



VICINITY MAP

7 BREW COFFEE
LEE'S SUMMIT, MO

22033 7BLS

PERMIT SET

APRIL 22, 2022

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BUILDING SUPPLIER



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LEE LOVEALL
OWNER/DESIGN
CONSULTANT
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BUILDING CODE INFORMATION

AUTHORITY HAVING JURISDICTION: CITY OF LEE'S SUMMIT
APPLICABLE BUILDING CODES: 2018 IBC, 2017 NEC, 2010 ADA, 2018 INTERNATIONAL FIRE CODE.
CURRENT ZONING: CP-2, PLANNED COMMUNITY COMMERCIAL
USE GROUPS: B, BUSINESS
CONSTRUCTION TYPE: V-B
BUILDING LIMITATIONS: ALLOWABLE HEIGHT: 2 STORIES, 40' (BASED ON B USE GROUP, IBC 2018, 504.3)
ACTUAL HEIGHT: 2 STORIES, 19'-8"
ALLOWABLE AREA: 9,000 S.F. (BASED ON B USE GROUP, IBC 2018, 506.2)
ACTUAL AREAS: 723 S.F. TOTAL (SERVING AREA - 468 S.F., MECHANICAL ACCESS - 131 S.F., COOLER - 124 S.F.)
OTHER CODE ITEMS: SEE EGRESS PLAN FOR ADDITIONAL ITEMS

PROJECT DESCRIPTION

PREFABRICATED FREESTANDING BUILDING WITH ACCOMPANYING WALK-IN COOLER DELIVERS COFFEE, TEA, AND ENERGY DRINKS TO CUSTOMERS VIA DRIVE-THROUGH LANES. NO INTERIOR OR EXTERIOR DINING COMPONENT IS PROVIDED; THE INTERIOR IS ONLY OCCUPIED BY STAFF. DRINK ITEMS ARE THE ONLY ITEMS OFFERED ON THE MENU.

GENERAL NOTES

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5831. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

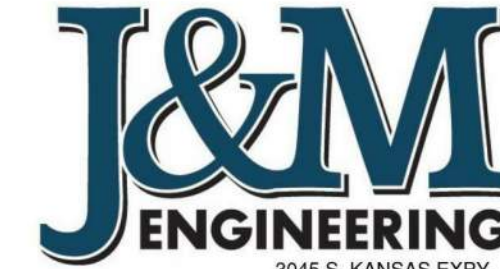
CONSULTANTS

CIVIL ENGINEER:



8040 NORTH OAK TRAFFICWAY
KANSAS CITY, MO 64118
(816) 468-5858

STRUCTURAL ENGINEER:

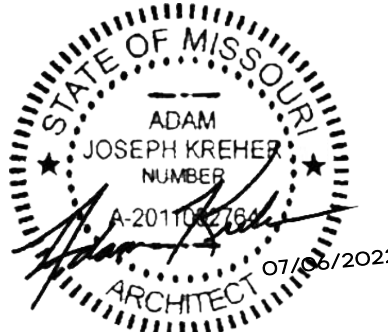


3045 S. KANSAS EXPY.
SPRINGFIELD, MO 65907
PHONE: 417-708-9315
www.jandmstructural.com

MECHANICAL ELECTRICAL PLUMBING ENGINEER:



2225 WEST CHESTERFIELD
BOULEVARD, SUITE 200
SPRINGFIELD, MO 65807
(417) 877-1700



ARCHITECT OF RECORD:

NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
220333 7BLS

REVISION: A ADD 001 6/17/22

A ADD 002 7/5/22

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

G0.0

COVER SHEET

DATE: APRIL 22, 2022

7 BREW COFFEE
LEE'S SUMMIT, MO

1430 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64086

TORGERSO
DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT



116 NORTH 2ND AVENUE, OZARK, MO 65721 • P (417) 581-8889 • F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-203001427



EQUIPMENT AND FIXTURE SCHEDULE						
ITEM NO.	QTY.	MANUFACTURER	PRODUCT	PRODUCT NO.	SIZE	NOTES
EQ-1	1	NOLAKE	REMOTE WALK-IN COOLER	K0DB77104-C	675 CUBIC SF	
EQ-2	1	BUNN WATER HEATER	HOT WATER MACHINE	HSX- ELEMENT		
EQ-3	2	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV)- 3		
EQ-4	1	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV)- 4		
EQ-5	2	MANITOWOC	ICE MAKER HEADS	IYF 1800 C		REMOTE CONDENSOR - IF 1800C
EQ-6	1	MANITOWOC	ICE MAKER BIN	LB 1760	60"	
EQ-7	27	TORRANI	SYRUP RACK			
EQ-8	3	VITAMIX	BLENDER			
EQ-9	4	EAGLE GROUP	STAINLESS STEEL STORAGE SHELVING	(1) SS 1872 - P2865 (2) SS 1424 - P2865 (3) SS 1436 - P2865 (4) SS 1436 - P2865		
EQ-10	2	SPACEMAN	CHILLER MACHINE	6695-C		
EQ-11	3	MAZZER	COFFEE BEAN GRINDER	ROBUR S NERO		
EQ-12	1	MAZZER	DECAF COFFEE BEAN GRINDER	SUPER JOILY PRO V (E) NERO		
EQ-13	1	RUBBERMAID	TRASH CONTAINER			
EQ-14	1	ATOSA	REACH-IN COOLER	MCF8723GR		
EQ-15	3	LA CROSSR	MOBILE ICE BINS	513034 CL-24(CCCAB-31		
EQ-16	1	CONTINENTAL	UNERCOUNTER COOLER	SW36NGD-U		
EQ-17	3	STRONGWAY	AIR CURTAIN	49947		
EQ-18	3		RAPID RINSER			

EQUIPMENT SCHEDULE NOTES:

- a. ALL EQUIPMENT TO BE INSTALLED BY A LICENSED INSTALLER AND THE MANUFACTURERS SPECIFICATIONS.

GENERAL SCHEDULE NOTES:

THE ITEMS IDENTIFIED ON THE FINISH MATERIALS SCHEDULE, EQUIPMENT AND FIXTURE SCHEDULES HAVE BEEN SELECTED AND APPROVED FOR THE USE ON 7 BREW COFFEE PROJECTS AS "STANDARDS". ITEMS SPECIFIED MAY OR MAY NOT ACTUALLY APPEAR ON THE DRAWINGS. THE DESCRIPTIONS ARE TO IDENTIFY THE PRODUCTS AND NOT TO DETERMINE THE INCLUSION OR USE OF ANY PARTICULAR ITEM.

FINISH MATERIALS SCHEDULE			
SYMBOL	ITEM	DESCRIPTION	REMARKS
FRP-1	MEG-WALLS	WHITE	MEG PANELS
MP-1	METAL SIDING	CUSTOM COLOR: ZINC GRAY FINISH: SMOOTH	EXTERIOR SIDING
MP-2	BRAKE METAL	COLOR: SLATE BLUE FINISH: SMOOTH	METAL ROOF, COPING AND CANOPY COLUMNS
MP-3	BRAKE METAL	COLOR: MATTE BLACK FINISH: SMOOTH	METAL SOFFIT AND COPING
MP-4	BRAKE METAL	COLOR: ZINC GRAY FINISH: SMOOTH	METAL COPING AT SIDE WALLS
MP-5	BRAKE METAL	COLOR: COLONIAL RED FINISH: SMOOTH	METAL COPING
PL-1	DECORATIVE PANEL	NICHIIHA MODERN BRICK COLOR: MIDNIGHT FIBER CEMENT PANEL	EXTERIOR FINISH
PL-2	DECORATIVE PANEL	NICHIIHA CANYON BRICK COLOR: SHALE BROWN FIBER CEMENT PANEL	EXTERIOR FINISH
WC-1	DECORATIVE WALL COVERING	CUSTOM VINYL WALL COVERING	COOLER WALLS
VT-1	RESILIENT VINYL FLOORING	PROTECT-ALL FLOORING COLOR: LIGHT GRAY	SERVICE AREA AND TOILET
VB-1	RESILIENT VINYL BASE	PROTECT-ALL BASE COLOR: LIGHT GRAY	SERVICE AREA AND TOILET

FINISH MATERIALS SCHEDULE NOTES:

- a. PROVIDED BY 7 BREW AND INSTALLED BY GENERAL CONTRACTOR.
- b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
- c. PROVIDE A MINIMUM OF TWO (2) COATS PAINT OVER ONE (1) COAT PRIMER ON ALL EXPOSED GYP BD IN SERVICE AREA AND TOILET
- d. CEILING AND WALL TO BE SATIN FINISH. DOORS AND DOOR FRAMES TO BE SEMI-GLOSS.

GENERAL CONSTRUCTION PROCEDURES

- ALL CONSTRUCTION SHALL BE EXECUTED IN STRICT COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REGULATIONS AND PROCEDURES ESTABLISHED BY THE LANDLORD.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION FOR AND PROCURING ALL PERMITS AND CERTIFICATES AS MIGHT BE REQUIRED BY GOVERNING AGENCIES AND SHALL BEAR THE COST FOR SUCH PERMITS AND CERTIFICATES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS OF THE SITE.
- EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURATE CONSTRUCTION DOCUMENTS, BUT IF A CONFLICT EXISTS THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. THESE DOCUMENTS INDICATE THE DESIGN INTENT AND IF EXISTING CONDITIONS ARE IN CONFLICT THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER AND THE ARCHITECT. A COPY OF THIS LIST SHALL BE POSTED ON THE JOB SITE.
- ALL SIGNAGE AND MOUNTING DEVICES SHALL BE PROVIDED, AND ALL SIGNAGE APPROVALS OBTAINED, BY OWNERS SIGN CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL POWER AS REQUIRED AND INSURE SUFFICIENT SPACE AND CLEARANCE IS PROVIDED FOR PROPER INSTALLATION. SIGNAGE CONTRACTOR SHALL APPLY FOR AND SECURE ALL APPROVALS REQUIRED BY ALL LOCAL GOVERNING AGENCIES AND SUPPLY ANY DRAWINGS OR GRAPHIC REPRESENTATIONS REQUIRED BY LANDLORD.
- ALL CONCEALED WOOD BLOCKING USED IN CONSTRUCTION SHALL BE FIRE-RETARDANT TREATED (IF APPLICABLE).
- GENERAL CONTRACTOR SHALL PERFORM AND/OR CAUSE TO BE PERFORMED ALL WORK IN A FIRST-CLASS WORKMANLIKE MANNER AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.
- ALL PRODUCTS USED ON THIS PROJECT SHALL BE FIRST QUALITY, NEW AND FREE OF ASBESTOS OR OTHER ENVIRONMENTALLY UNSAFE SUBSTANCES.
- MILLWORK, BASE, DESIGNATED TRIM, ETC. SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR WHERE INDICATED ON THE DRAWINGS AND/OR SCHEDULES.
- GENERAL CONTRACTOR SHALL CONTACT ARCHITECT PRIOR TO CONSTRUCTION START DATE TO CONFIRM THAT HE/SHE HAS LATEST APPROVED CONSTRUCTION DOCUMENTS FOR THIS LOCATION.

SUSTAINABILITY GUIDELINES

THE FOLLOWING GUIDELINES TO BE USED BY GENERAL CONTRACTOR ARE VOLUNTARY IN NATURE. IT IS HIGHLY RECOMMENDED THAT THE GENERAL CONTRACTOR FOLLOW THESE GUIDELINES TO THE EXTENT IT IS FEASIBLE.

- IMPROVE INDOOR AIR QUALITY:
 - REDUCE CONSTRUCTION DUST AND AIR PARTICULATES WITH DUST CONTAINMENT SYSTEMS AND/OR SHUT OFF CIRCULATING AIR.
 - CHANGE HVAC FILTERS AT THE CONCLUSION OF THE JOB.
 - USE LOW V.O.C. PAINTS, ADHESIVES, SEALANTS, ETC

PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. CJD ENGINEERING GROUP HAS BEEN ENGAGED TO CONDUCT 3rd PARTY INSPECTIONS OF ALL FABRICATION WITHIN THE 7 BREW COFFEE WAREHOUSE. THE INSPECTION WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL.

TYPICAL SYMBOL LEGEND

DETAIL DESIGNATION	DETAIL NUMBER 12/A3.4	SHEET NUMBER	ELEVATION HEIGHT	T.O. WALL 106'-0"
SQUARE FOOTAGE ROOM TAG	ROOM NAME 101 150 SF	ROOM NUMBER	ELEVATION TAG	1 A1.1 1 A1.1 1
DOOR TAG	101		CEILING HEIGHT	0'-0"
SECTION CUT TAG	1 101		WINDOW TAG	W1
ROOF SLOPE	12 2		REVISION DELTA	1
WALL TYPE/ PARTITION TYPE	W1		GRID BUBBLE	0
WALL PARTITION			ENLARGED DETAIL	1 101
EXISTING WALL			FINISH TAG	PT-1

MATERIAL INDICATION

CONCRETE		FINISHED WOOD	
DIMENSIONAL LUMBER		GYPSUM BOARD	
RIGID INSULATION		PLYWOOD	
BATT OR BLOWN INSULATION		GLASS	
EARTH/BACKFILL		CMU	

ABBREVIATIONS

ACCOUST. ADD A.F.F. AF AI ALT. ALUM. ANCH. ARCH. @ B.B. B.F. BD BKT. BLDG. BLK'G BM B.O. BRG BSMT C.S. CAB. C.C. CEM. CF CFCI CI CLG C.O. COL CONC CONF CONN CONSTR CONT CONTR COORD CORR CTR CYL 4 C.W. DP DBL DEG D.F. DEMO DIA 2 DIAG DIM D.O. DTL DR D.S. EA ELEC ELEV ELEV E.W.C. EQUIP EXIST'G EXP EXT F.B.O. F.D. F.E. F.E.C. F.E.B. FIN FINISH F.G. FL FLASH'G FLR F.O.M FND	ACOUSTICAL ADDITIONAL ABOVE FINISH FLOOR AS FURNISHED AS INSTALLED ALTERNATE ALUMINUM ANCHOR ARCHITECT AT BOTTOM OF BEAM BOTTOM OF FOOTING BOARD BRACKET BUILDING BLOCKING BENCH MARK BOTTOM OF BEARING BASEMENT COUNTERSUNK CABINET CENTER-TO-CENTER CEMENT CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR INSTALLED CEILING CLEAN OUT COLUMN CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COORDINATE CORRUGATED/ CORRIDOR CENTER CYLINDER CENTERLINE COLD WATER DEEP DOUBLE DEGREE DRINKING FOUNTAIN DEMOLITION DIAMETER DIAGONAL DIMENSION DO-OVER DETAIL DOOR DOWNSPOUT EACH ELECTRICAL ELEVATION (VIEW) ELEVATOR ELECTRIC WATER COOLER EQUIPMENT EXISTING EXPOSED EXTERIOR/ EXTENSION FURNISHED BY OTHERS FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER BRACKET FINISH FINISH GRADE FLOW LINE FLASHING FLOOR FACE OF MASONRY FOUNDATION	FR FRAM FURN F.R.T. FTG FUR GA GALV GC G.I. GLAZ GOV'T GS. GEN GYP HDWR H.C. HOL HORIZ H HIGH HT. HTG. HTR H.W. I.D. INSUL INT. INV JNT JSTS K.E.S. LAM LAV LG L.H.B. L.H.R.B. LIN LVR MAS MATL MAX MEZZ MFRD MFR MID MIN MISCELLANEOUS MK M.O. MTD MTL MULL NOM NTS NOT TO SCALE O.A. O.C. OD OFCI OFOI O/H OPN'G OPP PART P.E.M.B. PERIM P.G. PLAM PLAS PL PLUMB'G PLYWOOD P.P. PR PVC Q.T. R	FIRE RETARDANT FRAME FURNISHED FIRE RETARDANT TREATED FOOTING FURRING GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GALVANIZED IRON GLAZING GOVERNMENT GRAVEL STOP GENERAL GYPSUM HARDWARE HOLLOW CORE HOLLOW HORIZONTAL HIGH HEIGHT HEATING HEATER HOT WATER INSIDE DIAMETER INSULATION INTERIOR INVERT JOINT JOISTS KITCHEN EQUIPMENT SUPPLIER LAMINATE LAVATORY LONG LEFT HAND BEVEL LEFT HAND REVERSE BEVEL LINEAR / LINEAL LOUVER MASONRY MATERIAL MAXIMUM MEZZANINE MANUFACTURED MANUFACTURER MIDDLE MINIMUM MISCELLANEOUS MARK MASONRY OPENING MOUNTED METAL MULLION NONMINIMAL NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED OWNER FURNISHED OWNER INSTALLED OVERHEAD OPENING OPPOSITE PARTITION PRE-ENGINEERED METAL BUILDING PERIMETER PRESENT GRADE PLASTIC LAMINATE PLASTIC PROPERTY LINE PLUMBING POWER POLE PAIR POLYVINYL CHLORIDE QUARRY TILE RADIUS	RCP REINFORCED CONCRETE PIPE REFER R.H.B. R.H.R.B. RL RM R.O. RES REQ'D REQMT R.T.V. REG SAF SAN SCHED S.C. SECT SHT SIM SPEC STND STD STL STOR STRUCT SURF SUSP SYST S.W. TYP. T.O. UN.O VCP VEST VERT VOL V.T.R. VCT W W/ WD W.D. WDW WRB WWF W.P. WT	RIGHT HAND BEVEL RIGHT HAND REVERSE BEVEL RAIN LEADER ROOM ROUGH OPENING RESILIENT TILE REQUIRED REQUIREMENT ROTARY-TURBINE VENT REGULAR SAFETY SANITARY SCHEDULE SOLID CORE SECTION SHEET SIMILAR SPECIFICATION STANDARD STUD STEEL STORAGE STRUCTURE / STRUCTURAL SURFACE SUSPENDED SYSTEM STORM WATER TYPICAL TOP OF UNLESS NOTED OTHERWISE VITRIFIED-CLAY-PIPE VESTIBULE VERTICAL VOLUME VENT-THRU-ROOF VINYL COMPOSITION TILE WIDE WITH WOOD WINDOW DIMENSION WINDOW WEATHER RESISTANT BARRIER WELDED WIRE FABRIC WEATHER PROOF WEIGHT
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ARCHITECT OF RECORD:

NAME: ADAM KREHER

LICENSE NO. 2011002764

PROJECT NUMBER:
220333 7BL5

REVISION:  6/17/22

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022



<div><div>LEGEND</div><div><div><div><div><div></div><div></div></div><div>MONUMENT FOUND, ORIGIN UNDETERMINED UNLESS OTHERWISE NOTED</div></div><div><div><div><div></div><div></div></div><div>1/2" x 24" REBAR W/LS 214F CAP SET</div></div><div><div><div><div></div><div></div></div><div>PLATTED</div></div><div><div><div><div></div><div></div></div><div>MEASURED</div></div><div><div><div><div></div><div></div></div><div>ELECTRIC METER</div></div><div><div><div><div></div><div></div></div><div>ELECTRIC TRANSFORMER</div></div><div><div><div><div></div><div></div></div><div>FIRE HYDRANT</div></div><div><div><div><div></div><div></div></div><div>STORM MANHOLE</div></div><div><div><div><div></div><div></div></div><div>SAN SEWER MANHOLE</div></div><div><div><div><div></div><div></div></div><div>GAS SIGN</div></div><div><div><div><div></div><div></div></div><div>WATER VALVE</div></div><div><div><div><div></div><div></div></div><div>UNDERGROUND ELECTRIC LINE</div></div><div><div><div><div></div><div></div></div><div>GAS LINE</div></div><div><div><div><div></div><div></div></div><div>UNDERGROUND TELEPHONE</div></div><div><div><div><div></div><div></div></div><div>WATER LINE(RECORDED)</div></div><div><div><div><div></div><div></div></div><div>1' CONTOUR INTERVAL</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>		
<div><div>UTILITY CONTACTS</div><div><div><div><div><div>WATER AND SEWER SERVICE</div><div>CITY OF LEE'S SUMMIT WATER UTILITIES 1200 SE HAMBLEN ROAD LEE'S SUMMIT, MO 64081 816-969-1900</div></div><div><div><div><div>GAS SERVICE</div><div>SPIRE INC. 7500 E 35TH ST, KANSAS CITY, MO 64129 816-756-5252</div></div><div><div><div><div>ELECTRICAL SERVICE</div><div>EVERGY 1200 MAIN ST, KANSAS CITY, MO 64105 888-471-5275</div></div></div></div><div><div>TELECOMMUNICATION</div><div>AT&T 2121 E. 63RD STREET KANSAS CITY, MO 64130 800-403-3302</div><div><div><div><div>SPECTRUM</div><div>550 WESTPORT ROAD KANSAS CITY, MO 64111 866-874-2389</div></div></div></div></div></div></div></div></div></div></div>		

FINAL DEVELOPMENT PLAN FOR

7 BREW

1410 NE DOUGLAS STREET

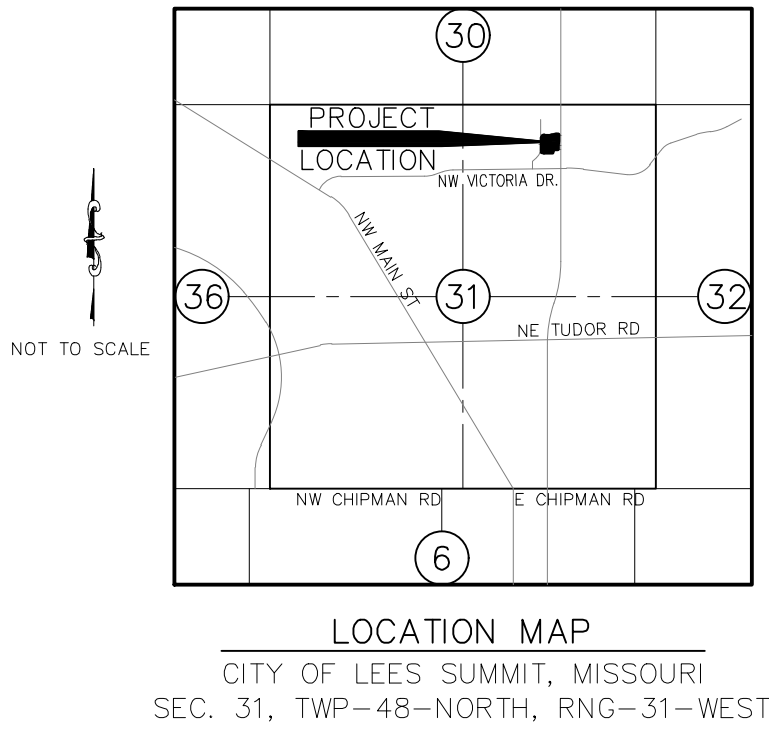
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
P2 BREW, LLC.
91 CHAMPIONS BLVD.
ROGERS, AR 72712
CONTACT: JASON PULLMAN
EMAIL: JPCOMPANIES@GMAIL.COM

ARCHITECT:
ARCHITECTURAL DESIGN CONCEPTS
2821 UNIT D W CHESTNUT
SPRINGFIELD, MO 65802

PREPARED BY:
KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO. 64118
CONTACT: MARTIN ARLING
PHONE: 816-468-5858
EMAIL: arling@kaveng.com

PROJECT INFORMATION:
PROJECT: 7BREW
LOCATION: 1410 NE DOUGLAS STREET
PARCEL ID: 52-900-02-35-00-0-00-000
AREA: 0.939 AC.
ZONING: GP-2
LEGAL DESCRIPTION: LOT 3, OAKVIEW LOTS 1-5



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FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP CITY OF LEE'S SUMMIT, COMMUNITY PANEL NO. 29095C0409G, EFFECTIVE ON 01/20/2017.

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

BENCHMARKS:
JA-43: 3" ALUM DISK STAMPED JA-43 ON THE WEST SIDE OF DOUGLAS AND 44'± SOUTH OF THE S.E. BOUNDARY CORNER OF THE SURVEY. ELEV= 1034.77
BS#60: FOUND "SQUARE" CUT ON THE BACK OF CURB ON THE SOUTH SIDE OF A PRIVATE DRIVE ON THE NORTH SIDE OF LOT 3 AND LOCATED NEAR THE NORTHEAST BOUNDARY CORNER, MARKED BY OTHERS 1028.00. ELEV= 1028.03

NOTES:
1. THERE ARE NO ACTIVE, INACTIVE OR CAPPED WELLS ON THE SITE BASED ON THE MO 2017 WELLS-STATE OF MISSOURI WELLHEAD INFORMATION.
2. THERE ARE NO WETLANDS ON THE SITE PER THE NATIONAL WETLANDS INVENTORY MAP.

PARKING SUMMARY	
DESCRIPTION	REQUIRED
REQUIRED STALLS	9
DESCRIPTION	PROPOSED
ACCESSIBLE PARKING STALLS	1
STANDARD PARKING STALLS	11
TOTAL PARKING STALLS	12

LAND USE SCHEDULE		
DWELLING UNITS	0	
LAND AREA	0.939	UNITS/ACRE
PROPOSED IMPERVIOUS AREA	20,953	SQ.FT.
TOTAL FLOOR AREA	723	SQ.FT.
FLOOR AREA RATIO	0.017	
REQUIRED STALLS	9	
PROPOSED ACCESSIBLE PARKING STALLS	1	
PROPOSED STANDARD PARKING STALLS	11	
TOTAL PROPOSED PARKING STALLS	12	

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION -- NOTICE TO CONTRACTOR:
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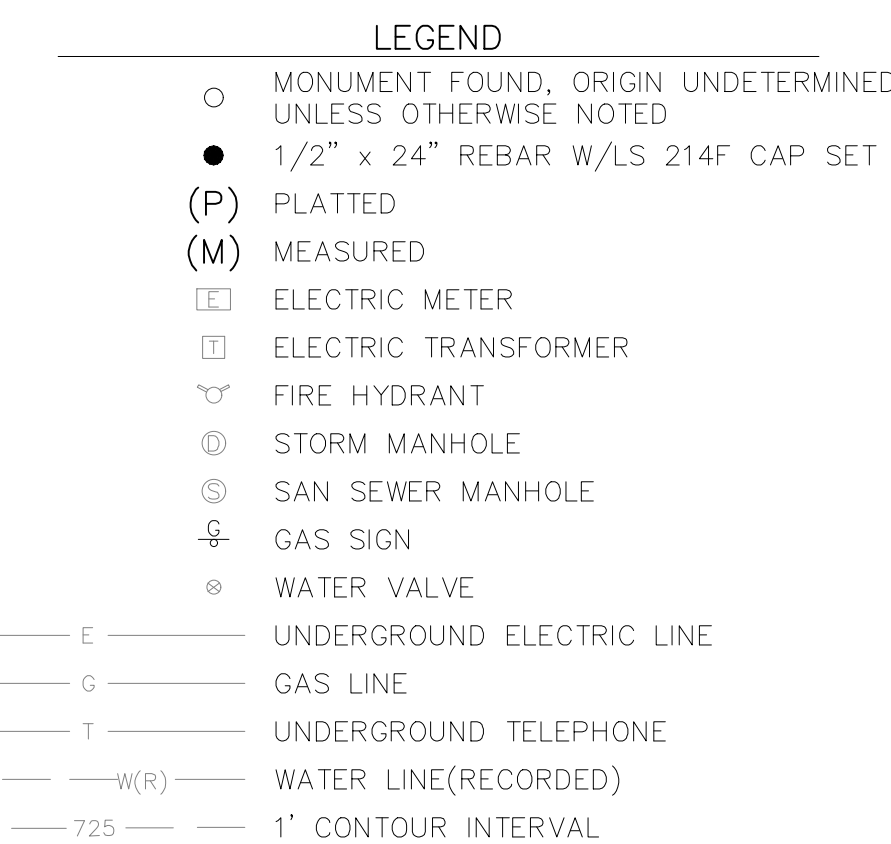
7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086
FINAL DEVELOPMENT PLAN
COVER SHEET

PROJ. NO. B21D4397
DESIGNER MTA DRAWN BY JNG
CFN 4397DEMO
SHEET FDP REV 4

STATE OF MISSOURI
PROFESSIONAL ENGINEER
MARTIN T. ARLING
NUMBER PE-2009002955
6/10/23

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 468-5858
fcd@kaveng.com | www.kaveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/23

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.



PIN: 52-900-02-34-00-0-00-000
PROP ADD: 1410 NE DOUGLAS ST
PROP OWN: STAR ACQUISITIONS &
DEVELOPMENT LLC

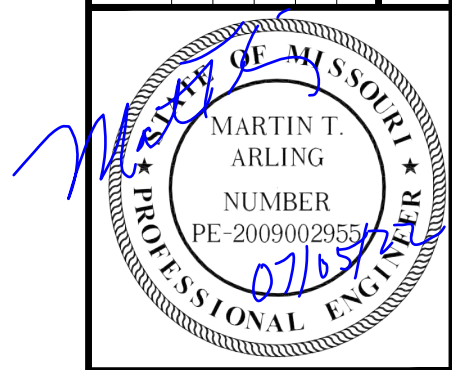
1. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE AS SHOWN, IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY AND STATE REGULATIONS.
2. ALL STRUCTURES AND MATERIAL WITHIN DEMOLITION LIMITS TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
3. ALL HAZARDOUS ASBESTOS AND OTHER HAZARDOUS MATERIALS MUST BE IDENTIFIED AND REMOVED PRIOR TO ANY BUILDING DEMOLITION, IN STRICT CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
4. DRIVES, PAVING AND OTHER STRUCTURES ON STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE REMOVED AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON THESE PLANS. REMOVAL AND DISPOSAL SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL PAVING WITHIN PROPERTY TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP CITY OF LEE'S SUMMIT, COMMUNITY PANEL NO. 29095C0409G, EFFECTIVE ON 01/20/2017.

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

JA-43: 3" ALUM DISK STAMPED JA-43 ON THE WEST SIDE OF
DOUGLAS AND 44'± SOUTH OF THE S.E. BOUNDARY CORNER
OF THE SURVEY. ELEV= 1034.7

BS#60: FOUND "SQUARE" CUT ON THE BACK OF CURB ON THE SOUTH
SIDE OF A PRIVATE DRIVE ON THE NORTH SIDE OF LOT 3 AND
LOCATED NEAR THE NORTHEAST BOUNDARY CORNER, MARKED
BY OTHERS 1028.00. ELEV= 1028.03

[illegible]

MARTIN T. ARLING
ENGINEER
MO # 2009002955

 **KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/23

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 451-3558 | FAX (816) 451-8651
www.kveeng.com | info@kveeng.com

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

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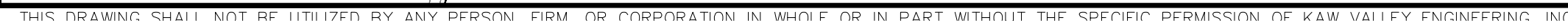
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7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

**FINAL DEVELOPMENT PLAN
EXISTING SITE CONDITIONS / DEMOLITION PLAN**

PROJ. NO.		B21D4397	
DESIGNER		DRAWN BY	
MTA		JNG	
CFN			
4397DEMO			
SHEET			REV
C100			4



STATE OF MISSOURI
★ MARTIN T. ARLING ★
NUMBER
PE-2009002955
01/05/2008
PROFESSIONAL ENGINEER

MARTIN T. ARLING
ENGINEER
MO # 2009002955

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5558 | FAX (816) 468-6651
kc@kveeng.com | www.kveeng.com

VALLEY ENGINEERING

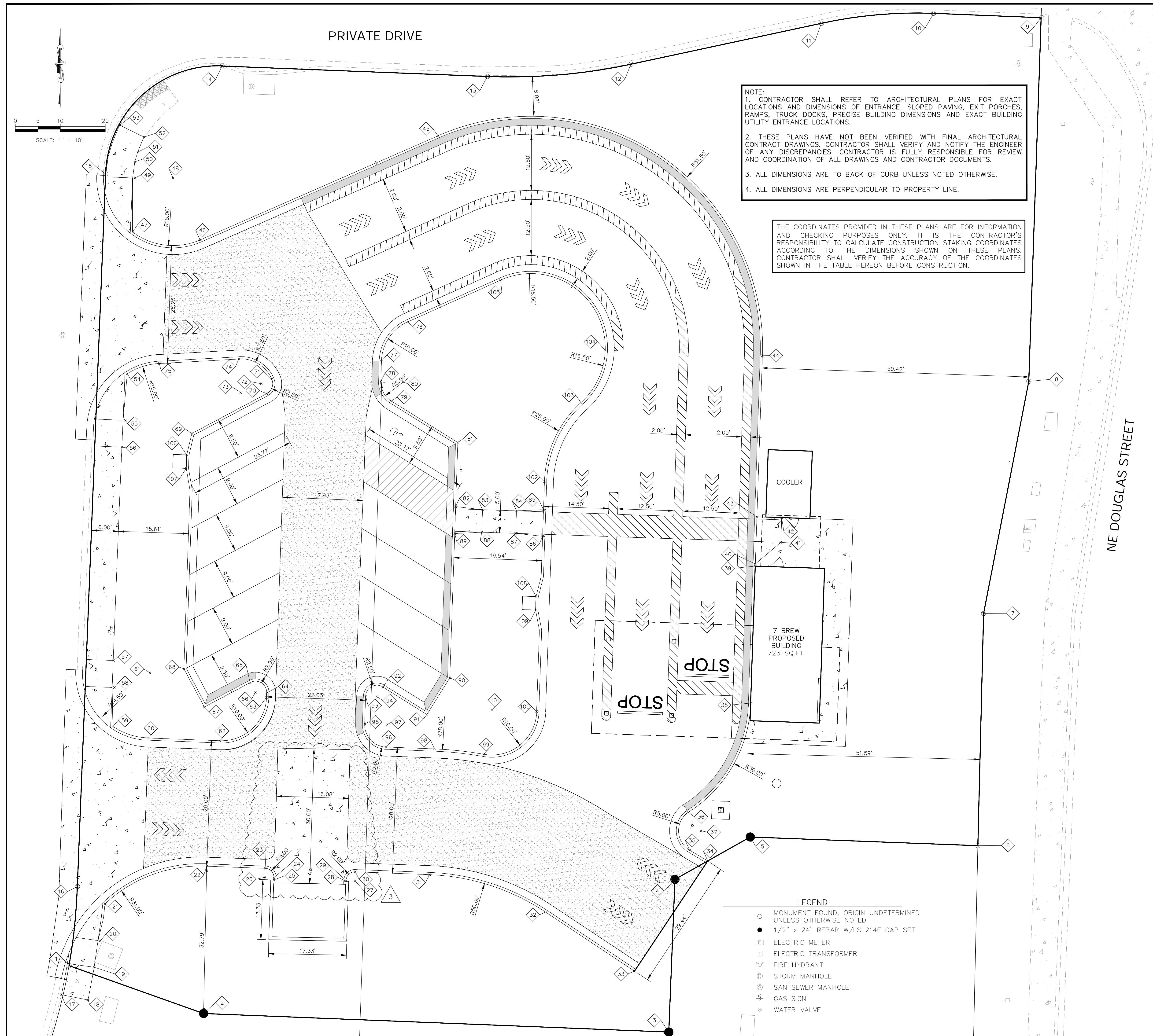
INC. IS AUTHORIZED TO OFFER ENGINEERING
STATE CERTIFICATE OF AUTHORITY # 000842.



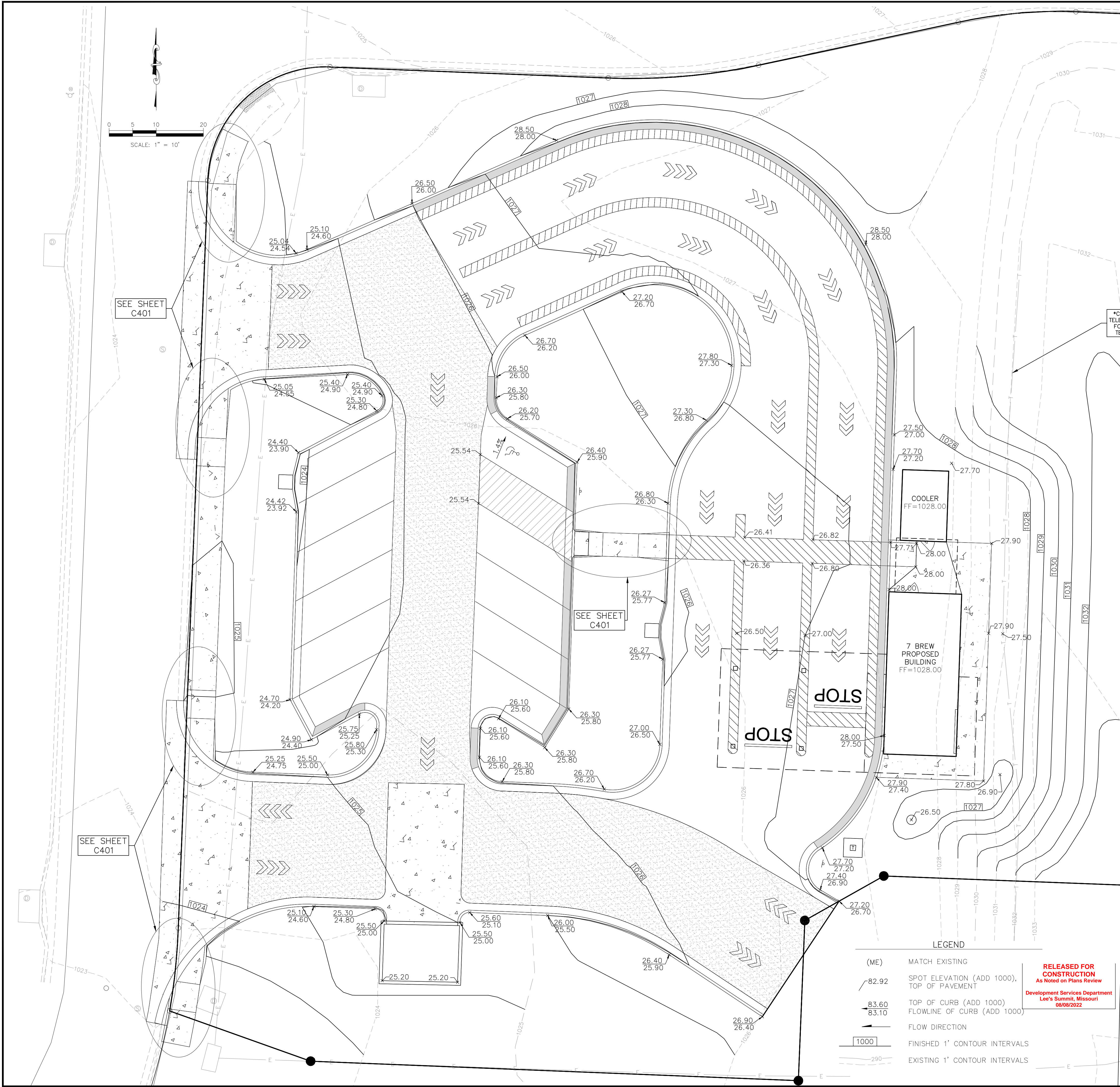
7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

**FINAL DEVELOPMENT PLAN
SITE PLAN**

PROJ. NO.		B21D4397	
DESIGNER		DRAWN BY	
MTA		JNG	
CFN			
4397SP			
SHEET		REV	
C200		4	



COORDINATE TABLE				COORDINATE TABLE			
	NORTHING	EASTING	DESCRIPTION		NORTHING	EASTING	DESCRIPTION
1	1008966.45	2823007.09	PL	61	1009031.62	2823025.07	RP
2	1008955.80	2823037.01	PL	62	1009016.49	2823040.61	BC
3	1008951.67	2823140.48	PL	63	1009026.11	2823050.98	BC
4	1008985.64	2823141.83	PL	64	1009027.11	2823051.02	BC
5	1008995.08	2823158.59	PL	65	1009029.42	2823047.35	BC
6	1008993.15	2823209.21	PL	66	1009027.21	2823048.53	RP
7	1009044.83	2823210.47	PL	67	1009023.99	2823037.17	BC
8	1009096.44	2823220.54	PL	68	1009032.49	2823032.63	BC
9	1009177.36	2823223.28	PL	69	1009084.84	2823034.40	BC
10	1009178.30	2823199.35	PL	70	1009093.71	2823051.03	BC
11	1009176.11	2823174.40	PL	71	1009096.90	2823052.15	BC
12	1009167.01	2823132.03	PL	72	1009095.91	2823049.85	RP
13	1009164.28	2823100.12	PL	73	1009093.93	2823045.26	BC
14	1009166.62	2823041.11	PL	74	1009011.42	2823044.84	RP
15	1009142.59	2823015.20	PL	75	1009109.42	2823027.16	BC
16	1008984.04	2823008.93	PL	76	1009109.72	2823082.46	BC
17	1008959.98	2823005.41	SW	77	1009100.93	2823076.56	BC
18	1008958.84	2823011.30	SW	78	1009096.47	2823076.41	BC
19	1008966.09	2823012.66	SW	79	1009092.06	2823078.76	BC
20	1008971.96	2823014.03	SW	80	1009096.30	2823081.41	RP
21	1008980.19	2823015.08	SW	81	1009082.84	2823093.55	BC
22	1008988.58	2823037.71	BC	82	1009088.58	2823093.07	SW
23	1008988.09	2823050.70	BC	83	1009067.88	2823099.04	SW
24	1008986.02	2823052.63	BC	84	1009067.63	2823106.58	SW
25	1008985.53	2823052.62	BC	85	1009067.89	2823112.60	SW
26	1008986.09	2823050.63	RP	86	1009061.97	2823112.40	SW
27	1008985.33	2823070.69	RP	87	1009062.63	2823106.42	SW
28	1008985.20	2823068.69	BC	88	1009062.89	2823098.88	SW
29	1008985.37	2823068.69	BC	89	1009062.59	2823092.86	SW
30	1008987.33	2823070.77	BC	90	1009030.49	2823091.78	BC
31	1008986.70	2823087.29	BC	91	1009022.31	2823086.68	BC
32	1008978.37	2823113.06	BC	92	1009028.43	2823076.86	BC
33	1008965.24	2823132.83	BC	93	1009026.40	2823073.04	BC
34	1008989.75	2823149.13	BC	94	1009026.31	2823075.54	RP
35	1008992.15	2823145.10	BC	95	1009020.25	2823072.83	BC
36	1009000.58	2823144.84	BC	96	1009015.09	2823077.64	BC
37	1008996.44	2823147.65	BC	97	1009020.08	2823077.83	RP
38	1009024.86	2823158.67	BC	98	1009014.68	2823088.35	BC
39	1009055.33	2823159.70	BC	99	1009013.48	2823099.30	BC
40	1009055.82	2823159.72	SW	100	1009022.98	2823111.08	BC
41	1009060.63	2823165.38	SW	101	1009023.32	2823101.08	RP
42	1009066.14	2823165.57	SW	102	1009074.10	2823112.81	BC
43	1009066.32	2823160.07	SW	103	1009091.72	2823120.94	BC
44	1009102.16	2823161.28	BC	104	1009103.34	2823126.30	BC
45	1009151.08	2823089.17	BC	105	1009118.96	2823103.06	BC
46	1009127.92	2823036.24	BC	106	1009080.09	2823033.24	BC
47	1009129.67	2823021.21	BC	107	1009077.09	2823033.14	BC
48	1009141.66	2823030.22	RP	108	1009048.58	2823110.94	BC
49	1009141.68	2823021.72	SW	109	1009045.58	2823101.84	BC
50	1009145.27	2823021.69	SW	<div>COORDINATE TABLE LEGEND</div> <div>BC = BACK OF CURB</div> <div>SW = EDGE OF SIDEWALK</div> <div>RP = RADIUS POINT</div> <div>PL = PROPERTY LINE</div>			
51	1009147.47	2823022.34	SW				
52	1009150.80	2823023.76	SW				
53	1009153.47	2823018.38	SW				
54	1009098.15	2823020.03	SW				
55	1009087.78	2823019.60	SW				
56	1009081.80	2823018.84	SW				
57	1009034.34	2823017.01	SW				
58	1009028.33	2823017.17	SW				
59	1009019.65	2823016.84	SW				
60	1009017.10	2823024.75	BC				



IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

- NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACT DOCUMENTS.

THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

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3
EXTENSIVE REVISIONS TO THIS SHEET

COORDINATE WITH TELEPHONE COMPANY FOR LOWERING OF TELEPHONE LINE

SEE SHEET C401

SEE SHEET C401

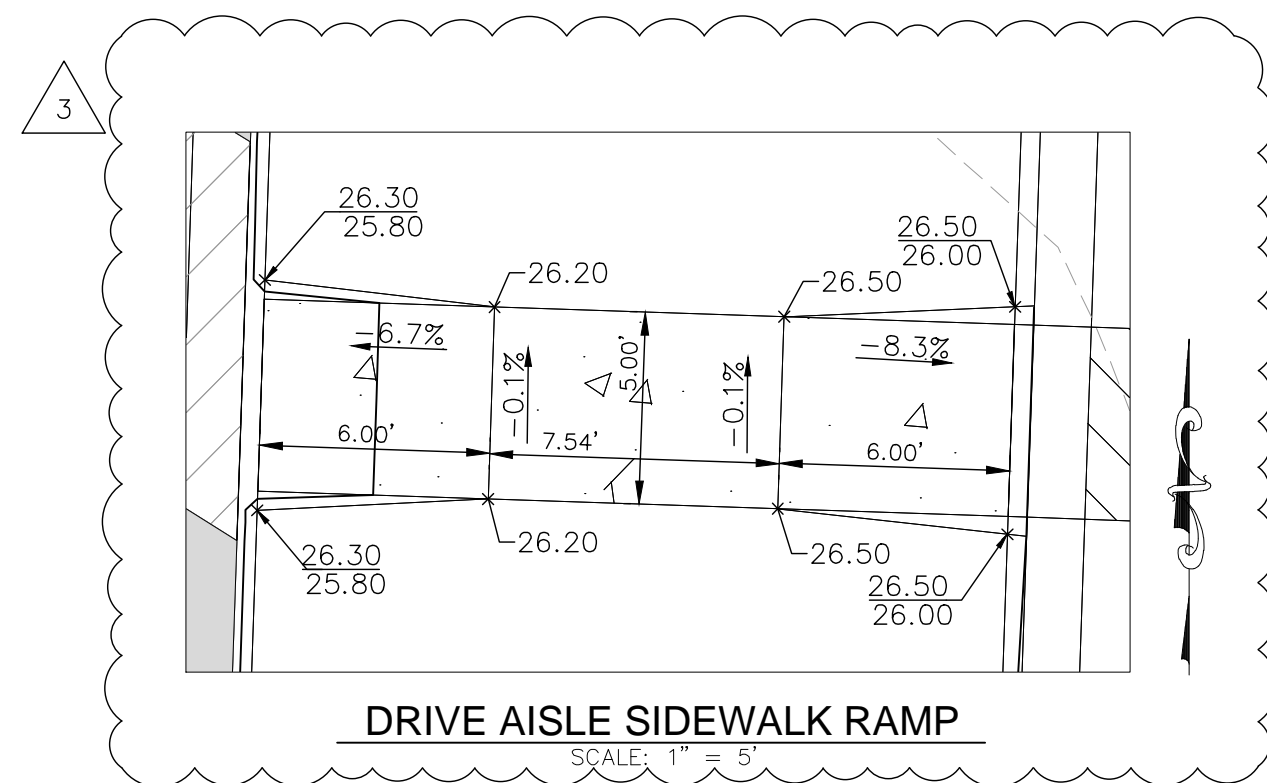
SEE SHEET C401

- LEGEND
- (ME) MATCH EXISTING
 - 82.92 SPOT ELEVATION (ADD 1000), TOP OF PAVEMENT
 - 83.60 TOP OF CURB (ADD 1000)
 - 83.10 FLOWLINE OF CURB (ADD 1000)
 - FLOW DIRECTION
 - 1000 FINISHED 1' CONTOUR INTERVALS
 - 290 EXISTING 1' CONTOUR INTERVALS

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

4	07/05/22	PER CITY COMMENTS	MTA	JNG	CHK
3	06/22/22	PER CITY COMMENTS	MTA	JNG	DSN
2	05/06/22	PER OWNER COMMENTS	MTA	JNG	MTA
1	04/08/22	CHECK SET	MTA	JNG	MTA
0	03/02/22	INITIAL ISSUE	ARM	JNG	MTA
REV	DATE	DESCRIPTION			
7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086 FINAL DEVELOPMENT PLAN GRADING PLAN					
PROJ. NO. B21D4397					
DESIGNER MTA DRAWN BY JNG					
CFN 4397GP					
SHEET C400 REV 4					

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.
2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO BRINGING ON SITE.
4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
11. CONTRACTOR SHALL USE SILT FENCE, BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
15. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

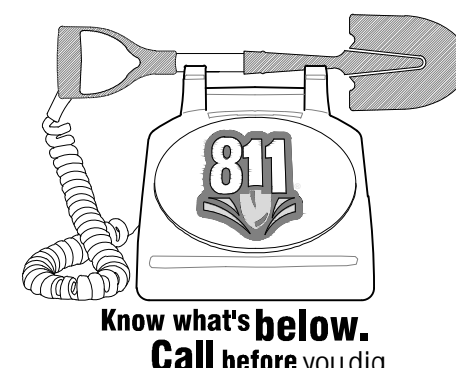
WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.



CAUTION – NOTICE TO CONTRACTOR:

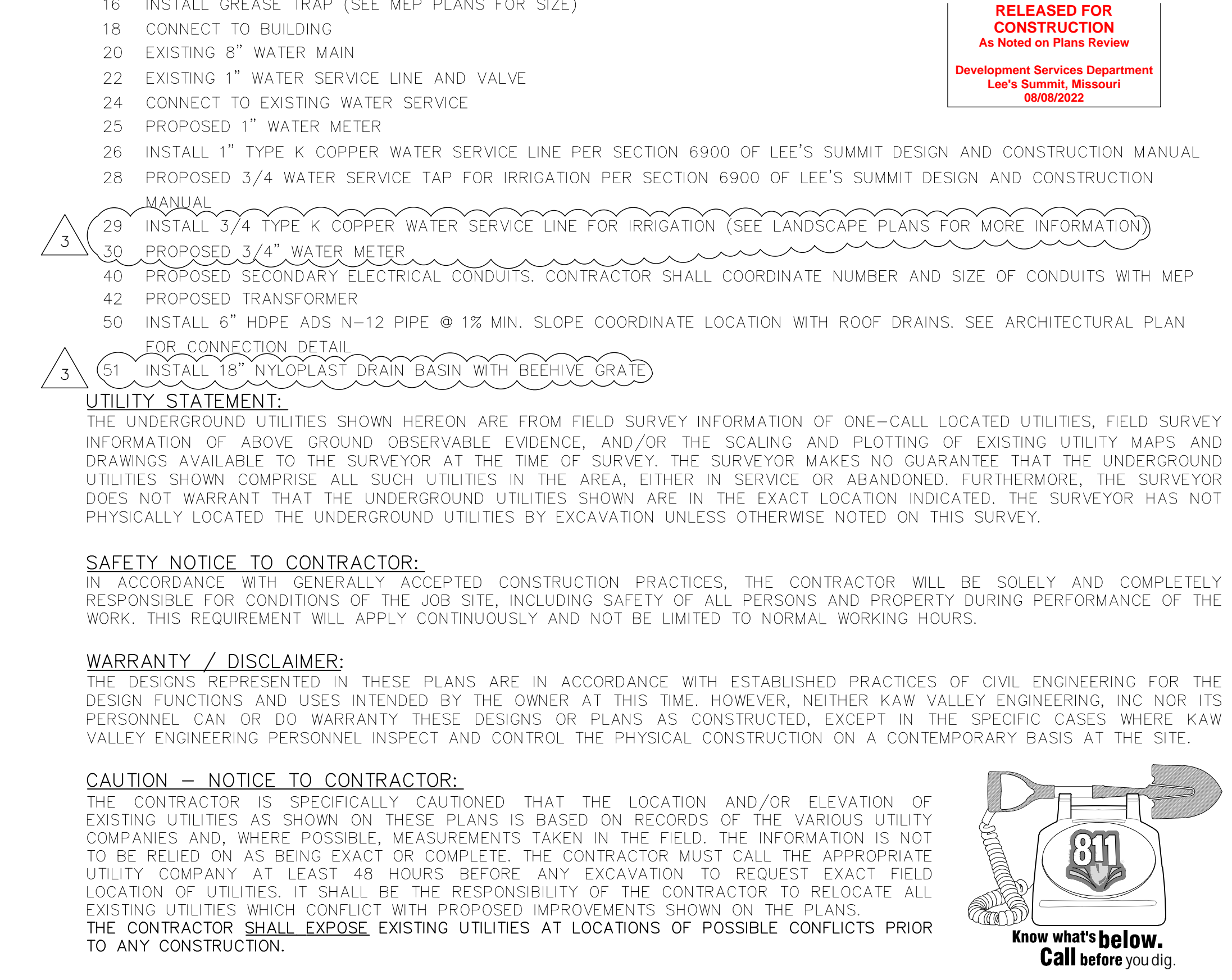
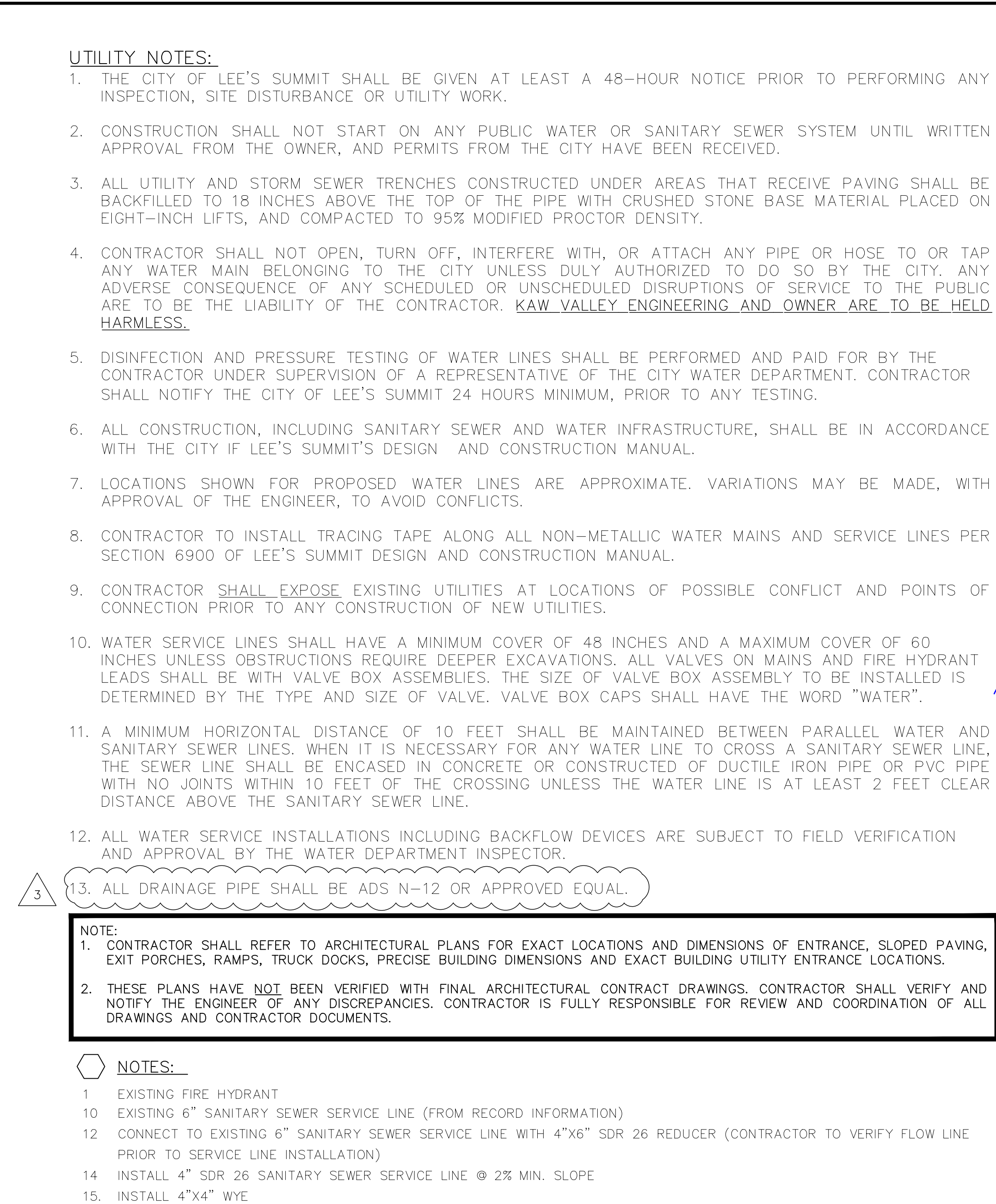
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.


THE CONTRACTOR **SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

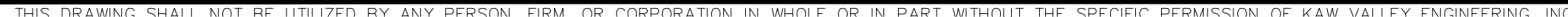


**Know what's below.
Call before you dig.**

7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086		 KAW VALLEY ENGINEERING <small>9540 N. 94th TRAILWAY KANSAS CITY, MISSOURI 64118 PH. (816) 468-5858 FAX (816) 468-6651 kce@kveeng.com www.kveeng.com</small>				FINAL DEVELOPMENT PLAN GRADING PLAN NOTES	
PROJ. NO. B21D4397		DESIGNER MTA DRAWN BY JNG		CFN 4397GP		REV 4	
SHEET C401		PER CITY COMMENTS PER CITY COMMENTS PER OWNER COMMENTS CHECK SET INITIAL ISSUE		DATE 07/05/22 06/22/22 05/06/22 04/08/22 03/02/22		DSN MTA MTA MTA ARM CHK	



7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086		 KAW VALLEY ENGINEERING 8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kce@kveeng.com www.kveeng.com		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23	
PROJ. NO.		B21D4397		FINAL DEVELOPMENT PLAN UTILITY PLAN	
DESIGNER MTA		DRAWN BY JNG			
CFN 4397UP					
SHEET C500		REV 4			



- PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS AND DURING APPROPRIATE PHASING AS CONSTRUCTION PROGRESSES.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION. BUILDERS AND OR DEVELOPER TO MAINTAIN EROSION CONTROL AND SILT CONTROL UPON COMPLETION OF THIS PROJECT.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED AS SHOWN AND AT ANY ADDITIONAL AREAS OF CONCENTRATED FLOWS NOT SHOWN ON PLANS.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE FILTERS, OR SILT FENCE, OR STRAW BALES (PRIOR TO PAVING PLACEMENT). AFTER PAVEMENT IS IN PLACE, PROVIDE FILTER PROTECTION THAT CANNOT BE WASHED INTO INLETS OR WASHED AWAY. STRAW/HAY BALES WILL NOT BE ALLOWED ON CONCRETE OR ASPHALT PAVING.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS. ALL SEDIMENT CONTROL MEASURES TO BE INSPECTED AND REPAIRED IMMEDIATELY AND ON A REGULAR BASIS AFTER ALL RAIN STORMS.
10. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS, STREETS, AND WATERWAYS.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE EROSION CONTROL MEASURES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED. ON PROJECTS THAT ARE NOT EXPECTING IMMEDIATE DEVELOPMENT (I.E.- INTERCEPTOR SEWERS, OFFSITE IMPROVEMENTS, ETC.) EROSION CONTROL MEASURES ARE TO BE REMOVED BY CONTRACTOR AS SOON AS ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD, SILT, AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF INFRASTRUCTURE AND BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES. NOTE: ALTHOUGH EXTENSIVE EFFORT IS PUT INTO THE DESIGN OF THE EROSION CONTROL PLAN BY THE ENGINEER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO ENSURE THAT ANY ADDITIONAL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AT NO ADDITIONAL COST TO THE OWNER.
16. INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE(S) AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEED, SODDED, OR LANDSCAPED, FLAT LOTS WILL NOT REQUIRE SEEDING BUT ALL SLOPES, DISTURBED AREAS AND STREET RIGHT-OF-WAYS WILL BE SEED.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING, ADJACENT TO OR DOWNSTREAM FROM PROPERTY, BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
21. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
22. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
23. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED (CHUTE, TOOLS, ETC.) AT A CONTRACTOR DEFINED LOCATION. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
24. DEVELOPER IS RESPONSIBLE FOR HAVING LOT BUILDERS FOLLOW THE GUIDELINES OF "CONTROLLING EROSION WHEN BUILDING YOUR HOME" PROVIDED BY MISSOURI DEPARTMENT OF HEALTH AND ENVIRONMENT.
25. EROSION CONTROL STRAW/FIBER WATTLES TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.
26. THE CITY OF LEE'S SUMMIT SHALL BE GIVEN AT LEAST A 48-HOUR NOTICE PRIOR TO PERFORMING ANY INSPECTION, SITE DISTURBANCE OR UTILITY WORK.

TO PROVIDE PROMPT EROSION CONTROL N PROJECT TEMPORARY SEEDING MAY BE REQUIRED WHICH WILL DEPEND ON THE CONTRACTORS WORK SCHEDULE.
TEMPORARY SEEDING WILL BE REQUIRED IN THE FOLLOWING AREAS:

1. IN SLOPES AND AREAS OF CONCENTRATED FLOW WITHIN 28 DAYS OF ROUGH GRADING.
2. IN AREAS THAT REQUIRE SEEDING BUT IS NOT WITHIN THE SEASON FOR PERMANENT SEEDING AS PER THE TECHNICAL SPECIFICATIONS.

PLANT SELECTION - ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING

SEEDING - EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.

MULCHING - THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE). SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREA TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.

MAINTENANCE - RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

RELEASED FOR

SEE LANDSCAPE PLAN FOR PERMANENT SEEDING REQUIREMENTS.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

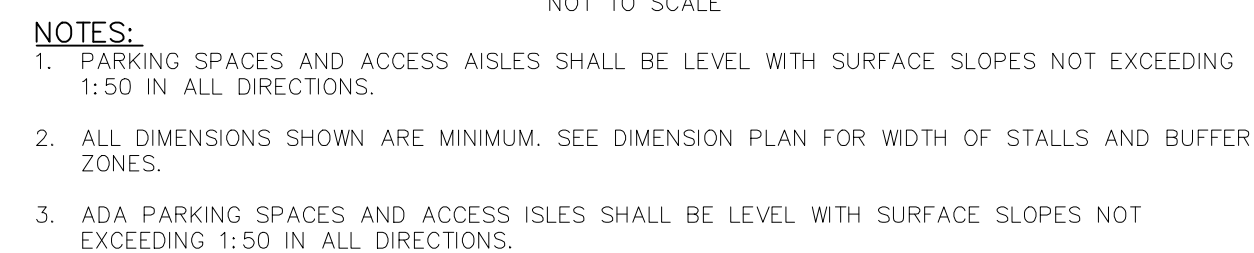
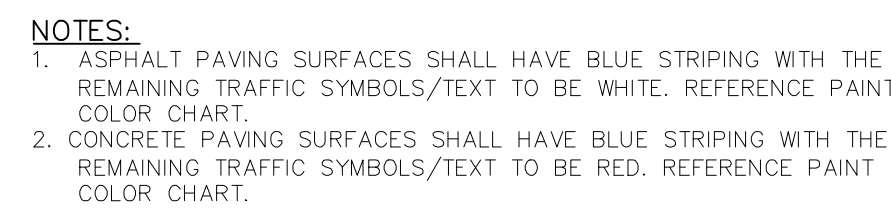
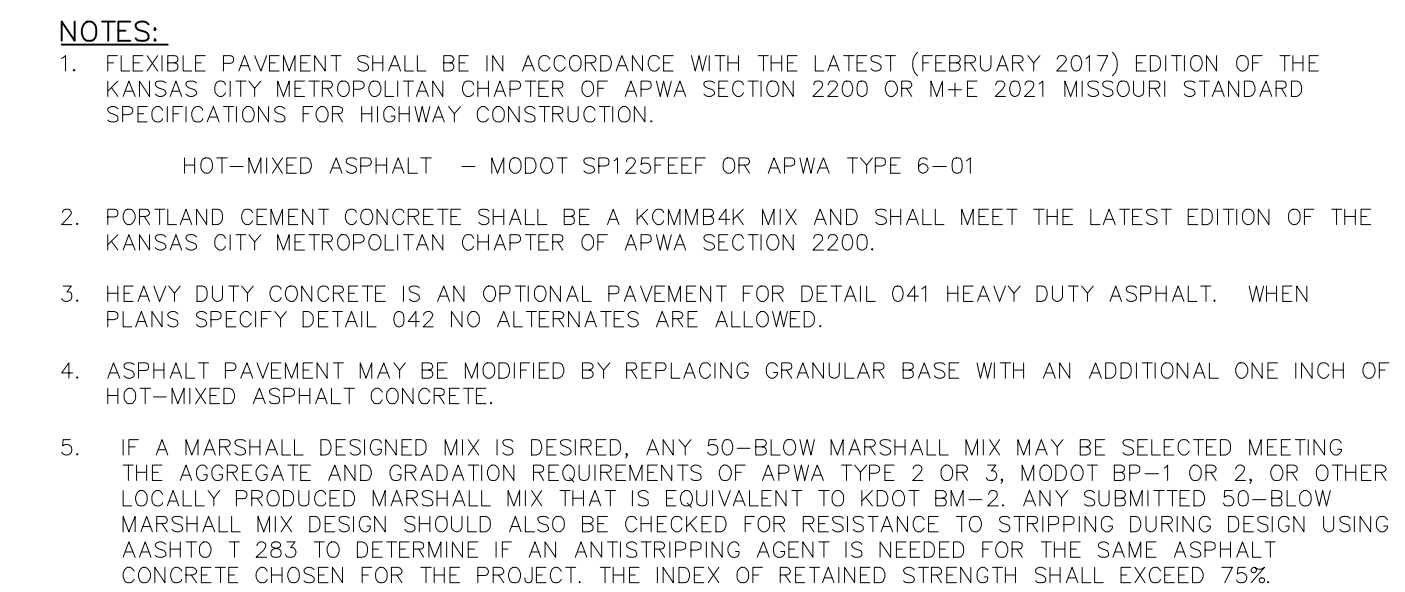
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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.


THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

FINAL DEVELOPMENT PLAN
EROSION CONTROL PLAN



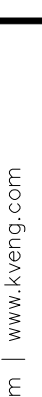
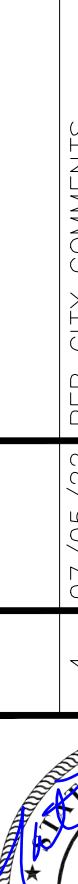
SHERWIN-WILLIAMS PRO PARK,
SETFAST, HOTLINE OR AN
APPROVED EQUAL.

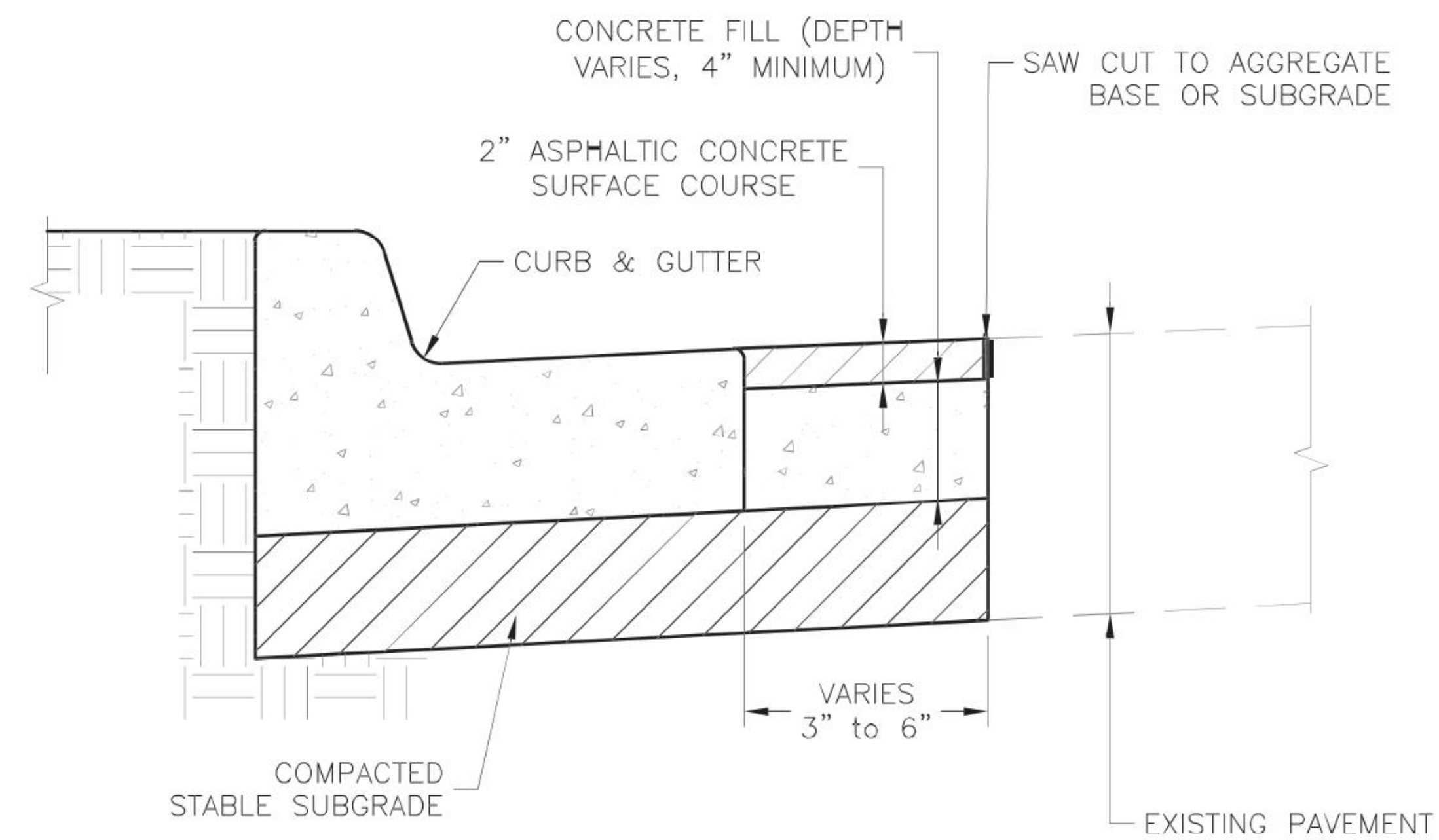
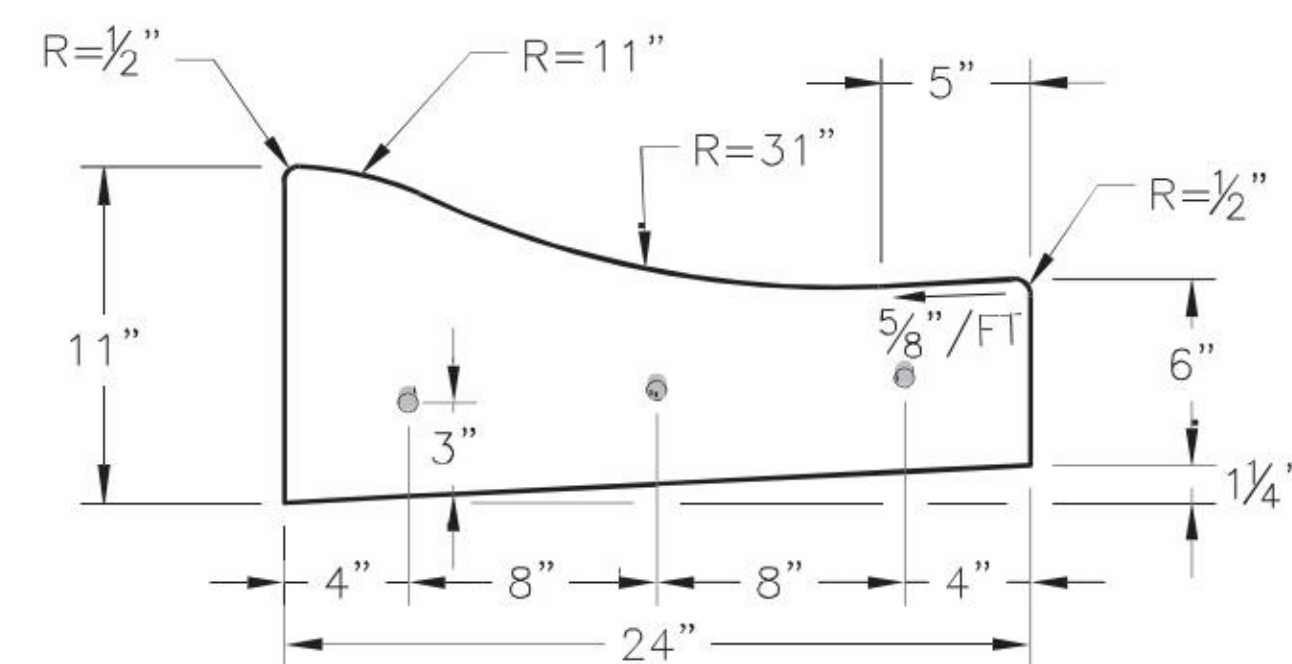
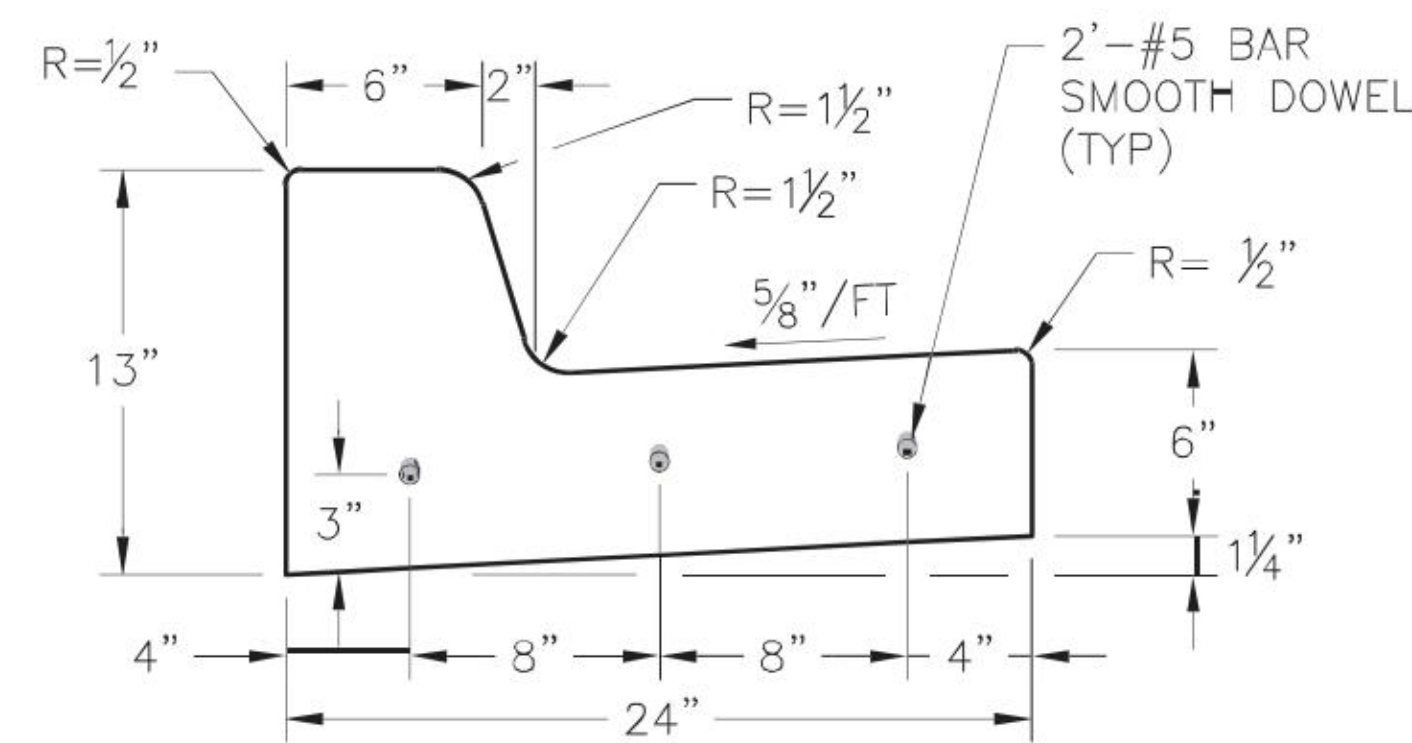
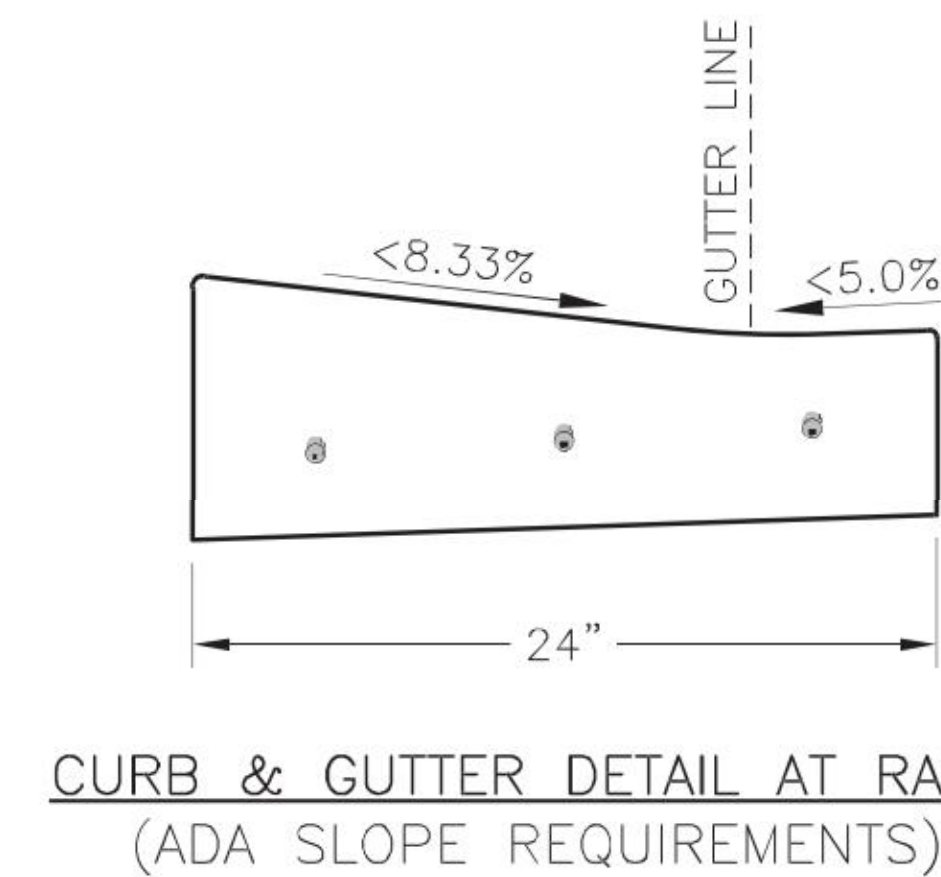
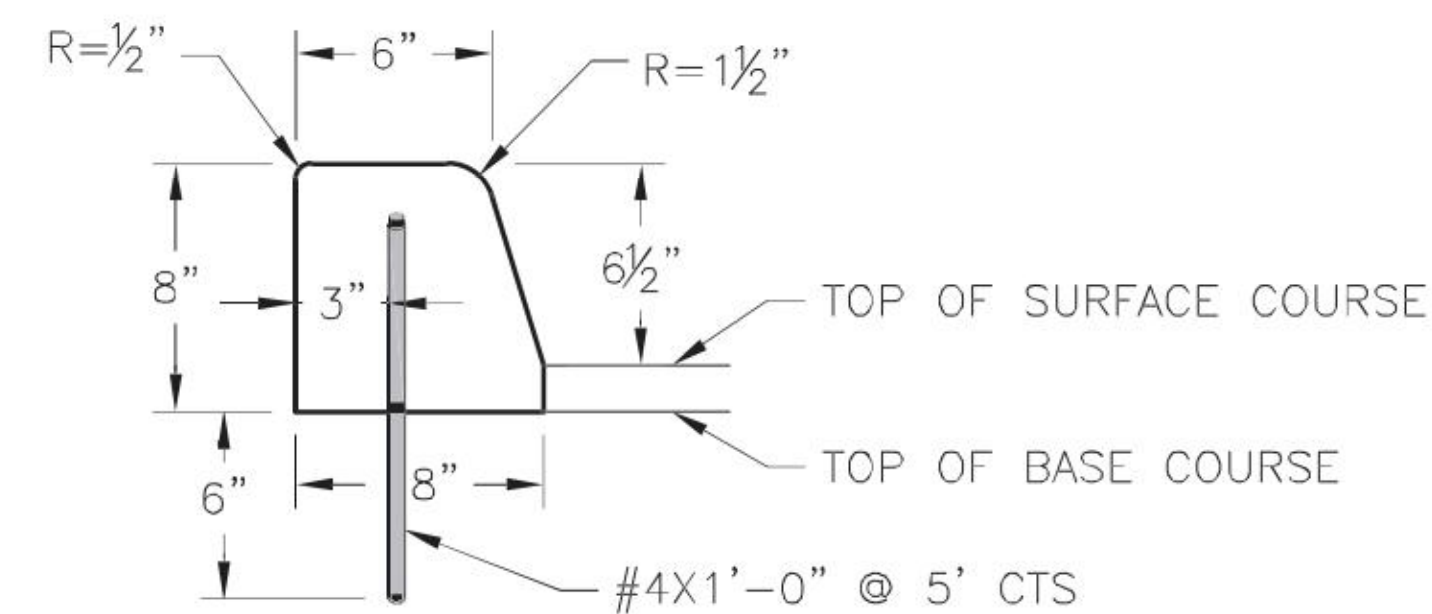
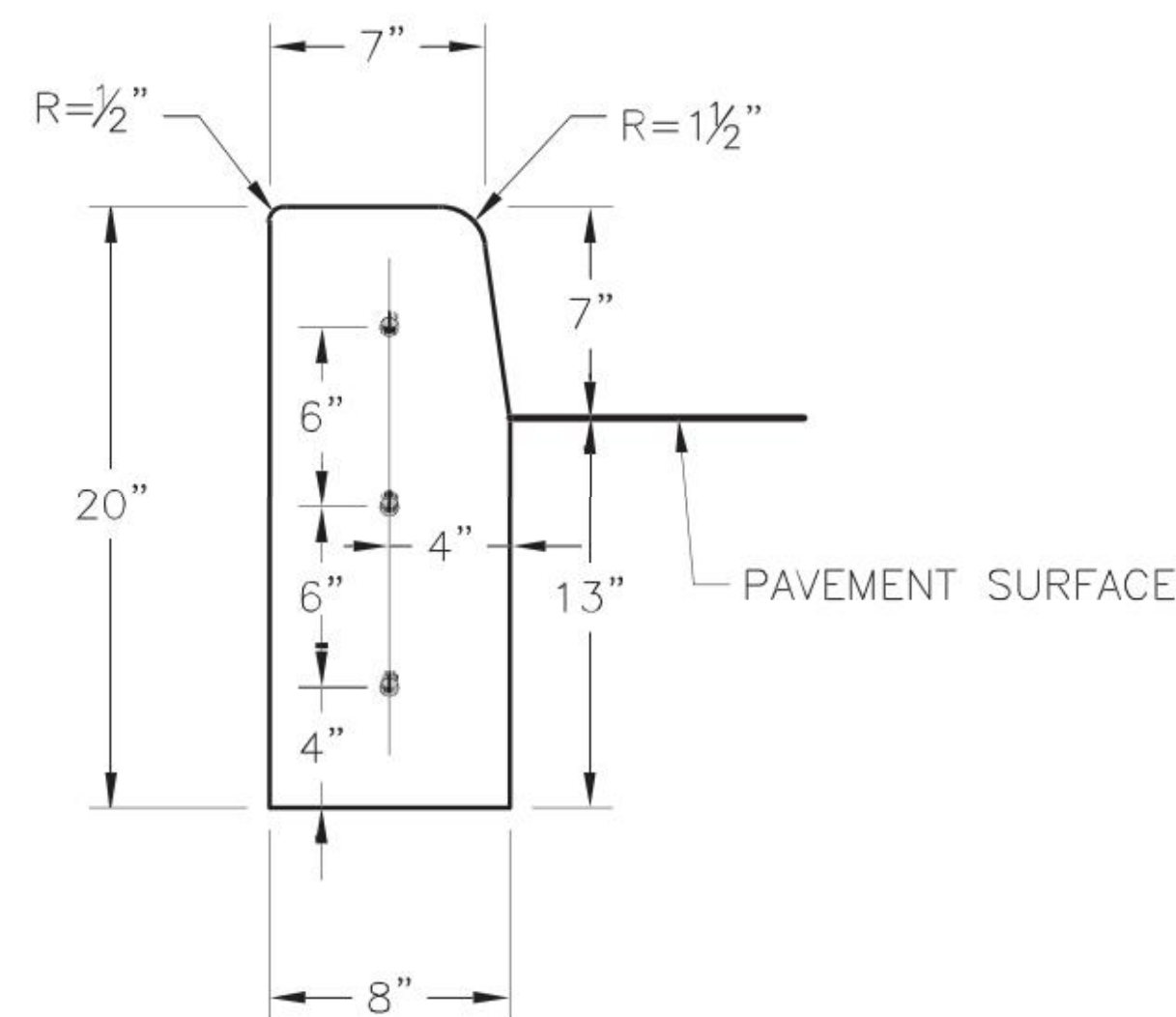


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As Noted on Plans Review

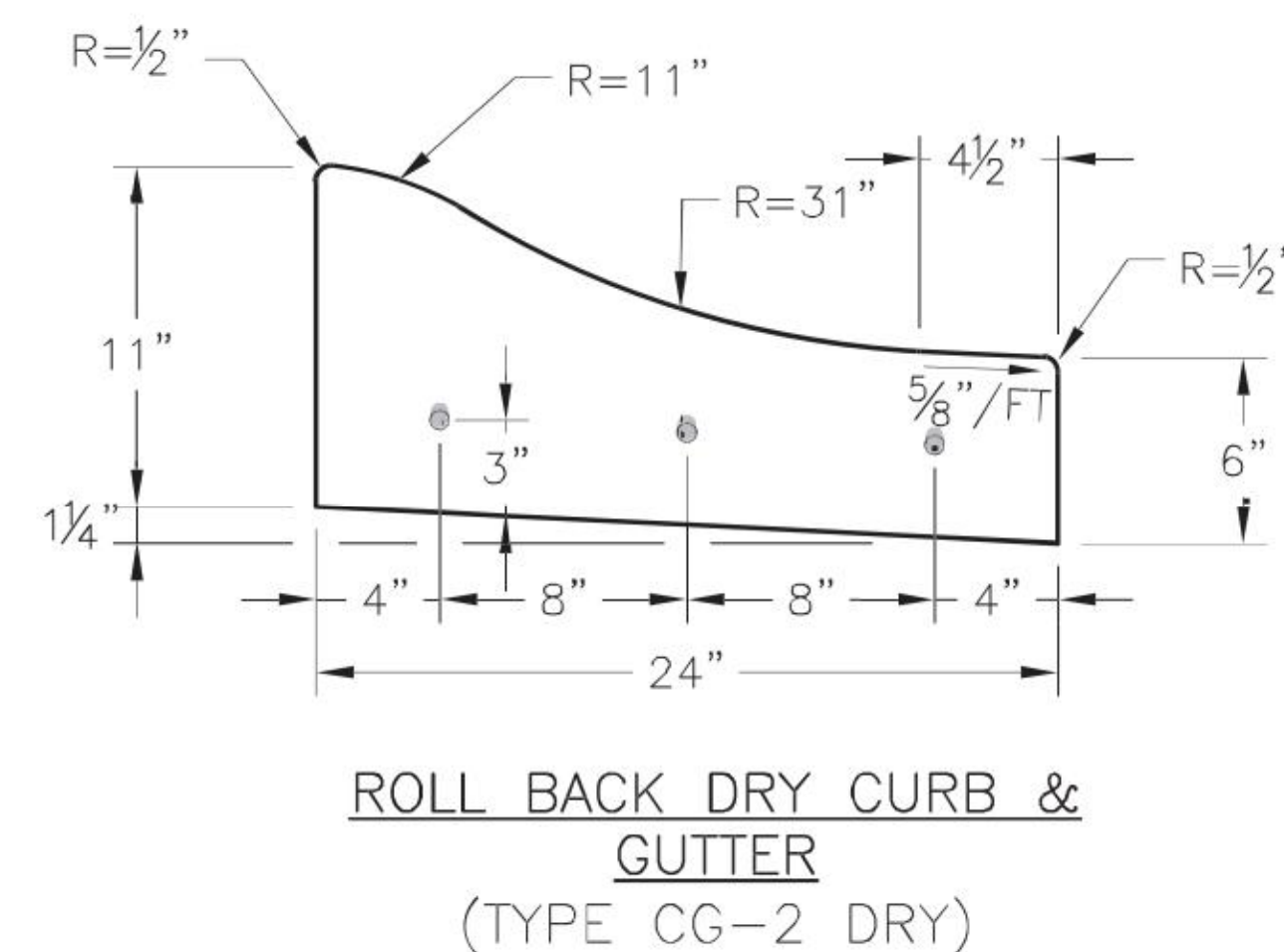
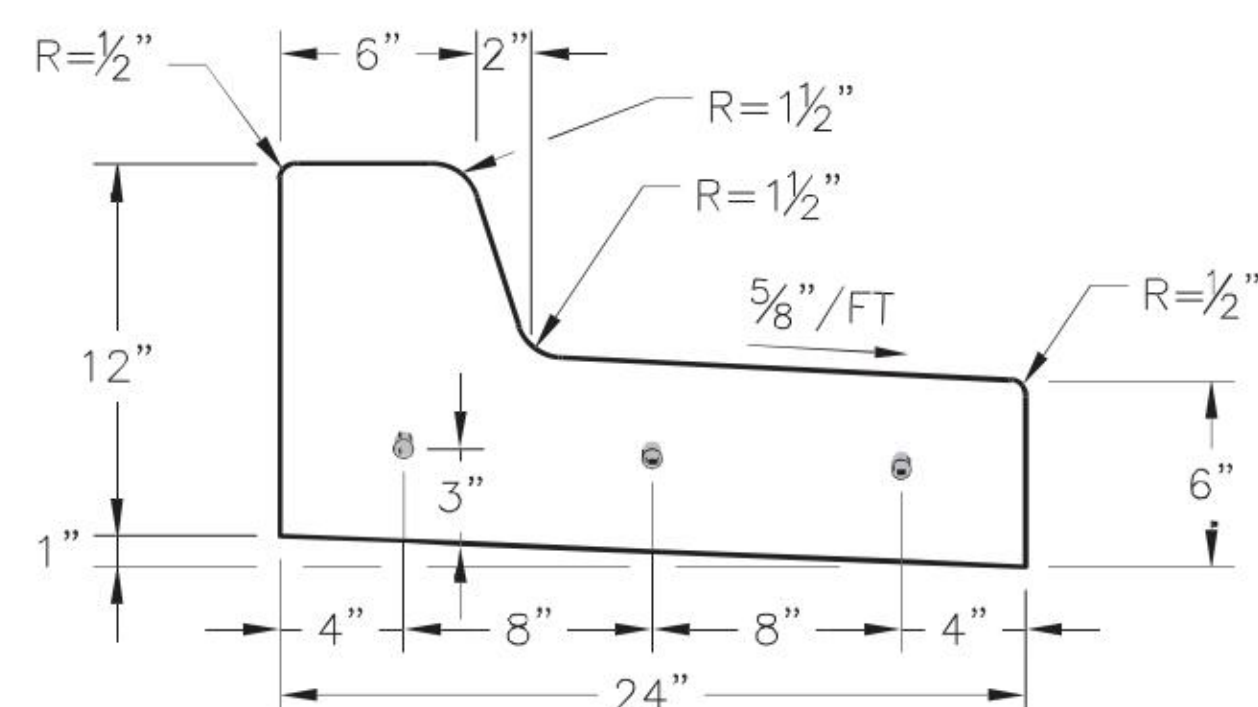
Development Services Department
Lee's Summit, Missouri
08/08/2022

<div>7 BREW</div> <div>1410 N.E. DOUGLAS STREET</div> <div>LEE'S SUMMIT, MO. 64086</div> <div>FINAL DEVELOPMENT PLAN</div> <div>DETAIL SHEET</div>		<div> KAW VALLEY ENGINEERING</div> <div>KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.</div> <div>EXPIRES 12/31/23</div>		<div></div> <div>MARTIN T. ARLING</div> <div>ENGINEER</div> <div>MO # 20090002955</div>		<div>8040 N. OAK TRAFFICWAY</div> <div>KANSAS CITY, MISSOURI 64118</div> <div>PH. (816) 451-6650 www.kveeng.com</div> <div>kcs@kveeng.com www.kveeng.com</div>		<div>07/05/22</div> <div>06/22/22</div> <div>05/06/22</div> <div>04/08/22</div> <div>03/02/22</div>		<div>PER CITY COMMENTS</div> <div>PER CITY COMMENTS</div> <div>PER OWNER COMMENTS</div> <div>CHECK SET</div> <div>INITIAL ISSUE</div>		<div>MTA</div> <div>JNG</div> <div>MTA</div> <div>JNG</div> <div>JNG</div> <div>ARM</div> <div>JNG</div>	
PROJ. NO.		B21D4397		REV		DATE		DESCRIPTION		DSN		CHK	
DESIGNER		MTA		DRAWN BY		JNG							
CFN		4397DET											
SHEET		C700											



- CURB REPLACEMENT DETAIL
- GENERAL NOTES

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

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

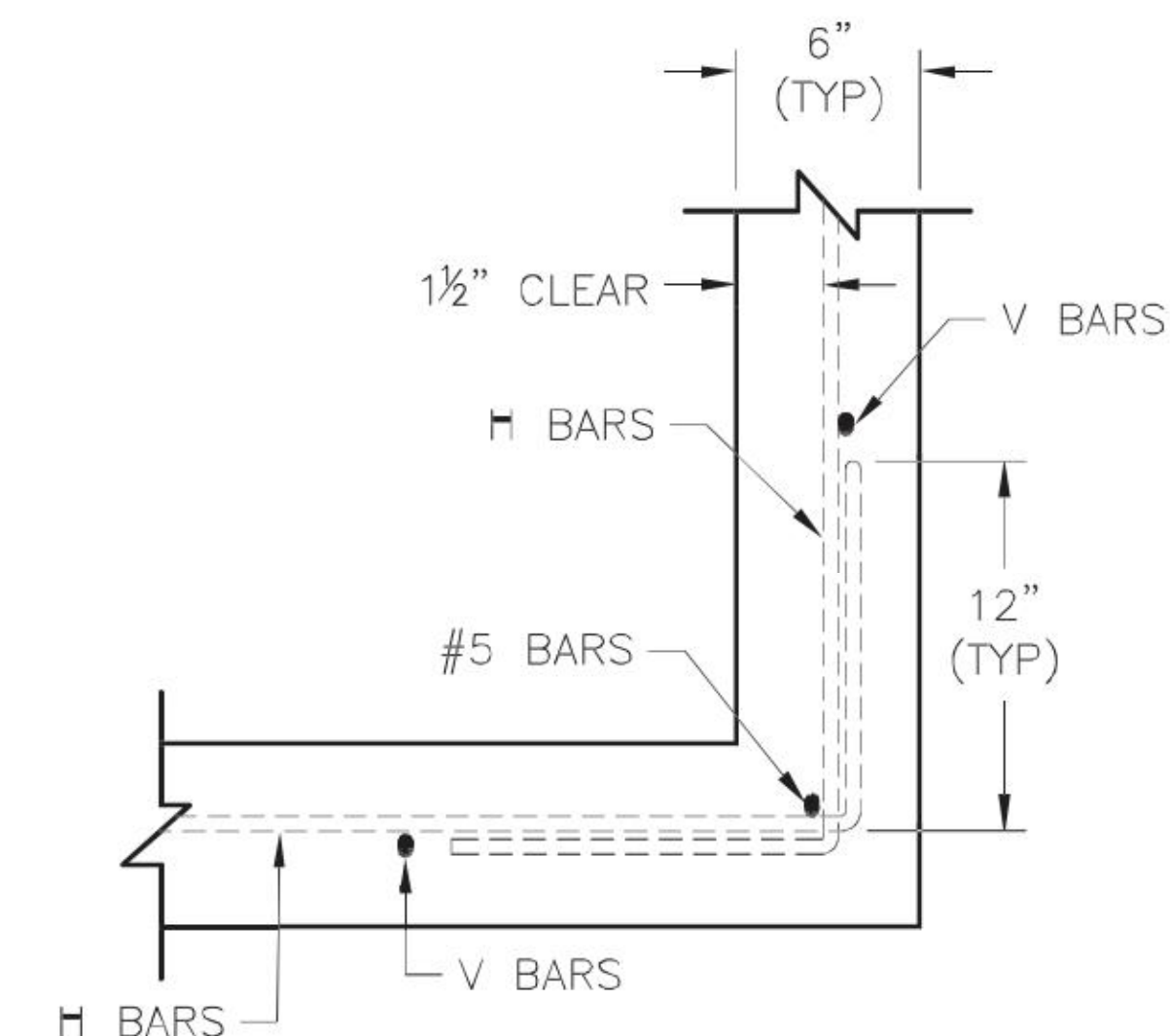
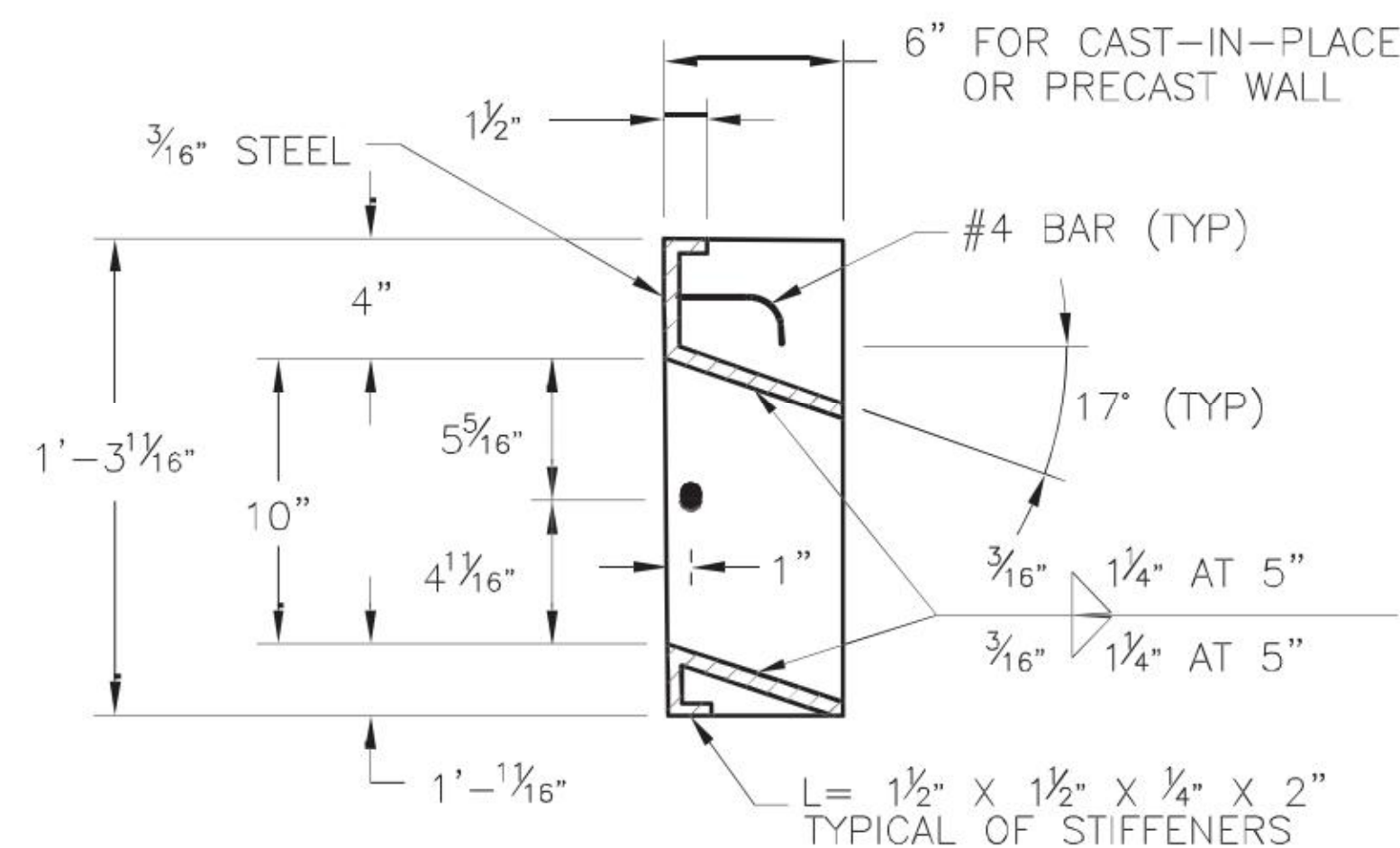
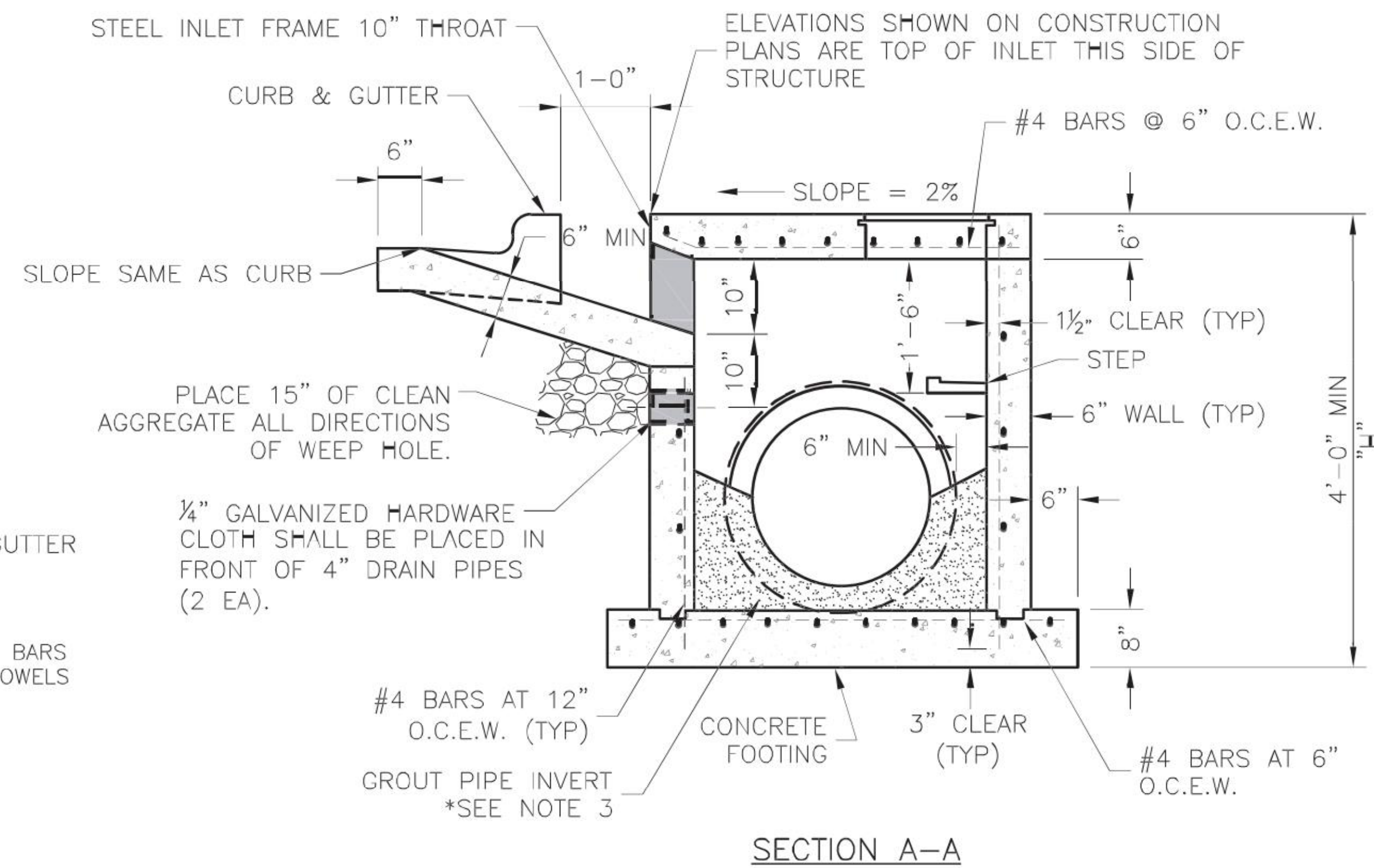
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

GEN-4

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Development Services Department
Lee's Summit, Missouri
08/08/2022

7 BREW 1400 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086		FINAL DEVELOPMENT PLAN DETAIL SHEET	
PROJ. NO. B21D4397		REV. DATE DESCRIPTION	
DESIGNER MTA	DRAWN BY JNG	4 07/05/22 PER CITY COMMENTS	MTA JNG
C397DCT	C701	3 06/22/22 PER CITY COMMENTS	MTA JNG
		2 05/06/22 PER OWNER COMMENTS	MTA JNG
		1 04/08/22 CHECK SET	JNG MTA
		0 03/02/22 INITIAL ISSUE	ARM JNG
		REV. DATE DESCRIPTION	DSN DWN CHK



1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION.
THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾" CHAMFER OR ½" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-1

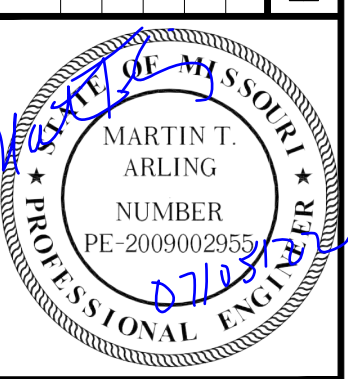
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08/08/2022

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

**FINAL DEVELOPMENT PLAN
DETAIL SHEET**

PROJ. NO.		B21D4397	
DESIGNER		DRAWN BY	
MTA		JNG	
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4397DET			
SHEET		REV	
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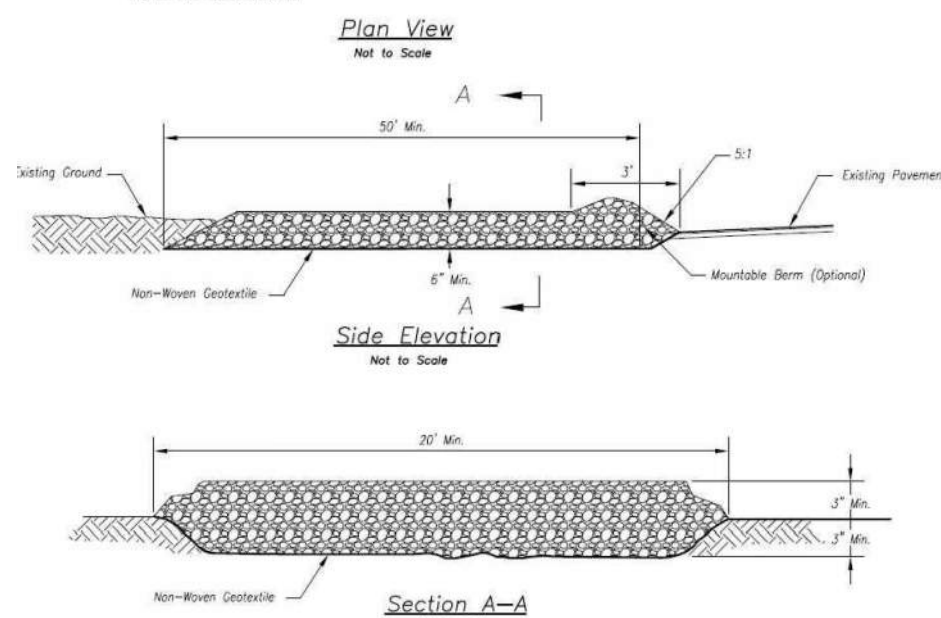
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MARTIN T. ARLING
ENGINEER
MO # 2009002955

 **KAW VALLEY ENGINEERING**

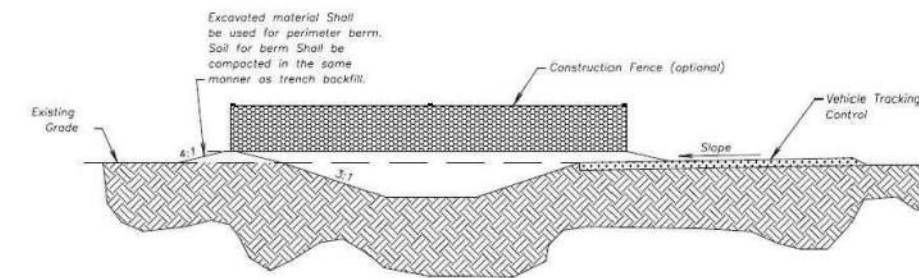
8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-3858 | FAX (816) 468-8651
kveeng.com | www.kveeng.com


KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/23



1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT SIZED RELATIVE TO THE AMOUNT OF CONCRETE TO BE PLACED ON SITE, THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE VEHICLE TRACKING PAD SHALL BE SLOPED TOWARDS THE CONCRETE WASHOUT AREA.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREAS OF THE PROJECT. CONCRETE WASHOUT AREAS SHALL BE MARKED BY A ONE-PIECE IMPERVIOUS LINER MAY BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT IN SANDY OR GRAVELLY SOILS.
- 5.

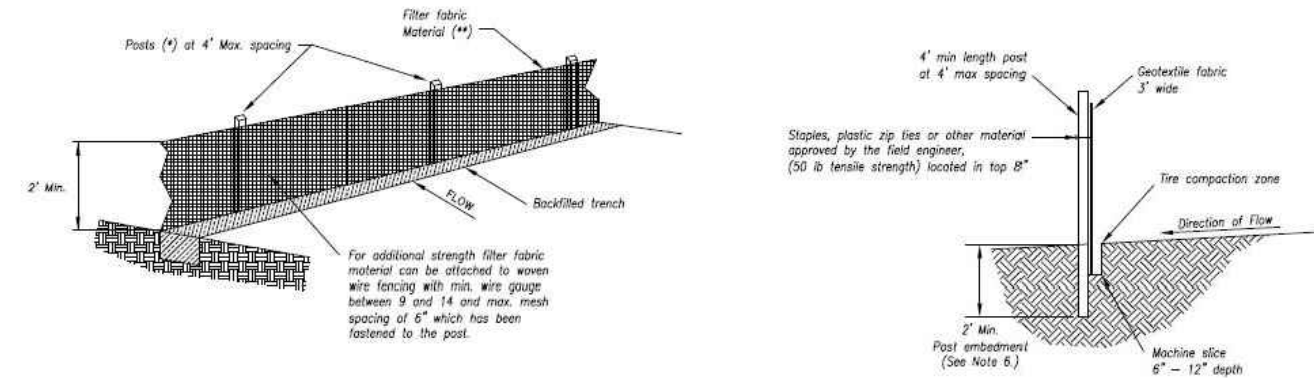
1. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE FILLED THE EXCAVATION.
2. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
3. EXCESS WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUSTAINED PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER.
4. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE EXCAVATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE STABILIZED.



AMERICAN PUBLIC WORKS ASSOCIATION <small>Kansas City Metro Chapter</small> 		KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT		STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

- NOTES FOR CONCRETE WASHOUT:
1. AVOID LOCATING ON STEEP SLOPES, AT CURVES ON PUBLIC ROADS, OR DOWNHILL OF DISTURBED AREA.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2%, CONSTRUCT A 6- TO 8-INCH HIGH RIDGE WITH 3H:1-V SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT WATER FROM IT.
 4. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
 5. PLACE STONE TO DIMENSIONS AND GRADE AS SHOWN ON PLANS. LEAVE SURFACE SLOPED FOR DRAINAGE.
 6. SURFACE OF DRAINAGE AND DRAINAGE FROM THE ENTRANCE TO SEDIMENT CONTROL DEVICE.
 7. IF CONDITIONS WARRANT, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.

MAINTENANCE FOR CONCRETE WASHOUT:
1. RESHAPE ENTRANCE AS NEEDED TO MAINTAIN FUNCTION AND INTEGRITY OF INSTALLATION. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.



1. IN ORDER TO CONTAIN WATER, THE ENDS OF THE SILT FENCE MUST BE TURNED UPHILL (FIGURE A).
2. LONG PERIMETER RUNS OF SILT FENCE MUST BE LIMITED TO 100'. RUNS SHOULD BE BROKEN UP INTO SEVERAL SMALLER SEGMENTS TO MINIMIZE WATER CONCENTRATIONS (FIGURE A).
3. LONG SLOPES SHOULD BE BROKEN UP WITH INTERMEDIATE ROWS OF SILT FENCE TO SLOW RUNOFF VELOCITIES.
4. ATTACH FABRIC TO UPSHREAM SIDE OF POST.
5. INSTALL POSTS A MINIMUM OF 2' INTO THE GROUND.
6. TRENCHING WILL ONLY BE ALLOWED FOR SMALL OR DIFFICULT INSTALLATION, WHEN SLICING MACHINE CANNOT BE REASONABLY USED.

MAINTENANCE:

1. REMOVE AND DISPOSE OF SEDIMENT DEPOSITS WHEN THE DEPOSIT APPROACHES 1/3 THE HEIGHT OF SILT FENCE.
2. REPAIR AS NECESSARY TO MAINTAIN FUNCTION AND STRUCTURE.

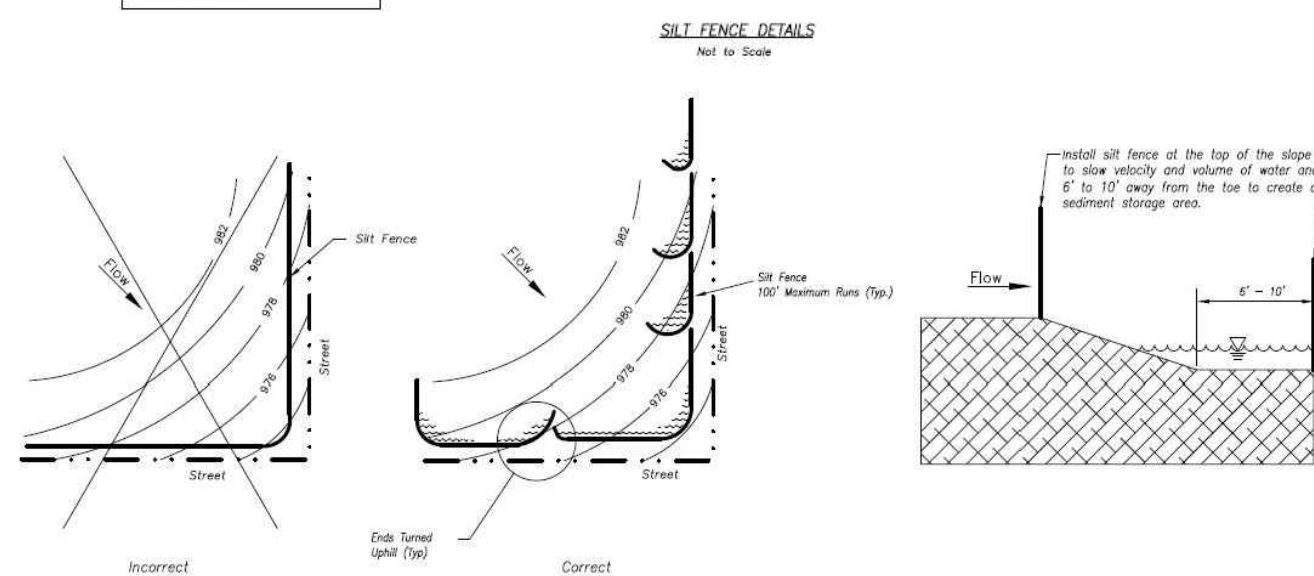
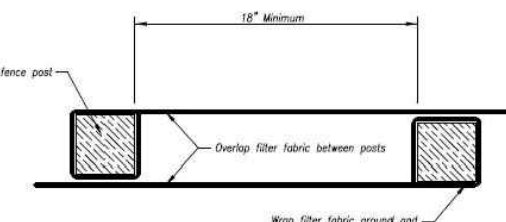

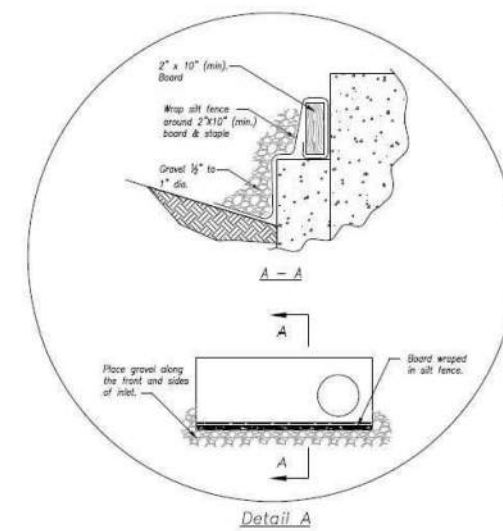
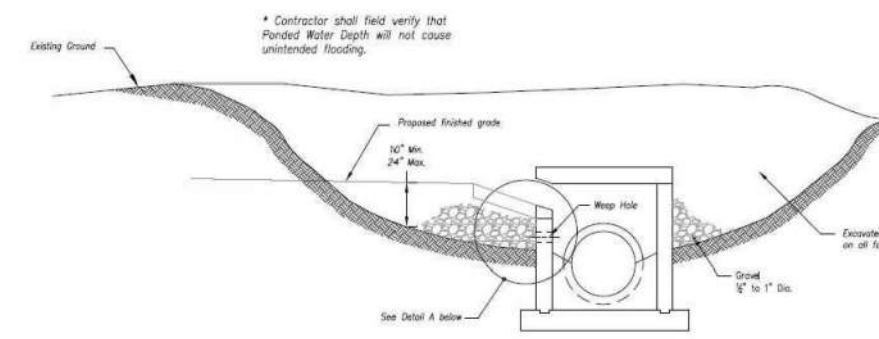


Figure 4 SILT FENCE LAYOUT



JOINING FENCE SECTION

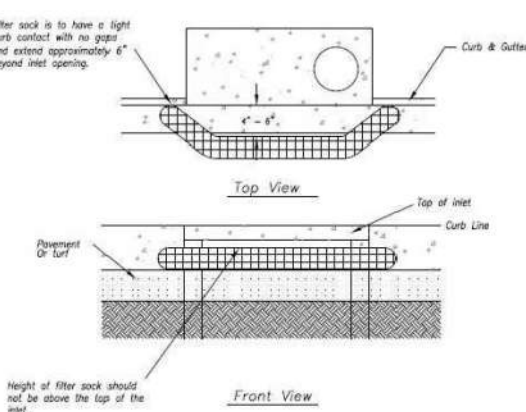
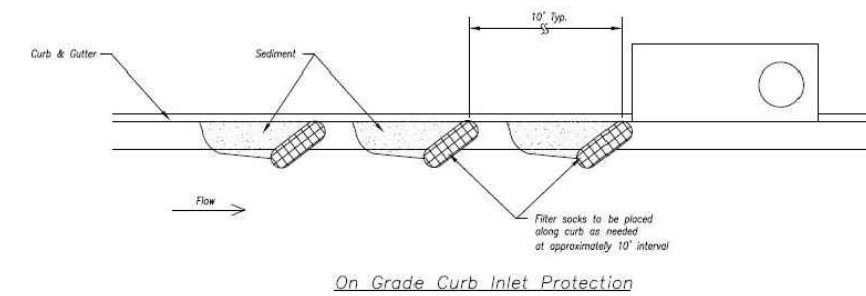
AMERICAN PUBLIC WORKS ASSOCIATION <small>Advancing Public Works</small> 		KANSAS CITY METRO CHAPTER
SILT FENCE		STANDARD DRAWING NUMBER ESC-D3 ADOPTED 12/24/2016



EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)


1. IMMEDIATELY FOLLOWING INLET CONSTRUCTION AND PRIOR TO CONSTRUCTION OF CURB AND INLET THROAT, PROTECT INLET OPENING BY INSTALLING 2' x 10' (MIN.) BOARD WRAPPED IN SILVER PLY. STRUTTING SHALL BE ALLOWED TO OCCUR IN STORAGE AREA ON ALL FOUR SIDES TO ALLOW SETTLING OF SEDIMENT (EARLY STAGE CURB INLET).
2. WHEN INLET IS COMPLETED AND CURB POURED, FILTER SOCKS OR APPROVED EQUAL SHOULD BE USED (LATE STAGE CURB INLET). STRAW WATTLES ARE NOT APPROVED FOR CURB INLET USE.
3. CONTRACTOR TO FIELD VERIFY PONDING WATER SHALL NOT CREATE A TRAFFIC HAZARD.

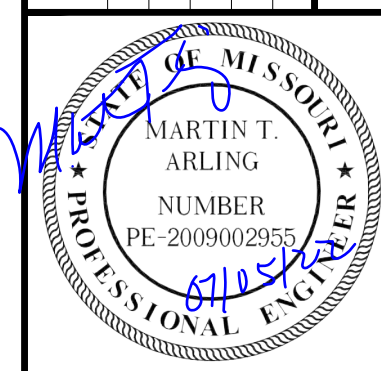
1. REMOVE DEPOSITED SEDIMENT FROM EXCAVATED STORAGE AREAS WHEN AVAILABLE STORAGE HAS BEEN REDUCED BY 20%.
2. REMOVE DEPOSITED SEDIMENT FROM FILTER SOCKS OR SIMILAR WHEN ANY ACCUMULATION OF SEDIMENT IS VISIBLE.
3. REPAIR OR REPLACE AS NECESSARY TO MAINTAIN FUNCTION AND INTEGRITY OF INSTALLATION.



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION <small>Kansas City Metro Chapter</small>  <small>AMERICAN PUBLIC WORKS ASSOCIATION</small>		KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION		STANDARD DRAWING NUMBER ESC-06 ADOPTED 10/24/2016

[illegible]

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7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

**FINAL DEVELOPMENT PLAN
DETAIL SHEET**

PROJ. NO.		B21D4397	
DESIGNER		DRAWN BY	
MTA		JNG	
CFN			
4397DET			
SHEET		REV	
C704		4	

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

2. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
4. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE PLANS, SHALL BE MAINTAINED AS UNDISTURBED SOIL FILLED WITH "A" GRADE 3" OF TOPSOIL.
5. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
6. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
7. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER(3-4 SLOW-RELEASE TABLETS/PELLETS).
8. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED UNTIL ALL CONFLICTS ARE RESOLVED. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 3" CALIPER, EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING

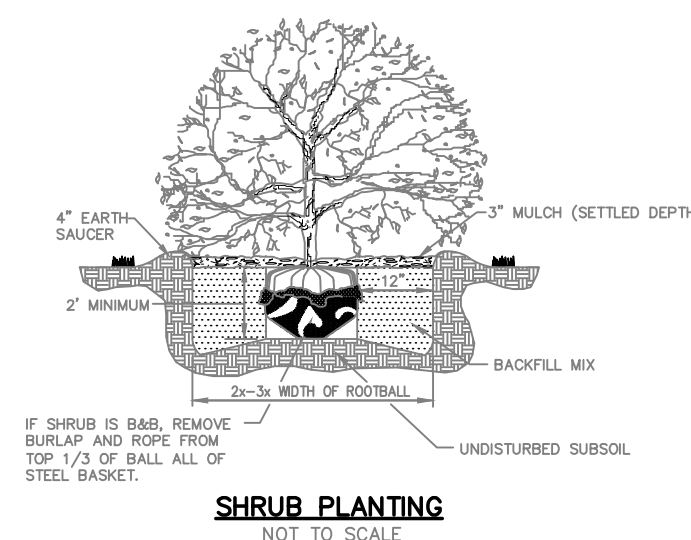
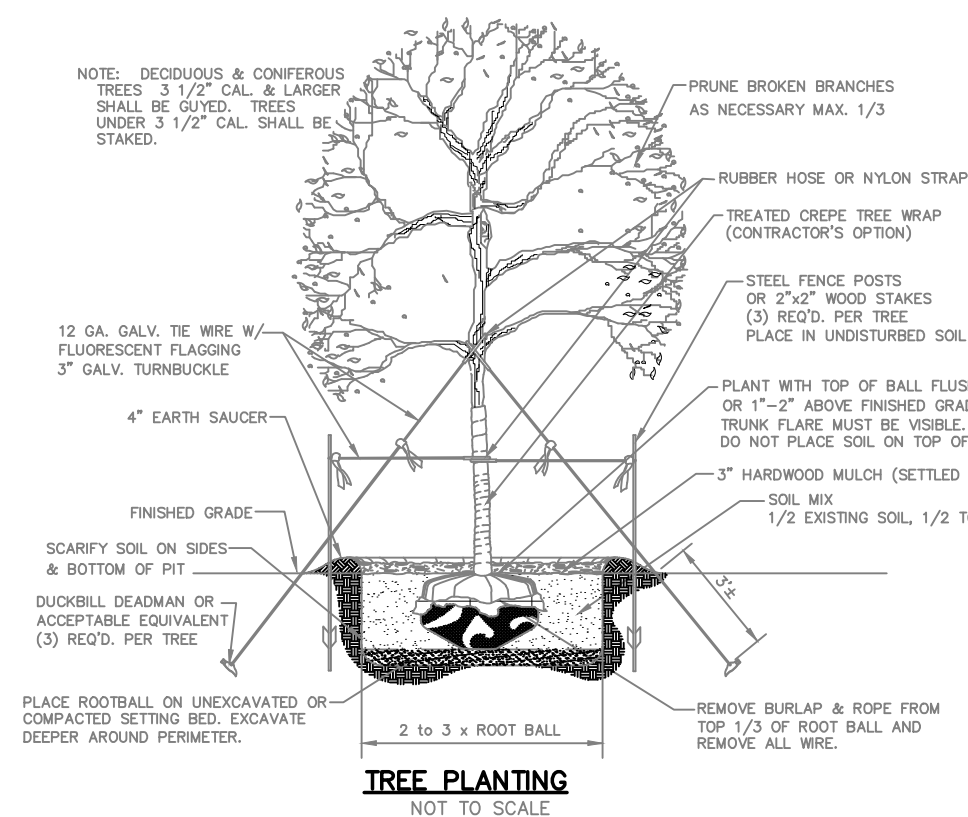
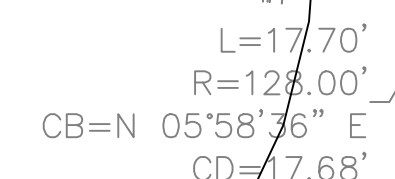
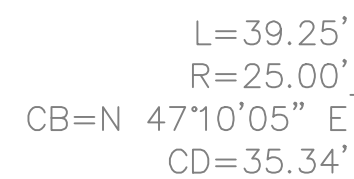
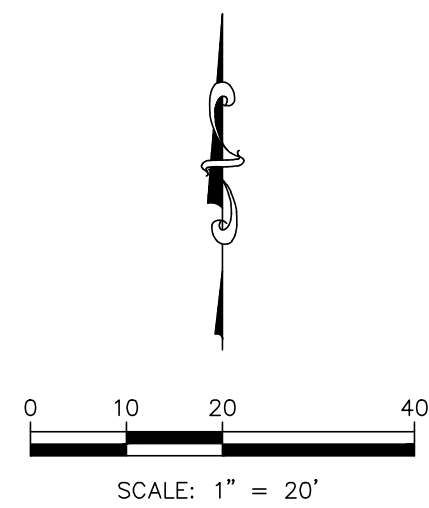
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL – IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AND SPRAY HEADS IN THE DRIVEWAYS. SPRAY HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. ALL "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZING SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)

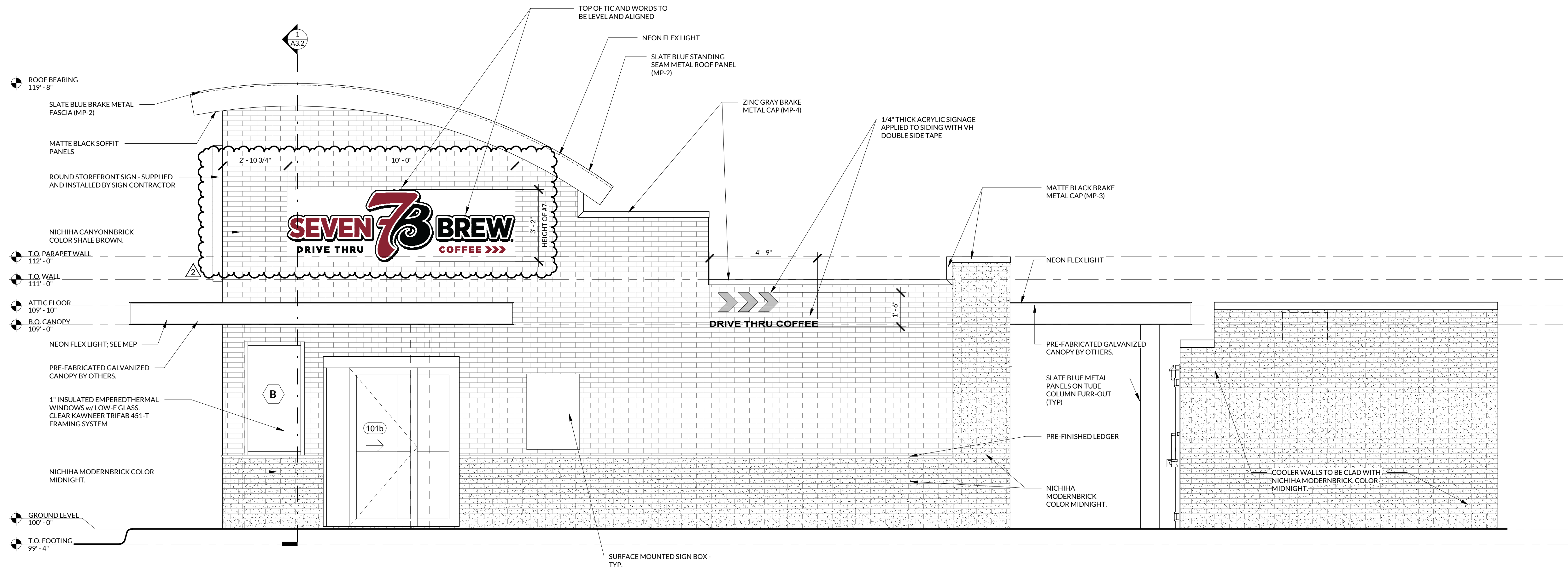
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED
8.790.A.1 Street Frontage Trees (NE Douglas)	1 tree per 30 feet of street frontage	186 ft. of street frontage /30 = 7 trees required	7 trees
8.790.A.2 Street Frontage Green Strip (NE Douglas,)	20 feet	20 feet	20 feet
8.790.A.3 Street Frontage Shrubs (NE Douglas)	1 shrub per 20 feet of street frontage	186 ft. of street frontage/20 = 10 shrubs required	*
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	15,394 sq.ft. of landscape area/5,000 x 2 = 6.16 shrubs.	*
8.790.B.3 Open Yard Trees (LOTS 1-13)	1 tree per 5000 sq. ft. of landscaped open space..	18,908 sq.ft. of landscape area/5,000 = 3.76 trees.	4 trees
8.820 Parking Lot Screening NE Douglas	Screening to a height of 2.5 feet along the edge of the parking lot adjacent to the street.	Continuous shrubs along parking stalls.	SEE PLAN

PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	6	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	3" CAL. B&B
HL	2	GLEDITIS TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. B&B
RO	8	QUERCUS RUBRA	RED OAK	3" CAL. B&B
PJ	12	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	6' HT. B&B
SHRUBS/GRASSES/GROUND COVER				
BB	14	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL/18" HT. MIN.
KO	24	ROSA KNOCKOUT RADRAZZ	KNOCK OUT ROSE	5 GAL/18" HT. MIN.
SGJ	28	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL/18" HT. MIN.
DV	14	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	5 GAL/18" HT. MIN.

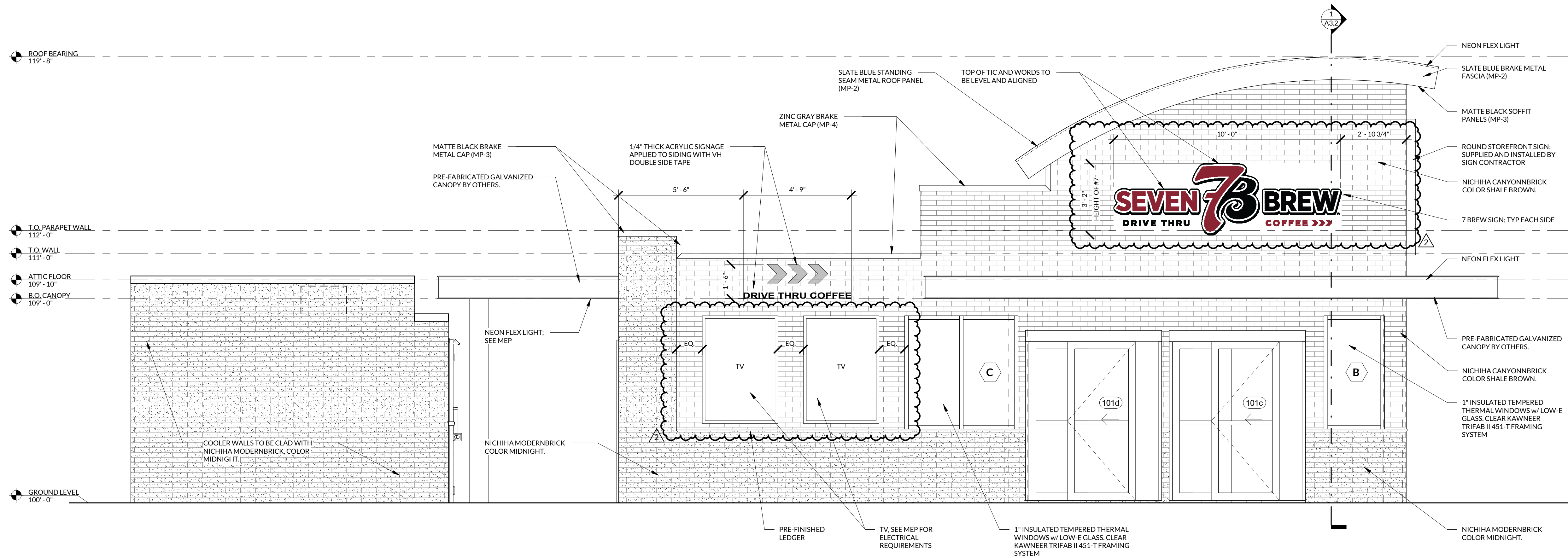


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Lee's Summit, Missouri
08/08/2022

7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086		 KAW VALLEY ENGINEERING 8040 N. OAK TRAFFICWAY LEE'S SUMMIT, MO. 64086-1118 PH. (816) 468-5858 FAX (816) 468-6651 kce@kveeng.com www.kveeng.com		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23	
PROJ. NO. B21D4397		DESIGNER MTA		DRAWN BY JNG	
CFN 4397LSP		PER CITY COMMENTS OWNER CHANGES INITIAL ISSUE		VSR VSR ARM JNG	
SHEET L100 32		REV 0		DATE 03/02/22	
DESCRIPTION		DATE		REV	

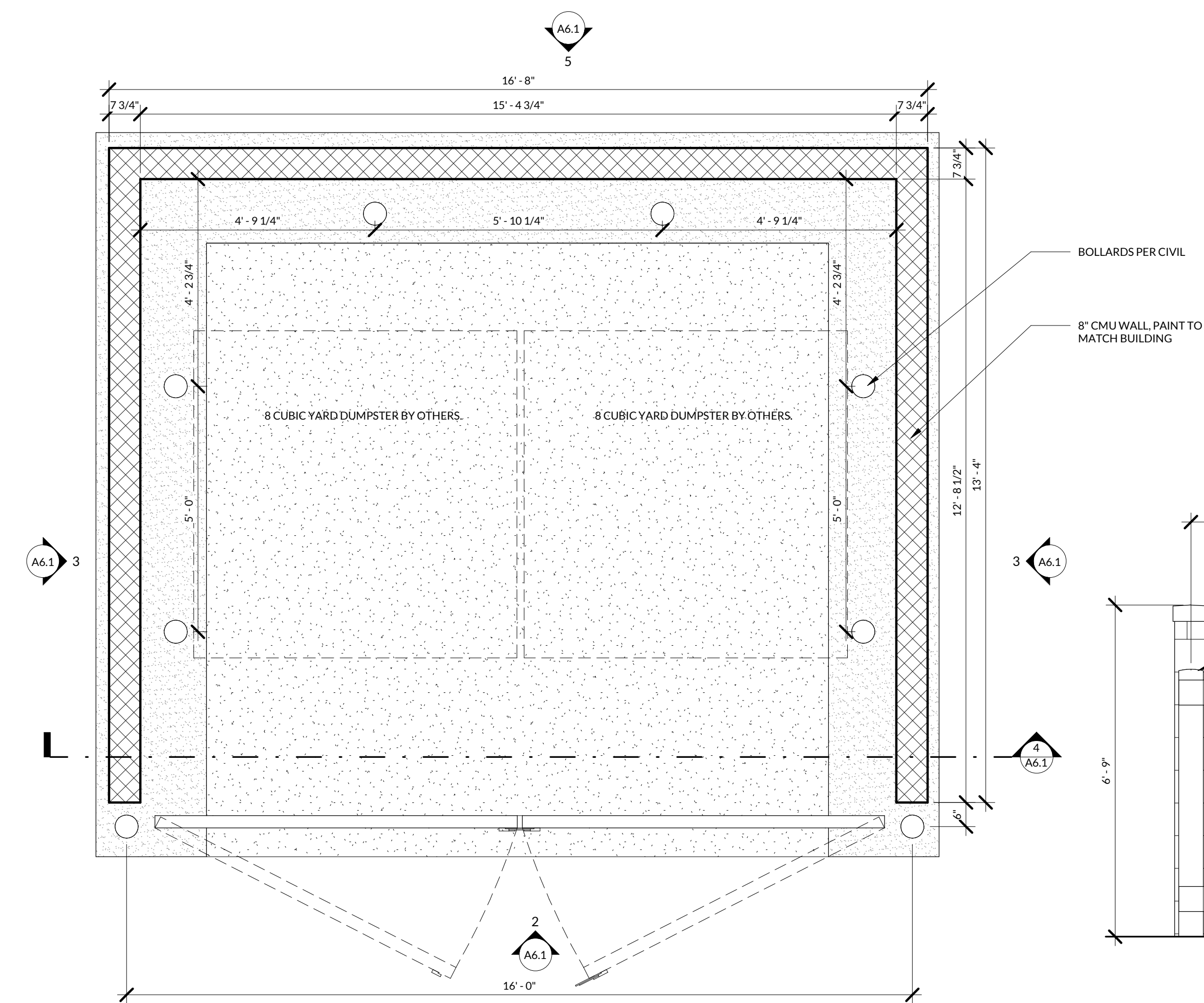


1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

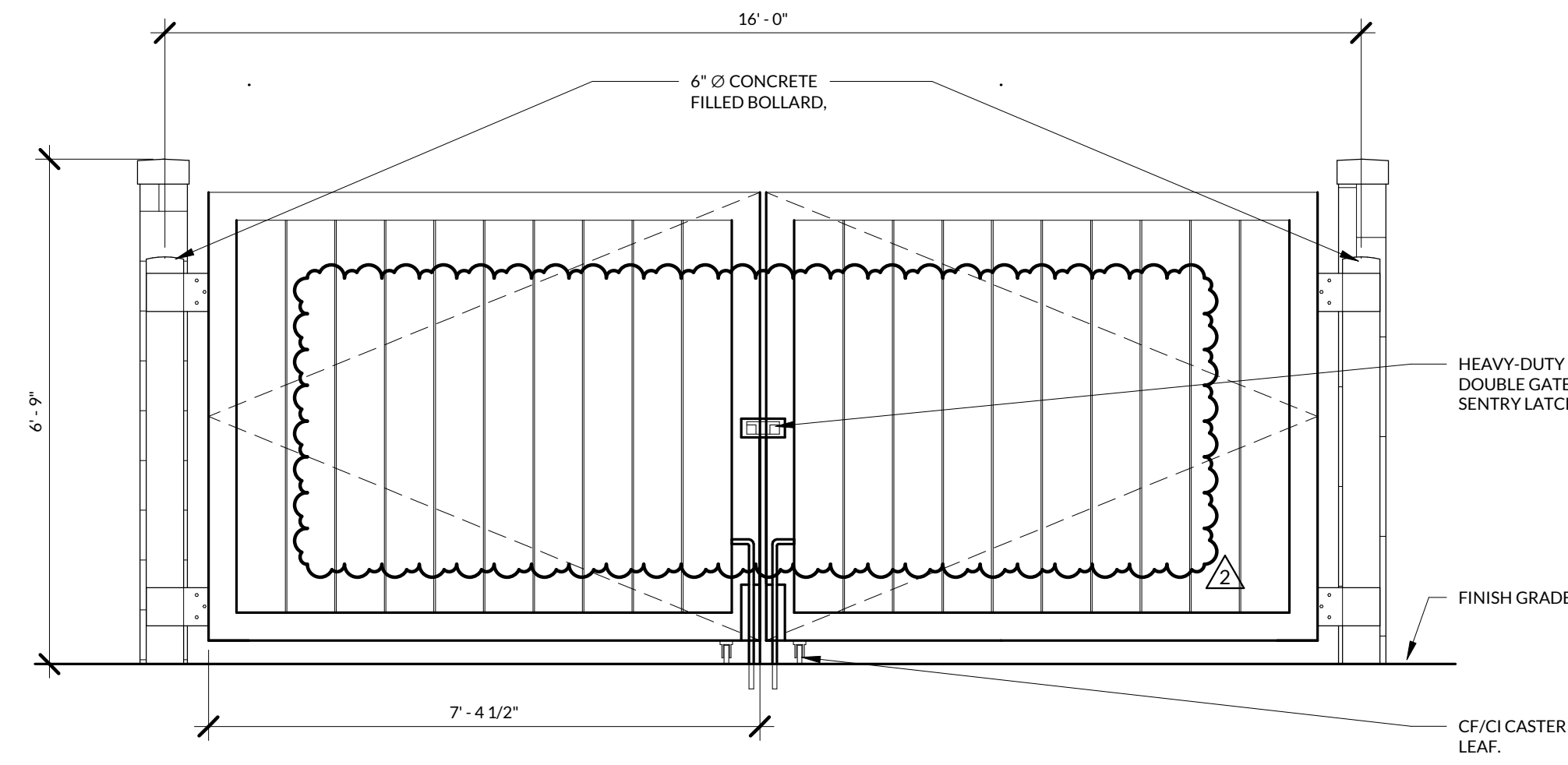


2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

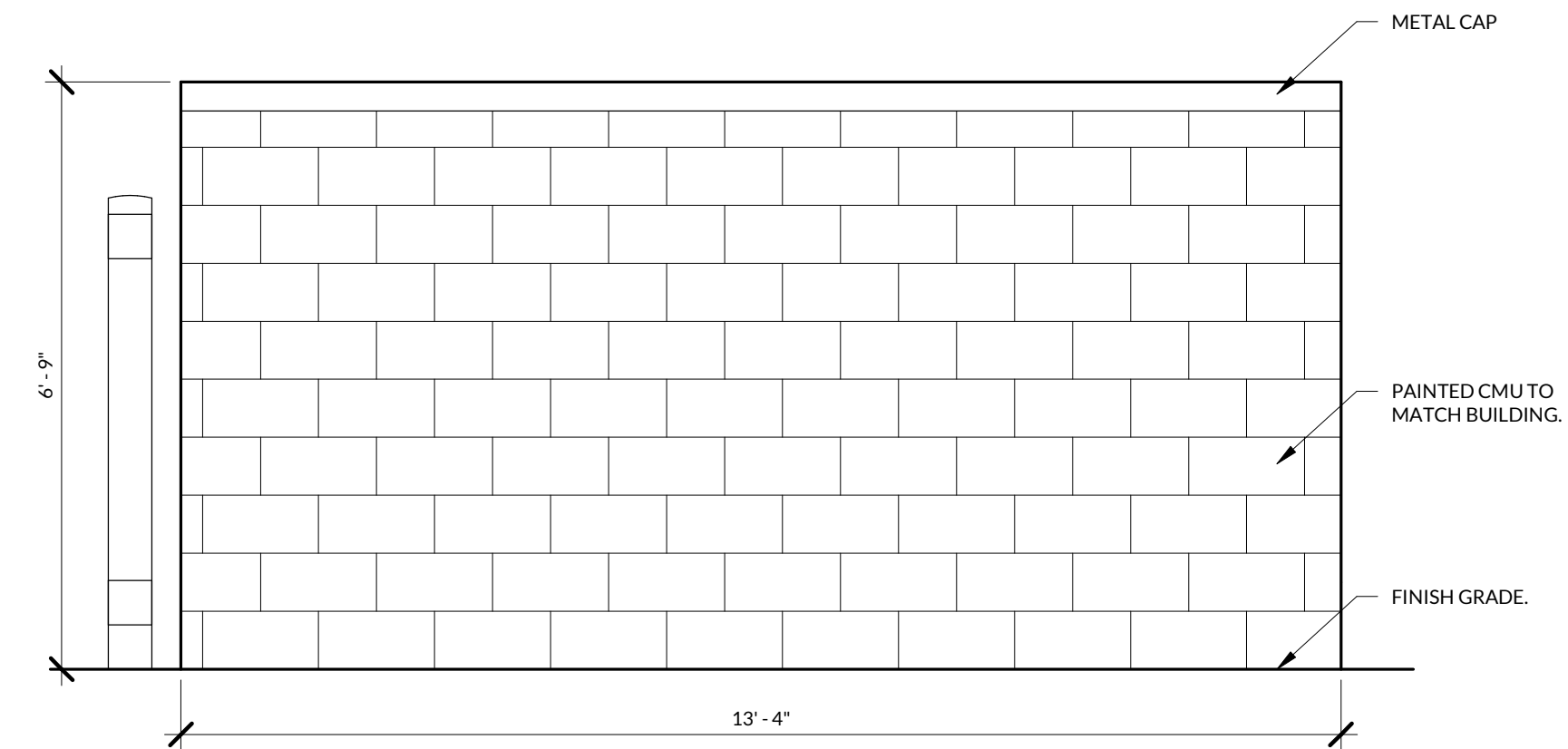
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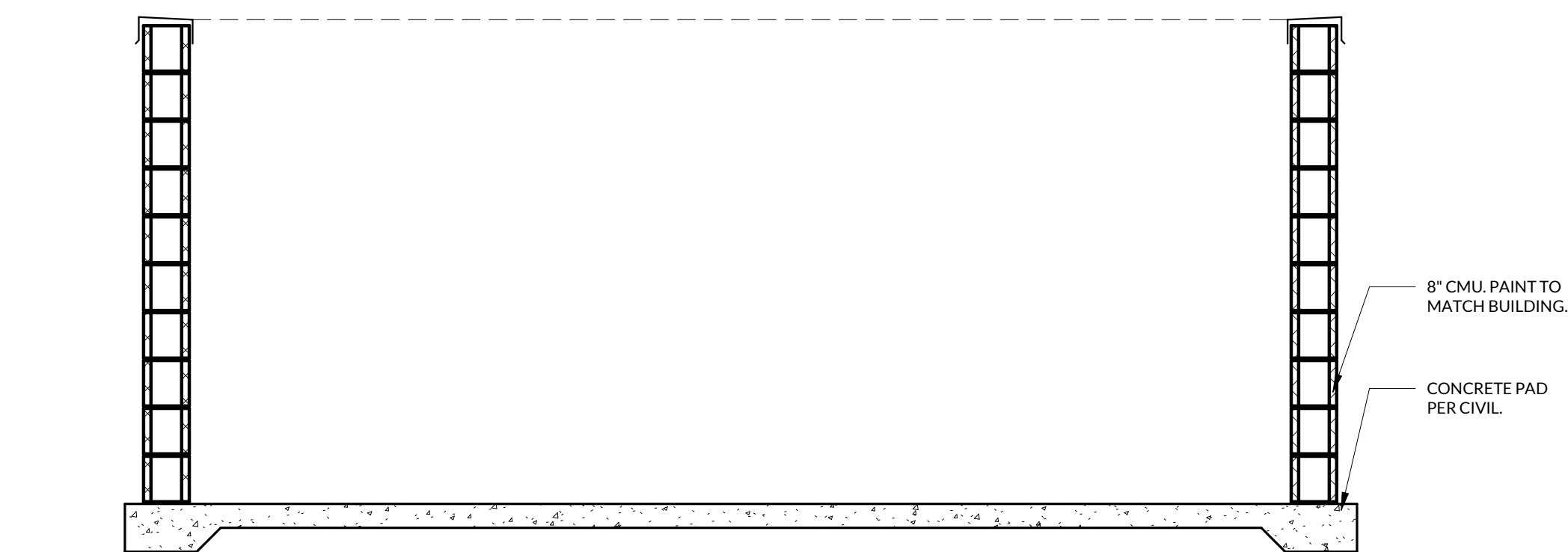
1 TRASH ENCLOSURE
1/2" = 1'-0"



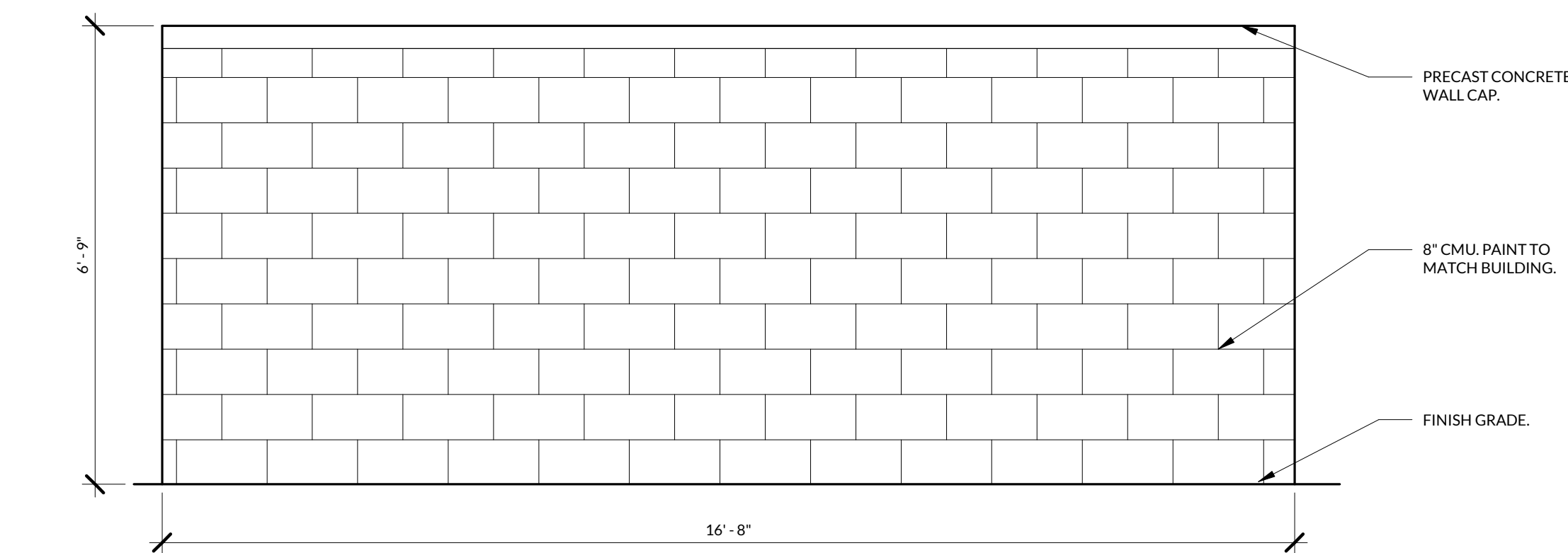
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



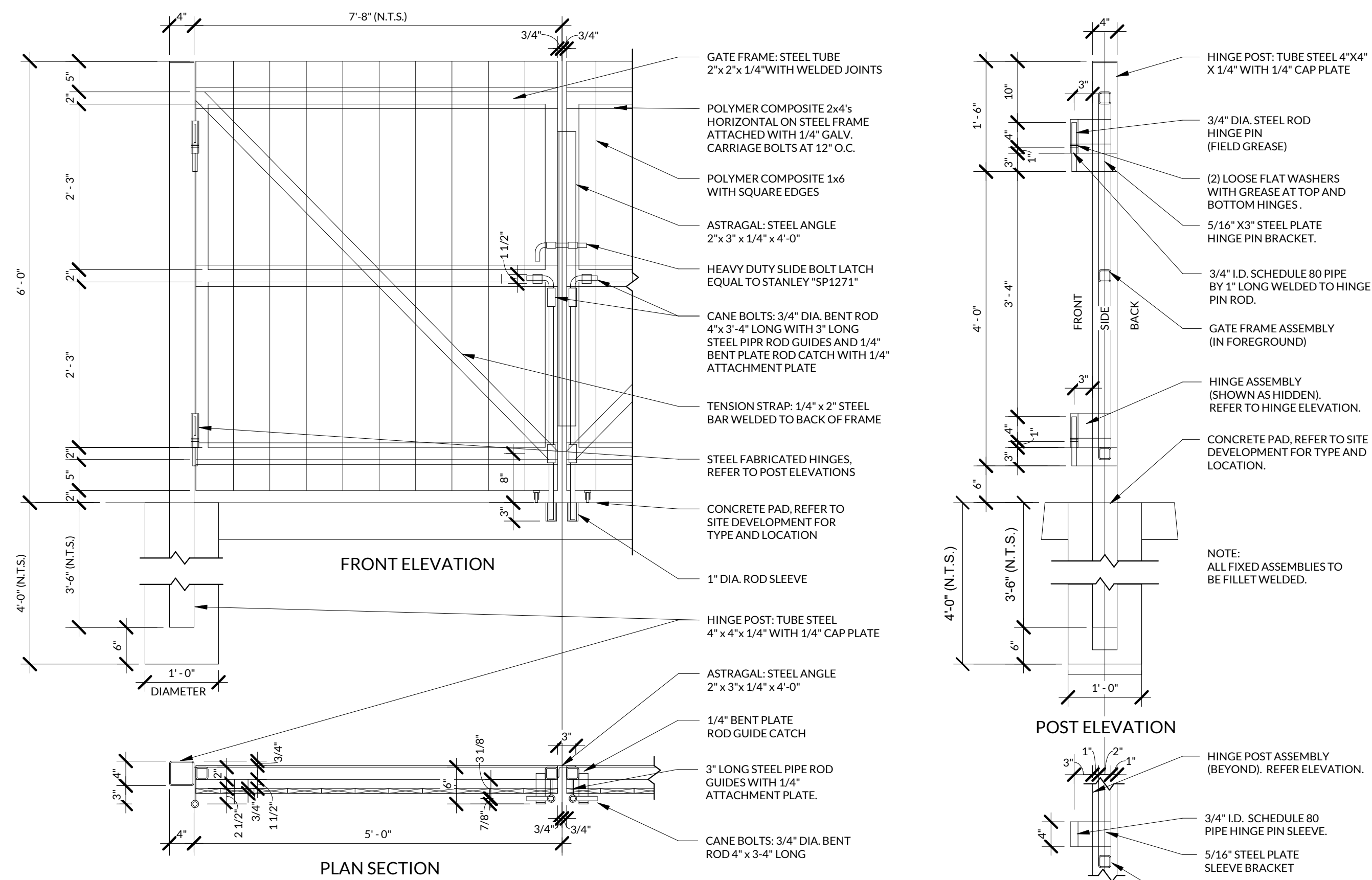
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"

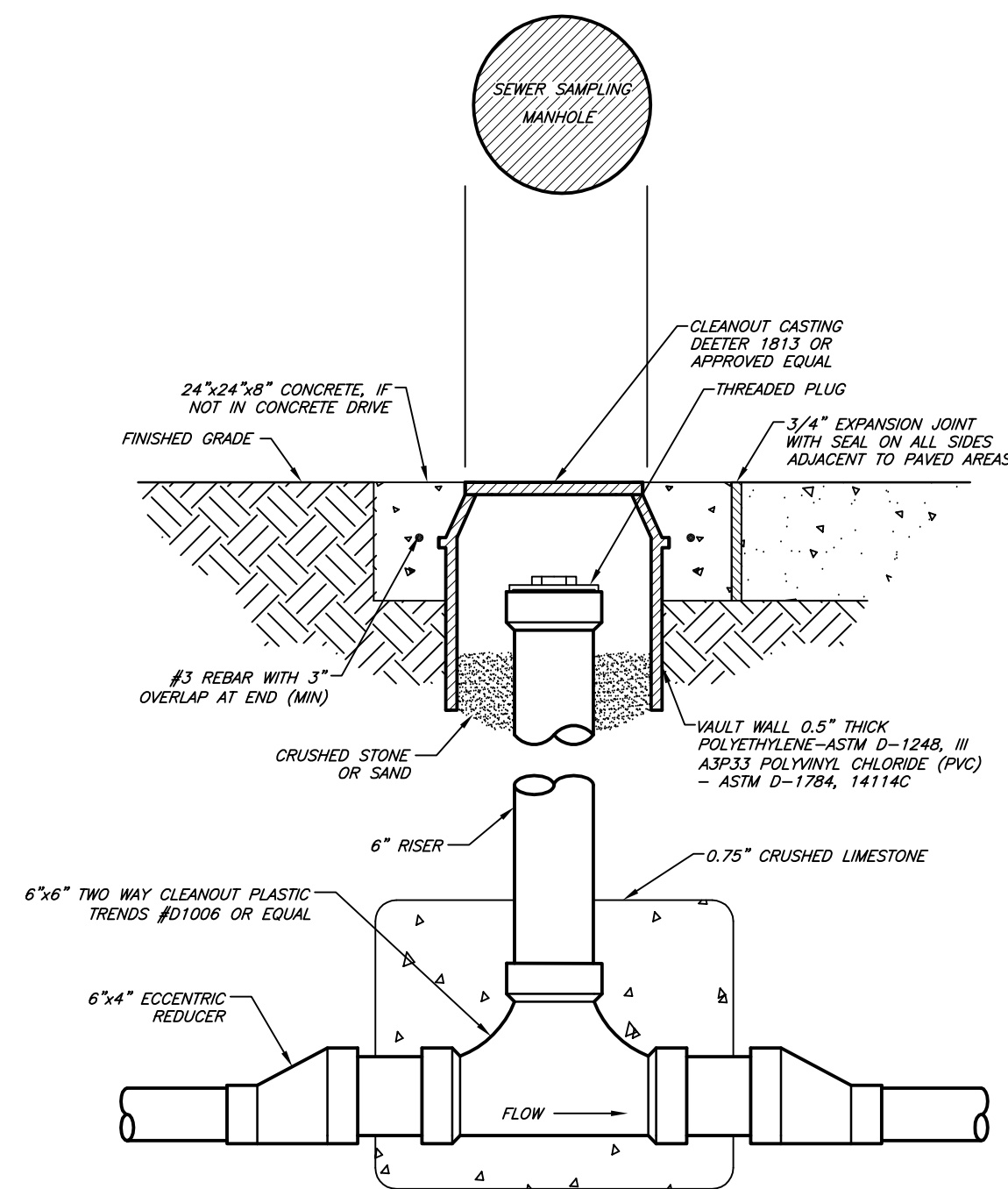


5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"

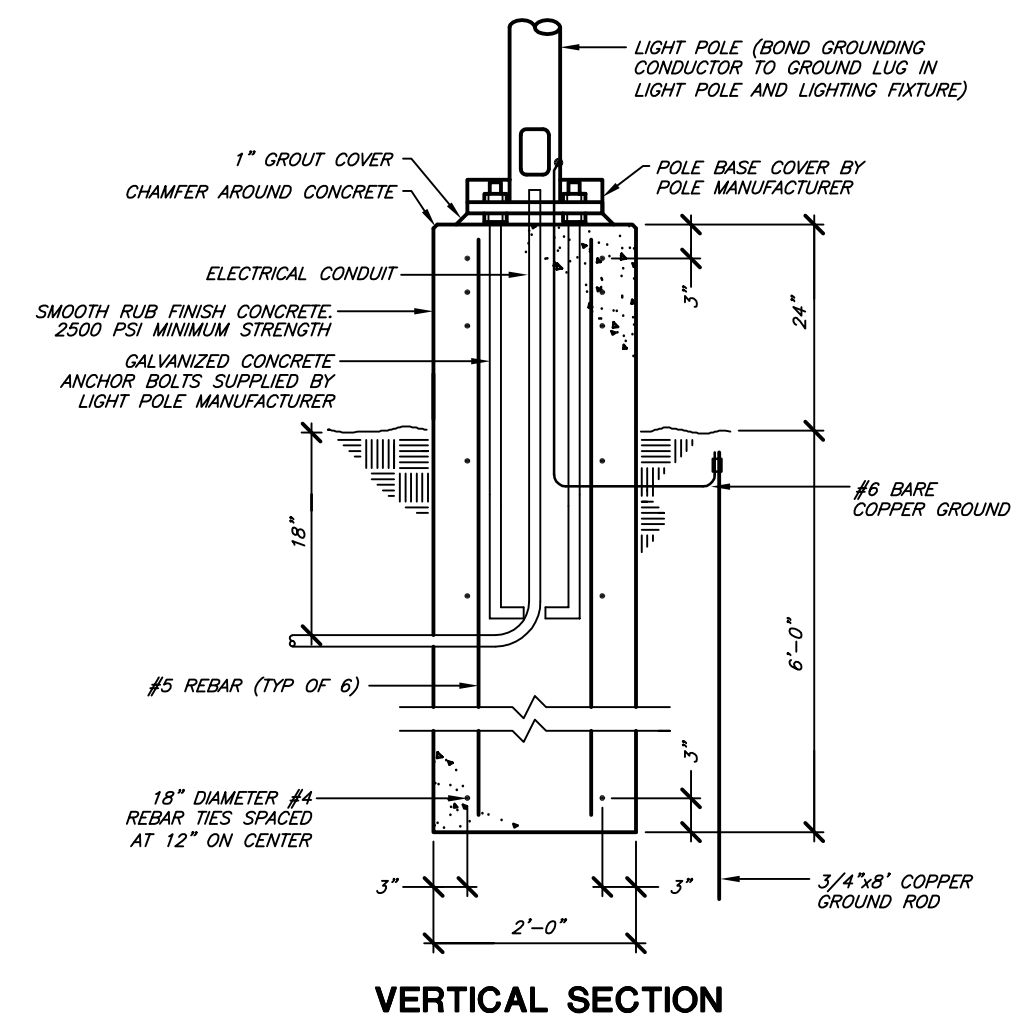


6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"

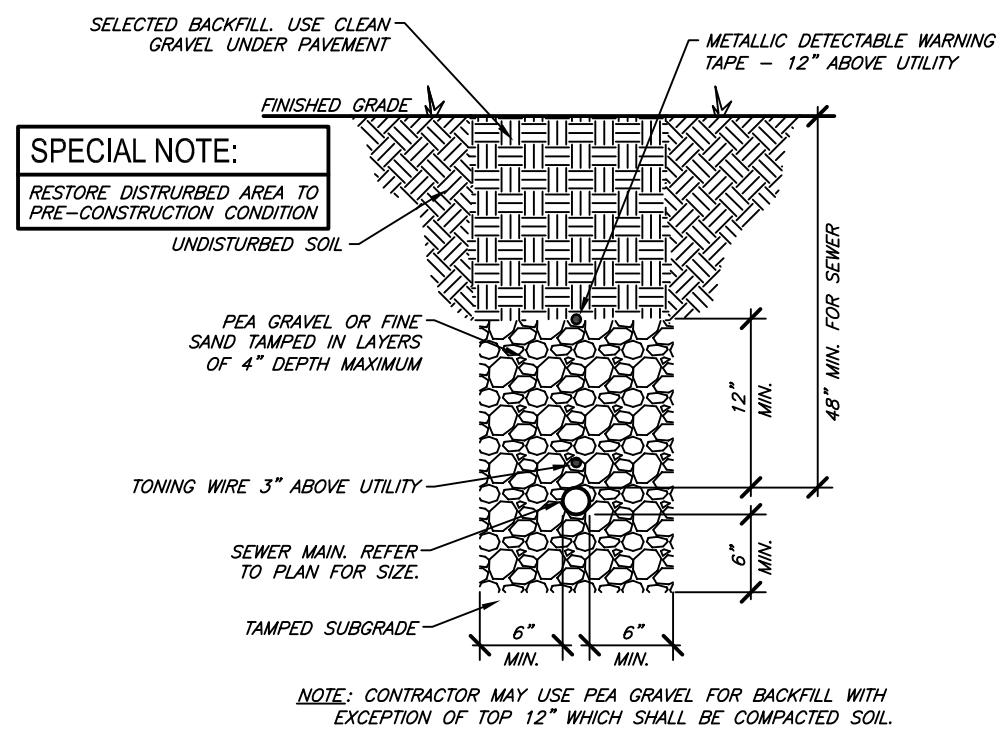
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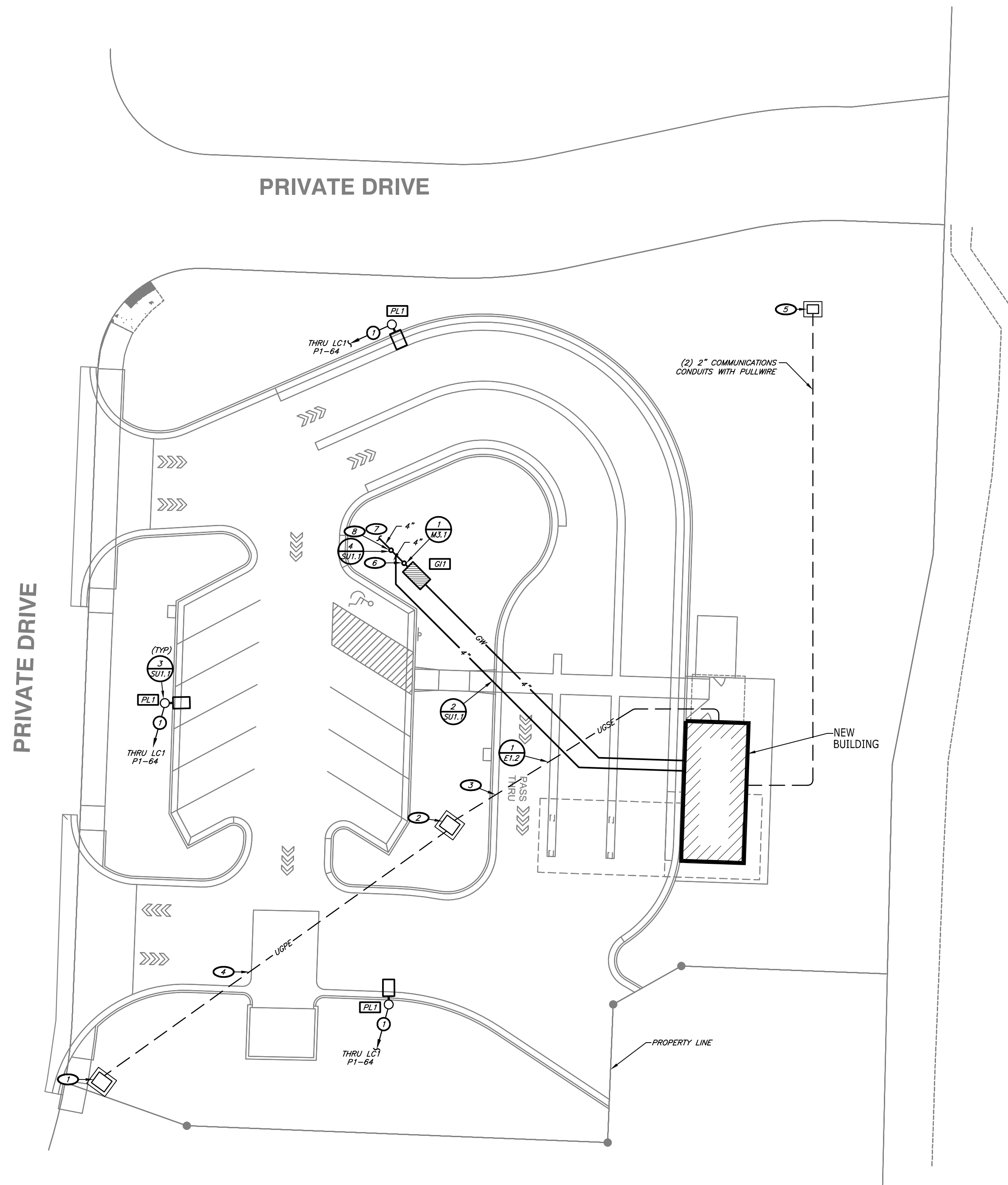
4 FINISH GRADE SAMPLING MANHOLE DETAIL
NO SCALE



3 LIGHT POLE CONCRETE BASE
NO SCALE



2 SEWER TRENCH DETAIL
NO SCALE



1 SITE PLAN
1" = 20'-0"
NORTH

KEYNOTES:

- EXISTING PRIMARY JUNCTION BOX IN THIS AREA. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY COMPANY.
- PADMOUNT 120/240-VOLT SINGLE-PHASE TRANSFORMER BY UTILITY COMPANY. CONCRETE PAD BY CONTRACTOR. EXACT LOCATION SHALL BE FIELD DETERMINED/COORDINATED.
- SECONDARY CONDUIT AND CONDUCTORS BY CONTRACTOR. FIELD COORDINATE EXACT ROUTINGS.
- PRIMARY CONDUITS AND CONDUCTORS BY UTILITY COMPANY. VERIFY EXACT ROUTING, TERMINATION LOCATION, AND REQUIREMENTS WITH THE UTILITY COMPANY. COORDINATE WITH UTILITY COMPANY FOR CONDUCTOR/CONDUIT SIZES.
- PROVIDE 18x18 2-BOLT, OPEN BOTTOM, HEAVY DUTY PULL BOX EQUIVALENT TO HUBBELL-QUAZAR MODEL DT12123250. "COMMUNICATIONS" SHALL BE INSCRIBED ON THE LID. INSTALL TOP OF BOX FLUSH WITH FINISH GRADE. PROVIDE EXTENSION AS REQUIRED TO MATCH CONDUIT BURIAL DEPTH. VERIFY/COORDINATE EXACT SERVICE LOCATION AND ALL REQUIREMENTS WITH SERVICE PROVIDER(S) PRIOR TO CONDUIT AND COMMUNICATION BOX INSTALLATION.
- 4" WASTE UP TO FINISH GRADE CLEANOUT.
- REFER TO CIVIL PLAN FOR CONTINUATION.
- 4" WASTE UP TO SAMPLING MANHOLE.

CONDUIT & CONDUCTOR SCHEDULE:

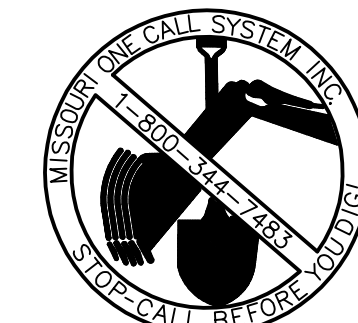
- ① (2) #10 AND (1) #10 GROUND IN 0.75" CONDUIT.

GENERAL NOTES:

- UTILITY ROUTINGS ARE DIAGRAMMATIC. ADJUST EXACT ROUTING TO ACCOMMODATE FIELD CONDITIONS. REFER TO CIVIL AND PUBLIC IMPROVEMENT PLANS FOR NEW SEWER, WATER AND STORMWATER PIPING.
- REFER TO CIVIL AND PUBLIC IMPROVEMENT PLANS FOR LOCATION AND COORDINATION OF ALL EASEMENTS.
- REVIEW ALL CIVIL AND PUBLIC IMPROVEMENT PLANS AND COORDINATE ALL WORK WITH DIFFERENT DISCIPLINES. REVIEW AND OBTAIN APPROVAL FROM CITY UTILITIES AND CITY OF SPRINGFIELD PRIOR TO PERFORMING ANY UTILITY WORK.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR DIMENSIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TEMPORARY TELEPHONE, ELECTRICAL AND WATER SERVICES REQUIRED DURING CONSTRUCTION, AND SHALL PAY ALL ASSOCIATED COSTS.
- THE CONTRACTOR SHALL CONTACT EVERGY AT (888) 471-5275 AND ARRANGE FOR ELECTRICAL SERVICES AS INDICATED ON DRAWINGS. THE CONTRACTOR SHALL INCLUDE ALL FEES, CHARGES, ETC. INCURRED BY THE UTILITY COMPANY INTO BID. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AS REQUIRED BY THE LOCAL AUTHORITIES FOR SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH TELECOMMUNICATIONS AND CABLE TELEVISION SERVICE PROVIDERS TO FACILITATE AND SCHEDULE INSTALLATION OF SERVICES. CONTRACTOR SHALL COORDINATE WITH OWNED FOR SERVICE PROVIDER CONTACT. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS, CHARGES, FEES, ETC. INCURRED BY SERVICE PROVIDERS. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
- ALL SITE ELECTRICAL INSTALLATIONS AND CONSTRUCTION SHALL BE PER THE MOST RECENT REVISIONS OF THE NATIONAL ELECTRIC SAFETY CODE (NEC) AND THE NATIONAL ELECTRIC CODE (NEC) STANDARDS AND SPECIFICATIONS.
- COORDINATE ALL TRANSFORMER LOCATIONS WITH OTHER UTILITIES INDICATED ON CIVIL PLANS.
- REFER TO CIVIL PLANS FOR ALL SITE SANITARY SEWER WORK.

SITE UTILITIES SYMBOLS:

— OHE —	OVERHEAD ELECTRIC
--- UGPE ---	UNDERGROUND PRIMARY ELECTRIC
--- UGSE ---	UNDERGROUND SECONDARY ELECTRIC
--- LCT ---	UNDERGROUND TELECOMMUNICATIONS
--- UGCT ---	UNDERGROUND CABLE TV



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SITE UTILITIES
PLAN
DATE: APRIL 26, 2022

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ENGINEER OF RECORD:
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REVISION:

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

