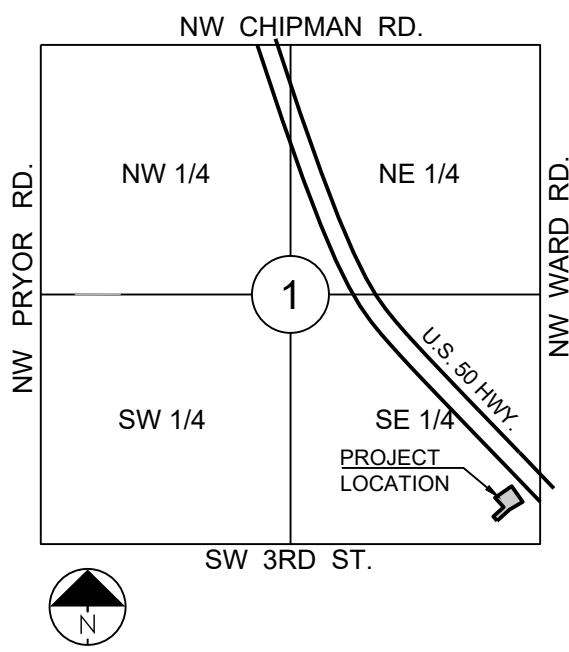


C	- ACCESS EASEMENT
C	-
&G	- BACK OF CURB
B	- BACK TO BACK
M	- BENCHMARK
or B.L.	- BUILDING LINE
O	- CLEANOUT
UB	- TELEPHONE JUNCTION BOX
C	- CURB AND GUTTER
E	- DRAINAGE EASEMENT
E	- ELECTRICAL EASEMENT
L	- ELEVATION
	- FLOW LINE
E	- GAS LINE EASEMENT
DPE	- HIGH-DENSITY POLYETHYLENE
E	- LANDSCAPE EASEMENT
SFE	- MINIMUM SERVICEABLE FLOOR ELEVATION
VC	- POLYVINYL CHLORIDE
L	- PROPERTY LINE
UB/E	- PUBLIC EASEMENT
CP	- REINFORCED CONCRETE PIPE
OW or R/W	- RIGHT-OF-WAY
E	- SANITARY SEWER EASEMENT
L	- SERVICE LINE
E	- SIDEWALK
E	- TOP ELEVATION
E	- UTILITY EASEMENT
E/E	- WATER SURFACE ELEVATION
E	- WATERLINE EASEMENT



SECTION 1-47-32  
**LOCATION MAP**  
SCALE 1" = 2000'

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# FINAL DEVELOPMENT PLAN FOR SOUTH LEE'S SUMMIT CMG SHELL

## IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C4.1	SITE UTILITY DETAILS
C5.0	MISC. SITE DETAILS
C5.1	CITY STANDARD DETAILS
L1.0	LANDSCAPE PLAN

1. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE AND DOCUMENT ALL EARTHWORK ACTIVITIES.
2. CONTOURS HAVE BEEN SHOWN AT 1-FOOT OR 2-FOOT INTERVALS, AS INDICATED. GRADING SHALL CONSIST OF COMPLETING THE EARTHWORK REQUIRED TO BRING THE PHYSICAL GROUND ELEVATIONS OF THE EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPOT GRADES, CONTOURS OR OTHERS MEASURED AS INDICATED ON THE PLANS.
3. THE EXISTING SITE TOPOGRAPHY DEPICTED ON THE PLANS BY CONTOURING HAS BEEN ESTABLISHED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. THE CONTOUR ELEVATIONS PROVIDED MAY NOT BE EXACT GROUND ELEVATIONS, BUT RATHER INTERPRETATIONS OF SUCH. ACCURACY SHALL BE CONSIDERED TO BE SUCH THAT NOT MORE THAN 10 PERCENT OF SPOT ELEVATION CHECKS SHALL BE IN ERROR BY MORE THAN ONE-HALF THE CONTOUR INTERVAL PROVIDED, AS DEFINED BY THE NATIONAL MAP ACCURACY STANDARDS. ANY QUANTITIES PROVIDED FOR EARTHWORK VOLUMES ARE ESTABLISHED USING THIS TOPOGRAPHY CONTOUR ACCURACY, AND THEREFORE THE INHERENT ACCURACY OF ANY EARTHWORK QUANTITY IS ASSUMED FROM THE TOPOGRAPHY ACCURACY.
4. PROPOSED CONTOURS ARE TO APPROXIMATE FINISHED GRADE.
5. UNLESS OTHERWISE NOTED, PAYMENT FOR EARTHWORK SHALL INCLUDE BACKFILLING OF THE CURB AND GUTTER, SIDEWALK AND FURTHER MANIPULATION OF UTILITY TRENCH SPOILS. THE SITE SHALL BE LEFT IN A MOWABLE CONDITION AND POSITIVE DRAINAGE MAINTAINED THROUGHOUT.
6. UNLESS OTHERWISE NOTED, ALL EARTHWORK IS CONSIDERED UNCLASSIFIED. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ROCK OR SHALE EXCAVATION, UNLESS SPECIFICALLY STATED OTHERWISE.
7. PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
8. ALL TOPSOIL SHALL BE STOCKPILED IN AREAS TO BE GRADED AND STOCKPILED ADJACENT TO THE SITE AT AN AREA SPECIFIED BY THE PROJECT OWNER OR HIS APPOINTED REPRESENTATIVE. VEGETATION, TRASH, TREES, BRUSH, TREE ROOTS AND LIMBS, ROCK FRAGMENTS GREATER THAN 6-INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE OR AS DIRECTED BY THE OWNER OR HIS APPOINTED REPRESENTATIVE.
9. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, ALL FILLS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (ASTM D 1557/ASTM 698).
10. SUBGRADE FOR PAVEMENTS SHALL BE PROOF-ROLLED PRIOR TO PAVING OPERATIONS UTILIZING A FULLY LOADED RIGID AXLE DUMP TRUCK. ALL AREAS EXHIBITING EXCESSIVE PUMPING AND HEAVING SHALL BE REMOVED, FILLED AND COMPACTED WITH SUITABLE MATERIALS AND RETESTED UNTIL ACCEPTABLE RESULTS ARE ACHIEVED AND FINAL APPROVAL HAS BEEN OBTAINED FROM THE GEOTECHNICAL ENGINEER.
11. SUBGRADE FOR BUILDING PAD SHALL INCLUDE A MINIMUM OF 18-INCHES OF LOW VOLUME CHANGE (LVC) MATERIAL, OR AS IDENTIFIED IN THE SITE SPECIFIC GEOTECHNICAL REPORT.
12. FILL MATERIALS SHALL BE PER GEOTECHNICAL REPORT AND SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL. ALL FILLS PLACED ON SLOPES GREATER THAN 6:1 SHALL BE BENCHED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
14. ALL FILL SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
  - A. TURF AREAS – 2.5% MINIMUM, 4H:1V MAXIMUM
  - B. PAVED AREAS – 1.2% MINIMUM, 5% MAXIMUM
15. A. D.A. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
16. ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APCA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND GRADING ACTIVITIES.
17. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
18. UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
5. PAYMENT FOR TRENCHING, BACKFILLING, FILL EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, STRENGTHENING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
7. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO SATISFACTORY CONDITION. ALL EXCESS SEDIMENT, UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC." 1-800-DIGS-RIE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. THERE SHALL BE NO SUBSIDY OR SINKING OF MUCKY OR WORKS INTO MUD DURING SUCH OPERATIONS. A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
15. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR LAND DISTURBANCE WORK AT (816) 969-1200.
16. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO INSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
18. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAN.

1. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
2. PRIOR TO PLACEMENT OF PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER. SUBGRADE OF ASPHALT PAVEMENT MUST BE TREATED IN ACCORDANCE WITH APWA SECTION 2202.
3. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL REPORT.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

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

**10/01/2021**

PREPARED BY:
--------------

SCHLAGEL &amp; ASSOCIATES, P.A.

TH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
W OLDHAM PKWY LEE'S SUMMIT  
MISSOURI

REVISION	DATE	DESCRIPTION
1	9-15-2021	City Planning - FDP Review
2	9-23-2021	City Planning - FDP Review #2
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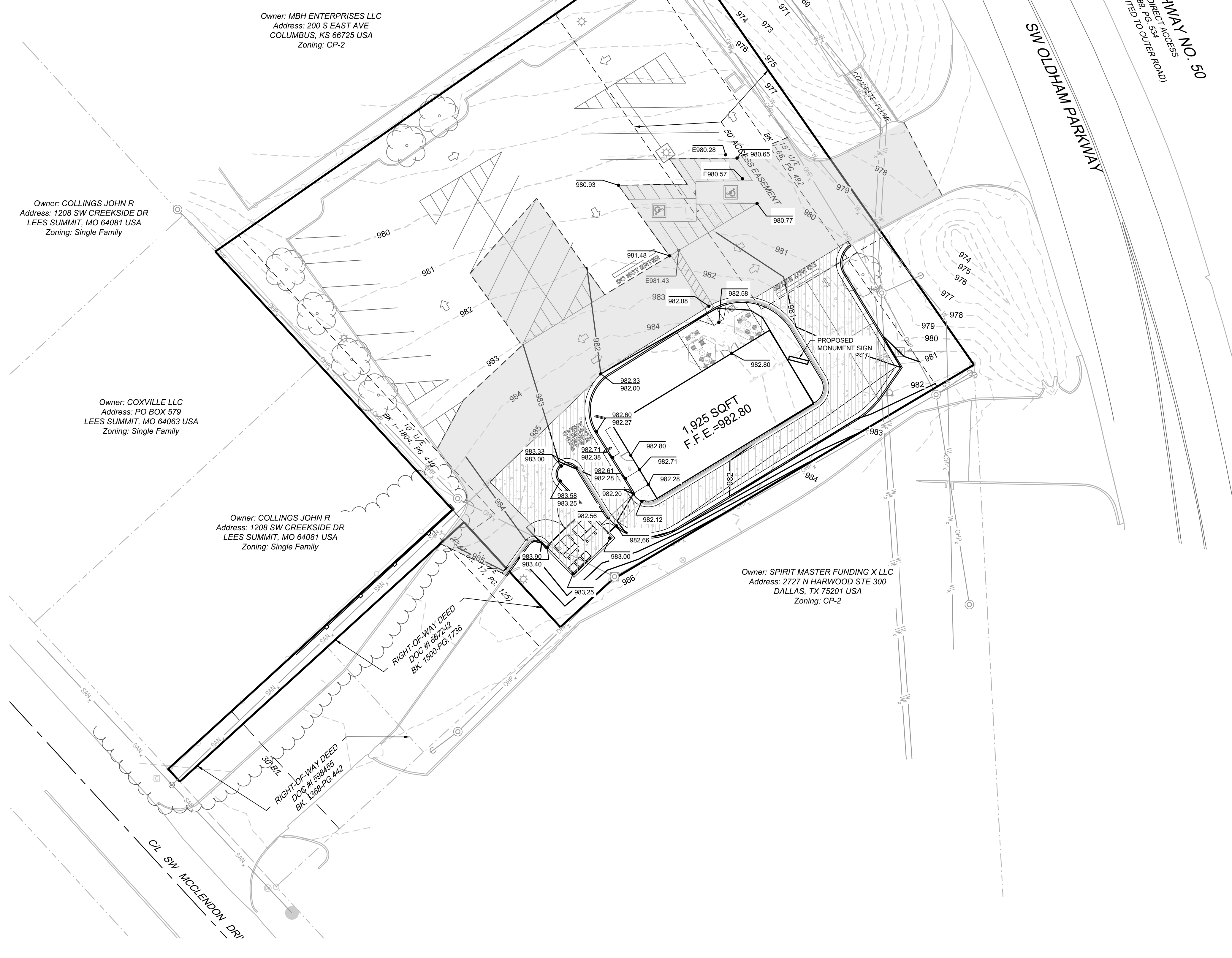
COVER SHEET

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GRADING LEGEND:

- \*XXXXX EXTG. SPOT ELEVATION  
XX.XX PROPOSED TOP OF CURB ELEV.  
XX.XX PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION  
F.F.E. FINISHED FLOOR ELEVATION  
-1023- EXISTING CONTOUR  
1023 PROPOSED CONTOUR

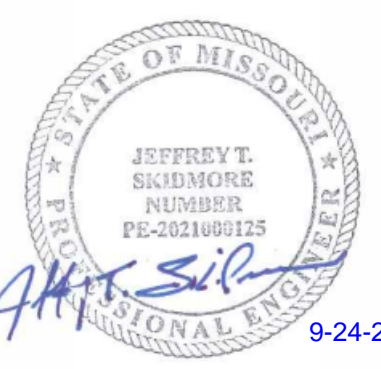
\* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.

GRADING NOTES:

- NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SUMMIT SURVEY COMPANY VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

**SCHLAGEL**  
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Missouri State Certificates of Authority  
#E2002003609-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION
1 9-15-2021	City Planning - FDP Review
2 9-23-2021	City Planning - FDP Review #2
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DRAWN BY:	JTS
CHECKED BY:	JAB
DATE PREPARED:	08-25-2021
PROJ. NUMBER:	21-077

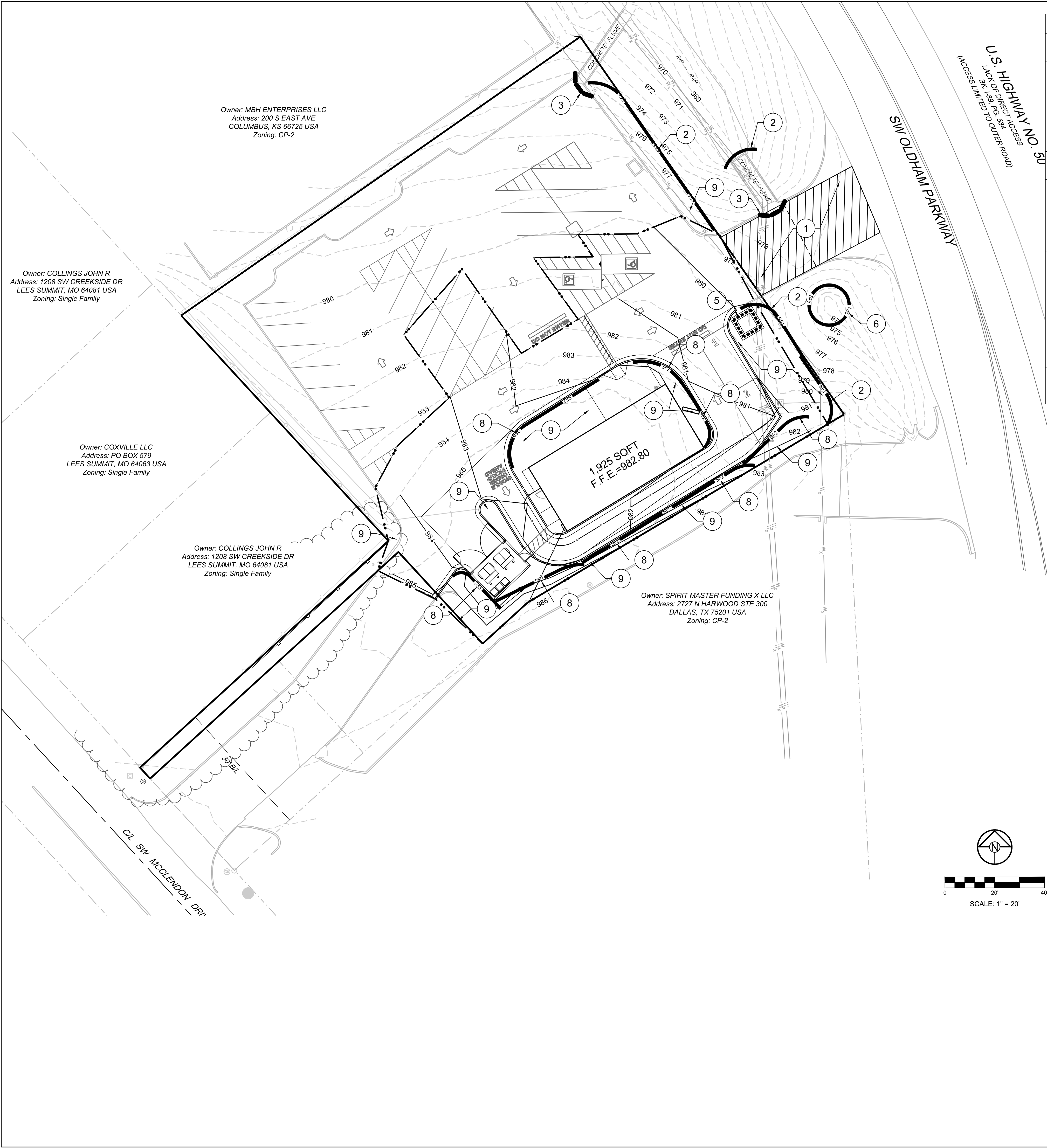
SITE GRADING  
PLAN

SHEET  
**C2.0**

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021

**APPLICANT:**  
RED Architecture + Planning  
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Columbus, Ohio 43215  
P: (614) 487-8770 Ext: 247  
Email: aaronold@redarchitects.com





EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	USE EXTG PAVED ENTRANCE FROM OLDHAM PARKWAY - MAINTAIN, REPAIR, OR REPLACE AS NECESSARY UPON COMPLETION OF PROJECT - (SEE SITE PLAN C1.0)
	2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING FLUME PROTECTION (GRAVEL INLET FILTERS SOCKS)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND PLACE @ EXTG FLUMES AND MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY
B - MASS GRADING	4	NOT USED	N/A	N/A
C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	6	PIPE INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND EXISTING CULVERT/INLET STRUCTURE & MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY TO PROTECT DOWNSTREAM CHANNEL
D - AFTER PAVING OPERATIONS	7	NOT USED	N/A	N/A
	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	10			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 0.40 A.C.

SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, AND CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE THAT IS PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

LEGEND	
	TEMP. CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT AREA
	BMP PLAN REF. NO.
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	CONSTRUCTION FENCE
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURE

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021

SCHLAGEL

ENGINEERS

PLANNERS

SURVEYORS

LANDSCAPE ARCHITECTS

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PREPARED BY:

9-24-21

SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN

1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

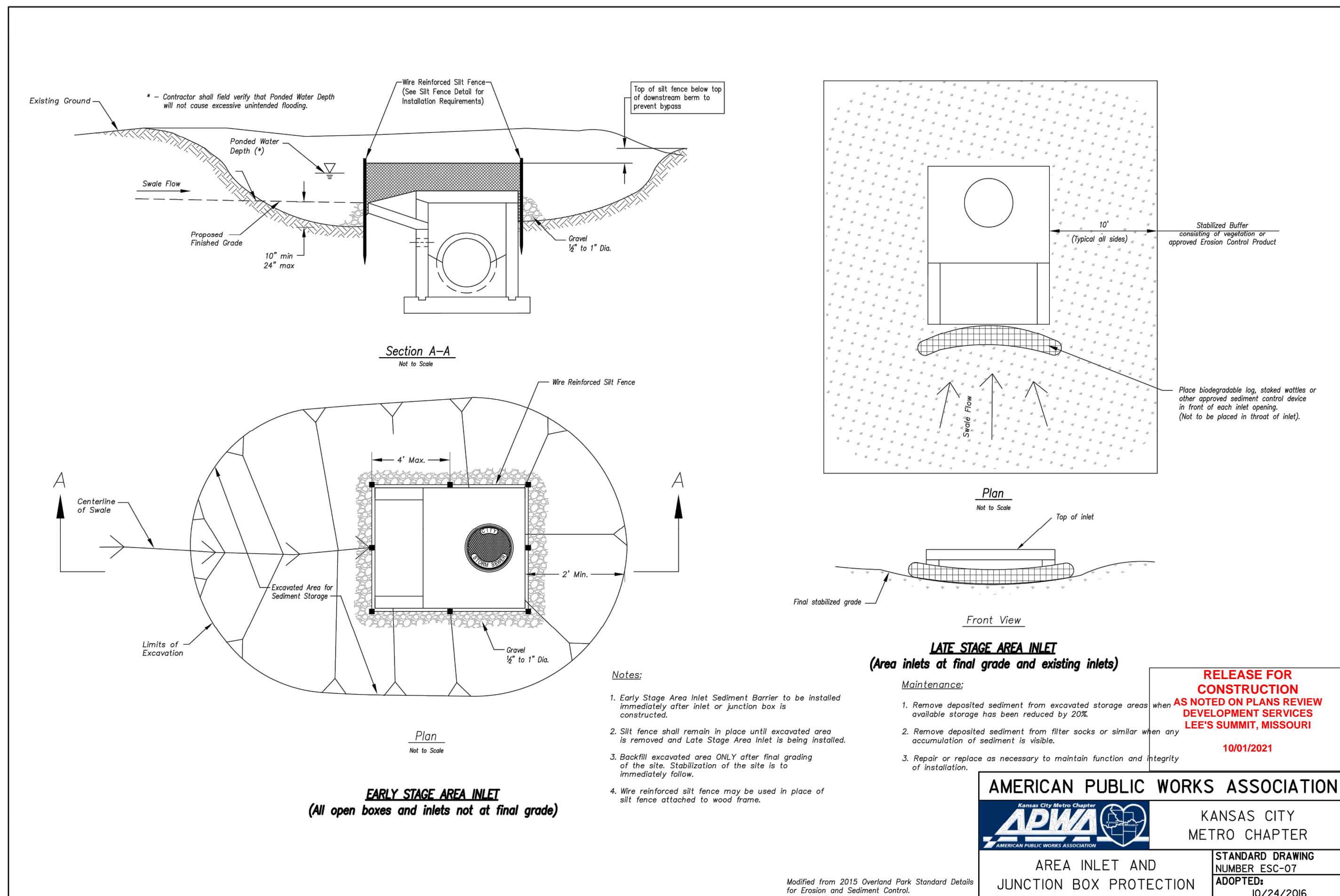
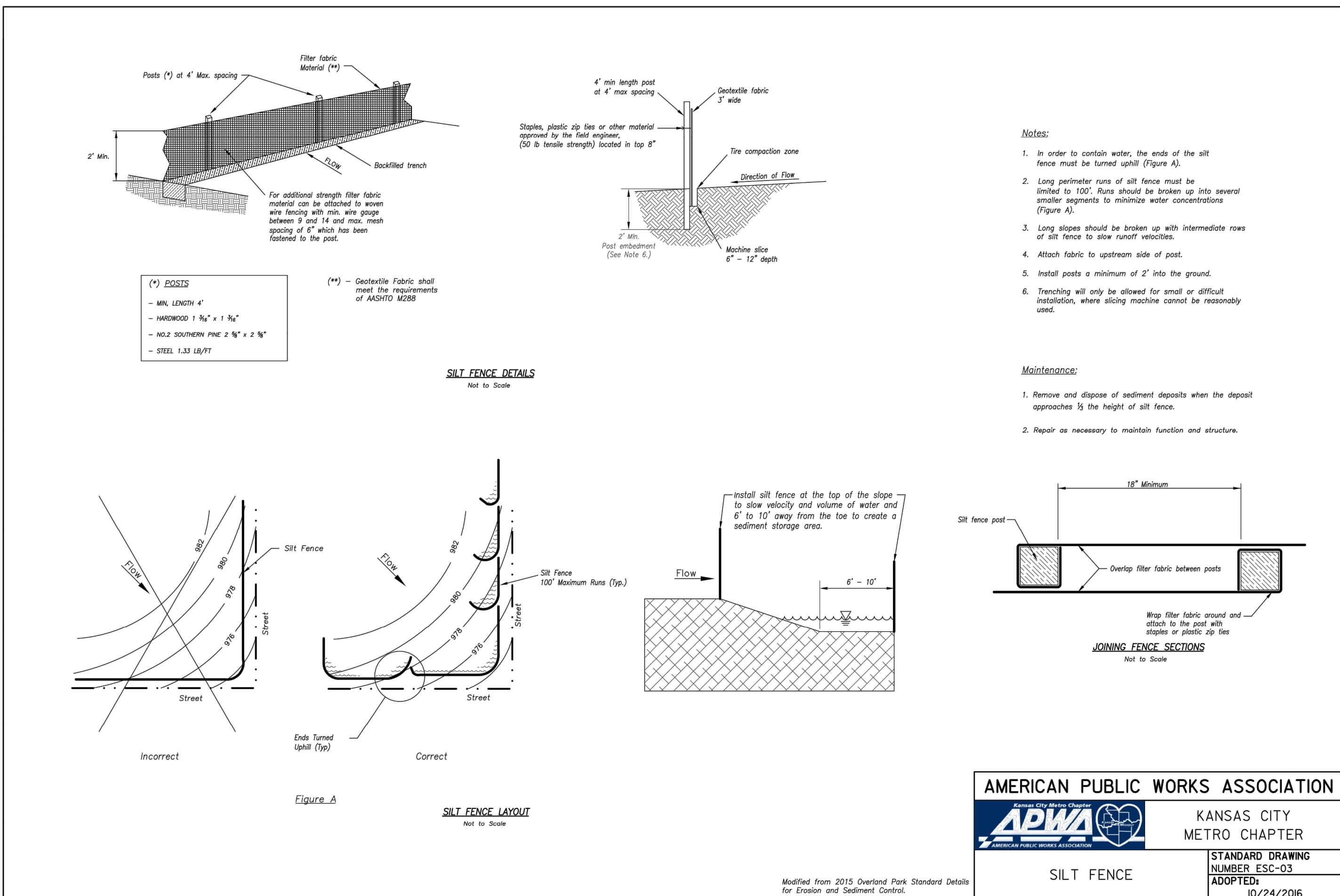
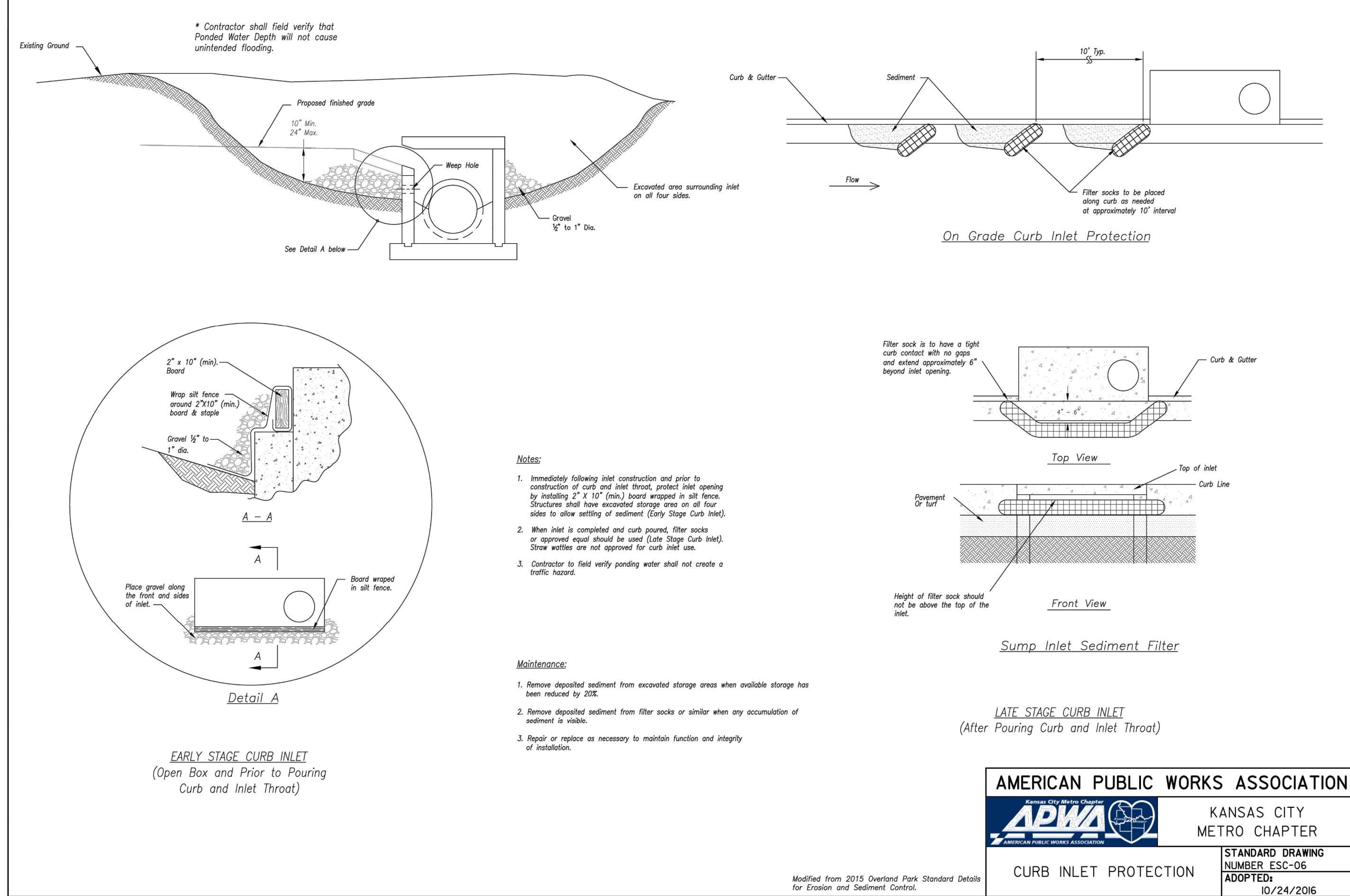
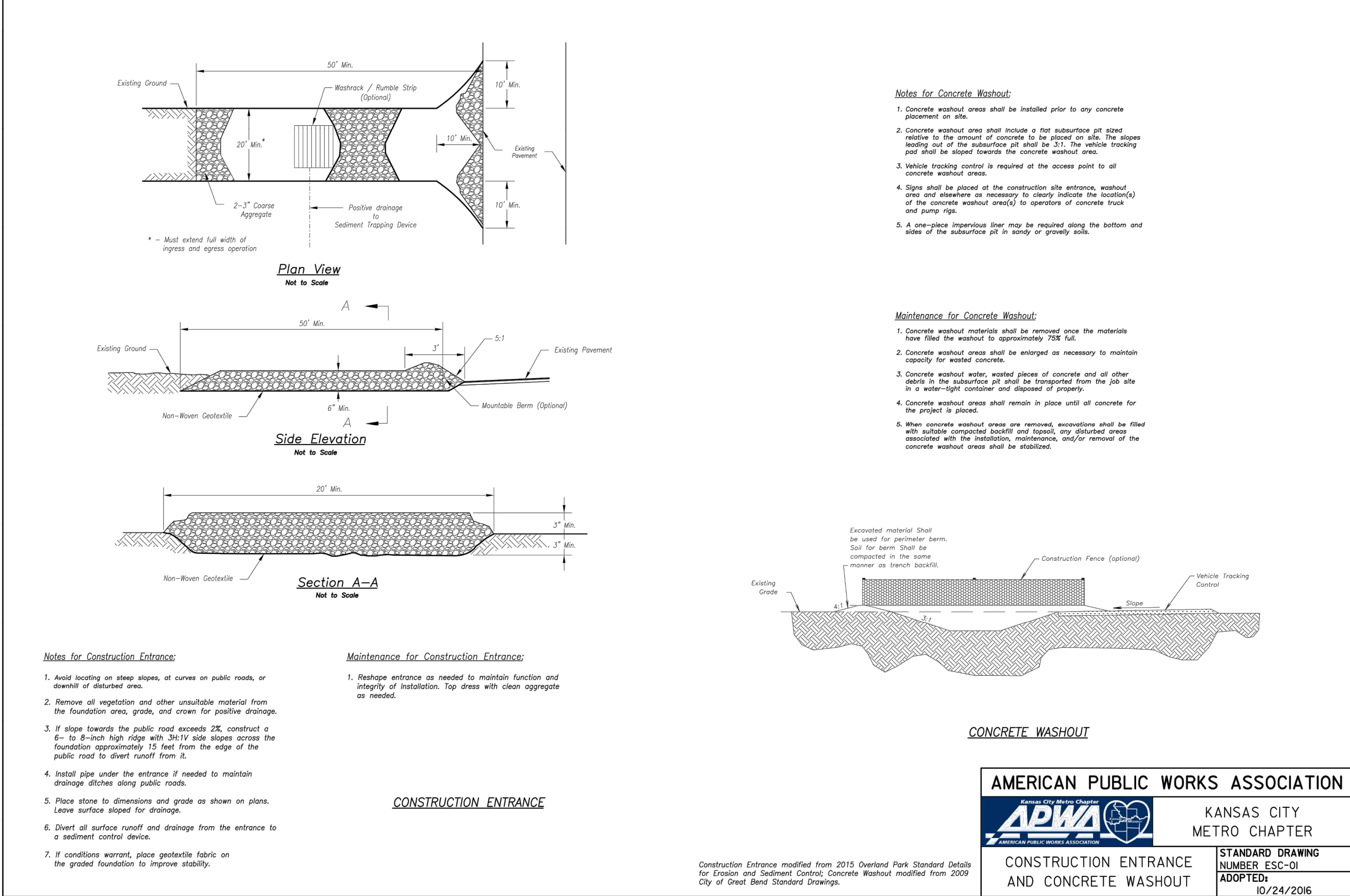
REVISION DATE	DESCRIPTION
1 9-15-2021	City Planning - FDP Review
2 9-23-2021	City Planning - FDP Review #2
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DRAWN BY:	JTS
CHECKED BY:	JAB
DATE PREPARED:	08-25-2021
PROJ. NUMBER:	21-077

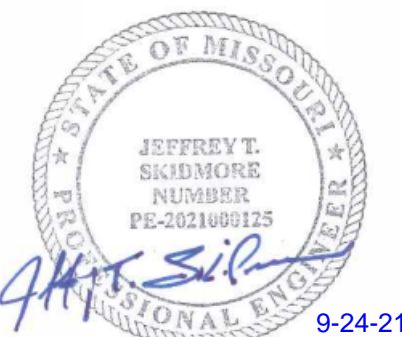
EROSION  
CONTROL PLAN

SHEET  
C3.0





PREPARED BY:



SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION	DATE	DESCRIPTION
1	9-15-2021	City Planning - FDP Review
2	9-23-2021	City Planning - FDP Review #2
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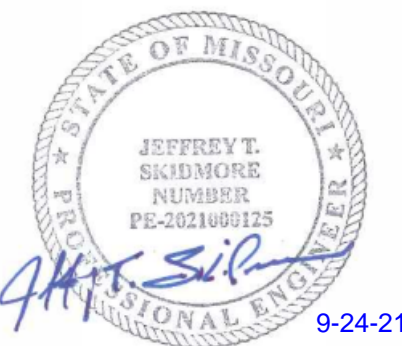
EROSION CONTROL DETAILS

SHEET

C3.1



PREPARED BY:



#### UTILITY CONTACTS:

MISSOURI DEPARTMENT OF  
TRANSPORTATION (MODOT)  
Steve Holloway  
600 NE Colbern Road  
Lee's Summit, MO 64086  
(816) 607-2186

MISSOURI GAS ENERGY (MGE)  
Brent Jones  
3025 SE Clover Drive  
Lee's Summit, MO 64082  
(816) 399-9633  
brent.jones@spireenergy.com

EVERGY (formerly KCP&L)  
Ron DeJarnette  
1300 SE Hamblin Road  
Lee's Summit, MO 64081  
Office: (816) 347-4316  
Cell: (816) 810-5234  
ron.dejarnette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS  
Michael Park  
220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1800  
michael.park@cityofls.net

AT&T  
Mark Manion or Marty Loper  
500 E. 8th Street, Room 370  
Kansas City, MO 64106  
(816) 275-2341 or (816) 275-1550

COMCAST CABLE  
Barbara Brown  
3400 W. Duncan Road  
Blue Springs, MO 64015  
(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT  
Mark Schauler  
220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1900

#### UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM  
FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO  
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE  
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON.  
THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE  
UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION  
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED  
AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE  
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND  
UTILITIES.



#### PROJECT ARCHITECT:

Red Architecture & Planning  
Attn: Abigail Arnold, RA  
589 W. Nationwide Blvd. Suite B  
Columbus, Ohio 43215  
Phone: 614-487-8770  
email: aarnold@redarchitects.com

#### PROJECT ADDRESS:

1103 SW Oldham Parkway  
Lee's Summit, MO

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

10/01/2021

SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY  
LEE'S SUMMIT, MISSOURI

REVISION DATE DESCRIPTION  
1 9-15-2021 City Planning - FDP Review  
2 9-23-2021 City Planning - FDP Review #2

DRAWN BY: JTS  
CHECKED BY: JAB  
DATE PREPARED: 08-25-2021  
PROJ. NUMBER: 21-1077

UTILITY PLAN

SHEET

C4.0

Owner: MBH ENTERPRISES LLC  
Address: 200 S EAST AVE  
COLUMBUS, KS 66725 USA  
Zoning: CP-2

Owner: COLLINGS JOHN R  
Address: 1208 SW CREEKSIDE DR  
LEES SUMMIT, MO 64081 USA  
Zoning: Single Family

Owner: COXVILLE LLC  
Address: PO BOX 579  
LEES SUMMIT, MO 64063 USA  
Zoning: Single Family

Owner: COLLINGS JOHN R  
Address: 1208 SW CREEKSIDE DR  
LEES SUMMIT, MO 64081 USA  
Zoning: Single Family

EXTG. 4" PVC SAN SEWER SERVICE  
(VERIFY EXTG. SAN. SERVICE IN THIS  
AREA AND RE-USE IF ACCESSIBLE)

EXTG. 4" PVC SAN SEWER SERVICE  
SHALL BE VIDEO INSPECTED AND  
CLEANED/JETTED AS REQUIRED  
(VIDEO INSPECTION SHALL PERFORMED  
W/CITY INSPECTOR/PERSONNEL ON SITE)

EXTG. SANITARY CLEANOUT  
(LOCATED IN FIELD (VERIFY  
SERVICE CONNECTION))

EXTG. SANITARY  
SEWER MANHOLE

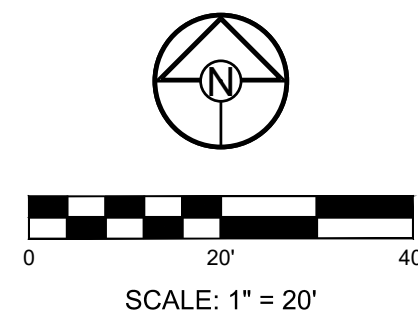
EXPOSE EX. SAN. SERV. DOWNSTREAM  
OF REMOVED GREASE INTERCEPTOR  
& VERIFY INV. ELEV. OF EXTG. SERVICE  
MAX. INV. ELEV. @ EXTG. SERV.=978.60  
(VERIFY THAT EXTG. SAN. INV. IS BELOW  
OR AT ELEV. 978.60 PRIOR TO INSTALLATION  
OF NEW SANITARY SEWER SERVICE)

CONNECT TO EX. GAS SERVICE  
(VERIFY POINT OF SERV. W/UTIL.)  
EXTG. 4" PVC SAN SEWER SERVICE  
SHALL BE VIDEO INSPECTED AND  
CLEANED/JETTED AS REQUIRED  
(VIDEO INSPECTION SHALL PERFORMED  
W/CITY INSPECTOR/PERSONNEL ON SITE)

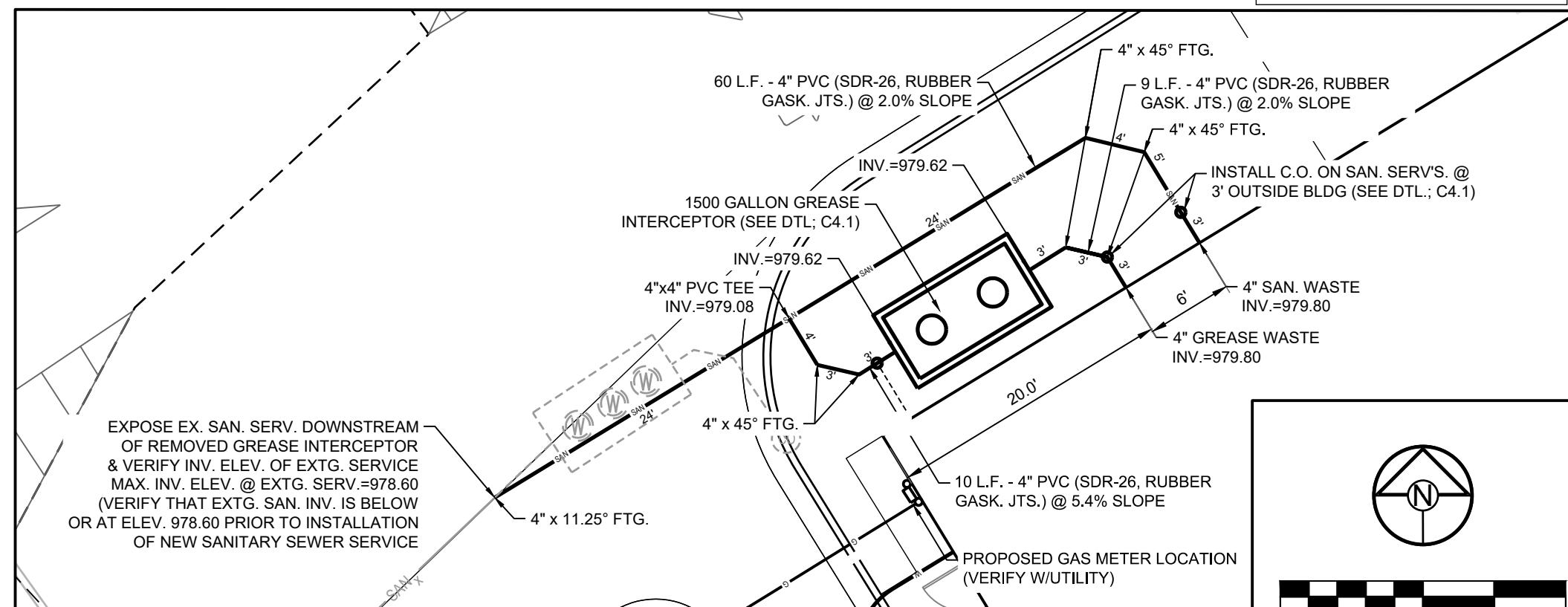
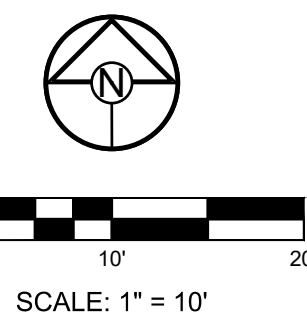
PROP. GAS SERVICE  
(VERIFY ROUTING W/UTIL.)

EXTG. O.H. POWER  
PLAY 04' 10" U.C. 123'

Owner: SPIRIT MASTER FUNDING X LLC  
Address: 2727 N HARWOOD STE 300  
DALLAS, TX 75201 USA  
Zoning: CP-2

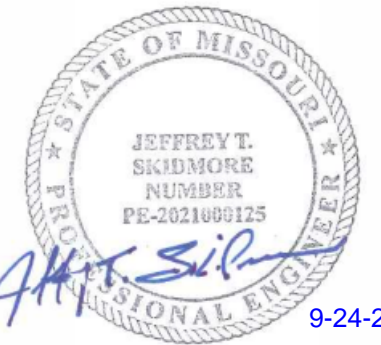


ENLARGED SCALE PLAN @ SANITARY SEWER SERVICE & GREASE INTERECPTOR

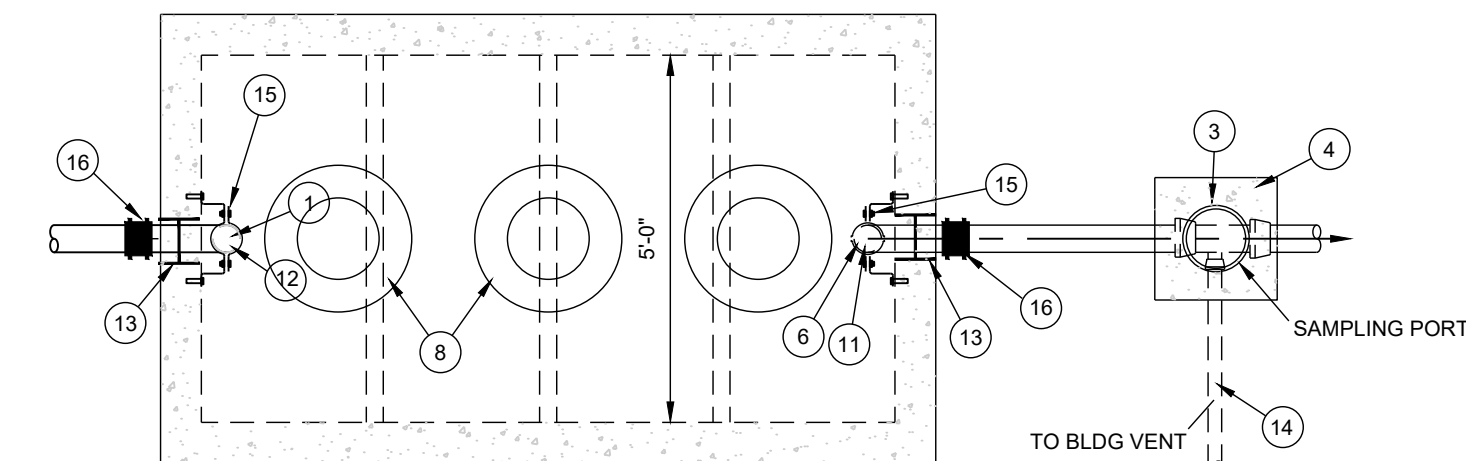




PREPARED BY:



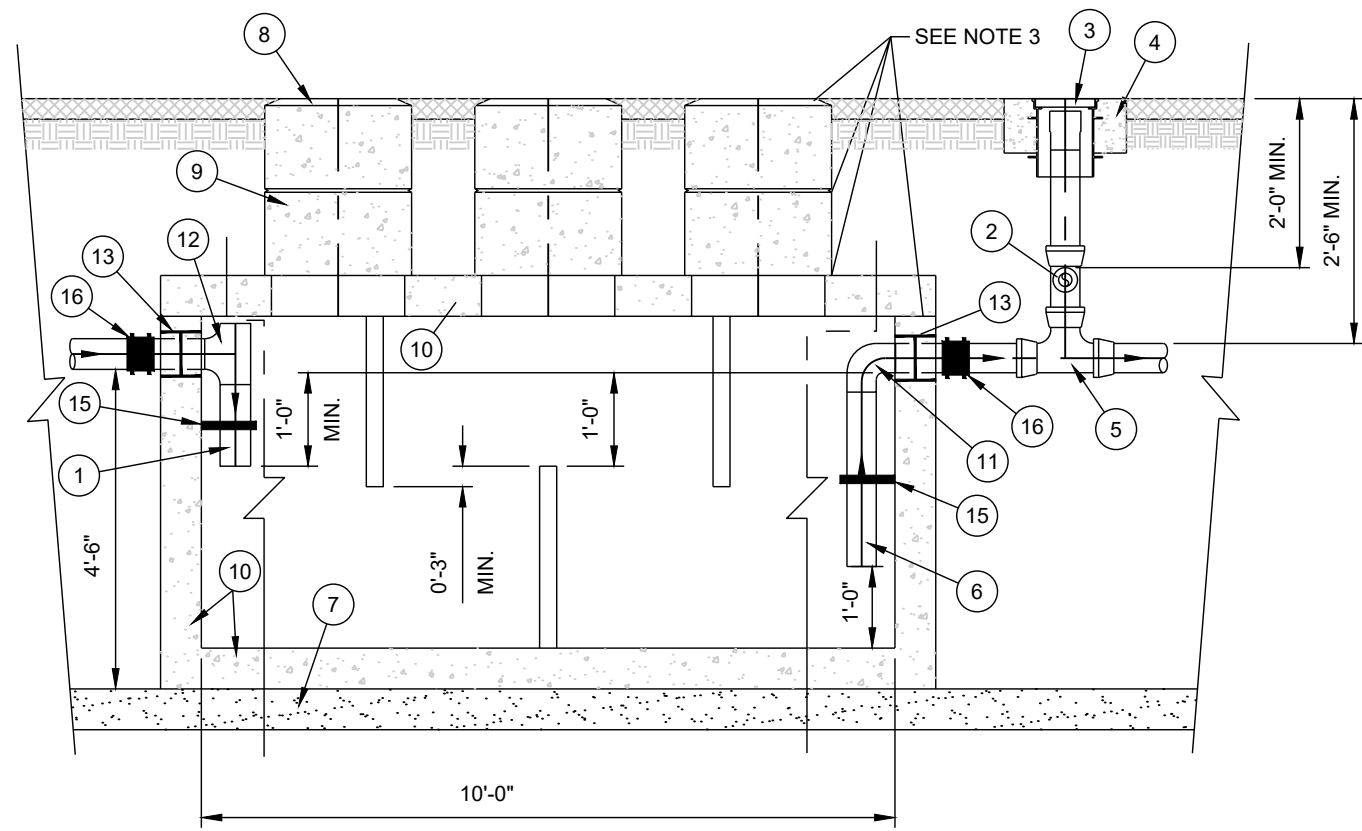
SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI



ITEM	DESCRIPTION
1	4" ABS INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" ABS OUTLET*
7	4" - 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" ABS 90° ELBOW*
12	4" ABS TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT AS REQUIRED FOR THE PROJECT)
15	STAINLESS STEEL PIPE SUPPORT CLAMP ****
16	TO JOIN DIS-SIMILAR PIPE; FERNCO STRONG BACK RC COUPLER OR MISSION FLEX-SEAL ARC COUPLER

\* 6" PIPE MAY BE SUBSTITUTED TO MATCH UPSTREAM PIPE DIAMETER.  
\*\* REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET.  
\*\*\* CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL).  
\*\*\*\* FM STAINLESS FASTENERS #63 OR EQUAL. 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" FULLY THREADED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"x1-3/4" SS ANCHORS. CLAMP TO BE FACTORY INSTALLED.

- NOTES:
- THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
  - INTERCEPTOR SIZE - 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS).
  - ALL JOINTS AT THE FRAME & COVER\*, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4" TO 1" INCH PRE-FORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".
  - PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE ABS WITH SOLVENT-CEMENTED JOINTS. INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE VACUUM TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH IJCW TECHNICAL SPECIFICATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND WITH THE VACUUM PUMP SHUT OFF THE MERCURY SHALL NOT DROP BELOW 9 INCHES WITHIN 1 MINUTE OR BELOW 5 INCHES WITHIN 5 MINUTES.
  -



RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
1001/2021

THIS: GREASE INTERCEPTOR OR  
SAND/OIL INTERCEPTOR 1500 GAL  
PROJECT: CHIPOTLE - OLDHAM PARKWAY  
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	9-15-2021	City Planning - FDP Review
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SITE UTILITY  
DETAILS

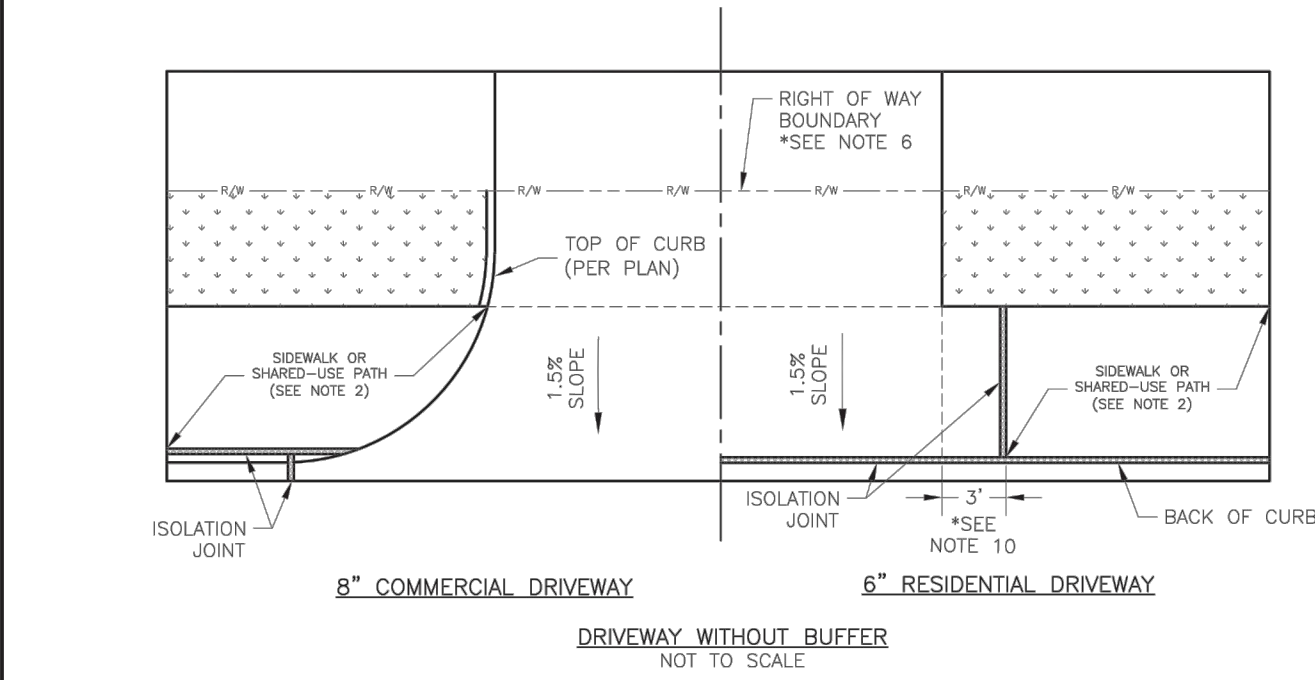
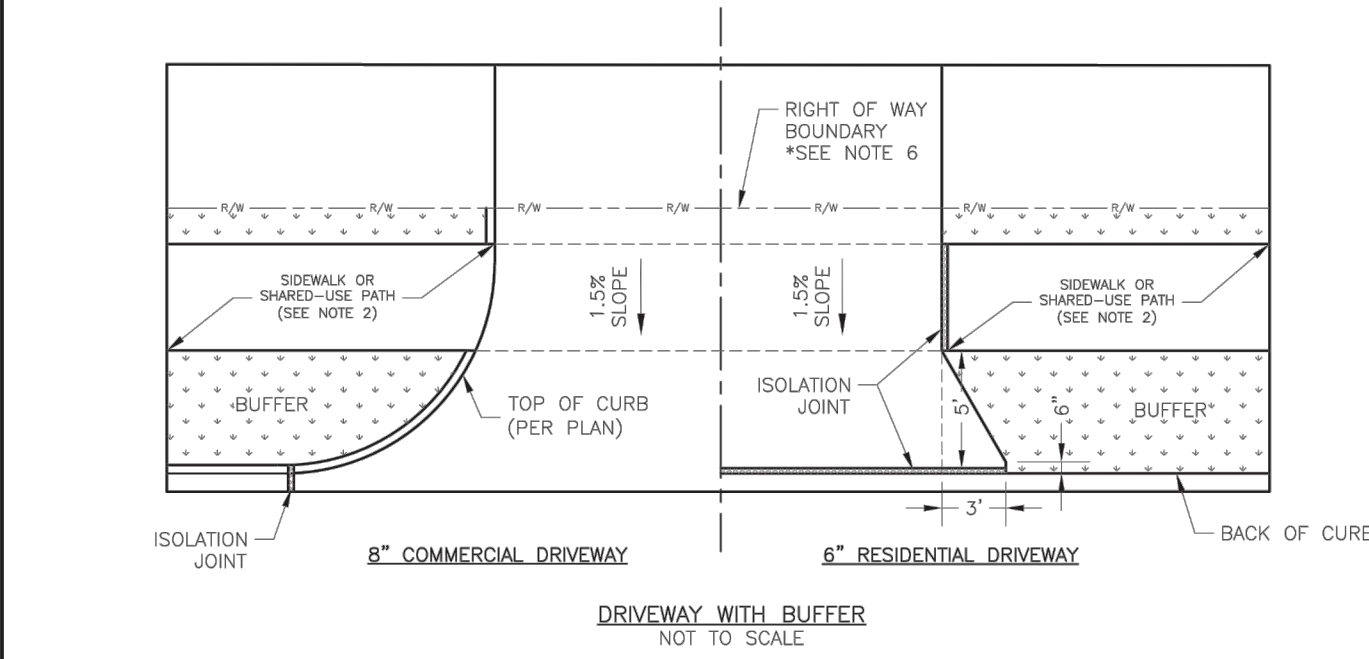
SHEET  
C4.1



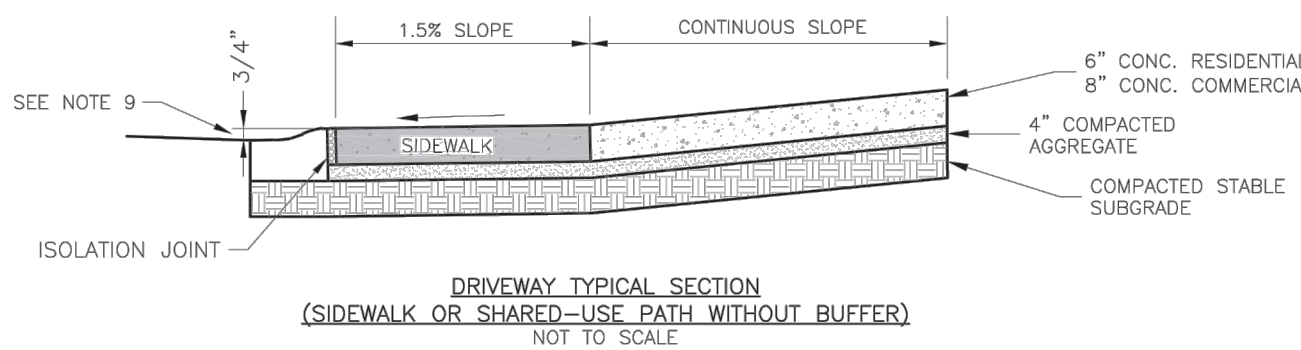
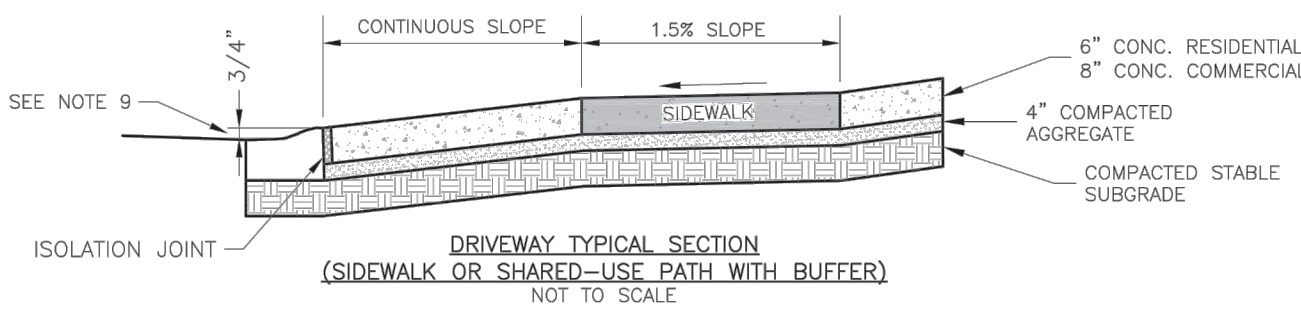
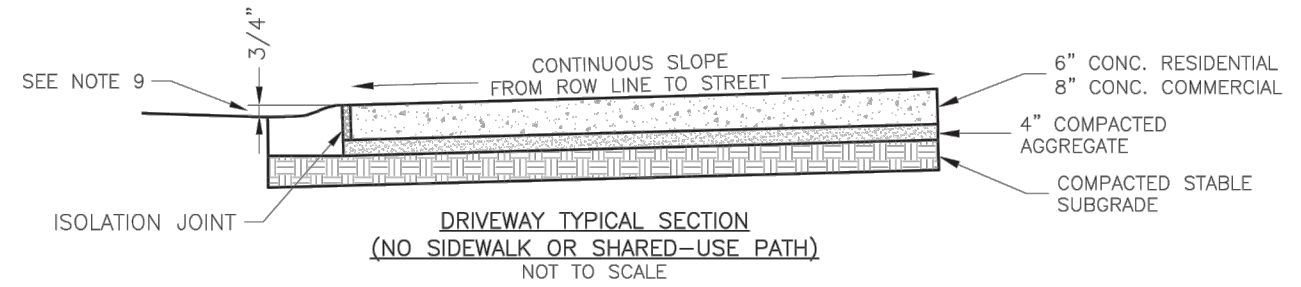




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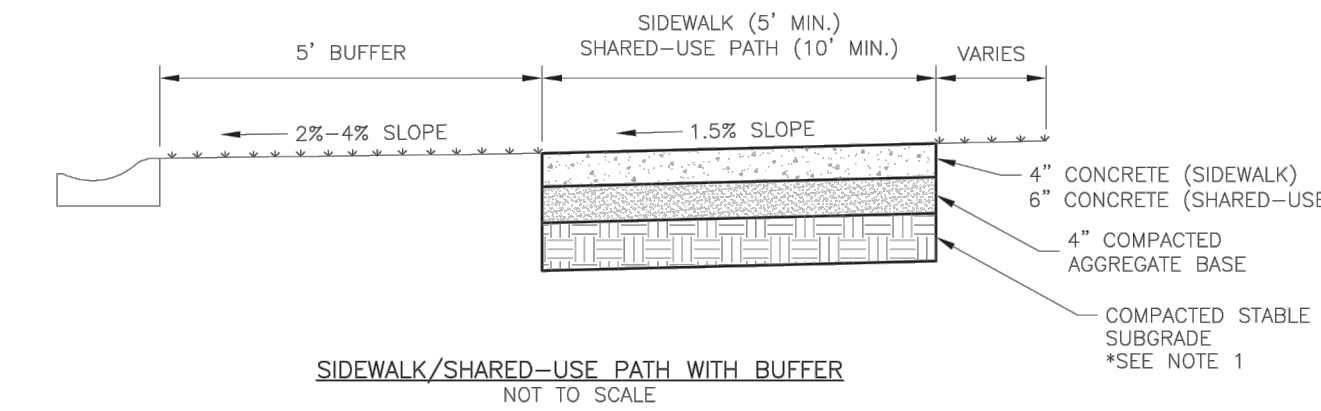
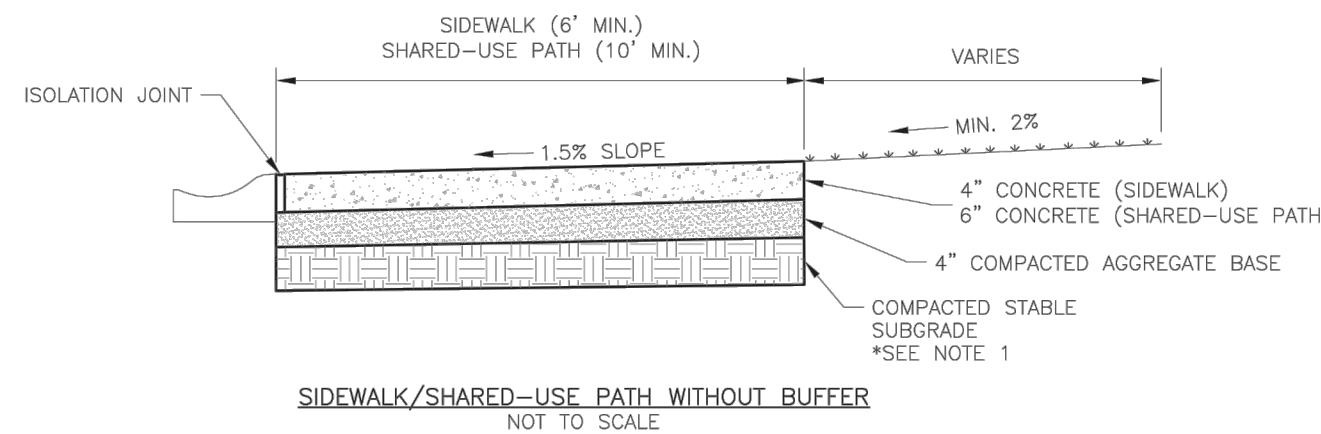
- GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
  3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
  4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
  5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
  6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED, OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
  7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
  8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
  9. 3" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
  10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
  11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



**LEE'S SUMMIT**  
**MISSOURI**

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
Project Name: DRIVEWAY DETAIL

Drawn By: MFP  
Checked By: DL  
Date: 09/2021  
Proj. #: GEN-1

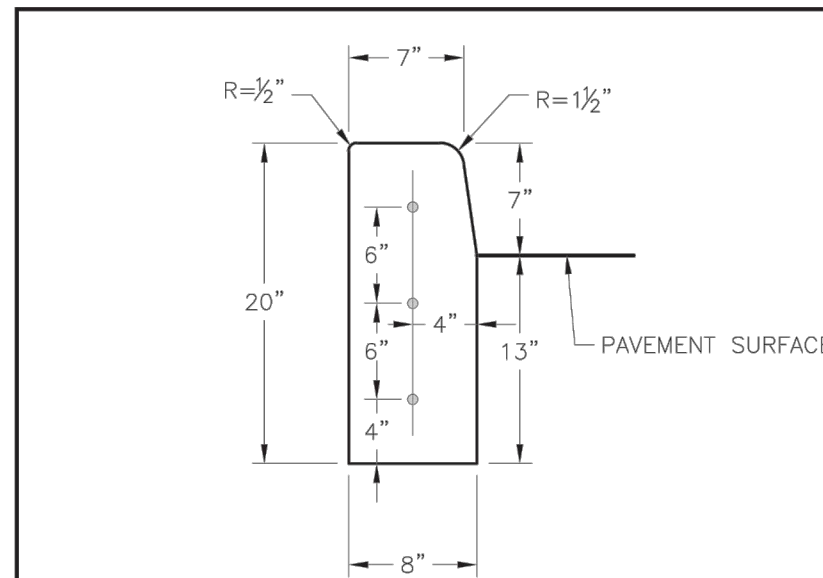


- GENERAL NOTES:
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
  3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
  4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
  5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
  6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
  7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
  8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
  9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

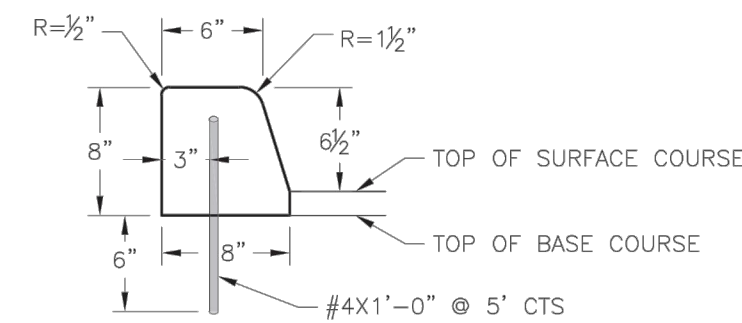


**LEE'S SUMMIT**  
**MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**SIDEWALK/SHARED-USE PATH DETAIL**

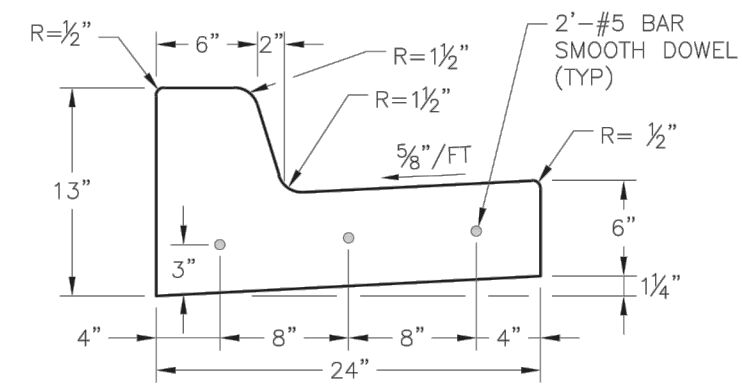
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Drawn By: MFP  
Checked By: DL  
Proj. #: GEN-2



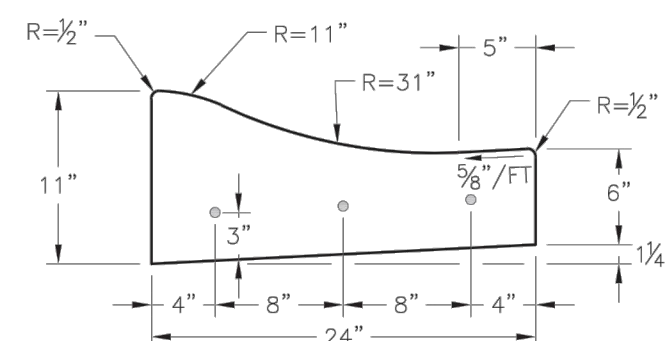
STRAIGHT CURB  
(TYPE C-1)



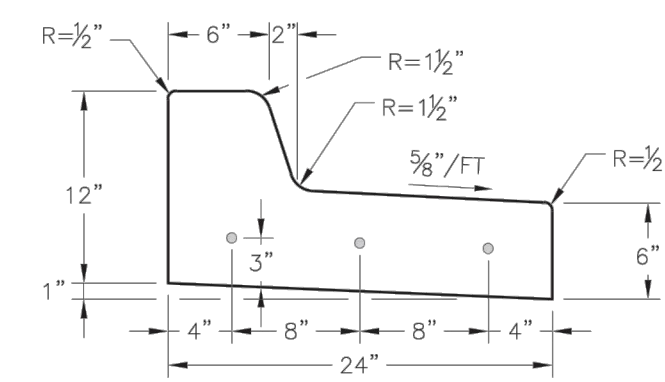
DOWELLED CURB  
(TYPE DC)



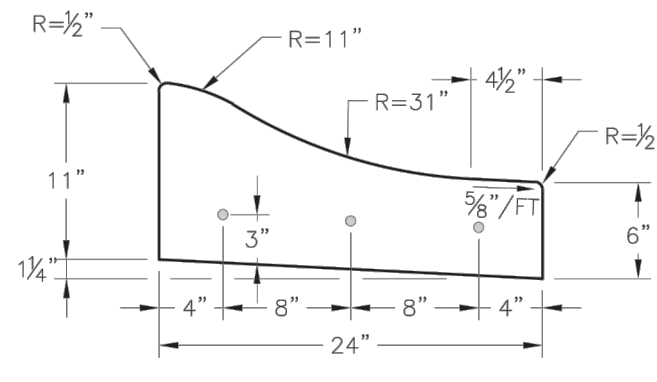
STRAIGHT BACK CURB &  
GUTTER  
(TYPE CG-1)



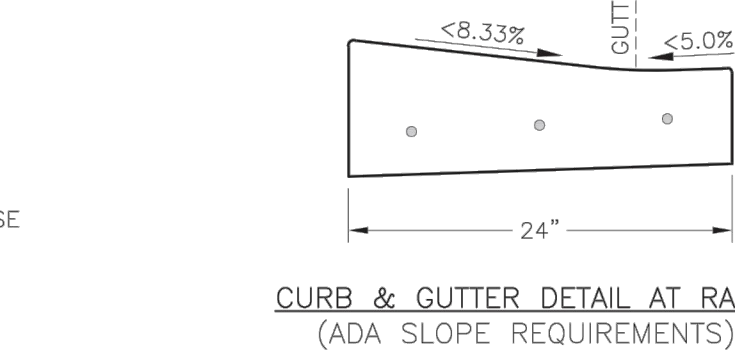
ROLL BACK CURB &  
GUTTER  
(TYPE CG-2)



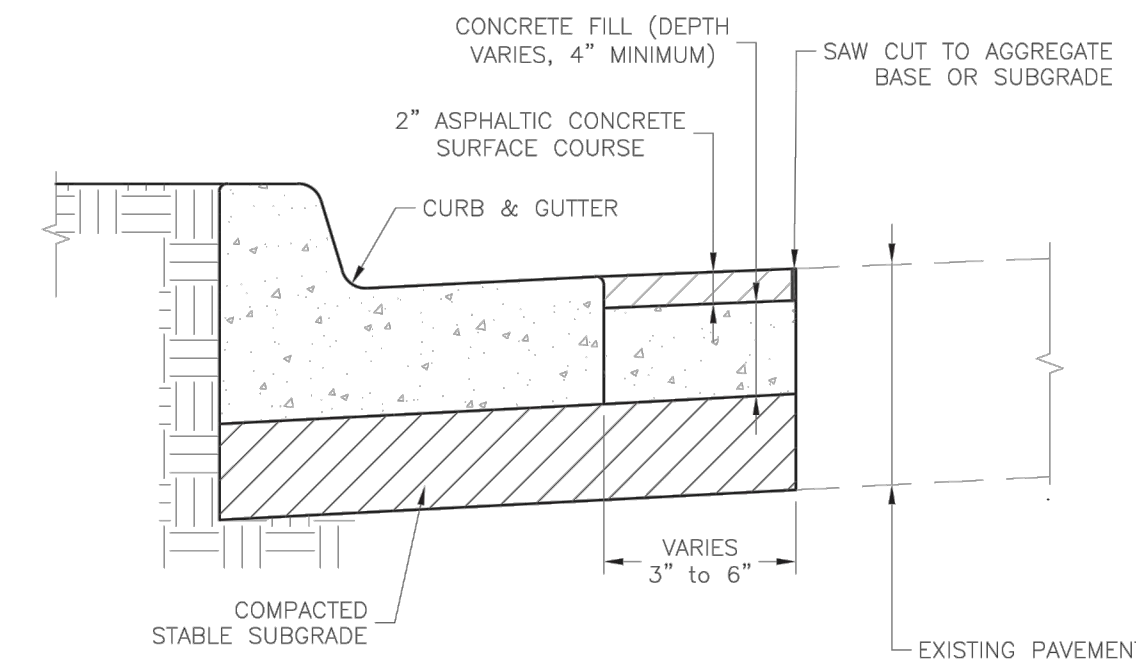
STRAIGHT BACK DRY CURB &  
GUTTER  
(TYPE CG-1 DRY)



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



CURB & GUTTER DETAIL AT RAMP  
(ADA SLOPE REQUIREMENTS)



- GENERAL NOTES
1. 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
  2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
  3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
  4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
  5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
  6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
  7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
  8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

**LEE'S SUMMIT**  
**MISSOURI**

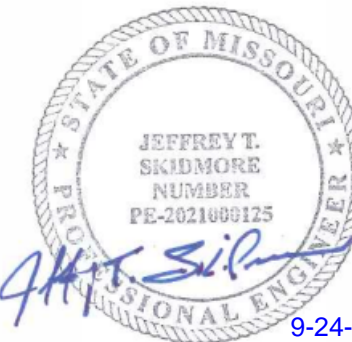
STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
Project Name: CURB & GUTTER DETAIL

Drawn By: MFP  
Checked By: DL  
Date: 09/2021  
Proj. #: GEN-4

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021

14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Jeffrey T. Schlager, P.E.  
Professional Engineer  
#200200889-F • KCS00100527 • KS02000889-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

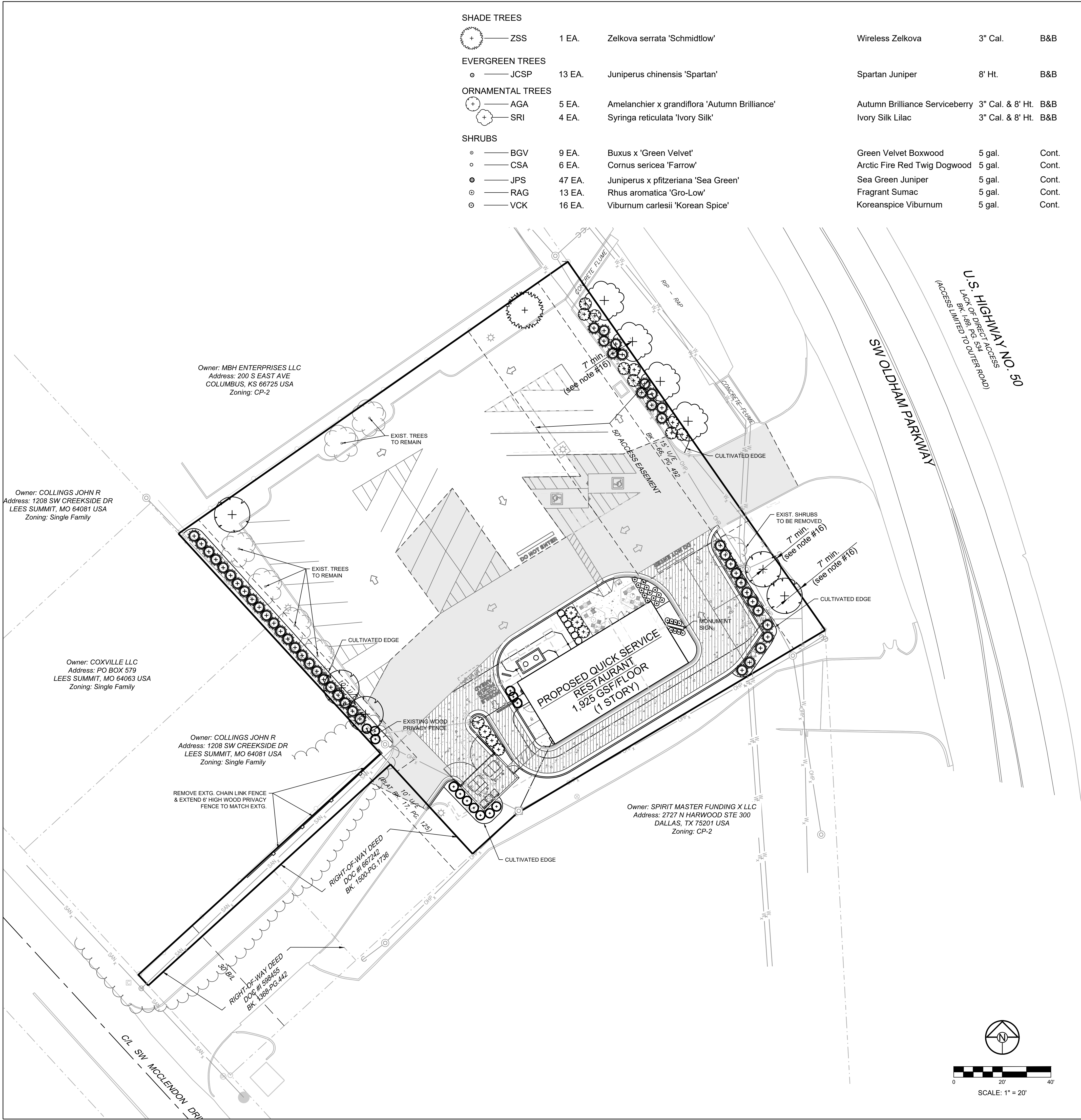
SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI


REVISION DATE	DESCRIPTION
9-15-2021	City Planning - FDP Review
JTS	
CHECKED BY:	
JAB	
DATE PREPARED:	
08-25-2021	
PROJ. NUMBER:	
21-077	

CITY STANDARD  
DETAILS

SHEET  
**C5.1**

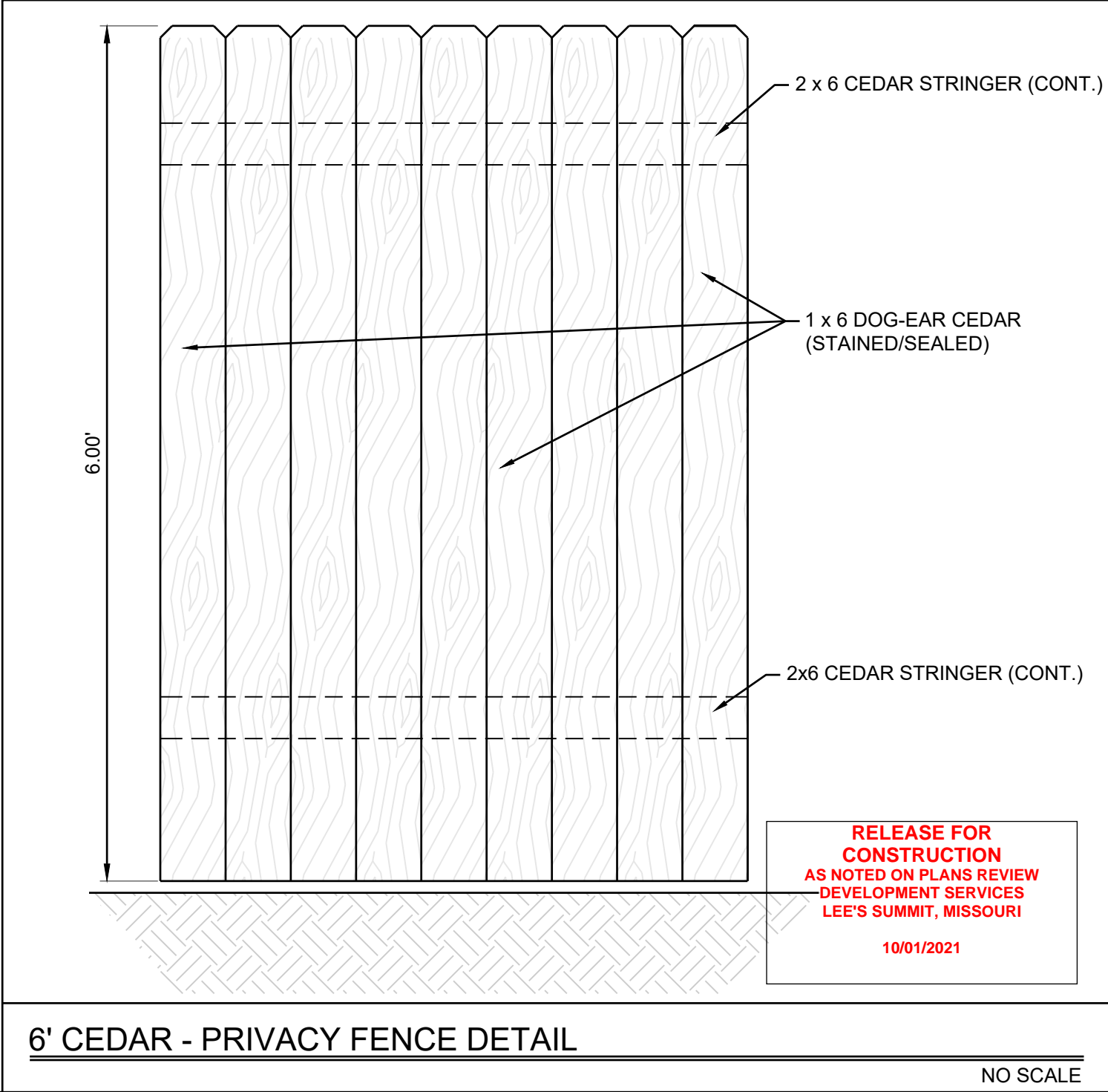




SHADE TREES						
	ZSS	1 EA.	Zelkova serrata 'Schmidtlow'	Wireless Zelkova	3" Cal.	B&B
EVERGREEN TREES						
	JCSP	13 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	8' Ht.	B&B
ORNAMENTAL TREES						
	AGA	5 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3" Cal. & 8' Ht.	B&B
	SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	3" Cal. & 8' Ht.	B&B
SHRUBS						
	BGV	9 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.
	CSA	6 EA.	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	5 gal.	Cont.
	JPS	47 EA.	Juniperus x pfizeriana 'Sea Green'	Sea Green Juniper	5 gal.	Cont.
	RAG	13 EA.	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.	Cont.
	VCK	16 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.

LANDSCAPE DATA		
STREET FRONTAGE LANDSCAPE (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.790)		
SW OLDHAM PKWY TREES REQUIRED(1 PER 30')(189/30')	6 TREES	
SW OLDHAM PKWY TREES PROVIDED	6 NEW TREES	
SW OLDHAM PKWY SHRUBS REQUIRED(1 PER 20')(189/20')	9 SHRUBS	
SW OLDHAM PKWY SHRUBS PROVIDED	9 SHRUBS	
SITE LANDSCAPE REQUIRED (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.790)		
TREES REQUIRED (1 PER 5,000 S.F OF OPEN SPACE)(6,983/5,000)	1 TREES	
TREES PROVIDED	1 TREES	
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA)(93,083/5000X2)	3 SHRUBS	
SHRUBS PROVIDED	3 SHRUBS	
PARKING LOT LANDSCAPE (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.810)		
LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(13,441.5 x 0.05)	672 S.F.	
LANDSCAPE AREA PROVIDED	551 S.F.	
TREES REQUIRED (1 PER ISLAND)	*0 TREE	
TREES PROVIDED	0 TREE	
SCREENING (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)	24 SHRUBS	
*NOT MODIFYING EXISTING PARKING LOT		
HIGH IMPACT LANDSCAPE BUFFER- WEST BOUNDARY (ARTICLE 8 / DIVISION 3 / SUBDIV. 2 / SEC. 8.900)		
TREES REQUIRED (1 PER 750 S.F.)(2,460/750)	3 TREES	
TREES PROVIDED	4 TREES (EXISTING TREES COUNTED)	
ORNAMENTAL TREES REQUIRED (1 PER 750 S.F.)(2,460/750)	3 TREES	
ORNAMENTAL TREES PROVIDED	3 TREES	
EVERGREEN TREES REQUIRED (1 PER 750 S.F.)(2,460/750)	3 TREES	
EVERGREEN TREES PROVIDED	3 TREES	
SHRUBS REQUIRED (1 PER 200 S.F.)(2,460/200)	12 SHRUBS	
SHRUBS PROVIDED	12 SHRUBS	
*EXISTING FENCE COUNTED TOWARD OPAQUE SCREENING REQUIREMENT		

- NOTES:
- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
  - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
  - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPIPED. AND UNDERSIZED TREES SHALL BE REJECTED.
  - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
  - ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
  - ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
  - ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
  - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
  - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
  - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
  - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
  - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
  - ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
  - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
  - ORNAMENTAL TREES PLANTED ADJACENT TO WATER LINES SHALL BE PLANTED A MINIMUM OF 7' FROM ALL EXISTING WATERLINES.



SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN

1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
1	City Planning - FDP Review	JTS		08-25-2021	21-077
2	City Planning - FDP Review #2	JAB			
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LANDSCAPE PLAN

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