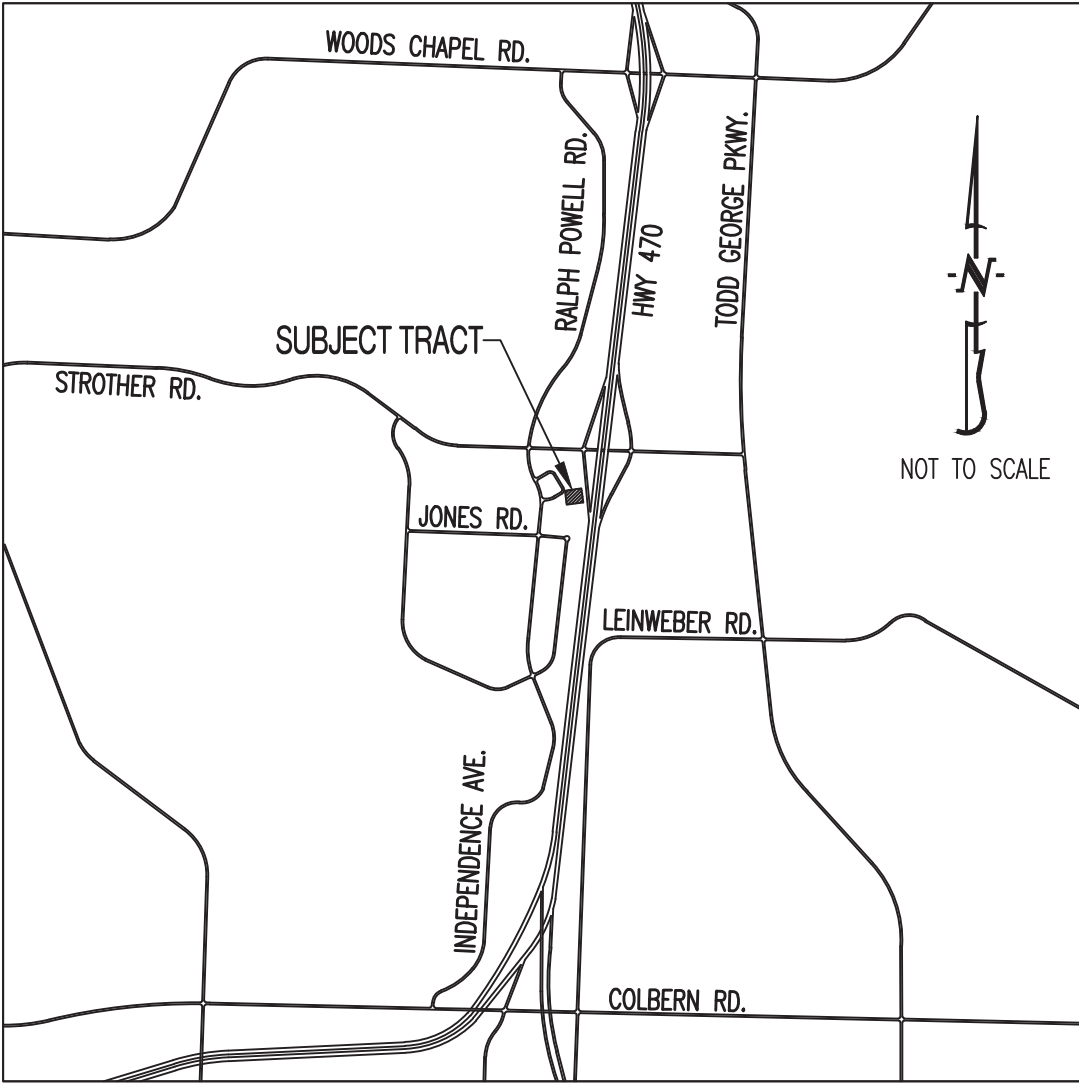


KANSAS CITY SURGICAL & DENTAL OFFICE

LOCATION MAP



PROJECT BENCHMARK:

TBM #1 – NORTHWEST BOLT OF FIRE HYDRANT LOCATED APPROX. 143' NORTHWEST OF THE NORTHWEST CORNER OF LOT 4A, STROTHER CROSSING, PLAT NO. 1-A.
N = 1019649.4102
E = 2828361.3997
TOP ELEVATION = 991.07

TBM #2 – CHISELED SQUARE AT SOUTHEAST CORNER OF TRANSFORMER PAD LOCATED APPROX. 100' NORTH OF THE SOUTHWEST CORNER OF LOT 4C, STROTHER CROSSING, PLAT NO. 1-A.
N = 1019152.9635
E = 2828173.5172
TOP ELEVATION = 980.62

COORDINATES IN NAD83 MISSOURI STATE PLANE, WEST ZONE

FLOOD PLAIN STATEMENT:

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE FIRM MAP #29095C04306, DATED JANUARY 20, 2017.

LEGAL DESCRIPTION:

LOT 4A OF STROTHER CROSSING, PLAT NO. 1-A, A REPLAT OF LOT 4, STROTHER CROSSING – 1ST PLAT, LOTS 1 THRU 4, LOCATED IN SECTION 20, TOWNSHIP 48, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483

TELEPHONE:

AT&T
215 N. SPRING
INDEPENDENCE, MO
816-325-5610

NATURAL GAS:

SPIRE ENERGY
3025 SE CLOVER DRIVE
LEE'S SUMMIT, MO 64082
816-969-2266
CONTACT: BOBBIE SAULSBERRY

CABLE TELEVISION:

TIME WARNER
6550 WINCHESTER AVENUE
KANSAS CITY, MO
913-643-1901

WATER:

CITY OF LEE'S SUMMIT
DEPARTMENT OF PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
816-969-1900

SANITARY SEWER:

CITY OF LEE'S SUMMIT
DEPARTMENT OF PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
816-969-1900

ELECTRIC:

KCP&L
130 SE HAMLEN ROAD
LEE'S SUMMIT, MO
816-347-4320

GENERAL NOTES:

ALL STREET & STORM CONSTRUCTION TO BE IN ACCORDANCE WITH "CITY OF LEE'S SUMMIT STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS" (CURRENT EDITION).

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "THE CITY OF LEE'S SUMMIT STANDARD SANITARY SEWER SPECIFICATIONS. (CURRENT EDITION)

REFER TO CITY STANDARD DETAILS. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFIED TRAFFIC CONTROL DEVICES.

THIS TRACT CONTAINS APPROXIMATELY 40,985 SQ.FT. (0.94 ACRES).

THIS TRACT IS ZONED CP-2 PLANNED COMMUNITY COMMERCIAL.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY THIS ENGINEER. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF LEE'S SUMMIT.

REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MOENR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL SERVICE LATERALS SHALL BE INSTALLED AS PER CITY OF LEE'S SUMMIT REQUIREMENTS AT 2.0% (MIN.) GRADE.

ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF LEE'S SUMMIT SPECIFICATIONS.

ALL SEWERLINES SHALL BE CONSTRUCTED AT LEAST 10 FEET HORIZONTALLY, EDGE TO EDGE, FROM ANY WATERLINE AND AT LEAST 24 INCHES VERTICALLY BETWEEN THE OUTSIDE LIMITS OF THE SANITARY SEWER AND WATERLINE. FOR CONDITIONS OTHER THAN THOSE IDENTIFIED ABOVE, CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS.

ALL STORM SEWER PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING REQUIREMENTS.

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE MDNR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS.

NO OIL AND GAS WELLS EXIST ON THIS TRACT ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE EXIST THAT AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

TOTAL DISTURBED AREA ON SITE = 1.80 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER TBD.

REVISION KEY			COVER	CE 1	CE 2	CE 3	CE 4	CE 5	CE 6	CE 7	CE 8	CE 9	CE 10	CE 11
REV #	DATE	COMMENTS												
...	08/08/2019	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X	X	X	X
1	09/04/2019	CITY COMMENTS	X	X	X	X	X	X	X		X	X		X
2	09/17/2019	CITY COMMENTS	X			X								

SHEET INDEX:

CE 1 - GRADING PLAN

CE 2 - EROSION CONTROL PLAN

CE 3 - UTILITY PLAN

CE 4 - STORM SEWER PROFILE - LINE 1

CE 5 - SITE PLAN

CE 6 - SITE CONSTRUCTION DETAILS

CE 7 - STORM SEWER DETAILS

CE 8 - PRIVATE WATER LINE DETAILS

CE 9 - ACCESSIBLE PARKING, ADA RAMP & SANITARY SEWER DETAILS

CE 10 - EROSION CONTROL DETAILS

CE 11 - LANDSCAPING PLAN

LEGEND OF SYMBOLS:

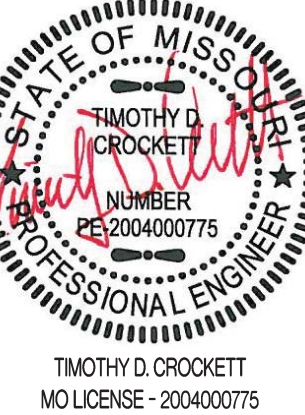
----	EXISTING CURB	FF-XXXX	MINIMUM FINISH FLOOR OF STRUCTURE
=====	PROPOSED CURB	XXXX.XX TD	PROPOSED TOP OF CURB ELEVATION
	RIP RAP	XXXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
	EXISTING STRUCTURE	XXXX.XX FG	PROPOSED FINISH GRADE ELEVATION
~~~~~	EXISTING TREELINE	XXXX.XX TW	PROPOSED TOP OF WALL
~~~~~	PROPOSED TREELINE	XX	LOT NUMBER
—o—o—	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
---W---	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
---W---	PROPOSED WATERLINE	HP.	HIGH POINT
---G---	EXISTING GAS LINE	LP.	LOW POINT
---G---	PROPOSED GAS LINE	Ø	EXISTING SIGNS
---UT---	EXISTING UNDERGROUND TELEPHONE	Ø	EXISTING POWER POLE
---UTV---	EXISTING UNDERGROUND CABLE TELEVISION	Ø	EXISTING GAS VALVE
---HVE---	EXISTING HIGH VOLTAGE ELECTRIC	Ø	EXISTING WATER VALVE
---OE---	EXISTING OVERHEAD ELECTRIC	Ø	EXISTING GAS METER
---UE---	EXISTING UNDERGROUND ELECTRIC	W	EXISTING WATER METER
---OETV---	EXISTING OVERHEAD ELEC. & TV	Ø	EXISTING FIRE HYDRANT
---OETV---	EXISTING OVERHEAD ELEC., TV & TELE.	Ø	MANHOLE
---S---	EXISTING SANITARY SEWER	→	EXISTING SANITARY SEWER LATERAL
---S---	PROPOSED SANITARY SEWER	→	PROPOSED SANITARY SEWER LATERAL
.....XXX.....	EXISTING MINOR CONTOUR	⊙	PROPOSED TRACER WIRE TEST STATION BOX
---XXX---	EXISTING MAJOR CONTOUR	AC	EXISTING AIR CONDITIONER
---XXX---	PROPOSED MINOR CONTOUR	□	EXISTING TELEPHONE PEDESTAL
---XXX---	PROPOSED MAJOR CONTOUR	□	EXISTING ELECTRICAL TRANSFORMER
TTTTTT	100 YEAR FLOOD PLAIN	□	EXISTING ELECTRIC METER
TTTTTTTT	FLOODWAY	⊗	EXISTING LIGHT POLE
---.---.---	ORDINARY HIGH WATER MARK	→	EXISTING GUY WIRE
---.---.---	STREAM SIDE BUFFER		
=====	OUTER STREAM BUFFER		

OWNER/DEVELOPER:

KANSAS CITY SURGICAL AND DENTAL, LLC
GREGORY LOHR DDS MD
(816) 806-6242

PREPARED BY:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



PREPARED BY:

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