

# SITE DEVELOPMENT PLANS FOR JIM HUBBARD INSURANCE

ADDRESS: 111 SW RAINTREE PLAZA DRIVE  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

INDEX	
C0	COVER SHEET
CO.1	DEMOLITION PLAN
C1	SITE PLAN
C2	GRADING PLAN
C3	UTILITY PLAN
LS1	LANDSCAPE PLAN
	ARCHITECTURAL PLANS

**LEGAL DESCRIPTION:**

LOT 2, RAINTREE PLAZA LOTS 1-7, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**GROSS AREA = ±0.6730 ACRES / ±29,315 SQ.FT.**

**BENCHMARK NOTE:**

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

- SET "1" CUT IN SOUTHEAST CORNER OF THE SECOND CURB INLET HEADING WEST ON THE SOUTH SIDE OF THE STREET SW RAINTREE PLAZA DRIVE.  
ELEVATION = 996.59
- SET "2" CUT IN SOUTHEAST CORNER OF THE FIRST CURB INLET HEADING WEST ON THE SOUTH SIDE OF THE STREET SW RAINTREE PLAZA DRIVE  
ELEVATION = 992.74

**OIL-GAS WELLS:**

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT [www.dnr.mo.gov/geology/geosrv/oilandgas.htm](http://www.dnr.mo.gov/geology/geosrv/oilandgas.htm), THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

**PRE-CONSTRUCTION MEETING NOTE:**

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

**FIRE ACCESS ROAD NOTE:**

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.

**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) (816) 347-4316  
1300 HAMBLEN ROAD  
LEE'S SUMMIT, MO 64081

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

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

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

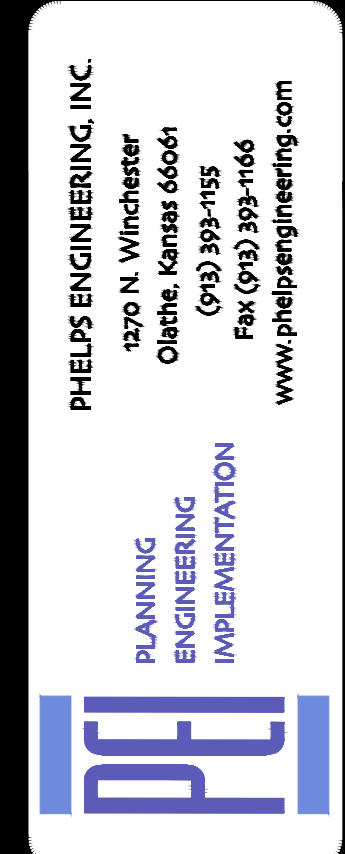
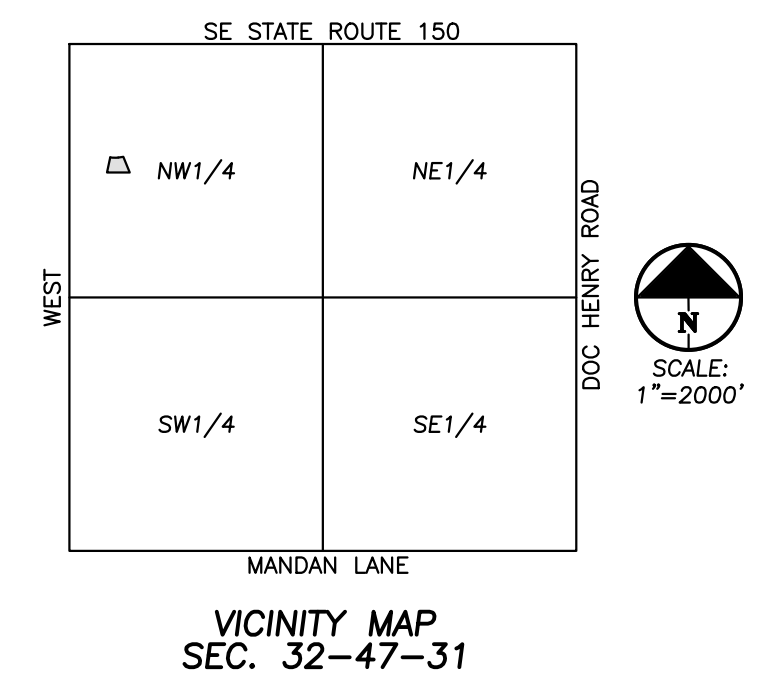


**PREPARED & SUBMITTED BY:**

PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS 66061  
CONTACT: JUDD CLAUSSEN, P.E.  
913-393-1155 OFFICE  
jclausen@phelpsengineering.com

**DEVELOPER**

BEARCAT PROPERTY HOLDINGS, LLC  
ADDRESS: 1475 SW MARKET STREET  
CONTACT: JIM HUBBARD  
816-489-7800 OFFICE  
jimhubbard43@gmail.com



**COVER PLAN**  
JIM HUBBARD INSURANCE OFFICE BUILDING  
111 SW RAINTREE PLAZA DRIVE  
LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT NO.	DATE	NO.	DESCRIPTION	BY	DATE
230628	11/10/2023	1	DRWNSH	AEB	11/10/2023
		2	DC	AEB	11/14/2023

SHEET  
**C0**

**811**  
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.



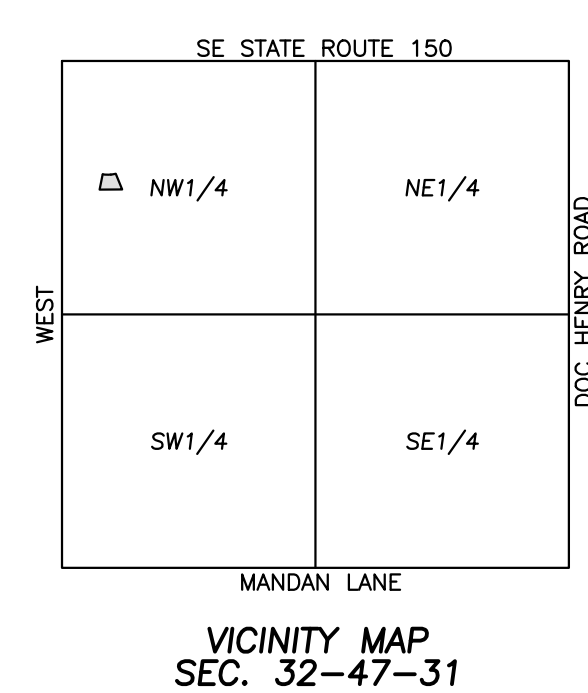


**DEMOLITION KEY NOTES:**

- (A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B) REMOVE CURB AND GUTTER (TYP.)

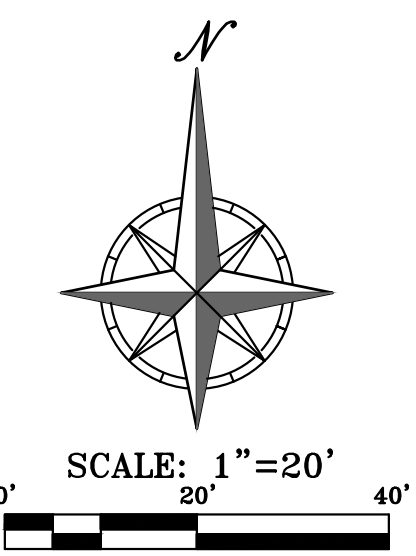
**UTILITY NOTES:**  
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
BT	EXISTING BURIED TELEPHONE
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC
OHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
⊕	EXISTING FIRE HYDRANT
LP ⊕	EXISTING LIGHT POLE
~	REMOVE EXISTING CURB & GUTTER



**DEMOLITION NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



PROJECT NO. 230628 DATE 09-07-2023 DRAWN:SNH CHECKED: DAF APPROVED: JDC 11/14/2023  
 CREDIT: DATE OF AUTHORIZATION LAND SURVEYING - LS-82 ENGINEERING - E-361  
 CREDIT: DATE OF AUTHORIZATION LAND SURVEYING-20070128 ENGINEERING-20070038

**PHELPS ENGINEERING, INC.**  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 993-1155  
 Fax (913) 993-1165  
 www.phelpsengineering.com

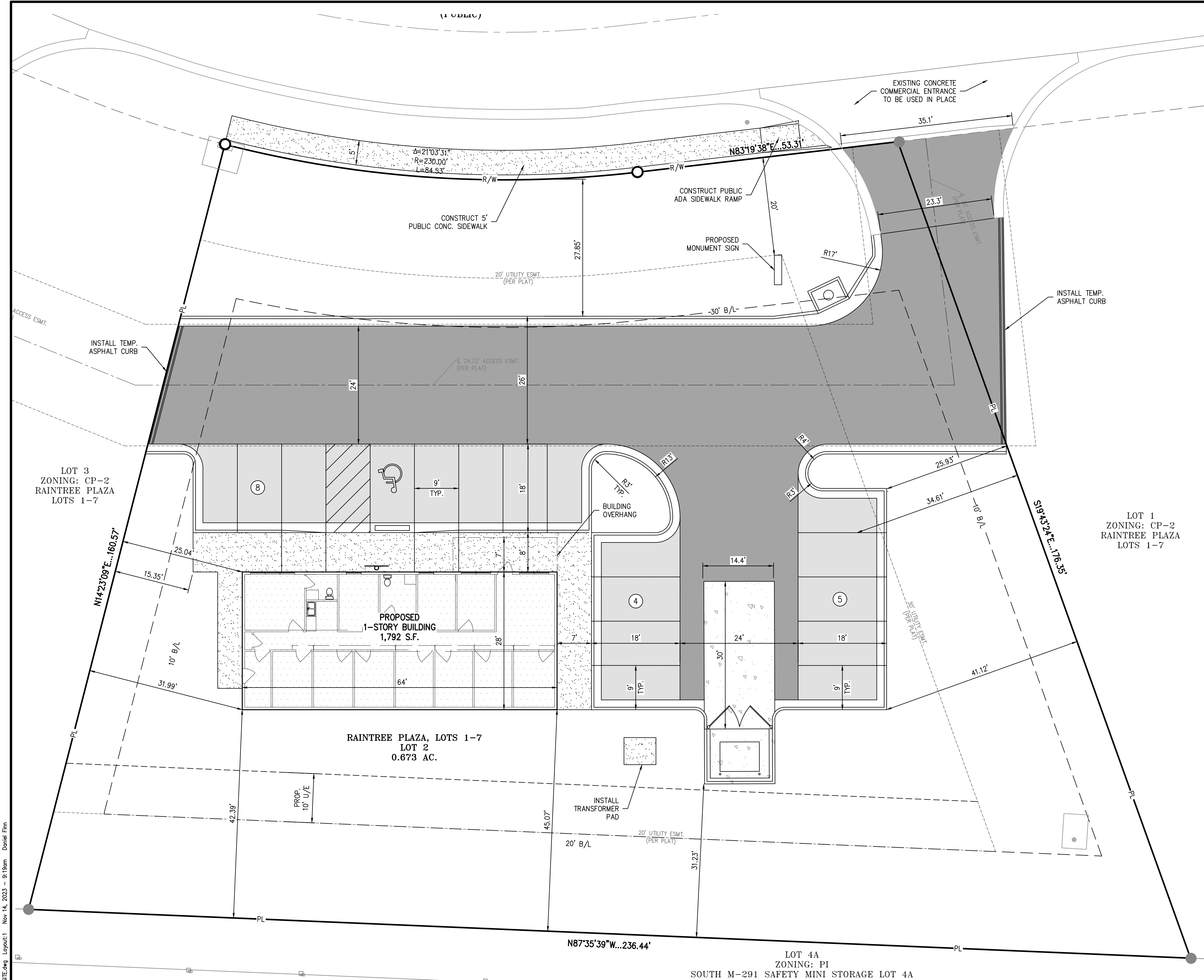
PLANNING  
 ENGINEERING  
 IMPLEMENTATION

**DEMOLITION PLAN**  
 JIM HUBBARD INSURANCE OFFICE BUILDING  
 111 SW RAIN TREE PLAZA DRIVE  
 LEE'S SUMMIT, JACKSON COUNTY, MO

Project No.	Date	By	App.
230628	11/14/2023	AEB	DAF
1	11/14/2023	AEB	DAF

SHEET  
**C0.1**





**SITE PLAN NOTES:**

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
  - City ordinances & O.S.H.A. Regulations.
  - The City of Lee's Summit Technical Specifications and Municipal Code.
  - All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed of on the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City Materials Metro Board (KCMMB) mix design specifications for 4,000 p.s.i. or entrained concrete. APCA detail references are provided for all geometrical and other design information.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

**SITE DIMENSION NOTES:**

- BUILDING LINES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

**PAVEMENT MARKING AND SIGNAGE NOTES:**

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2912 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

**LIGHTING NOTE:**

LIGHTING SHALL COMPLY WITH THE STANDARDS OF ARTICLE 8 OF THE UDO.

**LEGAL DESCRIPTION:**

LOT 2, RAIN TREE PLAZA LOTS 1-7, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

GROSS AREA = ±0.6730 ACRES / ±29,315 SQ.FT.

**ZONING:**

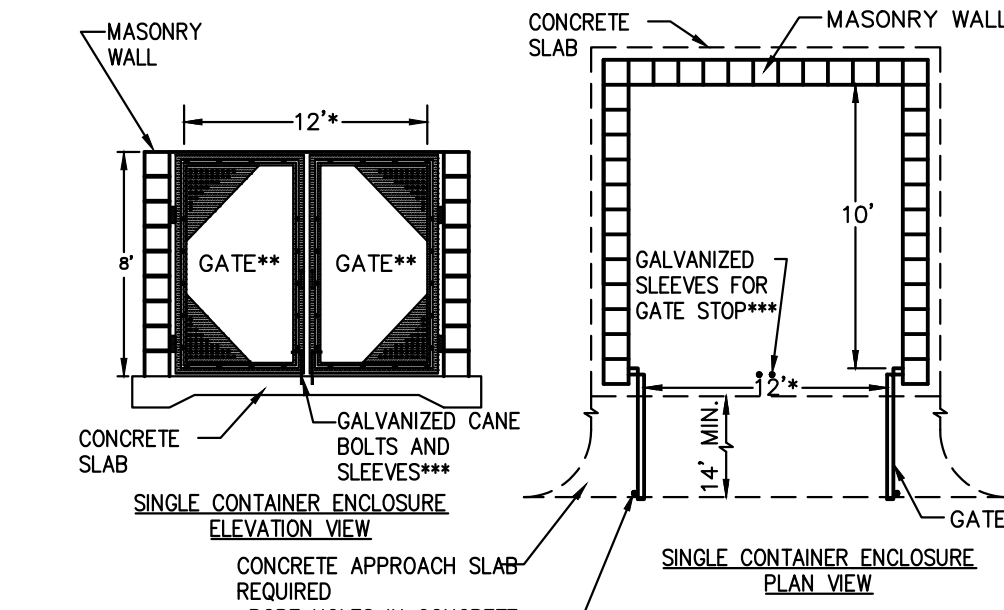
THIS PROPERTY IS ZONED CP-2, DEFINED AS PLANNED COMMUNITY COMMERCIAL DISTRICT.

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 1209050532G, AND DATED JANUARY 20, 2017.

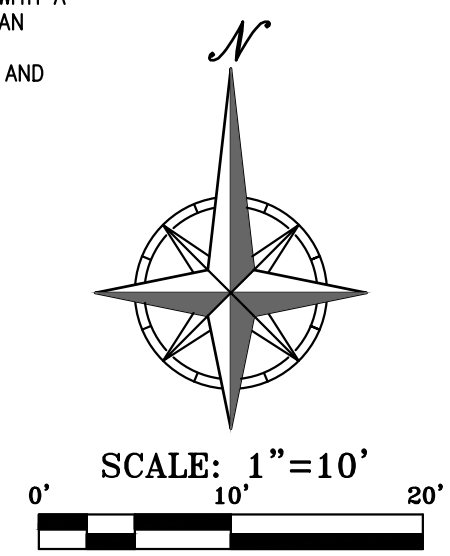
**DEVELOPER**

BEACON PROPERTY HOLDINGS, LLC  
 ADDRESS: 1475 SW MARKET STREET  
 CONTACT: JIM HUBBARD  
 816-488-7800 OFFICE  
 jimhubbard43@gmail.com



- \* MINIMUM 12" CLEARANCE MUST BE PROVIDED BETWEEN GATE HINGES, POLES, POSTS, ETC. TO ALLOW FOR SOLID WASTE TRUCK ACCESS.
- \*\* SOLID STEEL OPAQUE GATE OR STEEL FRAMED SEMI-OPAQUE GATE WITH A SCREEN MESH MATERIAL APPROVED BY THE DIRECTOR THAT PROVIDES AN APPROPRIATE VISUAL BARRIER.
- \*\*\* OR OTHER APPROVED MECHANISM FOR SECURING THE GATES OPEN AND CLOSED.

**TRASH ENCLOSURE DETAIL**



**BUILDING & LOT DATA**

Zoning	CP-2
Site Area	0.67 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	1,792 S.F.
Building Footprint	1,792 S.F.
FAR / Building Coverage	0.0614
Impervious Area	0.26 Ac. (39%)
Open Space	0.41 Ac. (61%)

**PARKING SUMMARY**

Parking Required:	
Offices - general & professional (4 / 1,000 S.F.)	
Total Required Parking	8 Spaces
Parking Provided	
Standard Parking Provided	16 Spaces
Accessible Parking Spaces Provided	1 Spaces
Total Provided Parking	17 Spaces
Parking Lot, Aisles, and Drives Area	7,600 SF
Parking Lot Landscape Islands, Strips, Planting Areas	1,800 SF (24%)

**LEGEND**

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



**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.

**PHILIPS ENGINEERING, INC.**  
 1370 N. Winchester  
 Olathe, Kansas 66061  
 (913) 993-1155  
 Fax: (913) 993-1165  
 www.philipsengineering.com

**PLANNING ENGINEERING IMPLEMENTATION**

**SITE PLAN**

**JIM HUBBARD INSURANCE OFFICE BUILDING**  
 111 SW RAIN TREE PLAZA DRIVE  
 LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT NO.	DATE	BY	APP.
230628	11/10/2023	DAF	AEB
230628	11/14/2023	DAF	AEB

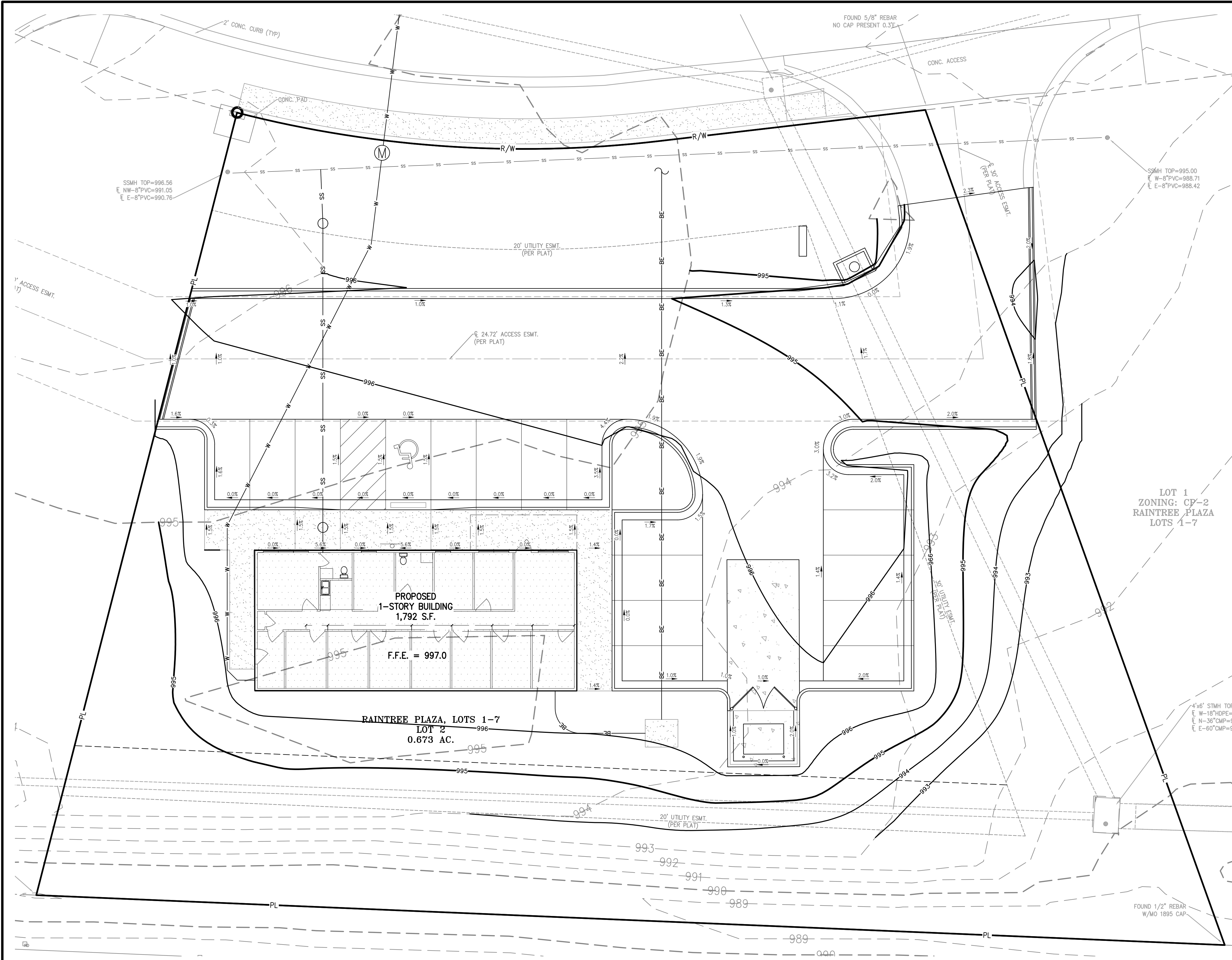
Revisions:

No.	Date	Revised Per	Comment
1	11/10/2023	REVISOR	REVISED PER CITY COMMENT
2	11/14/2023	REVISOR	REVISED PER CITY COMMENT

DATE OF AUTHORIZATION: 11/14/2023  
 LICENSE NO.: LS-82  
 EXPIRES: 11/14/2026  
 ENGINEER: JIM HUBBARD  
 LICENSE NO.: 200700128  
 EXPIRES: 200800308

**SHEET C1**





**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 will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ILL.
- 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 shall 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:
  - A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
  - B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
  - C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris in areas where the thickness of the engineered fill is greater than five feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
  - D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
  - E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
  - F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- 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.

Earthwork Summary	
Jim Hubbard Insurance	
8/31/2023	
Raw Excavation	7 Cu. Yds.
In Place Compaction (+15%)	-905 Cu. Yds.
Pavement Adjustment	322 Cu. Yds. (assume 12" of additional excavation)
Building Adjustment	133 Cu. Yds. (assume 24" of additional excavation)
On Site Net	-443 Cu. Yds.

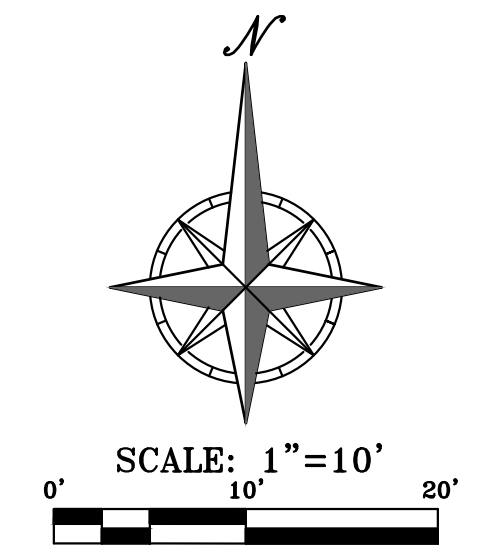
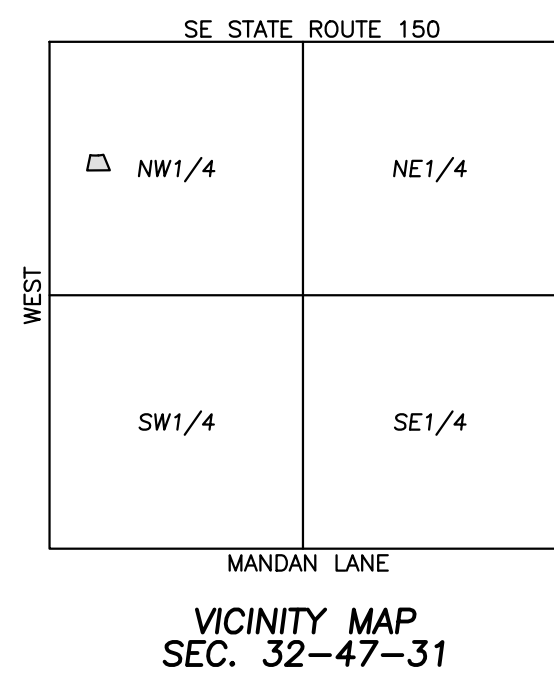
\* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

**LEGEND**

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- ME MATCH EXISTING
- HP HIGH POINT
- LP LOW POINT
- LP TOP OF PAVEMENT
- TE TOP OF STRUCTURE
- GE GROUND ELEVATION
- BS BOTTOM OF STEPS
- TS TOP OF STEPS
- IS BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER

**BENCHMARK NOTE:**  
 VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)  
 1. SET "d" CUT IN SOUTHEAST CORNER OF THE SECOND CURB INLET HEADING WEST ON THE SOUTH SIDE OF THE STREET SW RAINTREE PLAZA DRIVE.  
 ELEVATION = 996.59  
 2. SET "e" CUT IN SOUTHEAST CORNER OF THE FIRST CURB INLET HEADING WEST ON THE SOUTH SIDE OF THE STREET SW RAINTREE PLAZA DRIVE.  
 ELEVATION = 992.74

**FLOOD NOTE:**  
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 129095C05326, AND DATED JANUARY 20, 2017.



**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.

**PHELPS ENGINEERING, INC.**  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 993-1155  
 Fax: (913) 993-1165  
 www.phelpsengineering.com

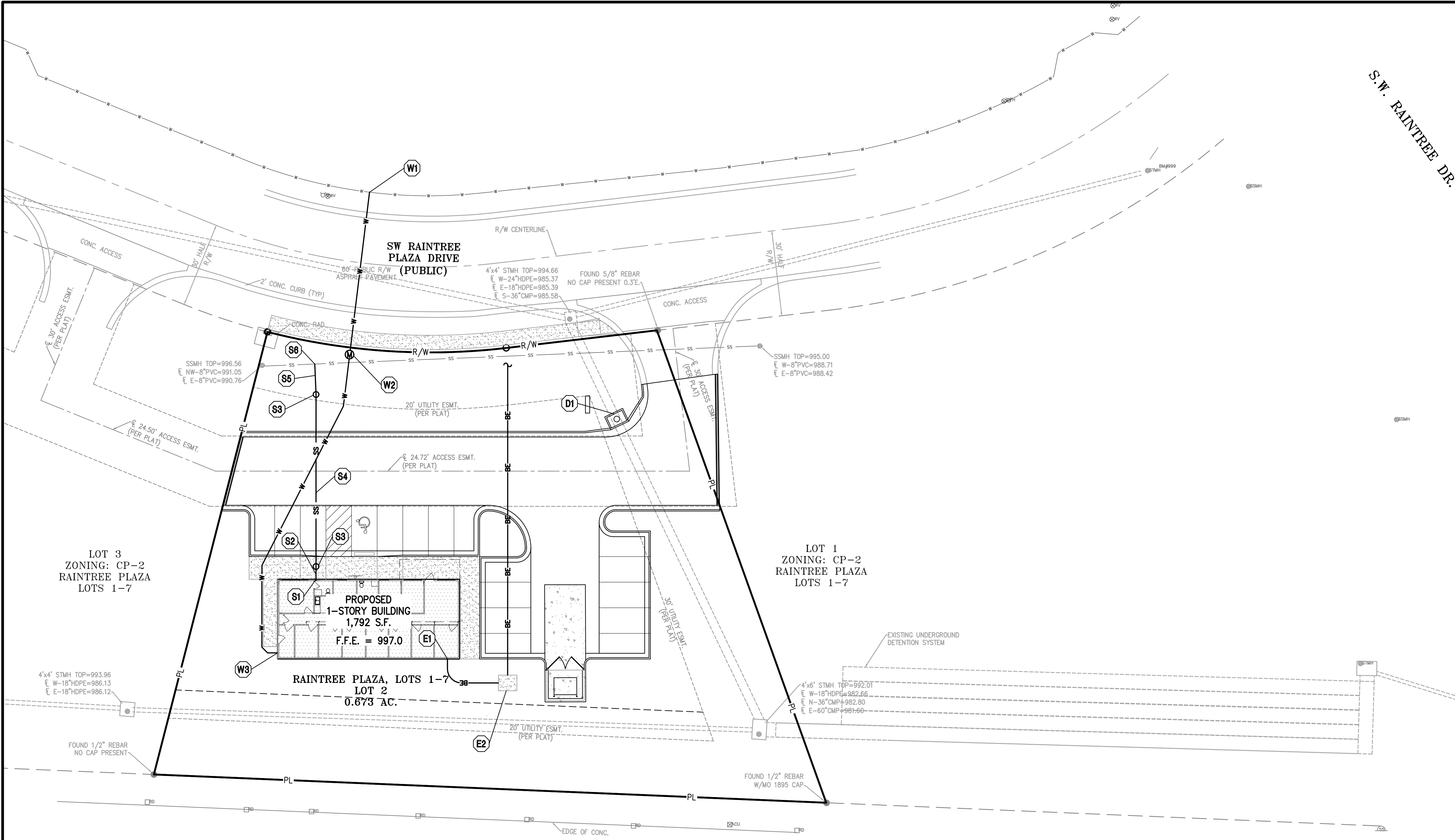
**PLANNING  
 ENGINEERING  
 IMPLEMENTATION**

**GRADING PLAN**  
 JIM HUBBARD INSURANCE OFFICE BUILDING  
 111 SW RAINTREE PLAZA DRIVE  
 LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230628	11/10/2023	JJC	DAF	1. 10/10/2023
	11/14/2023	JJC	DAF	2. 11/14/2023

SHEET  
 C2



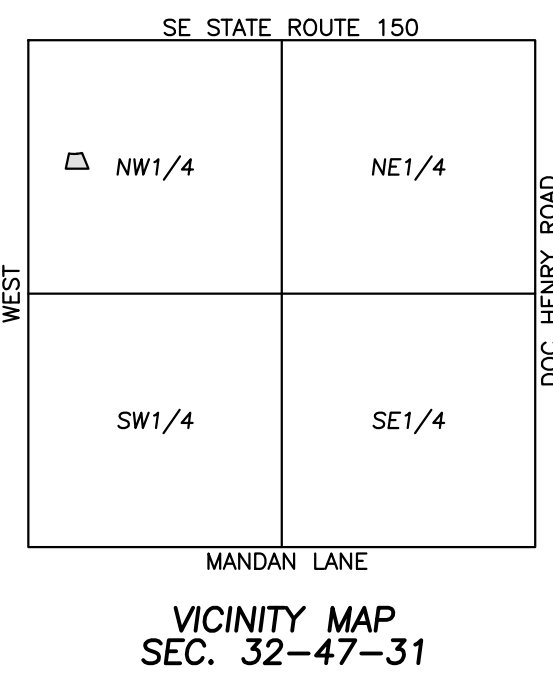


- ### UTILITY NOTES:
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact 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 contractor's 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 contractor's 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 (85.5 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 blocks 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, an 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 utility terminations.
  - Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

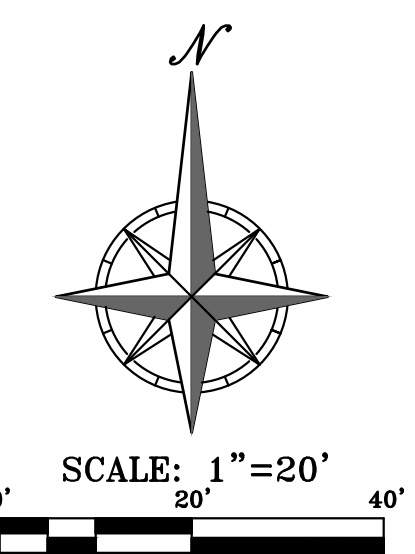
- ### UTILITY KEY NOTES:
- D1** INSTALL PRIVATE 6"x4" SETBACK DOGHOUSE CURB INLET. CONNECT EX. 36" PRIVATE CMP STORM SEWER PIPES. CONTRACTOR TO COORDINATE 1" TAP ON EXISTING MAIN FOR DOMESTIC SERVICE LINE WITH CITY. THE CITY SHALL PERFORM THE TAP OF THE EXISTING MAIN. CONTACT CITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY CITY.
  - W1** INSTALL 1" DOMESTIC WATER METER PIT PER CITY REQUIREMENTS. THE CITY SHALL PROVIDE THE METER, THE PIT, AND ALL OTHER MATERIALS NECESSARY FOR THE INSTALLATION. CONTRACTOR TO COORDINATE AND PAY ALL FEES. INSTALLATION BY THE CONTRACTOR'S PLUMBER SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
  - W2** 1-1/2" DOMESTIC WATER LINE ENTRY TO BUILDING. CONTRACTOR TO TRANSITION FROM 1" DOMESTIC WATER LINE TO 1-1/2" DOMESTIC WATER LINE DOWNSTREAM OF WATER METER. DOMESTIC WATER LINE SHALL BE 1-1/2" SOFT TYPE K COPPER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH THE DEVELOPMENT SERVICES INSPECTOR.
  - W3** CONNECT TO BLDG. INTERIOR PLUMBING SANITARY SEWER LINE (RE: MEP PLANS). FG=997.00 FL. 6"=993.00
  - S1** INSTALL 5 L.F. 6" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 2.8% SLOPE.
  - S2** INSTALL CLEAN OUT.
  - S3** INSTALL 61 L.F. 6" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 2.8% SLOPE.
  - S4** INSTALL 11 L.F. 6" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 2.8% SLOPE.
  - S5** CONNECT TO EXISTING 8" SANITARY SEWER MAIN. EX. 8" FL. = 990.55 PROP. 6" FL. = 990.85
  - E1** ELECTRIC ENTRY INTO BUILDING. FOLLOW IPL REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
  - E2** PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD & CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

### UTILITY COMPANIES:

MISSOURI GAS ENERGY LUCAS WALLS (LUCAS.WALLS@SUG.COM) 3025 SOUTHEAST CLOVER DRIVE LEE'S SUMMIT, MO 64082	(816) 969-2218
EVERGY PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) 1300 HAMBLEN ROAD LEE'S SUMMIT, MO 64081	(816) 347-4339 (816) 347-4316
SEWER & WATER (CITY OF LEE'S SUMMIT) GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1800
WATER (CITY OF LEE'S SUMMIT) MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1240
AT&T (913) 383-4929 MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) 9444 NALL AVENUE OVERLAND PARK, KANSAS 66207	(913) 383-4849-FAX



- ### 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
  - OH - EXISTING OVERHEAD TELEPHONE LINE
  - SS - EXISTING SANITARY SEWER LINE
  - W-6" - EXISTING WATER SEWER LINE (& SIZE)
  - BT - EXISTING BURIED TELEPHONE LINE
  - W-6" - EXISTING WATER LINE (& SIZE)
  - F-6" - EXISTING FIRE LINE (& SIZE)
  - ST-6" - EXISTING ROOF DRAIN (& SIZE)
  - PL - 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
  - OH - PROPOSED OVERHEAD TELEPHONE LINE
  - W-6" - PROPOSED WATER LINE (& SIZE)
  - F-6" - PROPOSED FIRE LINE (& SIZE)
  - ST-6" - PROPOSED ROOF DRAIN (& SIZE)



**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.

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

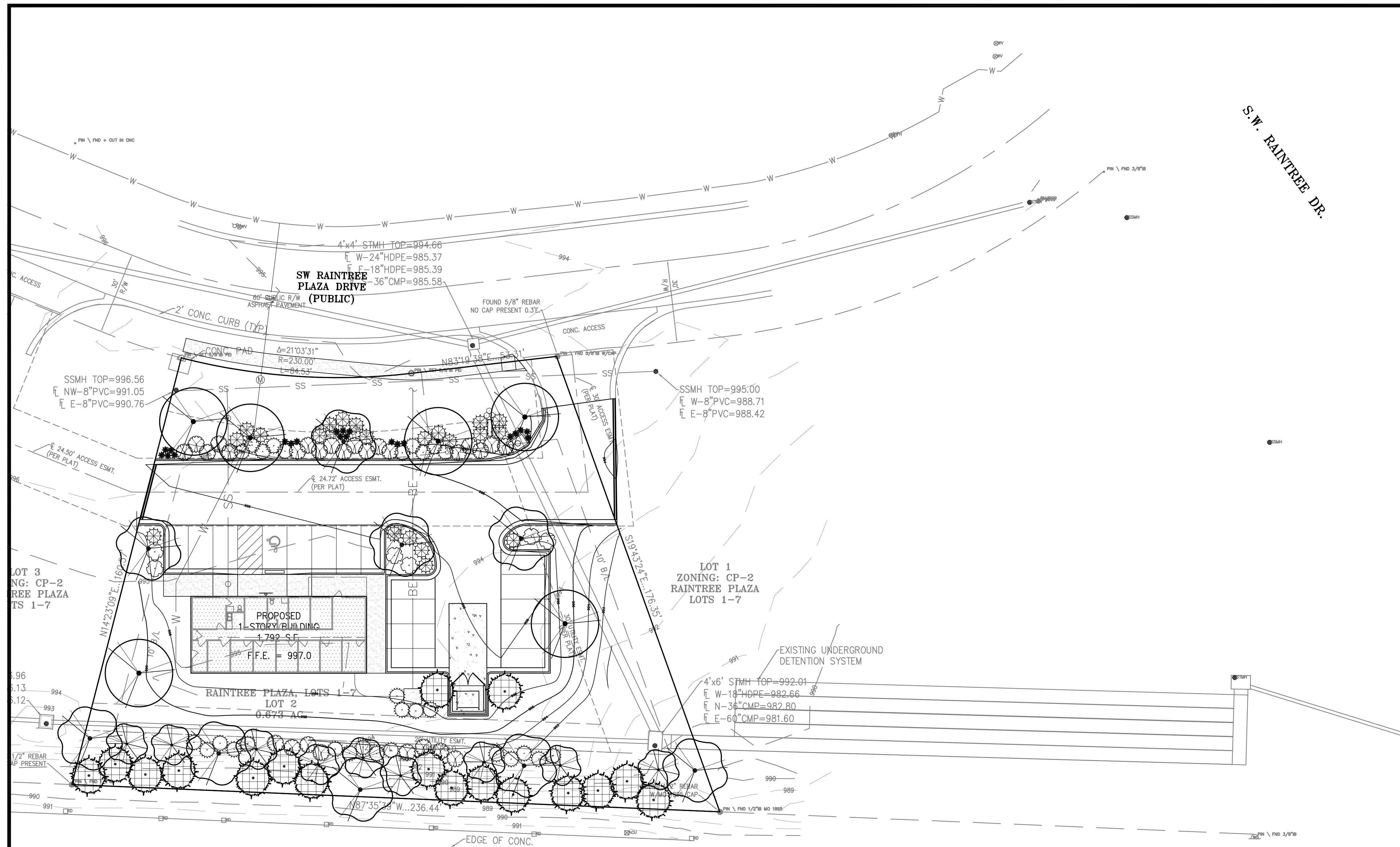
**PLANNING ENGINEERING IMPLEMENTATION**

**UTILITY PLAN**  
JIM HUBBARD INSURANCE OFFICE BUILDING  
111 SW RAIN TREE PLAZA DRIVE  
LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT NO.	DATE	BY	APP.	REVISIONS
230628	11/10/2023	DAF	AEB	REVISED PER CITY COMMENT
230628	11/14/2023	DAF	AEB	REVISED PER CITY COMMENT

**SHEET**  
C3



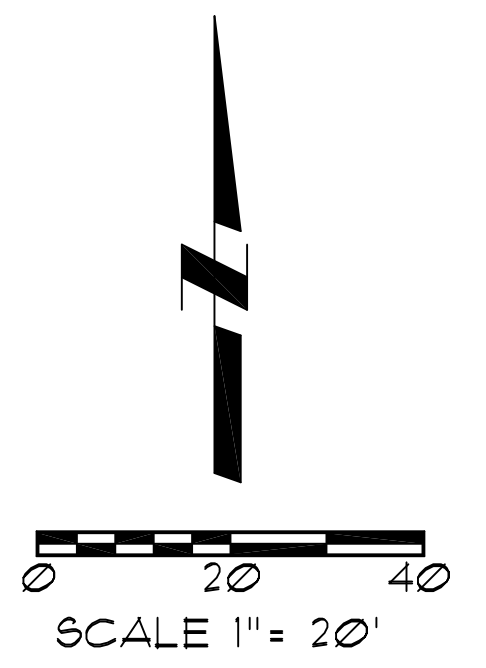


**CONCEPT PLANT SCHEDULE**

	LARGE SHADE TREES-3" CAL.	6
	MEDIUM SHADE TREES-3" CAL.	9
	EVERGREEN TREES-8'	17
	ORNAMENTAL TREE 3" CAL	9
	SPREADER EVERGREEN SHRUB 18"-TALL	29
	DECIDUOUS SHRUB 1-18" TALL	6
	DECIDUOUS SHRUB II-18" TALL	27
	LOW SPREADING EVERGREEN-18" TALL	21
	ORNAMENTAL GRASS MEDIUM-18" TALL	21
	ORNAMENTAL GRASS TALL	3

NOTE:  
Open areas of the site without pavement or landscape beds shall be sodded.

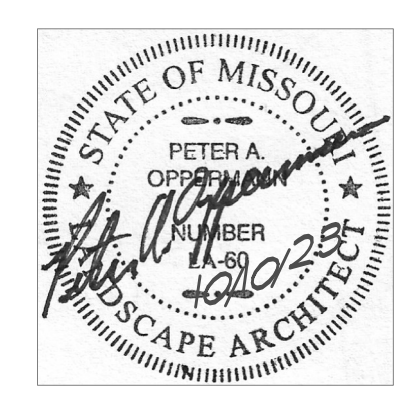
NOTE:  
Details and specifications to be provided in construction documents.



**LANDSCAPE REQUIREMENTS:**

	Required	Provided
<b>8.790.A street Frontage</b>		
1 tree per 30ft. of street frontage 140ft of frontage	4.66	5
1 shrub per 20 ft. of frontage 140ft. of frontage	7	7
<b>8.780.B Open Yard Areas</b>		
Two shrubs per 5000s.f. of total lot area excluding bldg. footprint area. 27,523sf.	11	11
1 tree per 5000sf. of total lot area excluding bldg/structures area. 27,523sf.	5.5	6
<b>8.810 Parking Lot Landscaping</b> Islands must have trees and shrubs	See Plan	
<b>8.820.1 Screening parking Lot</b> 12 shrubs per 40 ft. 140 ft.	42	42+
<b>8.890 Minimum Buffer/Screen Requirements</b> Medium Buffer B		
1 Shade tree per 1,000sf 4591.39sf. area	4.591	5
1 Ornamental tree per 500sf.	9.18	9
1 Evergreen tree per 300sf.	15.3	15
1 Shrub per 200sf.	22.96	23

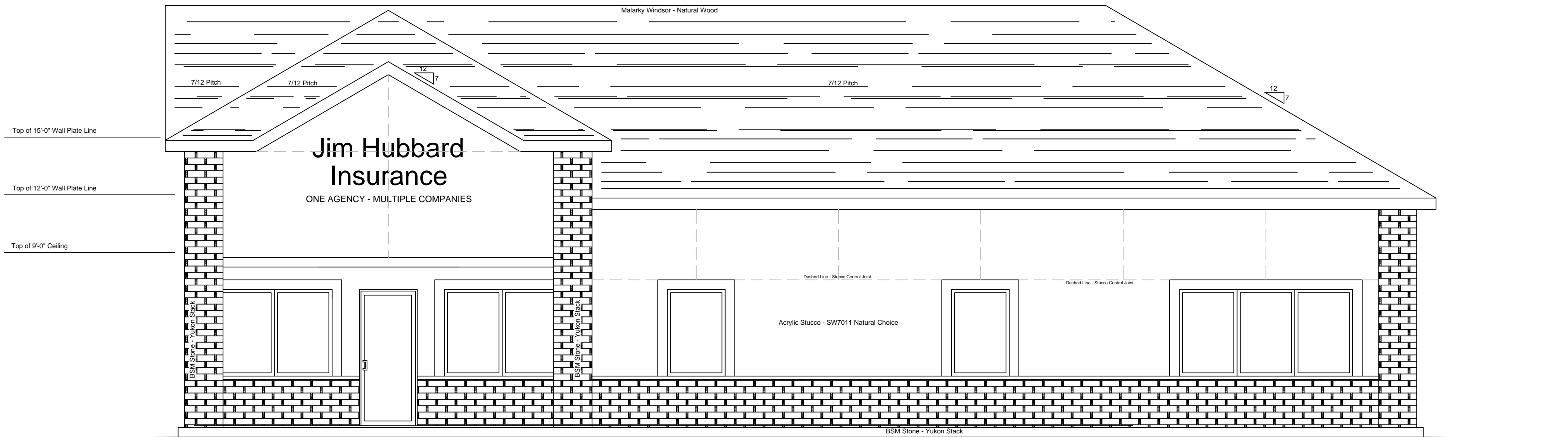
**Utility Note:**  
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



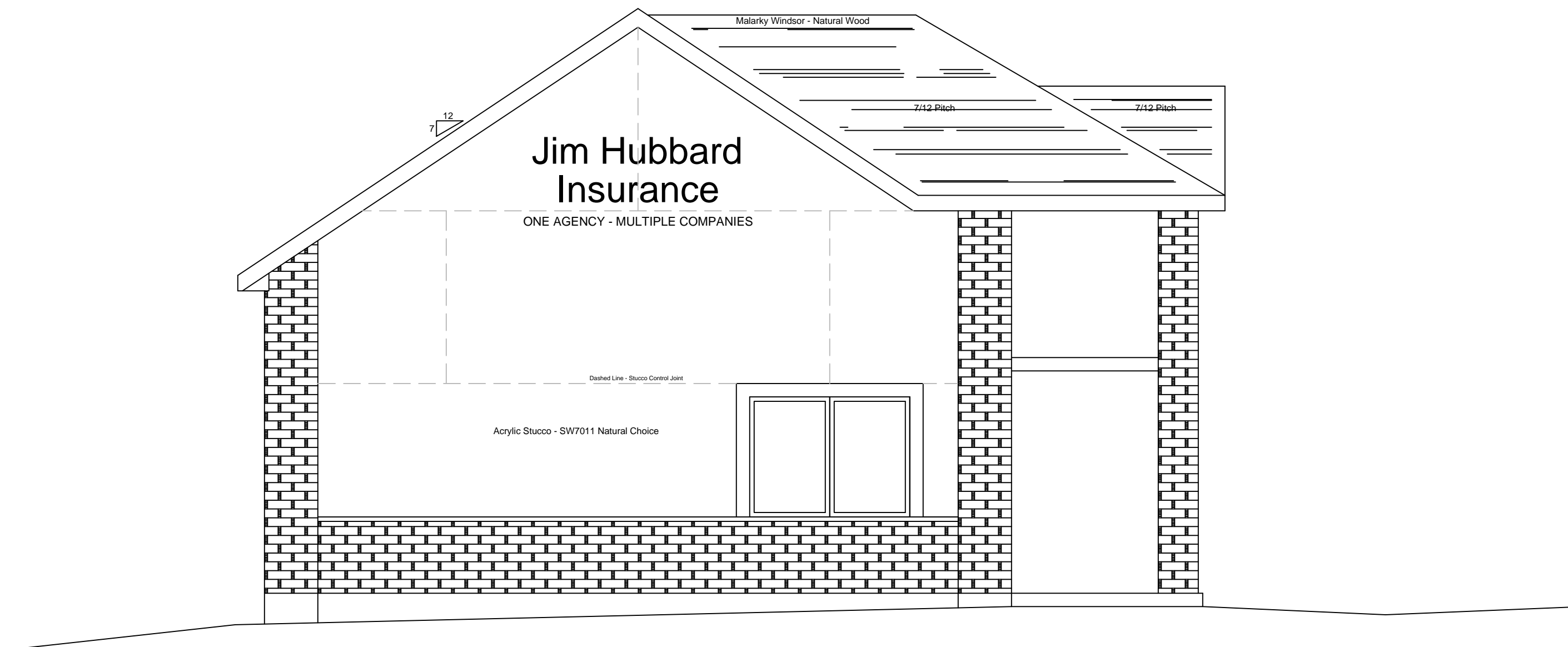
**Preliminary Landscape Plan**  
**Jim Hubbard Insurance**  
 Raintree Plaza Drive  
 Lee's Summit, MO  
 LS-1

**Oppermann LandDesign, LLC**  
 Land Planning Landscape Architecture  
 22 Debra Lane petecoppermann56@gmail.com  
 New Windsor, New York 12553 913.529.5598

10/10/2023



Front Elevation - North Facing



Left Side Elevation - East Facing

111 SW Raintree Plaza Dr.  
Lees Summit, MO 64082

Jim Hubbard Insurance Office Building

Plan: 23-06.KSH

07/09/2023

1/4" = 1'-0"

1

All Roof Penetrations to be on back (South Facing) Elevation and Painted to match roof Natural Wood Color

Malarky Windsor - Natural Wood

Top of 15'-0" Wall Plate Line

Top of 12'-0" Wall Plate Line

Top of 9'-0" Ceiling

Acrylic Stucco - SW7011 Natural Choice

Acrylic Stucco - SW7011 Natural Choice

Acrylic Stucco - SW7011 Natural Choice

Dashed Line - Stucco Control Joints

Back Elevation - South Facing

Malarky Windsor - Natural Wood

7/12 Pitch

7/12 Pitch

12  
7

Acrylic Stucco - SW7011 Natural Choice

111 SW Raintree Plaza Dr.  
Lees Summit, MO 64082

Jim Hubbard Insurance Office Building

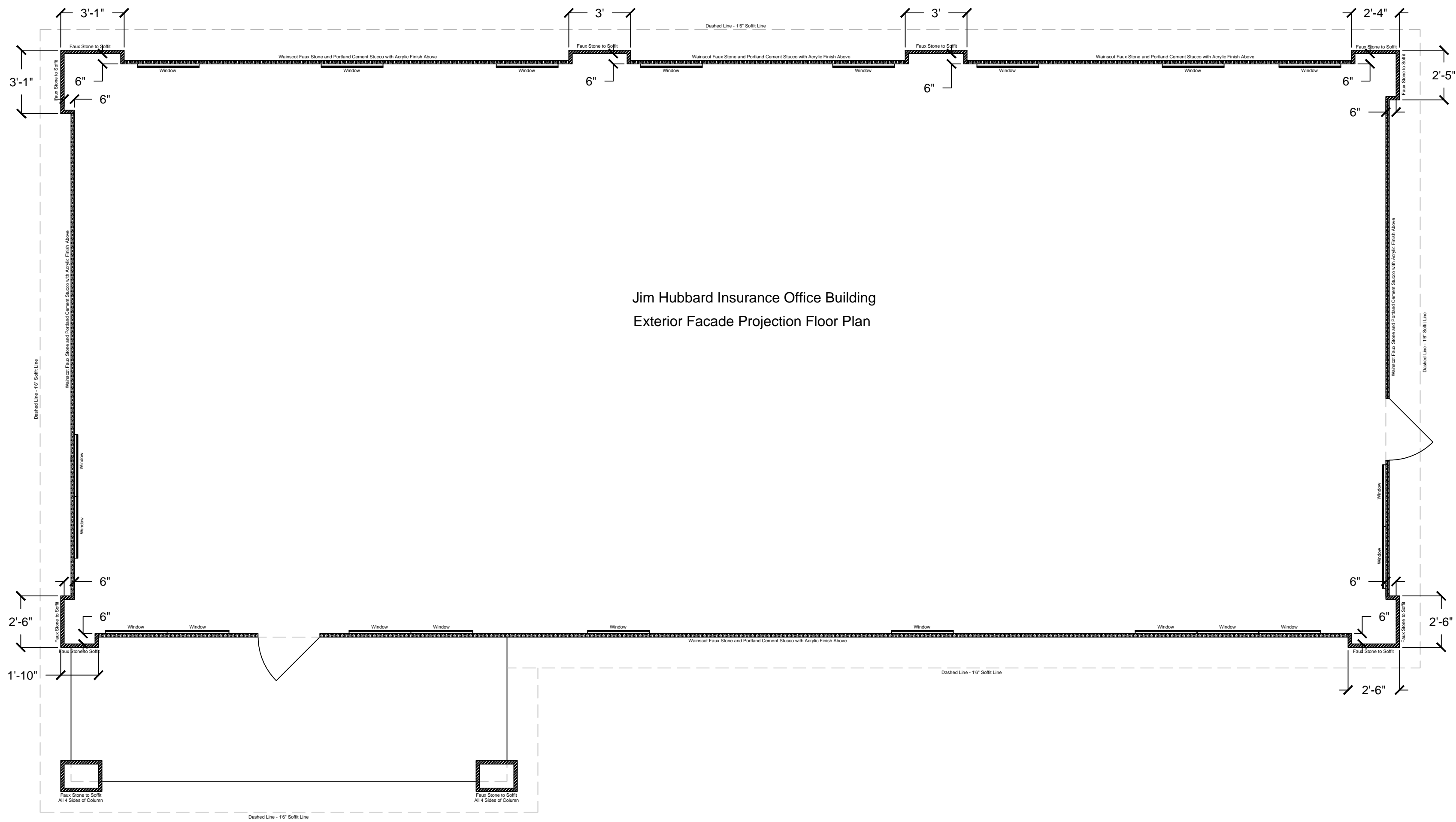
Plan: 23-06.KSH

07/09/2023

1/4" = 1'-0"

2





Jim Hubbard Insurance Office Building  
Exterior Facade Projection Floor Plan

111 SW Raintree Plaza Dr.  
Lees Summit, MO 64082

Jim Hubbard Insurance Office Building

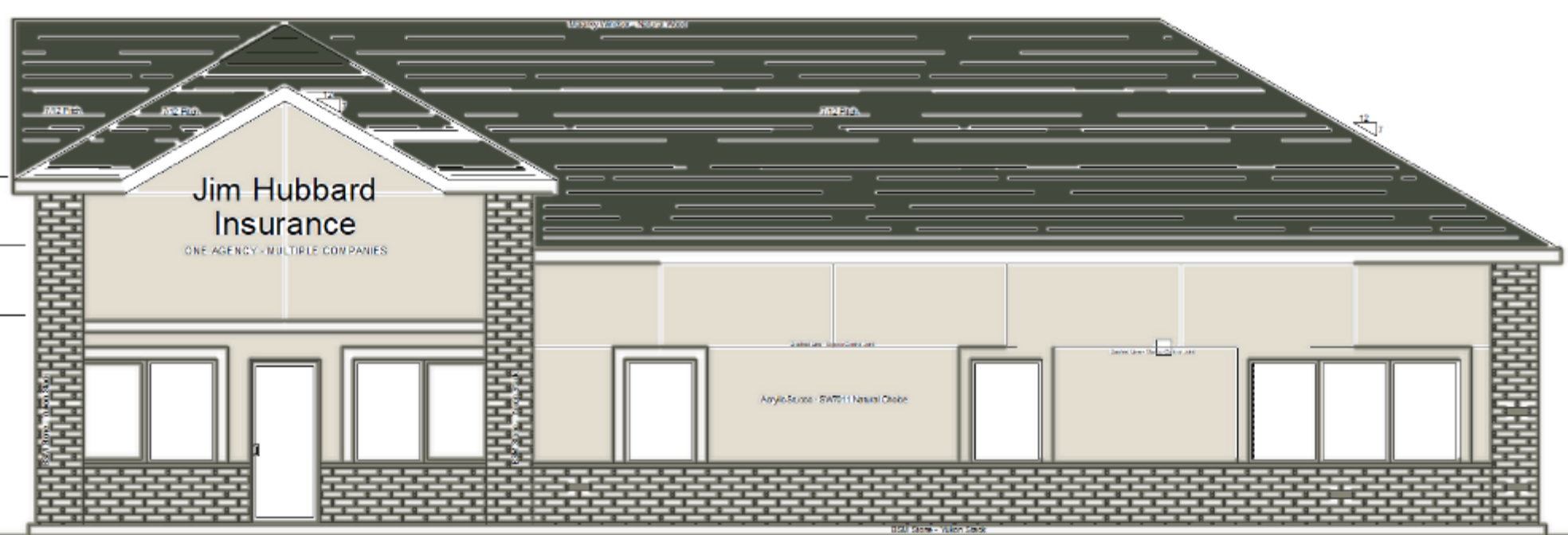
Plan: 23-06.KSH

07/09/2023

1/4" = 1'-0"

3





**Jim Hubbard  
Insurance**

ONE AGENCY - MULTIPLE COMPANIES

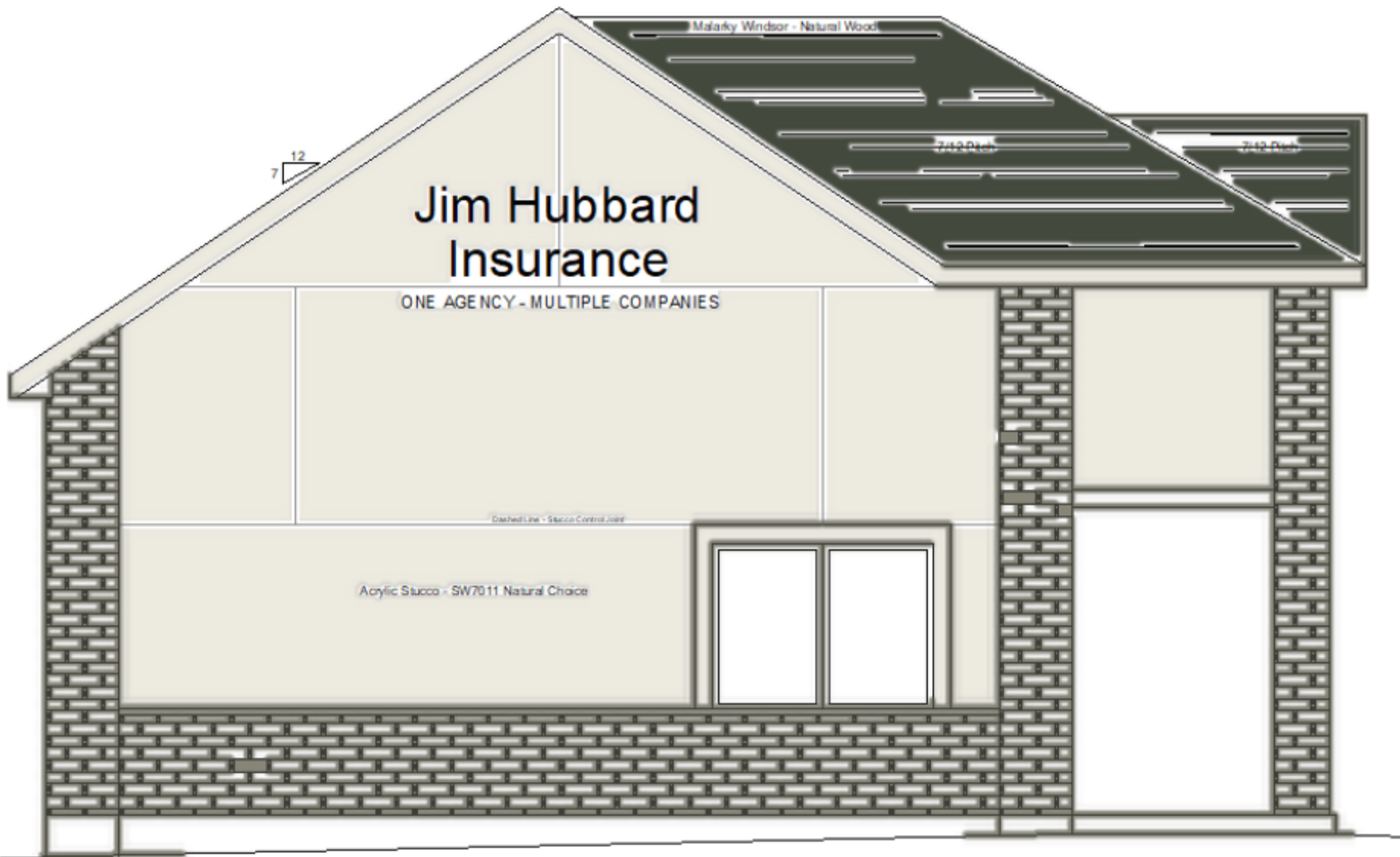
Anylo-Sunco - 547011 Natural Choice

1/2\"/>









Malaky Windsor - Natural Wood

12  
7

# Jim Hubbard Insurance

ONE AGENCY - MULTIPLE COMPANIES

7/12 Pitch

7/12 Pitch

Dashed Line - Stucco Control Joint

Acrylic Stucco - SW7011 Natural Choice



