

FINAL DEVELOPMENT PLAN - LEE'S SUMMIT SURGICAL CENTER - LEE'S SUMMIT, MO

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION - 09.22.2017

PRELIMINARY
NOT FOR CONSTRUCTION

Mark Daniel McGhee Jr.
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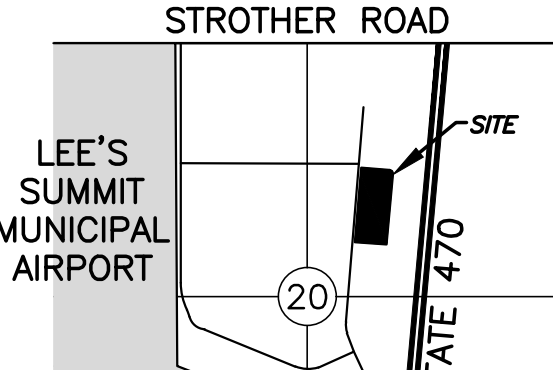
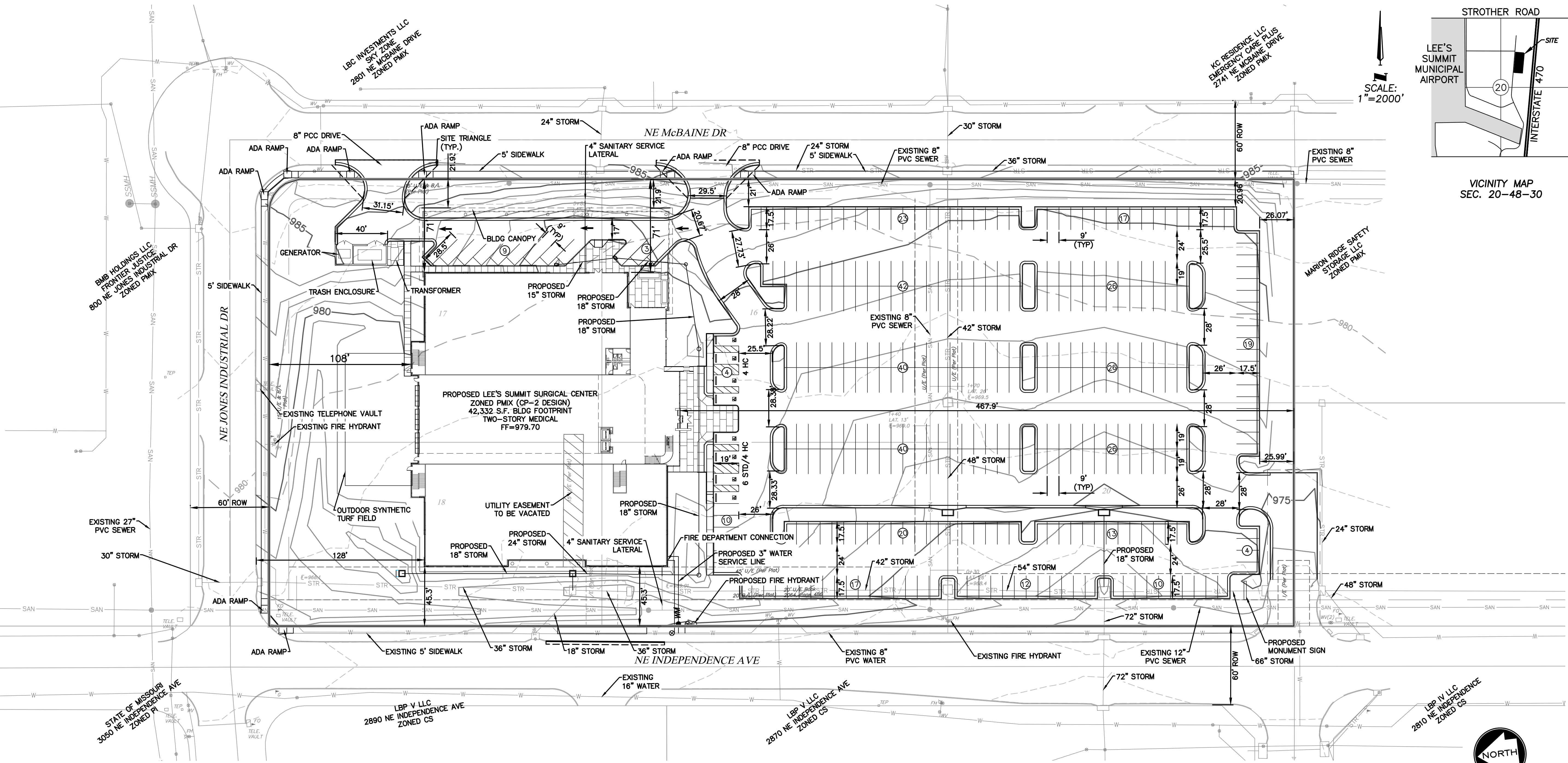
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Proposed New Core & Shell Building For:
Lee's Summit Surgical
Lee's Summit, Missouri

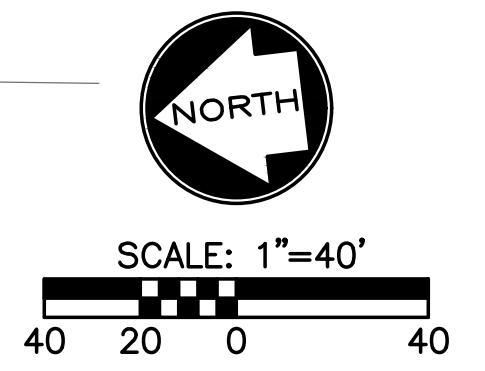
Date: 9/22/17
Job Number: 170534-010
Drawn By: ELM
Checked By: MDM

Revisions
Number Date Description

C00
OVERVIEW SHEET



SCALE: 1"=2000'



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PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	-	RE: ARCHITECT
FAR - FLOOR AREA RATIO	MAX. 0.55 FAR	0.159 FAR
MINIMUM PARKING DIM.	9'x19', 9'x17' W/OVERHANG	9'x19', 9'x17' W/OVERHANG
MIN. DRIVEWAY WIDTH (TWO WAY)	24'	24'
MIN. DRIVEWAY WIDTH (ONE WAY)	16'	16'
ADA SPACES	8 (INC VAN)	8 (INC VAN)
ADA VAN ACCESSIBLE SPACES	1	2
TOTAL PARKING STALLS	5/1,000 GSF (MEDICAL OFFICE) 4.5/1,000 GSF (REHAB GYM)	361

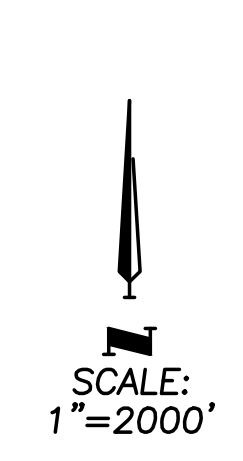
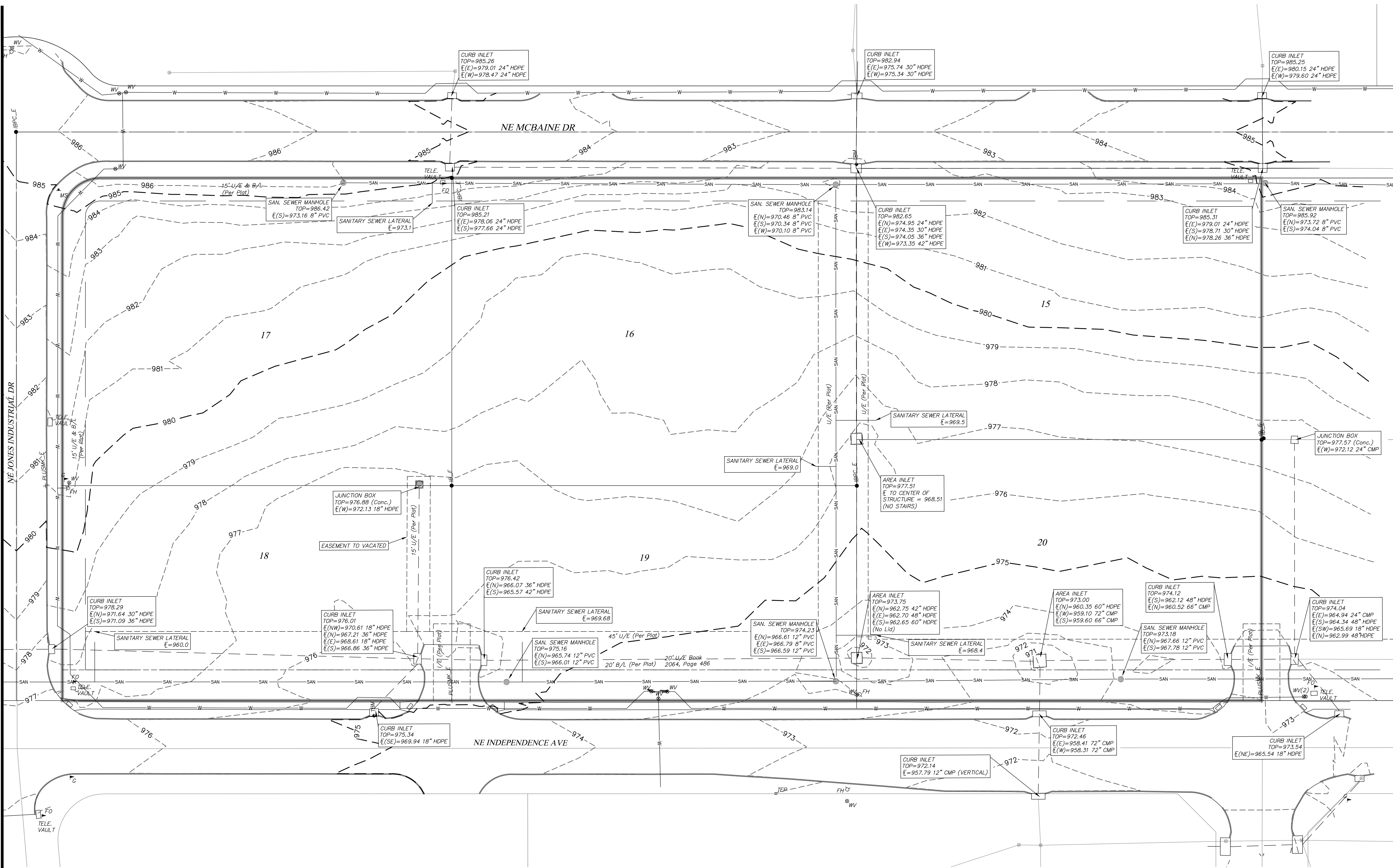
AREA REQUIREMENTS		
LOCATION	REQUIREMENTS	PROVIDED
SE CORNER OF	NE INDEPENDENCE & NE JONES INDUSTRIAL DR	
ZONE:	PMIX - PLANNED MIXED USE (CP-2 DESIGN)	
USE:	MEDICAL OFFICE	
LEGAL:	LOTS 15-20	
	I-470 BUSINESS AND TECHNOLOGY CENTER	

DEVELOPER: LSMOB OWNER, LLC
ADDRESS: 11715 ADMINISTRATION DRIVE MARYLAND HEIGHTS, MO 63146 314.503.5006
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CONTACT NAME: TIM BREECE

DESIGN PROFESSIONAL: SHAFER, KLINE & WARREN INC.
CONTACT NAME: DAN MCGHEE
ADDRESS: 11250 CORPORATE AVENUE LENEXA, KS 66219 913.888.7800
PHONE: 913.888.7800
EMAIL: DAN.MCGHEE@SKW-INC.COM

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, AS STATED IN ORDINANCE NO. 5813.
- PUBLIC WORKS INSPECTIONS ((816) 969-1800) MUST BE CONTACTED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION ON SITE.
- ALL PERMANENT CONCRETE CURB SHALL BE STRAIGHT BACK CURB AND GUTTER (APWA TYPE CG-1) OR INTEGRAL WITH SIDEWALK AS INDICATED HEREIN.
- AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE, PROVIDE A SIGN MEETING THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE SIGN SHALL BE MOUNTED A MAXIMUM OF 6 INCHES (5 FEET) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN. THE SIGN SHALL BE 12"x18" IN AREA.
- ALL PRIVATE SANITARY SEWER LATERALS SHALL BE 4" PVC, SDR 26, AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
- ALL WATER LINES SHALL HORIZONTALLY CLEAR STORM SEWER STRUCTURES BY 5 FEET, SANITARY SEWER STRUCTURES BY 10 FEET, AND PIPES BY 18-INCHES VERTICALLY.
- ALL GROUND MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT LOCATED ADJACENT TO THE BUILDING AND VISIBLE FROM ANY ADJACENT PUBLIC THOROUGHFARE OR RESIDENTIAL AREA SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH CITY ORDINANCE.
- THE PROJECT IS LOCATED IN FIRM COMMUNITY PANEL NUMBER 29095C0430G, EFFECTIVE JANUARY 20, 2017, FOR THE CITY OF LEE'S SUMMIT. THE PROJECT SITE IS NOT WITHIN A 1-3% ANNUAL CHANCE FLOOD OR AREAS IMPACTED BY THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- ALL SIDEWALK PAVEMENT SURFACES SHALL BE STANDARD CONCRETE PAVEMENT PER CITY SPECIFICATION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, SECTION 5100, AS STATED IN ORDINANCE NO. 5813.
- THE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE, BASED ON FIELD LOCATIONS, UTILITY MAPS, AND AS-BUILTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- REFER TO TYPICAL SECTION DETAILS FOR PROPOSED PAVEMENT SECTIONS.
- ACCESS TO FIRE DEPARTMENT CONNECTION AND FIRE HYDRANTS SHALL BE MAINTAINED DURING CONSTRUCTION. ACCESS MUST BE WITHIN 100 FEET OF FIRE DEPARTMENT CONNECTIONS AND ROADS SHALL BE CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS.
- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE DIMENSIONED FROM OUTSIDE FACE OF STRUCTURE, EXCLUDING DECORATIVE FAÇADE, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE BACK OF CURBS ON THIS SHEET UNLESS OTHERWISE NOTED.
- ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY INSPECTOR.



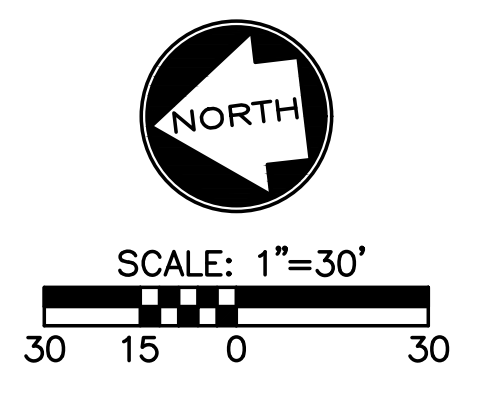
- LEGEND**
- IB_E = EXIST IRON BAR
 - IBPC_E = EXIST. IRON BAR WITH PLASTIC CAP
 - + PLUSMK_E = EXIST. PLUS CUT
 - FO = FIBER OPTIC MARKER
 - FH = FIRE HYDRANT
 - G = GAS MARKER
 - ⊕ H&V = HORIZONTAL & VERTICAL CONTROL POINT
 - MS = METAL SIGN
 - SSMH = SANITARY SEWER MANHOLE
 - STMH = STORM MANHOLE
 - ⊙ TEP = TELEPHONE PEDESTAL
 - ⊙ TBM = TEMP BENCHMARK
 - ⊙ UMH = UNKNOWN MH
 - ⊙ WV = WATER VALVE

- GENERAL NOTES:**
- BEARING SHOWN HEREON ARE BASED UPON THE FINAL PLAT OF 1-470 BUSINESS AND TECHNOLOGY CENTER.
 - THE VERTICAL DATUM USED FOR THIS PROJECT IS: NAVD 88.
 - CONTOURS SHOWN HEREON ARE 1' CONTOUR INTERVALS.

BENCHMARK #1: ELEV.=975.34
 SQUARE CUT ON CENTER FRONT FACE OF CURB INLET EAST SIDE OF INDEPENDENCE AVE. FIRST INLET SOUTH OF THE INTERSECTION OF INDEPENDENCE AVE. AND JONES INDUSTRIAL.

BENCHMARK #2: ELEV.=984.11
 SQUARE CUT ON CENTER FRONT FACE OF CURB INLET NORTHWEST QUADRANT OF JONES INDUSTRIAL AND MCBAIN.

BENCHMARK #3: ELEV.=982.64
 SQUARE CUT ON CENTER FRONT FACE OF CURB INLET WEST SIDE OF MCBAIN AND 500± SOUTH OF JONES INDUSTRIAL.



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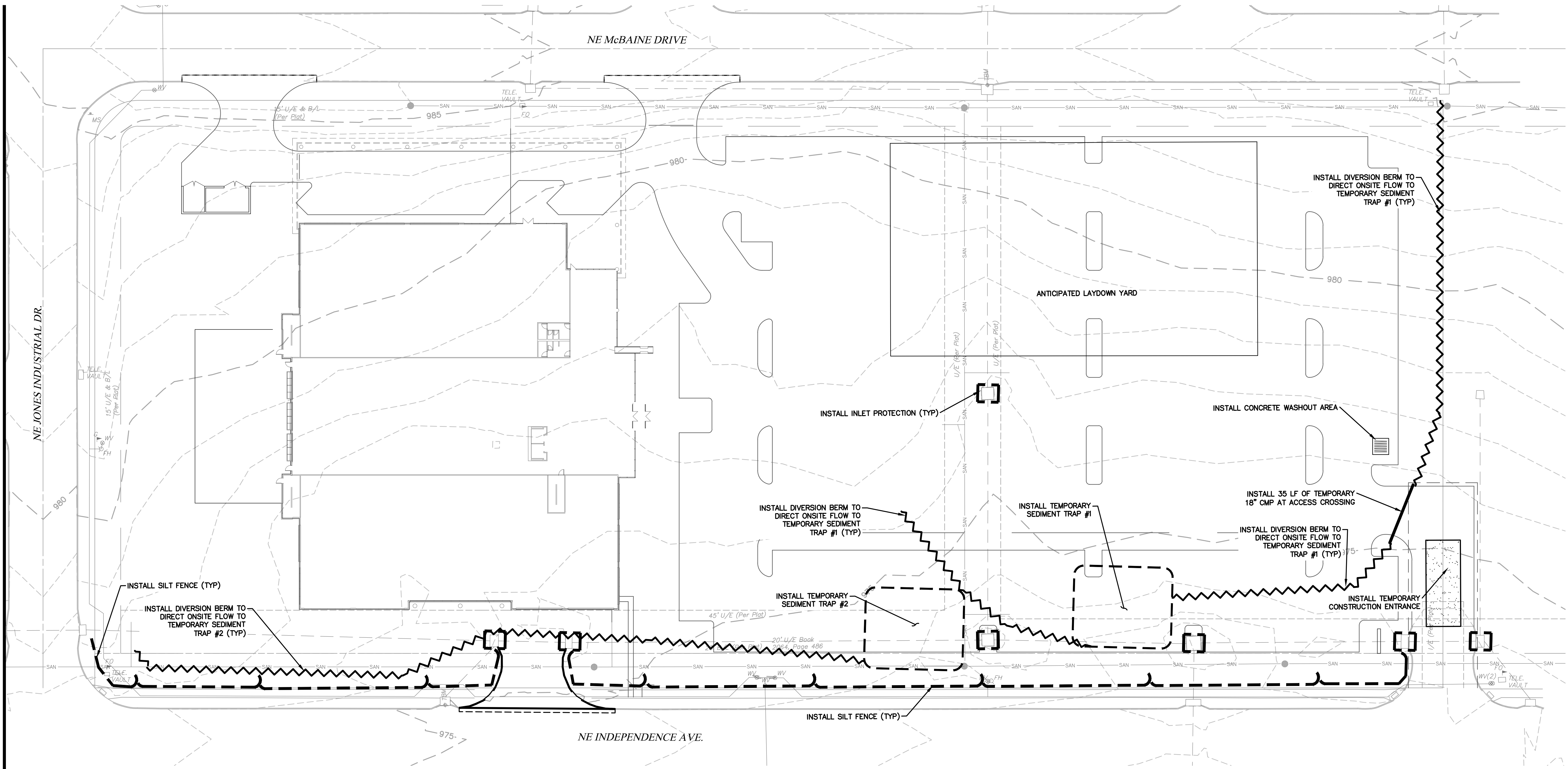
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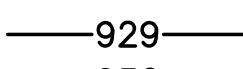



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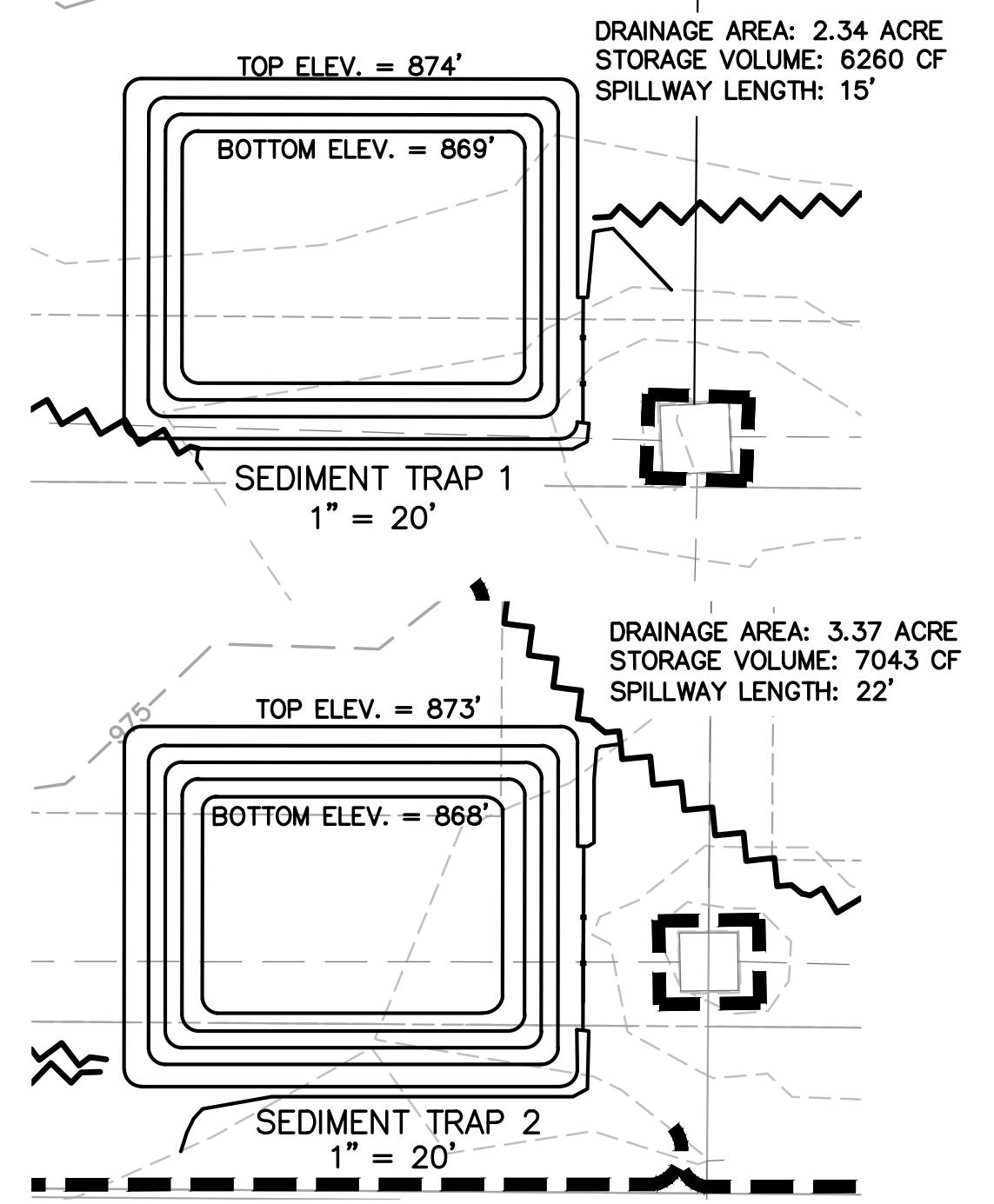
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C01
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 EXISTING CONDITIONS



EROSION CONTROL LEGEND

-  INLET PROTECTION
-  SILT FENCE
-  CONSTRUCTION ENTRANCE
-  TRIANGULAR SILT DIKE
-  EXISTING 1' CONTOUR
-  EXISTING 5' CONTOUR
-  PROPOSED 1' CONTOUR
-  PROPOSED 5' CONTOUR
-  DENOTES PROPOSED CONCRETE WASHOUT AREA



PHASE 1 EROSION CONTROL NOTES:

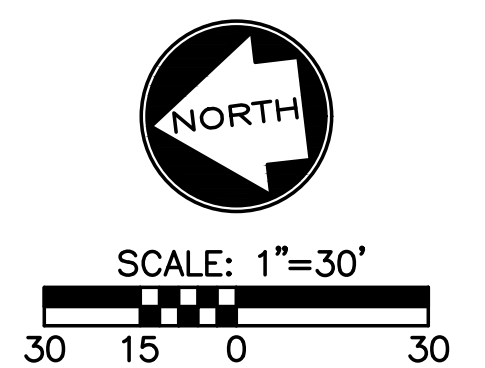
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP. A COPY OF THE SWPPP SHALL BE AVAILABLE ON SITE AT ALL TIMES.
2. THE EROSION CONTROL FEATURES, NOTES, AND SPECIFICATIONS IN THE SWPPP REPRESENT THE MINIMUM ACCEPTABLE REQUIREMENTS. LOCATIONS ARE TYPICAL AND MAY VARY ACCORDING TO CONTRACTOR'S STAGING AND LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL ADJUST, MODIFY, AND ADD TO THIS PLAN AS NECESSARY TO CONTROL EROSION, SILTATION, AND POLLUTION.
3. IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT POLLUTION FOR ALL WORK WHICH THEY ARE DIRECTLY INVOLVED.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR GRADING WORK.
5. WHEN POSSIBLE, WITHOUT ADVERSELY AFFECTING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL: MINIMIZE THE AMOUNT OF SURFACE AREA WHICH IS EXPOSED AT ONE TIME, LEAVE GRADED AREAS WITH A ROUGH TEXTURE, CONSTRUCT TEMPORARY TERRACES DURING GRADING OPERATIONS, AND LIMIT UNNECESSARY VEHICLE TRAFFIC IN GRADED AREAS.
6. THE SPILLAGE OF DEBRIS, INCLUDING THE TRACKING OF SOIL, OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE AVOIDED. THEREFORE THE CONTRACTOR SHALL PROVIDE AND UTILIZE STABILIZED DRIVES AT ALL ACCESS LOCATIONS AS NECESSARY AND SHALL REMOVE PROMPTLY ANY MATERIAL WHICH FINDS ITS WAY INTO THE PUBLIC RIGHT-OF-WAY.
7. SILT FENCES SHALL BE PLACED ON A CONTOUR ELEVATION ALONG THE DOWNHILL SIDE AND FOR THE FULL EXTENT OF THE DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS. THE LAST FIVE FEET ON EACH END OF RUN OF SILT FENCE/STRAW BALE DIKE SHALL BE PLACED FACING UPHILL AT 90 DEGREES TO THE CONTOUR LINE.
8. THE CONTRACTOR SHALL INSPECT THEIR EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT AND ADD ADDITIONAL CONTROL DEVICES AS NEEDED AS SOON AS PRACTICABLE AFTER INSPECTION. DEFICIENCIES MUST BE CORRECTED WITHIN 7 DAYS OF INSPECTION.
9. ALL AREAS UPON REACHING FINAL GRADE SHALL BE BROUGHT TO FINAL TREATMENT, AS SOON AS POSSIBLE. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL COVER WITH A DENSITY OF 70% (MINIMUM) IS ESTABLISHED.
10. WHERE GRADED AREAS DRAIN ONTO PAVED AREAS, SILT FENCE SHALL BE PLACED AT THE BACK OF CURB TO PREVENT SILT FROM ENTERING THE PAVED AREAS. WHEN THESE EROSION CONTROL DEVICES ARE NOT PLACED ON THE CONTOUR, THEN THEY SHALL BE INSTALLED AT 50 FOOT INTERVALS WITH A 5 FOOT LENGTH PLACED AT 90 DEGREES TO THE MAIN LENGTH.
11. REMOVE CONCRETE WASH OUT AREA AFTER ALL CONCRETE WORK IS COMPLETE. AFTER REMOVAL OF THE CONCRETE WASHOUT AREA THE CONTRACTOR SHALL ESTABLISH PERMANENT GROUND COVER (SEED) IN THE AREA WHERE THE WASH OUT WAS LOCATED.
12. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION AFTER STORM SEWER CONSTRUCTION. SEE PHASE 2 EROSION CONTROL PLAN FOR NEW INLET LOCATIONS AND ADDITIONAL REQUIREMENTS.
13. ALL TREES LOCATED INSIDE THE GRADING LIMITS SHALL BE REMOVED.

EROSION CONTROL GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS AND PUBLIC STORMWATER INFRASTRUCTURE ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MDRN LAND DISTURBANCE PERMIT FOR ADDITIONAL REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
3. ALL WASTE MATERIAL RESULTING FROM THE CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.

PHASE 1 EROSION AND SEDIMENT CONTROL SEQUENCING:

1. IMPLEMENT PRE-CLEARING PLAN: ALL STRUCTURAL BMPs SHOWN ON THE PLAN MUST BE IN PLACE BEFORE GENERAL CLEARING OPERATIONS. CLEARING NECESSARY TO PLACE STRUCTURAL BMPs IS THE MINIMUM REQUIRED FOR THE INSTALLATION. COORDINATE CLEARING NECESSARY TO PLACE STRUCTURAL BMPs WITH LOCAL WEATHER FORECAST SO THAT CLEARING AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. STABILIZE ALL DIVERSION DIKES, SEDIMENT TRAPS, AND SEDIMENT BASINS WITHIN 5 DAYS AFTER INSTALLATION.
2. CLEAR AND STABILIZE WORK AREAS: GRADE BUILDING PAD AND CONTRACTOR AREAS AND PLACE ALL WEATHER SURFACE ON CONTRACTOR AREAS.



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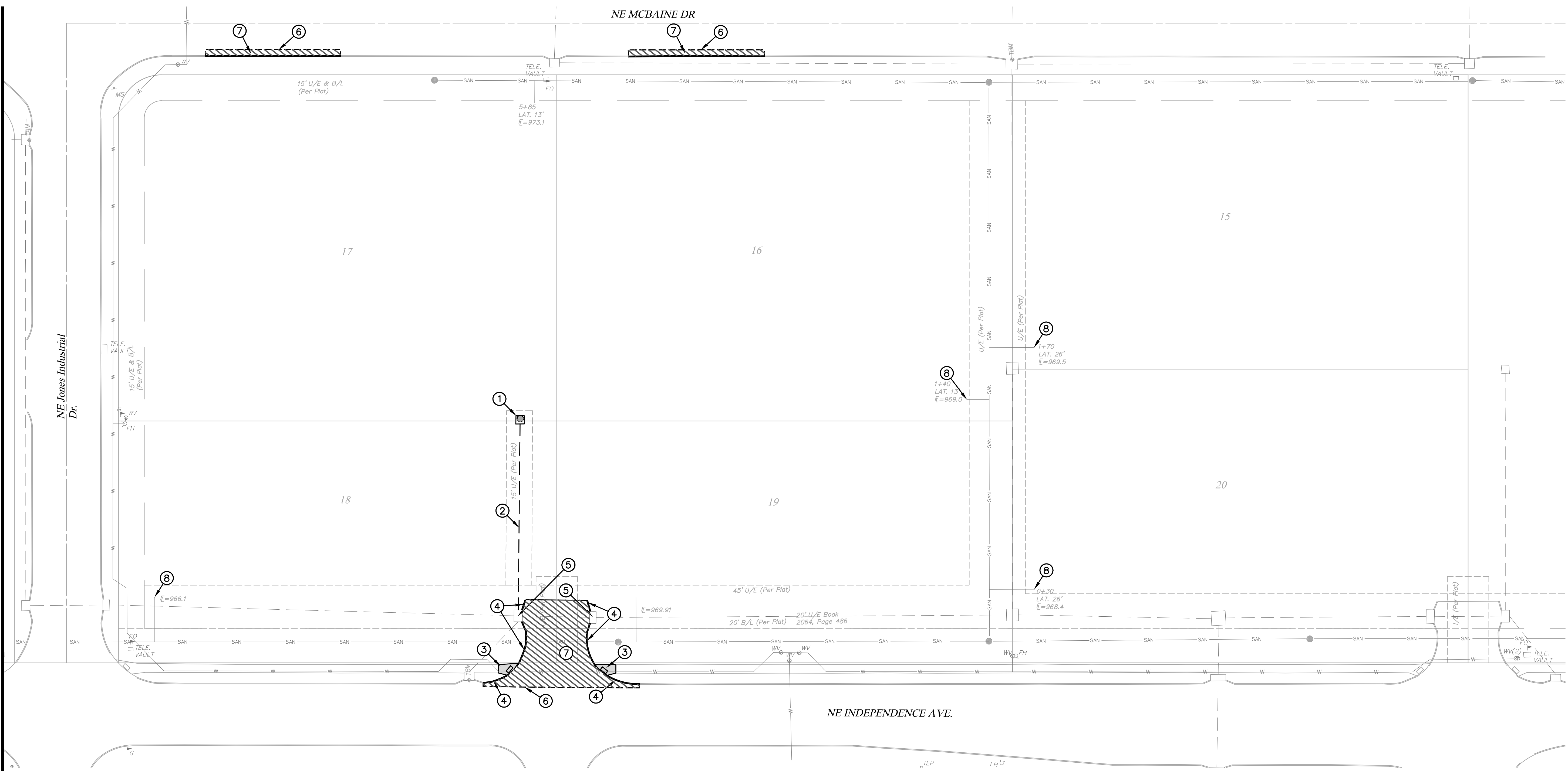
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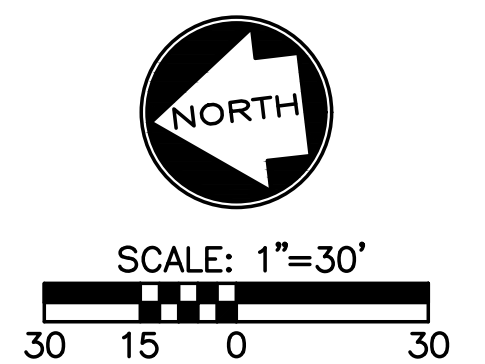


DEMOLITION KEYNOTES:

1. REMOVE EXISTING STORM STRUCTURE.
2. REMOVE EXISTING STORM SEWER PIPE.
3. REMOVE EXISTING SIDEWALK RAMP, FLARES AND ADA DETECTION STRIP.
4. REMOVE EXISTING CONCRETE CURB.
5. EXISTING INLETS TO REMAIN. CONTRACTOR TO CONVERT EXISTING BOXES TO AREA INLETS OR JUNCTION BOXES. RE: DETAILS.
6. SAWCUT EXISTING SURFACE 2-FT INTO EXISTING PAVEMENT.
7. REMOVE EXISTING SURFACE.
8. ABANDON IN PLACE EXISTING SANITARY SEWER LATERAL.

DEMOLITION NOTES:

1. THE SCOPE OF DEMOLITION IS NOT LIMITED EXCLUSIVELY TO THE WORK INDICATED ON THE DEMOLITION PLAN. THE CONSTRUCTION DOCUMENTS ARE PROVIDED AS A GENERAL GUIDE FOR DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADDITIONAL WORK THAT MAY BE REQUIRED FOR PROPER INSTALLATION OF NEW WORK. SEE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. ALL UTILITIES NOT SPECIFICALLY MARKED FOR DEMOLITION, SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. SPECIAL SUPPORTS, BRACING ETC. SHOULD BE PROVIDED TO PROTECT EXISTING UTILITIES TO REMAIN.
3. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL UTILITY DEMOLITION, SHUTOFFS, AND SWITCH OVERS WITH THE RESPECTIVE UTILITY COMPANY.
4. THE CONTRACTOR SHALL PROTECT ALL ITEMS, NOT SPECIFICALLY NOTED FOR DEMOLITION. IF ITEMS ARE DAMAGED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL REPAIR THE ITEMS AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL REPAIR ALL SURROUNDING PAVEMENTS, SIDEWALKS, AND CURBS DAMAGED BY CONSTRUCTION ACTIVITIES.
6. ALL UTILITY BOXES, MANHOLES, VALVES, POLES AND OTHER APPURTENANCES, TO REMAIN, SHALL BE ADJUSTED TO MATCH THE FINISHED GRADE.



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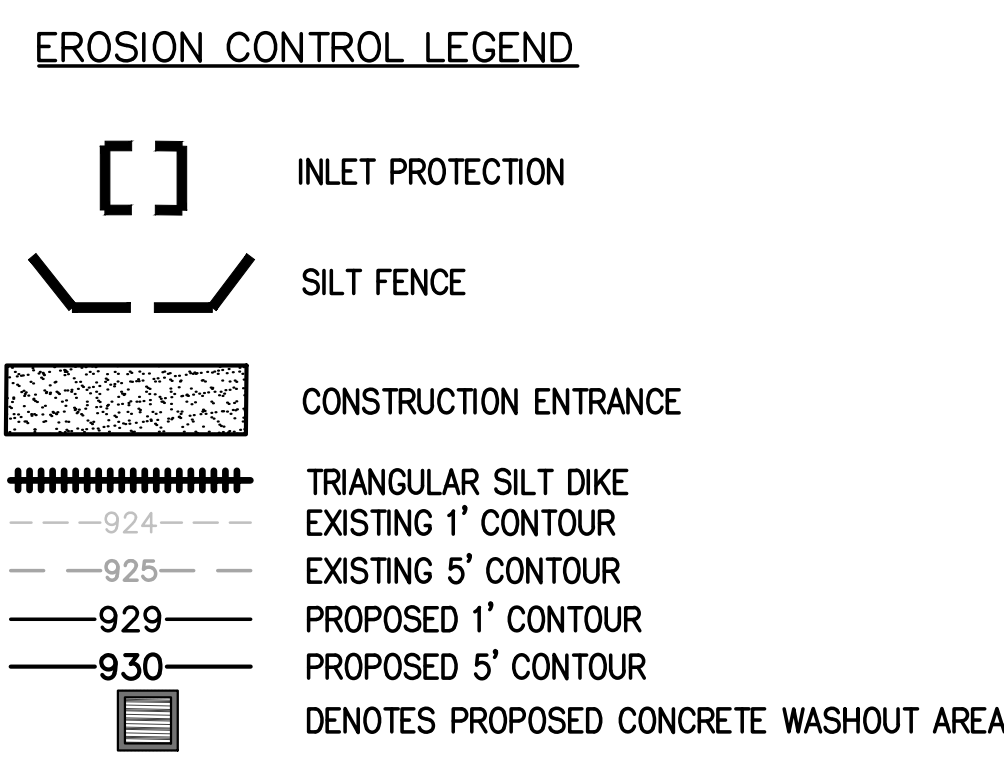
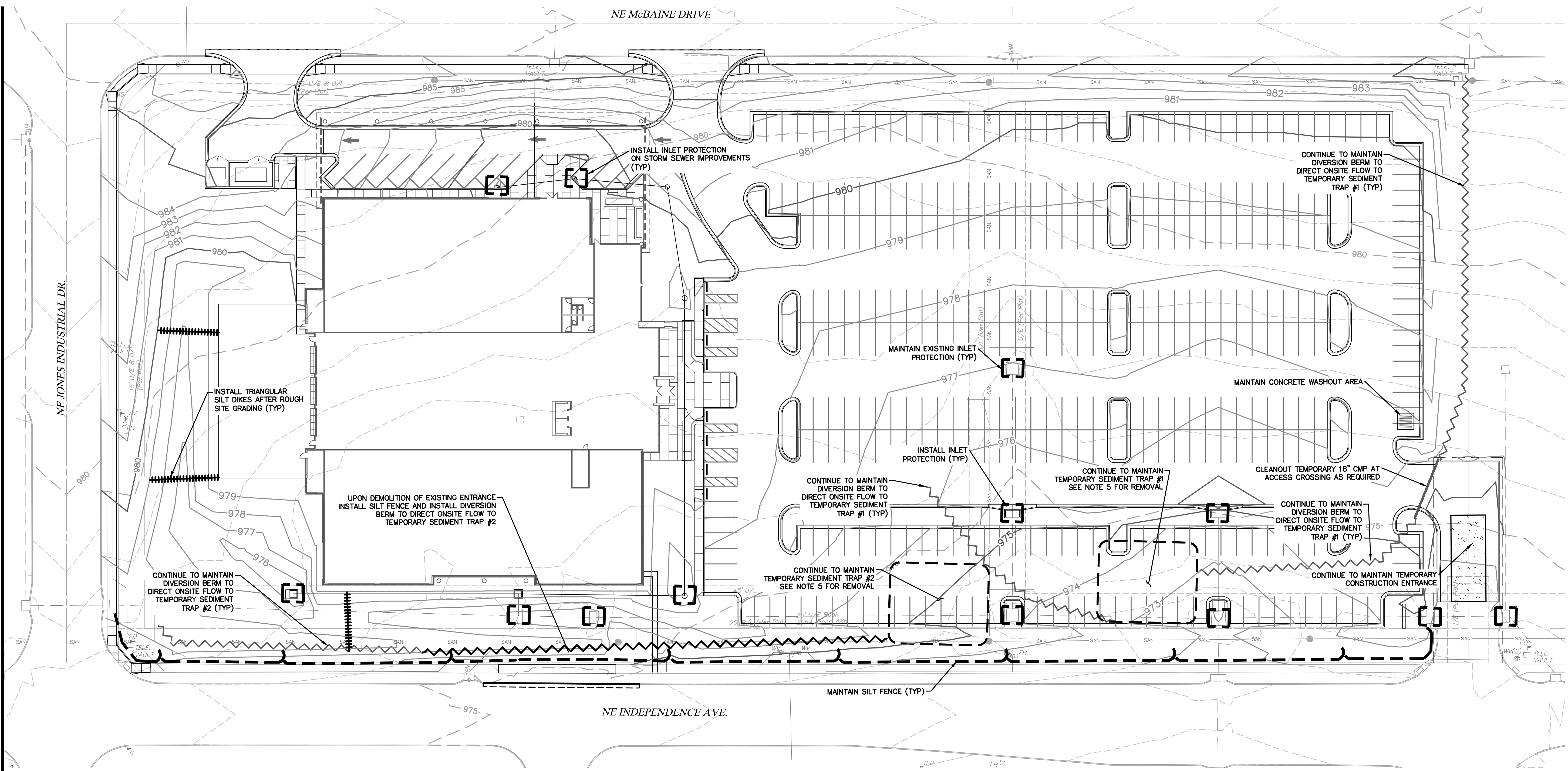
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C03



PHASE 2 EROSION AND SEDIMENT CONTROL SEQUENCING:

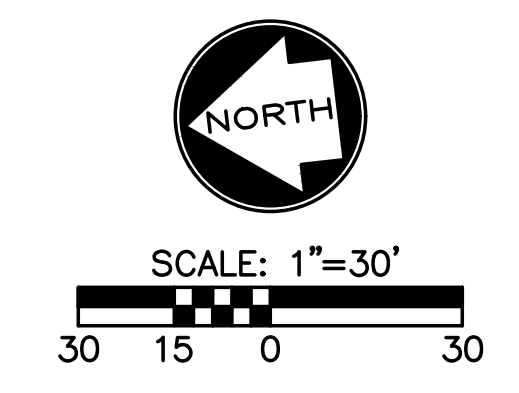
1. BUILDING TOP-OUT: COMPLETE BUILDING FOUNDATION, FRAMING, SIDING AND ROOF INSTALLATION INCLUDING UTILITY SERVICES.
2. STABILIZE INACTIVE AREAS: THE GROUND COVER AND OTHER STRUCTURAL BMPs SHOWN ON THE PHASE 2 STABILIZATION MUST BE PLACED WITHIN 14 DAYS OF CESSATION OF GROUND DISTURBING ACTIVITY AT THE LOCATION OF THE BMP, BUT IN NO CASE LATER THAN 14 DAYS FROM BUILDING TOP OUT. IN DETERMINING THE INACTIVE STATUS OF THE GROUND, EVALUATE EACH PORTION OF THE SITE SEPARATELY. THE NEED FOR SUBSEQUENT PLACEMENT OF TRENCHED UTILITIES, PAVEMENT OR OTHER CONSTRUCTION IN AN OTHERWISE INACTIVE AREA IS NOT JUSTIFICATION FOR DELAY OF STABILIZATION.
3. FINISH INTERIOR: CONSTRUCTION THE INTERIOR OF THE STRUCTURE AND MINOR STRUCTURES DEPICTED ON THE CONSTRUCTION PLANS.
4. IMPLEMENT FINAL STABILIZATION: PLACE PERMANENT SITE COVER. COORDINATE REMOVAL OF CONSTRUCTION PHASE BMPs NECESSARY TO PLACE FINAL STABILIZATION WITH LOCAL WEATHER FORECAST SO THAT REMOVAL AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. DOWN-SLOPE PERIMETER CONTROLS SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS PLACED AND VEGETATIVE COVER IS ESTABLISHED OVER THE REMAINDER OF THE SITE.
5. ESTABLISHMENT AND FINAL CONSTRUCTION: ONCE THE REMAINDER OF THE SITE IS STABILIZED INCLUDING ESTABLISHMENT OF SEEDING COVER TYPES, CONSTRUCT PERMANENT WATER QUALITY BMPs AND REMOVE THE SEDIMENT CONTROLS AND THE REMAINING ACCESS CONTROLS. RESTORE AREA DISTURBED BY REMOVAL OF SEDIMENT CONTROLS.
6. PLAN MODIFICATION: THE CONTRACTOR MUST MODIFY THE PLAN IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION AND OFFSITE SEDIMENTATION. PLAN MODIFICATIONS DUE TO INEFFECTIVENESS MAY BE TAKEN WITHOUT PRIOR APPROVAL OF THE REVIEW AGENCY, BUT MUST BE FULL DOCUMENTED AND APPROVAL SECURED FROM THE PERMITTING AUTHORITY AS SOON AS PRACTICABLE. THE CONTRACTOR MAY MODIFY THE PLAN OR CONSTRUCTION SEQUENCE IF IMPLEMENTATION IS INFEASIBLE FOR SITE CONDITIONS OR CONTRACTOR METHODS. ANY SUCH MODIFICATION SHALL CONTROL EROSION AND OFFSITE SEDIMENTATION TO THE MAXIMUM EXTENT PRACTICABLE. ANY SUCH MODIFICATION SHALL REQUIRE THE APPROVAL OF THE PERMITTING AUTHORITY.

EROSION CONTROL GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS AND PUBLIC STORMWATER INFRASTRUCTURE ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MDNR LAND DISTURBANCE PERMIT FOR ADDITIONAL REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
3. ALL WASTE MATERIAL RESULTING FROM THE CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.

PHASE 2 EROSION CONTROL NOTES:

1. CONTRACTOR SHALL INSTALL INLET PROTECTION MEASURES AFTER ALL NEW STORM SEWER STRUCTURES ARE INSTALLED.
2. CONTRACTOR SHALL MAINTAIN PHASE 2 EROSION CONTROL MEASURES, UNTIL FINAL SITE STABILIZATION HAS OCCURRED.
3. CONTRACTOR MAY MAKE ADJUSTMENTS TO EROSION CONTROL MEASURES, TO ALLOW FOR CONSTRUCTION SEQUENCING, HOWEVER THEY ARE ULTIMATELY RESPONSIBLE FOR PREVENTING STORMWATER POLLUTION RUNOFF FROM PROJECT SITE.
4. CONTRACTOR SHALL STABILIZE SLOPES AND INACTIVE AREAS WITH MULCH AND TEMPORARY SEEDING. STABILIZATION ACTIVITIES ARE TO BE INITIATED IMMEDIATELY WHEN SOIL DISTURBING ACTIVITIES CEASE AND WILL NOT RESUME FOR MORE THAN 14 DAYS. STABILIZATION ACTIVITIES ARE TO BE COMPLETED WITHIN 21 DAYS.
5. UPON FINAL SITE STABILIZATION (PAVING, LANDSCAPING, ETC.) THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES.
6. CONTRACTOR SHALL MAINTAIN THE SWPPP THROUGHOUT CONSTRUCTION.



PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION - 09.22.2017

PRELIMINARY
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Proposed New Core & Shell Building For:
Lee's Summit Surgical
 Lee's Summit, Missouri

Date 9/22/17
 Job Number 170534-010
 Drawn By ELM
 Checked By MDM

Revisions
 Number Date Description

Date	9/22/17	
Job Number	170534-010	
Drawn By	ELM	
Checked By	MDM	
Revisions		
Number	Date	Description

SILT FENCE DETAILS
Not to Scale

SILT FENCE LAYOUT
Not to Scale

JOINING FENCE SECTIONS
Not to Scale

Notes:

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where staking machine cannot be reasonably used.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-03
 ADOPTED: 10/24/2016

CONCRETE WASHOUT
Not to Scale

CONSTRUCTION ENTRANCE
Not to Scale

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 3:1. The vehicle tracking and shall be sloped towards the concrete washout area.
- Vehicle tracking control is required of the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and wherever it is necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout areas, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and basins, any disturbed areas associated with the washout, maintained, and/or removal of the concrete washout area shall be stabilized.

Notes for Construction Entrance:

- Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3/4" side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METRO CHAPTER
 CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
 STANDARD DRAWING NUMBER ESC-01
 ADOPTED: 10/24/2016

WATTLES AND BIODEGRADABLE LOG

Notes for Wattles and Biodegradable Log Slope Protection:

- The Slope barriers shall be placed along contour lines, with a short section turned up grade at each end of the barrier. The maximum length of the slope barrier shall not exceed 250 feet, and the barrier ends need to be staggered.
- Install wattles and biodegradable logs per manufacturer's instructions.
- Spacing of stakes per manufacturer's instructions with 4' max. spacing. Length of stakes shall be a minimum of 2 times the diameter of the log with minimum of 24".

Notes for Mulch and Compost Filter Berm:

- The sediment control berm shall be placed uncompact in a window of locations shown on the plans or as directed by the engineer.
- Parallel to the base of the slope, or around the perimeter of other affected areas, construct a 1 to 3 foot high by 2.5 to 3 foot wide berm (see Figure 1). For maximum water treatment ability or for steep slopes, construct a 1.5 to 3 foot high impervious berm that is a minimum of 4 feet wide at the base (see Figure 2). In extreme conditions, or where specified by the engineer, a second berm shall be constructed at the top of the slope. Engineer will specify berm requirements.
- If berm is to be left as permanent or part of the natural landscape, the compost berm may be seeded during application for permanent vegetation.
- Do not use compost or wood mulch berms in any runoff channels or concentrated flow areas.
- Wood mulch shall consist of free and shinn debris resulting from clearing and grubbing and shall be ground by the mechanical means such as a chipper, hammermill, tub grinder or other approved method. Mulch sizing varies with a maximum width of 2" and a maximum length of 10".

Maintenance for Mulch and Compost Filter Berm:

- Berm shall be reshaped and material added as necessary to maintain function and dimensions.
- Breaches in the berm shall be repaired promptly.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METRO CHAPTER
 WATTLES/BIODEGRADABLE LOG AND MULCH/COMPOST FILTER BERM
 STANDARD DRAWING NUMBER ESC-04
 ADOPTED: 10/24/2016

TYPICAL PROFILE OF DIVERSION BEAM
Not to Scale

TYPICAL PROFILE OF DIVERSION BERM
Not to Scale

TYPICAL PROFILE OF DIVERSION BERM WITH SLOPE DRAIN
Not to Scale

Notes for Diversion Berm:

- Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.
- Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upstream land disturbance.
- The berm should be adequately compacted to prevent failure.
- Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.
- Place the berm so as to minimize damages by construction operations and traffic.
- The berm must discharge to a temporary sediment trap or stabilized area.
- All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of diversion.
- The diversion shall be excavated or shaped to line, grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
- Fill shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil which is free from excessive organic debris, rocks or other objectionable materials.

Notes for Slope Drain:

- Slope Drain and Diversion Berm may be used on either project forebay or project backbay.
- Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.
- Pipe shall be secured in place as approved by Engineer.

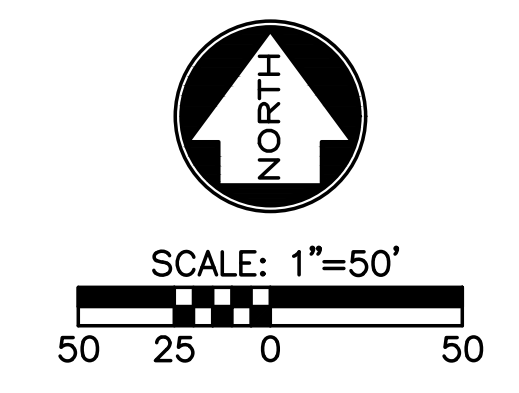
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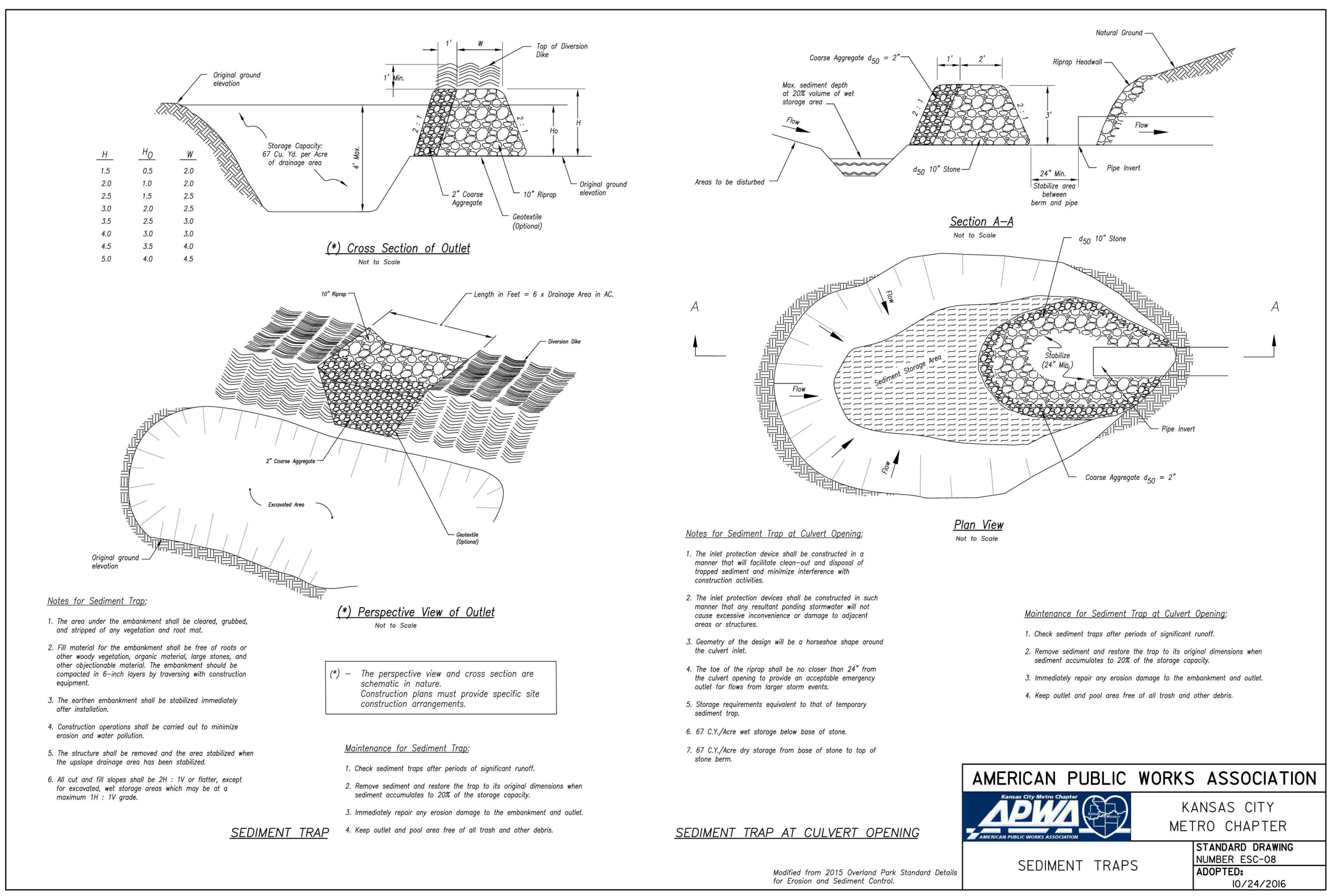
- Accumulation of any visible sediment of the inlet and outlet shall be removed promptly.
- Outlet conditions shall be repaired if scour is observed. Leaking or damaged section of pipe shall be repaired immediately.
- Barriers directing water to the inlet shall be monitored for continuity and effectiveness.

Maintenance:

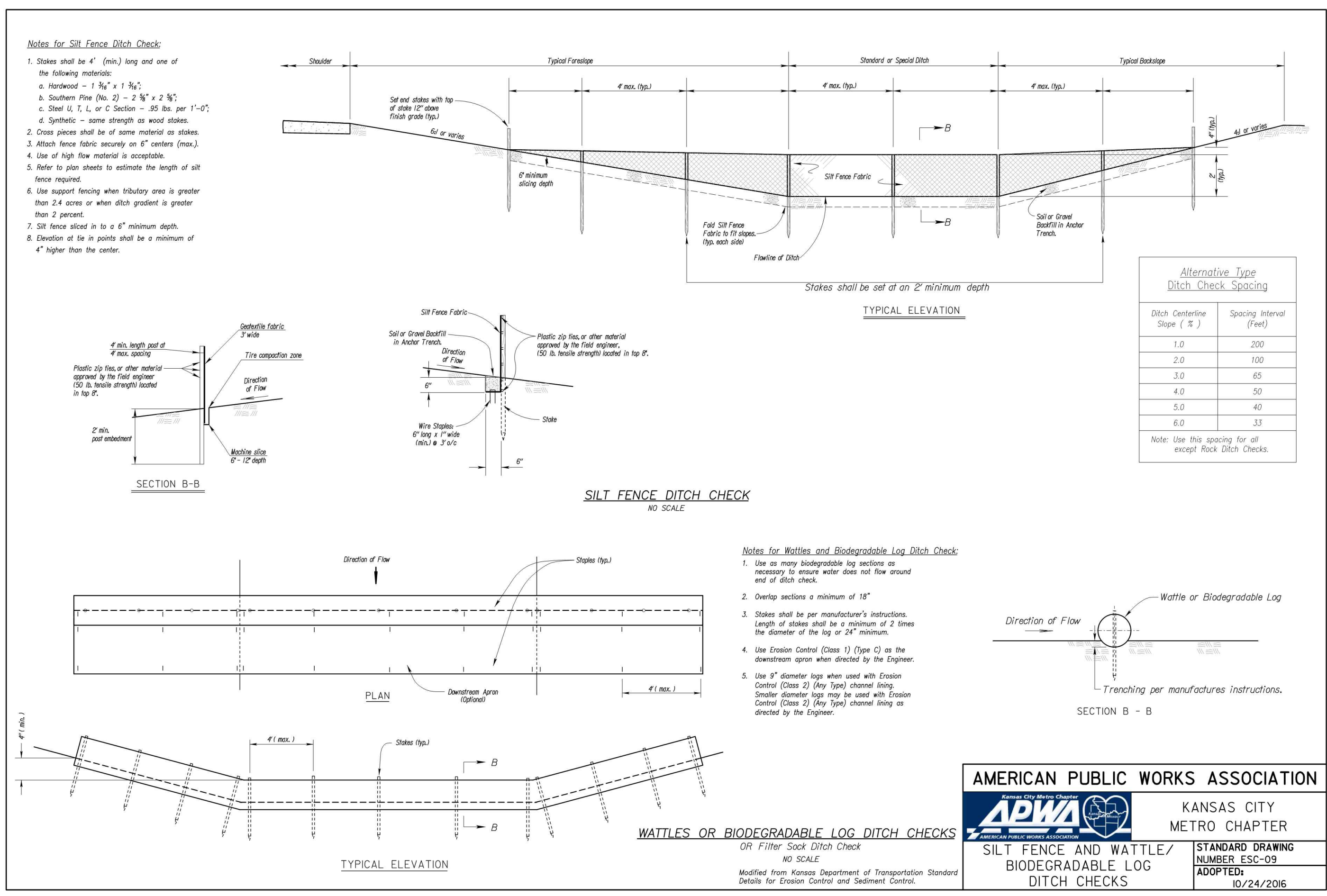
- Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
- Breaches in the berm shall be repaired immediately.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METRO CHAPTER
 DIVERSION BERMS AND SLOPE DRAINS
 STANDARD DRAWING NUMBER ESC-05
 ADOPTED: 10/24/2016

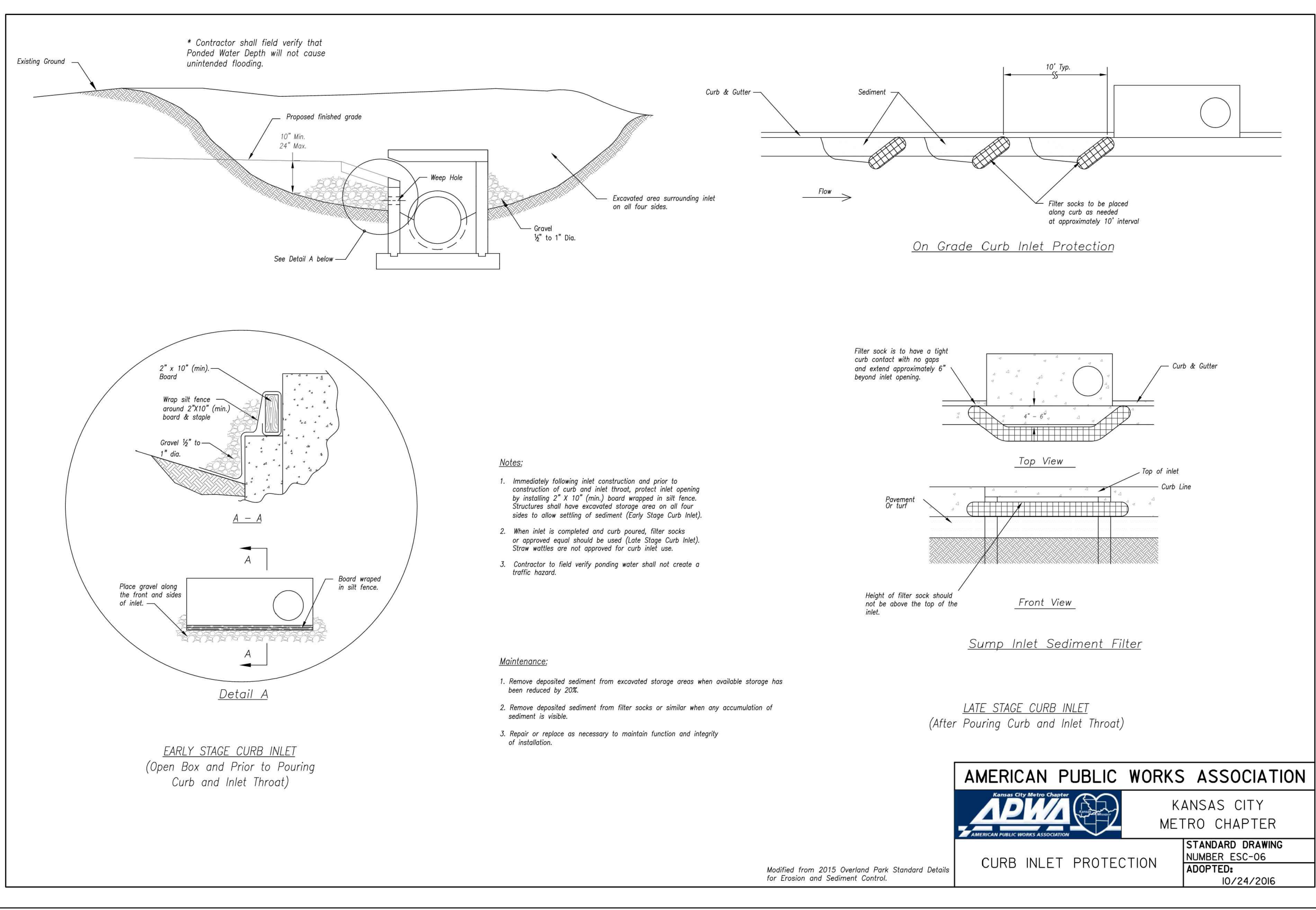




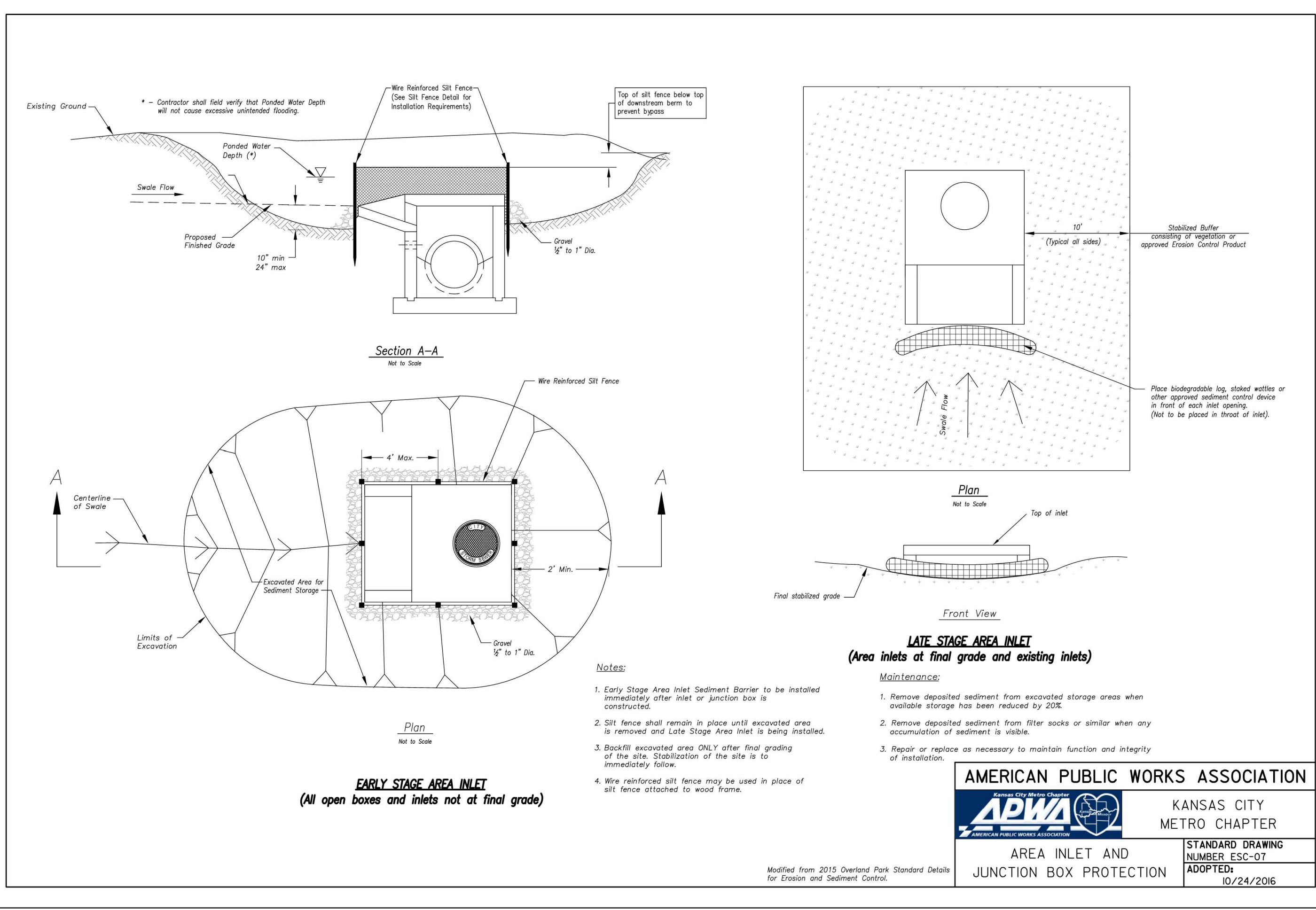
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STANDARD DRAWING NUMBER ESC-08
ADOPTED: 10/24/2016



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KANSAS CITY METRO CHAPTER
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STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

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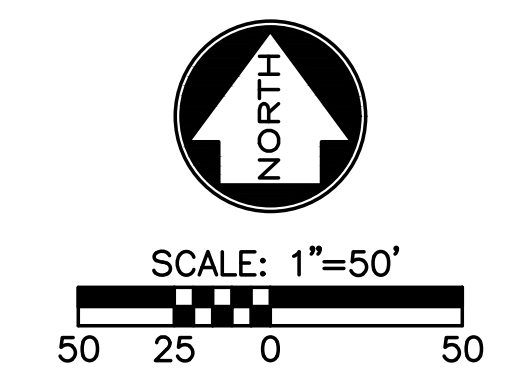
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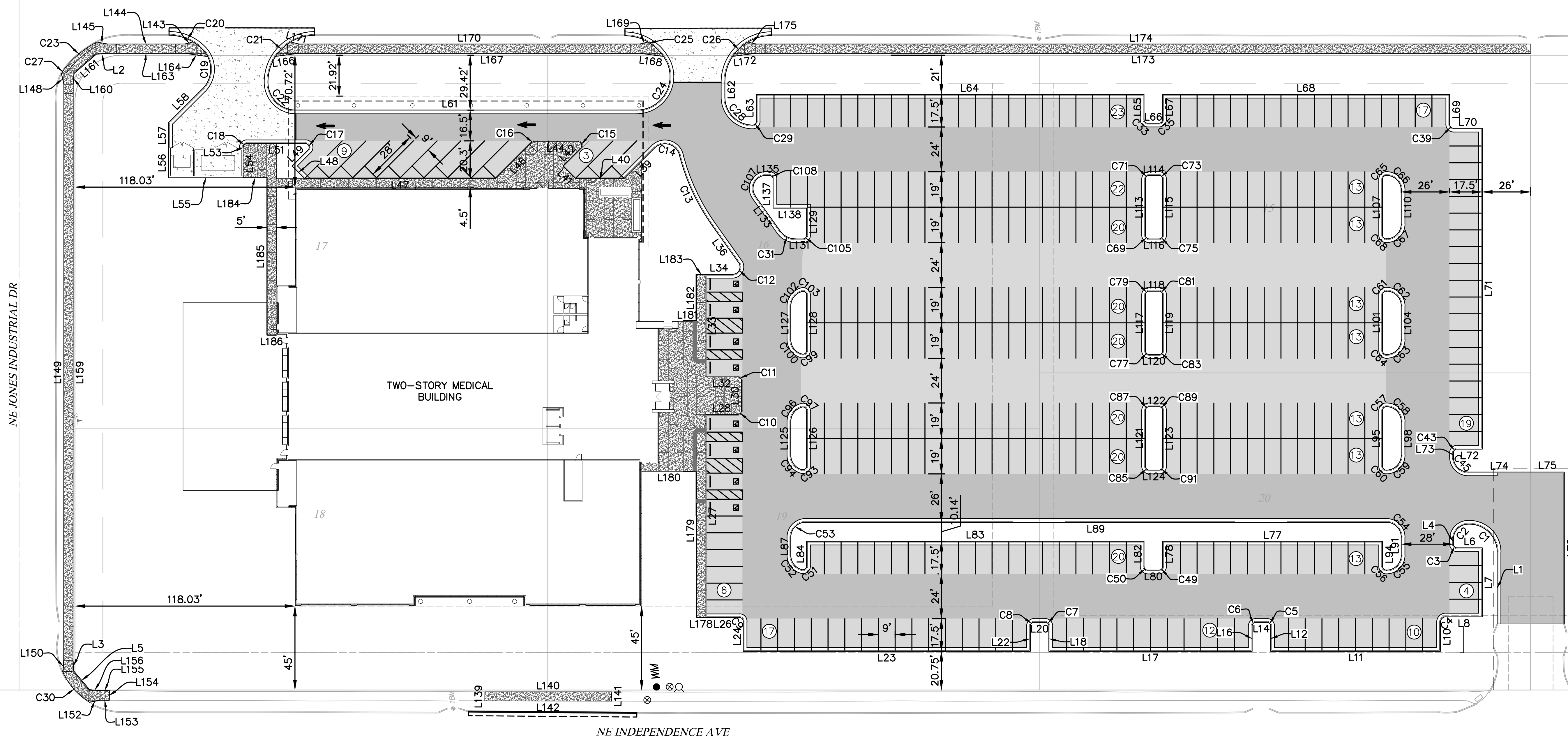
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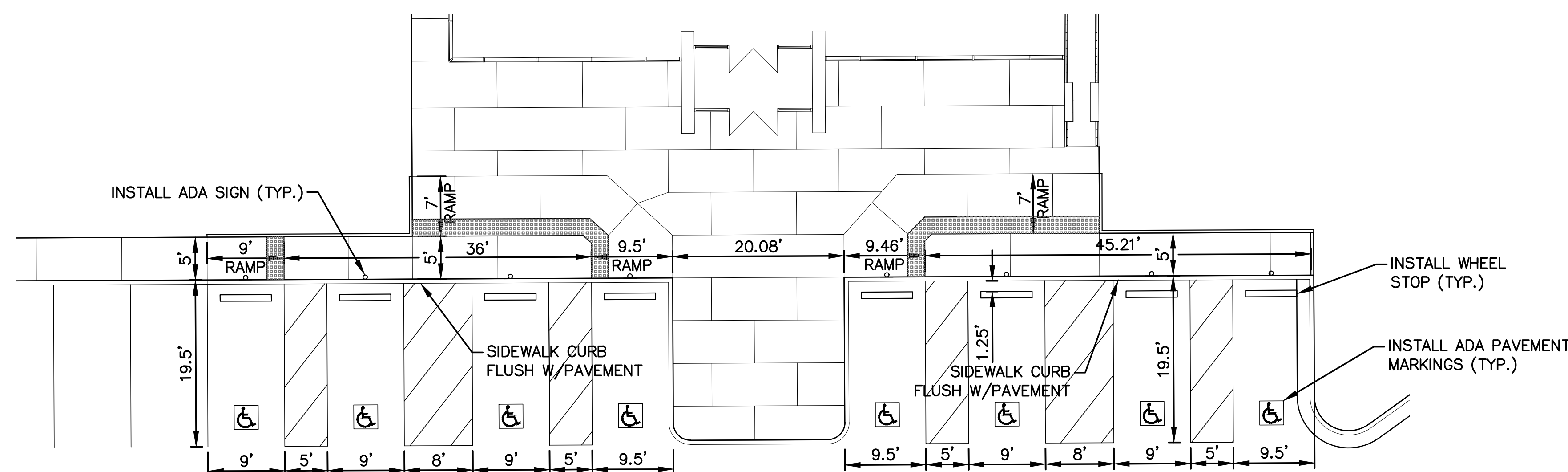
Proposed New Core & Shell Building For:
Lee's Summit Surgical
Lee's Summit, Missouri

Date	9/22/17	
Job Number	170534-010	
Drawn By	ELM	
Checked By	MDM	
Revisions		
Number	Date	Description



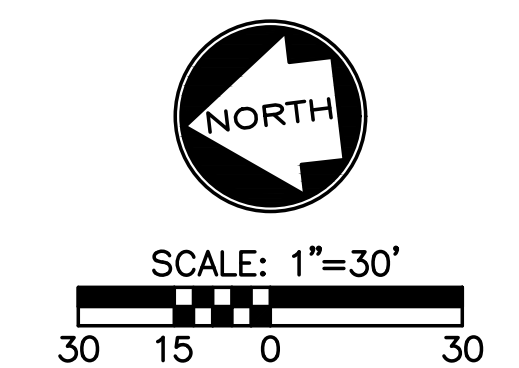


NOTE: SEE SHEET C08 FOR LINE AND CURVE TABLES.



ADA/ENTRANCE LAYOUT DETAIL
SCALE: 1"=10'

- PAVEMENT LEGEND**
- DENOTES HEAVY DUTY PAVEMENT
 - DENOTES LIGHT DUTY PAVEMENT
 - DENOTES REINFORCED PORTLAND CEMENT
 - DENOTES NON-REINFORCED PORTLAND CEMENT CONCRETE SIDEWALK AND SIDEWALK RAMPS



PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION - 09.22.2017

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Line Table		
Line #	Length	Direction
L1	38.48	S83° 14' 44.00"E
L2	5.84	S01° 50' 08.20"W
L3	5.69	S87° 05' 43.99"E
L4	2.68	N83° 14' 56.00"W
L5	13.16	N56° 39' 52.62"E
L6	13.50	S06° 45' 04.00"W
L7	37.00	N83° 14' 56.00"W
L8	19.50	N06° 45' 04.00"E
L10	15.44	N83° 14' 56.00"W
L11	91.00	N06° 45' 04.00"E
L12	13.50	S83° 14' 56.00"E
L14	6.00	N06° 45' 04.00"E
L16	13.50	N83° 14' 56.00"W
L17	109.00	N06° 45' 04.00"E
L18	13.50	S83° 14' 56.00"E
L20	6.00	N06° 45' 04.00"E
L22	13.50	N83° 14' 56.00"W
L23	154.00	N06° 45' 04.00"E
L24	16.05	S83° 14' 56.00"E
L26	18.00	N06° 45' 04.00"E
L27	109.00	S83° 14' 56.00"E
L28	17.00	S06° 45' 04.00"W
L30	16.08	S83° 14' 56.00"E
L32	17.00	N06° 45' 04.00"E
L33	55.00	S83° 14' 56.00"E
L34	14.23	S06° 45' 04.00"W
L36	24.71	N61° 23' 03.58"E
L39	23.15	N38° 14' 56.00"W
L40	25.87	N06° 45' 04.00"E
L41	9.71	N51° 45' 04.00"E
L42	13.46	S38° 14' 56.00"E
L44	23.62	N06° 45' 04.00"E
L46	27.17	N38° 14' 56.00"W
L47	102.24	N06° 45' 04.00"E
L48	9.71	N51° 45' 04.00"E
L49	12.05	S38° 14' 56.00"E
L51	31.38	N06° 45' 04.00"E
L53	0.30	N83° 14' 56.00"W
L54	16.00	N83° 14' 56.00"W
L55	40.00	N06° 45' 04.00"E
L56	16.00	S83° 14' 56.00"E
L57	13.53	S83° 14' 56.00"E
L58	25.64	S38° 14' 56.00"E
L61	182.69	S06° 45' 04.00"W
L62	8.04	N83° 14' 56.00"W
L63	14.50	S83° 14' 56.00"E
L64	208.00	S06° 45' 04.00"W
L65	13.50	N83° 14' 56.00"W
L66	6.00	S06° 45' 04.00"W
L67	13.50	S83° 14' 56.00"E

Line Table		
Line #	Length	Direction
L68	154.00	S06° 45' 04.00"W
L69	16.20	N83° 14' 56.00"W
L70	15.50	S06° 45' 04.00"W
L71	172.00	N83° 14' 56.00"W
L72	13.50	N06° 45' 04.00"E
L73	2.31	N83° 14' 56.00"W
L74	33.49	S06° 45' 04.00"W
L75	18.00	S06° 45' 04.00"W
L76	81.22	N83° 14' 44.00"W
L77	118.00	N06° 45' 04.00"E
L78	13.50	N83° 14' 56.00"W
L80	6.00	N06° 45' 04.00"E
L82	13.50	S83° 14' 56.00"E
L83	181.00	N06° 45' 04.00"E
L84	13.31	N83° 14' 56.00"W
L87	9.64	S83° 14' 56.00"E
L89	311.50	S06° 45' 04.00"W
L91	9.64	N83° 14' 56.00"W
L94	13.50	S83° 14' 56.00"E
L95	30.00	S83° 14' 56.00"E
L98	18.00	N83° 14' 56.00"W
L101	30.00	S83° 14' 56.00"E
L104	18.00	N83° 14' 56.00"W
L107	30.00	S83° 14' 56.00"E
L110	18.00	N83° 14' 56.00"W
L113	30.00	S83° 14' 56.00"E
L114	5.19	S06° 45' 04.00"W
L115	30.00	N83° 14' 56.00"W
L116	5.19	N06° 45' 04.00"E
L117	30.00	S83° 14' 56.00"E
L118	5.19	S06° 45' 04.00"W
L119	30.00	N83° 14' 56.00"W
L120	5.19	N06° 45' 04.00"E
L121	30.00	S83° 14' 56.00"E
L122	5.19	S06° 45' 04.00"W
L123	30.00	N83° 14' 56.00"W
L124	5.19	N06° 45' 04.00"E
L125	18.00	S83° 14' 56.00"E
L126	29.62	N83° 14' 56.00"W
L127	18.00	S83° 14' 56.00"E
L128	29.62	N83° 14' 56.00"W
L129	14.50	N83° 14' 56.00"W
L131	4.02	N06° 45' 04.00"E
L133	22.98	N61° 23' 03.58"E
L135	1.77	S06° 45' 04.00"W
L137	15.50	N83° 14' 56.00"W
L138	18.00	S06° 45' 04.00"W
L139	4.85	S83° 01' 11.64"E
L140	67.96	S06° 43' 53.45"W
L141	4.96	N82° 59' 55.95"W

Line Table		
Line #	Length	Direction
L142	67.96	N06° 49' 25.88"E
L143	4.46	N07° 28' 17.03"W
L144	41.82	N06° 45' 04.00"E
L145	5.54	N17° 45' 28.97"E
L148	5.73	S83° 54' 10.81"W
L149	308.96	N83° 14' 29.96"W
L150	6.25	N78° 29' 26.79"W
L152	5.71	S04° 53' 37.62"E
L153	5.00	S07° 04' 32.97"W
L154	5.14	S82° 55' 27.03"E
L155	5.00	N07° 27' 52.56"E
L156	5.66	N11° 02' 51.34"E
L159	308.96	S83° 14' 29.96"E
L160	5.79	S78° 17' 24.97"E
L161	15.73	S34° 06' 22.18"E
L163	41.82	S06° 45' 04.00"W
L164	12.24	S14° 50' 27.13"W
L166	12.49	S00° 43' 29.26"E
L167	183.15	S06° 45' 04.00"W
L168	12.63	S14° 05' 34.89"W
L169	4.44	N07° 12' 07.19"W
L170	183.15	N06° 45' 04.00"E
L171	4.46	N20° 56' 27.66"E
L172	12.56	S00° 39' 45.71"E
L173	415.72	S06° 45' 04.00"W
L174	413.60	N06° 45' 04.00"E
L175	4.45	N20° 49' 56.27"E
L178	5.00	N06° 45' 04.00"E
L179	78.54	S83° 14' 56.00"E
L180	29.50	N06° 45' 04.00"E
L181	10.11	S06° 45' 04.00"W
L182	25.09	S83° 14' 56.00"E
L183	5.00	S06° 45' 04.00"W
L184	12.77	S06° 45' 04.00"W
L185	84.33	N83° 14' 56.00"W
L186	5.00	S06° 45' 04.00"W

Curve Table			
Curve #	Length	Radius	Delta
C1	24.60	15.00	093.97
C2	12.01	8.00	086.03
C3	3.14	2.00	090.00
C4	4.71	3.00	090.00
C5	3.14	2.00	090.00
C6	3.14	2.00	090.00
C7	3.14	2.00	090.00
C8	3.14	2.00	090.00
C9	3.14	2.00	090.00
C10	3.14	2.00	090.00
C11	3.14	2.00	090.00
C12	8.75	4.00	125.37
C13	41.62	114.00	020.92
C14	16.83	8.00	120.55
C15	4.71	2.00	135.00
C16	1.57	2.00	045.00
C17	4.71	2.00	135.00
C18	3.14	2.00	090.00
C19	23.16	15.00	088.48
C20	20.34	25.00	046.62
C21	39.41	25.06	090.09
C22	23.49	14.96	089.97
C23	23.18	52.96	025.08
C24	36.64	18.00	116.61
C25	27.53	25.00	063.09
C26	39.31	25.00	090.10
C27	2.69	12.38	012.42
C28	23.39	15.00	089.33
C29	3.16	2.00	090.67
C30	22.07	36.11	035.02
C31	9.54	10.00	054.63
C33	3.14	2.00	090.00
C35	3.14	2.00	090.00
C39	3.14	2.00	090.00
C43	3.14	2.00	090.00
C45	12.57	8.00	090.00
C49	3.14	2.00	090.00
C50	3.14	2.00	090.00
C51	3.65	2.00	104.48
C52	10.54	8.00	075.52
C53	12.57	8.00	090.00
C54	12.57	8.00	090.00
C55	12.57	8.00	090.00
C56	3.14	2.00	090.00
C57	3.14	2.00	090.00
C58	12.57	8.00	090.00
C59	12.57	8.00	090.00
C60	3.14	2.00	090.00
C61	3.14	2.00	090.00
C62	12.57	8.00	090.00

Curve Table			
Curve #	Length	Radius	Delta
C63	12.57	8.00	090.00
C64	3.14	2.00	090.00
C65	3.14	2.00	090.00
C66	12.57	8.00	090.00
C67	12.57	8.00	090.00
C68	3.14	2.00	090.00
C69	3.14	2.00	090.00
C71	3.14	2.00	090.00
C73	3.14	2.00	090.00
C75	3.14	2.00	090.00
C77	3.14	2.00	090.00
C79	3.14	2.00	090.00
C81	3.14	2.00	090.00
C83	3.14	2.00	090.00
C85	3.14	2.00	090.00
C87	3.14	2.00	090.00
C89	3.14	2.00	090.00
C91	3.14	2.00	090.00
C93	3.65	2.00	104.48
C94	10.54	8.00	075.52
C96	10.54	8.00	075.52
C97	3.65	2.00	104.48
C99	3.65	2.00	104.48
C100	10.54	8.00	075.52
C102	10.54	8.00	075.52
C103	3.65	2.00	104.48
C105	3.14	2.00	090.00
C107	15.32	7.00	125.37
C108	3.14	2.00	090.00

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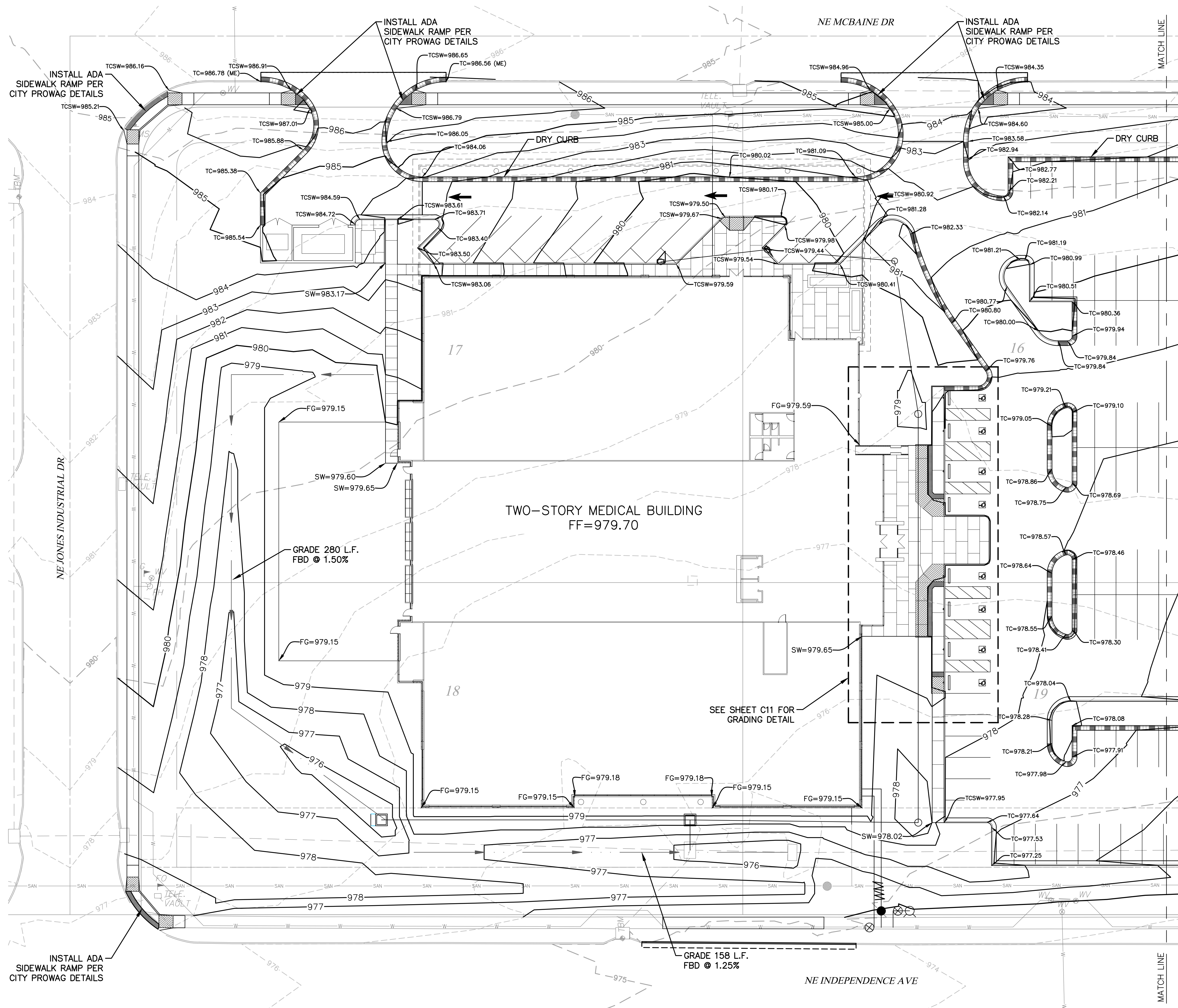
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Proposed New Core & Shell Building For:
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Lee's Summit, Missouri

Date 9/22/17
Job Number 170534-010
Drawn By ELM
Checked By MDM

Revisions
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- GRADING PLAN NOTES:**
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 4. SIDEWALK AND STOOP ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR SO THAT THE SIDEWALK ELEVATIONS AND FINISHED FLOOR ELEVATIONS ARE COORDINATED FOR PROPER INGRESS/EGRESS. ALL DOORS SHALL HAVE A 5-FT OUTSIDE LANDING WITH 1.5% SLOPE AWAY FROM THE BUILDING.
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 8. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% (2.0% MAX) AND LESS THAN 5% RUN SLOPE.
 9. ANY PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS DISTURBED BY CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.

- LEGEND**
- DENOTES NEW CURB RAMP
 - DENOTES NEW CURB & GUTTER (WET)
 - DENOTES NEW CURB & GUTTER (DRY)

- LEGEND**
- - - - - 924 EXISTING 1' CONTOUR
 - - - - - 925 EXISTING 5' CONTOUR
 - - - - - 929 PROPOSED 1' CONTOUR
 - - - - - 930 PROPOSED 5' CONTOUR
 - TC TOP OF CURB ELEVATION
 - SW SIDEWALK ELEVATION
 - PV PAVEMENT ELEVATION
 - M.E MATCH EXISTING ELEVATION
 - FG FINISHED GRADE ELEVATION

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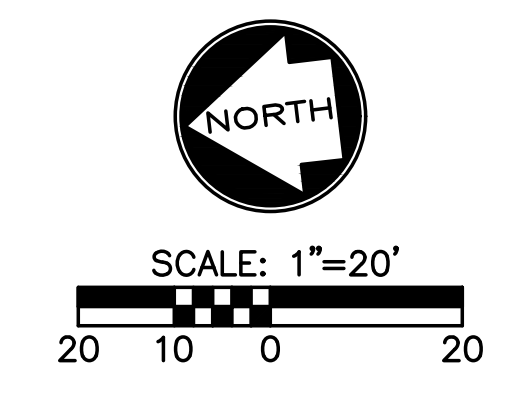
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Lee's Summit, Missouri

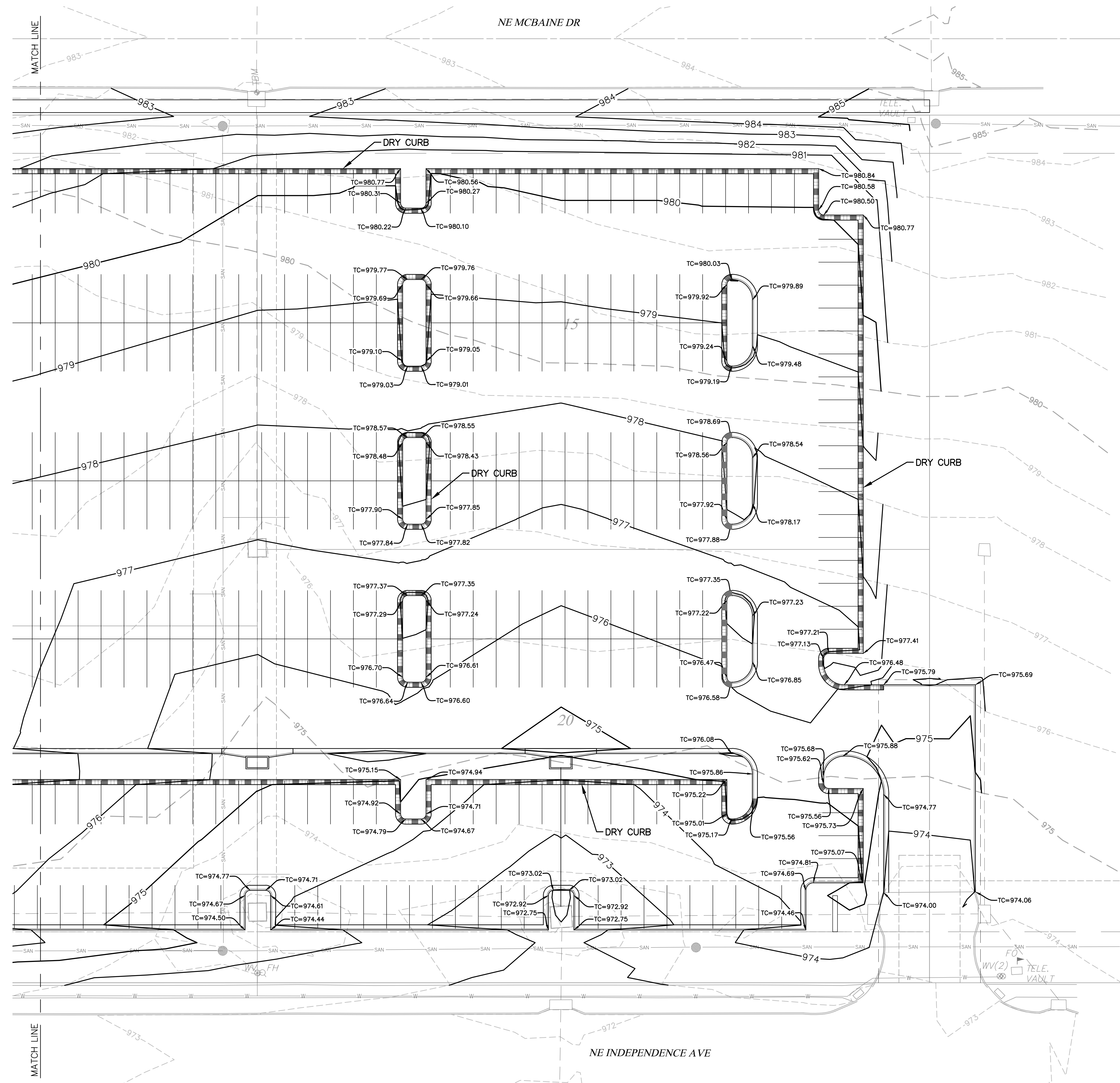
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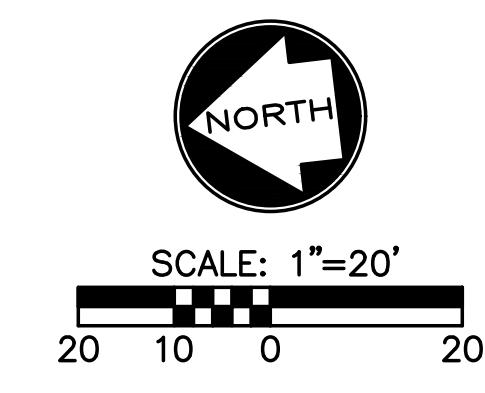
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 - FG - - - FINISHED GRADE ELEVATION



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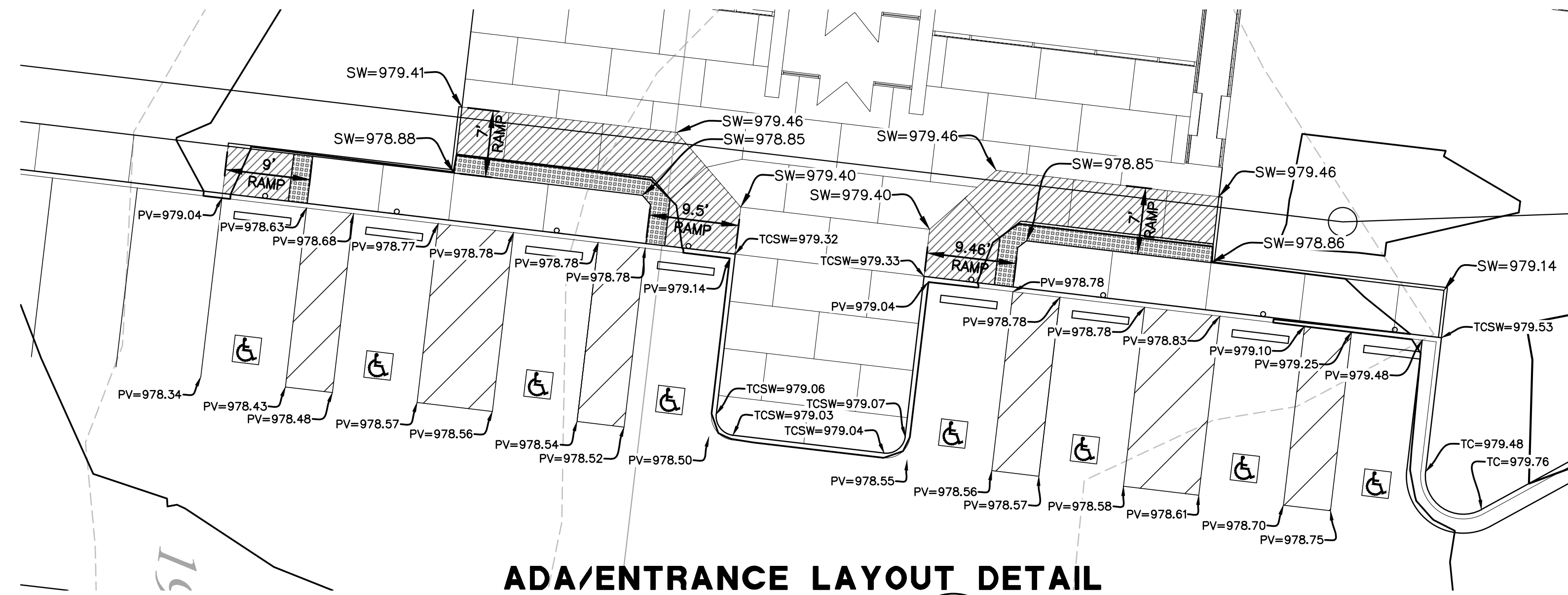
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ADA/ENTRANCE LAYOUT DETAIL

SCALE: 1"=10'
10 5 0 10



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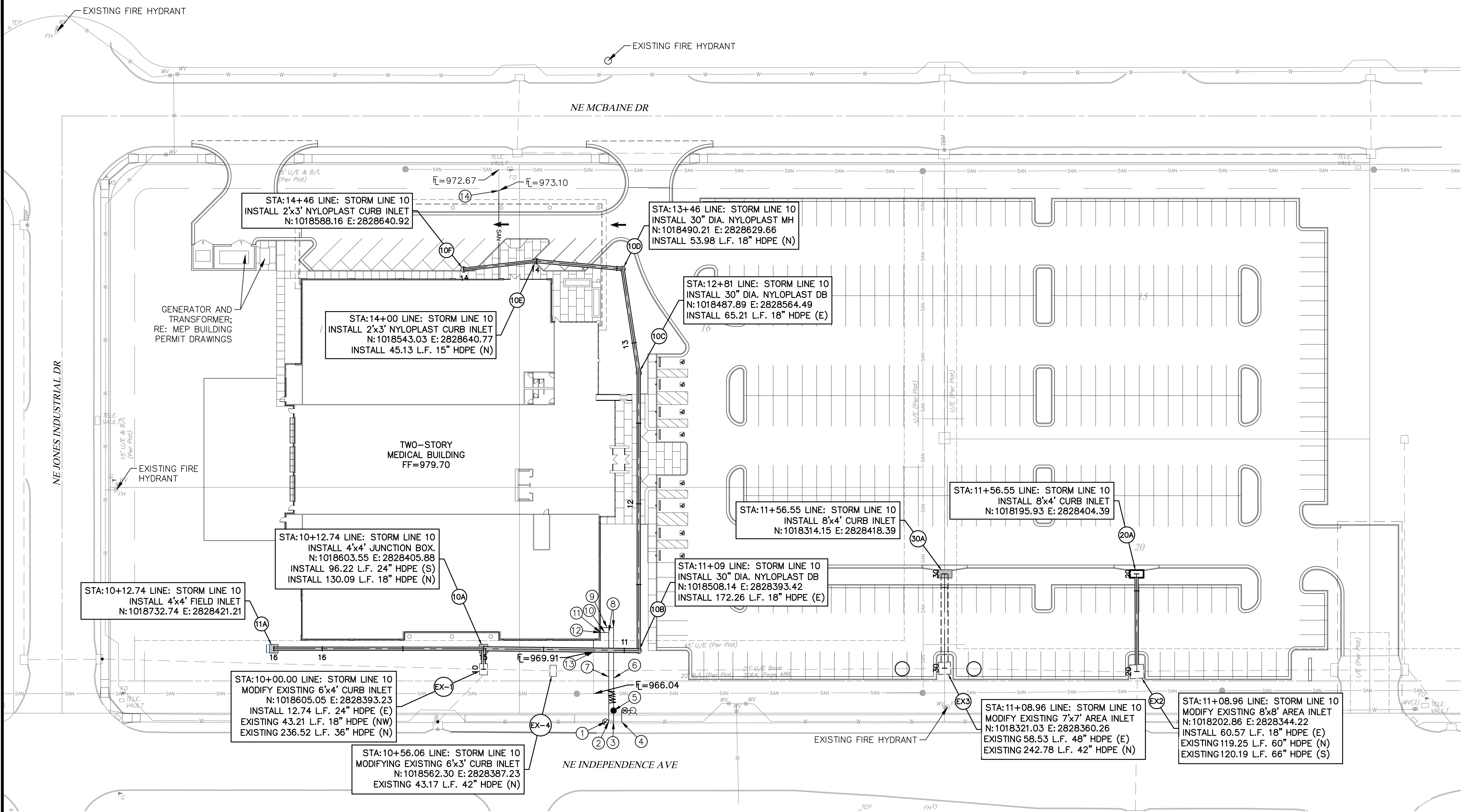
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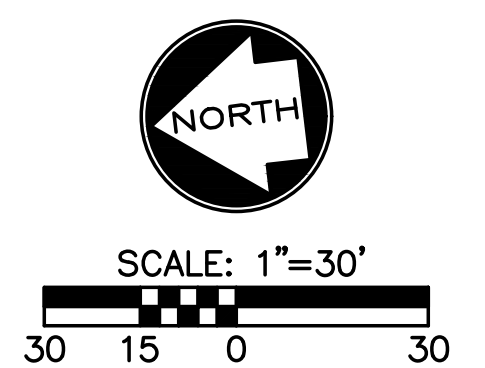
C11



- KEYNOTES:**
1. INSTALL 8" GATE VALVE ON WATER MAIN.
 2. INSTALL 8"x6" TEE WITH 6" GATE VALVE TO EAST.
 3. INSTALL 8"x6" TEE WITH A 6" TO 3" REDUCER TO EAST AND 7 L.F. 3" DOMESTIC SERVICE LINE.
 4. INSTALL STANDARD HYDRANT ASSEMBLY.
 5. INSTALL A 3" WATER METER.
 6. INSTALL 51.4 L.F. 3" DOMESTIC SERVICE LINE.
 7. INSTALL 55.4 L.F. 6" FIRE LINE.
 8. INSTALL 90° BEND.
 9. INSTALL 8.0 L.F. 3" DOMESTIC SERVICE LINE.
 10. INSTALL 5 L.F. OF 6" FIRE LINE.
 11. DOUBLE CHECK DETECTOR/FIRE RISER IN BUILDING; RE: MEP BUILDING PERMIT DRAWINGS.
 12. INSTALL FIRE DEPARTMENT CONNECTION ON OUTSIDE FACE OF BUILDING.
 13. CONNECT TO EXISTING SANITARY STUB @ E=969.91 AND INSTALL 6.91 L.F. OF 4" PVC SDR-26 AND CONNECT TO THE BUILDING SANITARY SEWER.
 14. CONNECT TO EXISTING SANITARY SEWER STUB @ 973.10 AND INSTALL 54.81 L.F. OF 4" PVC SDR-26 AND CONNECT TO THE BUILDING SANITARY SEWER.

- UTILITY PLAN NOTES:**
1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY AND HAVE BEEN COMPILED FROM THE LATEST AVAILABLE MAPPING, FIELD LOCATES, AND AS-BUILTS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 2. GENERAL CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR ALL LOCATIONS AND SERVICE CONNECTIONS.
 3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
 4. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND CITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
 5. ALL VALVE PITS SHALL BE ADJUSTED TO FINAL GRADE.
 6. SANITARY SERVICE LATERAL SHALL MAINTAIN MINIMUM OF 10'-FT HORIZONTAL AND 1.5'-FT VERTICAL SEPARATION DISTANCE FROM WATER LINES. WATER LINES SHALL BE INSTALLED TO MAINTAIN A MINIMUM OF 42"-INCHES OF COVER OVER THE PIPE. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE ELEVATION OF THE WATER LINE TO AVOID OTHER UTILITIES AND UNDERGROUND OBSTRUCTIONS.

7. THIS PLAN DETAILS PIPES UP TO 5'-FT FROM THE BUILDING FACE. REFER TO THE BUILDING DRAWINGS FOR BUILDING CONNECTIONS.
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF THE GOVERNING AUTHORITY.
9. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
10. ALL SANITARY SEWER SERVICE LINES SHALL BE SDR-26 PVC PIPE. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
11. ELECTRICAL SERVICE LINES SHOWN ON THE PLAN SHALL BE INSTALLED IN CONDUITS IN ACCORDANCE WITH KCPL&L'S STANDARD REQUIREMENTS.
12. SANITARY SEWER AND STORM SEWER LINES SHALL BE INSTALLED TO MAINTAIN POSITIVE SLOPE. THE CONTRACTOR SHALL VERIFY THAT EACH RUN OF PIPE CAN BE INSTALLED WITH A POSITIVE SLOPE WITHOUT INTERFERENCE WITH OTHER UNDERGROUND UTILITIES OR OBSTRUCTIONS PRIOR TO INSTALLING THE LINE.
13. PROVIDE CONCRETE THRUST BLOCKS AT ALL FIRE LINE TEES AND HORIZONTAL OR VERTICAL BEND FITTINGS.
14. COORDINATE SIZING OF FIRE LINE, DOUBLE CHECK DETECTOR ASSEMBLY, AND ASSOCIATED VAULT WITH BUILDING FIRE SUPPRESSION SYSTEM DESIGN, BY OTHERS.



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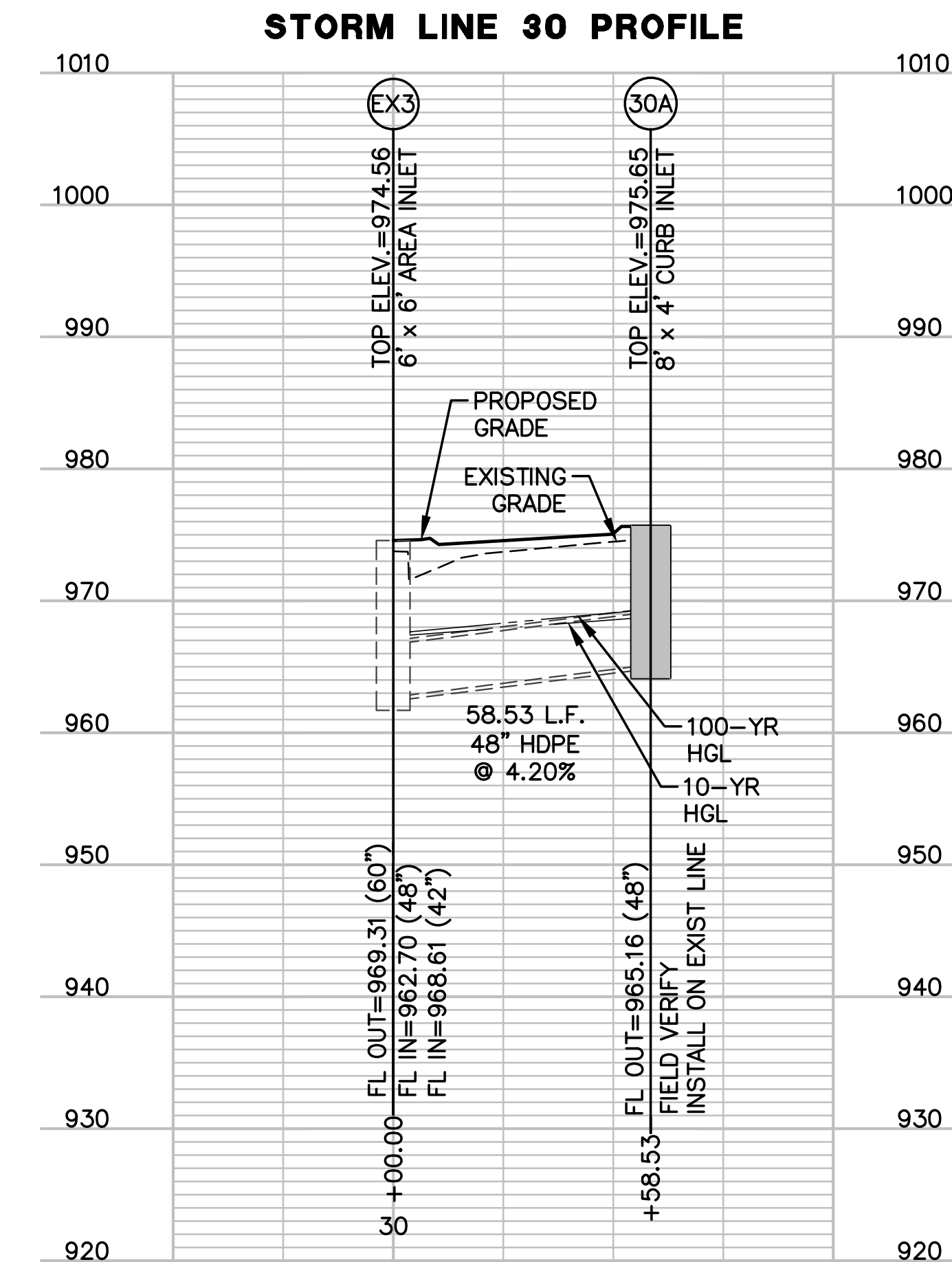
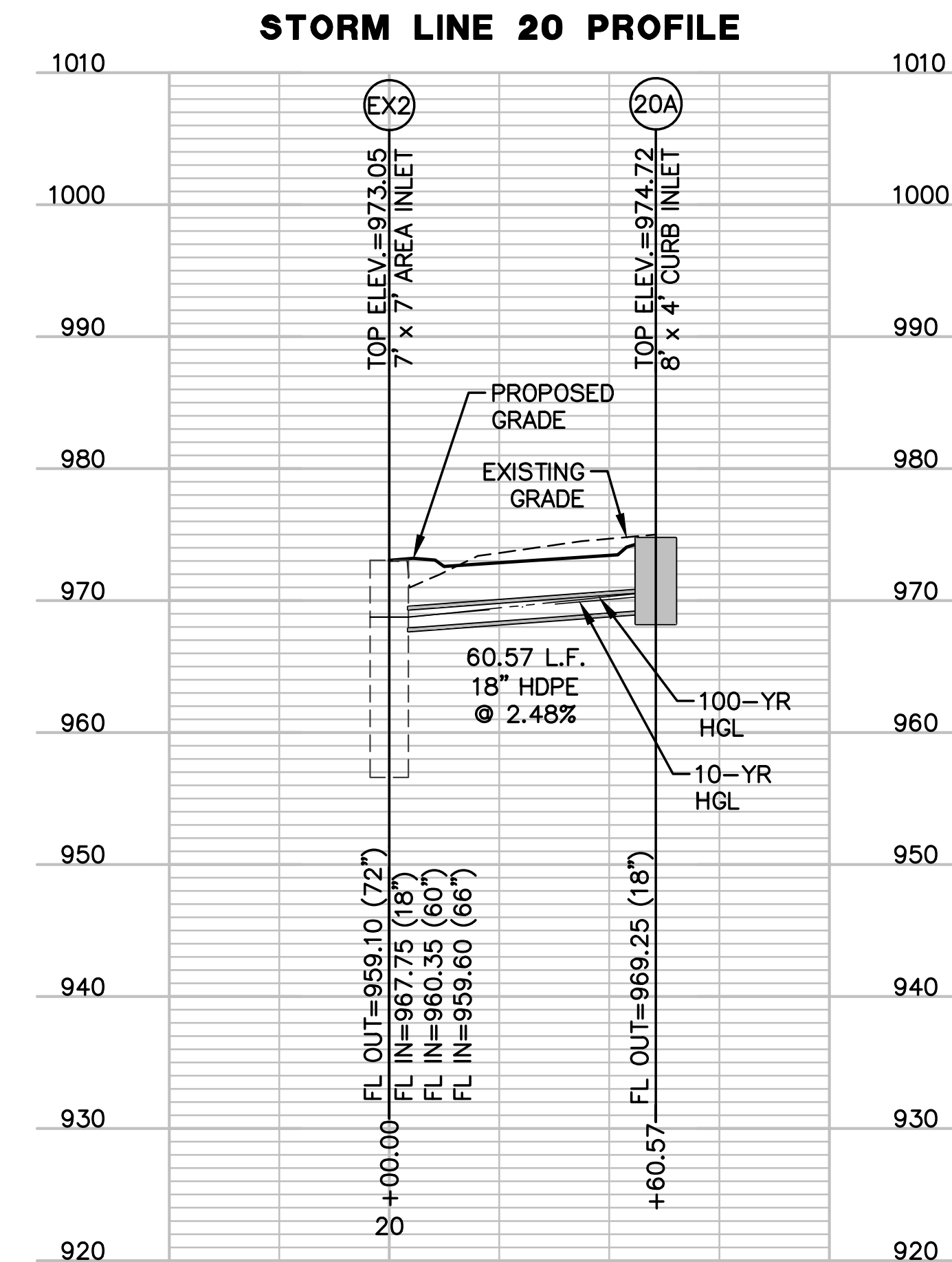
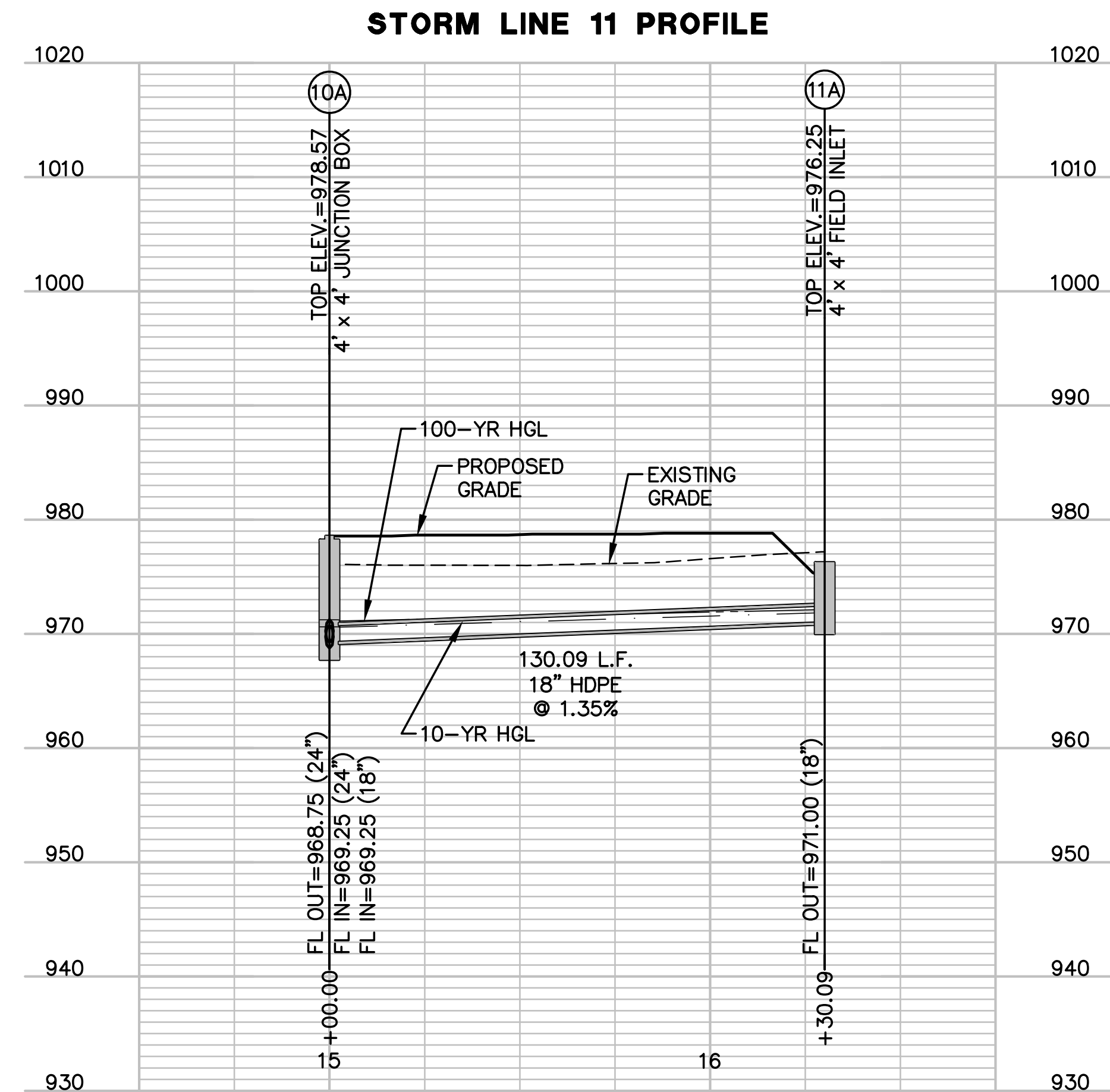
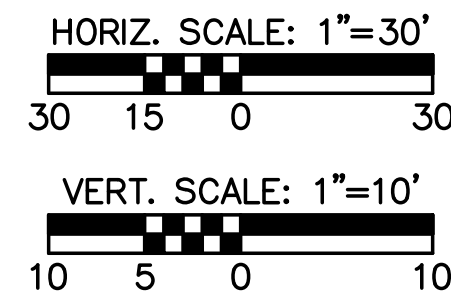
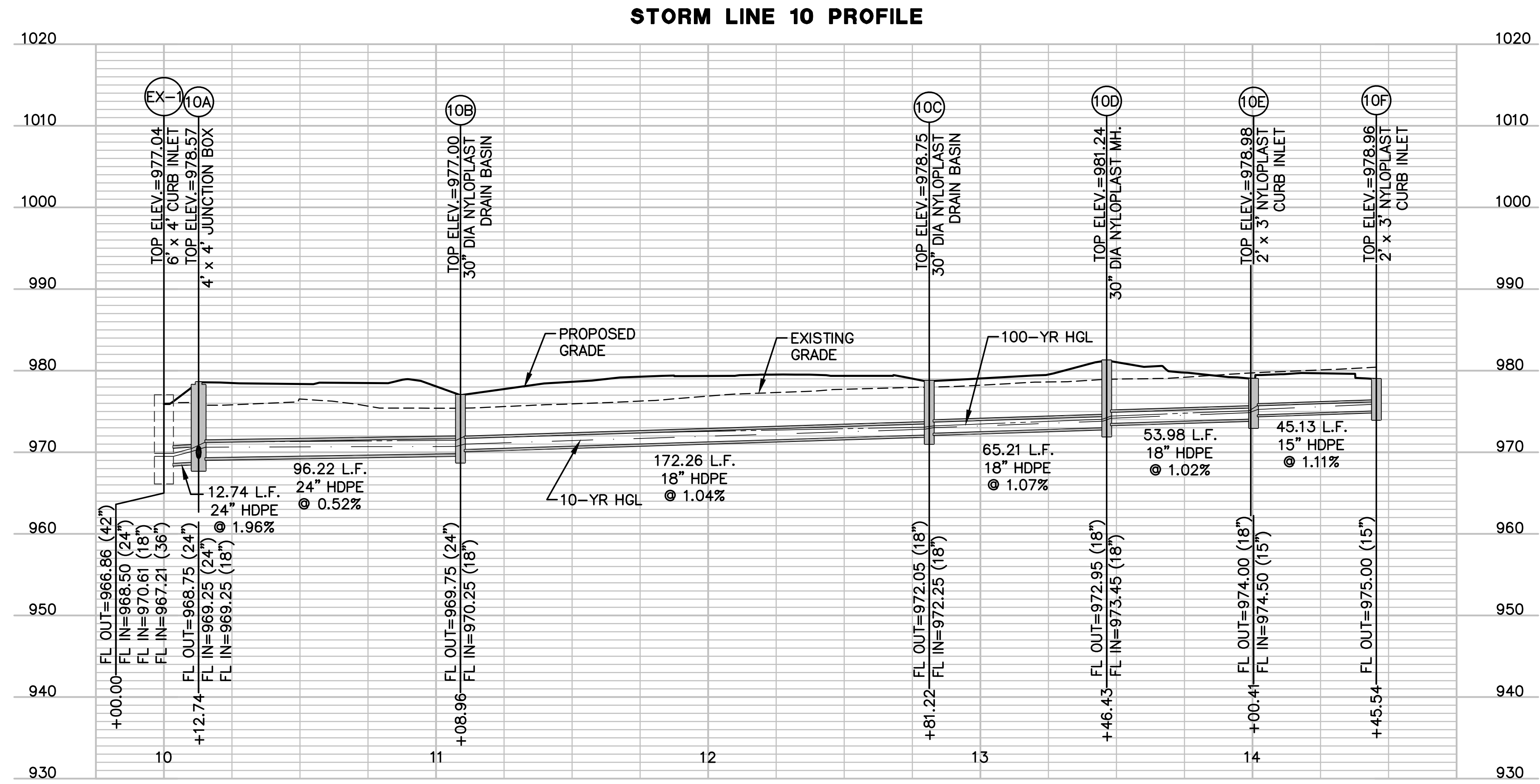
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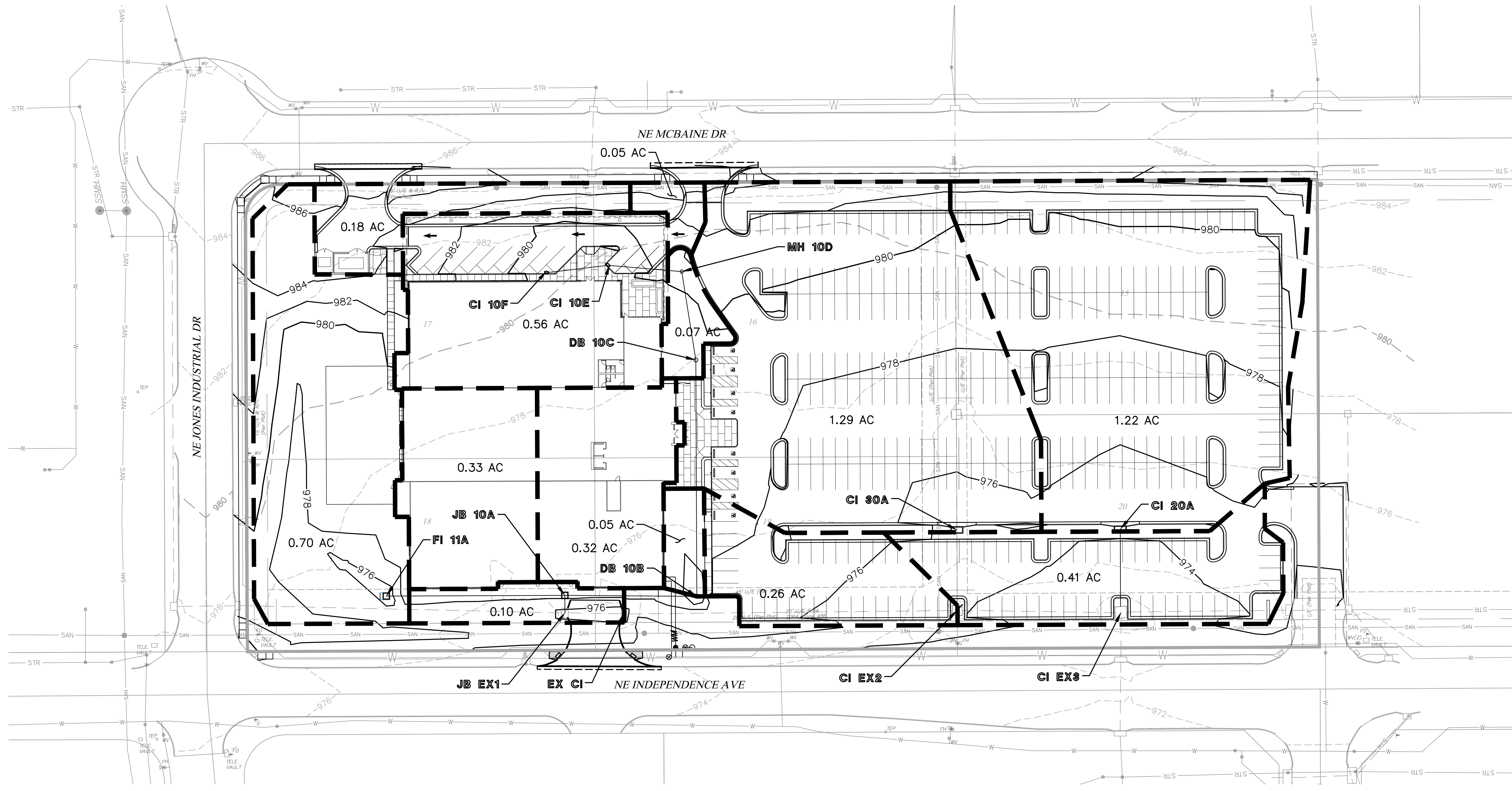
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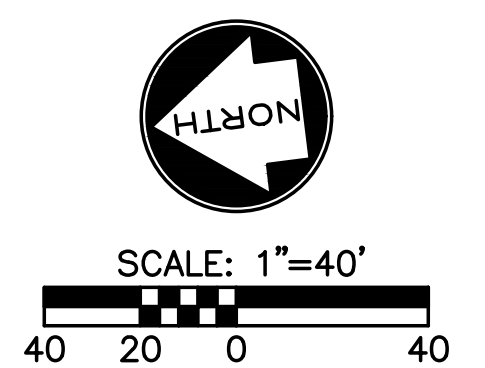
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SEE NEXT SHEET FOR STORM CALCULATION SUMMARY



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DRAINAGE AREA MAP

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10-YEAR STORM DRAINAGE CALCULATIONS: LEE'S SUMMIT SURGICAL CENTER																											
LINE NO.	STR. NO.	I. RUNOFF					II. STRUCTURE					III. PIPE DESIGN															
		"C"	"A"	ADD. AREA	TOTAL AREA	TOTAL "AxC"	"Tc"	FREQ.*	"K"	C x K	C x K x A	"I"	"Q"	DESIGN FREQ.	UP STR.	LOW STR.	"D"	"TYPE"	"n"	"L"	"S"	"Tt"	"d"	"Vd"	"Vf"	"Qd"	"Qcap"
		(AC.)	(AC.)	(AC.)	(AC.)	(AC.)	(MIN.)	(YR.)				(IN.)	(CFS)	(YR.)			(IN.)			(FT.)	(%)	(MIN.)	(IN.)	(FPS)	(FPS)	(CFS)	(CFS)
10	10 F	0.82	0.74		0.74	0.61	5.00	10	1.00	0.82	0.61	7.35	4.46	10	10 F	10 E	15	HDPE	0.013	46.11	1.08	0.13	8.93	5.86	5.47	4.46	6.71
								25	1.10	0.90	0.67	8.53	5.68														
								100	1.25	1.00	0.74	10.32	7.64														
	10 E	0.85	0.04		0.78	0.66	5.00	10	1.00	0.85	0.66	7.35	4.88	10	10 E	10 D	18	HDPE	0.013	52.96	1.04	0.15	8.51	5.92	6.06	4.88	10.71
								25	1.10	0.94	0.73	8.53	6.25														
								100	1.25	1.00	0.78	10.32	8.05														
	10 D	0.85	0.00		0.78	0.66	5.00	10	1.00	0.85	0.66	7.35	4.88	10	10 D	10 C	18	HDPE	0.013	65.21	1.07	0.18	8.44	5.99	6.15	4.88	10.87
								25	1.10	0.94	0.73	8.53	6.25														
								100	1.25	1.00	0.78	10.32	8.05														
	10 C	0.65	0.07		0.85	0.71	5.00	10	1.00	0.65	0.55	7.35	4.06	10	10 C	10 B	18	HDPE	0.013	172.26	1.04	0.51	7.67	5.66	6.06	4.06	10.71
								25	1.10	0.72	0.61	8.53	5.22														
								100	1.25	0.81	0.69	10.32	7.11														
10 B	0.81	0.37		1.22	1.01	5.00	10	1.00	0.81	0.99	7.35	7.27	10	10 B	10 A	24	HDPE	0.013	96.22	0.52	0.32	11.21	5.05	5.19	7.27	16.31	
							25	1.10	0.89	1.09	8.53	9.26															
							100	1.25	1.00	1.22	10.32	12.59															
10 A	0.85	0.00	1.03	2.25	1.66	5.00	10	1.00	0.85	1.91	7.35	14.06	10	10 A	EX 1	24	HDPE	0.013	12.74	1.96	0.02	11.18	9.80	10.08	14.06	31.67	
							25	1.10	0.94	2.12	8.53	18.04															
							100	1.25	1.00	2.25	10.32	23.23															
11	11 A	0.63	1.03		1.03	0.65	5.00	10	1.00	0.63	0.65	7.35	4.77	10	11 A	EX CI	18	HDPE	0.013	130.09	1.35	0.33	7.81	6.49	6.91	4.77	12.20
								25	1.10	0.69	0.71	8.53	6.06														
								100	1.25	0.79	0.81	10.32	8.40														
20	20 A	0.85	1.22		1.22	1.04	5.00	10	1.00	0.85	1.04	7.35	7.63	10	20 A	EX 2	18	HDPE	0.013	60.57	2.48	0.11	8.57	9.19	9.36	7.63	16.54
								25	1.10	0.94	1.15	8.53	9.78														
								100	1.25	1.00	1.22	10.32	12.59														
30	30 A	0.85	1.29	21.91	23.20	19.72	5.00	10	1.00	0.85	19.72	7.35	145.00	10	30 A	EX 3	48	HDPE	0.013	58.53	4.20	0.04	23.76	23.38	23.43	145.00	294.38
								25	1.10	0.94	21.81	8.53	186.01														
								100	1.25	1.00	23.20	10.32	239.48														

100-YEAR STORM DRAINAGE CALCULATIONS: LEE'S SUMMIT SURGICAL CENTER																											
LINE NO.	STR. NO.	I. RUNOFF					II. STRUCTURE					III. PIPE DESIGN															
		"C"	"A"	ADD. AREA	TOTAL AREA	TOTAL "AxC"	"Tc"	FREQ.*	"K"	C x K	C x K x A	"I"	"Q"	DESIGN FREQ.	UP STR.	LOW STR.	"D"	"TYPE"	"n"	"L"	"S"	"Tt"	"d"	"Vd"	"Vf"	"Qd"	"Qcap"
		(AC.)	(AC.)	(AC.)	(AC.)	(AC.)	(MIN.)	(YR.)				(IN.)	(CFS)	(YR.)			(IN.)			(FT.)	(%)	(MIN.)	(IN.)	(FPS)	(FPS)	(CFS)	(CFS)
10	10 F	0.82	0.74		0.74	0.61	5.00	10	1.00	0.82	0.61	7.35	4.46	100	10 F	10 E	15	HDPE	0.013	46.11	1.08	SUR	SUR	SUR	5.47	7.64	6.71
								25	1.10	0.90	0.67	8.53	5.68														
								100	1.25	1.00	0.74	10.32	7.64														
	10 E	0.85	0.04		0.78	0.66	5.00	10	1.00	0.85	0.66	7.35	4.88	100	10 E	10 D	18	HDPE	0.013	52.96	1.04	0.13	11.65	6.66	6.06	8.05	10.71
								25	1.10	0.94	0.73	8.53	6.25														
								100	1.25	1.00	0.78	10.32	8.05														
	10 D	0.85	0.00		0.78	0.66	5.00	10	1.00	0.85	0.66	7.35	4.88	100	10 D	10 C	18	HDPE	0.013	65.21	1.07	0.16	11.52	6.74	6.15	8.05	10.87
								25	1.10	0.94	0.73	8.53	6.25														
								100	1.25	1.00	0.78	10.32	8.05														
	10 C	0.65	0.07		0.85	0.71	5.00	10	1.00	0.65	0.55	7.35	4.06	100	10 C	10 B	18	HDPE	0.013	172.26	1.04	0.44	10.71	6.48	6.06	7.11	10.71
								25	1.10	0.72	0.61	8.53	5.22														
								100	1.25	0.81	0.69	10.32	7.11														
10 B	0.81	0.37		1.22	1.01	5.00	10	1.00	0.81	0.99	7.35	7.27	100	10 B	10 A	24	HDPE	0.013	96.22	0.52	0.28	15.82	5.74	5.19	12.59	16.31	
							25	1.10	0.89	1.09	8.53	9.26															
							100	1.25	1.00	1.22	10.32	12.59															
10 A	0.85	0.00	1.03	2.25	1.66	5.00	10	1.00	0.85	1.91	7.35	14.06	100	10 A	EX 1	24	HDPE	0.013	12.74	1.96	0.02	15.26	11.02	10.08	23.23	31.67	
							25	1.10	0.94	2.12	8.53	18.04															
							100	1.25	1.00	2.25	10.32	23.23															
11	11 A	0.63	1.03		1.03	0.65	5.00	10	1.00	0.63	0.65	7.35	4.77	100	11 A	EX CI	18	HDPE	0.013	130.09	1.35	0.29	10.96	7.45	6.91	8.40	12.20
								25	1.10	0.69	0.71	8.53	6.06														
								100	1.25	0.79	0.81	10.32	8.40														
20	20 A	0.85	1.22		1.22	1.04	5.00	10	1.00	0.85	1.04	7.35	7.63	100	20 A	EX 2	18	HDPE	0.013	60.57	2.48	0.10	11.74	10.32	9.36	12.59	16.54
								25	1.10	0.94	1.15	8.53	9.78														
								100	1.25	1.00	1.22	10.32	12.59														
30	30 A	0.85	1.29	21.91	23.20	19.72	5.00	10	1.00	0.85	19.72	7.35	145.00	100	30 A	EX 3	48	HDPE	0.013	58.53	4.20	0.04	32.83	26.15	23.43	239.48	294.38
								25	1.10	0.94	21.81	8.53	186.01														
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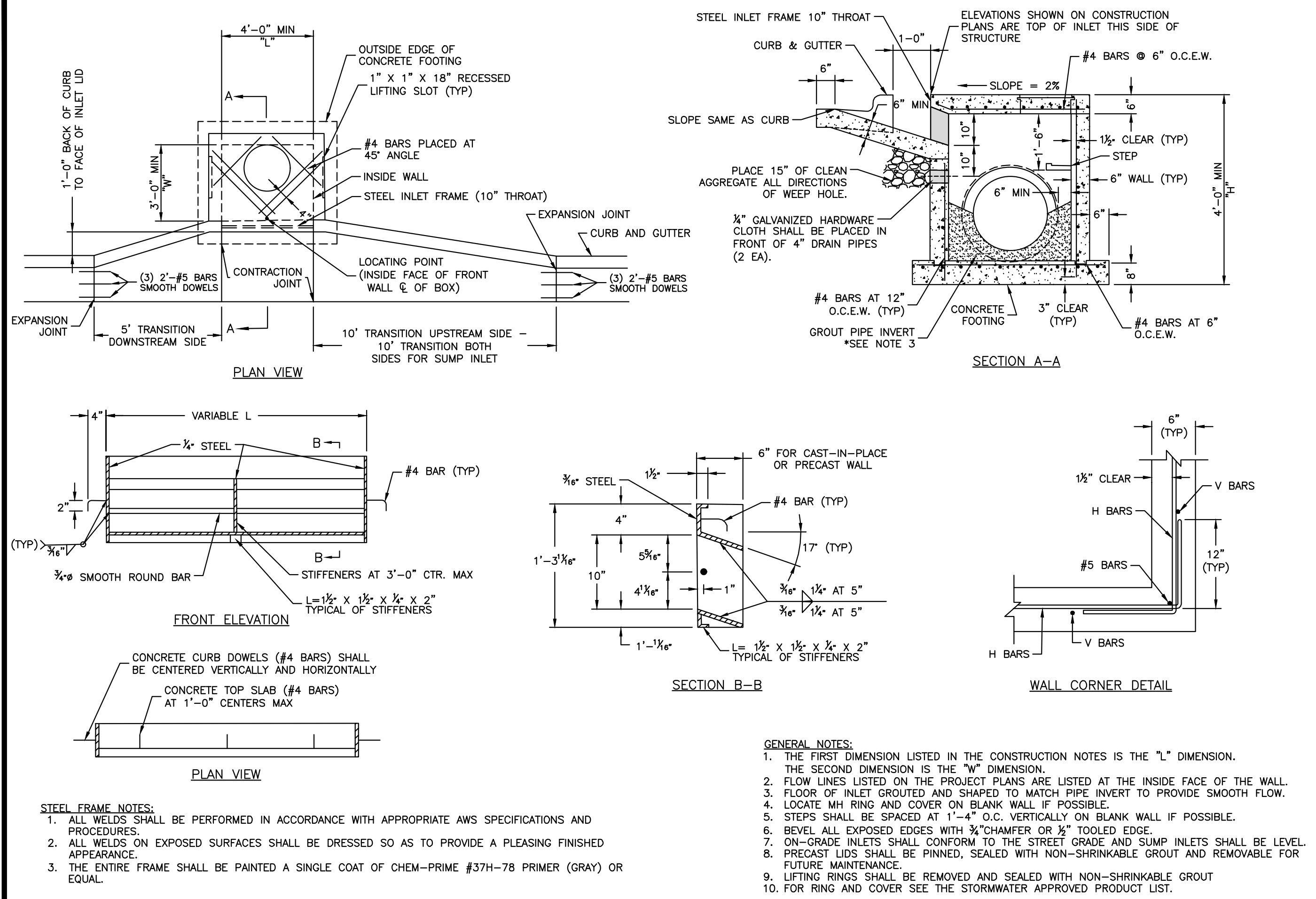
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Proposed New Core & Shell Building For:
Lee's Summit Surgical
Lee's Summit, Missouri

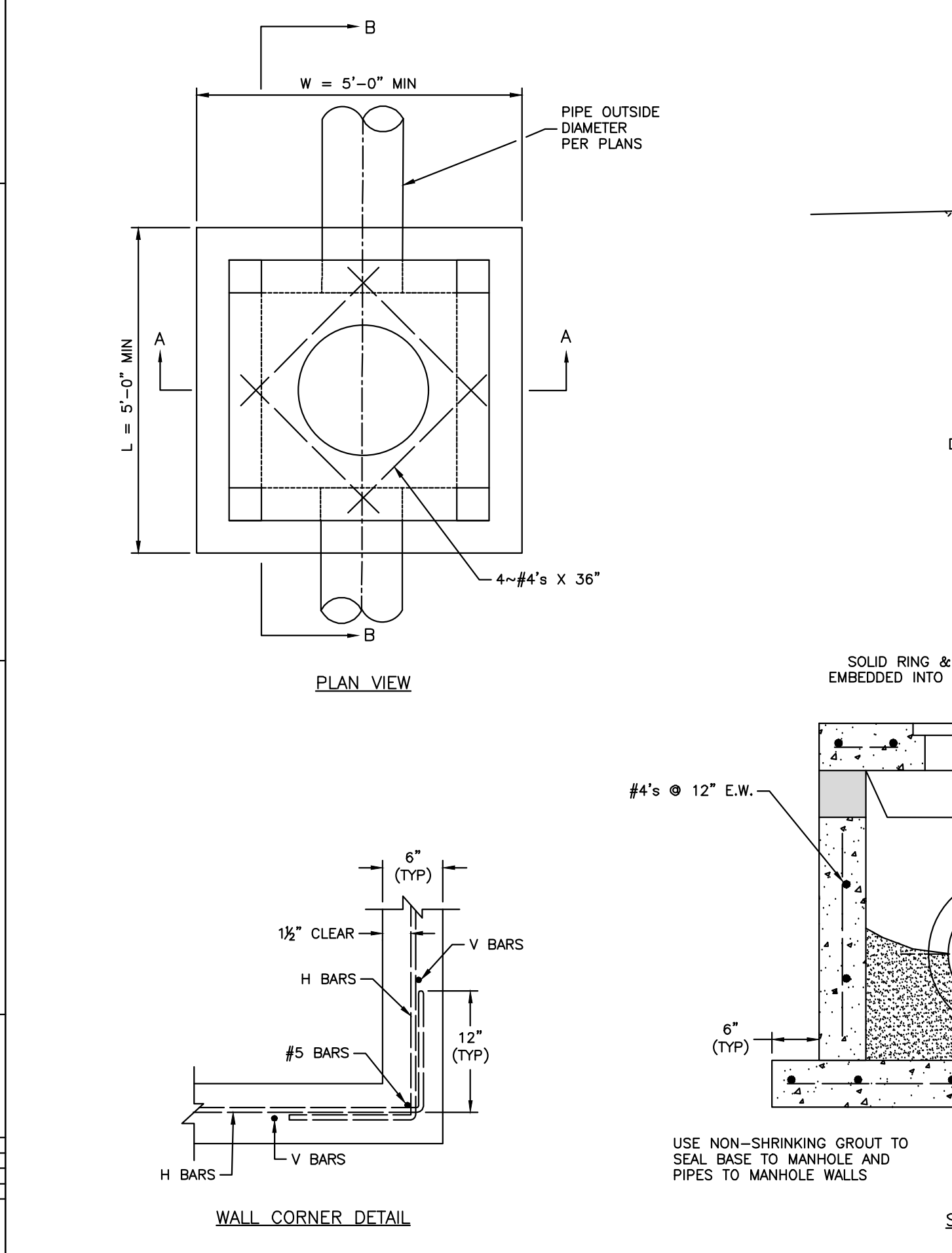
Date: 9/22/17
Job Number: 170534-010
Drawn By: ELM
Checked By: MDM

Revisions
Number Date Description



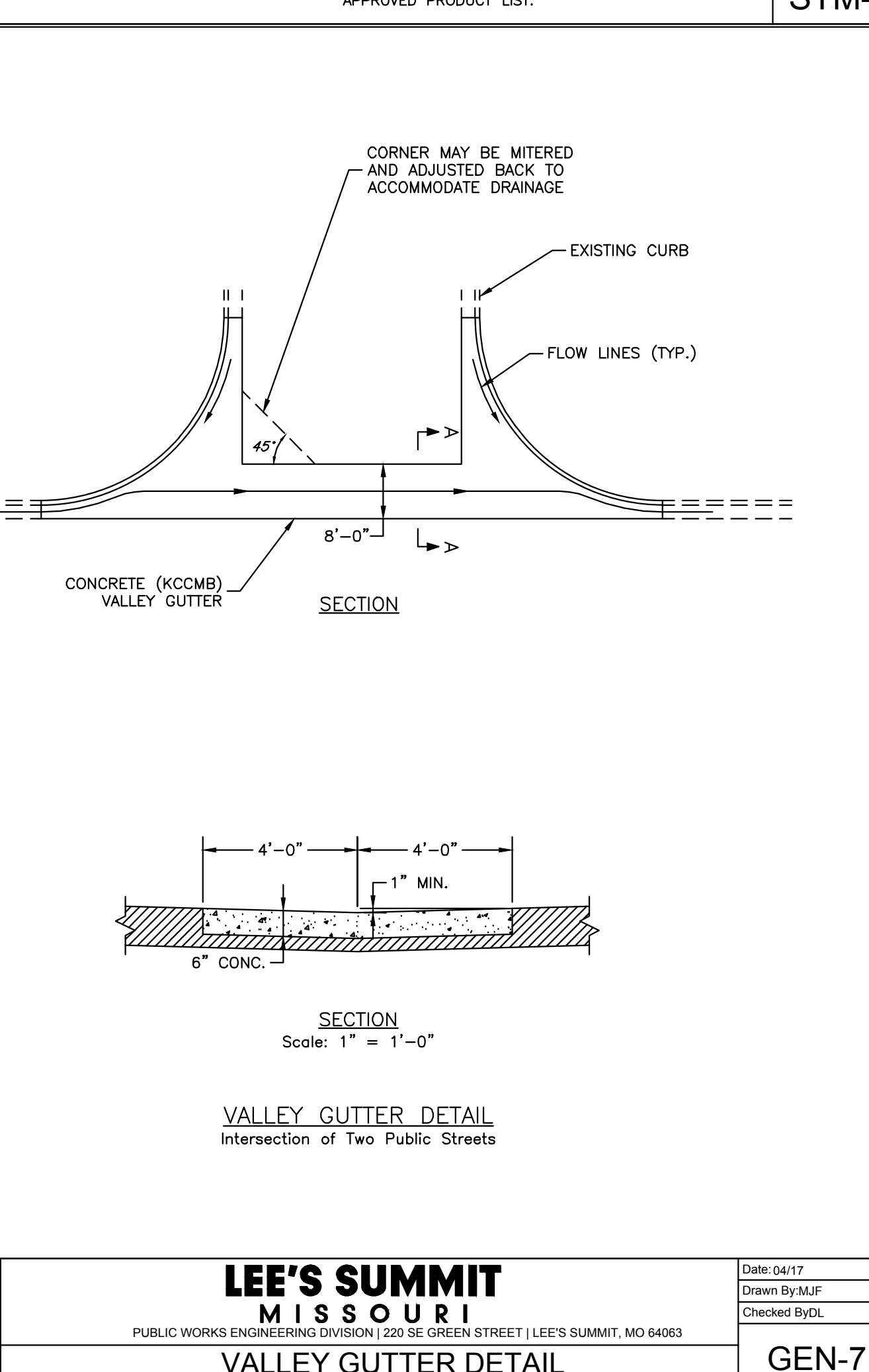
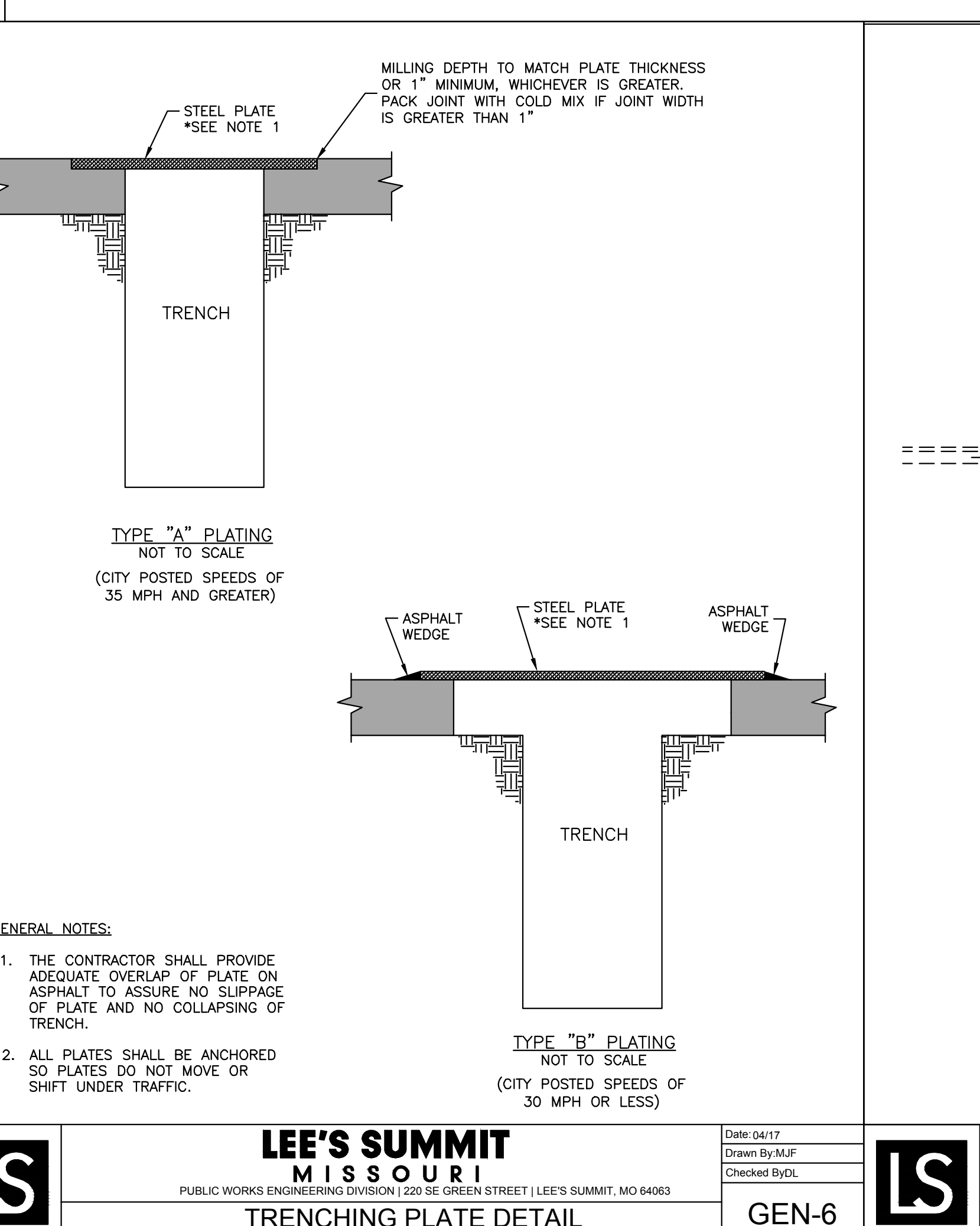
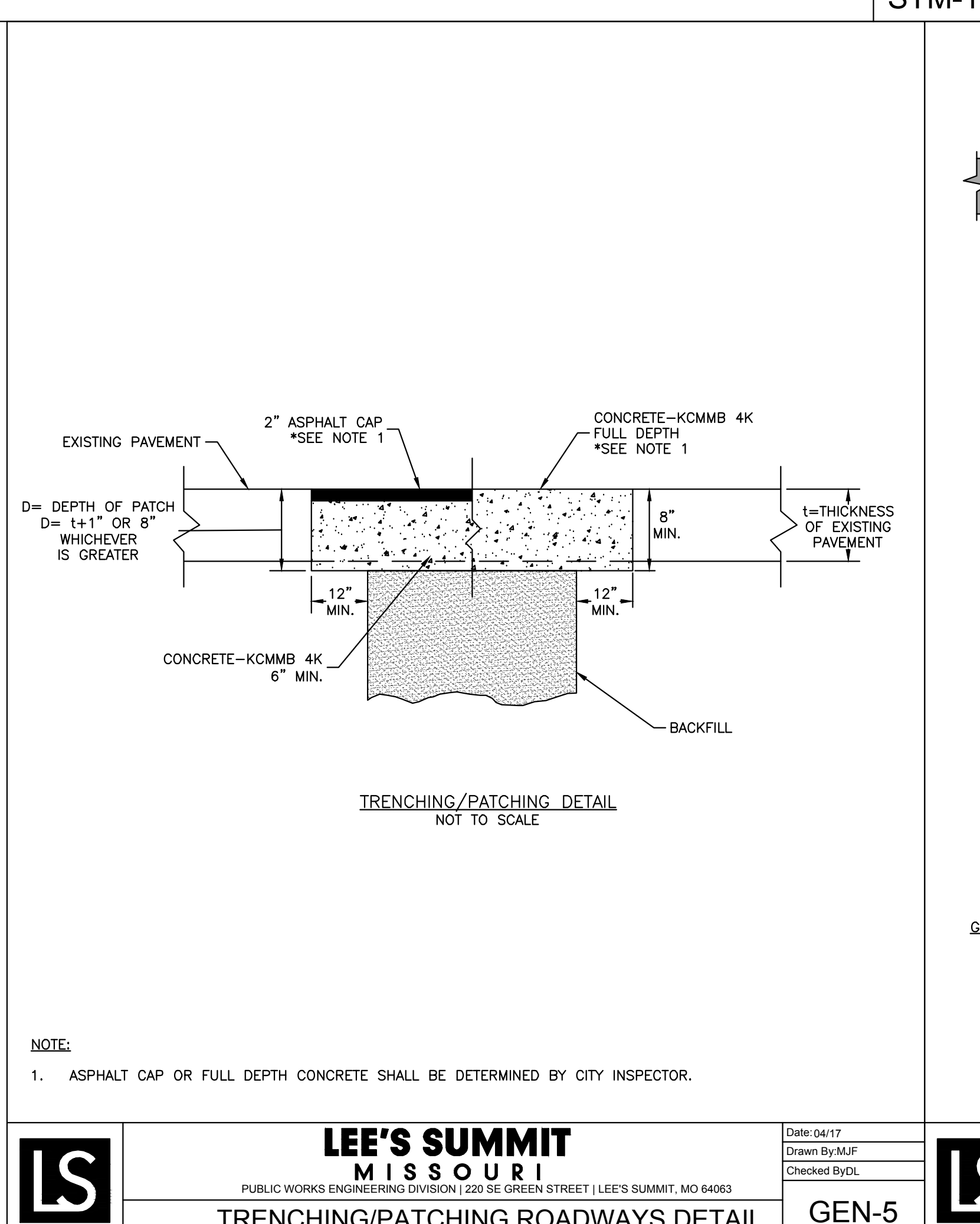
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 SHEET NUMBER: STM-1
 DRAWN BY: M.J.F.
 CHECKED BY: D.L.
 DATE: 04/17
 PROJ. #:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 SHEET NUMBER: STM-2
 DRAWN BY: M.J.F.
 CHECKED BY: D.L.
 DATE: 04/17
 PROJ. #:



LEE'S SUMMIT MISSOURI
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TRENCHING/PATCHING ROADWAYS DETAIL
 GEN-5
 DATE: 04/17
 DRAWN BY: M.J.F.
 CHECKED BY: D.L.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

TRENCHING PLATE DETAIL
 GEN-6
 DATE: 04/17
 DRAWN BY: M.J.F.
 CHECKED BY: D.L.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

VALLEY GUTTER DETAIL
 GEN-7
 DATE: 04/17
 DRAWN BY: M.J.F.
 CHECKED BY: D.L.

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VALLEY GUTTER DETAIL
 GEN-8
 DATE: 04/17
 DRAWN BY: M.J.F.
 CHECKED BY: D.L.

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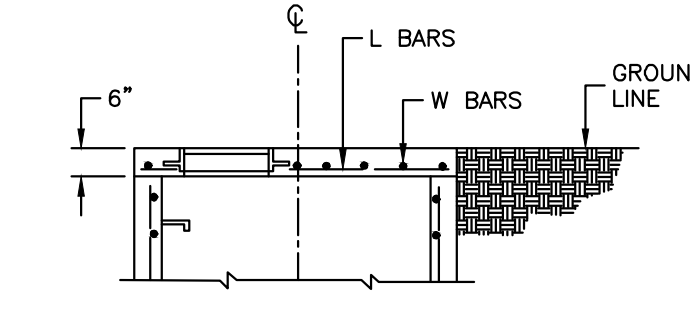
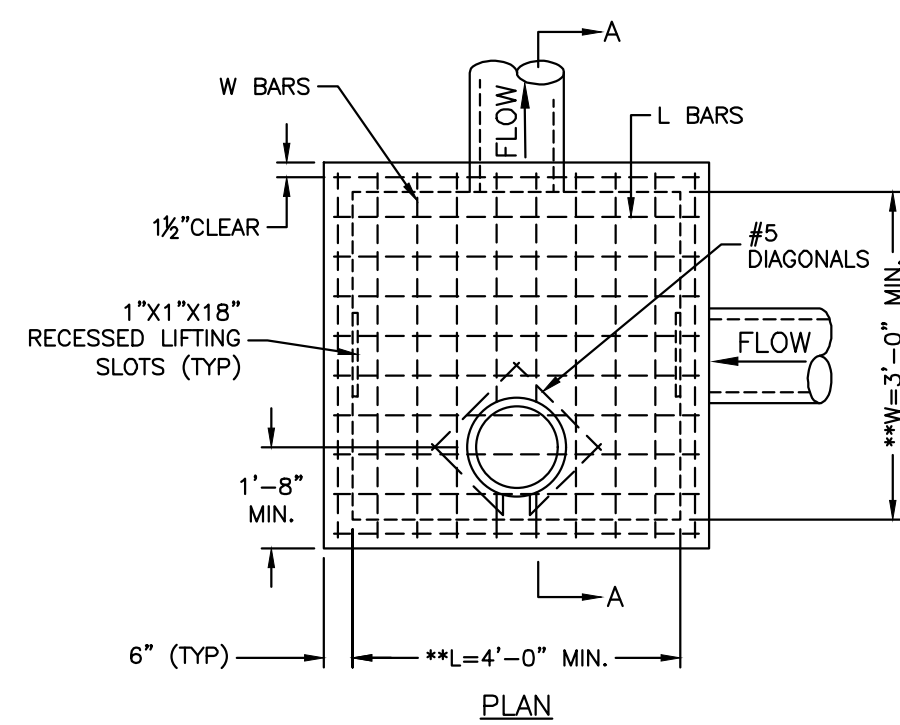
Proposed New Core & Shell Building For:
Lee's Summit Surgical
 Lee's Summit, Missouri

Revisions

Number	Date	Description

Date: 9/22/17
 Job Number: 170534-010
 Drawn By: ELM
 Checked By: MDM

Mark Daniel McGhee Jr.
 Civil Engineer
 MO# PE-2008019568

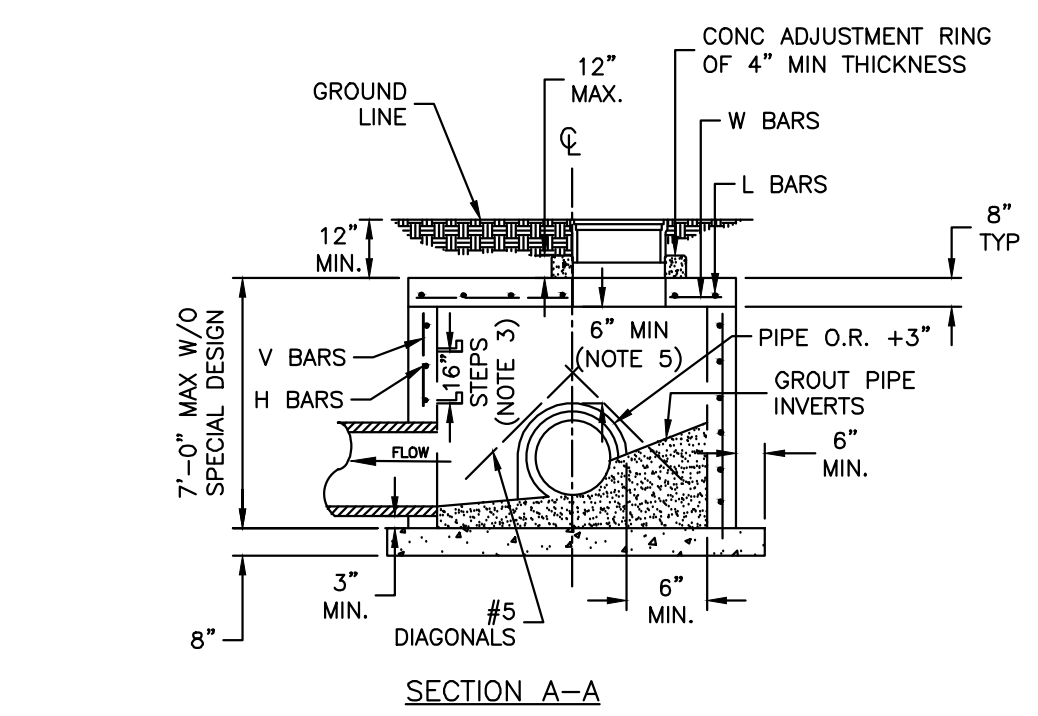
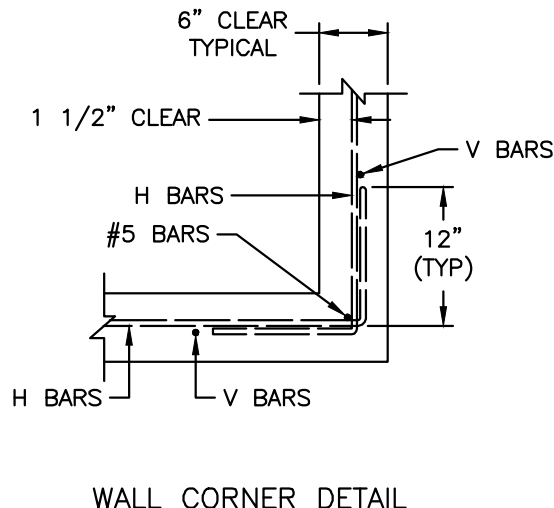


** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

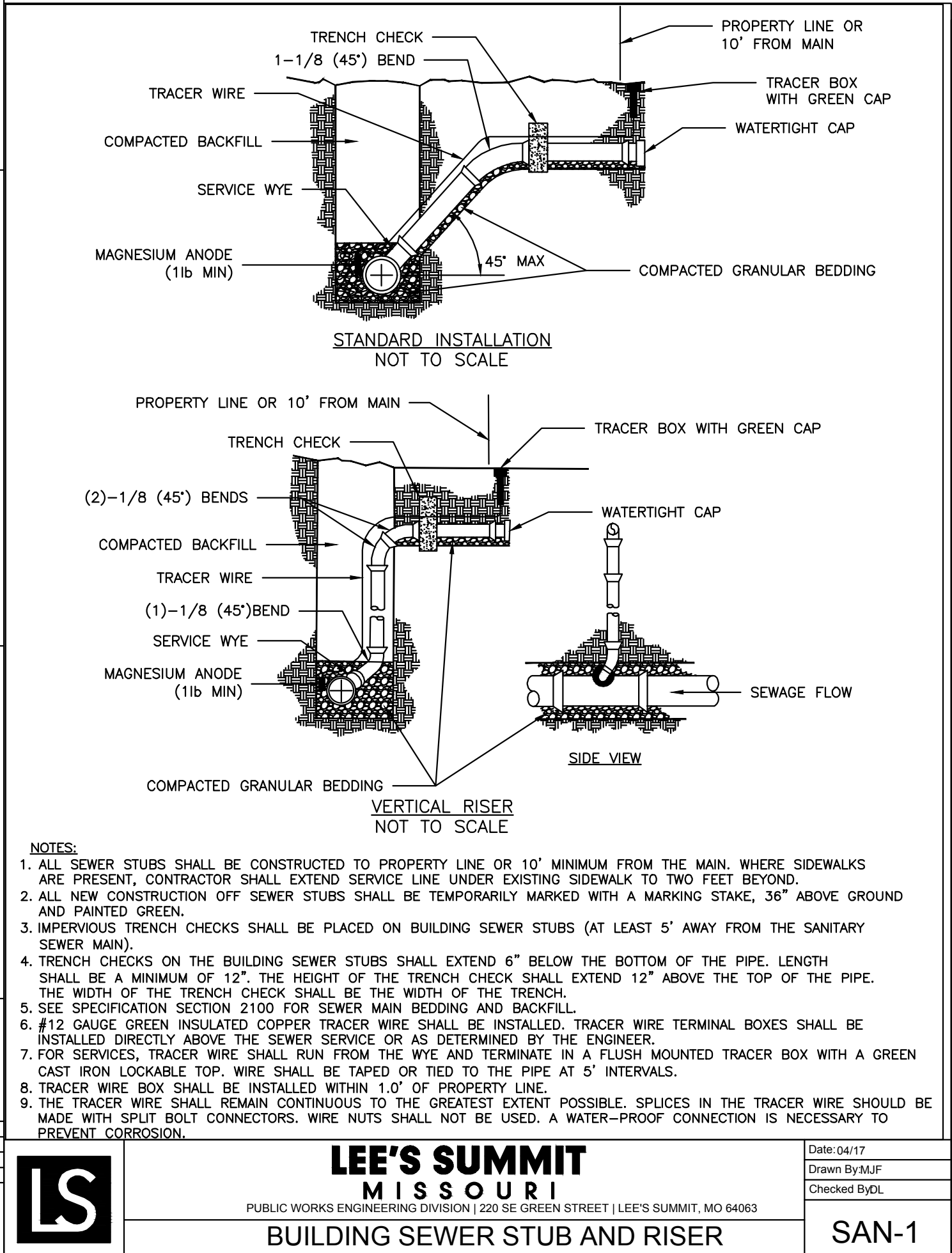
- GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
 2. USE 3/8" CHAMFER STRIP OR 1/2" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
 3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
 4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
 5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
 6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
 8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
JUNCTION BOX DETAIL

STM-3



- NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
 3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12", THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

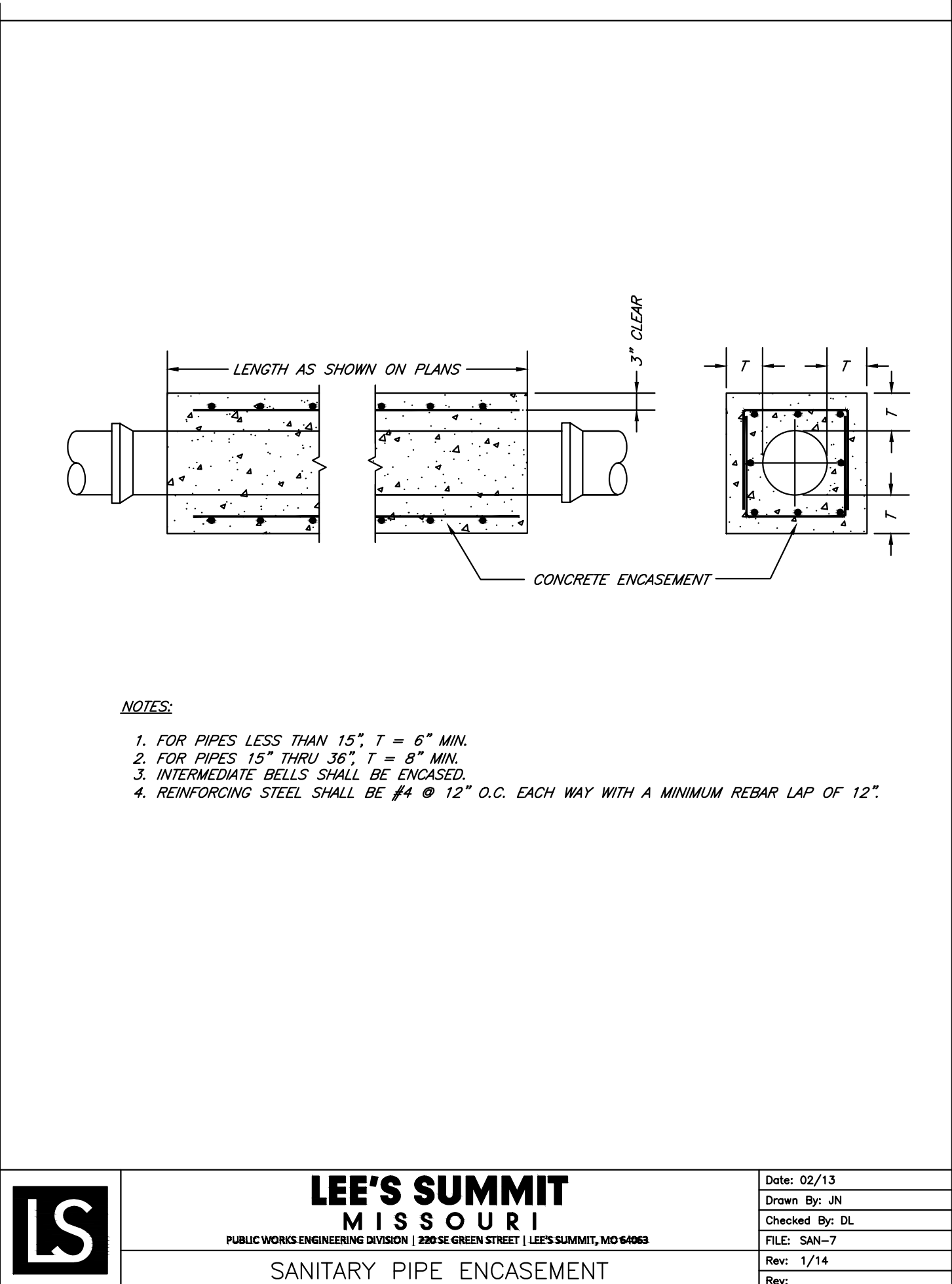
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STM-3

BUILDING SEWER STUB AND RISER

SAN-1



- NOTES:
1. FOR PIPES LESS THAN 15", T = 6" MIN.
 2. FOR PIPES 15" THRU 36", T = 8" MIN.
 3. INTERMEDIATE BELLS SHALL BE ENCASED.
 4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

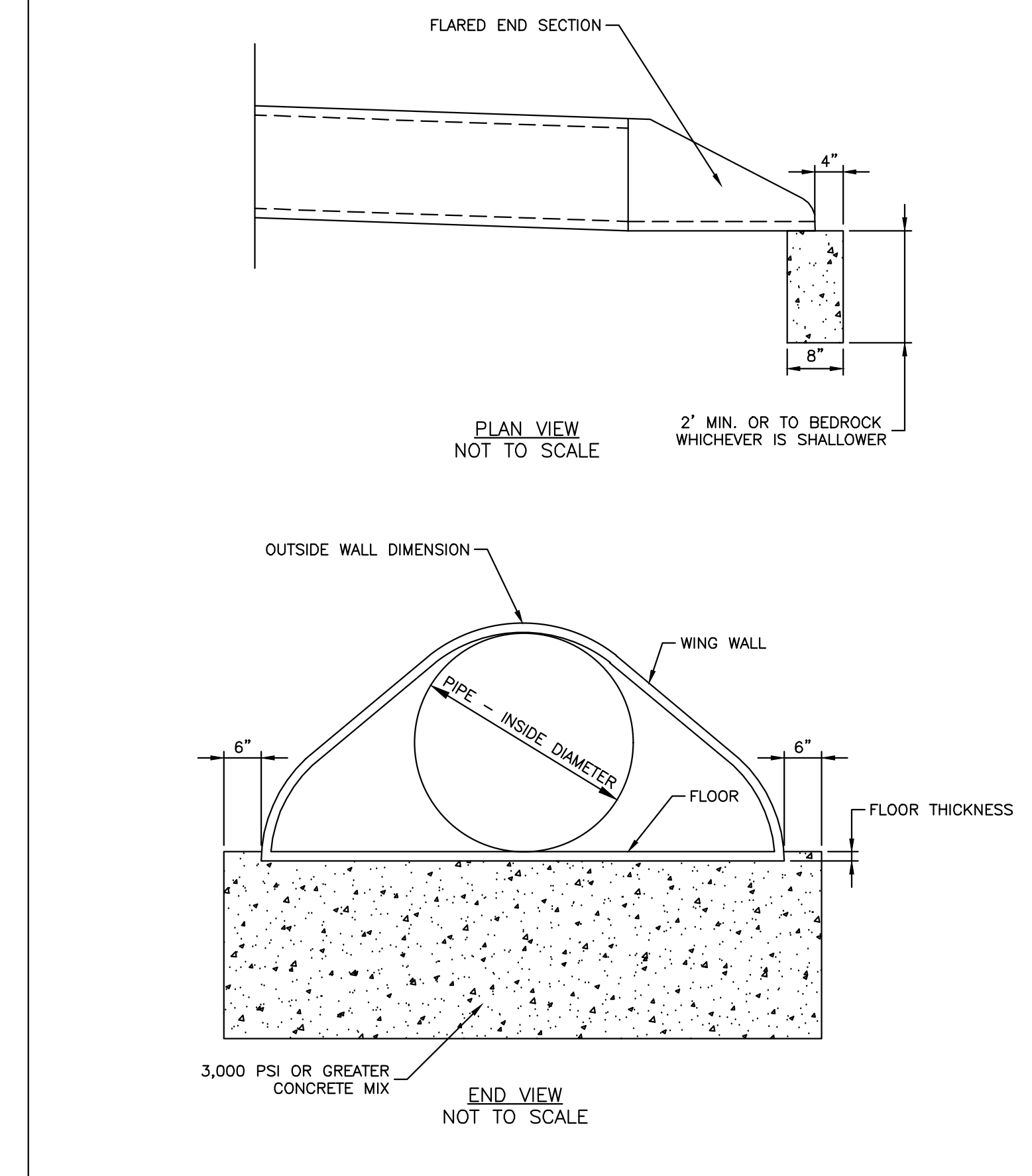
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STM-3

SAN-1

SANITARY PIPE ENCASEMENT

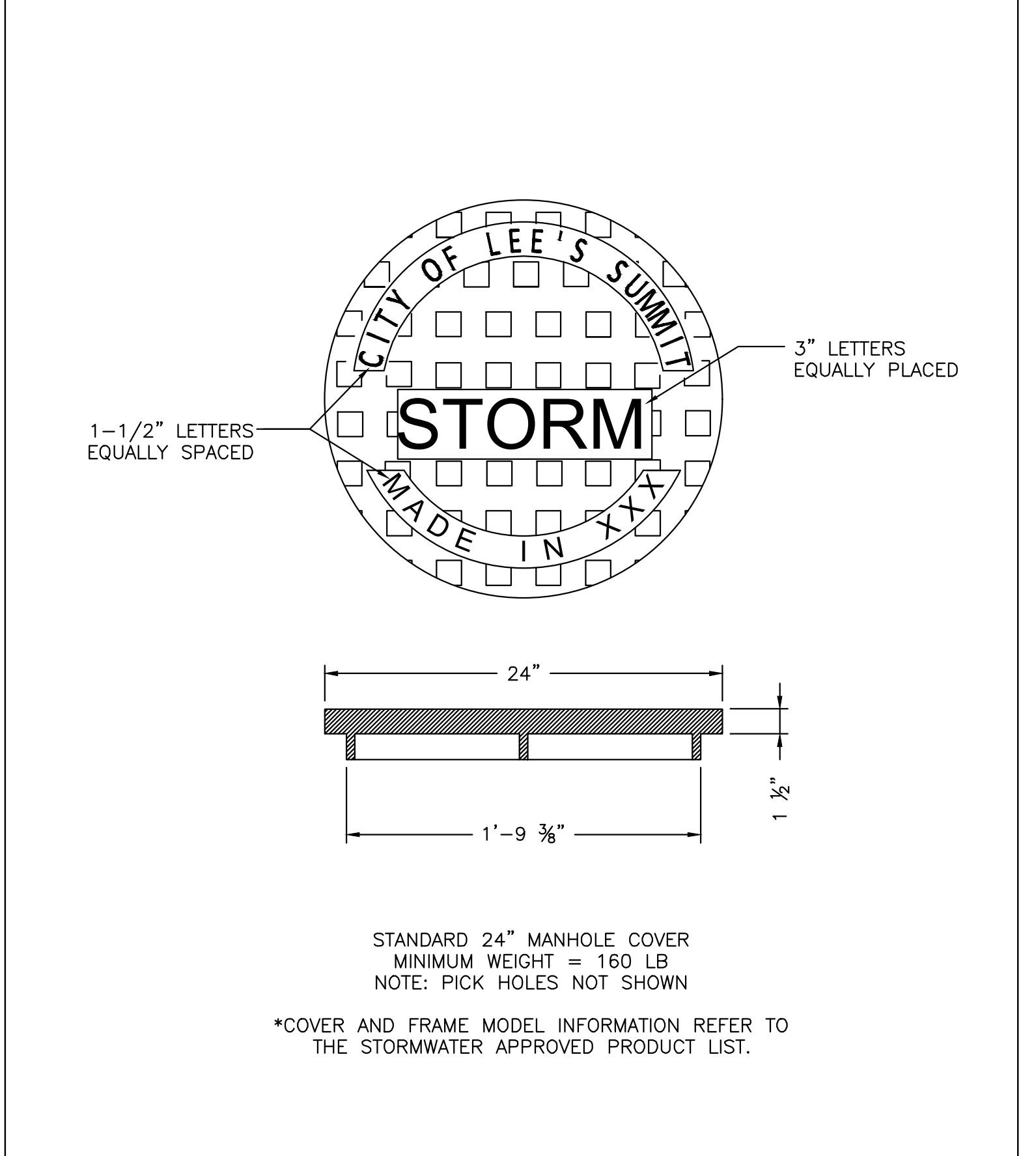


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FLARED END SECTION SUPPORT DETAIL

STM-5

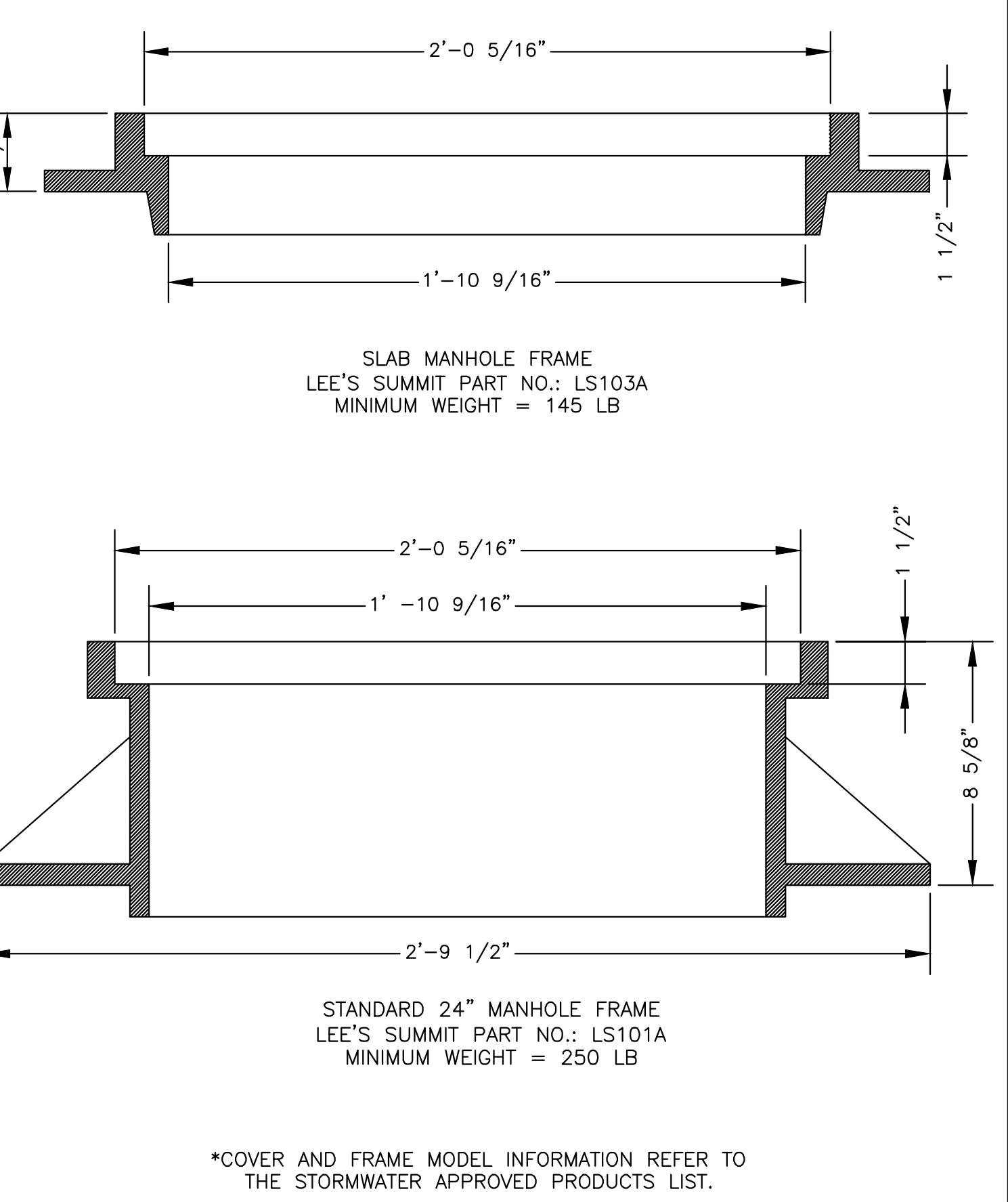


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STORM MANHOLE COVER DETAIL

STM-6



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LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

STM-7

PRELIMINARY
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Civil Engineer
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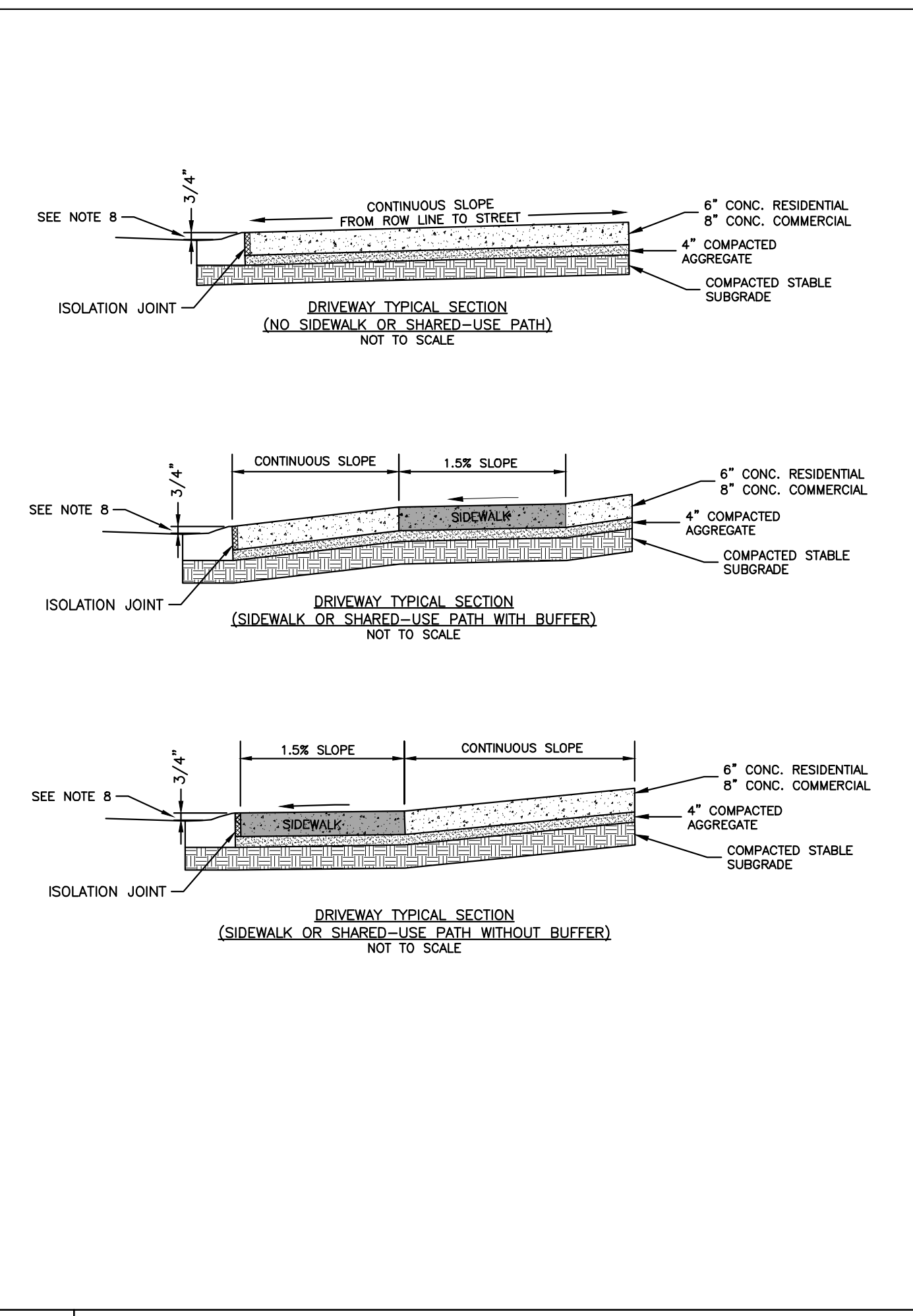
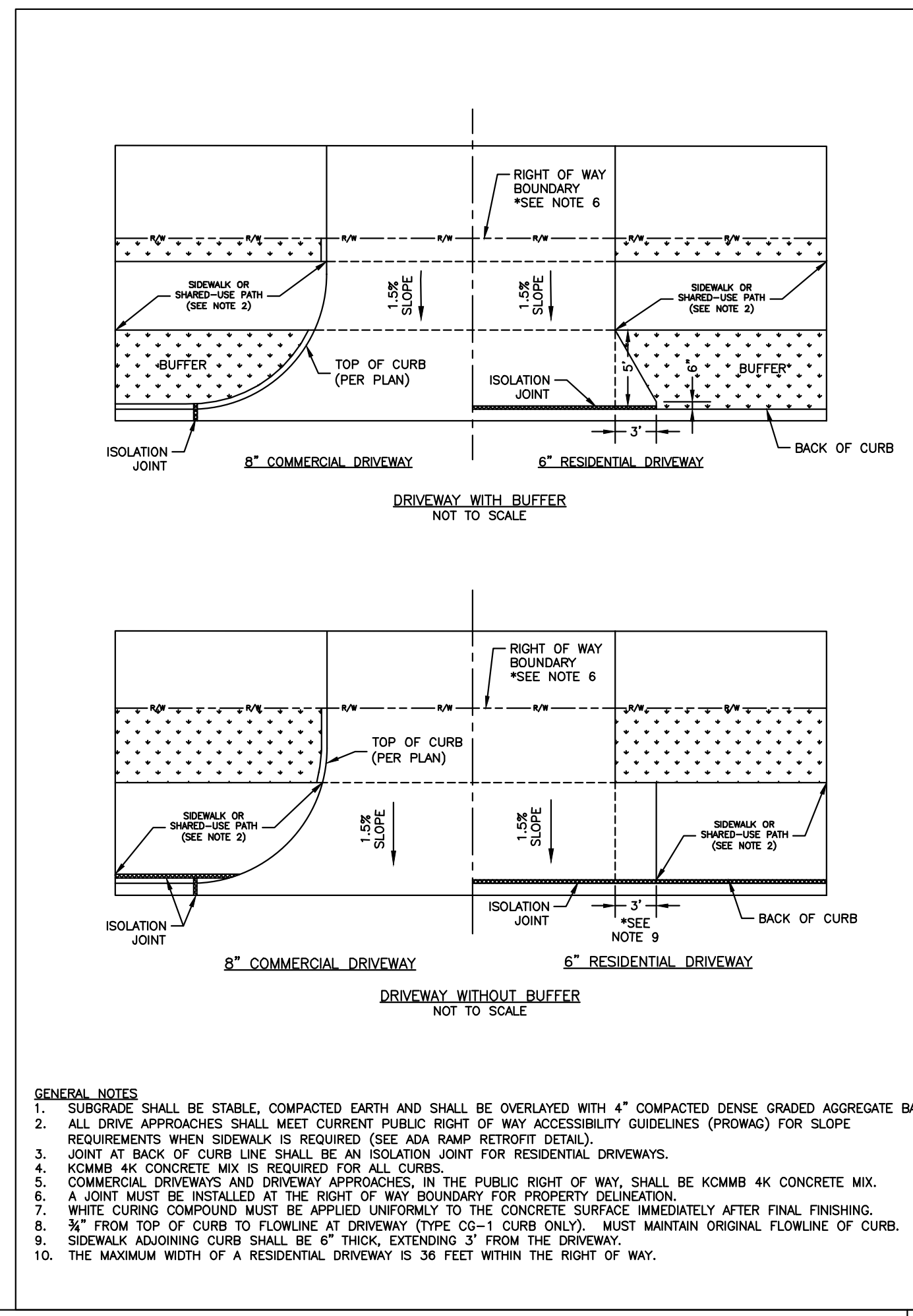
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Proposed New Core & Shell Building For:
Lee's Summit Surgical
Lee's Summit, Missouri

Date: 9/22/17
Job Number: 170534-010
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Revisions
Number Date Description

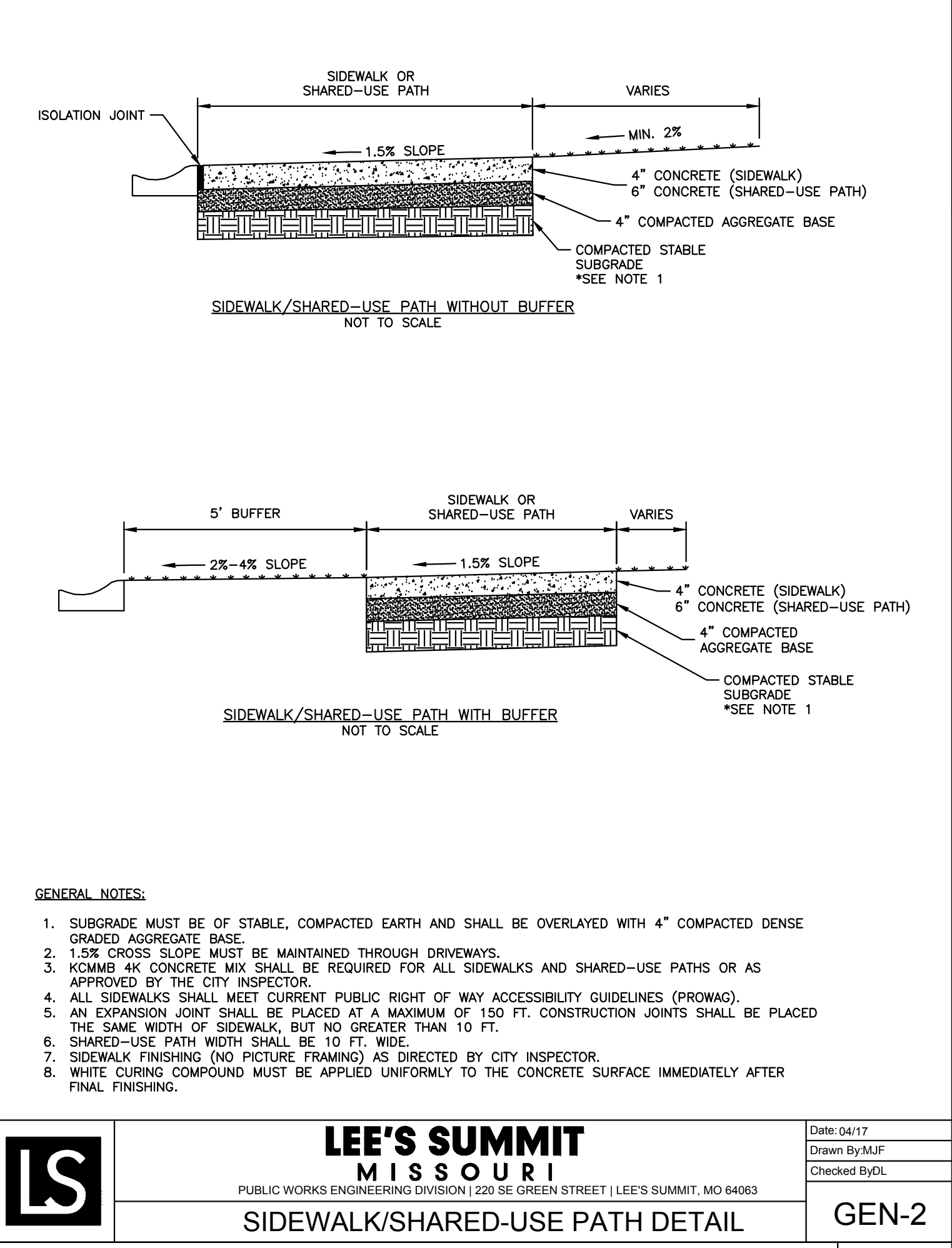


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-1

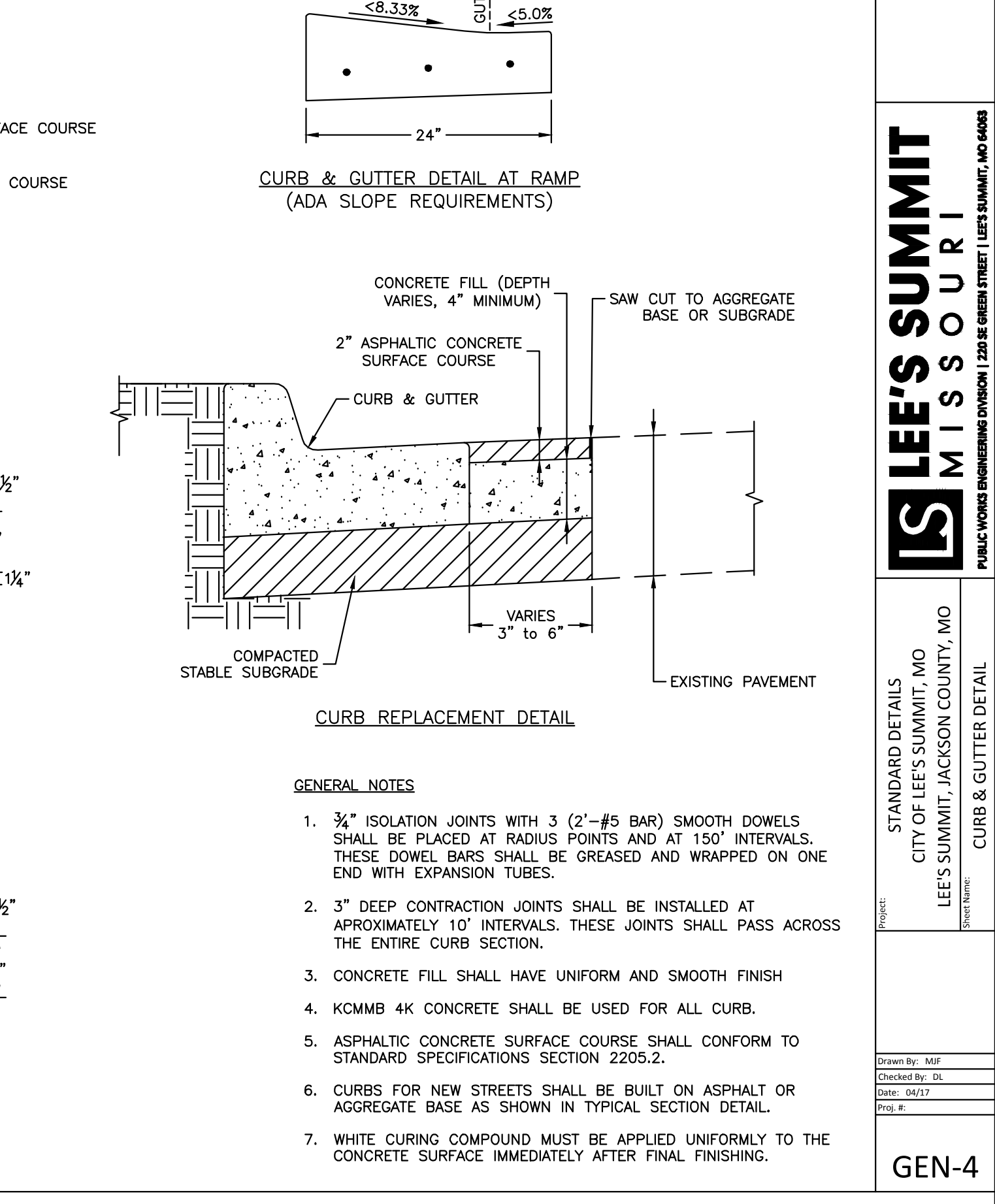


LEE'S SUMMIT MISSOURI
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SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-2

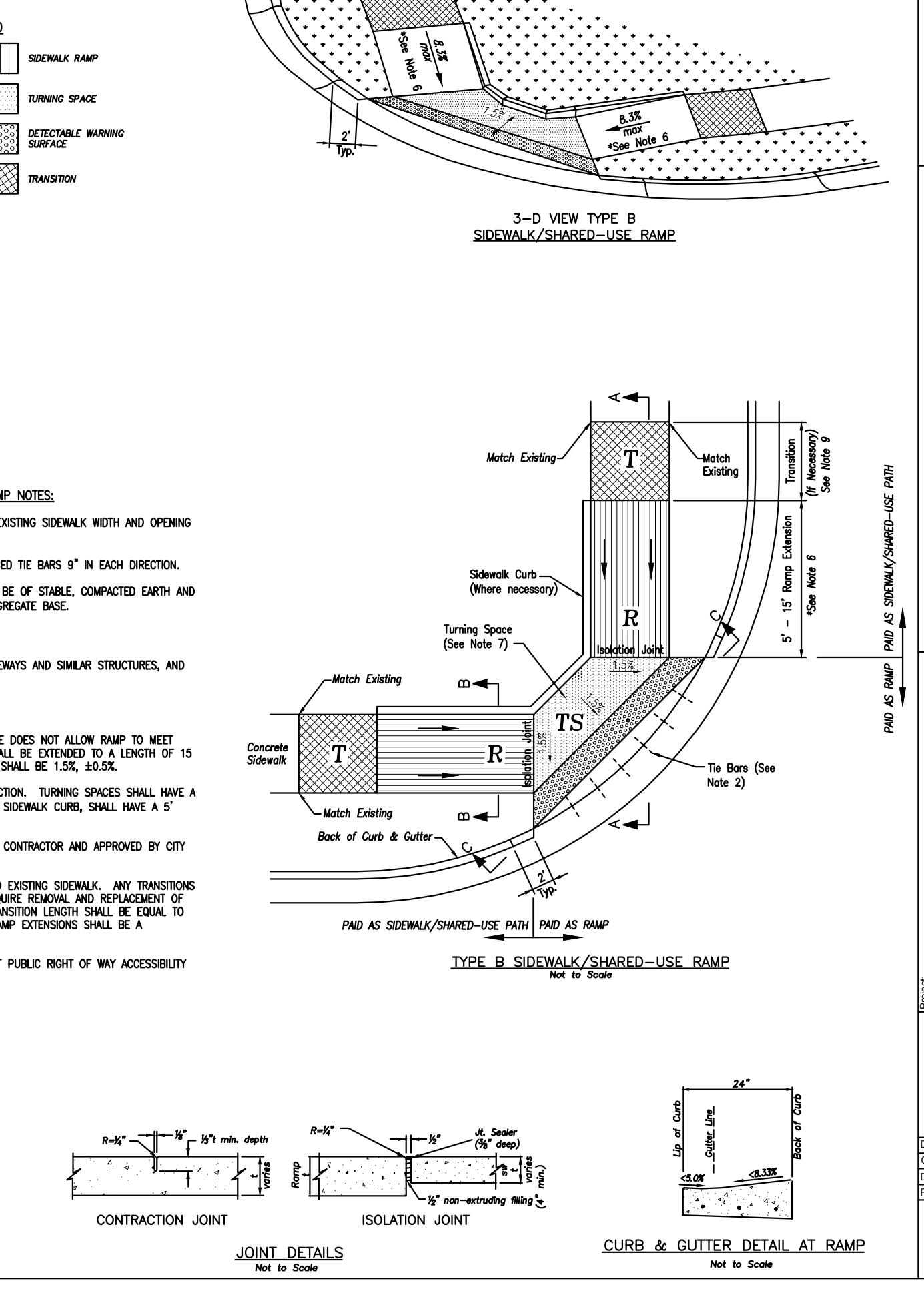


LEE'S SUMMIT MISSOURI
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4

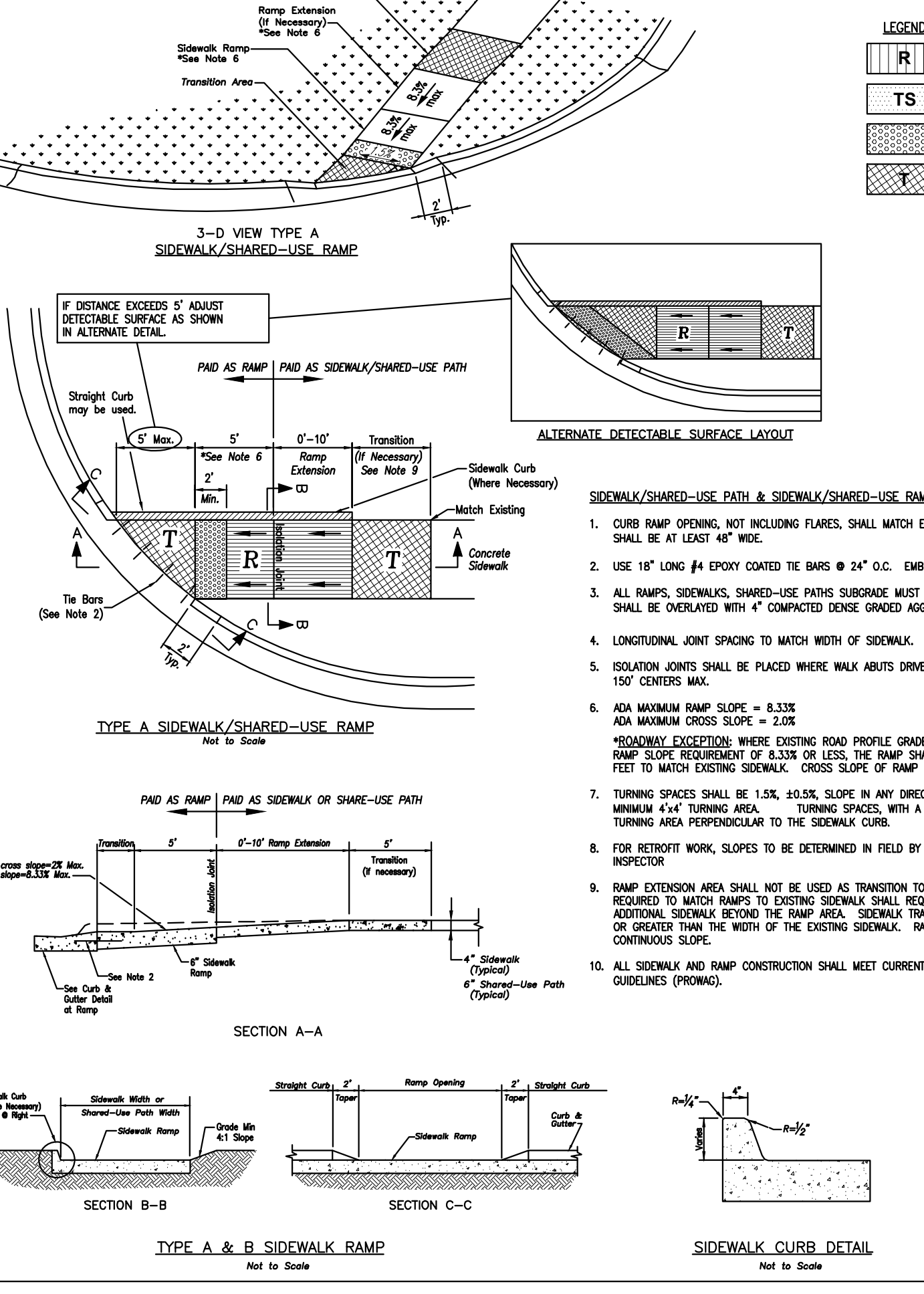


LEE'S SUMMIT MISSOURI
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-3A



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

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-3B

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Civil Engineer
MO# PE-2008019568

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Proposed New Core & Shell Building For:
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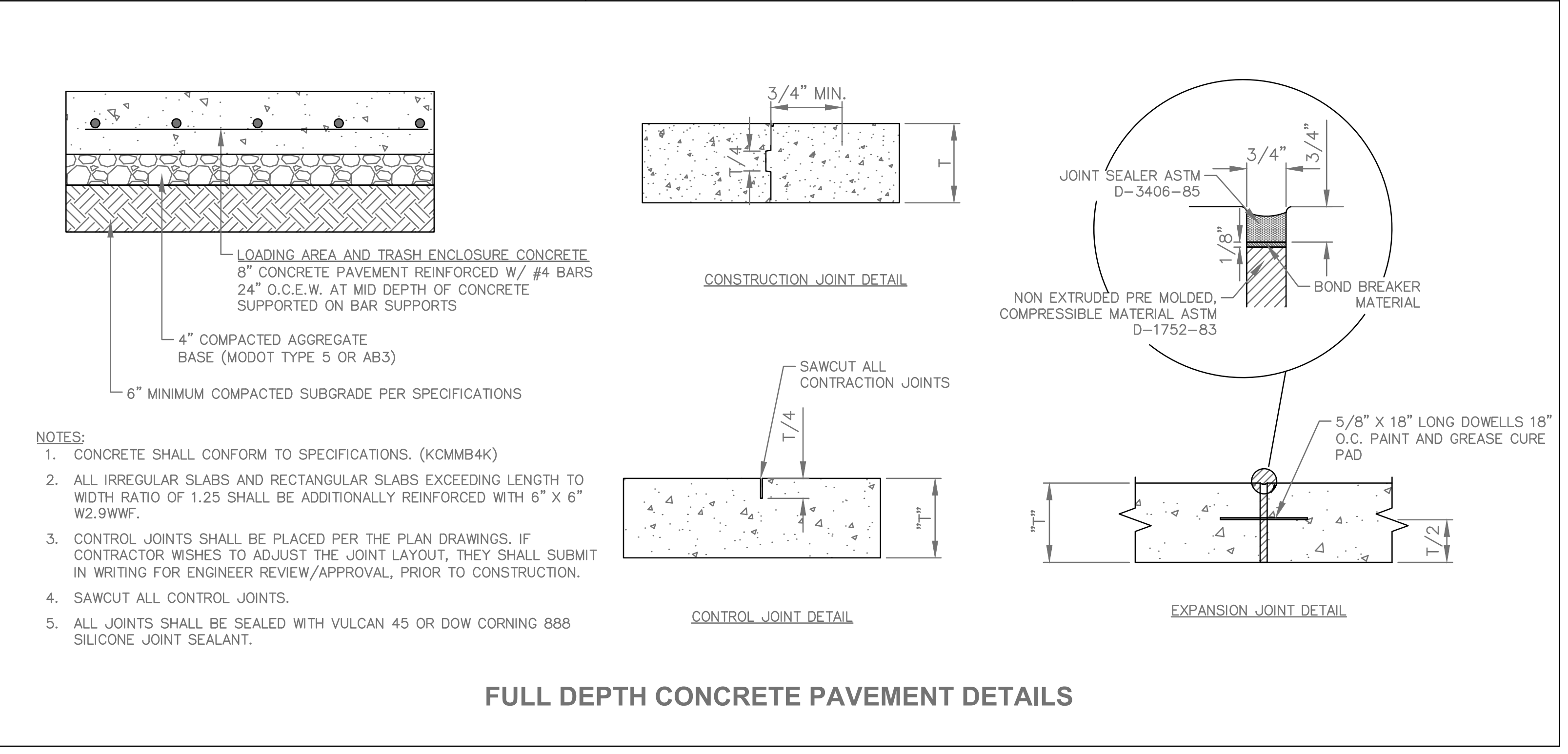
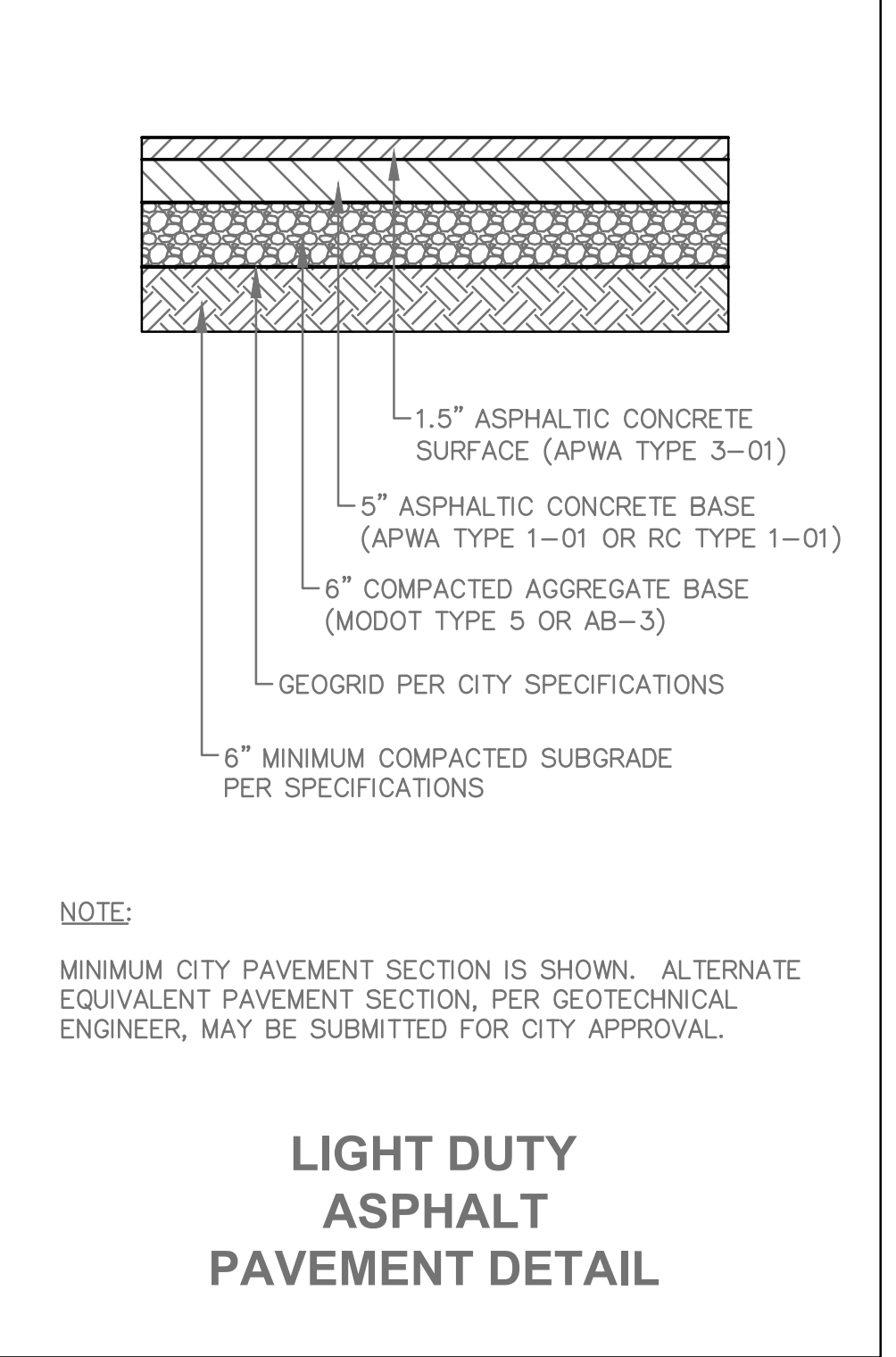
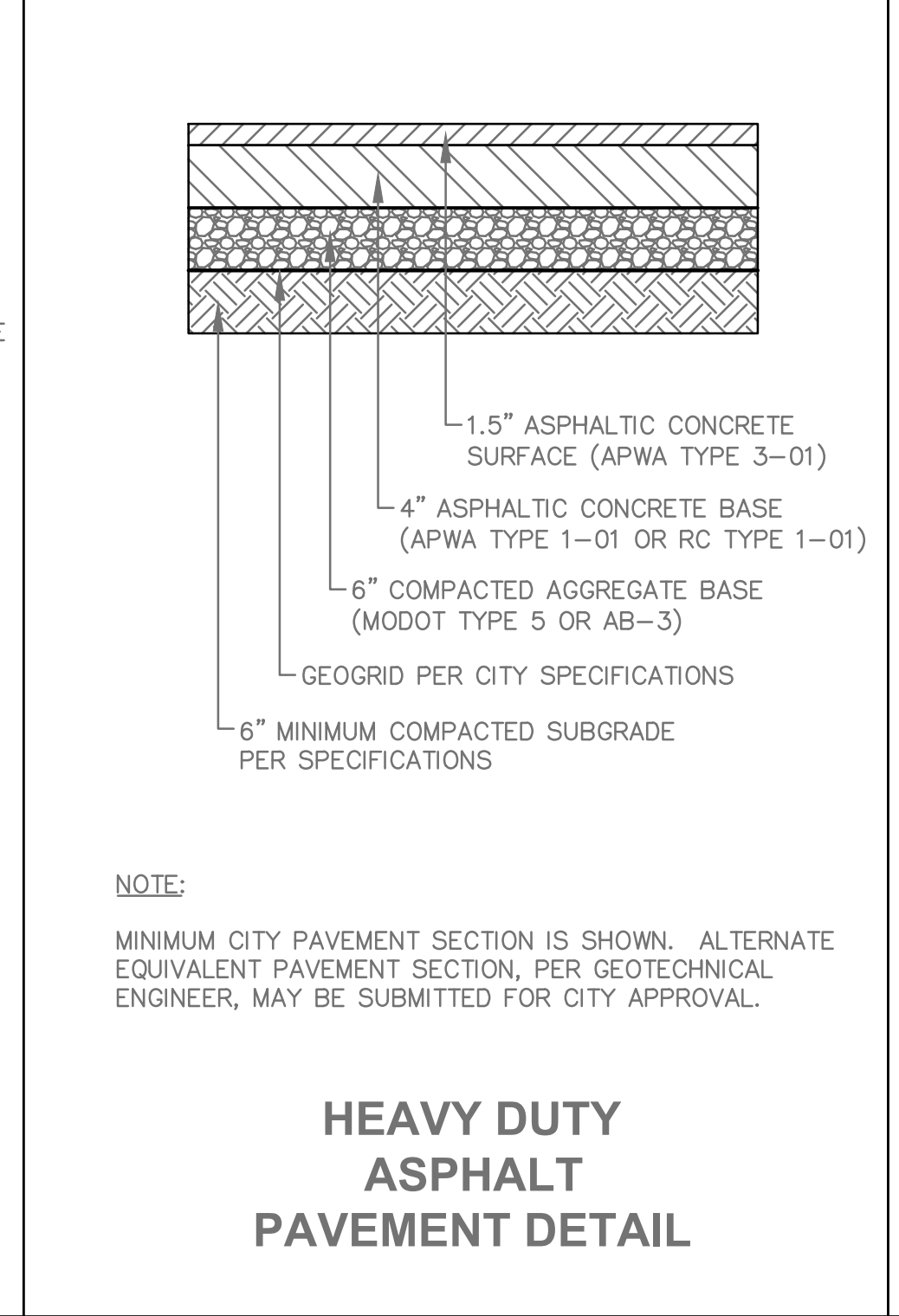
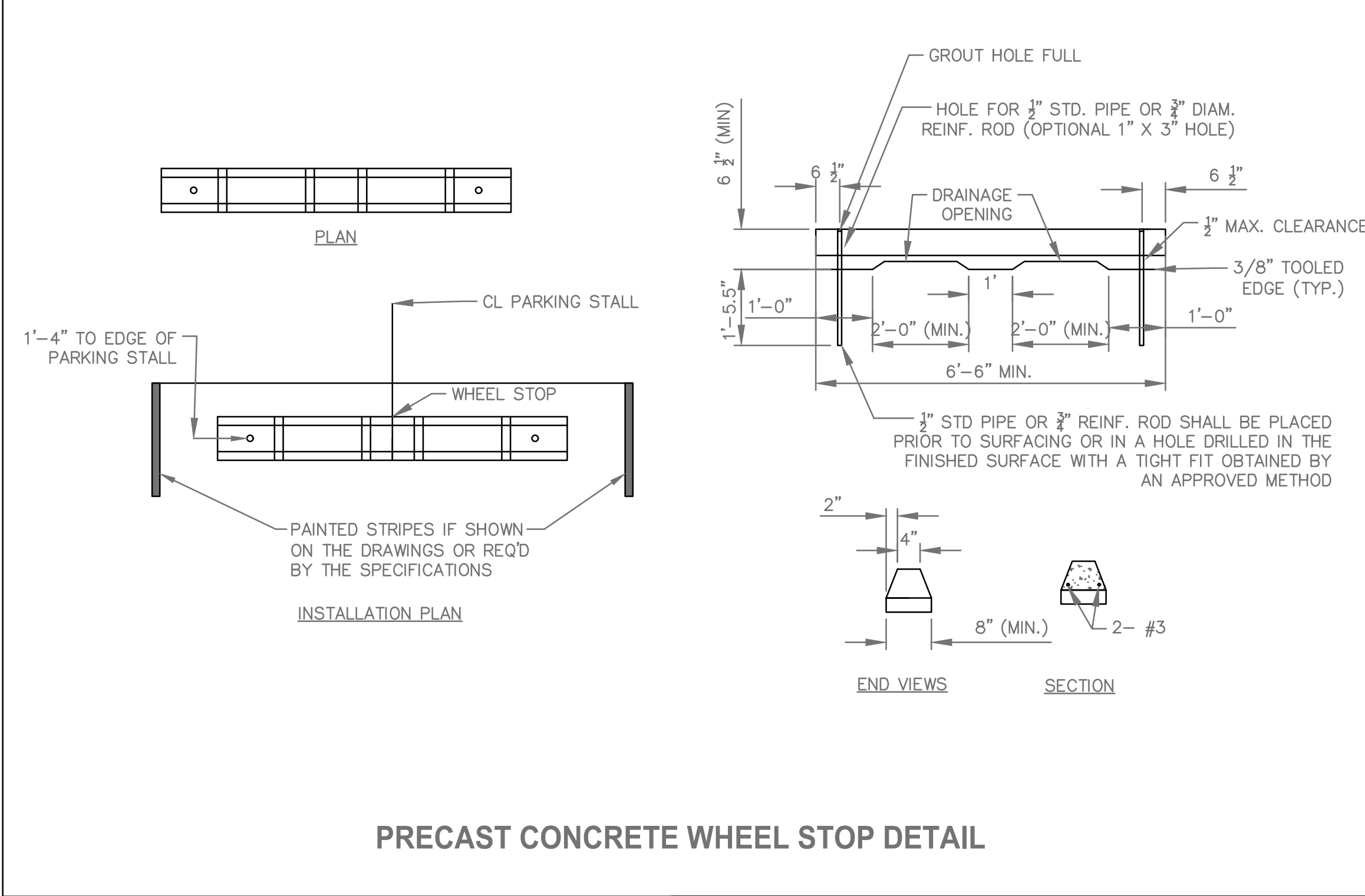
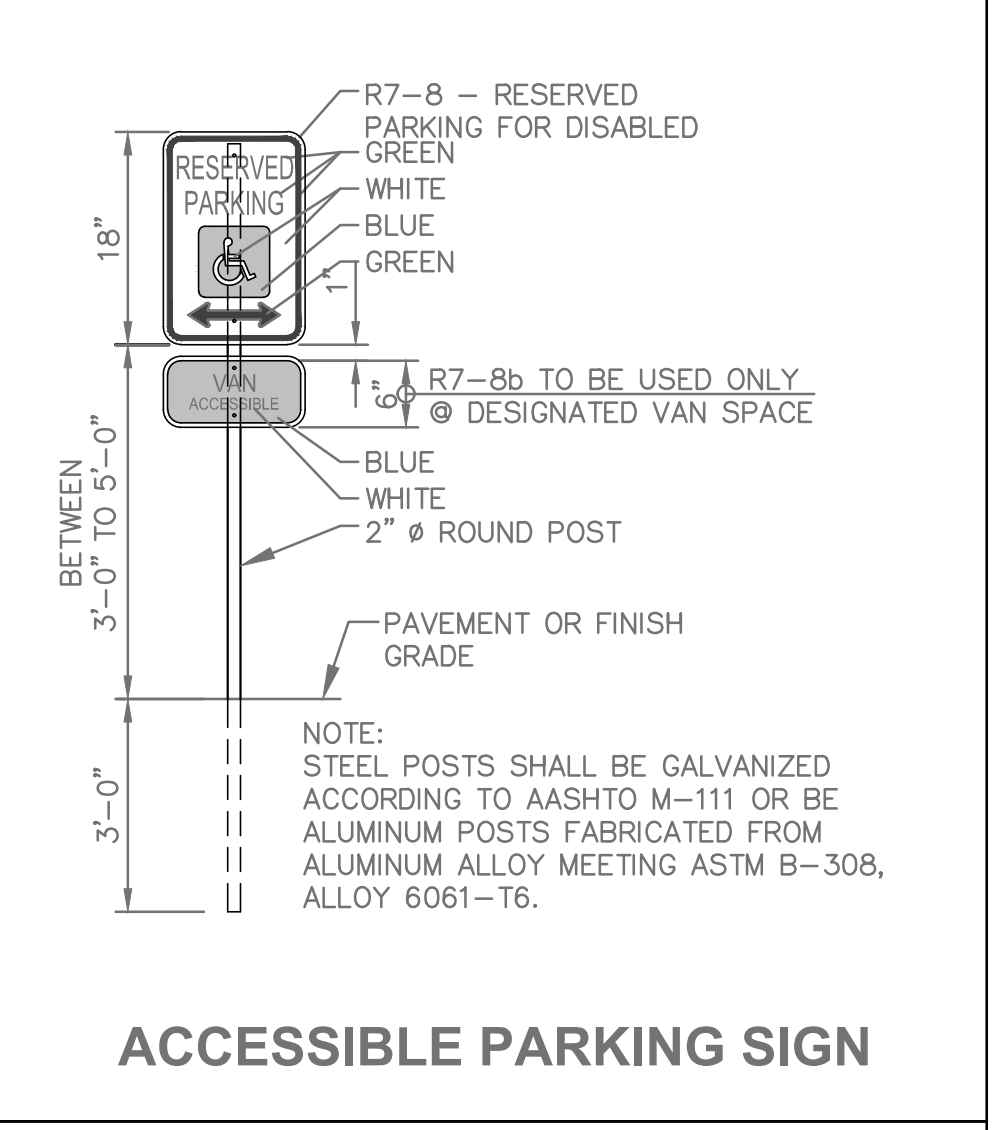
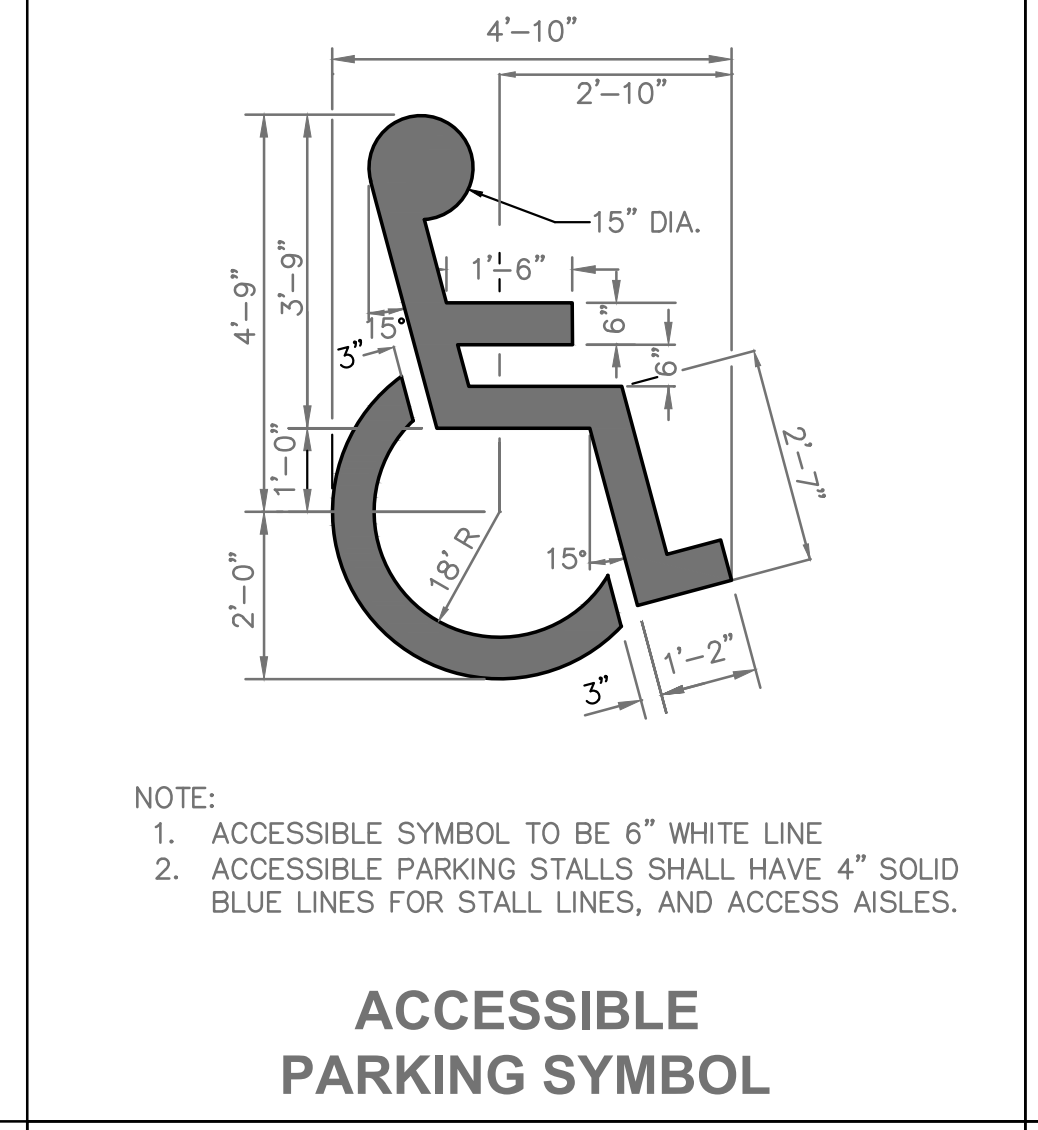
GEN-4

Date	9/22/17	
Job Number	170534-010	
Drawn By	ELM	
Checked By	MDM	
Revisions		
Number	Date	Description

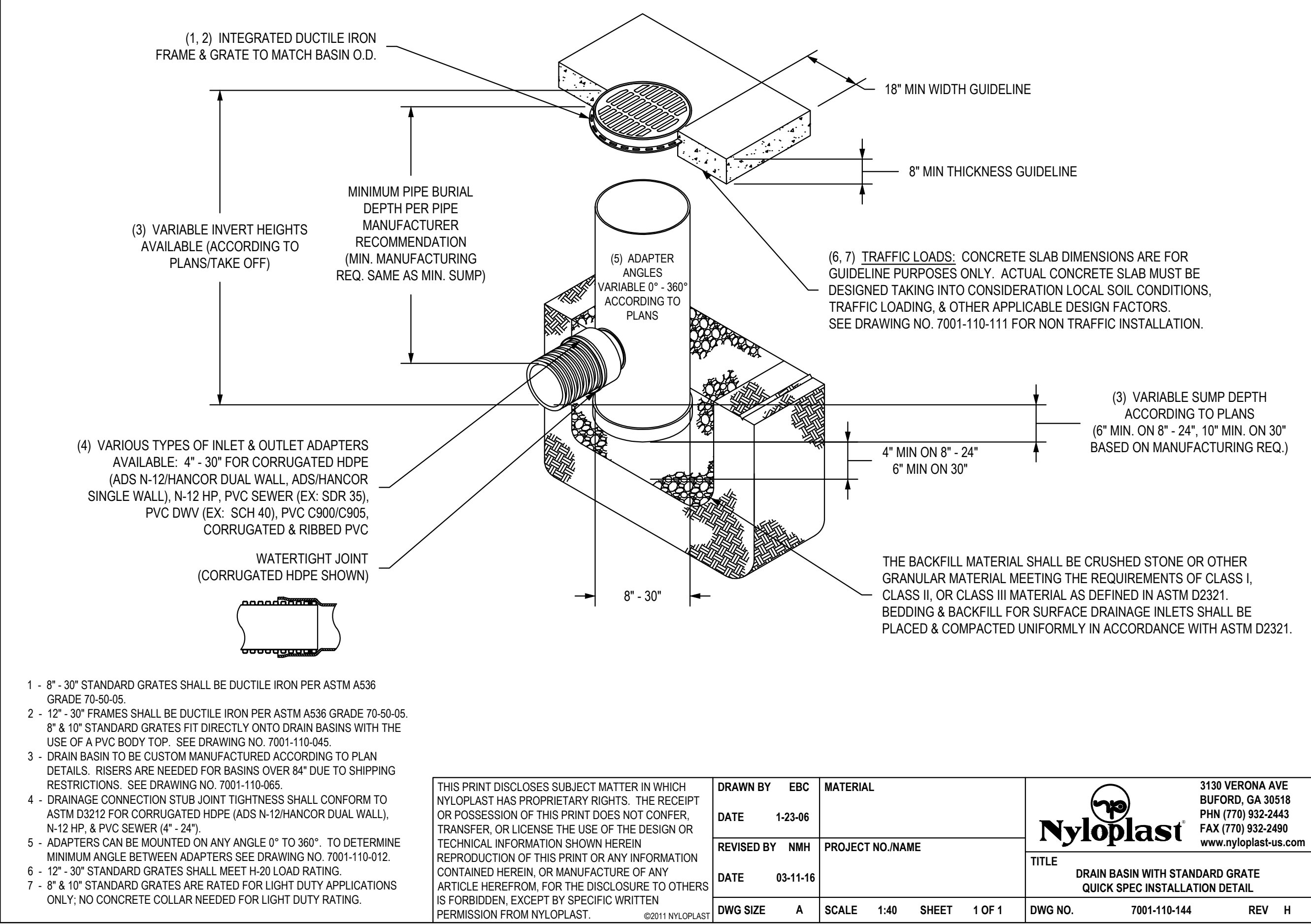
Proposed New Core & Shell Building For:
Lee's Summit Surgical
 Lee's Summit, Missouri

Date	9/22/17
Job Number	170534-010
Drawn By	ELM
Checked By	MDM

Revisions	Number	Date	Description



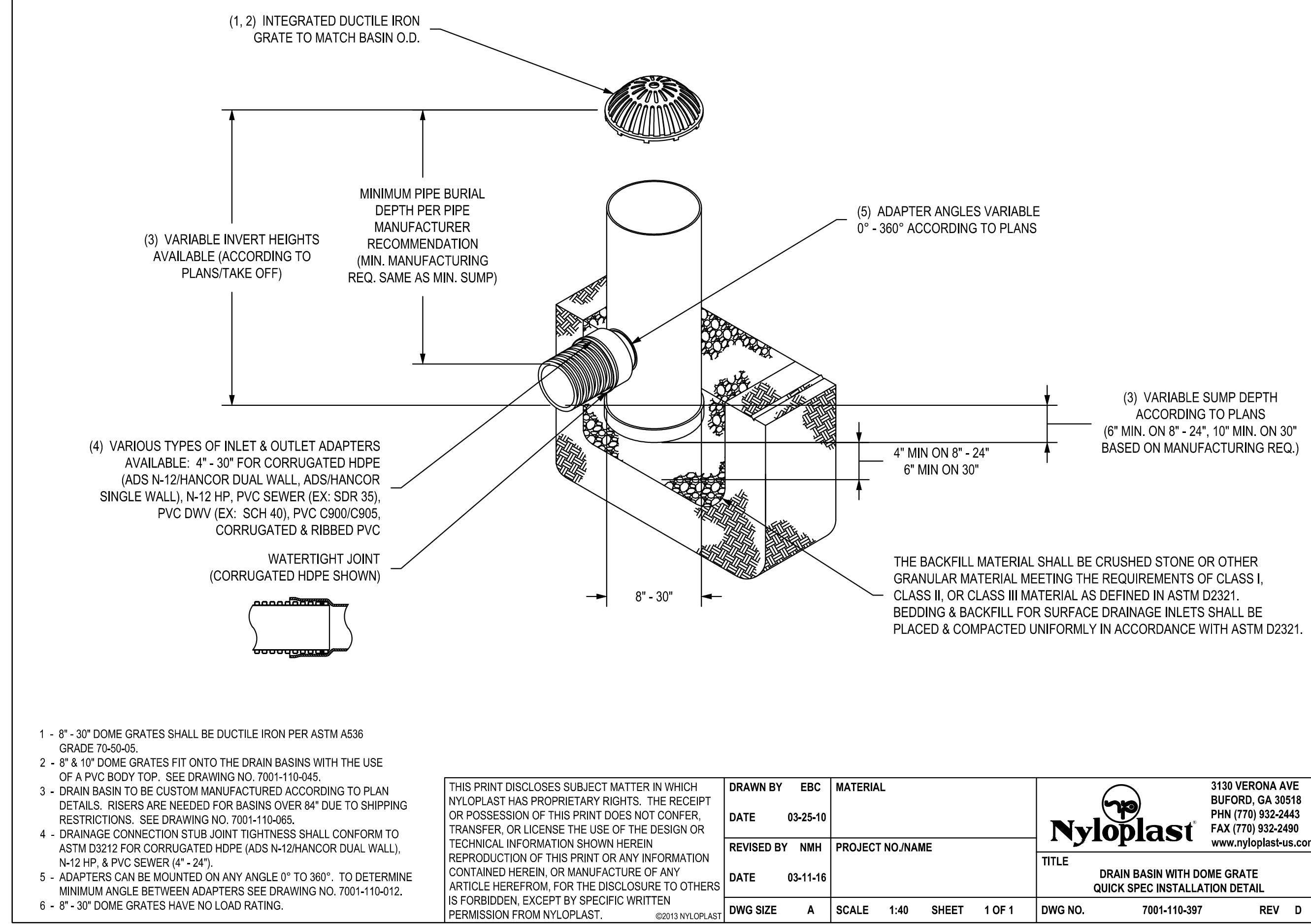
NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



- 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
- 8" - 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		DRAWN BY EBC DATE 1-23-06 REVISOR BY NMH DATE 03-11-16	MATERIAL PROJECT NO./NAME TITLE DWG NO. 7001-110-144 REV H	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
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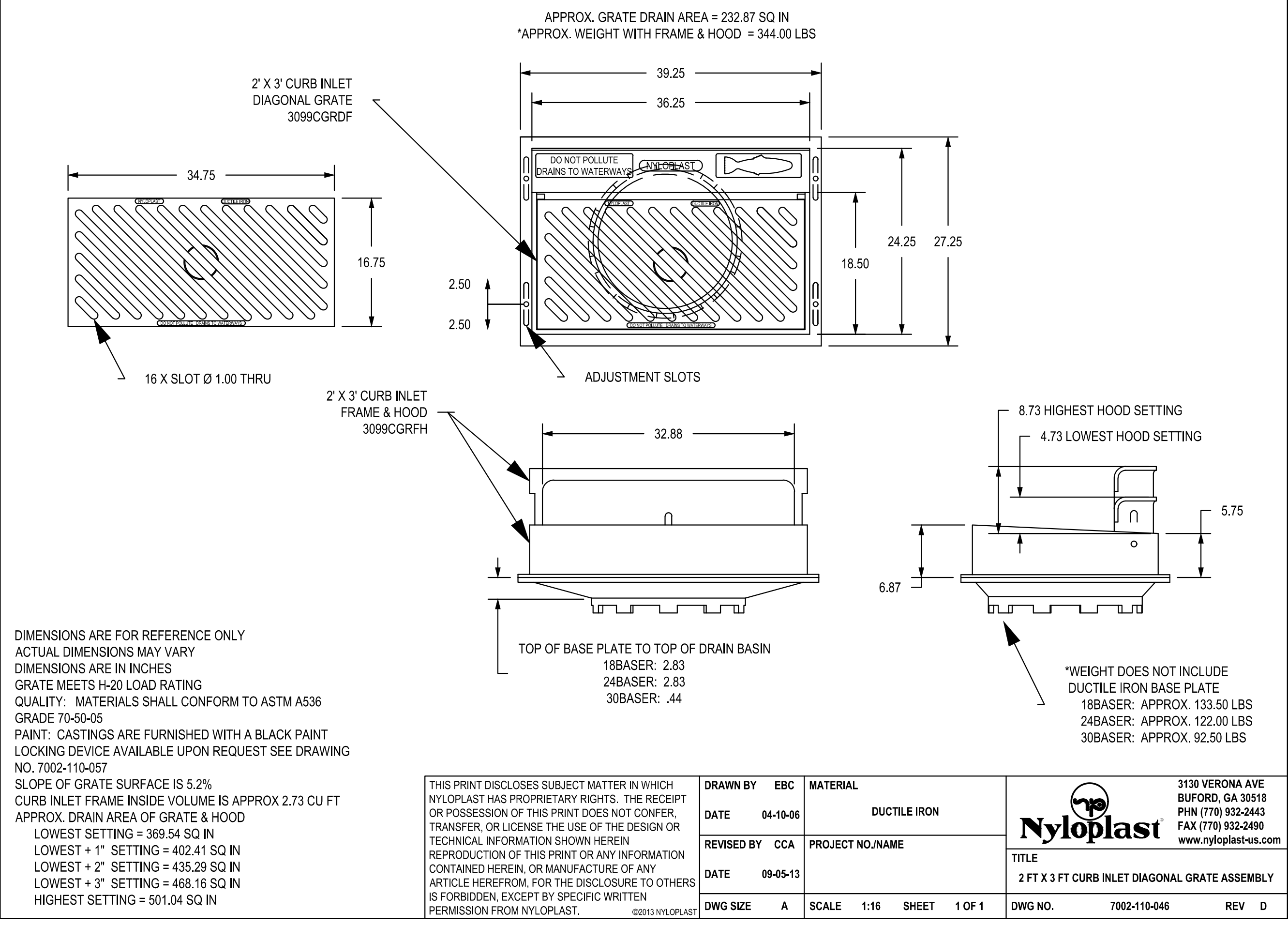
NYLOPLAST DRAIN BASIN WITH DOME GRATE



- 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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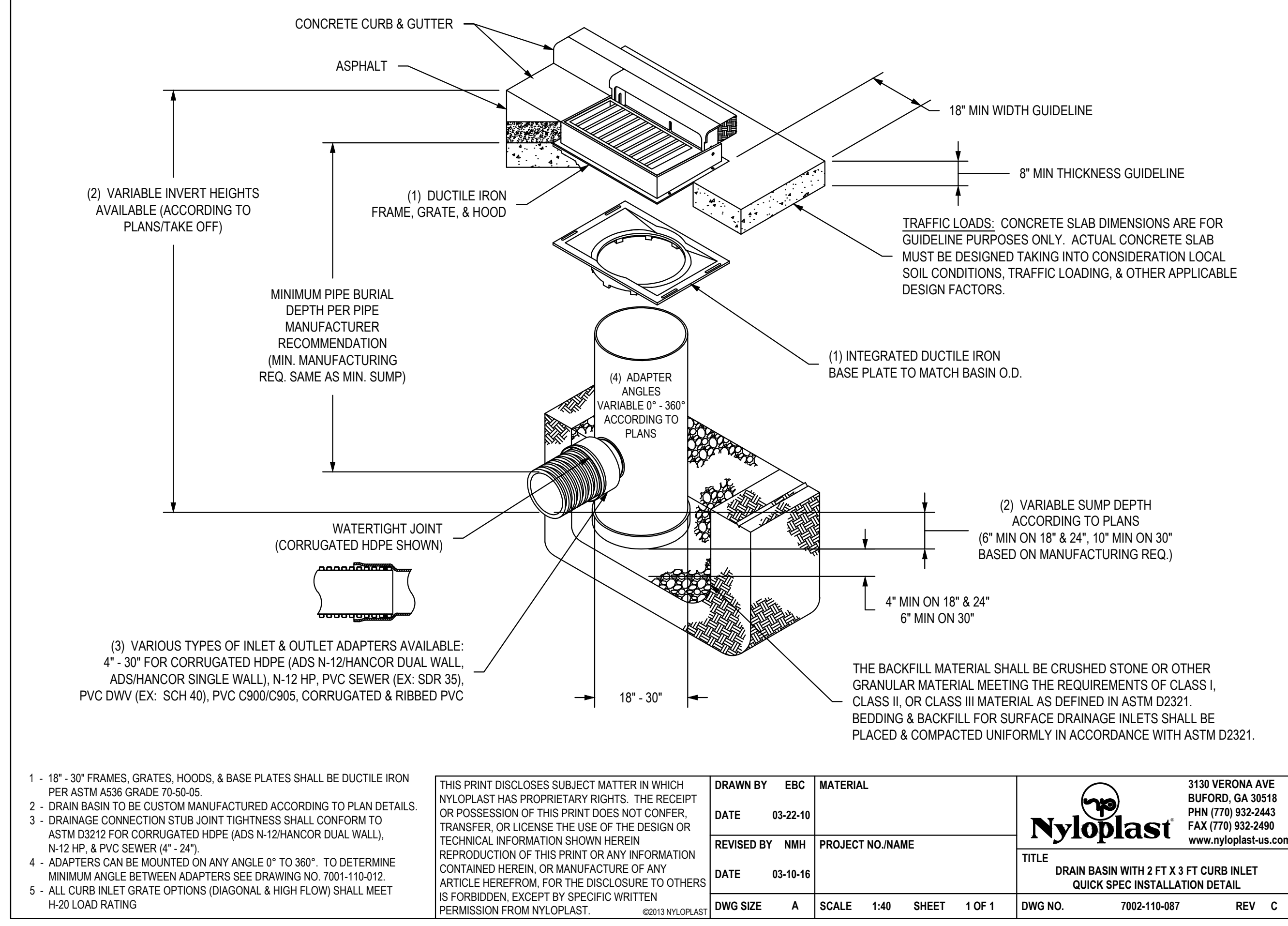
3099CGRDF & 3099CGRFH



- DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES. GRATE MEETS H-20 LOAD RATING. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-057. SLOPE OF GRATE SURFACE IS 5.2%. CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT. APPROX. DRAIN AREA OF GRATE & HOOD: LOWEST SETTING = 369.54 SQ IN. LOWEST + 1" SETTING = 402.41 SQ IN. LOWEST + 2" SETTING = 435.29 SQ IN. LOWEST + 3" SETTING = 468.16 SQ IN. HIGHEST SETTING = 501.04 SQ IN.

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NYLOPLAST 2 FT X 3 FT CURB INLET STRUCTURE: 30 __ AGR __ X



- 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING.

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PRELIMINARY
NOT FOR CONSTRUCTION

Mark Daniel McGhee Jr.
Civil Engineer
MO# PE-2008019568



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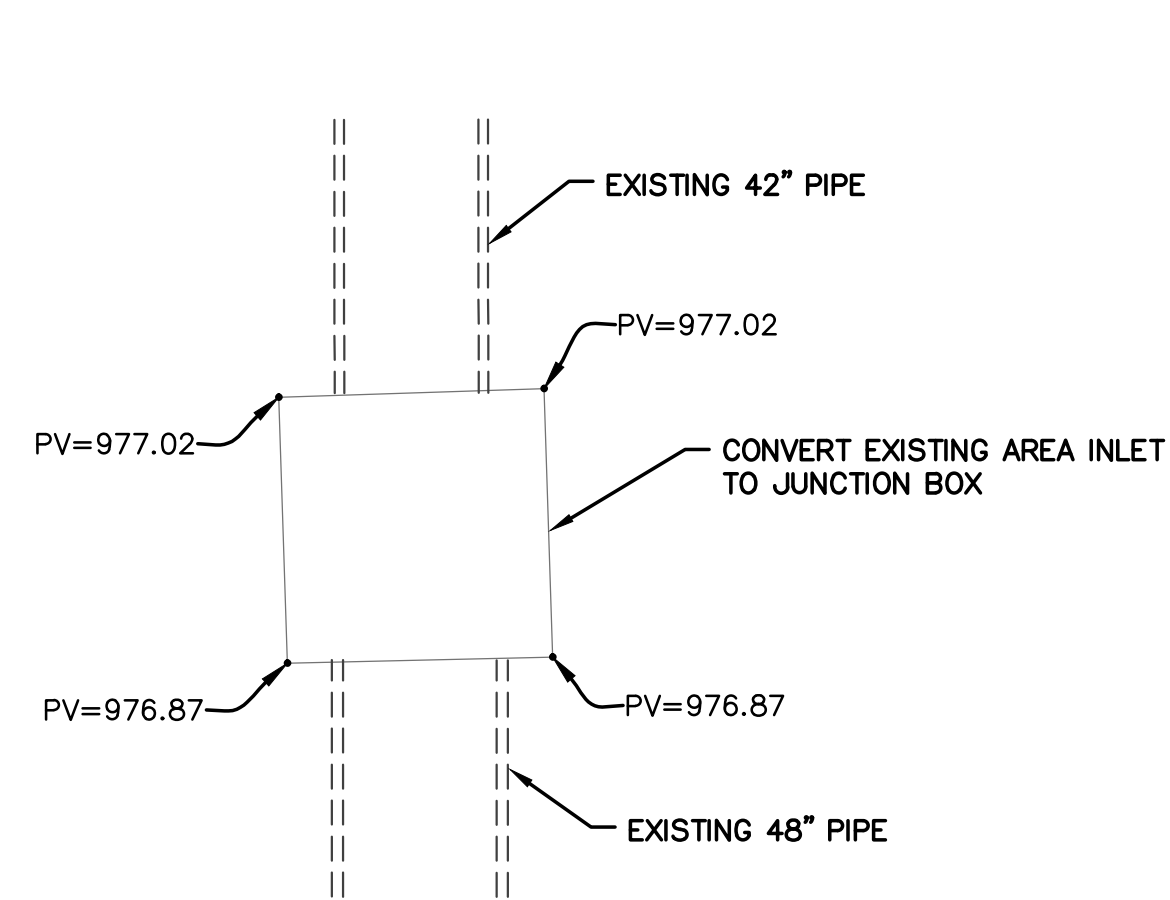
STRUCTURAL CONSULTANT
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314.835.0524
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MEP/FP CONSULTANT
G&W Engineering Corporation
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State Certificate of Authority #202018767

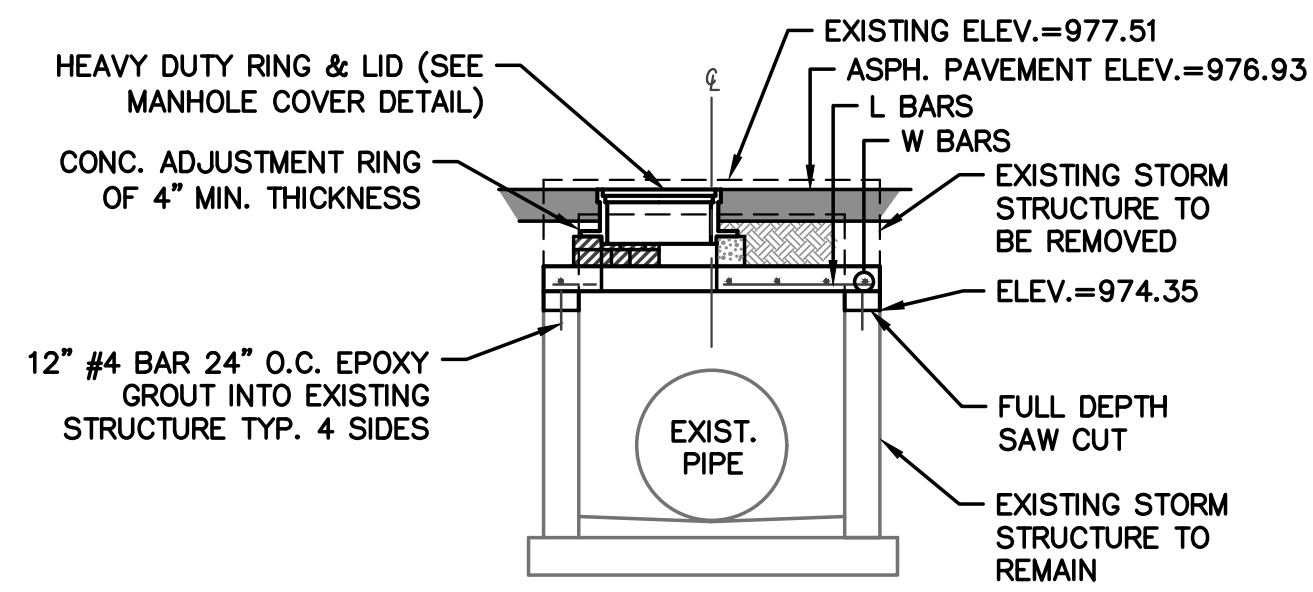
Proposed New Core & Shell Building For:
Lee's Summit Surgical
Lee's Summit, Missouri

Date	9/22/17
Job Number	170534-010
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Checked By	MDM

Revisions	Number	Date	Description



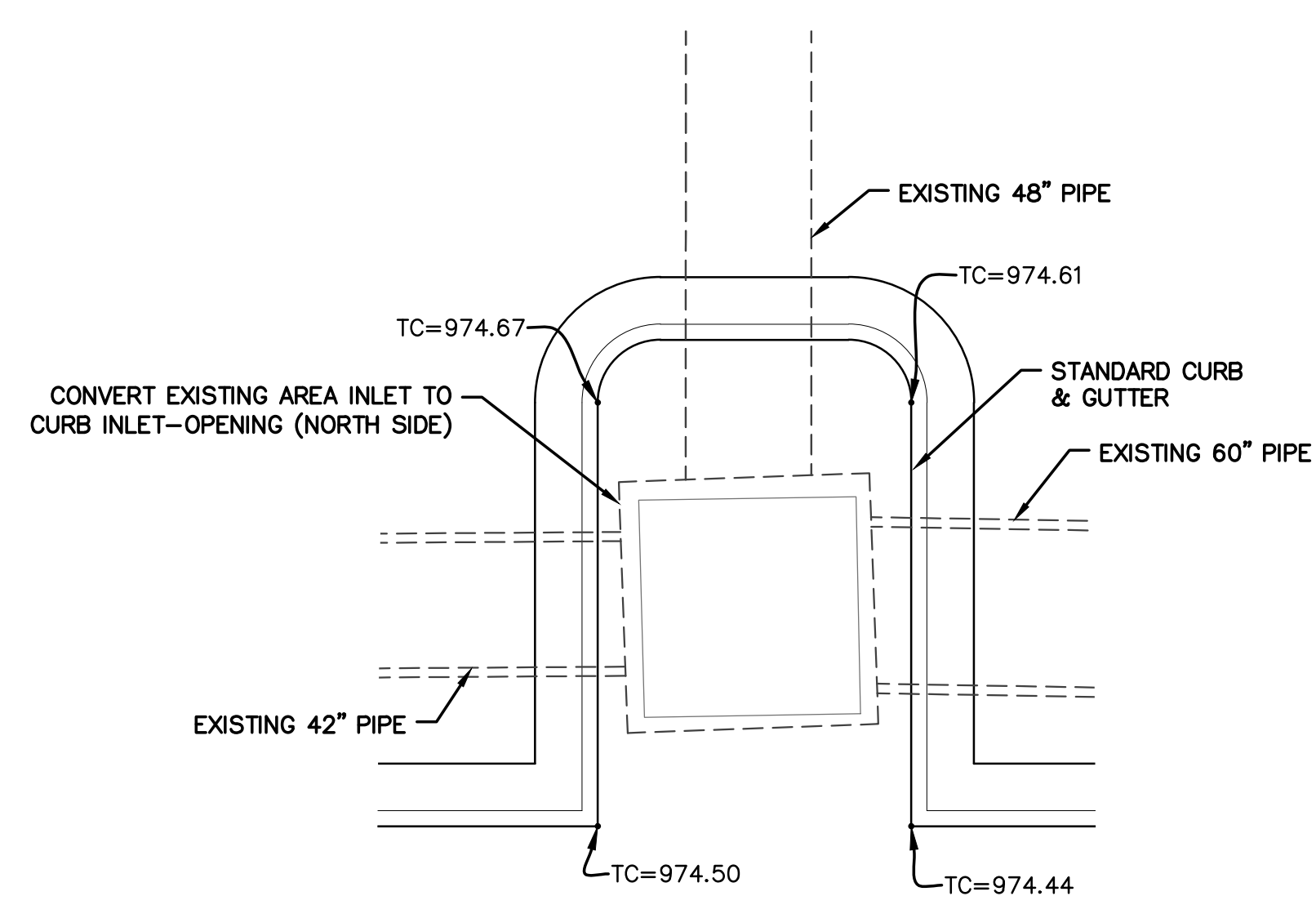
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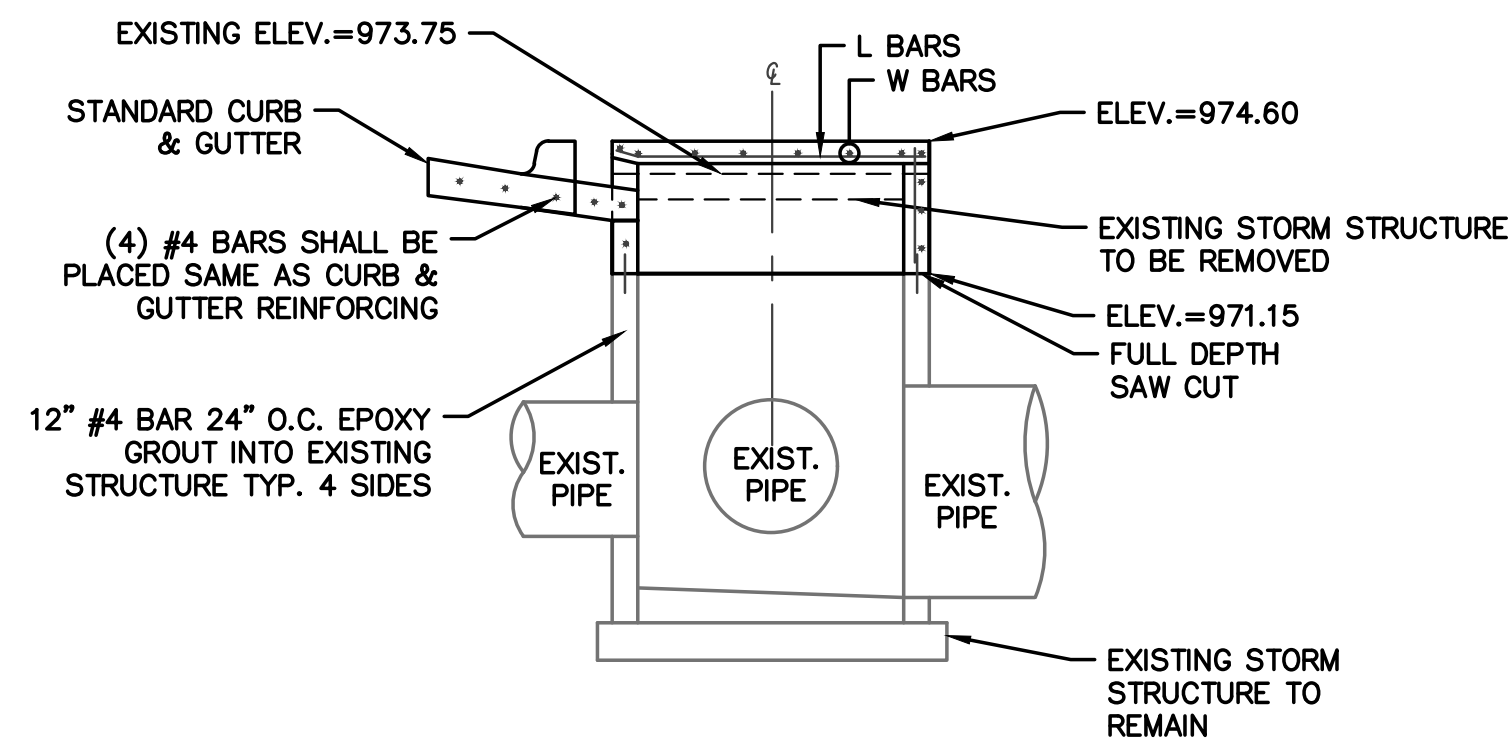
REINFORCING

BARS	SIZE	SPACING (IN.)
L	5	6
W	5	6

AREA INLET TO JUNCTION BOX DETAIL



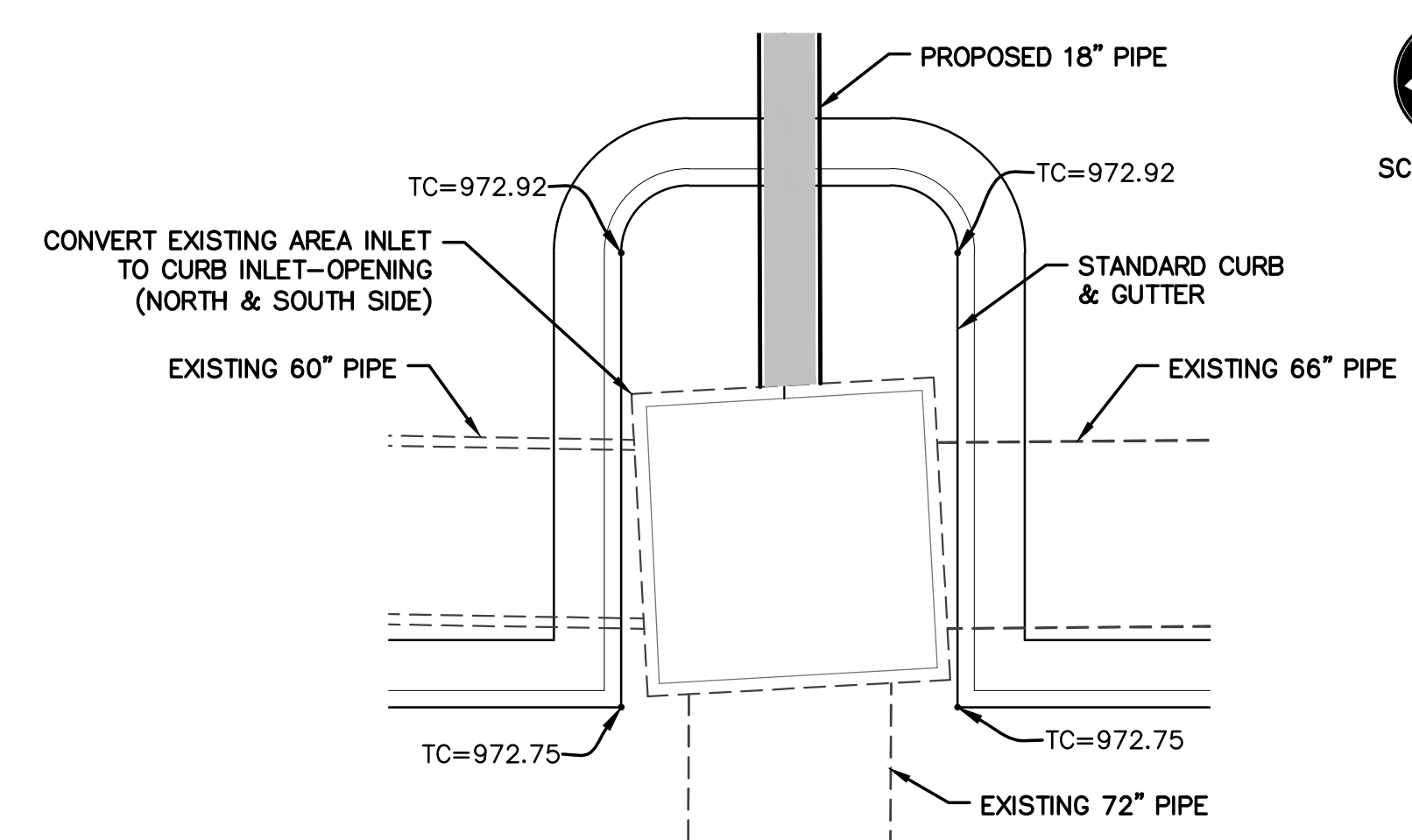
NORTH
SCALE: 1"=5'



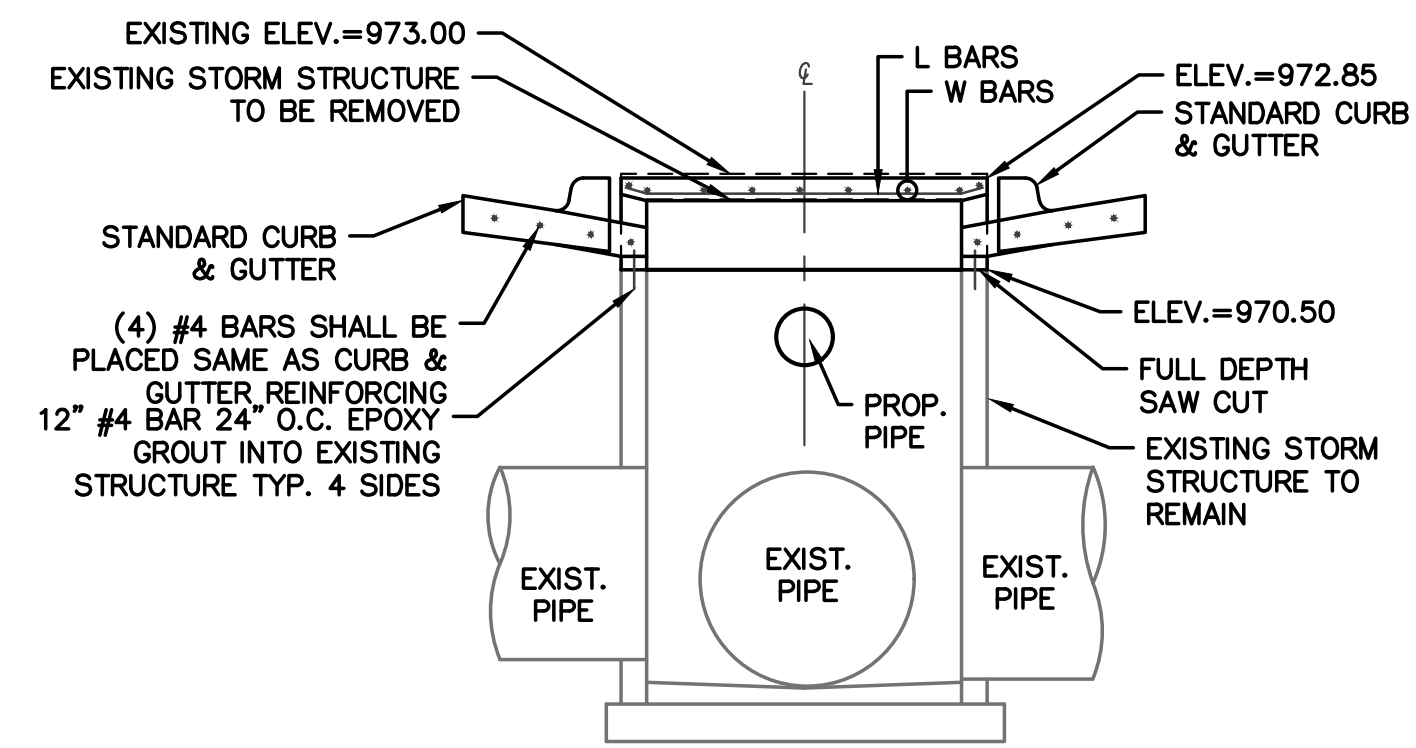
REINFORCING

BARS	SIZE	SPACING (IN.)
L	5	6
W	5	6

AREA INLET TO CURB INLET DETAIL



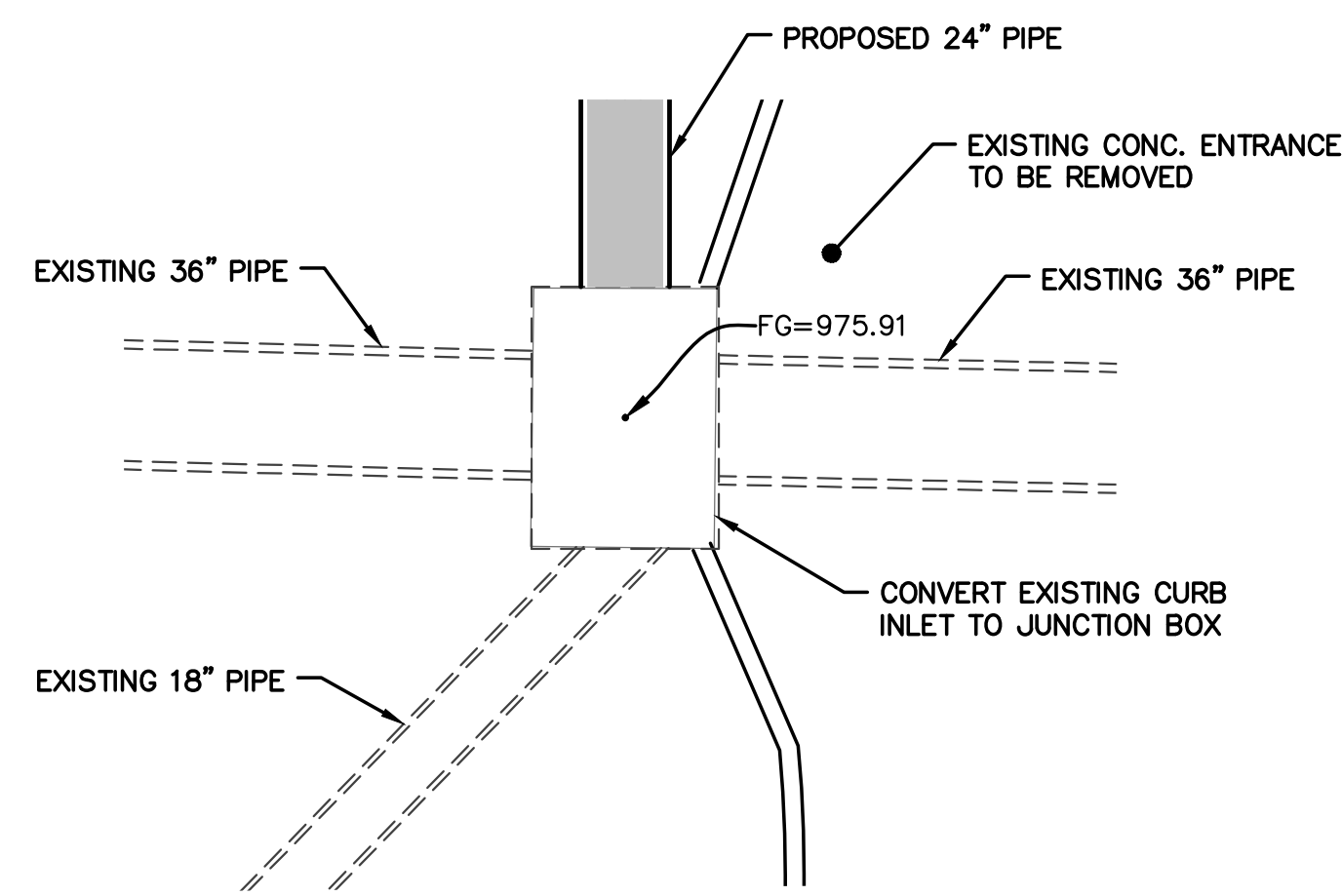
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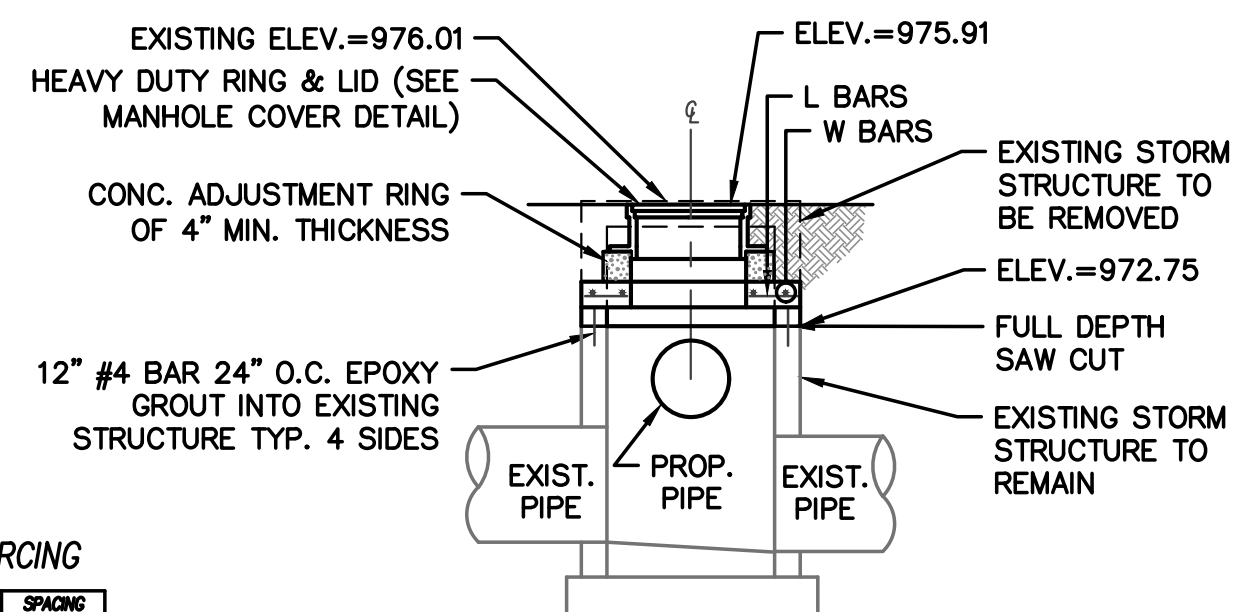
REINFORCING

BARS	SIZE	SPACING (IN.)
L	5	6
W	5	6

AREA INLET TO CURB INLET DETAIL



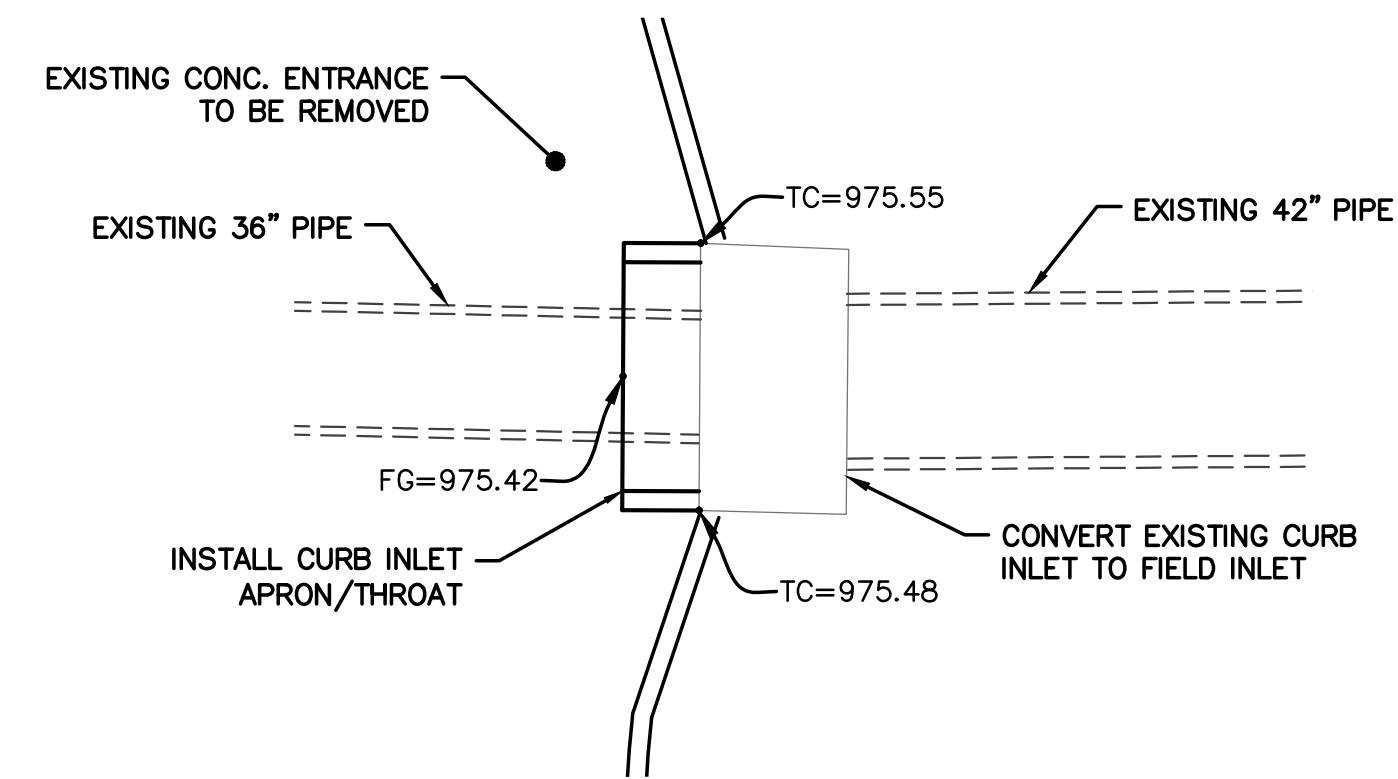
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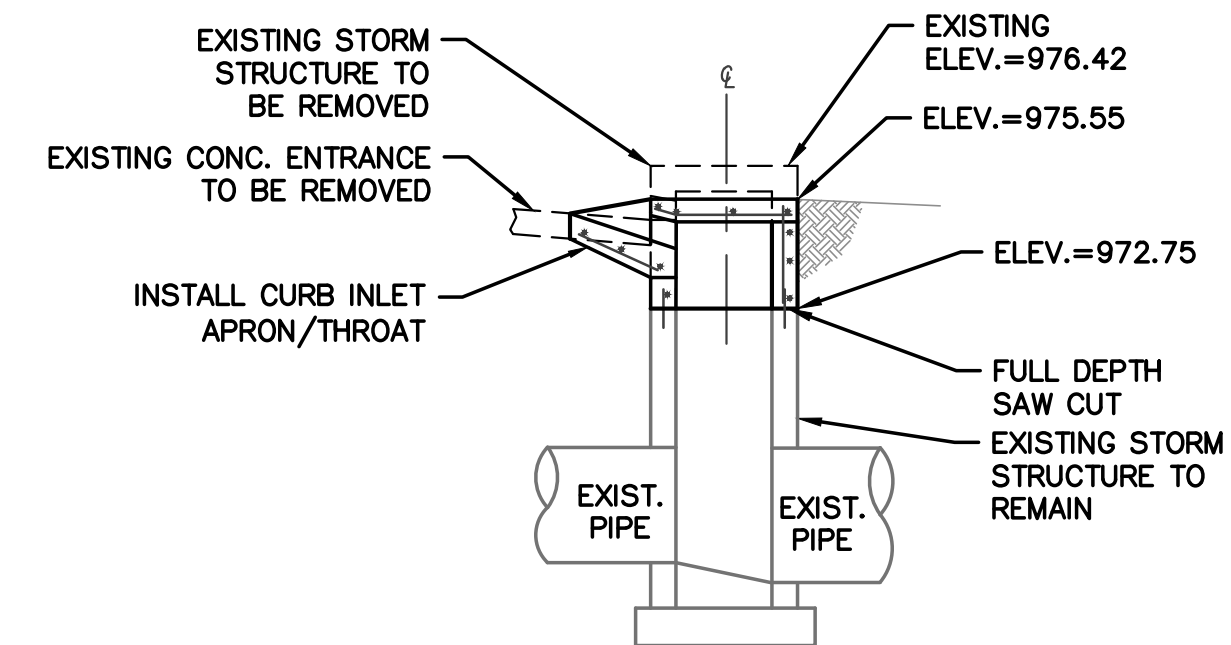
REINFORCING

BARS	SIZE	SPACING (IN.)
L	5	6
W	5	6

CURB INLET TO JUNCTION BOX DETAIL



NORTH
SCALE: 1"=5'



REINFORCING

BARS	SIZE	SPACING (IN.)
L	5	6
W	5	6

CURB INLET TO FIELD INLET DETAIL

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION - 09.22.2017

PRELIMINARY
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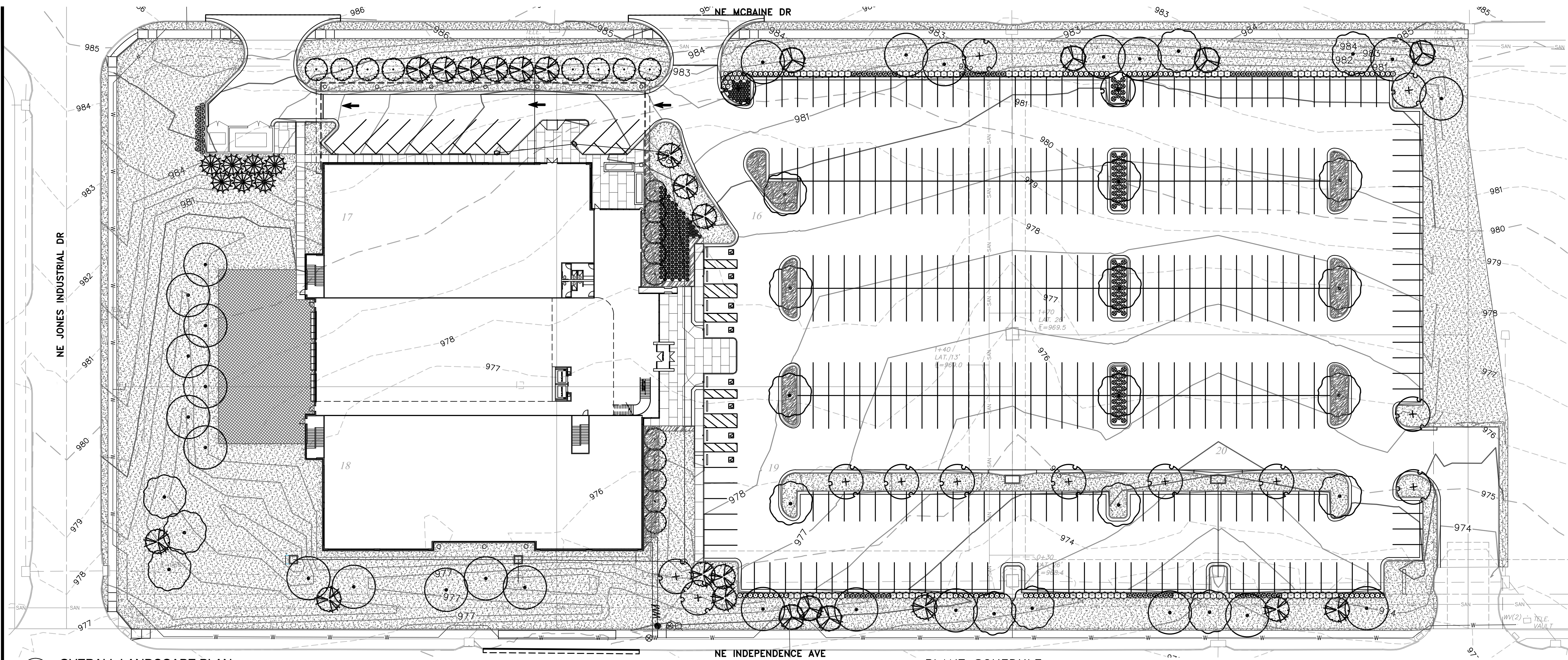
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Proposed New Core & Shell Building For:
Lee's Summit Surgical
Lee's Summit, Missouri

Date	9/22/17
Job Number	170534-010
Drawn By	ELM
Checked By	MDM

Revisions	Number	Date	Description



1 OVERALL LANDSCAPE PLAN
1" = 30'-0"

LANDSCAPE PLAN NOTES:

- EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
- NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, CITY OF OVERLAND PARK, KS & THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION—TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
- ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.
- ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD FREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL FREEN/SNAPSHOT WITH NEW MULCH.
- ROCK MULCH (IF OWNER REQUEST—NOT DESIGNER) SHALL BE 2"-3" NO RAINBOW RIVER ROCK. PLACE OVER PIN WEED BARRIER FABRIC 4" THICK. ELEVATION OF TOP OF ROCK SHALL BE 1/4" BELOW ANY ADJACENT PAVEMENT.
- TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STAKED, SLUNG, AND TIED. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION. PROVIDE HOURLY RATE TO WATER THE SITE, IF IRRIGATION NOT INSTALLED OR NOT WORKING.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD (NATURE'S CARPET - L.C. BRIGGS TURF FARM, CAPEN BRIGGS 816.547.6214 OR EQUAL).
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL AREAS OF SOD, ROCK & MULCH AND THE AMOUNTS OF EACH NEEDED FOR OPTIMUM COVERAGE.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF LEE'S SUMMIT, MO UNIFIED DEVELOPMENT ORDINANCE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF LEE'S SUMMIT, MO TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

2 LANDSCAPE NOTES
NTS

LANDSCAPE REQUIREMENTS

PER THE LEE'S SUMMIT UDO - ARTICLE 14:

STREET PLANTINGS -

STREET FRONTAGE	LENGTH	REQUIRED	PROVIDED
NE INDEPENDENCE AVE.	781 LF	ONE TREE PER 30 LF FRONTAGE (26 TREES) ONE SHRUB PER 20 LF FRONTAGE (39 SHRUBS)	26 NEW TREES 39 NEW SHRUBS
NE JONES INDUSTRIAL DR.	340 LF	ONE TREE PER 30 LF FRONTAGE (11 TREES) ONE SHRUB PER 20 LF FRONTAGE (17 SHRUBS)	11 NEW TREES 17 NEW SHRUBS
NE MCBANE DR.	781 LF	ONE TREE PER 30 LF FRONTAGE (26 TREES) ONE SHRUB PER 20 LF FRONTAGE (39 SHRUBS)	26 NEW TREES 39 NEW SHRUBS

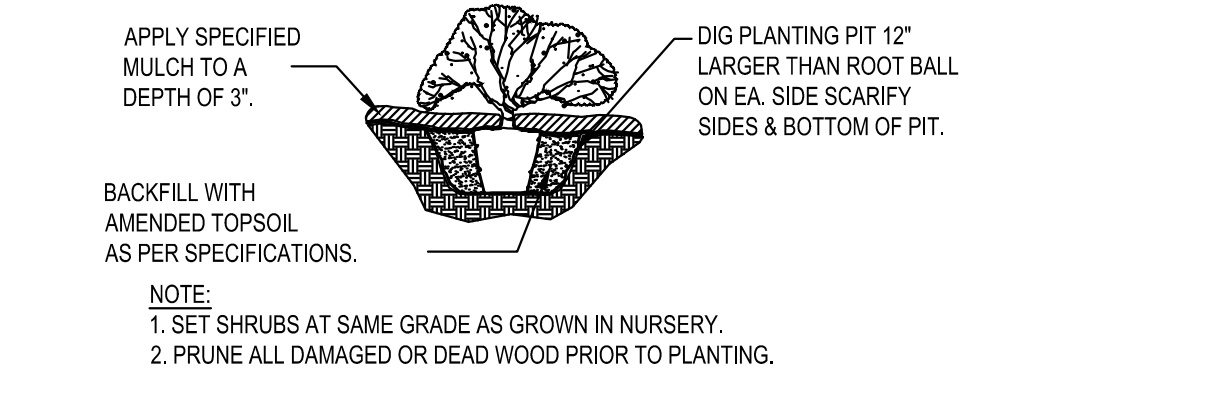
OPEN SPACE AREA:

1 TREE PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
223,374 SF OPEN SPACE AREA = 45 TREES REQUIRED/45 TREES PROVIDED

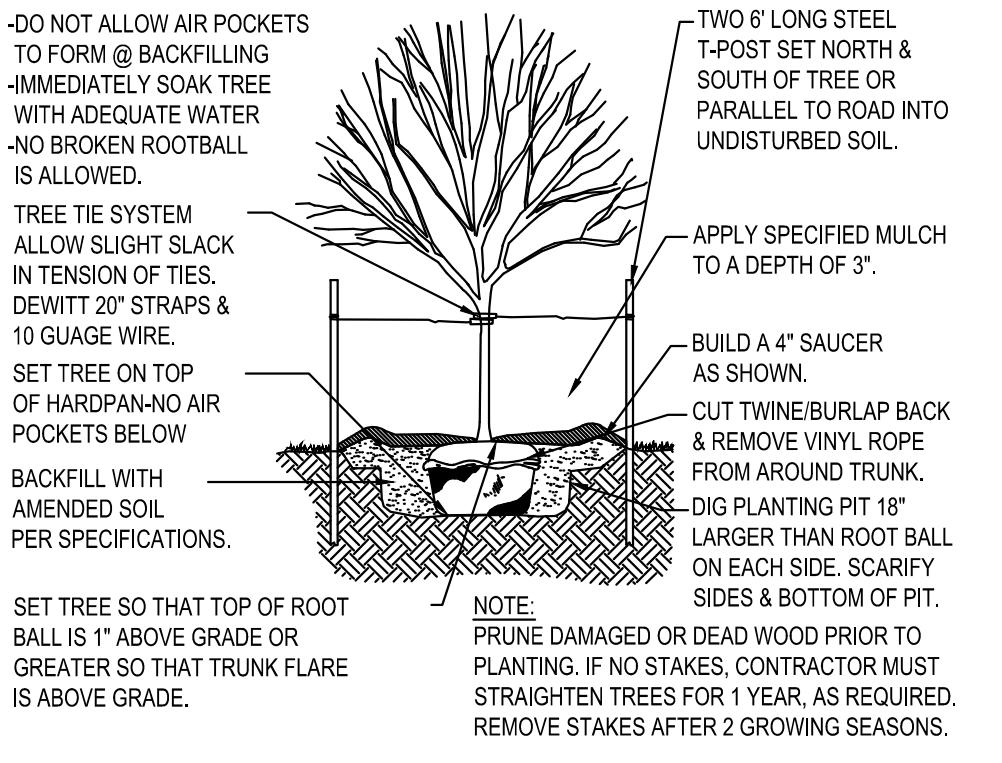
2 SHRUBS PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
223,374 SF OPEN SPACE AREA = 89 SHRUBS REQUIRED/454 SHRUBS PROVIDED

PARKING LOT ISLANDS:

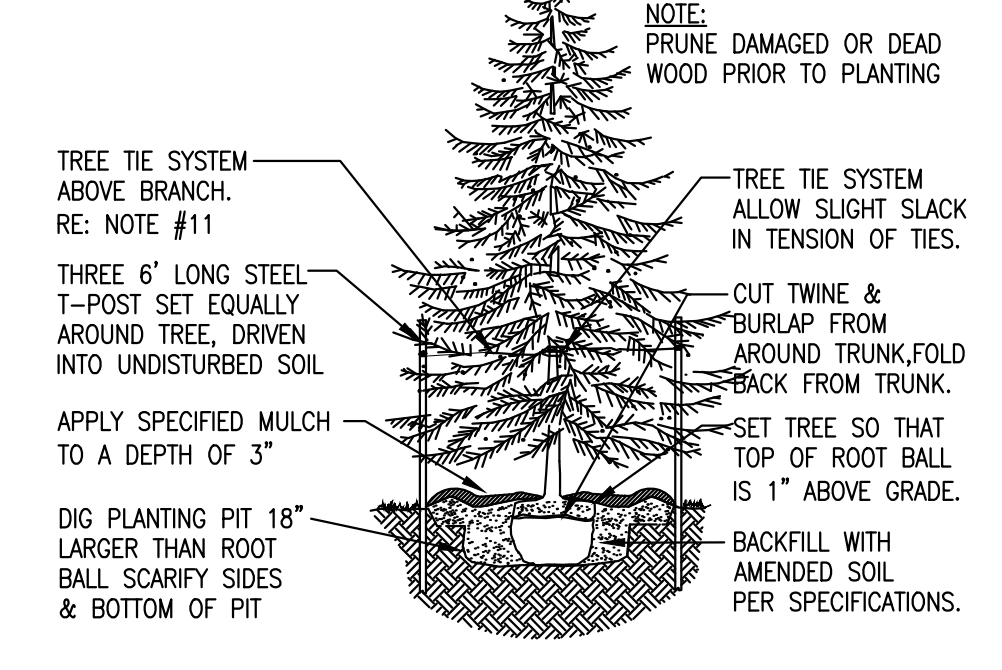
5% OF TOTAL PARKING AREA TO BE LANDSCAPE ISLANDS (123,305 TOTAL SF PARKING AREA)
6,165 REQUIRED SF LANDSCAPE ISLANDS/6,414 PROVIDED SF LANDSCAPE ISLANDS



3 SHRUB & PERENNIAL PLANTING DETAIL
NTS



5 DECIDUOUS TREE PLANTING DETAIL
NTS

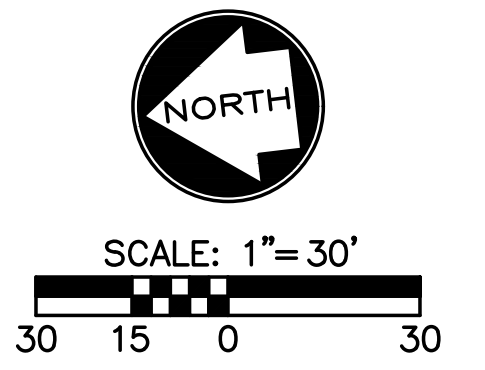


4 EVERGREEN TREE PLANT DETAIL
NTS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AS	25	Acer yamabei 'State Street' / Miyabei Maple	B & B	3"Cal	
	AG	17	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	8" HT.	
	CF	18	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B & B	3"Cal	
	GA	14	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Ginkgo	B & B	3"Cal	
	MP	7	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	3"Cal	
	PF	7	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B	8" HT.	
	QB	20	Quercus bicolor / Swamp White Oak	B & B	3"Cal	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	BS	74	Buxus microphylla 'Sprinter' / Sprinter Boxwood	5 gal		
	CA	93	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 gal		
	JF	74	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		
	JG	89	Juniperus procumbens 'Green Mound' / Green Mound Juniper	5 gal		
	R3	15	Rosa x 'Novarosop' / Popcorn Drift Rose	3 gal		
	SA	12	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal		
	SH	179	Sporobolus heterolepis / Prairie Dropseed	1 gal		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	
	FS	83,067 sf	Fescue Sod / Drought-Tolerant Fescue Sod	sy rolls		
	LB	180	Liriope muscari 'Big Blue' / Big Blue Lilyturf	4" pot	15" o.c.	
	RG	204	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal.	48" o.c.	

6 PLANT SCHEDULE
NTS



PRELIMINARY
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