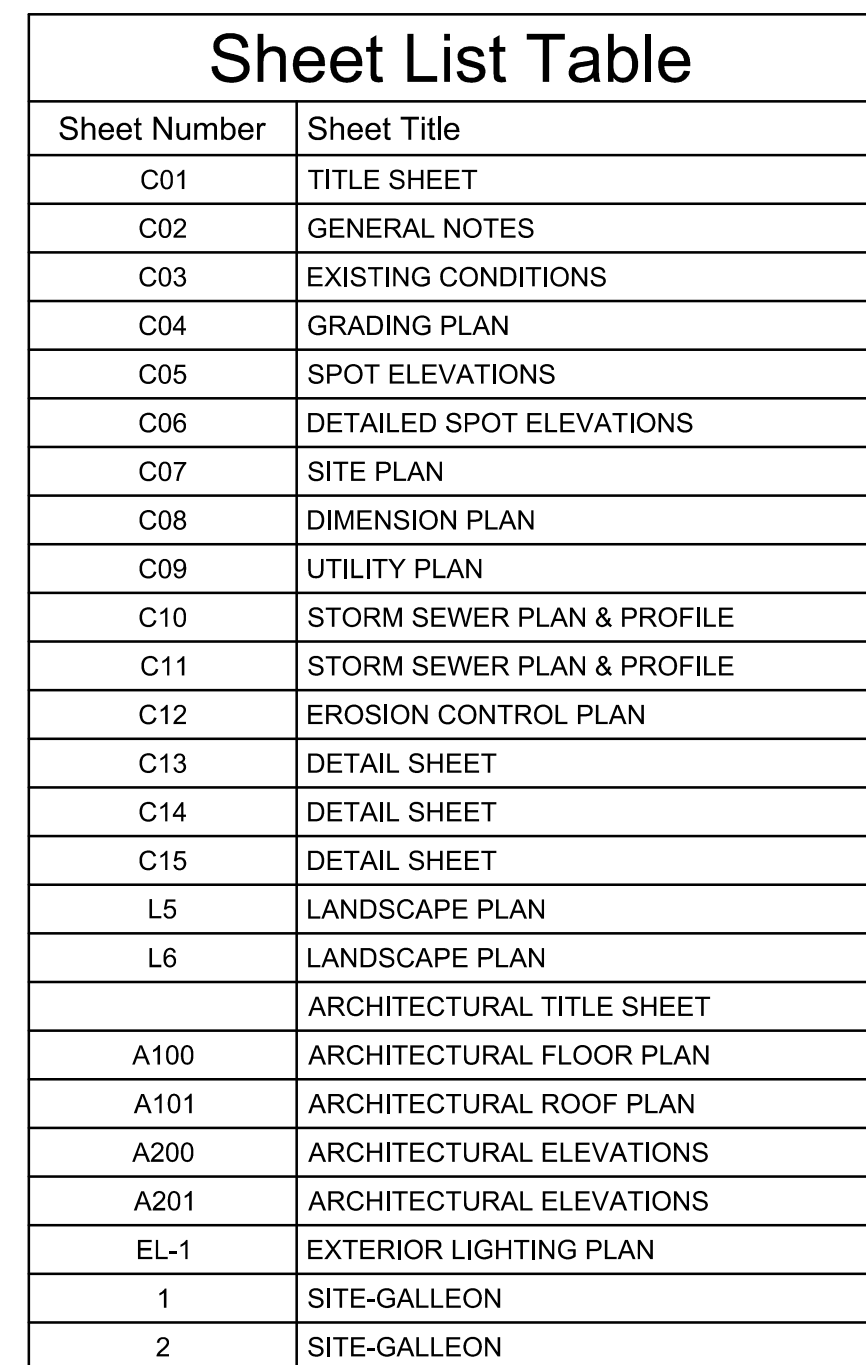
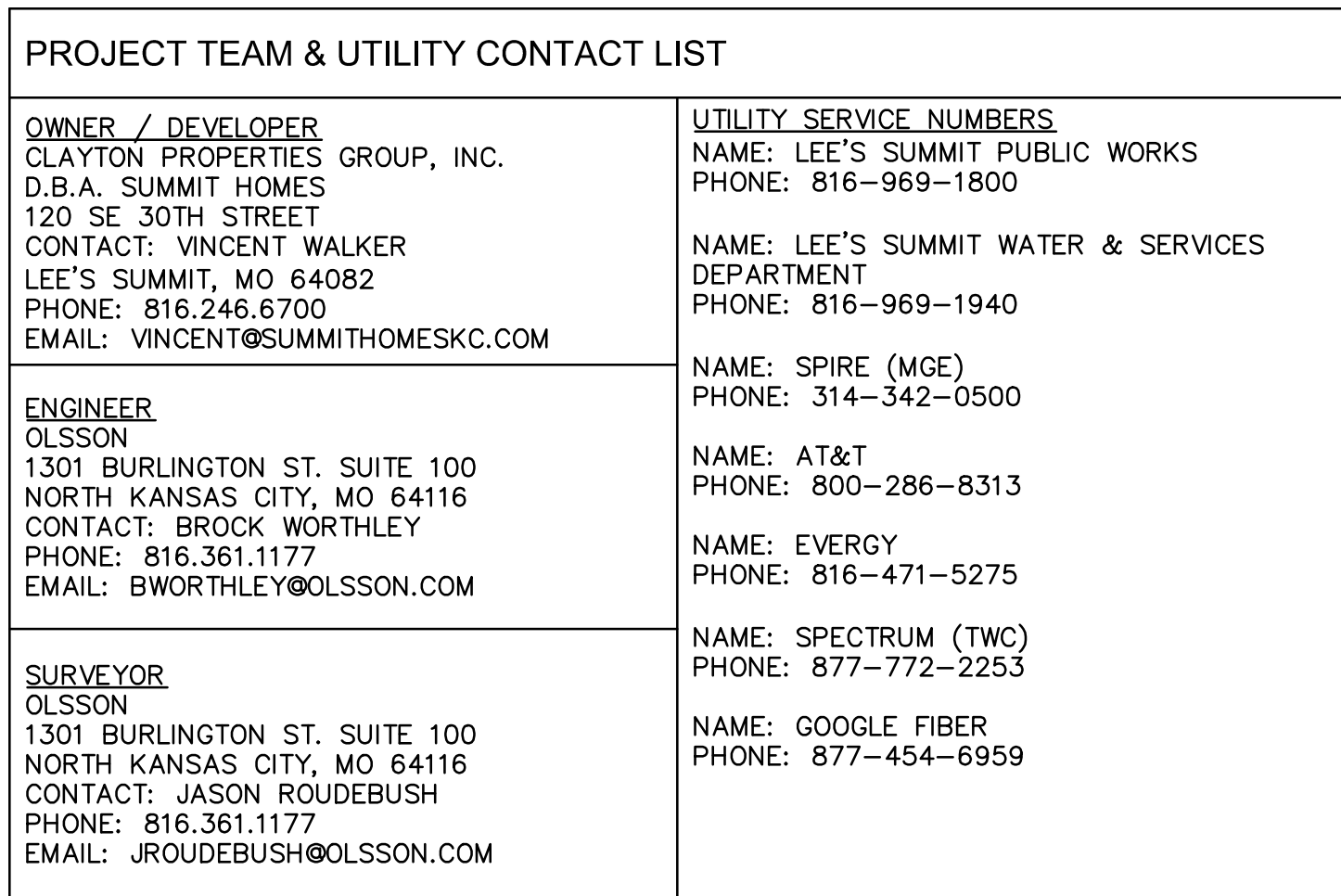


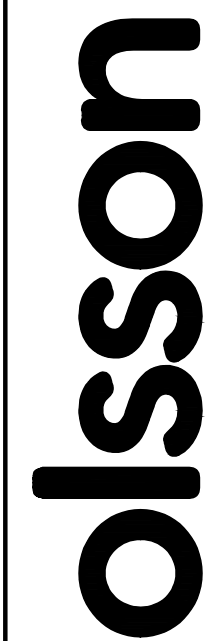
NE 1/4 SECTION 35, TOWNSHIP 47 N, RANGE 32 W.
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

[illegible]

TITLE SHEET	
FINAL DEVELOPMENT PLAN	
OSAGE CLUBHOUSE	
PROJECT NUMBER: 1400000104	DATE: 08/08/2014

drawn by: _____ G
designed by: _____ BM
approved by: _____ BM
QA/QC by: _____ JE
project no.: _____ B19-233
drawing no.: C TTL01 B19233
date: _____ 5/12/202

SHEET
C01



Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

www.olsson.com

DWG: F:\2019\2001-2500\019-2339-B\40-Design\AutoCAD\Final Plans\Sheets\GNVC\C_ITL01_B192339.dwg
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DATE: May 27, 2020 10:59am
USER: bworthley



☒ NOT FOR CONSTRUCTION
☐ REVIEWED FOR CONSTRUCTION

5/12/2020
DATE

USER: bworthley

dwg: F:\2019\2001-2500\019-2339-BX\40-Design\AutoCAD\Final Plans\Sheets\GEN01_B192339.dwg

DATE: May 12, 2020

XREFS: C:\PTB\K_B192339

GENERAL NOTES:

1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS. CONTRACTOR TO STAKE AND CONSTRUCT FOUNDATIONS AND FOOTINGS FROM STRUCTURAL PLAN. BUILDING DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.
8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.
10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO BE TWO LAYERS, 4" STROKE, REFLECTIVE PAINT, INCLUDING ADA SYMBOL AND HATCHING. PAINT COLOR TO BE WHITE ON ASPHALT AND YELLOW ON CONCRETE.
11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. ANY WORK IN CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND SURVEY MONUMENTS AND IS RESPONSIBLE FOR RE-ESTABLISHMENT OF ANY PROPERTY CORNERS OR SURVEY MONUMENTS IF DISTURBED BY CONSTRUCTION ACTIVITIES.
15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION. LATEST SPECIFICATIONS ADOPTED BY US DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT SHALL GOVERN ON THIS PROJECT.
17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
19. ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.

WETLANDS NOTICE:

1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

1. THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 290950C531G, REVISION DATE JANUARY 20, 2017

OIL/GAS WELLS & UNDERMINED AREAS:

NO OIL OR GAS WELLS & UNDERMINED AREAS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.
5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.
6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.
9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL SHOWN OR NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITY. ALL MATERIAL TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.
12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE. THE OWNER AND THE ENGINEER MAKE NO ASSURANCE OF THE ACTUAL LOCATION, DEPTH, SIZE OR TYPE OF UTILITY LINES SHOWN. THE OWNER AND THE ENGINEER MAKES NO ASSURANCE THAT ALL OF THE EXISTING UTILITY LINES ON THE SITE ARE SHOWN.

GRADING AND CLEARING NOTES:

1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LINES.
3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.
4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
6. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT PLACED WITHIN THE PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). EMBANKMENT PLACED WITHIN THE BUILDING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF 0 TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT AS DEFINED BY THE STANDARD PROCTOR COMPACTION PROCEDURE. ALL EMBANKMENT PLACED WITHIN 18" OF THE BUILDING SUBGRADE SHOULD HAVE A LIQUID LIMIT LESS THAN 60. THE GEOTECHNICAL REPORT SHALL SUPERSEDE RECOMMENDATIONS AS STATED IN THIS PLAN SET.

UTILITY CONSTRUCTION NOTES:

1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.
3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY STANDARD DETAILS. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30". CONDUIT SHALL BE DUAL 4" SCHEDULE 40 PVC. CONTRACTOR SHALL COORDINATE LOCATION WITH THE UTILITY REPRESENTATIVE AND LOCATE PVC CROSSINGS AS NECESSARY. SEE ELEC. PLANS FOR ENTRANCE LOCATIONS.
6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.
7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.
10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.
14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.
17. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

18. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 ELECTRICAL PVC, AS CALLED OUT AND HAVE AN AVERAGE OF 36" TO 42" COVER WITH A MINIMUM OF 30" CONFORMING TO THE CURRENT REGULATIONS SET FORTH BY MISSOURI PUBLIC SERVICE. SEE MECH. PLANS FOR ENTRANCE LOCATIONS.

19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

SITE DISTURBANCE NOTES:

1. THE INTENT OF THIS EROSION CONTROL PLAN IS TO ASSIST THE CONTRACTOR IN THEIR RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR THEIR AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR.

THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN TO BE CONTROLLED AS A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION, THROUGH THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, NETTING, GRAVEL, MULCHES, GRASSES, SLOPE DRAINS, DIVERSION SWALES OR OTHER EROSION CONTROL DEVICES OR METHODS. THE OWNER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT OR CONVEYANCES.

THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH ANY PERMANENT EROSION CONTROL FEATURES SPECIFIED ELSEWHERE IN THE CONTRACT TO THE EXTENT PRACTICAL TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:
- PRESERVATION OF EXISTING VEGETATION
 - SEDIMENT BARRIERS
 - SEDIMENT TRAPS
 - INLET PROTECTION
 - OUTLET PROTECTION
 - SOIL RETAINING SYSTEMS
 - SLOPE DRAINS
 - SUBSURFACE DRAINS

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.

- A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN 50' OF A DEFINED DRAINAGE WAY SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.
- B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.
- C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.
- D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.

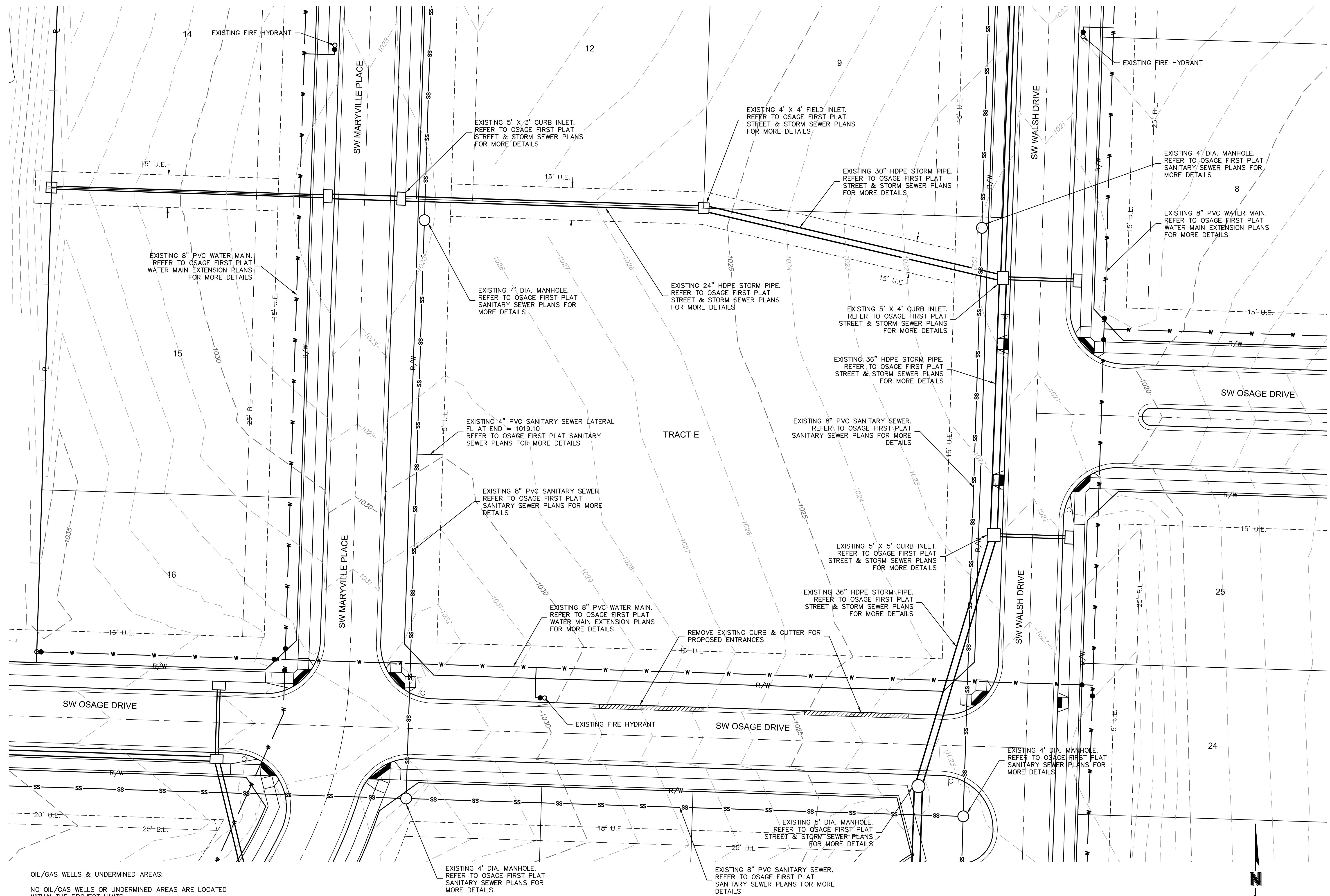
INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.

4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING LOCAL, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.

5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A 2-YR, 24-HR STORM EVENT, OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OF PRECIPITATION OR GREATER. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK, INCLUDING RELATED INCIDENTALS ASSOCIATED WITH THE REPAIR WORK, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.

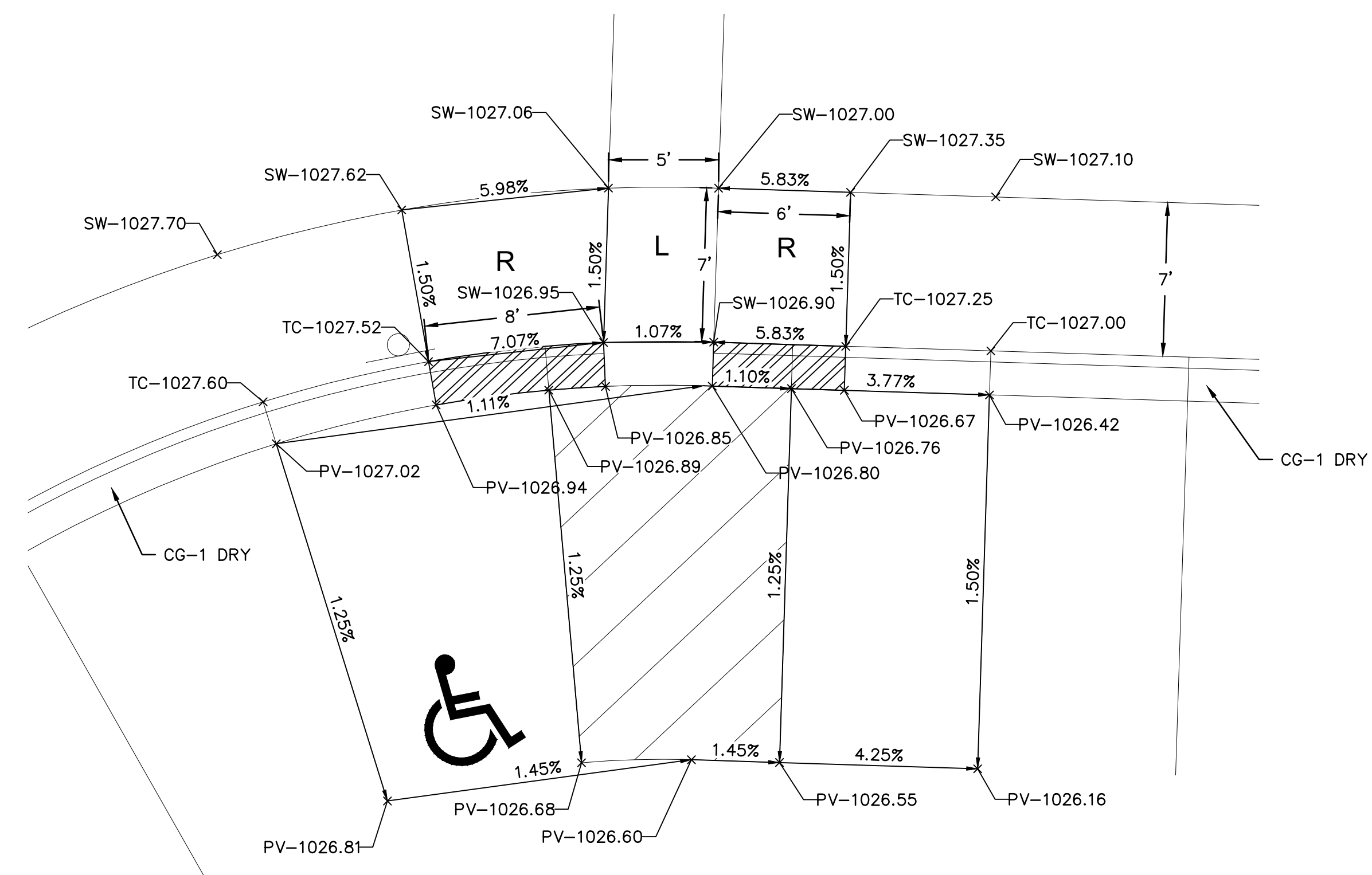
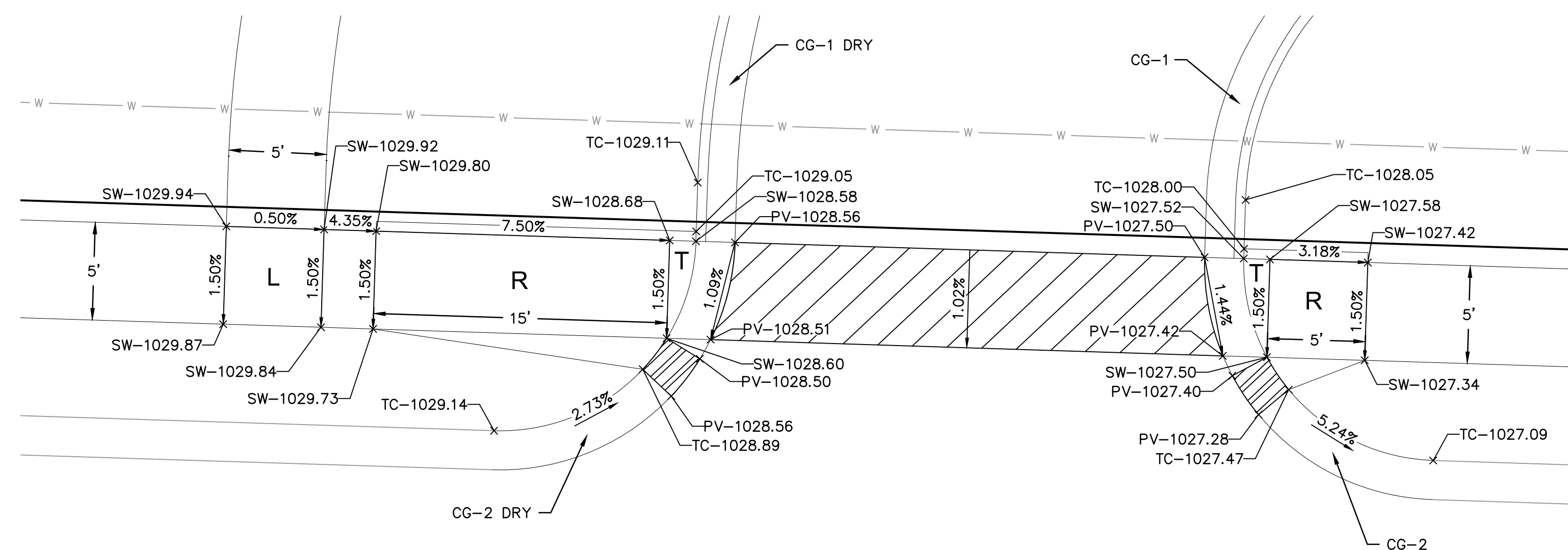
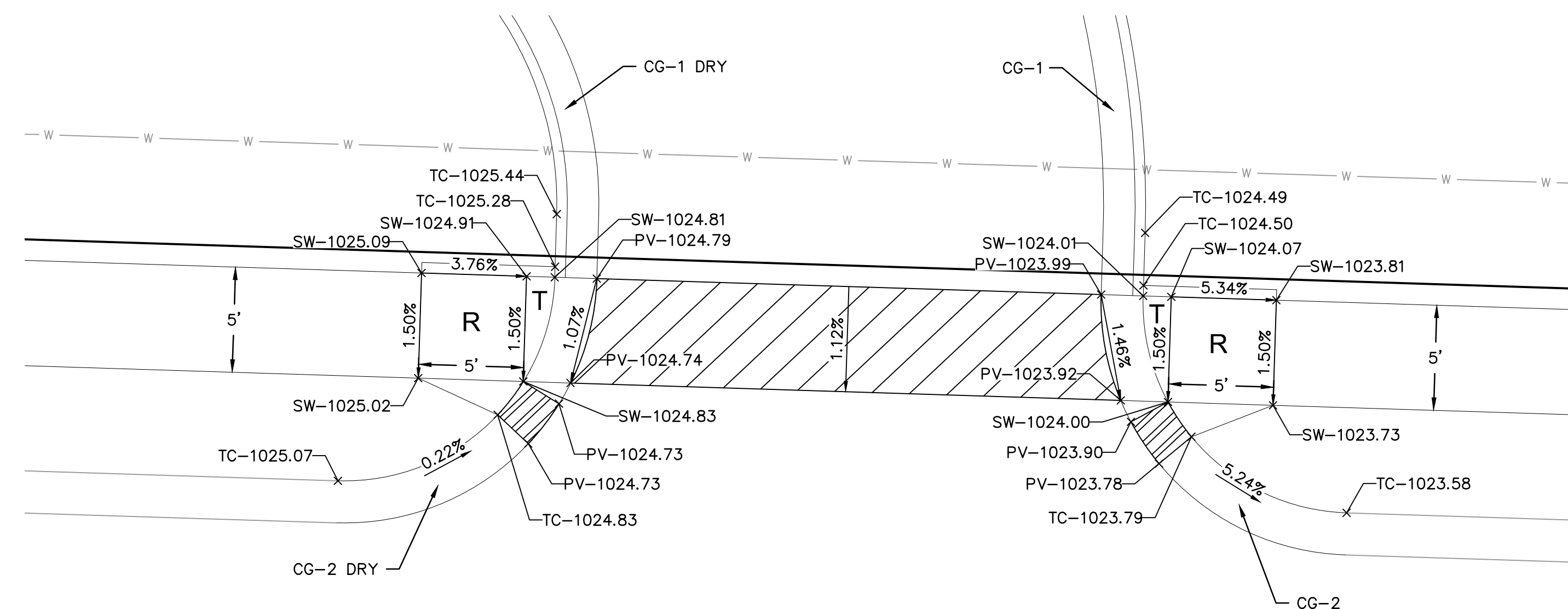
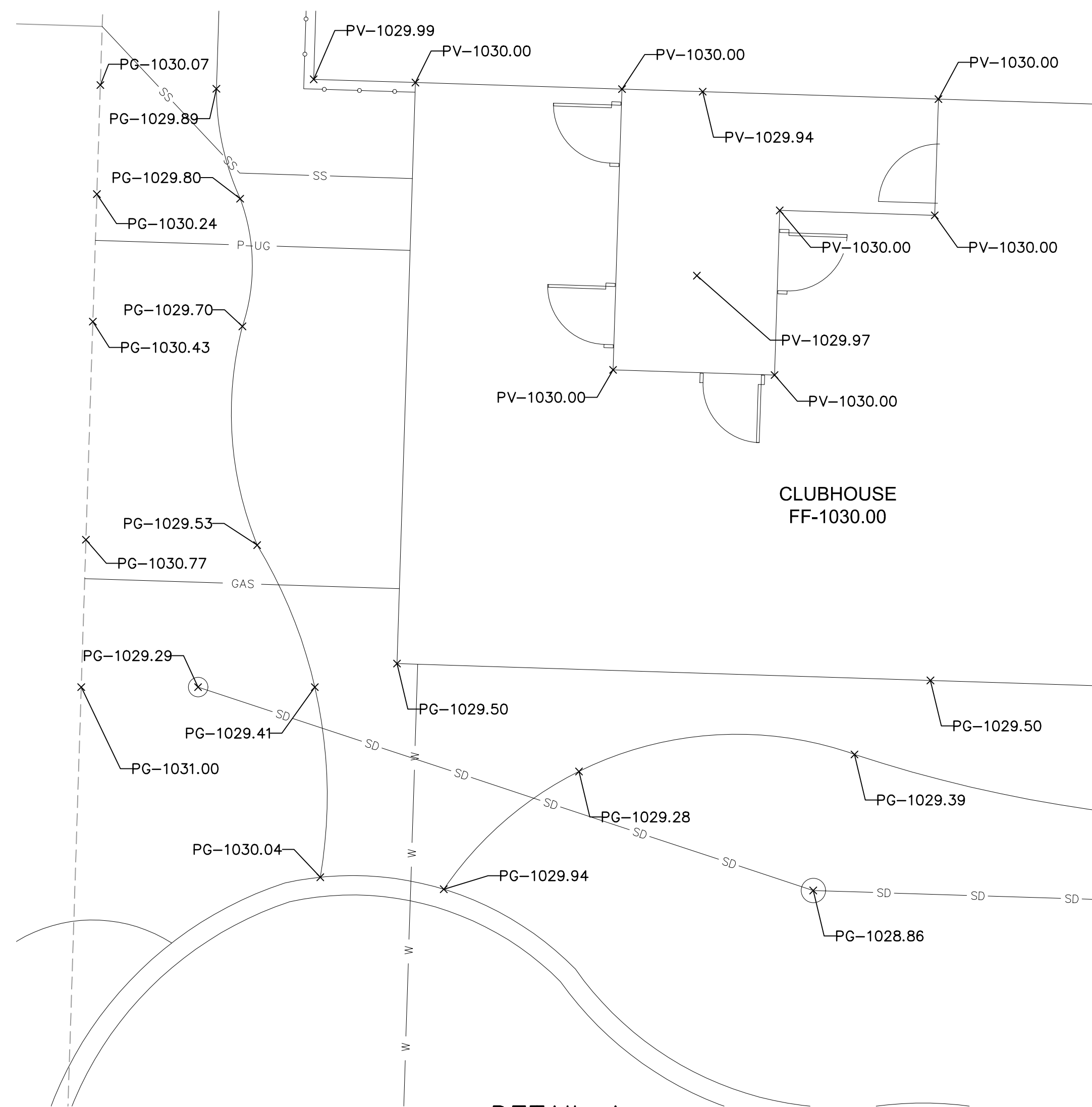
GENERAL		LEGEND		SURVEY MARKERS	
	ACU	AIR CONDITIONING UNIT		BMK	BENCHMARK
	AST	ARROW STRAIGHT		CPT	CONTROL POINT
	ATL	ARROW TURN LEFT		FND	FOUND MONUMENT
	ATR	ARROW TURN RIGHT		ROW	ROW MARKER
	BLB	BILLBOARD		SCR	SECTION CORNER
	BOV	BLOW OFF VALVE		SET	SET MONUMENT
	BSH	BUSH	BOUNDARIES		
	COL	COLUMN		SECTION LINE	
	CTR	CONIFEROUS TREE		EXISTING PROPERTY BOUNDARY	
	DRN	DRAIN GRATE		PROPOSED PROPERTY BOUNDARY	
	DTR	DECIDUOUS TREE		EXISTING LOT LINE	
	FLP	FLAG POLE		PROPOSED LOT LINE	
	GDP	GUARD POST		EXISTING RIGHT-OF-WAY	
	GPL	GUY POLE		PROPOSED RIGHT-OF-WAY	
	GTP	GREASE TRAP	UTILITIES		
	GUY	GUY WIRE		CAB	CABLE BOX
	HCP	ACCESSABLE PARKING MARKER		CAV	CABLE VAULT
	LST	LIFT STATION		TVP	TELEVISION PEDESTAL
	MLB	MAILBOX		TVR	TELEVISION RISER
	MP	MILE POST MARKER		EXISTING CABLE TV, OVERHEAD	
	MWL	MONITORING WELL		EXISTING CABLE TV, UNDERGROUND	
	PIV	POST INDICATOR VALVE		PROPOSED CABLE TV, OVERHEAD	
	PPT	PROPANE TANK		PROPOSED CABLE TV, UNDERGROUND	
	RAT	RADIO TOWER		FOB	FIBER OPTIC BOX
	SAD	SATELLITE		FOM	FIBER OPTIC MANHOLE
	SCV	SPRINKLER CONTROL VALVE		FOP	FIBER OPTIC PEDESTAL
	SGN	SIGN		FOV	FIBER OPTIC VAULT
	SLB	STREET LIGHT BOX		EXISTING FIBER OPTIC, OVERHEAD	
	SLC	STREET LIGHT CABINET		EXISTING FIBER OPTIC, UNDERGROUND	
	SPB	SPRINKLER BOX		PROPOSED FIBER OPTIC, OVERHEAD	
	SPH	SPRINKLER HEAD		PROPOSED FIBER OPTIC, UNDERGROUND	
	STP	STUMP		FDC	FIRE DEPT. CONNECTION
	SVL	SEWER VALVE		EXISTING FIRE PROTECTION SYSTEM LINE	
	TCB	TRAFFIC CONTROL BOX		PROPOSED FIRE PROTECTION SYSTEM LINE	
	TSA	TRAFFIC SIGNAL WITH MAST ARM		EXISTING FUEL LINE	
	TSC	TRAFFIC SIGNAL CABINET		PROPOSED FUEL LINE	
	TSMH	TRAFFIC SIGNAL MANHOLE		GAR	GAS RISER
	TSP	TRAFFIC SIGNAL POLE		GMH	GAS MANHOLE
	EXISTING TREELINE			GMR	GAS MARKER
	PROPOSED TREELINE			GMT	GAS METER
	EXISTING SIDEWALK			GRG	GAS REGULATOR
	PROPOSED SIDEWALK			GVL	GAS VALVE
	FUTURE SIDEWALK			EG	EXISTING NATURAL GAS LINE
	EXISTING BUILDINGS			PROPOSED NATURAL GAS LINE	
	PROPOSED BUILDINGS			TEC	TELEPHONE CABINET
	FUTURE BUILDINGS			TEP	TELEPHONE PEDESTAL
	EXISTING EDGE OF PAVEMENT			TER	TELEPHONE RISER
	PROPOSED EDGE OF PAVEMENT			TEV	TELEPHONE VAULT
	FUTURE EDGE OF PAVEMENT			TMH	TELEPHONE MANHOLE
	EXISTING ROADWAY CENTER LINE			EXISTING TELEPHONE LINE, OVERHEAD	
	PROPOSED ROADWAY CENTER LINE			EXISTING TELEPHONE LINE, UNDERGROUND	
	FUTURE ROADWAY CENTER LINE			PROPOSED TELEPHONE LINE, OVERHEAD	
	EXISTING CURB & GUTTER			PROPOSED TELEPHONE LINE, UNDERGROUND	
	PROPOSED CURB & GUTTER			GLT	GROUND LIGHT
	FUTURE CURB & GUTTER			LTP	LIGHT POLE
	RADIUS			PWP	POWER POLE
	ARC DISTANCE			TRF	ELECTRIC TRANSFORMER
	DELTA / CENTRAL ANGLE			EBX	ELECTRIC BOX
EASEMENTS & SETBACKS				ELC	ELECTRIC CABINET
	A.E.	ACCESS EASEMENT		ELR	ELECTRIC RISER
	B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT		EMH	ELECTRIC MANHOLE
	B.L.	BUILDING SETBACK		EMT	ELECTRIC METER
	C.T.V.E.	CABLE TV EASEMENT		ESC	ELECTRIC SECTIONALIZER
	C.E.	CONSERVATION EASEMENT		EVT	ELECTRIC VAULT
	C.G.E.	CONSTRUCTION GRADING EASEMENT		YDL	YARD LIGHT
	F.P.E.	FLOOD PLAIN EASEMENT		EXISTING POWER/ELECTRIC LINE, OVERHEAD	
	F.O.E.	FIBER OPTIC EASEMENT		EXISTING POWER/ELECTRIC LINE, UNDERGROUND	
	F.P.S.E.	FIRE PROTECTION SYSTEM EASEMENT		SCO	SEWER CLEANOUT
	F.L.E.	FUEL LINE EASEMENT		SSMH	SANITARY MANHOLE
	L.S.E.	LANDSCAPE EASEMENT		ESS	EXISTING SANITARY SEWER
	G.E.	NATURAL GAS EASEMENT		SS	PROPOSED SANITARY SEWER
	T.E.	TELEPHONE EASEMENT		FSS	FUTURE SANITARY SEWER
	E.E.	POWER/ELECTRIC EASEMENT		ESL	EXISTING STEAM LINE
	P.S.	PARKING SETBACK		SL	PROPOSED STEAM LINE
	S.B.	STREAM BUFFER		SDMH	STORM SEWER MANHOLE
	S.D.E.	SURFACE DRAINAGE EASEMENT		FES	FLARED END SECTION
	SIGHT DIST. ESM.	SIGHT DISTANCE EASEMENT		ORDN	ROOF DRAIN
	S.E.	SANITARY SEWER EASEMENT		ESS	EXISTING STORM SEWER
	S.L.E.	STEAM LINE EASEMENT		EST	PROPOSED STORM SEWER
	D.E.	STORM DRAINAGE EASEMENT			
	S.W.M.E.	STORM WATER MANAGEMENT EASEMENT		FH	FIRE HYDRANT
	T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT		WMH	WATER MANHOLE
	TEMP. ESM.	TEMPORARY EASEMENT		WMK	WATER MARKER
	TRAIL ESM.	TRAIL/PATH EASEMENT		WMT	WATER METER
	U.E.	UTILITY EASEMENT		WVL	WATER VALVE
	W.E.	WATER EASEMENT		EW	EXISTING WATER LINE
	F.Y.S.	FRONT YARD SETBACK		W	PROPOSED WATER LINE
	R.Y.S.	REAR YARD SETBACK			
	S.Y.S.	SIDE YARD SETBACK			
CONTOURS					
	100-	EXISTING INDEX CONTOURS			
	100+	EXISTING INTERMEDIATE CONTOURS			
	100-	PROPOSED INDEX CONTOURS			
	100+	PROPOSED INTERMEDIATE CONTOURS			



OIL/GAS WELLS & UNDERMINED AREAS:

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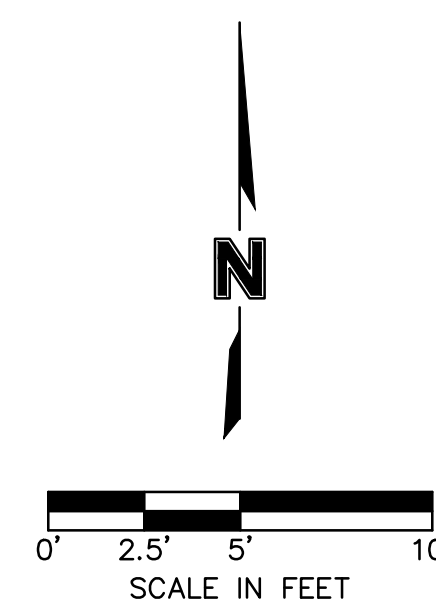
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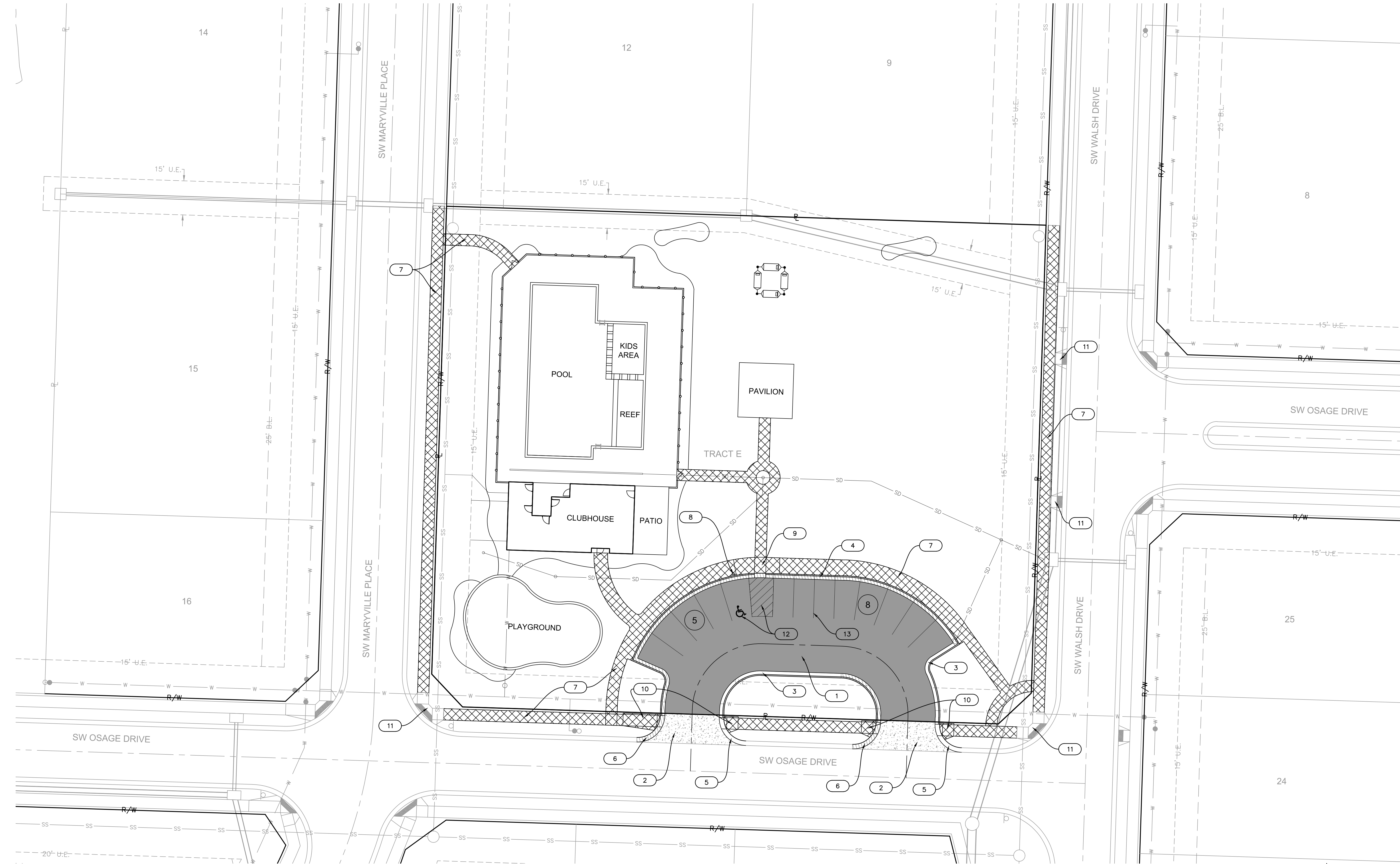
ADA LEGEND	
T	TRANSITION
L	LANDING
R	RAMP
	TRANSITION CURB LIMITS
	ADA PATHWAY

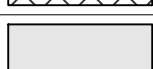
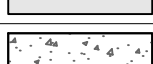
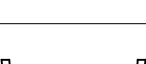
LEGEND	
TC	TOP OF CURB
PV	TOP OF PAVEMENT
SW	SIDEWALK
FF	FINISHED FLOOR ELEVATION
PG	PROPOSED GRADE

- NOTES:
1. All ADA curb ramps shall be built per current municipality adopted ADA standards.
 2. Curb ramp flares shall not be steeper than 1:10 max slope.
 3. A turning space is required at all directional changes, which shall not have a slope greater than 2%.
 4. Ramp runs shall have a maximum running slope of 7.5%.

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USER: bworthley
C_PATT_B192339



LEGEND			
	CONCRETE SIDEWALK (See Detail Sheet)		CG-1 CURB & GUTTER (See Detail Sheet)
	STANDARD DUTY ASPHALT PAVEMENT (See Detail Sheet)		CG-1 CURB & GUTTER (DRY) (See Detail Sheet)
	CONCRETE PAVEMENT (See Detail Sheet)		CG-2 CURB & GUTTER (See Detail Sheet)
	# OF PARKING STALLS		CG-2 CURB & GUTTER (DRY) (See Detail Sheet)

SITE DATA TABLE	
TOTAL AREA	57,884 S.F. (1.33 AC.)
TOTAL BUILDING FLOOR AREA	1,480 S.F.
PROPOSED IMPERVIOUS AREA	19,174 S.F. (0.44 AC.)
REQUIRED PARKING (1 STALL/16 UNITS)	10 STALLS (INCLUDING 1 ADA STALL) (75 LOTS, 160 UNITS)
PROPOSED PARKING	13 STALLS (INCLUDING 1 ADA STALL)

CONSTRUCTION NOTES

- 1

CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (SEE LEGEND)
- 2

CONSTRUCT STANDARD CONCRETE PAVEMENT - KCMMB (SEE LEGEND)
- 3

TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND)
- 4

TYPE CG-1 DRY CONCRETE CURB AND GUTTER (SEE LEGEND)
- 5

TYPE CG-2 CONCRETE CURB AND GUTTER (SEE LEGEND)
- 6

TYPE CG-2 DRY CONCRETE CURB AND GUTTER (SEE LEGEND)
- 7

CONSTRUCT PRIVATE SIDEWALK
- 8

PROPOSED ACCESSIBLE PARKING SIGN
- 9

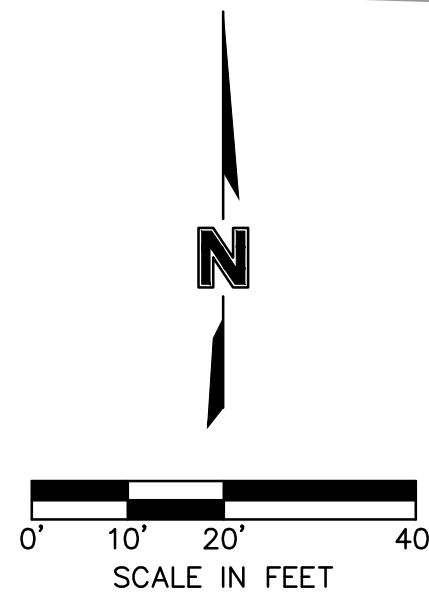
CONSTRUCT ACCESSIBLE SIDEWALK LANDING (SEE SPOT ELEVATION PLAN)
- 10

ADA RAMP WITHOUT TRUNCATED DOMES
- 11

EXISTING ADA RAMP
- 12

PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET)
- 13

PROPOSED PAVEMENT STRIPING (TYP.) (SEE NOTE 10, SHEET C02)



SITE PLAN
FINAL DEVELOPMENT PLAN

OSAGE
CLUBHOUSE

LEE'S SUMMIT, MISSOURI

2020

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY



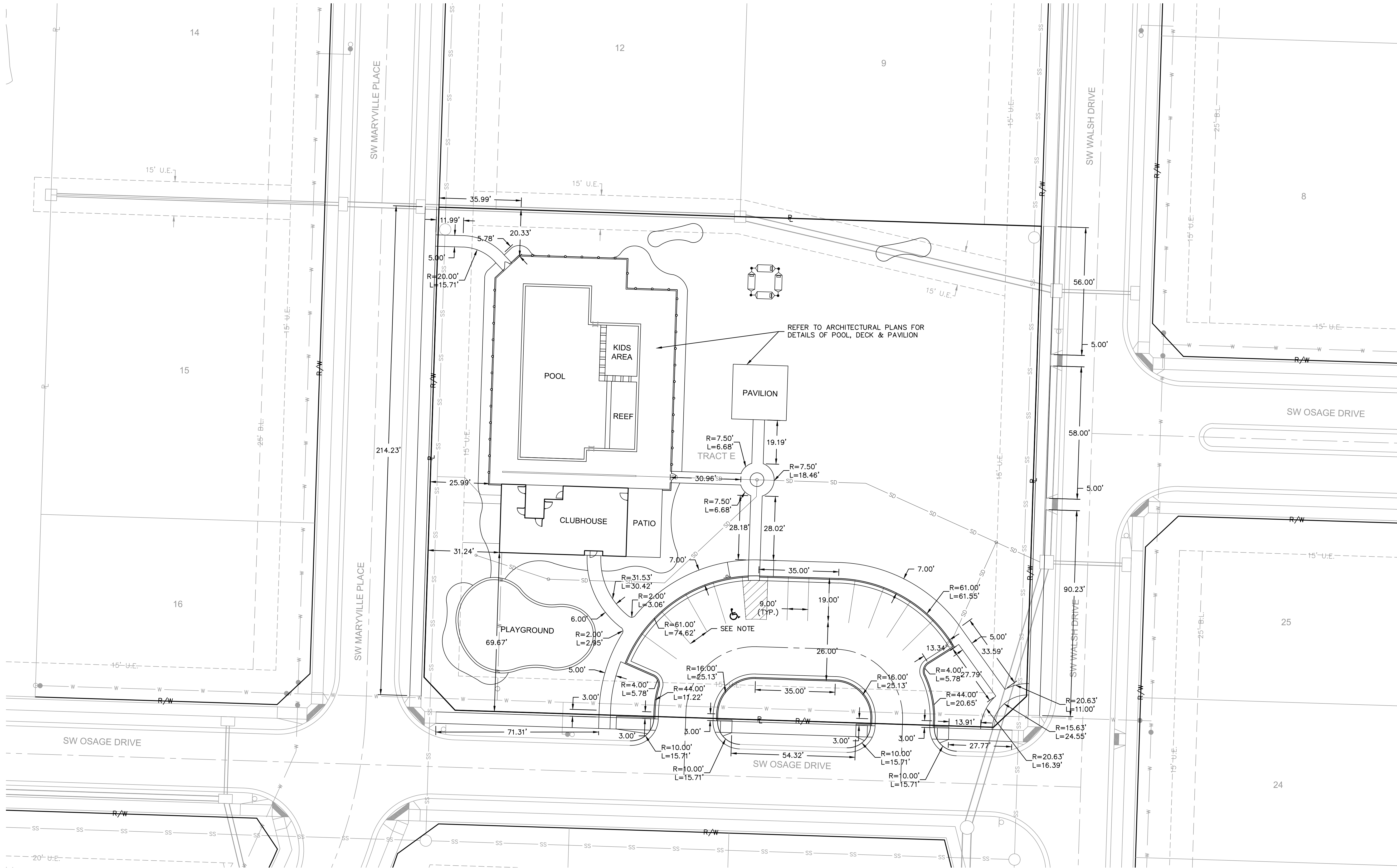
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drawn by: GS
designed by: BMW
approved by: BMW
QA/QC by: JES
project no.: B19-2339
drawing no.: C_SIT01_B192339
date: 5/12/2020

SHEET
C07

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NOTE:
PAVEMENT MARKING SPACING ALONG CURB FOR
PARKING STALLS SHALL BE EVENLY DIVIDED. ADA STALL
SHALL BE A MINIMUM WIDTH OF 9' AND AISLE 8'
(SEE SHEET C14 FOR ADDITIONAL DETAILS)

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STATE OF MISSOURI
BROCK M. WORTHLEY
NUMBER
PE-2019000237
12/2020
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

DIMENSION PLAN
FINAL DEVELOPMENT PLAN

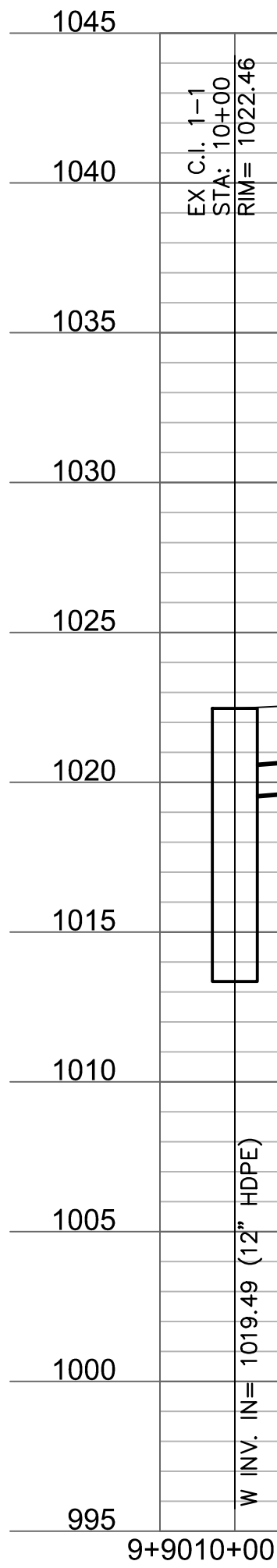
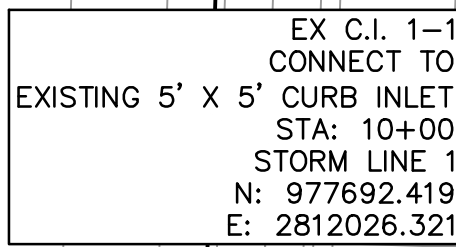
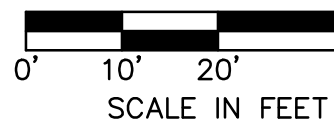
OSAGE
CLUBHOUSE

LEE'S SUMMIT, MISSOURI

2020

drawn by: GS
designed by: BMW
approved by: BMW
QA/QC by: JES
project no.: B19-2339
drawing no.: C_DIM01_B192339
date: 5/12/2020

SHEET
C08

Plans\Sheets\GNCV\C_STM01_B192339.dwg
C_XBASE_B192339 C_PBASE_B192339

BEND 1-3
INSTALL 22.5' HORIZONTAL BEND
STA: 10+86.50
STORM LINE 1
N: 977726.978
E: 2811947.046

D.B. 1-4
INSTALL 15" NYLOPLAST DRAIN BASIN
STA: 11+34.15
STORM LINE 1
N: 977728.487
E: 2811899.423

BEND 1-5
INSTALL 90° VERTICAL BEND
STA: 11+86.51
STORM LINE 1
N: 977730.145
E: 2811847.086

T.D. 1-6
BEGIN TRENCH DRAIN
INSTALL 90° VERTICAL BEND
STA: 11+87.18
STORM LINE 1
N: 977730.166
E: 2811846.420

T.D. 1-7
END TRENCH DRAIN
STA: 12+45.68
STORM LINE 1
N: 977732.019
E: 2811787.949

drawn by: _____ GS
designed by: _____ BMW
approved by: _____ BMW
QA/QC by: _____ JES
project no.: _____ B19-2339
drawing no.: C STM01 B192339
date: _____ 5/12/2020

STORM SEWER PLAN & PROFILE FINAL DEVELOPMENT PLAN

OSAGE CLUBHOUSE

LEE'S SUMMIT, MISSOURI

2020

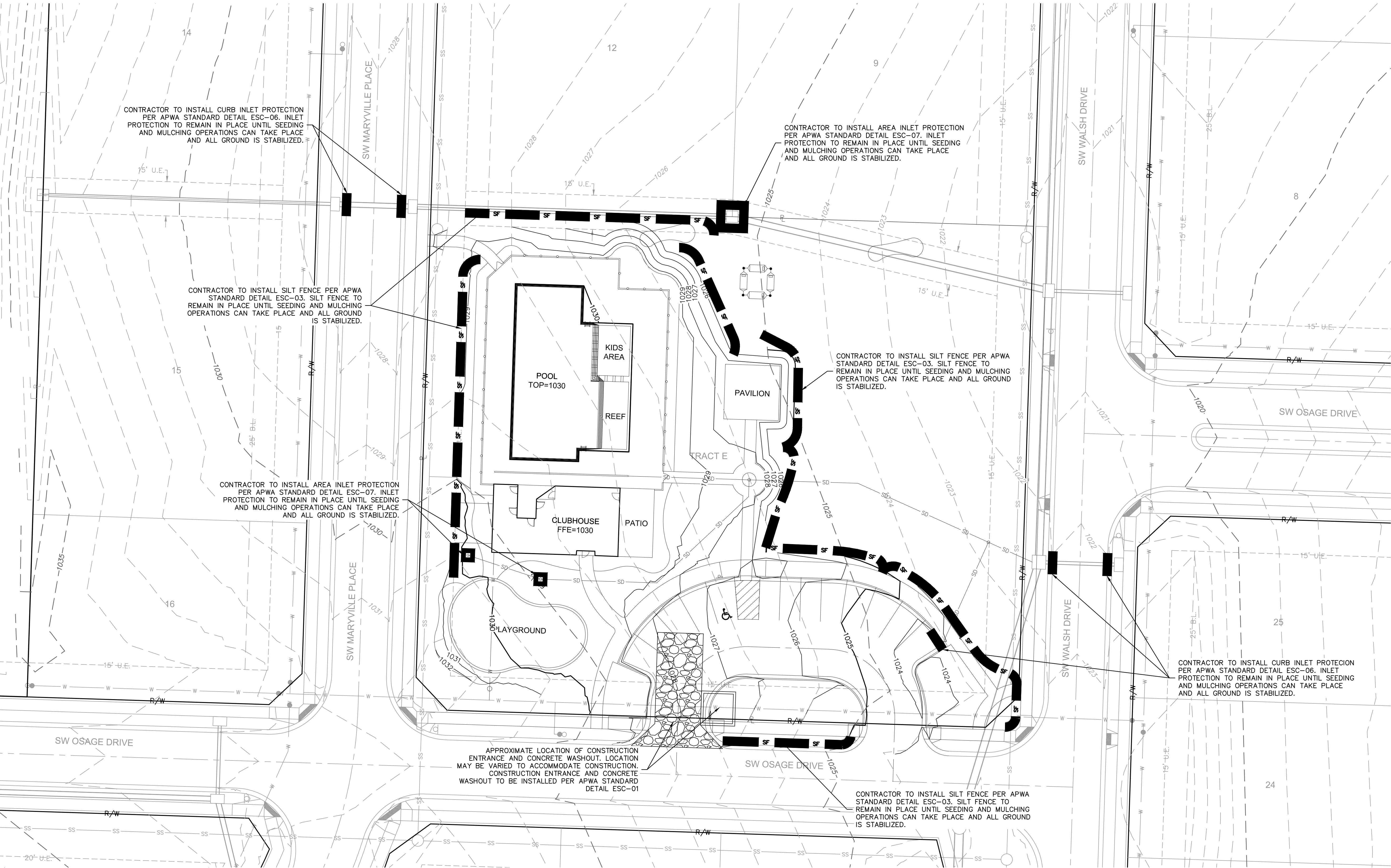
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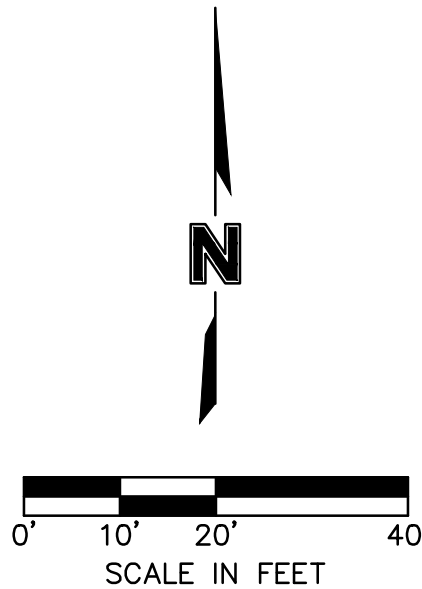
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- NOTES:
1. THE EROSION CONTROL PLAN INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.
 2. REFER TO LANDSCAPING PLAN FOR SEEDING + LANDSCAPING REQUIREMENTS.
 3. SEE SHEET C15 FOR DETAILS.



DISTURBED AREA = 0.82 AC.

LEGEND	
DEVICES	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE

EROSION CONTROL PLAN
FINAL DEVELOPMENT PLAN
OSAGE CLUBHOUSE

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
2020				

drawn by: GS
designed by: BMW
approved by: BMW
QA/QC by: JES
project no.: B19-2339
drawing no.: ERC01_B192339
date: 5/12/2020

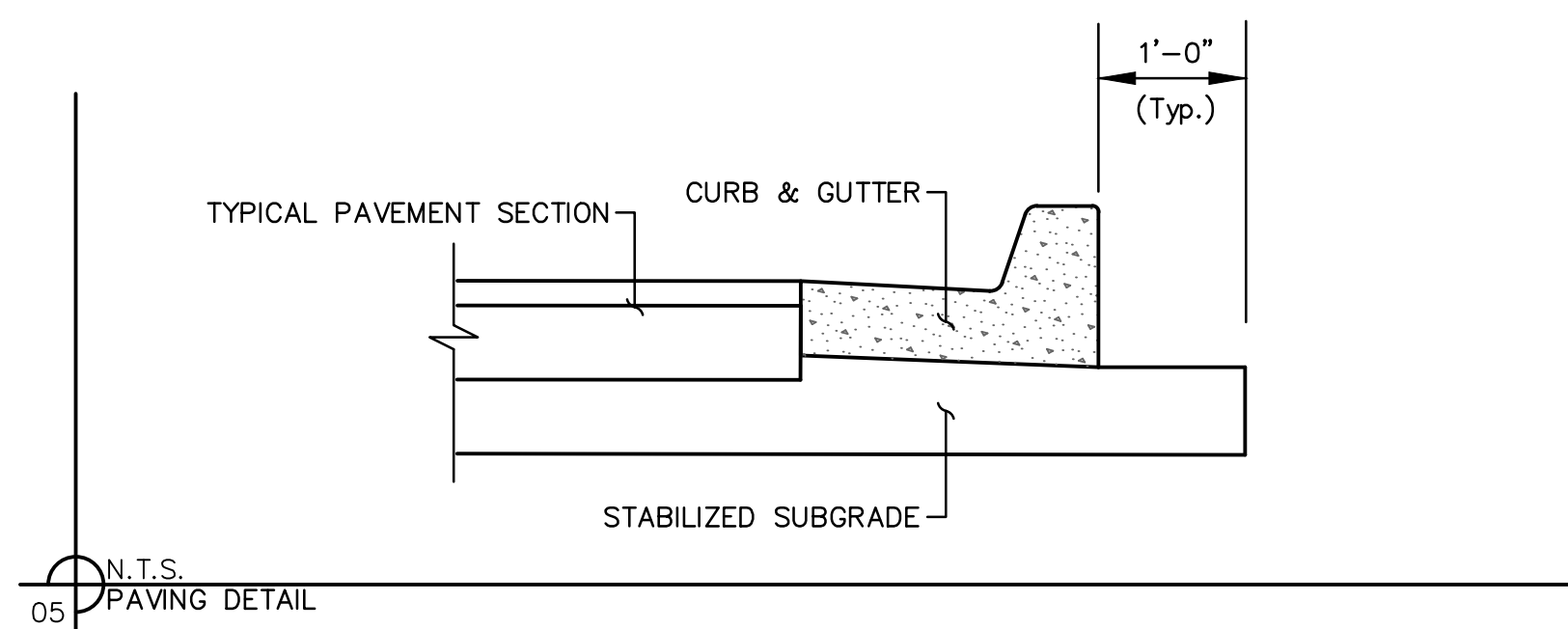
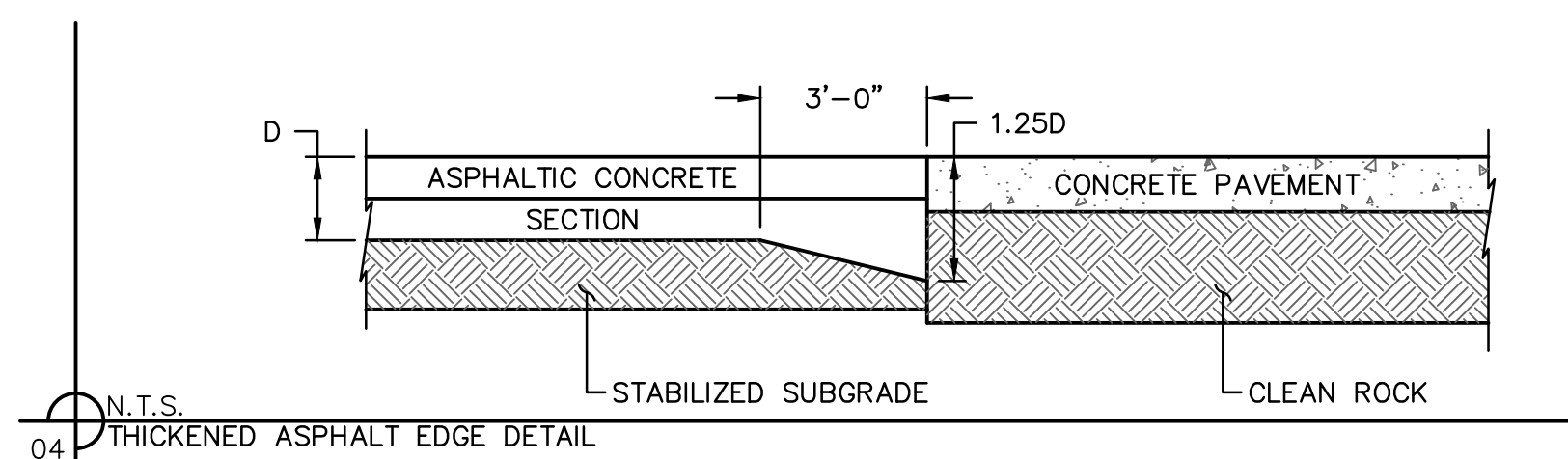
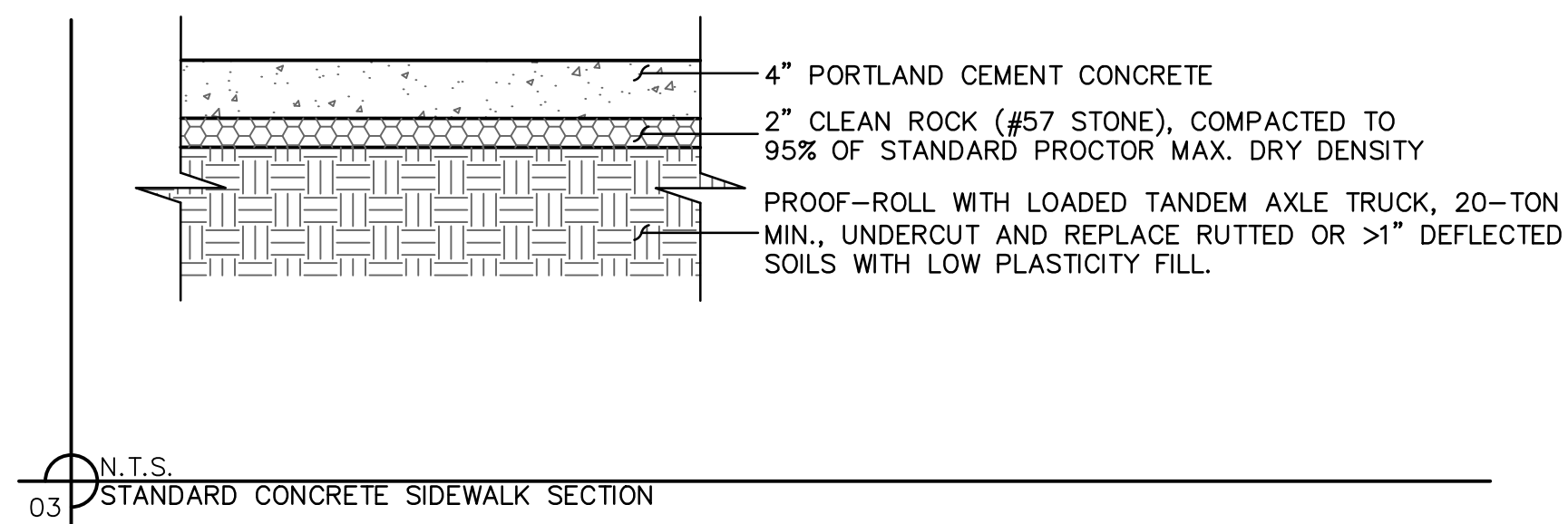
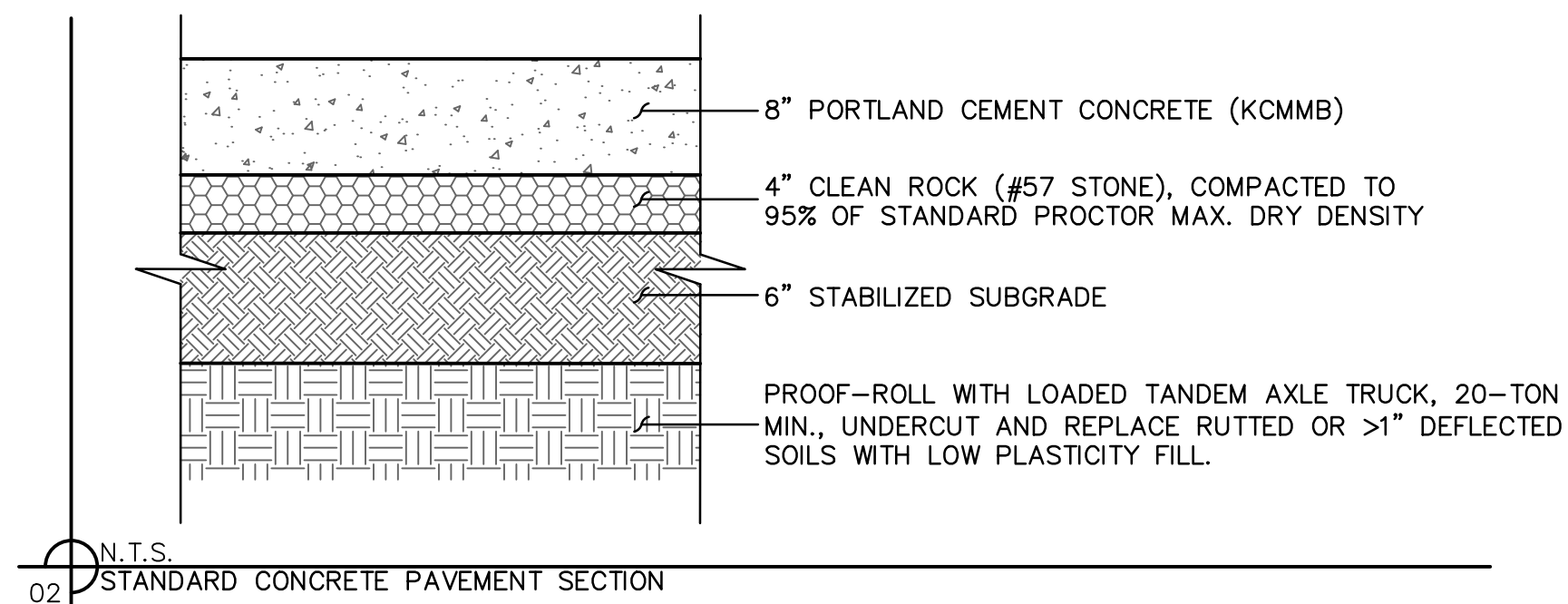
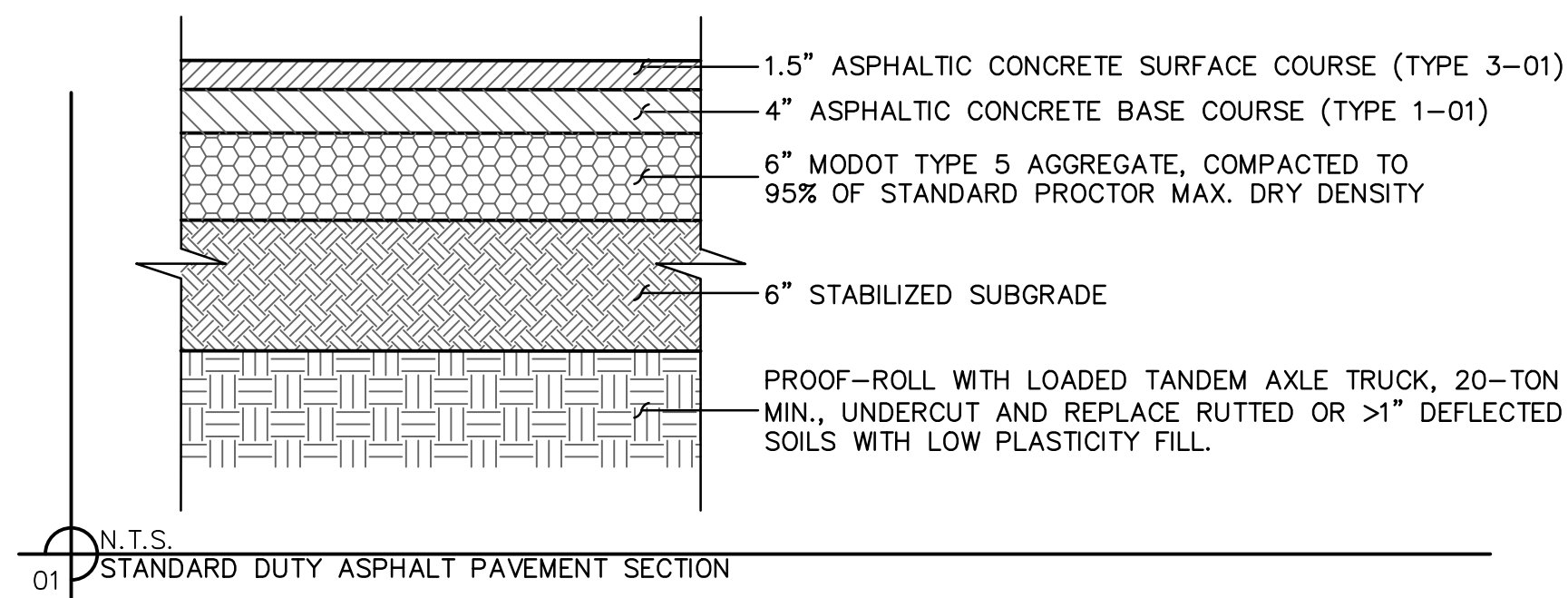
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REVISIONS				

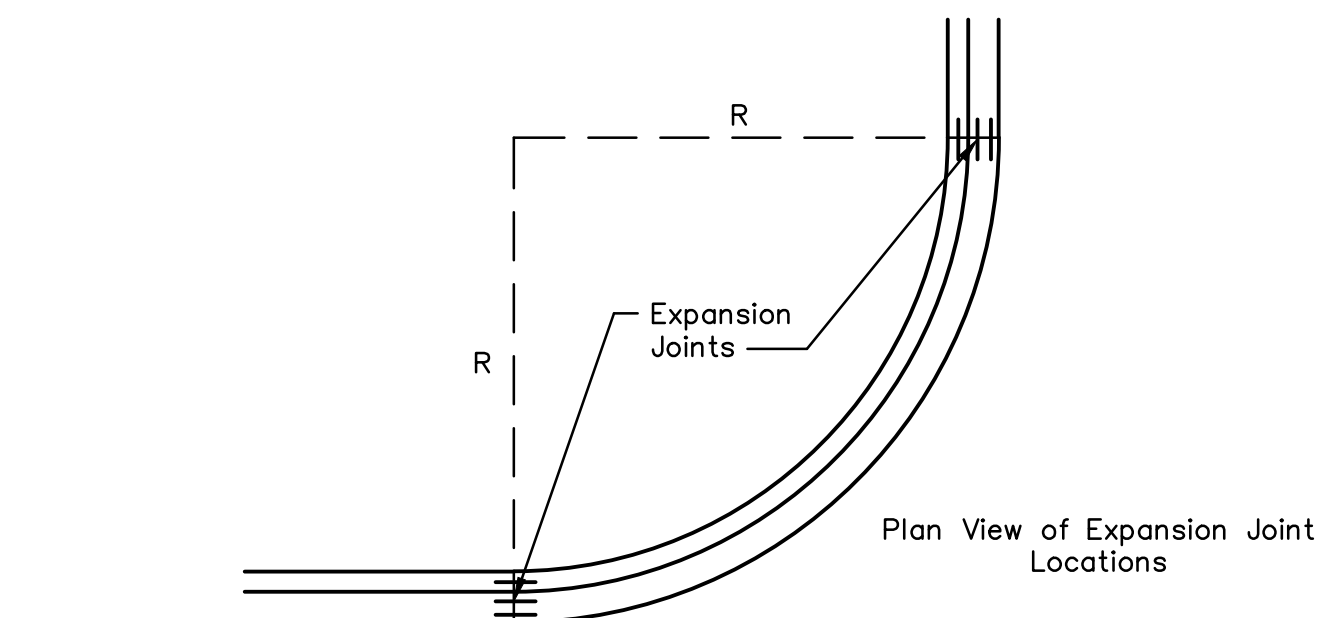
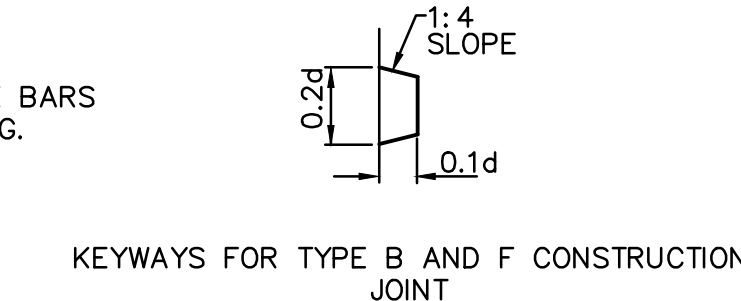
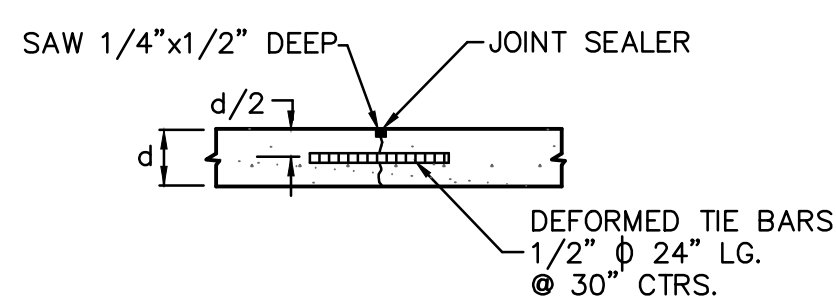
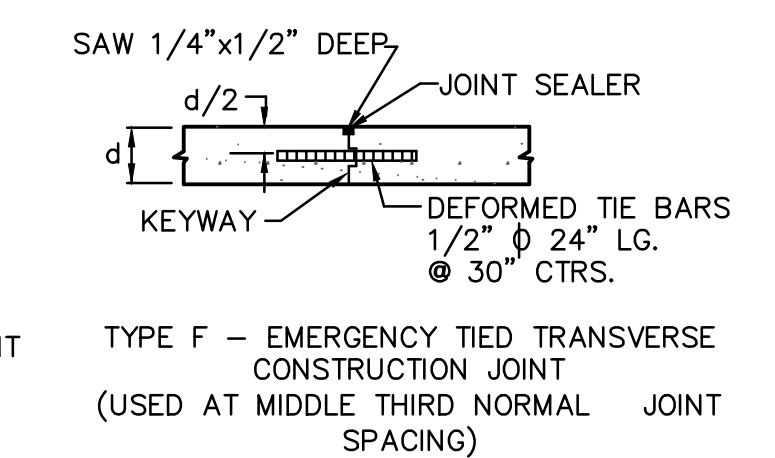
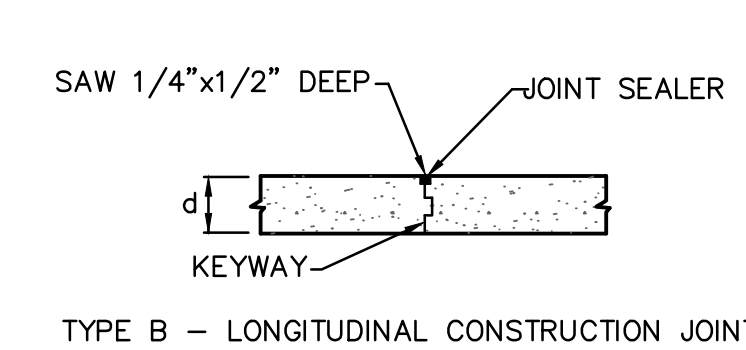
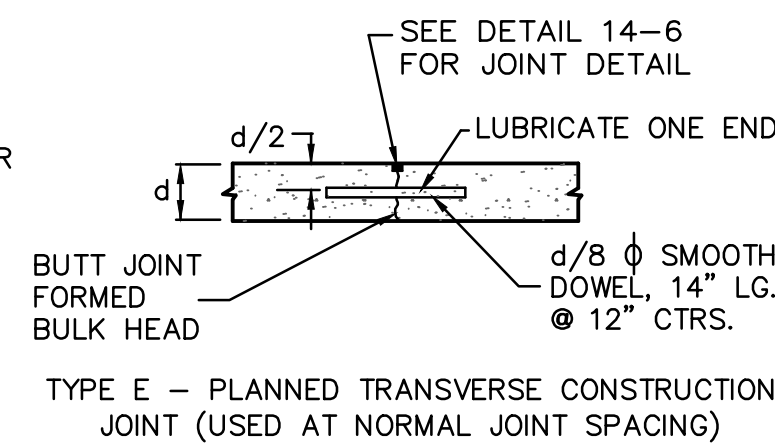
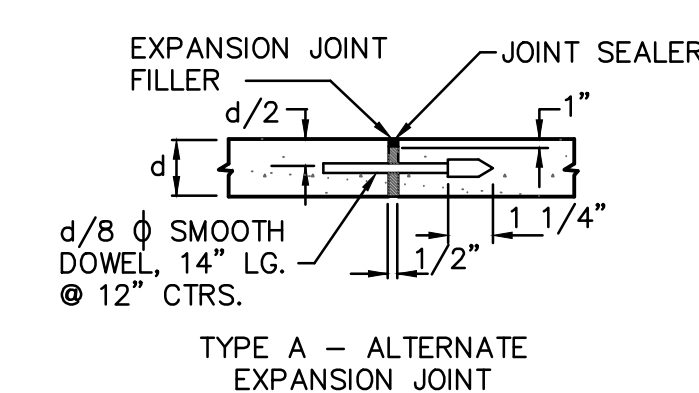
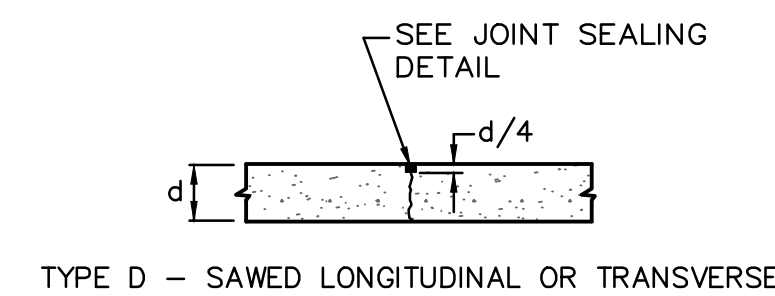
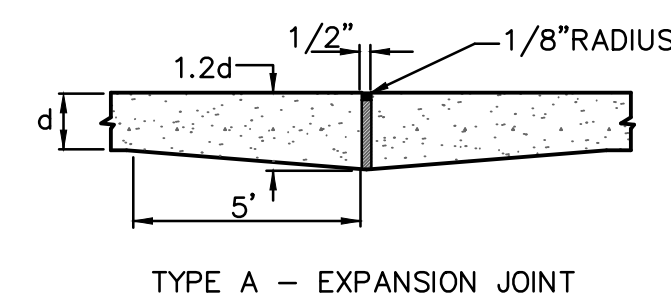
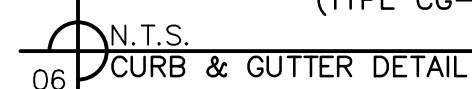
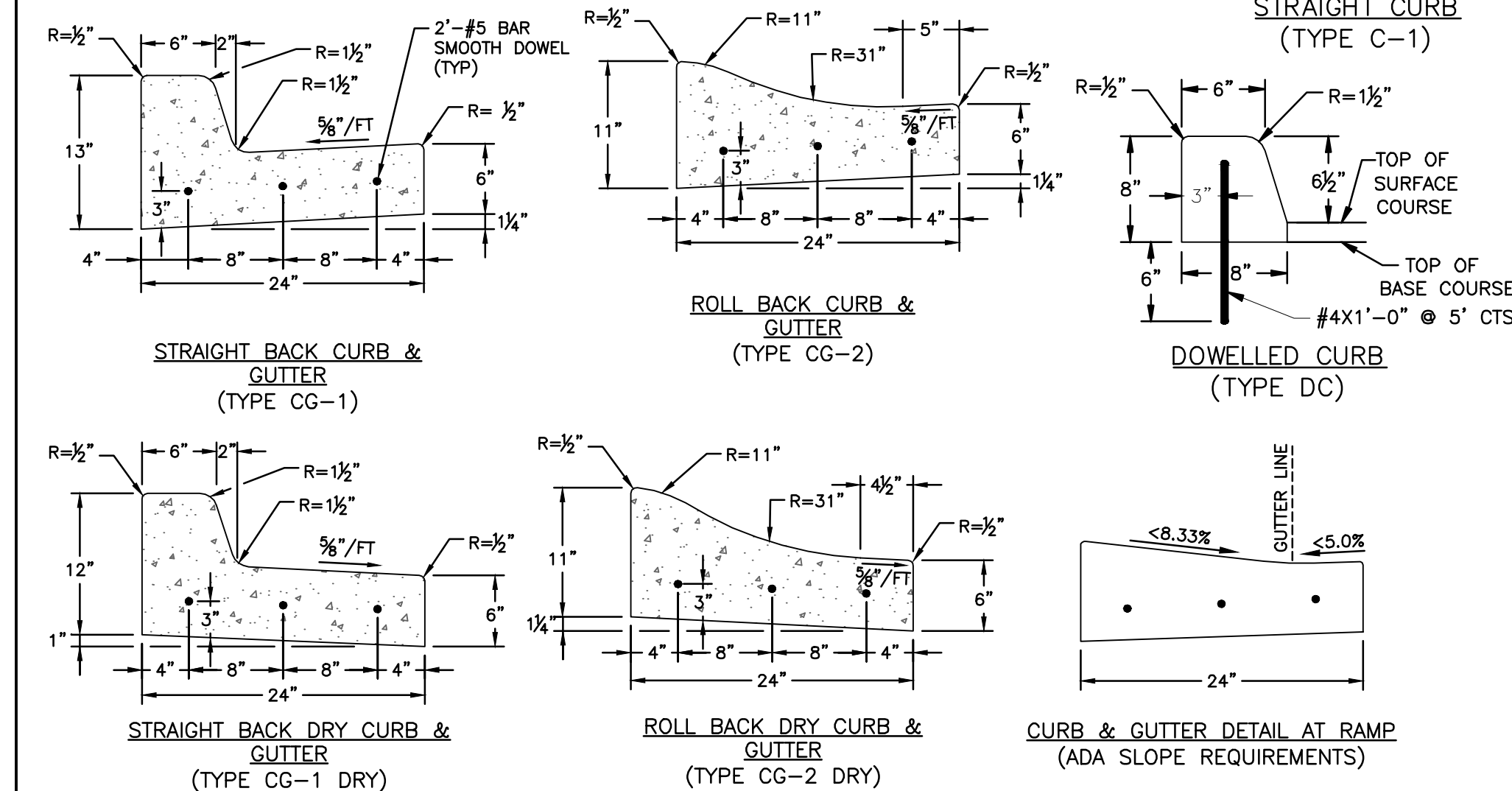
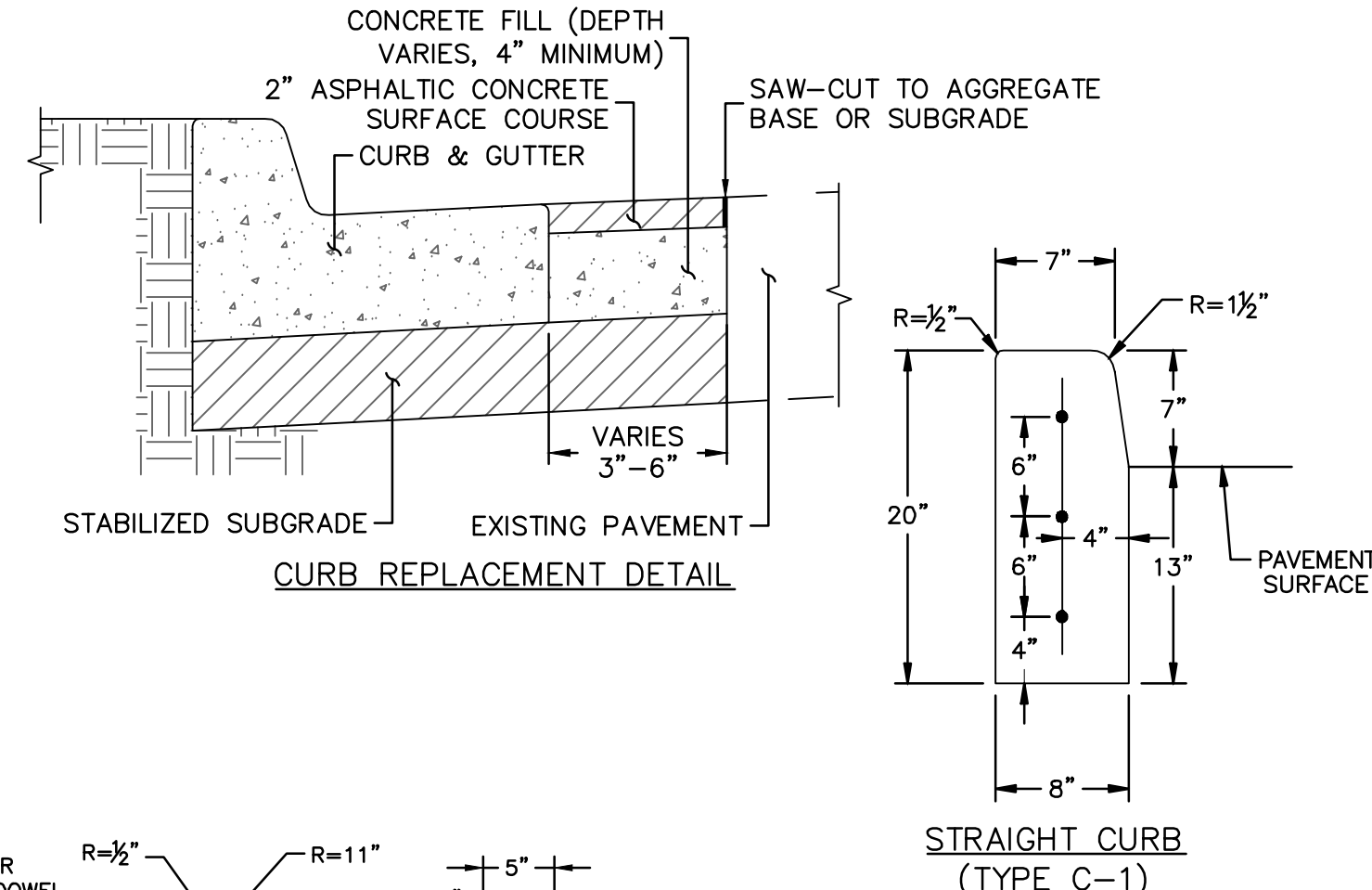


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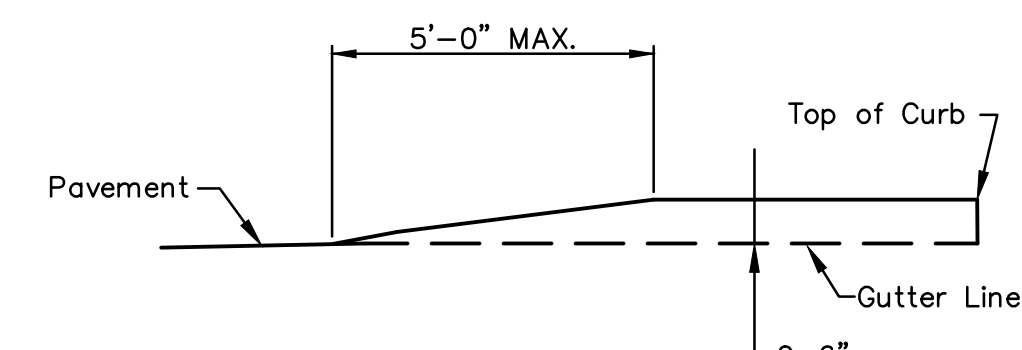
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1. GENERAL NOTES:
 1. 3/4" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 3" CONTRACTION JOINTS SHALL BE INSTALLED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

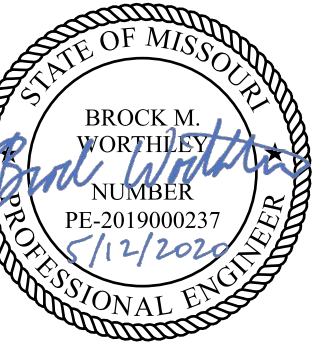


- NOTES:
1. 3/4" EXPANSION JOINTS WITH 2' DOWELS TO BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS.
 3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.



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DETAIL SHEET
FINAL DEVELOPMENT PLAN

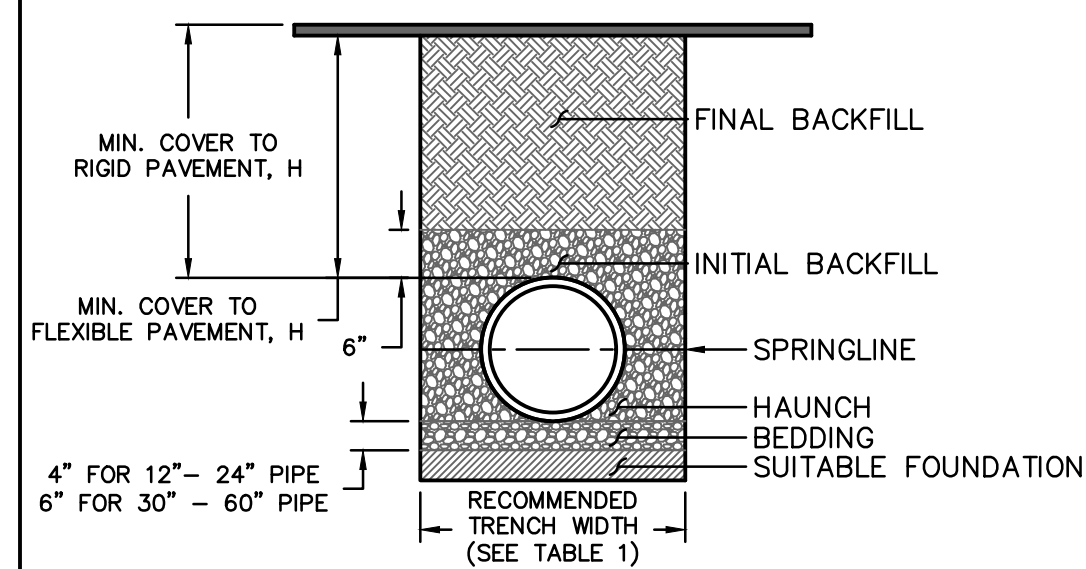
USAGE CLUBHOUSE

LEE'S SUMMIT, MISSOURI

2020

Drawn by: GS
Designed by: BMW
Approved by: BMW
A/QC by: JES
Project no.: B19-2339
Drawing no.: C DTL01 B192339
Date: 5/12/2020

SHEET
C13

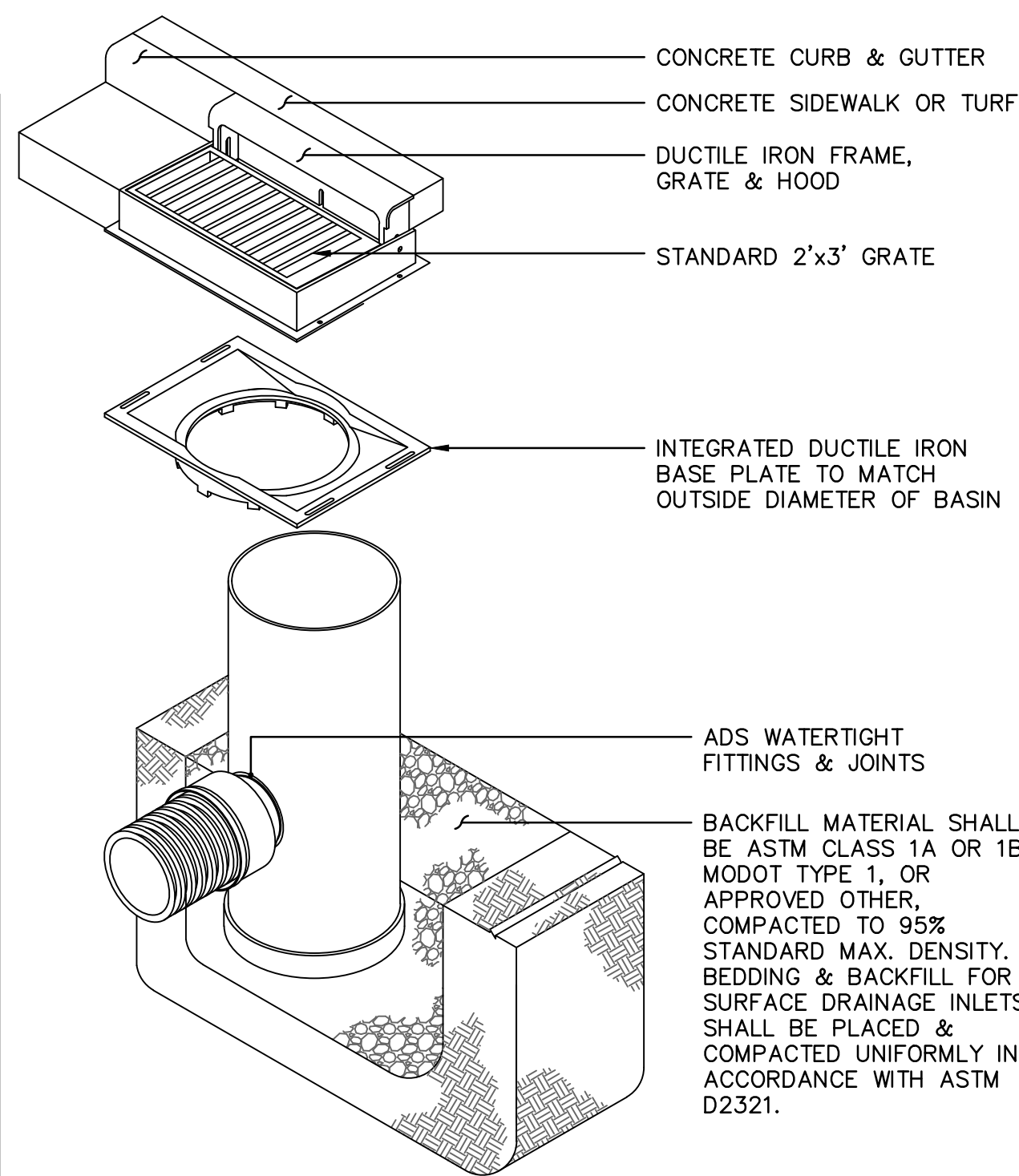


PIPE DIA.	MIN. TRENCH WIDTH*
<4"	O.D.+15"
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

* TRENCH CENTERED ON PIPE

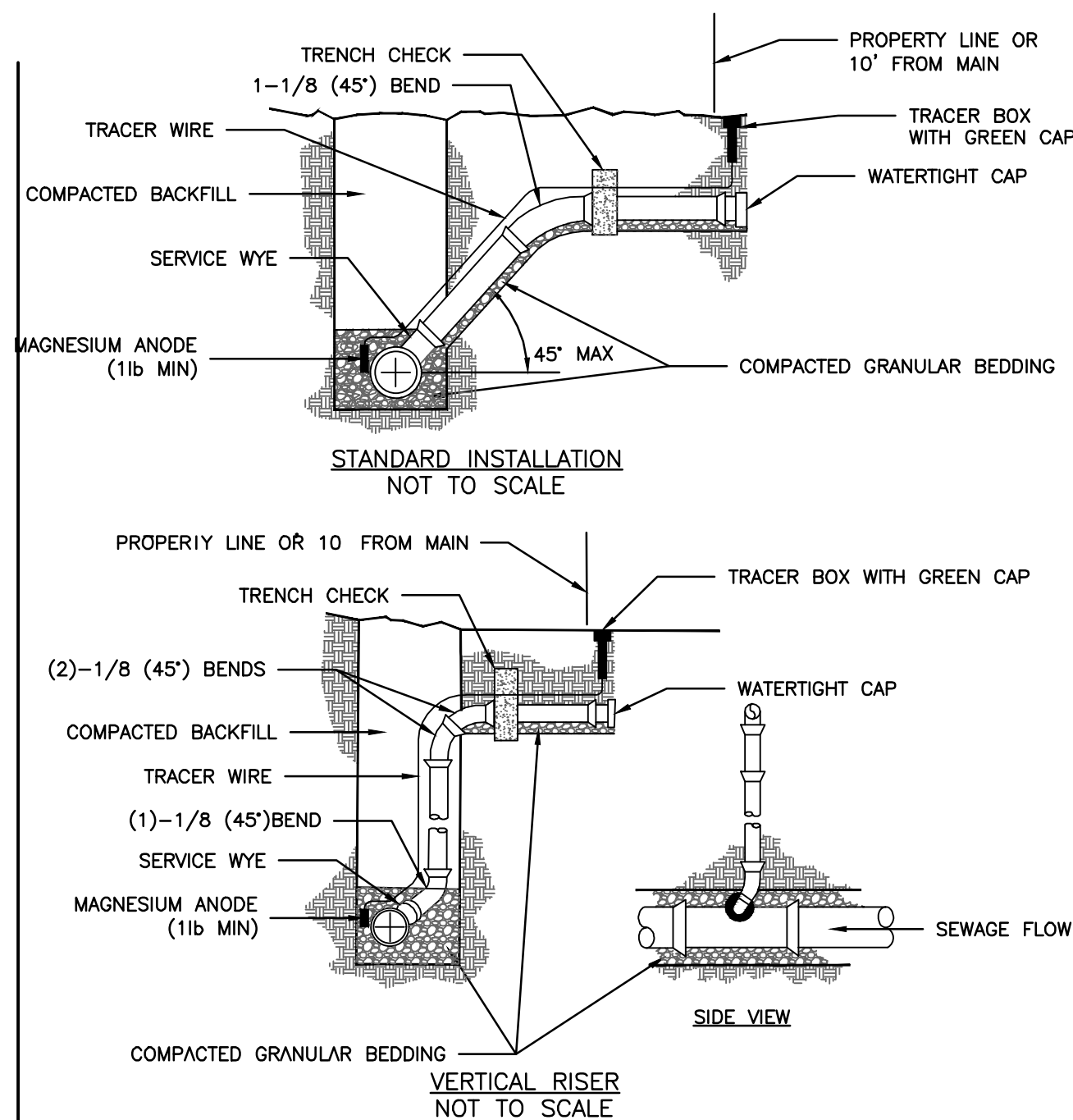
- NOTES:**

1. ALL HDPE AND PVC PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. IF TRENCH IS EXCAVATED IN ROCK OR HIGH-BEARING STRENGTH SOILS, TRENCH WIDTHS FOR 24" - 60" DIA. MAY BE REDUCED, FROM VALUES IN TABLE 1, TO THE PIPE OD PLUS 12".
3. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
4. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. **BEDDING:** SUITABLE MATERIAL SHALL BE ASTM CLASS 1A OR 1B, MODOT TYPE 1, OR APPROVED OTHER, COMPACTED TO 95% STANDARD MAX. DENSITY IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. INSTALL AND COMPACT IN 6" MAXIMUM LIFTS.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE ASTM CLASS 1A OR 1B, MODOT TYPE 1, OR APPROVED OTHER, COMPACTED TO 95% STANDARD MAX. DENSITY IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. INSTALL AND COMPACT IN 6" MAXIMUM LIFTS.
7. **FINAL BACKFILL:** EXCEPT WHERE SUPERCEDED BY CITY REQUIREMENTS FOR RIGHT-OF-WAY CONSTRUCTION, GEOTECHNICAL REQUIREMENTS FOR UTILITY TRENCH BACKFILL, AND OTHER CONSIDERATIONS, SUITABLE MATERIAL MAY BE SITE SOILS COMPACTED TO 95% STANDARD MAX. DENSITY TO WITHIN 12" OF THE PAVEMENT SUBGRADE, AND TO SUBGRADE ELEVATION FOR NON-PAVED AREAS.
8. **MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC RATED APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED PER CITY AND/OR UTILITY STANDARDS AND/OR TO PREVENT DAMAGE TO THE APPLICATION. MINIMUM COVER, H, IN TRAFFIC RATED APPLICATIONS (PAVEMENT) SHALL BE 24" OF COVER FOR UP TO 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE OR TO TOP OF RIGID PAVEMENT.



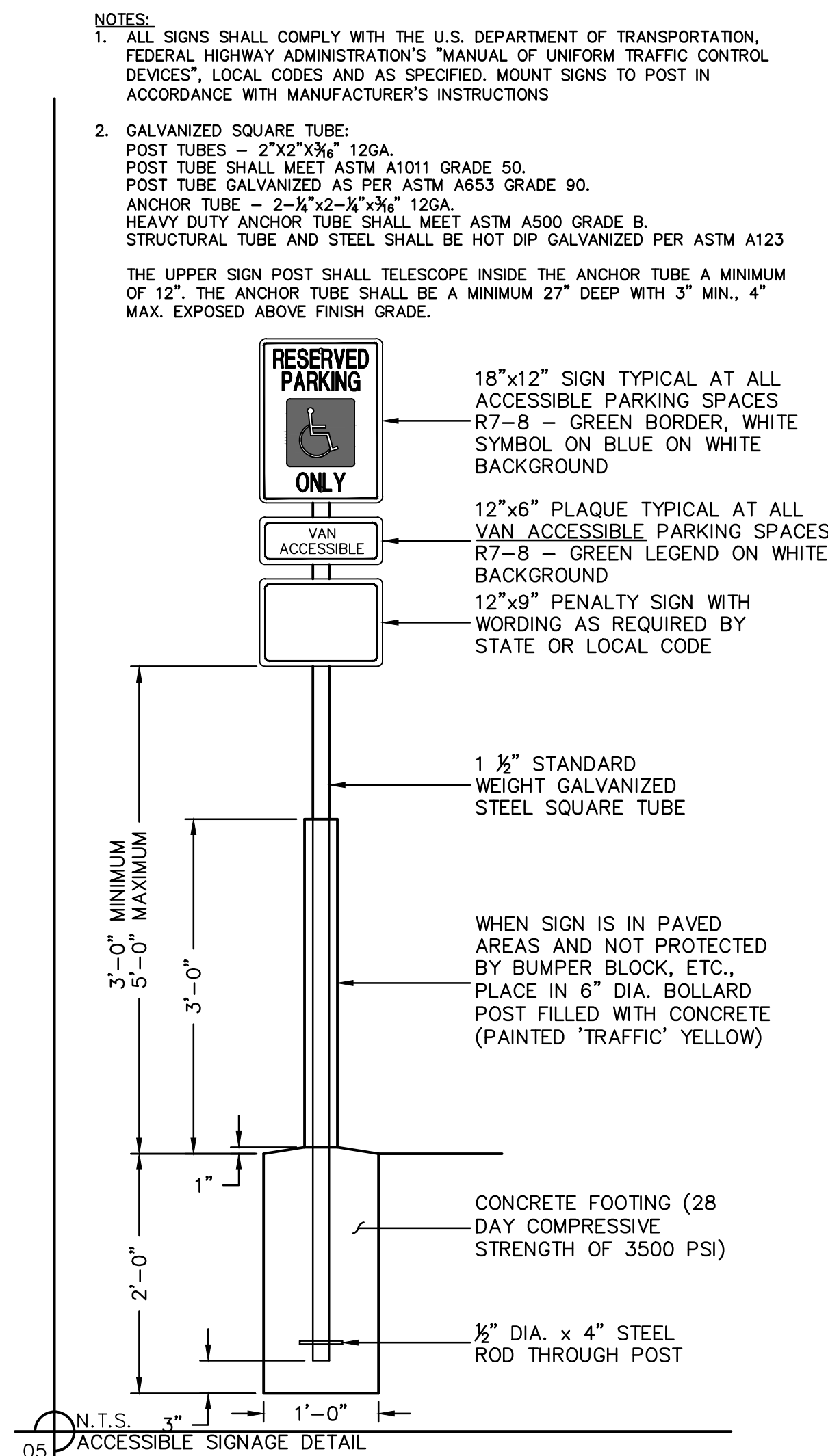
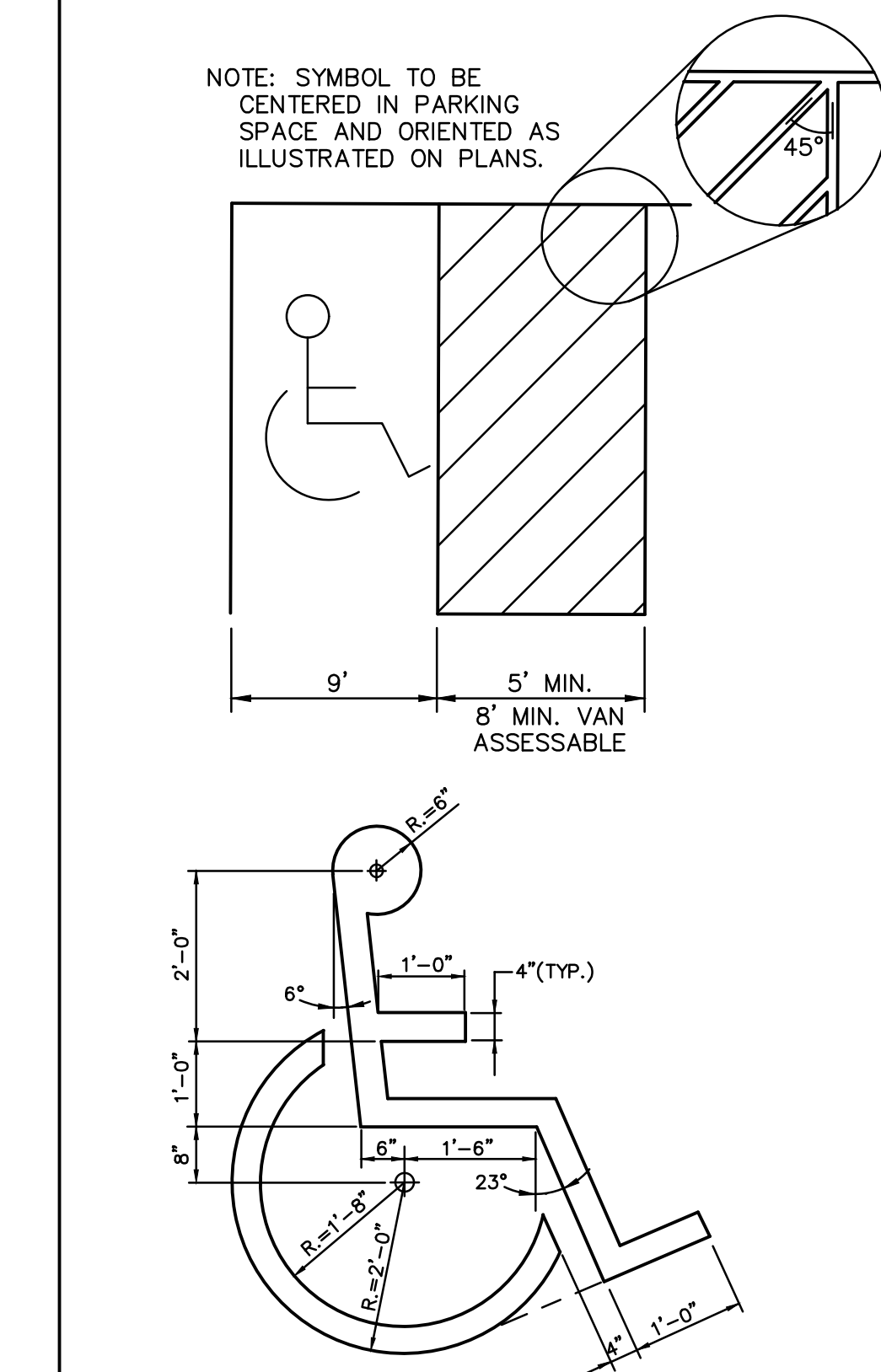
- DRAIN BASIN NOTES:

1. BOTH DRAIN BASINS AND CURB INLETS USE STANDARD BASIN ASSEMBLY.
2. UNLESS OTHERWISE COORDINATED WITH ENGINEER, NO SUBSTITUTION FOR ADS NYLOPLAST STRUCTURES, INCLUDING ALL PARTS. ALL CONSTRUCTION SHALL BE PER MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.

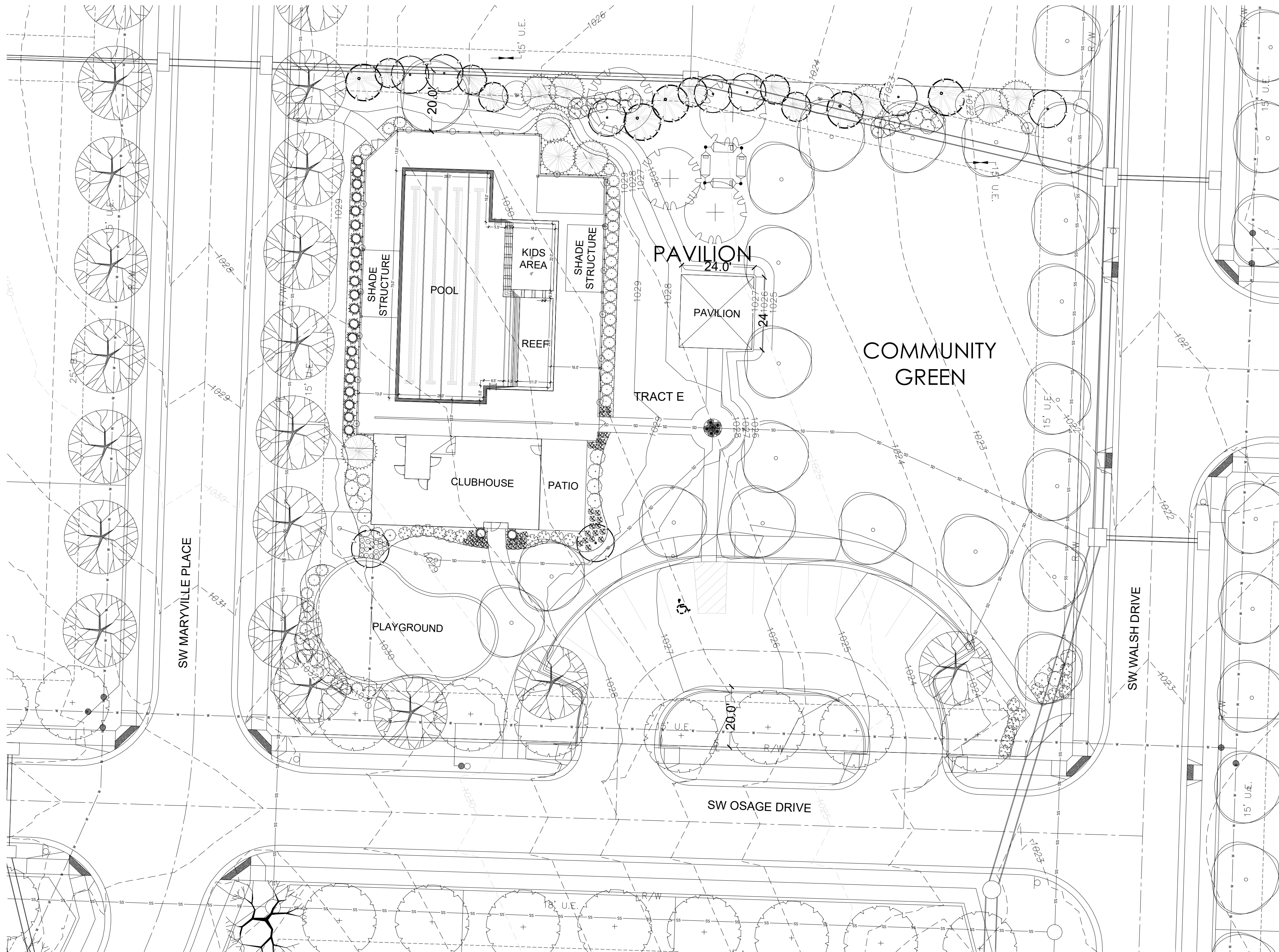


- NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTIONS OF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE "6" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF GREATEST EXPOSED LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE EXTENT EXISTENCE POSSIBLE. SPLICES IN TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



- [illegible]



1 AMENITY AREA LANDSCAPE PLAN

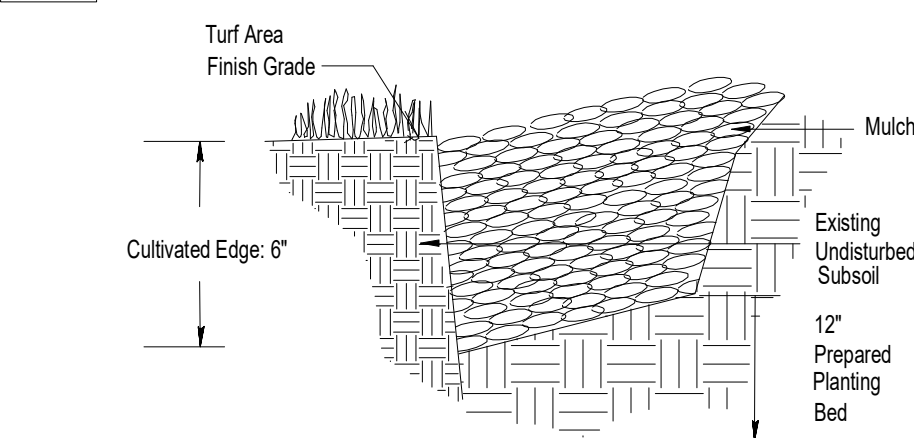
SCALE: 1"=20'

Inches Between Plants	Plant Quantities Per Square Foot
10"	Square Feet x 1.50
12"	Square Feet x 1.00
18"	Square Feet x .44
30"	Square Feet x .16
36"	Square Feet x .11

- NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS



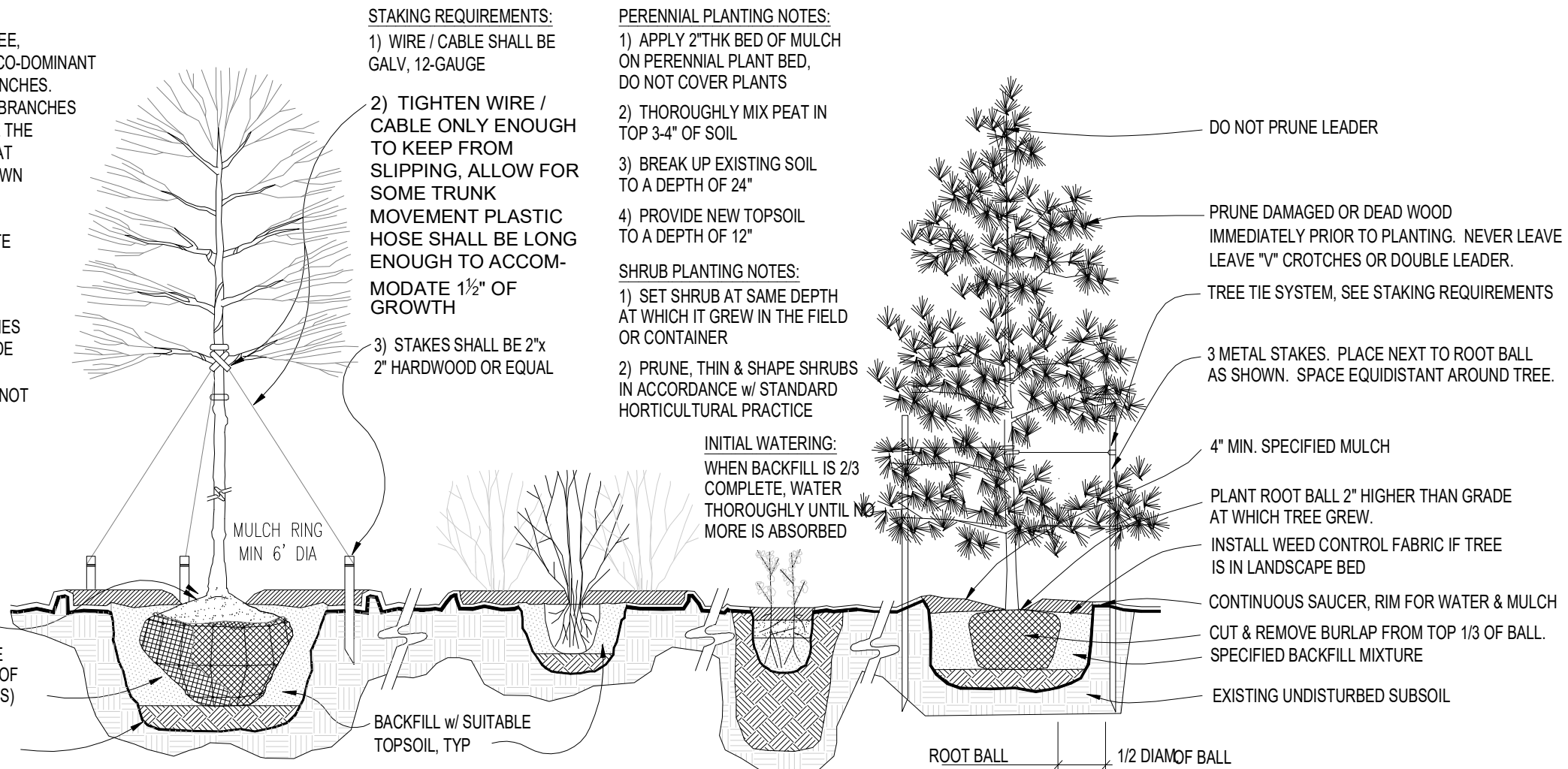
3 CULTIVATED EDGE DETAIL

SCALE: NTS

- TREE PLANTING NOTES:
- DO NOT HEAVILY PRUNE THE TREE, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
 - EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

4 PLANTING INSTALLATION DETAILS

SCALE: NTS



Landscape Schedule (Amenity area only)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	4	Platanus x acerifolia	London Plane Tree		3"	6' min. clear., ground to canopy	
	14	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6' min. clear., ground to canopy	
	8	Quercus bicolor	Swamp White Oak		3"	6' min. clear., ground to canopy	
EVERGREEN TREES							
	9	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8' ht.	symmetrical pyramidal form	
	5	Picea abies	Norway Spruce		8' ht.	symmetrical pyramidal form	
	6	Picea pungens	Colorado Blue Spruce		6' ht.	symmetrical pyramidal form	
ORNAMENTAL TREES							
	9	Cercis canadensis	Eastern Redbud		3"		
	2	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood		3"		
DECIDUOUS SHRUBS/GRASSES							
	17	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	1 gal.		Plant @ 18" O.C.	
	45	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.		Plant @ 18" O.C.	
	22	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal., 18" ht. min.		Plant @ 4' O.C.	
	6	Equisetum hyemale	Horsetail Reed	1 gal.		Plant @ 18" O.C.	
	24	Syringa X 'Penda'	Blooming Purple Lilac	5 gal.		Plant @ 5' O.C.	
EVERGREEN SHRUBS							
	23	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.	Symmetrical pyramidal form	
	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.		Plant @ 4' O.C.	
	20	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.	

Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.
- All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations/Requirements

Street Frontage: (For all Districts) One (1) tree shall be planted for each thirty (30) feet of street frontage, within 20' setback. (Totals shown below combine both sides of the road, minus intersecting streets/driveways)

SW Walsh Drive = 205 LF.	7 Trees required.	7 Trees provided.
SW Osage Drive = 235 LF.	8 Trees required.	8 Trees provided.
SW Maryville Place = 205 LF.	7 Trees required.	7 Trees provided.

(For all Districts) One (1) shrub shall be planted for each twenty (20) feet of street frontage, within the landscaped setback abutting such frontage. (Totals shown below combine both sides of the road, minus intersecting streets/driveways)

SW Walsh Drive = 205 LF.	10 Shrubs required.	10 Shrubs provided.
SW Osage Drive = 235 LF.	12 Shrubs required.	12 Shrubs provided.
SW Maryville Place = 205 LF	10 Shrubs required.	38 Shrubs provided.

REQUIREMENTS MET

Amentiy Parking: (For all Districts) One parking stall per every 16 units.
160 total units. 10 Stalls required. 13 stalls provided.

REQUIREMENTS MET

Open Yard Tree Requirement: In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space.
36,612 sf total landscaped open space. 7 trees required. 7 Trees Provided Min.
Requirement Met.

Buffer Landscape: Medium Density Buffer (type B) provided on North of amenity area.
REQUIREMENT MET

MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



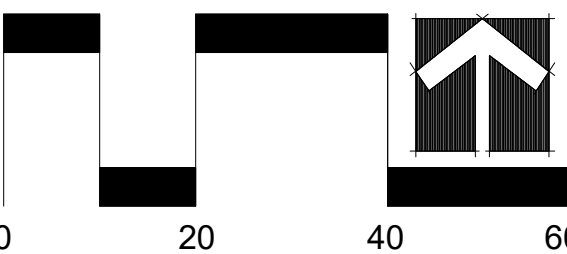
CLIENT

Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

PROJECT

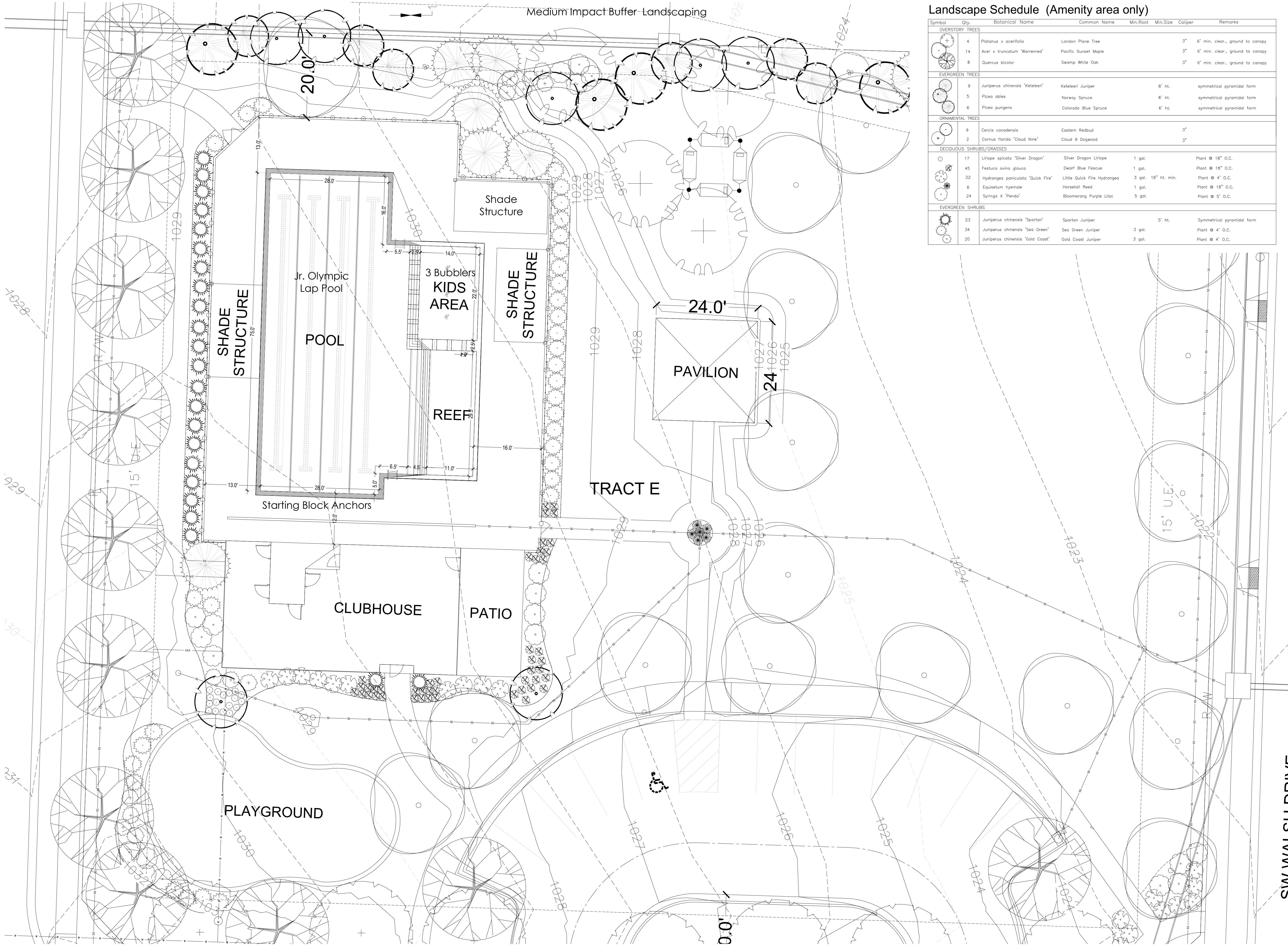
Osage
Highway 150 and
Pryor Road
Lee's Summit, MO

SCALE: 1"=20'



Date: 5.8.2020
Project #: 482
Amenity Area
Landscape Plan

L5



Landscape Schedule (Amenity area only)

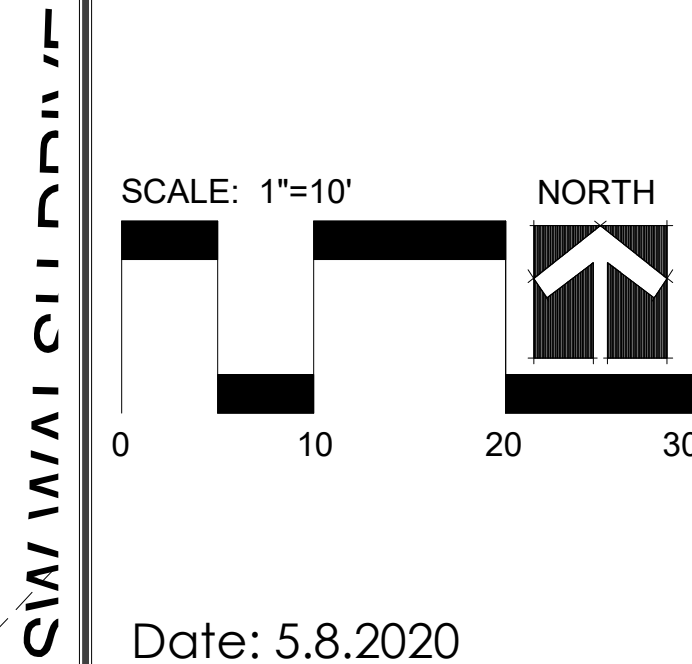
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MEIER
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ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

PROJECT
Osage
Highway 150 and
Pryor Road
Lee's Summit, MO



Date: 5.8.2020
Project #: 482
Amenity Area
Landscape Plan

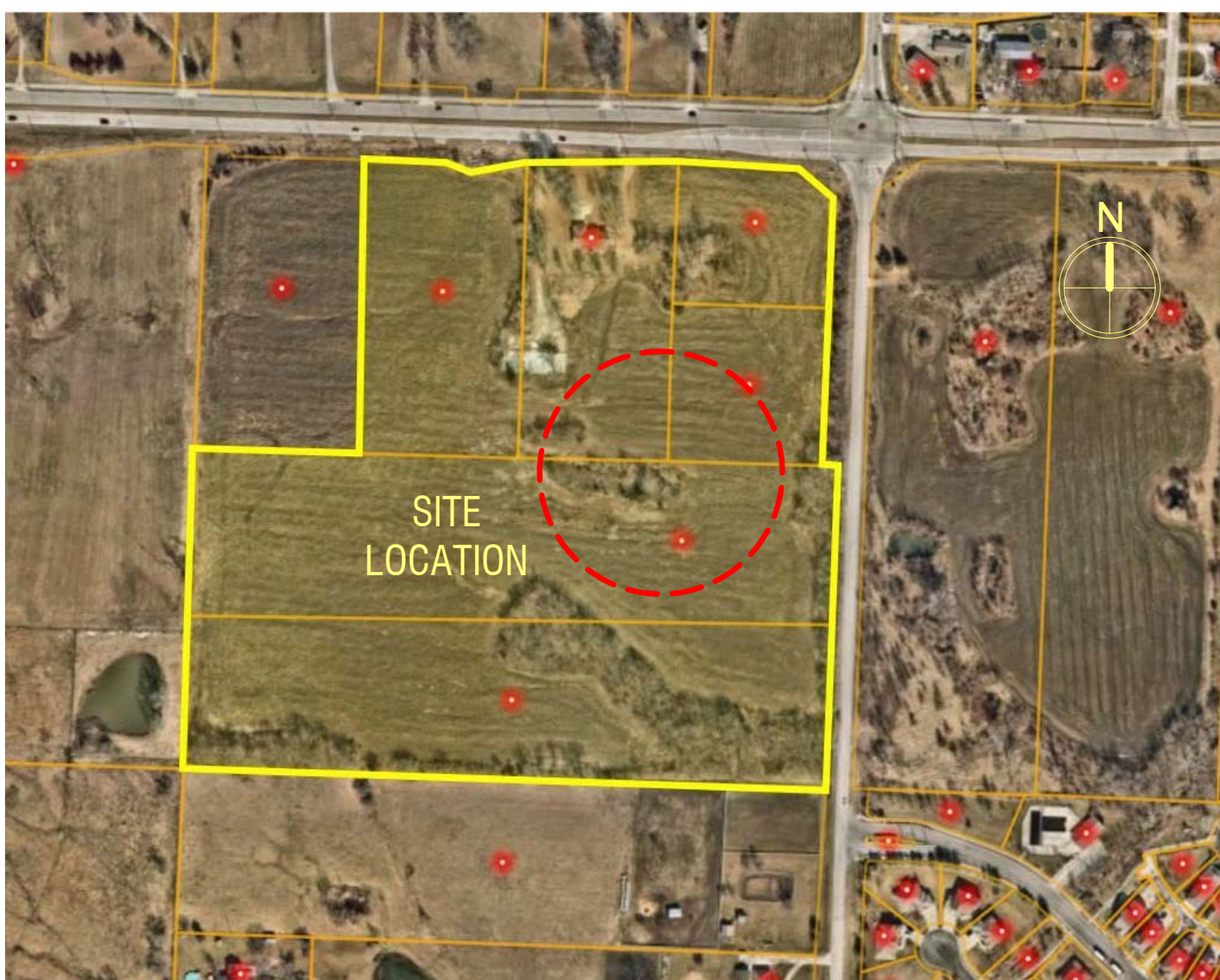
L6



OSAGE CLUBHOUSE

2025 SW M 150 HWY
LEE'S SUMMIT, MISSOURI

FINAL DEVELOPMENT PLAN: MAY 5, 2020



AERIAL VIEW



SITE MAP



ARCHITECT
B+A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CIVIL ENGINEER
OLSSON
1301 BURLINGTON STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816-361-1177

LANDSCAPE ARCHITECT
JASON MEIER
15245 METCALF AVE.
OVERLAND PARK, KS 66223
PH: 913-787-2817

DEVELOPER
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PH: 816-246-6700

INDEX

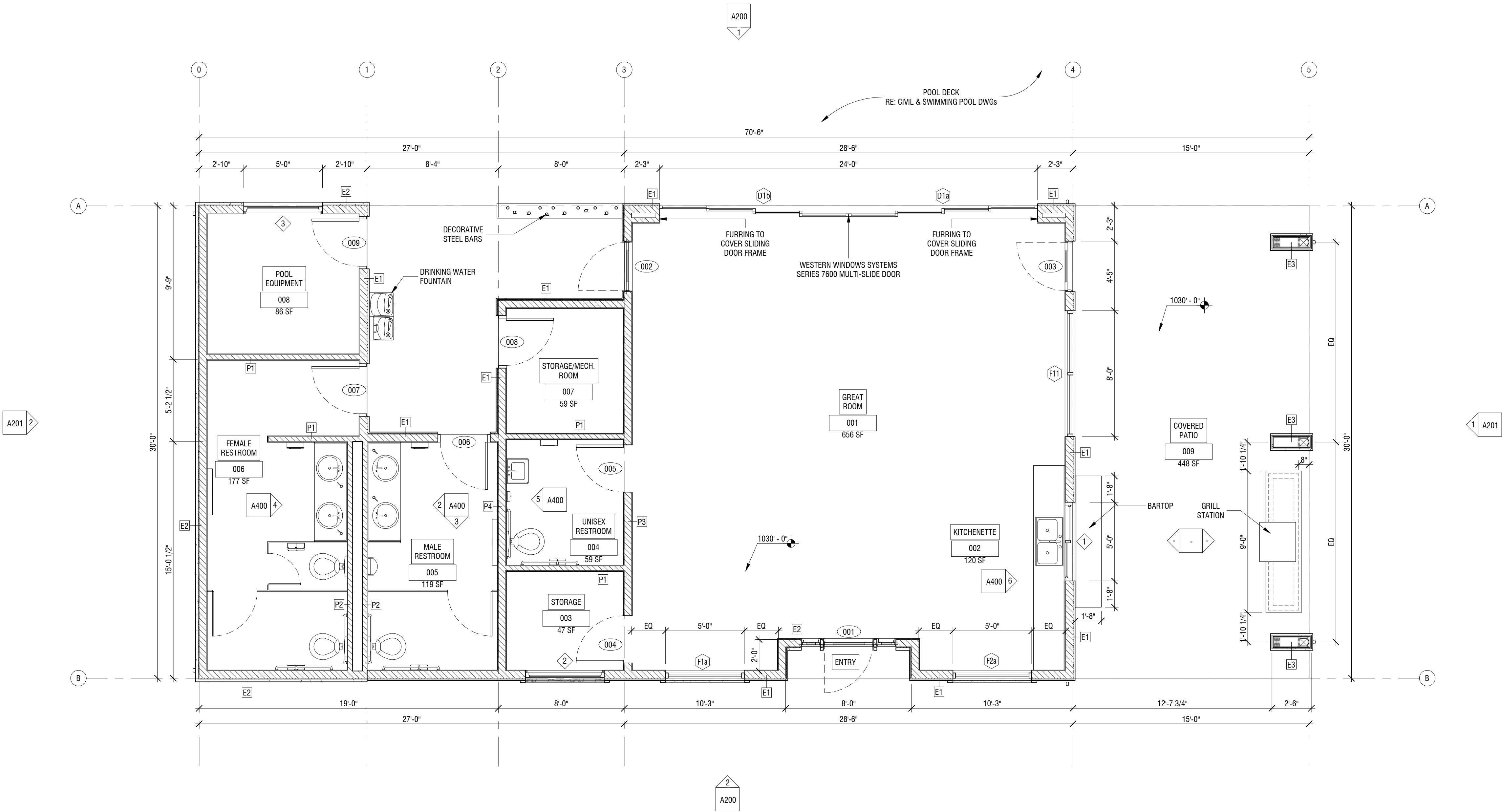
A100	FLOOR PLAN
A101	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
EL-1	EXTERIOR LIGHTING PLAN

GENERAL NOTES

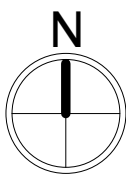
1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
3. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
4. SEE FINISH SCHEDULE ON SHEET A800 FOR MATERIAL INFORMATION
5. SEE DOOR/WINDOW SCHEDULE ON SHEET A000
6. SEE SHEET A400 FOR ENLARGED FLOOR PLANS

WALL TYPES

- E1— EXTERIOR WALL, 2X6 WOOD STUD, STUCCO FINISHING, INSULATED
RE: DETAIL 1 / A002
- E2— EXTERIOR WALL, 2X6 WOOD STUD, STONE VENEER FINISHING, INSULATED
RE: DETAIL 2 / A002
- E3— EXTERIOR COLUMN WRAP, WOOD COLUMN, STUCCO FINISHING / STONE VENEER BASE
RE: DETAILS 3 & 4 / A002
- P1— TYPICAL INTERIOR WALL, 2X4 WOOD STUD, GYP. BOARD FINISHING
RE: DETAIL 5 / A002
- P2— TYPICAL INTERIOR WALL, 2X4 WOOD STUD, 1 SIDE GYP. BOARD FINISHING
RE: DETAIL 6 / A002
- P3— TYPICAL INTERIOR WALL, 2X6 WOOD STUD, GYP. BOARD FINISHING
RE: DETAIL 7 / A002
- P4— TYPICAL INTERIOR WALL, 2X6 WOOD STUD, GYP. BOARD FINISHING - PLUMBING
RE: DETAIL 8 / A002



1 FLOOR PLAN
1/4" = 1'-0"



- SECTION:
- 1 A101 SECTION IDENTIFICATION
- 1 A101 SHEET DESIGNATION
- DETAIL:
- 1 A101 DETAIL IDENTIFICATION
- 1 A101 SHEET DESIGNATION
- ELEVATION:
- 1 A101 ELEVATION IDENTIFICATION
- 1 A101 SHEET DESIGNATION
- 101 DOOR DESIGNATION
- 111 WALL TYPE DESIGNATION
- 111 WINDOW/STOREFRONT DESIGNATION
- SPOT ELEVATION
- ELEVATION



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OSAGE CLUBHOUSE
2025 SW M 150 HWY
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MAY 5, 2020

NO.	REVISION	DATE

DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

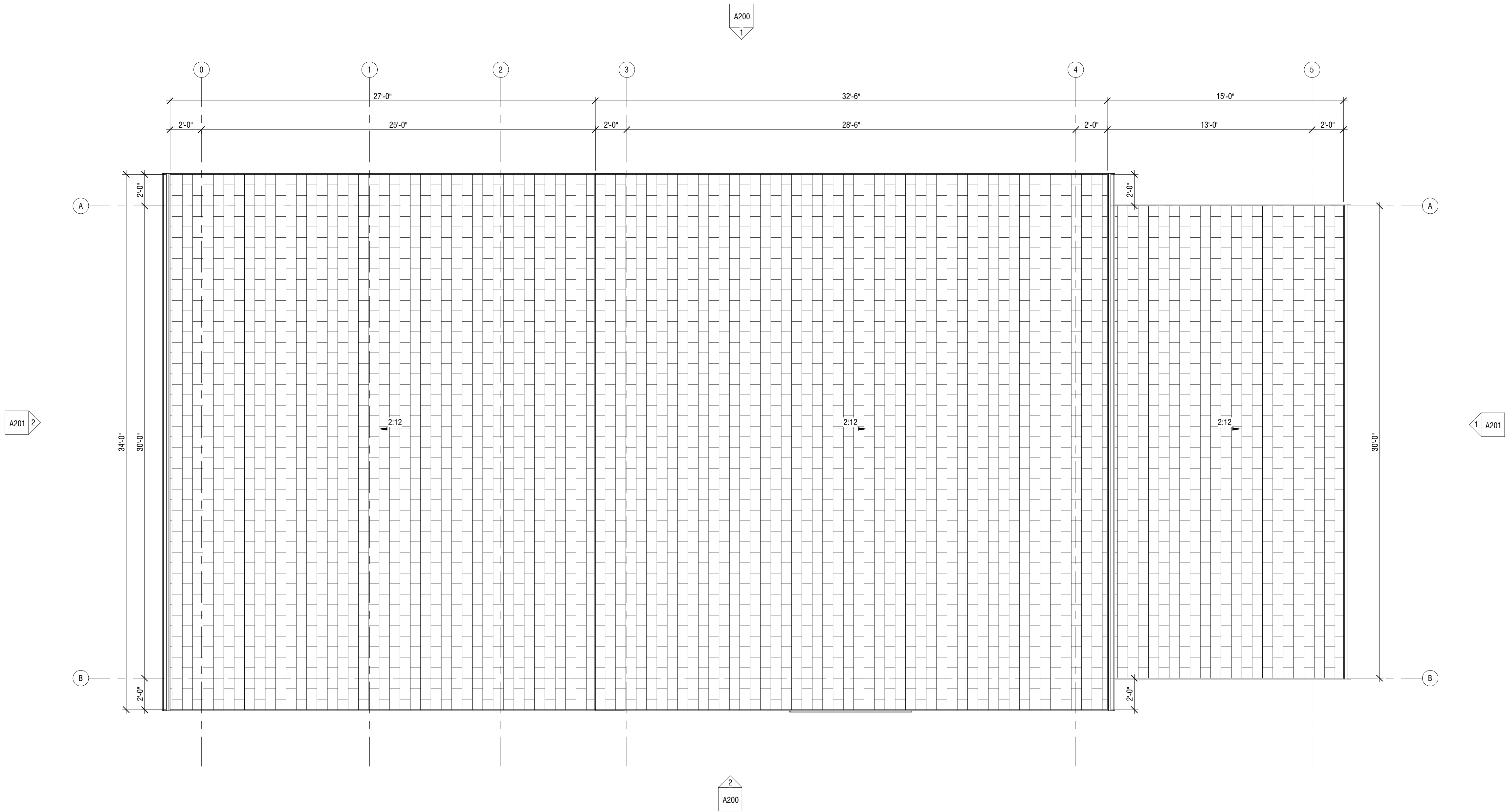
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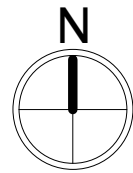
FLOOR PLAN
A100

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
2. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE, VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE
3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAINS AND OVERFLOW DRAINS



1 ROOF PLAN
1/4" = 1'-0"



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LANDSCAPE ARCHITECT
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PH: 913-787-2817

OSAGE CLUBHOUSE
2025 SW M 150 HWY
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MAY 5, 2020

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DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

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ROOF PLAN

A101

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



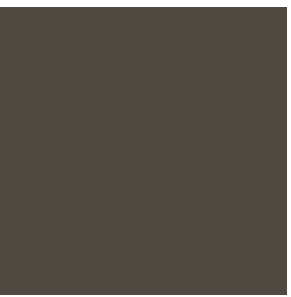
COMPOSITION SHINGLES



STONE VENEER



PT-1: SW9170



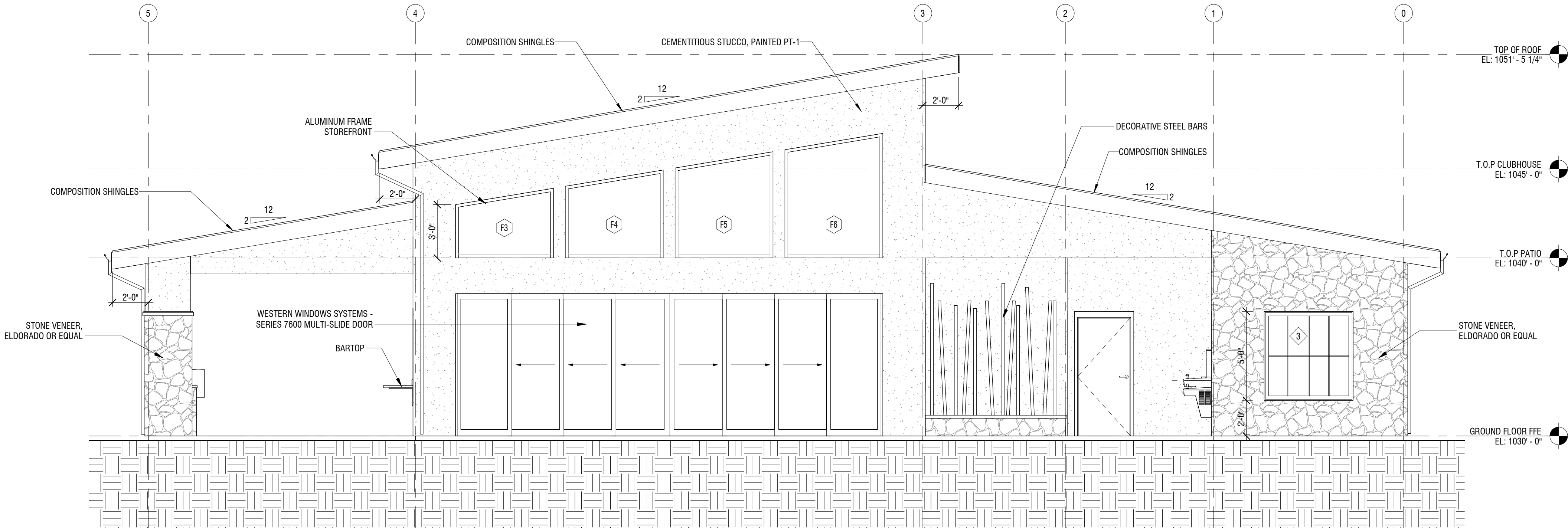
PT-2: SW7020



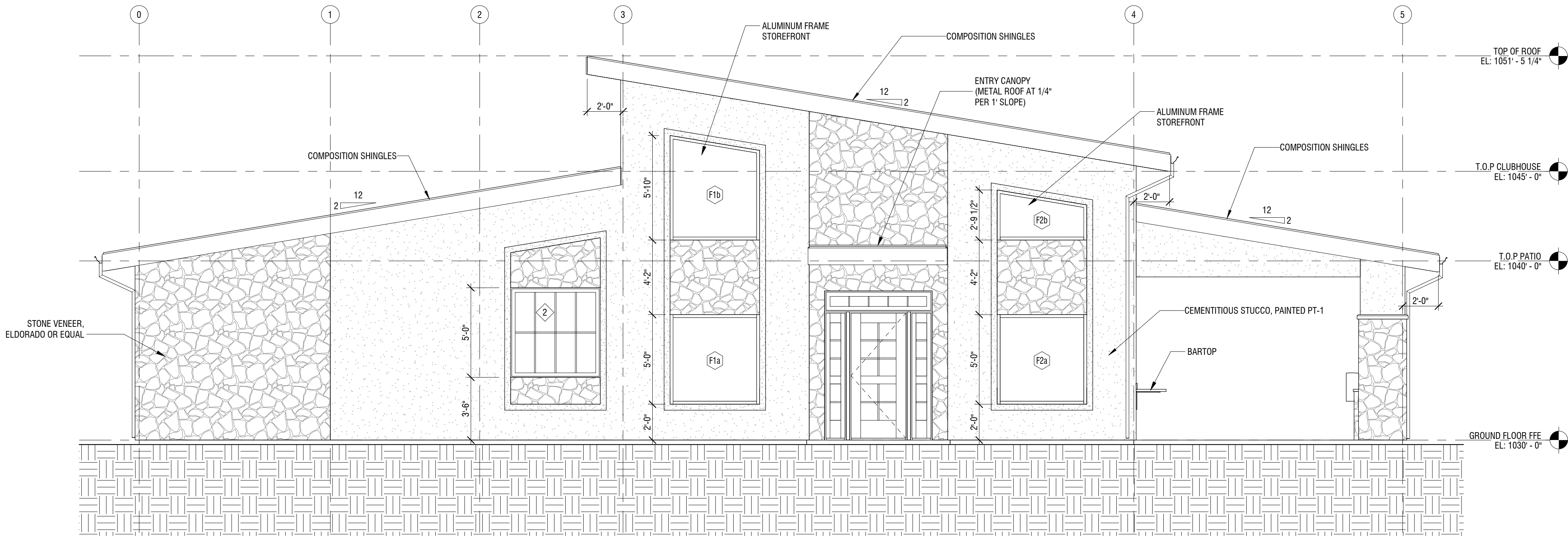
PT-3: SW7068

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	COMPOSITION SHINGLES	TAMKO, HERITAGE PREMIUM OR EQUAL	WEATHERED WOOD
2	STONE VENEER	SEMCO OUTDOOR OR EQUAL	WEATHERED FIELDSTONE WEBWALL
3	CEMENTITIOUS STUCCO	DRYVIT, "OUTSULATION PLUS" OR EQUAL	PT-1: ACIER SW9170
4	FASCIA	JAMES HARDIE-HARDIETRIM BOARD	PT-2: BLACK FOX SW7020
5	SOFFIT	JAMES HARDIE-HARDIESOFFIT BOARD	VENTED CEDARMILL - COLOR: PT-2
6	TRIM	STUCCO FOAM TRIM	PT-3: GRIZZLE GRAY SW7068
7	GUTTER	24 GA. STEEL	MATCH TO WINDOW COLOR
8	WINDOWS	ANDERSEN ARCH. COLLECTION OR EQUAL	METAL - MATTE BLACK
9	EXTERIOR DOORS	METAL PANEL, PAINTED	MATCH TO WINDOW COLOR



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



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OSAGE CLUBHOUSE
2025 SW M 150 HWY
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MAY 5, 2020

NO.	REVISION	DATE

DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

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ELEVATIONS
A200

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL, TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



COMPOSITION SHINGLES



STONE VENEER



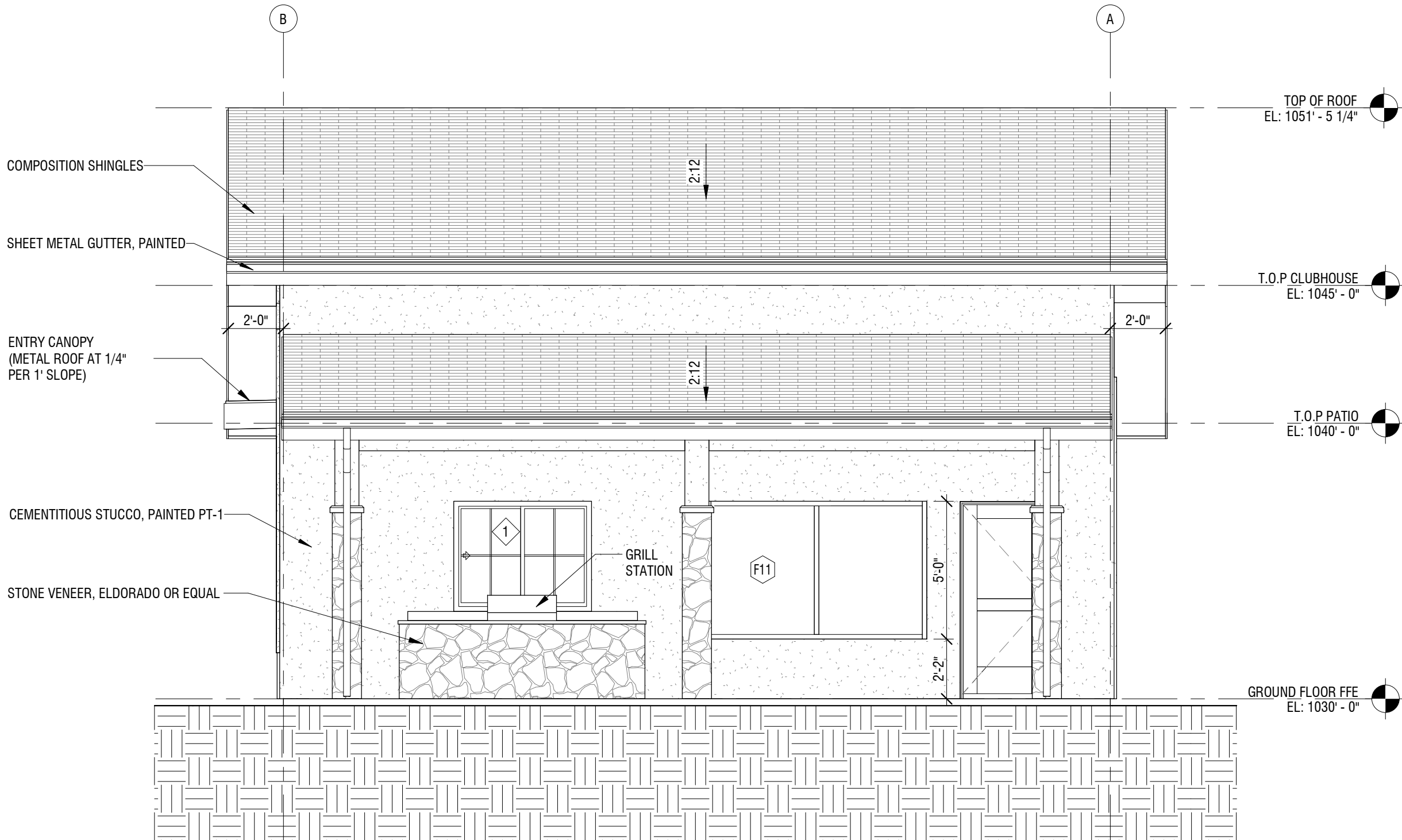
PT-1: SW9170



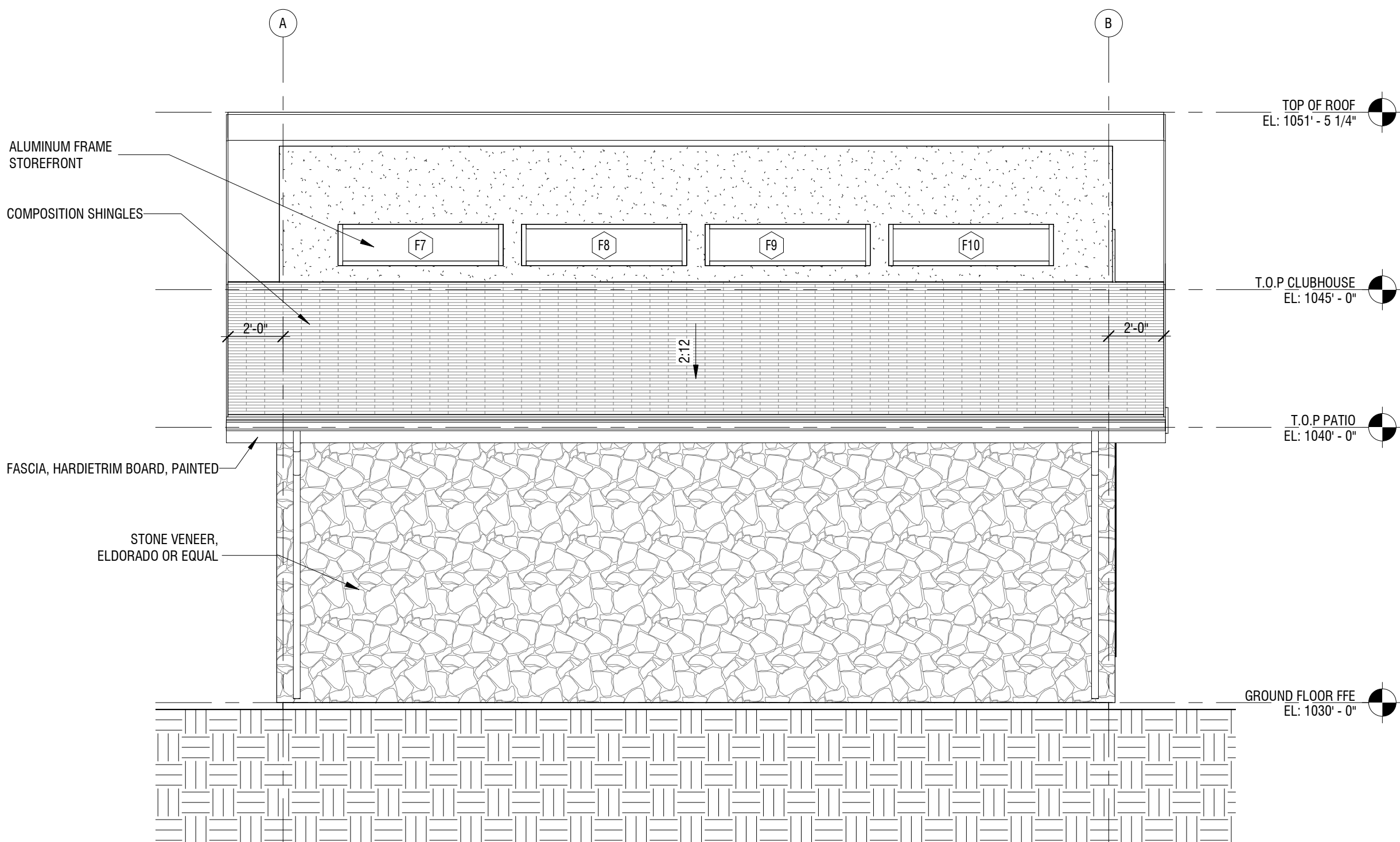
PT-2: SW7020



PT-3: SW7068



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	COMPOSITION SHINGLES	TAMKO, HERITAGE PREMIUM OR EQUAL	WEATHERED WOOD
2	STONE VENEER	SEMCO OUTDOOR OR EQUAL	WEATHERED FIELDSTONE WEBWALL
3	CEMENTITIOUS STUCCO	DRYVIT, "OUTSULATION PLUS" OR EQUAL	PT-1: ACIER SW9170
4	FASCIA	JAMES HARDIE-HARDIETRIM BOARD	PT-2: BLACK FOX SW7020
5	SOFFIT	JAMES HARDIE-HARDIESOFFIT BOARD	VENTED CEDARMILL - COLOR: PT-2
6	TRIM	STUCCO FOAM TRIM	PT-3: GRIZZLE GRAY SW7068
7	GUTTER	24 GA. STEEL	MATCH TO WINDOW COLOR
8	WINDOWS	ANDERSEN ARCH. COLLECTION OR EQUAL	METAL - MATTE BLACK
9	EXTERIOR DOORS	METAL PANEL, PAINTED	MATCH TO WINDOW COLOR



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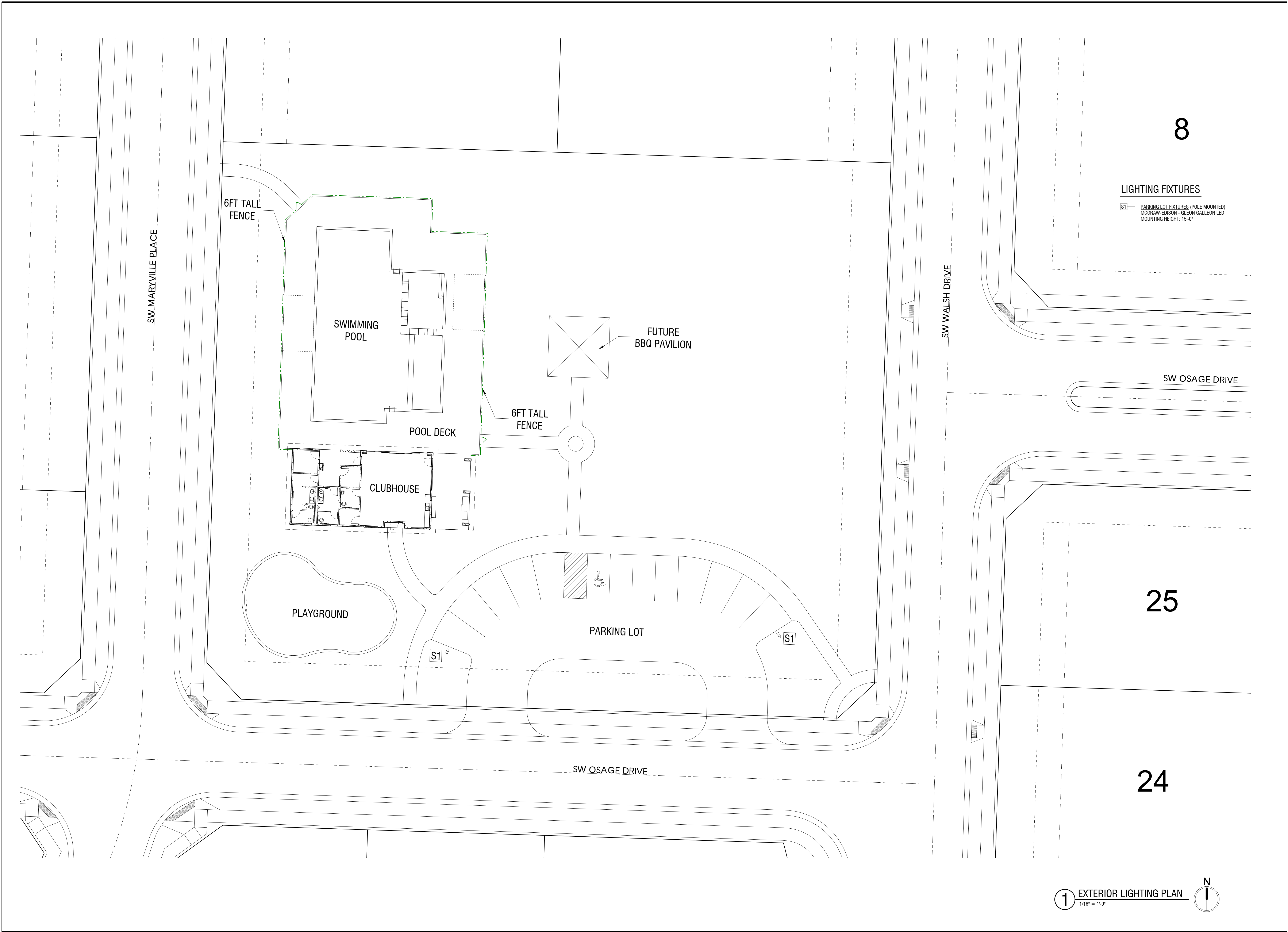
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ELEVATIONS
A201



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LIGHTING FIXTURES

S1 — PARKING LOT FIXTURES (POLE MOUNTED)
MCGRAW-EDISON - GLEON GALLEON LED
MOUNTING HEIGHT: 15'-0"

OSAGE CLUBHOUSE
2025 SW M 150 HWY
LEE'S SUMMIT, MISSOURI

SEAL

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Designer
Author
Checker

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EXTERIOR LIGHTING PLAN
EL-1



Galleon

DISCLAIMER:

These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herein, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.

AREA INFORMATION:

Area label :
Wall height: 0'-00"
Mounting height: 15'
Reflectances : NA

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site_Surface	Fc	0.43	6.1	0.0	N.A.	N.A.
Parking Lot	Fc	1.65	6.1	0.1	16.50	61.00

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLF
	2	P1	GLEON-AF-02-LED-E1-T4FT	113	12533	0.910



#	Date	Comments

Revisions

Calculated By: Kevin Hooley
Requested By:
Date: 3/11/2020
Scale: N/A

Summit Homes	Osage Pool	Site-Galleon 1
Osage Pool		