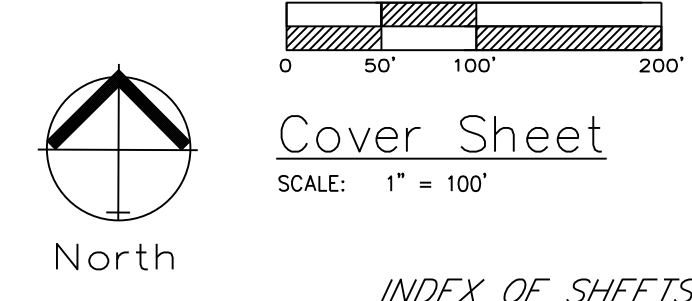


# THE SUMMIT CHURCH

## CONSTRUCTION PLANS

### SEC-3 TWP-47 RNG-32 W 1/2 NW 1/4

### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



INDEX OF SHEETS:  
C.001 ~ COVER SHEET  
C.100 ~ SITE PLAN  
C.200 ~ GRADING PLAN  
C.201 ~ GRADING PLAN  
C.600 ~ STANDARD DETAILS  
L.100 ~ APPROVED LANDSCAPE PLAN

#### PROPERTY DESCRIPTION

Description taken verbatim from Deed of Trust, Instrument No. 2010EQ080118

All that part of the West one half of Lot 2 of the NW 1/4 of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, except the East 16.5 feet, and except that part in existing street rights of way, more particularly described as follows:  
Commencing at the Northwest corner of said Section 3; thence S 86°41'55" E along the North line of said 1/4 Section, a distance of 30.00 feet; thence S 03°18'59" W, a distance of 30.00 feet to the Point of Beginning, said point being the intersection of the existing East right of way line of View High Drive and the South line of the existing right of way line of Chipman Road; thence S 86°41'55" E parallel with the North line of said 1/4 Section, a distance of 337.94 feet; thence S 86°35'42" E parallel with the North line of said 1/4 Section, a distance of 945.57 feet; thence S 03°22'09" W, West of, parallel with and 16.5 feet distant from the East line of the West 1/2 of said Lot 2, a distance of 1420.09 feet to a point on the South line of the West 1/2 of said Lot 2; thence N 87°16'57" W along said South line, a distance of 1282.27 feet; thence N 03°18'59" E along a line, East of, parallel with and 30.00 feet distant from the West line of said Lot 2, a distance of 1434.84 feet to the Point of Beginning, containing 42.046 acres, more or less, all being subject to easements, restrictions, and rights of way of record.

#### Site Data Table

##### Existing Phase 1 Impervious Area (All Property North of Ashurst Drive.)

Existing Area	1,169,284.28 Sq. Ft. (26.84 Ac.)
Existing Building	34,393.00 Sq. Ft. (0.79 Ac.)
Existing Asphalt/Sidewalk	188,830.39 Sq. Ft. (4.34 Ac.)
Existing Impervious Area	223,223.40 Sq. Ft. (5.13 Ac. = 19.1% of Site)
Existing Parking Spaces	289 Standard / 54 Handicap

##### New Phase 3 Impervious Area (All Property North of Ashurst Drive.)

Area	1,169,284.28 Sq. Ft. (26.84 Ac.)
Asphalt/Sidewalk	17,420.00 Sq. Ft. (0.40 Ac.)
Impervious Area	17,420.00 Sq. Ft. (0.40 Ac. = 1.5% of Site)
New Parking Spaces	99 Standard / 0 Handicap

##### Total Impervious Area (All Property North of Ashurst Drive.)

Area	1,169,284.28 Sq. Ft. (26.84 Ac.)
Asphalt/Sidewalk	206,250.39 Sq. Ft. (4.74 Ac.)
Impervious Area	240,643.40 Sq. Ft. (5.52 Ac. = 20.6% of Site)

REVISED TABLE

#### Site Improvement Notes

- Chipman Road  
-No improvements are anticipated for Chipman Road
- View High Drive  
-No improvements are anticipated for View High Drive

#### LEGEND:

- New Phase 3
- Existing Phase 1 Building

OIL - GAS WELLS  
ACCORDING TO EDWARD ALTON'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

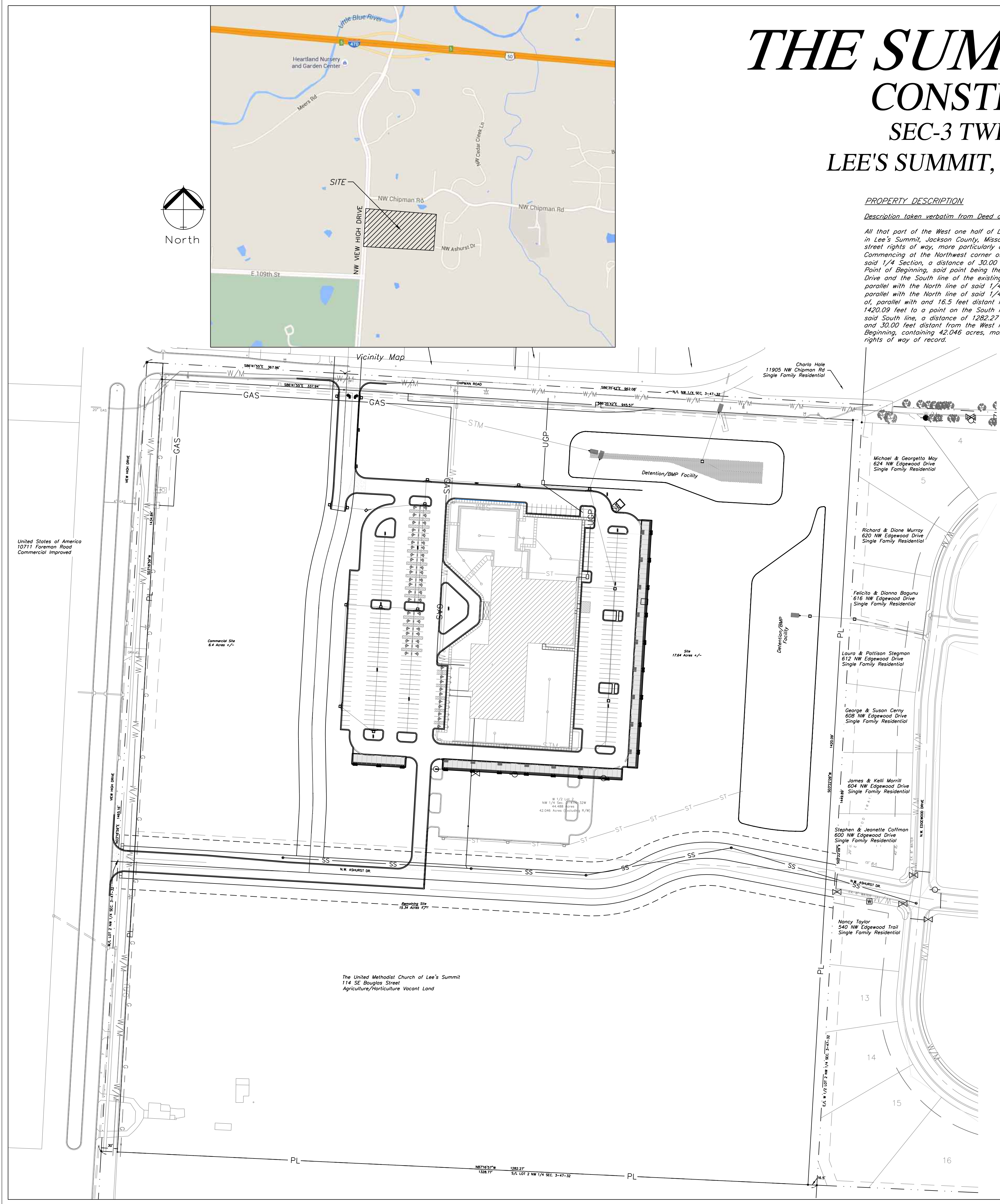
#### UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

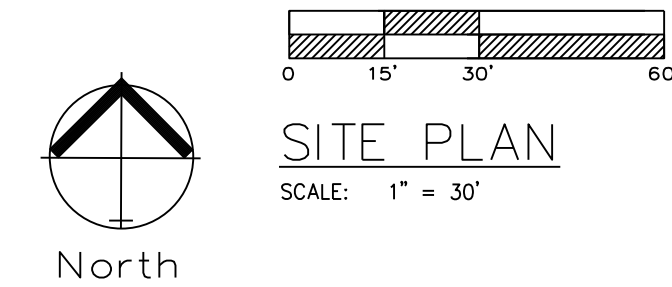
KOP&L ~ 298-1196  
MISSOURI GAS ENERGY ~ 756-5261  
SOUTHWESTERN BELL TELEPHONE ~ 761-5011  
COMCAST CABLE ~ 795-1100  
WILLIAMS PIPELINE ~ 422-6300  
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800  
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800  
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900  
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

#### GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1200 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.







Note:  
All Site Lighting is Existing.  
No New Site Lighting.

Indicates Light Asphalt  
See C.600 for Asphalt Details  
Indicates Standard City  
Residential and Commercial  
Pavement Section.

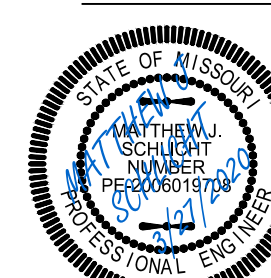


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Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

The Summit Church  
3381 Northwest Chipman Road  
Lee's Summit, Jackson County, Missouri

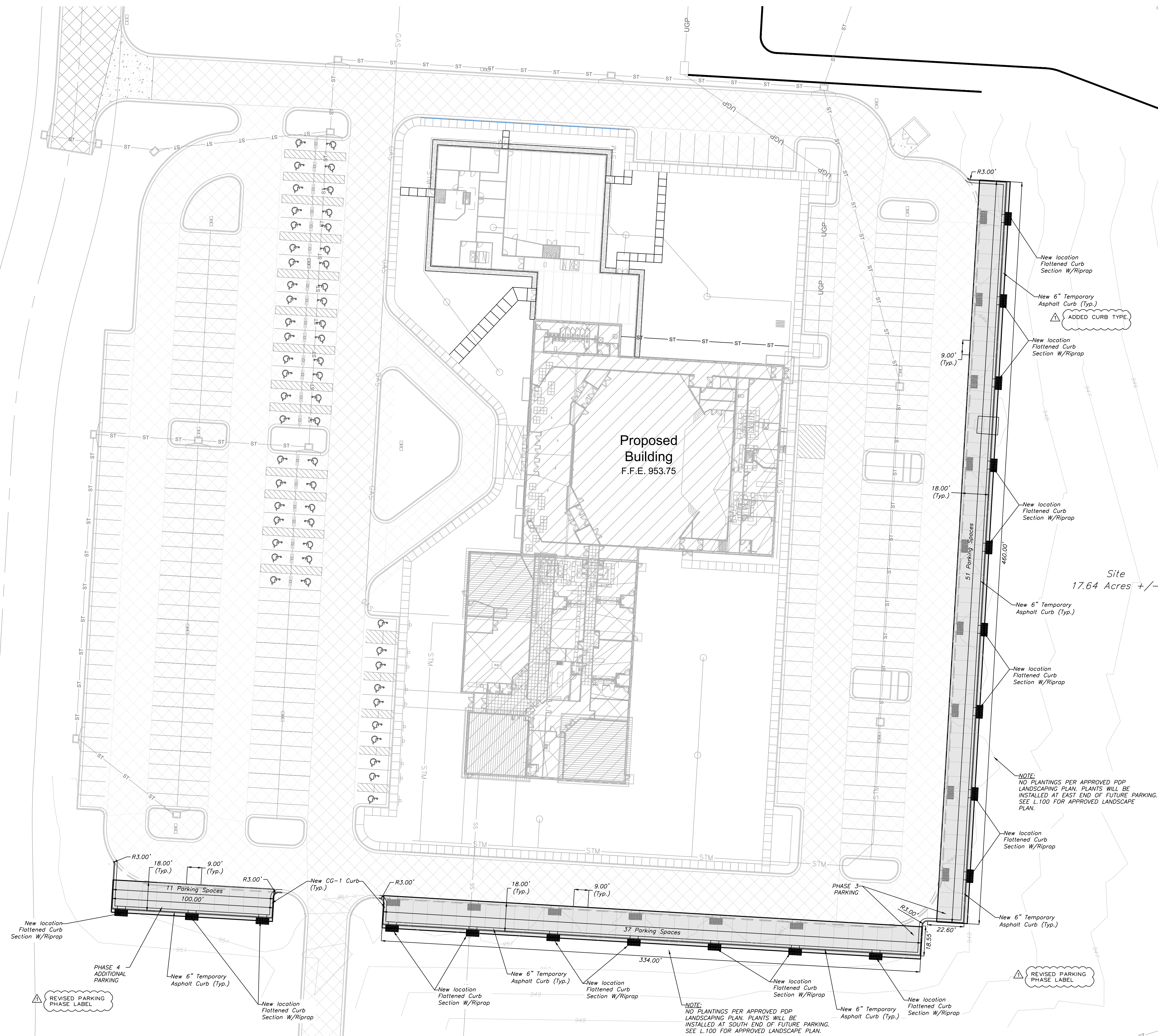
Project:  
THE SUMMIT  
CHURCH, LSHD  
Issue Date:  
March 20, 2020

SITE PLAN  
The Summit Church  
Phase 3  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS  
REV. 3/27/2020



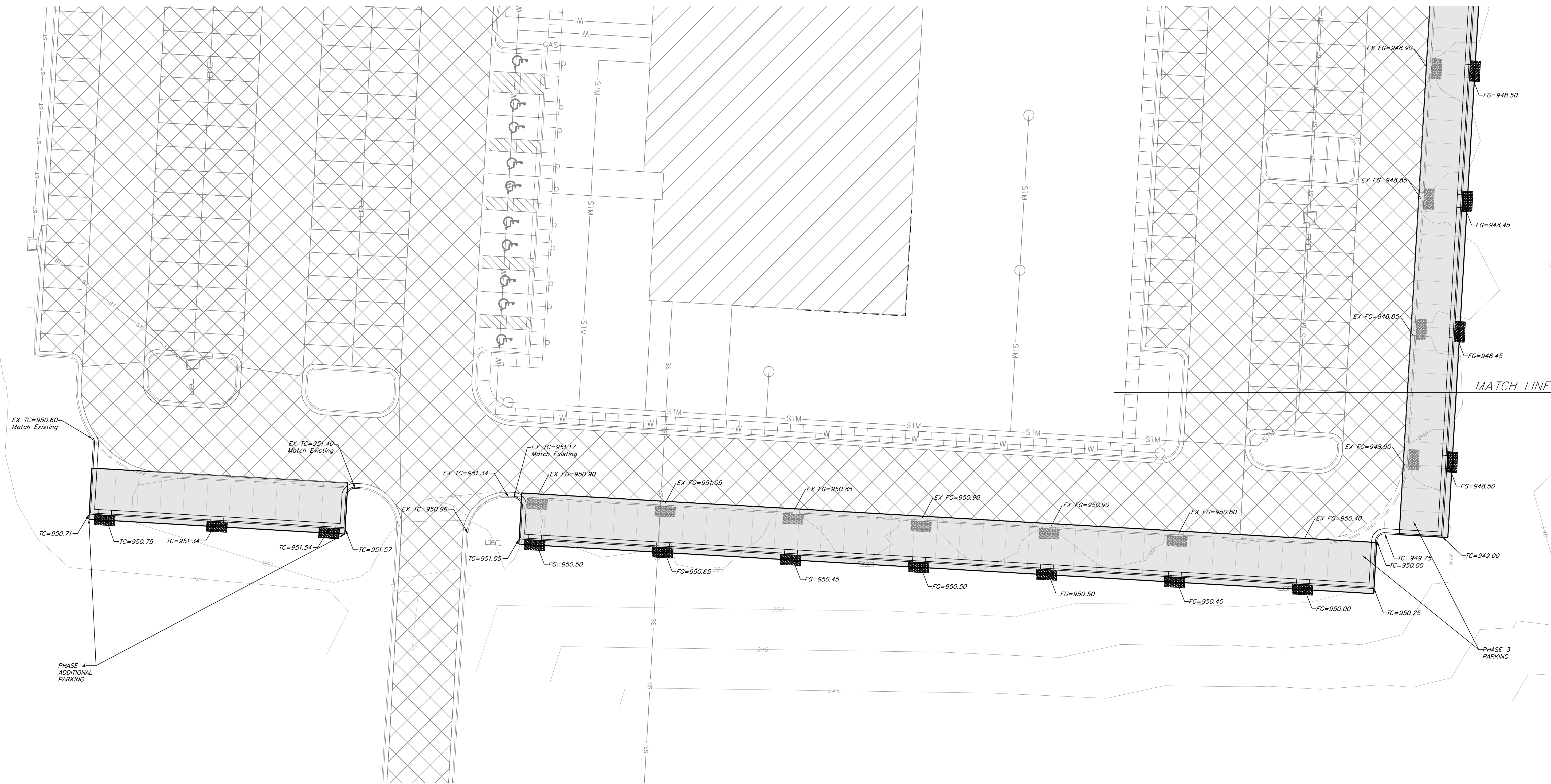


0 10' 20' 40'

GRADING PLAN  
SCALE: 1" = 20'

North

Legend:  
EX TC = Existing Top of Curb  
EX FG = Existing Finished Grade  
FG = Finished Grade  
TC = Top of Curb

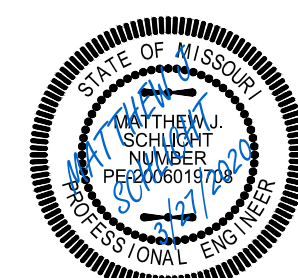


Professional Registration  
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Kansas  
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Lee's Summit, Jackson County, Missouri

Project:  
THE SUMMIT  
CHURCH, L3MD  
Issue Date:  
March 20, 2020

Grading Plan  
The Summit Church  
Phase 3  
Lee's Summit, Jackson County, Missouri

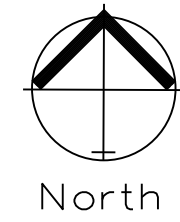
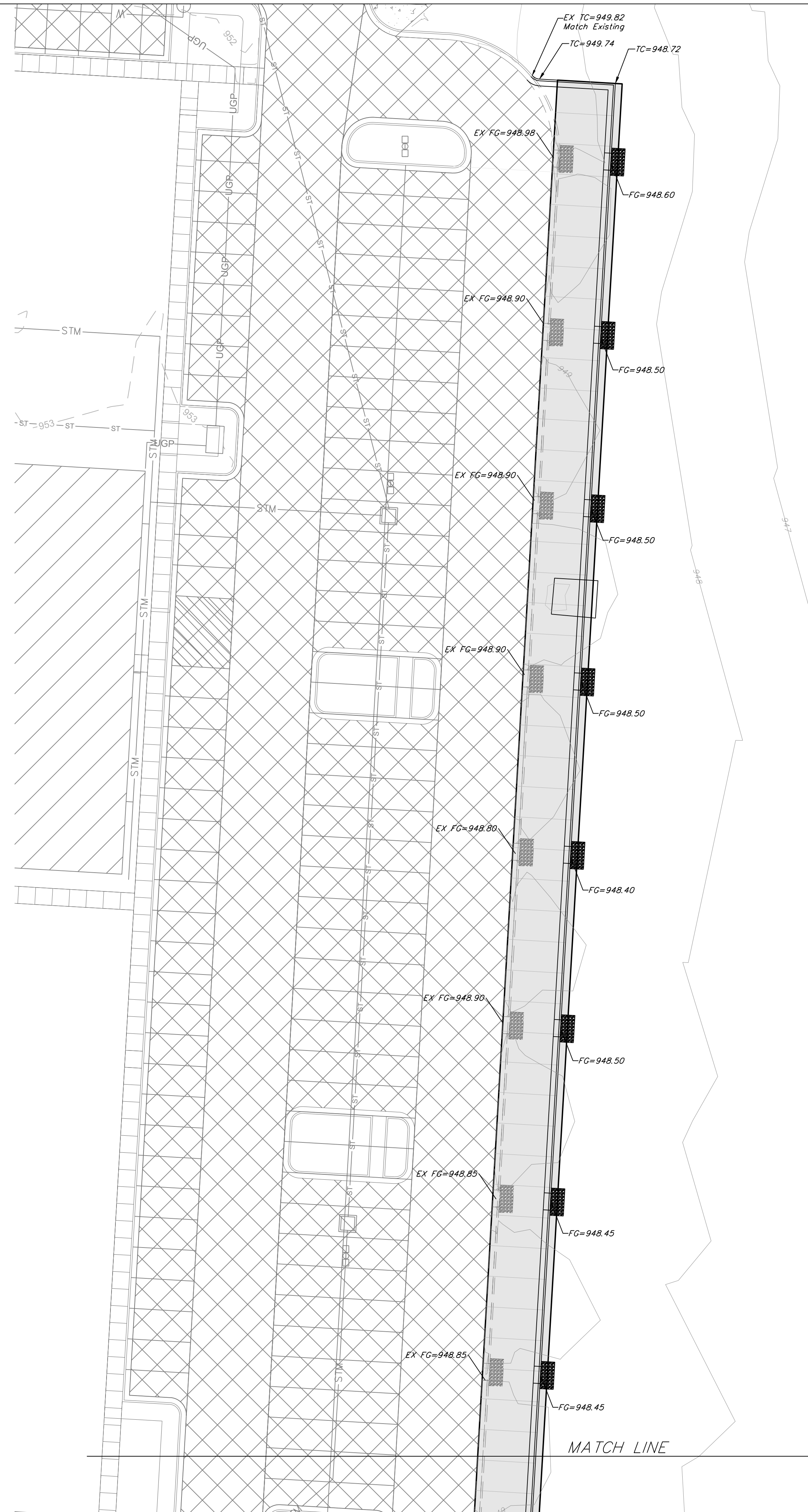


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REVISIONS  
REV. 3/27/2020

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0 10' 20' 40'

GRADING PLAN

SCALE: 1" = 20'

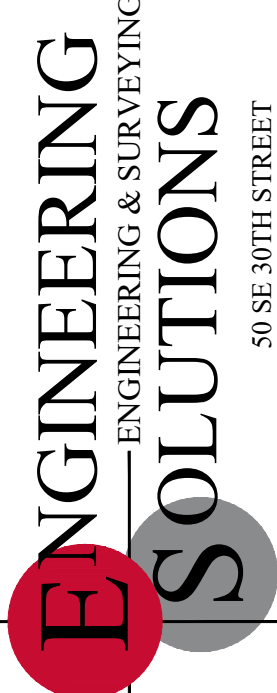
**Legend:**

EX TC = Existing Top of Curb

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FG = Finished Grade

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Professional Registration

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Surveying 2005008319-D

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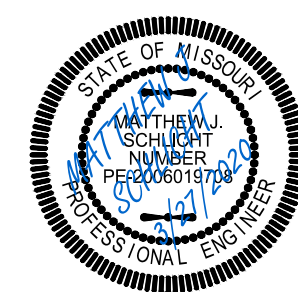
Oklahoma  
Engineering 6254

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Phase 3  
Lee's Summit, Jackson County, Missouri

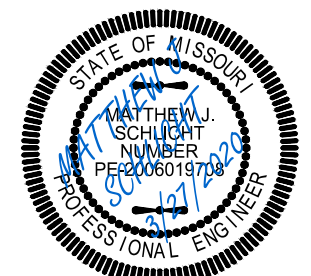


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REVISIONS

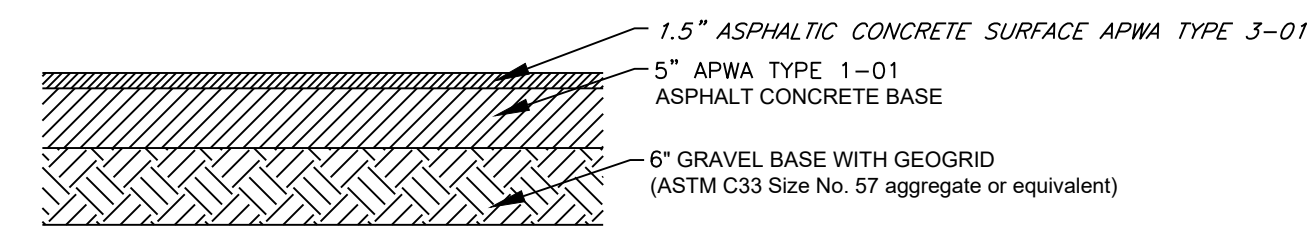
REV. 3/27/2020



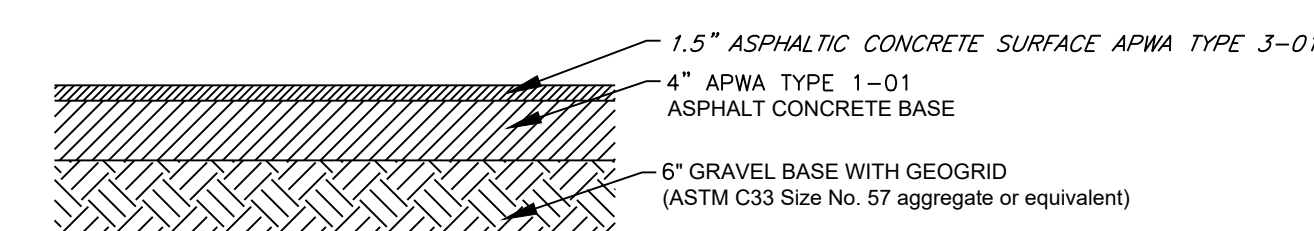


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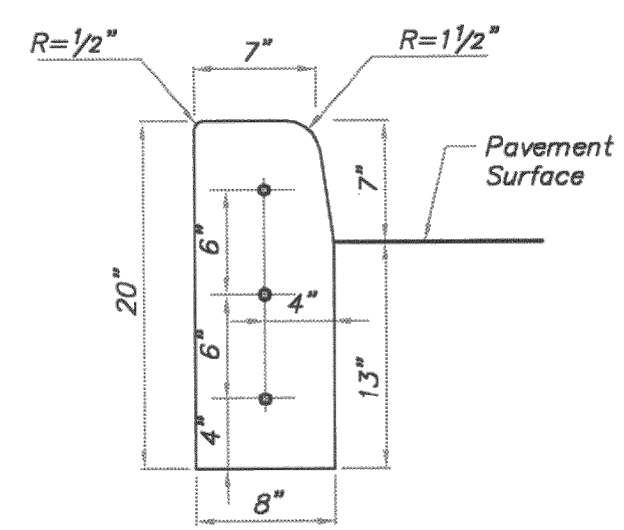
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REV. 3/27/2020



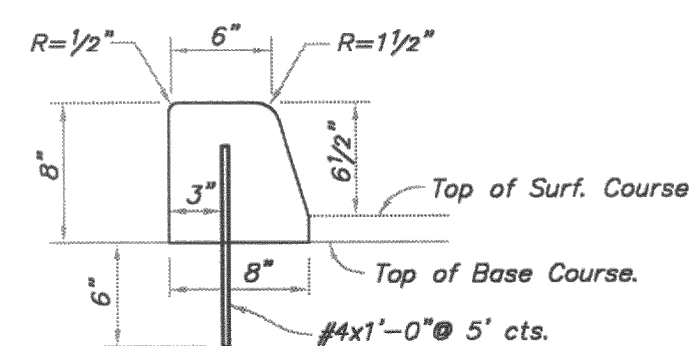
"FIRE LANE"  
PRIVATE ASPHALT PAVEMENT  
NOT TO SCALE



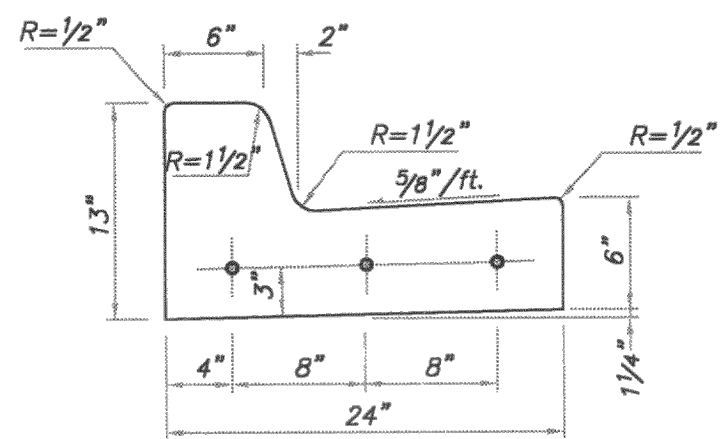
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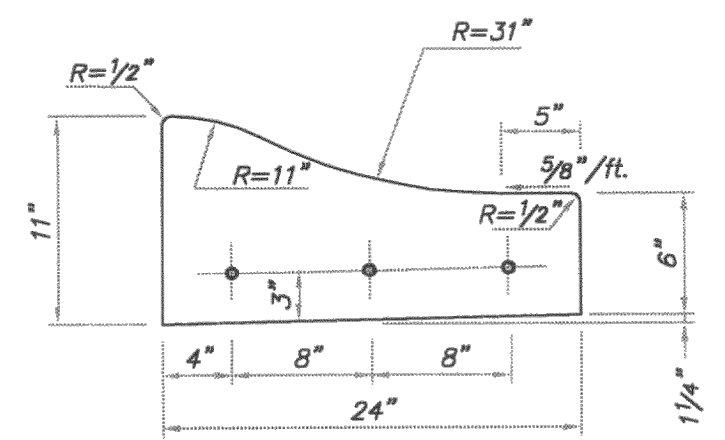
STRAIGHT CURB  
(TYPE C-1)



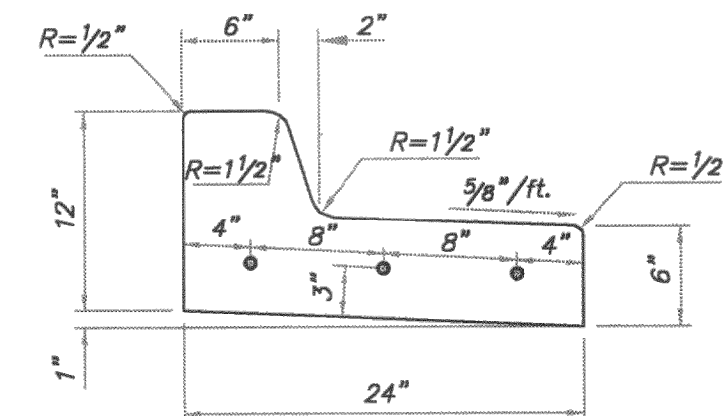
DOWELLED CURB  
(TYPE DC)



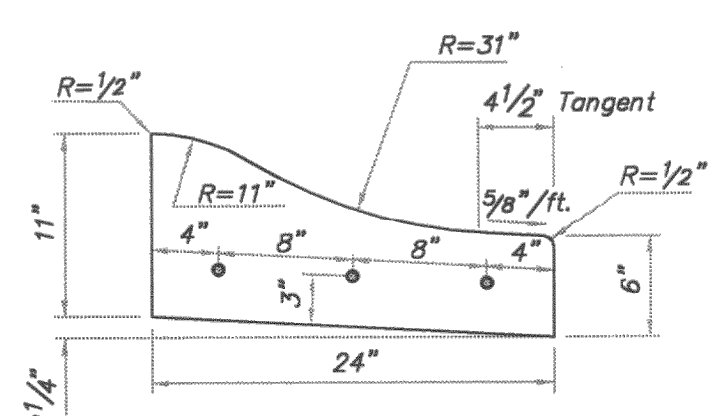
STRAIGHT BACK CURB & GUTTER  
(TYPE CG-1)



ROLL BACK CURB & GUTTER  
(TYPE CG-2)



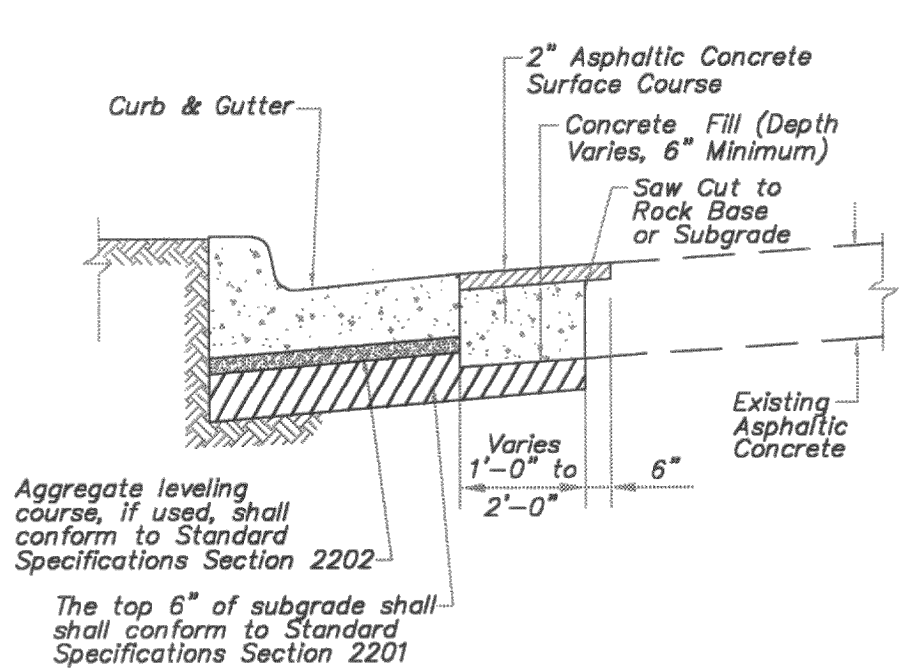
STRAIGHT BACK DRY CURB & GUTTER  
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER  
(TYPE CG-2 DRY)

GENERAL NOTES:

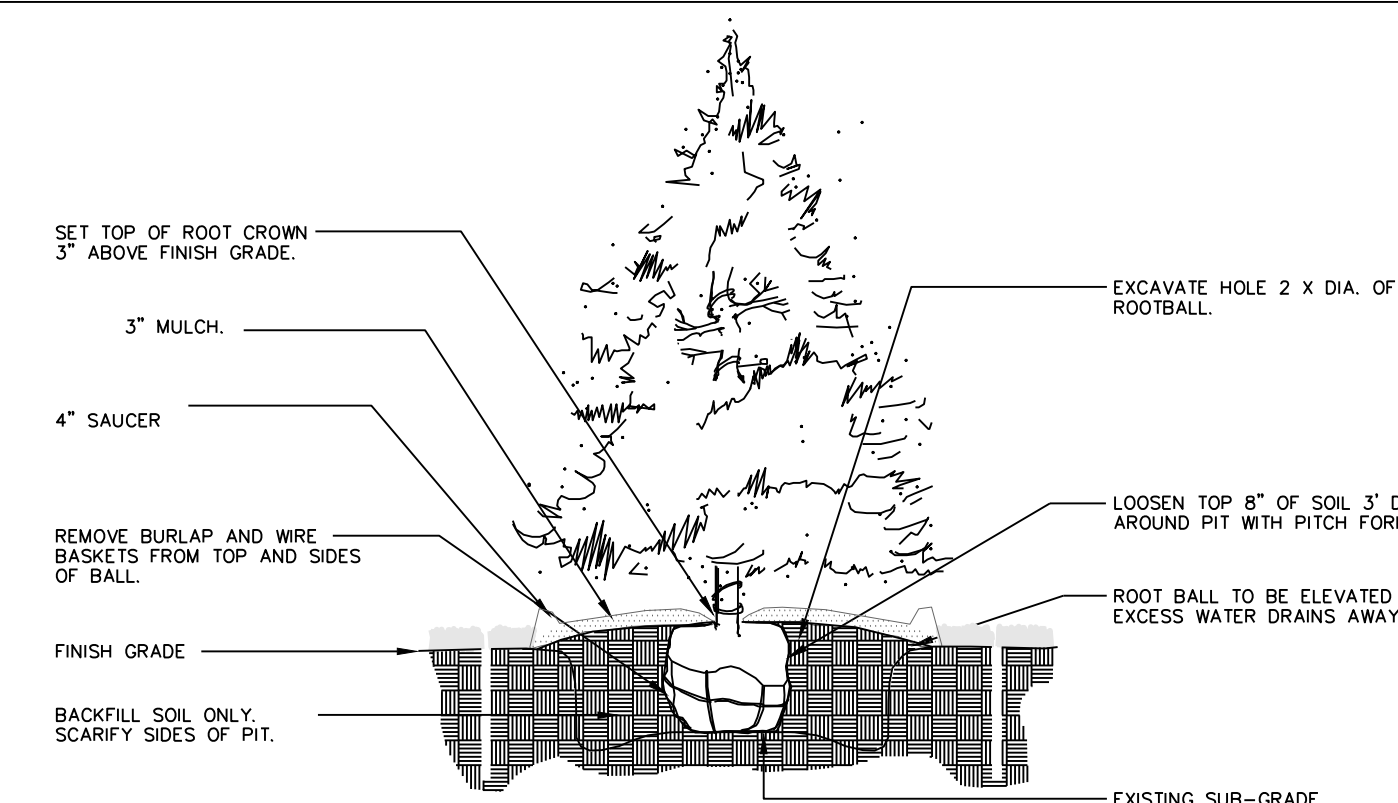
1. 3/4" Isolation Joints with 5/8" dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
2. 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowel bars with bar supports.
4. Depth of curb shall be a minimum of 8" through the handicap access ramp.
5. Concrete shall conform to Standard Specifications Section 2208.2.B.
6. Asphaltic concrete surface course shall conform to Standard Specifications Section 2205.2.



CURB REPLACEMENT DETAIL

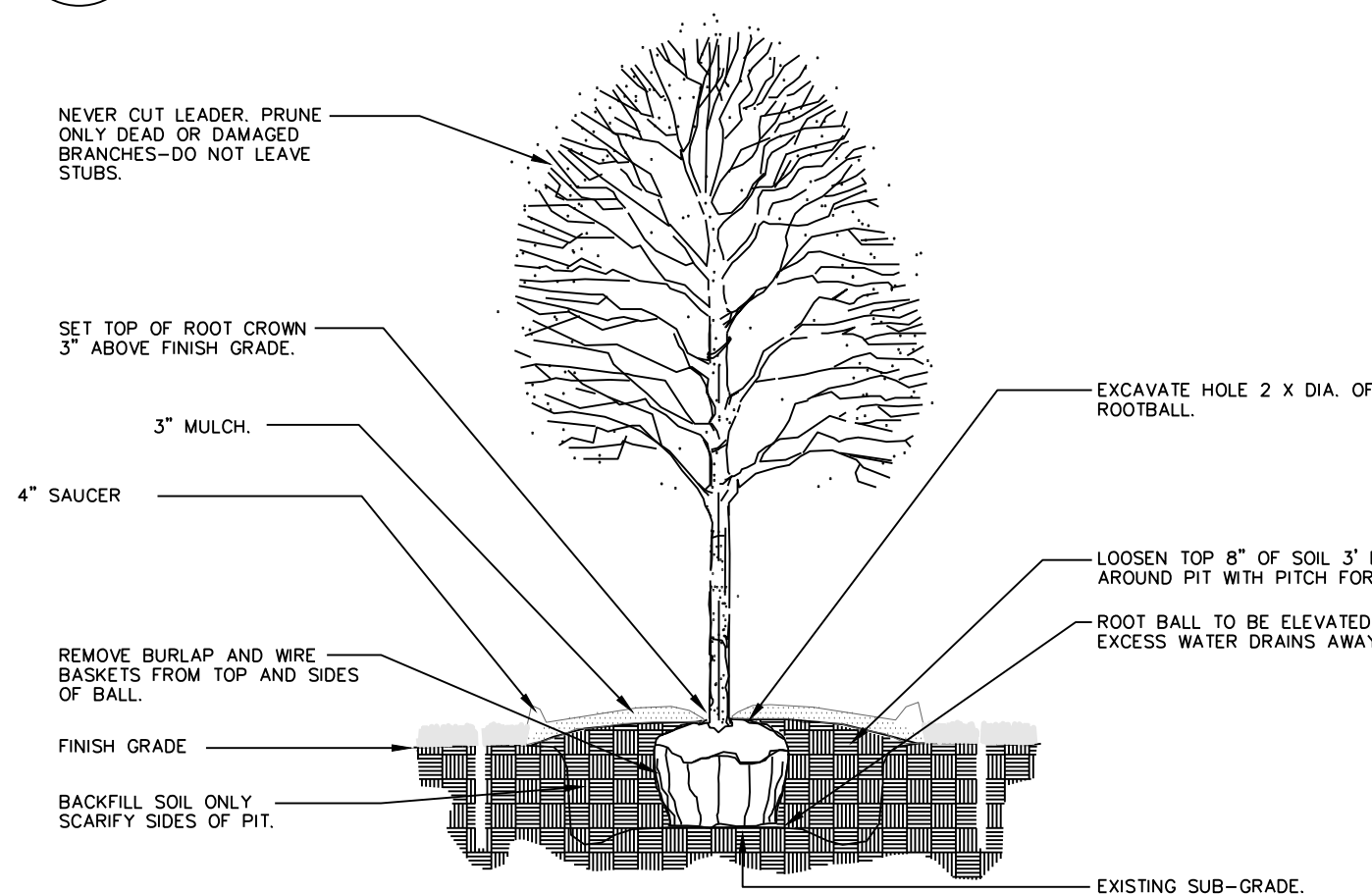
AMERICAN PUBLIC WORKS ASSOCIATION	
KANSAS CITY	
METROPOLITAN CHAPTER	
STANDARD DRAWING NUMBER C - 1	ADOPTED:
	MAY 23, 2001





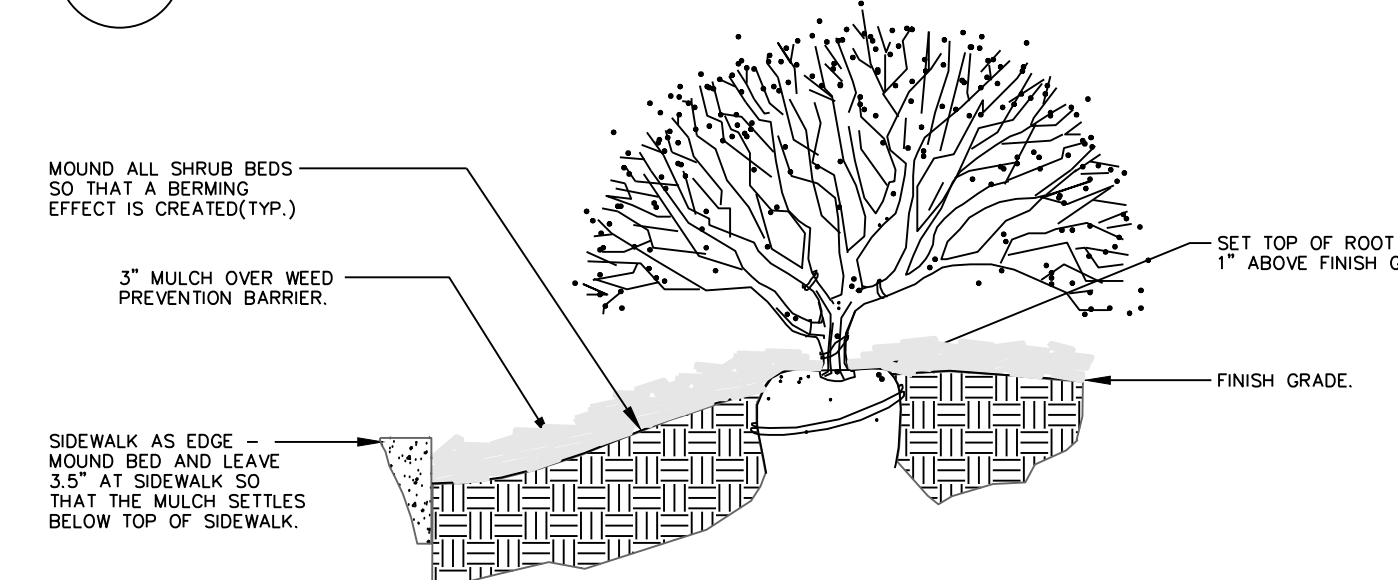
**EVERGREEN TREE PLANTING**

*N.T.S.*



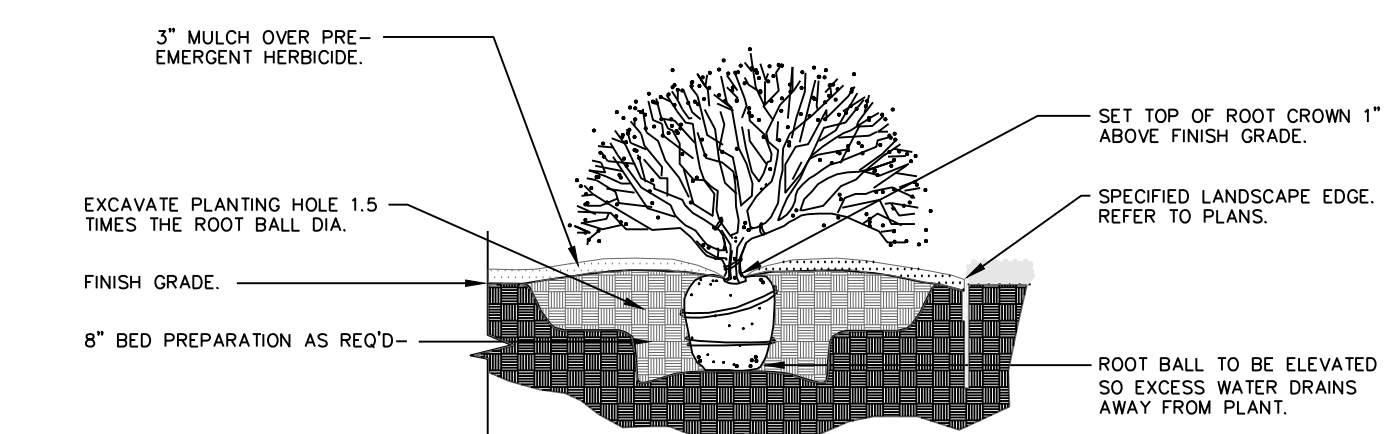
## DECIDUOUS TREE PLANTING

***N.T.S.***



*SIDEWALK EDGE AT PLANT BED*





**NTS**



## SHRUB PLANTING

**NTS**

**PLANTING SCHEDULE:**

<i>SYMBOL</i>	<i>QUANT.</i>	<i>KEY</i>	<i>NAME</i>	<i>SIZE</i>
	73	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
	55	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
	219	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
	23	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL

**GENERAL LANDSCAPE NOTES:**

## PLANT MATERIAL

- [illegible]

### *LAWN AND TURF AREAS*

1. ALL LAWN AREAS TO BE SOODED OR SEEDED AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR COMMERCE SEED. SOO SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOO SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:
- |                       |     |
|-----------------------|-----|
| TURF-TYPE TALL FESCUE | 90% |
| KENTUCKY BLUEGRASS    | 10% |
2. ALL SEEDED AREAS TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- ## INSTALLATION
9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEES SUMMIT, MD. AND THE LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT BEDS TO BE INSTALLED PER PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRASSES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOO AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND OTHER MATERIAL.
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS, NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED PRIOR TO VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE MATERIALS, DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS FROM ALL LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.
- ## MAINTENANCE BY OWNER
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENUAL GROWTH INTO A HEDGE.
21. ALL TREES SHALL BE MAINTAINED IN THEIR NATURAL SHAPE.
22. NEW SOO TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOO BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

**MAINTENANCE BY OWNER**

LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (Chimpan Road)	1 tree per 30 feet of street frontage	1283 ft. of street frontage /30= 43 trees required	28 trees
14.090.A.3 Street Frontage Shrubs (Chimpan Road)	1 shrub per 20 feet of street frontage	1283 ft. of street frontage /20= 64 shrubs required	42 shrubs
14.090.A.1 Street Frontage Trees (View High Drive)	1 tree per 30 feet of street frontage	873 ft. of street frontage /30= 30 trees required	30 trees
14.090.A.3 Street Frontage Shrubs (View High Drive)	1 shrub per 20 feet of street frontage	873 ft. of street frontage/20= 44 shrubs required	45 shrubs
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	787,565 sq. ft. of total lot area minus 78,168 sq. ft. of bldg. & 526,200 parking=261,365 sq ft./5,000 x 2	105 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	787,565 sq. ft. of total lot area minus 78,168 sq. ft. of bldg. & 526,200 parking=261,365 sq ft./5,000=	53 trees
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles, & drives); 1 islands island at end of every parking bay, min. 9' wide	477,400 sq. ft. of parking area x .05 = 23,870 sq. ft. of landscape parking lot islands required	25,000 sq. ft.
14.120 Screening of Parking Lot, Chimpan Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berries may be combined with shrubs)	870 linear feet/AD x 12	201 shrubs

-STREET TREES ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

