

1. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKSMANSHIP WITHIN CITY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT SPECIFICATIONS.

2. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE RE-GRADED AND LANDSCAPED OR PAVED, (WHATSOEVER WAS THERE BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE PREVIOUS CONDITION OR BETTER THAN BEFORE AREA WAS DISTURBED.

3. TRAFFIC CONTROL ON ALL STATE, CITY AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE ANY WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL EVENT UNTIL SOIL IS STABILIZED.

5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS SHOWN ON THE DRAWINGS AND THE PROJECT SPECIFICATIONS.

6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT TO FULL DEPTH OF EXISTING PAVEMENT. CONTRACTOR SHALL PREPARE A SMOOTH, SOUND, VERTICAL FACE AND MATCH THE EXISTING PAVEMENT ELEVATION UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL LONGITUDINAL BUTT JOINTS WHEN CONNECTING TO EXISTING CONCRETE PAVEMENT.

7. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS ARE NOT OVERLY COMPACTED AND DO NOT CONTAIN LIMEROCK. THE CONTRACTOR SHALL EXCAVATE AND REMOVE ALL UNSERVICEABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED.

8. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

9. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS UNDER BUILDING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT IN GREEN AREAS.

10. FIELD DENSITY TESTS SHALL BE TAKEN AT A FREQUENCY AS REQUIRED IN THE PROJECT SPECIFICATIONS.

11. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED SLOPES (PER A.D.A. REQUIREMENTS) EXIST TO AND FROM ANY ACCESSIBLE DRIVE. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ARCHITECT AND CIVIL ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.

12. CONTRACTOR ADJUSTMENT TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED, ONLY WITH THE PRIOR APPROVAL OF THE CIVIL ENGINEER. CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.

13. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE. WHERE APPLICABLE, ADD 0.50 FEET TO SPOT GRADES SHOWN FOR TOP OF CURB ELEVATIONS.

14. THE CONTRACTOR TAKE ALL MEASURES NECESSARY TO CONTROL TRULUITY, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION OF BMP'S AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BMP'S MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE TEMPORARY BARRIERS, AT NO TIME SHALL THERE BE ANY DISCHARGE WHICH VIOLATES LOCAL, STATE, OR FEDERAL WATER QUALITY STANDARDS.

15. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS, IN GOOD CONDITION, AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY JURISDICTIONAL AGENCIES.

16. IF ANY EXISTING STRUCTURES, FACILITIES, OR IMPROVEMENTS (PUBLIC OR PRIVATE) TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, FACILITY, OR IMPROVEMENT AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

17. REFERENCE THE SWPPP INCLUDED IN THIS PLAN SET AND IN THE PROJECT SPECIFICATIONS FOR THIS PROJECT.

18. CONTRACTOR SHALL REFERENCE ARCHITECT AND ELECTRICAL PLANS AND PROVIDE CONDUIT NEEDED FOR LOT LIGHTING AND SIGNAGE PRIOR TO SITE PAVING.

19. PAYING LINE AND GRADE SHALL "TUSH-OUT" ALONG ALL CONNECTIONS TO EXISTING PAVING.

20. ALL BENDS LESS THAN 42" DIAMETER MUST BE FACTORY MANUFACTURED BENDS.

21. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICE REPORT FOR THIS SITE.

22. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.

23. REFERENCE DETAIL SHEETS FOR PAVEMENT JOINT SPACING AND REQUIREMENTS. ALL SAWCUT AND JOINT LOCATIONS WILL BE AS REQUIRED BY THE CITY OF LEES SUMMIT INSPECTOR.

24. PRIVATE STORM PIPE PAVEMENT SHALL BE PER CITY OF LEES SUMMIT SPECIFICATIONS.

25. ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:

TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
FB=FINISHED GROUND AT FACE OF WALL
GRD=FINISHED GROUND AT YARD DRAINS, TOP OF FINISHED GRADE IN NON-PAVEMENT AREAS

1. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAILED.
4. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION, PAVEMENT AREAS, BUILDING MATERIALS, BUILDING MATERIAL TYPES, PARKING INCLUDING, UTILITIES AND TREES. THE REMOVAL AND DISPOSAL OF ALL ITEMS SHALL BE INCLUDED IN THE BID.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER/DEVELOPER. SILLATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. REFER TO THE EROSION CONTROL PLANS AND DETAILS.
6. ALL TRASH, DEBRIS, ORGANIC MATERIAL, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF PROTECTION FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED FINEST MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
7. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION CONTROL PLANS AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF LEES SUMMIT, MISSOURI. THE EROSION CONTROL PLAN AND DETAILS PROVIDE TO BE USED UNLESS OTHERWISE CIRCUMSTANCES.
8. CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND AROUND THE PIPES AND STRUCTURES THEMSELVES. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
9. ALL CITY, COUNTY, AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
10. FINAL GRADES SHALL MATCH EXISTING ELEVATIONS AT THE LAND DISTURANCE LIMITS UNLESS OTHERWISE SHOWN.
11. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND EPA STANDARDS.
12. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF LEES SUMMIT AND EPA STANDARDS.
13. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILLATION CONTROL MEASURES ARE REQUIRED.
14. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE (1) ACRE AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
15. G.C. TO BE AWARE THAT A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SEE PLAN/AT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
16. ALL WORK SHALL BE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICES REPORT FOR THIS PROJECT.
17. ANY DISTURBED SIDEWALK OR CONCRETE PAVEMENT AREAS SHALL BE REPAIRED BY FULL SLAB REPLACEMENT UNLESS SPECIALLY AUTHORIZED BY THE DEVELOPER OR MUNICIPALITY HAVING JURISDICTION.
18. ALL UTILITY SPOLS SHALL BE INCLUDED IN THE GENERAL CONTRACTORS BID. GENERAL CONTRACTOR SHALL COORDINATE WITH THE EXCAVATOR AND UTILITY INSTALLER.

1. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
2. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED, A MINIMUM OF 2 WEEKS BEFORE STAKE TURN-OVER.
3. THE GENERAL AND CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2" SMART LEVEL WITH AN ACCURACY TO .02% PRECISION SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND/OR SIDEWALK .08% RUNNING SLOPE FOR SIDEWALKS AWAY FROM THE PROPOSED CURB, AND EXCEED 1.5% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SUPERVISOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION HOWEVER CONFIRMATION IS REQUIRED BY SLOPE METER DURING CONSTRUCTION.

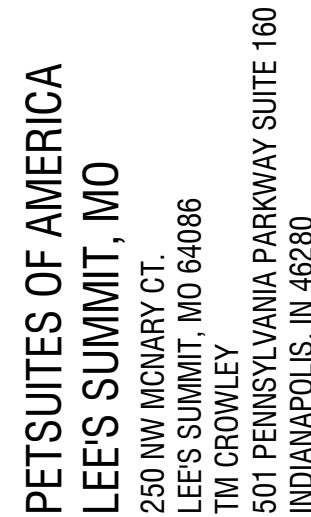
AI.....	AREA INLET (OPEN 4 SIDES UNLESS NOTED OTHERWISE)
DAI.....	DOUBLE AREA INLET (OPEN 6 SIDES UNLESS NOTED OTHERWISE)
MI.....	MANHOLE
CI.....	CURB INLET
DCI.....	DOUBLE CURB INLET
GSI.....	GRATE INLET WITH SIDE INTAKE. (ELEVATION OF INLET TOP IS TO THE TOP OF GRADE. ADD 0.50' FOR TOP OF SIDE INTAKE.)
ZGSI.....	Z GRATE INLET WITH SIDE INTAKE. (ELEVATION OF INLET TOP IS TO THE TOP OF GRADE. ADD 0.50' FOR TOP OF SIDE INTAKE.)
DS.....	DOWN DOME
END.....	END OF PIPE
FE.....	FLARED END SECTION
IMH.....	INTERCEPTOR MANHOLE
TD.....	TRENCH DRAIN
ATO.....	ADJUST TO GRADE
*.....	DENOTES HYDRAULIC GRADE JUMP
TBR.....	TO BE REMOVED
TBR&R.....	TO BE REMOVED & REPLACED

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT SPECIFICATIONS, CITY OF LEE'S SUMMIT "STANDARD DETAILS," LATEST EDITION, THE PROJECT SPECIFICATIONS BOOK, AND THESE CONSTRUCTION PLANS, IN CASE OF CONFLICTING SPECIFICATIONS FOR DETAILS, THE CIVIL ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION. GENERALLY, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEER BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
4. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE OWNER AND ENGINEER MAKE NO WARRANTY OR GUARANTEE OF ANY KIND REGARDING THE LOCATION OF ANY EXISTING UTILITIES. THE CONTRACTOR'S RESPONSIBILITY SHALL BE DONE BEFORE HE COMMENCES ANY WORK (INCLUDING ORDERING OF MATERIALS) IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER AND ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COSTS INCURRED BY THE CONTRACTOR DURING OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL PROVIDE 72 HOURS WRITTEN NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WITHIN THE PROJECT AREA IS ATTACHED TO THESE PLANS. THE CONTRACTOR SHALL CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, 3-WAY CONTRACTS, AND BONDS PRIOR TO CONSTRUCTIONS.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER & CIVIL ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND CIVIL ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE CIVIL ENGINEER OR RECORD AND THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEER DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE CIVIL ENGINEER AND TO THE CITY A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI DESCRIBING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
12. CONTRACTORS SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
13. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND CIVIL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB AND/OR BUILDING. DIMENSIONS FOR PIPES AND STRUCTURES ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED ON PLANS.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES NECESSARY FOR ON- AND OFF-SITE CONSTRUCTION.
17. ON-SITE AND PERIMETER TRUCK ROUTE AND OTHER DIRECTIONAL SIGNAGE SHALL BE LOCATED OUT OF THE PEDESTRIAN, AUTOMOBILE, AND TRUCK ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB UNLESS INDICATED OTHERWISE ON PLANS. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
18. ON-SITE AND PERIMETER TRUCK ROUTE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
19. CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED OR DAMAGED DUE TO THE CONSTRUCTION ACTIVITIES.
20. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DEVICES AND PLANS FOR ANY STREET WORK.
21. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN TO THE DEVELOPER AT THE TIME OF THE PRE-CONSTRUCTION MEETING, OR PRIOR TO BEGINNING CONSTRUCTION OF THESE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH MISSOURI STATE LAW AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT. ON-SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
23. LIGHT POLES AND SIGNS SHALL NOT BE PLACED IN ADA ACCESSIBLE ROUTES, ACCESSIBLE ACCESS AISLES, AND/OR REINFORCED ZONES BEHIND RETAINING WALLS.
24. TO THE MAXIMUM EXTENT PRACTICAL, CONSTRUCTION STAGING, WORKER PARKING, AND ANY OTHER POTENTIALLY NOISY OR OFFENSIVE CONSTRUCTION ACTIVITY SHOULD BE LOCATED AS FAR FROM THE RESIDENT NEIGHBORS AS POSSIBLE.
25. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE SECURE FROM TRESPASSERS AT ALL TIMES.
26. CONTRACTOR SHALL CONTACT CITY BUILDING OFFICE TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND FPM&P'S OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.
27. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY FENCE OR WALK PERMITS FROM THE CITY.
28. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL PER CITY OF LEE'S SUMMIT STANDARDS.
29. CONTRACTOR SHALL INCLUDE ALL ITEMS THAT ARE LISTED FROM THE EXHIBIT B WORK LETTER BETWEEN THE DEVELOPER AND PETITUTES IN THEIR BID. ANY DEVIATIONS FROM THE WORK LETTER WILL REQUIRE DEVELOPER APPROVAL FOR EACH ITEM.

1. ALL FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND 3'-6" ON ALL SANITARY SEWER LINES.
4. CONNECTION FROM THE METER TO SITE UTILITY LINES SHALL BE MADE BY BUILDING CONNECTION.
5. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
6. REFER TO MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR ACTUAL TIE-IN LOCATIONS FOR UTILITIES.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICE.
9. ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
11. ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTORS BID.
12. G.C. IS TO PROVIDE TRENCH, WIRE, AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES, BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION.
13. G.C. SHALL BE RESPONSIBLE FOR ANY TAPS TO BE MADE UNDER THE SUPERVISION OF THE CITY WATER DIVISION.
14. ANY DISTURBED SIDEWALK SHALL BE FULL SLAB REPLACEMENT.
15. EXISTING SANITARY SEWER AND WATER SERVICE SHALL NOT BE INTERRUPTED.
16. THE CONTRACTOR SHALL INCLUDE THE COST ESTIMATE PROVIDED BY EVERGY IN HIS/HER BID FOR THE RELOCATION/REMOVAL OF ANY OVERHEAD ELECTRIC OR GUY WIRES.
17. THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE(S) WILL BE DETERMINED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEER FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.
18. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
19. ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OF LEE'S SUMMIT SEWER STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
20. ALL CONNECTIONS TO PUBLIC WATER SHALL BE AS REQUIRED BY THE CITY OF LEE'S SUMMIT WATER UTILITIES.
21. CONNECTION TO PUBLIC SEWER MAINS SHALL BE AS REQUIRED BY THE CITY OF LEE'S SUMMIT SEWER SANITARY. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROVIDER PRIOR TO CONNECTION TO PUBLIC SEWERS.
22. ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULARLY FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARDS.
23. TYPE "C" BEDDING PER CITY OF LEE'S SUMMIT STANDARDS REQUIRED FOR PIPES IN ROCK.
24. ALL TRENCH BACKFILLS UNDER PAVEMENT WITH PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILL IN LIEU OF THE EARTH BACKFILL COMPACTED TO 90 PERCENT OF THE STANDARD ASHITO 1-180 COMPACTION TEST A.S.T.M. D-1557.
25. ALL CONCRETE PIPE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C78-80 CLASS UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS ARE TO THE CENTERLINE OF STRUCTURE EXCEPT FOR END OF PIPES OR FLARED ENDS. FLARED END DIMENSIONS VARY. CONTRACTOR SHALL VERIFY LENGTHS FOR FLARED END, AND SUBMIT DIMENSIONS OF FLARED END TO BE SUBMITTED. REFER TO THE CORRESPONDING SEWER PROFILE SHEET FOR EXACT DIMENSIONS IF APPLICABLE.
27. PLUMBING CONTRACTOR AND SUPERVISOR SHALL CONFIRM STRUCTURES PROPOSED ON THESE PLANS MATCH THE PROPOSED STRUCTURES THAT ARE ONSITE. DUE TO CHANGE OF ELEVATIONS, AND ELEVATION DIMENSIONS OF THE STRUCTURE, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ISSUES FOR PROBORING A DIFFERENT TYPE OF STRUCTURE OR PIPE THAN WHAT IS ON THESE PLANS. GENERAL CONTRACTOR SHALL REIMBURSE CIVIL ENGINEER FOR ANY TIME AND MATERIALS TO ADDRESS CHANGES TO STRUCTURES OR DESIGN FROM WHAT HAS BEEN APPROVED TO REDUCE OVERALL CONSTRUCTION COSTS.
28. STANDARDS AND DETAILS PROMOCITY OF LEE'S SUMMIT STANDARDS PLANS SHALL SUPERCEDE THESE REQUIREMENTS



Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)



GENERAL NOTES

Project No.	2008920
Drawn By	Z. KUNTZ/A. JONES
Checked By	M.FOGARTY

PERMIT SE



ENGINEERS AUTHENTICATION
The responsible for professional engineering activities on this project is hereby limited to the act of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date stated hereunder.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

CODE	DESCRIPTION
1	PROPOSED ACCESSIBLE PARKING SIGN, REFERENCE DETAIL 13 ON SHEET C-700
2	PROPOSED VAN ACCESSIBLE PARKING SIGN, REFERENCE DETAIL 14 ON SHEET C-700
3	PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY, REFERENCE DETAIL 16 ON SHEET C-700
4	PROPOSED 6" VERTICAL CURB (CG-1), REFERENCE DETAIL 18 ON SHEET C-700
5	PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK, REFERENCE DETAIL 10 ON SHEET C-700
6	PROPOSED SIDEWALK CONNECTION TO RIGHT OF WAY. PROPOSED WALK SHALL NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE.
7	PROPOSED ADA ACCESSIBLE RAMP. RAMP SHALL NOT EXCEED 2% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.
8	PROPOSED ACCESSIBLE LANDING. LANDING SHALL BE 5' X 5' AT THE TOP OF THE RAMP.
9	PROPOSED TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS FOR DESIGN AND DETAILS.
10	PROPOSED STREET SAWCUT PER JURISDICTIONAL REQUIREMENTS
11	PROPOSED CONCRETE SIDEWALK, REFERENCE DETAIL 07 ON SHEET C-700
12	SAWCUT AND MATCH EXISTING CURB AND/OR PAVEMENT ELEVATION AT NEAREST JOINT.
13	PROPOSED 6" TALL VINYL PLAY YARD FENCE - REFER TO ARCHITECTURAL PLANS FOR DESIGN, DETAILS, DIMENSIONS AND MANUFACTURER
14	PROPOSED TURF AREAS WITH UNDERDRAIN, REFERENCE ARCHITECTURAL PLANS FOR DETAIL OF TURF AREA. SHEET C-300 FOR UNDERDRAIN DETAIL.
15	PROPOSED DETENTION BASIN 100 YEAR HW LIMITS
16	LAND DISTURBANCE LIMITS
17	4' WIDE OPENING AT THE FIRST COURSE OF THE TRASH ENCLOSURE FOR DRAINAGE
18	TRANSITION CURB FROM 6" TALL TO FLUSH CURB, REFERENCE DETAIL 08 ON SHEET C-700
19	PROPOSED CROSS STRIPING, REFERENCE DETAIL 15 ON SHEET C-700
20	TRANSFORMER PAD AND BOLLARDS SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR PER EVERY SPECIFICATIONS
21	PARKING STALL STRIPING SHALL BE WHITE 4" ROLLED STRIPE DOUBLE PAINTED
22	PROPOSED LIGHT STANDARD. REFERENCE SHEET C-700 FOR LIGHTING BASE DETAILS. VERIFY BASE CENTER AND DIAMETER TO BACK OF CURB LOCATION. LIGHT STANDARD/POLE SHALL BE PLACED 3.0' THE BACK OF CURB TO THE EDGE OF SONOTUBE.
23	LIGHT DUTY ASPHALT PAVEMENT, REFERENCE DETAIL 06 ON SHEET C-700
24	MEDIUM DUTY ASPHALT PAVEMENT, REFERENCE DETAIL 05 ON SHEET C-700
25	HEAVY DUTY CONCRETE PAVEMENT, REFERENCE DETAIL 04 ON SHEET C-700
26	PRECAST WHEEL STOP, REFERENCE DETAIL 09 ON SHEET C-700

PAVEMENT NOTES

1. PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)

LIGHT DUTY ASPHALT PAVEMENT

1.5" TYPE "2.01" ASPHALT SURFACE COURSE

4" TYPE "2.01" ASPHALT BASE COURSE

6" MODOT TYPE 3 AGGREGATE WITH GEOGRID OR/

6" MODOT TYPE 3 AGGREGATE WITH "F" STABILIZED BASE

MEDIUM DUTY ASPHALT PAVEMENT (DRIVE AREA)

2" TYPE "2.01" ASPHALT SURFACE COURSE

7.5" TYPE "2.01" ASPHALT BASE COURSE

12" MODOT TYPE 3 AGGREGATE WITH GEOGRID OR/

6" MODOT TYPE 3 AGGREGATE WITH "F" STABILIZED BASE

HEAVY DUTY CONCRETE PAVEMENT

(ENTRANCES AND TRASH ENCLOSURE PAD)

8" NON-REINFORCED PORTLAND CEMENT CONCRETE

4" MODOT TYPE 3 AGGREGATE BASE

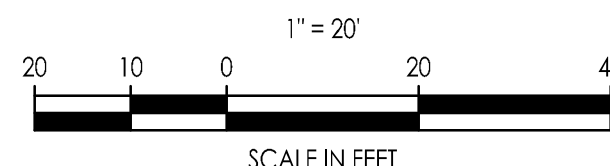
CONCRETE SIDEWALKS

4" PORTLAND CEMENT CONCRETE

4" MODOT TYPE 3 AGGREGATE BASE

PROJECT NOTES:

- BASE OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 - WEST ZONE
- CURRENT ZONING: CP-2
- SITE AREA = ±2.11 ACRES
- PROPOSED USE - PETSUITES AND VETERINARY CLINIC
- PROPOSED BUILDING HEIGHT - REFER TO ARCHITECTURAL PLANS
- PARKING SETBACK:
 - 20' MINIMUM FROM NW McNARY COURT
 - 6' MINIMUM FROM SIDE AND REAR YARDS
- BUILDING SETBACKS:
 - FRONT BUILDING SETBACK: 25'
 - SIDE BUILDING SETBACK: 10'
 - REAR BUILDING SETBACK: 20'
- FLOOR AREA RATIO - 14,100/92,014 = 0.15 FAR
- IMPERVIOUS COVERAGE - SITE = 33%
- PARKING AND LOADING REQUIREMENTS
 - REQUIRED PARKING: TWO AND A HALF (2.5) SPACES PER 1,000 SQ. FT. OF BUILDING AREA
 - 14,100 / 1,000 = 14.1 x 2.5 = 35.25 OR 36 PARKING SPACE REQUIRED
 - PROVIDED PARKING= 37 PARKING SPACES
- PER FEMA FIRM PANEL #2995SC0417G, EFFECTIVE ON 01/20/2017 THE PROPERTY IS ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE LITTLE CEDAR CREEK WATERSHED.
- OIL AND GAS WELL LOCATIONS: BASED ON MIDMO STATE OIL AND GAS COUNCIL. THERE ARE NO ACTIVE WELLS AS OF JUNE 2, 2020. ALL EXISTING OIL AND GAS WELLS FOR THIS SECTION-TOWNSHIP-RANGE HAVE BEEN ABANDONED OR PLUGGED.



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Project
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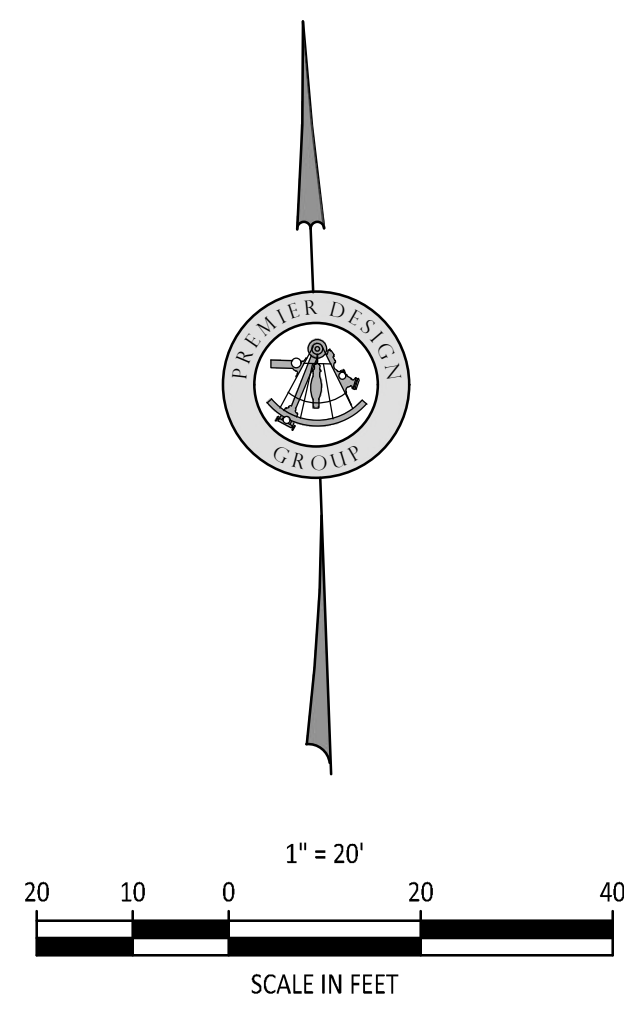
Revision	Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
2	3-22-2021	REVISED PER CITY COMMENTS

Sheet Number
C-100
Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY
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SITE PLAN

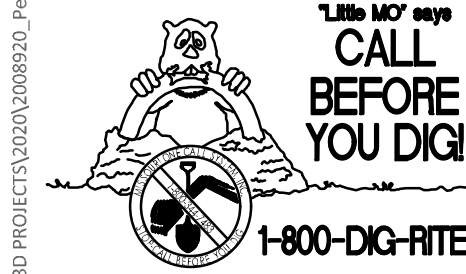


UNDERGROUND UTILITIES AND OSHA SAFETY NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

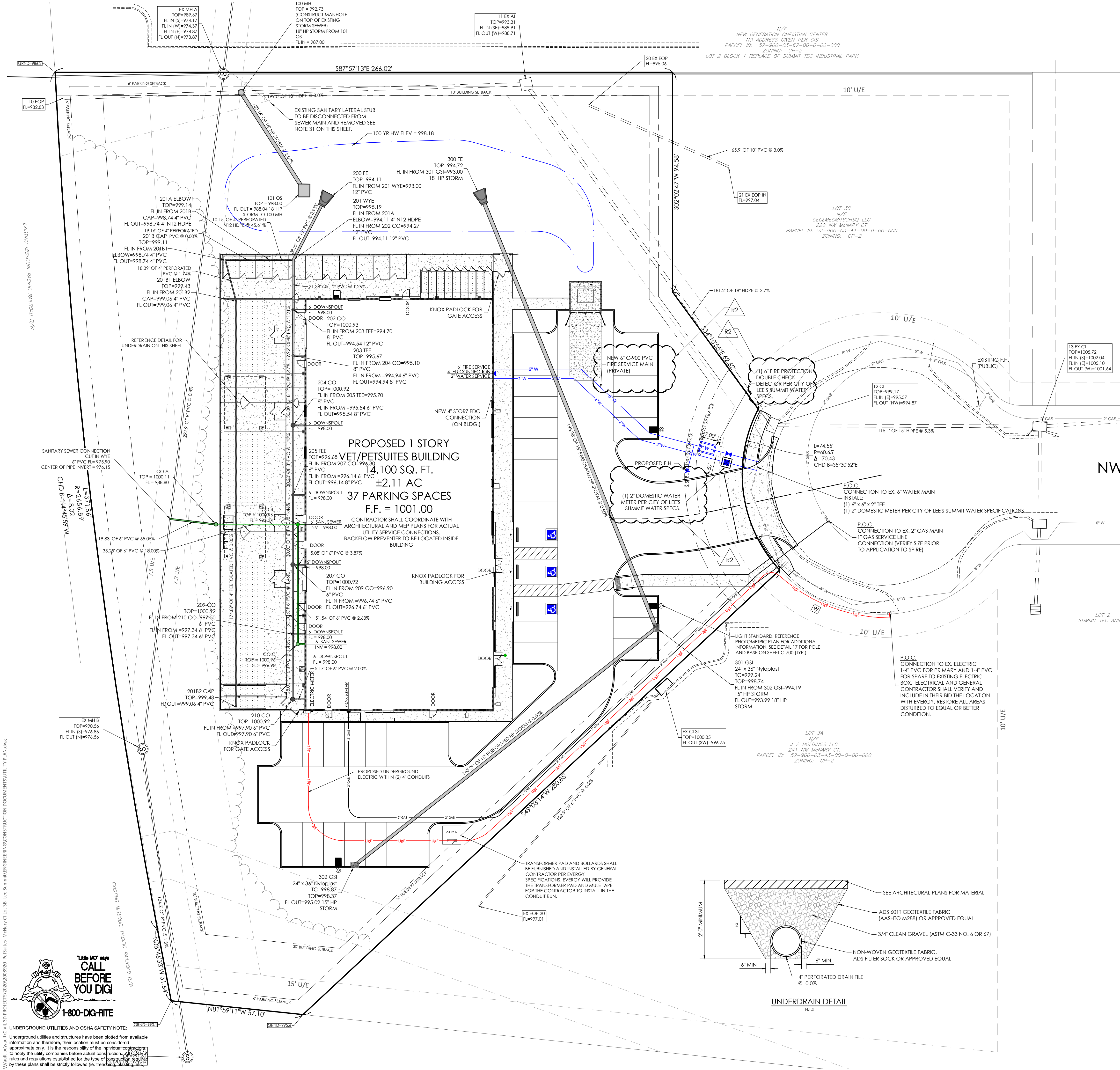


CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO OWNER AFTER CONSTRUCTION HAS BEEN COMPLETED.

\\na01-fra\va01\civil\3D PROJECTS\2020\2008920_Petsuites_McNary CT Lot 3B_Lee Summit\ENGINEERING\CONSTRUCTION DOCUMENTS\UTILITY PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the instrument user to notify the utility companies before actual construction. All construction shall conform to the rules and regulations established for the type of construction specified by these plans shall be strictly followed (ie. trenching, shoring, etc.)



UTILITY PLAN NOTES:

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND 3'-4" ON ALL SANITARY SEWER LINES.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE COMPANY.
- CONNECTION FROM THE METER TO SITE UTILITY LINES SHALL BE MADE BY BUILDING CONTRACTOR.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND SPIRE FOR EXACT LOCATION OF GAS ENTRY, G.C. TO INCLUDE IN BID FOR CONTRACTOR ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY SPIRE.
- CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND EVERGY FOR EXACT LOCATION OF ELECTRIC ENTRY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY.
- REFER TO MEP PLANS FOR GAS SERVICE SIZING.
- ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTORS BID.
- ALL CONSTRUCTION MATERIALS USED SHALL CONFORM TO THE CURRENT VERSION OF THE CITY OF LEE'S SUMMIT AND STATE OF MISSOURI SPECIFICATIONS.
- G.C. IS TO PROVIDE TRENCH PULL WIRE AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES. BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION SHALL BE BY THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR IS TO PROVIDE TRENCH, BACKFILL AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
- ANY DISTURBED SIDEWALK OR CONCRETE PAVEMENT SHALL BE FULL SLAB REPLACEMENT.
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- ALL WATER LINES GREATER THAN 3" SHALL BE C-900 PVC PIPE. WATER LINES SMALLER THAN 3" SHALL BE TYPE "K" COPPER.
- ALL CONNECTIONS TO PUBLIC WATER SHALL BE AS REQUIRED BY CITY OF LEE'S SUMMIT WATER CODES. WATER TAP AND METERS UNDER 2" SHALL BE INSTALLED BY CITY OF LEE'S SUMMIT WATER UP TO THE RIGHT-OF-WAY LINES. WATER TAP AND METERS OVER 2" SHALL BE INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITY OF LEE'S SUMMIT TO SCHEDULE CONNECTION TO PUBLIC WATER.
- SANITARY LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR PIPES THAT CROSS ABOVE WATER MAINS. THIS PIPE SHALL BE AWA C900 UNLESS WATER MAIN IS CASED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITY OF LEE'S SUMMIT SEWER TO SCHEDULE CONNECTION TO PUBLIC SEWER.
- CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS FOR ANY DISRUPTIONS TO EXISTING UTILITY SERVICES.
- CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPAIR AND REPLACEMENT REQUIRED FOR ALL UTILITY CONNECTIONS AND INSTALLATIONS.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY AND ALL APPLICABLE TAP AND SERVICE FEES AS LISTED IN THE MOST CURRENT EDITION OF CITY OF LEE'S SUMMIT RULES AND REGULATIONS FOR CUSTOMER SERVICE.
- COORDINATION WITH THE ELECTRIC, TELEPHONE AND CATV COMPANIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE CONDUCTED IN A MANNER THAT RESULTS IN AN EFFICIENT AND TIMELY RELOCATION AND REMOVAL OF THE EXISTING FACILITIES.
- GROUND ELEVATIONS SHALL BE WITHIN 6" OF THE FINAL PROPOSED ELEVATIONS PRIOR TO THE START OF ELECTRIC, TELEPHONE AND CATV RELOCATIONS OR INSTALLATIONS OF NEW SERVICE.
- CONTRACTOR SHALL REFERENCE ELECTRICAL PLANS FOR FURTHER INFORMATION AND FOR CONDUIT ROUTING TO LIGHT STANDARDS AND ANY GROUND MOUNTED SIGNS.
- ALL UTILITY IMPROVEMENTS (SERVICES, EXTENSIONS, CONNECTIONS, ETC.) TO BE "PRIVATE".
- BUILDING SEWER STUBS BEING DISCONNECTED FROM THE SEWER MAIN SHALL BE DISCONNECTED BY THE WATER UTILITIES DEPARTMENT. AFTER THE CONTRACTOR HAS PROVIDED ACCESS TO THE SEWER MAIN VIA AN OSHA COMPLIANT EXCAVATION WITH PROPER SHORING AS NECESSARY, WATER UTILITIES STAFF RESERVE THE RIGHT TO NOT ENTER ANY TRENCH DETERMINED TO BE UNSAFE.

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250 NW McNARY CT.
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TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date
1-27-2021

Revision Date	Description of Changes
1 3-10-2021	REVISED PER CITY COMMENTS
2 3-22-2021	REVISED PER CITY COMMENTS
3 3-29-2021	ADDED STRUCTURE SIZES

Sheet Number

C-300

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

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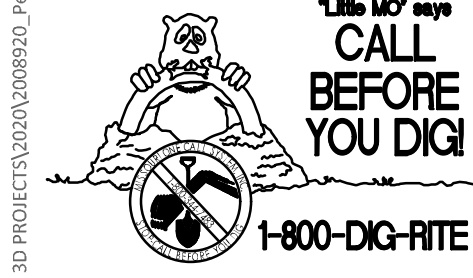
RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 04/09/2021

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200000008
MISSOURI CERTIFICATE OF AUTHORITY #E-200600758

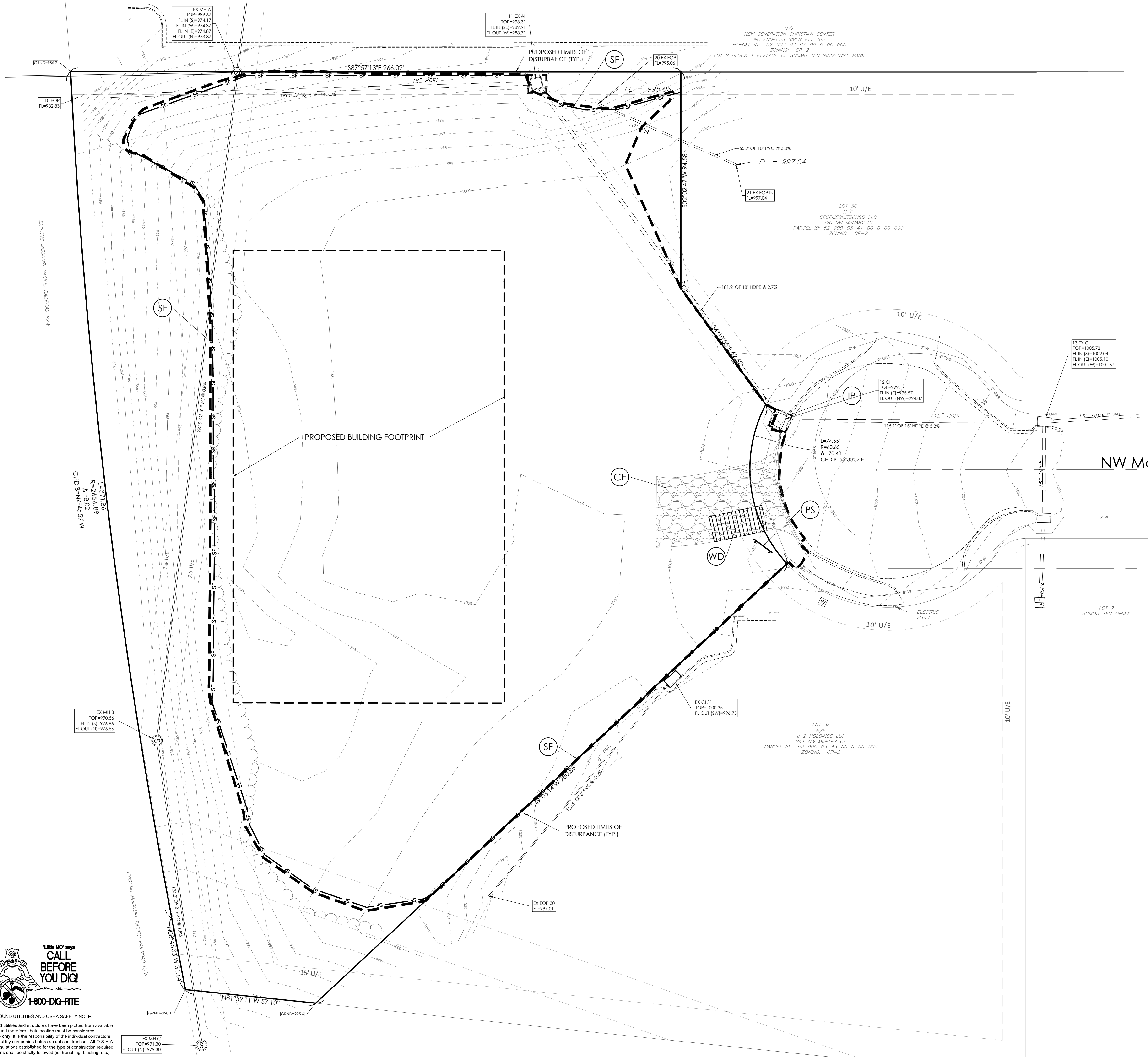
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STEVE D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

UTILITY PLAN
1" = 20'
SCALE IN FEET

\\na01-fri\va\civil\civil\3D PROJECT\2020\2008920_PetSuites_McNary Ct Lot 3B_Lee Summit\ENGINEERING\FINAL DEVELOPMENT PLAN\C-400 INITIAL EROSION CONTROL PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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EROSION CONTROL SYMBOL LEGEND

---	LEASE LINE/PROPERTY LINE
---	STORM PIPE
-100-	EXISTING CONTOUR
-100-	PROPOSED CONTOUR
(LD)	LIMITS OF ANTICIPATED DISTURBED AREA / CONSTRUCTION LIMITS
(SF)	SILT FENCE (REFERENCE DRAWING 806-70.00 ON SHEET C-401)
(GB)	GRAVEL OR SAND BAG PROTECTION (REFERENCE DRAWING 806-45.08 ON SHEET C-401)
(CE)	CONSTRUCTION EXIT (REFERENCE DRAWING 806-46.01 ON SHEET C-401)
(WD)	CONSTRUCTION WASHDOWN STATION (REFERENCE DRAWING 806-46.00 ON SHEET C-401)
(SD)	SEEDING / SOD
(TS)	TOPSOIL WITH VEGETATION (REFERENCE SHEET L-100)
(IP)	INLET PROTECTION (REFERENCE DRAWING 806-45.12 ON SHEET C-401)
(PS)	PERMIT SIGN (REFERENCE DETAIL SHEET C-401)

CONSTRUCTION SEQUENCING ACTIVITIES:

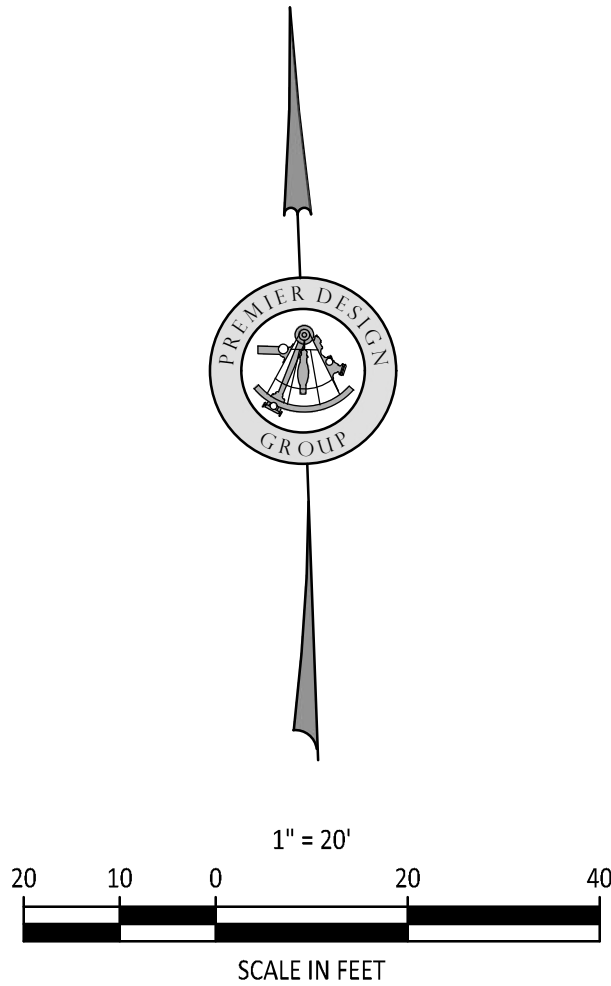
- INSTALL PROJECT SIGN & POST PERMITS
- INSTALL SILT & CONSTRUCTION FENCING
- INSTALL INLET PROTECTION
- INSTALL CONSTRUCTION ENTRANCE / EXIT
- INSTALL VEHICULAR WASH DOWN AREA
- BEGIN EXCAVATION & SITE DEMOLITION
- BEGIN BUILDING FOOTINGS & FOUNDATIONS
- BEGIN UTILITY TRENCHING & EXCAVATION
- PARKING & DRIVE AREA PAVING
- FINISHED GRADING & LANDSCAPING
- SEEDING & SOD WORK
- REMOVAL OF EROSION CONTROL AND OTHER BMP'S

NOTES:

1. REFER TO THE EROSION CONTROL DETAIL SHEET & STORMWATER POLLUTION PREVENTION NARRATIVE FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THE NPDES PERMIT ISSUED FOR THE SITE AND POST IT AT THE PROJECT SITE PRIOR TO ANY LAND DISTURBING ACTIVITIES. REFER TO SITE SIGN DETAIL ON THE EROSION CONTROL DETAIL SHEET.
3. CONTRACTOR SHALL INSTALL BMP'S NOTED ON THIS PLAN PRIOR TO BEGINNING ANY LAND DISTURBING, DEMOLITION, OR TREE REMOVAL ACTIVITIES.
4. THE CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE/EXIT AND MAINTAIN THESE ENTRANCES DURING CONSTRUCTION.
5. THE JOB SITE TRAILER, DUMPSTER, FUELING AREA, STORAGE & LAY-DOWN AREA SHALL BE LOCATED BY THE GENERAL CONTRACTOR AT THE START OF CONSTRUCTION. THESE ITEMS MUST BE NOTED BY THE CONTRACTOR ON THE SWPPP DRAWINGS.
6. SOIL STOCKPILES AND DEMOLITION DEBRIS STOCKPILES SHALL HAVE SILT FENCES INSTALLED IF LEFT ON SITE & UNDISTURBED FOR MORE THAN 13 DAYS.

ALL PROJECT SITES ARE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE "CLEAN WATER ACT" ESTABLISHED BY THE US ENVIRONMENTAL PROTECTION AGENCY.

THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM REQUIRES PERMITS TO BE ISSUED BY REGULATORY AGENCIES WHEN PROJECT SITES DISTURB 1 ACRE OR MORE.



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1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Title

C-400

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

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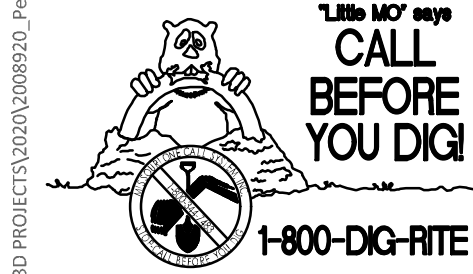
INITIAL EROSION CONTROL PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2021

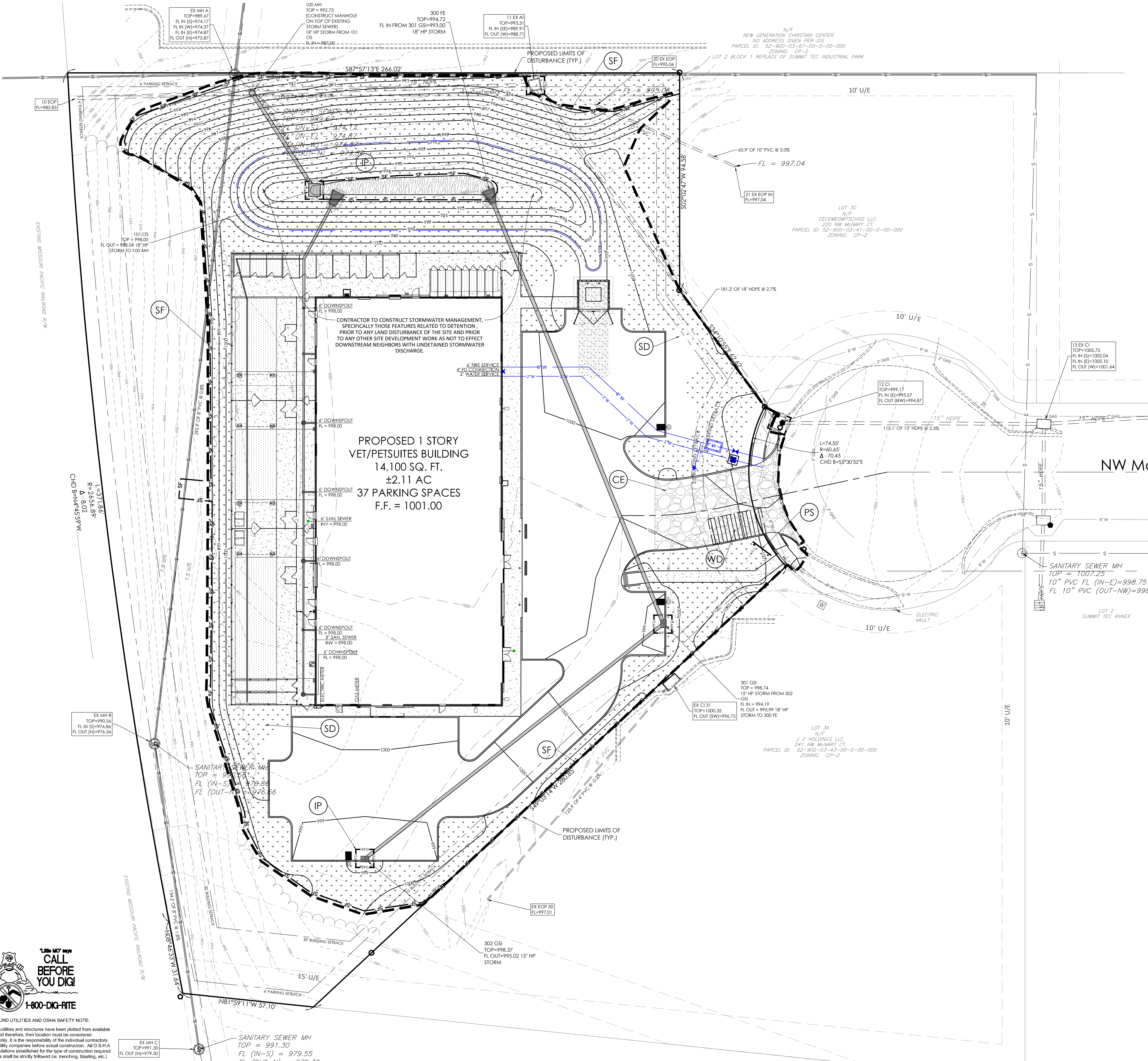
PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #2-000000081
MISSOURI CERTIFICATE OF AUTHORITY #13-206007538

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date dates reauthorized.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

\\va01-fra\va01\civil\3D PROJECTS\2020\2008920_Petsuites_McIntyre\CL 101_30_Lee Summit\ENGINEERING\FINAL DEVELOPMENT PLAN C-401 INTERMEDIATE EROSION CONTROL PLAN.dwg



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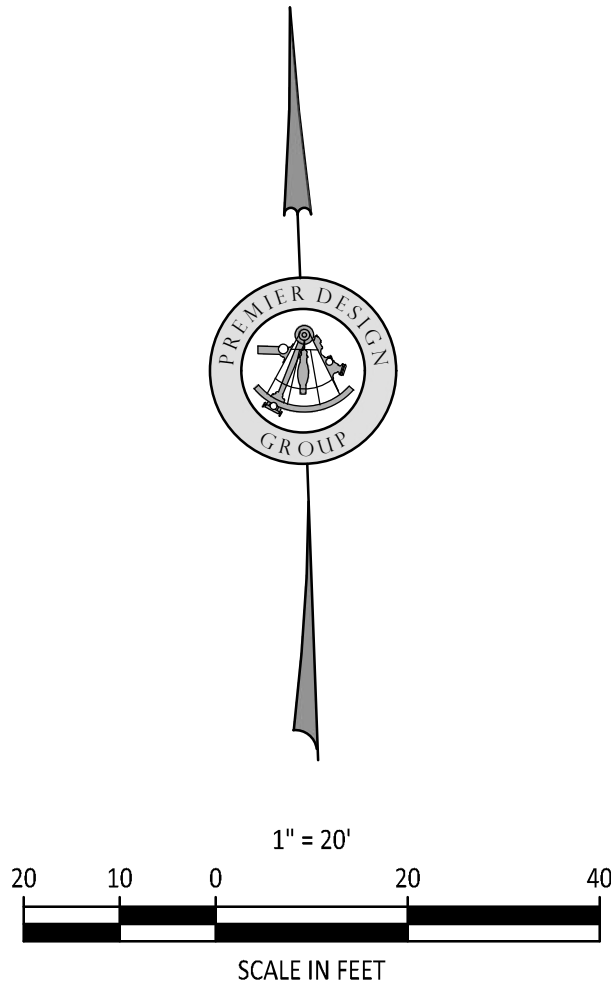
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- BEGIN UTILITY TRENCHING & EXCAVATION
- PARKING & DRIVE AREA PAVING
- FINISHED GRADING & LANDSCAPING
- SEEDING & SOD WORK
- REMOVAL OF EROSION CONTROL AND OTHER BMP'S

NOTES:

1. REFER TO THE EROSION CONTROL DETAIL SHEET & STORMWATER POLLUTION PREVENTION NARRATIVE FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THE NPDES PERMIT ISSUED FOR THE SITE AND POST IT AT THE PROJECT SITE PRIOR TO ANY LAND DISTURBING ACTIVITIES. REFER TO SITE SIGN DETAIL ON THE EROSION CONTROL DETAIL SHEET.
3. CONTRACTOR SHALL INSTALL BMP'S NOTED ON THIS PLAN PRIOR TO BEGINNING ANY LAND DISTURBING, DEMOLITION, OR TREE REMOVAL ACTIVITIES.
4. THE CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE/EXIT AND MAINTAIN THESE ENTRANCES DURING CONSTRUCTION.
5. THE JOB SITE TRAILER, DUMPSTER, FUELING AREA, STORAGE & LAY-DOWN AREA SHALL BE LOCATED BY THE GENERAL CONTRACTOR AT THE START OF CONSTRUCTION. THESE ITEMS MUST BE NOTED BY THE CONTRACTOR ON THE SWPPP DRAWINGS.
6. SOIL STOCKPILES AND DEMOLITION DEBRIS STOCKPILES SHALL HAVE SILT FENCES INSTALLED IF LEFT ON SITE & UNDISTURBED FOR MORE THAN 13 DAYS.

ALL PROJECT SITES ARE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE "CLEAN WATER ACT" ESTABLISHED BY THE US ENVIRONMENTAL PROTECTION AGENCY.

THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM REQUIRES PERMITS TO BE ISSUED BY REGULATORY AGENCIES WHEN PROJECT SITES DISTURB 1 ACRE OR MORE.



PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MCINTYRE CT.
LEES SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date
1-27-2021

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Number
C-401

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

PERMIT SET

INTERMEDIATE EROSION CONTROL PLAN

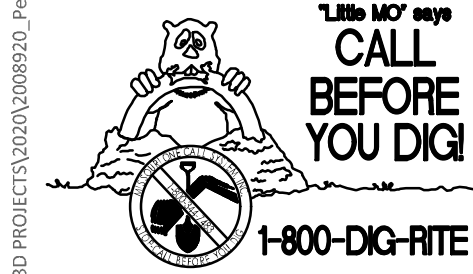
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2021

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200000001
MISSOURI CERTIFICATE OF AUTHORITY #E-200000758

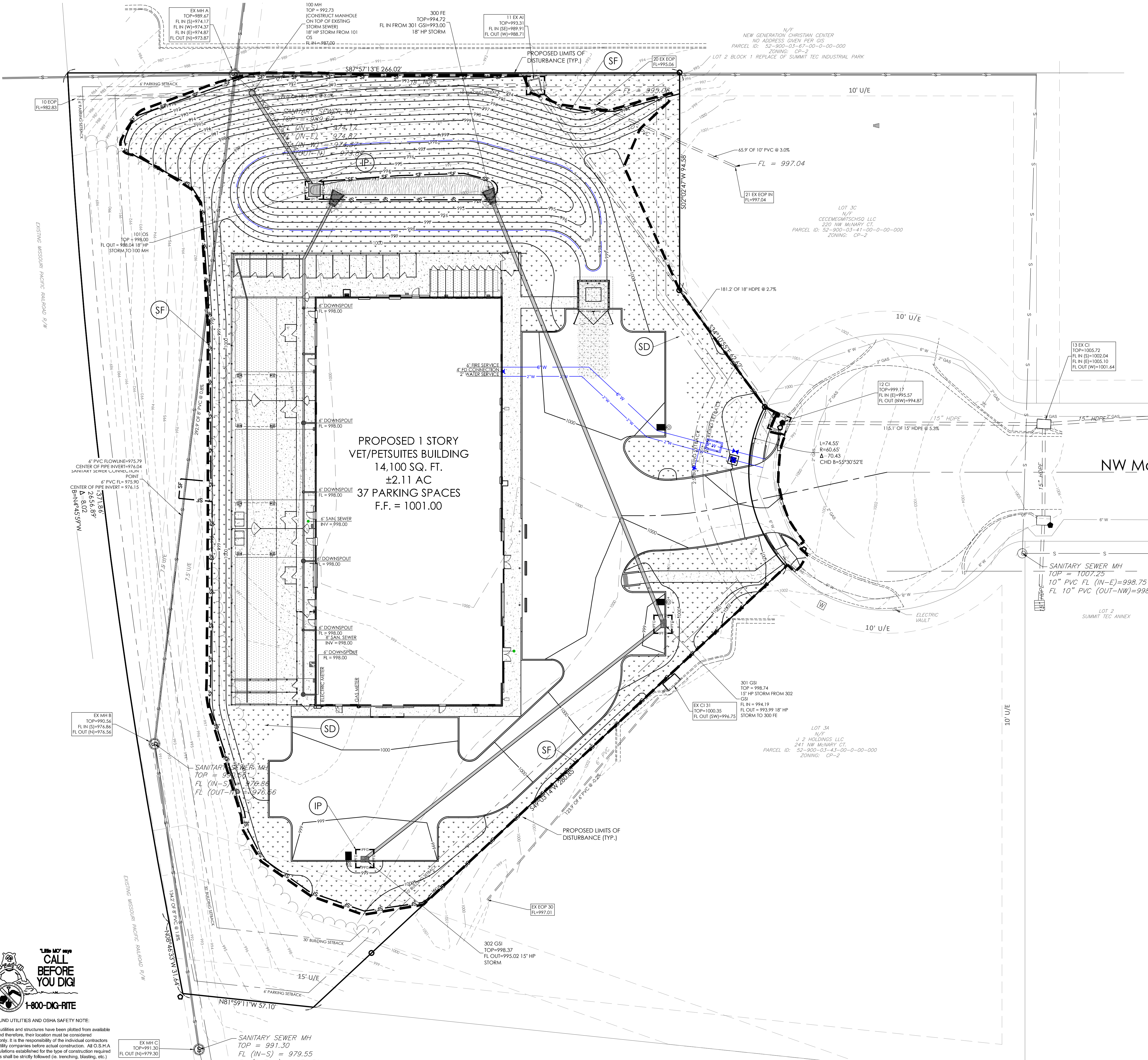
ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

\\na-fra\va\civil\civil 3d\PROJECTS\2020\2008920_PetSuites_McHenry Ct Lot 3B_Lee Summit\ENGINEERING\FINAL DEVELOPMENT\PLANT\FINAL EROSION CONTROL PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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EROSION CONTROL SYMBOL LEGEND

---	LEASE LINE/PROPERTY LINE
---	STORM PIPE
-100-	EXISTING CONTOUR
-100-	PROPOSED CONTOUR
(LD)	LIMITS OF ANTICIPATED DISTURBED AREA / CONSTRUCTION LIMITS
(SF)	SILT FENCE (REFERENCE DRAWING 806-70.00 ON SHEET C-401)
(GB)	GRAVEL OR SAND BAG PROTECTION (REFERENCE DRAWING 806-45.08 ON SHEET C-401)
(CE)	CONSTRUCTION EXIT (REFERENCE DRAWING 806-46.01 ON SHEET C-401)
(WD)	CONSTRUCTION WASHDOWN STATION (REFERENCE DRAWING 806-46.00 ON SHEET C-401)
(SD)	SEEDING / SOD
(TS)	TOPSOIL WITH VEGETATION (REFERENCE SHEET L-100)
(IP)	INLET PROTECTION (REFERENCE DRAWING 806-45.12 ON SHEET C-401)
(PS)	PERMIT SIGN (REFERENCE DETAIL SHEET C-401)

CONSTRUCTION SEQUENCING ACTIVITIES:

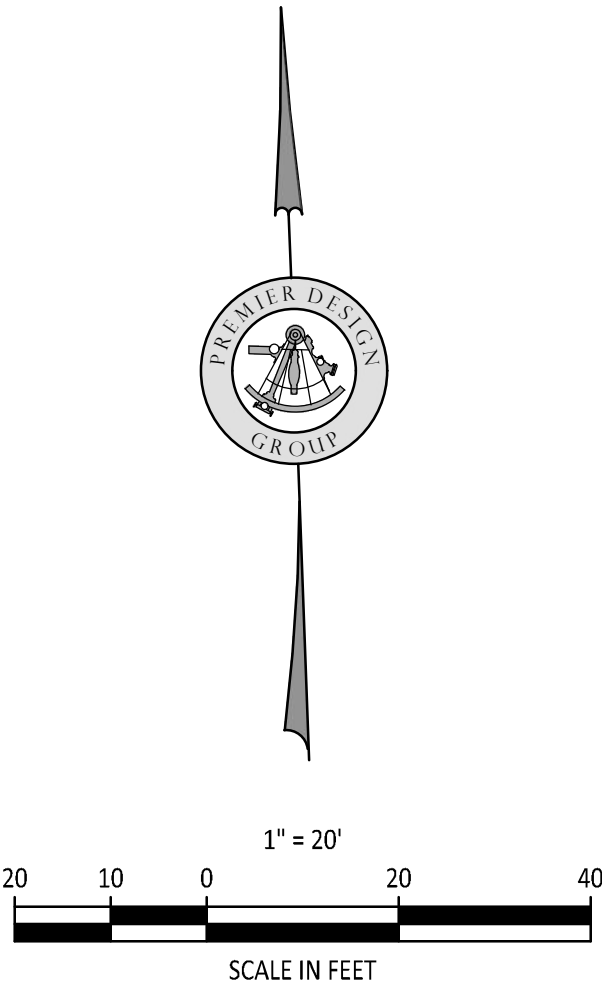
- INSTALL PROJECT SIGN & POST PERMITS
- INSTALL SILT & CONSTRUCTION FENCING
- INSTALL INLET PROTECTION
- INSTALL CONSTRUCTION ENTRANCE / EXIT
- INSTALL VEHICULAR WASH DOWN AREA
- BEGIN EXCAVATION & SITE DEMOLITION
- BEGIN BUILDING FOOTINGS & FOUNDATIONS
- BEGIN UTILITY TRENCHING & EXCAVATION
- PARKING & DRIVE AREA PAVING
- FINISHED GRADING & LANDSCAPING
- SEEDING & SOD WORK
- REMOVAL OF EROSION CONTROL AND OTHER BMP'S

NOTES:

1. REFER TO THE EROSION CONTROL DETAIL SHEET & STORMWATER POLLUTION PREVENTION NARRATIVE FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THE NPDES PERMIT ISSUED FOR THE SITE AND POST IT AT THE PROJECT SITE PRIOR TO ANY LAND DISTURBING ACTIVITIES. REFER TO SITE SIGN DETAIL ON THE EROSION CONTROL DETAIL SHEET.
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PETSUITES OF AMERICA
LEE'S SUMMIT, MO
250 NW MCNARY CT.
LEE'S SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date
1-27-2021

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Number

C-402

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

PERMIT SET

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEWED
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2021

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200000008
MISSOURI CERTIFICATE OF AUTHORITY #E-200000789

ENGINEERS AUTHENTICATION
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STEVE D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

FINAL EROSION CONTROL PLAN

\\ms01-fp\mnt\civil\3D PROJECTS\2020\2008920_Petsuites_McNary Ct Lot 3B_Lee Summit Engineering\CONSTRUCTION DOCUMENTS\EXISTING DRAINAGE AREA MAP.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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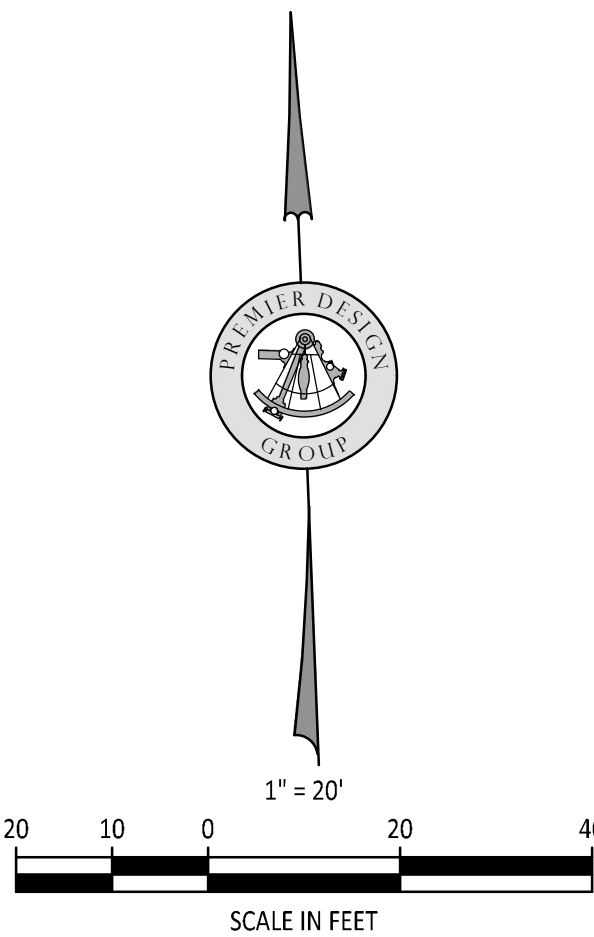


THIS PLAN IS FOR DRAINAGE PURPOSES AND
REFERENCE ONLY. DO NOT USE FOR
CONSTRUCTION.

MINIMUM TIME OF CONCENTRATION = 5 MINUTES
EXISTING SOILS TYPE = C
CN PVI# = 98
CN GRASS = 74
CN COMMERCIAL AREAS = 94

MASTER DRAINAGE PLAN NOTES

1. MBOE - (MINIMUM BUILDING OPENING ELEVATION)
ELEV = 1001.00
2. THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE
OR OBSTRUCT THE OVERALL DRAINAGE FLOW LINES OR
PATHS ON THE LOT AS SHOWN ON THE MASTER
DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS
MADE AND APPROVED BY THE CITY ENGINEER.



EXISTING RUNOFF TABLE

ID	EXISTING Q (CFS)
AREA A	
2-Year	2.79
10-Year	4.43
100-Year	6.58
AREA B	
2-Year	0.12
10-Year	0.24
100-Year	0.42
AREA C	
2-Year	0.35
10-Year	0.73
100-Year	1.27
AREA D	
2-Year	0.14
10-Year	0.29
100-Year	0.51
AREA E	
2-Year	6.56
10-Year	10.38
100-Year	15.41
AREA F	
2-Year	3.57
10-Year	7.6
100-Year	13.44
AREA G	
2-Year	0.04
10-Year	0.08
100-Year	0.14
AREA H	
2-Year	0.02
10-Year	0.04
100-Year	0.07

PETSUITES OF AMERICA
LEE'S SUMMIT, MO
250 NW McNARY CT.
LEE'S SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Date 1-27-2021

Description of Changes

Revision Date

Sheet Number

C-500

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

PERMIT SET

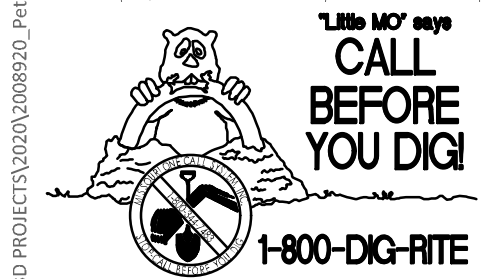


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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

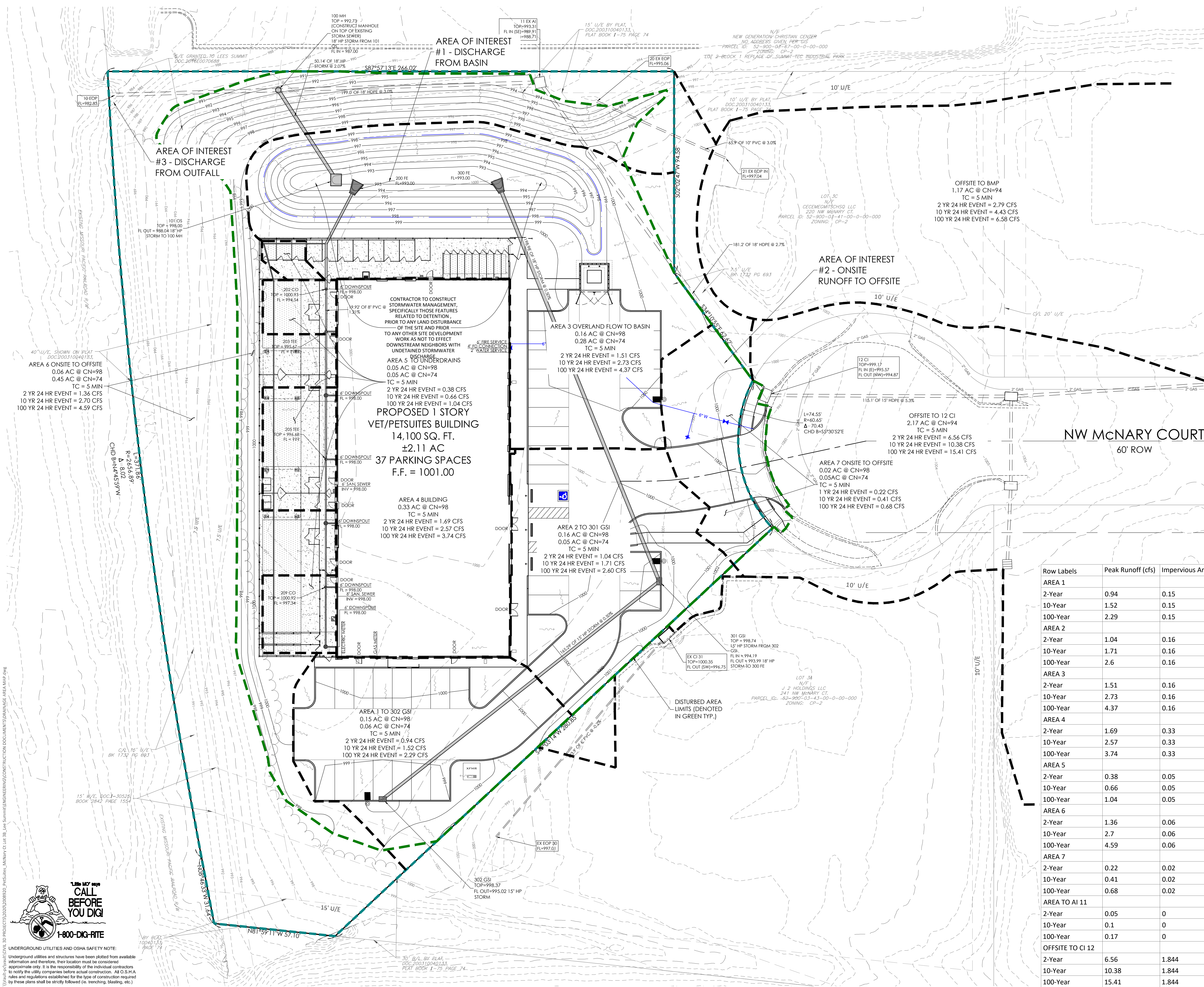


EXISTING DRAINAGE AREA MAP

\\va01-fra\civil\civil\3D PROJECTS\2020\008920_Petsuites_McNary Ct Lot 3B_Lee Summit\ENGINEERING\CONSTRUCTION DOCUMENTS\DRAINAGE AREA MAP.dwg



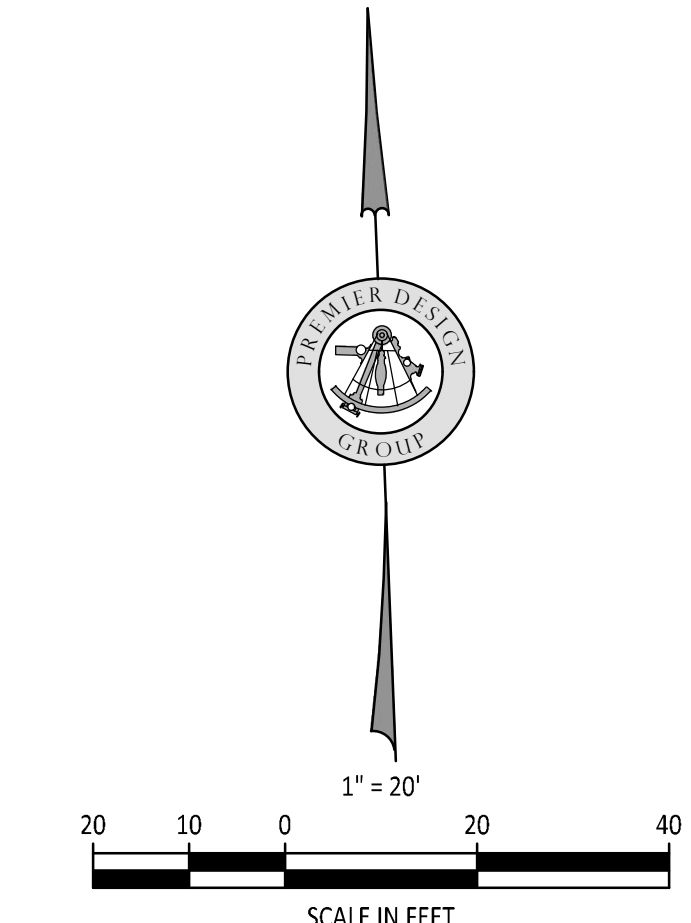
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MINIMUM TIME OF CONCENTRATION = 5 MINUTES
EXISTING SOILS TYPE = C
CN PVMT = 98
CN GRASS = 74
CN COMMERCIAL AREAS = 94

MASTER DRAINAGE PLAN NOTES

1. MBOE (MINIMUM BUILDING OPENING ELEVATION) ELEV = 1001.00
2. THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE OVERALL DRAINAGE FLOW LINES OR PATHS ON THE LOT AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.



Row Labels	Peak Runoff (cfs)	Impervious Area	Pervious Area	Total Area	Composite CN	TC
AREA 1						
2-Year	0.94	0.15	0.06	0.21	91	5
10-Year	1.52	0.15	0.06	0.21	91	5
100-Year	2.29	0.15	0.06	0.21	91	5
AREA 2						
2-Year	1.04	0.16	0.08	0.24	90	5
10-Year	1.71	0.16	0.08	0.24	90	5
100-Year	2.6	0.16	0.08	0.24	90	5
AREA 3						
2-Year	1.51	0.16	0.28	0.44	83	5
10-Year	2.73	0.16	0.28	0.44	83	5
100-Year	4.37	0.16	0.28	0.44	83	5
AREA 4						
2-Year	1.69	0.33	0	0.33	98	5
10-Year	2.57	0.33	0	0.33	98	5
100-Year	3.74	0.33	0	0.33	98	5
AREA 5						
2-Year	0.38	0.05	0.05	0.1	86	5
10-Year	0.66	0.05	0.05	0.1	86	5
100-Year	1.04	0.05	0.05	0.1	86	5
AREA 6						
2-Year	1.36	0.06	0.45	0.51	77	5
10-Year	2.7	0.06	0.45	0.51	77	5
100-Year	4.59	0.06	0.45	0.51	77	5
AREA 7						
2-Year	0.22	0.02	0.05	0.07	81	5
10-Year	0.41	0.02	0.05	0.07	81	5
100-Year	0.68	0.02	0.05	0.07	81	5
AREA TO AI 11						
2-Year	0.05	0	0.02	0.02	74	5
10-Year	0.1	0	0.02	0.02	74	5
100-Year	0.17	0	0.02	0.02	74	5
OFFSITE TO CI 12						
2-Year	6.56	1.844	0.325	2.17	94	20
10-Year	10.38	1.844	0.325	2.17	94	20
100-Year	15.41	1.844	0.325	2.17	94	20

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW McNARY CT.
LEES SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY
PERMIT SET

1-27-2021

Revision Date

Revision Number

Revision Description

C-501

STORMWATER MANAGEMENT PLAN

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2021

PREMIER

DESIGN GROUP

100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200800008
MISSOURI CERTIFICATE OF AUTHORITY #E-306007538

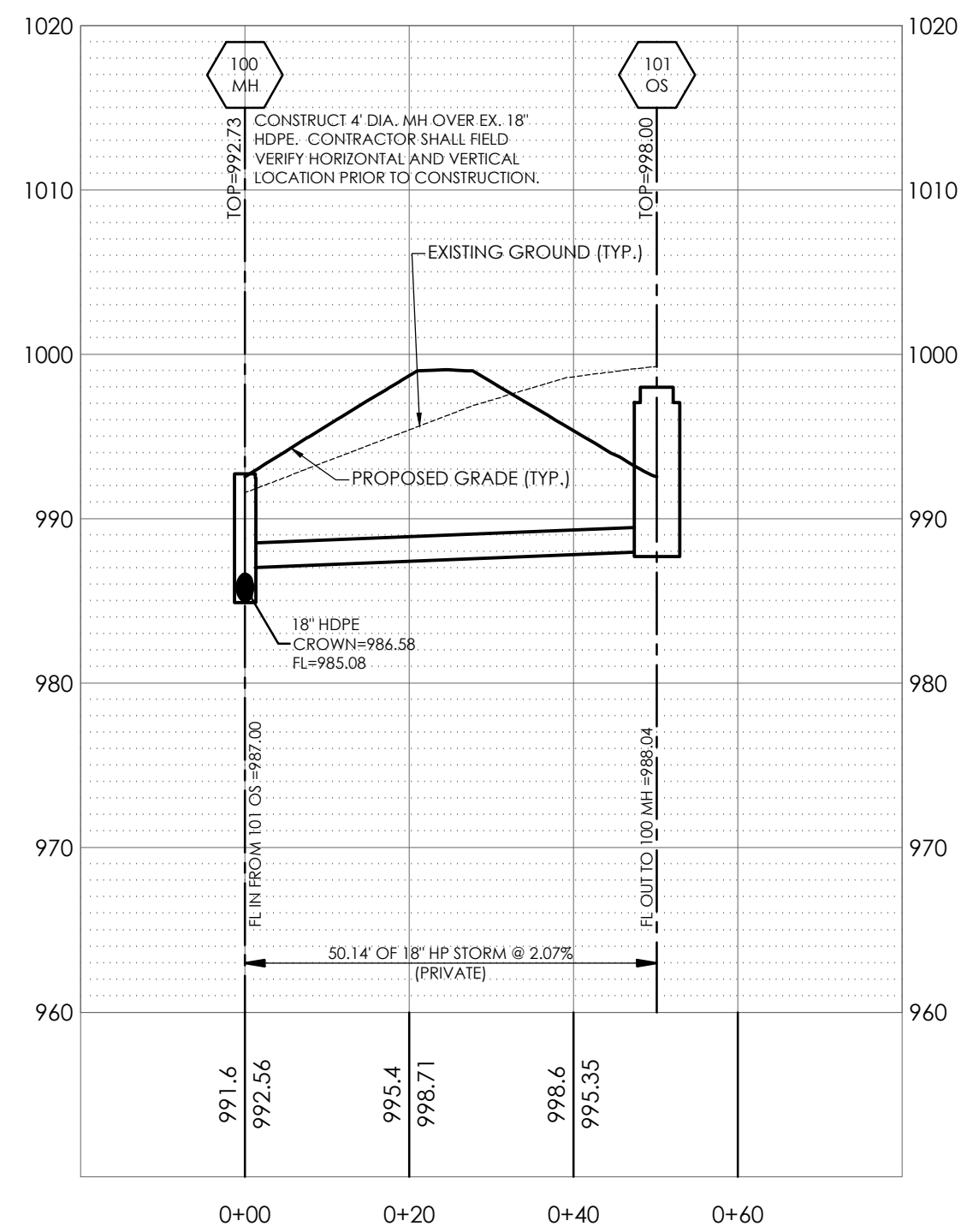
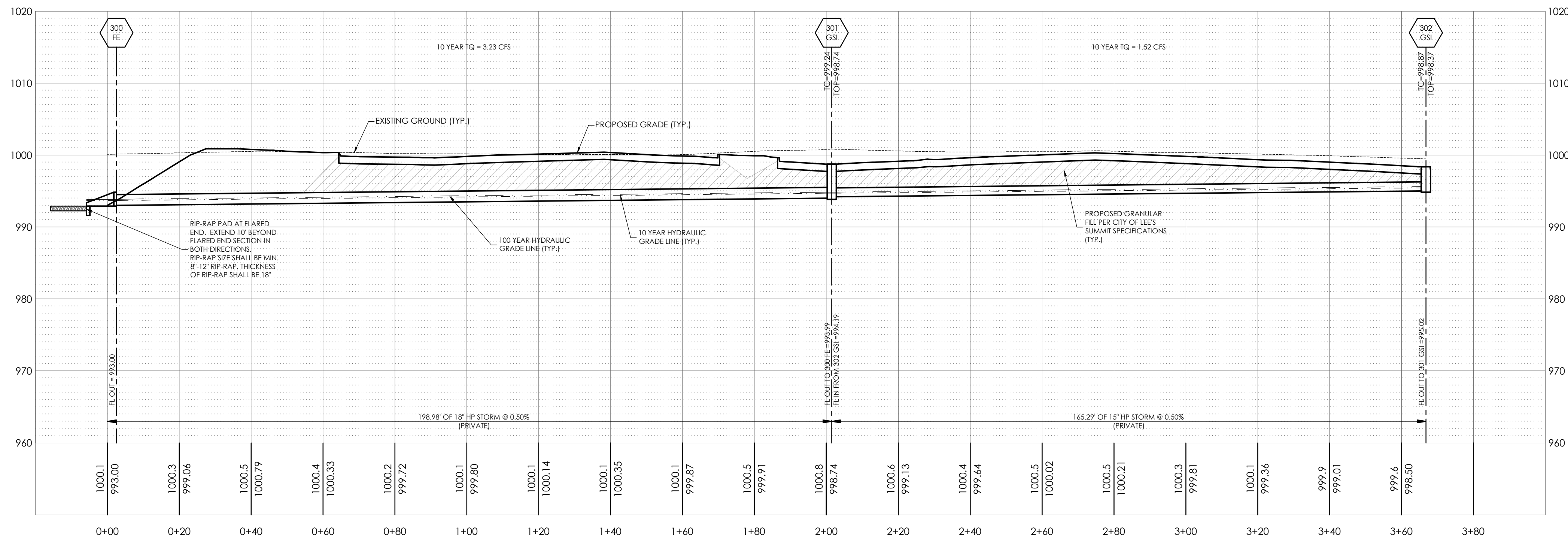
STATE OF MISSOURI

STEVE MARION

NUMBER PE2006007195

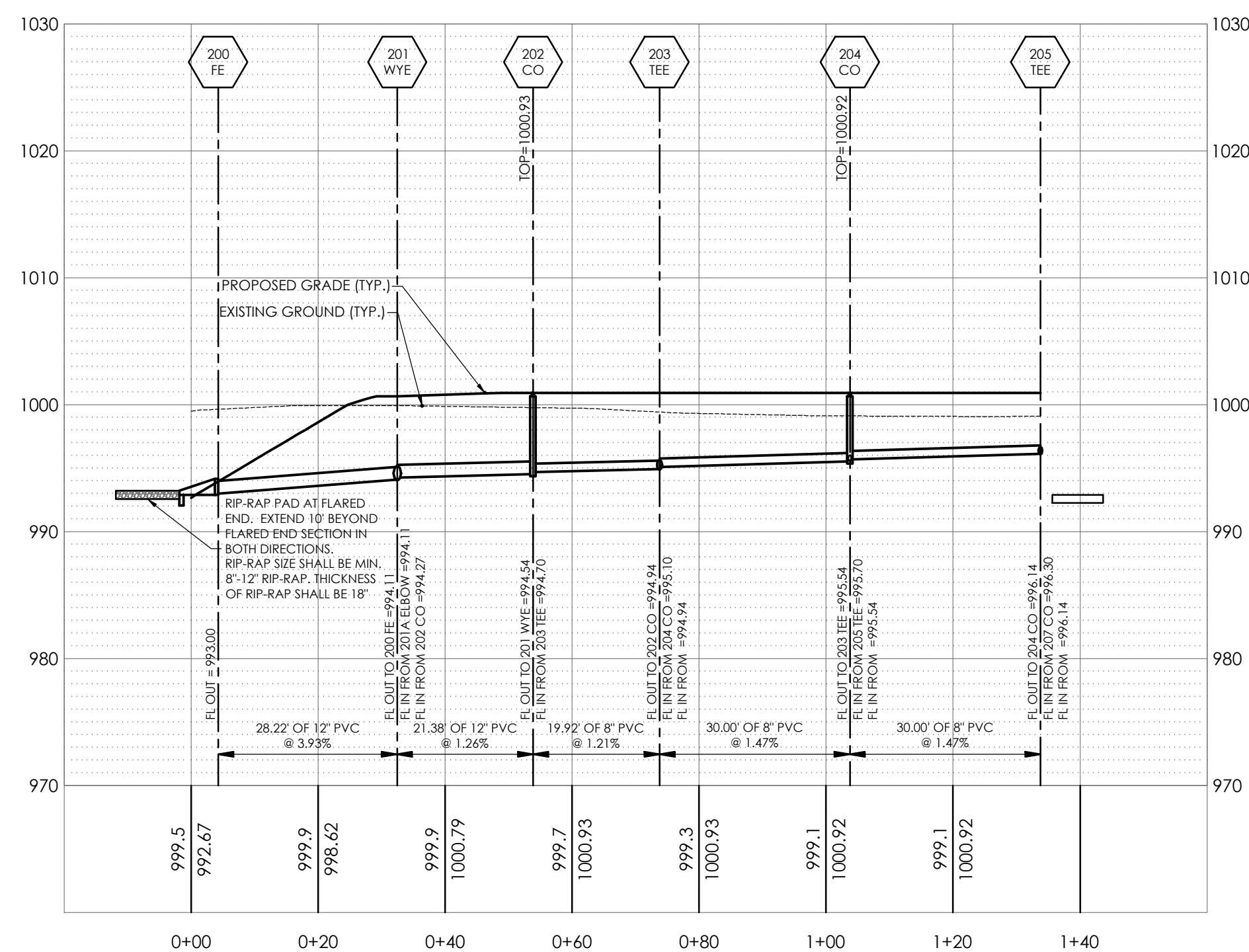
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195



10 YEAR STORM HYDRAULICS																												
LineNo.	LineID	InletID	LineLength	n-valuePipe	LineSize	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim-Hw	Defl.Angle	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	FlowRate	CapacityFull	Tc	QCaptured	InletEff	IncrQ	DrainageArea	RunoffCoeff
			(ft)		(in)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(Deg)	(ft/s)	(ft)		(ft)	(ft)	(cfs)	(cfs)	(min)	(cfs)	(%)	(cfs)	(ac)	(C)
2	302-301	302 GSI	165.286	0.012	15	994.94	994.11	0.50	998.37	998.74	0.49**	995.43 j	994.69	2.94	73.821	2.71	0.18	1.00 z	0.000	n/a	1.52	4.95	0.0	1.52	100	1.52	0.00	0.00
1	301-300	301 GSI	201.508	0.012	18	994.01	993.00	0.50	998.74	994.43	0.68**	994.69	993.68	4.05	69.997	4.11	0.26	1.45 z	0.000	n/a	3.23	8.13	0.9	1.71	100	1.71	0.00	0.00

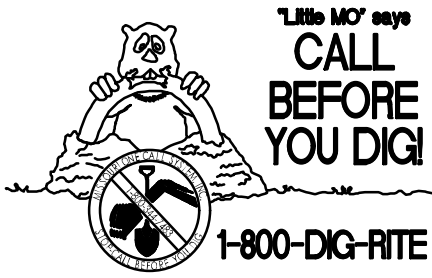
100 YEAR STORM HYDRAULICS																												
LineNo.	LineID	InletID	LineLength	n-valuePipe	LineSize	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim-Hw	Defl.Angle	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	FlowRate	CapacityFull	Tc	QCaptured	InletEff	IncrQ	DrainageArea	RunoffCoeff
			(ft)		(in)	(ft)	(ft)	(%)	(ft)		(ft)	(ft)	(ft)	(ft)	(Deg)	(ft/s)	(ft)		(ft)	(ft)	(cfs)	(cfs)	(min)	(cfs)	(%)	(cfs)	(ac)	(C)
2	302-301	302 GSI	165.000	0.012	15	995.02	994.19	0.50	998.37	998.74	0.60**	995.62	994.84	2.75	73.821	3.55	0.24	1.00 z	0.000	0.24	2.29	4.96	0.0	2.29	100	2.29	0.00	0.00
1	301-300	301 GSI	198.980	0.012	18	993.99	993.00	0.50	998.74	994.43	0.85**	994.84	993.85	3.90	69.997	4.73	0.35	1.45 z	0.000	0.51	4.89	8.02	0.7	2.60	100	2.60	0.00	0.00



STORM SEWER PROFILE

205 CO TO 200 EOP

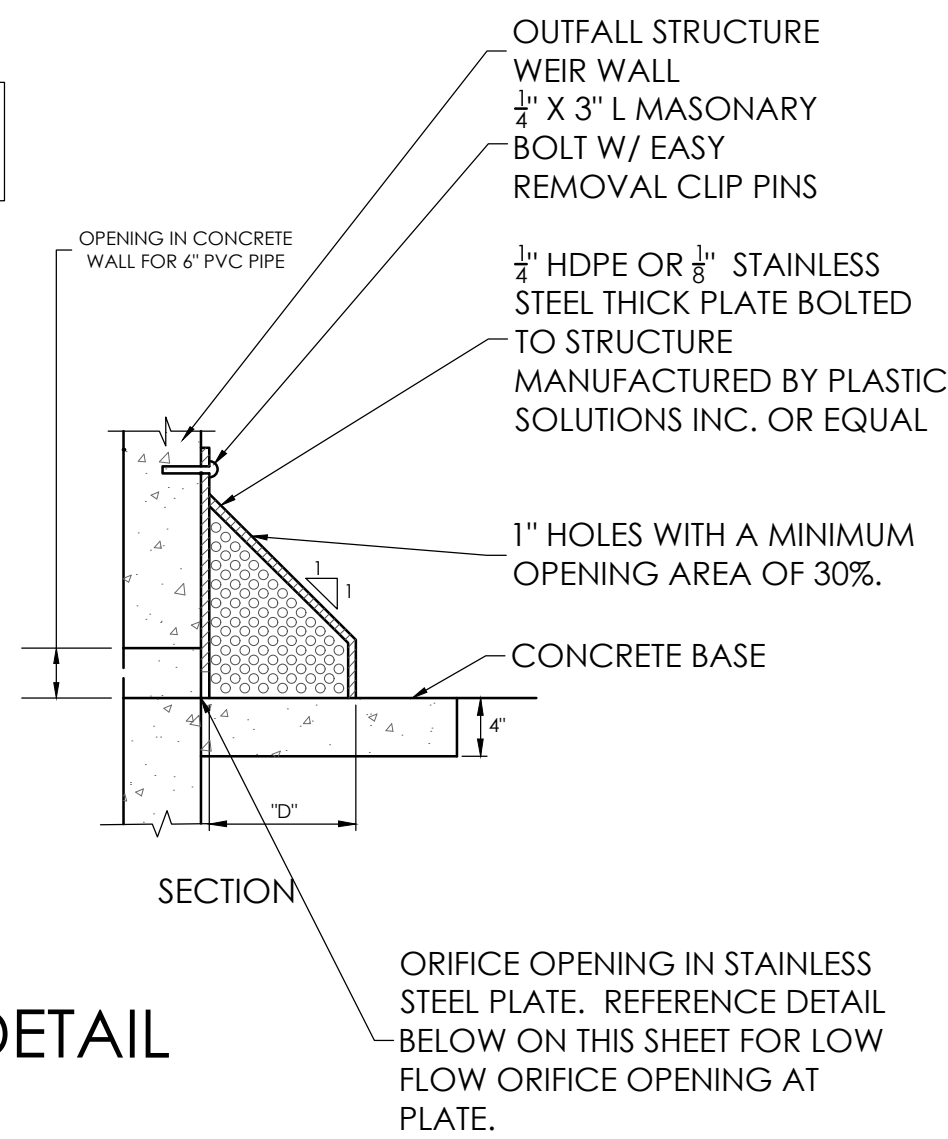
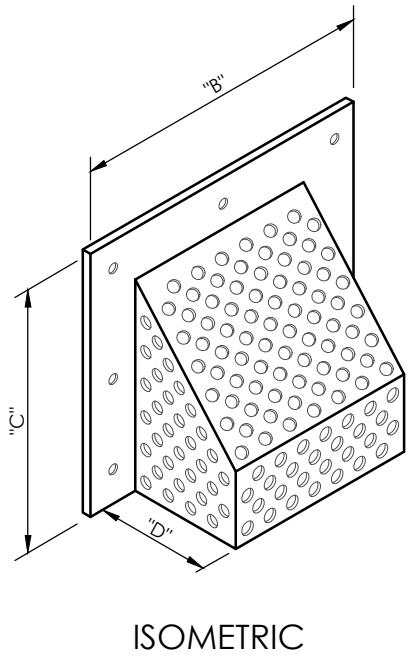
1"=20' HORIZONTAL
1"=10' VERTICAL



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

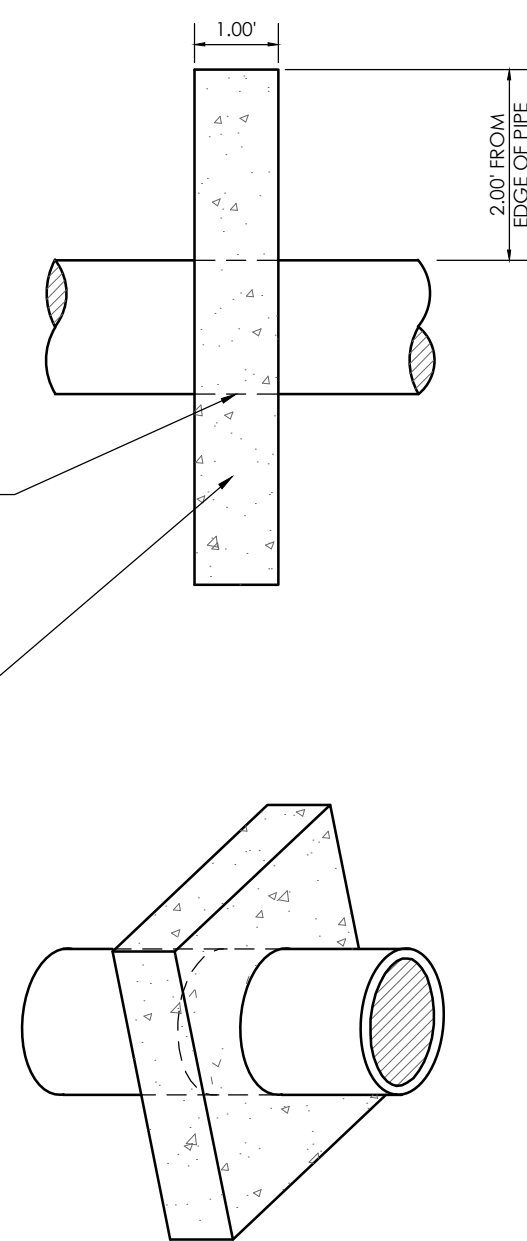
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THIS DETAIL MUST MEET MINIMUM
STANDARDS AS SHOWN ON
PLASTICSOLUTIONS.COM OR EQUAL

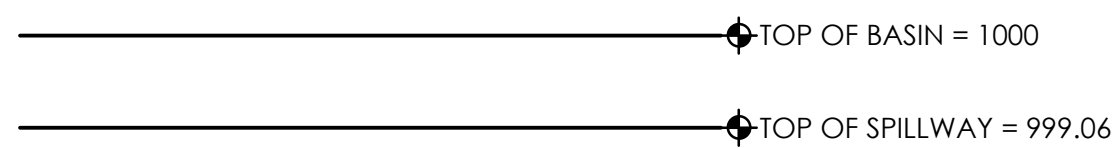


ALL JOINTS BETWEEN PIPE
AND COLLAR SHALL BE
SEALED WITH A
NON-SHRINK/NON-EXANSIVE
TAR OR SEALANT.

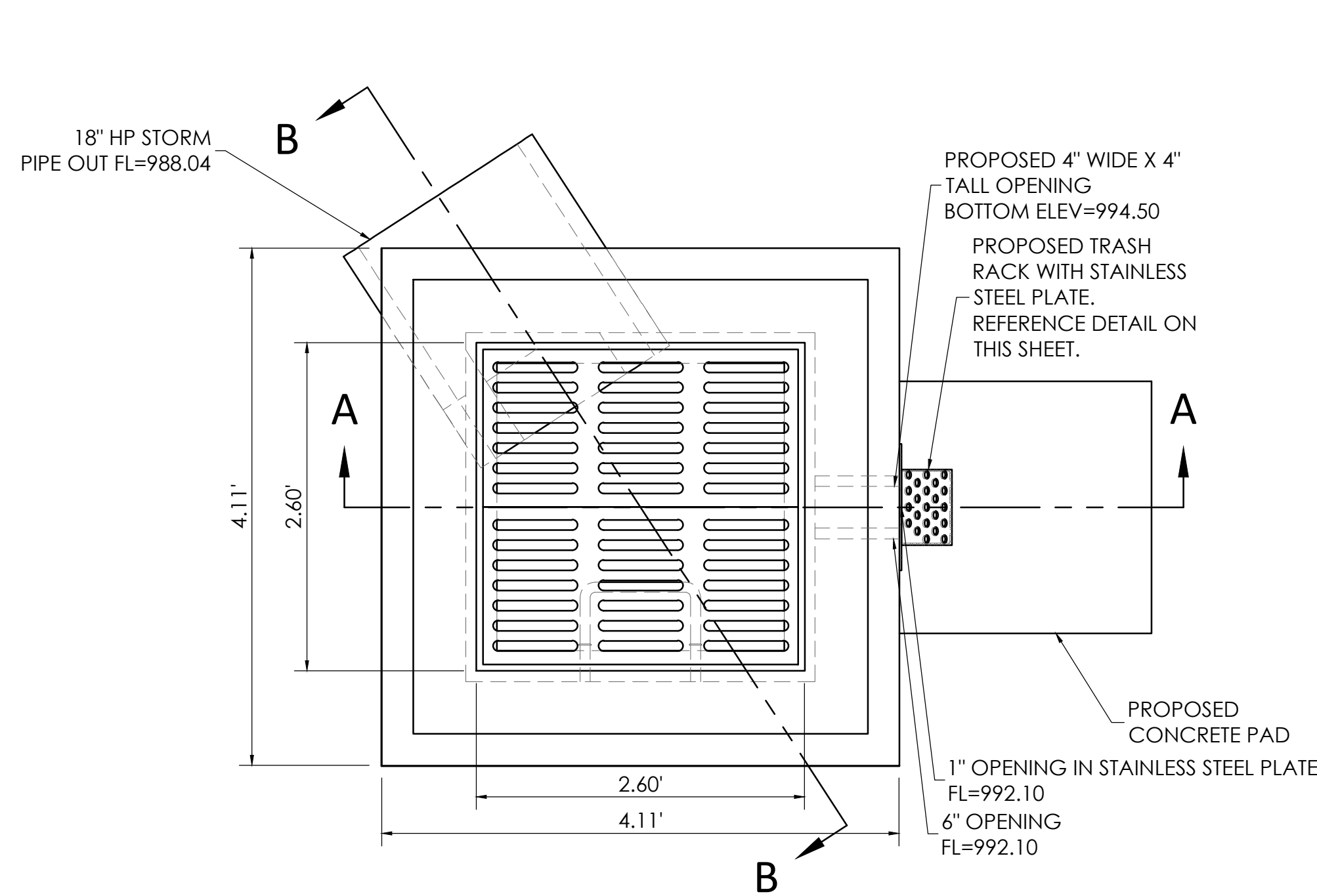
4,000 P.S.I. PCC
CAST IN PLACE. ✓
FORM AS REQUIRED.



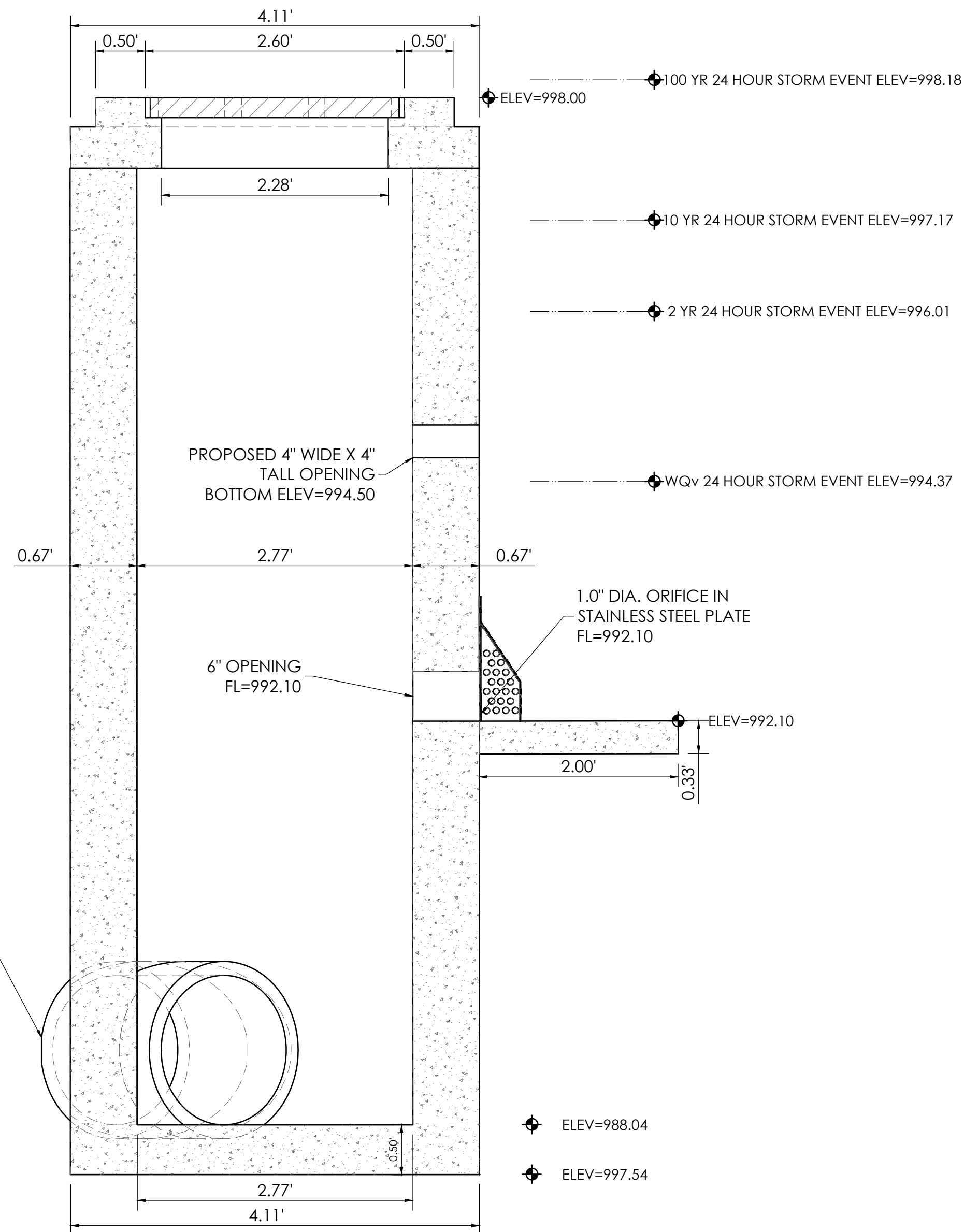
ORIFACE PROTECTION DETAIL (N.T.S.)



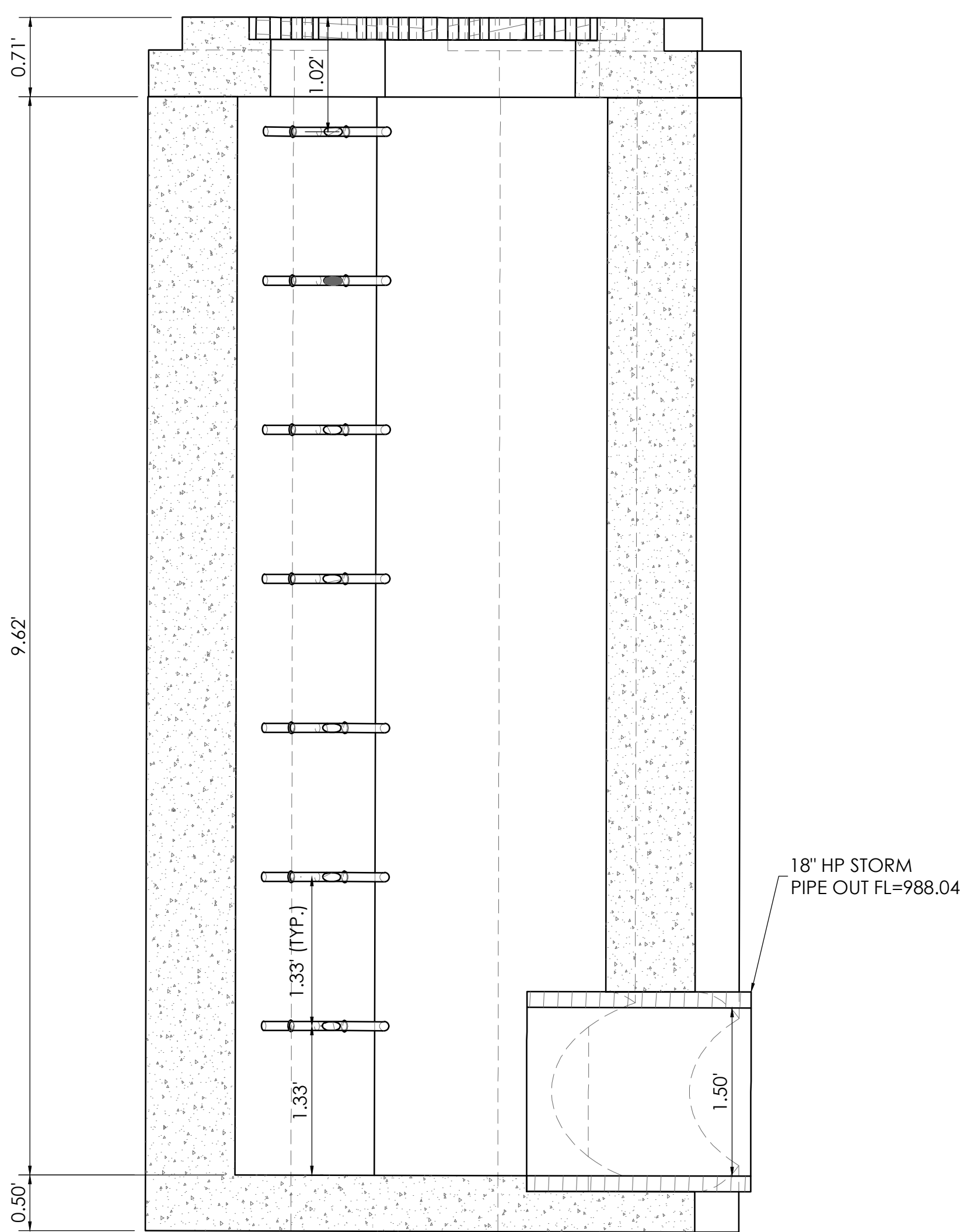
ANTI-SEEPAGE COLLAR DETAIL
(N.T.S.)



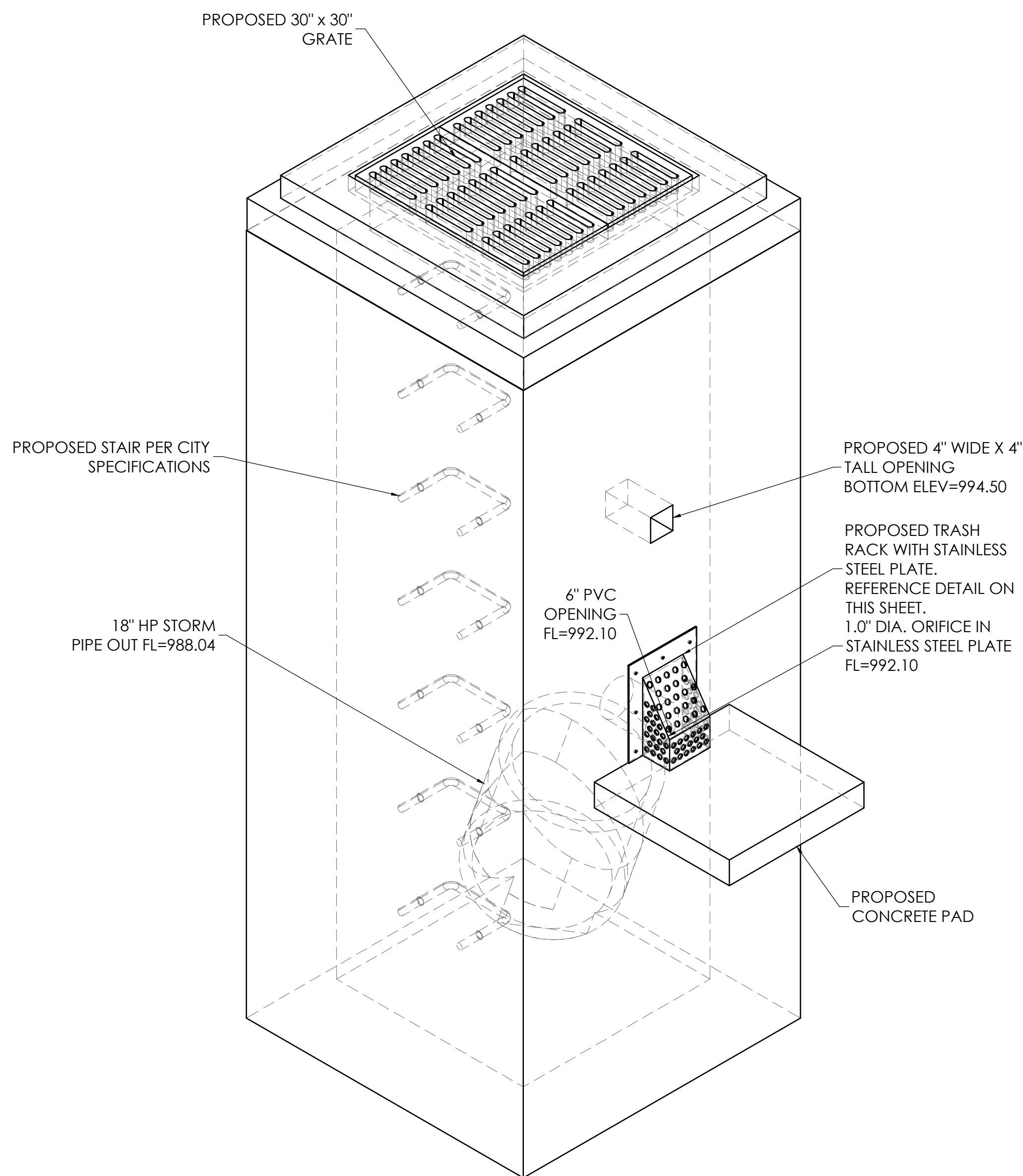
DETENTION BASIN OUTFALL STRUCTURE
VIEW - 101 OS
SCALE = 1"=1'



SECTION A-A
SCALE 1" = 1'



SECTION B-B
SCALE 1" = 1'



DETENTION BASIN OUTFALL ISOMETRIC
VIEW - 101 OS
SCALE = 1"=1'



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PETSUITES OF AMERICA
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 250 NW MCNARY CT.
 LEE'S SUMMIT, MO 64086
 TM CROWLEY
 501 PENNSYLVANIA PARKWAY SUITE 160
 INDIANAPOLIS, IN 46280

Project _____
Date 1-27-2021

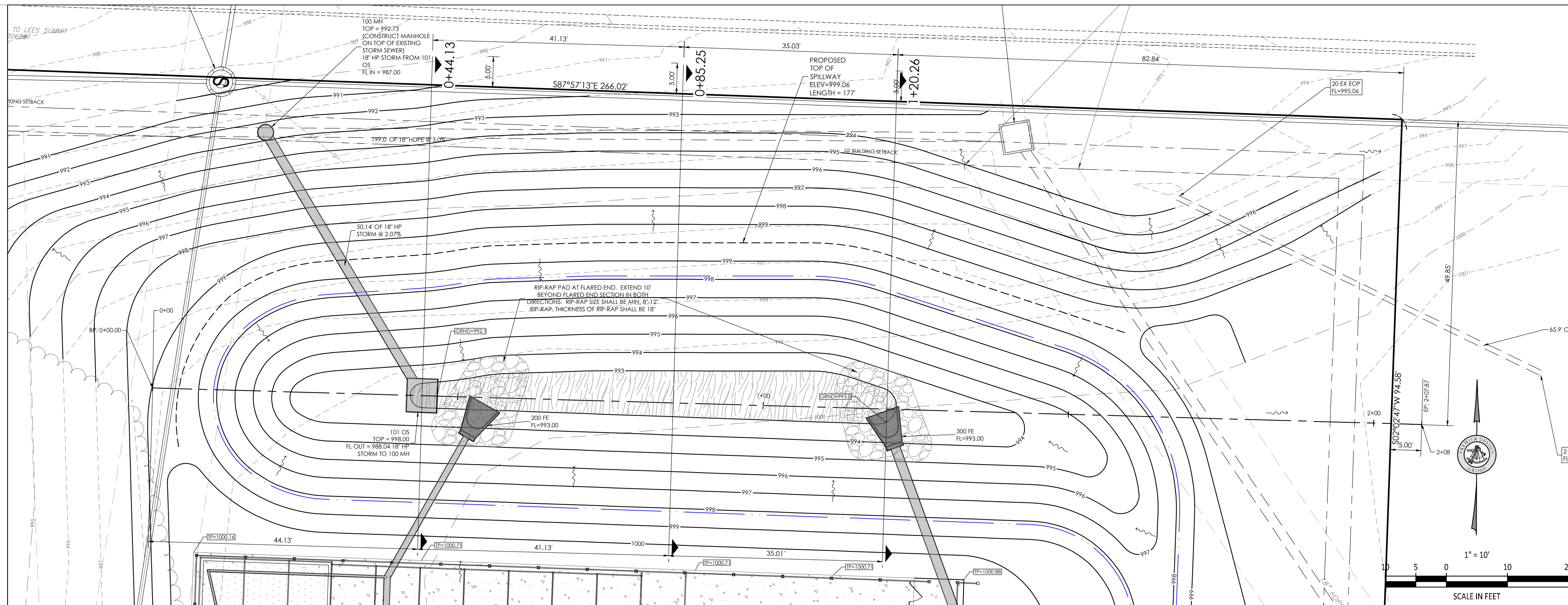
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OUTFALL STRUCTURE DETAIL

C-601

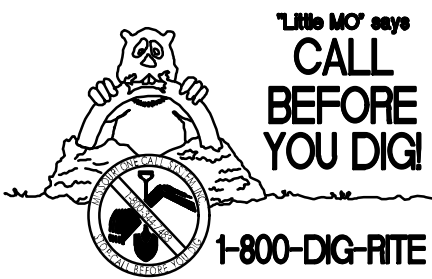
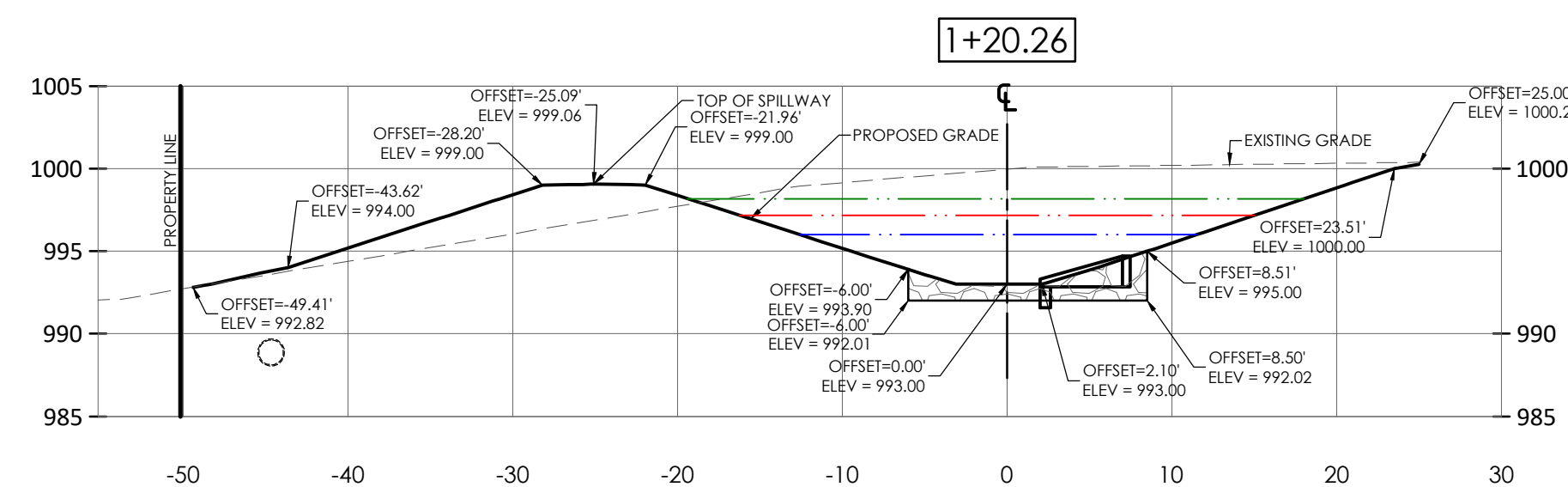
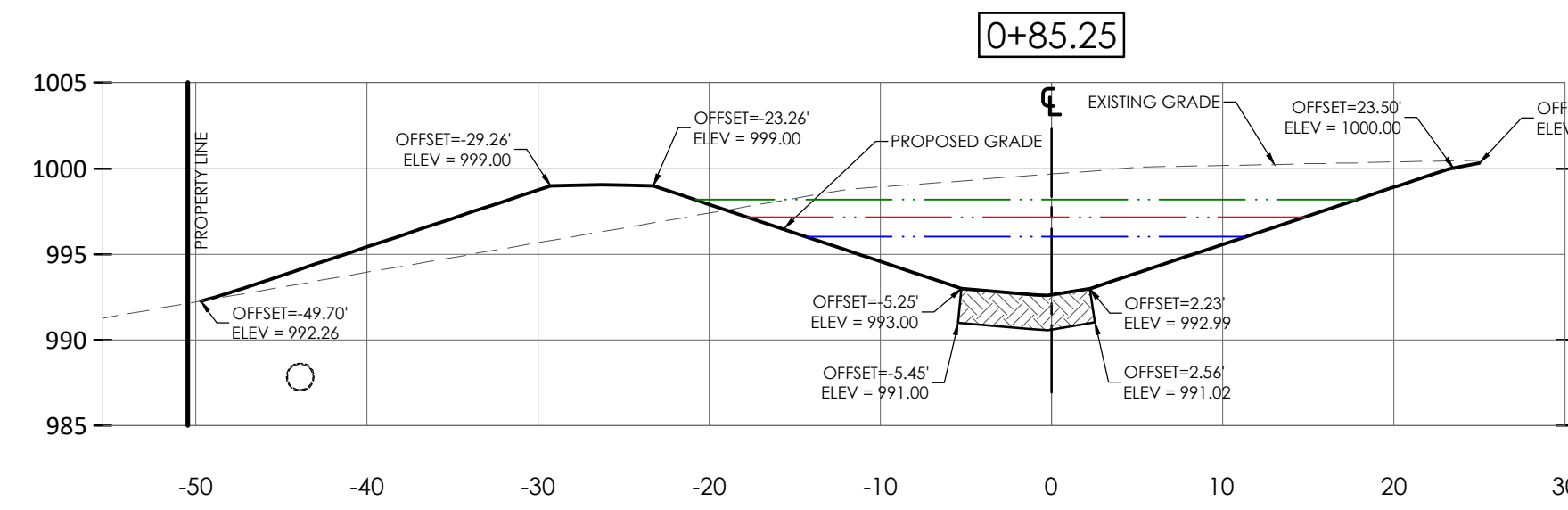
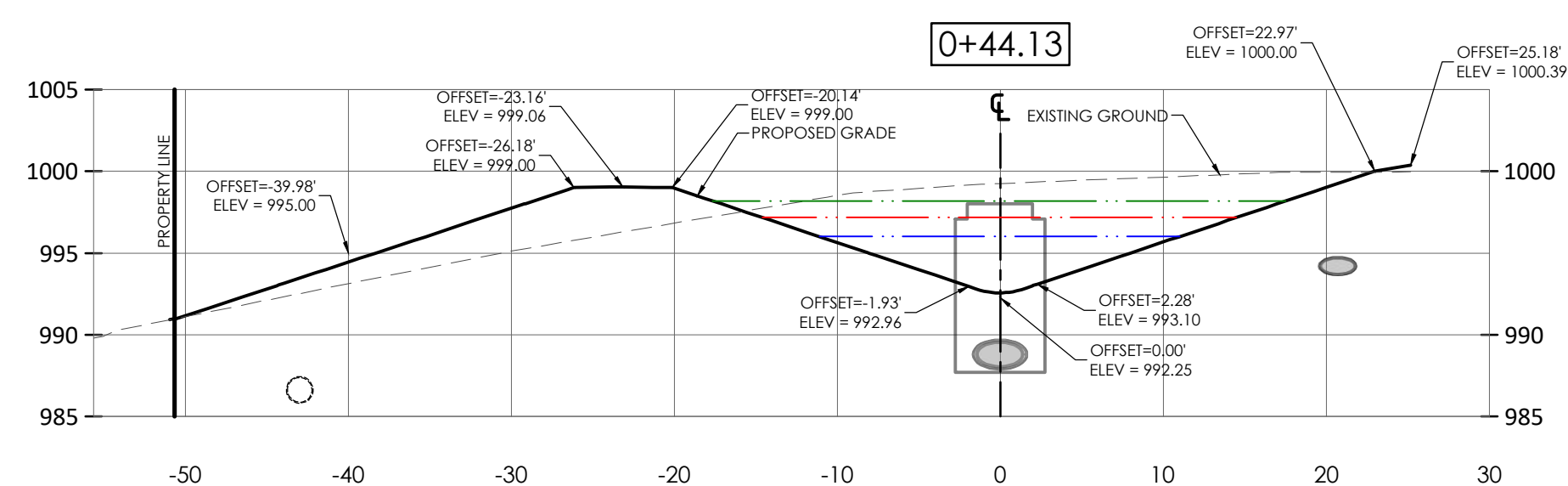
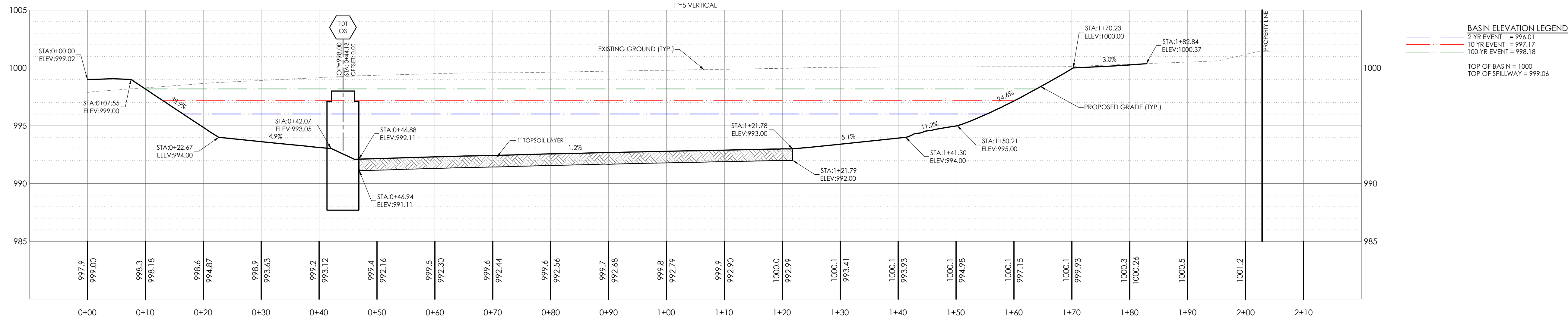
Project No.	2008920
Drawn By	Z. KUNTZ/A. JONES
Checked By	M.FOGARTY

PERMIT SE



DETENTION BASIN PLAN VIEW
SCALE = 1"=10'

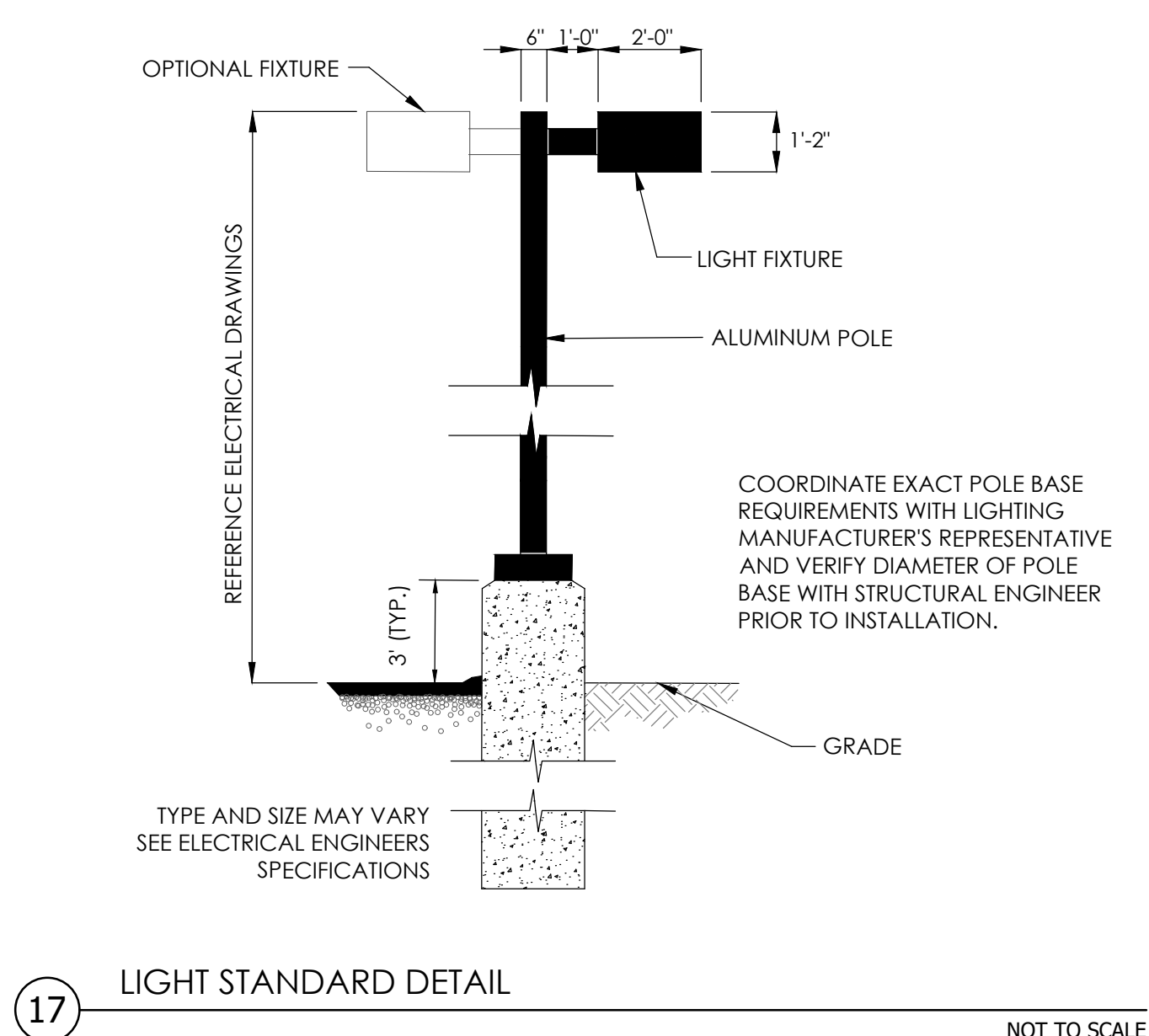
BASIN PROFILE
1"=10' HORIZONTAL
1"=5' VERTICAL



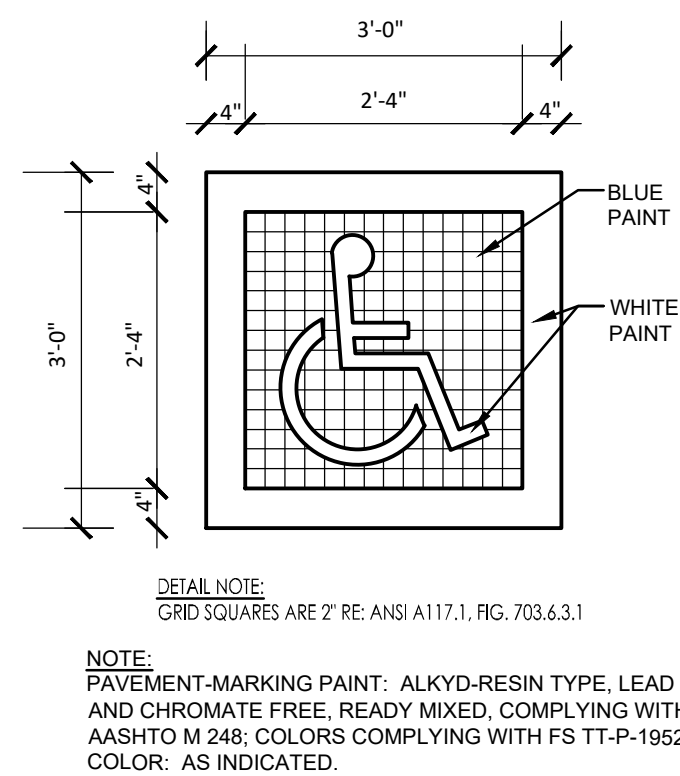
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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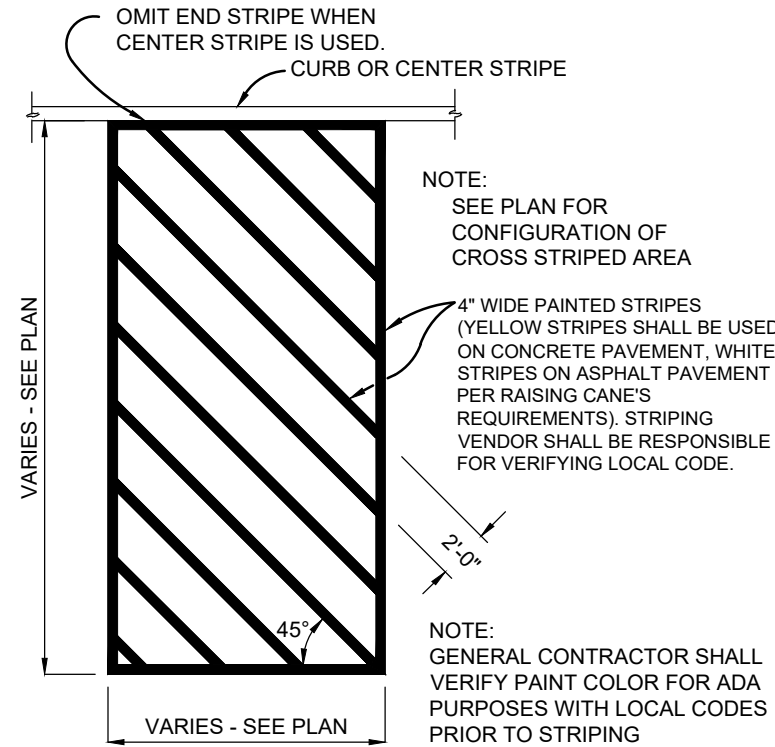
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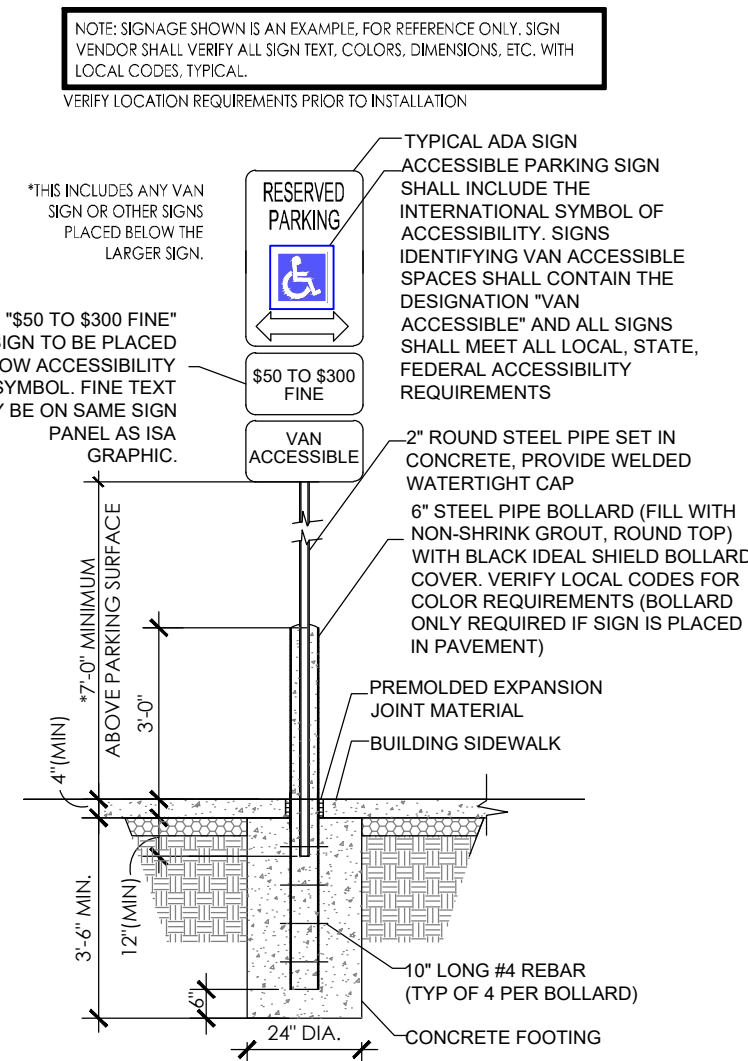
17 LIGHT STANDARD DETAIL NOT TO SCALE



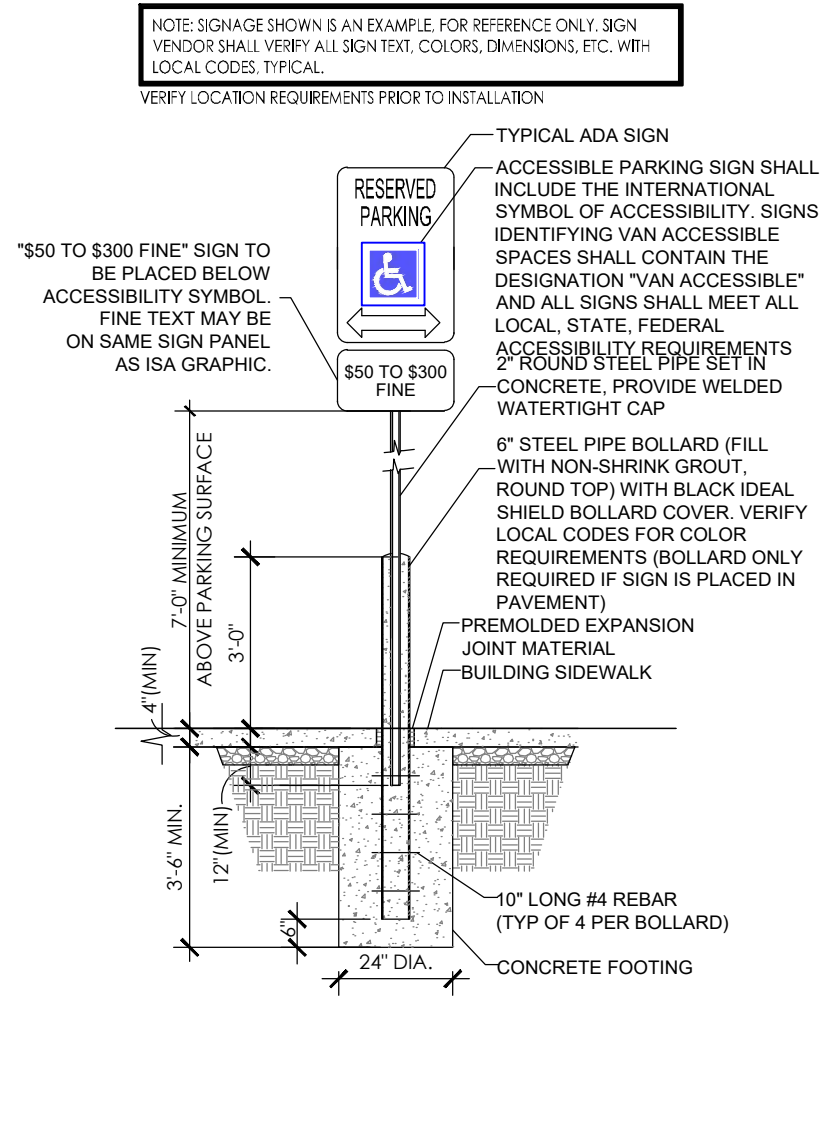
16 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) DETAIL NOT TO SCALE



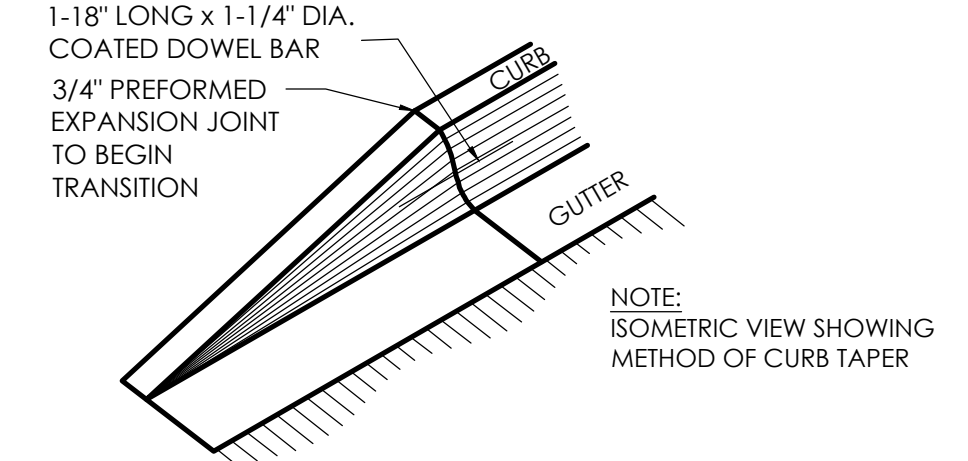
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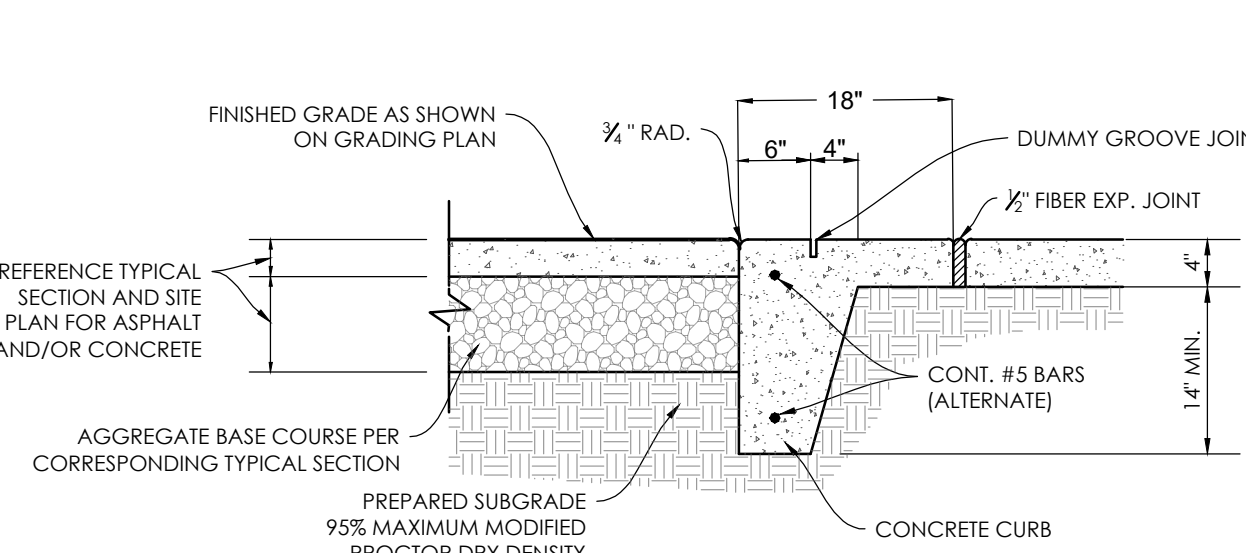
14 VAN ACCESSIBLE SIGN DETAIL NOT TO SCALE



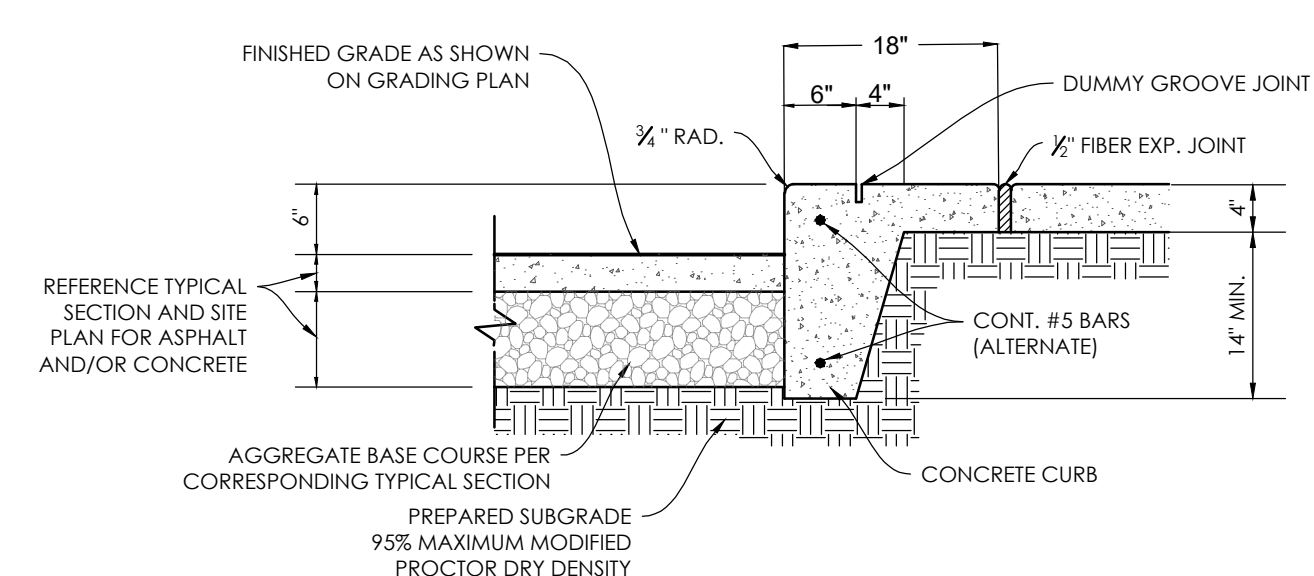
13 ACCESSIBLE SIGN DETAIL NOT TO SCALE



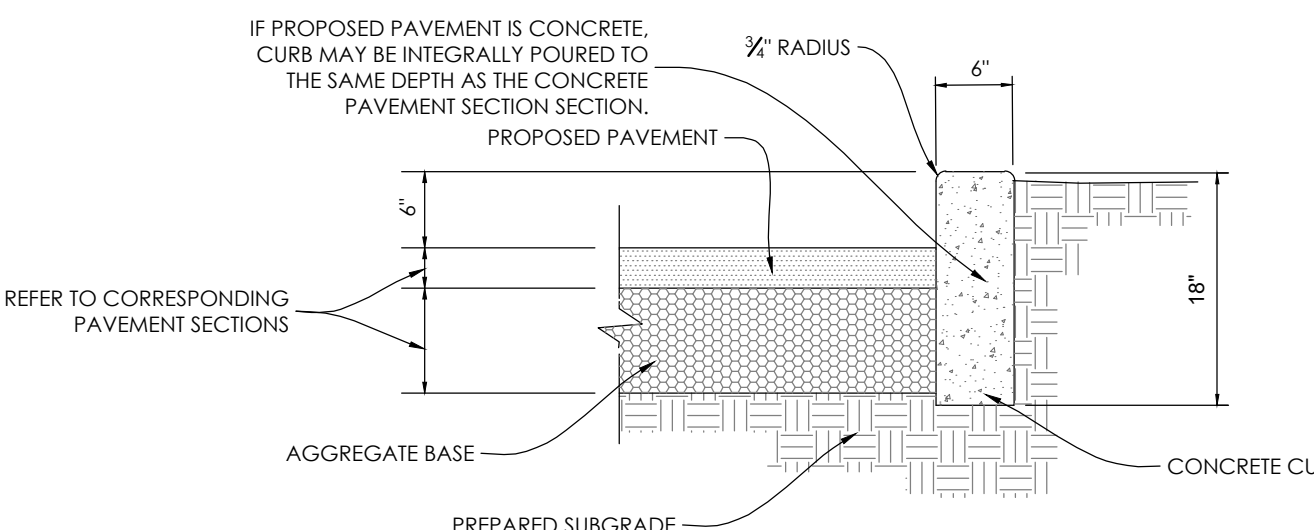
12 CURB TERMINATION DETAIL NOT TO SCALE



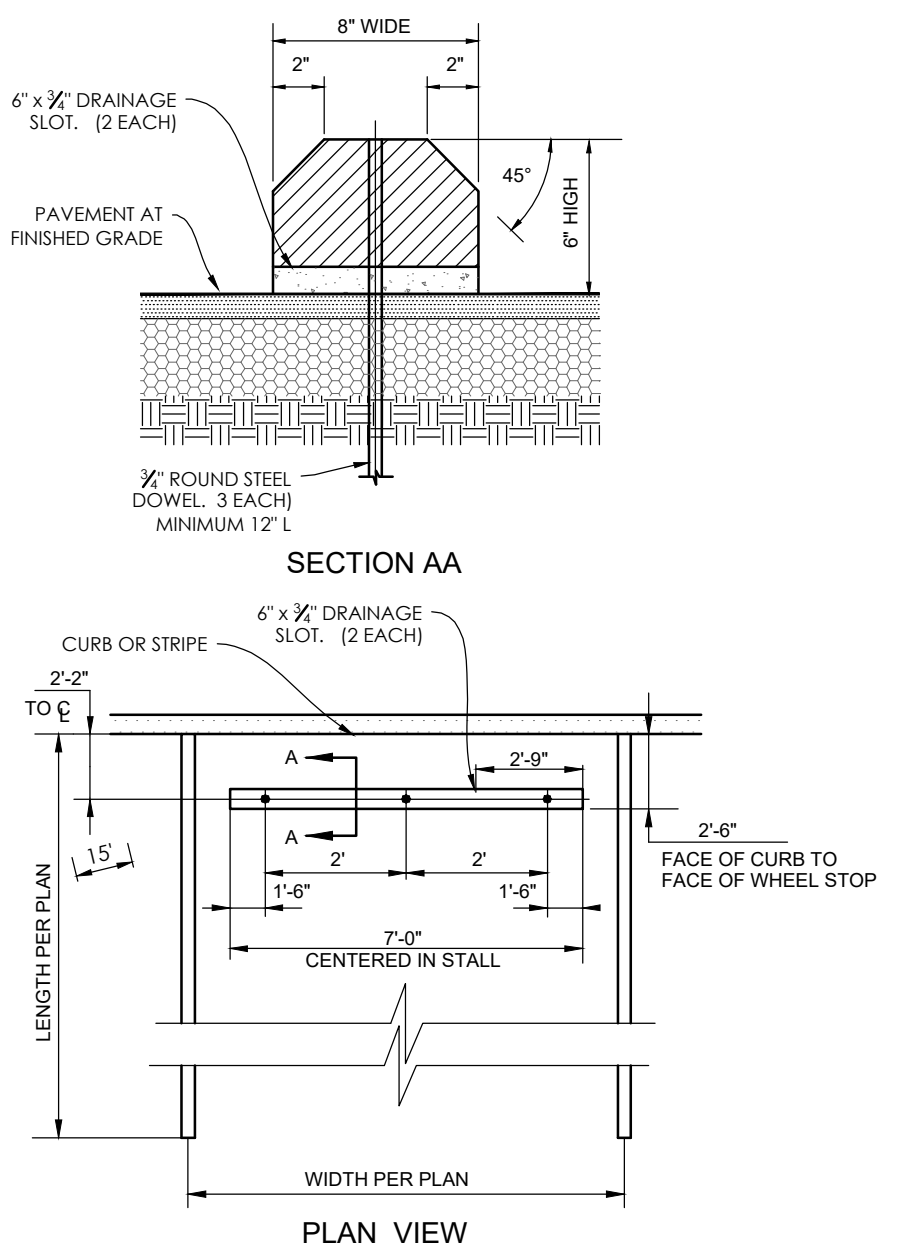
11 FLUSH PAVEMENT AT SIDEWALK DETAIL NOT TO SCALE



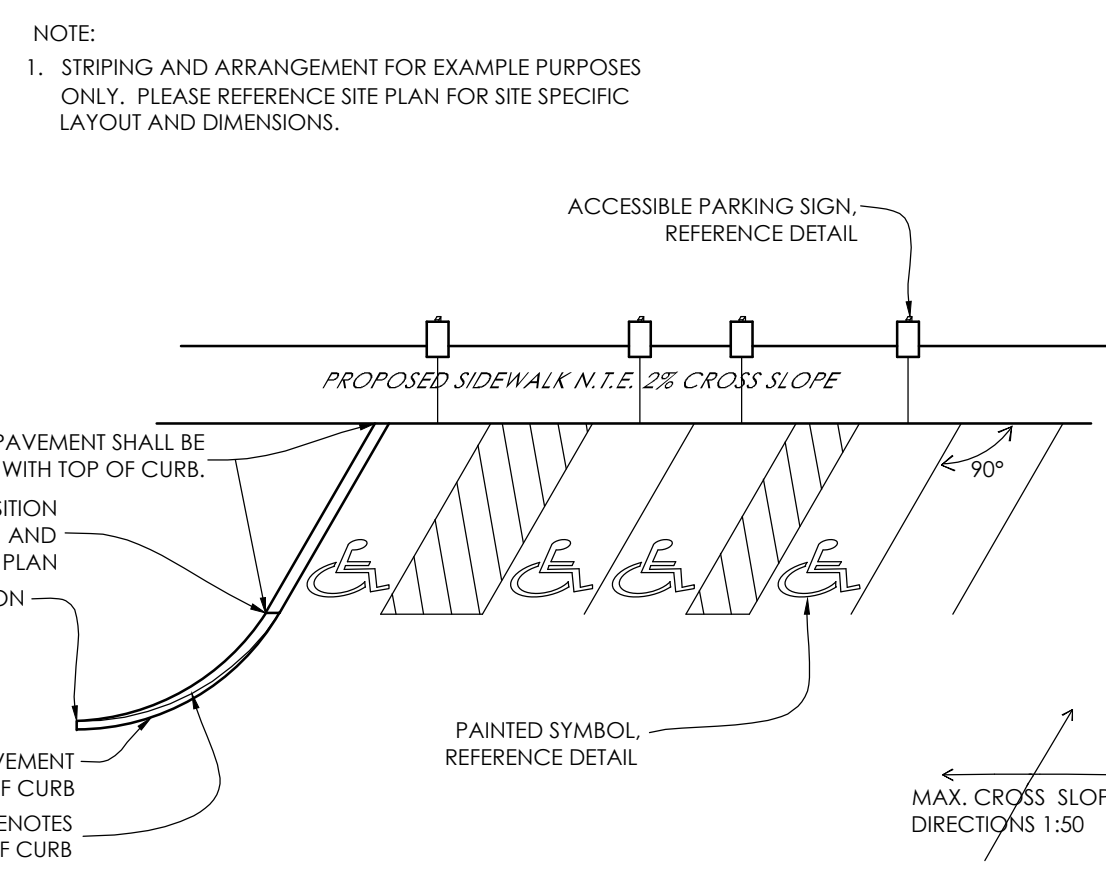
10 6 IN. VERTICAL CONCRETE CURB WITH SIDEWALK DETAIL NOT TO SCALE



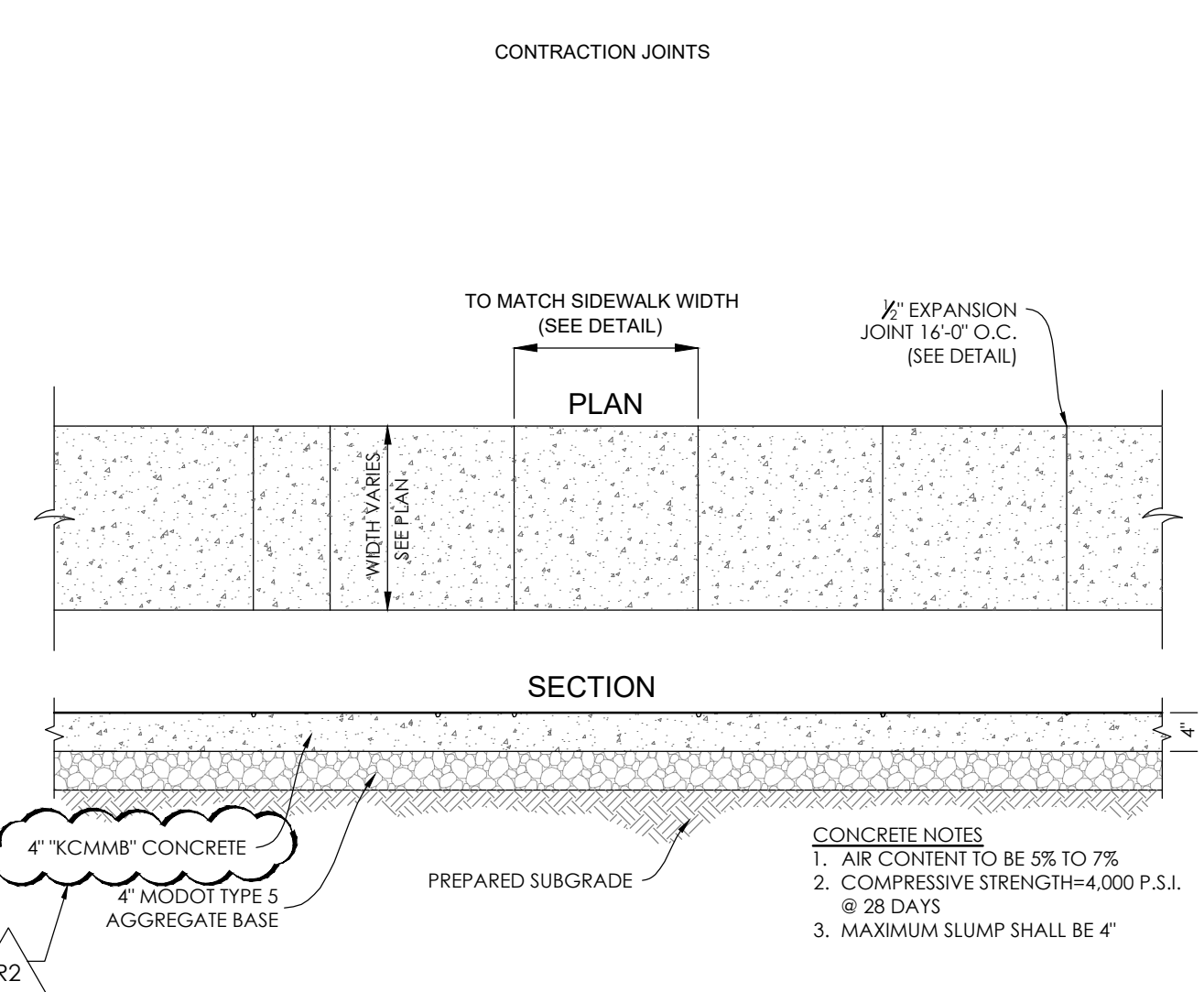
18 6 IN. VERTICAL CURB DETAIL NOT TO SCALE



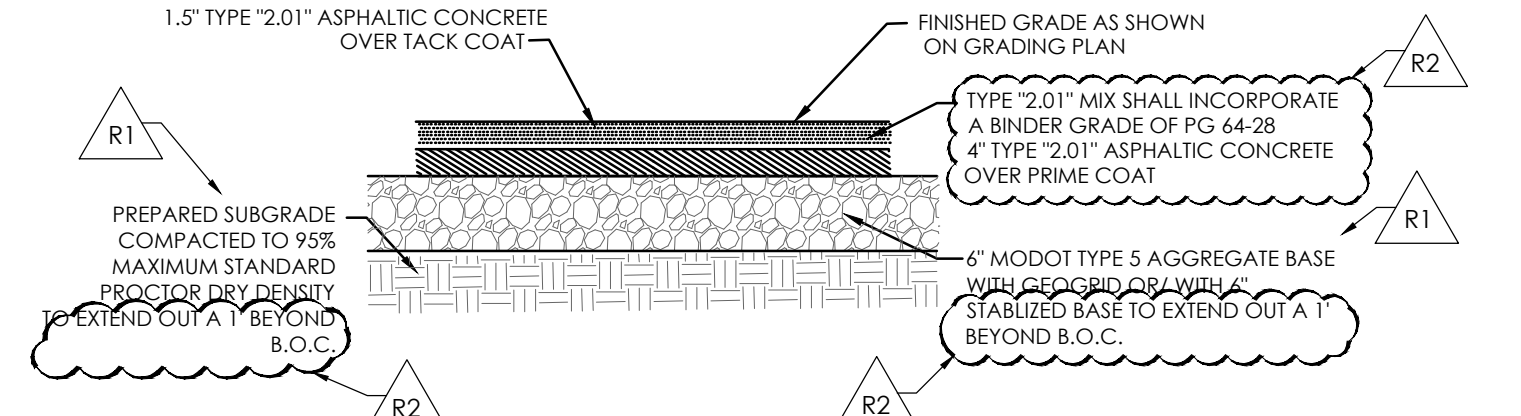
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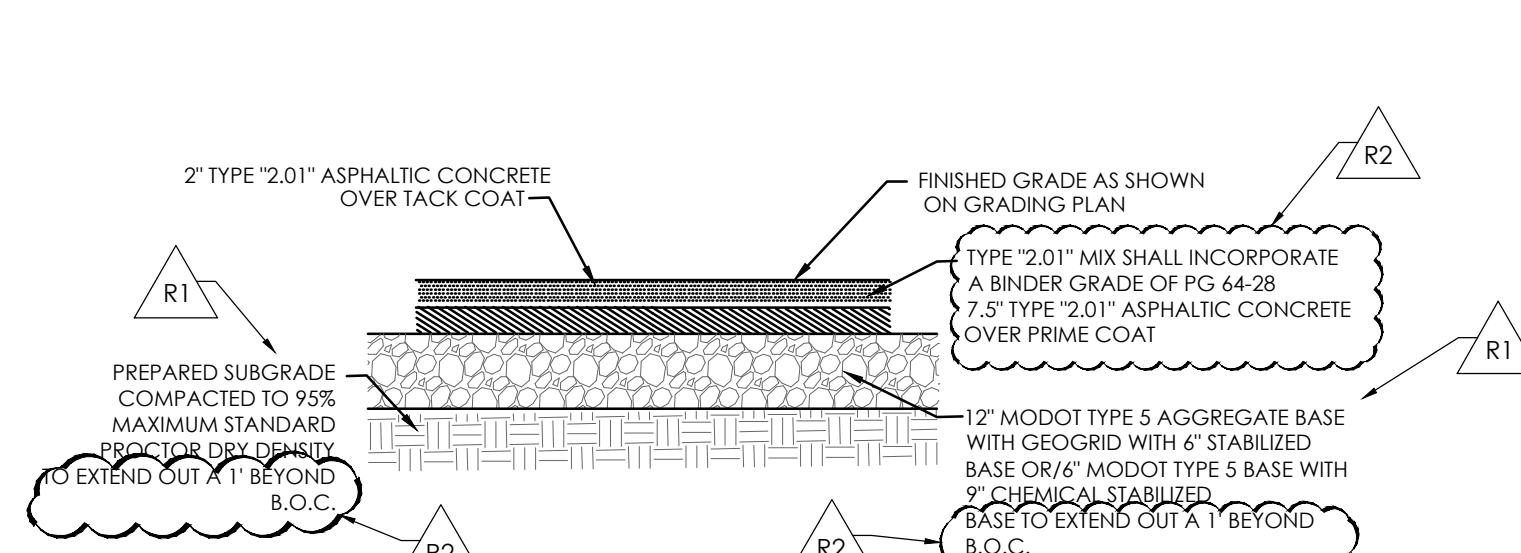
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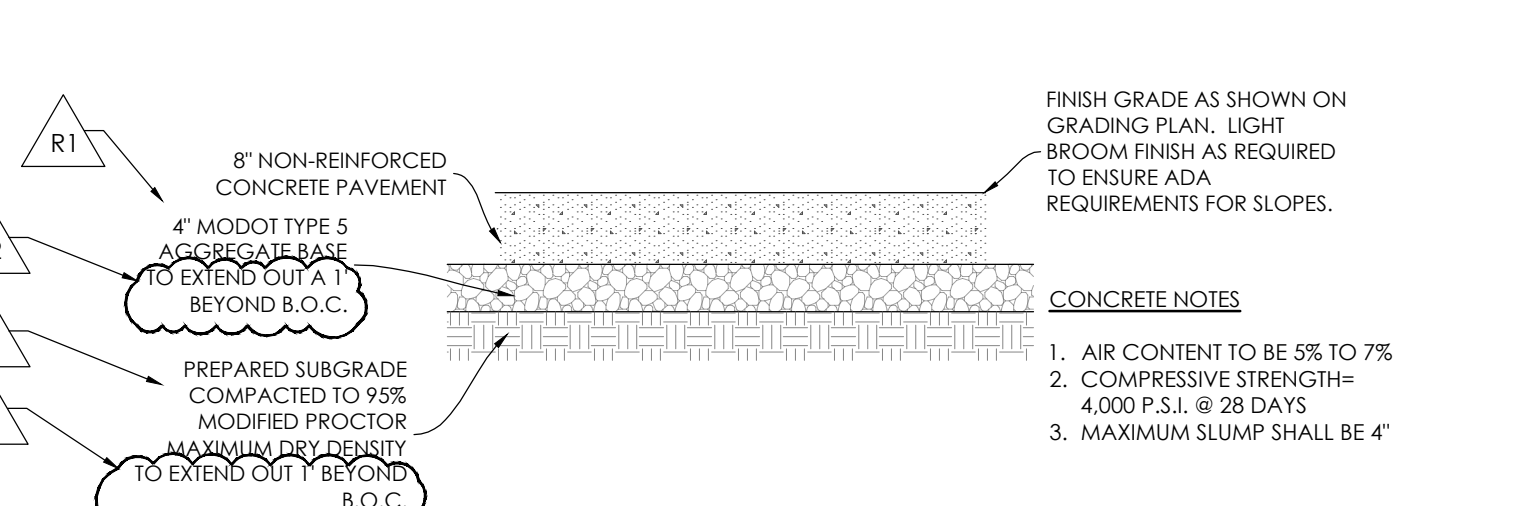
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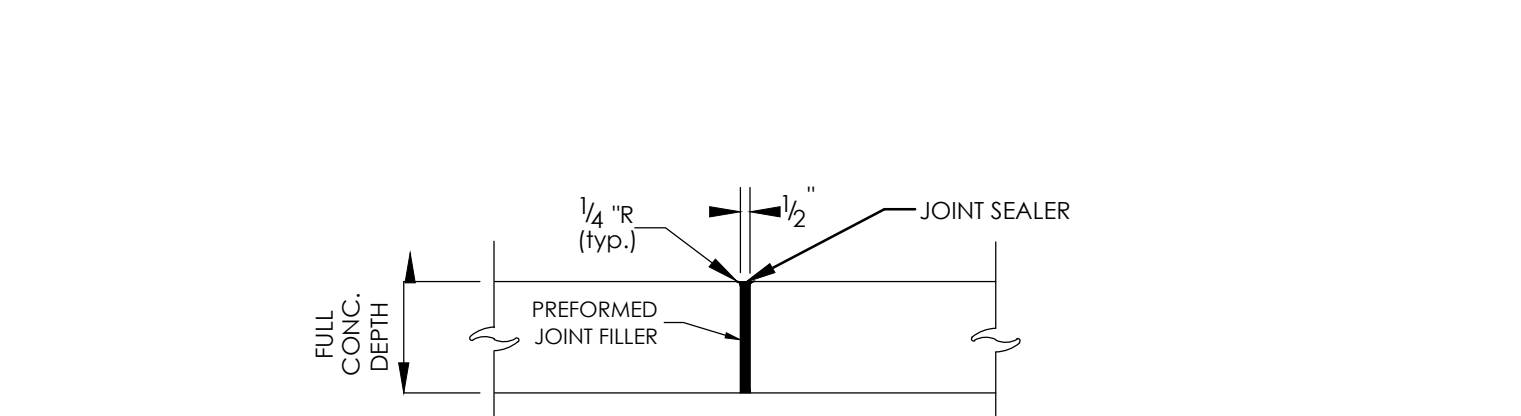
06 ASPHALT PAVEMENT DETAIL (LIGHT DUTY) NOT TO SCALE



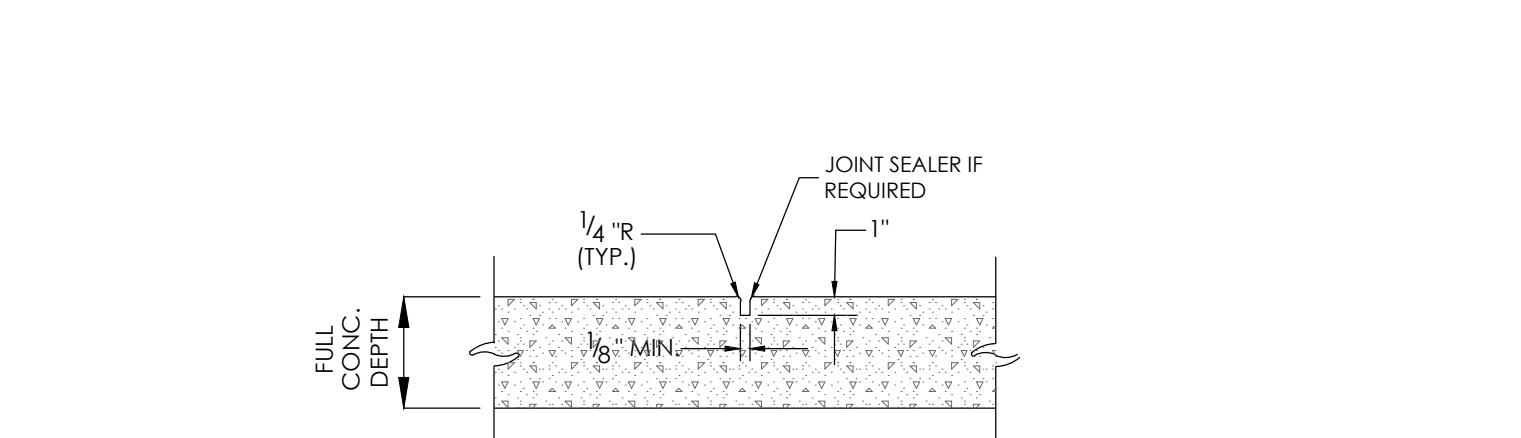
05 ASPHALT PAVEMENT DETAIL (MEDIUM DUTY) NOT TO SCALE



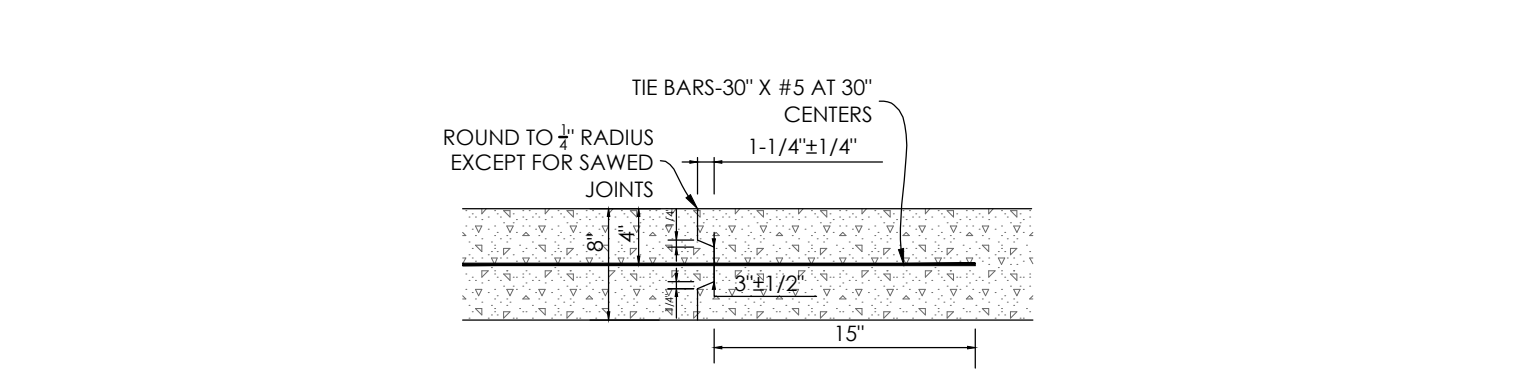
04 HEAVY DUTY & DUMPSTER PAD CONCRETE PAVEMENT DETAIL NOT TO SCALE



03 EXPANSION JOINT FOR SIDEWALK DETAIL NOT TO SCALE



02 CONCRETE PAVEMENT CONSTRUCTION JOINT DETAIL NOT TO SCALE



01 KEYWAY FOR CONCRETE PAVEMENT DETAIL NOT TO SCALE

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEES SUMMIT, MISSOURI

04/09/2021

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #C-2000000316
MISSOURI CERTIFICATE OF AUTHORITY #A-200600758

STATE OF MISSOURI
STEVE MARION
NUMBER
PE 2008007195
PROFESSIONAL ENGINEER

THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS NOT AUTHENTICATED.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE - 2008007195

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MCNARY CT.
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date
1-27-2021

Revision	Date	Revised Per City Comments	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS	
1	3-22-2021	REVISED PER CITY COMMENTS	

Sheet Number

C-700

CONSTRUCTION DETAILS

Project No.

2008920

Drawn By

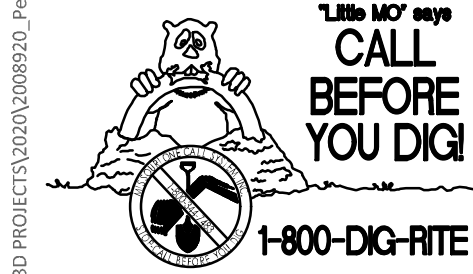
Z. KUNTZ/A. JONES

Checked By

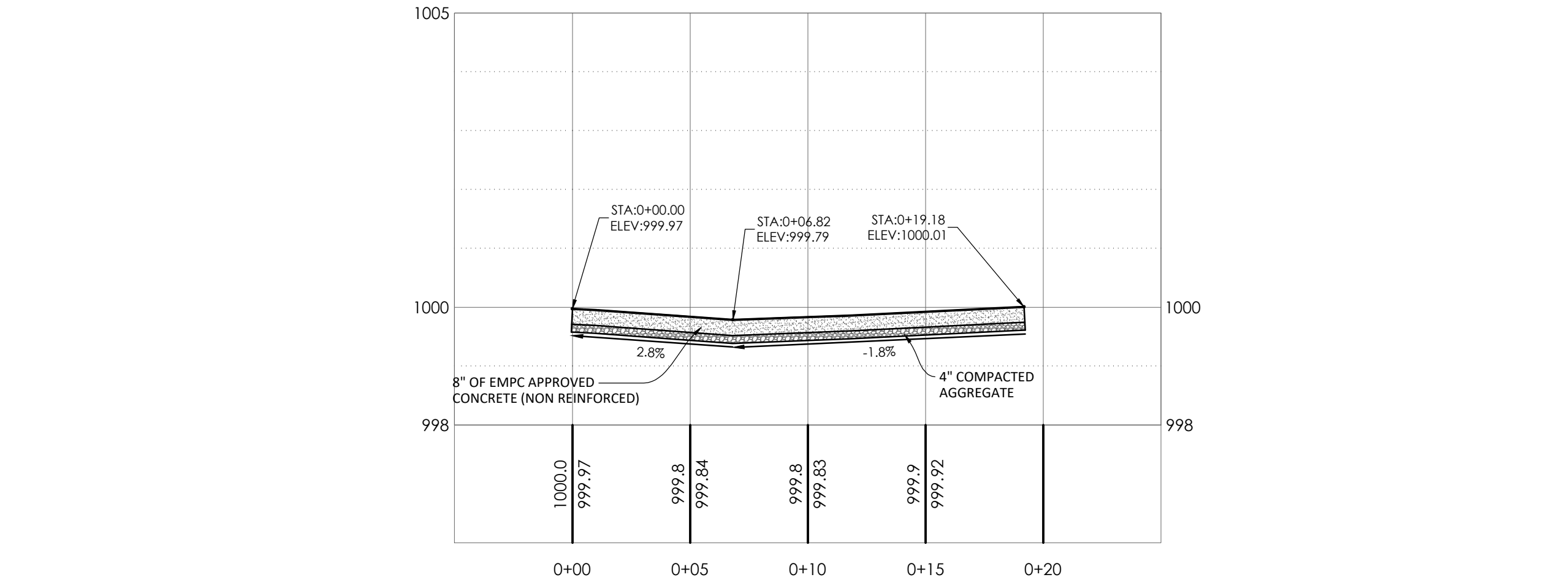
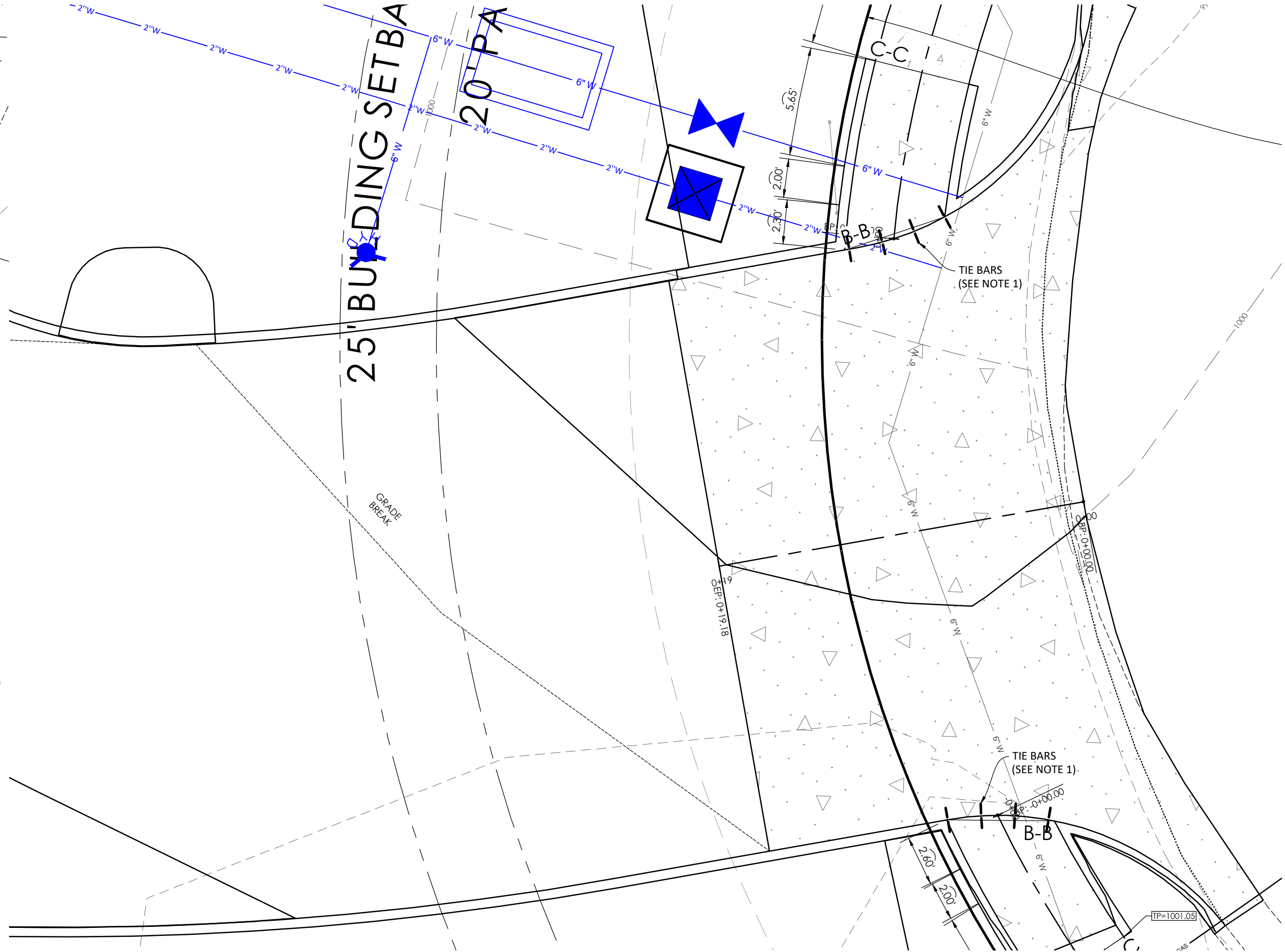
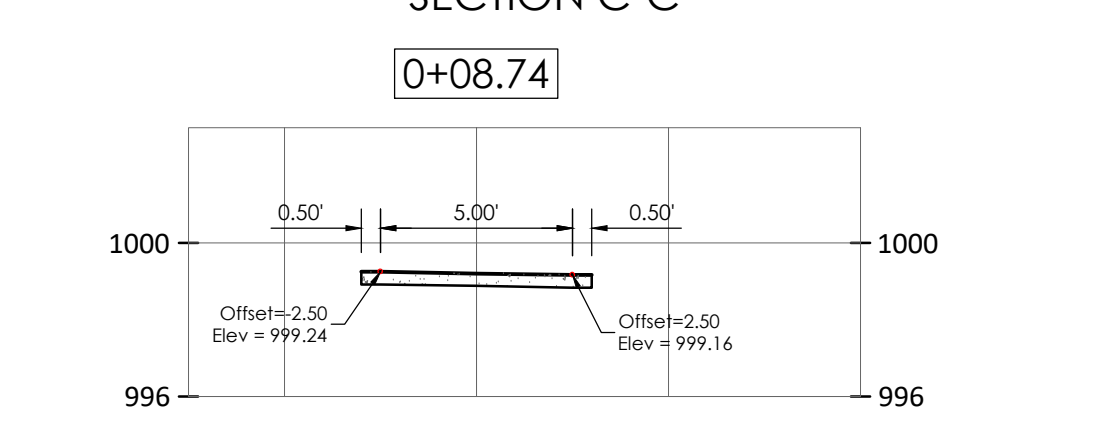
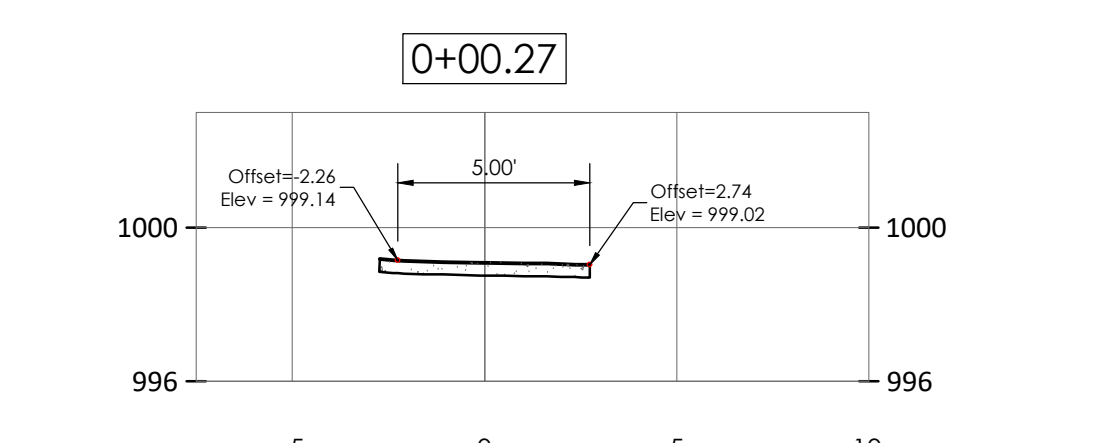
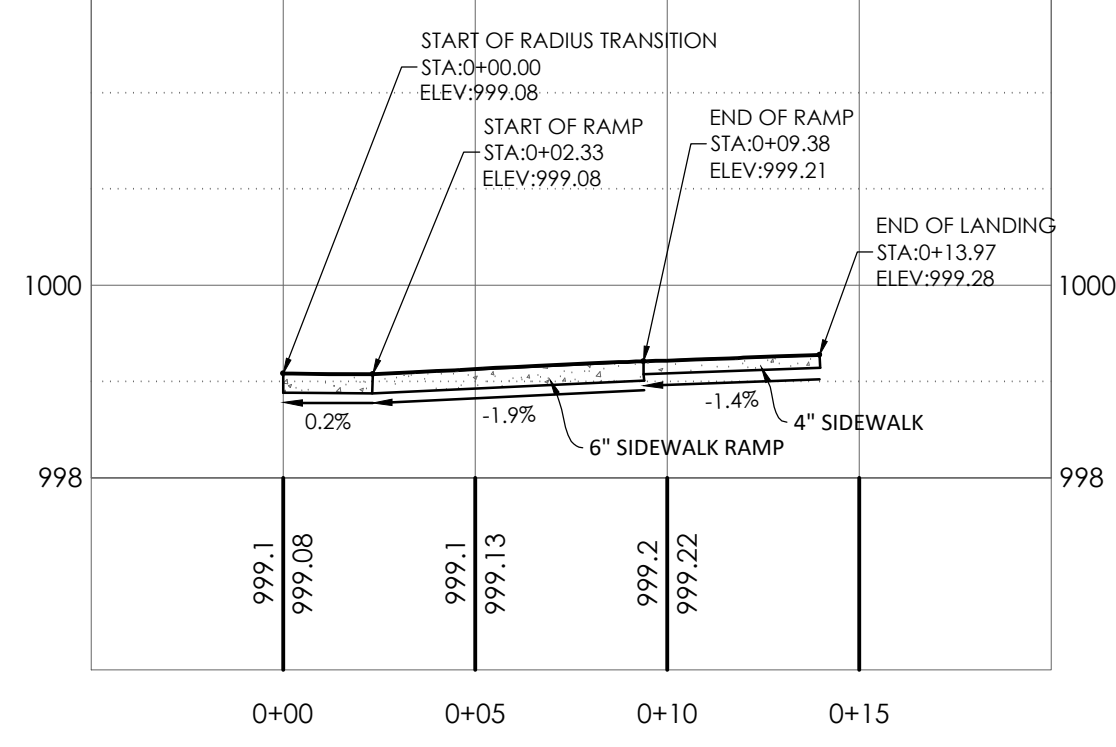
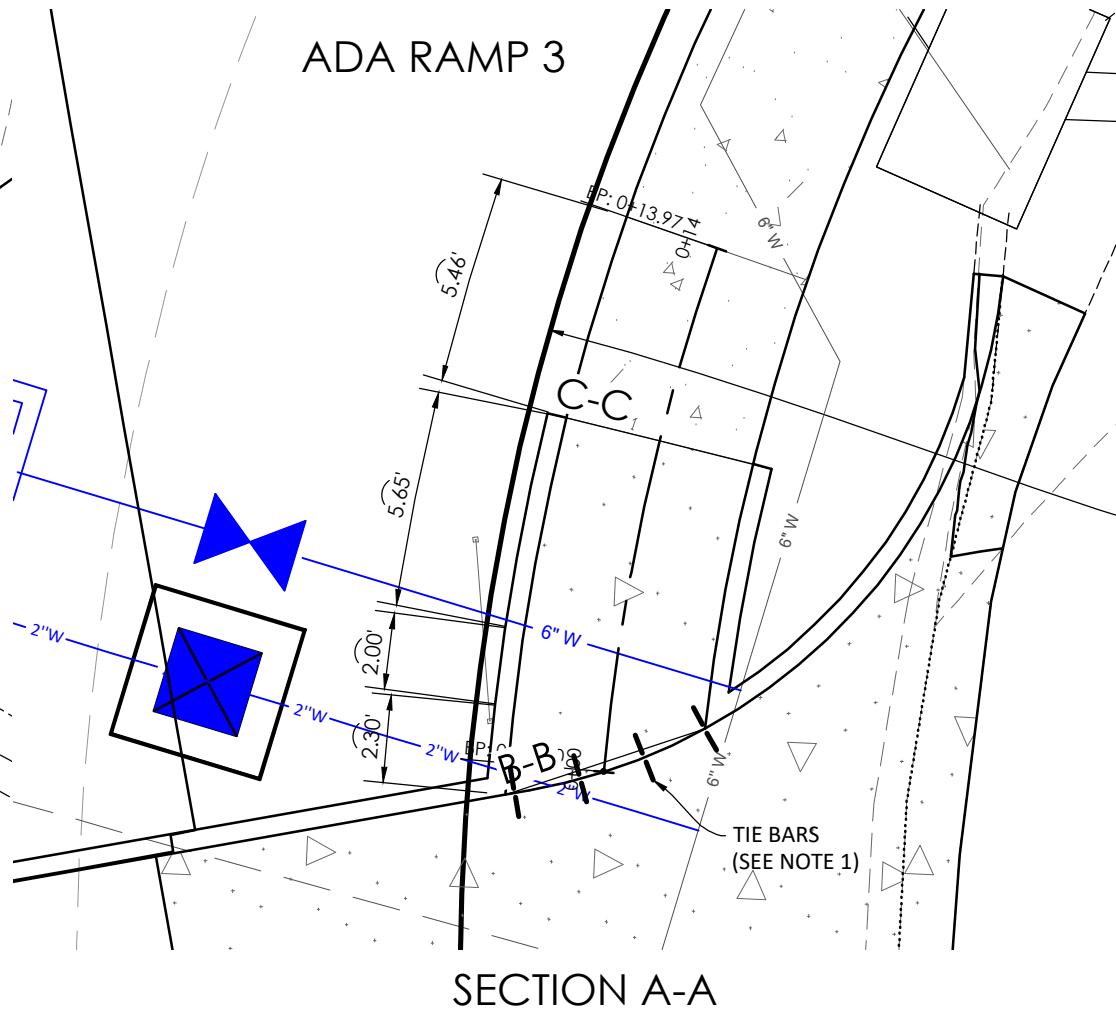
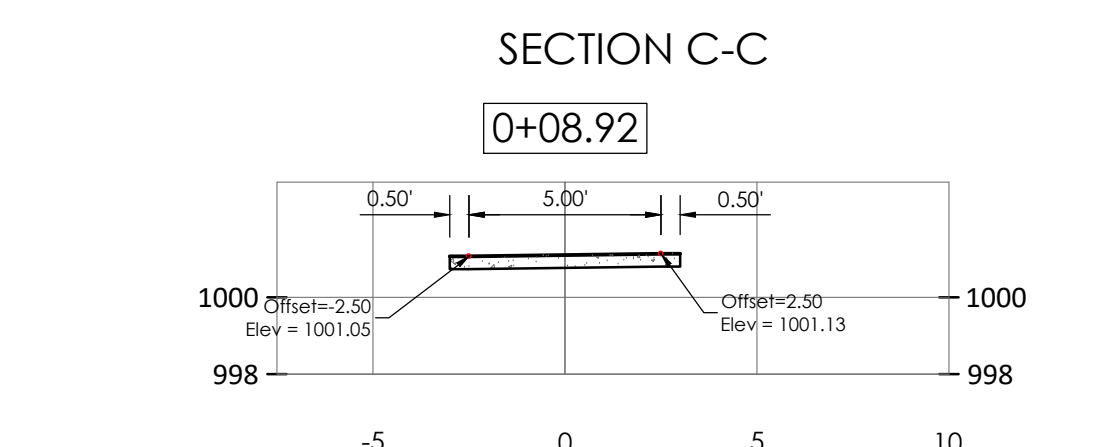
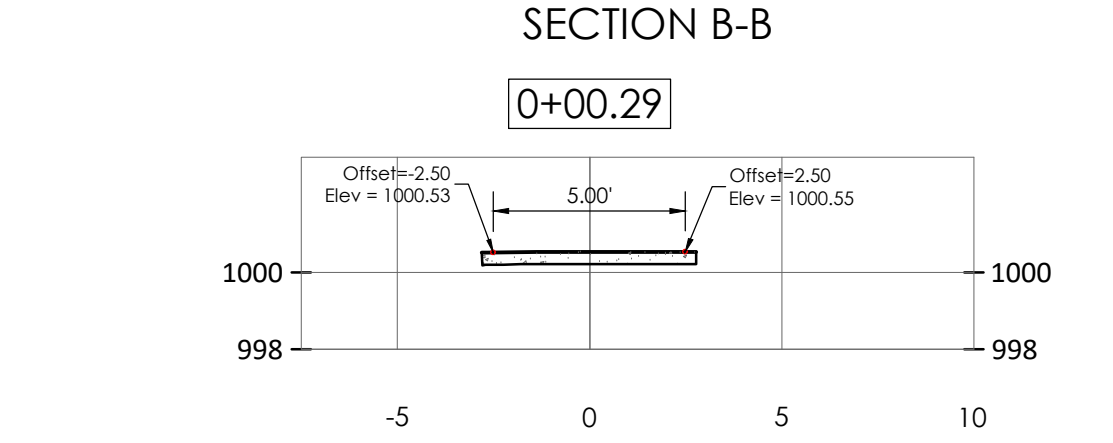
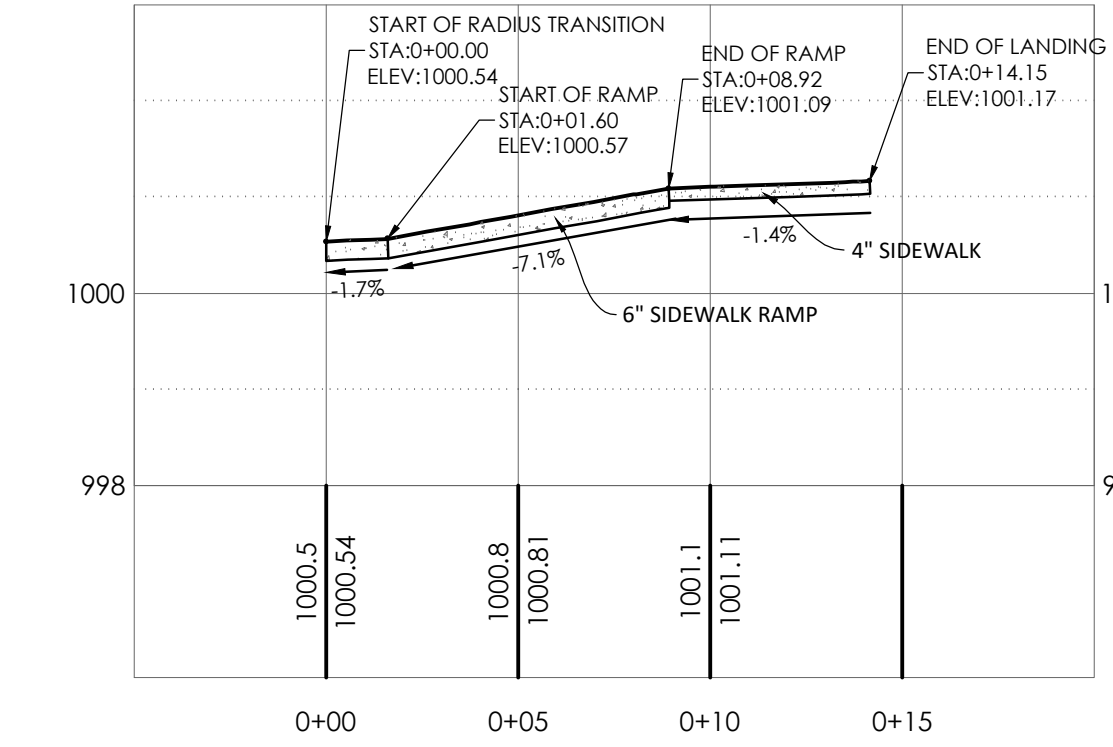
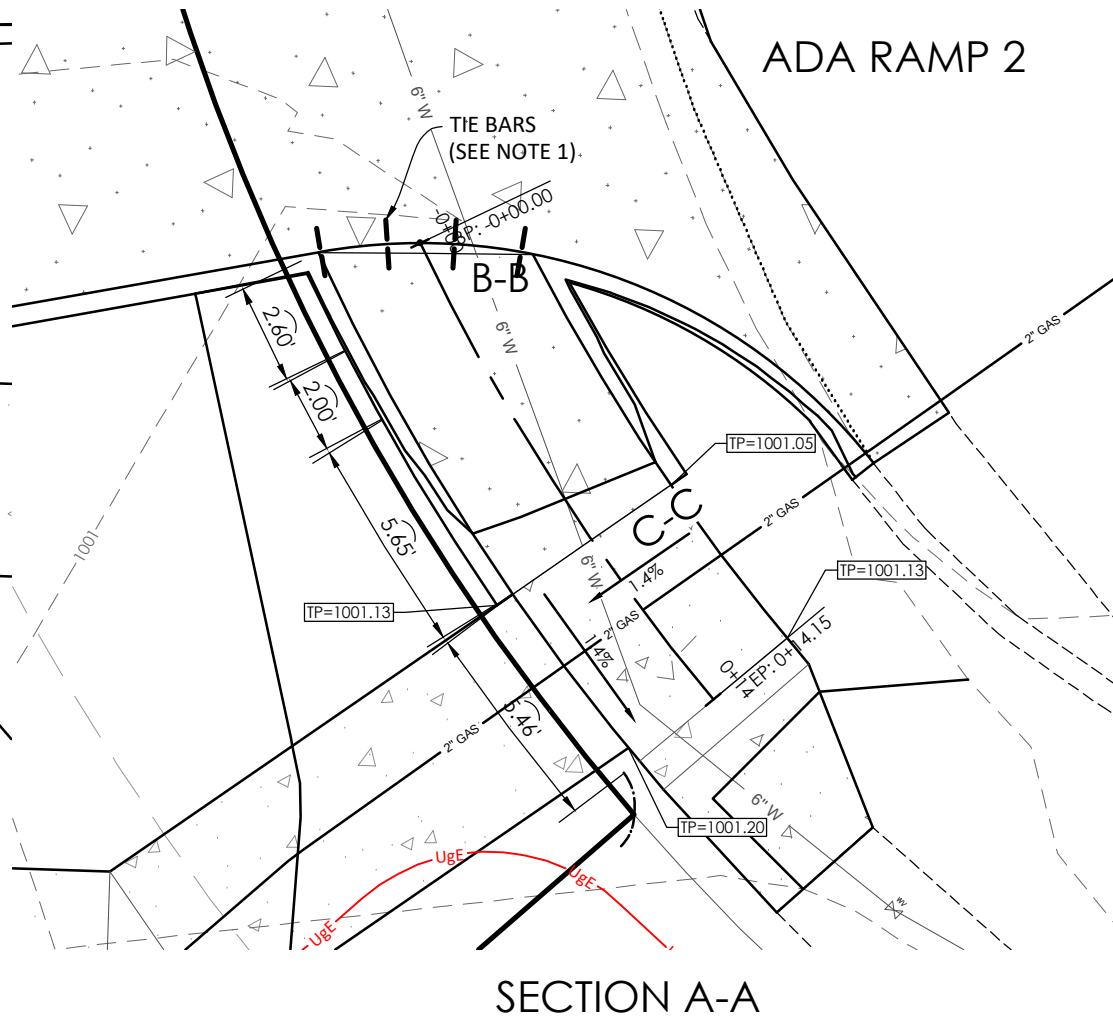
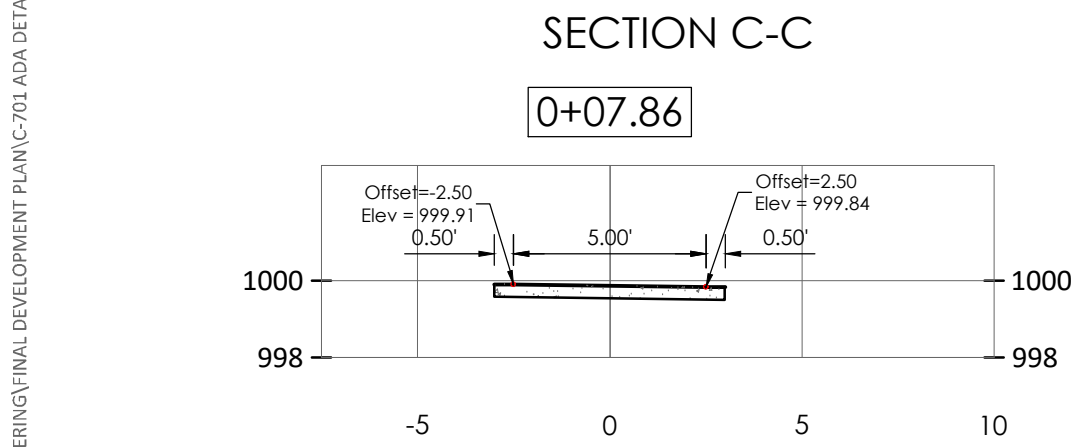
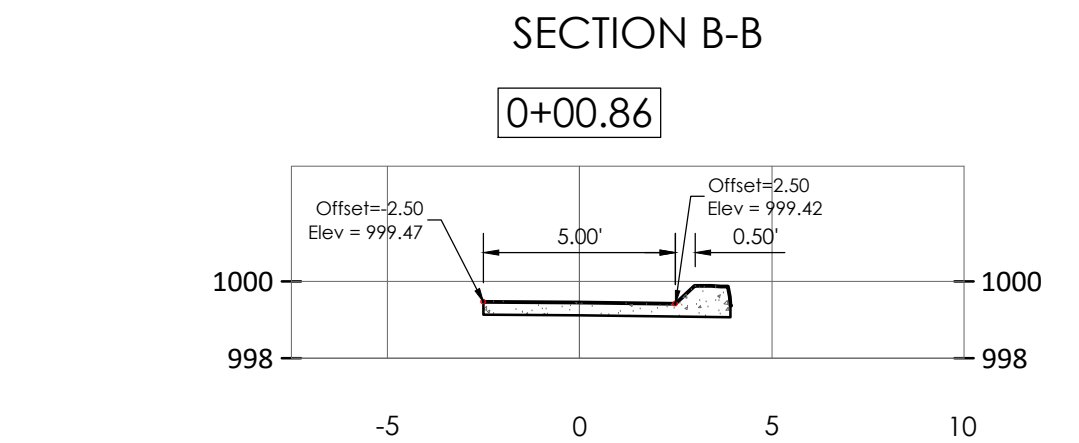
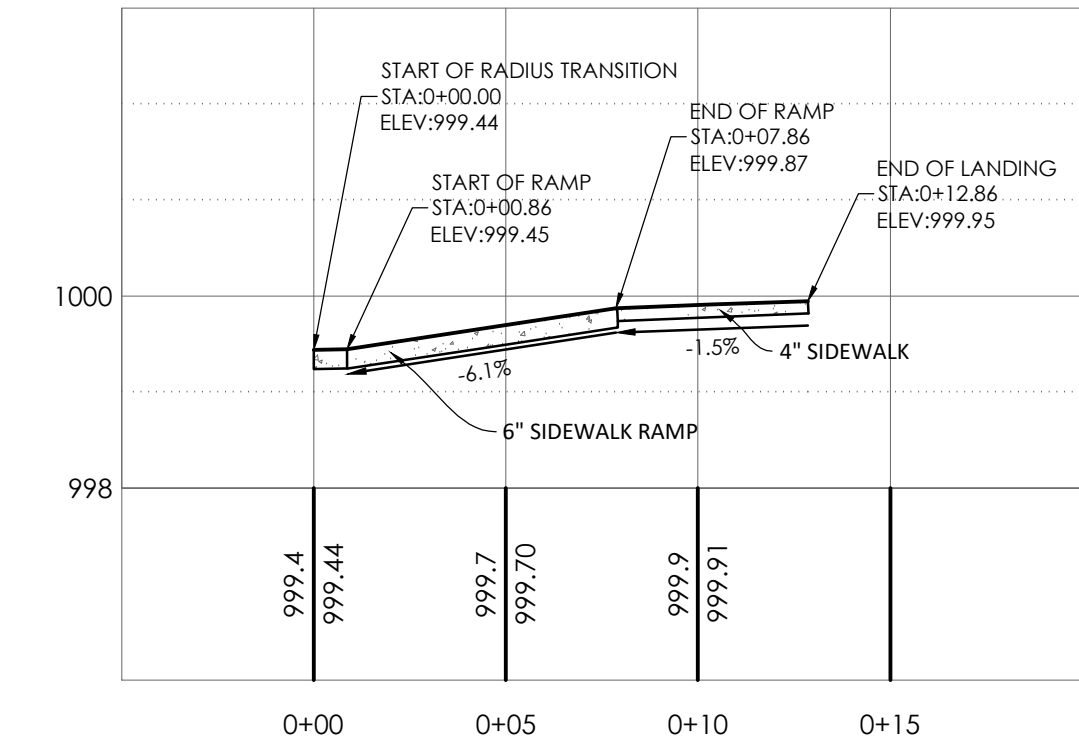
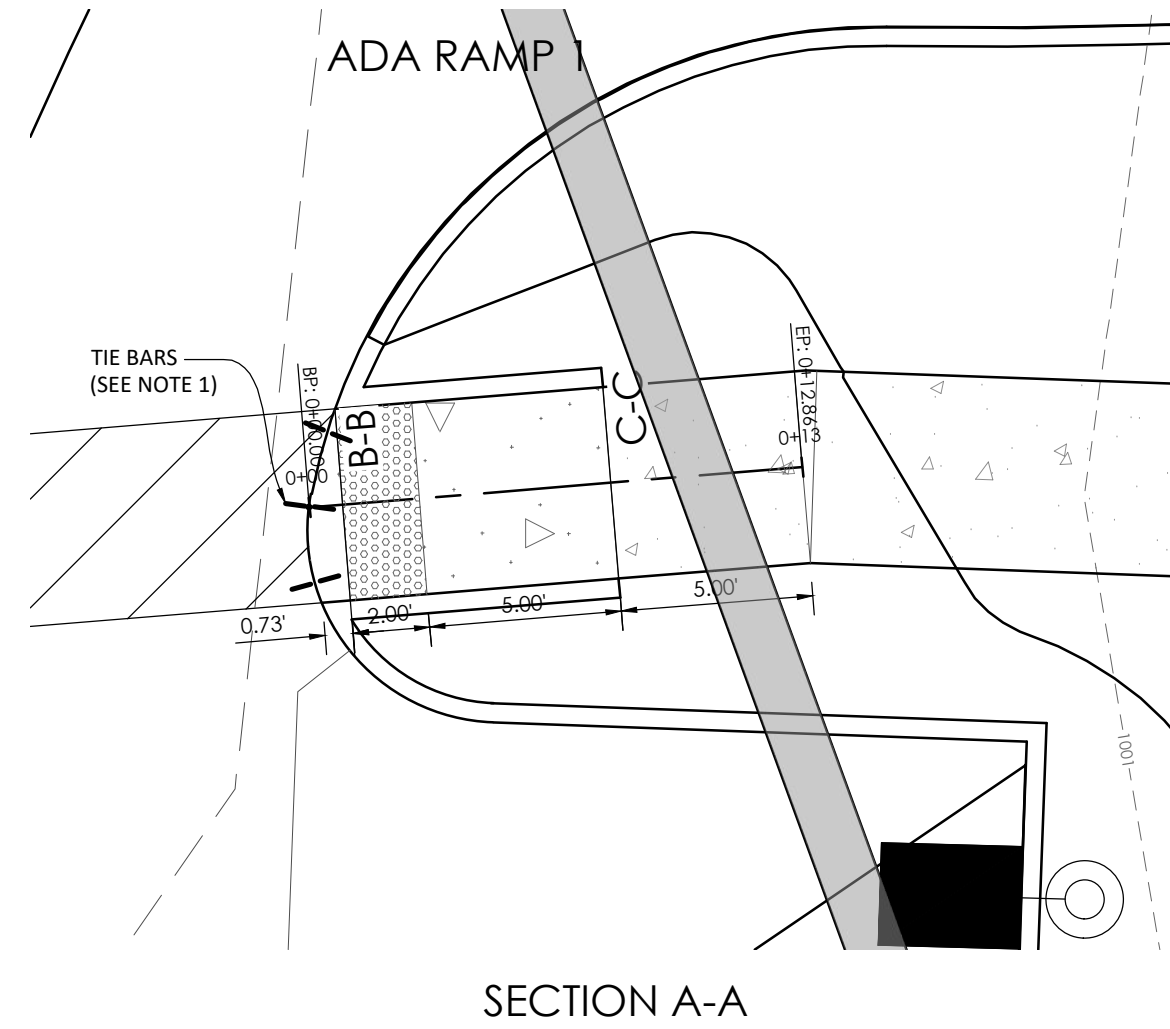
M. FOGARTY

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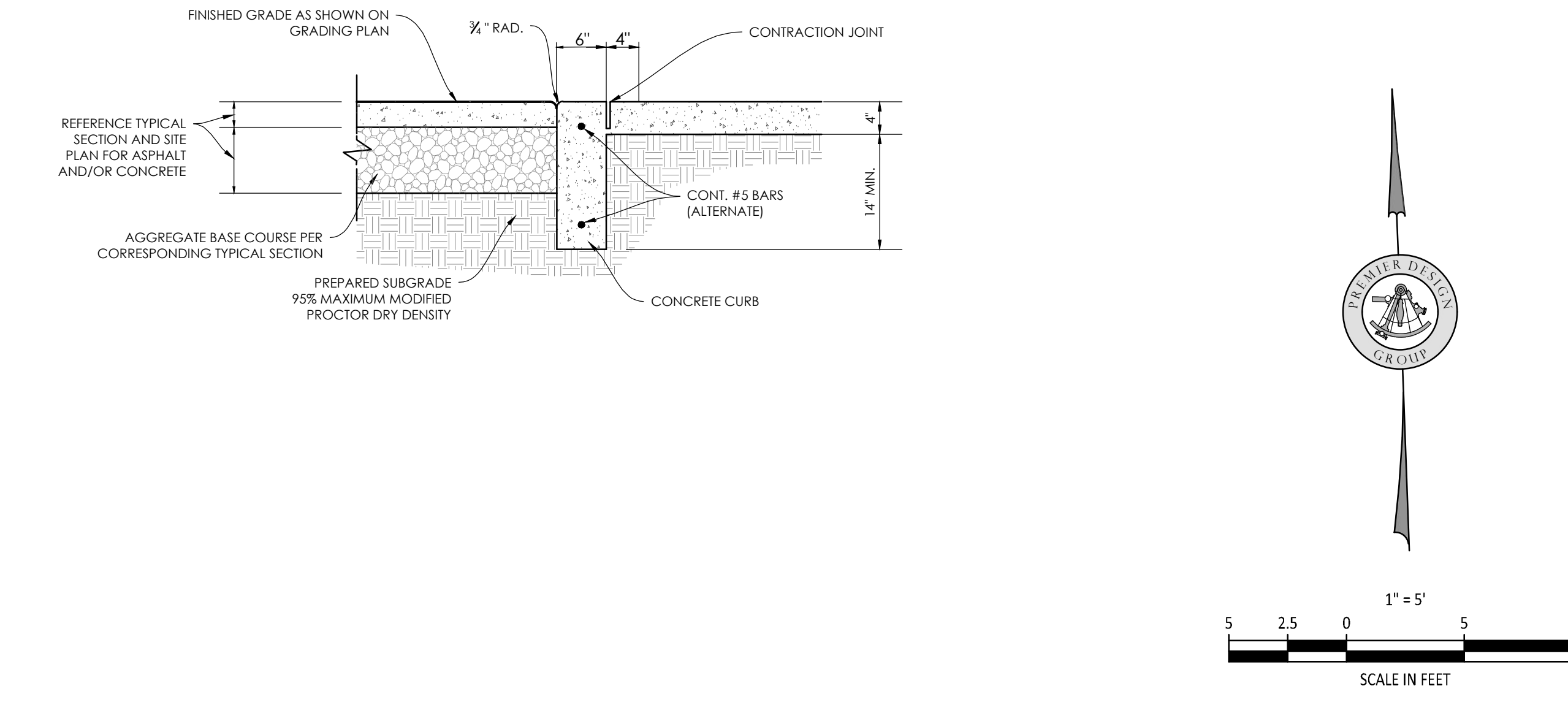
\\va01-fir01\va01\civil\3D PROJECTS\2020\2008920_Petsuites_Mchery CL Lot 3B_Lee Summit\ENGINEERING\FINAL DEVELOPMENT PLAN\C-701 ADA DETAIL.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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- SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:
1. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION
 2. ADA MAXIMUM RAMP SLOPE = 8.33%
 3. ADA MAXIMUM CROSS SLOPE = 2.0%



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2021

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2000000031
MISSOURI CERTIFICATE OF AUTHORITY #E-2006007819

STEVE MARION
NUMBER
PE2006007195
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically includes revisions after the date when authenticated.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

PETSUITES OF AMERICA
LEE'S SUMMIT, MO
250 NW MONARY CT.
LEE'S SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
1-27-2021
Date
1-27-2021
Date

Revision Date	Description of Changes
1-27-2021	REVISED PER CITY COMMENTS
1-27-2021	REVISED PER CITY COMMENTS

Sheet Title
ADA DETAIL

Project No.
2008920

Drawn By
Z. KUNTZ/A. JONES

Checked By
M. GARTY

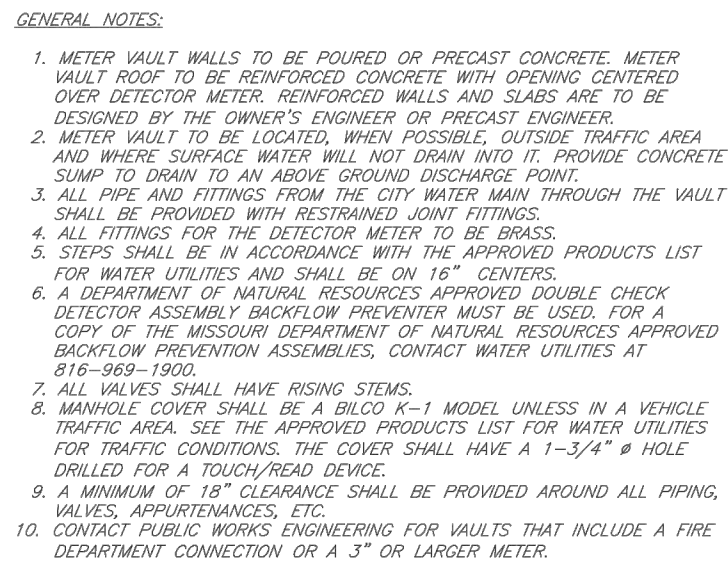
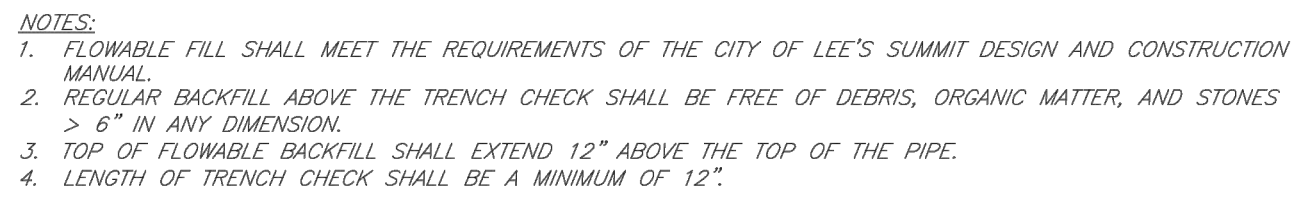
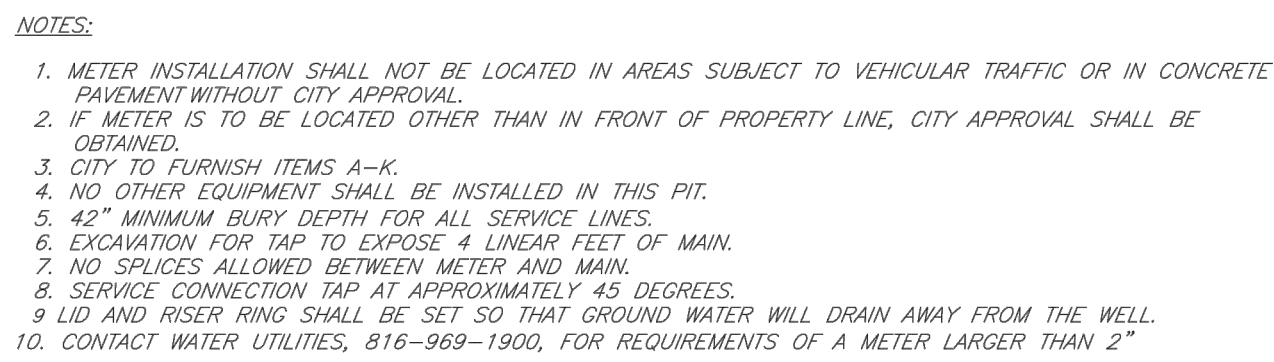
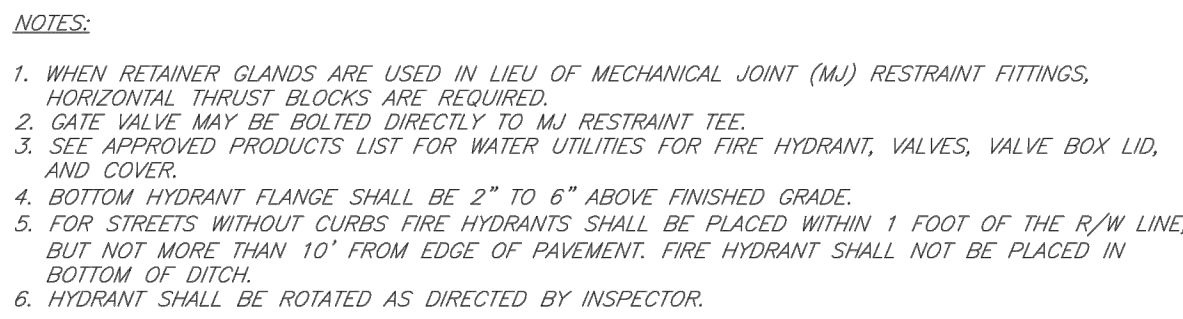
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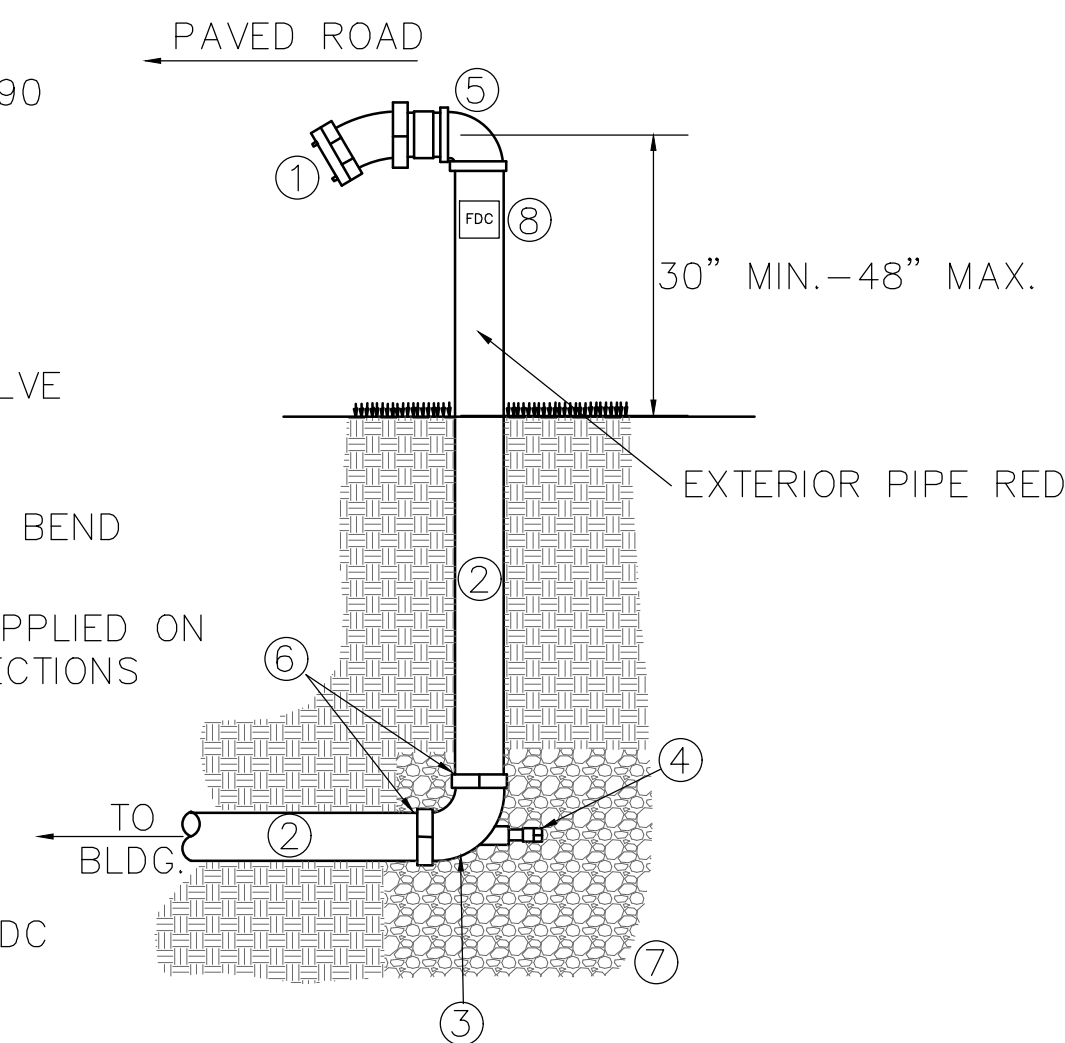
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NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

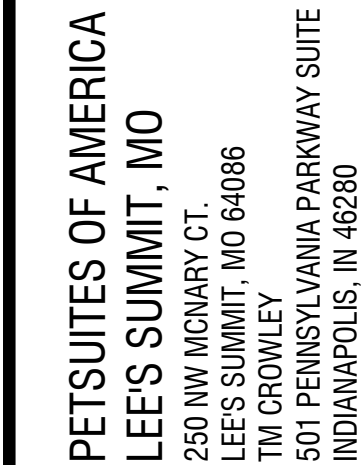


- ① 4" GALV THREADED 90
- ② 4" GALV S40 PIPE
- ③ 4" GROOVED DRAIN
- ④ 1/2" BALL DRIP VALVE
- ⑤ 4"x5" STORZ CONN.
w/KNOX PLUG & 30° BEND



- ⑥ ASPHALT SEALANT APPLIED ON ALL GROOVED CONNECTIONS UNDERGROUND
- ⑦ GRANULAR FILL FOR DRAINAGE
- ⑧ STICKER DENOTING FDC

19 STORZ FDC CONNECTION DETAIL

Date 1-27-2021

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Number

C-800

Project No.	2008920
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Drawn By Z. KUNTZ/A. JONES

Checked By M.FOGARTY

PERMIT SET

UTILITY DETAILS

PERMIT SET

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LANDSCAPE PLAN NOTES:

GENERAL:

1. ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS.
2. ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION OR STRUCTURES FROM DAMAGE DUE TO EQUIPMENT USAGE. CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO THE PUBLIC.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER COORDINATION OF WORK TO BE DONE.
4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY SHOWN OR KNOWN. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES. (CALL MISSOURI ONE CALL, 1-800-DIG-RITE)
5. PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF 6" MINIMUM AND GRADED SMOOTH IMMEDIATELY BEFORE PLANTING OF PLANTS. PLANT GROUND COVER TO WITHIN 12" OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN THE AREA.
6. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
 - A. VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT.
 - B. REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE ENGINEER OF RECORD IMMEDIATELY FOR A DECISION.
 - C. STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ITEMS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER THE MATERIAL LIST. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THIS PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
8. PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE. PLANTS NOT CONFORMING EXACTLY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
11. ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.
12. ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE IN ACCORDANCE TO GUIDELINES SET BY AAN STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

INSURANCE:

1. THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

MULCH:

1. ALL MULCH TO BE SHREDDED OAK BARK MULCH AT 3" DEPTH AFTER COMPACTION (UNLESS OTHERWISE NOTED). MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS, INCLUDING WEEDS, MOLD, DELETERIOUS MATERIALS, ETC. PROVIDE 4" DIAMETER MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED OAK BARK MULCH.
2. MIRAFI FABRIC SHALL BE USED BENEATH ALL GRAVEL, MULCH BEDS.
3. LANDSCAPE BEDS NOT BORDERED BY CONCRETE CURBING OR WALKS SHALL BE SPADE CUT EDGE.

MAINTENANCE:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL PLANTS, SHRUBS, GROUND COVER, PERENNIALS AND ANNUALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
2. CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL SHALL PROVIDE SUCH SERVICES AND THAT SUCH SERVICES BE PROVIDED IN A TIMELY MANNER.

TOPSOIL:

1. TOPSOIL MIX FOR ALL PROPOSED LANDSCAPE PLANTINGS SHALL BE FIVE (5) PARTS WELL-DRAINED SCREENED ORGANIC TOPSOIL TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS AS PER PLANTING DETAILS. ROTO-TILL TOPSOIL MIX TO A DEPTH OF 4" MINIMUM AND GRADE SMOOTH.
2. PROVIDE A SOIL ANALYSIS, AS REQUESTED, MADE BY AN INDEPENDENT SOIL-TESTING AGENCY OUTLINING THE PERCENTAGE (%) OF ORGANIC MATTER, INORGANIC MATTER, DELETERIOUS MATERIAL, PH AND MINERAL CONTENT.
3. ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.
4. LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED OAK BARK MULCH.

MISC. MATERIAL:

1. TREE WRAP TAPE SHALL BE 4" MINIMUM, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING. ADDITIONALLY, ONLY 3-PLY TYING MATERIAL SHALL BE USED.

TURF:

1. ALL DISTURBED LAWN AREAS TO BE SODDED UNLESS NOTED OTHERWISE WITH A TURF-TYPE KENTUCKY BLUE GRASS/RESCUE MIX. LAWN AREAS SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE.
2. ANY POINTS CARRYING CONCENTRATED WATER LOADS AND ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED AND THE SOD SHALL HAVE STAKES PLACED.
3. ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
4. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT/ MATERIAL STORAGE AND MOVEMENT OF VEHICLES.
5. SOD CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND ALL PAVED AREA ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
6. OFF-SITE LAND DISTURBED SHALL BE SODDED AND RESTORED TO A CONDITION BETTER THAN EXISTING.

SIGHT TRIANGLES:

1. NO LANDSCAPE MATERIAL OR OTHER OBSTRUCTIONS SHALL BE PLACED OR BE MAINTAINED WITHIN THE SIGHT DISTANCE AREA SO AS NOT TO IMPEDE THE VISION BETWEEN A HEIGHT OF THIRTY INCHES (30") AND TEN FEET (10') ABOVE THE ADJACENT STREET OR PAVING SURFACES.
2. THE TRIANGLE ADJACENT TO STREET INTERSECTIONS SHALL BE FORMED BY MEASURING FROM THE POINT OF INTERSECTION OF THE FRONT AND SIDE LOT LINES A DISTANCE OF 20' MINIMUM ALONG SAID FRONT AND SIDE LOT LINES AND CONNECTING THE POINTS SO ESTABLISHED TO FORM THE SIGHT TRIANGLE AREA.
3. SIGHT TRIANGLES AT THE INTERSECTION OF A PUBLIC STREET AND A PRIVATE ACCESS WAY (EXCEPT FOR SINGLE FAMILY RESIDENCES) SHALL ALSO BE FORMED AS OUTLINED IN NOTE #2 ABOVE.

WARRANTY:

1. ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION AT 100% OF THE INSTALLED PRICE.
2. ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR THE PLANT.
3. ONLY ONE REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH WARRANTY.
4. LAWN ESTABLISHMENT PERIOD WILL BE IN EFFECT ONCE THE LAWN HAS BEEN MOWED THREE TIMES. PLANT ESTABLISHMENT PERIOD SHALL COMMENCE ON THE DATE OF ACCEPTANCE AND 100% COMPLETION.

LANDSCAPE PLAN REQUIREMENTS

1. REQUIRED FRONT YARD LANDSCAPING
 - A. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE
 - B. ONE SHRUB REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE
2. REQUIRED OPEN YARD LANDSCAPING
 - A. ONE TREE FOR EVERY 5,000 SQ. FT. OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
 - B. TWO SHRUBS PER 5,000 SQ. FT. OF TOTAL LOT AREA
3. REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
 - A. REFER TO LANDSCAPE PLAN FOR SCREENING OF TRASH ENCLOSURE.

1. PROVIDED FRONT YARD LANDSCAPING
 - A. TREES PROVIDED - 74.55' OF STREET FRONTAGE / 30 FEET = 3 TREES PROVIDED
 - B. SHRUBS PROVIDED - 74.55' OF STREET FRONTAGE / 20 FEET = 4 SHRUBS PROVIDED
2. PROVIDED OPEN YARD LANDSCAPING
 - A. TREES PROVIDED- 92,014 SQ. FT. - 14,100 BLDG SQ. FT. = 77,917 SQ. FT. / 5,000 SQ. FT. = 17 EX TREES
 - B. SHRUBS PROVIDED- 92,014 SQ. FT. / 5,000 SQ. FT. = 18.4 x 2 = 37 SHRUBS PROVIDED
3. REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
 - A. REFER TO LANDSCAPE PLAN - 10 EMERALD ARBORVITAE PROVIDED

SEED AND MULCH WITH GUARANTEE FOR ESTABLISHMENT OF GRASS WITHIN 3-6 MONTHS.

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CH	9	CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	8 & 8	3" CAL	8' TALL MIN.
TH	10	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	15 GAL		6' TALL MIN.
TS	2	TILIA CORDATA 'SPRING GLOW'	LITTLELEAF LINDEN	8 & 8	3" CAL	6' TALL MIN.

EXISTING TREE MASS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
EX	17	EXISTING	EXISTING TREE	EXISTING	VARIES	VARIES

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BG	9	BUXUS 'GREEN MOUND'	GREEN MOUND BOXWOOD	3 GAL
CA	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL
EC	3	EUCHYRIS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	3 GAL
PD	3	PHYSCARPUS OPULEFOLIUS 'DIABLO'	DIABLO NINEBARK	3 GAL
RG	21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL
SY	6	SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC	3 GAL
VI CA	5	VIBURNUM CARLESS 'COMPACTUM'	KOREAN SPICE VIBURNUM	3 GAL

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	533 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	SOD
	379	JUNCUS EFFUSUS	SOFT RUSH	4" POT

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CH	9	CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	8 & 8	3" CAL	8' TALL MIN.
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GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
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	379	JUNCUS EFFUSUS	SOFT RUSH	4" POT

LANDSCAPE PLAN

1-27-2021

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PERMIT SET