

# LEE'S SUMMIT JOINT OPERATIONS FACILITY

2 NE TUDOR RD  
LEE'S SUMMIT, MISSOURI 64086

## HOEFER WELKER

HW PROJECT NO: 138191



### OWNER

CITY OF LEE'S SUMMIT  
220 SE GREEN  
LEE'S SUMMIT, MO 64063  
816.969.1000

### ARCHITECT

HOEFER WELKER  
4622 PENNSYLVANIA AVENUE, SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700

### CONSTRUCTION MANAGER

TITAN BUILT  
8207 MELROSE DRIVE, SUITE 200  
LENEXA, KANSAS 66214  
P: 913.782.6700

### MEPT ENGINEER

HOEFER WELKER  
4622 PENNSYLVANIA AVENUE, SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700

### FIRE PROTECTION ENGINEER

SMITH & BOUCHER  
25618 W 103RD STREET  
OLATHE, KS 66061  
P: 913.345.2127

### STRUCTURAL ENGINEER

J&S STRUCTURAL ENGINEERS, PA  
6640 WEST 143RD STREET #250  
OVERLAND PARK, KS 66223  
P: 913.549.4701

### CIVIL ENGINEER

BHC  
7101 COLLEGE BLVD SUITE 400  
OVERLAND PARK, KANSAS 66210  
P: 913.663.1900

### LANDSCAPE ARCHITECT

LANDWORKS STUDIO  
102 S. CHERRY STREET, 2ND FLOOR  
OLATHE, KS 66061  
P: 913.780.6707

# PRELIMINARY DEVELOPMENT PLAN AUGUST 27, 2024

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PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD  
 LEE'S SUMMIT, MISSOURI 64086

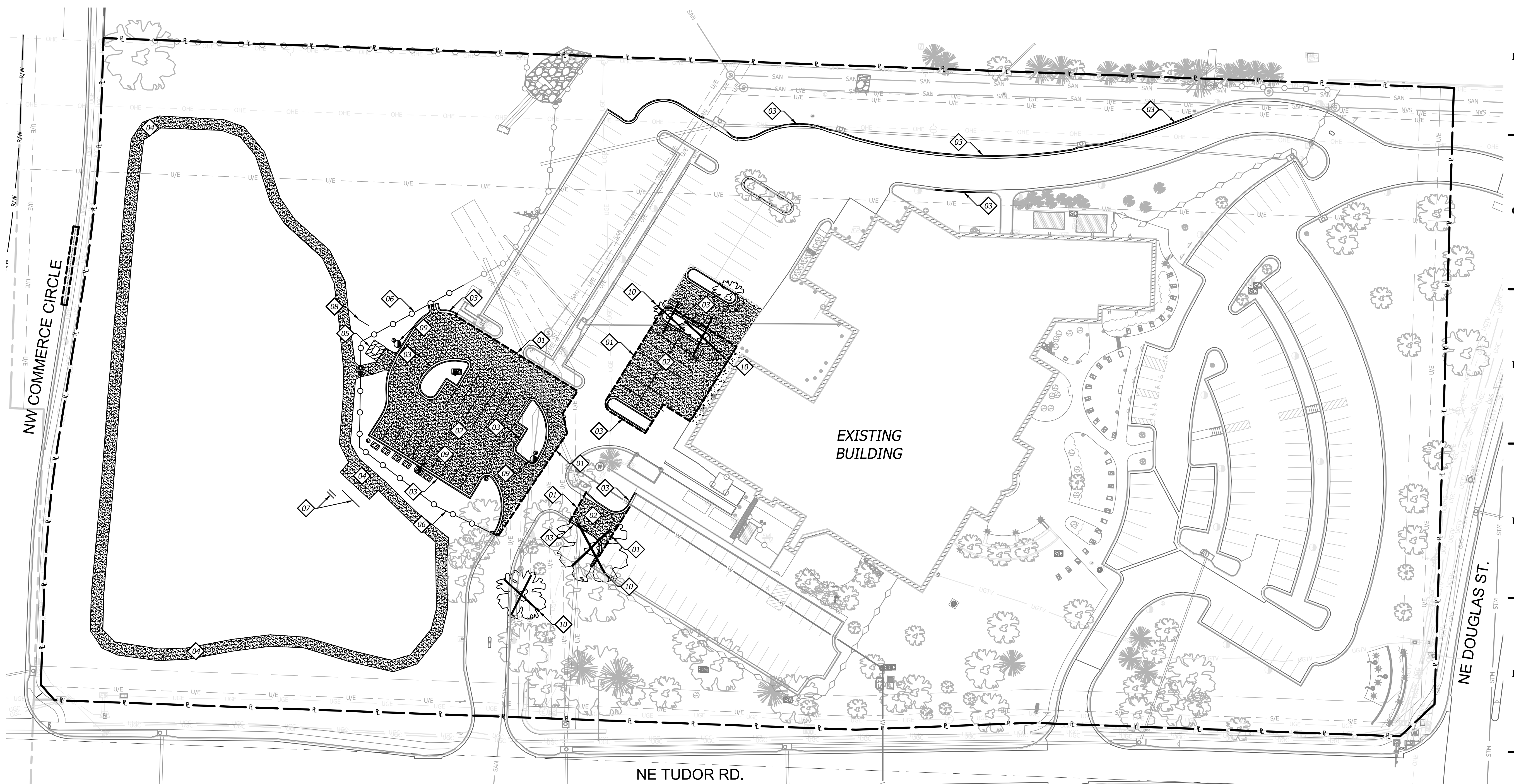
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**C1.0**  
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DEMOLITION PLAN



**DEMOLITION GENERAL NOTES**

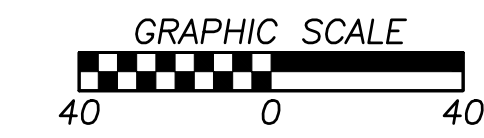
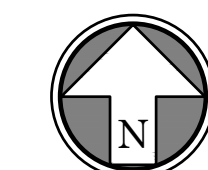
- Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
- It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
- All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.

**DEMOLITION NOTES**

- 01 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- 02 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 03 REMOVE & DISPOSE OF EXISTING CURB AND GUTTER.
- 04 REMOVE & DISPOSE OF ASPHALT TRAIL.
- 05 REMOVE & DISPOSE OF EXISTING SHED.
- 06 REMOVE & DISPOSE OF EXISTING CHAIN LINK FENCE.
- 07 REMOVE & DISPOSE OF EXISTING PULL UP BARS.
- 08 REMOVE & DISPOSE OF EXISTING WOODEN WINDOW.
- 09 REMOVE & DISPOSE OF EXISTING LIGHT POLES.
- 10 REMOVE & DISPOSE OF EXISTING TREES.

**LEGEND**

- R/W RIGHT - OF - WAY LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- SAW CUT LINE
- ASPHALT PAVEMENT TO BE REMOVED
- EXISTING TREE LINE
- EXISTING TREE TO BE REMOVED



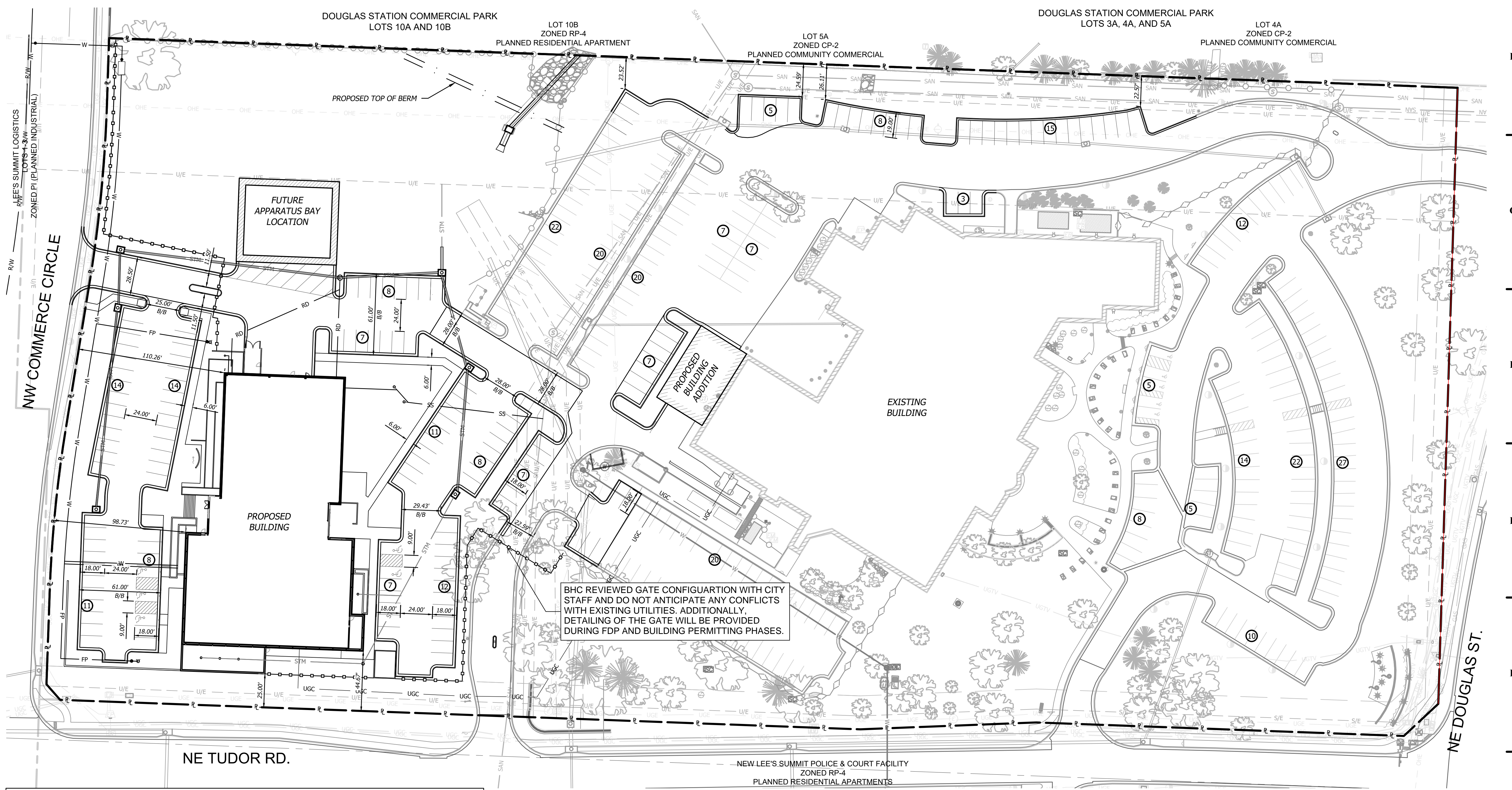
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OVERALL SITE PLAN



**SITE DATA**

<b>SITE</b>		
SITE AREA:	11.58 AC	504,417 SF
<b>IMPERVIOUS AREA:</b>		
EXISTING:	228,818 SF (45.4%)	
PROPOSED:	296,228 SF (58.7%)	
<b>BUILDING</b>		
EXISTING BUILDING AREA:	50,682 SF (10.0%)	
PROPOSED BUILDING AREA:	22,176 SF (4.4%)	
PROPOSED BUILDING EXPANSION AREA:	2,520 SF (0.5%)	
FLOOR AREA RATIO (FAR):	0.15:1	
<b>PARKING</b>		
EXISTING PARKING TO REMAIN:	208	
EXISTING ADA SPACES TO REMAIN:	7	
NEW PARKING PROVIDED:	147	
NEW ADA SPACES PROVIDED:	5	
TOTAL SITE SECURED PARKING:	217	
UNSECURED (PUBLIC) PARKING AT EXISTING BUILDING:	103	
UNSECURED (PUBLIC) PARKING AT NEW BUILDING:	47	
TOTAL SITE PARKING:	367	

**DIMENSIONAL STANDARDS:**

BUILDING SET-BACKS	FRONT YARD	15 FT
	REAR YARD	20 FT
PARKING SET-BACKS	RIGHT OF WAY	20 FT
	RESIDENTIAL DISTRICT	20 FT
	SIDE AND REAR P/L	6 FT
DRIVEWAY AISLE MINIMUM		24 FT
PARKING SPACE DIMENSIONS	LENGTH	19 FT
	WIDTH	9 FT
	(WIDTH OF PAVEMENT ONLY, DOES NOT INCLUDE CURB & GUTTER)	

- PAVEMENT NOTES:**
- ALL PAVEMENT SHALL FOLLOW THE UNIFIED DEVELOPMENT ORDINANCE (UDO) IN TERMS OF THICKNESS, BASE, AND SUBGRADE UNLESS AN ALTERNATE DESIGN CAN BE SUPPORTED BY A GEOTECHNICAL STUDY BASED ON FIELD SAMPLING AND BASED ON SPECIFIC CRITERIA FROM THE CITY ENGINEER.
  - KSMMB ASPHALTIC CONCRETE MIX IS REQUIRED, AS WELL AS KCMMB MIX FOR NORMAL CONCRETE.

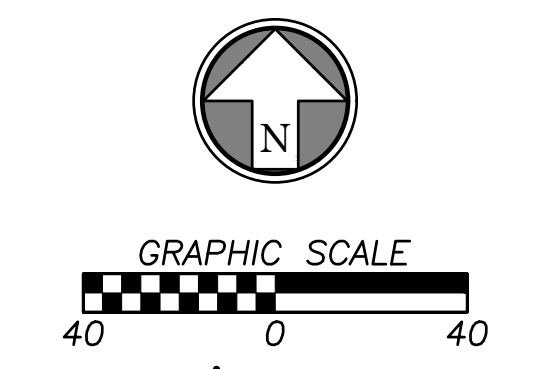
- OIL & GAS NOTES:**
- THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GIS DATA SET "OIL AND GAS WELLS" (UPDATED 2024-04-24) DOES NOT INDICATE ANY WELLS ON THE PROJECT SITE.
  - THERE WAS NO VISIBLE EVIDENCE OF EXISTING OR ABANDONED OIL OR GAS WELLS ON THE SITE AT THE TIME OF ORIGINAL SURVEY (2024-03-13)

- CONSTRUCTION NOTES**
- LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
  - PROPOSED NO PARKING STRIPING
  - PROPOSED STORM SEWER SYSTEM
  - PROPOSED FIRE PROTECTION SYSTEM
  - PROPOSED TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
  - PROPOSED WATER SERVICE SYSTEM
  - PROPOSED GENERATOR
  - PROPOSED TRANSFORMER PAD LOCATION
  - PROPOSED SANITARY SEWER SYSTEM
  - CITY OF LEE'S SUMMIT COMMERCIAL DRIVE ENTRANCE (GEN-1)
  - PROPOSED COMMUNICATIONS TOWER LOCATION. PENDING FURTHER DESIGN.

- GENERAL NOTES:**
- MINIMUM CURB RADIUS OF 3 FEET (UNLESS OTHERWISE SPECIFIED).
  - ALL NEW ON-SITE WIRING AND CABLES SHALL BE INSTALLED UNDERGROUND.
  - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.
  - ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
  - ALL EXTERIOR -MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
  - BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER.

**SITE LEGEND**

Ⓢ	PARKING STALL COUNT
[Hatched Box]	PROPOSED BUILDING
[Solid Box]	EXISTING BUILDING
[Dotted Box]	LIGHT DUTY ASPHALT PAVEMENT
[Dotted Box]	LIGHT DUTY PCC PAVEMENT
[Dotted Box]	CONCRETE SIDEWALK
[Line]	STANDARD CURB & GUTTER
[Line]	RETAINING WALL
[Line]	DRY CURB & GUTTER
[Line]	ZERO HEIGHT CURB
[Line]	TRANSITION CURB

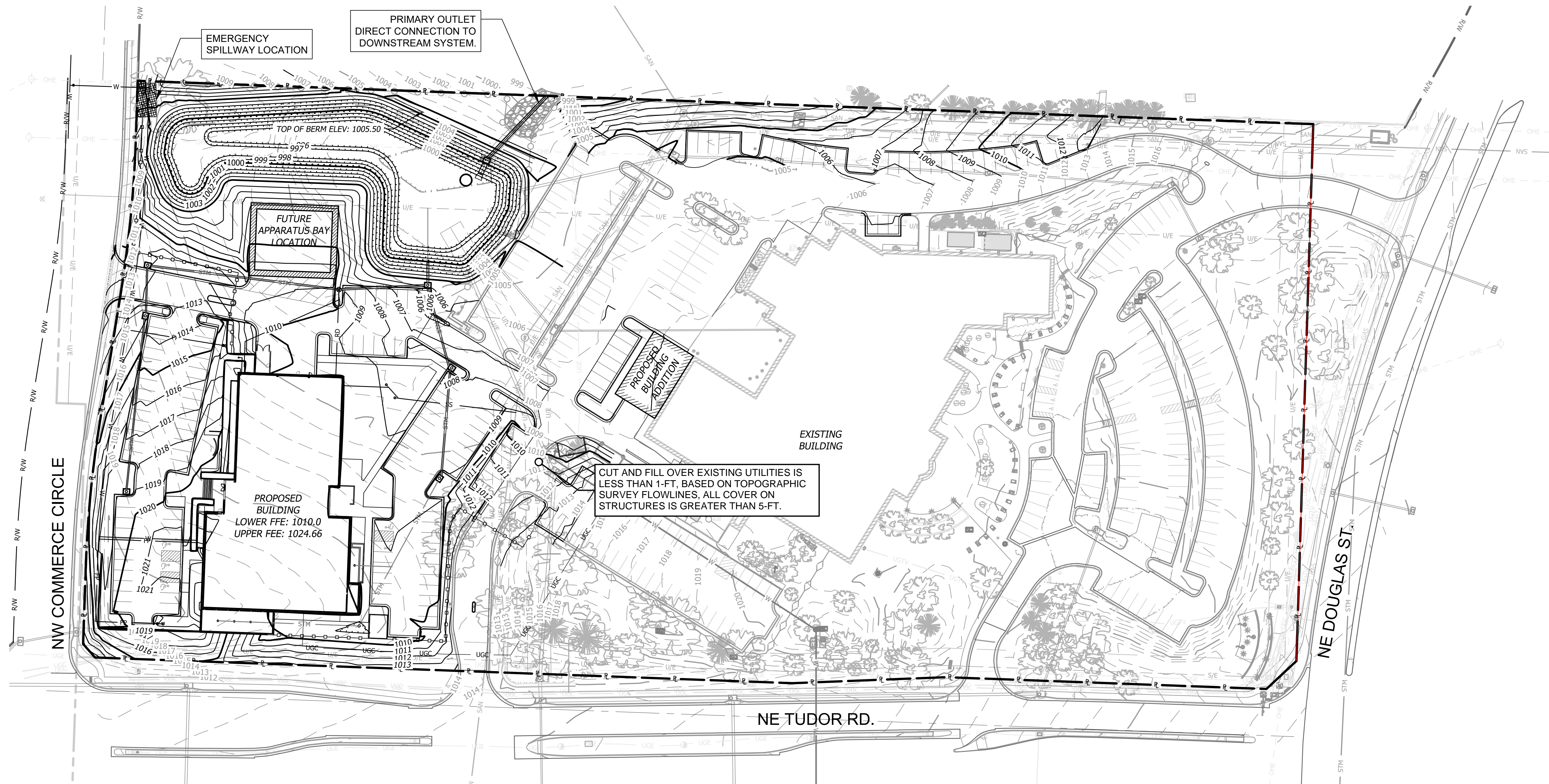


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**BENCHMARKS (DATUM: NAVD88)**

**BENCHMARK NUMBER: 1**  
 ELEVATION= 1015.01  
 CHISELED SQUARE ON THE NORTH FACE OF A GRATE INLET, LOCATED ON THE SOUTH SIDE OF TUDOR ROAD, APPROXIMATELY 425 FEET EAST OF THE INTERSECTION OF TUDOR ROAD AND SLOAN STREET.

**BENCHMARK NUMBER: 2**  
 ELEVATION= 1031.01  
 CHISELED SQUARE ON THE NORTHWEST CORNER OF A PEDESTRIAN CROSSING SIGNAL, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TUDOR ROAD AND DOUGLAS STREET.

**FLOOD STATEMENT**

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).  
 Map Number: 29095C0417G  
 Panel No: 417 of 625  
 Map Revised Date: January 20, 2017

**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

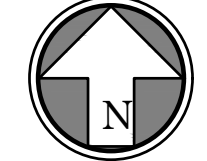
**ON-GOING DESIGN COORDINATION NOTE:**

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ADDITIONALLY, THE DESIGN TEAM IS COORDINATING WITH EVERGY FOR WORK IN OR NEAR THEIR EASEMENT. THESE DESIGN PLANS HAVE BEEN SHARED WITH EVERGY.

**GRADING LEGEND**

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- - - 980 - - - EXISTING GRADE MAJOR CONTOURS
- - - 982 - - - EXISTING GRADE MINOR CONTOURS
- P — PROPERTY LINE
- RW — RIGHT-OF-WAY LINE
- — STANDARD CURB & GUTTER
- — DRY CURB & GUTTER
- — ZERO HEIGHT CURB
- — TRANSITION CURB
- — RETAINING WALL



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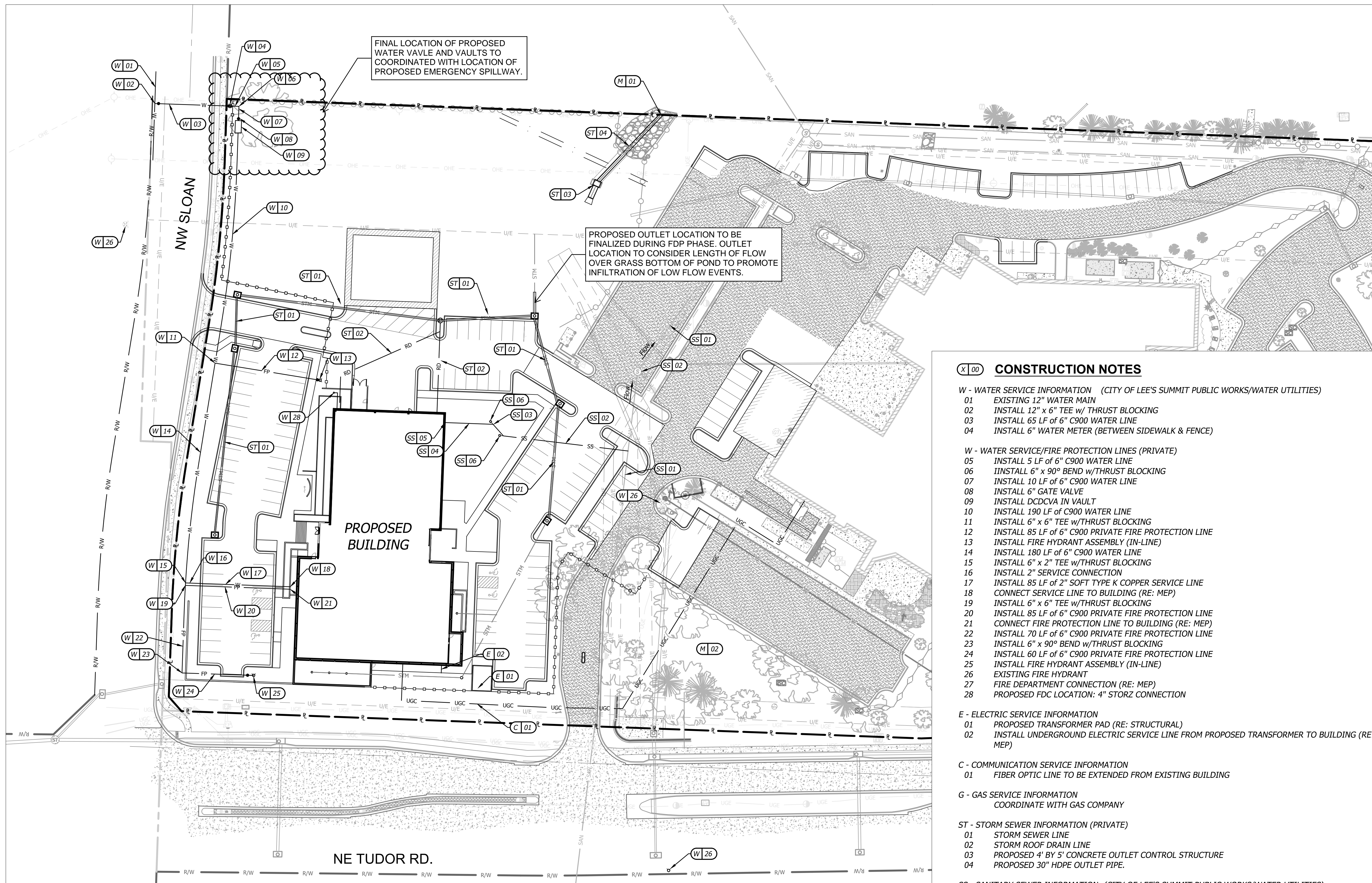
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UTILITY PLAN



**X 00 CONSTRUCTION NOTES**

- W - WATER SERVICE INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)**
- 01 EXISTING 12" WATER MAIN
  - 02 INSTALL 12" x 6" TEE w/ THRUST BLOCKING
  - 03 INSTALL 65 LF OF 6" C900 WATER LINE
  - 04 INSTALL 6" WATER METER (BETWEEN SIDEWALK & FENCE)
- W - WATER SERVICE/FIRE PROTECTION LINES (PRIVATE)**
- 05 INSTALL 5 LF OF 6" C900 WATER LINE
  - 06 INSTALL 6" x 90° BEND w/THRUST BLOCKING
  - 07 INSTALL 10 LF OF 6" C900 WATER LINE
  - 08 INSTALL 6" GATE VALVE
  - 09 INSTALL DCCVA IN VAULT
  - 10 INSTALL 190 LF OF C900 WATER LINE
  - 11 INSTALL 6" x 6" TEE w/THRUST BLOCKING
  - 12 INSTALL 85 LF OF 6" C900 PRIVATE FIRE PROTECTION LINE
  - 13 INSTALL FIRE HYDRANT ASSEMBLY (IN-LINE)
  - 14 INSTALL 180 LF OF 6" C900 WATER LINE
  - 15 INSTALL 6" x 2" TEE w/THRUST BLOCKING
  - 16 INSTALL 2" SERVICE CONNECTION
  - 17 INSTALL 85 LF OF 2" SOFT TYPE K COPPER SERVICE LINE
  - 18 CONNECT SERVICE LINE TO BUILDING (RE: MEP)
  - 19 INSTALL 6" x 6" TEE w/THRUST BLOCKING
  - 20 INSTALL 85 LF OF 6" C900 PRIVATE FIRE PROTECTION LINE
  - 21 CONNECT FIRE PROTECTION LINE TO BUILDING (RE: MEP)
  - 22 INSTALL 70 LF OF 6" C900 PRIVATE FIRE PROTECTION LINE
  - 23 INSTALL 6" x 90° BEND w/THRUST BLOCKING
  - 24 INSTALL 60 LF OF 6" C900 PRIVATE FIRE PROTECTION LINE
  - 25 INSTALL FIRE HYDRANT ASSEMBLY (IN-LINE)
  - 26 EXISTING FIRE HYDRANT
  - 27 FIRE DEPARTMENT CONNECTION (RE: MEP)
  - 28 PROPOSED FDC LOCATION: 4" STORZ CONNECTION
- E - ELECTRIC SERVICE INFORMATION**
- 01 PROPOSED TRANSFORMER PAD (RE: STRUCTURAL)
  - 02 INSTALL UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING (RE: MEP)
- C - COMMUNICATION SERVICE INFORMATION**
- 01 FIBER OPTIC LINE TO BE EXTENDED FROM EXISTING BUILDING
- G - GAS SERVICE INFORMATION**
- COORDINATE WITH GAS COMPANY
- ST - STORM SEWER INFORMATION (PRIVATE)**
- 01 STORM SEWER LINE
  - 02 STORM ROOF DRAIN LINE
  - 03 PROPOSED 4' BY 5' CONCRETE OUTLET CONTROL STRUCTURE
  - 04 PROPOSED 30" HDPE OUTLET PIPE.
- SS - SANITARY SEWER INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)**
- 01 EXISTING 8" PVC SANITARY SEWER
  - 02 EXISTING MANHOLE (TOP = 1006.3, F/L = 998.2)
  - 03 CONNECT TO EXISTING 8" SANITARY SEWER MAIN w/ 8" x 6" WYE
  - 04 INSTALL 39 LF OF 6" PVC SDR-26
  - 05 CONNECT SANITARY SEWER SERVICE LINE TO BUILDING CONNECTION (RE: MEP)
  - 06 INSTALL SANITARY SEWER SERVICE LINE CLEANOUT
- M - MISCELLANEOUS**
- 01 COORDINATE THE DISCHARGE FROM THE DETENTION BASIN WITH THE ADJACENT DEVELOPMENT TO THE NORTH. RECOMMEND STORM DESIGN TO INCLUDE DIRECT CONNECTION TO NEIGHBORING PROPERTY PROPOSED STORM SYSTEM.
  - 02 COMMUNICATIONS TOWER

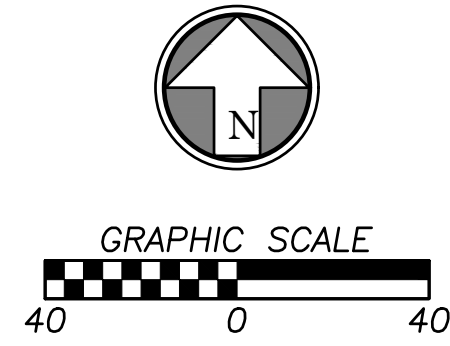
**UTILITY NOTES**

1. Contractor shall refer to all specifications, guidelines, and installation drawings from utility contacts for the installation of all service lines.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 18" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
  - 4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
  - 4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
  - 4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.

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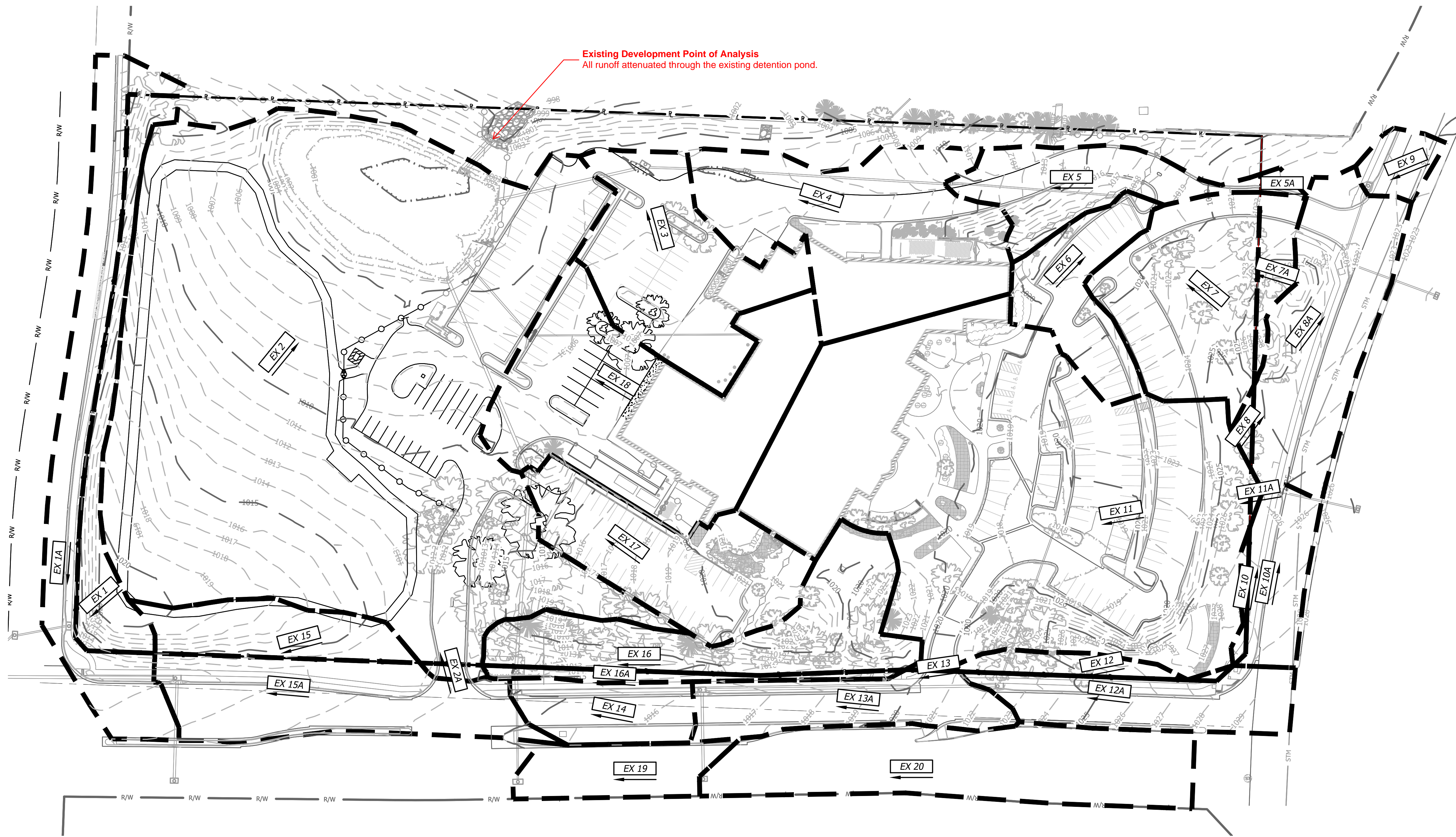
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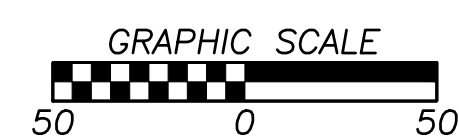
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EXISTING DRAINAGE MAP



**DRAINAGE LEGEND**

- DRAINAGE AREA BOUNDARY
- AREA/DIRECTION OF DRAINAGE BOUNDARY
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY LINE



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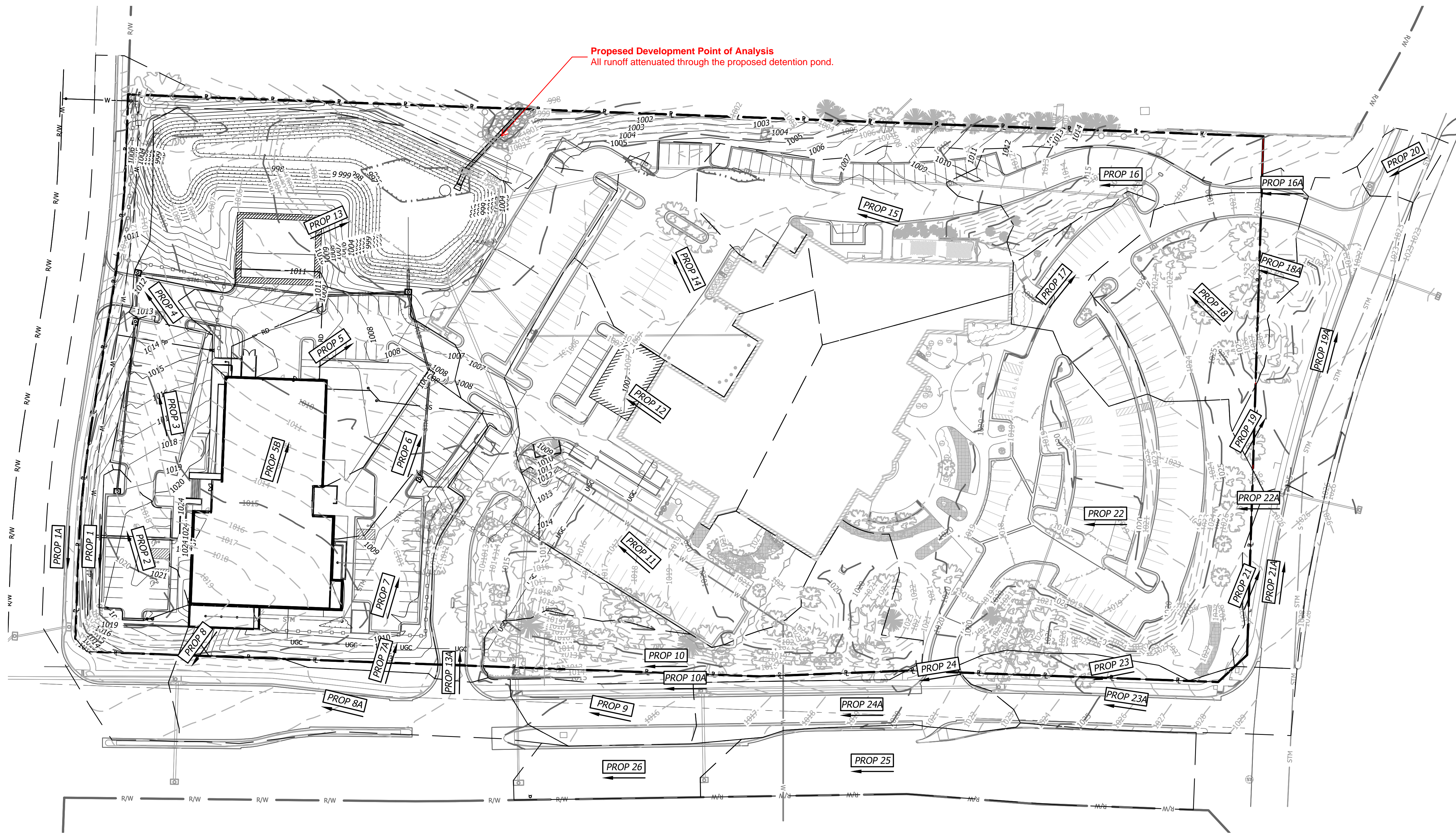
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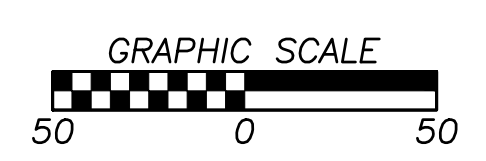
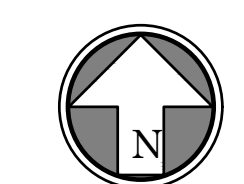
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**PROPOSED DRAINAGE MAP**



**DRAINAGE LEGEND**

	DRAINAGE AREA BOUNDARY
	AREA/DIRECTION OF DRAINAGE BOUNDARY
	PROPOSED FINISH GRADE MAJOR CONTOUR
	PROPOSED FINISH GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPOSED STORM SEWER LINE
	PROPOSED ROOF LINE DRAIN
	PROPERTY LINE
	RIGHT-OF-WAY LINE



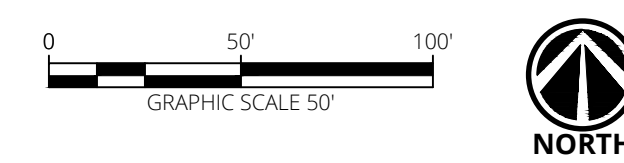
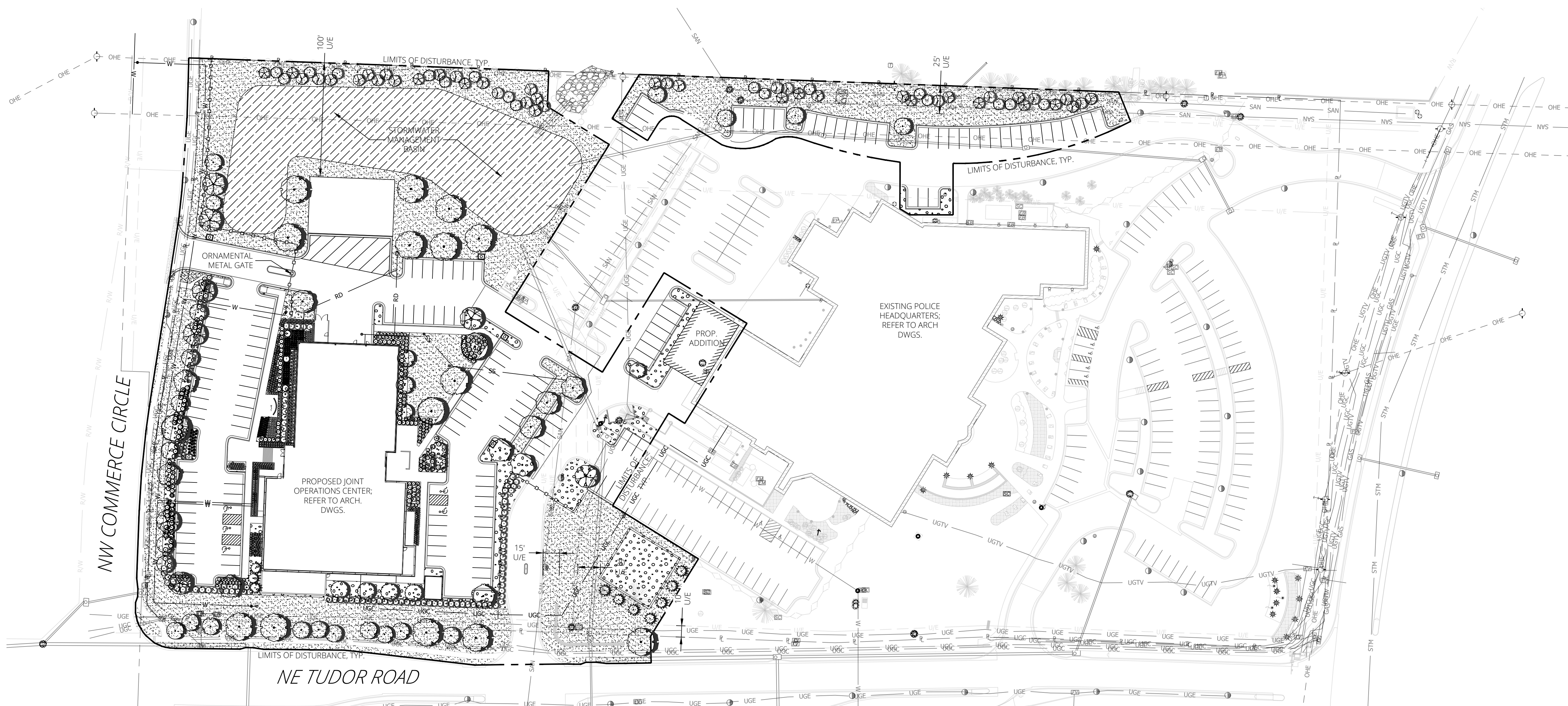
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LANDSCAPE PLAN



**1 LANDSCAPE PLAN**  
 SCALE = 1" = 50'

**LANDSCAPE CODE SUMMARY**

<p><b>STREET FRONTAGE TREES (8.790.A.1)</b>          REQUIRED: 1 TREE PER 30 FEET OF STREET FRONTAGE          NE TUDOR ROAD = 438 FEET / 30 = 15 TREES          NW COMMERCE CIRCLE = 502 FEET / 30 = 17 TREES          PROVIDED: NE TUDOR ROAD = 15 TREES          NW COMMERCE CIRCLE = 17 TREES</p>	<p><b>PARKING LOT SCREENING (8.820.C.1)</b>          REQUIRED: HEDGE OF 12 SHRUBS / 40 LINEAR FEET          392 LINEAR FEET / 40 * 12 = 118 SHRUBS          PROVIDED: 118 SHRUBS</p>
<p><b>STREET FRONTAGE SHRUBS (8.790.A.2)</b>          REQUIRED: 1 SHRUB PER 20 FEET OF STREET FRONTAGE          NE TUDOR ROAD = 314 FEET / 20 = 16 SHRUBS          NW COMMERCE CIRCLE = 502 FEET / 20 = 26 SHRUBS          PROVIDED: NE TUDOR ROAD = 23 SHRUBS          NW COMMERCE CIRCLE = 40 SHRUBS</p>	<p><b>MINIMUM BUFFER / SCREEN (8.890)</b>          REQUIRED: NORTHWEST = MEDIUM IMPACT SCREEN - TYPE B          1 SHADE TREE PER 1,000 SQUARE FEET = 6 SHADE TREES          1 ORNAMENTAL TREE PER 500 SQUARE FEET = 12 ORNAMENTAL TREES          1 EVERGREEN TREE PER 300 SQUARE FEET = 20 EVERGREEN TREES          1 SHRUB PER 200 SQUARE FEET = 30 SHRUBS          PROVIDED: 30 SHRUBS</p>
<p><b>OPEN YARD SHRUBS (8.790.B.1)</b>          REQUIRED: 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA          241,175 SF / 5,000 * 2 = 96 SHRUBS          PROVIDED: 239 SHRUBS</p>	<p><b>MINIMUM BUFFER / SCREEN (8.890)</b>          REQUIRED: NORTHEAST = LOW IMPACT SCREEN - TYPE B          1 SHADE TREE PER 1,000 SQUARE FEET = 6 SHADE TREES          1 ORNAMENTAL TREE PER 500 SQUARE FEET = 12 ORNAMENTAL TREES          1 EVERGREEN TREE PER 500 SQUARE FEET = 20 EVERGREEN TREES          1 SHRUB PER 500 SQUARE FEET = 30 SHRUBS          PROVIDED: 30 SHRUBS</p>
<p><b>OPEN YARD TREES (8.790.B.3)</b>          REQUIRED: 1 TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA          241,175 SF / 5,000 = 48 TREES          PROVIDED: 48 TREES</p>	

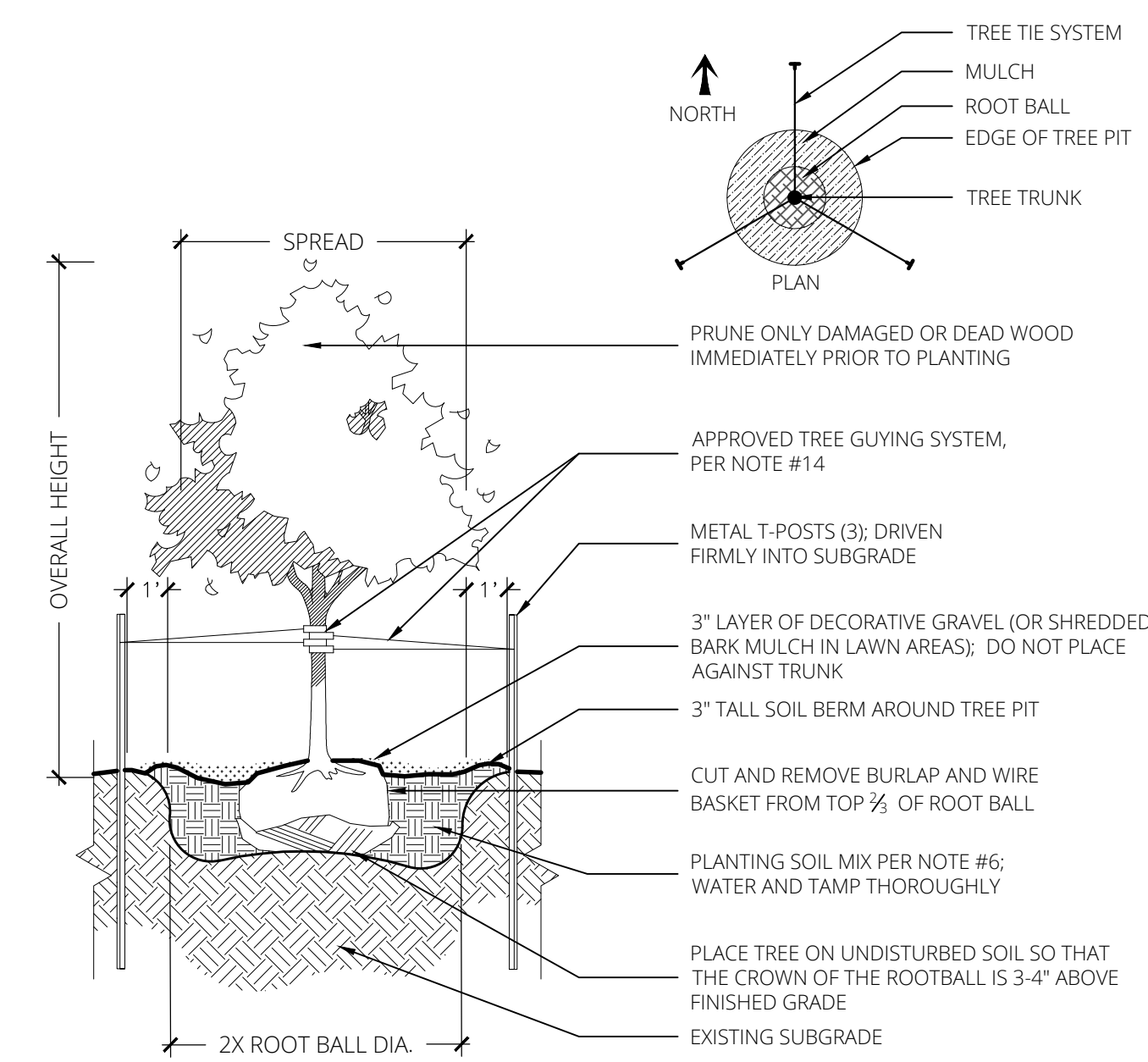
**LANDSCAPE NOTES**

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE BROUGHT TO FINISH GRADE AND SODDED IN TURF-TYPE TALL FESCUE OR OTHER APPROPRIATE GROUND COVERS, AS DEPICTED ON SHEET L1.01.
- CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL BE CONDUCTED BY A QUALIFIED SOIL-TESTING LABORATORY AND INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- APPLY A 3" LAYER OF 1-3" DIAMETER DECORATIVE GRAVEL OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS ADJACENT TO THE BUILDING AND A 3" LAYER OF SHREDDED BARK MULCH AROUND ANY TREES OTHERWISE PLACED WITHIN TURF AREAS. IN BOTH CASES, MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
- ALL TURF AREAS SHALL BE SEPARATED FROM THE BUILDING FOUNDATION WALL BY AN AGGREGATE MOW STRIP 18 INCHES IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 1-3" DIAMETER DECORATIVE GRAVEL.
- ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. PROVIDE "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC., OR APPROVED EQUAL. REFER TO SHEET L1.02, DETAIL #5.
- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:
  - "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
  - "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING". SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SOD SHALL BE WELL-ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT), MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS. THE SOD SHALL CONTAIN A GROWTH OF NOT MORE THAN TEN (10%) PERCENT OF OTHER GRASSES AND CLOVERS, SHALL BE FREE FROM ALL PROHIBITED AND NOXIOUS WEEDS AND SHALL BE THREE-FOURTHS (¾) INCH TO ONE AND ON-FOURTH (1 ¼) INCH THICK. SOD SHALL BE CUT IN STRIPS NOT LESS THAN 18 INCHES WIDE AND THREE (3) FEET LONG.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

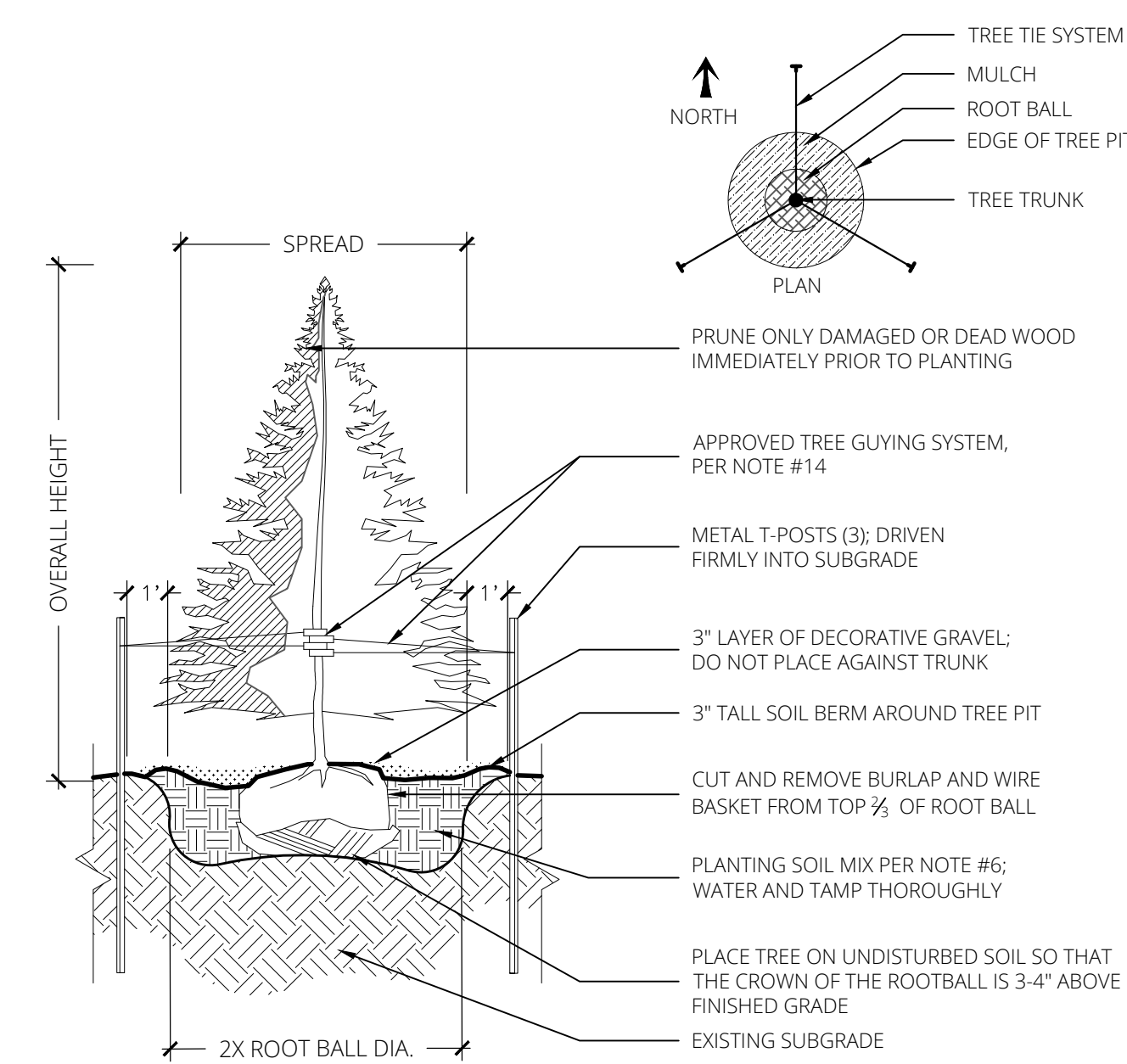


PLANT SCHEDULE

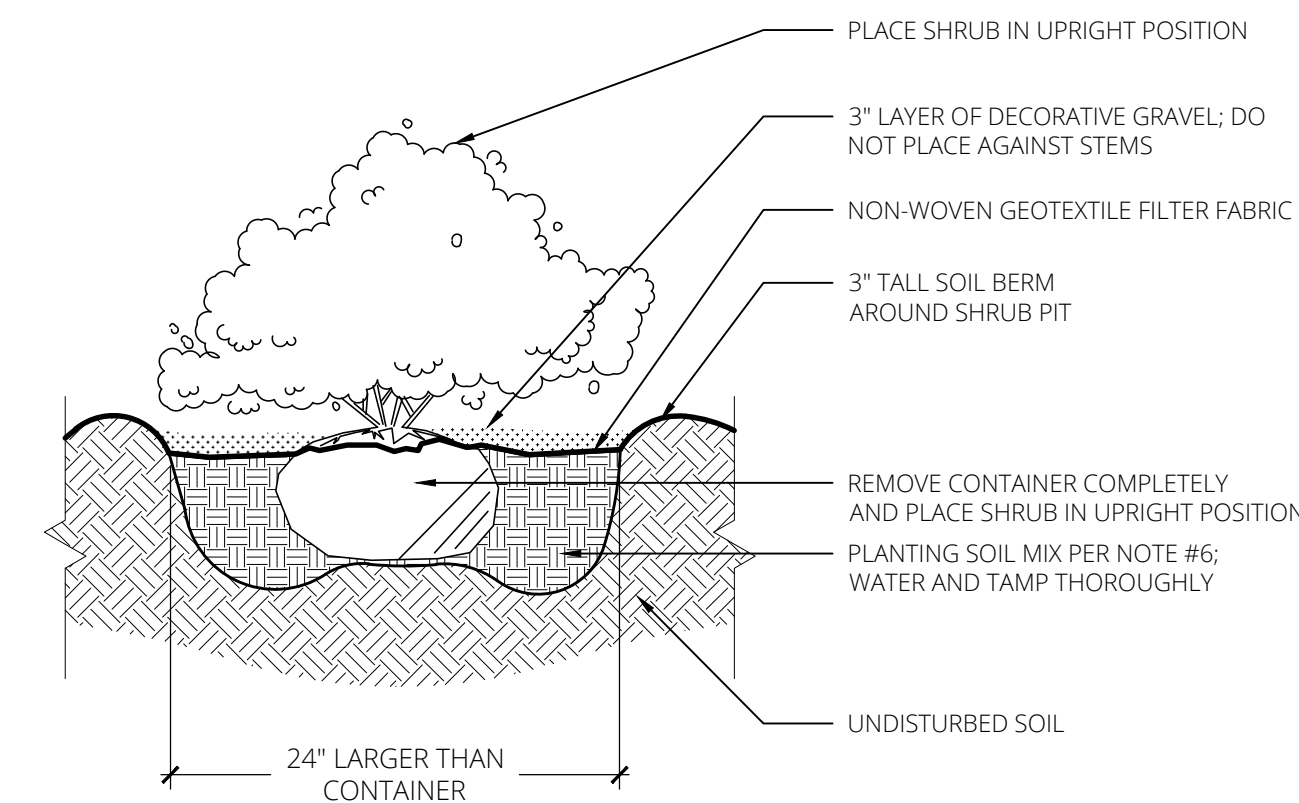
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
<b>DECIDUOUS TREES</b>						
	AC	8	CADDO SUGAR MAPLE / ACER SACCHARUM 'CADDO'	B & B	2.5"	CAL
	GB	5	MAIDENHAIR TREE / GINKGO BILOBA	B & B	2.5"	CAL
	PB	5	BLOODGOOD LONDON PLANE TREE / PLATANUS X ACERIFOLIA 'BLOODGOOD'	B & B	2.5"	CAL
	QB	2	SWAMP WHITE OAK / QUERCUS BICOLOR	B & B	2.5"	CAL
	QM	3	BURR OAK / QUERCUS MACROCARPA	B & B	2.5"	CAL
	QS	8	SHUMARD OAK / QUERCUS SHUMARDII	B & B	2.5"	CAL
	TA2	3	AMERICAN LINDEN / TILIA AMERICANA	B & B	2.5"	CAL
<b>EVERGREEN TREES</b>						
	JP	10	PERFECTA JUNIPER / JUNIPERUS CHINENSIS 'PERFECTA'	B & B		5'-6" TALL
	JT	3	TAYLOR EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'TAYLOR'	B & B		5'-6" TALL
<b>ORNAMENTAL TREES</b>						
	AG	13	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B & B	1.5"	CAL
	CC	15	EASTERN REDBUD / CERCIS CANADENSIS	B & B	1.5"	CAL
	MR2	5	ROYAL RAINDROPS CRABAPPLE / MALUS X 'ROYAL RAINDROPS'	B & B	1.5"	CAL
<b>SHRUBS</b>						
	AR	17	CHINESE BUTTONBUSH / ADINA RUBELLA	#5		
	BT	32	SUNJOY TANGELO BARBERRY / BERBERIS THUNBERGII 'SUNJOY TANGELO'	#3		
	IS	74	SHAMROCK INKBERRY HOLLY / ILEX GLABRA 'SHAMROCK'	#5		
	JS	98	SEA GREEN PFITZER JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	#5		
	PS2	8	SUMMER WINE® NINEBARK / PHYSCARPUS OPULIFOLIUS 'SEWARD'	#5		
	PO	21	AMBER JUBILEE NINEBARK / PHYSCARPUS OPULIFOLIUS 'JEFAM'	#5		
	RG	30	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	#3		
	SE	10	BLACK LACE® ELDERBERRY / SAMBUCUS NIGRA 'EVA'	#5		
	SM	126	MAGIC CARPET JAPANESE SPIREA / SPIRAEA JAPONICA 'WALBUMA'	#3		
	TD	38	DENSIFORMIS YEW / TAXUS X MEDIA 'DENSIFORMIS'	#5		
	VA	18	VIBURNUM / VIBURNUM DENTATUM	#5		
	VB	7	BLACKHAW VIBURNUM / VIBURNUM PRUNIFOLIUM	#5		
<b>GRASSES &amp; PERENNIALS</b>						
	BG	103	BLUE GRAMA GRASS / BOUTELOUA GRACILIS	#1		
	CK	101	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#3		
	CP2	20	STIFF TICKSEED / COREOPSIS PALMATA	#1		
	HR	102	RUBY SPIDER DAYLILY / HEMEROCALLIS X 'RUBY SPIDER'	#1		
	PP	94	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'PEEK-A-BLUE'	#3		
	SP	77	PRAIRIE MUNCHKIN LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	#1		
	ST	19	WILD STONECROP / SEDUM TERNATUM	#1		
	SH	62	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1		
<b>GROUND COVERS</b>						
	DG	21,820 SF	DECORATIVE GRAVEL / 1" - 3" MISSOURI RAINBOW	ROCK		
	TS	74,731 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD		
	VF	26,648 SF	VEGETATED FILTER MIX / STORMWATER BMP PANTS	SEED		



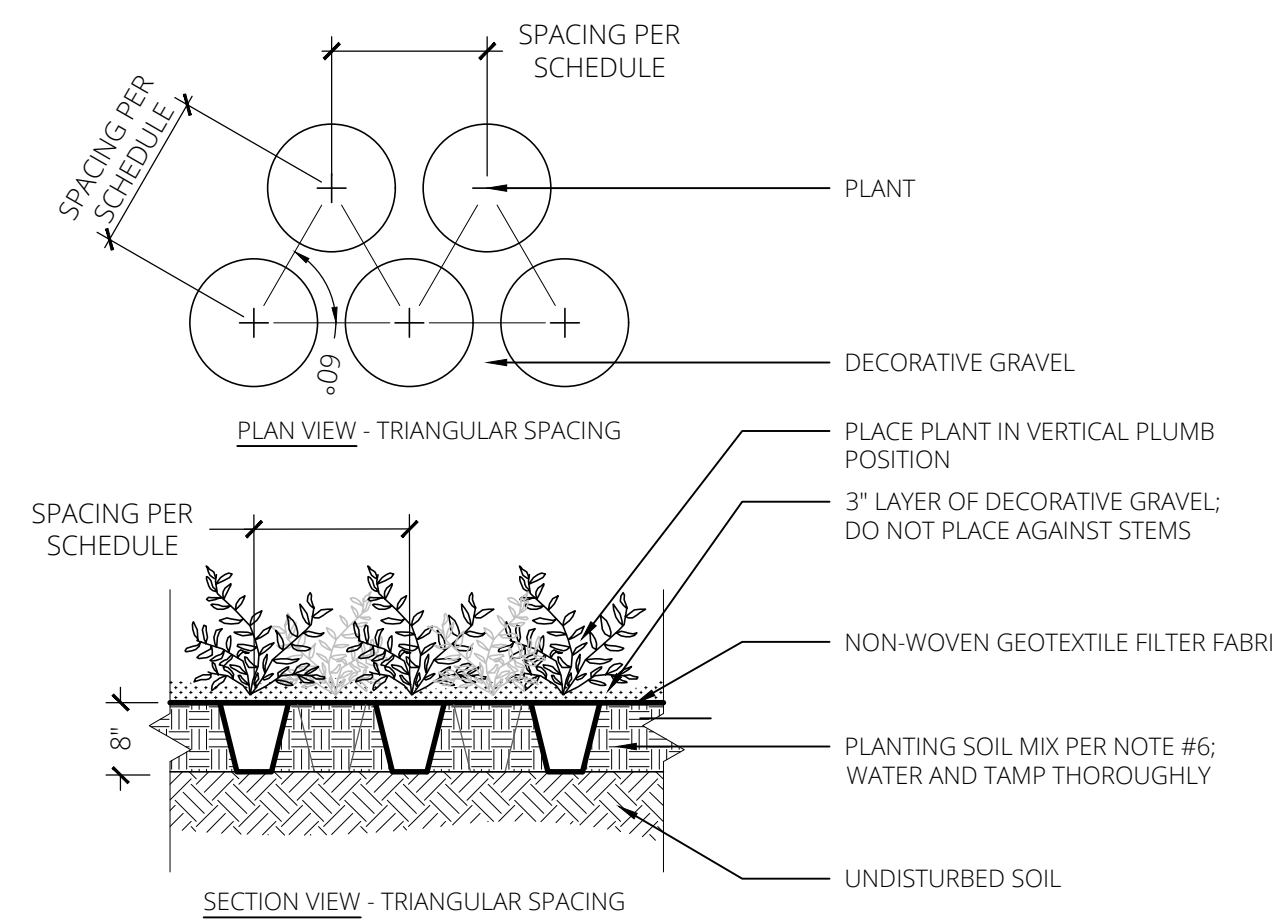
1 DECIDUOUS TREE PLANTING  
SCALE = 1/4" = 1'-0"



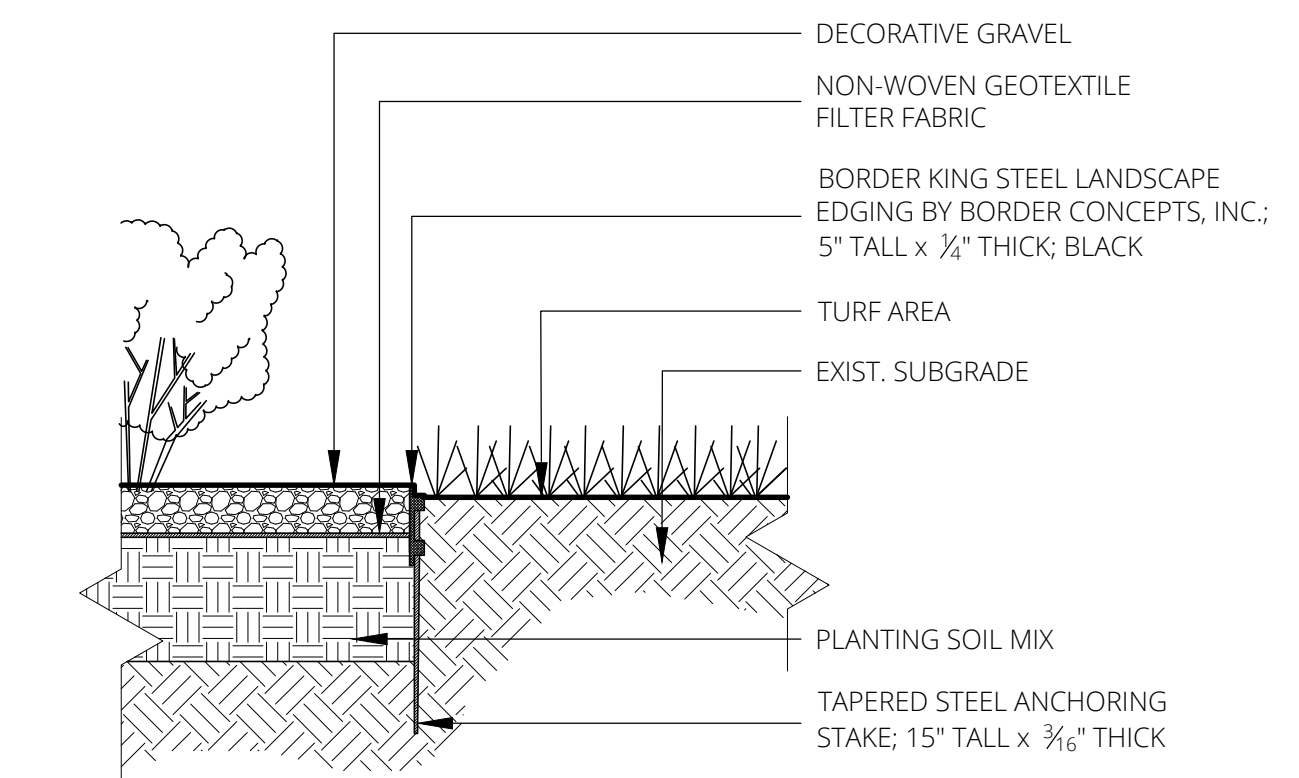
2 EVERGREEN TREE PLANTING  
SCALE = 1/4" = 1'-0"



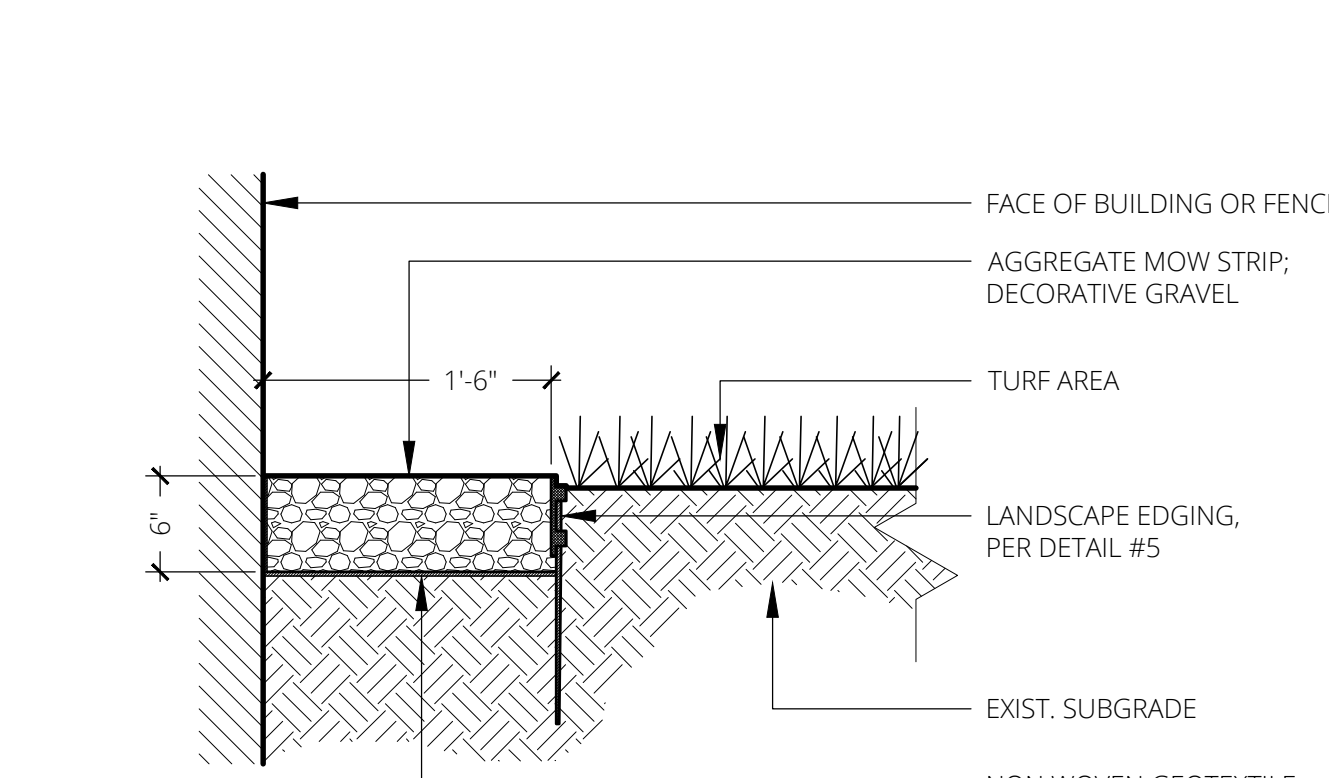
3 SHRUB PLANTING  
SCALE = 1/2" = 1'-0"



4 PERENNIAL PLANTING  
SCALE = 1/2" = 1'-0"



5 LANDSCAPE EDGING  
SCALE = 1" = 1'-0"



6 AGGREGATE MOW STRIP  
SCALE = 1" = 1'-0"

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4622 PENNSYLVANIA AVENUE  
SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700  
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LEE'S SUMMIT JOINT OPERATIONS FACILITY  
2 NE TUDOR RD  
LEE'S SUMMIT, MISSOURI 64086  
PRELIMINARY DEVELOPMENT PLAN

REVISION DATES:

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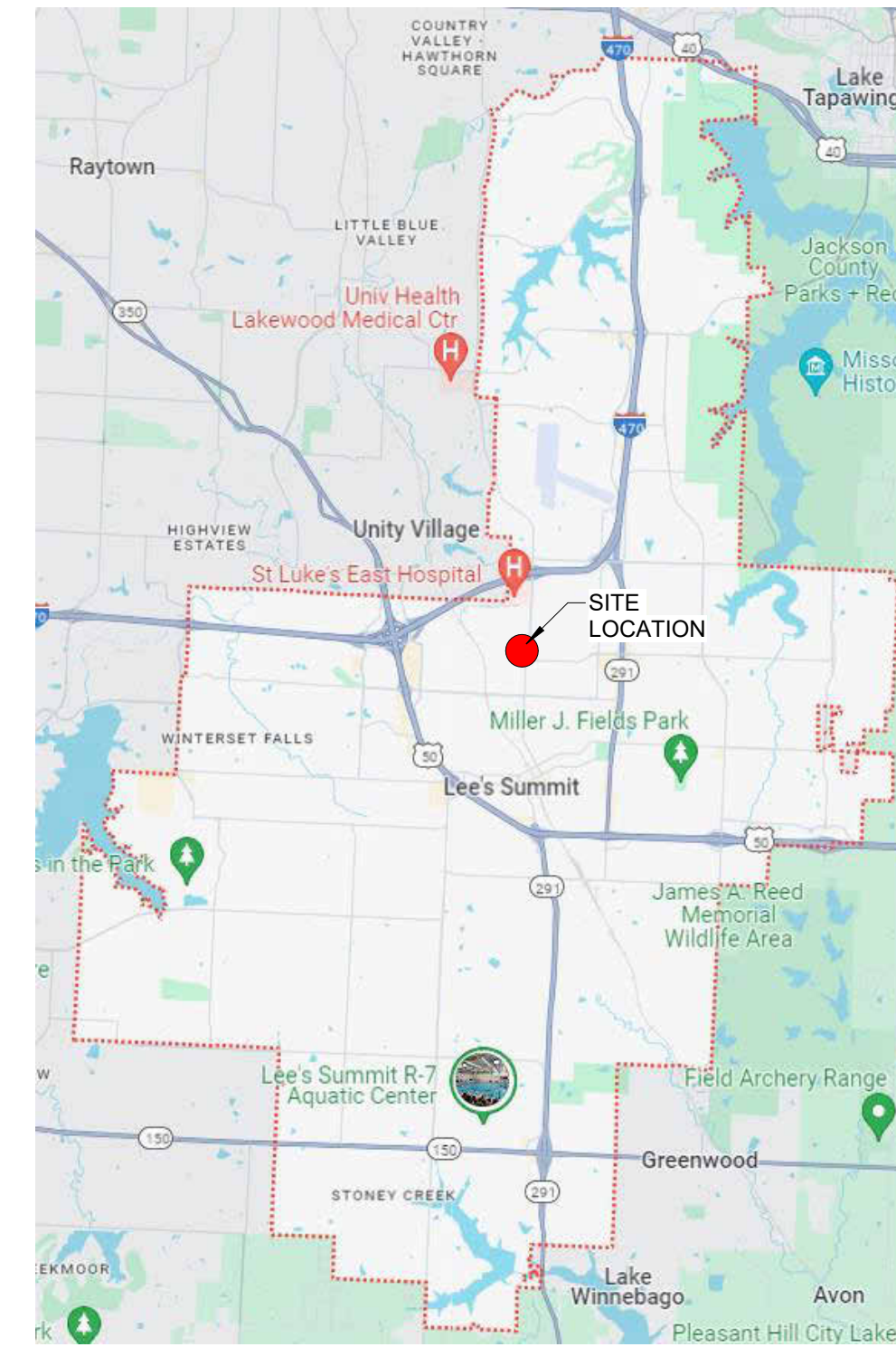
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ISSUE DATE: AUGUST 27, 2024  
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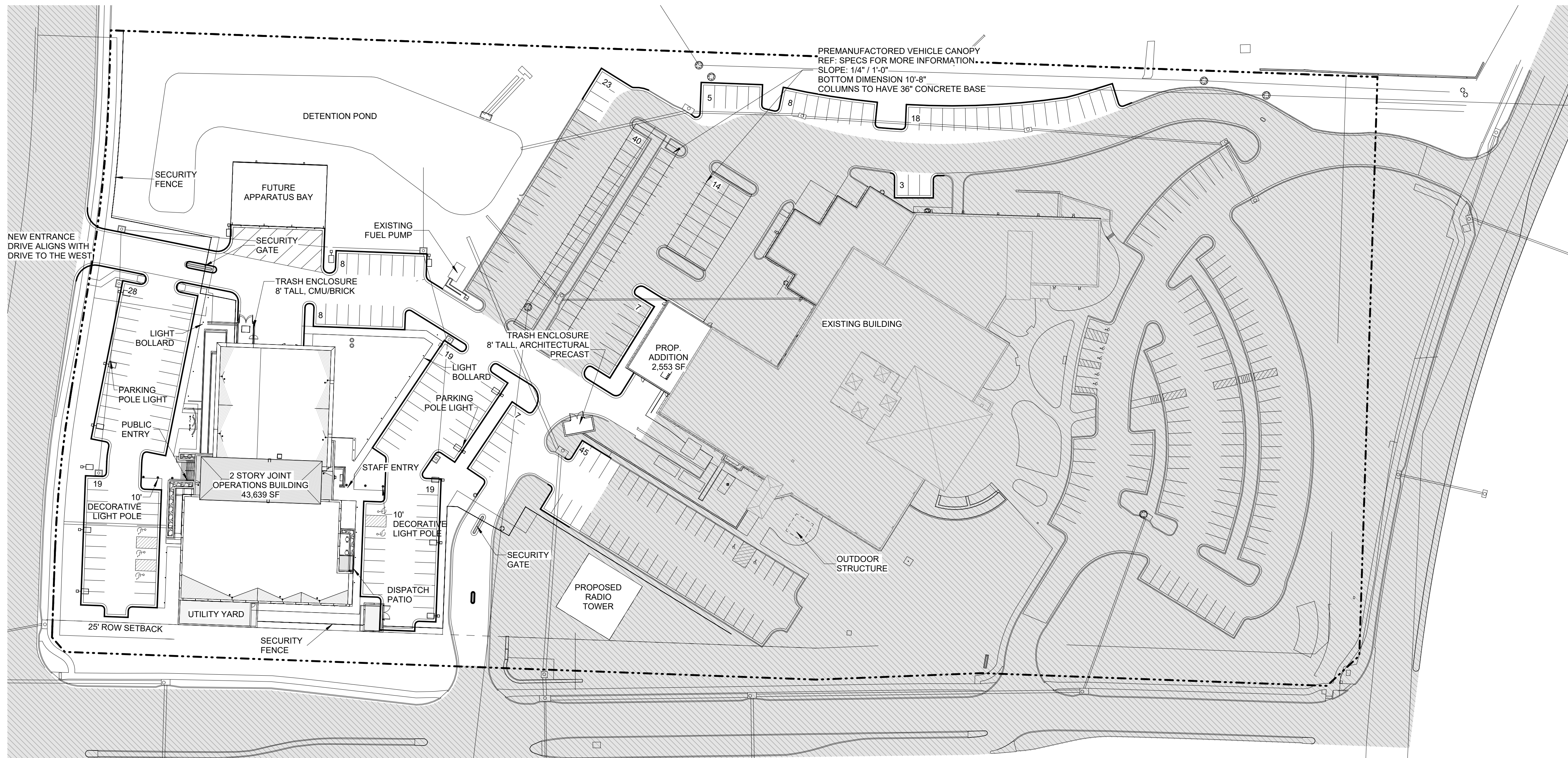
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LANDSCAPE SCHEDULE & DETAILS

NOTE: ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE STANDARDS UNDER ARTICLE 8 OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTIONS 8.220, 8.230, 8.250, 8.260, AND 8.270



VICINITY MAP



**A1** ARCHITECTURAL SITE PLAN  
1" = 50'-0"  
NORTH

LEE'S SUMMIT JOINT OPERATIONS FACILITY  
PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD  
LEE'S SUMMIT, MISSOURI 64086

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**AS 101**

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ARCHITECTURAL SITE PLAN

LEE'S SUMMIT JOINT OPERATIONS FACILITY

PRELIMINARY DEVELOPMENT PLAN

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LEE'S SUMMIT, MISSOURI 64086

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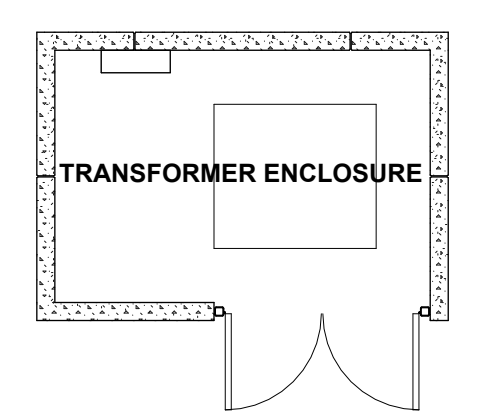
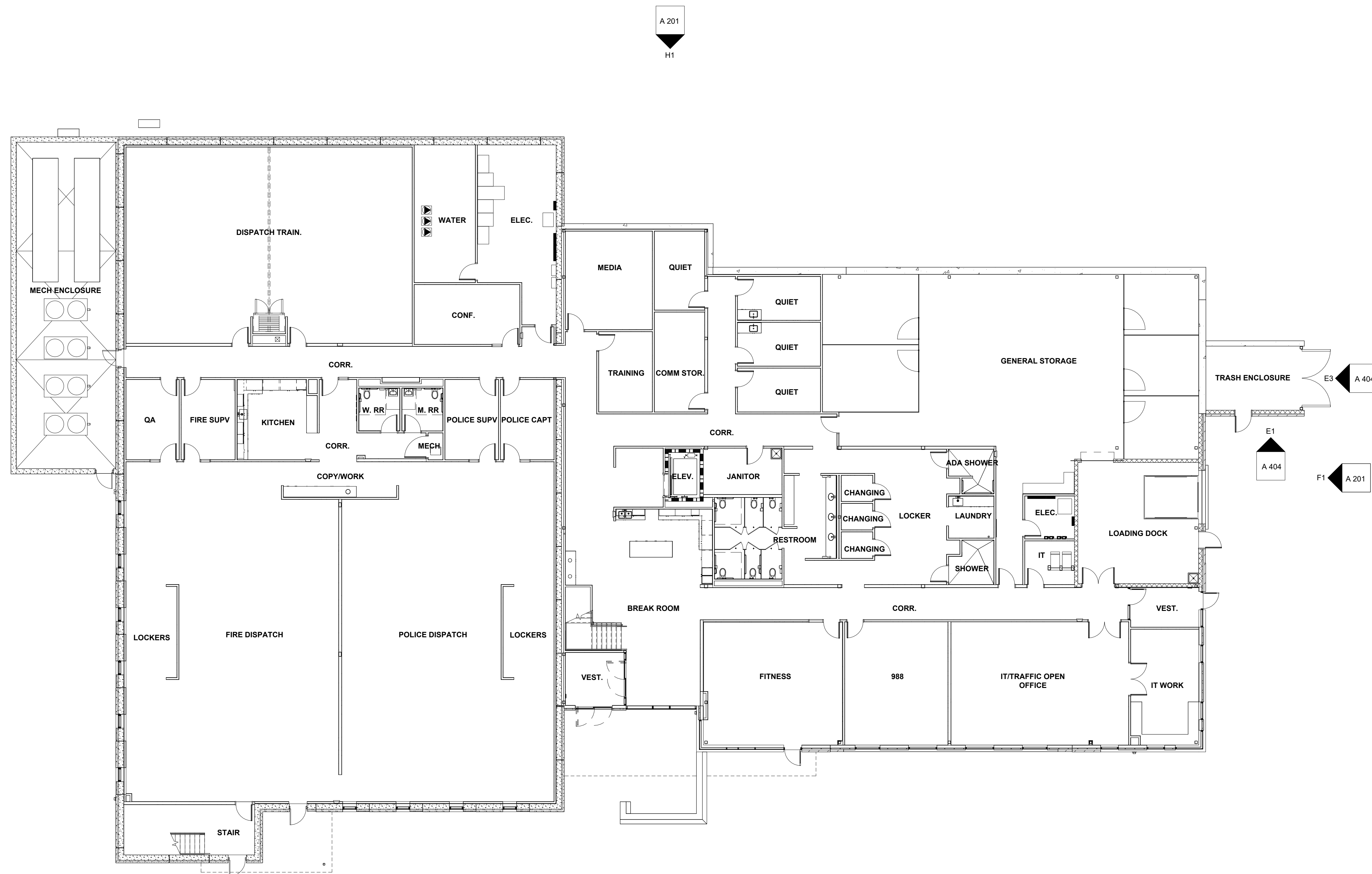
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A 101

ISSUE DATE: AUGUST 27, 2024  
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GENERAL NOTES - FLOOR PLANS:

1. RE: SHEET G-011 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION 1024.67'
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. FOR METAL STUD CONSTRUCTION DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD/ WALL (FOG), UNLESS NOTED OR SHOWN OTHERWISE.
5. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS.
6. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO OUTSIDE FACE OF DOOR FRAME - HINGE SIDE, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
7. ALL CLOSETS AND ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
8. ALL PUBLIC SPACES: THE WALLS WILL BE FINISHED WITH 5/8" GYP. BD. TO A LEVEL 4 FINISH AND PAINTED, UNLESS NOTED OR SPECIFIED OTHERWISE.
9. RE: FINISH LEGEND, AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.



A1 LOWER LEVEL FLOOR PLAN  
3/32" = 1'-0"

LOWER LEVEL - FLOOR PLAN

LEE'S SUMMIT JOINT OPERATIONS FACILITY

PRELIMINARY DEVELOPMENT PLAN

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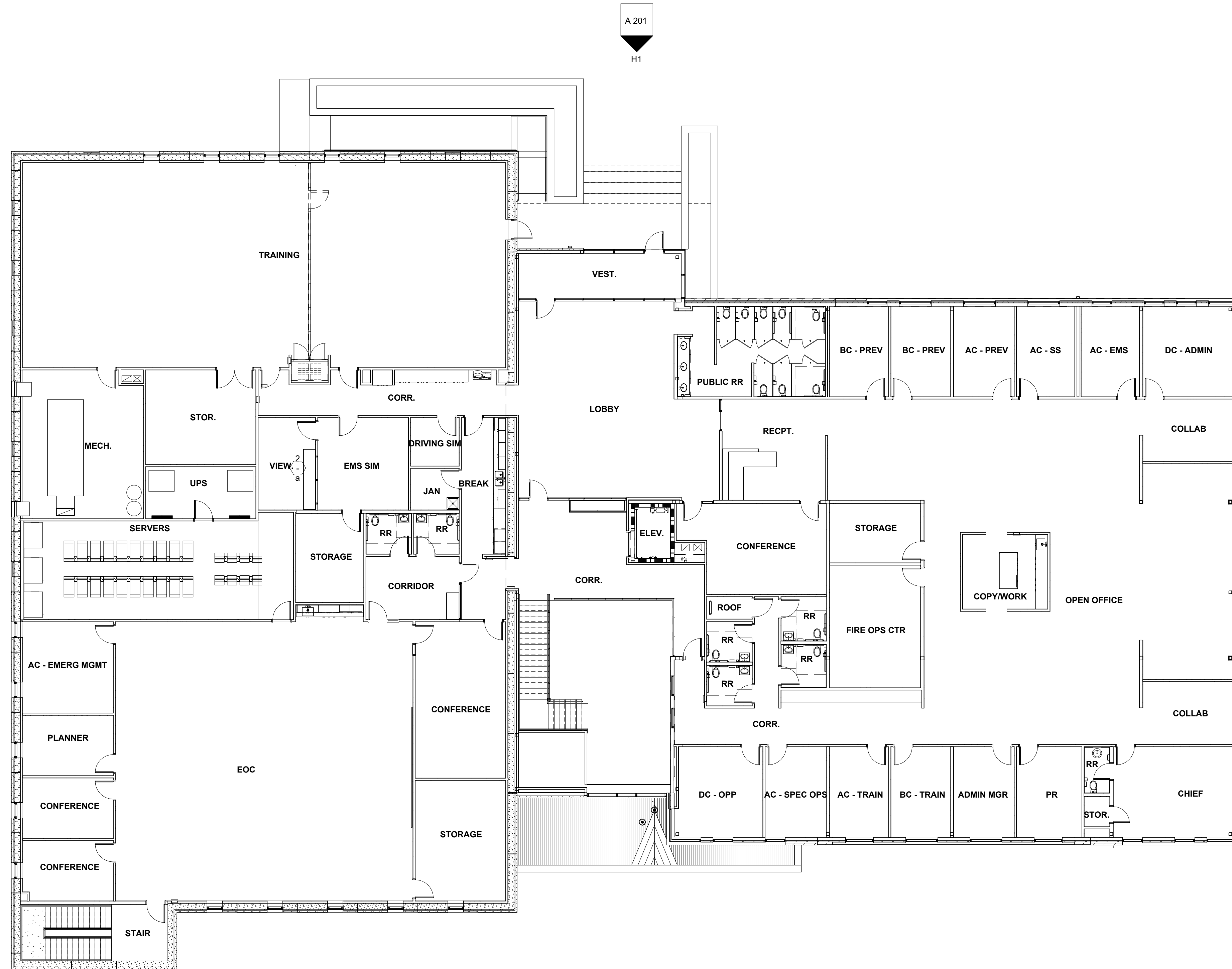
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A 102

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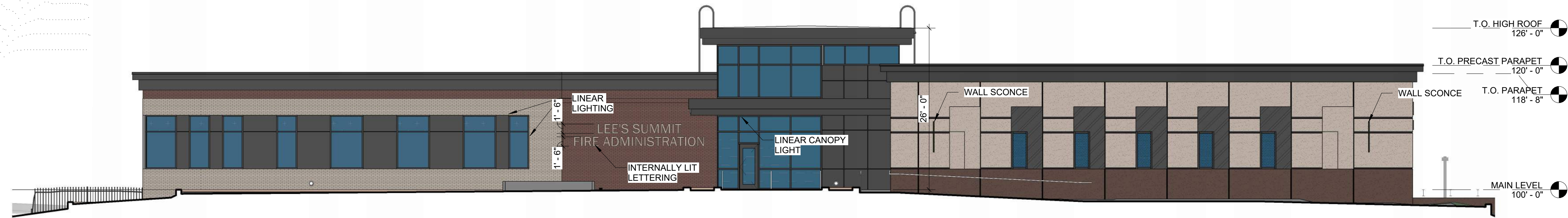
GENERAL NOTES - FLOOR PLANS:

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2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION 1024.67'
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. FOR METAL STUD CONSTRUCTION DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD/ WALL (FOG), UNLESS NOTED OR SHOWN OTHERWISE.
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9. RE: FINISH LEGEND, AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.

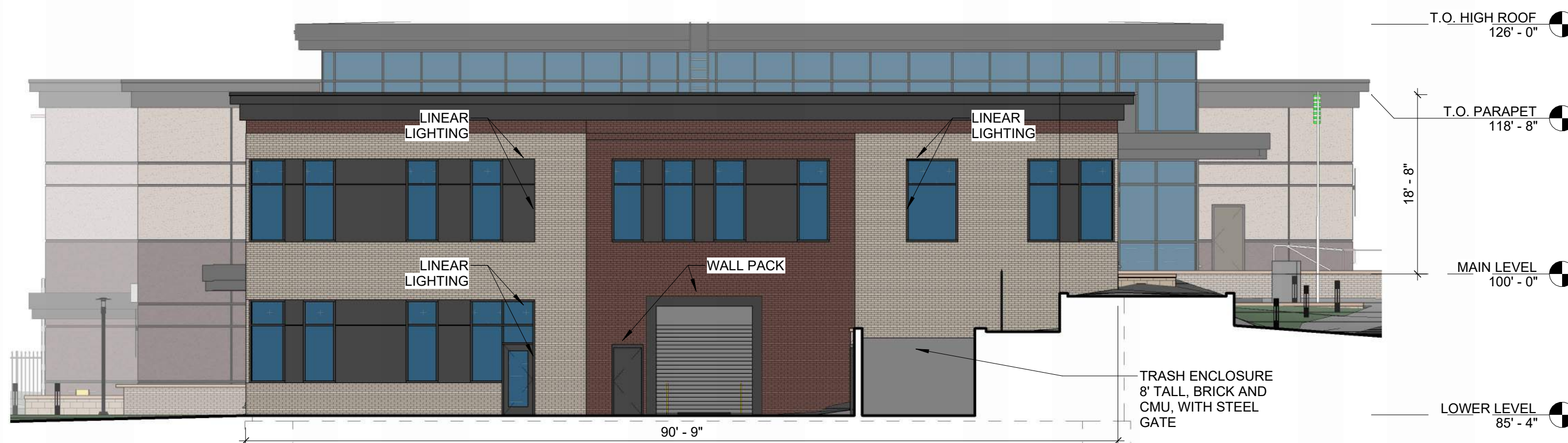


A1 MAIN LEVEL FLOOR PLAN  
3/32" = 1'-0"

MAIN LEVEL - FLOOR PLAN



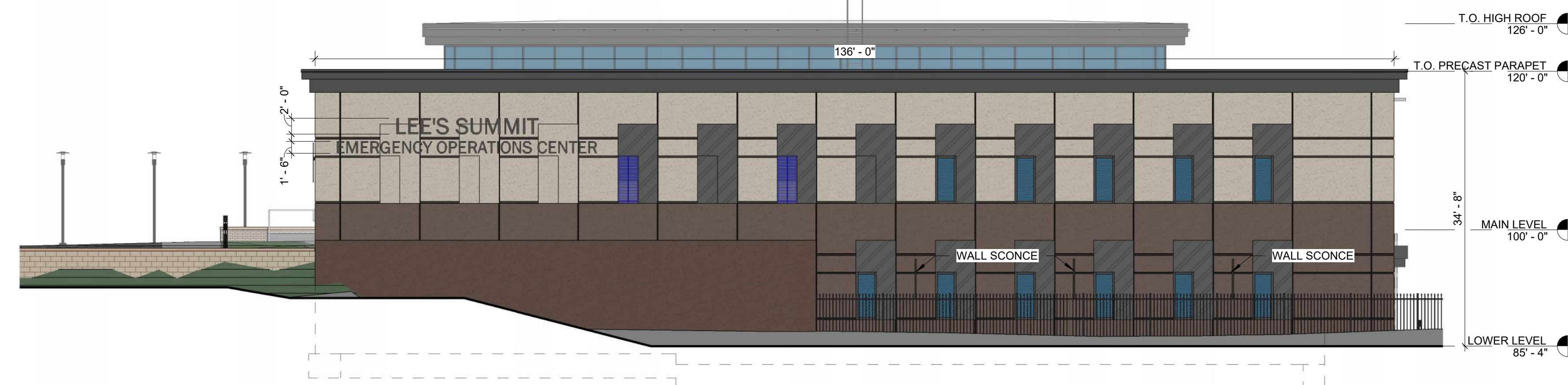
**H1 WEST ELEVATION PDP**  
3/32" = 1'-0"



**F1 NORTH ELEVATION PDP**  
3/32" = 1'-0"



**C1 EAST ELEVATION PDP**  
3/32" = 1'-0"











**A1 SOUTH ELEVATION PDP**  
3/32" = 1'-0"

**GENERAL NOTES - EXTERIOR ELEVATIONS:**  
1. RE: SHEET G-011 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.  
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.  
3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

**METAL PANEL PERCENTAGE:**

ELEVATION	TOTAL SF	METAL SF	METAL %
NORTH:	4,394 SF	1,120 SF	25.49%
EAST:	4,805 SF	1,180 SF	24.55%
SOUTH:	7,177 SF	1,668 SF	23.24%
WEST:	5,177 SF	754 SF	14.56%
TOTAL:	21,553 SF	4,722 SF	21.90%

**EXTERIOR ELEVATION MATERIALS**

-  BRICK - BROWN
-  BRICK - TAN
-  PRECAST PANEL - TAN
-  ROUGH AGGREGATE ARCHITECTURAL PRECAST TO MATCH EXISTING BUILDING
-  PAINTED PRECAST PANEL
-  LOW E INSULATED GLAZING
-  COMPOSITE METAL PANEL
-  MODULAR BLOCK RETAINING WALLS

**HOEFER WELKER**  
4622 PENNSYLVANIA AVENUE  
SUITE 1400  
KANSAS CITY, MO 64112  
P: 913.307.3700  
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PRELIMINARY DEVELOPMENT PLAN

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**EXTERIOR ELEVATIONS**

**LEE'S SUMMIT JOINT OPERATIONS FACILITY**

PRELIMINARY DEVELOPMENT PLAN

2 NE TUDOR RD  
 LEE'S SUMMIT, MISSOURI 64086

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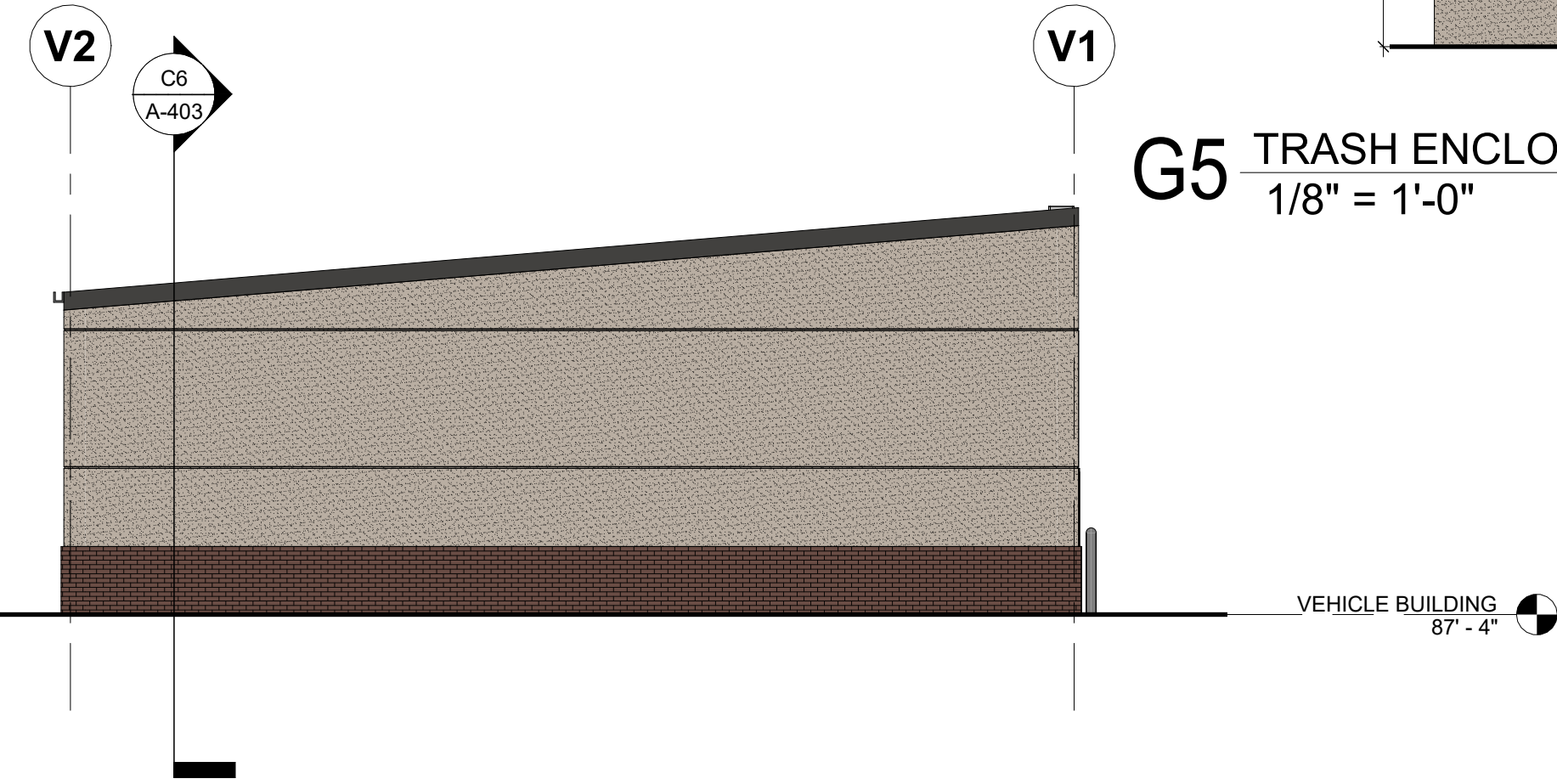
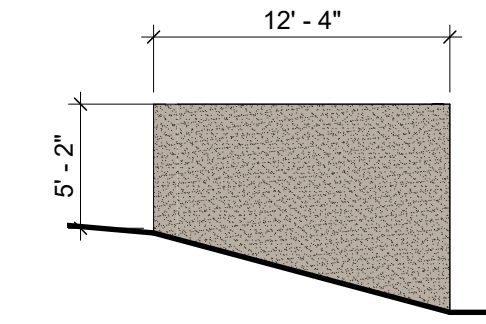
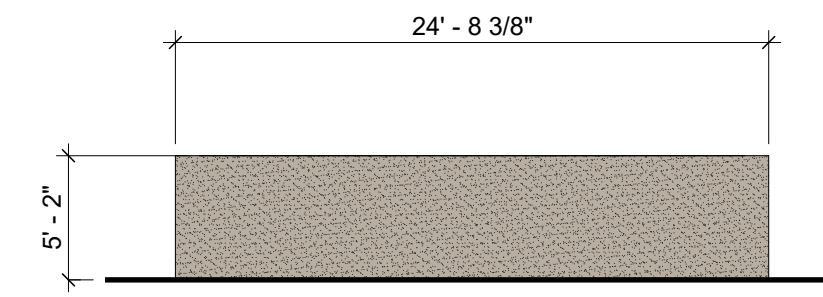
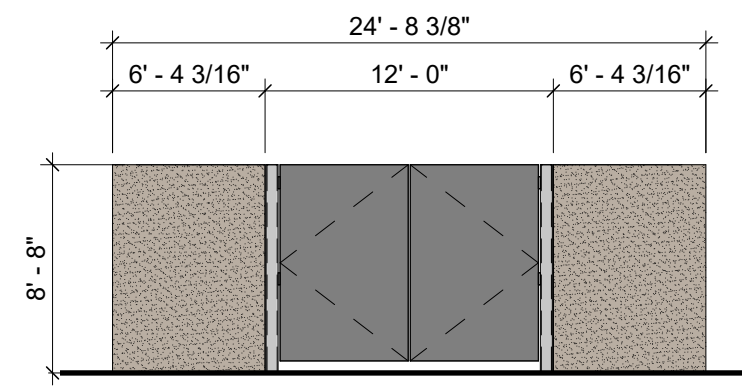
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ENLARGED PLANS

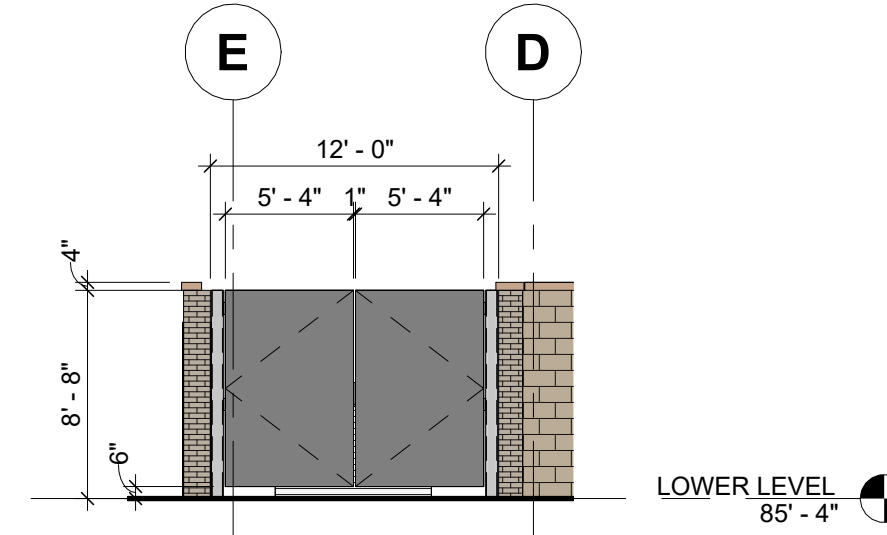


**E7 EAST/WEST ELEVATION - VEHICLE**  
 1/8" = 1'-0"

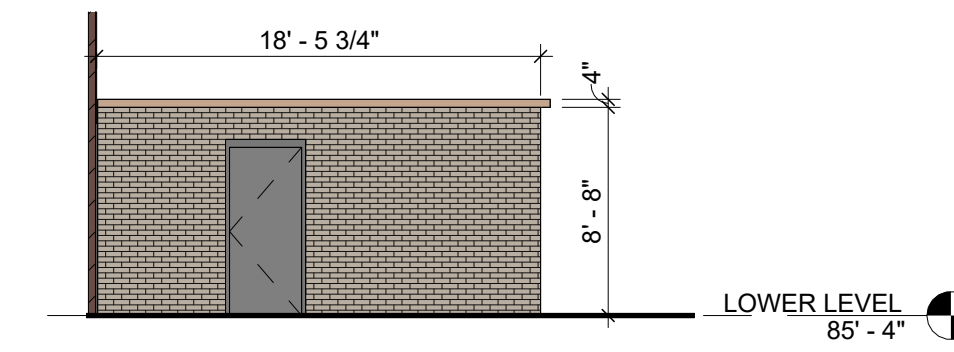
**G5 TRASH ENCLOSURE @ POLICE - SOUTH**  
 1/8" = 1'-0"

**G3 TRASH ENCLOSURE @ POLICE - NORTH**  
 1/8" = 1'-0"

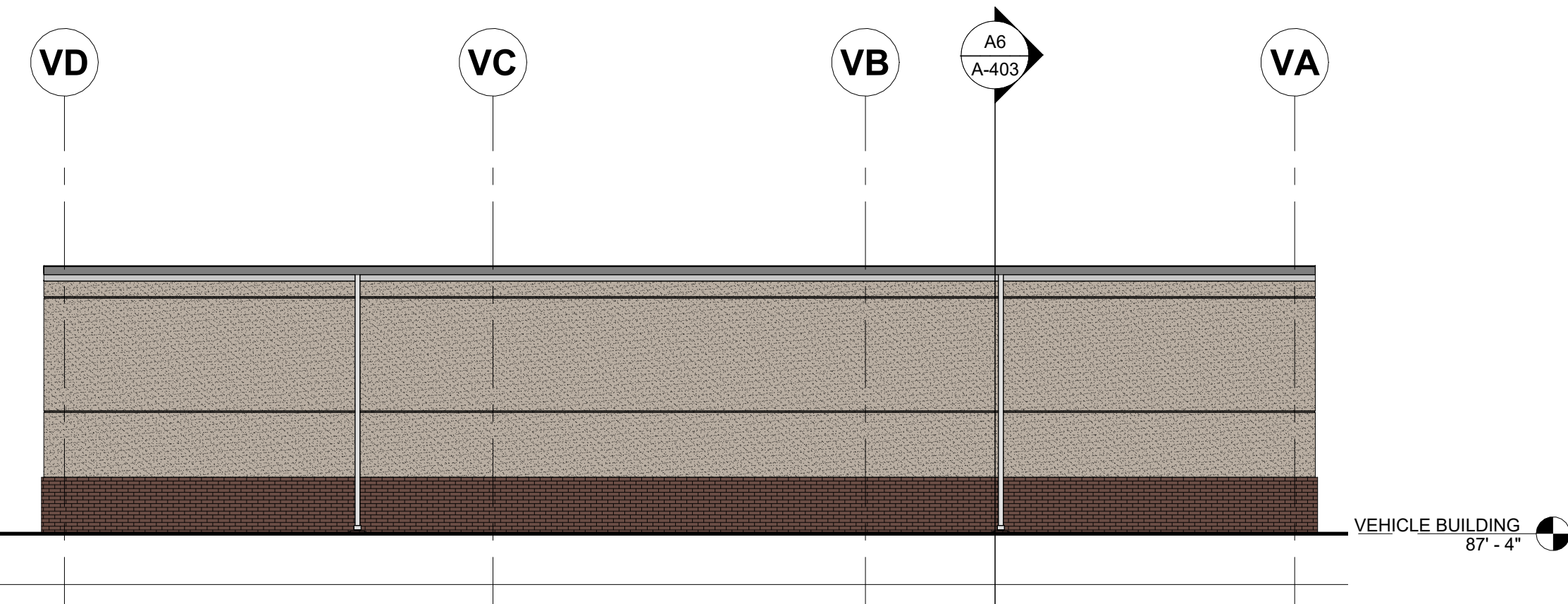
**G1 TRASH ENCLOSURE @ POLICE - EAST**  
 1/8" = 1'-0"



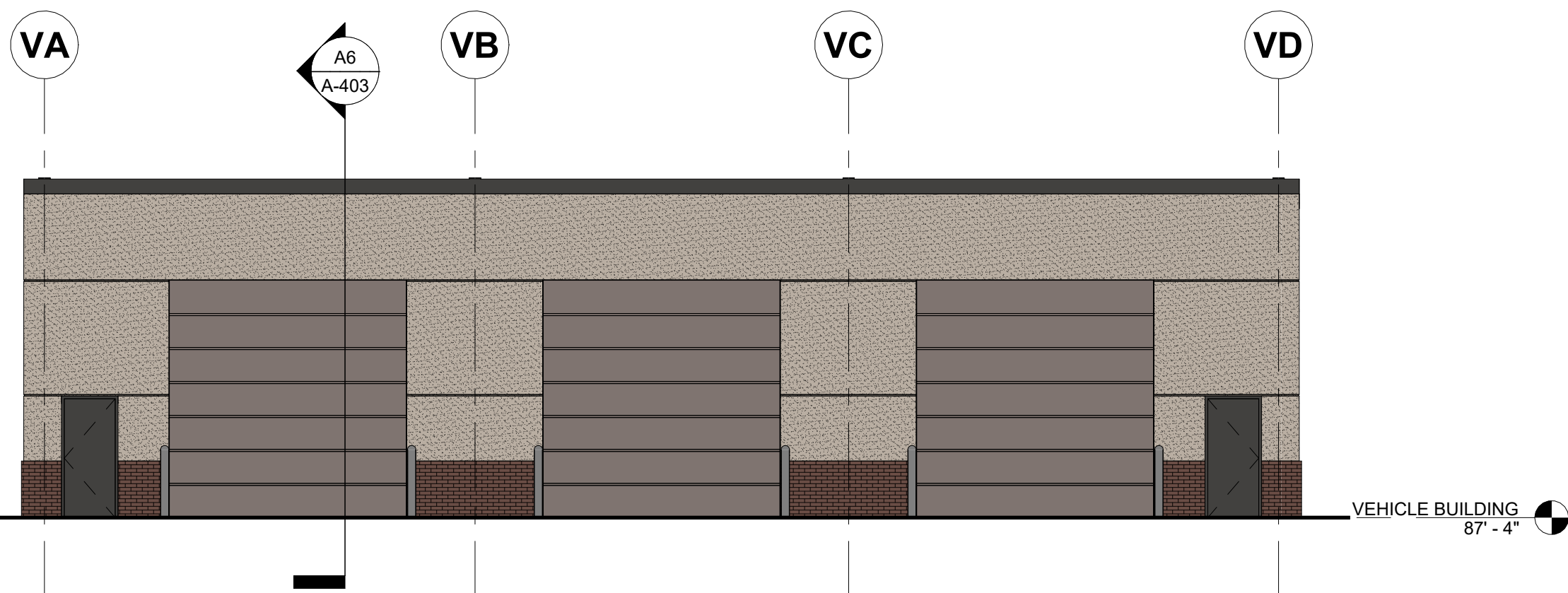
**E3 TRASH ENCLOSURE - NORTH**  
 1/8" = 1'-0"



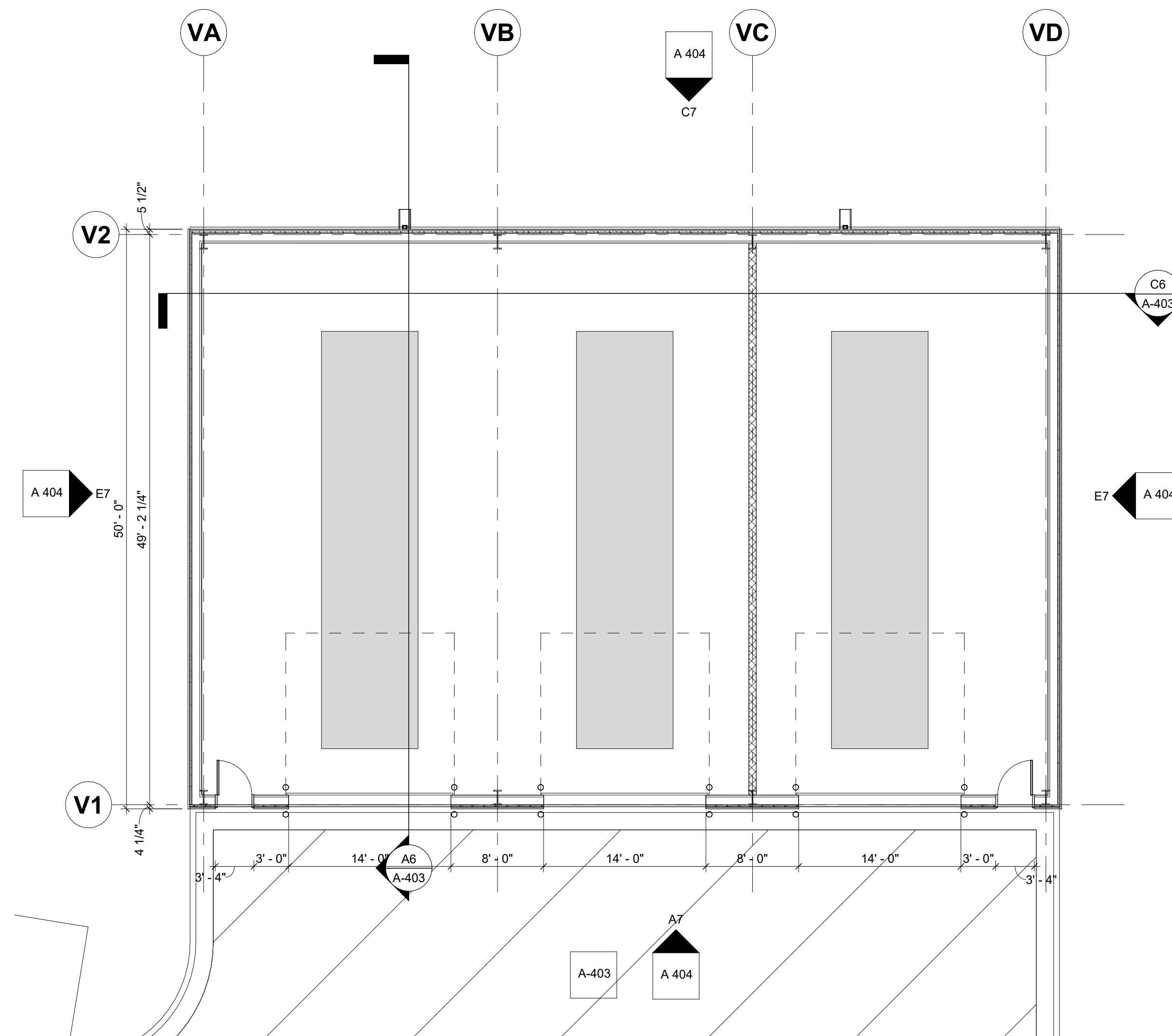
**E1 TRASH ENCLOSURE - EAST**  
 1/8" = 1'-0"



**C7 NORTH ELEVATION - VEHICLE**  
 1/8" = 1'-0"



**A7 SOUTH ELEVATION - VEHICLE**  
 1/8" = 1'-0"



**A1 VEHICLE BUILDING PDP**  
 1/8" = 1'-0"