

\\PHILIPS-SERVER\Projects\1\250203\Draw\1\Preliminary\GRADING.dwg Layout:1 Mar 25, 2025 - 4:33pm Donita Finn

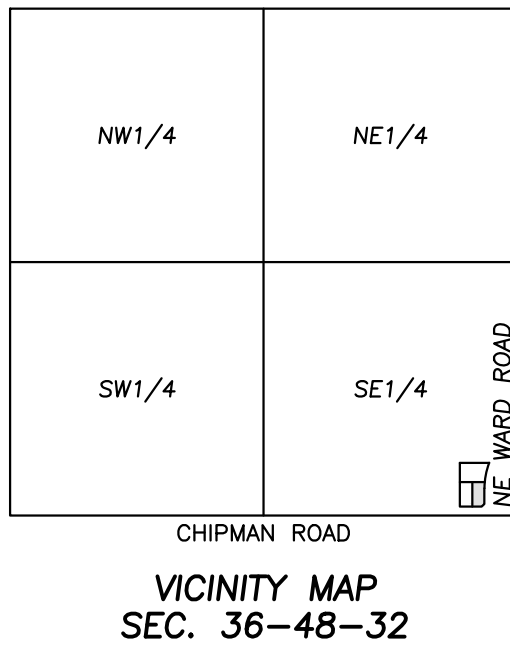
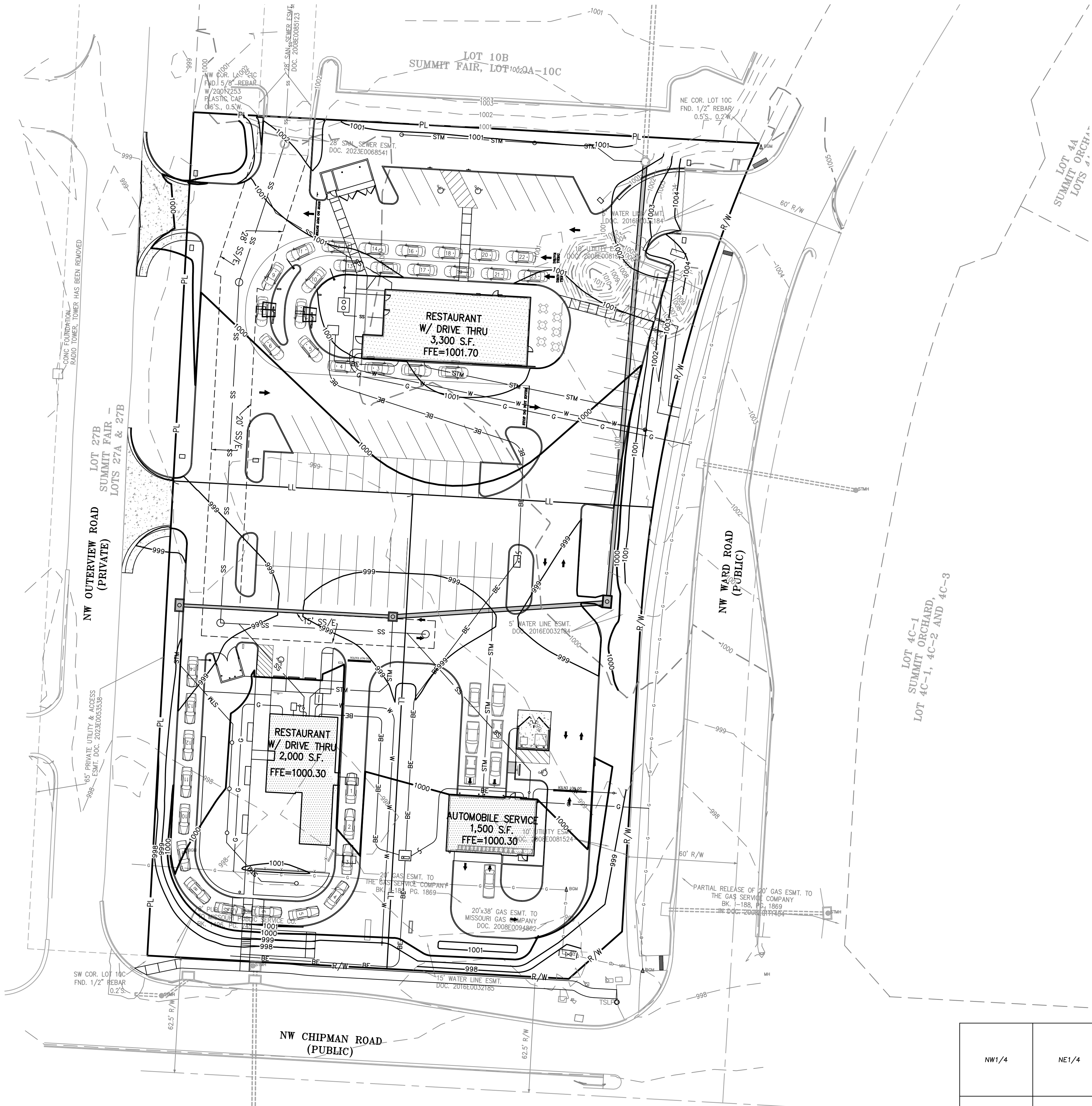


Know what's below.
Call before you dig.

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

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 LEES
SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C04176, AND
DATED JANUARY 20, 2017.



SITE GRADING NOTES:

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

LEGEND

— PL — PROPERTY LINE
— LL — LOT LINE
— R/W — RIGHT-OF-WAY

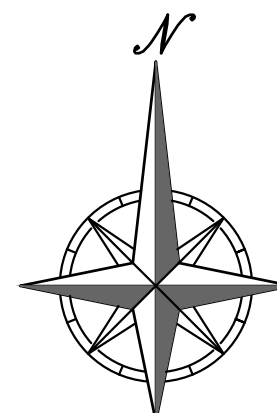
— 2' CURB & GUTTER
— 920 — EXISTING CONTOURS
— 920 — PROPOSED CONTOURS
— 918 — PROPOSED SPOT ELEVATION

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



SCALE: 1"=2000'



SCALE: 1"=30'
0' 30' 60'

GRADING PLAN

REVISED PRELIMINARY DEVELOPMENT PLAN FOR SUMMIT FAIR LOTS 100-10F LEES SUMMIT, MISSOURI

PHILIPS ENGINEERING, INC.
1270 N. Windhester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.philipsengineering.com



Revisions:	By	Date	Revised Per	Staff	Comments
PROJECT NO. 250203	DATE 02-18-2025	DRAWN: AEB	CHECKED: DAF	APPROVED: DAF	
DATE 02-18-2025	DATE 02-18-2025	DRAWN: AEB	CHECKED: DAF	APPROVED: DAF	
DATE 02-18-2025	DATE 02-18-2025	DRAWN: AEB	CHECKED: DAF	APPROVED: DAF	
DATE 02-18-2025	DATE 02-18-2025	DRAWN: AEB	CHECKED: DAF	APPROVED: DAF	
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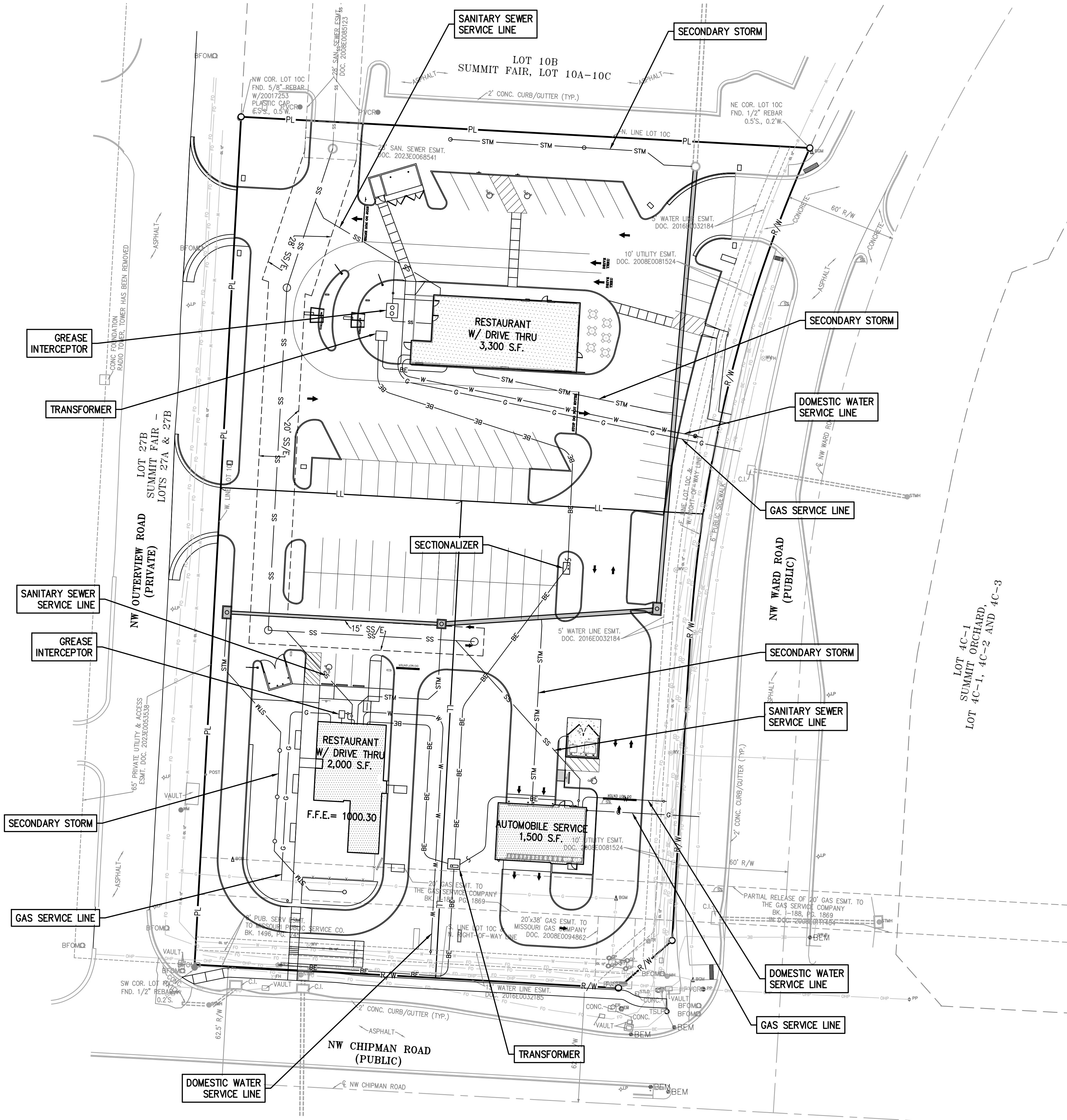
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\\PHILIPS-SERVER\Projects\PL\250203\Draw\Utility.dwg User: Daniel Finn Date: 03/25/2025 Time: 4:11pm

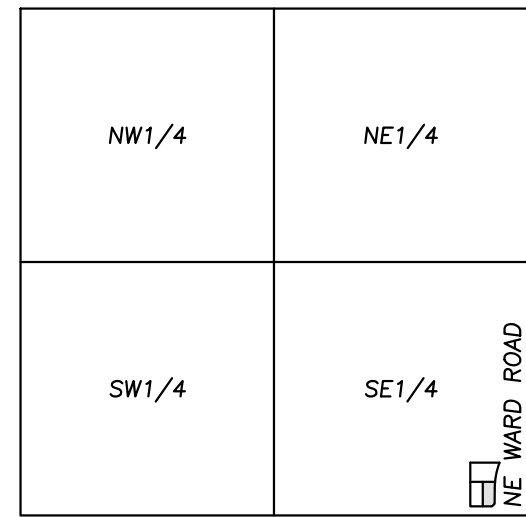


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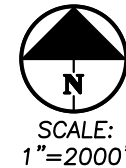
UTILITY NOTES:
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LOT 4C-1
SUMMIT ORCHARD,
LOT 4C-1, 4C-2 AND 4C-3



VICINITY MAP
SEC. 36-48-32



UTILITY NOTES:

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
- The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
- The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
- Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
- The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
- The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
- By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
- The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
- Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
 - Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
 - Fittings: Wrought copper (95.5 Tin Antimony solder joint), ASME B 16.22.
 - Minimum trench width shall be 2 feet.
- Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for commercial services.
- All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- Sanitary conflicts will be resolved prior to permit issuance.
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
- Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
- When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY COMPANIES:

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

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM)
1300 HAMLEN ROAD
LEE'S SUMMIT, MO 64081

SEWER & WATER (CITY OF LEE'S SUMMIT) (816) 969-1800
GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

WATER (CITY OF LEE'S SUMMIT) (816) 969-1240
MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

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

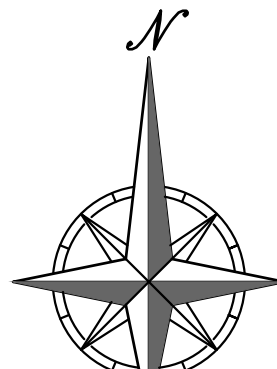
GOOGLE FIBER

BLUEBIRD

TIMEWARNER

LEGEND

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



SCALE: 1"=30'
0' 30' 60'

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1370 N. Winchester
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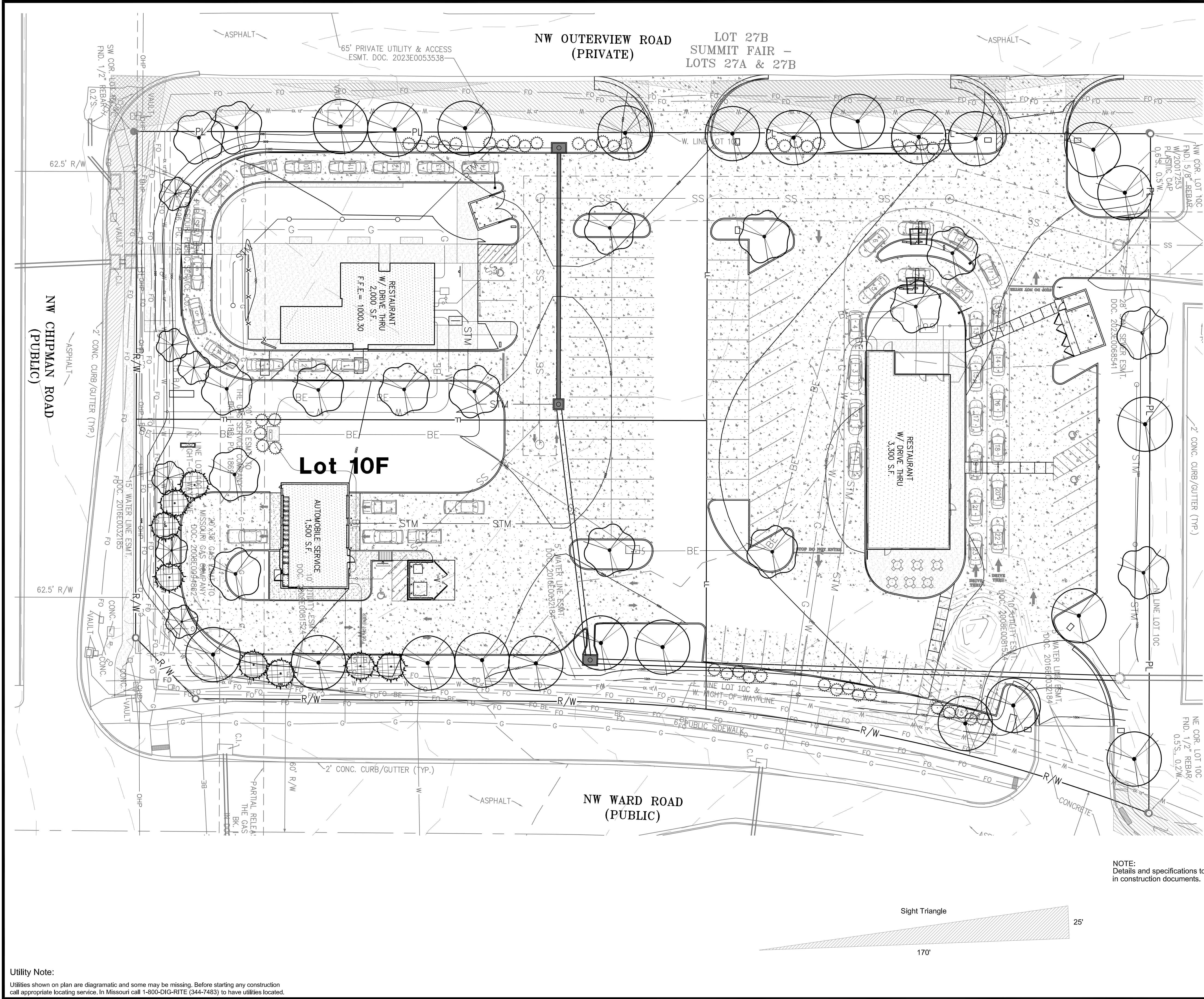


UTILITY PLAN
REVISED PRELIMINARY DEVELOPMENT PLAN FOR
SUMMIT FAIR LOTS 100-10F
LEES SUMMIT, MISSOURI

PROJECT NO.	250203	DATE	02-18-2025	DRAWN	AEB	CHECKED	DAF	APPROVED	DAF
DATE	02-18-2025	DATE	03/25/2025	DATE		DATE		DATE	
NO.	1.	NO.		NO.		NO.		NO.	
REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS	
DATE	02-18-2025	DATE	03/25/2025	DATE		DATE		DATE	
BY	AEB	BY	DAF	BY		BY		BY	
APP.		APP.		APP.		APP.		APP.	
COMMENTS		COMMENTS		COMMENTS		COMMENTS		COMMENTS	

SHEET

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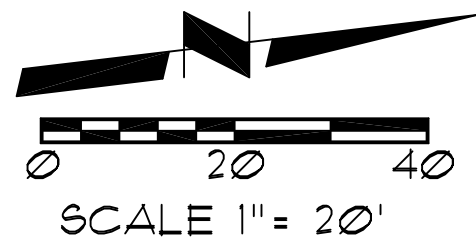
CONCEPT_PLANT_SCHEDULE_VALVOLINE

	LARGE SHADE TREES Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress	7
	MEDIUM SHADE TREES Skyline Honeylocust, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen	3
	EVERGREEN TREES Hillspre Juniper, White Pine	8
	ORNAMENTAL TREE Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Prairie Fire Crabapple, Springsnow Crabapple	3
	SPREADER EVERGREEN SHRUB Seagreen Juniper, Greyowl Juniper, Dense Yew, Boxwood	5

CONCEPT PLANT SCHEDULE OTHER PAD SITES

	LARGE SHADE TREES Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress	16
	MEDIUM SHADE TREES Skyline Honeylocust, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen	13
	ORNAMENTAL TREE Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Prairie Fire Crabapple, Springsnow Crabapple	3
	SPREADER EVERGREEN SHRUB Seagreen Juniper, Greyowl Juniper, Dense Yew, Boxwood	40

NOTE:
Proposed grass will be a Turf-Type Tall Fescue sod.

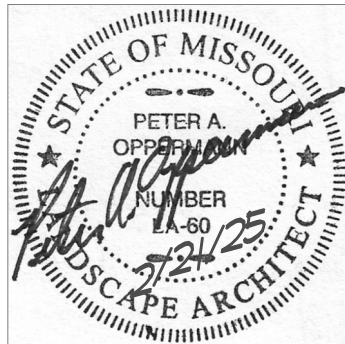


NOTE:
Details and specifications to be provided in construction documents.

Preliminary Landscape Plan
Summit Fair
Lot 10F

NW Chipman Road and NW Outerview Road
Lee's Summit, Missouri

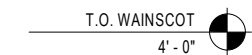
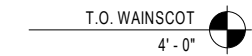
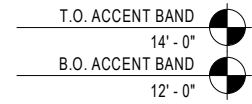
LS-1



Oppermann LandDesign, LLC
Land Planning Landscape Architecture
92 Debra Lane
New Windsor, New York 12553
petercoppermann56@gmail.com
913.522.5598

02/21/2025

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



EXTERIOR FINISHES - BRICK / BRICK / CMU					
EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #104 DOVER SKY	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK :	GLEN GERY "EBONITE VELOUR THIN BRICK"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "BLACK"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7050 "USEFUL GRAY". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
FIBER CEMENT SIDING (TOWER):	JAMES HARDI V-GROOVE SIDING 8.25" PAINTED SW-7018 "DOVETAIL"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "BLACK"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7069 "IRON ORE". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "CHARCOAL"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "BLACK"	O.H. DOOR FINISH:	PREFINISHED TO MATCH PAC-CLAD "BLACK"
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BLACK"	ACCESS PANEL:	PREFINISHED TO MATCH PAC-CLAD "BLACK"

[illegible]

HFA-AE, LTD.

VALVOLINE INSTANT OIL CHANGE

LEE'S SUMMIT, MO.



Project No: 06-24-20062