
















- 1) Monuments set as shown
- 2) Address – 710 SE 7th Terrace, Lee's Summit, MO 64063
- 3) Flood Zone X – Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) 29183C0185G effective 1/20/2016 and 29189C0205G effective 1/20/2016
- 4) There are 60,209 square feet in Lot 2
- 5) Vertical datum is NAVD 88 (See Benchmark Note)
- 6a) No zoning letter provided
- 6b) No zoning letter provided
- 7a) There is no building on property
- 8) Substantial features are shown
- 9) There is no designated parking on property
- 10) There were no division or party walls designated by the client.
- 11a) Utilities as shown
- 13) The names of adjoining property owners are shown as of the date of the survey from the Assessor's records online.
- 14) Site is approximately 0.2 miles east of SE Missouri 291 Highway along SE 7th Terrace.
- 16) There is no new construction on or adjacent to site, however, there is a "Final Development Plan, Concept Development Plan, for Lawn & Leisure Addition – Lot 1 and Chapman Plaza II – Lot 1 & Lot 2", by Hamilton & Sterrett, Inc., Engineers, Land Surveyors & Planners, Signed & Sealed by Leslie R. Hamilton, MO E-22616, dated March 13, 2015. Plans depict proposed parking, building and detention.
- 17) There was no evidence of changes in street right of way lines, and none made available to the surveyor by the controlling jurisdiction. There is no evidence of recent street or sidewalk construction or repairs observed during the process of conducting the field work.

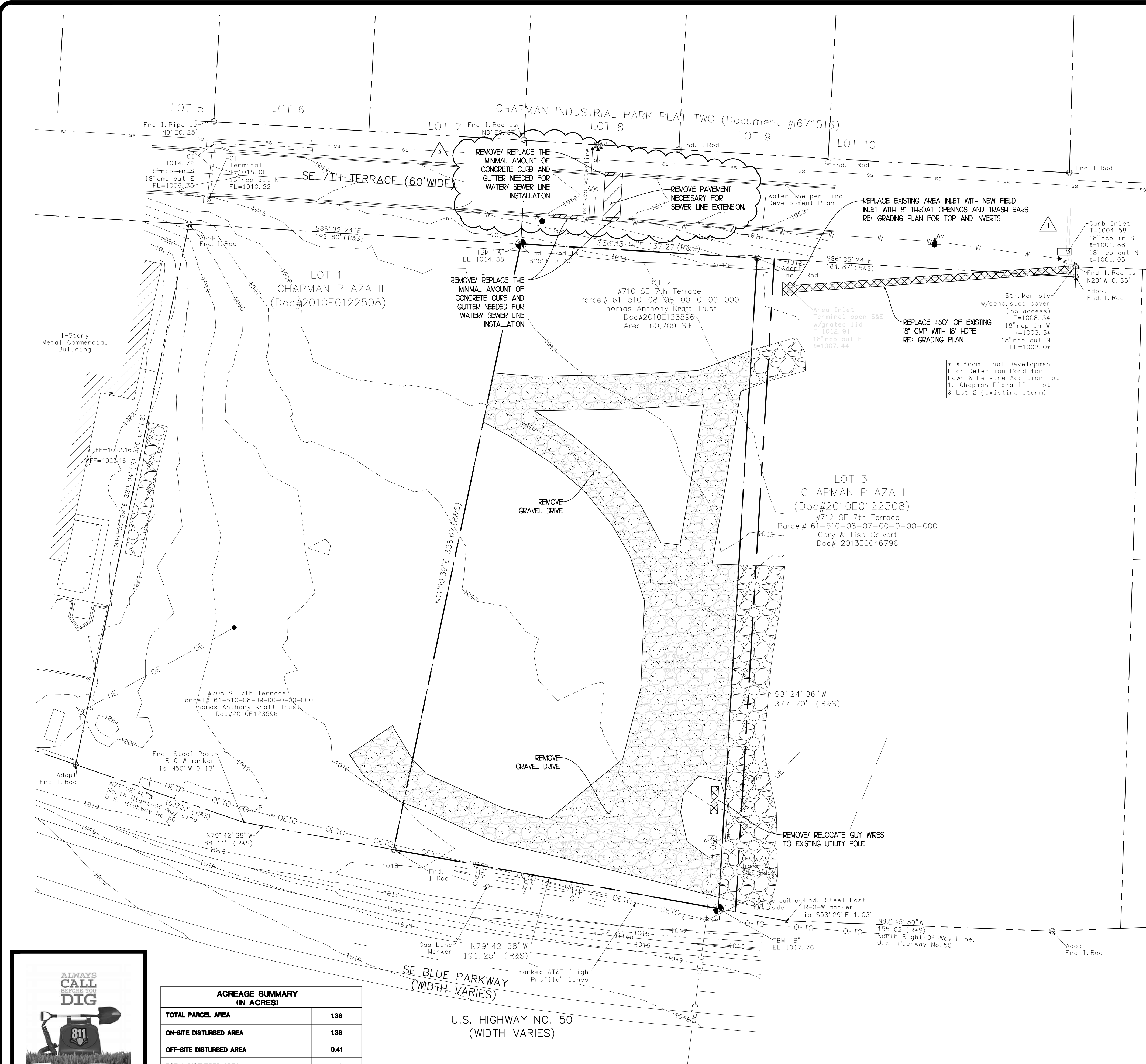
- 8) Rights of way, and easement, together with abutter's rights of direct access to State of Missouri, Doc# 882977 in Bk 1820 pg 1 – property has direct access along the South line of Lot 2 to Se Blue Parkway, as shown, temporary easement mentioned for landscaping should be no longer in effect.
- 9) Electric line easement to Missouri Public Service Company Doc# 907336 in Bk 1884 pg 30, as shown
- 10) Boundaries, building lines, easements and dedications on Chapman Plaza II, Doc# 2010E122508, as shown
- 11) Easement for storm drainage, Doc# 2011E0088607, as shown
- 12) Easement for storm drainage, Doc# 2011E0088608, as shown



	AREA INLET/CURB INLET
	MANHOLE
	GRADED MANHOLE
	GUY WIRE
	UTILITY POLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SIGN
	BENCHMARK
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	OVERHEAD ELECTRIC TELEPHONE CABLE
	UNDERGROUND TELEPHONE

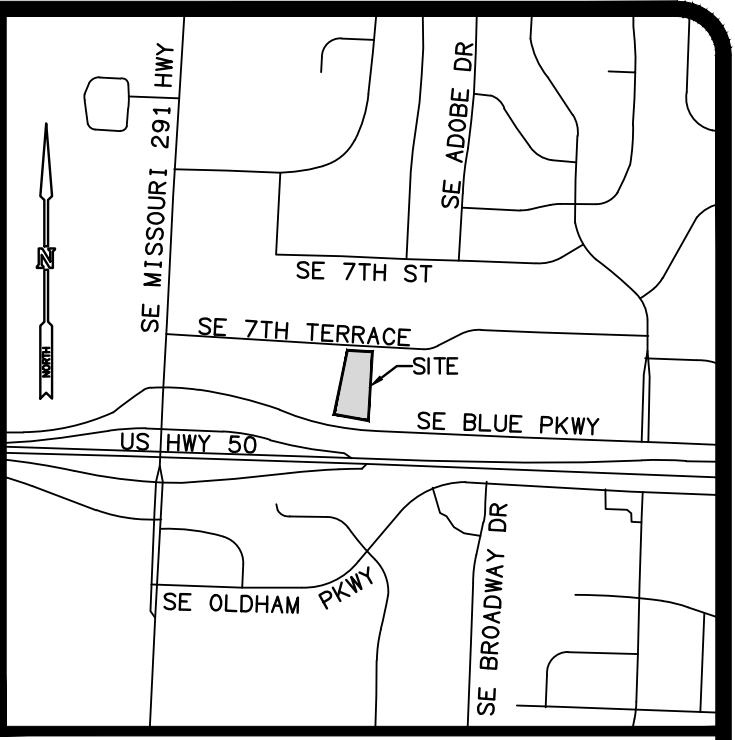
MARK WILEY MO PLS 2437

[illegible]



LEGEND

SYMBOL	DESCRIPTION (TO BE REMOVED)
	GRAVEL DEMO
	ASPHALT/ CONCRETE DEMO
	UTILITY/STORM DEMO



RELEASED FOR CONSTRUCTION
As Noted Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022

LOCATION MAP
NOT TO SCALE

REVISIONS	BY
02.08.2022 REVISION #1	TMB
04.06.2022 SEWER & DISTURB	BAC

- DEMOLITION PLAN NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 - EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
 - ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 - ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 - THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE AUTHORITIES.
 - UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
 - EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO SWPP PLAN FOR DETAILS.
 - ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 - CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE NCDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
 - CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
 - DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER'S REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - CONTRACTOR SHALL REMOVE AIR CONDITION UNITS / FREON IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL UTILITY OR SERVICE LINES THAT UNDERLIE THE PROPOSED STRUCTURES SHALL BE REMOVED. ALL STORM AND SANITARY SEWER LINES THAT LIE BENEATH A HIGH LINE EXTENDING FROM THE BASE OF FOUNDATIONS FOR FREE STANDING FOUNDATIONS FOR LOAD BEARING WALLS SHOULD BE REMOVED OR PRESSURE-GROUTED IN-PLACE.

- NOTE:**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 - DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITIES DISCONNECTS WITH OWNER'S REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
 - CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED BY INTERTEK PSI DATED MAY 21, 2021 FOR INFORMATION ON THE REMOVAL OF EXISTING IN SITU MATERIALS AND HARDSCAPE.

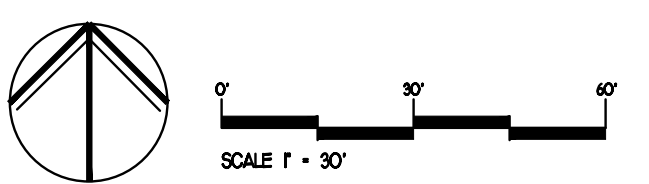
ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

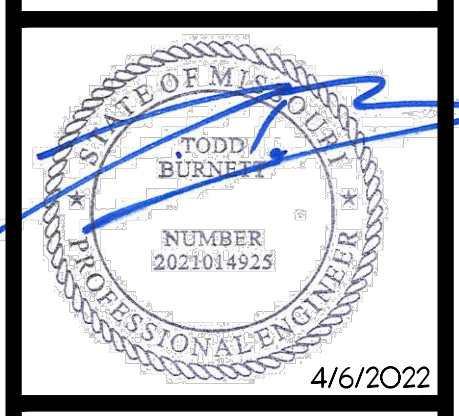
SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.41
TOTAL DISTURBED AREA	1.79
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

DEMOLITION PLAN

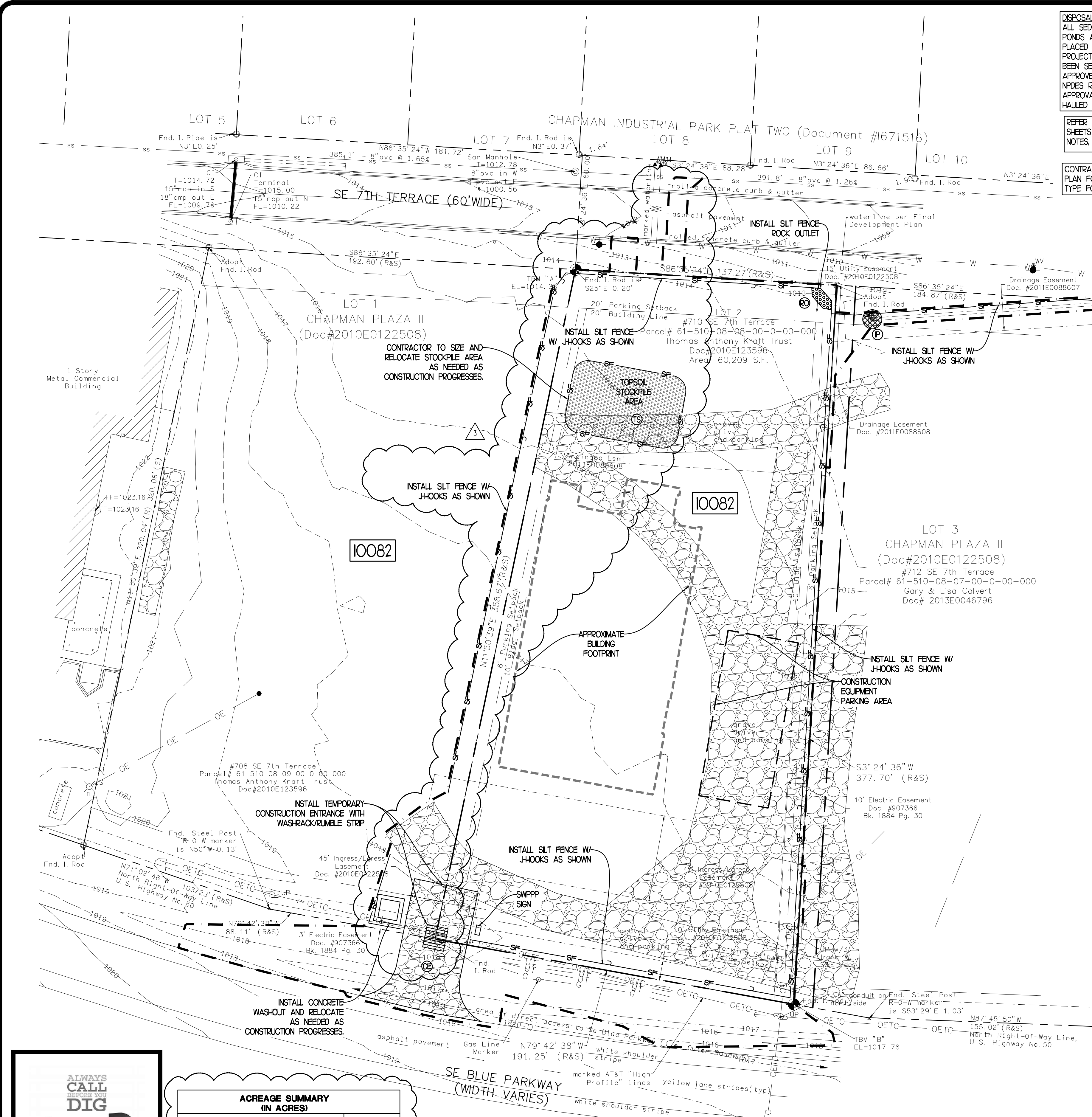


FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
710 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN BAC
CHECKED TMB
DATE 04/06/2022
SCALE
DRAWING



DISPOSAL OF SEDIMENT:
ALL SEDIMENT REMOVED FROM SILT FENCE, INLET PROTECTION, SEDIMENT PONDS AND TRAPS, ETC. DURING THE COURSE OF CONSTRUCTION SHALL BE PLACED ON THE TOPSOIL STOCKPILE AND RESPAID AT THE END OF THE PROJECT. SEDIMENT REMOVED FROM THESE ITEMS AFTER THE SITE HAS BEEN SEEDDED SHALL BE HAULED OFF SITE AND DISPOSED OF AT AN APPROVED, LICENSED SPOIL AREA THAT IS IN FULL COMPLIANCE WITH THE NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY APPROVALS NECESSARY TO ALLOW FOR THE DISPOSAL OF THIS MATERIAL IF HAULED OFF-SITE.

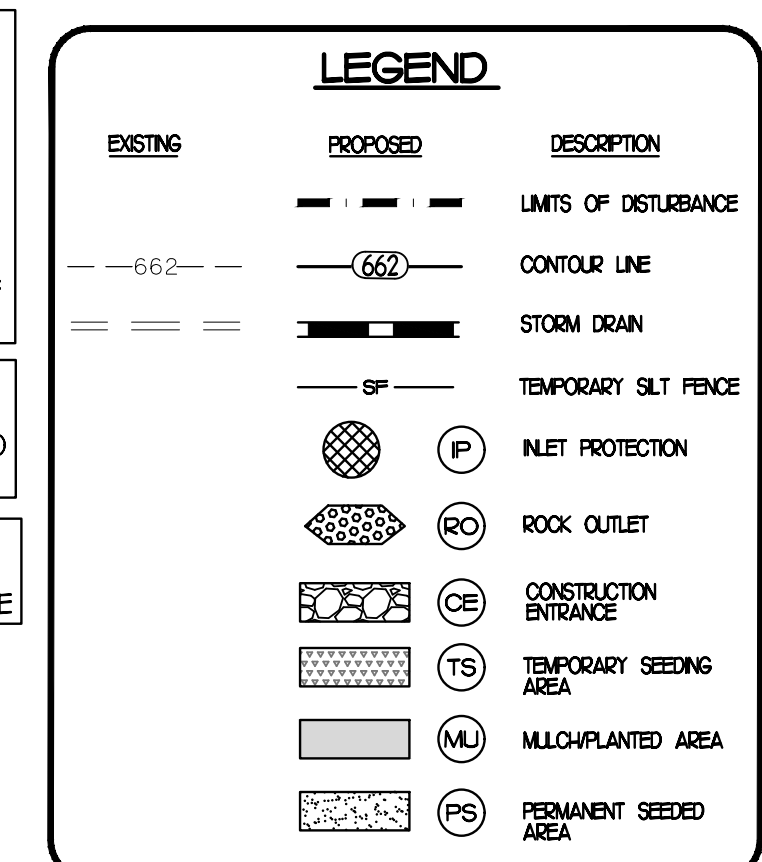
REFER TO THE EROSION CONTROL DETAIL SHEETS FOR ALL EROSION CONTROL NOTES, MAINTENANCE REQUIREMENTS, ETC.

CONTRACTOR TO REFERENCE LANDSCAPE PLAN FOR INFORMATION ON STABILIZATION TYPE FOR SEED, SOD, AND MULCH.

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR TO LOCATE POST-OCCUPANCY CONSTRUCTION TRAILER, ETC. ON SITE MAP TO BE MAINTAINED ON-SITE.

NO JURISDICTIONAL WETLANDS OR STREAMS LOCATED OR IMMEDIATELY ADJACENT TO SITE.



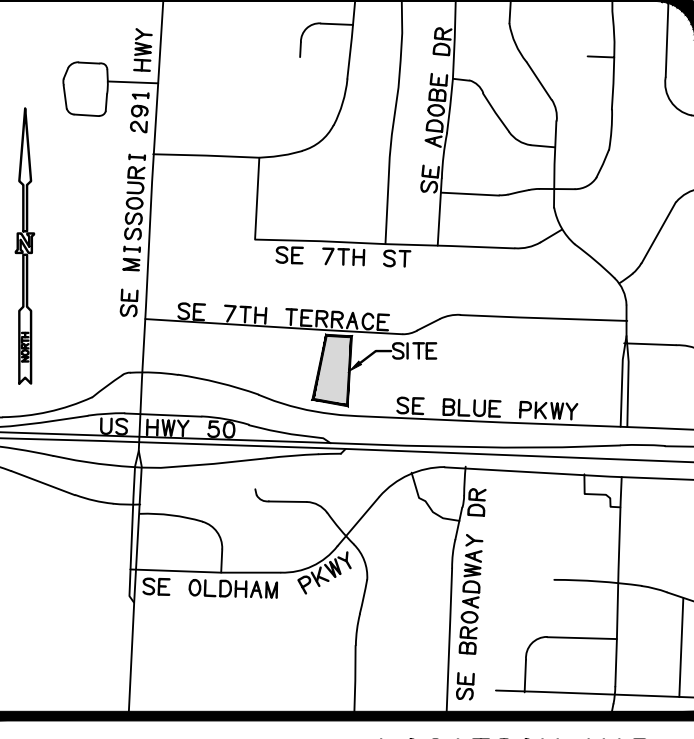
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022

SWPPP CONTACT DURING CONSTRUCTION
CROSS DEVELOPMENT
ATTN:

DRAINAGE BASIN:
MISSOURI RIVER WATERSHED

RECEIVING WATERS:
EAST FORK LITTLE BLUE RIVER,
TRIBUTARY OF THE BLUE RIVER -
MISSOURI RIVER WATERSHED

SOILS ON SITE:
• K0082 - ARISBURG-URBAN LAND
COMPLEX, 1 TO 5 PERCENT SLOPES
(HYDROLOGIC SOIL GROUP C)



- ### EROSION CONTROL MAINTENANCE PLAN:
- ALL SLOPES 3:1 AND STEEPER SHALL RECEIVE A CURLEX BLANKET OR APPROVED EQUAL. IN ADDITION TO HYDROSEEDING, TEMPORARY BERMS MAY BE NEEDED DAILY UNTIL ALL SLOPES ARE BROUGHT TO GRADE.
 - EXCEPT AS NOTED BELOW, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITY CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW). PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 5 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION. DIVERSIONS MUST BE STABILIZED PRIOR TO BECOMING FUNCTIONAL.
 - ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED AND REPLACED AS NECESSARY.
 - PROVIDE SILT FENCE AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
 - ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
 - THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
 - TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).

- ### SEQUENCE OF CONSTRUCTION:
- PHASE I
- SUBMIT PLANS FOR REVIEW
 - OBTAIN GRADING PERMIT (MAY INCLUDE PRE-CONSTRUCTION CONFERENCE). CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS REQUIRED FOR DEMOLITION AND LAND DISTURBANCE ACTIVITIES.
 - CONTRACTOR SHALL CONTACT CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES TO SCHEDULE A RECONSTRUCTION MEETING AT 680 969-200.
 - REMOVE THE MINIMAL AMOUNT OF PERIMETER SITE FEATURES IN ORDER TO INSTALL STABILIZATION CONSTRUCTION EXIT AND SILT FENCE. ENSURE DRAINAGE IS DIRECTED TOWARDS SILT FENCE.
 - INSTALL INLET PROTECTION AT THE EXISTING STORM STRUCTURE OFF THE NORTH EAST CORNER OF THE PROPERTY ON THE ADJACENT PROPERTY.
 - INSTALL SWPPP SIGN, TEMPORARY STOCKPILE AREA, AND DESIGNATE AN AREA FOR THE PARKING OF CONSTRUCTION VEHICLES.
 - BEGIN DEMOLITION OF THE SITE FEATURES PER THE DEMOLITION PLAN. DO NOT BEGIN DEMOLITION OF THE PAVEMENT AND CONCRETE CURB ALONG SE 7TH TERRACE UNTIL READY TO BEGIN WATER MAIN INSTALLATION CONNECTION.
 - INSTALL CONCRETE WASHOUT AT SITE ENTRANCE/EXIT.
 - INSTALL TEMPORARY SEEDING AND MULCH STABILIZATION TO ALL AREAS WHERE WORK WILL BE CEASED FOR A PERIOD OF MORE THAN 7 DAYS.
- PHASE II
- CONTINUALLY INSPECT AND MAINTAIN ALL BMP'S. REPAIR AND REPLACE ANY BMP'S AS NEEDED.
 - BEGIN GENERAL GRADING OF SITE. APPLY PERMANENT SEEDING TO ALL AREAS AS SOON AS THEY ARE COMPLETE. DO NOT WAIT UNTIL JOB COMPLETION TO PERMANENTLY SEED DISTURBED AREAS. ADD EROSION CONTROL BLANKETS AS NEEDED FOR ALL AREAS WITH SLOPES THAT EXCEED 3:1.
 - INSTALL UNDERGROUND DETENTION SYSTEM PER CONTECH'S SPECIFICATIONS AND THE GRADING PLAN. INSTALL STORM SEWERS AND STRUCTURES. INLET PROTECTION SHALL BE ADDED AT EACH STRUCTURE IMMEDIATELY AFTER THEY HAVE BEEN CONSTRUCTED. CONNECT TO EXISTING STORM STRUCTURE AS SHOWN. REPAIRING/REPLACING ANY APPURTENANCES AS NEEDED.
 - INSTALL UNDERGROUND UTILITIES AND COORDINATE WITH EACH UTILITY PROVIDER. BRING ALL BUILDING'S UTILITIES TO THE PROPOSED PAD LOCATION AND CAP FOR FUTURE CONNECTION.
 - INSTALL WATER LINE EXTENSION TO EXISTING MAIN NORTH OF SE 7TH TERRACE. IMMEDIATELY REPAVE ASPHALT AND INSTALL CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECS.
 - COMMENCE GRADING OF BUILDING PAD AND AREAS AROUND BUILDING PAD.
 - INSTALL CURB AND GUTTER AND FINE GRADE PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE. CONSTRUCTION EXIT SHALL BE REMOVED ONLY ONCE THE BUILDING PAD, PARKING LOT, AND DRIVEWAY HAVE BEEN STABILIZED WITH STONE BASE.
 - PAVE SITE AND INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 - COMPLETE BUILDING CONSTRUCTION. SIDEWALKS, PLANTINGS, ETC.
 - REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH ANY DISTURBANCE FROM REMOVAL OF TEMPORARY BMP'S.
 - INSPECT/ CLEAN/ FLUSH UNDERGROUND DETENTION SYSTEM. CONTRACTOR SHALL CONTACT MANUFACTURER FOR FINAL INSPECTION AND CERTIFICATION.
 - CONTACT MOHR FOR FINAL INSPECTION AND OWNER FOR COORDINATION OF FILING THE NOTICE OF TERMINATION (NOT).

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TOTAL DISTURBED AREA	1.79
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811

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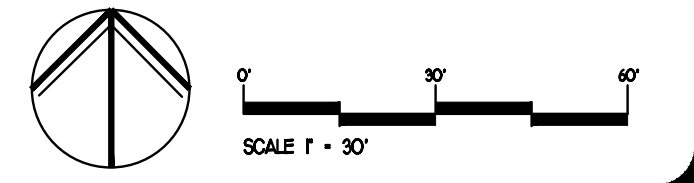
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-6916

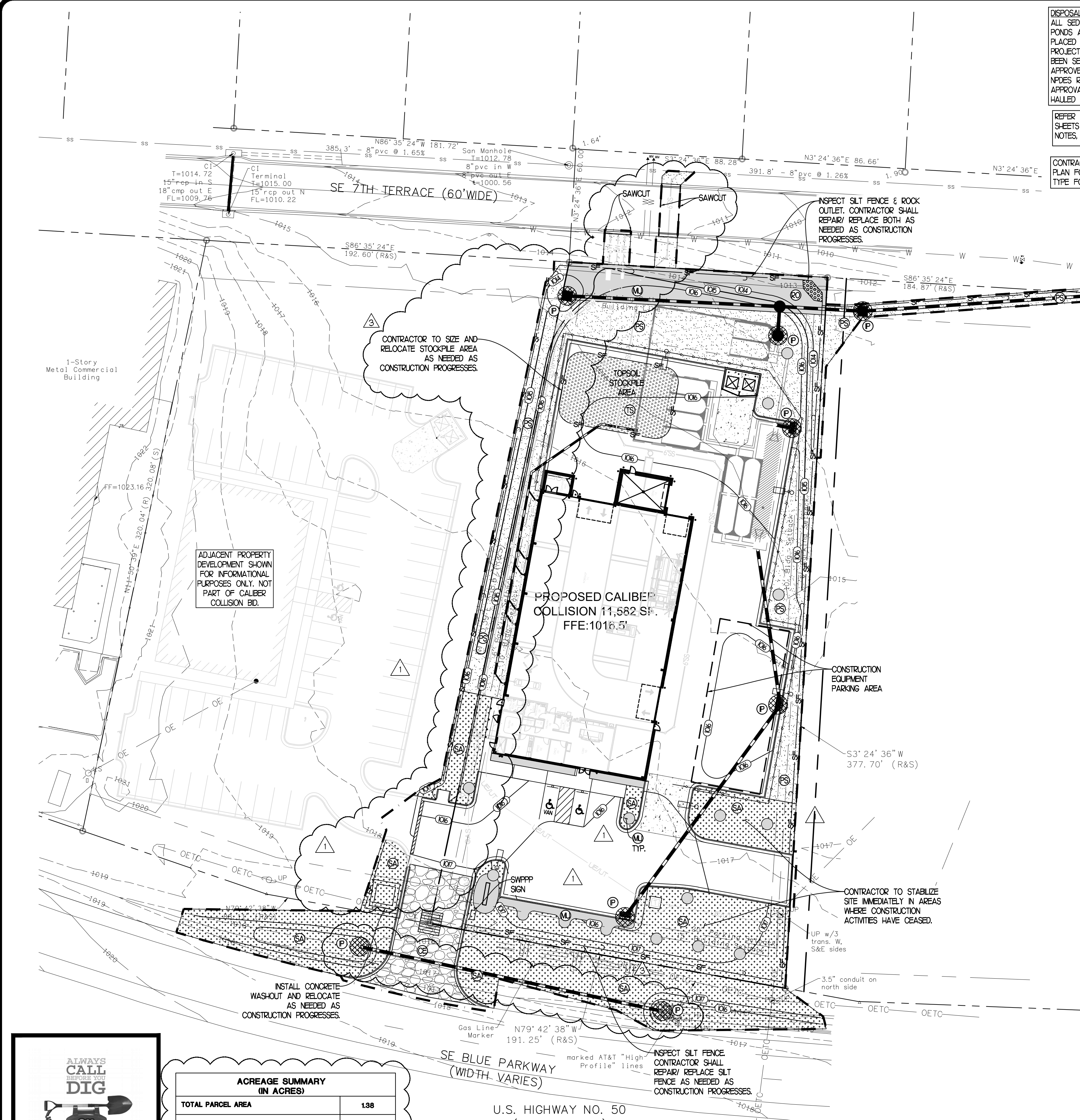


CALIBER COLLISION
710 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN BAC
CHECKED TMB
DATE 04/06/2022
SCALE
DRAWING

EROSION CONTROL PHASE I





DISPOSAL OF SEDIMENT:
ALL SEDIMENT REMOVED FROM SILT FENCE, INLET PROTECTION, SEDIMENT PONDS AND TRAPS, ETC. DURING THE COURSE OF CONSTRUCTION SHALL BE PLACED ON THE TOPSOIL STOCKPILE AND RESPAID AT THE END OF THE PROJECT. SEDIMENT REMOVED FROM THESE ITEMS AFTER THE SITE HAS BEEN SEEDDED SHALL BE HAULED OFF SITE AND DISPOSED OF AT AN APPROVED, LICENSED SPILL AREA THAT IS IN FULL COMPLIANCE WITH THE NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY APPROVALS NECESSARY TO ALLOW FOR THE DISPOSAL OF THIS MATERIAL IF HAULED OFF-SITE.

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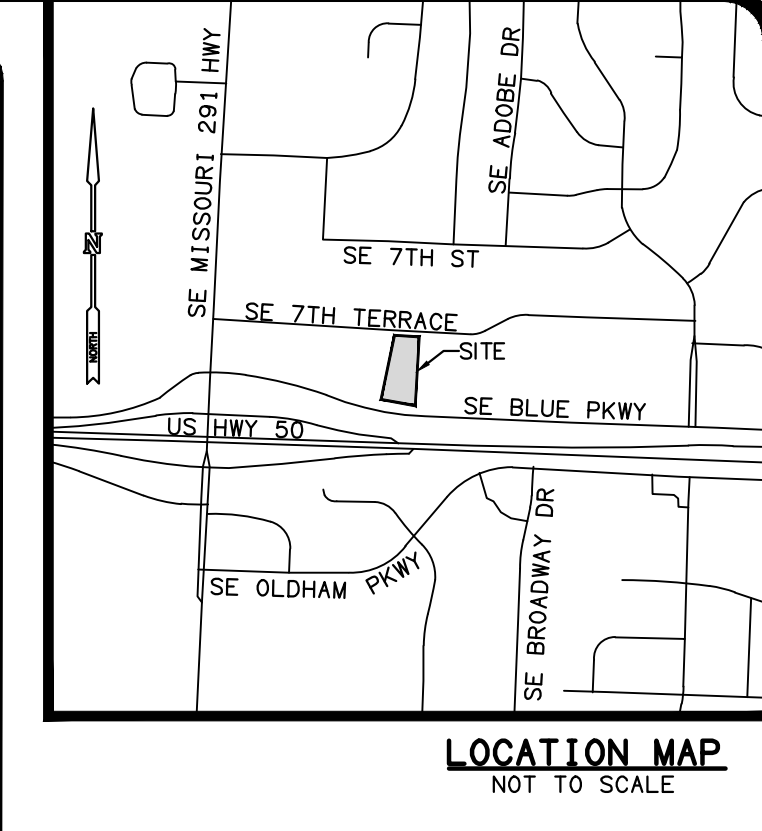
CONTRACTOR TO LOCATE POST-O-JOINS, CONSTRUCTION TRAILER, ETC. ON SITE MAP TO BE MAINTAINED ON-SITE.

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	LIMITS OF DISTURBANCE
---	---	CONTOUR LINE
---	---	STORM DRAIN
---	---	TEMPORARY SILT FENCE
---	---	INLET PROTECTION
---	---	ROCK OUTLET
---	---	CONSTRUCTION ENTRANCE
---	---	TEMPORARY SEEDING AREA
---	---	MULCH-PLANTED AREA
---	---	PERMANENT SEEDING AREA
---	---	SCOOLED AREA



SWPPP CONTACT DURING CONSTRUCTION CROSS DEVELOPMENT ATTN:

DRAINAGE BASIN:
MISSOURI RIVER WATERSHED

RECEIVING WATERS:
EAST FORK LITTLE BLUE RIVER,
TRIBUTARY OF THE BLUE RIVER -
MISSOURI RIVER WATERSHED

SOILS ON SITE:
• K0082 - ARISBURG-URBAN LAND
COMPLEX, 1 TO 5 PERCENT SLOPES
(HYDROLOGIC SOIL GROUP C)

- EROSION CONTROL MAINTENANCE PLAN:**
- ALL SLOPES 3:1 AND STEEPER SHALL RECEIVE A CURLEX BLANKET OR APPROVED EQUAL. IN ADDITION TO HYDROSEEDING, TEMPORARY BERMS MAY BE NEEDED DAILY UNTIL ALL SLOPES ARE BROUGHT TO GRADE.
 - EXCEPT AS NOTED BELOW, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 31 DAYS FROM WHEN ACTIVITY CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 31 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW). PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION. DIVERSIONS MUST BE STABILIZED PRIOR TO BECOMING FUNCTIONAL.
 - ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED AND REPLACED AS NECESSARY.
 - PROVIDE SILT FENCE AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
 - ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
 - THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
 - TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022

- SEQUENCE OF CONSTRUCTION:**
- PHASE I**
- SUBMIT PLANS FOR REVIEW
 - OBTAIN GRADING PERMIT (MAY INCLUDE PRE-CONSTRUCTION CONFERENCE). CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS REQUIRED FOR DEMOLITION AND LAND DISTURBANCE ACTIVITIES.
 - CONTRACTOR SHALL CONTACT CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES TO SCHEDULE A RECONSTRUCTION MEETING AT (816) 969-2000.
 - REMOVE THE MINIMAL AMOUNT OF PERIMETER SITE FEATURES IN ORDER TO INSTALL STABILIZED CONSTRUCTION EXIT AND SILT FENCE. ENSURE DRAINAGE IS DIRECTED TOWARDS SILT FENCE.
 - INSTALL INLET PROTECTION AT THE EXISTING STORM STRUCTURE OFF THE NORTH EAST CORNER OF THE PROPERTY ON THE ADJACENT PROPERTY.
 - INSTALL SWPPP SIGN, TEMPORARY STOCKPILE AREA, AND DESIGNATE AN AREA FOR THE PARKING OF CONSTRUCTION VEHICLES.
 - BEGIN DEMOLITION OF THE SITE FEATURES PER THE DEMOLITION PLAN. DO NOT BEGIN DEMOLITION OF THE PAVEMENT AND CONCRETE CURB ALONG SE 7TH TERRACE UNTIL READY TO BEGIN WATER MAIN INSTALLATION CONNECTION.
 - INSTALL CONCRETE WASHOUT AT SITE ENTRANCE/EXIT.
 - INSTALL TEMPORARY SEEDING AND MULCH STABILIZATION TO ALL AREAS WHERE WORK WILL BE CEASED FOR A PERIOD OF MORE THAN 7 DAYS.
- PHASE II**
- CONTINUALLY INSPECT AND MAINTAIN ALL BMP'S. REPAIR AND REPLACE ANY BMP'S AS NEEDED.
 - BEGIN GENERAL GRADING OF SITE. APPLY PERMANENT SEEDING TO ALL AREAS AS SOON AS THEY ARE COMPLETE. DO NOT WAIT UNTIL JOB COMPLETION TO PERMANENTLY SEED DISTURBED AREAS. ADD EROSION CONTROL BLANKETS AS NEEDED FOR ALL AREAS WITH SLOPES THAT EXCEED 3:1.
 - INSTALL UNDERGROUND DETENTION SYSTEM PER CONTECH'S SPECIFICATIONS AND THE GRADING PLAN. INSTALL STORM SEWERS AND STRUCTURES. INLET PROTECTION SHALL BE ADDED AT EACH STRUCTURE IMMEDIATELY AFTER THEY HAVE BEEN CONSTRUCTED. CONNECT TO EXISTING STORM STRUCTURE AS SHOWN, REPAIRING/REPLACING ANY APPURTENANCES AS NEEDED.
 - INSTALL UNDERGROUND UTILITIES AND COORDINATE WITH EACH UTILITY PROVIDER. BRING ALL BUILDING'S UTILITIES TO THE PROPOSED PAD LOCATION AND CAP FOR FUTURE CONNECTION.
 - INSTALL WATER LINE EXTENSION TO EXISTING MAIN NORTH OF SE 7TH TERRACE. IMMEDIATELY REPAVE ASPHALT AND INSTALL CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECS.
 - COMMENCE GRADING OF BUILDING PAD AND AREAS AROUND BUILDING PAD.
 - INSTALL CURB AND GUTTER AND FINE GRADE PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE CONSTRUCTION EXIT SHALL BE REMOVED ONLY ONCE THE BUILDING PAD, PARKING LOT, AND DRIVEWAY HAVE BEEN STABILIZED WITH STONE BASE.
 - PAVE SITE AND INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 - COMPLETE BUILDING CONSTRUCTION, SIDEWALKS, PLANTINGS, ETC.
 - REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH ANY DISTURBANCE FROM REMOVAL OF TEMPORARY BMP'S.
 - INSPECT/ CLEAN/ FLUSH UNDERGROUND DETENTION SYSTEM. CONTRACTOR SHALL CONTACT MANUFACTURER FOR FINAL INSPECTION AND CERTIFICATION.
 - CONTACT MOHR FOR FINAL INSPECTION AND OWNER FOR COORDINATION OF FILING THE NOTICE OF TERMINATION (NOT).

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.41
TOTAL DISTURBED AREA	1.79
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STAGE)	65.2%

ALWAYS CALL 811 BEFORE YOU DIG

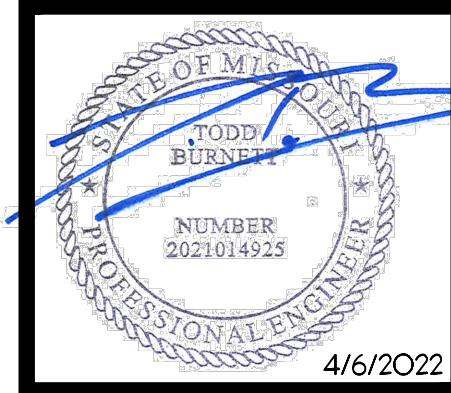
811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

REVISIONS	BY
02.08.2022 REVISION #1	TMB
04.06.2022 SEWER & DISTURB	BAC

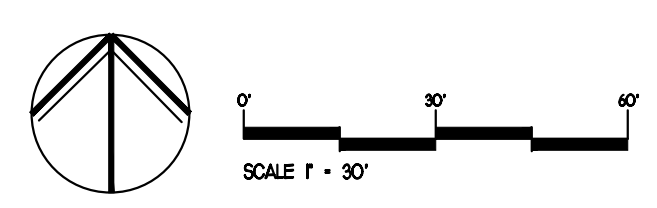
FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-6916

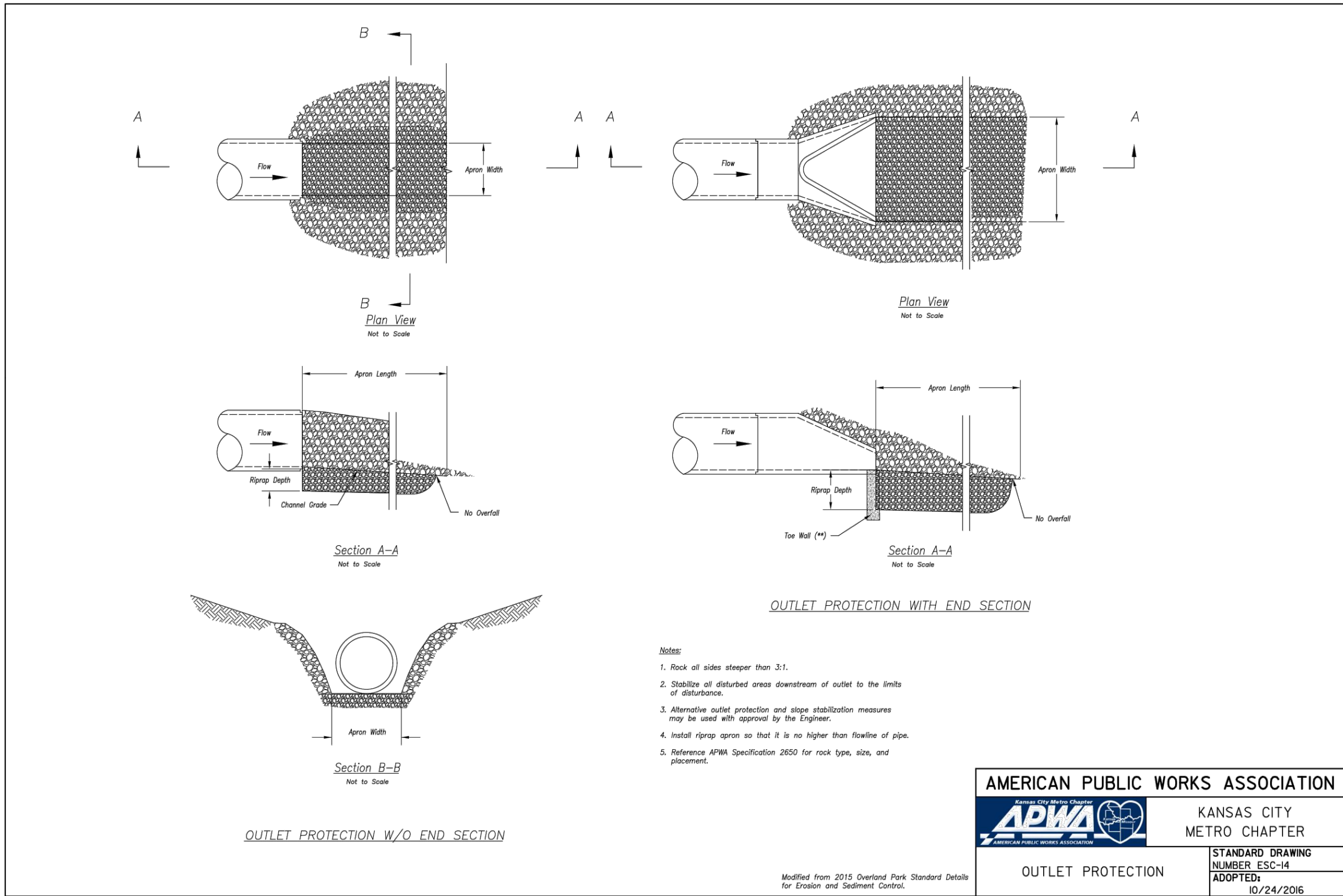
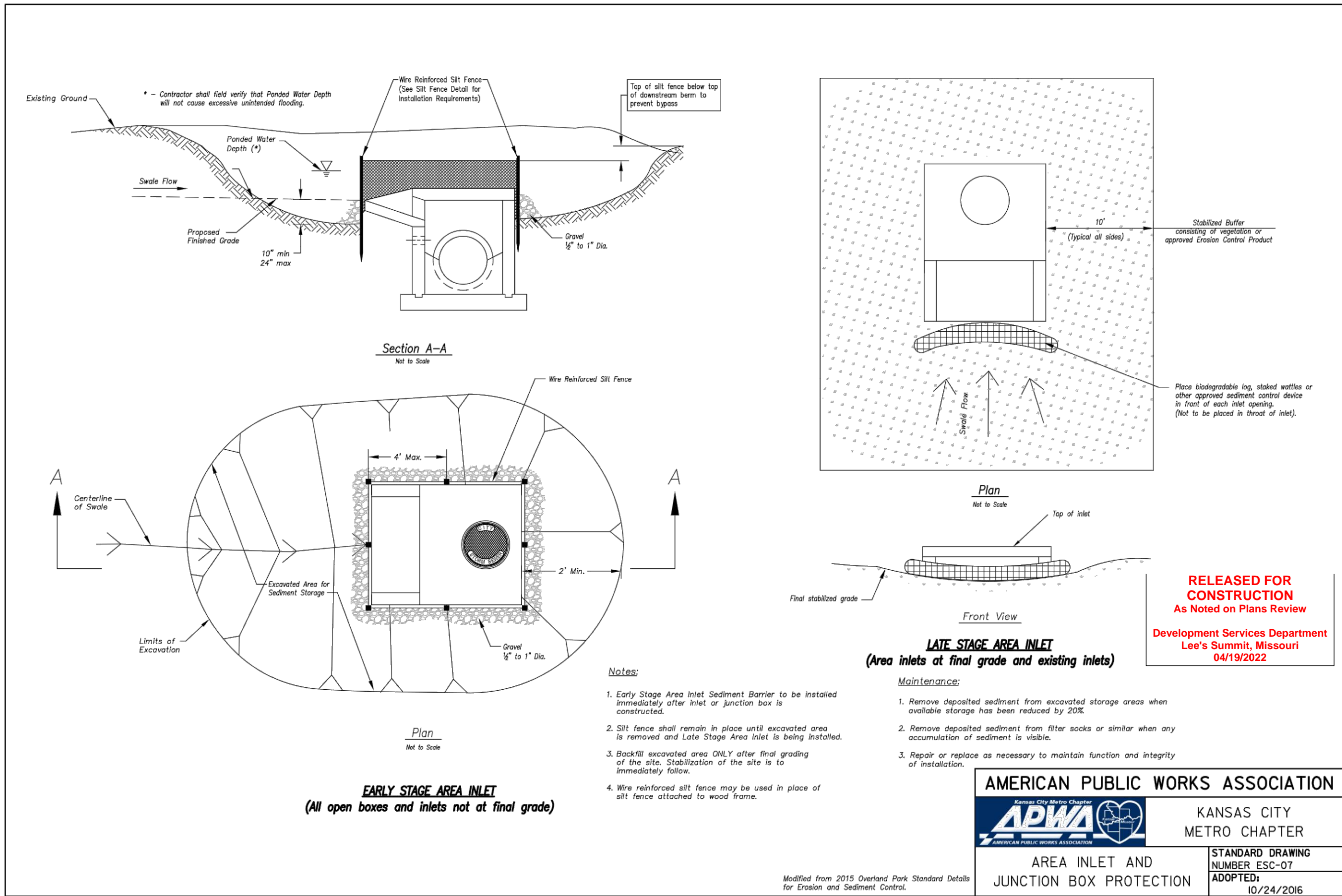
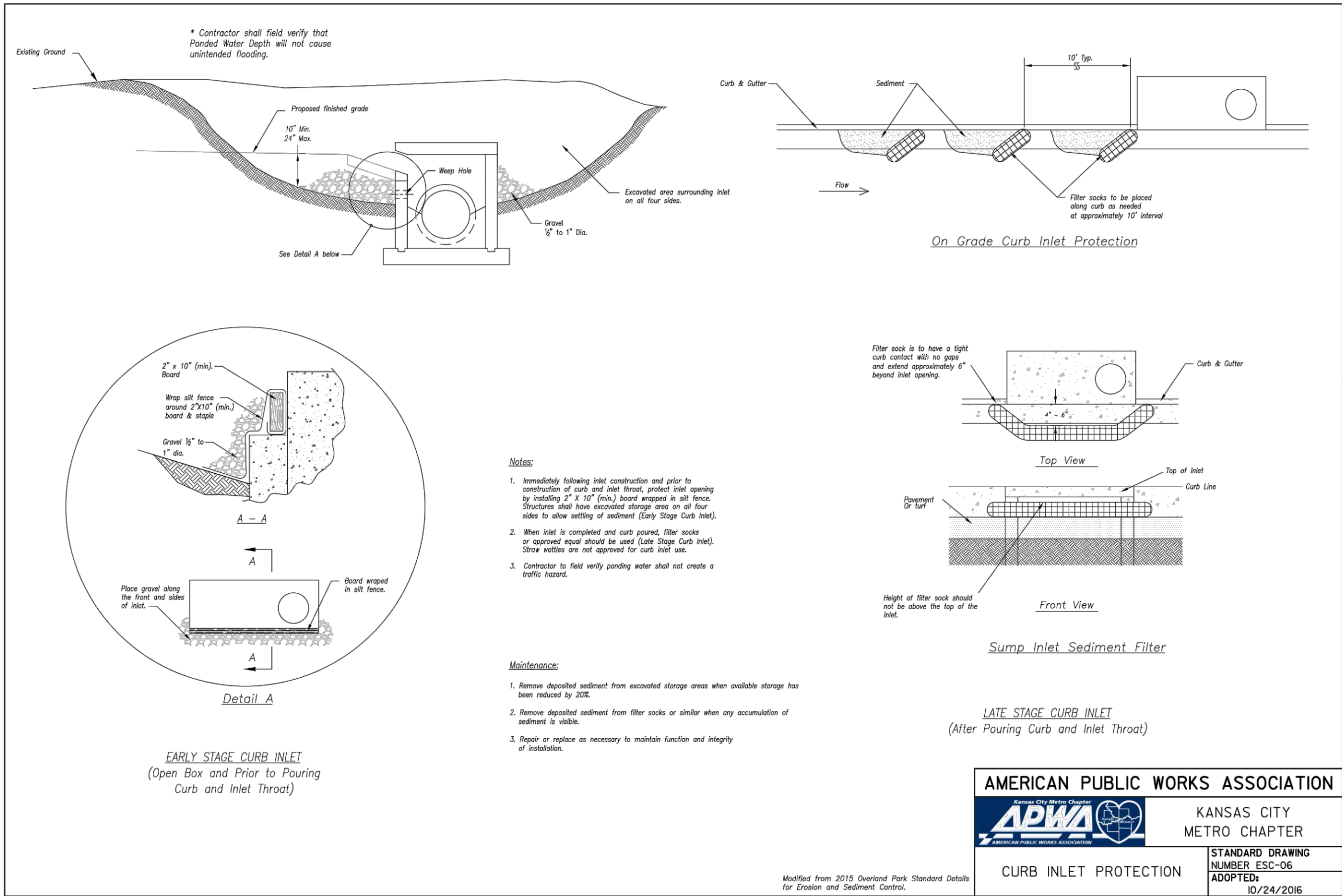
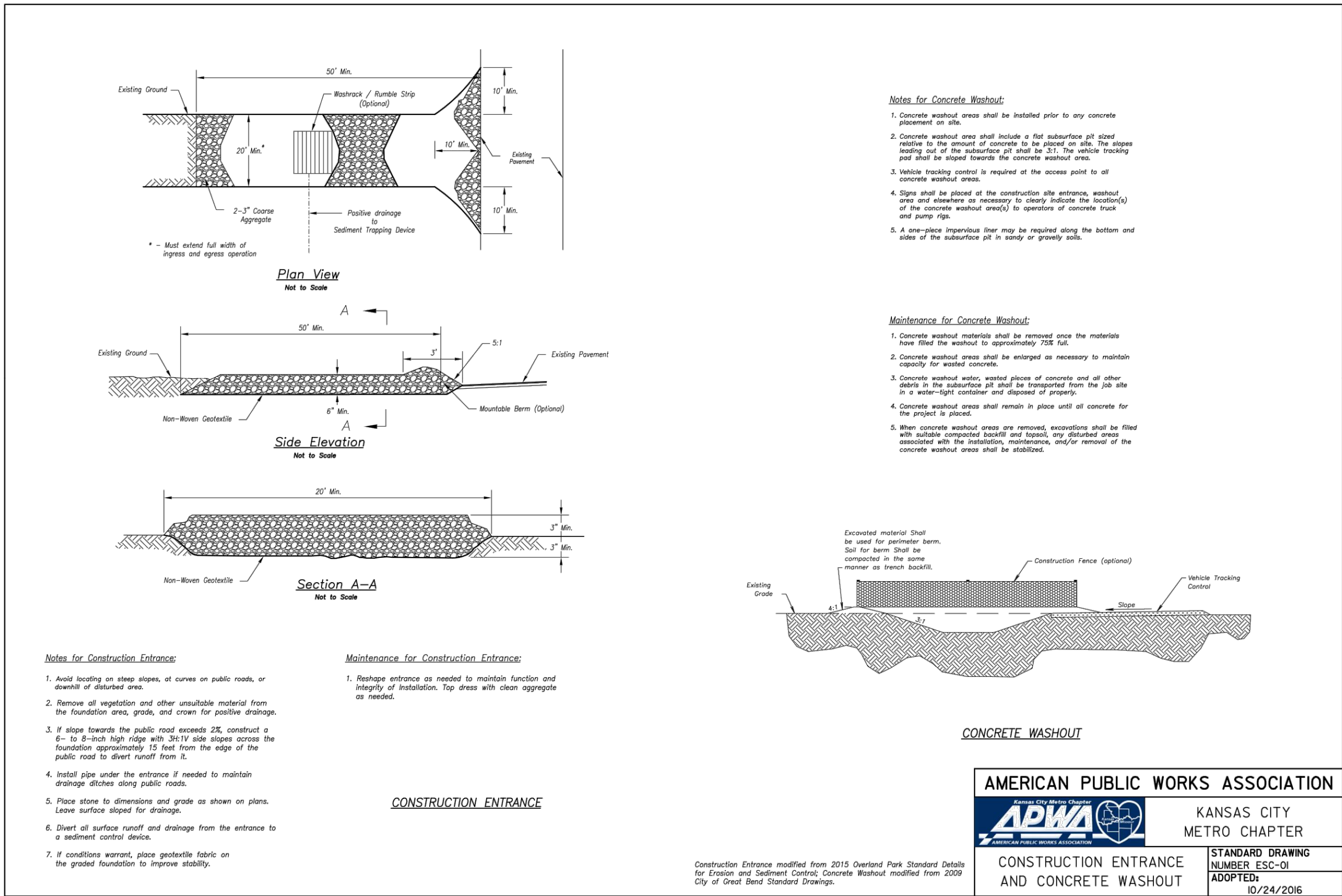


CALIBER COLLISION
710 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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CHECKED TMB
DATE 04/06/2022
SCALE
DRAWING

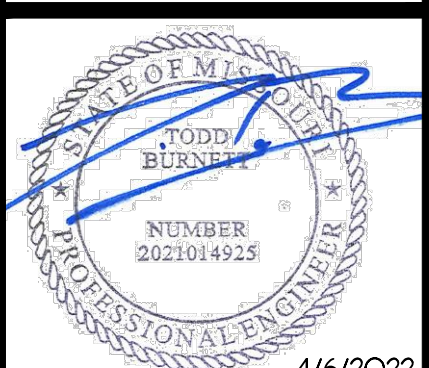
EROSION CONTROL PHASE 2





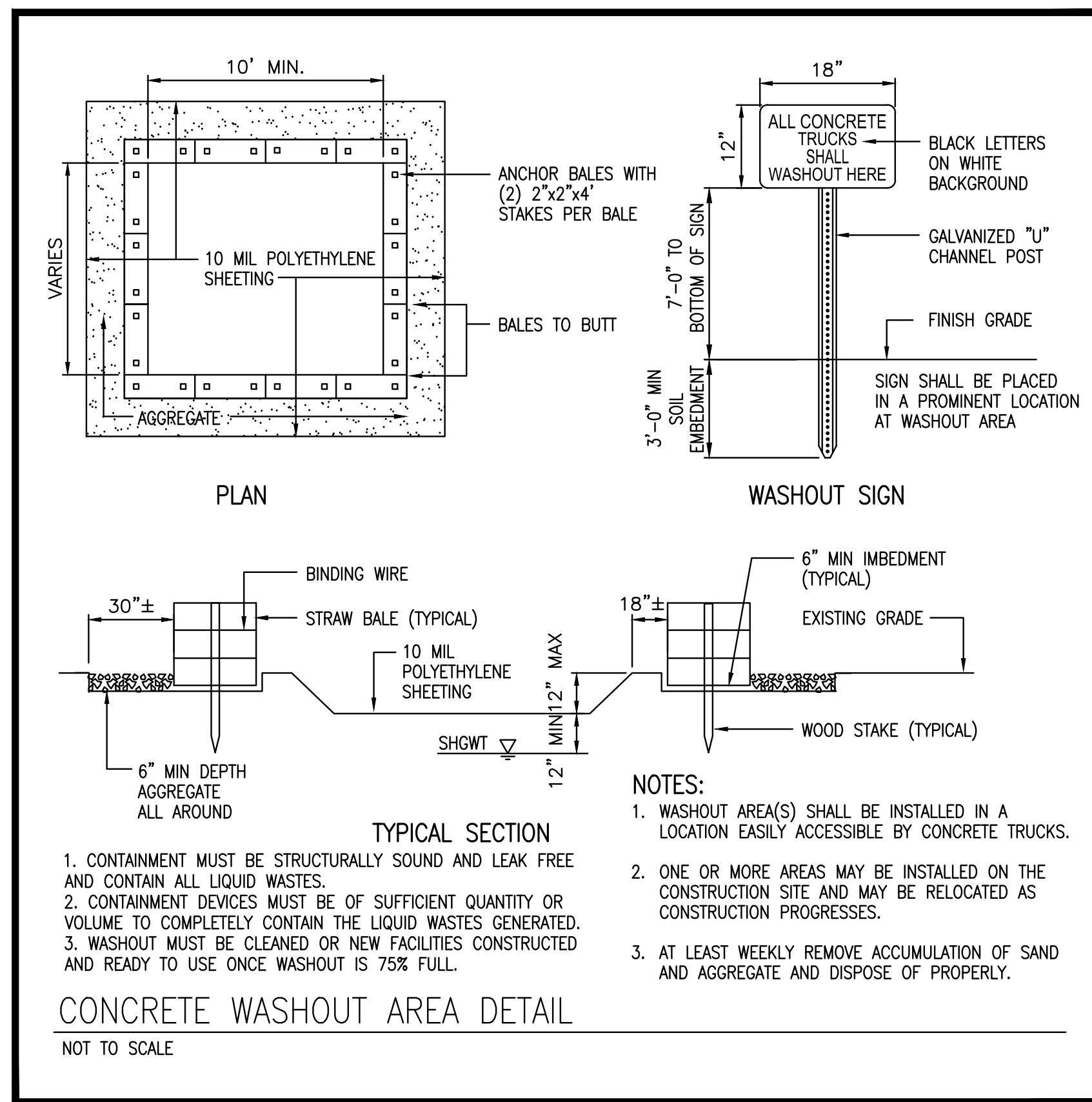
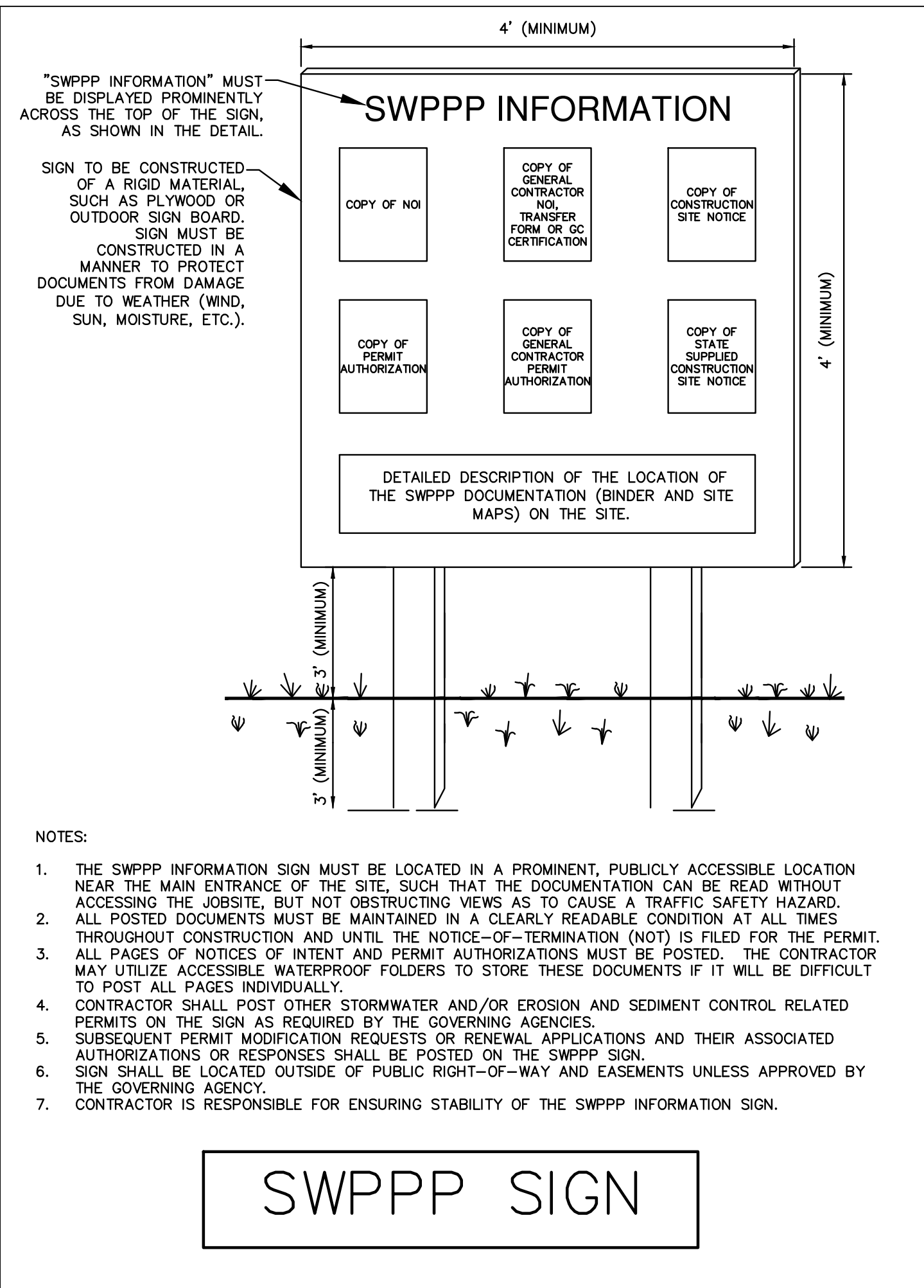
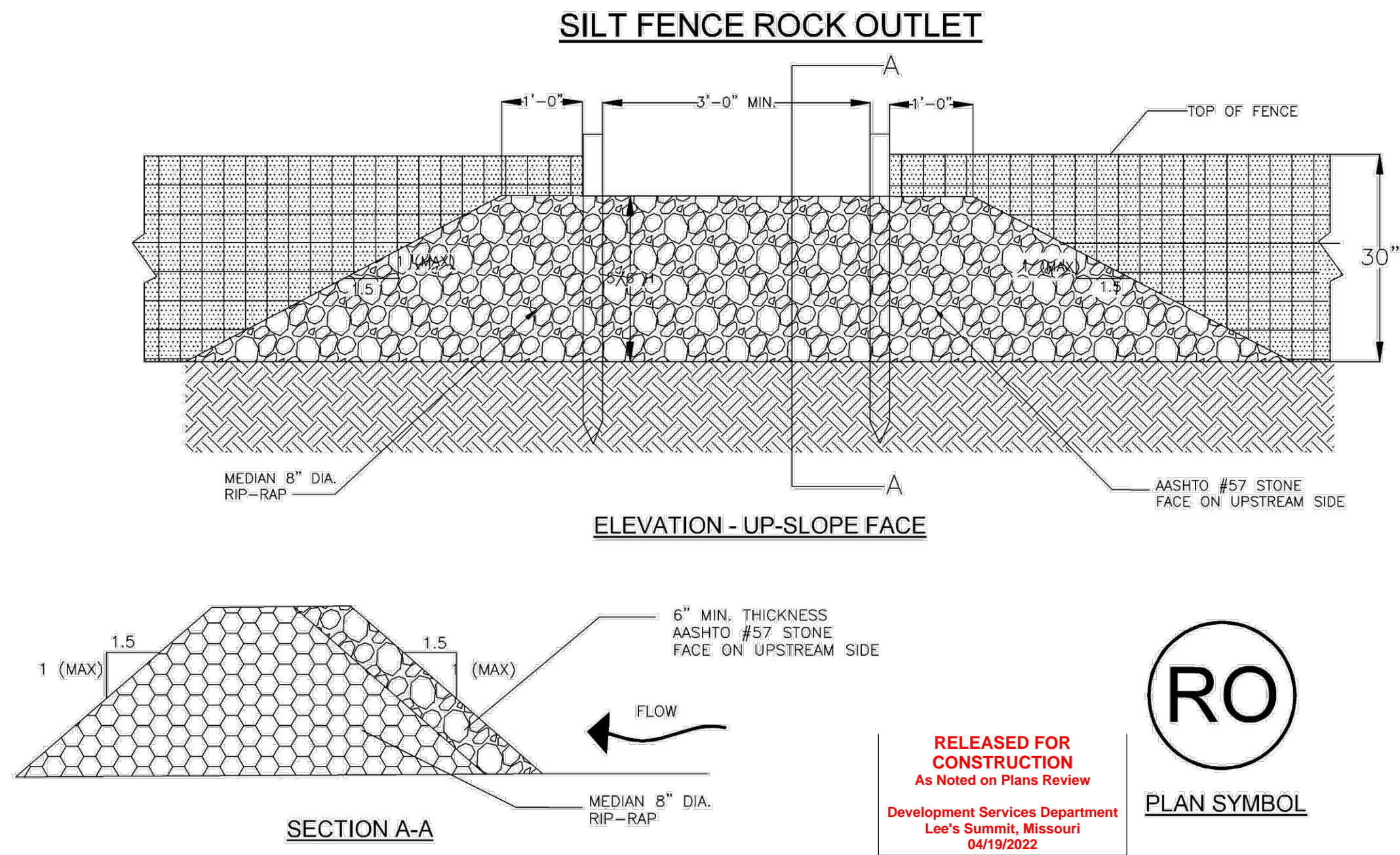
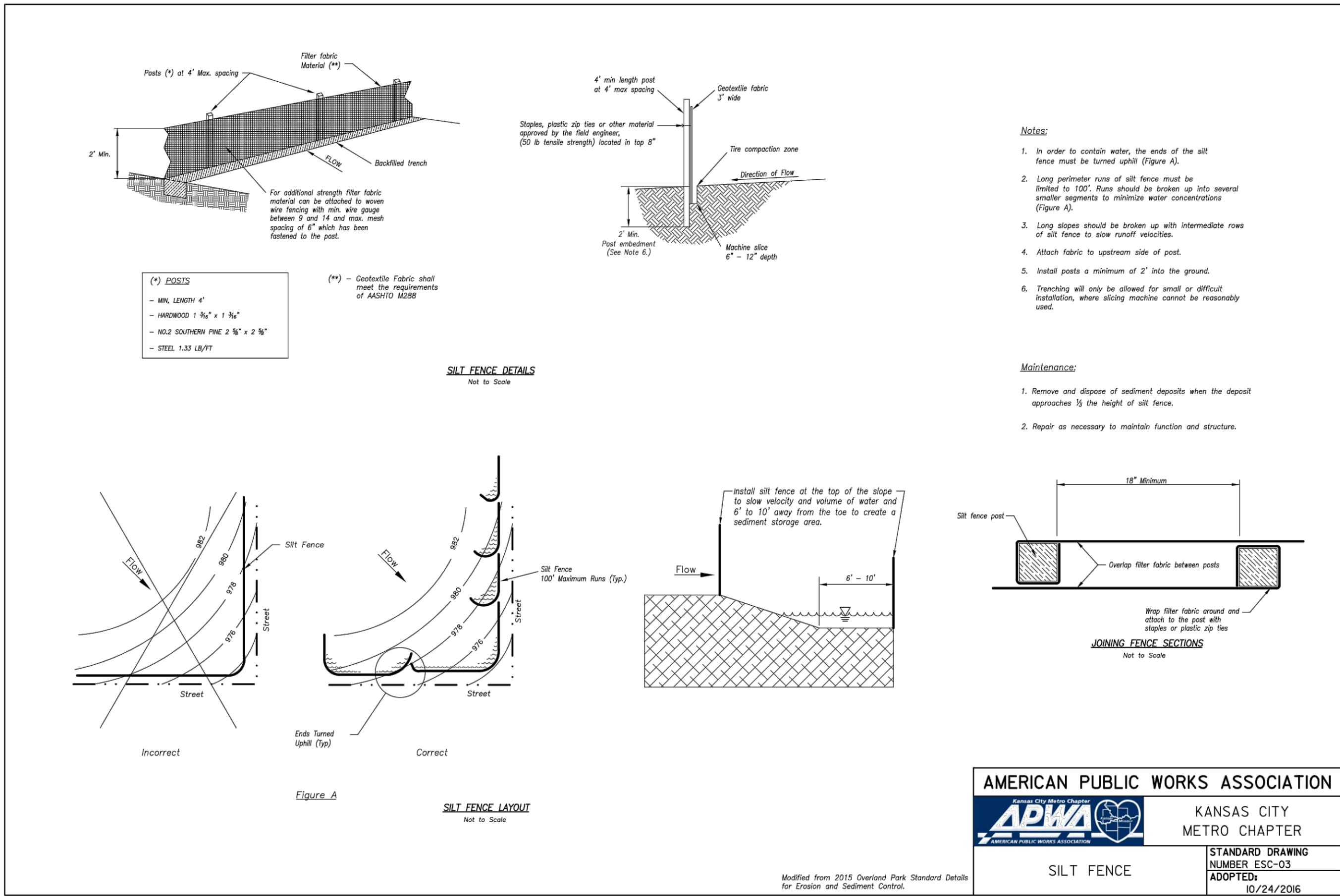
REVISIONS	BY

FREELAND and KAUFFMAN, INC.
 Engineers * Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-8916



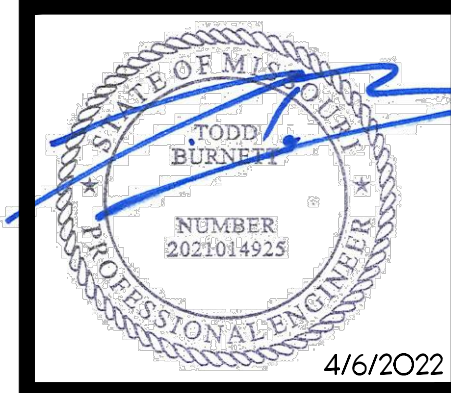
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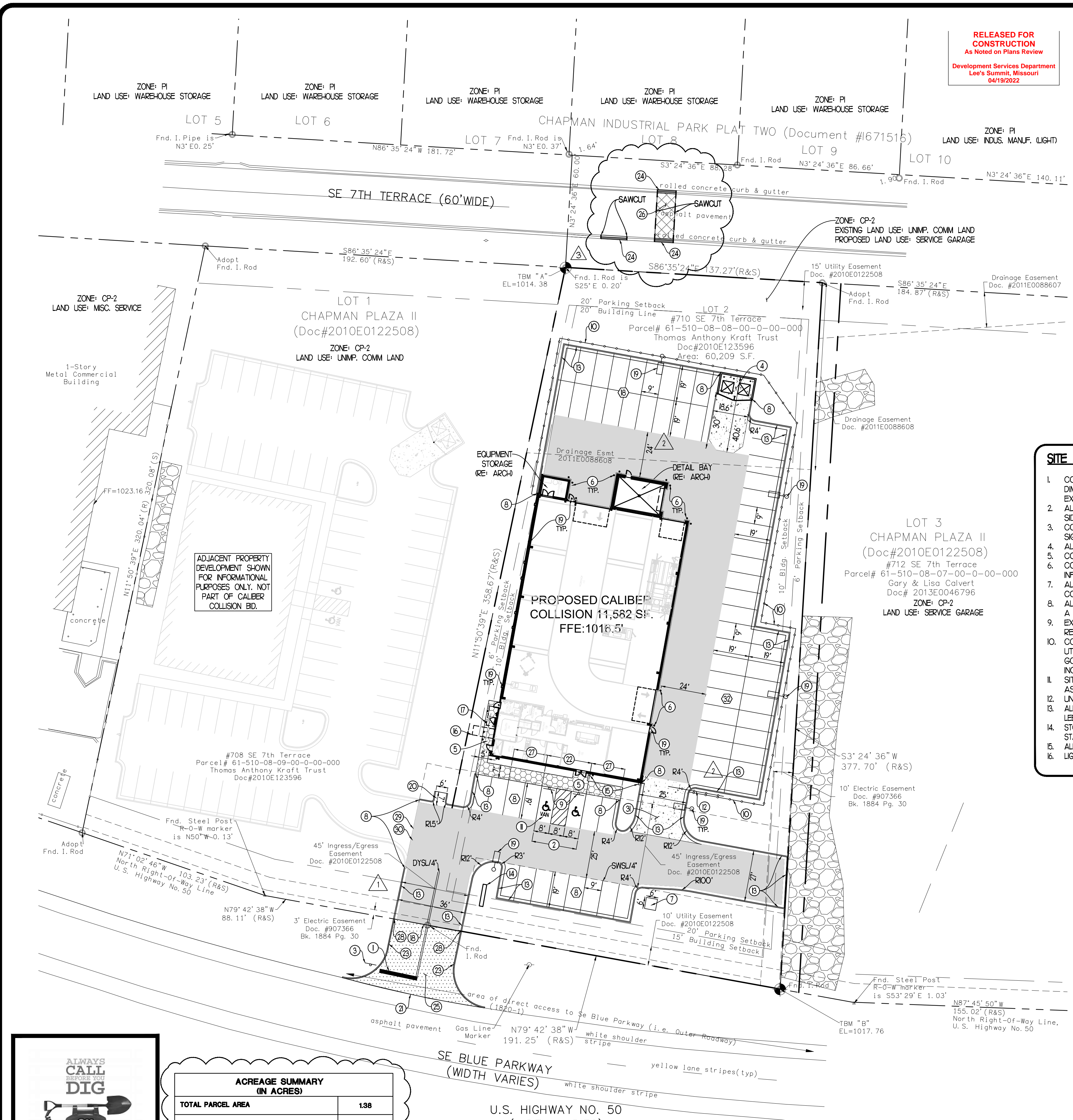
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SCALE	
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	7



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022

ACREAGE SUMMARY AND PARKING SUMMARY:

ACREAGE SUMMARY:
TOTAL PARCEL: 138 AC.
GROSS FLOOR AREA: 11582 SF.
IMPERVIOUS COVER: 0.90 AC. (65%)

PARKING SUMMARY:
MIN REQUIRED: 3 SPACES PER BAY (EACH BAY CAN COUNT)
12 BAYS X 3 = 36 SPACES REQUIRED

PROVIDED:
16* CUSTOMER SPACES PROVIDED
50 STORAGE SPACES PROVIDED
2** ADA SPACES PROVIDED
TOTAL: 66 SPACES TOTAL

NOTES:
* GATES FOR STORAGE PARKING SPACES WILL REMAIN OPEN DURING BUSINESS HOURS TO ALLOW FOR OVERFLOW PARKING (SHOULD IT BE NEEDED).
** TOTAL NUMBER OF ADA PARKING SPACES IS TO BE RESULT OF THE NUMBER OF CUSTOMER SPACES PROVIDED AND NOT TOTAL SPACES PROVIDED.

PROPERTY DATA

PN: 6190-08-08-00-0-00-000
ADDRESS: 710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063

ZONING & SETBACK DATA

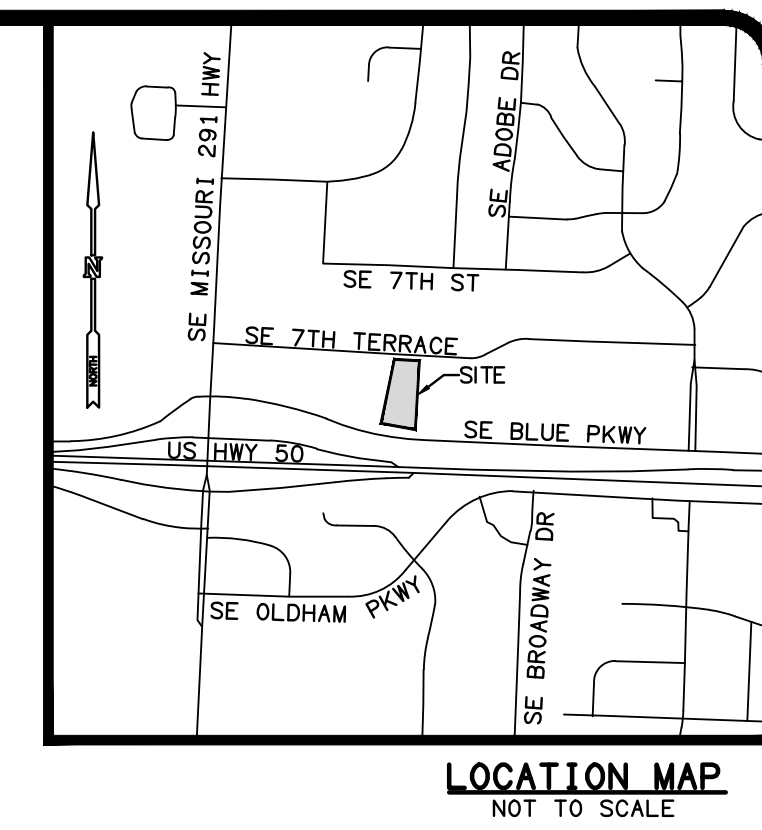
ZONE: CP-2, PLANNED COMMUNITY COMMERCIAL

BUILDING SETBACKS:
FRONT/STREET: 15'
SIDE: 10'
REAR: 20'

LANDSCAPE SETBACKS:
PUBLIC STREET: 20'
SIDE STREET: 6'

FLOOD INFORMATION

FLOOD ZONE "X" (AREA OF MINIMUM FLOOD HAZARD) PER FEMA MAP NO. 29050C0438G EFFECTIVE DATE: JANUARY 20, 2017



REVISIONS	BY
02/08/2022 REVISION #1	TMB
02/25/2022 REVISION #2	TMB
04/06/2022 SEWER & DISTURB	BAC

PAINTING STRIPES LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE

SYMBOL	DESCRIPTION
	HANDICAPPED SYMBOL
	NUMBER OF PARKING SPACES
	SITE SIGNAGE
	BOLLARD
	6' SCREEN FENCE
	CONCRETE PAVING/SIDEWALK
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT*
	STANDARD DUTY ASPHALT*
	CITY SPEC'D CONCRETE**
	CITY SPEC'D ASPHALT**
	PAINTED STOP LINE
	SAWCUT LINE

DEPICTION OF THE DEVELOPMENT ON THE NEIGHBORING PROPERTY TO THE WEST IS SHOWN FOR PLANNING INFORMATION PURPOSES ONLY. THE LAYOUT AND LOCATIONS OF THE SITE FEATURES SHOWN ARE APPROXIMATE AND SHOULD NOT BE CONSIDERED DEFINITE. CONTRACTOR SHALL NOT INCLUDE THE NEIGHBORING DEVELOPMENT IN THE CALIBER COLLISION BID.

ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE

LAND USES OF THE ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE LAND USES SHOWN WERE TAKEN FROM THE JACKSON COUNTY GIS.

- SITE NOTES:**
- CONTRACTOR SHALL REFER TO THE CALIBER COLLISION ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, AND FOR THE EXACT LOCATION OF UTILITY ENTRANCES, ROOF LEADERS, EXIT DOORS, EXIT STOOPS, ETC.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, CENTERLINE OF PARKING, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - ALL STRIPING SHALL BE WHITE, 4" WIDE, UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE MONUMENT SIGN WITH CALIBER COLLISION.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT REGULATIONS AND CODES AND OSHA STANDARDS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS NOTED OTHERWISE.
 - EXISTING SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY HEIDEMAN ASSOCIATES, INC.
 - UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
 - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. ALL HANDICAPPED STALLS SHALL BE PER CITY OF LEE'S SUMMIT STANDARDS. SPACES MARKED "VAN" SHALL RECEIVE A "VAN ACCESSIBLE" SIGN.
 - STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF MISSOURI DEPT. OF TRANSPORTATION AND MUTCD STANDARDS.
 - ALL PARKING SPACES ARE TO BE 9.0' WIDE AND 90' TYPICAL UNLESS NOTED OTHERWISE.
 - LIGHT POLES ARE SHOWN FOR REFERENCE ONLY. RE: PHOTOMETRIC PLAN.

- KEYNOTES:**
- 1 24" WHITE THERMOPLASTIC PAINT STOP BAR (SEE DETAILS)

2 ACCESSIBLE PARKING (SEE DETAIL)

3 STOP SIGN (SEE DETAIL)

4 DUMPSTER ENCLOSURE W/ GATES (RE: ARCH)

5 NEW SIDEWALK (SEE DETAIL AND PLAN FOR WIDTH)

6 6" DIAMETER BOLLARD (SEE DETAIL)

7 CONCRETE TRANSFORMER PAD (SEE DETAIL)

8 TERMINATE CURB AND GUTTER

9 HANDICAP PARKING SIGN IN 6" BOLLARD (SEE DETAIL)

10 6" VINYL PRIVACY FENCE (SEE DETAIL)

11 ACCESSIBLE SPACE WITH SIGN, "VAN" INDICATES VAN ACCESSIBLE, SIGN MOUNTED IN BOLLARD, SEE DETAIL

12 26" SLIDING GATE (RE:ARCH FOR GATE DETAIL)

13 16' X 6' GAS CLEAR SPACE AREA

14 160' X 54' ELECTRICAL CLEAR SPACE AREA

15 TRANSITION FROM ON-SITE ASPHALT TO CITY OF LEE'S SUMMIT STANDARD CONCRETE FOR COMMERCIAL DRIVEWAYS, ENSURE SMOOTH TRANSITION.
- 16 SITE LIGHTING (RE: PHOTOMETRIC PLANS)

17 CONCRETE FLUME (SEE DETAIL)

18 TRANSITION FROM CITY OF LEE'S SUMMIT CONCRETE TO CITY OF LEE'S SUMMIT ASPHALT PAVEMENT, ENSURE SMOOTH TRANSITION.

19 SIDEWALK FLUSH WITH ASPHALT

20 TYPE CG-1 CONCRETE STRAIGHT CURB PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE CITY DETAIL

21 TYPE CG-2 CONCRETE ROLL BACK CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE CITY DETAIL

22 COMMERCIAL DRIVEWAY PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE DETAIL

23 ASPHALT PAVING FOR ROADWAY TRENCH REPAIR PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE DETAIL

24 SIDEWALK TAPER, TAPER INTEGRAL SIDEWALK FROM A HEIGHT OF 0' TO 6' OVER 18 FEET

25 TRANSITION FROM CURB/ CURB & GUTTER TYPES, SEE SITE PLAN FOR ADDITIONAL INFORMATION

26 EDGE OF ASPHALT TO ADJACENT PROPERTY

27 TEMPORARY ASPHALT CURBING, SEE DETAIL

28 HEAVY DUTY CONCRETE PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE DETAIL

CITY OF LEE'S SUMMIT LAND USE SCHEDULE:

TOTAL FLOOR AREA:	11582 SF
LAND AREA:	138 ACRES
REQUIRED PARKING SPACES:	36
PROVIDED PARKING SPACES:	66
IMPERVIOUS COVERAGE:	0.90 ACRES
FLOOR AREA RATIO (FAR):	0.09
LAND USES TO BE PERMITTED:	1

THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY PER THE MISSOURI DNR WELL DATABASE MAPS.

ACREAGE SUMMARY (IN ACRES)

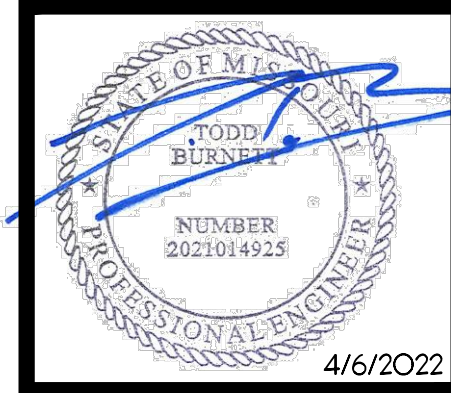
TOTAL PARCEL AREA	138
ON-SITE DISTURBED AREA	138
OFF-SITE DISTURBED AREA	0.41
TOTAL DISTURBED AREA	179
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

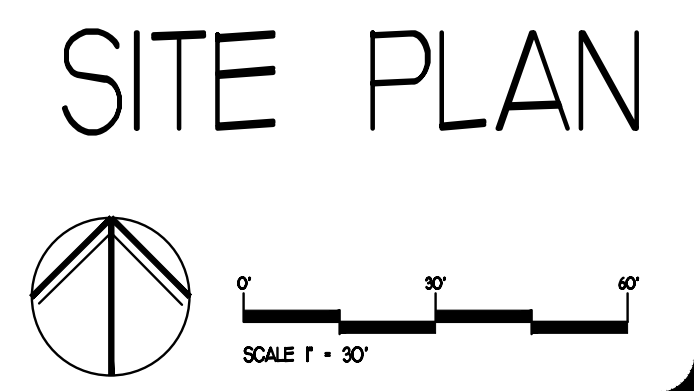
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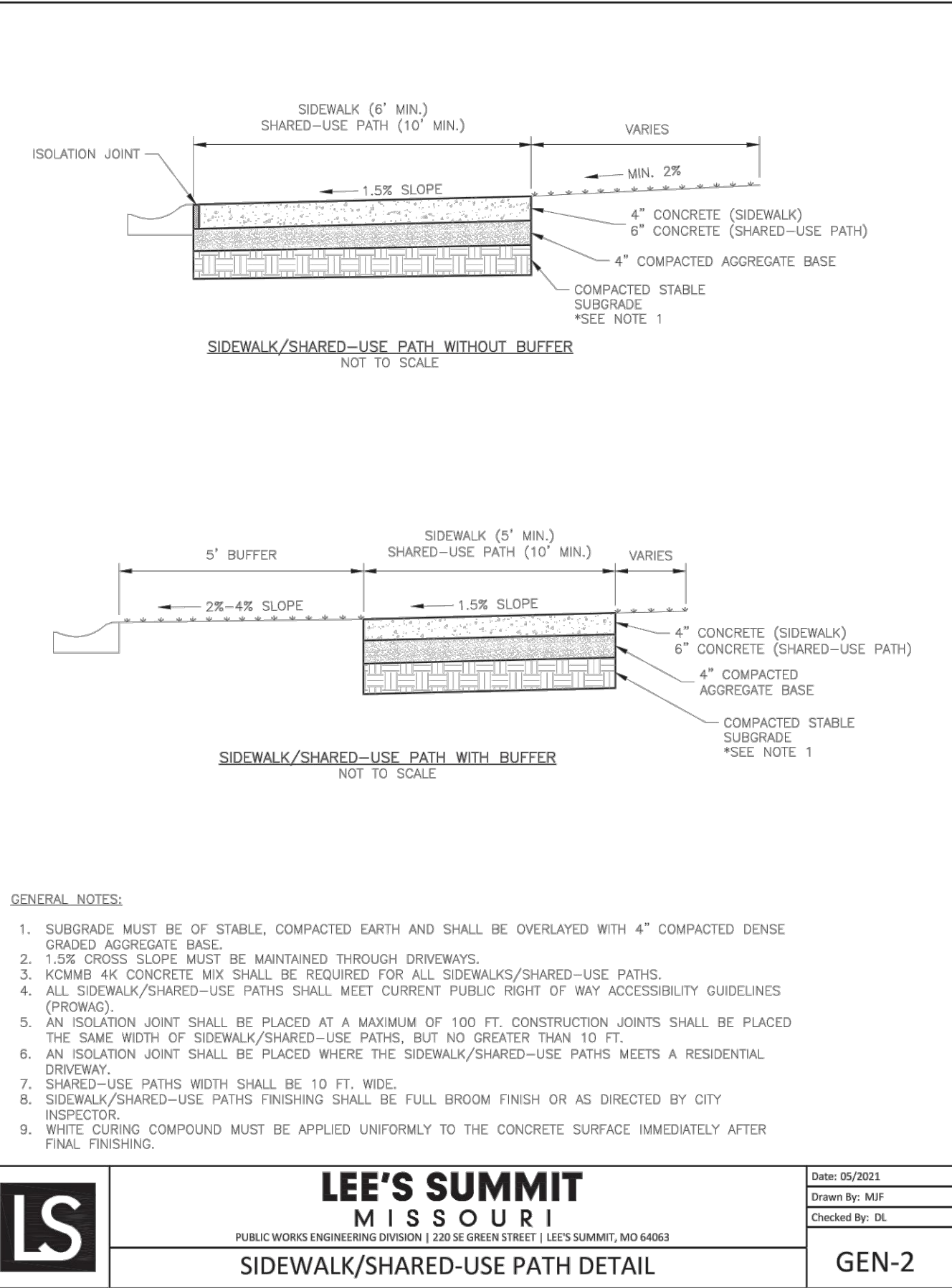
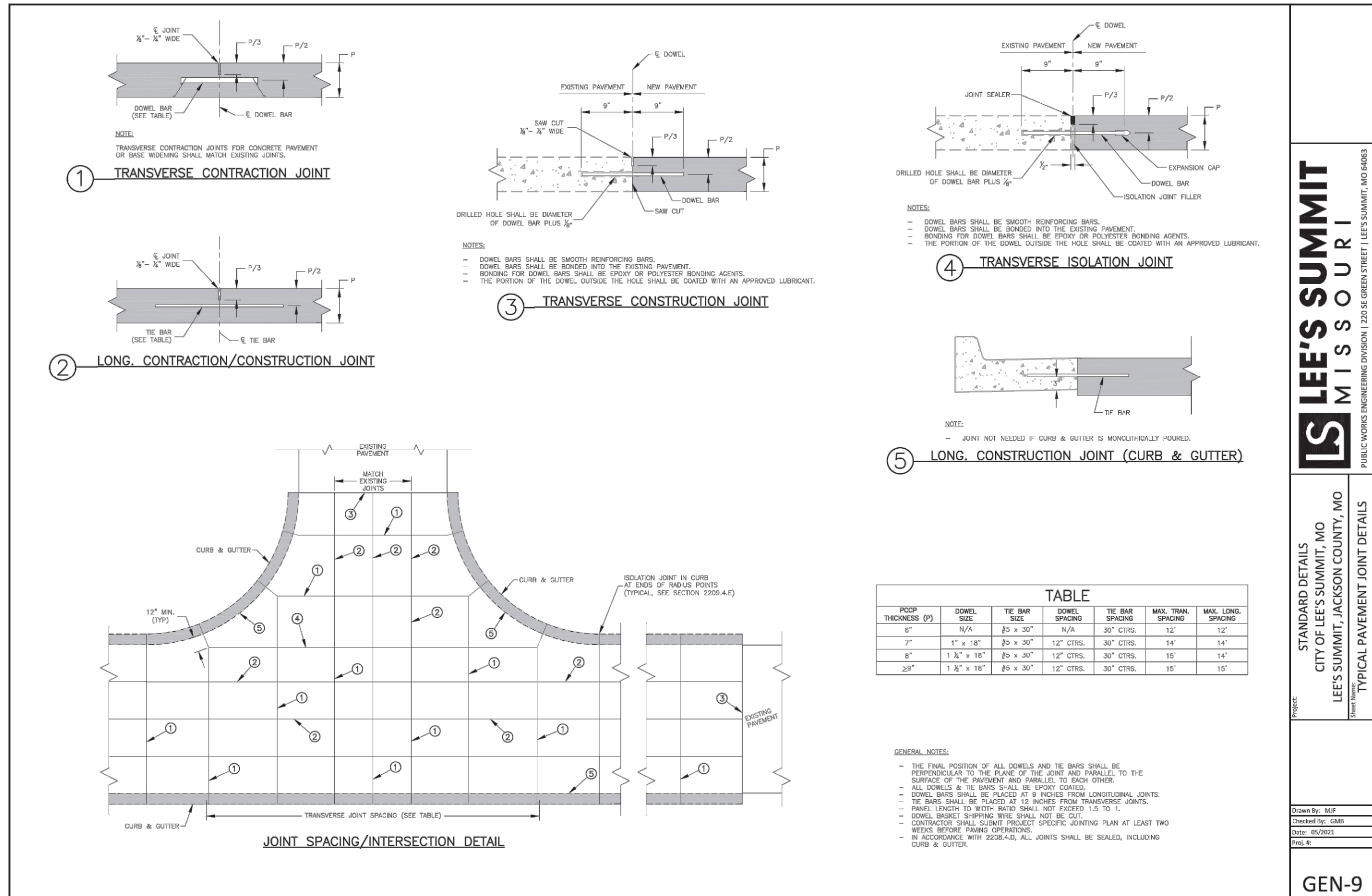
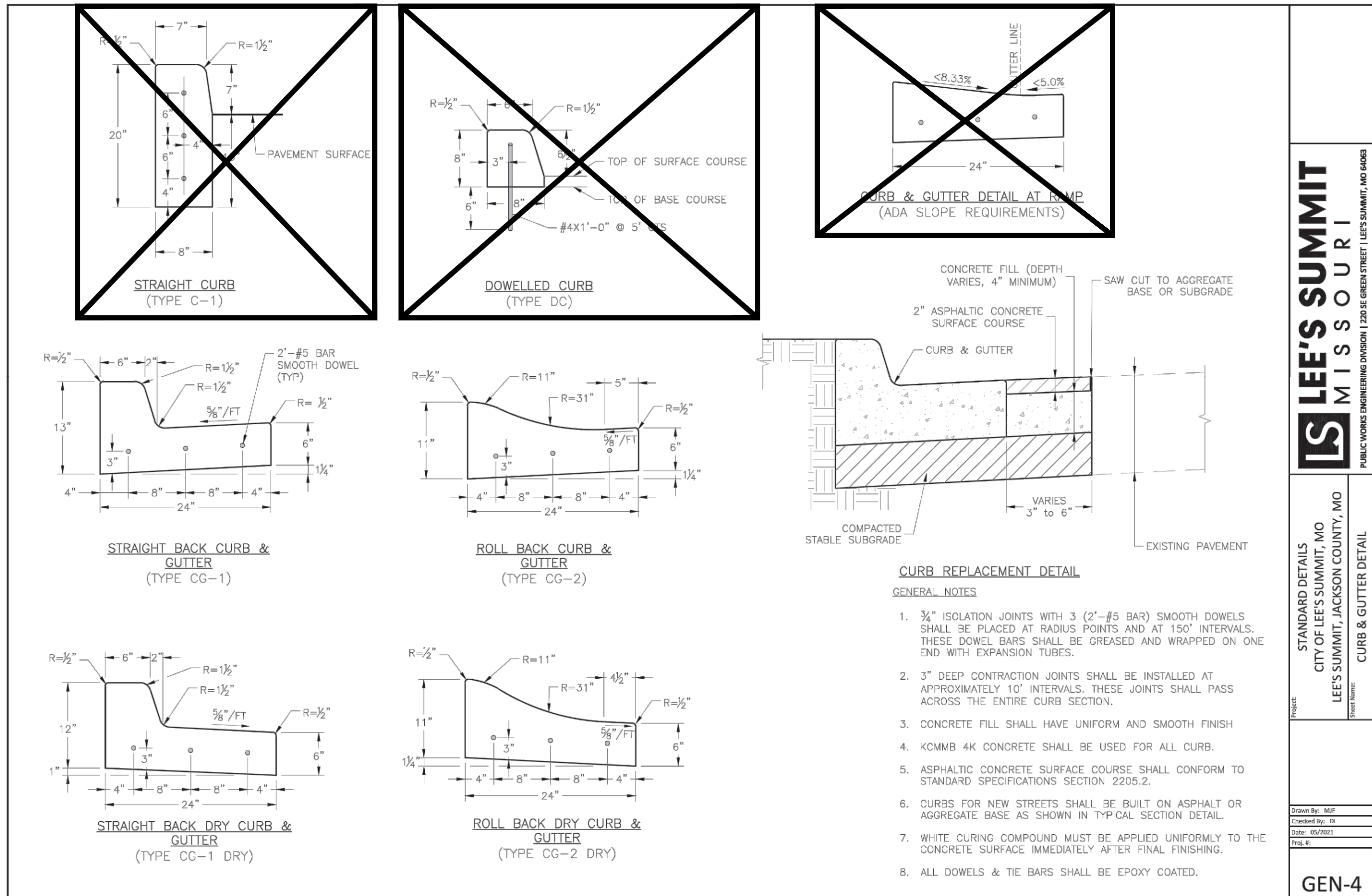
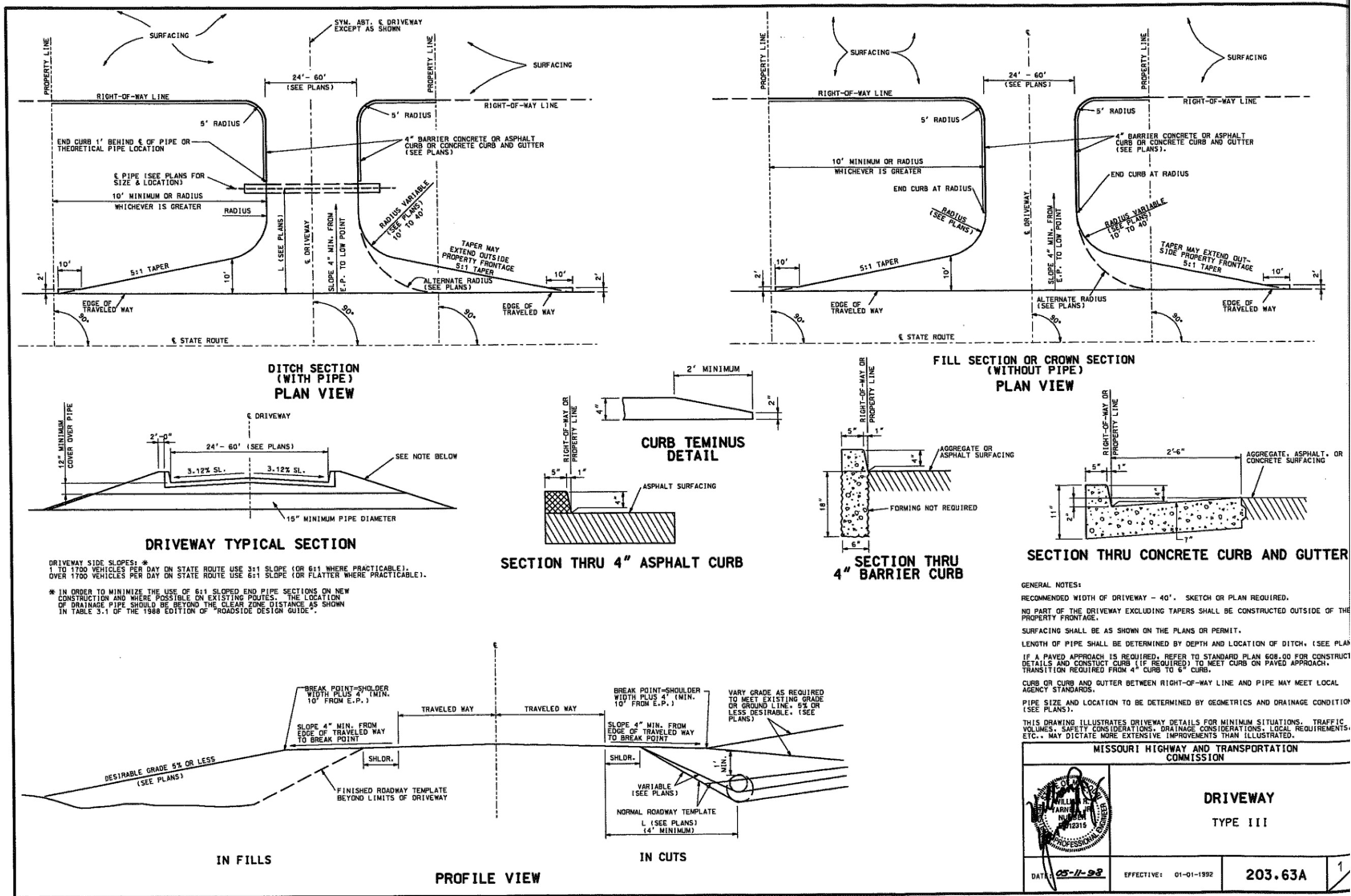
FREELAND and KAUFFMAN, INC.
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CALIBER COLLISION
710 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
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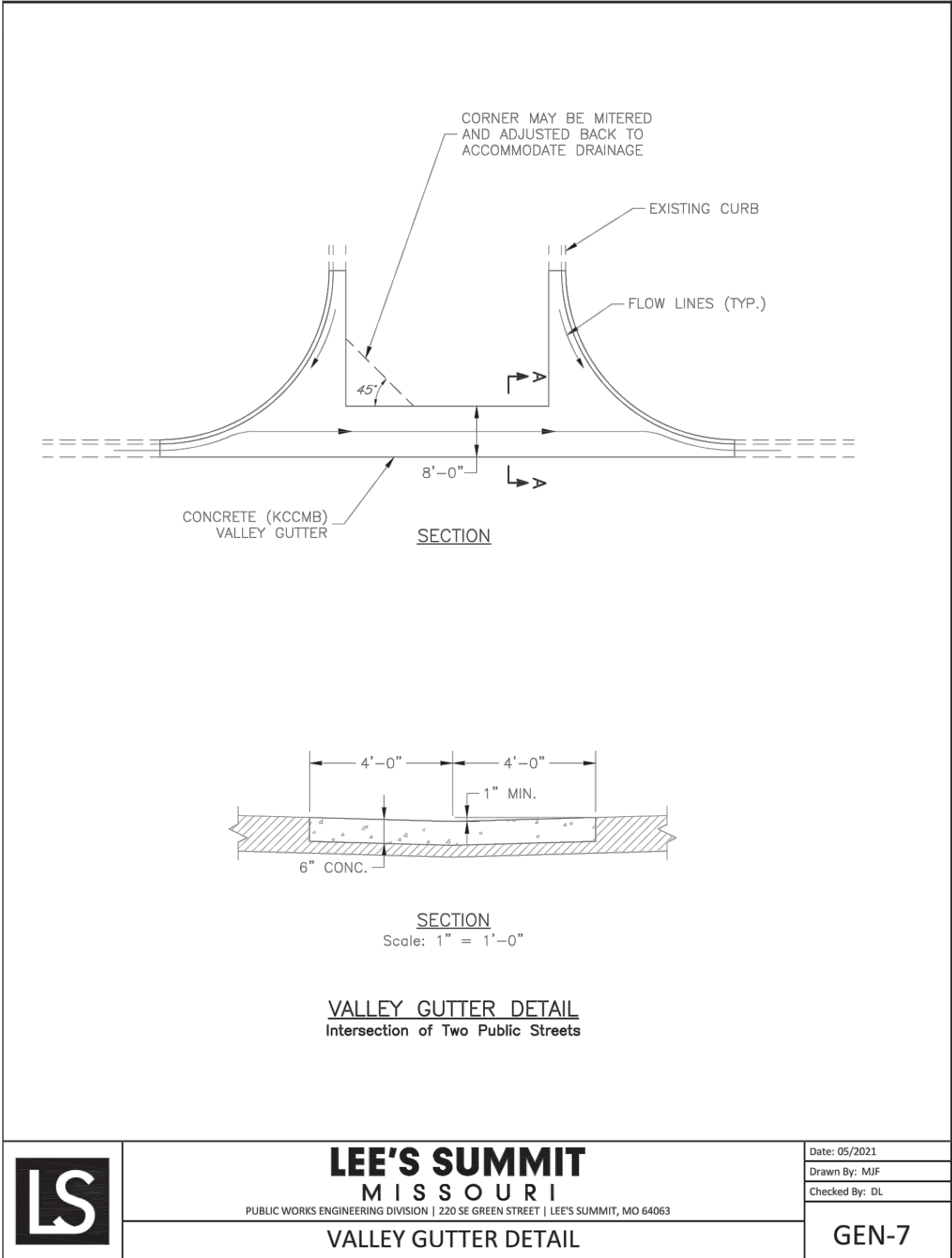
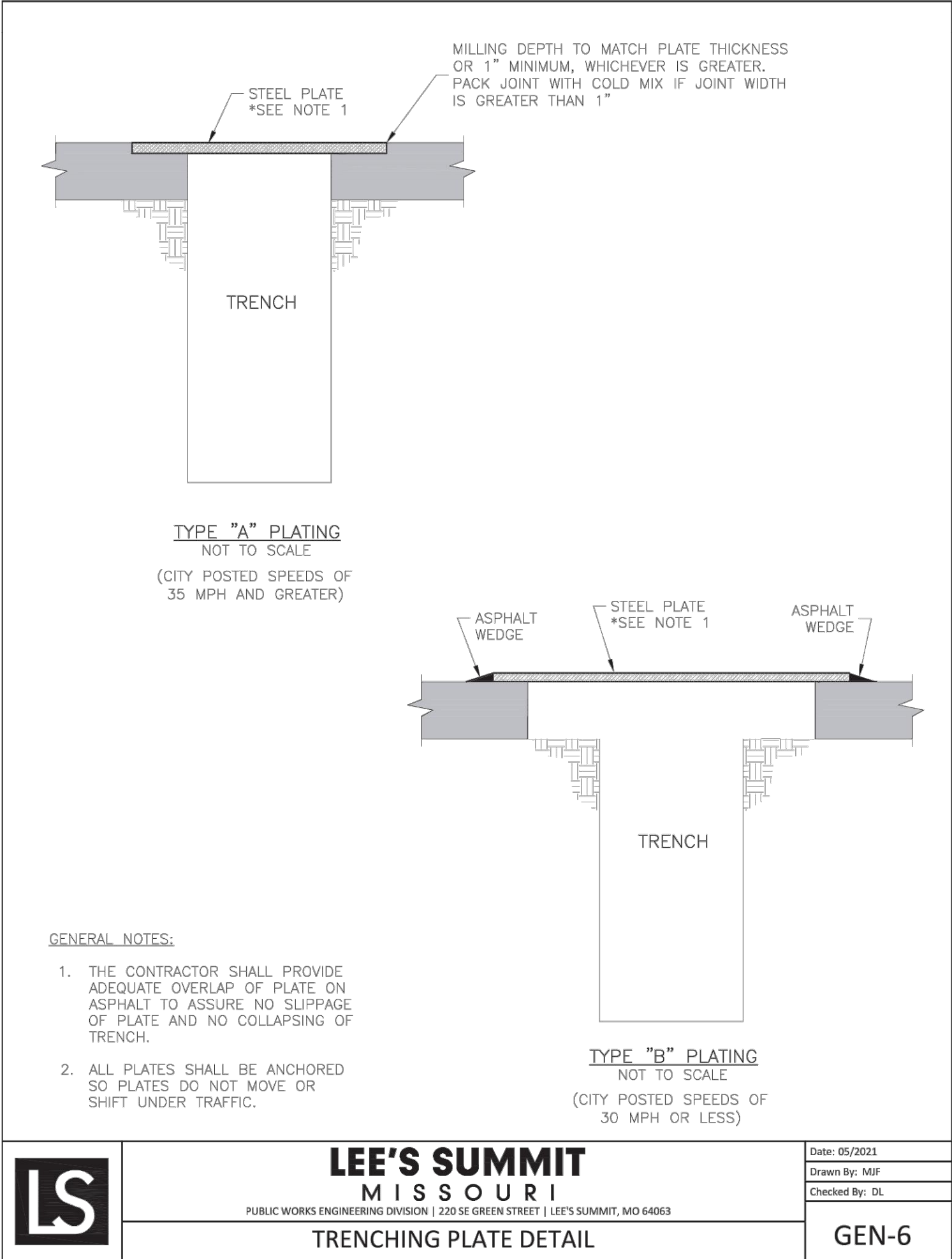
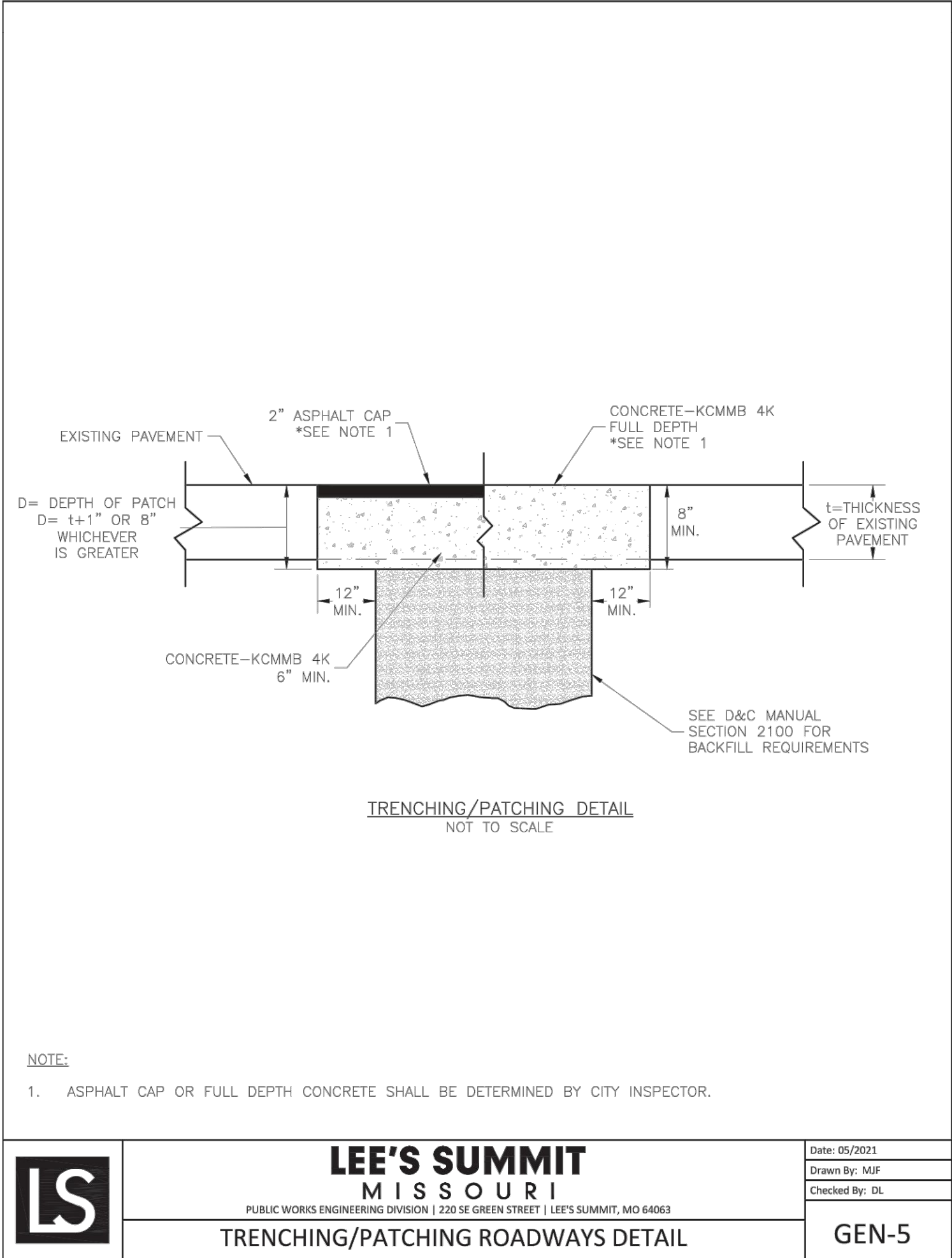
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
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CALIBER COLLISION
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CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
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CARROLLTON, TX 75010
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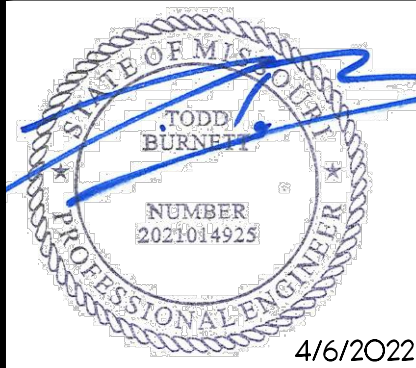
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DATE	04/06/2022
SCALE	
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SITE DETAILS



RELEASED FOR
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022

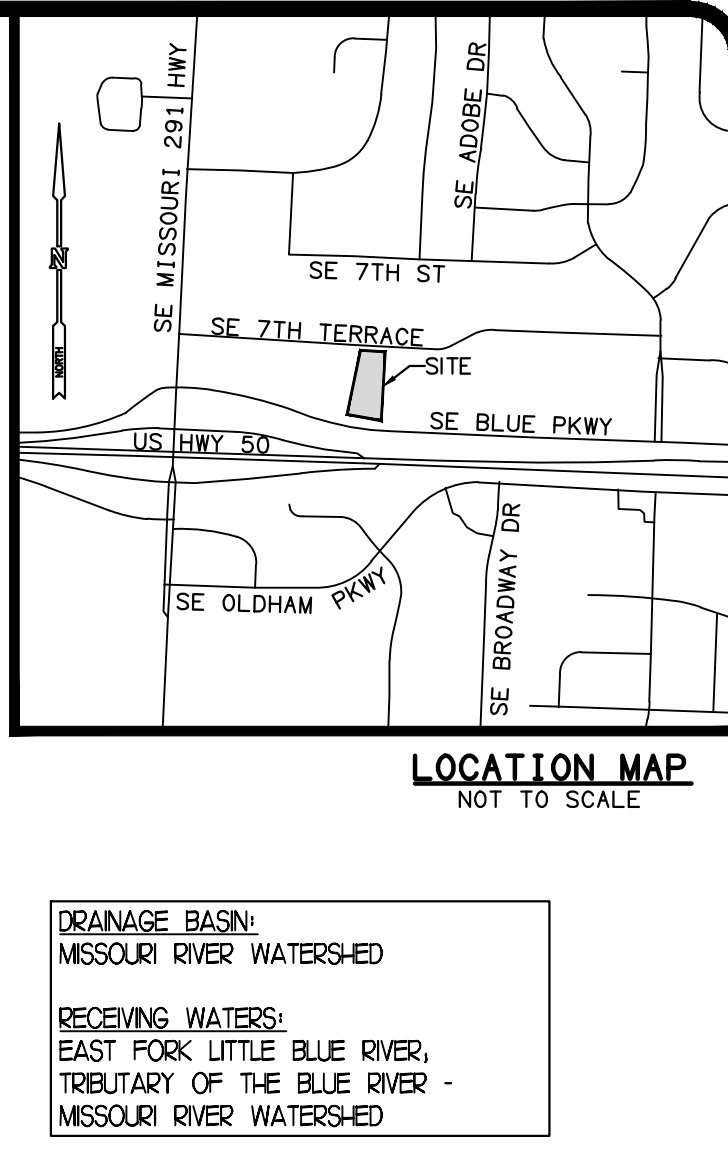
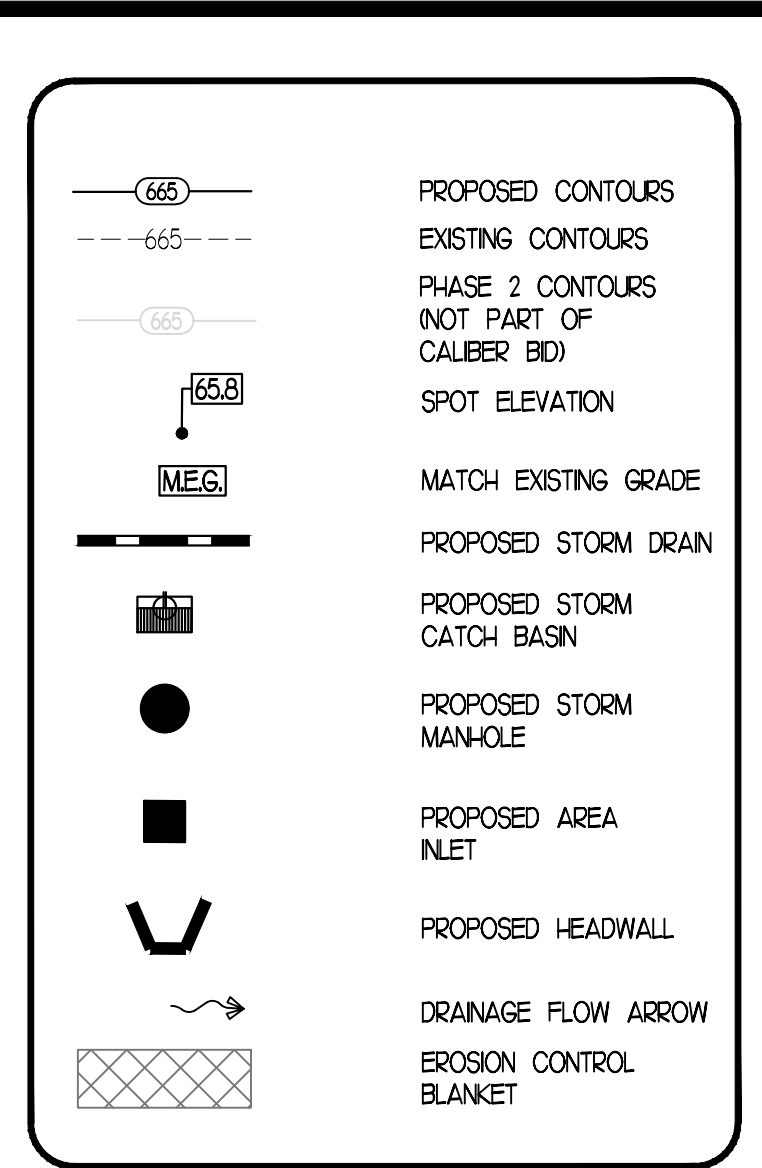
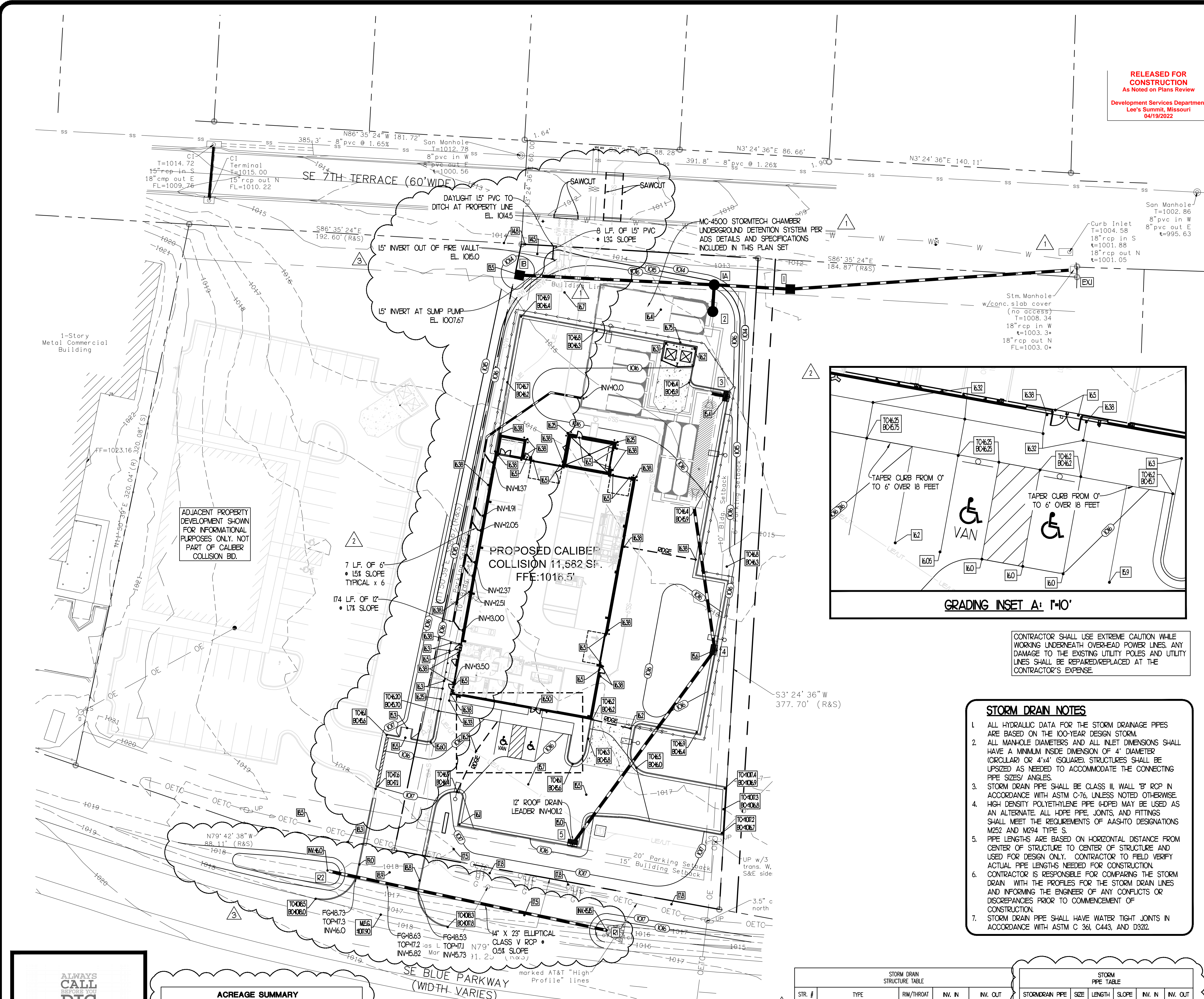
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SITE DETAILS



REVISIONS	BY
02.08.2022 REVISION #1	TMB
02.25.2022 REVISION #2	TMB
04.06.2022 SEWER & DISTURB	BAC

- ### GRADING & DRAINAGE NOTES
- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC. THE CURRENT REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, APPLICABLE SECTIONS OF THE MODOT STANDARD SPECIFICATIONS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - ALL EXISTING STRUCTURES, FENCING, TREES, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE, UNLESS OTHERWISE NOTED TO REMAIN. BURNING ON-SITE SHALL NOT BE ALLOWED.
 - ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST AND SHALL MEET MODOT MINIMUM REQUIREMENTS.
 - ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT ALL THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 192 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) UNLESS NOTED OTHERWISE. NO SLOPES SHALL EXCEED 2:1 IN ANY CASE.
 - AN AS-BUILT DRAWING OF STORM DRAIN LINES AND THE UNDERGROUND DETENTION SYSTEM MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER AND THE CITY OF LEE'S SUMMIT UPON COMPLETION OF THE PROJECT.
 - ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS, OR INSTRUCTED BY THE OWNER.
 - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
 - IF ANY EXISTING STRUCTURES OR SITE FEATURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. STORM PIPE MATERIALS SHALL MEET ALL CITY OF LEE'S SUMMIT, JACKSON COUNTY, AND MODOT REQUIREMENTS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY HEIDMAN ASSOCIATES, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
 - EXISTING STORM DRAIN PIPES IMMEDIATELY ADJACENT TO THE SITE SHALL BE INSPECTED AND CLEANED TO REMOVE ALL SILT AND DEBRIS.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER INLETS AND MANHOLES FOR REVIEW PRIOR TO ORDERING.
 - ROOF LEADERS SHALL DISCHARGE TO SPLASH BLOCKS UNLESS SPECIFICALLY NOTED OTHERWISE. RE-ARCH FOR EXACT NUMBER AND LOCATION.
 - ALL SIDEWALKS TO HAVE 2.00% MAXIMUM CROSS SLOPE AND 5.00% MAXIMUM LONGITUDINAL SLOPE. SLOPES 3:1 AND STEEPER SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET (TOURLEX OR APPROVED EQUAL).
 - INSURE THAT ALL SIDEWALK CURBS LESS THAN 6" HEIGHT OR LESS ARE PAINTED YELLOW PRIOR TO CERTIFICATE OF OCCUPANCY. SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
 - CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).
 - ALL CONSTRUCTED SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A MISSOURI REGISTERED PROFESSIONAL ENGINEER. ADDITIONALLY, FOR CONSTRUCTED SLOPES GREATER THAN FIVE FEET IN HEIGHT, AN INSPECTION AND A STABILITY CERTIFICATE ARE REQUIRED BY A MISSOURI REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE SUFFICIENT TO PERFORM THE INSPECTION AND STABILITY ANALYSIS. FOR ALL CONSTRUCTED SLOPES WITHIN PROPOSED OR EXISTING PUBLIC RIGHTS-OF-WAY, PERIODIC INSPECTIONS AND COMPACTED REPORTS ARE REQUIRED BY A MISSOURI REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE.

- ### STORM DRAIN NOTES
- ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
 - ALL MANHOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4' DIAMETER (CIRCULAR) OR 4'x4' (SQUARE). STRUCTURES SHALL BE UP-SIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
 - STORM DRAIN PIPE SHALL BE CLASS II, WALL 18" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE.
 - HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HDPE PIPE, JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
 - PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

STORM DRAIN STRUCTURE TABLE				
STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
1	FIELD INLET	102.00	1005.25 (A)	1004.95 (BX)
1A	MANHOLE	106.00	1005.90 (B) 1005.70 (C)	1005.70 (B)
B	FIELD INLET	103.50		1007.20 (A)
2	OUTLET CONTROL STRUCTURE	106.20		1006.00 (A)
3	COMBINATION INLET	105.40		1007.90 (UG2)
4	COMBINATION INLET	105.60	1009.70 (C)	1009.50 (UG2)
5	COMBINATION INLET	105.00		1010.00 (4)
EX1	EXISTING MANHOLE	1008.34	1003.30 (B)	
R1	OPEN END PIPE	107.36	106.15 (R2)	
R2	OPEN END PIPE	108.21		106.00 (R3)
UG1	TO UG2	105.60		1007.70 (C)
UG2	TO UG3	104.41		1007.00 (4)

STORM PIPE TABLE					
STORM/DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
1 - EW	18"	64'	1.00%	1004.95'	1003.30'
1A - 1	18"	44'	1.02%	1005.70'	1005.25'
B - 1A	18"	13'	1.61%	1007.20'	1005.90'
2 - 1A	18"	16'	1.94%	1006.00'	1005.70'
3 - UG01	18"	10'	2.01%	1007.90'	1007.70'
4 - UG02	18"	83'	3.02%	1009.50'	1007.00'
5 - 4	18"	89'	0.93%	1010.00'	1006.70'
R2 - R1	14" ELIP.	64'	0.52%	1016.00'	1015.15'

3

WATER TIGHT STORM PIPES:
CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02.

CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D322.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.41
TOTAL DISTURBED AREA	1.79
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

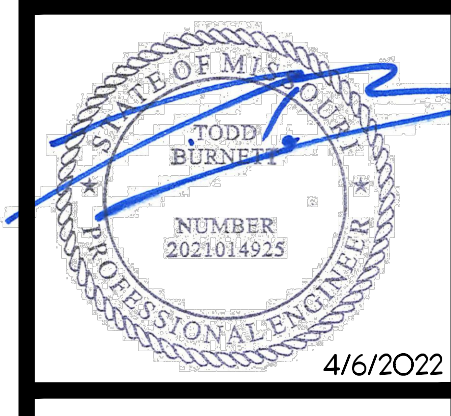
ALWAYS CALL BEFORE YOU DIG

811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

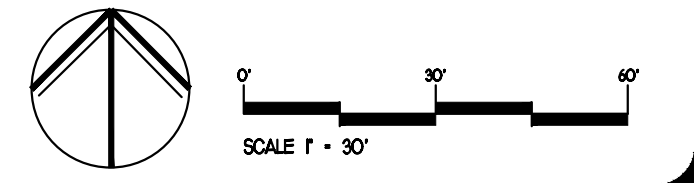
FREELAND and KAUFFMAN, INC.
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CALIBER COLLISION
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CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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SCALE
DRAWING

GRADING PLAN



STORM DRAIN NOTES

- ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
- ALL MANHOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4" DIAMETER (CIRCULAR) OR 4"x4" (SQUARE). STRUCTURES SHALL BE UPSIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
- STORM DRAIN PIPE SHALL BE CLASS III, WALL "B" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE. HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HOPE PIPE JOINTS AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
- PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

INLET DRAINAGE AREAS

TYPE	INLET	AREA (AC.)	TC (MIN.)	IMPERVIOUS COVERAGE (ACRE)	IMPERVIOUS RUNOFF COEFFICIENT	PERVIOUS COVERAGE (ACRE)	PERVIOUS RUNOFF COEFFICIENT	WEIGHTED RUNOFF COEFFICIENT	T*50	T*100	Q50 (CFS)	Q100 (CFS)	PONDING DEPTH @ INLET PER 100-YR STORM (FT)
PROPOSED	1B *	1.70	5	0.04	0.90	1.66	0.35	0.36	11.30	12.60	6.97	7.77	0.30
	3	0.26	5	0.26	0.90	0.00	0.35	0.90	11.30	12.60	2.64	2.95	0.26
	4	0.15	5	0.15	0.90	0.00	0.35	0.90	11.30	12.60	1.53	1.70	0.20
	5	0.62	5	0.47	0.90	0.15	0.35	0.77	11.30	12.60	5.37	5.99	0.39
	R-2	0.94	5	0.29	0.90	0.65	0.35	0.52	11.30	12.60	5.52	6.16	** NOT CALCULATED
EXISTING	EX-1	0.08	5	0.02	0.90	0.06	0.35	0.49	11.30	12.60	0.44	0.49	** NOT CALCULATED
	EX-2	0.47	5	0.08	0.90	0.39	0.35	0.44	11.30	12.60	2.36	2.63	** NOT CALCULATED
	1	0.30	5	0.05	0.90	0.25	0.35	0.44	11.30	12.60	1.50	1.67	** NOT CALCULATED

RUNOFF COEFFICIENTS USED TO CALCULATE THE WEIGHTED RUNOFF COEFFICIENT ARE LISTED BELOW

- LAWNS/GRASS: 0.35
- ROOFS/PAVEMENT: 0.90

RAINFALL DATA FROM NOAA ATLAS 14, VOLUME 8, VERSION 2, LEE'S SUMMIT, MISSOURI

- THE AREA SHOWN FOR INLET 1B ASSUMES THAT THE ADJACENT PROPERTY WILL BE DEVELOPED AND CONNECT ITS STORM SEWER SYSTEM TO STRUCTURE 1B. PER THE CITY OF LEE'S SUMMIT CODE, THE MAXIMUM ALLOWED DISCHARGE FROM THE DEVELOPED SITE IS 3 CFS PER DEVELOPED ACRE. ASSUMING 1.70 ACRES OF DEVELOPED AREA, THE MAXIMUM DISCHARGE ALLOWED FROM THE ADJACENT SITE WOULD BE 5.1 CFS WHICH IS LESS THAN THE EXISTING SITE'S UNDEVELOPED CONDITION (WHICH RESULTS IN THE VALUE(S) SHOWN IN THE TABLE ABOVE). TO BE CONSERVATIVE, THE RELEASES FOR INLET 1B ABOVE ARE USED TO ADEQUATELY SIZE THE STORM SEWER PIPES PROPOSED BY THE CALIBER COLLISION DEVELOPMENT.
- THE PONDING DEPTHS FOR THESE INLETS WERE NOT CALCULATED AS THEY ARE A RESULT OF THE EXISTING CONDITIONS OF THE SURROUNDING PROPERTIES AND ADDITIONAL SURVEY INFORMATION WILL BE REQUIRED TO ACCURATELY CALCULATE. ADDITIONALLY, THESE "INLETS" ARE OPEN-ENDED PIPES AND NOT "STORM STRUCTURES". THEIR PONDING DEPTHS ARE NEGLECTED AS THEY CONTAIN CONDITIONS WHERE PONDING IS NOT AN ISSUE (I.E. CONTAINED WITHIN DITCHES)

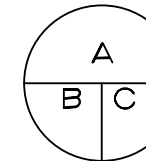
RAINFALL DISTRIBUTION FOR LEE'S SUMMIT, MISSOURI

STORM EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
RAINFALL (INCHES/HR)	5.81	8.35	9.98	11.30	12.60

- THE RAINFALL FOR RAINFALL DISTRIBUTION DATA TAKEN FROM NOAA ATLAS 14, VOLUME 8, VERSION 2 FOR LEE'S SUMMIT, MISSOURI
- STORM DISTRIBUTION TYPE II
- 24-HOUR STORM DISTRIBUTION

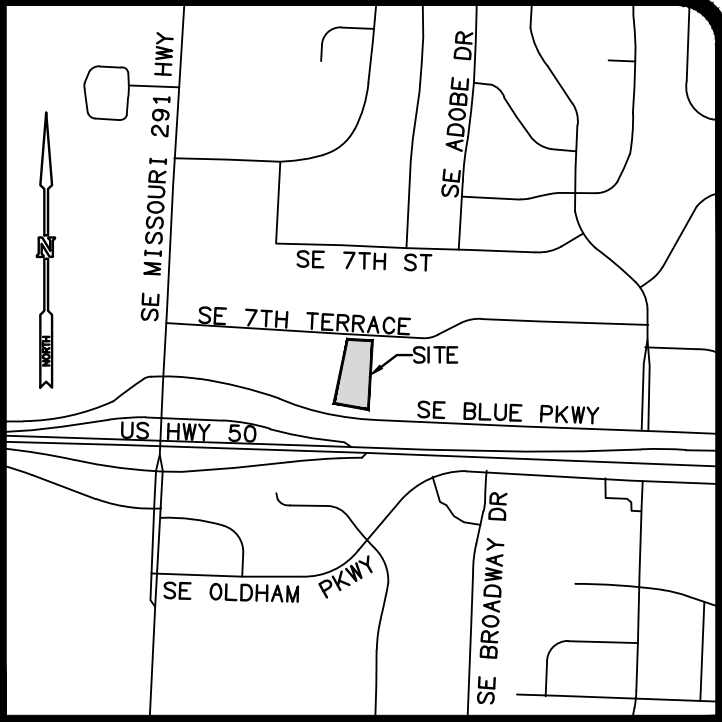
LEGEND

DESCRIPTION



- A = BASIN DESIGNATION
- B = AREA IN ACRES
- C = RUNOFF COEFFICIENT

--- DRAINAGE BASIN BOUNDARY

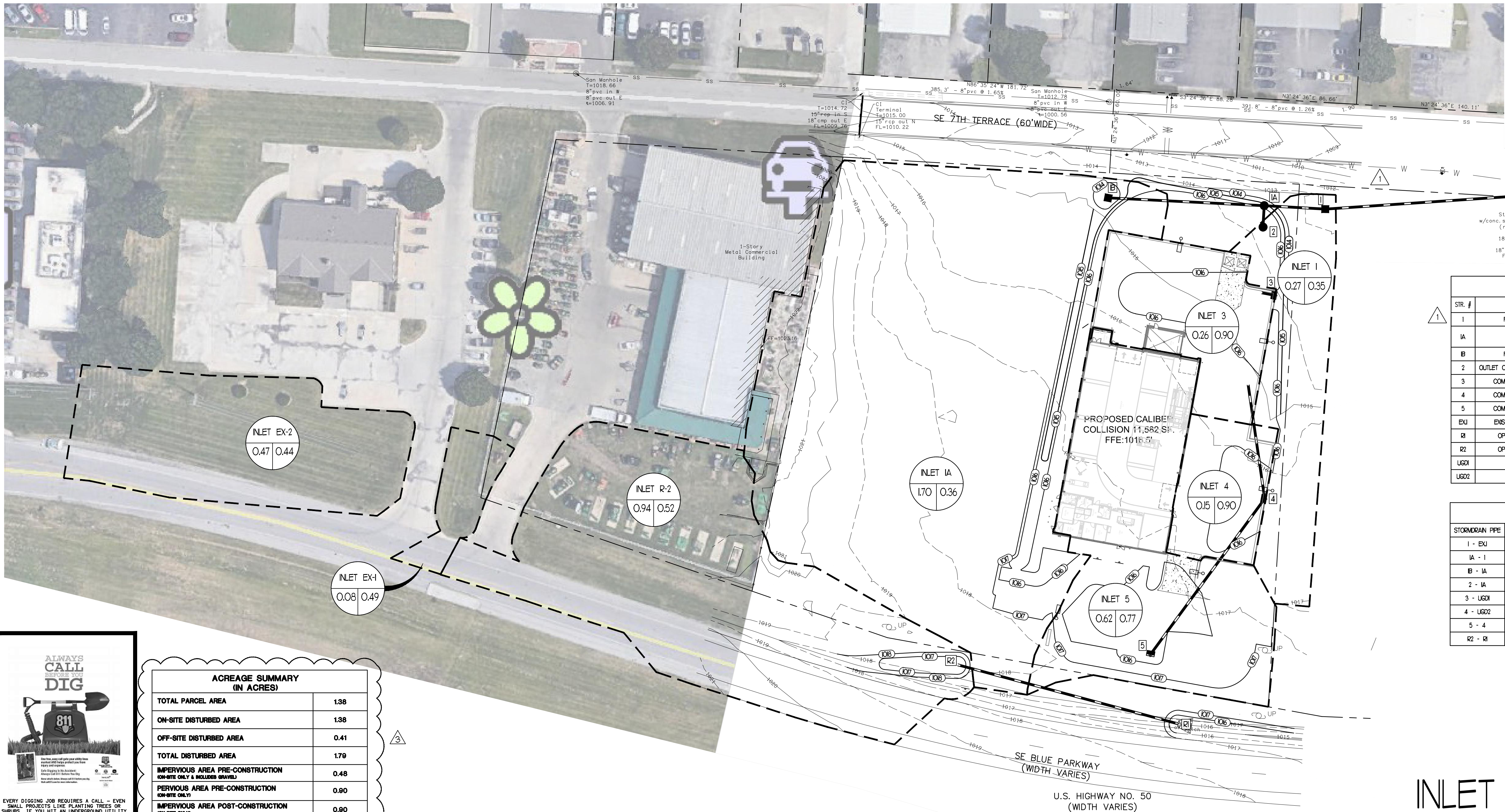
LOCATION MAP
NOT TO SCALE

RELEASED FOR
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Development Services Department
Lee's Summit, Missouri
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WATER TIGHT STORM PIPES:

CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02

CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D322.

DRAINAGE BASIN:
MISSOURI RIVER WATERSHEDRECEIVING WATERS:
EAST FORK LITTLE BLUE RIVER,
TRIBUTARY OF THE BLUE RIVER -
MISSOURI RIVER WATERSHED

STORM DRAIN STRUCTURE TABLE				
STR. #	TYPE	RM/THROT	INV. IN	INV. OUT
1	FIELD INLET	102.00	1005.25 (A)	1004.95 (EX)
1A	MANHOLE	106.00	1005.90 (B)	1005.70 (C)
1B	FIELD INLET	103.50		1007.20 (A)
2	OUTLET CONTROL STRUCTURE	106.20		1006.00 (A)
3	COMBINATION INLET	106.40		1007.90 (UG01)
4	COMBINATION INLET	106.60	1009.70 (C)	1009.50 (UG02)
5	COMBINATION INLET	106.00		1006.00 (A)
EX1	EXISTING MANHOLE	1008.34	1003.30 (B)	
R1	OPEN END PIPE	107.36	106.5 (R2)	
R2	OPEN END PIPE	108.2		106.00 (B)
UG01	TO UG0	106.60	1007.70 (C)	
UG02	TO UG0	108.4	1007.00 (A)	

STORM PIPE TABLE					
STORM/DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
1 - EX1	18"	164'	1.00%	1004.95'	1003.30'
1A - 1	18"	44'	1.02%	1005.70'	1005.25'
B - 1A	18"	13'	1.51%	1007.20'	1005.90'
2 - 1A	18"	16'	1.94%	1006.00'	1005.70'
3 - UG01	18"	10'	2.03%	1007.90'	1007.70'
4 - UG02	18"	83'	3.02%	1009.50'	1007.00'
5 - 4	18"	159'	0.93%	1006.00'	1003.70'
R2 - R1	14" ELB	164'	0.52%	106.00'	106.5'

ACREAGE SUMMARY
(IN ACRES)

TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.41
TOTAL DISTURBED AREA	1.79
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
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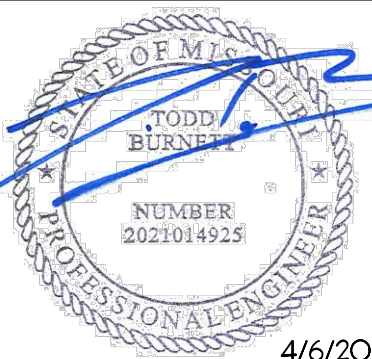


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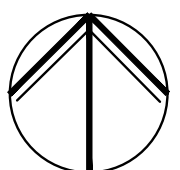
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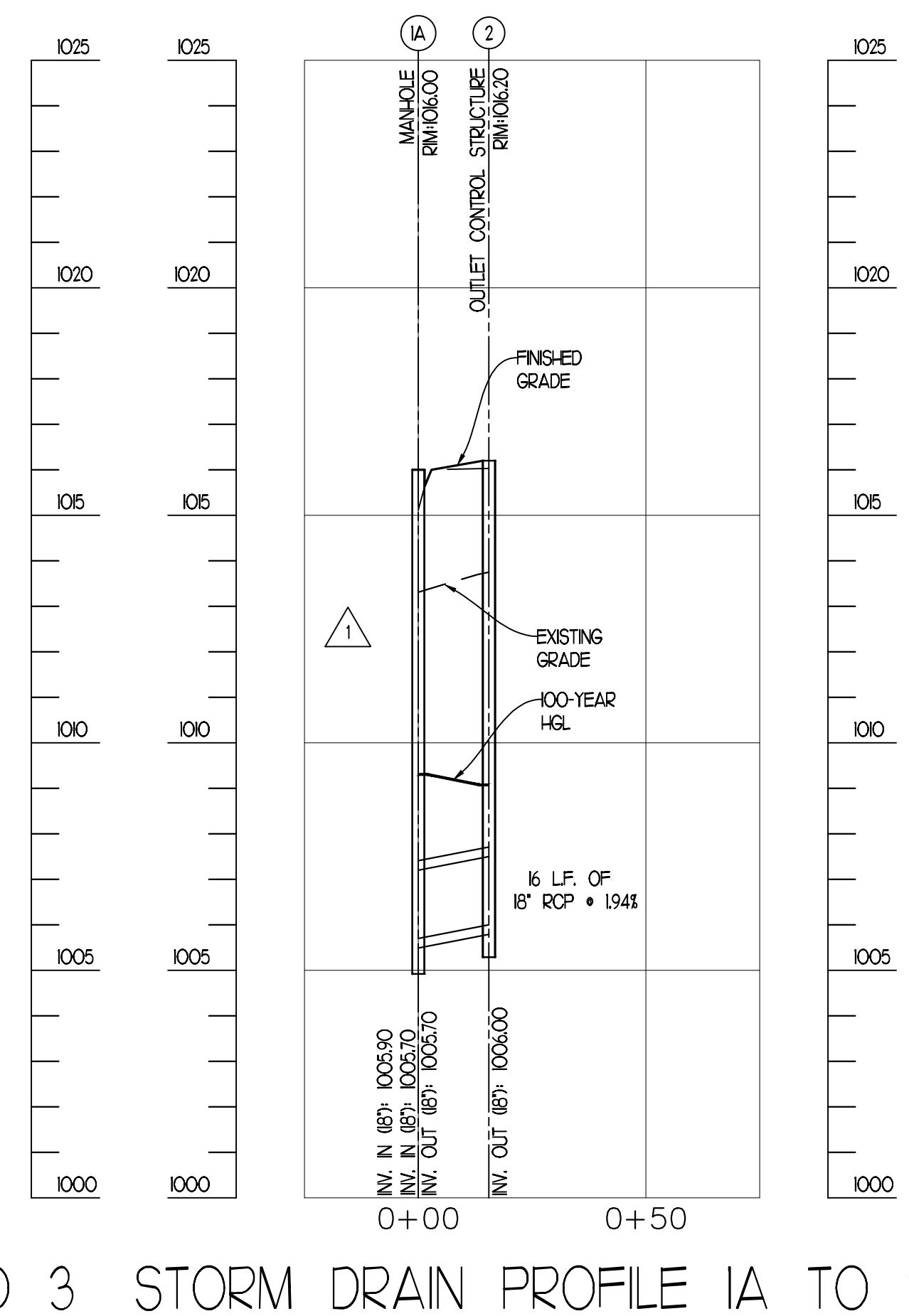
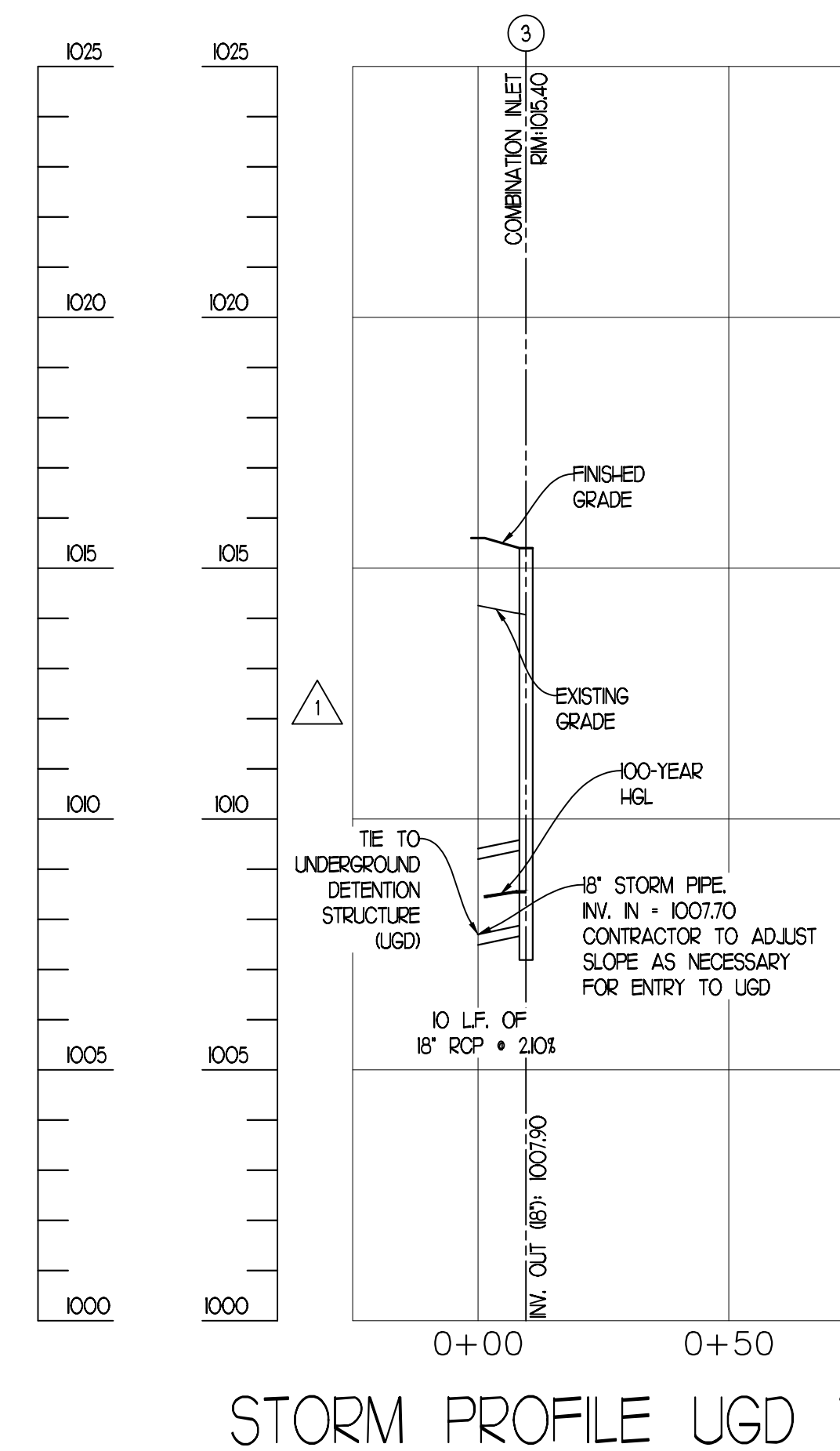
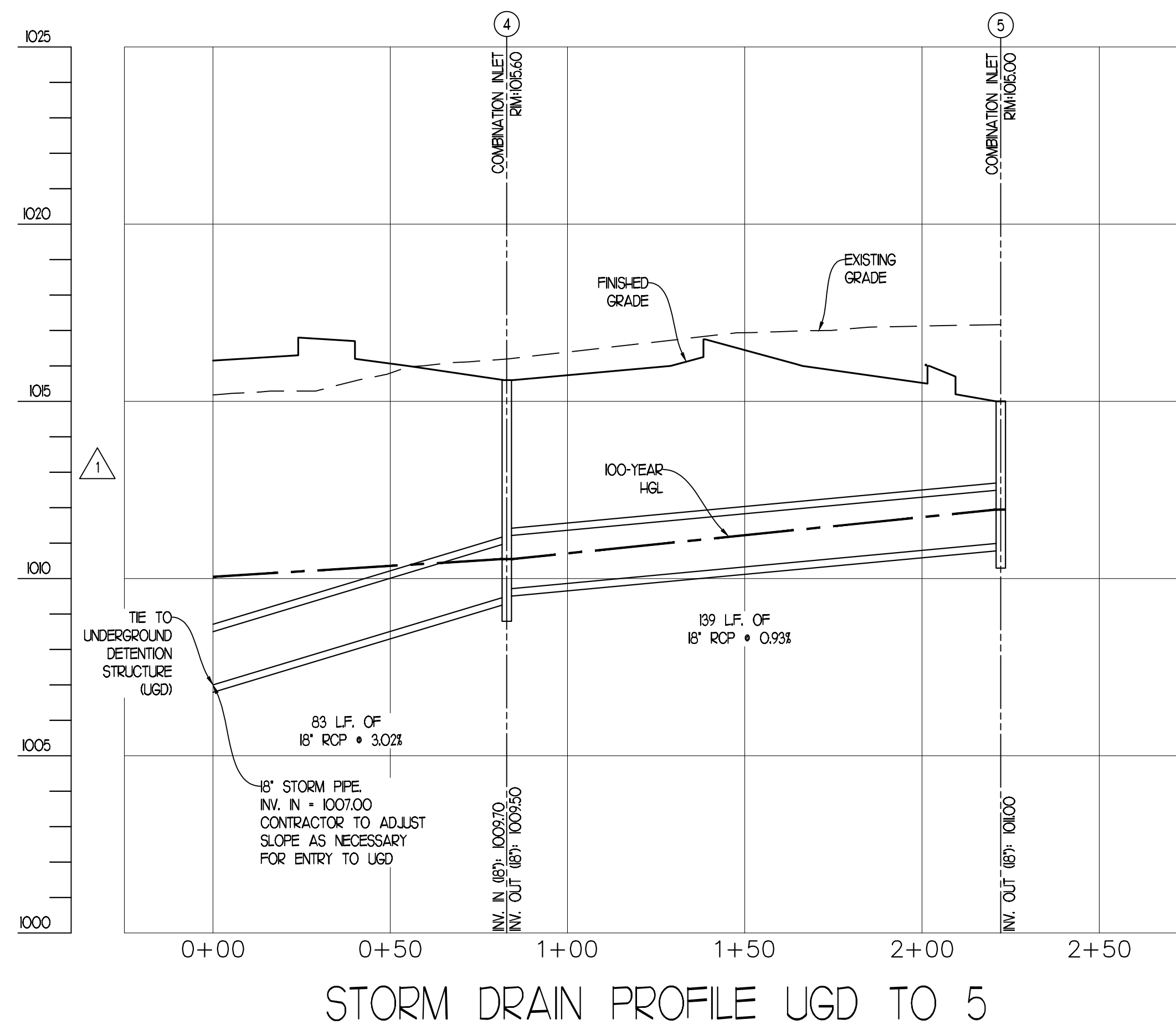
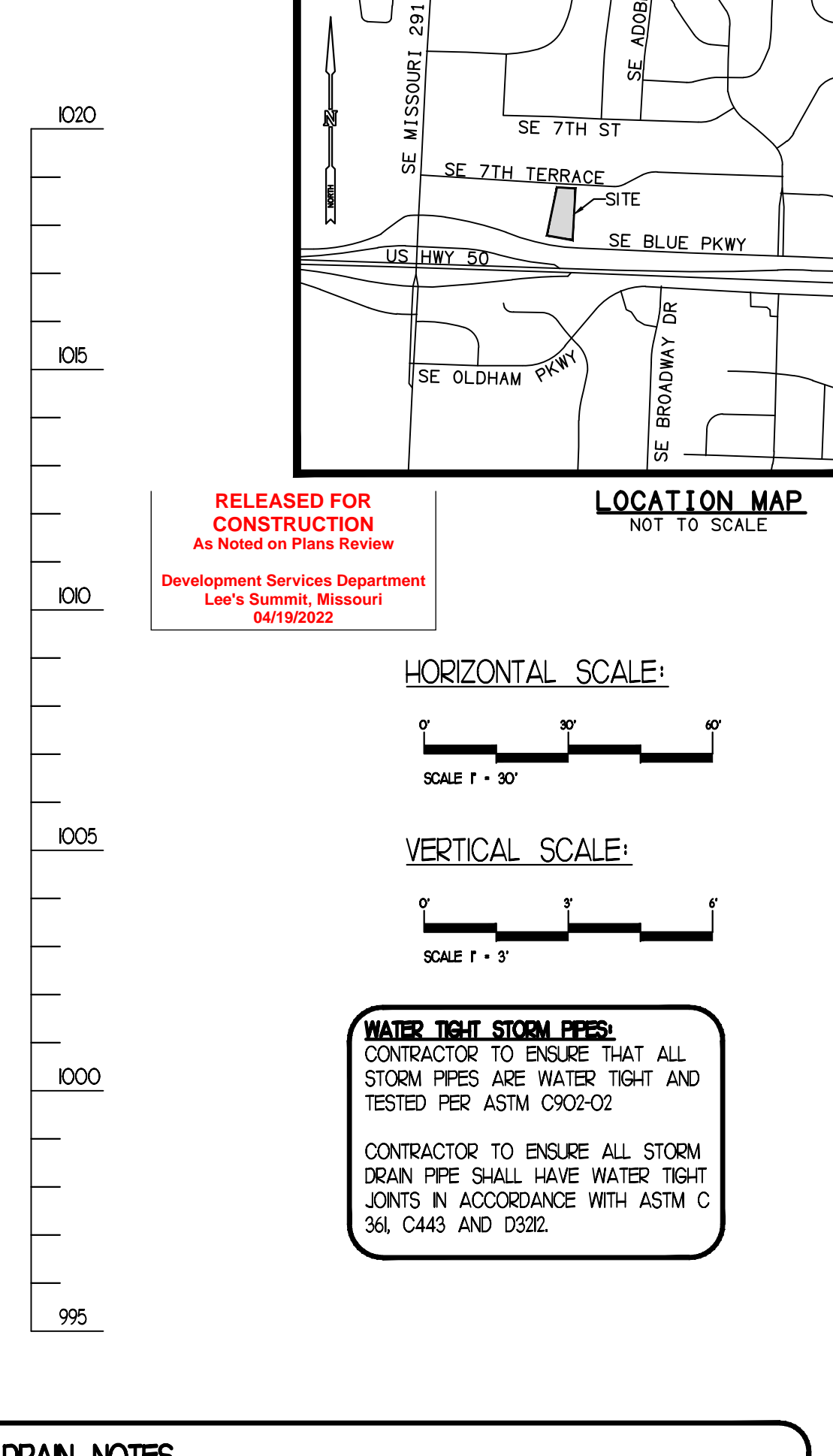
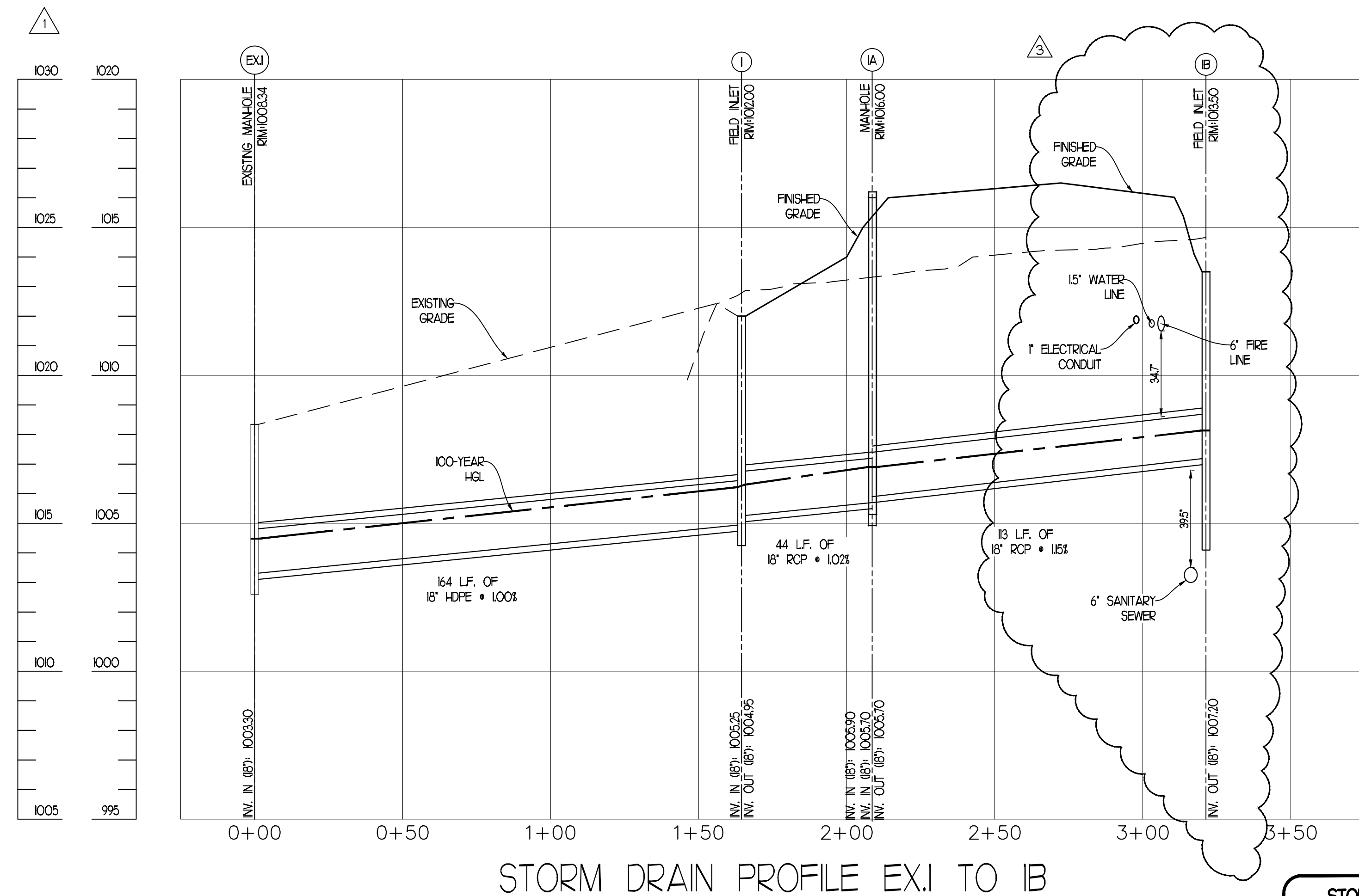
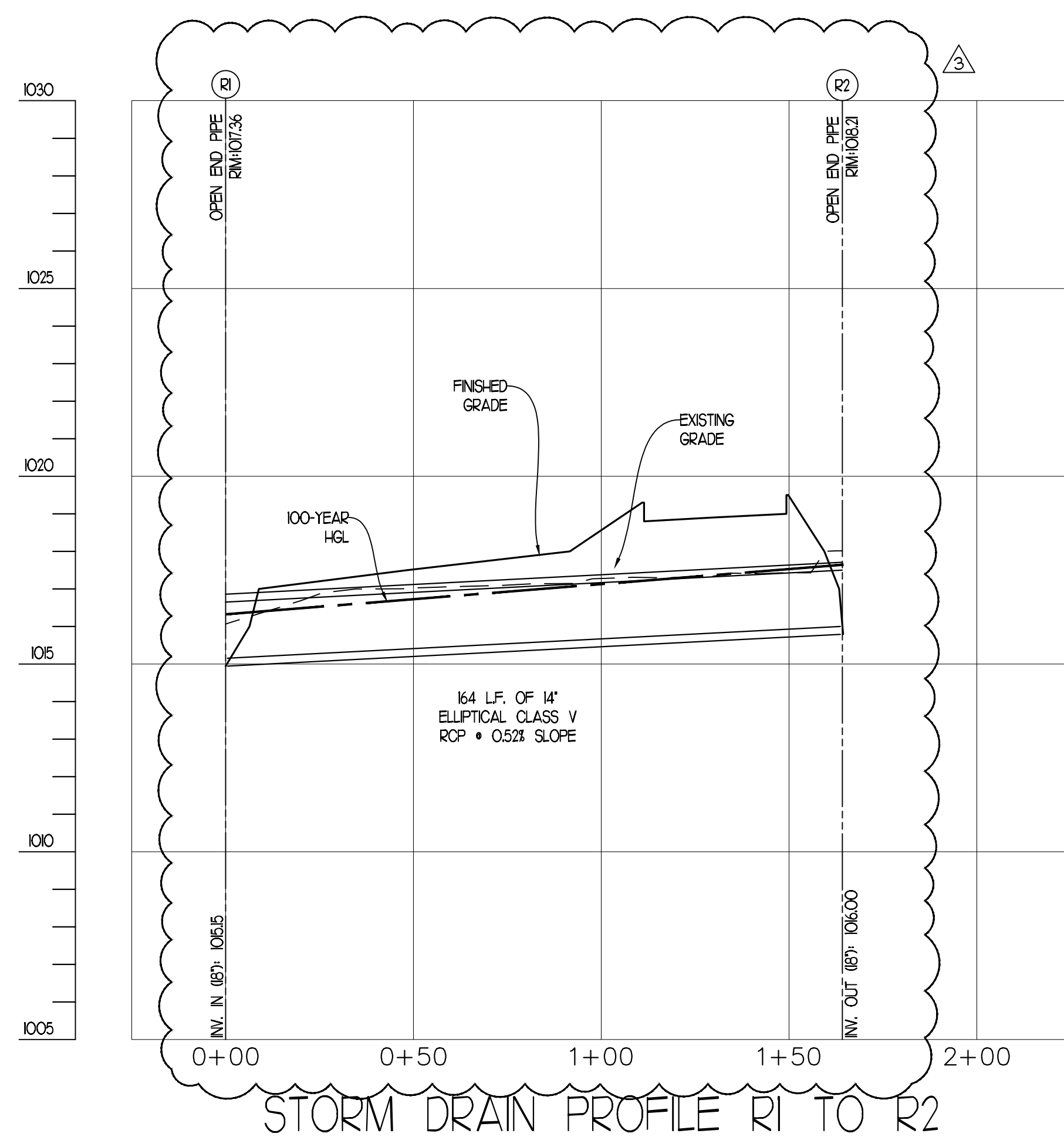
DRAWING

14

INLET AREA MAP



SCALE 1" = 30'



- ### STORM DRAIN NOTES
- ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
 - ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4" DIAMETER (CIRCULAR) OR 4"x4" (SQUARED). STRUCTURES SHALL BE UPSIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
 - STORM DRAIN PIPE SHALL BE CLASS III, WALL "B" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE.
 - HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HDPE PIPE JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
 - PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
1	FIELD INLET	102.00	1005.25 (6A)	1004.95 (EXD)
1A	MANHOLE	106.00	1005.90 (1B) 1005.70 (2)	1005.70 (1)
1B	FIELD INLET	108.50		1007.20 (6A)
2	OUTLET CONTROL STRUCTURE	106.20		1006.00 (6A)
3	COMBINATION INLET	105.40		1007.90 (UGD)
4	COMBINATION INLET	106.60	1009.70 (5)	1009.50 (UGD)
5	COMBINATION INLET	105.00		1010.00 (4)
EX1	EXISTING MANHOLE	1008.34	1003.30 (1)	
R1	OPEN END PIPE	107.36	106.15 (R2)	
R2	OPEN END PIPE	108.2		106.00 (R)
UGD1	TO UGD	106.60	1007.70 (5)	
UGD2	TO UGD	104.4	1007.00 (4)	

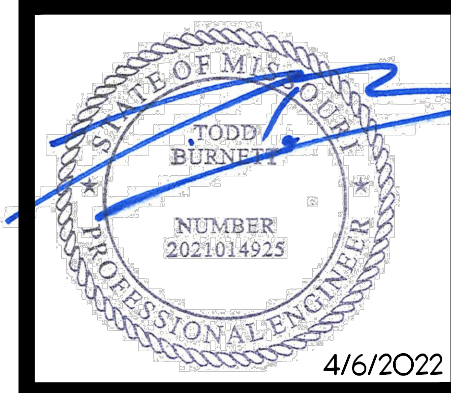
DRAINAGE BASIN:
 MISSOURI RIVER WATERSHED
 RECEIVING WATERS:
 EAST FORK LITTLE BLUE RIVER,
 TRIBUTARY OF THE BLUE RIVER -
 MISSOURI RIVER WATERSHED

STORM DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
1 - EX1	18"	164'	1.00%	1004.95'	1003.30'
1A - 1	18"	44'	1.02%	1005.70'	1005.25'
1B - 1A	18"	18'	1.51%	1007.20'	1005.90'
2 - 1A	18"	16'	1.94%	1006.00'	1005.70'
3 - UGD1	18"	10'	2.01%	1007.90'	1007.70'
4 - UGD2	18"	83'	3.02%	1009.50'	1007.00'
5 - 4	18"	139'	0.93%	1010.00'	1009.70'
R2 - R1	18"	164'	0.52%	106.00'	106.15'

STORM PROFILES

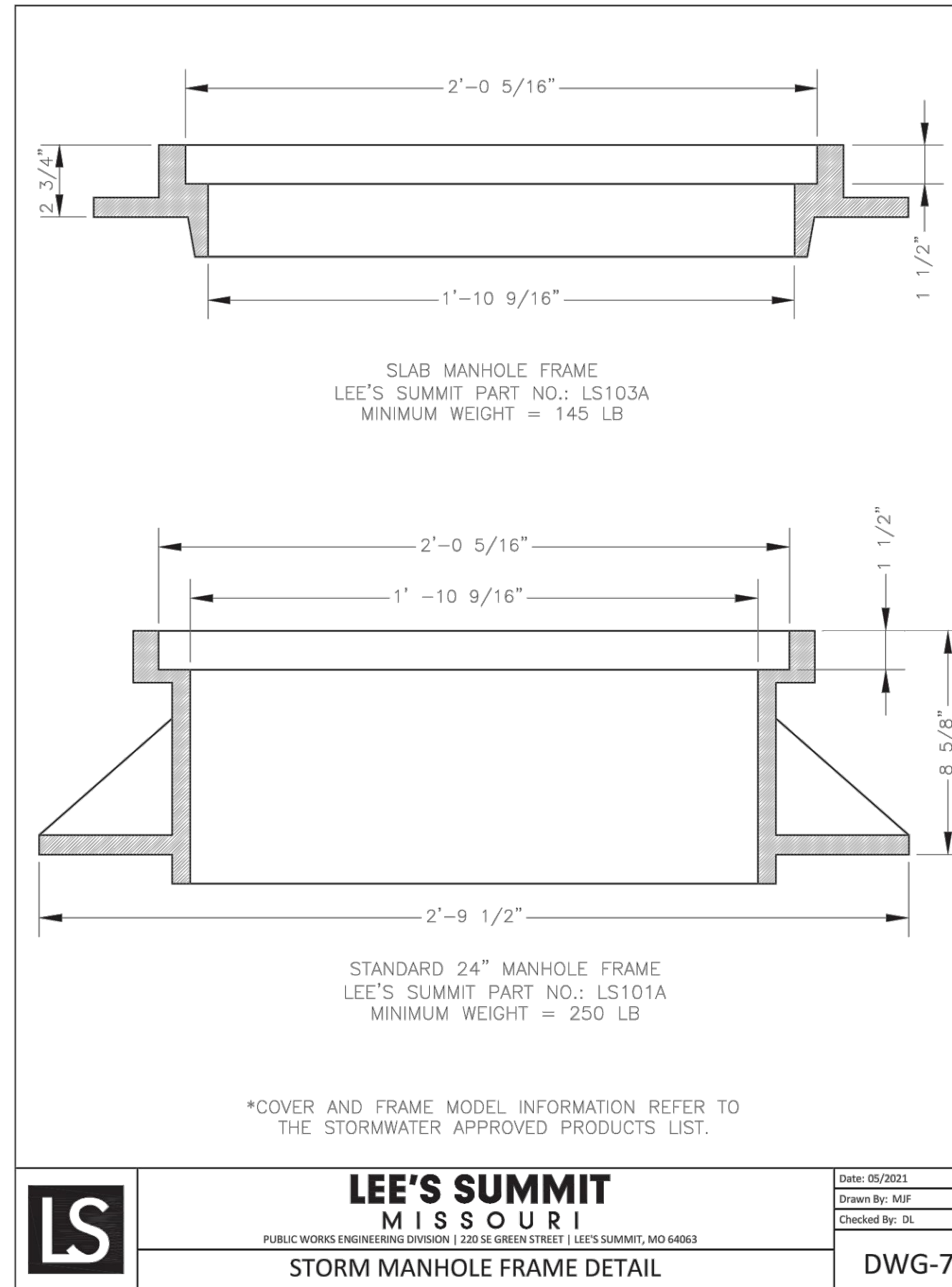
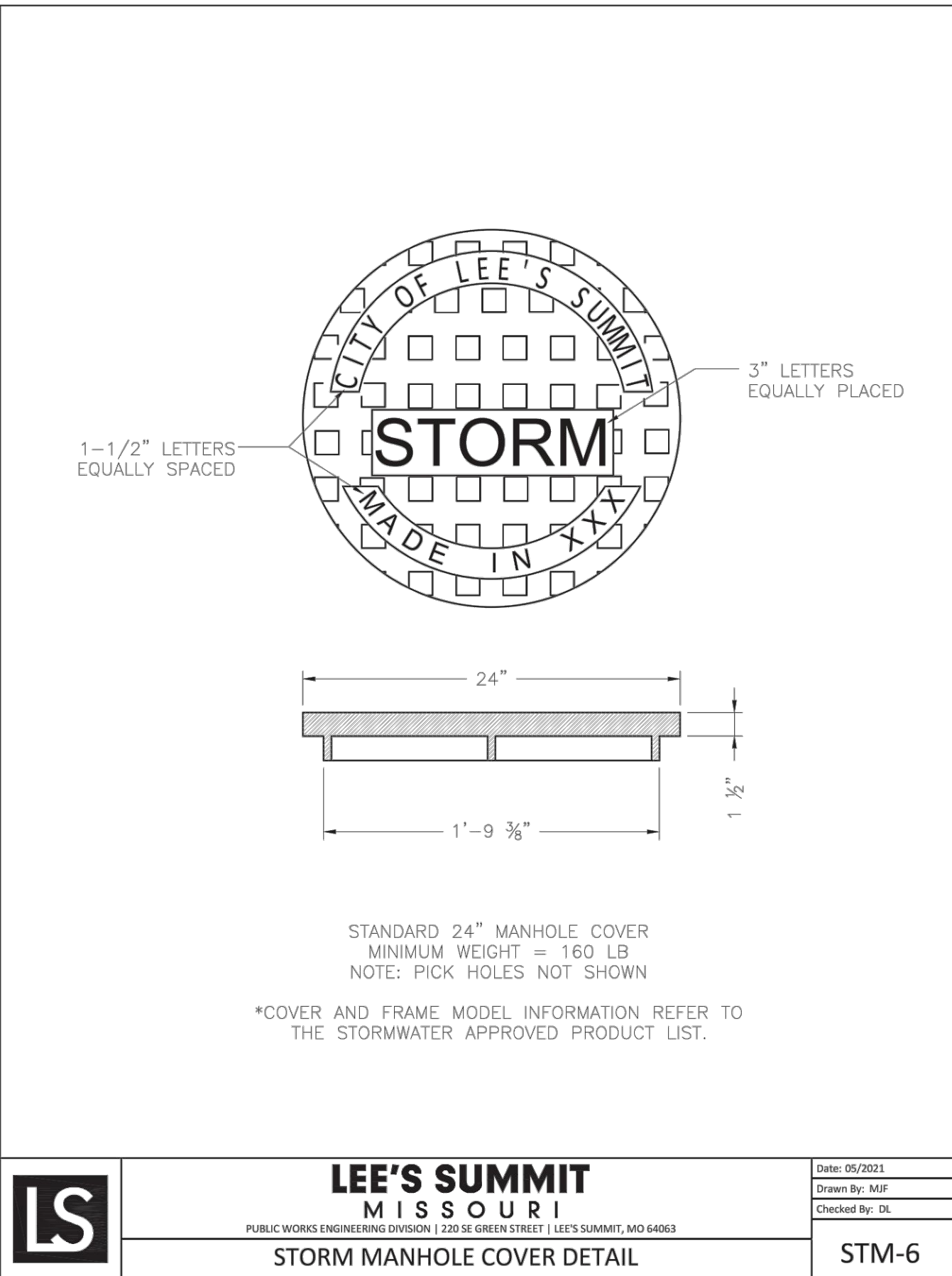
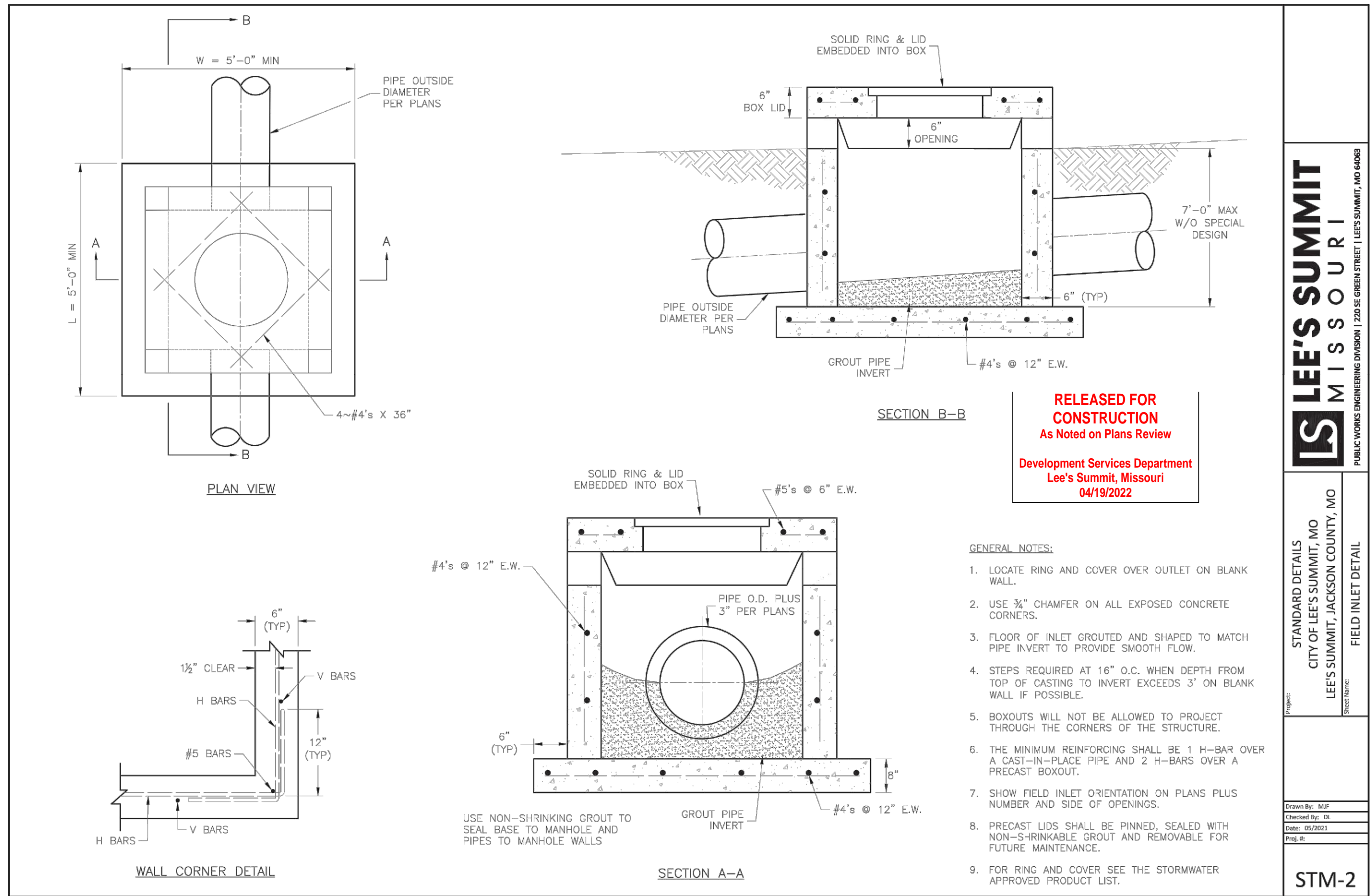
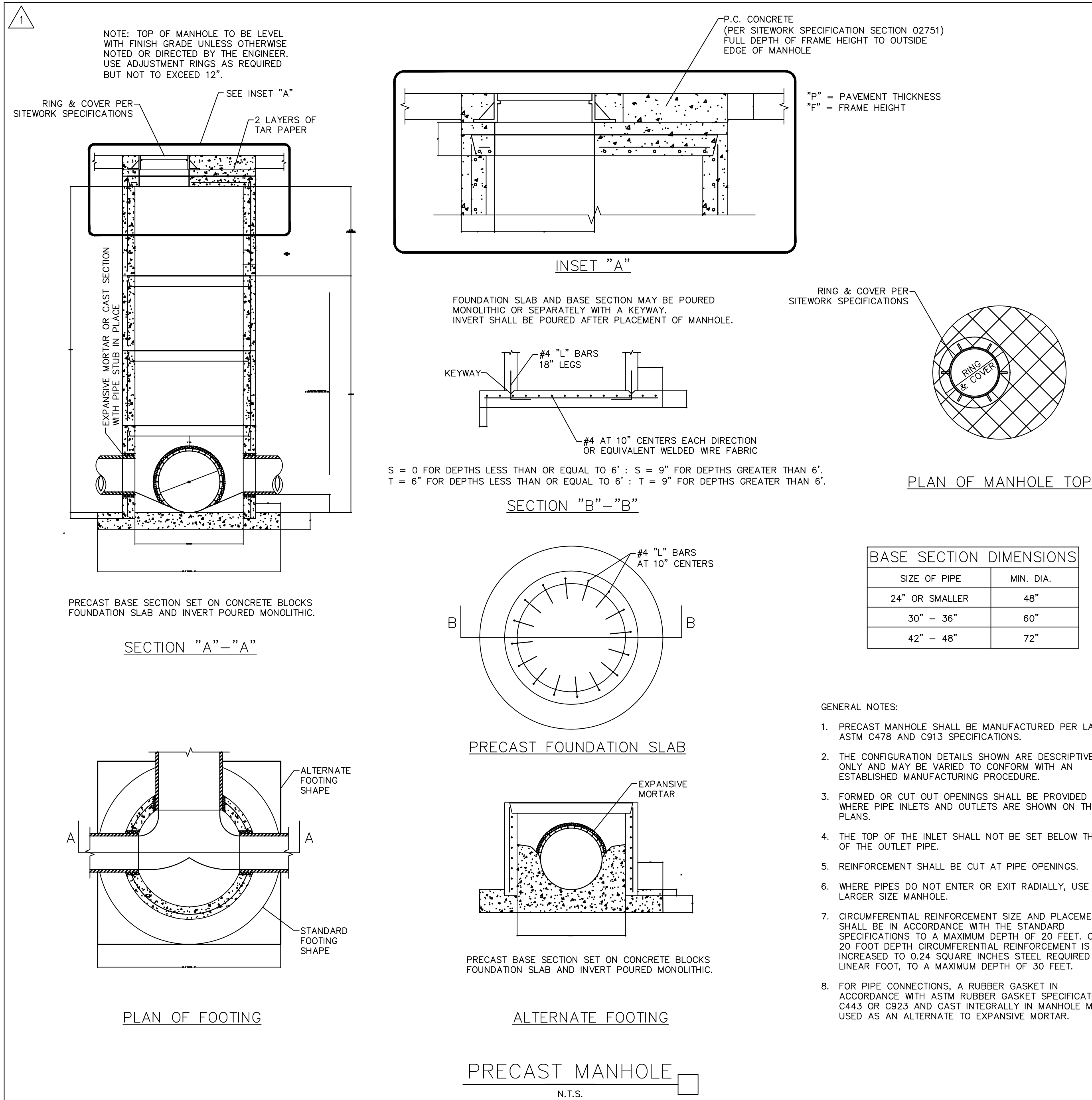
REVISIONS	BY
02.08.2022 REVISION #1	TMB
04.06.2022 SEWER & DISTURB.	BAC

FREELAND and KAUFFMAN, INC.
 Engineers * Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-8916



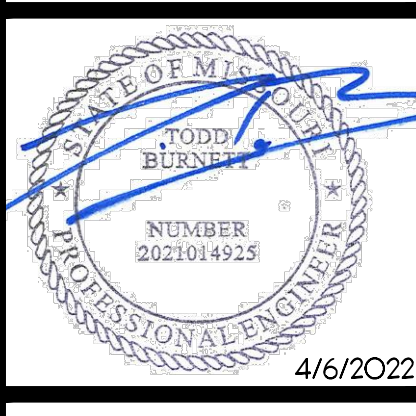
CALIBER COLLISION
 710 SE BLUE PARKWAY
 LEE'S SUMMIT, MO 64063
 CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
 4338 MARSH RIDGE ROAD
 CARROLLTON, TX 75010
 TEL (214) 614-8252

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CHECKED TMB
DATE 04/06/2022
SCALE
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209 West Stone Avenue
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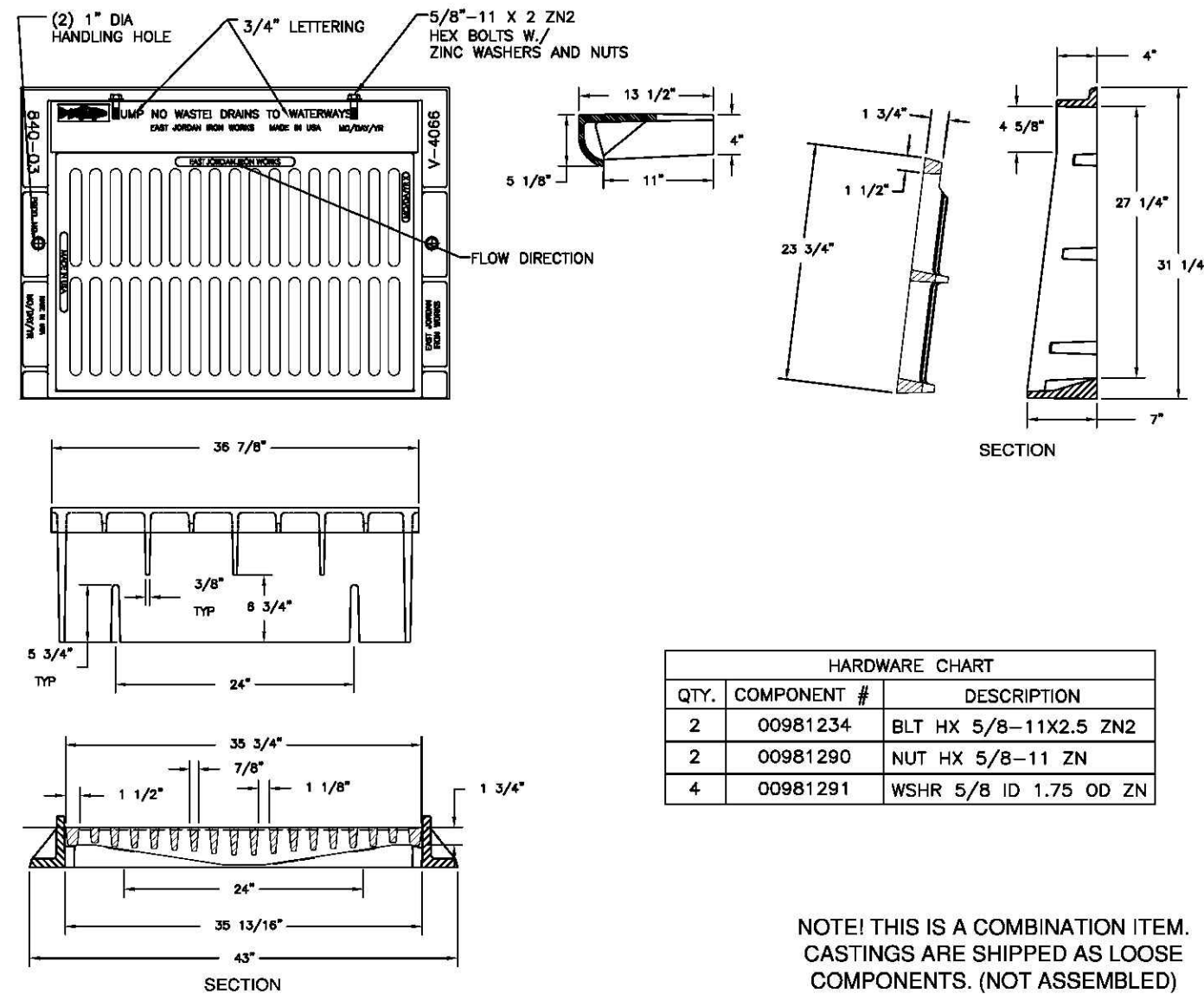


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CHECKED TMB
DATE 04/06/2022
SCALE
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16

STORM DETAILS

V4066-9 ASSEMBLY



QTY.	COMPONENT #	DESCRIPTION
2	00981234	BLT. HX 5/8-11X2.5 ZN2
2	00981290	NUT HX 5/8-11 ZN
4	00981291	WSHR 5/8 ID 1.75 OD ZN

NOTE! THIS IS A COMBINATION ITEM. CASTINGS ARE SHIPPED AS LOOSE COMPONENTS. (NOT ASSEMBLED)

PRODUCT NUMBER
44066930C31

DESIGN FEATURES

MATERIALS
GRATE-GRAY IRON
ASTM A48 CL35B
FRAME-GRAY IRON
ASTM A48 CL35B
BACK-GRAY IRON
ASTM A48 CL35B

DESIGN LOAD
HEAVY DUTY

COATING
UNDIPPED

OPEN AREA
366 SQ IN

✓ DESIGNATES MACHINED SURFACE

REFERENCE INFORMATION

44066010
44066930
44066063

DRAWING DETAILS

ORIGINAL DRAWING: DEF 04/26/08
REVISED BY: JJD 04/03/10

EJIV EAST JORDAN
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER
44066930

CATALOG NUMBER
V-4066-9

GRATE

LOAD RATING
HEAVY DUTY

COATING
UNDIPPED

ESTIMATED WEIGHT
GRATE: 230 LBS

MATERIAL SPECIFICATION

**GRATE - GRAY IRON
ASTM A48 CL35B**

OPEN AREA
366 SQ. IN.

✓ DESIGNATES
MACHINED SURFACE

DRAWN
SBB

DATE
11/12/07

LAST REVISED
DATE

REFERENCE INFORMATION
44066930

SECTION B-B

SECTION A-A

SECTION B-B

SECTION A-A

SECTION B-B

SECTION A-A

SECTION B-B

SECTION A-A

SECTION B-B

SECTION A-A

SECTION B-B

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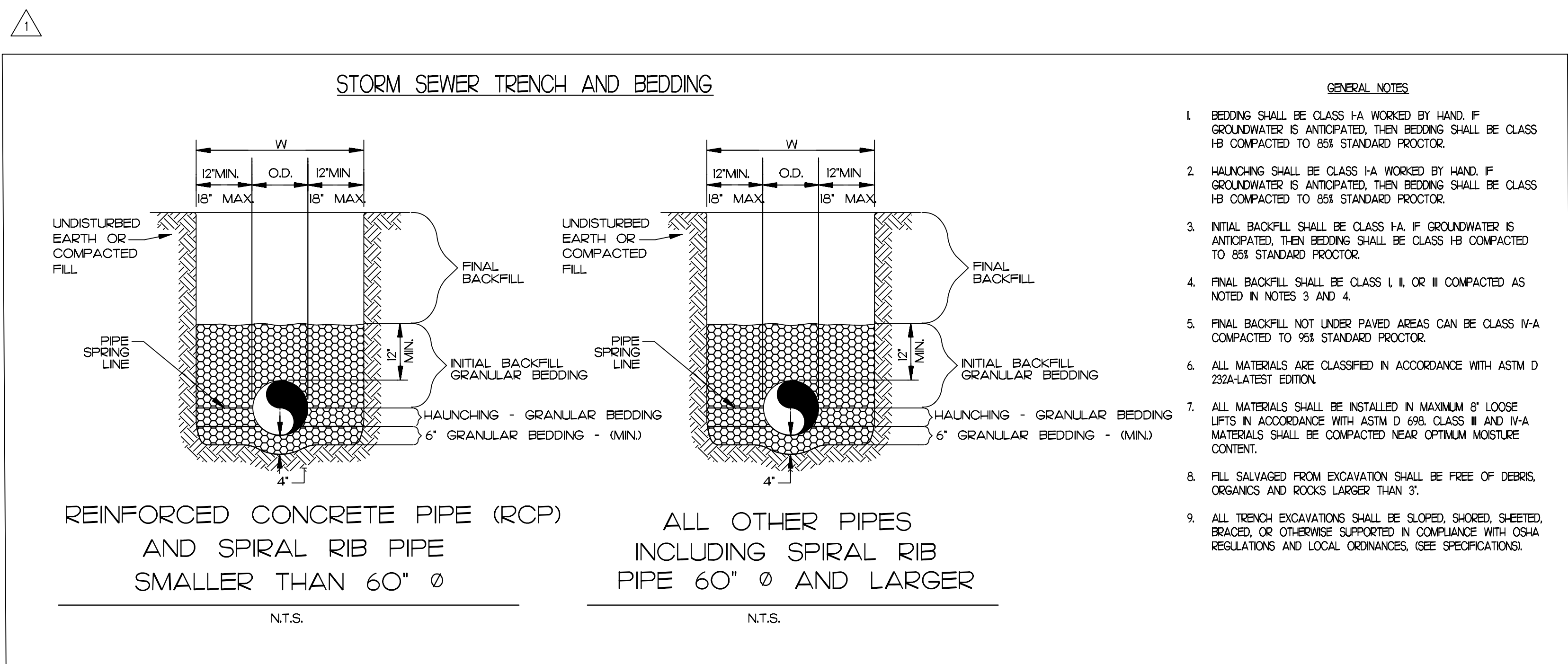
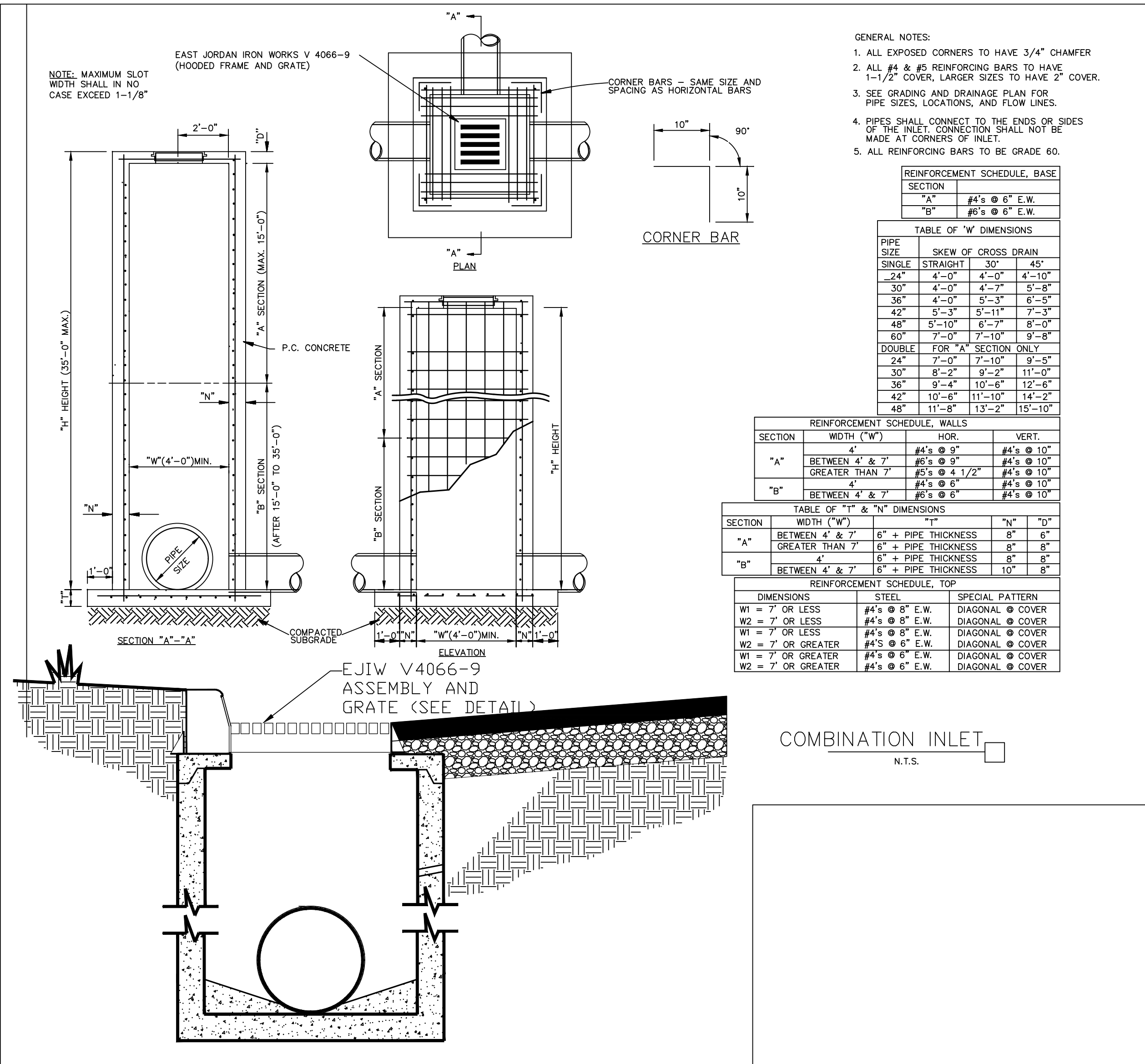
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SECTION A-A

SECTION B-B

SECTION A-A

SECTION B-B



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CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022

REVISIONS	BY
02.08.2022 REVISION #1	TMB

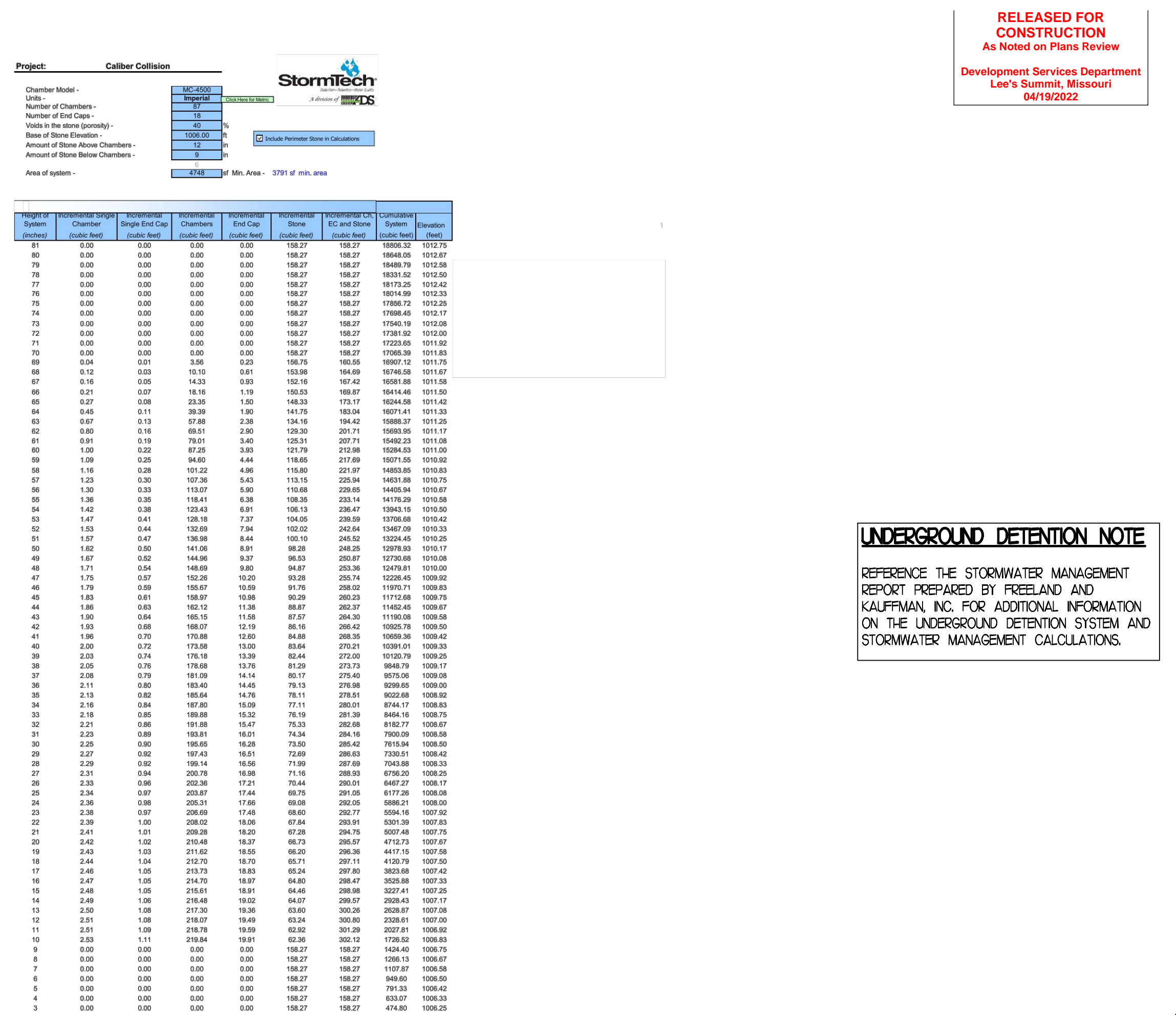
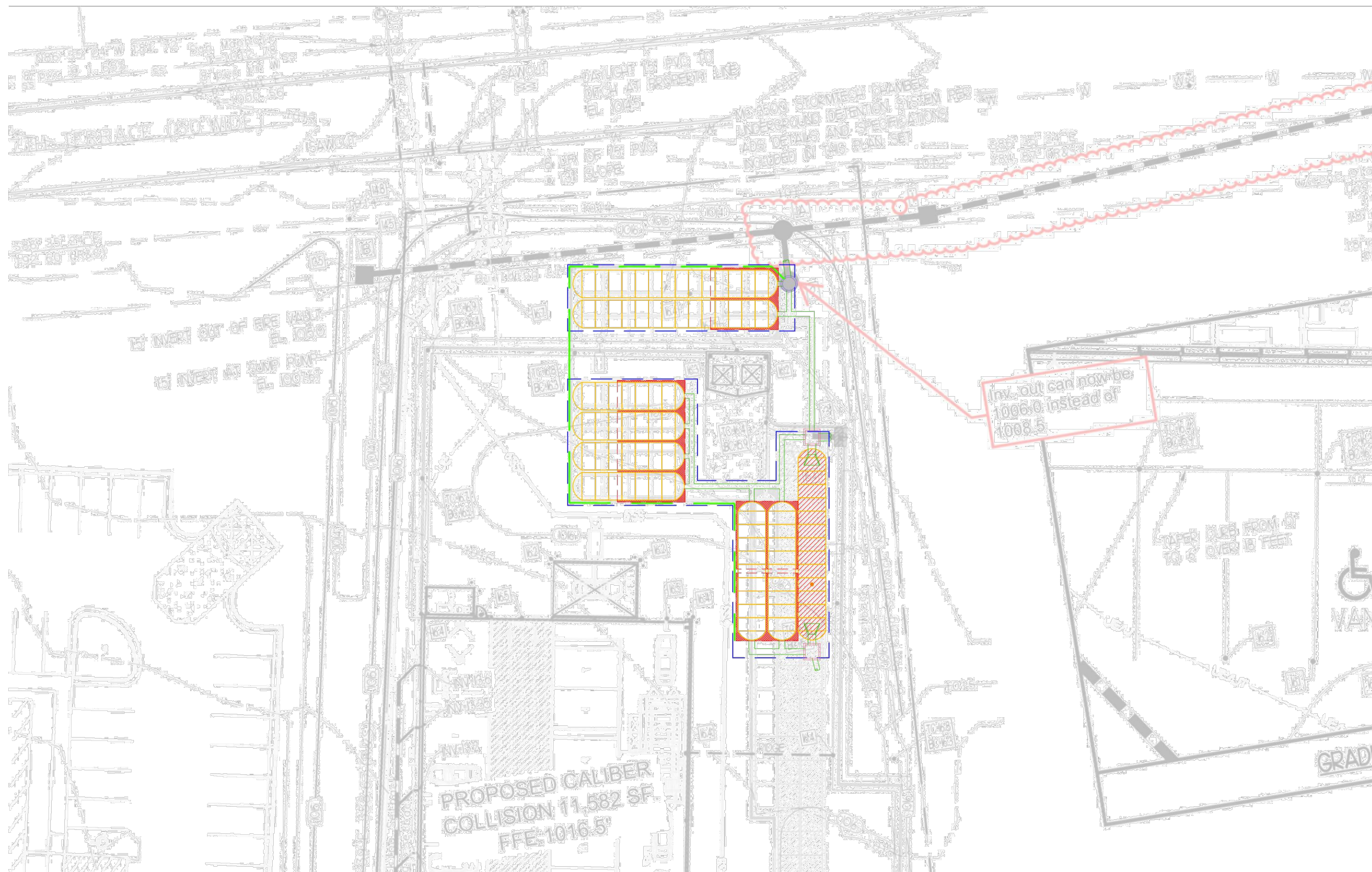
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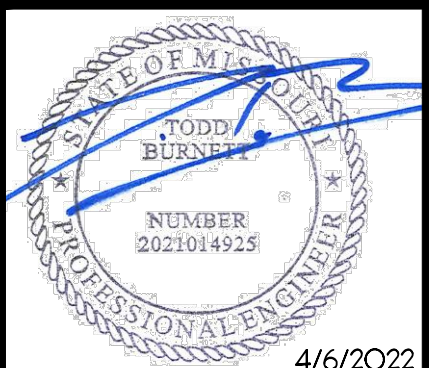
STORM DETAILS



System	Chamber	Brake End Cap	Chambers	End Cap	Stator	EC and Stator	System	System
		Brake End Cap	Chambers	End Cap	Stator	EC and Stator		System
81	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
79	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
79	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
78	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
78	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
76	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
76	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
74	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
74	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
72	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
72	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
70	0.00	0.00	0.00	0.00	158.27	158.27	168356	101219
69	0.16	0.00	0.00	0.00	158.27	158.27	168356	101219
69	0.16	0.00	0.00	0.00	158.27	158.27	168356	101219
66	0.27	0.00	0.00	0.00	158.27	158.27	168356	101219
64	0.45	0.00	0.00	0.00	158.27	158.27	168356	101219
64	0.45	0.00	0.00	0.00	158.27	158.27	168356	101219
62	0.60	0.11	18.19	1.90	144.73	168.44	168741	101551
62	0.60	0.11	18.19	1.90	144.73	168.44	168741	101551
60	0.27	0.00	0.00	0.00	158.27	158.27	168356	101219
60	0.16	0.01	2.90	0.20	128.30	201.7	168356	101117
60	0.16	0.01	2.90	0.20	128.30	201.7	168356	101117
60	0.22	0.22	87.33	3.33	121.79	212.88	168343	101101
59	0.28	0.48	4.44	11.86	207.27	212.88	168356	101102
58	1.06	0.22	11.52	3.27	118.21	229.94	168356	101101
57	1.23	0.30	10.76	5.43	113.15	229.94	168356	101101
53	1.36	0.33	11.02	5.38	113.15	229.94	168356	101101
53	1.36	0.33	11.02	5.38	113.15	229.94	168356	101101
53	1.47	0.41	12.68	7.37	104.06	229.94	168356	101102
53	1.47	0.41	12.68	7.37	104.06	229.94	168356	101102
51	1.57	0.47	13.68	8.44	100.10	245.32	168356	101201
49	1.57	0.47	13.68	8.44	100.10	245.32	168356	101201
49	1.67	0.52	14.68	9.37	96.53	250.27	168356	101201
47	1.57	0.47	13.68	8.44	100.10	245.32	168356	101201
47	1.57	0.57	16.28	10.20	93.28	265.3	168356	101201
47	1.57	0.57	16.28	10.20	93.28	265.3	168356	101201
43	1.83	0.61	18.87	10.98	90.29	280.73	168356	100978
43	1.83	0.61	18.87	10.98	90.29	280.73	168356	100978
43	1.90	0.64	19.55	11.18	87.57	284.30	168356	101100
43	1.90	0.64	19.55	11.18	87.57	284.30	168356	101100
43	1.96	0.70	19.68	12.19	86.62	284.30	168356	100942
40	2.00	0.72	17.58	10.30	83.84	272.1	168356	100820
40	2.00	0.72	17.58	10.30	83.84	272.1	168356	100820
38	2.06	0.78	16.88	13.78	81.29	273.73	96679	100978
38	2.06	0.78	16.88	13.78	81.29	273.73	96679	100978
36	2.11	0.80	18.43	14.45	79.18	278.68	96679	100839
36	2.11	0.80	18.43	14.45	79.18	278.68	96679	100839
34	2.16	0.84	18.67	15.09	77.11	281.01	87471	100839
34	2.16	0.84	18.67	15.09	77.11	281.01	87471	100839
32	2.21	0.88	19.85	16.47	75.33	284.2	87182	100877
32	2.21	0.88	19.85	16.47	75.33	284.2	87182	100877
30	2.26	0.92	20.15	17.25	73.61	287.5	87554	100877
30	2.26	0.92	20.15	17.25	73.61	287.5	87554	100877
28	2.29	0.92	19.14	16.56	71.99	287.69	100839	100839
28	2.29	0.92	19.14	16.56	71.99	287.69	100839	100839
26	2.33	0.98	20.32	17.21	70.44	290.61	64727	100877
26	2.33	0.98	20.32	17.21	70.44	290.61	64727	100877
24	2.36	1.00	20.51	17.66	68.98	292.95	58621	100877
24	2.36	1.00	20.51	17.66	68.98	292.95	58621	100877
22	2.39	1.00	20.62	18.06	67.84	293.01	5931	100877
22	2.39	1.00	20.62	18.06	67.84	293.01	5931	100877
21	2.41	1.01	20.82	18.20	67.28	294.78	60748	100877
21	2.41	1.01	20.82	18.20	67.28	294.78	60748	100877
20	2.43	1.02	21.03	18.38	66.82	296.17	61173	100877
20	2.43	1.03	21.02	18.50	66.20	296.38	4471	100877
19	2.46	1.03	21.21	18.55	65.87	297.11	61173	100877
17	2.46	1.05	21.73	18.83	65.24	297.80	3603	100877
17	2.46	1.05	21.73	18.83	65.24	297.80	3603	100877
16	2.48	1.06	21.94	19.02	64.82	298.64	3603	100877
16	2.48	1.06	21.93	19.81	64.46	298.88	32741	100877
15	2.50	1.06	22.10	19.26	63.80	300.26	26287	100877
15	2.50	1.06	22.10	19.26	63.80	300.26	26287	100877
13	2.51	1.09	21.78	19.59	63.02	301.39	26287	100877
13	2.51	1.09	21.78	19.59	63.02	301.39	26287	100877
11	2.51	1.09	21.78	19.59	63.02	301.39	26287	100877
11	2.51	1.09	21.78	19.59	63.02	301.39	26287	100877
9	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
9	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
7	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
7	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
5	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
5	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
3	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
3	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877
1	0.00	0.00	0.00	0.00	158.27	158.27	168356	100877

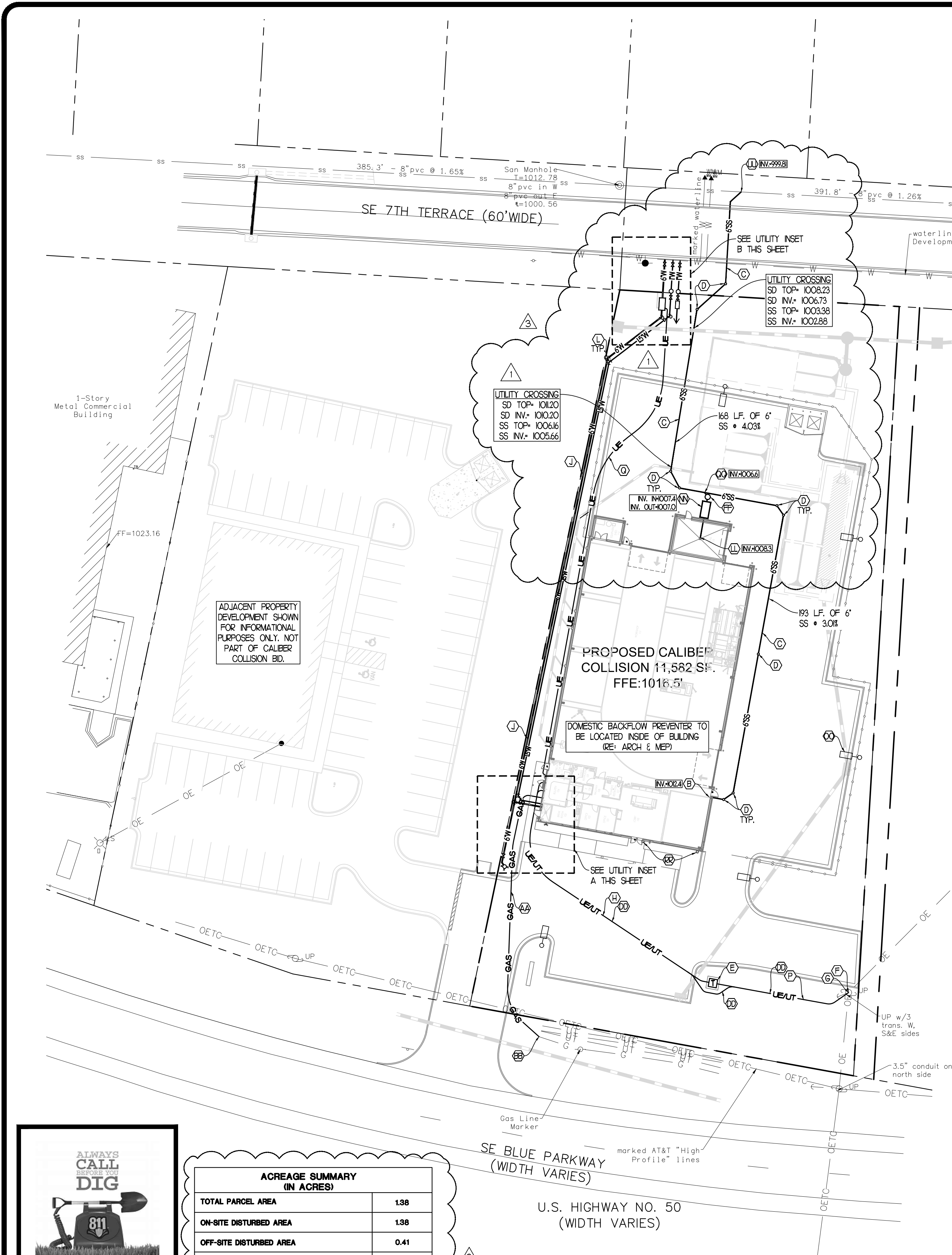
UGD DETAILS

FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
209 West Stone Avenue
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CALIBER COLLISION
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CROSS DEVELOPMENT, CC LEE'S SUMMIT, LL
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Development Services Department
Lee's Summit, Missouri
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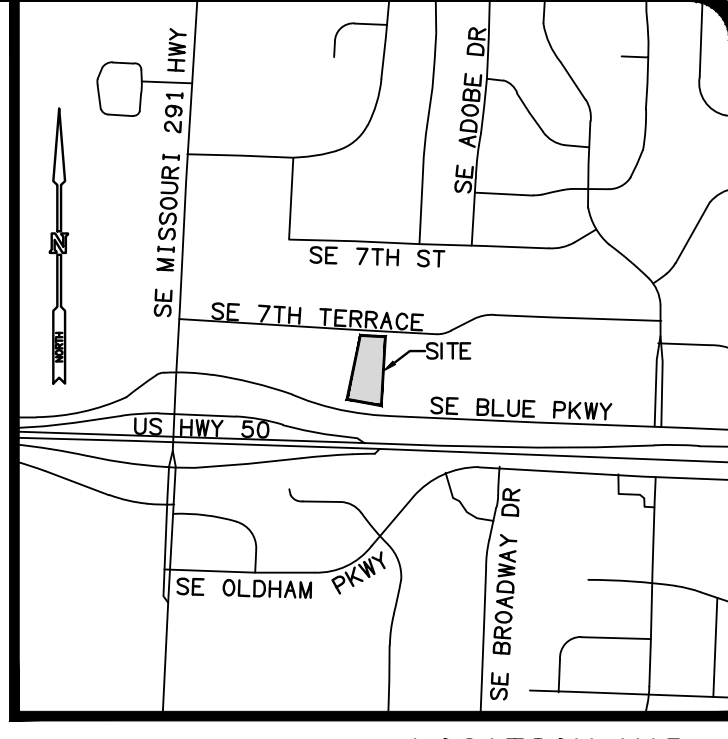
UTILITY CONTACTS	
WATER: LEE'S SUMMIT WATER UTILITIES PHONE: (816) 969-1900	ELECTRIC: EVERGY LEE'S SUMMIT SERVICE CONTACT: DOUG DAVIN PHONE: (816) 347-4320
SEWER: LEE'S SUMMIT WATER UTILITIES PHONE: (816) 969-1900	TELEPHONE/CABLE: AT&T CONTACT: DARRIN SHEPARD PHONE: (816) 772-0336
GAS: SPIKE, INC. CONTACT: BOBBIE GAULSBERRY PHONE: (816) 969-2266	

- CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING G UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS.
- CONTRACTOR IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO MOBILIZING TO INSTALL SERVICES.
- CONTRACTOR SHALL ENSURE THAT PROPOSED WATER LINE EXTENSION HAS A MINIMUM OF 18" VERTICAL CLEARANCE WHEN CROSSING STORM & SANITARY SEWER (PROPOSED OR EXISTING) BENDS AND FITTINGS SHALL BE UTILIZED TO MEET THIS REQUIREMENT.
- CONTRACTOR TO INCLUDE ALL METER INSTALLATION AND CAPACITY FEES FOR UTILITY SERVICES IN THE BASE BID TO PROVIDE UTILITY SERVICES AS SHOWN.
- HYDRANTS SHALL BE PROTECTED FROM MECHANICAL DAMAGE. THE MEANS OF PROTECTION SHALL BE ARRANGED SO THAT IT WILL NOT INTERFERE WITH THE OPERATION OF THE HYDRANT (3 FEET CLEARANCE).

UTILITY PLAN NOTES

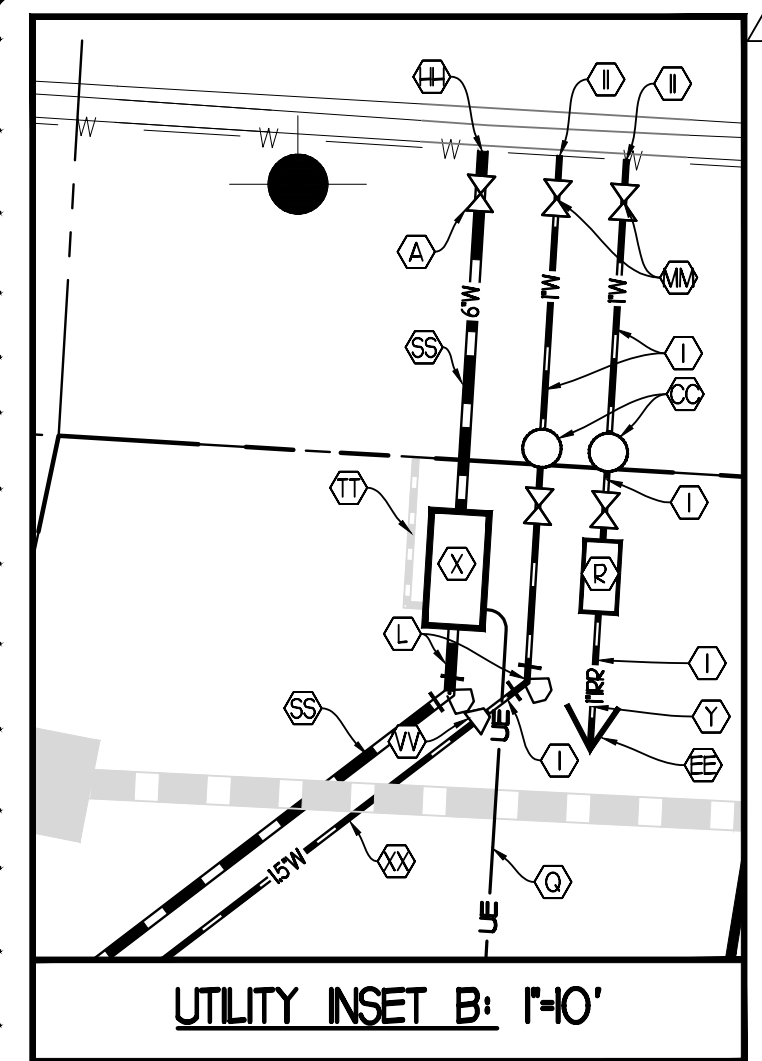
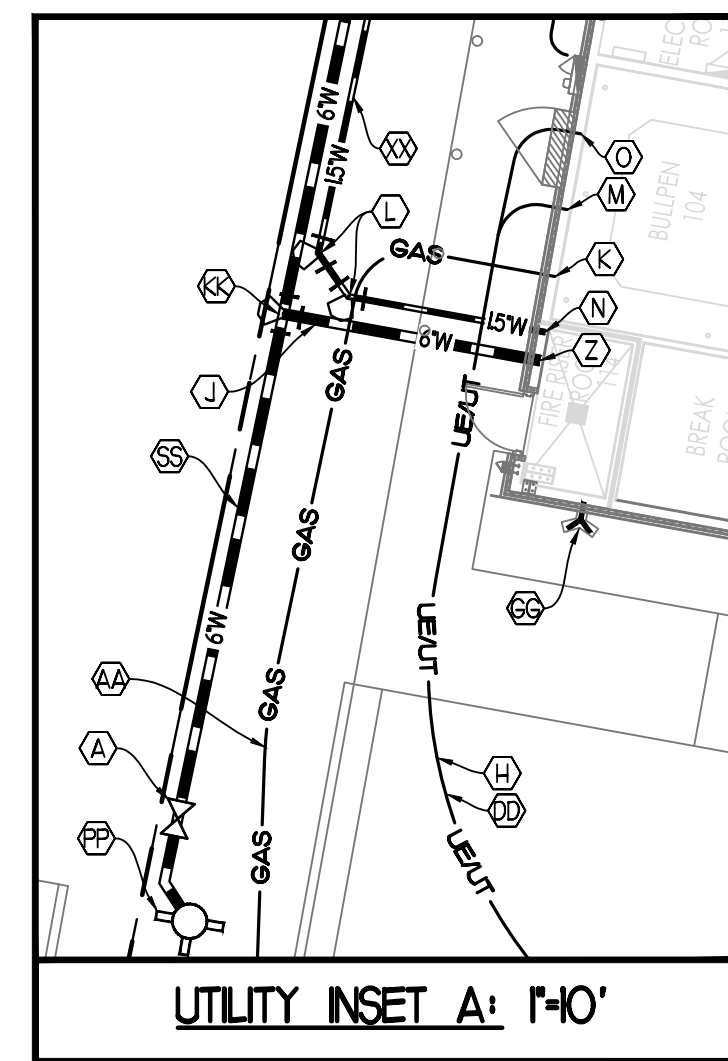
- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, CURRENT REQUIREMENTS OF LEE'S SUMMIT WATER UTILITIES, JACKSON COUNTY, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811 THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE BUILDING.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
- A SEALED AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE ENGINEER/SURVEYOR AND SUBMITTED TO LEE'S SUMMIT WATER UTILITIES UPON COMPLETION & PRIOR TO ACTIVATION OF THE PROJECT.
- REFER TO THE BUILDING PLANS FOR ALL CONDUIT SIZES, NUMBER AND LOCATIONS FOR SERVICE TO THE SIGN AND SITE LIGHT POLES. COORDINATE FINAL CONDUIT LOCATIONS WITH THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ON CONDUIT ROUTE TO THE STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICES.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY'S INSPECTORS 72 HOURS BEFORE CONNECTION OR DEMOLITION OF ANY EXISTING LINE.
- MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE LEE'S SUMMIT WATER UTILITIES WATER STANDARDS AND SPECIFICATIONS AND LEE'S SUMMIT WATER UTILITIES SEWER STANDARDS AND SPECIFICATIONS.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC WATERLINES WHERE THRUST RESTRAINING IS REQUIRED; HOWEVER, THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATERLINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE). UTILITIES OF THE SAME SERVICE ARE NOT REQUIRED TO PROVIDE 18" OF VERTICAL SEPARATION.
- MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CROSSING LESS THAN 18" BETWEEN WATERLINES AND SANITARY LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE RESTRAINED JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED MEETING ALL ANSI, AWWA, AND CITY OF LEE'S SUMMIT WATER UTILITIES REQUIREMENTS.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE-GROUND WITHIN HEATED INSULATED ENCLOSURE PER LEE'S SUMMIT WATER UTILITIES REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER LEE'S SUMMIT WATER UTILITIES REQUIREMENTS. SEE DETAIL ON UTILITY DETAILS SHEET.
- 2018 IPC 305.4 FREEZING. WATER, SOIL, AND WASTE PIPES SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACES, CONCEALED IN OUTSIDE WALLS, OR IN ANY OTHER PLACE SUBJECT TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY INSULATION OR HEAT OR BOTH. EXTERIOR WATER SUPPLY SYSTEM PIPING SHALL BE INSTALLED NOT LESS THAN 6" BELOW THE FROST LINE (42" BELOW GRADE) AND NOT LESS THAN 12 INCHES BELOW GRADE.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
15" W	15" W	15" DOMESTIC WATER LINE
6" F	6" F	6" FIRE LINE
1" R	1" R	1" IRRIGATION WATER LINE
U	U	FIRE HYDRANT
UE	UE	UNDERGROUND ELECTRIC LINE
UT	UT	UNDERGROUND TELEPHONE LINE
SS	SS	STORM DRAIN
6" SS	6" SS	SANITARY SEWER LINE
GAS	GAS	GAS LINE
SS MANHOLE	SS MANHOLE	SS MANHOLE
SS CLEAN-OUT	SS CLEAN-OUT	SS CLEAN-OUT



ELECTRIC SERVICE NOTES:

- CONTRACTOR RESPONSIBLE FOR COORDINATING TIMING AND EXACT CONDUIT ROUTING WITH EVERGY.
- CONTRACTOR SHALL INSTALL TRANSFORMER PAD PER EVERGY STANDARDS AND SPECIFICATIONS.
- EVERGY SHALL INSTALL TRANSFORMER AND PRIMARY CONDUIT & CABLE FROM THE EXISTING UTILITY TO THE PROPOSED TRANSFORMER LOCATION.
- CONTRACTOR SHALL INSTALL CT ENCLOSURE, CT, METER BASE, AND METER AT ONCE EVERGY HAS INSTALLED THE TRANSFORMER.
- CONTRACTOR SHALL PROVIDE AND INSTALL SECONDARY CONDUIT & CABLE FOR SERVICE (SEE KEYNOTES FOR SIZE AND QUANTITY).
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF PROPER ELECTRICAL SERVICE INSTALLATION UPON COMPLETION.



KEYNOTES

- | | | |
|---|--|--|
| (A) 6" GATE VALVE PER LEE'S SUMMIT WATER UTILITIES STANDARDS | (D) ELECTRIC SERVICE ENTRY (RE: ARCH FOR EXACT LOCATION) | (H) 8" X 6" OUT IN TEE, VALVE AND THRUST BLOCK TO EXISTING MAIN PER LEE'S SUMMIT WATER UTILITIES STANDARDS |
| (B) SANITARY SEWER EXT (RE: ARCH FOR EXACT LOCATION) | (P) 1/2" X 1/2" PRIMARY ELECTRICAL CONDUIT & PULLWIRE. SEE ELECTRIC SERVICE NOTES THIS SHEET FOR LIST OF RESPONSIBILITIES | (I) 6" X 1" TAP WITH A CORPORATION STOP TO EXISTING MAIN PER LEE'S SUMMIT WATER UTILITIES STANDARDS |
| (C) 6" PVC SANITARY SEWER LATERAL (SEE PLAN FOR SLOPE (RE: ARCH FOR BUILDING ENTRY)) | (Q) 1" LOW VOLTAGE ELECTRICAL CONDUIT FOR SUMP PUMP | (J) KEYNOTE REMOVED |
| (D) SEWER CLEAN-OUT (SEE DETAIL) | (R) 1" DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER FOR IRRIGATION SERVICE LOCATED IN BELOW GROUND FIBERGLASS BOX PER LEE'S SUMMIT WATER UTILITIES WATER STANDARDS | (K) 6" X 6" TEE PER LEE'S SUMMIT WATER UTILITIES STANDARDS |
| (E) TRANSFORMER PAD AND METER. SEE ELECTRIC SERVICE NOTES THIS SHEET FOR LIST OF RESPONSIBILITIES | (X) 6" DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER FOR FIRE SERVICE LOCATED IN BELOW GROUND VAULT WITH SUMP PUMP PER LEE'S SUMMIT WATER UTILITIES WATER STANDARDS | (L) SANITARY SEWER EXT FROM DETAIL BAY (RE: ARCH FOR EXACT LOCATION) |
| (F) UNDERGROUND TELEPHONE POINT OF CONNECTION AT POLE BY AT&T | (Y) 1" IRRIGATION WATERLINE PER LEE'S SUMMIT WATER UTILITIES WATER STANDARDS | (M) DOMESTIC WATER GATE VALVE |
| (G) UNDERGROUND ELECTRIC POINT OF CONNECTION AT POLE BY EVERGY LEE'S SUMMIT SERVICE CENTER | (Z) FIRE LINE ENTRY (RE: ARCH) | (N) SAND/OL. SEPARATOR (RE: ARCH) |
| (H) CONTRACTOR TO PROVIDE 2" 4" CONDUIT AND SERVICE FOR SECONDARY UNDERGROUND ELECTRIC UTILITY. (RE: ARCH FOR BUILDING ENTRY) | (AA) 1" GAS SERVICE LINE | (O) SITE LIGHTING, TYPICAL (RE: PHOTOMETRIC) |
| (I) 1" SOFT TYPE "K" COPPER DOMESTIC WATERLINE PER LEE'S SUMMIT WATER UTILITIES STANDARDS A MINIMUM OF 10' BEYOND METER WALL | (BB) GAS SERVICE POINT OF CONNECTION. DOMINION ENERGY TO EXTEND SERVICE FROM MAIN | (P) FIRE HYDRANT PER LEE'S SUMMIT WATER UTILITIES AND CITY OF LEE'S SUMMIT FIRE MARSHALL STANDARDS |
| (J) 6" WATERLINE FOR FIRE SERVICE PER LEE'S SUMMIT WATER UTILITIES STANDARDS | (CC) 1" DOMESTIC WATERLINE METER BOX INSTALLED PER LEE'S SUMMIT WATER UTILITIES STANDARDS | (Q) SANITARY SEWER WYE CONNECTION. SEE PLAN FOR INVERT. |
| (K) GAS SERVICE ENTRY AND METER (RE: ARCH) | (DD) 2" 4" TELEPHONE CONDUIT & PULLWIRE BY CONTRACTOR - SERVICE BY AT&T | (R) KNOX BOX PER LEE'S SUMMIT WATER UTILITIES AND CITY OF LEE'S SUMMIT FIRE MARSHALL STANDARDS |
| (L) WATER LINE BEND WITH THRUST BLOCK | (EE) 1" WATER LINE TO SITE IRRIGATION BY OTHERS | (S) 6" CROO PVC WATER LINE PER CITY OF LEE'S SUMMIT WATER UTILITIES STANDARDS & SPECIFICATIONS |
| (M) TELEPHONE SERVICE ENTRY (RE: ARCH) | (FF) SAMPLING WELL (RE: ARCH) | (T) 15" PVC DRAIN PIPE TO DAYLIGHT TO EXISTING DITCH. SEE GRADING PLAN |
| (N) DOMESTIC WATERLINE ENTRY (RE: ARCH) | (GG) BUILDING MOUNTED FDC PER FIRE MARSHALL STANDARDS TO BE LOCATED WITHIN 100 FEET OF THE PROPOSED FIRE HYDRANT. SEE DETAIL | (U) CONNECT 6" SANITARY SEWER LATERAL TO 8" MAIN VIA 8" X 6" OUT-IN WYE. SEE PLAN FOR INVERT |
| | | (V) 1" TO 15" INVERTED REDUCER |
| | | (W) 15" PVC DOMESTIC WATERLINE AFTER INTAL 10' OF COPPER HAS BEEN INSTALLED PAST METER. PER LEE'S SUMMIT WATER UTILITIES STANDARDS |

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.41
TOTAL DISTURBED AREA	1.79
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

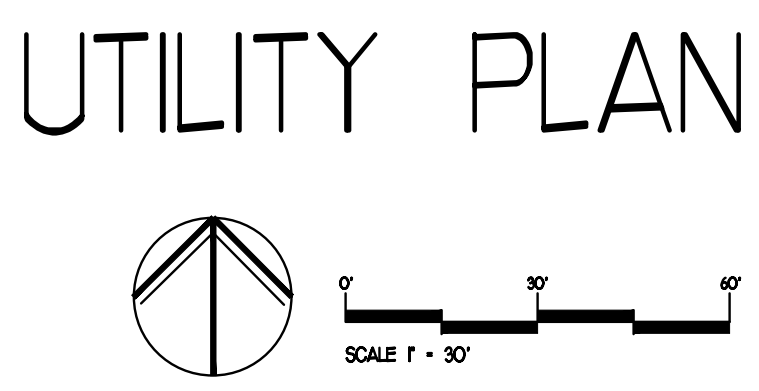
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02.08.2022	REVISION #1	TMB
04.06.2022	SEWER & DISTURB	BAC

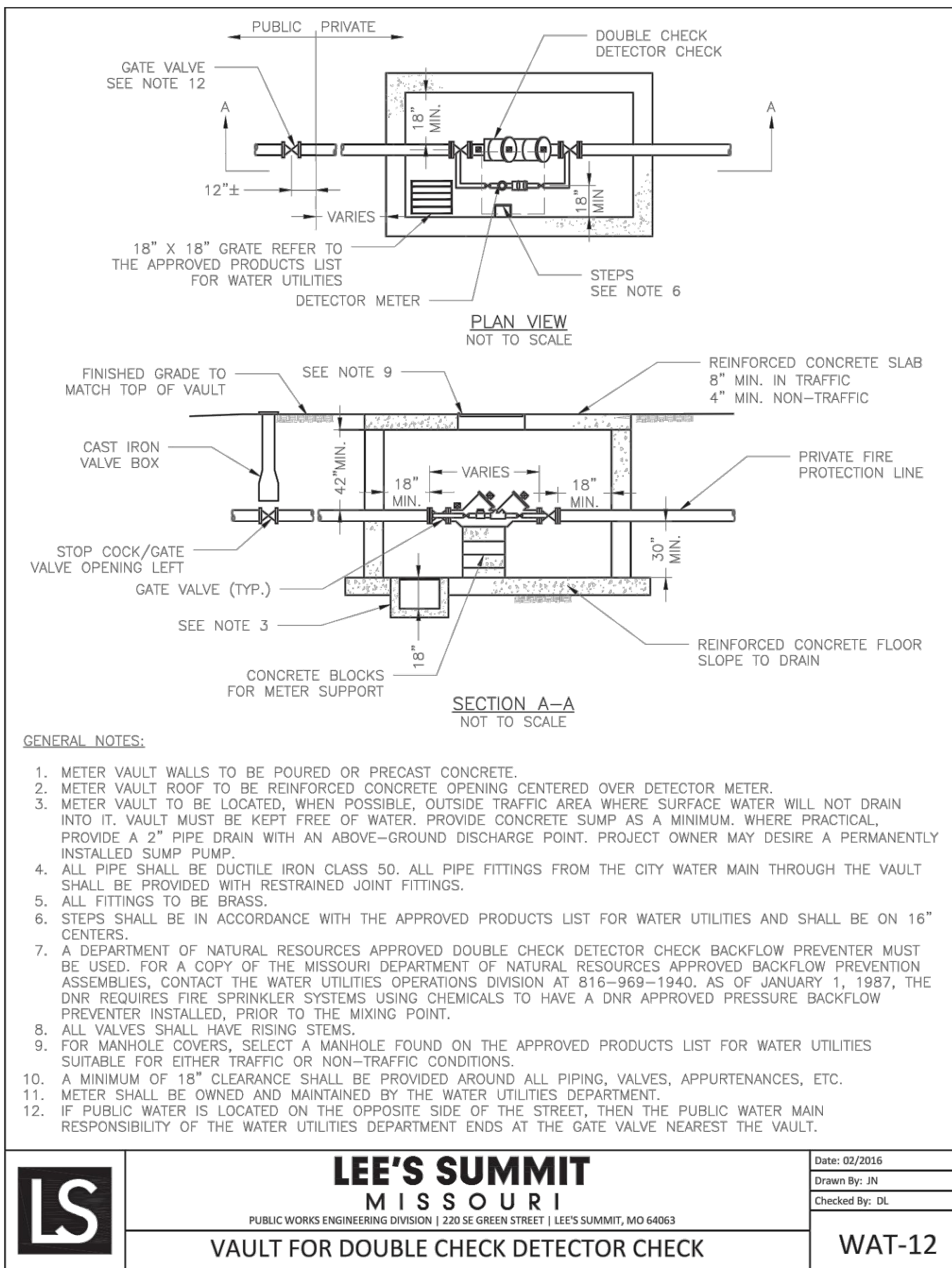
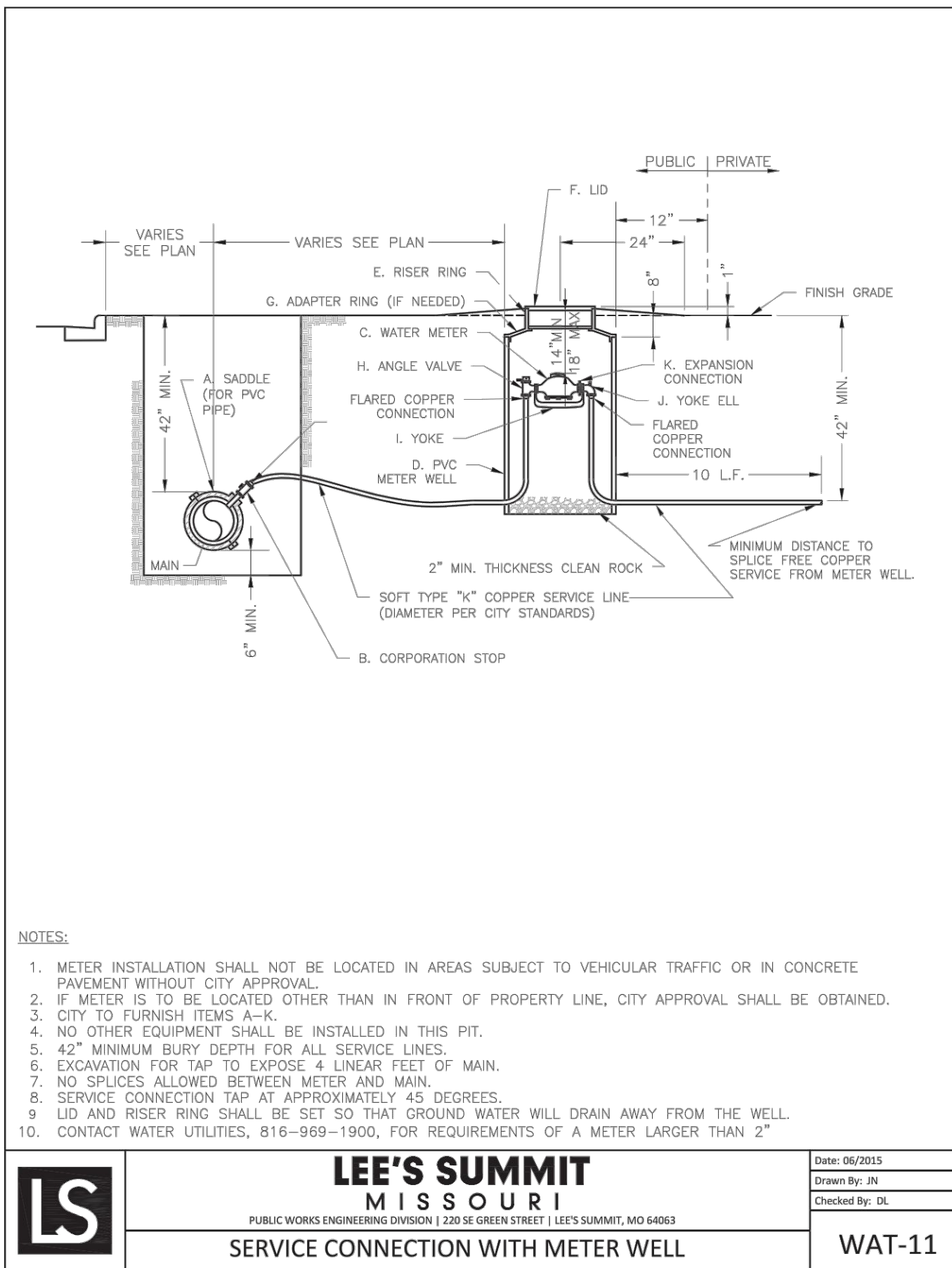
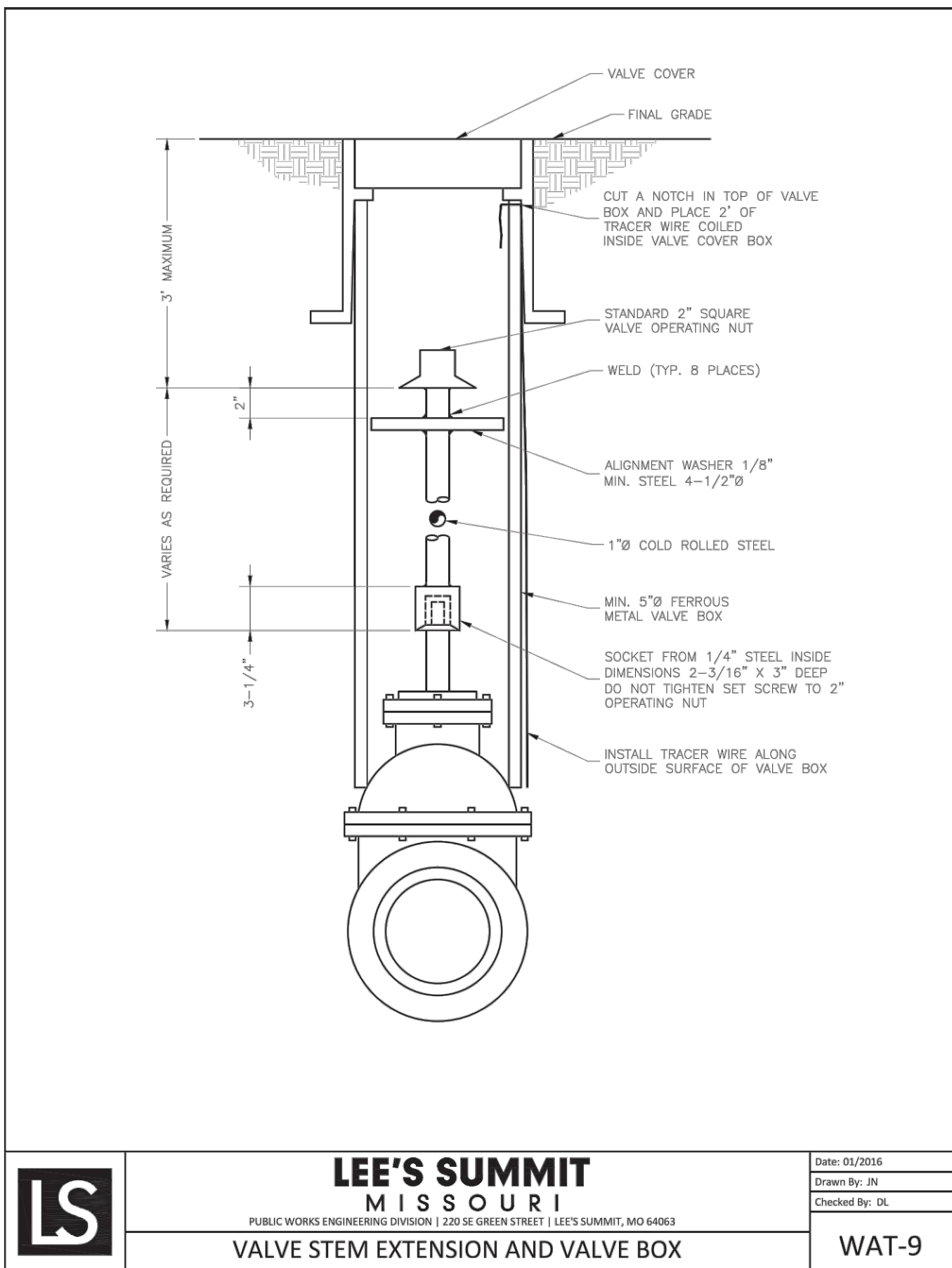
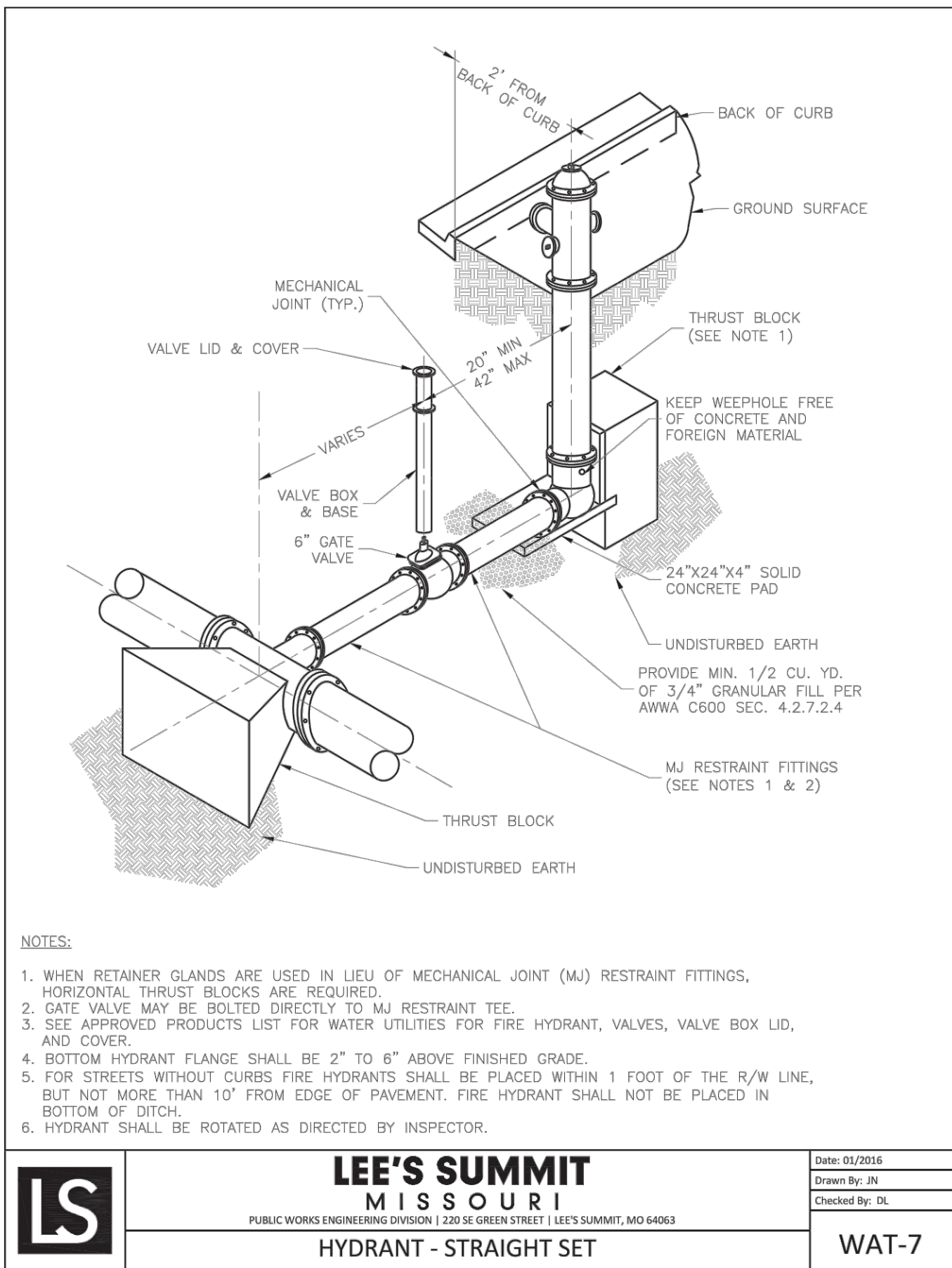
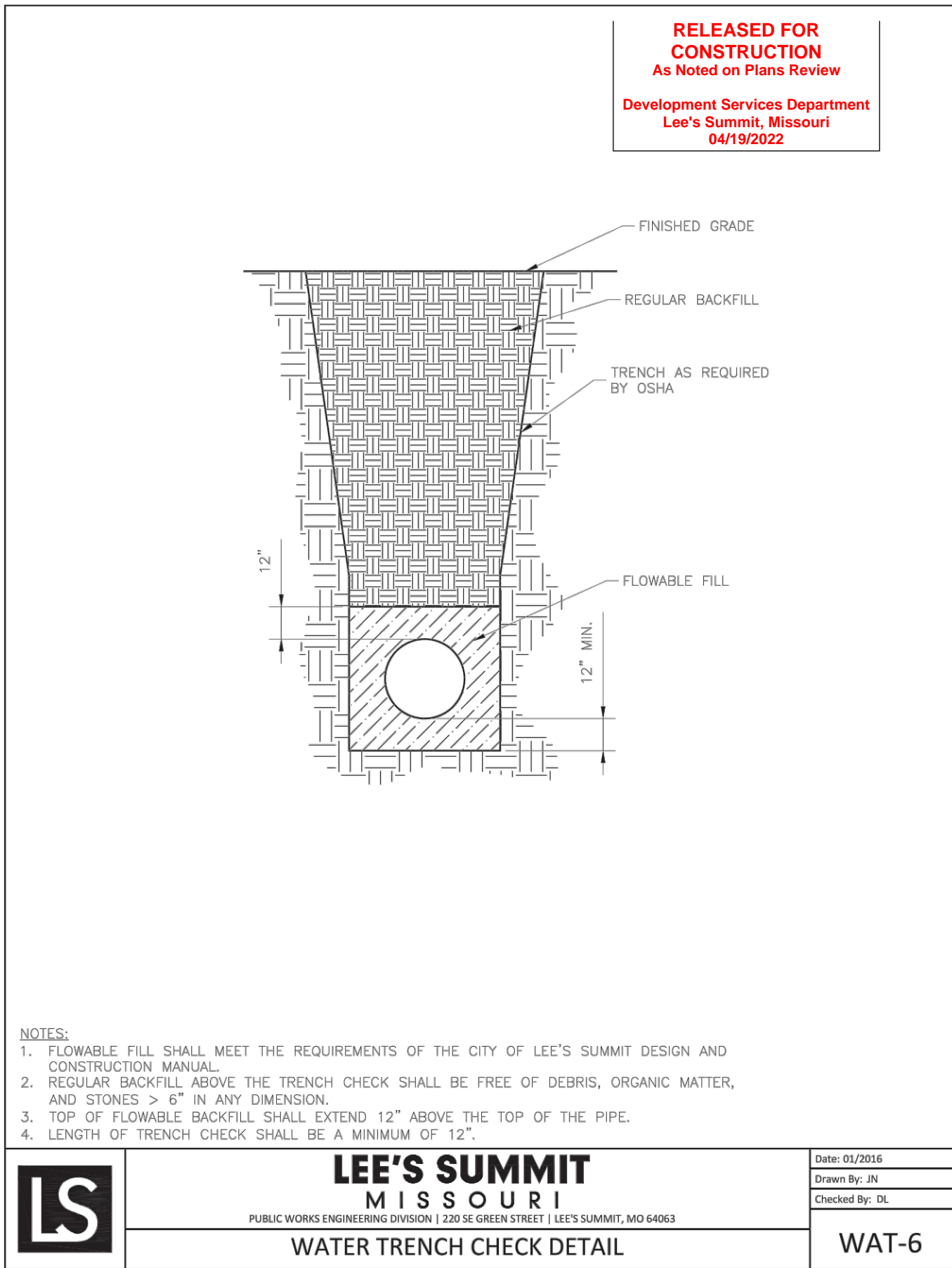
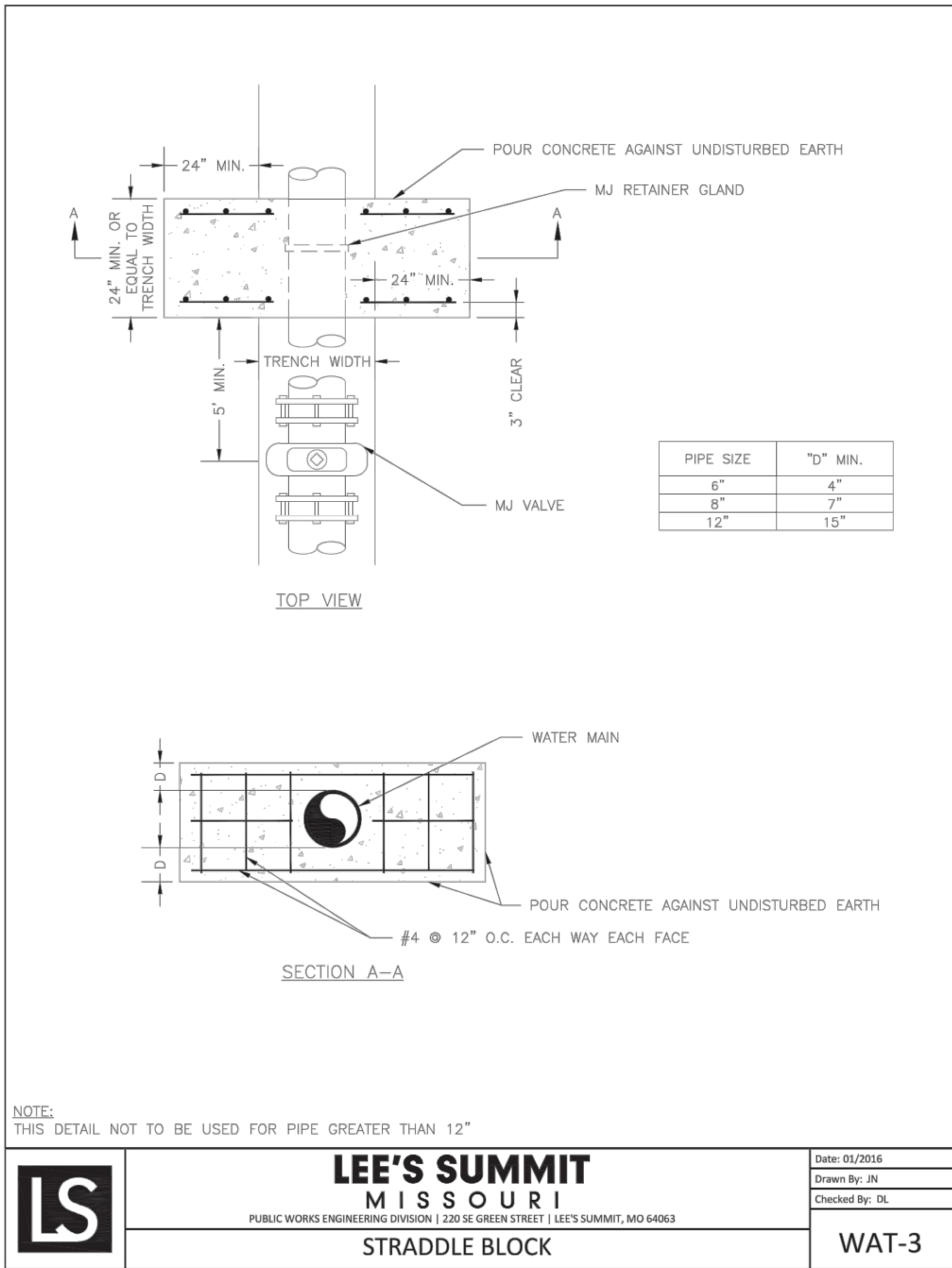
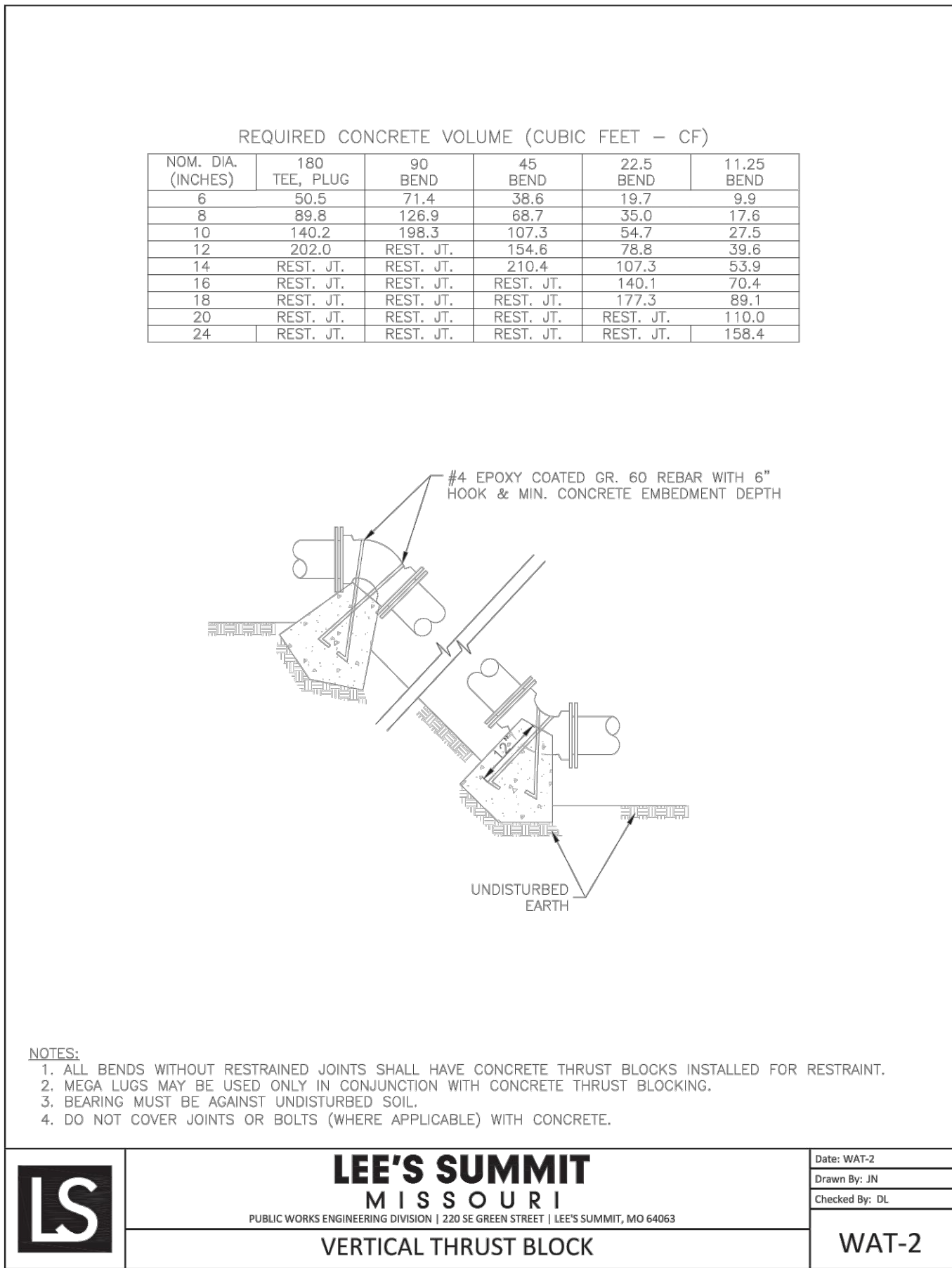
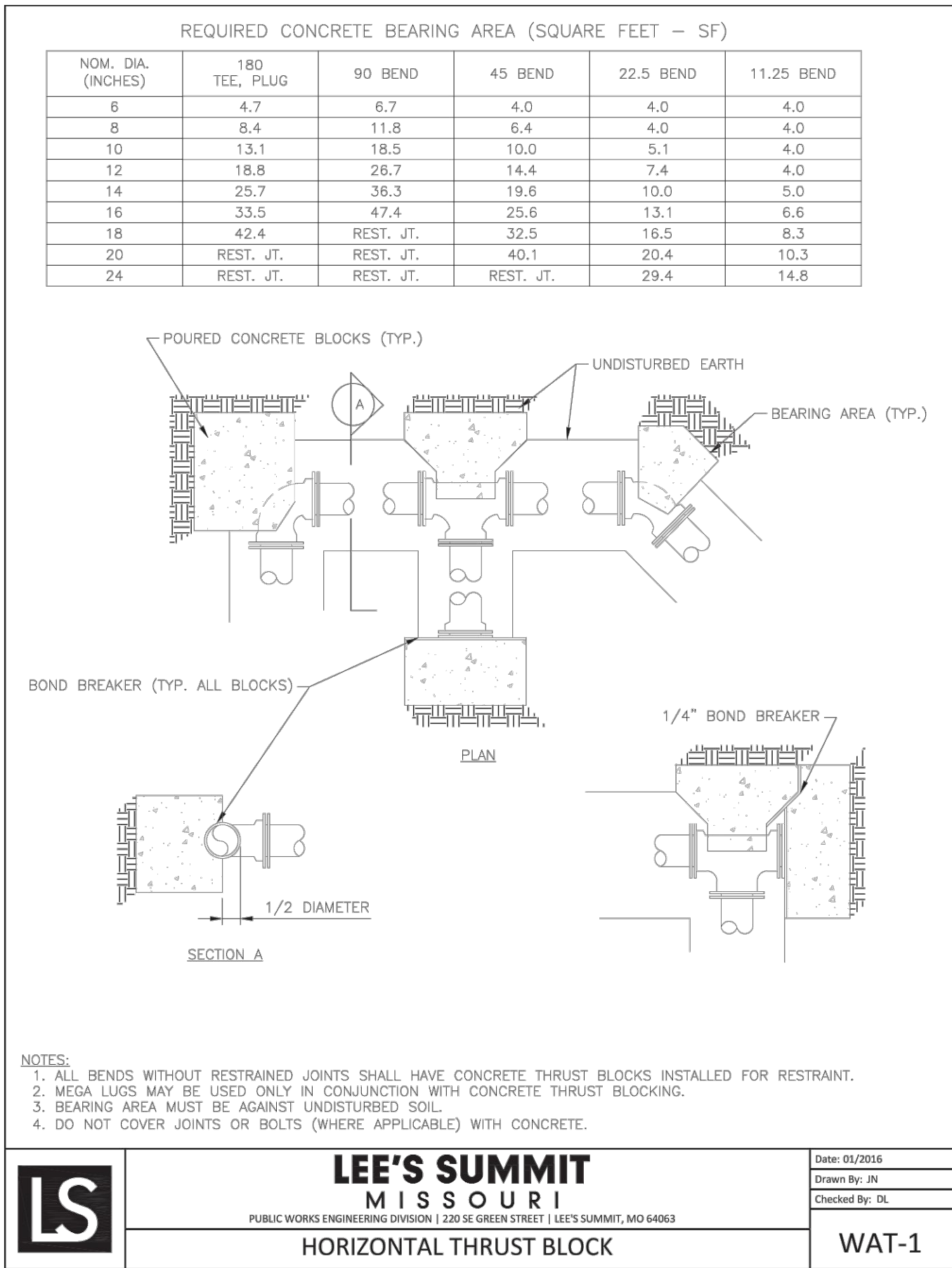
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
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CALIBER COLLISION
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CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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DATE 04/06/2022
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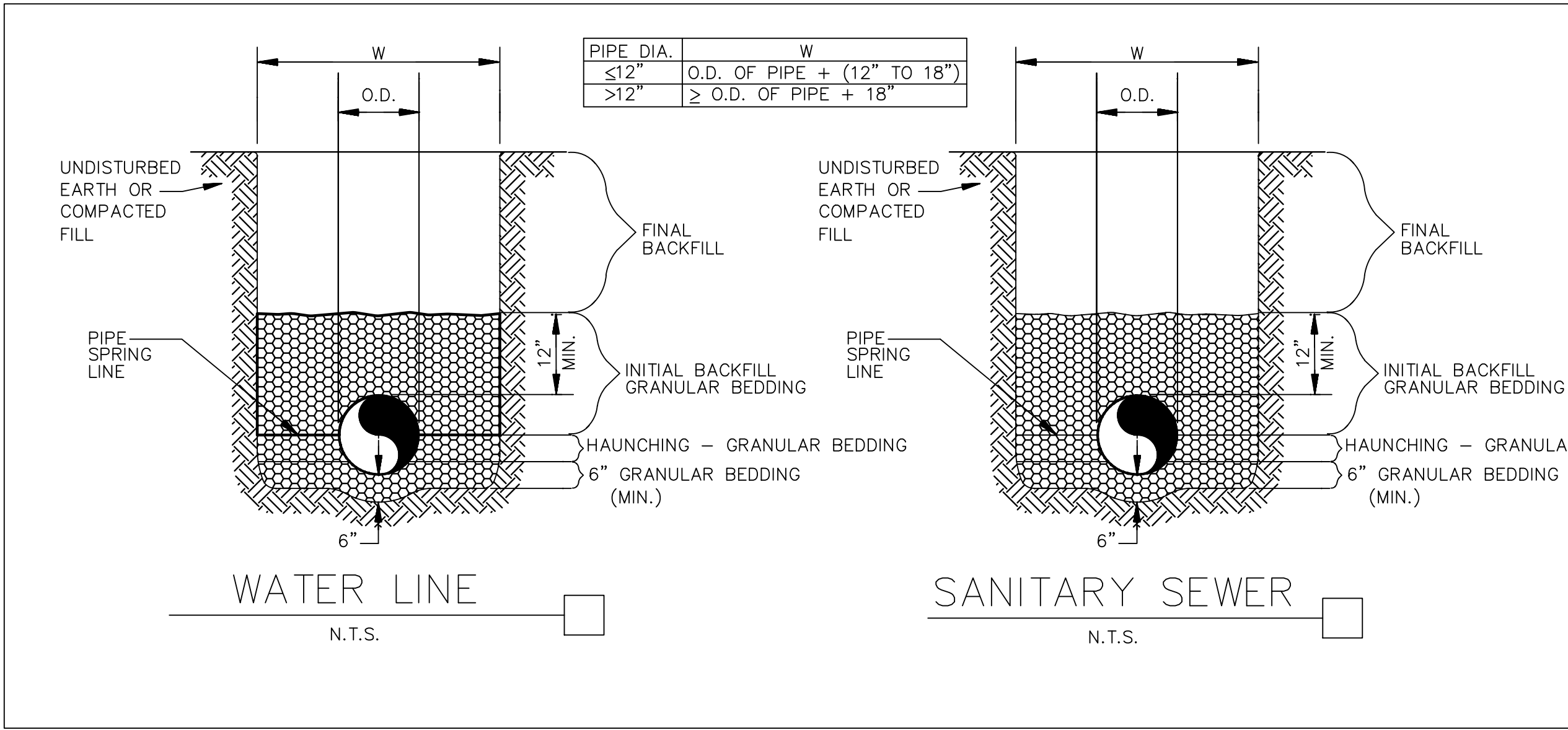
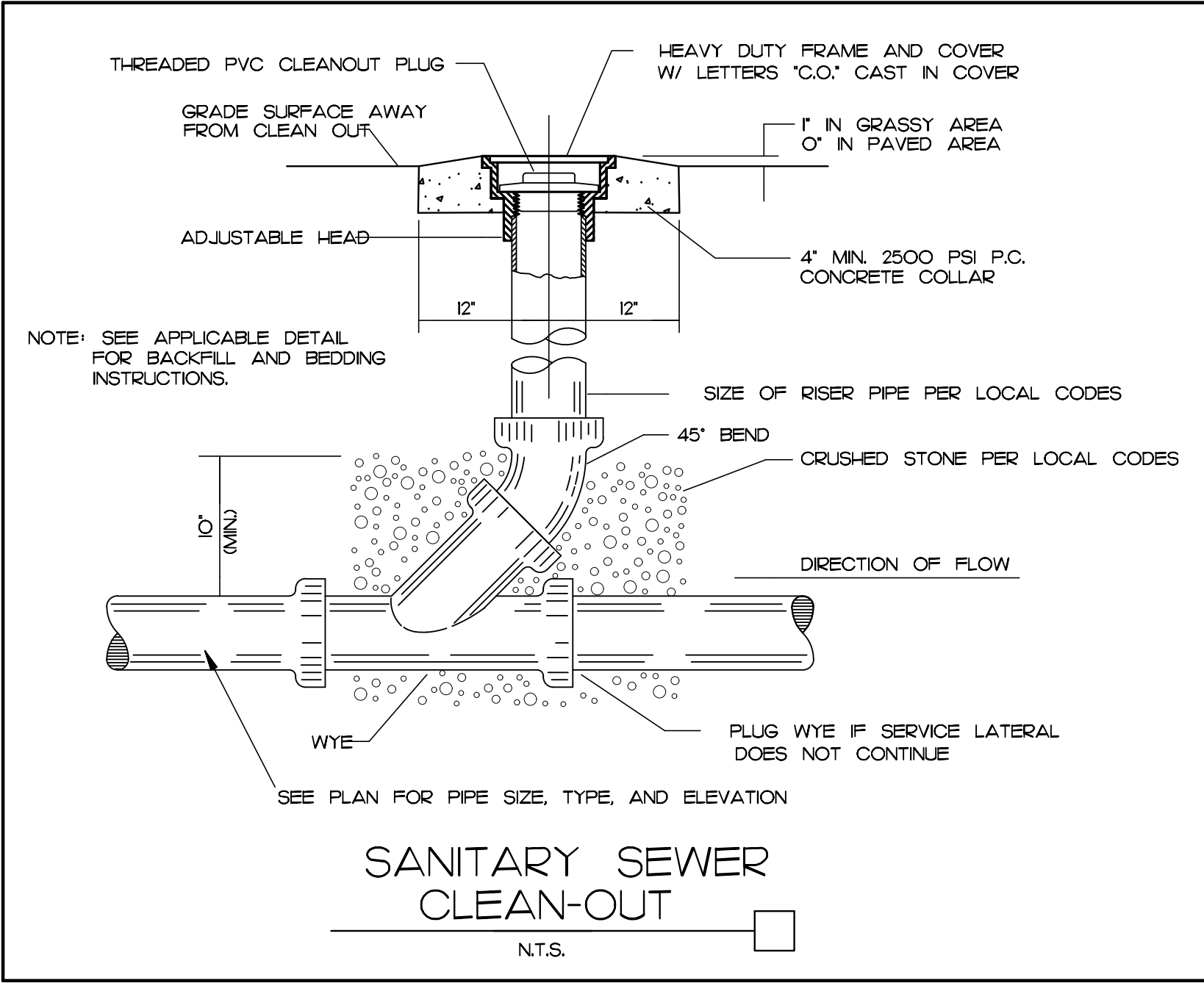
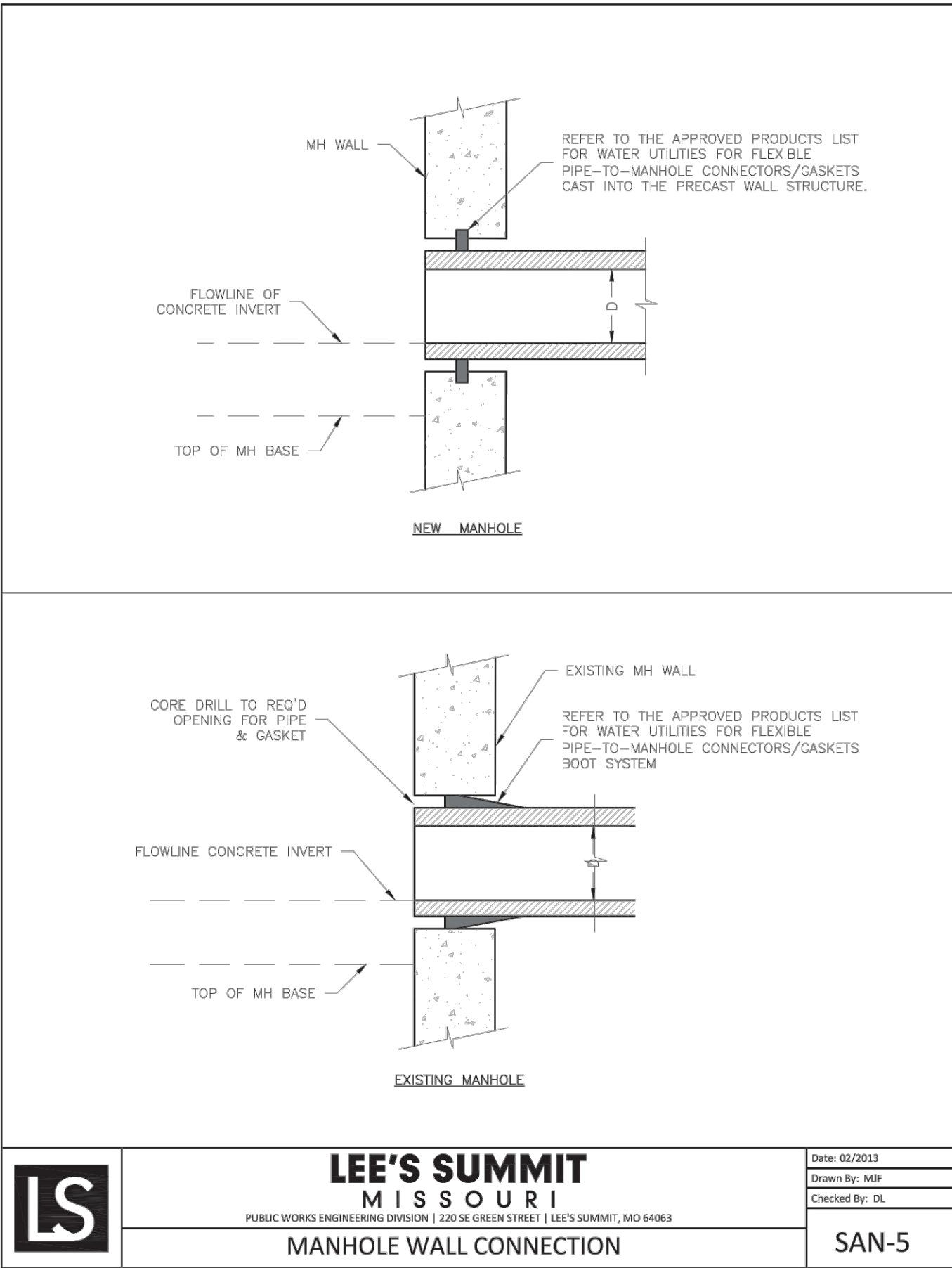
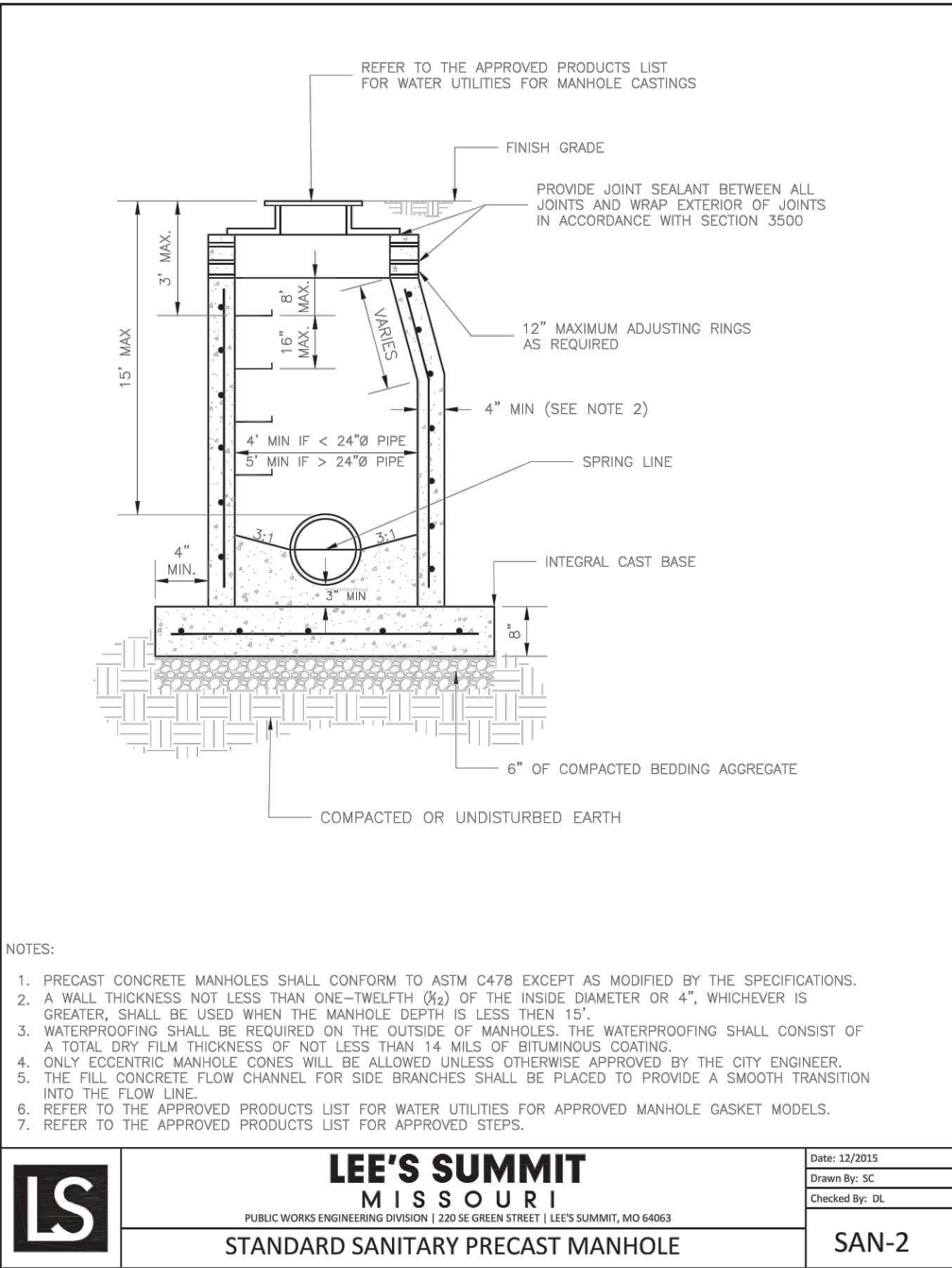
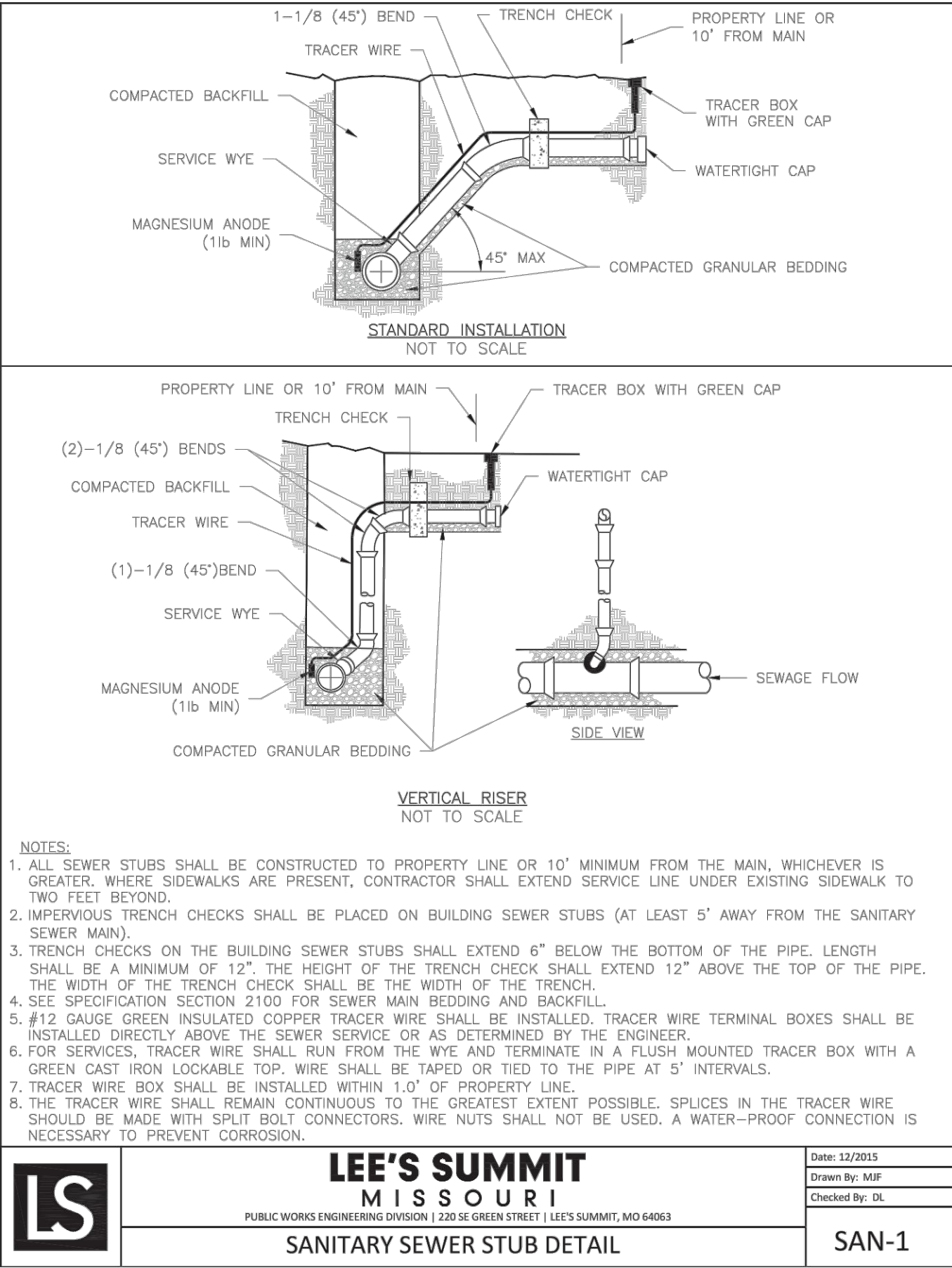
REVISIONS	BY

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STATE OF MISSOURI
TODD BURNETT
PROFESSIONAL ENGINEER
NUMBER 20210149125
4/6/2022

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GENERAL NOTES

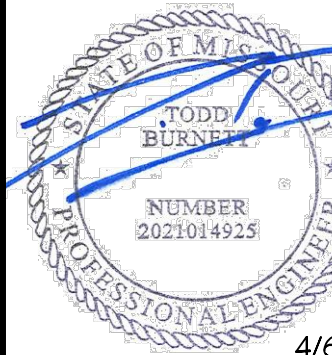
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
4. FINAL BACKFILL SHALL BE PER PROJECT SPECIFICATIONS AND PER THE PROJECT'S GEOTECHNICAL REPORT OF RECORD.
5. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
6. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
7. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
8. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING

N.T.S.

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Lee's Summit, Missouri
04/19/2022

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PLANT LIST						
QUANTITY	SYMBOL	LABELED	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
3	WO	WO	QUERCUS P-ELLOS	WILLOW OAK	3" MIN. CALIPER, 14" MIN. HT. BEB	AS SHOWN
5	RM	RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" MIN. CALIPER, 14" MIN. HT. BEB	AS SHOWN
7	RB	RB	CERCIS CANADENSIS	EASTERN REDBUD	3" MIN. CALIPER, 12" MIN. HT. BEB	AS SHOWN
11	SBM	SBM	MAGNOLIA VIRGINICA	SWEETBAY MAGNOLIA	3" MIN. CALIPER, 12" MIN. HT. BEB	AS SHOWN
6	WF	WF	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	3" MIN. CALIPER, 12" MIN. HT. BEB	AS SHOWN
12	HVS	HVS	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPICE	18"-24" BEB, OR 2-GAL. CONT.	4' O.C.
48	SIH	SIH	ILEX GLABRA 'SHAMROCK'	SHAMROCK DWARF INK-BERRY HOLLY	24"-30" BEB, OR 5-GAL. CONT.	AS SHOWN
12	AB	AB	CALICARPA AMERICANA	AMERICAN BEAUTYBERRY	18"-24" BEB, OR 2-GAL. CONT.	3'-4' O.C.



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LANDSCAPE CALCULATIONS

SECTION 8.740 TREE CONSERVATION

NOT APPLICABLE. THERE ARE NO EXISTING TREES ON THE SITE

SECTION 8.790A STREET FRONTAGE

REQUIRED:
20' WIDE LANDSCAPE STRIP PLANTED WITH 1 TREE FOR EACH 30' OF STREET FRONTAGE AND 1 SHRUB FOR EACH 20' OF STREET FRONTAGE.
19 LF STREET FRONTAGE MINUS 18" DRIVEWAY = 173 LF
173 LF / 30 LF = 6 TREES
173 LF / 20 LF = 9 SHRUBS

PROVIDED:
6 TREES, 9 SHRUBS

SECTION 8.790B OPEN YARD AREA

REQUIRED:
2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA
60,209 SF / 5,000 SF = 12 SHRUBS
1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/ STRUCTURES
60,209 SF - 16,000 SF = 44,209 SF
44,209 SF / 5,000 SF = 9 TREES (IN ADDITION TO STREET TREES)

PROVIDED:
12 SHRUBS, 5 ADDITIONAL TREES

SECTION 8.790C TRASH STORAGE CONTAINERS

REQUIRED:
A DETAILED DRAWING OF ENCLOSURE AND SCREENING METHODS TO BE USED FOR TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPE PLAN

PROVIDED:
DETAILED DRAWING OF TRASH ENCLOSURE AND SCREENING FENCE ENCLOSURE SHOWN ON LANDSCAPE PLAN

SECTION 8.800 LANDSCAPE STRIPS ALONG STREET FRONTAGES

REQUIRED:
LANDSCAPE STRIP PLANTED WITH TREES, SHRUBS, GRASS OR GROUND COVER.

PROVIDED:
LANDSCAPE STRIP PLANTED WITH TREES, SHRUBS, AND GRASS

SECTION 8.810 PARKING LOT LANDSCAPING

REQUIRED:
LANDSCAPE ISLANDS/ OTHER PLANTING AREAS LOCATED WITHIN PARKING LOT SHALL CONSTITUTE 5% OF ENTIRE AREA DEVOTED TO PARKING SPACES. AISLES & DRIVES ISLANDS SHALL BE LOCATED AT END OF EVERY PARKING BAY AND PLANTED WITH SHADE TREES.
9,985 X 0.05 = 500 SF PARKING LOT ISLANDS

PROVIDED:
ISLANDS LOCATED AT END OF EVERY PARKING BAY PLANTED WITH TREES.
1,007 SF INTERIOR PARKING LOT LANDSCAPED AREA PROVIDED

SECTION 8.820 SCREENING - PARKING LOT

REQUIRED:
EVERGREEN SCREENING (25' TALL) PROVIDED ALONG EDGE OF PARKING LOT PARALLEL TO THE STREET - PLANTED WITH 12 SHRUBS PER 40 LF. SHRUBS SHALL BE AT LEAST 18" AT TIME OF PLANTING.

PROVIDED:
EVERGREEN SHRUBS (CONTINUOUS ROW)

SECTION 8.890 BUFFER/ SCREEN REQUIREMENTS

REQUIRED:
20' WIDE SCREEN 18" (MEDIUM DENSITY BUFFER (CPZ ZONING ADJACENT TO P1 ZONING))
1 SHADE TREE PER 1,000 SF
1 ORNAMENTAL TREE PER 500 SF
1 EVERGREEN TREE PER 300 SF
1 SHRUB PER 200 SF
15 LF X 20 LF = 2,700 SF
2,700 SF / 1,000 = 3 SHADE TREES
2,700 SF / 500 = 6 ORNAMENTAL TREES
2,700 SF / 300 = 9 EVERGREEN TREES
2,700 SF / 200 = 14 SHRUBS

PROVIDED:
3 SHADE TREES
6 ORNAMENTAL TREES
9 EVERGREEN TREES
14 EVERGREEN SHRUBS

WEED BARRIER NOTE
PLACE BLACK COMMERCIAL GRADE WEED BARRIER FILTER FABRIC IN ALL LANDSCAPE TREE, SHRUB, AND GROUND COVER PLANTING AREAS. ANCHOR FABRIC WITH COMMERCIAL GRADE LANDSCAPE FABRIC ANCHOR PINS.

PLAN NOTES:

- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD PINE BARK MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED.
- ALL SHRUBS TO BE 3' BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III PESQUE SEED OR SOD.
- ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PERMANENT SEEDING

SEEDING RATE:
PESQUE GRASS (HULLED) (ALONE) - 8-12 LBS. PER ACRE

GROUND COVER LEGEND

GRASS SEED	
SOD	
ROCK MULCH	

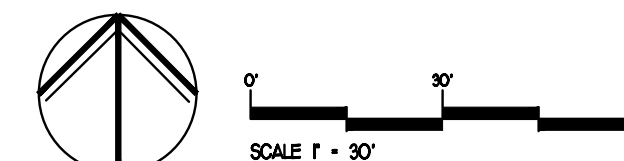
IRRIGATION SYSTEM NOTE
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A 'DESIGNBUILT' IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED AND SHALL PROVIDE ADEQUATE COVERAGE FOR ALL GRASS AND OTHER PLANTINGS. CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING AT A LOCATION APPROVED BY THE OWNER. REFER TO THE UTILITY PLAN FOR THE IRRIGATION SOURCE/METER LOCATION.

ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

LANDSCAPE PLAN



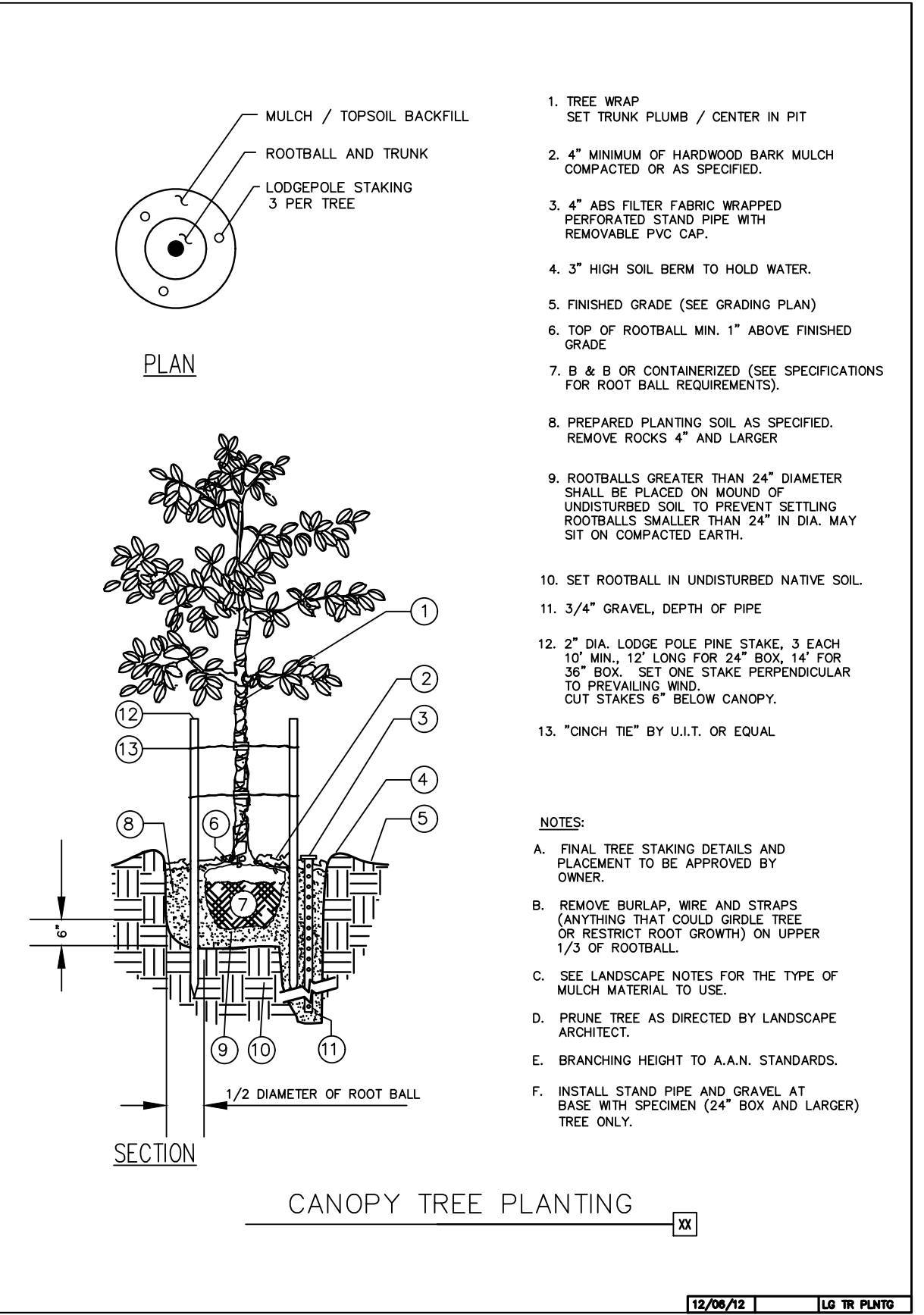
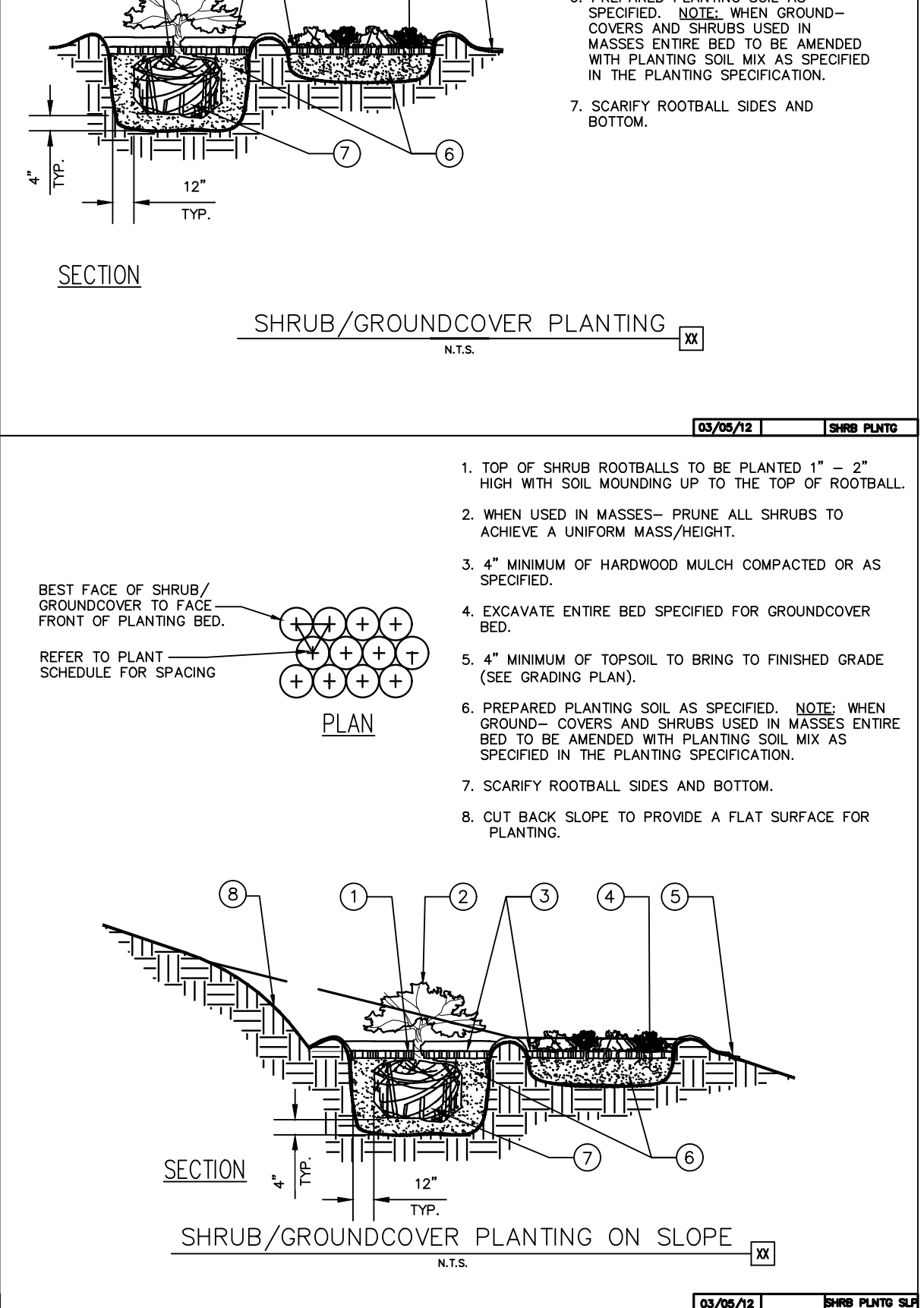
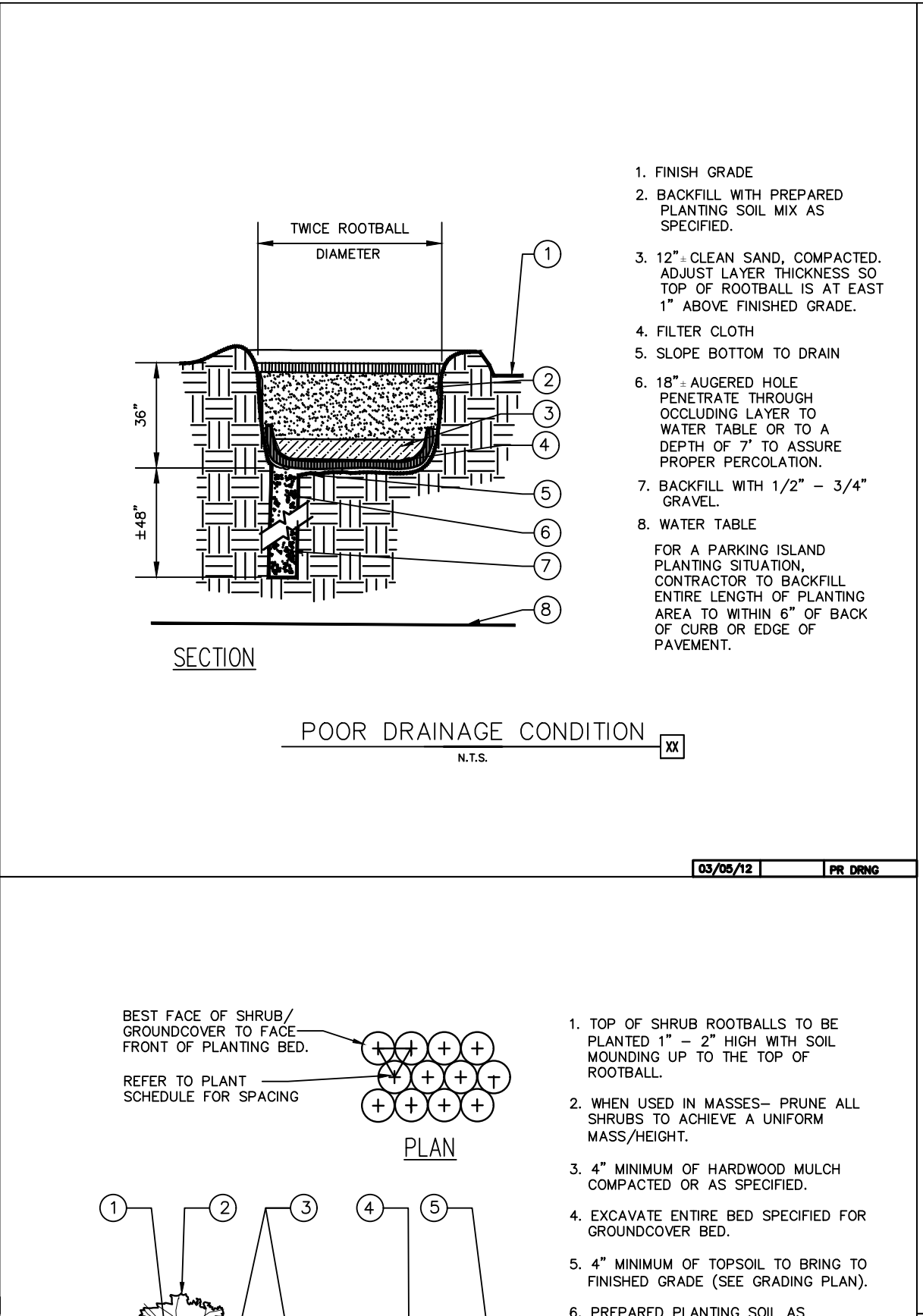
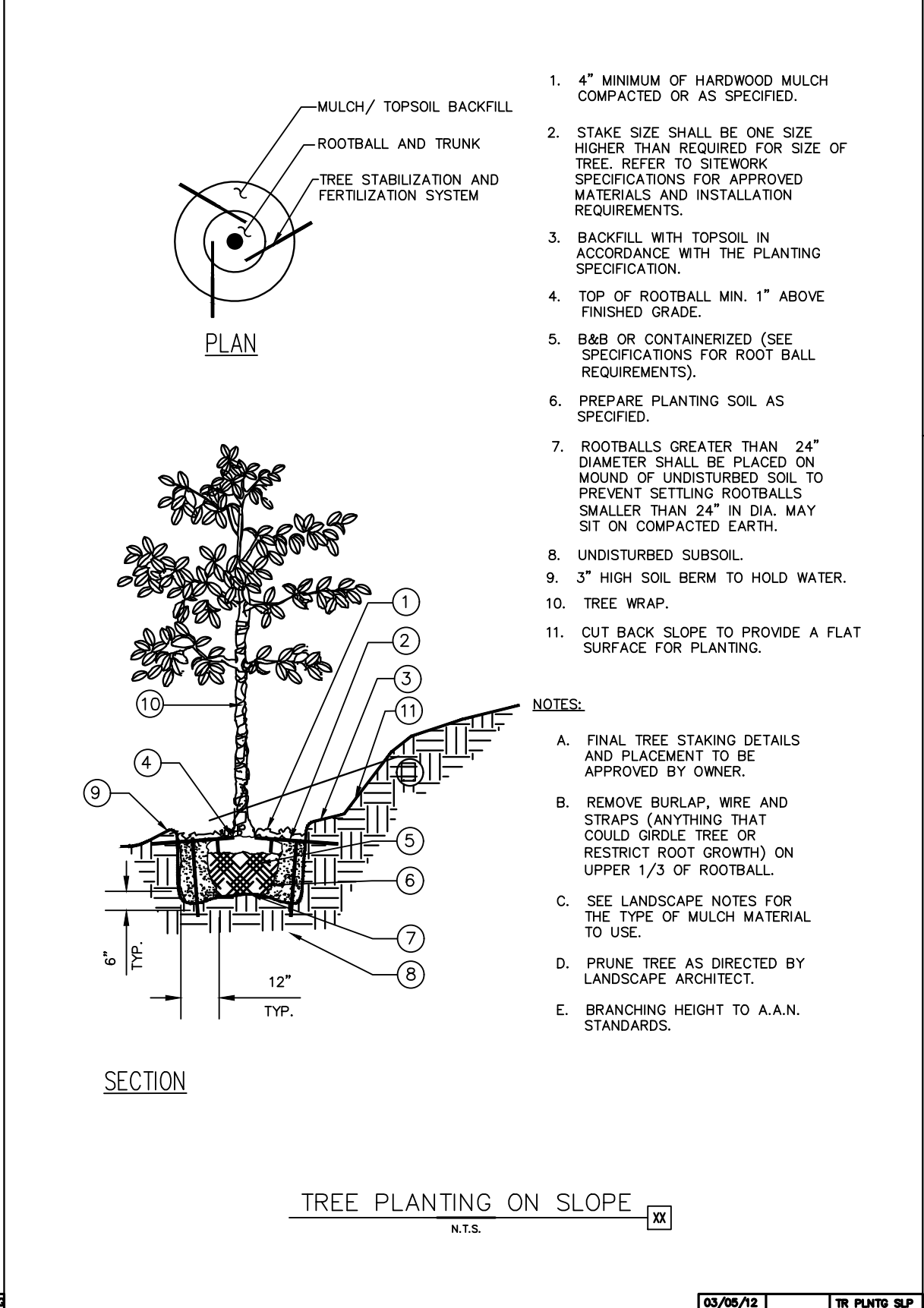
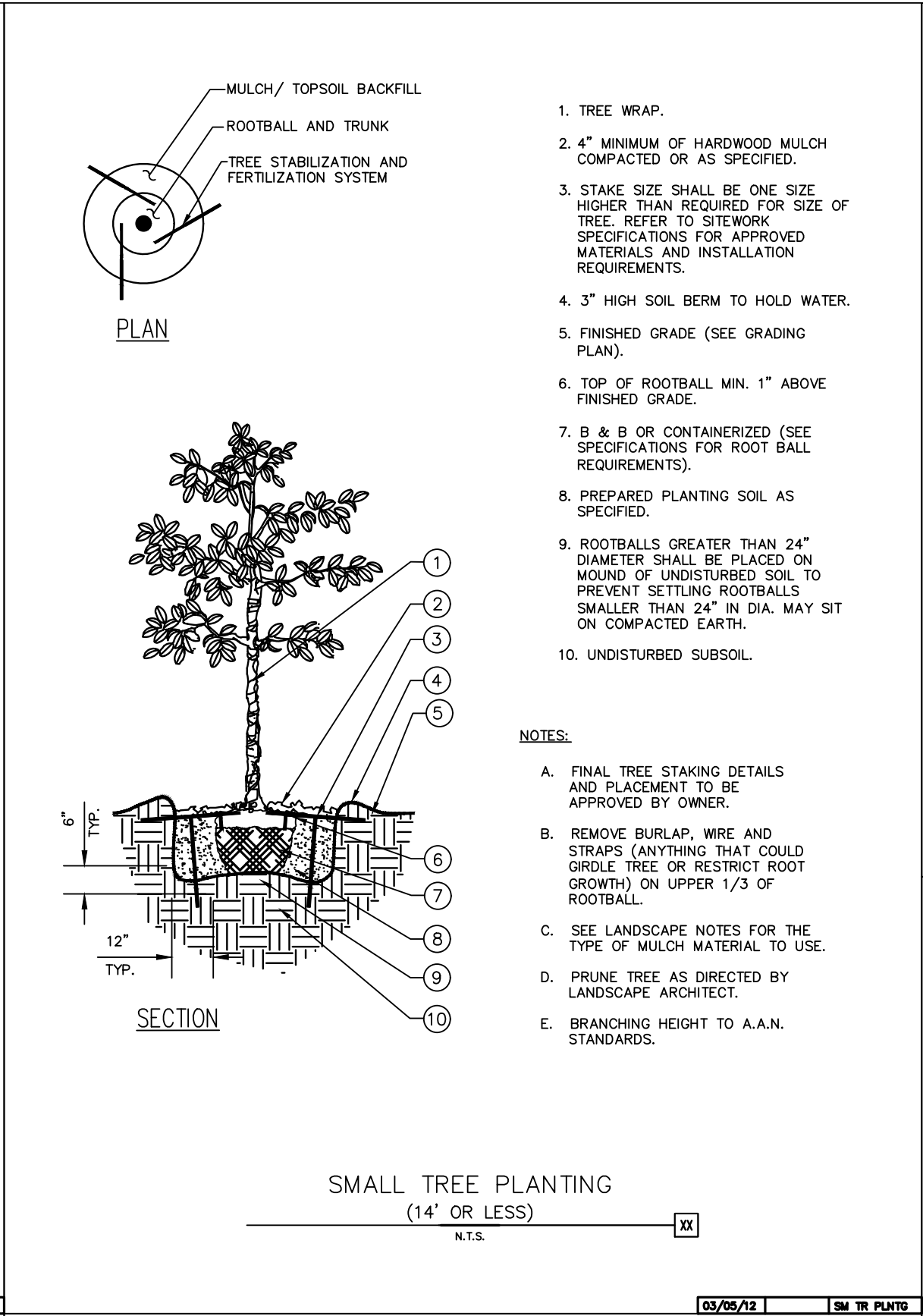
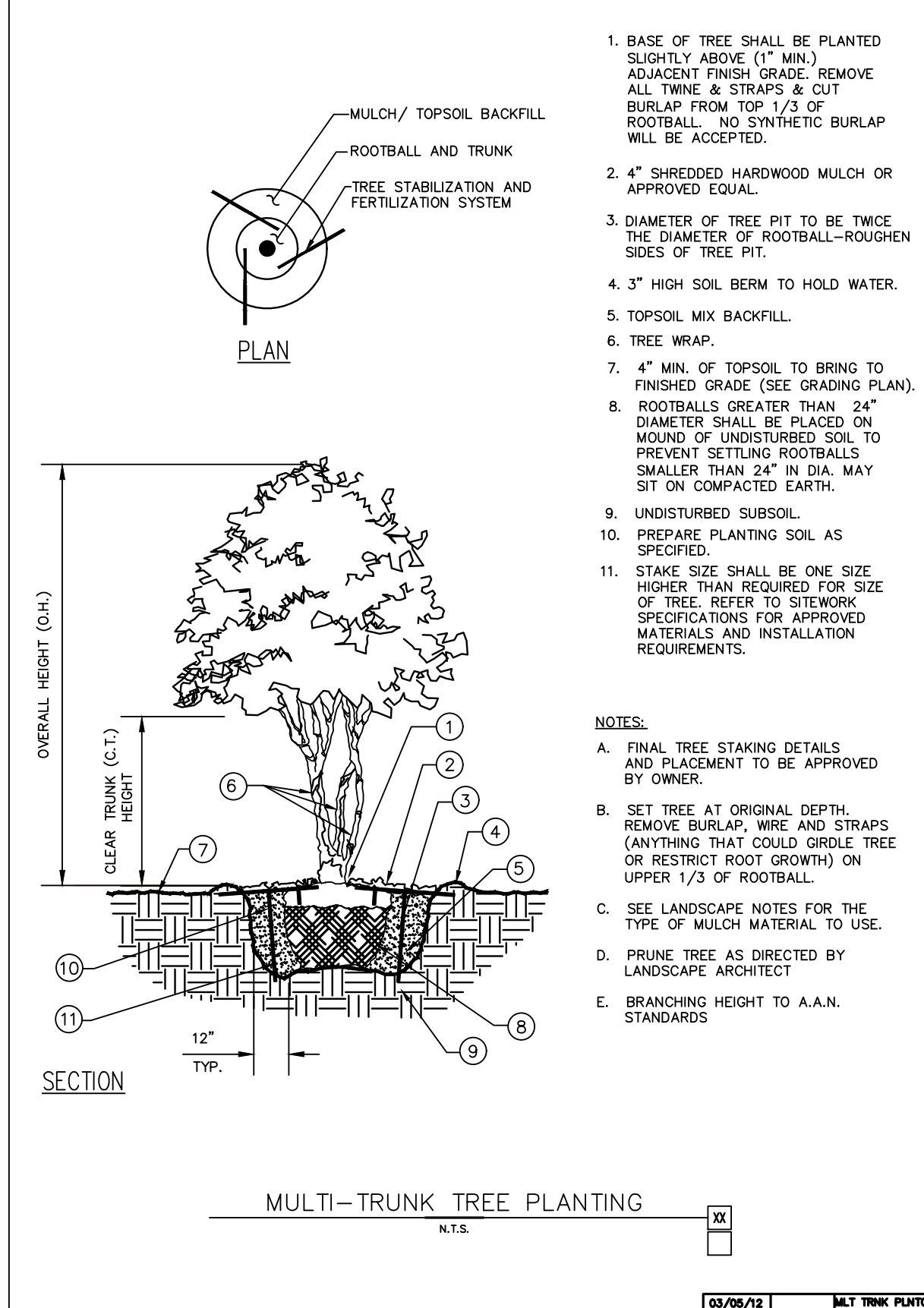
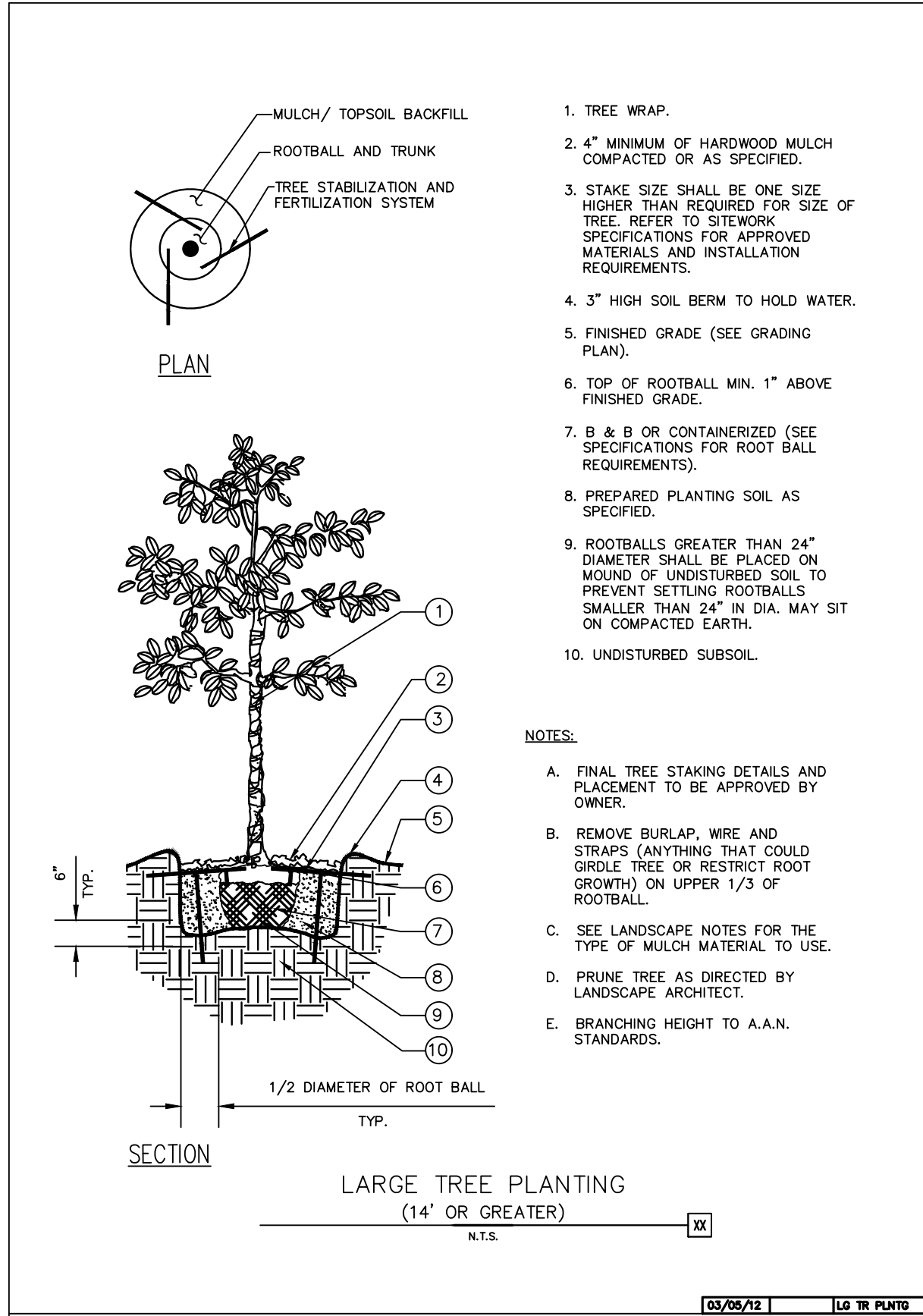
REVISIONS	BY
02.08.2022 REVISION #1	TMB
04.06.2022 SEWER & DISTURB	BAC

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
710 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
4538 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

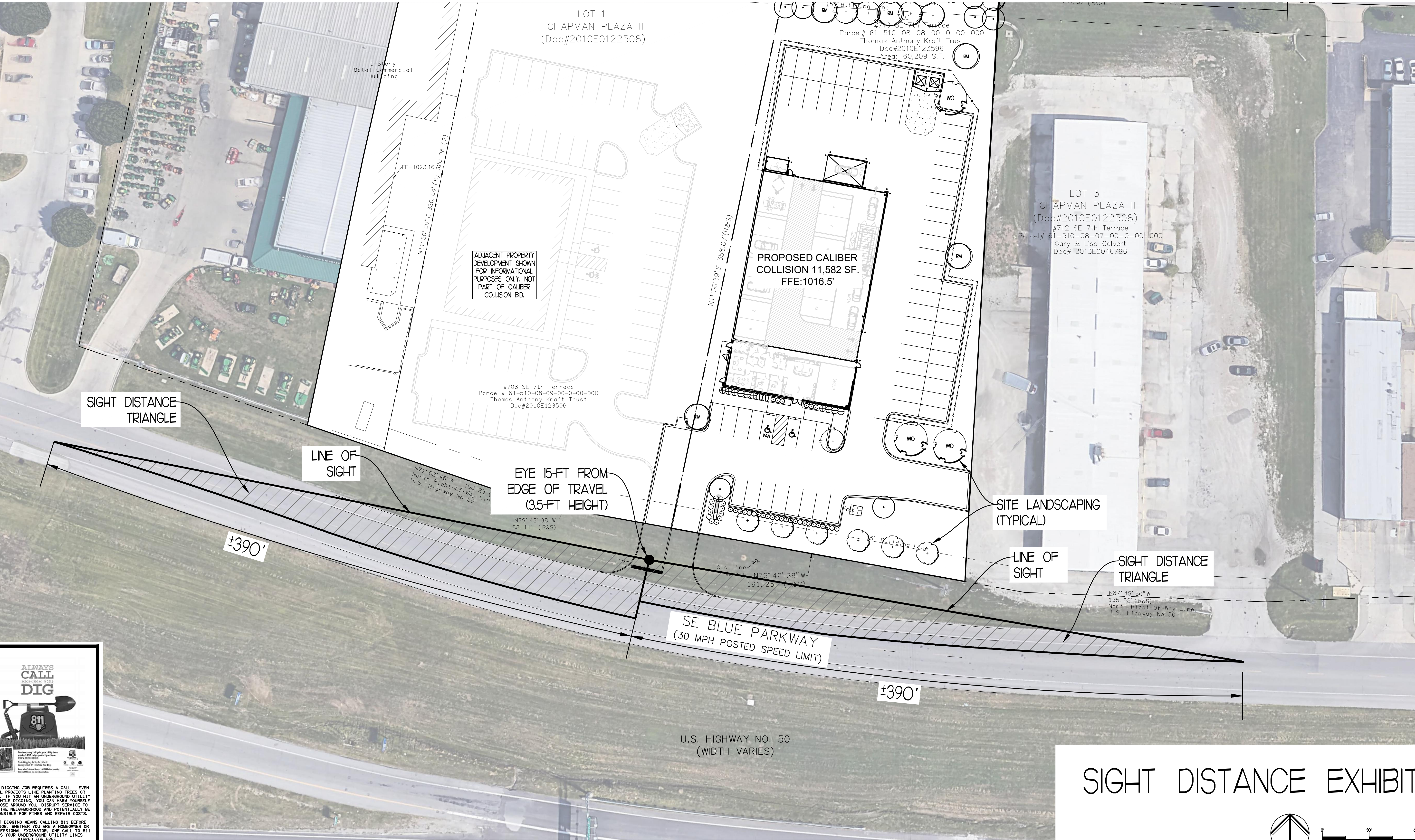
DRAWN BAC
CHECKED TMB
DATE 04/06/2022
SCALE
DRAWING



LANDSCAPE ARCHITECT INSPECTION REQUIREMENTS & NOTES:

ALL PLANT MATERIAL MUST BE INSPECTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT (FREELAND AND KAUFFMAN, INC.) IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THIS INCLUDES THE FOLLOWING PROCEDURE:

1. THE GENERAL CONTRACTOR SHALL ARRANGE AN INSPECTION OF ALL TREES AT THE APPROPRIATE NURSERY (IES) WHICH WILL SUPPLY THEM. ALL TREES FOR USE ON THIS PROJECT SHALL BE IDENTIFIED AND FLAGGED AT THE NURSERY. THE LANDSCAPE CONTRACTOR SHALL BE PRESENT.
2. AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT, PHOTOS OF SELECT TREES MAY BE ACCEPTED IN PLACE OF A PHYSICAL INSPECTION. IF PHOTOS ARE ACCEPTED, A SEPARATE PHOTO OF EACH PROPOSED TREE MUST BE PROVIDED.
3. THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO INSPECT THE PLACEMENT OF TOPSOIL WITHIN ALL PARKING LOT ISLANDS AND PLANTING AREAS, PRIOR TO PLANTING OF ANY LANDSCAPE MATERIAL.
4. THE LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON DELIVERY TO THE SITE, AND PRIOR TO PLANTING, FOR ACCEPTANCE. CONTRACTOR SHALL PROVIDE A SPECIFIC DELIVERY DATE OF ALL MATERIAL, AND SHALL MAKE EFFORTS TO INSURE THAT MATERIAL FROM SEPARATE NURSERIES IS DELIVERED AT THE SAME TIME.
5. THE LANDSCAPE ARCHITECT SHALL PERFORM A SUBSTANTIAL COMPLETION INSPECTIONS. CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT INSTALLATION.
6. THE LANDSCAPE ARCHITECT SHALL PERFORM A FINAL LANDSCAPE INSPECTION WITHIN 30 DAYS OF THE CONTRACTOR'S SUBSTANTIAL COMPLETION DATE. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE SUBSTANTIAL COMPLETION DATE.
7. ALL REQUIRED LANDSCAPING SHALL MEET THE MINIMUM PLANTING STANDARDS AND BE MAINTAINED IN ACCORDANCE WITH SECTION 7-II-3 (F) OF THE CITY OF ASHEVILLE'S UNIFIED DEVELOPMENT ORDINANCES. A DIVERSE PLANT LIST SHALL BE PROVIDED (AS PER THIS PLAN) SO THAT NO ONE SPECIES IS OVER PLANTED AND TO ELIMINATE WIDESPREAD DISEASE BETWEEN THE LIKE SPECIES.

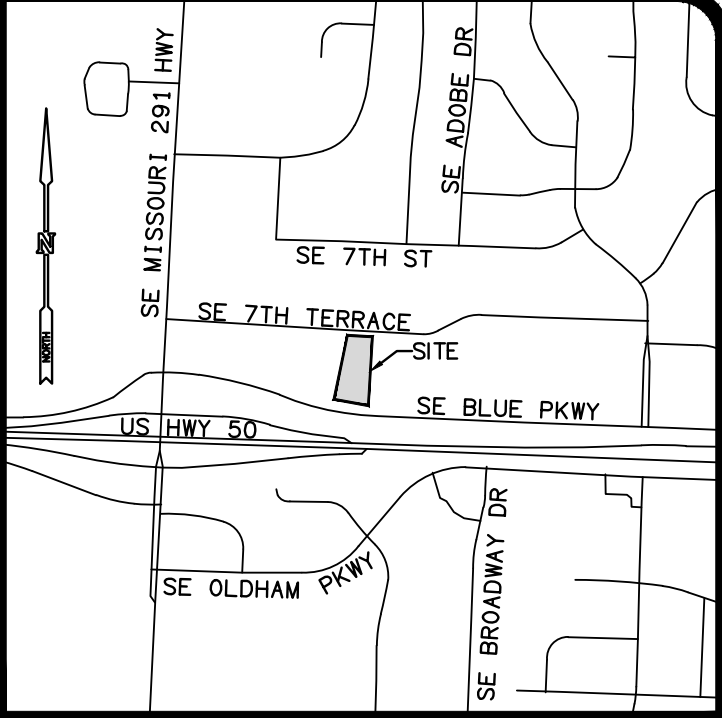


NOTES:
POSTED SPEED LIMIT OF SE BLUE PARKWAY AT DEVELOPMENT IS 35-MPH.

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Lee's Summit, Missouri
04/19/2022

LEGEND

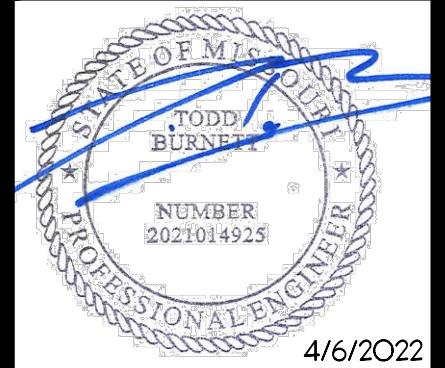
SYMBOL	DESCRIPTION
	PROPOSED SIGHT DISTANCE TRIANGLE
	PROPOSED TREES



LOCATION MAP
NOT TO SCALE

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
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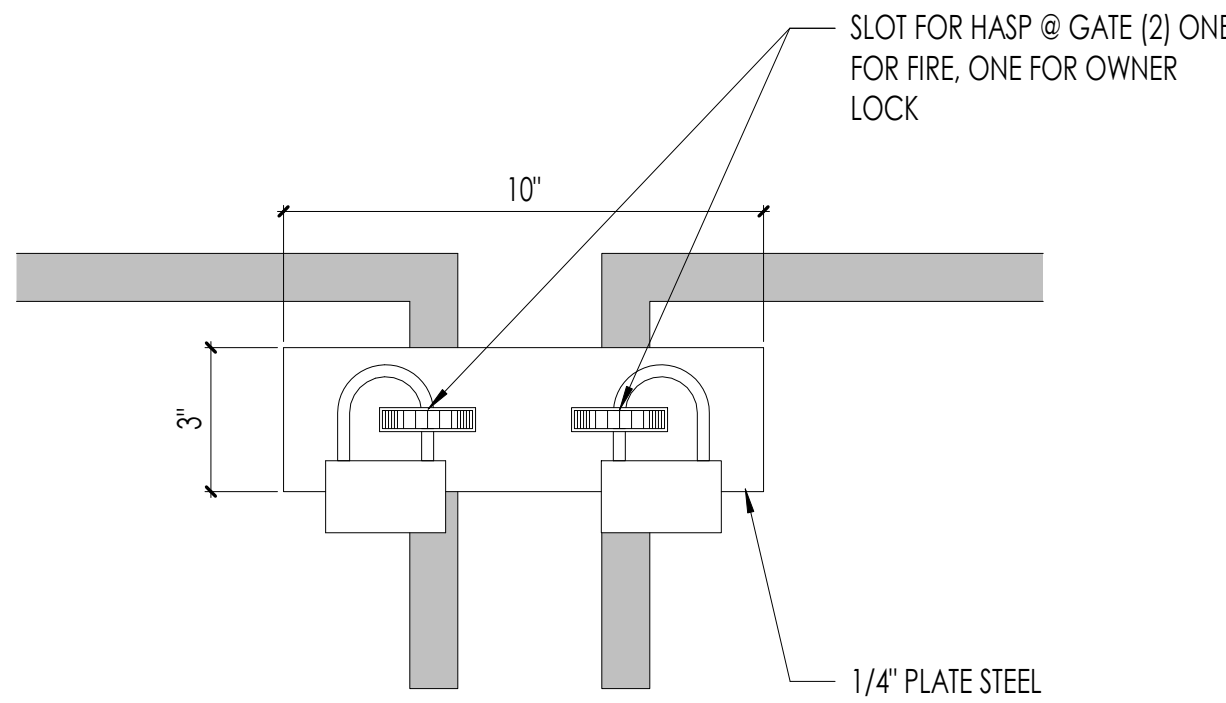
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TMB
DATE
04/06/2022
SCALE

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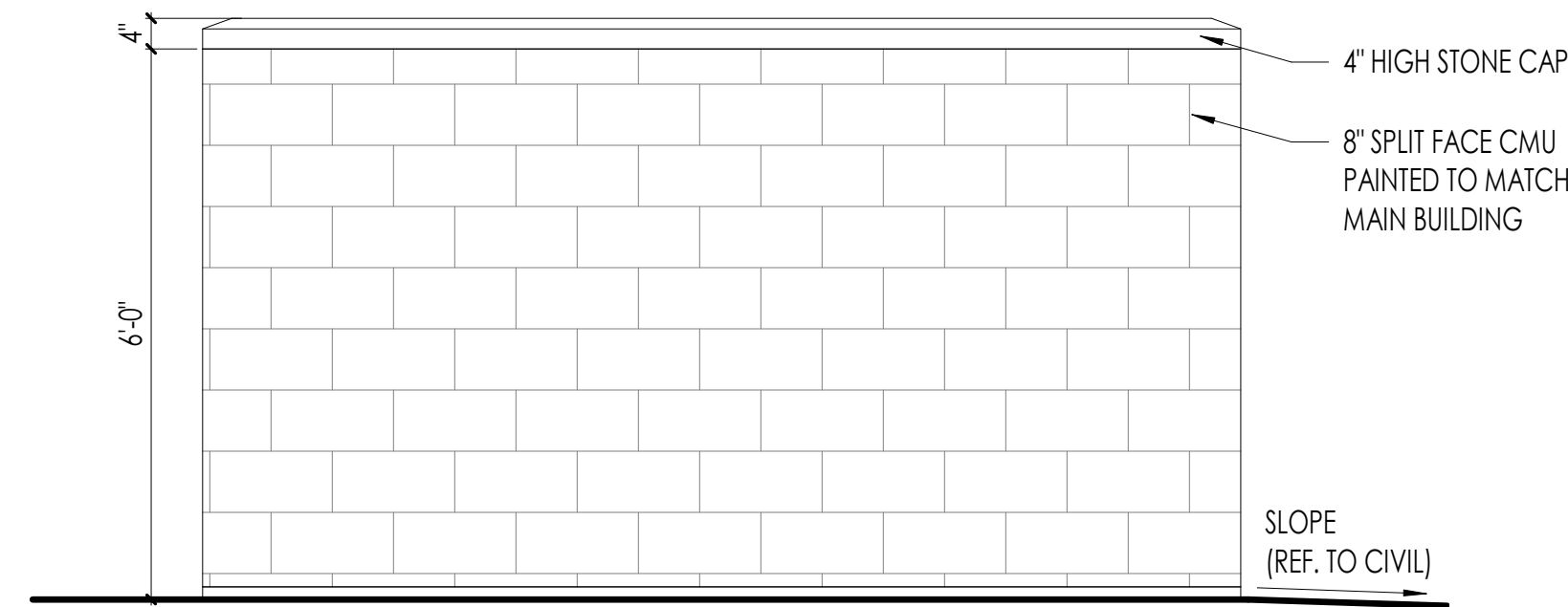
25

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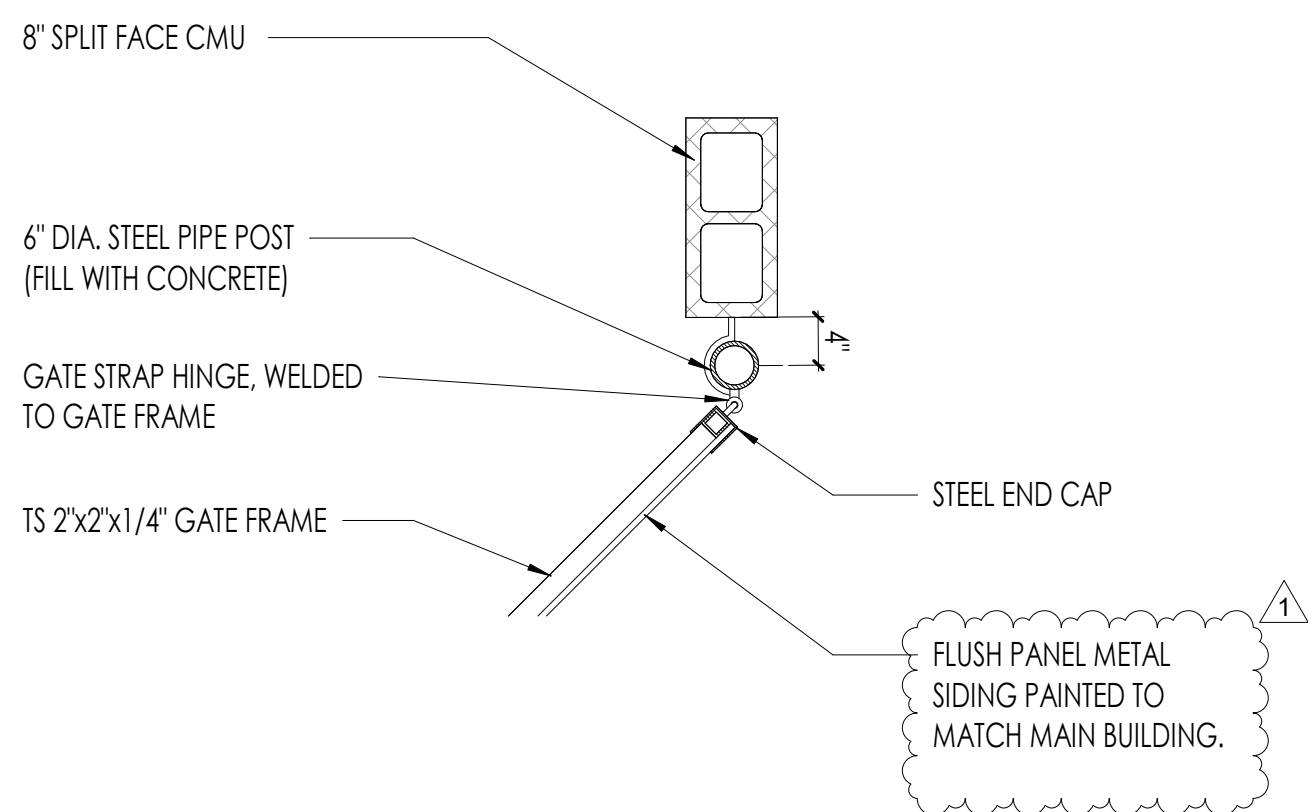
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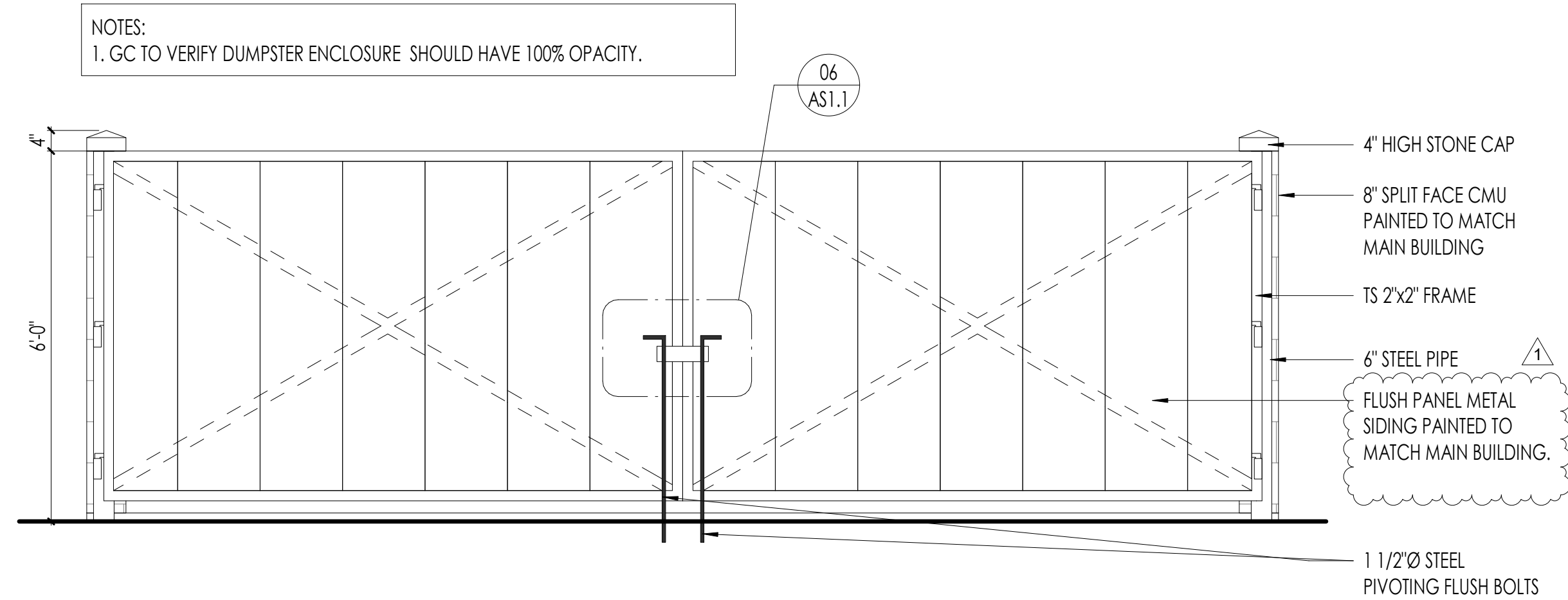
06 GATE CLASP
SCALE: 3" = 1'-0"



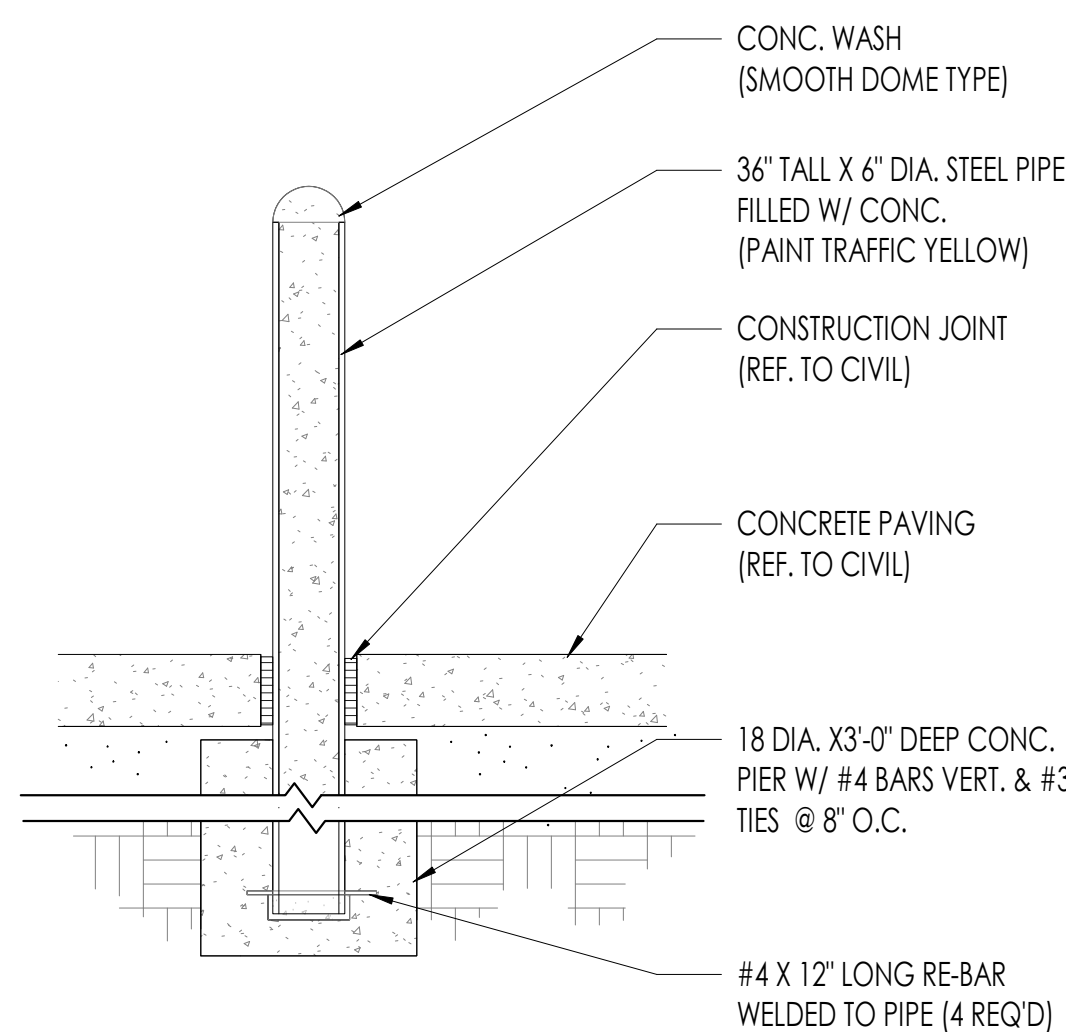
03 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



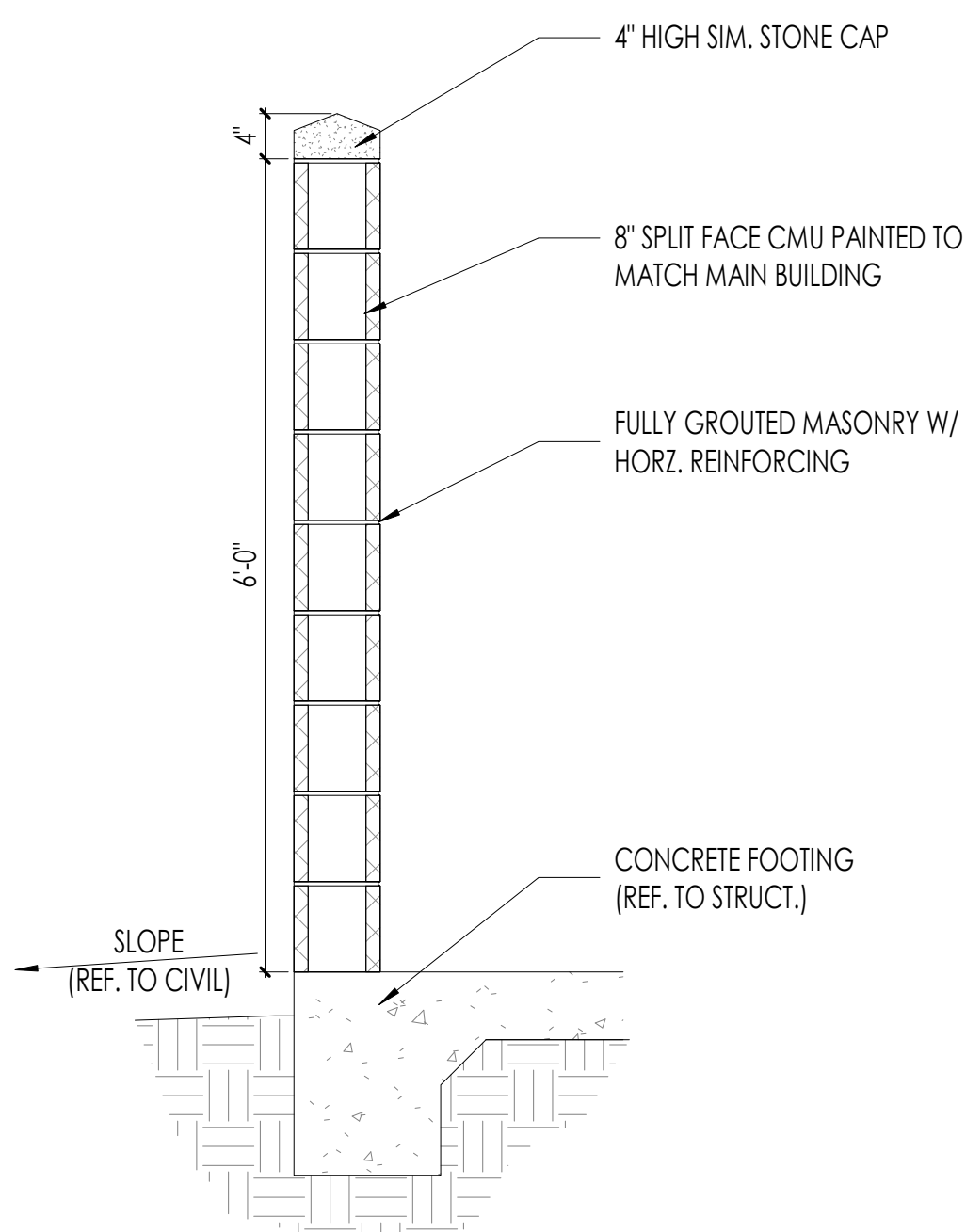
05 GATE DETAILS
SCALE: 3/4" = 1'-0"



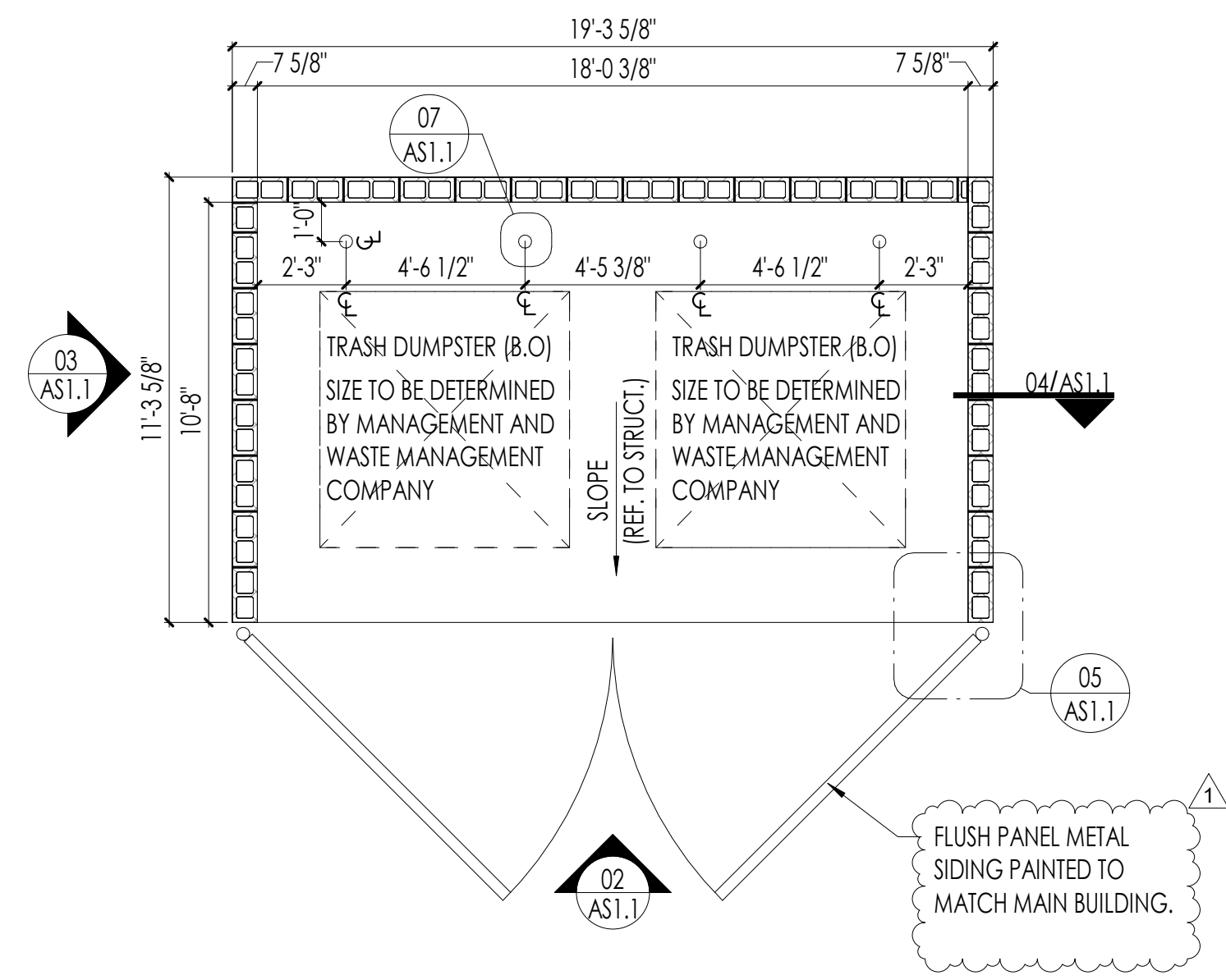
02 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



07 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



04 WALL SECTION
SCALE: 3/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your price submittal to Cross Development / Caliber Collision.

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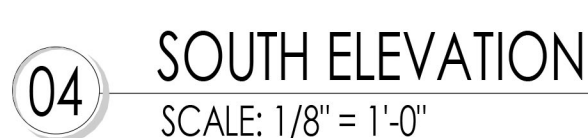
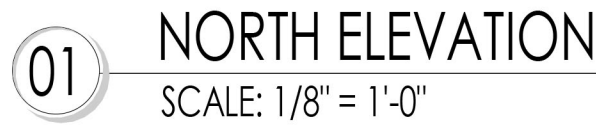
Job Number: 2071
Issue Date: 12.10.2021
Revisions: 01.07.2022
Revisions:
Revisions:
Revisions:
Revisions:
Revisions:
Site and Trash Enclosure Details





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Lee's Summit, Missouri
04/19/2022

401 SIGNAGE (BY OTHERS)- PROVIDE 3/4" PLYWOOD BACKING (SEPARATE PERMIT).
402 PREMANUFACTURED METAL AWNING W/ TE RDOS BY G.C. (CP-1)
403 SYNTHETIC STONE SILL/WATER TABLE. REFER TO SPECS.(CS-1)
404 PARAPET PANEL (SOLAR WHITE COLOR).
405 MET. GUTTER-PROVIDED BY MTL. BUILDING PROVIDER AND INSTALLED BY GC. (MTL-2)
406 STOREFRONT / GLAZING (AL-2).
407 ROOFLINE BEYOND.
408 1-1/2" EIFS OVER 1-1/2" METAL R-PANEL (EF-5)
409 PRE-FINISHED 6"x4 D [SQUARE] METAL DOWNSPOUT (BURNISHED SLATE)-PROVIDED BY
410 MTL. BUILDING SUPPLIER AND INSTALLED BY GC.
411 FACTORY FINISHED SECTIONAL OOR DOOR (PT-3).
412 HOLLOW MTL. DOOR (PT-3) AND FRAME (SADDLE TAN). PROVIDE DRIP CAP OVER
413 DOORS WITH NO OVERHEAD COVER.
414 SYNTHETIC STONE VENEER (M-1).
415 EXHAUST AND AIR INTAKE. REF. PAINT BOOTH SHEETS.
416 WALL MOUNTED LIGHT FIXTURE. REF. MEP.
417 PRE-FINISHED MTL. COPING (MTL-2) - PROVIDED BY MTL. BUILDING SUPPLIER AND
418 INSTALLED BY GC.
419 METAL BUILDING STANDING SEAM ROOFING (MTL-1).
420 3 STEP STUCCO INTEGRATED COLOR (PT-3).
421 CONTROL JOINT
422 WALL LOUVER. (CLEAR ANODIZED FINSH) REF. MEP
423 EIFS CORNICE. (PT-9).
424 EIFS ACCENT BANDING-PAINT TO MATCH SW6258 TRICORN BLACK (EF-4).
425 BOLLARDS.
426 PRE-FINISHED METAL BUILDING "R" PANEL ROOFING. (MTL-1)
427 SPLIT FACE C.M.U. - COLOR TO MATCH (PT-7) LIGHT STONE.
428 DASH LINE REPRESENTS ROOF TOP UNTO BEYOND.

FINISH KEY	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT COLOR	IDENTIFICATION/ FINISH/ STYLE	CONTACT
AL-2	STOREFRONT SYSTEM	OFFICE EXTERIOR	KAWNEER OR APPROVED EQUAL	DARK ANODIZED BRONZE	2" X 4-1/2" ALUMINUM FRAME	N/A
CS-1	CAST STONE (REF. ELEV)	OFFICE EXTERIOR	CORONADO STONE/ EL DORADO STONE	CORONADO- OFF WHITE EL DORADO- BUCKSKIN	REFER TO SPECS-047300	N/A-SAMPLE TO BE PROVIDED BY GC
CP-1	CUSTOM CANOPY	LOBBY ENTRANCE	ARCHITECTURAL FABRICATORS	DARK BRONZE	HELIOS 399 X 446	ARCH. FABRICATORS 1-800-962-8027
EF-4	EXTERIOR BANDING	-	SHERWIN WILLIAMS	TRICORN BLACK	-	BRETT C. HUCKLEBURY 214-728-6696
EF-5	E.J.F.S	SHOP EXTERIOR	-	COLOR TO MATCH SADDLE TAN	1-1/2" E.J.F.S OVER 1-1/2" R-PANEL	-
GR-2	EXTERIOR MASONRY MORTAR	-	SGS-SOLOMON COLORS INC.	10X BUFF	TYPE 5 MORTAR	BART SNOWDEN 214-794-9159
M-1	EXTERIOR MASONRY	-	GC TO PROVIDE LOCAL ALTERNATE OR APPROVAL	CORONADO-TEXAS CREAM EL DORADO-AUSTIN CREAM	CORONADO STONE/ EL DORADO STONE REFER TO SPECS-047300	N/A
PT-3	EXTERIOR DOOR PAINT	-	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	BRETT C. HUCKLEBURY 214-728-6696
PT-7	EXTERIOR FINISH	-	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	BRETT C. HUCKLEBURY 214-728-6696
PT-9	EXTERIOR CORNICE	-	DRYVIT	BAVARIAN WOOD #448	SAND PEBBLE	N/A
MTL-1	MTL. ROOFING	SHOP ROOF	MTL-SPAN	SOLAR WHITE	PREM. WEATHER XL E0.85 SRI:76	MTL-SPAN 877-585-9969
MTL-2	RAKE, GUTTER, TRIM	EXTERIOR	MTL-SPAN	BURNISHED SLATE	PREM. WEATHER XL E0.86 SRI:25	MTL-SPAN 877-585-9969

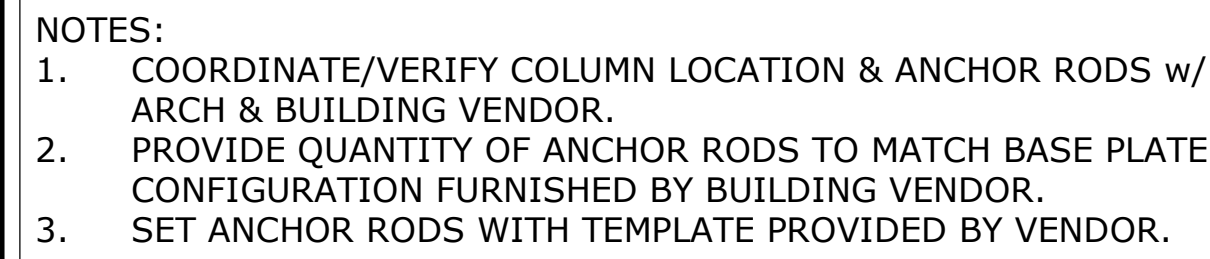
- DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
- HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
- SIGNAGE SHALL BE PERMITTED SEPARATELY.
- REFER TO THIS SHEET FOR FINISHES AND MATERIALS.
- PAINT EXPOSED STEEL BEAMS IN STORAGE AREA.
- THE LIGHT SOURCE FOR EXTERIOR FIXTURES SHALL NOT PROJECT BELOW THE OPAQUE HOUSING SELECTED. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY.

Exterior Elevations (Colored)



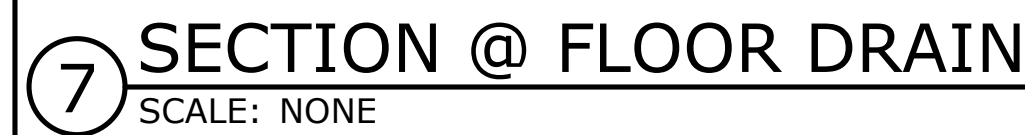
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





CALIBER COLLISION

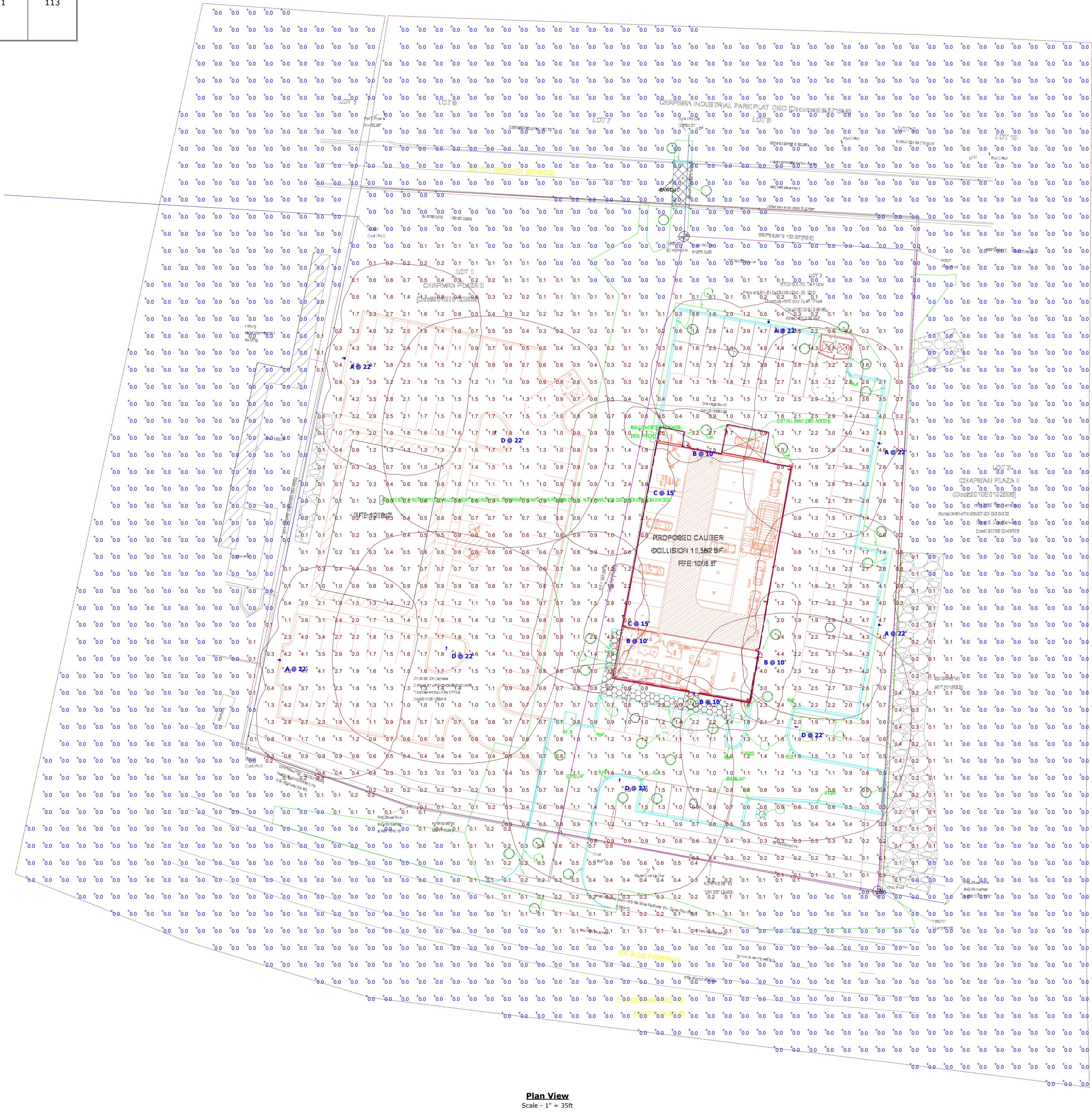
214 Overlook Circle, Suite 201
Brentwood, TN 37027
ph. 615.953.9474
fax: 615.658.8145



S2.0

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	48	314	1	166
	B	4	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	IST-SA1A-740-U-SL2	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 4000K, 350mA LIGHTSQUARE WITH 16 LEDS AND TYPE II SPILL LIGHT ELIMINATOR OPTICS	16	171	1	20.1
	C	2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	IST-SA1D-740-U-SL4	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	16	345	1	45.2
	D	4	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-5WQ	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	32	410	1	113

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	1.1 fc	5.7 fc	0.0 fc	N/A	N/A
100' BEYOND PROP LINE	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A



Plan View
Scale = 1" = 35ft

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CALIBER COLLISION LEE'S SUMMIT MO SITE LAYOUT

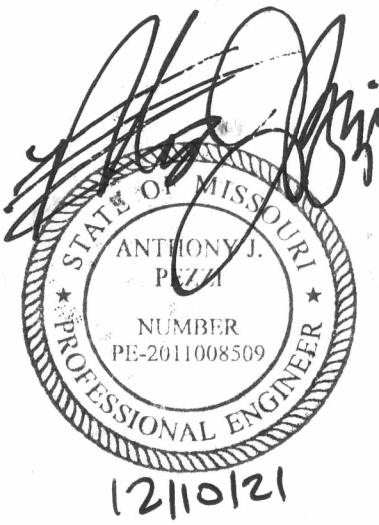
Designer
MT
Date
07/12/2021
Scale
Not to Scale
Drawing No.
Summary



OXFORD
ARCHITECTURE

2934 Siskin Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture

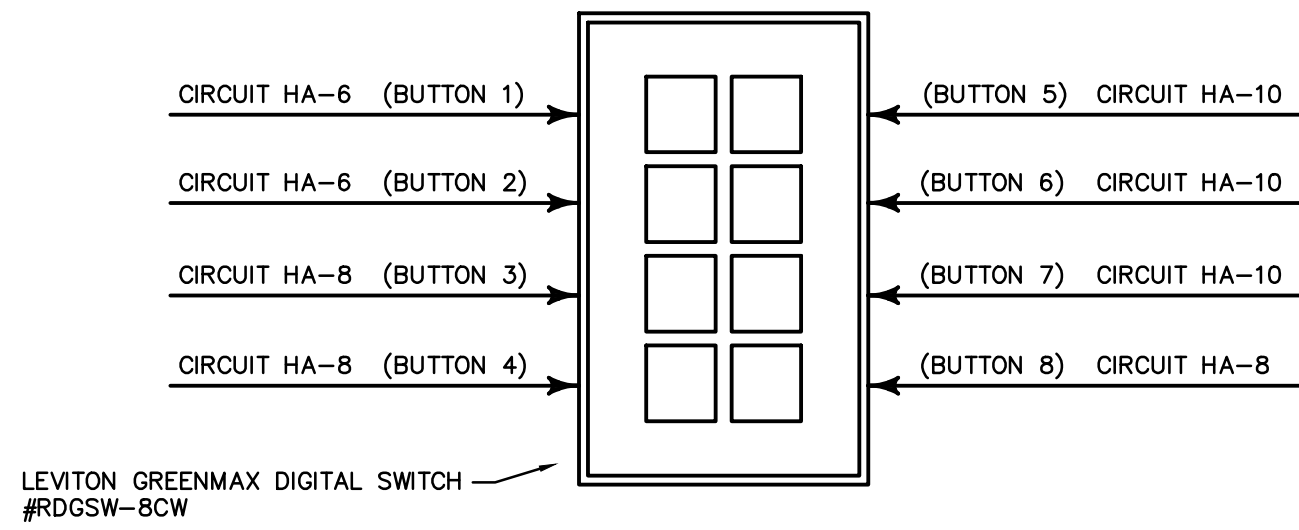


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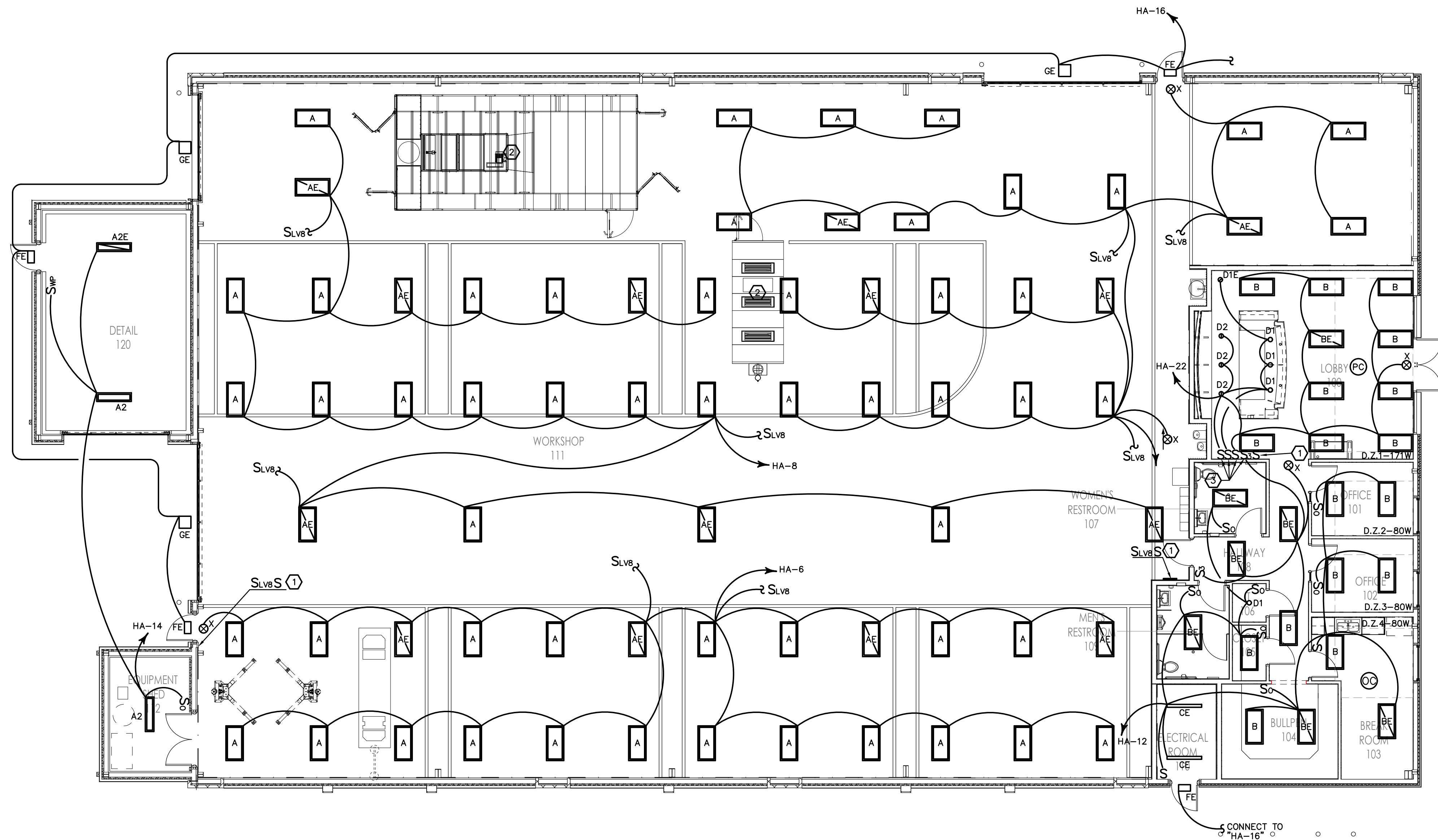
CONTRACTOR SHALL RUN ALL OVERHEAD ELECTRICAL CONDUITS ABOVE MAIN FRAMES PARALLEL WITH ROOF PURLINS PRIOR TO ROOF INSULATION. MAINTAIN A MINIMUM 1-1/2" SEPARATION FROM THE LOWEST SURFACE OF THE ROOF DECKING TO THE TOP OF THE RACEWAY, BOX, ETC. IN ACCORDANCE WITH NEC 300.4(E). SEE ARCHITECTURAL PLANS FOR RECOMMENDED CONDUIT RUN LOCATION.



8 BUTTON DIGITAL SWITCH DETAIL (SLV8)

NO SCALE

NOTE: SWITCH SHALL CONTROL CIRCUITS SHOWN VIA LIGHTING CONTROL PANEL BY LEVITON



LIGHTING PLAN

SCALE: 1/8" = 1'-0"

GENERAL LIGHTING NOTES

1. ALL CIRCUITS ARE FED FROM PANEL "H1" U.N.O. ROUTE ALL CIRCUITS THROUGH RELAY-BASED LIGHTING CONTROL PANEL FOR PHOTOCELL/TIME OF DAY CONTROL. PROVIDE LIGHTING CONTROL PANEL OVERRIDE SWITCHES PER PLAN.
2. PRIOR TO ROUGH-IN, VERIFY MOUNTING HEIGHTS AND ELECTRICAL REQUIREMENTS WITH OWNER AND ARCHITECTURAL DETAILS. HEIGHT OF ALL SWITCHES, PULLS, AND CONTROLS SHALL BE ACCESSIBLE PER A.D.A., MAXIMUM 48" AFF TO TOP OF OPERATION.
3. FINISH COLOR ON ALL OUTLET AND SWITCH FACEPLATES SHALL BE WHITE. VERIFY AND COORDINATE FINAL COLOR WITH OWNER.
4. CIRCUIT ALL EXIT SIGNS "X" TO LOCAL LIGHTING CIRCUIT. CIRCUIT ALL EXIT SIGNS, EMERGENCY FIXTURES, AND UNSWITCHED NIGHT LIGHTS AHEAD OF ALL SWITCHES AND TIME CLOCK.
5. REFER TO ARCHITECTURAL DRAWINGS FOR ALL LIGHTING DIMENSIONS PERTAINING TO LOCATIONS, HEIGHT, MOUNTING HEIGHTS, ETC. CONTRACTOR SHALL VERIFY LIGHTING IN THE SHOP BAY AREA TO BE MOUNTED AT 12'.
6. ALL ELECTRICAL DEVICES TO BE A MINIMUM OF 36" AWAY FROM PAINT BOOTH DOORS. CONTRACTOR TO REFER TO "PAINT BOOTH SPECIFICATIONS" FOR EXACT LOCATIONS OF AREA THAT SHALL REMAIN FREE OF ANY SPARKING DEVICES. ANY ELECTRICAL DEVICES OR APPURTENANCES LOCATED WITHIN 36" OF BOOTH SHALL MEET NEC INSTALLATION REQUIREMENTS FOR CLASS 1, DIVISION 2 HAZARDOUS LOCATIONS.
7. CONTRACTOR TO INSTALL OCCUPANCY / VACANCY SENSOR SWITCH () AS SHOWN. PROVIDE ACUTY #WSX-PDT-SA OR EQUIVALENT. COORDINATE FINISH WITH OWNER.
8. CONTRACTOR TO INSTALL OCCUPANCY / VACANCY SENSOR () AS SHOWN. PROVIDE ACUTY #CM-PDT SERIES OR EQUIVALENT. COORDINATE FINISH WITH OWNER. PLACEMENT OF SENSORS: PROVIDE LOW-VOLTAGE SWITCH FOR MANUAL-ON OPERATION. ACUTY #SPDM-SA OR EQUIVALENT. BOTH ANALOG AND DIGITAL SYSTEMS ARE ACCEPTABLE. ANALOG SERIES: ACUTY SENSOR SWITCH. DIGITAL SERIES: ACUTY NIGHT OR EQUIVALENT.
9. CONTRACTOR TO INSTALL CEILING MOUNTED DAYLIGHT SENSOR () AS SHOWN. INSTALL ACUTY #CM-ADC-VLP SERIES. COORDINATE FINISH WITH ARCHITECT. LOCATIONS SHOWN ARE APPROXIMATE. REFERENCE INSTALLATION MANUAL FOR OPTIMUM PLACEMENT OF SENSORS. ALL LIGHTS INDICATED IN THE DAY-LIGHT ZONE TO BE 0-10V DIMMABLE AND CONTROLLED BY PHOTOCELL IN ZONE. BOTH ANALOG AND DIGITAL SYSTEMS ARE ACCEPTABLE. ANALOG SERIES: ACUTY SENSOR SWITCH. DIGITAL SERIES: ACUTY NIGHT OR EQUIVALENT.
10. AT ALL LOCATIONS WHERE CEILING OCCUPANCY / VACANCY SENSORS ARE SHOWN TO BE USED IN CONJUNCTION WITH DIMMING, CONTRACTOR TO PROVIDE DIMMING POWER-PACKS AS REQUIRED WITH DIMMING ZONE OR PRESET STATIONS. MULTI-BUTTONS MAY BE USED AS INDICATED ON PLAN. BOTH ANALOG AND DIGITAL SYSTEMS ARE ACCEPTABLE. ANALOG SERIES: ACUTY SENSOR SWITCH. DIGITAL SERIES: ACUTY NIGHT OR EQUIVALENT.
11. D.Z.(#) = DAYLIGHT ZONE (#). ALL DAYLIGHT ZONES ARE EXEMPT DUE TO BEING LESS THAN 150 WATTS IN EACH EXCEPT FOR DAYLIGHT ZONE #1. PROVIDE DAYLIGHT HARVESTING PER IECC.
12. LOWER CASE LETTER "X" BY CIRCUIT DESIGNATION INDICATES CORRESPONDING LIGHT SWITCH.
13. ELECTRICAL CONTRACTOR TO REFERENCE ARCH PLANS FOR LIGHTING DIMENSION CONTROL PLAN FOR LIGHT LOCATIONS.
14. THE WIRING OF THE HVAC, FIRE ALARM, SECURITY, AND EMERGENCY COMMUNICATIONS AND SIGNALING SYSTEMS ARE REQUIRED THAT ALL CABLES USED FOR EMERGENCY COMMUNICATIONS HAVE A 2-HOUR FIRE-RESISTIVE RATING AND BE RATED FOR USE IN RISERS.
15. NO CONDUITS ROUTED THROUGH SHOP FLOOR UNLESS SPECIFICALLY NOTED OTHERWISE.
16. NO EXPOSED MC CABLE ALLOWED EXCEPT FOR APPROXIMATELY 6" MAXIMUM AT LIGHT FIXTURE CONNECTIONS. THERE SHALL BE NO LONG RUNS OF MC CABLE.
17. ALL CONDUITS SHALL BE INSTALLED AS TIGHT TO DECK AS POSSIBLE. MAINTAIN 1-1/2" SEPARATION FROM THE LOWEST SURFACE OF THE ROOF DECKING TO THE TOP OF THE RACEWAY, BOX, ETC. IN ACCORDANCE WITH NEC 300.4(E).
18. NOTHING IN THE SHOP AREAS SHALL BE MOUNTED BELOW 12'-0" AFF, UNLESS SPECIFICALLY NOTED AS SUCH. ALL PIPES, CONDUITS AND LINES SHALL BE RUN NEAT AND AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE. ROUTE CONDUIT WITHIN GIRTS WHEREVER POSSIBLE.
19. DO NOT DAISY CHAIN LIGHTING IN SHOP.

KEY LIGHTING NOTES

1. 2-HOUR MAXIMUM OVERRIDE SWITCH FOR LIGHTING CONTROL PANEL. CONFIRM LOCATION WITH OWNER PRIOR TO ROUGH-IN. SWITCH SHALL BE LEVITON GREENMAX #RDGSW-2CW.
2. LIGHTING UNITS IN PAINT BOOTH WILL BE PROVIDED BY MANUFACTURER.
3. SWITCH SHALL BE A 4-BUTTON DIGITAL SWITCH: LEVITON GREENMAX #RDGSW-4CW.

LIGHTING CONTROL NOTES

1. BUILDING SHALL HAVE A LIGHTING CONTROL SYSTEM CAPABLE OF TURNING OFF ALL BUILDING LIGHTS AUTOMATICALLY AFTERSHOURS.
2. AFTERSHOURS LIGHTING SYSTEM SHALL INITIATE AUTOMATIC SHUTDOWN EVERY THREE HOURS.
3. SPACES WITH INDIVIDUAL OCCUPANCY SENSORS AND AUTOMATIC SHUTOFF WILL NOT BE CONTROLLED BY LIGHTING CONTROL PANEL.
4. SPACES WITH OCCUPANCY SENSORS AND LOCAL LIGHTING CONTROL WILL BE WIRED WITH OCCUPANCY SENSOR AHEAD OF LOCAL LIGHTING CONTROL. PROVIDE ADDITIONAL RELAYS FOR SEPERATE CIRCUITS AND/OR DIFFERENT VOLTAGES.
5. LIGHTING CONTROL SYSTEM SHALL ALSO CONTROL EXTERIOR LIGHTING AND SIGN CIRCUITS.
6. PROVIDE COMMISSIONING AND FUNCTIONAL TESTING IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. COMMISSIONING AND TESTING TO BE PERFORMED BY MANUFACTURER REPRESENTATIVE. PROVIDE WRITTEN CERTIFICATION TO OWNER UPON COMPLETION OF COMMISSIONING. DURING TESTING THE FOLLOWING PROCEDURES SHALL BE PERFORMED.
 - A. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANCY SENSORS YIELD ACCEPTABLE PERFORMANCE.
 - B. CONFIRM THAT THE PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
 - C. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED ABOVE.

PARSONS ENGINEERING, INC.
ELECTRICAL
CDA NUMBER: F01125744
4751 TROUSDALE DRIVE, SUITE 202
NASHVILLE, TN 37220
615-386-9396
ANTHONY PEZZI, ELECTRICAL ENGINEER
LICENSE NUMBER: PE-2011008509

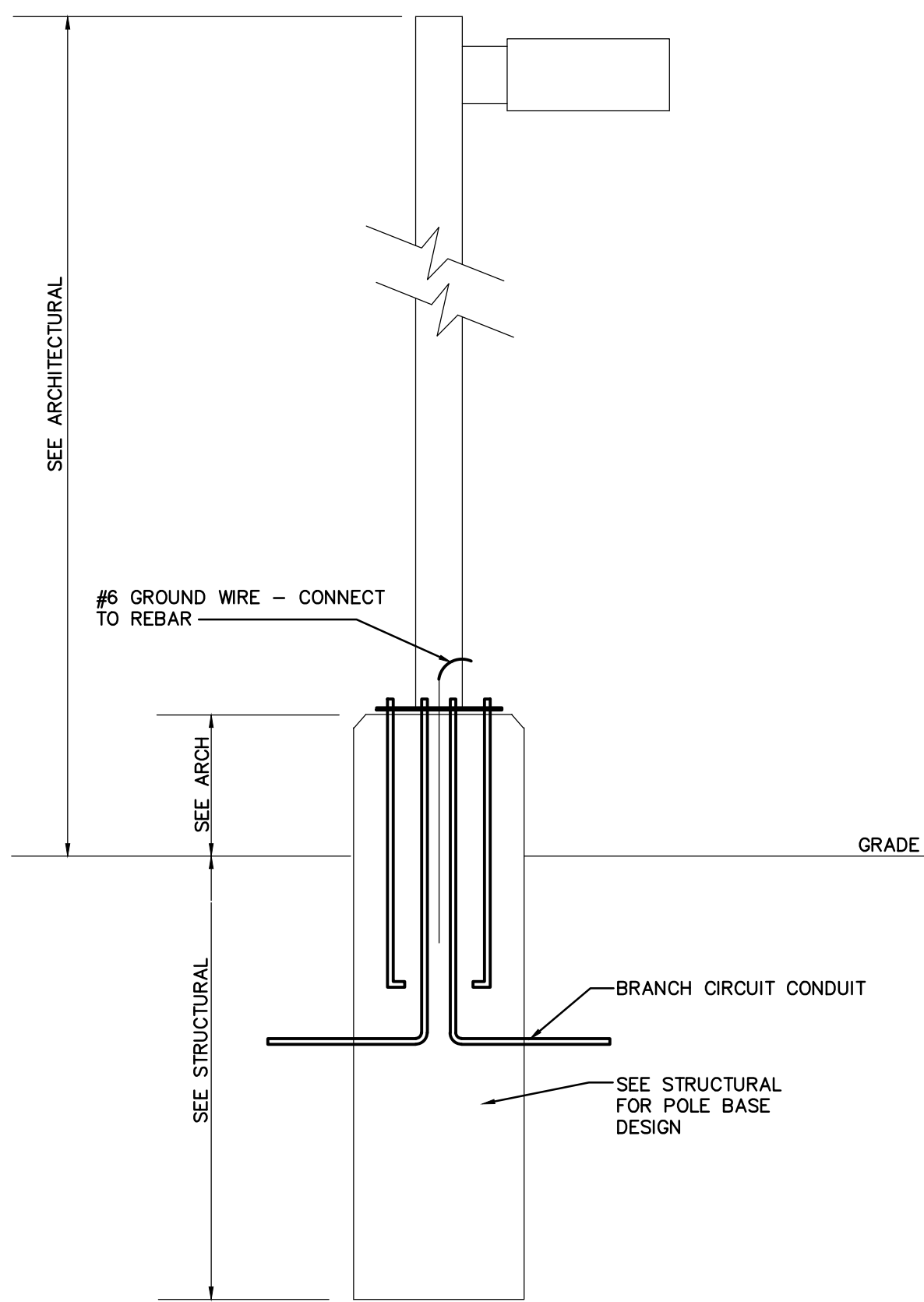
PE
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ENGINEERING, INC.
NASHVILLE, TENNESSEE
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Job Number: 2116
Issue Date: 12.10.2021
Revisions:
Revisions:
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Revisions:

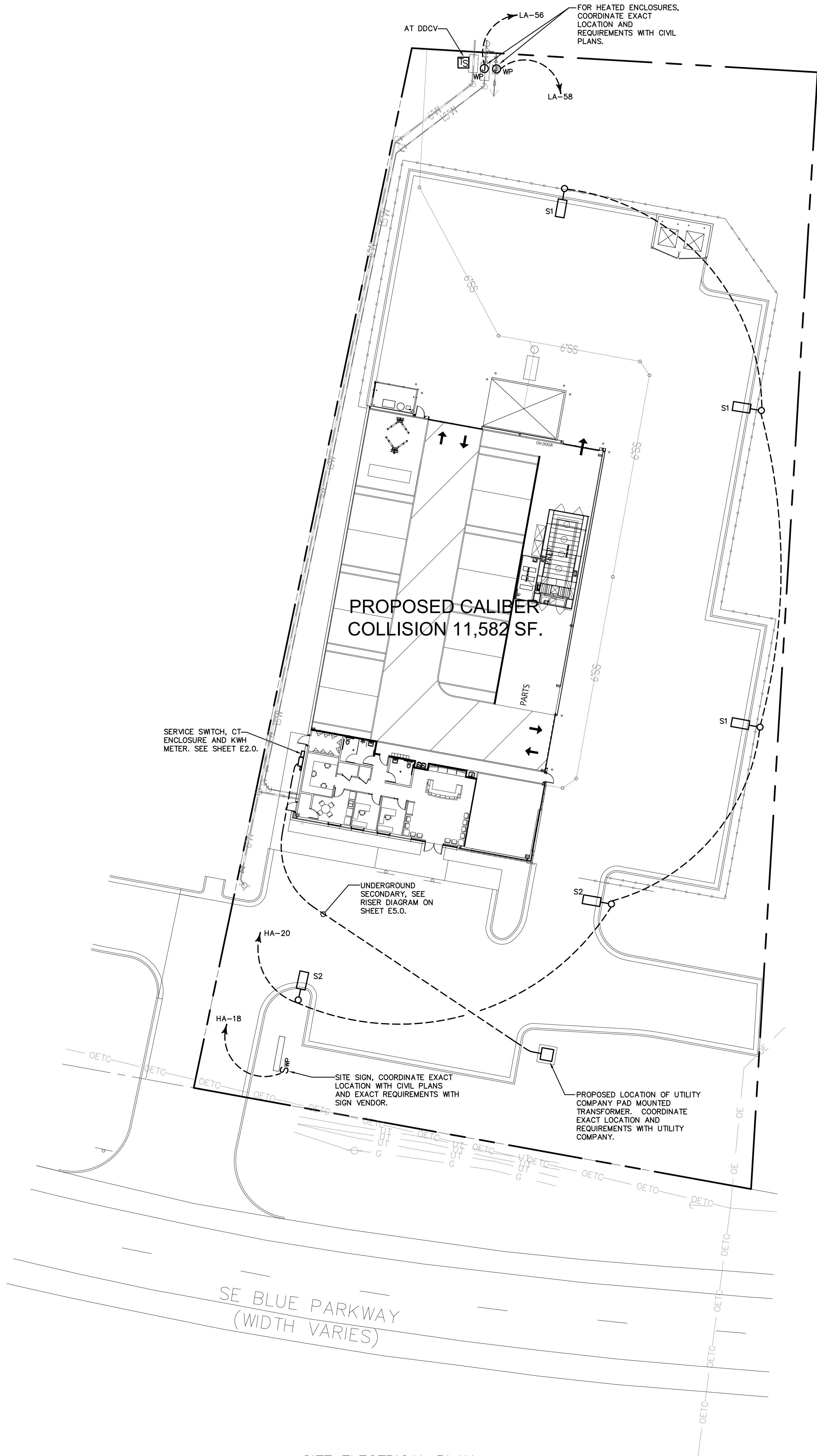
LIGHTING PLAN

Sheet Name

E1.00

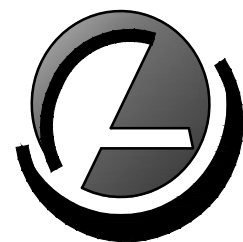


POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE



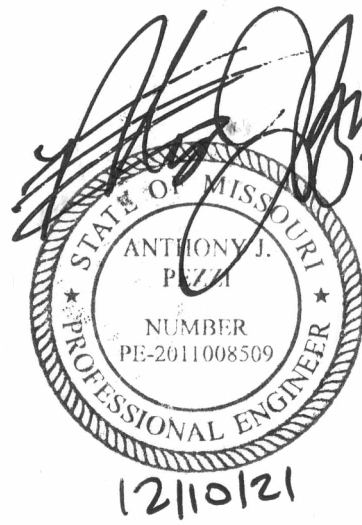
SITE ELECTRICAL PLAN
SCALE: 1" = 20'-0"

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/19/2022



OXFORD
ARCHITECTURE

2934 Sisko Drive
Suite 120
Nashville, TN 37204
Architecture
Planning
Interior Architecture



**CALIBER
COLLISION**

LEES SUMMIT,
MISSOURI

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your price submittal to Cross Development / Caliber Collision.

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Job Number: 2116
Issue Date: 12.10.2021
Revisions:
Revisions:
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SHEET NAME
SITE ELECTRICAL PLAN

ES1.00



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NASHVILLE, TENNESSEE
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ELECTRICAL
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