



PRCOM 20230570

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
04/06/2023



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*RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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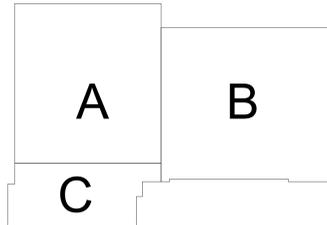
ABBREVIATIONS

AC.	ACOUSTIC/ACOUSTICAL	FLOR.	FLUORESCENT	PTD.	PAINTED
ADD.	ADDENDUM	FTG.	FOOTING	PG.	PAGE
ADDN.	ADDITION	FND.	FOUNDATION	PLAM.	PLASTIC LAMINATE
ABC.	AGGREGATE BASE COURSE	FR.	FRAME	PR.	PAIR
ABF.	ABOVE FINISH FLOOR	F.H.C.	FIRE HOSE CAB.	PNL.	PANEL
AGG.	AGGREGATE	F.V.	FIELD VERIFY	PTN.	PARTITION
AL.	AIR CONDITIONING	GA.	GAUGE	PL	PLATE
AL.	ALUMINUM	GL.	GLASS / GLAZING	PLBG.	PLUMBING
ALT.	ALTERNATE	GD.	GRADE	PLYWD.	PLYWOOD
A.B.	ANCHOR BOLT	G.	GRAM	PT.	POINT
AND	AND	GR.	GRILLE	P.S.I.	POUNDS PER SQ. IN.
ARCH.	ARCHITECT	GRD.	GRID	P.S.F.	POUNDS PER SQ. FT.
ASP.	ASPHALT	GND.	GROUND	P.C.	PRECAST
AT	AT	G.S.	GALVANIZED STEEL	P.L.	PROPERTY LINE
ACT	ACTUATOR	QTY.	QUANTITY	R.	RISER, RISERS
ANGLE	ANGLE	QWB/G.B.	GYPSUM BOARD	RAD.	RADIUS
BLKG.	BLOCKING	H.R.	HAND RAIL	R.D.	ROOF DRAIN
BSMT.	BASEMENT	HON.	HARDENER	RB.	RESILIENT BASE
BM.	BENCH MARK	HDW.	HARDWARE	RE.	REFER TO
B.M.	BENCH MARK	HDWD.	HARDWOOD	REG.	REGISTER
BD.	BOARD	HTR.	HEATER	REQD.	REQUIRED
B.O.	BOTTOM OF	HT.	HEIGHT	REV.	REVISION
BLDG.	BUILDING	H.P.	HIGH POINT	RFG.	ROOFING
CABT.	CABINET	H.M.	HOLLOW METAL	RGH.	ROUGH
C.I.P.	CAST IN PLACE	HORIZ.	HORIZONTAL	RM.	ROOM
C.B.	CATCH BASIN	H.B.	HOSE BIB	RND.	ROUND
CLG.	CEILING	H.W.	HOT WATER	R.O.	ROUGH OPENING
CEM.	CEMENT/CEMENTITIOUS	IN.	INCH / INCHES	SCHED.	SCHEDULE
CG.	CENTIGRAM	ID.	INSIDE DIAMETER	S.C.	SEALED CONCRETE
CM	CENTIMETER	INSUL.	INSULATION	SCR.	SCREW
CL.	CENTER LINE	INT.	INTERIOR	SECT.	SECTION
CER.	CERAMIC	INV.	INVERT	SEL.	SELECT
C.T.	CERAMIC TILE	JAN.	JANITOR	SHG.	SHEATHING
CHAN.	CHANNEL	JT.	JOINT	SHT.	SHEET
CLR.	CLEAR	JST.	JOIST	SDG.	SIDING
C.O.	CLEAN OUT	K.P.	KICK PLATE	SIM.	SIMILAR
CLOS.	CLOSET	LAM.	LAMINATED	SLDG.	SLIDING
COL.	COLUMN	LB.	POUND	SM.	SMOOTH
CONC.	CONCRETE	LDG.	LANDING	SPEC.	SPECIFICATION
CONN.	CONNECTION	LTH.	LATH	SQ.	SQUARE
CONST.	CONSTRUCTION	LTV.	LAVATORY	ST.	STAINED
C.J.	CONSTRUCTION JOINT	LTV.	LAVATORY	STD.	STANDARD
CONT.	CONTINUOUS	L.V.	LENGTH	S.S./	STAINLESS STEEL
CONTR.	CONTRACTOR	LOC.	LOCATION	STRUC.	STRUCTURE
CORG.	CORRUGATED	LT.	LIGHT	SUSP.	SUSPENDED
CTR.	COUNTER	L.W.C.	LIGHT WEIGHT CONCRETE	SW.BD.	SWITCHBOARD
CTSK.	COUNTERSUNK	LOC.	LOCATION	SYS.	SYSTEM
C.M.U.	CONCRETE MASONRY UNIT	M.	METER	T.	TREAD
D.P.	DAMP PROOFING	M.O.	MASONRY OPENING	T.C.	TOP OF CURB
DB.	DECIBEL	MATL.	MATERIAL	T.G.	TEMPERED GLASS
DIAG.	DIAGONAL	MFR.	MANUFACTURER	T.O.	TOP OF
DIAM.	DIAMETER	M.B.	MARKER BOARD	T.S.D.	TOP OF STEEL DECK
DIM.	DIMENSION	MAX.	MAXIMUM	T.W.	TEACHERS WARDROBE
DISP.	DISPENSER	MECH.	MECHANICAL	TYP.	TYPICAL
DWL.	DOWEL	META.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
DN.	DOWN	M.L.	METAL LATH	V.	VENT
D.S.	DOWNSPOUT	M.	METER	VERT.	VERTICAL
DWG.	DRAWING	MIN.	MINIMUM	V.G.	VERTICAL GRAIN
E.A.	EACH	MOLDG.	MOLDING	VEST.	VESTIBULE
ELEC.	ELECTRIC	MULL.	MULLION	V.C.T.	VINYL COMPOSITION TILE
E.W.C.	ELECTRIC WATER COOLER	N.G.	NATURAL GRADE	VCP	VITREOUS CLAY PIPE
EL.	ELEVATION	NOM.	NOMINAL	W.W.M.	WELDED WIRE MESH
ELEV.	ELEVATOR	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
EQ.	EQUAL	N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	NO. / #	NUMBER	W.F.	WIDE FLANGE
EXH.	EXHAUST	NO.	NUMBER	W/I	WITH
EXPAN.	EXPANSION	O.A.	OVERALL	W/O	WITHOUT
E.J.	EXPANSION JOINT	OBS.	OBSOLETE	WD.	WOOD
EXST.	EXISTING	O.C.	ON CENTER	W.D.	WOOD
EXT.	EXTERIOR	OPNG.	OPENING	W/W.	WINDOW WALL
FT.	FEET / FOOT	O.A.	OVERALL	W/O	WITHOUT
FIN.	FINISH	O.D.	OUTSIDE DIAMETER	WD.	WOOD
FKT.	FIXTURE	O.F.S.	OVERFLOW SCUPPER	WDW.	WINDOW
FL.	FLASHING	O.F.D.	OVERFLOW DRAIN	W.W.	WINDOW WALL
FLR.	FLOOR	O.H.D.	OVERHEAD DOOR		
F.L.R.	FLOOR DRAIN				

LOCATION PLAN



KEY PLAN



SHEET INDEX - CORE/SHELL

SHEET NUMBER	SHEET NAME
GENERAL	COVER SHEET
A0.1	COVER SHEET
A0.2	CODE FOOTPRINT PLAN
A0.3	PARTITION TYPES AND DETAILS
A0.4	U.L. DESIGN ASSEMBLIES
A0.5	GENERAL NOTES, LEGENDS & SYMBOLS
CIVIL	DEMOLITION PLAN
C0.1	DEMOLITION PLAN
C0.2	SITE PLAN
C0.3	DIMENSION PLAN
C0.4	OVERALL GRADING PLAN
C0.5	TOP OF CURB PLAN
C0.6	ADA GRADING DETAIL PLAN
C0.7	PRE-CONSTRUCTION EROSION CONTROL PLAN
C0.8	POST-CONSTRUCTION EROSION CONTROL PLAN
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Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

Revision		
Number	Date	Description
1	2/14/23	Addendum 1

C1.0

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DEMOLITION PLAN

GENERAL NOTES

- Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- All materials shall be removed and disposed of off-site. It is the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The Contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- The Contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of property off-site.
- It shall be the Contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The Contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- All protection fencing shall be installed prior to demolition/construction activity. The Contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the city.
- All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the Contractor at no additional cost to the owner.

DEMOLITION NOTES

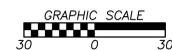
- REMOVE & DISPOSE OF EXISTING CURB.
- REMOVE & DISPOSE OF CONCRETE SIDEWALK.
- SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- REMOVE & DISPOSE OF EXISTING TREES AND VEGETATION TO ACCOMMODATE PROPOSED GRADING.

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
04/06/2023

DEMOLITION LEGEND

- SAW CUT LINE
- [Pattern] CONCRETE SIDEWALK TO BE REMOVED
- [Wavy Line] EXISTING TREE LINE
- [Wavy Line] EXISTING TREE LINE TO BE REMOVED



File 14, 2023 - 8:39pm Plotted By: Eric Byrd V:\044660-1904-0001-0001\044660-1904-0001-0001.dwg Legend: Demo Plan



Eric Byrd - Engineer
Missouri: #PE-2018013633

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Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

Revision
Number Date Description
1 2/14/23 Addendum 1

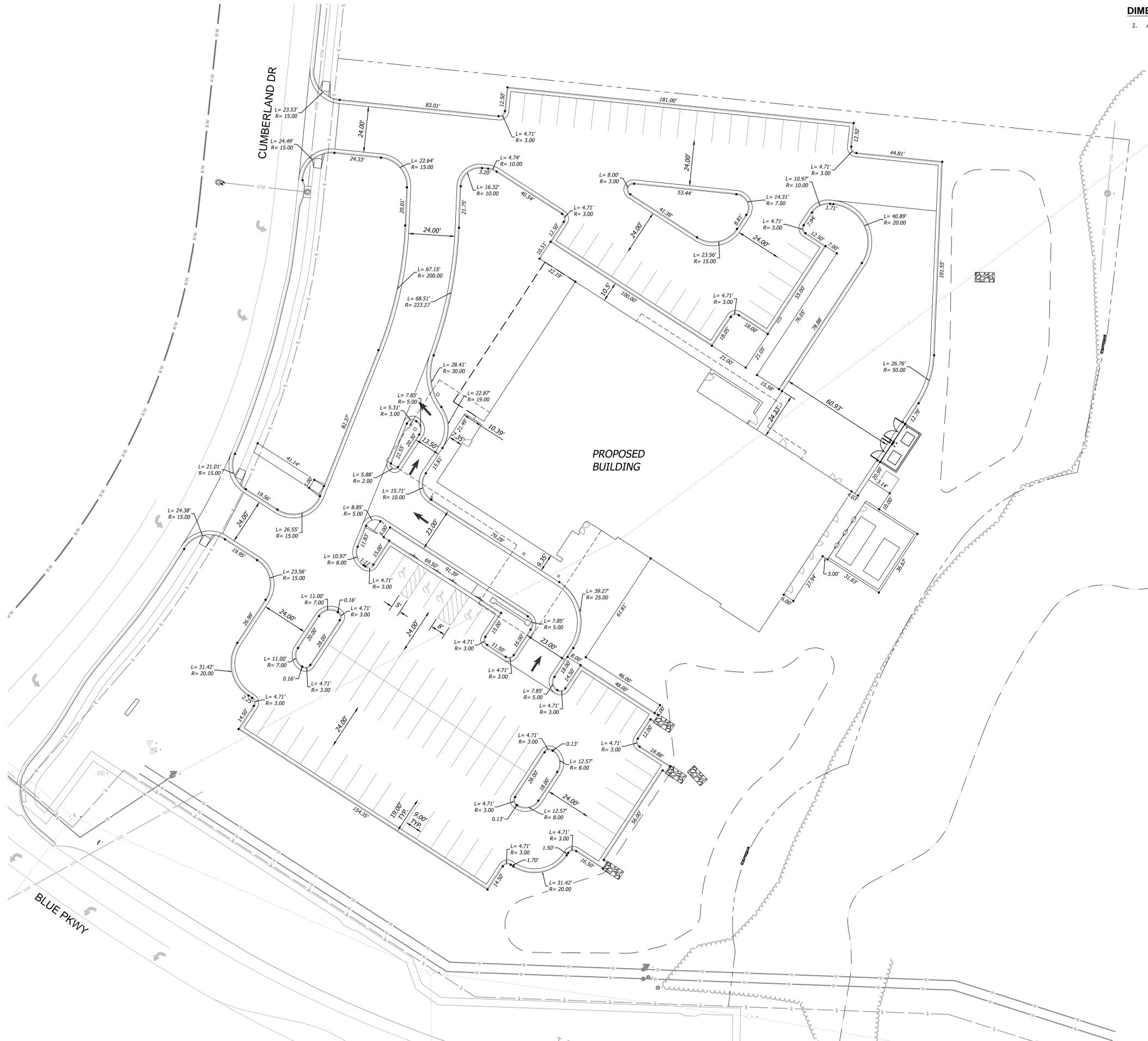
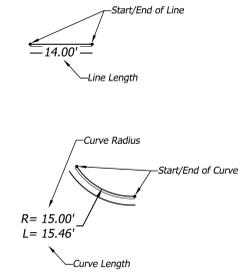
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DIMENSION PLAN

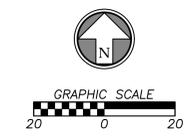
DIMENSION NOTES

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED

DIMENSION LEGEND



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Development Services Department
Lee's Summit, Missouri
04/06/2023



File 14_2023 - 843pm - Plotted By: Eric Byrd V:\044660-190-190-001\044660-190-001-001-001-001.dwg Layout: Dims Plan



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Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

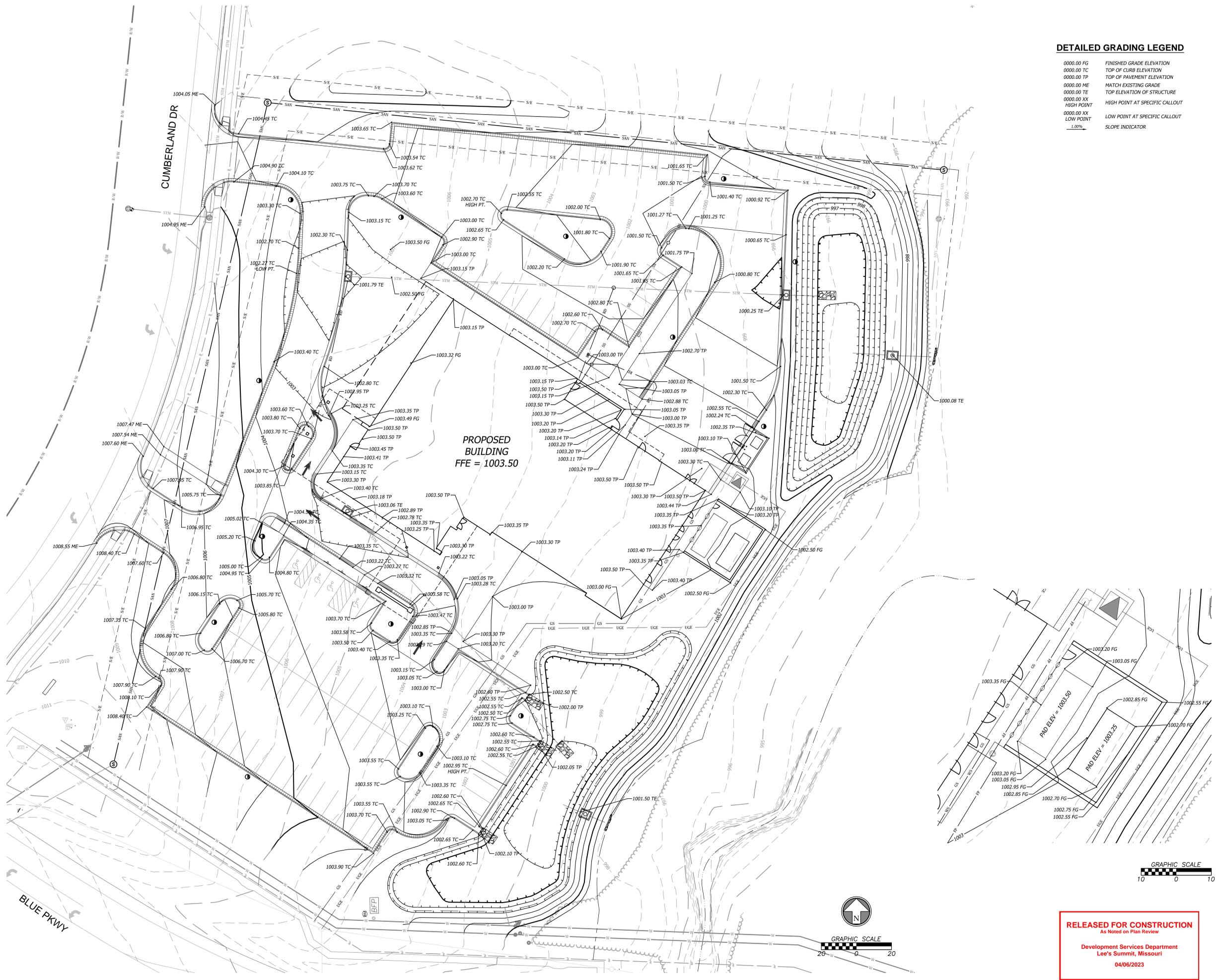
Number	Date	Description
1	2/14/23	Addendum 1

Revision
1 2/14/23 Addendum 1



DETAILED GRADING LEGEND

- 0000.00 FG FINISHED GRADE ELEVATION
- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 ME MATCH EXISTING GRADE
- 0000.00 TE TOP ELEVATION OF STRUCTURE
- 0000.00 XX HIGH POINT AT SPECIFIC CALLOUT
- 0000.00 YY LOW POINT AT SPECIFIC CALLOUT
- 1.00% SLOPE INDICATOR



File 14, 2023 - 8:43pm - Plotted By: Eric Byrd
V:\044660-190 Item 044660-190\044660-190.dwg Layout: TOC Curb



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Surgery Center of Lee's Summit 1950 SE Shenandoah Drive Lee's Summit, MO 64063

Date 01/13/23
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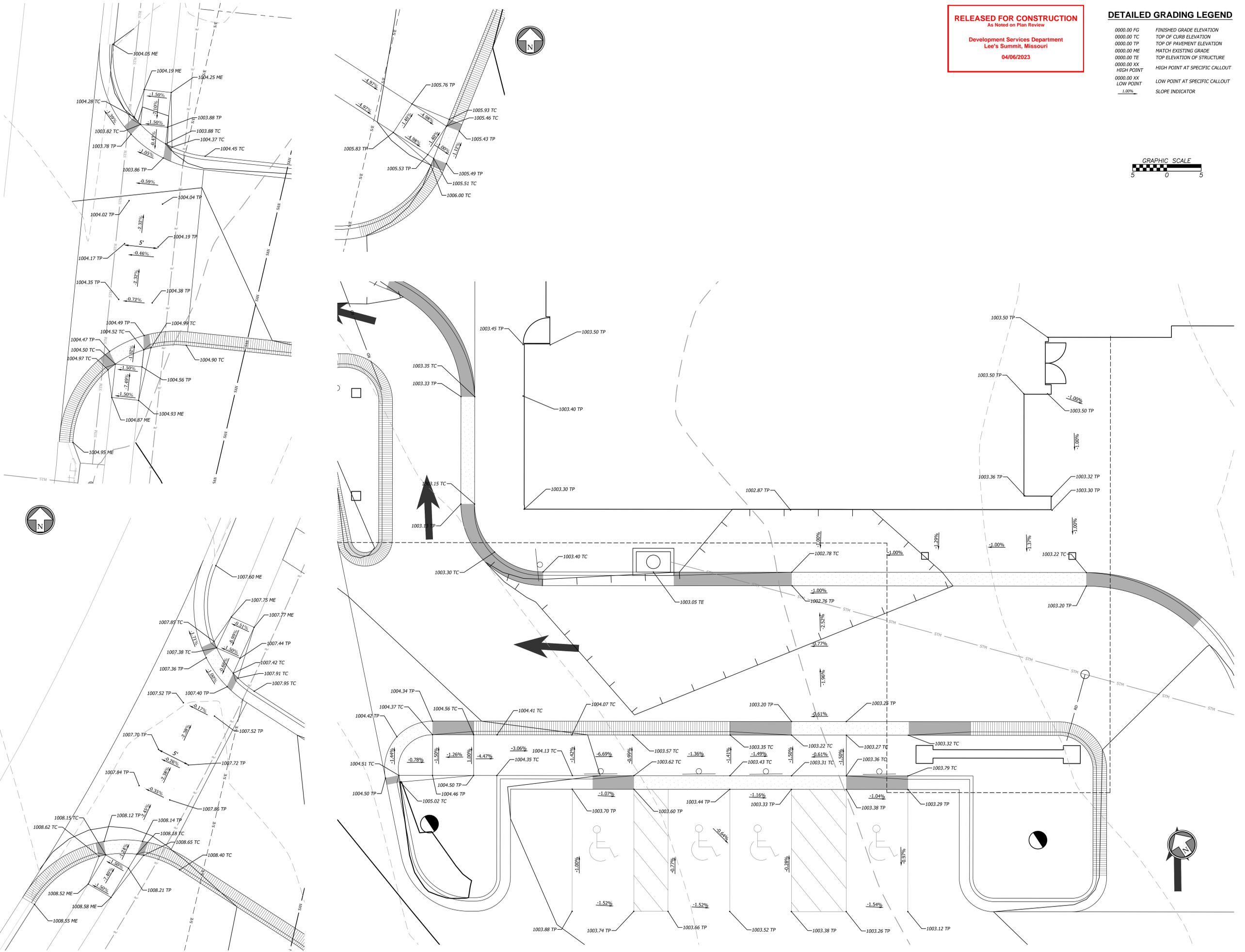
Number	Date	Description
1	2/14/23	Addendum 1

Revision
1 2/14/23 Addendum 1

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
04/06/2023

DETAILED GRADING LEGEND

0000.00 FG	FINISHED GRADE ELEVATION
0000.00 TC	TOP OF CURB ELEVATION
0000.00 TP	TOP OF PAVEMENT ELEVATION
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE
0000.00 XX	HIGH POINT AT SPECIFIC CALLOUT
0000.00 XX	LOW POINT AT SPECIFIC CALLOUT
1.00%	SLOPE INDICATOR



File 14, 2023 - 8:45pm - Plotted By: Eric Byrd V:\046660-hca-hmc-ess\1950-SE-Shenandoah\046660-5915-0900.dwg Layout: ADA Detail



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Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
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Date: 01/13/23
Job Number: 3-22030
Drawn By: TS
Checked By: EB

Revision
Number: 1 Date: 2/14/23 Description: Addendum 1

C4.0

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PRE-CONSTRUCTION
EROSION CONTROL PLAN

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
 - Delineate the outer limits of any natural stream corridor designated with construction fencing.
 - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
 - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
 - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
 - During active construction phases - at least once per week
 - During periods of inactivity - at least once per 14 days
 - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
 - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
 - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and landscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.

EROSION CONTROL LEGEND

- DISTURBED AREA (3.94 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Construction Entrance	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - Mass Grading	05	Detention Basin Installation	N/A	To be installed prior to disturbing entire site.
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	E	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Steep Slope Protection	N/A	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

04/06/2023



GRAPHIC SCALE
30 0 30

File: 14_2023 - 8471pm - Plotted By: Eric Byrd V:\044660-1904-1904\DWG\1904-1904-01-01.dwg V:\044660-1904-1904\DWG\1904-1904-01-01.dwg



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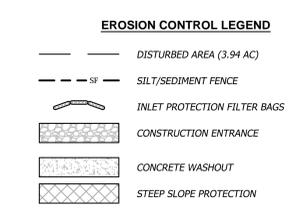
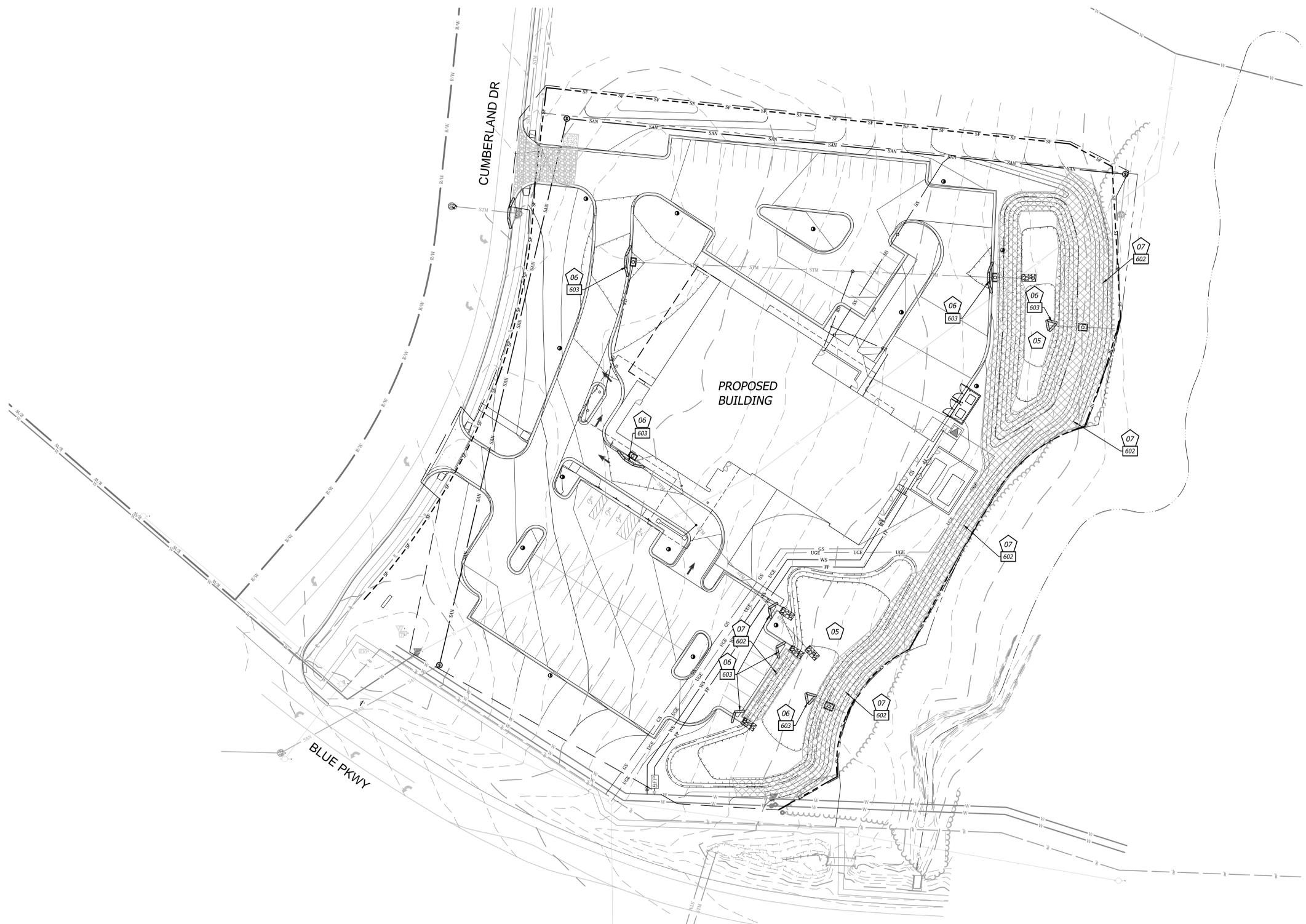
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Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

Revision
Number Date Description
1 2/14/23 Addendum 1

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MID-CONSTRUCTION
EROSION CONTROL PLAN

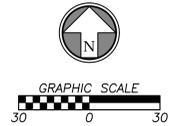


- 000 DETAILS**
• SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
 - 601 FILTER FABRIC SILT FENCE
 - 602 SLOPE INSTALLATION EROSION BLANKETS/TURF MATS
 - 603 STORM INLET PROTECTION
 - 604 CONCRETE WASH-OUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Construction Entrance	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - Mass Grading	05	Detention Basin Installation	N/A	To be installed prior to disturbing entire site.
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	E	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Steep Slope Protection	N/A	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
04/06/2023



Feb 14, 2023 - 8:41 pm Plotted By: Eric Byrd V:\044660-hoa-lane_aec\04-30\01\Draw\03\044660-SP15-ERSM.dwg Layer: Layout-Mid



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Date	01/13/23
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Checked By	EB

Number	Date	Description
1	2/14/23	Addendum 1
2	3/2/23	Addendum 3

C5.0

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UTILITY CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION - CITY OF LEE'S SUMMIT**
- 01 EXISTING 12" WATER MAIN
 - 02 EXISTING 20" WATER MAIN
 - 03 CONNECT TO WATER MAIN WITH 12"x6" TEE AND 6" GATE VALVE
 - 04 INSTALL 2 LF OF 6" C900 PVC FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - 05 INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY IN CONCRETE VAULT; SEE DETAIL ON DETAIL SHEETS VAULT SUMP TO INCLUDE 2-FOOT DIAMETER HOLE LINED WITH FILTER FABRIC AND FILL WITH CLEAN 3/4-INCH ROCK.
 - 06 INSTALL 290 LF OF 6" C900 PVC FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - 07 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING; SEE MEP PLANS
 - 08 INSTALL 6"x6" TEE.
 - 09 INSTALL 52 LF OF 6" C900 PVC FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - 10 INSTALL FIRE HYDRANT ASSEMBLY
 - 11 CONNECT TO WATER MAIN WITH 2" CORPORATION STOP; REFER TO SERVICE CONNECTION DETAIL
 - 12 INSTALL 2 LF OF 2" TYPE K COPPER DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - 13 INSTALL 2" DOMESTIC WATER METER IN PIT
 - 14 INSTALL 10 LF OF 2" TYPE K COPPER DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - 15 INSTALL 2"x4" REDUCER
 - 16 INSTALL 290 LF OF 4" C900 PVC DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - 17 CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING; SEE MEP PLANS
 - 18 FIRE DEPARTMENT CONNECTION
- E - ELECTRIC SERVICE INFORMATION - EVERGY**
- 01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM ELECTRIC STRUCTURE TO TRANSFORMER PAD; COORDINATE WITH EVERGY
 - 02 PROPOSED TRANSFORMER PAD
 - 03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REF. ELECTRICAL PLAN
 - 04 PROPOSED CHILLER; REF. ELECTRICAL PLAN
 - 05 PROPOSED BACKUP GENERATOR; REF. ELECTRICAL PLAN
- G - GAS SERVICE INFORMATION - SPIRE**
- 01 CONNECT TO EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE
 - 02 INSTALL 350 LF GAS SERVICE LINE
 - 03 PROPOSED METER & GAS CONNECTION TO BLDG.; RE: PLUMBING PLAN
- ST - STORM SEWER INFORMATION - CITY OF LEE'S SUMMIT**
- 01 STORM SEWER LINE 100; RE: SHEET C6.1
 - 02 STORM SEWER LINE 200; RE: SHEET C6.1
 - 03 STORM SEWER LINE 300; RE: SHEET C6.2
 - 04 STORM SEWER LINE 400; RE: SHEET C6.2
 - 05 STORM SEWER LINE 500; RE: SHEET C6.2
 - 06 EXTENDED DRY DETENTION BASIN
 - 07 CONNECT TO ROOF DRAIN LINE
 - 08 INSTALL 10 LF OF 4" HDPE ROOF DRAIN LINE; CONNECT TO DRAIN BASIN; FL = 1000.50
 - 09 INSTALL 90 LF OF 4" HDPE ROOF DRAIN LINE; CONNECT TO CURB INLET; FL = 999.75
 - 10 INSTALL 75 LF OF 4" HDPE ROOF DRAIN LINE; CONNECT TO DRAIN BASIN; FL = 1000.00
 - 11 CONNECT TO DOWNSPOUT
- SS - SANITARY SEWER INFORMATION - CITY OF LEE'S SUMMIT**
- 01 8" SANITARY MAIN LINE INSTALLED BY SEPARATE SET OF PLANS
 - 02 PROPOSED 8"x6" PVC WYE CONNECTION; MAIN FL = 985.62; SERVICE FL = 986.29
 - 03 INSTALL 7 LF 6" SDR-26 PVC RISER @ 100% SLOPE
 - 04 INSTALL 90 LF 6" SDR-26 PVC SANITARY SEWER SERVICE LINE AT 2% SLOPE
 - 05 SANITARY SERVICE CROSSING WITH STORM SEWER; FL = 995.00
 - 06 INSTALL 64 LF 6" SDR-26 PVC SANITARY SEWER SERVICE LINE AT 7% SLOPE
 - 07 CONNECT TO BUILDING PLUMBING WITH FL = 999.50; REF. PLUMBING PLAN
 - 08 INSTALL SANITARY CLEANOUT
 - 09 SANITARY SERVICE CROSSING WITH STORM SEWER; FL = 998.30

UTILITY CONTACTS

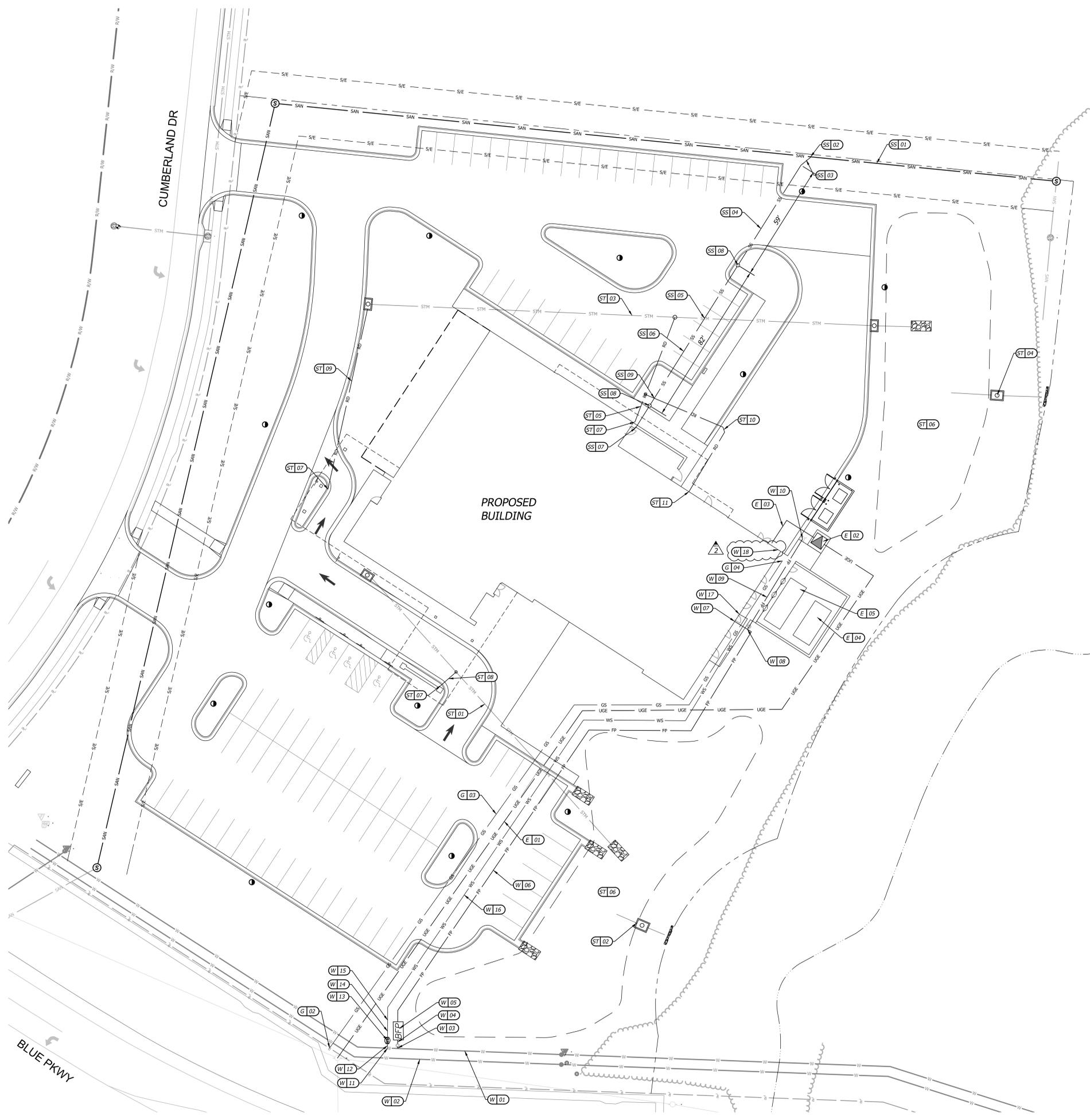
- PLANNING AND DEVELOPMENT**
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FAX: (816) 969-1619
- PUBLIC WORKS**
CITY HALL
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LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1809
- LEE'S SUMMIT FIRE DEPARTMENT**
207 SE DOUGLAS ROAD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1300
- TELEPHONE COMPANY**
AT&T
TEL: (800) 464-7928
- CODES ADMINISTRATION**
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LEE'S SUMMIT, MO 64063
TEL: (816) 969-1200
FAX: (816) 969-1201
- WATER UTILITIES**
CITY HALL
1200 SE HAMBLEN RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1900
FAX: (816) 969-1935
- ELECTRIC COMPANY**
EVERGY
TEL: (888) 471-5275
- GAS COMPANY**
MISSOURI GAS ENERGY
TEL: (816) 756-5252

UTILITY GENERAL NOTES

- CONTRACTOR SHALL REFER TO ALL SPECIFICATIONS, GUIDELINES, AND INSTALLATION DRAWINGS FROM KCWATER, SPIRE GAS SERVICE, TIME WARNER/AT&T, AND EVERGY FOR THE INSTALLATION OF ALL SERVICE LINES.
- THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- CONTRACTOR TO ENSURE 6" MINIMUM SEPARATION BETWEEN UTILITIES AT CROSSINGS. CONTRACTOR TO CALL CIVIL IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.
- FIRE LINE NOTES:
 - ALL PRIVATE FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, AND OTHER APPLICABLE CODES AND STANDARDS.
 - CONTACT THE FIRE DEPARTMENT TO SCHEDULE INSPECTIONS PRIOR TO PRIVATE FIRE LINES BEING BACKFILLED.
 - CONTACT THE FIRE DEPARTMENT TO WITNESS SCHEDULED HYDROSTATIC TESTS AND FLUSHES OF PRIVATE FIRE LINES.
- STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
- CONTRACTOR TO ENSURE MIN. 18" VERTICAL SEPARATION BETWEEN UTILITIES AT CROSSING. CONTRACTOR TO CALL ENGINEER IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.
- ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
04/06/2023



Mar 02, 2023 - 10:00am Plotted By: Eric Byrd P:\044680-hoa-lamo-see\04-2023\Eng\Sheet\05\044680-SMPS-UTIL.dwg Layout: UTILITY PLAN

STORM NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



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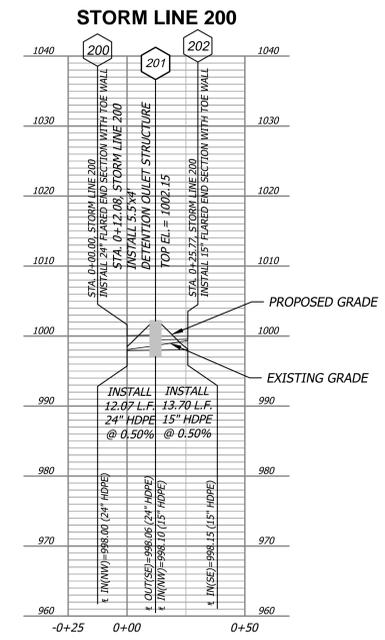
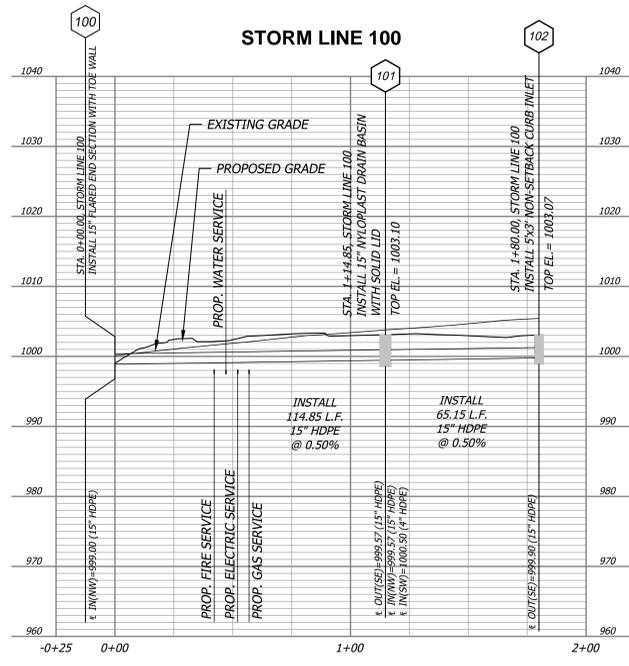
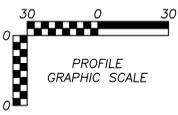
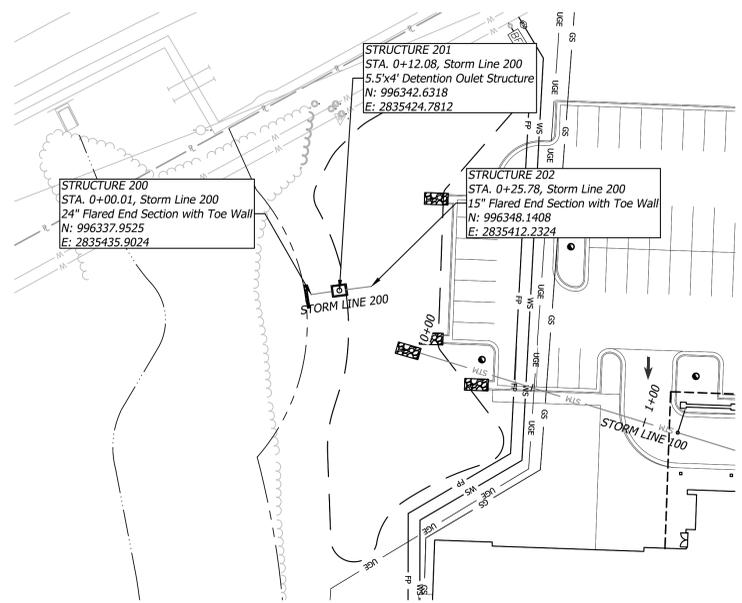
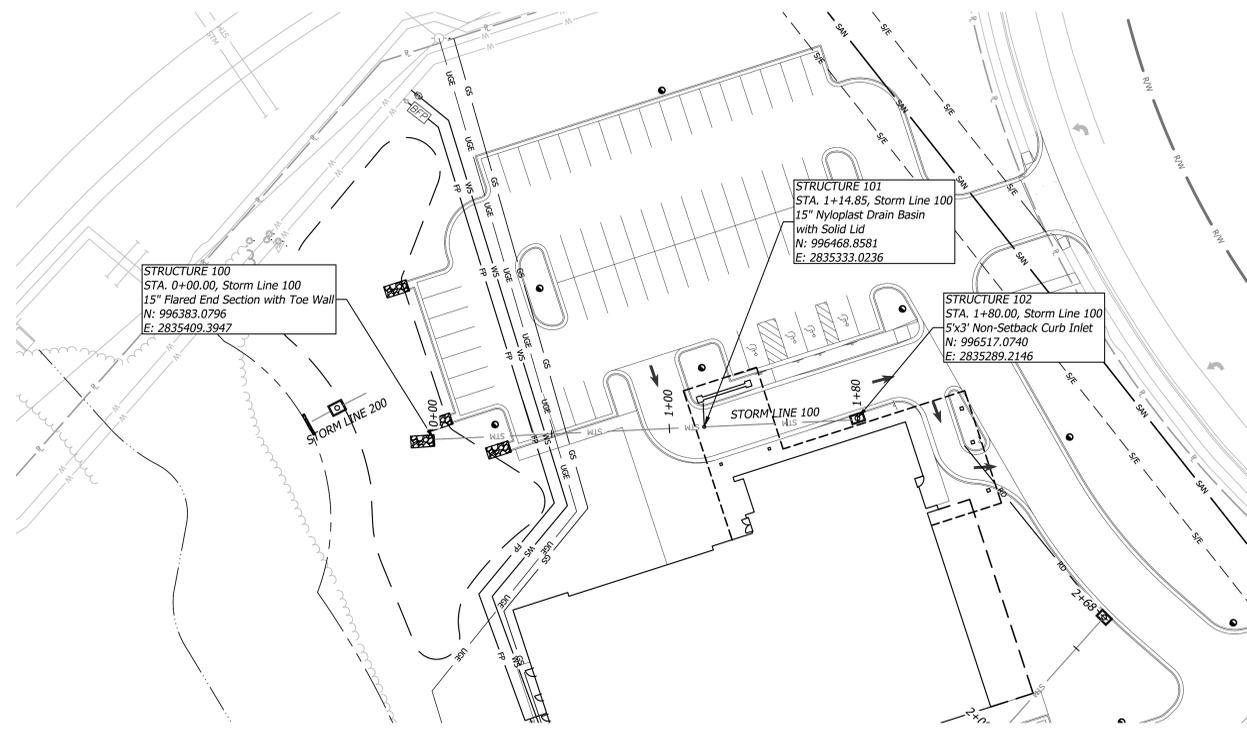
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Development Services Department
Lee's Summit, Missouri
04/06/2023

Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

Number	Date	Description
1	2/14/23	Addendum 1

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Eric Byrd - Engineer
Missouri: #PE-2018013633

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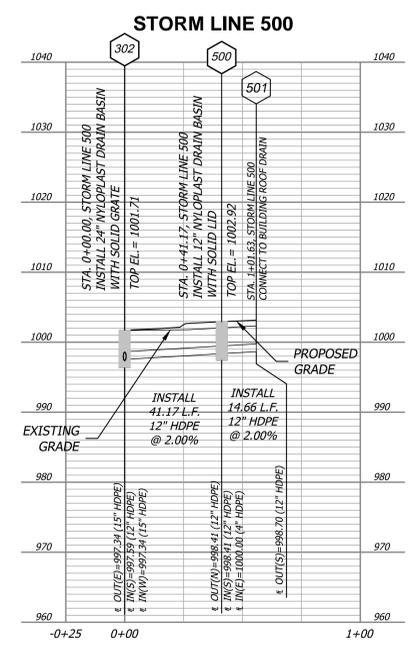
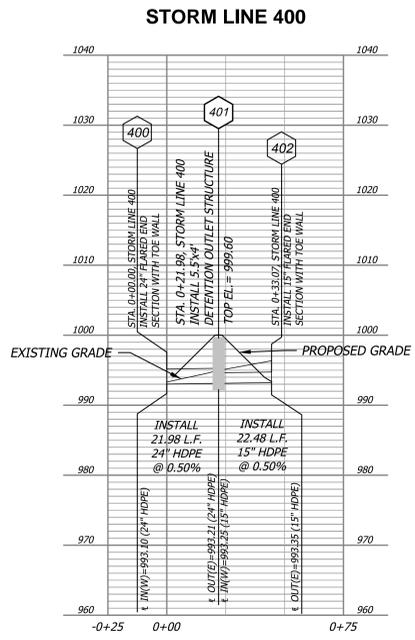
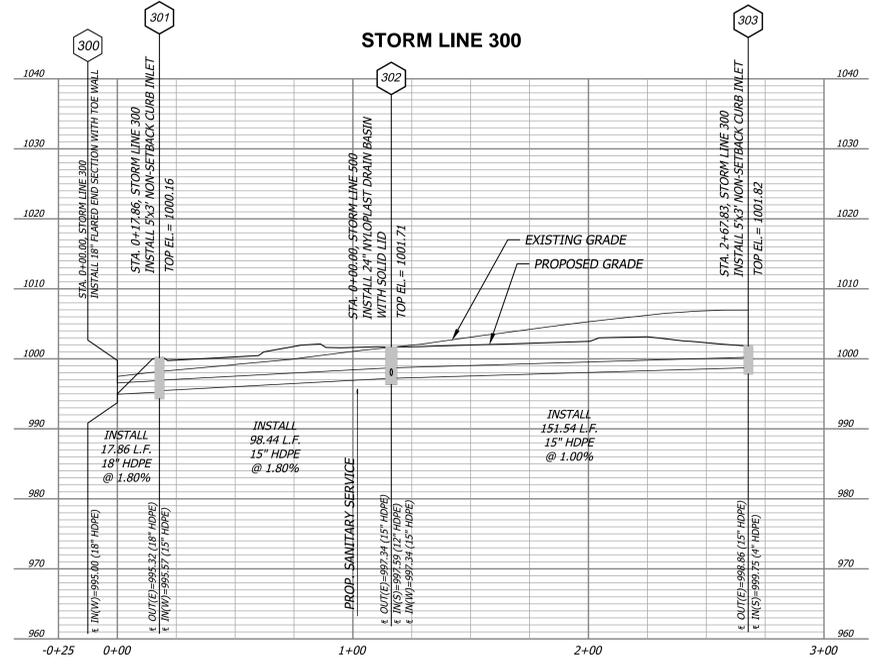
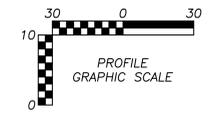
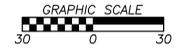
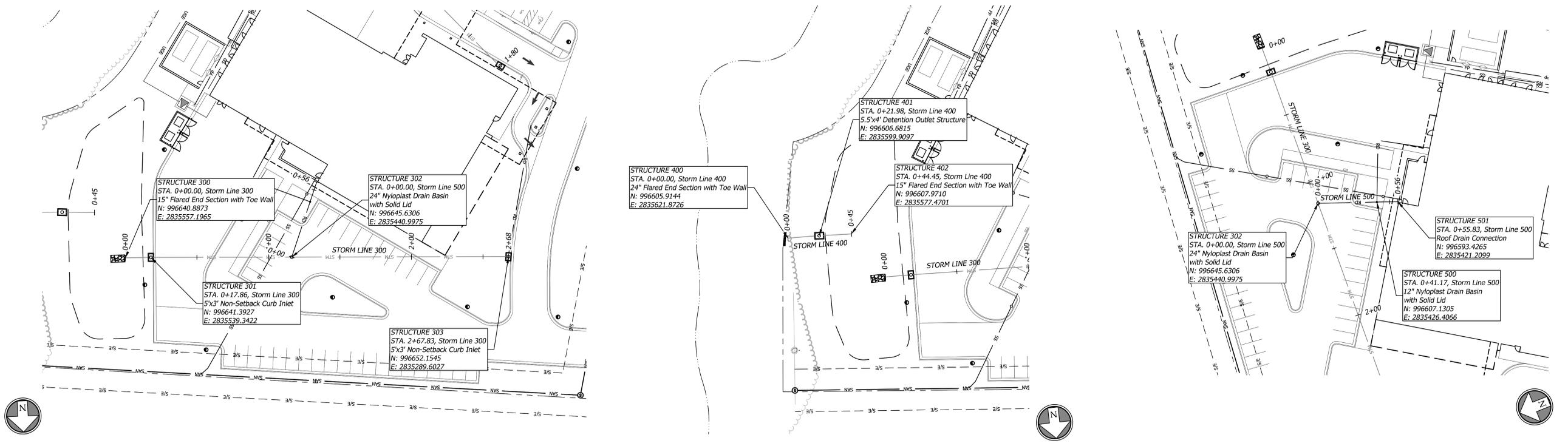
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STORM NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



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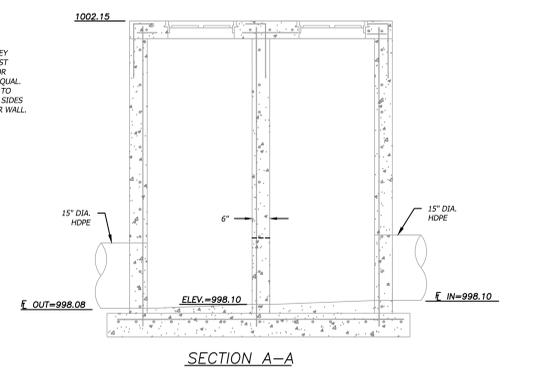
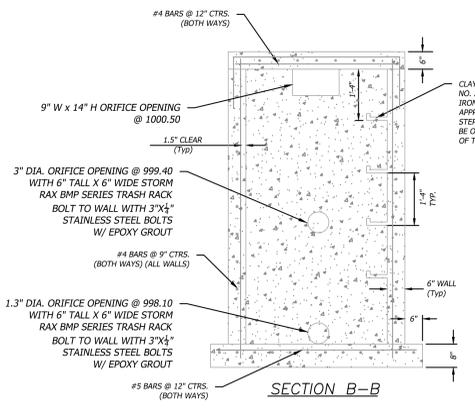
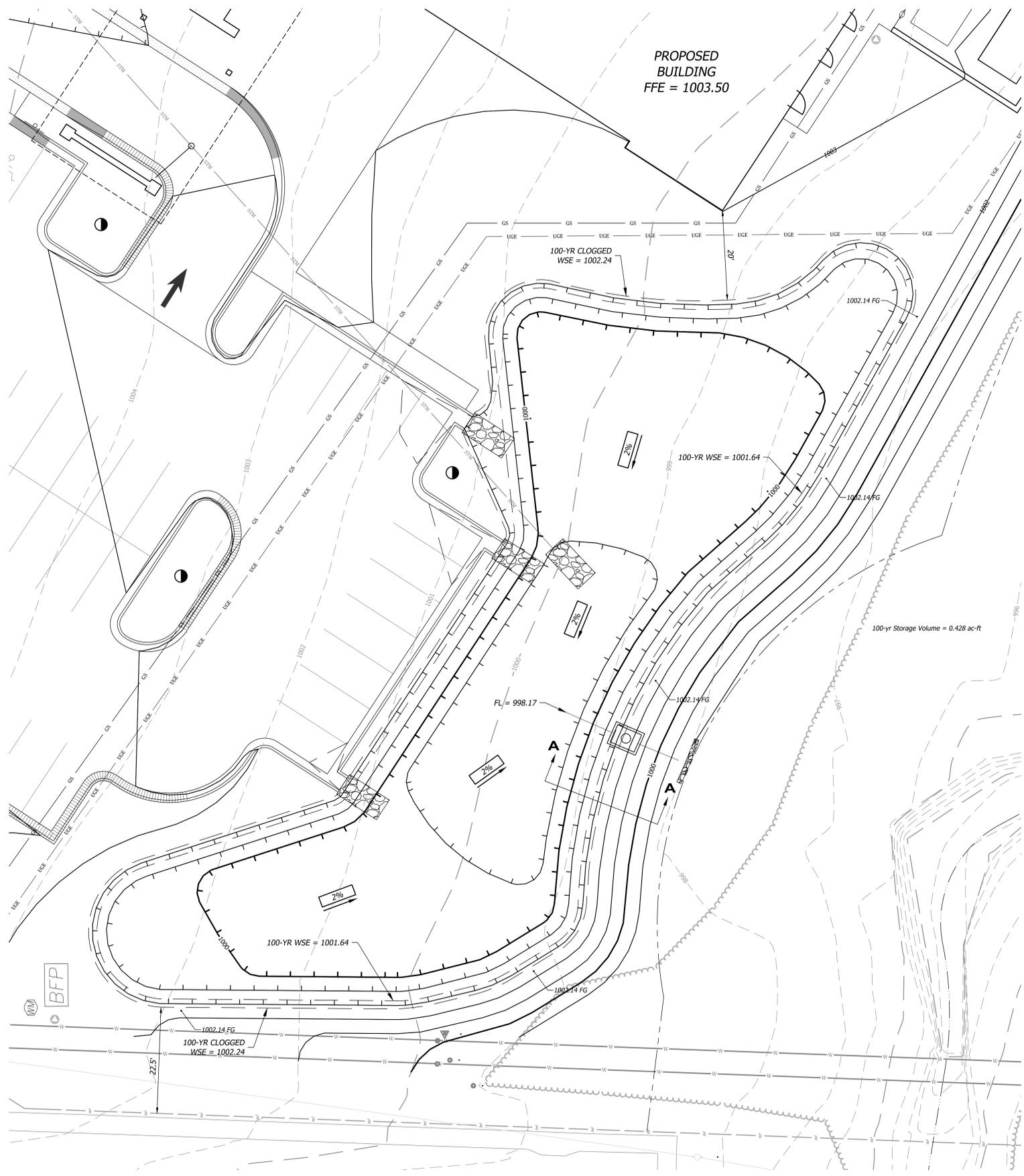
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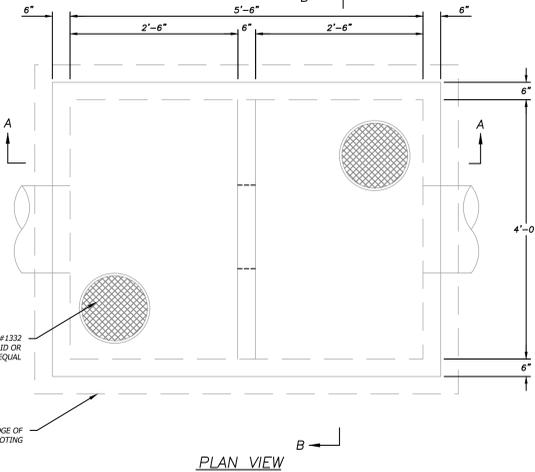
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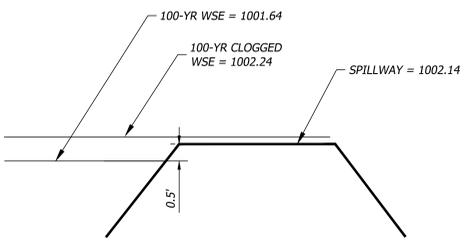
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- GENERAL NOTES**
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST.
 - PRECAST SHOP DRAWINGS ARE TO BE APPROVED BY THE ENGINEER.
 - DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - RING & COVER TO BE EAST JORDAN IRON WORKS #00150230 (HEAVY DUTY) OR APPROVED EQUAL.
 - PIPE CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
 - MATERIAL SELECTION AND COMPACTION REQUIREMENTS FOR BACKFILL AROUND STRUCTURES SHALL BE AS SPECIFIED IN THE CITY TECHNICAL SPECIFICATIONS.
- MATERIAL NOTES**
- CONCRETE**
- CONCRETE USED IN THIS WORK SHALL BE KCMMB4K FOR ALL PRECAST STRUCTURAL COMPONENTS, AS APPROVED BY THE KANSAS CITY METROPOLITAN MATERIALS BOARD, AND SHALL MEET THE REQUIREMENTS OF THE CITY TECHNICAL SPECIFICATIONS.
 - CONCRETE CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION, KANSAS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
 - INLET FLOORS SHALL BE SHAPED WITH NON-REINFORCED KCMMB4K CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
 - BEVEL ALL EXPOSED EDGES WITH 1/4" TRIANGULAR MOLDING.
- REINFORCING STEEL**
- REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
 - ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF ±1/8" SHALL BE PERMITTED.
 - ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 - ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
 - ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.

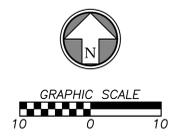


South Detention Outlet Control Structure
Not to Scale



GENERAL NOTE:
The detention basin and outlet structure shall be constructed at the same time as erosion and sediment control devices and measures, prior to any other activity on the project.
An as-graded and as-built survey shall be submitted and accepted by the City prior to an occupancy permit being granted.

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Eric Byrd - Engineer
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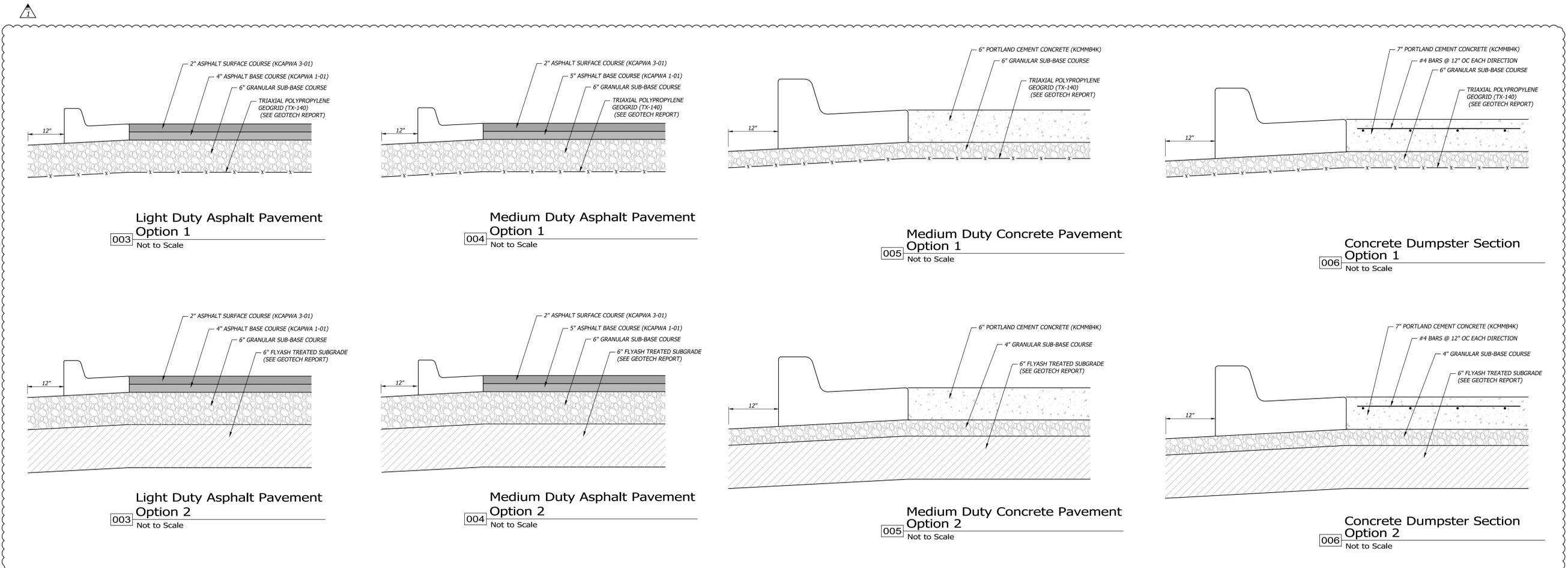
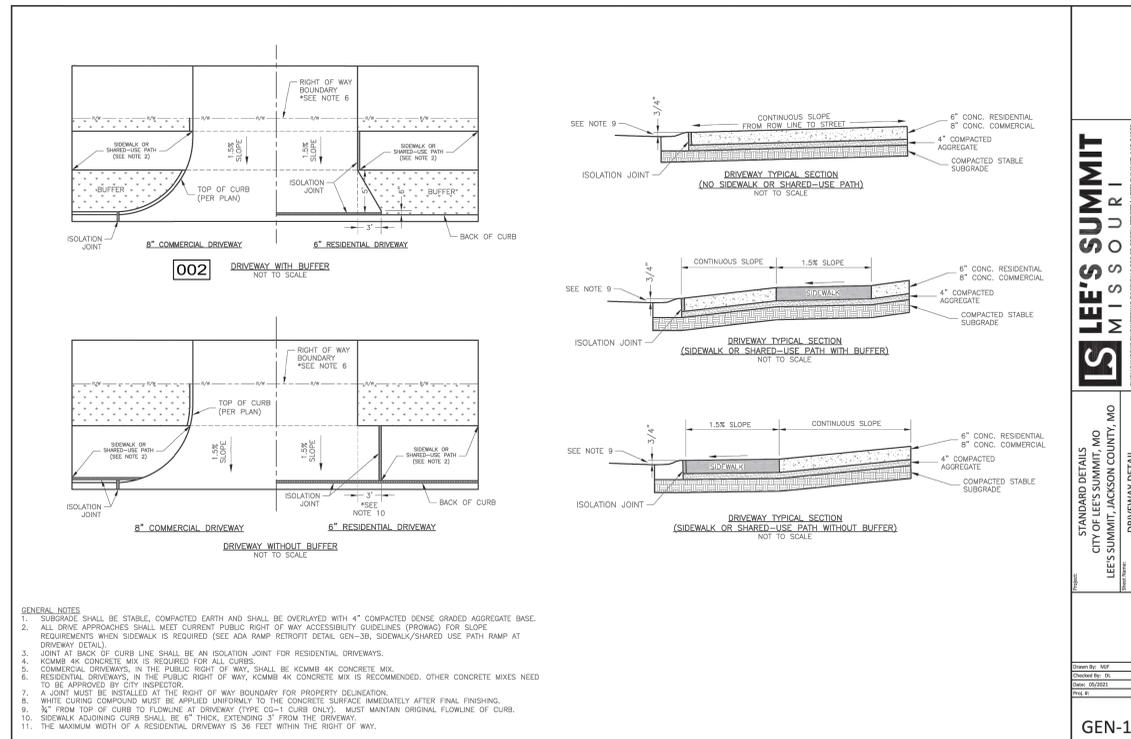
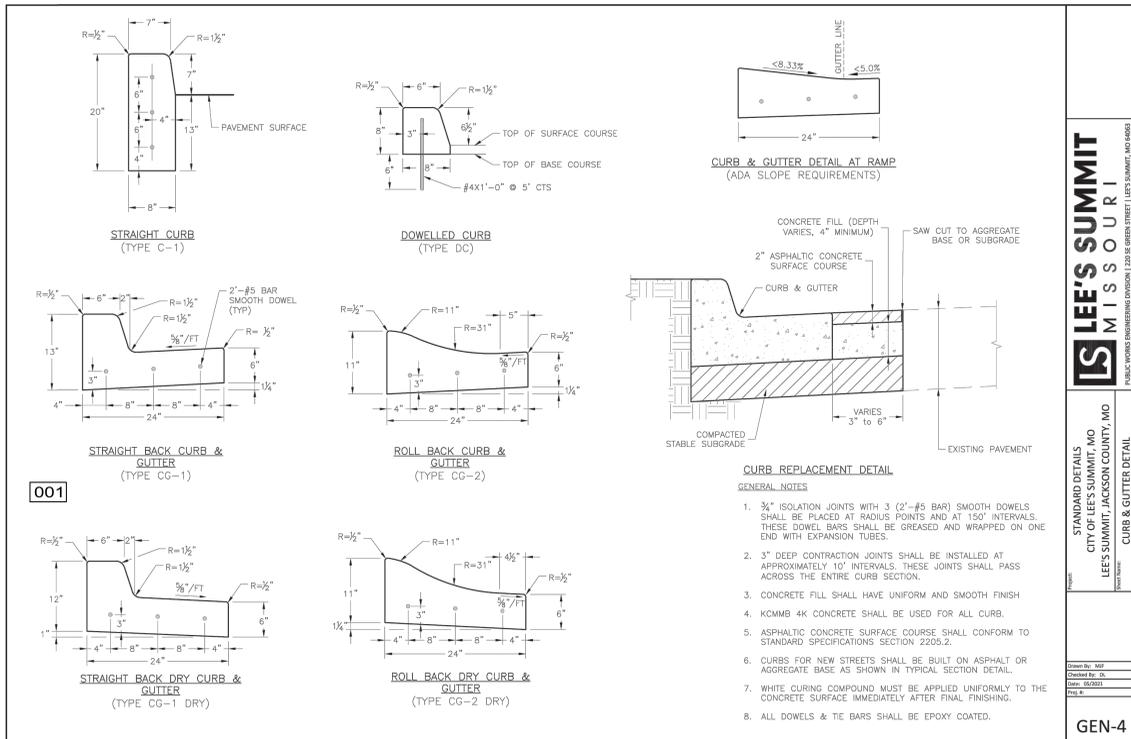
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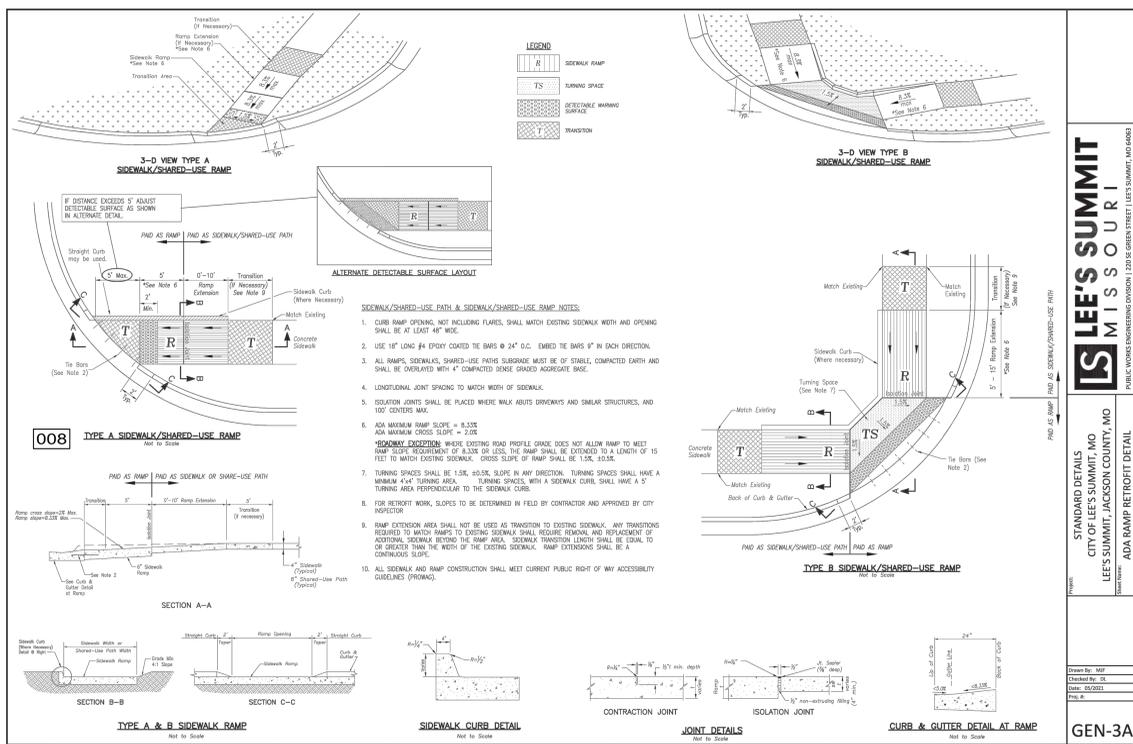
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Number: 1
Date: 2/14/23
Description: Addendum 1

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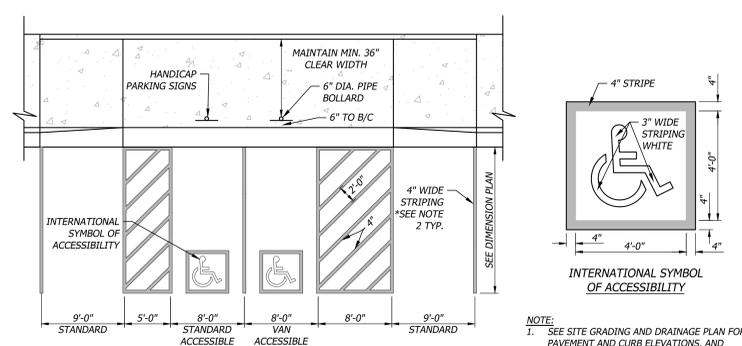
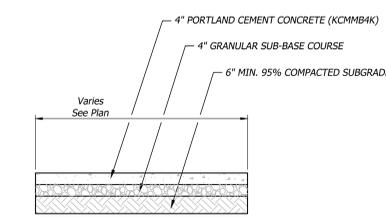


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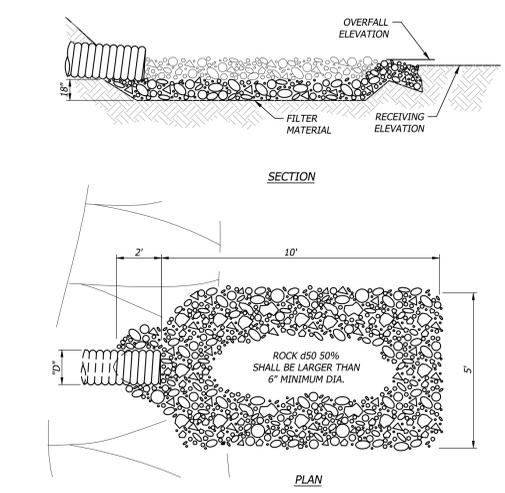
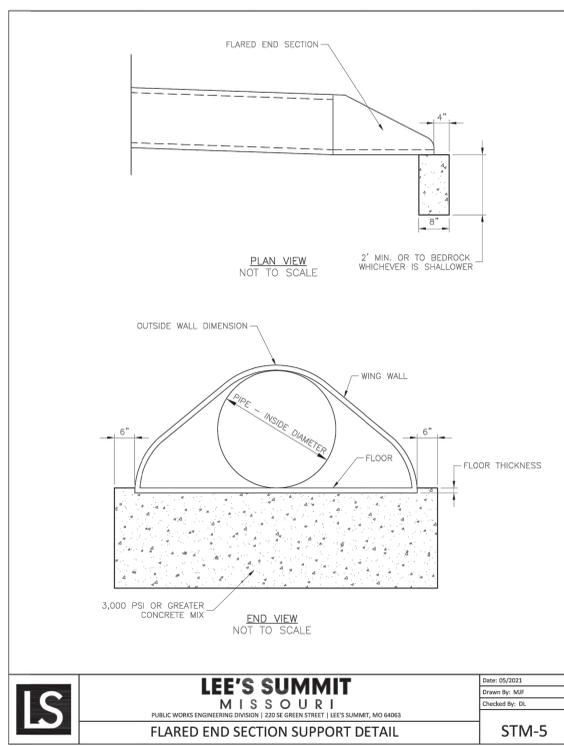
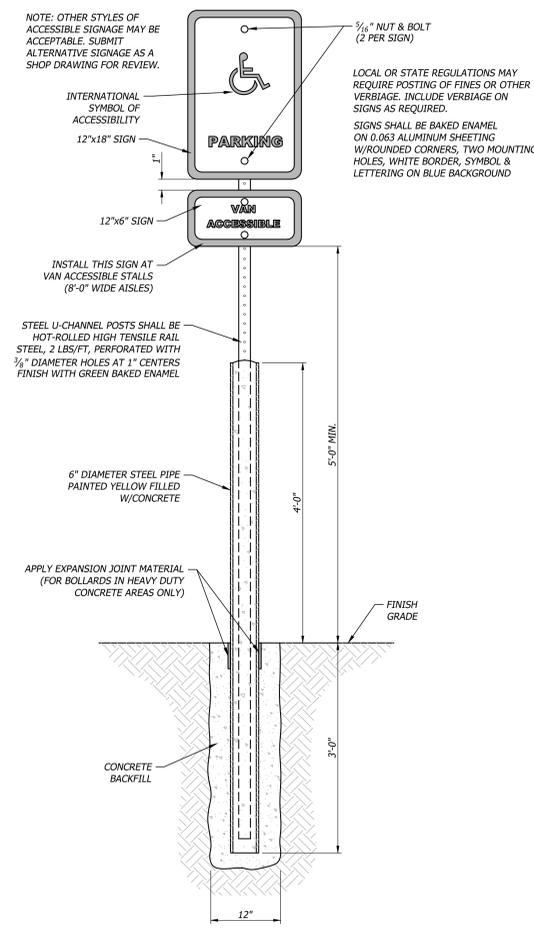
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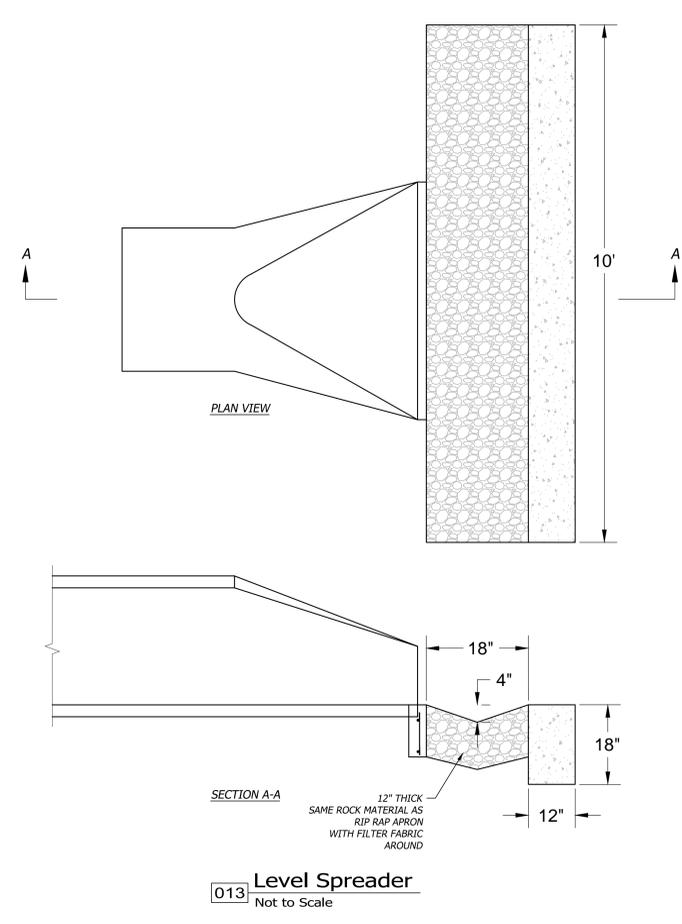
- NOTES:**
- CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
 - ISOLATION JOINTS SHALL BE PLACED @ 25' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
 - ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



- NOTE:**
- SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING.
 - PARKING STRIPING COLOR TO BE YELLOW ON CONCRETE AND WHITE ON ASPHALT.



- NOTES:**
- APRON SHALL BE ALIGNED STRAIGHT.
 - FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK MINIMUM GRADED GRAVEL LAYER.
 - SIDE SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
 - ROCK SHALL CONFORM TO MODOT SECTION 609.60 ROCK DITCH LINER WITH TYPE 2 ROCK.



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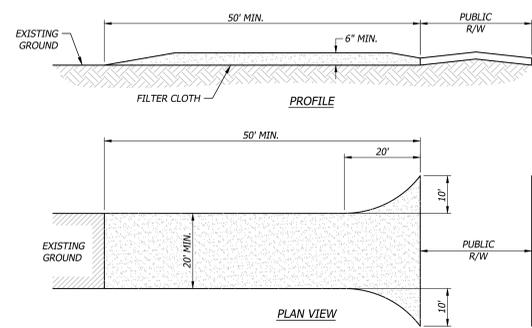
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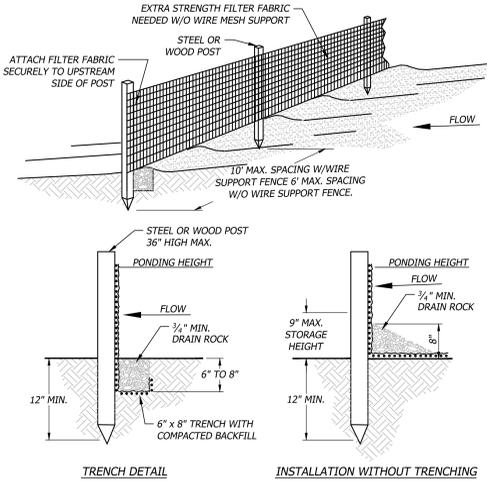
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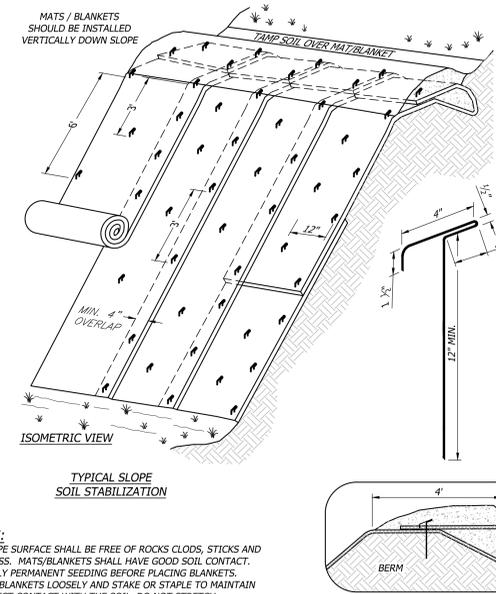
- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (30) FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

600 Temporary Construction Entrance
Not to Scale



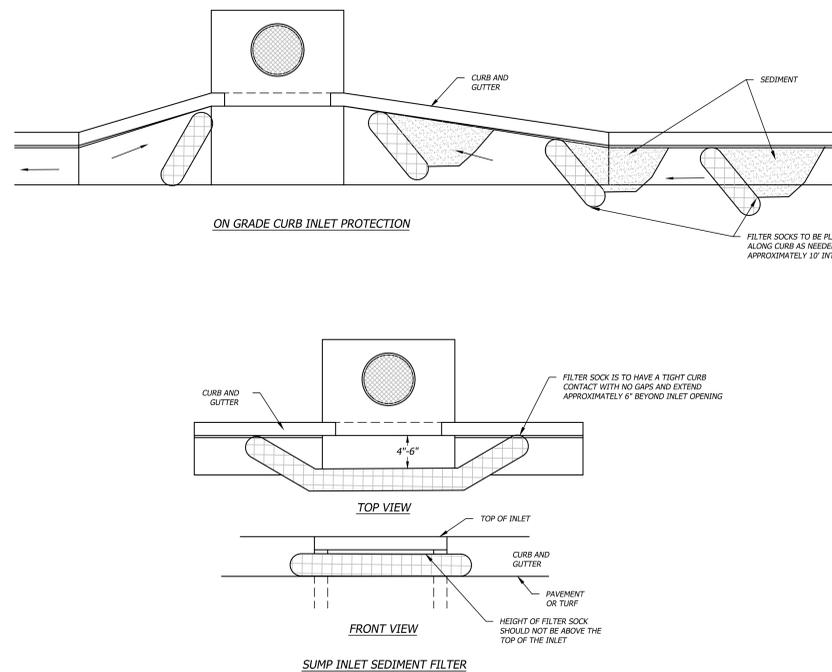
- NOTES:**
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
 2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
 3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9' MAXIMUM RECOMMENDED STORAGE HEIGHT.
 4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

601 Filter Fabric Silt Fence
Not to Scale



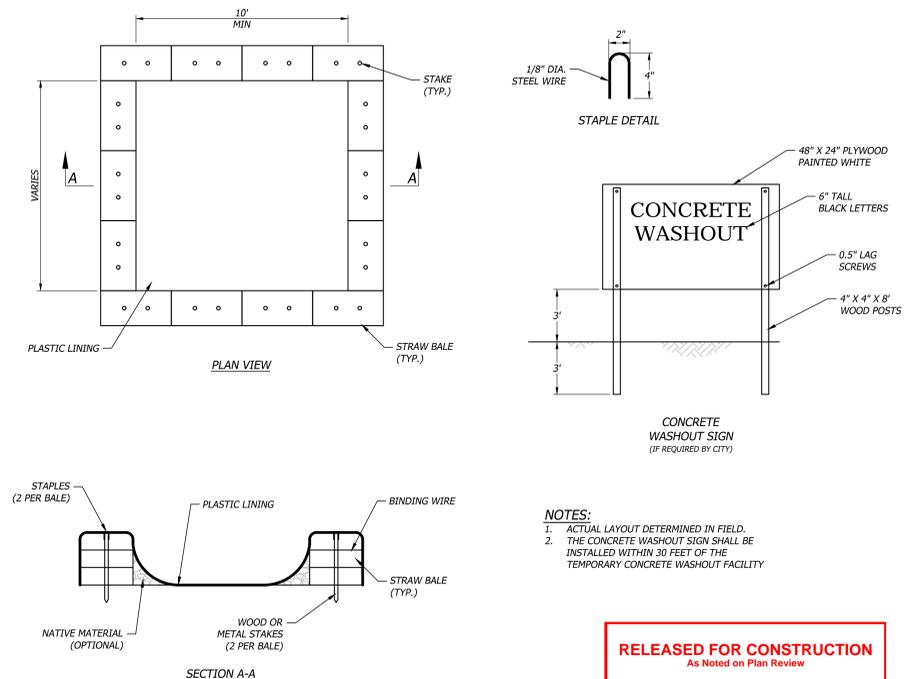
- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

602 Slope Installation
Erosion Blanket/Turf Mats
Not to Scale



- CATCH BASIN**
1. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

603 Storm Inlet Protection
Not to Scale



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY

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604 Concrete Washout
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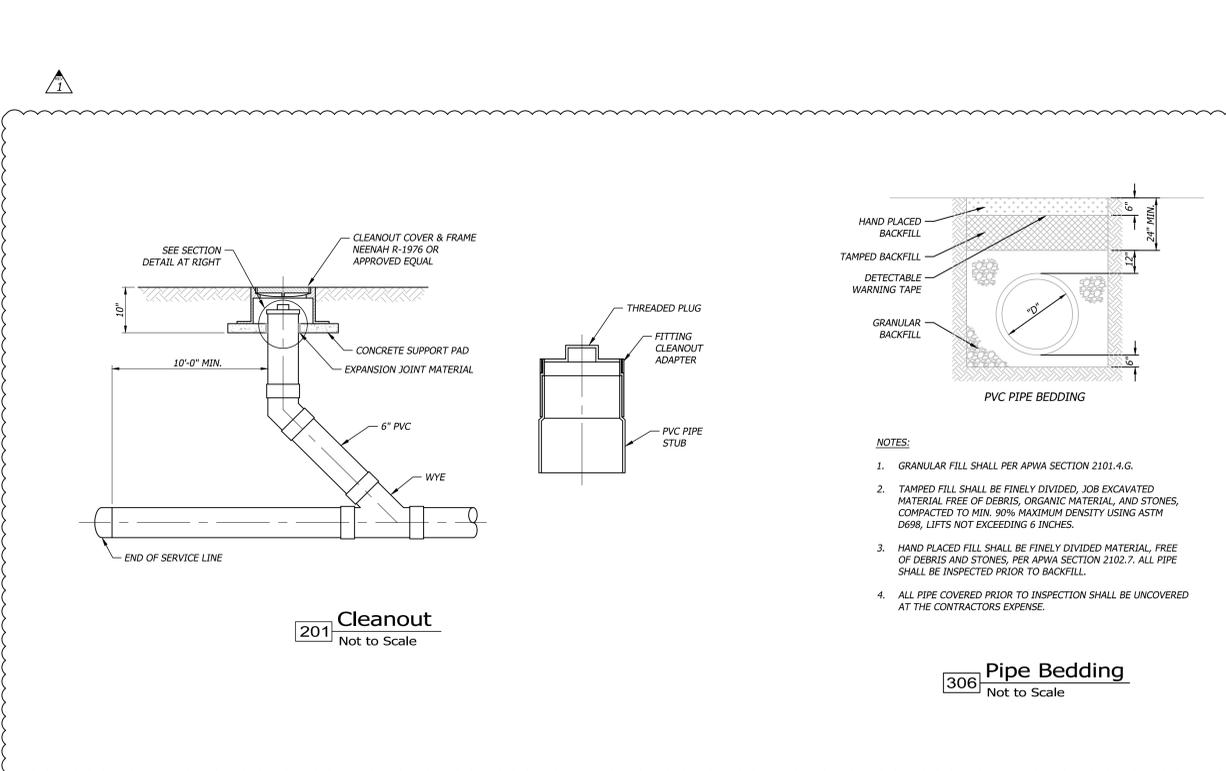
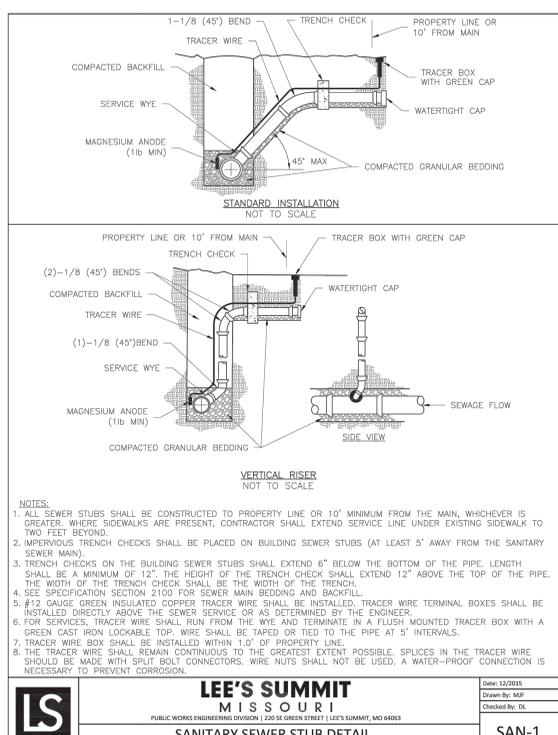
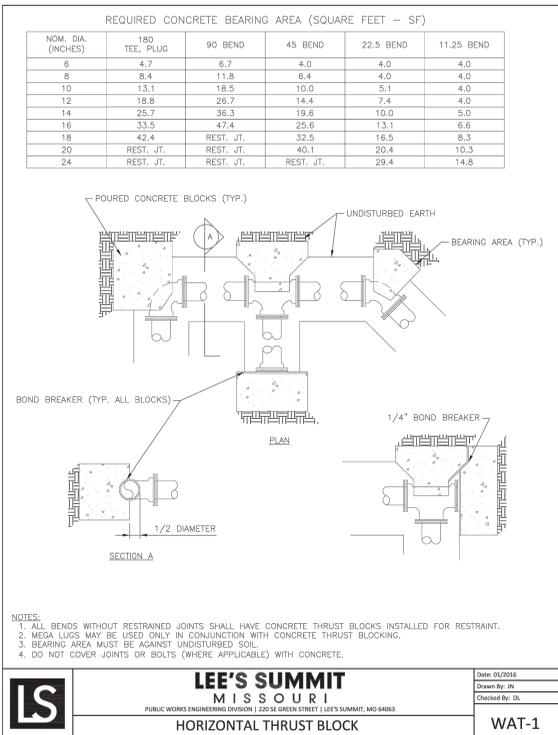
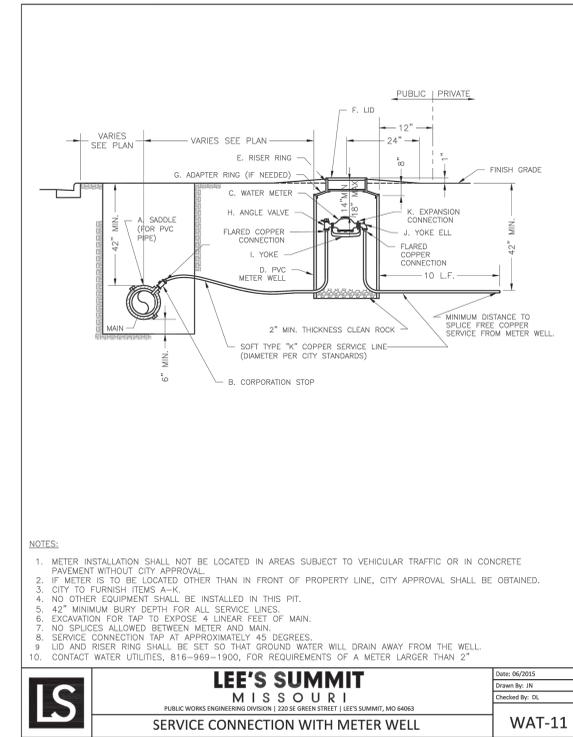
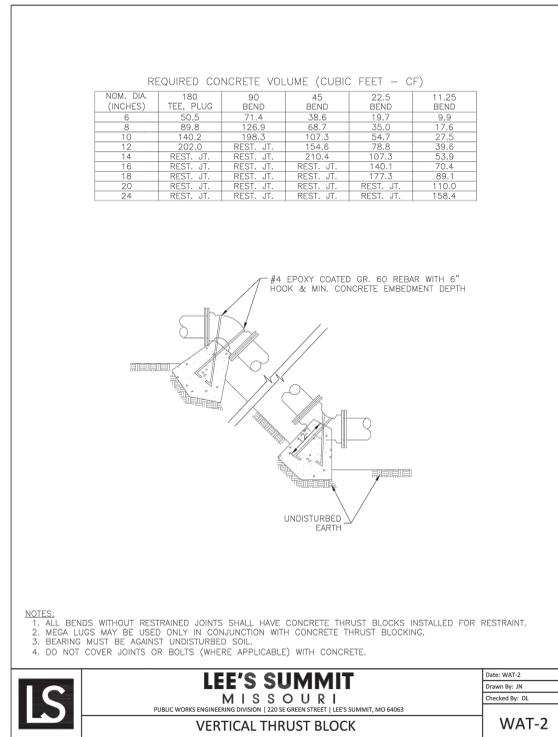
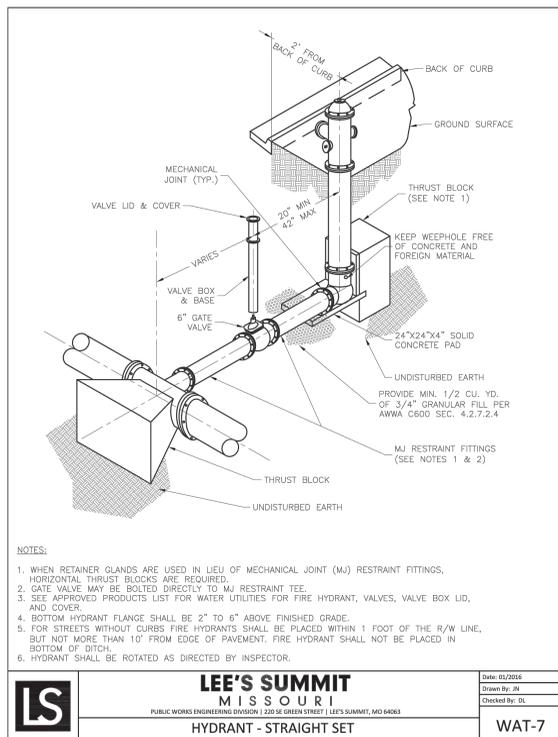
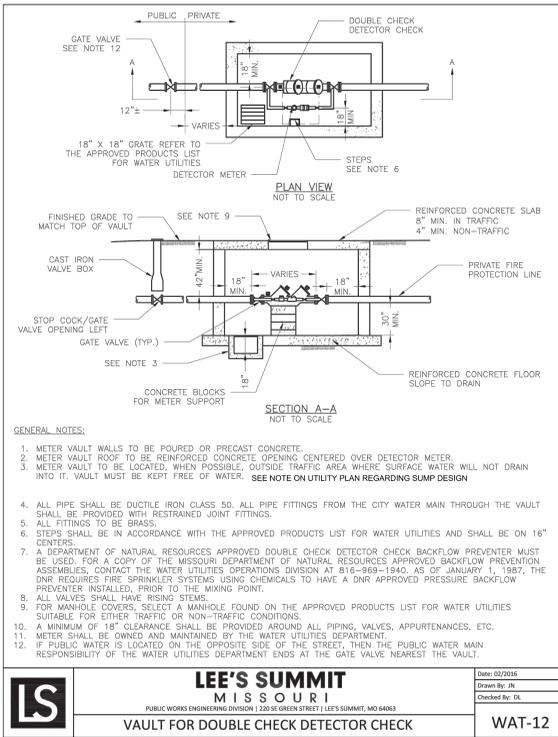
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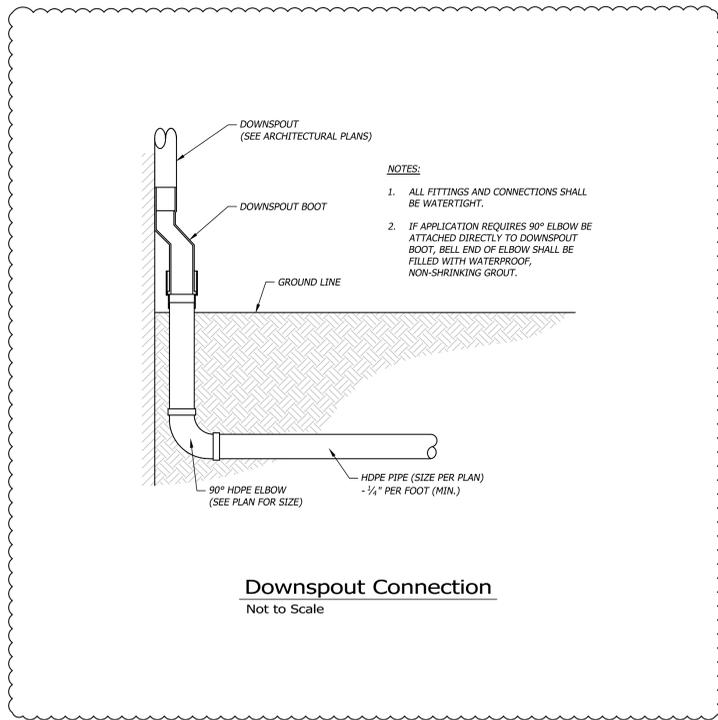
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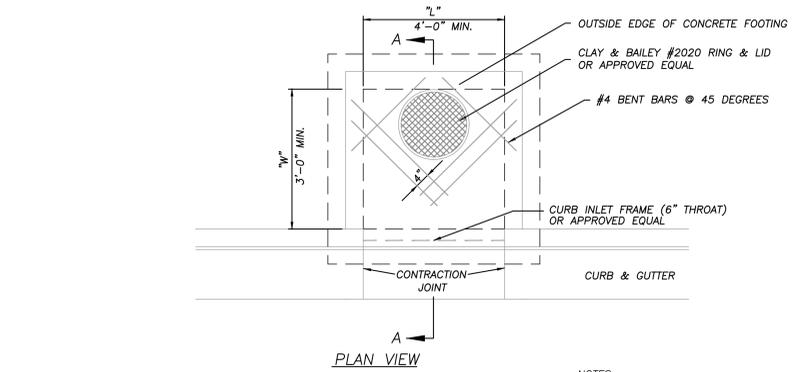
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CONSTRUCTION DETAILS 4

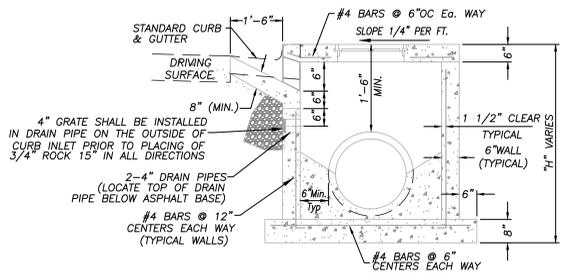


Downspout Connection
Not to Scale

- NOTES:**
1. ALL FITTINGS AND CONNECTIONS SHALL BE WATERTIGHT.
 2. IF APPLICATION REQUIRES 90° ELBOW BE ATTACHED DIRECTLY TO DOWNSPOUT BOOT, BELL END OF ELBOW SHALL BE FILLED WITH WATERPROOF, NON-SHRINKING GROUT.



PLAN VIEW



SECTION A-A

Non-Setback Curb Inlet

Not to Scale

- NOTES:**
1. ALL CONCRETE SHALL BE KCMMB-4K.
 2. INLET CONSTRUCTION NOTES SHALL LIST THE "L" DIMENSION FIRST, THE "W" DIMENSION SECOND, AND THE "H" DIMENSION THIRD.
 3. FLOOR OF INLET SHALL HAVE A SHAPED CONCRETE INVERT TO PROVIDE FOR SMOOTH FLOW.
 4. THE MINIMUM DIMENSION BETWEEN TOP OF PIPE AND TOP OF BOX SHALL BE 1'-6" (TYPICAL ALL WALLS)
 5. ALL INGRADE INLETS SHALL CONFORM TO STREET GRADE. ALL INLETS IN SUMP SHALL BE LEVEL. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.
 6. THE THROAT AND TRANSITION ARE SUBSIDIARY TO THE STRUCTURE.



Eric Byrd - Engineer
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Surgery Center of Lee's Summit
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date	01/13/23
Job Number	3-22030
Drawn By	TS
Checked By	EB

Revision		
Number	Date	Description
1	2/14/23	Addendum 1

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Development Services Department
Lee's Summit, Missouri
04/06/2023



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L1.0
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 LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	12	Platanus x acerifolia 'Morton Circle' / Exclamation™ London Plane Tree FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"	cal
	9	Quercus imbricaria / Shingle Oak FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"	cal
	5	Tilia americana 'Lincoln' / Lincoln American Linden FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"	cal
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	6	Picea pungens glauca 'Bakeri' / Bakeri Blue Spruce FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		8' H
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	12	Malus x 'JFS-KW5' / Royal Raindrops® Crabapple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"	cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	56	Cornus sericea 'Farrow'™ / Arctic Fire Red Twig Dogwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	18"-24"	H
	28	Itea virginica 'Merlot' / Merlot Sweetpire FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"-36"	H
	49	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	12"-18"	H
EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	46	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf Sawara Cypress FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"-30"	H
	5	Ilex x meserveae 'China Boy' / China Boy® Holly FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"-36"	H
	38	Ilex x meserveae 'China Girl' / China Girl® Holly FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	18"-24"	H
	32	Taxus x media 'Fairview' / Fairview Yew FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"-30"	H
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	42	Panicum virgatum 'Northwind' / Northwind Switch Grass FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	1 gal	12"-18"	H
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	67,953 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue Sod: 90% 3-species Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass. PLACE ALUMINUM LANDSCAPE EDGING, OR APPROVED EQUAL, WHERE PLANTING BEDS ADJOIN TURF AREAS. SEE DETAIL 805, SHEET L2.0	sod		

MULCH SCHEDULE

	ROCK MULCH SAMPLE OF ROCK MULCH TO BE PROVIDED TO OWNER AND ARCHITECT FOR APPROVAL. Buffalo River Rock or Regional Equal. Size: 1"-3" Rock. Depth: 3" Depth.	1,680 sf
	WOOD MULCH Double Ground Hardwood Mulch 3" Depth.	11,164 sf

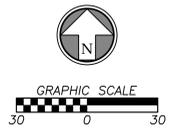
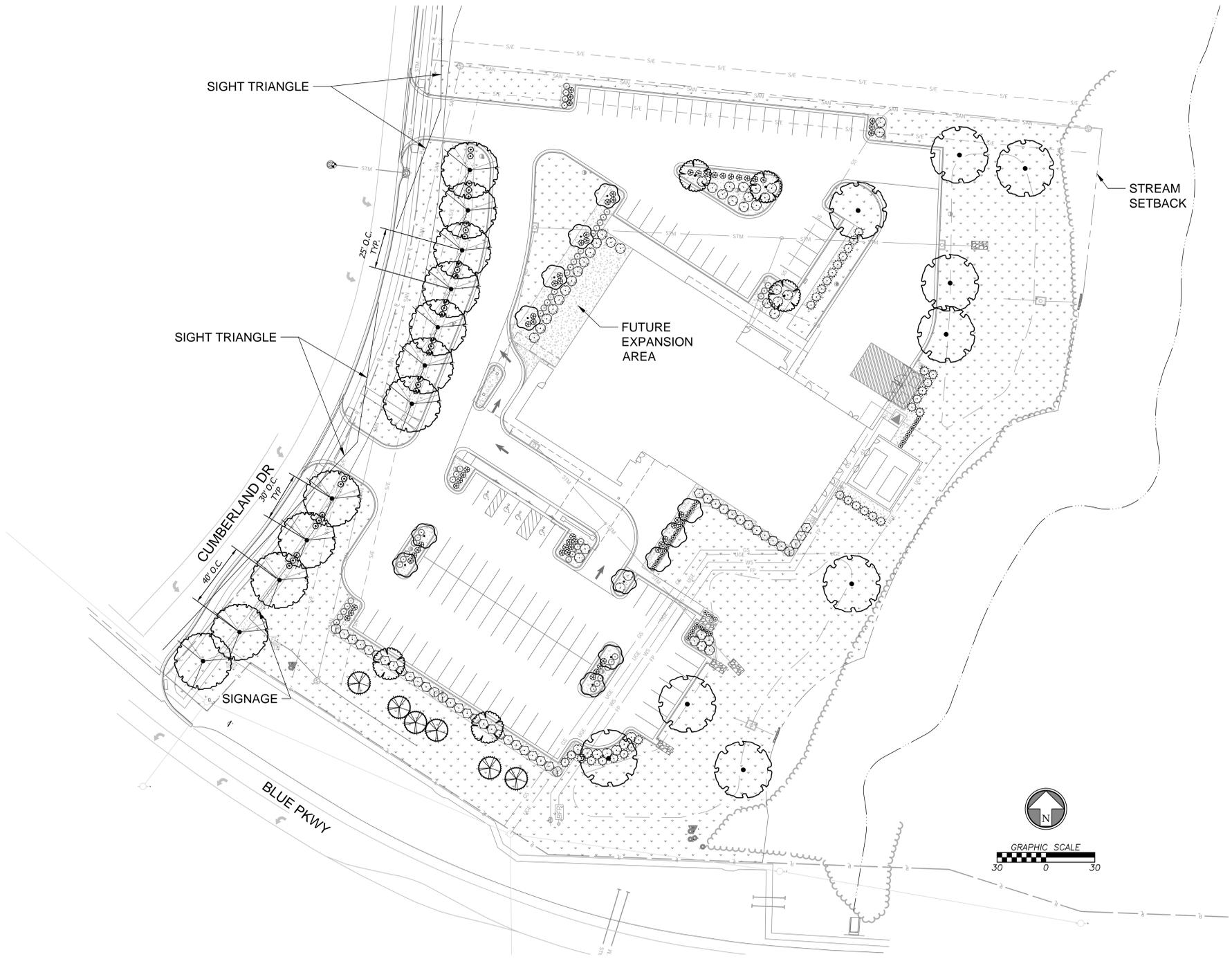
LEGEND

	PROPOSED STORM SEWER LINE
	PROPOSED ROOF LINE DRAIN
	PROPERTY LINE
	RIGHT-OF-WAY LINE

SITE DATA

	Quantity	Required	Provided
Street Frontage			
SE Cumberland Dr	351.2		
1 tree / 30 LF of street		11.71	12
1 shrub / 20 LF of street		17.56	28
Open Yard			
site area (without bidg footprint)	152,945		
1 tree / 5,000 SF of lot		30.59	32
2 shrubs / 5,000 SF of lot		61.18	268
Perimeter Parking Landscape			
continuous 2.5' ht screen: min 12 shrubs / 40 LF		Y	Y
Island/Interior Landscape			
parking area (SF)	79,841.00		
landscape min 5% of parking area		3,992.1	7,190.8
trees/landscape in islands		Y	Y
groundcover on all interior areas		Y	Y
Utility Screening			
above ground cabinets should be screened w/landscaping		Y	Y

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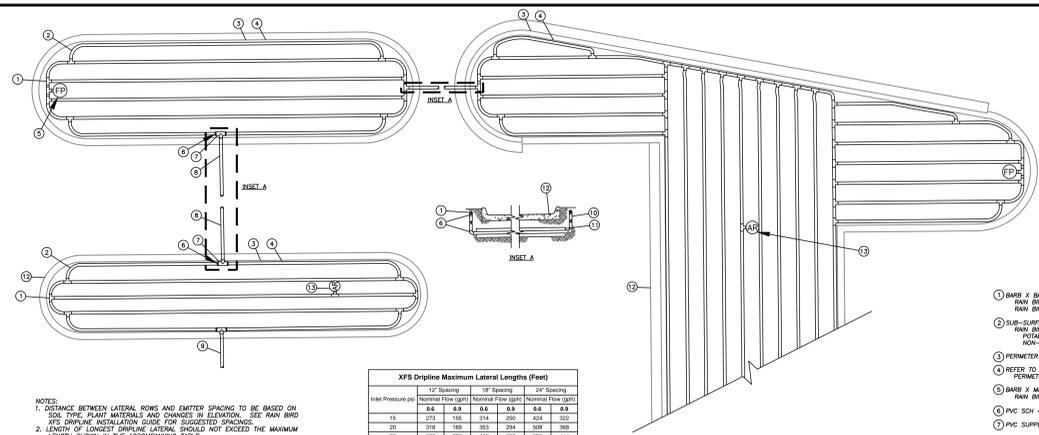
GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lee's Summit and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.

Feb 14, 2023 - 12:12pm
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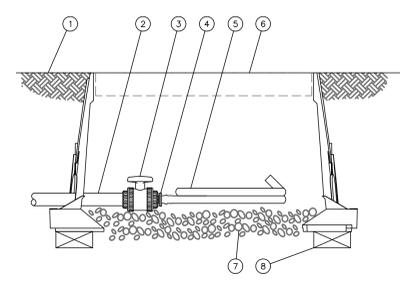


XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure (psi)	1/2" Spacing		18" Spacing		24" Spacing	
	Normal Flow (gph)					
8.6	8.9	8.6	8.5	8.4	8.4	8.3
15	15.1	14.9	14.8	14.7	14.7	14.6
20	20.1	19.9	19.8	19.7	19.7	19.6
30	30.1	29.9	29.8	29.7	29.7	29.6
40	40.1	39.9	39.8	39.7	39.7	39.6
50	50.1	49.9	49.8	49.7	49.7	49.6
60	60.1	59.9	59.8	59.7	59.7	59.6

- NOTES:**
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT ALL HIGH POINTS.
 4. DISTANCE FROM CURB TO ADJACENT DRIPLINE TO BE SPECIFIED BY DESIGN CONSULTANT (SEE DIMENSIONS AND SPECIFICATIONS).
 5. WHEN USING TIGHT TIGHT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

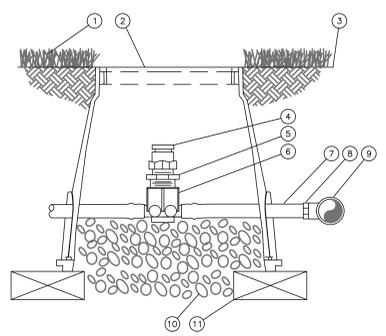
- 1 BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFF-CROSS (TYPICAL)
- 2 SUB-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE: POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- 3 PERIMETER OF AREA
- 4 REFER TO DIMENSIONS AND SPECIFICATIONS FOR PERIMETER DRIPLINE PIPE DISTANCE TO EDGE.
- 5 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 6 PVC SUPPLY MANIFOLD
- 7 FLUSH POINT (TYPICAL): SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
- 8 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE: FIT COUED TO MEET LATERAL FLOW DEMAND
- 9 PVC SCH 40 RISER PIPE
- 10 PVC SCH 40 SLEEVE PIPE SIZED TWICE SIZE OF MANIFOLD PIPE SIZE
- 11 PAVEMENT AND CURB
- 12 AIR RELIEF VALVE: RAIN BIRD MODEL ARV050: SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION



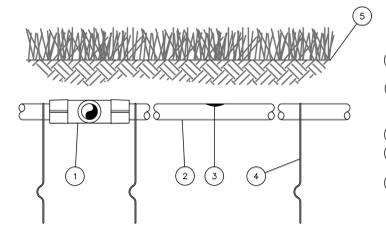
- 1 FINISH GRADE
- 2 PVC DRIPLINE MANIFOLD PIPE
- 3 PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- 5 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

907 TYPICAL ISLAND DRIPLINE LAYOUT DETAIL
Not to Scale

908 DRIPLINE FLUSH POINT W/BALL VALVE DETAIL
Not to Scale



- 1 TURF GRASS
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 FINISH GRADE
- 4 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 5 1/2" X 3/4" PVC REDUCER BUSHING
- 6 BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFF-TFA FITTING
- 7 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
- 8 BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
- 9 PVC TEE CONNECTED TO PVC HEADER PIPE
- 10 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 11 BRICK (1 OF 2)



- 1 EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
- 2 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE: POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- 3 INLINE DRIPLINE EMITTER
- 4 TIE-DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 5 TURF/FINISH GRADE OR SHRUB BED WITH MULCH

- NOTES:**
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE DOWN STAKES.

908 DRIPLINE AIR RELIEF VALVE DETAIL
Not to Scale

909 XFS SUB-SURFACE DRIPLINE BURIAL DETAIL
Not to Scale

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IRRIGATION DETAILS 2

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EXTERIOR FINISH LEGEND				
MARK	MATERIAL	MANUFACTURER	COLOR/PATTERN	DIMENSION
ES-1	EIFS SYSTEM	AS SPECIFIED	TBD	2" & 3"
FB-1	TAN BRICK	GLEN GERY	PEARL RIVER IRONSPOT	2 1/4" x 7 5/8" x 3 5/8"
FB-2	DARK BRICK	ENDICOTT	MANGANESE IRONSPOT, SMOOTH	2 1/4" x 7 5/8" x 3 5/8"
MP-1	METAL PANEL	FIRSTSTONE	CITYSCAPE	VARIES
MP-2	METAL PANEL	KNOTWOOD	WALNUT	VARIES
MP-3	METAL PANEL	BERRIDGE	HR-16, GRAY ZINC	VARIES



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A5.1
EXTERIOR ELEVATIONS

