

PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT PLANS FOR FLEX SPACE 60 SE THOMPSON DR.

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NW 1/4, SECTION S17, TOWNSHIP 47N, RANGE 31W

PROJECT TEAM

OWNER:
CAPITAL BUILDERS
1507 NE WALL ST.
LEE'S SUMMIT, MO. 64086
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CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150,
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LANDSCAPE:
LANDWORKS STUDIO
102 S CHERRY ST.
OLATHE, KS 66061
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TEL: (913) 780-6707
EMAIL: ERICA@LANDWORKSSTUDIO.COM

HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED JUNE 27, 2023.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAPS 29095C0438G. EFFECTIVE DATE JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISION ARE BEING PROPOSED.

LEGAL DESCRIPTION

LOT 3A, DECKER STREET MINOR PLAT, LOTS 2A AND 3A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT RECORDED AUGUST 6, 2021.

WATERSHED

THIS SITE IS LOCATED WITHIN THE BIG CREEK WATERSHED

PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF LEE'S SUMMIT, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES. PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED JUNE 27, 2023.

UTILITY AND GOVERNING AGENCY CONTACTS

SANITARY & WATER:
CITY OF LEE'S SUMMIT
JEFF THORN
1200 SE HAMBLEN RD.
LEE'S SUMMIT, MO 64081
TEL: (816) 969-1900

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN ST.
LEE'S SUMMIT, MO 64083
TEL: (816) 969-1800

EVERGY:
DOUG DAVIN
1300 SE HAMBLEN RD.
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

STORMWATER:
CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN ST.
LEE'S SUMMIT, MISSOURI 64083
TEL: (816) 969-1800

AT&T:
RONALD GIPPERT
500 E 8TH ST.
KANSAS CITY, MO 64106
TEL: (816) 275-1550

MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DR.
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

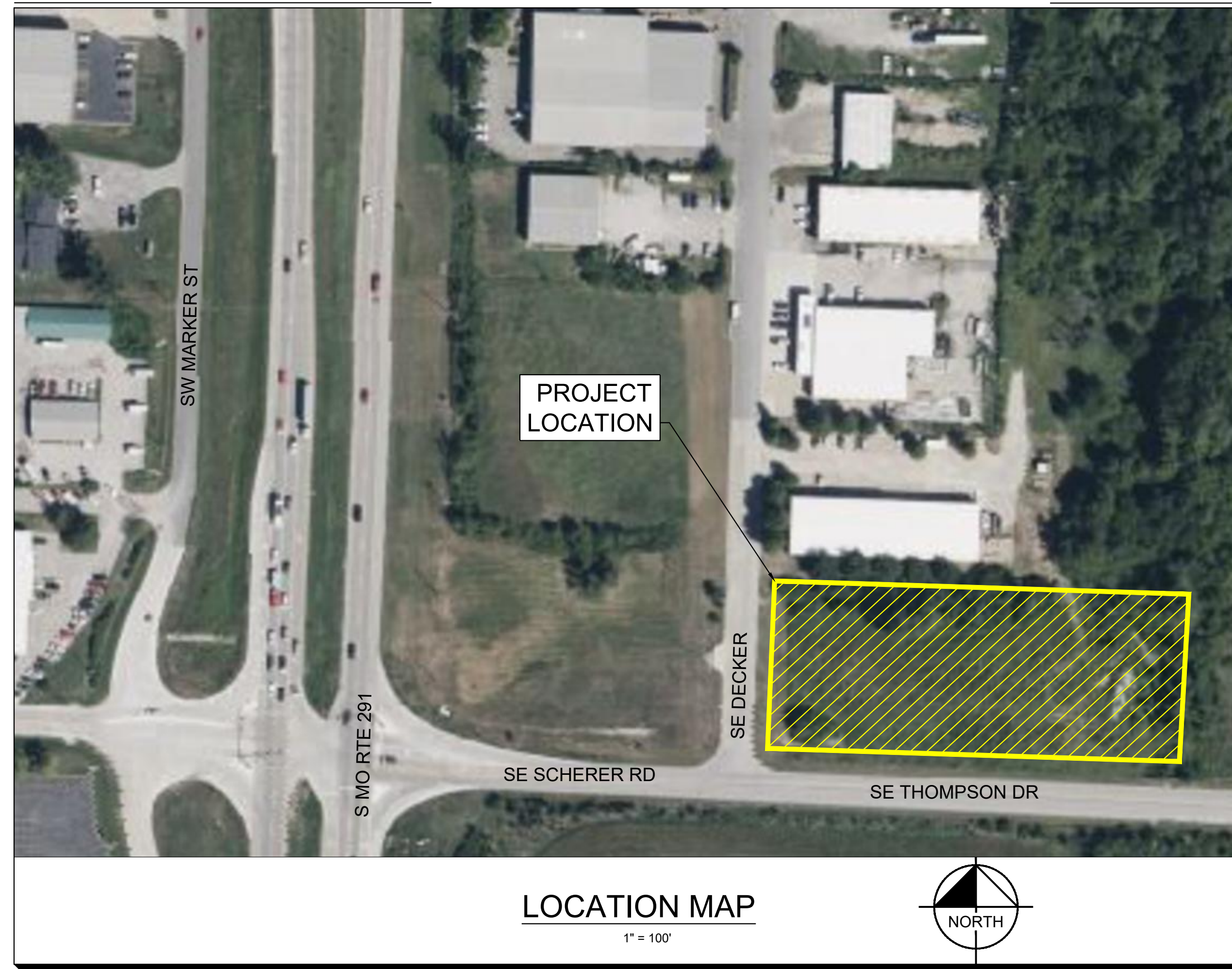
GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
7. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
8. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
9. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
10. ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

APPROXIMATE TOTAL ACREAGE: 2.13 AC

LIMITS OF DISTURBANCE: 1.53 AC

DATE: 7/14/2023



VICINITY MAP

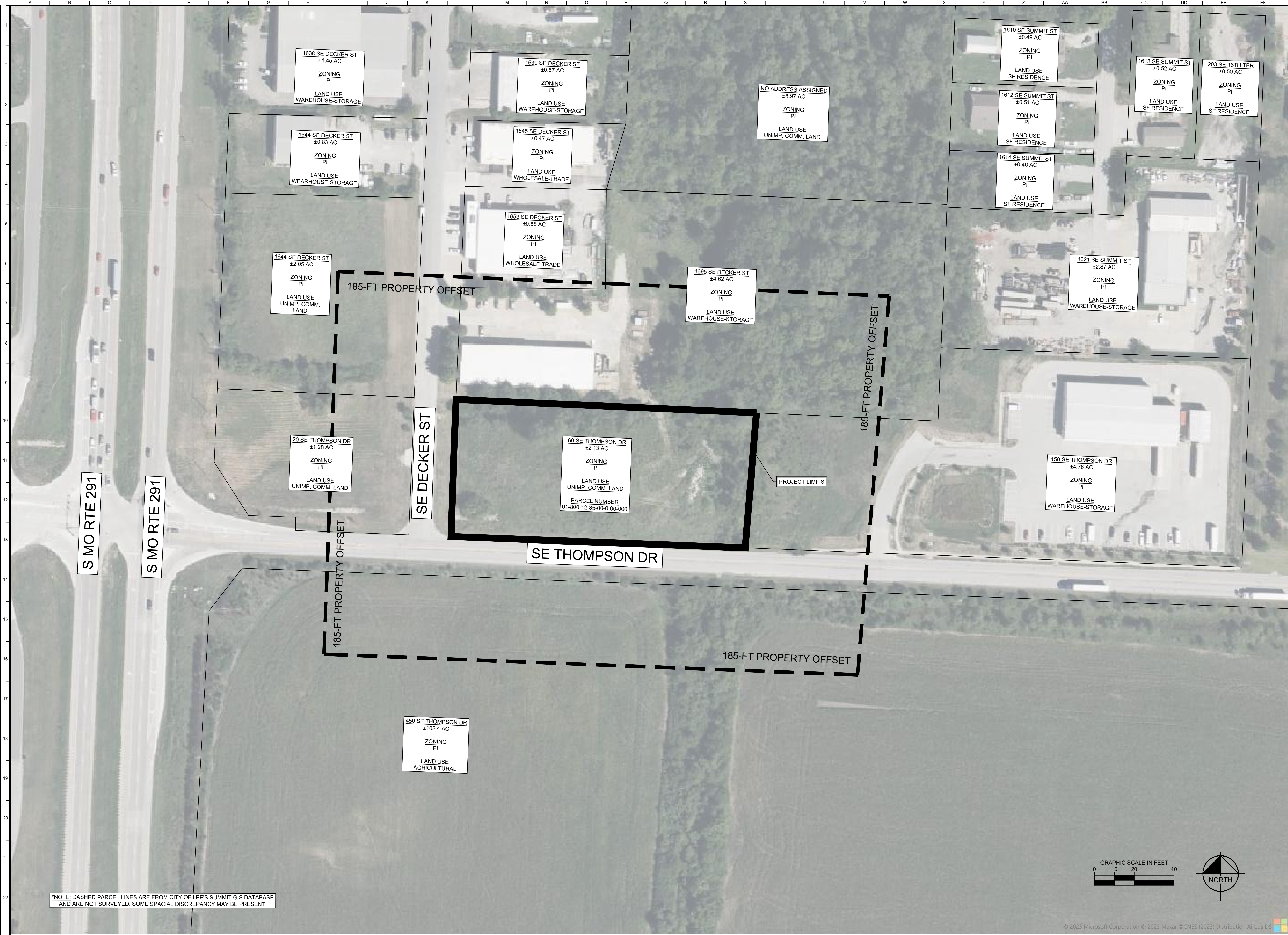
Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	SITE PLAN
C004	GRADING PLAN
C005	UTILITY & STORMWATER PLAN
C006	STORMWATER DETAILS
L001	LANDSCAPE PLAN
A101	FLOOR PLANS
A201	ELEVATIONS - BUILDING A
A202	ELEVATIONS - BUILDING B
A203	RENDERINGS



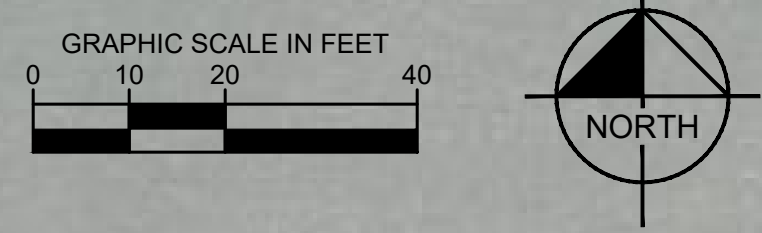
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SCALE:	AS NOTED		
DESIGNED BY:	LLG		
DRAWN BY:	LLG		
CHECKED BY:	PUJ		
COVER SHEET			
LEE'S SUMMIT FLEX SPACE <small>60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081</small>			
ORIGINAL ISSUE:	XXXX/2023		
KHA PROJECT NO.	268442000		
SHEET NUMBER	C001		

Drawing name: K:\KHC_LITE\268442000_Capital Builders Lee's Summit Flex Space2 Design\02\PlanSheets\C001 - COVER SHEET.dwg Layout: Sep 12, 2023, 4:43pm By: Logan Green
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*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.



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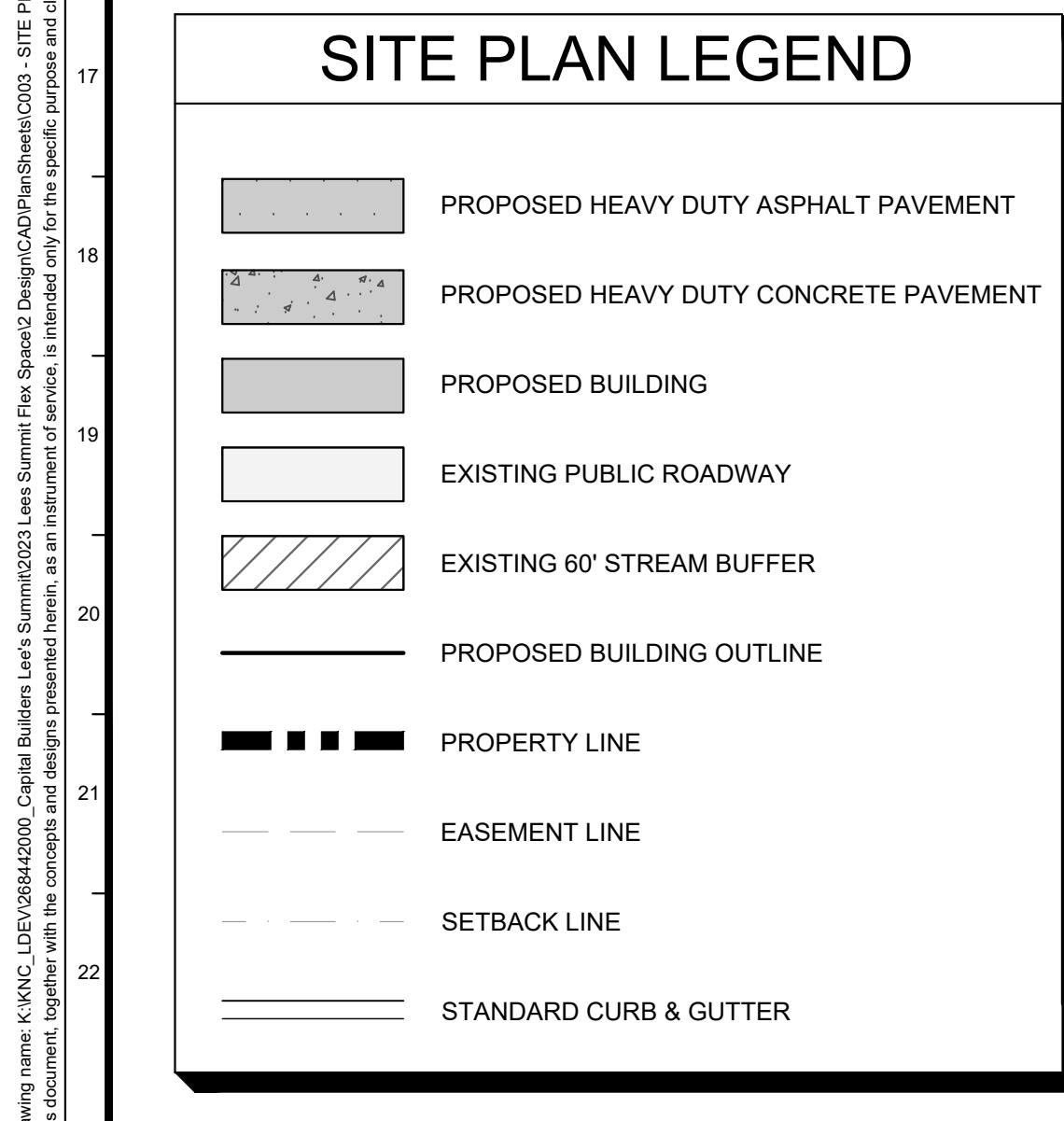
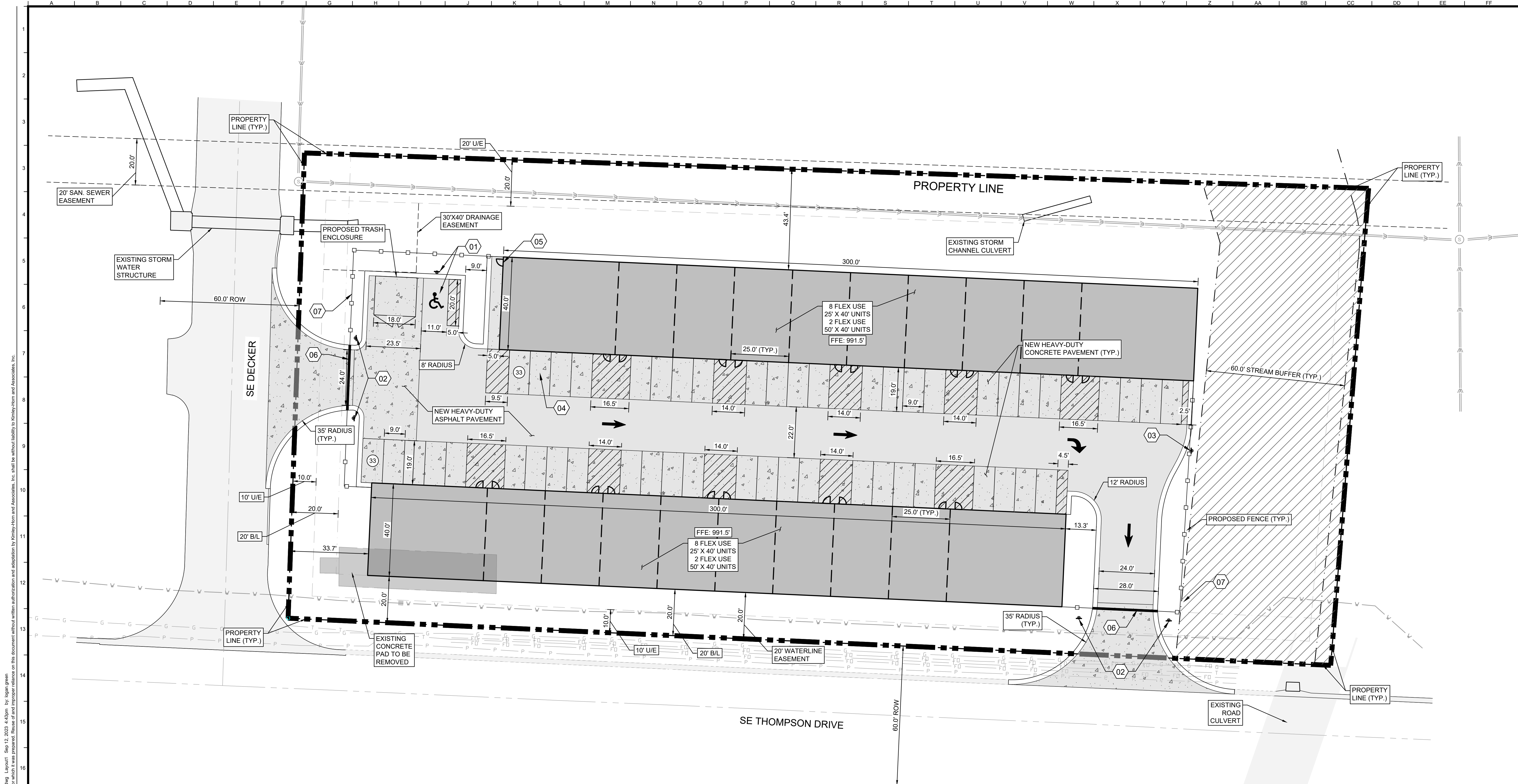
SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PUJ

EXISTING CONDITIONS

**LEE'S SUMMIT
FLEX SPACE**
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: XXXX/2023
KHA PROJECT NO. 268442000
SHEET NUMBER

C002



- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - B/L REFERS TO THE BUILDING SETBACK LINE.
 - U/E REFERS TO THE UTILITY EASEMENT LINE.
 - RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5-FEET, TYPICAL.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 - EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH THE LIGHTING STANDARDS UNDER THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8.
 - TRASH ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE SECTION 8.180.G.
 - AN AUTOMATIC SPRINKLER SYSTEM IS TO BE INSTALLED IN BOTH BUILDINGS IN ACCORDANCE WITH IFC 503.1.1, SECTION 903.3.1.1 AND 903.3.1.3.

PROPOSED USE

WAREHOUSE-OFFICE SPACE (APPROVED IN PI ZONING PER CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE §6.020, TABLE 6-1)

GENERAL USE

1. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

ZONING

PI (PLANNED INDUSTRIAL)

CURRENT USE

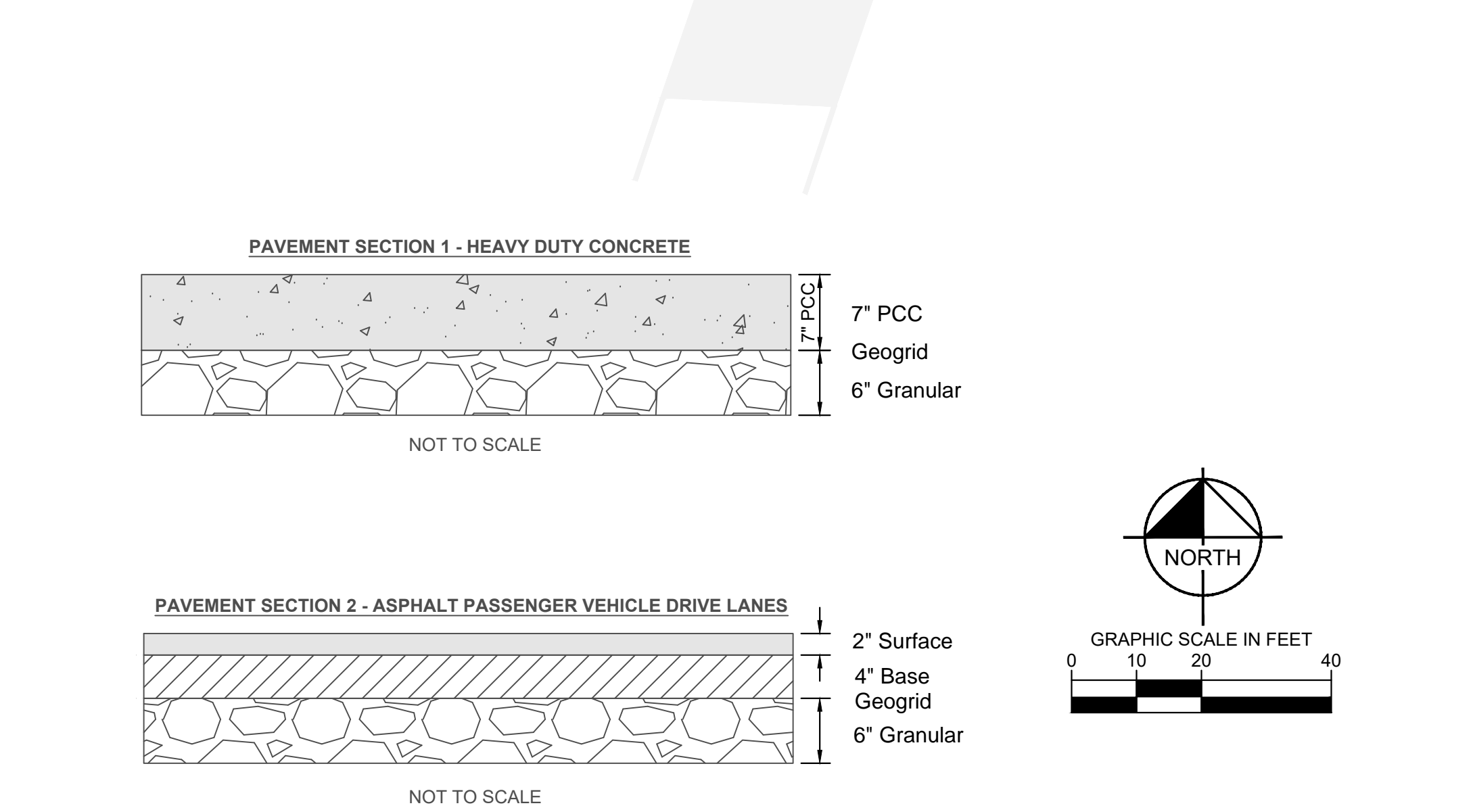
VACANT

SITE PLAN KEY NOTES

- INSTALL 1 VAN ACCESSIBLE ADA PARKING STALL WITH SIGN MOUNTED A MINIMUM OF 5 FEET ABOVE FINISHED GRADE
- INSTALL "DO NOT ENTER" SIGNS
- INSTALL "ONE WAY" SIGN
- INSTALL PARKING STALLS (TYP.)
- INSTALL SECURED RESTROOM WITH SIDE DOOR
- INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM GATE IF PROJECT BUDGET PERMITS
- INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM FENCE IF PROJECT BUDGET PERMITS

SUMMARY TABLE

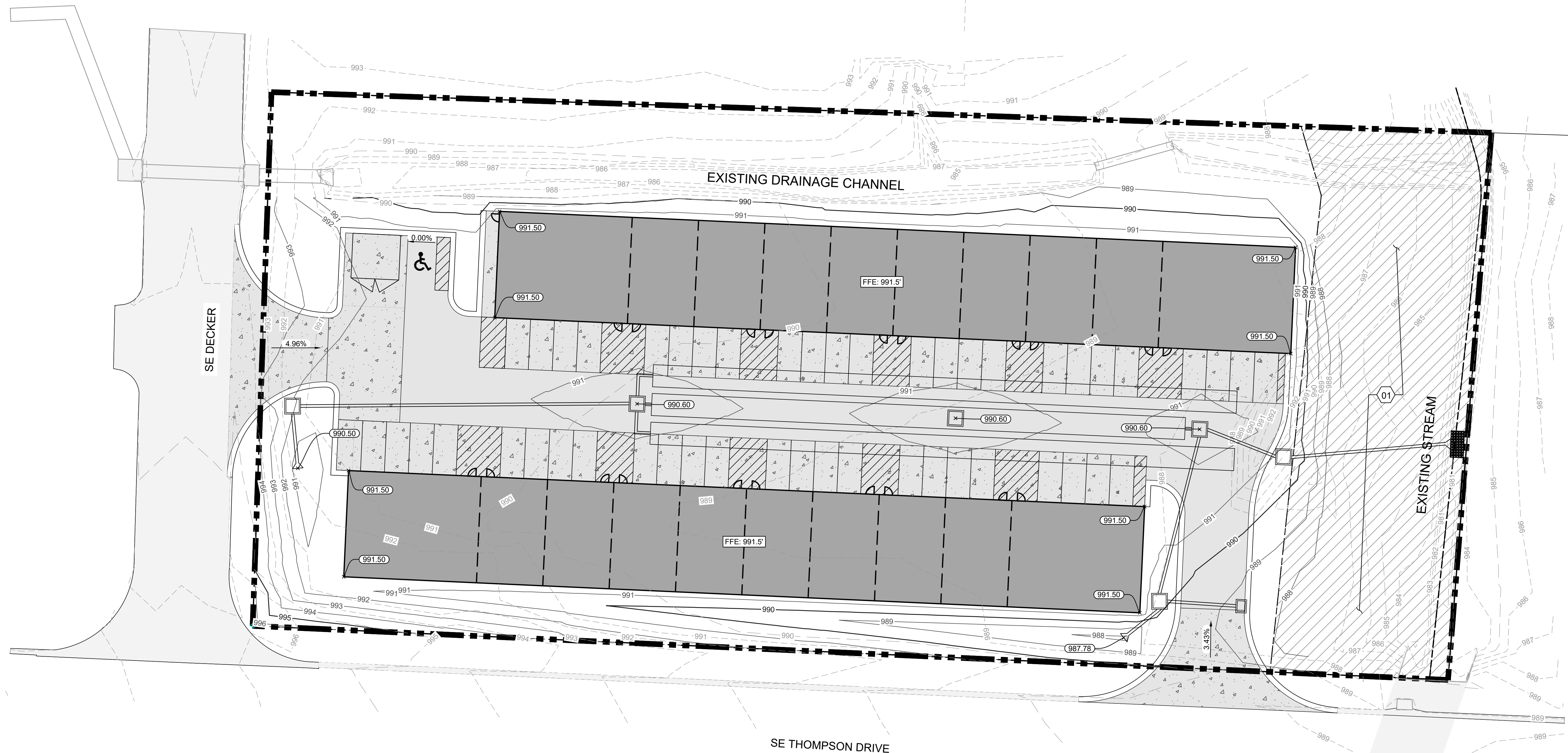
A	Zoning	
Existing	Industrial	
Proposed	Industrial	
B	Approximate Total Land Area*	
Existing	2.13	Acres
C	Right-of-way	
Existing	0.00	Acres
Proposed	0.00	Acres
D	Approximate Net Land Area*	
Existing	2.13	Acres
Proposed	2.13	Acres
E	Impervious Area	
Existing	0.03	Acres 1.4% Area
Proposed	1.19	Acres 55.9% Area
F	Proposed Uses	
	Flex Storage	
G	Building Information	
	Gross Floor Area (SF)	+/- 24,000
	Floor Area Ratio	0.27
H	Off-Street Vehicle Parking	
	Stalls Required	25
	Stalls Provided	48
	ADA Stalls Required	1
	ADA Stalls Provided	1



Drawing name: K:\KAC_LITE\26842000_Capital Builders Lee's Summit Flex Space\2 Design\DWG\Plan\Sheet\0301 - SITE PLAN.dwg layout1 Sep 12, 2023, 4:43pm by: logan green
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SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PUJ	SITE PLAN LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081
ORIGINAL ISSUE: XXXXX/2023 KHA PROJECT NO. 26842000 SHEET NUMBER C003	

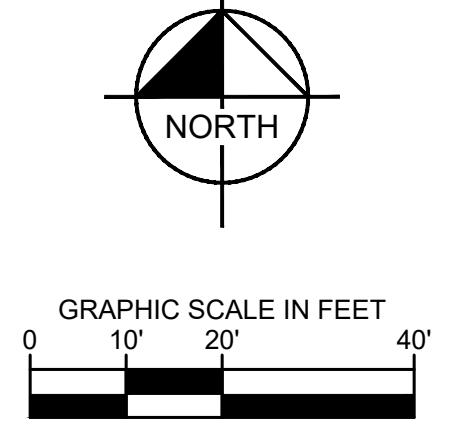
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GRADING LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	SLOPE ARROW

- SITE PLAN KEY NOTES
- 01 EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE

LIMITS OF DISTURBANCE: 1.57 AC



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SCALE: AS NOTED
 DESIGNED BY: LLG
 DRAWN BY: LLG
 CHECKED BY: PUJ

GRADING PLAN

LEE'S SUMMIT FLEX SPACE
 60 SE THOMPSON DR
 LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: XXXX/2023
 KHA PROJECT NO. 268442000
 SHEET NUMBER

C004

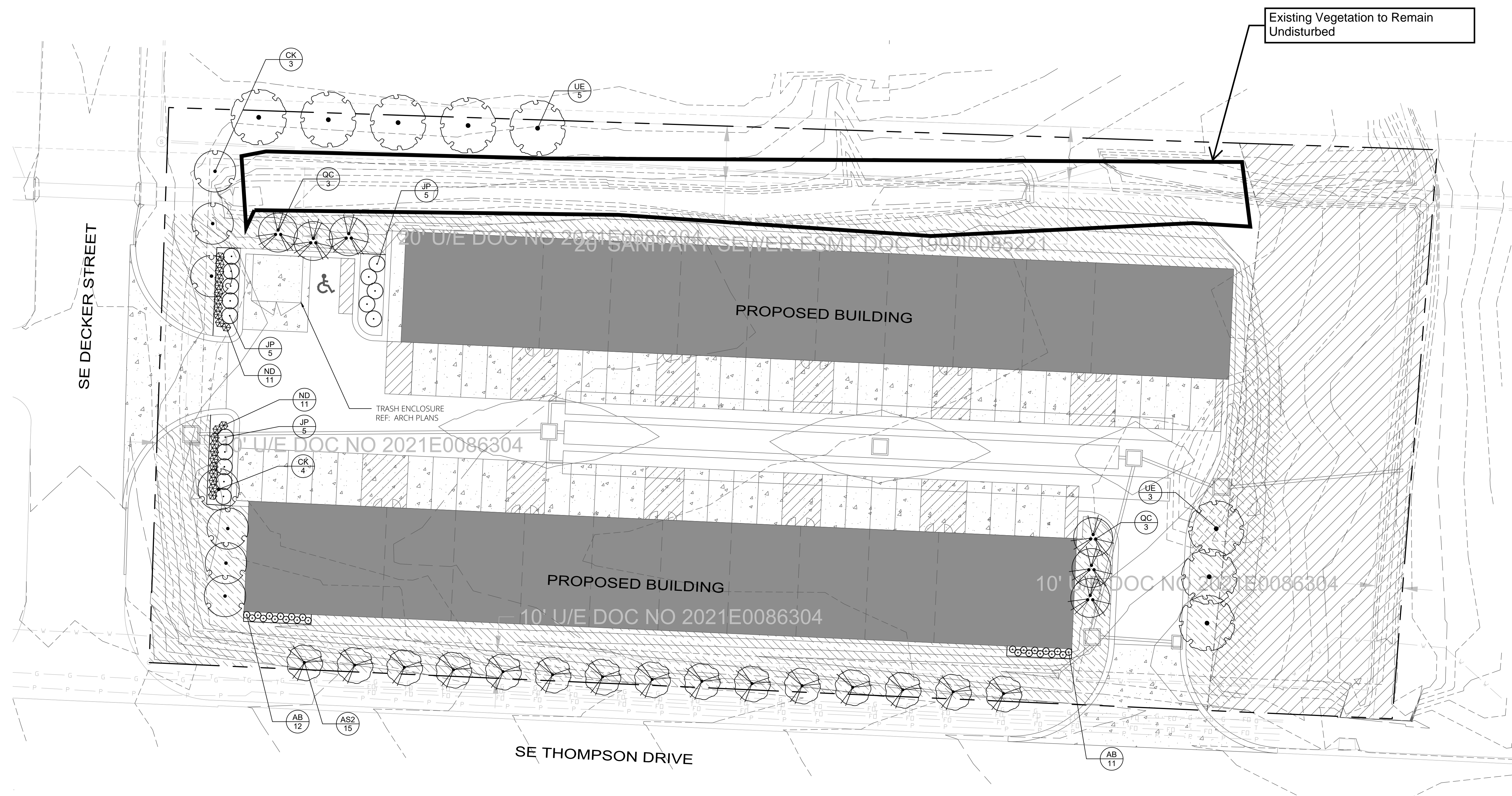
LANDSCAPE SUMMARY

STREET FRONTAGE
 REQUIRED: 1 TREE PER 30 FEET OF FRONTAGE AND 1 SHRUB PER 20 FEET OF FRONTAGE.
 THOMPSON DRIVE 452 FEET / 30 = 15 TREES AND 23 SHRUBS
 DECKER STREET 200 FEET / 30 = 7 TREES AND 10 SHRUBS
 PROVIDED:
 THOMPSON DRIVE 15 TREES AND 23 SHRUBS
 DECKER STREET 7 TREES AND 10 SHRUBS

OPEN YARD AREAS
 REQUIRED: 1 TREE AND 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA
 92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS
 PROVIDED: 14 TREES AND 27 SHRUBS

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AS2	15	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	3" CAL
	QC	6	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B	3" CAL
	UE	8	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II'™	B & B	3" CAL
ORNAMENTAL TREE	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	B & B	3" CAL
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'™	2 GAL	
	ND	22	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
EVERGREEN SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	JP	15	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	TTF	18,486 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	



current submittal

Special Use Permit Plan

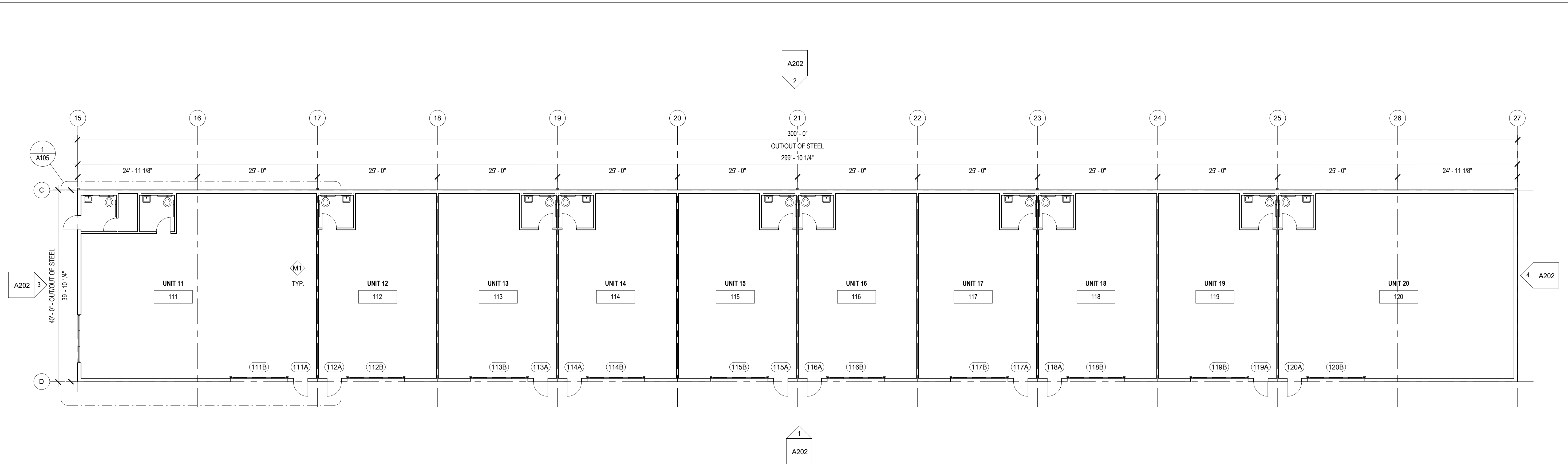
issued: 08/15/2023

revisions

Date	No.

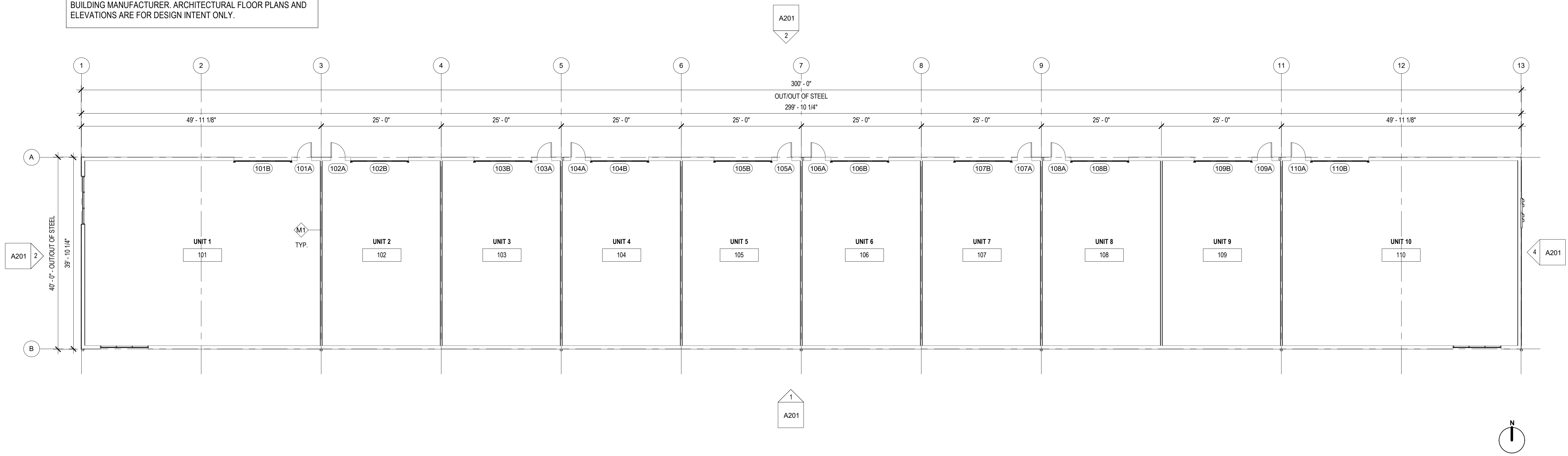
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PLOTTED ON: Tuesday, August 15, 2023 11:10:23 AM
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 PLOT BY: ERICA FLAD
 FILE PATH: p:\23-054 flex spaces - lee's summit.moi\3-054 cad\current\23-054_L001_lsp_current.dwg



2 FLOOR PLAN - BUILDING B
3/32" = 1'-0"

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



1 FLOOR PLAN - BUILDING A
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

Client:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

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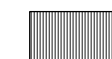

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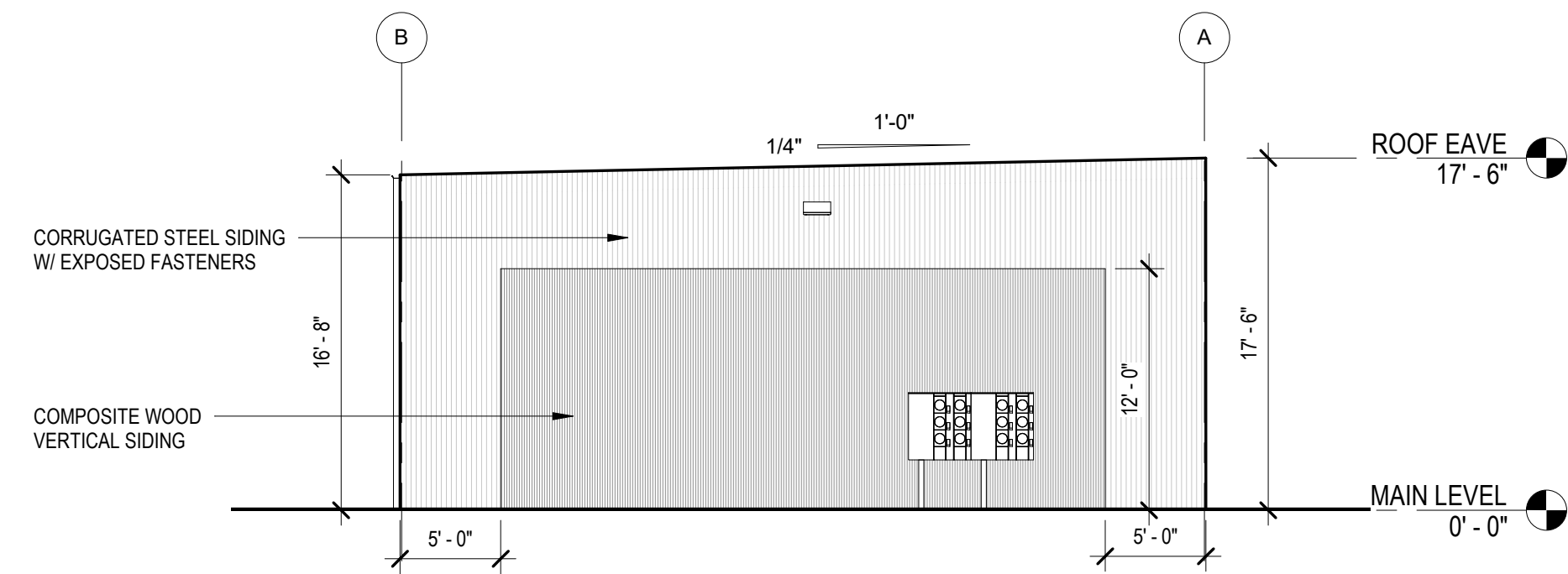
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FLOOR PLANS


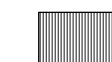
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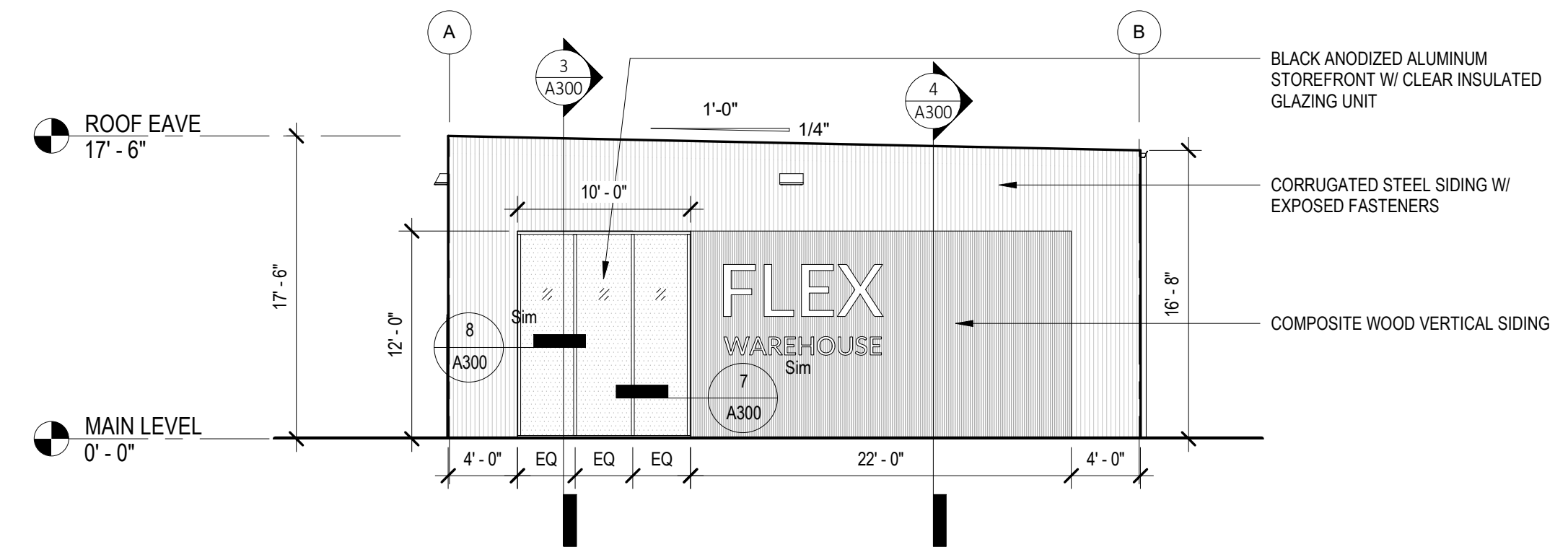
A101

-  CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM

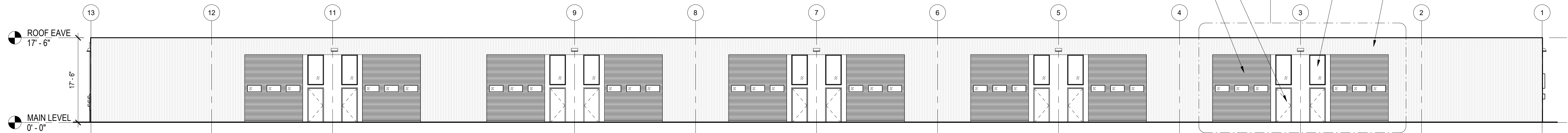


4 ELEVATION - BUILDING A (EAST)
1/8" = 1'-0"


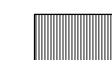
- TOTAL WALL AREA: 683 SF
-  CORRUGATED STEEL SIDING 299 SF (44%)
-  COMPOSITE WOOD SIDING 264 SF (39%)
- STOREFRONT GLASS 120 SF (17%)

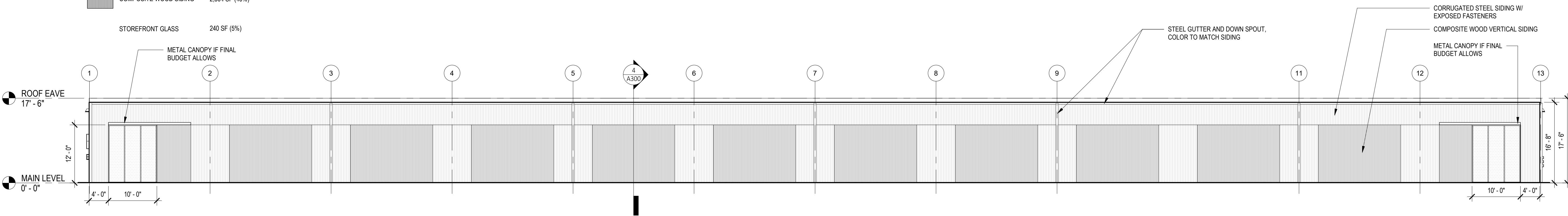


3 ELEVATION - BUILDING A (WEST)
1/8" = 1'-0"



2 ELEVATION - BUILDING A (NORTH)
3/32" = 1'-0"

- TOTAL WALL AREA: 5,044 SF
-  CORRUGATED STEEL SIDING 2,500 SF (49%)
-  COMPOSITE WOOD SIDING 2,304 SF (46%)
- STOREFRONT GLASS 240 SF (5%)



1 ELEVATION - BUILDING A (SOUTH)
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

client:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

**six
twenty
one**

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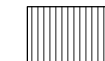
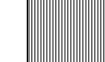

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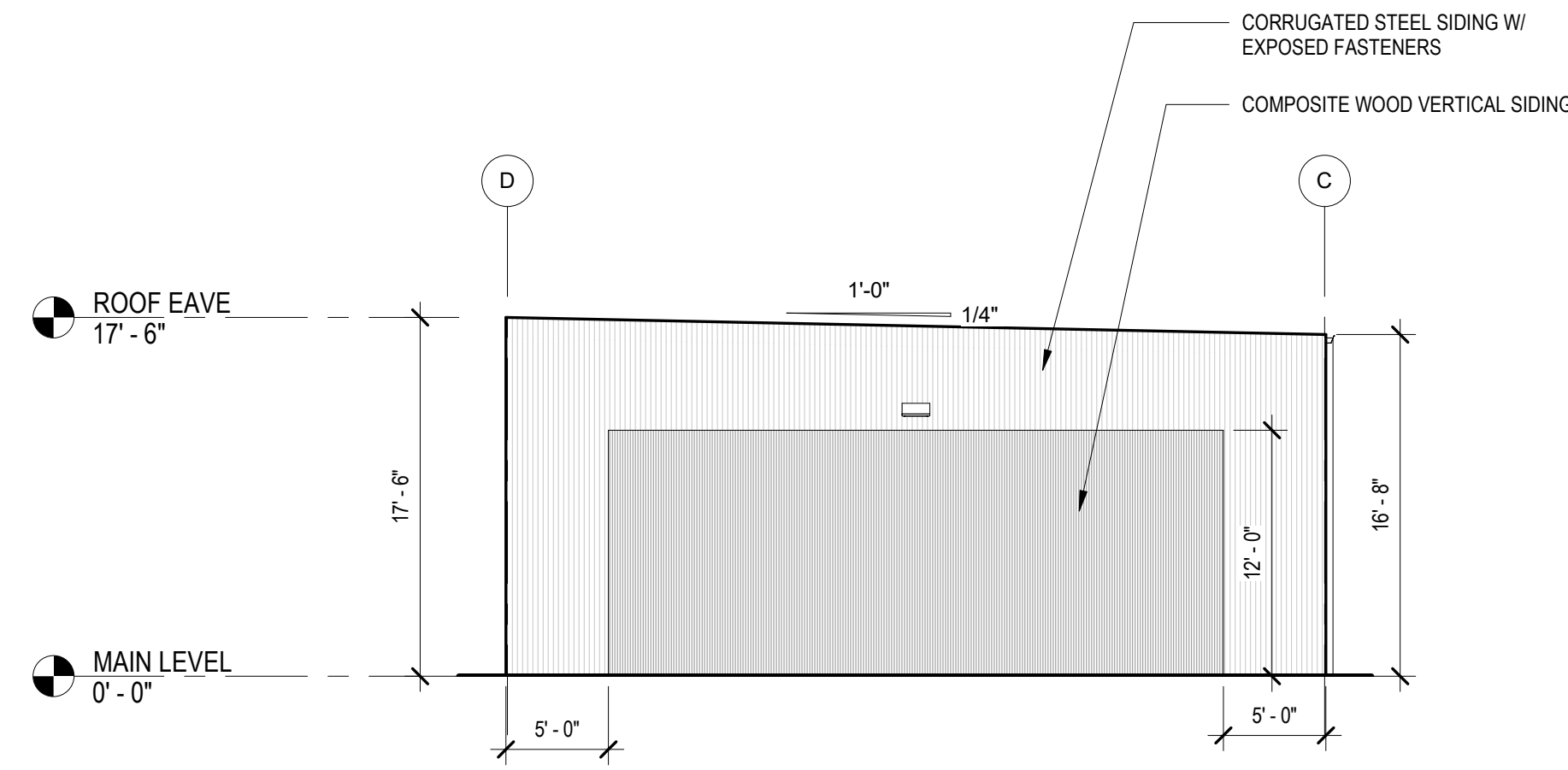
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ELEVATIONS - BUILDING A

Sheet Revision no.



A201

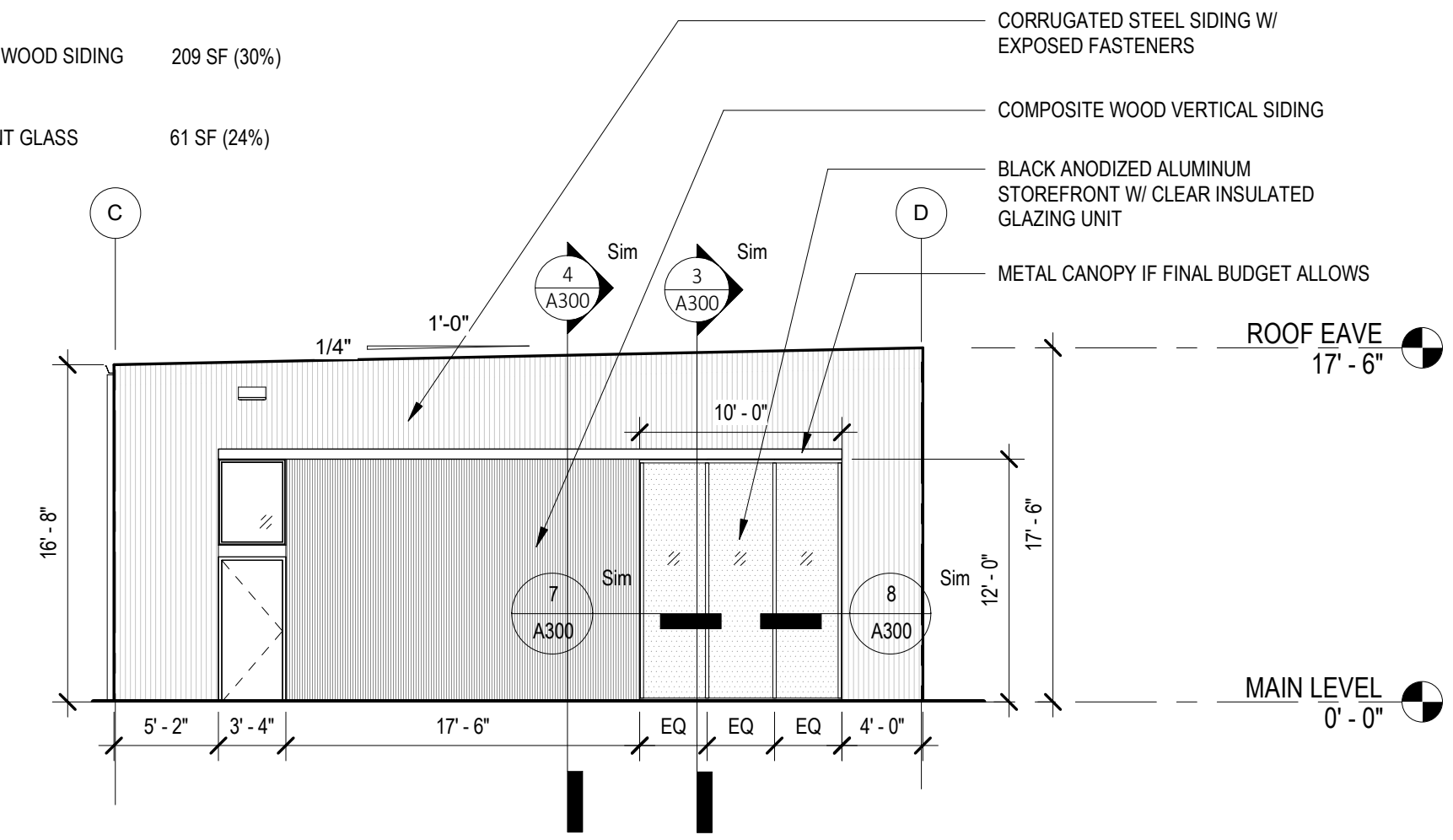
-  CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM



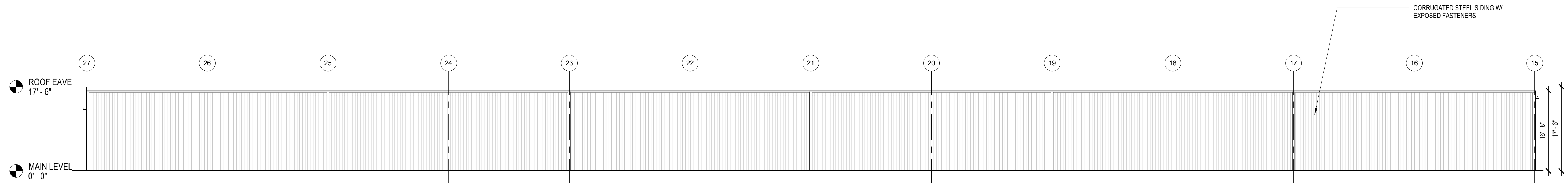
4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

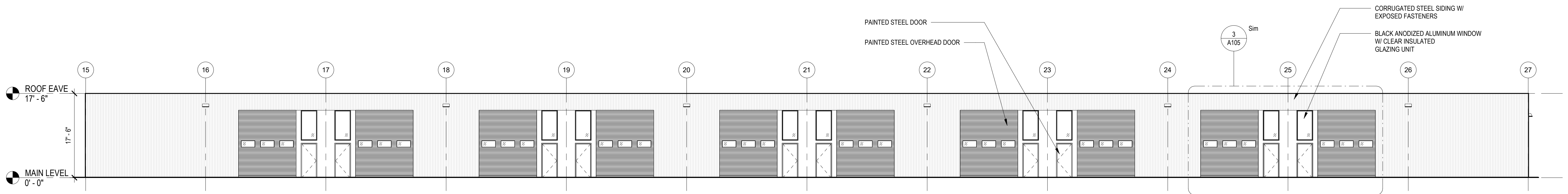
-  CORRUGATED STEEL SIDING 314 SF (46%)
-  COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)



3 ELEVATION - BUILDING B (WEST)
1/8" = 1'-0"



2 ELEVATION - BUILDING B (NORTH)
3/32" = 1'-0"



1 ELEVATION - BUILDING B (SOUTH)
3/32" = 1'-0"

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

client:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

**six
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ELEVATIONS - BUILDING B

Sheet

Revision no.

A202



BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

client:
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SCHEMATIC DESIGN

08.28.2023

ARCHITECT:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

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RENDERINGS

Sheet	Revision no.

A203