

PROPERTY DESCRIPTION:
 Lot 3A, I-470 Business & Technology Center, a replat of Lots 3 and 4.

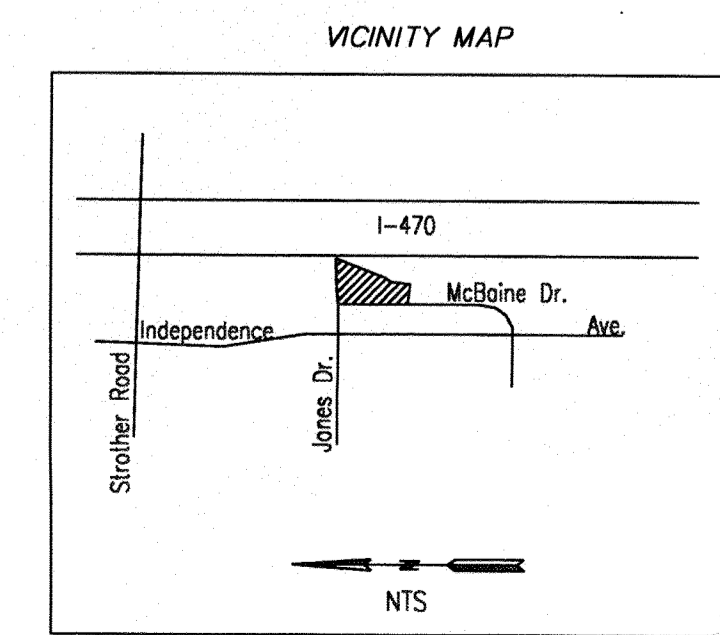
- NOTES:**
- All construction and materials to conform to the City of Lee's Summit specifications and details per the Design and Construction Manual, as adopted by Ordinance 5613, and APWA specifications. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
 - Haystack/sill fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
 - Contractor shall contact the Public Works Inspections 48 hours prior to commencement of work at (816) 969-1800.
 - Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
 - All curb shall be CG-1 or integral with the sidewalk.
 - A handicap parking sign, 5' above finish grade, shall be placed at the head of the parking space (MUTCD Sign No. R7-8).
 - There shall be two way traffic movement.
 - Perimeter parking area dimensions shown are to the back of curb.
 - All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal).
 (Height of screen shall equal the height of mechanical equipment that is being screened).
 - See architectural submittal for all building dimensions, monument signs and lighting details.
 - This lot has no gas or oil wells of record.
 - This lot is not in a flood plain per FRM Panel Map No. 29095C0305F, dated September 29, 2006.
 - ADA accessible ramp to have detectable surface. See KCAPWA web site for details.
 - Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
 - Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
 - Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
 - See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
 - Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.
 - Curb shown shaded to be painted red for no parking, fire lane.

SITE INFORMATION:
 Zoning: PMIX
 Lot Area: 112747.55 SF
 Building Area (GFA): 27643 SF
 FAR: .25 to 1
 Impervious Coverage: 89978 SF, 80%
 Parking Space Required: 97 (Per Sky Zone National Requirements of 3.5 spaces/1000 SF, GFA)
 Parking Spaces Provided: 121
 ADA Spaces Required/Provided: 4/4
 Standard Space Size: 9'x17'
 Minimum Drive Aisle Width: 24' minimum, 18' minimum for one-way traffic
 Planned Use: Indoor Trampoline Park
 Anticipated Completion: Fall 2015

PROJECT BENCHMARK:
 Kansas City Metro Control Monument Braun 3
 Elevation = 1002.95

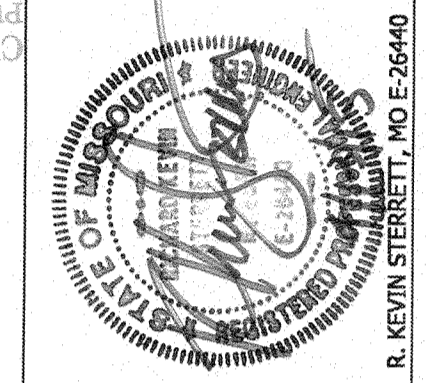
TEMPORARY BENCHMARK (TBM):
 Top of existing manhole along the West side of NE McBaine Drive +/- 213' South of the centerline of NE Jones Industrial Drive.
 Elevation = 995.94

LOT 5A TECHNOLOGY
 I-470 CENTER - 2ND PLAT

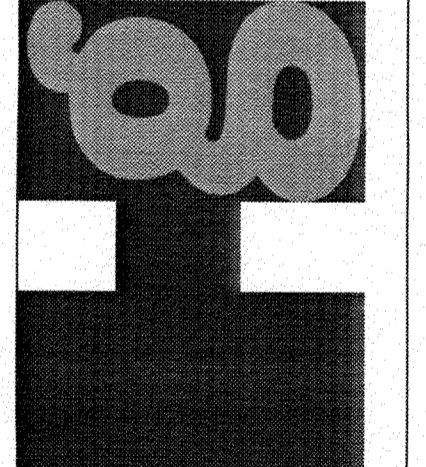


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NO.	DATE	REVISION	BY	CHK/APP
1	09-13-15	Revisions per Lee's Summit comment letter of 3/16/15.	OP	KS
2	04-10-15	Revised per adjustment in I-470 Right-of-Way	OP	KS



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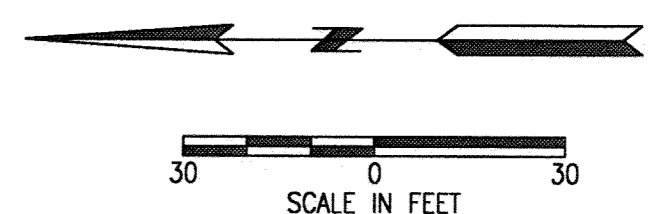
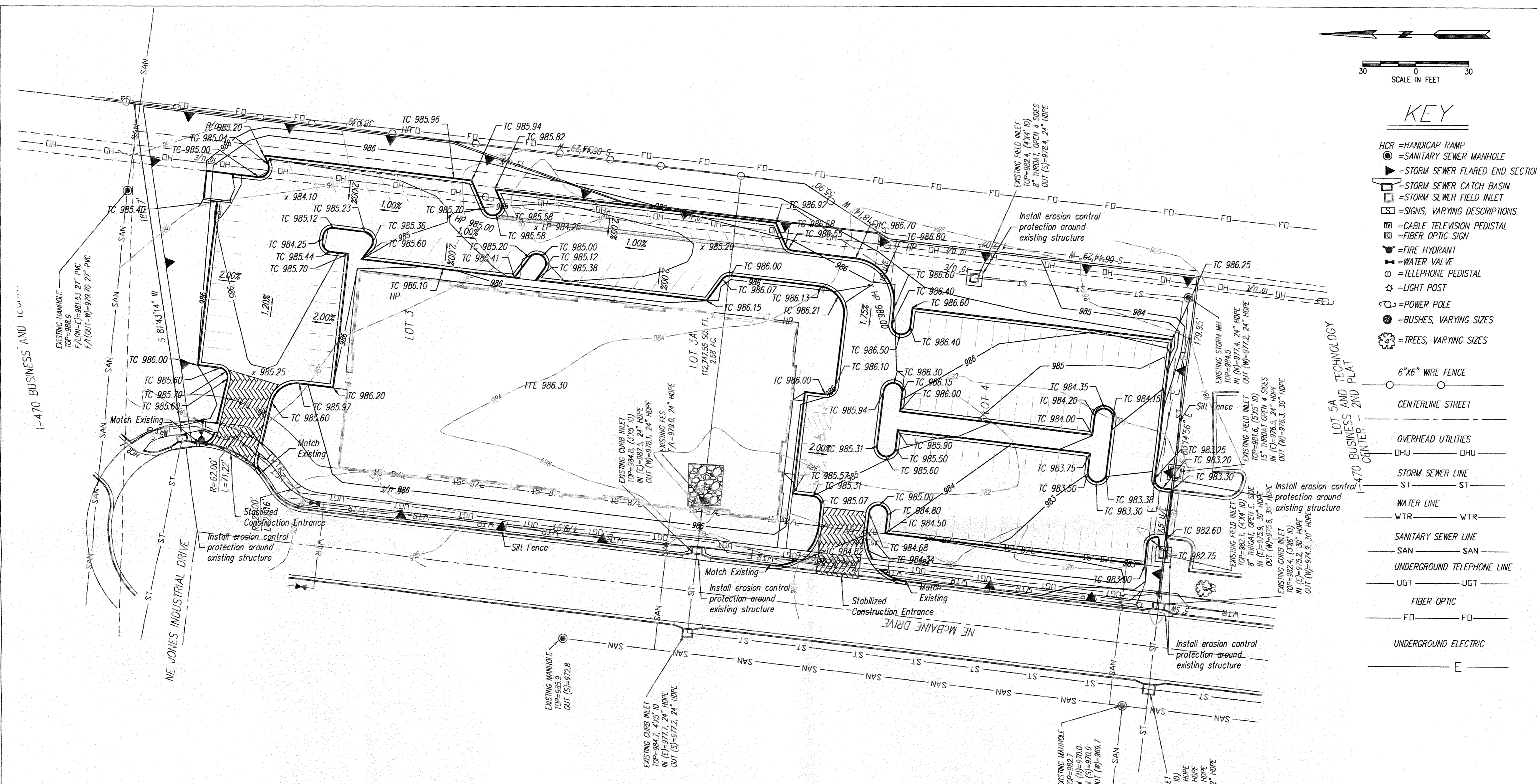


FINAL DEVELOPMENT PLAN
 DIMENSION PLAN

SKY ZONE
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	XXXX
DRAWING NO.	XXXX
DATE	April 13, 2015
JOB NO.	14.016.01
SHEET OF	5

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KEY

- HCR = HANDICAP RAMP
- = SANITARY SEWER MANHOLE
- ▼ = STORM SEWER FLARED END SECTION
- = STORM SEWER CATCH BASIN
- = STORM SEWER FIELD INLET
- = SIGNS, VARYING DESCRIPTIONS
- = CABLE TELEVISION PEDISTAL
- = FIBER OPTIC SIGN
- = FIRE HYDRANT
- ▲ = WATER VALVE
- = TELEPHONE PEDISTAL
- ☆ = LIGHT POST
- = POWER POLE
- = BUSHES, VARYING SIZES
- = TREES, VARYING SIZES
- = 6"X6" WIRE FENCE
- = CENTERLINE STREET
- = OVERHEAD UTILITIES
- DHU = DHU
- = STORM SEWER LINE
- ST = ST
- = WATER LINE
- WTR = WTR
- = SANITARY SEWER LINE
- SAN = SAN
- = UNDERGROUND TELEPHONE LINE
- UGT = UGT
- = FIBER OPTIC
- FD = FD
- = UNDERGROUND ELECTRIC
- E = E

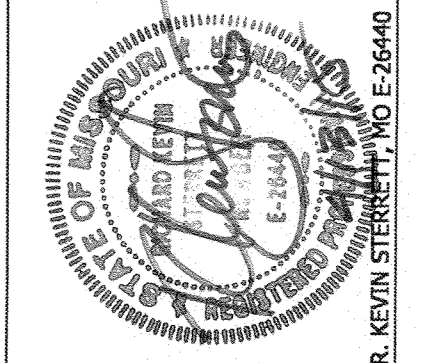
NOTES:

- All storm sewer construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" by ordinance 5813 and APWA specifications. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
- Contractor shall verify exact location and depth of all utilities prior to construction.
- All curb shall be CG-1
- Parking lot grading shall be performed to route storm water as directed to the storm collection system.
- Contractor shall contact the Public Works Inspections prior to commencement of work at (816) 969-1800, 48 hours in advance.
- Drive Entrance per SD-18 of Design and Construction Manual.
- ADA Space slope not to exceed 2%.
- Pavement to be 6" PCC on 8" aggregate base on compacted subgrade. Pavement to be KOMMB concrete mix with granite aggregate. Aggregate base to extend 1 foot beyond the back of curb.
- Subgrade to be compacted to 95% Standard Proctor Density.
- Proposed elevations indicated are for the top of final grade, pavement or structure unless indicated otherwise.
- All areas disturbed by construction shall be revegetated in accordance to the landscape plan.

EROSION CONTROL:

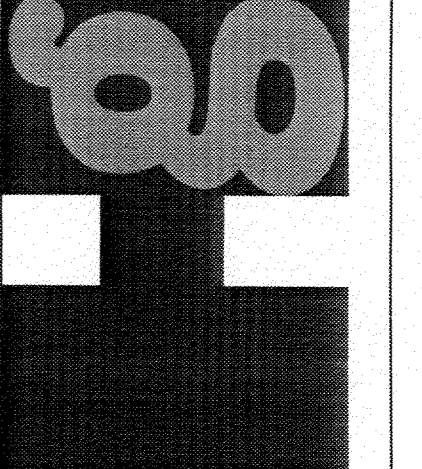
1. The Contractor shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said contractor until released by the City of Lee's Summit Public Works Department.
2. Silt fences, hay bales and other erosion control methods as shown shall be installed prior to any grading or excavating, per Lee's Summit specifications and details.
3. Additional siltation control devices may be required as directed by the City of Lee's Summit.
4. Contractor shall be responsible for maintaining siltation control devices throughout the construction of this project.
5. Contractor shall keep existing road (McBaine Drive) free from mud, rock and debris at all times.
6. All disposal of material removed from the site shall be done in accordance with all local, state and federal laws.
7. No grading slope shall exceed 3 feet horizontal to 1 foot vertical (3:1).
8. Proposed erosion control devices to be inspected after every rain event and repaired or replaced as necessary.
9. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
10. The site shall have a temporary construction access, per Lee's Summit standards installed to prevent mud and debris from being tracked onto the public street.

NO.	BY	CHK/APP
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FINAL DEVELOPMENT PLAN
GRADING PLAN

SKY ZONE

LEES SUMMIT - JACKSON COUNTY - MISSOURI

-2015-020-

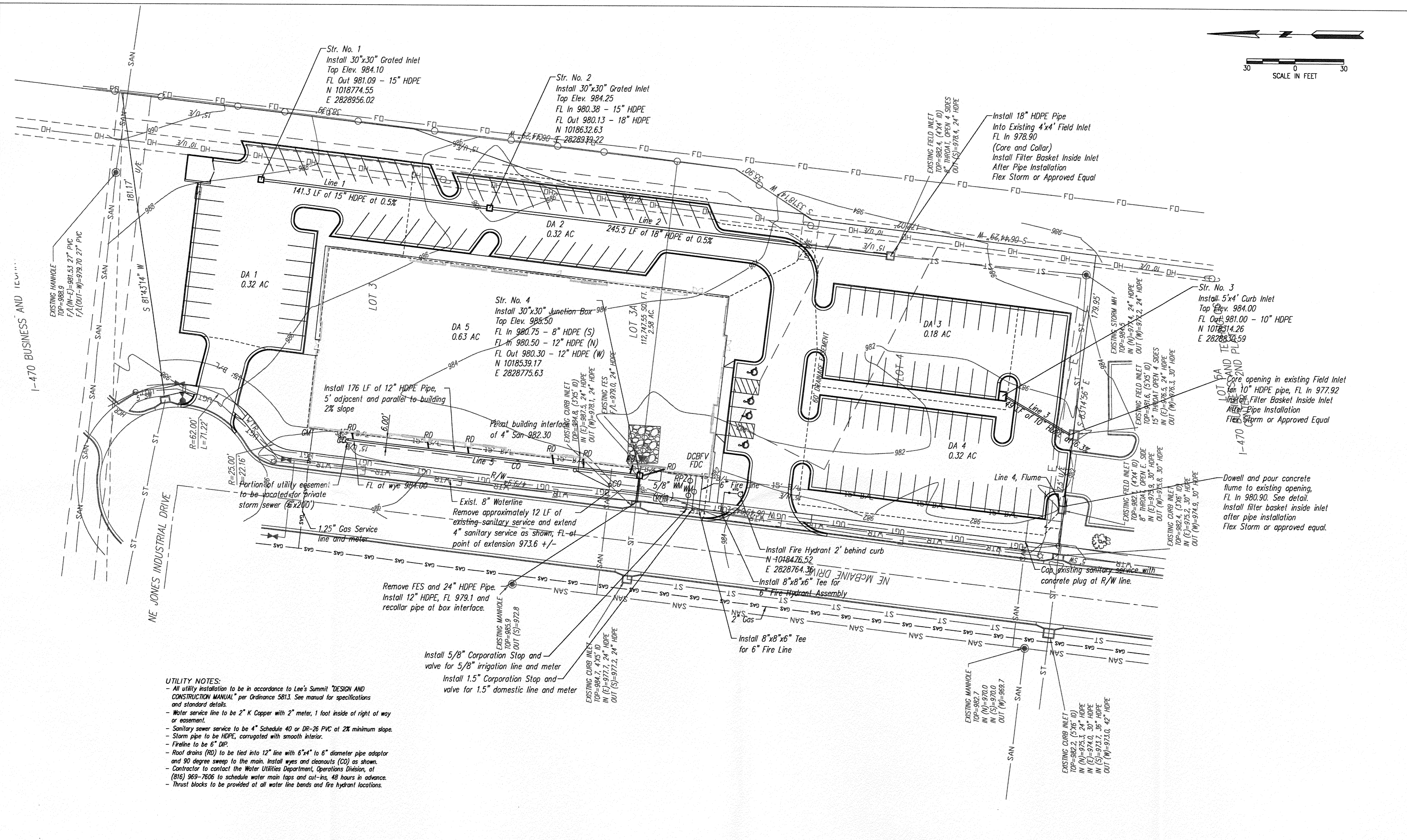
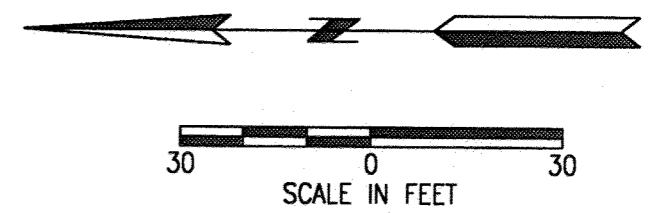
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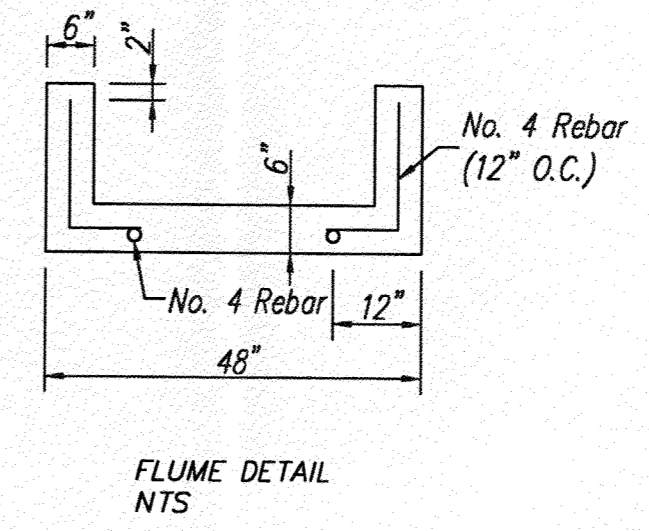
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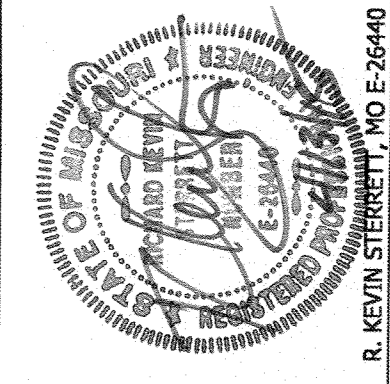
UTILITY NOTES:
 - All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
 - Water service line to be 2" K Copper with 2" meter, 1 foot inside of right of way or easement.
 - Sanitary sewer service to be 4" Schedule 40 or DR-26 PVC at 2% minimum slope.
 - Storm pipe to be HDPE, corrugated with smooth interior.
 - Fireline to be 6" DIP.
 - Root drains (RD) to be tied into 12" line with 6"x4" to 6" diameter pipe adaptor and 90 degree sweep to the main. Install wyes and cleanouts (CO) as shown.
 - Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins, 48 hours in advance.
 - Thrust blocks to be provided at all water line bends and fire hydrant locations.

STORM SEWER LINE	SEWER LOCATION		TRIBUTARY AREA (AC)		COMPOSITE RUNOFF COEFFICIENT	TIME OF FLOW (min.)			DESIGN STORM 10-YR STORM		DESIGN															
	FROM STRUCTURE NO.	TO STRUCTURE NO.	AREA ACRES	TOTAL ACRES		T _i	T _r	T _c	INTENSITY (in./hr.)	RUNOFF (cfs)	INLET					DESIGN										
											AREA (cfs)	TOTAL (cfs)	GUTTER, INLET (cfs)	GUTTER CAPACITY (cfs)	INLET CAPACITY (cfs)	80% INLET CAPACITY (cfs)	10-YR BYPASS (cfs)	GUTTER, INLET LENGTH	PIPE DIA (in.)	PIPE SLOPE (%)	PIPE TYPE	ROUGH COEFF (Mannings)	DESIGN VELOCITY (fps)	DEPTH FLOW (inches)	FULL VELOCITY (fps)	FULL FLOW (cfs)
LINE 1	GI 1	GI 2	1	0.32	0.9	5.0	0.0	5.0	8.53	2.5	2.5	SUMP	-	-	-	0.0	-	15	0.5	HDPE	0.013	3.7	4.0	3.7	4.5	
LINE 2	GI 2	Ex. FI	2	0.32	0.64	0.9	5.0	0.0	5.0	8.53	2.5	5	SUMP	-	0.0	0.0	0.0	18	0.5	HDPE	0.013	4.2	4.0	4.2	7.4	
LINE 3	GI 3	Ex. FI	3	0.18	0.18	0.9	5.0	0.0	5.0	8.53	1.4	1.4	SUMP	-	12.1	9.7	0.0	10	6.3	HDPE	0.013	10.0	8.0	10.0	5.5	
LINE 4	FLUME	FLUME	4	0.32	0.32	0.9	5.0	0.0	5.0	8.53	2.5	2.5	SUMP	-	-	-	0.0	-	-	CONC.	0.013	-	6.0	-	-	
LINE 5	RD 1	JB 1	5	0.63	0.63	0.9	5.0	0.0	5.0	8.53	4.8	4.8	SUMP	-	-	-	0.0	-	12	2	HDPE	0.013	6.4	-	6.4	5.0

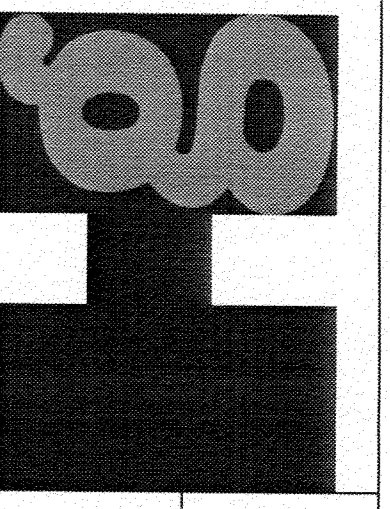


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04-10-15	Revised per adjustment in I-470 Right-of-Way	2	OP	KS



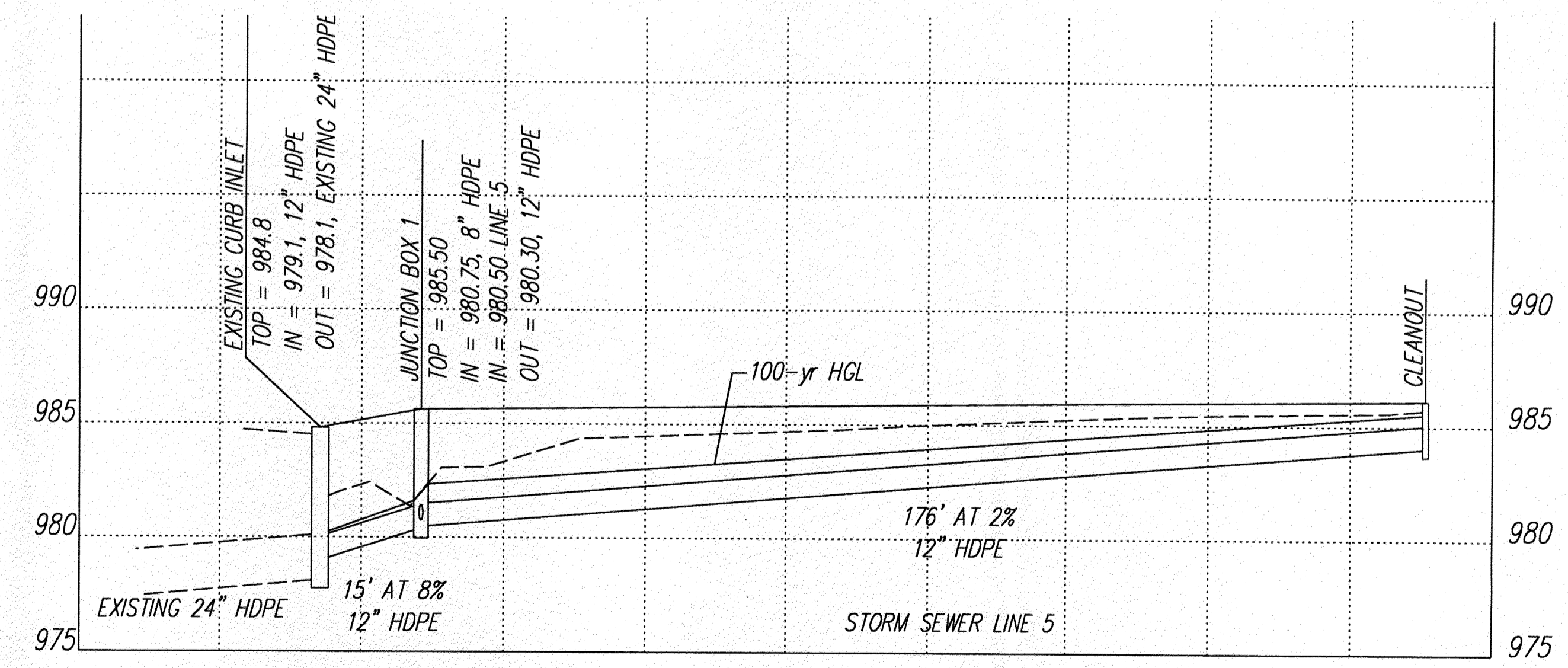
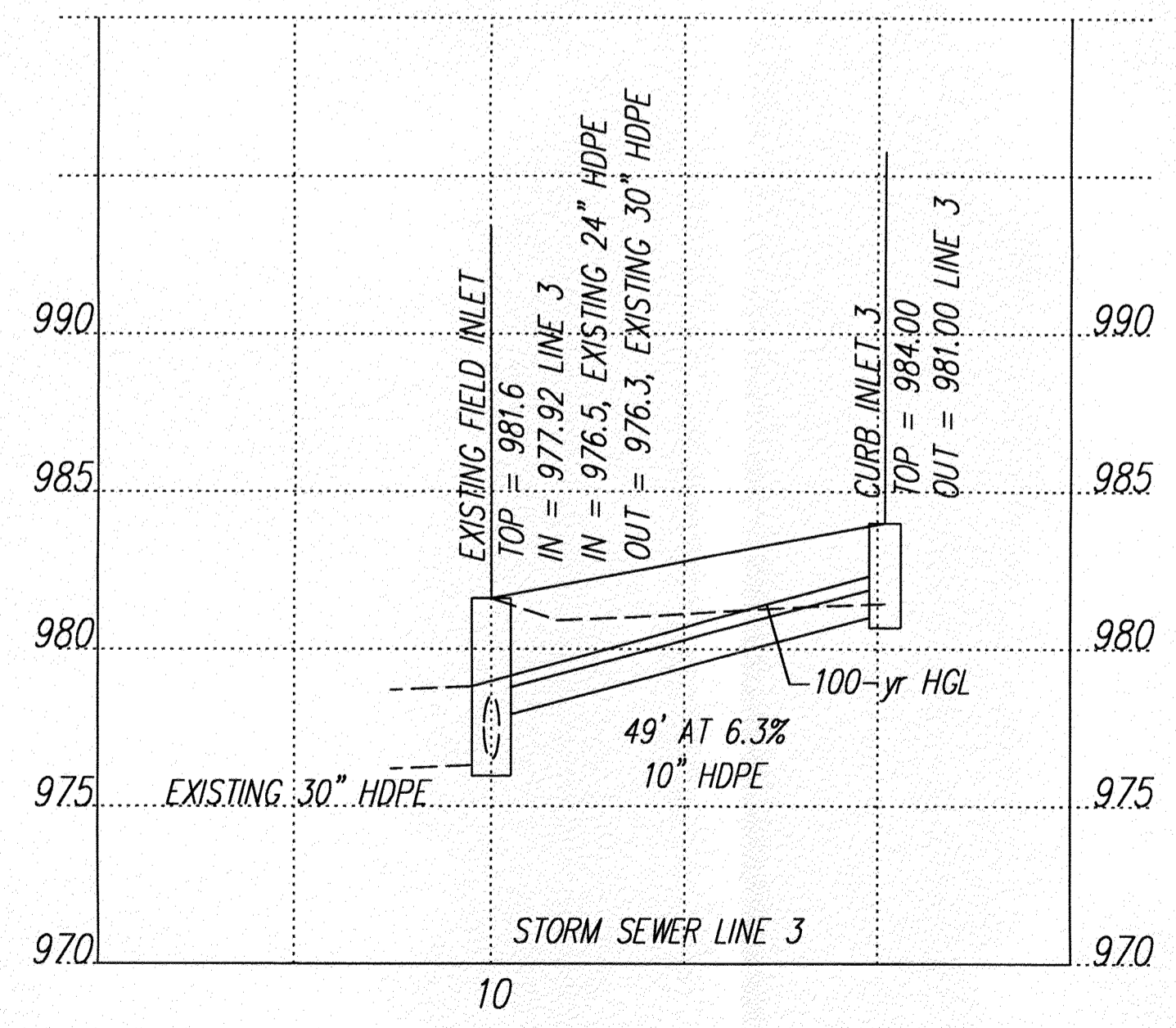
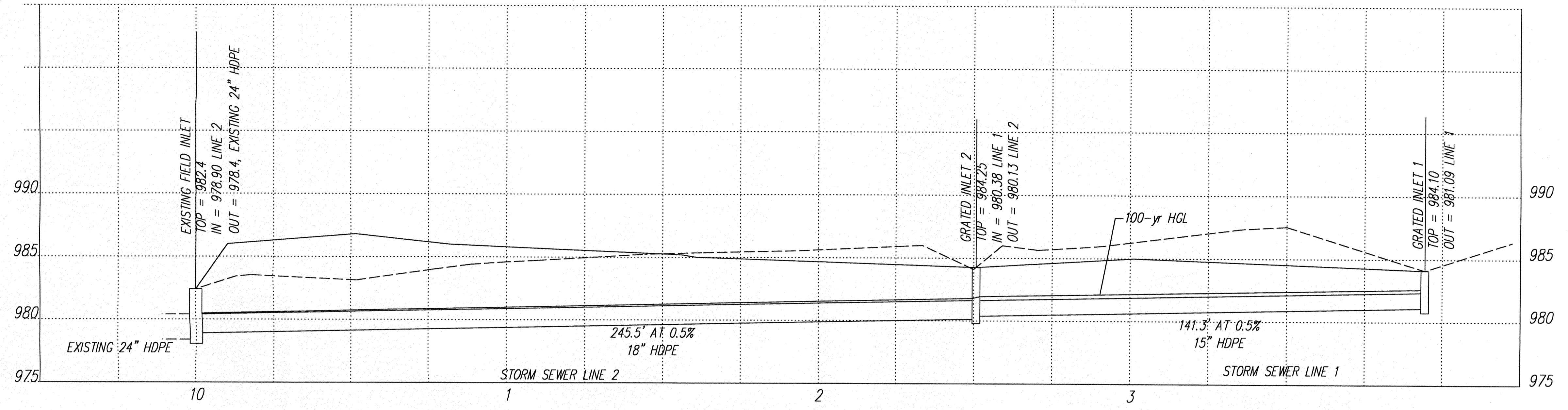
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FINAL DEVELOPMENT PLAN
 UTILITIES PLAN

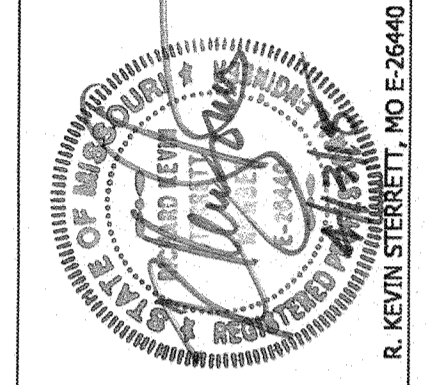
SKY ZONE
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

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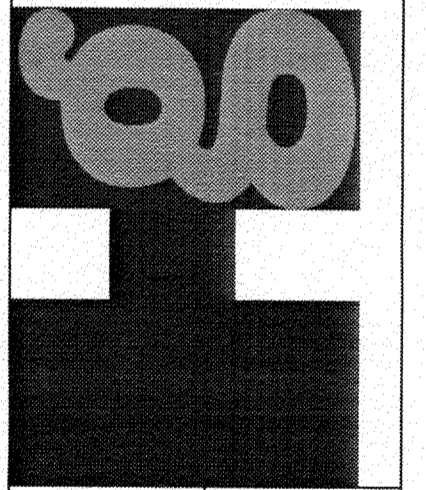


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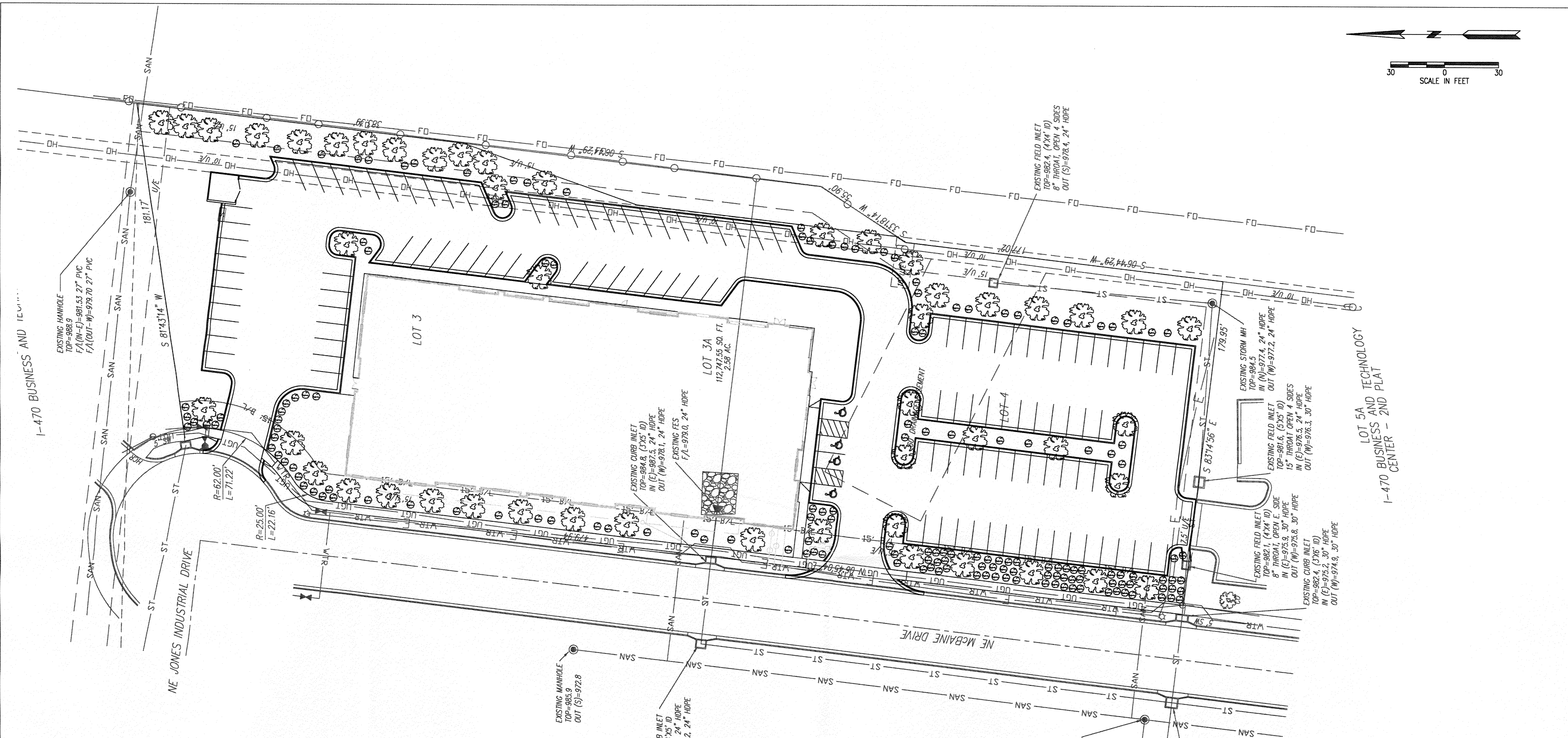


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FINAL DEVELOPMENT PLAN
STORM SEWER PROFILES
SKY ZONE
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
DRAWING NO.
DATE March 16, 2015
JOB NO. 14.016.01



Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 112747 SF
B - Length of street frontage of development site	= 1130 LF (McBaine and I-470 - drive widths)
C - Trees required on street frontage = 1/30 LF	= 38 Trees
D - Trees provided	= 38 Trees
E - Parking lot area	= 52245 SF
F - Green space required in parking lot (E x 5%)	= 2612 SF
G - Green space provided	= 2806 SF
H - Shrubs required along frontage = 1/20 LF	= 57 Shrubs
Shrubs required along frontage (Parking lot screen)	
210' LF at 12/40 LF	
I - Shrubs Provided	= 63 Shrubs
Shrubs Provided (Parking lot screen)	
Shrubs Provided (Total frontage)	
J - Quantity of additional trees required	= 120 Shrubs
1 tree per 5000 SF of open area (85204/5000)	
K - Additional Trees Provided	= 17 Trees
L - Quantity of additional shrubs required	= 17 Trees
2 shrubs per 5000 SF of lot area (85204/5000)	
M - Additional Shrubs Provided	= 34 Shrubs
	= 34 Shrubs

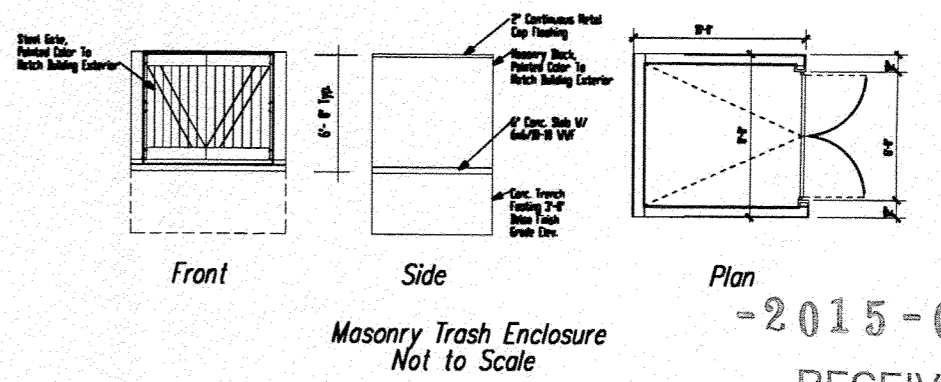
NOTE:
 - Open areas not covered with other landscaping materials shall be covered with sod.

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
Crape Myrtle (or equal) "Lagerstremia"	3"	55
Burning Bush (or equal) "Euonymus atropurpureus"	24" (Minimum height) At planting	154

Interior Landscape

Area	SF
A	156
B	1965
C	156
D	157
E	158
F	214
TOTAL	2806



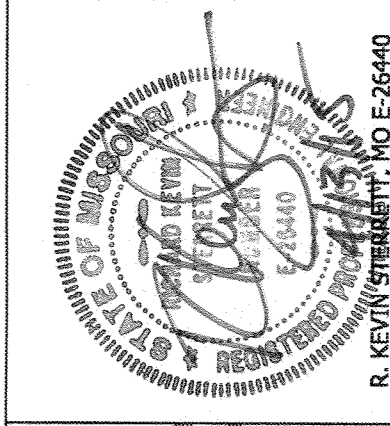
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04-10-15	Revised per adjustment in I-470 Right-of-Way	2	OP	KS



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FINAL DEVELOPMENT PLAN
 LANDSCAPE PLAN

SKY ZONE

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

CORPORATE LICENSE NO. E201005873

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