

CONSTRUCTION DRAWINGS
DCI - LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CATALYST PROJECT NO. 20180111
11/06/2019

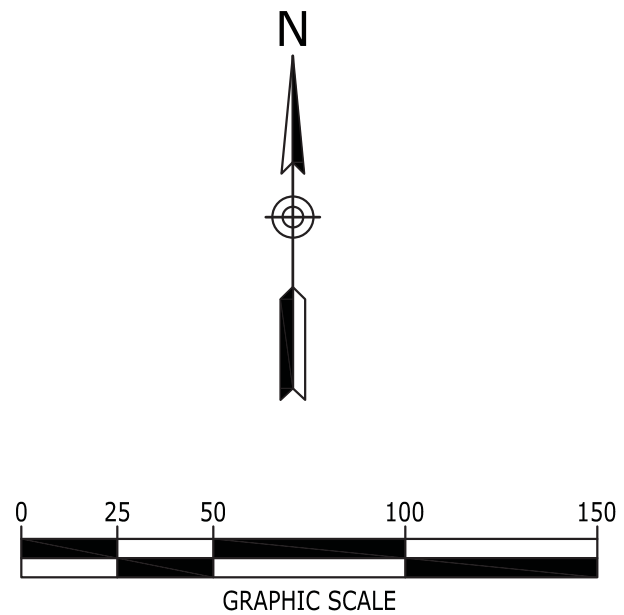
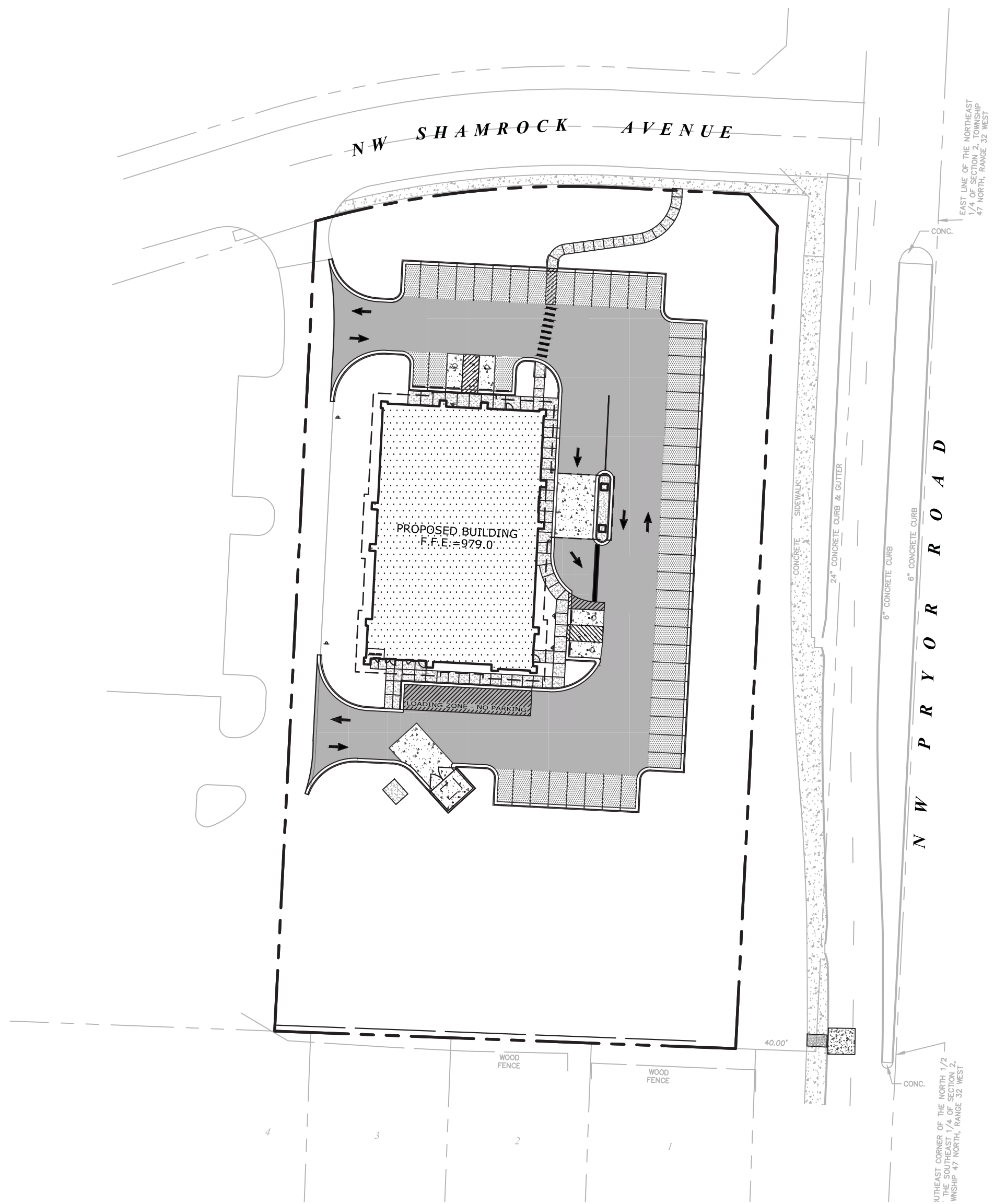


VICINITY MAP
NOT TO SCALE

SITE DATA

PARCEL ID.: 62-240-99-04-00-0-00-000
SITE ADDRESS: 2001 NW SHAMROCK AVENUE
LEE'S SUMMIT, MISSOURI 64081
LEGAL DESCRIPTION: LOT 2, WEST VILLAGE COMMERCIAL DEVELOPMENT
LOTS 1-3, SUBDIVISION IN LEE'S SUMMIT,
JACKSON COUNTY., MISSOURI
2.225 AC. (96,932 FT²)
SITE ACREAGE: PMIX - PLANNED MIXED USE DISTRICT
EXISTING ZONING: DIALYSIS CLINIC
PROPOSED USE: 1 STORIES
PROPOSED MAX. BUILDING HEIGHT: 10,442 S.F.
PROPOSED BUILDING SQUARE FOOTAGE: 10,442 S.F.
FLOOR AREA RATIO OF SITE: 0.11 (10,442 FT²/ 96,932 FT²)
IMPERVIOUS SURFACE AREA
BUILDINGS: 0.24 AC. (10,442 FT²)
DRIVES/SIDEWALKS: 0.78 AC. (34,316 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 1.02 AC. (44,590 FT²)
PROPOSED ISR: 0.46
ALLOWED ISR: 0.80
PARKING SUMMARY
PARKING REQUIRED: 5 SPACES PER 1,000 S.F.
(PARKING REQUIREMENTS) 52 SPACES REQUIRED
PARKING PROVIDED: 52 SPACES (4 ACCESSIBLE)
OWNER: DIALYSIS CLINIC, INC.
ADDRESS: 1633 CHURCH STREET, STE 500
NASHVILLE, TN 37203
PHONE NO.: 615.327.3061
CONTACT NAME: BILL WOOD
CONTACT E-MAIL ADDRESS: bwood@dcilinc.org
PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5016 CENTENNIAL BLVD., STE 200
NASHVILLE, TN 37209
PHONE NO.: 615.866.2410
CONTACT NAME: PHILLIP PIERCY
CONTACT E-MAIL ADDRESS: pplercy@catalyst-dg.com

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO
COMMUNITY PANEL NO. 29095C0416G, JANUARY 20, 2017, COMMUNITY NAME: FEMA COMMUNITY NAME.



Sheet List Table

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| A5.1 | BUILDING SECTIONS |
| | |
| E1.1 | SITE PHOTOMETRICS |
| E1.2 | SITE PHOTOMETRIC FIXTURES |

ARCHITECT
RANDY DOVER
4121 HILLSBORO RD SUITE 303
NASHVILLE, TN 37215
615.251.3388

PREPARED FOR
DIALYSIS CLINIC, INC.
1633 CHURCH STREET, STE 500
NASHVILLE, TN 37203
615.327.3061

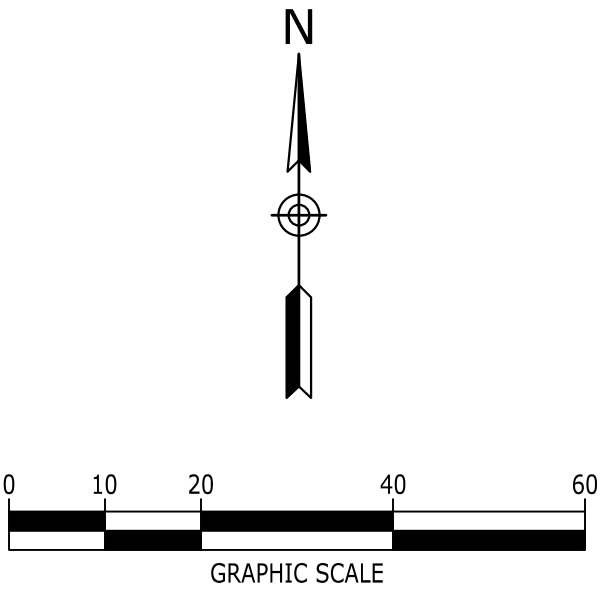


CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

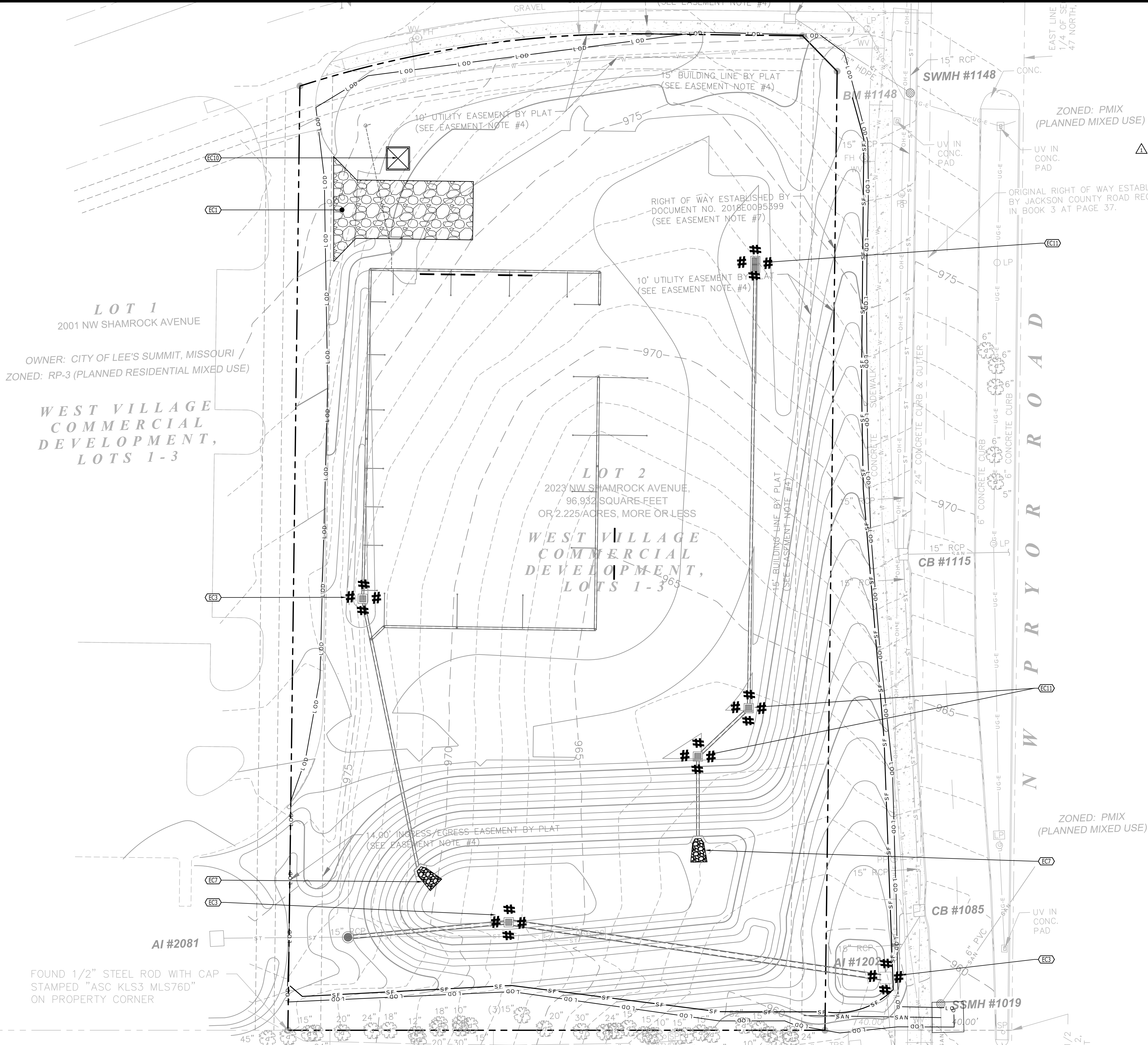


COVER SHEET

C0.0



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| EROSION CONTROL KEYNOTES | | |
|--------------------------|---------------------------------|-------------|
| CODE | DESCRIPTION | DET #/SHT # |
| EC1 | TEMPORARY CONSTRUCTION ENTRANCE | 1 / C3.3 |
| EC2 | SILT FENCE | 2 / C3.3 |
| EC3 | AREA INLET PROTECTION | 4 / C3.3 |
| EC7 | OUTLET PROTECTION | 5 / C3.3 |
| EC10 | CONCRETE WASH-OUT | 1 / C3.3 |
| EC11 | CURB INLET PROTECTION | 3 / C3.3 |

NOTE:
CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FEATURES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION FACILITIES, AS SOON AS PRACTICALLY POSSIBLE DURING CONSTRUCTION AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.

SITE DESCRIPTION AND NOTES:

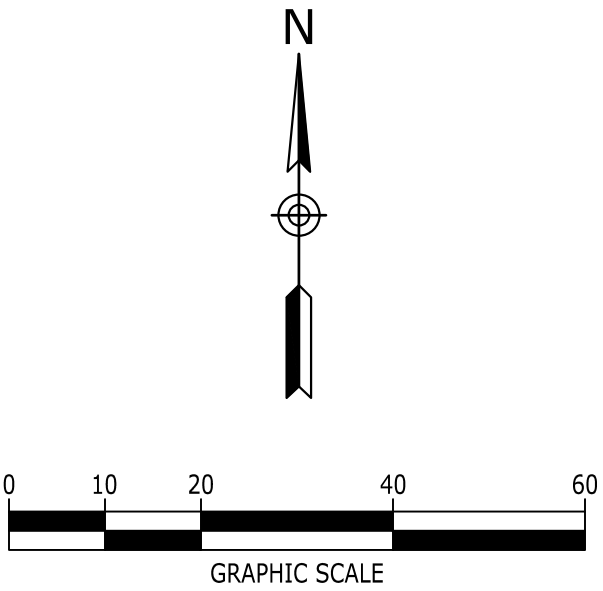
THE SITE IS LOCATED AS PARCEL ID 62-240-99-04-00-0-00-000 IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 2.26± ACRES TO CONSTRUCT A 10,220 S.F.-r/- DIALYSIS CLINIC, PARKING, AND ASSOCIATED SITE IMPROVEMENTS.

- APPROXIMATE CONSTRUCTION TIME TABLE:
BEGIN CONSTRUCTION - [NOV 2019]
COMPLETE CONSTRUCTION - [FEB 2021]
- CONSTRUCTION SEQUENCE:
 - ATTEND WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
 - INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
 - CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
 - CLEAR AND GRUB THE REMAINING SITE.
 - CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
 - UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
 - REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
- TOTAL PROJECT AREA = 96,932 SF (2.225± AC.)
DISTURBED AREA = 98,540 S.F. (2.26± AC.)

EROSION CONTROL NOTES:

- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
- THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

| LEGEND | |
|-------------------------|-----|
| SILT FENCE | SF |
| LIMITS OF DISTURBANCE | LOD |
| INLET PROTECTION | IP |
| EROSION CONTROL MATTING | ECM |



5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
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NASHVILLE, TN 37203
615.337.3061

CONSTRUCTION DRAWINGS
DCI - LEE'S SUMMIT
2001 NW SHAMROCK AVENUE
LEE'S SUMMIT, MISSOURI, 64081
JACKSON COUNTY

| NO. | DATE | REVISIONS PER CITY COMMENTS | DESCRIPTION |
|-----|------------|-----------------------------|-------------|
| 1 | 01/09/2020 | | |

DRAWING TITLE
INTERMEDIATE EROSION CONTROL PLAN

PROJECT NUMBER
20180111

DRAWING NUMBER
C3.1

P:\2018\20180111\Long Construction\20180111_C3-0_ERO.dwg-FINAL EROSION CONTROL PLAN Jan 10, 2020 thlaust

LOT 1
2001 NW SHAMROCK AVENUE
OWNER: CITY OF LEE'S SUMMIT, MISSOURI /
ZONED: RP-3 (PLANNED RESIDENTIAL MIXED USE)
**WEST VILLAGE
COMMERCIAL
DEVELOPMENT,
LOTS 1-3**

FOUND 1/2" STEEL ROD WITH C
STAMPED "ASC KLS3 MLS76D"
ON PROPERTY CORNER

AI #2081

PROPOSED BUILDING
F.F.E.=979.0

SWMH #1148

BM #1148

ZONED: PMIX
(PLANNED MIXED USE)

| EROSION CONTROL KEYNOTES | | |
|--------------------------|--------------------|-------------|
| CODE | DESCRIPTION | DET #/SHT # |
| EC7 | OUTLET PROTECTION | 5 / C3.3 |
| EC12 | GEOTEXTILE MATTING | 6 / C3.3 |

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THOSE FEATURES RELATED TO DETENTION FACILITIES, AS SOON AS PRACTICALLY
POSSIBLE DURING CONSTRUCTION AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH
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| LEGEND | |
|-------------------------|-------|
| SILT FENCE | —SF— |
| LIMITS OF DISTURBANCE | —LOD— |
| INLET PROTECTION | —IP— |
| EROSION CONTROL MATTING | —EC— |



CONSTRUCTION DRAWINGS
DCI - LEE'S SUMMIT

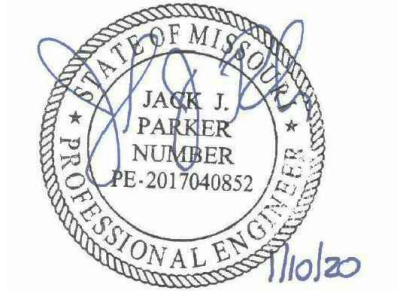
2001 NW SHAMROCK AVENUE
LEE'S SUMMIT, MISSOURI, 64081
JACKSON COUNTY

| NO. | DATE | REVISIONS PER CITY COMMENTS | DESCRIPTION |
|-----|------------|-----------------------------|-------------|
| 1 | 01/09/2020 | | |

| DRAWING TITLE | |
|----------------------------|----------|
| FINAL EROSION CONTROL PLAN | |
| PROJECT NUMBER | 20180111 |
| DRAWING NUMBER | C3.2 |

Catalyst
DESIGN GROUP

DIALYSIS CLINIC, INC.
1633 CHURCH STREET, STE 500
NASHVILLE, TN 37203
615.327.3061



INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED AREAS THAT HAVE BEEN FINALLY STABILIZED, WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA). SHOULD TDEC DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. TDEC MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO TDEC UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF TDEC REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.

SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).

1. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
 - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
 - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
2. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL DRAINAGE TO A TREATMENT DRAINAGE TO A TREATMENT DRAINAGE OR 500 FEET OR MORE ACROSS THE SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED BY AN INDIVIDUAL WITH TRAINING TO AN IMPAIRED OR EXCESSIVE QUALITY WATERS, WITHIN 500 FEET OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING AREA OF SUCH PORTION OF THE SITE.

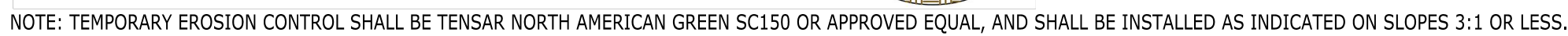
4. THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:

5. THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:



The following slope guide outlines general recommendations for installing RollMax™ System temporary and/or permanent RECPs on sloping applications. Consult the staple pattern guide (Figure 1) for fastener spacing recommendations based on the slope severity.



PERMANENT EROSION CONTROL MATTING SHALL BE TENSAR NORTH AMERICAN GREEN SC250 OR APPROVED EQUAL, AND SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3:1.

NOT TO SCALE



NOT TO SCALE

C3.3