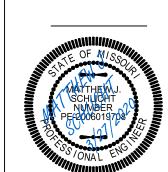


rdawson@reachingthesummit.com The United Methodist Church of Lee's Summit 3381 NW Chipman Rd Lee's Summit, MO 64081

Professional Registration Engineering 2005002186-D Surveying 2005008319-D Kansas Engineering E-1695 Surveying LS-218 Oklahoma Engineering 6254 Nebraska Engineering CA2821



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

REVISIONS REV. 3/27/2020

C.001

THE SUMMIT CHURCH CONSTRUCTION PLANS

SEC-3 TWP-47 RNG-32 W 1/2 NW 1/4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

Description taken verbatim from Deed of Trust, Instrument No. 2010E0080118

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

<u>Site Data Table</u>

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

New Phase 3 Impervious Area

1,169284.28 Sq. Ft. (26.84 Ac.) 17,420.00 Sq.Ft. (0.40 Ac.) 17,420.00 Sq.Ft. (0.40 Ac. = 1.5% of Site) New Parking Spaces 99 Standard / O Handicap ~~~~

1 REVISED TABLE

<u>Total Impervious Area</u>

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

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

Existing Parking Spaces 289 Standard / 54 Handicap

(All Property North of Ashurst Drive.)

Asphalt/Sidewalk Impervious Area

(All Property North of Ashurst Drive.)

Asphalt/Sidewalk Impervious Area

<u>Site Improvement Notes</u>

-No improvements are anticipated for Chipman Road

-No improvements are anticipated for View High Drive

LEGEND:

UTILITY COMPANIES:

OIL - GAS WELLS

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. KCP&L ~ 298-1196

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.

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 THE BOUNDARY 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.

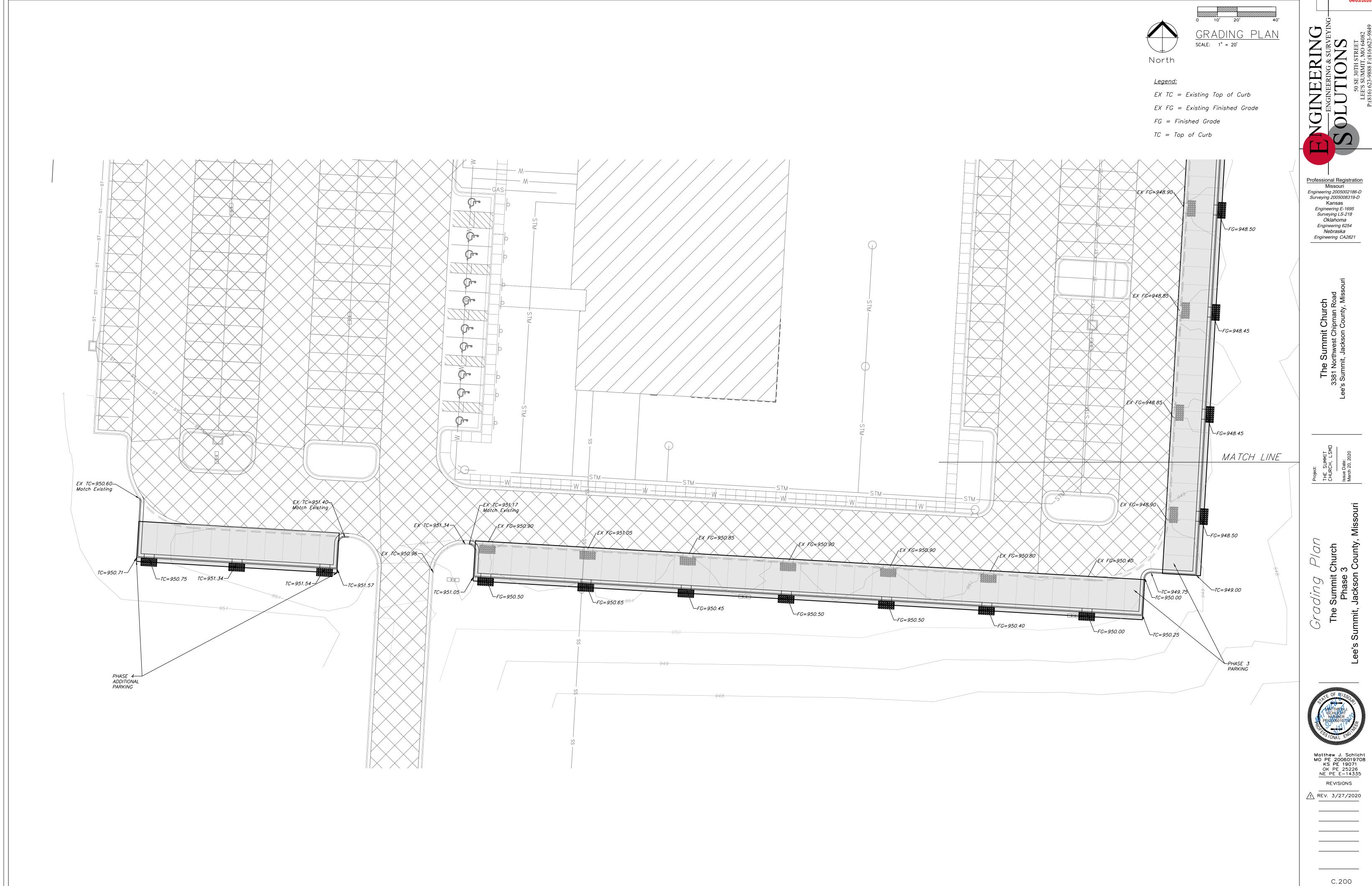
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

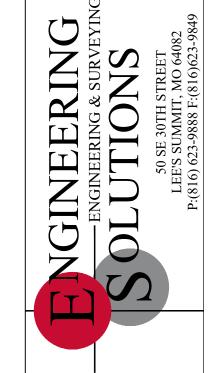
Charla Hale 11905 NW Chipman Rd — Single Family Residential S86*41*<u>55"E 3</u>67.96" S86'41'55"E 337.94" ______.\$86;35'42"E_962.08' E) CASCOTTO Michael & Georgetta May 624 NW Edgewood Drive Single Family Residential Richard & Diane Murray 620 NW Edgewood Drive Single Family Residential Laura & Pattison Stegman 612 NW Edgewood Drive Single Family Residential Site 17.64 Acres +/-George & Susan Cerny 608 NW Edgewood Drive Single Family Residential Nancy Taylor 540 NW Edgewood Trail Single Family Residential The United Methodist Church of Lee's Summit 114 SE Bouglas Street

and Garden Center

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

04/03/2020





GRADING PLAN
SCALE: 1" = 20'

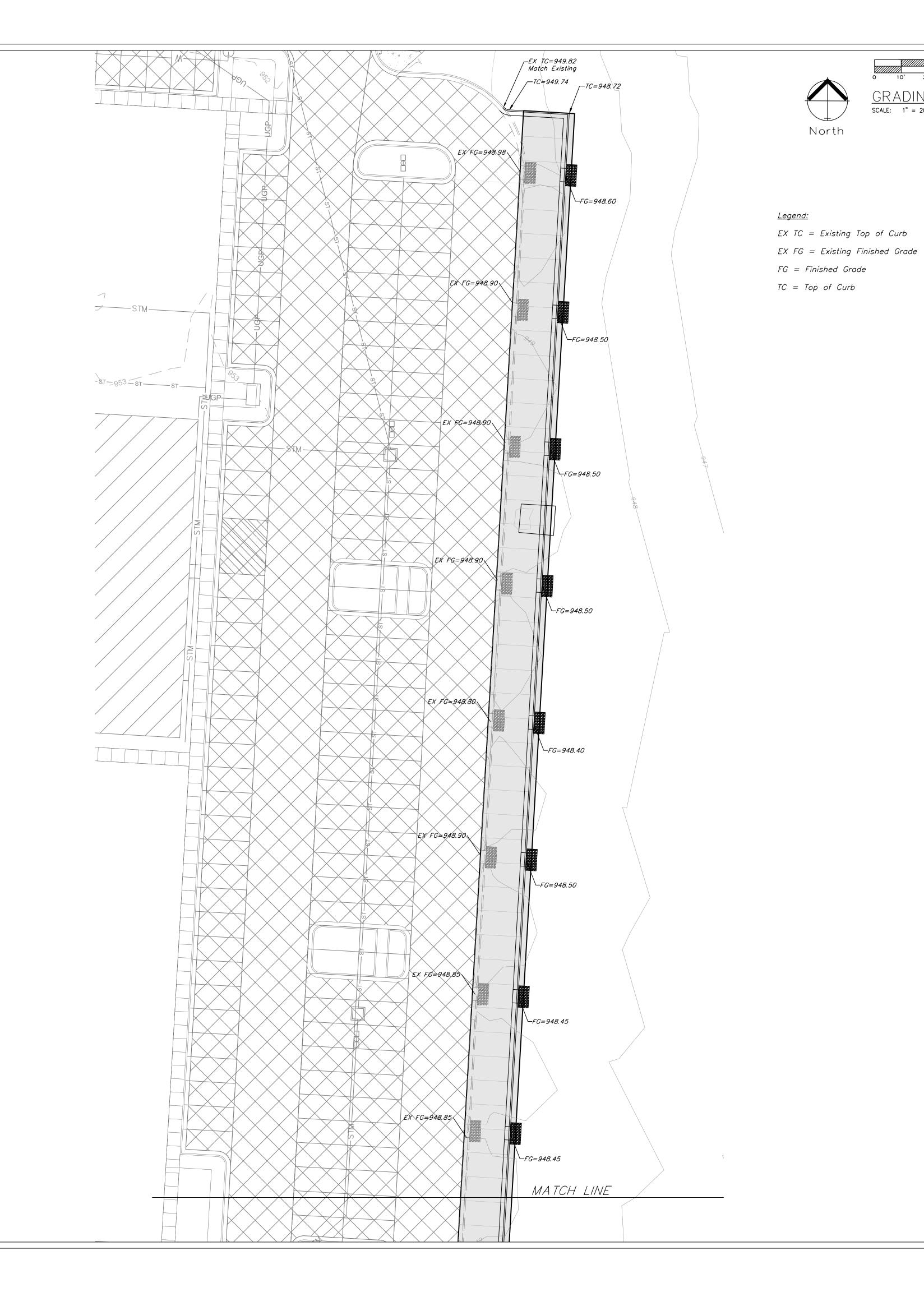
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma Engineering 6254 Nebraska Engineering CA2821

Summit Church orthwest Chipman Road nit, Jackson County, Mis

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

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

C.201



Professional Registration Engineering 2005002186-D Surveying 2005008319-D Engineering E-1695 Surveying LS-218 Engineering 6254 Nebraska Engineering CA2821

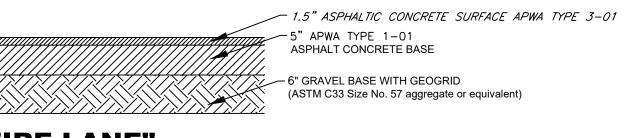
Projec THE CHUR -Issue I

SHEET t Church 3 3 n County, DETAIL S
The Summit C
Phase 3
nmit, Jackson (

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

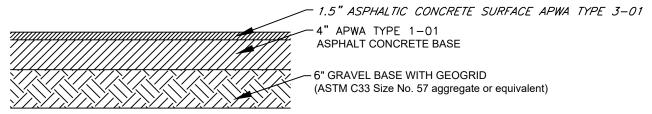
REVISIONS 1 REV. 3/27/2020

KANSAS CITY



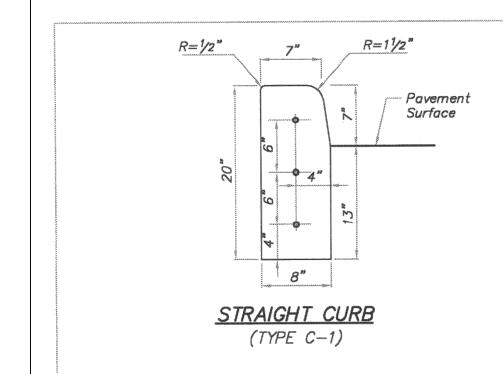
"FIRE LANE" PRIVATE ASPHALT PAVEMENT

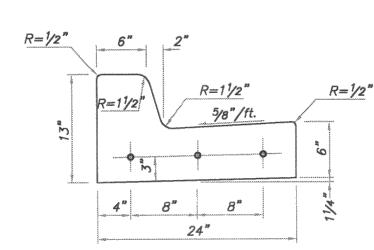
NOT TO SCALE

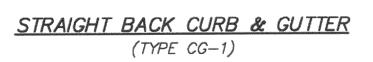


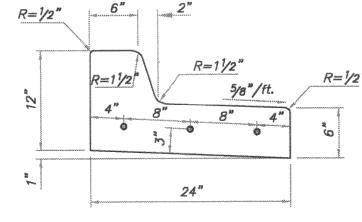
"PARKING STALLS" PRIVATE ASPHALT PAVEMENT

NOT TO SCALE

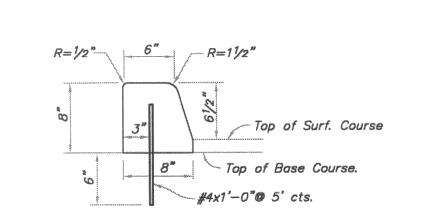




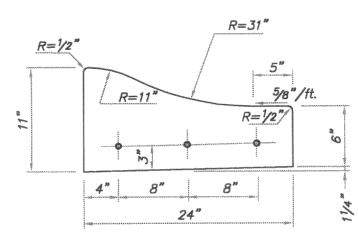




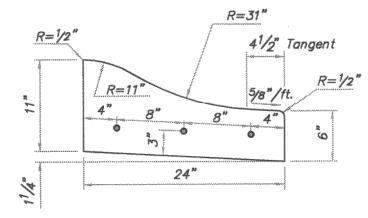
STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)







ROLL BACK CURB & GUTTER (TYPE CG-2)

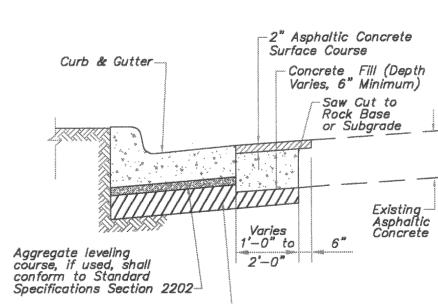


ROLL BACK DRY CURB & GUTTER

(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.



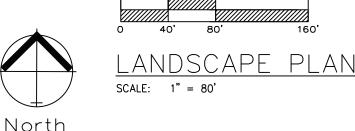
The top 6" of subgrade shall shall conform to Standard Specifications Section 2201

CURB REPLACEMENT DETAIL

AMERICAN PUBLIC WORKS ASSOCIATION

METROPOLITAN CHAPTER STANDARD DRAWING
NUMBER C - 1
ADOPTED:
MAY 23, 2001 CURB DETAILS

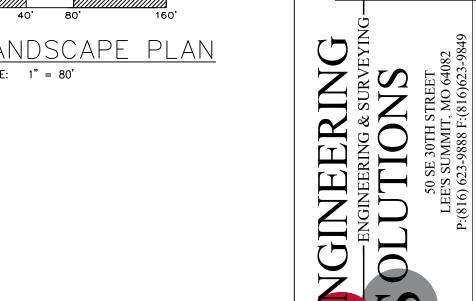
C.600



APPROVED PDP LANDSCAPE PLAN

N.W. ASHURST DR.

Remaining Site 15.34 Acres +/-



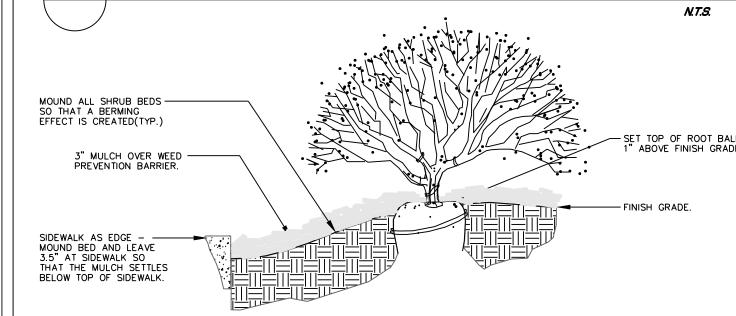
<u>Professional Registration</u> Engineering 2005002186-D Surveying 2005008319-D Kansas Engineering E-1695 Surveying LS-218 Oklahoma Engineering 6254 Nebraska Engineering CA2821

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

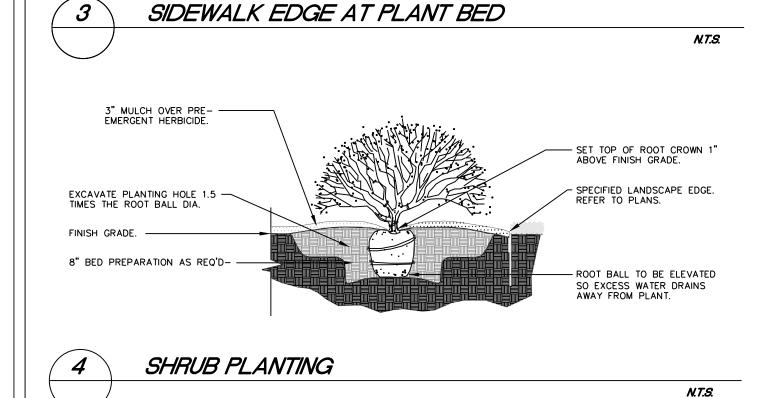
L.100

SET TOP OF ROOT CROWN 3" ABOVE FINISH GRADE. GENERAL LANDSCAPE NOTES: - EXCAVATE HOLE 2 X DIA. OF PLANT MATERIAL 4" SAUCER - LOOSEN TOP 8" OF SOIL 3' DIA. AROUND PIT WITH PITCH FORK. BASKETS FROM TOP AND SIDES OF BALL. - EXISTING SUB-GRADE EVERGREEN TREE PLANTING PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

NEVER CUT LEADER. PRUNE — ONLY DEAD OR DAMAGED BRANCHES-DO NOT LEAVE STUBS. SET TOP OF ROOT CROWN 3" ABOVE FINISH GRADE. - EXCAVATE HOLE 2 X DIA. OF 3" MULCH. — 4" SAUCER - LOOSEN TOP 8" OF SOIL 3' DIA. AROUND PIT WITH PITCH FORK. -ROOT BALL TO BE ELEVATED SO EXCESS WATER DRAINS AWAY. BASKETS FROM TOP AND SIDES OF BALL. BACKFILL SOIL ONLY SCARIFY SIDES OF PIT - EXISTING SUB-GRADE.



DECIDUOUS TREE PLANTING



PLANTING SCHEDULE:

SYMBOL	QUANT.	KEY	NAME	SIZE
\bigcirc	73	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
\bigcirc	55	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
\odot	219	ВВ	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
0	23	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL.

ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO

BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH ROOT BALL TO BE ELEVATED SO EXCESS WATER DRAINS AWAY.

BE FREE OF WEEDS AND GRASS. IREAT BEDS WITH A PRE-EMERGENT APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. 3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF. 4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON. APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.

AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES.

6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING: TURF-TYPE TALL FESCUE

KENTUCKY BLUEGRASS 8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL

THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.

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. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

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 CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO 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. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. 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) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS

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

ABOVE TINISH GRADE 20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE. 21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.

22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABISHED.

	ORDINANCE REQUIRMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.I Street Frontage Trees (Chipman 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 (Chipman Road)	1 shrub per 20 feet of street frontage	1283 ft. of street frontage /20= 64 shrubs required	42 shrubs •
14.090.A.I 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.I 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. fl 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, Chipman Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	670 linear feet/40 x 12 201 shrubs required.	201 shrubs