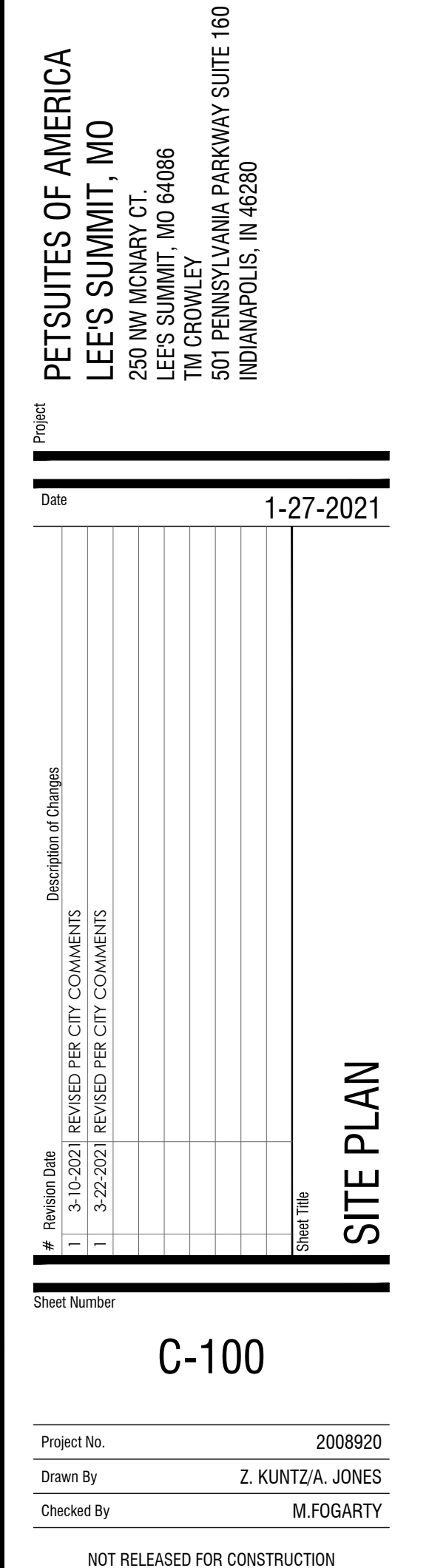
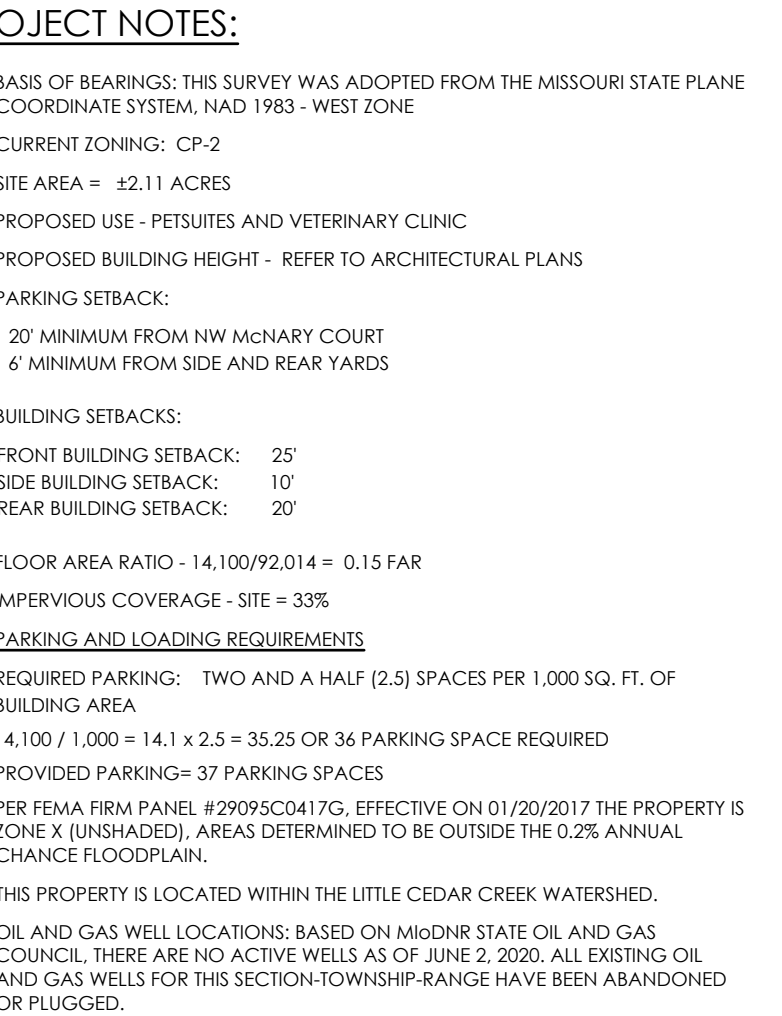


\\Vault-pc\vault\CIVIL 3D PROJECTS\2020\2008990_PetSuires_McNary Ct Lot 3B_Lee Summit\ENGINEERING\CONSTRUCTION DOCUMENTS\GENERAL NOTES.dwg

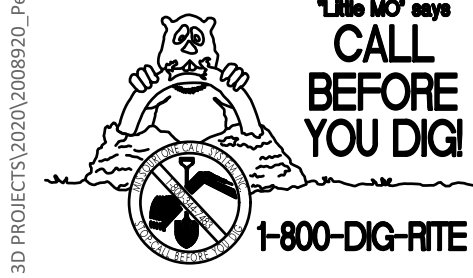
-

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

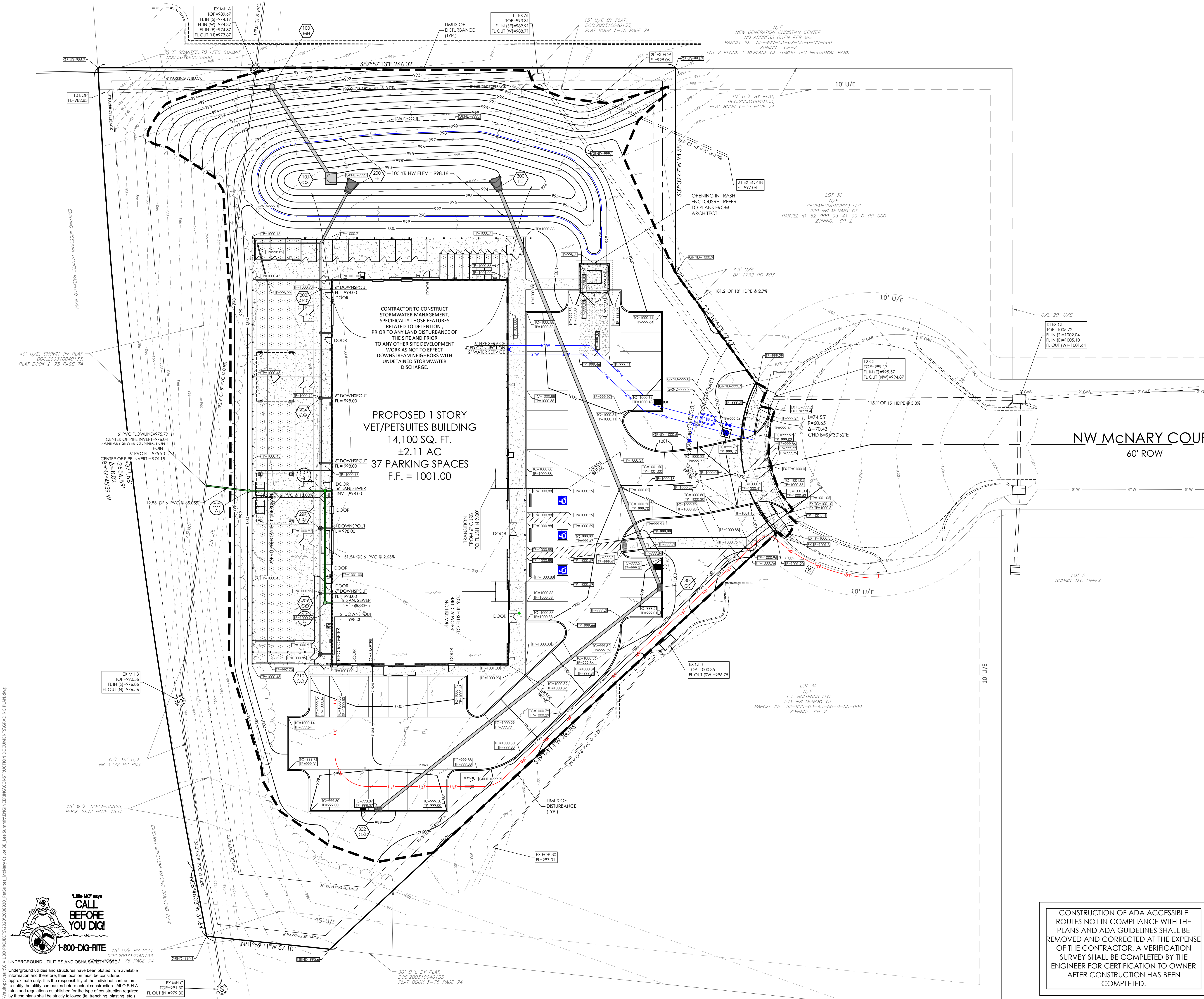
GENERAL NOTES



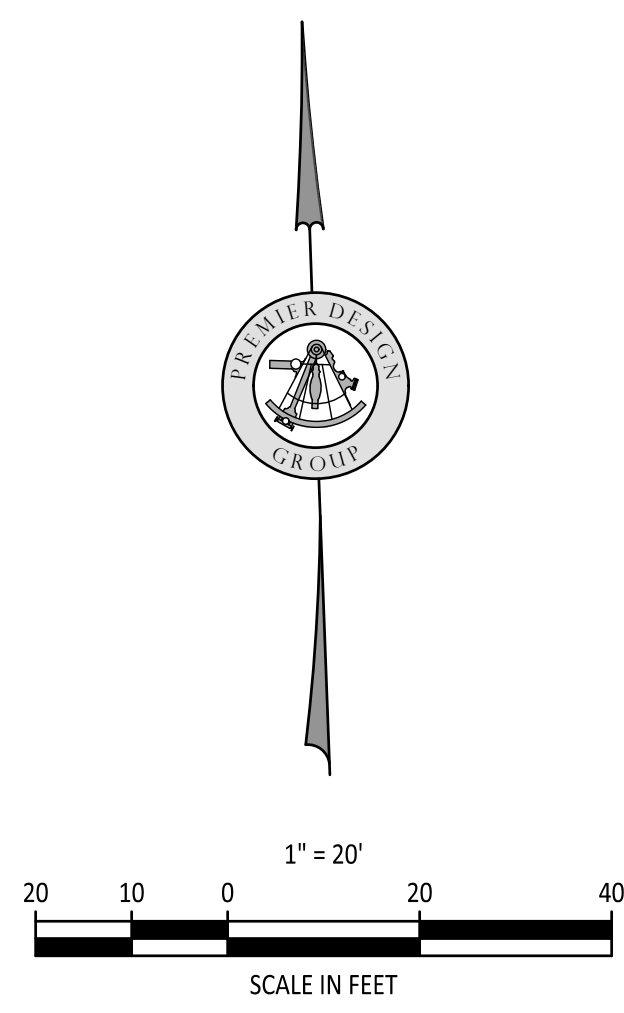
\\msr\p\dwg\civil\3D PROJECTS\2020\008920_Petsuites_McNary Ct Lot 38_Lee Summit\ENGINEERING\CONSTRUCTION DOCUMENTS\GRADING PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE: 1-75 PAGE 74
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)



CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO OWNER AFTER CONSTRUCTION HAS BEEN COMPLETED.



EARTHWORK QUANTITY NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ ALL APPLICABLE REPORTS IN ORDER TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS OF THE SITE.
2. THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR IS CAUTIONED THAT THE QUANTITIES SHOWN ARE THE ENGINEER'S ESTIMATE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL COMPLETE HIS/HER OWN ESTIMATE WHEN BIDDING. NO ADDITIONAL COSTS WILL BE ALLOWED FOR GRADING WITHOUT JUSTIFICATION DUE TO PLAN CHANGES OR REVISIONS.
3. TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR THE CITY OF LEE'S SUMMIT, COUNTY AND STATE BRIDGES DURING HAUL OPERATIONS.

ESTIMATED EARTHWORK QUANTITIES:

CUT = 1,749 CUBIC YARDS
FILL = 1,347 CUBIC YARDS x 1.15 (SHRINKAGE) = 1,549 CUBIC YARDS
EXPORT = 200 CUBIC YARDS

GENERAL CONTRACTOR SHALL PROVIDE A PROPOSED HAUL ROUTE FOR APPROVAL PRIOR TO ANY HAUL ACTIVITIES

ABBREVIATIONS:

ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE.
ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:
TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
BW=FINISHED GROUND AT FACE OF WALL
GRND=FINISHED GROUND AT YARD DRAINS

APPLICABLE REPORTS:

GEOTECHNICAL EXPLORATION
PETSUITES
LOT 38 NW McNARY COURT
LEE'S SUMMIT, MISSOURI
GEOTECHNOLOGY PROJECT NO.: J036943.01

WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200000038
MISSOURI CERTIFICATE OF AUTHORITY #E-200000758

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date when authenticated.
STEVEN S. MARION P.E.
PROFESSIONAL ENGINEER
PE 2000007195

Project: PETSUITES OF AMERICA
Lee's Summit, MO
250 NW McNary Ct.
Lee's Summit, MO 64086
TM Crowley
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

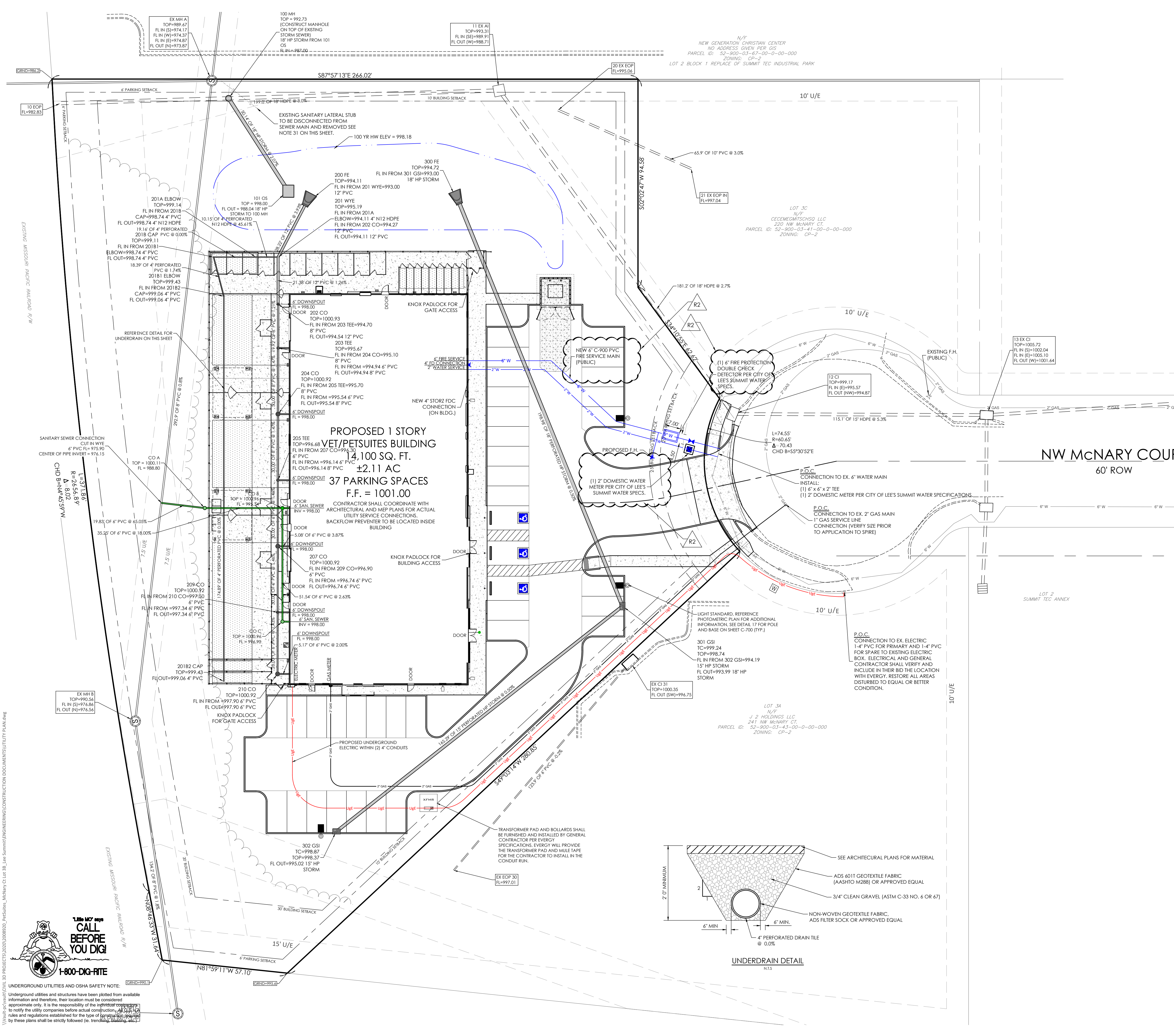
Revision Date: 3-10-2021
Description of Changes: 1-27-2021

Sheet Number: C-200

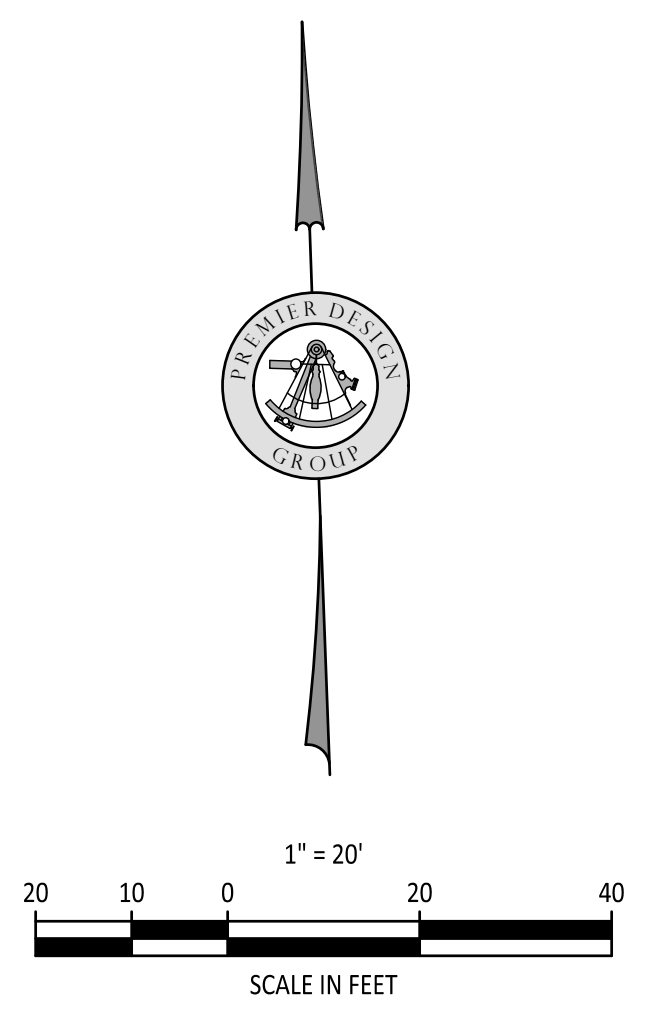
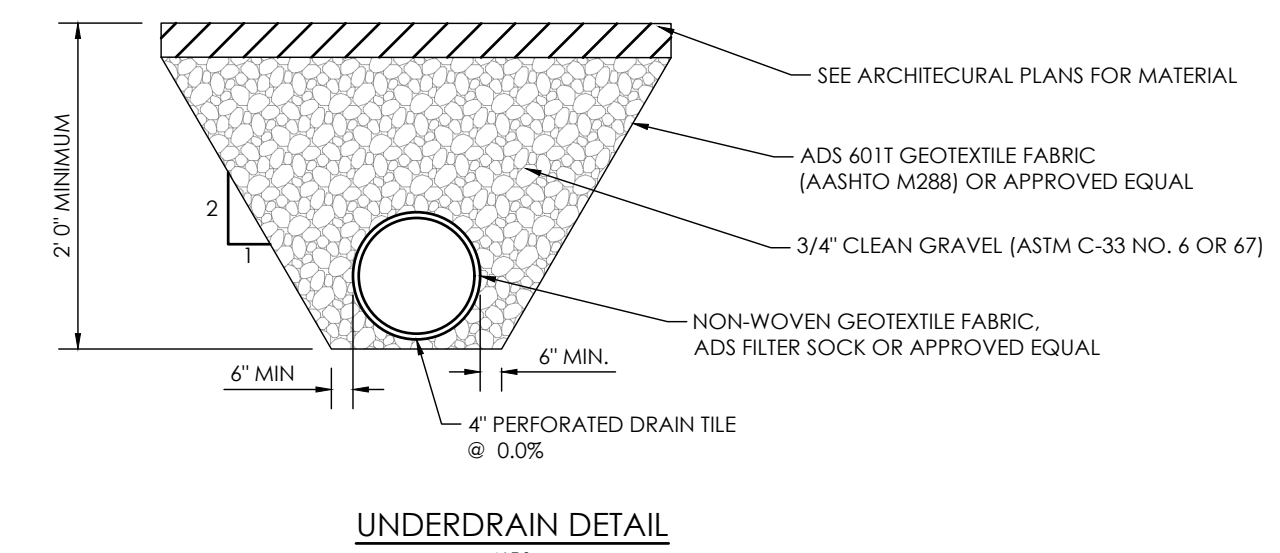
Project No.: 2008920
Drawn By: Z. KUNTZ/A. JONES
Checked By: M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

GRADING PLAN



- UTILITY PLAN NOTES:**
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND 3'-6" ON ALL SANITARY SEWER LINES.
 - CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, PULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE COMPANY.
 - CONNECTION FROM THE METER TO SITE UTILITY LINES SHALL BE MADE BY BUILDING CONTRACTOR.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - 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 COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
 - CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND SPIRE FOR EXACT LOCATION OF GAS ENTRY, G.C. TO INCLUDE IN BID FOR CONTRACTOR ANY GAS PIPING, CONDUITS, TRENCHING, BACKFILLING, ETC. REQUIRED BY SPIRE.
 - CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND EVERGY FOR EXACT LOCATION OF ELECTRIC ENTRY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY.
 - REFER TO MEP PLANS FOR GAS SERVICE SIZING.
 - ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTORS BID.
 - ALL CONSTRUCTION MATERIALS USED SHALL CONFORM TO THE CURRENT VERSION OF THE CITY OF LEE'S SUMMIT AND STATE OF MISSOURI SPECIFICATIONS.
 - G.C. IS TO PROVIDE TRENCH PULL WIRE AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES. BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION SHALL BE BY THE GENERAL CONTRACTOR.
 - GENERAL CONTRACTOR IS TO PROVIDE TRENCH, BACKFILL AND GRADE SMOOTH FOR A COMPLETE WATER LINE INSTALLATION.
 - ANY DISTURBED SIDEWALK OR CONCRETE PAVEMENT SHALL BE FULL SLAB REPLACEMENT.
 - EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 - ALL WATER LINES GREATER THAN 3" SHALL BE C-900 PVC PIPE. WATER LINES SMALLER THAN 3" SHALL BE TYPE "K" COPPER.
 - ALL CONNECTIONS TO PUBLIC WATER SHALL BE AS REQUIRED BY CITY OF LEE'S SUMMIT WATER CODES. WATER TAP AND METERS UNDER 2" SHALL BE INSTALLED BY CITY OF LEE'S SUMMIT WATER UP TO THE RIGHT-OF-WAY LINES. WATER TAP AND METERS OVER 2" SHALL BE INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING CITY OF LEE'S SUMMIT TO SCHEDULE CONNECTION TO PUBLIC WATER.
 - SANITARY LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR PIPES THAT CROSS ABOVE WATER MAINS. THIS PIPE SHALL BE AWA C900 UNLESS WATER MAIN IS CASED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING CITY OF LEE'S SUMMIT SEWER TO SCHEDULE CONNECTION TO PUBLIC SEWER.
 - CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS FOR ANY DISRUPTIONS TO EXISTING UTILITY SERVICES.
 - CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPAIR AND REPLACEMENT REQUIRED FOR ALL UTILITY CONNECTIONS AND INSTALLATIONS.
 - THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY AND ALL APPLICABLE TAP AND SERVICE FEES AS LISTED IN THE MOST CURRENT EDITION OF CITY OF LEE'S SUMMIT RULES AND REGULATIONS FOR CUSTOMER SERVICE.
 - COORDINATION WITH THE ELECTRIC, TELEPHONE AND CATV COMPANIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE CONDUCTED IN A MANNER THAT RESULTS IN AN EFFICIENT AND TIMELY RELOCATION AND REMOVAL OF THE EXISTING FACILITIES.
 - GROUND ELEVATIONS SHALL BE WITHIN 6" OF THE FINAL PROPOSED ELEVATIONS PRIOR TO THE START OF ELECTRIC, TELEPHONE AND CATV RELOCATIONS OR INSTALLATIONS OF NEW SERVICE.
 - CONTRACTOR SHALL REFERENCE ELECTRICAL PLANS FOR FURTHER INFORMATION AND FOR CONDUIT ROUTING TO LIGHT STANDARDS AND ANY GROUND MOUNTED SIGNS.
 - ALL UTILITY IMPROVEMENTS (SERVICES, EXTENSIONS, CONNECTIONS, ETC.) TO BE "PRIVATE".
 - BUILDING SEWER STUBS BEING DISCONNECTED FROM THE SEWER MAIN SHALL BE DISCONNECTED BY THE WATER UTILITIES DEPARTMENT, AFTER THE CONTRACTOR HAS PROVIDED ACCESS TO THE SEWER MAIN VIA AN OSHA COMPLIANT EXCAVATION WITH PROPER SHORING AS NECESSARY. WATER UTILITIES STAFF RESERVE THE RIGHT TO NOT ENTER ANY TRENCH DETERMINED TO BE UNSAFE.



1-800-DIG-RITE
CALL BEFORE YOU DIG!
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the contractor to verify the location of all utilities and structures before construction. The contractor is responsible for notifying the utility companies before actual construction. All construction shall be in accordance with the rules and regulations established for the type of construction. The contractor shall be strictly followed in trenching, shoring, etc.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200000038
MISSOURI CERTIFICATE OF AUTHORITY #E-200000758

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STEVEN J. MARION, P.E.
PROFESSIONAL ENGINEER
PE 2000007195

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW McNARY CT.
LEES SUMMIT, MO 64066
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Title: **UTILITY PLAN**

Project No: 2008920
Drawn By: Z. KUNTZ/A. JONES
Checked By: M. FOGARTY

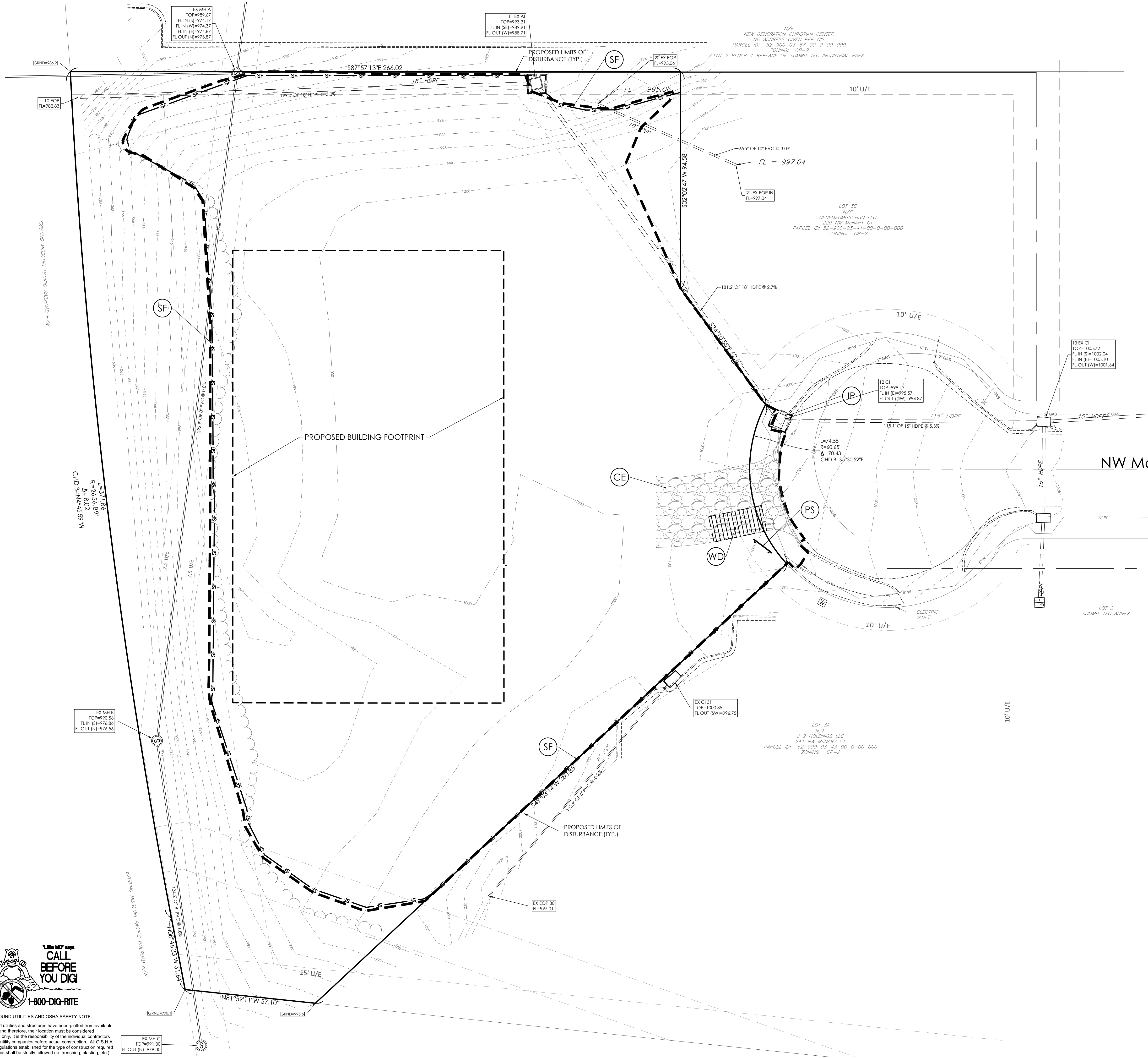
C-300

NOT RELEASED FOR CONSTRUCTION

\\usmhc\p\civil\CIVIL 3D PROJECTS\2020\0008920_Petsuites_McKery C1 Lot 38_Lee Summit\ENGINEERING\FINAL DEVELOPMENT PLAN\C-400 INITIAL EROSION CONTROL PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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EROSION CONTROL SYMBOL LEGEND

	LEASE LINE/PROPERTY LINE
	STORM PIPE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF ANTICIPATED DISTURBED AREA / CONSTRUCTION LIMITS
	SILT FENCE (REFERENCE DRAWING 806-70.00 ON SHEET C-401)
	GRAVEL OR SAND BAG PROTECTION (REFERENCE DRAWING 806-45.08 ON SHEET C-401)
	CONSTRUCTION EXIT (REFERENCE DRAWING 806-46.01 ON SHEET C-401)
	CONSTRUCTION WASHDOWN STATION (REFERENCE DRAWING 806-46.00 ON SHEET C-401)
	SEEDING / SOD
	TOPSOIL WITH VEGETATION (REFERENCE SHEET L-100)
	INLET PROTECTION (REFERENCE DRAWING 806-45.12 ON SHEET C-401)
	PERMIT SIGN (REFERENCE DETAIL SHEET C-401)

CONSTRUCTION SEQUENCING ACTIVITIES:

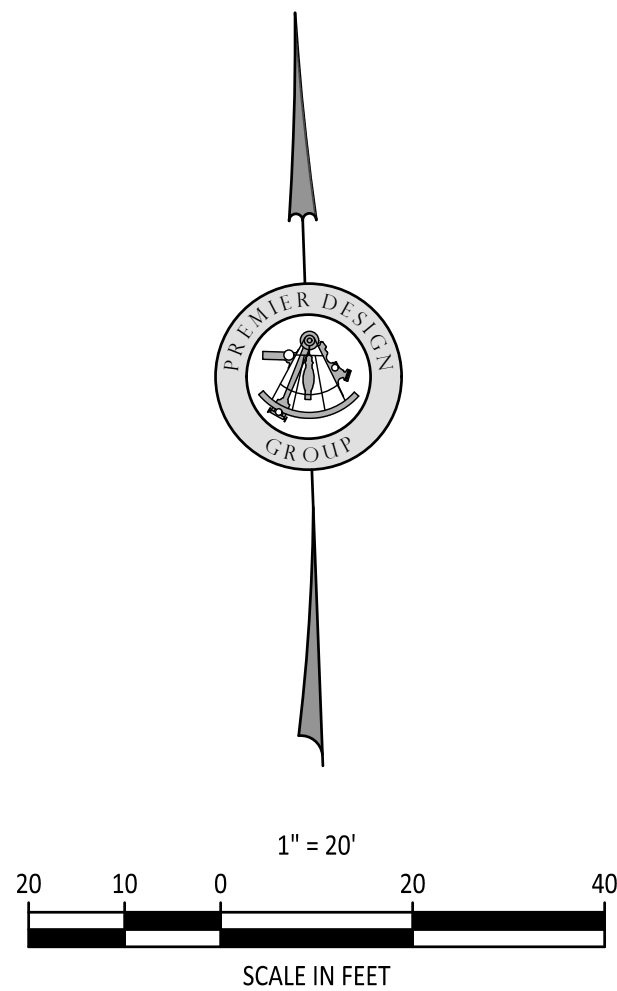
- INSTALL PROJECT SIGN & POST PERMITS
- INSTALL SILT & CONSTRUCTION FENCING
- INSTALL INLET PROTECTION
- INSTALL CONSTRUCTION ENTRANCE / EXIT
- INSTALL VEHICULAR WASH DOWN AREA
- BEGIN EXCAVATION & SITE DEMOLITION
- BEGIN BUILDING FOOTINGS & FOUNDATIONS
- BEGIN UTILITY TRENCHING & EXCAVATION
- PARKING & DRIVE AREA PAVING
- FINISHED GRADING & LANDSCAPING
- SEEDING & SOD WORK
- REMOVAL OF EROSION CONTROL AND OTHER BMP'S

NOTES:

1. REFER TO THE EROSION CONTROL DETAIL SHEET & STORMWATER POLLUTION PREVENTION NARRATIVE FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THE NPDES PERMIT ISSUED FOR THE SITE AND POST IT AT THE PROJECT SITE PRIOR TO ANY LAND DISTURBING ACTIVITIES. REFER TO SITE SIGN DETAIL ON THE EROSION CONTROL DETAIL SHEET.
3. CONTRACTOR SHALL INSTALL BMP'S NOTED ON THIS PLAN PRIOR TO BEGINNING ANY LAND DISTURBING, DEMOLITION, OR TREE REMOVAL ACTIVITIES.
4. THE CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE/EXIT AND MAINTAIN THESE ENTRANCES DURING CONSTRUCTION.
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6. SOIL STOCKPILES AND DEMOLITION DEBRIS STOCKPILES SHALL HAVE SILT FENCES INSTALLED IF LEFT ON SITE & UNDISTURBED FOR MORE THAN 13 DAYS.

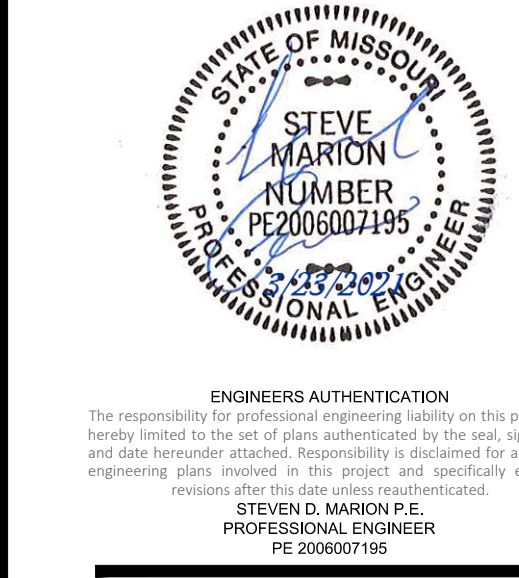
ALL PROJECT SITES ARE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE "CLEAN WATER ACT" ESTABLISHED BY THE US ENVIRONMENTAL PROTECTION AGENCY.

THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM REQUIRES PERMITS TO BE ISSUED BY REGULATORY AGENCIES WHEN PROJECT SITES DISTURB 1 ACRE OR MORE.

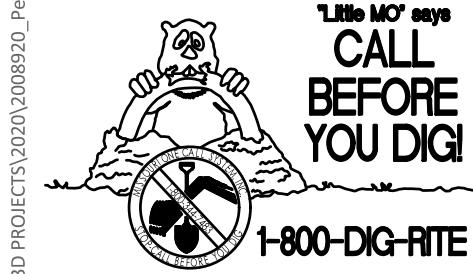


PETSUITES OF AMERICA
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501 PENNSYLVANIA PARKWAY SUITE 160
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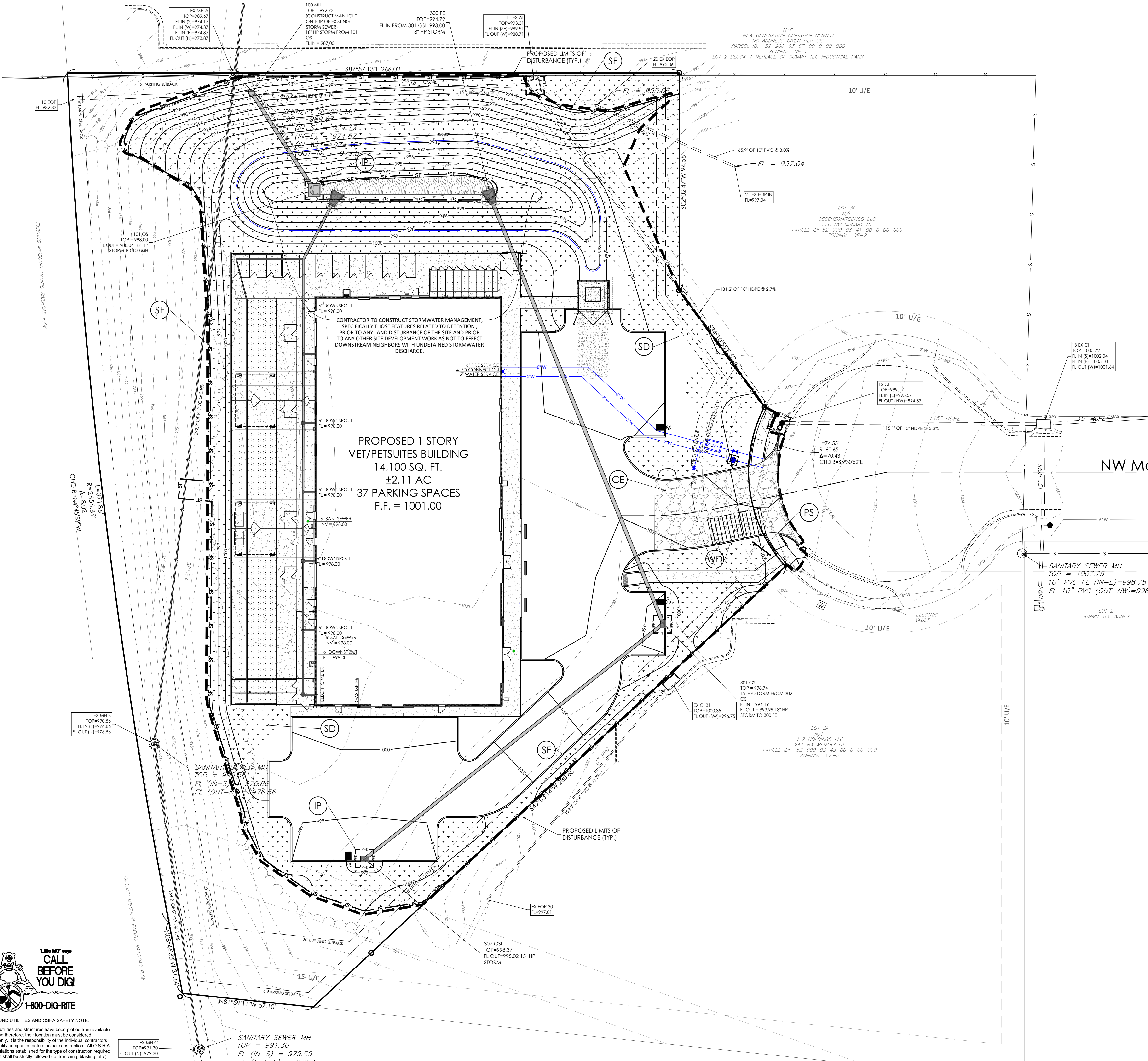
Project		1-27-2021
Date		1-27-2021
Revision Date		
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS
Description of Changes		
Sheet Title		INITIAL EROSION CONTROL PLAN
Sheet Number		C-400
Project No.		2008920
Drawn By		Z. KUNTZ/A. JONES
Checked By		M. FOGARTY
NOT RELEASED FOR CONSTRUCTION		



\\warr\p\civil\civil 3d\PROJECTS\2020\0008920_Petsuites_McHenry Ct Lot 38_Lee Summit Engineering\FINAL DEVELOPMENT PLAN\C-401 INTERMEDIATE EROSION CONTROL PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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EROSION CONTROL SYMBOL LEGEND

---	LEASE LINE/PROPERTY LINE
---	STORM PIPE
- - - - -	EXISTING CONTOUR
— 100 —	PROPOSED CONTOUR
(LD)	LIMITS OF ANTICIPATED DISTURBED AREA / CONSTRUCTION LIMITS
(SF)	SILT FENCE (REFERENCE DRAWING 806-70.00 ON SHEET C-401)
(GB)	GRAVEL OR SAND BAG PROTECTION (REFERENCE DRAWING 806-45.08 ON SHEET C-401)
(CE)	CONSTRUCTION EXIT (REFERENCE DRAWING 806-46.01 ON SHEET C-401)
(WD)	CONSTRUCTION WASHDOWN STATION (REFERENCE DRAWING 806-46.00 ON SHEET C-401)
(SD)	SEEDING / SOD
(TS)	TOPSOIL WITH VEGETATION (REFERENCE SHEET L-100)
(IP)	INLET PROTECTION (REFERENCE DRAWING 806-45.12 ON SHEET C-401)
(PS)	PERMIT SIGN (REFERENCE DETAIL SHEET C-401)

CONSTRUCTION SEQUENCING ACTIVITIES:

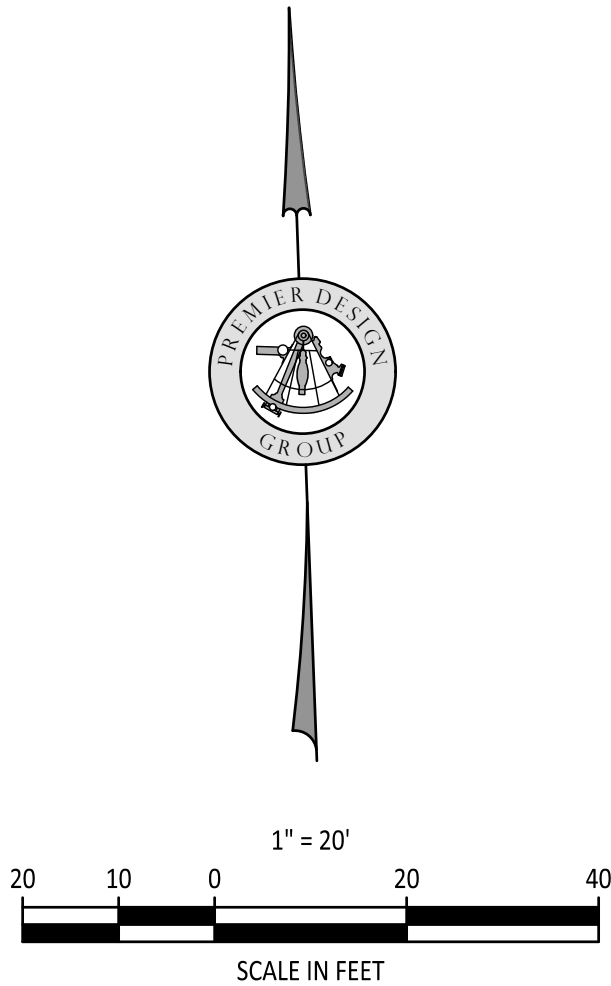
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NOTES:

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Project No.		2008920
Drawn By		Z. KUNTZ/A. JONES
Checked By		M. FOGARTY
NOT RELEASED FOR CONSTRUCTION		

Revision Date		Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Title

C-401

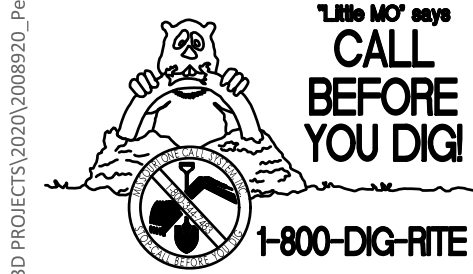
INTERMEDIATE EROSION CONTROL PLAN

ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

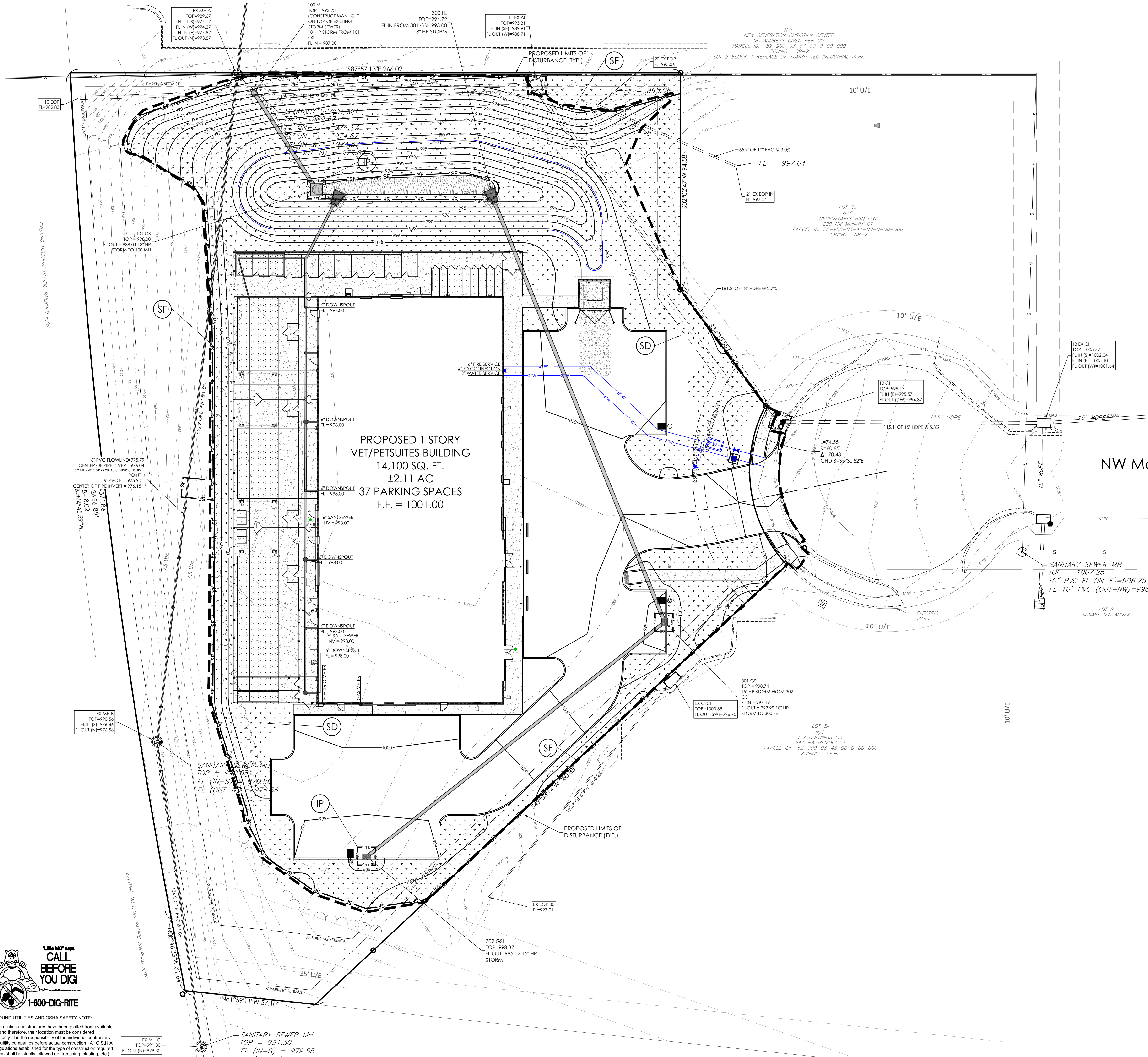


PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2006000038
MISSOURI CERTIFICATE OF AUTHORITY #L-2006007258

\\usm-cv\p\civil\3D PROJECTS\2020\008920_Petsuites_Mchery C1 Lot 38_Lee Summit Engineering\FINAL DEVELOPMENT PLAN\FINAL EROSION CONTROL PLAN.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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CONSTRUCTION SEQUENCING ACTIVITIES:

- INSTALL PROJECT SIGN & POST PERMITS
- INSTALL SILT & CONSTRUCTION FENCING
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- REMOVAL OF EROSION CONTROL AND OTHER BMP'S

NOTES:

1. REFER TO THE EROSION CONTROL DETAIL SHEET & STORMWATER POLLUTION PREVENTION NARRATIVE FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THE NPDES PERMIT ISSUED FOR THE SITE AND POST IT AT THE PROJECT SITE PRIOR TO ANY LAND DISTURBING ACTIVITIES. REFER TO SITE SIGN DETAIL ON THE EROSION CONTROL DETAIL SHEET.
3. CONTRACTOR SHALL INSTALL BMP'S NOTED ON THIS PLAN PRIOR TO BEGINNING ANY LAND DISTURBING, DEMOLITION, OR TREE REMOVAL ACTIVITIES.
4. THE CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE/EXIT AND MAINTAIN THESE ENTRANCES DURING CONSTRUCTION.
5. THE JOB SITE TRAILER, DUMPSTER, FUELING AREA, STORAGE & LAY-DOWN AREA SHALL BE LOCATED BY THE GENERAL CONTRACTOR AT THE START OF CONSTRUCTION. THESE ITEMS MUST BE NOTED BY THE CONTRACTOR ON THE SWPPP DRAWINGS.
6. SOIL STOCKPILES AND DEMOLITION DEBRIS STOCKPILES SHALL HAVE SILT FENCES INSTALLED IF LEFT ON SITE & UNDISTURBED FOR MORE THAN 13 DAYS.

ALL PROJECT SITES ARE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE "CLEAN WATER ACT" ESTABLISHED BY THE US ENVIRONMENTAL PROTECTION AGENCY.

THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM REQUIRES PERMITS TO BE ISSUED BY REGULATORY AGENCIES WHEN PROJECT SITES DISTURB 1 ACRE OR MORE.

WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2006000381
MISSOURI CERTIFICATE OF AUTHORITY #E-2006007528

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date when reauthorized.

STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MCNARY CT.
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

1-27-2021

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Title

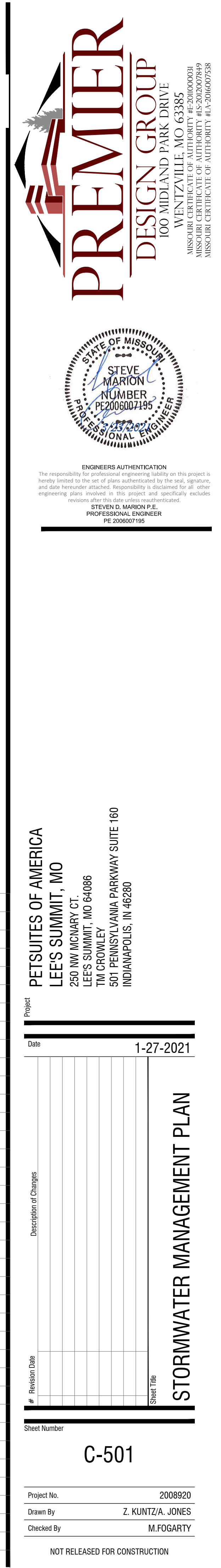
C-402

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

FINAL EROSION CONTROL PLAN





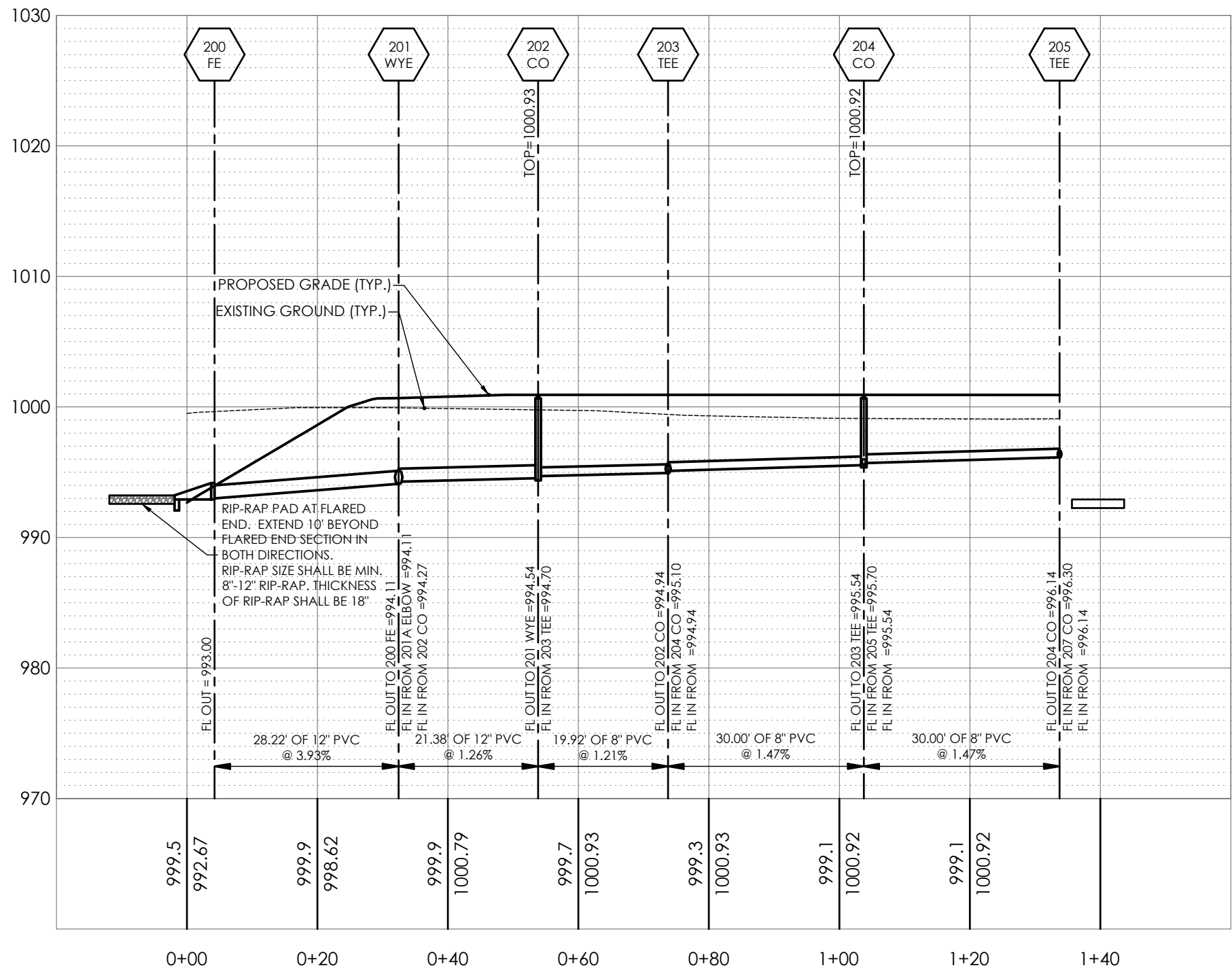
\\usm-cs\pavani\civil\3D PROJECTS\2020\008920_PetSuites_Mchery Ct Lot 38_Lee Summit\ENGINEERING\CONSTRUCTION DOCUMENTS\STORM SEWER.dwg



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

10 YEAR STORM HYDRAULICS																												
LineNo.	LineID	InletID	LineLength	n-valuePipe	LineSize	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim-Hw	Defl.Angle	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	FlowRate	CapacityFull	Tc	QCaptured	InletEff	IncrQ	DrainageArea	RunoffCoeff
			(ft)		(in)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(Deg)	(ft/s)	(ft)		(ft)	(ft)	(cfs)	(cfs)	(min)	(cfs)	(%)	(cfs)	(ac)	(C)
2	302-301	302 GSI	165.286	0.012	15	994.94	994.11	0.50	998.37	998.74	0.49**	995.43 j	994.69	2.94	73.821	2.71	0.18	1.00 z	0.000	n/a	1.52	4.95	0.0	1.52	100	1.52	0.00	0.00
1	301-300	301 GSI	201.508	0.012	18	994.01	993.00	0.50	998.74	994.43	0.68**	994.69	993.68	4.05	69.997	4.11	0.26	1.45 z	0.000	n/a	3.23	8.13	0.9	1.71	100	1.71	0.00	0.00

100 YEAR STORM HYDRAULICS																												
LineNo.	LineID	InletID	LineLength	n-valuePipe	LineSize	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim-Hw	Defl.Angle	VelDn	VelHd Dn	J-LossCoeff	EnergyLoss	MinorLoss	FlowRate	CapacityFull	Tc	QCaptured	InletEff	IncrQ	DrainageArea	RunoffCoeff
			(ft)		(in)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(Deg)	(ft/s)	(ft)		(ft)	(ft)	(cfs)	(cfs)	(min)	(cfs)	(%)	(cfs)	(ac)	(C)
2	302-301	302 GSI	165.000	0.012	15	995.02	994.19	0.50	998.37	998.74	0.60**	995.62	994.84	2.75	73.821	3.55	0.24	1.00 z	0.000	0.24	2.29	4.96	0.0	2.29	100	2.29	0.00	0.00
1	301-300	301 GSI	198.980	0.012	18	993.99	993.00	0.50	998.74	994.43	0.85**	994.84	993.85	3.90	69.997	4.73	0.35	1.45 z	0.000	0.51	4.89	8.02	0.7	2.60	100	2.60	0.00	0.00



STORM SEWER PROFILE 205 CO TO 200 EOP

1"=20' HORIZONTAL
1"=10' VERTICAL

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MCNARY CT.
LEES SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date
1-27-2021

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
Sheet Title		

Sheet Number
C-600
Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-200800038
MISSOURI CERTIFICATE OF AUTHORITY #E-200800789
MISSOURI CERTIFICATE OF AUTHORITY #E-200800758

ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2008007195

STORM SEWER PROFILE 300 EOP TO 302 GSI

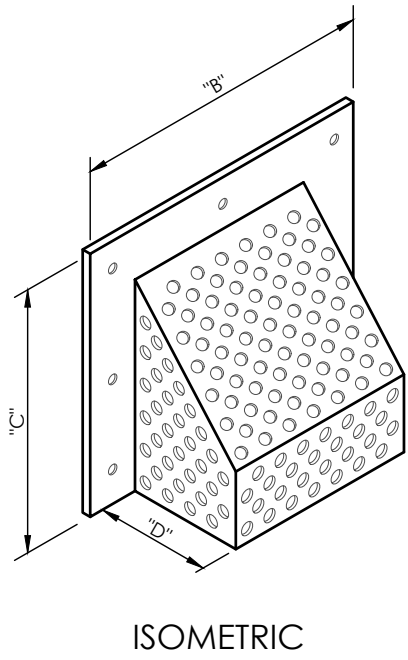
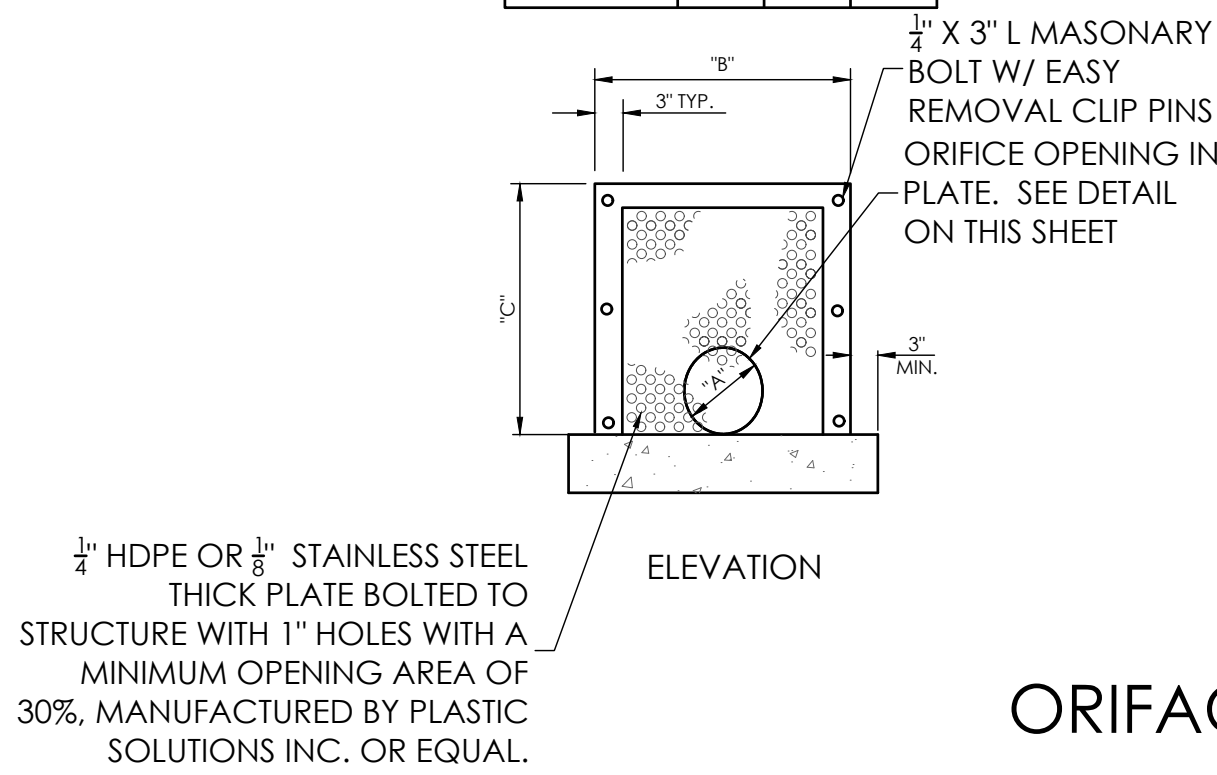
1"=20' HORIZONTAL
1"=10' VERTICAL

STORM SEWER PROFILE 100 MH TO 101 OS

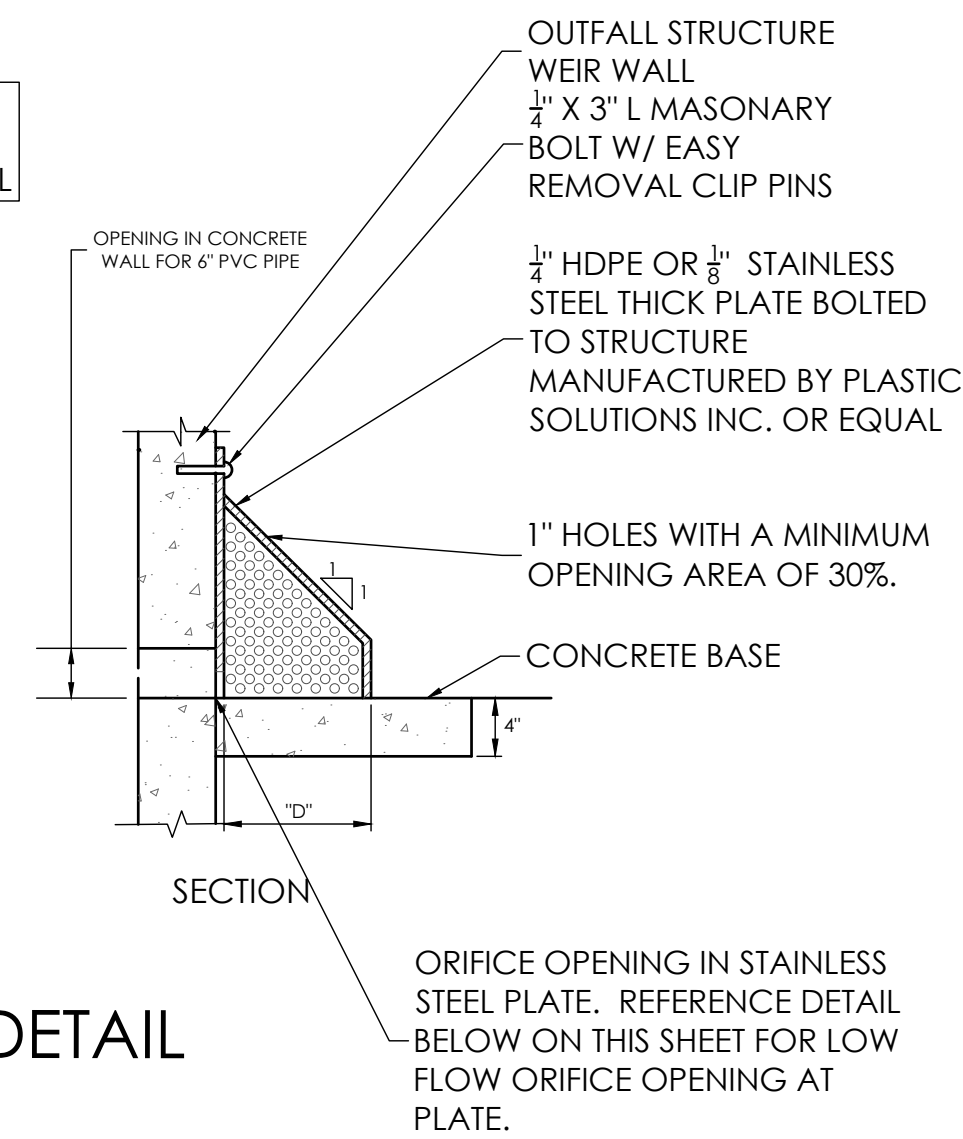
1"=20' HORIZONTAL
1"=10' VERTICAL

LOW FLOW CULVERT DIA. IN.	"B"	"C"	"D"
1.00' - 6"	18"	15"	6"
8" - 15"	24"	21"	12"
18" - 24"	42"	39"	30"

THIS DETAIL MUST MEET MINIMUM STANDARDS AS SHOWN ON PLASTICSOLUTIONS.COM OR EQUAL

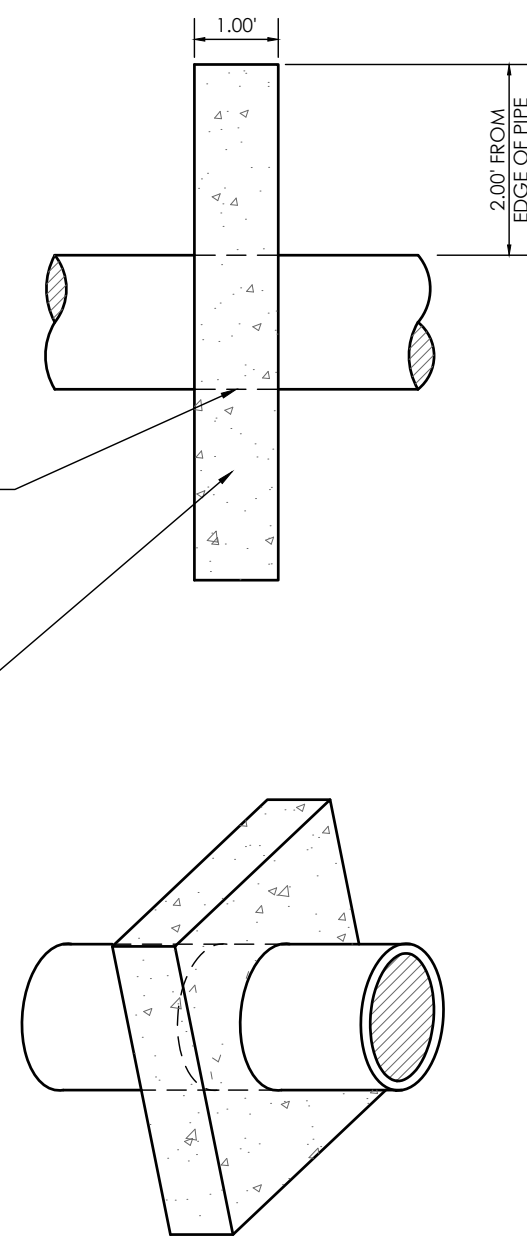


ORIFACE PROTECTION DETAIL (N.T.S.)



ALL JOINTS BETWEEN PIPE AND COLLAR SHALL BE SEALED WITH A NON-SHRINK/NON-EXANSIVE TAR OR SEALANT.

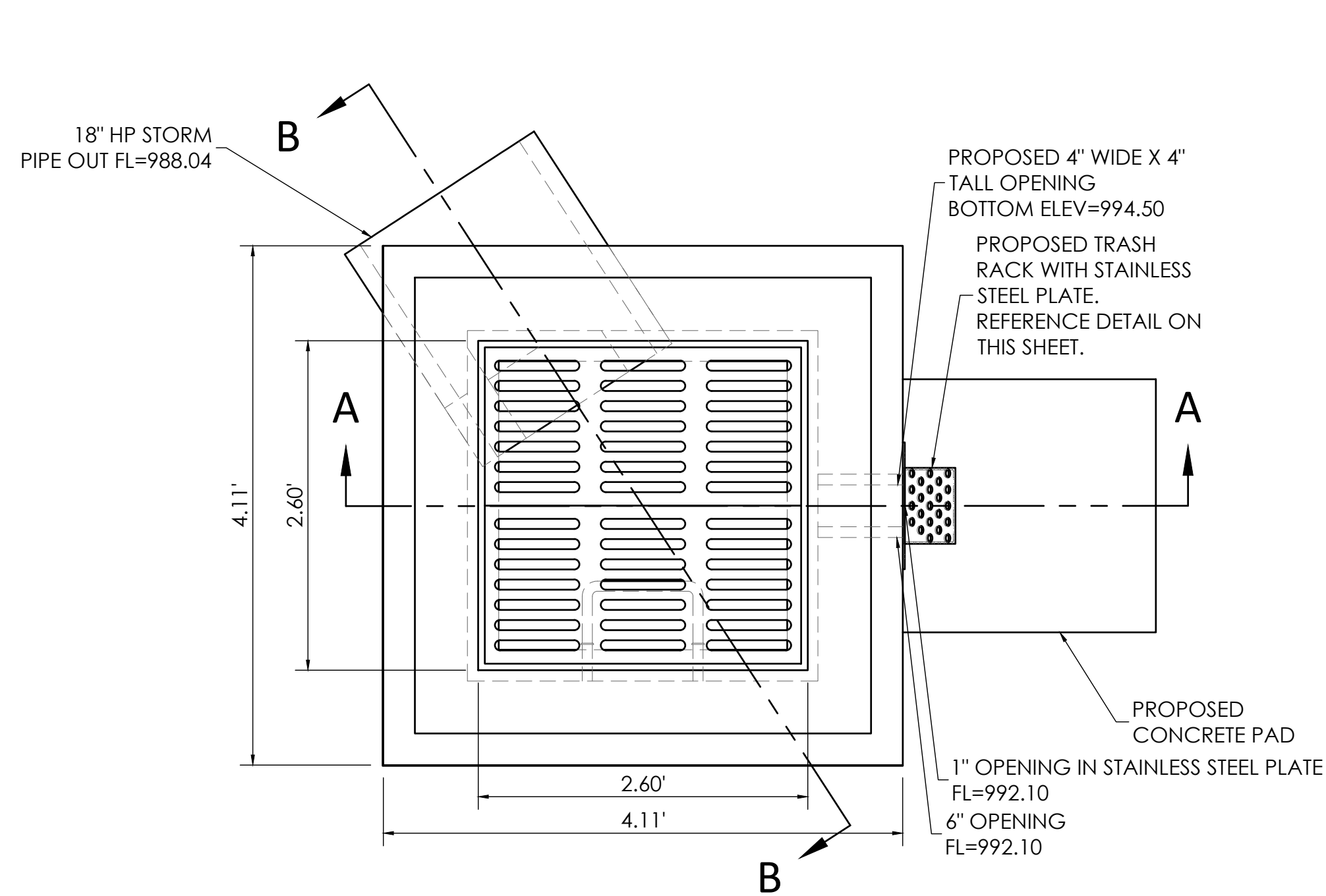
4,000 P.S.I. PCC CAST IN PLACE. FORM AS REQUIRED.



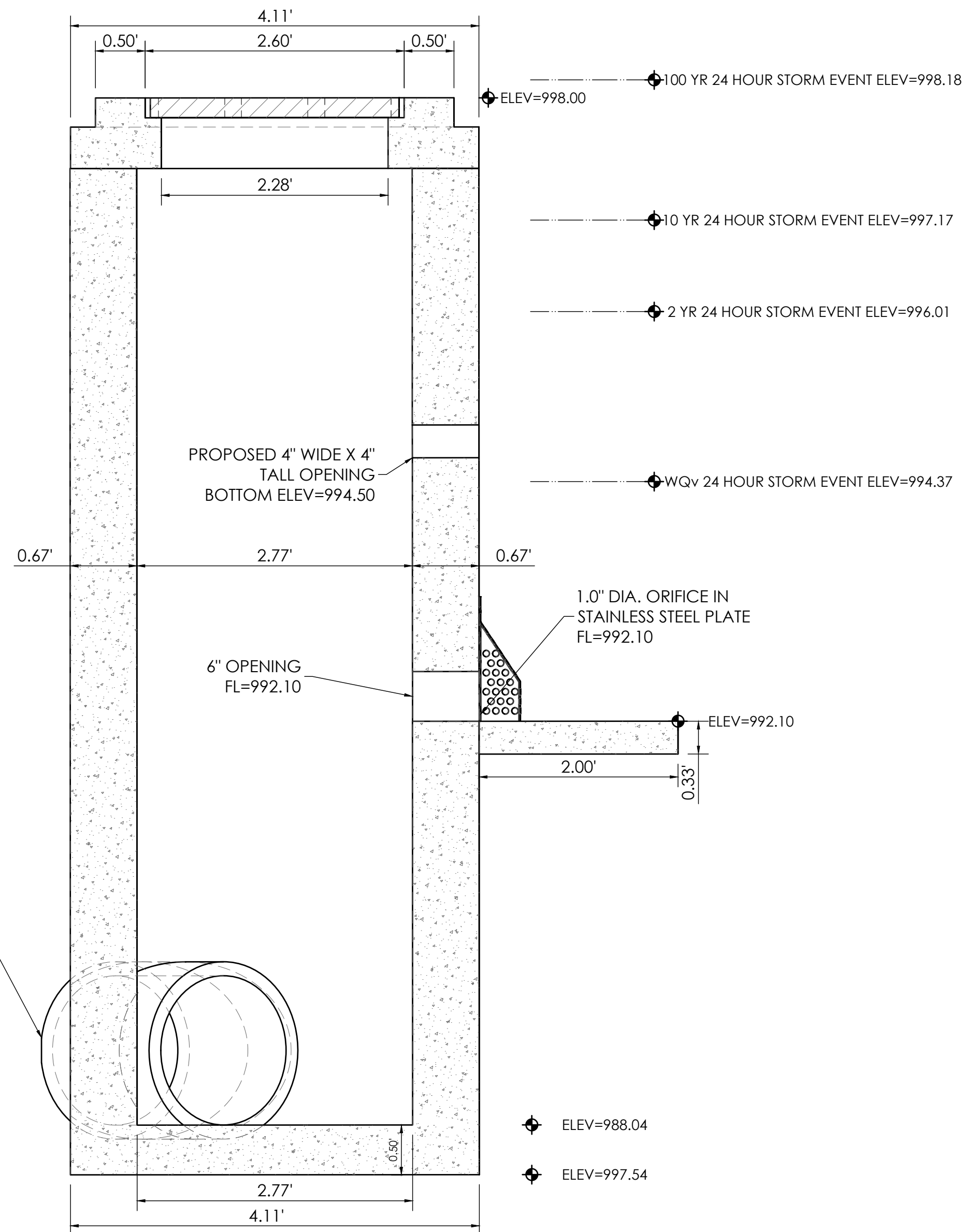
ANTI-SEEPAGE COLLAR DETAIL (N.T.S.)

TOP OF BASIN = 1000

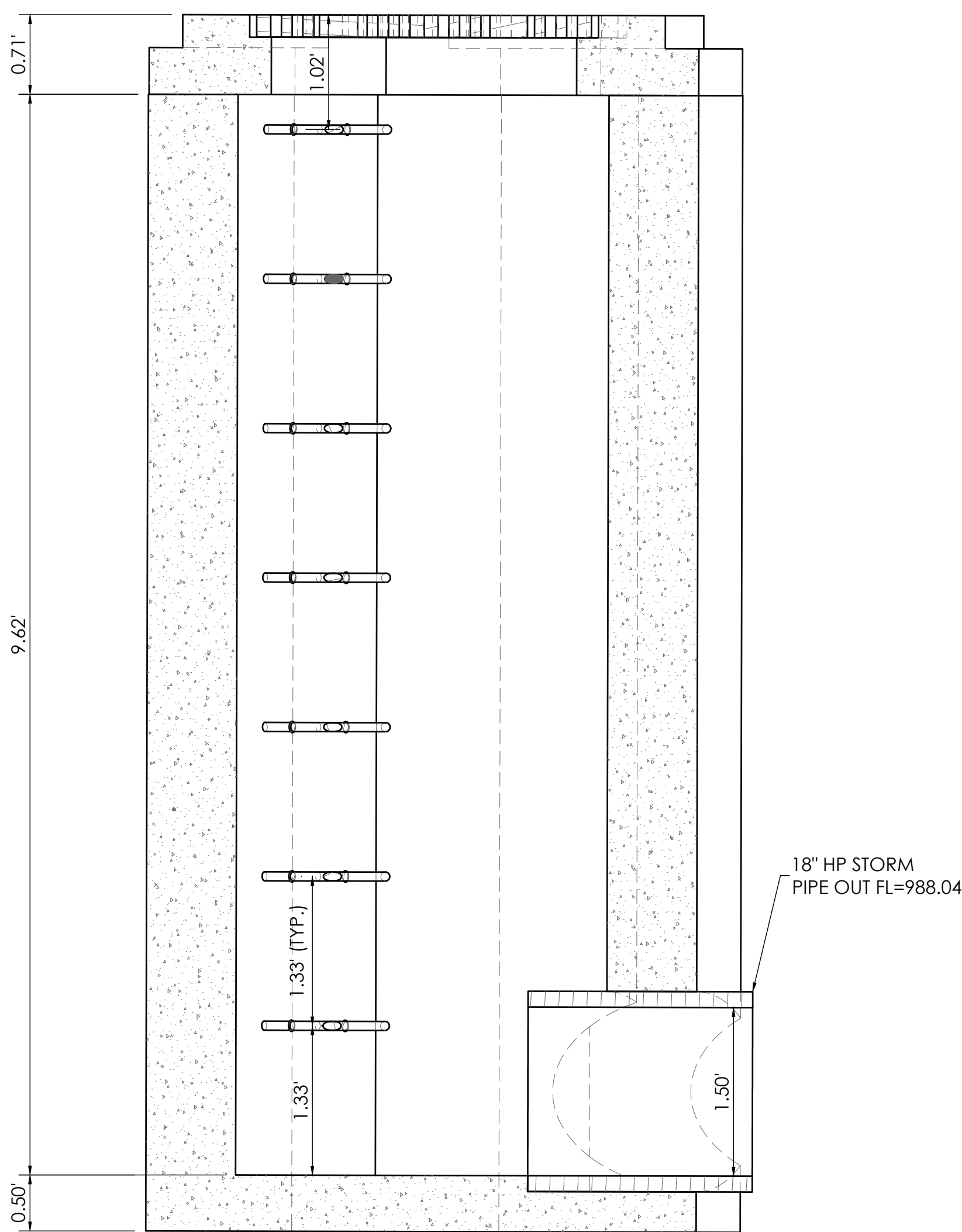
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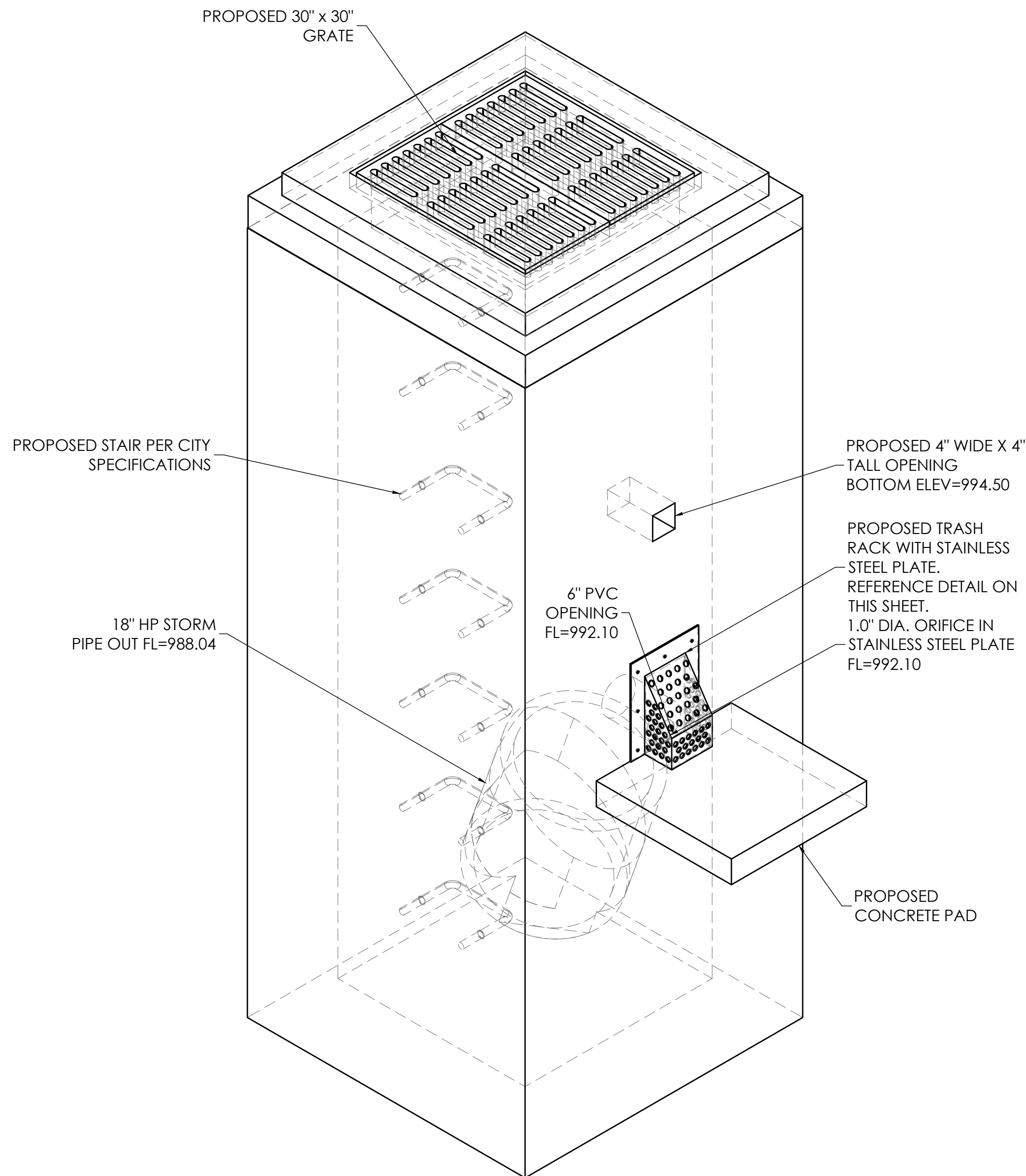
DETENTION BASIN OUTFALL STRUCTURE VIEW - 101 OS SCALE = 1"=1'



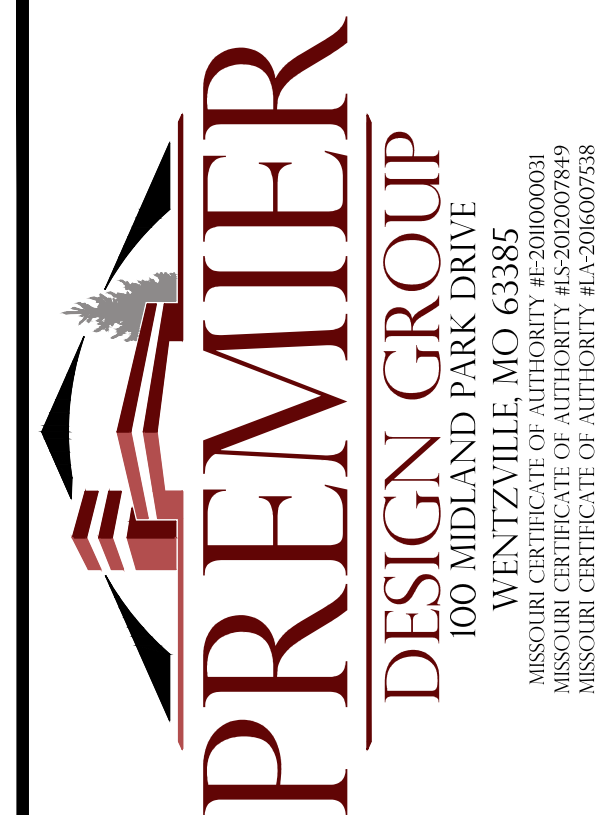
SECTION A-A SCALE 1" = 1'



SECTION B-B SCALE 1" = 1'



DETENTION BASIN OUTFALL ISOMETRIC VIEW - 101 OS SCALE = 1"=1'



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STEVEN MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MONMAY CT.
LEES SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date
1-27-2021

#	Revision Date	Description of Changes	Sheet Title
1	3-10-2021	REVISED PER CITY COMMENTS	OUTFALL STRUCTURE DETAIL

C-601

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

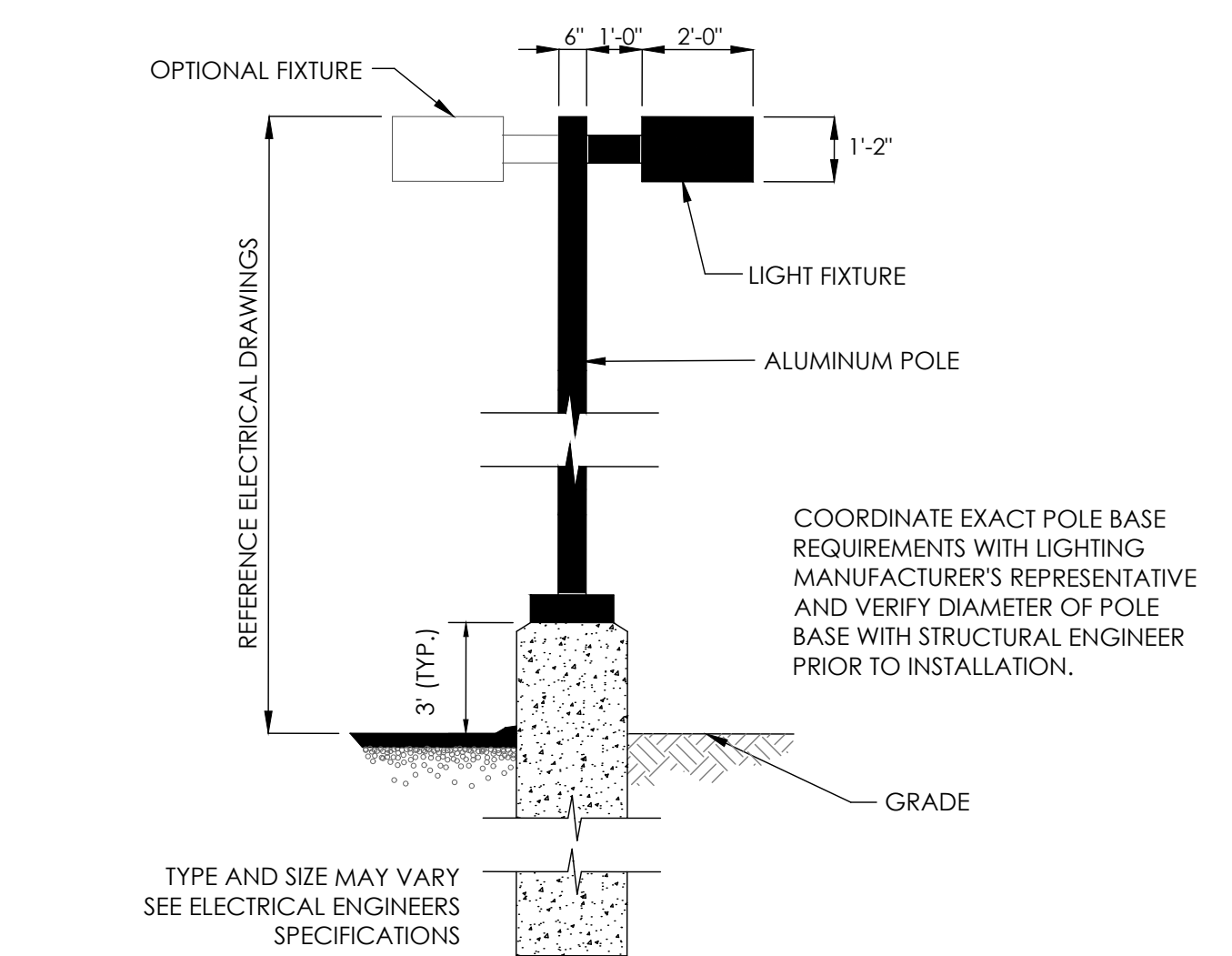
NOT RELEASED FOR CONSTRUCTION

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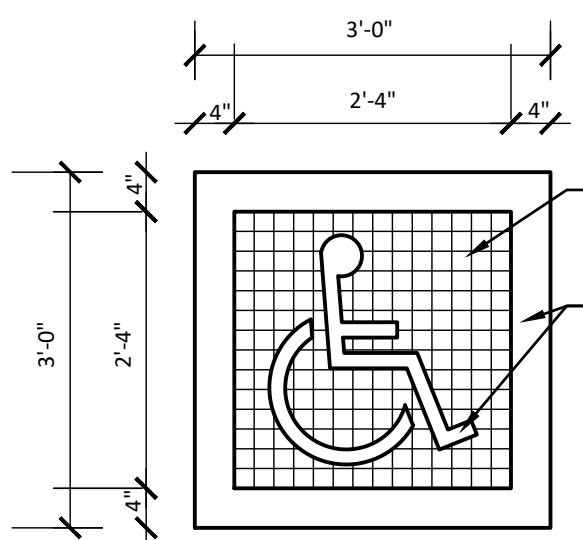


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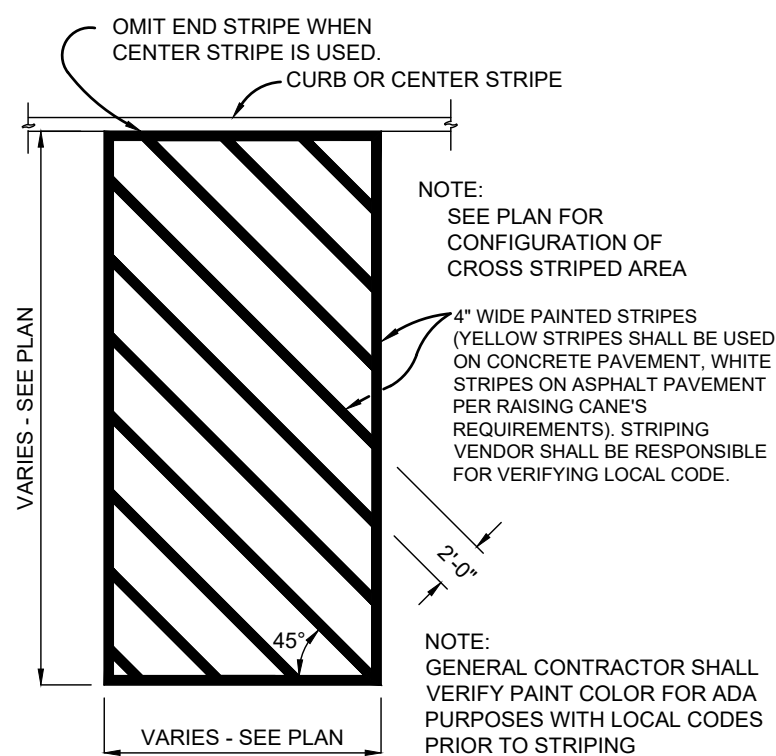
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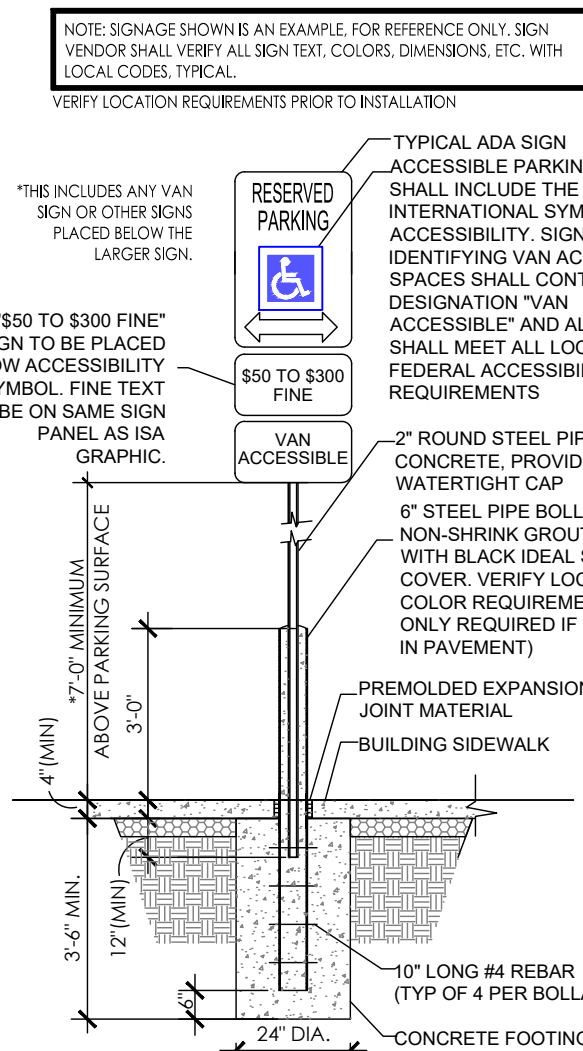
17 LIGHT STANDARD DETAIL NOT TO SCALE



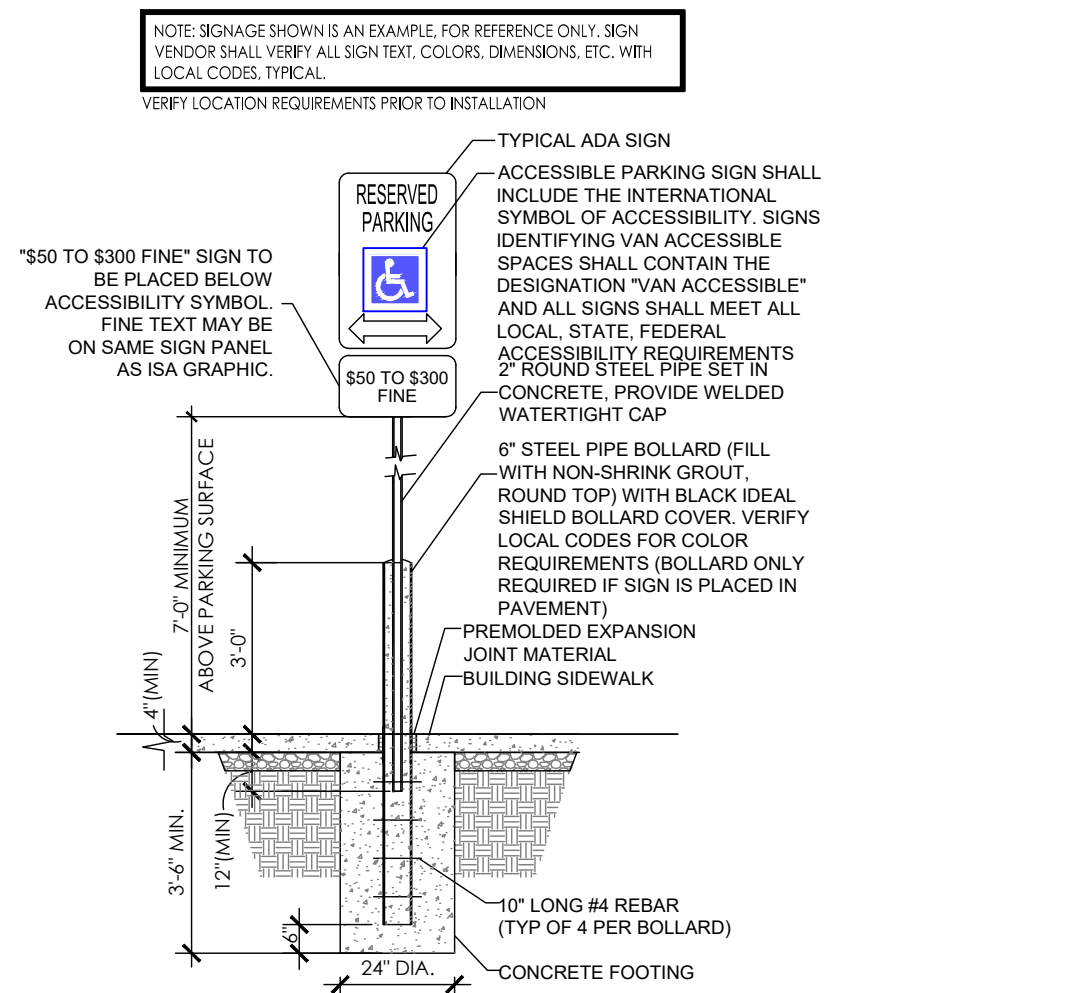
16 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) DETAIL NOT TO SCALE



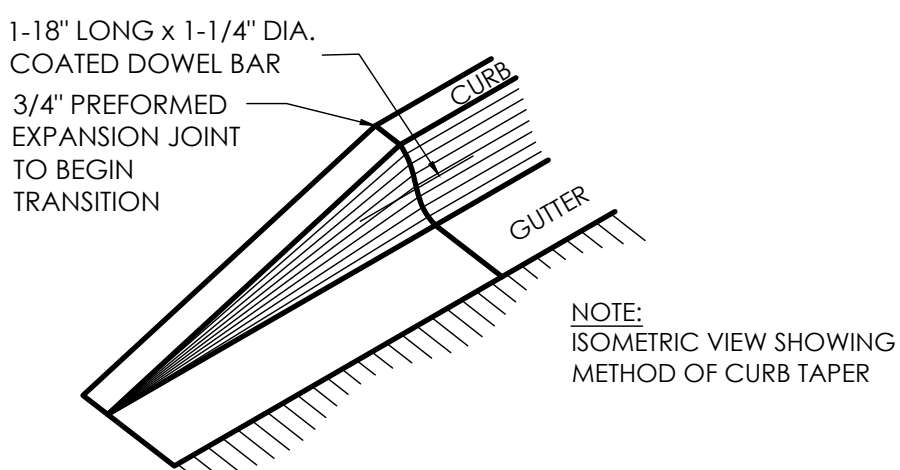
15 CROSS STRIPING DETAIL NOT TO SCALE



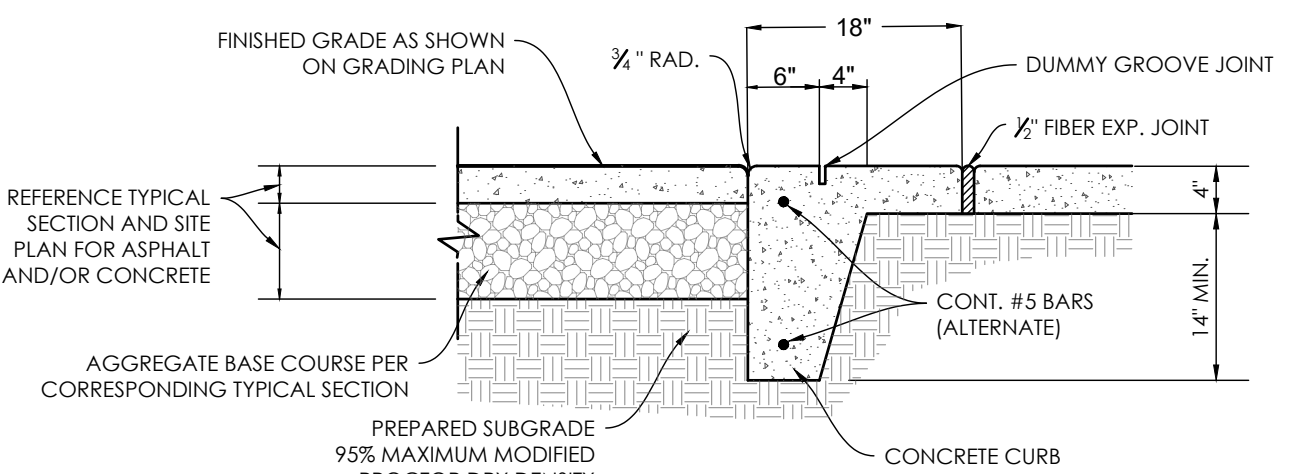
14 VAN ACCESSIBLE SIGN DETAIL NOT TO SCALE



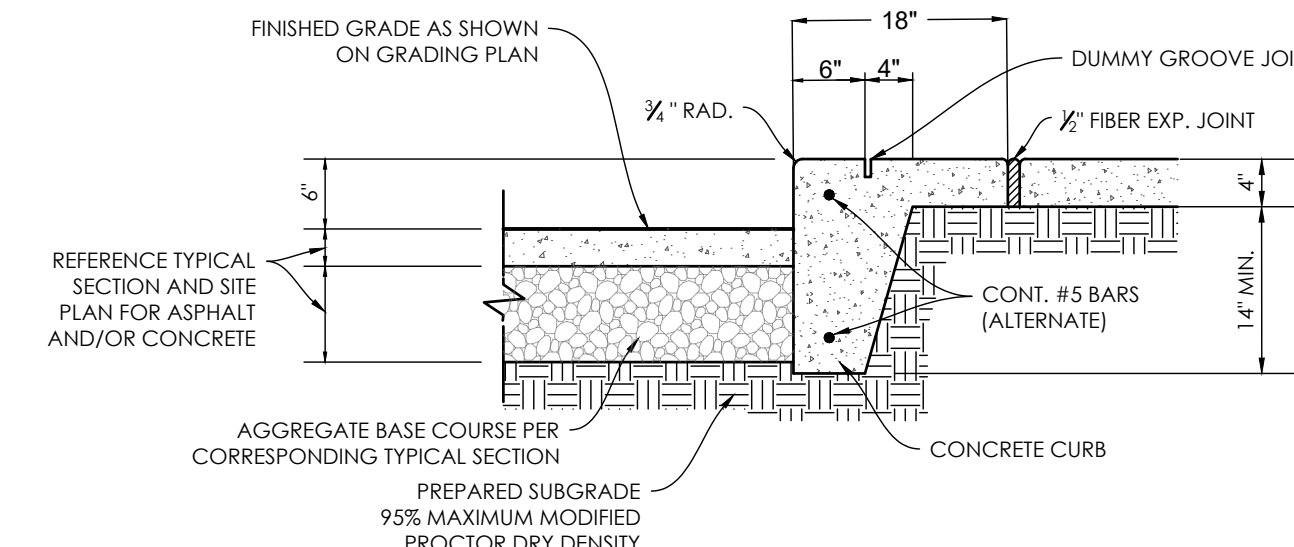
13 ACCESSIBLE SIGN DETAIL NOT TO SCALE



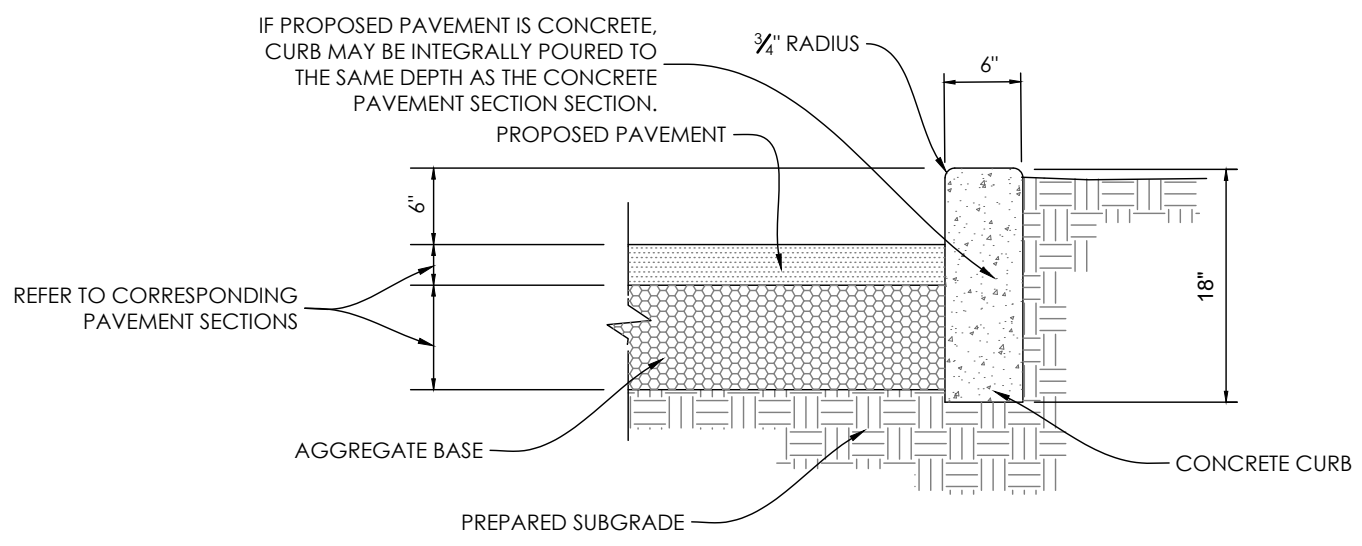
12 CURB TERMINATION DETAIL NOT TO SCALE



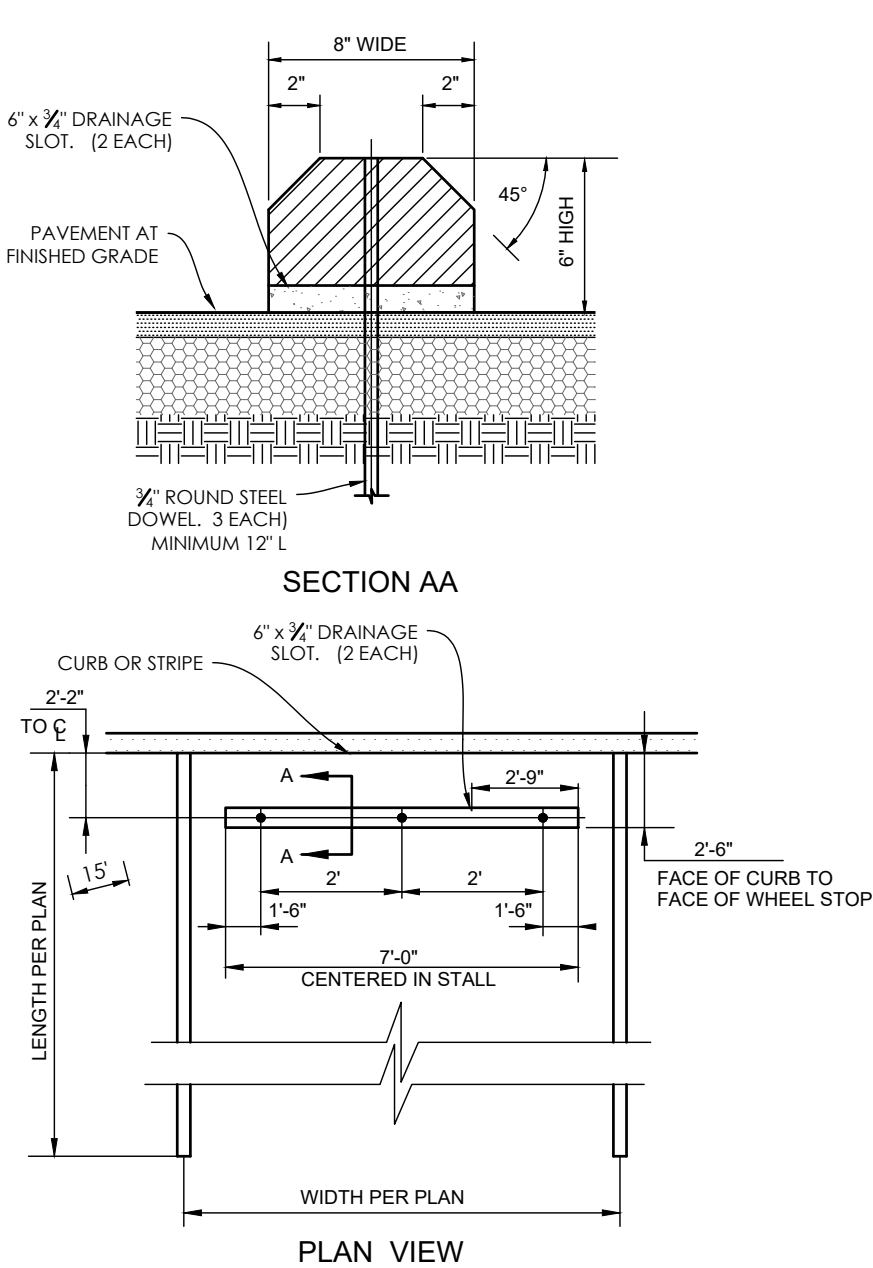
11 FLUSH PAVEMENT AT SIDEWALK DETAIL NOT TO SCALE



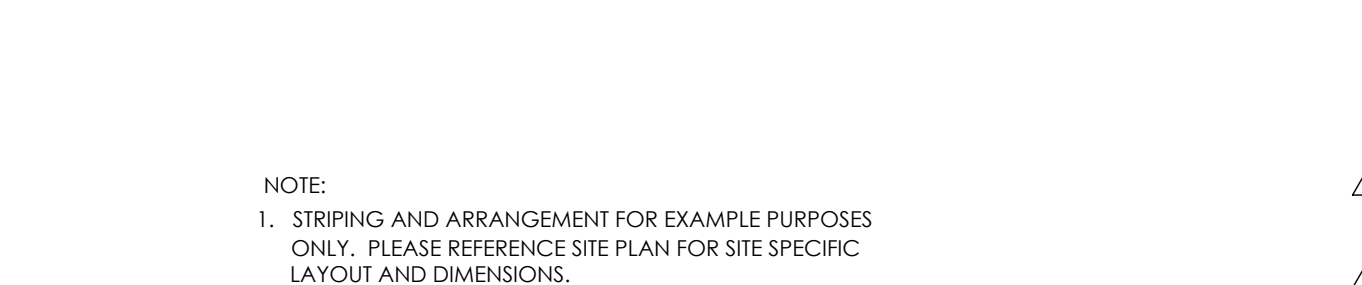
10 6 IN. VERTICAL CONCRETE CURB WITH SIDEWALK DETAIL NOT TO SCALE



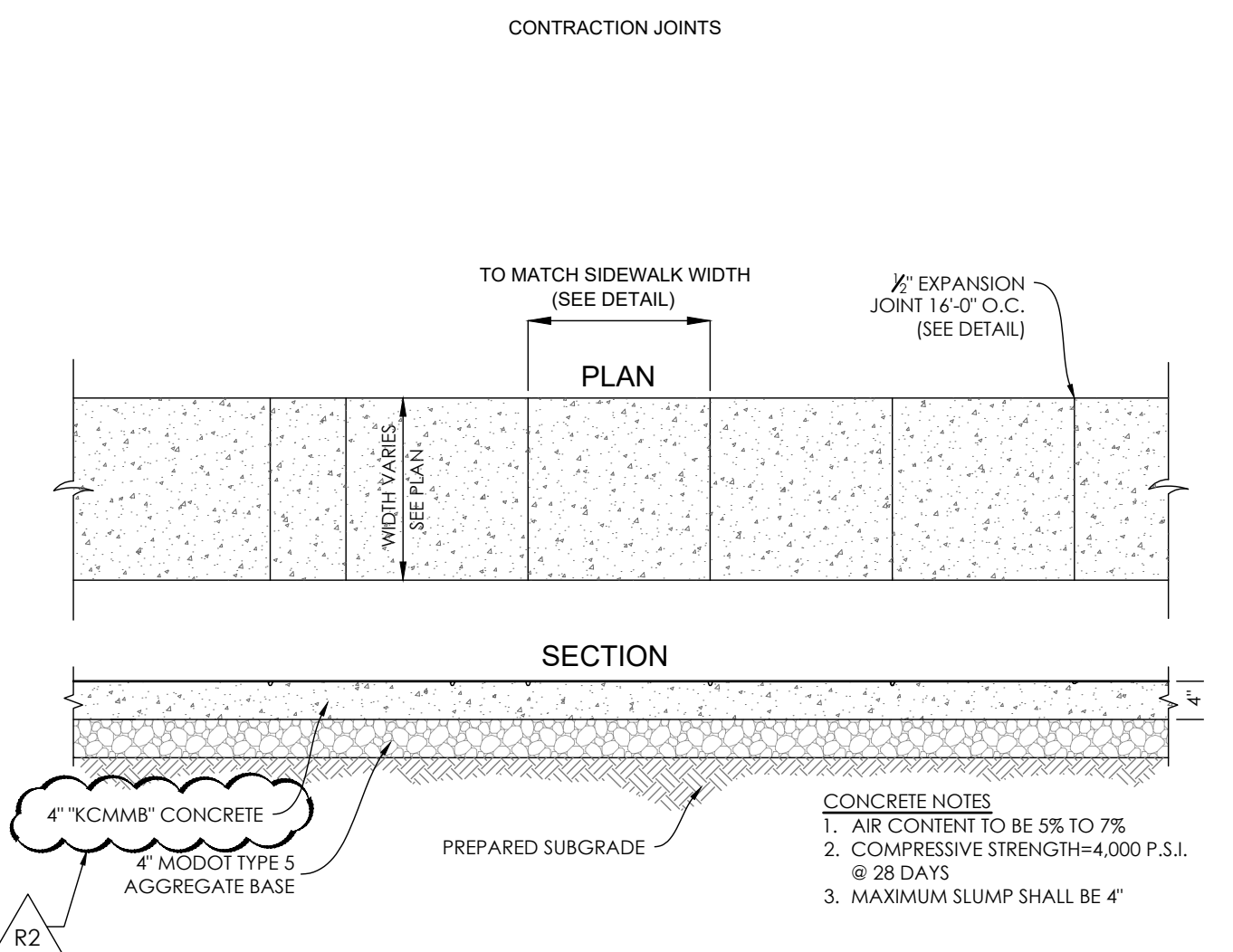
18 6 IN. VERTICAL CURB DETAIL NOT TO SCALE



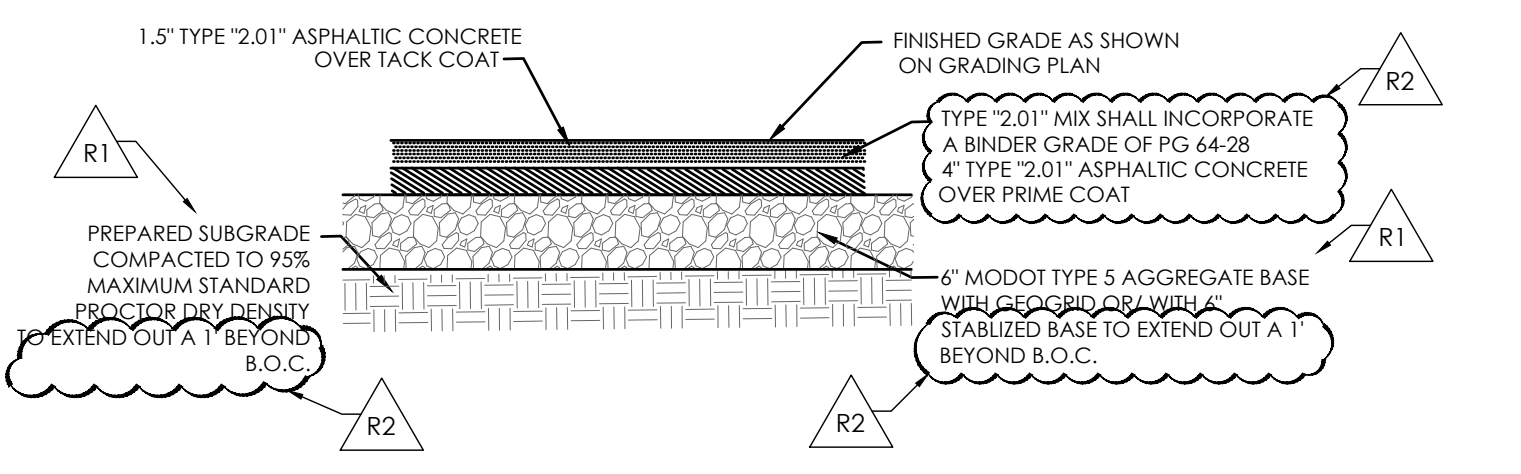
09 PRECAST CONCRETE WHEELSTOP DETAIL NOT TO SCALE



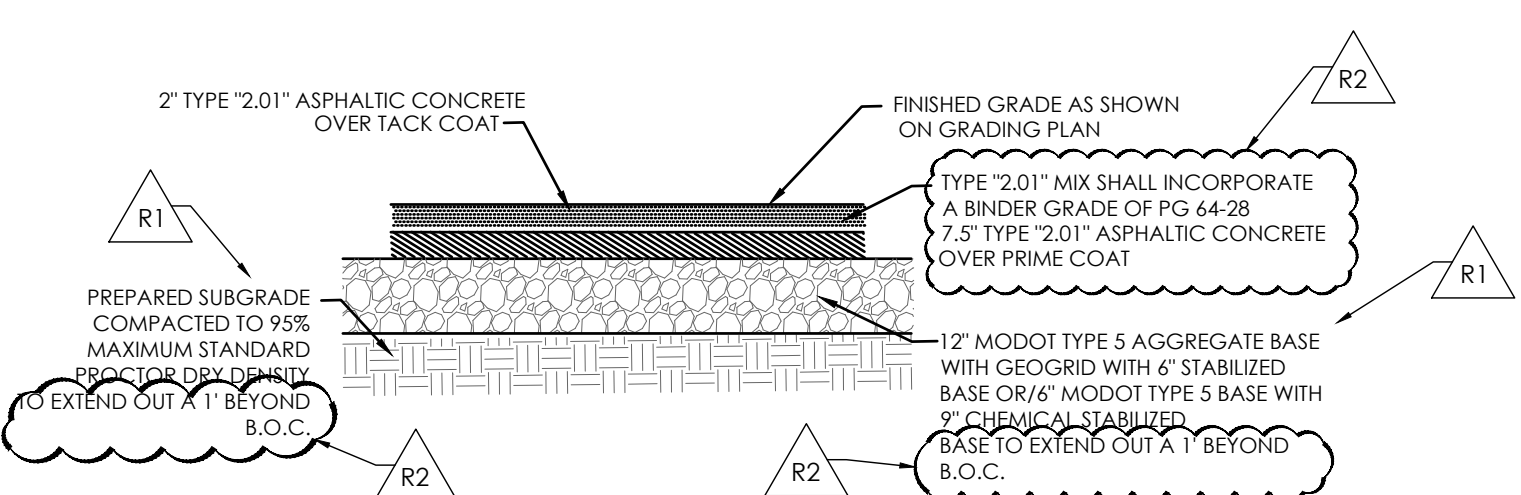
08 CURB TRANSITION DETAIL NOT TO SCALE



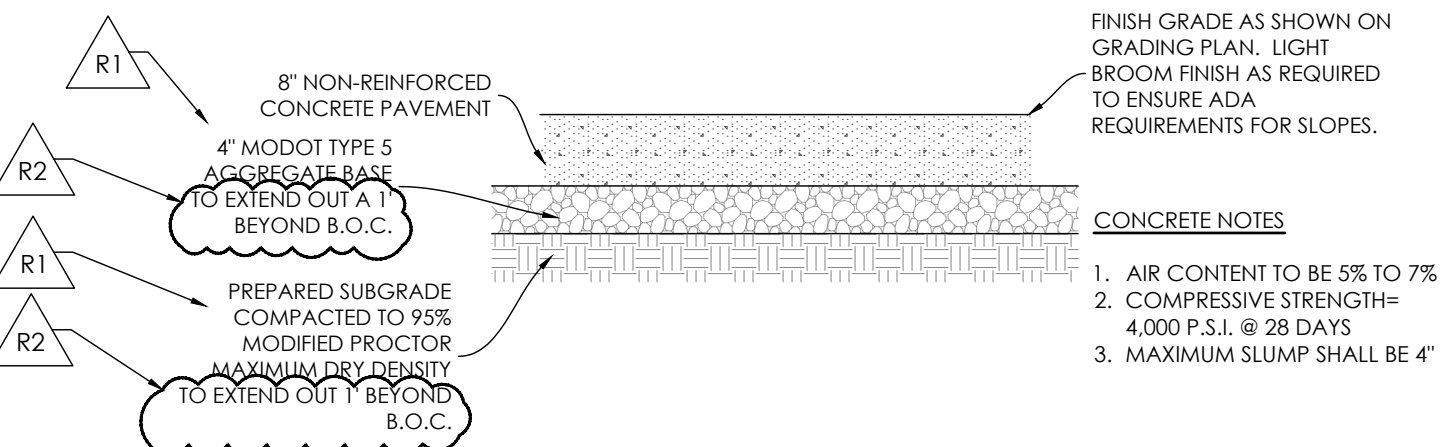
07 CONCRETE SIDEWALK DETAIL NOT TO SCALE



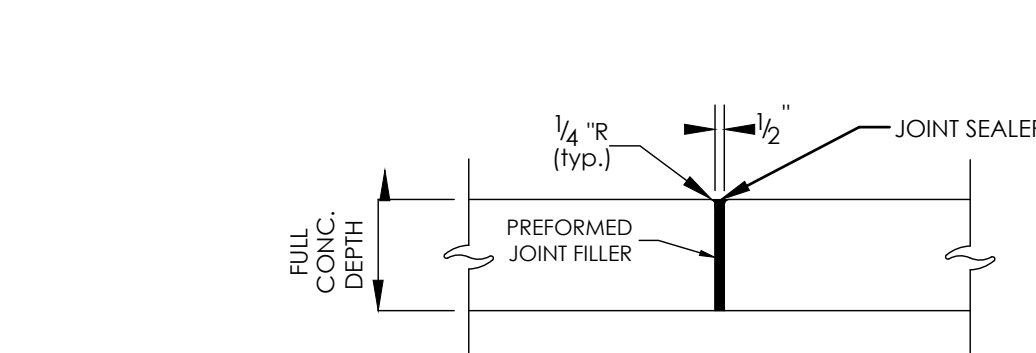
06 ASPHALT PAVEMENT DETAIL (LIGHT DUTY) NOT TO SCALE



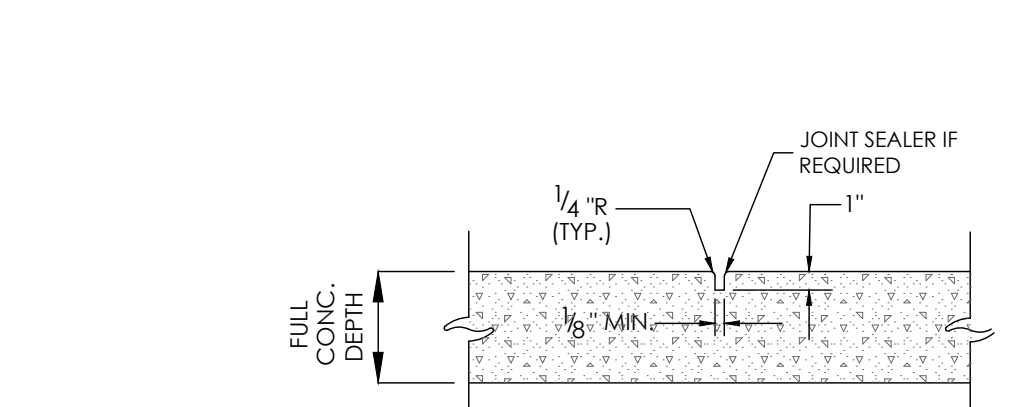
05 ASPHALT PAVEMENT DETAIL (MEDIUM DUTY) NOT TO SCALE



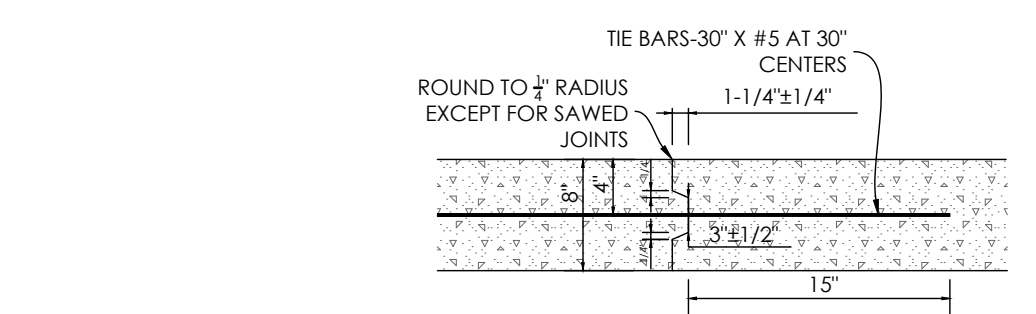
04 HEAVY DUTY & DUMPSTER PAD CONCRETE PAVEMENT DETAIL NOT TO SCALE



03 EXPANSION JOINT FOR SIDEWALK DETAIL NOT TO SCALE



02 CONCRETE PAVEMENT CONSTRUCTION JOINT DETAIL NOT TO SCALE



01 KEYWAY FOR CONCRETE PAVEMENT DETAIL NOT TO SCALE



ENGINEERS AUTHENTICATION
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limited to the work of the engineer who has signed and sealed this document.
The engineer shall not be responsible for the work of any other
engineers who may be involved in this project and specifically excludes
any work done by other engineers who have not signed and sealed this document.
STEVEN J. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

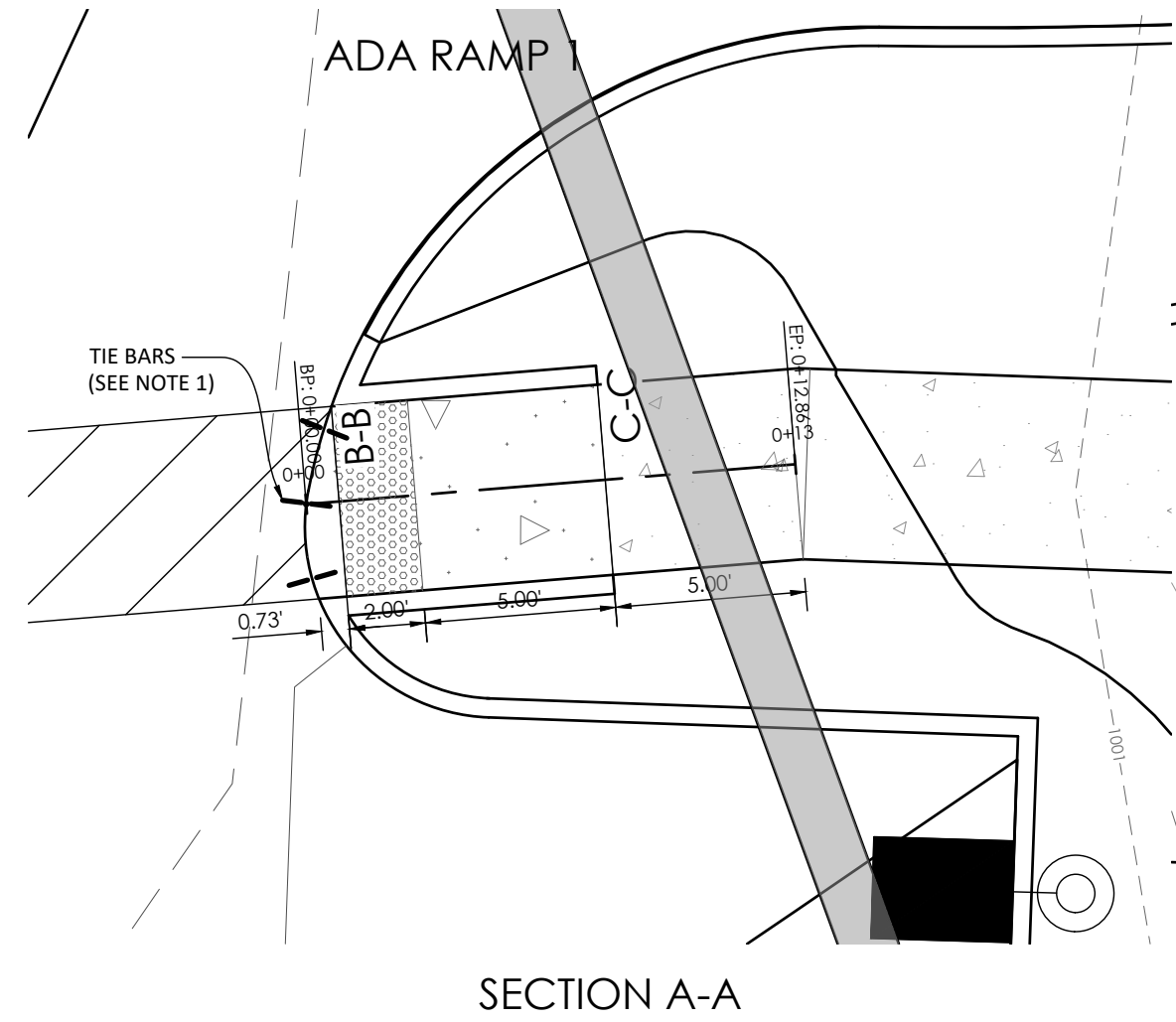
PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MCNARY CT.
LEES SUMMIT, MO 64066
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project
Date 1-27-2021

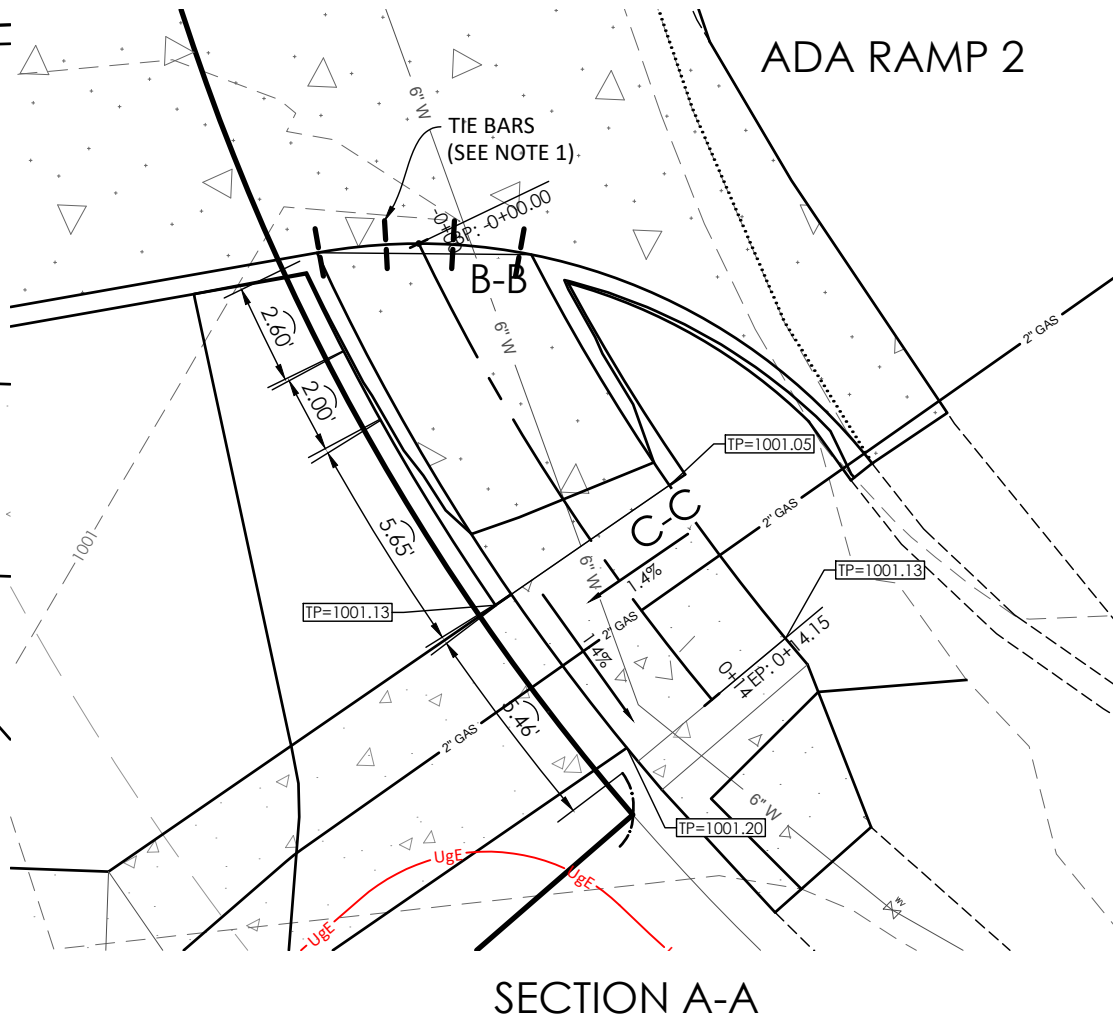
#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS
2	3-22-2021	REVISED PER CITY COMMENTS

Sheet Number
C-700
Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY
NOT RELEASED FOR CONSTRUCTION

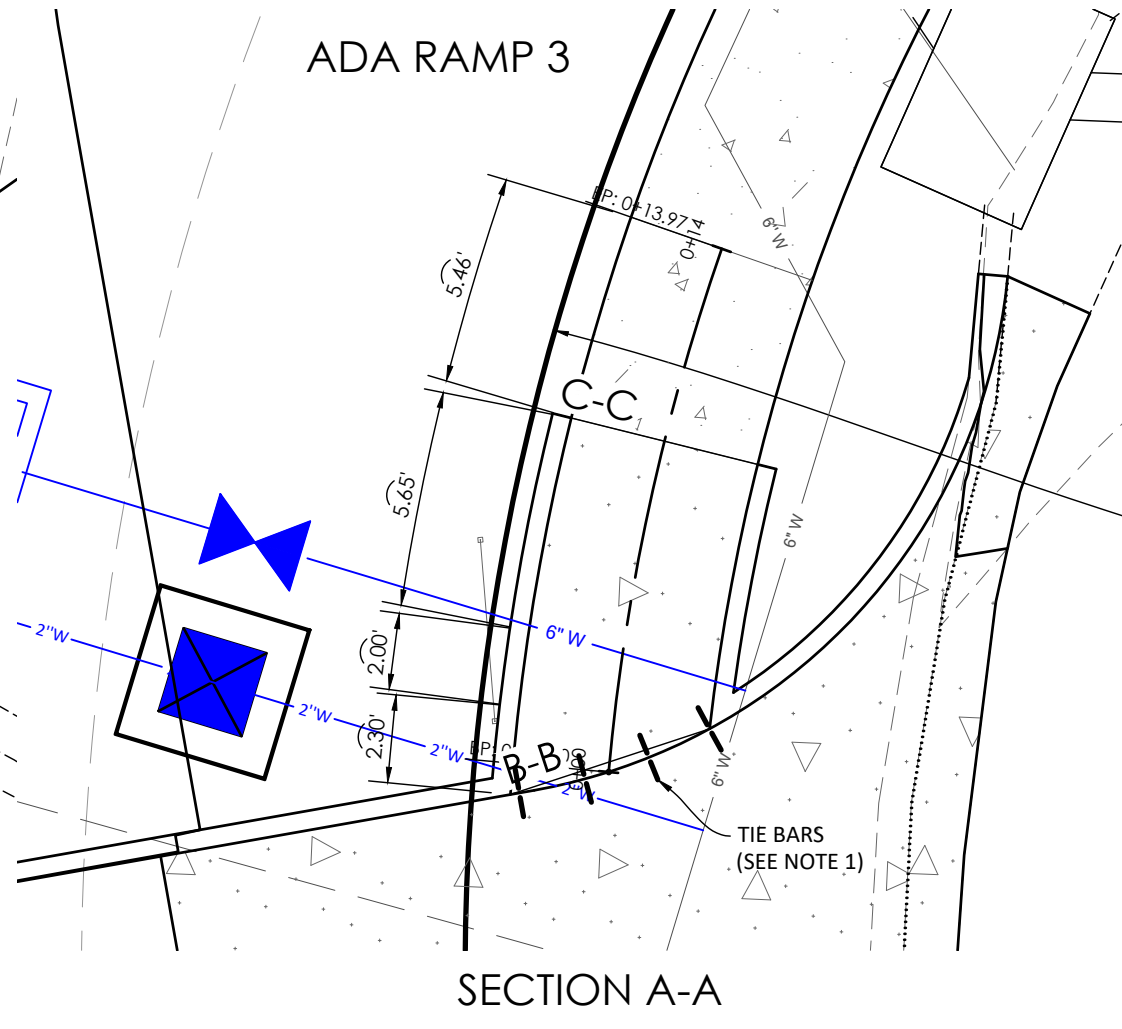
CONSTRUCTION DETAILS



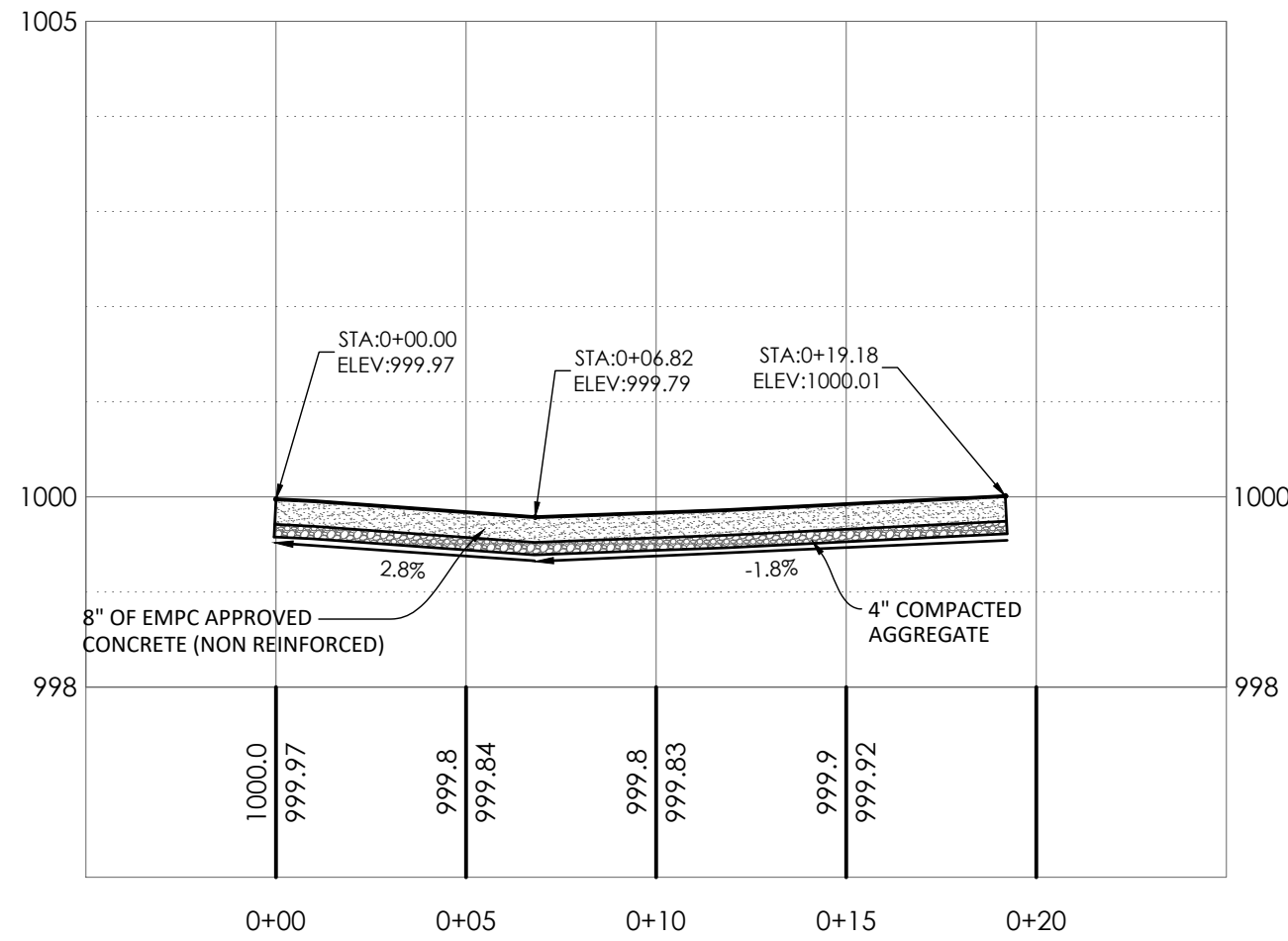
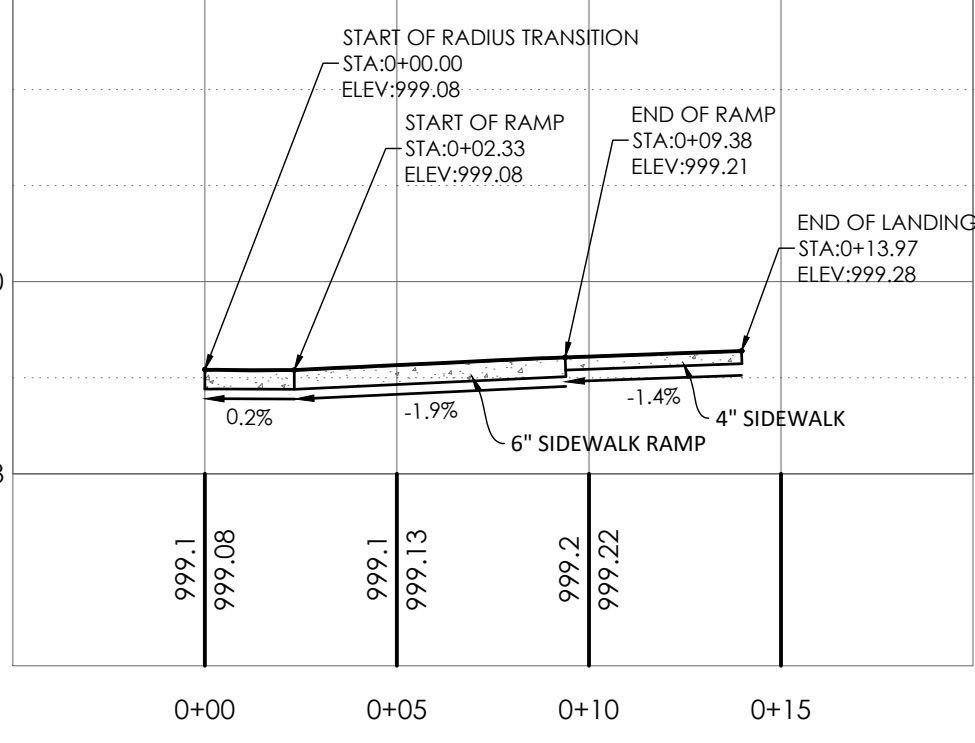
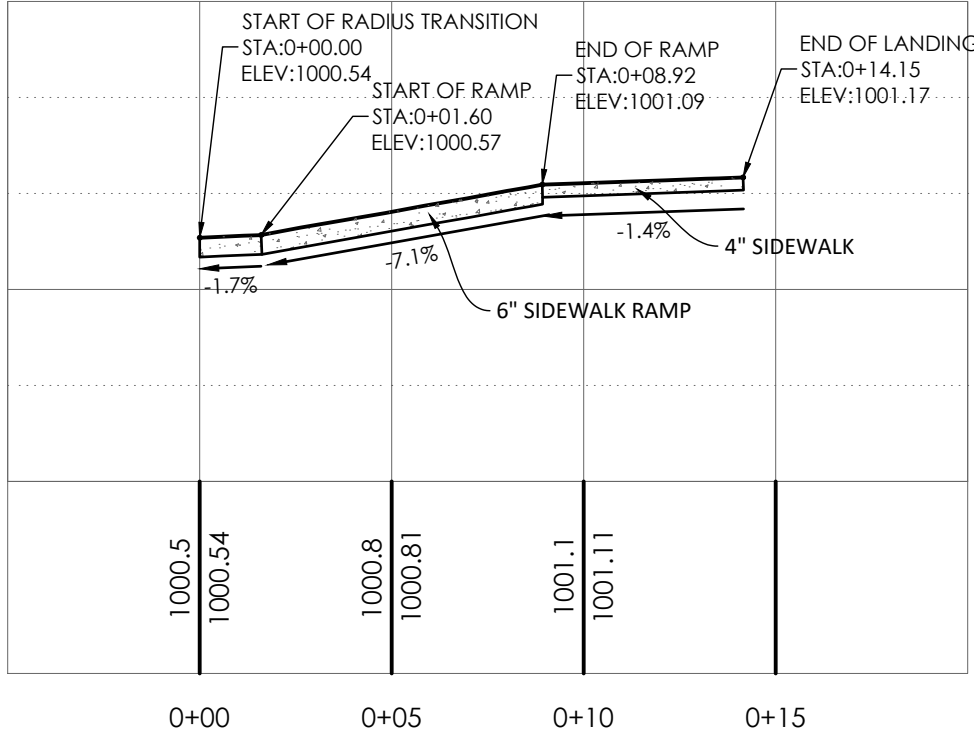
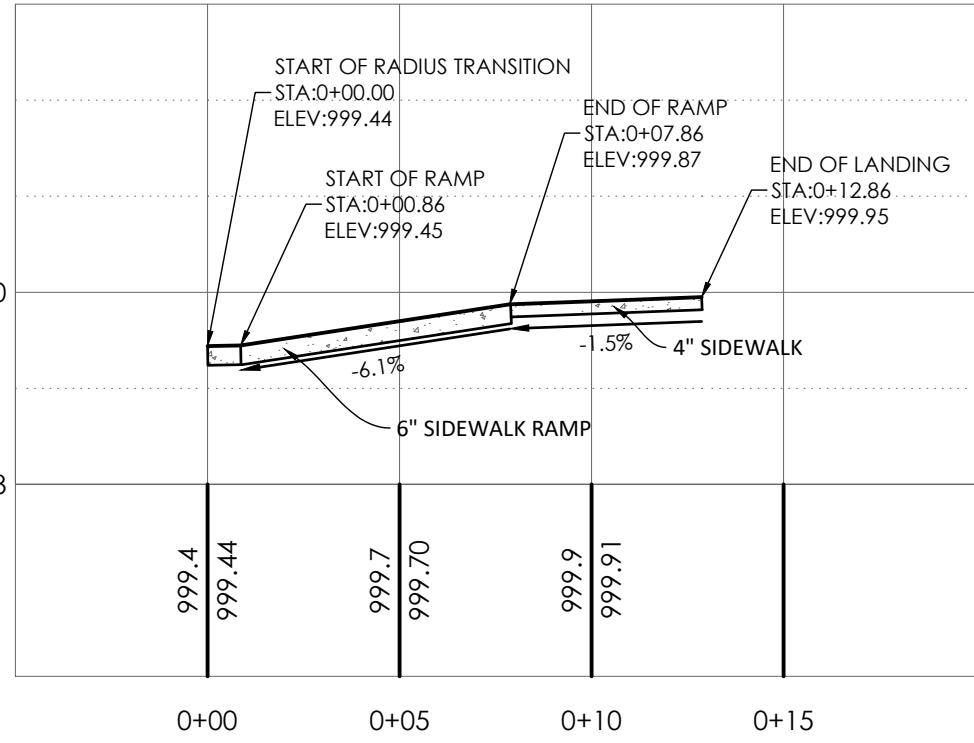
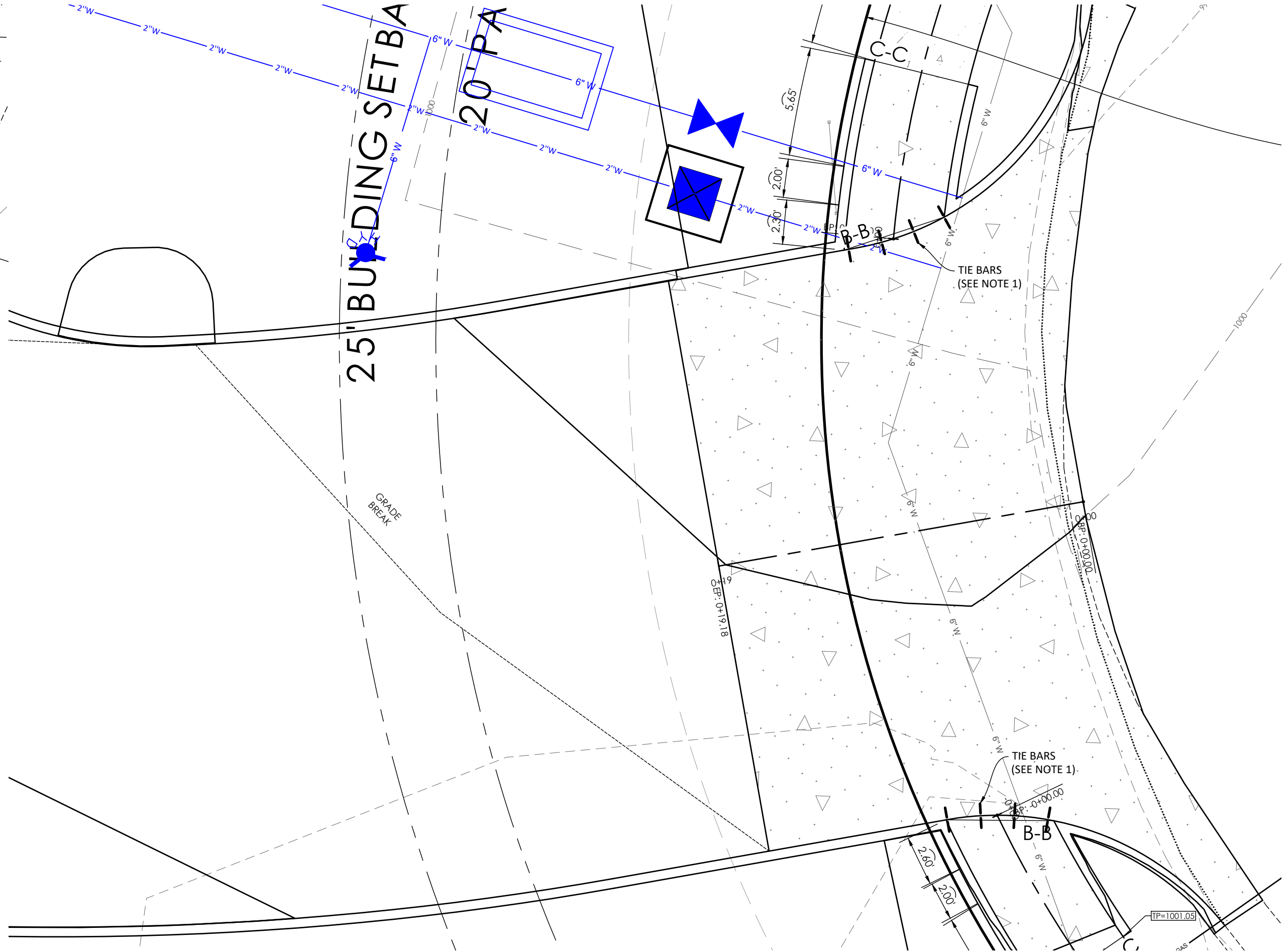
SECTION A-A



SECTION A-A

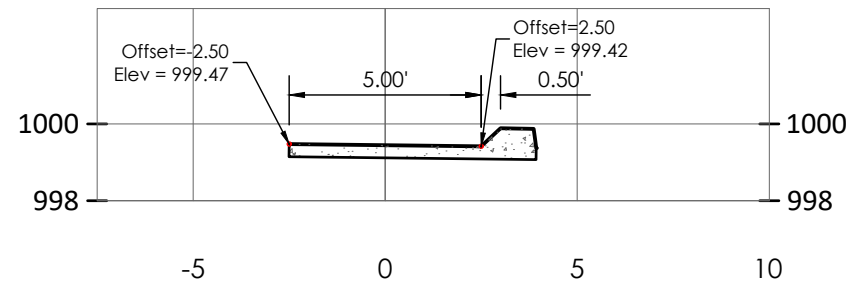


SECTION A-A



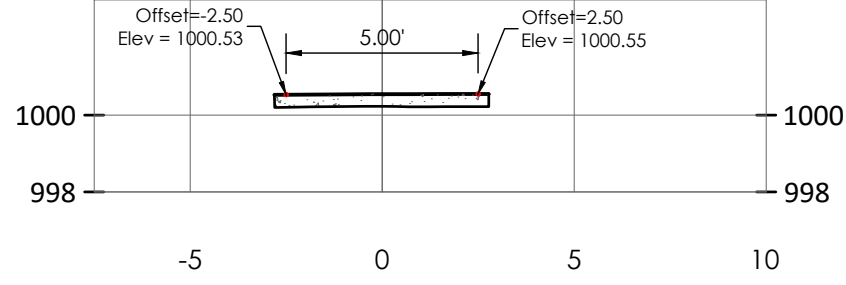
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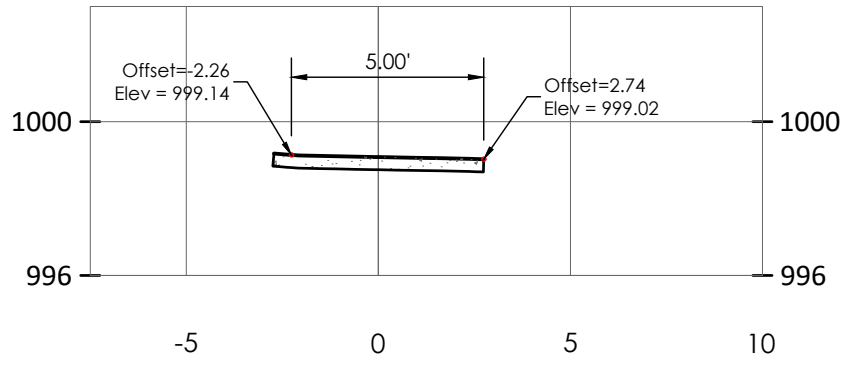
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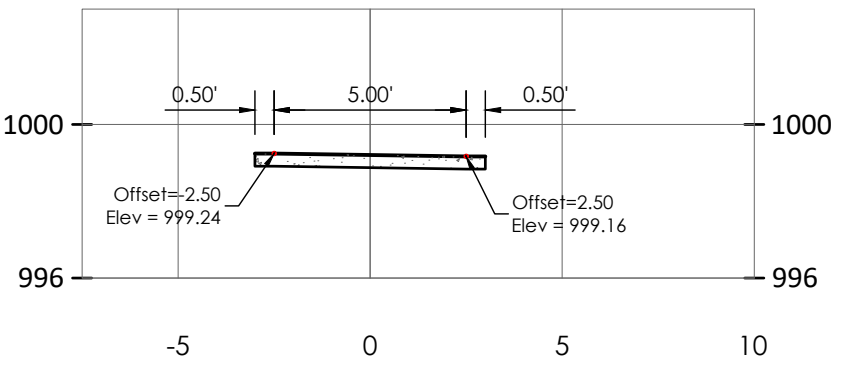
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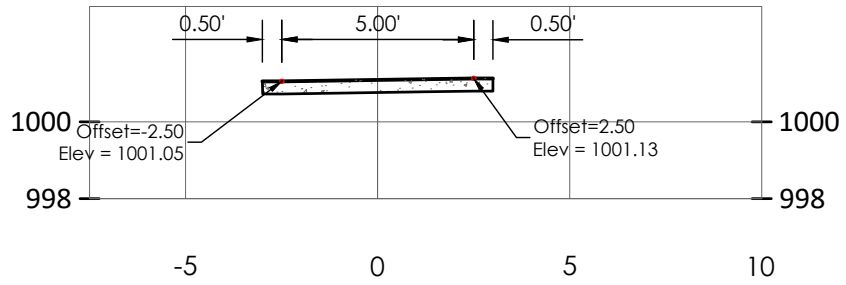
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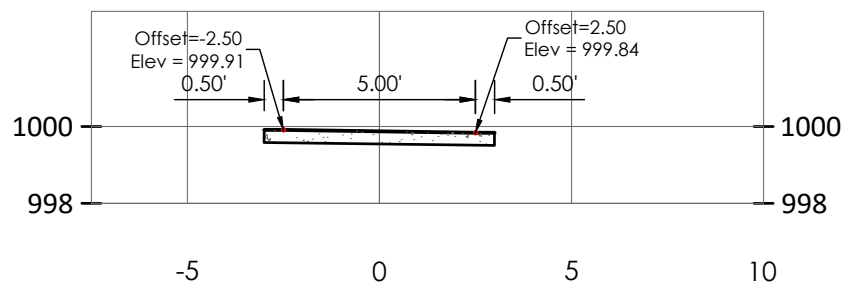
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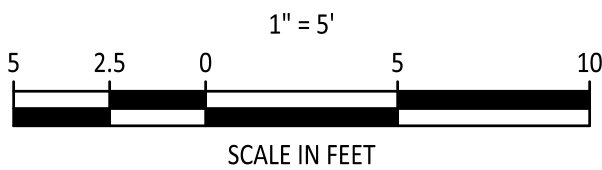
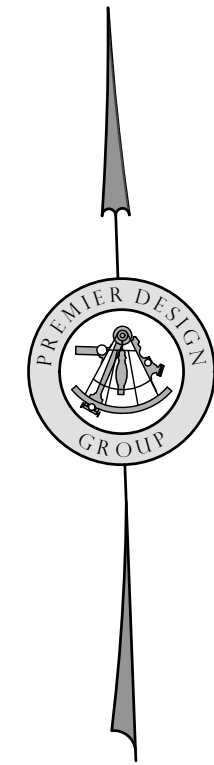
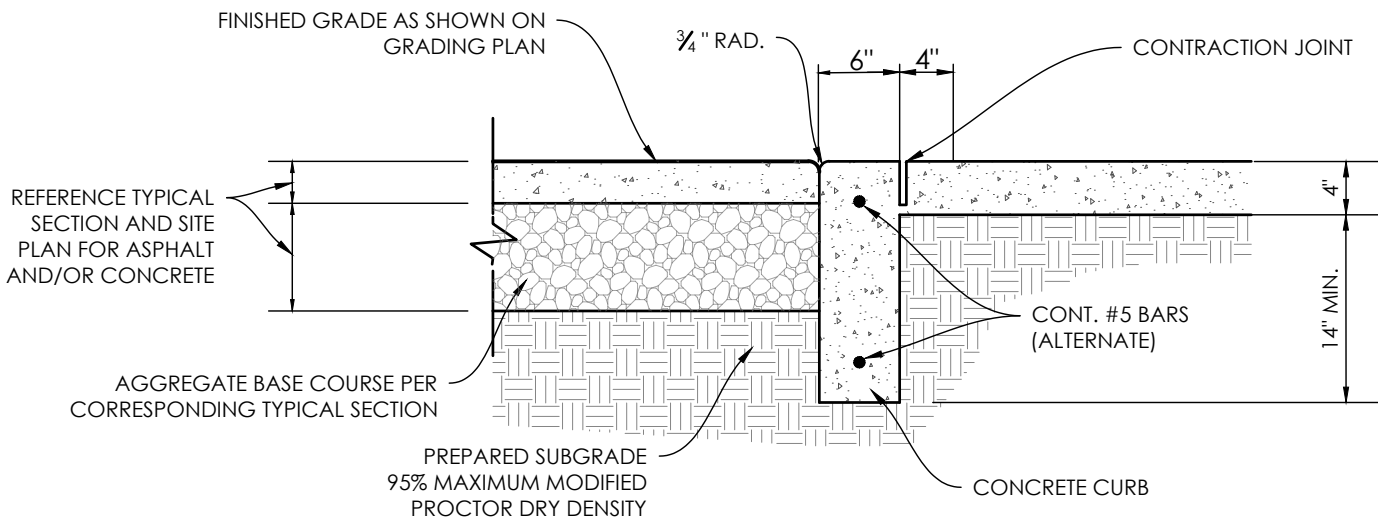
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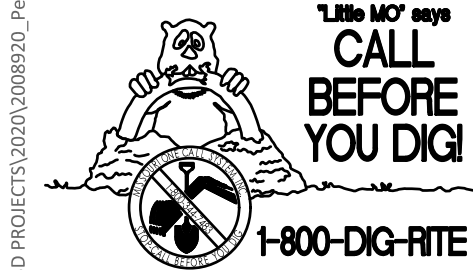


SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION
2. ADA MAXIMUM RAMP SLOPE = 8.33%
3. ADA MAXIMUM CROSS SLOPE = 2.0%



\\usm-cs\pav\civ\3D PROJECTS\2020\0008920_Petsuites_McHenry Ct Lot 38_Lee Summit\ENGINEERING\3D\DETAIL.dwg



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TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

Project

Date

1-27-2021

#	Revision Date	Description of Changes
1	3-22-2021	REVISED PER CITY COMMENTS
1	3-22-2021	REVISED PER CITY COMMENTS

Sheet Number

C-701

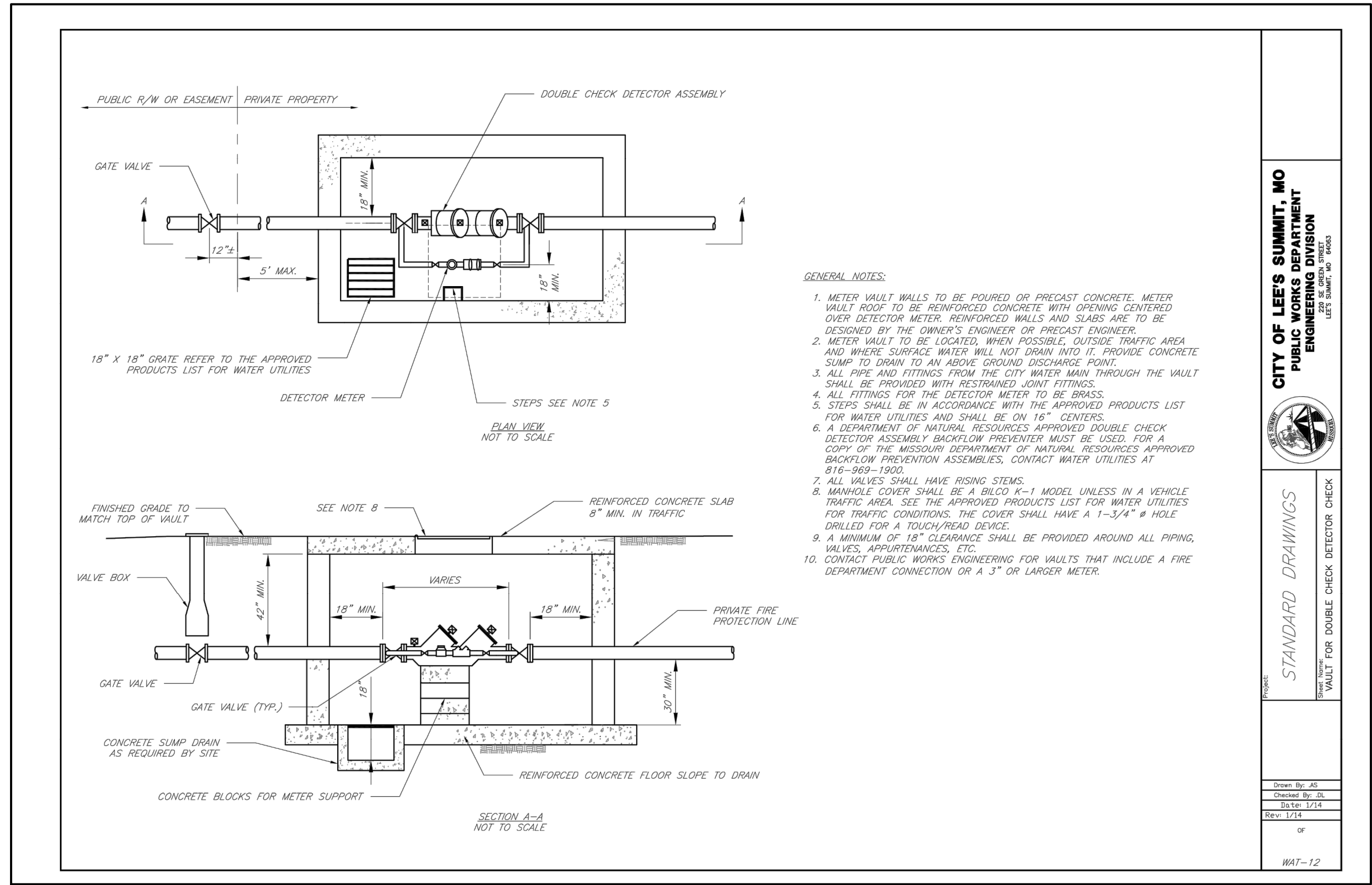
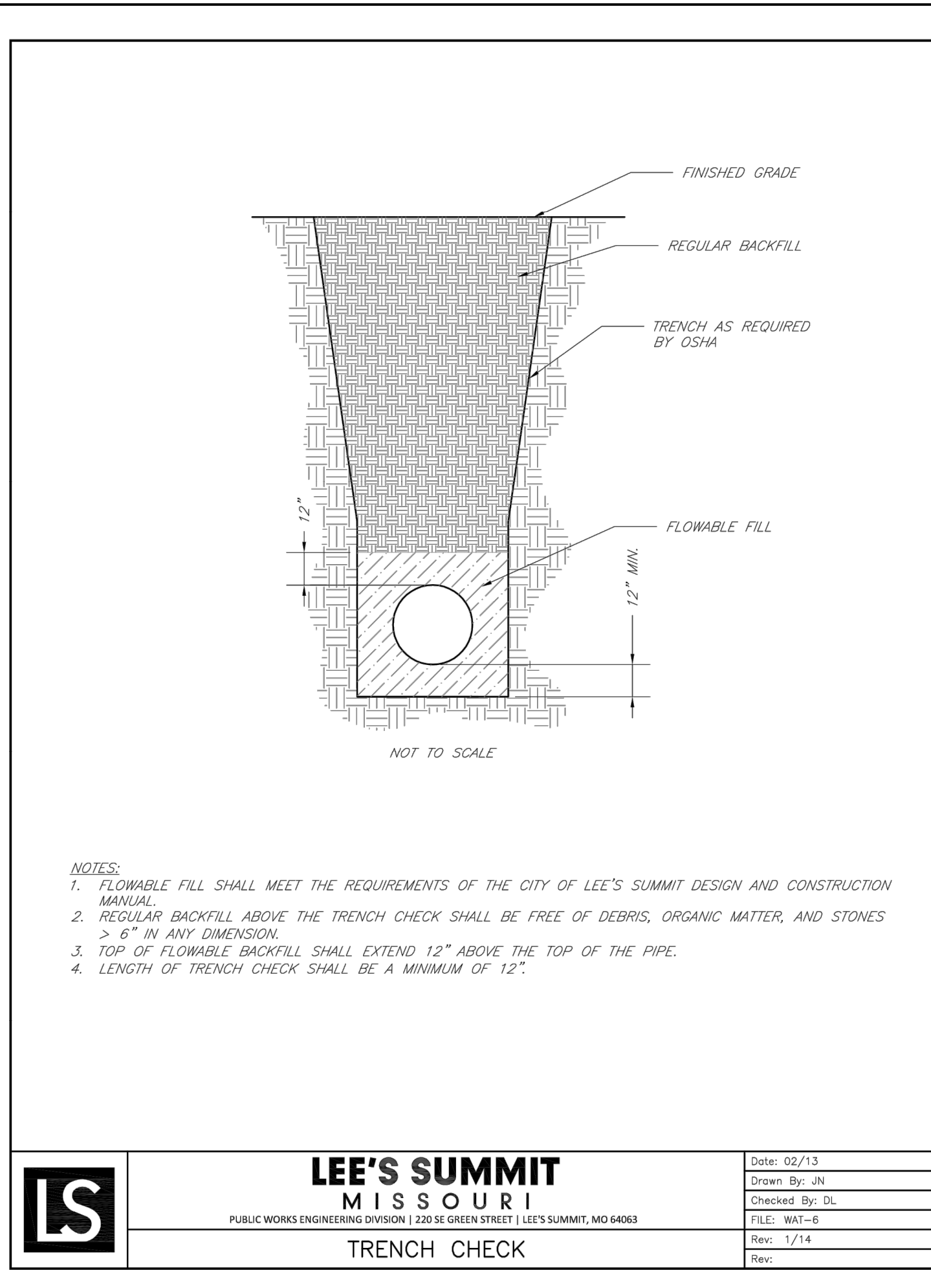
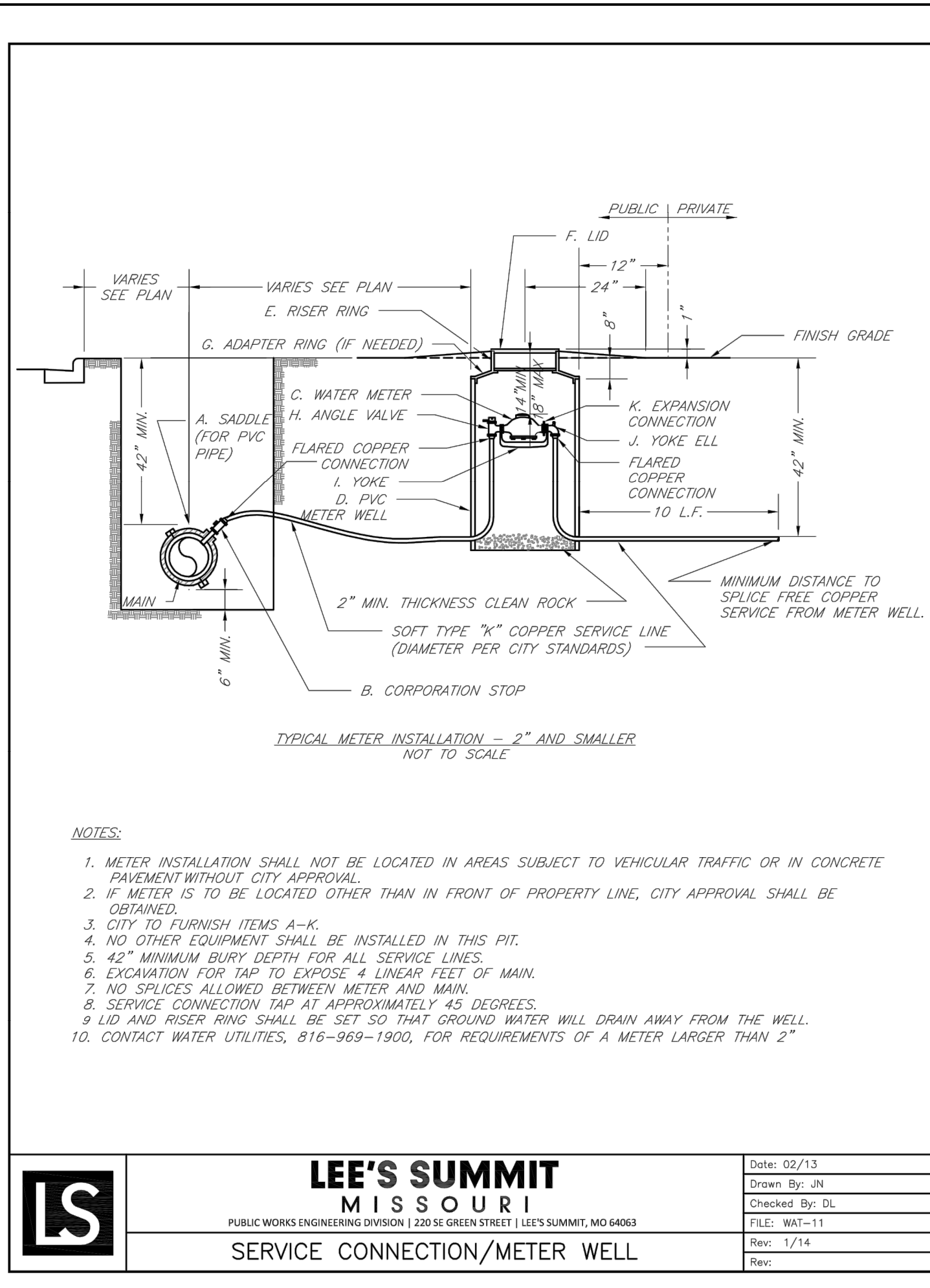
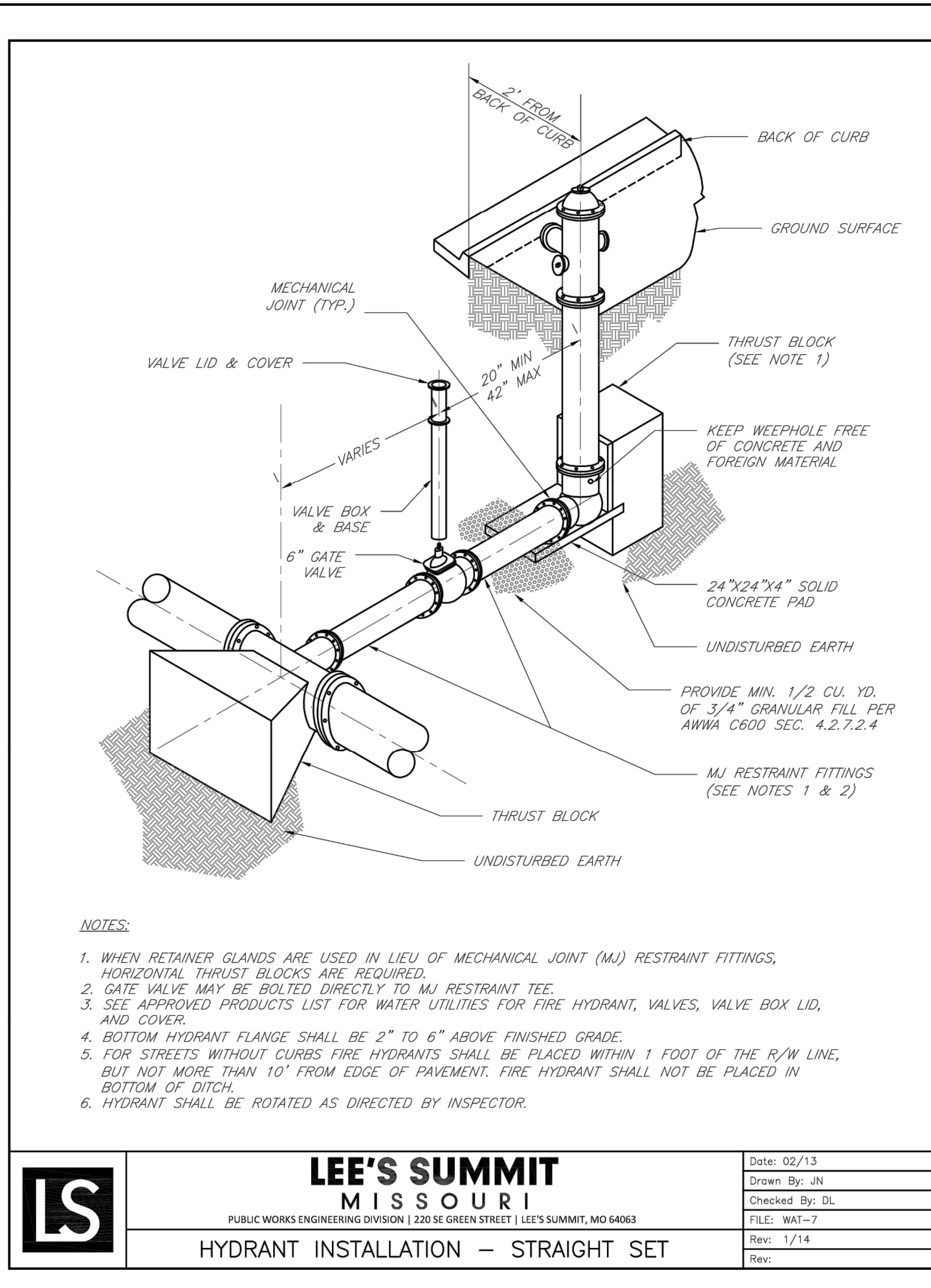
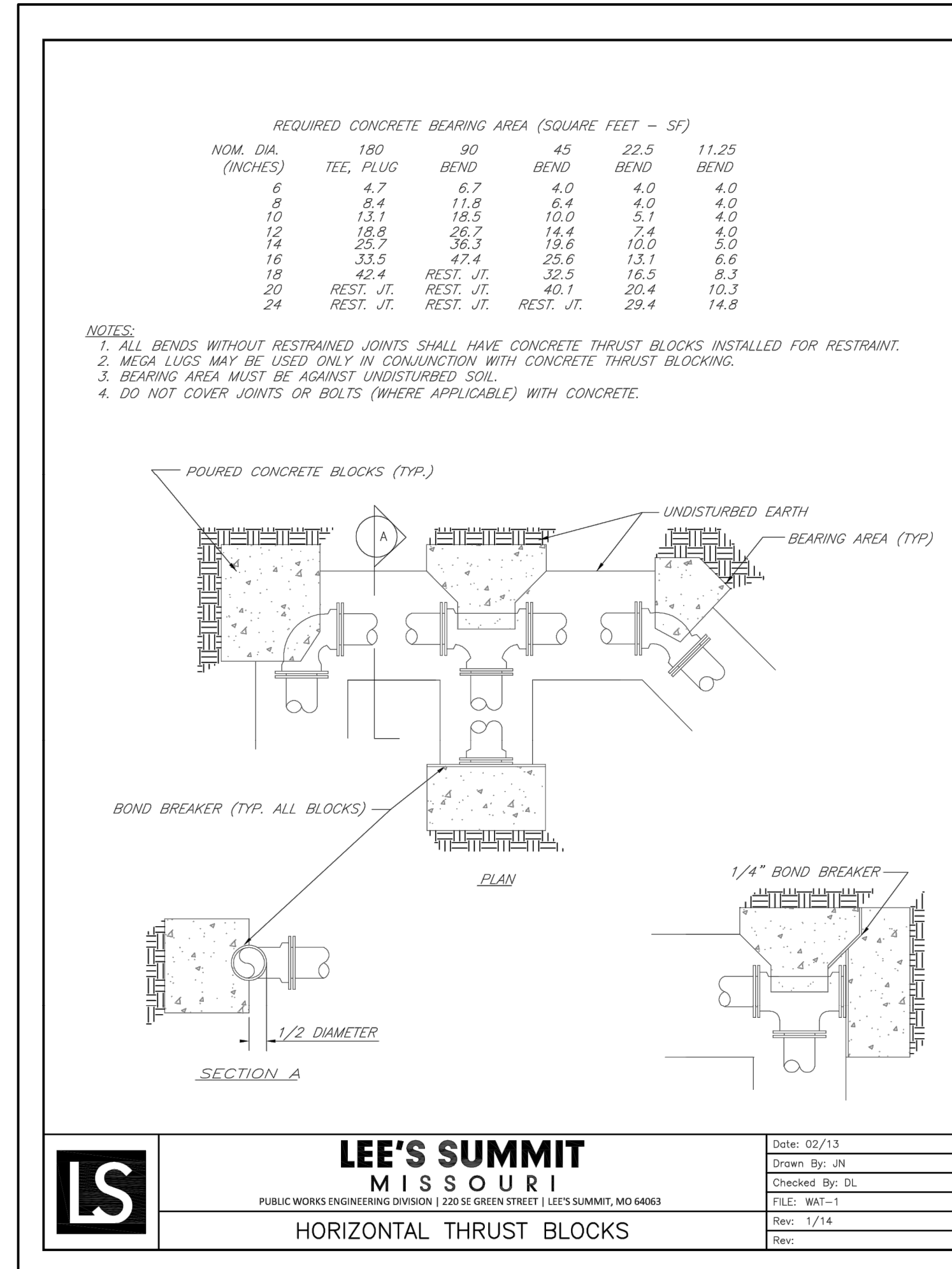
Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

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ENGINEERS AUTHENTICATION
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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2006000038
MISSOURI CERTIFICATE OF AUTHORITY #E-2006007849
MISSOURI CERTIFICATE OF AUTHORITY #E-2006007528

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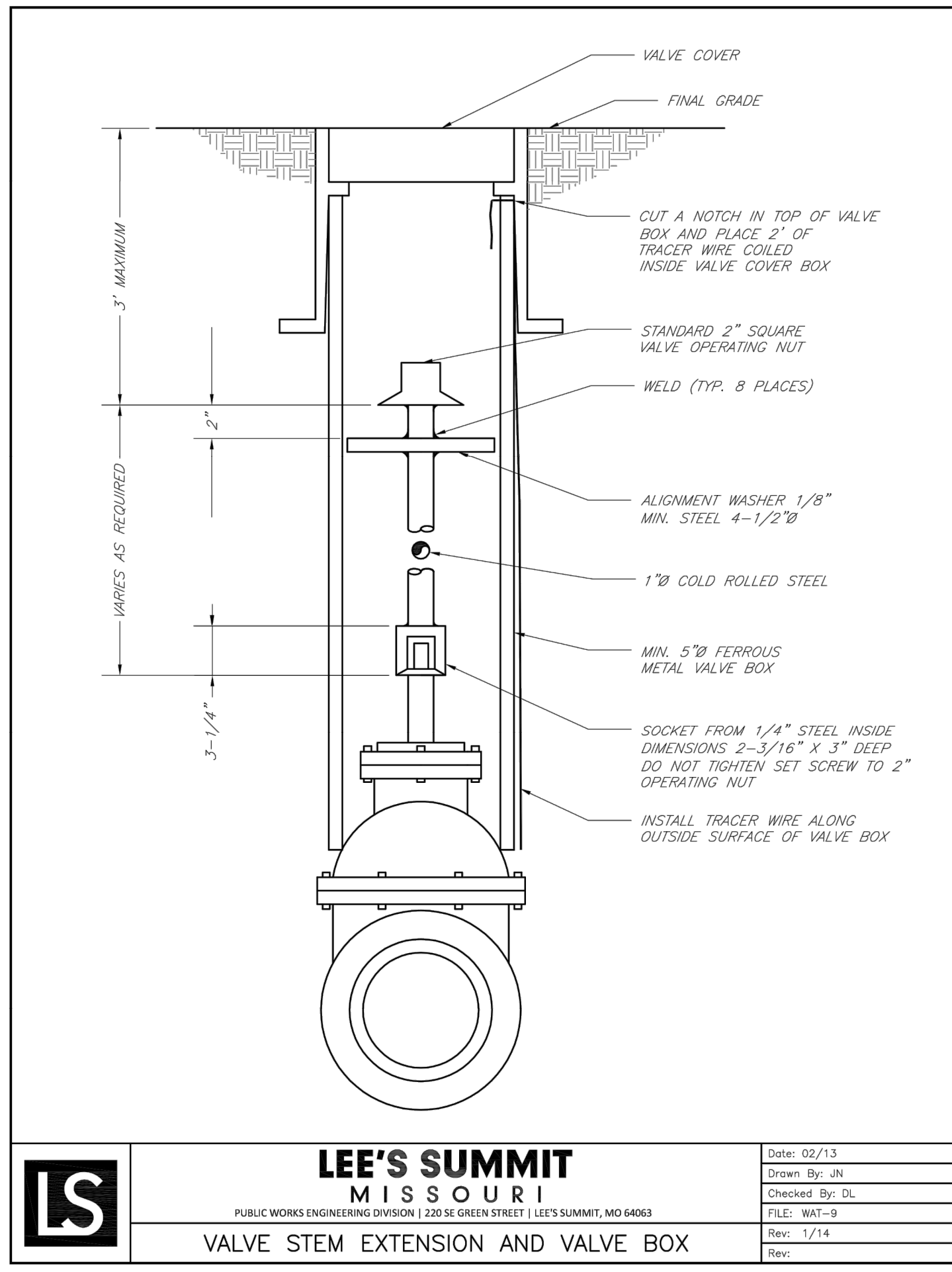


STORZ CONNECTION TO BE BLDG. MOUNTED.

- ① 4" GALV THREADED 90
- ② 4" GALV S40 PIPE
- ③ 4" GROOVED DRAIN
- ④ 1/2" BALL DRIP VALVE
- ⑤ 4"x5" STORZ CONN. w/KNOX PLUG & 30° BEND
- ⑥ ASPHALT SEALANT APPLIED ON ALL GROOVED CONNECTIONS UNDERGROUND
- ⑦ GRANULAR FILL FOR DRAINAGE
- ⑧ STICKER DENOTING FDC

19 STORZ FDC CONNECTION DETAIL

NOT TO SCALE



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STATE OF MISSOURI
STEVE MARION
NUMBER
PE2008007195
PROFESSIONAL ENGINEER

ENGINEERS AUTHENTICATION
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LEE'S SUMMIT, MO 64066
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46280

UTILITY DETAILS

C-800

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

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LANDSCAPE PLAN NOTES:

GENERAL:

- ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION OR STRUCTURES FROM DAMAGE DUE TO EQUIPMENT USAGE. CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO THE PUBLIC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER COORDINATION OF WORK TO BE DONE.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY SHOWN OR KNOWN. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES. (CALL MISSOURI ONE CALL, 1-800-DIG-RITE)
- PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF 6" MINIMUM AND GRADED SMOOTH IMMEDIATELY BEFORE PLANTING OF PLANTS. PLANT GROUNDCOVER TO WITHIN 12" OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN THE AREA.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
 - VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT.
 - REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE ENGINEER OF RECORD IMMEDIATELY FOR A DECISION.
 - STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ITEMS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER THE MATERIAL LIST. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THIS PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE. PLANTS NOT CONFORMING EXACTLY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.
- ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE IN ACCORDANCE TO GUIDELINES SET BY AAN STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

INSURANCE:

- THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

MULCH:

- ALL MULCH TO BE SHREDDED OAK BARK MULCH AT 3" DEPTH AFTER COMPACTION (UNLESS OTHERWISE NOTED). MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS, INCLUDING WEEDS, MOLD, DELETERIOUS MATERIALS, ETC. PROVIDE 4" DIAMETER MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED OAK BARK MULCH.
- MIRAFI FABRIC SHALL BE USED BENEATH ALL GRAVEL MULCH BEDS.
- LANDSCAPE BEDS NOT BORDERED BY CONCRETE CURBING OR WALKS SHALL BE SPADE CUT EDGE.

MAINTENANCE:

- LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL PLANTS, SHRUBS, GROUND COVER, PERENNIALS AND ANNUALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
- CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL SHALL PROVIDE SUCH SERVICES AND THAT SUCH SERVICES BE PROVIDED IN A TIMELY MANNER.

TOPSOIL:

- TOPSOIL MIX FOR ALL PROPOSED LANDSCAPE PLANTINGS SHALL BE FIVE (5) PARTS WELL-DRAINED SCREENED ORGANIC TOPSOIL TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS AS PER PLANTING DETAILS. ROTO-TILL TOPSOIL MIX TO A DEPTH OF 4" MINIMUM AND GRADE SMOOTH.
- PROVIDE A SOIL ANALYSIS, AS REQUESTED, MADE BY AN INDEPENDENT SOIL-TESTING AGENCY OUTLINING THE PERCENTAGE (%) OF ORGANIC MATTER, INORGANIC MATTER, DELETERIOUS MATERIAL, PH AND MINERAL CONTENT.
- ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.
- LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED OAK BARK MULCH.

MISC. MATERIAL:

PROVIDE STAKES AND DEADMAN OF SOUND, NEW HARDWOOD, FREE OF KNOTHOLES AND DEFECTS.

- TREE WRAP TAPE SHALL BE 4" MINIMUM, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING. ADDITIONALLY, ONLY 3-PLY TYING MATERIAL SHALL BE USED.

TURF:

- ALL DISTURBED LAWN AREAS TO BE SODDED UNLESS NOTED OTHERWISE WITH A TURF-TYPE KENTUCKY BLUE GRASS/RESCUE MIX. LAWN AREAS SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE.
- ANY POINTS CARRYING CONCENTRATED WATER LOADS AND ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED AND THE SOD SHALL HAVE STAKES PLACED.
- ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
- RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT/ MATERIAL STORAGE AND MOVEMENT OF VEHICLES.
- SOD CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND ALL PAVED AREA ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
- OFF-SITE LAND DISTURBED SHALL BE SODDED AND RESTORED TO A CONDITION BETTER THAN EXISTING.

SIGHT TRIANGLES:

- NO LANDSCAPE MATERIAL OR OTHER OBSTRUCTIONS SHALL BE PLACED OR BE MAINTAINED WITHIN THE SIGHT DISTANCE AREA SO AS NOT TO IMPEDE THE VISION BETWEEN A HEIGHT OF THIRTY INCHES (30") AND TEN FEET (10') ABOVE THE ADJACENT STREET OR PAVING SURFACES.
- THE TRIANGLE ADJACENT TO STREET INTERSECTIONS SHALL BE FORMED BY MEASURING FROM THE POINT OF INTERSECTION OF THE FRONT AND SIDE LOT LINES A DISTANCE OF 20' MINIMUM ALONG SAID FRONT AND SIDE LOT LINES AND CONNECTING THE POINTS SO ESTABLISHED TO FORM THE SIGHT TRIANGLE AREA.
- SIGHT TRIANGLES AT THE INTERSECTION OF A PUBLIC STREET AND A PRIVATE ACCESS WAY (EXCEPT FOR SINGLE FAMILY RESIDENCES) SHALL ALSO BE FORMED AS OUTLINED IN NOTE #2 ABOVE.

WARRANTY:

- ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION AT 100% OF THE INSTALLED PRICE.
- ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR THE PLANT.
- ONLY ONE REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH WARRANTY.
- LAWN ESTABLISHMENT PERIOD WILL BE IN EFFECT ONCE THE LAWN HAS BEEN MOVED THREE TIMES. PLANT ESTABLISHMENT PERIOD SHALL COMMENCE ON THE DATE OF ACCEPTANCE AND 100% COMPLETION.

LANDSCAPE PLAN REQUIREMENTS

- REQUIRED FRONT YARD LANDSCAPING
 - ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE
 - ONE SHRUB REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE
- REQUIRED OPEN YARD LANDSCAPING
 - ONE TREE FOR EVERY 5,000 SQ. FT. OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES
 - TWO SHRUBS PER 5,000 SQ. FT. OF TOTAL LOT AREA
- REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
 - REFER TO LANDSCAPE PLAN FOR SCREENING OF TRASH ENCLOSURE.

- PROVIDED FRONT YARD LANDSCAPING
 - TREES PROVIDED - 74.55' OF STREET FRONTAGE / 30 FEET = 3 TREES PROVIDED
 - SHRUBS PROVIDED - 74.55' OF STREET FRONTAGE / 20 FEET = 4 SHRUBS PROVIDED
- PROVIDED OPEN YARD LANDSCAPING
 - TREES PROVIDED - 92,014 SQ. FT. - 14,100 BLDG SQ. FT. = 77,917 SQ. FT. / 5,000 SQ. FT. = 17 EX TREES
 - SHRUBS PROVIDED - 92,014 SQ. FT. / 5,000 SQ. FT. = 18.4 x 2 = 37 SHRUBS PROVIDED
- REQUIRED TRASH STORAGE CONTAINER LANDSCAPING
 - REFER TO LANDSCAPE PLAN - 10 EMERALD ARBORVITAE PROVIDED

SEED AND MULCH WITH GUARANTEE FOR ESTABLISHMENT OF GRASS WITHIN 3-6 MONTHS.

TREES		SHRUBS		GROUND COVERS	
QTY	BOTANICAL NAME	QTY	BOTANICAL NAME	QTY	BOTANICAL NAME
7	CARPINUS BETULUS 'COLUMNARIS'	9	BUXUS X 'GREEN MOUND'	533 SF	BOULELOUA DACTYLOIDES
10	THUJA OCCIDENTALIS 'EMERALD'	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	379	JUNCUS EFFUSUS
2	TILIA CORDATA 'SPRING GLOW'	3	EUCHYRIS ALATUS 'COMPACTUS'		
		3	PHYSCARPUS OPULIFOLIUS 'DIABLO'		
		21	RHUS AROMATICA 'GRO-LOW'		
		6	SYRINGA MEYERI 'PALIBIN'		
		5	VIBURNUM CARLESII 'COMPACTUM'		

COMMON NAME		COMMON NAME	
CONT	SIZE	CONT	SIZE
COLUMNAR EUROPEAN HORNBEAM	8 & 8	BUFFALO GRASS	SOD
EMERALD ARBORVITAE	15 GAL	SOFT RUSH	4"POT
LITTLELEAF LINDEN	8 & 8		

COMMON NAME		COMMON NAME	
CONT	SIZE	CONT	SIZE
EMERALD ARBORVITAE	15 GAL	BUFFALO GRASS	SOD
LITTLELEAF LINDEN	8 & 8	SOFT RUSH	4"POT

PREMIER DESIGN GROUP

1" = 20'

SCALE IN FEET

LANDSCAPE PLAN

L-100

PREMIER DESIGN GROUP

100 MIDLAND PARK DRIVE

WENTZVILLE, MO 63385

MISSOURI CERTIFICATE OF AUTHORITY #E-200000031

MISSOURI CERTIFICATE OF AUTHORITY #E-2000007949

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Project

Date

1-27-2021

#	Revision Date	Description of Changes
1	3-10-2021	REVISED PER CITY COMMENTS

Sheet Number

L-100

Project No.

2008920

Drawn By

Z. KUNTZ/A. JONES

Checked By

M. FOGARTY

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