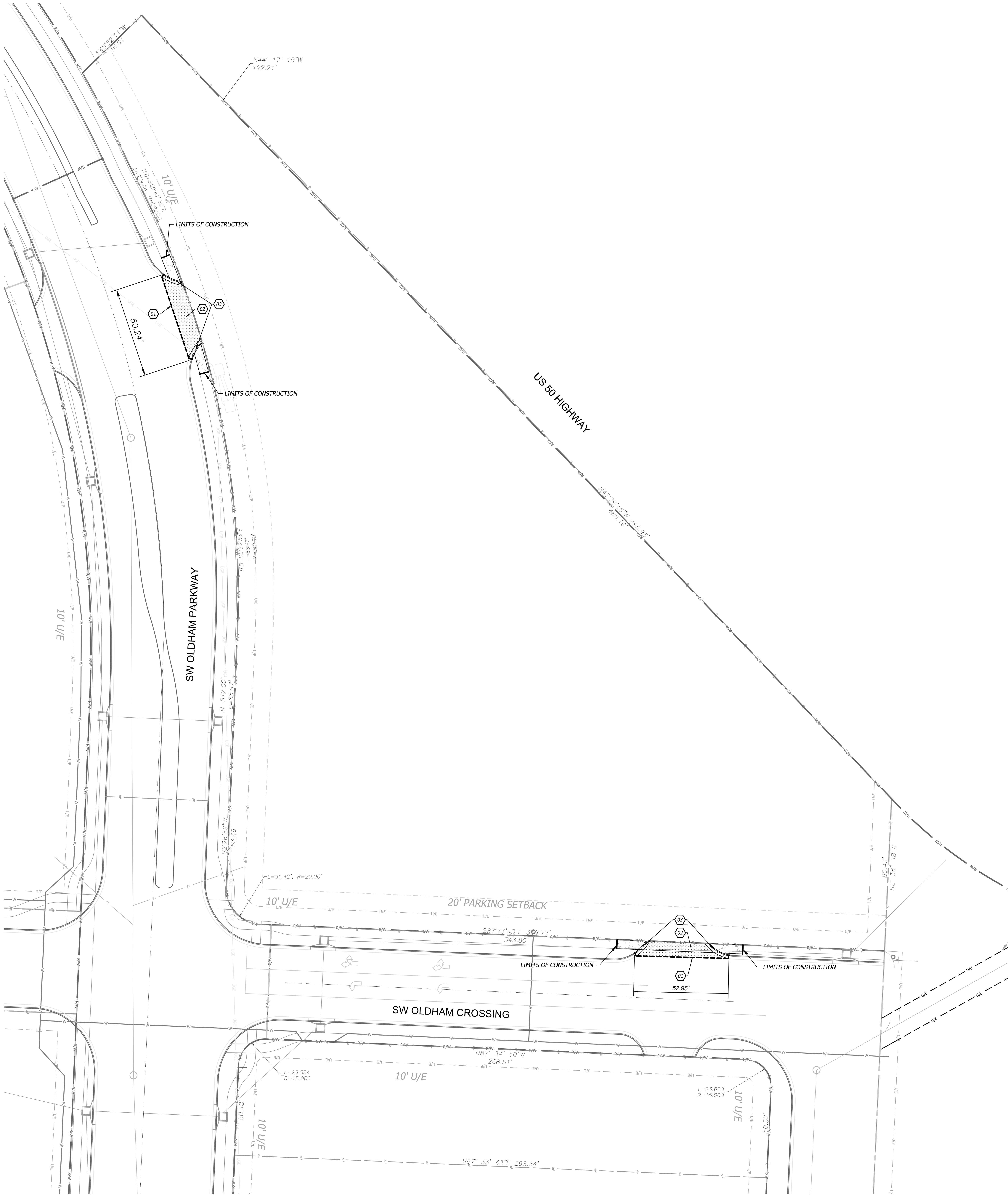




DEMOLITION GENERAL NOTES

- 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 contractors 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 properly 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

- SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- REMOVE & DISPOSE OF EXISTING ASPHALT.
- REMOVE & DISPOSE OF EXISTING CURB.

DEMOLITION LEGEND

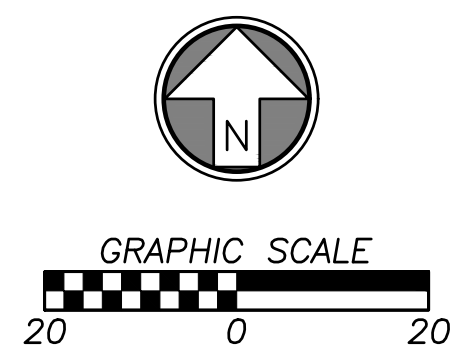
- SAW CUT LINE
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE SIDEWALK TO BE REMOVED

LEGEND

- RIGHT - OF - WAY LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE

LEGAL DESCRIPTION

The site is Lot 5 and Lot 5A of the Oldham Village, 1st Plat, Lots 1-13 & Tracts A-D



ARCHITECT OF RECORD

brr
BRR ARCHITECTURE INC.
818 BENTLEY AVENUE
SUITE 200
OVERLAND PARK, KS 66210
WWW.BRRARCH.COM
TEL: 913-262-8885
FAX: 913-583-8844

CONSULTANT

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Bruggert Henshaw & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

BRR DOES NOT GUARANTEE THAT THE DATA AND INFORMATION PROVIDED HEREIN ARE SUFFICIENT OR APPROPRIATE FOR THE USER'S PLANNING OR CONSTRUCTION. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING AND AGREES TO INDEMNIFY BRR FROM ANY AND ALL LIABILITY ARISING FROM THE USER'S USE.

ISSUES AND REVISIONS

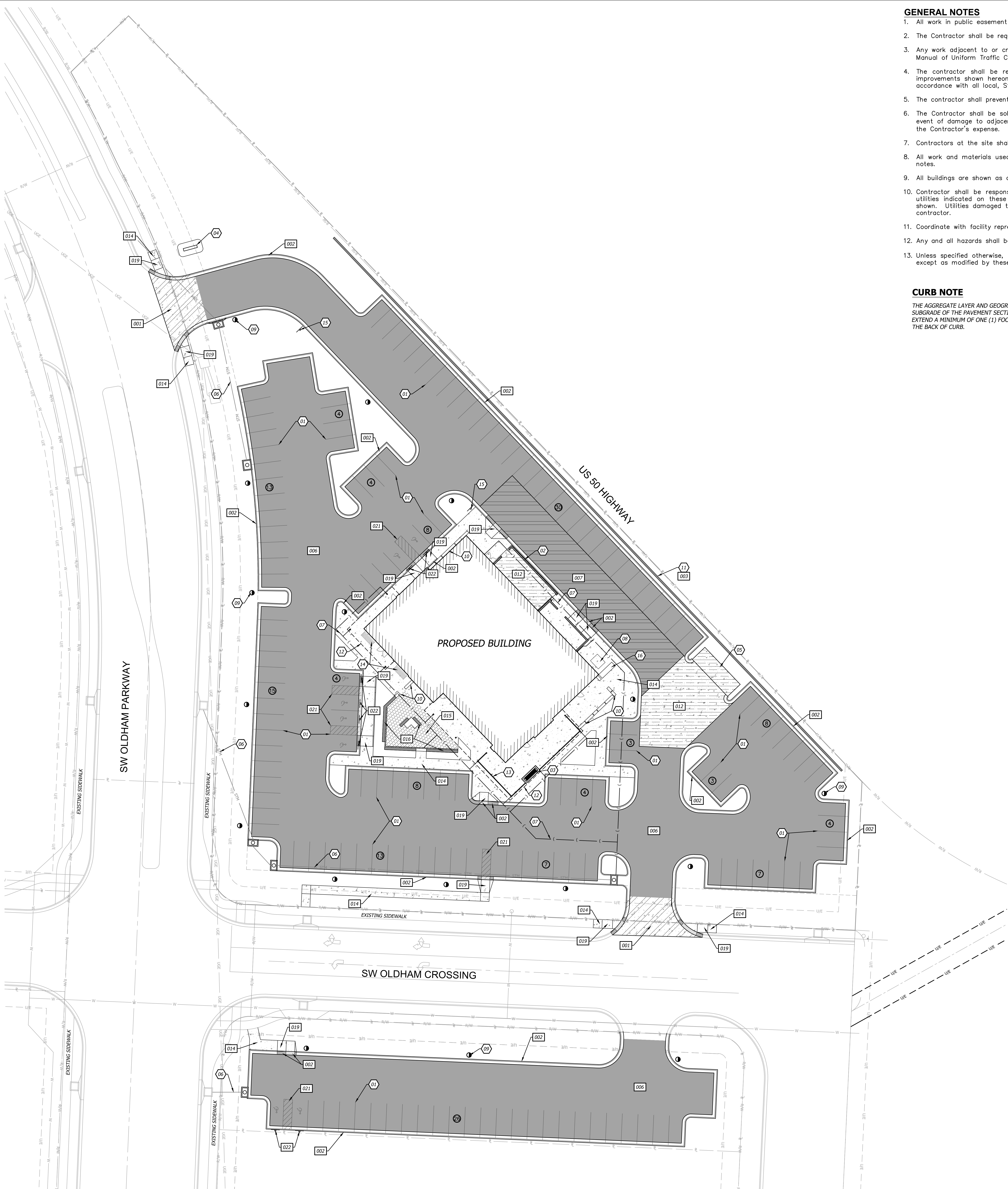
NUMBER	DATE	DESCRIPTION
1	06/20/25	ORIGINAL ISSUE
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME

DEMOLITION PLAN

SHEET NUMBER

C100



GENERAL NOTES

1. All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Lee's Summit, Missouri.
2. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
3. Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
5. The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
6. The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.
7. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
8. All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
9. All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
10. Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
11. Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
12. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
13. Unless specified otherwise, all construction shall meet the requirements of the Missouri Department of Transportation (MODOT) Standard Specifications, except as modified by these plans.

CURB NOTE

THE AGGREGATE LAYER AND GEOGRID SUBGRADE OF THE PAVEMENT SECTION SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE BACK OF CURB.

SITE DATA

SITE	
SITE AREA:	2.94 AC 127,903 SF
IMPERVIOUS AREA:	
EXISTING:	127,903 SF (100.0%)
PROPOSED:	84,897 SF (66.4%)
BUILDING	
BUILDING AREA:	8,335 SF (6.5%)
PARKING	
PARKING PROVIDED:	129 STANDARD (ON-SITE) 8 HANDICAP (1 VAN) 24 STANDARD (OFF-SITE) 161 TOTAL STALLS
PARKING REQUIRED:	
CUSTOMER & EMPLOYEE STALLS: (14 PER 1,000 SF OF GROSS FLOOR AREA)	117
ADA STALLS: (BASED ON 154 STANDARD STALLS & 2 FACILITIES)	8 (1 VAN)

ZONING

00

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED SCREEN WALL; REFER TO ARCHITECTURAL PLANS.
- 03 PROPOSED OUTDOOR FIREPLACE; REFER TO ARCHITECTURAL PLANS.
- 04 PROPOSED MONUMENT SIGN; REFER TO ARCHITECTURAL PLANS.
- 05 PROPOSED TRASH ENCLOSURE; REFER TO ARCHITECTURAL PLANS.
- 06 PROPOSED STORM SYSTEM; REFER TO SHEET C700-C701
- 07 PROPOSED ROOF DRAIN SYSTEM; REFER TO SHEET C702
- 08 PROPOSED TRANSFORMER PAD LOCATION; CONSTRUCTED TO EVERGY STANDARDS.
- 09 PROPOSED LIGHT POLES; REFER TO LIGHTING PLANS E002.
- 10 PROPOSED PLANTERS; REFER TO ARCHITECTURAL PLANS.
- 11 PROPOSED MODULAR BLOCK RETAINING WALL; REFER TO DETAIL 003 ON C200
- 12 PROPOSED BUILDING CANOPY; REFER TO ARCHITECTURAL PLANS
- 13 PROPOSED IRON FENCE; REFER TO ARCHITECTURAL PLANS. CONTRACTOR TO COORDINATE SLAB THICKNESS REQUIRED FOR RAILING ANCHORS.
- 14 PROPOSED BENCHES; REFER TO ARCHITECTURAL PLANS.
- 15 "NO PARKING FIRE LANE" SIGNS.
- 16 SCREENING FOR TRANSFORMER; REFER TO L100

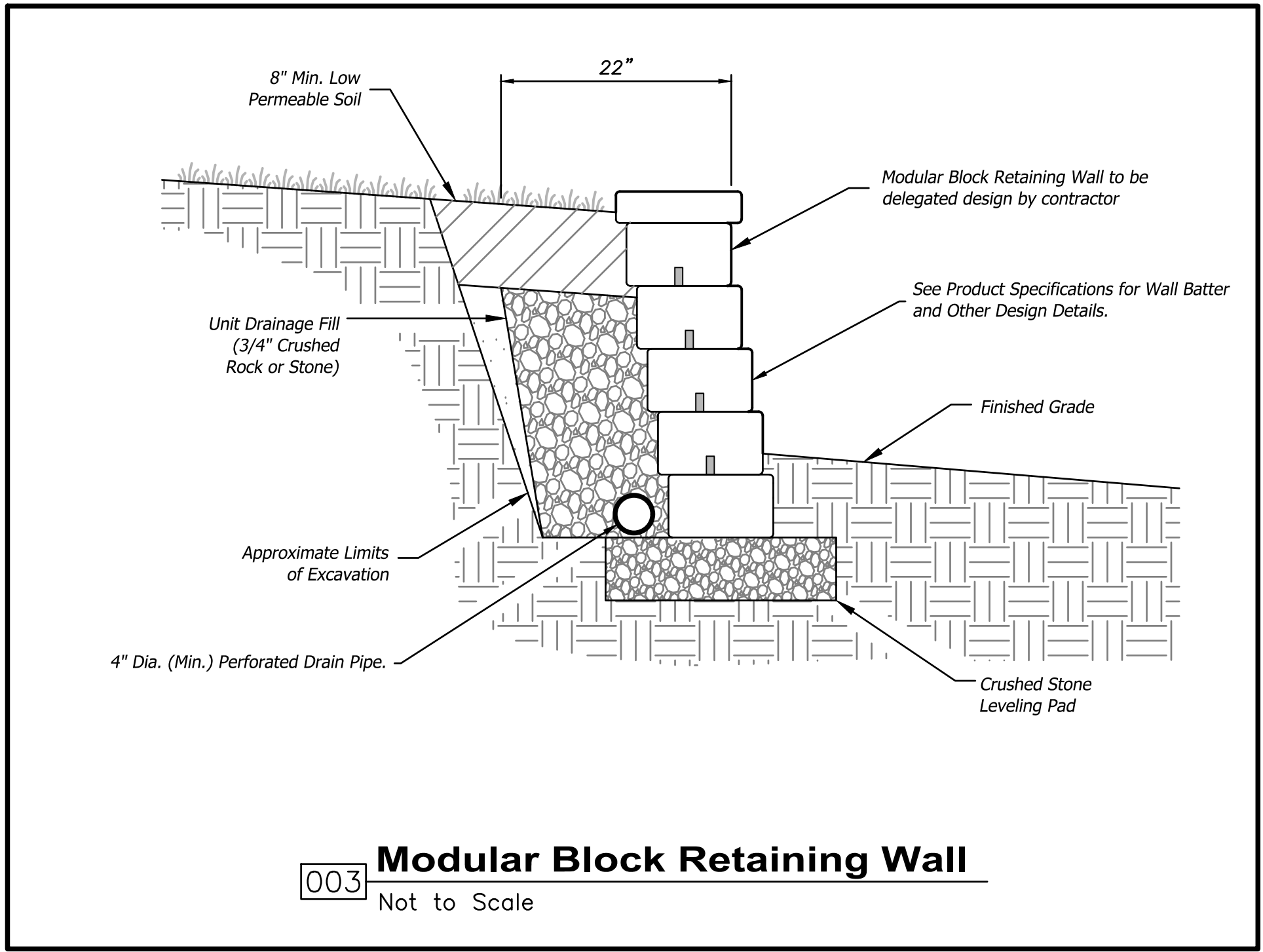
002

DETAILS

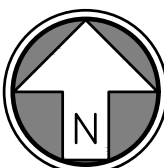
- SEE CONSTRUCTION DETAILS - SHEETS C901-C903
- 001 DRIVEWAY ENTRANCE
 - 002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
 - 003 MODULAR BLOCK RETAINING WALL
 - 006 MEDIUM DUTY ASPHALT PAVEMENT
 - 007 HEAVY DUTY ASPHALT PAVEMENT
 - 012 CONCRETE PAD
 - 014 CONCRETE SIDEWALK
 - 015 PAVER AREA
 - 016 CONCRETE SEAT WALL
 - 017 STEEL/CONCRETE BOLLARD
 - 019 SIDEWALK RAMP
 - 021 (ADA) HANDICAP PARKING STRIPING
 - 022 (ADA) HANDICAP PARKING SIGNAGE

SITE LEGEND

- 01 PARKING STALL COUNT
- PROPOSED BUILDING
 - MEDIUM DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAD
 - STANDARD CURB & GUTTER
 - ZERO HEIGHT CURB
 - TRANSITION CURB



003 Modular Block Retaining Wall
Not to Scale



GRAPHIC SCALE
20 0 20

ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
818 MIDCOURT AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-9895
FAX: 913-583-8664

CONSULTANT

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Bruggert Homanish & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF BRR ARCHITECTURE INC. ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF BRR ARCHITECTURE INC. ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC.

ISSUES AND REVISIONS

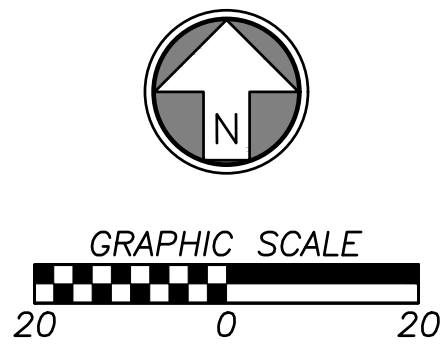
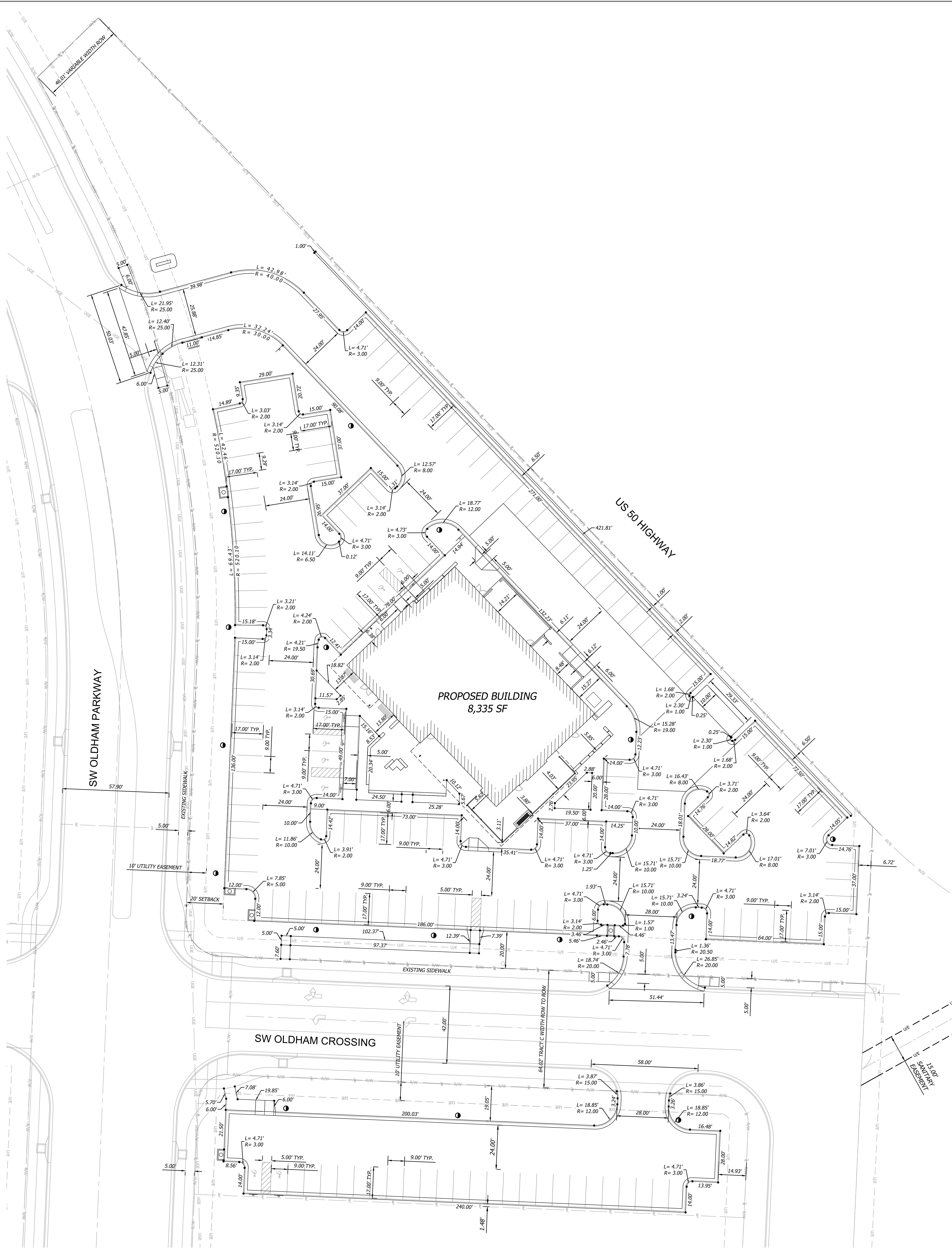
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

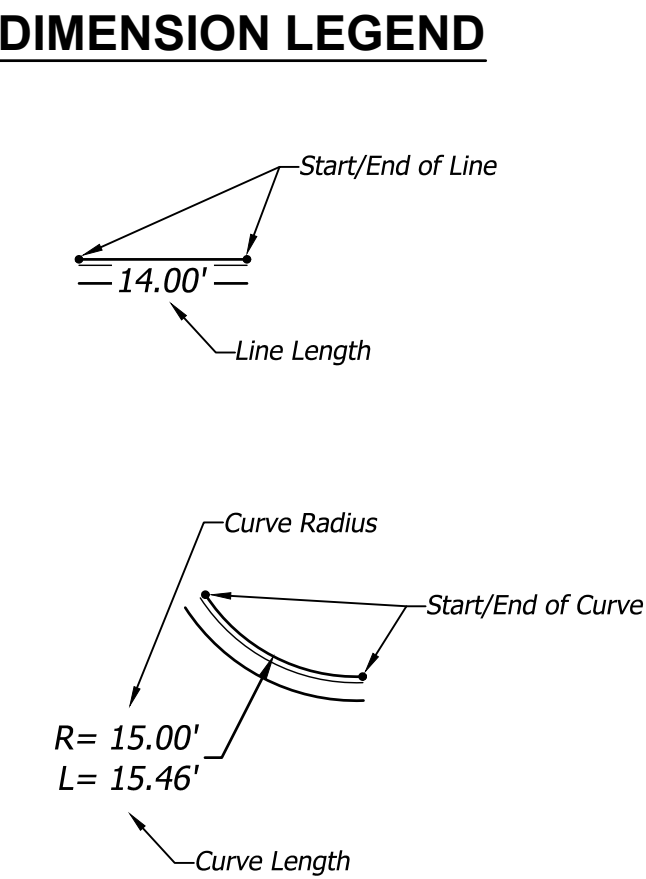
SITE PLAN

SHEET NUMBER

C200



- DIMENSION NOTES**
1. All dimensions are to/along back of curb unless otherwise noted.
 2. All dimensions are to bottom of wall unless otherwise noted.



ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
818 BENTLEY AVENUE
SUITE 200
OVERLAND PARK, KS 66210
WWW.BRRARCH.COM
TEL: 913-262-5855
FAX: 913-551-8644

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornish & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
PROFESSIONAL SEAL		

COPYRIGHT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. NO WARRANTIES ARE MADE BY BRR ARCHITECTURE INC. OR ITS EMPLOYEES OR AGENTS FOR THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR AT A LATER DATE. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR AT A LATER DATE WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. IS PROHIBITED. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THE DESIGN OF ANY PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. AND MAY BE CONTRARY TO THE LAW.

BRR DOES NOT GUARANTEE THAT THE DESIGN IS SUFFICIENT OR APPROPRIATE FOR THE USER'S PURPOSES. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE USER SHALL BE RESPONSIBLE FOR THE DESIGN.

ALL USERS SHALL BE RESPONSIBLE FOR THE DESIGN AND THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE USER SHALL BE RESPONSIBLE FOR THE DESIGN.

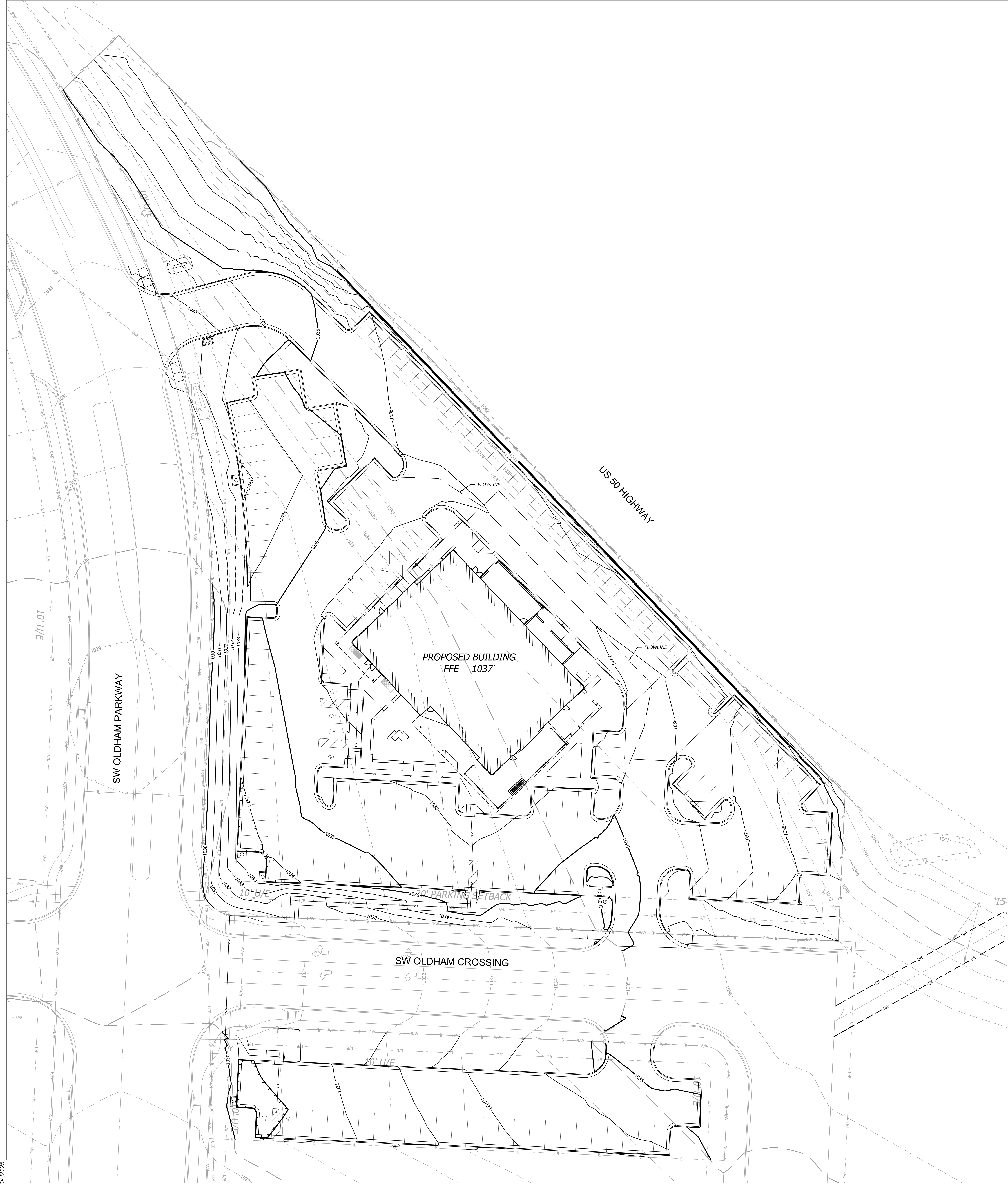
REVISIONS AND REVISIONS			
NUMBER	DATE	REVISION	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

DIMENSION PLAN
SHEET NUMBER

C300

BRR ORIGINAL PRINTED ON RECYCLED PAPER



GRADING NOTES

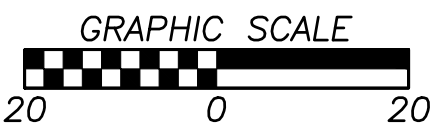
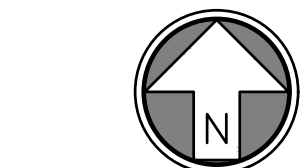
- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Contractor shall meet requirements as outlined in City of Lee's Summit, Missouri Standard Specifications Section 2102.4 - Excavation, Trenching, and Backfilling where applicable.
- All existing elevations are not surveyed, they are contours based on the Mass Grading plan provided by Engineering Solutions on 1/22/2025.
- The aggregate layer and geogrid subgrade of the pavement section shall extend a minimum of one (1) foot beyond the back of curb.

FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 23095C04196
Panel No: 419 of 605
Map Revised Date: January 20, 2017
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

GRADING LEGEND

- STANDARD CURB & GUTTER
- TRANSITION CURB
- ZERO HEIGHT CURB
- DRAINAGE DIRECTION
- FINISH GRADE MAJOR CONTOURS
- FINISH GRADE MINOR CONTOURS
- EXISTING GRADE MAJOR CONTOURS
- EXISTING GRADE MINOR CONTOURS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ACCESSIBLE ADA ROUTE



ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.

818 BENDISLY AVENUE

SUITE 200

OVERLAND PARK, KS 66204

WWW.BRRARCH.COM

TEL: 913-262-5855

FAX: 913-553-9544

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES

7101 College Blvd., Suite 400

Overland Park, Kansas 66210

p. (913) 663-1900

BHC is a trademark of Brungart-Hornsholt & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
PROFESSIONAL SEAL		



COPYRIGHT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR AT A LATER TIME WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. IS PROHIBITED. THE SERVICES OF PROFESSIONALLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THIS DRAWING FOR REUSE ON ANY OTHER PROJECT. IT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
BRR DOES NOT GUARANTEE THAT THE FILES ARE SUFFICIENT OR APPROPRIATE FOR USER'S PURPOSES. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AGREES TO INDEMNIFY BRR FROM LIABILITY ARISING FROM USER'S USE.

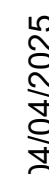
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/20/25	ADDENDUM 1	

SHEET NAME

GRADING PLAN

SHEET NUMBER

C400

[illegible]

SHEET NAME

DETAILED GRADING

SHEET NUMBER

C401



1. Prior to Land Disturbance activities, the contractor shall:
 - a. Delimitate the outer limits of any natural stream corridor designated with construction fencing.
 - b. 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.
 - c. 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 Inspection and in conformance with the erosion and sediment control plan.
2. The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
 - a. The contractor shall seed, mulch, or otherwise stabilize any disturbed area that has been exposed for more than 14 days.
 - b. The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
 - o During active construction phases – at least once per week
 - o During periods of inactivity – at least once per 14 days
 - o After each rainfall event of 1/2 inch or more – within 24 hours of the rain event
 - c. 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, any deficiencies noted, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
 - d. 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 at site and made available for review by the regulatory authority.
3. Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas Department of Transportation, Kansas State Parks and Wildlife 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 more than 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.
4. 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.
5. 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 are not adequate to address erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
6. 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.
7. 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.
8. Silt fences and erosion control BMPs which are shown along the back of curb shall be installed within two weeks of curb backfill and prior to the installation of base asphalt. Exact locations may be field adjusted to minimize conflicts with utility construction; however, disturbance by utility construction shall not delay installation.
9. Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
10. Private Erosion & Sediment Control Inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City with a copy of the report. The contractor shall provide the City with a copy of the report to the City Engineer and the City Engineer to Lee's Summit with reports and documentation.

	DISTURBED AREA (2.94 AC)
	SILT/SEDIMENT FENCE
	TREE PROTECTION
	INLET PROTECTION FILTER BAGS
	CONSTRUCTION ENTRANCE
	CONCRETE CLEANOUT

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



PROJECT TITLE

PROJECT NUMBER			6291009
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND TEMPORARILY CANNOT BE USED AS A BASIS FOR ANY USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

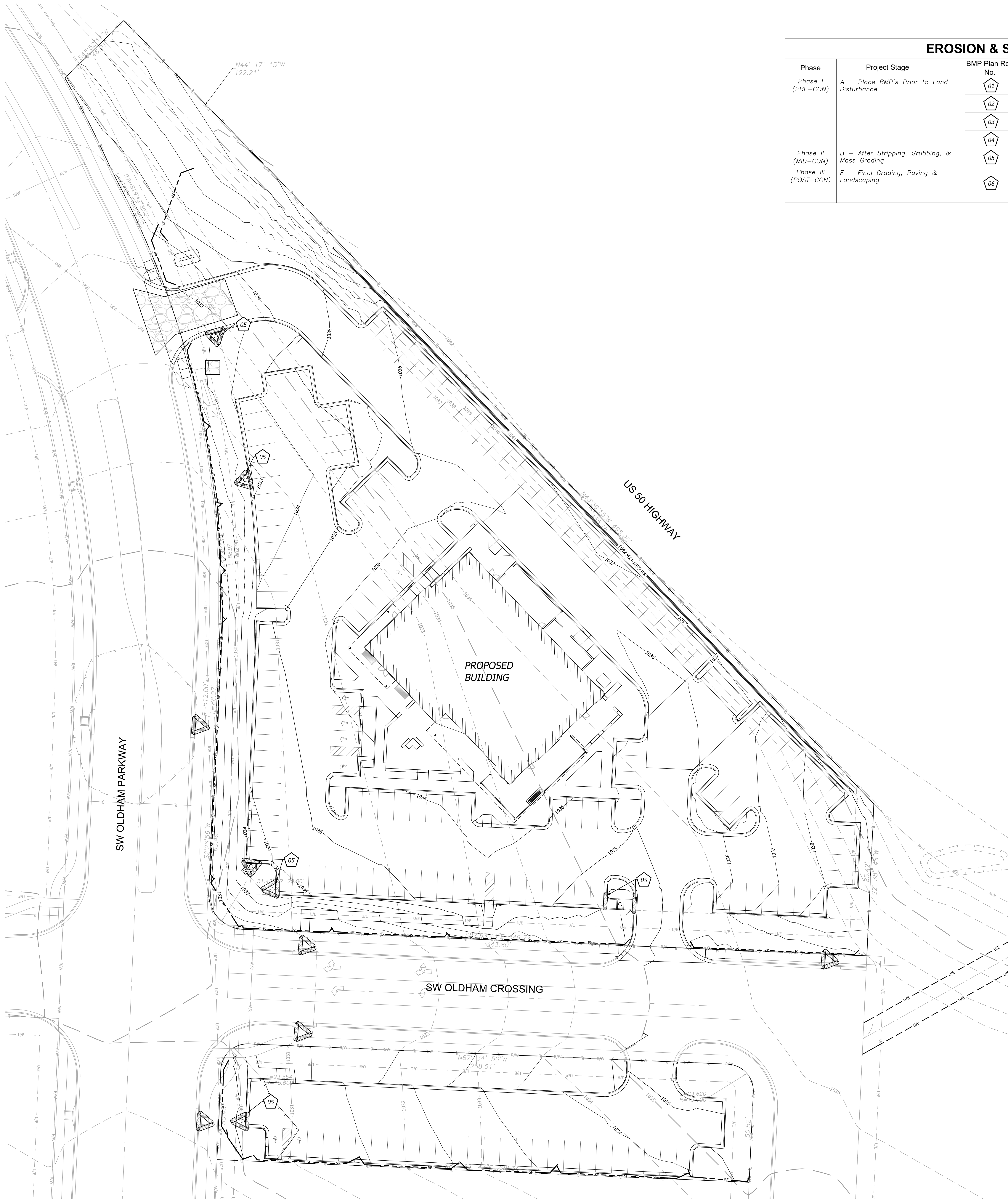
BRR DOES NOT GUARANTEE THAT PDF FILES ARE SUFFICIENT OR APPROPRIATE FOR USER'S PURPOSES. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AT USER'S SOLE RISK TO INDEMNIFY BRR FROM LIABILITY ARISING FROM USER'S USE.

[illegible]

SHEET NAME

SHEET NUMBER

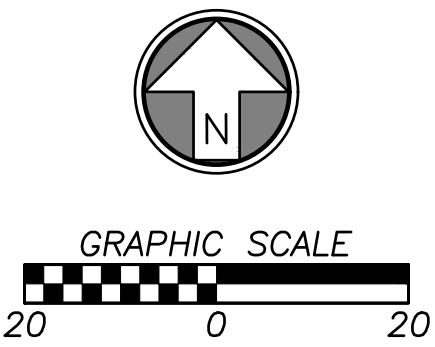
C500



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	Concrete Entrance & Staging Area	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 - After Stripping, Grubbing, & Mass Grading	05	Storm Inlet Protection	E	Place as shown on plan
Phase III (POST-CON)	E - Final Grading, Paving & Landscaping	06	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility)

- 000 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 CONTROL LEGEND**
- DISTURBED AREA (2.94 AC)
 - SILT/SEDIMENT FENCE
 - INLET PROTECTION FILTER BAGS
 - CONSTRUCTION ENTRANCE
 - STAGING AREA
 - CONCRETE CLEANOUT



ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.

818 MIDCOURT AVENUE

SUITE 200

OVERLAND PARK, KS 66204

WWW.BRRARCH.COM

TEL: 913-262-5685

FAX: 913-551-9644

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES

7101 College Blvd., Suite 400

Overland Park, Kansas 66210

p. (913) 663-1900

BHC is a trademark of Brungart-Horvath & Company, P.A.

CLIENT

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



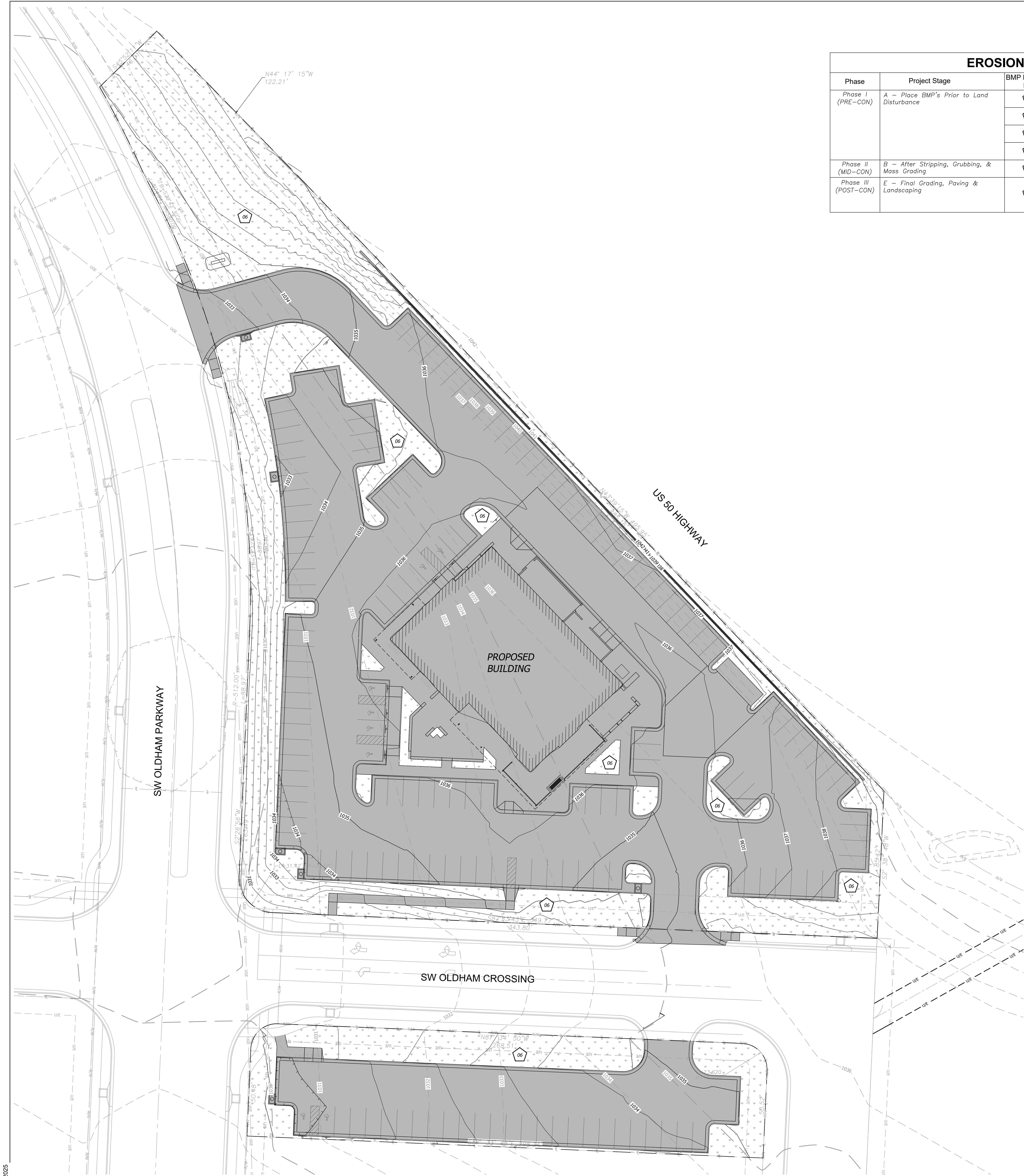
COPYRIGHT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF PROFESSIONALLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THE DESIGN OF ANY PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. AND MAY BE CONTRARY TO THE LAW.

BRR DOES NOT GUARANTEE THAT THE DESIGN IS SUFFICIENT OR APPROPRIATE FOR USER'S PLANS. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AGREES TO HOLD BRR FROM LIABILITY ARISING FROM USER'S USE.

REVISIONS AND REVISIONS			
NUMBER	DATE	DESCRIPTION	
1	06/03/25	ADDENDUM 1	

SHEET NAME

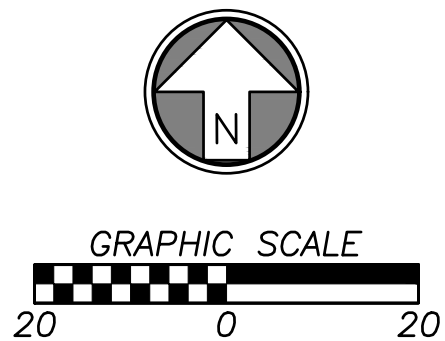
MID-CONSTRUCTION EROSION
SHEET NUMBER



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	Concrete Entrance & Staging Area	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 -- After Stripping, Grubbing, & Mass Grading	05	Storm Inlet Protection	E	Place as shown on plan
Phase III (POST-CON)	E -- Final Grading, Paving & Landscaping	06	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility)

EROSION CONTROL LEGEND	
	DISTURBED AREA (2.94 AC)
	FINAL SEEDING (SOD &/OR LANDSCAPING)
	IMPERVIOUS AREA (2.00 AC)

- 000 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



ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
818 WENDOLF AVENUE
SUITE 200
OVERLAND PARK, KS 66210
WWW.BRRARCH.COM
TEL: 913-262-5695
FAX: 913-582-9644

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornsholt & Company, P.A.

CLIENT

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



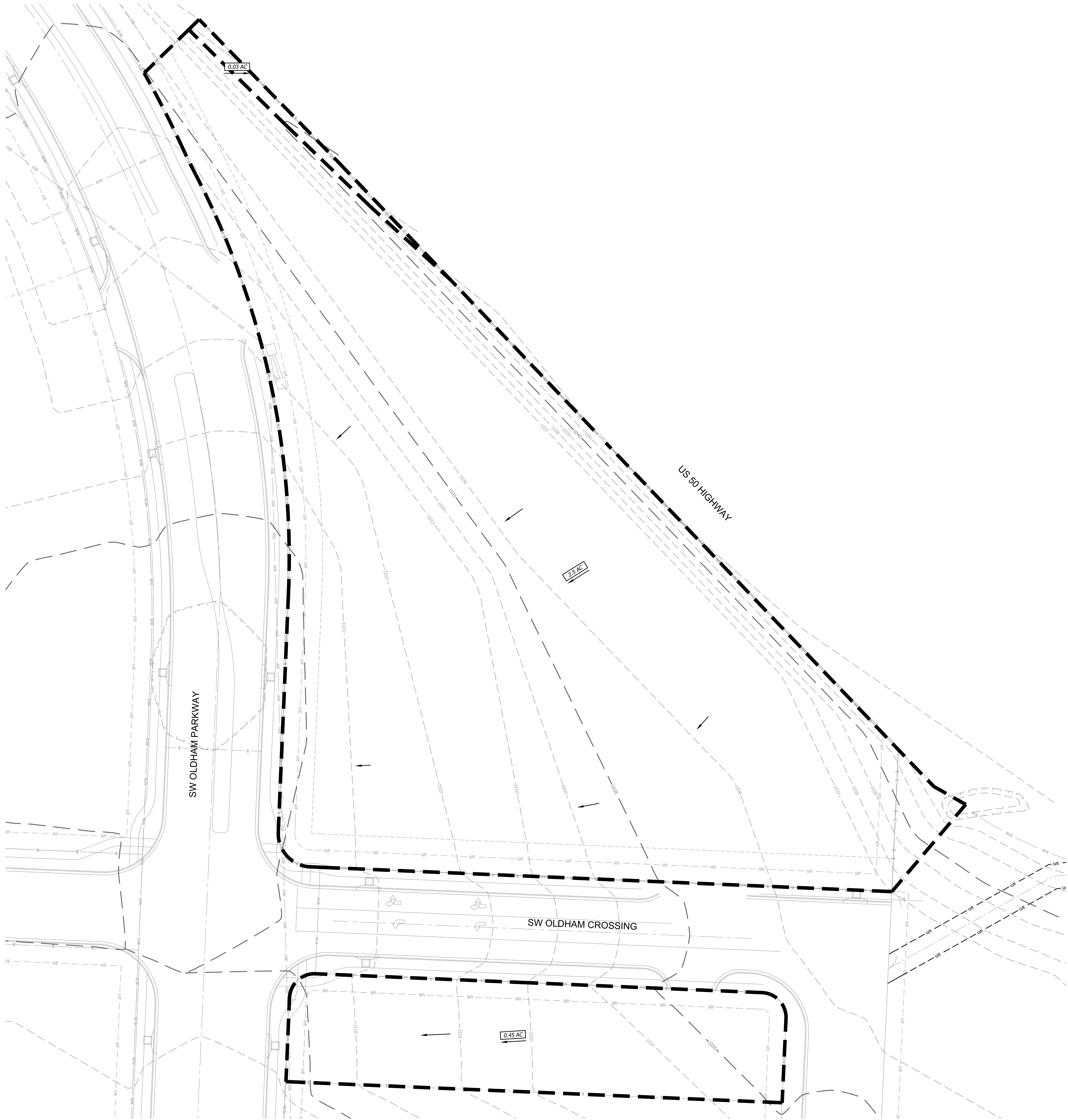
COPYRIGHT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.
BRR DOES NOT GUARANTEE THAT THE DATA AND INFORMATION PROVIDED HEREON ARE ACCURATE OR COMPLETE. BRR ARCHITECTURE INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING FROM ITS USE.

REVISIONS AND REVISIONS			
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

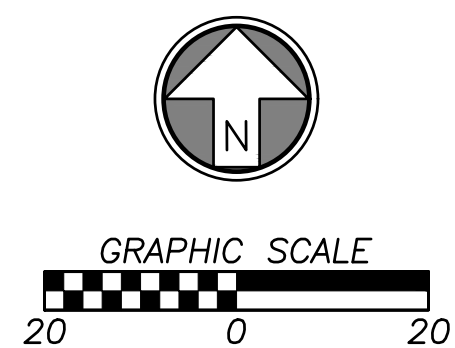
SHEET NAME
**POST-CONSTRUCTION
EROSION**
SHEET NUMBER

C502

04/04/2025



- DRAINAGE LEGEND**
- DRAINAGE AREA BOUNDARY
 - DRAINAGE DIRECTION
 - Field
 - AREA/DIRECTION OF DRAINAGE BOUNDARY
 - 980 --- EXISTING GRADE MAJOR CONTOUR
 - 982 --- EXISTING GRADE MINOR CONTOUR
 - P --- PROPERTY LINE
 - R/W --- RIGHT-OF-WAY LINE



ARCHITECT OF RECORD

brr BRR ARCHITECTURE INC.
818 WENDOLF AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-5885
FAX: 913-552-8645

CONSULTANT

BHC CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornsholt & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THE DESIGN OF ANY PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC.

REVISIONS AND REVISIONS

NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

EXISTING DRAINAGE MAP

SHEET NUMBER

C600



04/04/2025

BRR ORIGINAL PRINTED ON RECYCLED PAPER

ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
218 WENDOLF AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-5895
FAX: 913-552-9644

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornstein & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)

LEE'S SUMMIT, MO

OLDHAM VILLAGE

LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY		CHECKED BY
	BRR		BRR
PROFESSIONAL SEAL			

COPYRIGHT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THE DESIGN OF THIS PROJECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BRR DOES NOT GUARANTEE THAT THE DATA WAS SUFFICIENT OR APPROPRIATE FOR USER'S PLANNING. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AGREES TO HOLD BRR FROM LIABILITY ARISING FROM USER'S USE.

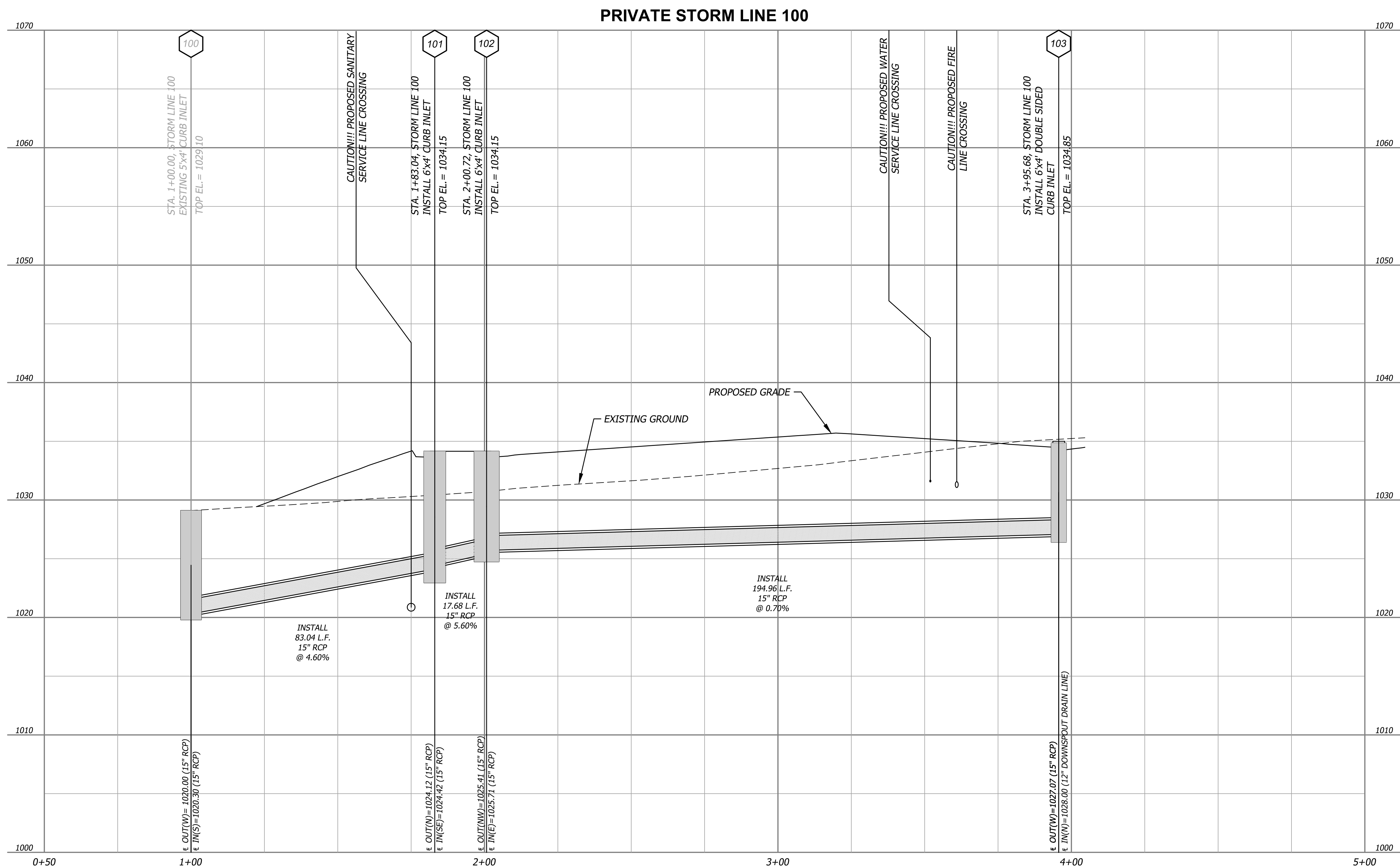
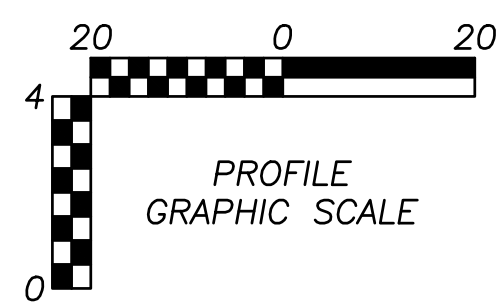
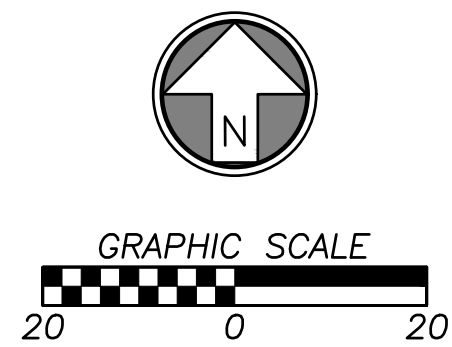
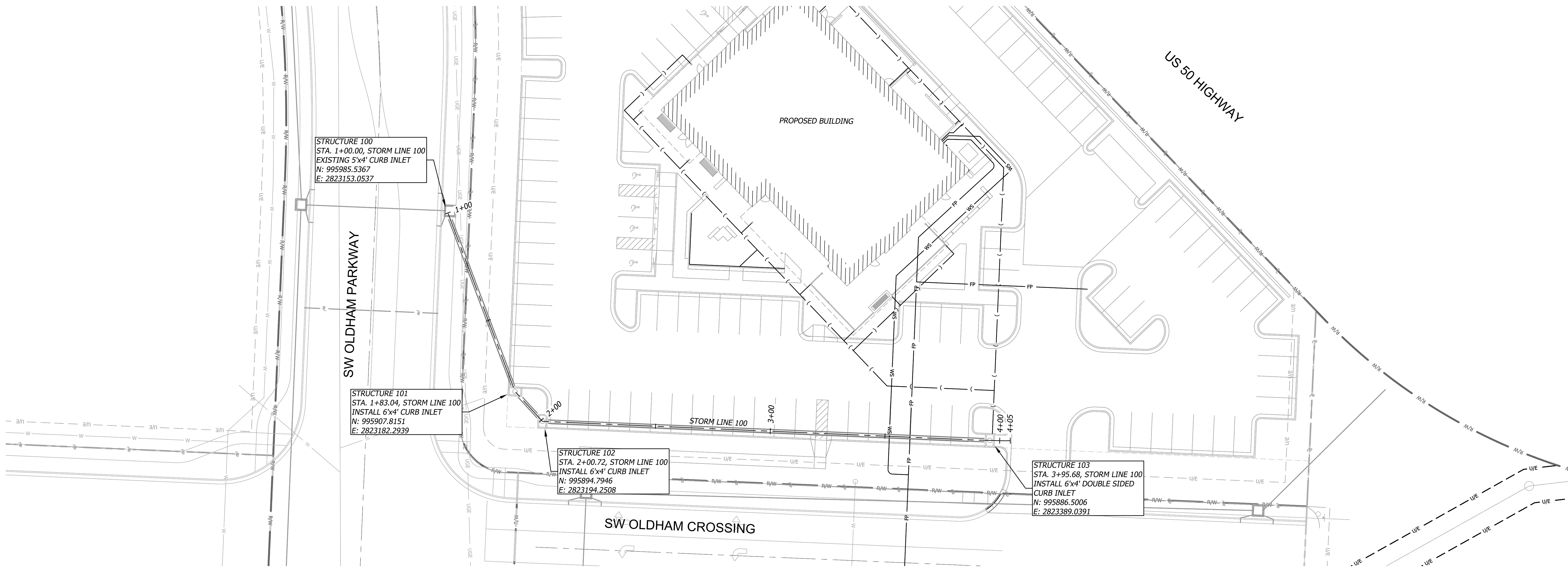
ISSUES AND REVISIONS			
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

PROPOSED DRAINAGE MAP

SHEET NUMBER

C601



STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.

ARCHITECT OF RECORD

brr
BRR ARCHITECTURE INC.
818 BENTLEY AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-282-8885
FAX: 913-583-8844

CONSULTANT

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornsholt & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY	
BRR	BRR		
PROFESSIONAL SEAL			



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. IS STRICTLY PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

BRR DOES NOT GUARANTEE THAT THE DATA AND INFORMATION PROVIDED HEREIN ARE SUFFICIENT OR APPROPRIATE FOR USER'S PURPOSES. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AGREES TO INDEMNIFY BRR FROM LIABILITY ARISING FROM USER'S USE.

REVISIONS AND REVISIONS

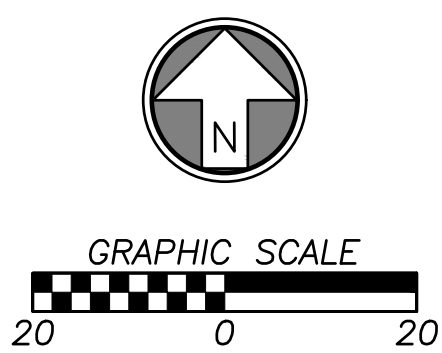
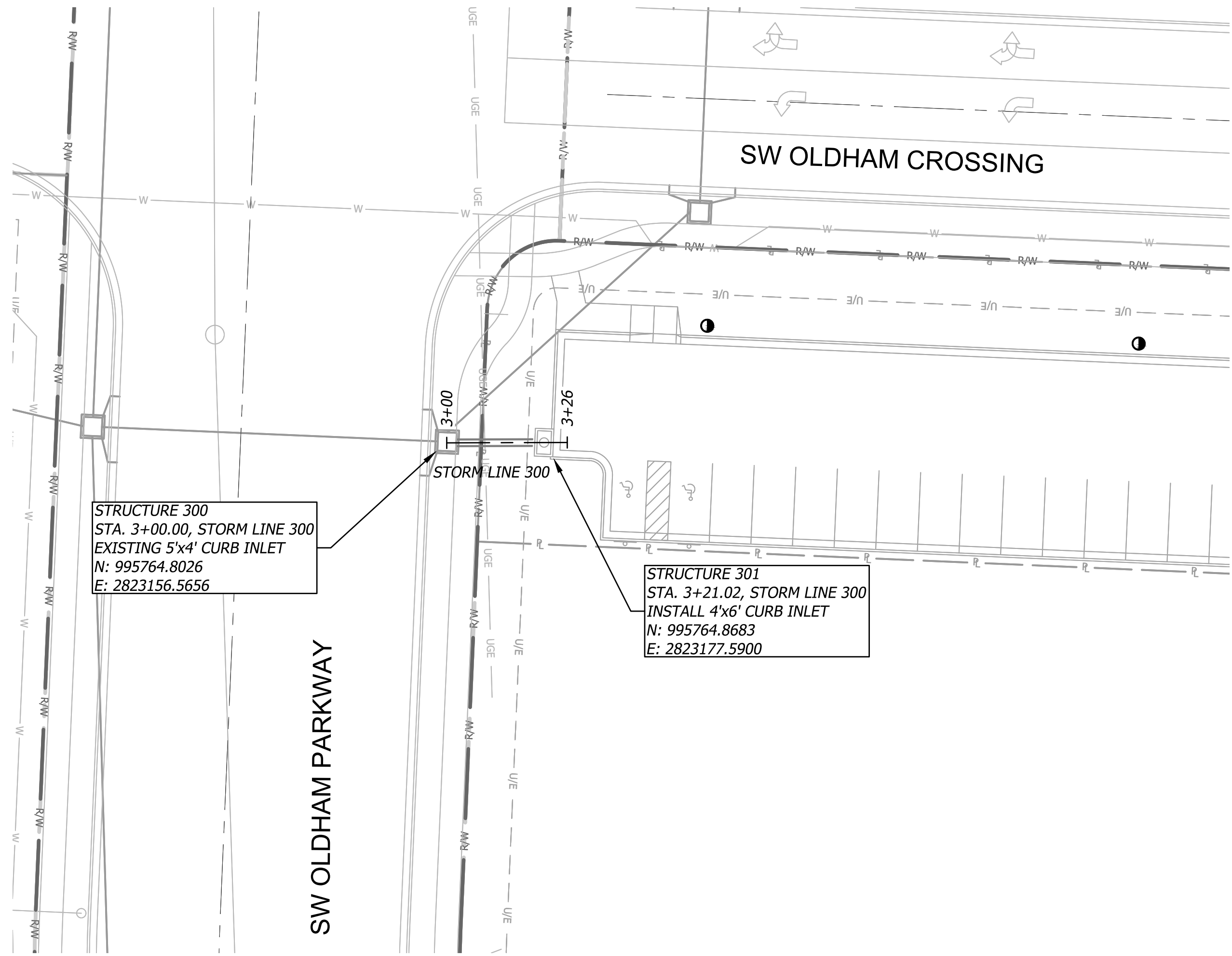
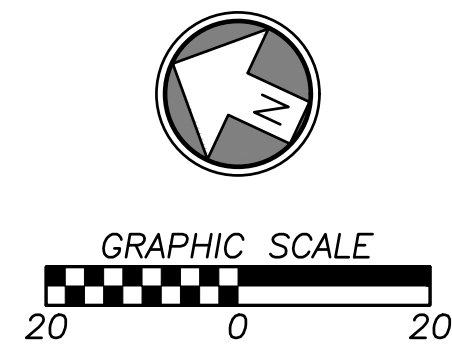
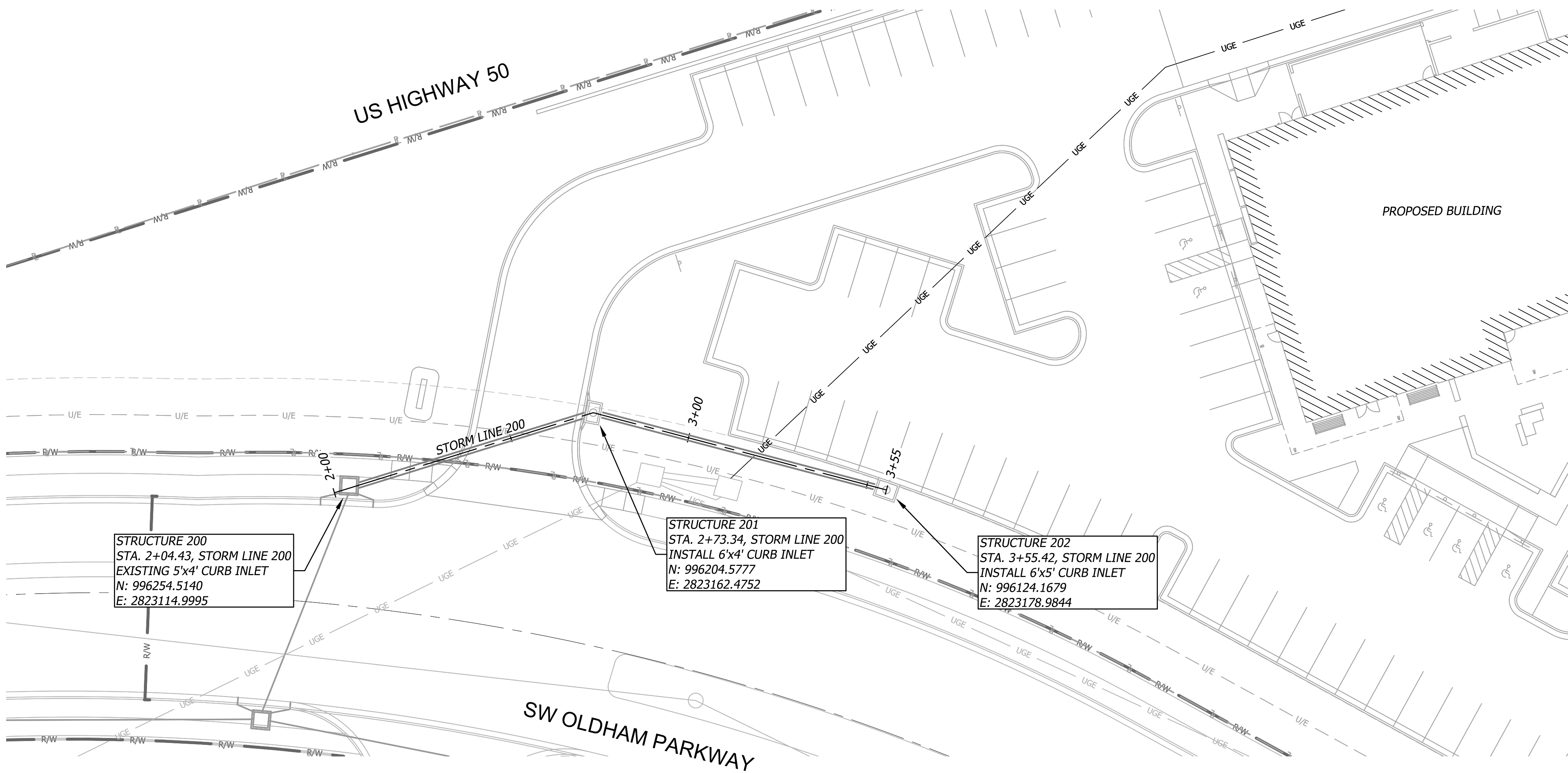
NUMBER	DATE	REVISION	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

STORM LINE 100

SHEET NUMBER

C700



STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.

ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
818 BENTLEY AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-5885
FAX: 913-551-8644

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornsholt & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER	62910099
PROJECT MANAGER	BRR
DRAWN BY	BRR
CHECKED BY	
PROFESSIONAL SEAL	

COPYRIGHT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

BRR DOES NOT GUARANTEE THAT THE DESIGN OR CONSTRUCTION OF ANY PROJECT BASED ON THESE FILES WILL BE FREE FROM DEFECTS OR OTHER PROBLEMS. BRR ARCHITECTURE INC. ACCEPTS NO LIABILITY FOR ANY SUCH DEFECTS OR OTHER PROBLEMS.

NUMBER	DATE	DESCRIPTION
1	06/03/25	ADDENDUM 1

SHEET NAME

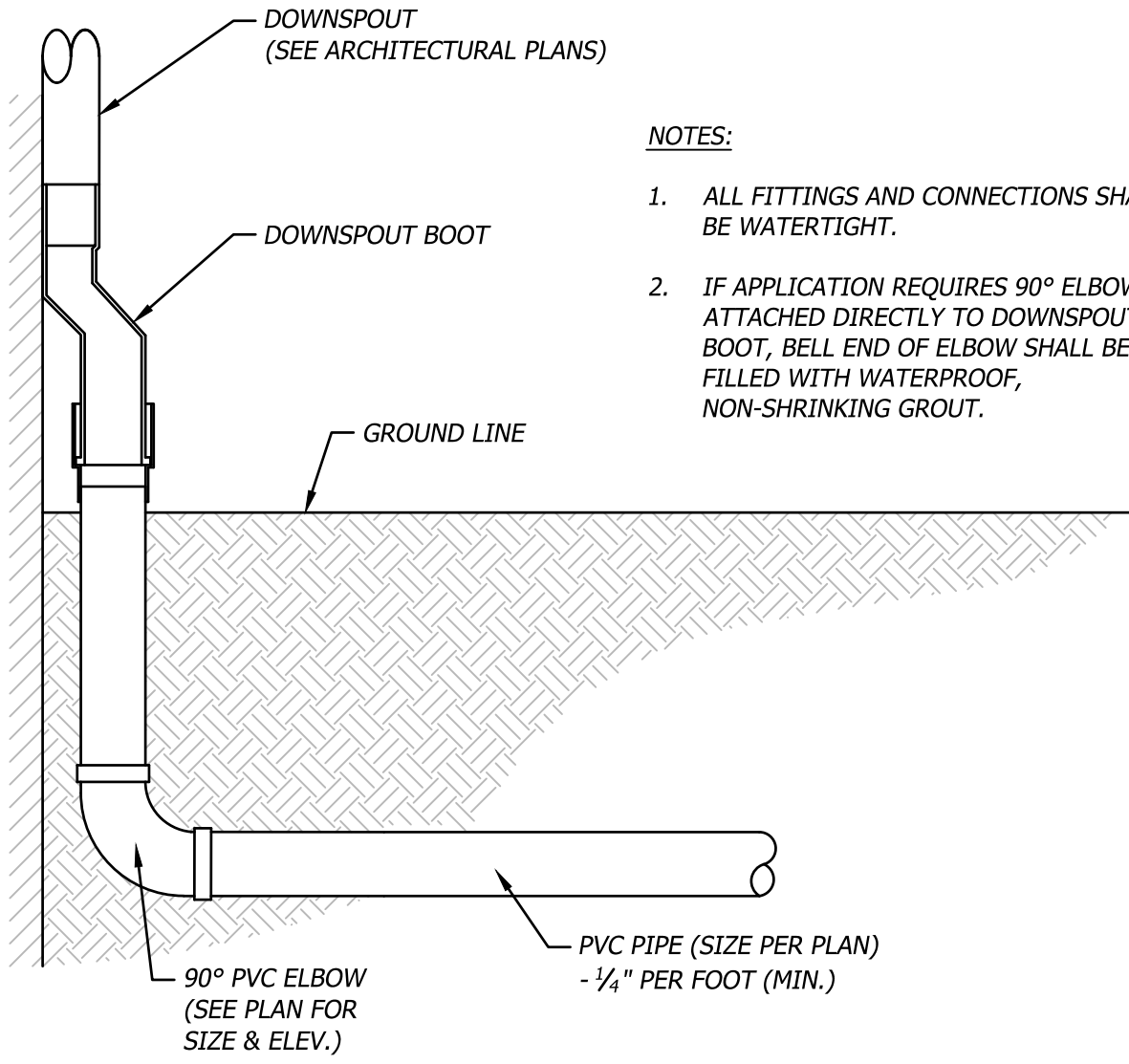
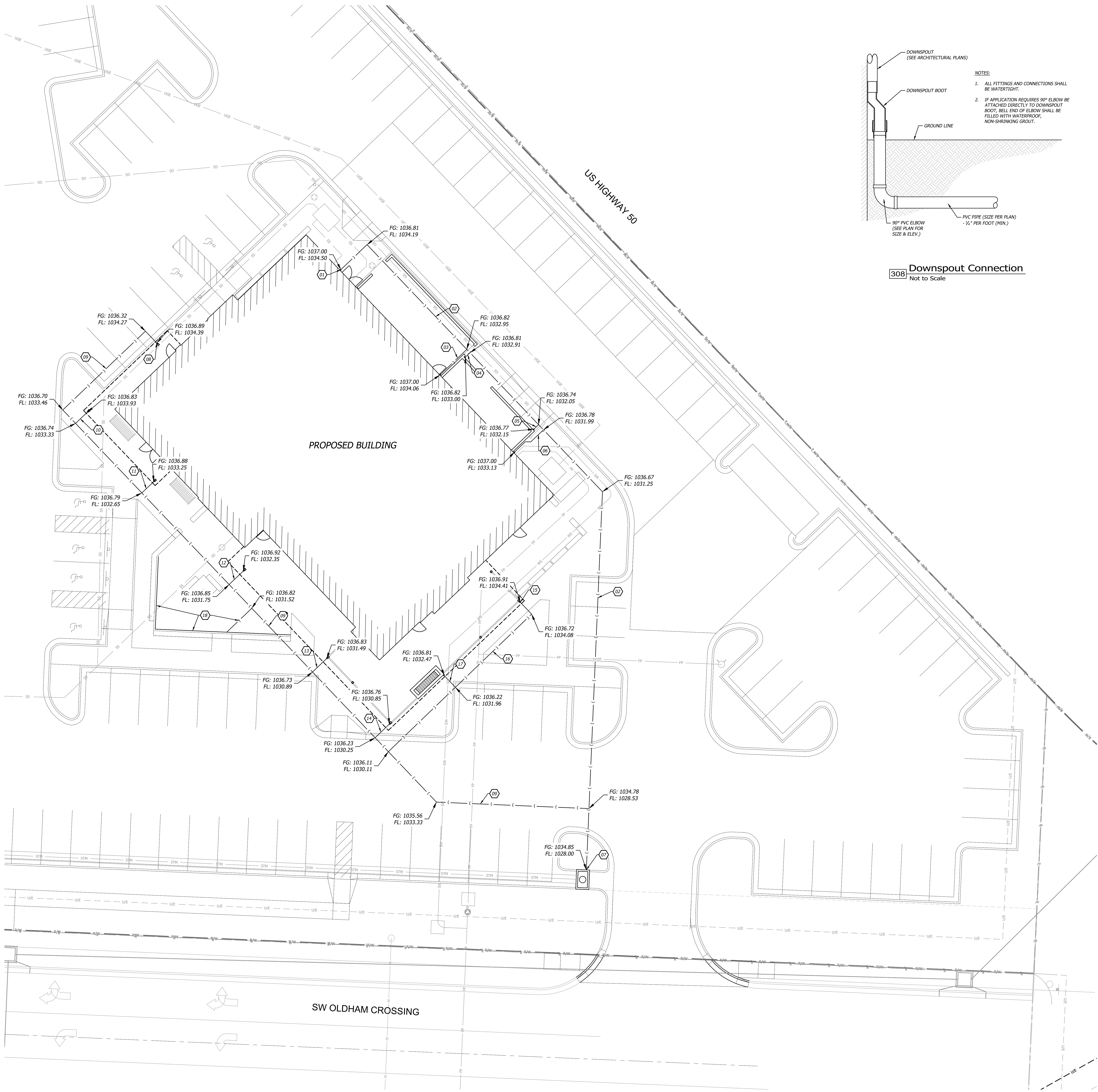
STORM LINE 200 & 300

SHEET NUMBER

C701

04/04/2025

BRR ORIGINAL PRINTED ON RECYCLED PAPER



308 Downspout Connection
Not to Scale

GENERAL NOTES

1. All lengths/slopes of roof drain lines are approximate. Contractor to obtain own quantities.
2. Contractor to ensure 6" minimum separation between roof drain and any utility crossing. Contractor to call civil engineer if any conflicts between utilities are found.

ROOF DRAIN NOTES

- 01 CONNECT 12" DOWNSPOUT PIPE UNDERGROUND TO BUILDING DOWNSPOUT;
REFER TO DOWNSPOUT DETAIL 308 ON C702
 $\epsilon = 1034.5'$
- 02 INSTALL 231.35 LF OF 12" PVC DRAIN PIPE @ 2.8%
- 03 INSTALL 11.08 LF OF 6" PVC DRAIN PIPE @ 10% AND CONNECT TO ROOF DRAIN.
- 04 INSTALL 2.0 LF OF 6" PVC DRAIN PIPE @ 4.5% AND CONNECT TO DOWNSPOUT
- 05 INSTALL 2.0 LF OF 6" PVC DRAIN PIPE @ 5% AND CONNECT TO DOWNSPOUT.
- 06 INSTALL 11.6 LF OF 6" PVC DRAIN PIPE @ 10% AND CONNECT TO ROOF DRAIN. AFTER 5.3 LF INSTALL 45° BEND TO AVOID GAS METER AND FINISH CONNECTING TO ROOF DRAIN.
- 07 CONNECT DOWNSPOUT DRAIN PIPE TO INLET @ FL 1028.0'
- 08 CONNECT 12" DOWNSPOUT PIPE UNDERGROUND TO CANOPY DOWNSPOUT;
REFER TO DOWNSPOUT DETAIL 308 ON C702
 $\epsilon = 1034.39'$
- 09 INSTALL 252.45 LF OF 12" PVC DRAIN PIPE @ 2.3%
- 10 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 12% AND CONNECT TO DOWNSPOUT
- 11 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 12% AND CONNECT TO DOWNSPOUT
- 12 INSTALL 6 LF OF 6" PVC DRAIN PIPE @ 10% AND CONNECT TO DOWNSPOUT
- 13 INSTALL 6 LF OF 6" PVC DRAIN PIPE @ 10% AND CONNECT TO DOWNSPOUT
- 14 INSTALL 6 LF OF 6" PVC DRAIN PIPE @ 10% AND CONNECT TO DOWNSPOUT
- 15 CONNECT 6" DOWNSPOUT PIPE UNDERGROUND TO CANOPY DOWNSPOUT;
REFER TO DOWNSPOUT DETAIL 308 ON C702
 $\epsilon = 1034.41'$
- 16 INSTALL 65.78 LF OF 6" PVC DRAIN PIPE @ 6.5%
- 17 INSTALL 5 LF OF 6" PVC DRAIN PIPE @ 10% AND CONNECT TO DOWNSPOUT
- 18 4" PERFORATED HDPE UNDERDRAIN

ROOF DRAIN LEGEND

- RD PROPOSED ROOF LINE DRAIN
- SS PROPOSED STORM SEWER LINE
- R/W RIGHT-OF-WAY LINE
- ϵ PROPERTY LINE

ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
818 MIDCOURT AVENUE
SUITE 200
OVERLAND PARK, KS 66210
WWW.BRRARCH.COM
TEL: 913-262-5695
FAX: 913-583-8644

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornstein & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
PROFESSIONAL SEAL		



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS THE PROPERTY OF BRR ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THE DESIGN OF THIS PROJECT. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. IS PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

BRR DOES NOT GUARANTEE THAT THE DESIGN IS SUFFICIENT OR APPROPRIATE FOR THE USER'S PURPOSES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE USER'S SOURCE. BRR ARCHITECTURE INC. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USER'S USE OF THIS DRAWING.

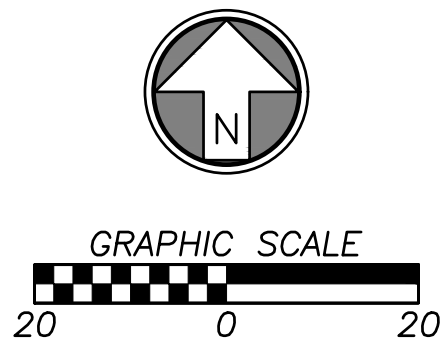
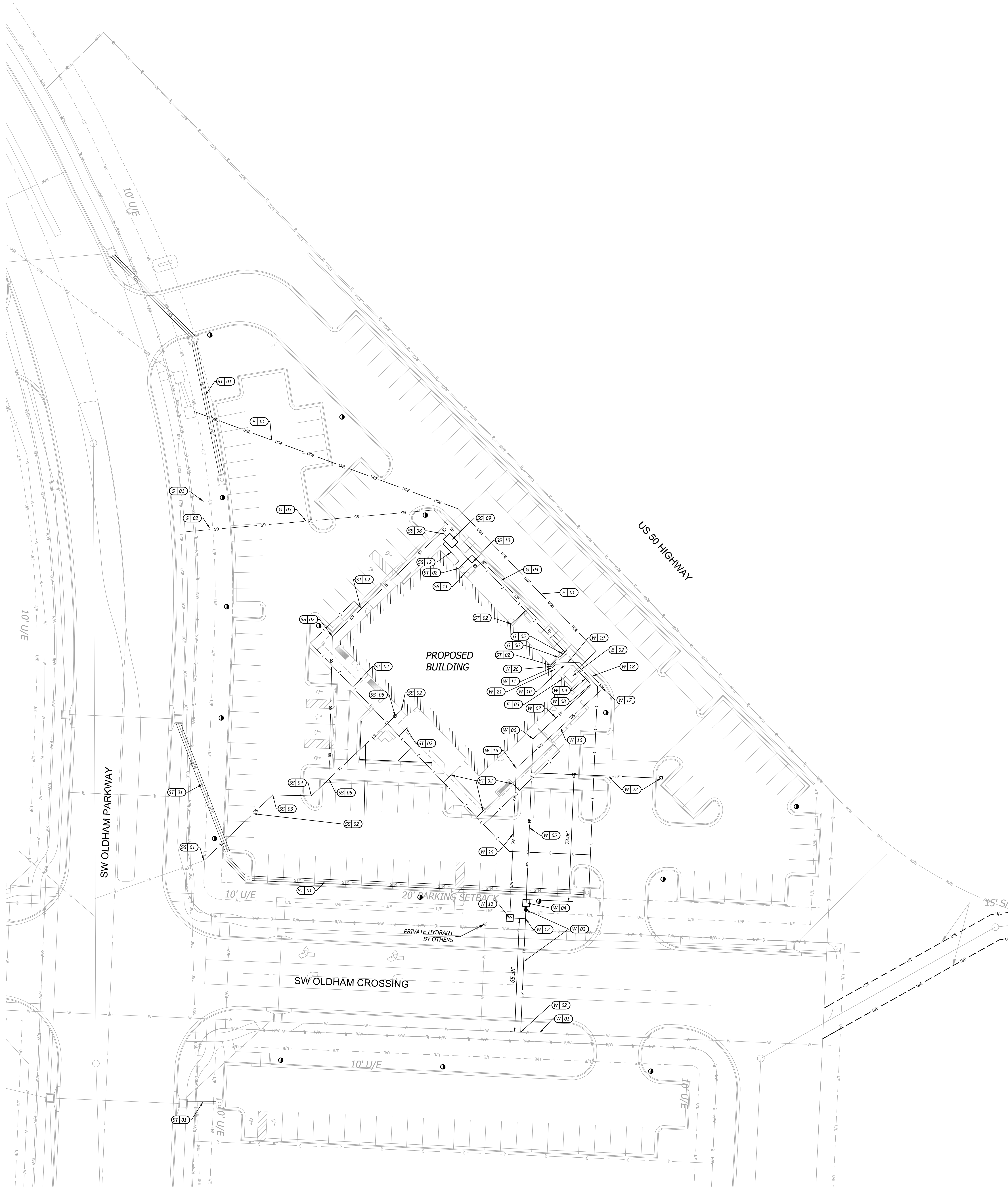
NUMBER	DATE	ORIGINAL	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

DOWNSPOUT PIPE PLAN

SHEET NUMBER

C702



CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT
- EXISTING 8" WATER MAIN LINE
 - CONNECT TO 8" WATER MAIN LINE WITH 8"x8"x6" TEE.
 - INSTALL 70 LF OF 6" C900 DR18 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42" AND 6" GATE VALVE.
 - INSTALL BACKFLOW VAULT AND DEVICE.
 - INSTALL 82.5 LF OF 6" C900 DR18 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42".
 - INSTALL 135° ELBOW FITTING.
 - INSTALL 43.8 LF OF 6" C900 DR18 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42".
 - INSTALL 90° ELBOW FITTING.
 - INSTALL 13.7 LF OF 6" C900 DR18 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42" AND 45° ELBOW FITTING.
 - INSTALL 10.2 LF OF 6" C900 DR18 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER 42" AND 45° ELBOW FITTING.
 - INSTALL 2.25 LF OF 6" C900 DR18 FIRE PROTECTION LINE WITH MINIMUM 42" DEPTH OF COVER & CONNECT TO BUILDING. SEE MEP PLANS FOR CONTINUATION.
 - CONNECT AND INSTALL 7 LF OF 2" TYPE K SOFT COPPER DOMESTIC SERVICE LINE WITH THREADED CORP. STOP ONTO 6" C900 DR18 FIRE PROTECTION LINE. MINIMUM DEPTH OF COVER 42". THE FIRST 10 LF OF LINE AFTER THE METER ARE REQUIRED TO BE COPPER MATERIAL.
 - INSTALL 2" DISPLACEMENT WATER METER.
 - INSTALL 84.3 LF OF 2" TYPE K SOFT COPPER DOMESTIC SERVICE LINE WITH MINIMUM COVER OF 42".
 - INSTALL 135° ELBOW FITTING.
 - INSTALL 66.2 LF OF 2" TYPE K SOFT COPPER DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER.
 - INSTALL 90° ELBOW FITTING.
 - INSTALL 18 LF OF 2" TYPE K SOFT COPPER DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER AND 45° ELBOW FITTING.
 - INSTALL 13.6 LF OF 2" TYPE K SOFT COPPER DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER AND 45° ELBOW FITTING.
 - INSTALL 3.6 LF OF 2" TYPE K SOFT COPPER DOMESTIC SERVICE LINE WITH MINIMUM 42" COVER AND CONNECT TO BUILDING. SEE MEP PLANS FOR CONTINUATION.
 - FIRE DEPARTMENT CONNECTION LOCATION.
 - CONNECT TO 6" C900 DR18 FIRE PROTECTION LINE AND INSTALL 74.4 LF OF 6" C900 DR18 FIRE LINE AND INSTALL FIRE HYDRANT.

- E - ELECTRIC SERVICE INFORMATION - EVERGY
- CONTRACTOR TO CONTACT EVERGY FOR FINAL PLANS OF MASTER DEVELOPMENT FOR CONNECTION SPOT.
- EVERGY TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC STRUCTURE. CONTRACTOR TO INSTALL CONDUIT.
 - PROPOSED TRANSFORMER PAD.
 - CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REFER TO: ELECTRICAL PLAN.

- G - GAS SERVICE INFORMATION - SPIRE
- CONTRACTOR TO CONTACT SPIRE FOR FINAL PLANS OF MASTER DEVELOPMENT CONNECTION SPOT.
- EXISTING 4" GAS MAIN.
 - TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.
 - INSTALL 130 LF GAS SERVICE LINE.
 - INSTALL 111 LF GAS SERVICE LINE.
 - INSTALL 6 LF GAS SERVICE LINE.
 - GAS METER CONNECTION TO BLDG.; REFER TO: PLUMBING PLAN.

- ST - STORM SEWER INFORMATION - CITY OF LEE'S SUMMIT
- STORM SEWER LINE; REFER TO: SHEET C700-C701
 - ROOF DRAINS; REFER TO: SHEET C702

- SS - SANITARY SEWER INFORMATION
- CONNECT TO EXISTING SANITARY STUB.
 - FL = 1019.5'
 - INSTALL 148.6 LF OF 4" PVC SDR 26 SANITARY SERVICE LINE @ 9.1% AND CONNECT INTO BUILDING. SEE MEP PLANS FOR CONTINUATION.
 - FL = 1033.0'
 - INSTALL 45° BEND
 - FL = 1024.48'
 - INSTALL 45° BEND
 - FL = 1026.49'
 - INSTALL WYE
 - FL = 1027.76'
 - INSTALL CLEAN OUT
 - FL = 1032.55'
 - INSTALL 82.2 LF OF 4" PVC SDR 26 SANITARY SERVICE LINE @ 2.57% AND INSTALL 45° BEND
 - FL = 1029.87'
 - INSTALL 85.9 LF OF 4" PVC SDR 26 SANITARY SERVICE LINE @ 2.57%; WYE AND CLEAN OUT
 - FL = 1032.11'
 - INSTALL HDPE GREASE INTERCEPTOR; REFER TO MEP PLANS
 - INSTALL 26.35 LF OF 4" PVC SDR 26 SANITARY SERVICE LINE @ 2.57%; WYE AND CLEAN OUT
 - FL = 1032.79'
 - INSTALL 6.7 LF OF 4" PVC SDR 26 SANITARY SERVICE LINE @ 2.57% AND CONNECT TO BUILDING. SEE MEP PLANS FOR CONTINUATION.
 - FL = 1033.0'
 - 2" VENT LINE; REF MEP PLANS.

UTILITY NOTES

- Contractor shall refer to all specifications, guidelines, and installation drawings from Waterone, Spire, Spectrum/AT&T, JCUW, City of Lee's Summit Storm, 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 engineer 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.
- There are no oil and gas wells within the property per the Well Installation Section Drilling Information Map (WSDI) from MoDNR.

ARCHITECT OF RECORD

brr

BRR ARCHITECTURE INC.
818 METCALF AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-5855
FAX: 913-552-5854

CONSULTANT

BHC

CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungart-Hornstein & Company, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
PROFESSIONAL SEAL		



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. THE INFORMATION IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. THE SERVICES OF BRR ARCHITECTURE INC. ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC.

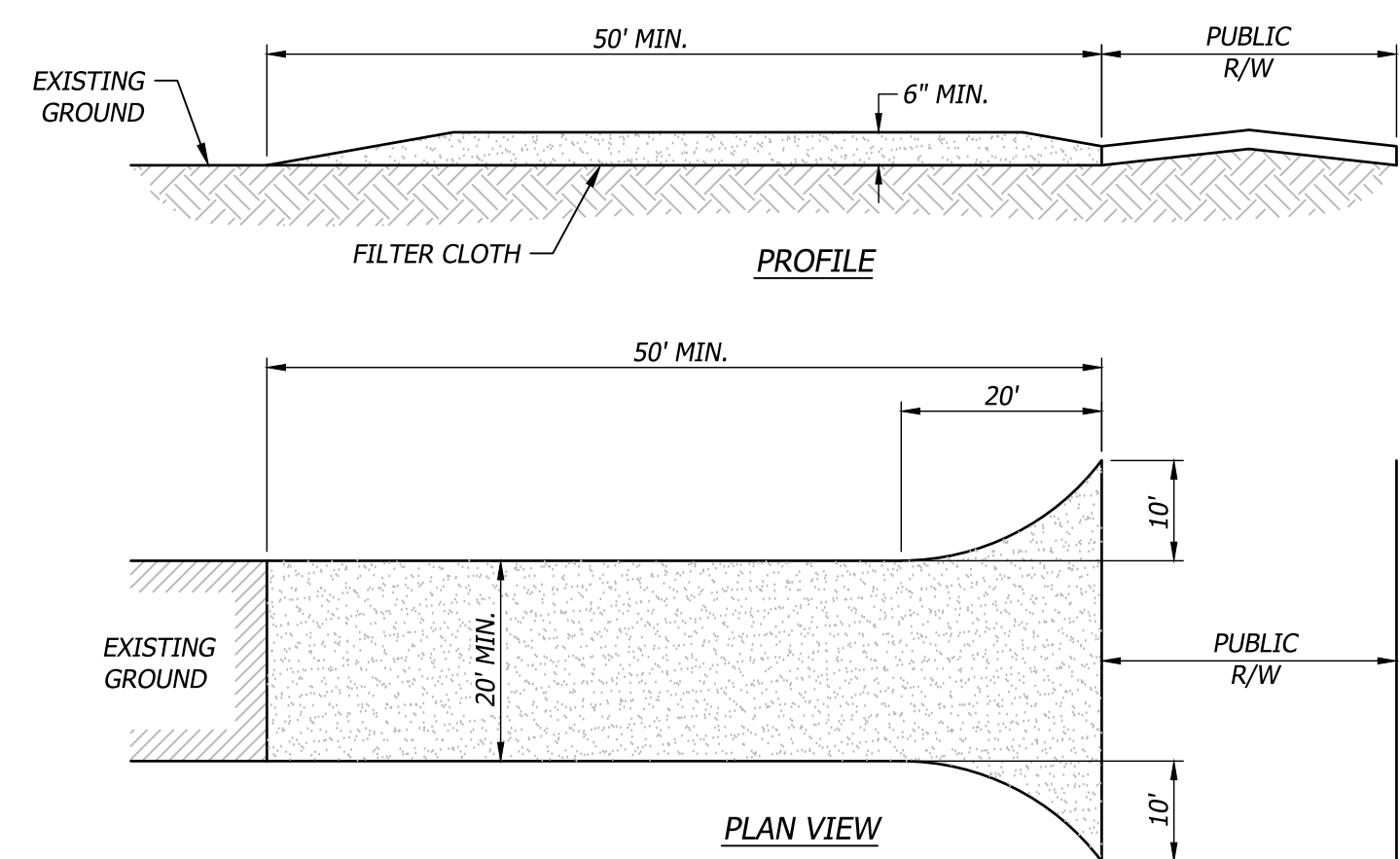
BRR DOES NOT GUARANTEE THAT THE INFORMATION IS SUFFICIENT OR APPROPRIATE FOR THE USER'S PURPOSES. BRR DOES NOT ACCEPT ANY LIABILITY FOR THE USER'S USE OF THE INFORMATION. BRR DOES NOT ACCEPT ANY LIABILITY FOR THE USER'S USE OF THE INFORMATION.

NUMBER	DATE	DESCRIPTION
1	06/03/25	ADDENDUM 1

SHEET NAME

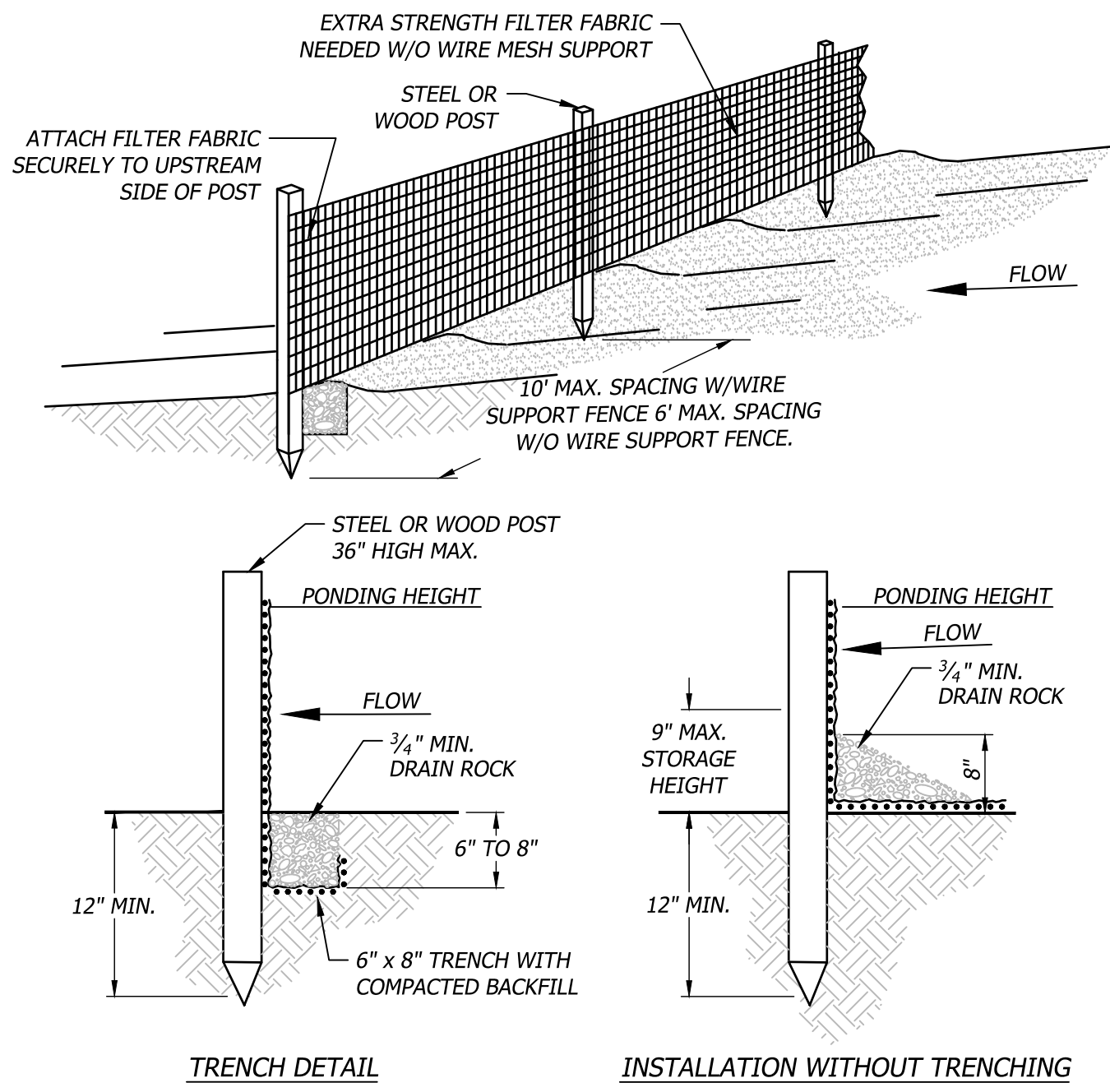
UTILITY PLAN
SHEET NUMBER

C800



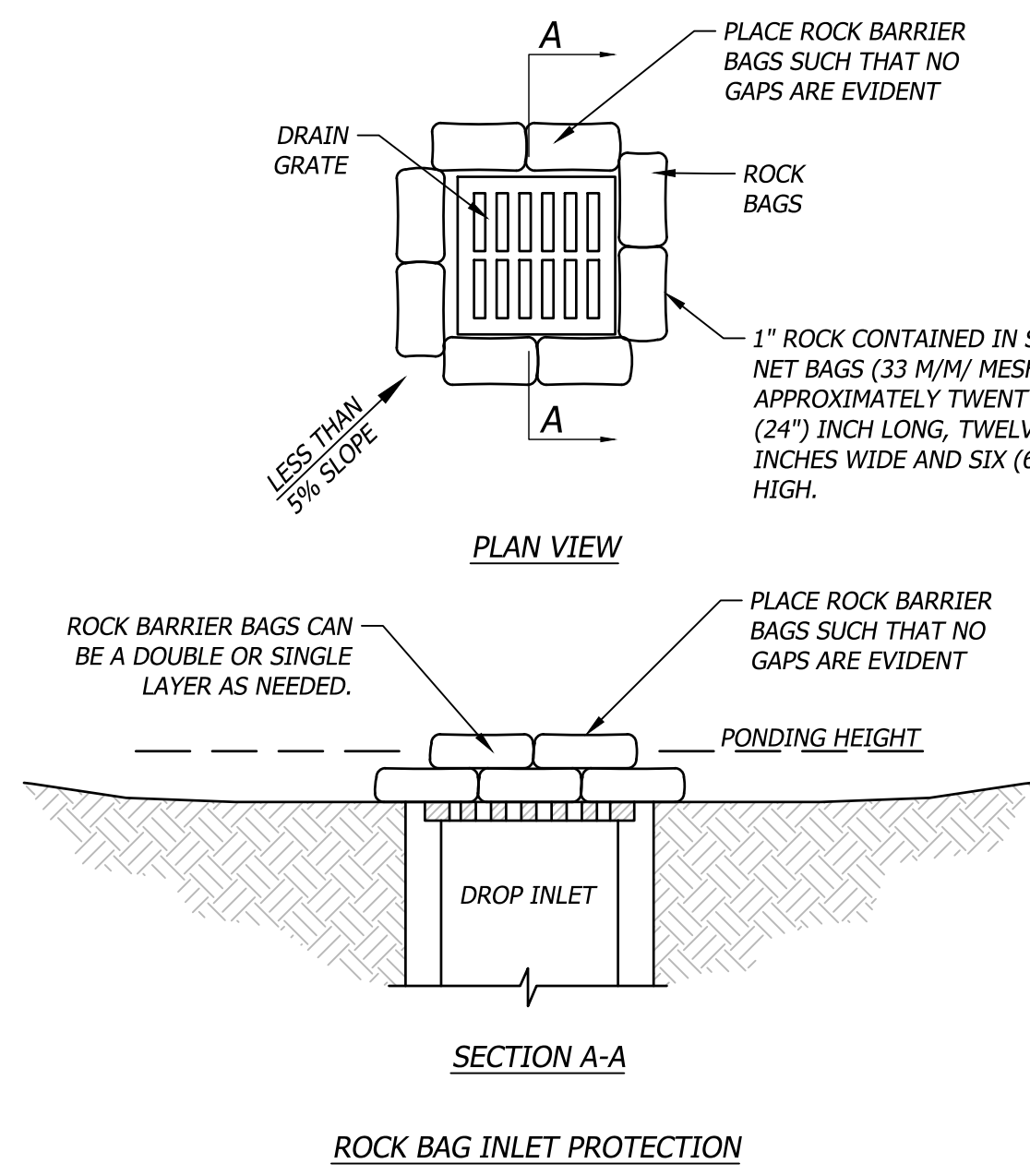
- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE (3) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 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.
 - 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.
 - 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.
 - PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

600 Temporary Construction Entrance
Not to Scale



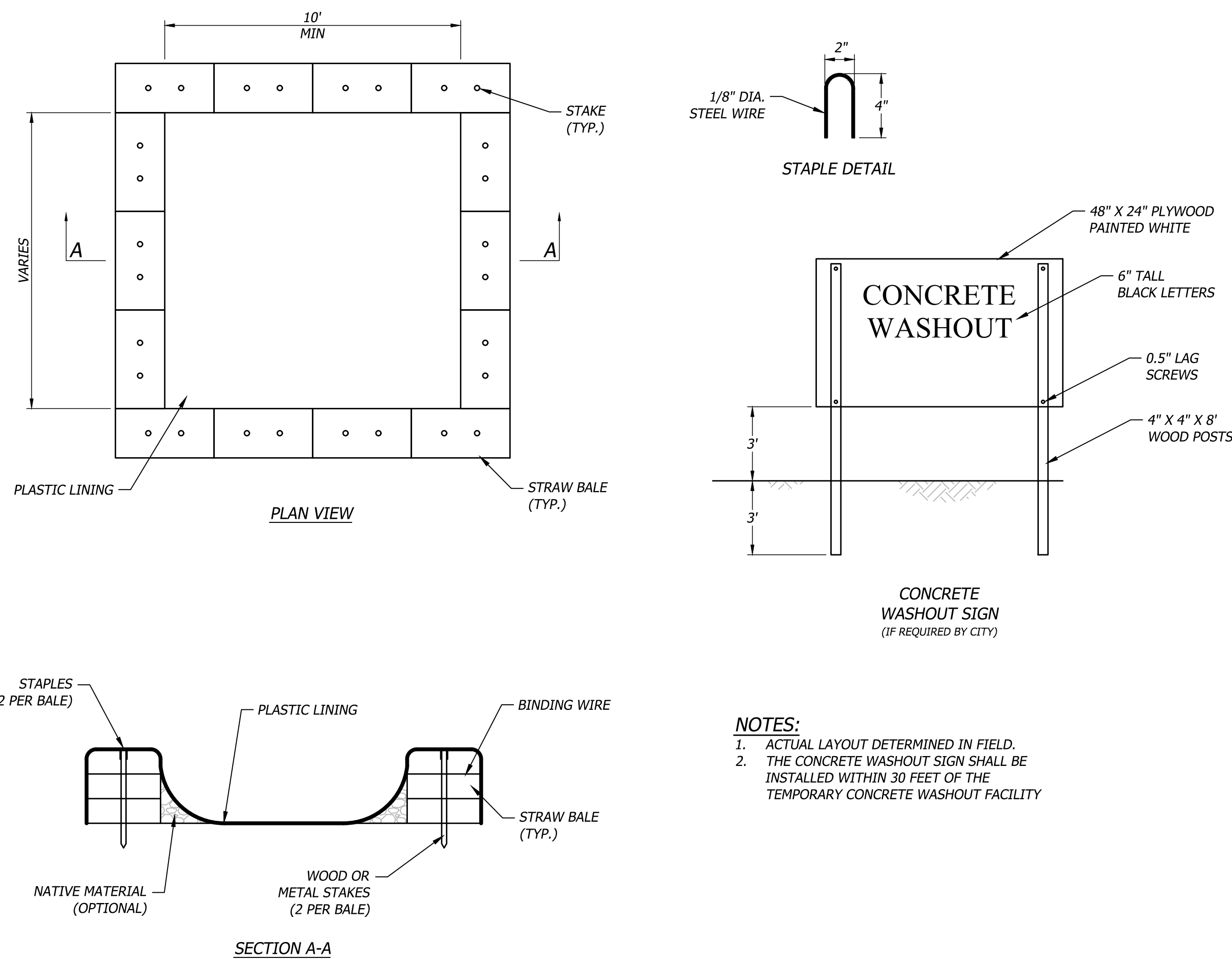
- NOTES:**
- MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
 - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9\"/>
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

601 Filter Fabric Silt Fence
Not to Scale



- CATCH BASIN**
- PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
 - 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.
 - 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:**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

604 Concrete Washout
Not to Scale

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
PROFESSIONAL SEAL		



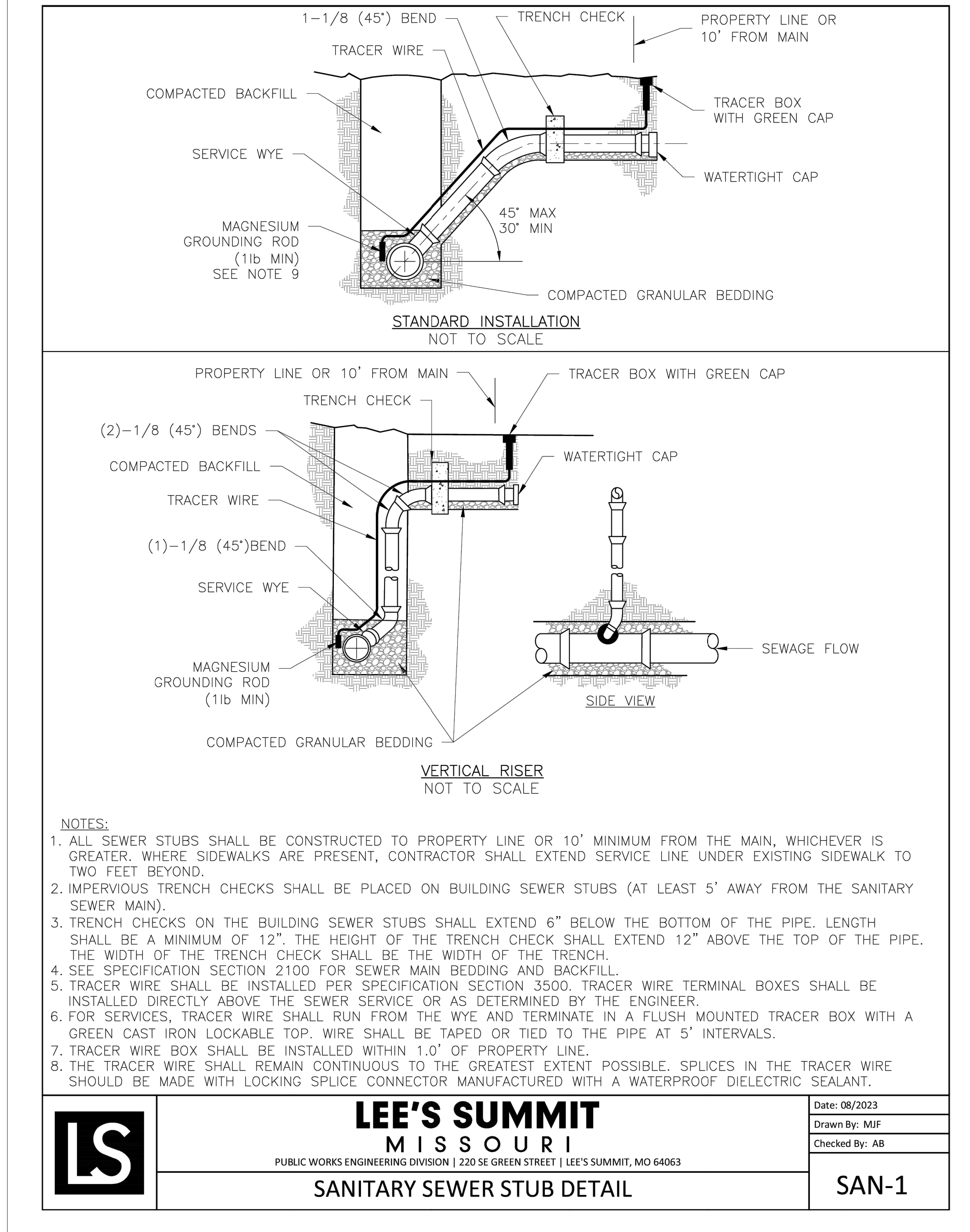
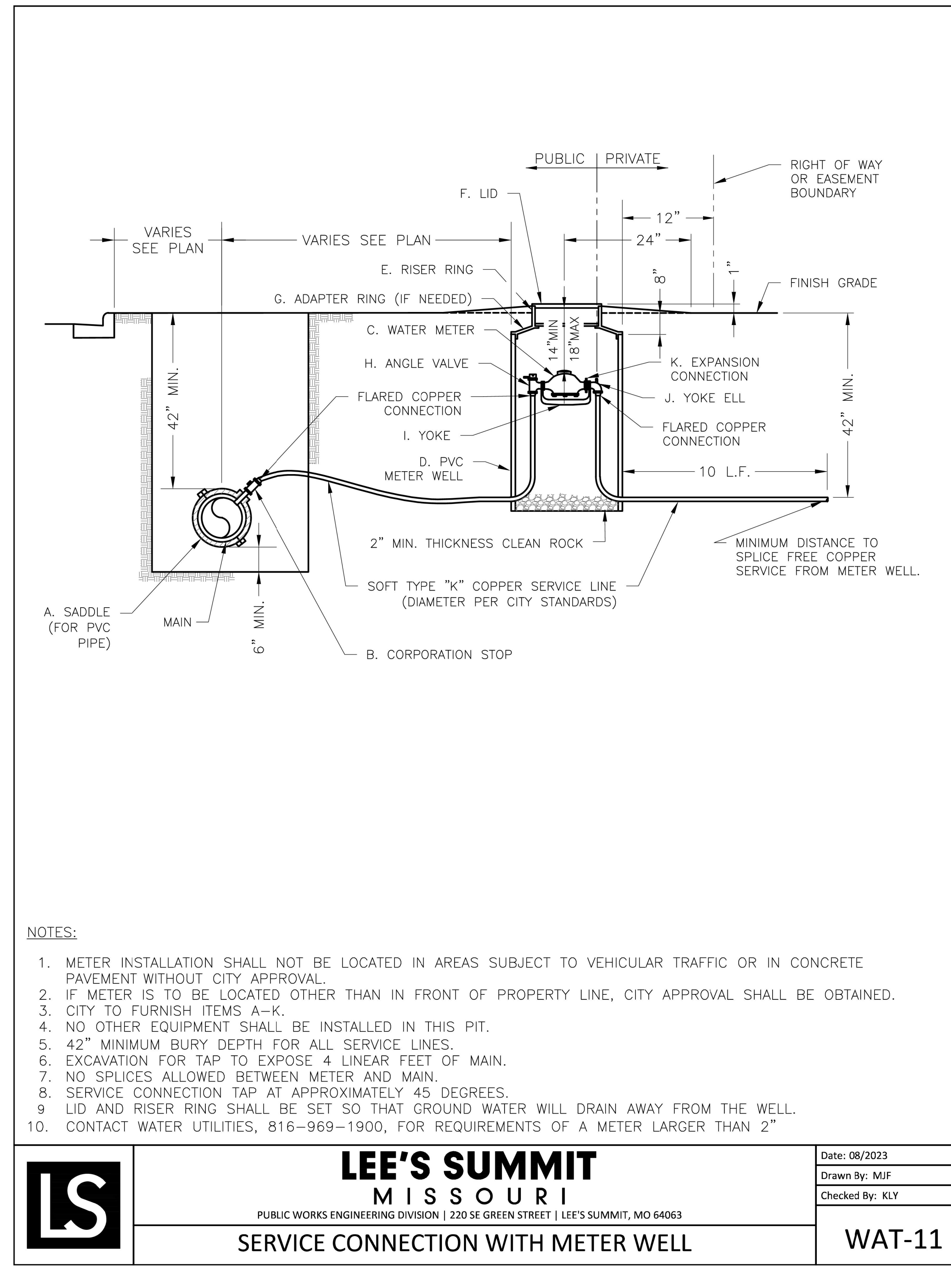
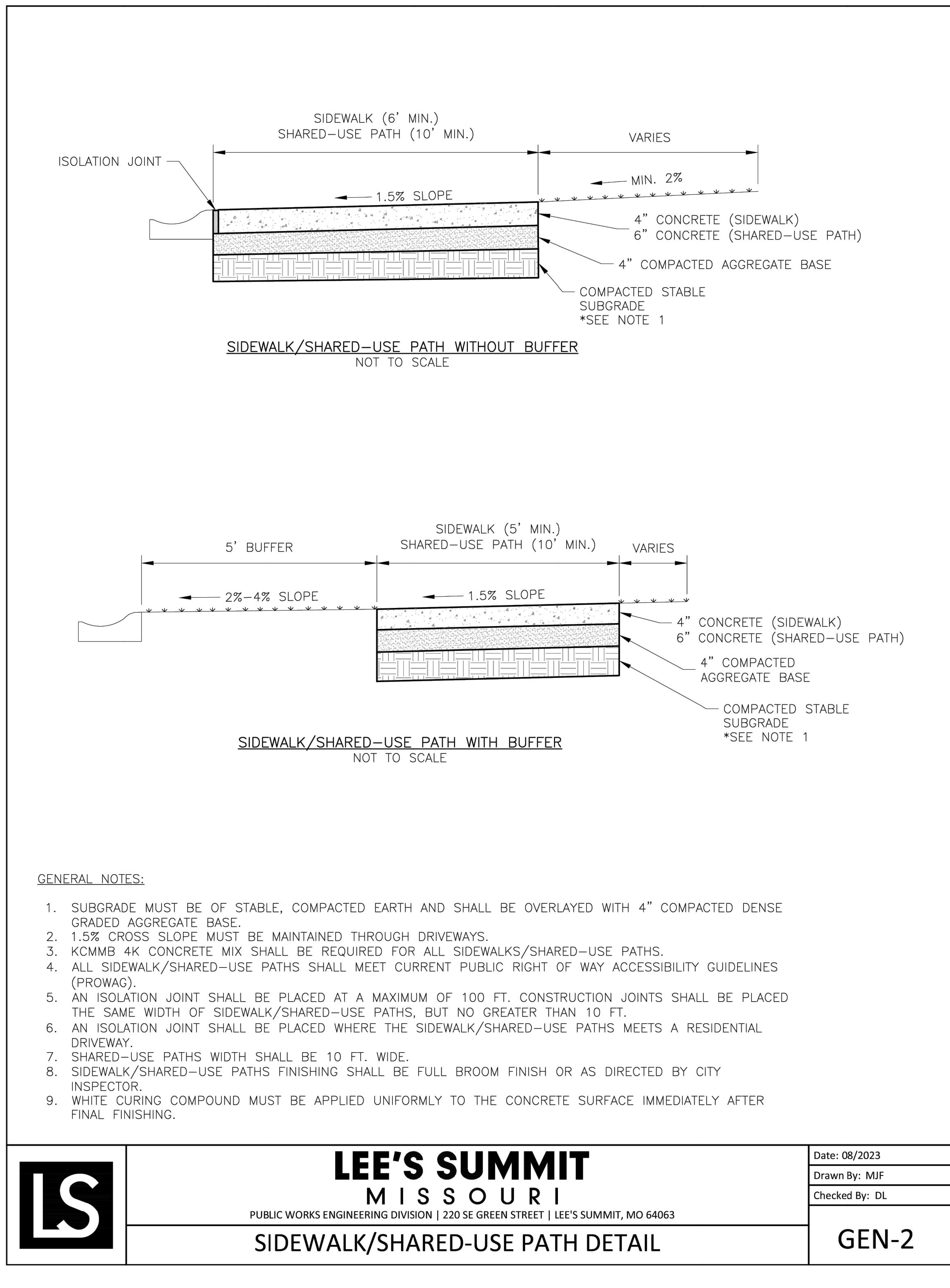
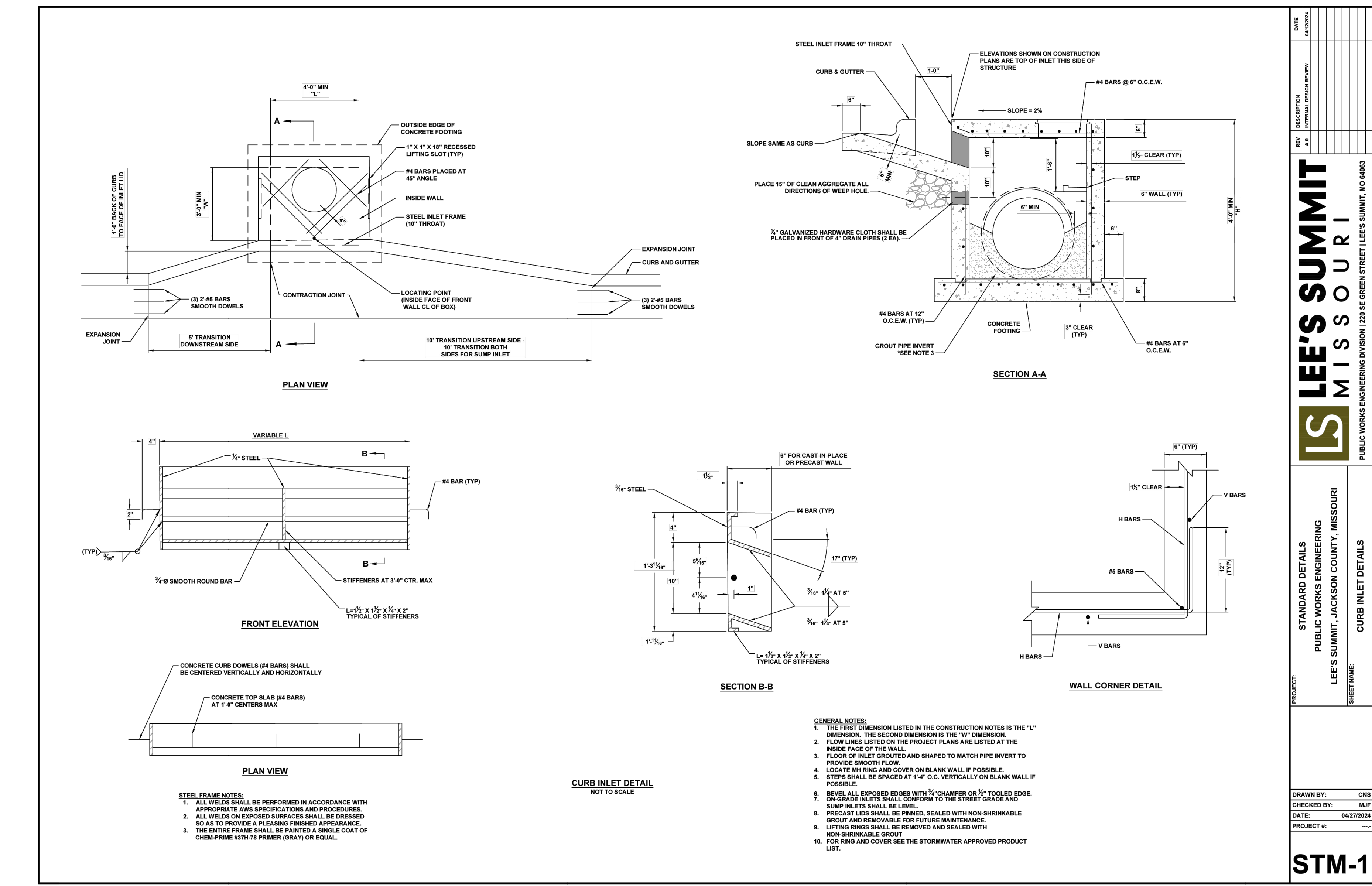
COPYRIGHT NOTICE

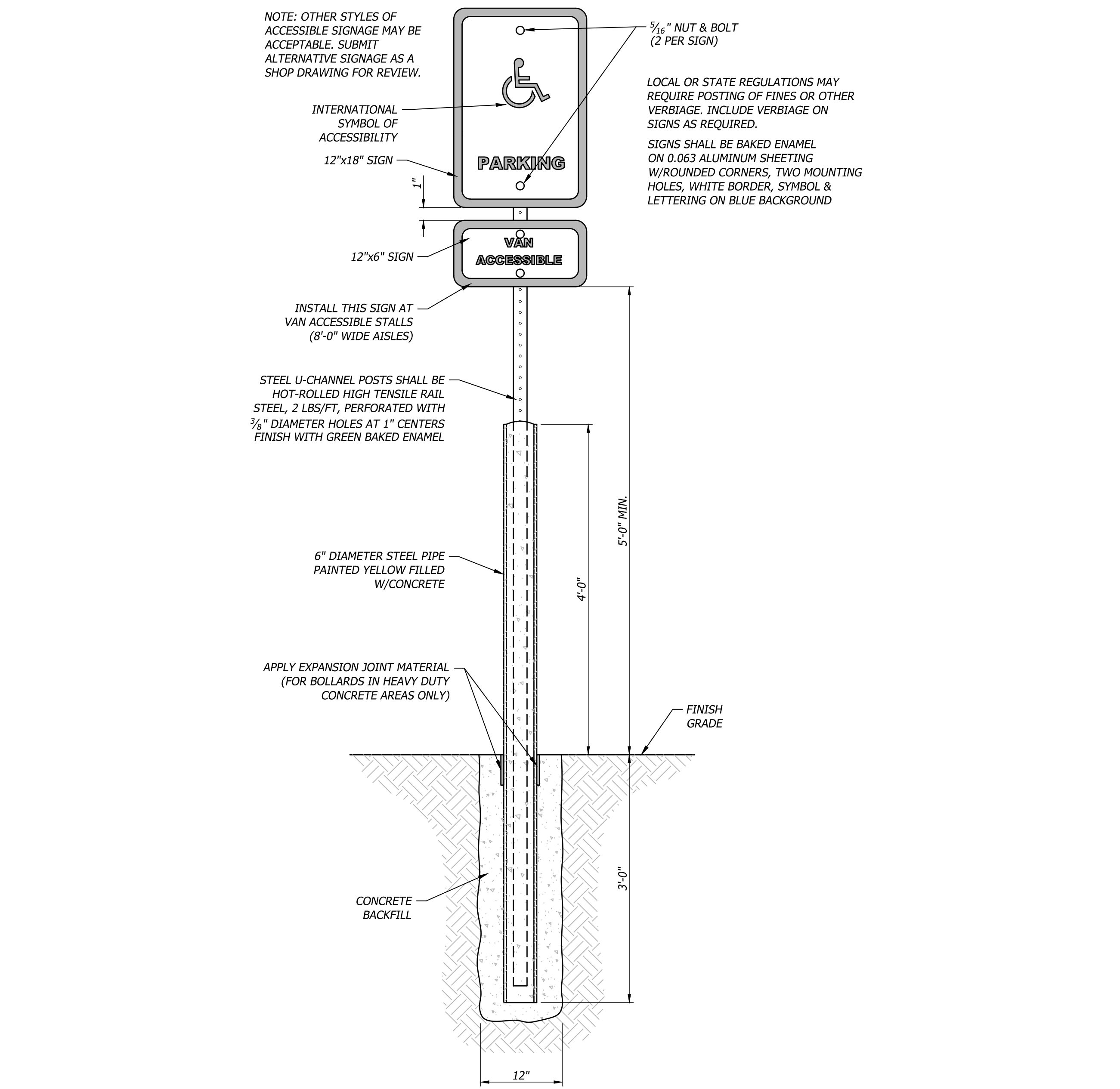
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BRR ARCHITECTURE INC. ANY REPRODUCTION OR COPIING OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT.

BRR DOES NOT GUARANTEE THAT THE DATA AND INFORMATION PROVIDED ARE SUFFICIENT OR APPROPRIATE FOR USER'S PLANS. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AGREES TO HOLD BRR FROM LIABILITY ARISING FROM USER'S USE.

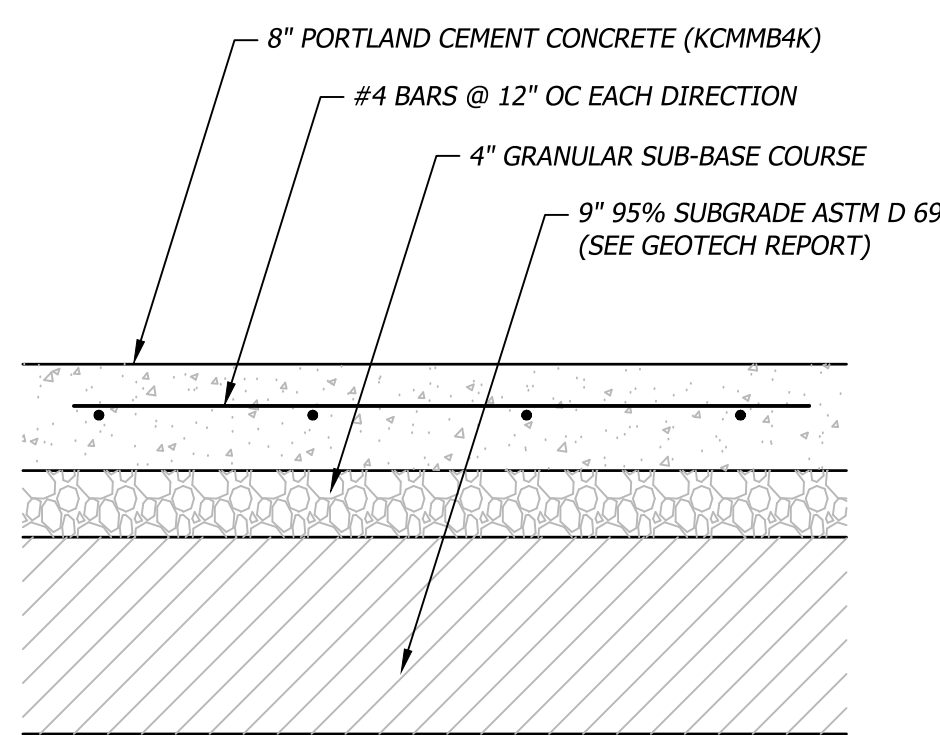
REVISIONS AND REVISIONS			
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME



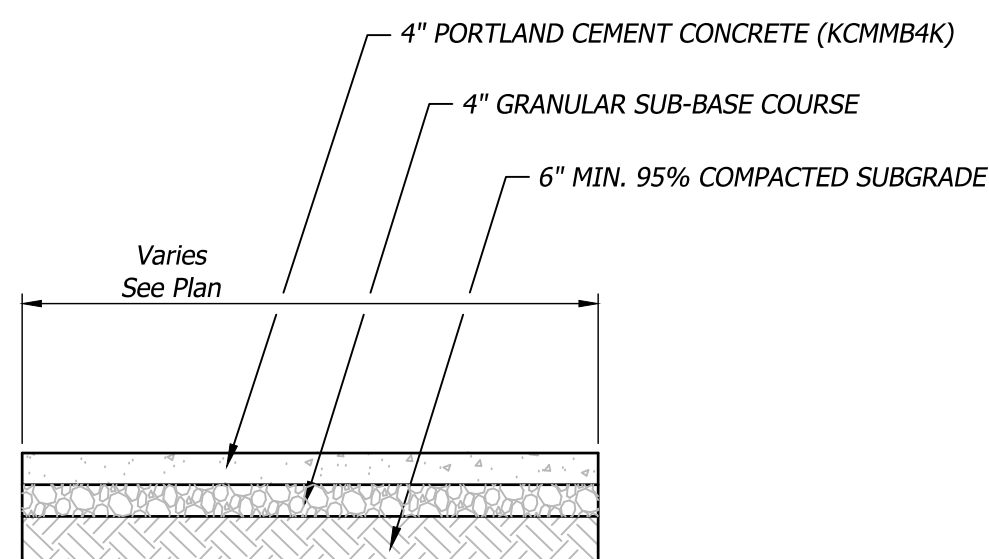


022 ADA Parking Signage
Not to Scale

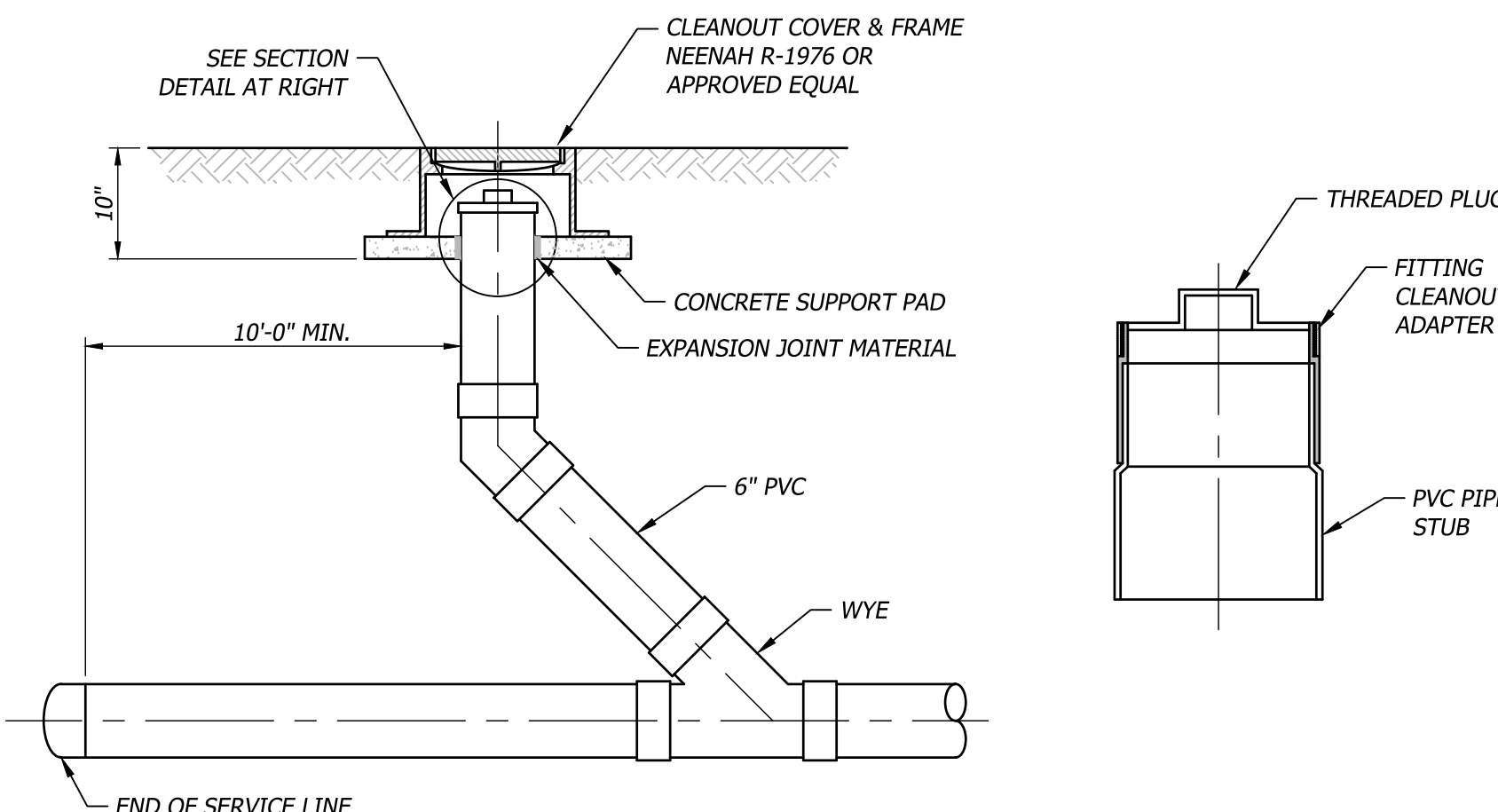


012 Concrete Dumpster Pad Section
Not to Scale

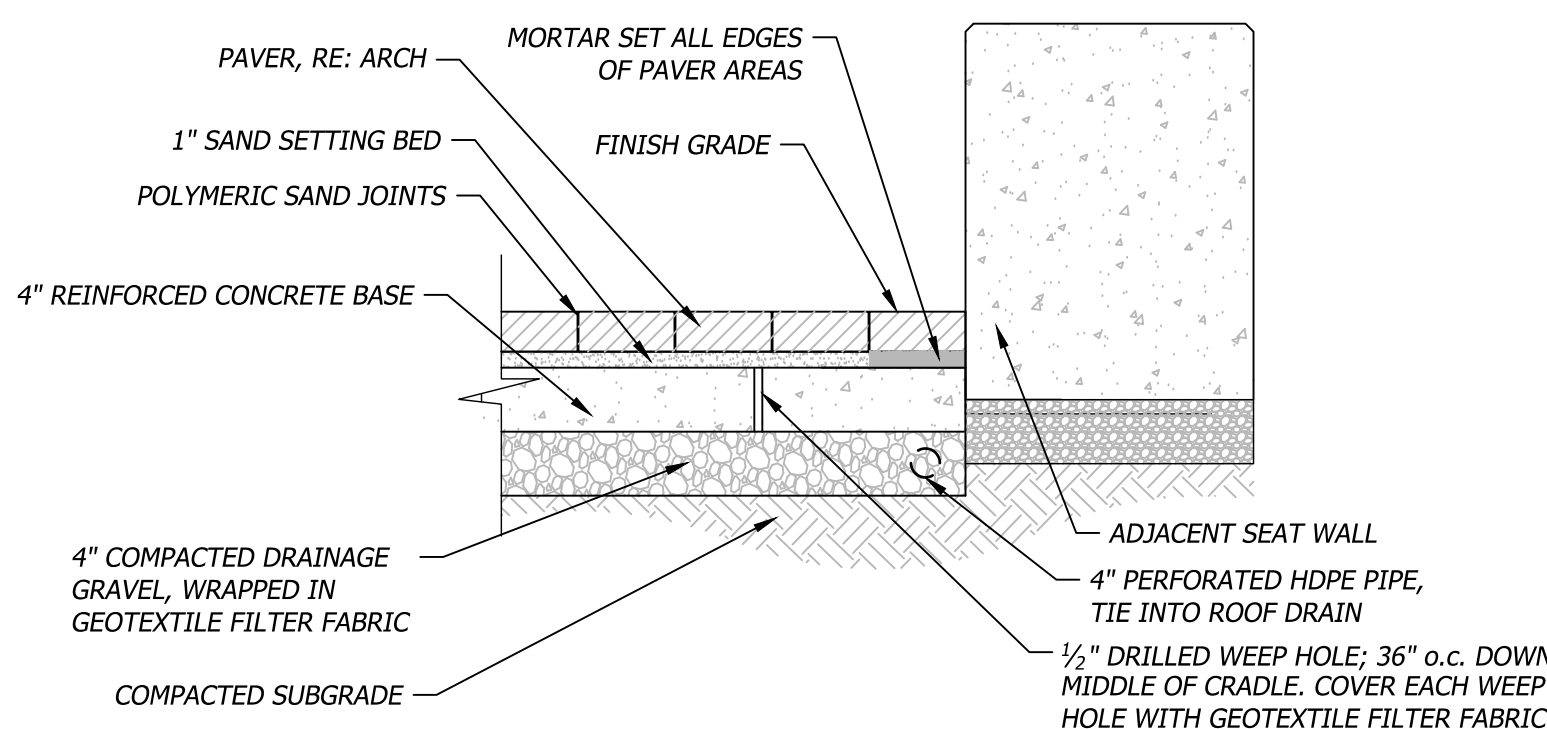
- NOTES:
1. CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
 2. ISOLATION JOINTS SHALL BE PLACED @ 25' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
 3. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



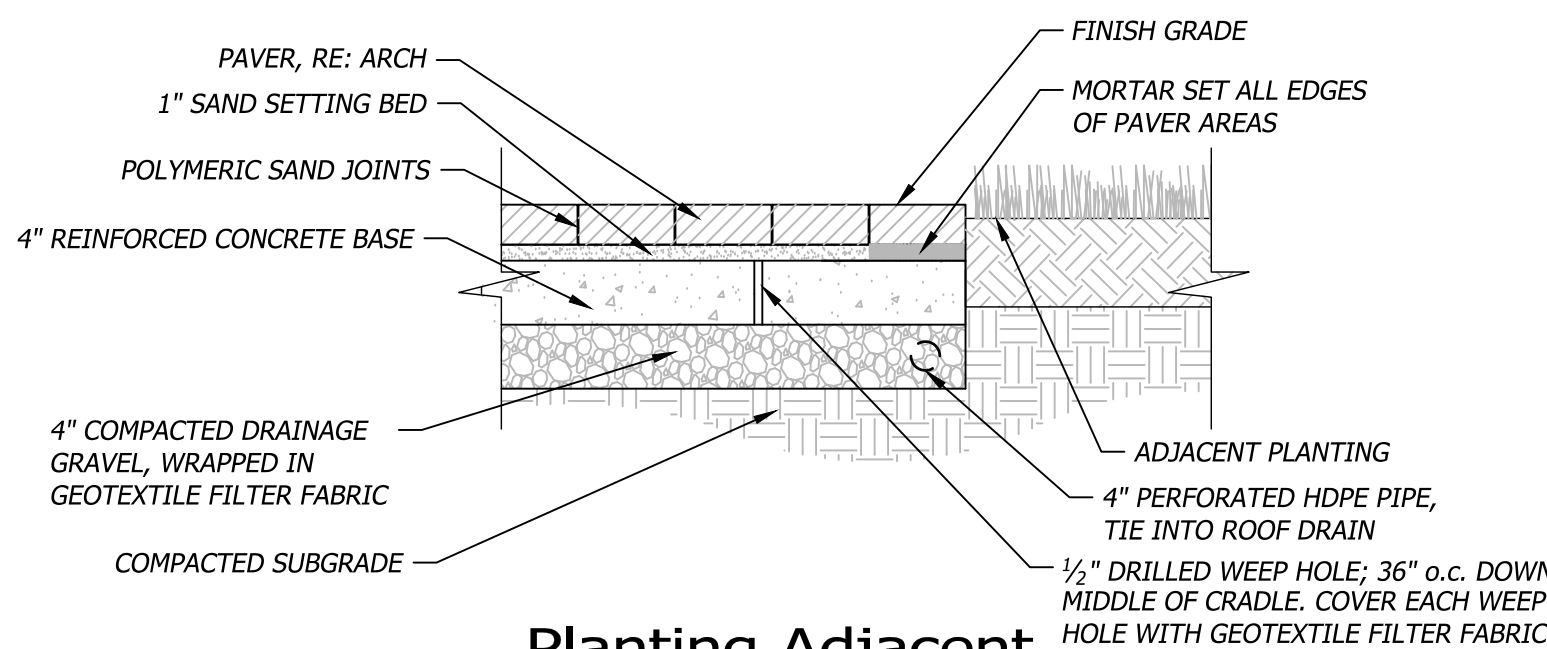
014 Concrete Sidewalk Section
Not to Scale



201 Cleanout
Not to Scale



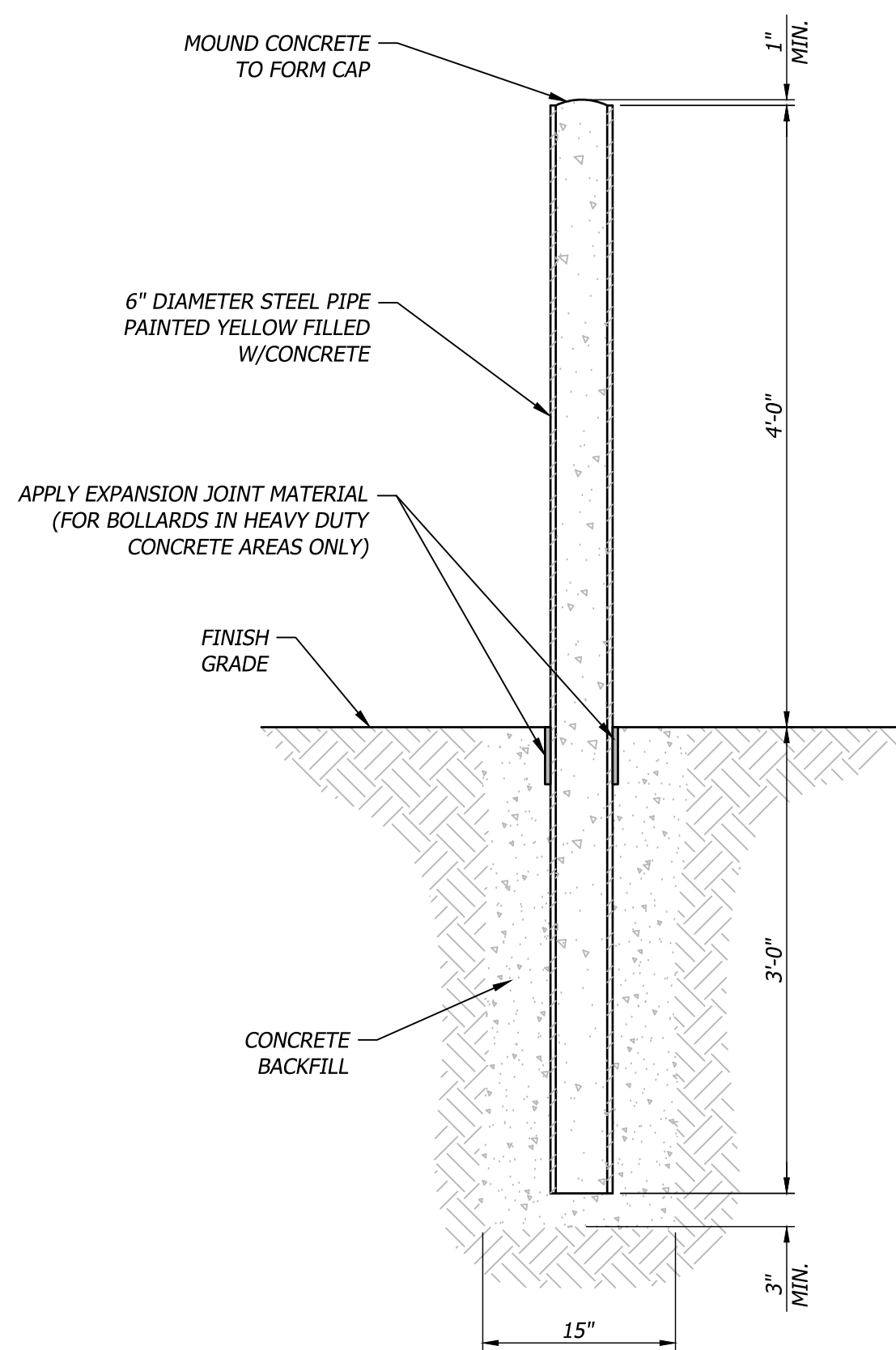
Seat Wall Adjacent



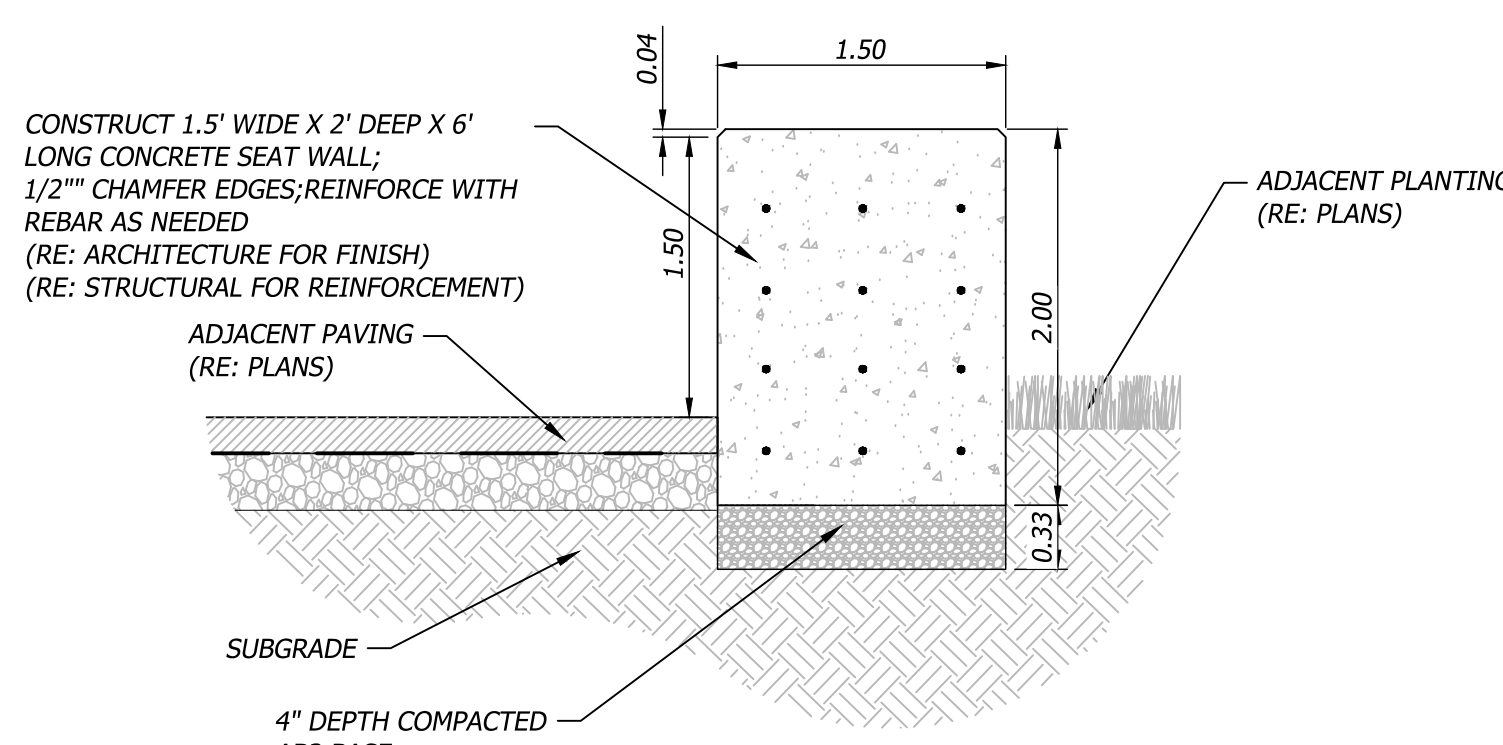
Planting Adjacent

015 Paver Detail
Not to Scale

- GENERAL NOTES:
1. CONSTRUCTED OF STEEL NOT LESS THAN 4" IN DIAMETER AND CONCRETE FILLED.
 2. SPACE NOT MORE THAN 4' BETWEEN POST.
 3. SET NOT LESS THAN 3' DEEP IN A CONCRETE FOOTING OF NOT LESS THAN A 15" DIAMETER.
 4. SET WITH THE TOP OF THE POST NOT LESS THAN 3' ABOVE GROUND.
 5. LOCATED NOT LESS THAN 3' FROM THE PROTECTED OBJECT.



017 Steel/Concrete Bollard
Not to Scale



016 Concrete Seat Wall
Not to Scale

PROJECT TITLE

Q39 (SHELL)

LEE'S SUMMIT, MO

OLDHAM VILLAGE

LEE'S SUMMIT, MO

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
PROFESSIONAL SEAL		



COPYRIGHT NOTICE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. REPRODUCTION OF THIS DRAWING FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BRR ARCHITECTURE INC. IS STRICTLY PROHIBITED. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS ARE REQUIRED FOR THE DESIGN OF ANY PROJECT. THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BRR DOES NOT GUARANTEE THAT THE FILES ARE SUFFICIENT OR APPROPRIATE FOR USER'S PURPOSES. USER USES OR ALTERS THESE FILES AT USER'S SOLE RISK AND AGREES TO INDEMNIFY BRR FROM LIABILITY ARISING FROM USER'S USE.

NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME

CONSTRUCTION DETAILS

SHEET NUMBER