

**SITE DATA**

<b>SITE</b>	
SITE AREA:	3.96 AC 172,695 SF
<b>IMPERVIOUS AREA:</b>	
EXISTING:	0 SF (00.0%)
PROPOSED:	95,000 SF (55.0%)
<b>BUILDING</b>	
BUILDING AREA (W/O FUTURE ADDITION):	19,750 SF (11.4% FAR)
<b>PARKING</b>	
PARKING PROVIDED:	95 STANDARD 5 HANDICAP (3 VAN)
<b>PARKING REQUIRED:</b>	
5 STALLS PER 1,000 BUILDING SF:	99
ADA STALLS: (BASED ON 100 PARKING STALLS)	4

**ZONING**  
CP-2 (PLANNED COMMUNITY COMMERCIAL)

**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: 29095C0439G  
Panel No: 439 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.

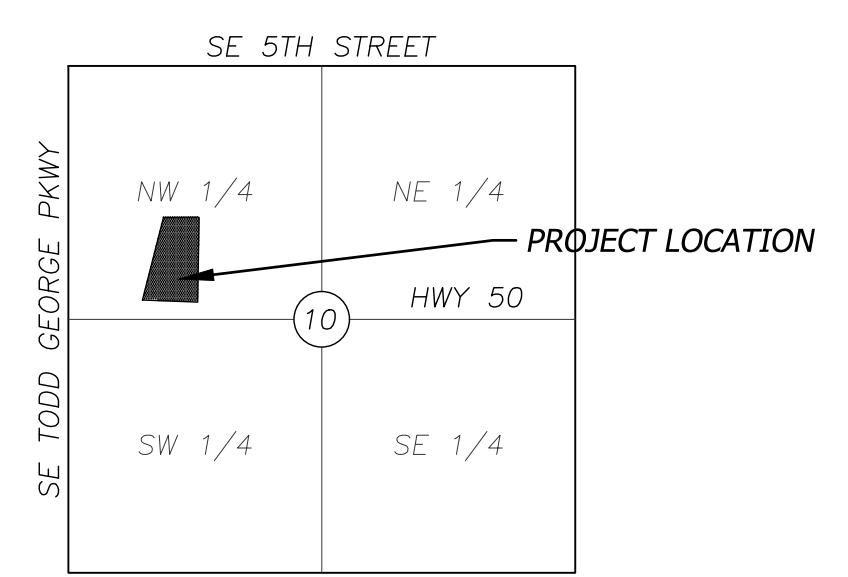
**OIL AND GAS**  
Per visual inspection, no oil and gas wells were located on the site or within 185 feet. No records of wells were located on the Missouri Department of Natural Resources GIS.

**LEGAL DESCRIPTION**  
HCA MIDWEST, LOT 1A

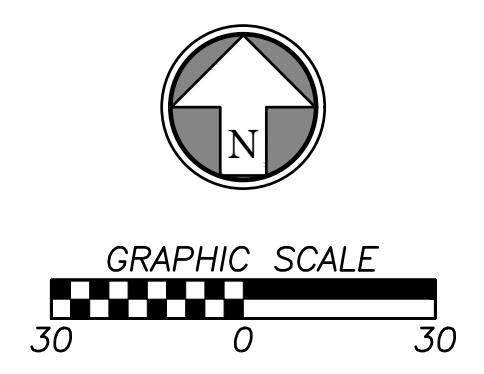
**SITE LEGEND**

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

\*Pavement design will comply with UDO Section 8.260.F.1.



**SECTION MAP**  
SCALE: 1" = 2000'  
SECTION 10-T47N-R31W  
JACKSON COUNTY, MISSOURI



1900 SE BLUE PKWY  
MIDWEST DIVISION LSH LLC  
VACANT AG LAND  
ZONED CP-2

2100 SE SHENANDOAH DR  
MIDWEST DIVISION LSH LLC  
HOSPITAL  
ZONED CP-2

1831 SE BLUE PKWY  
MINOR-COLERICK INC  
OFF BLDG  
ZONED CP-2

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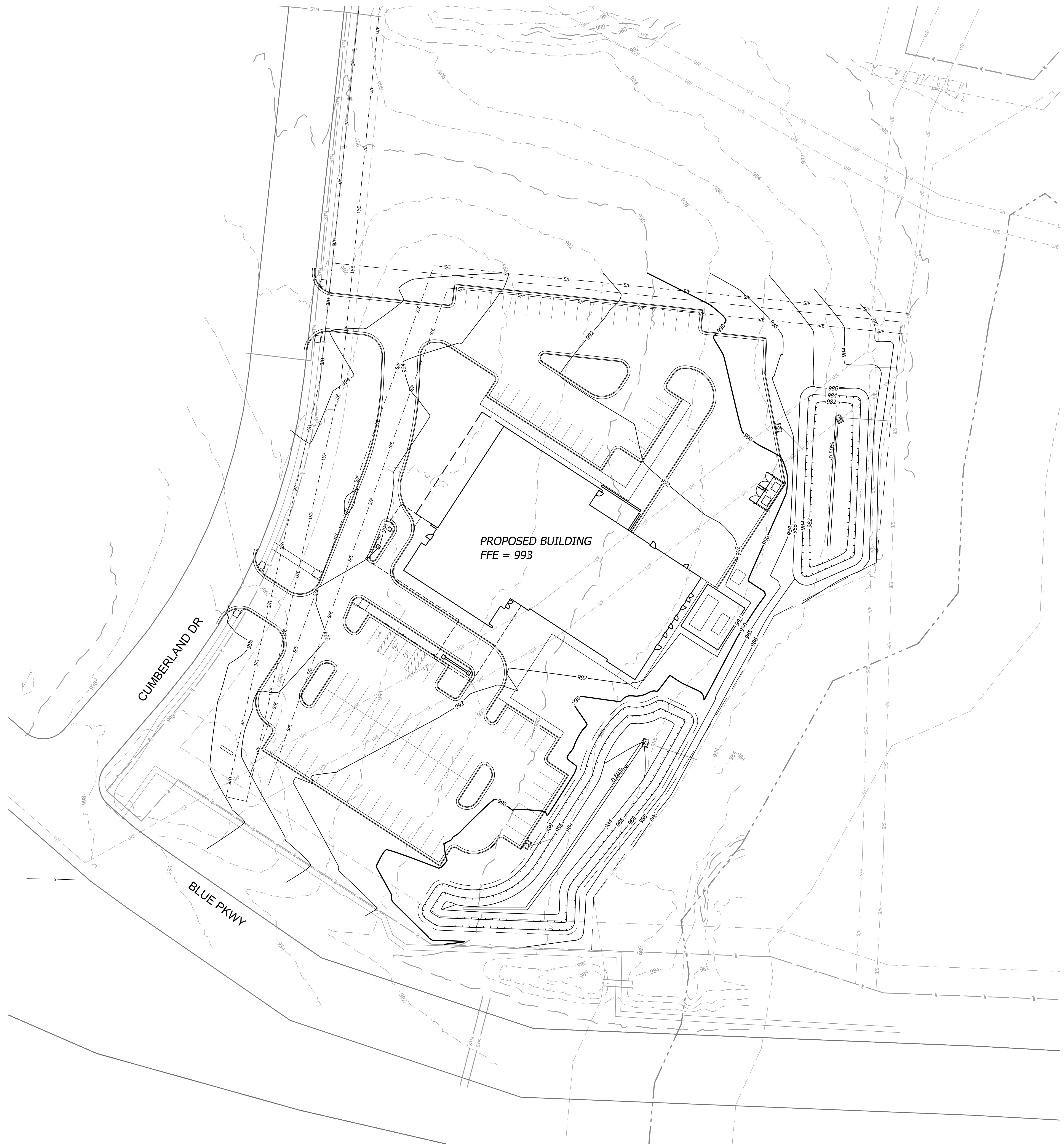
**MEP CONSULTANT**  
Branch Pattern  
1508 Grand Boulevard  
Kansas City, MO 64108  
(816) 531-2121

HCA LSMC ASC  
1950 SE Shenandoah Drive  
Lee's Summit, MO 64063

Date	10/21/22
Job Number	34660
Drawn By	TS
Checked By	EB

Revision		
Number	Date	Description
1	11/18/22	City Comments

Nov 17, 2022 - 8:35am Plotted By: Eric Byrd V:\044660-mca\mca\044660-3475-31E.dwg Layout: Site Plan



PROPOSED BUILDING  
FFE = 993

CUMBERLAND DR

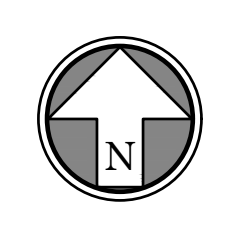
BLUE PKWY

**GRADING NOTES**

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
10. Finished grades shall not be steeper than 3:1.
11. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown herein.
12. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

**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
- R/W — RIGHT-OF-WAY LINE



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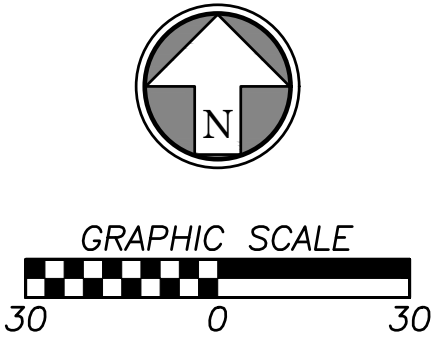
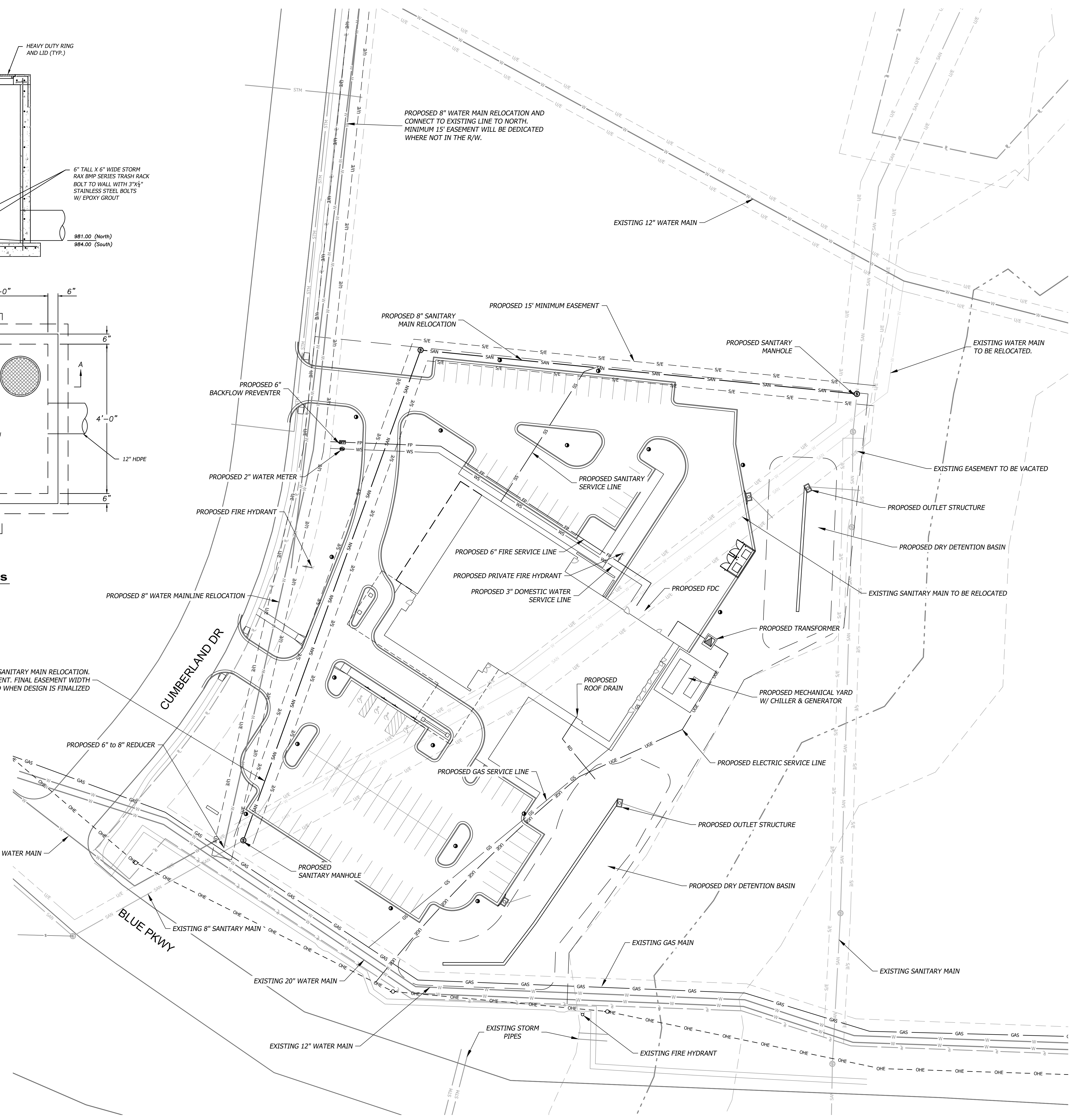
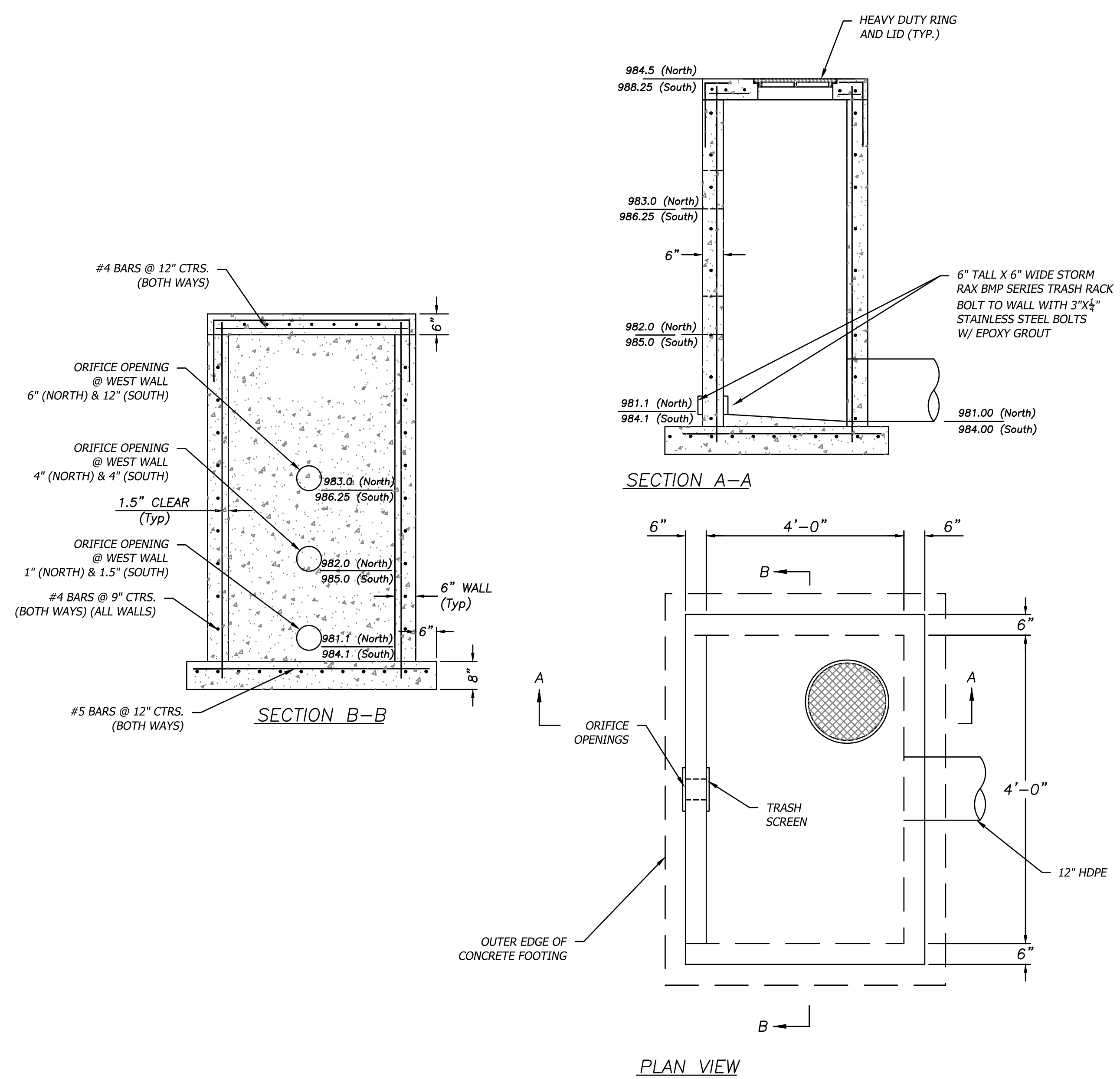
Date	10/21/22
Job Number	34660
Drawn By	TS
Checked By	EB

Revision		
Number	Date	Description
1	11/18/22	City Comments

Nov 17, 2022 - 8:35am Plotted By: Eric Byrd V:\044660-mca items area\04-dwg\Eng\Sheet\PP\044660-SP15-090.dwg Layout: GRADING PLAN



**Detention Outlet Control Structures**  
Not to Scale



Nov 17, 2022 - 8:35am Plotted By: Eric Byrd V:\044660-mca items area\04-dwg\Eng\Sheet\044660-SP15-UTIL.dwg Layer: UTILITY PLAN





### Streetworks

**DESCRIPTION**  
The Galleonaire LED luminaire features advanced thermally conductive polymer heatinks and open frame enclosure for a sleek aesthetic with significant weight reduction. Patented, high efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

Catalog #	Type
Project	Date
Comments	
Prepared by	

**CONSTRUCTION FEATURES**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatinks. Thermally conductive polymer heatinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (c. 2700 CCT, 70 CRI), Optional 2700K, 3000K, 5000K and 6000K CCT.

**Electrical**  
LED drivers are mounted to

removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

**Mounting STANDARD ARM MOUNT:**  
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 30° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included.  
For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM. Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.12" to 4.78". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TPOC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, gray, white, dark aluminum and graphite metallic. RAL and custom color matches available. Options to meet Buy American and other domestic preference requirements.

**Warranty**  
Five-year warranty.

**1-10 Light Squares**  
Solid State LED  
AREASITE LUMINAIRE

**COOPER**  
Lighting Solutions

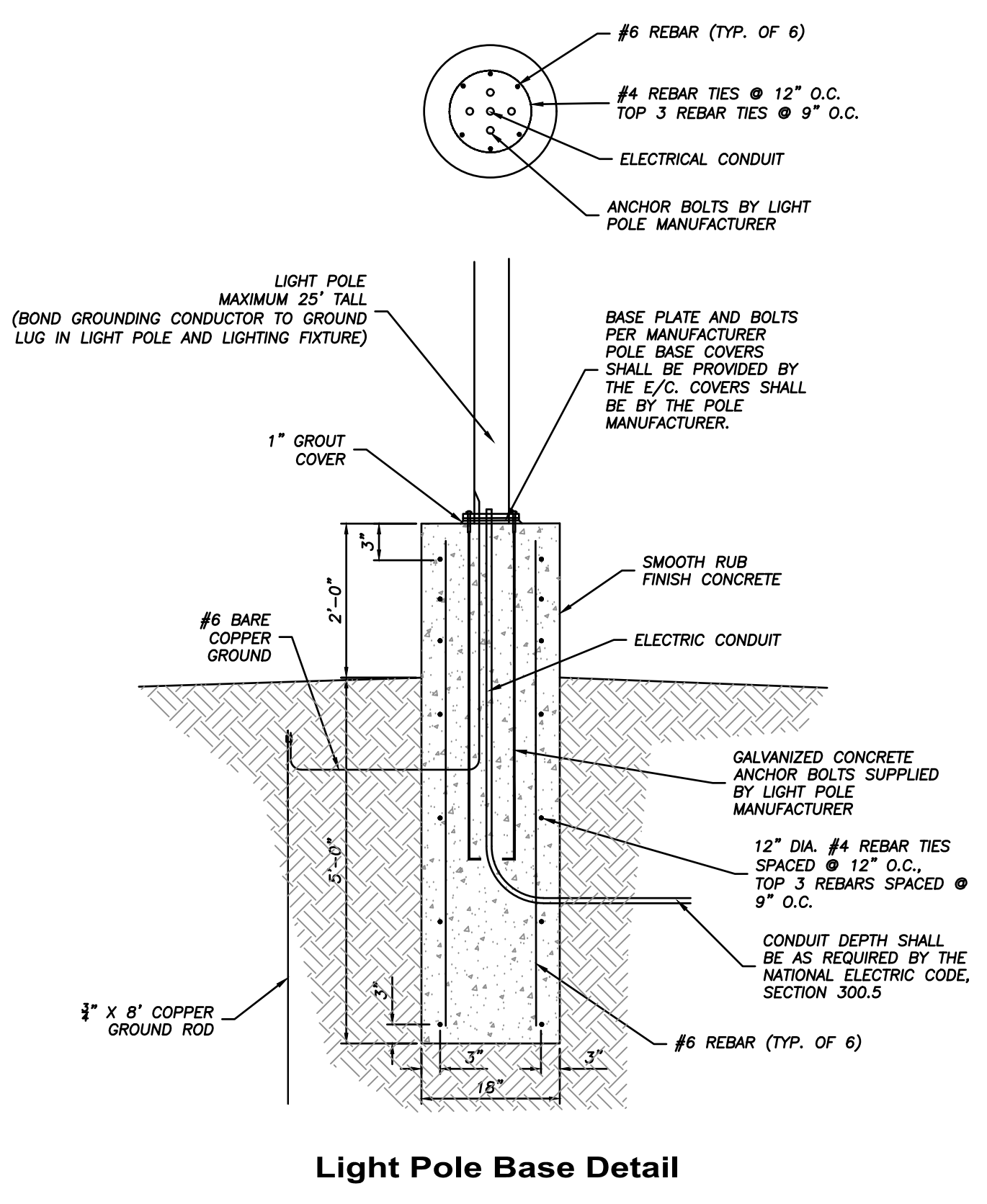
**CERTIFICATION DATA**  
90 CRI  
IP66 Rated  
UL Listed  
LM79 / LM80 Compliant  
LM80  
EMERGENCY DATA  
Emergency LED Driver  
4.2/3.0 Power Factor  
200 Total Harmonic Distortion (THD)  
347V, 480V, 60Hz  
40°C Max. Temperature  
40°C Max. Temperature

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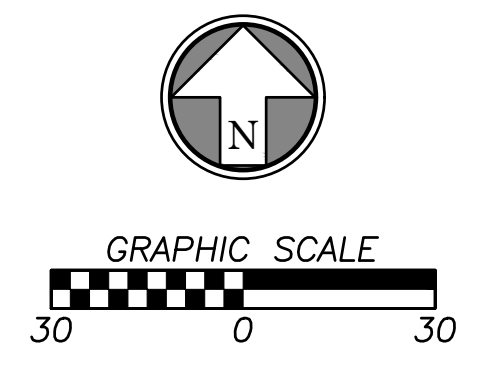
**L 01 LIGHTING NOTES**

L - LIGHTING INFORMATION  
01 PROPOSED GALLEONAIRE LED LIGHT FIXTURE (GLNA-AF-01-LED-E1-T4FT). SET AT 25' ABOVE FG.

\*ALL LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH CHAPTER 8 OF THE LEE'S SUMMIT UDO



**Light Pole Base Detail**



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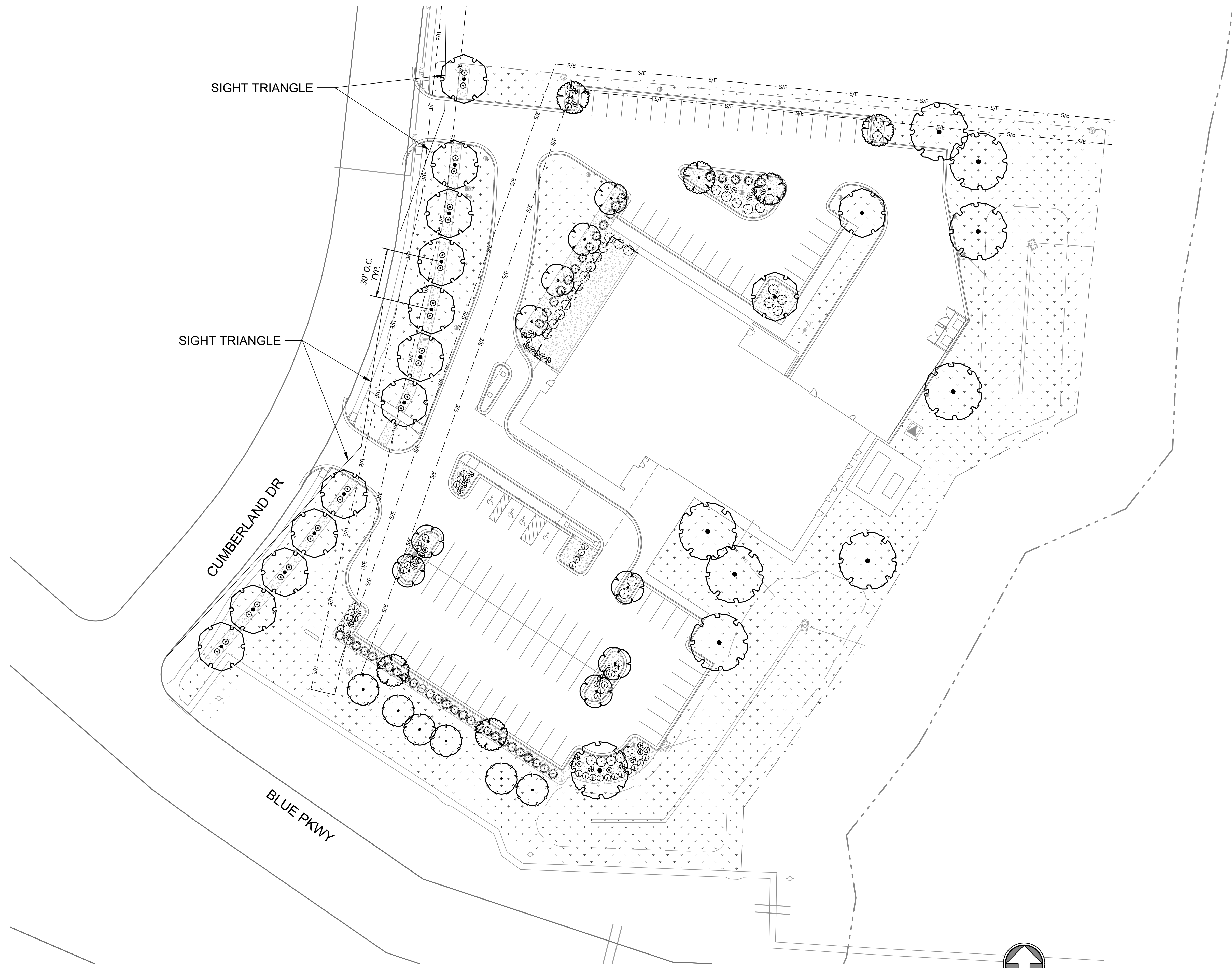
HCA LSMC ASC  
1950 SE Shenandoah Drive  
Lee's Summit, MO 64063

Date	10/21/22
Job Number	34660
Drawn By	TS
Checked By	EB

Number	Date	Description
1	11/18/22	City Comments



Nov 17, 2022 - 8:36am Plotted By: Eric Byrd V:\046660-hca items\_asis\Draw-DWG\Eng\Sheet\046660-SP15-LSC.dwg Layout: LANDSCAPE PLAN



**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	14	Liriodendron tulipifera / Tulip Poplar	B & B	3"	cal
	9	Quercus imbricaria / Shingle Oak	B & B	3"	cal
	6	Tilia americana 'Lincoln' / Lincoln American Linden	B & B	3"	cal
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	9	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	3"	cal
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	6	Abies concolor / White Fir	B & B		8'H
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	43	Cornus sericea 'Farrow' TM / Arctic Fire Red Twig Dogwood	5 gal	18"-24"	H
	24	Itea virginica 'Merlot' / Merlot Sweetspire	5 gal	24"-36"	H
	32	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	12"-18"	H
EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	45	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal	24"-30"	H
	39	Thuja occidentalis 'Golden Globe' / Golden Globe Arborvitae	5 gal	24"-30"	H
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	73,134 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

**MULCH SCHEDULE**

	WOOD MULCH Double Ground Hardwood Mulch 3" Depth.	10,835 sf
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**LEGEND**

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
		PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	P	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE

**SITE DATA**

	Quantity	Required	Provided
<b>Street Frontage</b>			
SE Cumberland Dr	351.2		
1 tree / 30LF of street		11.71	12
1 shrub / 20LF of street		17.56	24
<b>Open Yard</b>			
site area (without bldg footprint)	152,945		
1 tree / 5,000SF of lot		30.59	32
2 shrubs / 5,000SF of lot		61.18	114
<b>Perimeter Parking Landscape</b>			
continuous 2.5' ht screen: min 12 shrubs / 40LF		Y	Y
<b>Island/Interior Landscape</b>			
parking area (SF)	79,841.00		
landscape min 5% of parking area		3,992.05	7,190.80
trees/landscape in islands		Y	Y
groundcover on all interior areas		Y	Y

**GENERAL LANDSCAPE NOTES**

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lee's Summit and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

**GENERAL IRRIGATION NOTES**

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
  - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
  - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
  - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
  - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
  - Irrigation controller and rain sensor shall be located in owner approved locations.



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Lee's Summit, MO 64063

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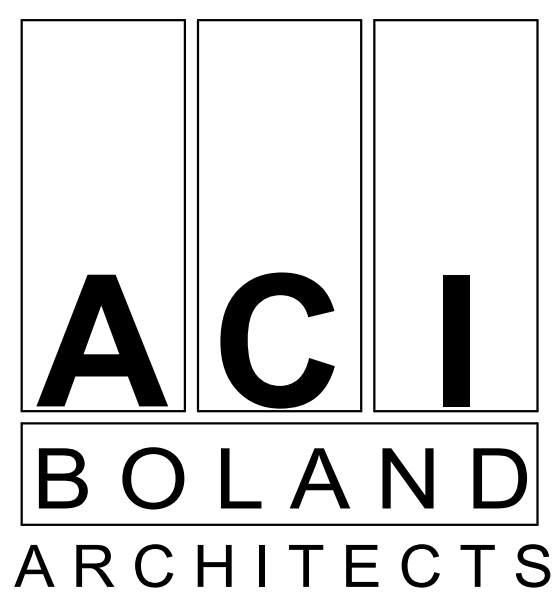
Revision

**L1.0**

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LANDSCAPE PLAN

11/18/2022 2:59:57 PM

PRELIMINARY,  
NOT FOR  
CONSTRUCTION,  
RECORDING  
PURPOSES, OR  
IMPLEMENTATION



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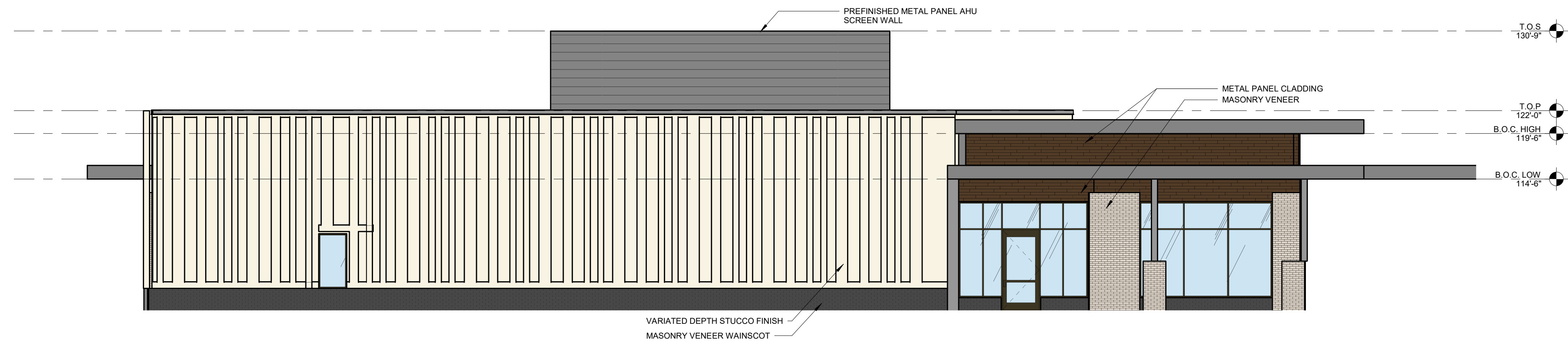
Surgery Center of Lee's Summit  
1950 SE Shenandoah Drive  
Lee's Summit, MO 64063

Date	Project Issue
Job Number	3-22030
Drawn By	Author
Checked By	Checker

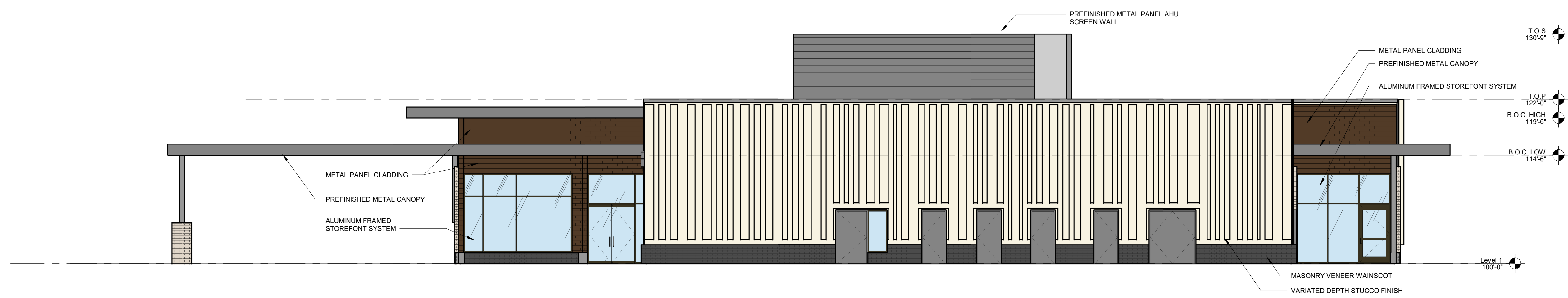
Revision		
Number	Date	Description

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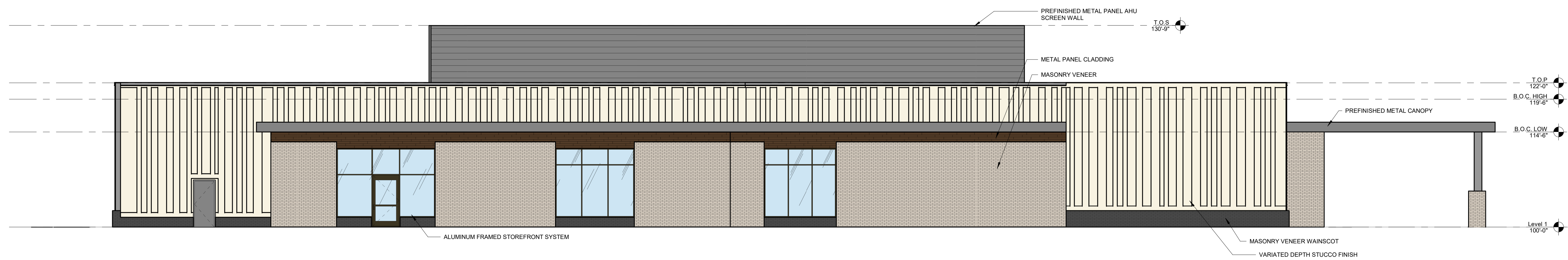
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EXTERIOR ELEVATIONS



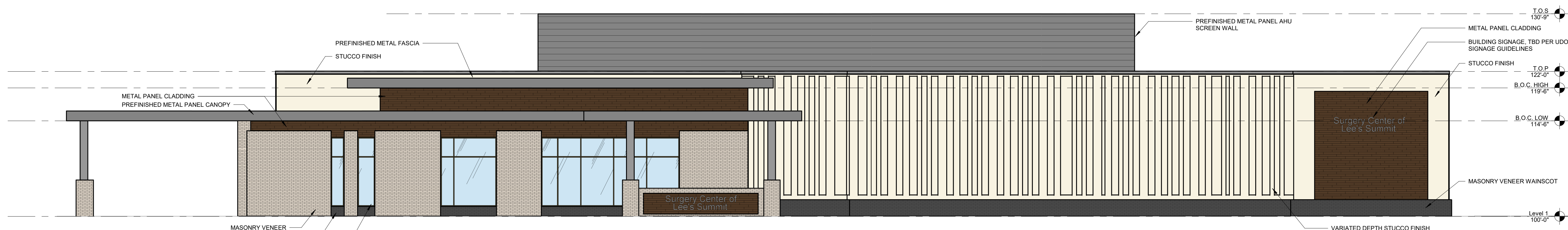
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1/8" = 1'-0"



C1 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



B1 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"

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