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

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
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM)
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT)
220 SE GREEN STREET

(816) 969-2218
(816) 347-4339
(816) 347-4339
(816) 347-4316

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

AT&T (913) 383-4929

LEE'S SUMMIT, MO 64063

MR. CLAYTON ANSPAUGH (CA4089@ATT.COM)
9444 NALL AVENUE

CA4089@ATT.COM) (913) 383-4849-FAX

OVERLAND PARK, KANSAS 66207



COOO | COVER SHEET COO1 DEMOLITION PLAN C100 OVERALL SITE PLAN C101 ENLARGED SITE PLAN C102 | ADA PLAN GRADING PLAN C201-C202 ENLARGED GRADING PLANS C300 UTILITY PLAN SECONDARY STORM PLAN STORM SEWER PLAN & PROFILE 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

INDEX

PREPARED & SUBMITTED BY:

A2.1 | ELEVATIONS

A2.0 | ELEVATION RENDER

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

RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 07/14/2025

DEVELOPER:

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

NE STROTHER ROAD

NE INDEPENDENCE AVE.

NE MCBAINE DR.

1-470

SE1/4

VICINITY MAP SEC. 20-48N-31W

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

1. SET "□" CUT IN CENTER FRONT FACE OF CURB INLET ON WEST SIDE OF NE MCBAINE DRIVE WEST OF LOT 7.

ELEVATION = 987.72

LEGAL DESCRIPTION:

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

PROJECT LOCATION

 $AREA = \pm 1.2413 ACRES / \pm 54,071 SQ.FT.$

Know what's below.
Call before you dig.

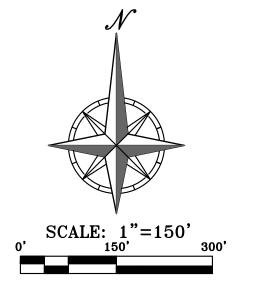
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.

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.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0430G, AND DATED JANUARY 20, 2017.

PRCOM20245463



DANIEL FINN
NUMBER
PE-2024013356
SONAL E

Winchester snsas 66061 393-1155 3) 393-1166 ingineering.com

1270 N. Winchest 1270 N

PLANNING ENGINEERING IMPLEMENTATI

ESS & TECHNOLOGY CEN 01 NE McBAINE DR

Revisions:By App.PER CITY COMMENTSAEB DAFPER CITY COMMENTSAEB DAFPER CITY COMMENTSAEB DAFERSI #1AEB DAFBUILDING FOOTPRINTAEB DAFPER CITY COMMENTSAEB DAF

1. 09–12–2024 REVISED PER CITY C 2. 10–02–2024 REVISED PER CITY C 3. 10–11–2024 REVISED PER CITY C 4. 01–03–2025 REVISED BUILDING FOR COMMENT C 6. 06–30–2025 REVISED BUILDING FOR CITY C

SHEET COO

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Development Services Department Lee's Summit, Missouri 07/14/2025

RELEASED FOR CONSTRUCTION

NUMBER

PE-2024013356 / 06/30/25



DEMOLIT BUSINESS & 2701 NE EE'S SUMMIT,

By AEB AEB AEB AEB AEB

DEMOLITION KEY NOTES:

- THE CONTRACTOR SHALL REMOVE EXISTING CURB AND GUTTER.
- 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.

DEMOLITION NOTES:

FOR DEMOLITION AND DISPOSAL.

TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.

CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

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,

CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT

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

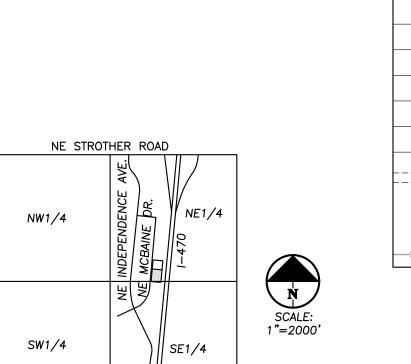
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH

UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE

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

	<u>LEGEND</u>
PL	PROPERTY LINE
	LOT LINE
— −R/W− −	RIGHT-OF-WAY
~~~~	REMOVE EXISTING CURB & GUTTER
	EXISTING TREE TO REMAIN
ВТ	EXISTING BURIED TELEPHONE
CATV ———	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
	EXISTING STORM SEWER
A	EXISTING FIRE HYDRANT
LP	EXISTING LIGHT POLE
xx	EXISTING CHAIN LINK FENCE



VICINITY MAP SEC. 20-48N-31W

SCALE: 1"=20'

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SHEET

governing requirements, incorporated herein by reference: A) City ordinances & O.S.H.A. Regulations.

SITE PLAN NOTES:

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 contractors responsibility and shall be included in the bid for the

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 crossings 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. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

11. All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City Materials Metro Board (KCMMB) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.

12. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes,

SITE DIMENSION NOTES:

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

PAVEMENT MARKING AND SIGNAGE NOTES:

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 MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70'F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60'F AND RISING. TWO COATS

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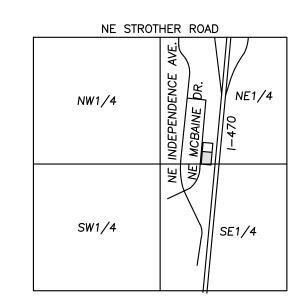
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FIRE ACCESS ROAD NOTE:

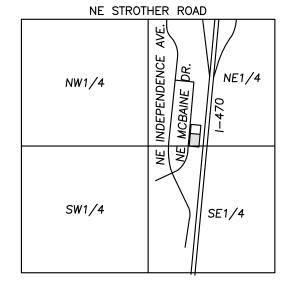
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Development Services Department Lee's Summit, Missouri 07/14/2025

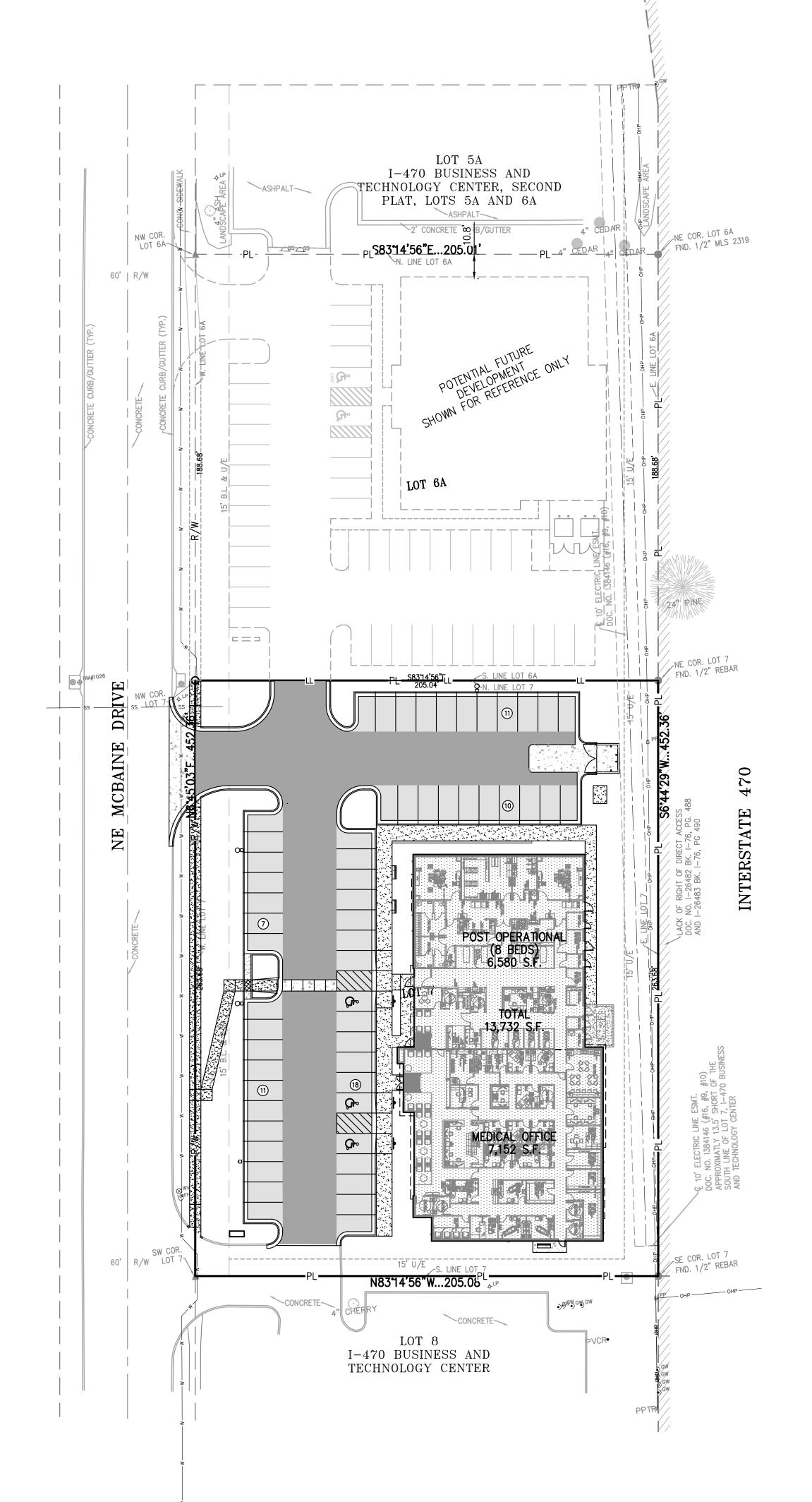


VICINITY MAP



SCALE: 1"=2000'

SEC. 20-48N-31W



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.

 $AREA = \pm 1.2413 ACRES / \pm 54,071 SQ.FT.$

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BUILDING & LOT DATA

Site Area — Lot 7	54,071 S.F./1.24 Ac.
Zoning	PMIX
Proposed Building No. of Stories	1 Story
Medical Office	7,152 S.F.
Post Operational (8 Beds)	6,580 S.F.
Total Building S.F.	13,732 S.F.
Floor Area Ratio (FAR)	0.2539
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Impervious Area	0.8400 Ac. (68%)
Open Space	0.4000 Ac. (32%)

#### PARKING SUMMARY

* — Refer to Parking Memo

Parking Provided	
Standard Parking Provided	54 Space:
Handicap Accessible Parking Spaces Provided	3 Spaces
Total Parking Provided	57 Spaces
•	·
Parking Required:	53 Spaces

#### LEGEND

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

Know what's below.

Call before you dig.

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Know what's below.

Call before you dig.



- CONSTRUCT PRIVATE TYPE CG-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C700.
- CONSTRUCT PRIVATE CONCRETE SIDEWALK, TYP. SEE "PRIVATE CONCRETE SIDEWALKS (NON-REINFORCED)" DETAIL ON SHEET C701.

**NUMBER** 

\ PE-2024013356 / 06/30/25

By AEB AEB AEB AEB AEB

SHEET

- INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS. SEE "ACCESSIBLE PARKING SPACE DETAIL" DETAIL ON SHEET C701. INSTALL ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN IN GRASS AREA" DETAIL ON SHEET C701.
- INSTALL VAN ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN IN GRASS AREA" DETAIL ON SHEET C701.
- INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- INSTALL SCORED CONCRETED CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET C700,
- (H) INSTALL MONUMENT SIGN (RE: ARCH PLANS).
- CONSTRUCT TRANSFORMER PAD (RE: EVERGY WORKORDER).
- CONSTRUCT CONCRETE SIDEWALK FLUME WITH STEEL PLATE AT SIDEWALK. SEE "SIDEWALK FLUME" DETAIL ON SHEET C704.
- INSTALL CONCRETE COMMERCIAL ENTRANCE. SEE DETAIL GEN-1 ON SHEET C704.
- CONSTRUCT PUBLIC CONCRETE SIDEWALK. SEE DETAIL GEN-2 ON SHEET C703.
- CONSTRUCT PUBLIC SIDEWALK RAMP (OMIT DETECTABLE WARNING) SEE SHEET C703 FOR SITE SPECIFIC DESIGN INFORMATION.
- INSTALL STANDARD ASPHALT PAVEMENT. SEE "STANDARD ASPHALT PAVING" DETAIL ON SHEET C700.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT. SEE "HEAVY DUTY ASPHALT PAVING" DETAIL ON SHEET C700.
- INSTALL CONCRETE PAVEMENT. SEE "CONCRETE PAVING" DETAIL ON SHEET C700.
- INSTALL BENCH (RE: ARCH PLANS).
- R EXTERIOR MECHANICAL AREA W/ SCREEN WALL (RE: ARCH PLANS).
- CONSTRUCT PRIVATE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "PRIVATE SIDEWALK RAMPS" DETAIL ON SHEET C701.
- CONSTRUCT RETAINING WALL. SEE "LANDSCAPE RETAINING WALL" DETAIL ON SHEET C703.
- CONSTRUCT ONE (1) CONCRETE STEP (NO HANDRAIL REQUIRED).
  REFER TO ENLARGED GRADING PLAN.

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

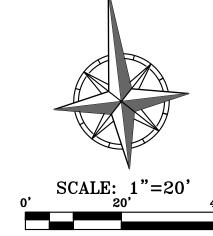
**Development Services Department** Lee's Summit, Missouri

**LEGEND** 

- - LL - LOT LINE — −R/W− − RIGHT−OF−WAY 2' CURB & GUTTER _____ B/L ____ BUILDING SETBACK LINE ____ P/S ___ PARKING SETBACK LINE ____ <u>L/S</u> ___ LANDSCAPE SETBACK LINE STANDARD DUTY ASPHALT PAVEMENT HEAVY DUTY ASPHALT PAVEMENT

PROPOSED BUILDING

CONCRETE PAVEMENT CONCRETE SIDEWALK



1"=2000'

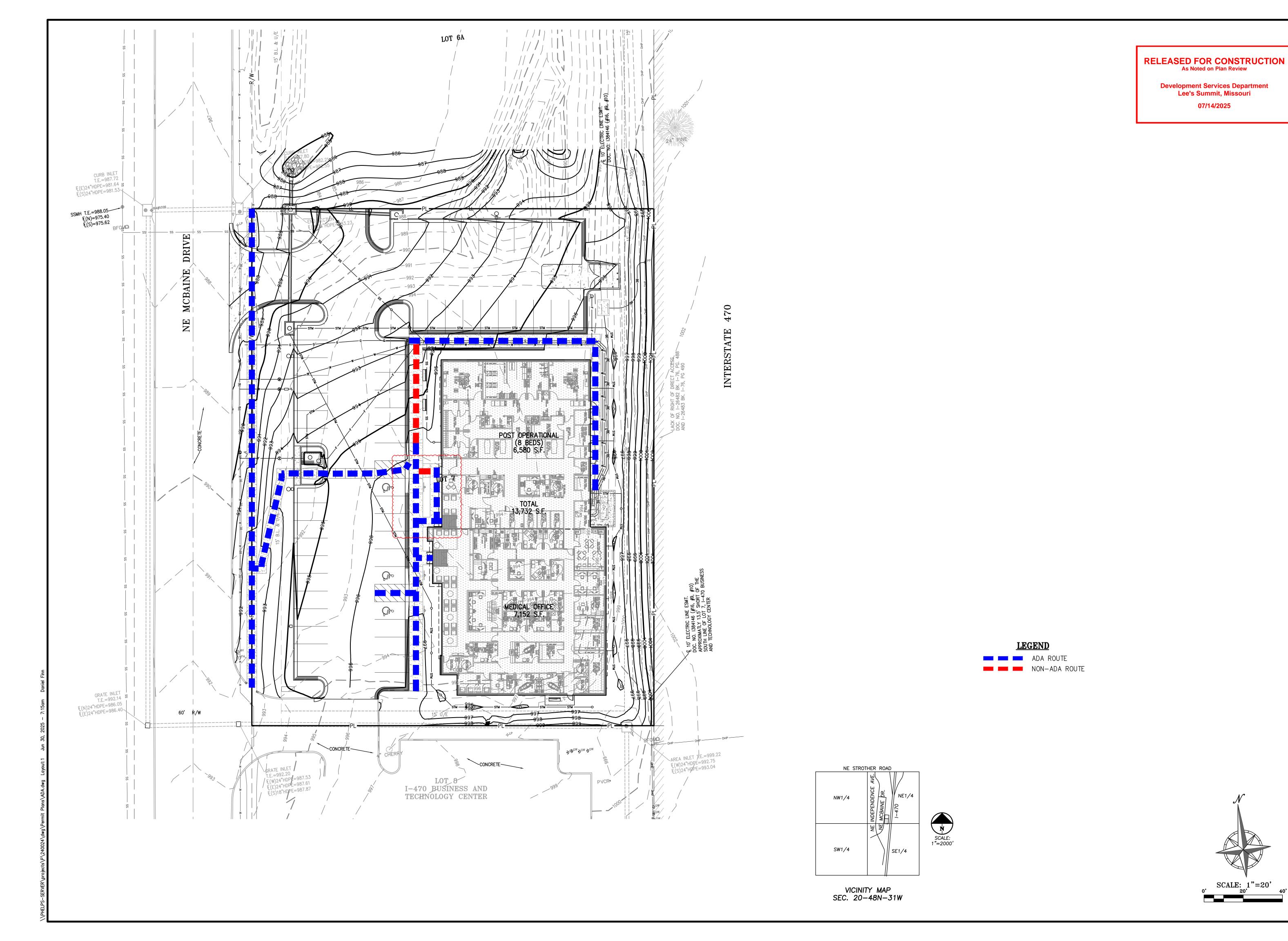
SE1/4

VICINITY MAP SEC. 20-48N-31W

NE STROTHER ROAD

NW1/4

SW1/4





By AEB AEB AEB AEB AEB

470

Know what's below.

Call before you dig.

<u>UTILITY NOTES:</u> 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:**

ELEVATION = 987.72

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

### FLOOD NOTE:

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# SW1/4 | SE1/4

NE STROTHER ROAD

NW1/4

VICINITY MAP SEC. 20-48N-31W

#### **SITE GRADING NOTES:**

by the owner and ITL.

- 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.
- 2. 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.
- 4. 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
- 5. 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.
- 8. EARTHWORK:
  - A) 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.
  - B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
  - C) 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.
  - D) 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
  - E) 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.
  - F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- 9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
- TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- 11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
- 13. 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.
- 14. 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

781 Cu. Yds. Raw Excavation -4,209 Cu. Yds. In Place Compaction (+15%)

**LEGEND** 

2' CURB & GUTTER

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED SPOT ELEVATION

TOP OF CURB

TOP OF PAVEMENT TOP OF STRUCTURE GROUND ELEVATION BOTTOM OF STEPS TOP OF STEPS

BOTTOM OF WALL

PROPOSED WET CURB & GUTTER

PROPOSED DRY CURB & GUTTER

TW TOP OF WALL

EXISTING STORM SEWER

PROPOSED STORM PIPE

PROPOSED RETAINING WALL

SIDEWALK MATCH EXISTING HIGH POINT

PL PROPERTY LINE — — LL — — LOT LINE

- -R/W- - RIGHT-OF-WAY

— — 918— —

920-

918----

848 Cu. Yds. (assume 12" of additional excavation) Pavement Adjustment **Building Adjustment** 

1,017 Cu. Yds. (assume 24" of additional excavation) -1,563 Cu. Yds. On Site Net * EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR

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

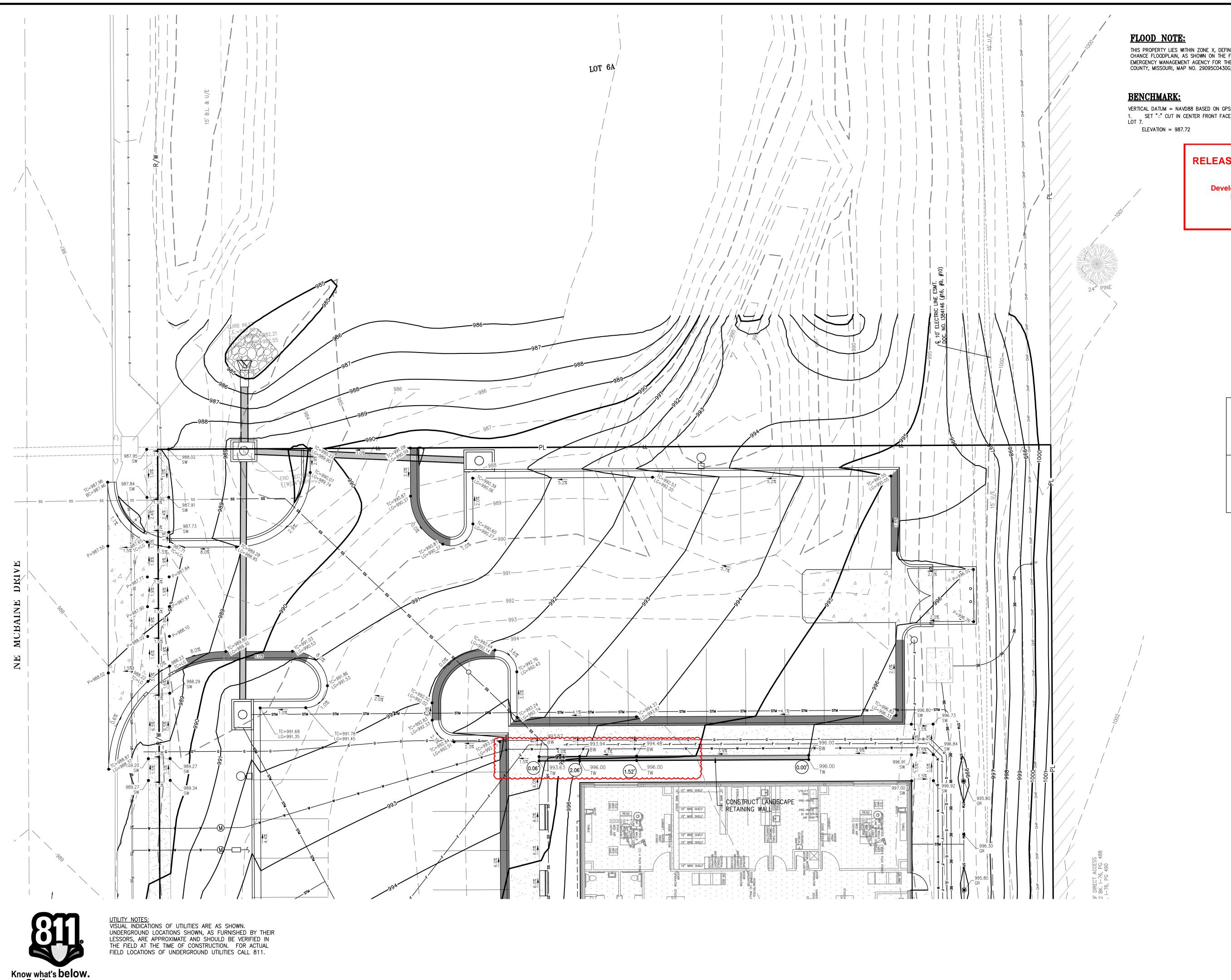
#### **RELEASED FOR CONSTRUCTION As Noted on Plan Review**

**Development Services Department** Lee's Summit, Missouri 07/14/2025



NUMBER PE-2024013356 06/30/25

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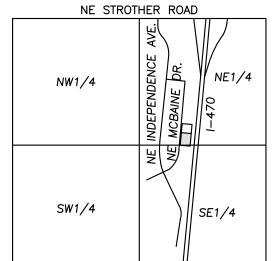
Call before you dig.

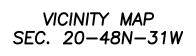
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0430G, AND DATED JANUARY 20, 2017.

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

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

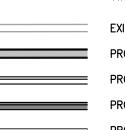
**Development Services Department** Lee's Summit, Missouri 07/14/2025



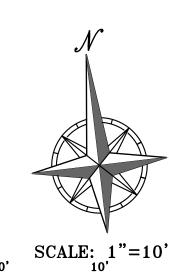


#### LECEND

<u>LEGEND</u>										
PL ————————————————————————————————————	PROPERTY LINE LOT LINE RIGHT-OF-WAY									
	2' CURB & GUTTER									
— —920— — — —918— —	EXISTING CONTOURS									
920— 918—	PROPOSED CONTOURS									
TW XXX.XX	PROPOSED SPOT ELEVATION  LG LIP OF GUTTER  TC TOP OF CURB  SW SIDEWALK  ME MATCH EXISTING  HP HIGH POINT  LP LOW POINT  P TOP OF PAVEMENT  TE TOP OF STRUCTURE  GR GROUND ELEVATION  BS BOTTOM OF STEPS  TS TOP OF STEPS  BW BOTTOM OF WALL  TW TOP OF WALL									

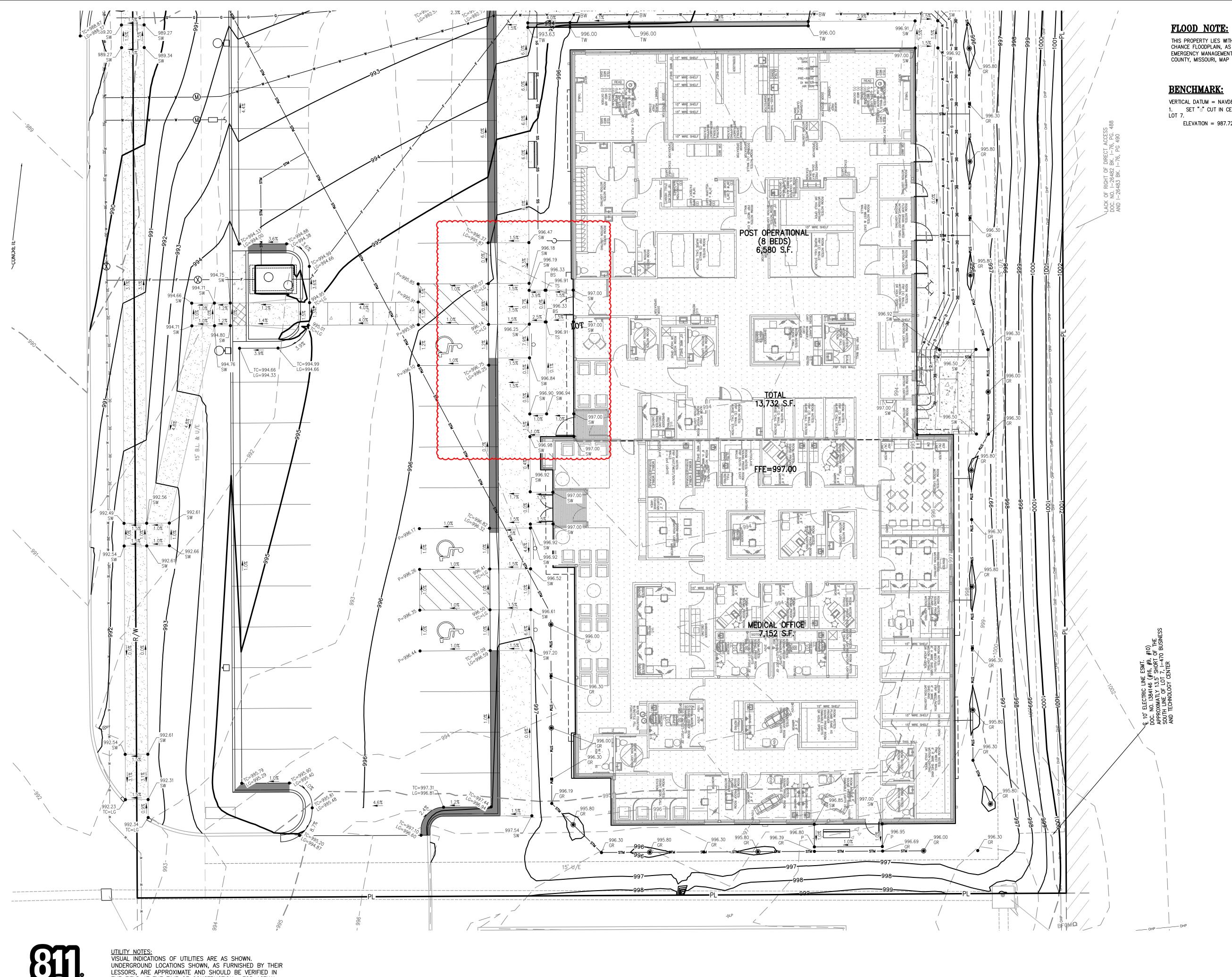


EXISTING STORM SEWER PROPOSED STORM PIPE PROPOSED WET CURB & GUTTER PROPOSED DRY CURB & GUTTER PROPOSED RETAINING WALL



**NUMBER** \ PE-2024013356 / 6,06/30/25

By AEB AEB AEB AEB AEB

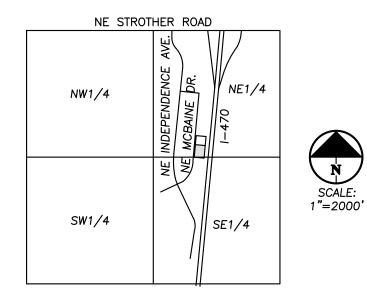


THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0430G, AND DATED JANUARY 20, 2017.

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

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

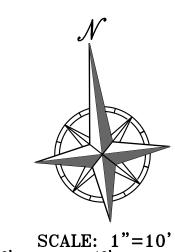
**Development Services Department** Lee's Summit, Missouri 07/14/2025



VICINITY MAP SEC. 20-48N-31W

#### IFCEND

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



PROPOSED WET CURB & GUTTER

PROPOSED RETAINING WALL

PROPOSED DRY CURB & GUTTER

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.

Know what's below.

Call before you dig.

**NUMBER** PE-2024013356/ 6,06/30/25

By AEB AEB AEB AEB AEB

### **UTILITY KEY NOTES:**

- ELECTRIC ENTRY INTO BUILDING. FOLLOW IPL REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
- PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD & CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- CONNECT TO EXISTING POLE FOR NEW SERVICE DROP. REFER TO SITE ELECTRICAL PLAN AND COORDINATE SAID WORK WITH THE ELECTRIC
- 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.
- 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.
- 2" DOMESTIC WATER LINE ENTRY TO BUILDING. CONTRACTOR SHALL TRANSITION FROM 1-1/2" DOMESTIC WATER LINE TO 2" DOMESTIC WATER LINE DOWNSTREAM OF METER. DOMESTIC WATER LINE SHALL BE 2" SOFT TYPE K COPPER. CONTRACTOR SHALL BE RESPONSIBLE W3) BE 2" SOFT TYPE K CUPPER, CONTRACTOR STALL DE TEST STALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH THE DEVELOPMENT SERVICES
- CONTRACTOR TO INSTALL 12"X12"X6" CUT-IN TEE FOR PROPOSED 6" PVC C900 PRIVATE FIRE LINE. CONNECT WITH A TEE WITH TWO (W4) VALVES AT THE MAIN AND A VALVE PROVIDED AT THE BACKFLOW PREVENTION VAULT. CONTRACTOR TO CONTACT CITY FOR CONNECTION REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN CONNECTION.
- (W5) INSTALL 6" GATE VALVE.
- BACKFLOW PREVENTION: BACKFLOW PIT CONTAINING BACKFLOW PREVENTION DEVICE (DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)) (W6) FOR 6" FIRE LINE. REFER TO LEE'S SUMMIT STANDARD DETAIL WAT-12 ON SHEET C702. INCLUDE 2" STORM DRAIN FROM SUMP (SEE SHEET C301).
- 6" PRIVATE FIRE LINE ENTRY TO BUILDING (UPSTREAM OF BACKFLOW PREVENTION DEVICE). BACKFLOW PREVENTION DEVICE SHALL BE LOCATED INSIDE BUILDING (RE: BUILDING PLANS FOR BACKFLOW PREVENTION DEVICE DETAILS AND SPECIFICATIONS).
- FIRE DEPARTMENT CONNECTION LOCATION (RE: MEP PLANS). CONNECTION SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE
- CONTRACTOR TO INSTALL PRIVATE FIRE HYDRANT. PRIVATE FIRE HYDRANT SHALL BE PAINTED OPTIC YELLOW WITH THE BONNET SILVER. SEE SHEET C702, "PRIVATE FIRE HYDRANT" DETAIL.
- (W10) EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
- 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.
- 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.
- INSTALL 1" RPZ BACKFLOW FOR IRRIGATION SYSTEM (SEE SHEET C702, "IRRIGATION BACKFLOW DETAIL").
- (W14) INSTALL 1-8" GATE VALVE ON EXISTING 8" PVC PUBLIC WATER MAIN.
- CONNECT TO BLDG. INTERIOR PLUMBING SANITARY SEWER LINE. (RE: MEP PLANS). FG=997.00 FL 4"=993.00
- S2 INSTALL 81.5 L.F. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26)
  @ 9.8% SLOPE.
- FG=992.80 FL 4"=985.05
- S4 INSTALL 75.5 L.F. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) © 7.87% SLOPE.
- CONNECT TO EXISTING 78 L.F. 4" PVC SANITA STUB 20 L.F. UPSTREAM EXISTING MANHOLE. CONNECT TO EXISTING 78 L.F. 4" PVC SANITARY SEWER SERVICE EX. 4"  $FL = 978.60 \pm (PER AS-BUILTS)$
- (S6) INSTALL CLEAN OUT IN NON-PAVED AREA. SEE SHEET C702, "CLEANOUT (NON-PAVED AREAS)" DETAIL. "CLEANOUT (NON-PAVED AREAS)" DETAIL.
- GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE & INSTALLATION OF GAS SERVICE
- UTILITY CROSSING FG=993.58
  4" SANITARY FL= 986.9
  10" WATER FL= 986 6" FIRE FL=989.6 (2.3' CLEARANCE) UTILITY CROSSING (**X2**) UTILITY CROS FG=992.96 4" SANITARY FL= 985.85
- 12" STORM FL=988.0 (1.8' CLEARANCE) UTILITY CROSSING FG=989.30 4" SANITARY FL= 979.2
- 15" STORM FL=984.1 (4.5' CLEARANCE)



#### **UTILITY NOTES:**

- 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 sho be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed
- 2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
- The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
- Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing
- and at all bend points. Do not connect roof drains directly to storm sewer pipe. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other
- 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.

incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the

- 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
- 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 page and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- 11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench
- 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
- 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 connection 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 paying.
- 21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility
- 22. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

#### **UTILITY COMPANIES:**

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

(816) 347-4339 EVERGY PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316 1300 HAMBLEN ROAD

LEE'S SUMMIT, MO 64081

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

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

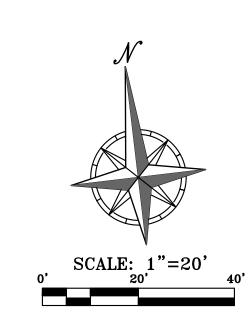
AT&T (913) 383-4929 MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX 9444 NALL AVENUE OVERLAND PARK, KANSAS 66207

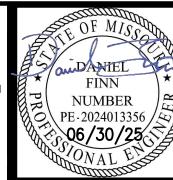
#### RELEASED FOR CONSTRUCTION As Noted on Plan Review

**Development Services Department** Lee's Summit, Missouri 07/14/2025

#### **LEGEND** PL — PROPERTY LINE

<del></del>	LOT LINE
- $-$ R/W $ -$	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
———ВЕ———	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
ss	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE
BT	EXISTING BURIED TELEPHONE LINE
w6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
— го —	PROPOSED FIBER OPTIC LINE
—— G——	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
—— ss ——	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
24"HDPE	PROPOSED STORM SEWER LINE (& SI
—— вт——	PROPOSED BURIED TELEPHONE LINE
<b>——w</b> —6"—	PROPOSED WATER LINE (& SIZE)
—— <b>г</b> —6"—	PROPOSED FIRE LINE (& SIZE)
— — — ST— -6"—	PROPOSED ROOF DRAIN (& SIZE)





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AEB AEB AEB AEB AEB AEB

Know what's below.

Call before you dig.

**Development Services Department** Lee's Summit, Missouri 07/14/2025

NUMBER PE-2024013356 / 6,06/30/25

SECONI I-470 B

By AEB AEB AEB AEB

#### **UTILITY KEY NOTES:**

- (D1) INSTALL 18" NYOPLAST INLINE DRAIN W/ STANDARD GRATE.
- CONNECT SECONDARY STORM LINE TO STORM SEWER STRUCTURE. SEE STORM SEWER PLAN & PROFILES.
- (D3) INTERNAL ROOF DRAIN LOCATION (RE: BUILDING PLANS).
- 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**

NE STROTHER ROAD

VICINITY MAP

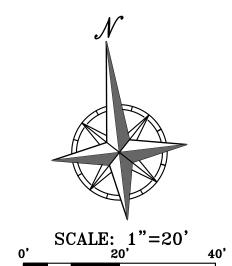
SEC. 20-48N-31W

|| SE1/4

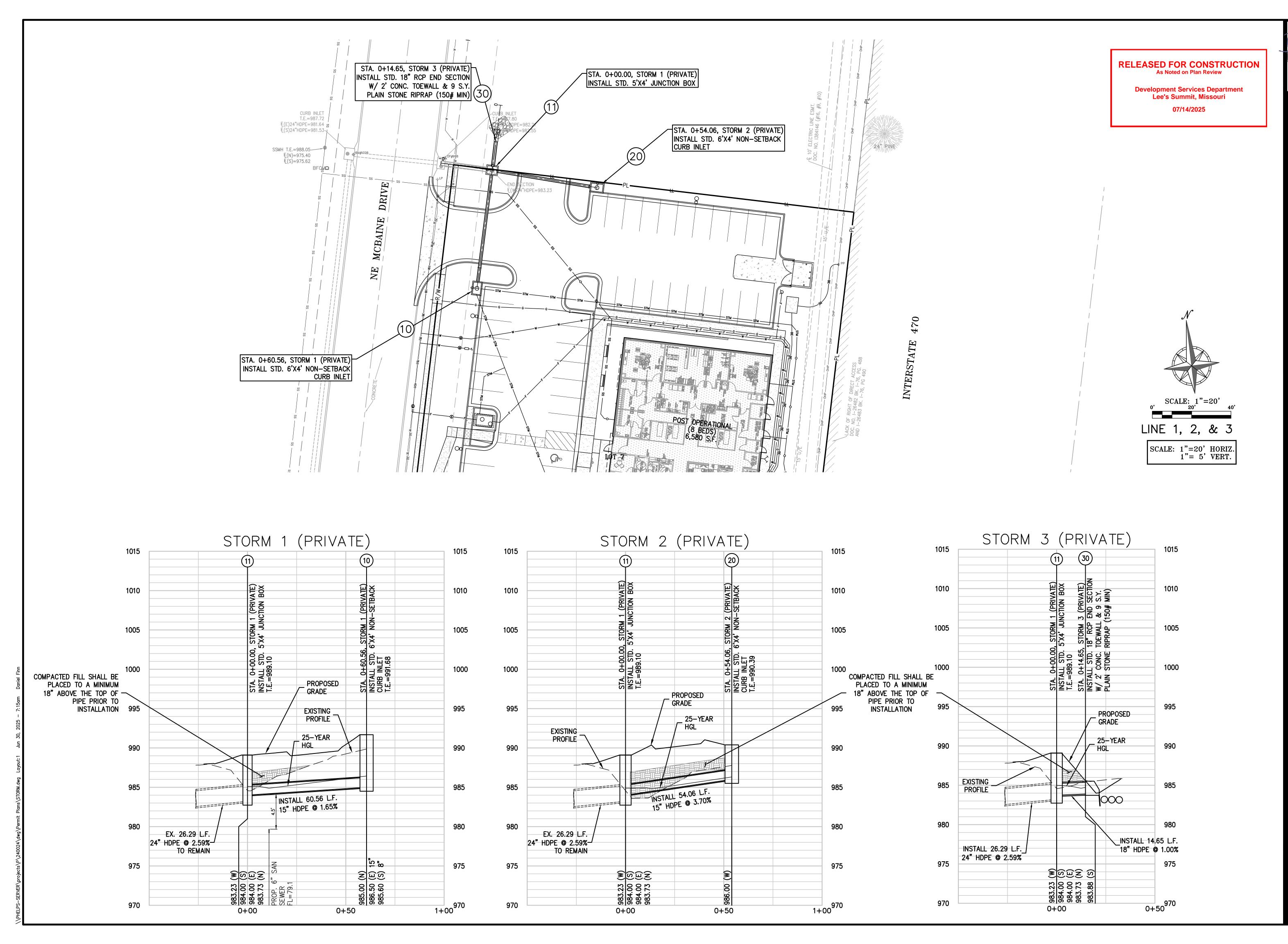
NW1/4

SW1/4

PL PROPERTY LINE — — LL — — LOT LINE - -R/W- - RIGHT-OF-WAY CATV — EXISTING CABLE TELEVISION LINE FO — EXISTING FIBER OPTIC LINE EXISTING GAS LINE EXISTING BURIED ELECTRIC LINE ------ OHP ------ EXISTING OVERHEAD POWER LINE ------OHT ------ 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) PROPOSED CABLE TELEVISION LINE — FO — PROPOSED FIBER OPTIC LINE PROPOSED BURIED ELECTRIC LINE PROPOSED STORM SEWER LINE (& SIZE) PROPOSED BURIED TELEPHONE LINE 



———F—6"— PROPOSED FIRE LINE (& SIZE) — — — ST— -6"— PROPOSED ROOF DRAIN (& SIZE)



DANIEL FINN
NUMBER
PE-2024013356
PS-2024013356

LPS ENGINEERING, INC. 1270 N. Winchester Olathe, Kansas 66061 (913) 393-1155 Fax (913) 393-1166

> PLANNING ENGINEERING IMPLEMENTATION

STORM SEWER PLAN & PROFILE
1-470 BUSINESS & TECHNOLOGY CENTER
2701 NE McBAINE DR
LEE'S SUMMIT, MISSOURI 64064

 ate
 Revisions:
 By App.

 2-2024
 REVISED PER CITY COMMENTS
 AEB DAF

 2-2024
 REVISED PER CITY COMMENTS
 AEB DAF

 3-2025
 ERSI #1
 AEB DAF

 3-2025
 REVISED BUILDING FOOTPRINT
 AEB DAF

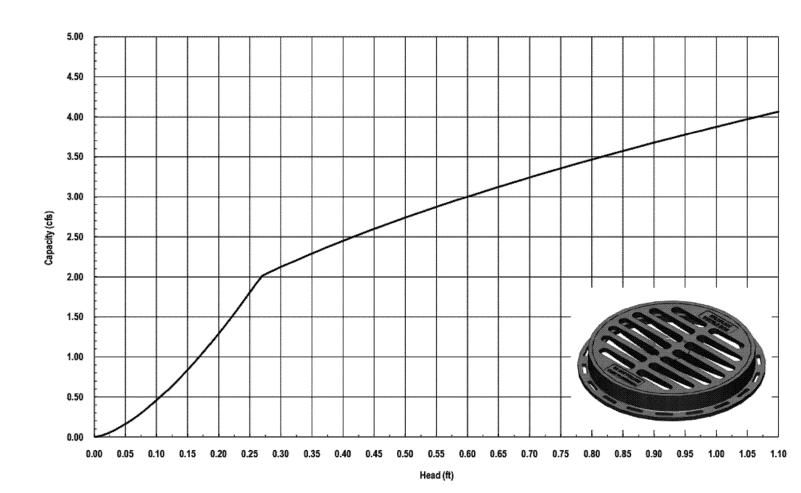
 3-2025
 REVISED PER CITY COMMENTS
 AEB DAF

 3-2025
 REVISED PER CITY COMMENTS
 AEB DAF

CHECKED: DAF | JAPROVED: JDC | 2. 10-02-2024 | RI |
CHECKED: DAF | APPROVED: JDC | 2. 10-02-2024 | RI |
CERTIFICATE OF AUTHORIZATION | 3. 10-11-2024 | RI |
KANSAS | RANGAS |

C400

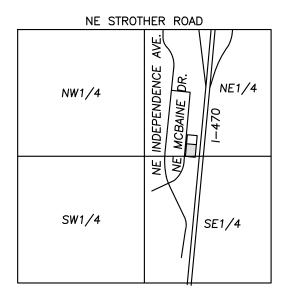
Nyloplast 18" Standard Grate Inlet Capacity Chart



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

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

**Development Services Department** Lee's Summit, Missouri 07/14/2025



VICINITY MAP SEC. 20-48N-31W

### **LEGEND**

---XXX--- EXISTING CONTOURS XXX PROPOSED CONTOURS DENOTES DRAINAGE AREA



X.XX Ac. DENOTES DRAINAGE AREA TO STRUCTURE



DENOTES STRUCTURE NUMBER

#### STORM DRAINAGE CALCULATIONS

DESIGN CRITERIA: K25 = 1.1; K100 = 1.25; n = 0.013 (RCP);																			
I. RUNOFF												III. PIPE D	DESIGN				REMARKS		
	S T	INCR	EMENTAL		CUMUI	LATIVE					STRUC	CTURE			PI	PE			
N L U I M N B E E R	R U C T U R E	RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	CxA	AREA "A" (ACRES)	C x A	SYSTEM TIME OF CONCENTRATION "T _C " AT STRUCTURE (MIN)	RAINFALL INTENSITY "I ₂₅ / I ₁₀₀ " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR ${\rm "K}_{25}/{\rm K}_{100}{\rm "}$	RUNOFF "Q ₂₅ / Q ₁₀₀ " (CFS)	Upstream Structure Number	Downstream Structure Number	Diameter "D" (IN)	Slope "S" (FT/FT)	Velocity Full V _p (FPS)	Runoff Q ₂₅ (CFS)	Runoff Q ₁₀₀ (CFS)	Full Flow Q _p (CFS)	
	10	0.81	0.77	0.62	0.77	0.62	5.00	8.53	1.10	5.8	10	11	15	0.0165	6.8	5.8	8.0	8.3	GOOD
1			~~~					10.32	1.25	8.0									
_	11	0.81	0.00	0.00	1.88	1.52	5.00	8.53 10.32	1.10 1.25	14.3 19.6	11	EX	24	0.0259	11.6	14.3	19.6	36.4	GOOD
2	20	0.81	0.22	0.18	0.22	0.18	5.00	8.53	1.10	1.7	20	11	15	0.0370	10.2	1.7	2.3	12.4	GOOD
	30	0.81	0.89	0.72	0.89	0.72	5.00	10.32 8.53	1.25 1.10	6.8	30	11	18	0.0100	6.0	6.8	9.3	10.5	COOP
3					1			10.32	1.25	9.3									GOOD



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.

**NUMBER** PE-2024013356/ 06/30/25 ONAL E

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#### **EROSION AND SEDIMENT CONTROL GENERAL NOTES:**

1. Prior to Land Disturbance activities, the contractor shall:

-Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.

-Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site. -Install and request the inspection of the preconstruction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until t here is a satisfactory inspection. -Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.

2. Erosion and sediment control devices protecting the public right-of-way shall be installed as soon as the right-of-way has been backfilled and graded.

3. The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as: -The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days. —The contractor shall perform inspections of erosion and sediment control measures at least once a every 14 days and within 24 hours following each rainfall event of ½" or more within any -The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The log shall be available for review by the City, the State of Missouri, or other authorities having jurisdiction.

4. The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.

- 5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- 6. Concrete wash or rinsewater from concrete mixing equipment, tools and/or ready—mix trucks, tools, etc., may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place and excess water evaporated or infiltrated into the ground.
- 7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water—proof containers and located outside of drainageways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken

MAINTENANCE: ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLANATION, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE—THIRD THE HEIGHT OF THE SILT
- 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

RELEASED FOR CONSTRUCTION As Noted on Plan Review

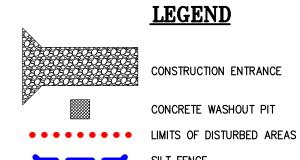
> **Development Services Department** Lee's Summit, Missouri 07/14/2025

#### STAGING CHART

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

Refer to Overall Grading Plan and Landscape Plan for final contours and final land cover.

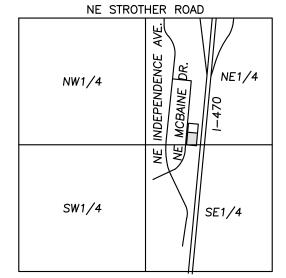
DISTURBED AREA = 1.50± ACRES







INLET PROTECTION



VICINITY MAP SEC. 20-48N-31W

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE															
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE															
CONSTRUCTION SEQUENCE	CONSTRUCTION SEQUENCE JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY								JUN						
ROUGH GRADE / SEDIMENT CONTROL															
TEMPORARY CONTROL MEASURES															
STRIP & STOCKPILE TOPSOIL															
STORM FACILITIES															
TEMPORARY CONSTRUCTION ROADS															
FOUNDATION / BUILDING CONSTRUCTION															
SITE CONSTRUCTION															
PERMANENT CONTROL STRUCTURES															
FINISH GRADING															
LANDSCAPING/SEED/FINAL STABILIZATION															

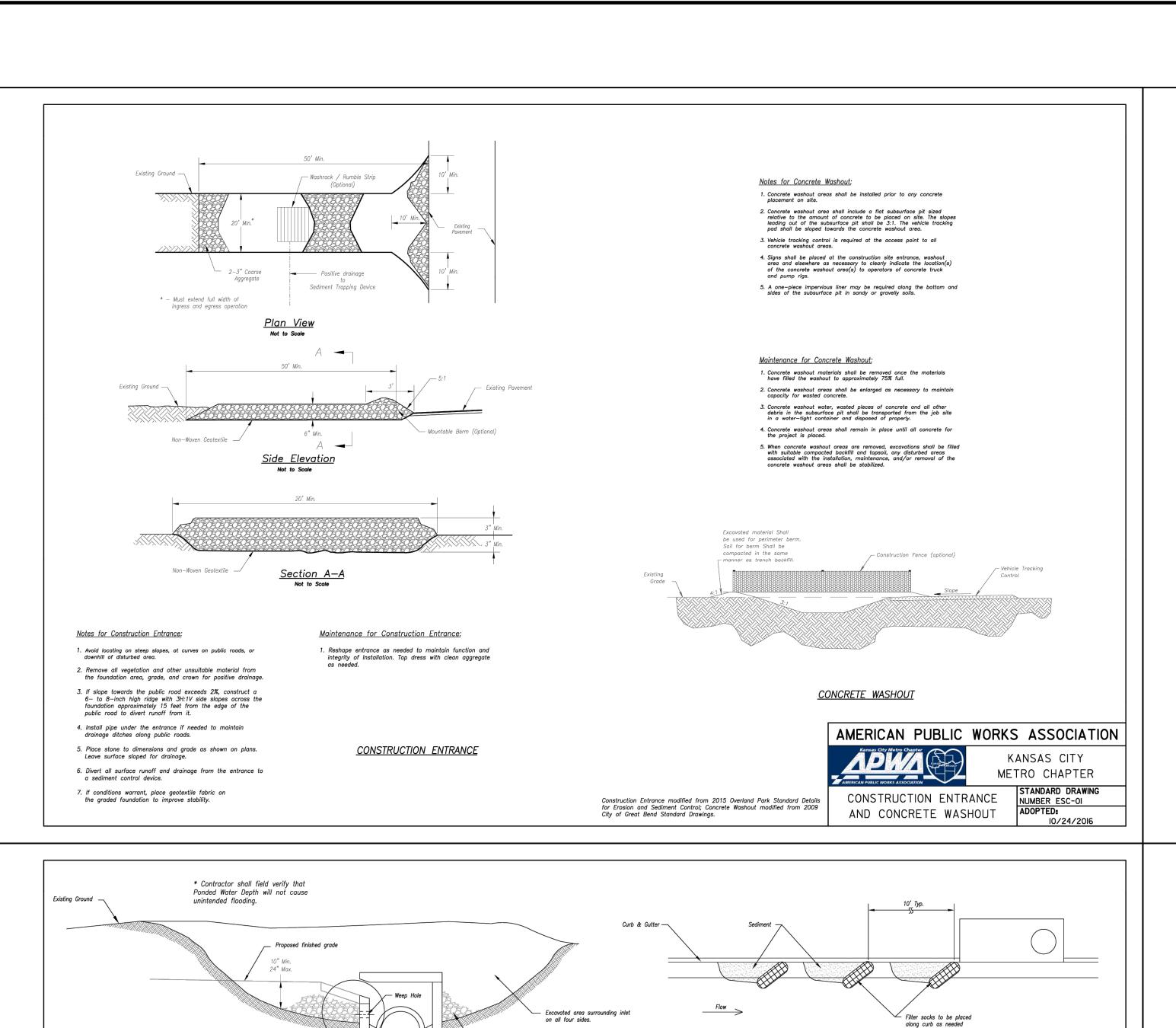


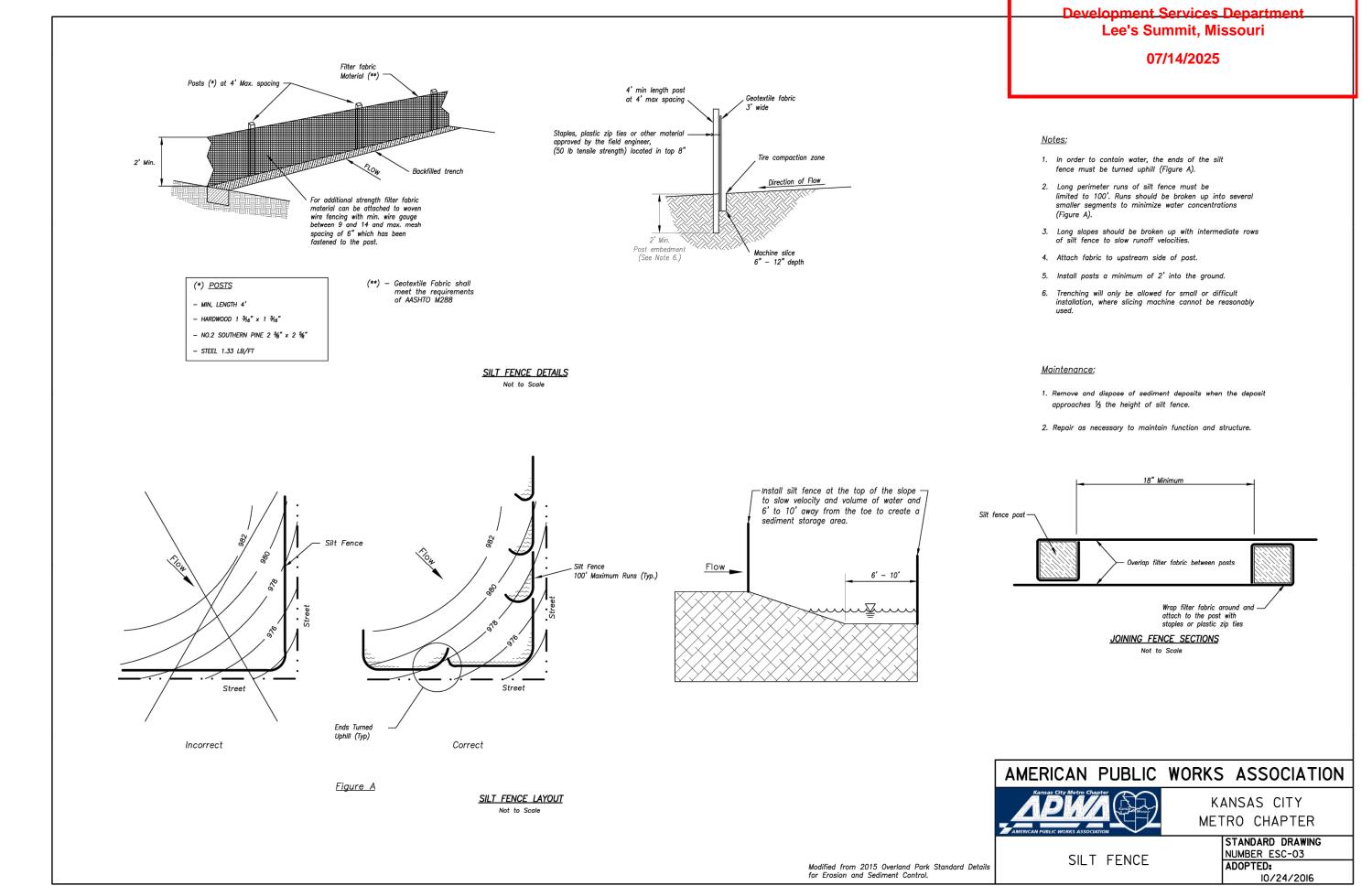
SCALE: 1"=2000'

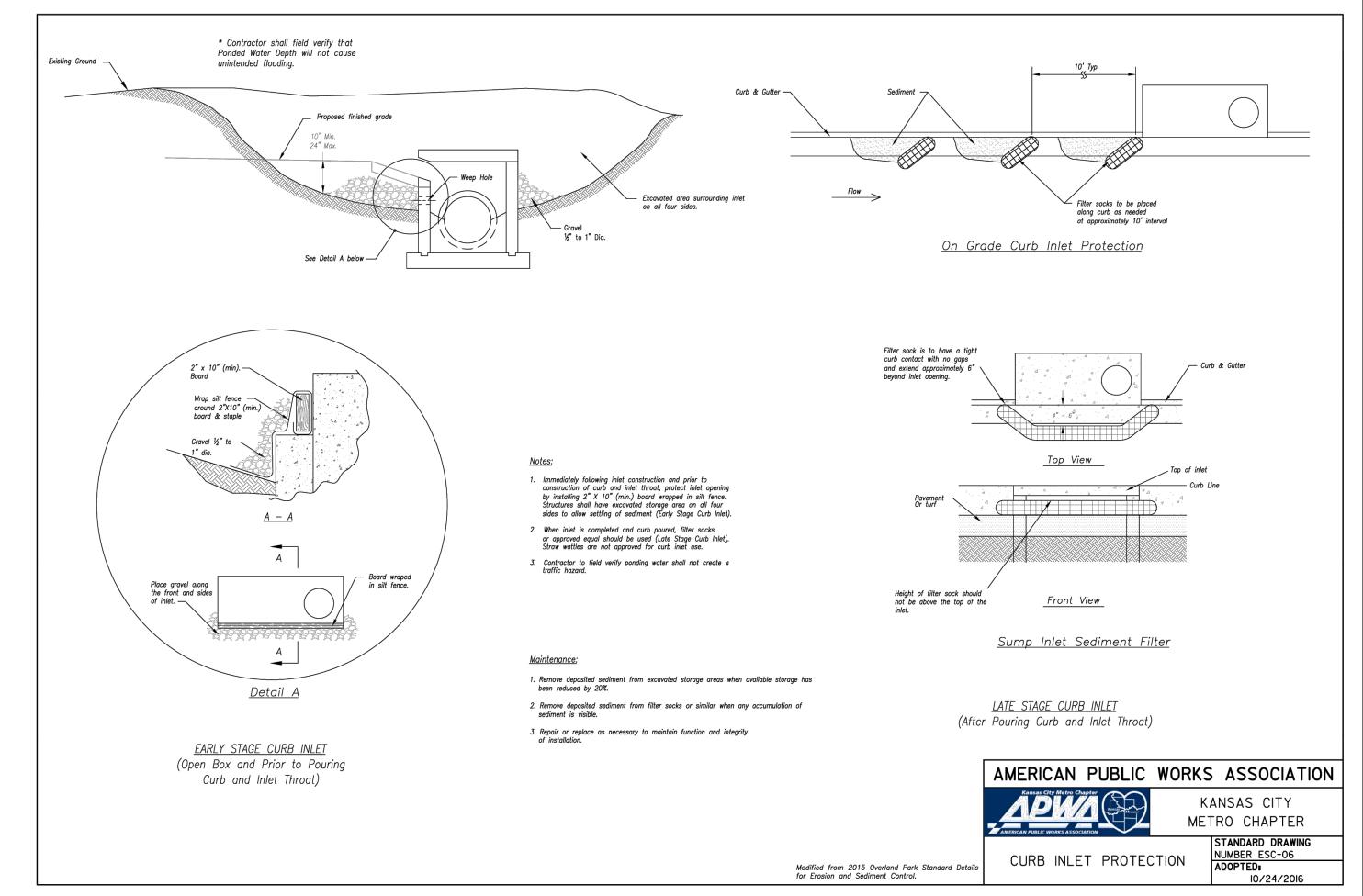
NUMBER PE-2024013356 06/30/25

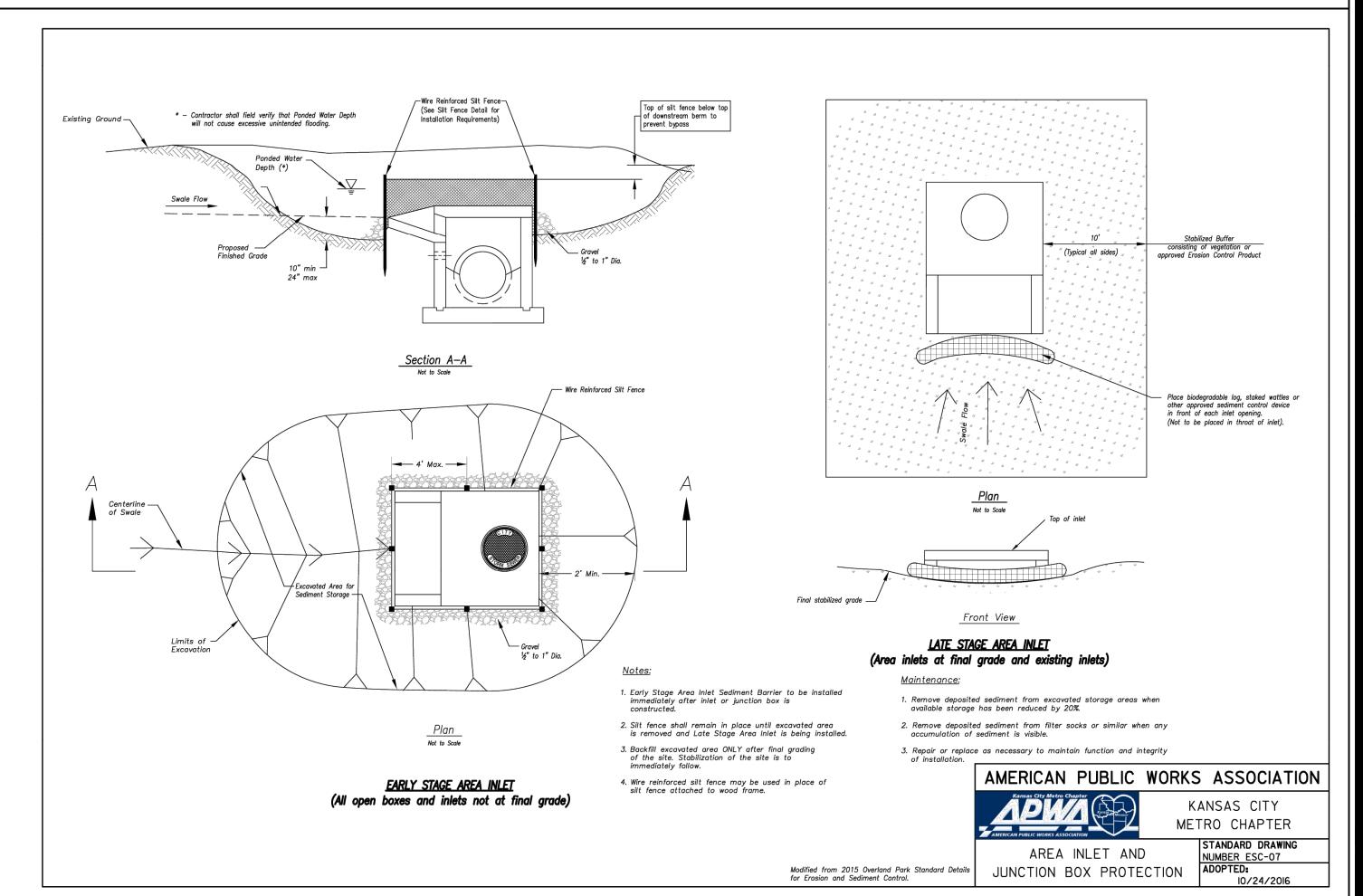
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NUMBER PE-2024013356 / 06/30/25

RELEASED FOR CONSTRUCTION As Noted on Plan Review

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DE CONTROL SION 3USII 2. **ERO** 470 E

AEB AEB AEB AEB AEB AEB AEB

\ PE-2024013356 / 06/30/25 2" ACC SURFACE COURSE

4.5" ACC BASE COURSE

TENSAR TRIAX TX140

BASE COURSE

ONALE

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By AEB AEB AEB AEB

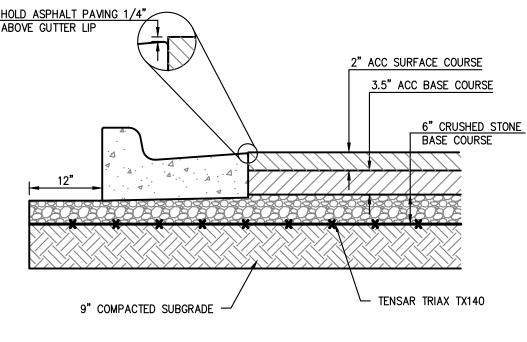
SHEET

### **GENERAL PAVING NOTES:**

- 1. 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 LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM
- WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND - +/- 3% OF THE OPTIMUM FOR SOILS WITH A MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR 2. 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.
- 3. CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
- 4. 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.
- 5. 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.
- 6. THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF
- 7. ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
- 8. IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
- 9. CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.
- 10. FIBER REINFORCEMENT:
- a. FIBER REINFORCEMENT SHALL BE USED IN ALL CONCRETE CURB AND CONCRETE FLATWORK (SIDEWALKS, PAVEMENTS, ETC).
- b. ALL FIBERS SHALL BE ALKALI-RESISTANT, NATURAL CELLULOSE FIBERS AS MANUFACTURED BY "SOLOMON ULTRAFIBER 500", OR POLY PROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY "SIKA FIBERMESH-300", OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER. DELIVERY STORAGE AND HANDLING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
- c. 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.
- d. FIBERS SHALL NOT BE USED AS A SUBSTITUTE FOR PRIMARY STRUCTURAL
- e. 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.

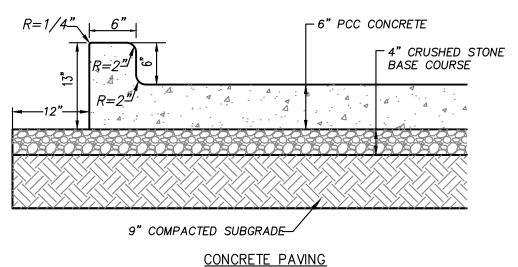
JOINT SEALANT (2" MIN.)

ALLOW A MINIMUM OF 5 MINUTES AT MIXING SPEED IN CONCRETE MIXER FOR FULL REINFORCING FIBER DISPERSION.



STANDARD DUTY ASPHALT PAVING

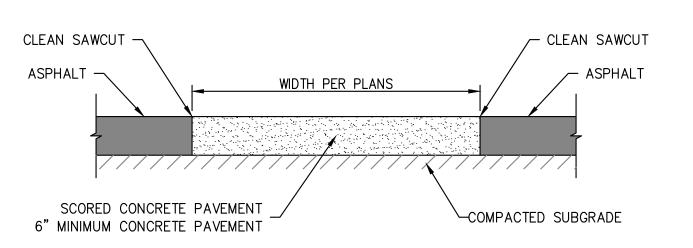
11. MINIMUM SURFACE COURSE THICKNESS FOR KCMMB ASPHALT IS 2 INCHES AND THE UNIFIED GOVERNMENT ORDINANCE SECTION 8.629 - PARKING LOT DESIGN WILL STILL GOVERN FOR OVERALL THICKNESS REQUIREMENTS. 12.ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB ASPHALT MATERIAL SPECIFICATION, CURRENT EDITION. 13. ALL CONCRETE MATERIALS FOR PAVING CURB AND GITTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS AND OTHER PAVEMENTS IN THE RIGHT OF WAY SHALL CONFORM TO THE KCMMB SPECIFICATIONS.



HEAVY DUTY ASPHALT PAVING

9" COMPACTED SUBGRADE

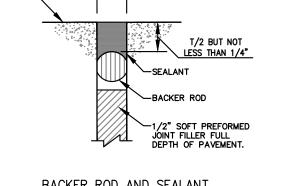
## PAVING SECTIONS



CROSSWALK DETAIL
SCALE: N.T.S.

#### 8" Min. Low Permeable Soil — 1/2" Premolded Expansion Joint -Finished Grade Unit Drainage Fill -(3/4" Crushed Rock or Stone) Approximate Limits of Excavation 4" Perforated PVC Drainage Tile Wrapped in Filter Fabric Drain to daylight or to storm-Unreinforced Concrete or Crushed Stone Leveling

LANDSCAPE RETAINING WALL SCALE: N.T.S.



BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE

Tie bar dimensions

Tiebar size, in.

1/2 x 24 (13 x 610)

/2 x 24 (13 x 610)

1/2 x 24 (13 x 610)

1/2 x 24 (13 x 610)

7-1/2 (190) 1/2 x 24 (13 x 610)

8 (200) 1/2 x 24 (13 x 610)

8-1/2 (215) 1/2 x 24 (13 x 610)

DEFORMED TIE BARS, REFER TO TIE BAR TABLE FOR DIAMETER, LENGTH & SPACING

CONCRETE JOINT DETAILS
SCALE: N.T.S.

(CONTRACTOR MAY USE 3/8" X 4-1/2" X 4-1/2"

DOWEL PLATE © 16" O.C. AS ALTERNATE. PLATE TO BE INSTALLED ON 2ND POUR SIDE)

/2 x 24 (13 x 610)

9 (230) 1/2 x 30 (13 x 760) 36 (910)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

TOP OF-PAVEMENT

SAWCUT DEPTH SHALL

THICKNESS / 3

(mm)

Slab depth, in.

5-1/2 (140)

6(150)

6-1/2 (165)

PCC JOINT DETAIL BLOW-UP

Tiebar spacing

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)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

36 (910)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

30 (760)

28 (710)

36 (910)

25 (630)

23 (580)

21 (530)

20 (510)

18 (460)

17 (430)

16 (410)

24 (610)

WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, RE—SAW JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT TO

ACHIEVE A 1/4 " JOINT WIDTH. ENSURE JOINT IS CLEAN, DRY AND SIDES PREPARED PER MANUFACTURER

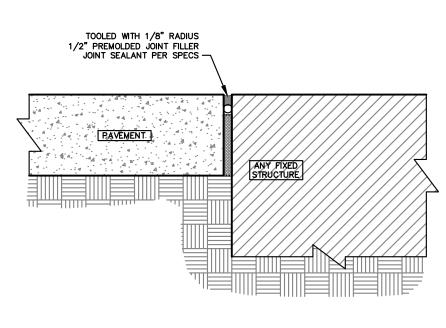
RECOMMENDATIONS.

HOT POUR PAVEMENT SEALANT

PCC JOINT DETAIL BLOW-UP (TYP.)

CONTRACTION JOINT (UNDOWELED)

PCC JOINT DETAIL BLOW-UP



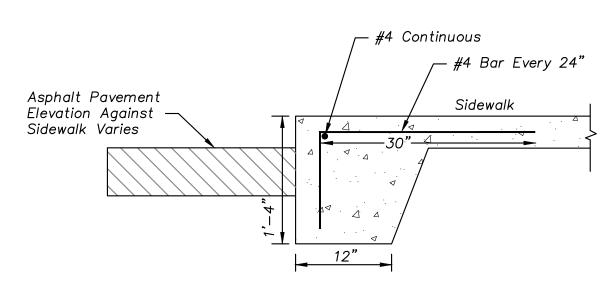
ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

## ISOLATION JOINT DETAILS



Dowel size

5 (125)

7 (180)

8 (200)

9 (230)

†On each side of joint.

6 (150)

Dowel diameter,

in. (mm)

5/8 (16)

3/4 (19)

7/8 (22)

1 (25)

1-1/8 (29)

*Allowance made for joint openings and for minor errors in positioning dowels.

*All dowels spaced at 12 in. (300 mm) centers.

DRILL HOLE AND INSTALL DOWEL WITH NON-

SHRINK GROUT FOR CONSTRUCTION JOINT

1½" CLR FROM TOP 2½" CLR FROM BOT

FIXED STRUCTURE-

1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT WITH BACKER ROD AND SEALANT.

FIXED STRUCTURE-

ADJACENT TO EX. PAVEMENT

Dowel embedment, Total dowel

5 (125)

6 (150)

6 (150)

6 (150)

7 (180)

in. (mm)[†] length, in. (mm)[‡]

CONSTRUCTION JOINT

CONTRACTION JOINT (DOWELED)

1/2" SOFT PREFORMED
JOINT FILLER FULL DEPTH OF
PAVEMENT WITH BACKER

TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

TYPICAL RECTANGULAR FIXED

STRUCTURE PLAN DETAIL

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

- 2-#4 TOP & BOT 1" CLR FROM TOP 2" CLR FROM BOT

PCC JOINT DETAIL BLOW-UP

@ 12" O.C., REFER TO

DOWEL SIZE TABLE FOR

DIAMETER AND LENGTH

12 (300)

14 (360)

16 (400)

14 (360)

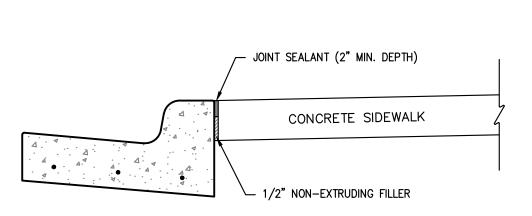
14 (360)

TURN DOWN SIDEWALK DETAIL

# 1/2" NON-EXTRUDING TYPE A JOINT NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

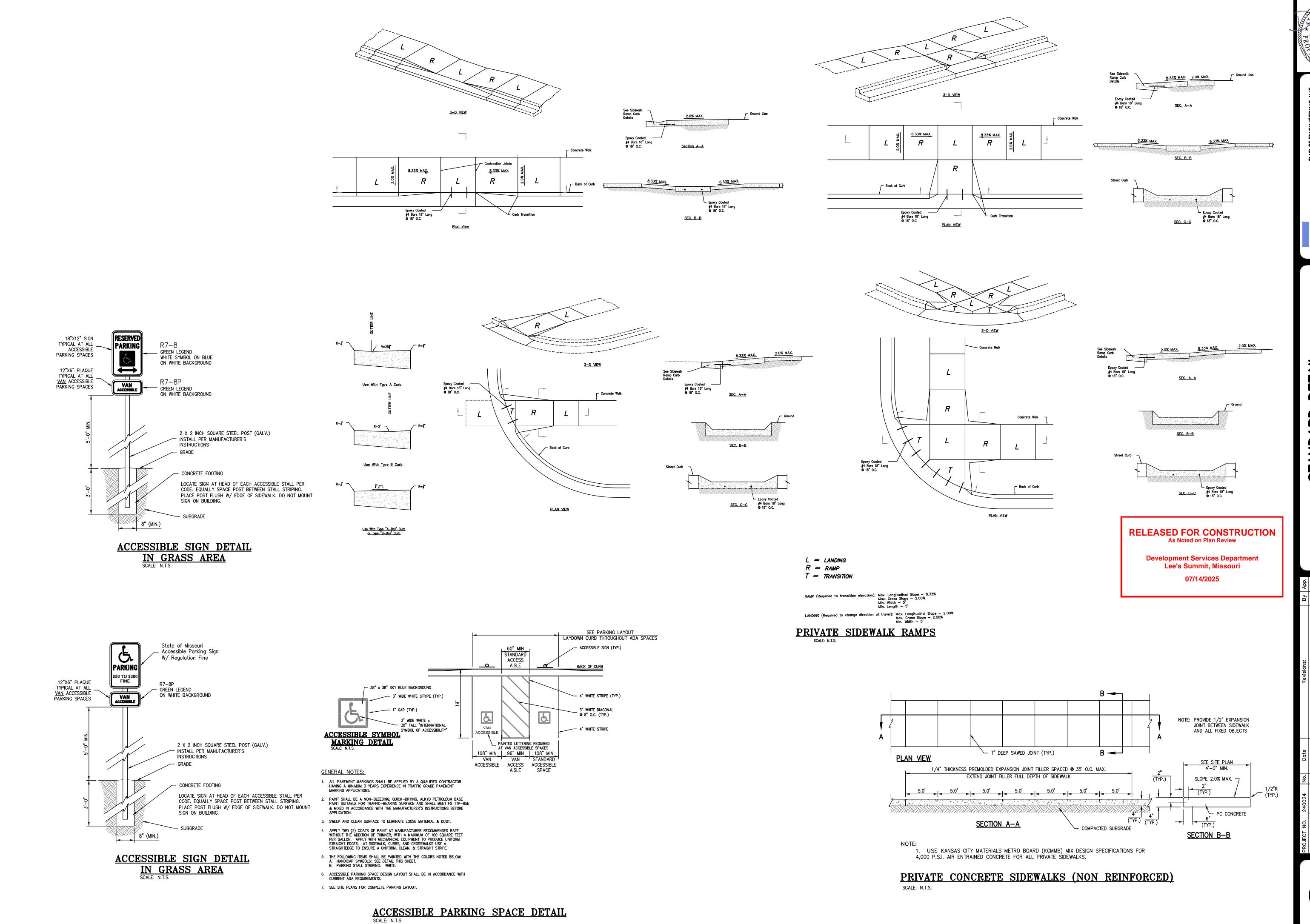
TYPE B JOINT

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



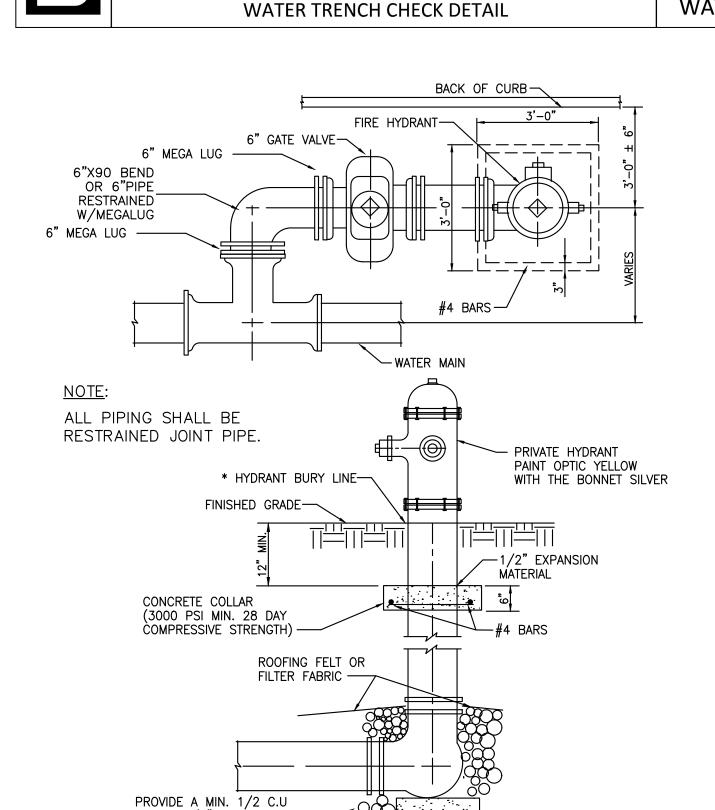
ALL OTHER DETAILS SAME AS SHOWN PER THIS SHEET.

### SIDEWALK AT CURB DETAIL



NUMBER PE-2024013356 / Q6/30/25

0 By AEB AEB AEB AEB



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

YD. OF 3/4" GRANULAR

FILL AROUND BASE OF

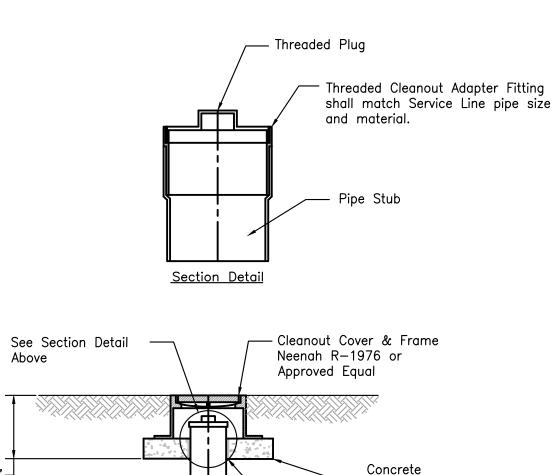
HYDRANT ---

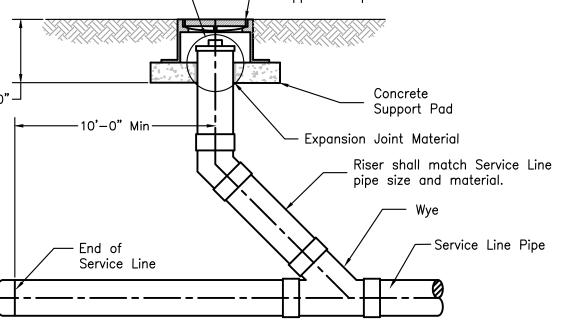
PRIVATE FIRE HYDRANT INSTALLATION DETAIL

SET HYDRANT ON

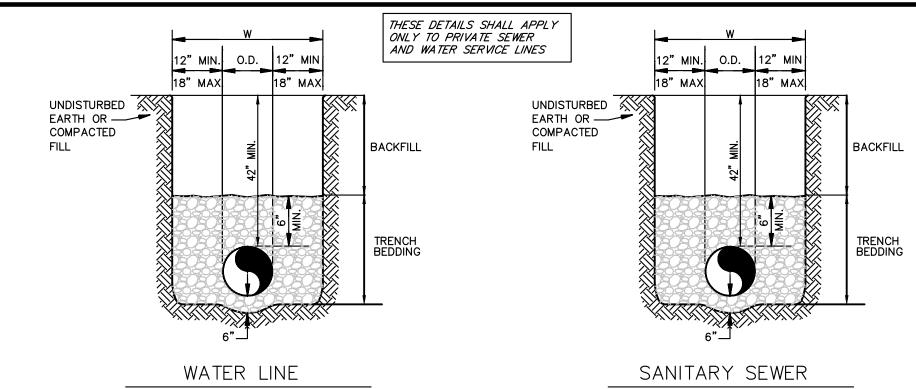
1'-6" SQ. X 6"

CONCRETE BASE





CLEANOUT DETAIL (NON-PAVED AREAS)



#### TRENCH BEDDING

CONDITIONS:

ALL INSTALLATIONS.

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

SCALE: NOT TO SCALE

SIEVE SIZE RETAINED 1-INCH <u>₹</u>–INCH 0-20 ₹–INCH 40-70

MAXIMUM DENSITY AS DETERMINED BY ASTM GRANULAR EMBEDMENT ABOVE TOP OF PIPE

SHALL BE AN UN-COMPACTED LAYER FOR

GRANULAR EMBEDMENT FROM THE TOP OF

PIPE DOWN SHALL BE COMPACTED TO 85%

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.

GENERAL NOTES

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".

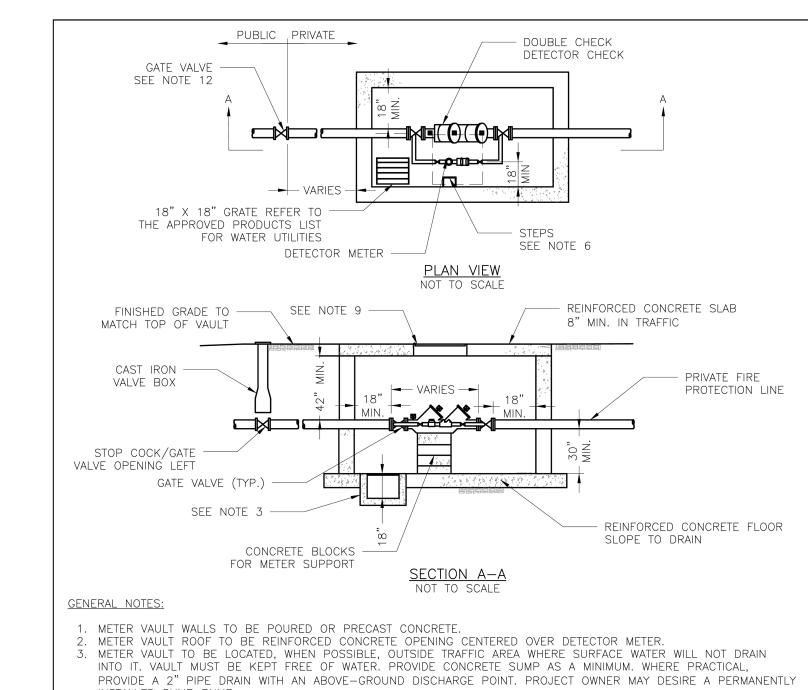
SCALE: NOT TO SCALE

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

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

**Development Services Department** Lee's Summit, Missouri 07/14/2025



INSTALLED SUMP PUMP. 4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS. 5. ALL FITTINGS TO BE BRASS. 6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16"

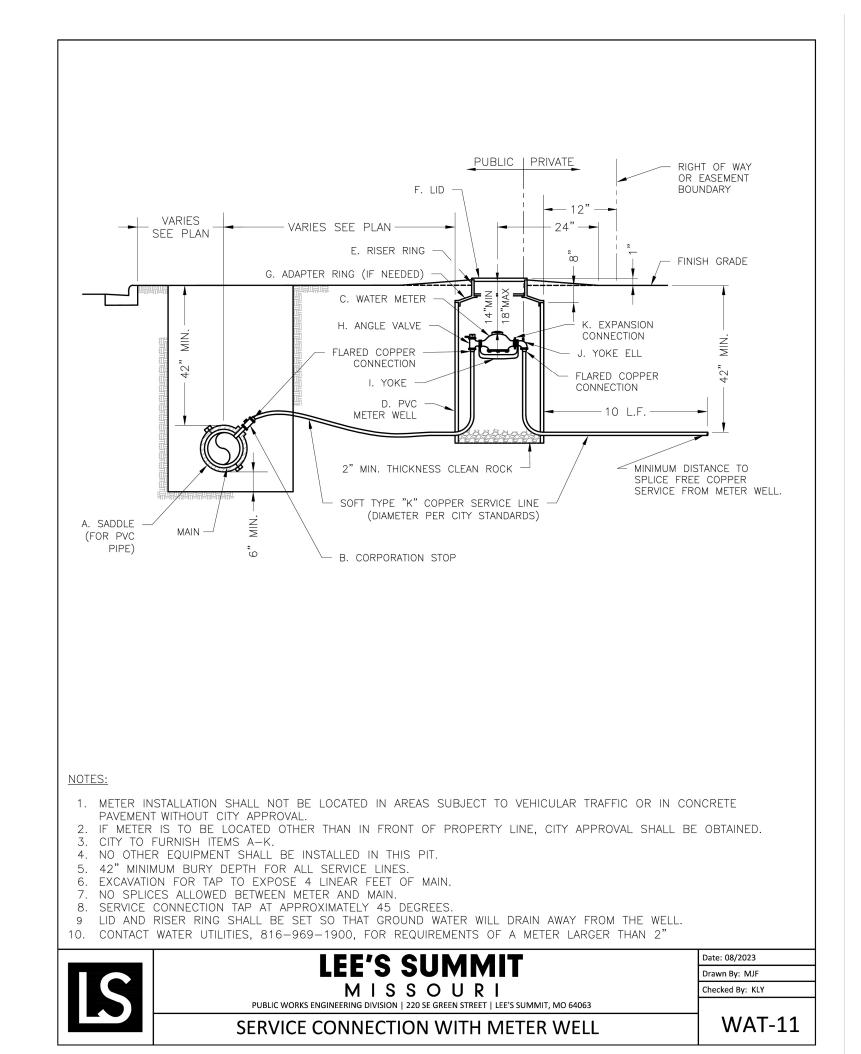
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW

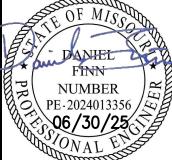
PREVENTER INSTALLED, PRIOR TO THE MIXING POINT. 8. ALL VALVES SHALL HAVE RISING STEMS. 9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES

SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS. IO. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC. 1. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.

12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

	LEE'S SUMMIT	Date: 08/2023
	LEE 9 90 MINIT	Drawn By: MJF
	MISSOURI	Checked By: KLY
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	
	VAULT FOR DOUBLE CHECK DETECTOR CHECK	WAT-12

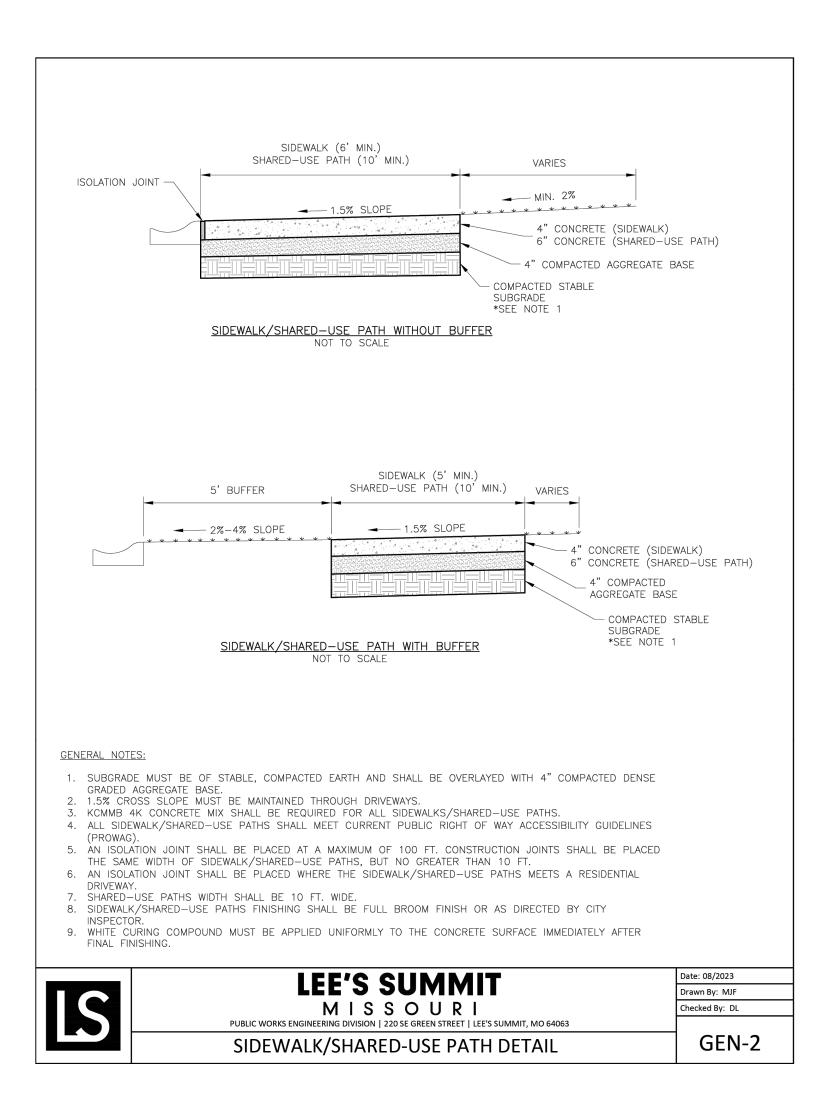


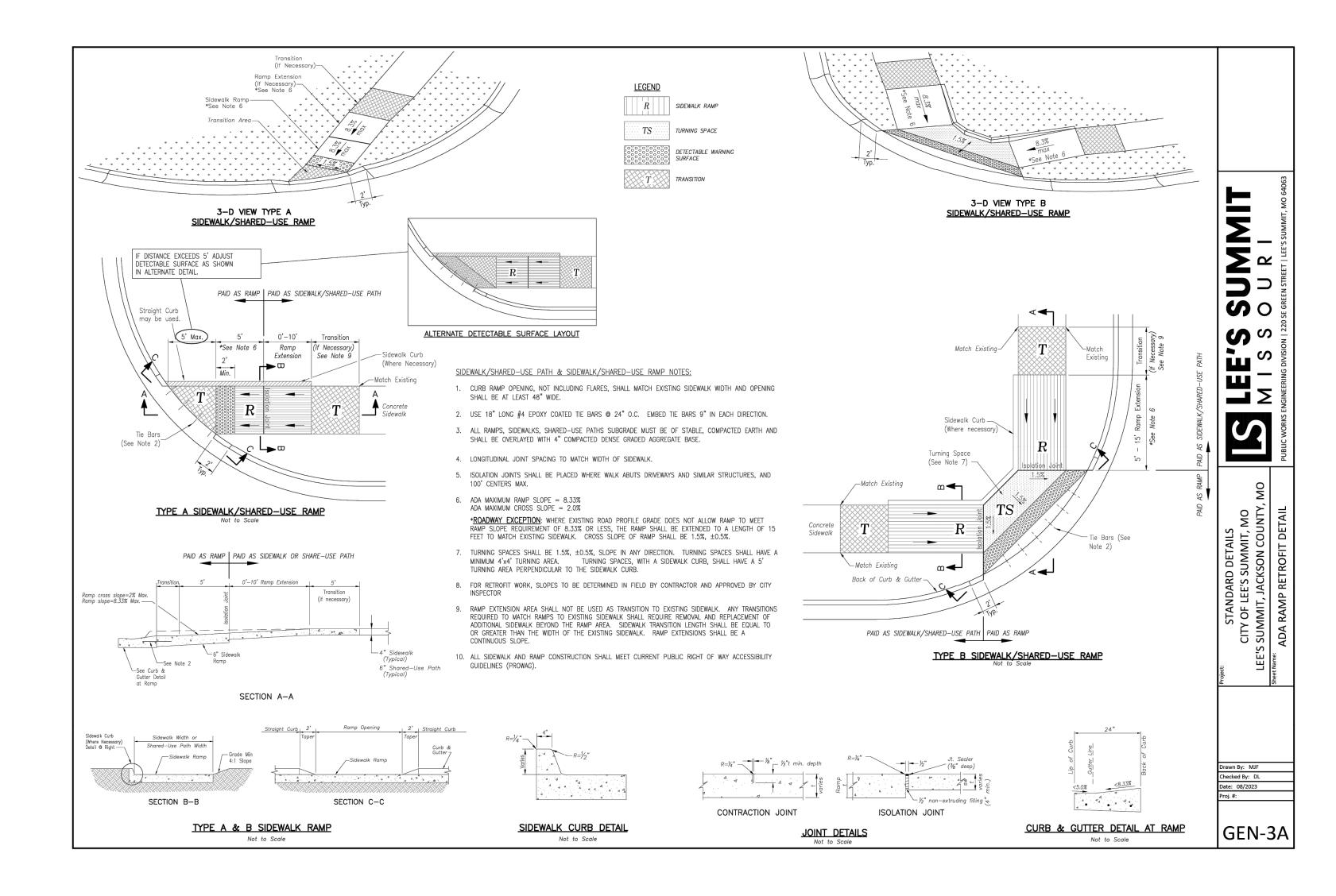


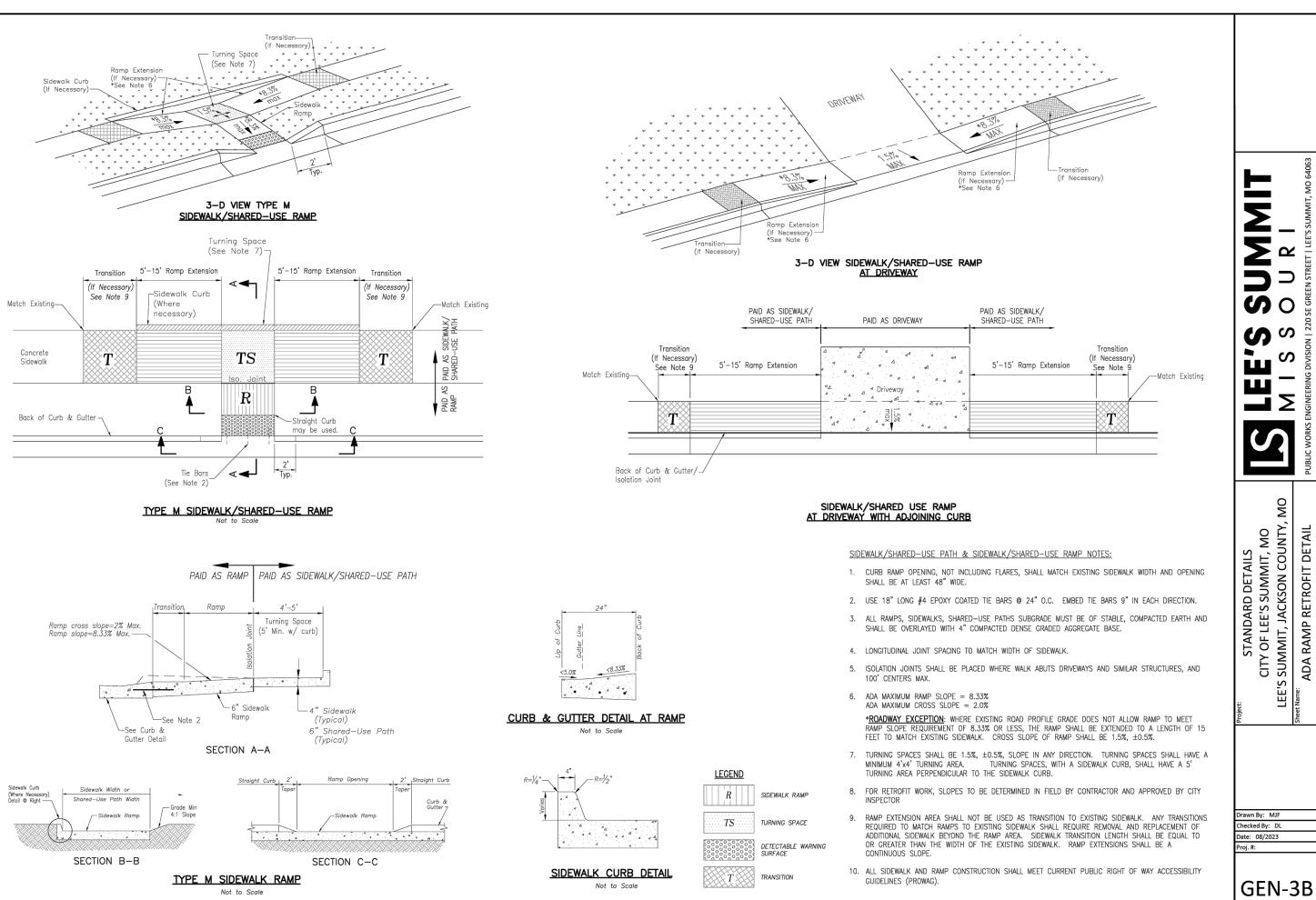
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RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 07/14/2025

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 No.
 Date
 Revisions:
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 1.
 09-12-2024
 REVISED PER CITY COMMENTS
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 PROVED: JDC
 2.
 10-02-2024
 REVISED PER CITY COMMENTS
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 HORIZATION
 3.
 10-11-2024
 REVISED PER CITY COMMENTS
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 DAF

 1S-82
 4.
 01-03-2025
 REVISED BUILDING FOOTPRINT
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 DAF

 HORIZATION
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1270 N. Winchester lathe, Kansas 66061 (913) 393-1155 Fax (913) 393-1166

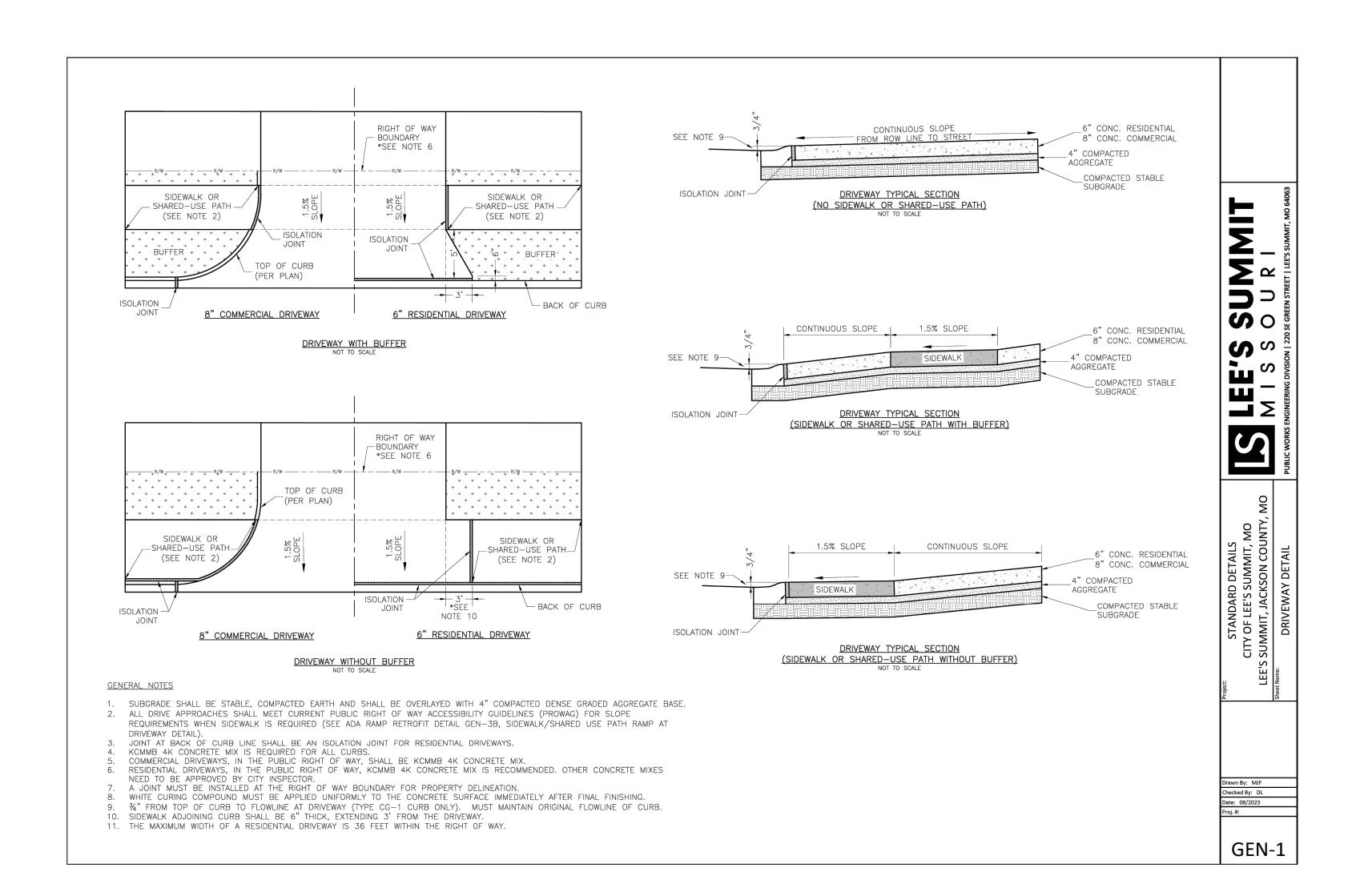
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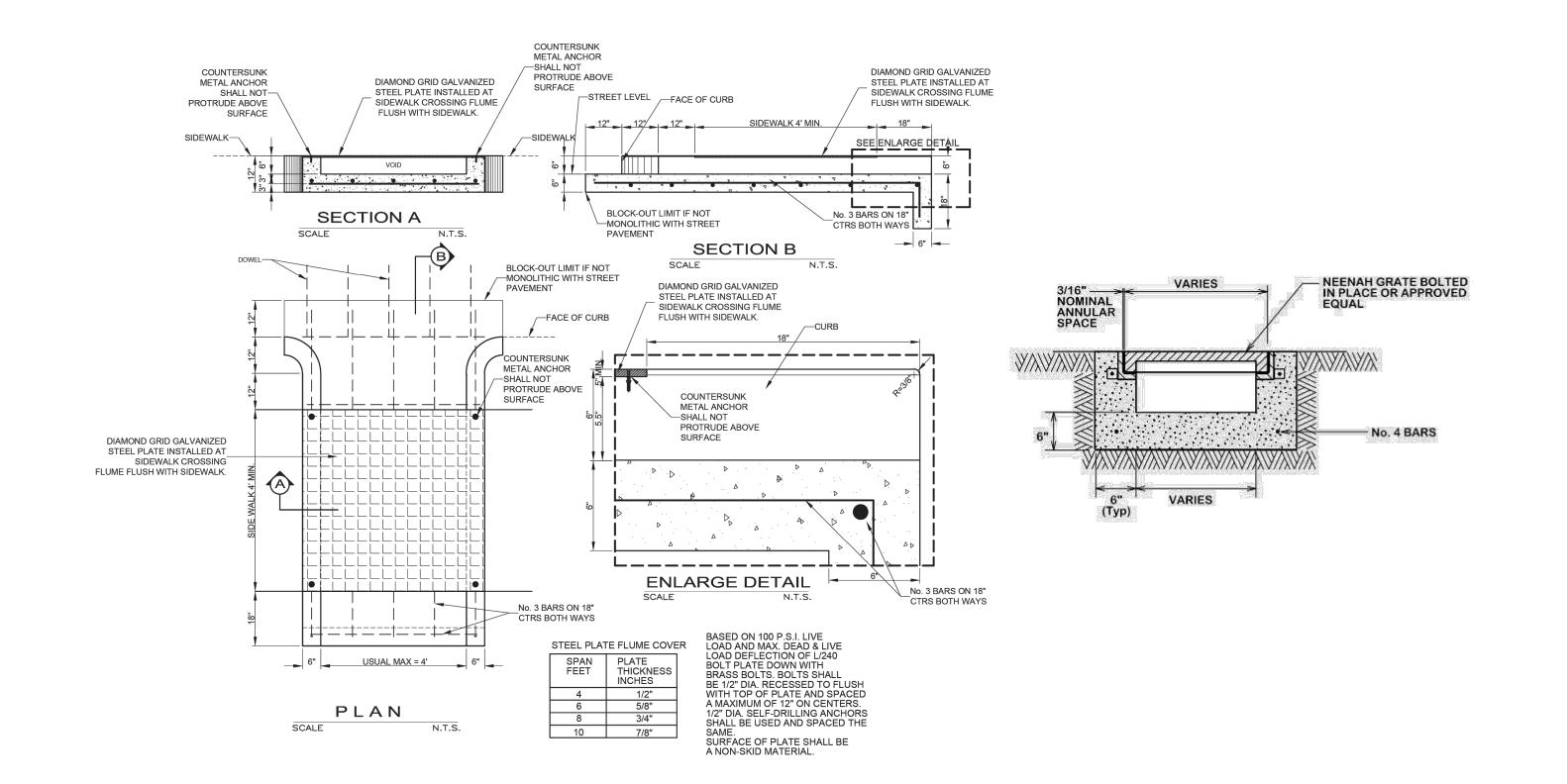
PLANNING ENGINEERING IMPLEMENTATION

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SIDEWALK FLUME DETAIL

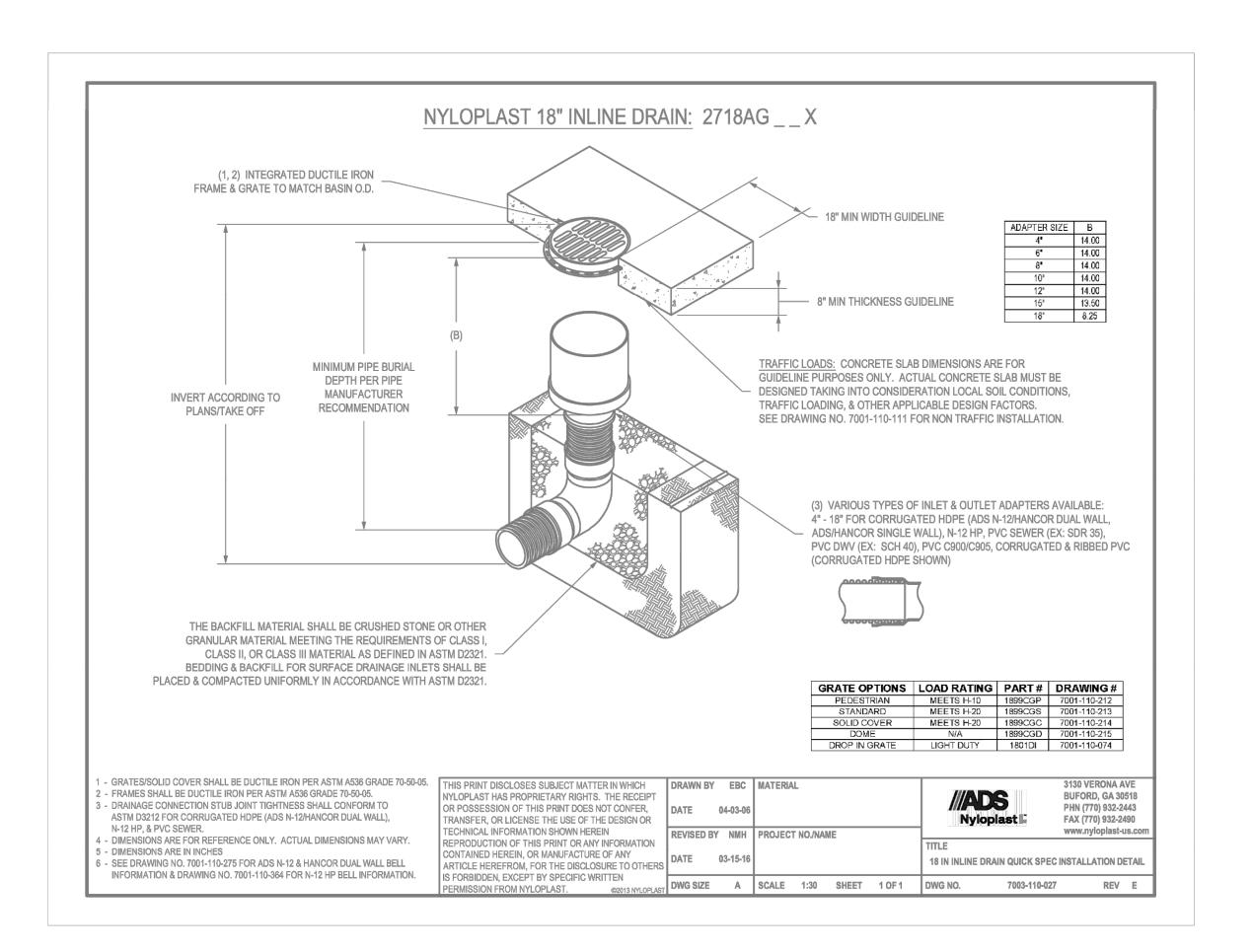
#### **RELEASED FOR CONSTRUCTION** As Noted on Plan Review

**Development Services Department** Lee's Summit, Missouri 07/14/2025

**NUMBER** \ PE-2024013356 / 6,06/30/25

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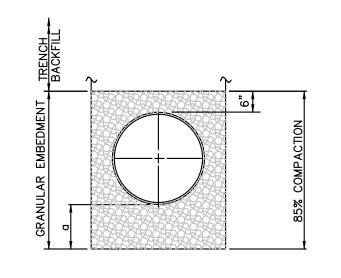


TABLE OF EMBEDMENT DEPTH BELOW PIPE				
D	a MIN. SOIL	a MIN. ROCK		
LESS THAN 60" 60" OR LARGER	4" 6"	6" 12"		

#### TRENCH BEDDING

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

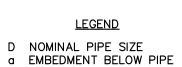
SIEVE SIZE	PERCENT
	RETAINED
1-INCH	0
<del>3</del> —INCH	0-20
<del>Š</del> −INCH	40-70
Йо. 8	95-100

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

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.

3. 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.



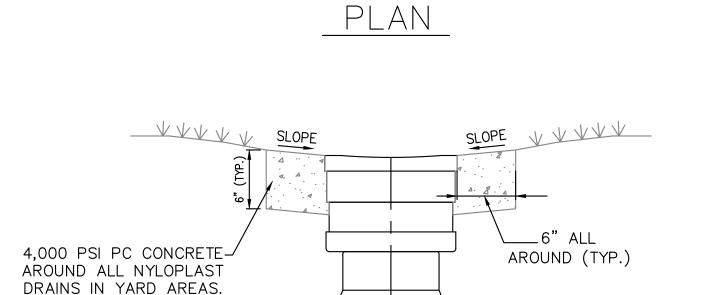
## GRANULAR EMBEDMENT

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



6" ALL AROUND (TYP.)

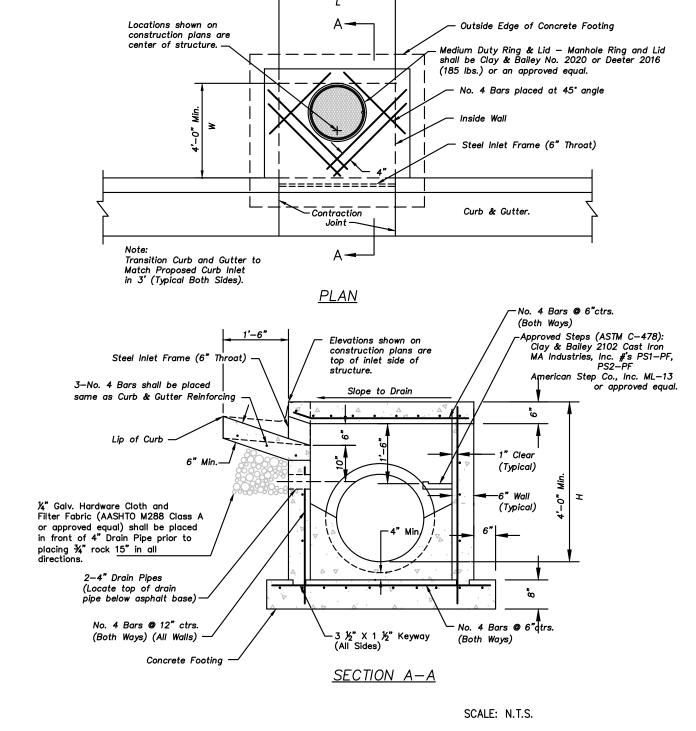
4,000 PSI PC CONCRETE

AROUND ALL NYLOPLAST

DRAINS IN YARD AREAS.

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

DRAIN GRATE CONCRETE BUFFER DETAIL



#### Non-Setback Curb Inlet Notes

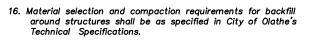
- 1. All storm sewer structures shall be pre—cast or poured in place. If pre—cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the
- Pre—cast shop drawings are to be 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.
- 4. 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" + "H") and ("W" + "H") less then or equal to 20. For boxes with either of these calculations greater than 20, a special
- 5. Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board, and shall meet the requirements of the City of Olathe.
- Concrete construction shall meet the applicable requirements of the City of Olathe's Technical Specifications.
- 7. Inlet floors shall be shaped with non-reinforced concrete inv erts 8. Bevel all exposed edges with  $\frac{3}{4}$ " triangular molding.

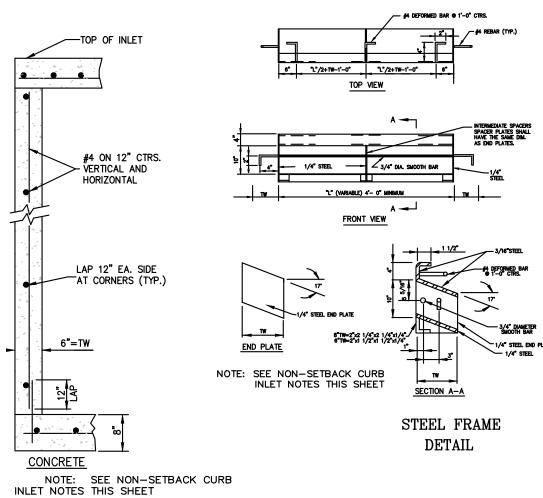
### Reinforcing Steel

- Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold. 10. All dimensions relative to reinforcing steel are to centerline of
- noted otherwise. Tolerance of  $+/-\frac{1}{8}$ " shall be permitted. 11. All lap splices not shown shall be a minimum of 40 bar

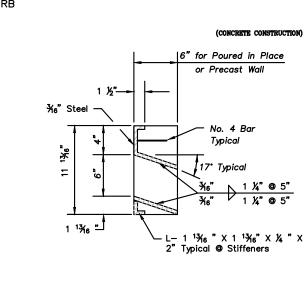
bars. 2" clearance shall be provided throughout unless

- 12. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
- 13. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable. Construction
- 14. The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane
- 15. Pipe connections to pre—cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the

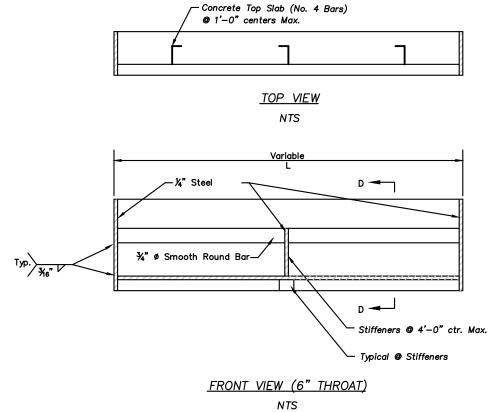




WALL SECTIONS

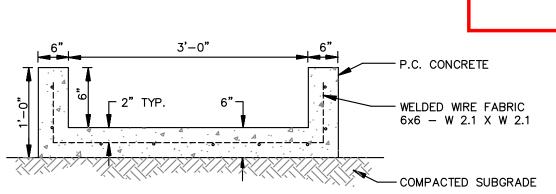


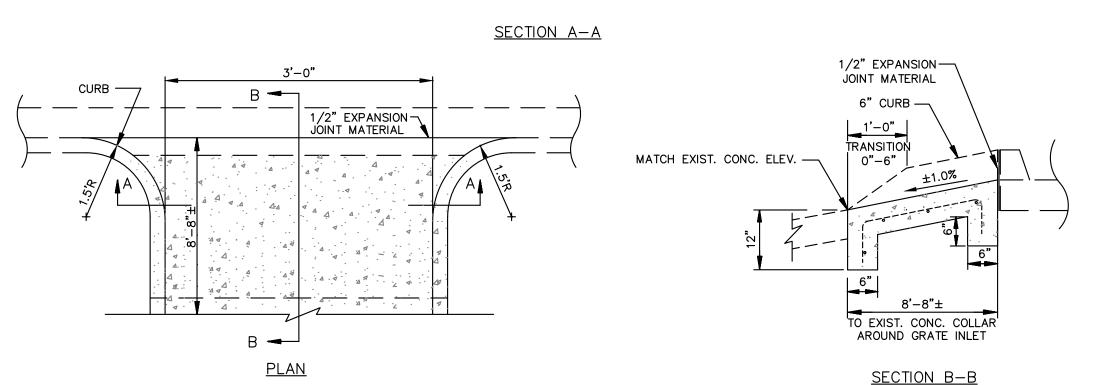
SECTION D-D (6" THROAT)



Steel Inlet Frame Notes: 1. All welds shall be performed in accordance with appropriate 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.







CONCRETE FLUME DETAIL

NUMBER PE-2024013356 06/30/25

AND 0

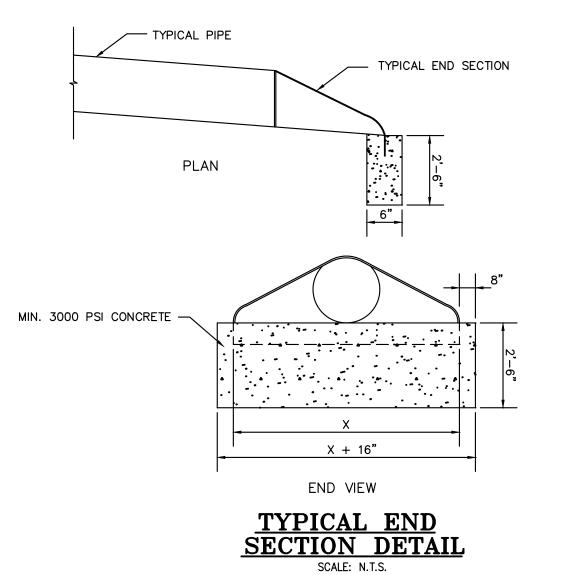
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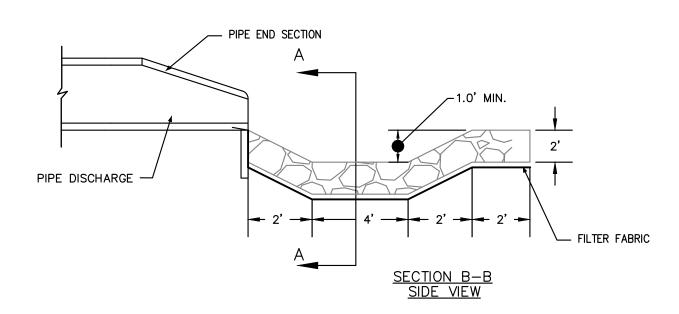
SHEET

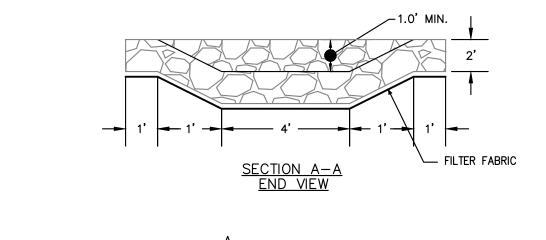
EMBEDMENTS FOR STORM SEWER PIPE

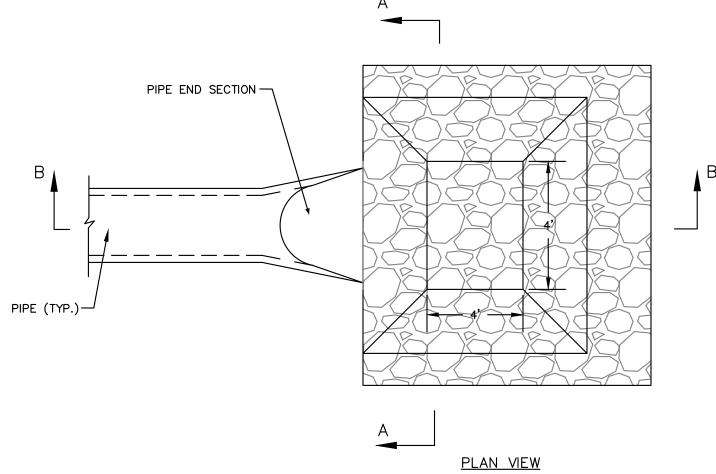
**Development Services Department** Lee's Summit, Missouri

07/14/2025









RIPRAP INSTALLATION DETAIL
SCALE: N.T.S.

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.

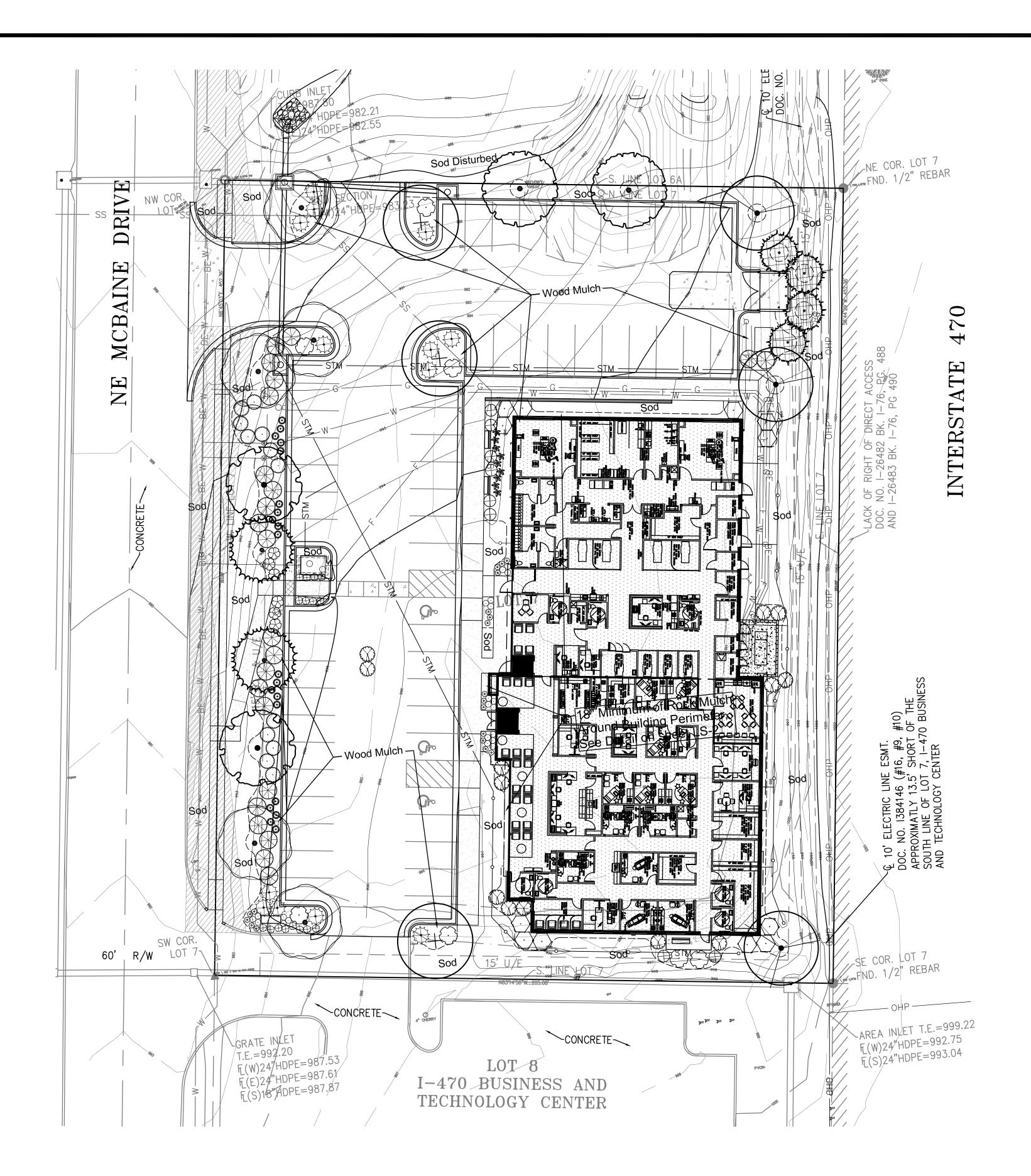
e. Width: Filter fabrics shall be furnished in widths of not less than six feet.

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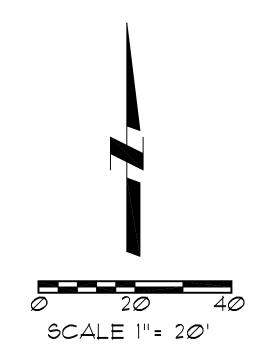


PLANT SCH				_	
SYMBOL	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	2	Acer rubrum `October Glory` TM / October Glory Maple	B & B	2"Cal	
	2	Acer rubrum `Red Pointe` / Red Pointe Red Maple	В&В	2.5"Cal	
+	3	Gleditsia triacanthos `Skyline` / `Skyline` Honey Locust	В&В	2.5"Cal	
	5	Gymnocladus dioicus 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	В&В	2.5"Cal	
A CONTRACTOR OF THE PARTY OF TH	4	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		6` hgt.
	3	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	
A · · · · · · · · · · · · · · · · · · ·	2	Taxodium distichum `Shawnee Brave` TM / Bald Cypress	В&В	2"Cal	
SYMBOL .	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT		
SHRUBS				T	
0	12	Cornus sericea `Isanti` / Isanti Redtwig Dogwood 18"-24" hgt. & sp.	3 gal		
*	9	Hosta x 'Dream Queen' / Dream Queen Hosta	1 gal		
$\otimes$	23	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
7777	13	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal		
<b></b>	16	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	1 gal		
$\bigcirc$	13	Physocarpus opulifolius `Center Glow` / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal		
$\odot$	7	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
$\langle \cdot \rangle$	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		
$\oplus$	8	Spiraea x bumalda `Gold Flame` / Gold Flame Spirea 18"-24" hgt.	3 gal		
GRASSES ⊙	21	Calamagrostis acutiflora `Karl Foerster` / Feather Reed Grass	3 gal		
<b></b>	20	24" hgt.  Panicum virgatum `Heavy Metal` / Blue Switch Grass	3 gal		
• •	19	15"-18" hgt.  Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal		
<b>\</b> ~*	19	15"-18" hgt. & sp.	, adi		

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

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

**Development Services Department** Lee's Summit, Missouri 07/14/2025



# Landscape Plan Associated Plastic Surgeons

2701 NE McBaine Drive Independence, Missouri



05/28/2025

Oppermann LandDesign, LLC Land Planning 🌞 Landscape Architecture 22 Debra Lane peteoppermann56@gmail.com New Windsor, New York 12553 913.522.5598

Sight Triangle

#### 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.

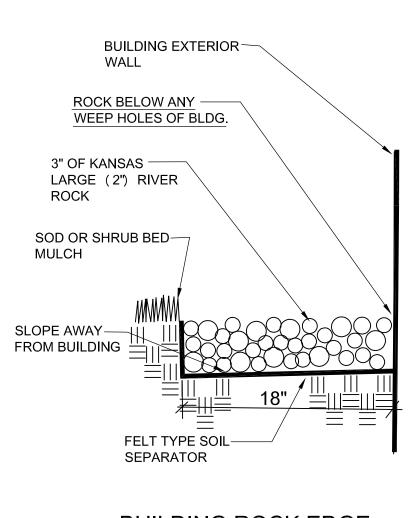
#### ADDITIONAL IRRIGATION NOTES:

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

(+) Seagreen Juniper

Free Standing

Transformer

₩ Heavy Metal Switch Grass

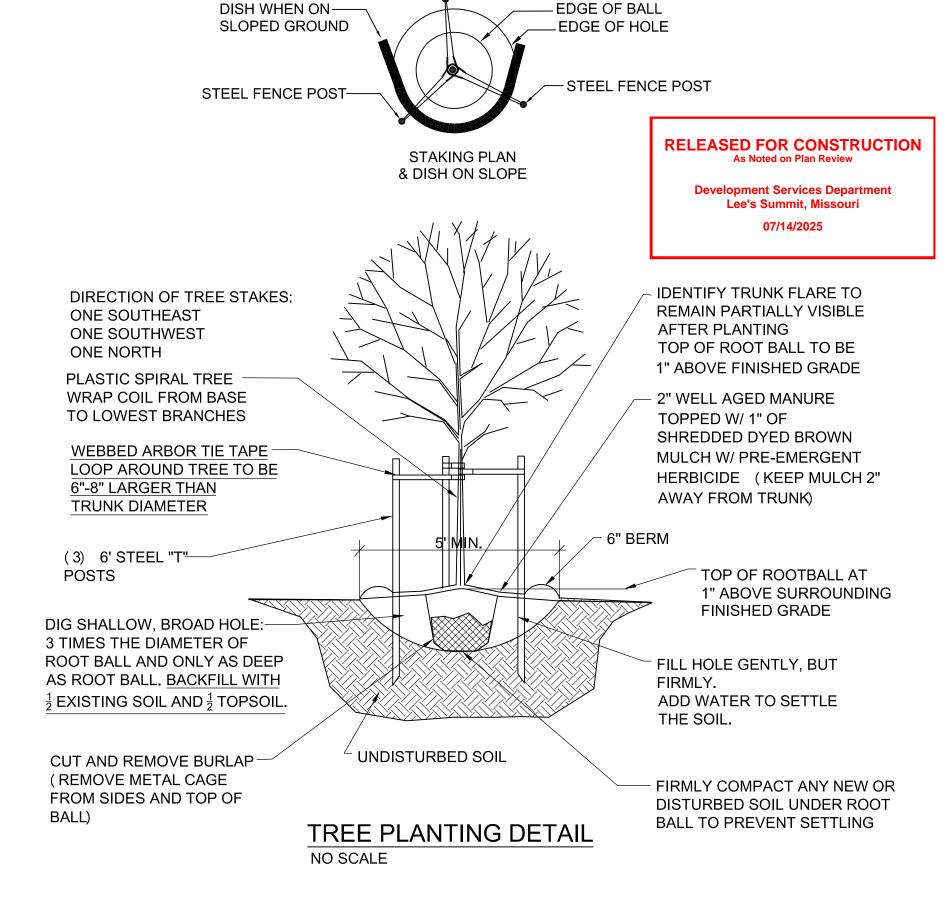
Against Wall

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

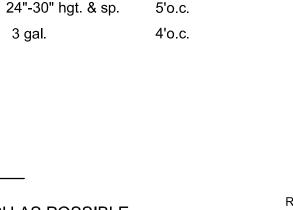
Juniperus Chinensis 'Seagreen'

Panicum Virgatum 'Heavy Metal'

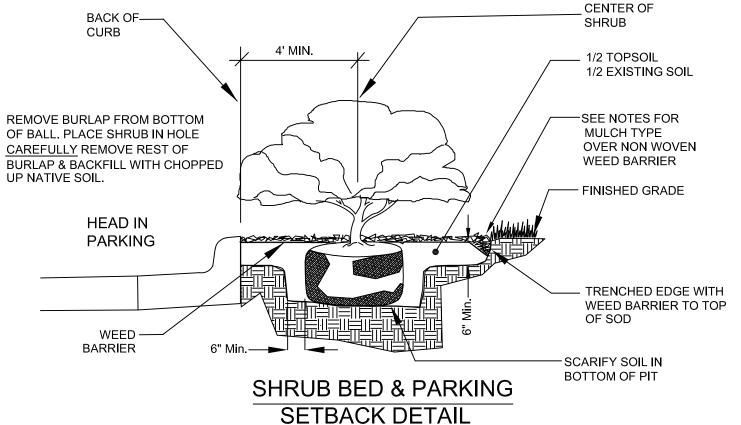
★ In case of transformer tall than 3 ft. replace Seagreens with 6 ft. Ketleeri Junipers



- STEEL FENCE POST



Free Standing Clustered Boxes Small Box Typical Utility Box Screening Details No Scale Note: Quantities Not Included In Plant List UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



NO SCALE

#### **GENERAL LANDSCAPE NOTES:**

- 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
  - CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE
- 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.
- 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.
- 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.
- 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
- 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
- 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

#### 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) mycorrizal fungal transplant innoculant or equivilent 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 grouncover 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 <u>subsidiary</u> to the planting operations.

05/28/2025

## Landscape Details **Associated Plastic** Surgeons

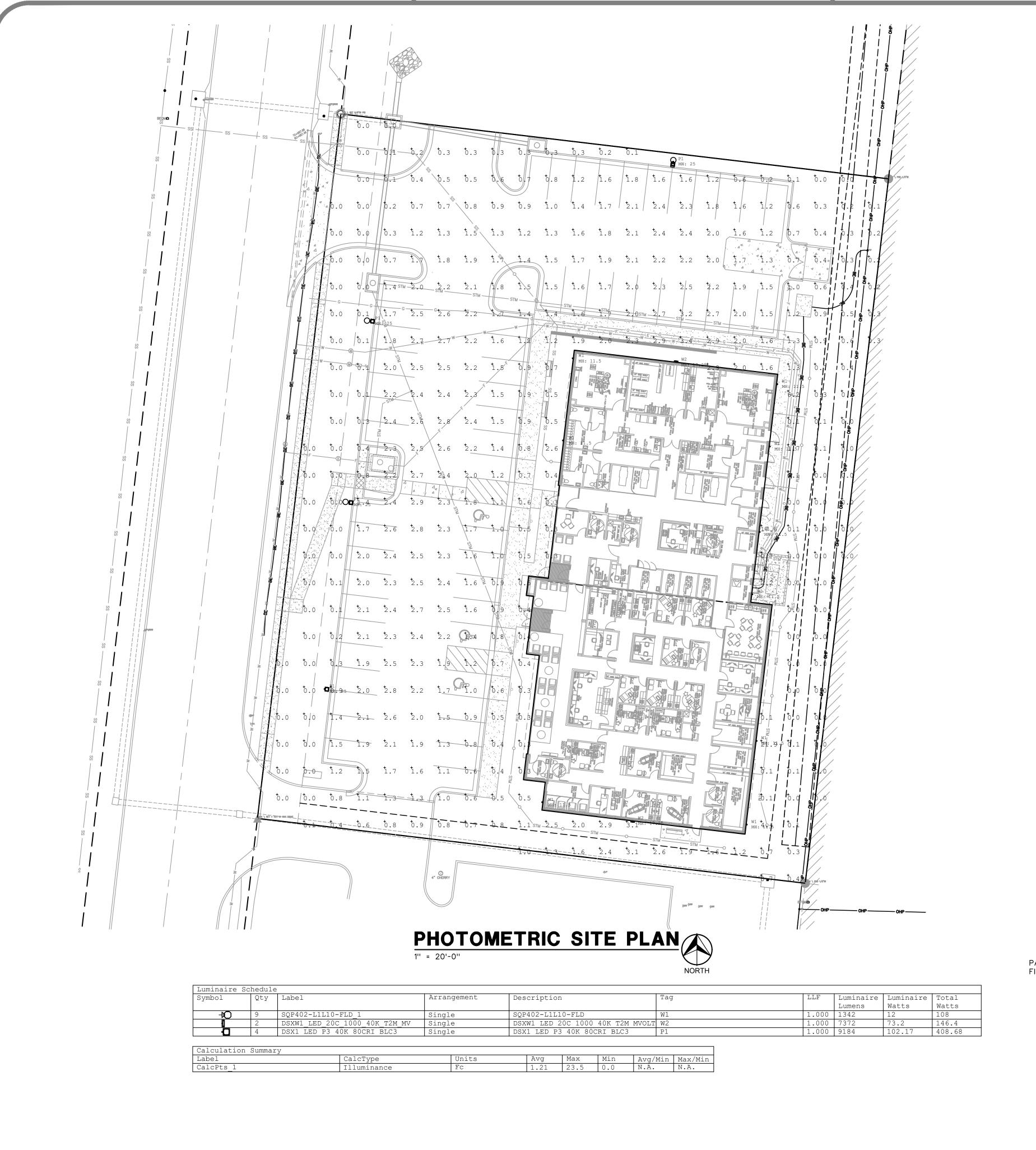
2701 NE McBaine Drive Independence, Missouri

Oppermann LandDesign, LLC Land Planning 🏶 Landscape Architecture 22 Debra Lane peteoppermann56@gmail.con New Windsor, New York 12553

LS-2

Utility Note:

Utilities shown on plan are diagramatic 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.



RELEASED FOR CONSTRUCTION

As Noted on Plan Review

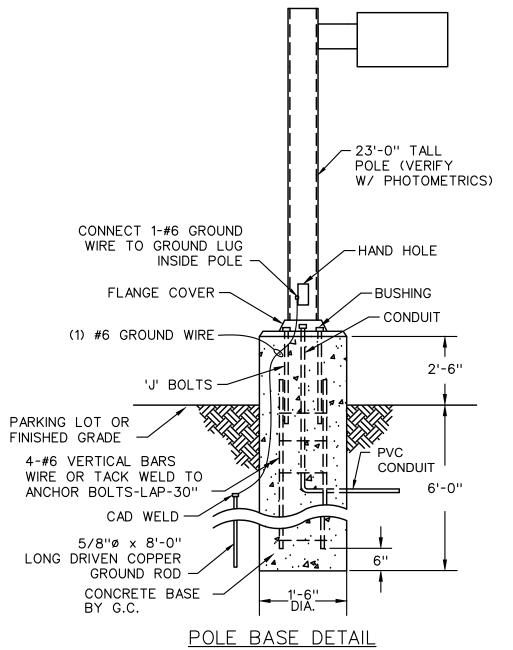
Development Services Department

Development Services Department Lee's Summit, Missouri 07/14/2025

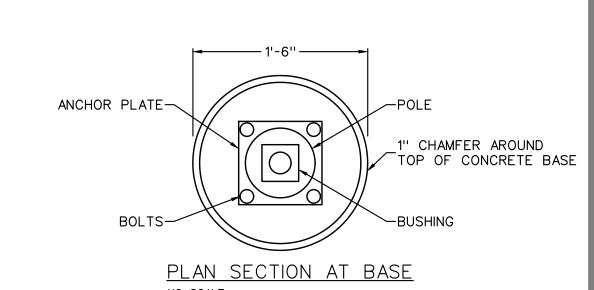
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NO SCALE



Gladfelter Engineering Group

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Phone: 816-916-4675
Email gpg@gegrp.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.

DDEVE

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STIC SURGEONS

OCIATED PLAST

1-470 BUSINESS & NE MCRAIN DRIVE

PROJECT NO. 231206

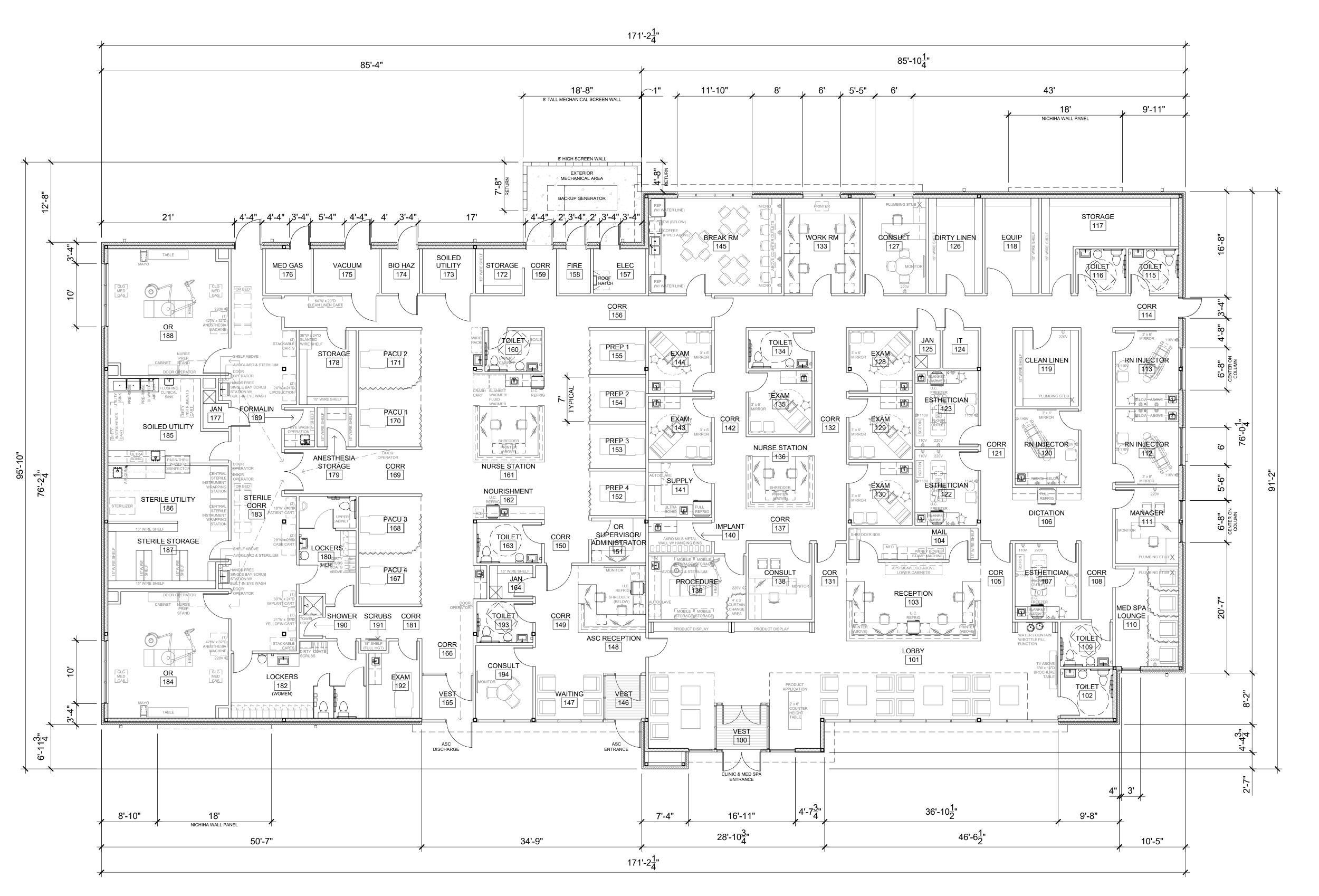
DRAWING ISSUANCE

SHEET NUMBER

E1.0

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

> **Development Services Department** Lee's Summit, Missouri 07/14/2025







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SURGEON

ASSOCIAT

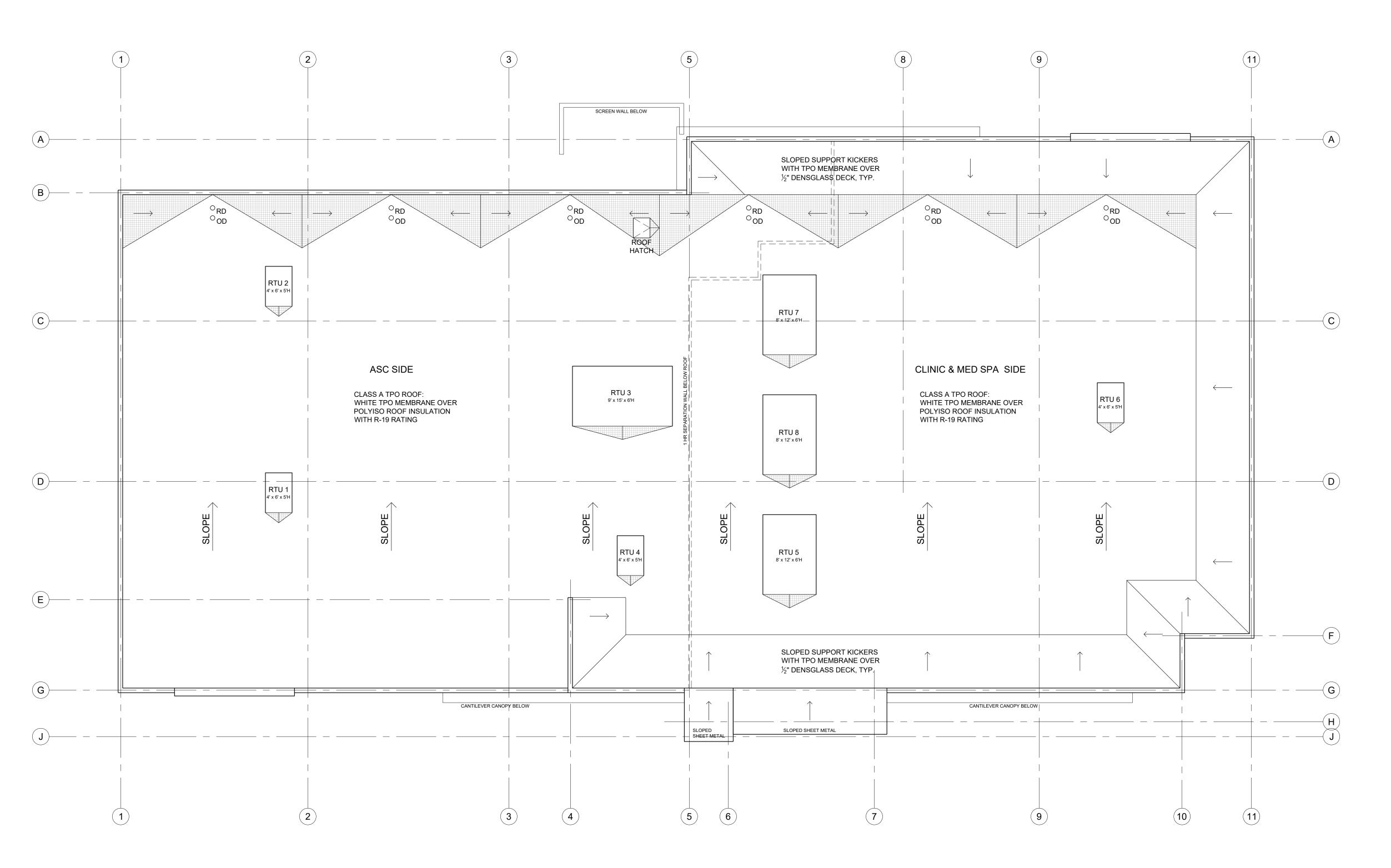
PROJECT NO. 231206 DRAWING ISSUANCE

SHEET NUMBER

A1.0 FLOOR PLAN



Development Services Department Lee's Summit, Missouri 07/14/2025







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ASSOCIATED PI

PROJECT NO. 231206

DRAWING ISSUANCE

SHEET NUMBER

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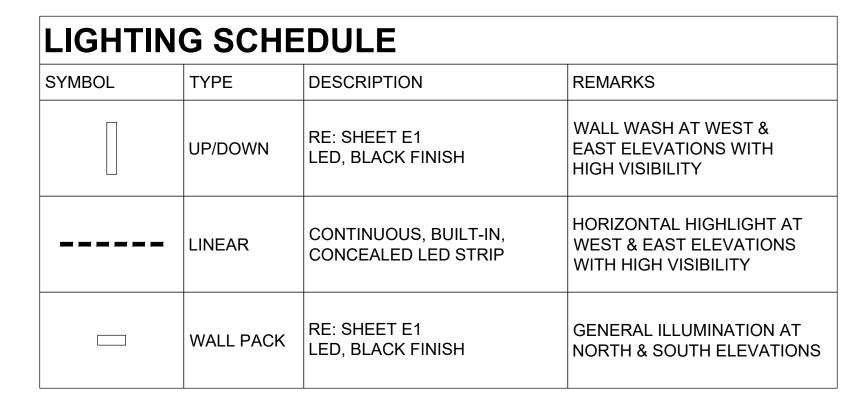


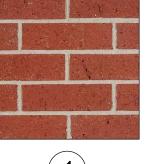














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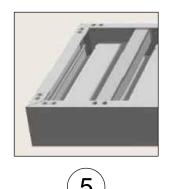








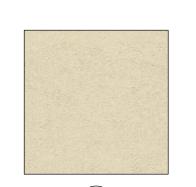














EXTERIOR SCHEDULE				
KEY	MATERIAL	DESCRIPTION		
1	BRICK	RED BRICK (RUNNING BOND)		
2	BRICK	BEIGE BRICK (ROWLOCK BASE CAP & ACCENT BRICK)		
3	PREFINISHED METAL	BLACK COPING/CAP FLASHING		
4	ALUMINUM STOREFRONT	BLACK FRAME WITH 1" INSULATED GLASS		
5	PREFINISHED METAL	BLACK 18" DEEP CANTILEVER CANOPY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

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> **Development Services Department** Lee's Summit, Missouri 07/14/2025





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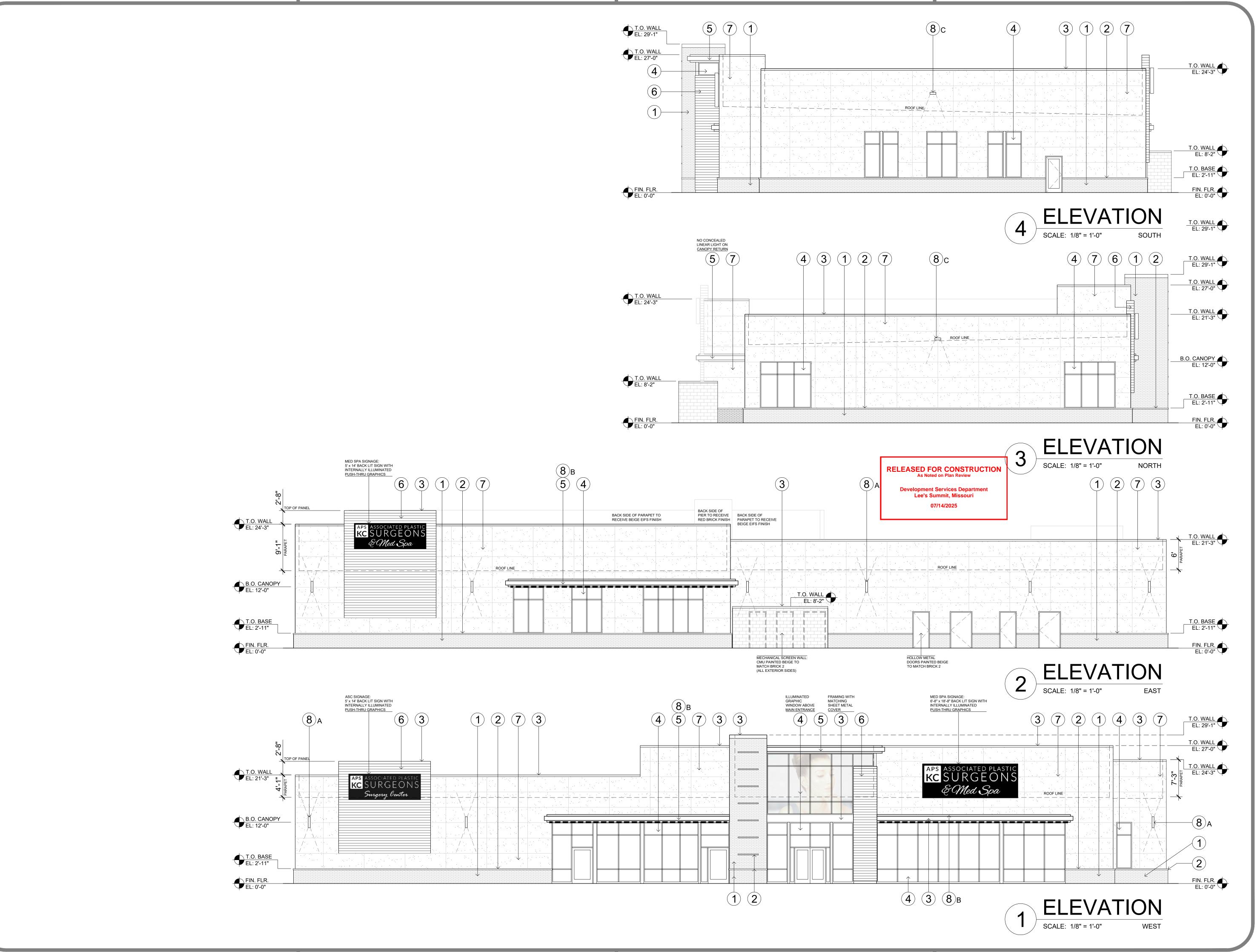
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ASSOCIAT

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

SHEET NUMBER





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SURGEONS

STIC ASSOCIATED

CENTER

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**ELEVATIONS**