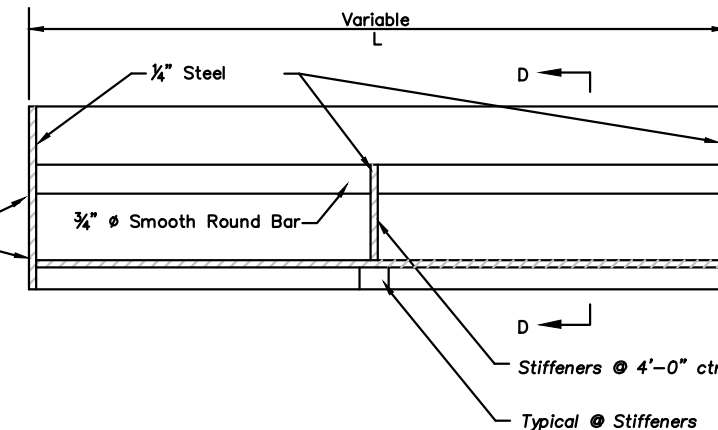
SECTION D-D (6" THROAT)

NTS



TOP VIEW

NTS



FRONT VIEW (6" THROAT)

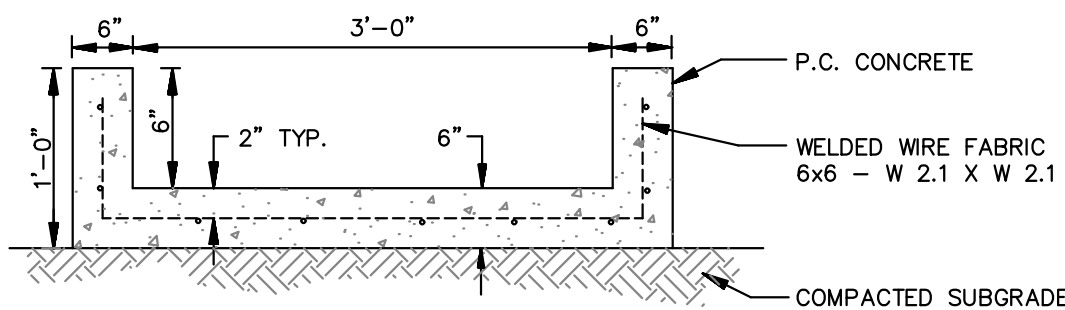
NTS

- 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.

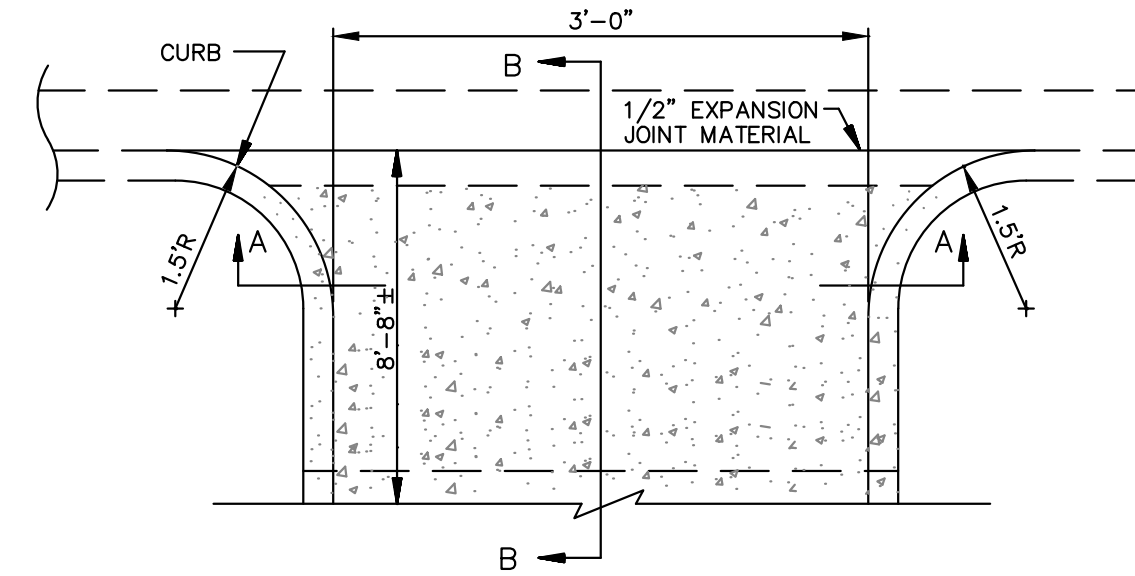
NON-SETBACK CURB INLET

(6" Throat)

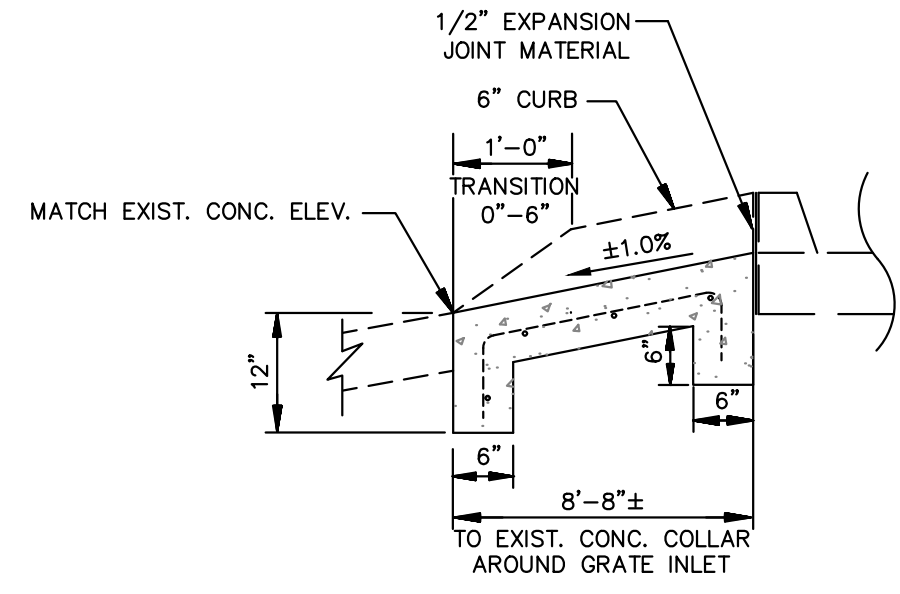
SCALE: N.T.S.



SECTION A-A



PLAN



SECTION B-B

CONCRETE FLUME DETAIL

N.T.S.



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Fax: (913) 393-1165
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PLANNING
ENGINEERING
IMPLEMENTATION



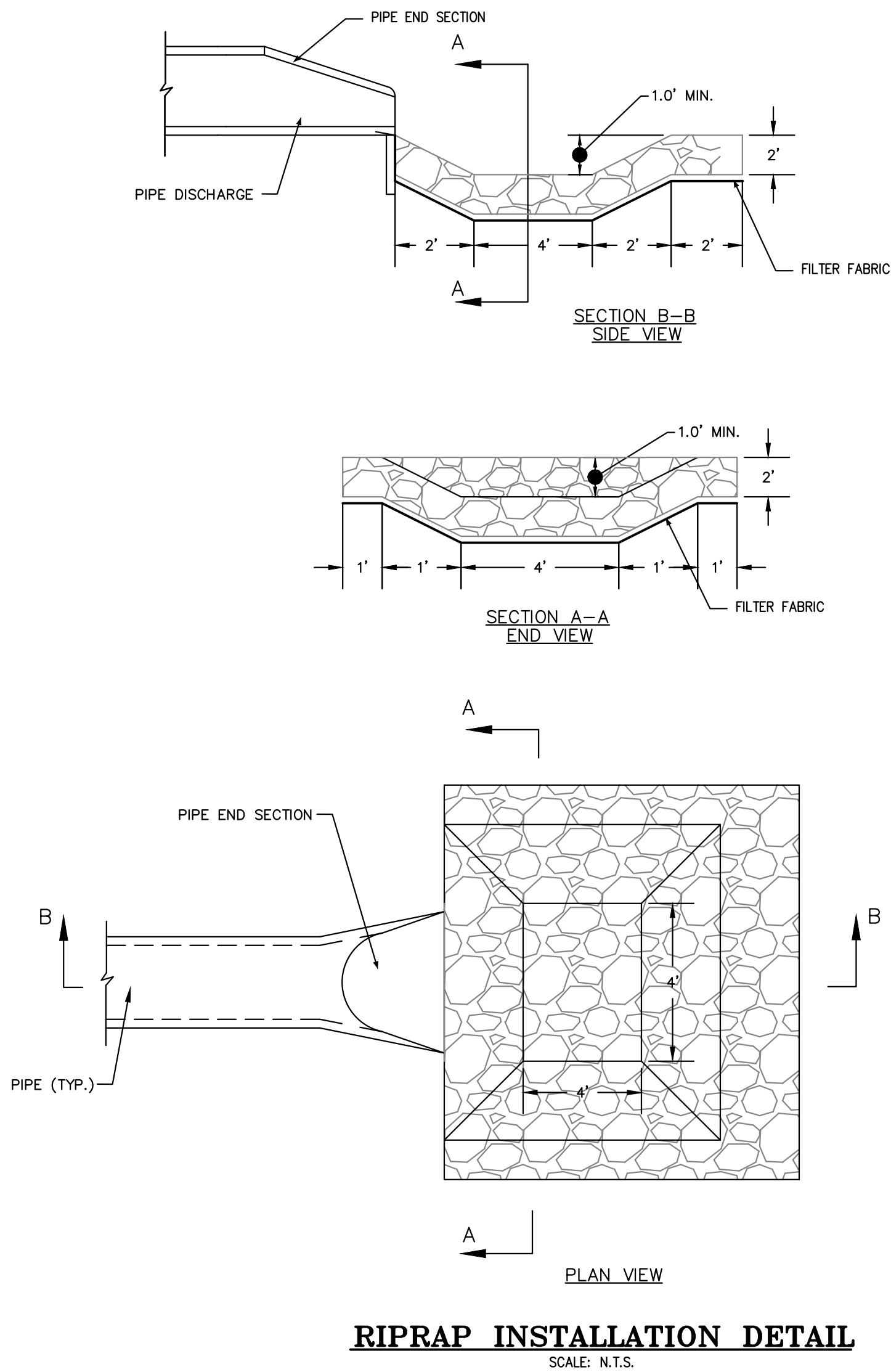
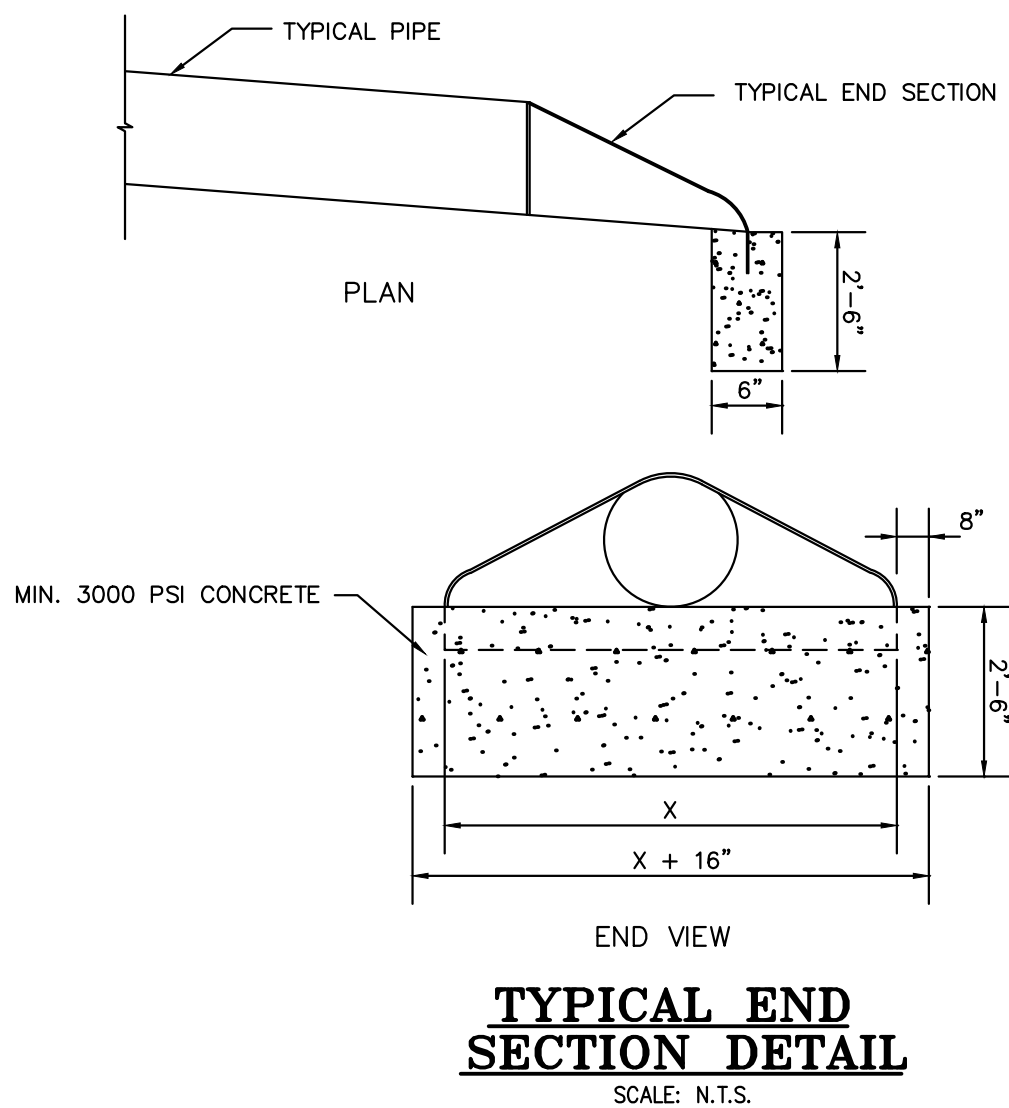
STANDARD DETAIL
I-470 BUSINESS & TECHNOLOGY CENTER
2701 NE MCBAIN DR
LEE'S SUMMIT, MISSOURI 64064

PROJECT NO.	240024	Date	Revisions:	By	App.
DATE: 08-13-2024	DRAWN: AEB	1. 09-12-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC	2. 10-02-2024	REVISED PER CITY COMMENTS	AEB	DAF
CORRODATE OF AUTHORIZATION		3. 10-11-2024	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - LS-82		4. 01-03-2025	ERSI #1	AEB	DAF
ENGINEERING - E-361		5. 05-28-2025	REVISED BUILDING FOOTPRINT	AEB	DAF
CORRODATE OF AUTHORIZATION		6. 06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
LAND SURVEYING - 200701028					
ENGINEERING - 200700309					

SHEET

C705

\\PHILIPS-SERVER\Projects\p\240024\Draw\Permit Plans\DETAILS - PRIVATE.dwg Layout7 STORM Jun 30, 2025 - 7:17am David Finn



Filter Fabric: Filter fabric shall consist of a synthetic fiber consisting of polypropylene, nylon or polyester filaments in either a woven or non-woven fabric. The percent of open area shall be not less than four percent nor more than ten percent. The fabric shall provide an Equivalent Opening Size (EOP) no finer than the U.S. Standard Sieve Size No. 70. In addition, the filter fabric shall meet the following physical requirements:

a. Tensile Strength: Minimum grab tensile strength, both warpwise and fillingwise, shall be 200 pounds, when tested in accordance with ASTM D 5034, using a four inch by six inch specimen and a jaw speed of twelve inches per minute.

b. Elongation: Grab elongation shall be not less than fifteen percent nor more than 60 percent, both warpwise and fillingwise, when tested in accordance with ASTM D 5034.

c. Tear Strength: Minimum trapezoidal tear strength shall be 100 pounds, both warpwise and fillingwise. Method of test for woven fabrics shall be in accordance with ASTM D 1117.

d. Bursting Strength: Minimum bursting strength shall be 200 psi when tested in accordance with ASTM D 3887.

e. Width: Filter fabrics shall be furnished in widths of not less than six feet.



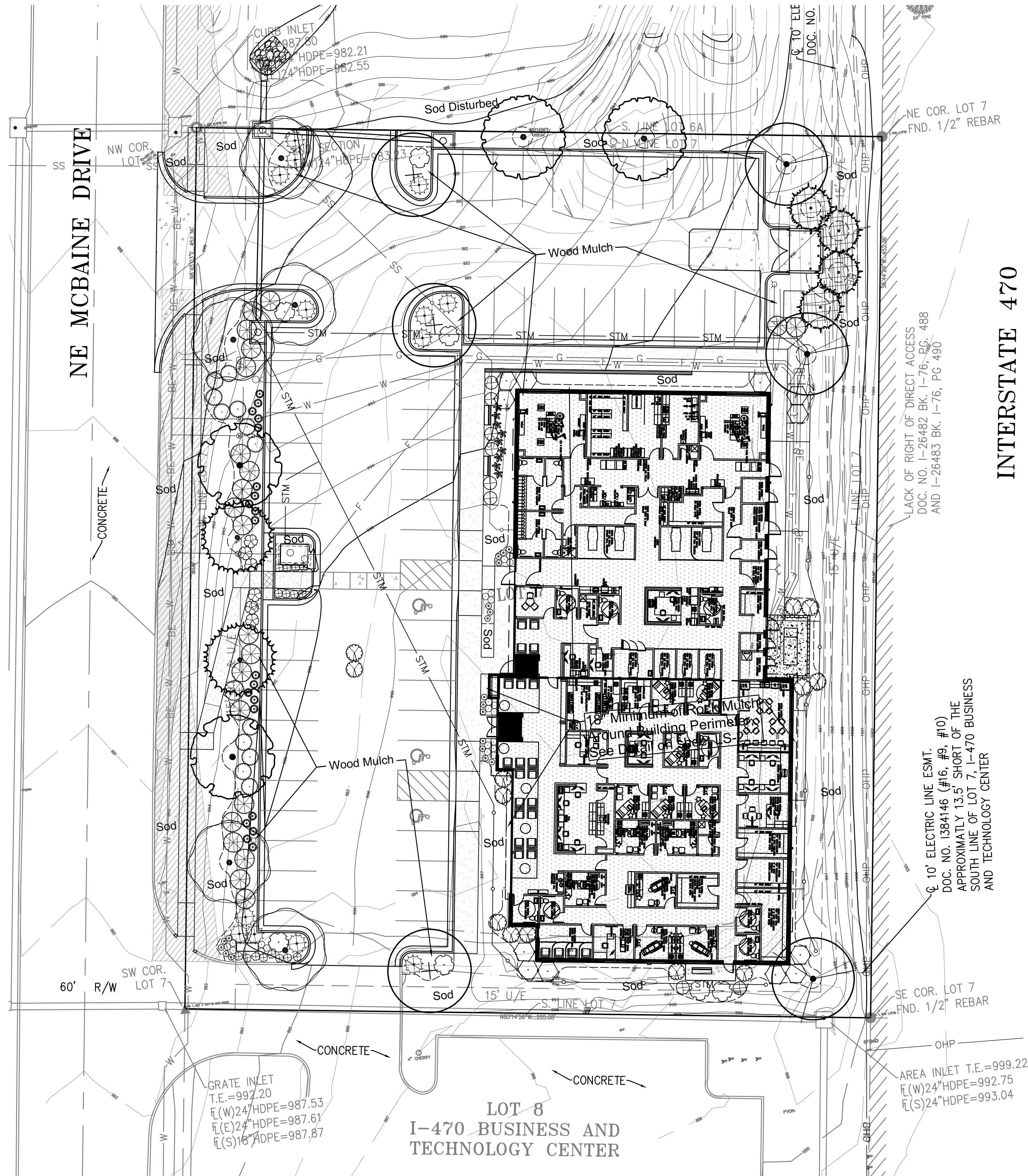
PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
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CERTIFICATE OF AUTHORIZATION		6.	06-30-2025	REVISED PER CITY COMMENTS	AEB	DAF
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LAND SURVEYING-2007002028						

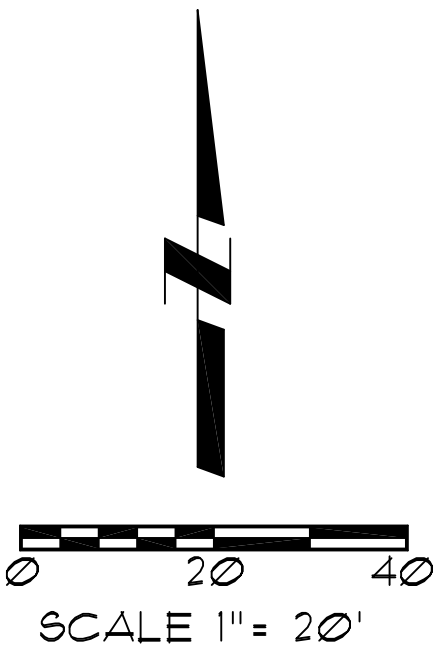
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C706



INTERSTATE 470

PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	2	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2"Cal	
	2	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2.5"Cal	
	3	Gleditsia triacanthos 'Skyline' / 'Skyline' Honey Locust	B & B	2.5"Cal	
	5	Gymnocladus dioica 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2.5"Cal	
	4	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	3	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	
	2	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress	B & B	2"Cal	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SHRUBS					
	12	Cornus sericea 'Isanti' / Isanti Redtwig Dogwood 18"-24" hgt. & sp.	3 gal		
	9	Hosta x 'Dream Queen' / Dream Queen Hosta	1 gal		
	23	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	13	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal		
	16	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal		
	13	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal		
	7	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
	12	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. & sp.	5 gal		
	6	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal		
	8	Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea 18"-24" hgt.	3 gal		
GRASSES					
	21	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal		
	20	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 15"-18" hgt.	3 gal		
	19	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass 15"-18" hgt. & sp.	1 gal		

NOTES:
See sheet LS-2 for construction details and specification notes.
Only ornamental tree varieties may be planted in utility easements.



Landscape Plan
Associated Plastic Surgeons

2701 NE McBaine Drive
Independence, Missouri

LS-1

Oppermann LandDesign, LLC
Land Planning Landscape Architecture

92 Debra Lane
New Windsor, New York 12553

peterc@oppermann56@gmail.com
913.522.5598

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

Dedicated Design Irrigation System:

1. If an irrigation system is not provided with the Landscape Plans, the Contractor is to design a 100 percent coverage irrigation system, including comprehensive engineering analysis by a qualified Professional Engineer, using performance requirements and design criteria indicated per Owner's direction.
2. Irrigation Contractor to design and install irrigation system and shall include all required components including, but not limited to, rain shut off sensor, controller, taps, backflow preventers, all approvals, and all fees required by city. Components to be manufactured by Rainbird or Hunter unless alternate manufacturer is expressly approved by the Owner or Owner's Representative.
3. Irrigation Contractor shall submit a copy of plan to Owner's Representative or Project Landscape Architect for review prior to installation of system.
4. Irrigation Contractor shall conduct a training session with the owner (or representatives) demonstrating the operation of the system and the controller. As part of this training, Contractor shall provide one spring start-up and one fall shut-down of the system.
5. Landscape Contractor to provide cost estimates for irrigation system for all plant material indicated on plans.
6. Irrigation system shall be tested and approved by Owner's Representative or Landscape Architect prior to backfilling trenches. Irrigation system shall be fully operational prior to the installation of any plant materials.
7. All planting beds shall be watered by the irrigation system.
8. General Contractor to supply all power required to operate irrigation system.
9. Irrigation Contractor shall notify Owner's Representative or Project Landscape Architect of any changes to irrigation conduit locations or sizes.
10. It is the Landscape Contractor's responsibility to determine water application rates and timer cycling. The Irrigation Contractor will instruct the Owner on the operation and programming of the controller.
11. All zones and main lines will be pressure-tested at the time of installation and again prior to building turnover. Results shall be submitted in writing to Project Landscape Architect and Owner or Owner's Representative.
12. Irrigation shall not spray on building, sidewalks, and drives.
13. Irrigation controller location shall be coordinated with other wall-mounted service panels per Owner's approval.
14. Landscape Contractor shall hand-water all trees, and turf grass areas until substantial completion.
15. Treegator bags (or approved equal) shall be used for all proposed trees on site.

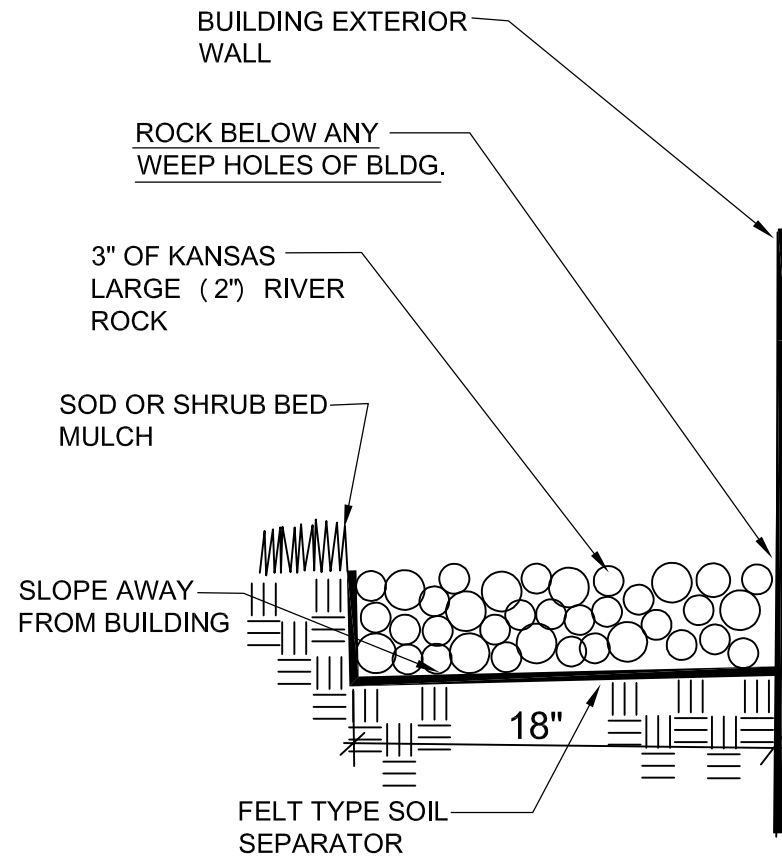
ADDITIONAL IRRIGATION NOTES:

All Irrigation equipment shall be Rain Bird products or approved equal.

Drip Irrigation Note: Drip irrigation shall be 1/2" flex tubing with in line emitters and check valves spaced 12" on center. For individual shrubs an 18" diameter circle shall be placed around each shrub. For trees in landscape beds two loops shall be around tree. One at 3' diameter and one at 5' diameter. Groundcover areas shall have lines placed 18" apart covering entire bed.

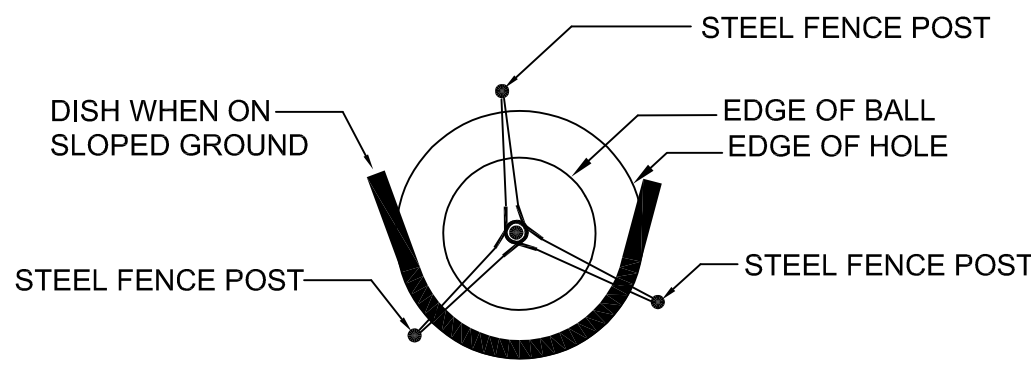
Quick Couple Locations: Quick couples shall be placed in the main line of the irrigation so they may be used when irrigation is not running.

Irrigation controller shall be located as directed by Owner.



BUILDING ROCK EDGE
NO SCALE

*PLACE ROCK AROUND ENTIRE BLDG. PERIMETER WHEREVER THERE IS NOT CONCRETE OR ASPHALT



DIRECTION OF TREE STAKES:
ONE SOUTHEAST
ONE SOUTHWEST
ONE NORTH

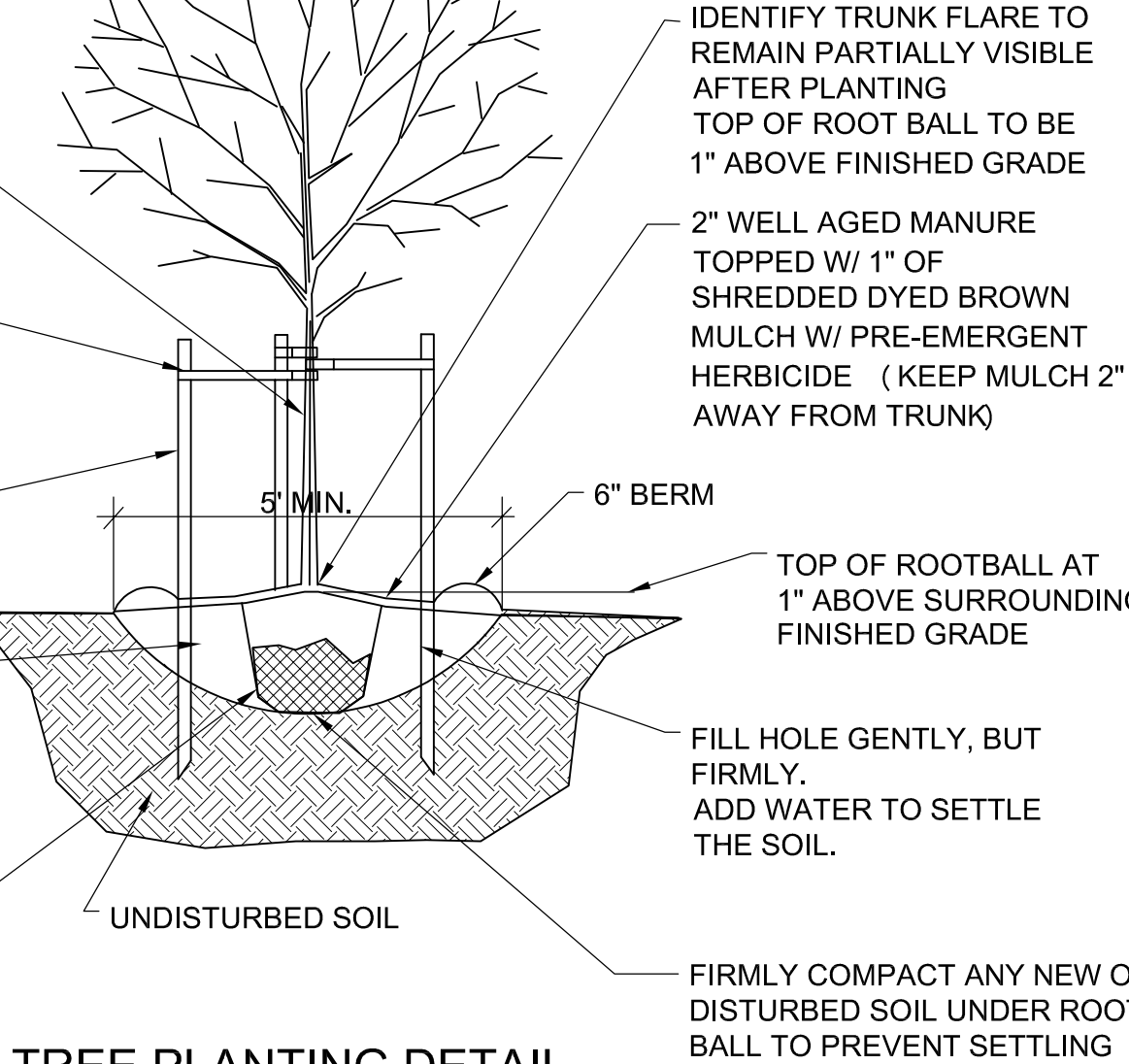
PLASTIC SPIRAL TREE
WRAP COIL FROM BASE
TO LOWEST BRANCHES

WEBBED ARBOR TIE TAPE
LOOP AROUND TREE TO BE
6"-8" LARGER THAN
TRUNK DIAMETER

(3) 6" STEEL "T" POSTS

DIG SHALLOW, BROAD HOLE:
3 TIMES THE DIAMETER OF
ROOT BALL AND ONLY AS DEEP
AS ROOT BALL. BACKFILL WITH
1/2 EXISTING SOIL AND 1/2 TOPSOIL.

CUT AND REMOVE BURLAP
(REMOVE METAL CAGE
FROM SIDES AND TOP OF
BALL)



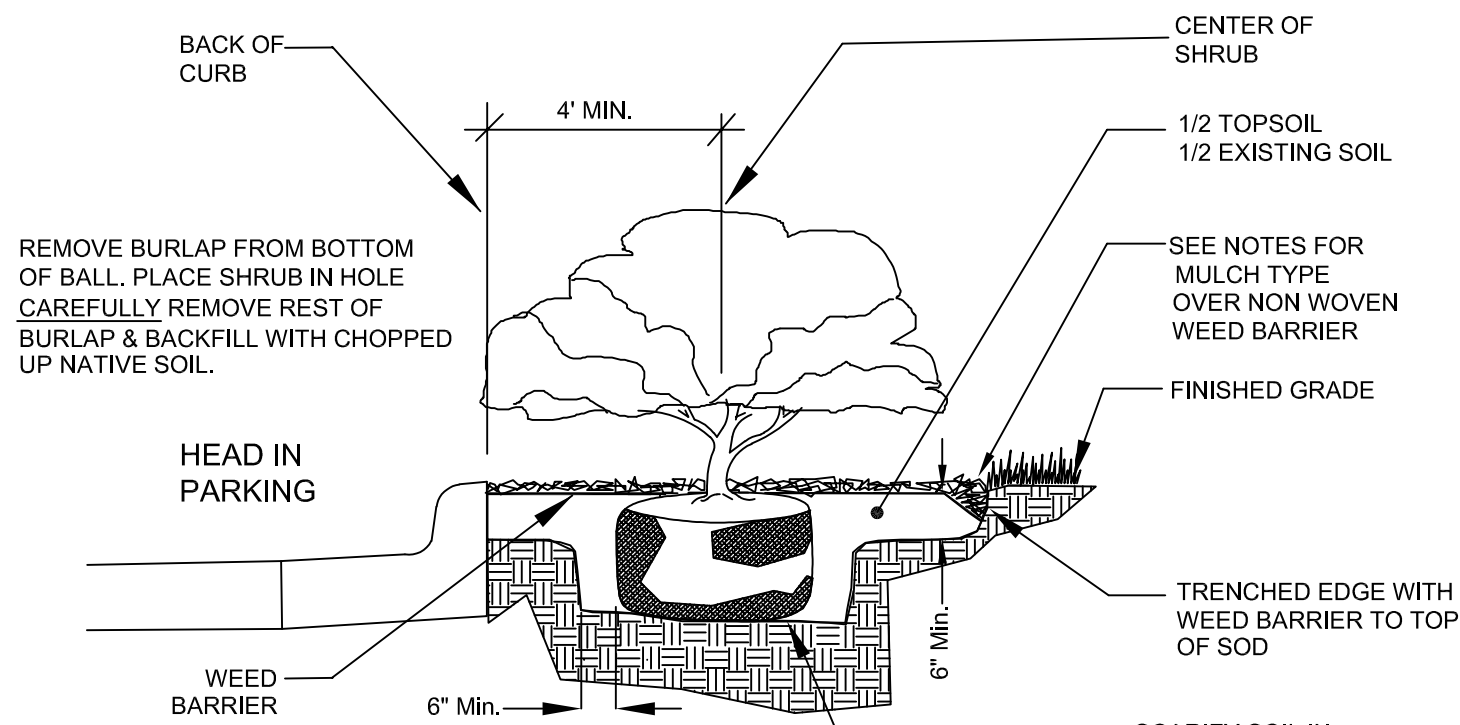
TREE PLANTING DETAIL
NO SCALE

Seagreen Juniper	Juniperus Chinensis 'Seagreen'	24"-30" hgt. & sp.	5'o.c.
Heavy Metal Switch Grass	Panicum Virgatum 'Heavy Metal'	3 gal.	4'o.c.
Free Standing Transformer	Free Standing Small Box		
Clustered Boxes			

Typical Utility Box Screening Details

No Scale Note: Quantities Not Included In Plant List
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

* In case of transformer tall than 3 ft. replace Seagreens with 6 ft. Kettleer Junipers



**SHRUB BED & PARKING
SETBACK DETAIL**
NO SCALE

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL. FINISH GRADE OF BEDS SHALL FLOW WITH SLOPE, NOT BE MOUNDED, AND BE AT ADJACENT PAVED SURFACE LEVEL.
7. FERTILIZER FOR FESCUE SODDED AREAS, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. WOOD MULCH SHALL BE 3" OF DYED BROWN SHREDDED HARDWOOD. MULCH SHALL BE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. BUILDING MULCH SHALL BE 3" DEPTH OF KANSAS LARGE RIVER ROCK (2") SIZE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE.
20. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
21. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
22. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY IRRIGATION SYSTEM MODIFICATIONS TO BE APPROVED BY THE OWNER.

Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
4. Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

Utility Note:

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**Landscape Details
Associated Plastic
Surgeons**

2701 NE McBaine Drive
Independence, Missouri

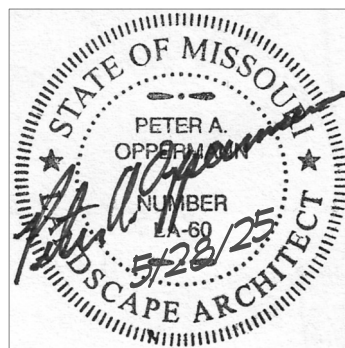
LS-2



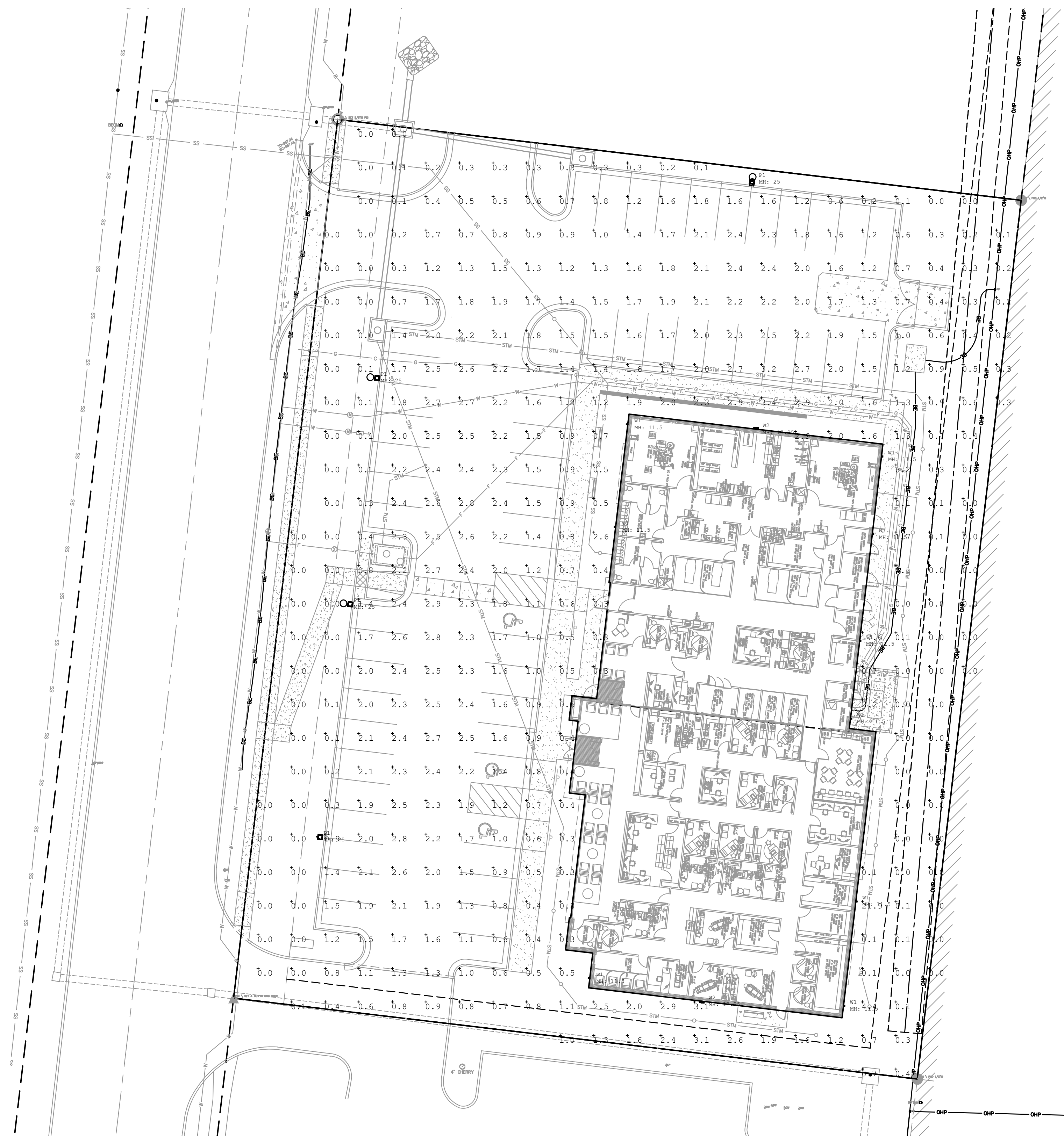
Oppermann LandDesign, LLC

Land Planning Landscape Architecture

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New Windsor, New York 12553
petercoppermann56@gmail.com
913.522.5598



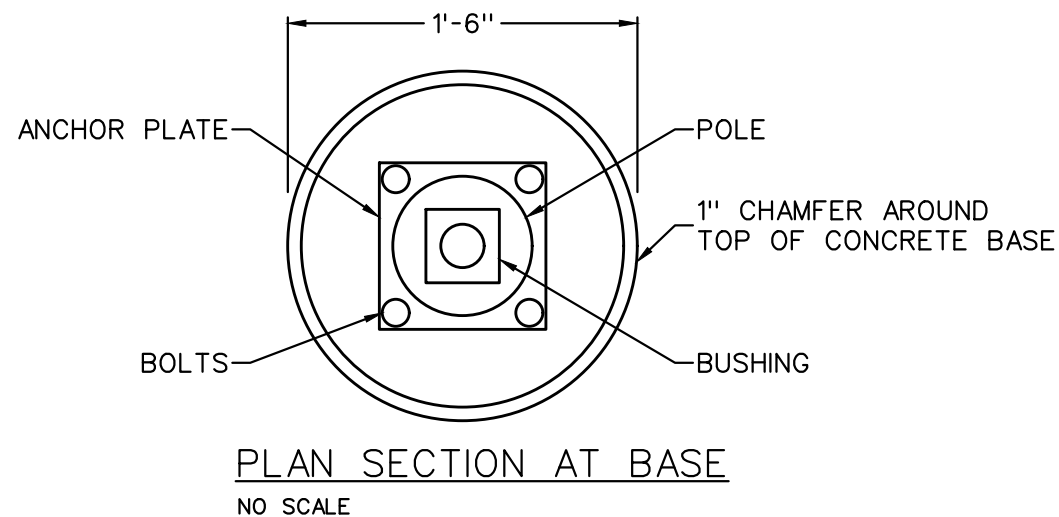
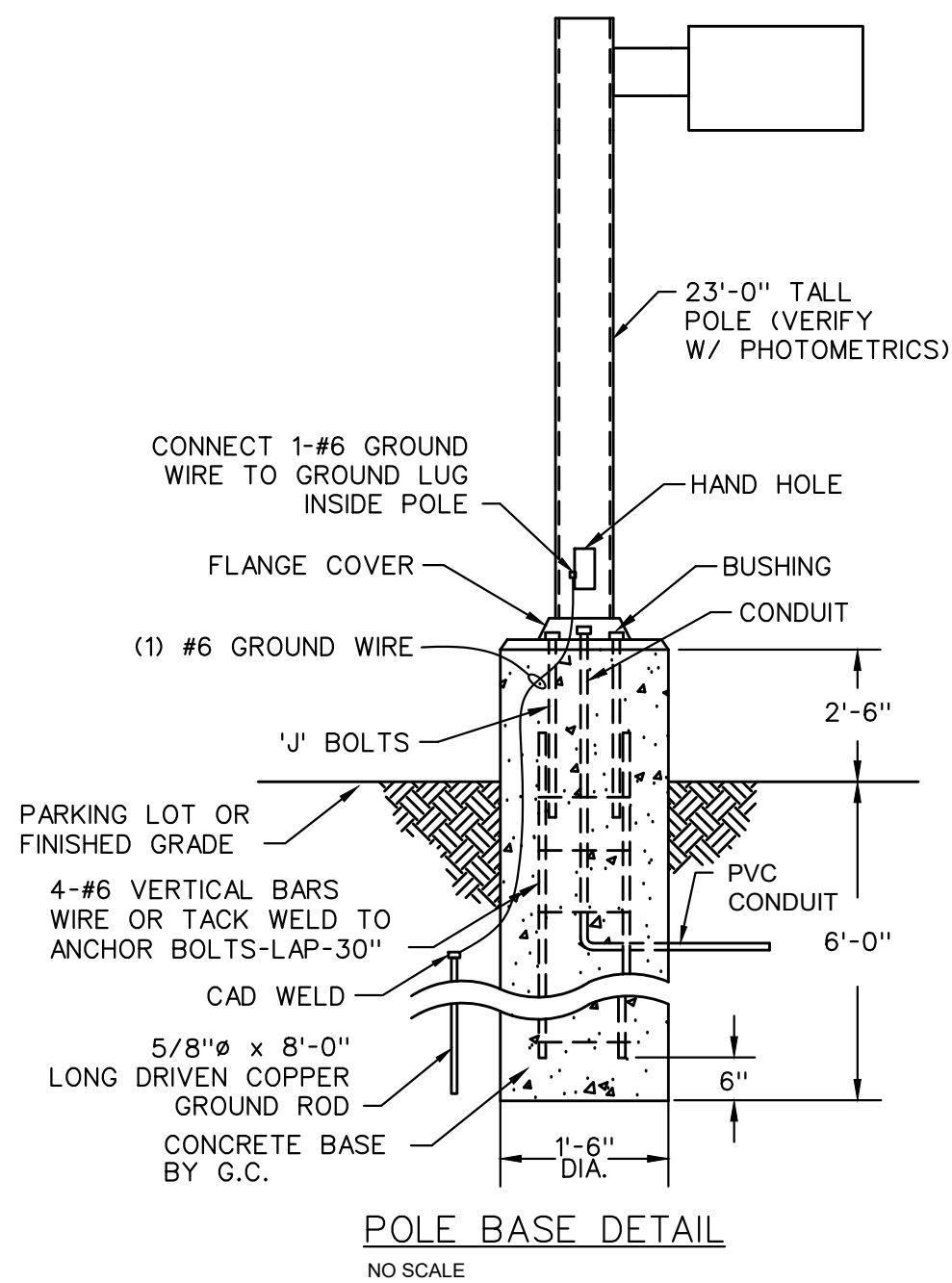
05/28/2025



PHOTOMETRIC SITE PLAN
1" = 20'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	L/F	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 MV	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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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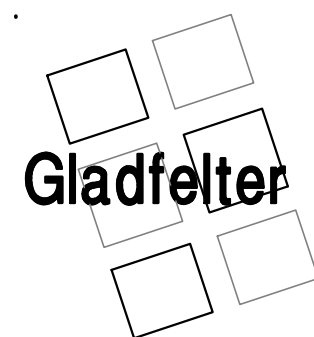
P1



W1



W2



Gladfelter Engineering Group

10233 Millstone Drive, #112
Lenexa, Kansas 66220
Phone: 866-96-4675
Email: ggg@gegg.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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COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

A NEW BUILDING FOR:

ASSOCIATED PLASTIC SURGEONS

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

PROJECT NO. 231206

DRAWING ISSUANCE

06/13/2023

REVISED FINAL PLAN

SHEET NUMBER

E1.0
SITE PLAN



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ASSOCIATED PLASTIC SURGEONS

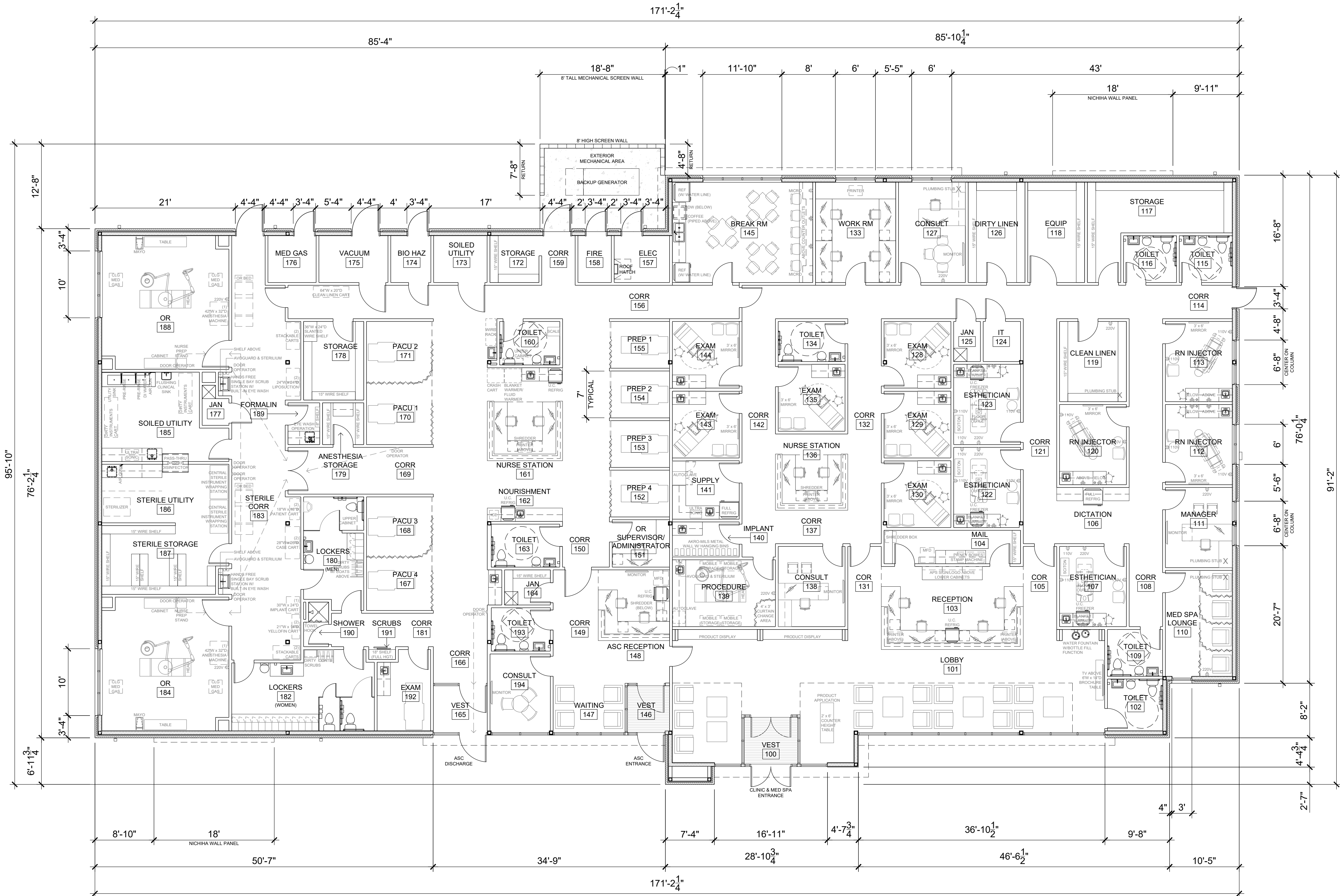
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAIN DRIVE
LEE'S SUMMIT, MISSOURI

PROJECT NO. 231206

DRAWING ISSUANCE
06/13/2025 REVISED FINAL PLAN

SHEET NUMBER

A1.0
FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



Dev Anand
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A NEW BUILDING FOR:

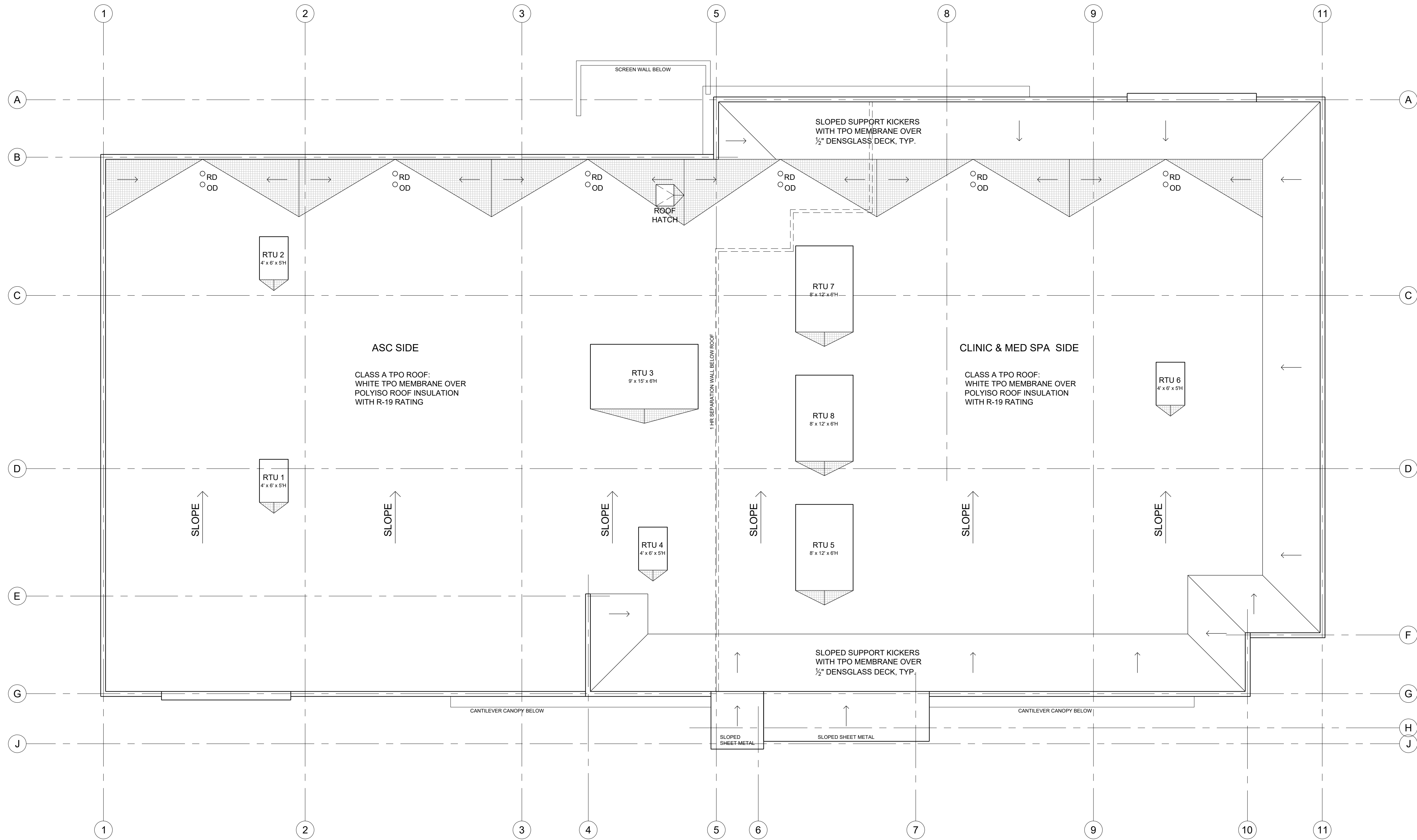
ASSOCIATED PLASTIC SURGEONS

1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAIN DRIVE
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PROJECT NO. 231206
DRAWING ISSUANCE
06/13/2025 REVISED FINAL PLAN

SHEET NUMBER

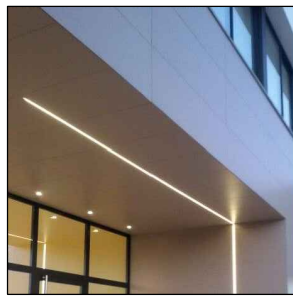
A1.1
ROOF PLAN



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



8A



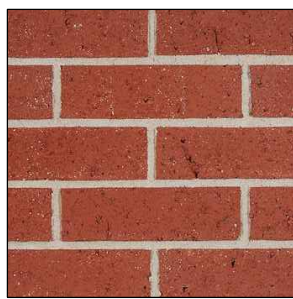
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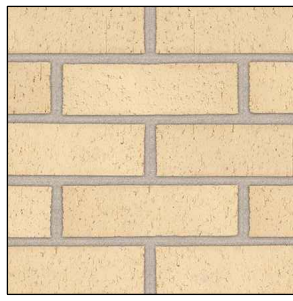
8C

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



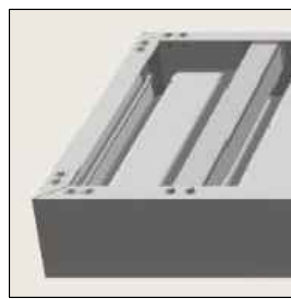
2



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



1 ELEVATION RENDER
N.T.S. WEST



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Kevin Campbell
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A NEW BUILDING FOR:

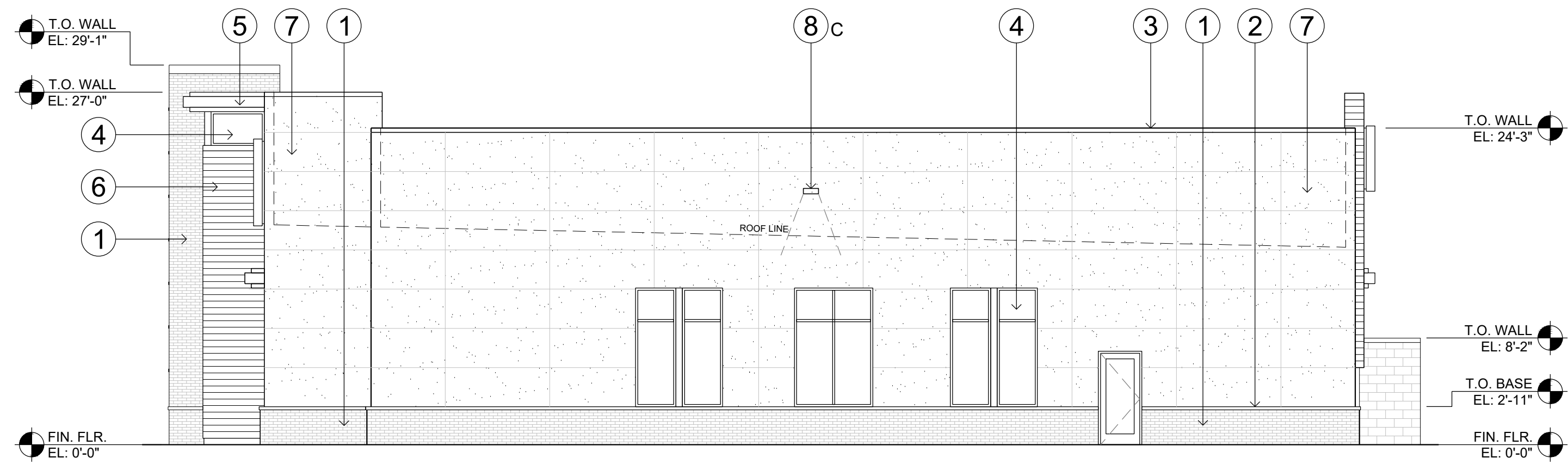
ASSOCIATED PLASTIC SURGEONS

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

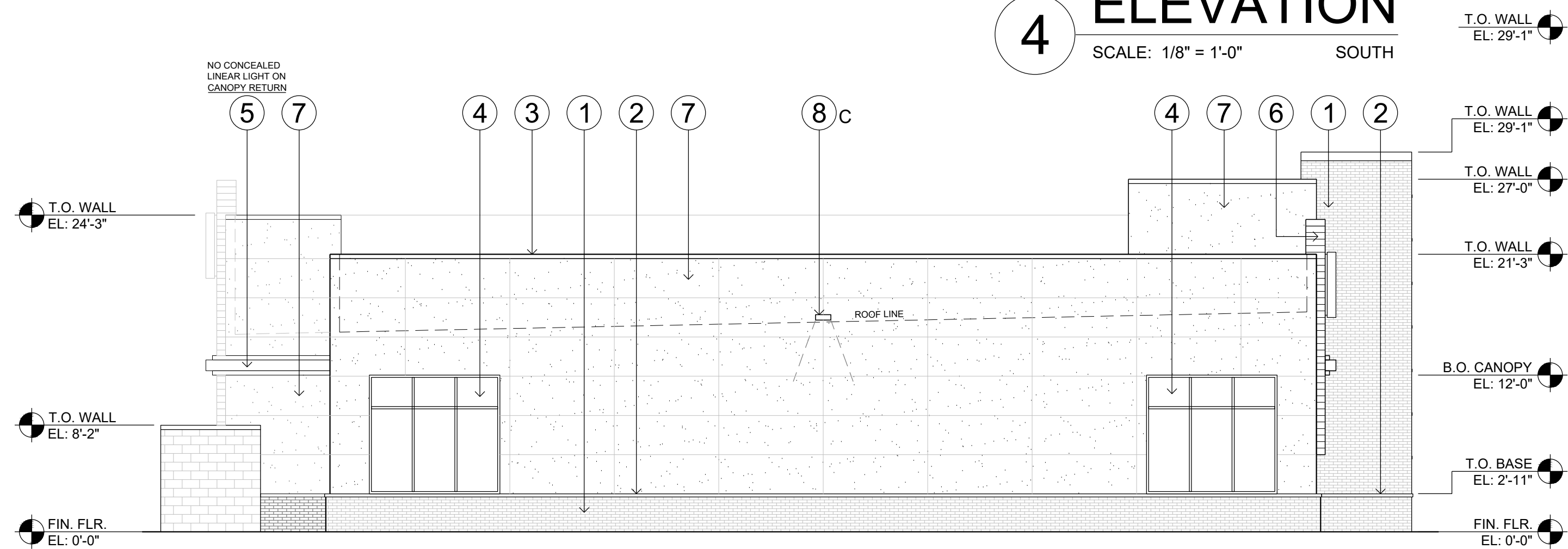
PROJECT NO. 231206
DRAWING ISSUANCE
06/13/2025 REVISED FINAL PLAN

SHEET NUMBER

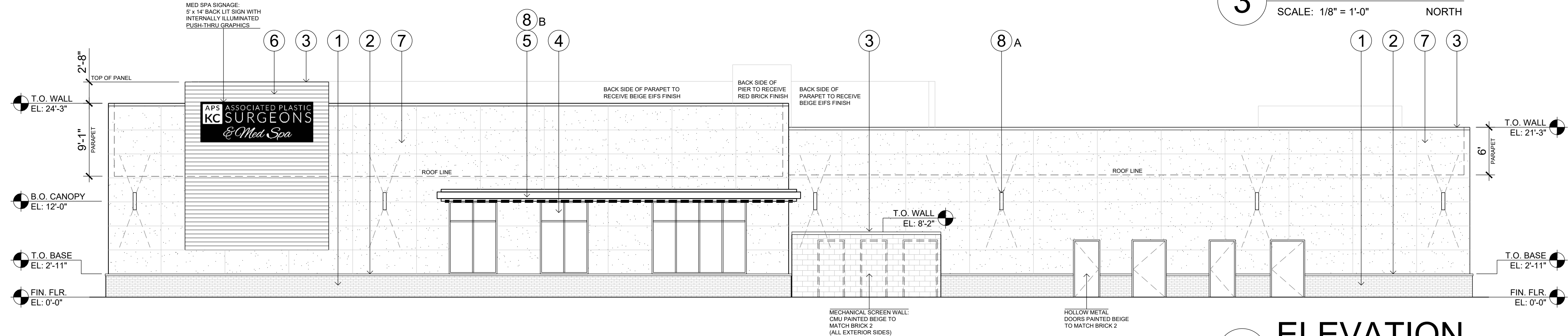
A2.0
EXTERIOR RENDER



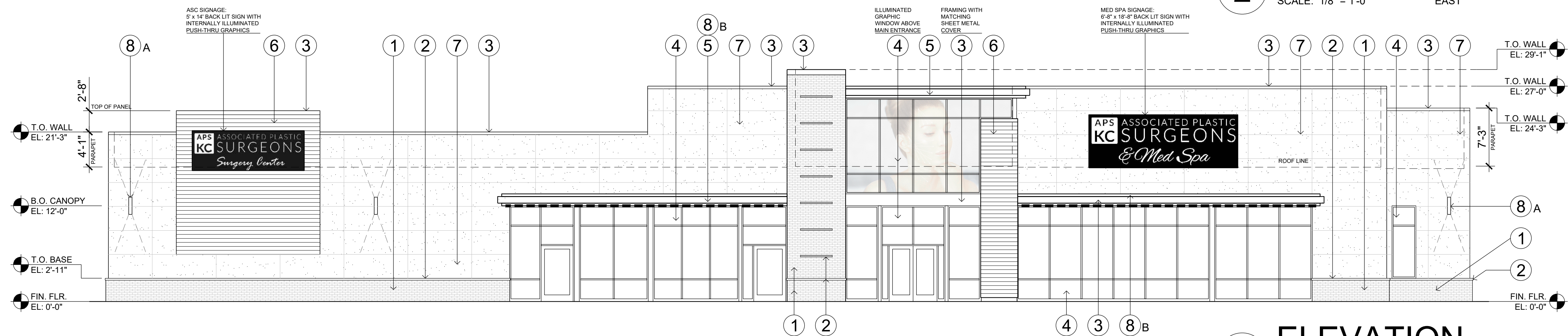
4 ELEVATION
SCALE: 1/8" = 1'-0" SOUTH



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



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



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



Dev Anand
President & CEO

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Senior Architect

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A2.1
ELEVATIONS