#### <u>Legal description</u>:

Lot 45B7, LAKEWOOD BUSINESS CENTER ON 1—470, LOTS 45B5, 45B6 AND 45B7, a subdivision in Lee's Summit, Jackson County, Missouri.

### Local Benchmarks: \_\_\_\_BM-#

<u>BM-1:</u> Chiseled Square in Northwest Corner of Curb Inlet on North side of NE Pavestone Drive Northing = 999983.011

Easting = 1000072.494

Elevation = 1000.101

#### Floodplain Note:

The subject property is located in zone X of FEMA FIRM MAP number 29095C0430G, revised January 20, 2017, Zone X is defined as areas determined to be outside the 0.2% annual chance floodplain.

#### <u>Civil Engineer:</u>

Davidson Architecture & Engineering, LLC Mr. Paul A. Miller, P.E. 4301 Indian Creek Pkwy. Overland Park, KS 66207 Phone: (913) 451—9390 Email: Paul@davidsonae.com

#### Owner Information

International Builders & Consultants (IBC) 1213 West 8th Street Kansas City, MO 64101 Phone: (816) 220–0812

# Property Legend right of way

property line
easements
setbacks

#### <u>Utility Legend</u>

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<u>netypes</u>	

#### Linetypes

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sans
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stm
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wtrm
wtrf
wtrd
wtri
gasm
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, ,
elpu

sanitary main
sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
storm sewer (solid wall, proposed)
storm sewer (perforated, proposed)
water main

water service (fire)
water service (domestic)
water service (irrigation)
natural gas main

natural gas service schematic underground primary electric underground secondary electric

underground cable/phone/data underground cable/phone/data service <u>Symbols</u>

service cleanout

force main release valve

rectangular structure

circular structure

fire hydrant

water valve

water meter

backflow preventer

natural gas meter

primary switch gear

pedestrian street light

light pole

guy wire

end section

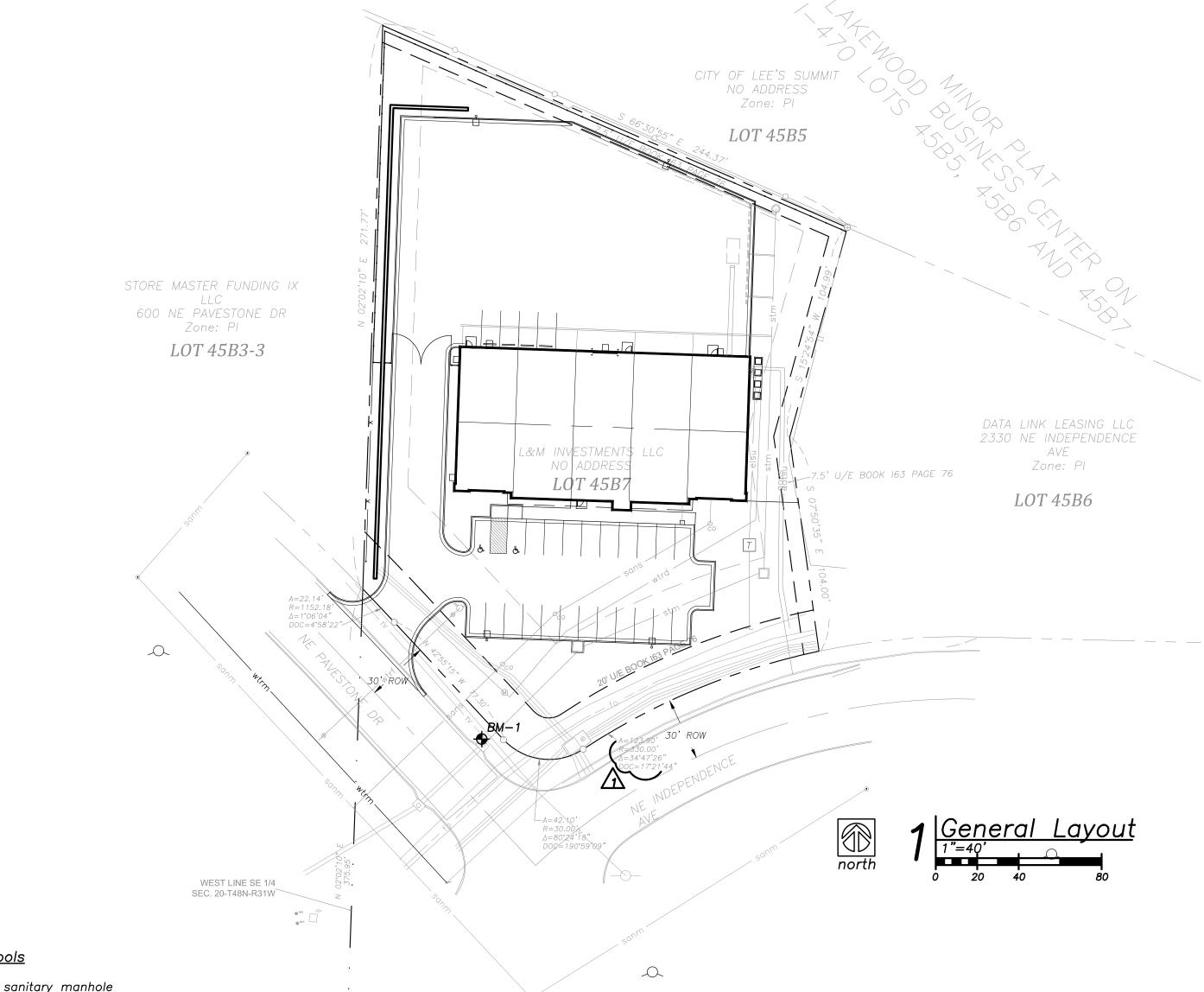
o——⊕ street light

service transformer (pad mount)

cable/phone/data junction box

# A new development for IBC

Section 20, Township 48 North, Range 31 West City of Lee's Summit, Jackson County, Missouri





According to the MDNR Record Database and Field Survey, there is no evidence suggesting presence of any active, inactive or capped oil and/or gas wells on the property

#### <u>Sheet Index</u>

C1.0 — General Layout C1.1 - Notes C1.2 - Site & Utility Plan C2.1 - Grading Plan C2.2 — Erosion Control Phase C2.3 — Erosion Control Phase II C2.4 — Erosion Control Phase III C2.5 — Spot Elevation Plan C3.1 — Drainage Area Map C3.2 - Storm Plan & Profile C4.1 — Details C4.2 — Details C4.3 — Details L1.1 — Landscape Plan A1.1 — Site Plan A2.1 - Floor Plan A2.2 - Mezzanine Plan

A3.1 — Building Elevations

Photometric Plan

#### <u>Utility Contacts</u>

Sanitary sewers — City of Lee's Summit, phone (816) 969—1900

Water — City of Lee's Summit, phone (816) 969—1900

Electric - KCP&L, phone (888) 471-5275

Gas — Spire, phone (816) 969—2266

Telephone – AT&T, phone (800) 464–7928

Cable — AT&T, phone (800) 464—7928

Storm sewer — City of Lee's Summit, phone (816) 969—1800

\*\*\*call before you dig — one call system (800) 344—7483

#### <u>Utility Notes</u>

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system
  development fees, taxes, etc. for all main connections and/or extensions with and from
  the city and/or respective utility unless otherwise coordinated with the Owner. All utility
  services for this project shall be coordinated with respective utility company by contractor
- The contractor shall be responsible for adjusting all at—grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one—call and city records.

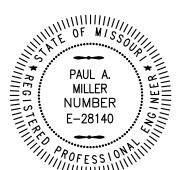
#### <u>General Notes</u>

- All work within the road right—of—way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, Missouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee's Summit, Missouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right—of—way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right—of—way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead—ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right—of—way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right—of—way.

4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 fex: 913.451.9391

www.davidsonae.com

Davidson Architecture & Engineering, LLC Certificate # 006278



Paul A. Miller Licensee # E-28140

Independence Annuit, Missouri 64

1BC 2320 NE

date
08.06.2018
drawn by
ANH
checked by
PAM
revisions

09.21.2018

1

sheet number

C1.0

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher auglity standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee's Summit, Missouri, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off—site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks. soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- Paving shall conform to the geotechnical report and these drawings, any identified discrepancies shall be brought to the attention of the engineer immediately. If no geotech. report is provided for the project, the contractor shall use the minimum design standards as required by the city.
- The Contractor shall provide 48—hour notification to the city engineering division or proper city staff to schedule all required inspections.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right—of—way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead—ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, Missouri or the transportation department of Missouri. A right—of—way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the geotechnical report. Any discrepancies shall be brought to the attention of the engineer.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on—site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

#### <u> Utility Notes</u>:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completition of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

#### Erosion Control Notes:

- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated erosion control contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Enaineer. The general contractor, or designated erosion control contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Missouri General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the soil erosion and sedimentation control permit, and conform to the standards and specifications of the city of Lee's Summit, Missouri, prior to any land disturbance
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Lee's
- The contractor shall be responsible for installation and maintenance of all Erosion Control devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion control devices on the site are deemed inadequate or ineffective, the city of Lee's Summit, Missouri has the right to require additional Erosion control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged though a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion control devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.
- The general contractor shall inspect the Erosion Control devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided
- Install silt fence, inlet filters, and other Erosion Control devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build—up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

#### Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re—spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

#### <u>Seeding Notes:</u>

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft
- Seedbed preparation—Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"-6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Missouri seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than  $\frac{1}{2}$ ".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re—seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1-2 tons per acre or 100lbs (2-3 bales) per  $1000 \text{ft}^2$ . The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right—of—way. Refer to city and state standards for proper installation.

#### Demolition Notes:

- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are 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. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existina fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations unless approved by owner's representative.

#### Retaining Wall Notes:

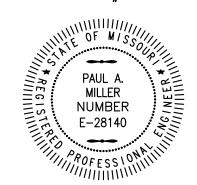
- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owners representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Missouri. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30" and is in an accessible area, guard rails are required per code.

4301 Indian Creek Parkway Overland Park, KS 66207 phone: 913.451.9390 fex: 913.451.9391

erchitecture&engineering

**Davidson Architecture** & Engineering, LLC Certificate # 006278

www.davidsonae.com



Licensee # E-28140

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Z N date 08.06.2018

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drawn by

checked by

ANH

PAM

revisions

sheet number

project number 18091

drawing type

<u>BM-1:</u> Chiseled Square in Northwest Corner of Curb Inlet on North side of NE Pavestone Drive Northing = 999983.011 Easting = 1000072.494



erchitecture&engineering

Construction Notes (#)

Elevation = 1000.101

1. Construct Standard Type CG-1 Curb & Gutter where indicated. (see construction legend)

2. Construct Standard Type CG-1 Dry Curb & Gutter where indicated. (see construction legend)

3. Construct Standard Type CG-2 Dry Roll Back Curb & Gutter where indicated. (see construction legend)

4. Construct Standard concrete pavement, typ. (see construction legend) Re: C4.1 for sections.

5. Construct Standard concrete sidewalk, typ. (see construction

6. Construct gravel storage yard, typ. (see construction legend)

7. Construct commercial entrance per Lee's Summit standards. 8. 4" parking striping, white, incl. universal ADA symbol, re: Arch

9. Construct Accessible ramp per ADA Standards. Re: C2.4 for spot elevations

10. Light poles. (See lighting plans for details)

11. Not Used.

12. Concrete retaining wall. Design by others.

13. Install primary electric and concrete transformer pad per KCPL standards. Coordinate installation and sizing with KCPL.

14. Coordinate with KCPL to install electrical service line.

15. Telephone/Cable/Data service lines. Coordinate installation with

16. Gas service line. Coordinate installation with utility.

Connect to existing 8" sanitary main. Install approx. 234 l.f. of 4" PVC SDR-26 sanitary service @ 2.0% min. slope to building. Re: MEP plans for continuation at building. Maintain min. 36" cover. FL @ main≈ 995.20 FL @ building= 1002.00

18. Install 8"x6" tee on existing 8" water main. Install approx. 94 /I.f. of 6" C900 PVC.

19. Storm sewer. Re: C3.2.

20. Install car charging station and required utility connections per manufacturer specifications. Re: Site Electric for power to station.

21. Install double wall fuel tank and required utilities per manufacturer specifications. Coordinate with owner on location. Re: Site Electric Plan

22. Install fence per Architectural Plans.

23. Install motorized swing gate and required utility connections per manufacturer specifications. See Architectural Plans and Site Electric. Provide Knox padlock installed on gate per fire department requirements.

, 24. Tap 6" line and install 43 l.f. of 1" type "K" water service line to 1" meter and pit, per city standards. Install 226 l.f. of 1.5" type "K" water service line from meter to building, as shown. Maintain min. 48" cover. Install reduced pressure backflow preventer on water service line inside building. Re: MEP plans for continuation at building.

25. Construct Heavy Duty concrete pavement, typ. (see construction legend) Re: C4.1 for sections.

26. Construct Heavy Duty asphalt pavement, typ. (see construction legend) Re: C4.1 for sections.

27. Construct Heavy Duty asphalt pavement, typ. (see construction legend) Re: C4.1 for sections.

#### <u>Contractor Notes:</u>

\*\*Contractor shall field verify location & depth of existing utilities and notify the engineer immediately of any conflicts.

#### <u>Utility Contacts</u>

Sanitary sewers — City of Lee's Summit, phone (816) 969—1900

Water — City of Lee's Summit, phone (816) 969—1900

Electric - KCP&L, phone (888) 471-5275

Gas — Spire, phone (816) 969—2266

Telephone - At&T, phone (800) 464-7928

Cable – Time Warner, phone (816) 358–8833

Storm sewer — City of Lee's Summit, phone (816) 969—1800

\*\*\*call before you dig — one call system (800) 344—7483

### <u> Utility Legend</u>

<u>Property Legend</u>

---- easements

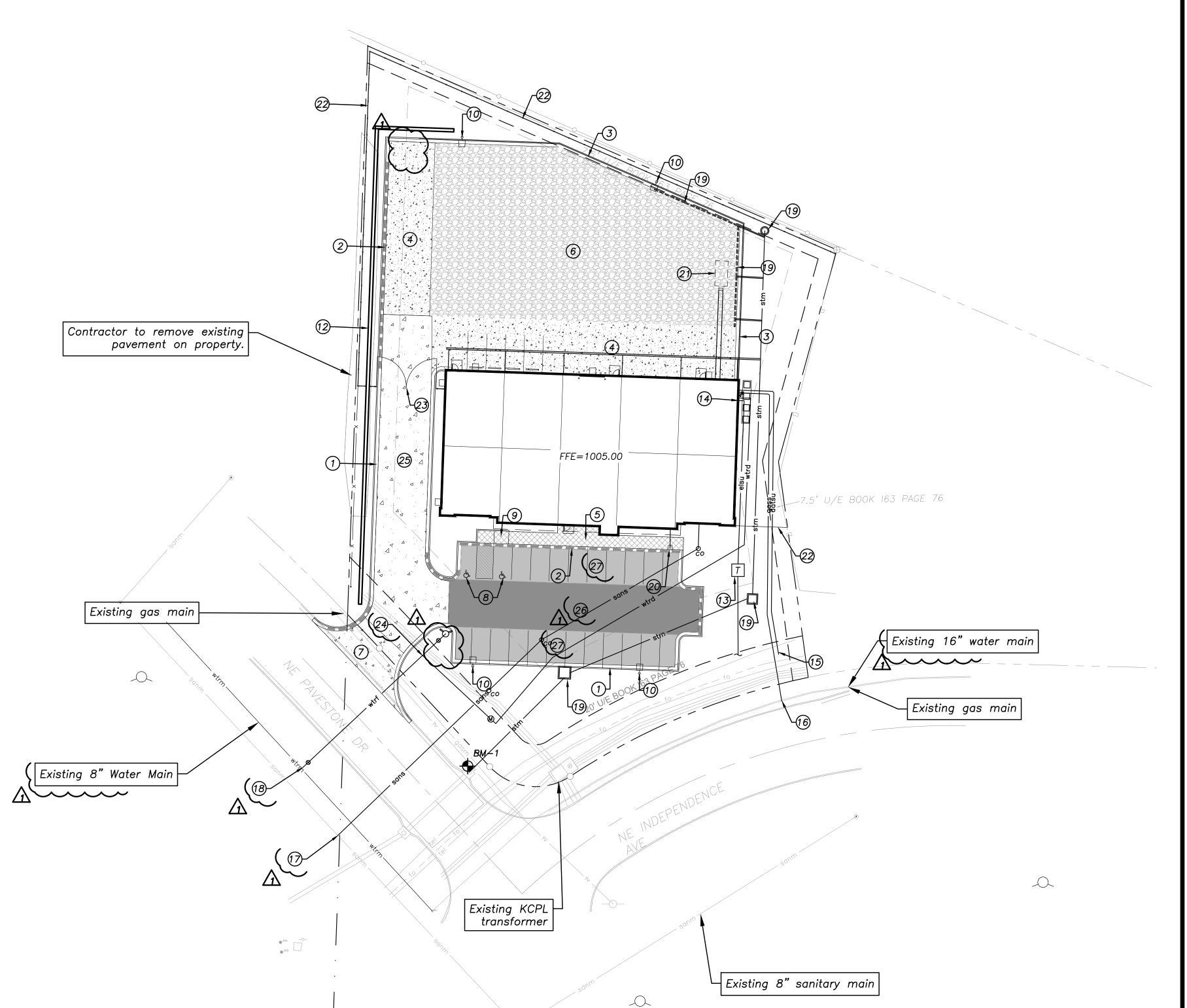
	existing proposed			
<u>Linetypes</u>				
sanmsans	sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed)			
stm —	storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main water service (fire) water service (domestic) water service (irrigation)			
gasm gass gass	natural gas main natural gas service schematic			
elpu elsu	underground primary electric underground secondary electric			
datu datsu	underground cable/phone/data underground cable/phone/data service			

<u>Construction</u>	<u>Legend</u>
	heavy duty asphalt pavement
	standard asphalt pavement
	standard concrete pavement
<u>d</u> <u>d</u>	heavy duty concrete pavement
	gravel pavement
	concrete sidewalk
	standard curb & gutter
	standard dry curb & gutter
	dry roll back curb & gutter

<u>Syml</u>	<u>bols</u>
S	sanitary manhole
oco	service cleanout
$\otimes^{fmv}$	force main release valve
	rectangular structure
0	circular structure
Q	fire hydrant
$\otimes^{WV}$	water valve
M	water meter
BFP	backflow preventer
<b>⊠</b> 9	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
₩	light pole
C	cable/phone/data junction box
<b>○</b>	street light
0-⊕	pedestrian street light
Ø	electric pole

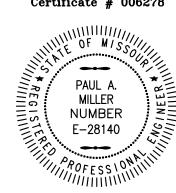
guy wire

end section



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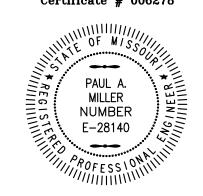
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Site & Utility Plan

<u>Syr</u>	<u>nbols</u>	<u>Local Benchmarks:</u> → BM−#
	sanitary manhole	BM-1: Chiseled Square in Northwest Corner of
)	service cleanout	Curb Inlet on North side of NE Pavestone Drive Northing = 999983.011
v	force main release vo	Elevation = 1000072.494  Elevation = 1000.101
	rectangular structure	Lievation — 1000.101
	circular structure	
	fire hydrant	
v	water valve	
	water meter	
P	backflow preventer	
	natural gas meter	
	service transformer (p	oad mount)
	primary switch gear	
	light pole	
	cable/phone/data jun	ction box
——	∋ street light	
∌	pedestrian street light	t ·
	electric pole	
€	guy wire	
l	end section	
		easements setbacks
<u>ding</u>	<u>, Legend</u>	
		existing minor contour
		existing major contour
		proposed minor contour
itv I	_eaend	
ity L	_egend	proposed minor contour  proposed major contour
		proposed minor contour
		proposed minor contour  proposed major contour  existing proposed
		proposed minor contour  proposed major contour  existing proposed  sanitary main sanitary service
	<u>es</u>	proposed minor contour  proposed major contour  existing proposed  sanitary main sanitary service storm sewer (existing)
etype	<u>es</u>	proposed minor contour  proposed major contour  existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed)
	Sanm	proposed minor contour  proposed major contour  existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main
	Sanm	proposed minor contour  existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main water service (fire)
	Sanm	proposed minor contour  existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main
======================================	sanm —	existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main water service (fire) water service (irrigation) natural gas main
======================================	Sanm	existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main water service (fire) water service (domestic) water service (irrigation)  natural gas main natural gas service schematic
etype	sanm —	proposed minor contour  existing proposed  sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main water service (fire) water service (irrigation)  natural gas main
etype	Sanm   Sans   Sans	existing proposed sanitary main sanitary service storm sewer (existing) storm sewer (solid wall, proposed) storm sewer (solid wall, proposed) storm sewer (perforated, proposed) water main water service (fire) water service (domestic) water service (irrigation)  natural gas main natural gas service schematic underground primary electric



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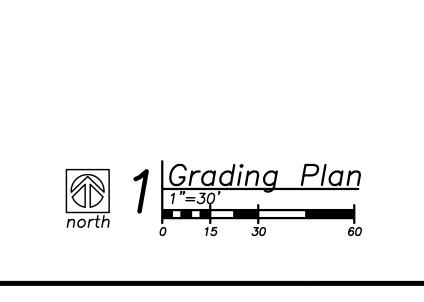
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08.06.2018
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PAM
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sheet number

drawing type
fdp
project number
18091



\_7,5' U/E BOOK 163 PAGE 76

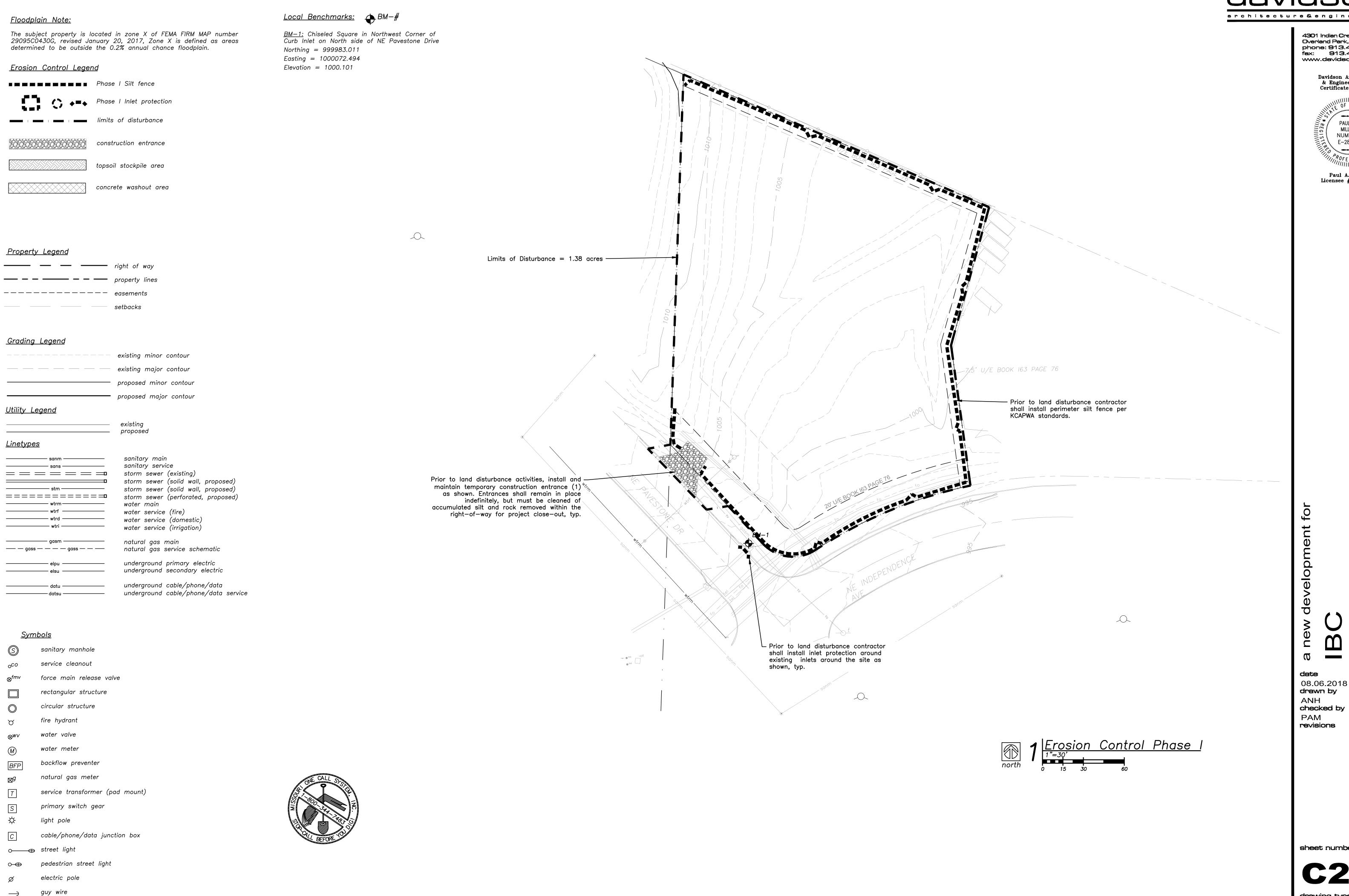
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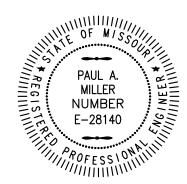
end section

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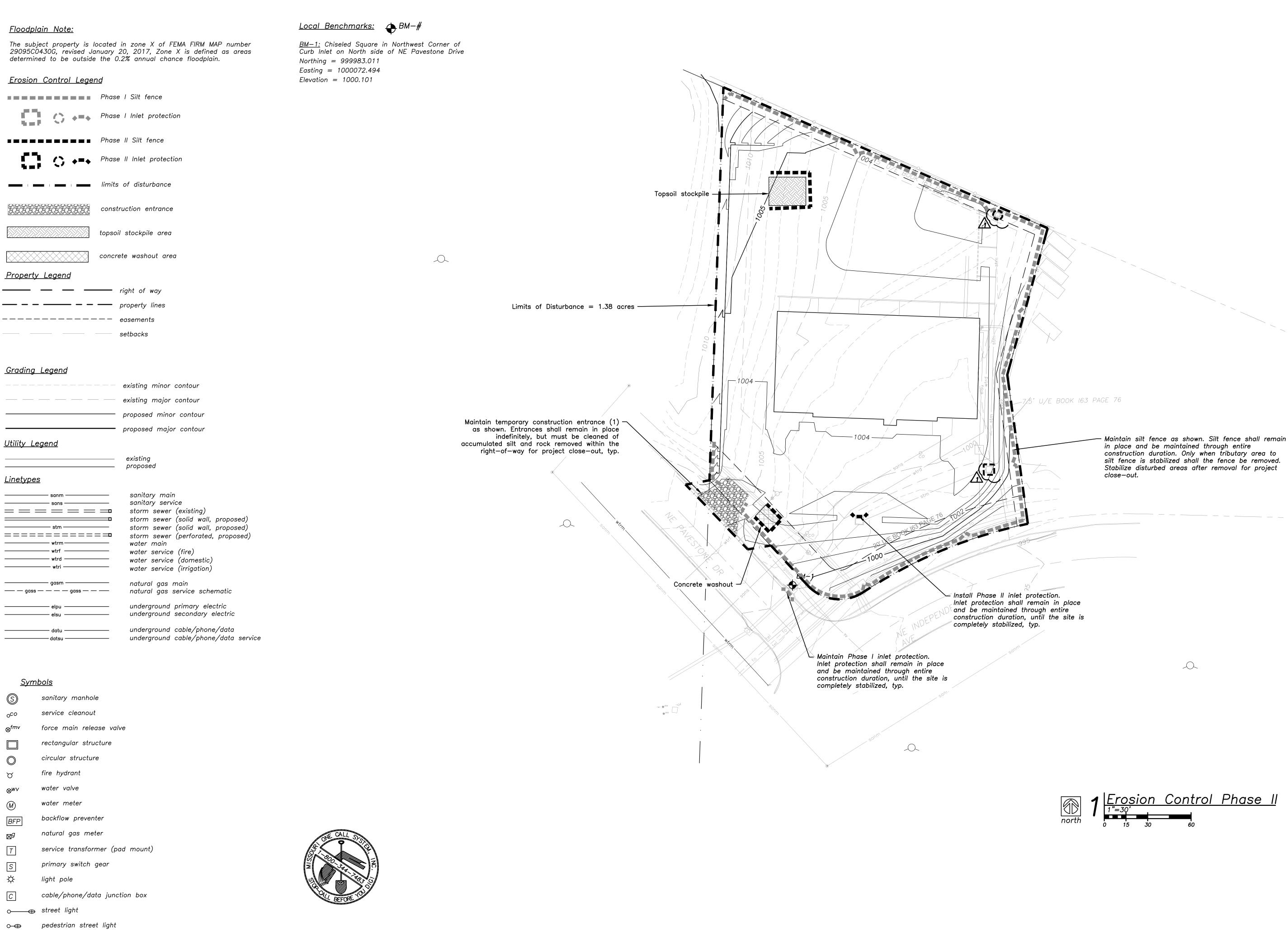
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 $\boldsymbol{\omega}$ date

sheet number



electric pole

end section

guy wire

 $\square$ 



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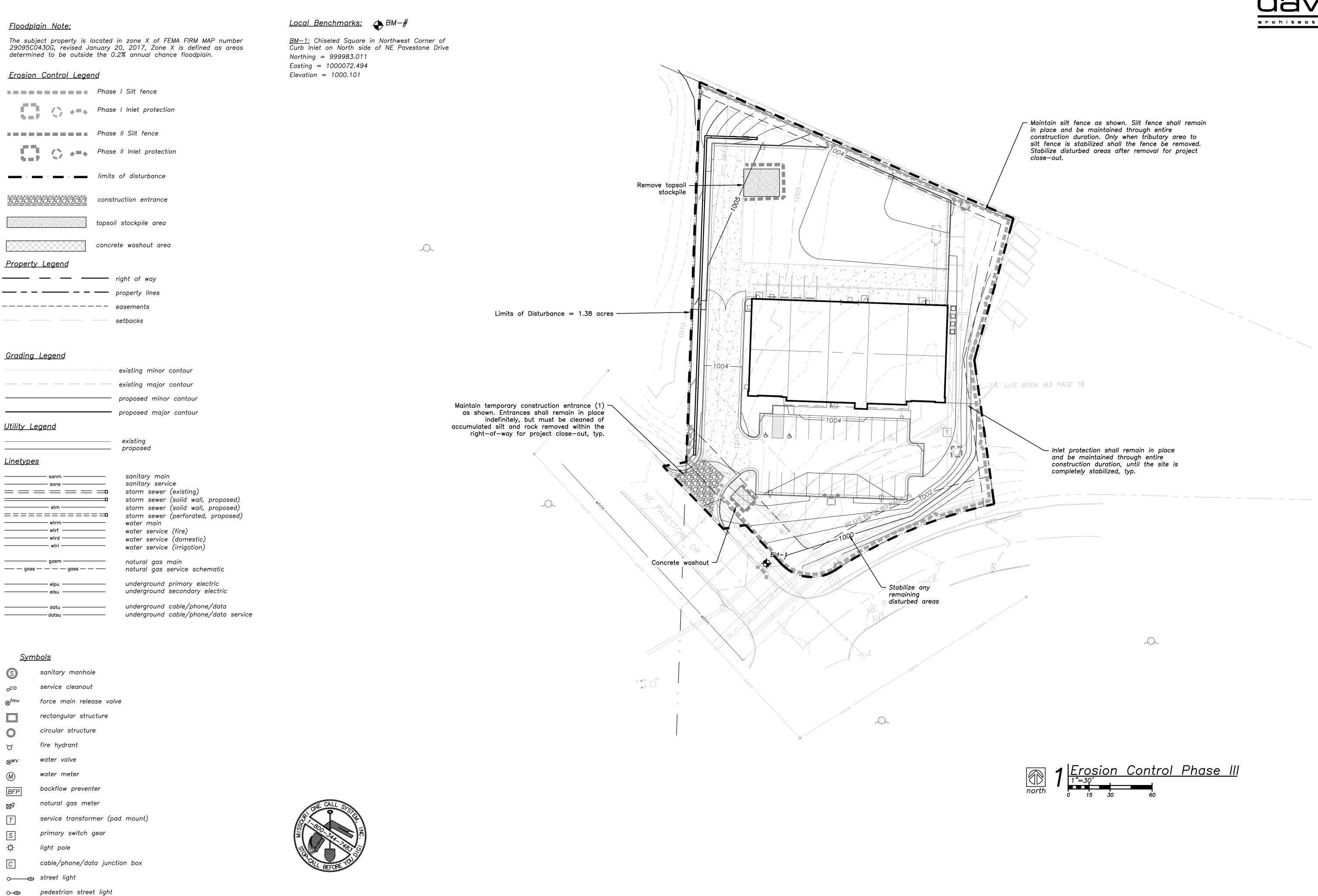


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sheet number



electric pole

end section

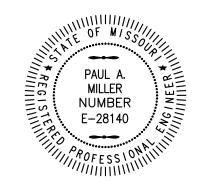
guy wire

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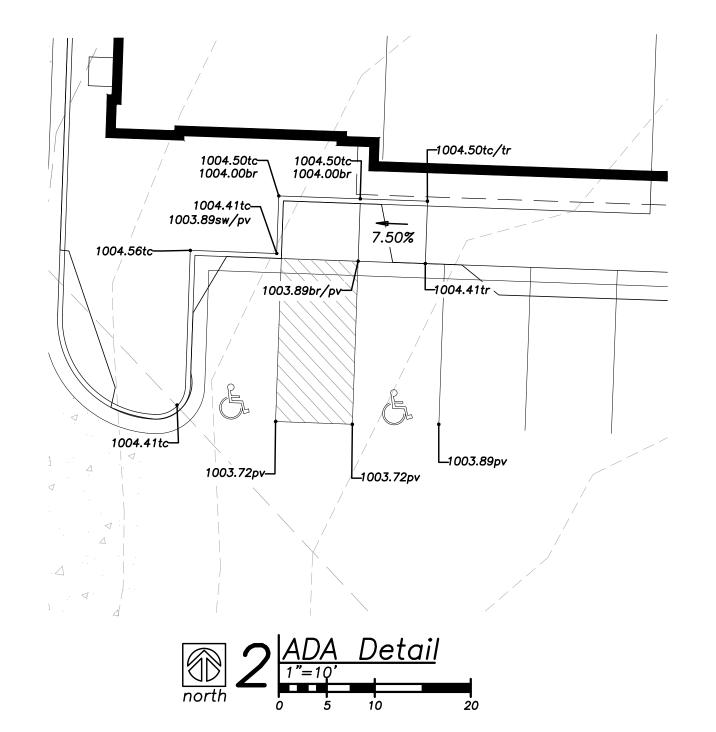
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C2.4

So sanitary manhole So service cleanout Softmax Softm	<u>Syml</u>	bols		Local Benchmarks:	<u></u> BM−#	
Curb Inlet on North side of NE Pavestone Drive Northing = 999983.011 Easting = 1000072.494 Elevation = 1000.101  rectangular structure  circular structure  fire hydrant  www water valve  water meter  BFF backflow preventer  natural gas meter  service transformer (pad mount)  primary switch gear  light pole  cable/phone/data junction box  street light  pedestrian street light  electric pole  guy wire					in Northwest Corner of	
of force main release valve  of force main release valve  casting = 1000072.494  Elevation = 1000.101  rectangular structure  of ire hydrant  of water valve  of water meter  of packflow preventer  force main release valve  fire hydrant  of water valve  of water walve  of water meter  of packflow preventer  force main release valve  Elevation = 1000.101  called the packflow preventer  of packflow preventer  of packflow preventer  force main release valve  Elevation = 1000.101  called the packflow preventer  of packflow pre	•			Curb Inlet on North side of NE Pavestone		
Elevation = 1000.101  rectangular structure  circular structure  fire hydrant  wwv water valve  water meter  BFP backflow preventer  natural gas meter  service transformer (pad mount)  sprimary switch gear  light pole  cable/phone/data junction box  street light  pedestrian street light  gelectric pole  guy wire	_		lve	•		
Circular structure  ∀ fire hydrant  ⊗wv water valve  W water meter  BFP backflow preventer  ¬ service transformer (pad mount)  ¬ service transformer (pad mount)  ¬ primary switch gear  ↓ light pole  C cable/phone/data junction box  ¬ street light  ¬ pedestrian street light  Ø electric pole  ¬ guy wire				Elevation = 1000.101		
fire hydrant  wv water valve  water meter  BFP backflow preventer  ag natural gas meter  service transformer (pad mount)  sprimary switch gear  tight pole  c cable/phone/data junction box  treet light  pedestrian street light  g electric pole  guy wire		Ū				
wwv water valve  water meter  backflow preventer  perp backflow preventer  service transformer (pad mount)  primary switch gear  ight pole  cable/phone/data junction box  street light  pedestrian street light  electric pole  guy wire	$\bigcirc$					
water meter     backflow preventer     natural gas meter     service transformer (pad mount)     primary switch gear     light pole     cable/phone/data junction box     street light     pedestrian street light     electric pole     guy wire		•				
BFP backflow preventer	_					
matural gas meter    T						
T service transformer (pad mount)  S primary switch gear  ☆ light pole  C cable/phone/data junction box  → street light  → pedestrian street light  Ø electric pole  → guy wire						
S   primary switch gear	_	•	ad mount)			
ight pole  cable/phone/data junction box  street light  pedestrian street light  pedestric pole  guy wire		·	ad mounty			
C cable/phone/data junction box   ○ → street light   ○ → pedestrian street light   Ø electric pole   → guy wire						
o ⇒ street light  o ⊕ pedestrian street light  Ø electric pole  → guy wire			tion hav			
o→ pedestrian street light  Ø electric pole  → guy wire			cuon box			
ø electric pole  → guy wire						
guy wire		•				
	Ø	·				
	<b>→</b>					
end section		ena section				
Property Legend	<u>Property</u>	v Legend				
——— right of way			right of way			
— — — — property lines			property lines			
easements			easements			
setbacks			setbacks			
<u>Grading Legend</u>	<u>Grading</u>	<u>Legend</u>				
existing minor contour			existing minor c	ontour		
— — — — existing major contour			existing major c	ontour		
proposed minor contour			proposed minor	contour		
proposed major contour			proposed major	contour		
<u>Utility Legend</u>	<u>Utility Le</u>	<u>gend</u>				
existing proposed						
<u>Linetypes</u>	Linetypes	1	, ,			
——————————————————————————————————————		sanm	sanitary main			
sans sanitary service = = storm sewer (existing)		_	-			
storm sewer (solid wall, proposed) storm sewer (solid wall, proposed)		stm	storm sewer (	solid wall, proposed)		
storm sewer (solid wdill, proposed)  ===================================	=====	========	storm sewer (			
———— wtrf ———— water service (fire)	-	wtrf	water service			
water service (domestic) water service (irrigation)						
——————————————————————————————————————		<u> </u>	natural gas m	ain		

underground primary electric underground secondary electric

underground cable/phone/data underground cable/phone/data service



#### Spot Elevation Legend

br = bottom of ramp tr = top of ramp me = match existing pv = pavement
bw = bottom of wall
tw = top of wall
tc = top of curb
sw = sidewalk
ti = top of inlet
bldg = building
FFE = finished floor elevation

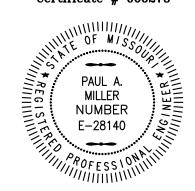
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1 Spot Elevation Plan

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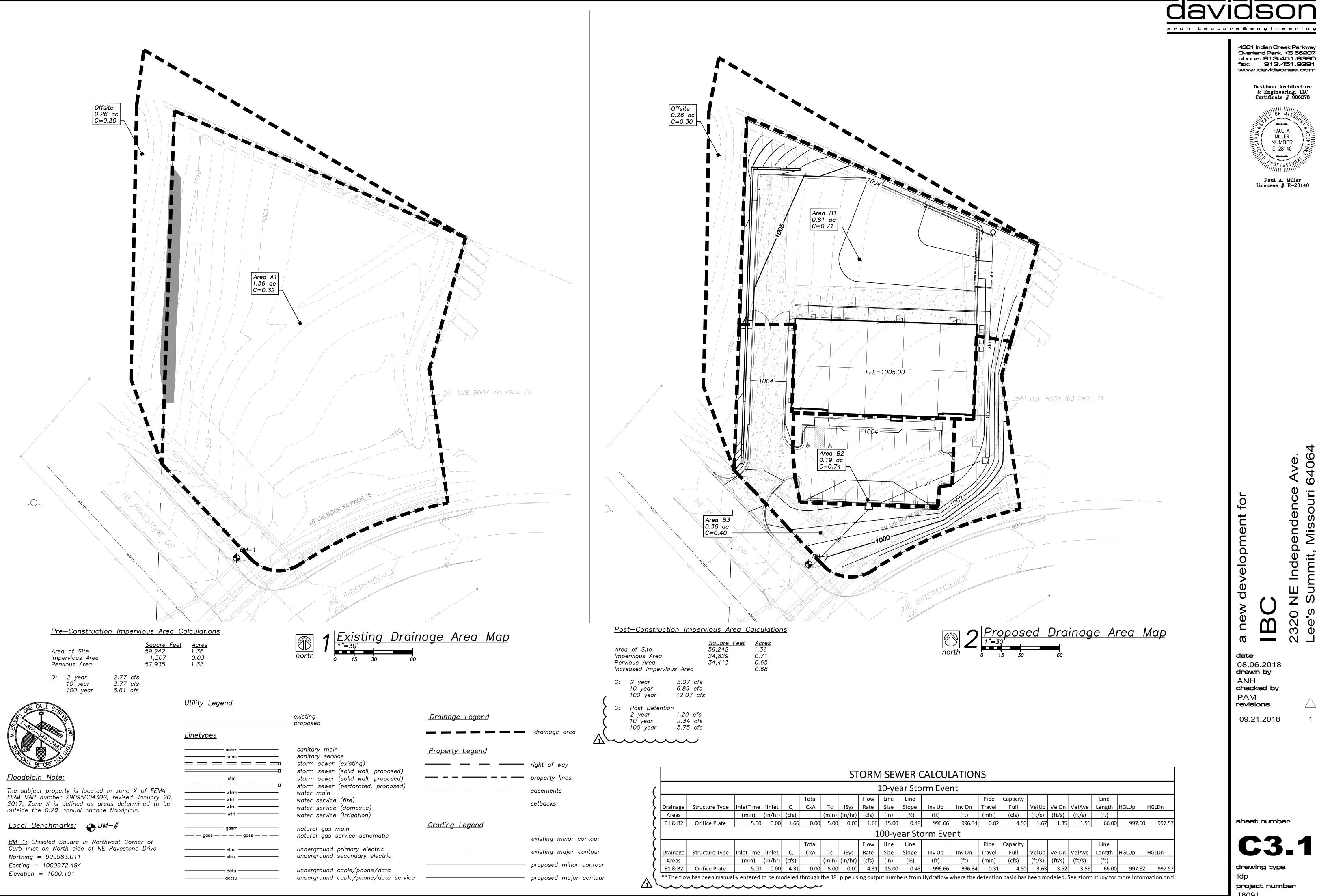
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a new development for

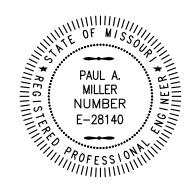
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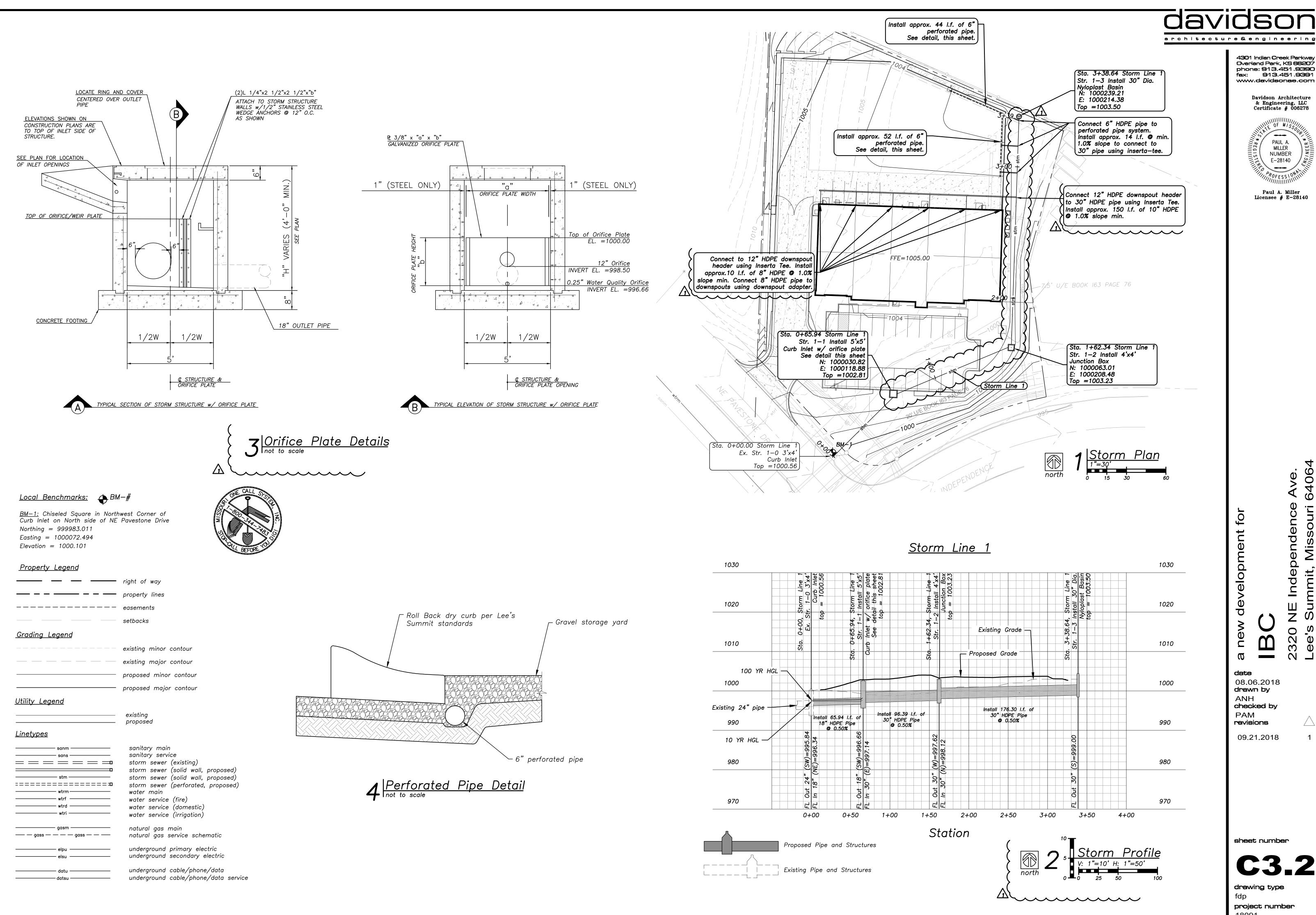
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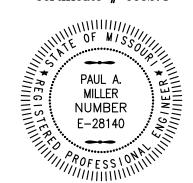
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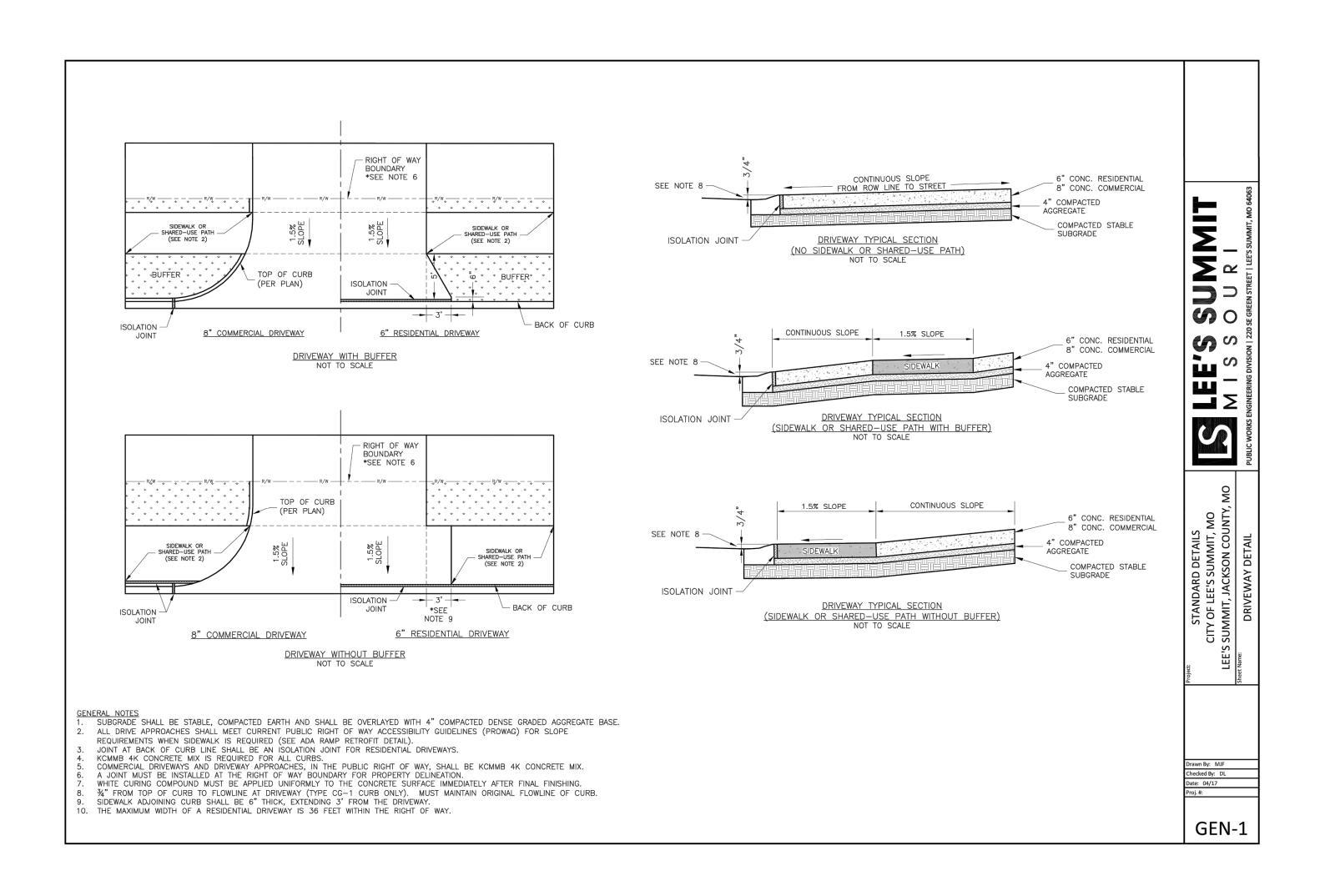
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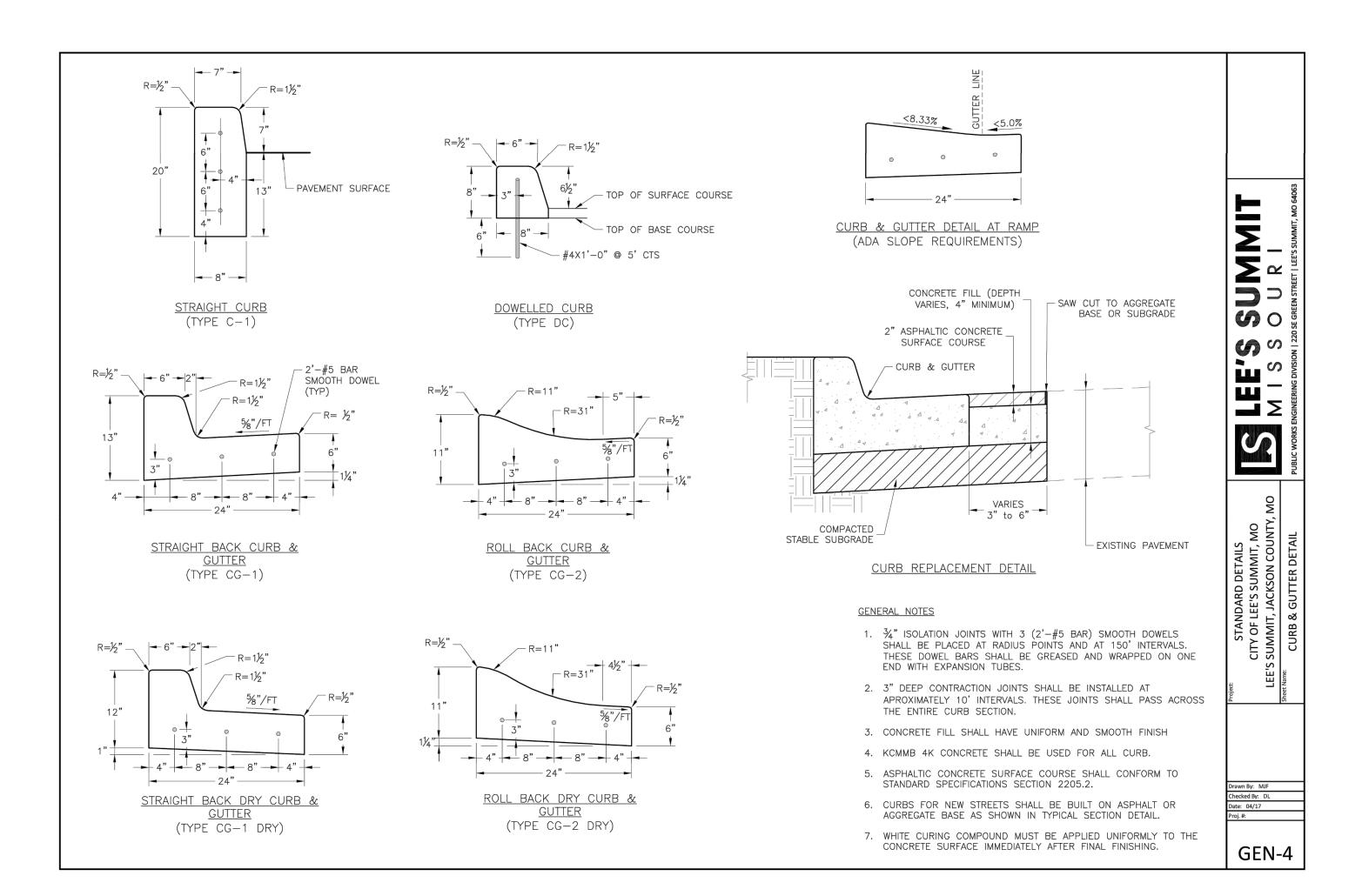
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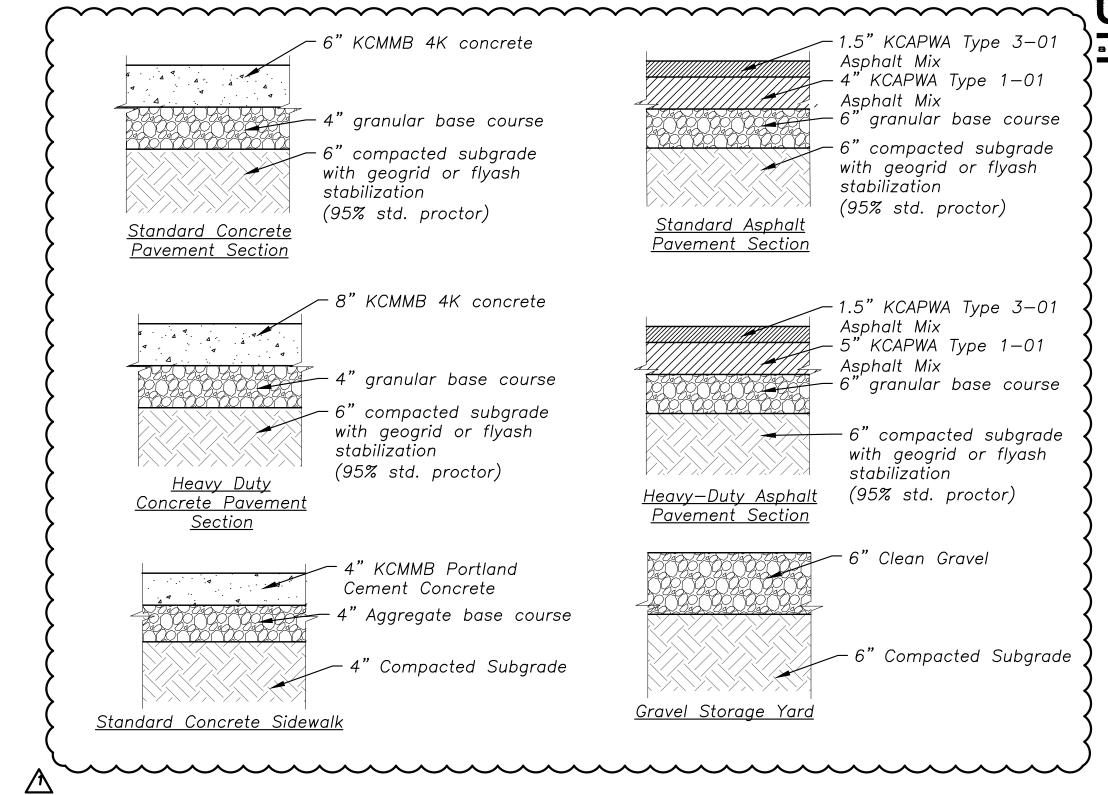
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**C3.2** 







### 6" granular base course and 6" stabilized $\neg$ subgrade to extend 1' beyond back of curb/ 1.5" KCAPWA Type 3-01 Asphalt Mix 4" KCAPWA Type 1-01-Asphalt Mix 6" granular base course-

All pavements shall conform to Lee's Summit City Standard.

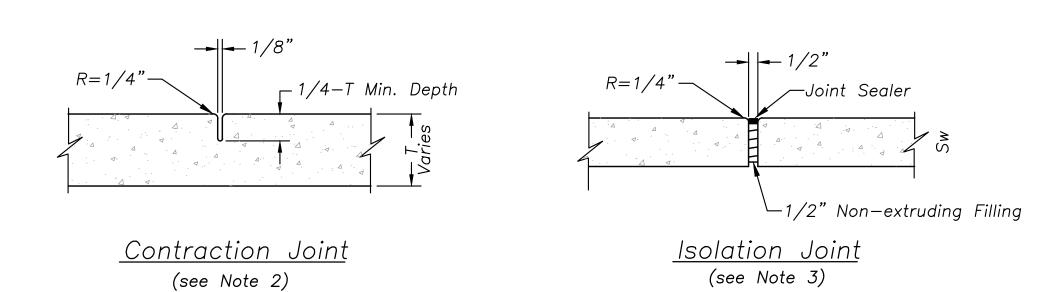
3. Where city pavement standards and geotech recommendations differ,

4. Any discrepancies shall be brought to the attention of the engineer.

2. Refer to the geotech for site recommendations.

contractor shall use the more stringent of the two.

6" compacted subgrade with geogrid or flyash stabilization (95% std. proctor) Standard Pavement w/ curb



## Joint Details

#### <u>Notes</u>

- 1. Concrete shall be KCMMB-4K unless otherwise noted.
- 2. Key all construction joints or use tie bars #4 Epoxy coated @ 12" o.c.
- 3. Longitudinal joint spacing to match width of sidewalk.
- 4. Isolation joints shall be placed where walk abuts driveways and similar structures, and 250' centers
- 5. Install 18" tie bars #4 Epoxy coated @ 18" o.c.

Pavement Details

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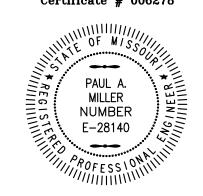
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RCP, HDPE, & ALUMINIZED CMP PIPE EMBEDMENT

STORM PIPE EMBEDMENT BENEATH ROADWAY

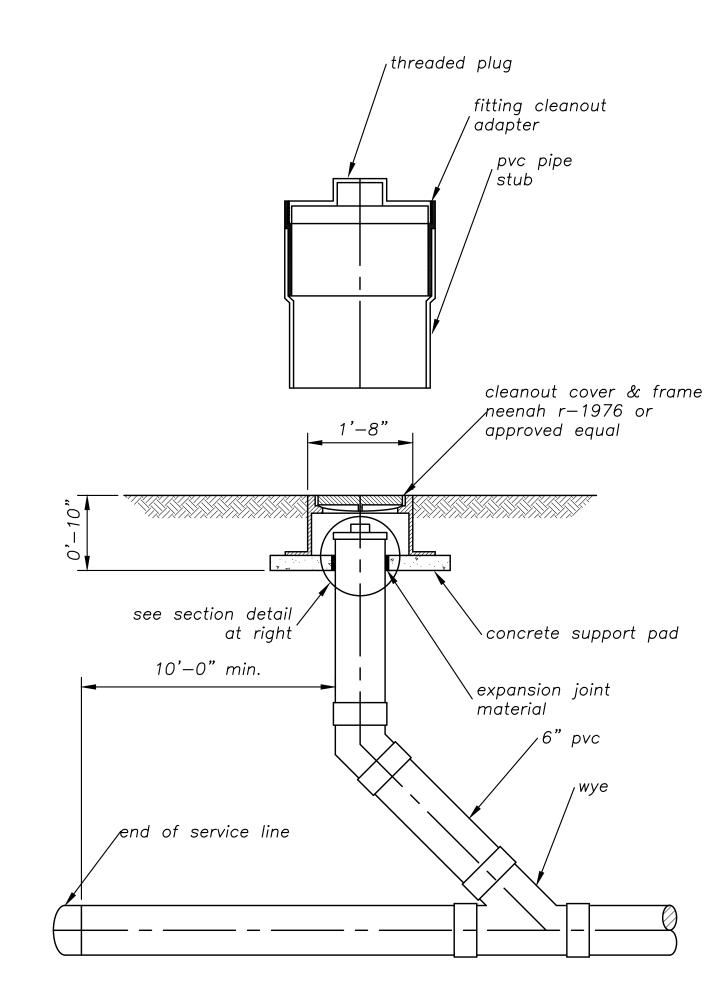
ROADWAY

		MINIMUM PIPE CLEARANCES (IN)		
LEGEND		D	CLEARANCE <sup>2</sup>	
NOMINAL PIPE DIAMETER			(SOIL/ROCK)	
TRENCH BACKFILL		0"-27"	6/6	4/6
TAMPED GRANULAR BACKFILL (AB-3)		30"-60"	8/9	6/9
GRANULAR BEDDING		66"-UP	12/12	8/12
/				

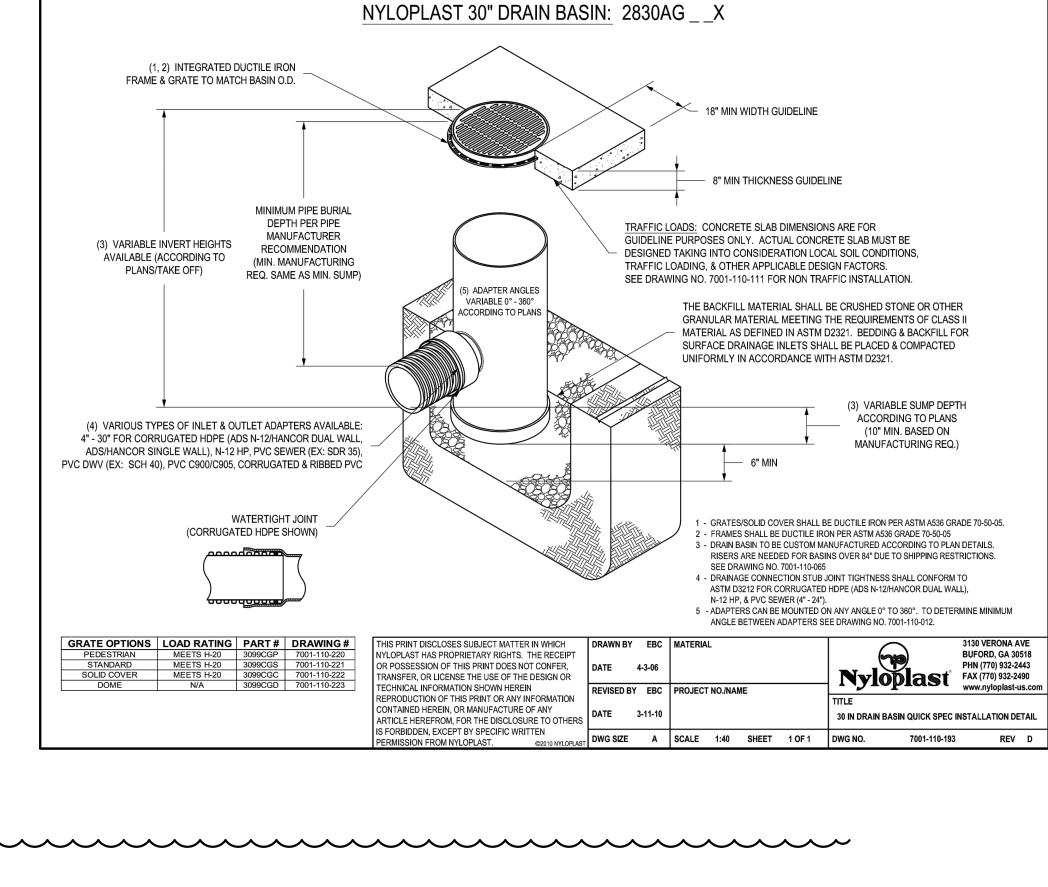
NOTES: 1. GRANULAR BEDDING SHALL BE 1/2" CLEAN ROCK WITH A MAXIMUM PARTICLE SIZE 3/4 INCH ROCK, PASSING #200 SIEVE  $\leq$  35% (PI  $\leq$  10 AND LL  $\leq$  40). MATERIAL TO BÉ PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR VIBRATING.

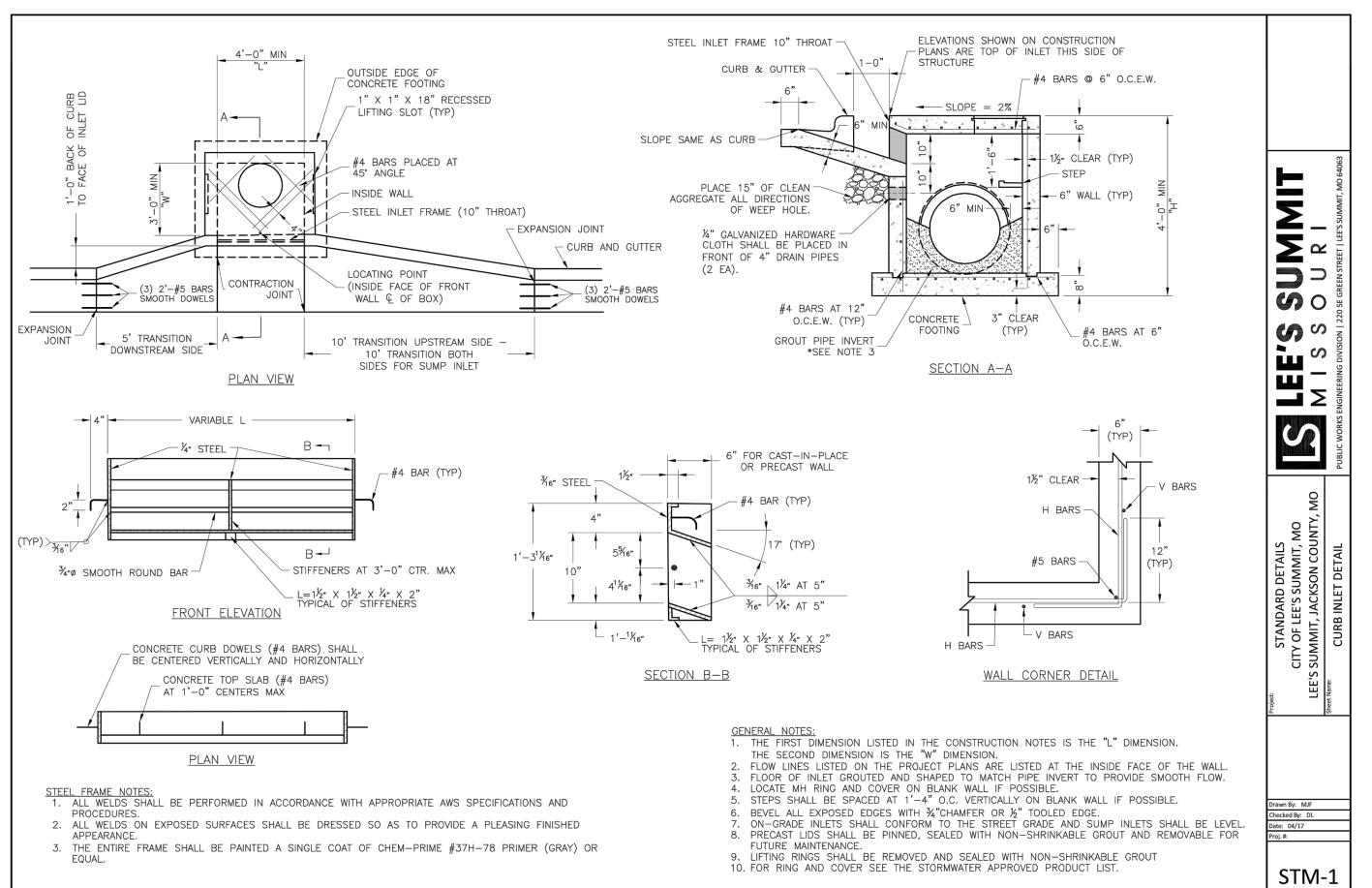
- 2. TAMPED GRANULAR BACKFILL (AB-3) SHALL BE GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE 1 1/2 INCH ROCK, PASSING #40 SIEVE (PI  $\leq$  8) 15 TO 50% AND #200 SIEVE ≤ 35%. THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSINGS.
- 3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.

## HDPE Pipe Embedment



Sanitary Cleanout Details





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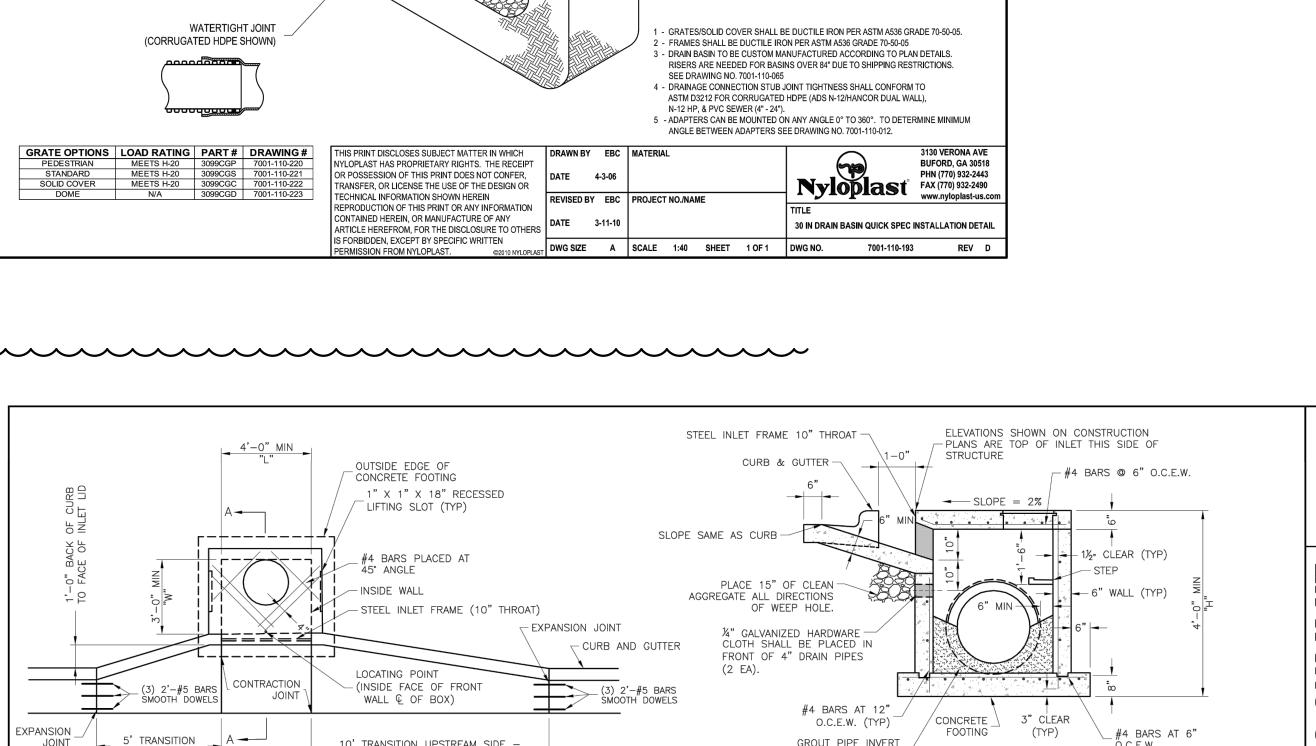
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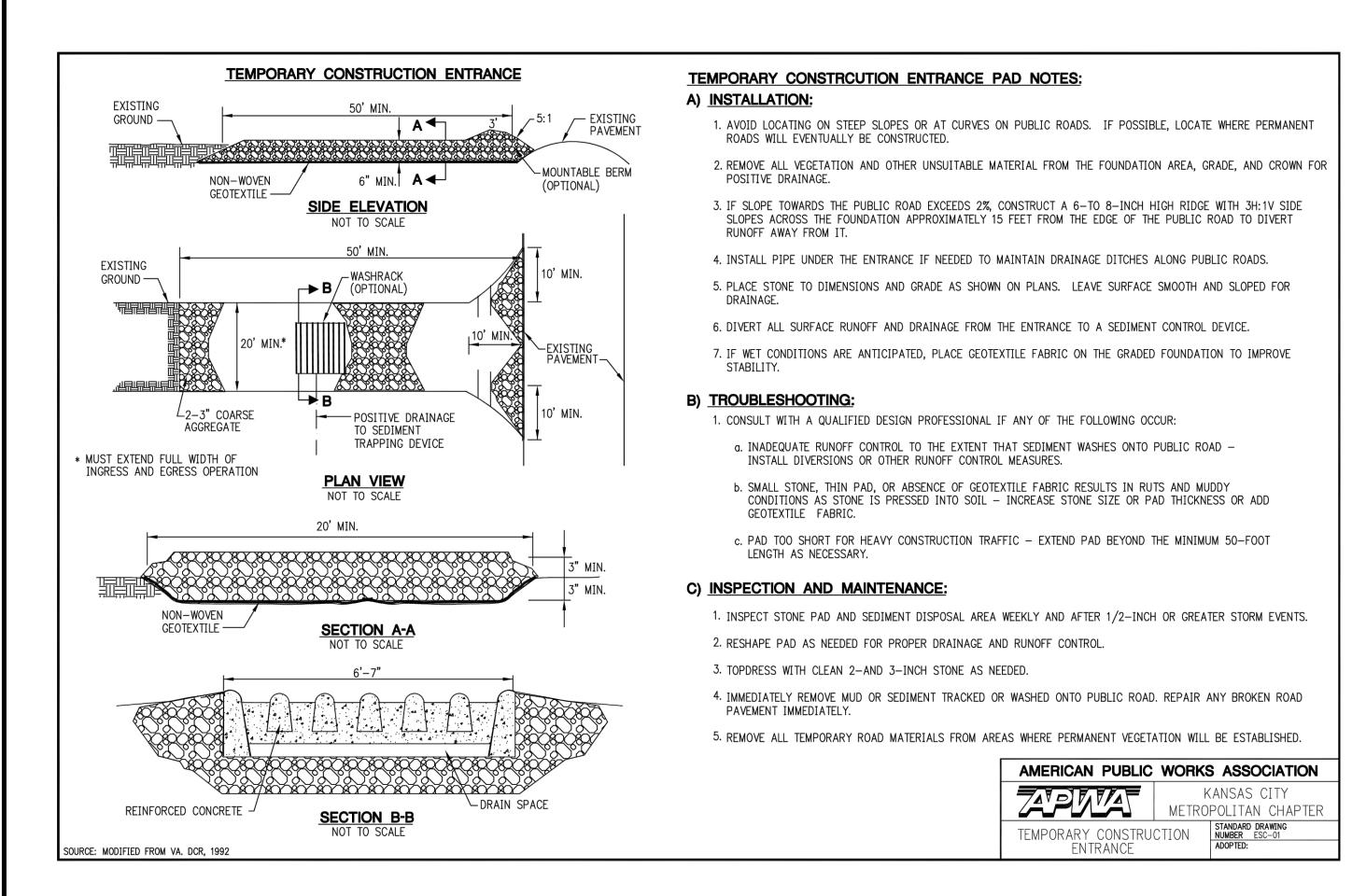
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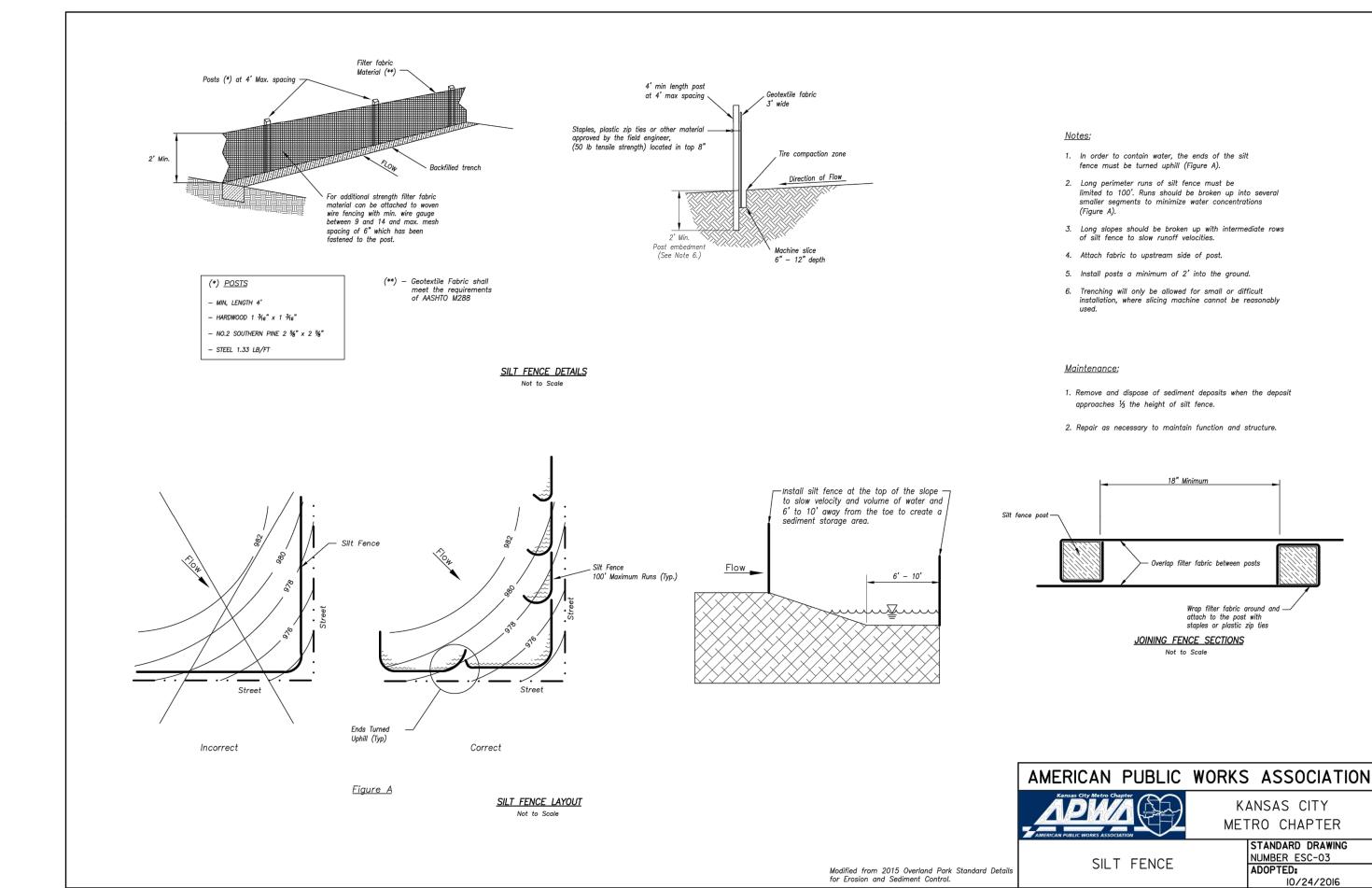
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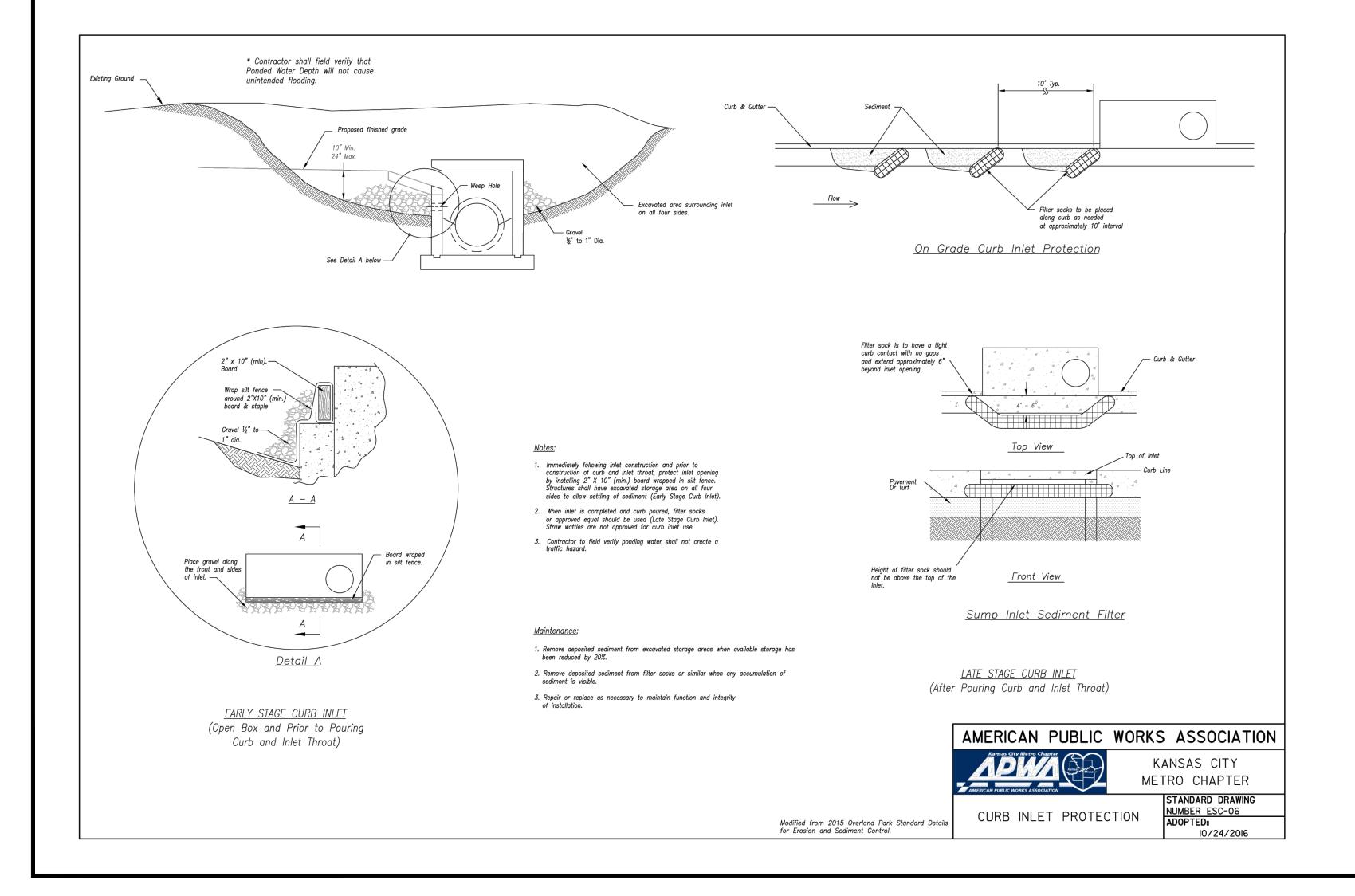
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project number

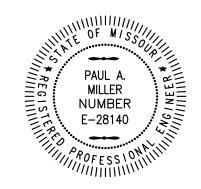








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