GENERAL NOTES

1. All Work Is To Be Performed As Outlined On The Contract Documents. The Contract Documents Include The Drawings And The General Condition Of The Contract For Construction, A.I.A. Documents A-201.

2. Contractors And Subcontractors Shall Guarantee All Work Executed Under This Contract; Both As To Material And Workmanship, For A Period Of Twelve (12) Months After The Date Of Written Acceptance, Unless Otherwise Specifically Provided For In The Contract. The Contractor Or Subcontractor Shall Replace With New Materials, Including The Installation Thereof, Any Or All Parts Giving Or Giving Indications Of Defect Or Failure Due To Workmanship Or Faulty Materials During This Time. Any Replacing Or Repairing During The Guarantee Period Shall Be Done At No Additional Cost To The Owner/ Tenant And At Such Time Which Will Cause The Least Inconvenience To The Owner. In Addition, Any Damage To Adjacent Surfaces Caused By Faulty Materials Or Workmanship Shall Also Be Repaired To The Owner's Satisfaction At No Additional Cost To The Owner/Tenant.

3. All Work Shall Comply With All Applicable Federal, State, County, City Codes And Ordinances With All Work Being Performed To The Highest Standards Of Craftsmanship.

4. The Contractor Is Responsible For The Familiarization Of The Building Site And Conditions. The Contractor Shall Verify All Dimensions, Field Measurements And Related Conditions Prior To The Start Of Work. Any Discrepancies Shall Be Brought To The Attention Of The Architect Prior To The Commencement Of Work.

5. The Contractor Remains Responsible For Details And Accuracy, For The Confirming And Correlating Of All Quanties And Dimensions, For Selecting The Fabrication Process And For Techniques Of Assembly Used In The Construction Of This Work.

6. The Contractor Shall Pay For And Shall Provide All Necessary Permits, Taxes, And Fees Required For The Completion Of This Work.

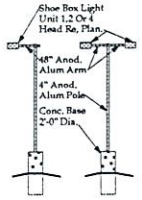
7. Contractor Shall Provide All Necessary Temporary Protection To Insure The Safety Of The General Public During The Construction Of This Project.

8. All Debris And Waste Materials Shall Be Removed From The Job Site And Shall Not Be Allowed To Accumulate. All Such Materials Being Removed Shall Be Disposed Of Properly In Dumpsters And Hauled Away According To Any And All Applicable Local Code/Ordinance Requirements.

9. All Electrical And Mechanical Design Shall Be Provided By Others.

10. All Wiring Conduit, Piping, Cables Etc., Must Be Supported For Its Own Support System Independent Of Existing Ceiling Wires Or Duct Work. All Lines To Be Perpendicular To Building Lines. Line Of Site Installation Will Not Be Allowed.

11. All Wood Blocking And All Other Non Exposed-Wood Shall Be Fire-retardent.



LIGHT POLES
Scale NTS.

GENERAL SITE NOTES

1. All Asphalt Paving Shall Be 5" Thick Top Coat Over 2" A.B-3 Aggerate Base. (Type -1 Asphaltic Surface 5" Asphalt over 2" Rock Base) Refer To Owners Instructions.
2. Refer To Attached Civil Engineering Drawings For Countours & Water Retention Drawings.
3. All Exterior Conc. Curbs To Be Not Less Than 4,000 PSI Conc. With Reinforcing As Shown Meeting City Of Lee's Summit CG-1 Minimum Standards.
4. Materials and Construction Methods Shall Conform To City of Lee's Summit, Missouri Codes and APWA StandardsSections 2100, 2200, 2300, and 2500.
5. All Areas Disturbed By Construction That Are Not Paved Shall Be Fine Graded, Fertilized, Seeded And Mulched Or Sodded Meeting City Of Lee's Summit Minimum Landscaping Standards, Also Refer To Landscaping Notes.

SITE DATA Zoning C-P Lots 1 0.579Acres

Site Area Gross	25,533 Sq. Ft.	100.00%
Gross Building Area (Existing Floor Plate)	0 Sq. Ft.	0.00%
Total Gross Building Area (Total Floor Plate)	1,392 Sq. Ft.	5.32%
Impervious Area Parking, Drives Walks, Etc.	17,470 Sq. Ft.	68.05%
Impervious Area (Dumpsters & Signage.)	0 Sq. Ft.	0.00%
Total Impervious Area	18,862 Sq. Ft.	73.87%
Green Space	6,671 Sq. Ft.	26.43%
Parking Required (4 /1,000 SF Office Req'd.)	8 Stalls Req'd.	
Parking Count Supplies	34 Stalls Supplied	
Extra Parking Stalls	26 Extra Parking Stalls	

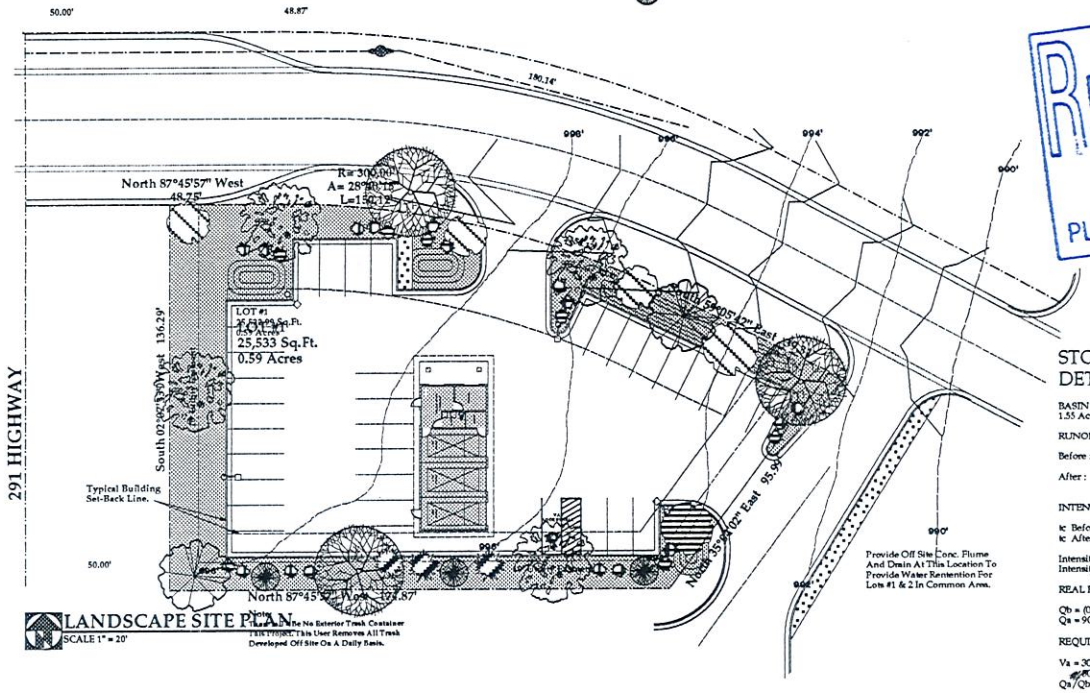
PLANT LIST SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	REMARKS			P/U's
TREES					NOTE: Shaded Items Not Used This Project			
	Quercus Palustris	Pin Oak	2" Cal.	1	0.7	3		2.1
	Cercis Canadensis	American Red Bud	2" Cal.	1	0.7	3		2.1
	Acer X Freemani	Autumn Blaze Maple	2" Cal.	1	0.7	2		1.4
					Total Trees			5.6
ORNAMENTAL TREES								
	Acer Ginnala	Amur Maple	6' High	1	0.7	1		0.7
	Arborvitae	Upright Arborvitae	2" Cal.	1	0.7	4		1.4
					Total Ornamental Trees			2.1
EVERGREEN TREES & SHRUBS								
	Spirea	Spirea, Misc. Types	6' High	2	0.6	8		4.2
	Taxus Media (misc)	Yews	18" High	2	0.0	16		0.0
	Pinus Strobus	White Pine	6' High	2	0.6	8		1.8
	Picea Pungens Glauca	Colorado Blue Spruce	6' High	2	0.6	8		1.8
					Total Shrubs & Evergreens			15.5

LEGAL DESCRIPTION
Lot 5A
Beginning at the Southwest corner of WASHINGTON BUSINESS PARK, a subdivision in Independence, Jackson County, Missouri, thence North 05 degrees 25 minutes 47 seconds East a distance of 20.84 feet to the Point of Beginning of Lot 5A; thence North 05 degrees 25 minutes 47 seconds East a distance of 174.57 feet; thence South 87 degrees 57 minutes 44 seconds East a distance of 131.15 feet to a point on the West right-of-way line of Washington Avenue, as now established; thence along a curve to the left, along said right-of-way, having a radius of 50.00 feet, an initial tangent bearing of South 11 degrees 56 minutes 41 seconds East, a deflection angle of 93 degrees 12 minutes 32 seconds a distance of 81.34 feet; thence along a curve to the right, along said right-of-way, having a radius of 15.00 feet a deflection angle of 115 degrees 32 minutes 47 seconds a distance of 30.25 feet; thence along a curve to the left along said right-of-way, having a radius of 200.00 feet, a deflection angle of 05 degrees 29 minutes 32 seconds a distance of 95.96 feet; thence North 87 degrees 57 minutes 44 seconds West a distance of 222.95 feet to the point of beginning. Containing 35,715.87 sq. ft or 0.82 acres more or less.

2000-262

PLANT GRAPHICAL LEGEND



LANDSCAPE SITE PLAN
SCALE 1" = 20'

There Will Be No Exterior Trash Container This Project. This User Removes All Trash Developed Off Site On A Daily Basis.

RECEIVED
NOV 20 2000
PLANNING AND DEVELOPMENT

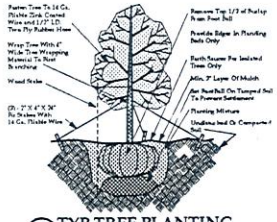
PHASE
- Preliminary
- Layout
- Furnishing
- Construction

ISSUED FOR
- Progress
- Partial
- Full
- Permit

RELEASED FOR
- Information
- Estimation
- Furnishing
- Construction

Work Sheet For Tree & Shrub Requirements City Of Lee's Summit, MO

A. Size Of Developed Site	0.5861	SQ. FT.
B. Ground Area Covered By Building	0.0319	SQ. FT.
C. Net Land Area A-B= (0.5861-0.0319) =	0.4542	SQ. FT.
D. Min. Total Unit Of Trees Req'd. = (.4542 x 15)=	6.813	UNITS
E. Length Of Street Frontage Of The Developed Site.	136.29	LINEAL FT.
F. Dist From Building Tree Line To Right-of-Way Along Development Site Boundary Left Side	87	LINEAL FT
G. Dist From Building Tree Line To Right-of-Way Along Development Site Boundary Right Side	87	LINEAL FT
H. Distance Around The Front Perimeter E + G + G. = (136.29 + 87 + 87) =	310.29	LINEAL FT
I. Distance Around The Total Perimeter Distance Along The Development Site Boundary All The Way Around The Site.	837.89	LINEAL FT
J. Units Required Between The Building Line & Street = (H/I) x D = Units Provided = (310.29/837.89) X 6.813)	2.52	UNITS
K. Units Required On Street Frontage = E/75 (Units Provided) = (136.29/75) =	1.81	UNITS
L. Parking Lot Area =	17,470	SQ. FT.
M. Green Space required In Parking Lot = L X 5% Green Space Provided	873.5	SQ. FT.
N. Quantity Of Shrubs Required = 2 Shrubs Per 5,000 Sq. Ft. Of Total Lot Area = (Area + 5,000) = (25,533 + 5000)	5.10	SHRUBS



1 TYP TREE PLANTING
Not To Scale

2 TYP SHRUB PLANTING
Not To Scale

STORM WATER DETENTION CALC'S.

BASIN AREA
1.55 Acres (Note: Developement For Lots 1 + 2)

RUNOFF COEFFICIENT

Before : $\frac{(1.55)(0.2)}{1.55} = 0.20$

After : $\frac{(0.6)(0.2)}{1.55} + \frac{(0.95)(0.9)}{1.55} = 0.63$

INTENSITY OF RAINFULL

tc Before =7 min 25 Years Design
tc After =5 min

Intensity Before = 8.0 in/hr
Intensity After = 8.5 in/hr

REAL FLOWS

Qb = (0.20) (8.0 in/hr) (1.55) = 2.48 cfs
Qa = 90.63) (8.5 in/hr) (1.55) = 8.30 cfs

REQUIRED VOLUME

Va = 30 (Qa - Qb) k (tc)
= 30 (8.30 - 2.48) (1.73) (5 min) = 1510.3 c.f.
Qa/Qb = 8.30 / 2.48 = 3.34 k=1.73

ELEVATION	AREA (sf)	VOLUME (cf)	COMB. VOL (cf)
985	0	0	0
986	634	317	317
988	1380	2014	2331

$Q = 0.6A\sqrt{2gh}$ h= 30 8" csp A= 0.35
$\sqrt{2g}$ 8" = 32.2

$Q = 0.6\ (0.35)\ \sqrt{2\ (32.2)(3)} = 2.91$ cfs
Need Restrictor Plate Over 15% Open Area

Q= (0.6)(0.35) (85%)

Q= 2.48 cfs

Pickard Motors Company
Sites 3015 South 291 Hy.
Lee's Summit, Missouri

Architecture Graphics Management & Planning
224 S. Douglas Street, Suite 204 Phone 525-6445
Lee's Summit, Missouri 64063 Fax 525-6466

1	Date NOVEMBER 20, 2000
2	REVISION
3	REVISION
4	REVISION
5	REVISION

SP-2 Lot #1

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