

# Summer Moon Coffee

Lee's Summit, Jackson County, Missouri  
Section 36, Township 48N, Range 32W

## Final Development Plans

PRCOM20230879

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
04/25/2023

### LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
Future Curb and Gutter	
Utility Easement	
Sanitary Sewer Easement	Access Easement
Drainage Easement	Temporary Easement

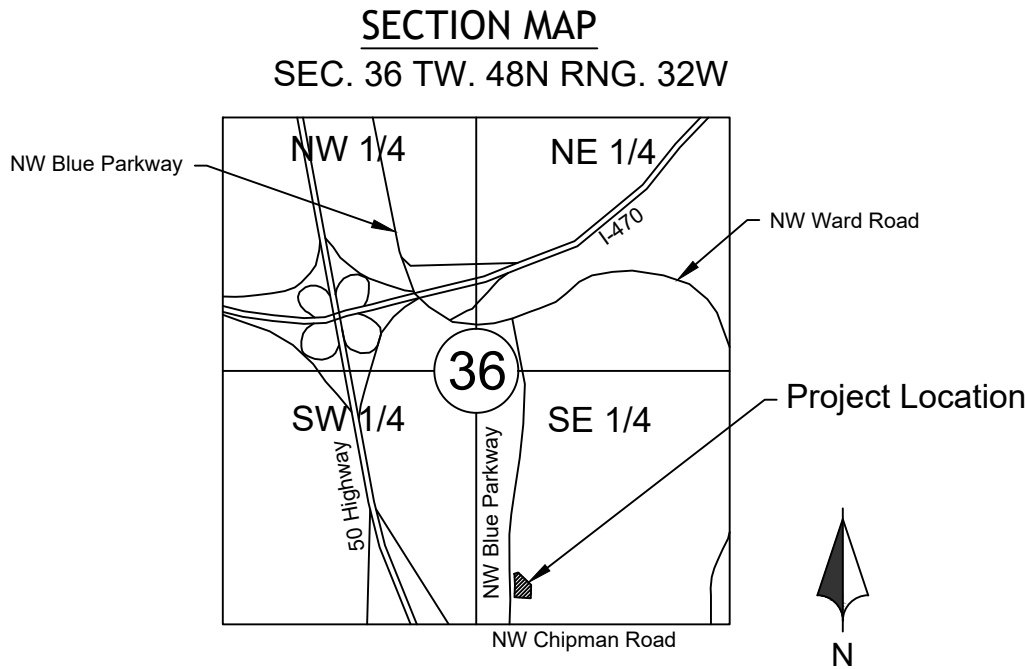
Legal Description  
Lot 3, SUMMIT FAIR, FIRST PLAT LOTS 1-7, LOT 9, TRACTS A, B, D, AND E, a subdivision in the city of Lee's Summit, Jackson County, Missouri.

Civil Engineer  
Renaissance Infrastructure Consulting  
Mick Slutter  
400 E. 17th Street  
Kansas City, MO 64108  
(816) 800-0950

Architect  
Yaeger Architecture  
Jessica Wardle  
8655 Penrose Lane, Ste 300  
Lenexa, KS 66219  
(913) 742-8024



Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Area Plan
C04	General Layout
C05	Pavement Plan
C06	Grading Plan
C07	Standard Details 1



### GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Lee's Summit, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Lee's Summit, the City of Lee's Summit's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Lee's Summit.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Lee's Summit, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Lee's Summit, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.

### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



Final Development Plans

22-0188

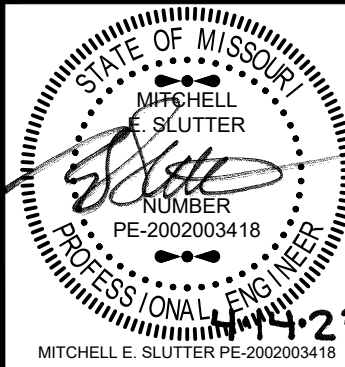
Summer Moon Coffee  
Lee's Summit, Jackson County, Missouri

Title Sheet

NO.	DATE	REVISION
4	04/14/2023	Per City Comments
3	03/06/2023	Per Landlord Comments
2	12/06/2022	Per City Comments
1	11/09/2022	Original Submittal

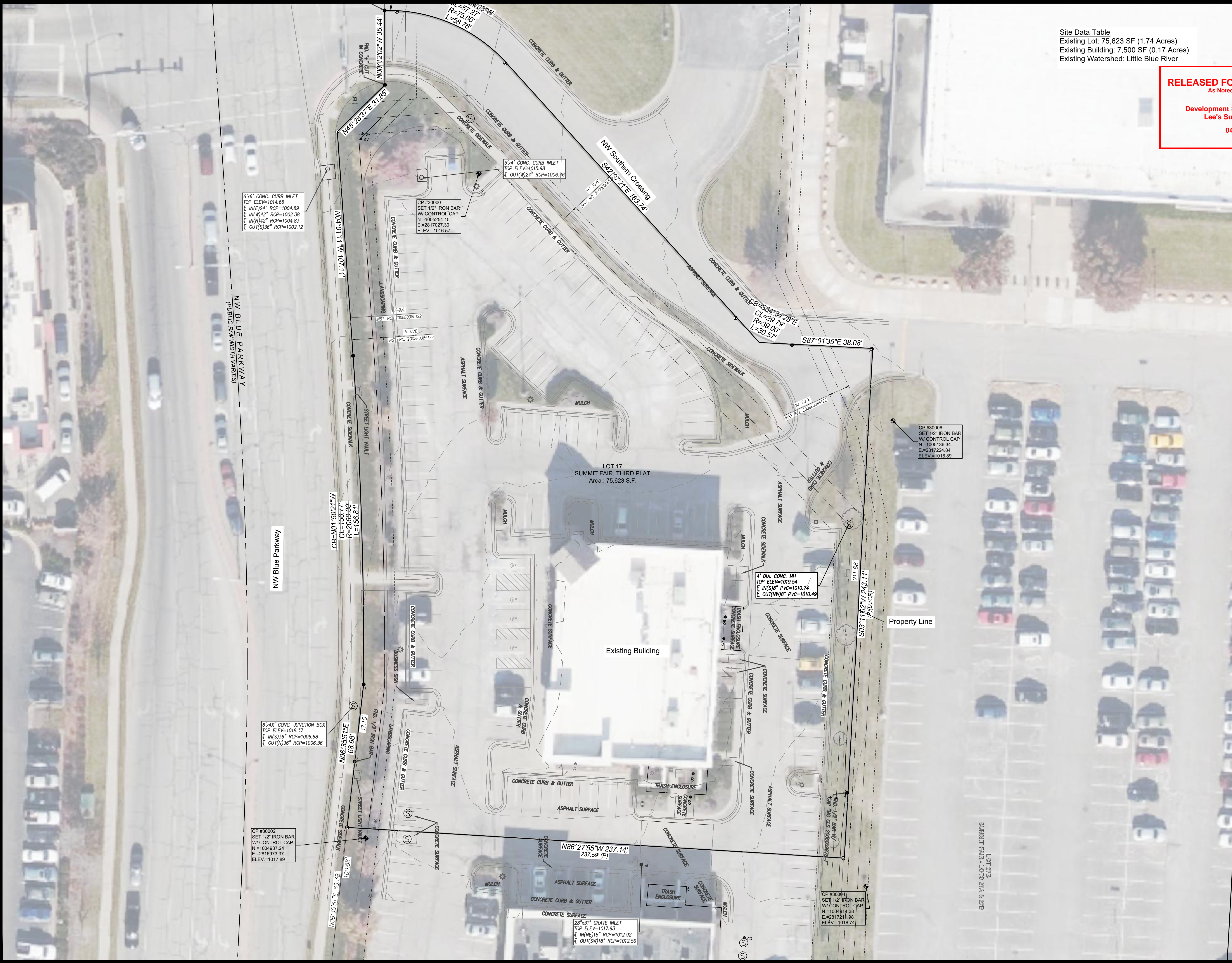
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**Renaissance Infrastructure Consulting**  
400 E 17th Street  
Kansas City, Missouri 64108  
www.RIC-CONSULT.COM  
B16-800-0950  
MO Certificate of Authority: E-2010033630



Sheet  
C01





Site Data Table  
Existing Lot: 75,623 SF (1.74 Acres)  
Existing Building: 7,500 SF (0.17 Acres)  
Existing Watershed: Little Blue River

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CHECKED BY

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Renaissance

Infrastructure

Consulting

400 E 17TH STREET

KANSAS CITY, MISSOURI 64108

816.800.0950

WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

STATE OF MISSOURI

SEAL

PROFESSIONAL ENGINEER

NUMBER

PE-000000418

PE-2002003418

MITCHELL E. SLUTTER

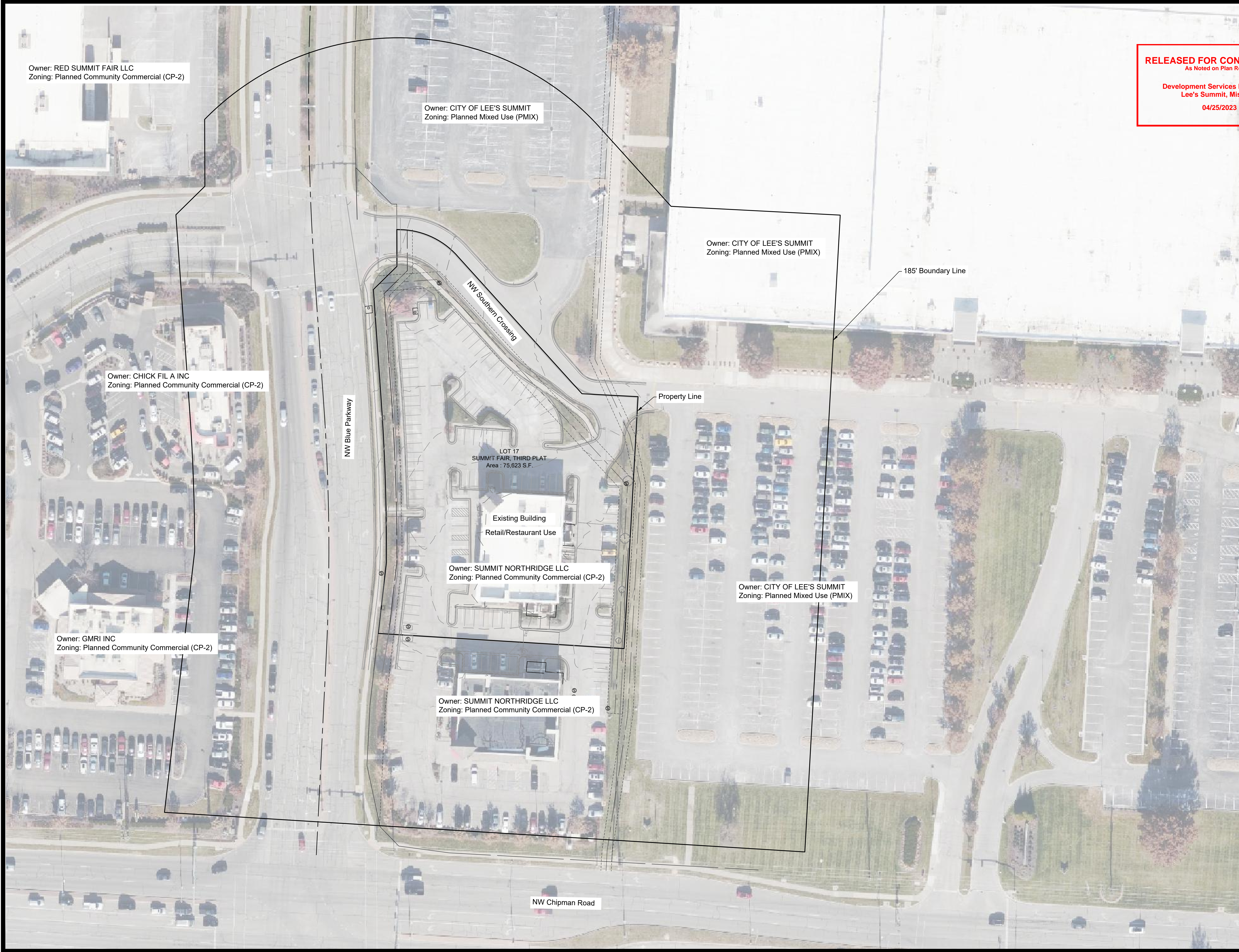
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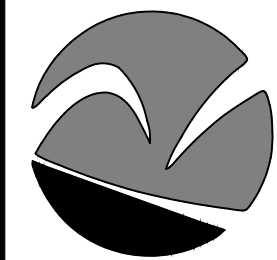


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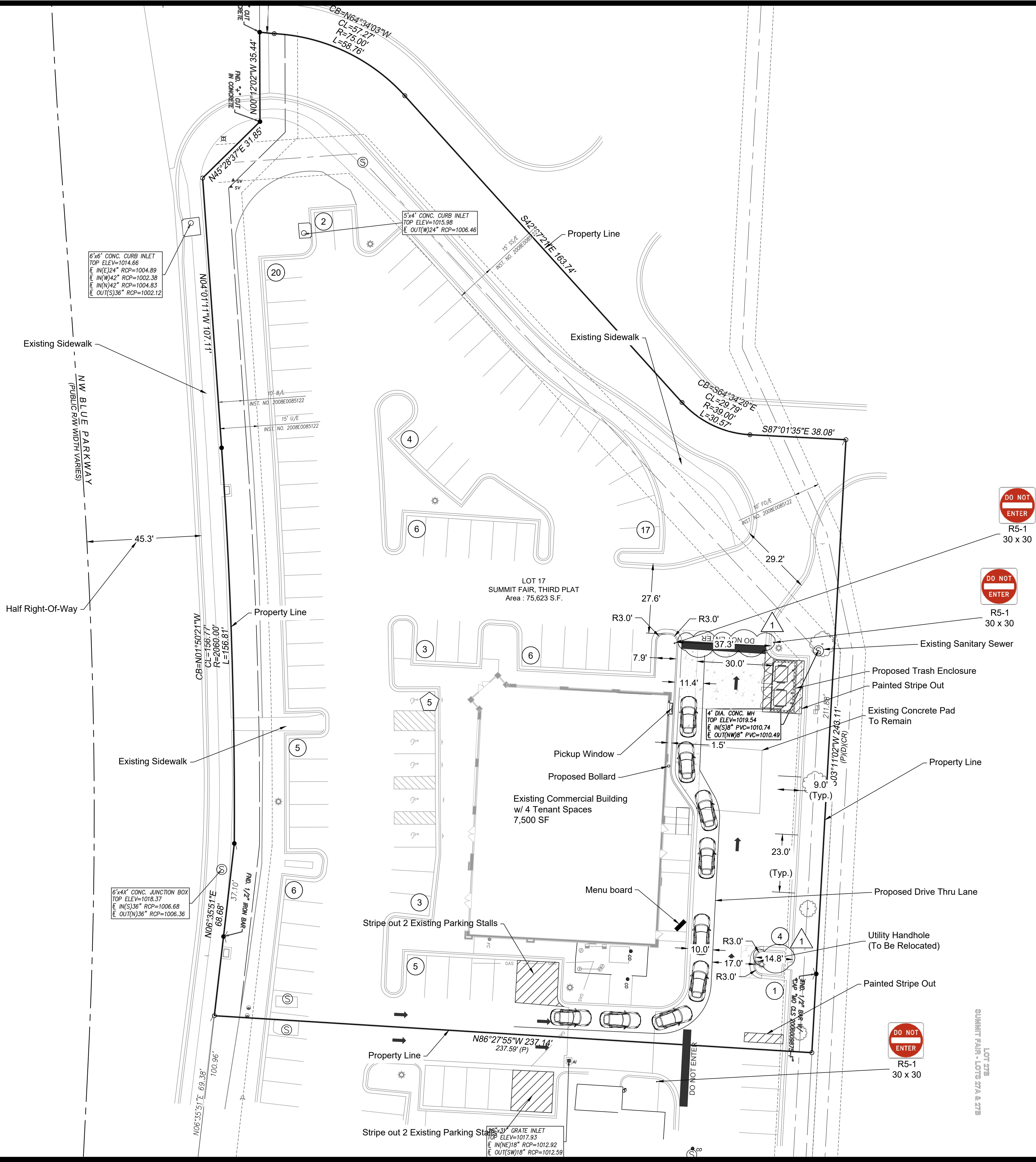
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Area Plan

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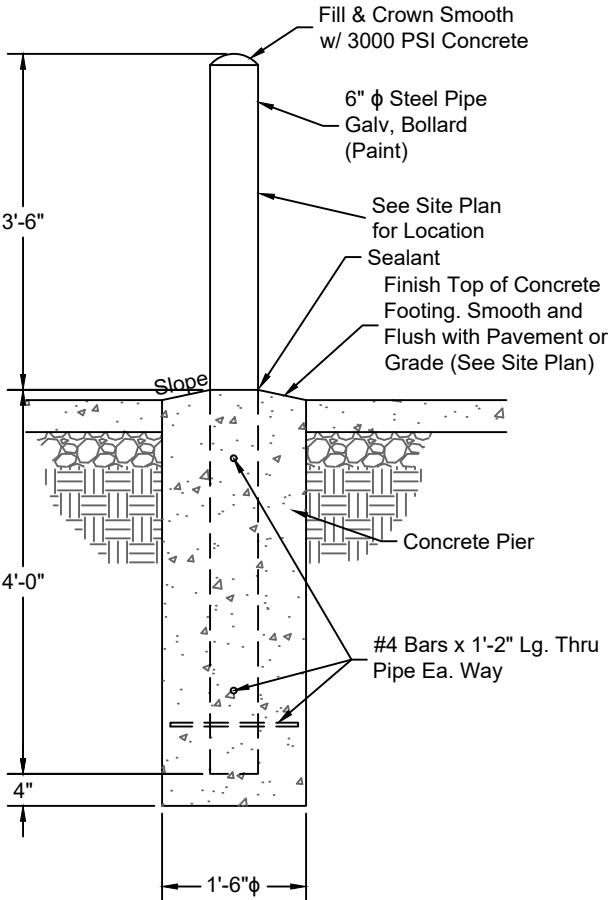
Site Data Table  
Zoning: CP-2  
Existing Lot: 75,623 SF (1.74 Acres)  
Existing Impervious Area: 51,053 SF (67.34%)  
Proposed Impervious Area: 51,009 SF (67.30%)  
Proposed Building Area: 7,500 SF (1-Story)  
Floor Area Ratio (FAR): 0.099

Parking Data:  
Proposed Parking Stalls: 87 (5 ADA)  
Required Parking Stalls: 85 (4 ADA)  
Retail: 2,250 SF @ 5/1000 = 11.25 stalls  
Restaurant: 5,250 SF @ 14/1000 = 73.50 stalls

- 2 ADA Parking Stall Count  
1 Car Parking Stall Count

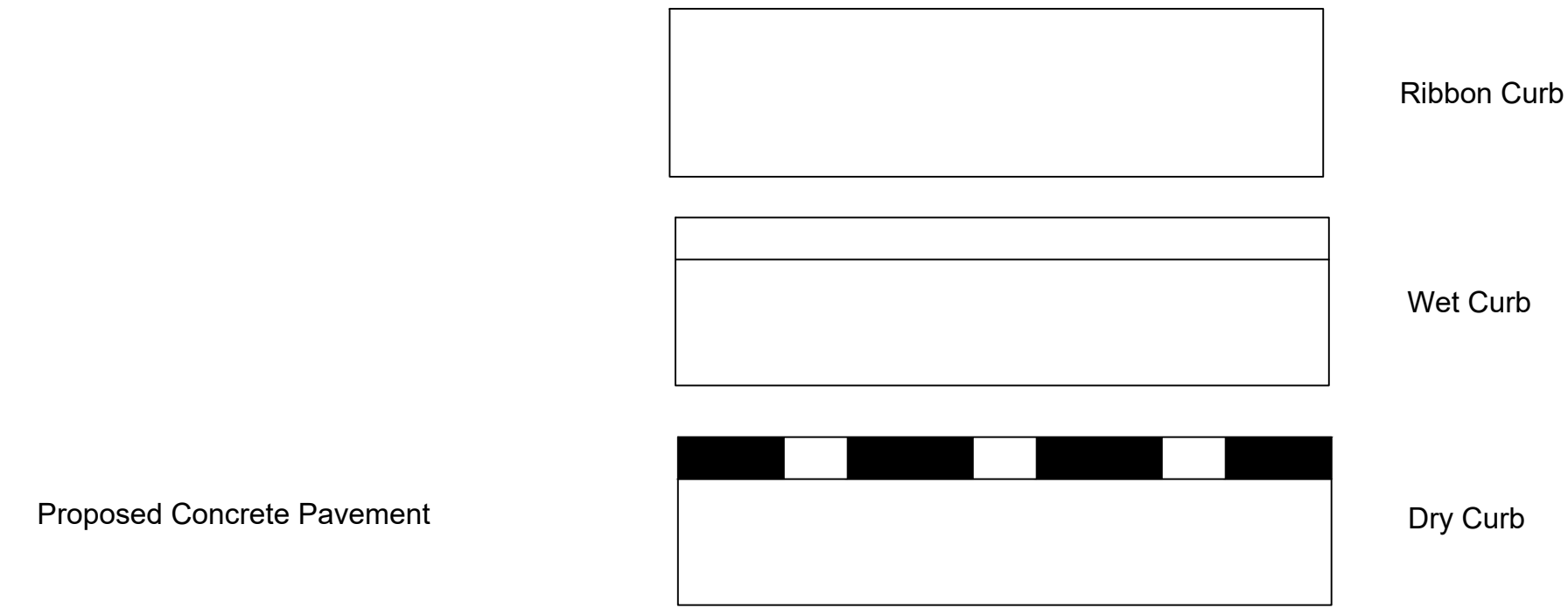
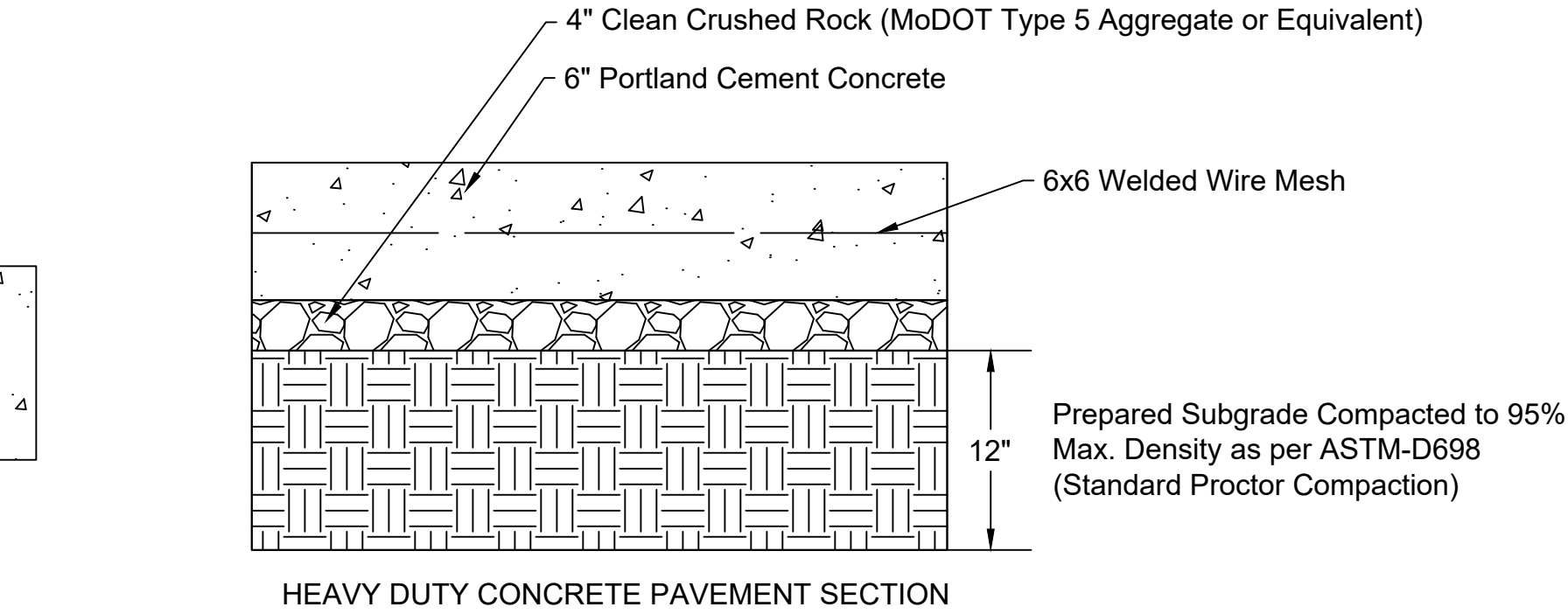
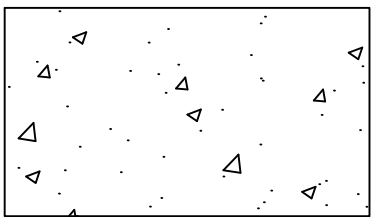
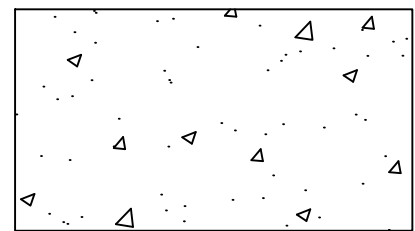
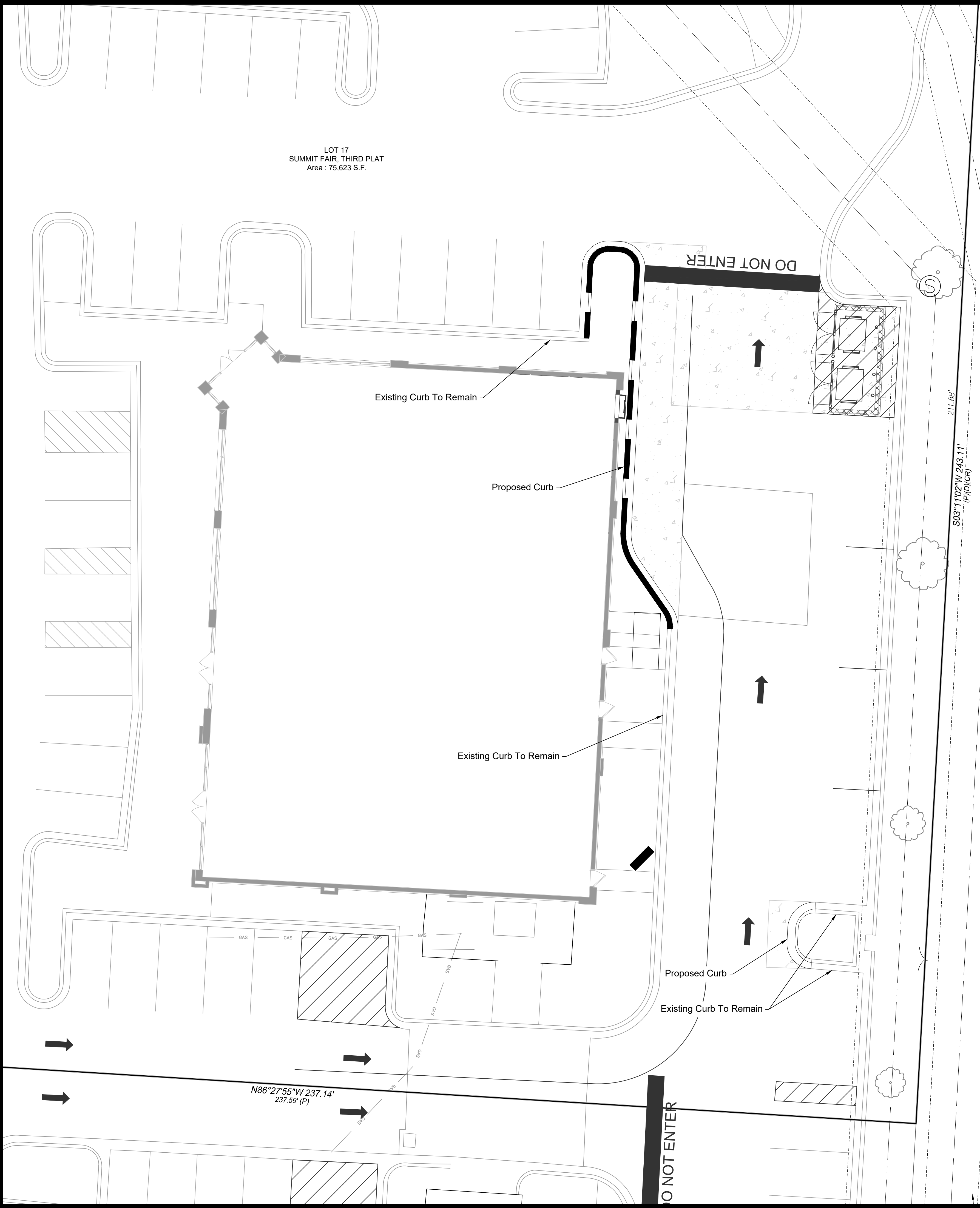
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	Vehicle parking areas & drives	Fire lanes and truck access
Concrete	Sec. 8.620.F.1.a.(2)	Sec. 8.620.F.1.b.(2)
Concrete — Full depth	6"	6"
Subgrade	4" granular base course	4" granular base course

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Pavement Plan

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STATE OF MISSOURI  
JULIUS ROBERT MITCHELL  
REGISTERED PROFESSIONAL ENGINEER  
NUMBER  
PE-2020030418  
EXPIRATION DATE  
12/31/2024

4-23

Sheet

C05







