



Firestone

COMPLETE AUTO CARE™

3561 SW MARKET STREET
JACKSON COUNTY
LEE'S SUMMIT, MISSOURI

OWNER / DEVELOPER

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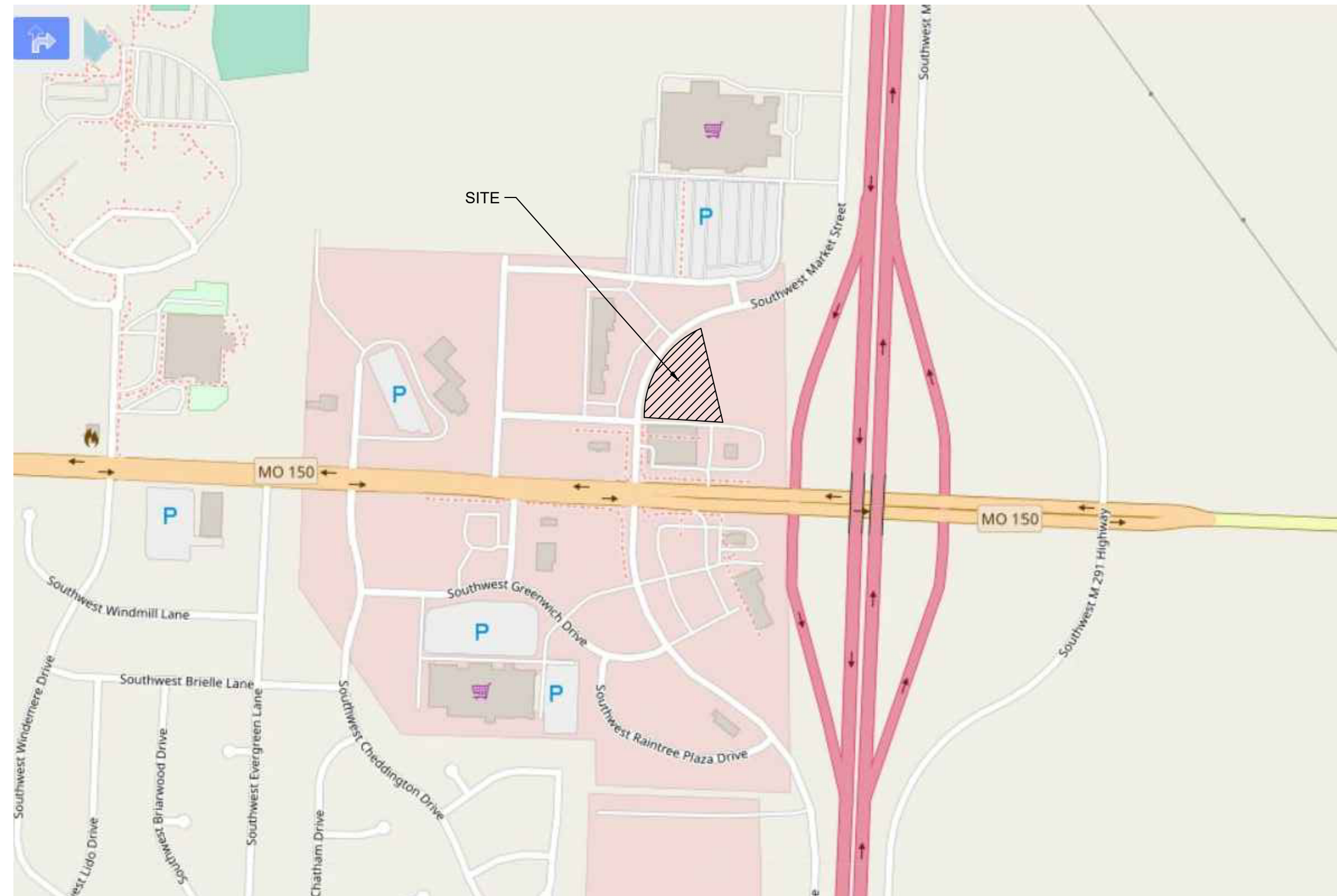
CORNERSTONE REGIONAL
SURVEYING, LLC

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SGA DESIGN GROUP

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VICINITY MAP

NOT TO SCALE

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

07/10/2020

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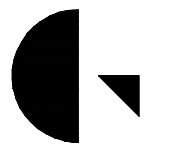
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Know what's **below**.
Call before you dig.

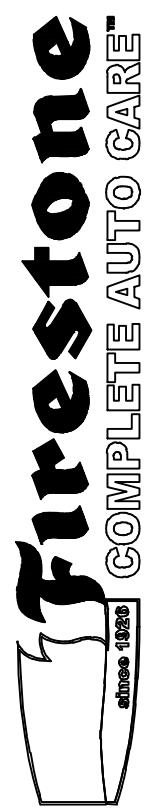


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3561 SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64082

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.



Michael R. Hinkle
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Revision

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COVER SHEET

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DEMOLITION GENERAL NOTES

- DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
4. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED DEMOLITION OPERATIONS.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES. RELOCATE EXISTING IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION..
6. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK. AT A MINIMUM THE PLAN SHALL INCLUDE:
 - 6.1. THE PROPER PROCEDURES FOR DISPOSAL OR RECLAIMING FOR REUSE / RECYCLING.
 - 6.2. DESIGNATED AREAS FOR WASTE MANAGEMENT CONTAINERS. CONTAINERS SHALL BE PROPERLY MARKED FOR ALLOWABLE AND PROHIBITED ITEMS AND MATERIALS.
 - 6.3. DESIGNATED CHEMICAL STORAGE AREAS, APPROPRIATE CHEMICAL STORAGE CONTAINERS, AND PROCEDURES FOR SPILL CONTROL. CHEMICALS SHALL NOT BE PERMITTED TO INFILTRATE TO GROUNDWATER OR BE PUMPED UNTREATED FROM PIT DEWATERING FACILITIES.
 - 6.4. CONCRETE WASHOUT AREAS, LOCATED AWAY FROM DESIGNATED CONSTRUCTION EXIT.
7. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
8. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER, PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT OF OWNER.
9. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
10. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
11. ALL EXISTING FEATURES REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. NOTIFY THE OWNER OR CONSTRUCTION MANAGER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH DEMOLITION WORK.
12. IT IS NOT ANTICIPATED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE OWNER.
13. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
14. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
15. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY CORNERSTONE REGIONAL SURVEYING, LLC, DATED 12/10/2019.
16. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
17. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
18. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
 - A. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
 - B. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
 - C. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
 - D. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
 - E. INSTALL A MIN. 4" HIGH CONSTRUCTION FENCE TO THE LIMITS SHOWN.
 - F. BEGIN CLEARING AND GRADING OPERATIONS.

LAYOUT AND PAVING GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
4. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS, IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.
10. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
11. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED ON PLANS.
12. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
13. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
 - A. AN AS-BUILT SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ARCHITECT/ENGINEER IN HARD COPY AND ELECTRONIC FORMAT PRIOR TO COMPLETION OF THIS PROJECT. THE AS-BUILT SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.

- THE AS-BUILT SURVEY SHALL DEPICT ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS, AND PARKING.
- C. THE AS-BUILT SURVEY SHALL LOCATE ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT INCLUDING: GROUND TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, METERS, PIVS, AND HYDRANTS.
- D. THE AS-BUILT SURVEY SHALL INCLUDE ALL ACCESSIBLE PATHS, PEDESTRIAN RAMPS AND LANDINGS, AND ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS. THE ARCHITECT/ENGINEER WILL USE THIS SURVEY TO CHECK COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- E. THE AS-BUILT SURVEY SHALL INCLUDE ALL STORMWATER MANAGEMENT FEATURES, INCLUDING BUT NOT LIMITED TO: PONDS, BIOSWALES, RAIN GARDENS, WATER QUALITY UNITS, AND OUTLET STRUCTURES.
- F. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ARCHITECT/ENGINEER WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW TIMELY CERTIFICATION OF CONSTRUCTION TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCIES.
- GRADING AND DRAINAGE GENERAL NOTES:**
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING GRADING AND DRAINAGE WORK.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS
- CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
- ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE PROPOSED LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
- TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
- A. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
- B. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
- C. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
- D. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
- E. INSTALL A MIN. 4' HIGH CONSTRUCTION FENCE TO THE LIMITS SHOWN.
- F. BEGIN CLEARING AND GRADING OPERATIONS.
- EXISTING CONDITIONS (TYPICALLY SCREENED ITEMS) INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE REGIONAL SURVEYING, LLC, DATED 12/10/2019.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
- TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
1. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
2. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
4. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.

GRADING AND DRAINAGE GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING GRADING AND DRAINAGE WORK.
2. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS
3. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
4. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
5. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE PROPOSED LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
6. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
 - A. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
 - B. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
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9. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
10. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
11. TOP OF GATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
14. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
15. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
16. ALL PERMANENT CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. TEMPORARY CUT SLOPES SHALL NOT EXCEED 2:1 MAXIMUM UNLESS TEMPORARY SHORING IS PROVIDED, OR UNLESS DIRECTED OTHERWISE BY A LICENSED GEOTECHNICAL ENGINEER.
17. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.
18. EXISTING MANHOLE AND CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
19. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, AND SEEDED AND MULCHED.
20. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 95% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
21. ALL STORM DRAINAGE PIPE SHALL BE HDPE, MEETING THE REQUIREMENTS OF AASHTO M294, TYPE S, MINIMUM WALL THICKNESS B UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE 2D LENGTH FROM CENTER OF UPSTREAM STRUCTURE TO CENTER OF DOWNSTREAM STRUCTURE.
22. ALL HEADWALLS SHALL HAVE A MINIMUM 10' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
23. FINAL FINISH GRADE TOLERANCES SHALL BE 0.1 FOOT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN THE BUILDING PADS AND PAVED AREAS, AND 0.25 FOOT ABOVE OR BELOW DESIGN FINISH ELEVATIONS IN OTHER AREAS. NO TOLERANCE IS ALLOWED WHEN MAXIMUM OR MINIMUM SLOPES ARE SPECIFIED.
24. ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ADA ACCESS ROUTES SHALL NOT EXCEED 2% CROSS SLOPE, 5% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED.
25. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 95% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
26. EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. A GEOTECHNICAL EXPLORATIONS REPORT COMPLETED BY PSI. INTERTEK, DATED JULY 24, 2019, HAS BEEN PROVIDED AS AN ATTACHMENT TO THE PROJECT SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REPORT AND THE PROJECT SITE TO BECOME FAMILIAR WITH THE ANTICIPATED EXCAVATION REQUIREMENTS. ADDITIONAL PAYMENT WILL NOT BE MADE FOR UNANTICIPATED ROCK EXCAVATION, UNLESS OTHERWISE AGREED UPON WITH OWNER PRIOR TO COMMENCEMENT OF ROCK EXCAVATION.
27. AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT POND(S) AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN.
28. IF BLASTING IS REQUIRED, CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN NFPA 495, "EXPLOSIVE MATERIALS CODE," AND PREPARE A BLASTING PLAN CONTAINING THE FOLLOWING:
 - 28.1. TYPES OF EXPLOSIVES AND SIZES OF CHARGE TO BE USED IN EACH AREA OF ROCK REMOVAL, TYPES OF BLASTING MATS, SEQUENCE OF BLASTING OPERATIONS, AND PROCEDURES THAT WILL PREVENT DAMAGE TO SITE IMPROVEMENTS AND STRUCTURES ON THE PROJECT SITE AND ADJACENT PROPERTIES.
 - 28.2. SEISMOGRAPHIC MONITORING DURING BLASTING OPERATIONS.

BLASTING PLAN SHALL BE KEPT AT THE CONSTRUCTION SITE, ALONG WITH OTHER BLASTING RECORDS REQUIRED, AND MAY BE SUBJECT TO REVIEW BY OWNER OR OWNER'S REPRESENTATIVE AT REQUEST. OBTAIN PERMITS FROM AUTHORITIES HAVING JURISDICTION BEFORE BRINGING EXPLOSIVES TO THE PROJECT SITE. PERFORM BLASTING WITHOUT WEAKENING THE BEARING CAPACITY OF ROCK SUBGRADE AND WITH THE LEAST-PRACTICABLE DISTURBANCE TO ROCK TO REMAIN.

29. ENGAGE A QUALIFIED, INDEPENDENT AGENCY TO PERFORM A PRE-BLAST AND POST-BLAST SURVEY OF ALL STRUCTURES SUBJECT TO BLAST VIBRATIONS. CONTRACTOR SHALL COORDINATE ALL BLASTING ACTIVITIES WITH SURVEYOR, INCLUDING BLASTING PLANS, SCHEDULES, ETCETERA. CONTRACTOR MAY, AT HIS EXPENSE, OBTAIN A VIBRATION CONSULTANT TO REVIEW THE BLASTING PLAN AND MAKE RECOMMENDATIONS. REVIEW OF THE BLAST DESIGN, SURVEY, MONITORING, AND

TECHNIQUES BY THE ENGINEER OR VIBRATION CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE COMPLETE RESPONSIBILITY FOR ACCURACY, ADEQUACY, AND SAFETY OF THE BLASTING. NOTHING CONTAINED HEREIN SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CLAIMS ARISING FROM HIS CONSTRUCTION OPERATIONS, IN THE EVENT THAT ANY PROPERTY OWNER DENIES ACCESS FOR THE SURVEY OF STRUCTURES AND FACILITIES, THE CONTRACTOR SHALL NOTIFY SUCH PROPERTY OWNER, BY CERTIFIED MAIL, STATING THAT THIS IS FINAL NOTIFICATION. A COPY OF THE BLASTING RECORDS SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR THEIR RECORDS.

- CONTRACTOR SHALL NOTIFY ADJACENT RESIDENCES AND/OR BUSINESSES SUBJECT TO BLASTING VIBRATIONS THE INTENT TO BLAST AT LEAST 24 HOURS IN ADVANCE. CONTRACTOR SHALL DISCLOSE THE ANTICIPATED TIME OF DAY AND SCHEDULE FOR BLASTING. SUBMIT NOTICE OF BLASTING COMPLAINTS TO ARCHITECT / ENGINEER AND OWNER WITHIN 24 HOURS OF RECEIPT THEREOF. THE NOTICE SHALL IDENTIFY THE ORIGIN OF COMPLAINT AND SHALL CONTAIN A BRIEF DESCRIPTION OF ALLEGED DAMAGES OR OTHER CIRCUMSTANCES UPON WHICH THE COMPLAINT IS PREDICATED. CONTRACTOR SHALL ASSIGN EACH COMPLAINT A SEPARATE NUMBER, IN ASCENDING ORDER, AND SHOW IN EACH NOTICE ALL PREVIOUS COMPLAINT NUMBERS REGISTERED BY THE SAME COMPLAINANT.
- SITE UTILITIES GENERAL NOTES:**
1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING UTILITY WORK.
 3. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
 4. NOTIFY THE LOCAL UTILITY LOCATOR SERVICE (CALL 811) AND ANY NON ONE CALL SYSTEM MEMBER UTILITY INDIVIDUALLY AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION/UTILITY TRENCHING OPERATIONS.
 5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
 6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
 8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT OR GRAVEL DRIVE AREAS WITH CRUSHED STONE. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
 9. ADJUST ALL EXISTING-TO-REMAIN UTILITY SURFACE FEATURES, INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISH GRADE.
 10. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
 11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORROSION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
 12. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
 13. ALL WATER MAINS SHALL BE SDR 21 PVC UNLESS NOTED OTHERWISE.
 14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
 15. ALL MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES AS REQUIRED.
 16. CONTRACTOR SHALL MAINTAIN AT LEAST ONE SET OF AS-BUILT PLANS SHOWING ALL NEWLY CONSTRUCTED UTILITIES AND EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION EITHER BY FIELD SURVEYS ON THE APPROPRIATE STATE PLANE COORDINATE SYSTEM (HORIZONTAL DATUM) USED FOR THIS PROJECT OR BY FIELD MEASUREMENTS INCLUDING AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES/MONUMENTS TO EACH MANHOLE, CATCH BASIN, AND PRESSURE PIPING APPURTENANCE (VALVES, METERS, BACKFLOW DEVICE, HYDRANTS, ETC.)

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) GENERAL NOTES

1. CONTRACTOR SHALL STRICTLY ADHERE TO THE EPSC PLAN AND/OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS.
2. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION FACILITIES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
4. SILT BARRIERS AND SEDIMENT BASINS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. ALL GRADED AREAS NOT RECEIVING STONE STABILIZATION SHALL RECEIVE TEMPORARY SEEDING WITHIN 15 DAYS OF REACHING FINAL SUBGRADE ELEVATION.
6. ALL LOCATIONS OF TEMPORARY EPSC DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE OWNER OR ENGINEER.
7. WHEN THE EPSC DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE OWNER OR ENGINEER), THEY SHALL BE REMOVED.
8. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE OWNER OR ENGINEER.
9. PROVIDE EROSION CONTROL MATTING (NAG75 OR EQUAL) TO SLOPES 3:1 OR GREATER. EROSION CONTROL MATTING SHALL BE PHOTODEGRADABLE OR BIODEGRADABLE UNLESS OTHERWISE SPECIFIED.
10. DEWATERING OF EXCAVATION AREA SHALL BE COMPLETED ONLY WITH SPECIFIED OR PRE-APPROVED PUMPING AND FILTERING EQUIPMENT. PUMPING RATE SHALL NOT EXCEED 80% OF THE RECOMMENDED MAXIMUM RATE BY SEDIMENT TANK / FILTER BAG MANUFACTURER. REFER TO THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR ACCEPTABLE DEWATERING TECHNIQUES NOT SPECIFICALLY NOTED IN THIS PLAN SET.
11. THE ENGINEER, WHOSE SEAL IS AFFIXED TO THIS DOCUMENT, CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED BY UNDER HIS/HER DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE. IT THEREFORE FALLS UNDER THE MISSOURI STATE OPERATING PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE ENGINEER WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

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Revision

[illegible]

GENERAL NOTES

C001

40831.45
JANUARY 8, 2020

Items Corresponding to Schedule B

- (8) -Terms, provisions and easement contained in the Grading Consent and Temporary Construction Easement Agreement, recorded April 6, 1998 as Document No. 98-I-23424 in Book I-3171 at Page 1069, by and between QuikTrip Corporation, an Oklahoma corporation and E.L. Robinson, Jr. and Letha M. Robinson, Trustees for Trust dated September 22, 1988, for the benefit of the lands in question.
TEMPORARY EASEMENT IS NO LONGER IN AFFECT.
- (9) -Terms, provisions and easements contained in the Storm Sewer Easement Agreement, recorded April 8, 1998 as Document No. 98-I-23425 in Book I-3171 at Page 1076, by and between QuikTrip Corporation, an Oklahoma corporation and E.L. Robinson, Jr. and Letha M. Robinson, Trustees for Trust dated September 22, 1988, benefiting the lands in question.
PLOTTED AND SHOWN.
- (10) -Rights of way, easements granted and appurtenances pertaining to the State of Missouri, acting by and through the Missouri highway and Transportation Commission, described by instrument recorded May 10, 1999 as Document No. 1999 I 0038039.
PLOTTED AND SHOWN.
- (11) -An easement granted to the City of Lee's Summit, a municipal corporation, described by instrument recorded march 23, 2001 as Document No. 2001 I 0018921.
PLOTTED AND SHOWN.
- (12) -Terms, provisions, easements and boundaries imposed, including but not limited to the limitations of direct access, of the Quitclaim Deed granted to the City of Lee's Summit, a municipal corporation, recorded October 31 2008 as Document No. 2008E0114649.
PLOTTED AND SHOWN.
- (13) -Amended, 111119;
Terms and provisions of the Declaration of Restrictions recorded June 26, 2014 as Document No. 2014E0051570, and the First Amendment to Declaration of Restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE
- (14) -The effect of the Scrivener's Affidavit recorded March 23, 2016 as Document No. 2016E0025038.
DOES NOT AFFECT SUBJECT PROPERTY.
- (15) -An easement for sanitary sewers granted to Lee's Summit, described by instrument recorded April 25, 2016 as Document No. 2016E0035549.
PLOTTED AND SHOWN.
- (16) -The surviving easements and conditions of the instrument captioned Temporary Construction Easement granted to the QuikTrip Corporation, an Oklahoma corporation, described by instrument recorded May 11, 2017 as Document No. 2017E0042035.
DOES NOT AFFECT SUBJECT PROPERTY.
- (20) -Added, 111119;
An easement granted to The City of Lee's Summit, Missouri, described by instrument recorded May 23, 1975 as Document No. I-211265 in Book I-596 at Page 173.
DOES NOT AFFECT SUBJECT PROPERTY.
- (21) -Added, 111119;
An easement granted to the City of Lee's Summit, Missouri, described by instrument recorded April 25, 2016 as Document No. 2016E0035549.
SAME AS ITEM NO. 15, PLOTTED AND SHOWN AS NO. 15.
- (22) -Added, 111119;
Terms and provisions of the Declaration of Use Restrictions, recorded December 9, 2016 as Document No. 2016E0116521, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE

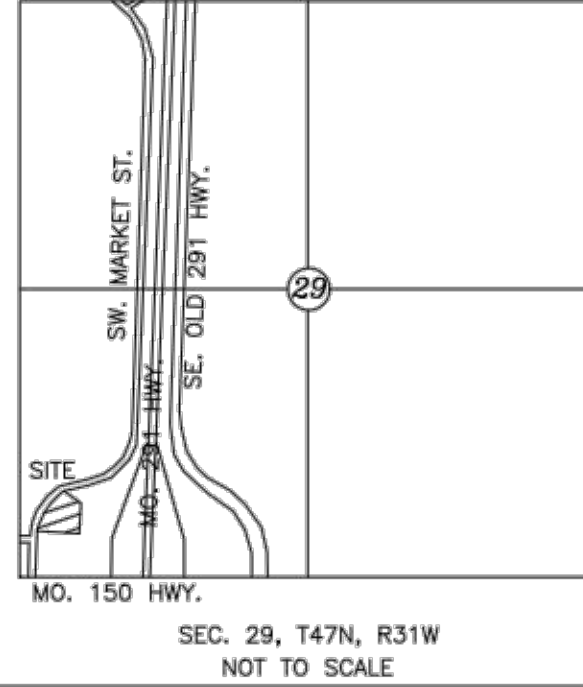
Possible Encroachments

NONE

Flood Note

This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 200590 0002 A, effective date October 25, 1977.

Vicinity Map



SCALE : 1" = 40'

Commitment Legal Description

FIDELTY NATIONAL TITLE COMMITMENT NO. 191439 REVISION 111119, DATED NOVEMBER 1, 2019 AT 12:00 P.M. A portion of land lying and situated in the Southwest Quarter of Section 29, Township 47 North, Range 31 West of Fifth Principal Meridian, in Lee's Summit, Jackson County, Missouri, being part of a parcel of land described in Book I-1847 at Page 2008, said parcel lying Southeastery of Market Street, Westerly of the West Right-of-Way line of Missouri Highway 291, North of QUIKTRIP 200R, a subdivision of land and Northerly of QUIKTRIP 200R LOT 1A, a subdivision of land.

AS-SURVEYED DESCRIPTION:
Written by William A. Booe, RLS 2002010970, October 23, 2019
A tract of land located in a portion of the Southwest Quarter of Section 29, Township 47 North, Range 31 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri, and being more particularly described as follows:
BEGINNING at the Northwest corner of Lot 1A, Minor Plat of Quiktrip 200R Lot 1A;
Thence along a curve to the right and the Southeastery right of way of Market Street, having a radius of 459.32 feet, a length of 320.00 feet and a chord bearing and distance of N 33°05'03" E, 313.57 feet;
Thence S 54°19'08" E a distance of 136.50 feet;
Thence S 02°26'15" W a distance of 195.00 feet to the North line of said Lot 1A;
Thence N 87°33'03" W along said North line a distance of 274.00 feet to the point of beginning, containing 1.237 acres.

Miscellaneous Notes

- (A) The bearings shown hereon are based upon the Missouri State Plane Coordinate System, station no JA-137, N. 974542.6936 E. 2824145.0197, ELEV. 993.438 (NAVD 88), located about 7 miles South of the intersection of Hwy. 150 and Hwy. 291.
- (B) This survey does not reflect any easements, rights-of-way or other instruments of record except those shown on the current mentioned Title Commitment.
- (C) Underground utilities are shown per One call ticket 193242567, dated 11-20-2019.
- (D) At the date this survey was done in the field, earth moving, asphalt paving, concrete work and construction was not complete.
- (E) There is no evidence of subject site being used as a solid waste dump or sanitary land fill.
- (F) There is no evidence of subject site being used as a burial ground or cemetery.
- (G) This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards. Closure 1 in 615041.

ALTA/NSPS Land Title Survey

To:

GBT Realty
Franklin Land Associates, LLC

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed in October 22, 2019.

William A. Booe, RLS 2002010970

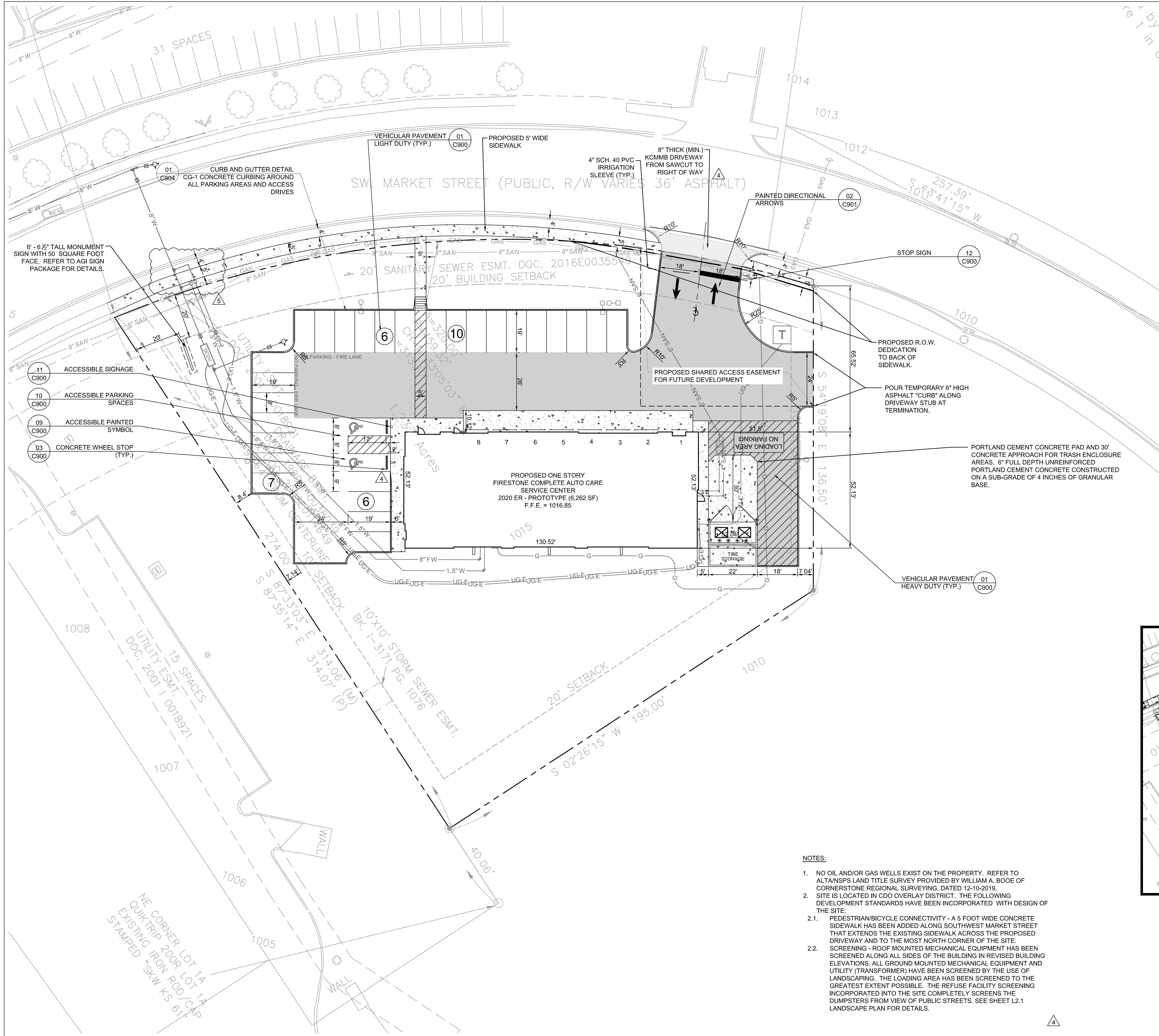
Legend of Symbols & Abbreviations

○	Existing Iron Rod	(M)	Measured Dimension
●	Origin Unknown (unless noted)	(D)	Deed Dimension
△	Set 1/2"x24" Iron Rod/Cap (unless otherwise noted)	(P)	Plat Dimension
△	Section Corner	R/W	Right of Way
---	Origin Unknown (unless noted)	○	Storm Drain Manhole
---	Boundary Line	⊕	Water Meter
---	Setback Line	⊕	Guy Wire
---	Fence	⊕	Gas Meter
---	Overhead Electric Line	⊕	Gas Valve
---	Water Line	⊕	Telephone Riser Box
---	Gas Line	⊕	Gas Line Marker
---	Underground Telephone	⊕	Sanitary Sewer Cleanout
---	Sanitary Sewer Line	⊕	Sanitary Sewer Manhole
---	Bollard	⊕	Sign
---	Curb Inlet or Area Inlet	⊕	Light Pole
---	Fire Hydrant	⊕	Power Pole
---	Handicap Parking	⊕	Water Valve
---	Electric Cabinet	⊕	Electric Meter

ALTA/NSPS LAND TITLE SURVEY
of a portion of SECTION 29, TOWNSHIP 47 NORTH,
RANGE 31 WEST of the 5th PRINCIPAL MERIDIAN,
JACKSON COUNTY, MISSOURI

JOB NO.
1-1910401-M
DRAWN BY:
DLB
CHECKED BY:
WAB
LATEST REVISION:
12-10-2019
PREPARED FOR:
GBT Realty

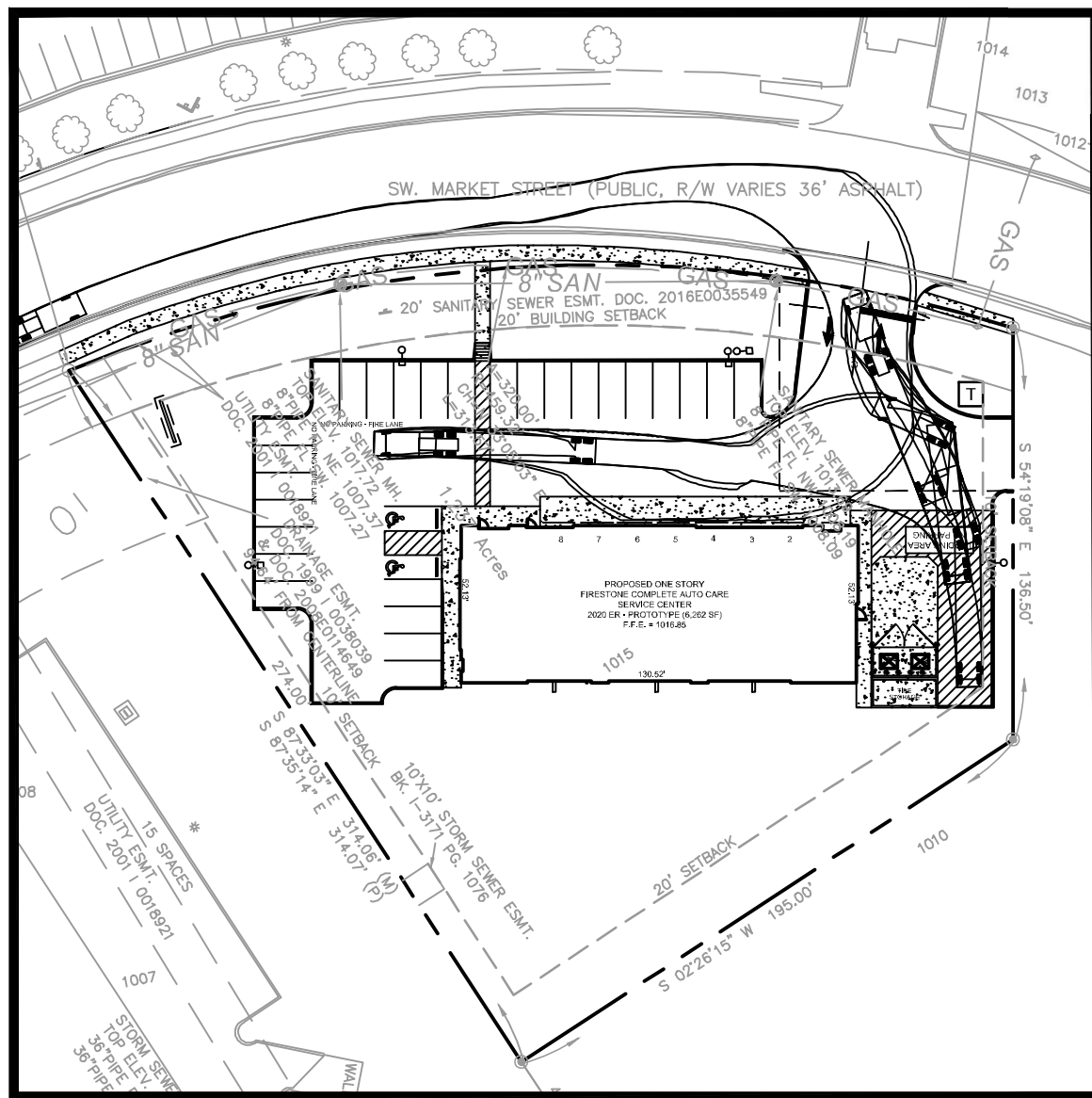
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LEGEND	
	PROPERTY LINE
	PROPERTY SETBACK LINE
	BUILDING LINE
	CURB
	CONCRETE VEHICULAR PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	TRANSFORMER PAD
	TURN ARROW
	ACCESSIBLE PARKING SPACE SYMBOL
	WHEEL STOP
	PARKING COUNT
	LIGHT POLE
	SIGN
	BOLLARD

SITE DATA TABLE

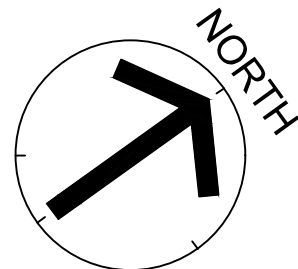
1. CURRENT ZONING:	CP-2 (PLANNED COMMUNITY COMMERCIAL) / CDO (CORRIDOR DEVELOPMENT OVERLAY)
2. SITE AREA:	53,883 S.F. = 1.237 ACRES
3. BUILDING AREA:	6,262 S.F. GROSS AREA ONE-STORY, MAX HEIGHT = 22'-10"
4. PARKING REQUIRED :	24 SPACES (3 PER BAY) 29 SPACES
5. EXISTING IMPERVIOUS AREA	= 0 ACRES = 0.0%
EXISTING PERVIOUS AREA	= 1.237 ACRES = 100.0%
6. PROPOSED IMPERVIOUS AREA	= 0.613 ACRES = 49.6%
PROPOSED PERVIOUS AREA	= 0.624 ACRES = 50.4%
7. FAR:	= 6,262 SF / 53,833 SF = 11.7%



TRUCK TURNING MOVEMENT PLAN

SCALE: 1" = 60'

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Revision

No.	Date	Description
1	02.07.2020	CITY COMMENTS
2	02.20.2020	CITY COMMENTS
3	03.27.2020	CITY COMMENTS
4	04.28.2020	CITY COMMENTS
5	06.01.2020	CITY COMMENTS

SITE LAYOUT PLAN

C200

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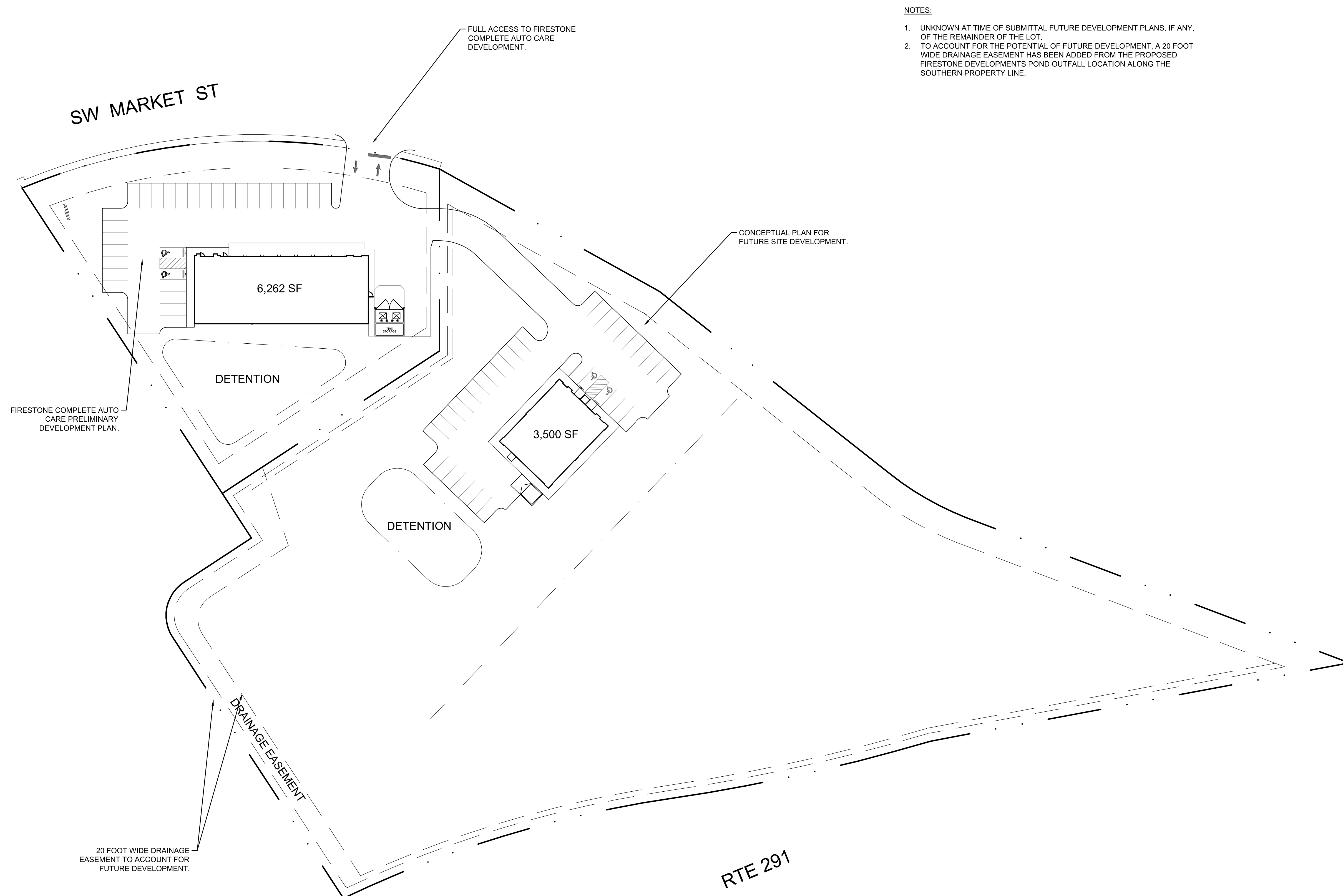
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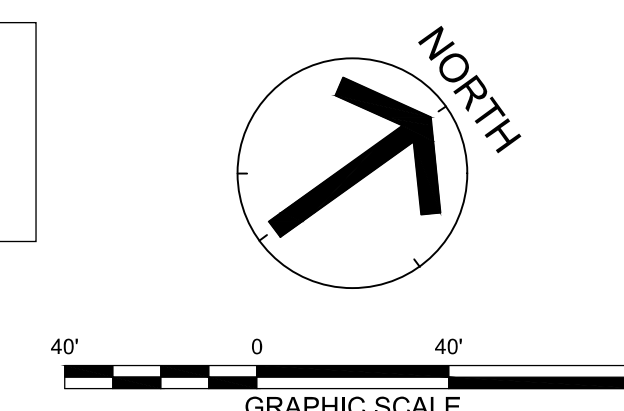


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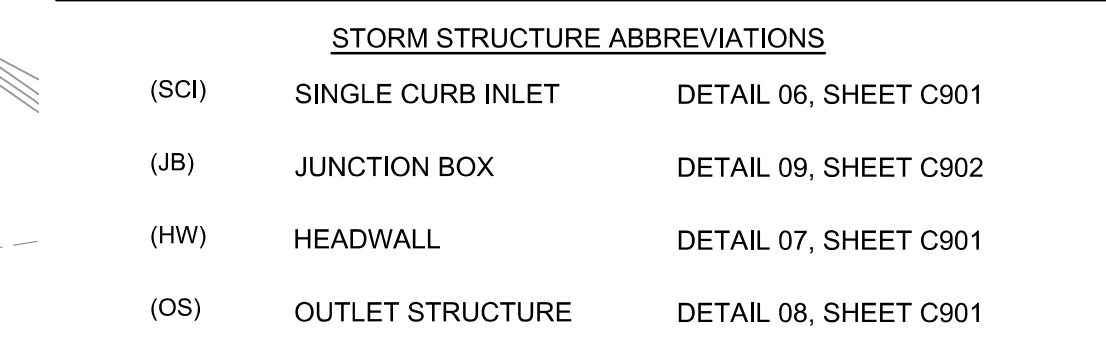
1. UNKNOWN AT TIME OF SUBMITTAL FUTURE DEVELOPMENT PLANS, IF ANY, OF THE REMAINDER OF THE LOT.
2. TO ACCOUNT FOR THE POTENTIAL OF FUTURE DEVELOPMENT, A 20 FOOT WIDE DRAINAGE EASEMENT HAS BEEN ADDED FROM THE PROPOSED FIRESTONE DEVELOPMENTS POND OUTFALL LOCATION ALONG THE SOUTHERN PROPERTY LINE.

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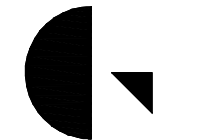
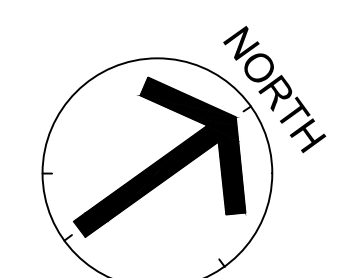


NOTES:

1. FOR SITE PREPARATION AND GEOTECHNICAL RECOMMENDATIONS, REFER TO INTERTEK PSI GEOTECHNICAL REPORT 03381947, DATED 7/24/2019.

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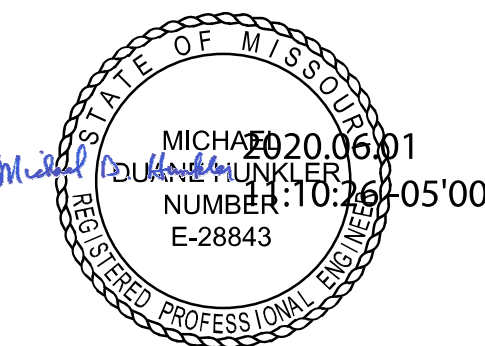
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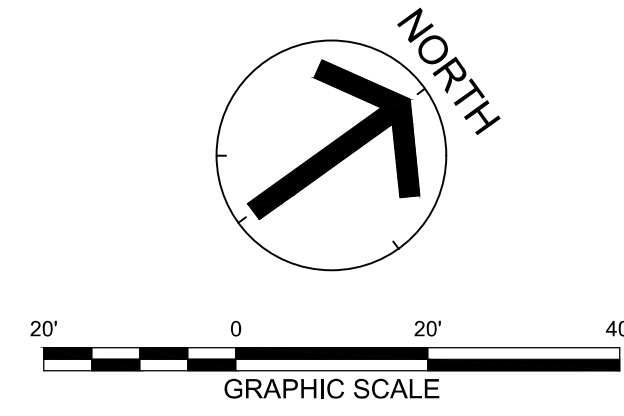
GRADING AND DRAINAGE PLAN

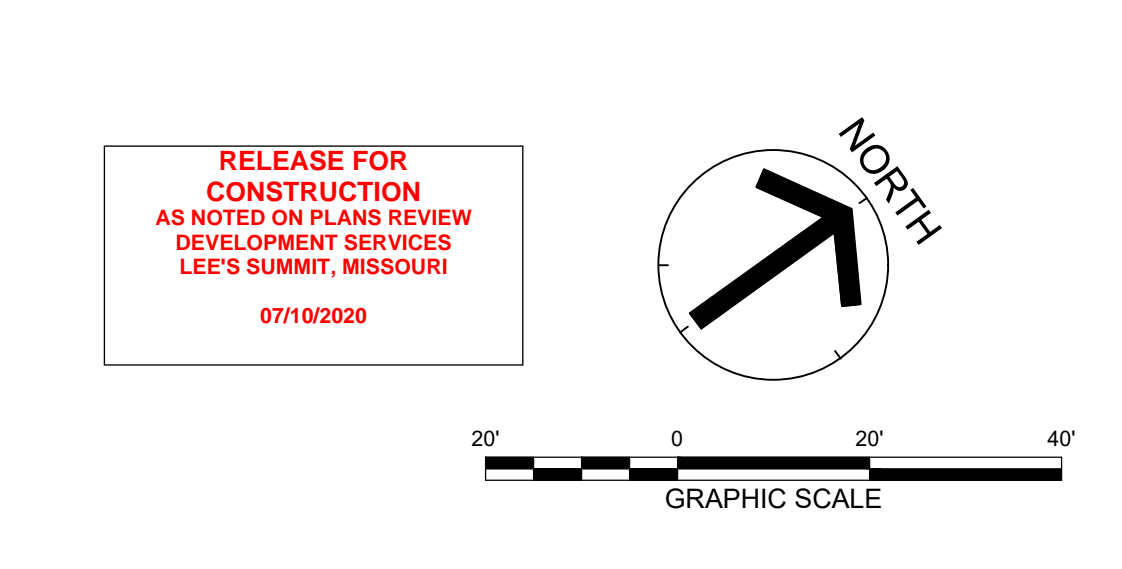
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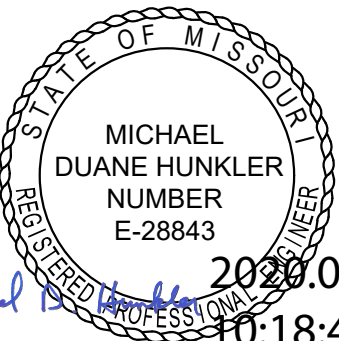
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2020.06.15

10:18:47 -05'00

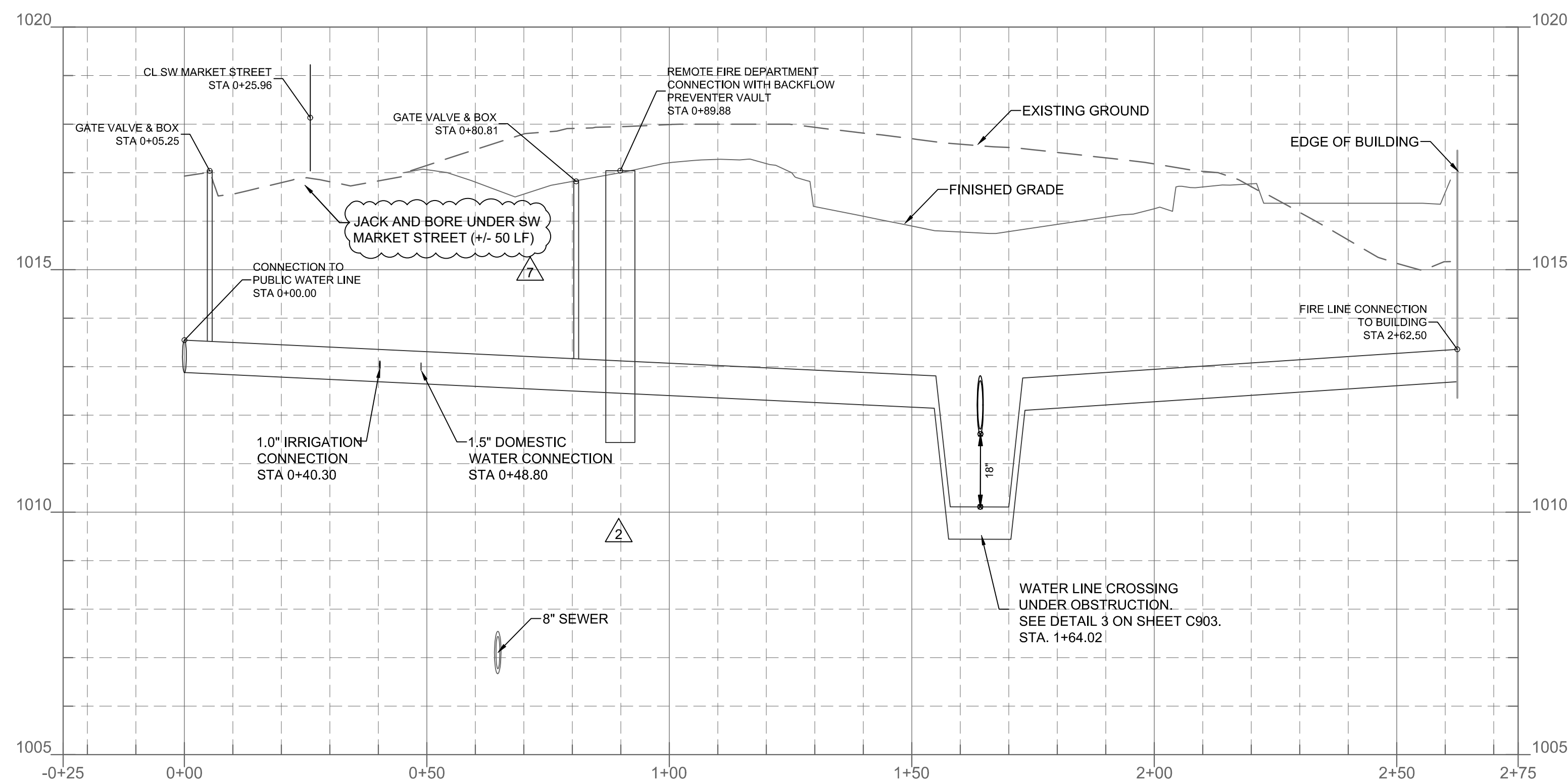
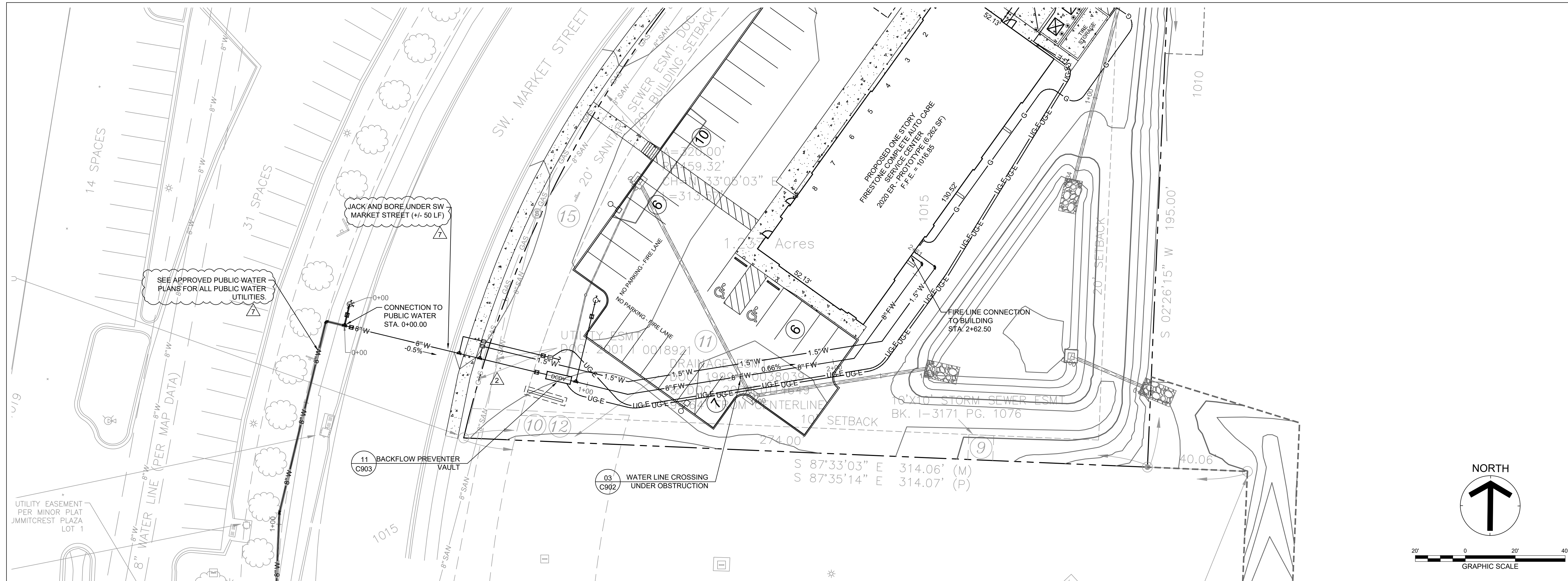
Revision

[illegible]

PRIVATE WATER LINE PLAN AND PROFILE

C502

40831.45
JANUARY 8, 2020

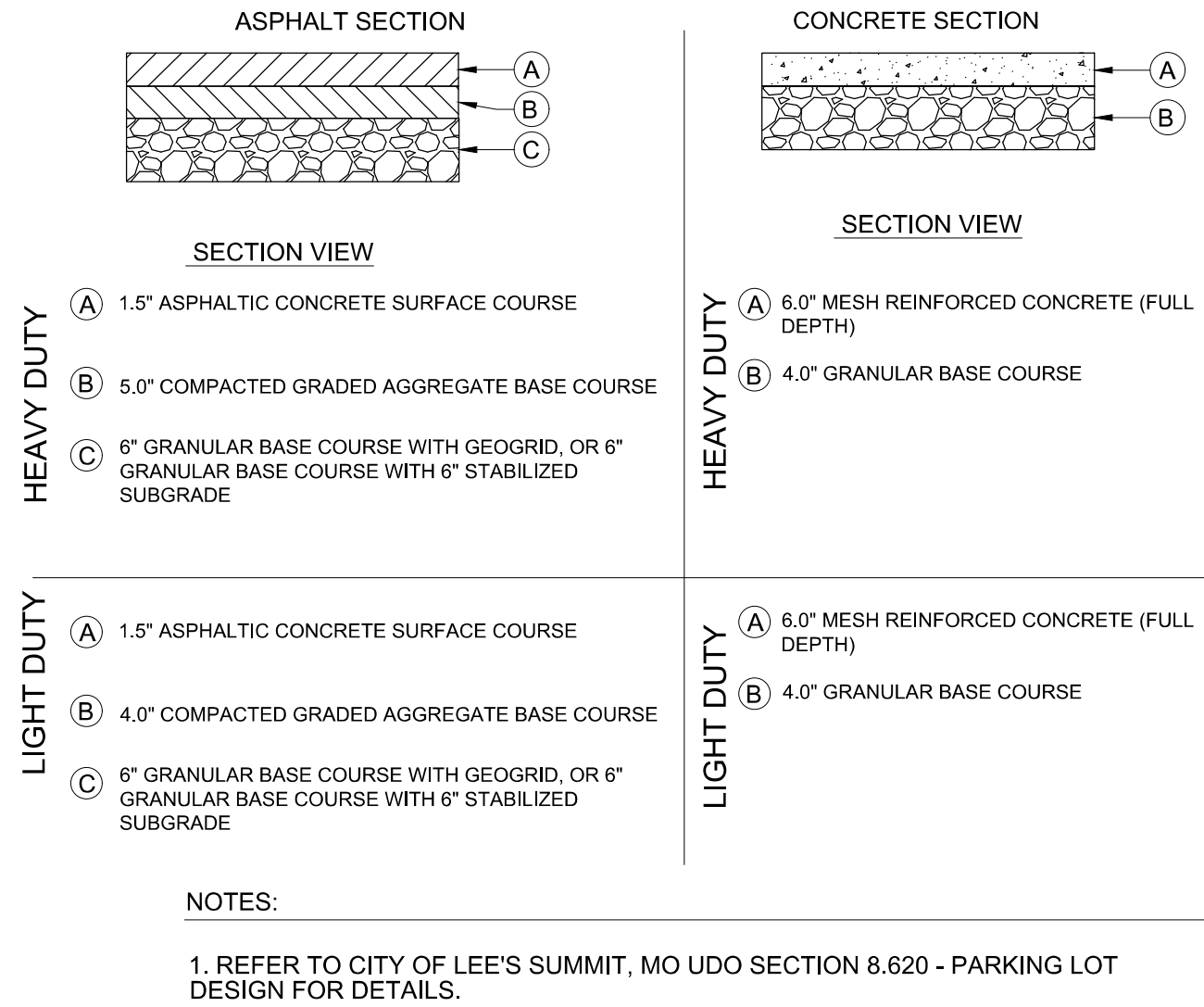


ON-SITE WATER LINE PROFILE

SCALE H:1"=20'; V:1"=2'

**RELEASE FOR
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/10/2020**

\\global\gsd\data\mfrna_mf054083145\01\Work\01\CAD\06\PL4083145-C900.dwg - Michael, JP - 6/1/2020 9:30:07 AM



01
C900

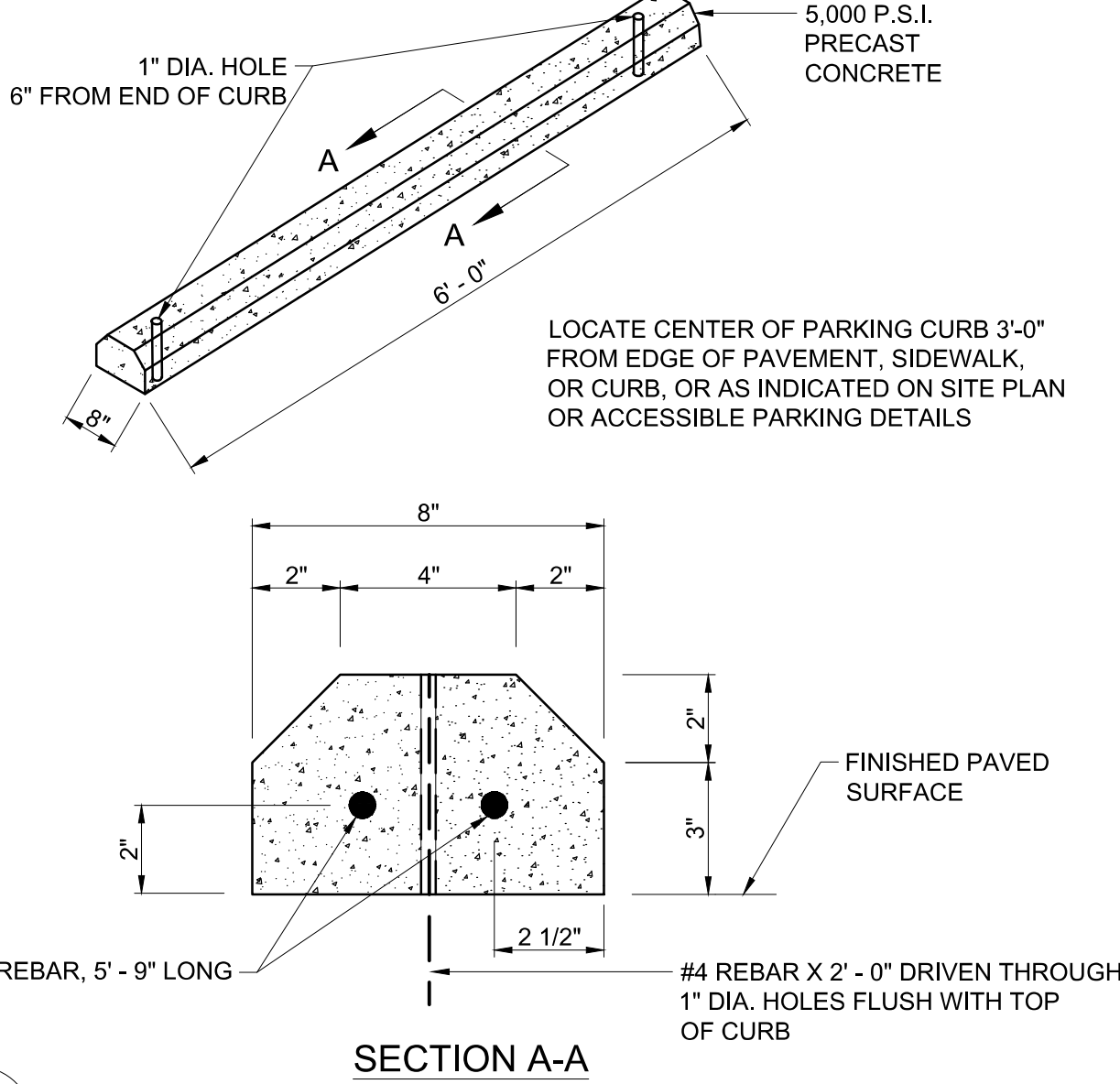
VEHICULAR PAVEMENT

NOT TO SCALE

02
C900

NOT USED

NOT TO SCALE



03
C900

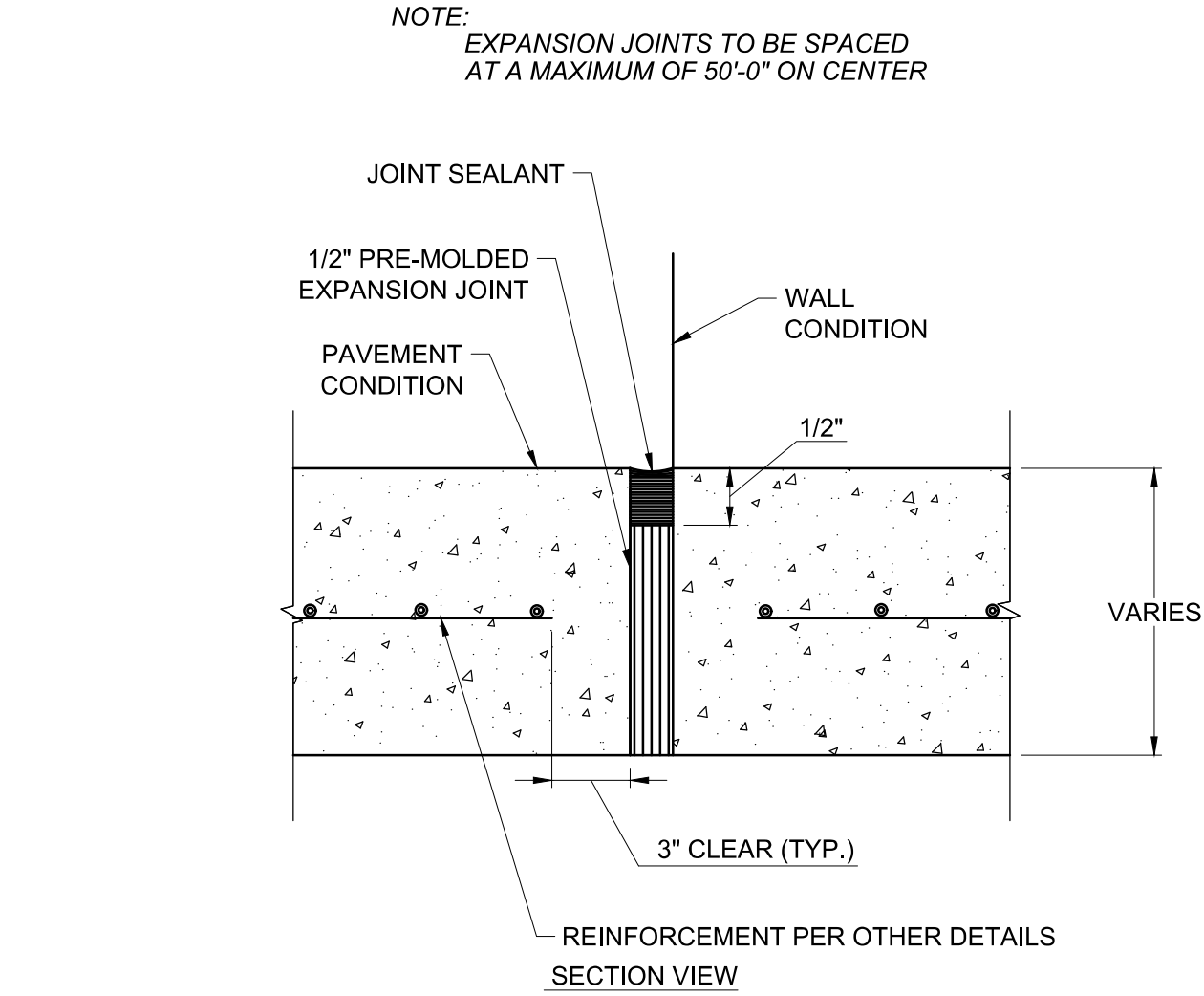
CONCRETE WHEEL STOP

NOT TO SCALE

04
C900

NOT USED

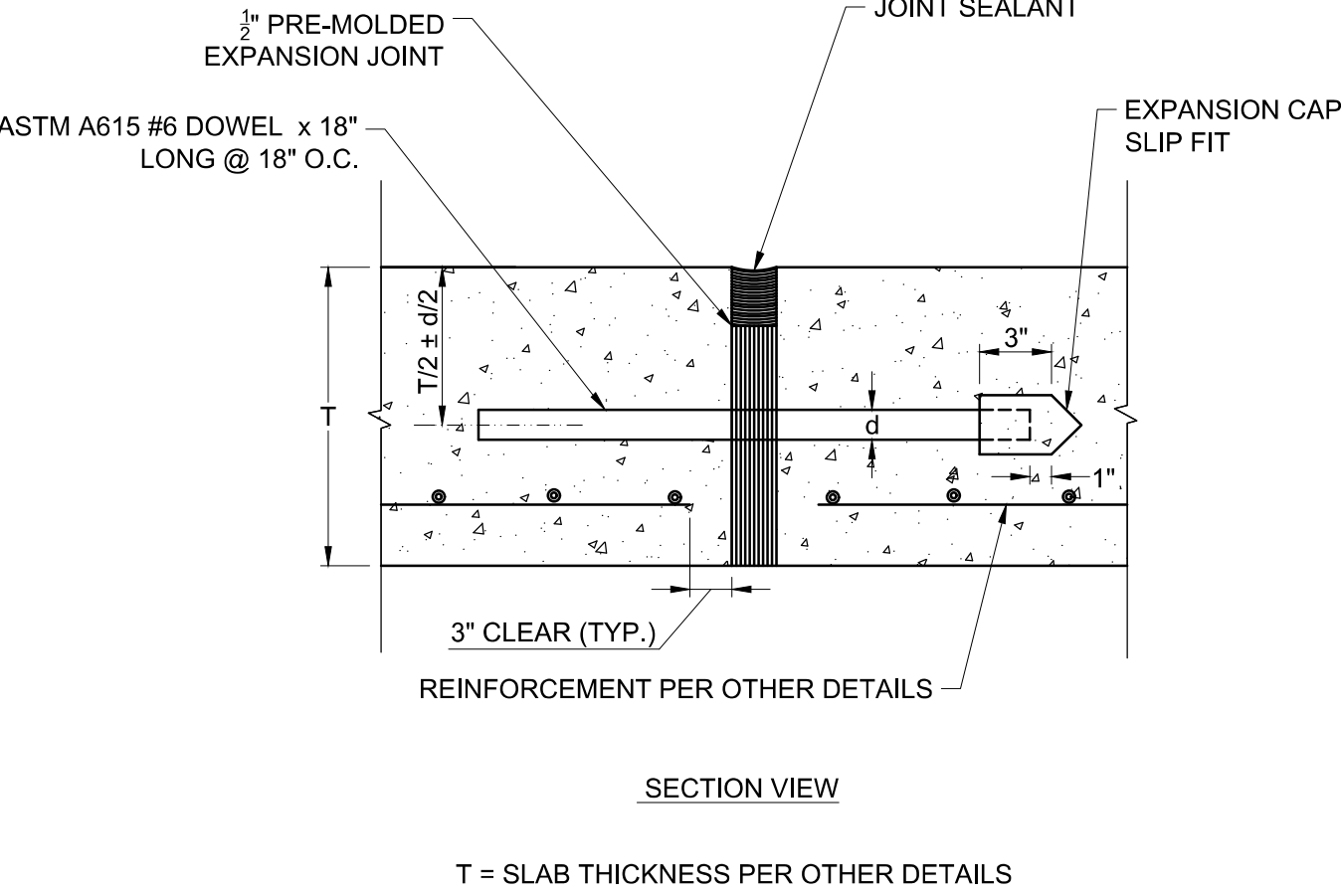
NOT TO SCALE



05
C900

EXPANSION JOINT

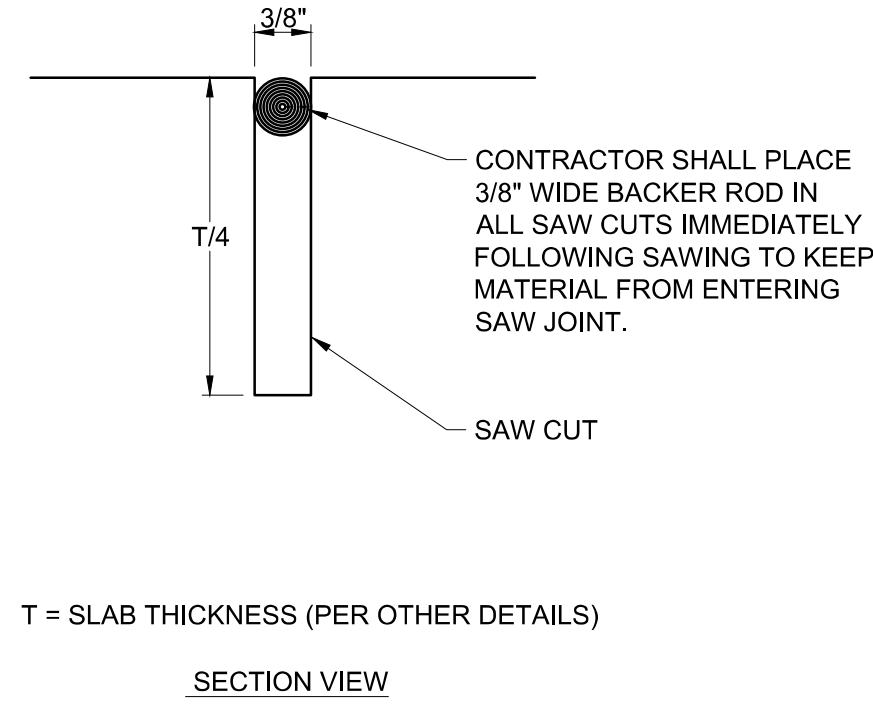
NOT TO SCALE



06
C900

CONSTRUCTION JOINT

NOT TO SCALE



07
C900

CONTRACTION JOINT

NOT TO SCALE

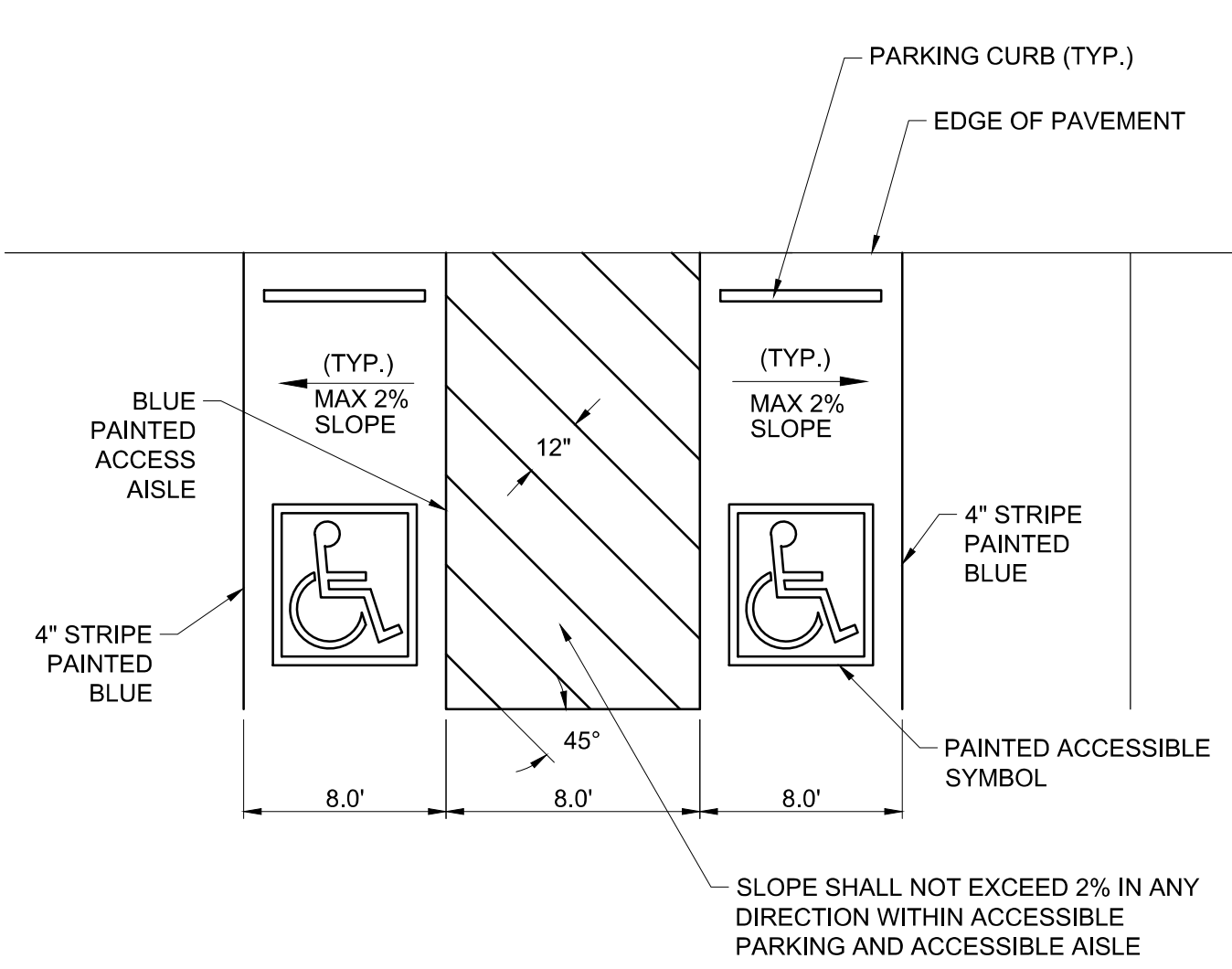
08
C900

NOT USED

NOT TO SCALE



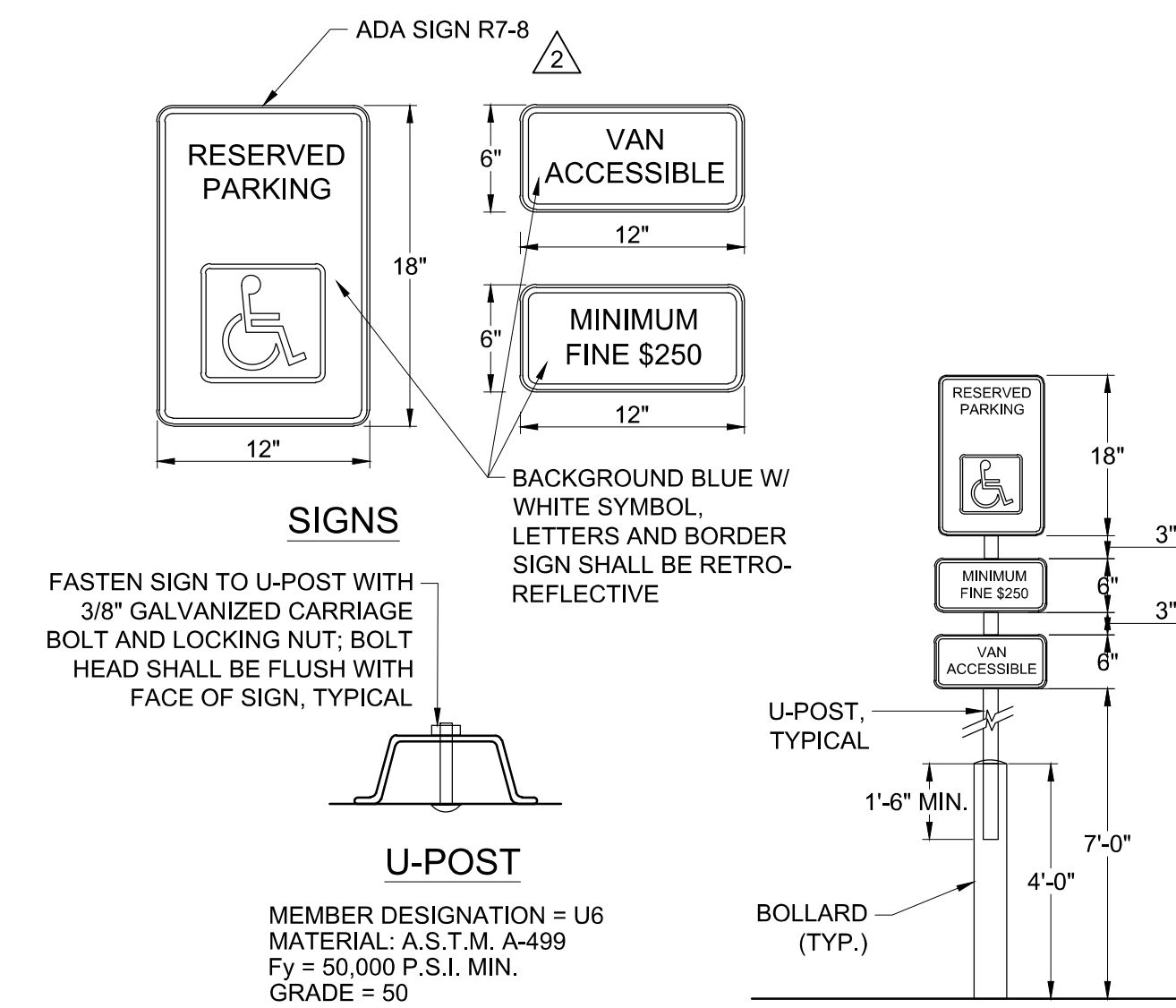
09
C900



10
C900

ACCESSIBLE PARKING SPACES

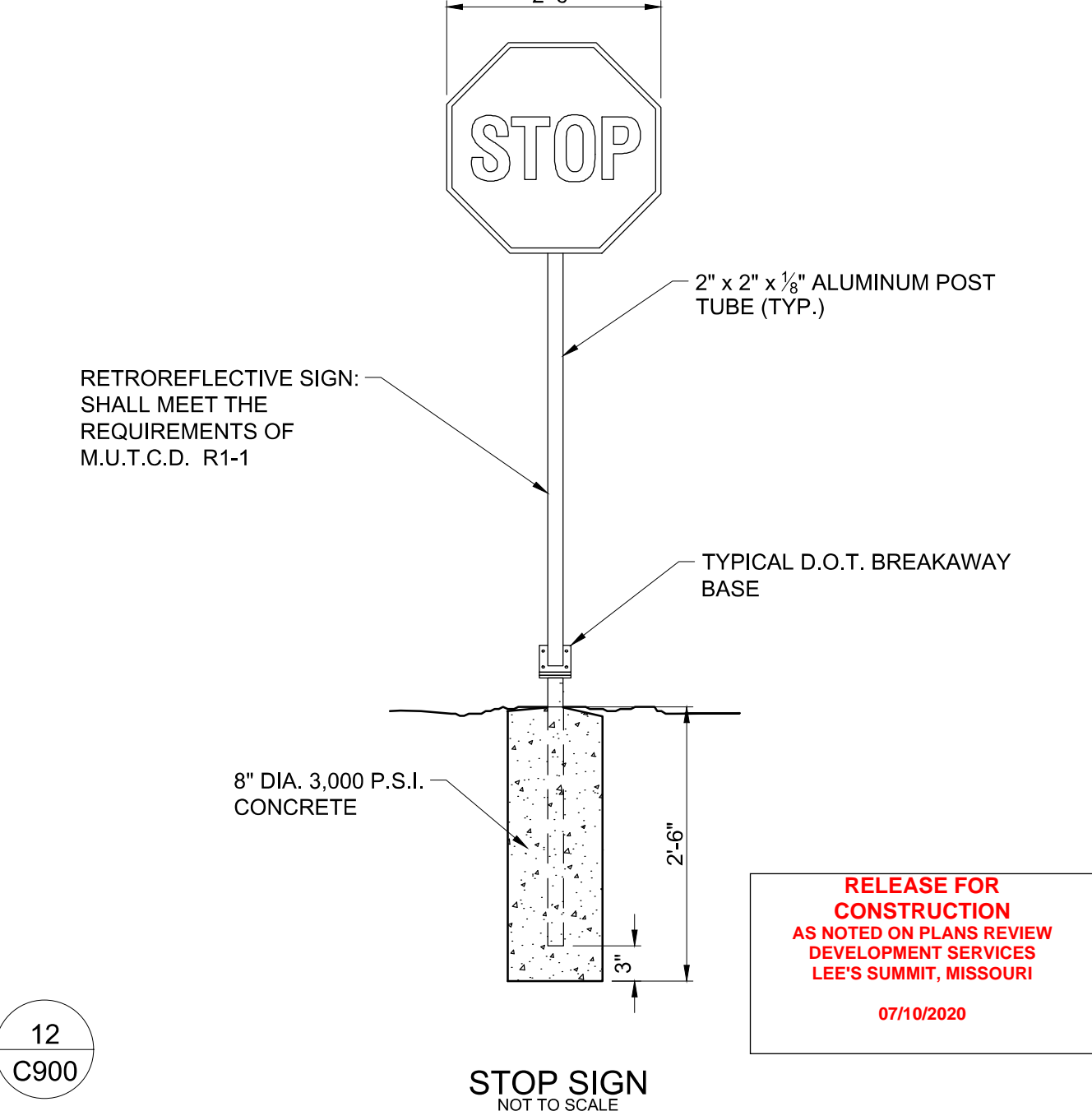
NOT TO SCALE



11
C900

ACCESSIBLE SIGNAGE

NOT TO SCALE



12
C900

STOP SIGN

NOT TO SCALE

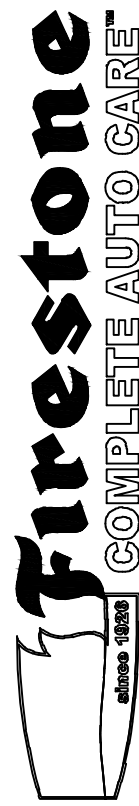


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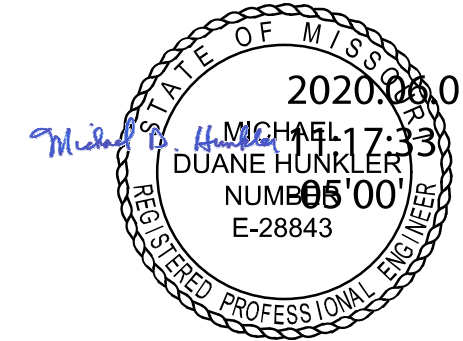
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Revision

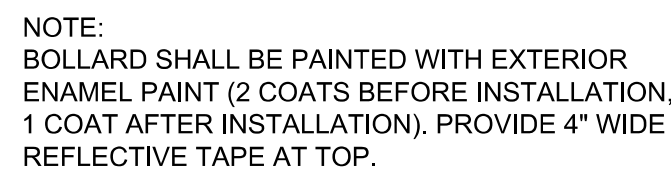
No.	Date	Description
1	02.07.2020	CITY COMMENTS
2	03.27.2020	CITY COMMENTS
3	06.01.2020	CITY COMMENTS

SITE DETAILS

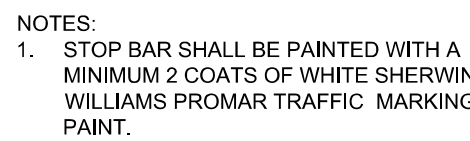
C900

40831.45
JANUARY 8, 2020

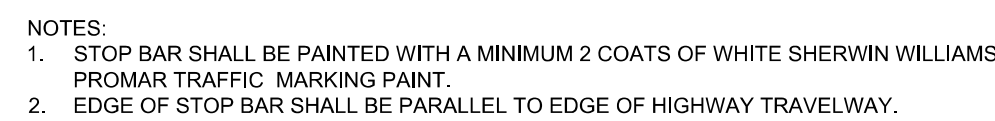
This Line Is 3 Inches When Printed Full Size



BOLLARD
NOT TO SCALE



PAINTED DIRECTIONAL ARROWS
NOT TO SCALE



PAINTED STOP BAR
NOT TO SCALE



PRECAST CURB INLET
NOT TO SCALE



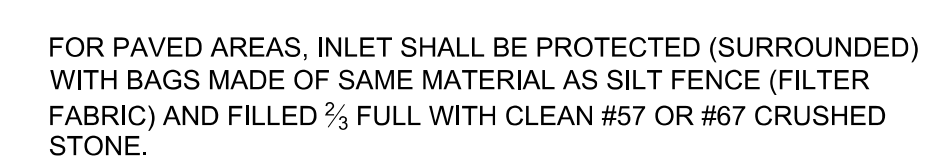
PRECAST WINGED HEADWALL
NOT TO SCALE



PERMANENT RIP-RAP AT ENDWALL
NOT TO SCALE



TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE



TEMPORARY SILT FENCE INLET PROTECTION
NOT TO SCALE

NOT USED
NOT TO SCALE

\\global\gsd\data\infra_mf\054083145\01\Work\01\CAD\06\LP\4083145-C900.dwg - Michael, JP - 5/15/2020 1:06:59 PM

NOTE:
STRUCTURE SHALL BE
PRECAST CONCRETE
WITH MIN. 28-DAY
COMPRESSIVE
STRENGTH OF 4,000 PSI

12" WIDE CAST
IRON OR POLYPROPYLENE
PLASTIC STEPS, PROTRUDE
4" MIN. FROM INSIDE FACE,
16" MAX SPACING

RECTANGULAR WEIR
INV.= 1014.65

LOCKING GRATE NEENAH R-6672-M, FRAME
STYLE "Y", OR APPROVED EQUAL. FRAME
SHALL BE CAST INTO STRUCTURE, WITH
GRATE FLUSH WITH TOP OF STRUCTURE.

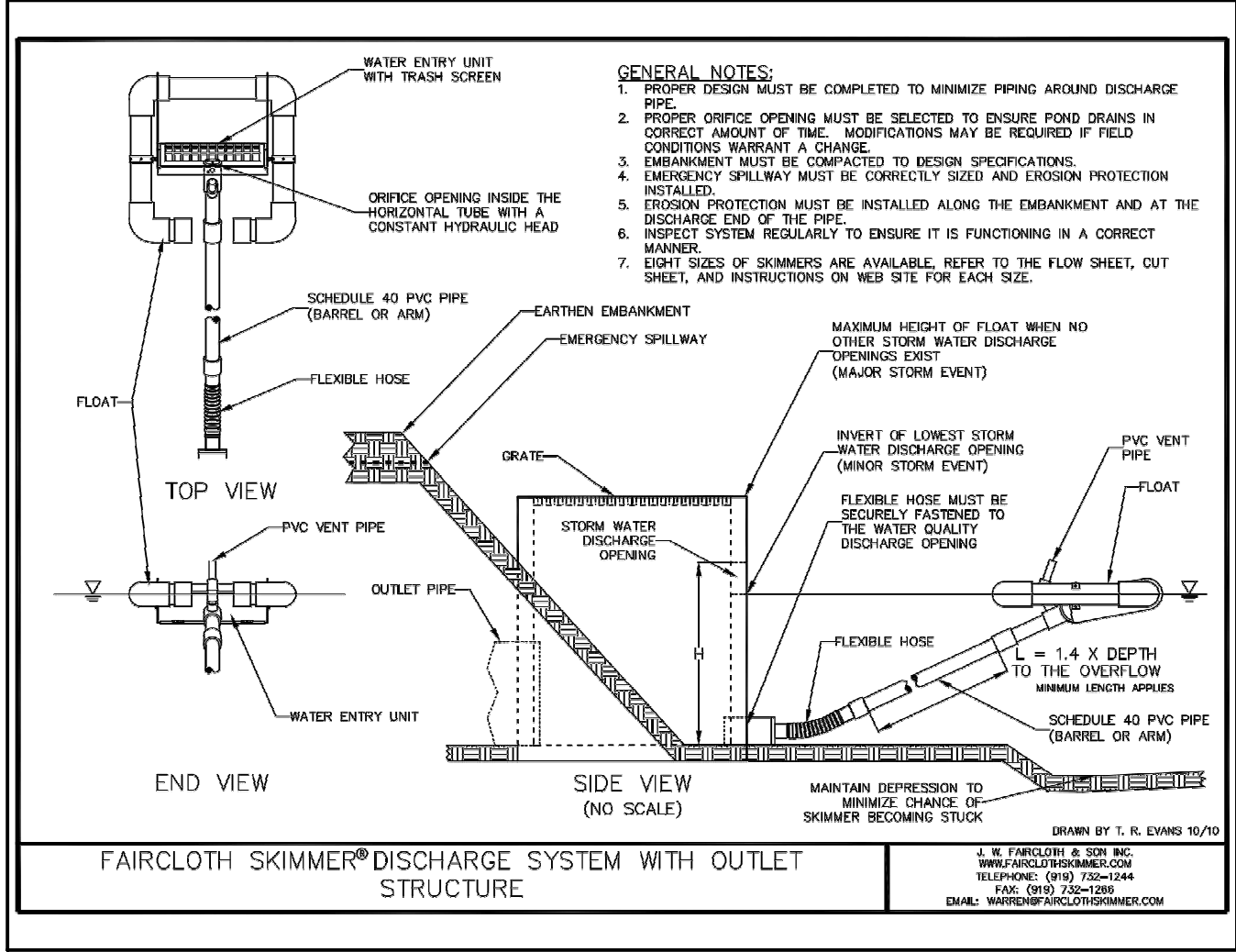
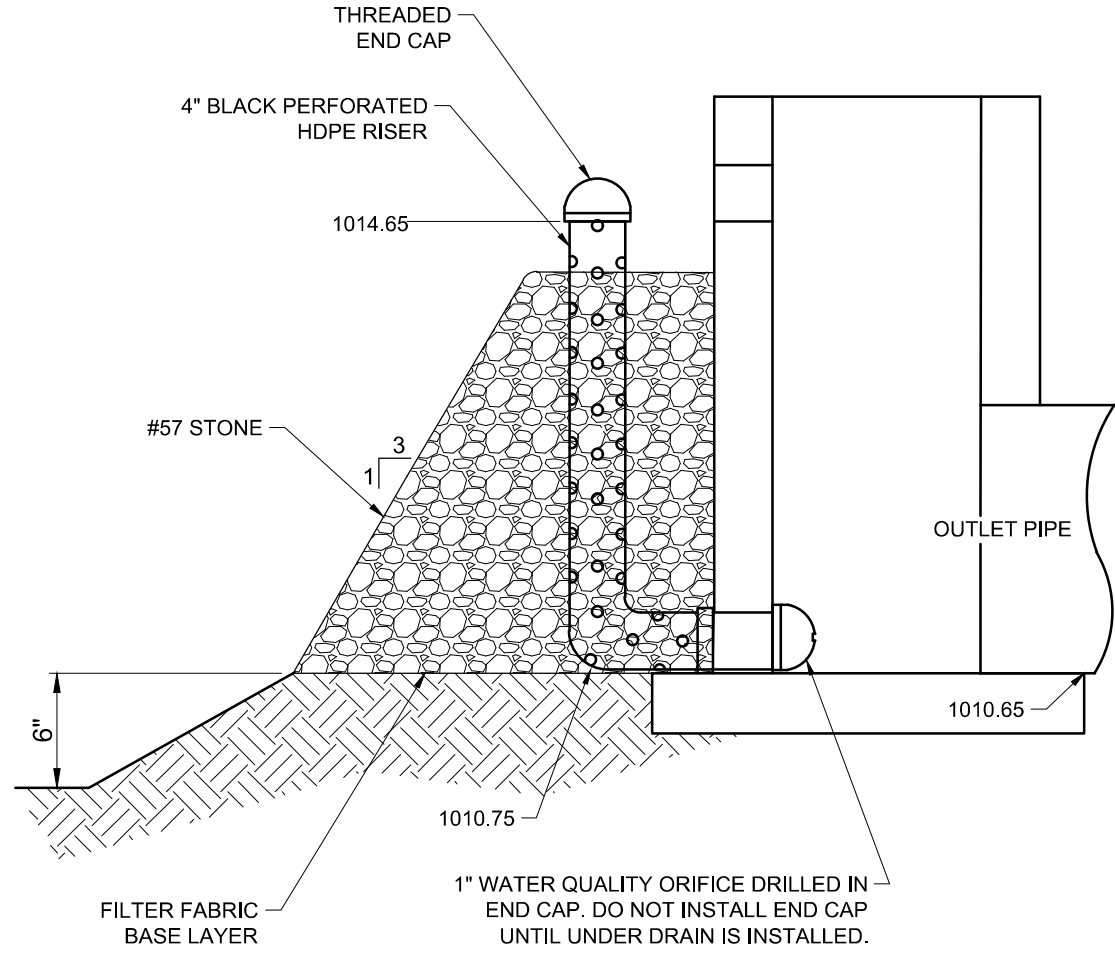
12" HDPE W/
WATERTIGHT
CONNECTIONS

1" LOW FLOW ORIFICE DRILLED INTO
ENDCAP OF 6" PERFORATED PVC
1" INV. = 1010.75

01
C903

PRECAST OUTLET CONTROL STRUCTURE WITH
PERFORATED PIPE
NOT TO SCALE

SECTION A-A



03
C903

FAIRCLOTH SKIMMER
NOT TO SCALE

04
C903

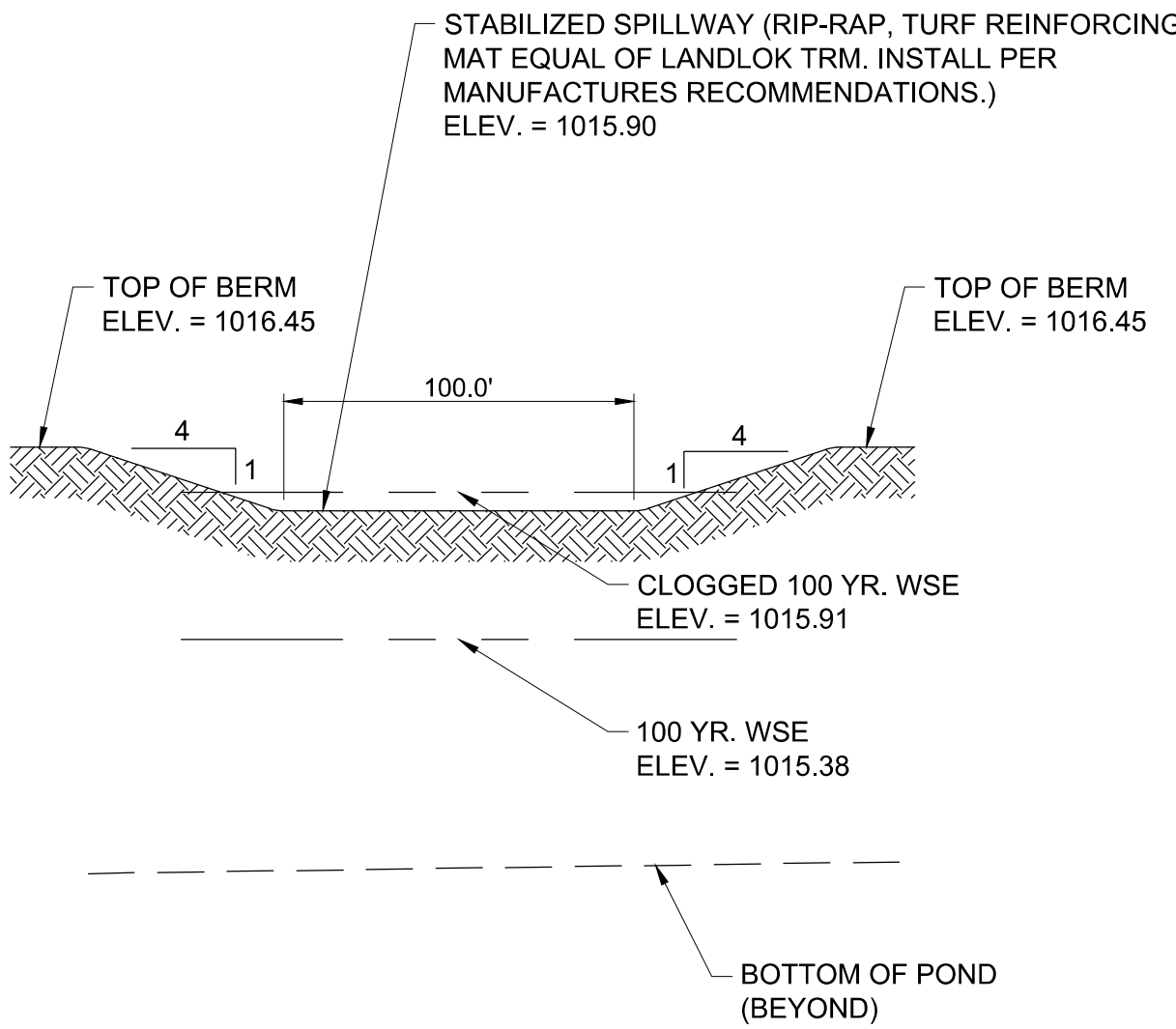
NOT USED
NOT TO SCALE

05
C903

NOT USED
NOT TO SCALE

06
C903

DETENTION POND EMERGENCY SPILLWAY
NOT TO SCALE



07
C903

NOT USED
NOT TO SCALE

08
C903

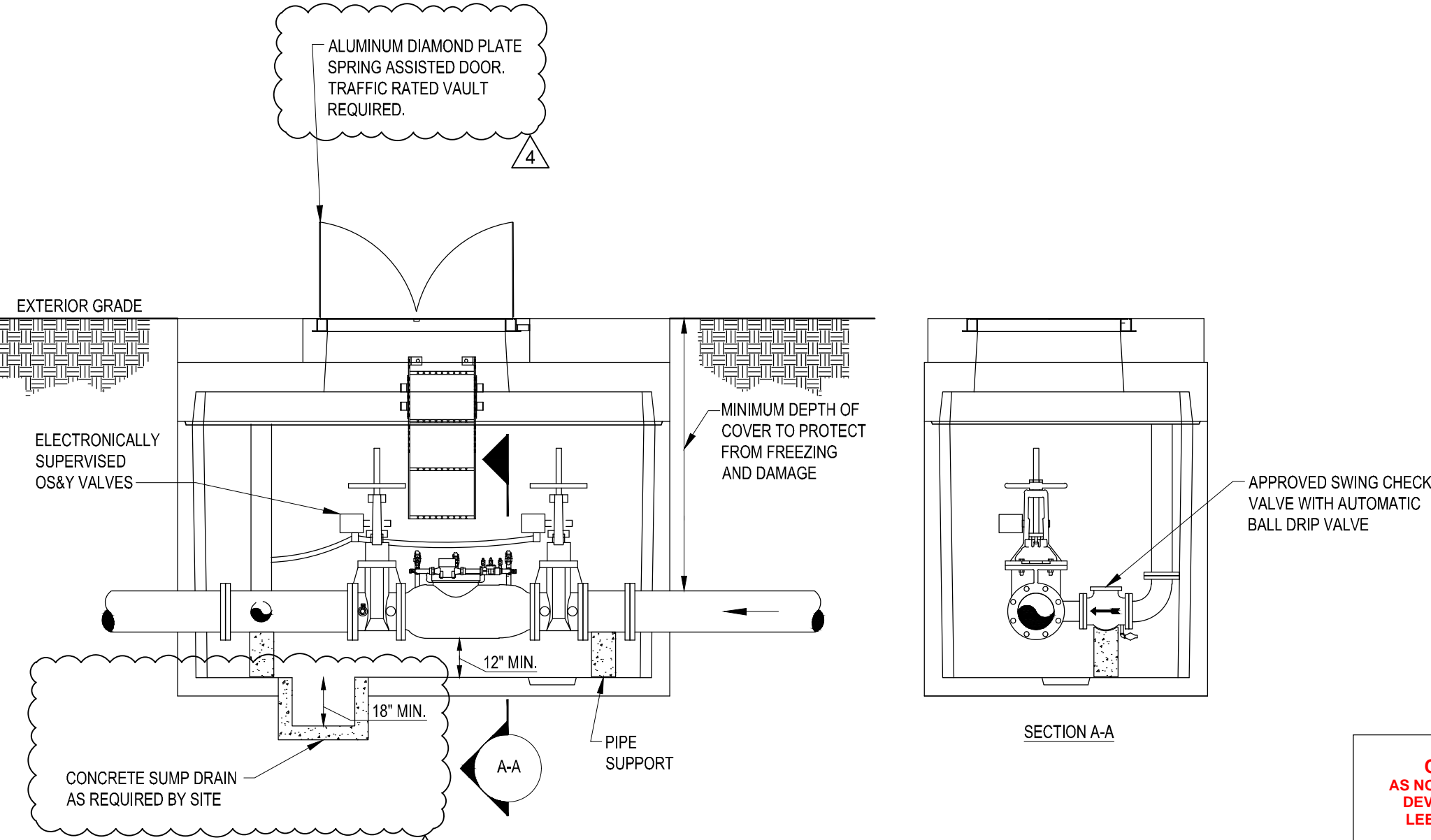
NOT USED
NOT TO SCALE

09
C903

NOT USED
NOT TO SCALE

10
C903

NOT USED
NOT TO SCALE



11
C903

BACKFLOW PREVENTER VAULT
NOT TO SCALE

RELEASE FOR
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Revision

No.	Date	Description
1	02.07.2020	CITY COMMENTS
2	02.20.2020	CITY COMMENTS
3	03.27.2020	CITY COMMENTS
4	05.15.2020	CITY COMMENTS

SITE DETAILS

C903

40831.45
JANUARY 8, 2020



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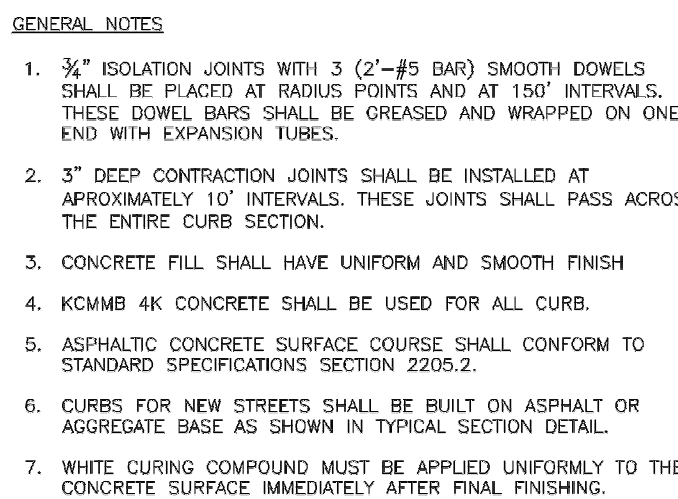
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CITY OF LEE'S SUMMIT
STANDARD DETAILS

C904

40831.45
JANUARY 8, 2020

This Line Is 3 Inches When Printed Full Size



A. SUBGRADE DESIGN FOR CURB MUST EXTEND 1 (ONE) FOOT MINIMUM BEYOND THE BACK OF CURB.

Screen By: MUF
 Checked By: DL
 Date: 04/17
 Proj: 4

GEN-4

CURB AND GUTTER DETAIL
NOT TO SCALE

NOT USED
NOT TO SCALE



VERTICAL THRUST BLOCK
NOT TO SCALE

TRENCH CHECK
NOT TO SCALE

HYDRANT INSTALLATION - STRAIGHT SET
NOT TO SCALE

SERVICE CONNECTION - METER WELL
NOT TO SCALE

ACTIV SEWER STUB AND RISER

EM EXTENSION AND VALVE BOX
NOT TO SCALE

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/10/2020**

NOT USED
NOT TO SCALE

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1: LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - A. SAND SHALL BE CLEAN MASONRY SAND.
 - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AND SEED AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE SPOTS. SEEDDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES

SPRING: MARCH 15 - MAY 15
FALL: OCTOBER 1 - NOVEMBER 30

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

SPRING: MARCH 15 - MAY 15
FALL: OCTOBER 1 - NOVEMBER 30

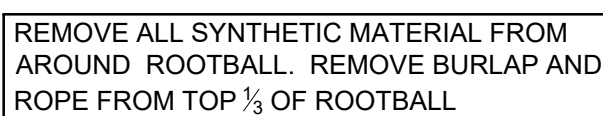
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP 1/3 OF ROOTBALL



PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO PREPARED SOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS



N.T.S

REFS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
CEC CAN	<i>Cercis canadensis</i>	Eastern Redbud	B & B	3" Cal	4	single trunk
TR J	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honey Locust	B & B	3" Cal	5	clear trunk
JUN VIR	<i>Juniperus virginiana</i> 'Burkii'	Burk's Red Cedar	B & B	8" ht.	6	clear trunk
ULM AME	<i>Ulmus americana</i> 'Princeton'	American Elm	B & B	3" Cal	4	clear trunk
<hr/>						
SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
BUX GRE	<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood	5 gal	18" spr.	24	ful
VIB CH	<i>Juniperus chinensis</i> 'Nick's Compact'	'Nick's Compact' Juniper	3 gal	18" ht.	24	ful
ALP	<i>Ribes alpinum</i>	Alpine Currant	5 gal	18" ht.	11	ful
JUN VIR	<i>Juniperus x rhytidophyllus</i> 'Willowwood'	'Willowwood' Viburnum	5 gal	24" ht.	21	ful

IRRIGATION COVERAGE AREA (29,030 S.F.)

AREA TO BE SODDED WITH KY-31 FESCUE OR ENGINEER
APPROVED EQUAL. (8,830 S.F.)

AREA TO BE SEEDED WITH KY-31 FESCUE AT THE RATE OF 5 LBS PER 1,000 S.F. (OR ENGINEER APPROVED EQUAL). MULCH SEEDED AREAS WITH 1.5 BALES OF STRAW PER 1,000 S.F. (20,290 S.F.)

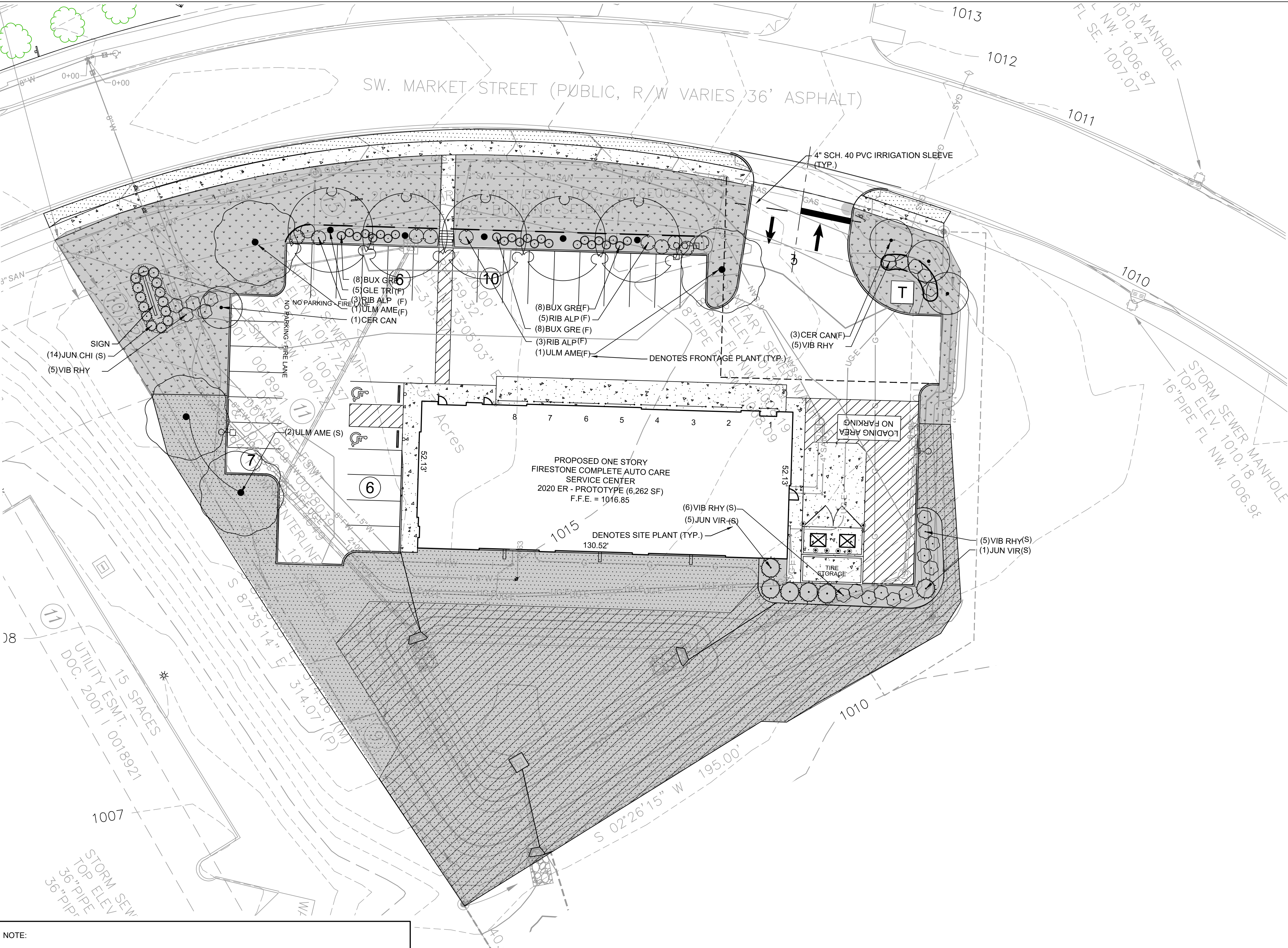
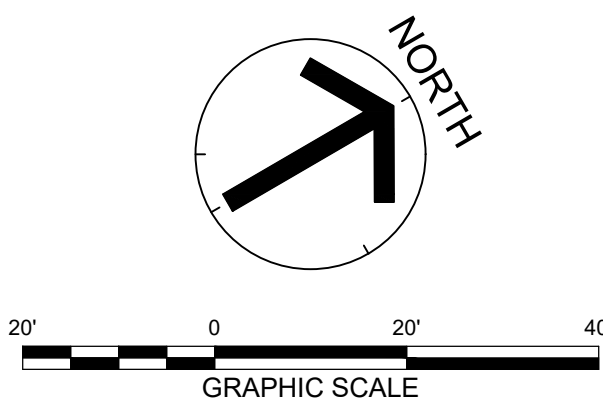
 AREA TO BE STABILIZED WITH GEOTEXTILE FABRIC IN ADDITION TO EROSION CONTROL (EQUIVALENT). (12,900 S.F.)

CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THE AREAS SHOWN BY THE PLAN

SITE AREA.....	1.237 AC. (53,884 S.F.)
BUILDING COVERAGE.....	6,630 S.F.
STREET FRONTAGE.....	320 L.F.
SITE SHRUBS REQ'D @ 2 PER 5,000 S.F.....	22
SITE SHRUBS SHOWN.....	25
SITE TREES REQ'D @ 1 PER 5,000 S.F. (LESS BLDG.).....	9
SITE TREES SHOWN.....	9
FRONTAGE SHRUBS REQ'D @ 1 PER 20 L.F.....	16
FRONTAGE SHRUBS SHOWN.....	29
FRONTAGE TREES REQ'D @ 1 PER 30 L.F.....	11
FRONTAGE TREES SHOWN.....	11

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07/10/2020



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2020.05.18 15:45:37 -05'00'

Revision

[illegible]

LANDSCAPE PLAN

L200

40831.45
JANUARY 8, 2020

This Line Is 3 Inches When Printed Full Size