

Emmanuel Science & Technology Center

Development Plan Application Resubmittal 001
Kansas City, MO: City Plan Commission
02.14.2025

Owner
Emmanuel Family and Child Development Center and Emergency Shelter for Children
4736 Prospect Ave
Kansas City, MO 64130

Construction Manager
McCownSordon Construction
850 Main Street
Kansas City, MO 64105
Contact: Chris Hess
Phone: 816.365.4774

Architect
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wineinger
Phone: 913.903.7554

Structural Engineer
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Kansas City, MO 66202
Contact: Erin Rosenthal
Phone: 913.831.1262

Civil Engineer
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape Architect
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

Mechanical / Plumbing Engineer
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #260
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wineinger
Phone: 708.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

Structural:
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.831.1262

Mechanical / Plumbing / AV / Data / IT
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #260
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Food Service
Santoro/Becker Associates LLC
6700 Swope Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

Project Description

The Emmanuel Science and Technology Center is the second project in what will be a first of its kind campus in the region providing holistic support to the early education system for Kansas City children, parents and teachers. The first project, completed in 2020, is the Emmanuel Family and Child Development Center (EF CDC) located directly east of the proposed project. The EF CDC currently serves over 250 children and their families with early education and health services. The proposed second project is the Emmanuel Science and Technology Center (EMSTC) which will serve as a community center for 120 school age children in after school care as well as adult-age training for future early education teachers and administrators. The EMSTC will contain six flexible learning spaces, a large gathering room, commercial kitchen and staff offices. The EMSTC will be open daily from 7a - 6p. The proposed parking lot will service the EMSTC and the existing EF CDC, all connected by a sidewalk that will be fully accessible and ADA compliant.

In a collaboration between Emmanuel and The Missouri Department of Conservation, a park space is proposed directly east of the EMSTC to promote resiliency and support of local ecosystems. The park will contain a dense forest of trees with a native understory, providing a place of cooling and introducing native plants and pollinators into the local ecosystem. The park space and entire development will heal the harms created from the existing conditions which are largely impervious surfaces with few trees. The park will be accessible to the public from 8a - 5p daily and will be connected to public trails and sidewalks to the north and south of the site.

Future phases development on the proposed site includes a Gymnasium Building and 12-16 units of Multi-Family Housing. The Gymnasium Building will serve the EF CDC and EMSTC as well as be programmed to serve as a community resilience hub in the event of a natural disaster. The multi-family housing phase will have 12-16 units of housing intended to serve the teachers working at the Emmanuel Campus. The housing phase is also intended to align with the Area Plan and Comprehensive Plan for the project site area.

Parkland Dedication

The Phase 3 multi-family housing project will plan to satisfy the Parkland Dedication requirement by paying a money-in-lieu of parkland space dedication. The payment and calculation of payment will be determined when the Phase 3 project is submitted for a minor amendment to the approved plan.

Sheet Index - CPC

Sheet Number	Sheet Name
A1.00	Cover Sheet
A1.01	Site Plan
A1.02	Building Elevations
L1.03	Tree Removal Plan
L1.04	Landscape Plan
L1.05	Illustrative Site Plan
L7.02	Site Sections
C3.0	Grading Plan
C4.0	Utility Plan
ES101	Photometric Plan

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
Zoning	B1-1 and R2.5	B1-1	no	
Gross Land Area				
in square feet	72,650.800	72,650.800	no	
in acres	1.667	1.667	no	
Right-of-way Dedication				
in square feet	0	0	no	
in acres	0	0	no	
Net Land Area				
in square feet	72,650.800	72,650.800	no	
in acres	1.667	1.667	no	
Building Area (sq ft)	62,250	12,260	no	
Floor Area Ratio	0.857	0.168	no	
Total Dwelling Units				
Detached House	0	0	no	
Zero lot line House	0	0	no	
Cottage House	0	0	no	
Semi-attached House	0	0	no	
Townhouse	0	0	no	
Multi-unit House	8	0	no	
Colonade	0	0	no	
Multiplex	0	0	no	
Multi-unit Building	0	0 in current request with 12-16 units in a future phase	no	
Total Lots				
Residential	2	0 current request with 1 in a future phase from one of the 2 public / civic below	no	
Public / Civic	2	2	no	
Commercial	0	0	no	
Industrial	0	0	no	
Other	0	0	no	

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	none	62'-6"	no	
Front Setback	20'-0"	20'-0"	no	
Side Setback	none	57'-6" / 161'-6"	no	
Side Setback (abutting street)	not applicable	not applicable	not applicable	
Height	35'-0"	29'-11"	no	

88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED (see 88-420-16)
	Required	Provided	Required	Provided	
Proposed Use(s) Community Center / Non-Residential	31	32	4	4	none
Total	31	32	4	4	

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	not applicable. no new housing is proposed in this phase of development.
88-415 Stream Buffers	not applicable. The project site is not in a stream buffer area.
88-430 Outdoor Lighting	all outdoor lighting complies with 88-435. refer to the Site Photometric Plan.
88-435 Outdoor Display, Storage and Work Areas	not applicable. The project does not included any such uses.
88-445 Signs	a variance is requested to increase the size of the monument size to 95 sq ft. Refer to the drawings for additional information.
88-450 Pedestrian Standards	existing public sidewalks will remain or replaced in their existing location. New sidewalks connecting to public way will comply with 88-450.

FOCAL

ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmittal 001 02.14.2025



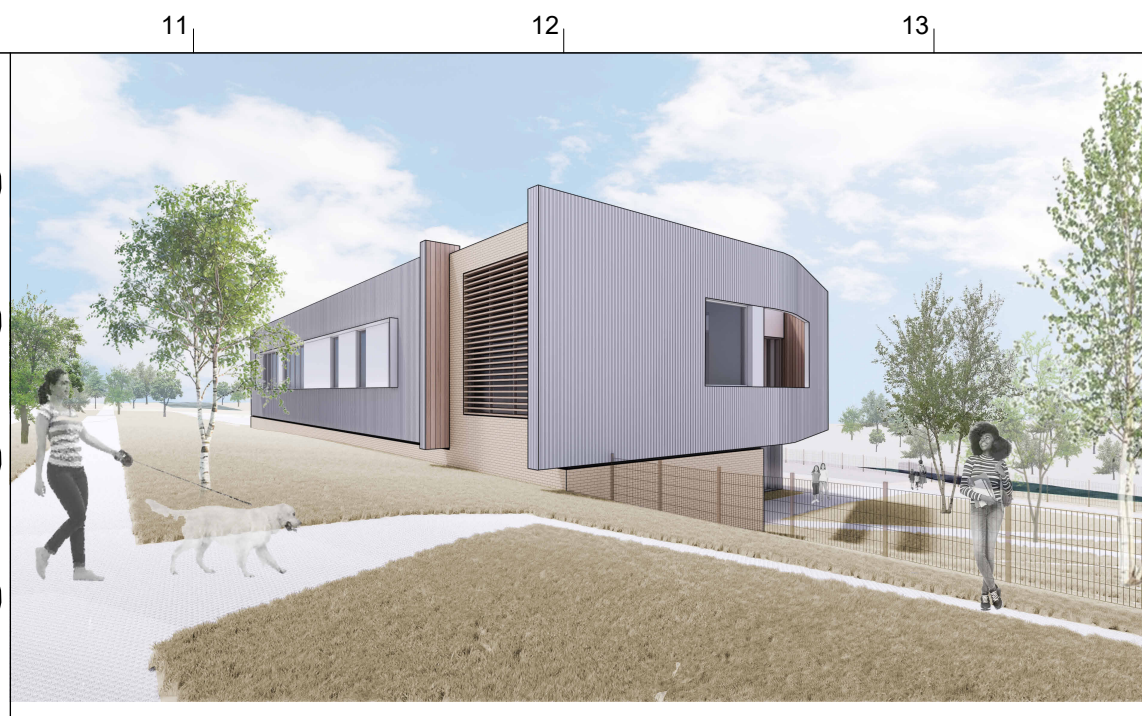
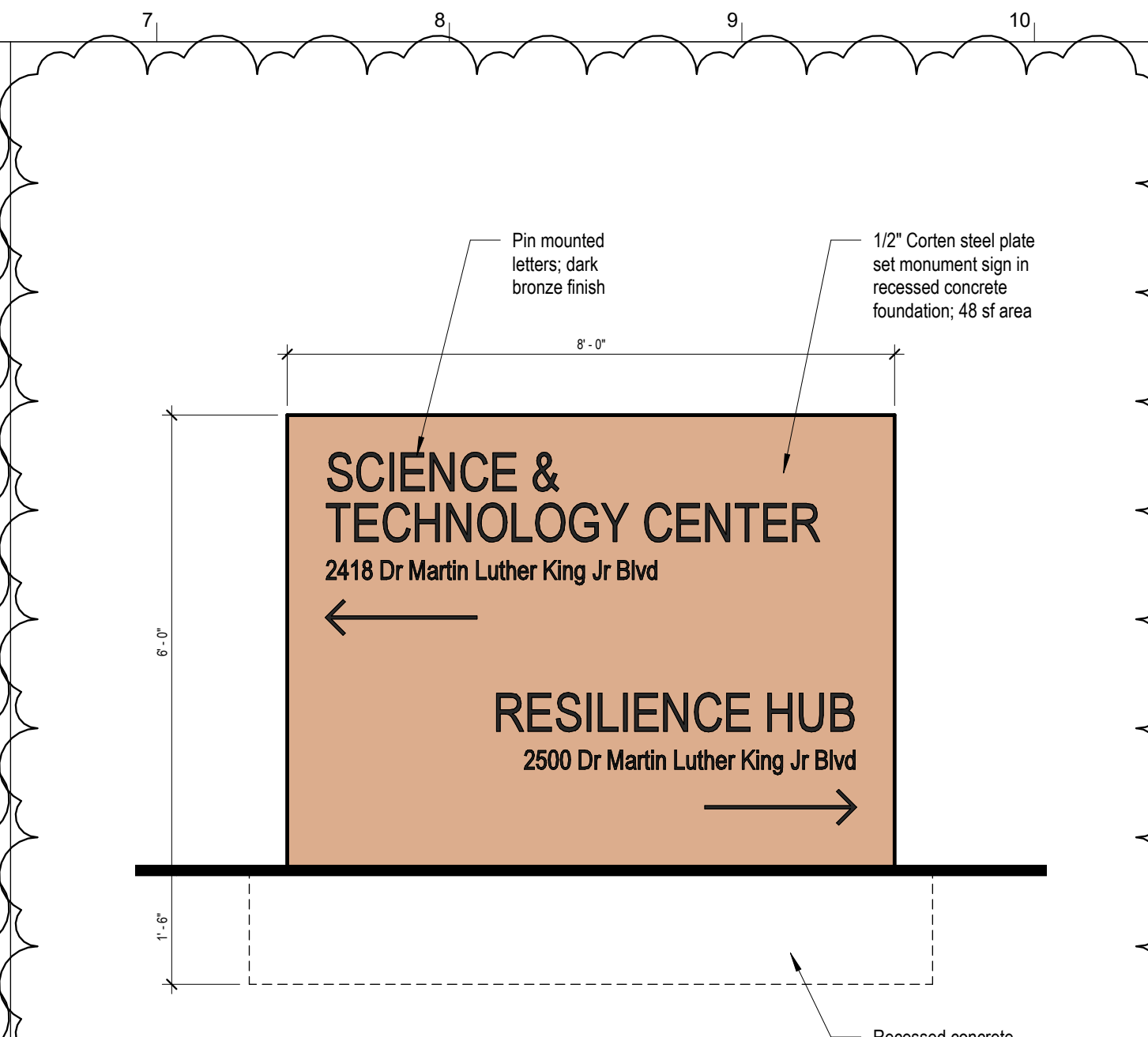
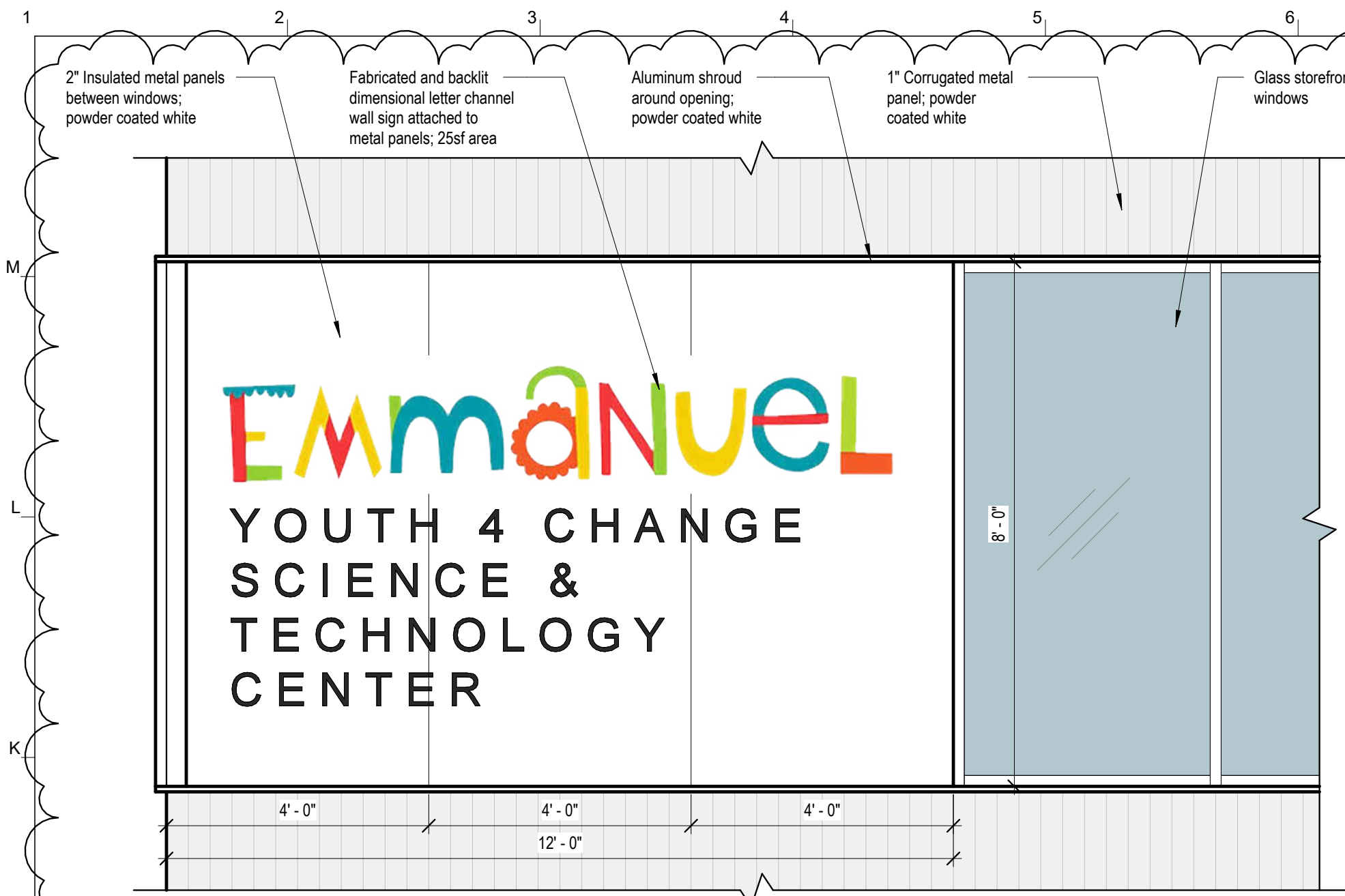
PROJECT NUMBER: 24.044

Emmanuel Science & Technology Center

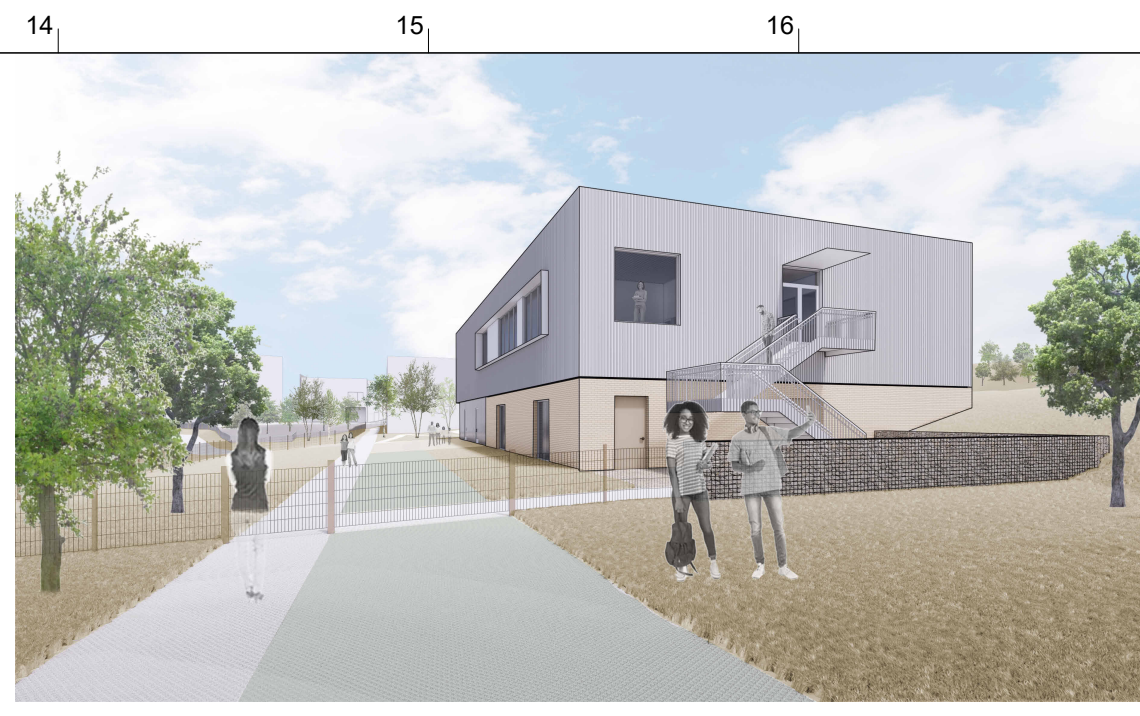
2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

Cover Sheet

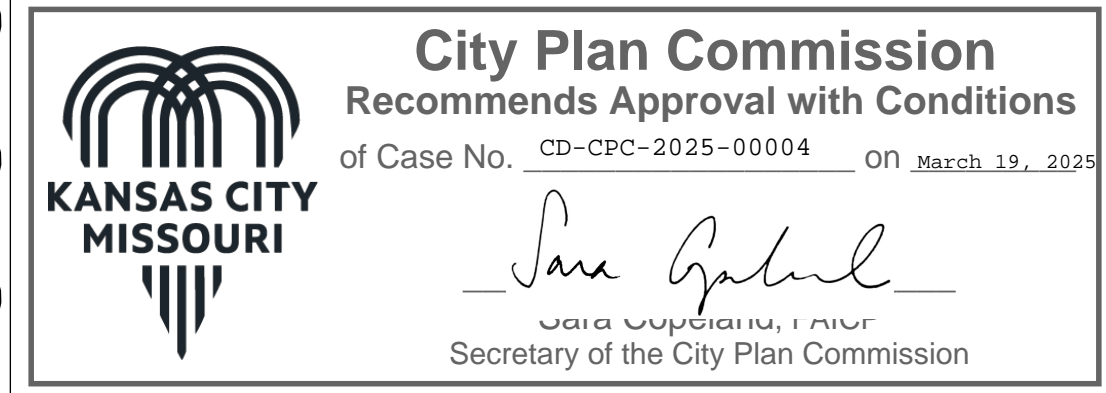
A1.00



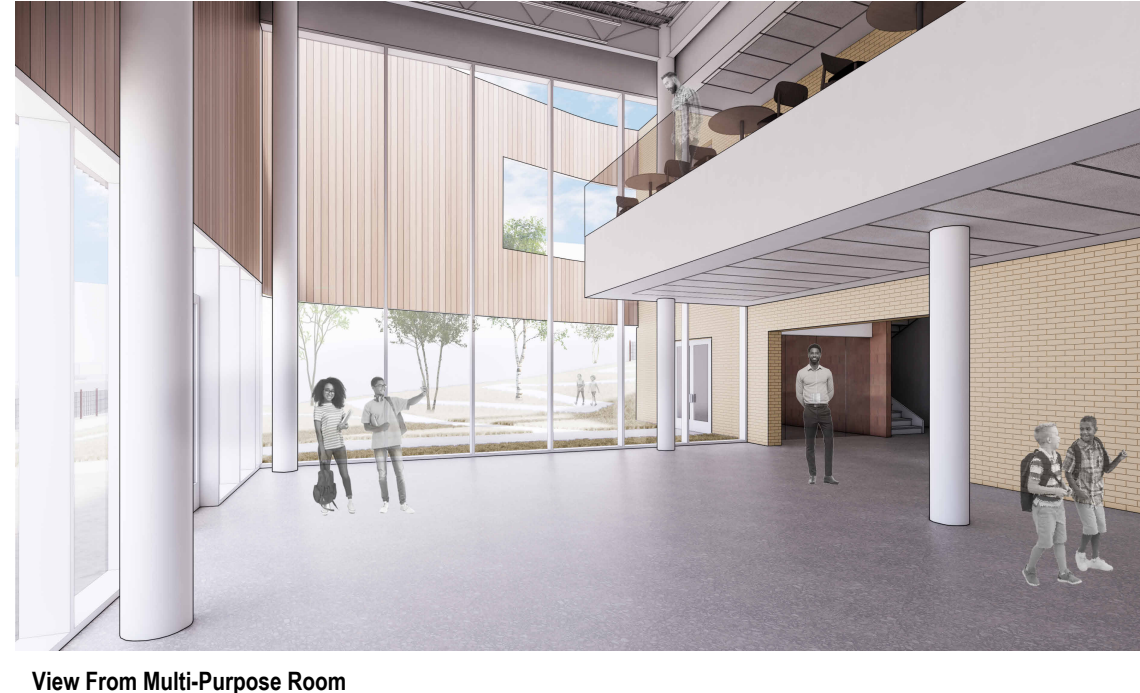
View From Southeast Corner Along Dr. MLK Jr. Blvd



View From Northeast Corner By Parking Lot



J10 Rendering Views
1/8" = 1'-0"



View From Multi-Purpose Room

FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wineinger
Phone: 708.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

Structural:
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.851.1262

Mechanical / Plumbing / AV / Data / IT
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

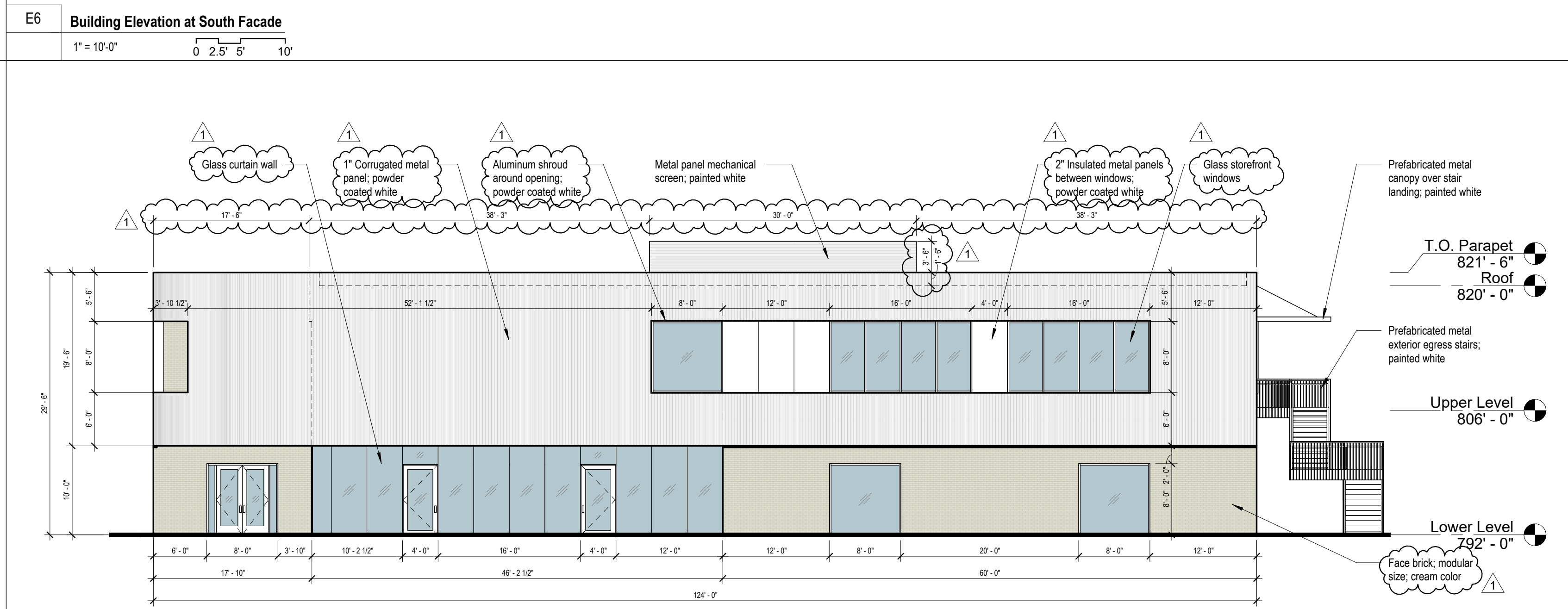
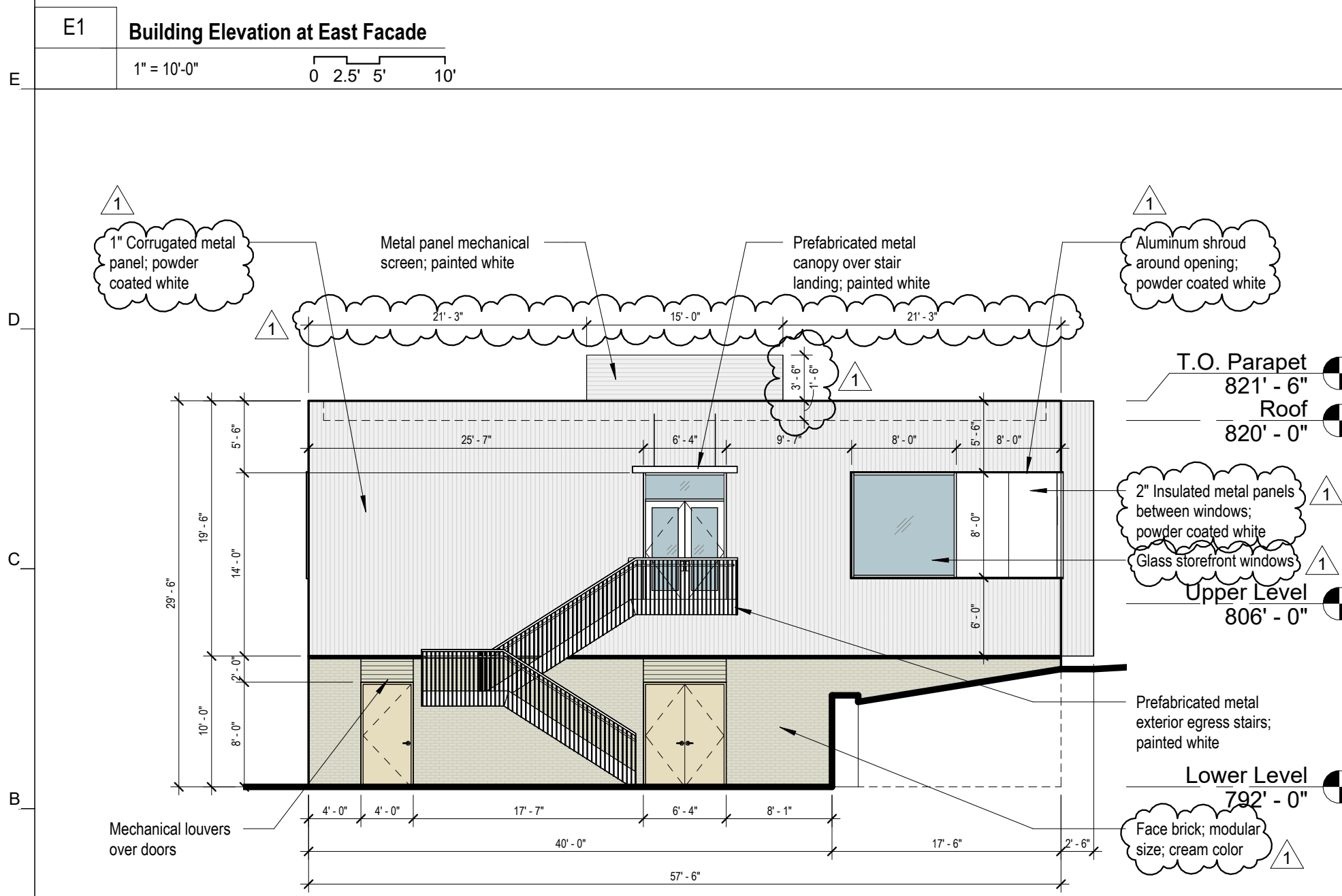
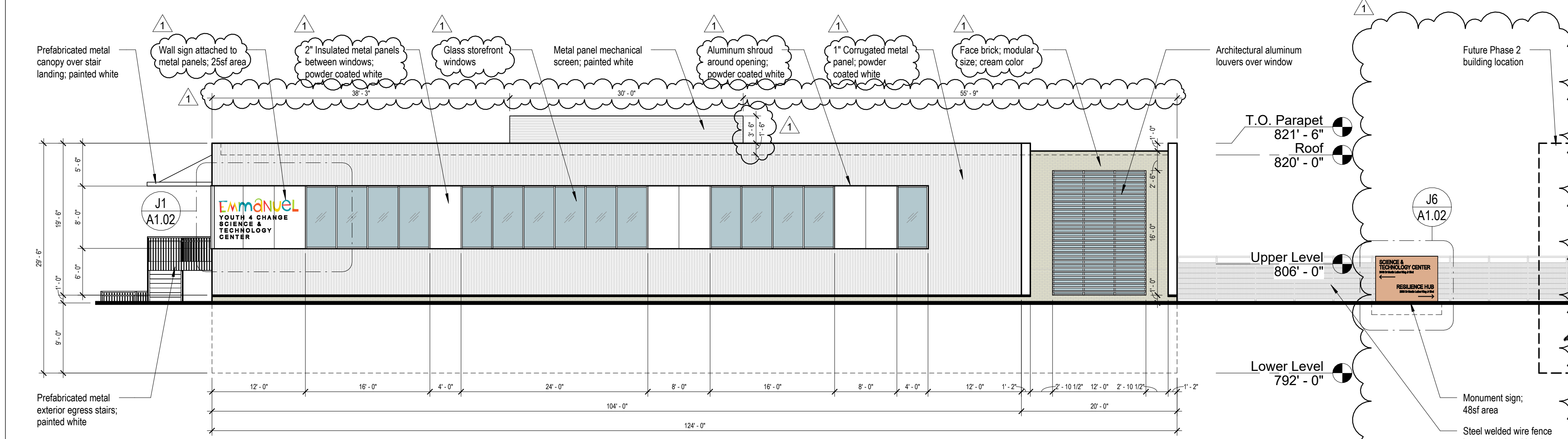
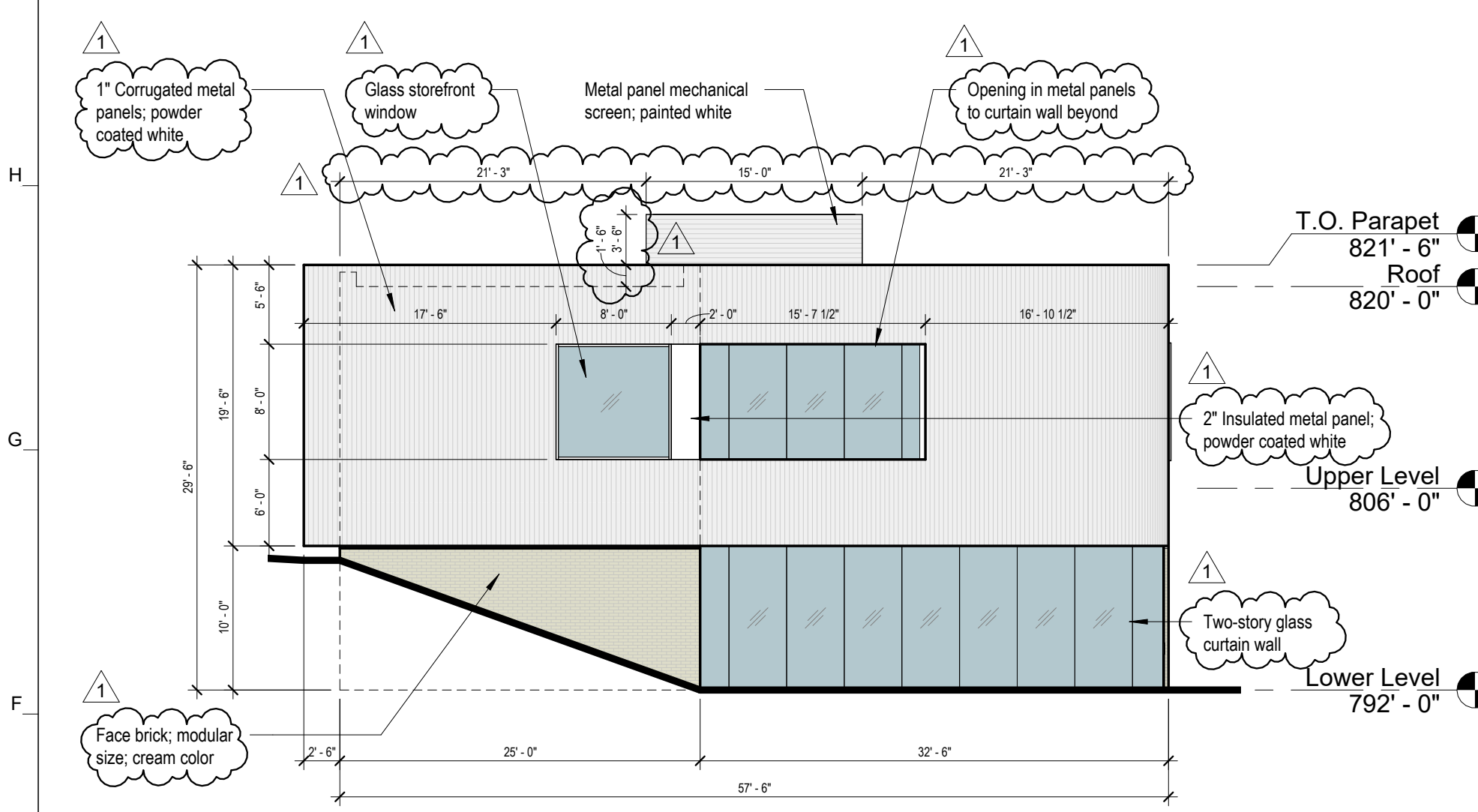
Electrical
Aniela Consulting Engineers Inc.
1600 Genessee, Suite #200
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Food Service
Santer/Becker Associates LLC
6700 South Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmittal 001 02.14.2025



PROJECT NUMBER: 24.044

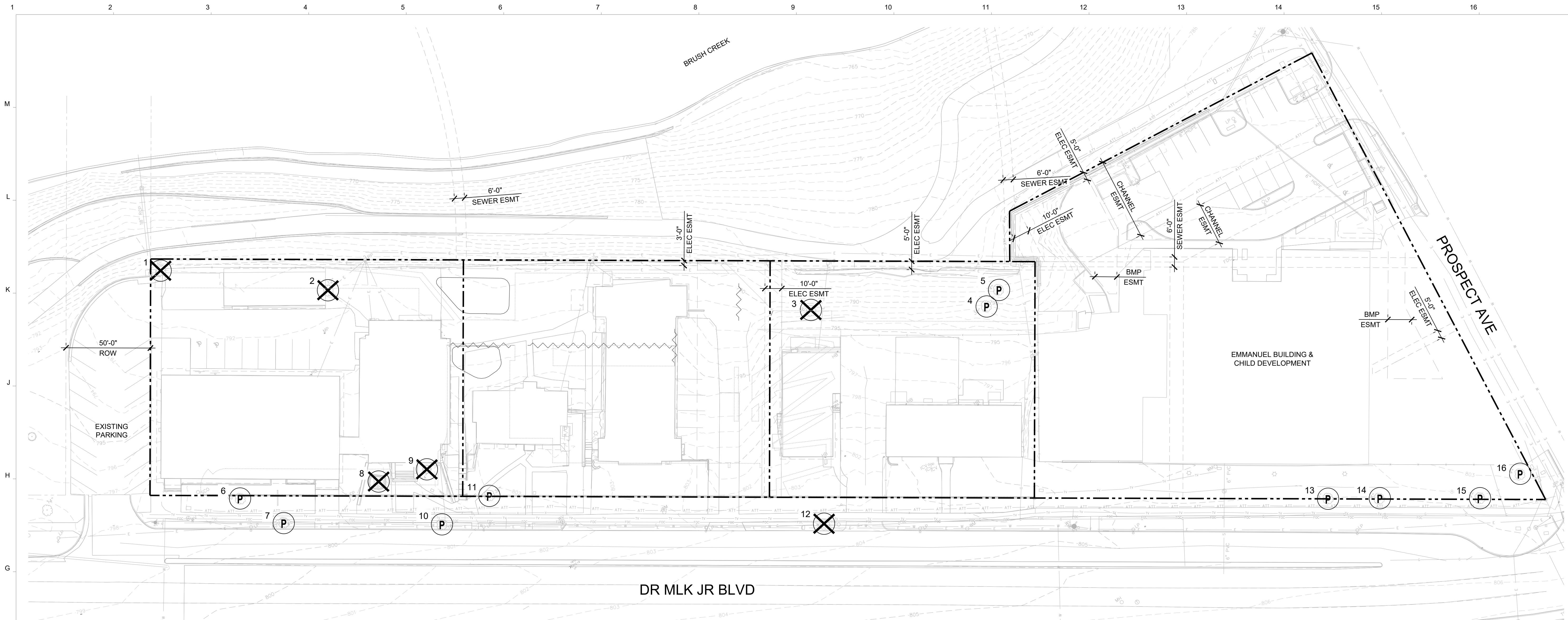


Elevation Material Legend	
Graphic	Note
	Face Brick; Modular Size; Cream Color
	1" Corrugated Metal Panel; Powder Coated White
	2" Insulated Metal Panel; Powder Coated White
	Glass

Emmanuel Science & Technology Center
2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

Building Elevations

A1.02



LEGEND

P

EXISTING TREE TO PRESERVE

X

TREES TO BE REMOVED (INCLUDING ROOTS)

TREE DEMOLITION NOTES

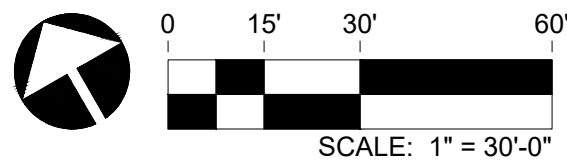
1.

CONTRACTOR TO TAG TREES DESIGNATED FOR DEMO PER PLAN AND REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO EXECUTION.

2.

TREE SIZE NOTED IS APPROXIMATE, VERIFY ACTUAL TREE IN FIELD.

EXISTING TREES	CALIPER	PRESERVE OR REMOVE
1	20"	REMOVE
2	12"	REMOVE
3	36"	REMOVE
4	30"	PRESERVE
5	24"	PRESERVE
6	10"	PRESERVE
7	30"	PRESERVE
8	24"	REMOVE
9	14"	REMOVE
10	18"	PRESERVE
11	36"	PRESERVE
12	20"	REMOVE
13	4"	PRESERVE
14	4"	PRESERVE
15	4"	PRESERVE
16	4"	PRESERVE



City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 ON March 19, 2025

Sara Supriano, F.A.I.C.P.
Secretary of the City Plan Commission

NOT FOR
CONSTRUCTION

SUR

LANDSCAPE
ARCHITECTURE

FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wessinger
Phone: 708.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

Structural:
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.831.1262

Mechanical / Plumbing / AV / Data / IT
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #290
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Food Service
SentinelBecker Associates LLC
6700 Swope Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmital 001 02.14.2025




PROJECT NUMBER: 2403

Emmanuel Science & Technology Center

2418 Swope Parkway, Kansas City, MO 64130

TREE REMOVAL PLAN


L1.03



City Plan Commission

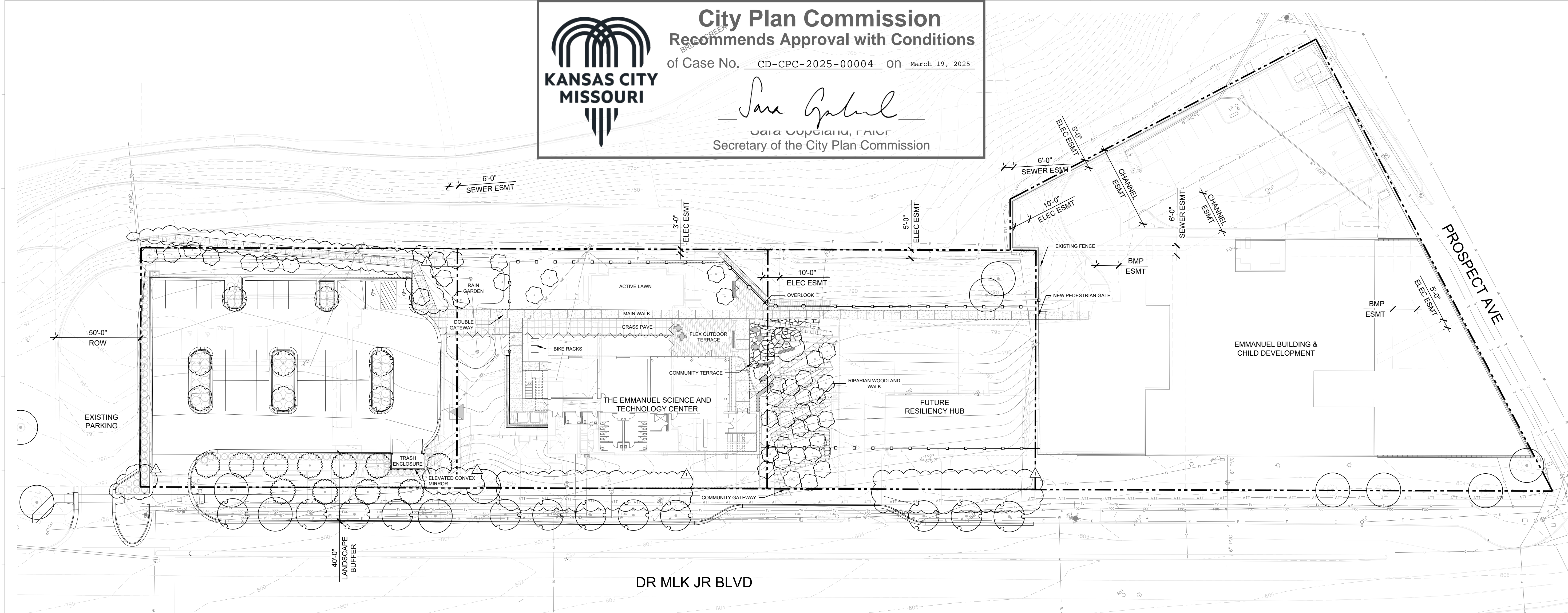
Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 ON March 19, 2025



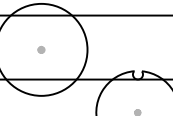


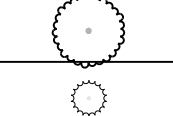
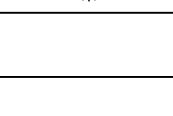
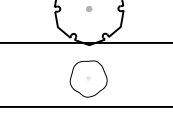

Sara Copeland, FAICP

Secretary of the City Plan Commission



The site plan illustrates the layout of the Emmanuel Science & Technology Center. Key features include: a 50'-0" ROW on the west side; existing parking to the southwest; a 40'-0" landscape buffer along the south side; various utility lines (sewer, electric, channel) and structures (ESMT, BMP) shown; and specific landscaping elements like rain gardens, bike racks, and different types of trees and shrubs. The plan also shows the building's footprint, main walk, grass paves, and outdoor terraces. The site is bounded by Prospect Ave to the east and Dr. MLK Jr Blvd to the south.

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	APPROVED
88-425-03 STREET TREES	18	14	
88-425-04 GENERAL	5	45	
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO PARKWAYS			
BUFFER WIDTH	30'-0"	40'-0"	
TREES	11	11	
SHRUBS/WALL/BERM	63 SHRUBS	70 SHRUBS	
88-425-06 INTERIOR VEHICULAR USE AREA			
INTERIOR AREA	1,365 SF	1,366 SF	
TREES	8	8	
SHRUBS	39	56 SHRUBS	
88-425-07 PARKING GARAGE SCREENING	N/A		
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	N/A		
88-425-09 OUTDOOR USE SCREENING	N/A		

88-425 - LANDSCAPE SCHEDULE	SYMBOL	SIZE
EXISTING TREES		
88-425-03 STREET TREES		2 INCH
88-425-04 GENERAL		VARIES
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS		
BUFFER WIDTH		
TREES		2 INCH
SHRUBS/WALL/BERM		3 GALLON
88-425-06 INTERIOR VEHICULAR USE AREA		
INTERIOR AREA		
TREES		2 INCH
SHRUBS		3 GALLON

BOTANICAL / COMMON NAME

STREET TREE SPECIES

- Quercus bicolor / Swamp White Oak
- Quercus lyrata / Overcup Oak
- Quercus muehlenbergii / Chinkapin Oak
- Quercus shumardii / Shumard Oak

GENERAL TREE SPECIES

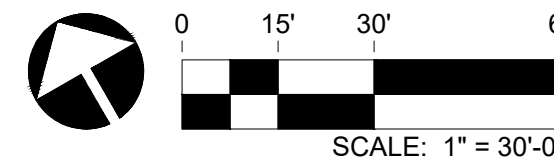
- Cornus florida / Flowering Dogwood
- Nyssa sylvatica / Tupelo
- Platanus occidentalis / American Sycamore
- Salix amygdaloides / Peach Leaf Willow
- Salix humilis / Prairie Willow
- Salix interior / Sandbar Willow
- Salix nigra / Black Willow

PERIMETER VEHICULAR TREE SPECIES

- Gymnocladus dioicus / Kentucky Coffeetree

INTERIOR VEHICULAR TREE SPECIES

- Gymnocladus dioicus / Kentucky Coffeetree
- Quercus shumardii / Shumard Oak



North arrow pointing up and slightly to the right. Graphic scale bar showing 0, 15', 30', and 60' feet. Text below the scale bar reads: SCALE: 1" = 30'-0"

FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wessinger
Phone: 785.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

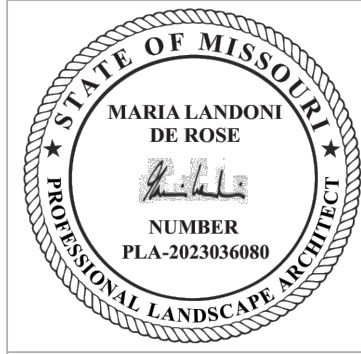
Structural:
PMA Engineering
6117 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.831.1262

Mechanical / Plumbing / AV / Data / IT
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #200
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Food Service
SantierBacker Associates LLC
6700 Squibb Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmit 001 02.14.2025



Professional seal of Maria Landoni, Landscape Architect. The seal is circular with 'STATE OF MISSOURI' around the top and 'LANDSCAPE ARCHITECT' around the bottom. In the center, it says 'MARIA LANDONI DE ROSE' and 'NUMBER PLA-2023036088'.


PROJECT NUMBER: 2403

Emmanuel Science & Technology Center

2418 Swope Parkway, Kansas City, MO 64130

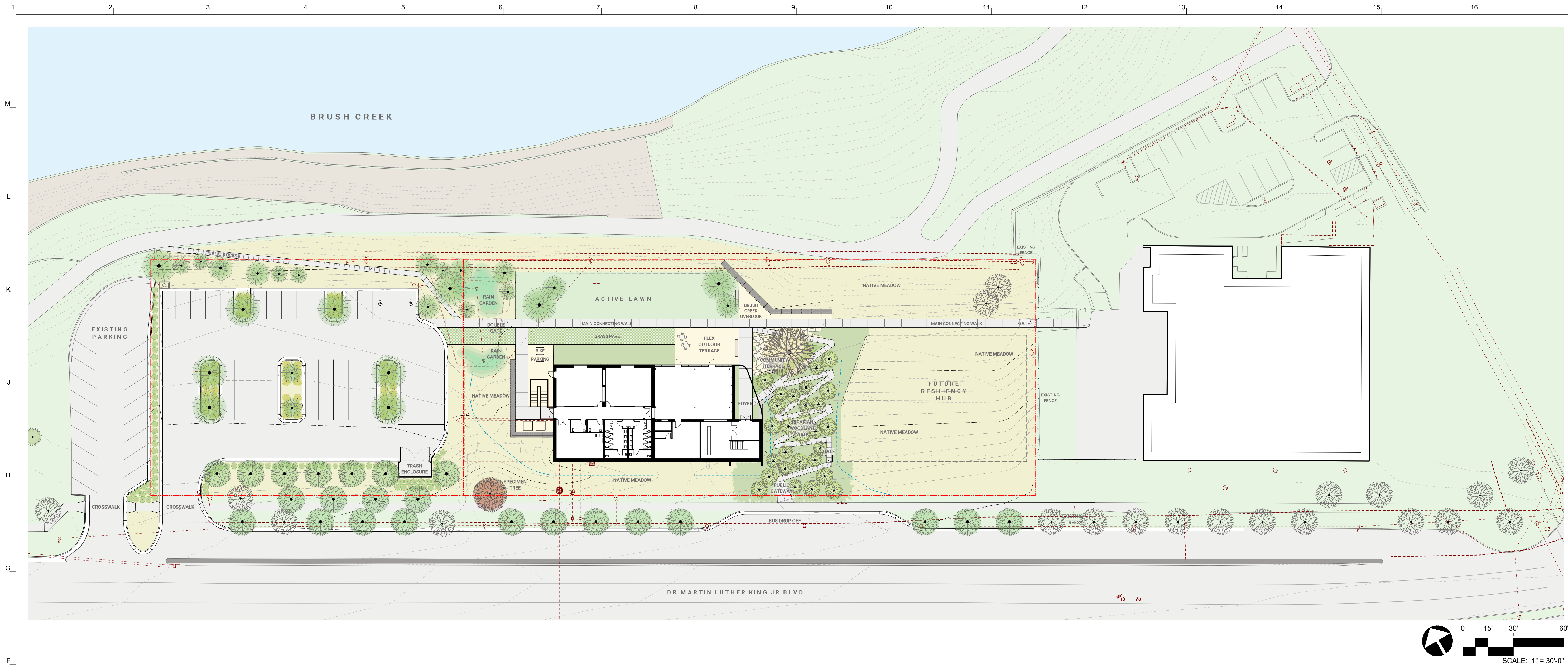
LANDSCAPE PLAN

NOT FOR
CONSTRUCTION



SUR LANDSCAPE ARCHITECTURE logo. The logo features the letters 'SUR' in a large, bold, sans-serif font, with 'LANDSCAPE ARCHITECTURE' in a smaller, all-caps, sans-serif font below it.

L1.04



KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 on March 19, 2025

Sara Cooper
Sara Cooper, FAICP
Secretary of the City Plan Commission

NOT FOR
CONSTRUCTION

SUR
LANDSCAPE
ARCHITECTURE

Emmanuel Science & Technology Center

2418 Swope Parkway, Kansas City, MO 64130

ILLUSTRATIVE SITE PLAN

FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Weininger
Phone: 708.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

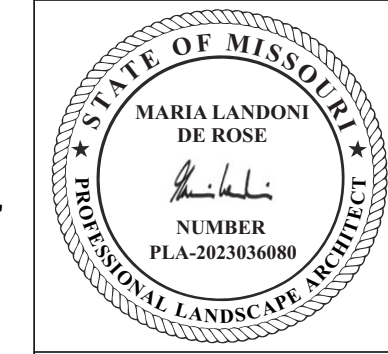
Structural:
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.851.1262

Mechanical/Plumbing/AV/Data/IT
Hess & Brown Engineers
15802 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #200
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

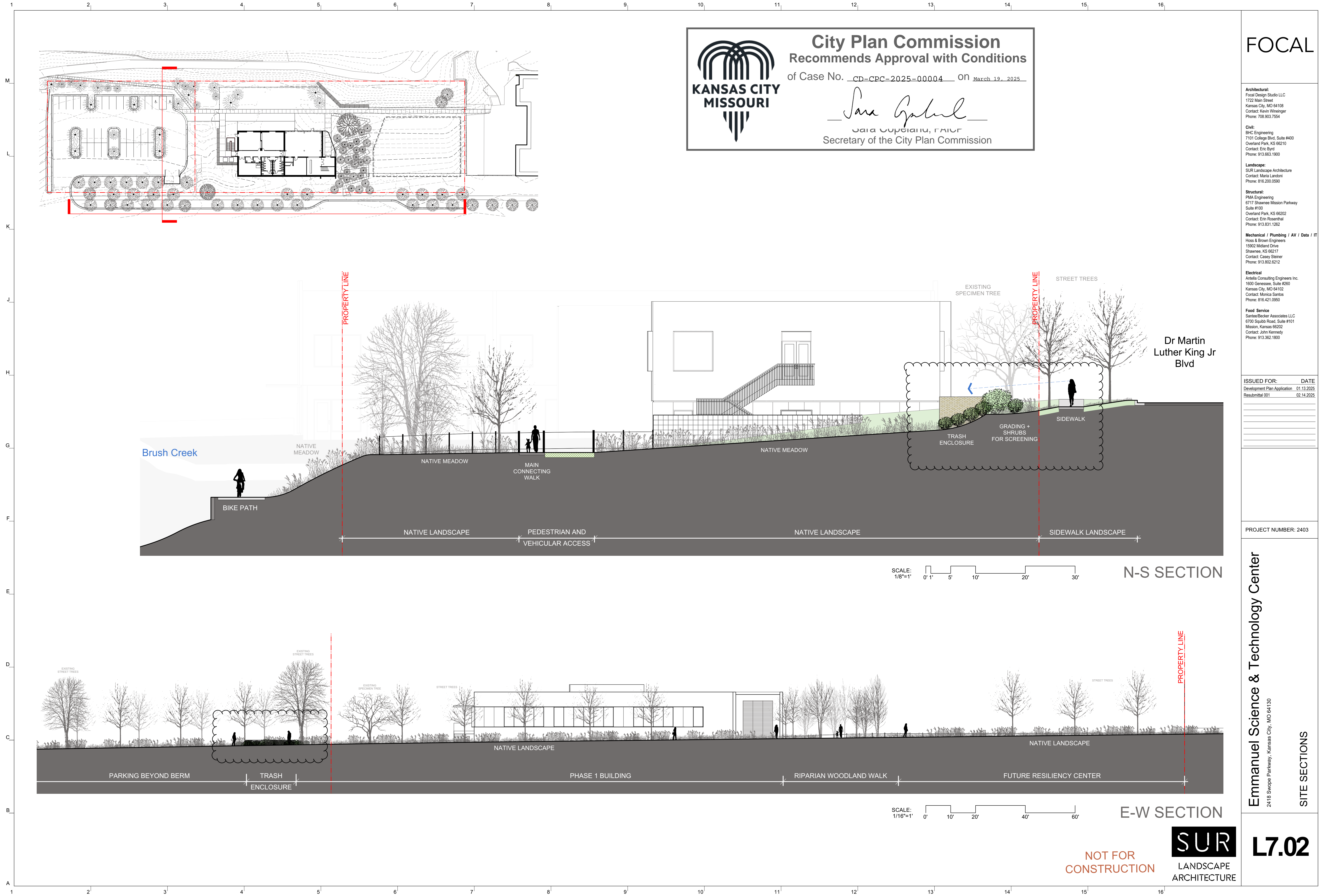
Food Service
Santore/Becker Associates LLC
6700 Swope Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

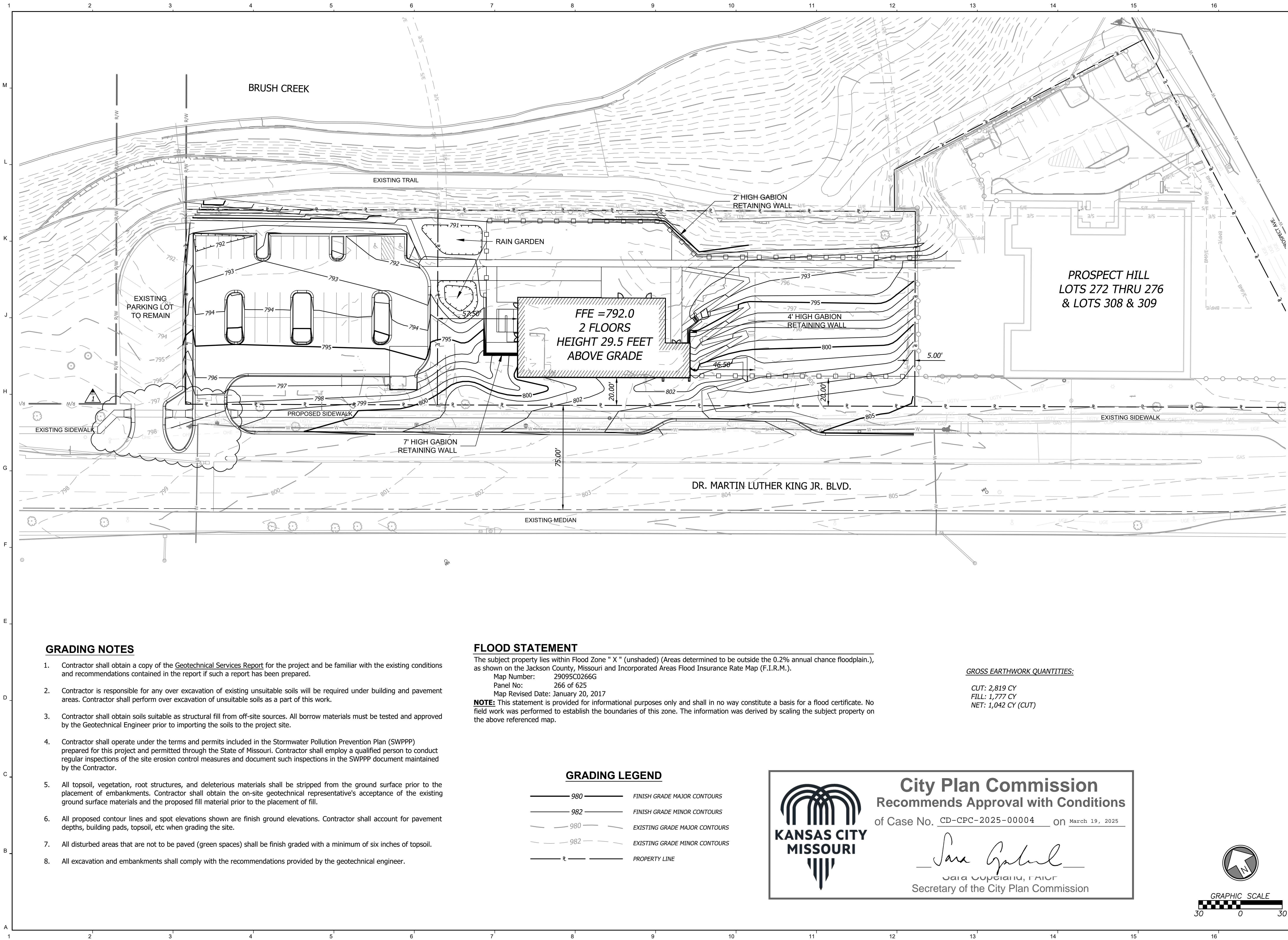
ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmittal 001 02.14.2025



PROJECT NUMBER: 2403

L0.05





GRADING NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

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: 29095C0266G
Panel No: 266 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.

GRADING LEGEND

— 980 —	FINISH GRADE MAJOR CONTOURS
— 982 —	FINISH GRADE MINOR CONTOURS
- - 980 - -	EXISTING GRADE MAJOR CONTOURS
- - 982 - -	EXISTING GRADE MINOR CONTOURS
— R —	PROPERTY LINE

GROSS EARTHWORK QUANTITIES:

CUT: 2,819 CY
FILL: 1,777 CY
NET: 1,042 CY (CUT)

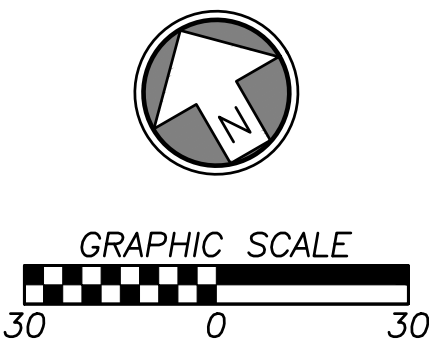


City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 on March 19, 2025

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission



FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wingerger
Phone: 786.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SLR Landscape Architecture
Contact: Maria Landon
Phone: 816.200.0550

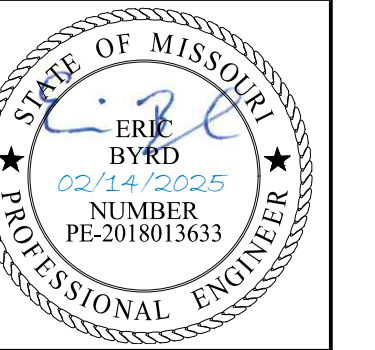
Structural:
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.831.1262

Mechanical / Plumbing / AV / Data / IT
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #260
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Food Service
Santelbeck Associates LLC
6700 Squabb Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmittal 001 02.14.2025




PROJECT NUMBER: 24.044

Emmanuel Science & Technology Center

2418 Swape Parkway, Kansas City, MO 64130

GRADING PLAN


C3.0



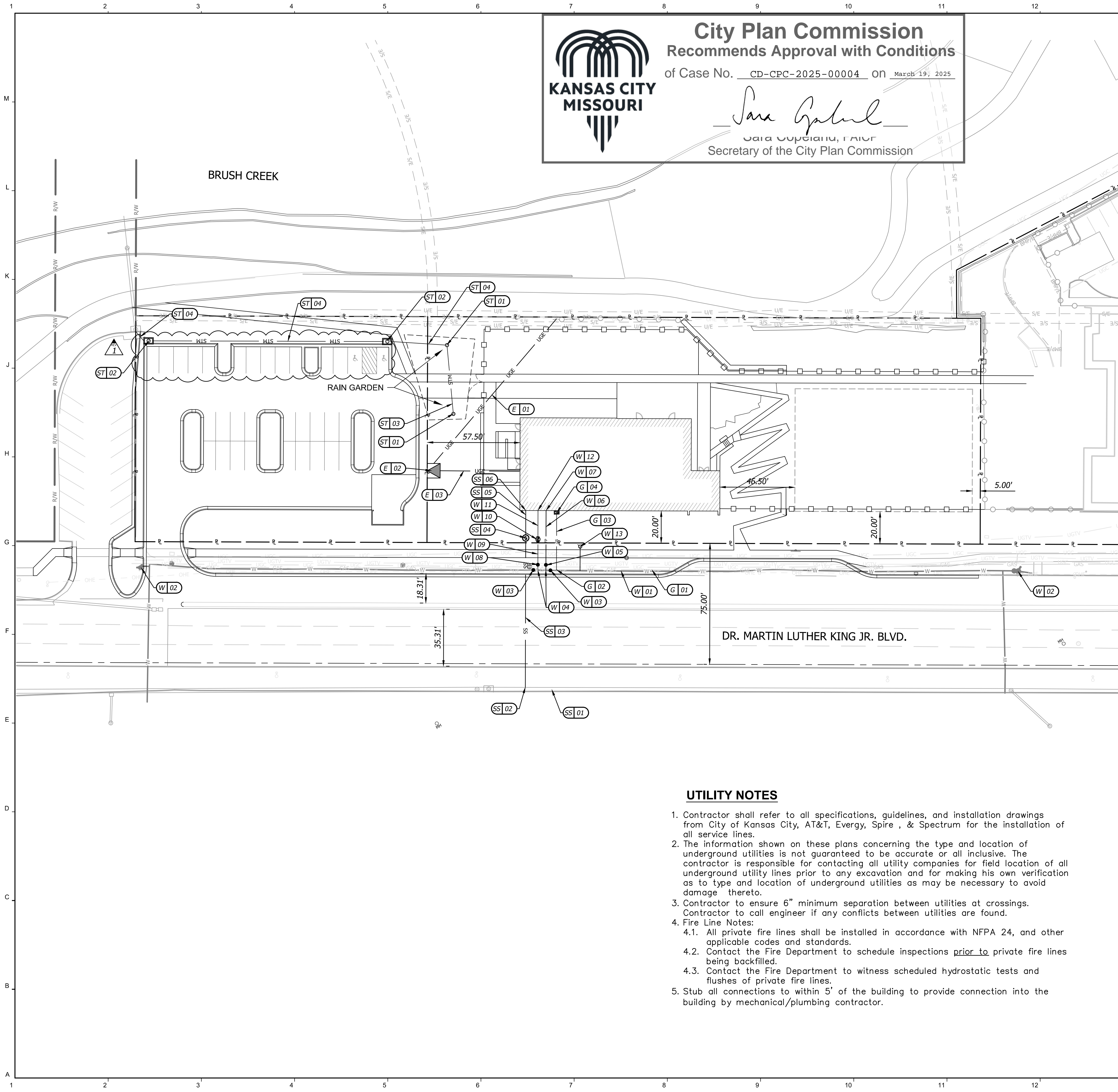
City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00004 ON March 19, 2025



Sara Cooperland, FAICP
Secretary of the City Plan Commission



UTILITY CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION - KC WATER

- 01 EXISTING 6" WATER MAIN .
- 02 EXISTING FIRE HYDRANT.
- 03 INSTALL 6" SOLID SLEEVE AND 6" VALVE ON EXISTING MAIN, REFER TO KCMO WATER SERVICES DETAIL 6215.
- 04 INSTALL 6"x6"x6" TEE.
- 05 INSTALL 6" GATE VALVE WITH 6" X4" REDUCER.
- 06 INSTALL 35 LF OF 6" DUCTILE IRON PIPE-CLASS 50 WITH POLYWRAP FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
- 07 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING; SEE MEP PLANS.
- 08 INSTALL 6" GATE VALVE WITH 6"x2" REDUCER AND CURB STOP PER KC WATER STANDARDS.
- 09 INSTALL 15 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
- 10 INSTALL 2" DOMESTIC WATER METER WITH BYPASS CONNECTION WITH A SEALED LOCKABLE OS&Y VALVE IN PIT PER KC WATER DRAWING 6207.
- 11 INSTALL 18 LF OF 3" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
- 12 CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING; RE: PLUMBING PLANS.

E - ELECTRIC SERVICE INFORMATION - EVERGY

- 01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC POLE TO TRANSFORMER PAD.
- 02 PROPOSED TRANSFORMER PAD.
- 03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; RE: ELECTRICAL PLAN.

G - GAS SERVICE INFORMATION - SPIRE

- 01 EXISTING GAS MAIN.
- 02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.
- 03 INSTALL 93 LF GAS SERVICE LINE.
- 04 GAS CONNECTION TO METER; RE: PLUMBING PLAN.

ST - STORM SEWER INFORMATION - KC WATER

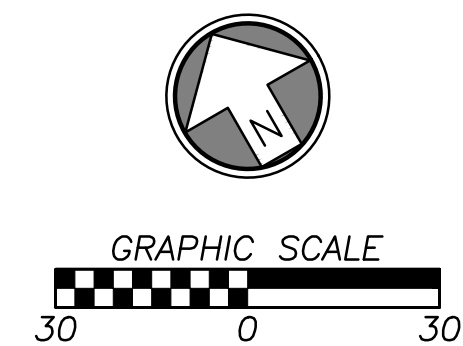
- 01 INSTALL 18" NYLOPLAST DRAIN BASIN.
- 02 INSTALL CURB INLET.
- 03 INSTALL 10" HDPE STORM PIPE.
- 04 INSTALL 15" HDPE STORM PIPE.

SS - SANITARY SEWER INFORMATION - KC WATER

- 01 EXISTING 30" COMBINED SEWER.
- 02 PROPOSED TEE CONNECTION; FL = 789.75
- 03 INSTALL 92 LF 6" PVC SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE.
- 04 INSTALL 4' DIA. CONCRETE SAMPLING MH; FL OUT = 790.67, FL IN = 790.67, RIM = 801.00
- 05 INSTALL 17 LF 6" PVC SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE.
- 06 CONNECT TO BUILDING PLUMBING; RE: PLUMBING PLAN.

UTILITY NOTES

- Contractor shall refer to all specifications, guidelines, and installation drawings from City of Kansas City, AT&T, Evergy, Spire , & Spectrum for the installation of all service lines.
- The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
- Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
- Fire Line Notes:
 - All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
 - Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
 - Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
- Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.



FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wingerger
Phone: 788.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590


Structural:
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Overland Park, KS 66202
Contact: Erin Rosenthal
Phone: 913.831.1292

Mechanical / Plumbing / AV / Data / IT
Hess & Brown Engineers
15002 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Arabella Consulting Engineers Inc.
1601 Converse, Suite #200
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0550

Food Service
Santosa Becker Associates LLC
6700 Squibs Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

ISSUED FOR: DATE
Development Plan Application 01.13.2025
Resubmittal 001 02.14.2025



PROJECT NUMBER: 24.044

Emmanuel Science & Technology Center
2418 Swoppe Parkway, Kansas City, MO 64130

UTILITY PLAN

C4.0

