

SITE DEVELOPMENT PLANS

FOR

CALIBER COLLISION

710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
JACKSON COUNTY, MISSOURI

UTILITIES/GOVERNING AGENCIES CONTACTS:

SANITARY SEWER

LEE'S SUMMIT WATER UTILITIES
1200 SE HAMBLIN ROAD
CONTACT: JEFF THORN
PHONE: (816) 969-1922
EMAIL: JEFF.THORN@CITYOFLS.NET

GAS

SPIRE
3025 SE CLOVER DR
LEE'S SUMMIT, MO 64082
CONTACT: BOBBIE SALLSBERRY
PHONE: (816) 969-2266
EMAIL: BOBBIE.SALLSBERRY@SPIREENERGY.COM

TELEPHONE/ CABLE

AT&T
2121 E. 63RD STREET, CIOI
KANSAS CITY, MO 64130
CONTACT: DARRIN SHEPARD
PHONE (O): (816) 772-0336
PHONE (C): (816) 535-7658
EMAIL: DS616@ATT.COM

WATER

LEE'S SUMMIT WATER UTILITIES
1200 SE HAMBLÉN ROAD
CONTACT: JEFF THORN
PHONE: (816) 969-1922
EMAIL: JEFF.THORN@CITYOFLS.NET

ELECTRIC

ELECTRIC
EVERGY LEE'S SUMMIT SERVICE CENTER
1300 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
CONTACT: DOUG DAVIN
PHONE: (816) 347-4320
EMAIL: DOUG.DAVIN@EVERGY.COM

ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING & ZONING COMMISSION

PLANNING & ZONING COMMISSION
CITY OF LEE'S SUMMIT -
DEVELOPMENT SERVICES
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
CONTACT: JENNIFER THOMPSON
PHONE: (816) 969-1239
EMAIL: JENNIFER.THOMPSON@CITYOFLSNET

FIRE PREVENTION

CITY OF LEE'S SUMMIT FIRE DEPARTMENT
207 S.E. DOUGLAS
LEE'S SUMMIT, MO 64063
CONTACT: JIM EDEN
PHONE: (816) 969-1313

DEPARTMENT OF TRANSPORTATION

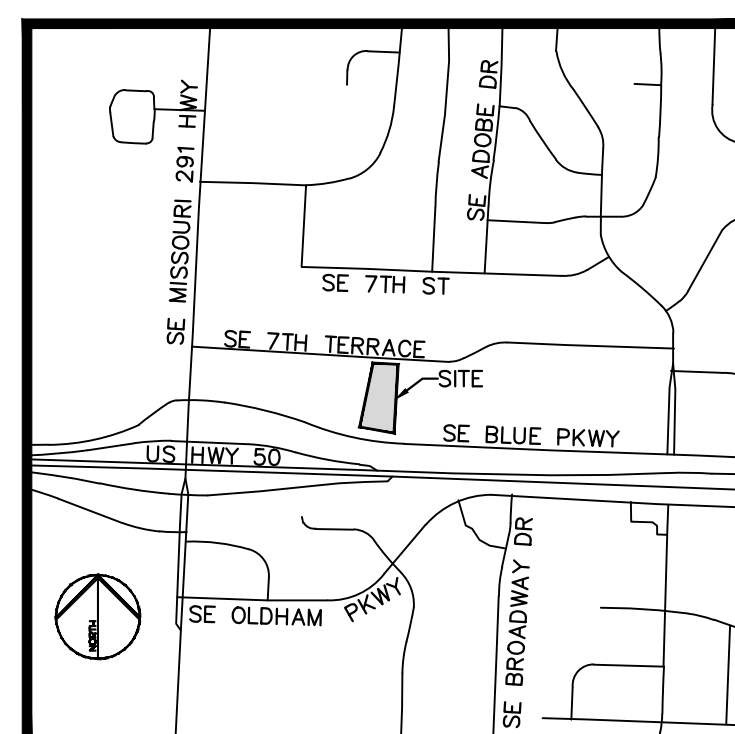
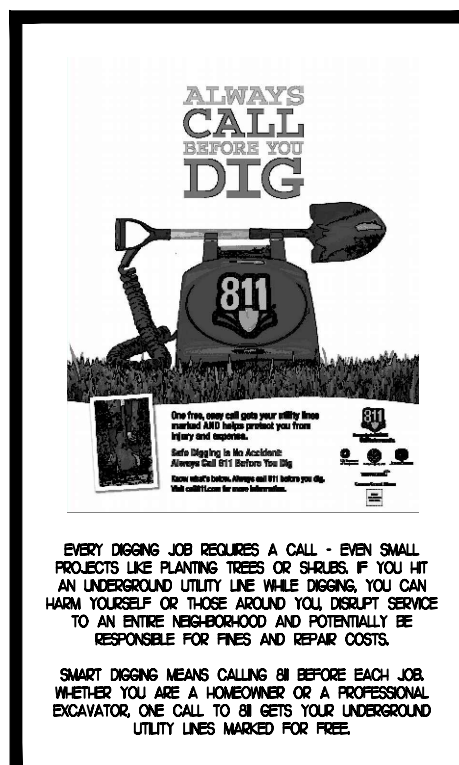
MODOT - KANSAS CITY DISTRICT
 600 NE COLBERN ROAD
 LEE'S SUMMIT, MO 64086
 CONTACT: MELISSA BLACK
 PHONE: (816) 607-2153
 EMAIL: MELISSA.BLACK@MODOT.MO.GOV

STORMWATER MANAGEMENT

COORDINATOR INFORMATION
CITY OF LEE'S SUMMIT -
DEVELOPMENT SERVICES
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
CONTACT: JENNIFER THOMPSON
PHONE: (816) 969-1239
EMAIL: JENNIFER.THOMPSON@CITYOFLEESUMMIT.MO.GOV

EROSION CONTROL & WATER QUALITY

MODNR - KANSAS REGIONAL OFFICE
500 NE COLBERN ROAD
LEE'S SUMMIT, MO 64086
CONTACT: KAREN ROUSE
PHONE: (816) 251-0700
EMAIL: KARENROUSE@DNR.MO.GOV



SITE LOCATION MAP

(NOT TO SCALE)

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTRACT FREELAND & KAUFFMAN, INC. (864-233-5497) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL. HE/SH-HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND & KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811.
5. ALL WORK SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR CITY OF LEE'S SUMMIT STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND & KAUFFMAN, INC., HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING TO FREELAND & KAUFFMAN, INC. AS-BUILT WATER AND SEWER INFORMATION, TO ENABLE FREELAND & KAUFFMAN, INC. TO PREPARE THE REQUIRED AS-BUILT/RECORD DRAWINGS TO OBTAIN PERMITS TO PLACE UTILITIES INTO OPERATION. THE CONTRACTOR IS ALSO REQUIRED TO PROVIDE FREELAND AND KAUFFMAN COPIES OF THE WATER AND SEWER PRESSURE TESTS, WATER MAIN BACTERIOLOGICAL TESTS, BACKFLOW PREVENTION TESTS BY A CERTIFIED BACKFLOW PREVENTION SPECIALIST, ETC. CONTRACTOR SHALL NOTIFY FREELAND & KAUFFMAN, INC. AT LEAST 72 HOURS IN ADVANCE OF ALL UTILITY TESTING.
9. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF CITY OF LEE'S SUMMIT AND LEE'S SUMMIT WATER UTILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THESE STANDARDS.
11. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF LEE'S SUMMIT AND LEE'S SUMMIT WATER UTILITIES.
13. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
14. SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS OF QUALIFYING STORM EVENTS, AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
15. ALL PRE-CAST DRAINAGE AND MANHOLE STRUCTURES MUST MEET CITY OF LEE'S SUMMIT AND MODOT SPECIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A MISSOURI REGISTERED LAND SURVEYOR ON-SITE TO PROVIDE ALL CONSTRUCTION STAKE-OUT SERVICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR INSURING THE SURVEYOR IS IN POSSESSION OF THE LATEST REVISIONS OF ALL PLANS.
17. A CITY OF LEE'S SUMMIT AND MODOT ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC ROADWAY RIGHT-OF-WAY.
18. THE FINANCIAL RESPONSIBILITY (FRO) AND NPDES COVERAGE LETTER MUST BE KEPT ON THE JOB SITE AND SHOWN UPON REQUEST.

Sheet List Table

Sheet	Number	Sheet	Title
	1	COVER	SHEET
	2	SURVEY	
	3	DEMOLITION	PLAN
	4	EROSION CONTROL	PHASE
	5	EROSION CONTROL	PHASE
	6	EROSION CONTROL	DETAIL
	7	EROSION CONTROL	DETAIL
	8	SITE	PLAN
	9	SITE	DETAILS
	10	SITE	DETAILS
	11	SITE	DETAILS
	12	SITE	DETAILS
	13	GRADING	PLAN
	14	INLET AREA	MAP
	15	STORM	PROFILES
	16	STORM	DETAILS
	17	STORM	DETAILS
	18	UGD	DETAILS
	19	UGD	DETAILS
	20	UTILITY	PLAN
	21	UTILITY	DETAILS
	22	UTILITY	DETAILS
	23	UTILITY	DETAILS
	24	LANDSCAPE	PLAN
	25	LANDSCAPE	DETAILS
	26	SIGHT DISTANCE	EXHIBIT
ASI.I		TRASH ENCLOSURE	DETAIL
AS2.OI		BUILDING ELEVATIONS	
SPI.O		PHOTOMETRIC	PLAN

REVISIONS

NO. DATE

FREELAND and KAUFFMAN, INC.	
ENGINEERS 209 WEST STONE AVE GREENVIEW, SOUTH CAROLINA 29609 864-282-3039 NC LICENSE NO. C-1532	
DRAWN BY:	BAC
CHECKED BY:	TMB
DATE:	07/23/2021

The image shows a circular professional engineer seal for the State of Michigan. The outer ring of the seal contains the text "STATE OF MICHIGAN" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. Inside the ring, the name "TODD BURNETT" is written in the center, with the license number "2021014625" below it. A blue ink signature is written across the seal. To the right of the seal, the date "07/23/2021" is printed.

ENGINEER-
FREELAND and KAUFFMAN, INC.
209 WEST STONE AVENUE
GREENVILLE, SC 29609
TELEPHONE (864) 233-5497
FAX (864) 233-8915

**DEVELOPER/OWNER-
CROSS DEVELOPMENT
CC LEE'S SUMMIT, LLC.
4336 MARSH RIDGE RAOD
CARROLLTON, TX 75010
CONTACT: NICK FORE
TELEPHONE (214) 614-8252**

SHEET 1
JULY 23, 2021

SITE LOCATION MAP (NOT TO SCALE)

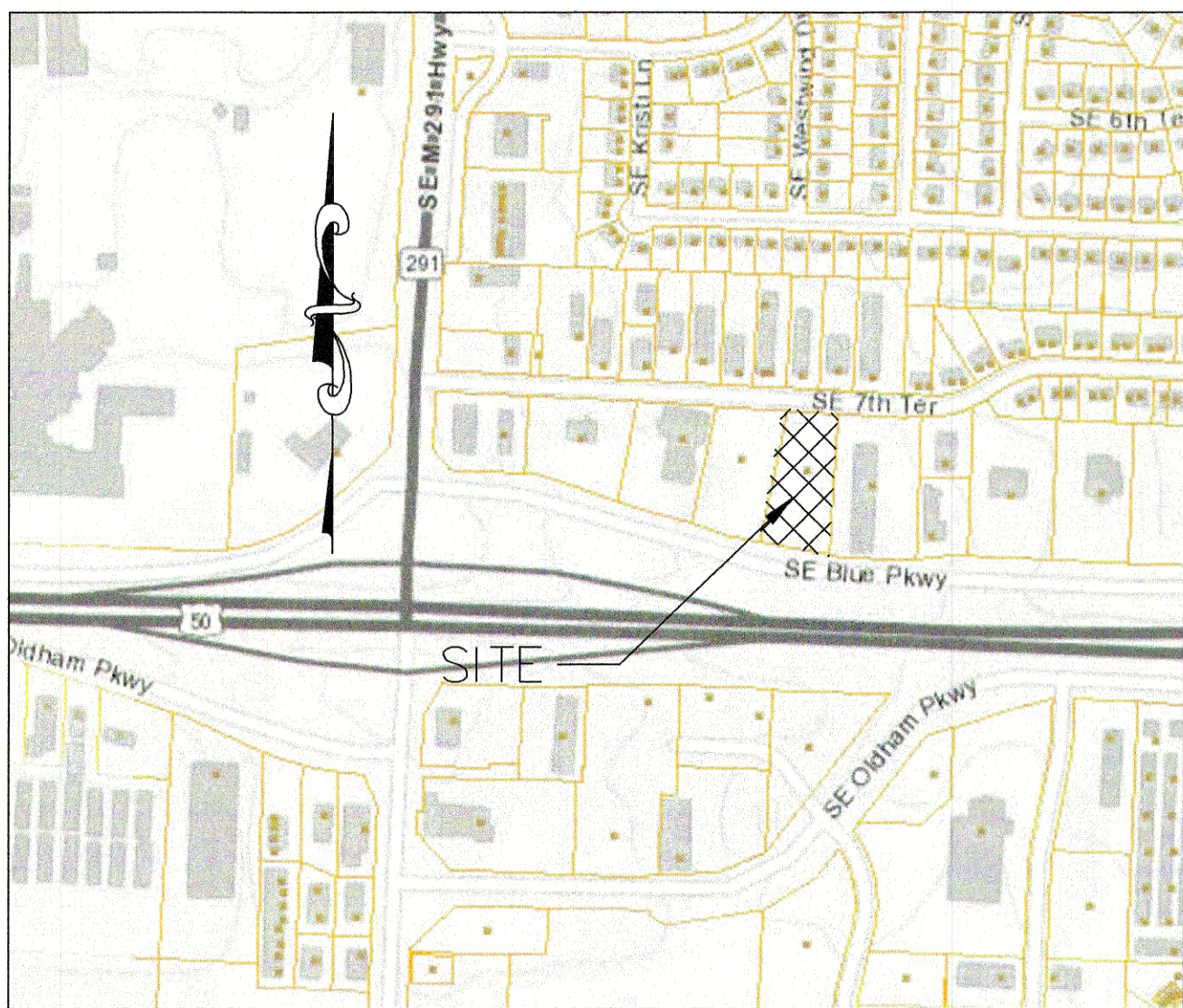


TABLE A ITEMS:

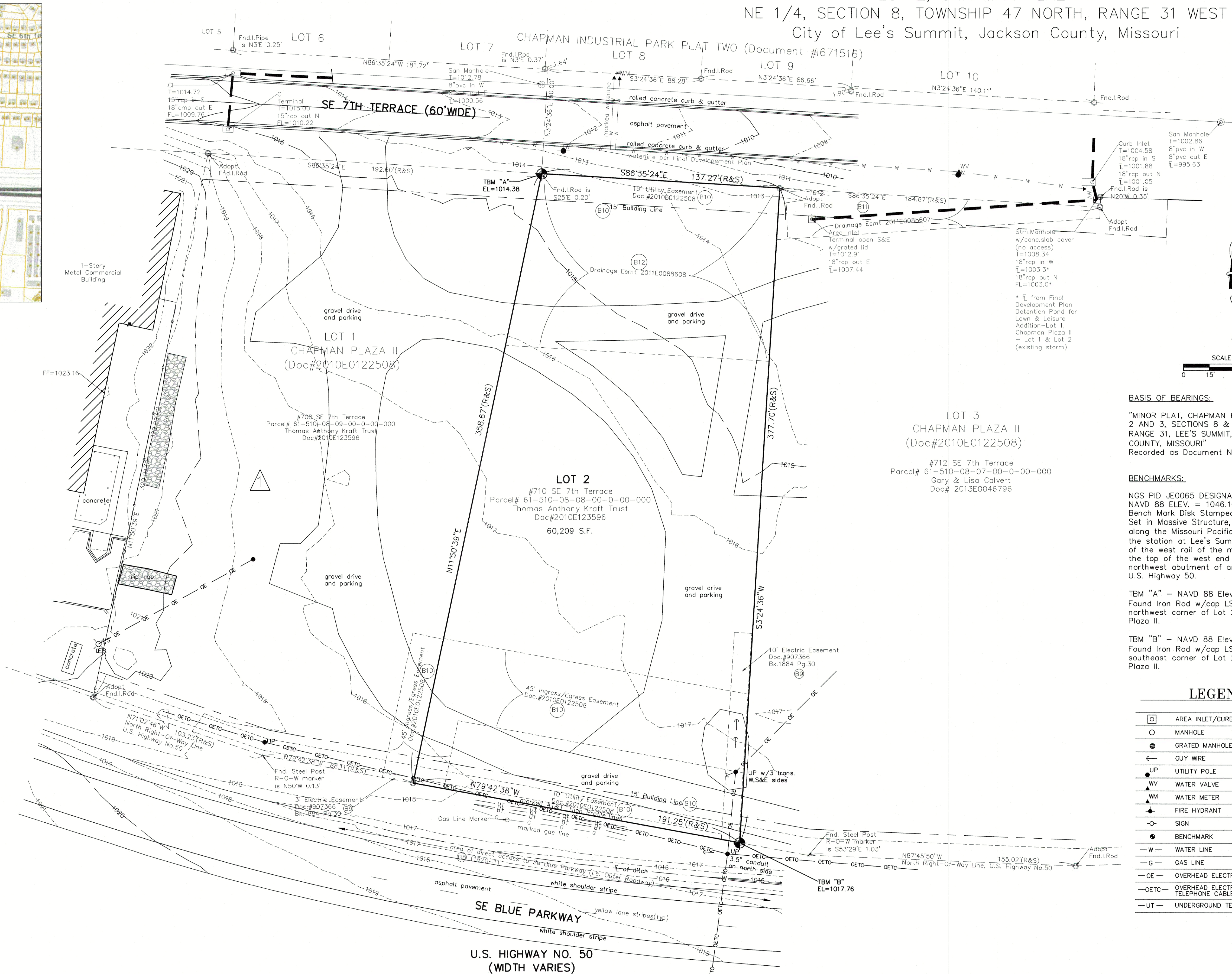
- Monuments set as shown
- Address - 710 SE 7th Terrace, Lee's Summit, MO 64063
- Flood Zone X - Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) 29183C0185G effective 1/20/2016 and 29189C0205G effective 1/20/2016
- There are 60,209 square feet in Lot 2
- Vertical datum is NAVD 88 (See Benchmark Note)
- No zoning letter provided
- No zoning letter provided
- There is no building on property
- Substantial features are shown
- There is no designated parking on property
- There were no division or party walls designated by the client.
- Utilities as shown
- The names of adjoining property owners are shown as of the date of the survey from the Assessor's records online.
- Site is approximately 0.2 miles east of SE Missouri 291 Highway along SE 7th Terrace.
- There is no new construction on or adjacent to site, however, there is a "Final Development Plan, Concept Development Plan, for Lawn & Leisure Addition - Lot 1 and Chapman Plaza II - Lot 1 & Lot 2", by Hamilton & Sterrett, Inc., Engineers, Land Surveyors & Planners, Signed & Sealed by Leslie R. Hamilton, MO E-22616, dated March 13, 2015. Plans depict proposed parking, building and detention.
- There was no evidence of changes in street right of way lines, and none made available to the surveyor by the controlling jurisdiction. There is no evidence of recent street or sidewalk construction or repairs observed during the process of conducting the field work.

Chicago Title Insurance Company Commitment No. 211007
Dated April 19, 2021

Description:
Lot 2, CHAPMAN PLAZA II, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Chicago Title Insurance Company Commitment No. 211007
Dated April 19, 2021
Schedule B, Part II, Exceptions, Item #s

- Rights of way, and easement, together with abutter's rights of direct access to State of Missouri, Doc# 882977 in Bk 1820 pg 1 - property has direct access along the South line of Lot 2 to Se Blue Parkway, as shown, temporary easement mentioned for landscaping should be no longer in effect.
- Electric line easement to Missouri Public Service Company Doc# 907336 in Bk 1884 pg 30, as shown
- Boundaries, building lines, easements and dedications on Chapman Plaza II, Doc# 2010E122508, as shown
- Easement for storm drainage, Doc# 2011E0088607, as shown
- Easement for storm drainage, Doc# 2011E0088608, as shown



REVISION 6/23/2021
Added topography through Lot 1 of CHAPMAN PLAZA II.

To: Freeland & Kaufmann, Inc. and Chicago Title Insurance Company

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 10, 11a, 13, 14, 16 & 17 of Table A thereof.
The fieldwork was completed on April 29, 2021

Date of Plot of Map: May 14, 2021

PRELIMINARY

MARK WILEY MO PLS 2437

BASIS OF BEARINGS:

"MINOR PLAT, CHAPMAN PLAZA II, LOTS 1, 2 AND 3, SECTIONS 8 & 9 TOWNSHIP 47, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI"
Recorded as Document No.2010E0122508

BENCHMARKS:

NGS PID JE0065 DESIGNATION X 205
NAVD 88 ELEV. = 1046.10
Bench Mark Disk Stamped X 205 1946
Set in Massive Structure, 0.6 miles south along the Missouri Pacific Railroad from the station at Lee's Summit, 19.1' west of the west rail of the main track, set in the top of the west end of the northwest abutment of an overpass over U.S. Highway 50.

TBM "A" - NAVD 88 Elev. = 1014.38
Found Iron Rod w/cap LS 371 D at northwest corner of Lot 2, Chapman Plaza II.

TBM "B" - NAVD 88 Elev. = 1017.76
Found Iron Rod w/cap LS 371 D at southeast corner of Lot 2, Chapman Plaza II.

LEGEND

	AREA INLET/CURB INLET
	MANHOLE
	GRATED MANHOLE
	GUY WIRE
	UTILITY POLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SIGN
	BENCHMARK
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	OVERHEAD ELECTRIC TELEPHONE CABLE
	UNDERGROUND TELEPHONE

ALTA/NSPS SURVEY

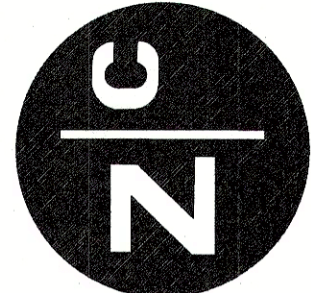
LOT 2, CHAPMAN PLAZA II

NE 1/4, SECTION 8, TOWNSHIP 47 NORTH,
RANGE 31 WEST

City of Lee's Summit, Jackson County, Missouri

HEIDEMAN | ASSOCIATES, INC.

Consulting
Civil
Electrical
Mechanical
Engineers
Land Surveying



240 LARKIN WILLIAMS INDUSTRIAL COURT
LEE'S SUMMIT, MO 64063
Phone: 636-492-3200
Fax: 636-492-3202

Heideman + Associates, Inc. Professional Land Surveying Corporation Missouri State Certificate of Authority #000281

REVISIONS

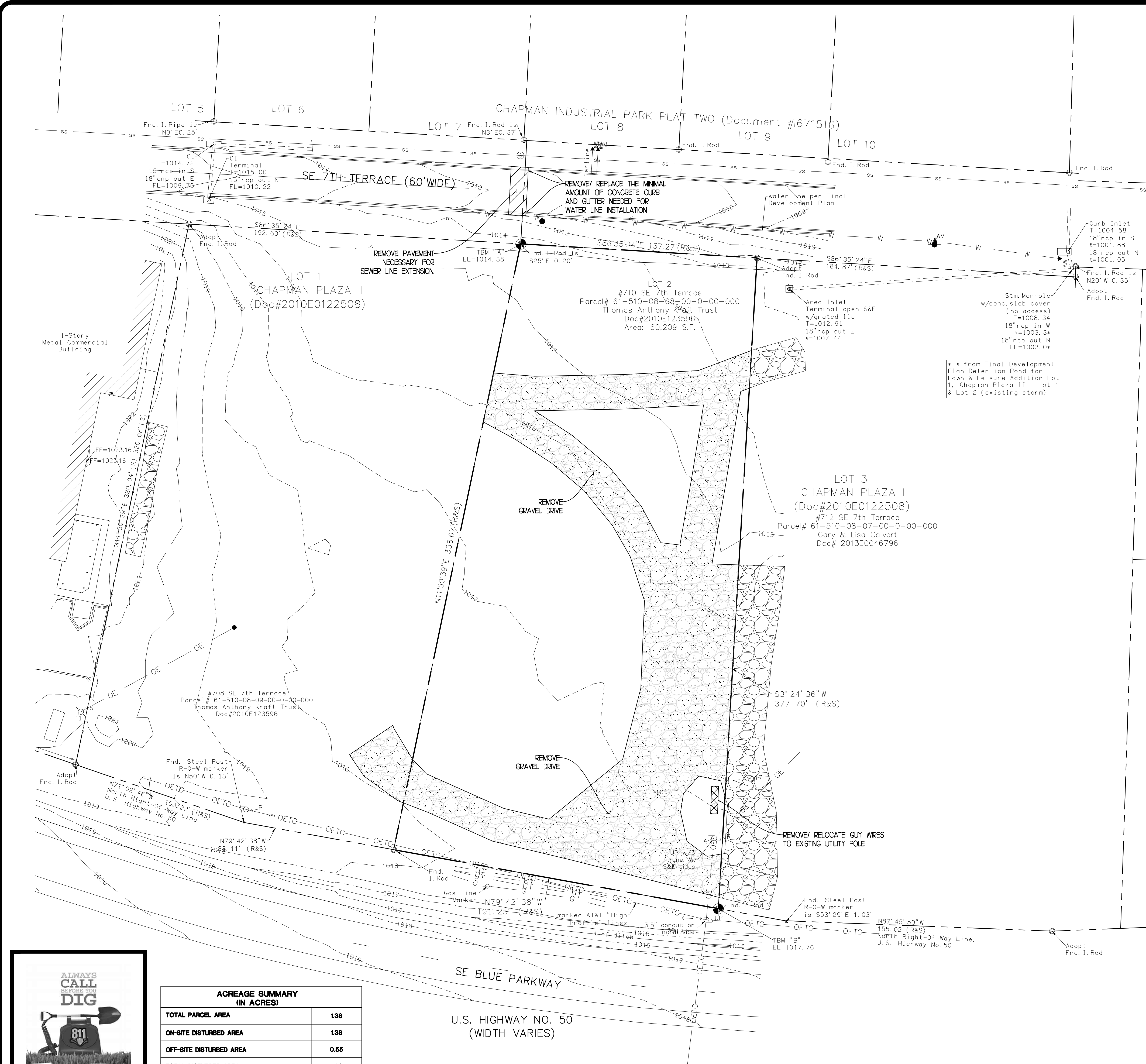
DATE	DESCRIPTION
6/01/21	REV.

DATE 2021/05/04

CHECKED BY MWW
DRAWN BY AGK
SHEET NO.

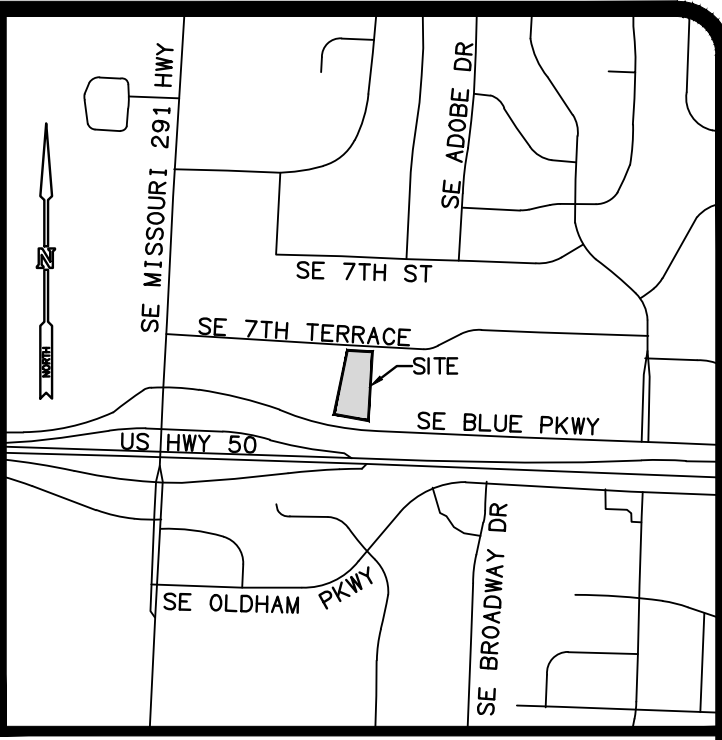
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JOB NO.
211029



LEGEND

SYMBOL	DESCRIPTION (TO BE REMOVED)
[Pattern]	GRAVEL DEMO
[Pattern]	ASPHALT/ CONCRETE DEMO
[Pattern]	UTILITY DEMO



- DEMOLITION PLAN NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
 5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE AUTHORITIES.
 8. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
 9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO SWPP PLAN FOR DETAILS.
 10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
 13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE NCDOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
 14. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
 15. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER'S REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
 16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 17. CONTRACTOR SHALL REMOVE AIR CONDITION UNITS / FREON IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 18. ALL UTILITY OR SERVICE LINES THAT UNDERLIE THE PROPOSED STRUCTURES SHALL BE REMOVED. ALL STORM AND SANITARY SEWER LINES THAT LIE BENEATH A HWY LINE EXTENDING FROM THE BASE OF FOUNDATIONS FOR FREE STANDING FOUNDATIONS FOR LOAD BEARING WALLS SHOULD BE REMOVED OR PRESSURE-GROUTED IN-PLACE.

- NOTE:**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 2. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITIES DISCONNECTS WITH OWNER'S REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
 3. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED BY INTERTEK PSI DATED MAY 21, 2021 FOR INFORMATION ON THE REMOVAL OF EXISTING IN SITU MATERIALS AND HARDSCAPE.

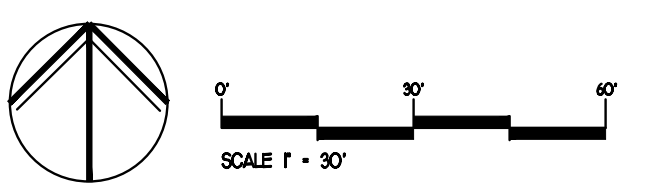
ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

DEMOLITION PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN	BAC
CHECKED	TMB
DATE	7/23/2021
SCALE	
DRAWING	

3

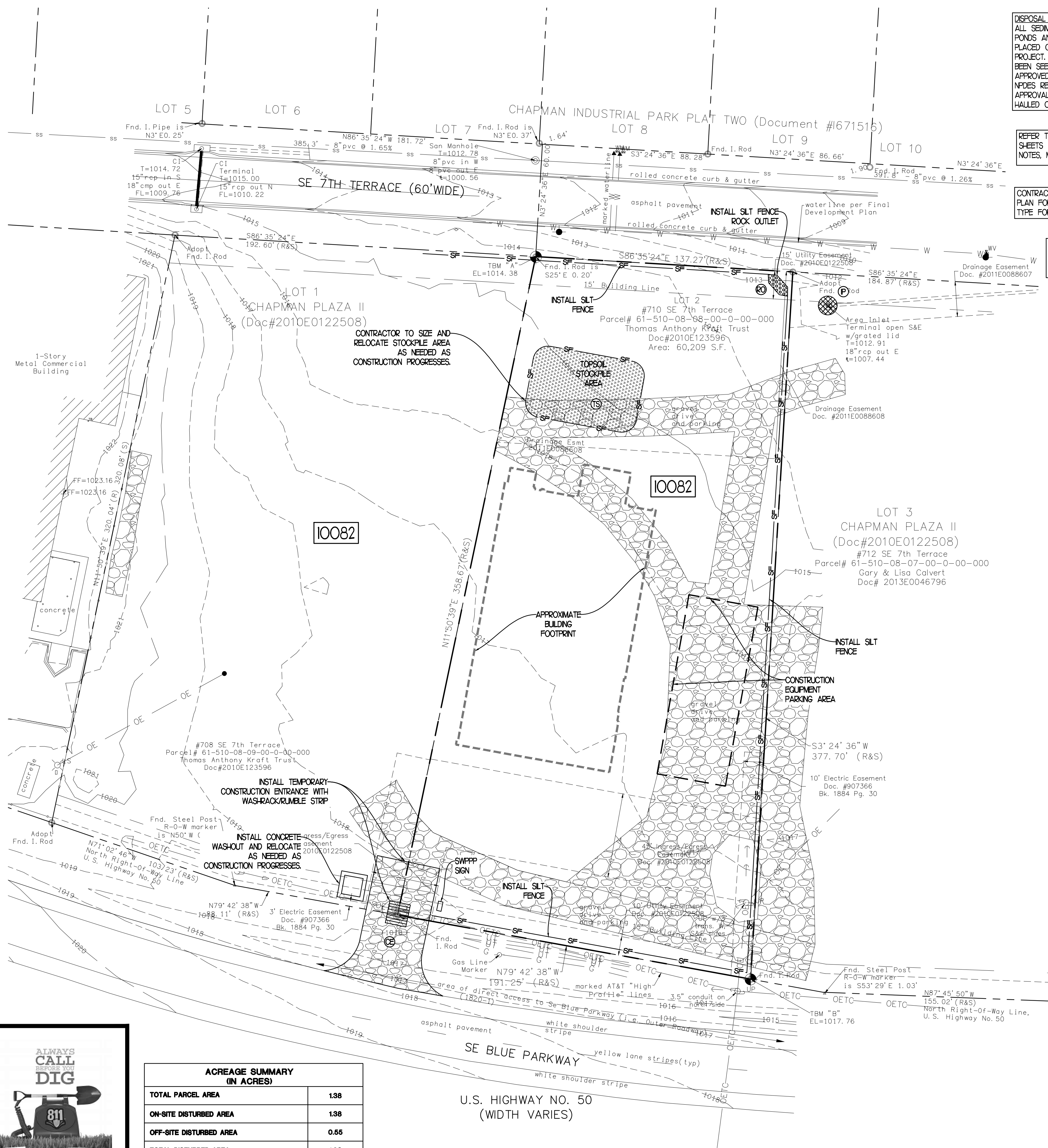
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811

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IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%



DISPOSAL OF SEDIMENT:
ALL SEDIMENT REMOVED FROM SILT FENCE, INLET PROTECTION, SEDIMENT POND, AND TRAPS, ETC. DURING THE COURSE OF CONSTRUCTION, SHALL BE PLACED ON THE TOPSOIL STOCKPILE AND RESPAVED AT THE END OF THE PROJECT. SEDIMENT REMOVED FROM THESE ITEMS AFTER THE SITE HAS BEEN SEEDING, SHALL BE HAULED OFF SITE AND DISPOSED OF AT AN APPROVED, LICENSED SPILL AREA THAT IS IN FULL COMPLIANCE WITH THE NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY APPROVALS NECESSARY TO ALLOW FOR THE DISPOSAL OF THIS MATERIAL IF HAULED OFF-SITE.

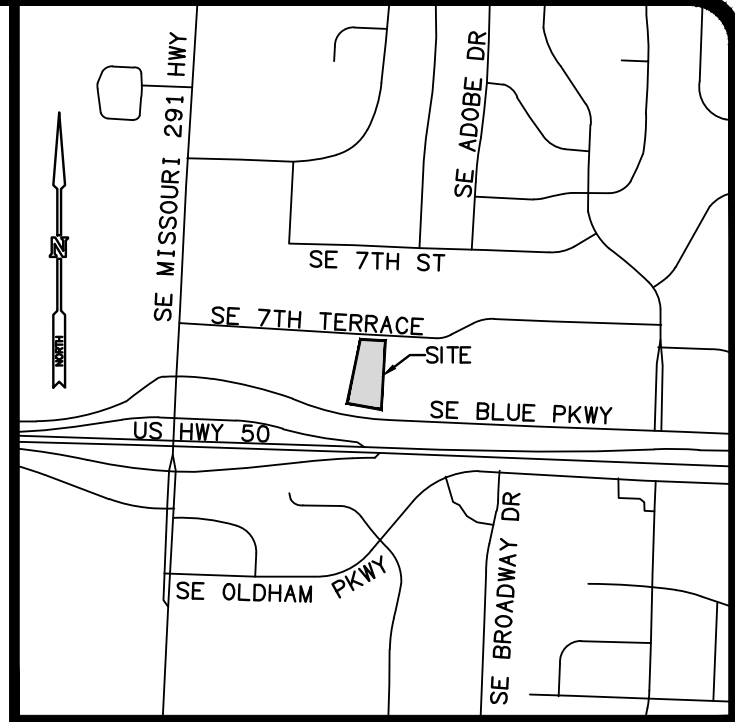
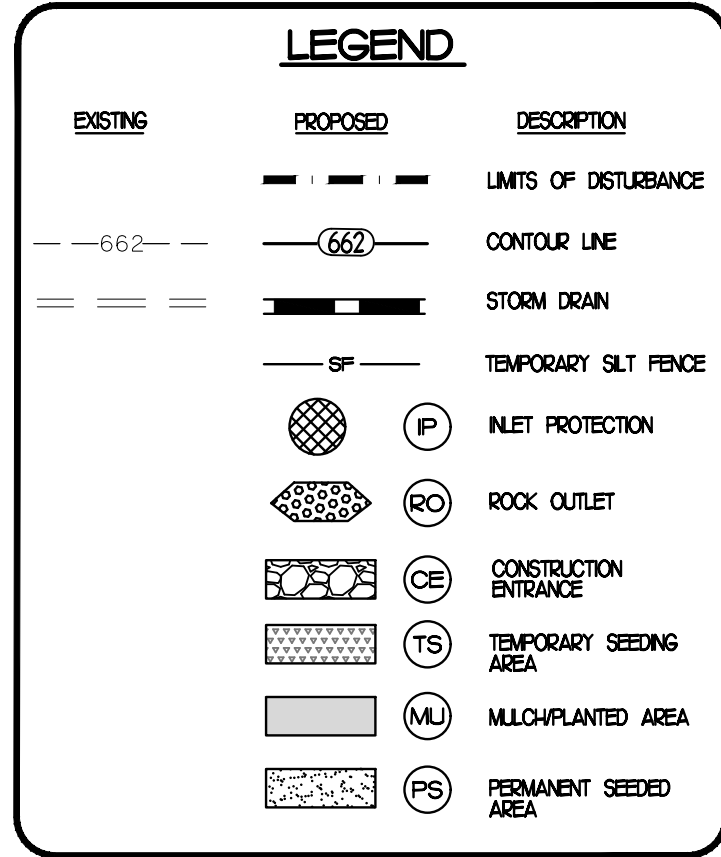
REFER TO THE EROSION CONTROL DETAIL SHEETS FOR ALL EROSION CONTROL NOTES, MAINTENANCE REQUIREMENTS, ETC.

CONTRACTOR TO REFERENCE LANDSCAPE PLAN FOR INFORMATION ON STABILIZATION TYPE FOR SEED, SOD, AND MULCH.

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

EROSION CONTROL MAINTENANCE PLAN:

- ALL SLOPES 3:1 AND STEEPER SHALL RECEIVE A CURLEX BLANKET OR APPROVED EQUAL, IN ADDITION TO HYDROSEEDING. TEMPORARY BERMS MAY BE NEEDED DAILY UNTIL ALL SLOPES ARE BROUGHT TO GRADE.
- EXCEPT AS NOTED BELOW, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITY CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDING IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW). PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION. DIVERSIONS MUST BE STABILIZED PRIOR TO BECOMING FUNCTIONAL.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED AND REPLACED AS NECESSARY.
- PROVIDE SILT FENCE AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).



SWPPP CONTACT DURING CONSTRUCTION CROSS DEVELOPMENT ATTN:

DRAINAGE BASIN:
MISSOURI RIVER WATERSHED

RECEIVING WATERS:
EAST FORK LITTLE BLUE RIVER,
TRIBUTARY OF THE BLUE RIVER -
MISSOURI RIVER WATERSHED

SOILS ON SITE:
• K0082 - ARISBURG-URBAN LAND
COMPLEX, 1 TO 5 PERCENT SLOPES
(HYDROLOGIC SOIL GROUP C)

SEQUENCE OF CONSTRUCTION:

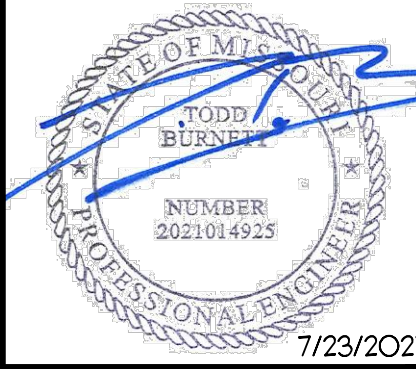
- PHASE I
- SUBMIT PLANS FOR REVIEW
 - OBTAIN GRADING PERMIT (MAY INCLUDE PRE-CONSTRUCTION CONFERENCE). CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS REQUIRED FOR DEMOLITION AND LAND DISTURBANCE ACTIVITIES.
 - CONTRACTOR SHALL CONTACT CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES TO SCHEDULE A RECONSTRUCTION MEETING AT 680 969-200.
 - REMOVE THE MINIMAL AMOUNT OF PERIMETER SITE FEATURES IN ORDER TO INSTALL STABILIZED CONSTRUCTION EXIT AND SILT FENCE. ENSURE DRAINAGE IS DIRECTED TOWARDS SILT FENCE.
 - INSTALL INLET PROTECTION AT THE EXISTING STORM STRUCTURE OFF THE NORTH EAST CORNER OF THE PROPERTY ON THE ADJACENT PROPERTY.
 - INSTALL SWPPP SIGN, TEMPORARY STOCKPILE AREA, AND DESIGNATE AN AREA FOR THE PARKING OF CONSTRUCTION VEHICLES.
 - BEGIN DEMOLITION OF THE SITE FEATURES PER THE DEMOLITION PLAN. DO NOT BEGIN DEMOLITION OF THE PAVEMENT AND CONCRETE CURB ALONG SE 7TH TERRACE UNTIL READY TO BEGIN WATER MAIN INSTALLATION CONNECTION.
 - INSTALL CONCRETE WASHOUT AT SITE ENTRANCE/EXIT.
 - INSTALL TEMPORARY SEEDING AND MULCH STABILIZATION TO ALL AREAS WHERE WORK WILL BE CEASED FOR A PERIOD OF MORE THAN 7 DAYS.
- PHASE II
- CONTINUALLY INSPECT AND MAINTAIN ALL BMP'S. REPAIR AND REPLACE ANY BMP'S AS NEEDED.
 - BEGIN GENERAL GRADING OF SITE. APPLY PERMANENT SEEDING TO ALL AREAS AS SOON AS THEY ARE COMPLETE. DO NOT WAIT UNTIL JOB COMPLETION TO PERMANENTLY SEED DISTURBED AREAS. ADD EROSION CONTROL BLANKETS AS NEEDED FOR ALL AREAS WITH SLOPES THAT EXCEED 3:1.
 - INSTALL UNDERGROUND DETENTION SYSTEM PER CONTECH'S SPECIFICATIONS AND THE GRADING PLAN. INSTALL STORM SEWERS AND STRUCTURES. INLET PROTECTION SHALL BE ADDED AT EACH STRUCTURE IMMEDIATELY AFTER THEY HAVE BEEN CONSTRUCTED. CONNECT TO EXISTING STORM STRUCTURE AS SHOWN. REPAIRING/REPLACING ANY APPURTENANCES AS NEEDED.
 - INSTALL UNDERGROUND UTILITIES AND COORDINATE WITH EACH UTILITY PROVIDER. BRING ALL BUILDING'S UTILITIES TO THE PROPOSED PAD LOCATION AND CAP FOR FUTURE CONNECTION.
 - INSTALL WATER LINE EXTENSION TO EXISTING MAIN NORTH OF SE 7TH TERRACE IMMEDIATELY REPAVE ASPHALT AND INSTALL CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECS.
 - COMMENCE GRADING OF BUILDING PAD AND AREAS AROUND BUILDING PAD.
 - INSTALL CURB AND GUTTER AND FINE GRADE PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE. CONSTRUCTION EXIT SHALL BE REMOVED ONLY ONCE THE BUILDING PAD, PARKING LOT, AND DRIVEWAY HAVE BEEN STABILIZED WITH STONE BASE.
 - PAVE SITE AND INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 - COMPLETE BUILDING CONSTRUCTION, SIDEWALKS, PLANTINGS, ETC.
 - REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH ANY DISTURBANCE FROM REMOVAL OF TEMPORARY BMP'S.
 - INSPECT/ CLEAN/ FLUSH UNDERGROUND DETENTION SYSTEM. CONTRACTOR SHALL CONTACT MANUFACTURER FOR FINAL INSPECTION AND CERTIFICATION.
 - CONTACT MOHR FOR FINAL INSPECTION AND OWNER FOR COORDINATION OF FILING THE NOTICE OF TERMINATION (NOT).

EROSION CONTROL PHASE I



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN	BAC
CHECKED	TMB
DATE	7/23/2021
SCALE	

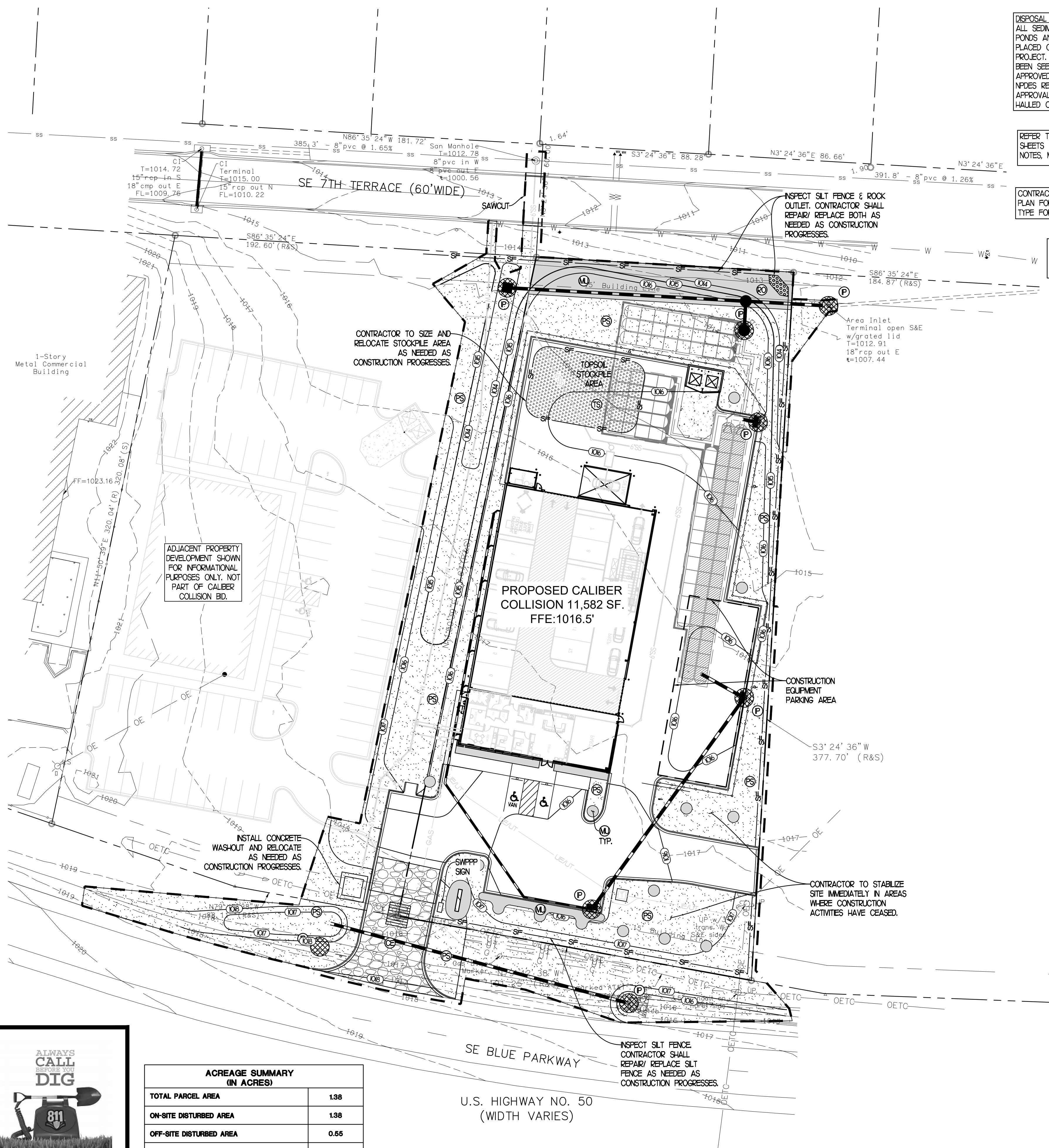
ALWAYS CALL BEFORE YOU DIG

811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%



DISPOSAL OF SEDIMENT:
ALL SEDIMENT REMOVED FROM SILT FENCE, INLET PROTECTION, SEDIMENT PONDS AND TRAPS, ETC. DURING THE COURSE OF CONSTRUCTION, SHALL BE PLACED ON THE TOPSOIL STOCKPILE AND RESPIRED AT THE END OF THE PROJECT. SEDIMENT REMOVED FROM THESE ITEMS AFTER THE SITE HAS BEEN SEED, SHALL BE HAILED OFF SITE AND DISPOSED OF AT AN APPROVED, LICENSED SPOIL AREA THAT IS IN FULL COMPLIANCE WITH THE NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY APPROVALS NECESSARY TO ALLOW FOR THE DISPOSAL OF THIS MATERIAL IF HAILED OFF-SITE.

REFER TO THE EROSION CONTROL DETAIL SHEETS FOR ALL EROSION CONTROL NOTES, MAINTENANCE REQUIREMENTS, ETC.

CONTRACTOR TO LOCATE PORT-O-JOHN'S, CONSTRUCTION TRAILER, ETC. ON SITE MAP TO BE MAINTAINED ON-SITE.

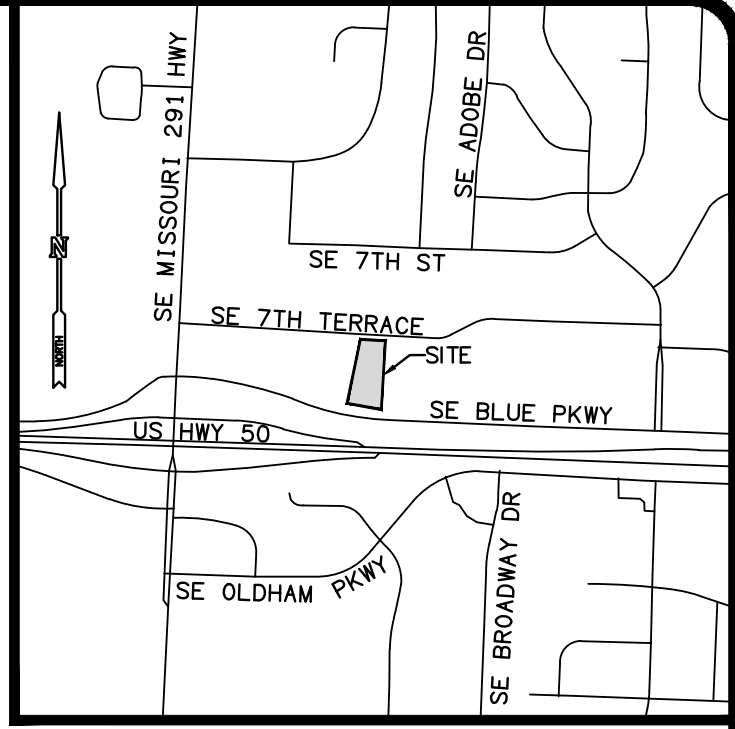
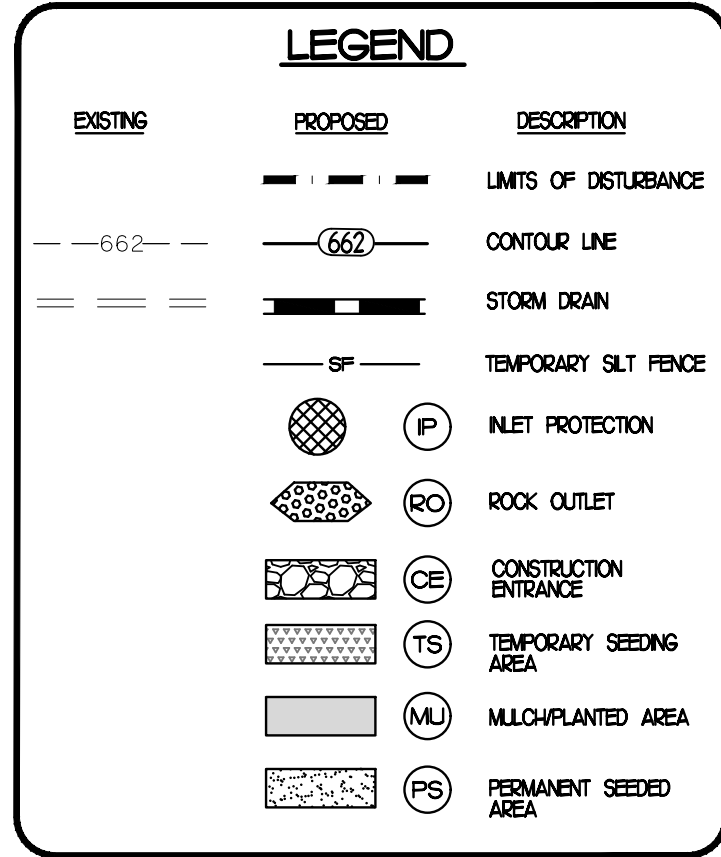
CONTRACTOR TO REFERENCE LANDSCAPE PLAN FOR INFORMATION ON STABILIZATION TYPE FOR SEED, SOD, AND MULCH.

NO JURISDICTIONAL WETLANDS OR STREAMS LOCATED OR IMMEDIATELY ADJACENT TO SITE.

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

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- EXCEPT AS NOTED BELOW, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITY CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDING IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW). PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION. DIVERSIONS MUST BE STABILIZED PRIOR TO BECOMING FUNCTIONAL.
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- CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR HAS THE OPTION TO UTILIZE SOD IN LIEU OF AN EROSION CONTROL BLANKET (TYPICAL).



SWEEP CONTACT DURING CONSTRUCTION CROSS DEVELOPMENT ATTN:

DRAINAGE BASIN:
MISSOURI RIVER WATERSHED

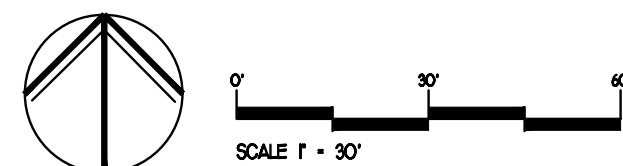
RECEIVING WATERS:
EAST FORK LITTLE BLUE RIVER,
TRIBUTARY OF THE BLUE RIVER -
MISSOURI RIVER WATERSHED

SOILS ON SITE:
K0082 - ARISBURG-URBAN LAND
COMPLEX, 1 TO 5 PERCENT SLOPES
(HYDROLOGIC SOIL GROUP C)

SEQUENCE OF CONSTRUCTION:

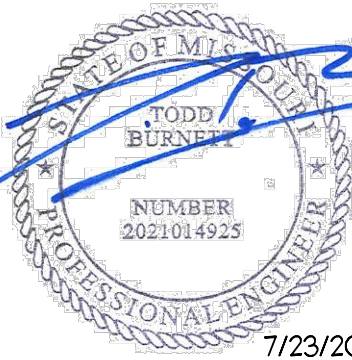
- PHASE I**
- SUBMIT PLANS FOR REVIEW
 - OBTAIN GRADING PERMIT (MAY INCLUDE PRE-CONSTRUCTION CONFERENCE). CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS REQUIRED FOR DEMOLITION AND LAND DISTURBANCE ACTIVITIES.
 - CONTRACTOR SHALL CONTACT CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES TO SCHEDULE A RECONSTRUCTION MEETING AT (816) 969-2000.
 - REMOVE THE MINIMAL AMOUNT OF PERIMETER SITE FEATURES IN ORDER TO INSTALL STABILIZED CONSTRUCTION EXIT AND SILT FENCE. ENSURE DRAINAGE IS DIRECTED TOWARDS SILT FENCE.
 - INSTALL INLET PROTECTION AT THE EXISTING STORM STRUCTURE OFF THE NORTH EAST CORNER OF THE PROPERTY ON THE ADJACENT PROPERTY.
 - INSTALL SWEEP SIGN, TEMPORARY STOCKPILE AREA, AND DESIGNATE AN AREA FOR THE PARKING OF CONSTRUCTION VEHICLES.
 - BEGIN DEMOLITION OF THE SITE FEATURES PER THE DEMOLITION PLAN. DO NOT BEGIN DEMOLITION OF THE PAVEMENT AND CONCRETE CURB ALONG SE 7TH TERRACE UNTIL READY TO BEGIN WATER MAIN INSTALLATION CONNECTION.
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- PHASE II**
- CONTINUALLY INSPECT AND MAINTAIN ALL BMP'S. REPAIR AND REPLACE ANY BMP'S AS NEEDED.
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 - INSTALL UNDERGROUND DETENTION SYSTEM PER CONTECH'S SPECIFICATIONS AND THE GRADING PLAN. INSTALL STORM SEWERS AND STRUCTURES. INLET PROTECTION SHALL BE ADDED AT EACH STRUCTURE IMMEDIATELY AFTER THEY HAVE BEEN CONSTRUCTED. CONNECT TO EXISTING STORM STRUCTURE AS SHOWN. REPAIRING/REPLACING ANY APPURTENANCES AS NEEDED.
 - INSTALL UNDERGROUND UTILITIES AND COORDINATE WITH EACH UTILITY PROVIDER. BRING ALL BUILDING'S UTILITIES TO THE PROPOSED PAD LOCATION AND CAP FOR FUTURE CONNECTION.
 - INSTALL WATER LINE EXTENSION TO EXISTING MAIN NORTH OF SE 7TH TERRACE. IMMEDIATELY REPAVE ASPHALT AND INSTALL CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECS.
 - COMMENCE GRADING OF BUILDING PAD AND AREAS AROUND BUILDING PAD.
 - INSTALL CURB AND GUTTER AND FINE GRADE PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE. CONSTRUCTION EXIT SHALL BE REMOVED ONLY ONCE THE BUILDING PAD, PARKING LOT, AND DRIVEWAY HAVE BEEN STABILIZED WITH STONE BASE.
 - PAVE SITE AND INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 - COMPLETE BUILDING CONSTRUCTION, SIDEWALKS, PLANTINGS, ETC.
 - REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH ANY DISTURBANCE FROM REMOVAL OF TEMPORARY BMP'S.
 - INSPECT/ CLEAN/ FLUSH UNDERGROUND DETENTION SYSTEM. CONTRACTOR SHALL CONTACT MANUFACTURER FOR FINAL INSPECTION AND CERTIFICATION.
 - CONTACT MOHR FOR FINAL INSPECTION AND OWNER FOR COORDINATION OF FILING THE NOTICE OF TERMINATION (NOT).

EROSION CONTROL PHASE 2



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916

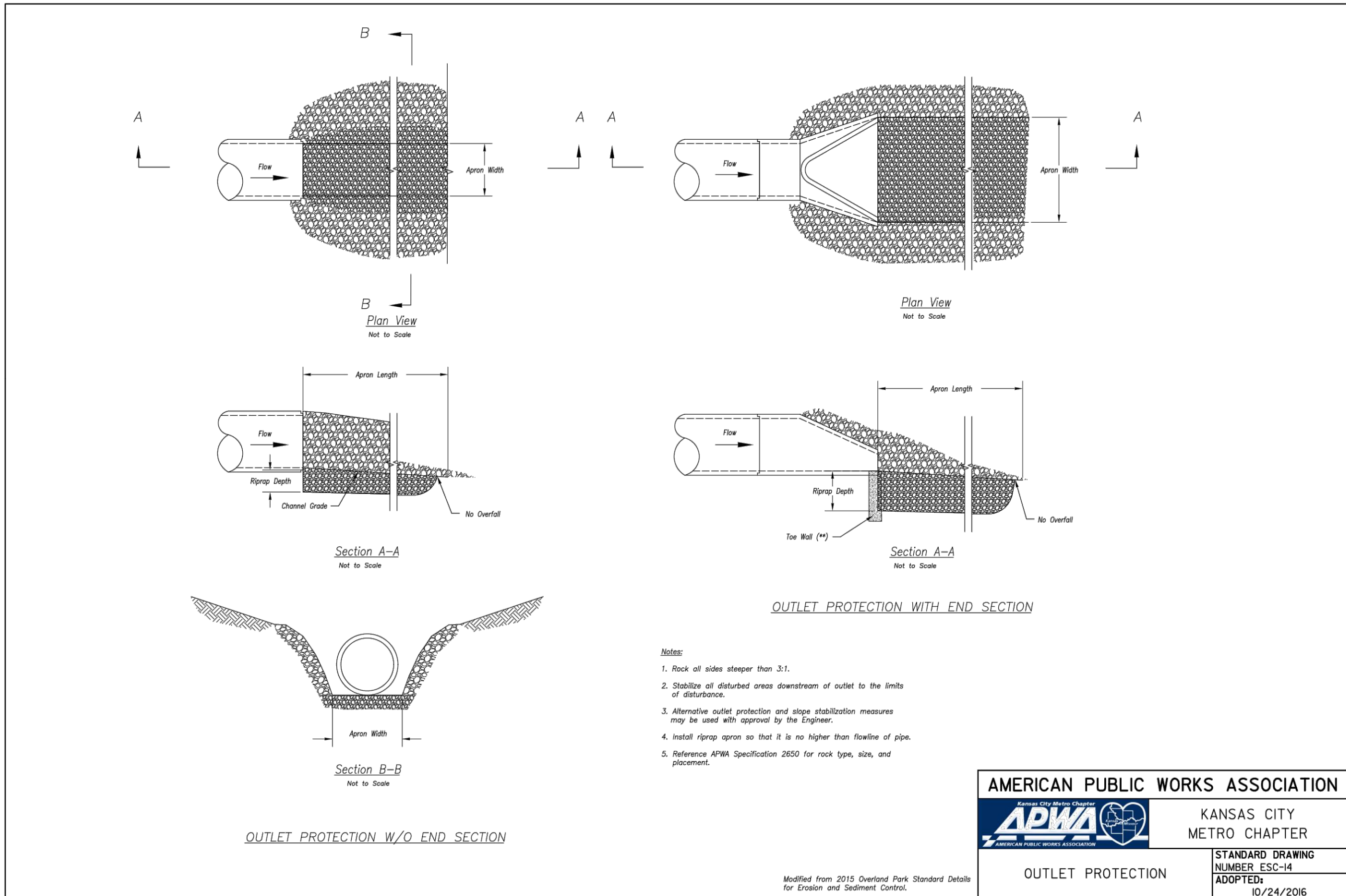
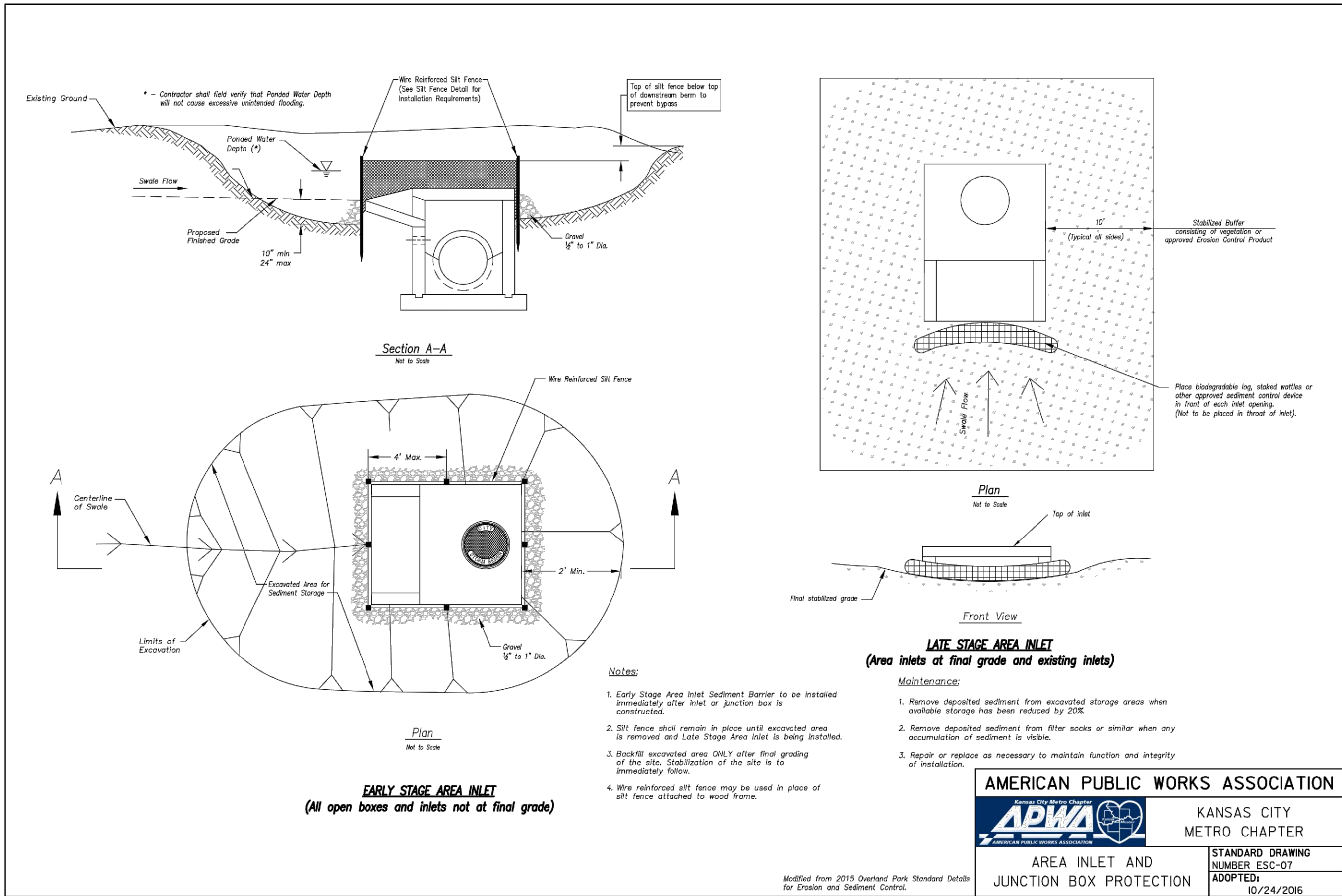
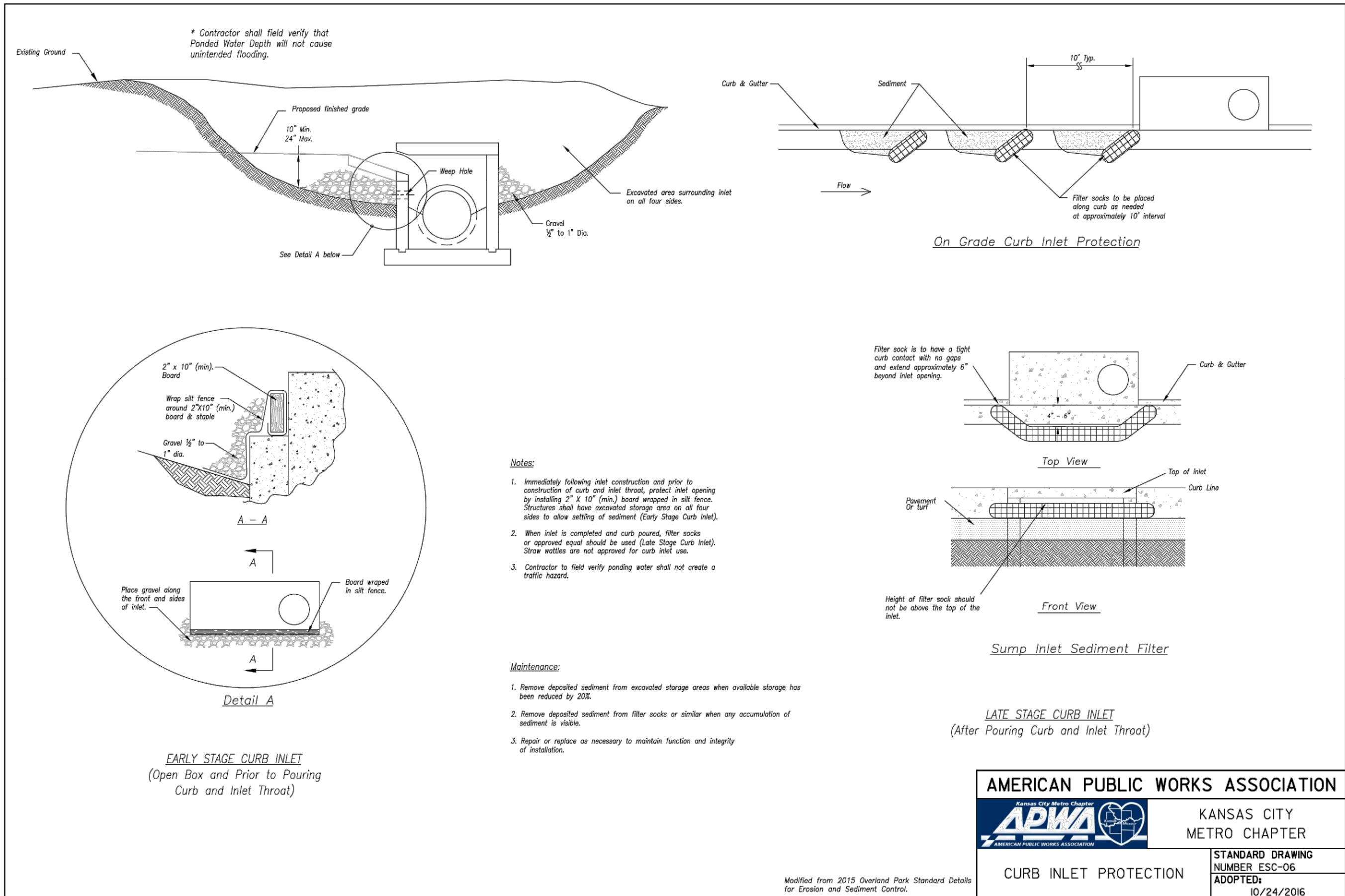
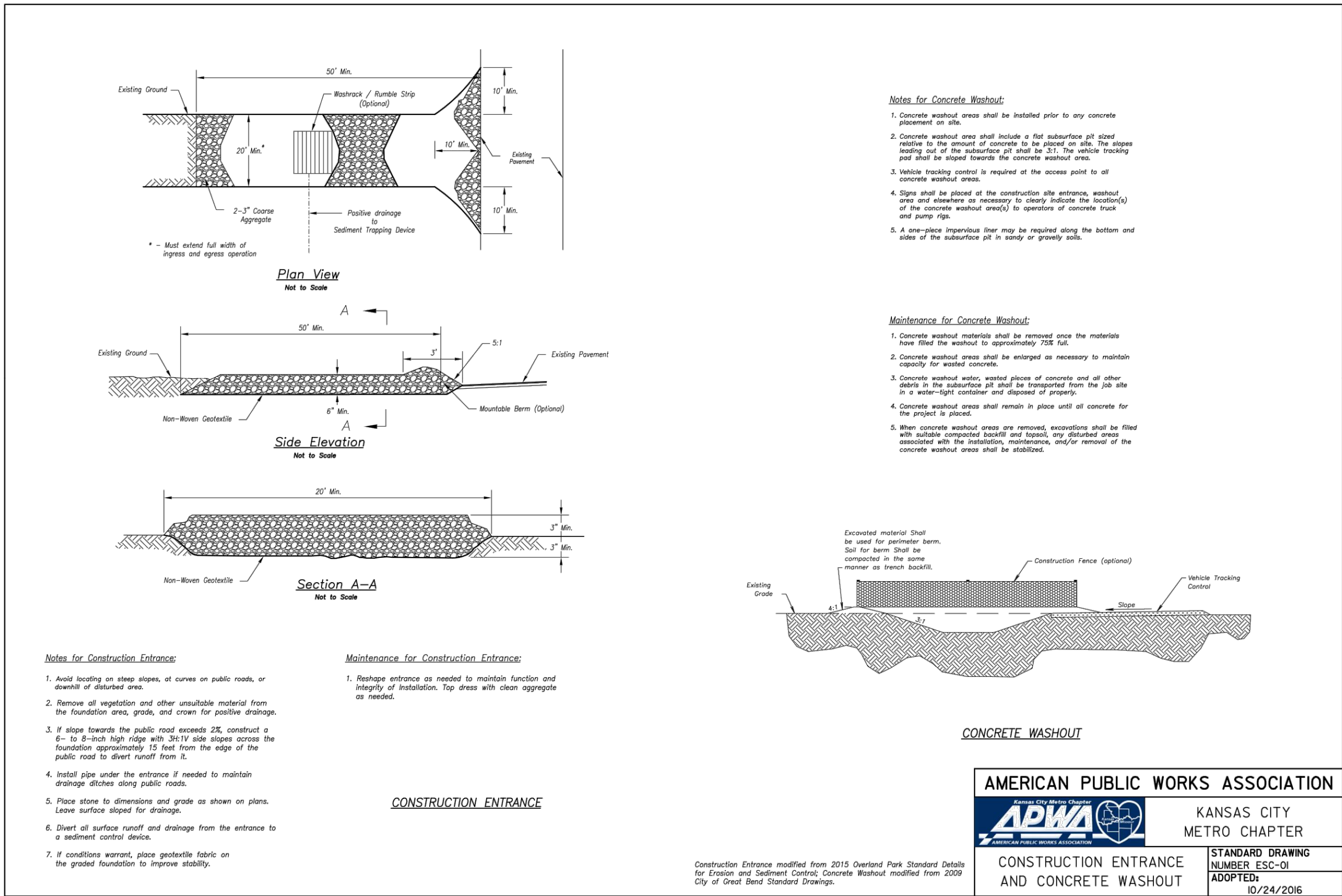


CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN
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CHECKED
TMB
DATE
7/23/2021
SCALE

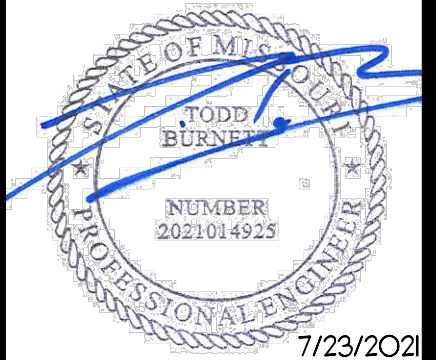
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5



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



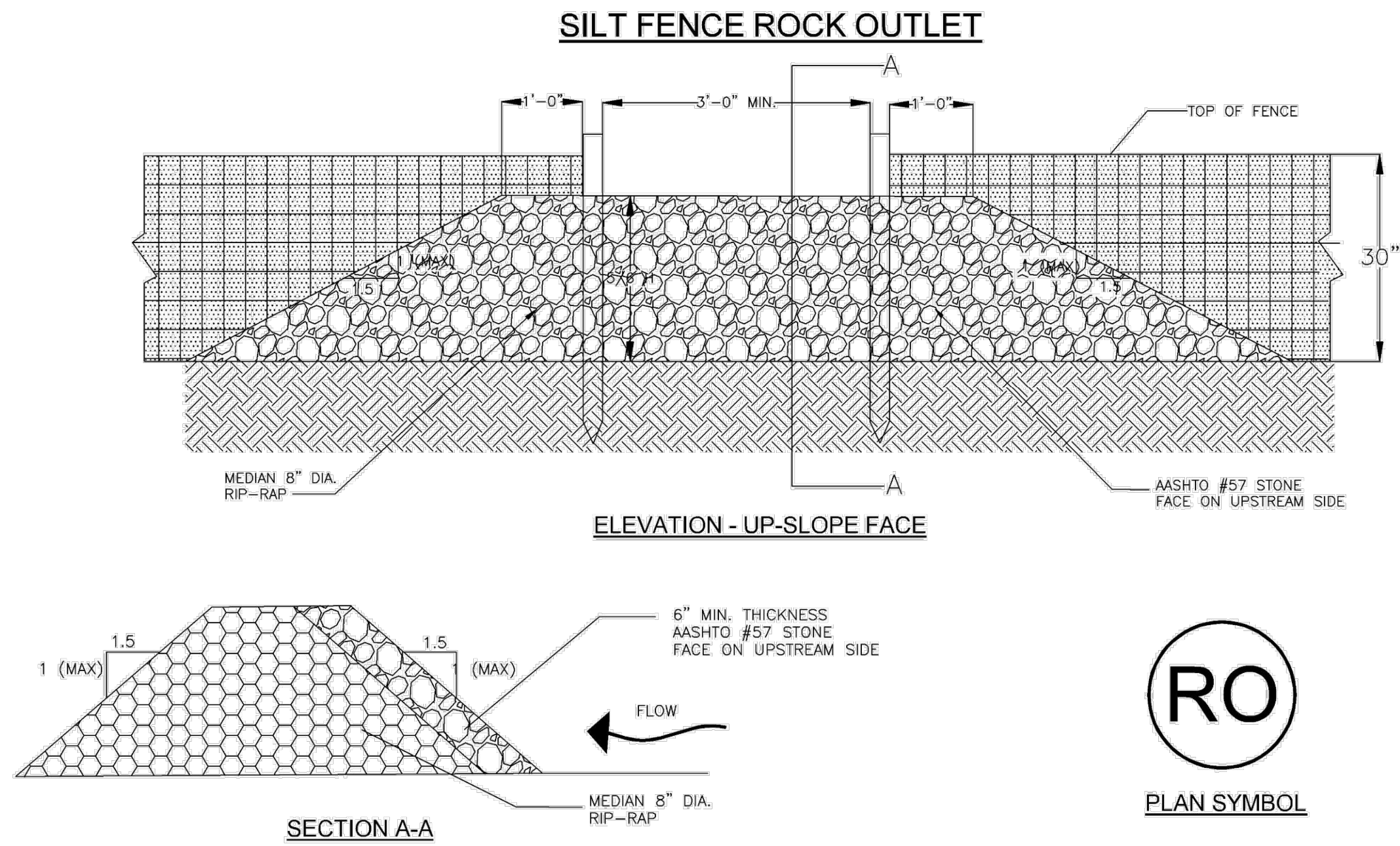
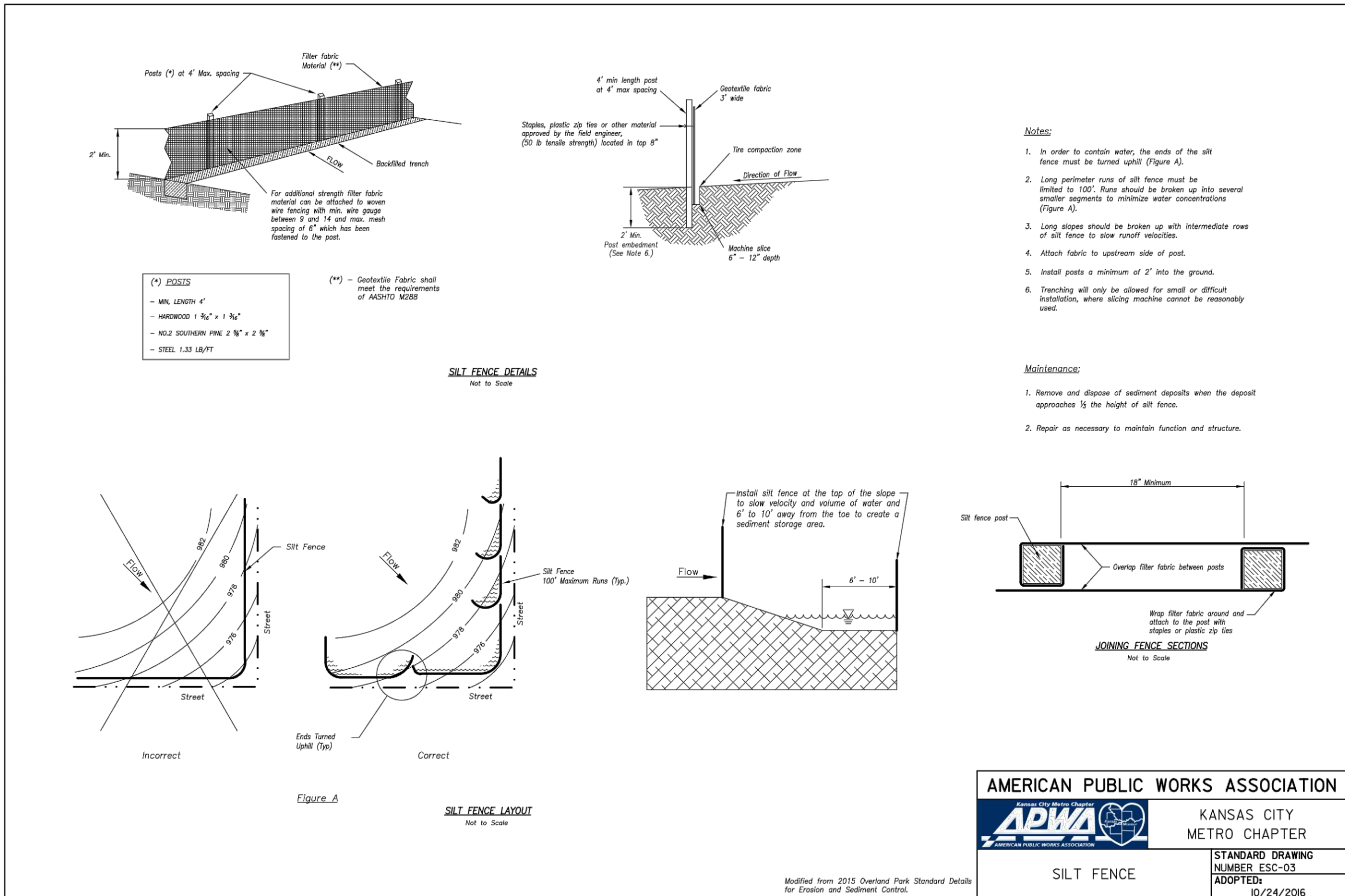
CALIBER COLLISION
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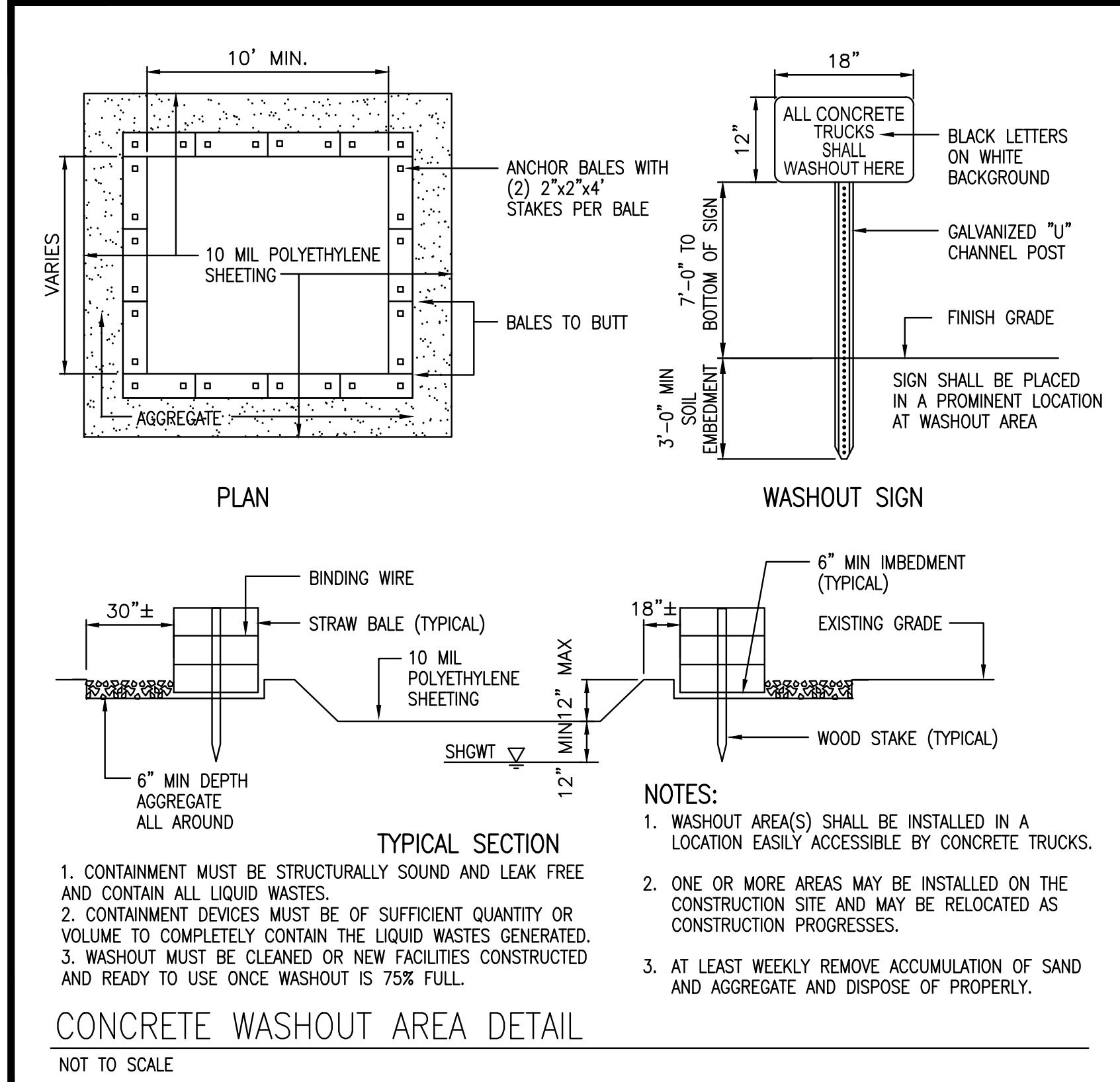
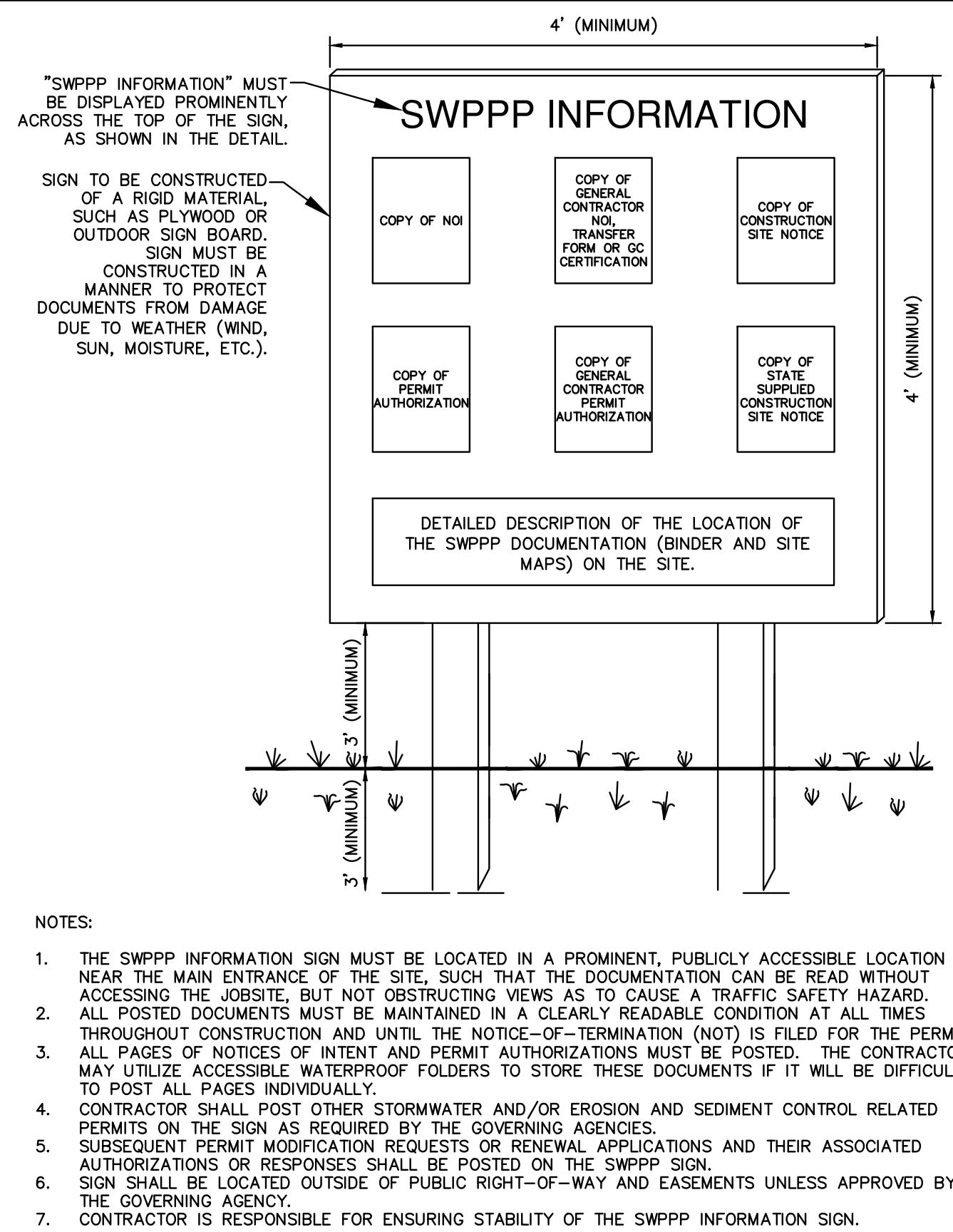
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EROSION CONTROL DETAILS

6

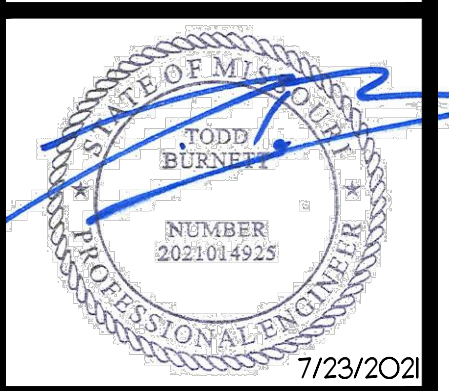


- NOTES:
1. WASHED STONE (#57) TO BE REMOVED AND REPLACED ONCE IT BECOMES CLOGGED WITH SEDIMENT.
 2. SEDIMENT TO BE REMOVED WHEN ACCUMULATIONS REACH 1/3 HEIGHT OF SILT FENCE
 3. THE KEY TO FUNCTIONAL ROCK OUTLETS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
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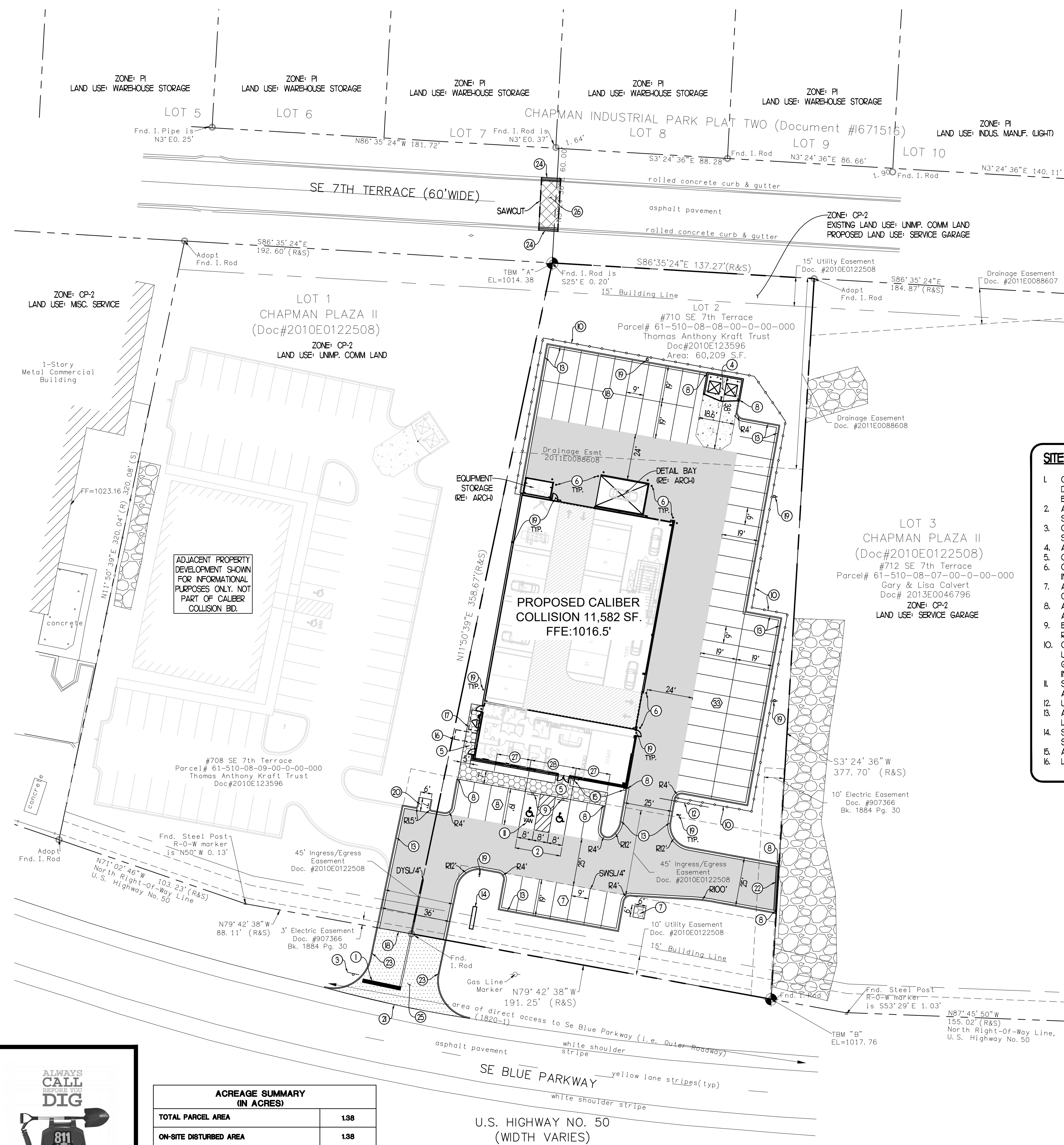


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CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8262

DRAWN	BAC
CHECKED	TMB
DATE	7/23/2021
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	7



ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%



ACREAGE SUMMARY AND PARKING SUMMARY:

ACREAGE SUMMARY:
TOTAL PARCEL: 1.38 AC.
GROSS FLOOR AREA: 11,582 SF.
IMPERVIOUS COVER: 0.90 AC. (65%)
PARKING SUMMARY:
MIN REQUIRED: 3 SPACES PER BAY (EACH BAY CAN COUNT)
12 BAYS X 3 = 36 SPACES REQUIRED
PROVIDED:
15* CUSTOMER SPACES PROVIDED
51 STORAGE SPACES PROVIDED
2** ADA SPACES PROVIDED
TOTAL: 66 SPACES TOTAL

NOTES:

- * GATES FOR STORAGE PARKING SPACES WILL REMAIN OPEN DURING BUSINESS HOURS TO ALLOW FOR OVERFLOW PARKING (SHOULD IT BE NEEDED). TOTAL NUMBER OF ADA PARKING SPACES IS TO BE RESULT OF THE NUMBER OF CUSTOMER SPACES PROVIDED AND NOT TOTAL SPACES PROVIDED.
- **

DEPICTION OF THE DEVELOPMENT ON THE NEIGHBORING PROPERTY TO THE WEST IS SHOWN FOR PLANNING INFORMATION PURPOSES ONLY. THE LAYOUT AND LOCATIONS OF THE SITE FEATURES SHOWN ARE APPROXIMATE AND SHOULD NOT BE CONSIDERED DEFINITE. CONTRACTOR SHALL NOT INCLUDE THE NEIGHBORING DEVELOPMENT IN THE CALIBER COLLISION BID.

PROPERTY DATA

PN: 61-510-08-00-0-00-000
ADDRESS: 710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063

ZONING & SETBACK DATA

ZONED: CP-2, PLANNED COMMUNITY COMMERCIAL
BUILDING SETBACKS:
FRONT/STREET: 15'
SIDE: 10'
REAR: 15'
LANDSCAPE SETBACKS:
PUBLIC STREET: 20'
SIDE STREET: 6'
MAXIMUM BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 26'

FLOOD INFORMATION

FLOOD ZONE 'X' (AREA OF MINIMUM FLOOD HAZARD) PER FEMA MAP NO. 29095004386 EFFECTIVE DATE: JANUARY 20, 2017

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

LAND USES OF THE ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE LAND USES SHOWN WERE TAKEN FROM THE JACKSON COUNTY GIS.

SITE NOTES:

- CONTRACTOR SHALL REFER TO THE CALIBER COLLISION ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, AND FOR THE EXACT LOCATION OF UTILITY ENTRANCES, ROOF LEADERS, EXIT DOORS, EXIT STOOPS, ETC.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, CENTERLINE OF PARKING, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL STRIPING SHALL BE WHITE, 4" WIDE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE MONUMENT SIGN WITH CALIBER COLLISION.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT REGULATIONS AND CODES AND OSHA STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS NOTED OTHERWISE.
- EXISTING SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY HEIDEMAN ASSOCIATES, INC.
- UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. ALL HANDICAPPED STALLS SHALL BE PER CITY OF LEE'S SUMMIT STANDARDS. SPACES MARKED "VAN" SHALL RECEIVE A "VAN ACCESSIBLE" SIGN.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF MISSOURI DEPT. OF TRANSPORTATION AND MUTCD STANDARDS.
- ALL PARKING SPACES ARE TO BE 9.0' WIDE AND 9.0' TYPICAL UNLESS NOTED OTHERWISE.
- LIGHT POLES ARE SHOWN FOR REFERENCE ONLY. RE: PHOTOMETRIC PLAN.

KEYNOTES:

- 24" WHITE THERMOPLASTIC PAINT STOP BAR (SEE DETAILS)
- ACCESSIBLE PARKING (SEE DETAIL)
- STOP SIGN (SEE DETAIL)
- DUMPSTER ENCLOSURE W/ GATES (RE: ARCH)
- NEW SIDEWALK (SEE DETAIL AND PLAN FOR WIDTH)
- 6" DIAMETER BOLLARD (SEE DETAIL)
- CONCRETE TRANSFORMER PAD (SEE DETAIL)
- TERMINATE CURB AND GUTTER
- HANDICAP PARKING SIGN IN 6" BOLLARD (SEE DETAIL)
- 6" DECORATIVE SECURITY FENCE (SEE DETAIL)
- ACCESSIBLE SPACE WITH SIGN "VAN" INDICATES VAN ACCESSIBLE, SIGN MOUNTED IN BOLLARD, SEE DETAIL
- 26" SLIDING GATE (RE:ARCH FOR GATE DETAIL)
- TYPE "A" 15" BOLLARD (SEE DETAIL)
- SITE SIGNAGE, NOT PART OF THE SITE PLAN APPROVAL PERMITTED BY OTHERS UNDER SEPARATE APPLICATION
- KNOX BOX (RE: ARCH)
- 136" X 6" GAS CLEAR SPACE AREA
- 160" X 54" ELECTRICAL CLEAR SPACE AREA
- TRANSITION FROM ON-SITE ASPHALT TO CITY OF LEE'S SUMMIT STANDARD CONCRETE FOR COMMERCIAL DRIVEWAYS. ENSURE SMOOTH TRANSITION.
- SITE LIGHTING (RE: PHOTOMETRIC PLANS)
- CONCRETE FLUME (SEE DETAIL)
- TRANSITION FROM CITY OF LEE'S SUMMIT CONCRETE TO CITY OF LEE'S SUMMIT ASPHALT PAVEMENT. ENSURE SMOOTH TRANSITION.
- TYPE CG-2 DRY CONCRETE ROLL BACK DRY CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE CITY DETAIL.
- TYPE C-1 CONCRETE STRAIGHT CURB PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE CITY DETAIL.
- TYPE CG-2 CONCRETE ROLL BACK CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE CITY DETAIL.
- COMMERCIAL DRIVEWAY PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE DETAIL.
- ASPHALT PAVING FOR ROADWAY TRENCH REPAIR PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE DETAIL.
- SIDEWALK TAPER, TAPER INTEGRAL SIDEWALK FROM A HEIGHT OF 0' TO 6" OVER 18 FEET
- SIDEWALK FLUSH WITH ASPHALT

CITY OF LEE'S SUMMIT LAND USE SCHEDULE:

TOTAL FLOOR AREA: 11,582 SF
NUMBER OF DWELLINGS: 1
LAND AREA: 1.38 ACRES
REQUIRED PARKING SPACES: 36
PROVIDED PARKING SPACES: 66
IMPERVIOUS COVERAGE: 0.90 ACRES
FLOOR AREA RATIO (FAR): 0.09
DWELLING UNITS PER ACRES: 0.72
LAND USES TO BE PERMITTED: 1

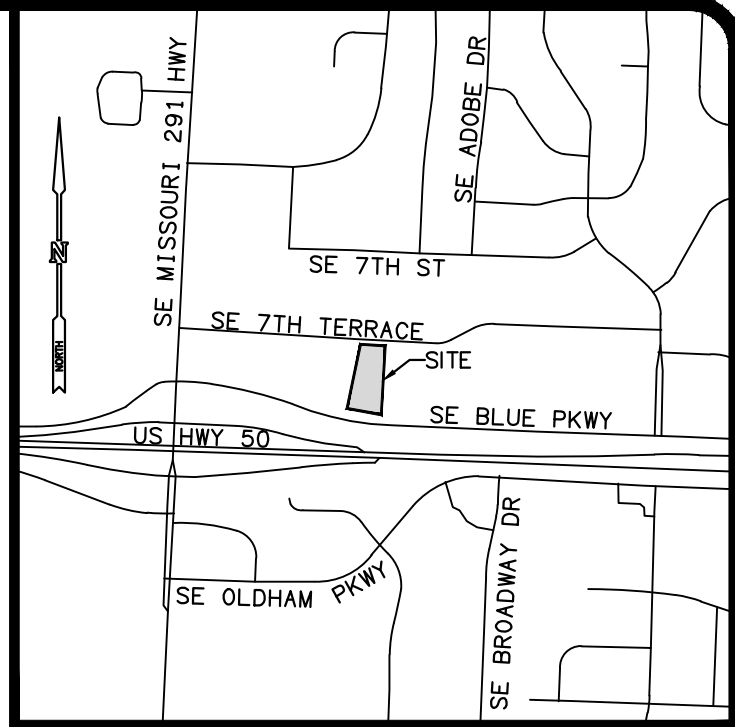
PAINTING STRIPES LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE

LEGEND

SYMBOL	DESCRIPTION
	HANDICAPPED SYMBOL
	NUMBER OF PARKING SPACES
	SITE SIGNAGE
	BOLLARD
	6' SCREEN FENCE
	CONCRETE PAVING/SIDEWALK
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT*
	STANDARD DUTY ASPHALT*
	CITY SPEC'D CONCRETE**
	CITY SPEC'D ASPHALT**
	PAINTED STOP LINE
	SAWCUT LINE

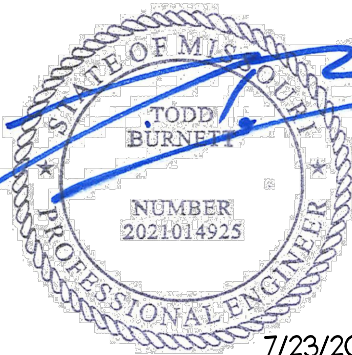
- * COORDINATE WITH THE PAVEMENT DESIGN RECOMMENDATIONS IN THE GEOTECH REPORT PREPARED BY INTERTEK PSL DATED MAY 21, 2021.
- ** REFERENCE THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON PAVING REQUIREMENTS.



LOCATION MAP
NOT TO SCALE

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



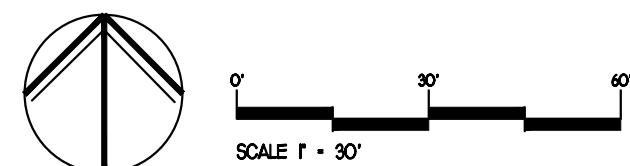
CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARRHOLTON, TX 75010
TEL (214) 614-8252

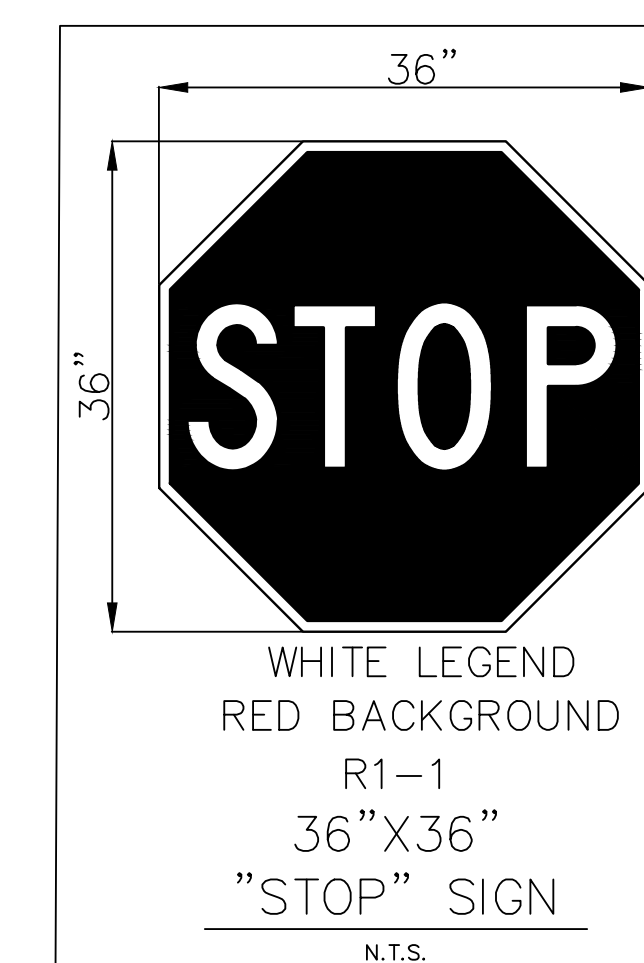
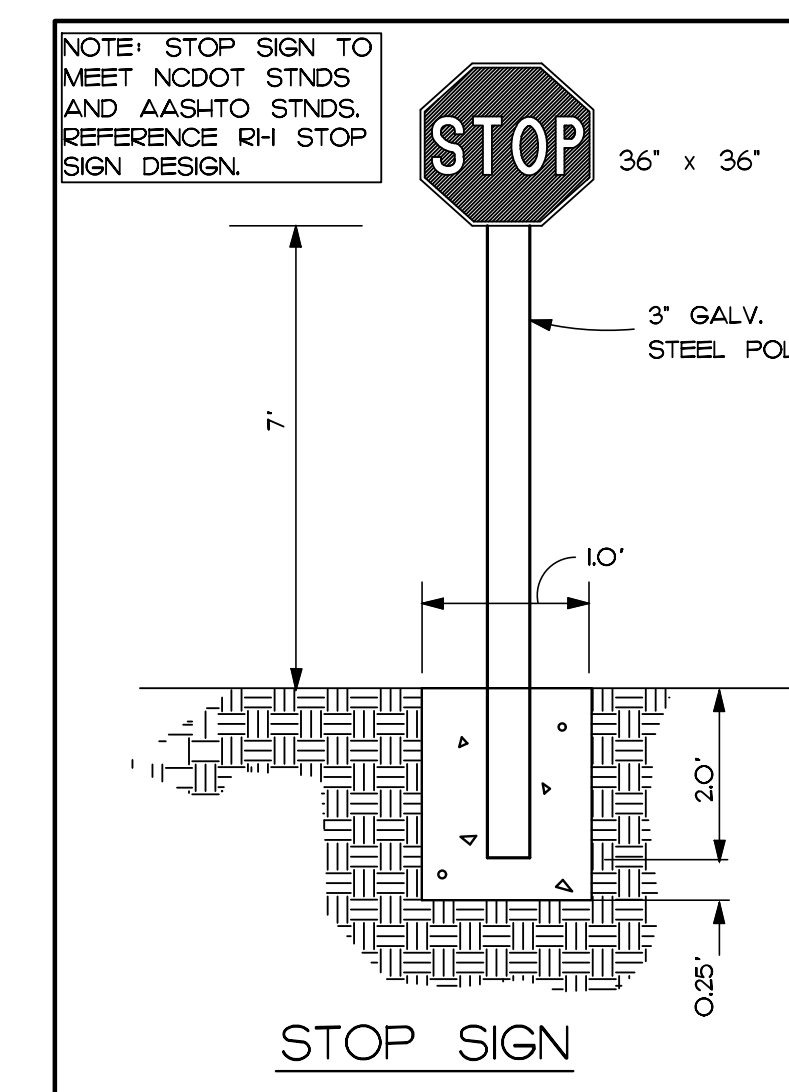
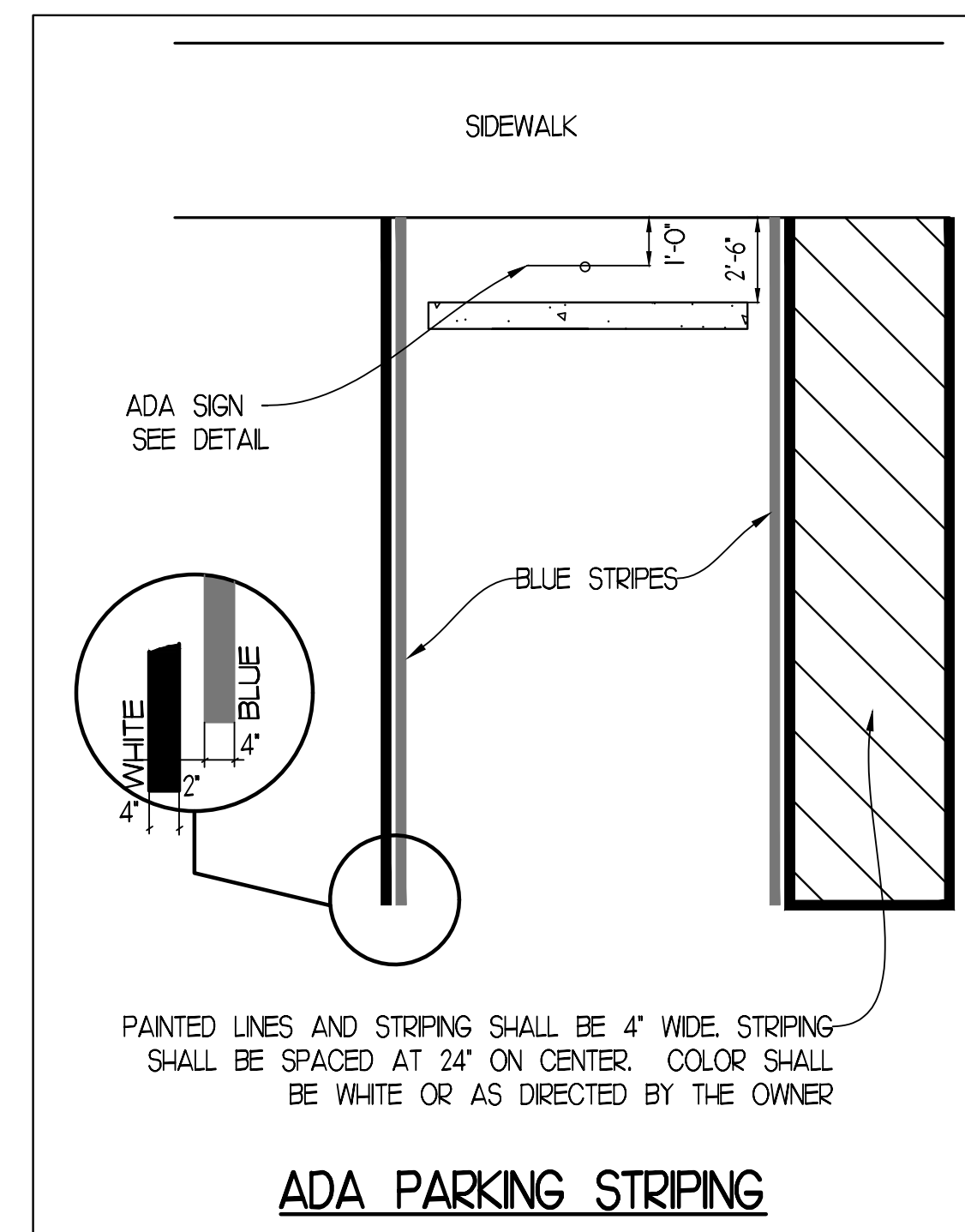
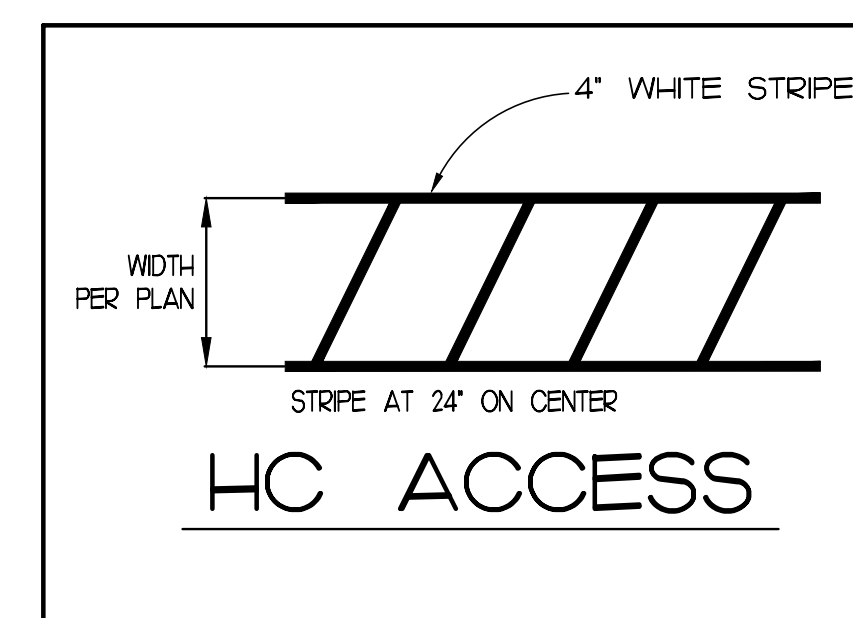
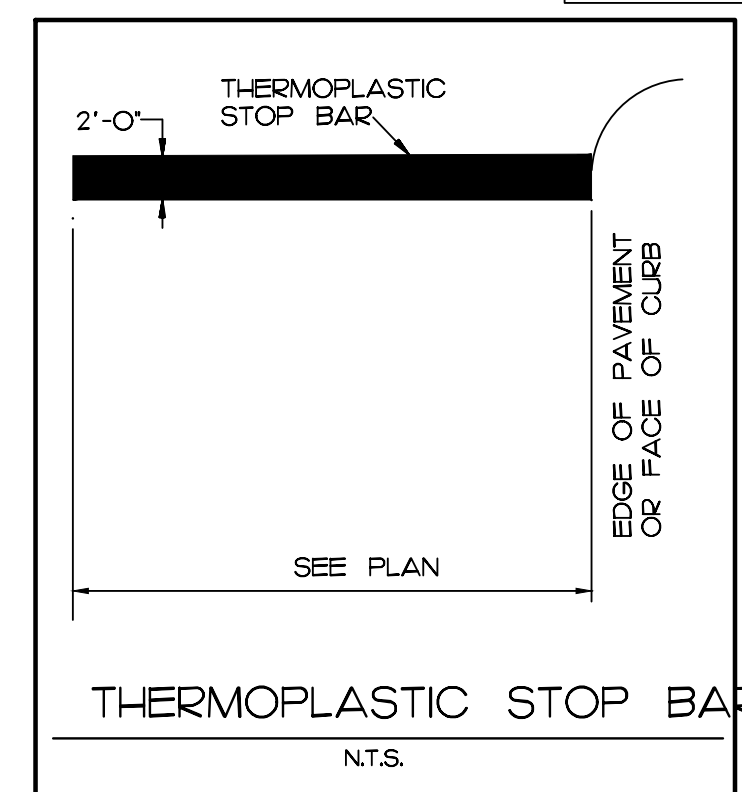
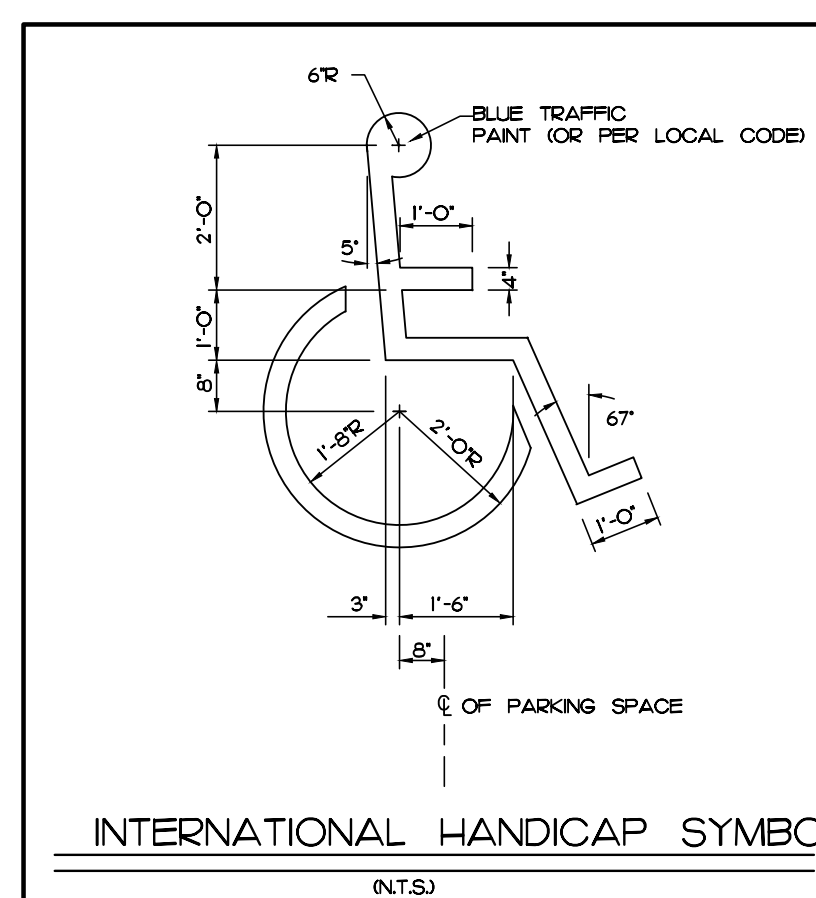
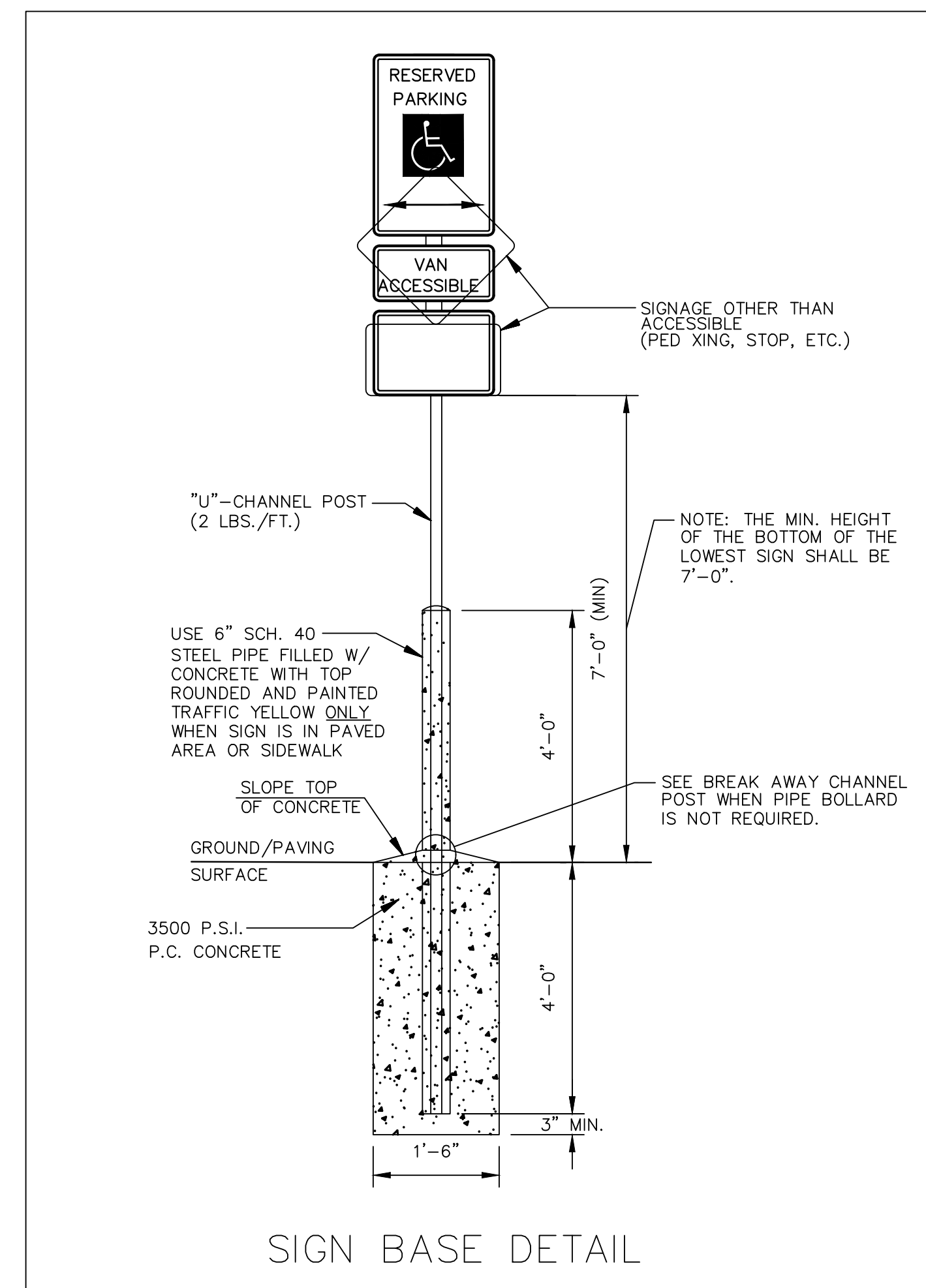
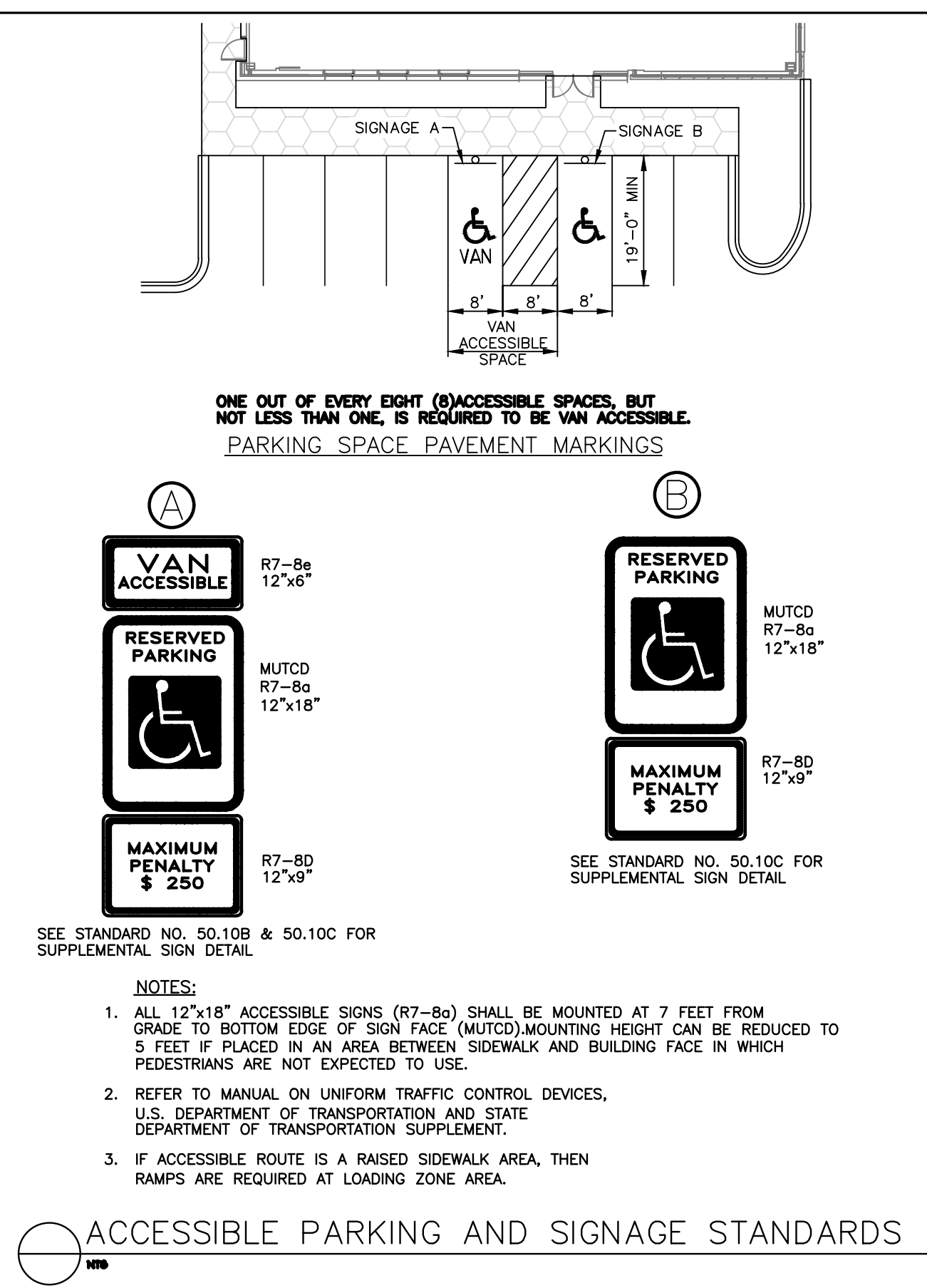
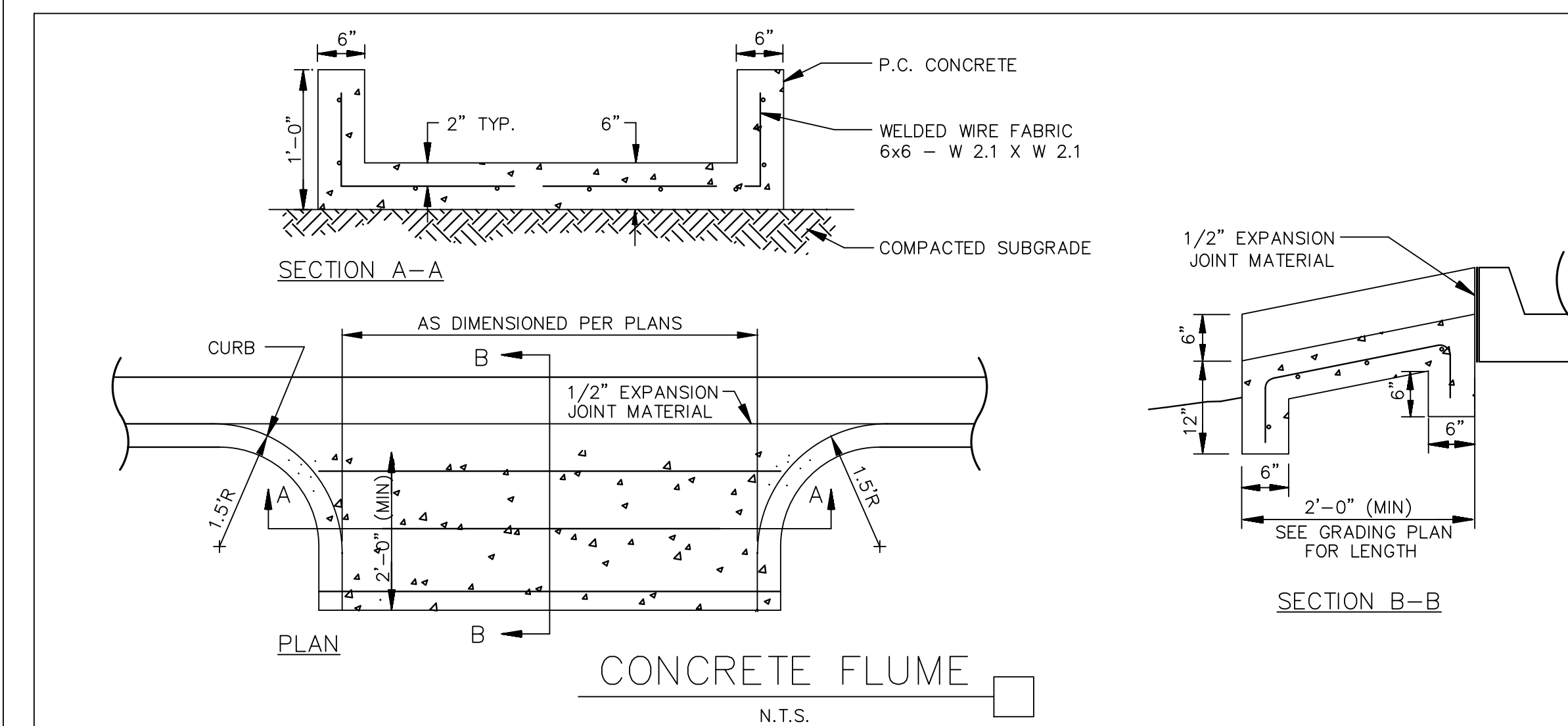
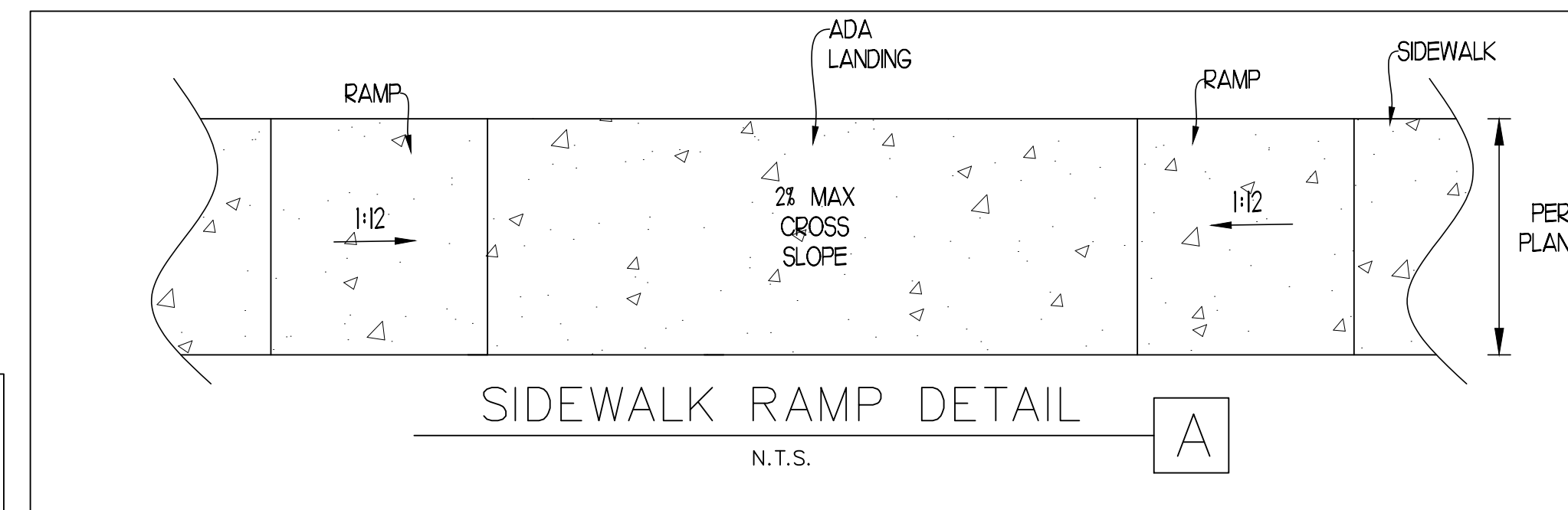
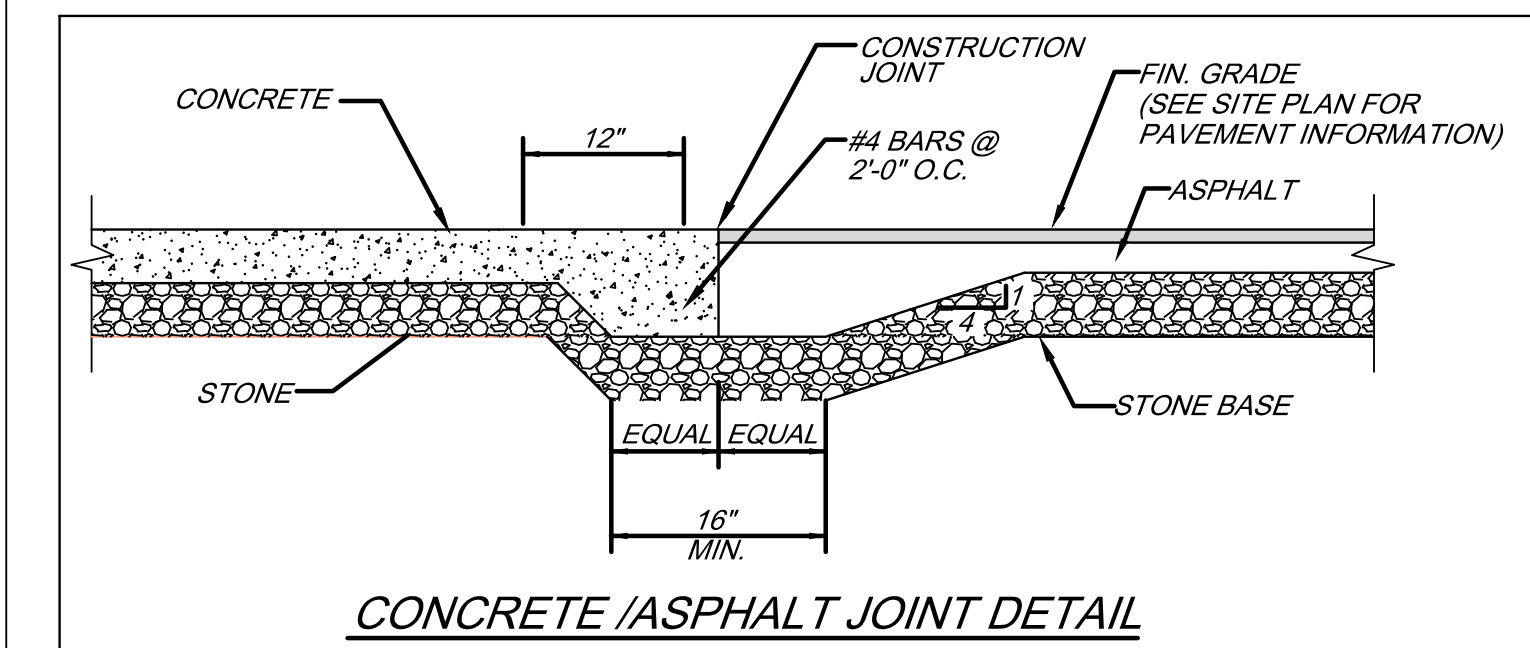
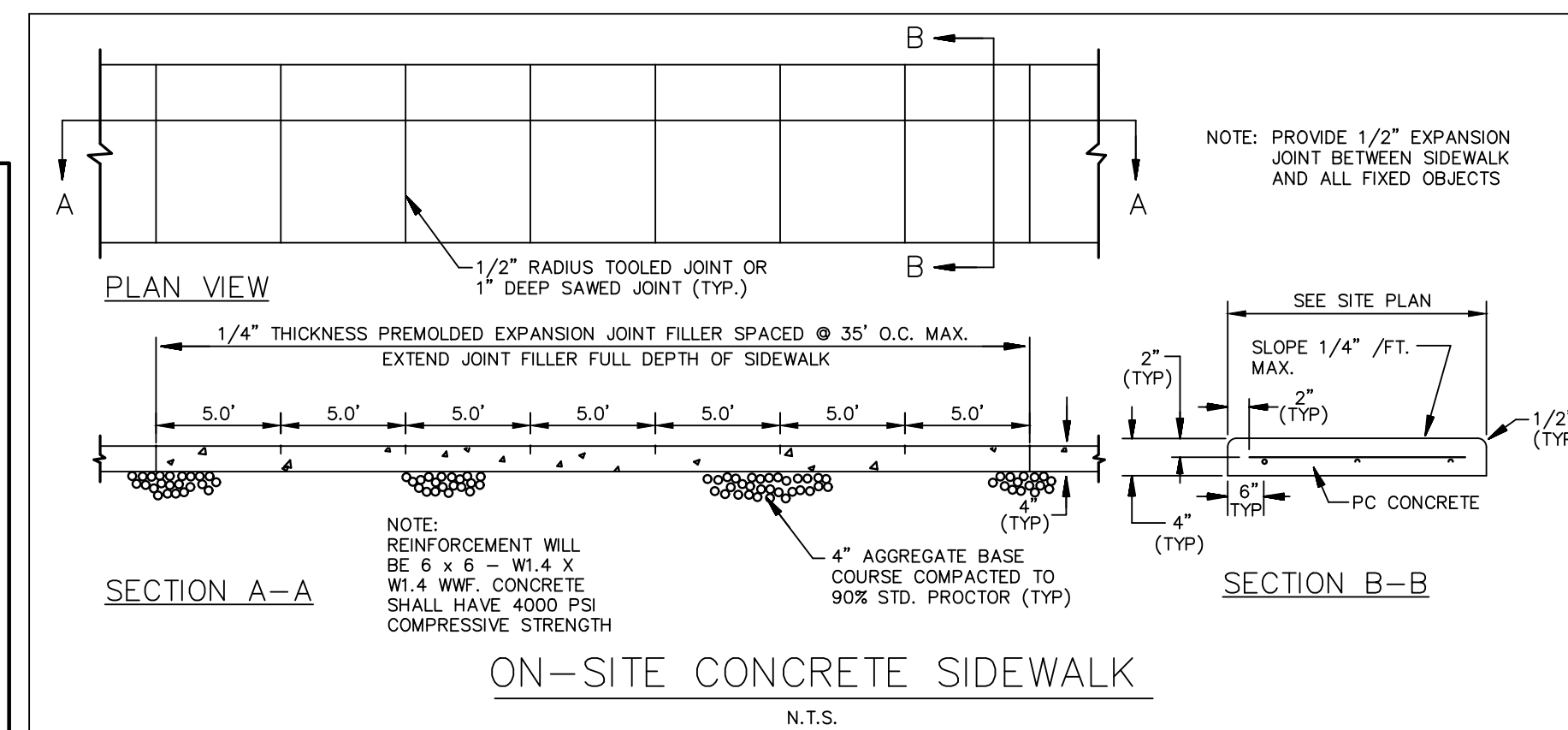
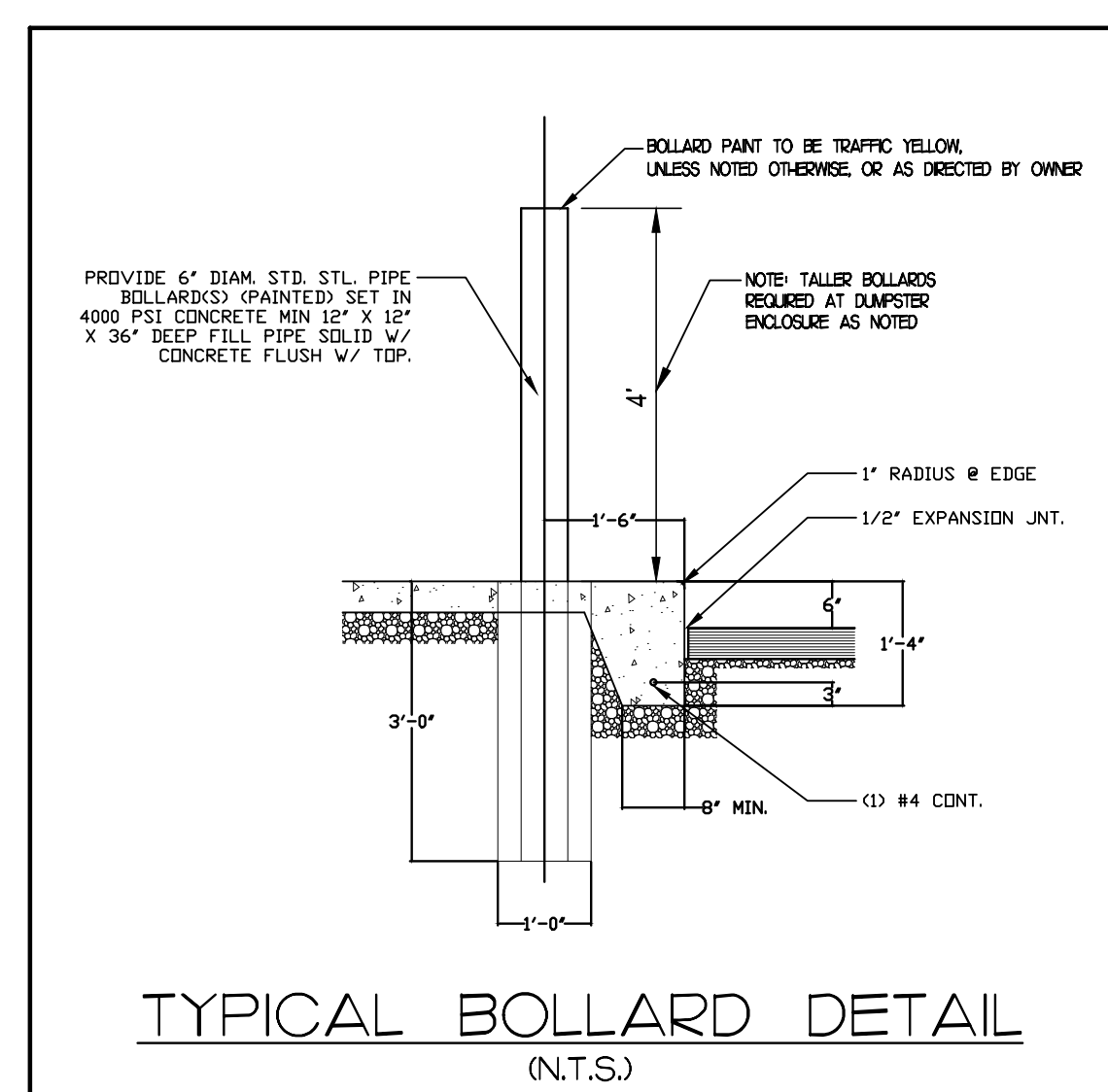
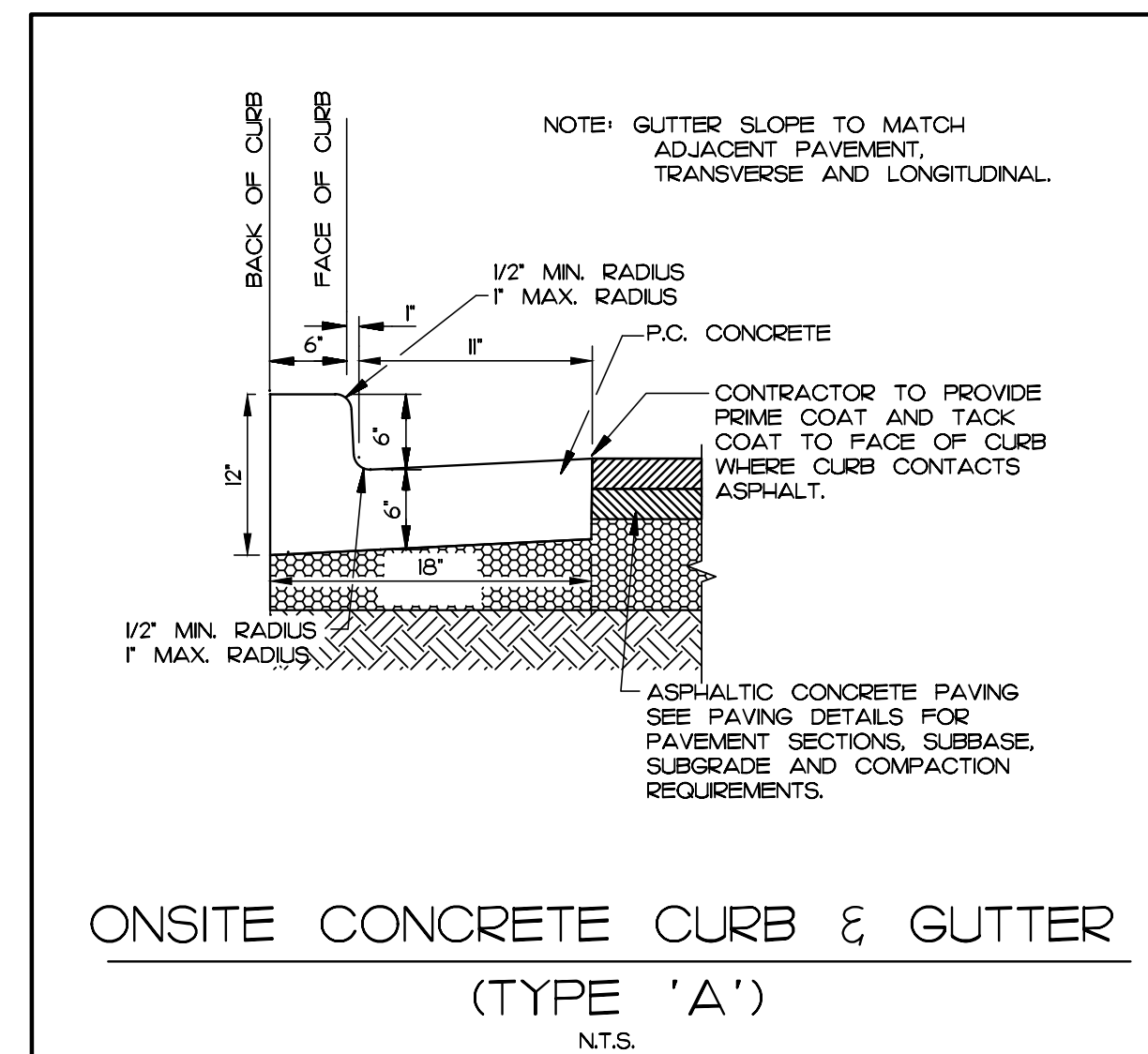
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SITE PLAN



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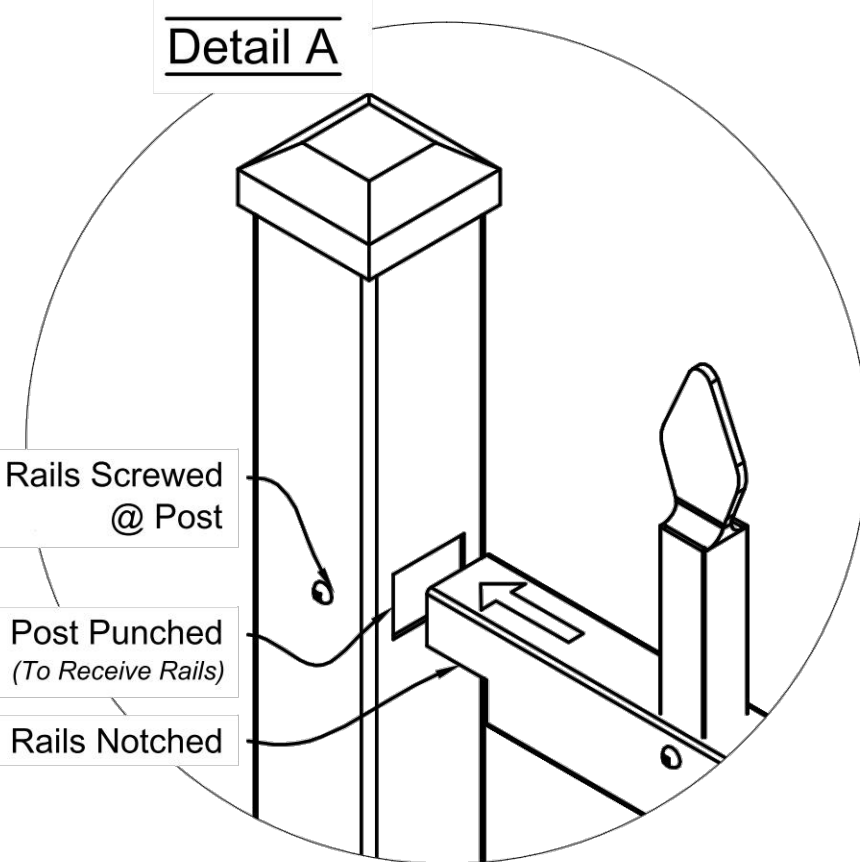
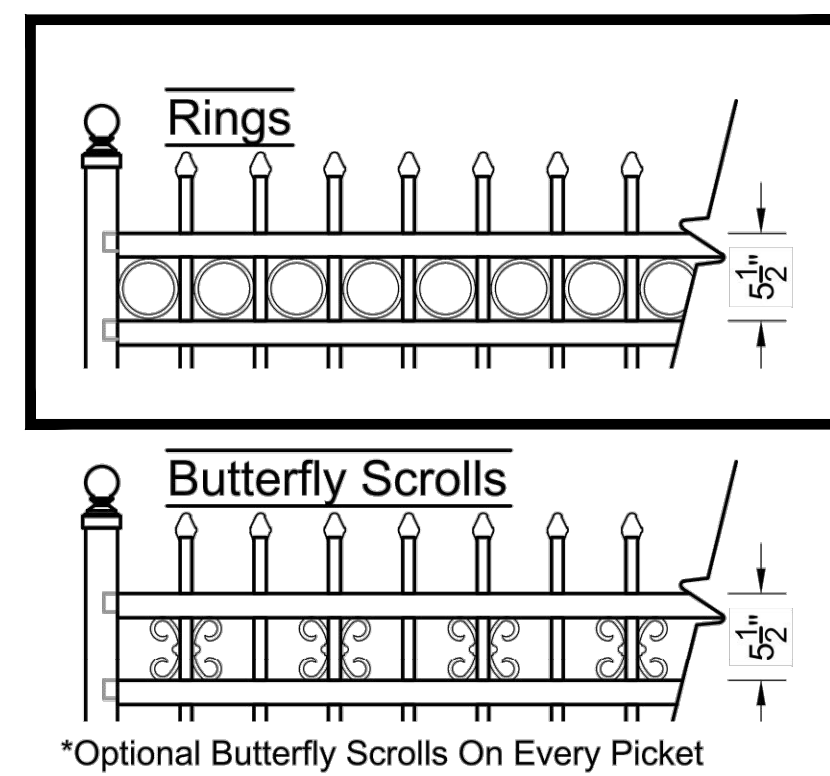
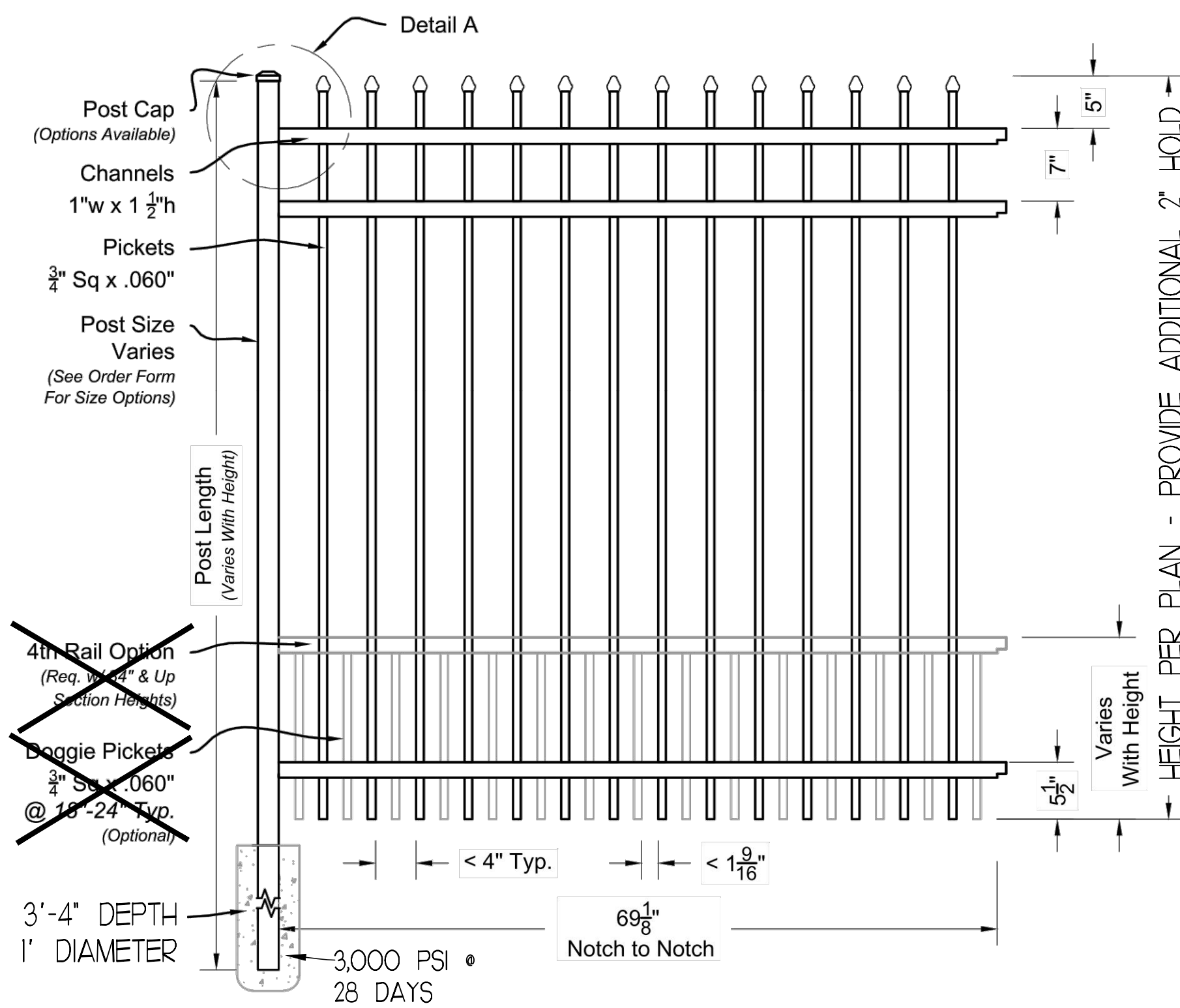
*Engineers * Landscape Architects*

209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915



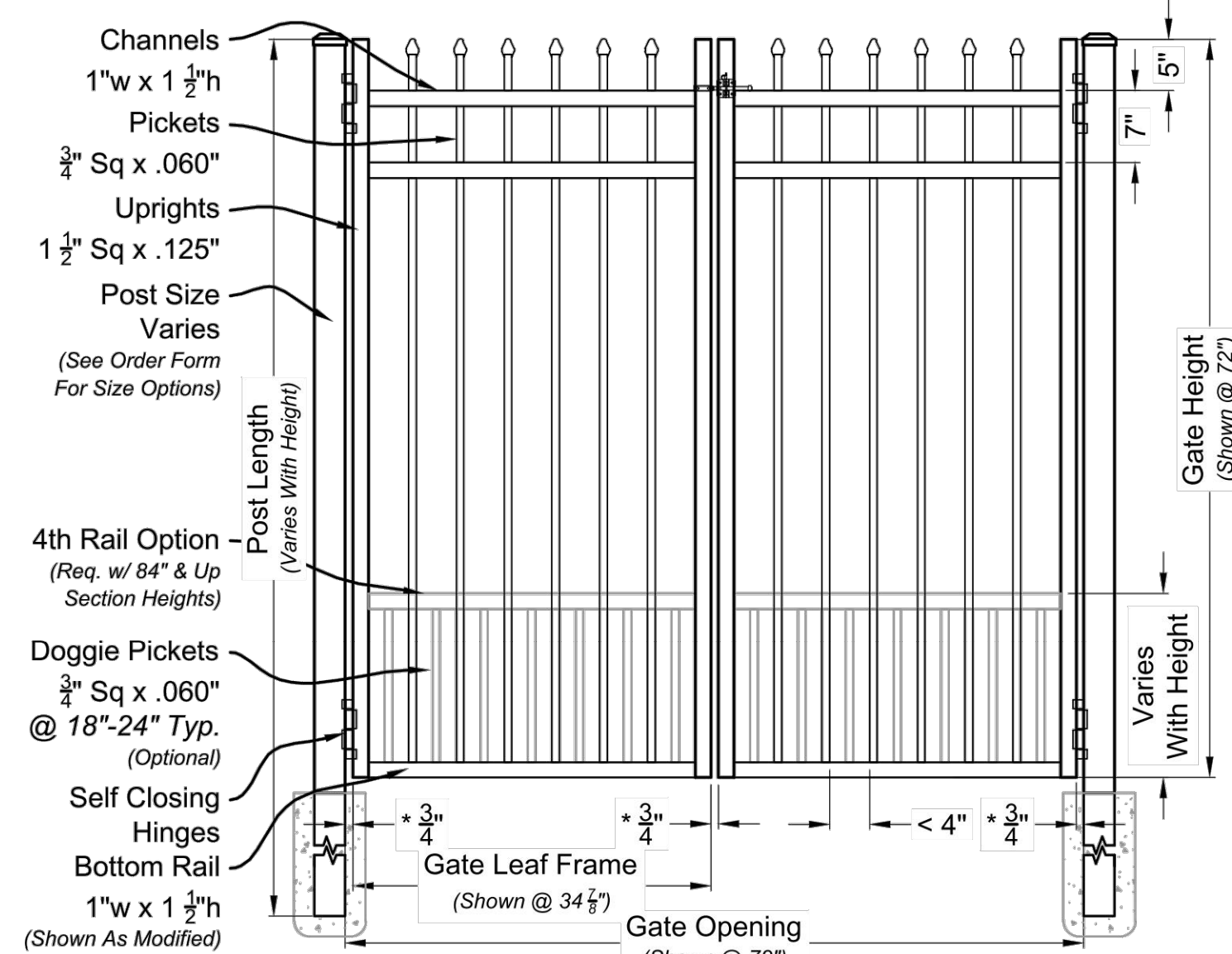
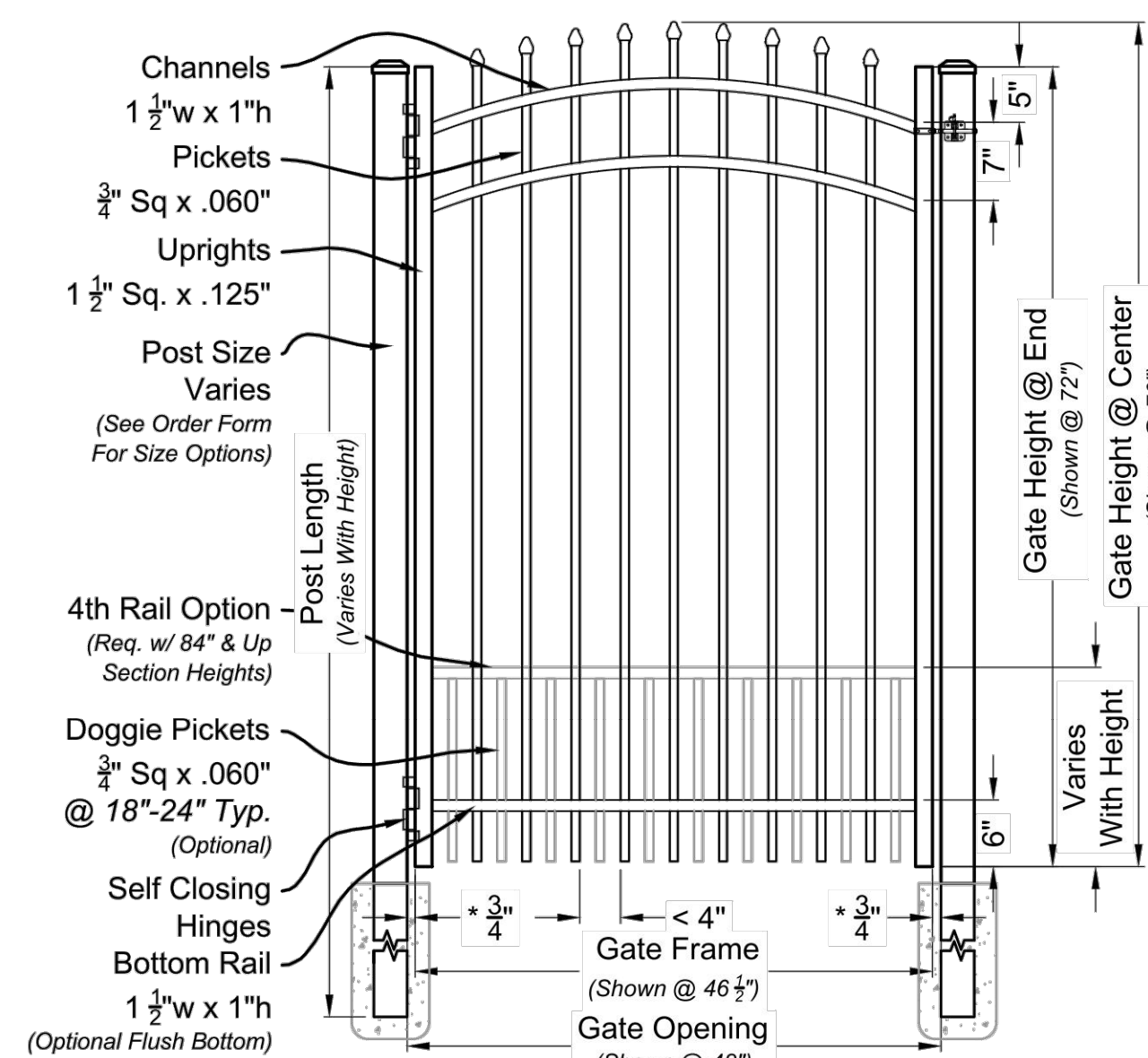
CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063

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PRIMED & PAINTED OR POWDER
COATED BLACK CONFIRM
FINAL COLOR WITH OWNER
PRIOR TO ORDERING MATERIALS

Matching Gate Options



Maine Single Walk Gate
#3033 Arched Rail Option Scale: NTS

Maine Double Walk Gate
#6203M Straight Rail Option Scale: NTS

Maine Fence & Gate Commercial Series #203



DRAWING NOTES:
Don't Scale From Drawings.
Please See Our Fence & Gate Style Sheet For
Other Options.

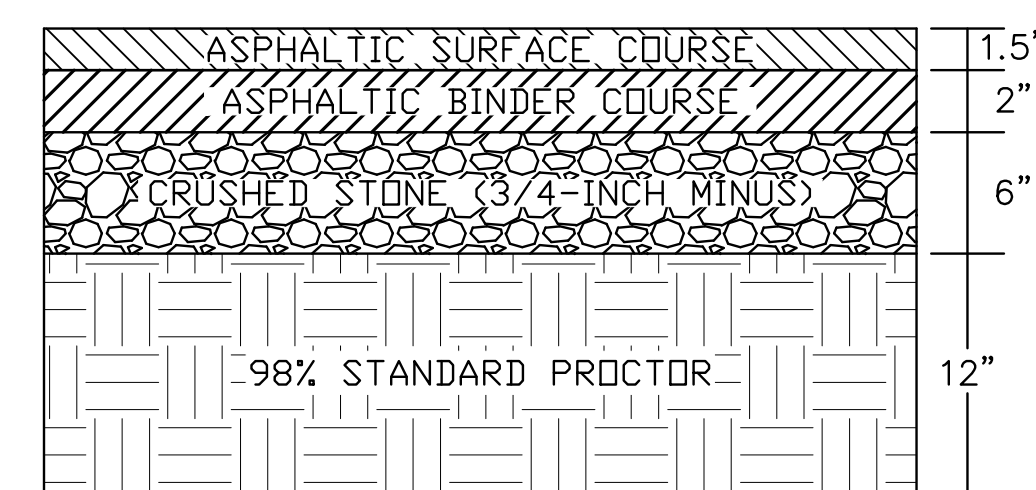
*Other Optional Gate Hardware Available, But
May Change The Hinge And Latch Clearances.

Com 203 Series
Fence & Gate
Details

1 OF 1

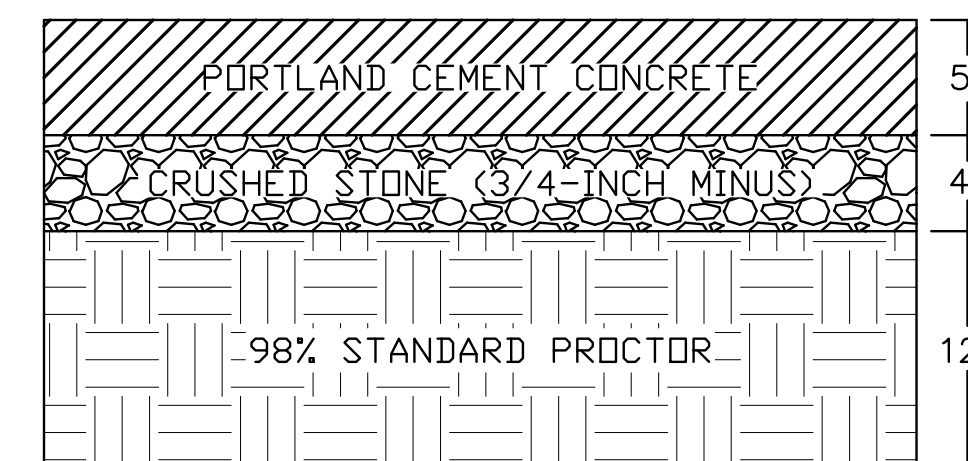
Approved By: iDeal Aluminum Quote #: _____
Drawn By: JMixon Drawn Date: 26-Nov-13
2000 Brunswick Lane Phone: 386.736.1700
Deland, FL 32724 Fax: 386.822.4956

DECORATIVE ALUMINUM SECURITY FENCE DETAIL
N.T.S.

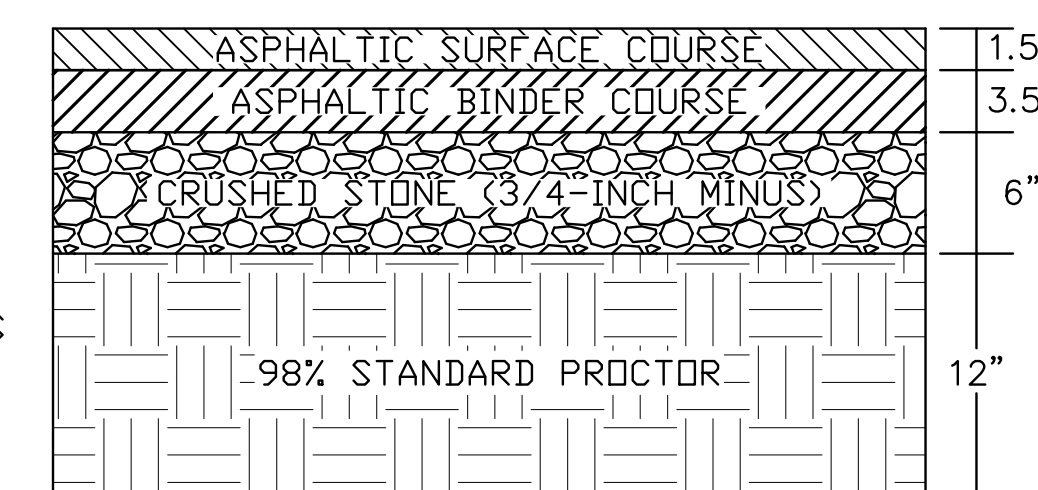


*LIGHT DUTY PAVEMENT SECTION
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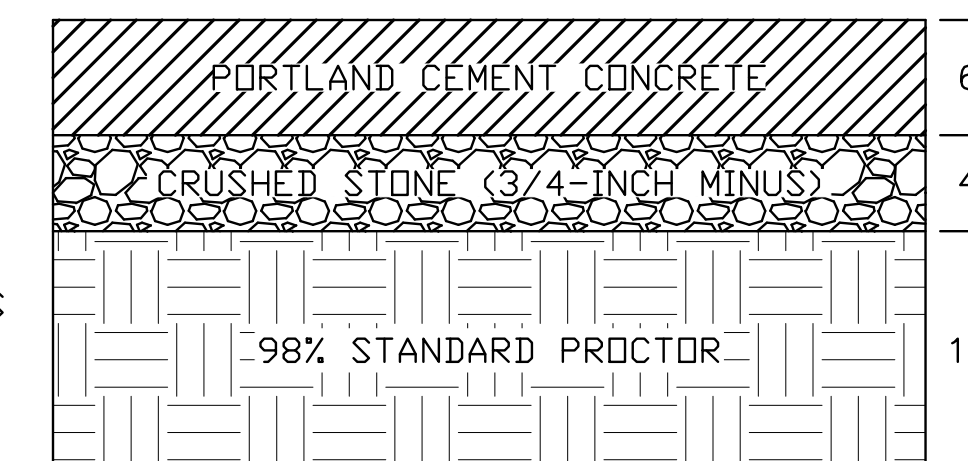
PAVEMENT DEPTHS SHOWN ARE MINIMUM (NOT AVERAGE). THERE SHALL BE NO DEVIATION BELOW THE MINIMUM DEPTHS SHOWN.
*LIGHT DUTY AREAS BASED ON TRAFFIC LOADING OF 25,000 ESALS OR LESS. PARKING STALLS ONLY WITH NO THRU TRAFFIC.
HEAVY DUTY AREAS CALCULATED BASED IN TRAFFIC LOADING OF 75,000 ESALS OR LESS, DRIVEWAYS AND DRIVE AISLES



*LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

NOTE: PORTLAND CEMENT CONCRETE SHALL BE 4000 P.S.I. 28 DAY STRENGTH (5% to 7% AIR ENTRAINED)
MATERIALS AND PROCEDURES SHALL CONFORM TO THE MISSOURI DEPARTMENT OF TRANSPORTATION OR APPROPRIATE CITY, COUNTY REQUIREMENTS.

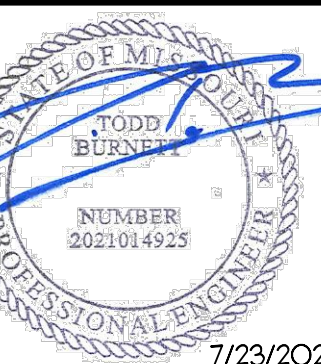
PAVING DETAILS

THE PAVEMENT DESIGN AS SHOWN IS PROVIDED BY BUNNELL LAMMONS ENGINEERING, DATED DECEMBER 21, 2020. FREELAND & KAUFFMAN, INC. DOES NOT WARRANT THE EFFECTIVENESS OF THE DESIGN. FREELAND & KAUFFMAN, INC. ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR SAID DESIGN.

REVISIONS BY

FREELAND and KAUFFMAN, INC.

Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063

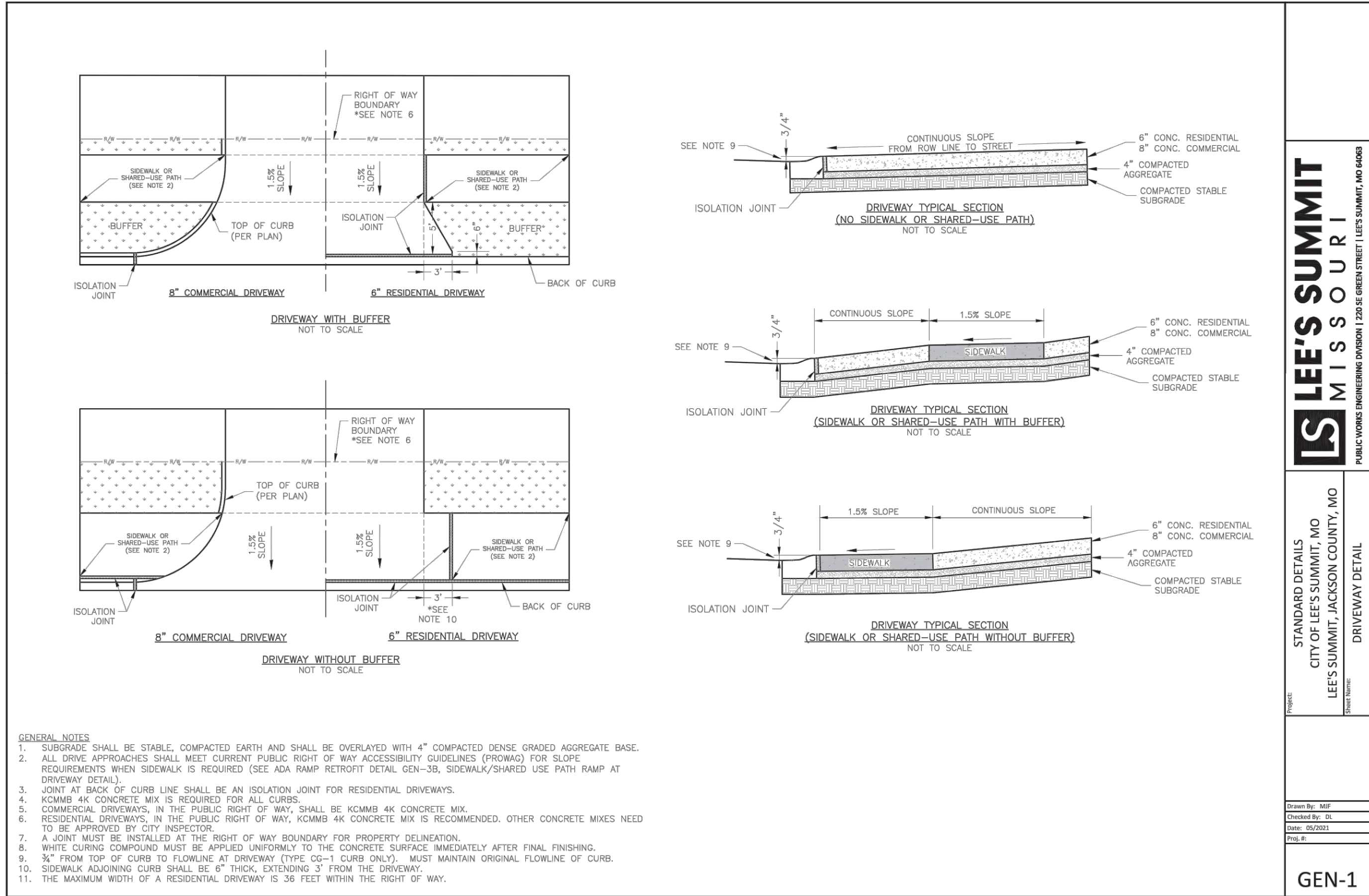
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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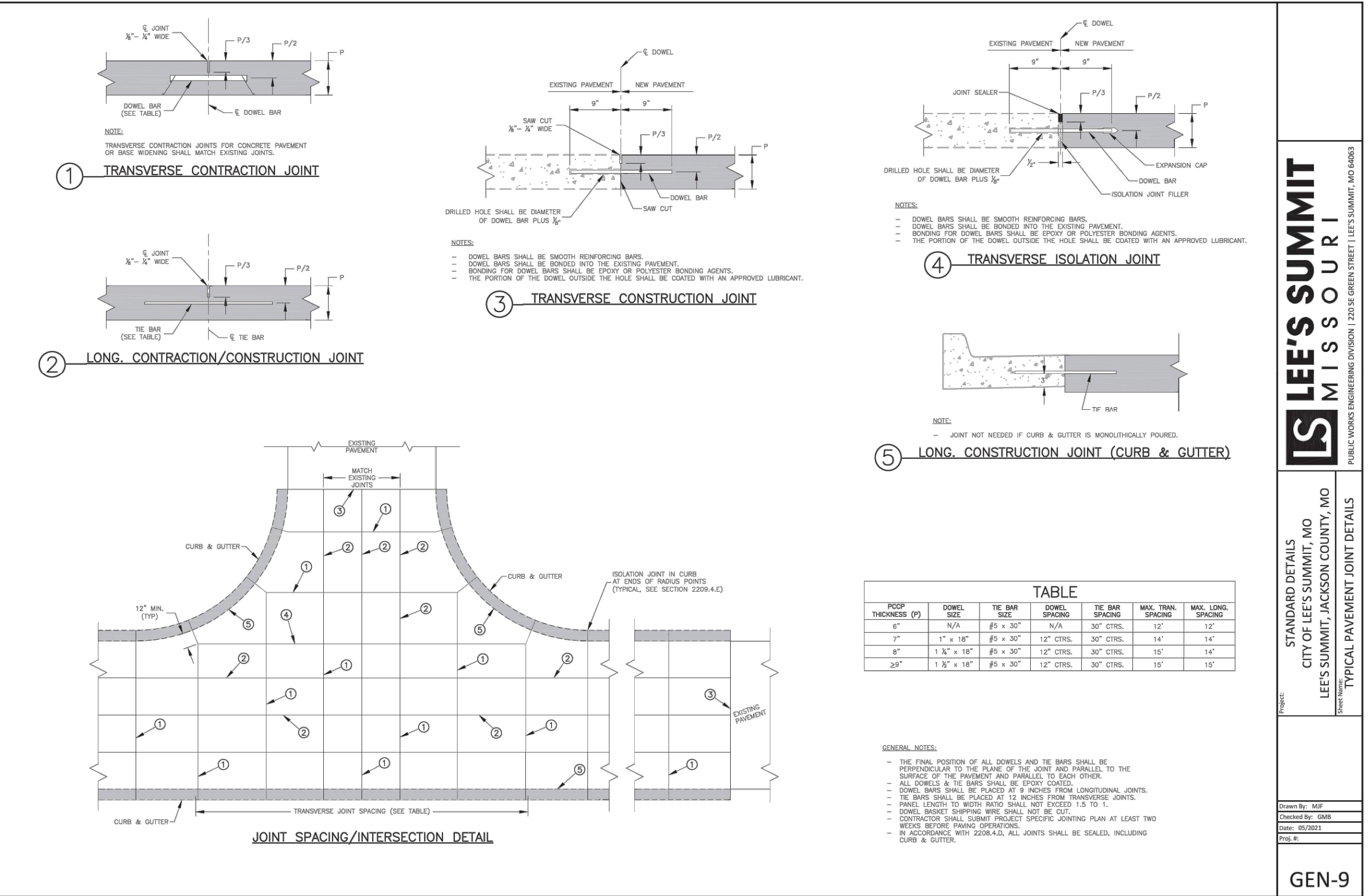
SITE DETAILS



STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

DRIVEWAY DETAIL

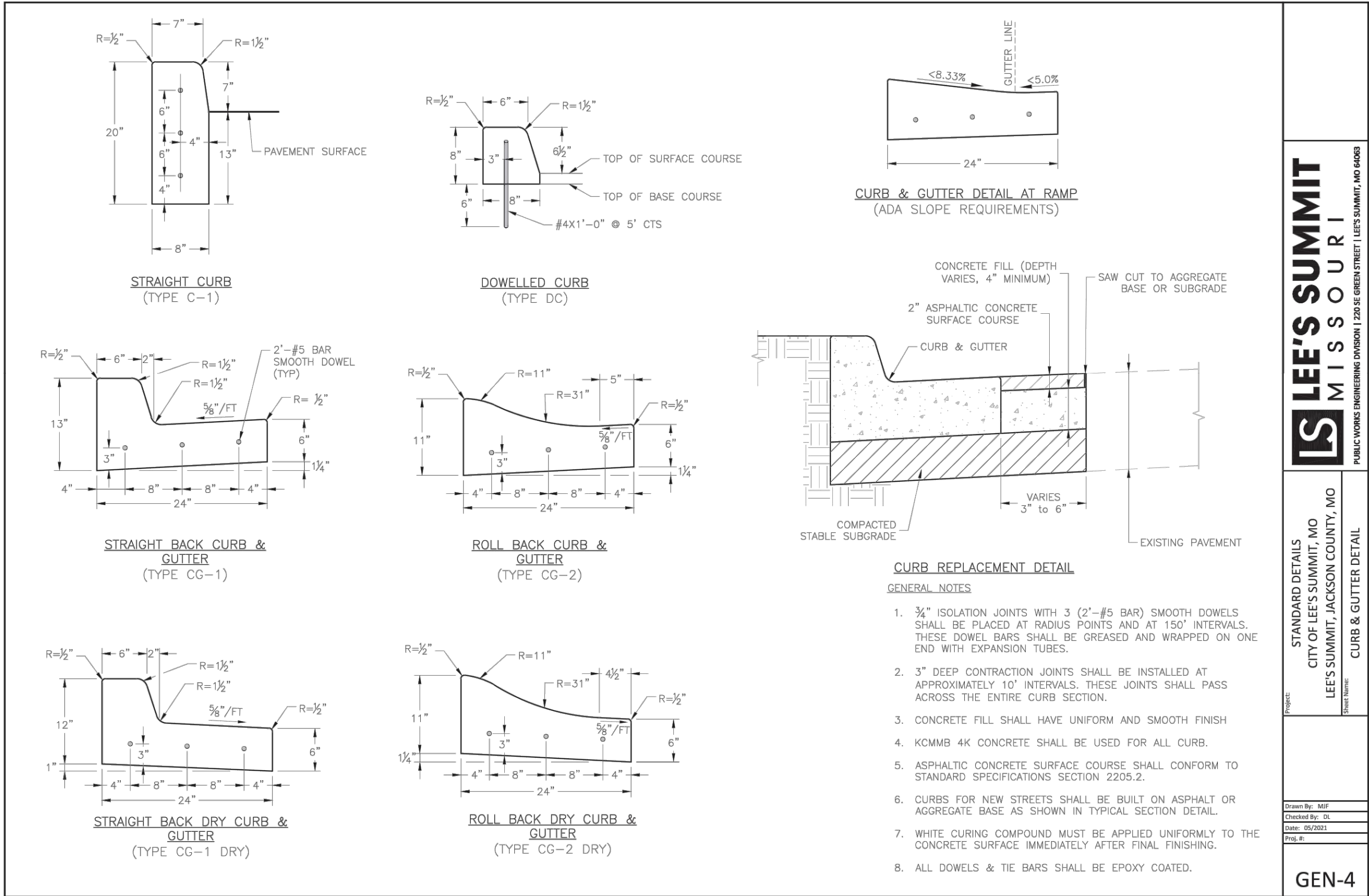
GEN-1



STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

TYPICAL PAVEMENT JOINT DETAILS

GEN-9



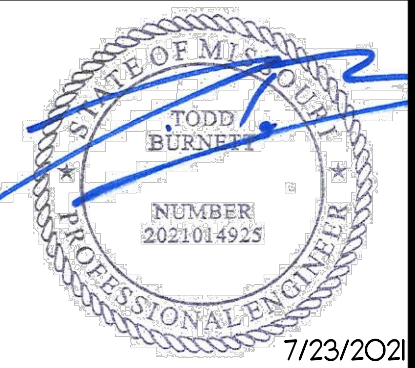
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

GEN-4

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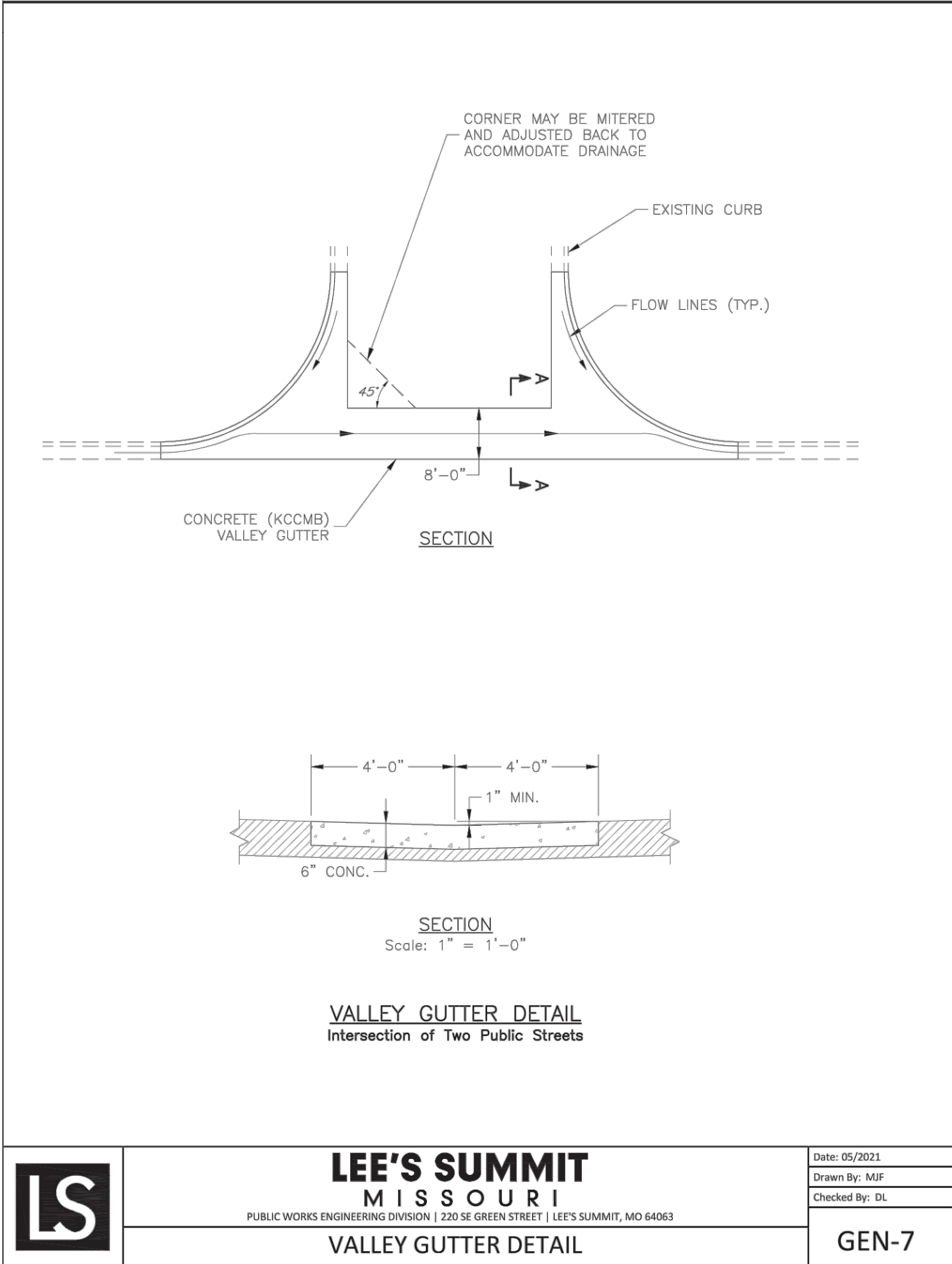
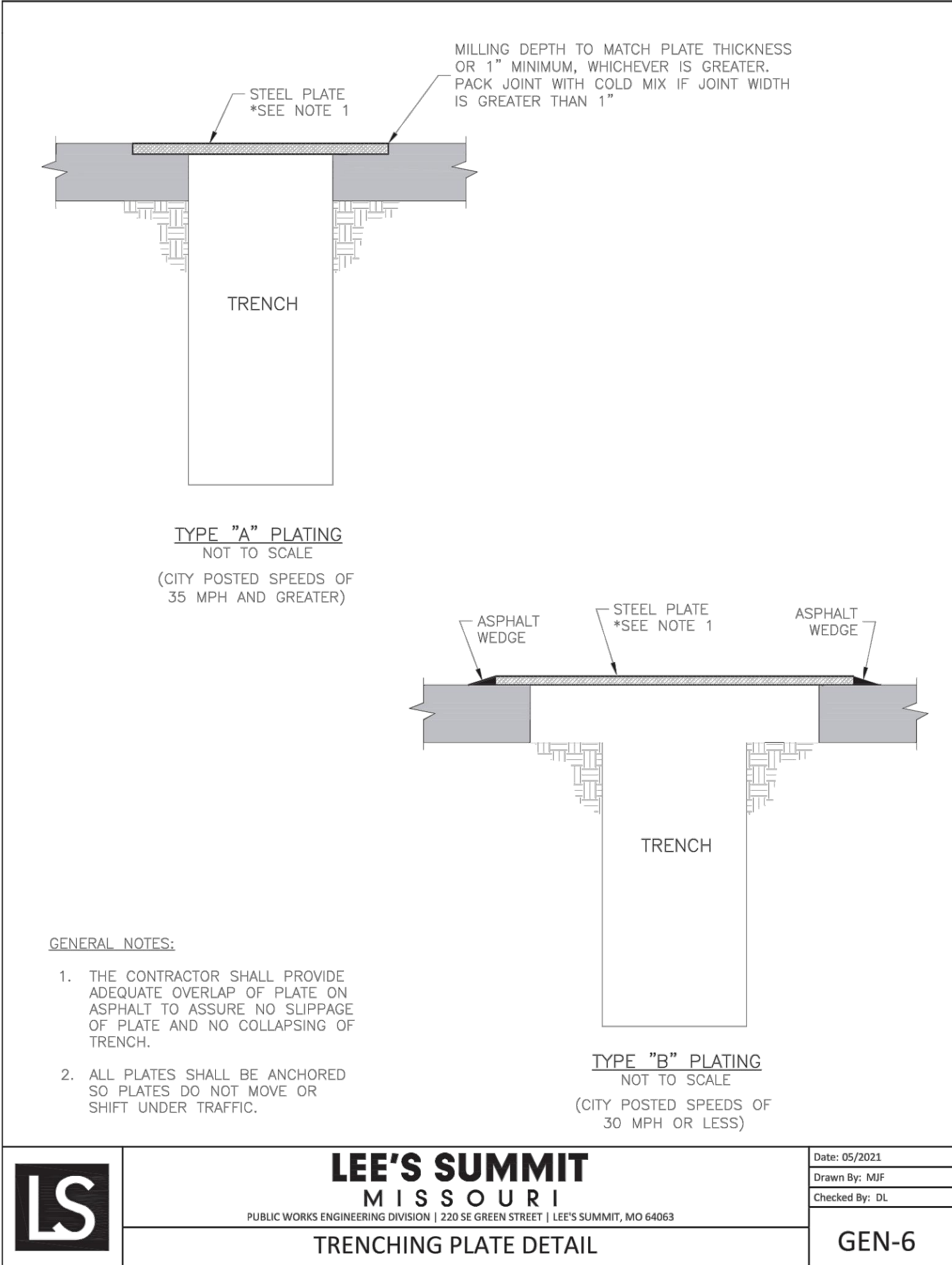
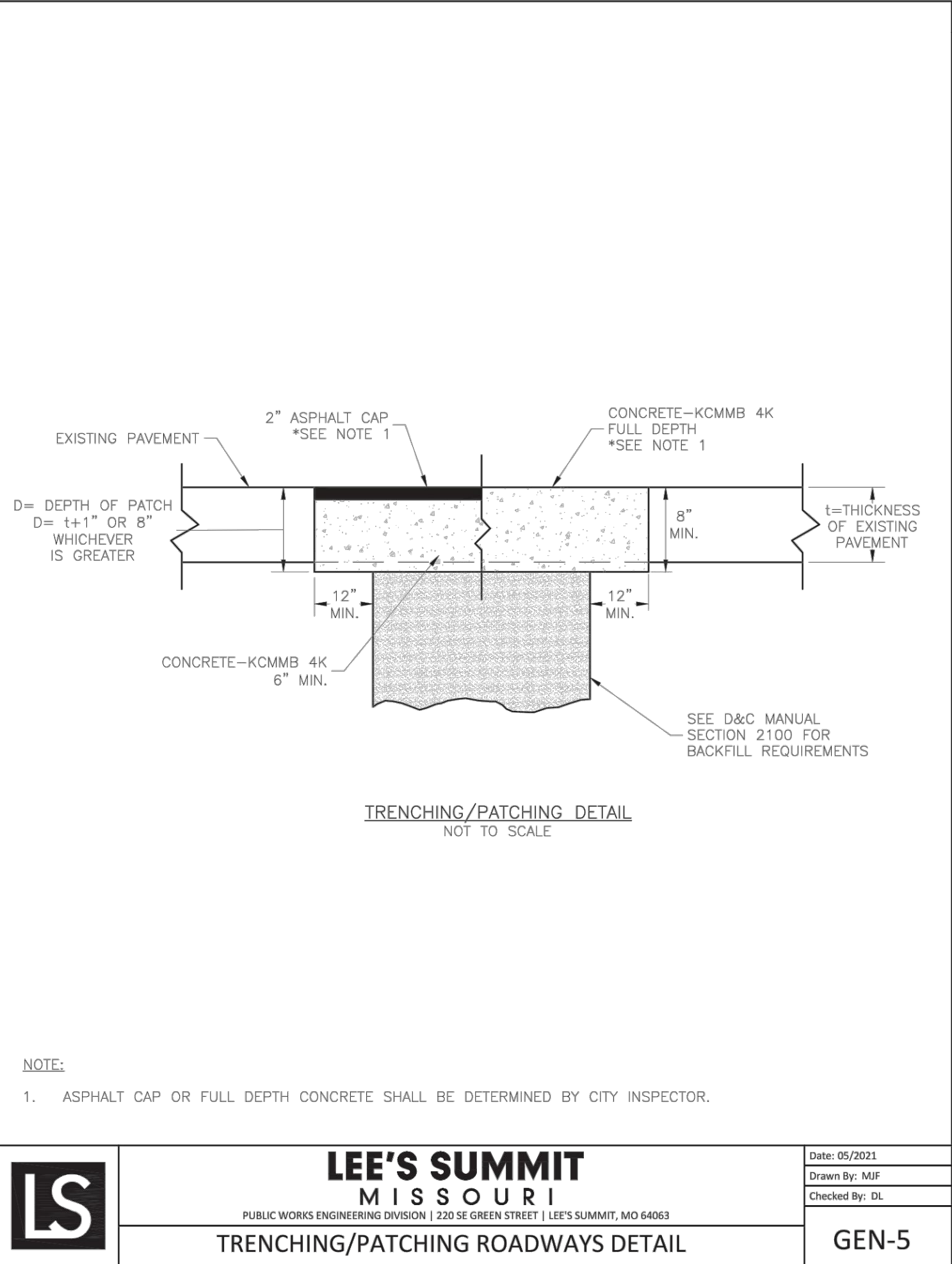
CALIBER COLLISION
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LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
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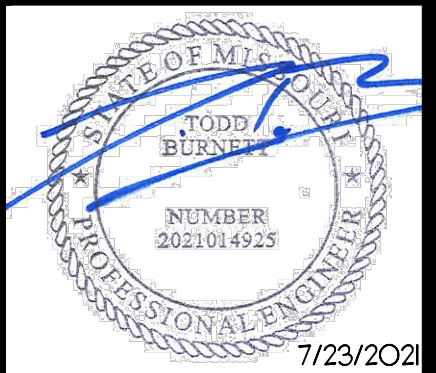
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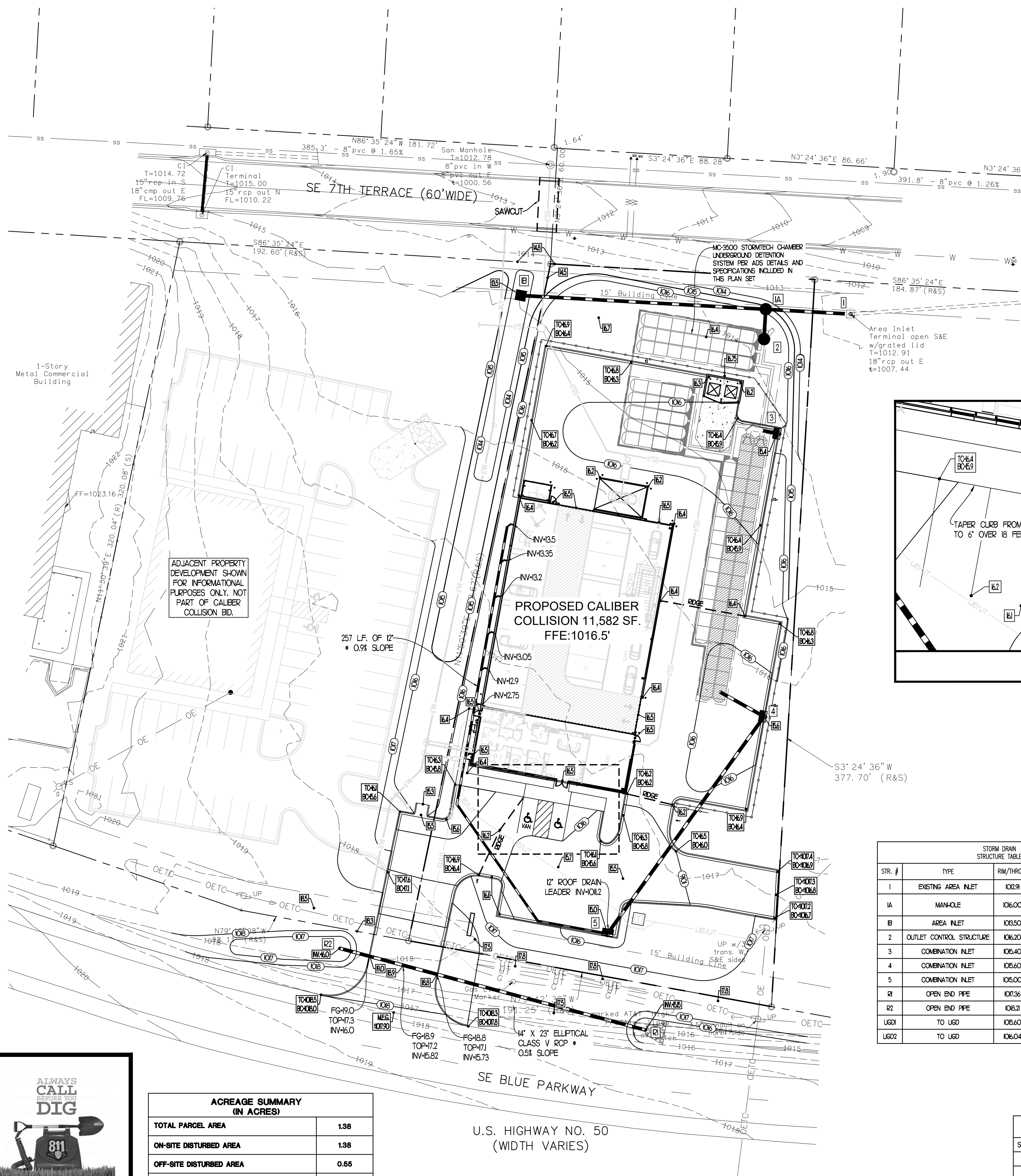
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Greenville, South Carolina 29609
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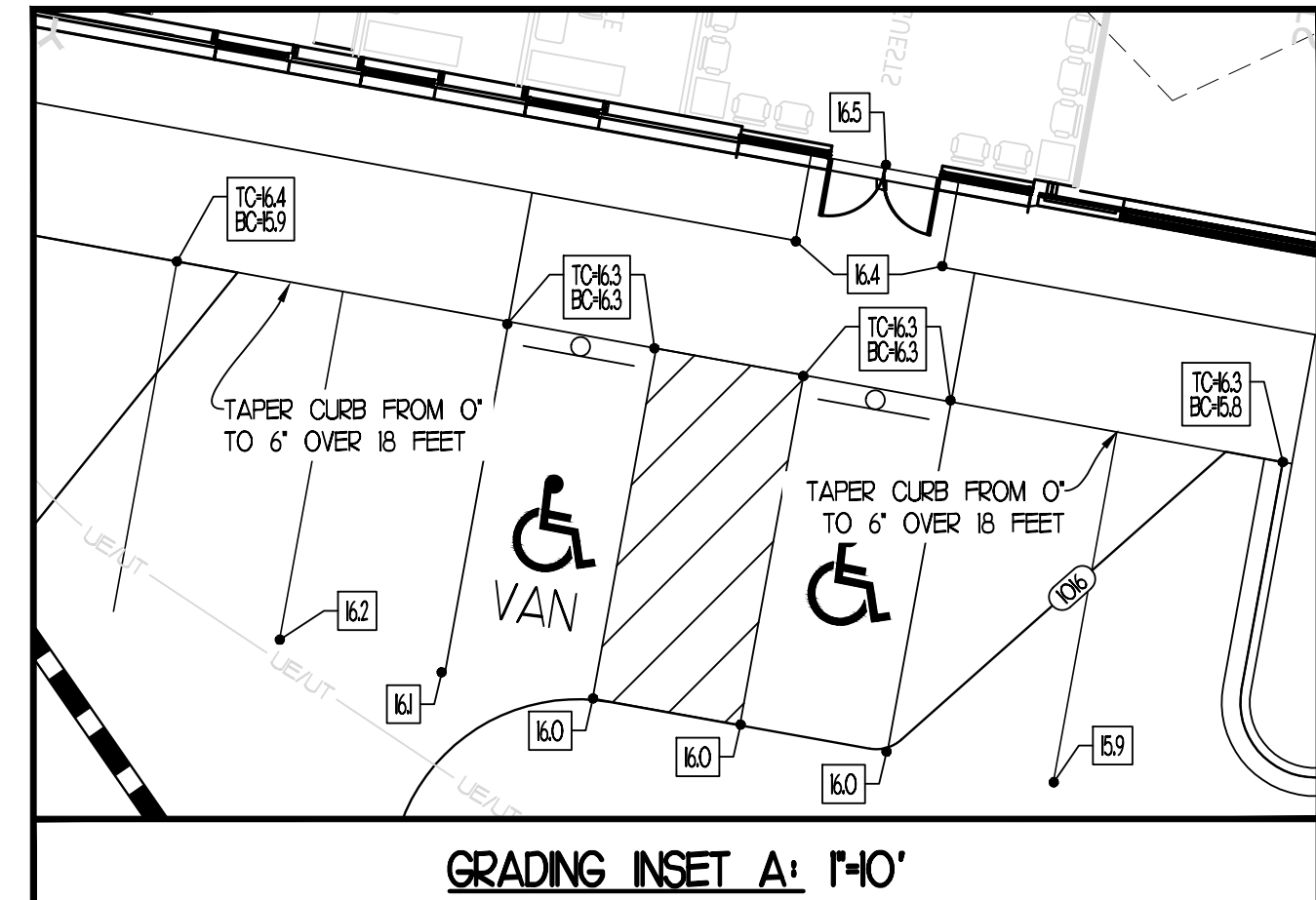
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CARROLLTON, TX 75010
TEL (214) 614-8262

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- ### STORM DRAIN NOTES
1. ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
 2. ALL MAN-HOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4' DIAMETER (OR CIRCULAR) OR 4'x4' (SQUARE). STRUCTURES SHALL BE UP-SIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
 3. STORM DRAIN PIPE SHALL BE CLASS III, WALL 12" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE.
 4. HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HDPE PIPE JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M254 TYPE S.
 5. PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
 6. CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 7. STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

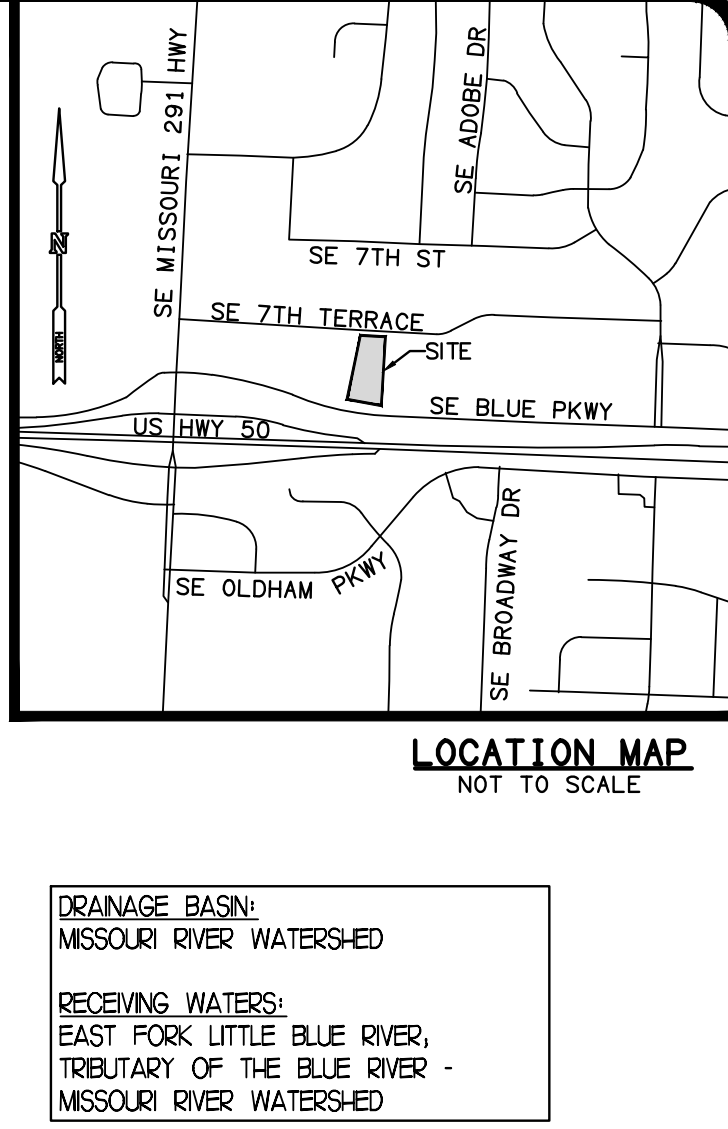
CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.



STORM DRAIN STRUCTURE TABLE				
STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
1	EXISTING AREA INLET	102.9	1007.60 (A)	1008.0 (B)
1A	MANHOLE	106.00	1008.30 (B) 1008.30 (C)	1008.0 (B)
2	AREA INLET	108.50		1009.60 (A)
3	OUTLET CONTROL STRUCTURE	106.20		1008.50 (A)
4	COMBINATION INLET	105.40		1007.90 (UG2)
5	COMBINATION INLET	105.60	1009.70 (C)	1009.50 (UG2)
5	COMBINATION INLET	105.00		1010.00 (A)
R1	OPEN END PIPE	107.36	106.5 (R2)	
R2	OPEN END PIPE	108.2		106.00 (R)
UG21	TO UG2	105.60	1007.60 (C)	
UG22	TO UG2	106.04	1009.20 (A)	

STORM PIPE TABLE					
STORM DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
1A - 1	18"	44'	0.38	1008.00'	1007.60'
B - 1A	18"	127'	0.28	1009.60'	1008.30'
2 - 1A	18"	16'	0.29	1008.50'	1008.30'
5 - 4	18"	89'	0.44	1010.00'	1009.70'
R2 - R1	18" BLUE	164'	0.52	106.00'	105.6'

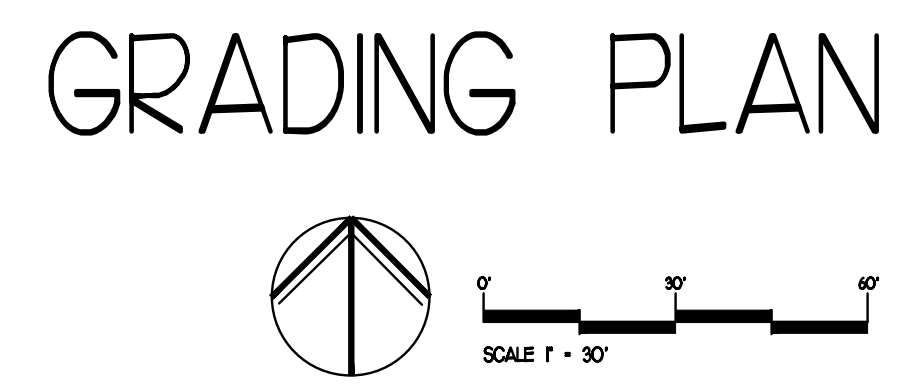
- ### LEGEND
- PROPOSED CONTOURS
 - EXISTING CONTOURS
 - PHASE 2 CONTOURS (NOT PART OF CALIBER BID)
 - SPOT ELEVATION
 - MATCH EXISTING GRADE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM CATCH BASIN
 - PROPOSED STORM MANHOLE
 - PROPOSED AREA INLET
 - PROPOSED HEADWALL
 - DRAINAGE FLOW ARROW
 - EROSION CONTROL BLANKET



- ### GRADING & DRAINAGE NOTES
1. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC. THE CURRENT REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, APPLICABLE SECTIONS OF THE MODOT STANDARD SPECIFICATIONS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 2. ALL EXISTING STRUCTURES, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE, UNLESS OTHERWISE NOTED TO REMAIN. BURNING ON-SITE SHALL NOT BE ALLOWED.
 3. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST AND SHALL MEET MODOT MINIMUM REQUIREMENTS.
 4. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (420) LOADING AND BE INSTALLED ACCORDINGLY.
 5. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 6. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 192 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 8. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) UNLESS NOTED OTHERWISE. NO SLOPES SHALL EXCEED 2:1 IN ANY CASE.
 9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES AND STORM DRAIN LINES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 10. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE TOPSOILED, SEEDED AND MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS, OR INSTRUCTED BY THE OWNER.
 11. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
 12. IF ANY EXISTING STRUCTURES OR SITE FEATURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 13. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. STORM PIPE MATERIALS SHALL MEET ALL CITY OF LEE'S SUMMIT, JACKSON COUNTY, AND MODOT REQUIREMENTS.
 14. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE NPDES. GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 15. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 16. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 17. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY HEDMAN ASSOCIATES, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
 19. EXISTING STORM DRAIN PIPES IMMEDIATELY ADJACENT TO THE SITE SHALL BE INSPECTED AND CLEANED TO REMOVE ALL SILT AND DEBRIS.
 20. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER INLETS AND MANHOLES FOR REVIEW PRIOR TO ORDERING.
 21. ROOF LEADERS SHALL DISCHARGE TO SPLASH BLOCKS UNLESS SPECIFICALLY NOTED OTHERWISE. RESEARCH FOR EXACT NUMBER AND LOCATION.
 22. ALL SIDEWALKS TO HAVE 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAX LONGITUDINAL SLOPE.
 23. SLOPES 3:1 AND STEEPER SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET (TOURX) OR APPROVED EQUAL.
 24. INSURE THAT ALL SIDEWALK CURBS LESS THAN 6" HEIGHT OR LESS ARE PAINTED YELLOW PRIOR TO CERTIFICATE OF OCCUPANCY. SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
 25. CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.
 26. CONTRACTOR HAS THE OPTION TO UTILIZE 500 N LEM OF AN EROSION CONTROL BLANKET (TYPICAL).
 27. ALL CONSTRUCTED SEVERE SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER. ADDITIONALLY, FOR CONSTRUCTED SEVERE SLOPES GREATER THAN FIVE FEET IN HEIGHT, AN INSPECTION AND A STABILITY CERTIFICATE ARE REQUIRED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE SUFFICIENT TO PERFORM THE INSPECTION AND STABILITY ANALYSIS. FOR ALL CONSTRUCTED SEVERE SLOPES WITHIN PROPOSED OR EXISTING PUBLIC RIGHTS-OF-WAY, PERIODIC INSPECTIONS AND COMPACTED REPORTS ARE REQUIRED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE.

WATER TIGHT STORM PIPES:
CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02.

CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D322.



ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

ALWAYS CALL BEFORE YOU DIG

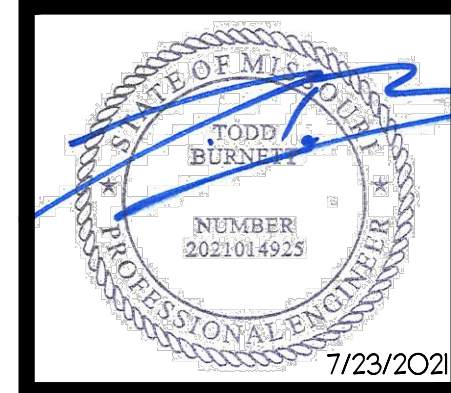
811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHURLES. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
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LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN BAC
CHECKED TMB
DATE 7/23/2021
SCALE
DRAWING
13

STORM DRAIN NOTES

1. ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
2. ALL MANHOLE DIAMETERS AND ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4' DIAMETER (CIRCULAR) OR 4'x4' (SQUARE). STRUCTURES SHALL BE UP-SIZED AS NEEDED TO ACCOMMODATE THE CONNECTING PIPE SIZES/ ANGLES.
3. STORM DRAIN PIPE SHALL BE CLASS III, WALL "B" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE. HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE. ALL HOPE PIPE JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
4. PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D332.

INLET DRAINAGE AREAS													
TYPE	INLET	AREA (AC)	TC (MIN.)	IMPERVIOUS COVERAGE (ACRE)	IMPERVIOUS RUNOFF COEFFICIENT	PERVIOUS COVERAGE (ACRE)	PERVIOUS RUNOFF COEFFICIENT	WEIGHTED RUNOFF COEFFICIENT	T*50	T*100	Q50 (CFS)	Q100 (CFS)	PONDING DEPTH @ INLET PER 100-YR STORM (FT)
PROPOSED	1B *	1.70	5	0.04	0.90	1.66	0.35	0.36	11.30	12.60	6.97	7.77	0.30
	3	0.26	5	0.26	0.90	0.00	0.35	0.90	11.30	12.60	2.64	2.95	0.26
	4	0.15	5	0.15	0.90	0.00	0.35	0.90	11.30	12.60	1.53	1.70	0.20
	5	0.62	5	0.47	0.90	0.15	0.35	0.77	11.30	12.60	5.37	5.99	0.39
	R-2	0.94	5	0.29	0.90	0.65	0.35	0.52	11.30	12.60	5.52	6.16	** NOT CALCULATED
EXISTING	EX-1	0.08	5	0.02	0.90	0.06	0.35	0.49	11.30	12.60	0.44	0.49	** NOT CALCULATED
	EX-2	0.47	5	0.08	0.90	0.39	0.35	0.44	11.30	12.60	2.36	2.63	** NOT CALCULATED

RUNOFF COEFFICIENTS USED TO CALCULATE THE WEIGHTED RUNOFF COEFFICIENT ARE LISTED BELOW

- LAWNS/GRASS: 0.35
- ROOFS/PAVEMENT: 0.90

RAINFALL DATA FROM NOAA ATLAS 14, VOLUME 8, VERSION 2, LEE'S SUMMIT, MISSOURI

- * THE AREA SHOWN FOR INLET 1B ASSUMES THAT THE ADJACENT PROPERTY WILL BE DEVELOPED AND CONNECT ITS STORM SEWER SYSTEM TO STRUCTURE 1B. PER THE CITY OF LEE'S SUMMIT CODE, THE MAXIMUM ALLOWED DISCHARGE FROM THE DEVELOPED SITE IS 3 CFS PER DEVELOPED ACRE. ASSUMING 1.70 ACRES OF DEVELOPED AREA, THE MAXIMUM DISCHARGE ALLOWED FROM THE ADJACENT SITE WOULD BE 5.1 CFS WHICH IS LESS THAN THE EXISTING SITE'S UNDEVELOPED CONDITION (WHICH RESULTS IN THE VALUE(S) SHOWN IN THE TABLE ABOVE). TO BE CONSERVATIVE, THE RELEASES FOR INLET 1B ABOVE ARE USED TO ADEQUATELY SIZE THE STORM SEWER PIPES PROPOSED BY THE CALIBER COLLISION DEVELOPMENT.
- ** THE PONDING DEPTHS FOR THESE INLETS WERE NOT CALCULATED AS THEY ARE A RESULT OF THE EXISTING CONDITIONS OF THE SURROUNDING PROPERTIES AND ADDITIONAL SURVEY INFORMATION WILL BE REQUIRED TO ACCURATELY CALCULATE. ADDITIONALLY, THESE "INLETS" ARE OPEN-ENDED PIPES AND NOT "STORM STRUCTURES". THEIR PONDING DEPTHS ARE NEGLECTED AS THEY CONTAIN CONDITIONS WHERE PONDING IS NOT AN ISSUE (I.E. CONTAINED WITHIN DITCHES)

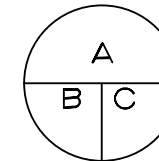
RAINFALL DISTRIBUTION FOR LEE'S SUMMIT, MISSOURI

STORM EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
RAINFALL (INCHES/HR)	5.81	8.35	9.98	11.30	12.60

- THE RAINFALL FOR RAINFALL DISTRIBUTION DATA TAKEN FROM NOAA ATLAS 14, VOLUME 8, VERSION 2 FOR LEE'S SUMMIT, MISSOURI
- STORM DISTRIBUTION TYPE II
- 24-HOUR STORM DISTRIBUTION

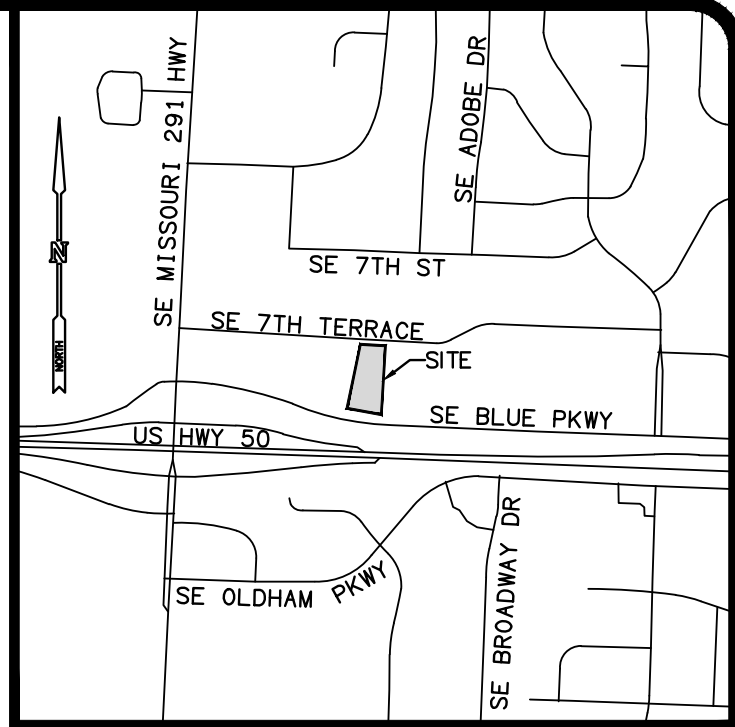
LEGEND

DESCRIPTION



- A = BASIN DESIGNATION
- B = AREA IN ACRES
- C = RUNOFF COEFFICIENT

--- DRAINAGE BASIN BOUNDARY

LOCATION MAP
NOT TO SCALE

WATER TIGHT STORM PIPES:

CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02

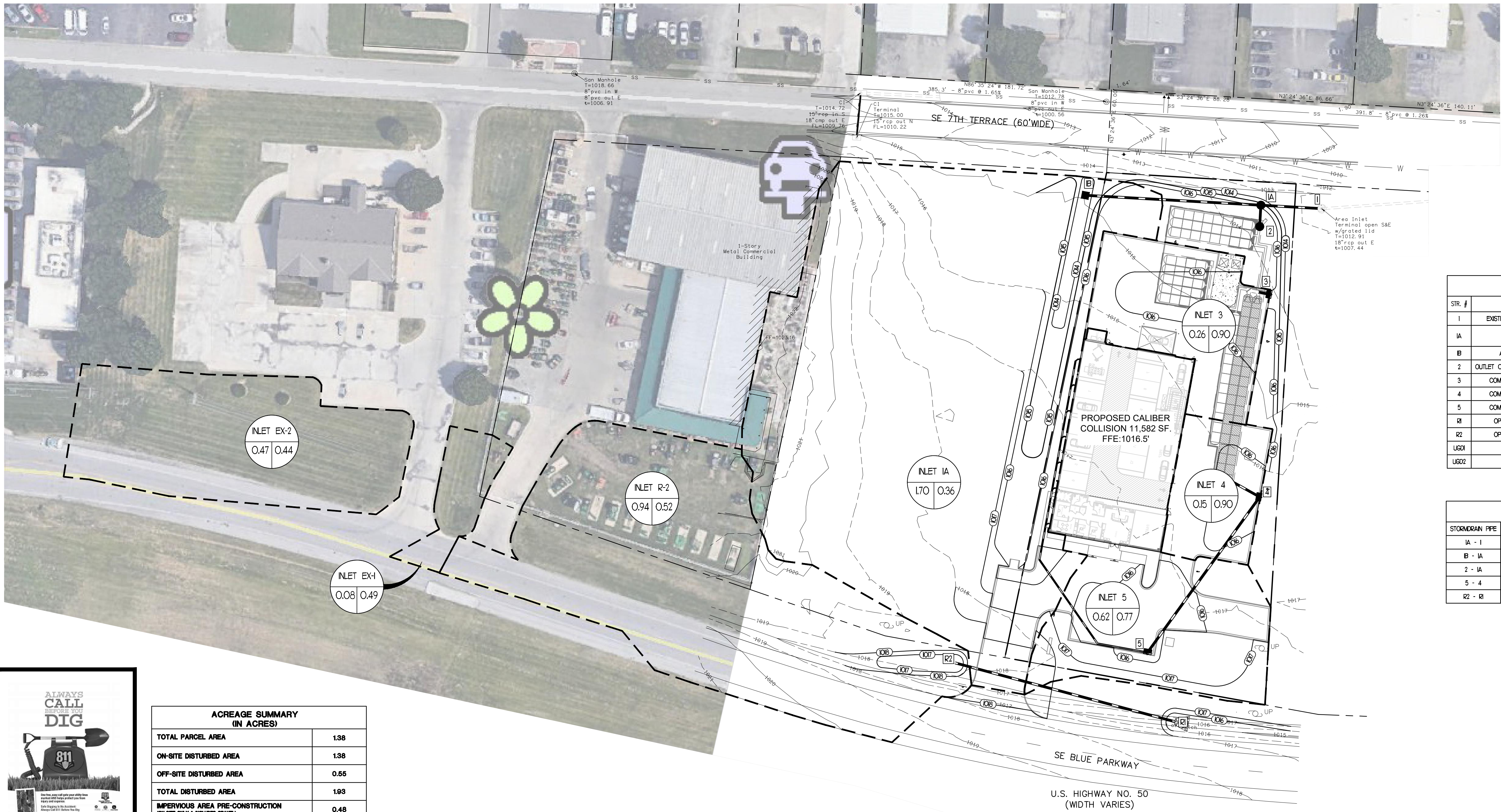
CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D332.

DRAINAGE BASIN:

MISSOURI RIVER WATERSHED

RECEIVING WATERS:

EAST FORK LITTLE BLUE RIVER, TRIBUTARY OF THE BLUE RIVER - MISSOURI RIVER WATERSHED



STORM DRAIN STRUCTURE TABLE				
STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT
1	EXISTING AREA INLET	108.21	1007.60 (A)	
1A	MANHOLE	106.00	1008.30 (B) 1008.50 (C)	1008.00 (D)
B	AREA INLET	108.50		1009.60 (A)
2	OUTLET CONTROL STRUCTURE	106.20		1008.50 (A)
3	COMBINATION INLET	106.40		1007.90 (B50)
4	COMBINATION INLET	106.60	1009.70 (C)	1009.50 (B50)
5	COMBINATION INLET	106.00		100.00 (A)
R	OPEN END PIPE	107.36	106.5 (R2)	
R2	OPEN END PIPE	108.3		106.00 (R)
UG01	TO UG0	106.60	1007.80 (C)	
UG02	TO UG0	106.04	1009.20 (A)	

STORM PIPE TABLE					
STORM DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
1A - 1	18"	44'	1.2%	1008.00'	1007.60'
B - 1A	18"	27'	1.02%	1009.60'	1008.50'
2 - 1A	18"	16'	1.2%	1008.50'	1008.30'
5 - 4	18"	139'	0.94%	1010.00'	1009.70'
R2 - R1	14" ELIP.	64'	0.52%	106.00'	106.5'

ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

ALWAYS CALL BEFORE YOU DIG

811

THE ONLY WAY TO SAFELY AND LEGALLY DIG IS TO CALL 811 BEFORE YOU DIG. IT'S THE ONLY WAY TO FIND OUT WHERE ALL THE UNDERGROUND UTILITIES ARE. CALLING 811 BEFORE YOU DIG CAN SAVE LIVES AND PREVENT MILLIONS OF DOLLARS IN DAMAGE.

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHEDS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

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FREELAND and KAUFFMAN, INC.

Engineers * Landscape Architects
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864-233-5497
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CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063

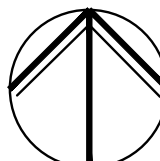
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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7/23/2021
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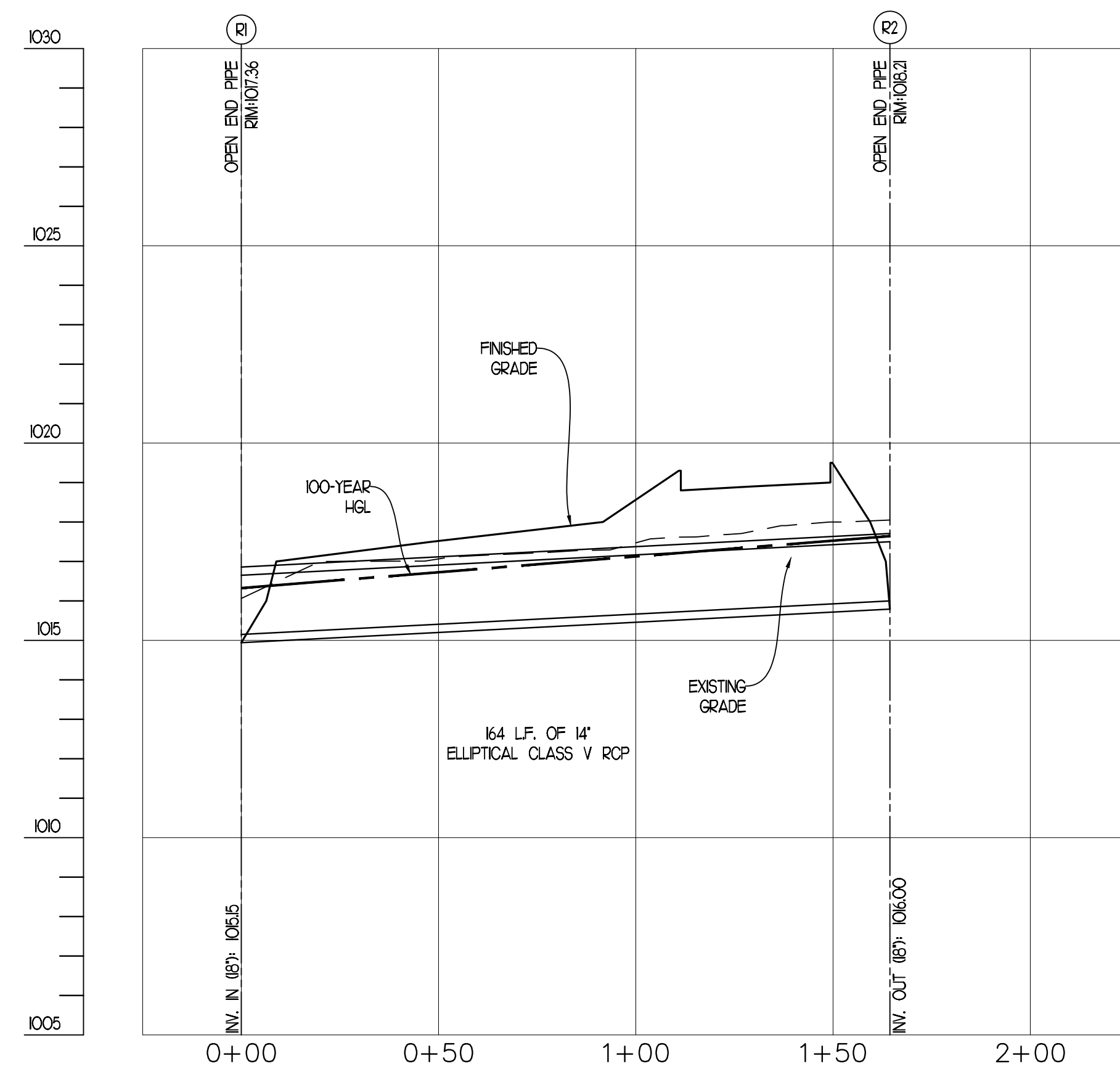
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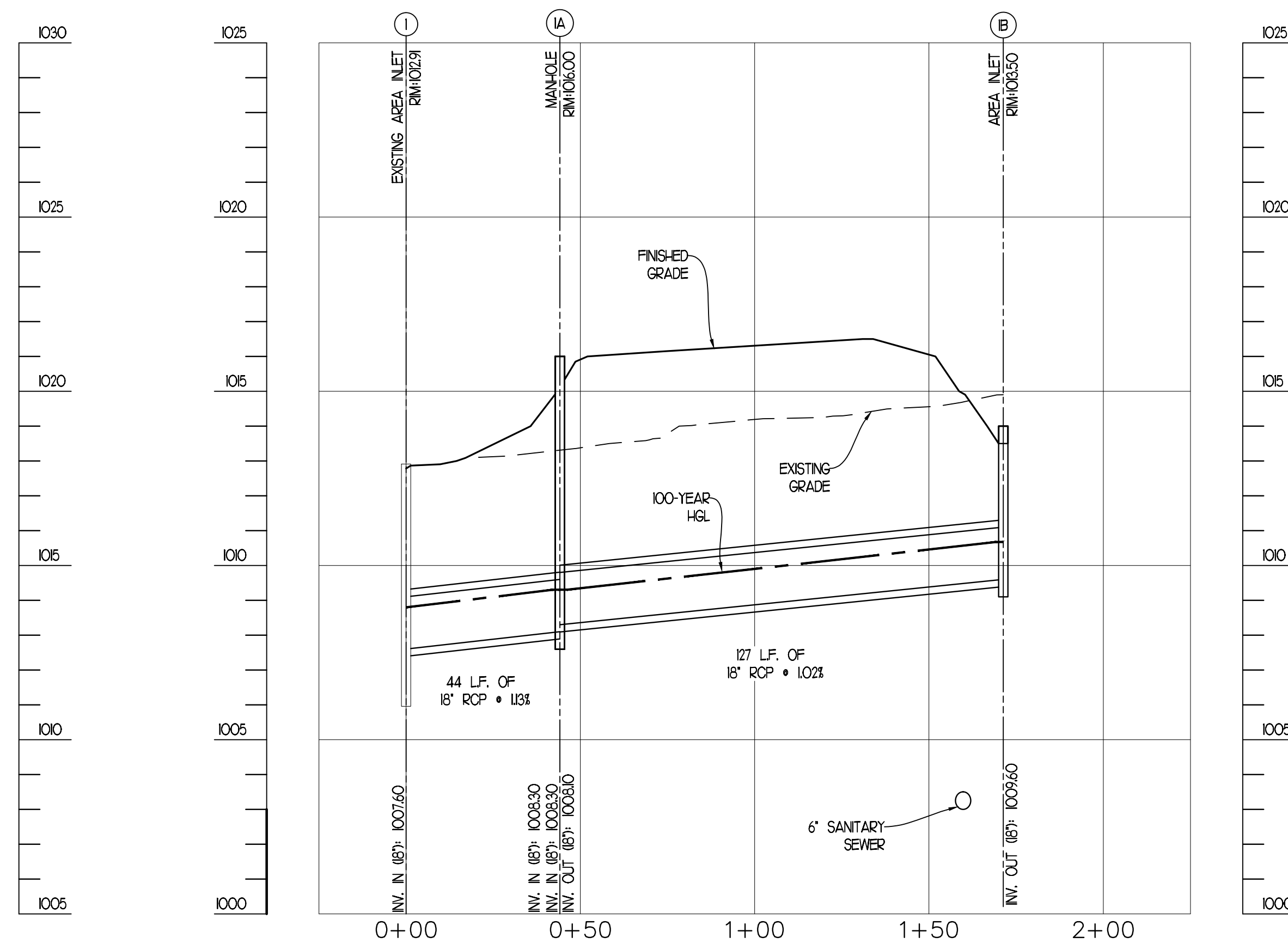
INLET AREA MAP



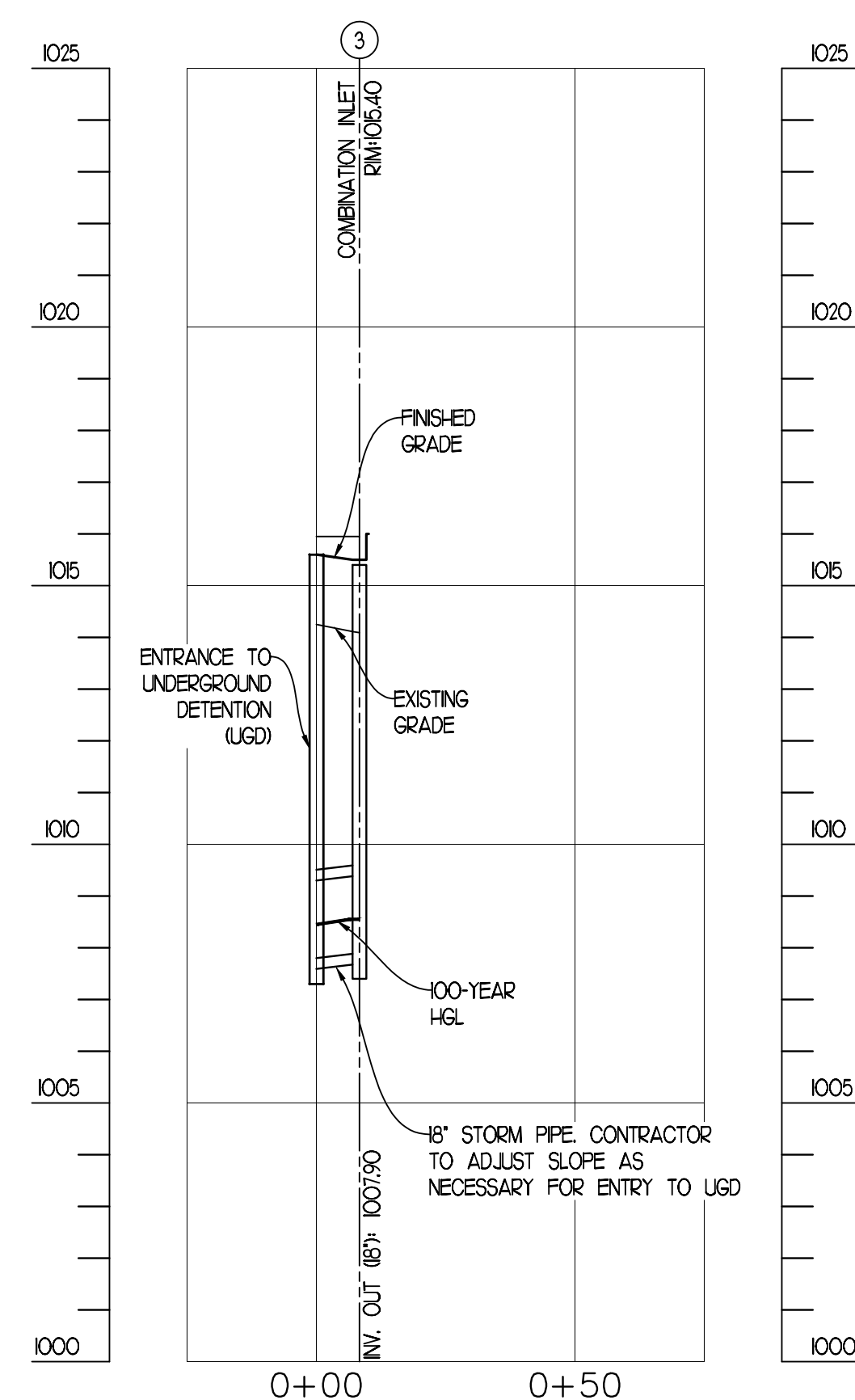
SCALE 1" = 30'



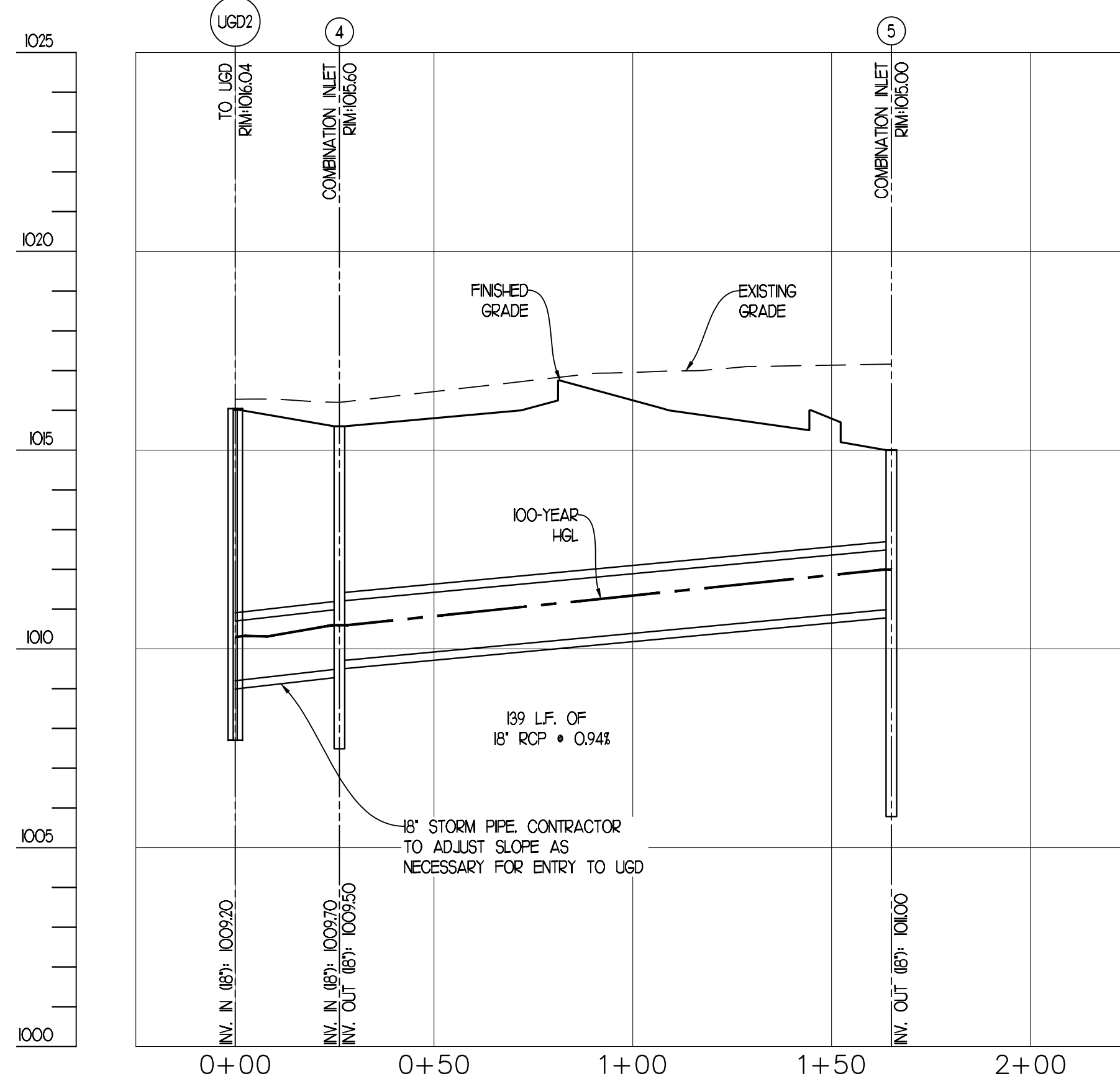
STORM DRAIN PROFILE R1 TO R2



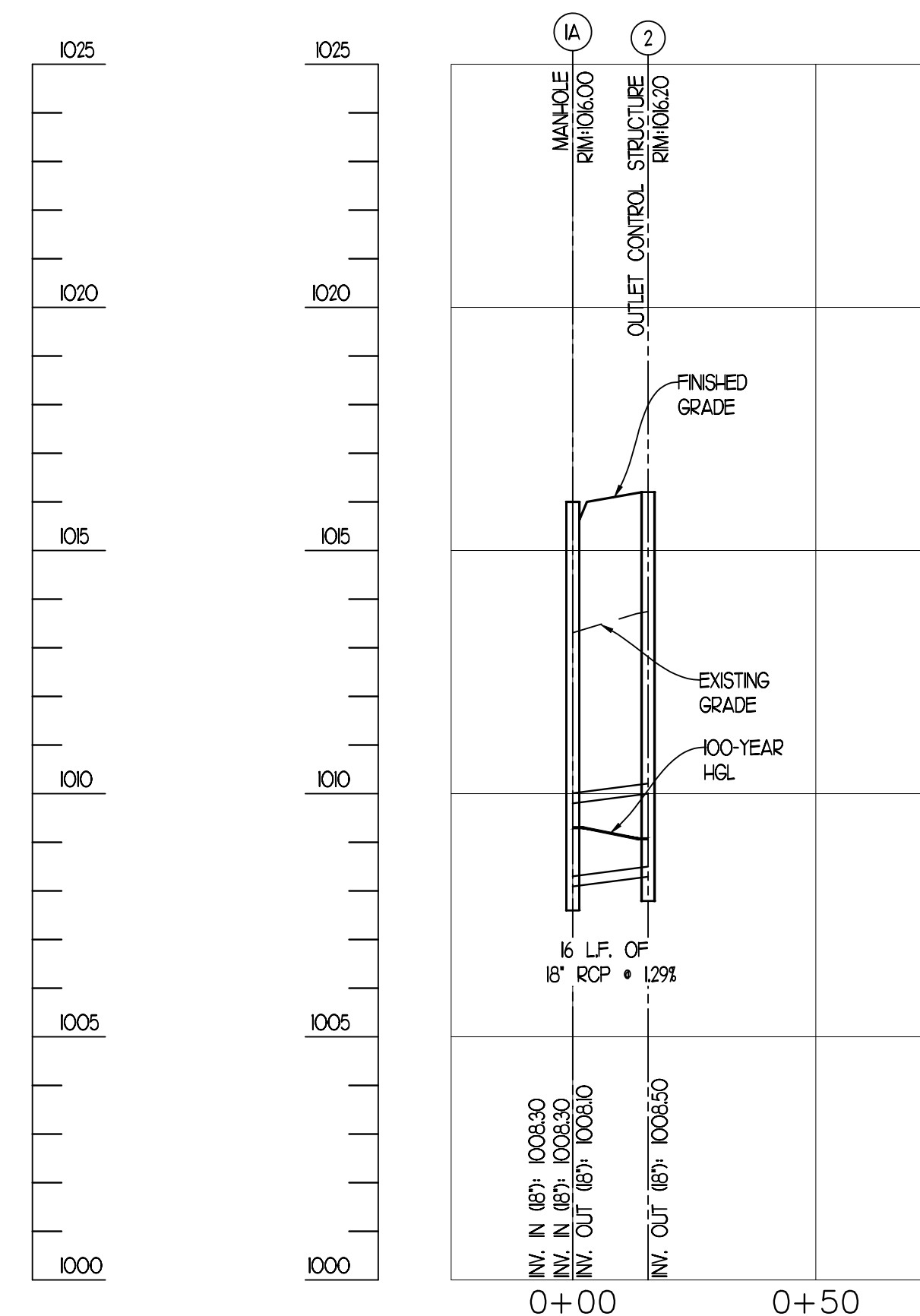
STORM DRAIN PROFILE I TO IB



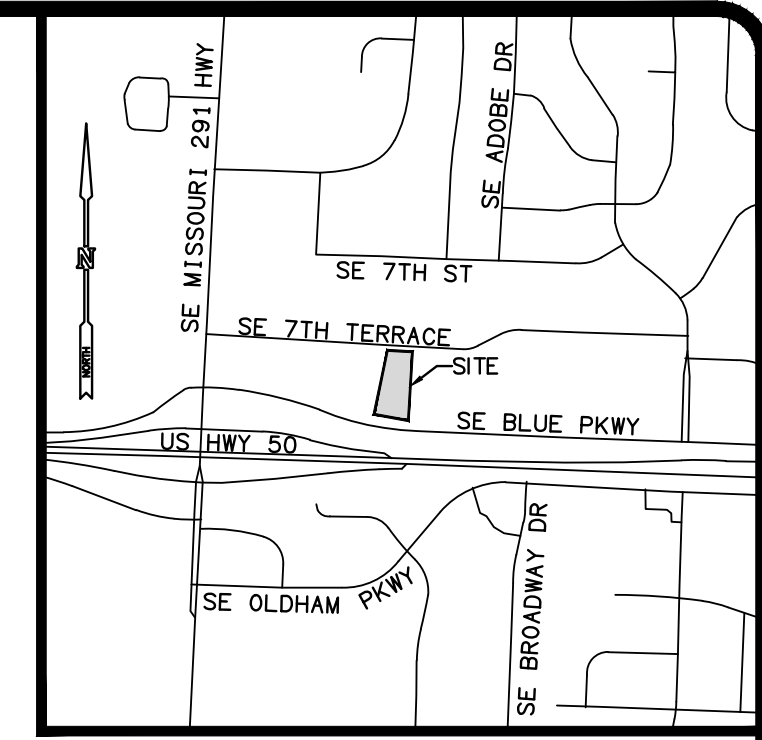
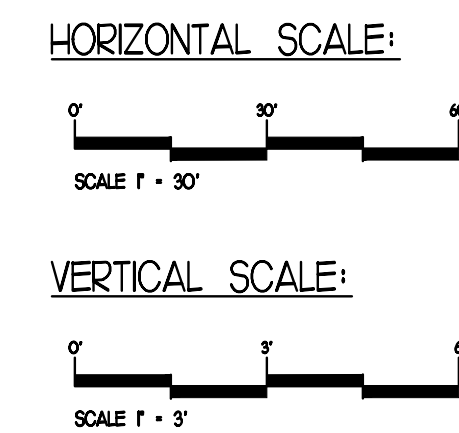
STORM DRAIN PROFILE UGD TO 3



STORM DRAIN PROFILE UGD TO 5



STORM DRAIN PROFILE IA TO 2



LOCATION MAP
NOT TO SCALE

STORM DRAIN NOTES

1. ALL HYDRAULIC DATA FOR THE STORM DRAINAGE PIPES ARE BASED ON THE 100-YEAR DESIGN STORM.
2. ALL INLET DIMENSIONS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4\"/>
3. STORM DRAIN PIPE SHALL BE CLASS III, WALL \"B\" RCP IN ACCORDANCE WITH ASTM C-76, UNLESS NOTED OTHERWISE.
4. HIGH DENSITY POLYETHYLENE PIPE (HDPE) MAY BE USED AS AN ALTERNATE, ALL HDPE PIPE JOINTS, AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATIONS M252 AND M294 TYPE S.
5. PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND USED FOR DESIGN ONLY. CONTRACTOR TO FIELD VERIFY ACTUAL PIPE LENGTHS NEEDED FOR CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM DRAIN WITH THE PROFILES FOR THE STORM DRAIN LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443, AND D322.

STORM DRAIN STRUCTURE TABLE					
STR. #	TYPE	RIM/THROAT	INV. IN	INV. OUT	
1	EXISTING AREA INLET	102.91	1007.60 (A)		
IA	MANHOLE	106.00	1008.30 (B) 1008.30 (C)	1008.80 (D)	
IB	AREA INLET	106.50		1009.60 (A)	
2	OUTLET CONTROL STRUCTURE	106.20		1008.50 (A)	
3	COMBINATION INLET	106.40		1007.90 (UGD)	
4	COMBINATION INLET	106.60	1009.70 (C)	1009.50 (UGD)	
5	COMBINATION INLET	106.00		1010.00 (A)	
R1	OPEN END PIPE	107.36	1016.5 (R2)		
R2	OPEN END PIPE	106.2		1016.00 (R)	
UGD1	TO UGD	106.60	1007.80 (C)		
UGD2	TO UGD	106.04	1009.20 (A)		

STORM PIPE TABLE					
STORM DRAIN PIPE	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
IA - 1	18"	44'	1.8%	1008.10'	1007.60'
B - IA	18"	127'	1.02%	1009.60'	1008.30'
2 - IA	18"	16'	1.25%	1008.50'	1008.30'
5 - 4	18"	139'	0.94%	1010.00'	1009.70'
R2 - R1	18" ELLIP.	164'	0.52%	1016.00'	1016.5'

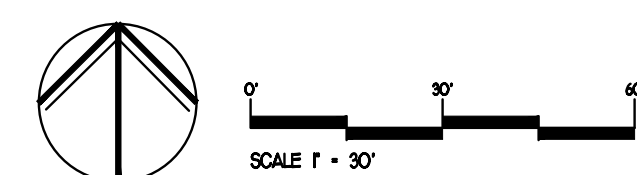
WATER TIGHT STORM PIPES:

CONTRACTOR TO ENSURE THAT ALL STORM PIPES ARE WATER TIGHT AND TESTED PER ASTM C902-02

CONTRACTOR TO ENSURE ALL STORM DRAIN PIPE SHALL HAVE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C 361, C443 AND D322.

DRAINAGE BASIN:
MISSOURI RIVER WATERSHED

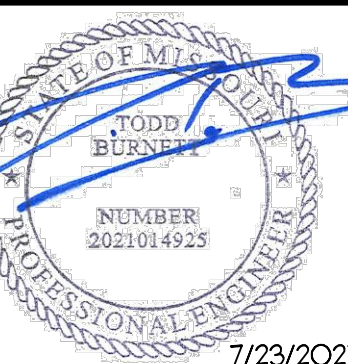
RECEIVING WATERS:
EAST FORK LITTLE BLUE RIVER,
TRIBUTARY OF THE BLUE RIVER -
MISSOURI RIVER WATERSHED



REVISIONS	BY

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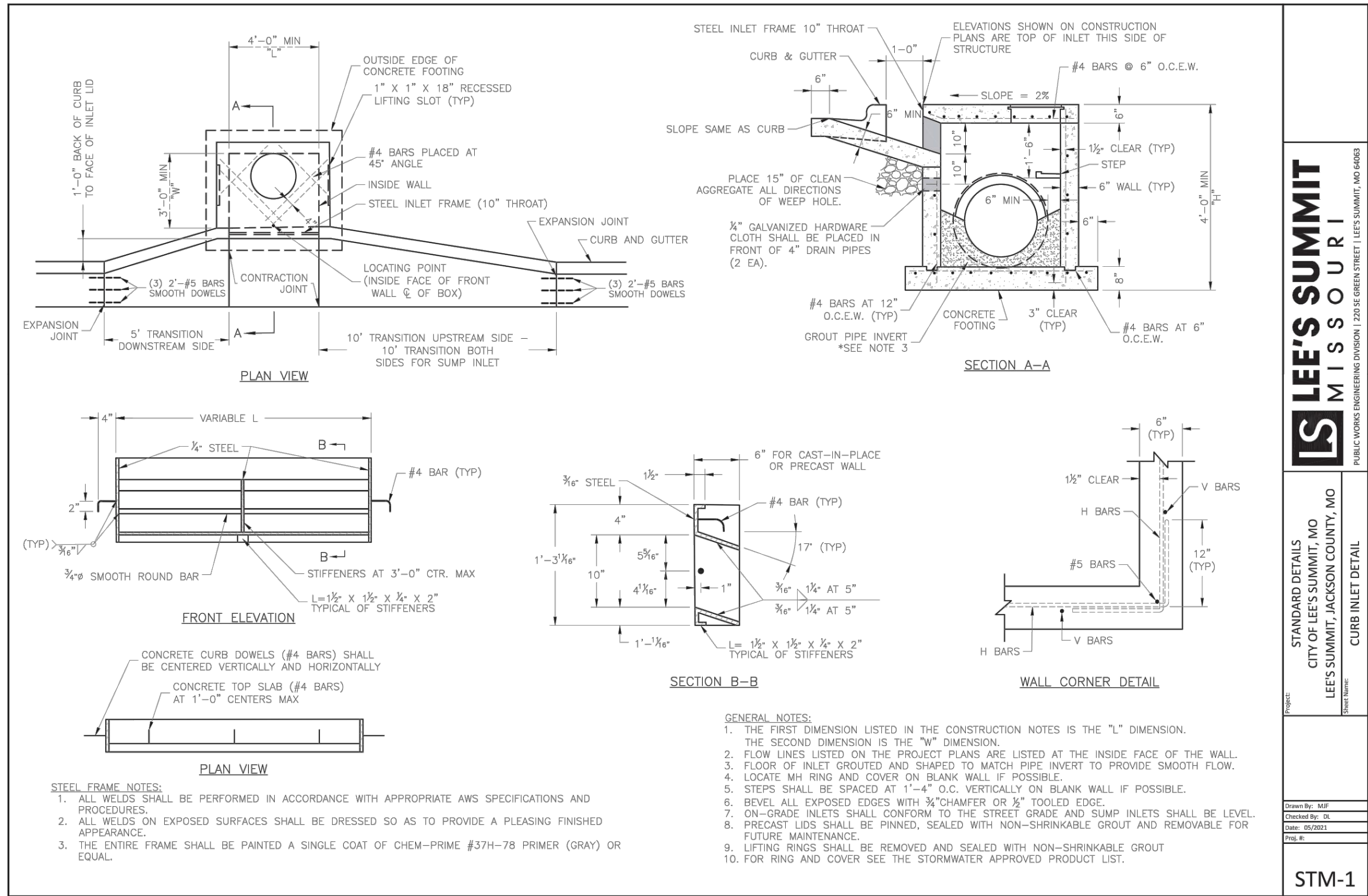
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CHECKED
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DATE
7/23/2021
SCALE

DRAWING

15

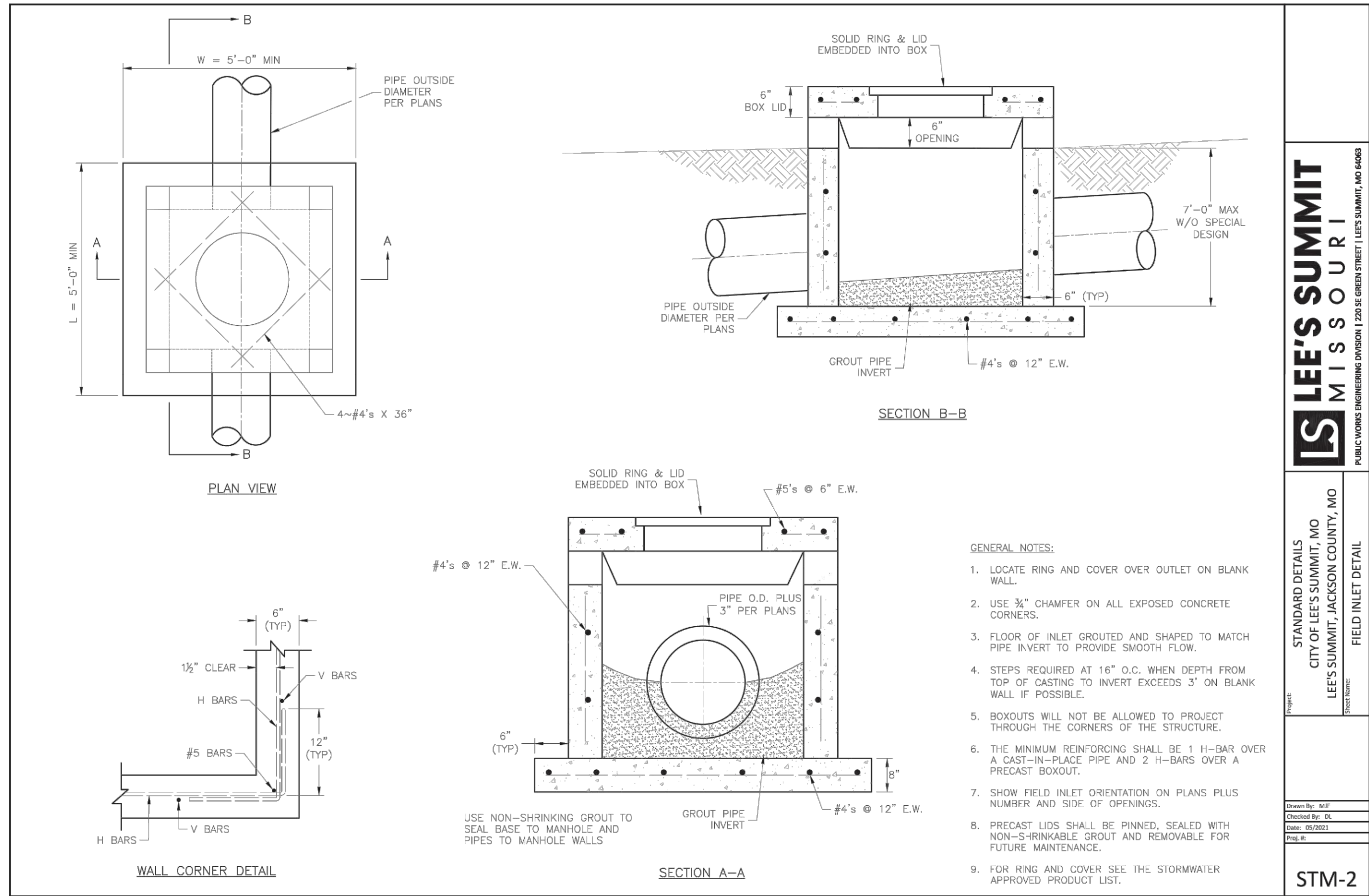
STORM PROFILES



LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

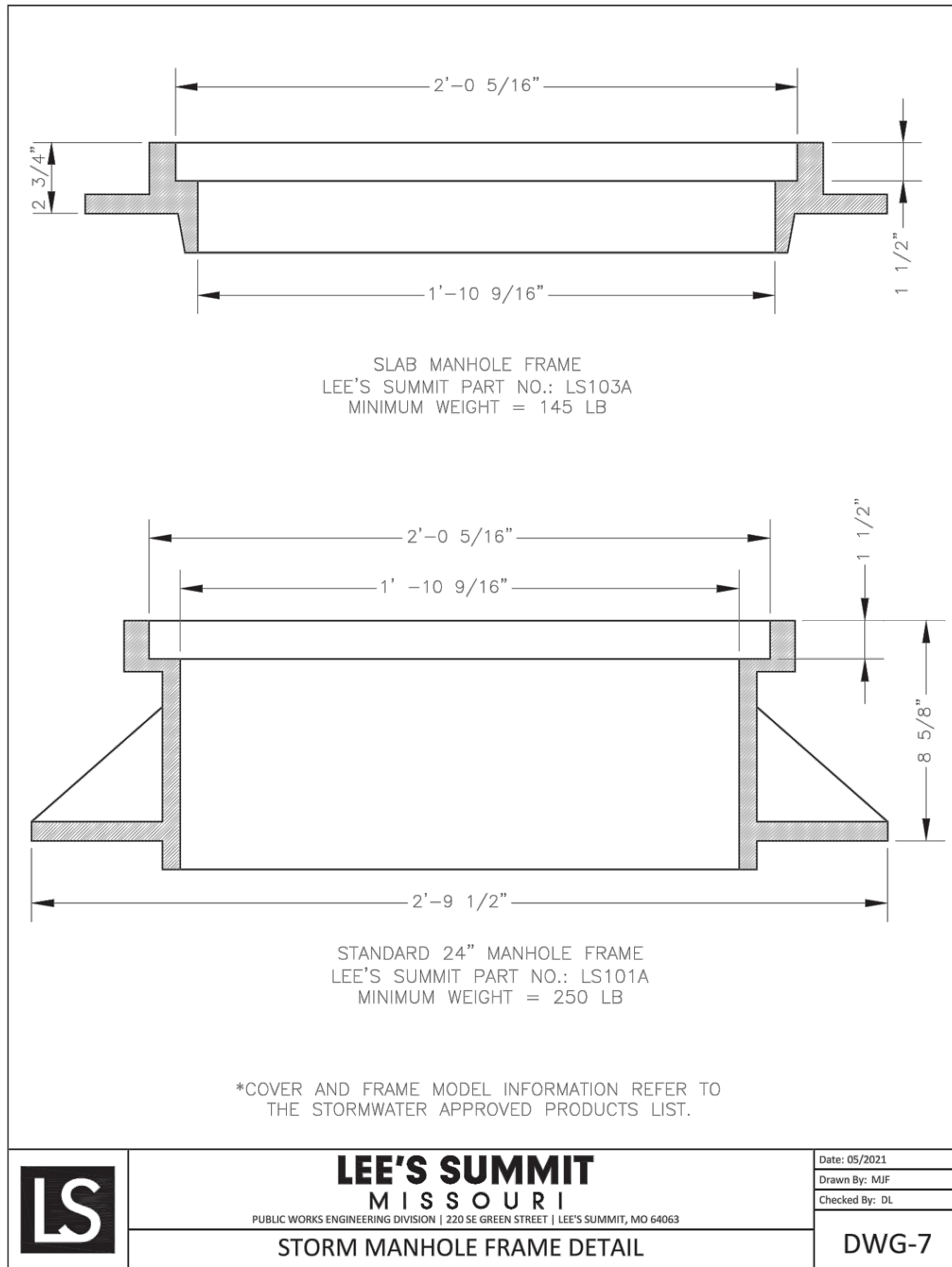
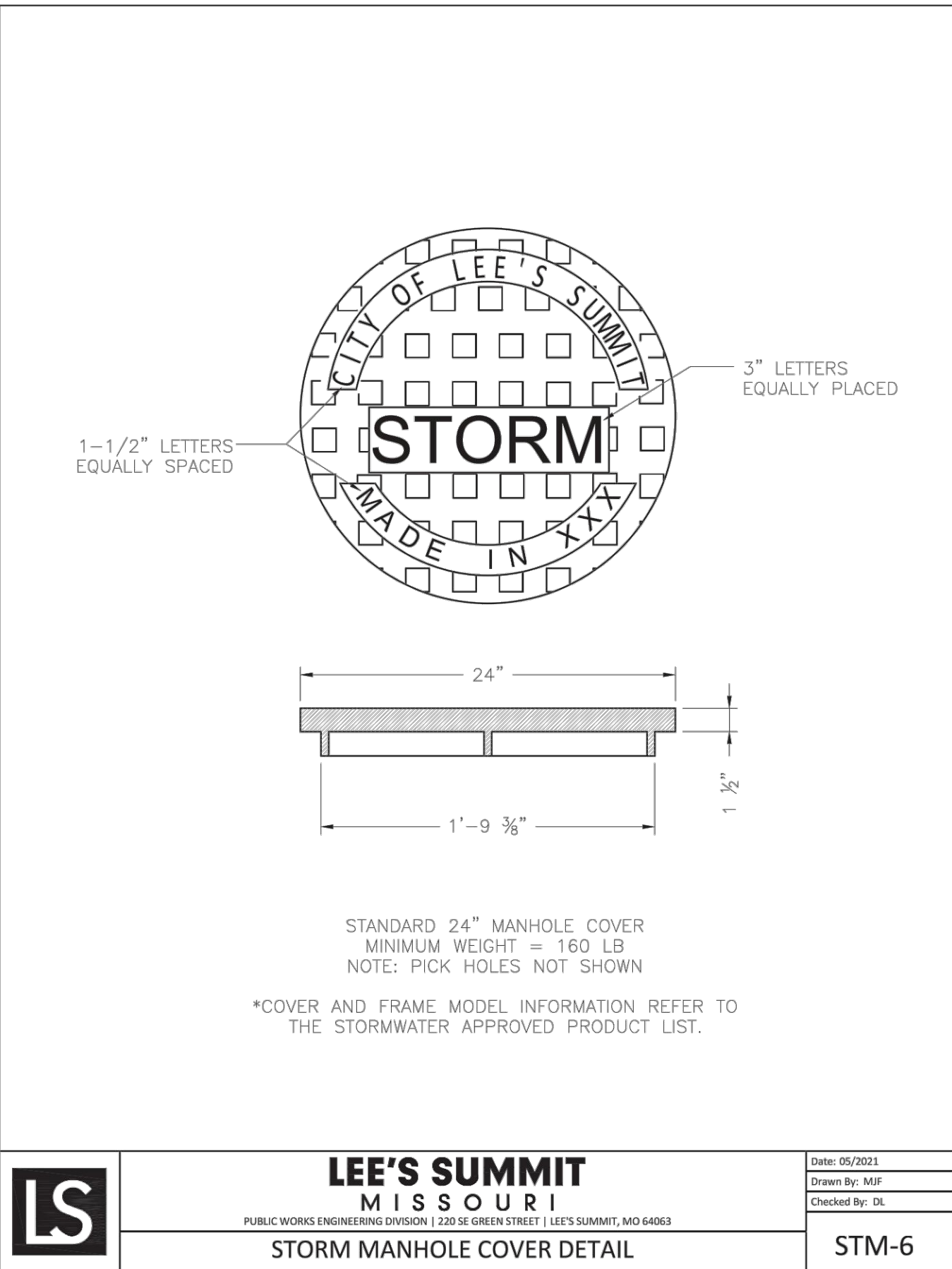
STM-1



LEE'S SUMMIT
MISSOURI

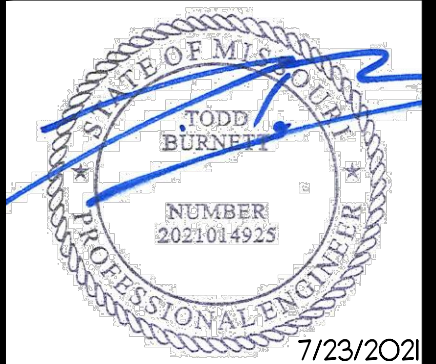
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-2



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916

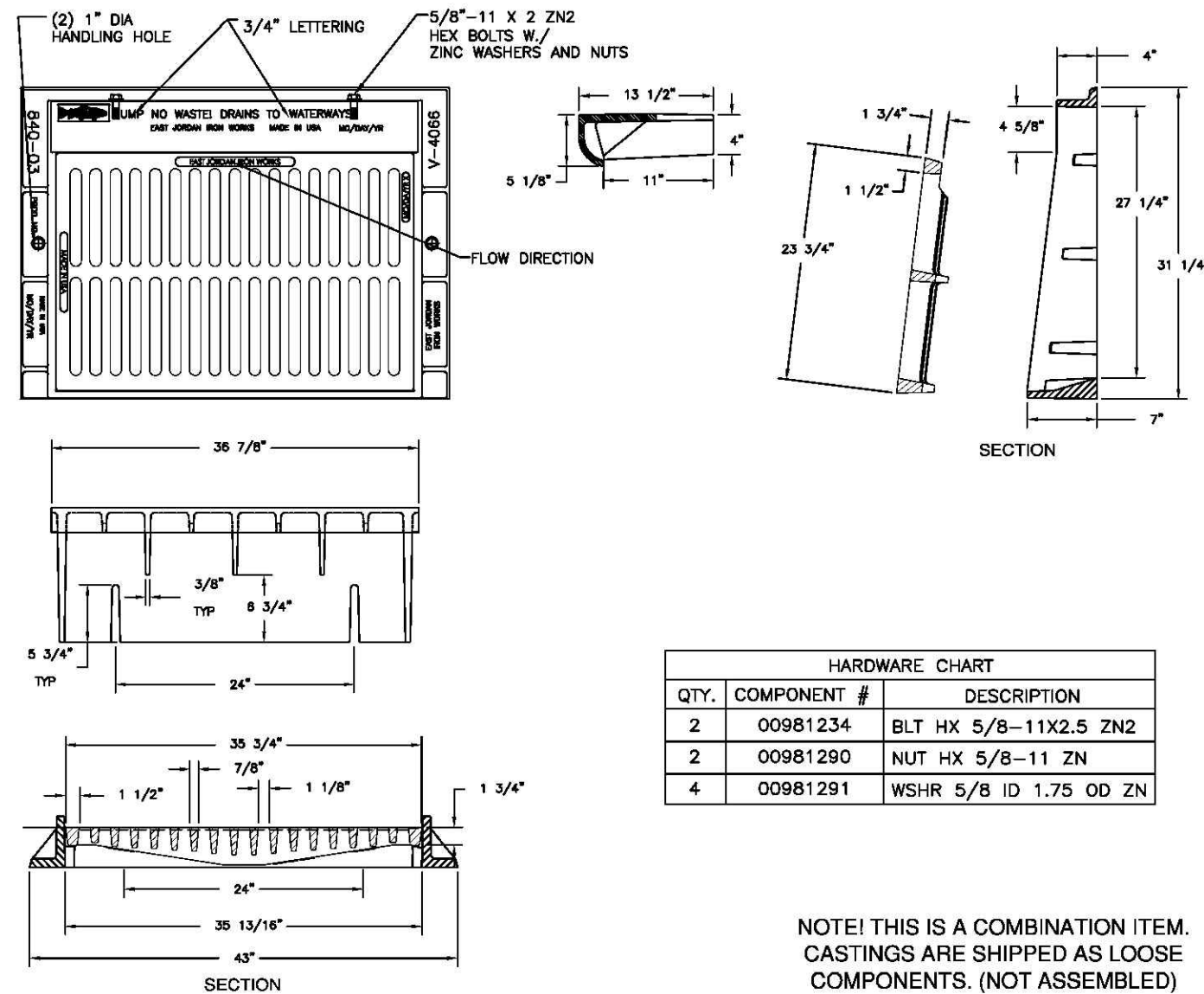


CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN
BAC
CHECKED
TMB
DATE
7/23/2021
SCALE
DRAWING
16

STORM DETAILS

V4066-9 ASSEMBLY



QTY.	COMPONENT #	DESCRIPTION
2	00981234	BLT. HX 5/8-11X2.5 ZN2
2	00981290	NUT HX 5/8-11 ZN
4	00981291	WSHR 5/8 ID 1.75 OD ZN

NOTE! THIS IS A COMBINATION ITEM. CASTINGS ARE SHIPPED AS LOOSE COMPONENTS. (NOT ASSEMBLED)

PRODUCT NUMBER
44066930C31

DESIGN FEATURES

MATERIALS
GRATE-GRAY IRON
ASTM A48 CL35B
FRAME-GRAY IRON
ASTM A48 CL35B
BACK-GRAY IRON
ASTM A48 CL35B

DESIGN LOAD
HEAVY DUTY

COATING
UNDIPPED

OPEN AREA
366 SQ. IN.

✓ DESIGNATES MACHINED SURFACE

REFERENCE INFORMATION

44066010
44066930
44066030

DRAWING DETAILS

ORIGINAL DRAWING: DEF 04/26/08
REVISED BY: JJD 04/03/10

Corporate Headquarters
301 Spring Street
PO Box 439
East Jordan, MI
49727-0439
800.626.4100

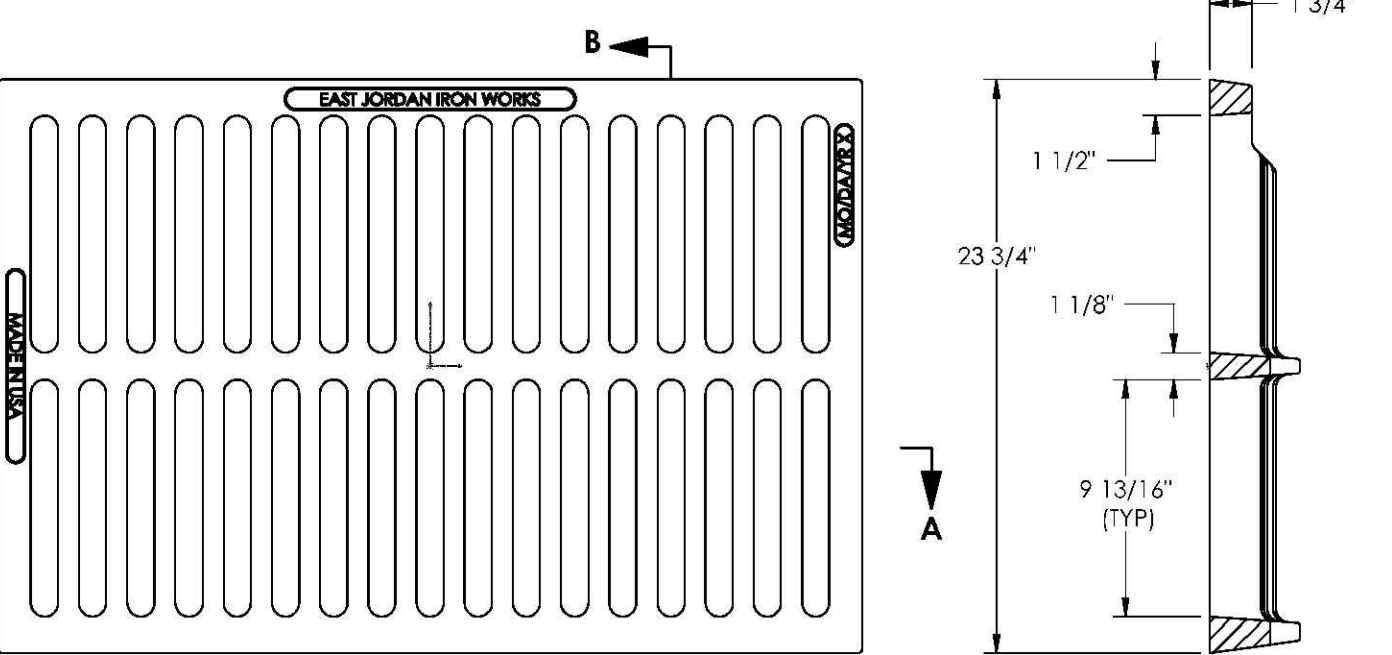
GROUP *

East Jordan Iron Works
Max. Inlet Diameter

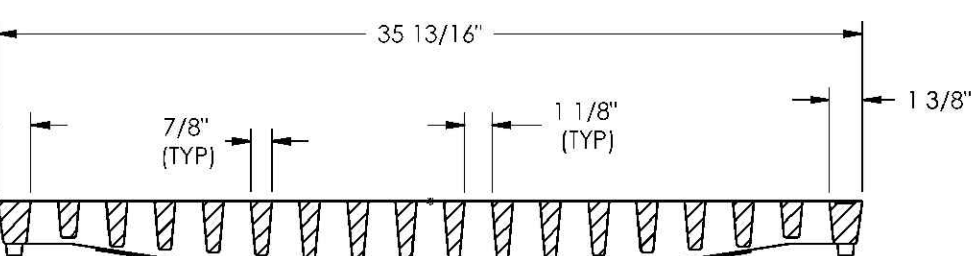
800.626.4653
EJIW EAST JORDAN
MADE IN THE USA

CONFIDENTIAL: This drawing is the property of East Jordan Iron Works, Inc., and embodies confidential information, registered marks, trade secret information, and/or know-how that is the property of East Jordan Iron Works, Inc. © Copyright 2009 East Jordan Iron Works, Inc.

*Weights, dimensions, and drawings are provided for your guidance. We reserve the right to modify specifications without prior notice. *Uncontrolled distribution.



SECTION B-B



SECTION A-A

CATCH BASIN
FRAME AND GRATE

N.T.S.

EJIW EAST JORDAN
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER
44066930

CATALOG NUMBER
V-4066-9

GRATE

LOAD RATING
HEAVY DUTY

COATING
UNDIPPED

ESTIMATED WEIGHT

GRATE: 230 LBS

MATERIAL SPECIFICATION
**GRATE - GRAY IRON
ASTM A48 CL35B**

OPEN AREA
366 SQ. IN.

✓ DESIGNATES MACHINED SURFACE

DRAWN SBB

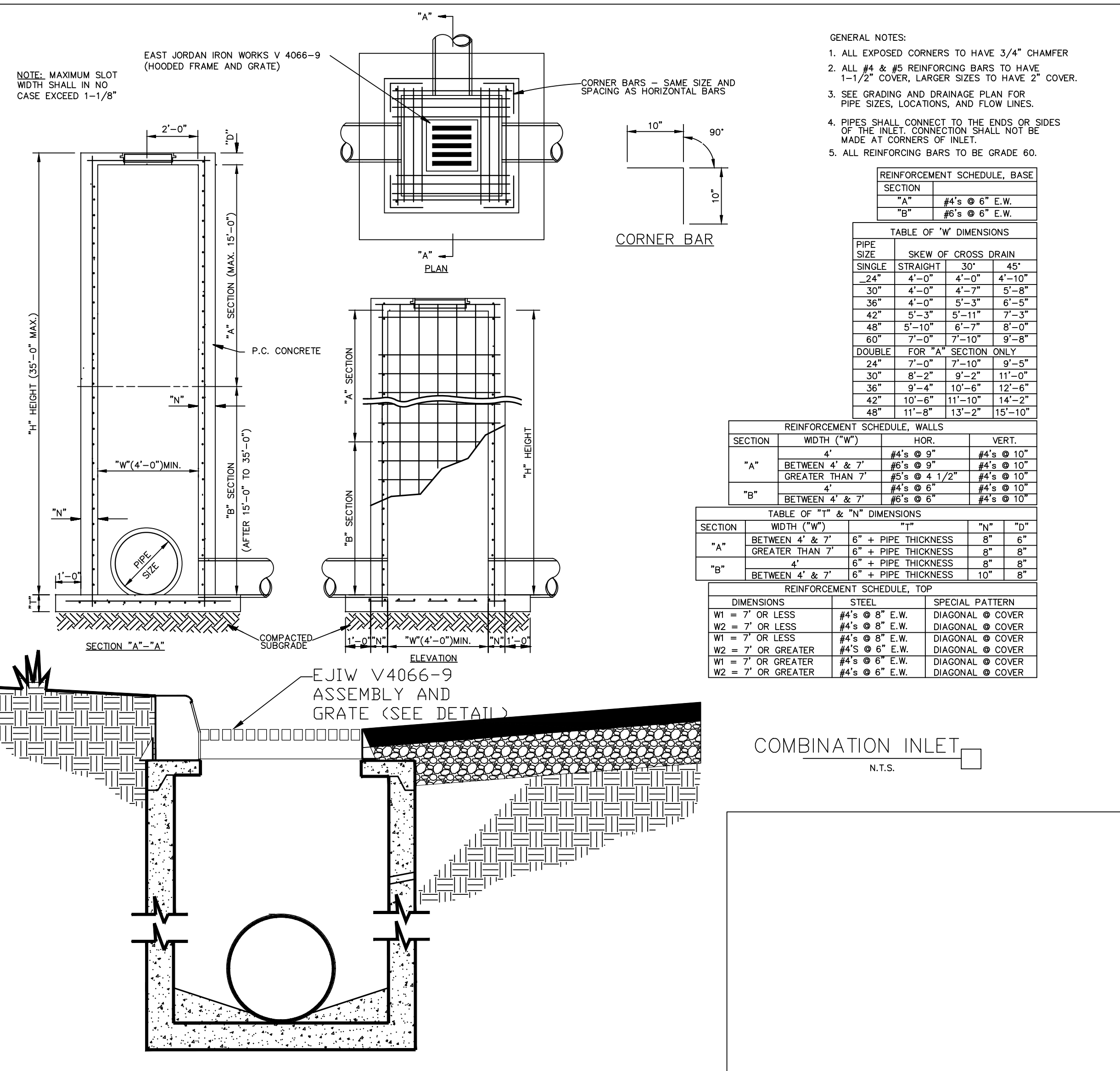
DATE 11/12/07

LAST REVISED

DATE

REFERENCE INFORMATION

44066930



- GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4\" CHAMFER
 2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2\" COVER, LARGER SIZES TO HAVE 2\" COVER.
 3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
 4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
 5. ALL REINFORCING BARS TO BE GRADE 60.

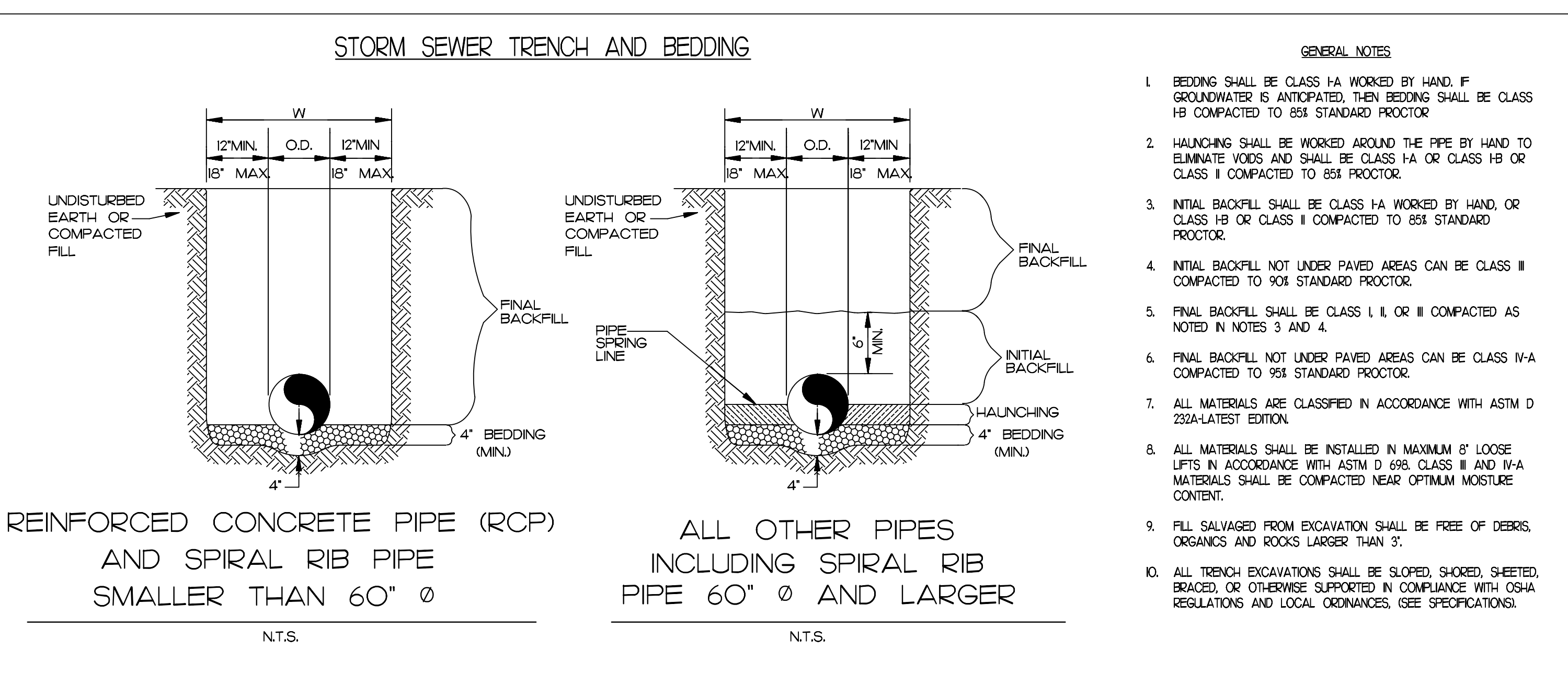
SECTION	#4's @ 6\" E.W.	#6's @ 6\" E.W.
"A"	#4's @ 6\" E.W.	#6's @ 6\" E.W.
"B"	#4's @ 6\" E.W.	#6's @ 6\" E.W.

PIPE SIZE	SKW OF CROSS DRAIN	30'	45'
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
72"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4"	#4's @ 3"	#4's @ 10"
"B"	BETWEEN 4' & 7'	#5's @ 9"	#4's @ 10"
"C"	GREATER THAN 7'	#5's @ 4, 1/2"	#4's @ 10"
"D"	BETWEEN 4' & 7'	#5's @ 6"	#4's @ 10"

SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
"B"	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"C"	4"	6" + PIPE THICKNESS	8"	8"
"D"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

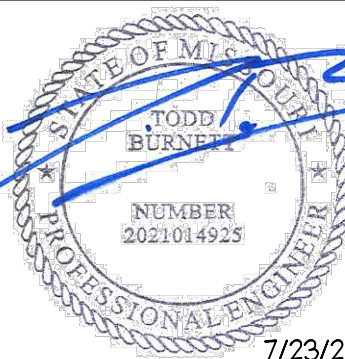


GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS I-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2324-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 6\" LIFTS IN ACCORDANCE WITH ASTM D 698, CLASS II, AND I-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3\".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS).

REVISIONS BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
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Greenville, South Carolina 29609
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DRAWN
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CHECKED
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DATE
7/23/2021
SCALE

DRAWING

17

STORM DETAILS



ADS

4640 TRUBMAN BLVD
HILLIARD, OH 43026

StormTech®

Chamber System

888-882-2864 | WWW.STORMTECH.COM

2 OF 5 SHEET

DATE: 07/16/21 DRAWN: R60

PROJECT #: S24674 CHECKED: AGC

0 30' 60'

DATE: 07/16/21 DESCRIPTION: REMOVED SECONDARY STRUCTURE

4640 TRUBMAN BLVD
HILLIARD, OH 43026

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2 OF 5 SHEET

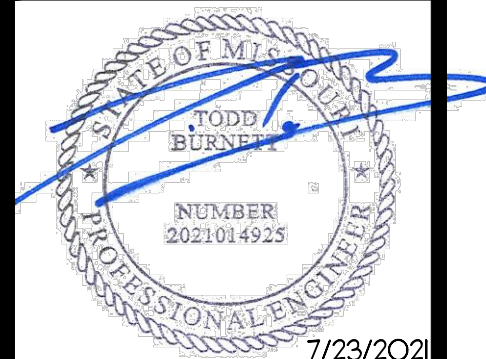
DATE: 07/16/21 DRAWN: R60

PROJECT #: S24674 CHECKED: AGC

4	SHEET OF	5	 ADS 4640 TRUBMAN BLVD HILLIAND, OH 43026	StormTech® Chamber System 688-882-8284 WWW.STORMTECH.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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[illegible]

FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915



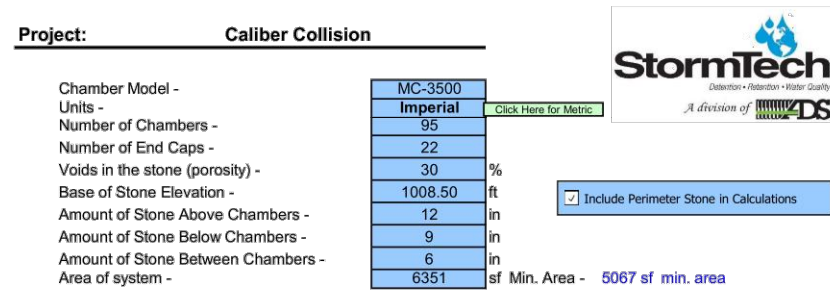
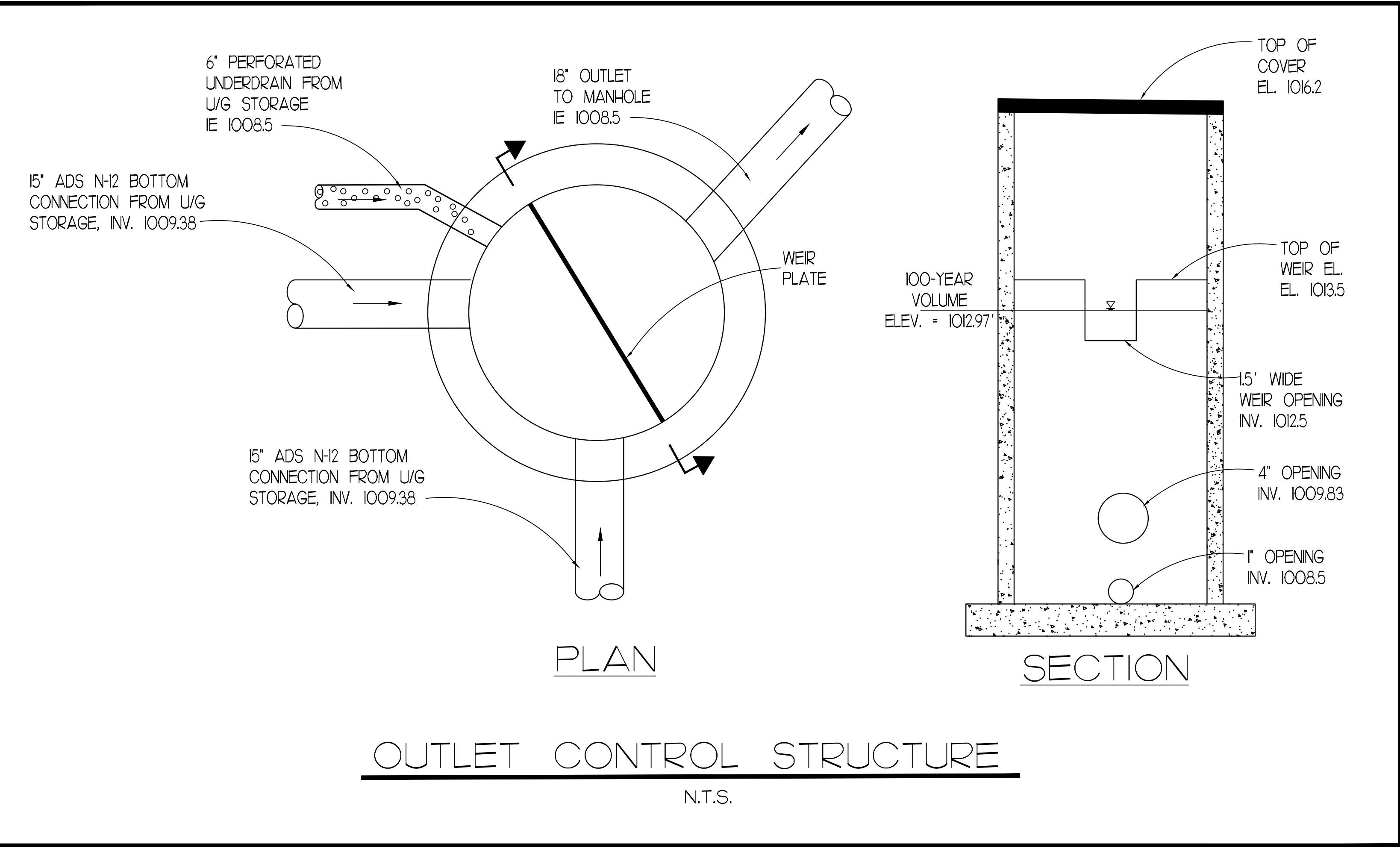
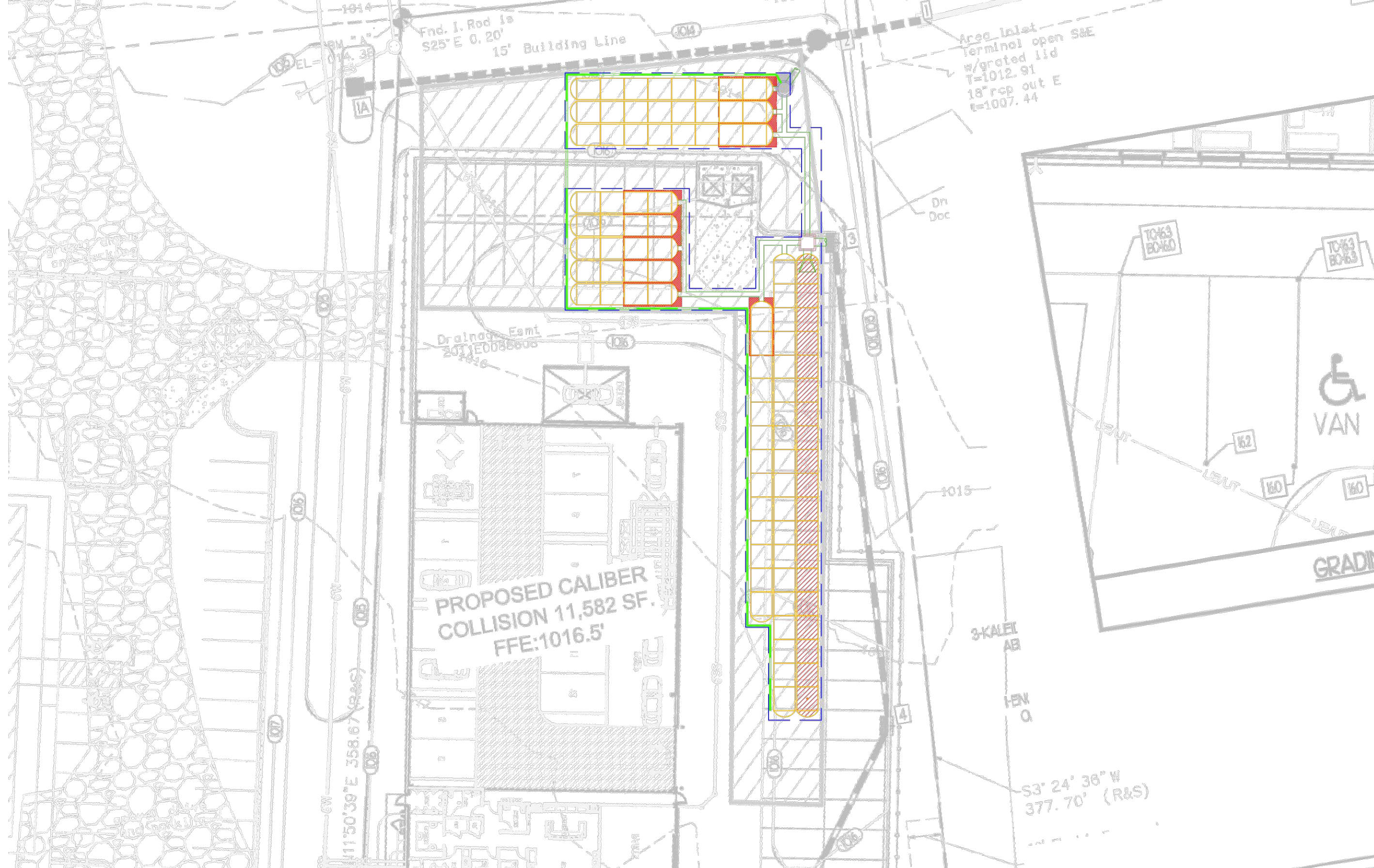
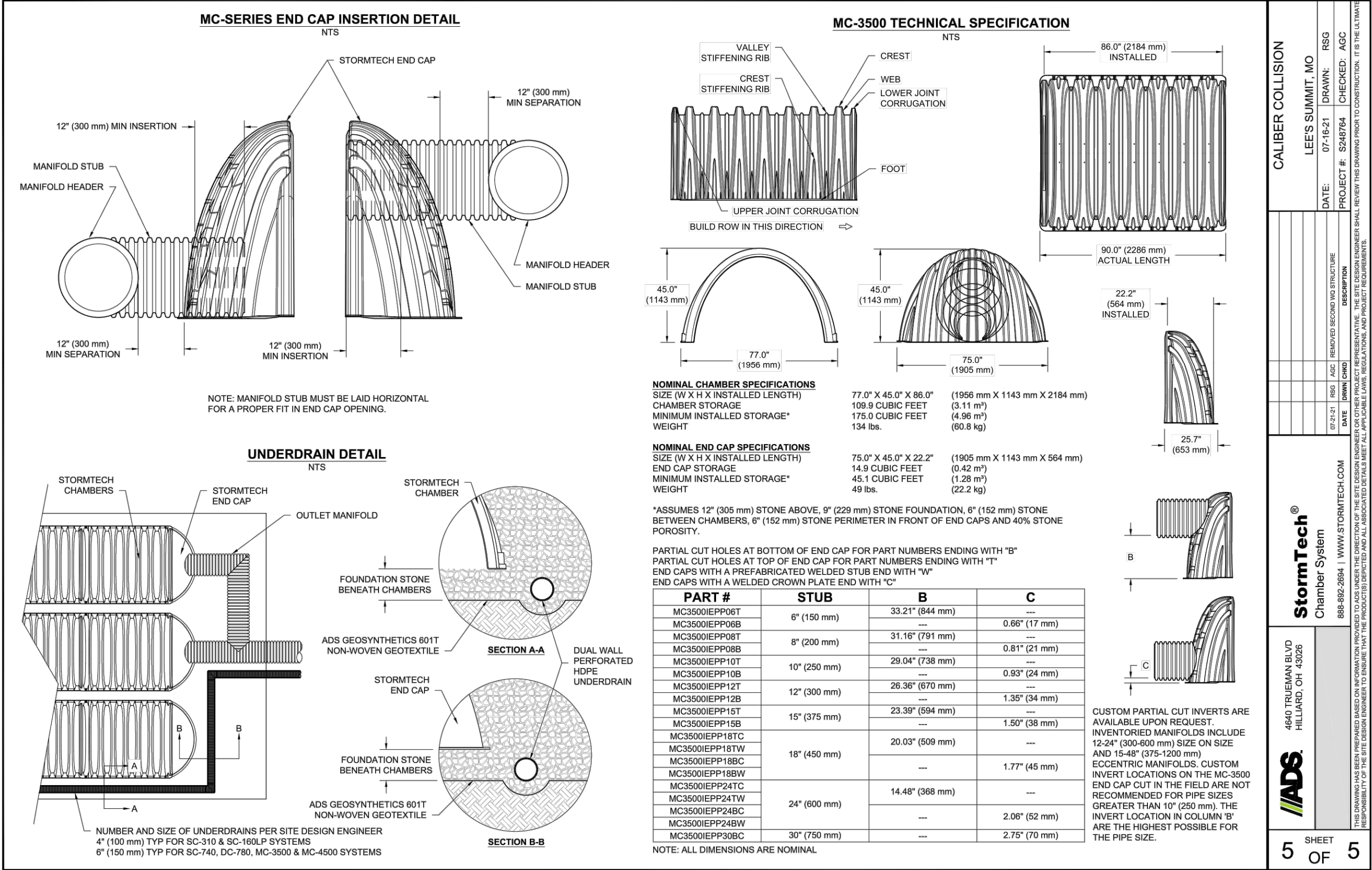
CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063

DRAWN
BAC
CHECKED
TMB
DATE
7/23/2021
SCALE
DRAWING

DRAWING

UGD DETAILS

18



UNDERGROUND DETENTION NOTE

REFERENCE THE STORMWATER MANAGEMENT REPORT PREPARED BY FREELAND and KAUFFMAN, INC. FOR ADDITIONAL INFORMATION ON THE UNDERGROUND DETENTION SYSTEM AND STORMWATER MANAGEMENT CALCULATIONS.

FREELAND and KAUFFMAN, INC.

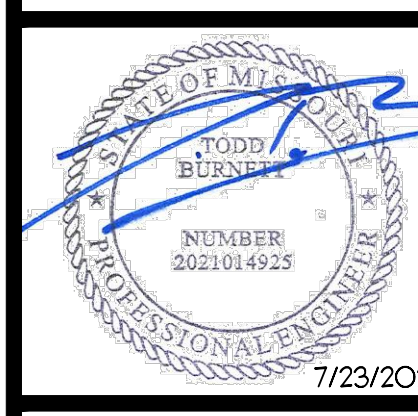
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CALIBER COLLISION

710 SE 7TH TERRACE

LEE'S SUMMIT, MO 64063

CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC

4338 MARSH RIDGE ROAD

CARROLLTON, TX 75010

TEL (214) 614-8252

DRAWN

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DATE

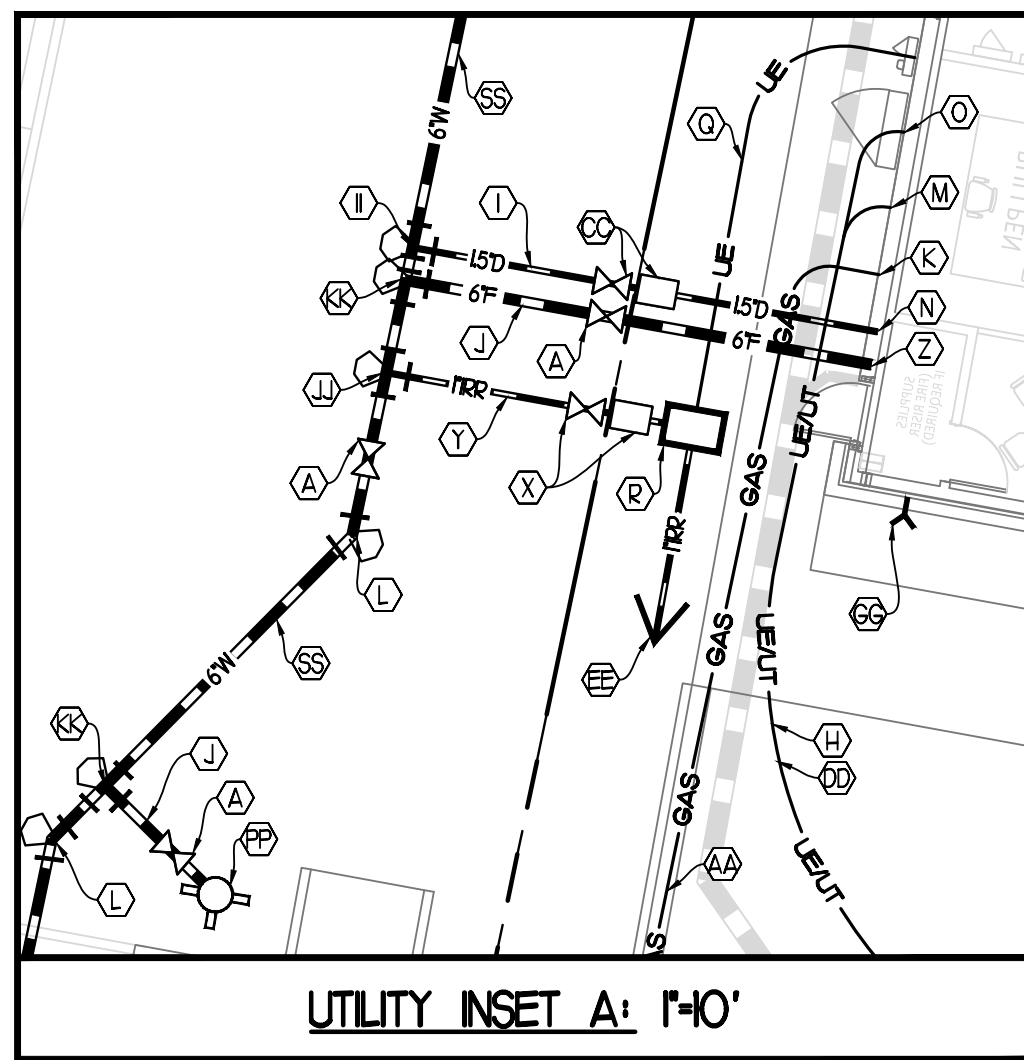
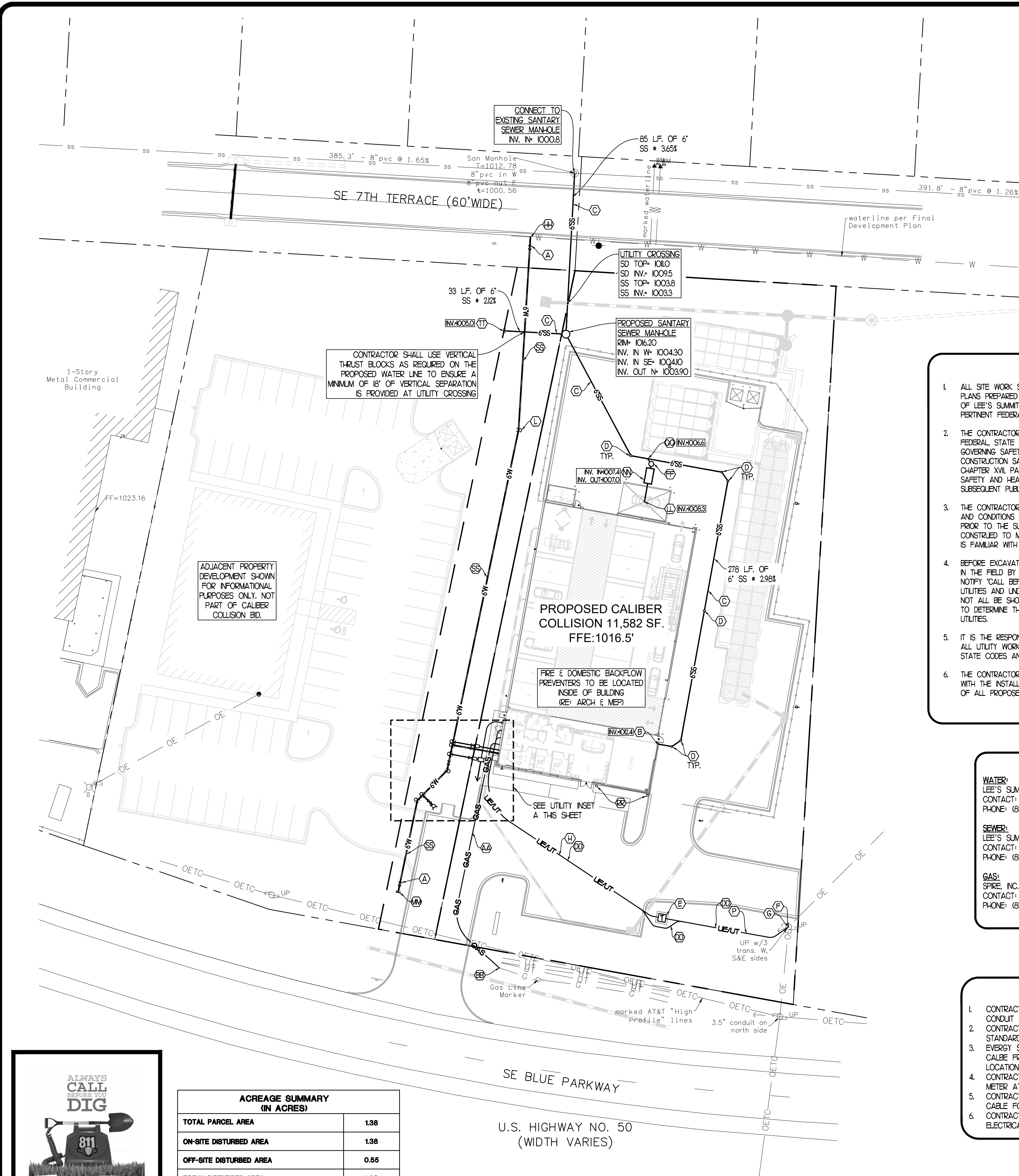
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SCALE

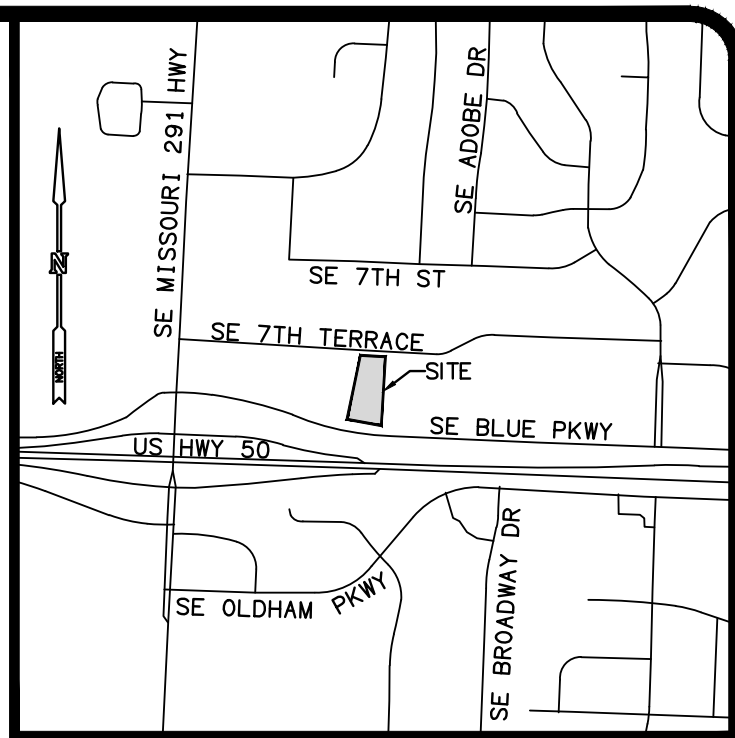
DRAWING

UGD DETAILS

19



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
15" W	15" W	15" DOMESTIC WATER LINE
6" F	6" F	6" FIRE LINE
1" I	1" I	1" IRRIGATION WATER LINE
LE	LE	FIRE HYDRANT
LE	LE	UNDERGROUND ELECTRIC LINE
UT	UT	UNDERGROUND TELEPHONE LINE
SD	SD	STORM DRAIN
6" SS	6" SS	SANITARY SEWER LINE
GAS	GAS	GAS LINE
SS	SS	SS MANHOLE
SS	SS	SS CLEAN-OUT



REVISIONS	BY

- ### UTILITY PLAN NOTES
- ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, CURRENT REQUIREMENTS OF LEE'S SUMMIT WATER UTILITIES, JACKSON COUNTY, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 192 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811 THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN CONFORMANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE BUILDING.
 - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
 - A SEALED AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE ENGINEER/SURVEYOR AND SUBMITTED TO LEE'S SUMMIT WATER UTILITIES UPON COMPLETION & PRIOR TO ACTIVATION OF THE PROJECT.
 - REFER TO THE BUILDING PLANS FOR ALL CONDUIT SIZES, NUMBER AND LOCATIONS FOR SERVICE TO THE SIGN AND SITE LIGHT POLES. COORDINATE FINAL CONDUIT LOCATIONS WITH THE OWNER.
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER ON CONDUIT ROUTE TO THE STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICES.
 - ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY'S INSPECTORS 72 HOURS BEFORE CONNECTION OR DEMOLITION OF ANY EXISTING LINE.
 - MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE LEE'S SUMMIT WATER UTILITIES WATER STANDARDS AND SPECIFICATIONS AND LEE'S SUMMIT WATER UTILITIES SEWER STANDARDS AND SPECIFICATIONS.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC WATERLINES WHERE THRUST RESTRAINING IS REQUIRED, HOWEVER, THRUST BLOCKS ARE PERMITTED WHERE CONNECTIONS ARE MADE TO EXISTING WATERLINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE). UTILITIES OF THE SAME SERVICE ARE NOT REQUIRED TO PROVIDE 18" OF VERTICAL SEPARATION.
 - MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CROSSING LESS THAN 18" BETWEEN WATERLINES AND SANITARY LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE RESTRAINED JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED MEETING ALL ANSI, AWWA, AND CITY OF LEE'S SUMMIT WATER UTILITIES REQUIREMENTS.
 - UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 - REFER TO INTERIOR PLUMBING DRAWINGS FOR T.E.N. OF ALL UTILITIES.
 - REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE-GROUND WITHIN HEATED INSULATED ENCLOSURE PER LEE'S SUMMIT WATER UTILITIES REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER LEE'S SUMMIT WATER UTILITIES REQUIREMENTS. SEE DETAIL ON UTILITY DETAILS SHEET.

UTILITY CONTACTS	
WATER: LEE'S SUMMIT WATER UTILITIES CONTACT: JEFF THORN PHONE: (816) 969-1922	ELECTRIC: EVERGY LEE'S SUMMIT SERVICE CONTACT: DOUG DAVIN PHONE: (816) 347-4320
SEWER: LEE'S SUMMIT WATER UTILITIES CONTACT: JEFF THORN PHONE: (816) 969-1922	TELEPHONE/CABLE: AT&T CONTACT: DARRIN SHEPARD PHONE: (816) 772-0336
GAS: SPRE, INC. CONTACT: BOBBIE SAULSBERRY PHONE: (816) 969-2266	

- ### ELECTRIC SERVICE NOTES:
- CONTRACTOR RESPONSIBLE FOR COORDINATING TIMING AND EXACT CONDUIT ROUTING WITH EVERGY.
 - CONTRACTOR SHALL INSTALL TRANSFORMER PAD PER EVERGY STANDARDS AND SPECIFICATIONS.
 - EVERGY SHALL INSTALL TRANSFORMER AND PRIMARY CONDUIT & CABLE FROM THE EXISTING UTILITY TO THE PROPOSED TRANSFORMER LOCATION.
 - CONTRACTOR SHALL INSTALL OT ENCLOSURE, OT, METER BASE, AND METER AT ONCE EVERGY HAS INSTALLED THE TRANSFORMER.
 - CONTRACTOR SHALL PROVIDE AND INSTALL SECONDARY CONDUIT & CABLE FOR SERVICE (SEE KEYNOTES FOR SIZE AND QUANTITY).
 - CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF PROPER ELECTRICAL SERVICE INSTALLATION UPON COMPLETION.

KEYNOTES		
(A) 6" GATE VALVE PER LEE'S SUMMIT WATER UTILITIES STANDARDS	(C) ELECTRIC SERVICE ENTRY (RE: ARCH FOR EXACT LOCATION)	(44) 6" X 6" TAP SLEEVE, VALVE AND THRUST BLOCK TO EXISTING MAIN PER LEE'S SUMMIT WATER UTILITIES STANDARDS.
(B) SANITARY SEWER EXIT (RE: ARCH FOR EXACT LOCATION)	(D) 12" PRIMARY ELECTRICAL CONDUIT & PULLWIRE. SEE ELECTRIC SERVICE NOTES THIS SHEET FOR LIST OF RESPONSIBILITIES	(1) 6" X 15" TEE PER LEE'S SUMMIT WATER UTILITIES STANDARDS.
(C) 6" PVC SANITARY SEWER LATERAL. SEE PLAN FOR SLOPE (RE: ARCH FOR BUILDING ENTRY)	(E) 1" LOW VOLTAGE ELECTRICAL CONDUIT FOR HEATED BFP ENCLOSURE	(2) 6" X 1" TEE PER LEE'S SUMMIT WATER UTILITIES STANDARDS.
(D) SEWER CLEAN-OUT (SEE DETAIL)	(F) 1" RPT BFP DEVICE IN ABOVE GROUND HEATED ENCLOSURE. ADD 1" PRESSURE REDUCING VALVE BEFORE RPT. BY CONTRACTOR (SEE DETAIL)	(3) 6" X 6" TEE PER LEE'S SUMMIT WATER UTILITIES STANDARDS.
(E) TRANSFORMER PAD AND METER. SEE ELECTRIC SERVICE NOTES THIS SHEET FOR LIST OF RESPONSIBILITIES	(G) 1" IRRIGATION WATER METER & VALVE BY CITY OF LEE'S SUMMIT WATER UTILITIES - SEE NOTES	(4) SANITARY SEWER EXIT FROM DETAIL BAY (RE: ARCH FOR EXACT LOCATION)
(F) UNDERGROUND TELEPHONE POINT OF CONNECTION AT POLE BY AT&T	(H) 1" IRRIGATION WATERLINE PER LEE'S SUMMIT WATER UTILITIES WATER STANDARDS	(5) 6" DP. CAP AND PLUG FOR FUTURE CONNECTION/ EXTENSION.
(G) UNDERGROUND ELECTRIC POINT OF CONNECTION AT POLE BY EVERGY LEE'S SUMMIT SERVICE CENTER	(I) FIRE LINE ENTRY (RE: ARCH)	(6) SAND/OL. SEPARATOR (RE: ARCH)
(H) CONTRACTOR TO PROVIDE 12" 4" CONDUIT AND SERVICE FOR SECONDARY UNDERGROUND ELECTRICAL UTILITY. (RE: ARCH FOR BUILDING ENTRY)	(J) 1" GAS SERVICE LINE	(7) SITE LIGHTING, TYPICAL (RE: PHOTOMETRIC)
(I) 15" DOMESTIC WATERLINE PER LEE'S SUMMIT WATER UTILITIES STANDARDS	(K) GAS SERVICE POINT OF CONNECTION. DOMINION ENERGY TO EXTEND SERVICE FROM MAIN.	(8) FIRE HYDRANT PER LEE'S SUMMIT WATER UTILITIES AND CITY OF LEE'S SUMMIT FIRE MARSHALL STANDARDS.
(J) 6" WATERLINE FOR FIRE SERVICE PER LEE'S SUMMIT WATER UTILITIES STANDARDS	(L) 1" DOMESTIC WATERLINE METER AND VALVE PER LEE'S SUMMIT WATER UTILITIES STANDARDS	(9) SANITARY SEWER WYE CONNECTION. SEE PLAN FOR INVERT.
(K) GAS SERVICE ENTRY AND METER (RE: ARCH)	(M) 12" 4" TELEPHONE CONDUIT & PULLWIRE BY CONTRACTOR - SERVICE BY AT&T	(10) KNOX BOX PER LEE'S SUMMIT WATER UTILITIES AND CITY OF LEE'S SUMMIT FIRE MARSHALL STANDARDS.
(L) WATER LINE BEND WITH THRUST BLOCK	(N) 1" WATER LINE TO SITE IRRIGATION (BY OTHERS)	(11) 6" DP. WATER MAIN EXTENSION PER CITY OF LEE'S SUMMIT WATER UTILITIES STANDARDS & SPECIFICATIONS.
(M) TELEPHONE SERVICE ENTRY (RE: ARCH)	(O) SAMPLING WELL (RE: ARCH)	(12) 6" SANITARY SEWER STUB, CAP AND MARK FOR FUTURE CONNECTION. SEE PLAN FOR INVERT.
(N) DOMESTIC WATERLINE ENTRY (RE: ARCH)	(P) BUILDING MOUNTED POC PER FIRE MARSHALL STANDARDS TO BE LOCATED WITHIN 100 FEET OF THE PROPOSED FIRE HYDRANT. SEE DETAIL	

HYDRANTS SHALL BE PROTECTED FROM MECHANICAL DAMAGE. THE MEANS OF PROTECTION SHALL BE ARRANGED SO THAT IT WILL NOT INTERFERE WITH THE OPERATION OF THE HYDRANT (3 FEET CLEARANCE).

CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS.

CONTRACTOR TO INCLUDE ALL METER INSTALLATION AND CAPACITY FEES FOR UTILITY SERVICES IN THE BASE BID TO PROVIDE UTILITY SERVICES AS SHOWN.

CONTRACTOR SHALL ENSURE THAT PROPOSED WATER LINE EXTENSION HAS A MINIMUM OF 18" VERTICAL CLEARANCE WHEN CROSSING STORM & SANITARY SEWER (PROPOSED OR EXISTING). BENDS AND FITTINGS SHALL BE UTILIZED TO MEET THIS REQUIREMENT.

CONTRACTOR IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO LEE'S SUMMIT WATER UTILITIES CONTRACTOR MOBILIZING TO INSTALL SERVICES.

ALWAYS CALL 811 BEFORE YOU DIG

811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

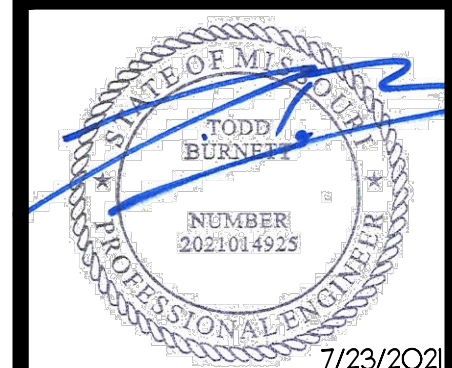
ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & INCLUDES GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STATUS)	65.2%

UTILITY PLAN

SCALE 1" = 30'

20

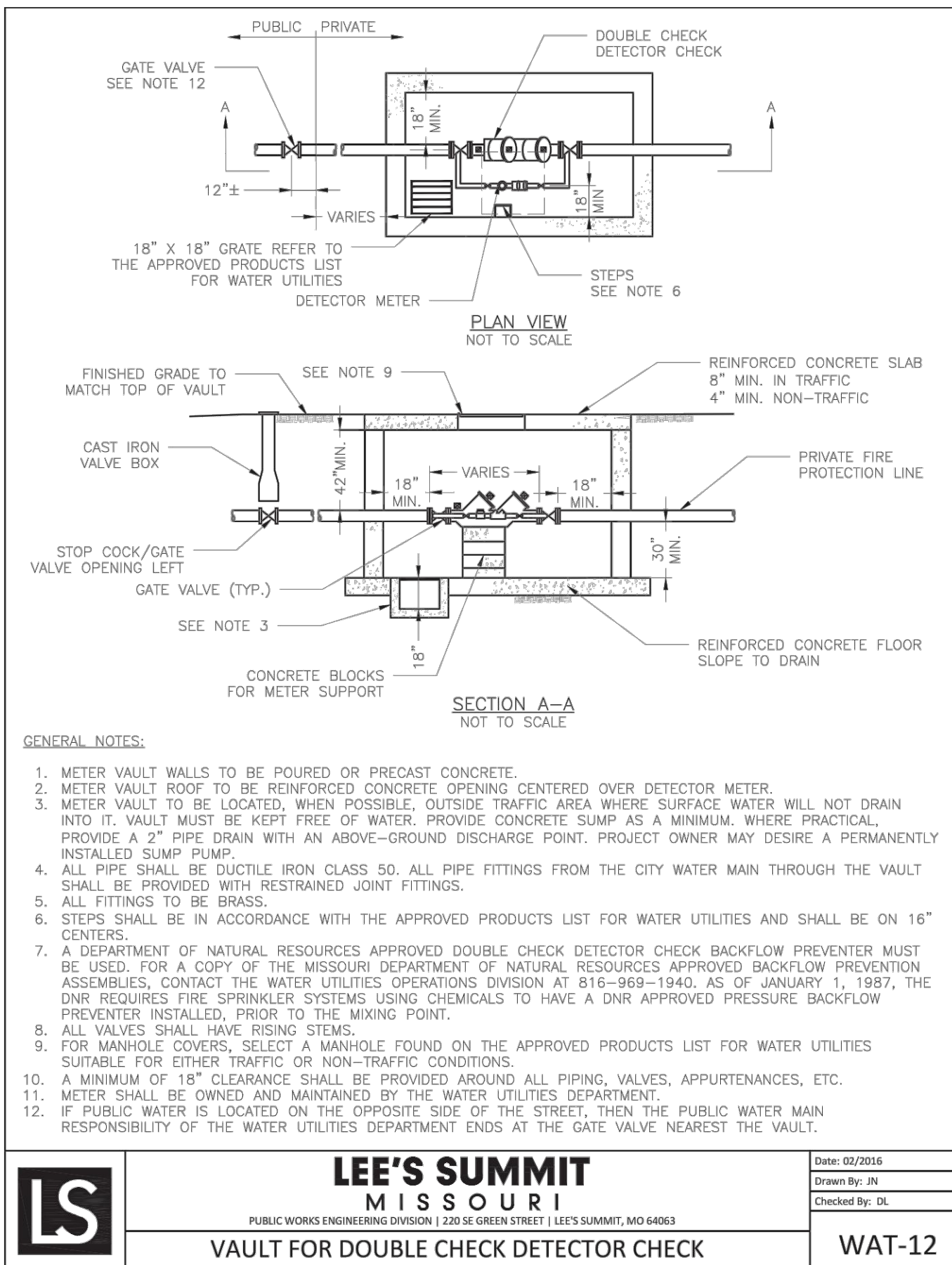
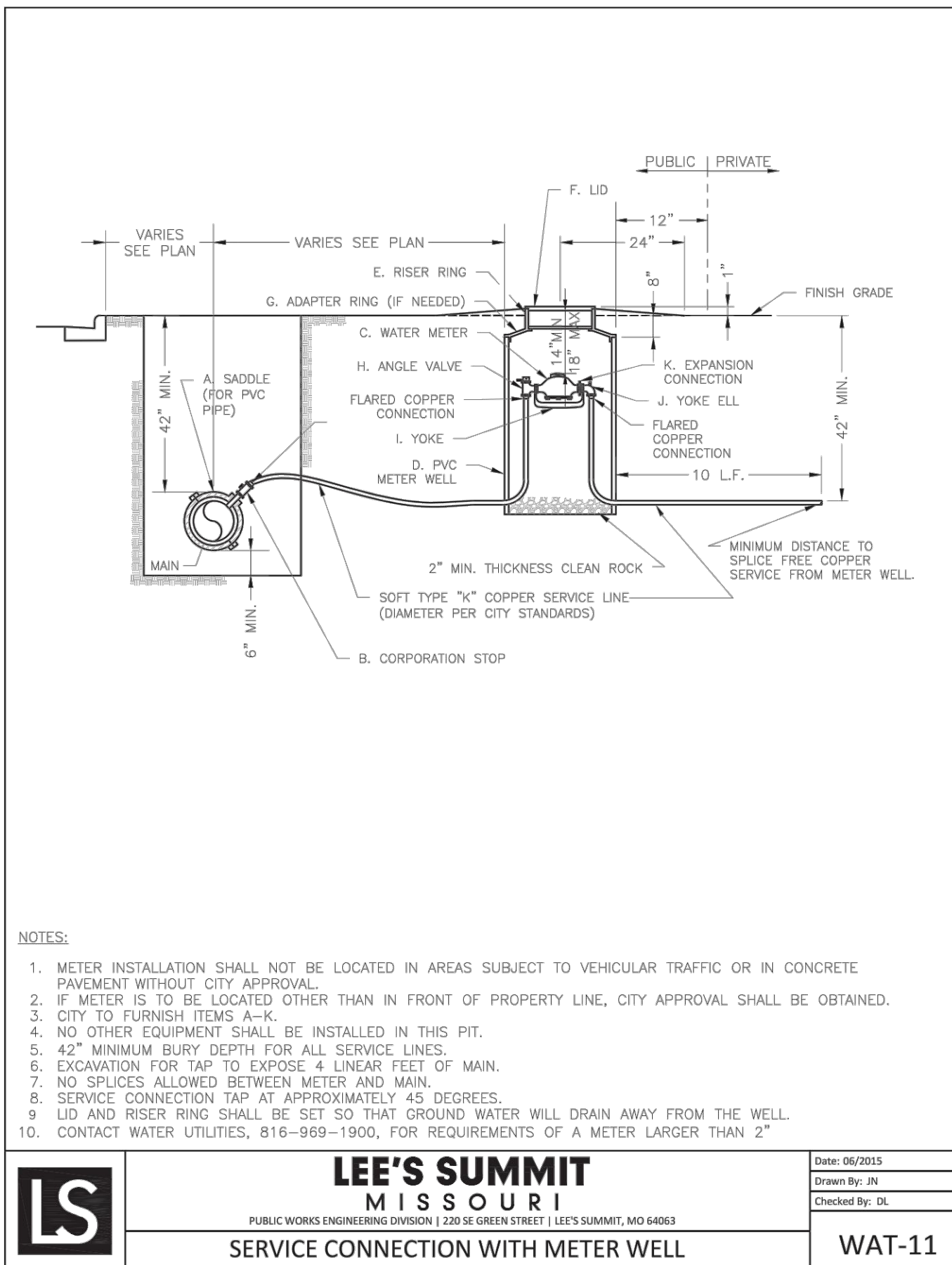
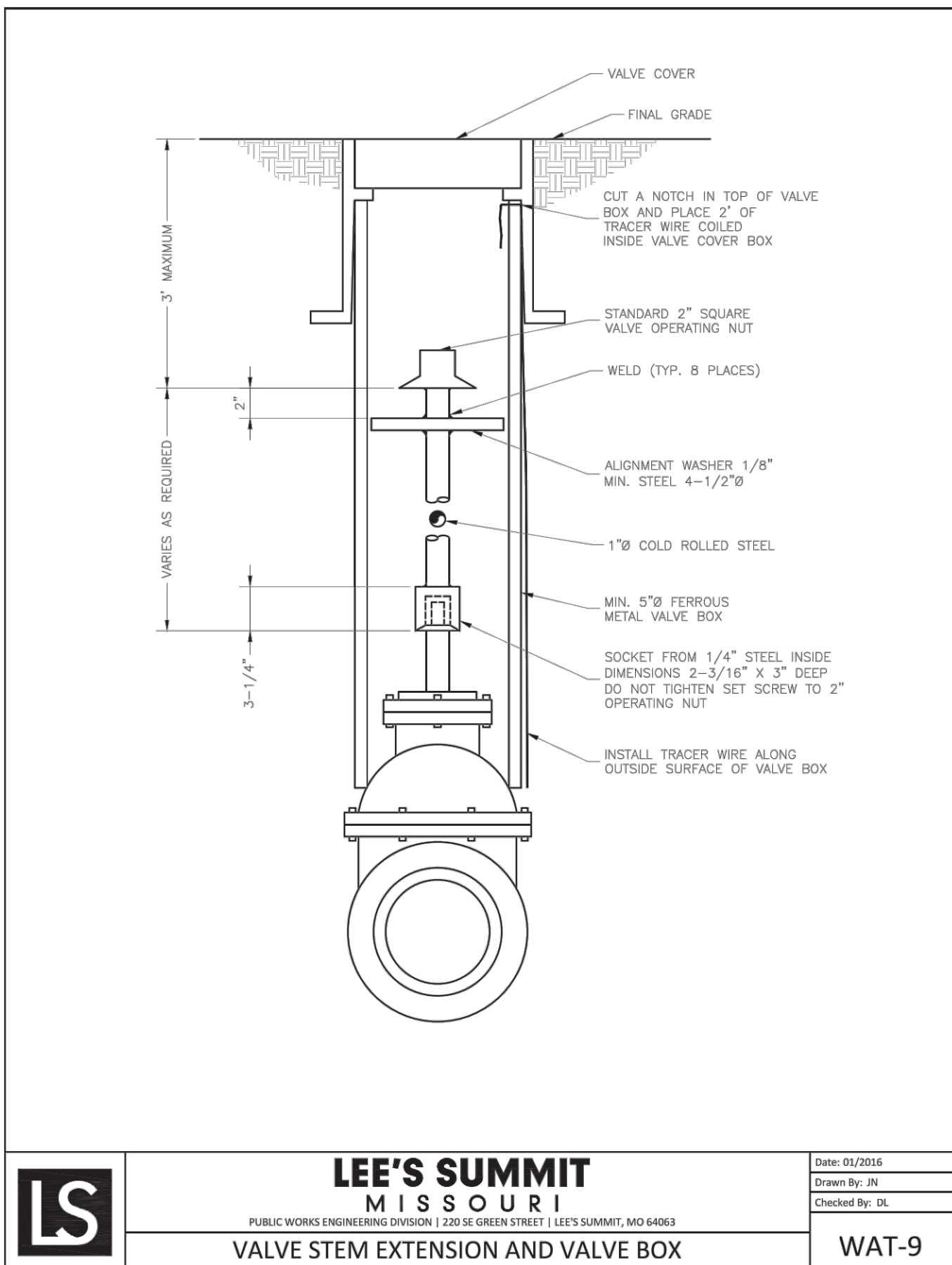
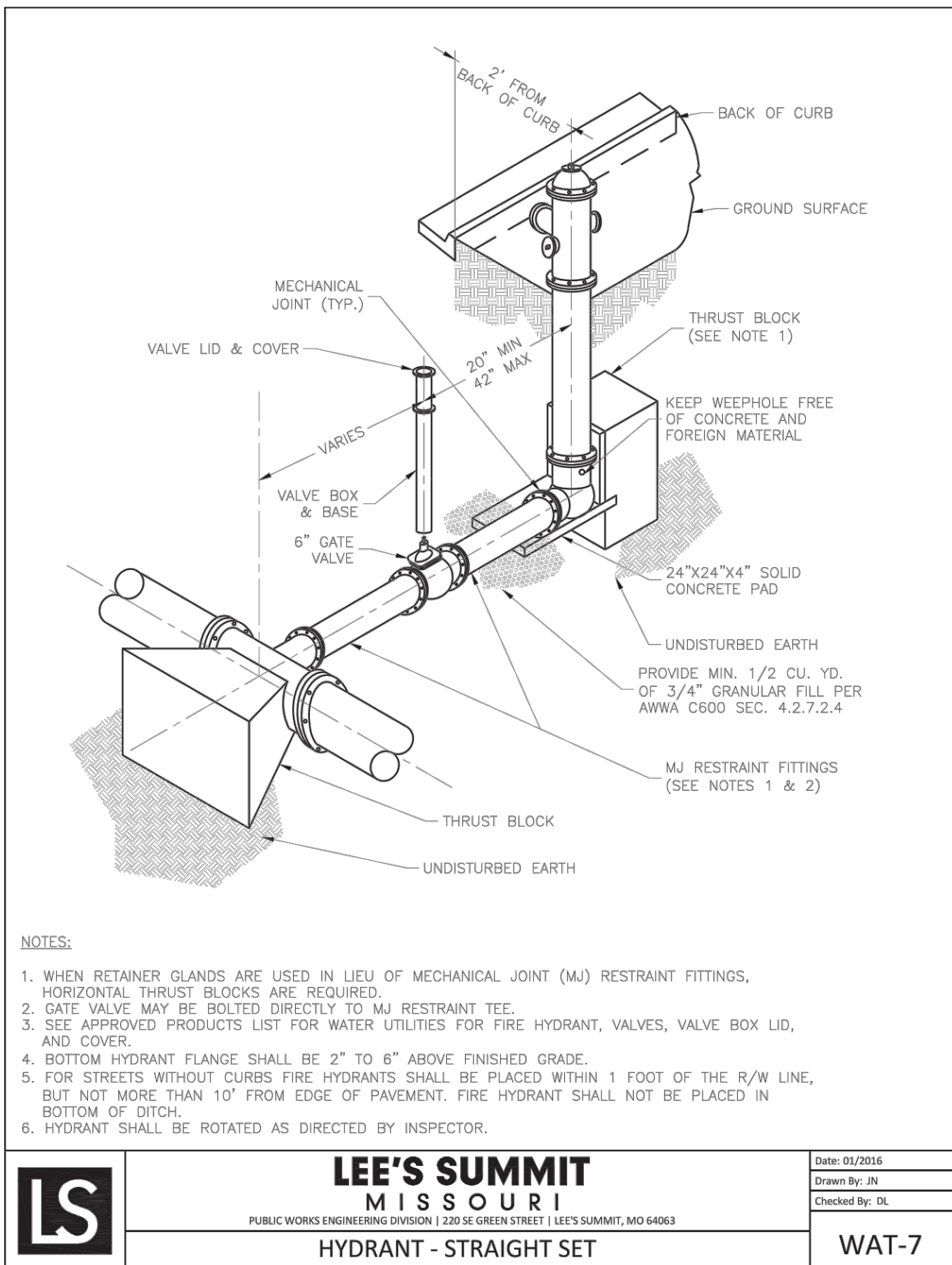
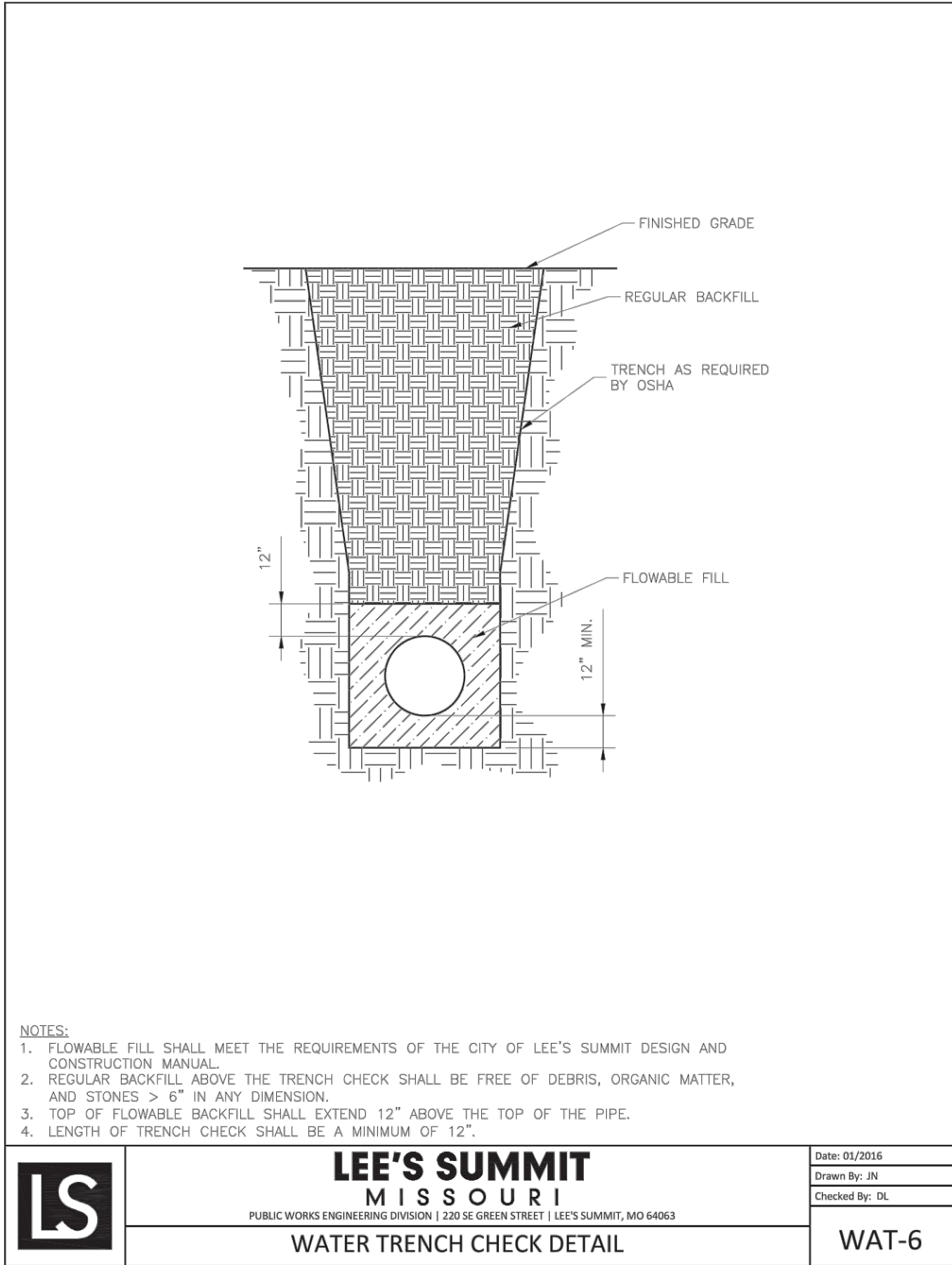
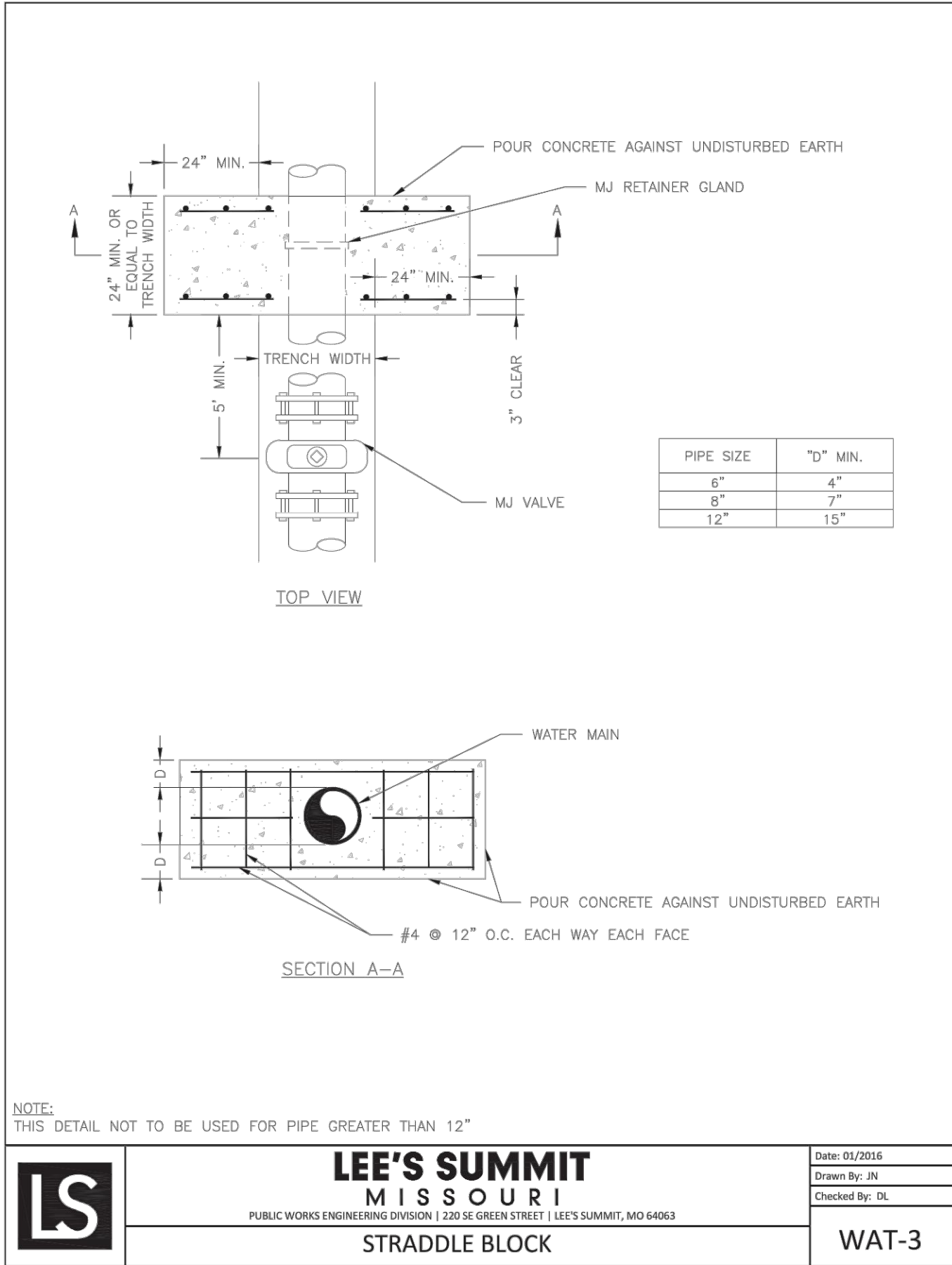
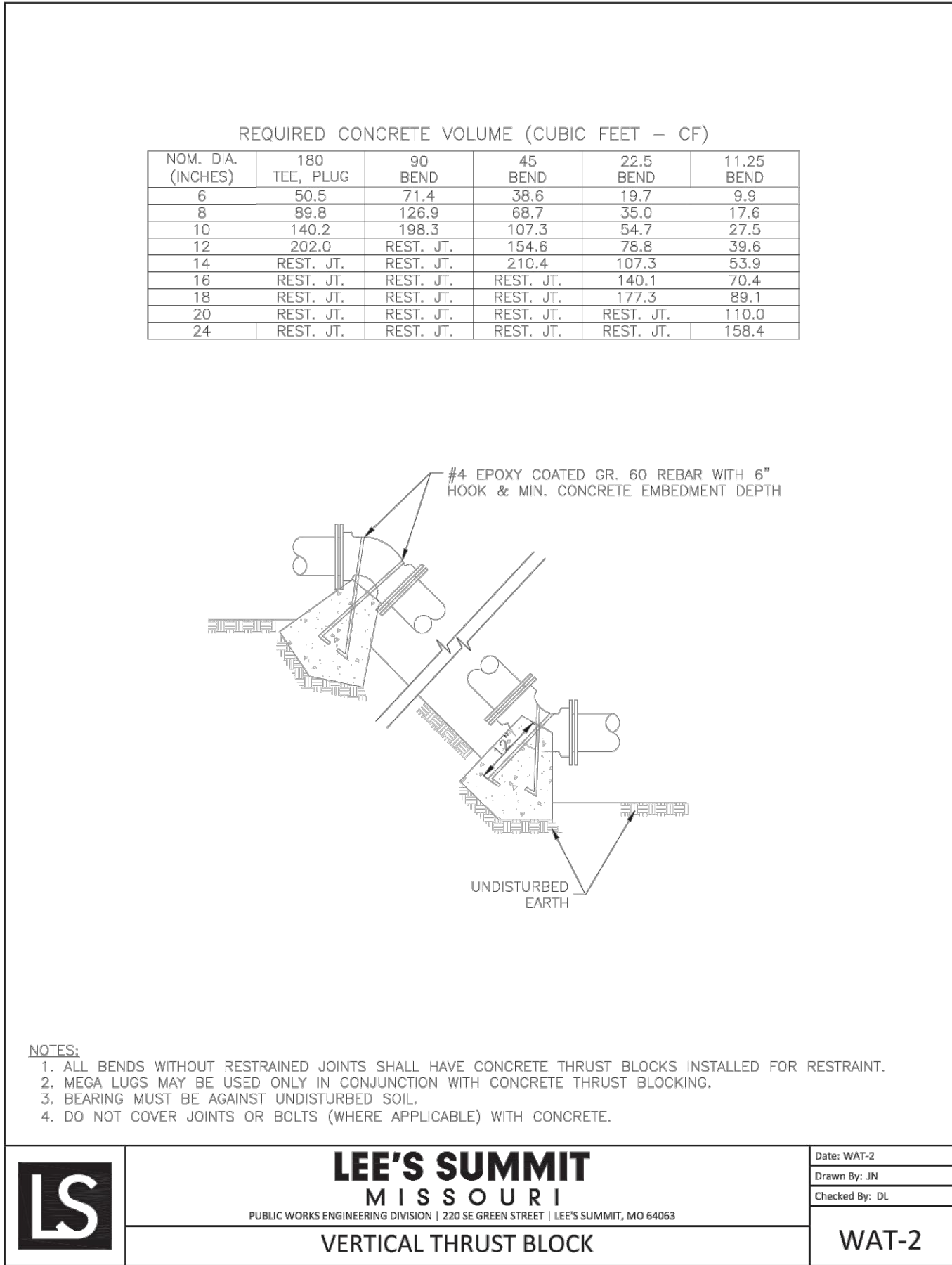
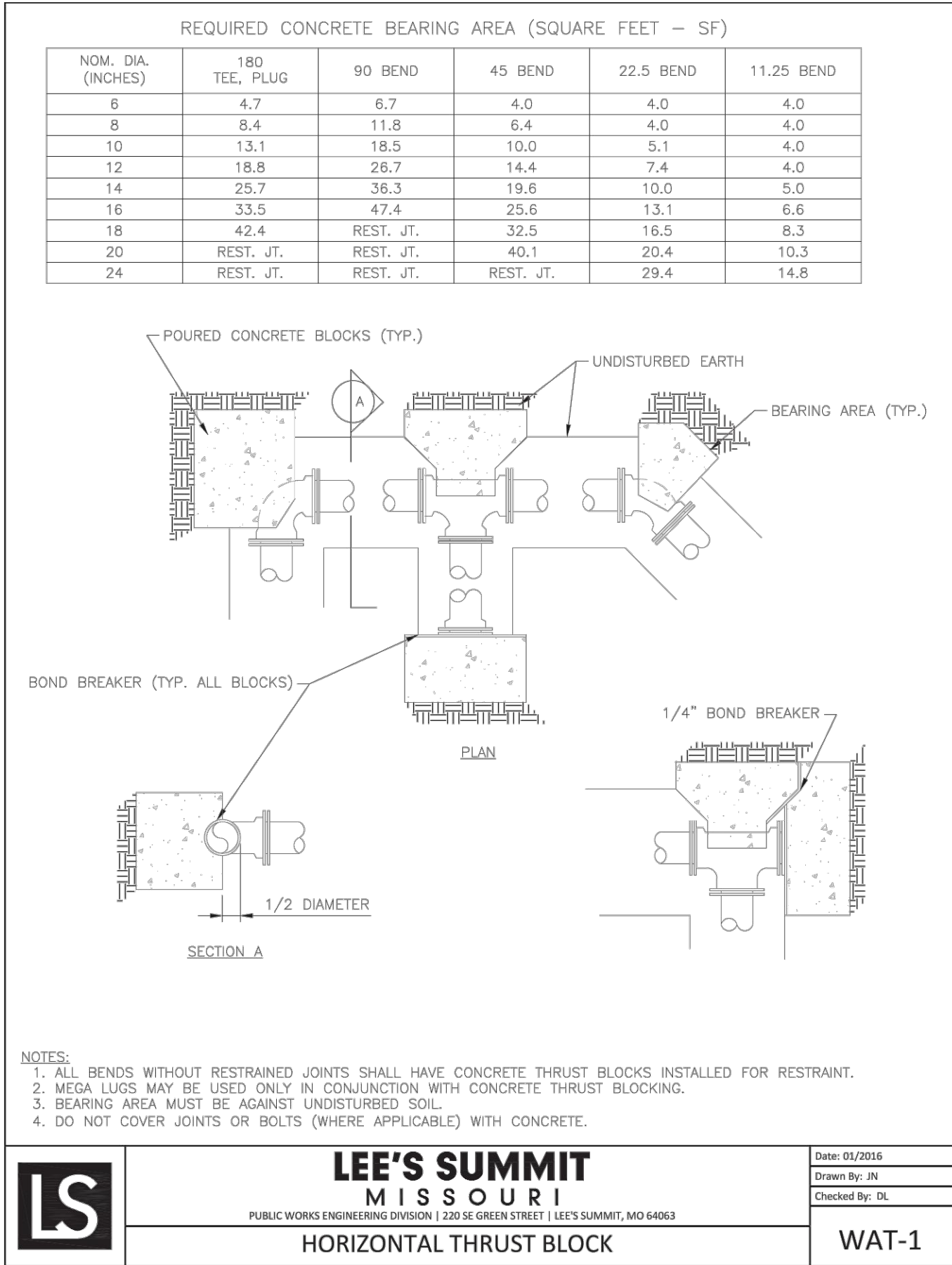
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
864-233-8916
fax



CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4388 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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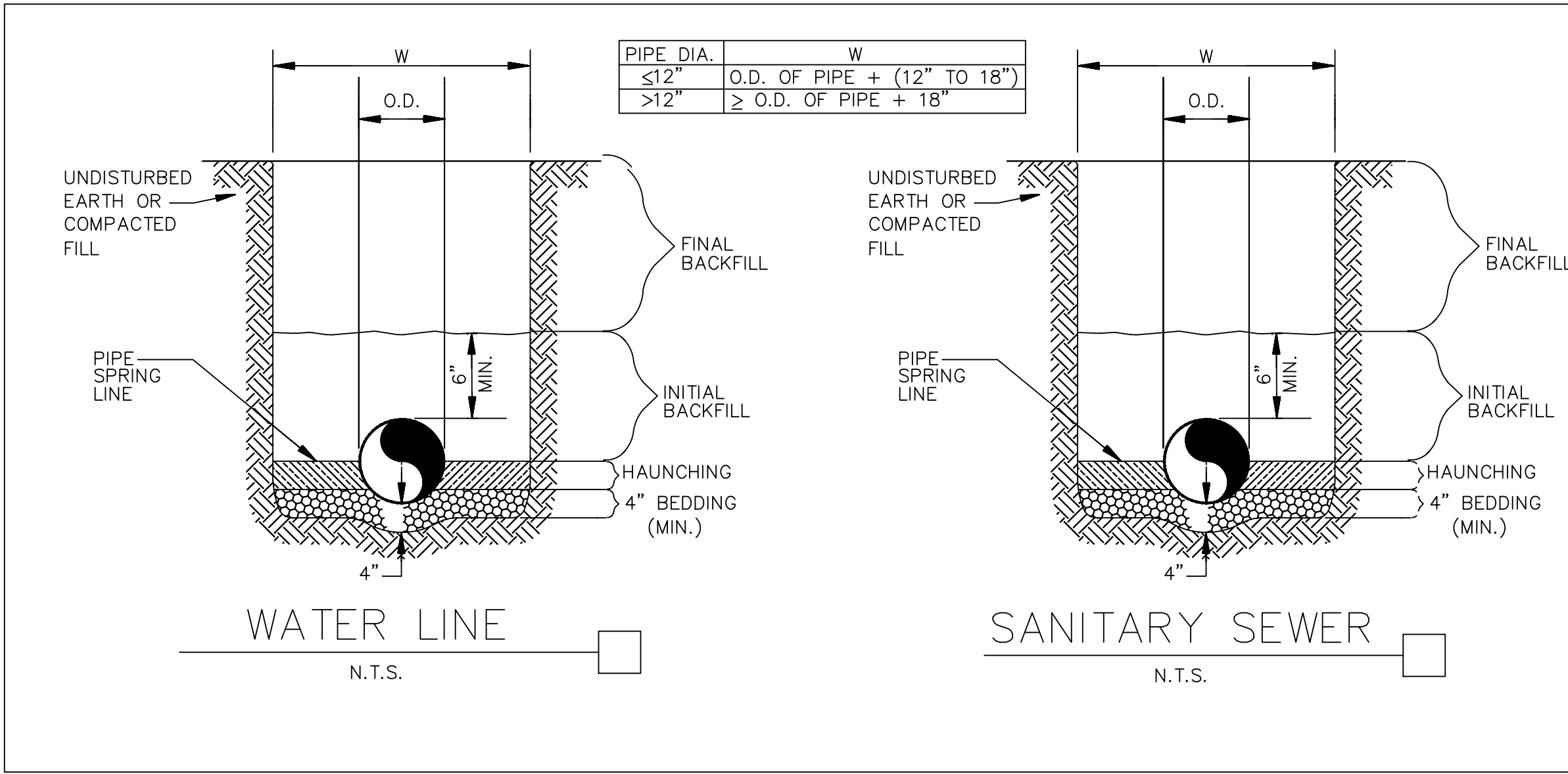
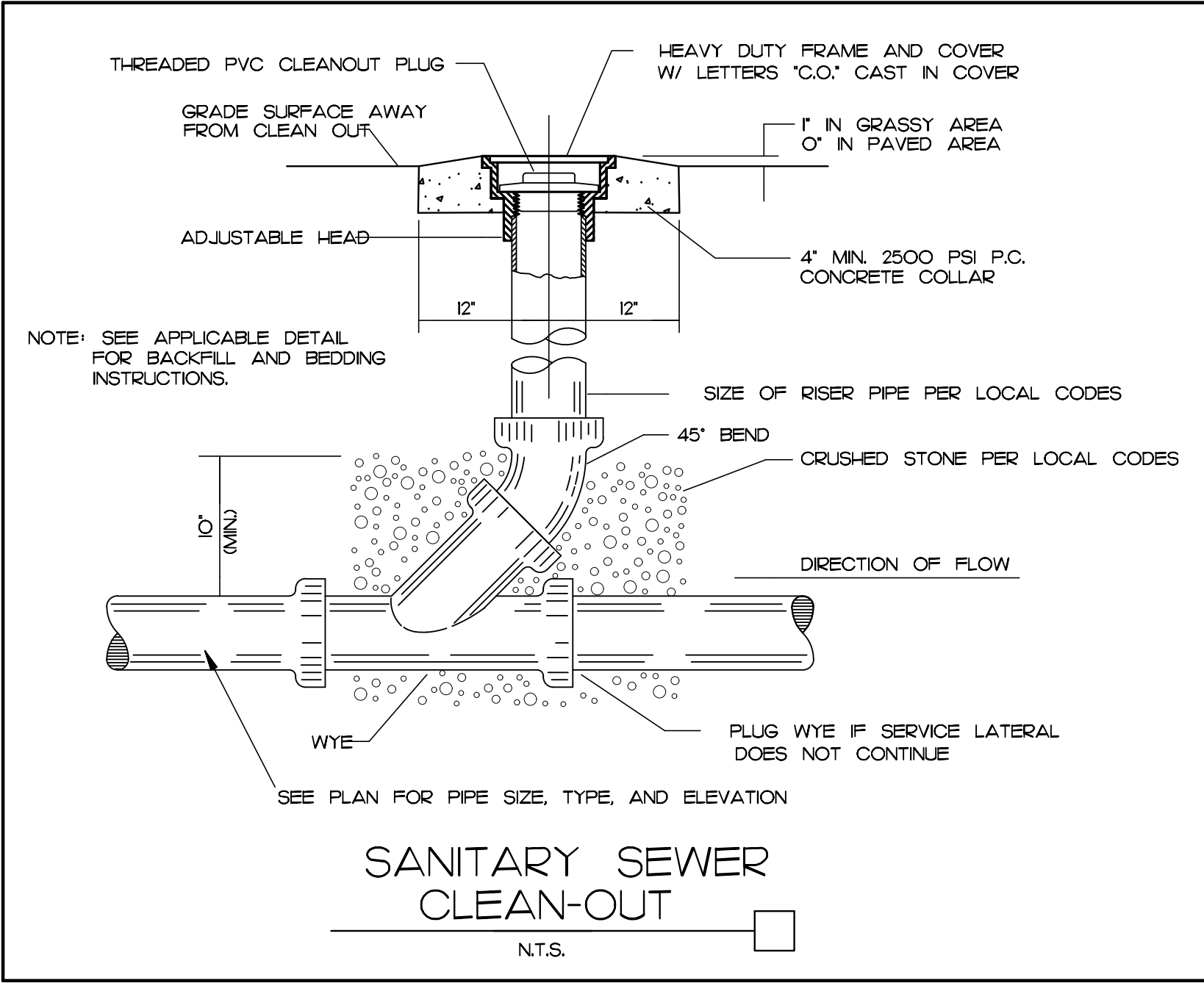
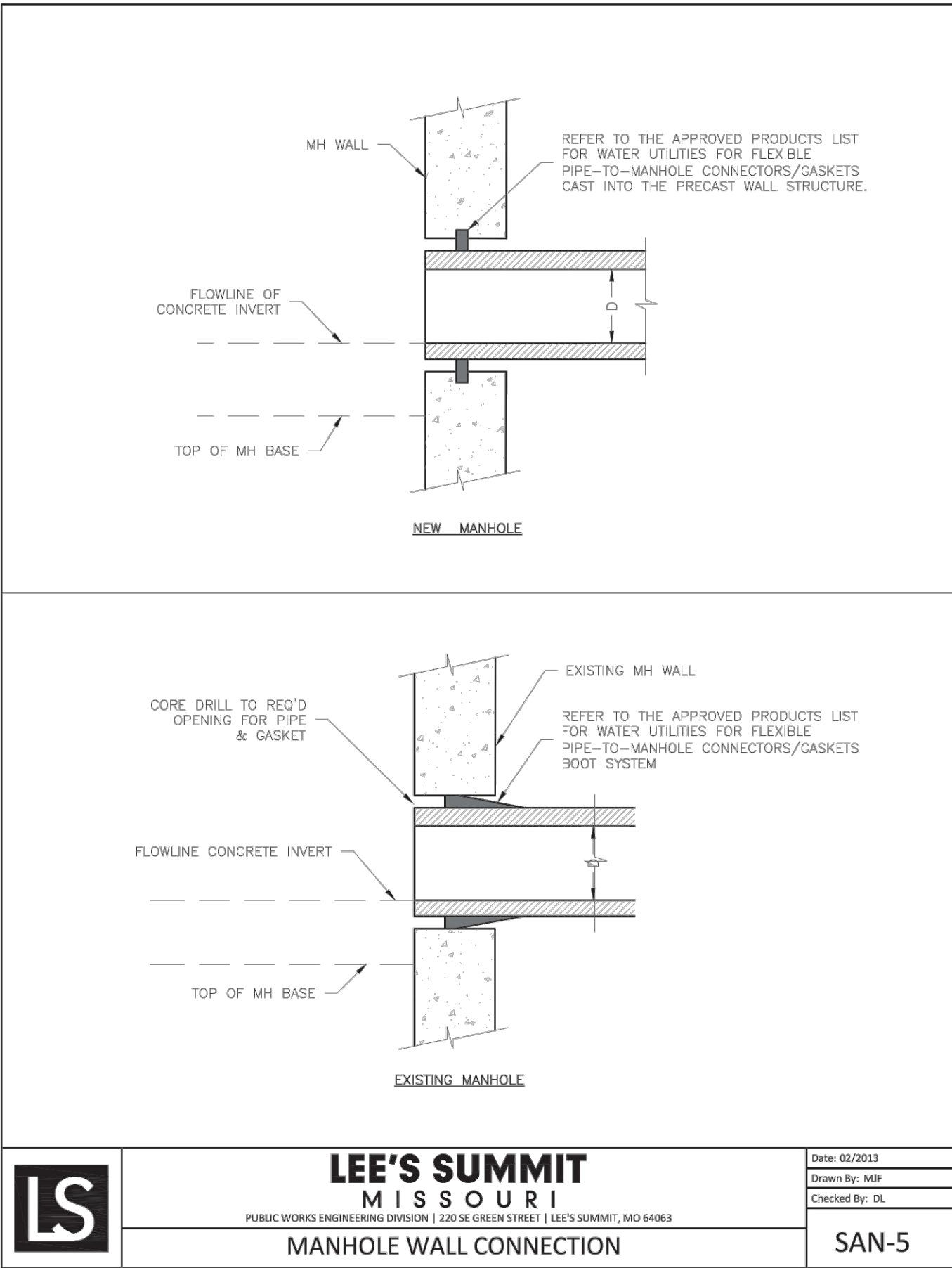
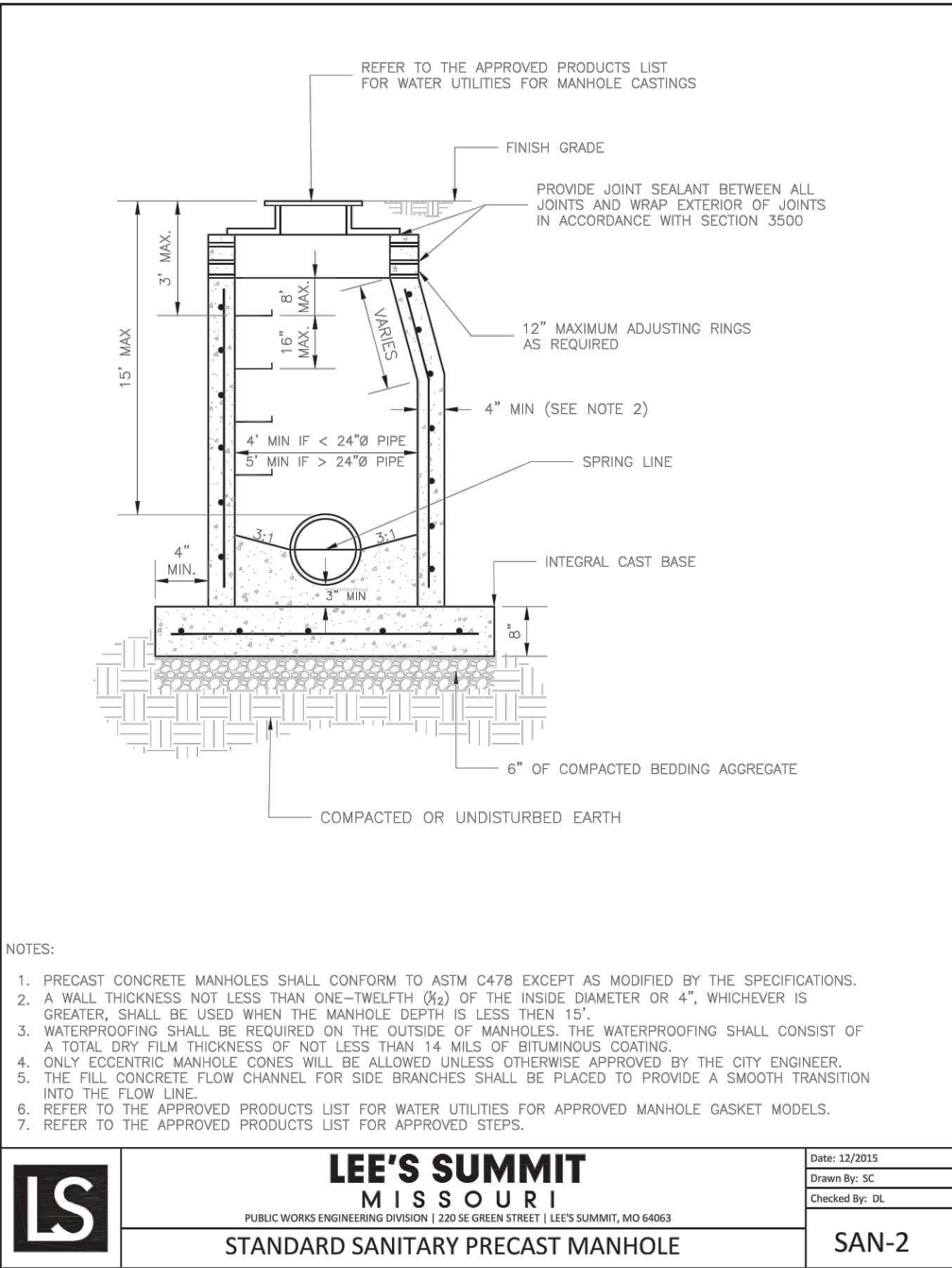
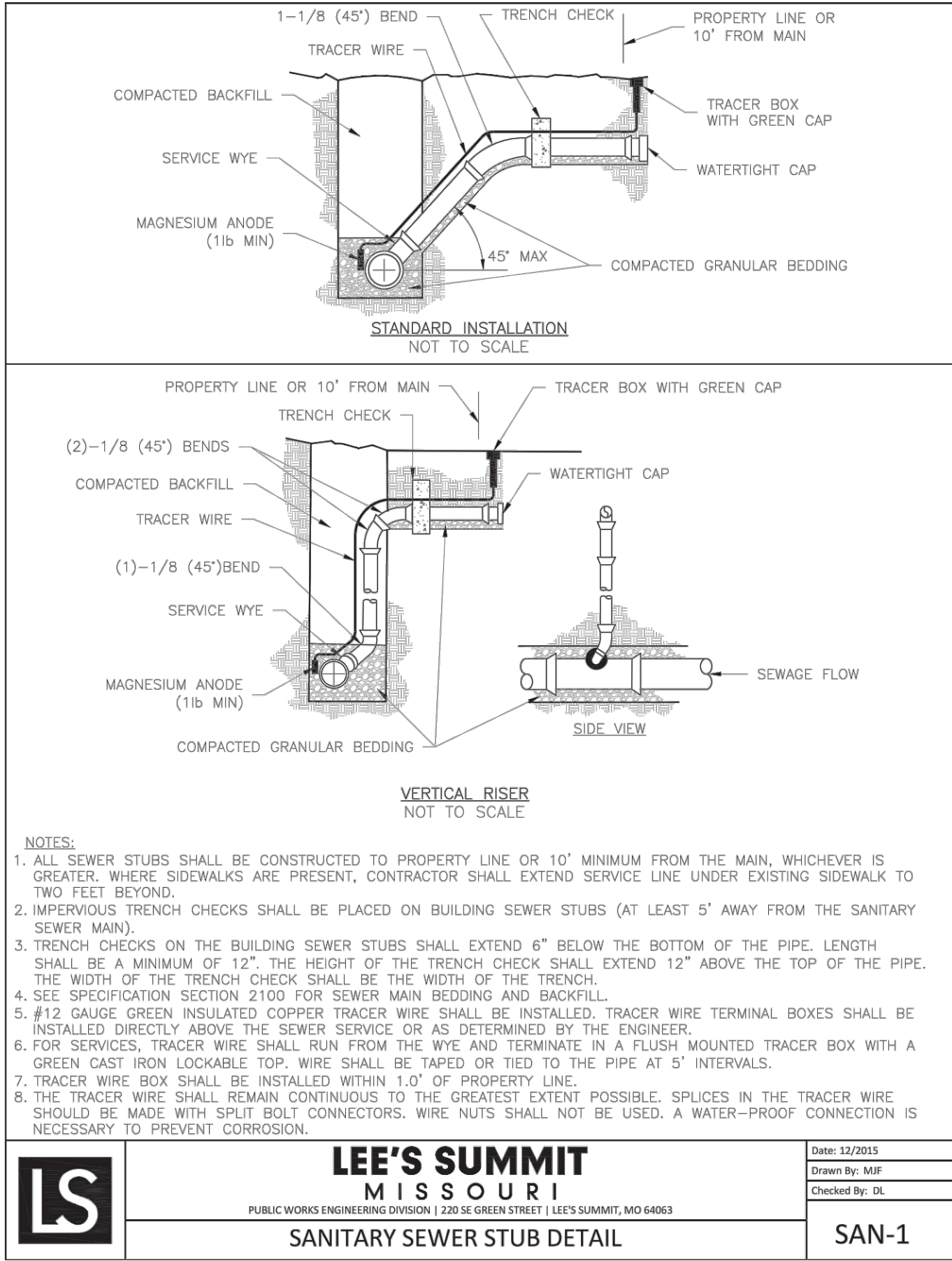
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FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916

STATE OF MISSOURI
JODD BURNETT
NUMBER 2021014925
7/23/2021
PROFESSIONAL ENGINEER

CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE PER PROJECT SPECIFICATIONS AND PER THE PROJECT'S GEOTECHNICAL REPORT OF RECORD.
6. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
7. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
8. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
9. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING
N.T.S.

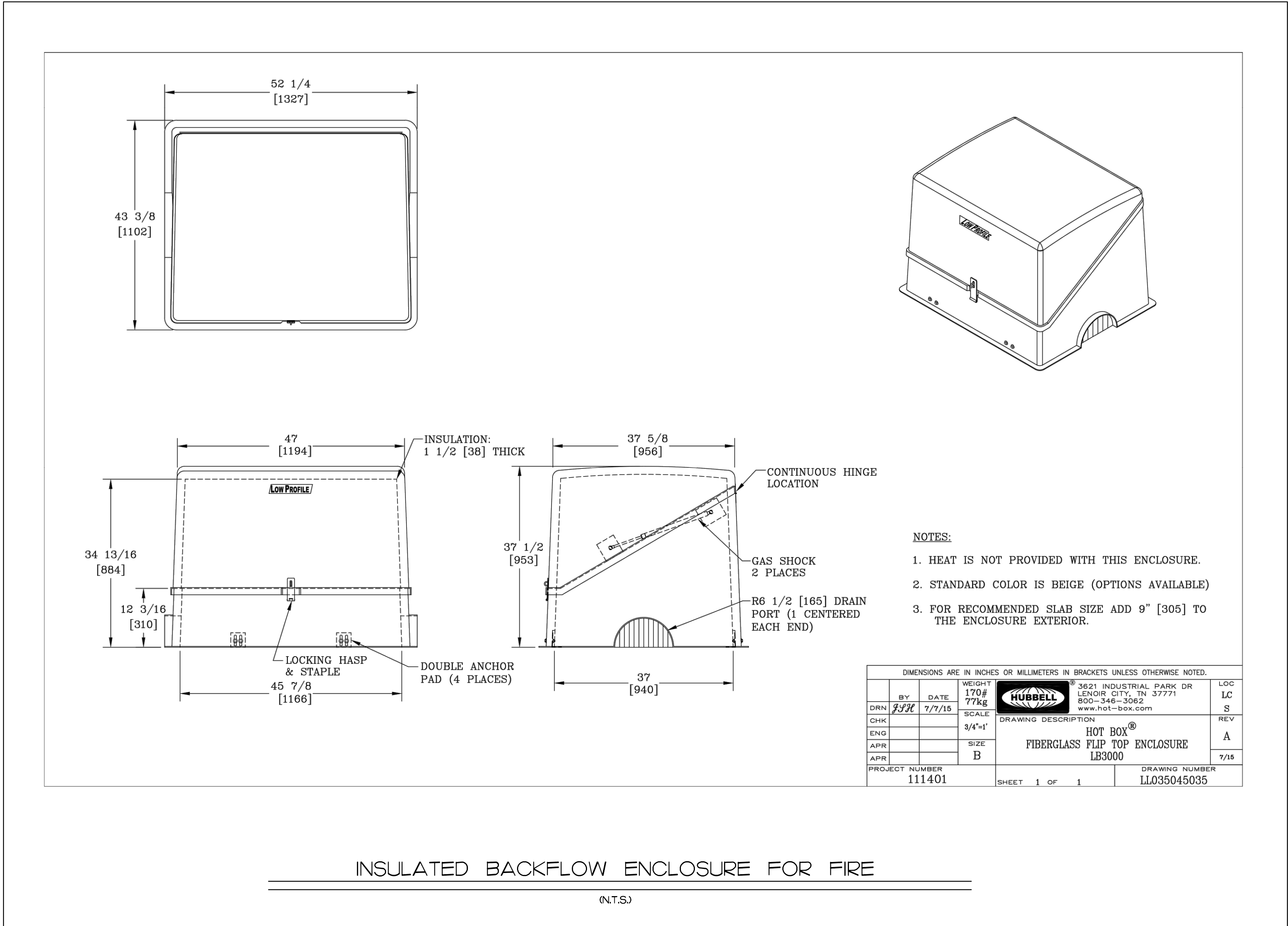
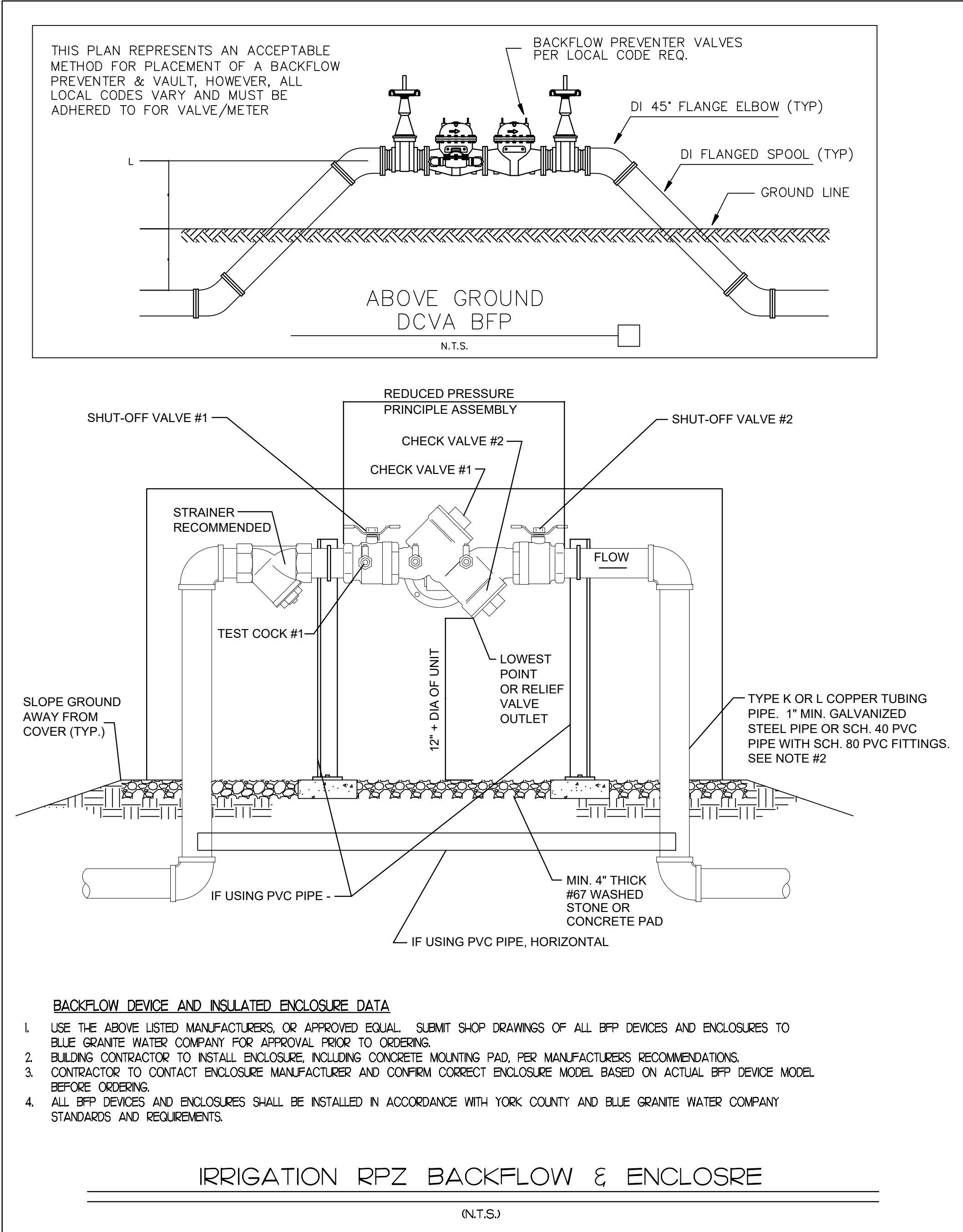
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FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916

STATE OF MISSOURI
TODD BURNES
PROFESSIONAL ENGINEER
NUMBER 2021014925
7/23/2021

CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CC LEE'S SUMMIT, LLC
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

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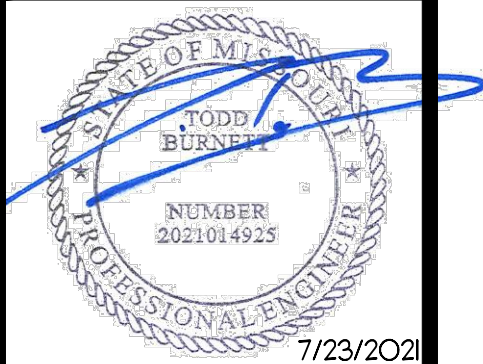
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FREELAND and KAUFFMAN, INC.

Engineers * Landscape Architects

209 West Stone Avenue
Greenville, South Carolina 29609

864-233-5497
fax 864-233-8916



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710 SE 7TH TERRACE

LEE'S SUMMIT, MO 64063

CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC

4338 MARSH RIDGE ROAD
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TEL (214) 614-8262

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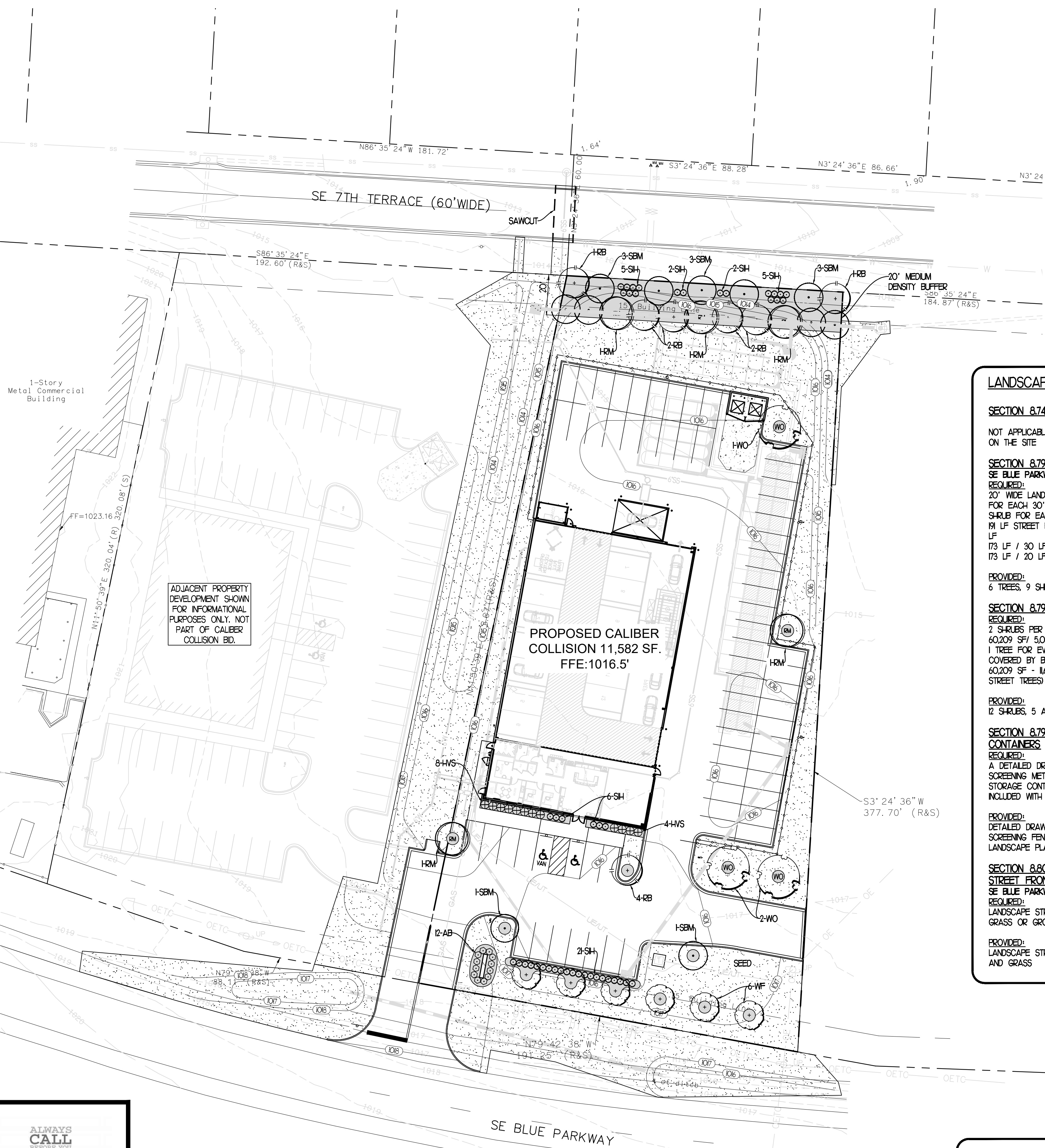
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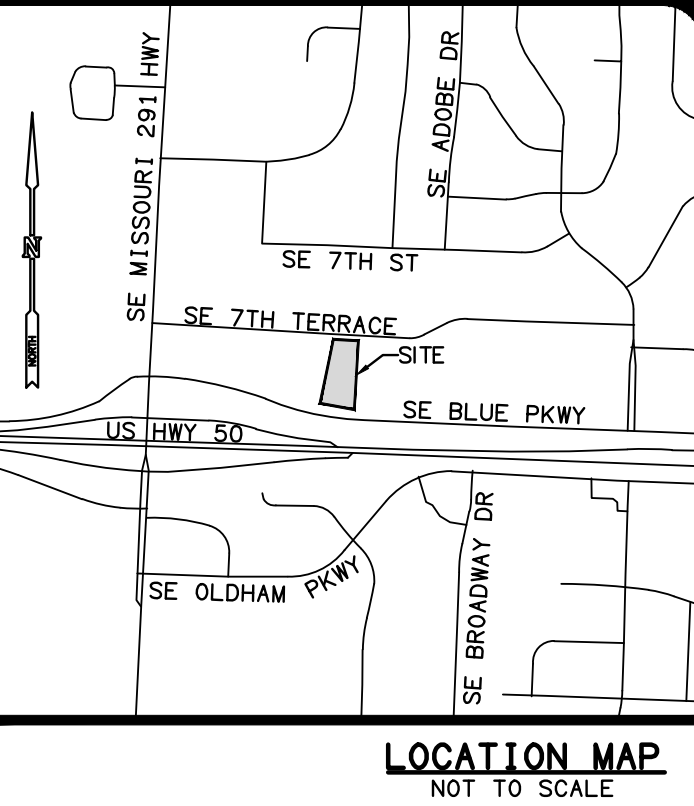
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PLANT LIST							
	QUANTITY	SYMBOL	LABELLED	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
TREES	3	WO	WO	QUERCUS PHELLOS	WILLOW OAK	3" MIN. CALIPER, 14" MIN. HT., BEB	AS SHOWN
	5	RM	RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" MIN. CALIPER, 14" MIN. HT., BEB	AS SHOWN
	7	RB	RB	CERCIS CANADENSIS	EASTERN REDBUD	3" MIN. CALIPER, 12" MIN. HT., BEB	AS SHOWN
	11	SBM	SBM	MAGNOLIA VIRGINICA	SWEETBAY MAGNOLIA	3" MIN. CALIPER, 12" MIN. HT., BEB	AS SHOWN
	6	WF	WF	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	3" MIN. CALIPER, 12" MIN. HT., BEB	AS SHOWN
SHRUBS	12	HVS	HVS	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPIRE	18"-24" BEB, OR 2-GAL. CONT.	4' O.C.
	41	SIH	SIH	ILEX GLABRA 'SHAMROCK'	SHAMROCK DWARF INK-BERRY HOLLY	24"-30" BEB, OR 5-GAL. CONT.	AS SHOWN
	12	AB	AB	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	18"-24" BEB, OR 2-GAL. CONT.	3'-4' O.C.



LANDSCAPE CALCULATIONS

SECTION 8.740 TREE CONSERVATION

NOT APPLICABLE. THERE ARE NO EXISTING TREES ON THE SITE

SECTION 8.790A STREET FRONTAGE

20' WIDE LANDSCAPE STRIP PLANTED WITH 1 TREE FOR EACH 30' OF STREET FRONTAGE AND 1 SHRUB FOR EACH 20' OF STREET FRONTAGE. 19 LF STREET FRONTAGE MINUS 18' DRIVEWAY = 173 LF
173 LF / 30 LF = 6 TREES
173 LF / 20 LF = 9 SHRUBS

PROVIDED:
6 TREES, 9 SHRUBS

SECTION 8.790B OPEN YARD AREA

2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA
60,209 SF / 5,000 SF = 12 SHRUBS
1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/ STRUCTURES
60,209 SF - 16,000 SF = 44,209 SF
44,209 SF / 5,000 SF = 9 TREES (IN ADDITION TO STREET TREES)

PROVIDED:
12 SHRUBS, 5 ADDITIONAL TREES

SECTION 8.790C TRASH STORAGE CONTAINERS

A DETAILED DRAWING OF ENCLOSURE AND SCREENING METHODS TO BE USED FOR TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPE PLAN

PROVIDED:
DETAILED DRAWING OF TRASH ENCLOSURE AND SCREENING FENCE ENCLOSURE SHOWN ON LANDSCAPE PLAN

SECTION 8.800 LANDSCAPE STRIPS ALONG STREET FRONTAGES

LANDSCAPE STRIP PLANTED WITH TREES, SHRUBS, GRASS OR GROUND COVER

PROVIDED:
LANDSCAPE STRIP PLANTED WITH TREES, SHRUBS, AND GRASS

SECTION 8.810 PARKING LOT LANDSCAPING

LANDSCAPE ISLANDS/ OTHER PLANTING AREAS LOCATED WITHIN PARKING LOT SHALL CONSTITUTE 5% OF ENTIRE AREA DEVOTED TO PARKING SPACES. AISLES & DRIVES ISLANDS SHALL BE LOCATED AT END OF EVERY PARKING BAY AND PLANTED WITH SHADE TREES.
9,985 X 0.05 = 500 SF PARKING LOT ISLANDS

PROVIDED:
ISLANDS LOCATED AT END OF EVERY PARKING BAY PLANTED WITH TREES.
1,007 SF INTERIOR PARKING LOT LANDSCAPED AREA PROVIDED

SECTION 8.820 SCREENING - PARKING LOT

EVERGREEN SCREENING (25' TALL) PROVIDED ALONG EDGE OF PARKING LOT PARALLEL TO THE STREET - PLANTED WITH 12 SHRUBS PER 40 LF. SHRUBS SHALL BE AT LEAST 18" AT TIME OF PLANTING.

PROVIDED:
EVERGREEN SHRUBS (CONTINUOUS ROW)

SECTION 8.890 BUFFER/ SCREEN REQUIREMENTS

20' WIDE SCREEN 18" (MEDIUM DENSITY BUFFER) (CPZ ZONING ADJACENT TO P1 ZONING)
1 SHADE TREE PER 1,000 SF
1 ORNAMENTAL TREE PER 500 SF
1 EVERGREEN TREE PER 300 SF
1 SHRUB PER 200 SF
15 LF X 20 LF = 2,700 SF
2,700 SF / 1,000 = 3 SHADE TREES
2,700 SF / 500 = 6 ORNAMENTAL TREES
2,700 SF / 300 = 9 EVERGREEN TREES
2,700 SF / 200 = 14 SHRUBS

PROVIDED:
3 SHADE TREES
6 ORNAMENTAL TREES
9 EVERGREEN TREES
14 EVERGREEN SHRUBS

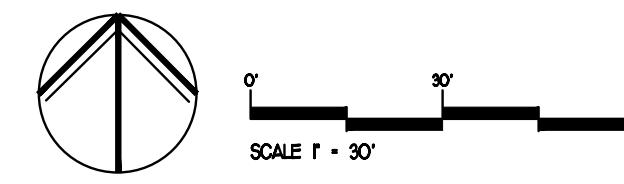
LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN INC.
- ALL PLANTS MUST BE HEALTHY, WELL BRANCHED, STRAIGHT TRUNKED, FULL HEADED, FREE OF DISEASE AND INSECT INFESTATION, AND MEET ALL SPECIFIED REQUIREMENTS.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUDED AND STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRONG THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- ALL PLANT BEDS, TREES, SHRUB MASSES, ETC. SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH. THIS INCLUDES A 4 FOOT DIAMETER MULCH RING AROUND ALL PROPOSED TREES.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND PROPOSED TOP SOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED.
- ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE TOP SOILED, LIMED, AND FERTILIZED ACCORDING TO THE SOIL TEST REPORT. THESE GRASS AREAS SHALL BE SEEDDED WITH TALL TURF TYPE PESCUE SEED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL GRASS AREAS UNTIL A HEALTHY STAND IS ESTABLISHED.
- ALL PLANTING AREAS, INCLUDING PARKING LOT ISLANDS, SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. THE TOP TWO FEET OF SOIL SHALL BE LOOSE. IF PREVIOUSLY COMPACTED, IT SHALL BE LOOSENEED BY TILLING OR OTHER MEASURE TO A DEPTH OF TWO FEET. THE TOP SIX INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOILS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING.
- THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM THE LANDSCAPE OPERATION. ALSO, IF INSUFFICIENT TOPSOIL IS PRESENT ON THE SITE THE CONTRACTOR IS REQUIRED TO HAVE TOPSOIL BROUGHT INTO THE SITE FOR THE LANDSCAPE OPERATION.
- THE CONTRACTOR SHALL INCLUDE IN HIS BID PACKAGE REMOVAL AND EXCAVATION OF ROCK AS REQUIRED DURING TREE PLANTING TO INSURE SURVIVAL OF THE TREES AND TO PROVIDE A PLANTING PIT AS DIMENSIONED ON THE PLANTING DETAILS.
- ALL LANDSCAPING FOR THE PROJECT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTRACT THE CITY OF LEE'S SUMMIT AT 86-969-2200 FOR THE SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.

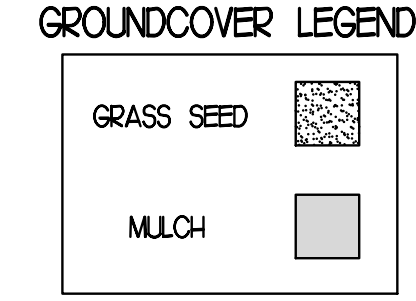
PLAN NOTES:

- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD PINE BARK MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND SOO AREAS SHALL BE IRRIGATED.
- ALL SHRUBS TO BE 3' BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III PESCUE SEED OR SOO.
- ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC).
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

LANDSCAPE PLAN



IRRIGATION SYSTEM NOTE
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A 'DESIGNBUILT' IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED AND SHALL PROVIDE ADEQUATE COVERAGE FOR ALL GRASS AND OTHER PLANTINGS. CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING AT A LOCATION APPROVED BY THE OWNER. REFER TO THE UTILITY PLAN FOR THE IRRIGATION SOURCE/METER LOCATION.



PERMANENT SEEDING

SEEDING RATE:
PESCUE GRASS (HULLED) (ALONE) - 8-12 LBS. PER ACRE

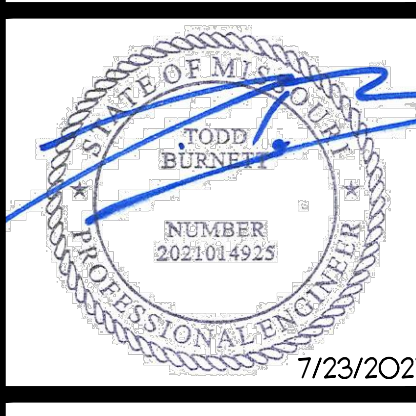
ALWAYS CALL 811 BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

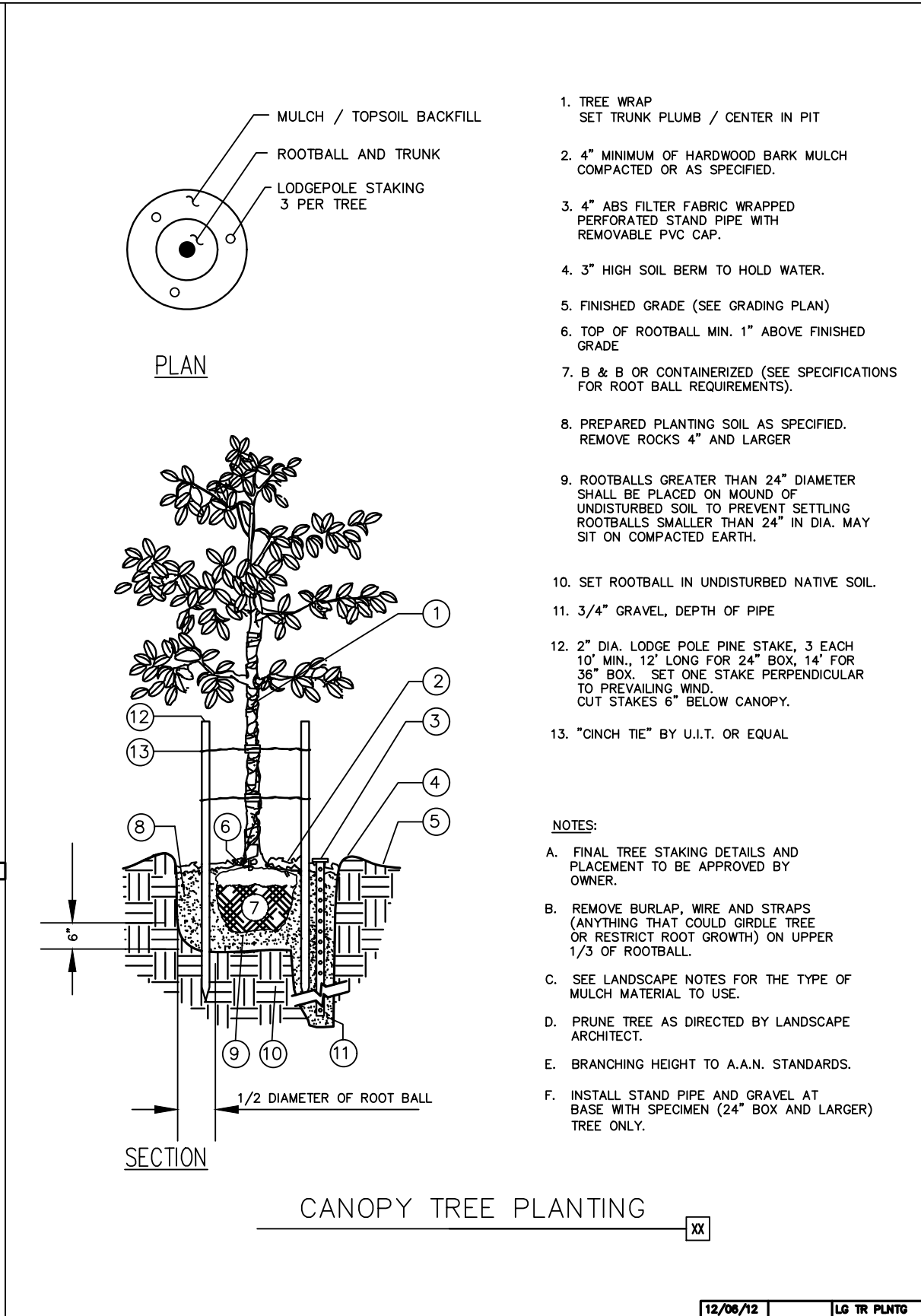
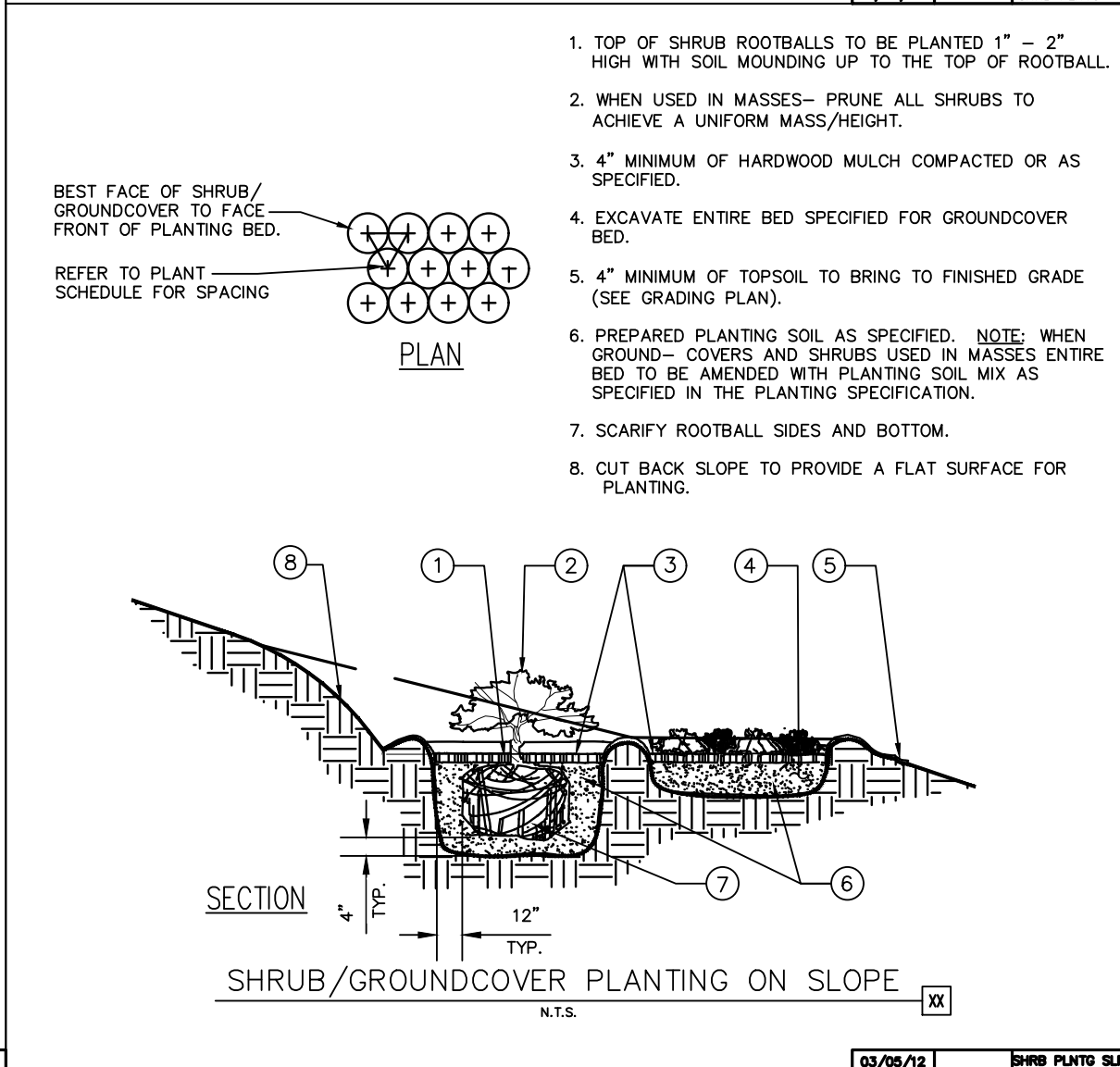
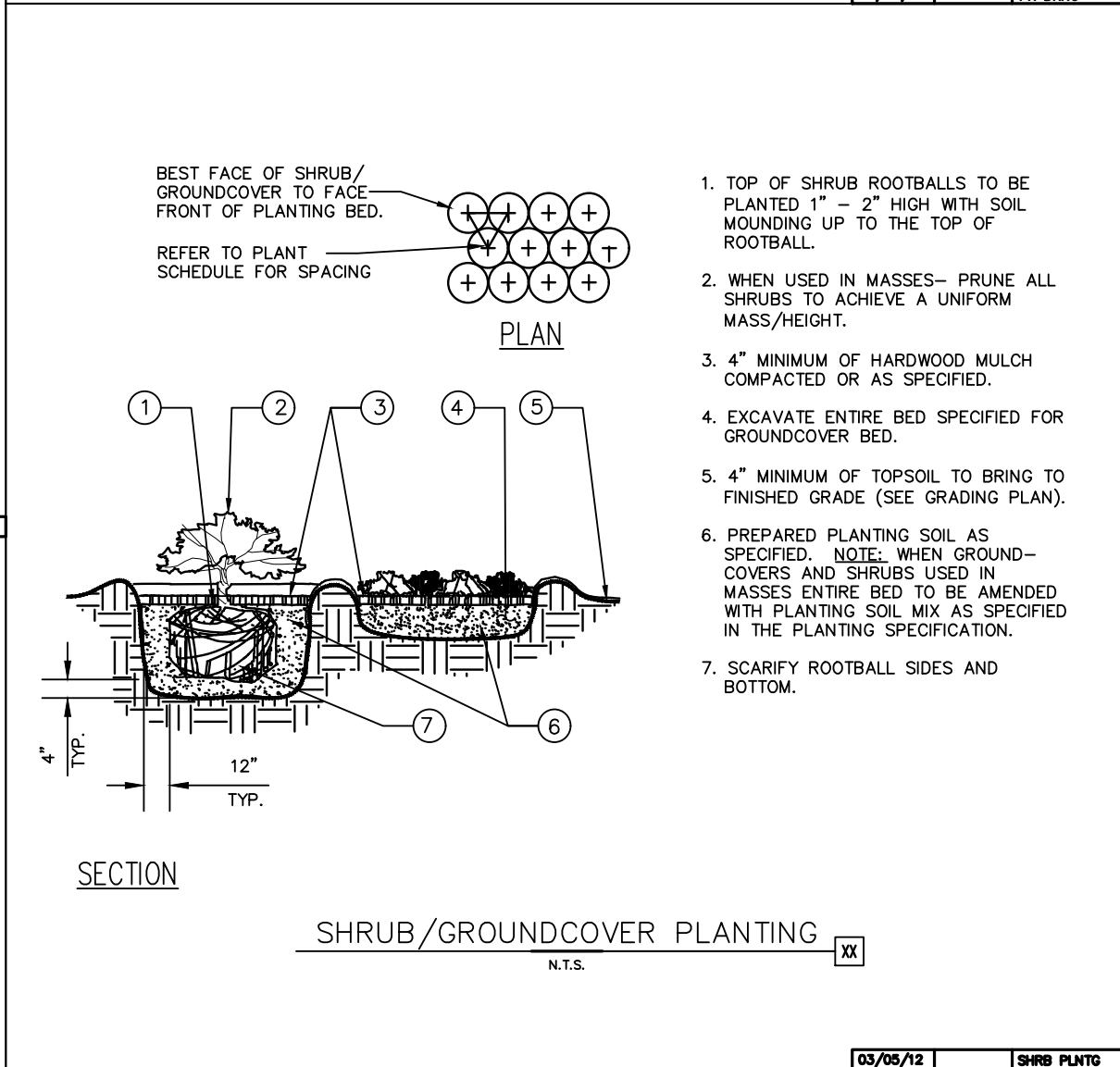
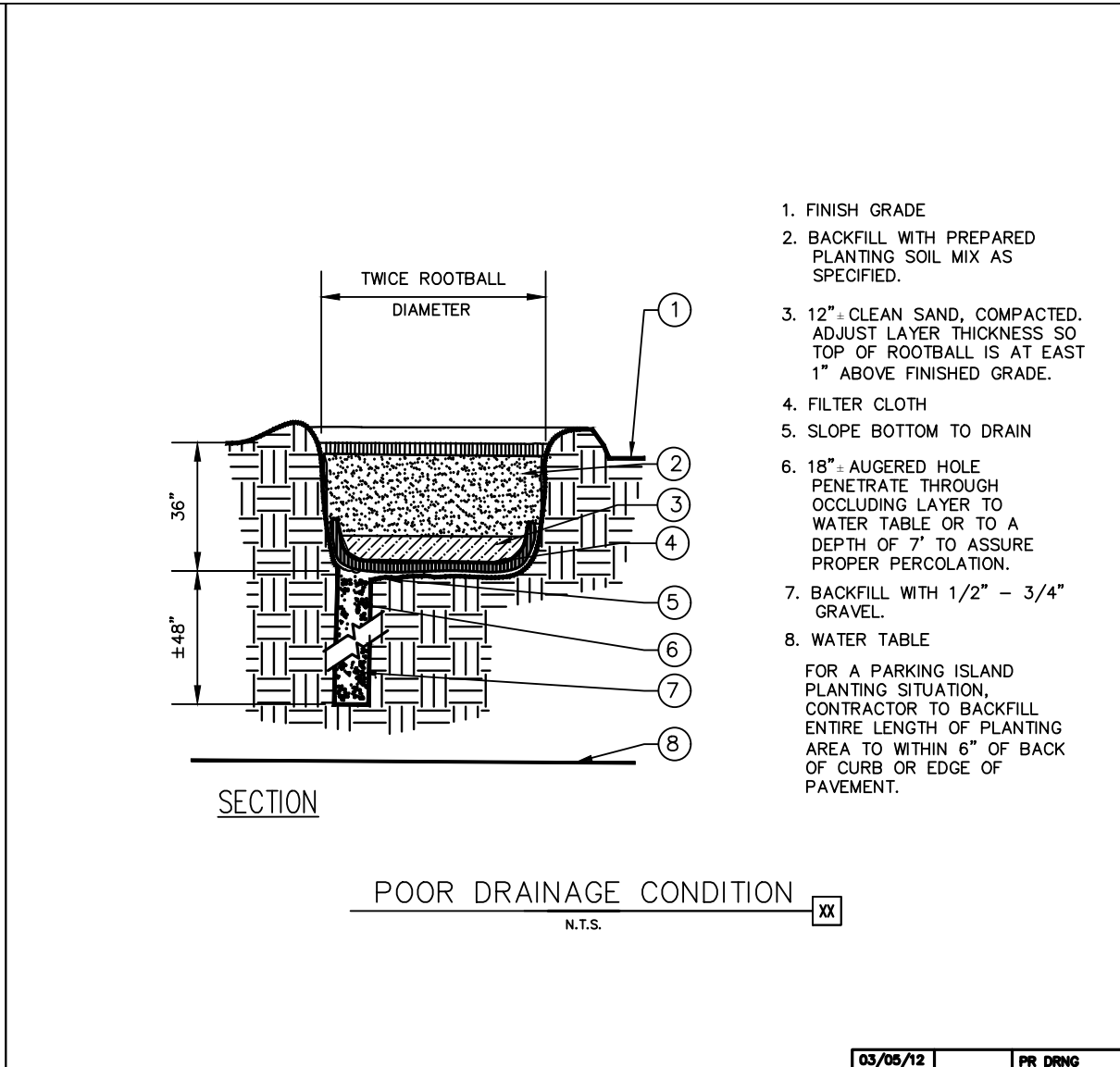
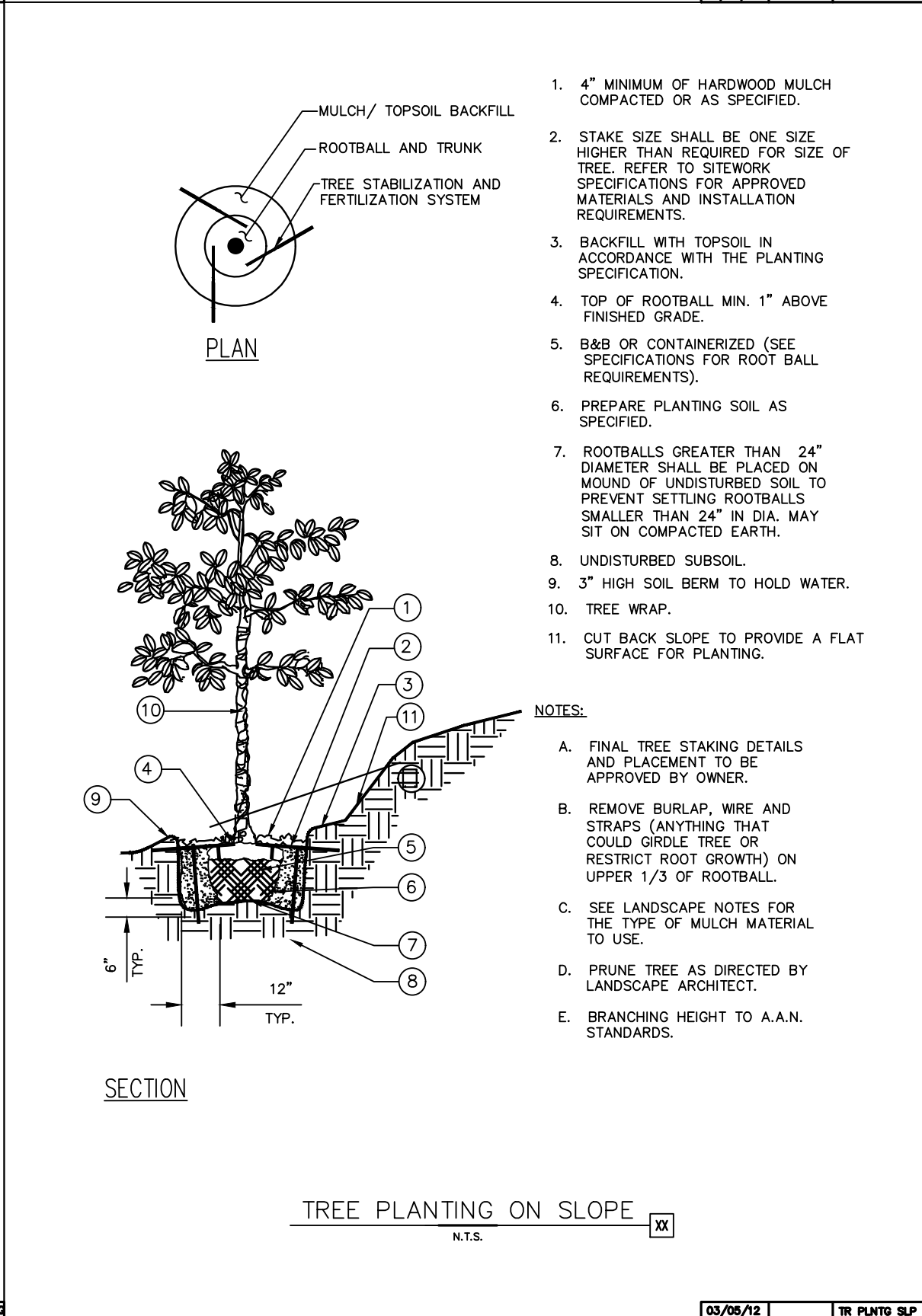
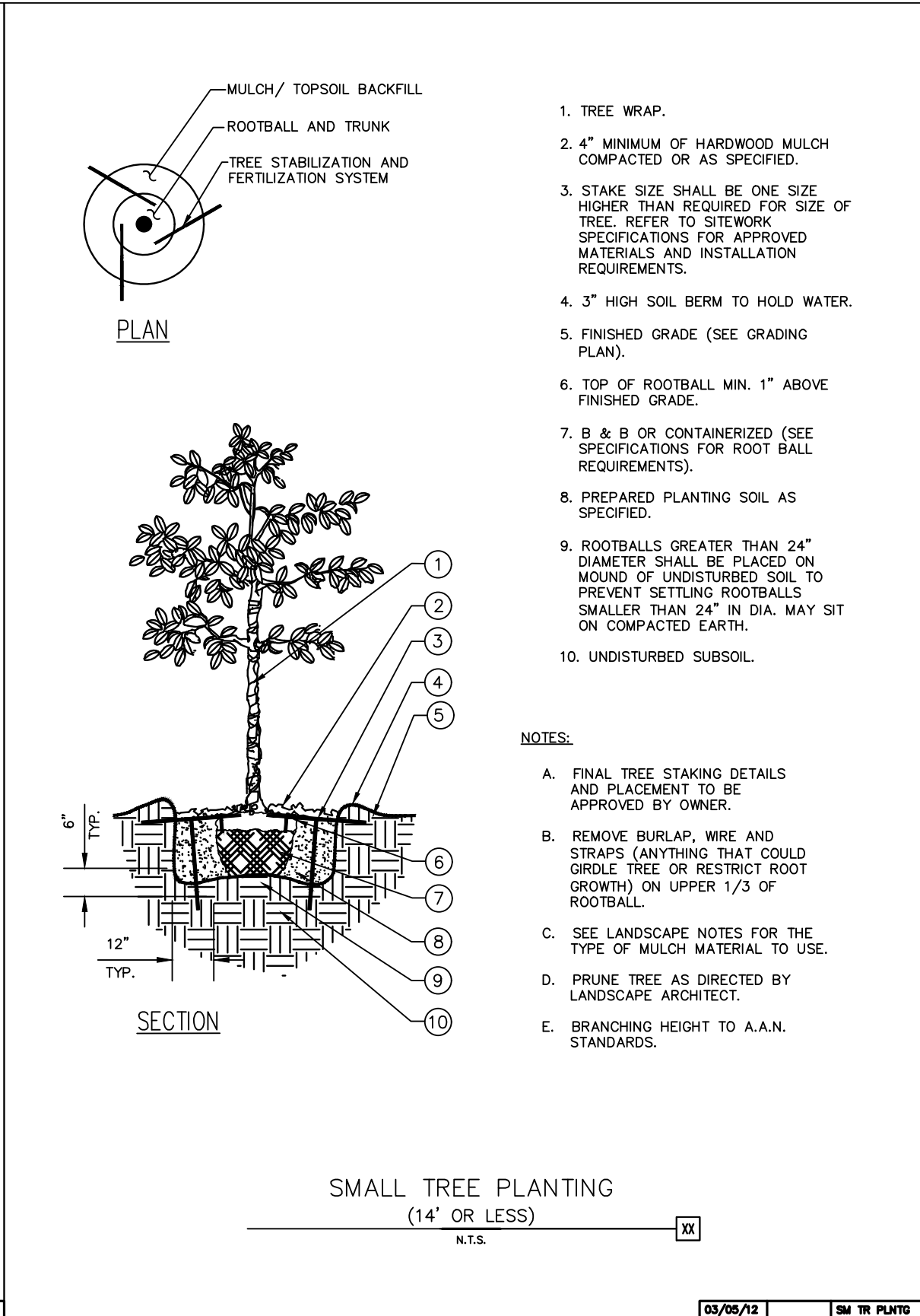
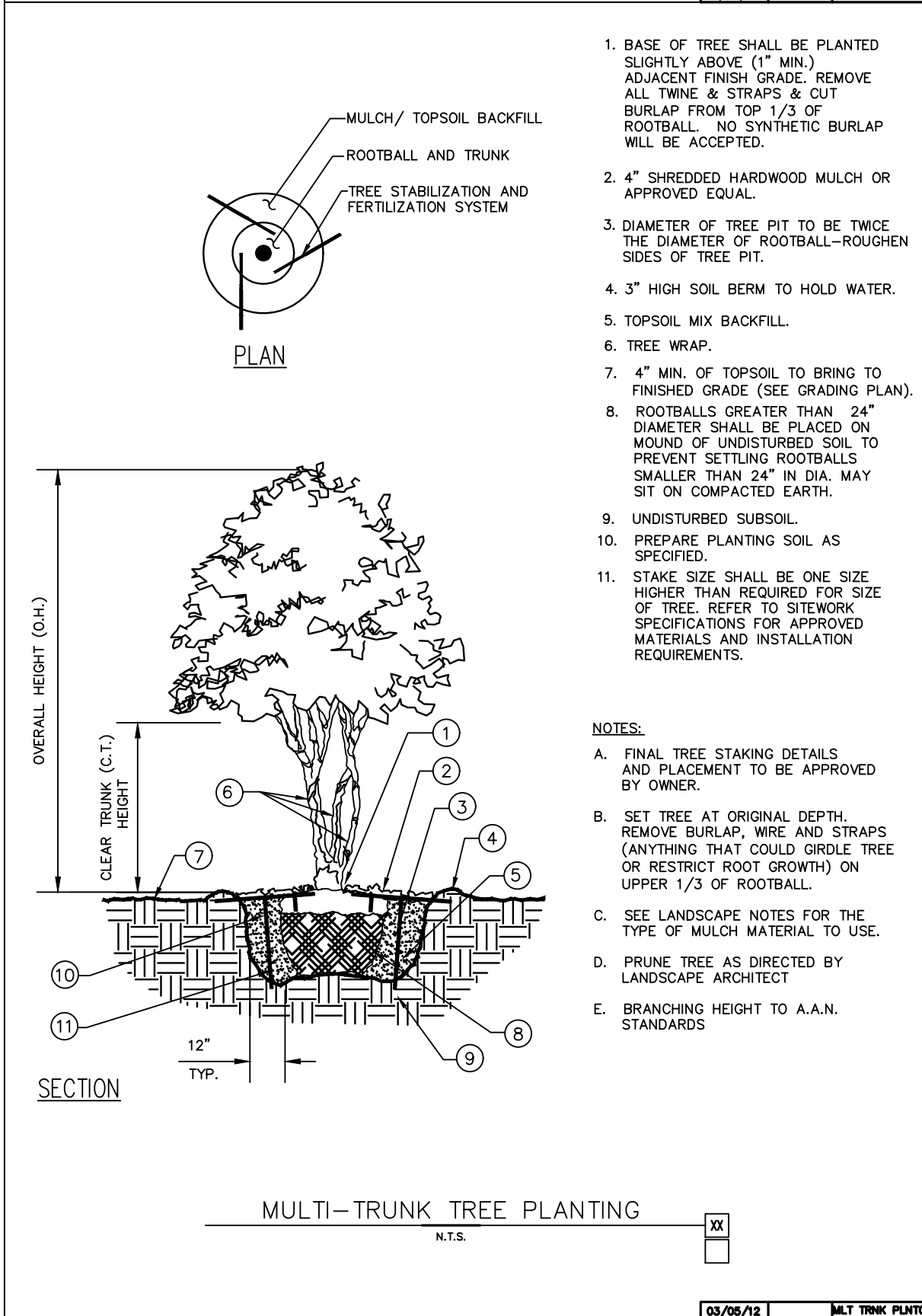
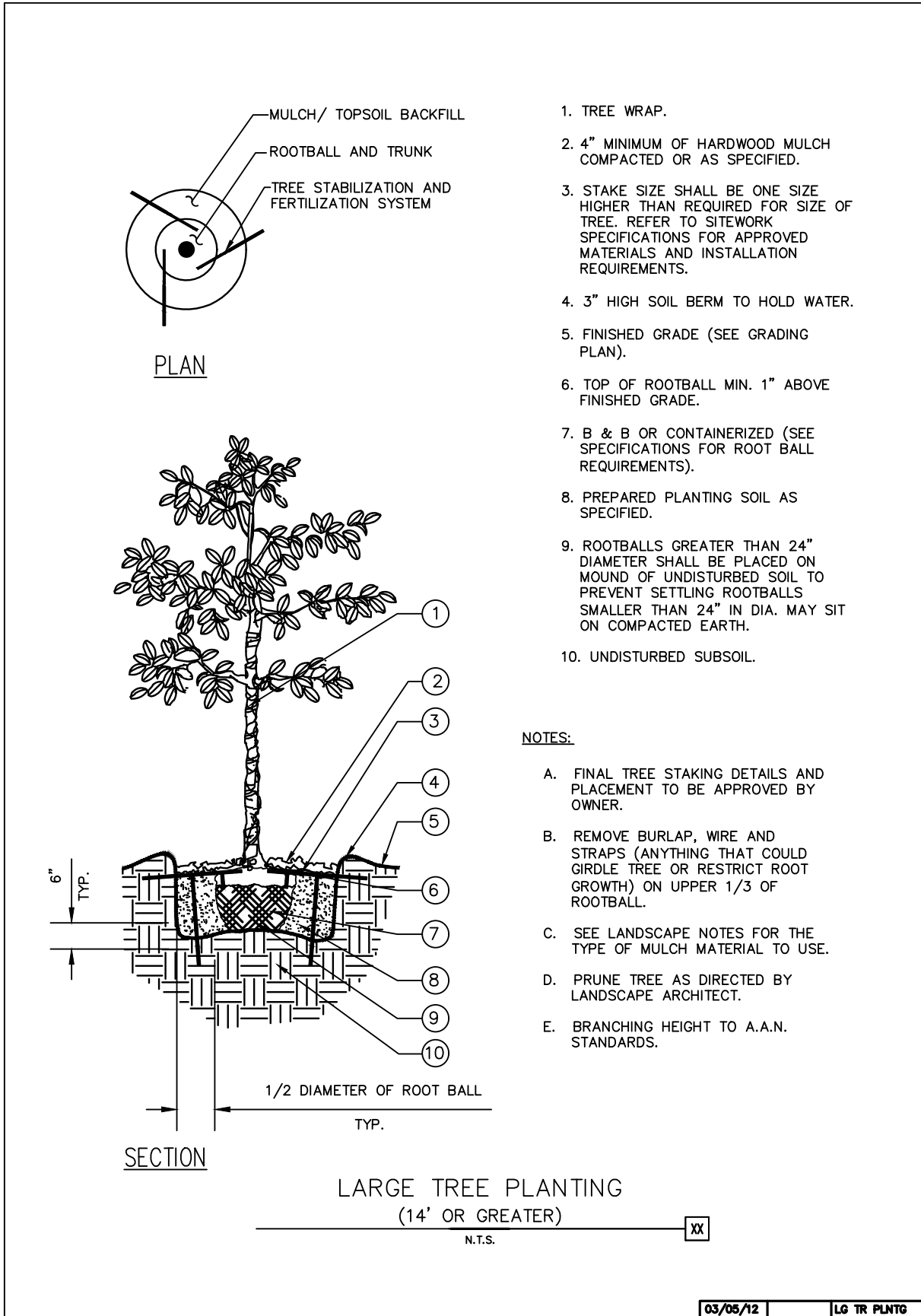
REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8916



CALIBER COLLISION
710 SE 7TH TERRACE
LEE'S SUMMIT, MO 64063
CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN	BAC
CHECKED	TMB
DATE	7/23/2021
SCALE	
DRAWING	

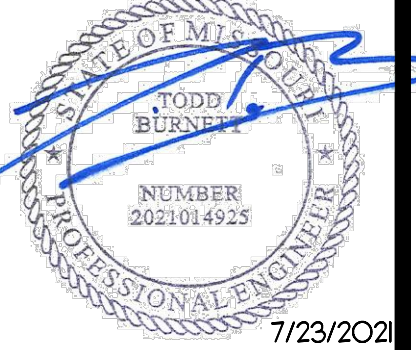


LANDSCAPE ARCHITECT INSPECTION REQUIREMENTS & NOTES:

- ALL PLANT MATERIAL MUST BE INSPECTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT (FREELAND AND KAUFFMAN, INC.) IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THIS INCLUDES THE FOLLOWING PROCEDURE:
- THE GENERAL CONTRACTOR SHALL ARRANGE AN INSPECTION OF ALL TREES AT THE APPROPRIATE NURSERY (IES) WHICH WILL SUPPLY THEM. ALL TREES FOR USE ON THIS PROJECT SHALL BE IDENTIFIED AND FLAGGED AT THE NURSERY. THE LANDSCAPE CONTRACTOR SHALL BE PRESENT.
 - AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT, PHOTOS OF SELECT TREES MAY BE ACCEPTED IN PLACE OF A PHYSICAL INSPECTION. IF PHOTOS ARE ACCEPTED, A SEPARATE PHOTO OF EACH PROPOSED TREE MUST BE PROVIDED.
 - THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO INSPECT THE PLACEMENT OF TOPSOIL WITHIN ALL PARKING LOT ISLANDS AND PLANTING AREAS, PRIOR TO PLANTING OF ANY LANDSCAPE MATERIAL.
 - THE LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON DELIVERY TO THE SITE, AND PRIOR TO PLANTING, FOR ACCEPTANCE. CONTRACTOR SHALL PROVIDE A SPECIFIC DELIVERY DATE OF ALL MATERIAL, AND SHALL MAKE EFFORTS TO INSURE THAT MATERIAL FROM SEPARATE NURSERIES IS DELIVERED AT THE SAME TIME.
 - THE LANDSCAPE ARCHITECT SHALL PERFORM A SUBSTANTIAL COMPLETION INSPECTIONS. CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT INSTALLATION.
 - THE LANDSCAPE ARCHITECT SHALL PERFORM A FINAL LANDSCAPE INSPECTION WITHIN 30 DAYS OF THE CONTRACTOR'S SUBSTANTIAL COMPLETION DATE. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE SUBSTANTIAL COMPLETION DATE.
 - ALL REQUIRED LANDSCAPING SHALL MEET THE MINIMUM PLANTING STANDARDS AND BE MAINTAINED IN ACCORDANCE WITH SECTION 7-II-3 (F) OF THE CITY OF ASHEVILLE'S UNIFIED DEVELOPMENT ORDINANCES. A DIVERSE PLANT LIST SHALL BE PROVIDED (AS PER THIS PLAN) SO THAT NO ONE SPECIES IS OVER PLANTED AND TO ELIMINATE WIDESPREAD DISEASE BETWEEN THE LIKE SPECIES.

REVISIONS	BY

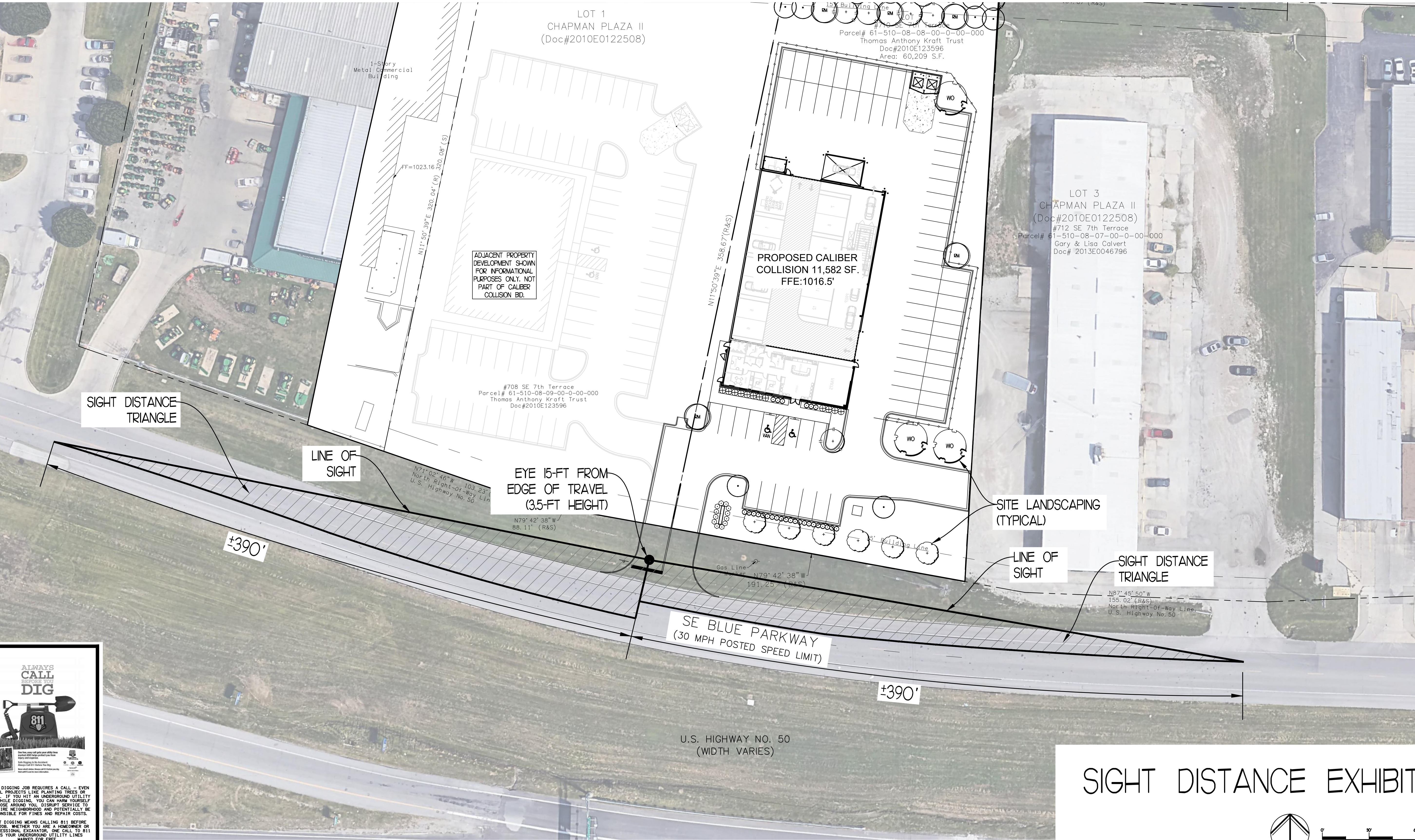
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-8916



CALIBER COLLISION
 710 SE 7TH TERRACE
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7/23/2021
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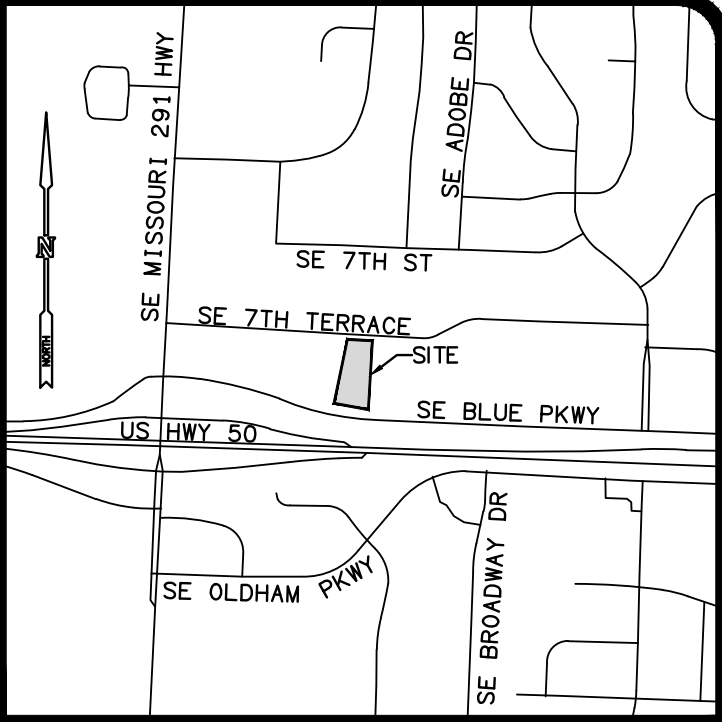
DRAWING



NOTES:
POSTED SPEED LIMIT OF SE BLUE PARKWAY AT DEVELOPMENT IS 35-MPH.

LEGEND

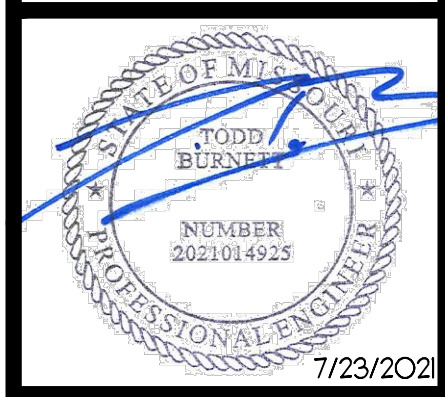
SYMBOL	DESCRIPTION
	PROPOSED SIGHT DISTANCE TRIANGLE
	PROPOSED TREES



LOCATION MAP
NOT TO SCALE

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
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CALIBER COLLISION
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CARROLLTON, TX 75010
TEL (214) 614-8252

DRAWN
BAC
CHECKED
TMB
DATE
7/23/2021
SCALE

ALWAYS
CALL
BEFORE YOU
DIG

Every digging job requires a call - even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

Smart digging means calling 811 before each job. Whether you are a homeowner or a professional excavator, one call to 811 gets your underground utility lines marked for free.



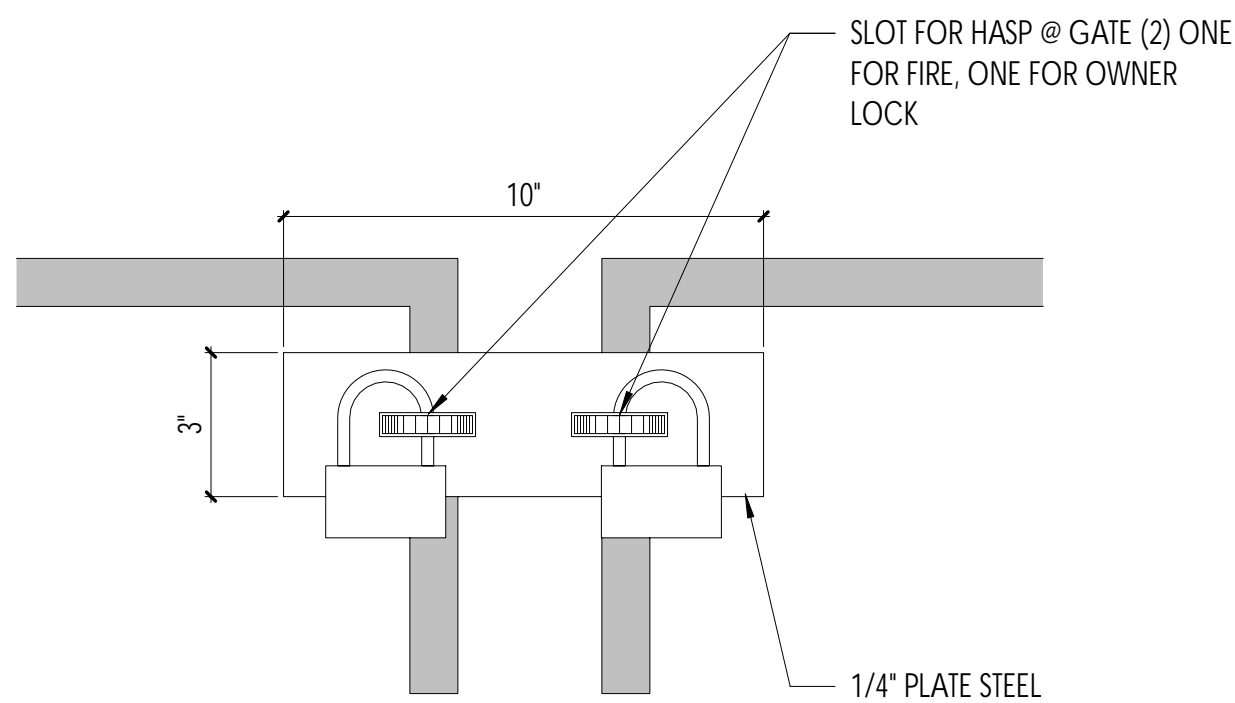
OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture

CALIBER
COLLISION

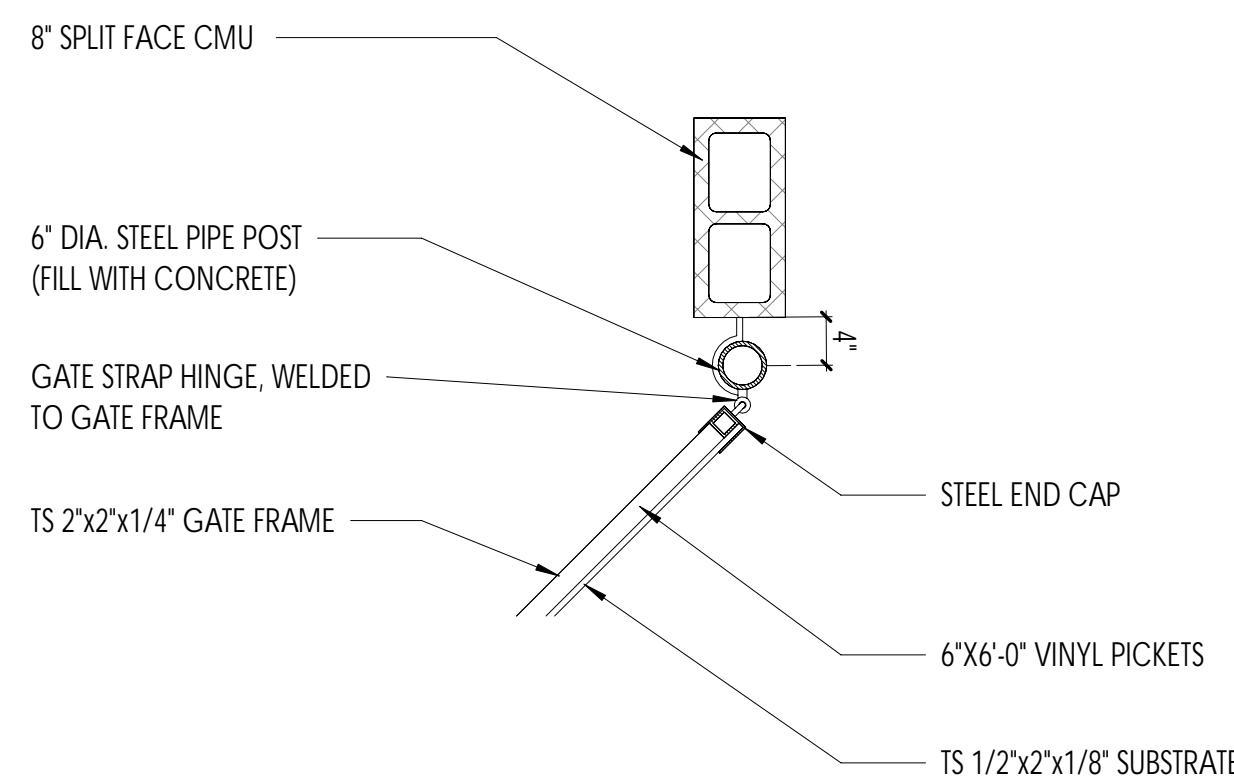
LEE'S SUMMIT,
MISSOURI



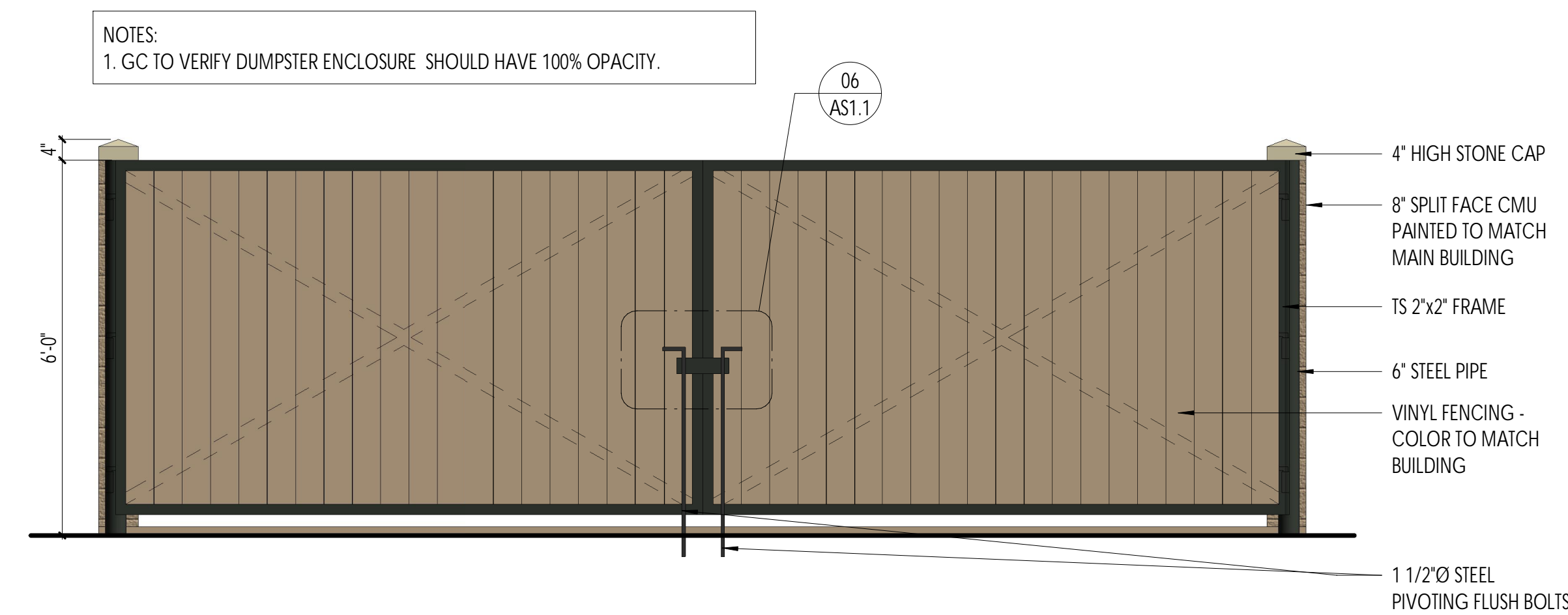
06 GATE CLASP
SCALE: 3" = 1'-0"



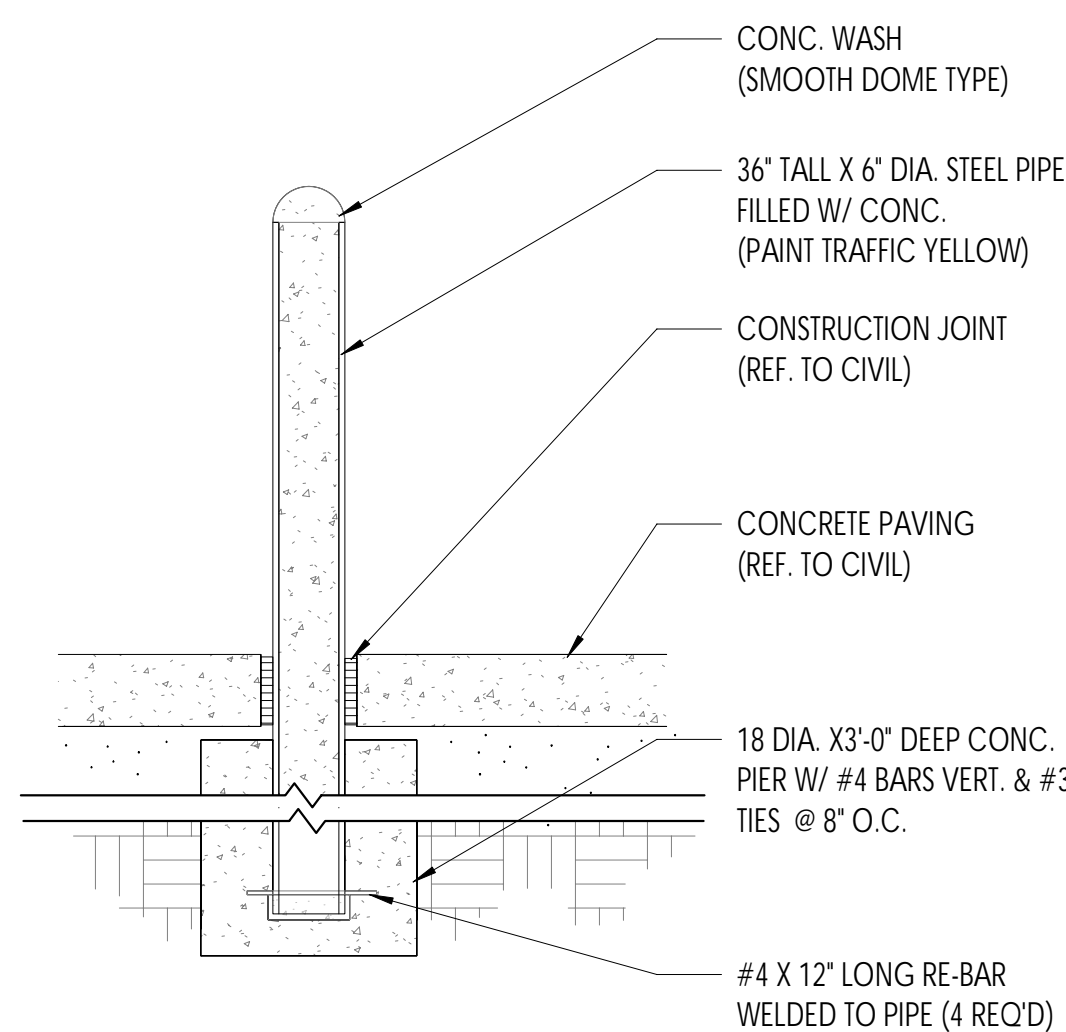
03 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



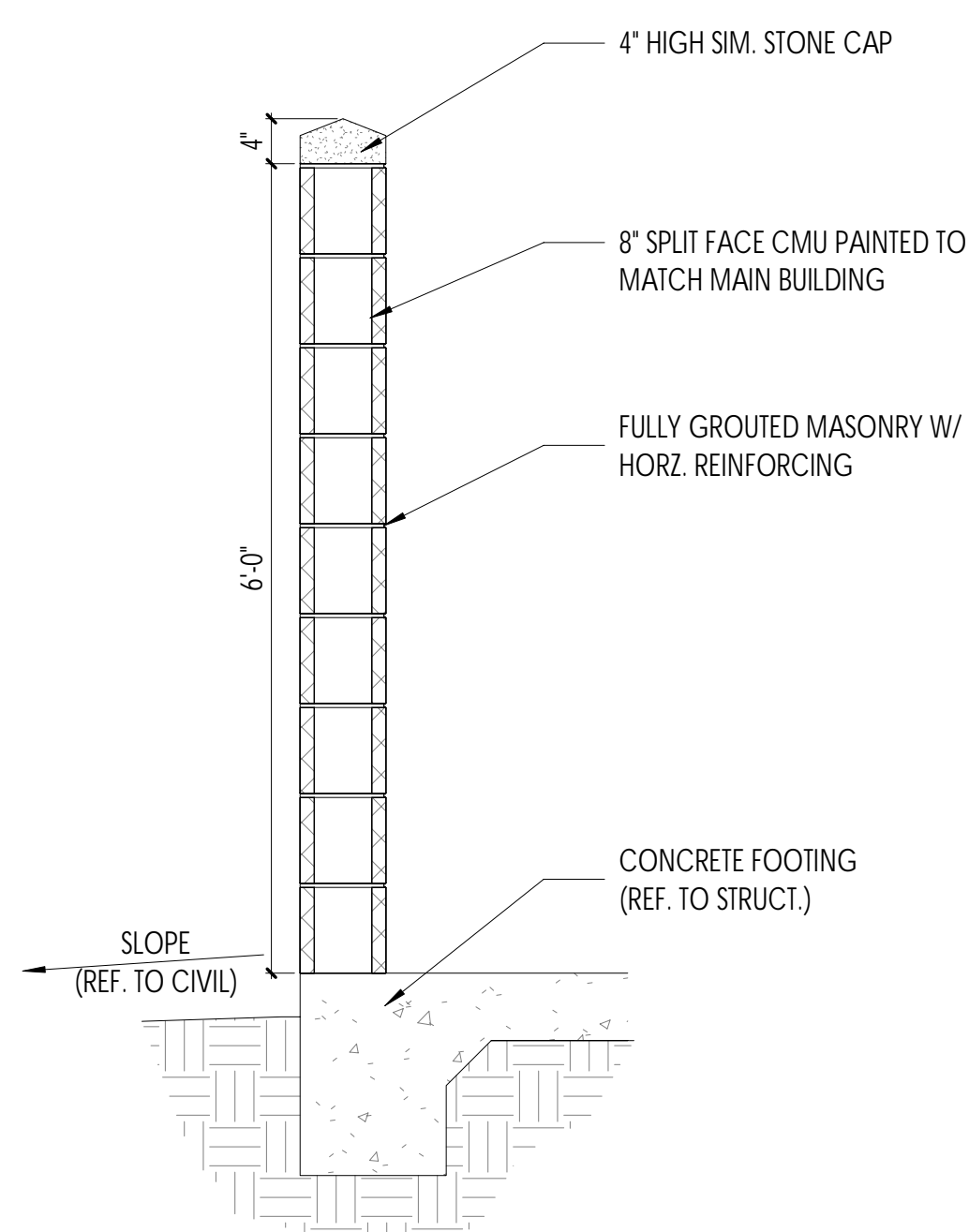
05 GATE DETAILS
SCALE: 3/4" = 1'-0"



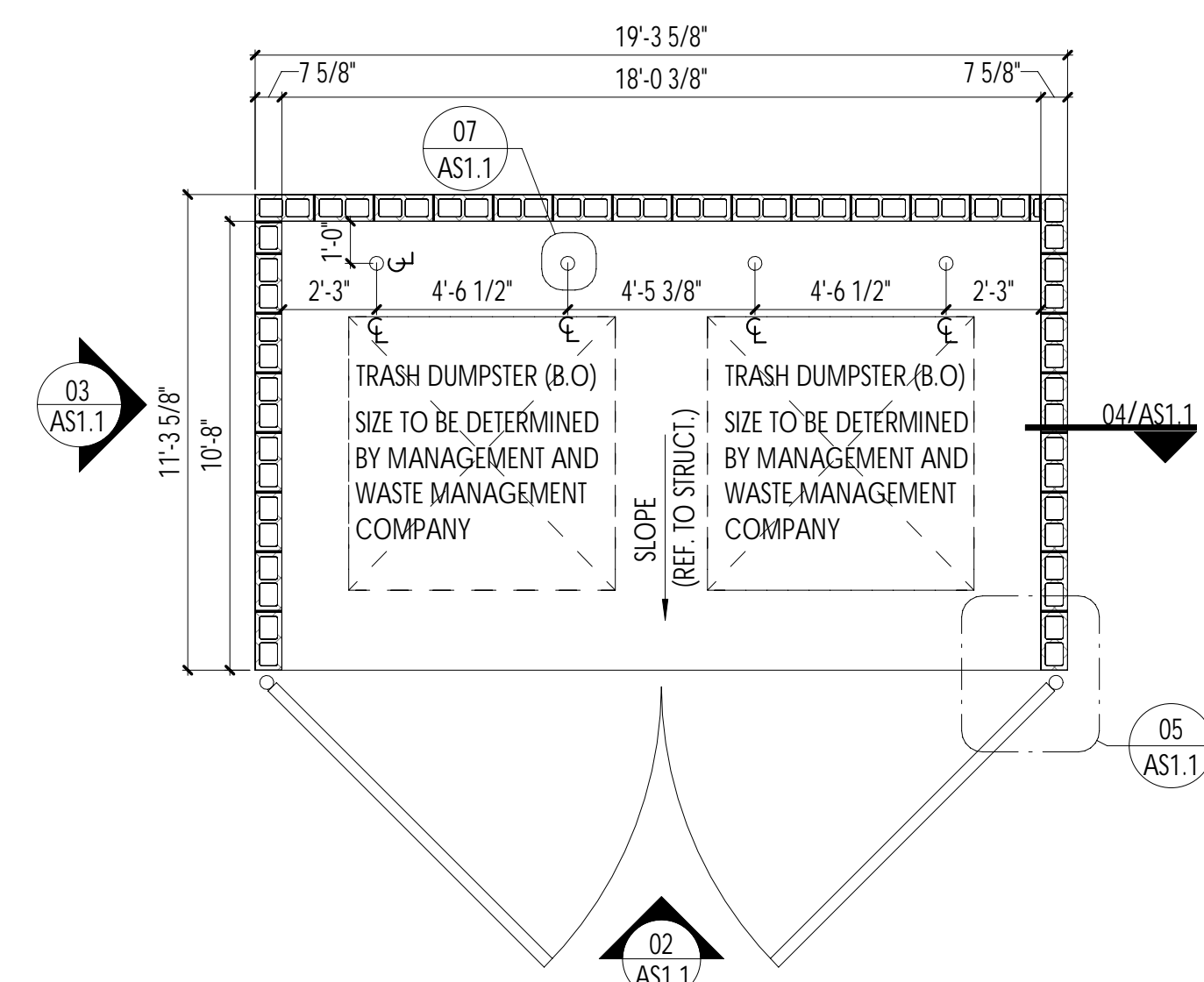
02 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



07 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



04 WALL SECTION
SCALE: 3/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your price submittal to Cross Development / Caliber Collision.

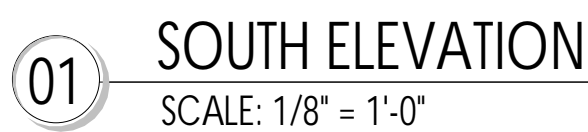
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Job Number: TBD
Issue Date: TBD

Revisions:
Revisions:
Revisions:
Revisions:
Revisions:

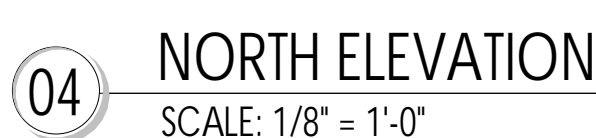
Site and Trash Enclosure Details

Sheet Number: AS1.1



KEYNOTES:

401	SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT).
402	PREMANUFACTURED MTL. AWNING W/ TIE RODS BY G.C.
403	SYNTHETIC STONE SILL/WATER TABLE. REFER TO SPECS
404	PARAPET BACK PANEL (SOLAR WHITE COLOR).
405	MTL. GUTTER-PROVIDED BY MTL. BUILDING PROVIDER AND INSTALLED BY GC.
406	STOREFRONT / GLAZING (AL-2).
407	ROOFLINE BEYOND.
408	STRUKTURC STUCCO TEXTURED ARCHITECTURAL METAL PANEL (PNL-1).
409	PRE-FINISHED 6'x4' D (SQUARE) METAL DOWNSPOUT (BURNISHED SLATE)-PROVIDED BY MTL. BUILDING SUPPLIER AND INSTALLED BY GC.
410	FACTORY FINISHED SECTIONAL OH DOOR (PT-3).
411	HOLLOW MTL. DOOR (PT-3) AND FRAME (SADDLE TAN). PROVIDE DRIP CAP OVER DOOR WITH NO OVERHEAD COVER.
412	SYNTHETIC STONE VENEER (M-1).
413	EXHAUST AND AIR INTAKE, REF. PAINT BOOTH SHEETS.
414	WALL MOUNTED LIGHT FIXTURE, REF. MEP.
415	PRE-FINISHED MTL. CORPING (MTL-2) - PROVIDED BY MTL. BUILDING SUPPLIER AND INSTALLED BY GC.
416	METAL BUILDING STANDING SEAM ROOFING (MTL-1).
417	3 STEP STUCCO INTEGRATED COLOR (PT-3).
418	CONTROL JOINT
419	WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
420	EIFS CORNICE. (PT-9).
421	EIFS ACCENT BANDING-PAINT TO MATCH SW6258 TRICORN BLACK (EF-4).
422	BOLLARDS.
423	PRE-FINISHED METAL BUILDING 'R' PANEL ROOFING.
424	RTU SCREENING (MTL-3) BY MTL. BLDG. PROVIDER.



EXTERIOR FINISH LEGEND						
FINISH KEY	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT COLOR	IDENTIFICATION/ FINISH/ STYLE	CONTACT
AL-2	STOREFRONT SYSTEM	OFFICE EXTERIOR	KAWNEER OR APPROVED EQUAL	DARK ANODIZED BRONZE	2" X 4-1/2" ALUMINUM FRAME	N/A
CS-1	CAST STONE (REF. ELEV.)	OFFICE EXTERIOR	CORONADO STONE/ EL DORADO STONE	CORONADO- OFF WHITE EL DORADO- BUCKSKIN	REFER TO SPECS-047300	N/A-SAMPLE TO BE PROVIDED BY GC
CP-1	CUSTOM CANOPY	LOBBY ENTRANCE	ARCHITECTURAL FABRICATORS	DARK BRONZE	HELIOS 399 X 446	ARCH. FABRICATORS 1-800-962-8027
EF-4	EXTERIOR BANDING		SHERWIN WILLIAMS	TRICORN BLACK		BRETT C. HUCKLEBURY 214-728-6696
GR-2	EXTERIOR MASONRY MORTAR		SGS-SOLOMON COLORS INC.	10X BUFF	TYPE S MORTAR	BART SNOWDEN 214-794-9159
M-1	EXTERIOR MASONRY		GC TO PROVIDE LOCAL ALTERNATE OR APPROVAL	CORONADO- TEXAS CREAM EL DORADO- AUSTIN CREAM	CORONADO STONE/ EL DORADO STONE- REFER TO SPECS-047300	N/A
PT-3	EXTERIOR DOOR PAINT		SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	BRETT C. HUCKLEBURY 214-728-6696
PT-6	EXTERIOR EXPOSED STEEL		SHERWIN WILLIAMS	URBANIC BRONZE	SW 7048-EXTERIOR LOW SHEEN-UDB	BRETT C. HUCKLEBURY 214-728-6696
PT-7	EXTERIOR FINISH		SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	BRETT C. HUCKLEBURY 214-728-6696
PT-9	EXTERIOR CORNICE		SHERWIN WILLIAMS	BAVARIAN WOOD #448	SAND PEBBLE	N/A
MTL-1	MTL ROOFING	SHOP ROOF	METL-SPAN	SOLAR WHITE	PREM. WEATHER XL E0.85 SRI:76	METL-SPAN 877-585-9969
MTL-2	RAKE, GUTTER, TRIM	EXTERIOR	METL-SPAN	BURNISHED SLATE	PREM-SPAN E1.0.86 SRI:25	METL-SPAN 877-585-9969
PNL-1	ARCHITECTURAL WALL PANEL	SHOP EXTERIOR PANEL	STRUKTURCO	SADDLE TAN	STUCCO TEXTURED ARCHITECTURAL PANFI	STRUKTURCO, INC. 952-884-7694

- DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
- HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL

- SIGNAGE SHALL BE PERMITTED SEPARATELY.
- REFER TO THIS SHEET FOR FINISHES AND MATERIALS.
- PAINT EXPOSED STEEL BEAMS IN STORAGE AREA.
- MECHANICAL SCREENING TO MATCH THE ROOF MATERIAL.
- THE LIGHT SOURCE FOR EXTERIOR FIXTURES SHALL NOT PROJECT BELOW THE OPAQUE HOUSING SELECTED. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY.

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Job Number:	TBD
Issue Date:	TBD

Revisions: _____
Revisions: _____
Revisions: _____
Revisions: _____
Revisions: _____

Exterior Elevations (Colored)



Sheet Number: A2.01

OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
for Architecture

CALIBER

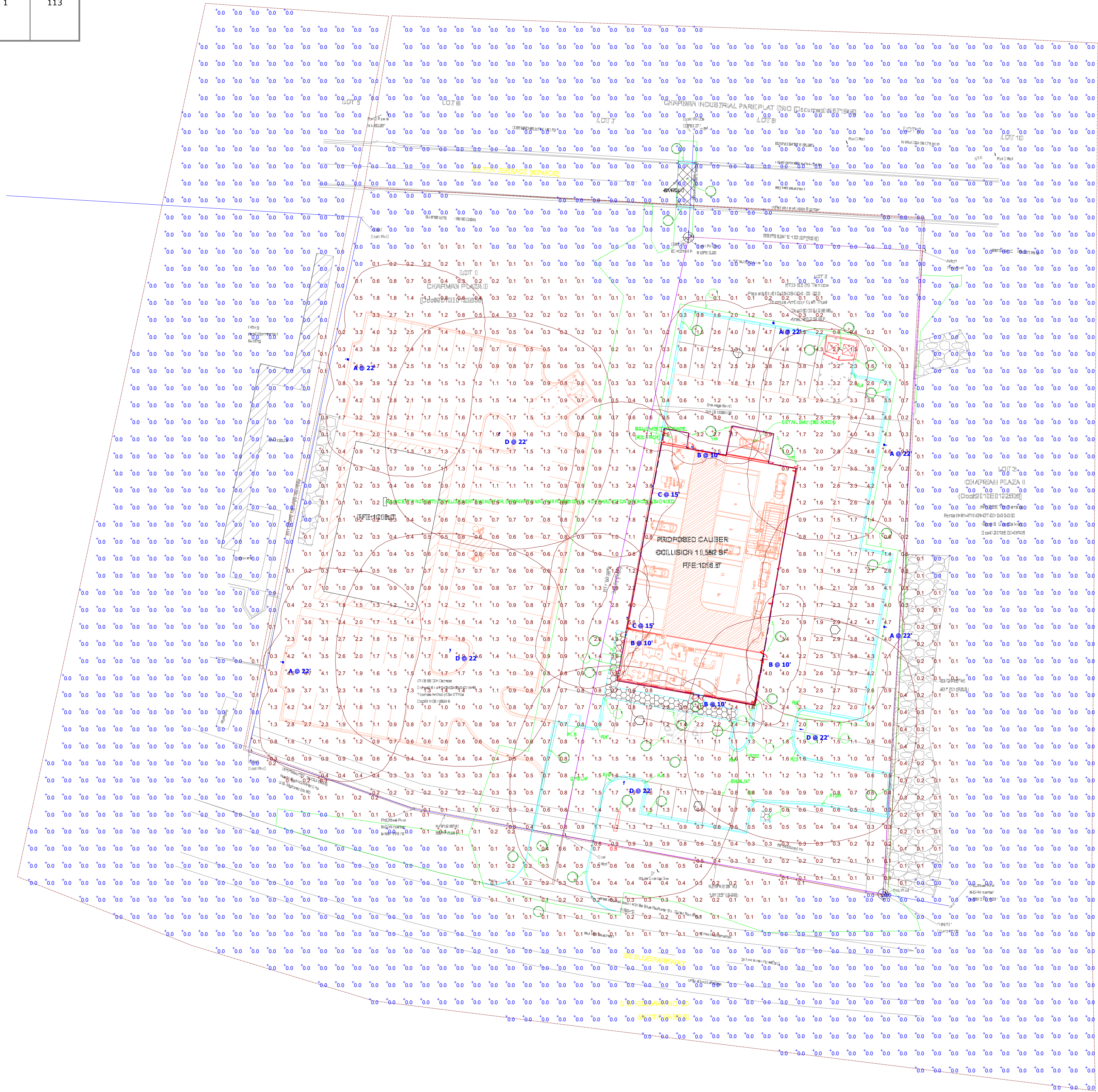
COLLISION

LEE'S SUMMIT,
MISSOURI

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	48	314	1	166
	B	4	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	IST-SA1A-740-U-SL2	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 4000K, 350mA LIGHTSQUARE WITH 16 LEDS AND TYPE II SPILL LIGHT ELIMINATOR OPTICS	16	171	1	20.1
	C	2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	IST-SA1D-740-U-SL4	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	16	345	1	45.2
	D	4	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-5WQ	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	32	410	1	113

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	1.1 fc	5.7 fc	0.0 fc	N/A	N/A
100' BEYOND PROP LINE	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A



Plan View
Scale = 1" = 35ft