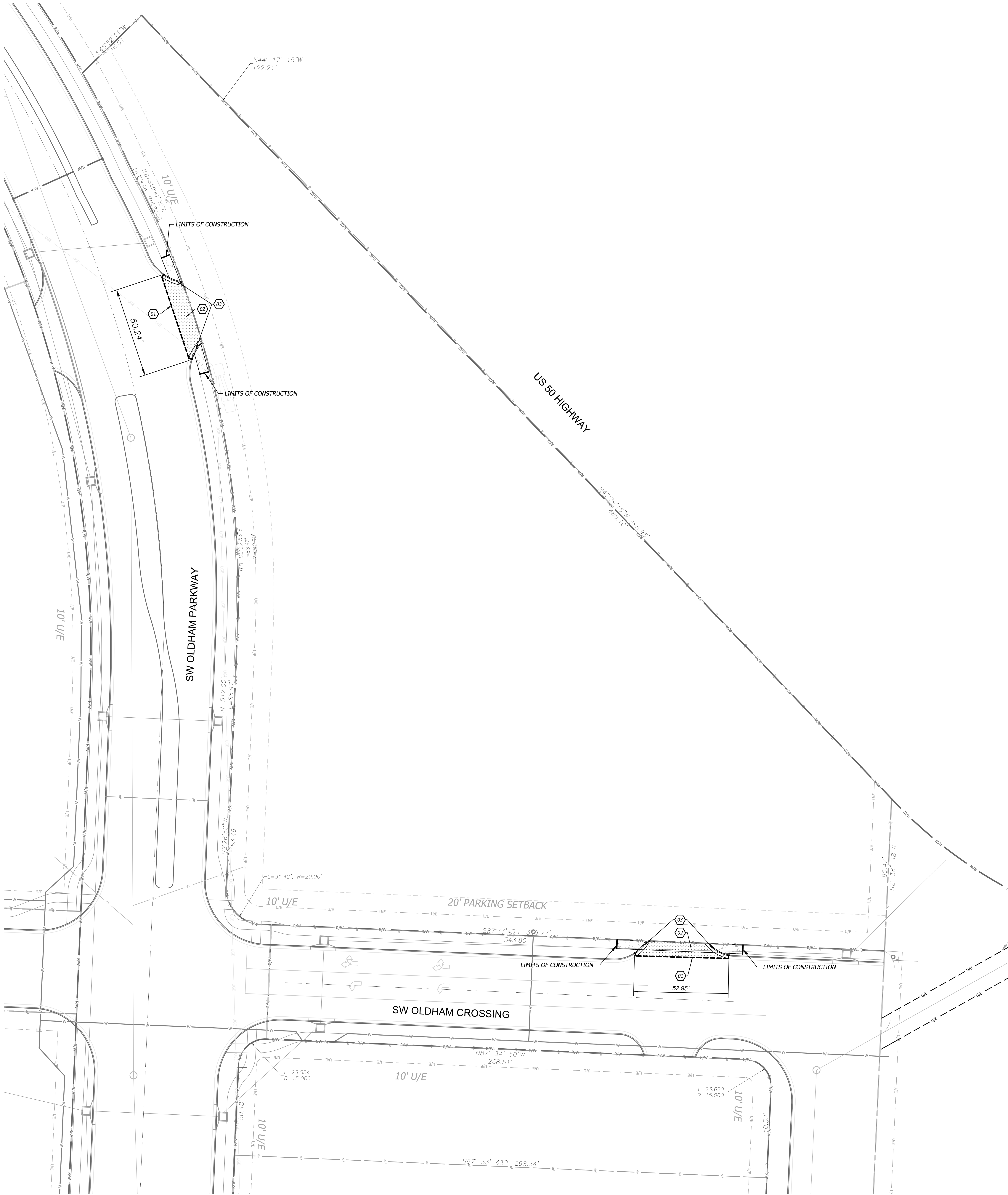




DEMOLITION GENERAL NOTES

- 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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
07/31/2025

Grant White
Professional Engineer
No. 000000000
State of Missouri
07/23/2025

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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		



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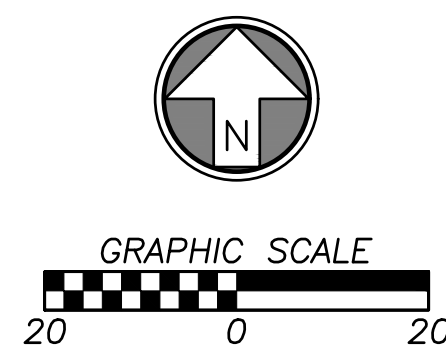
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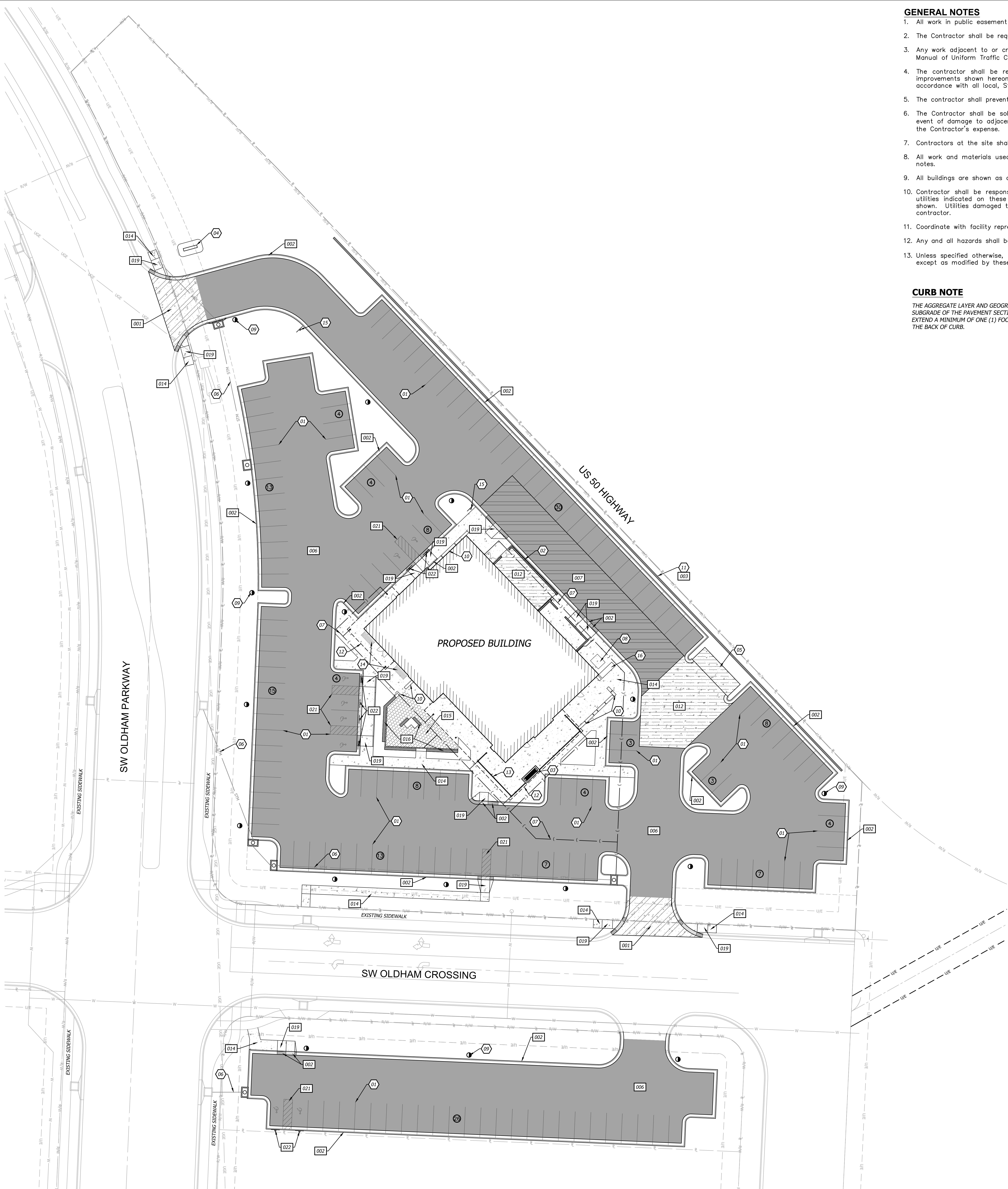
SHEET NAME

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

CONSTRUCTION NOTES

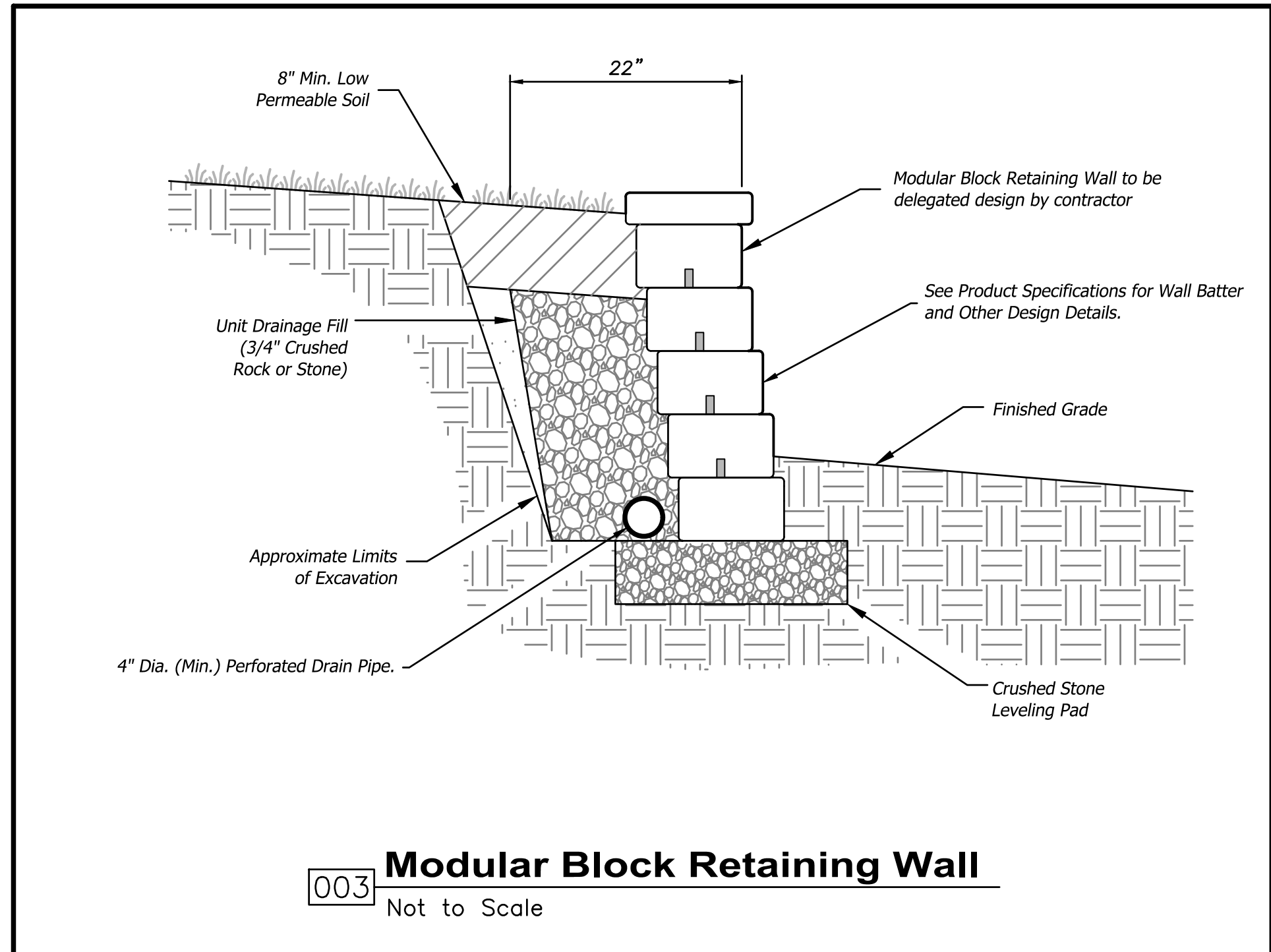
- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED SCREEN WALL; REFER TO ARCHITECTURAL PLANS.
- 03 PROPOSED OUTDOOR FIREPLACE; REFER TO ARCHITECTURAL PLANS.
- 04 PROPOSED MONUMENT SIGN; REFER TO ARCHITECTURAL PLANS.
- 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

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

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



GRAPHIC SCALE
20 0 20

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PROJECT TITLE

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LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

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



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ISSUES AND REVISIONS

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

SHEET NAME

SITE PLAN

SHEET NUMBER

C200

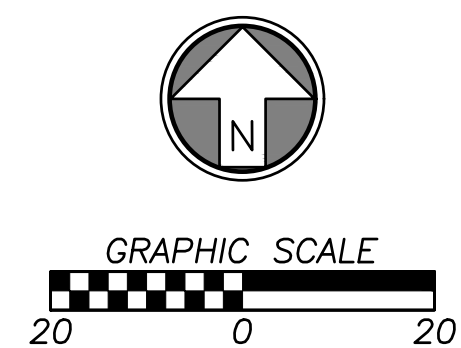
PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
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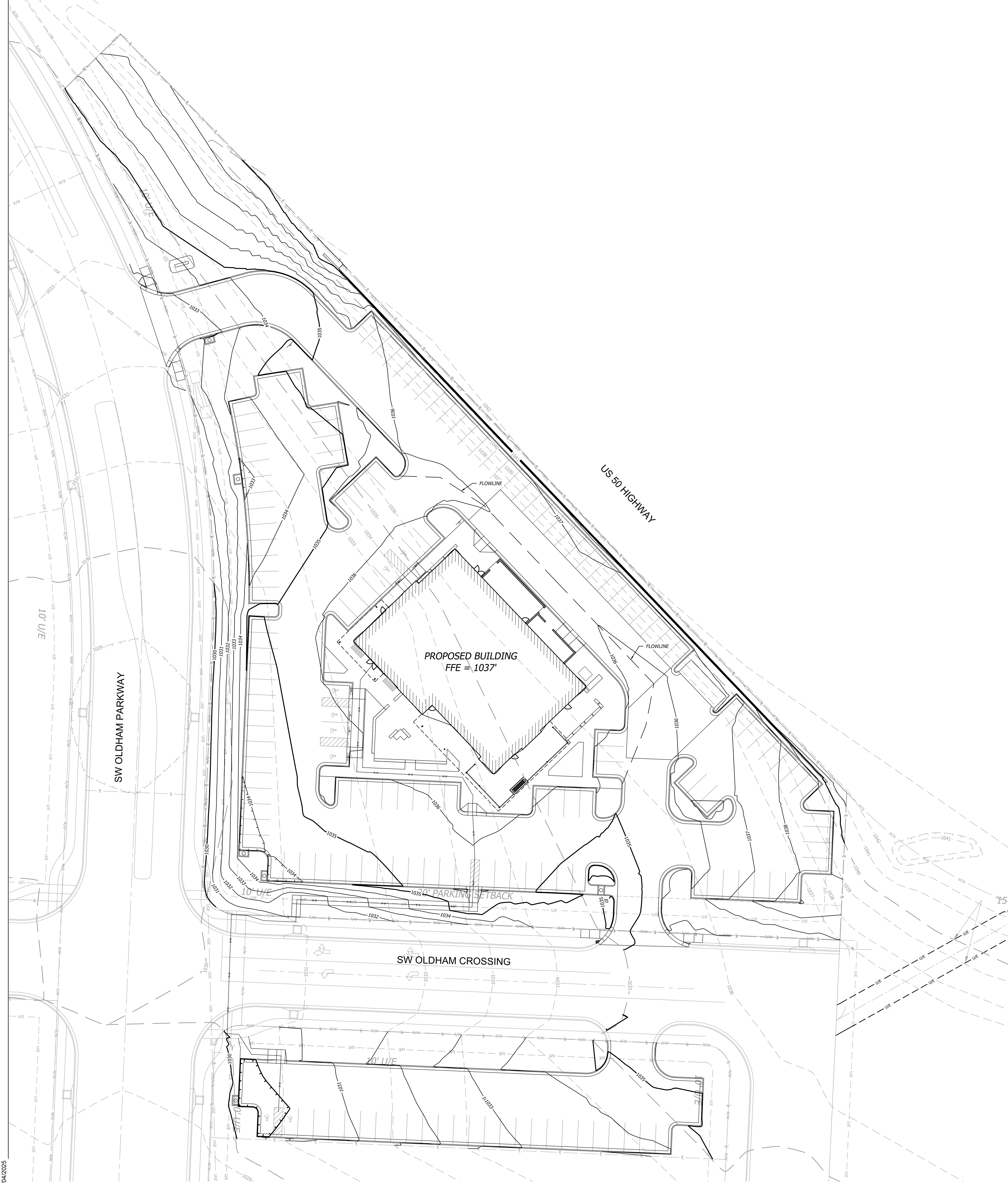
SHEET NAME

SHEET NUMBER

BRR ORIGINAL PRINTED ON RECYCLED PAPER



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



GRADING NOTES

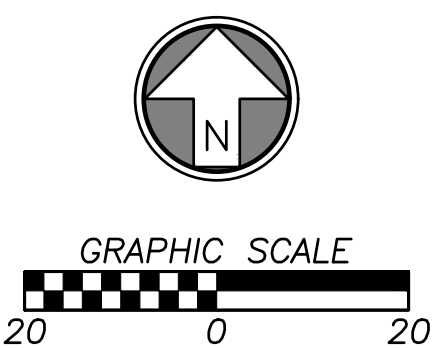
- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required 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



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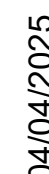
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NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/20/25	ADDENDUM 1	

SHEET NAME

GRADING PLAN
SHEET NUMBER

C400

[illegible]

SHEET NAME

DETAILED GRADING

SHEET NUMBER

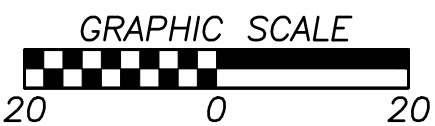
C401

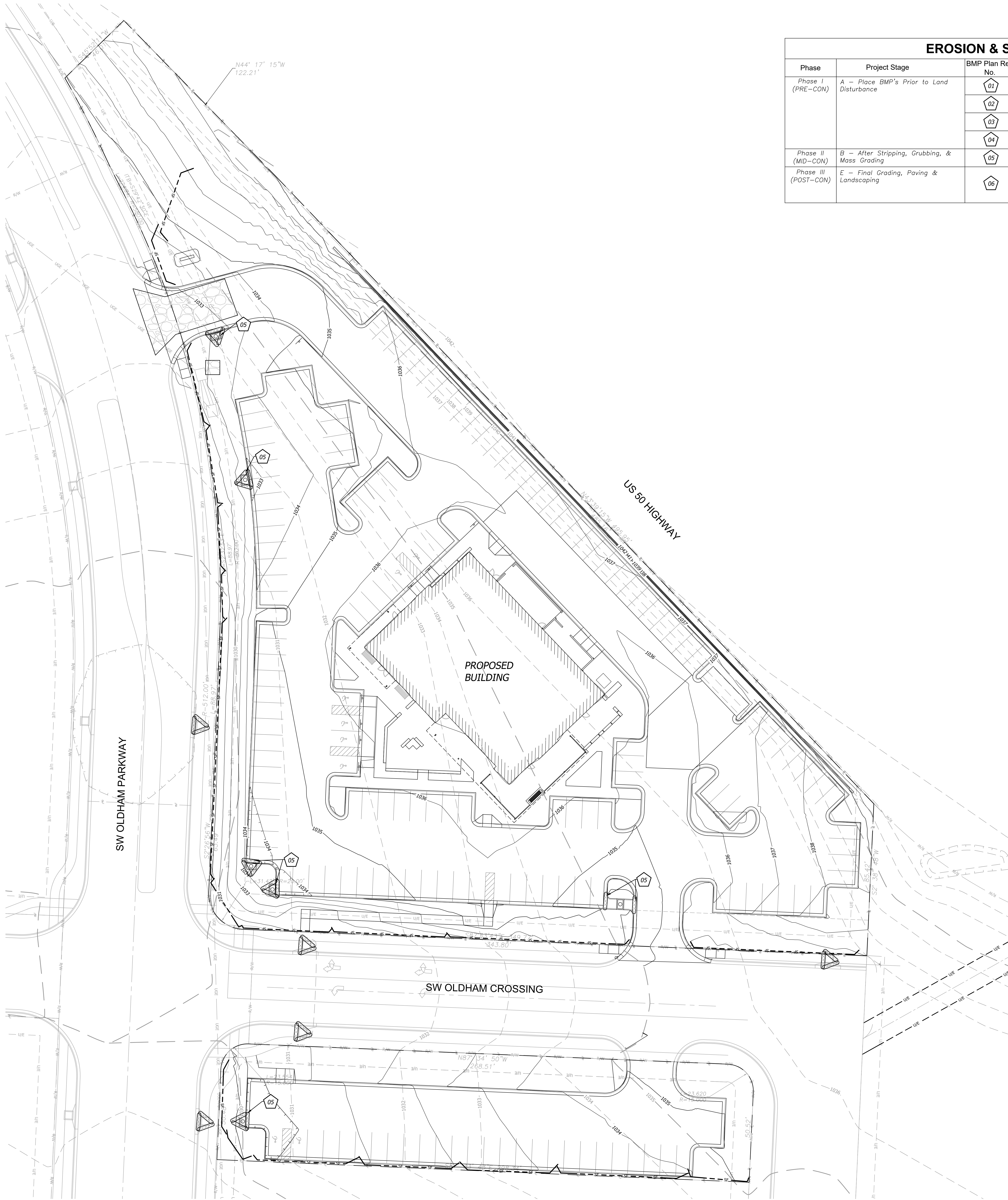


1. Prior to Land Disturbance activities, the contractor shall:
 - a. Delimitate the outer limits of any natural stream corridor designated with construction fencing.
 - b. Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on 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 ½ 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, Standard Specifications for Road and Bridge Construction, 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 shall be 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 washout 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 start of any base or base aggregate. Exact locations may be field adjusted to minimize conflicts with utility construction; however, additional 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 report shall be submitted to the City Engineer, City of Leawards, 10000 Leeward Blvd., Leeward, HI 96756, or to the City Engineer of 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

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

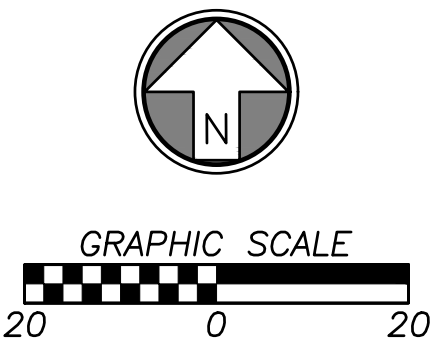




EROSION & SEDIMENT CONTROL STAGING CHART					
Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Concrete Entrance & Staging Area	D	Place as shown on plan
		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



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OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER			62910099
PROJECT MANAGER	BRR	DRAWN BY	BRR
		CHECKED BY	
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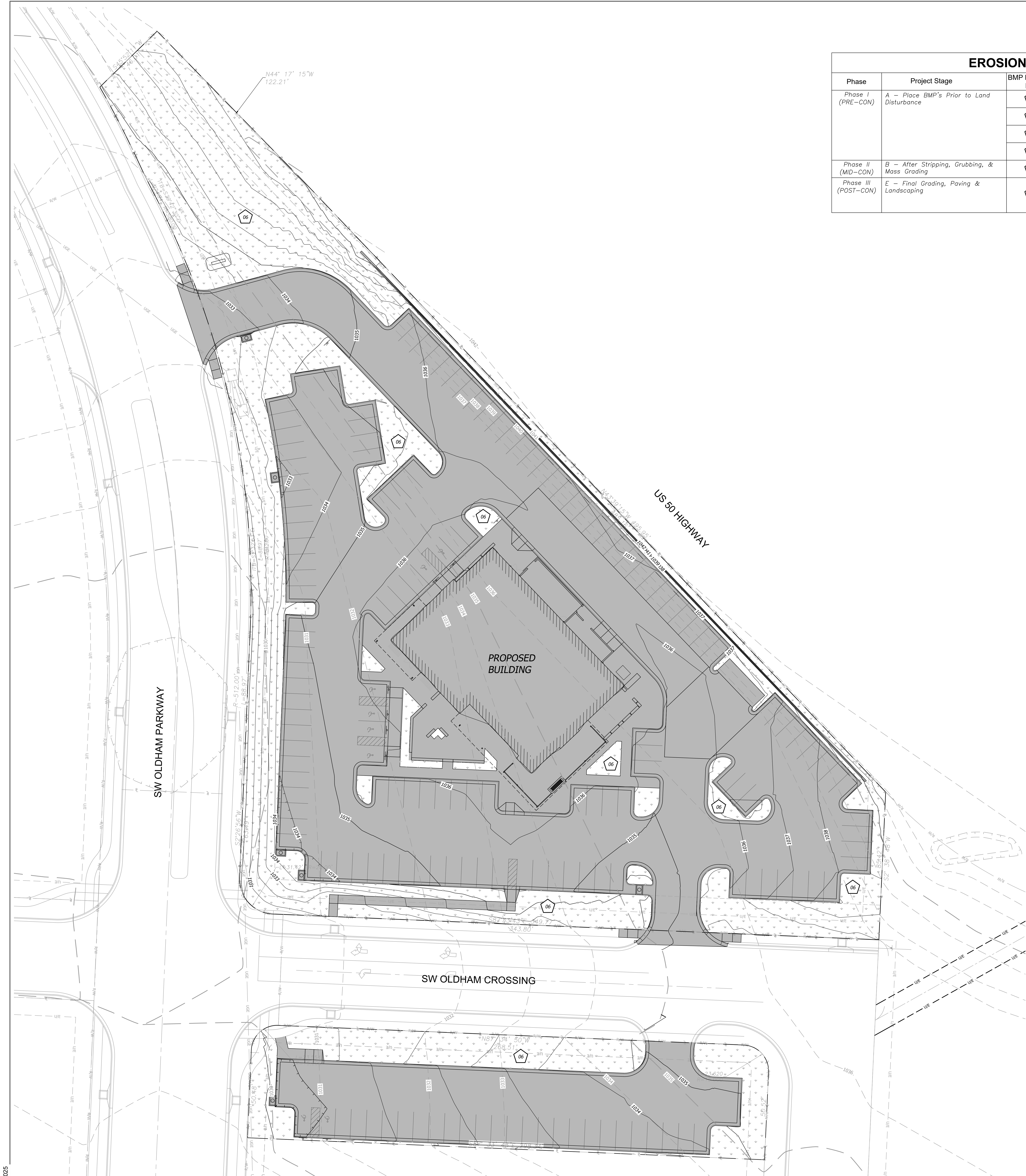
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SHEETS AND REVISIONS			
NUMBER	DATE	DESCRIPTION	
1	06/03/25	ORIGINAL ISSUE	
		ADDENDUM 1	

SHEET NAME

MID-CONSTRUCTION EROSION

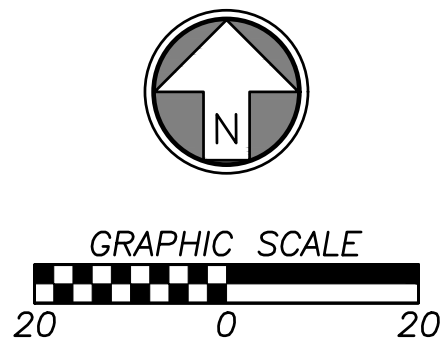
SHEET NUMBER



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
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		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
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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



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CLIENT

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

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
BRR	BRR	
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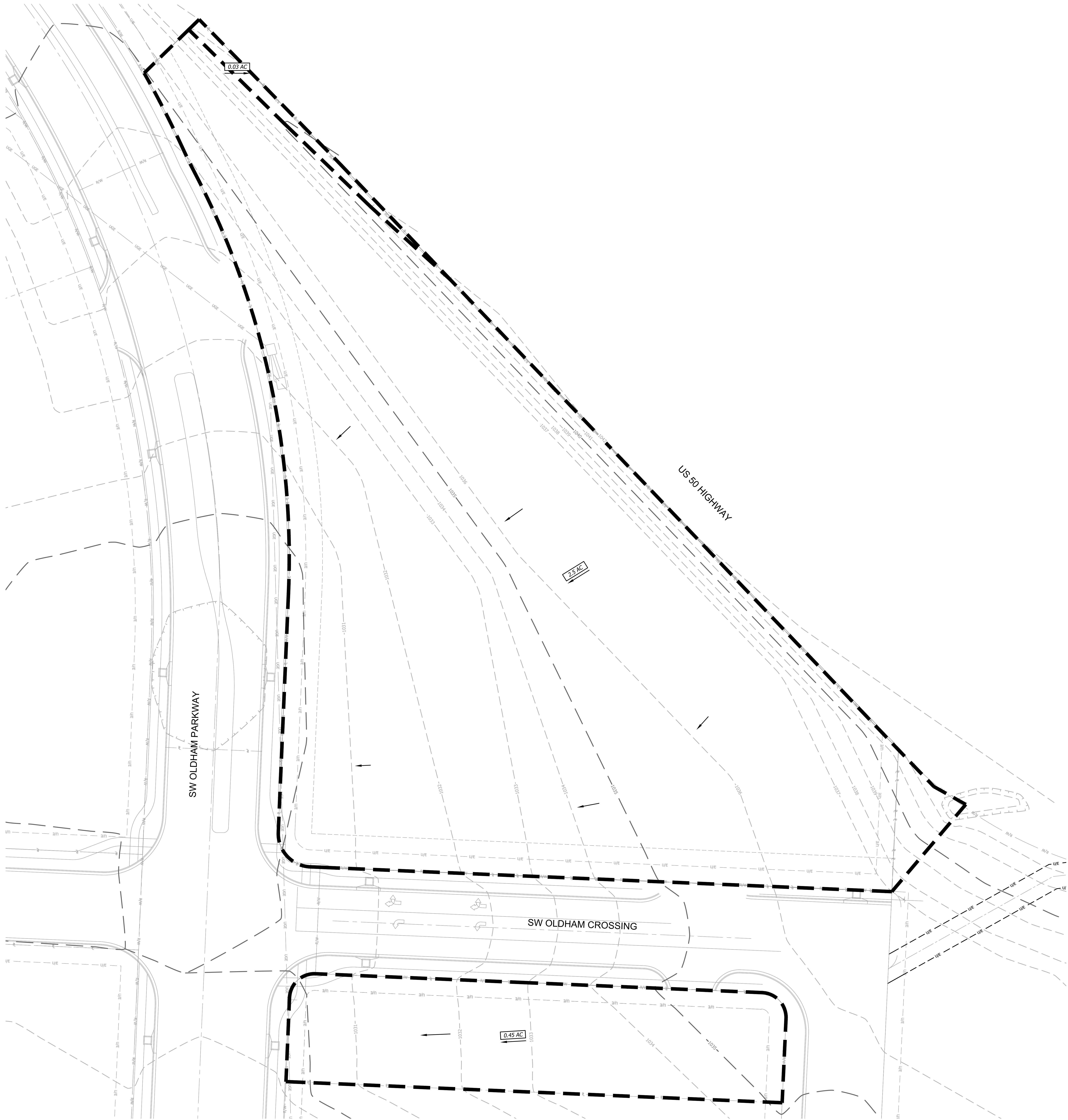
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REVISIONS AND REVISIONS			
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

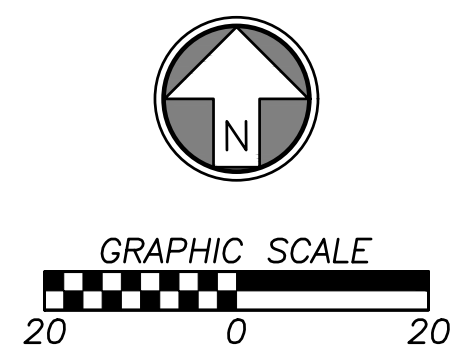
SHEET NAME
POST-CONSTRUCTION
EROSION
SHEET NUMBER

C502

04/04/2025



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



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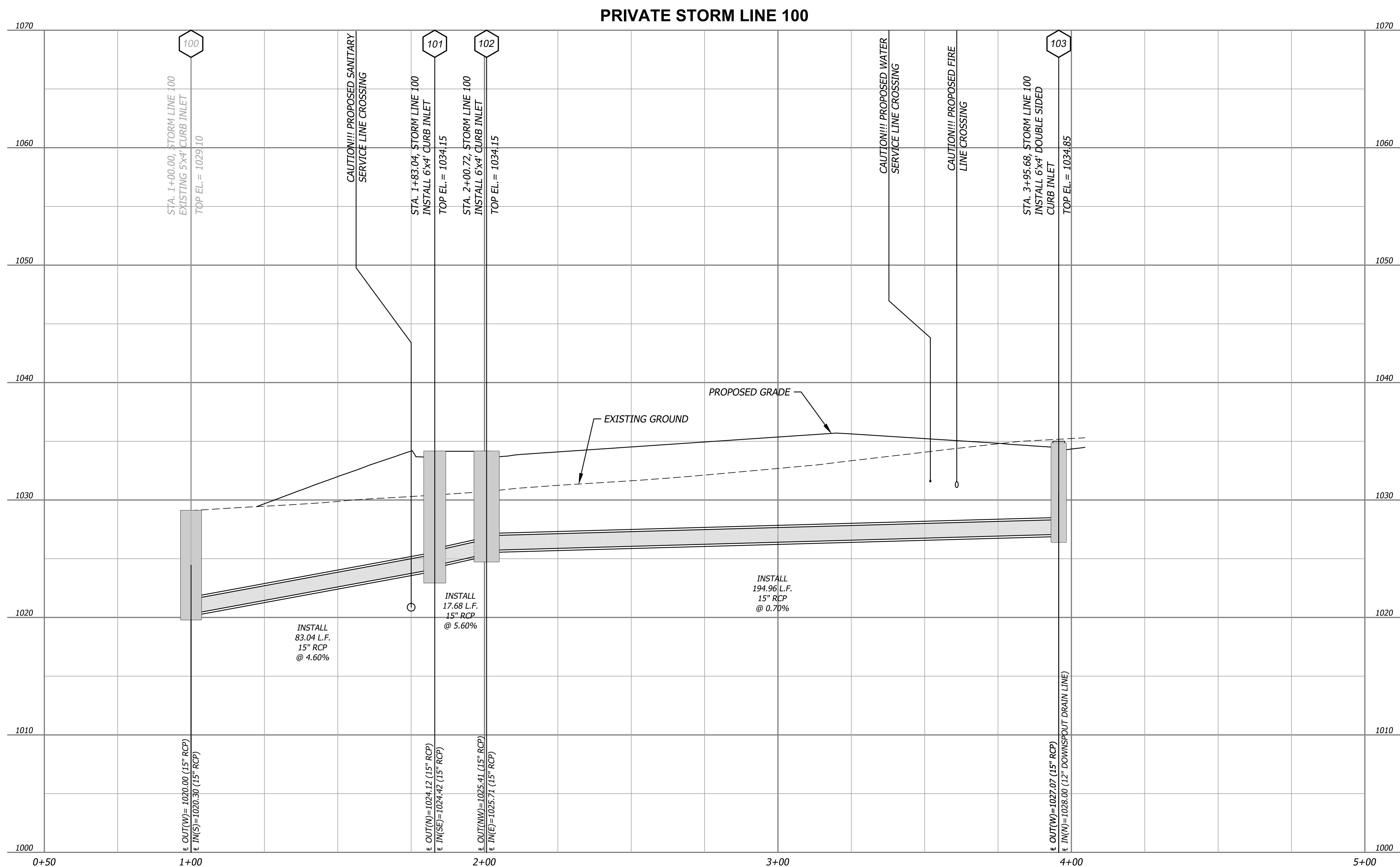
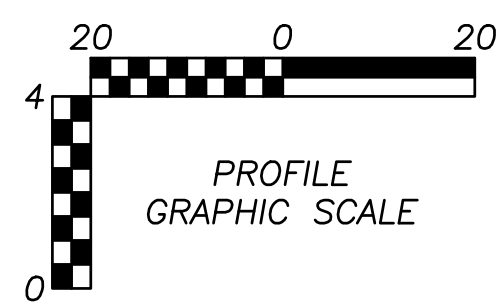
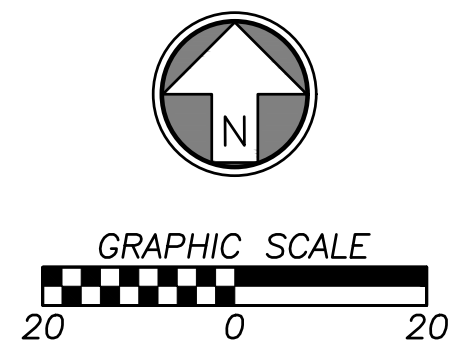
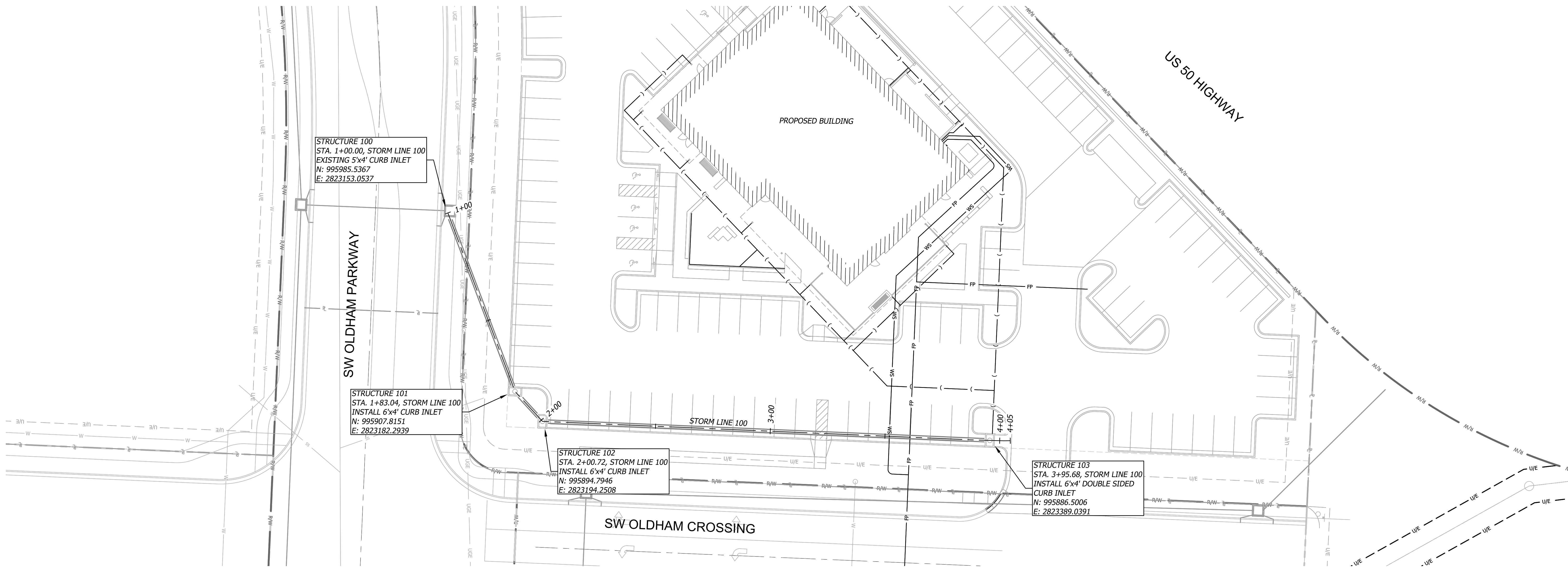
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SHEET NAME

EXISTING DRAINAGE MAP

SHEET NUMBER

C600



STORM NOTE

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

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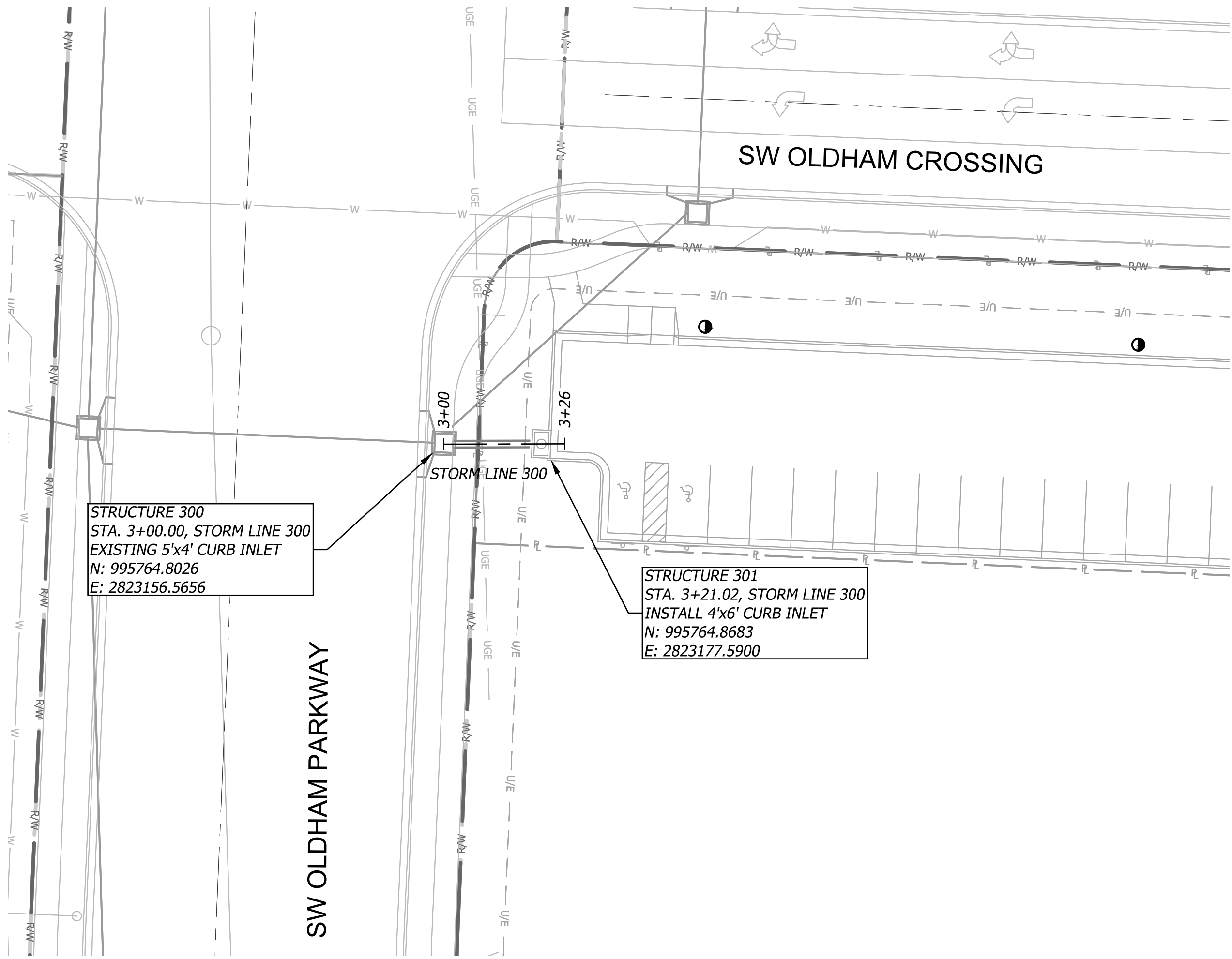
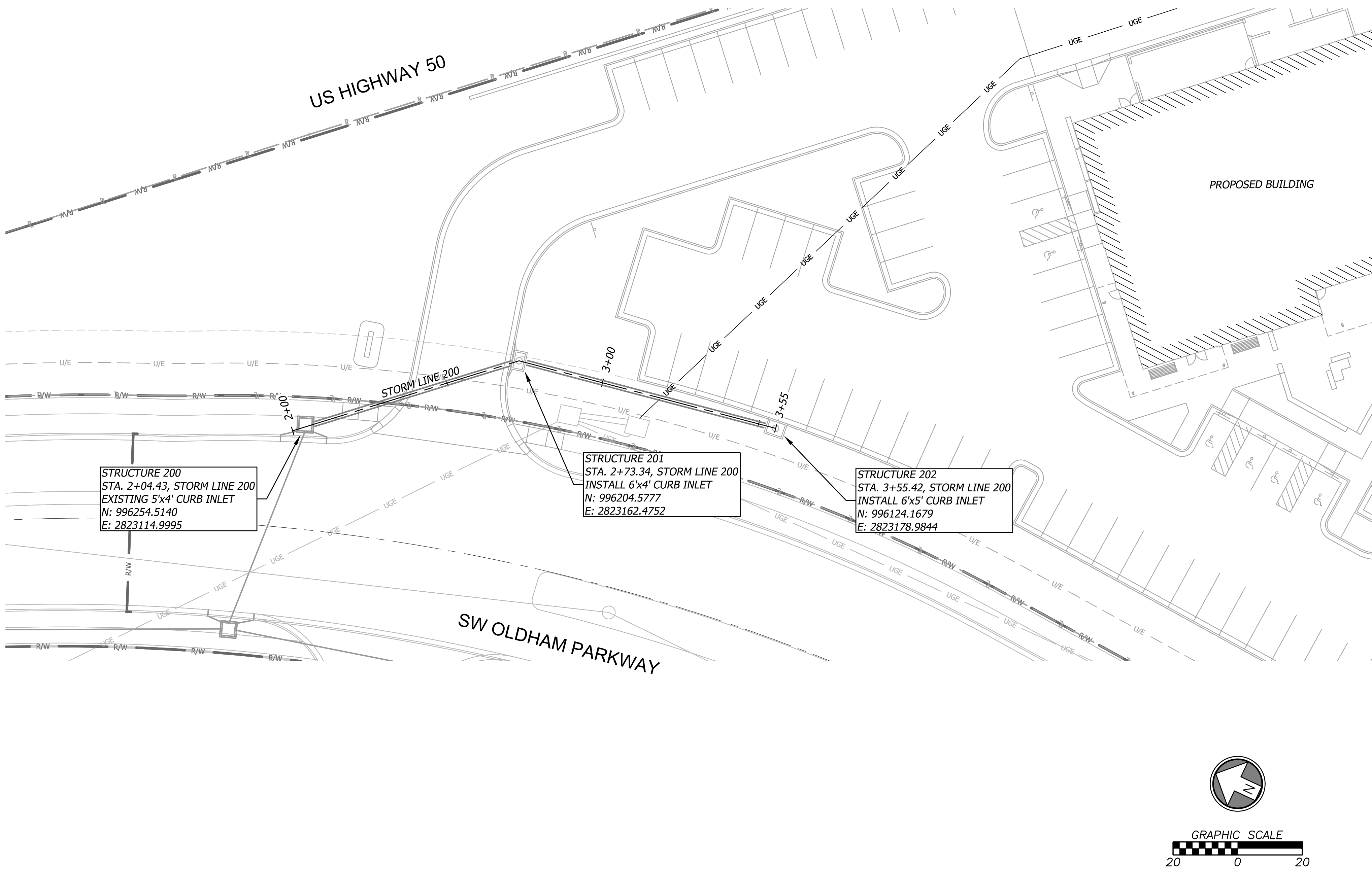
NUMBER	DATE	DESCRIPTION
1	06/03/25	ADDENDUM 1

SHEET NAME

STORM LINE 100

SHEET NUMBER

C700



STORM NOTE

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OLDHAM VILLAGE
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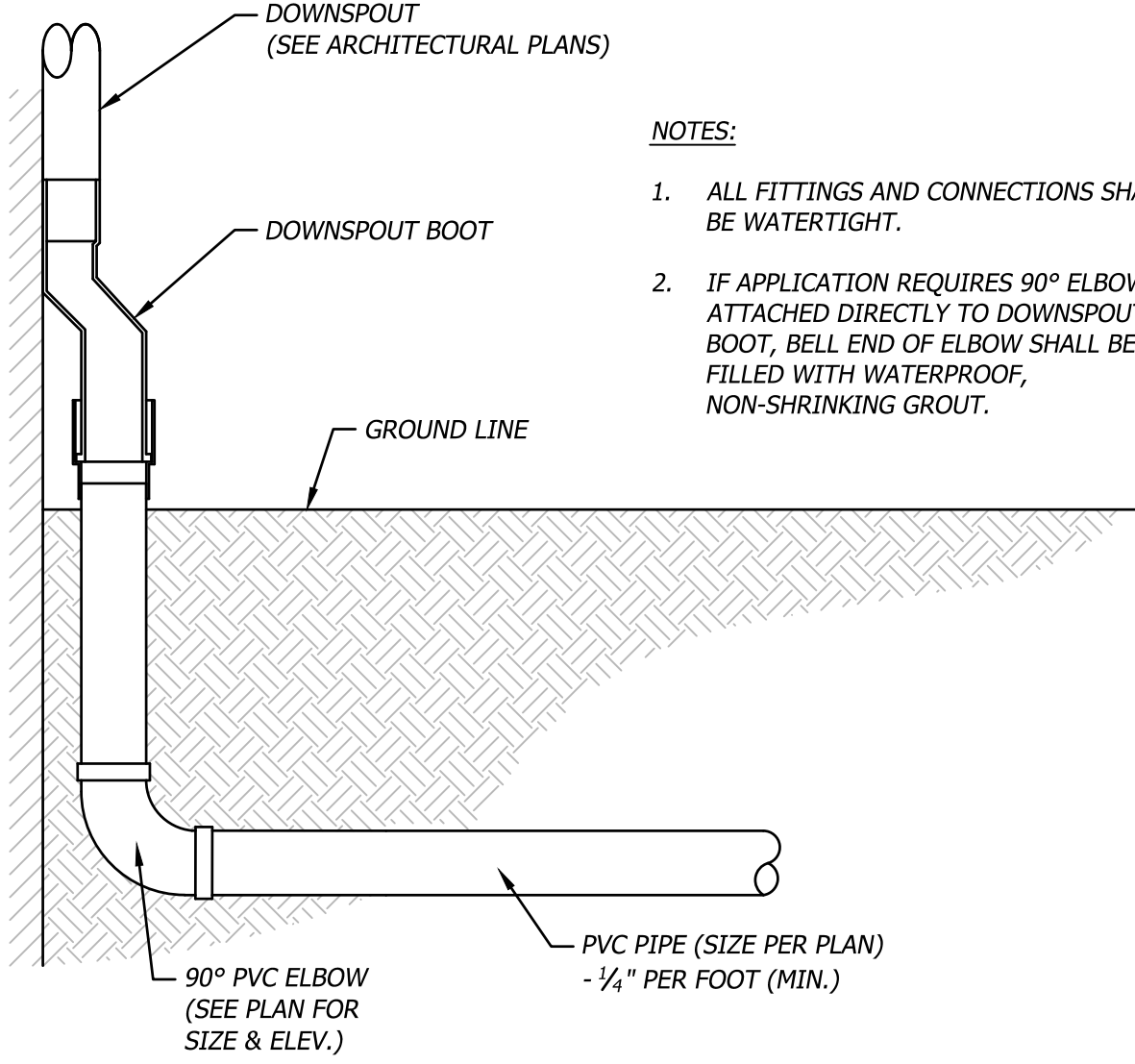
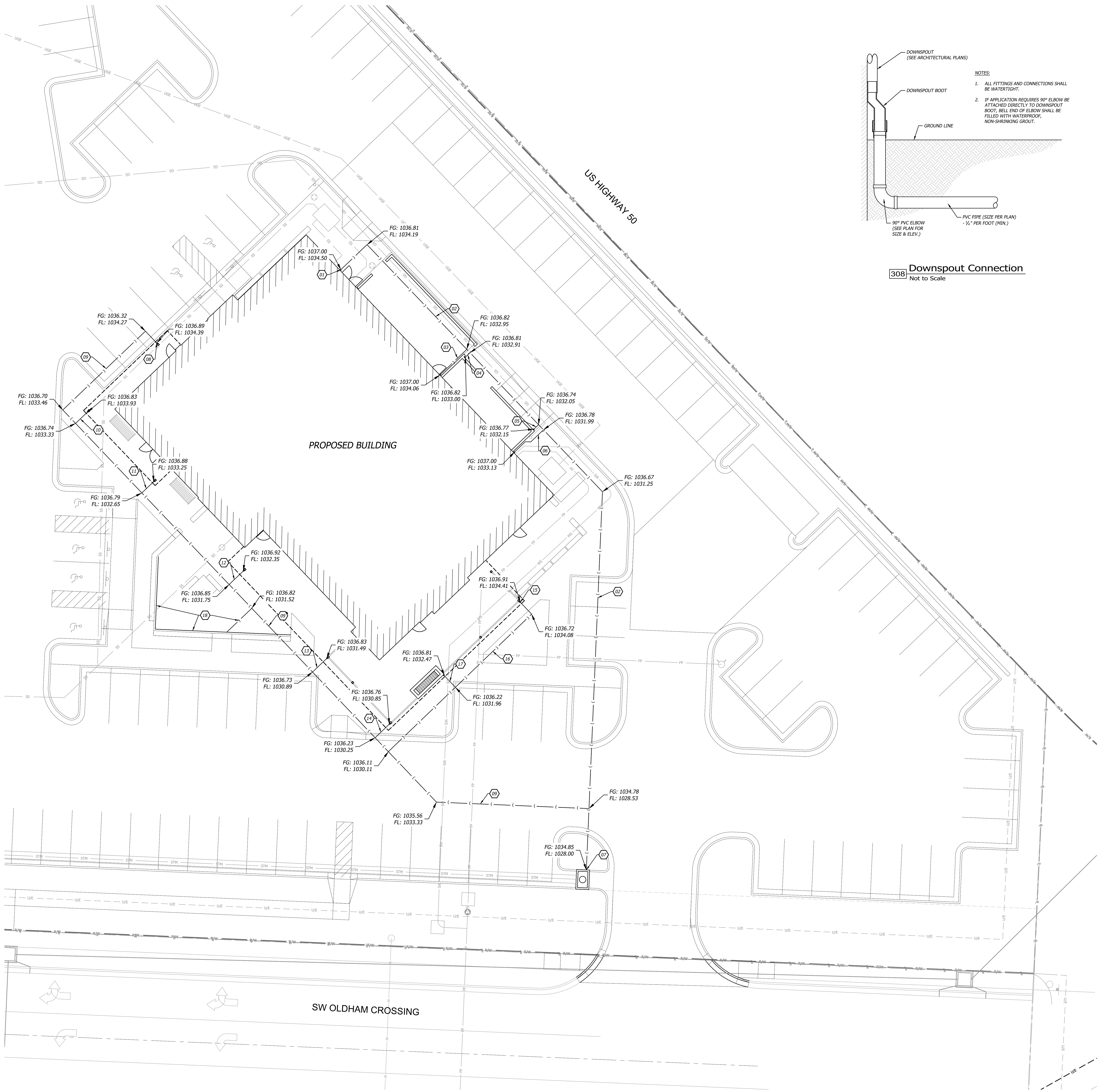
STORM LINE 200 & 300

SHEET NUMBER

C701

04/04/2025

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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

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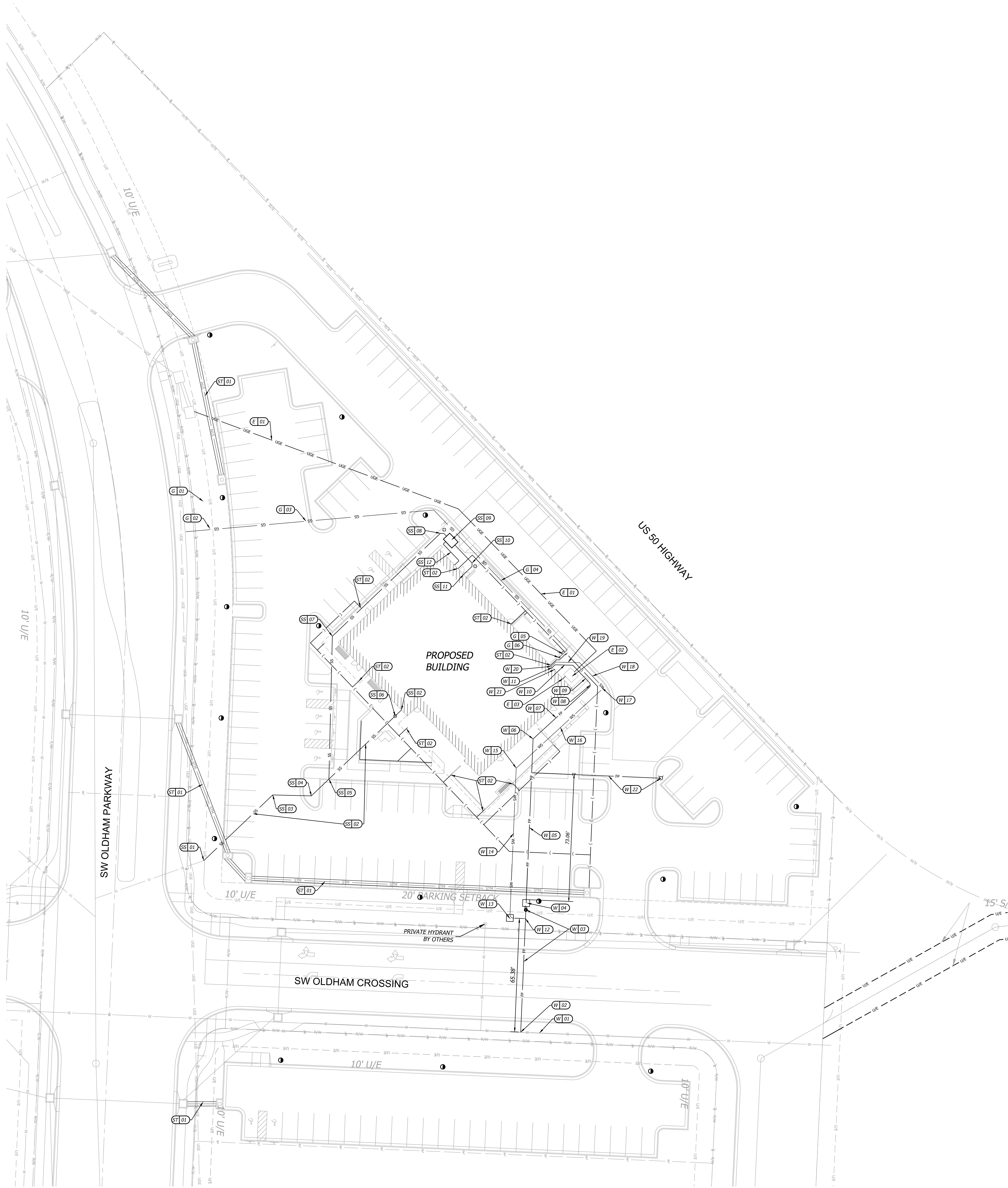
SHEET NAME

DOWNSPOUT PIPE PLAN
SHEET NUMBER

C702

04/04/2025

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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, JCW, 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.

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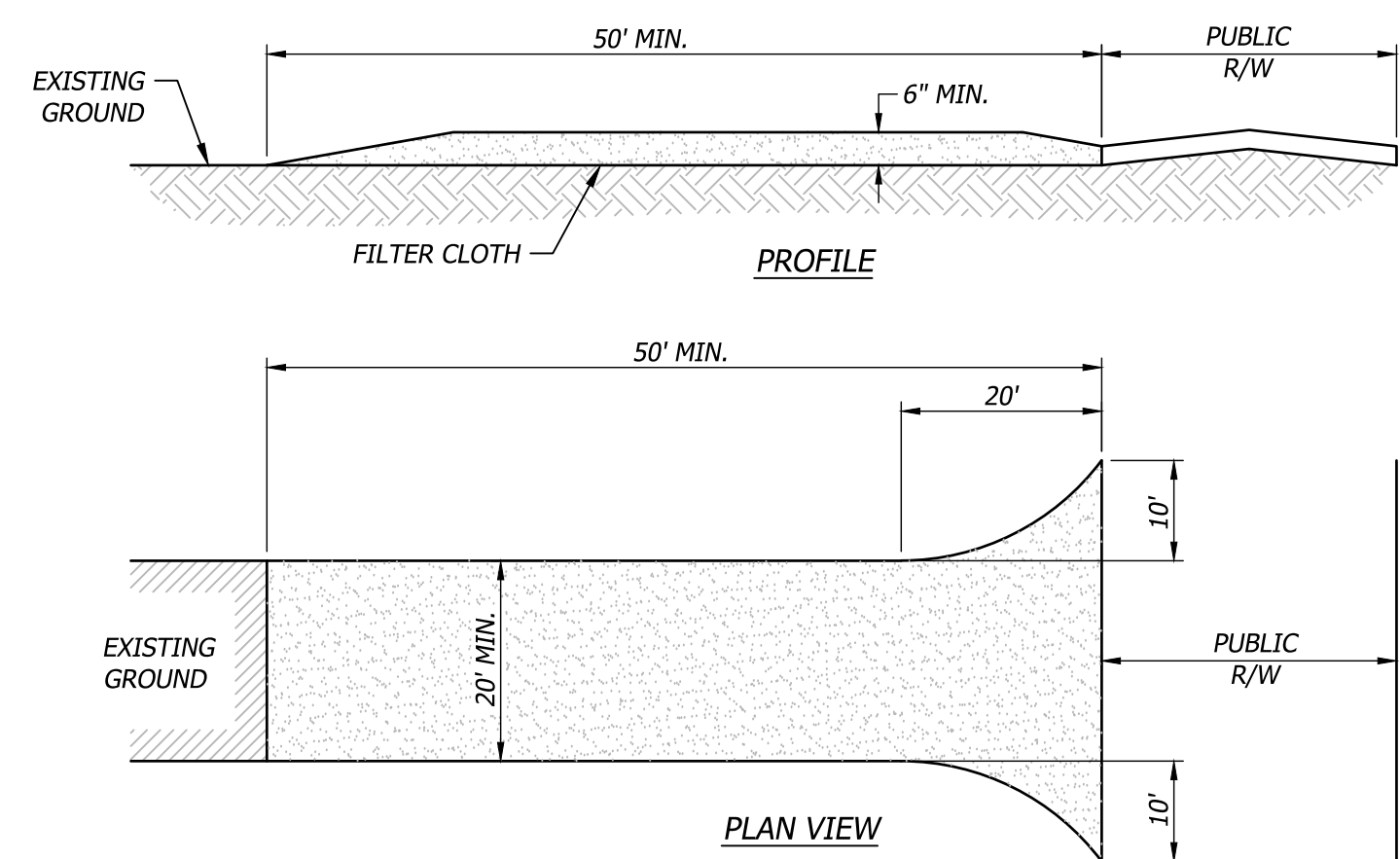
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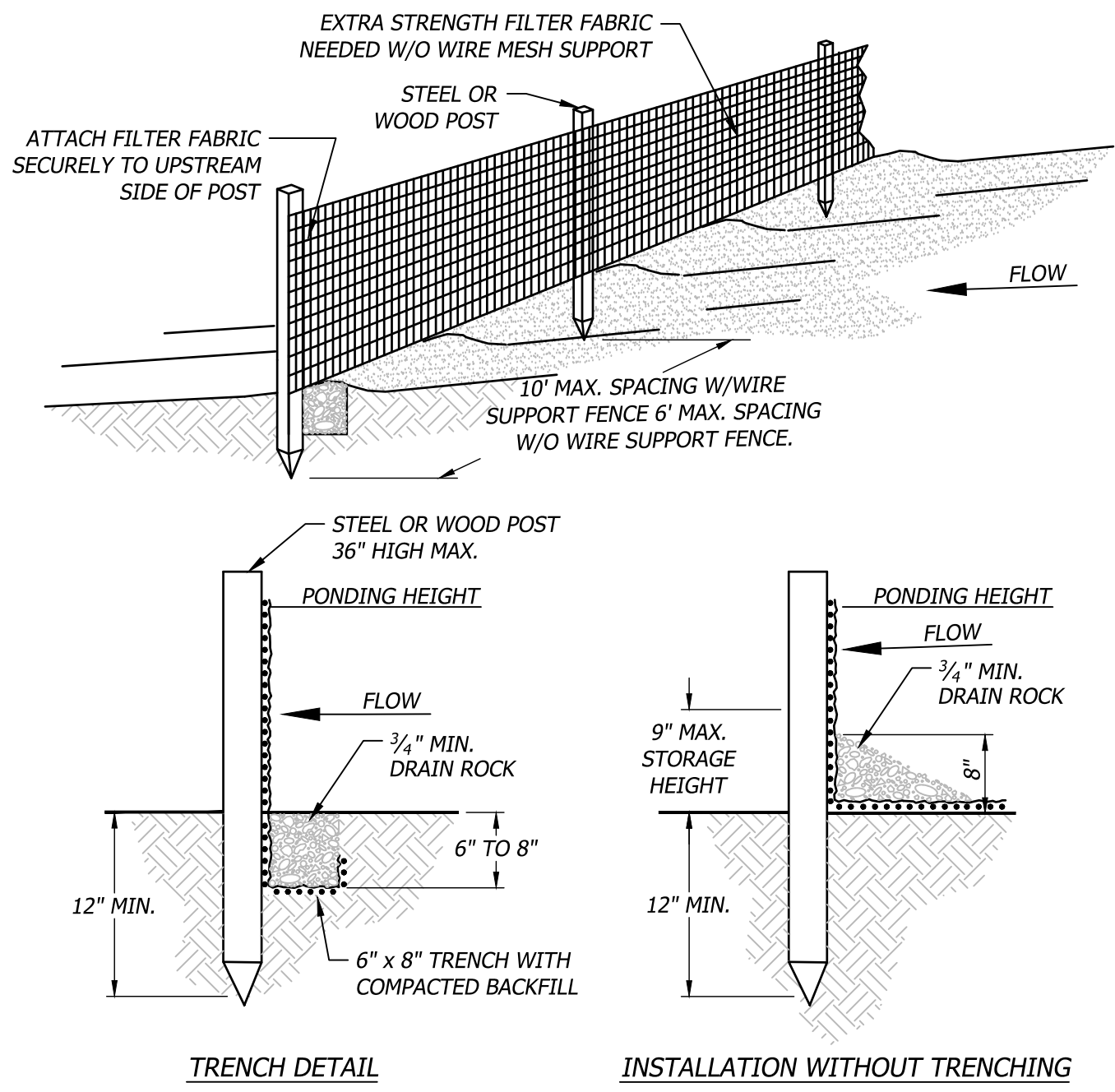
UTILITY PLAN
SHEET NUMBER

C800



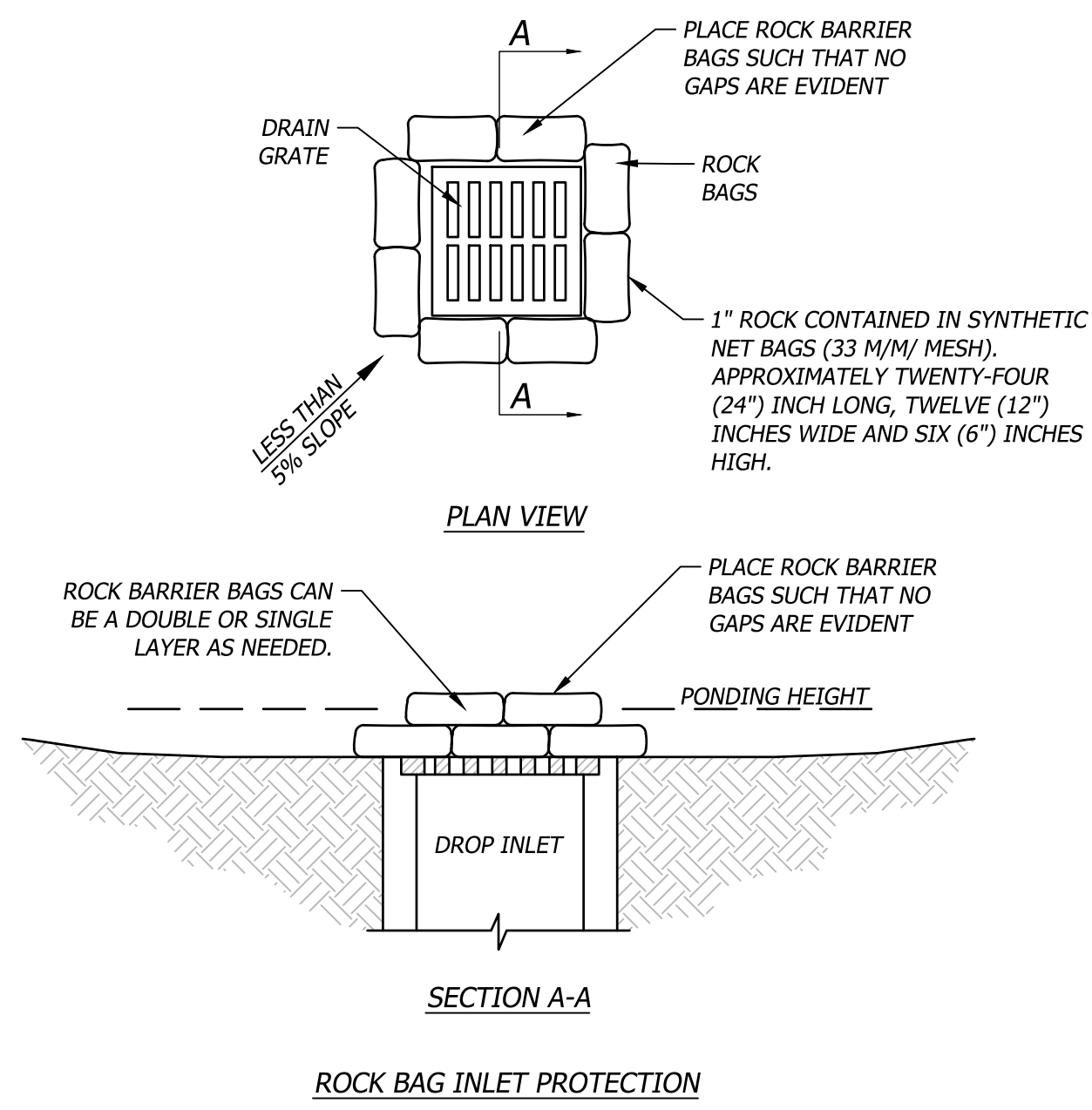
- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE - USE (3) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS 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



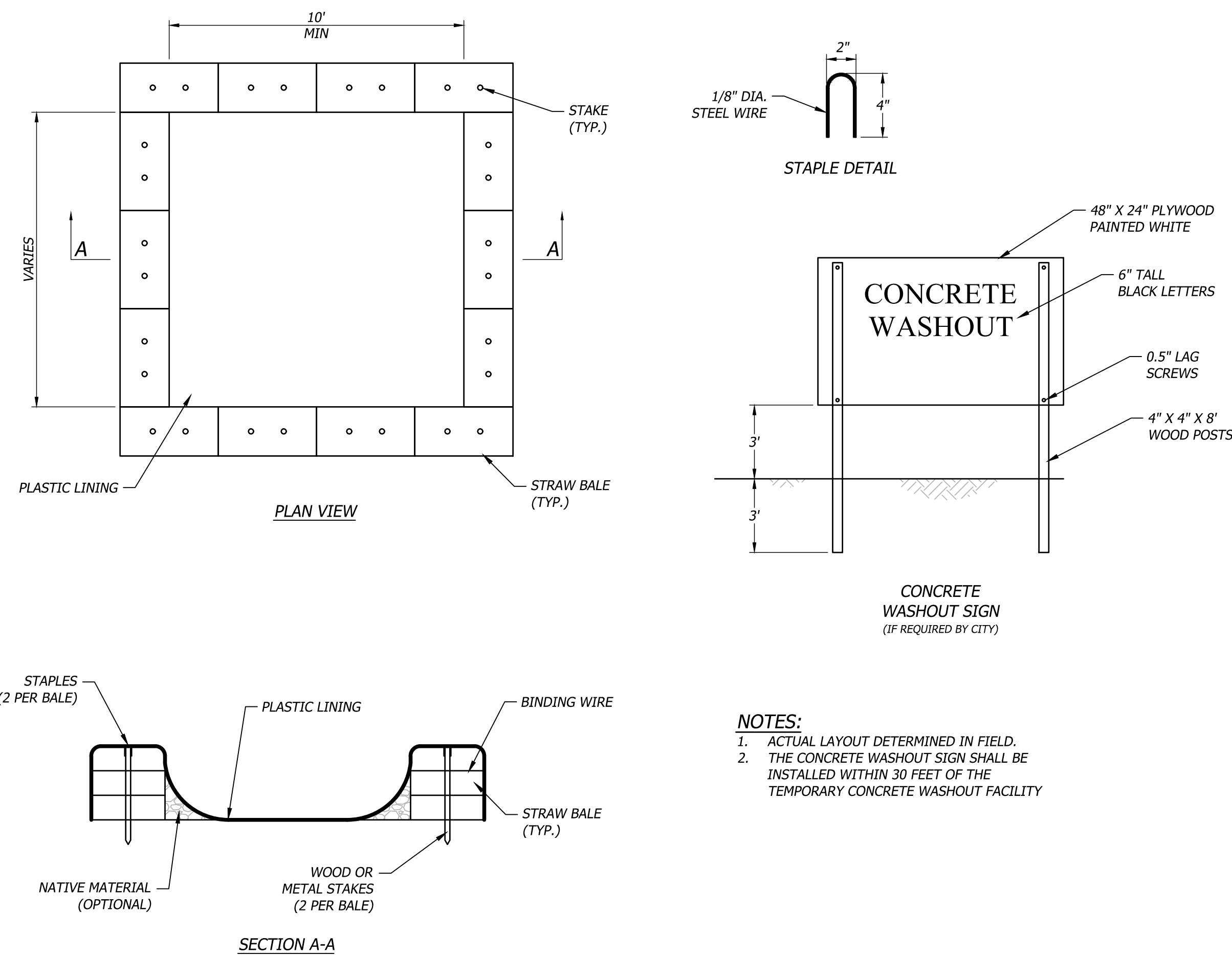
- NOTES:**
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
 2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
 3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9\"/>
 4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT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

601 Filter Fabric Silt Fence
Not to Scale



- 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.

604 Concrete Washout
Not to Scale

PROJECT NUMBER		62910099
PROJECT MANAGER	DRAWN BY	CHECKED BY
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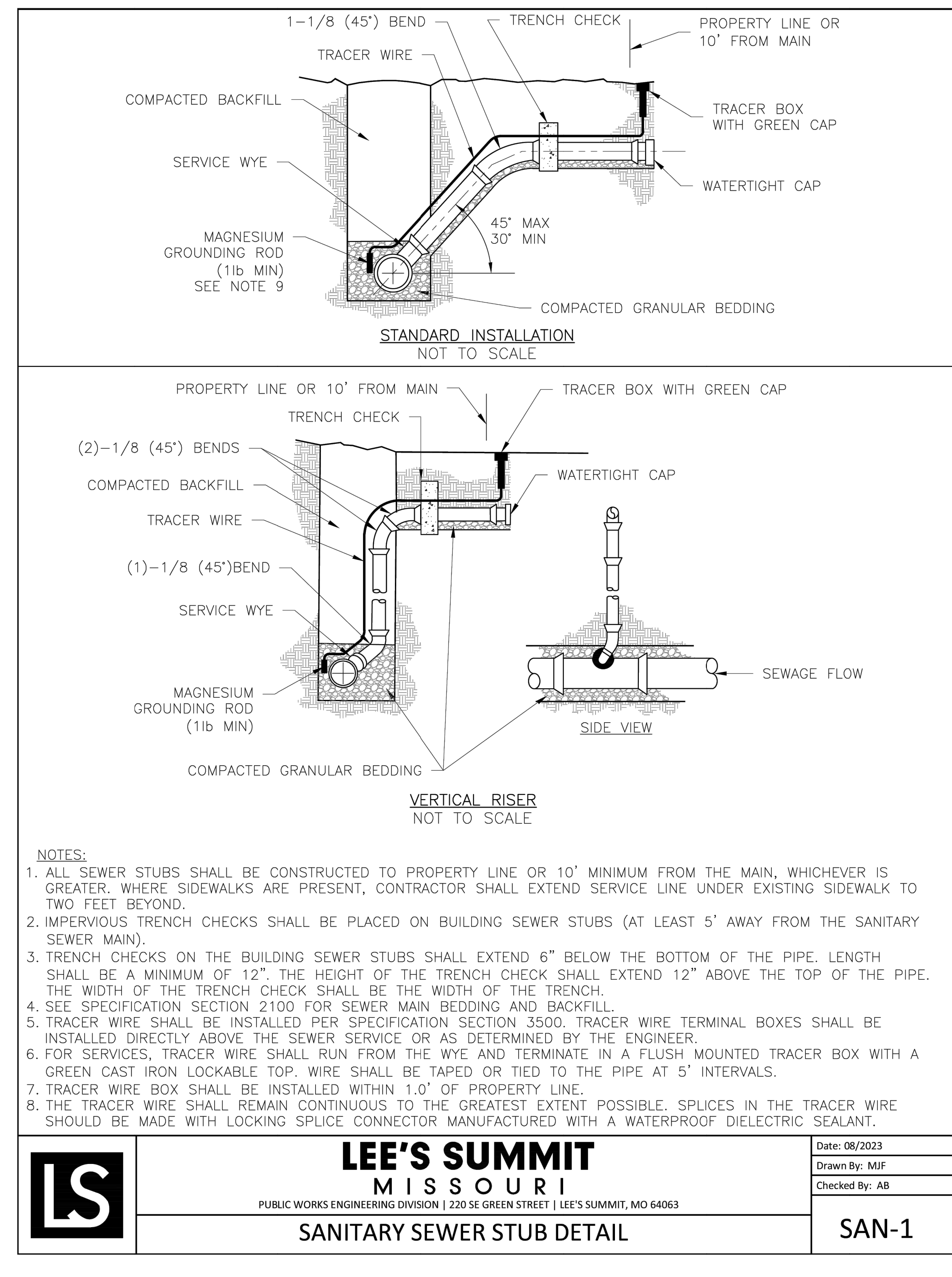
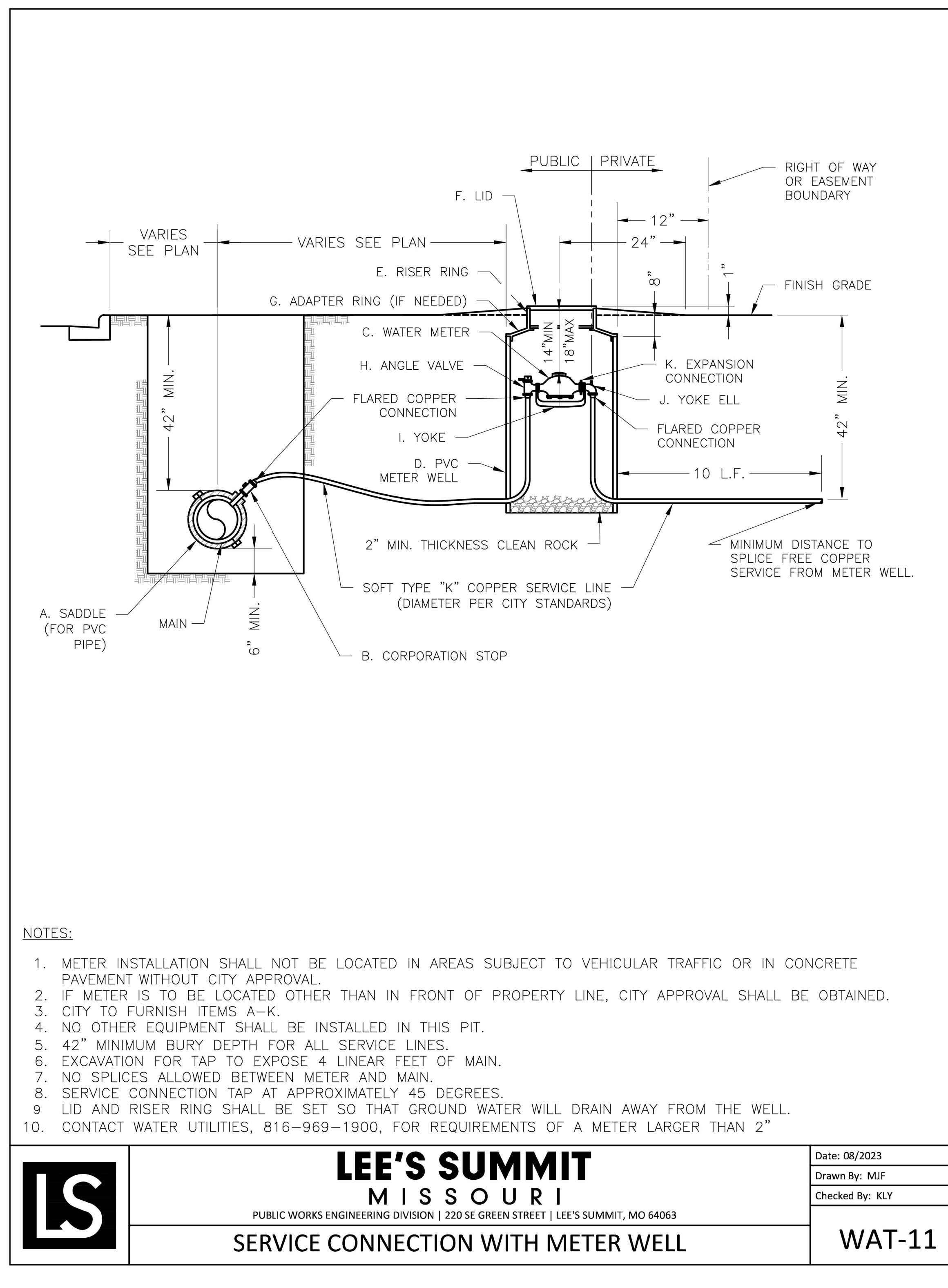
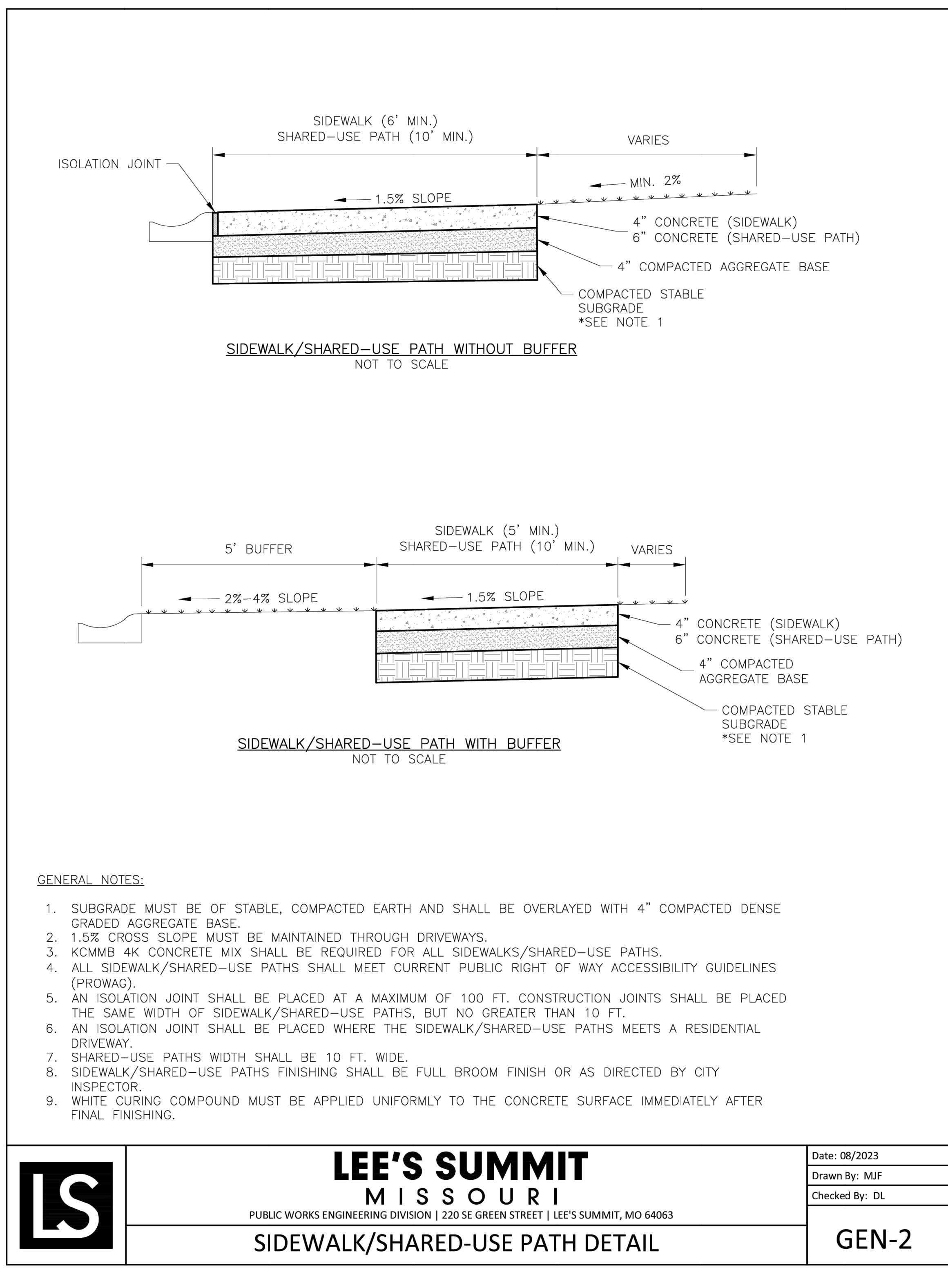
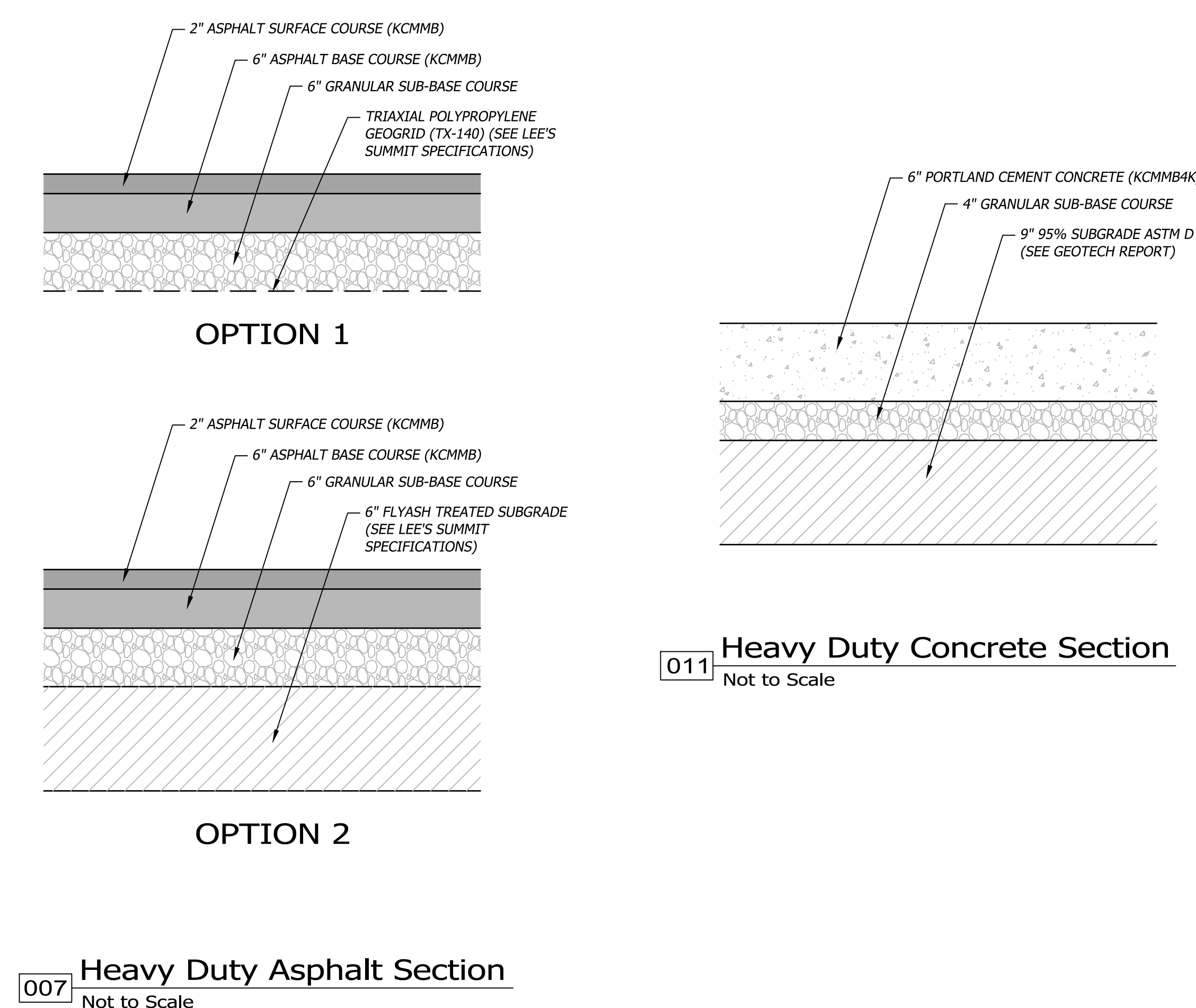
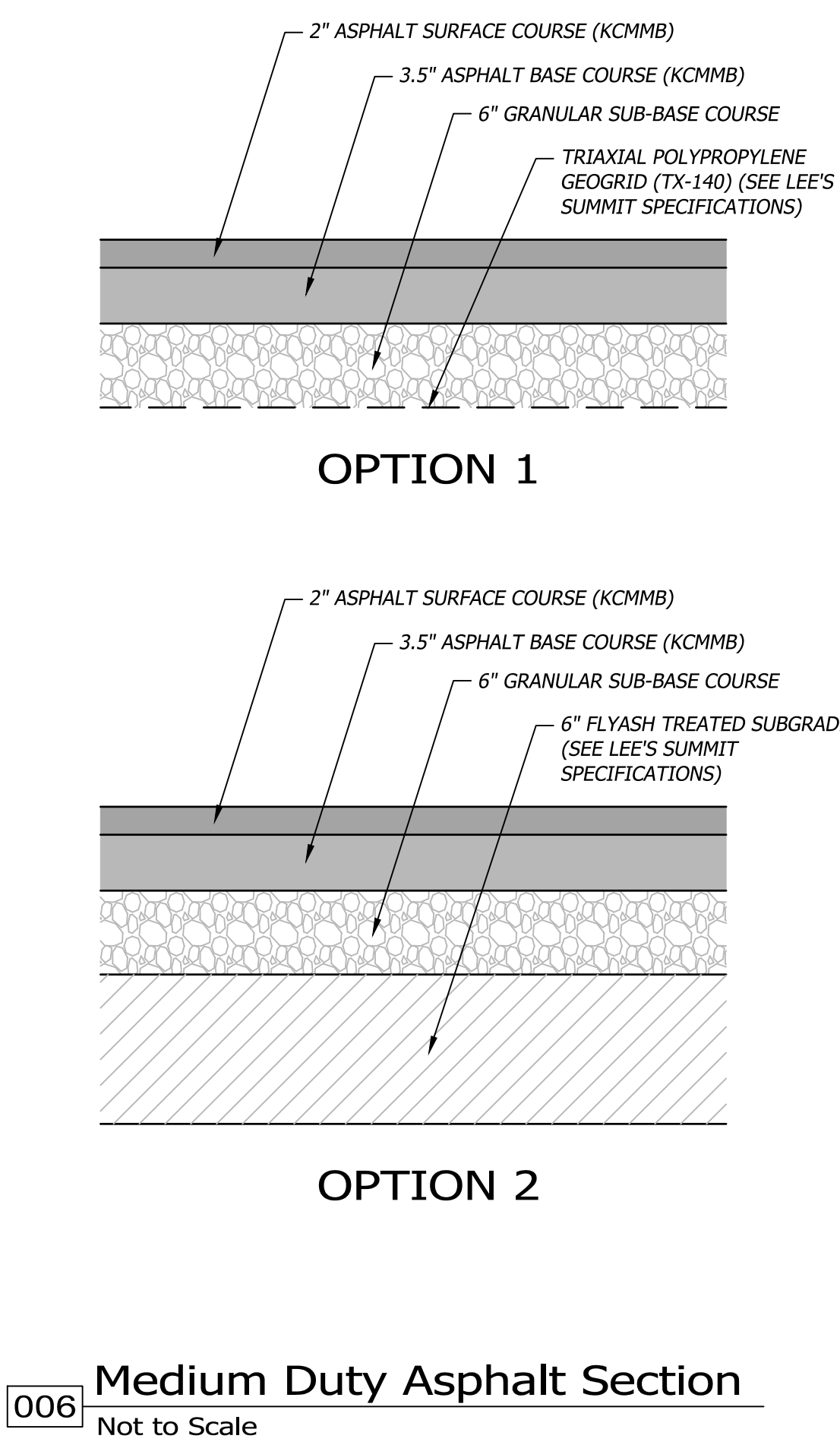
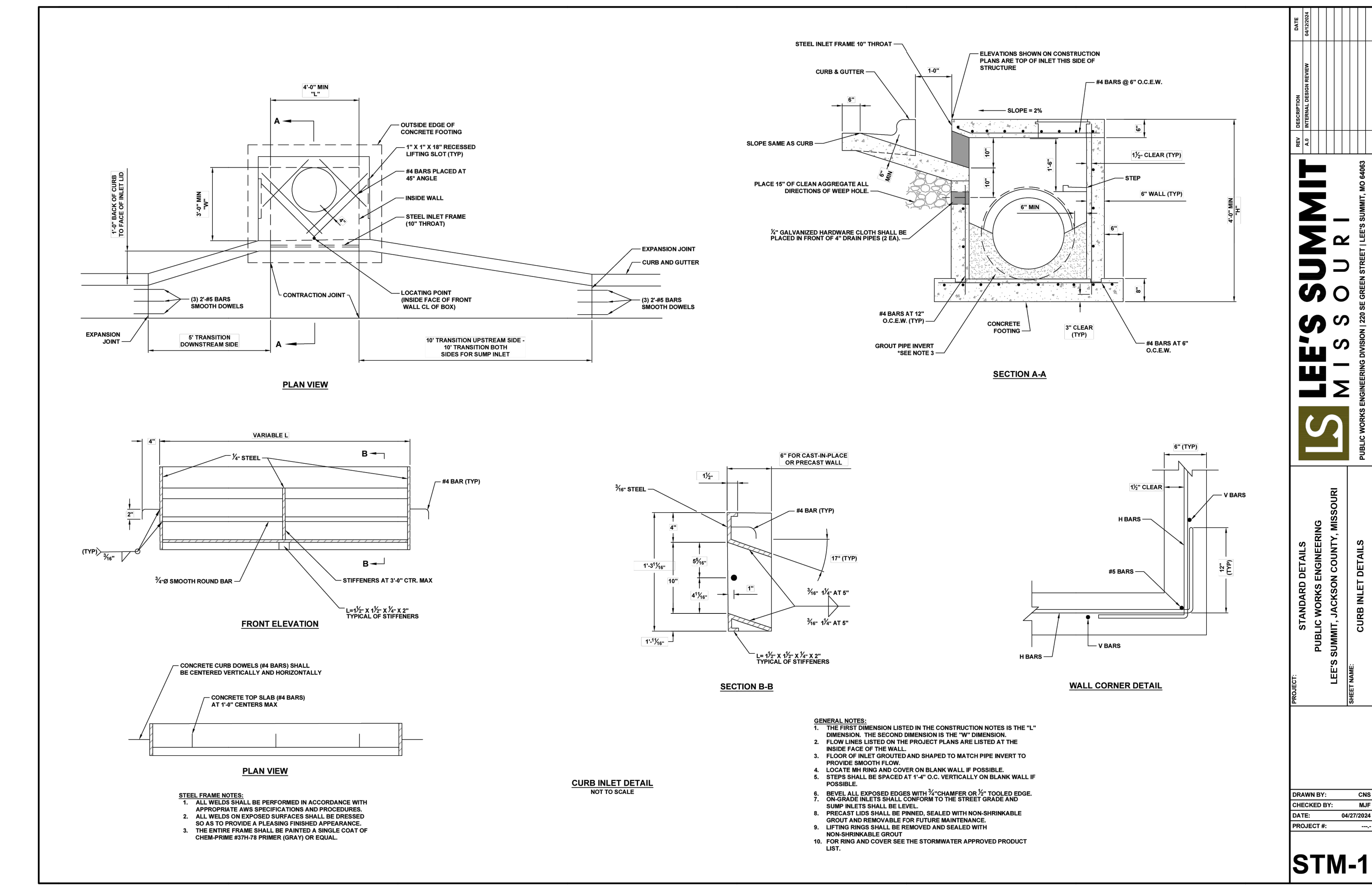
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REVISIONS AND REVISIONS			
NUMBER	DATE	ORIGINAL ISSUE	DESCRIPTION
1	06/03/25	ADDENDUM 1	

SHEET NAME





- 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.



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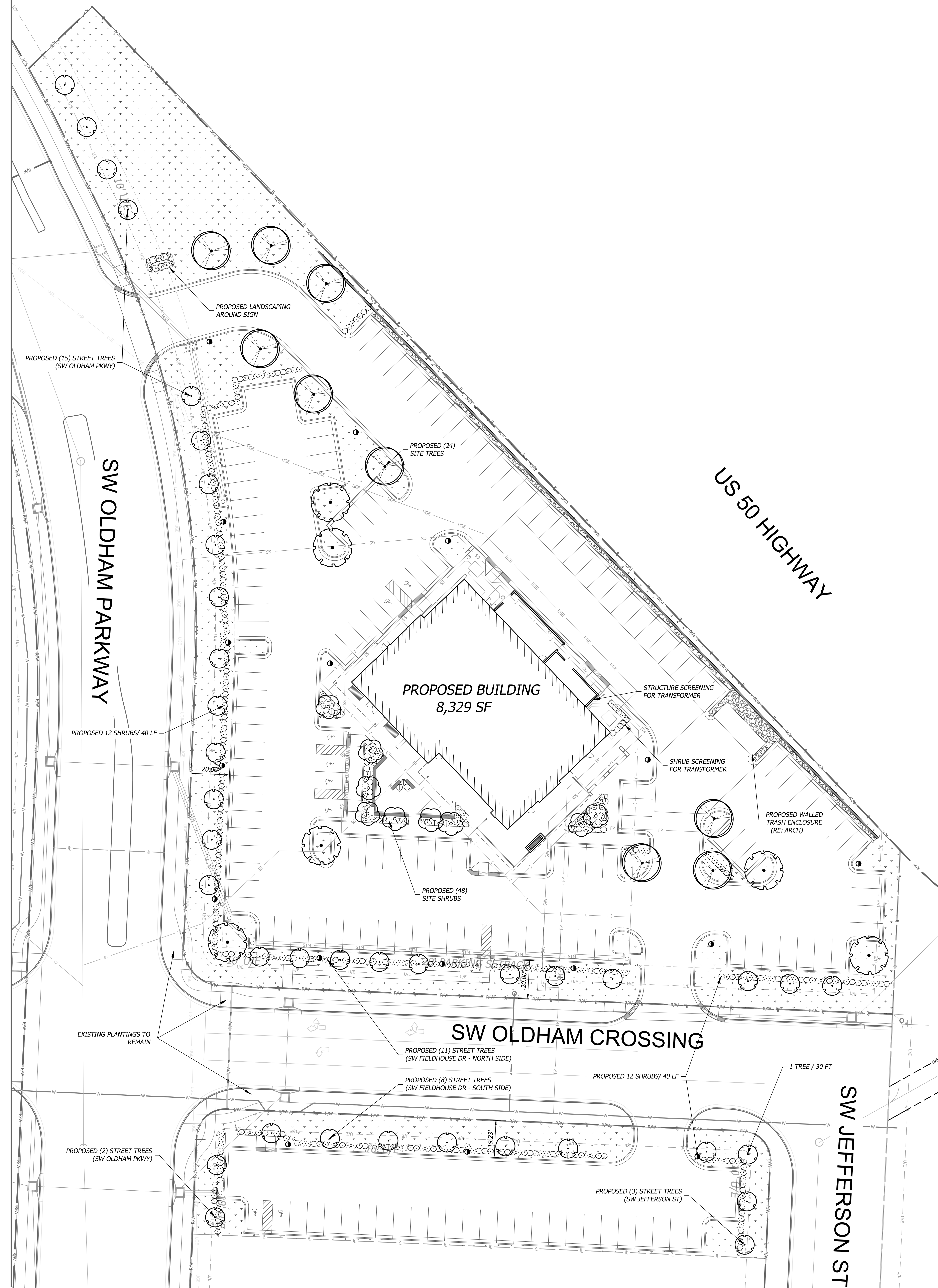
[illegible]

SHEET NAME

CONSTRUCTION DETAILS

SHEET NUMBER

C903



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
TREES						
CP	38		Celtis occidentalis 'Prairie Sentinel' Prairie Sentinel Hackberry	B & B	2.5" Cal	FOR PLANTING SPECIFICATIONS SEE SHEET L200
NH	9		Nyssa sylvatica 'Haymanred' TM Red Rage Tupelo	B & B	2.5" Cal	
PP	9		Populus tremuloides 'NE Arb' Prairie Gold® Quaking Aspen	B & B	2.5" Cal	
QU	6		Quercus macrocarpa 'JFS-KW3' TM Urban Pinnacle Oak	B & B	2.5" Cal	
SHRUBS						
BG	341		Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal		FOR PLANTING SPECIFICATIONS SEE SHEET L200
ANNUALS/PERENNIALS						
PD	6		Phlox subulata 'White Delight' White Delight Creeping Phlox	2 gal		
PERENNIALS						
BA	25		Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	2 gal		FOR PLANTING SPECIFICATIONS SEE SHEET L200
SB	28		Schizachyrium scoparium 'MinnblueA' Blue Heaven Little Bluestem	3 gal		
SH	23		Sporobolus heterolepis Prairie Dropseed	5 gal		
EVERGREEN SHRUBS						
JW	6		Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	5 gal		
GROUND COVERS						
	37,794 sf		Festuca arundinacea 'Watersaver Blend' Watersaving Blend of Tall Fescue	sod		Sod: 90% 3-species Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass.

ROCK SCHEDULE

ROCK MULCH	854 sf
Buffalo River Rock or regional equal. Size: 1 1/2" - 3". Depth: 3". SAMPLE OF ROCK MULCH TO BE PROVIDED TO OWNER AND ARCHITECT FOR APPROVAL.	

NOTE: ALL PLANTING AREAS TO BE COVERED WITH CODE APPROVED
GROUND COVER SUCH AS MULCH, SOD, OR OTHER APPROVED EQUAL

NOTE: ALL DISTURBED AREAS IN RIGHT OF WAY TO BE RESTORED TO
PRIOR CONDITION OR RESEEDED WITH TURF FESCUE GRASS

SITE DATA

	Quantity	Required	Provided
Site Area	119,464		
Open Space Req			
1 tree / 5000 sq ft	119,464	23.89	24
2 shrubs / 5000 sq ft	119,464	47.79	48
Street Tree			
1 tree / 30 LF of street			
SW Oldham Pkwy	502 LF	16.73	17
SW Fieldhouse Dr - North Side	318 LF	10.6	11
SW Fieldhouse Dr - South Side	225 LF	7.5	8
SW Jefferson St	67 LF	2.23	3
Parking Landscape			
total LA are 5% of parking area	N/A	Yes	Yes
12 shrubs / 40 LF	1112 LF	333.6	335
islands to be min 9' wide	N/A	Yes	Yes

LEGEND

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



ARCHITECT OF RECORD

brr

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BHC is a member of Hensel Phelps Construction 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		



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

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

L100