

- ◇ **DEMOLITION NOTES**
- 1 REMOVE & DISPOSE OF EXISTING ASPHALT
 - 2 REMOVE & DISPOSE OF EXISTING CURB
 - 3 REMOVE & DISPOSE OF EXISTING STORM PIPE
 - 4 REMOVE & DISPOSE OF EXISTING STORM STRUCTURE
 - 5 REMOVE & DISPOSE OF EXISTING SIDEWALK
 - 6 REMOVE & DISPOSE OF EXISTING BUILDING PER ARCHITECTURAL PLANS
 - 7 REMOVE & DISPOSE OF EXISTING SIGN
 - 8 REMOVE & DISPOSE OF EXISTING WALL
 - 9 EXISTING WATER MAIN TO BE RELOCATED AT OWNER'S EXPENSE; AFTER RELOCATION, ABANDON EXISTING IN PLACE PER UTILITY REQUIREMENTS
 - 10 REMOVE EXISTING TREE
 - 11 SAW CUT EXISTING PAVEMENT FULL DEPTH WITH A CLEAN STRAIGHT EDGE
 - 12 REMOVE & DISPOSE OF EXISTING WATER STRUCTURE
 - 13 REUSE EXISTING LIGHT POLE AND FIXTURE
 - 14 REMOVE & DISPOSE OF EXISTING FENCE
 - 15 RELOCATE EXISTING GAS MAIN
 - 16 RELOCATE EXISTING FIRE HYDRANT
 - 17 REMOVE & DISPOSE OF EXISTING HVAC EQUIPMENT

- GENERAL NOTES**
- 1. ALL MATERIALS SHALL BE REMOVED AND NOT DISPOSED OF ON-SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO MEET ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION/DEMOLITION MATERIAL.
 - 2. ALL PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION/CONSTRUCTION ACTIVITY.
 - 3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.
 - 4. EXISTING STORM & STRUCTURES SHALL BE EXCAVATED AND REMOVED.

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CONSTRUCTION SET



PROJECT TITLE



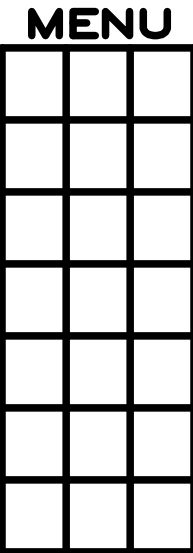
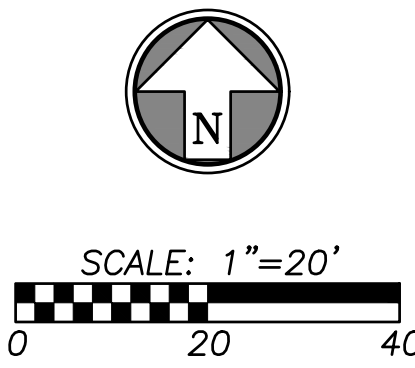
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PROJECT ARCHITECT	:	DAS	
PROJECT ENGINEER	:	ERB	
DRAWN BY	:	SKT	
CHECKED BY	:	ERB	
APPROVED BY	:		
NO.	REVISION	DESCRIPTION	DATE
1		ADDENDUM #1	09/27/2018
2		LANDSCAPE PLAN	10/10/2018
3		ADDENDUM #3	10/26/2018

DRAWING TITLE

DEMOLITION PLAN

COMM. NO.	DATE
17106.00	SEPTEMBER 14, 2018
DRAWING	SHEET
C1.0	01 OF 14



GRID VERSION
PLAN SCALE
PLAN DATE
COORD. NO.
DRAWING NO.

MENU

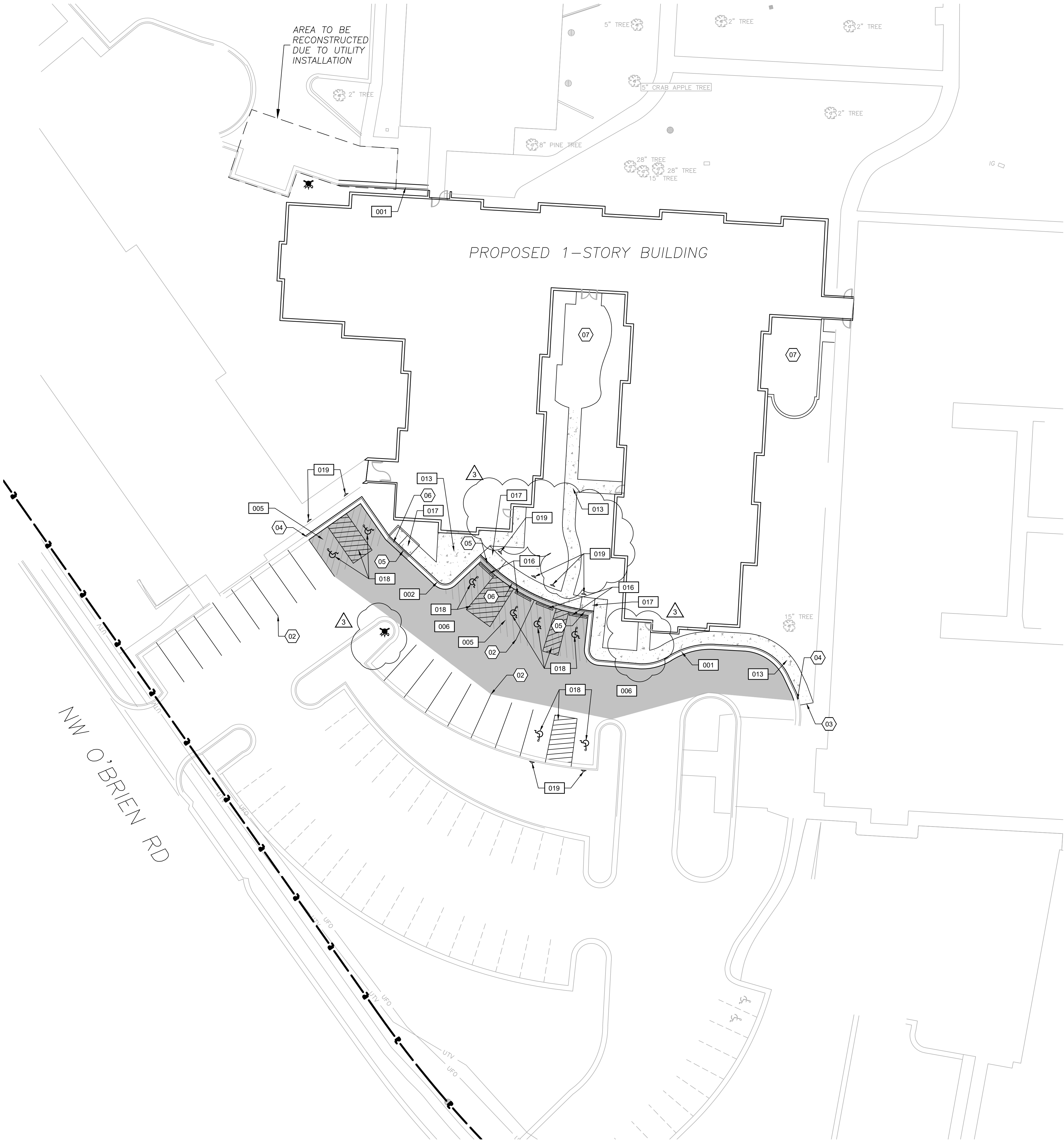
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SITE DATA

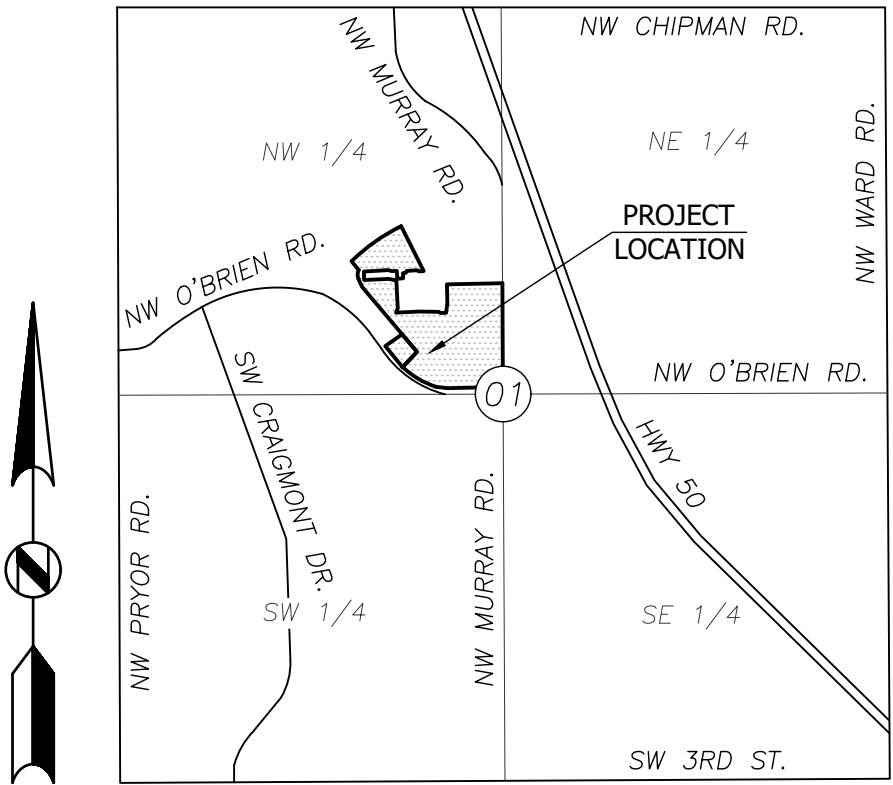
BUILDING	
PROPOSED BUILDING	19,920 SF
25 UNITS	
DISTURBED AREA	0.99 AC
PARKING STALLS	
TOTAL PARKING STALLS	66
REQUIRED ADA STALLS	3
PROPOSED ADA STALLS	10

PROJECT ADDRESS

1706 NW O'BRIEN ROAD
LEE'S SUMMIT, MO 64081

LEGAL DESCRIPTION

LOT F OF REPLAT OF JOHN KNOX RETIREMENT VILLAGE – 12TH PLAT & LOTS 34 AND 35 OF HIGHWAY MANOR



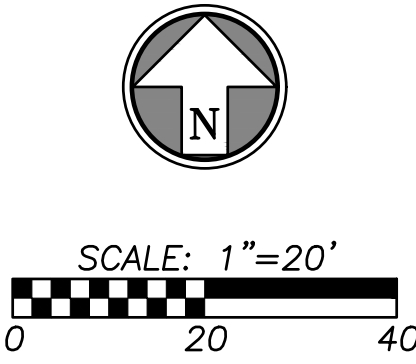
SECTION MAP

SECTION 01-T47N-R32W

- DETAILS
- SEE CONSTRUCTION DETAILS – SHEETS C6.0
- 001 TYPE "B" CONCRETE CURB & GUTTER
 - 002 TYPE "B-DRY" CONCRETE CURB & GUTTER
 - 005 MEDIUM DUTY ASPHALT PAVEMENT
 - 006 HEAVY DUTY ASPHALT PAVEMENT
 - 013 CONCRETE SIDEWALK SECTION
 - 017 SIDEWALK RAMP
 - 018 (ADA) HANDICAP PARKING STRIPING
 - 019 (ADA) HANDICAP PARKING SIGNAGE
 - 020 CONCRETE WHEEL STOP

- CONSTRUCTION NOTES
- 02 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING
 - 03 CONNECT TO EXISTING SIDEWALK
 - 04 CONNECT TO EXISTING CURB
 - 05 TRANSITION CURB & GUTTER. REFER TO GRADING PLAN
 - 06 ZERO-HEIGHT CURB & GUTTER. REFER TO GRADING PLAN
 - 07 PATIO. REFER TO ARCHITECTURAL PLAN

- LEGEND
- PROPERTY LINE
 - HEAVY DUTY ASPHALT PAVEMENT
 - MEDIUM DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE CURB & GUTTER
 - ZERO-HEIGHT CURB
 - TRANSITION CURB



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DRAWING TITLE

SITE PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING C2.0	SHEET 02 OF 14

PROPOSED
BUILDING

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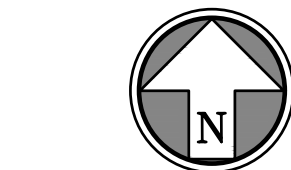
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DRAWING TITLE

DIMENSION PLAN

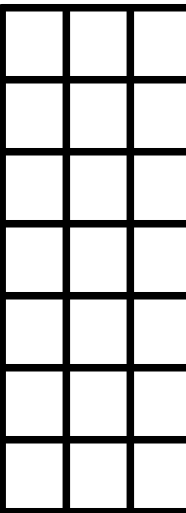
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DRAWING C2.1

DATE SEPTEMBER 14, 2018
SHEET 03 OF 14



SCALE: 1"=10'
0 10 20

MENU



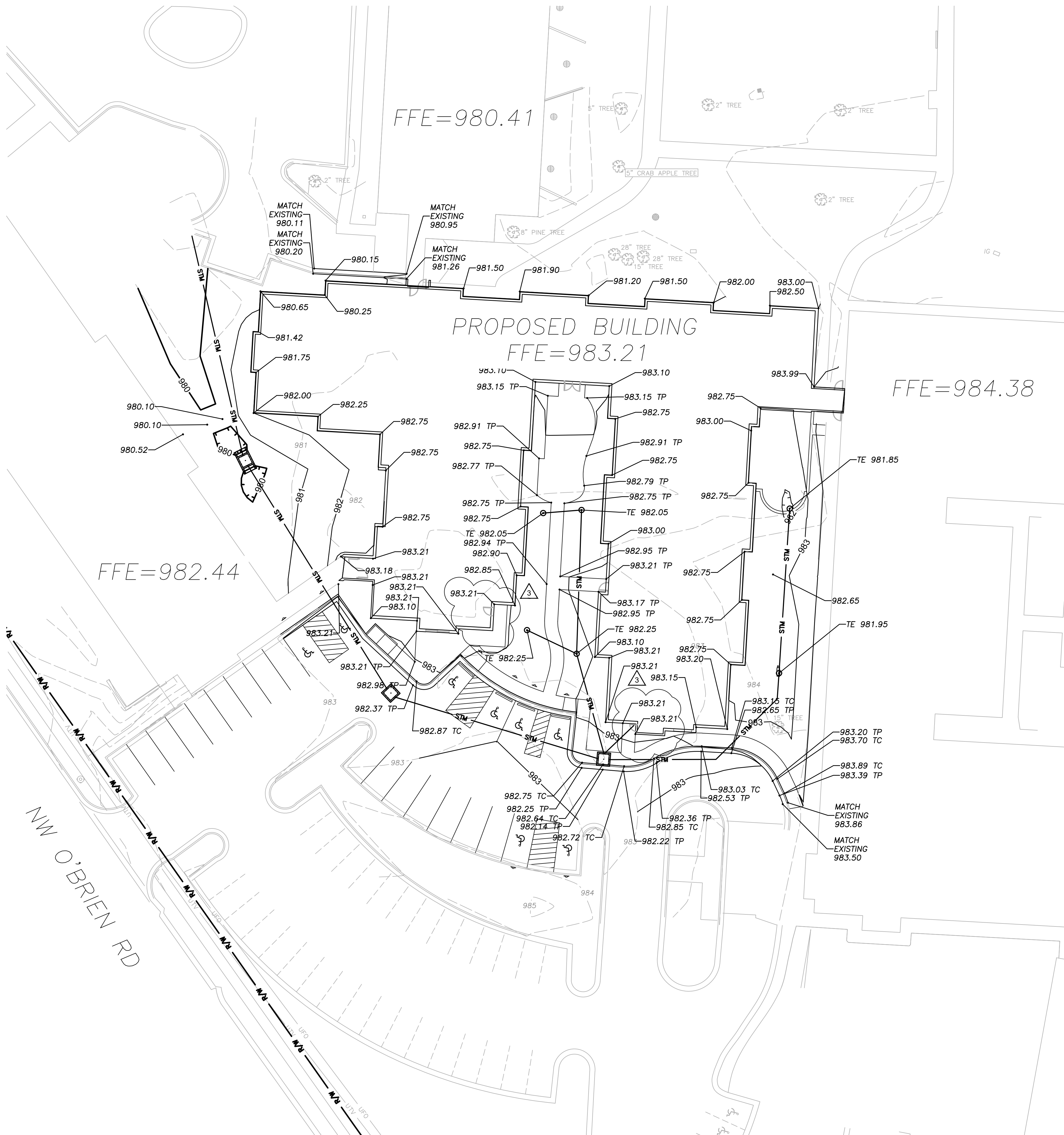
GRID VERSION

PLAN SCALE

PLAN DATE

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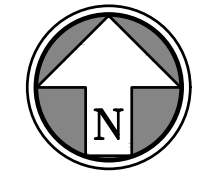
GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Engineering Report prepared for the project and satisfy himself as to the existing conditions and recommendations contained in the report.
- As discussed in the Geotechnical Report, over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the On-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the Geotechnical Engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the Engineer and the On-Site Geotechnical Representative. Areas that display rutting or pumping that are unsatisfactory to the Engineer shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 1/4" per foot maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

LEGEND

- 980 — FINISH GRADE 5' CONTOURS
- 980 — FINISH GRADE 1' CONTOURS
- - - 980 - - - EXISTING GRADE 5' CONTOURS
- - - 980 - - - EXISTING GRADE 1' CONTOURS
- R/W — RIGHT-OF-WAY LINE
- STM — PROPOSED STORM SEWER MAIN

- XXXX.XX FINISHED GRADE ELEVATION
- TE TOP OF STRUCTURE ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- TC TOP OF CURB ELEVATION



SCALE: 1"=20'

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PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
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APPROVED BY	:	

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DRAWING TITLE

GRADING PLAN

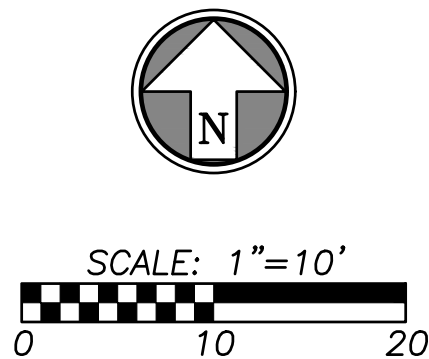
COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING C3.0	SHEET 04 OF 14



LEGEND

- 980 — FINISH GRADE 5' CONTOURS
— 980 — FINISH GRADE 1' CONTOURS
- - 980 - - EXISTING GRADE 5' CONTOURS
- - 980 - - EXISTING GRADE 1' CONTOURS
— R/W — R/W — RIGHT-OF-WAY LINE
— STM — STM — PROPOSED STORM SEWER MAIN

- XXXX.XX TE FINISHED GRADE ELEVATION
XXXX.XX TP TOP OF STRUCTURE ELEVATION
XXXX.XX TC TOP OF PAVEMENT ELEVATION
XXXX.XX TC TOP OF CURB ELEVATION



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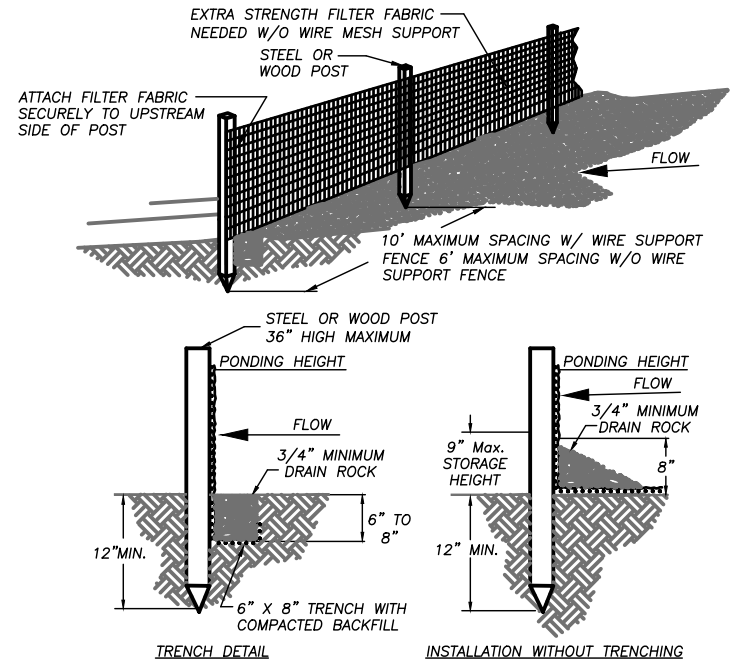
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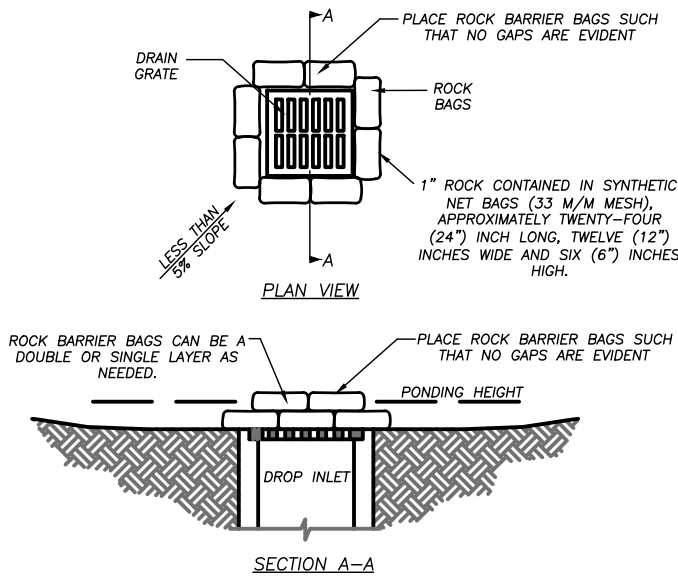
DRAWING TITLE

DETAILED GRADING PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING C3.1	SHEET 05 OF 14



- NOTES:
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
 2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
 3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. IF MAXIMUM RECOMMENDED STORAGE HEIGHT, REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN SIX.)
 2. A "PROBABLEST" DESIGN SIZE PARTICLE TO CAPTURE MUST BE SELECTED.
 3. SIZE DISTRIBUTION OF UPSTREAM SOIL PARTICLES MUST BE EVALUATED.
 4. INFLOW AND OUTFLOW FROM THE SYSTEM FOR A SPECIFIC FREQUENCY STORM MUST BE KNOWN.
 5. POND VOLUME IS DIRECTLY PROPORTIONAL TO THE DISCHARGE RATE OF WATER FROM THE SYSTEM.
 6. POND VOLUME IS INVERSELY PROPORTIONAL TO THE MASS OF THE DESIGN SIZE SUSPENDED PARTICLE.
 7. A SYSTEM MUST PROVIDE SUFFICIENT FLOW TO ALLOW FOR DEPOSITION OF DESIGN SIZE PARTICLES.
 8. THE POUNDING HEIGHT MUST BE WELL BELOW THE DOWN SLOPE ELEVATION CONTOUR TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIRT MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

601
Not to Scale

Filter Fabric Silt Fence

603
Not to Scale

Rock Bag Drop Inlet Barrier

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EROSION CONTROL DETAILS

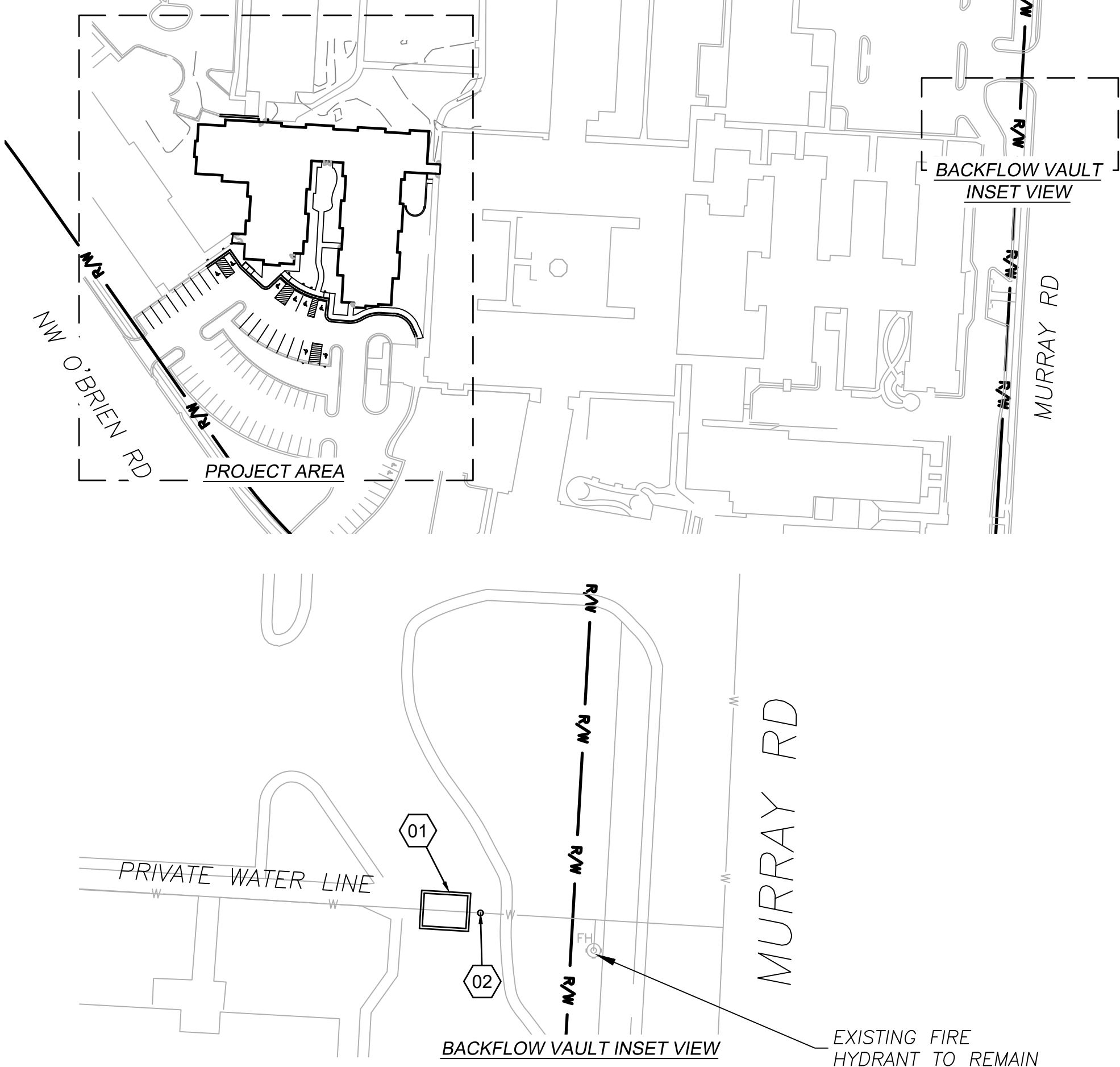
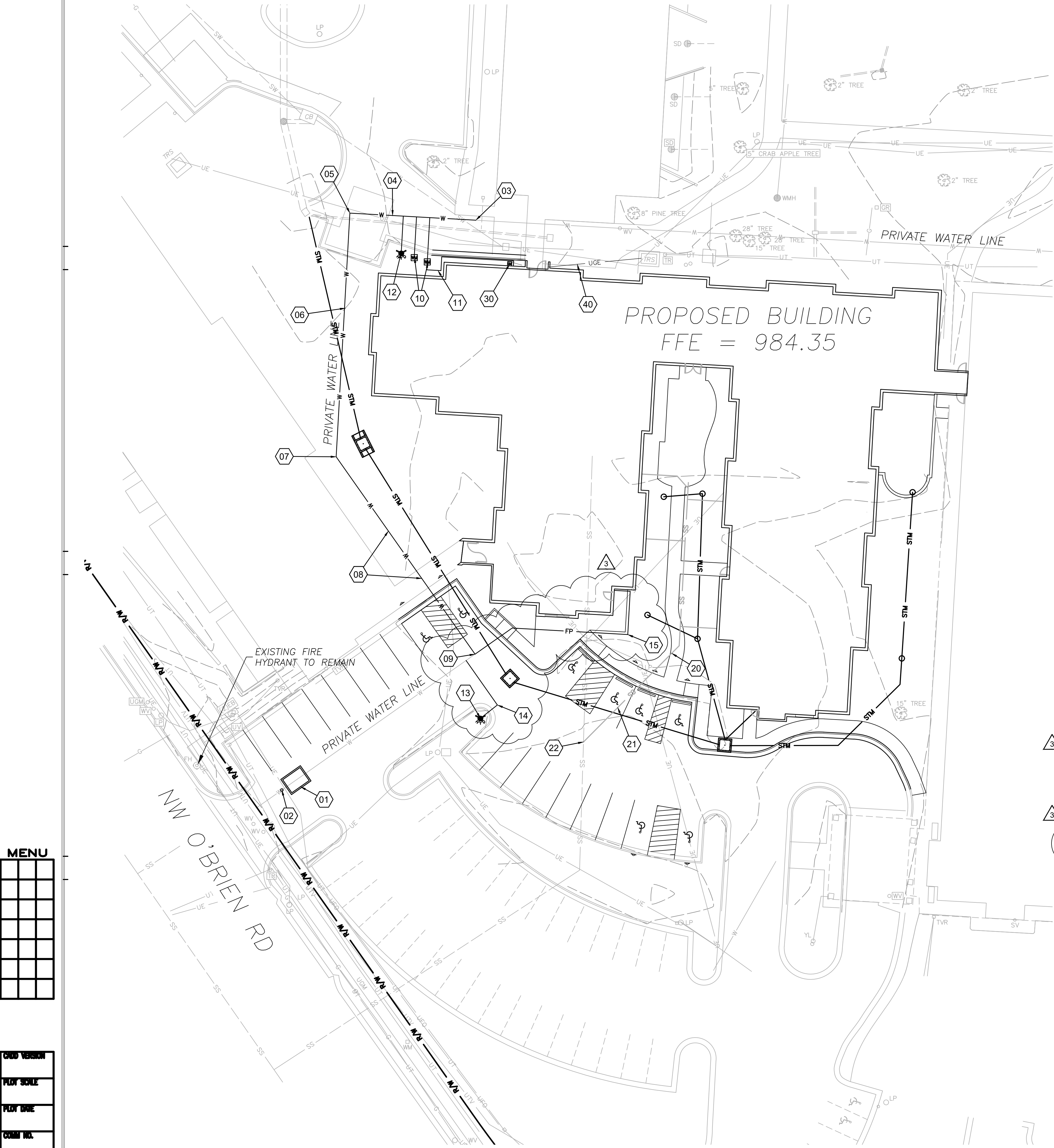
COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING C4.1	SHEET 07 OF 14

MENU

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PLAN SCALE
PLAN DATE
COMM NO.
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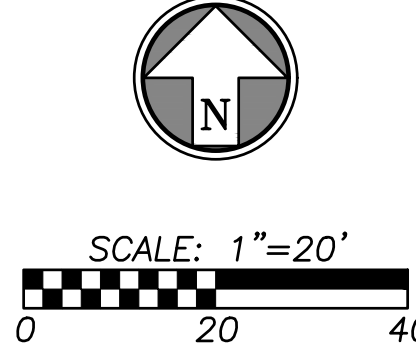
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PLAN DATE
COUNT NO.
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- NOTES**
- MAINTAIN A MINIMUM 5 FOOT SEPARATION BETWEEN TAPS, VALVES, BELLS OR OTHER FITTINGS ON THE WATER MAIN.
- MAINTAIN A MINIMUM RADIUS UNOBSTRUCTED CLEARANCE OF 2 FEET FROM ANY BACKFLOW PREVENTER VAULT OR OTHER OBJECT FROM THE DOMESTIC METER PIT.
- 01 INSTALL 6" USC APPROVED DOUBLE CHECK VALVE ASSEMBLY IN CONCRETE VAULT PER CITY DETAIL. REPAIR PAVEMENT AROUND INSTALLED VAULT AS NEEDED.
- 02 INSTALL 6" GATE VALVE.
- 03 REMOVE EXISTING 90° BEND AND CONNECT NEW WATER MAIN TO EXISTING.
- 04 INSTALL 47 LF OF 6" WATER MAIN LINE (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED). INSTALL AT MINIMUM DEPTH OF 42".
- 05 INSTALL 6" 90° BEND WITH THRUST BLOCKING.
- 06 INSTALL 92 LF OF 6" WATER MAIN LINE (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED). INSTALL AT MINIMUM DEPTH OF 42".
- 06 INSTALL 6" 45° BEND WITH THRUST BLOCKING.
- 08 INSTALL 91 LF OF 6" WATER MAIN LINE (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED). INSTALL AT MINIMUM DEPTH OF 42". LINE SHALL BE BORED UNDERNEATH EXISTING CORRIDOR.
- 09 INSTALL 6" HDPE TEE AND CONNECT TO EXISTING WATER MAIN
- 10 INSTALL RELOCATED EXISTING WATER METERS IN PIT. SERVICE LINE SHALL BE PERPENDICULAR TO MAIN WITH NO FITTINGS BETWEEN MAIN AND METER SETTER. METERS SHALL BE AUTOMATIC READING METERS AND METER PITS WILL NEED TO BE INSTALLED PER CITY DETAILS.
- 11 INSTALL 2" TYPE K COPPER DOMESTIC SERVICE LINE AND CONNECT TO BUILDING PLUMBING.
- 12 INSTALL RELOCATED FIRE HYDRANT AND ASSEMBLY WITH GATE VALVE.
- 13 INSTALL PRIVATE FIRE HYDRANT.
- 14 INSTALL 28 LF OF 6" PRIVATE FIRE HYDRANT LINE WITH MINIMUM DEPTH OF COVER OF 42" (DUCTILE IRON, C900 PVC, OR HDPE ALLOWED) AND CONNECT TO EXISTING WATER MAIN.
- 15 INSTALL 80 LF OF 6" FIRE LINE AND CONNECT TO BUILDING PLUMBING (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED).
- 20 CONNECT TO BUILDING SEWER SERVICE; SEE MEP PLANS.
- 21 INSTALL 47 LF OF 6" SDR-26 PVC SANITARY SERVICE LINE. SEE MEP PLANS.
- 22 CONNECT TO EXISTING SANITARY SERVICE LINE WITH A WYE.
- 30 INSTALL RELOCATED GAS METER; SEE MEP PLANS FOR CONNECTION.
- 40 ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING METER; SEE MEP PLANS.

LEGEND

STM	PROPOSED STORM SEWER
FP	PROPOSED FIRE PROTECTION LINE
UGE	PROPOSED ELECTRIC LINE
WS	PROPOSED DOMESTIC SERVICE LINE
SS	PROPOSED SANITARY SERVICE LINE
W	PROPOSED WATER MAIN
W	EXISTING WATER MAIN
SS	EXISTING SANITARY SEWER MAIN
G	EXISTING GAS MAIN
---	EXISTING STORM SEWER



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STATE OF MISSOURI
ERIC BYRD
10/26/2018
NUMBER PE-2018015633
PROFESSIONAL ENGINEER

PROJECT TITLE

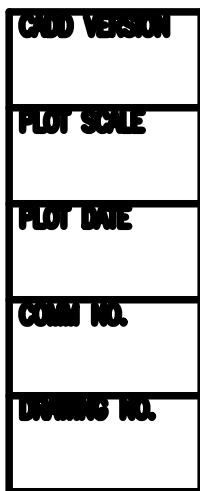
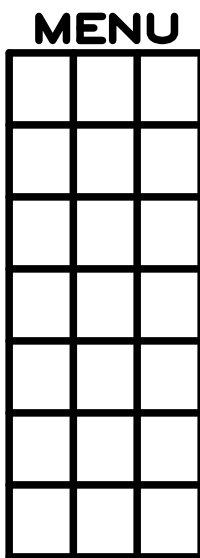
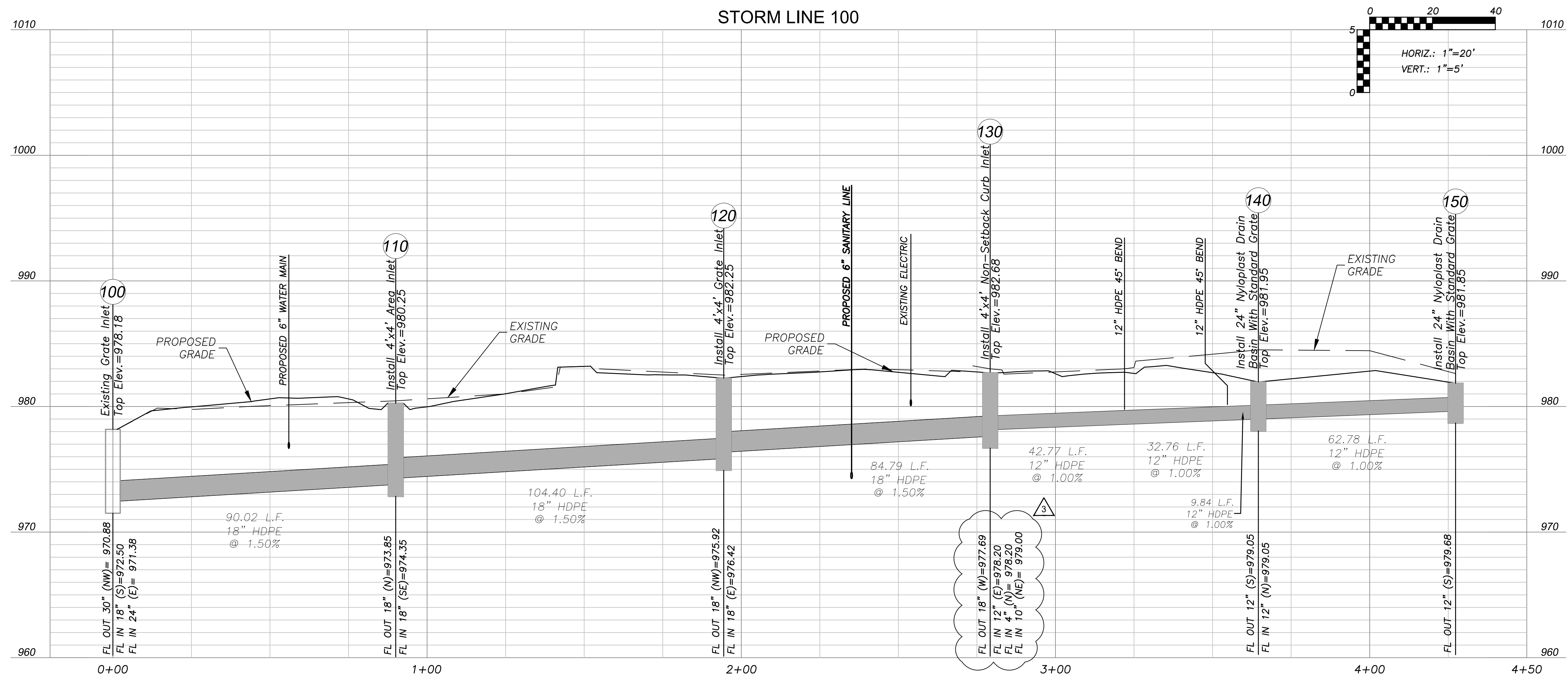
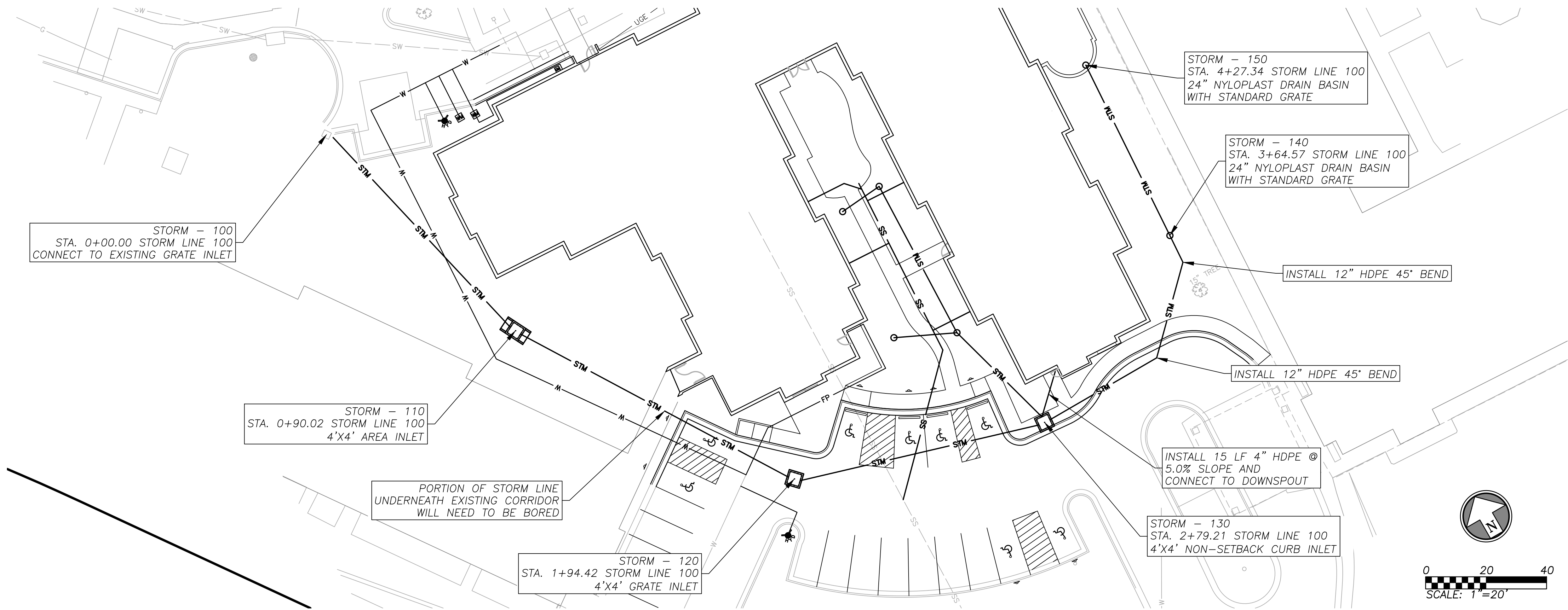
John Knox Village
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UTILITY PLAN	
COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING C5.0	SHEET 08 OF 14



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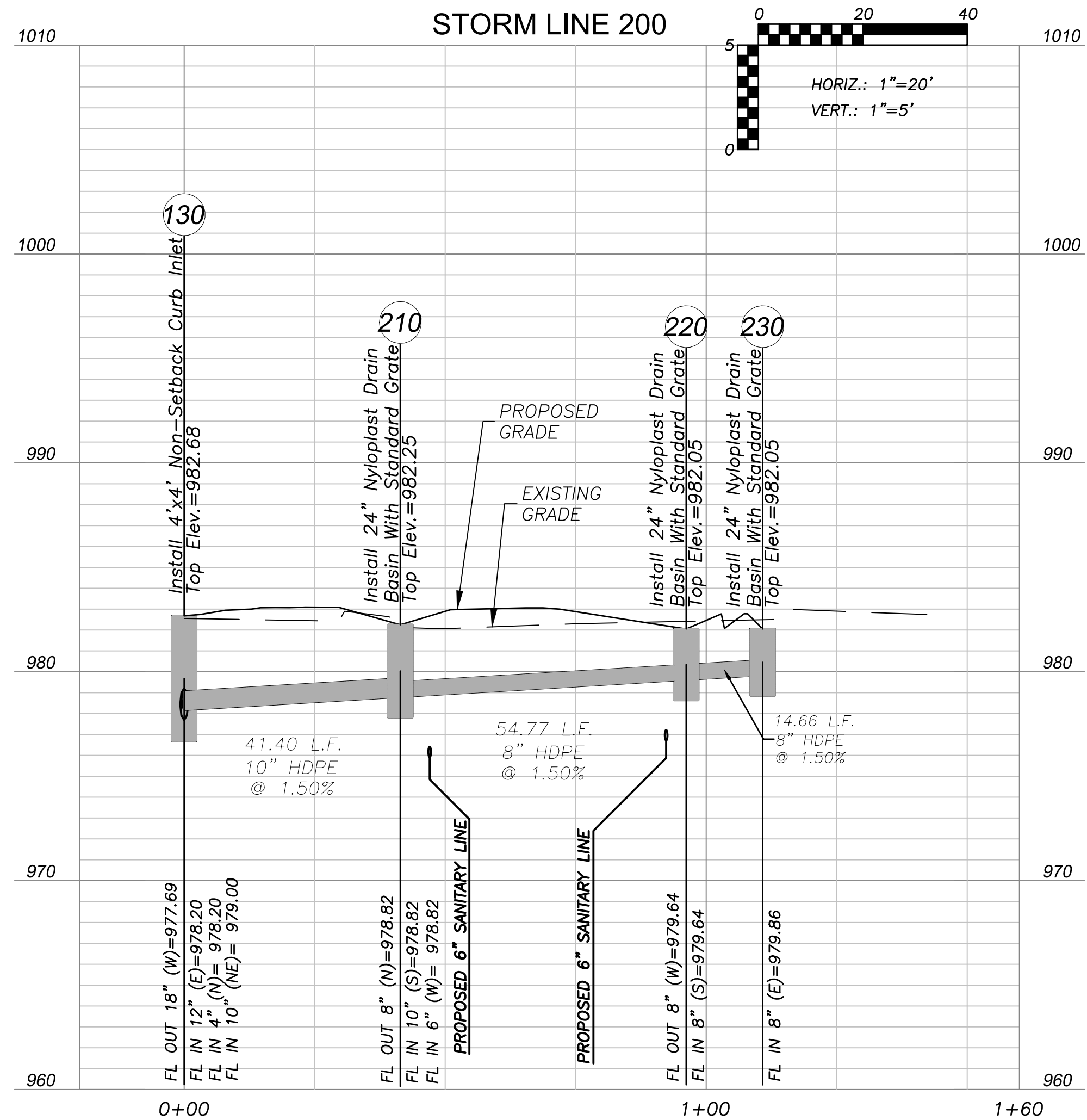
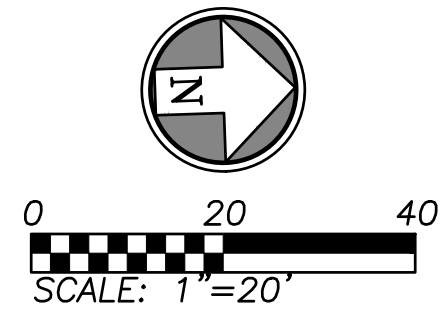
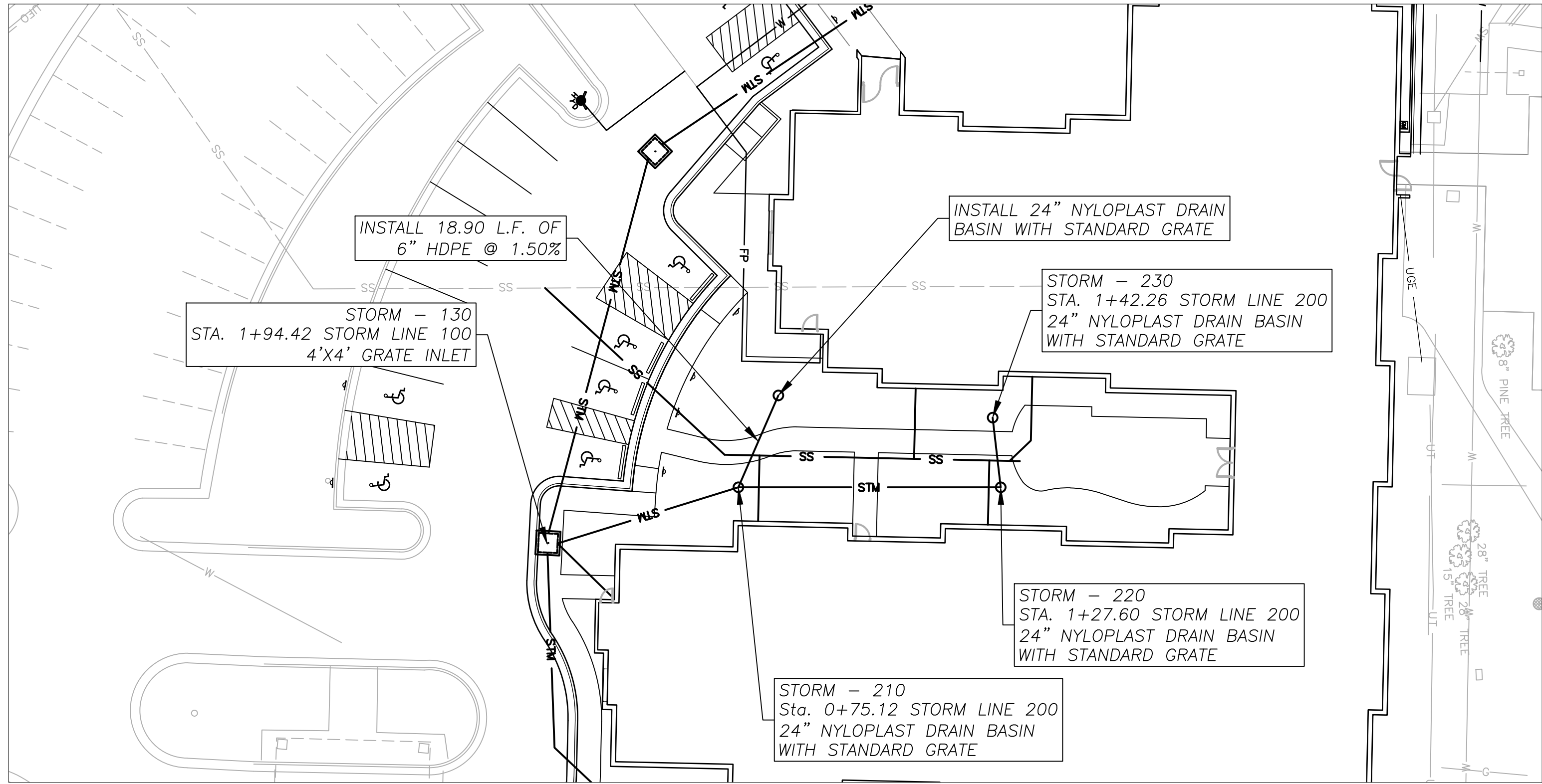
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STORM PLAN
AND PROFILE

COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
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C5.1

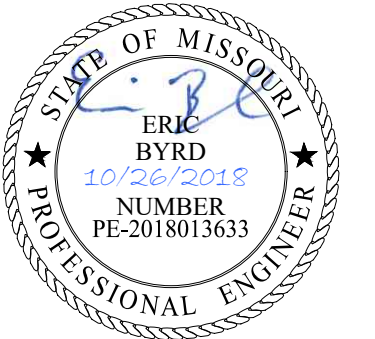
09 OF 14



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PROJECT DESIGNER	:	DAS
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

NO.	REVISION	DESCRIPTION	DATE
1		ADDENDUM #1	09/27/2018
2		LANDSCAPE PLAN	10/10/2018
3		ADDENDUM #3	10/26/2018

DRAWING TITLE

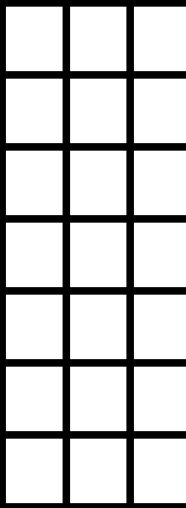
STORM PLAN AND
PROFILE 2

COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING	SHEET

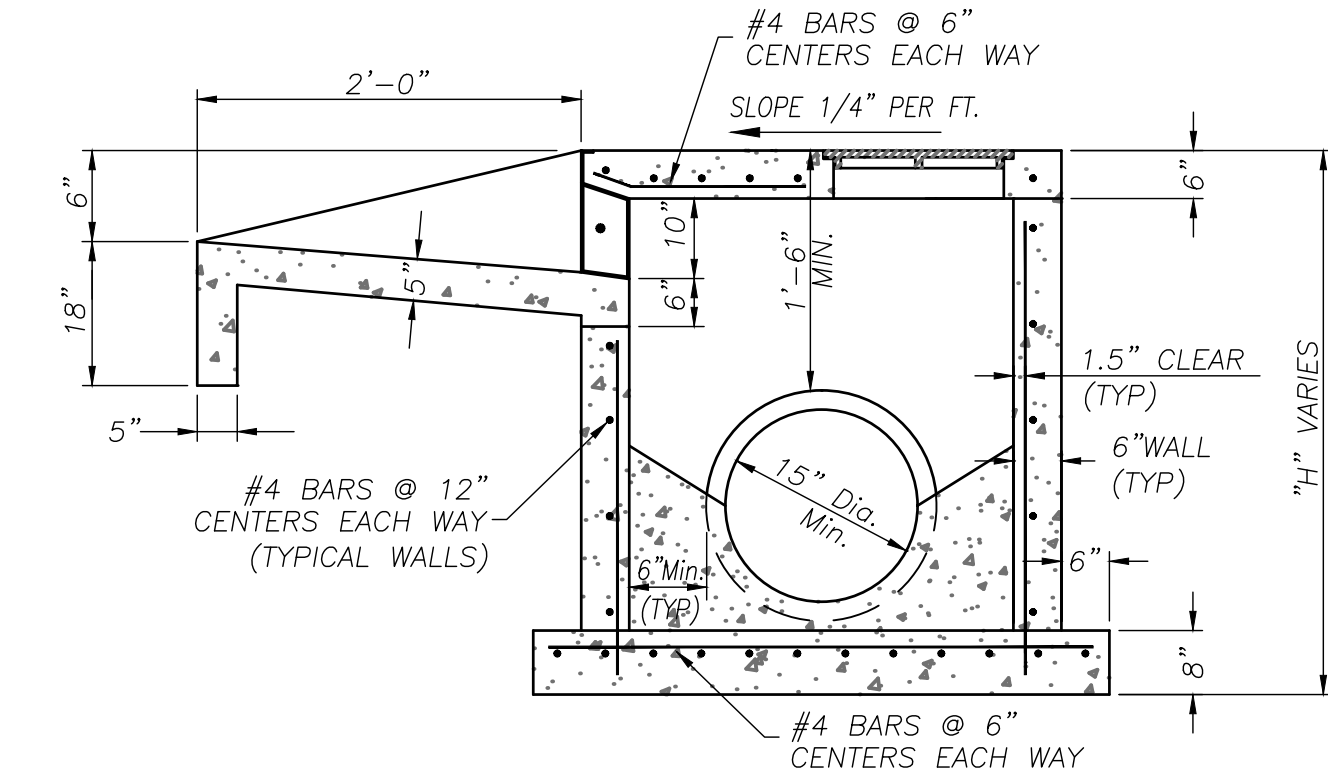
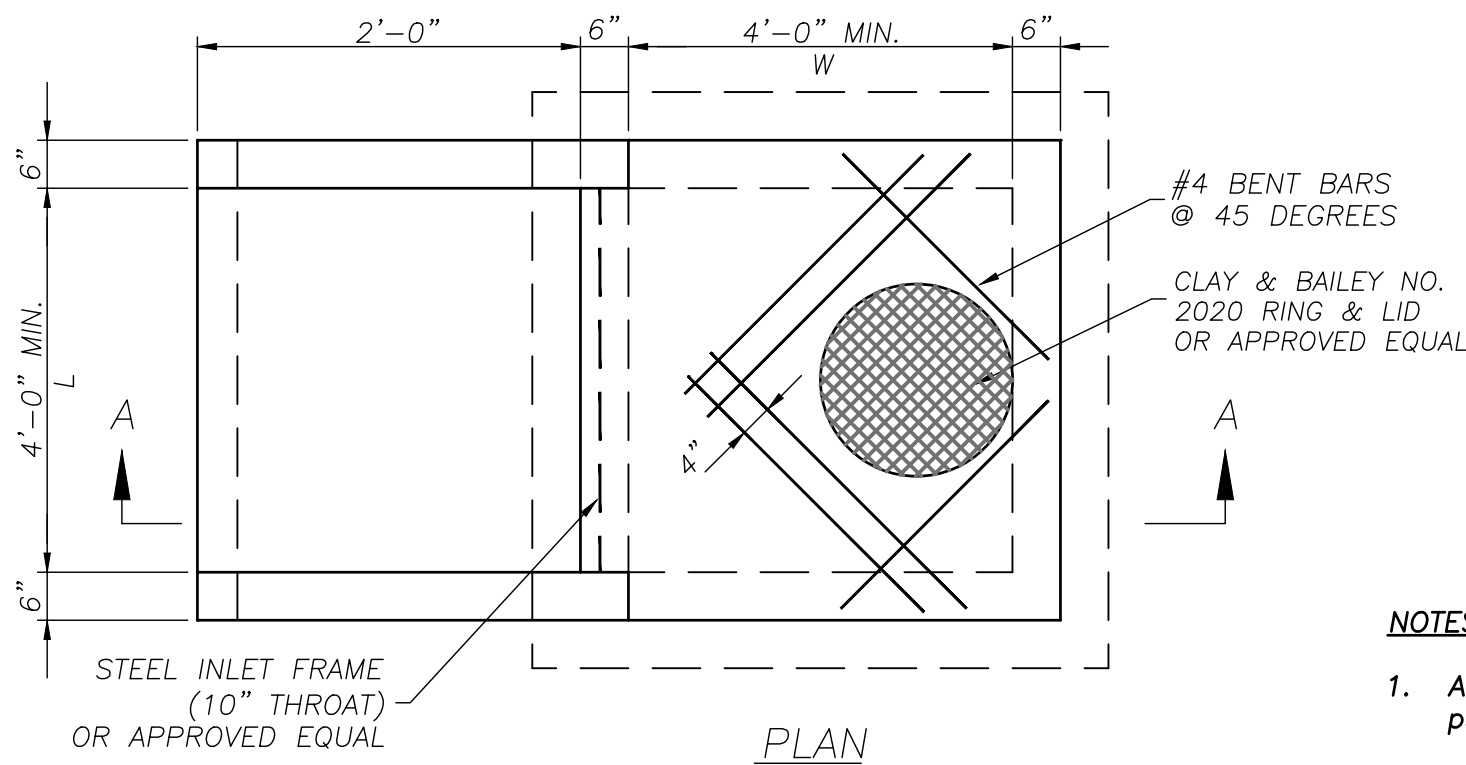
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10 OF 14

MENU

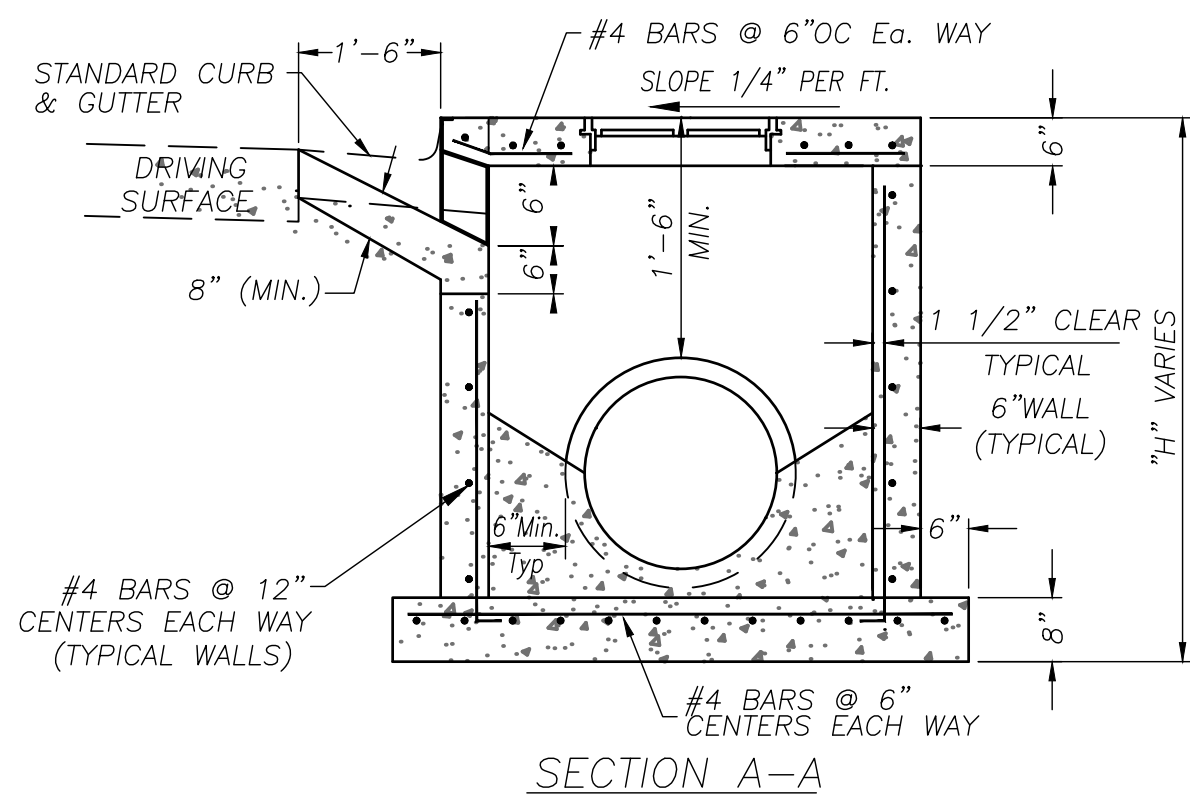
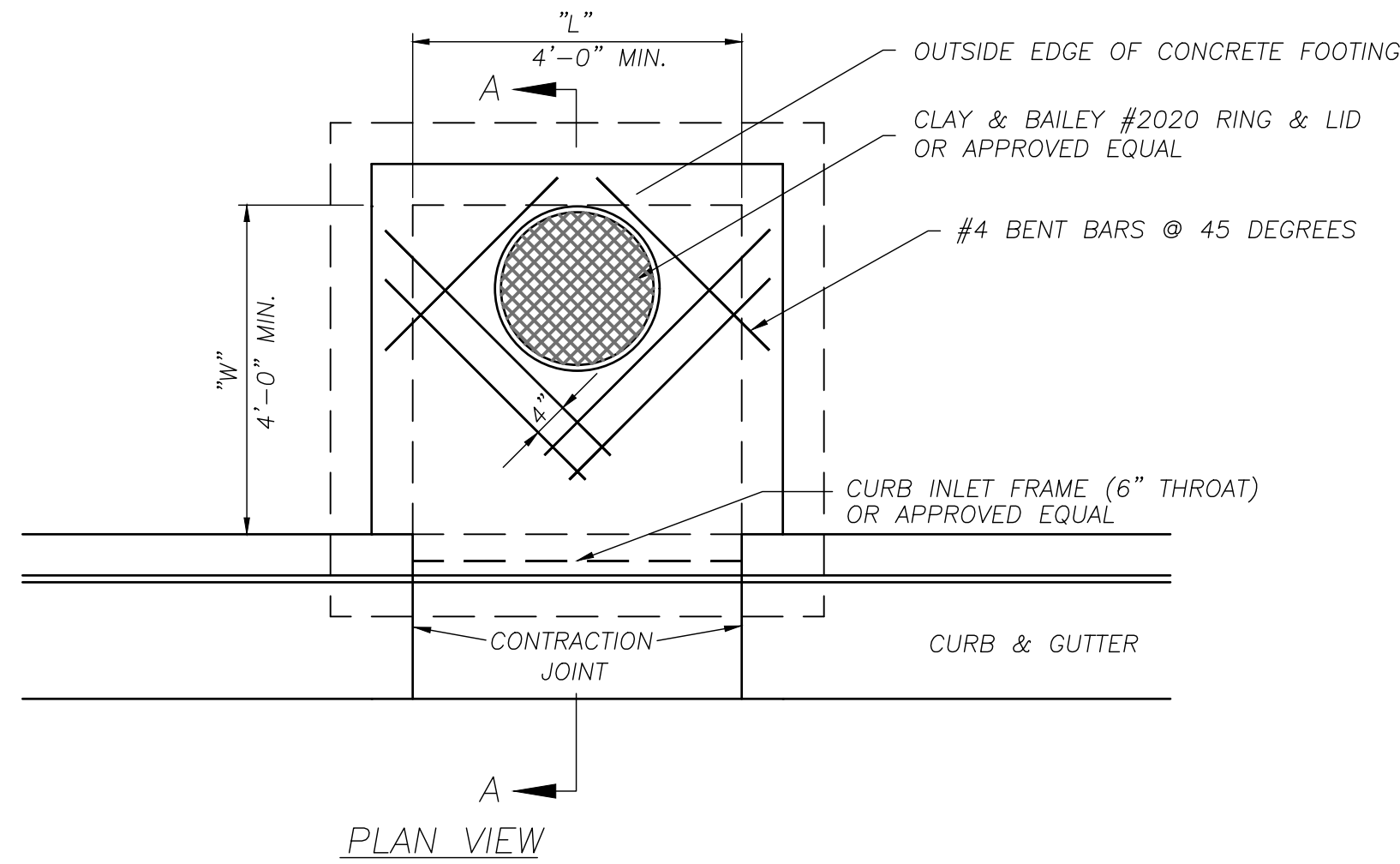


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PLAN SCALE
PLAN DATE
COMM. NO.
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Area Inlet

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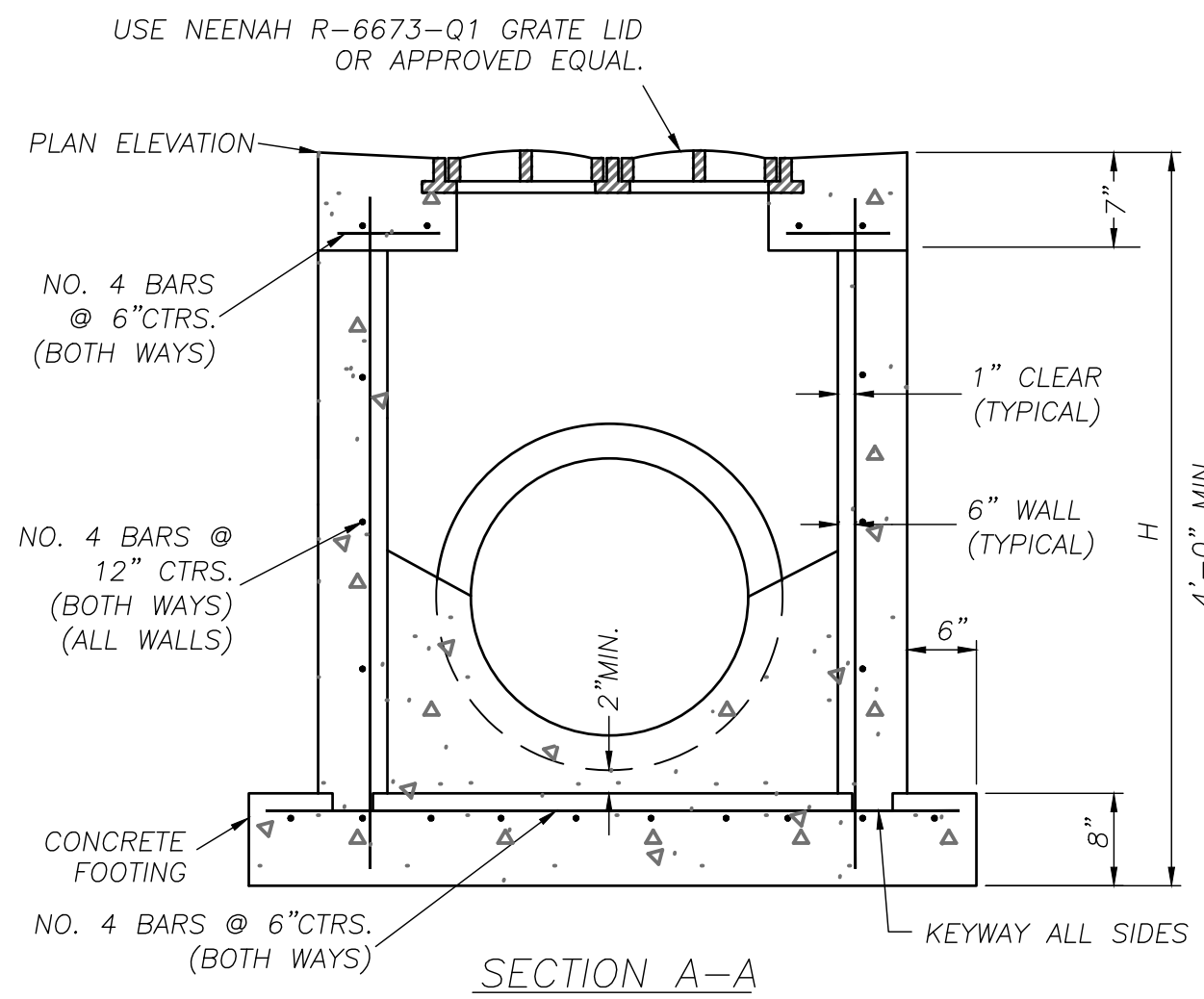
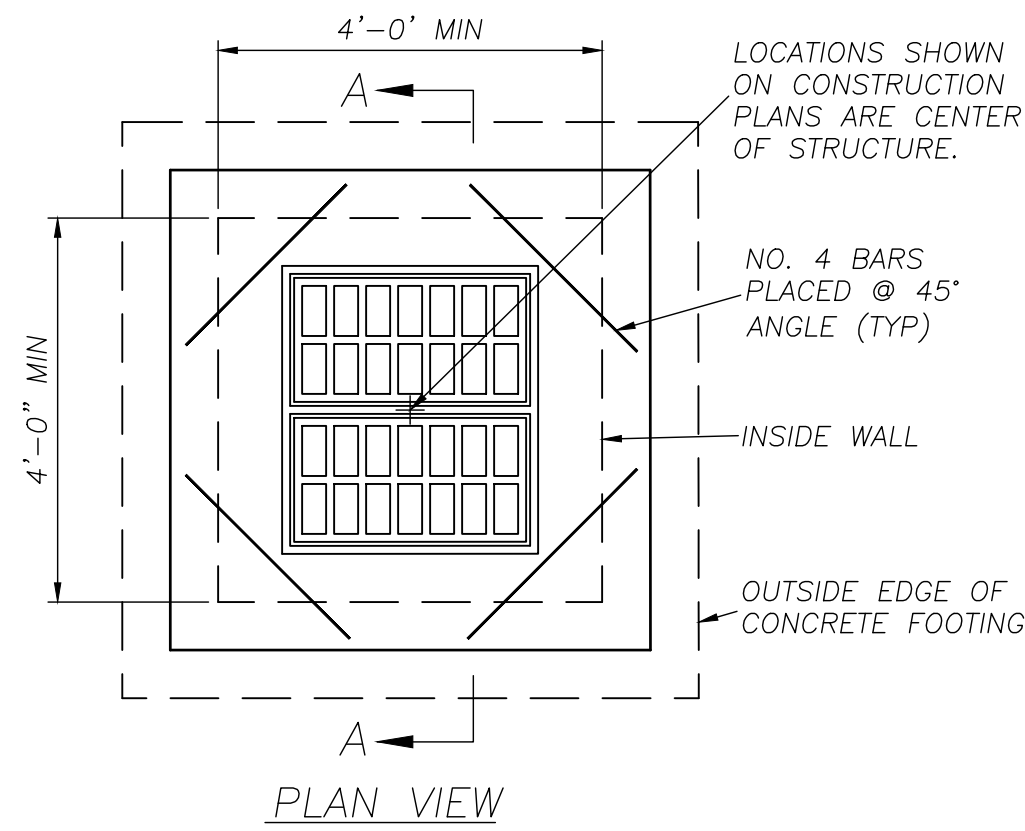


Non-Setback Curb Inlet

Not to Scale

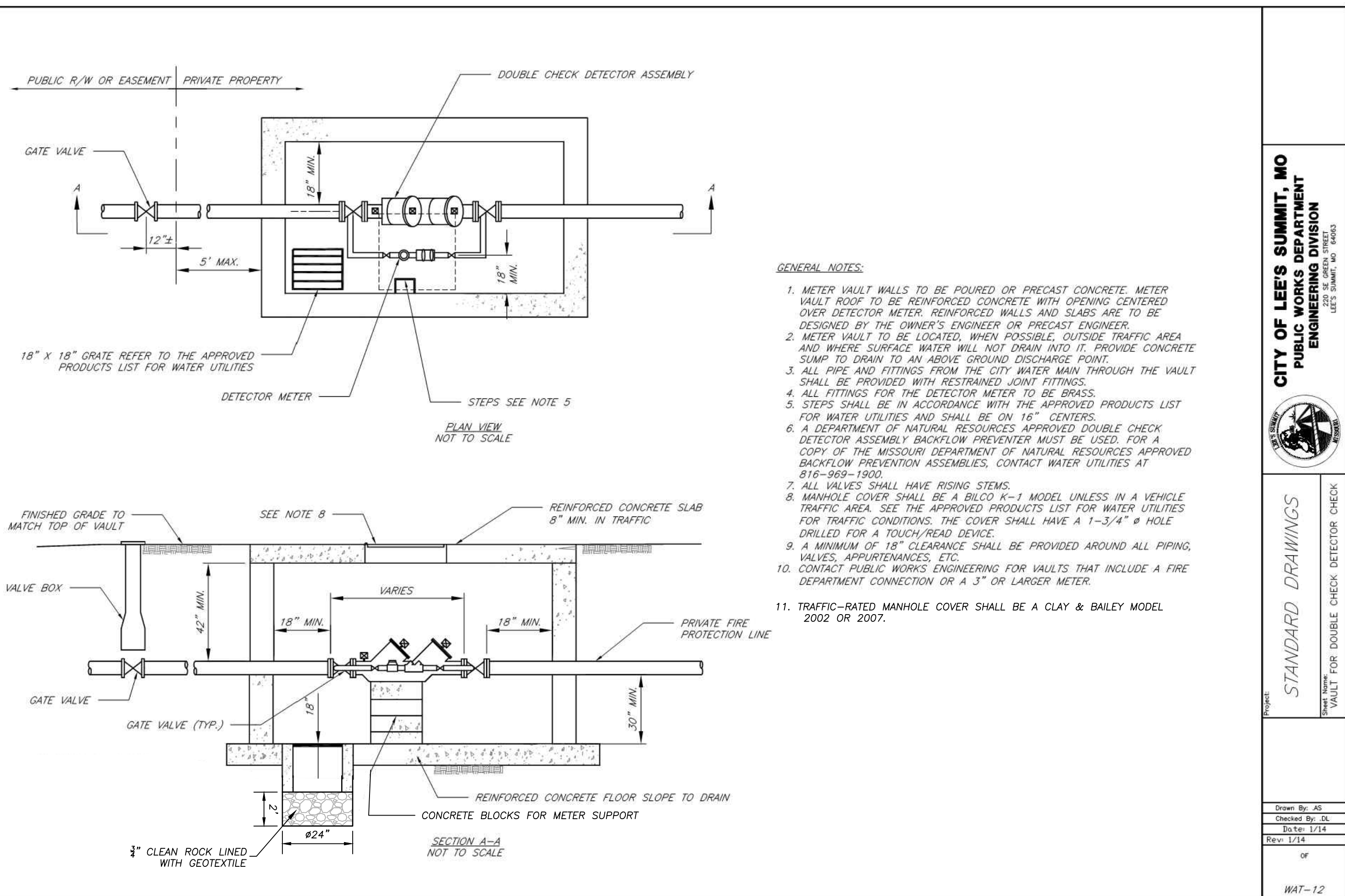
NOTES

- ALL CONCRETE SHALL BE 4000 PSI.
- THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
- FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
- EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
- STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
- BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
- ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF $\pm 1/8"$ SHALL BE PERMITTED.
- ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
- ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
- ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
- DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
- RCP CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
- THE CONCRETE THICKNESS AND REINFORCEMENT SHOWN IS FOR BOXES WITH ("L" + "H") AND ("W" + "H") LESS THAN OR EQUAL TO 20. FOR BOXES WITH EITHER OF THESE CALCULATIONS GREATER THAN 20, A SPECIAL DESIGN IS REQUIRED.



Grate Inlet

Not to Scale



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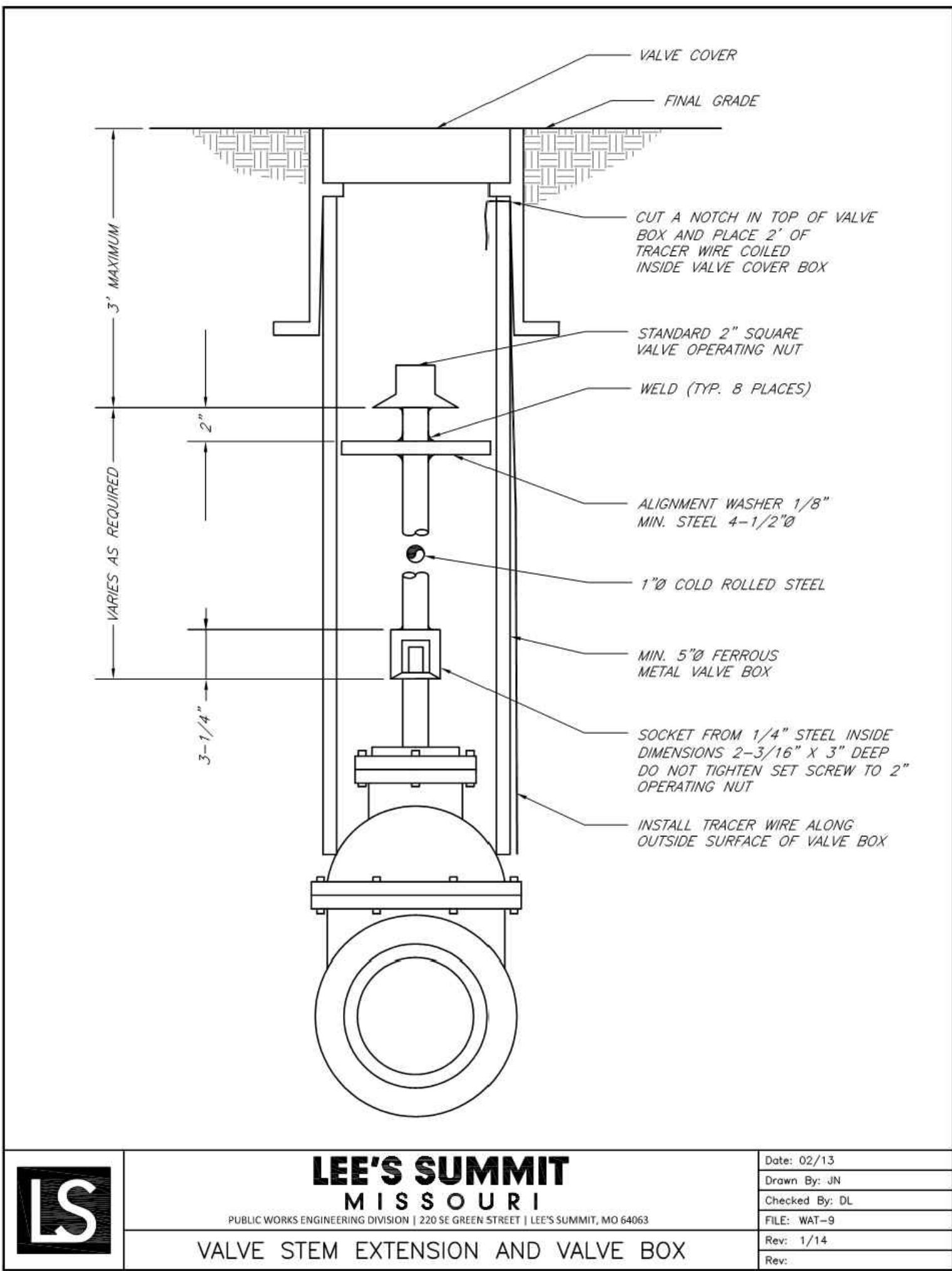
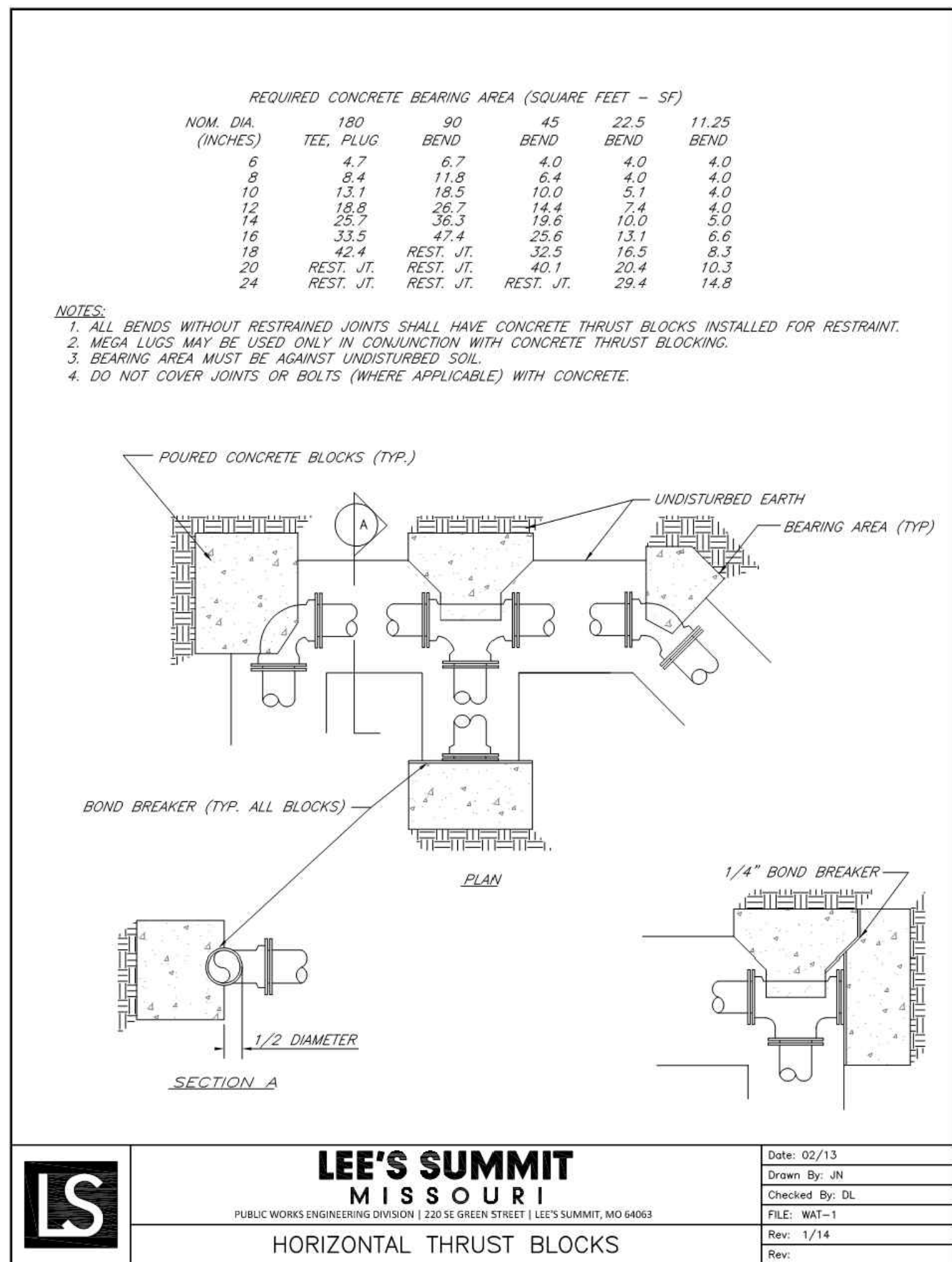
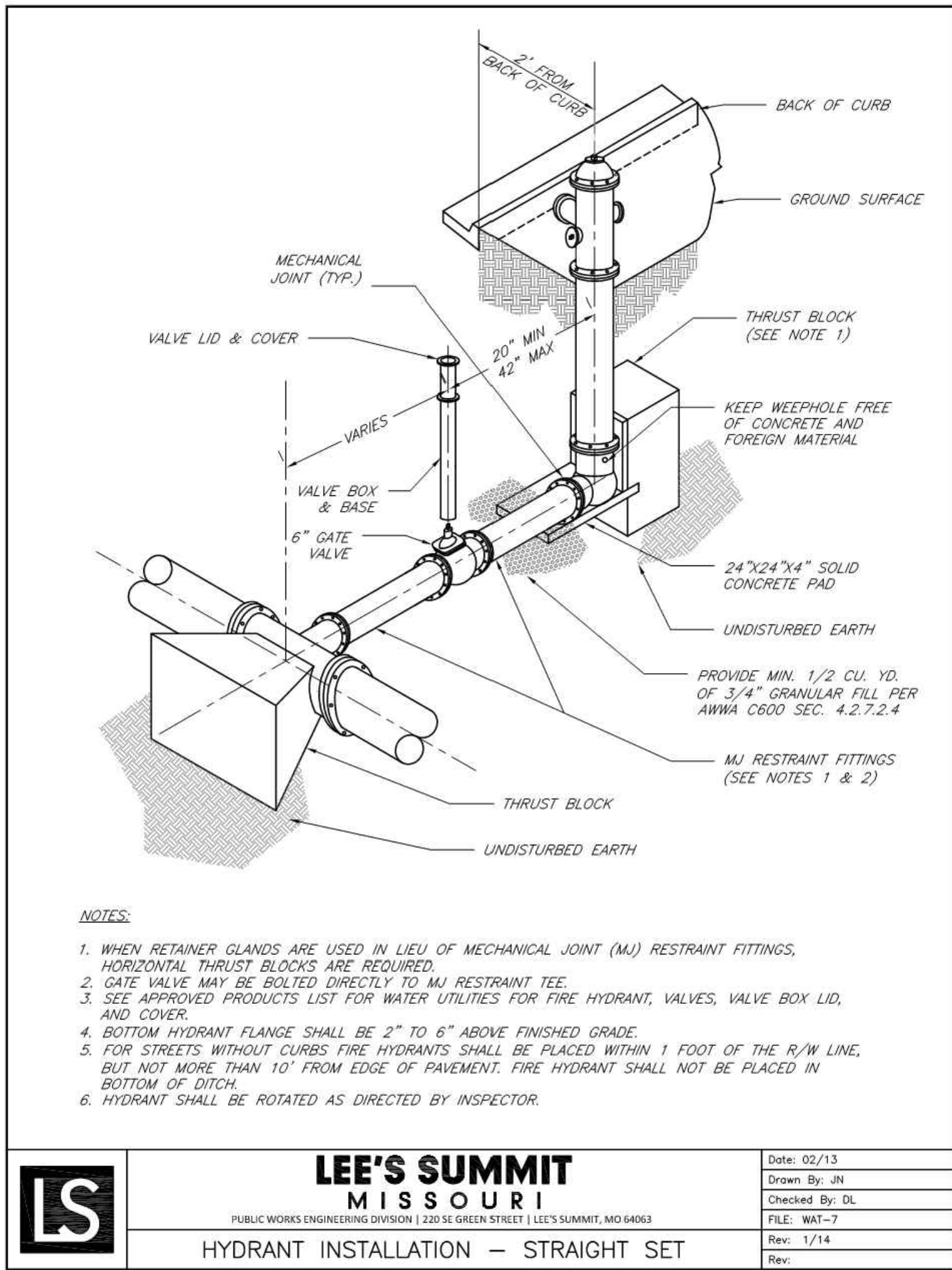
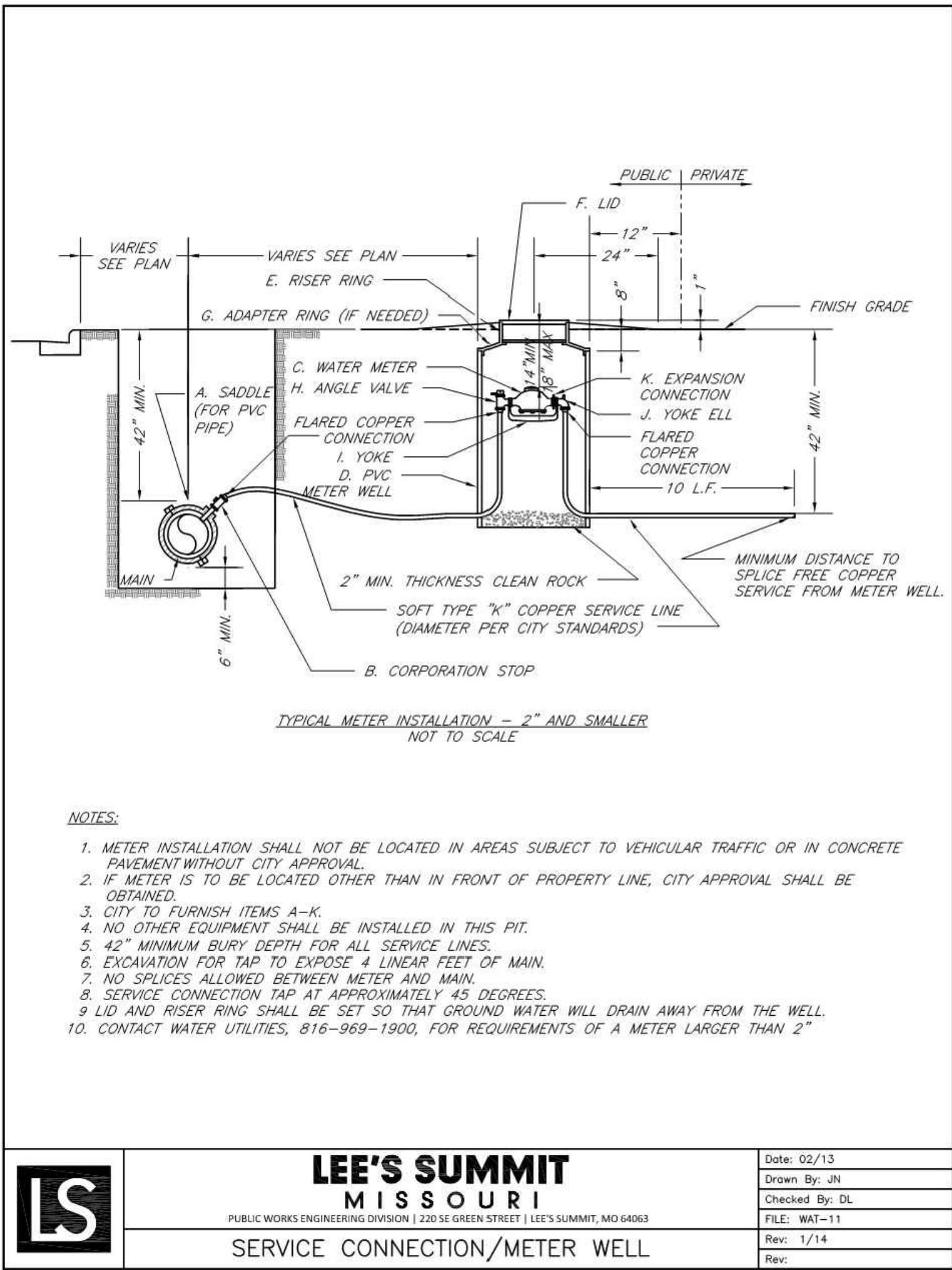
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PROJECT ENGINEER	:	ERB
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APPROVED BY	:	
NO.	REVISION DESCRIPTION	DATE
1	ADDENDUM #1	09/27/2018
2	LANDSCAPE PLAN	10/10/2018
3	ADDENDUM #3	10/26/2018

DRAWING TITLE

UTILITY DETAILS

COMM. NO.	17106.00	DATE	SEPTEMBER 14, 2018
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C6.1		12	OF 14



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PROJECT TITLE
John Knox Village
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PROJECT ENGINEER	: ERB
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NO.	REVISION DESCRIPTION DATE
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3	ADDENDUM #3 10/26/2018

DRAWING TITLE
UTILITY DETAILS 2

COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING C6.2	SHEET 13 OF 14



LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	3	Acer rubrum 'Franksred' TM / Red Sunset Maple	B & B	2"Cal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT
	14	Azalea Kurume Hybrid 'Coral Bells' / Kurume Azalea	5 gal	2' height
	9	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal	2' height
	6	Hydrangea paniculata 'Limelight' TM / Tree Form Limelight Hydrangea	7 gal	
	7	Rosa x 'Knockout' TM / Rose	5 gal	2' height
	24	Spiraea betulifolia / Birch Leaf Spirea	5 gal	2' height
	29	Spiraea japonica 'Goldmound' / Spirea	5 gal	12"-18" H
EVERGREEN SHRUB	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT
	28	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	2' height
	20	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	5 gal	2' height
	24	Ilex crenata 'Hetzi' / Hetzii Japanese Holly	5 gal	3' Ht.
	5	Juniperus chinensis 'Blue Point' / Blue Point Juniper	7 gal	4' Ht.
	8	Juniperus chinensis 'Spartan' / Spartan Juniper	5 gal	6' Ht
	18	Juniperus sabina 'Monard' / Monard Juniper	5 gal	12"
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT
	28	Hosta x 'Patriot' / Plantain Lily	3 gal	12"-18" H
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	982	Annual Planting Bed PLANT MATERIAL TO CHANGE SEASONALLY.	flat	6" o.c.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	10,105 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod	
MULCH	QTY	BOTANICAL NAME / COMMON NAME	DEPTH	
	47 cy	Double Ground Hardwood Mulch	1" - 3" deep	

SITE DATA

	Quantity	Required	Existing	Provided	Total
Site Area	46,171.00				
Open Space Req					
2 shrubs /5,000 SF of		18.47	0	192	192
111 lot area					
1 tree /5,000 SF of		3.34	1	3	4
Indscp area	16,690.76				
Island/Interior					
Landscape					
parking area >10	5,487.75				
spaces					
5% of parking area		274.39	0	414.39	

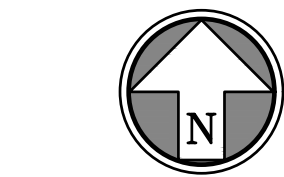
GENERAL IRRIGATION NOTES

IRRIGATION PLAN TO BE PROVIDED AS DESIGN-BUILD

- IRRIGATION PLAN TO NOT INTERFERE WITH ANY PROPOSED IMPROVEMENTS SHOW WITHIN PLANS.
- IRRIGATION SYSTEM DESIGN TO BE BASED ON AVAILABLE PSI- TO BE DETERMINED BUT NOT TO EXCEED 45 PSI.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL POWER SERVICE TO THE CONTROLLER AND SHALL MAKE ALL HOOK-UPS FROM THE ELECTRICAL SERVICE TO THE AUTOMATIC CONTROLLER. ALL EXPOSED LOW VOLTAGE WIRE SHALL BE ENCLOSED IN A CONDUIT.
- PLACE VALVE BOXES 12" MINIMUM FROM AND PARALLEL TO CURBS AND WALKS, GROUPED VALVES TO BE EQUALLY SPACED.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- GENERAL CONTRACTOR SHALL PROVIDE 110V, NON-INTERRUPTED ELECTRICAL SERVICE FOR THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE LOCATED IN OWNER APPROVED LOCATIONS.

LEGEND

	STM	PROPOSED STORM SEWER
	FP	PROPOSED FIRE PROTECTION LINE
		PROPOSED ELECTRIC LINE
	WS	PROPOSED DOMESTIC SERVICE LINE
		PROPOSED SANITARY SERVICE LINE
	W	PROPOSED WATER MAIN
	W	EXISTING WATER MAIN
		EXISTING SANITARY SEWER MAIN
	G	EXISTING GAS MAIN
		EXISTING STORM SEWER
		LIMITS OF DISTURBANCE



SCALE: 1"=20'

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETE AND BEFORE PLANT PITS ARE EXCAVATE.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEES SUMMIT, MISSOURI AND THE LANDSCAPE ARCHITECT.
- ALUMINUM LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURF AREAS AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVE-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ROCK MULCH SAMPLE TO OWNER FOR APPROVAL.

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NO.	REVISION	DESCRIPTION	DATE
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DRAWING TITLE

LANDSCAPE PLAN

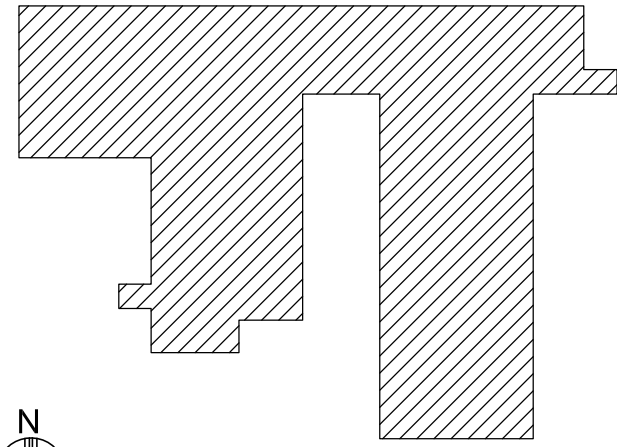
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KEYPLAN

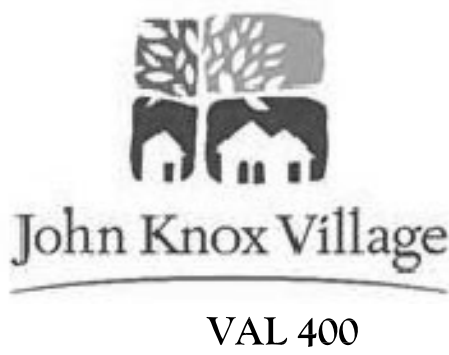


PLAN NOTES

GENERAL NOTES

FDP SUBMITTAL

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PROJECT ENGINEER	:	
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1	Addendum 1	09/28/18
3	Addendum 3	10/26/18

DRAWING TITLE
FIRST FLOOR PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 14, 2018
DRAWING A1.1	SHEET ____ OF ____

1 FIRST FLOOR PLAN
3/32" = 1'-0"

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PLOT SCALE
PLOT DATE
COMM NO.
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