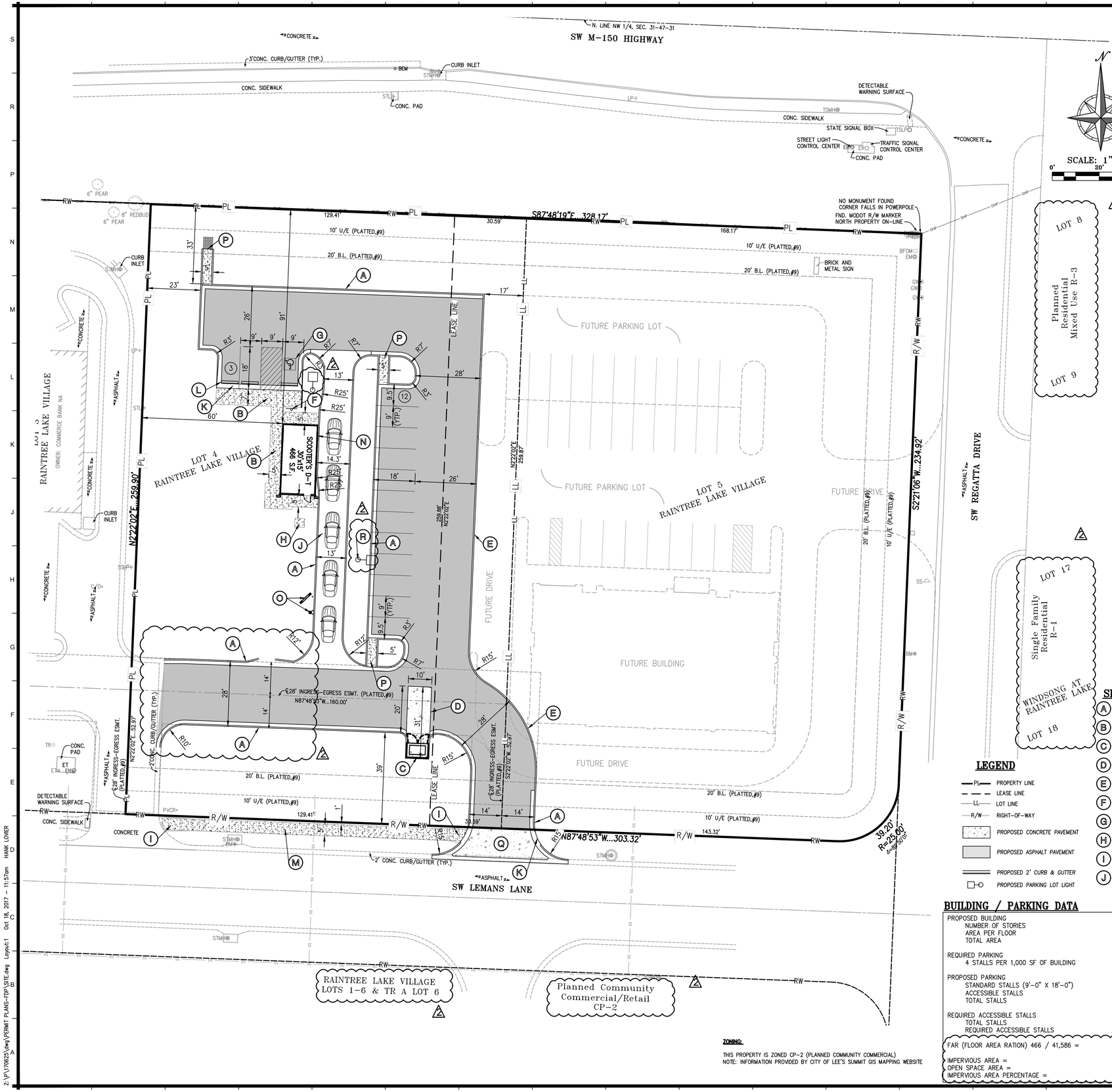

INDEX

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C2	GRADING PLAN
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C7–C10	STANDARD DETAILS
L1–L2	LANDSCAPE PLANS

LEGAL DESCRIPTION:

ALL OF LOT 4, RAINTREE LAKE VILLAGE, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

NET AREA= ±0.9546 ACRES / ±41,581 SQ.FT.

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
   A) City ordinances & O.S.H.A. Regulations.
   B) The City of Lee's Summit Technical Specifications and Municipal Code.
   C) All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.

2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.

3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.

4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.

5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.

6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.

7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.

8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.

9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.

10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

11. All site concrete (curbs, pavements, sidewalks, etc.) shall meet kansas city materials metro board (kcmmb) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.

2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. A PAINTED STALL MARKING DETAIL AT LEAST FOUR INCHES WIDE, DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.

2. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

3. TWO COATS FOR ALL PAVEMENT MARKINGS SHALL BE REQUIRED.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0407F, AND DATED SEPTEMBER 29, 2006.

SITE KEY NOTES:

(A) CONSTRUCT 2' TYPE CG-1 CURB & GUTTER (TYPICAL, RE: CITY STANDARD DETAIL GEN-4).
(B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
(C) INSTALL SCREENED TRASH ENCLOSURE WITH CONCRETE PAVEMENT (RE: ARCH PLANS).
(D) CONSTRUCT 7" CONCRETE PAD IN FRONT OF TRASH ENCLOSURE.
(E) INSTALL TEMPORARY 6" ASPHALT CURB.
(F) INSTALL VAN ACCESSIBLE PARKING SIGN 1'-0" OFF BACK OF SIDEWALK (1).
(G) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS.
(H) CONSTRUCT TRANSFORMER PAD. COORDINATE WITH LOCAL UTILITY CO.
(I) CONSTRUCT APWA TYPE A SIDEWALK RAMP WITH LAYDOWN CURB AND GUTTER & DETECTABLE WARNING (RE: LEE'S SUMMIT STANDARD DETAIL GEN-3A).
(J) PROPOSED DRIVE THRU LANE W/ CONCRETE PAVEMENT.
(K) CONSTRUCT LAYDOWN CURB & GUTTER.
(L) INSTALL CONCRETE WHEEL STOPS AT PARKING SPACES (3 LOCATIONS) (TYPICAL).
(M) CONSTRUCT PUBLIC CONCRETE SIDEWALK (RE: LEE'S SUMMIT STANDARD DETAIL GEN-2).
(N) PICK-UP WINDOW (RE: ARCH. PLANS).
(O) MENU BOARD & INTERCOM PEDESTAL (RE: ARCH. PLANS).
(P) CONSTRUCT CONCRETE FLUME.
(Q) CONSTRUCT COMMERCIAL ENTRANCE 8" KCMMB 4K CONCRETE (SEE SHEET C10 DETAIL).
(R) INSTALL PARKING LOT LIGHTS (RE: LIGHTING PLAN).

LEGEND

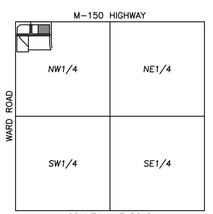
- PL — PROPERTY LINE
- LEASE LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 2' CURB & GUTTER
- PROPOSED PARKING LOT LIGHT

BUILDING / PARKING DATA

PROPOSED BUILDING	
NUMBER OF STORIES	1
AREA PER FLOOR	466 SFT
TOTAL AREA	466 SF
REQUIRED PARKING	
4 STALLS PER 1,000 SF OF BUILDING	2
PROPOSED PARKING	
STANDARD STALLS (9'-0" X 18'-0")	14
ACCESSIBLE STALLS	1
TOTAL STALLS	15
REQUIRED ACCESSIBLE STALLS	
TOTAL STALLS	15
REQUIRED ACCESSIBLE STALLS	1
FAR (FLOOR AREA RATION) 466 / 41,586 =	0.01
IMPERVIOUS AREA =	16,989 SF
OPEN SPACE AREA =	24,597 SF
IMPERVIOUS AREA PERCENTAGE =	41%

ZONING:

THIS PROPERTY IS ZONED CP-2 (PLANNED COMMUNITY COMMERCIAL)
NOTE: INFORMATION PROVIDED BY CITY OF LEE'S SUMMIT GIS MAPPING WEBSITE



SCALE: 1"=2000'

VICINITY MAP SEC. 31-47-31

PEI# 170625

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PLANNING
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IMPLEMENTATION

SITE PLAN

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MO 150 Hwy & SW Regatta Dr
Lee's Summit, MO 64082

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4501 College Blvd, Suite 170
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	2	CHL	10-9-17	REVISED PER CITY COMMENTS

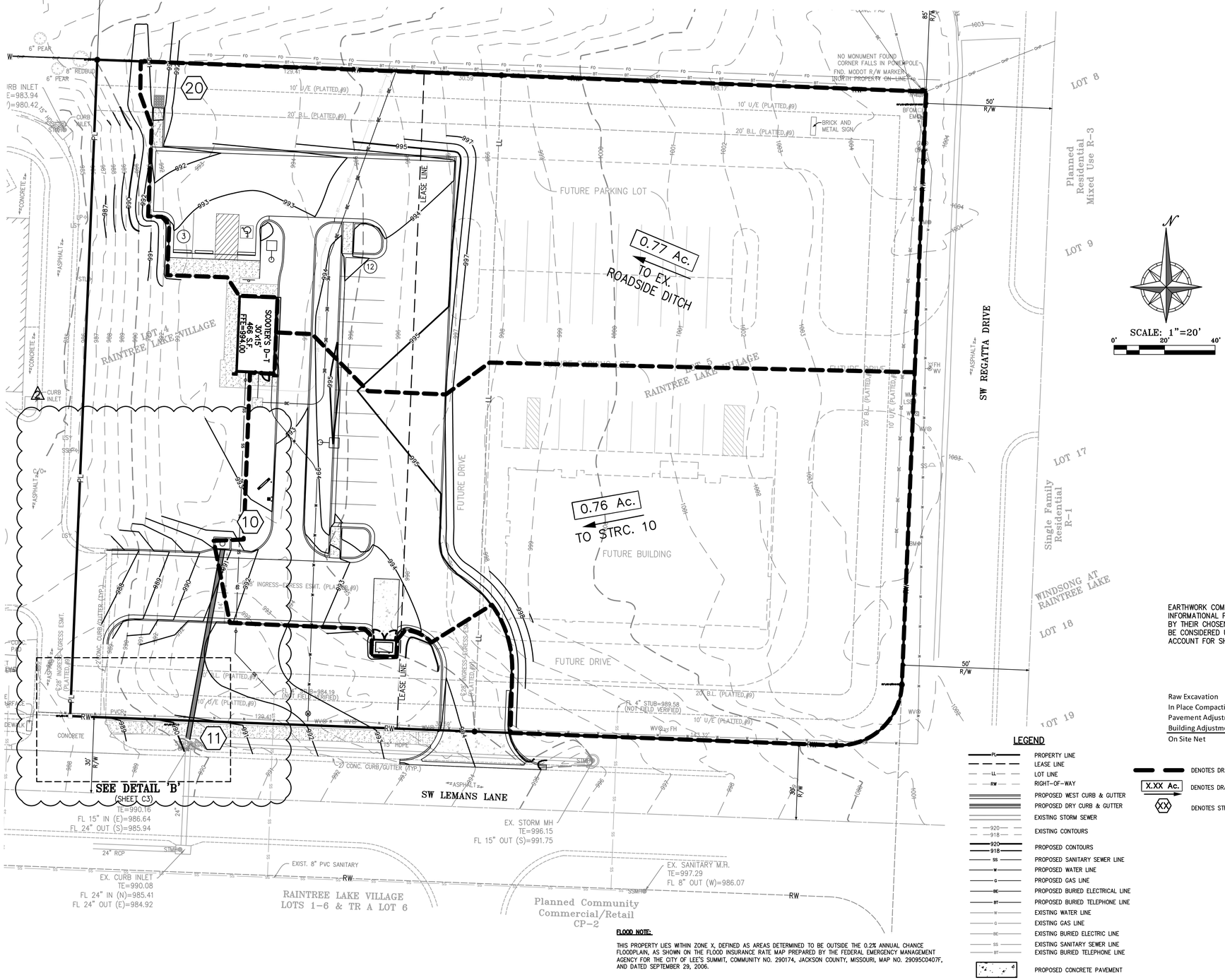
DATE:	09.06.17
DESIGNED BY:	DAF
DRAWN BY:	CHL
APPROVED BY:	JDC

SHEET NUMBER
C1

JOB NUMBER
5233-17

DESIGN CRITERIA: K_{25} = 1.0; K_{100} = 1.25; n = 0.013 (RCP); STORM FREQUENCY = 25 YEAR; A.I.= AREA INLET; J.B.= JUNCTION BOX C.I. = CURB INLET; C.C. = CURB CUT; G.I. = GRATE INLET; HEIGHT OF STRUCTURE=RIM ELEV MINUS FLOWLINE OUT.

I. RUNOFF											III. PIPE DESIGN														REMARKS
			INCREMENTAL			CUMULATIVE					STRUCTURE				PIPE										
NUMBER	STRUCTURE	RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	C x A	AREA "A" (ACRES)	C x A	SYSTEM TIME OF CONCENTRATION "T_c" AT STRUCTURE (MIN)	RAINFALL INTENSITY "I_{25} / I_{100}" (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K_{25} / K_{100}"	RUNOFF "Q_{25} / Q_{100}" (CFS)	Upstream Structure Number	Downstream Structure Number	Upstream Structure Rim Elevation	Height of Structure (FT)	Diameter "D" (IN)	Length "L" (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope "S" (FT/FT)	Travel Time in Pipe "TT" (min)	Velocity Full V_f (FPS)	Runoff Q_{25} (CFS)	Runoff Q_{100} (CFS)	Full Flow Q_p (CFS)	
1	10	0.90	0.76	0.68	0.76	0.68	5.00	8.53	1.10	6.4	10	11	991.25	4.00	18	80.29	987.25	986.44	0.0101	0.22	6.0	6.4	8.8	10.5	
								10.32	1.25	8.8															
EX. DITCH	20	0.90	0.77	0.69	0.77	0.69	5.00	8.53	1.10	6.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	6.5	8.9	NA	
								10.32	1.25	8.9															



LEGEND

- PROPERTY LINE
- LEASE LINE
- LOT LINE
- RIGHT-OF-WAY
- PROPOSED WEST CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRICAL LINE
- PROPOSED BURIED TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING BURIED TELEPHONE LINE
- PROPOSED CONCRETE PAVEMENT
- DENOTES DRAINAGE AREA
- X.XX Ac. DENOTES DRAINAGE AREA TO STRUCTURE
- XX DENOTES STRUCTURE NUMBER

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SITE GRADING NOTES:

1. *CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.*
2. *If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.*
3. *CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.*
4. *TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.*
5. *Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.*
6. *SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.*
7. *PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.*
8. *EARTHWORK:*

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.

   D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.

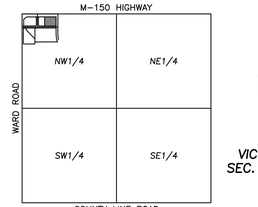
   E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
9. *All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.*
10. *TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.*
11. *CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.*
12. *PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.*
13. *UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.*
14. *LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.*

EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

Earthwork Summary
Scooter's - Lee's Summit
7/21/2017

Raw Excavation	868 Cu. Yds.	
In Place Compaction (+15%)	-82 Cu. Yds.	
Pavement Adjustment	499 Cu. Yds.	(assume 12" of additional excavation)
Building Adjustment	17 Cu. Yds.	(assume 12" of additional excavation)
On Site Net	1,301 Cu. Yds.	



SCALE: 1"=2000'

VICINITY MAP SEC. 31-47-31

PEI# 170625

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CERTIFICATE OF AUTHORIZATION: MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005268

Scooter's Kiosk Drive-Thru
MO 150 Hwy & SW Regatta Dr
Lee's Summit, MO 64082

GRADING PLAN

Freedom Enterprises, LLC
4501 College Blvd, Suite 170
Leawood, KS 66211

REVISIONS

#	BY	DATE	SOURCE
1	CHL	9-26-17	REVISED PER CITY COMMENTS
2	CHL	10-9-17	REVISED PER CITY COMMENTS

DATE: 09.06.17
DESIGNED BY: DAF
DRAWN BY: CHL
APPROVED BY: JDC

SHEET NUMBER
C2

JOB NUMBER
5233-17

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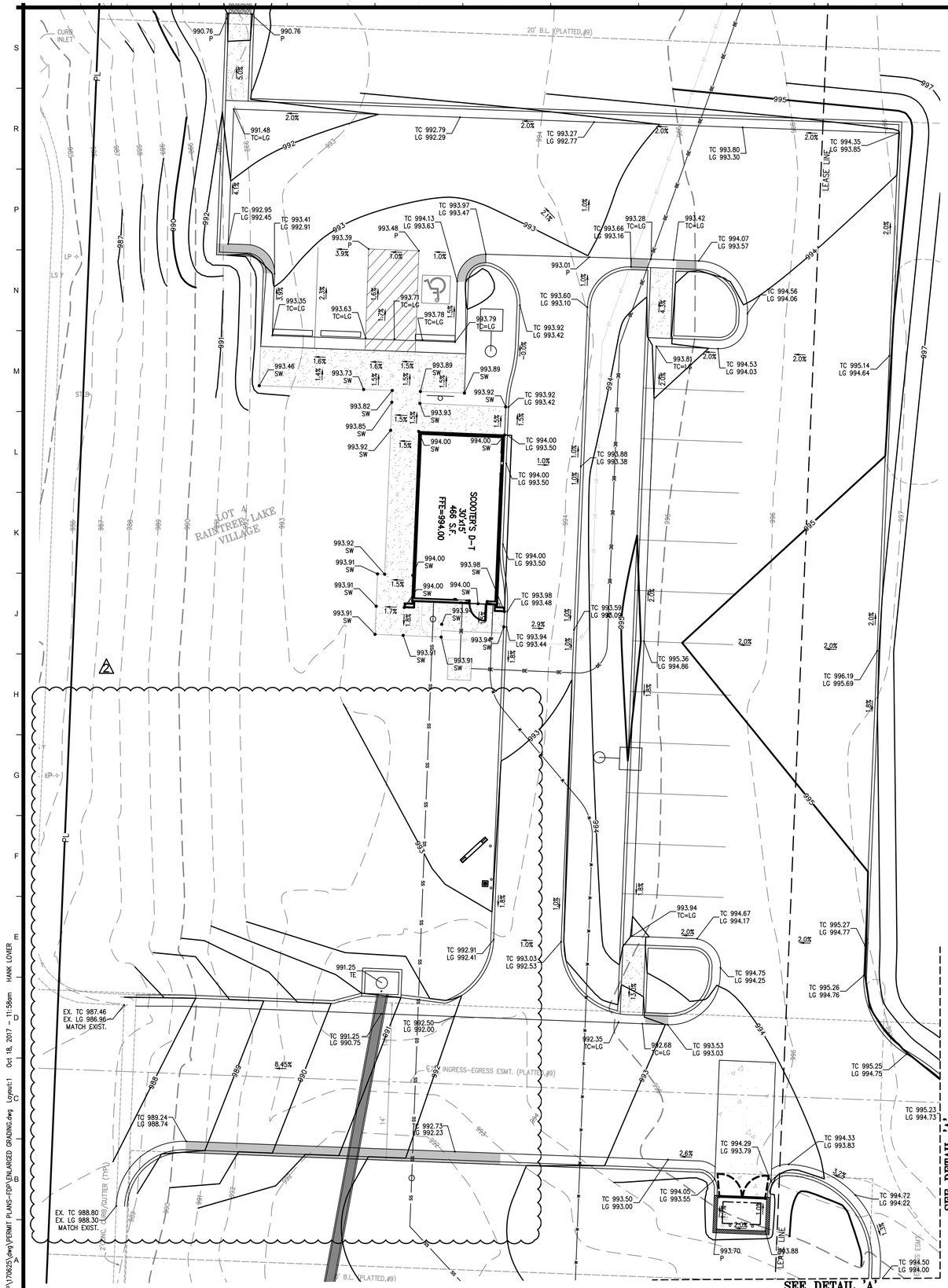
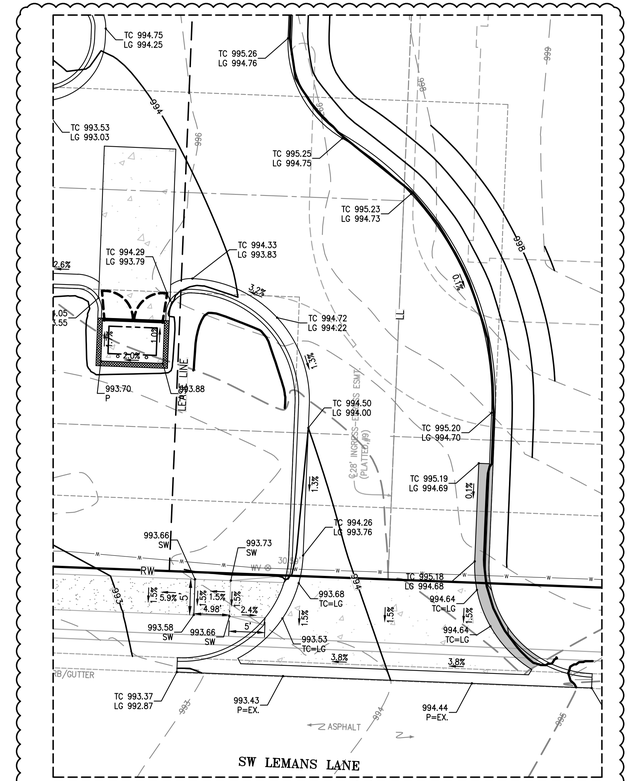
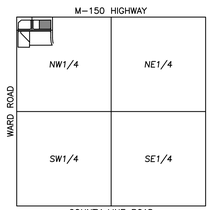




DETAIL 'A'
SCALE: 1"=10'

DETAIL 'B'
SCALE: 1"=10'



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VICINITY MAP
SEC. 31-47-31

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- EXISTING SANITARY SEWER LINE
- EXISTING BURIED TELEPHONE LINE
- PROPOSED CONCRETE PAVEMENT

PROPOSED SPOT ELEVATION

1088.00	LG	LIP OF GUTTER
	TC	TOP OF CURB
SW	SW	SIDEWALK
	ME	MATCH EXISTING
	HP	HIGH POINT
	LP	LOW POINT
	P	TOP OF PAVEMENT
	TE	TOP OF STRUCTURE
	GR	GROUND ELEVATION
	BS	BOTTOM OF STEPS
	TS	TOP OF STEPS

SCALE: 1"=10'
0' 10' 20'

PEI# 170625

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ENLARGED GRADING PLAN

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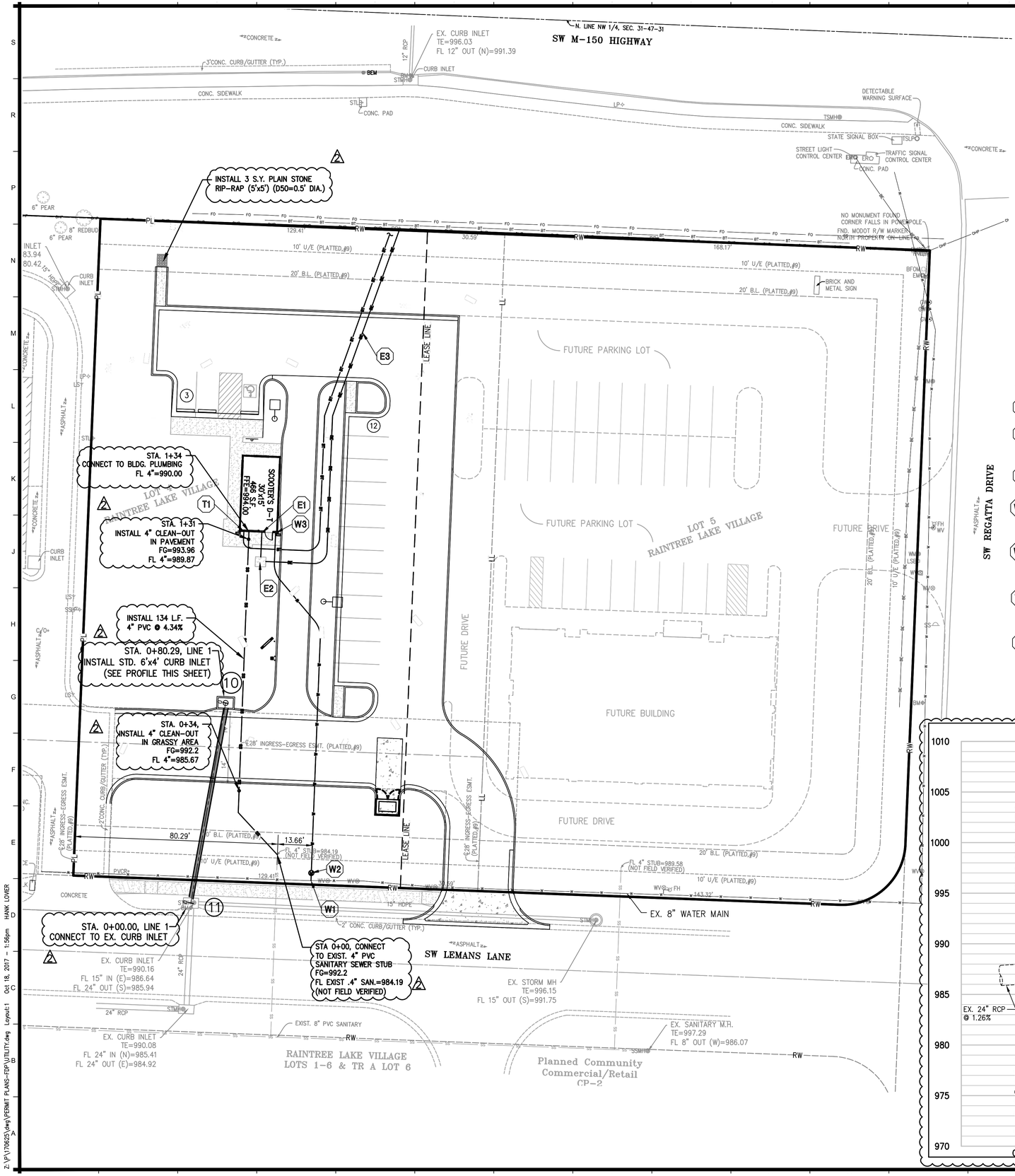
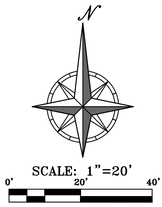
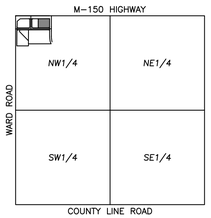






SCALE: 1"=2000'

VICINITY MAP
SEC. 31-47-31

KEY NOTES:

E1 SECONDARY ELECTRIC ENTRY INTO BUILDING.

E2 INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

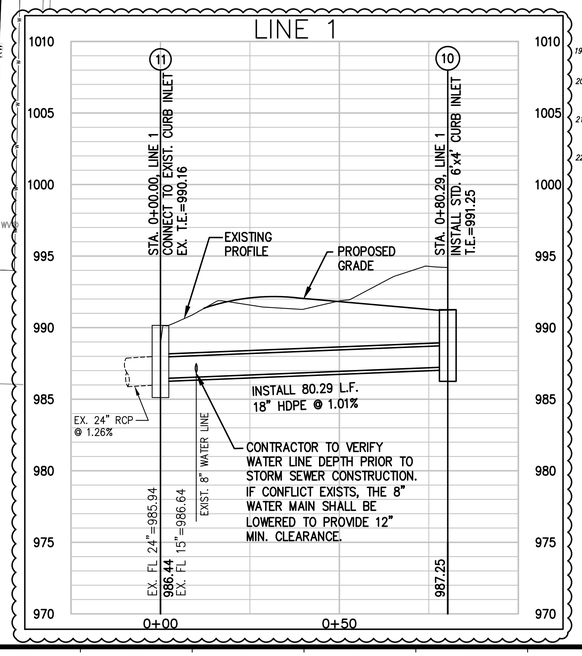
E3 INSTALL 4" PVC SCHEDULE 40 PRIMARY ELECTRICAL CONDUIT. FOLLOW ELECTRICAL COMPANY WORK ORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.

W1 CONTRACTOR TO PERFORM AND COORDINATE 8" X 1" TAP FOR PROPOSED BUILDING DOMESTIC SERVICE. CONTACT WATER UTILITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY THE WATER UTILITY.

W2 CONTRACTOR TO PROVIDE AND INSTALL 3/4" WATER METER PIT PER WATER UTILITY REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH THE WATER UTILITY STANDARDS.

W3 1" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

T1 CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE TWO (2) – 4" PVC SCH. 40 CONDUIT WITH PULL STRING FROM BUILDING TO TELEPHONE FEED POINT. CONTRACTOR TO VERIFY EXACT ROUTING AND FEED POINT WITH TELEPHONE COMPANY.



UTILITY NOTES:

1. *The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.*
2. *The construction of storm sewers on this project shall conform to the requirements of the City of Lee's Summit, Missouri Technical Specifications and Design Criteria.*
3. *The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.*
4. *It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.*
5. *Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.*
6. *The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City of Lee's Summit, Missouri.*
7. *The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of the City of Lee's Summit, Missouri.*
8. *The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.*
9. *By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.*
10. *The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.*
11. *All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.*
12. *Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.*
13. *Water lines shall be as follows (unless otherwise shown on plans):*

– *Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:*

1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.

– *Gray Cast Iron Water Pipe or Ductile Iron Water Pipe may be used for Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with the following:*
1. Gray Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
b. Elastomeric gaskets and lubricant: ASTM F477.
c. Cement Mortar Lining. AWWA C104
2. Ductile Iron Water Pipe: AWWA C151, thickness class 50.
a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
b. Elastomeric gaskets and lubricant: ASTM F477.
c. Cement Mortar Lining. AWWA C104

– *Polyvinyl Chloride (PVC) Water Pipe may be used for Pipe sizes 4-inches Through 12-inches that are installed below grade and outside building shall comply with the following:*
1 Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
a. Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
b. Pipe joints: Integrally molded bell ends, ASTM D3139.
c. Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters.

15. *Minimum trench width shall be 2 feet.*
16. *Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.*
17. *All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.*
18. *In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).*
19. *All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.*
20. *All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.*
21. *Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.*
22. *When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.*

LEGEND

- PROPERTY LINE
- LEASE LINE
- LOT LINE
- RIGHT-OF-WAY
- PROPOSED WEST CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN / UNDERDRAIN
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRICAL LINE
- PROPOSED BURIED TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING BURIED TELEPHONE LINE
- PROPOSED CONCRETE PAVEMENT

PEI# 170625

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CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005268

Scooter's Kiosk Drive-Thru
MO 150 Hwy & SW Regatta Dr
Lee's Summit, MO 64082

UTILITY PLAN

Freedom Enterprises, LLC
4501 College Blvd, Suite 170
Leawood, KS 66211

REVISIONS			SOURCE
#	BY	DATE	
1	CHL	9-26-17	REVISED PER CITY COMMENTS
2	CHL	10-9-17	REVISED PER CITY COMMENTS

DATE:	09.06.17
DESIGNED BY:	DAF
DRAWN BY:	CHL
APPROVED BY:	JDC

SHEET NUMBER
C4

JOB NUMBER
5233-17

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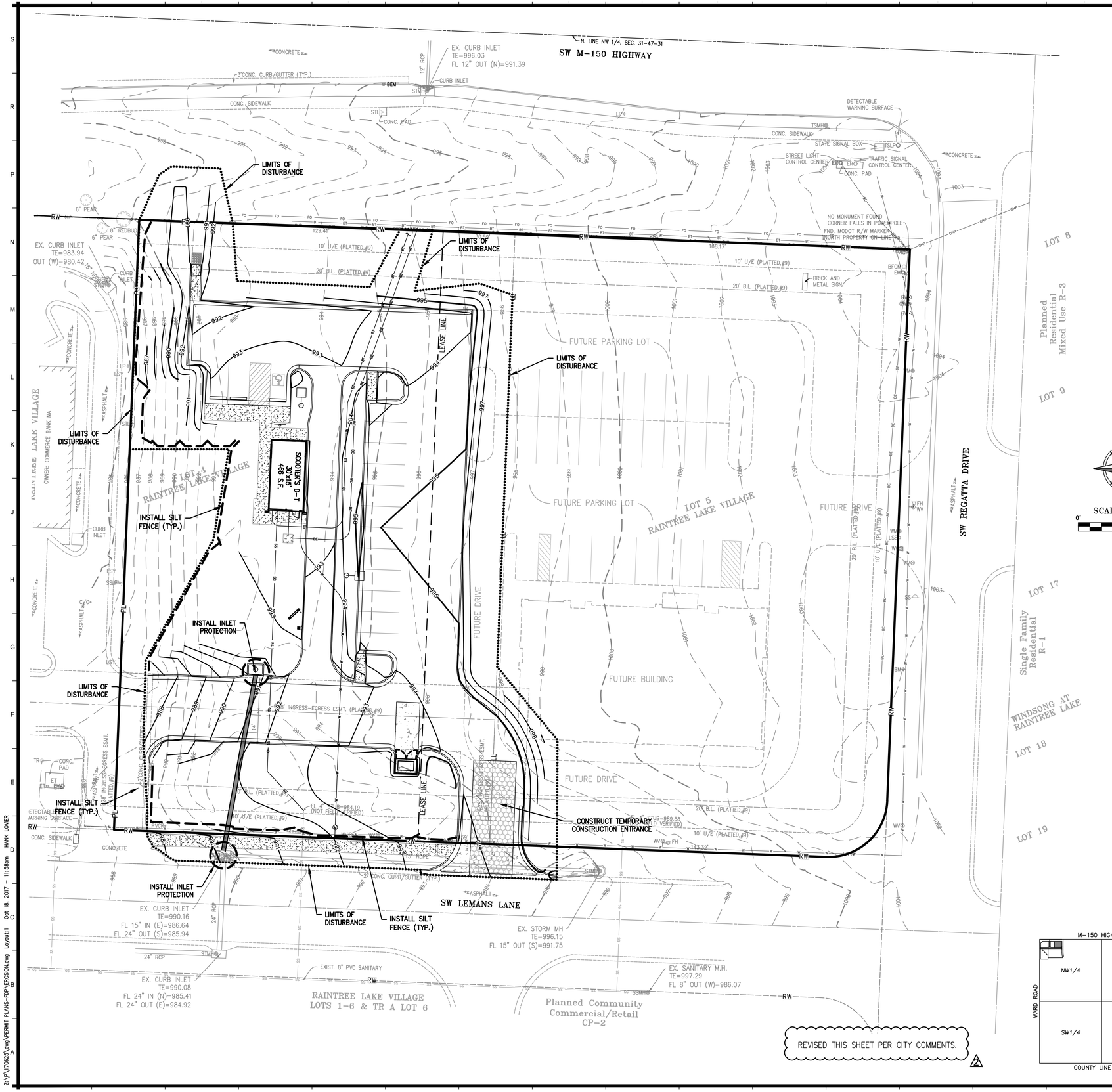

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. Prior to Land Disturbance activities, the contractor shall:
   - Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.
   - Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site.
   - Install and request the inspection of the preconstruction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
   - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.
2. Erosion and sediment control devices protecting the public right-of-way shall be installed as soon as the right-of-way has been backfilled and graded.
3. The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as:
   - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   - The contractor shall perform inspections of erosion and sediment control measures at least once a every 14 days and within 24 hours following each rainfall event of ½" or more within any 24-hour period
   - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The log shall be available for review by the City, the State of Missouri, or other authorities having jurisdiction.
4. Unless otherwise noted in the plans, all seeding must conform to the Missouri Department of Transportation (MODOT) Standard Specifications for State Road and Bridge Construction, current edition, as amended by the most current Special Provisions.
5. The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.
6. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
7. Concrete wash or rinsewater from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc., may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place and excess water evaporated or infiltrated into the ground.
8. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water-proof containers and located outside of drainageways 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.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLANATION, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

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EROSION CONTROL PLAN

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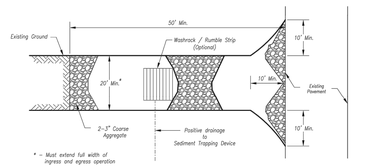

Plan View
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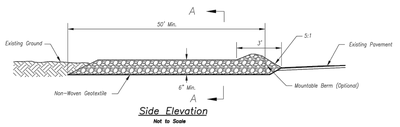

Side Elevation
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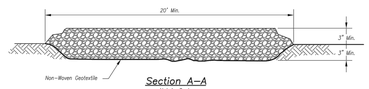


Section A–A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6"- to 8"-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

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

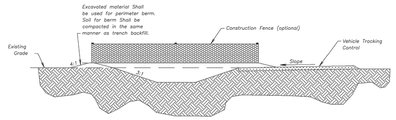
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. 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:

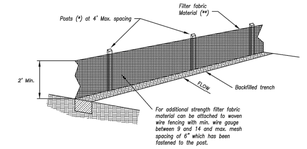
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface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

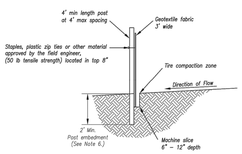


CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

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





(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ¼" x 1 ¼"
- NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. 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).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

SILT FENCE DETAILS
Not to Scale

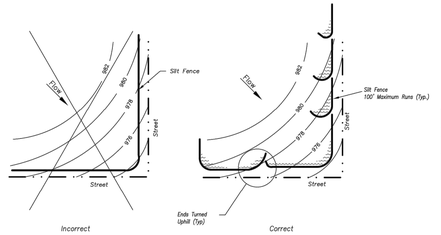


Figure A

SILT FENCE LAYOUT
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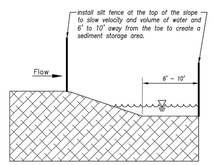
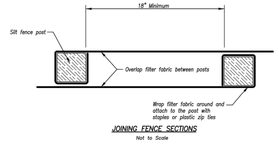
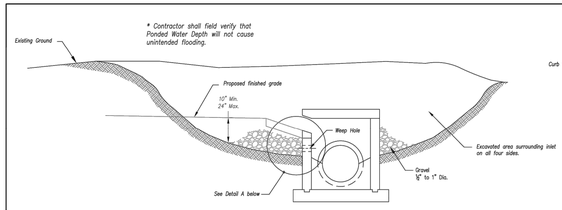


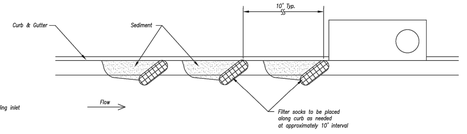


JOINING FENCE SECTIONS
Not to Scale

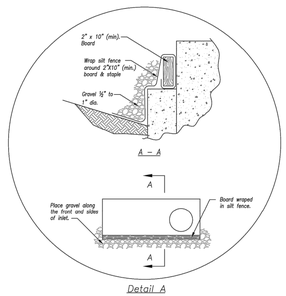
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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





On Grade Curb Inlet Protection

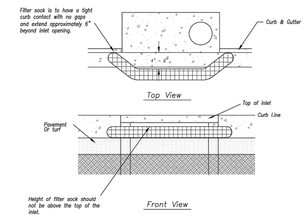


Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



Sump Inlet Sediment Filter

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

PEI# 170625

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5233-17

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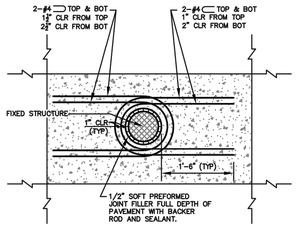
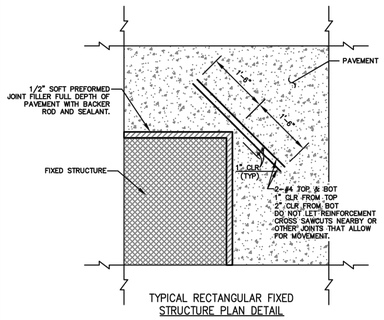


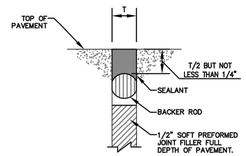
TYPICAL ROUND FIXED
STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

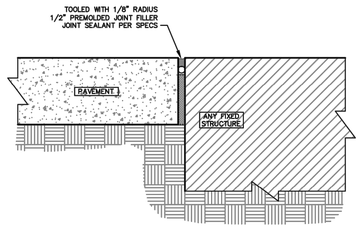


TYPICAL RECTANGULAR FIXED
STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



BACKER ROD AND SEALANT
SECTION AT FIXED STRUCTURE



ISOLATION JOINT

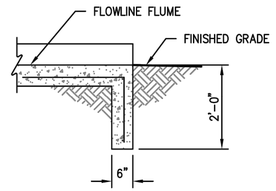
NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

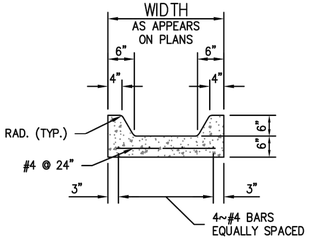
PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
SCALE: N.T.S.

NAME: ISOLATION JOINT	DATE: 07-10-17



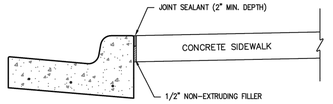
LONG. SECTION
AT OUTLET



SECTION

CONCRETE GUTTER FLUME
SCALE: N.T.S.

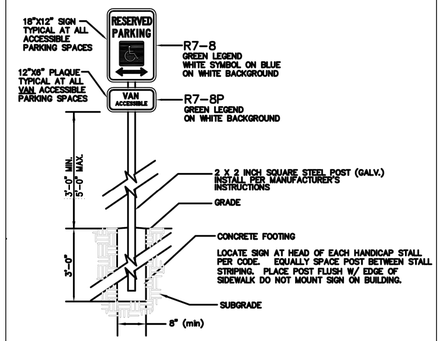
NAME: FLUME STD	DATE: 07-10-17



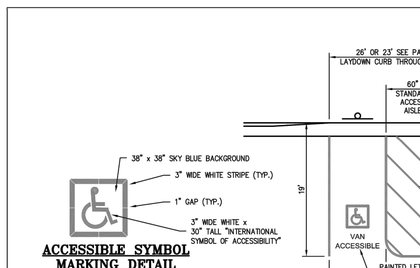
ALL OTHER DETAILS SAME AS SHOWN PER THIS SHEET.

SIDEWALK AT CURB DETAIL
SCALE: N.T.S.

NAME: SITE-SIDEWALK AT CURB DETAIL	DATE: 07-10-17



HANDICAPPED SIGN DETAIL IN GRASS AREA



ACCESSIBLE SYMBOL MARKING DETAIL
SCALE: N.T.S.

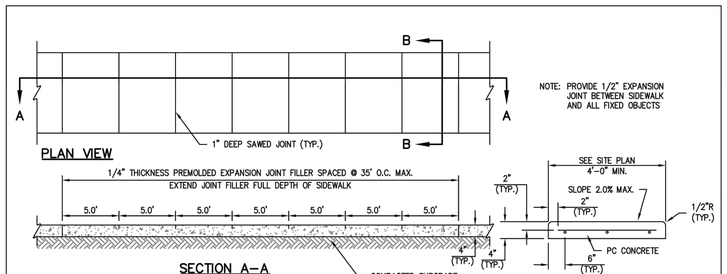
NOTE:
1. ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
2. SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
4. APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
   B. PARKING STALL STRIPING: WHITE.

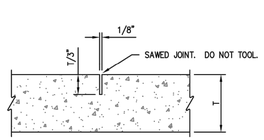
ACCESSIBLE PARKING SPACE DETAIL
SCALE: N.T.S.

NAME: HANDICAP DETAIL	DATE: 07-07-17

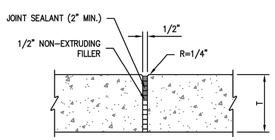


NOTE:
1. USE 4,000 PSI APPROVED CONCRETE THROUGHOUT.

CONCRETE SIDEWALK (PRIVATE SIDEWALKS)
SCALE: N.T.S.



TYPE A JOINT
REV. 08/13/03



TYPE B JOINT
REV. 08/13/03

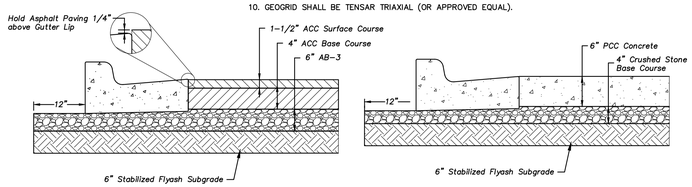
NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS
SCALE: N.T.S.

NAME: SIDEWALK-PRIVATE	DATE: 07-10-17

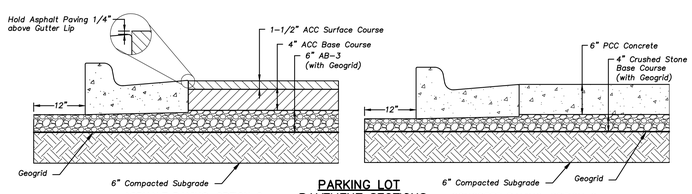
GENERAL PAVING NOTES:

1. PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND – +/– 3% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
2. PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFICIENCIES. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
3. CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
4. ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 3. THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
5. ASPHALTIC BASE COURSE SHALL BE APWA TYPE 1. THE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
6. THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF ASPHALT.
7. ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
8. IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.
10. GEOGRID SHALL BE TENSAR TRIAXIAL (OR APPROVED EQUAL).



ASPHALT PAVING-OPTION 1

CONCRETE PAVING-OPTION 1



ASPHALT PAVING-OPTION 2

PARKING LOT
PAVEMENT SECTIONS

CONCRETE PAVING-OPTION 2

PE# 170625

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION

Scooter's Kiosk Drive-Thru
MO 150 Hwy & SW Regatta Dr
Lee's Summit, MO 64082

STANDARD DETAILS

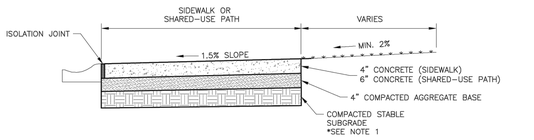
Freedom Enterprises, LLC
4501 College Blvd, Suite 170
Leawood, KS 66211

#	BY	DATE	REVISIONS
1	CHL	9-26-17	REVISED PER CITY COMMENTS
2	CHL	10-9-17	REVISED PER CITY COMMENTS

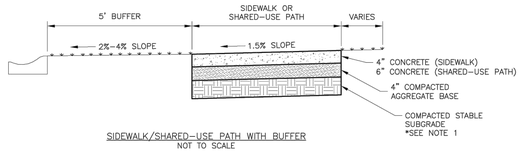
DATE:	09.06.17
DESIGNED BY:	DAF
DRAWN BY:	CHL
APPROVED BY:	JDC

SHEET NUMBER
C7

JOB NUMBER
5233-17



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

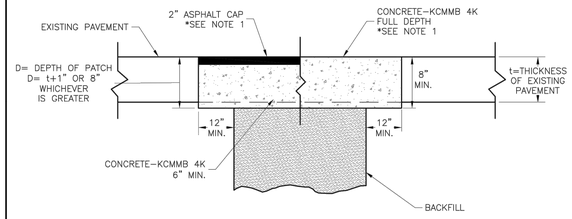
GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-2



TRENCHING/PATCHING DETAIL
NOT TO SCALE

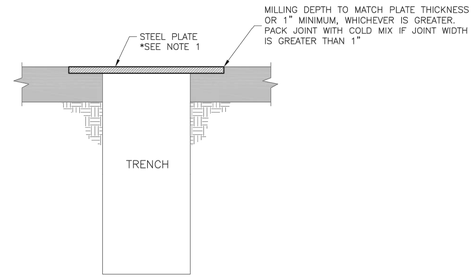
NOTE:

1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

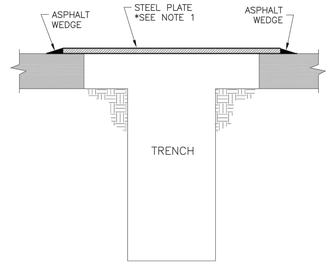
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

TRENCHING/PATCHING ROADWAYS DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-5



TYPE "A" PLATING
NOT TO SCALE
(CITY POSTED SPEEDS OF
35 MPH AND GREATER)



TYPE "B" PLATING
NOT TO SCALE
(CITY POSTED SPEEDS OF
30 MPH OR LESS)

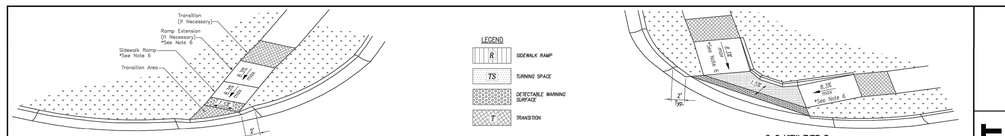
GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE ADEQUATE OVERLAP OF PLATE ON ASPHALT TO ASSURE NO SLIPPAGE OF PLATE AND NO COLLAPSING OF TRENCH.
2. ALL PLATES SHALL BE ANCHORED SO PLATES DO NOT MOVE OR SHIFT UNDER TRAFFIC.

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

TRENCHING PLATE DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-6



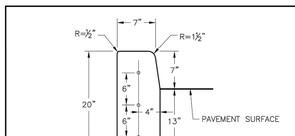
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Project
Client Name

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

GEN-3A



GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH .3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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
CURB & GUTTER DETAIL

Project
Client Name

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

GEN-4

PHELPS ENGINEERING, INC.
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DATE: 09.06.17
DESIGNED BY: DAF
DRAWN BY: CHL
APPROVED BY: JDC

SHEET NUMBER
C8

JOB NUMBER
5233-17

PEI# 170625

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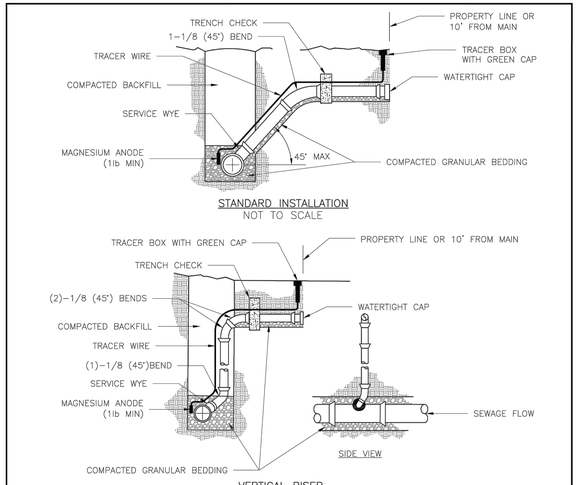


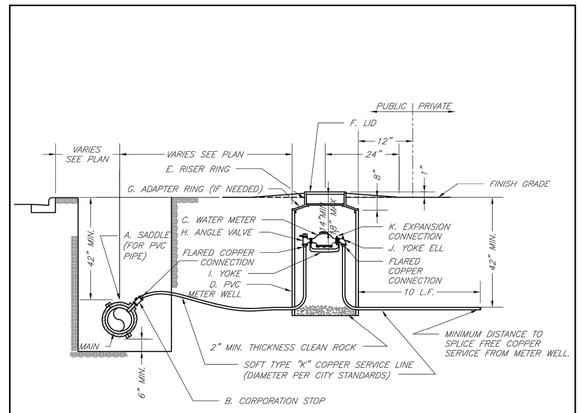
NOTES:

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. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. 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.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #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.
6. 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.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. 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.

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

BUILDING SEWER STUB AND RISER

Date: 12/13
Drawn By: SC
Checked By: DL
FILE: SAN-1
Rev: 10/15
Rev: 12/15



TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

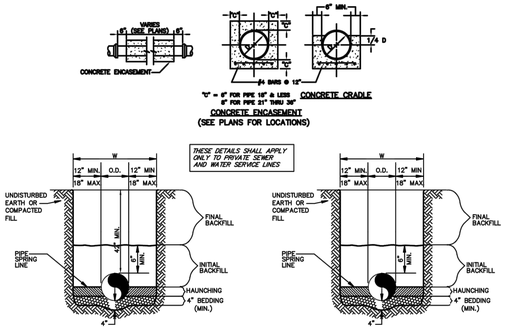
NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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

SERVICE CONNECTION/METER WELL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:



GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I-A, I-B, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING

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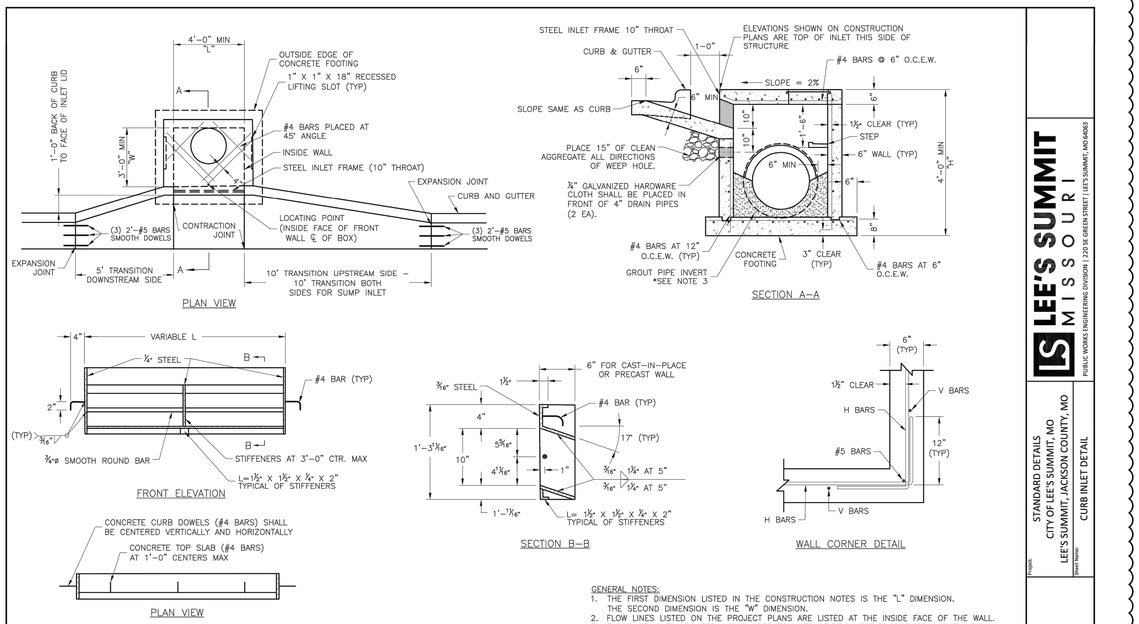


STEEL FRAME NOTES:

1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:

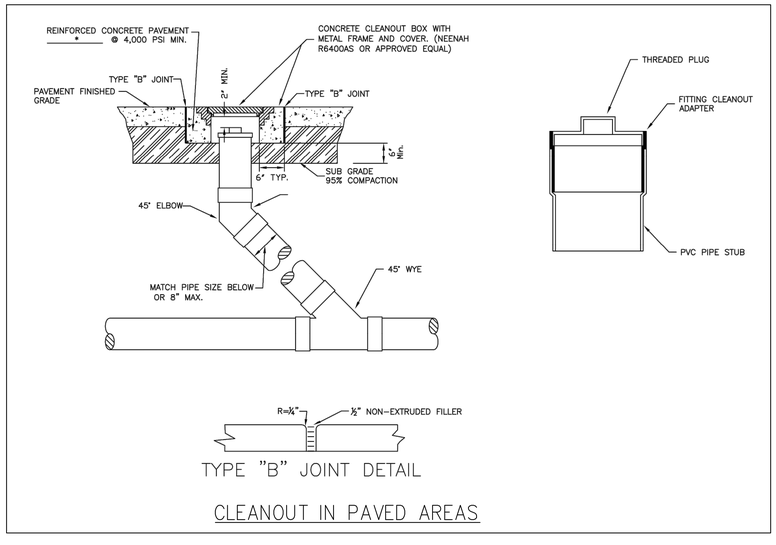
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION, THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ¾" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. 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

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB INLET DETAIL

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

STM-1



CLEANOUT IN PAVED AREAS

PEI# 170625

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
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PLANNING
ENGINEERING
IMPLEMENTATION

Scooter's Kiosk Drive-Thru
MO 150 Hwy & SW Regatta Dr
Lee's Summit, MO 64082

STANDARD DETAILS

Freedom Enterprises, LLC
4501 College Blvd, Suite 170
Leawood, KS 66211

#	BY	DATE	REVISIONS
			SOURCE
1	CHL	9-28-17	REVISED PER CITY COMMENTS
2	CHL	10-9-17	REVISED PER CITY COMMENTS

DATE:	09.06.17
DESIGNED BY:	DAF
DRAWN BY:	CHL
APPROVED BY:	JDC

SHEET NUMBER
C9

JOB NUMBER
5233-17

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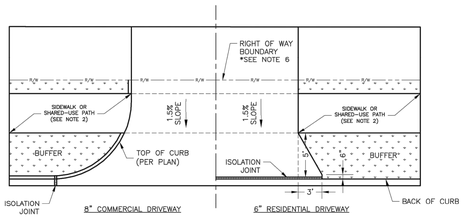
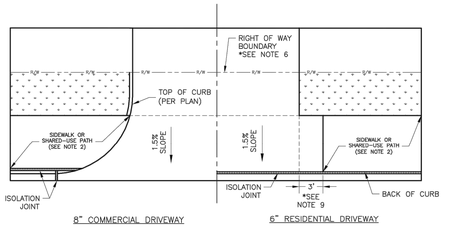


DRIVEWAY WITH BUFFER
NOT TO SCALE



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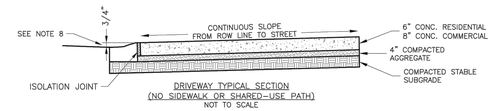
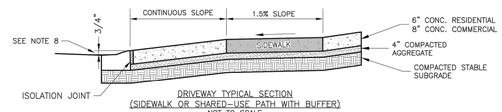


DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



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(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
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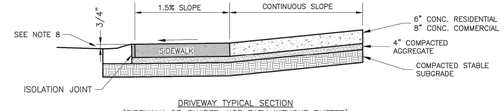

DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
9. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

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

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

Sheet Name: DRIVEWAY DETAIL

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

GEN-1

2 ADD THIS SHEET PER CITY COMMENTS.

PEI# 170625

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DATE: 09.06.17
DESIGNED BY: DAF
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APPROVED BY: JDC

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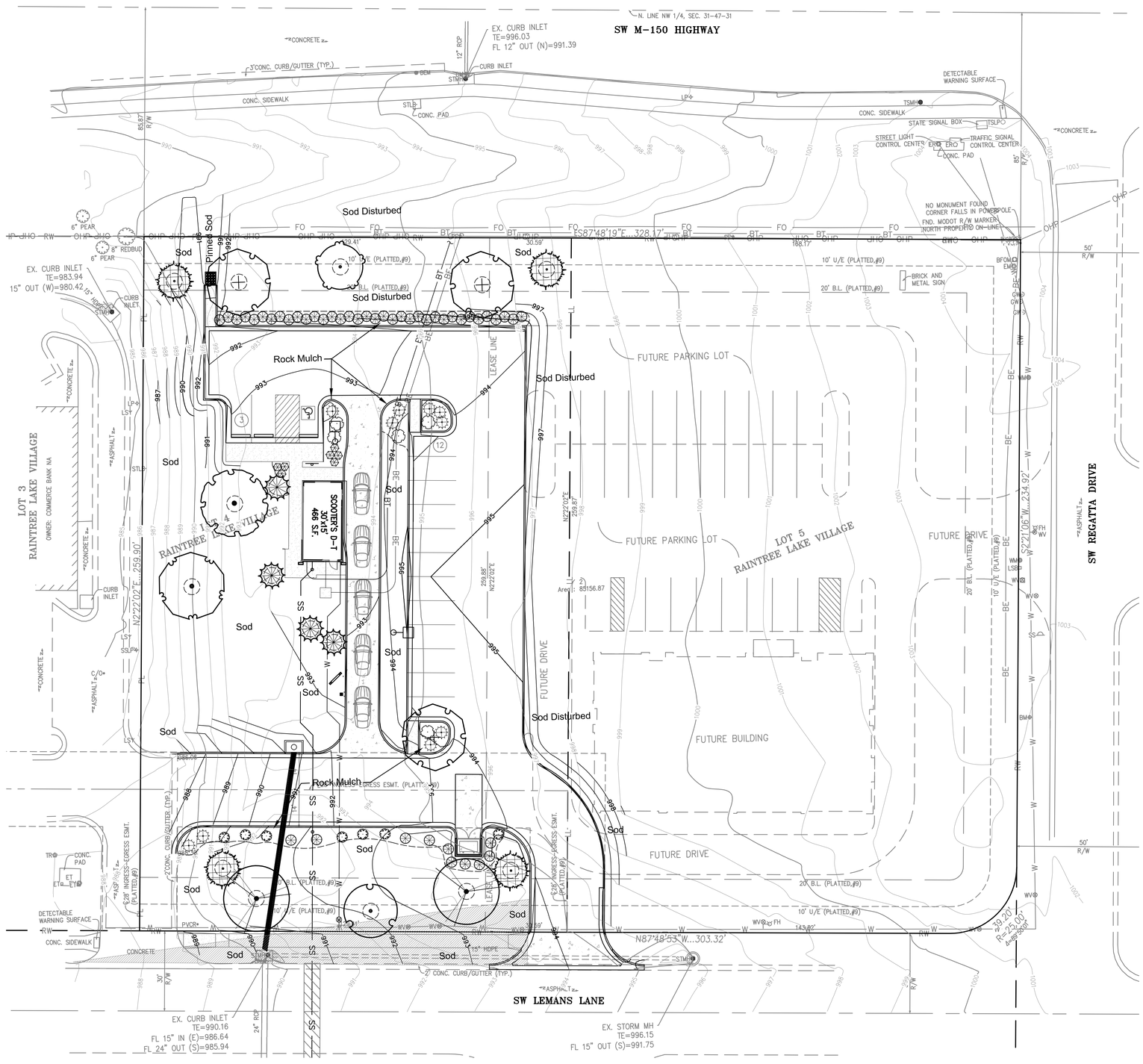
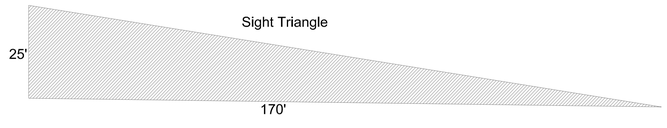
5233-17





PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	3	Acer campestre / Hedge Maple	B & B	3" cal.	
	1	Acer rubrum `Red Pointe` / Red Pointe Red Maple	B & B	3" cal.	
	1	Chionanthus virginicus / White Fringetree	B & B	3" cal.	
	4	Juniperus virginiana `Canaertii` / Canaerti Juniper	B & B		8` hgt.
	4	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		8` hgt.
	1	Koelreuteria paniculata / Golden Rain Tree	B & B	3" cal.	
	2	Quercus bicolor / Swamp White Oak	B & B	3" cal.	
	1	Quercus phellos / Willow Oak	B & B	3" cal.	

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	7	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	5 gal
	46	Juniperus chinensis `Sea Green` / Sea Green Juniper 30" hgt. & sp.	5 gal
	10	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal
	5	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal
	7	Rhus copallina latifolia `Prairie Flame` TM / Dwarf Sumac 18"-24" hgt.	3 gal

SEE SHEET L2 FOR NOTES AND DETAILS

0 20 40
SCALE 1" = 20'

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483). to have utilities located.

STATE OF MISSOURI
PETER A. OPPERMANN
NUMBER
LANDSCAPE ARCHITECT

10/16/2017

Landscape Plan
Scooter's

Lee's Summit, Missouri

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@opperland.com
913.894.9407

Transplant Additives:

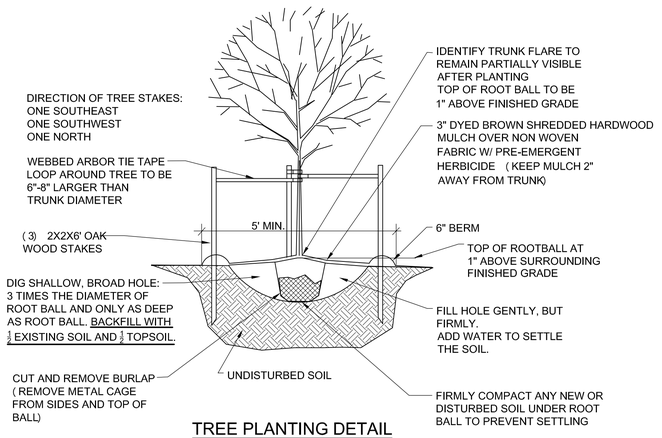
1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.

2. Transplant additive shall be Plant Health Care Inc., "Mycor Tree Saver" mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.

3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).

4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.

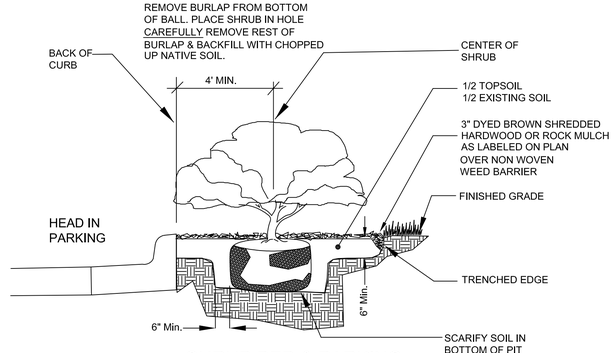
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.



TREE PLANTING DETAIL
NO SCALE

General Landscape Notes:

1. Contractor shall verify the existence and location of all utilities before starting any work.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
3. Contractor shall make no substitutions without the approval of the Landscape Architect.
4. Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
5. All shrub beds within lawn areas shall receive a trenched edge.
6. Typical tree mulch beds shall be mulched with 3" of dyed brown mulch over a felt type soil separator fabric. (See note 21.)
7. All shrub beds shall be treated with the pre-emergent herbicide Pre M 60 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
8. All disturbed areas shall be fertilized, sodded with a Turf-Type Tall Fescue grass seed blend including public ROW as noted on plan.
9. Fertilizer for lawn, trees and container stock areas shall be a balanced fertilizer applied at rates per manufacturers recommendations and soil test results.
10. Contractor shall warranty all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner.
11. Any plant material which dies during the one year warranty period shall be replaced by the Contractor during normal planting seasons.
12. Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner. After initial acceptance, maintenance shall be by the owner.
13. All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
14. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
15. Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
16. Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
17. Plants shall not have name tags removed prior to final inspection.
18. Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
19. All plantings shall receive a commercial transplant additive per manufacturers recommended rates and instructions for application.
20. Successful landscape bidder shall be responsible for the design of an irrigation system to be approved by the Owner prior to construction.
21. Kansas Washed River Gravel 3" deep shall be placed where labeled on plan as Rock Mulch.



SHRUB BED & PARKING SETBACK DETAIL
NO SCALE

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10/16/2017

Landscape Plan
Scooter's
Lee's Summit, Missouri

L2 of 2

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