LEGEND: - ACCESS EASEMENT NW CHIPMAN RD BACK OF CURB BACK TO BACK BENCHMARK BUILDING LINE NW 1/4 - CLEANOUT TJB - TELEPHONE JUNCTION BOX CURB AND GUTTER DRAINAGE EASEMENT ELECTRICAL EASEMENT ELEVATION FLOW LINE PROJECT LOCATION GAS LINE EASEMENT - HIGH-DENSITY POLYETHYLENE LANDSCAPE EASEMENT SW 3RD ST MINIMUM SERVICEABLE FLOOR **ELEVATION** POLYVINYL CHLORIDE **SECTION 1-47-32** PROPERTY LINE LOCATION MAP PUBLIC EASEMENT SCALE 1" = 2000' REINFORCED CONCRETE PIPE ROW or R/W - RIGHT-OF-WAY SANITARY SEWER EASEMENT SERVICE LINE - SIDEWALK TOP ELEVATION UTILITY EASEMENT **UTILITY CONTACTS** WATER SURFACE ELEVATION WATERLINE EASEMENT W/E MISSOURI DEPARTMENT OF **ASPHALT PAVEMENT - EXISTING** TRANSPORTATION (MODOT) Steve Holloway ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

ASPHALT PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

— SANITARY SEWER MAIN

—— SANITARY SEWER MAIN - EXIST.

----- FOC_x ----- FIBER OPTIC CABLE - EXISTING

----- OHP_x ----- OVERHEAD POWER LINE - EXIST

LIGHT - EXISTING

EXISTING MANHOLE

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

STORM SEWER - EXISTING

——T_X—— TELEPHONE LINE - EXIST.

GAS LINE - EXISTING

CLEANOUT

ELECTRIC LINE - EXISTING

---- CATV_x ---- CABLE TV - EXISTING

CURB & GUTTER

—— P/L —— PROPERTY LINES

—— STO—— STORM SEWER

TREELINE

CO

G/E

U/E

600 NE Colbern Road Lee's Summit, MO 64086 (816) 607-2186

MISSOURI GAS ENERGY (MGE) Brent Jones 3025 SE Clover Drive

Lee's Summit, MO 64082 (816) 399-9633 brent.jones@spireenergy.com

EVERGY (formerly KCP&L) Ron Dejarnette 1300 SE Hamblin Road Lee's Summit, MO 64081 Office: (816) 347-4316 Cell: (816) 810-5234 ron.dejarnette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS Michael Park 220 SE Green Street

Lee's Summit, MO 64063 (816) 969-1800 michael.park@cityofls.net

Mark Manion or Marty Lope 500 E. 8th Street, Room 370 Kansas City, MO 64106 (816) 275-2341 or (816) 275-1550

COMCAST CABLE Barbara Brown 3400 W. Duncan Road Blue Springs, MO 64015 (816) 795-2255

PUBLIC WATER SUPPLY DISTRICT Mark Schaufler 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1900

GENERAL NOTES

GRADING/EARTHWORK NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT. MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS. NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES
- WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER. UNLESS SHOWN OTHERWISE
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK
- 12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE
- FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATIONS, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE
- TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR LAND DISTURBANCE WORK AT
- (816) 969-1200. 16. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- 17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
- 18. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK. CONSISTING OF FLOWABLE BACKFILL. INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

1. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE

2. PRIOR TO PLACEMENT OF PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN

RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL REPORT.

4. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CITY OF LEE'S SUMMIT DESIGN AND

3. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE

WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER. SUBGRADE OF ASPHALT PAVEMENT MUST BE

RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.

TREATED IN ACCORDANCE WITH APWA SECTION 2202.

EARTHWORK:

FINAL DEVELOPMENT PLAN

SOUTH LEE'S SUMMIT CMG SHELL

IN THE CITY OF LEE'S SUMMIT

JACKSON COUNTY, MISSOURI

- IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE AND DOCUMENT ALL EARTHWORK
- CONTOURS HAVE BEEN SHOWN AT 1-FOOT OR 2-FOOT INTERVALS, AS INDICATED. GRADING SHALL CONSIST OF COMPLETING THE EARTHWORK REQUIRED TO BRING THE PHYSICAL GROUND ELEVATIONS OF THE EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPOT GRADES, CONTOURS OR OTHERS MEANS AS INDICATED ON THE PLANS.
- THE EXISTING SITE TOPOGRAPHY DEPICTED ON THE PLANS BY CONTOURING HAS BEEN ESTABLISHED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. THE CONTOUR ELEVATIONS PROVIDED MAY NOT BE EXACT GROUND ELEVATIONS, BUT RATHER INTERPRETATIONS OF SUCH. ACCURACY SHALL BE CONSIDERED TO BE SUCH THAT NOT MORE THAN 10 PERCENT OF SPOT ELEVATION CHECKS SHALL BE IN ERROR BY MORE THAN ONE-HALF THE CONTOUR INTERVAL PROVIDED, AS DEFINED BY THE NATIONAL MAP ACCURACY STANDARDS. ANY QUANTITIES PROVIDED FOR EARTHWORK VOLUMES ARE ESTABLISHED USING THIS TOPOGRAPHY CONTOUR ACCURACY, AND THEREFORE THE INHERENT ACCURACY OF ANY EARTHWORK QUANTITY IS ASSUMED FROM THE TOPOGRAPHY ACCURACY
- UNLESS OTHERWISE NOTED, PAYMENT FOR EARTHWORK SHALL INCLUDE BACKFILLING OF THE CURB AND GUTTER, SIDEWALK AND FURTHER MANIPULATION OF UTILITY TRENCH SPOILS. THE SITE SHALL BE LEFT IN A MOWABLE CONDITION AND POSITIVE DRAINAGE MAINTAINED THROUGHOUT
- UNLESS OTHERWISE NOTED, ALL EARTHWORK IS CONSIDERED UNCLASSIFIED. NO ADDITIONAL
- ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND STOCKPILED ADJACENT TO THE
- TRASH, TREES, BRUSH, TREE ROOTS AND LIMBS, ROCK FRAGMENTS GREATER THEN 6-INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE OR AS DIRECTED BY
- UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, ALL FILLS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD
- REMOVED, FILLED AND COMPACTED WITH SUITABLE MATERIALS AND RETESTED UNTIL ACCEPTABLE
- RESULTS ARE ACHIEVED AND FINAL APPROVAL HAS BEEN OBTAINED FROM THE GEOTECHNICAL ENGINEER. SUBGRADE FOR BUILDING PAD SHALL INCLUDE A MINIMUM OF 18-INCHES OF LOW VOLUME CHANGE (LVC) MATERIAL, OR AS IDENTIFIED IN THE SITE SPECIFIC GEOTECHNICAL REPORT.
- 12. FILL MATERIALS SHALL BE PER GEOTECHNICAL REPORT AND SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL. ALL FILLS PLACED ON SLOPES GREATER THAN 6:1 SHALL BE BENCHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND
- LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE 14. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING
 - GRADES SHALL APPLY:
- A. TURF AREAS 2.5% MINIMUM, 4H:1V MAXIMUM B. PAVED AREAS – 1.2% MINIMUM, 5% MAXIMUM
- 15. A.D.A. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION, UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND
- 17. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
- UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND

UTILITIES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

	Sheet List Table
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAI
C4.0	UTILITY PLAN
C4.1	SITE UTILITY DETAILS
C5.0	MISC. SITE DETAILS
C5.1	CITY STANDARD DETAILS
L1.0	LANDSCAPE PLAN



PREPARED BY

PREPARED AND SUBMITTED BY:



SCHLAGEL & ASSOCIATES, P.A.

OWNER/DEVELOPER

LSPH INVESTORS, LLC (C/O BENSONMETHOD) ATTN: MICHELLE KAISER 7939 FLOYD STREET OVERLAND PARK, KANSAS 66204 p (913) 223-6611

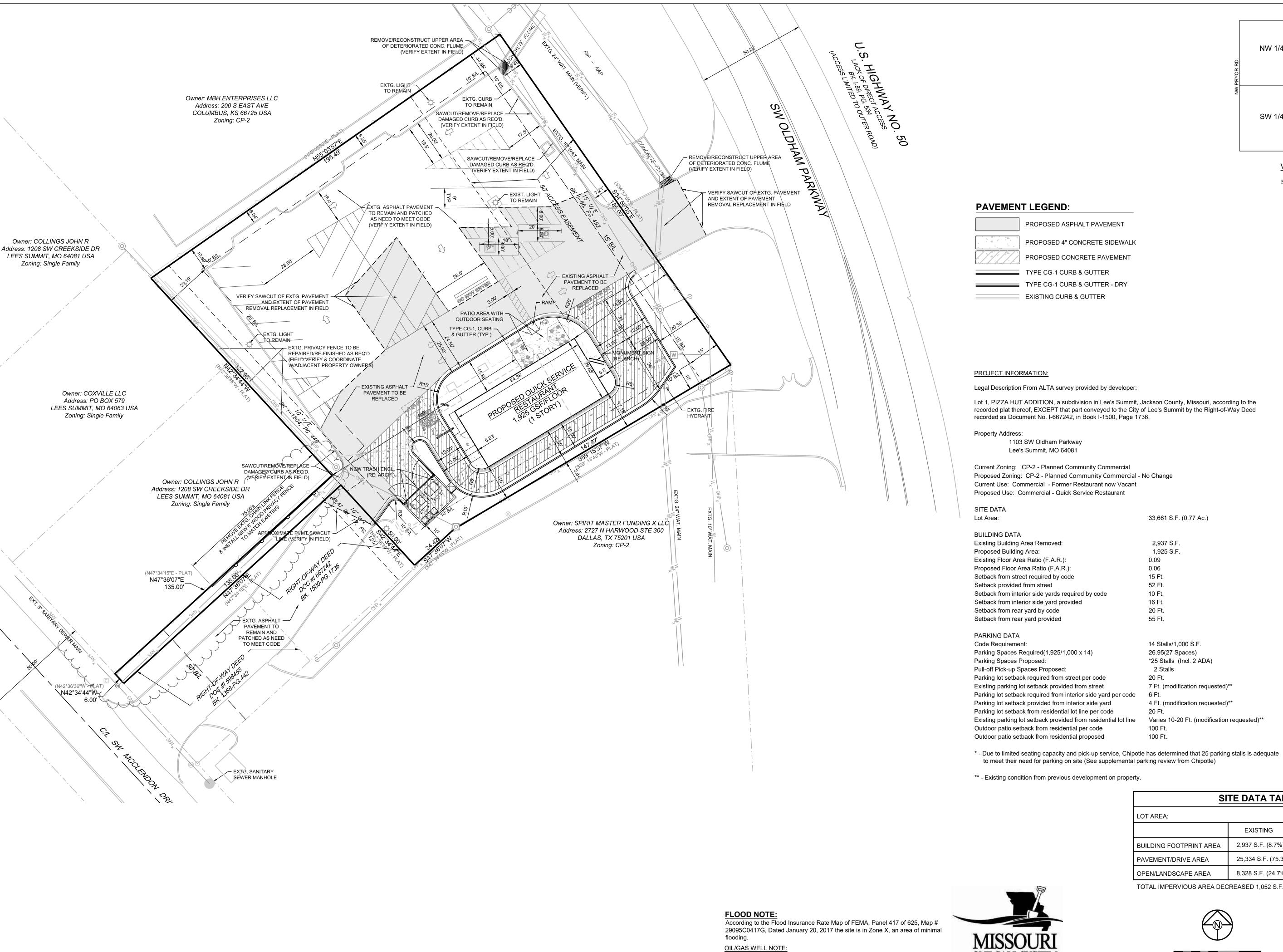
MKAISER@BENSONMETHOD.COM

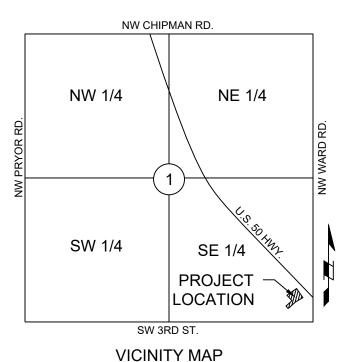
SCHLAGEL & ASSOCIATES, P.A.

ШΩ

COVER SHEET







VICINITY MAP SEC. 1-47-32 Scale: 1" = 2000'

PAVEMENT LEGEND:

PROPOSED ASPHALT PAVEMENT
PROPOSED 4" CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
 TYPE CG-1 CURB & GUTTER
TYPE CG-1 CURB & GUTTER - DRY
EXISTING CURB & GUTTER



LEE'S SUMMIT IAL DEVELOPME

SOUTH FIN

SUMMI

OLDHAM PK MISSC

103

PREPARED BY:

PROJECT INFORMATION:

Legal Description From ALTA survey provided by developer:

Lot 1, PIZZA HUT ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, EXCEPT that part conveyed to the City of Lee's Summit by the Right-of-Way Deed recorded as Document No. I-667242, in Book I-1500, Page 1736.

Property Address:

1103 SW Oldham Parkway Lee's Summit, MO 64081

Current Zoning: CP-2 - Planned Community Commercial Proposed Zoning: CP-2 - Planned Community Commercial - No Change

Current Use: Commercial - Former Restaurant now Vacant Proposed Use: Commercial - Quick Service Restaurant

Lot Area:

33,661 S.F. (0.77 Ac.)

BUILDING DATA

2,937 S.F. Existing Building Area Removed: 1,925 S.F. Proposed Building Area: Existing Floor Area Ratio (F.A.R.): 0.09 0.06 Proposed Floor Area Ratio (F.A.R.): Setback from street required by code 15 Ft. 52 Ft. Setback provided from street 10 Ft. Setback from interior side yards required by code 16 Ft. Setback from interior side yard provided Setback from rear yard by code 20 Ft. 55 Ft. Setback from rear yard provided

PARKING DATA

14 Stalls/1,000 S.F. Code Requirement: 26.95(27 Spaces) Parking Spaces Required(1,925/1,000 x 14) *25 Stalls (Incl. 2 ADA) Parking Spaces Proposed: Pull-off Pick-up Spaces Proposed: 2 Stalls Parking lot setback required from street per code 20 Ft. 7 Ft. (modification requested)** Existing parking lot setback provided from street Parking lot setback required from interior side yard per code Parking lot setback provided from interior side yard 4 Ft. (modification requested)** Parking lot setback from residential lot line per code 20 Ft.

Existing parking lot setback provided from residential lot line Varies 10-20 Ft. (modification requested)** Outdoor patio setback from residential per code 100 Ft. 100 Ft. Outdoor patio setback from residential proposed

** - Existing condition from previous development on property.

SITE DATA TABLE					
LOT AREA:	33,661 SQ. FT. (0.77 AC)				
	EXISTING	PROPOSED			
BUILDING FOOTPRINT AREA	2,937 S.F. (8.7%)	1,925 S.F. (5.7%)			
PAVEMENT/DRIVE AREA	25,334 S.F. (75.3%)	25,294 S.F. (76.9%)			
OPEN/LANDSCAPE AREA	8,328 S.F. (24.7%)	8,367 S.F. (24.8%)			

TOTAL IMPERVIOUS AREA DECREASED 1,052 S.F.



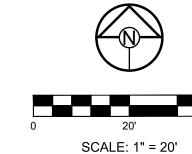
There are no Oil or Gas Wells located on this property as reported on the

Missouri Department of Natural Resources Oil and Gas Permits website.

It is the responsibility of the Owner/Developer to report and verify all Oil

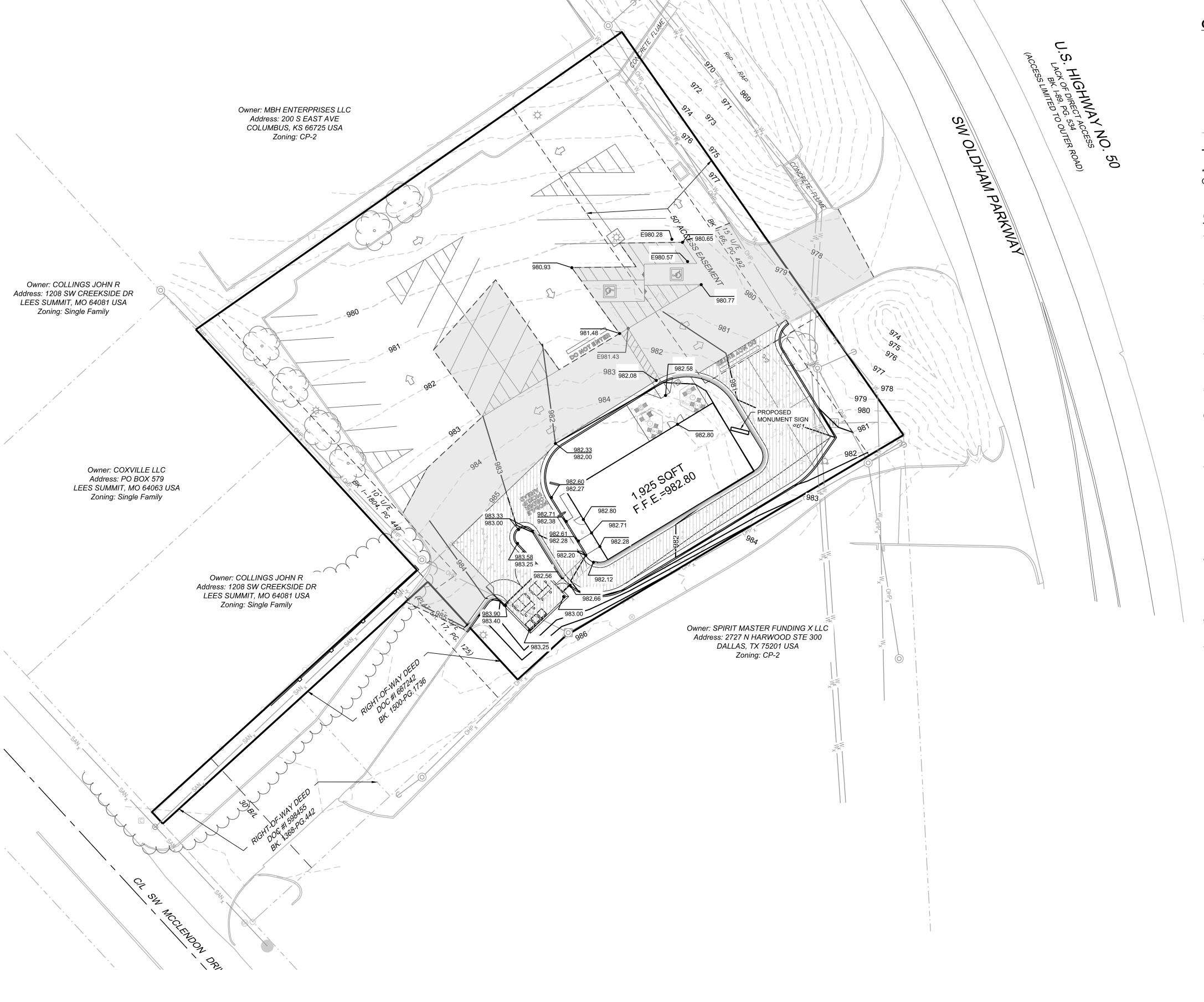
and Gas Wells discovered on the project site.

1-800-344-7483 or 811 mo1call.com



APPLICANT: RED Architecture + Planning Attn: Abby Arnold 589 W Nationwide Blvd Suite B Columbus, Ohio 43215 P: (614) 487-8770 Ext: 247 Email: aarnold@redarchitects.com

SITE PLAN



GRADING LEGEND:

EXX.XX EXTG. SPOT ELEVATION

XX.XX PROPOSED TOP OF CURB ELEV.

PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION XX.XX

F.F.E. FINISHED FLOOR ELEVATION

EXISTING CONTOUR — —1023—— —— PROPOSED CONTOUR

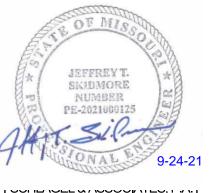
* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.

GRADING NOTES:

- 1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- 2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- 3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- 4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- 5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- 6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SUMMIT SURVEY COMPANY VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- 7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- 8. ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- 9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.



PREPARED BY:



SH

S CMG NT PL

LEE'S SUMMIT IAL DEVELOPMEN OLDHAM PK MISSC SOUTH FIN 103

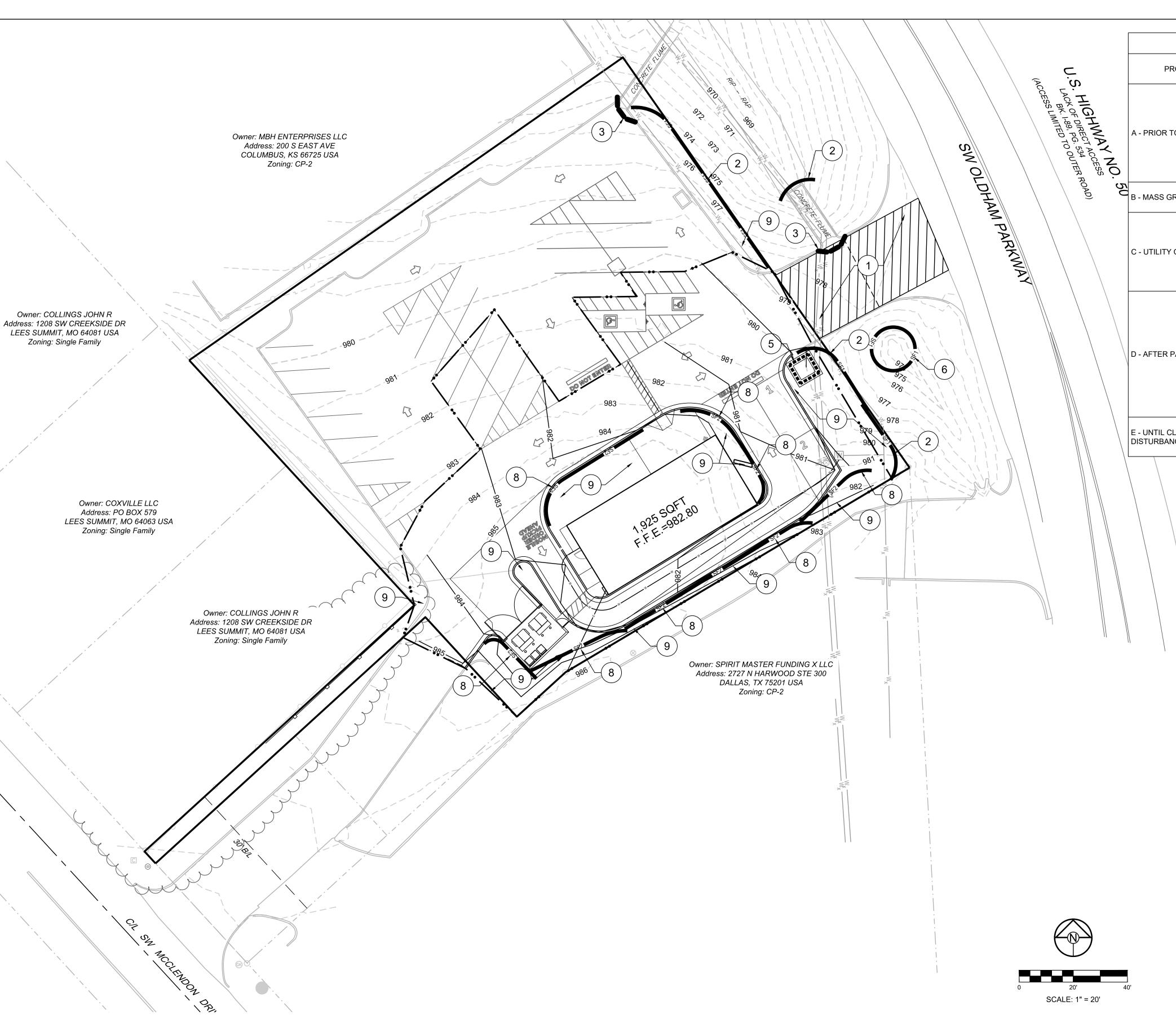
SITE GRADING PLAN

SCALE: 1" = 20'

APPLICANT:

RED Architecture + Planning Attn: Abby Arnold 589 W Nationwide Blvd Suite B Columbus, Ohio 43215 P: (614) 487-8770 Ext: 247

Email: aaronold@redarchitects.com

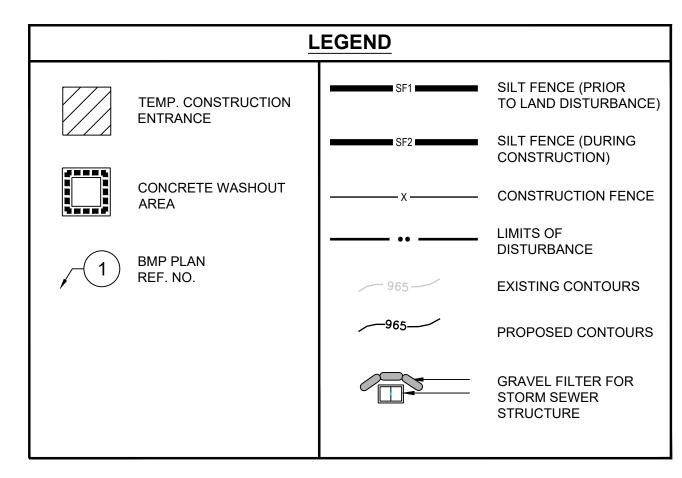


		EROSIC	ON AND SEDIMENT CONT	ROL ST	AGING CHART
	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A NO.		1	CONSTRUCTION ENTRANCE & STAGING AREA	D	USE EXTG PAVED ENTRANCE FROM OLDHAM PARKWAY - MAINTAIN, REPAIR, OR REPLACE AS NECESSARY UPON COMPLETION OF PROJECT - (SEE SITE PLAN C1.0)
	A - PRIOR TO LAND DISTURBANCE	2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	Е	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	EXISTING FLUME PROTECTION (GRAVEL INLET FILTERS SOCKS)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND PLACE @ EXTG FLUMES AND MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY
2	B - MASS GRADING	4	NOT USED	N/A	N/A
С		5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	C - UTILITY CONSTRUCTION	6	PIPE INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND EXISTING CULVERT/INLET STRUCTURE & MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY TO PROTECT DOWNSTREAM CHANNEL
		7	NOT USED	N/A	N/A
	D - AFTER PAVING OPERATIONS	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
\	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	10			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 0.40 A.C.

SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPS. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, AND CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE THAT IS PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



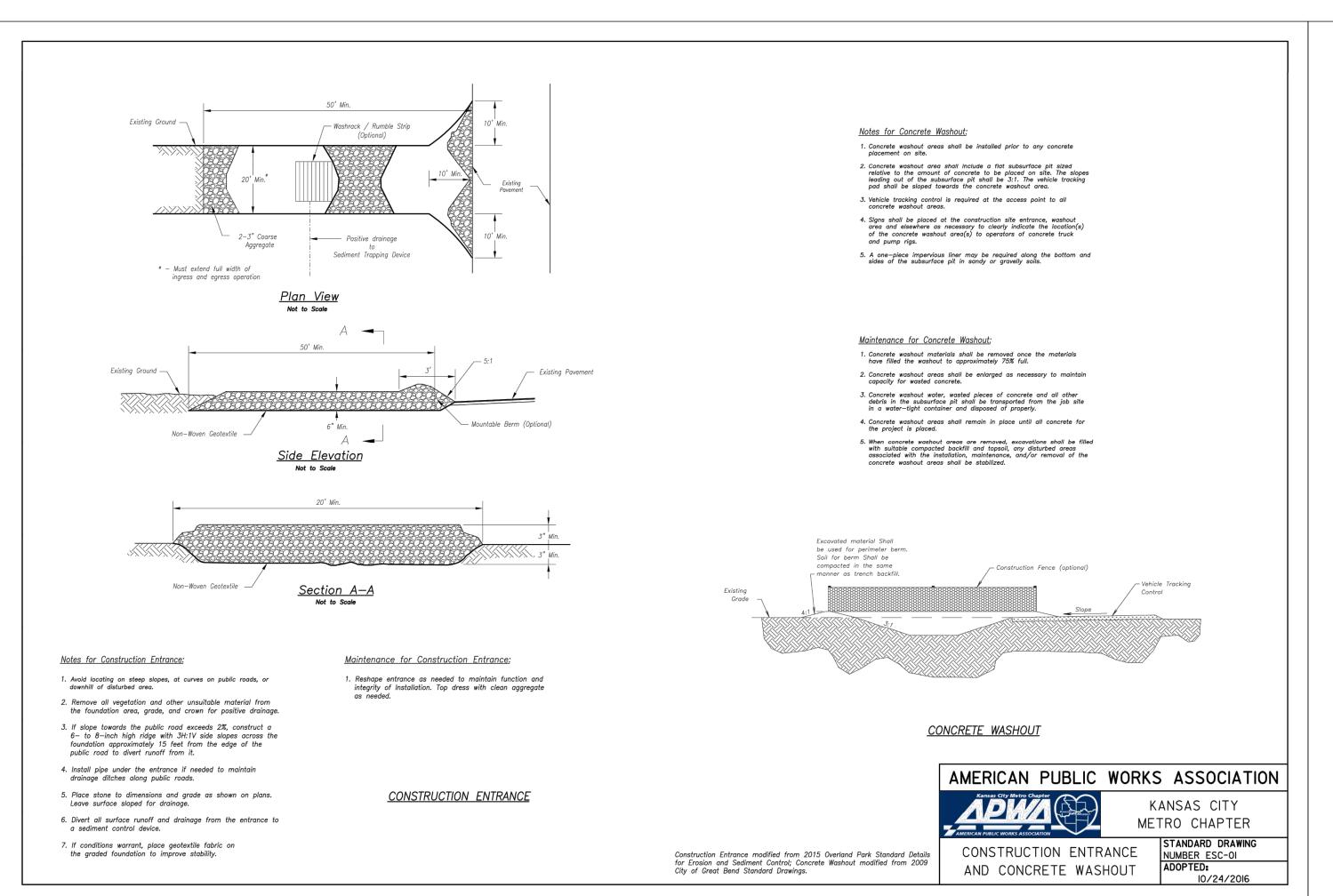
SHELI AN CMG NT PL

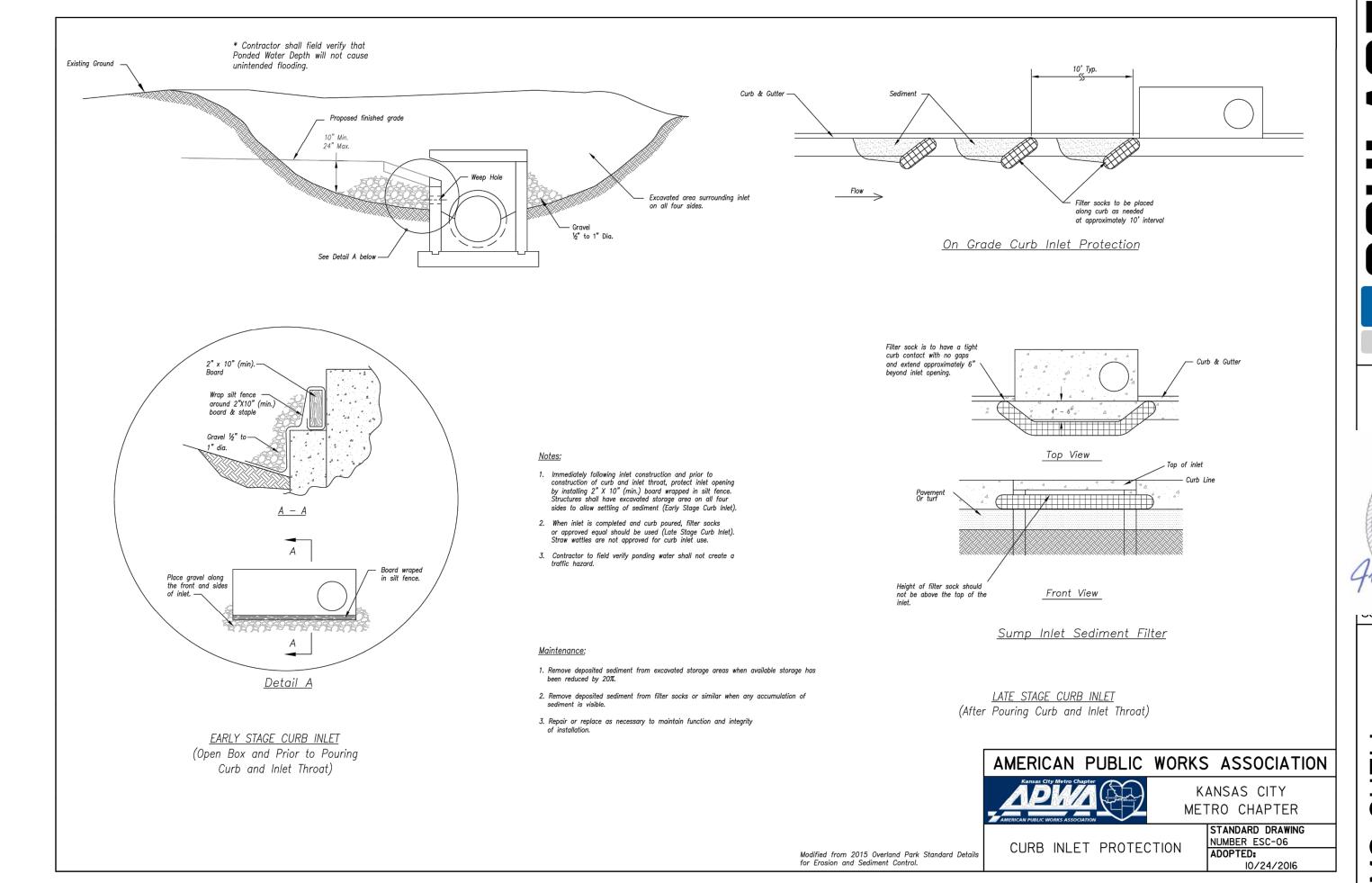
OUTH LEE'S SUMMIT FINAL DEVELOPME OLDHAM PK MISSC 103 S

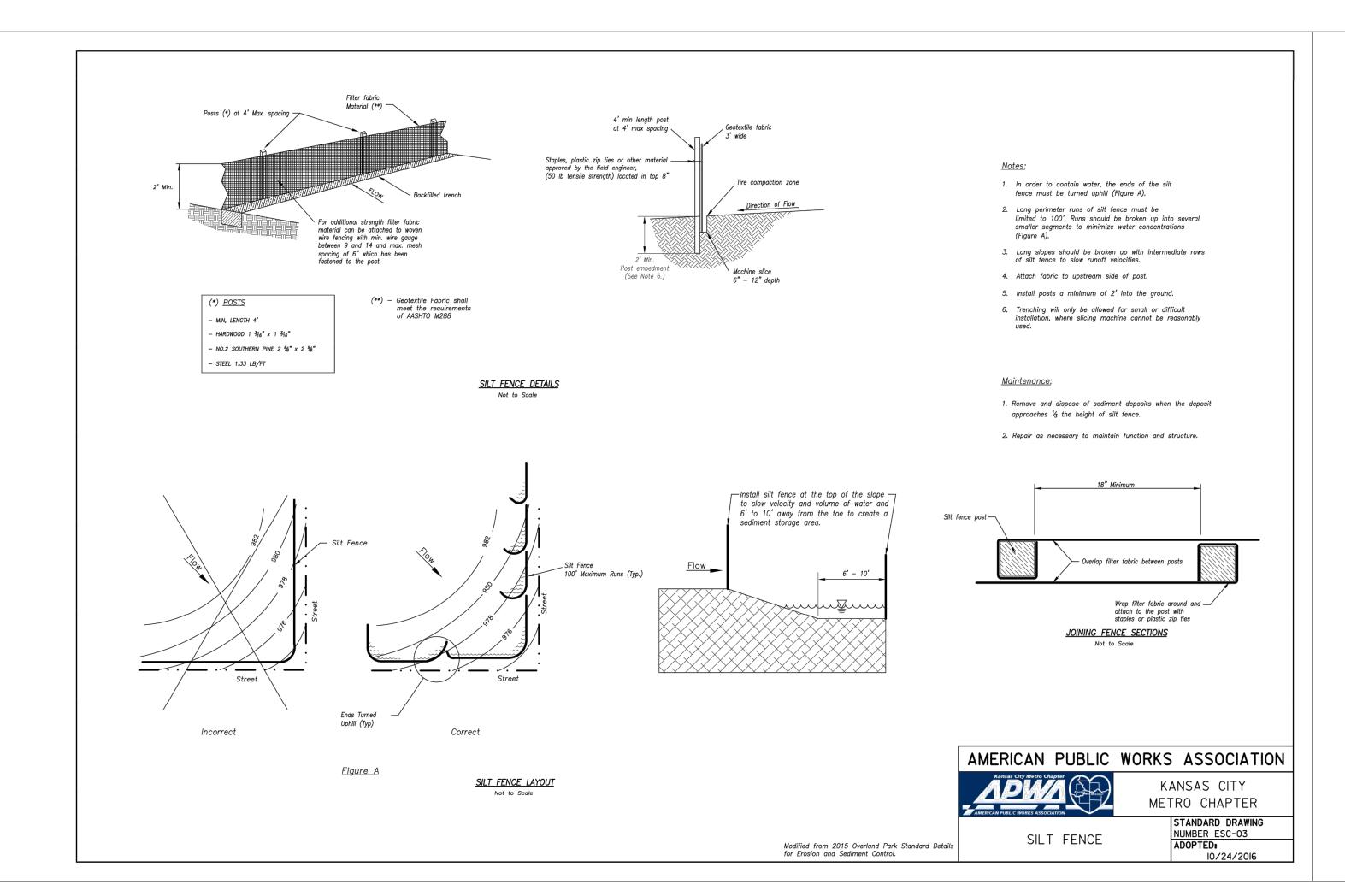
PREPARED BY:

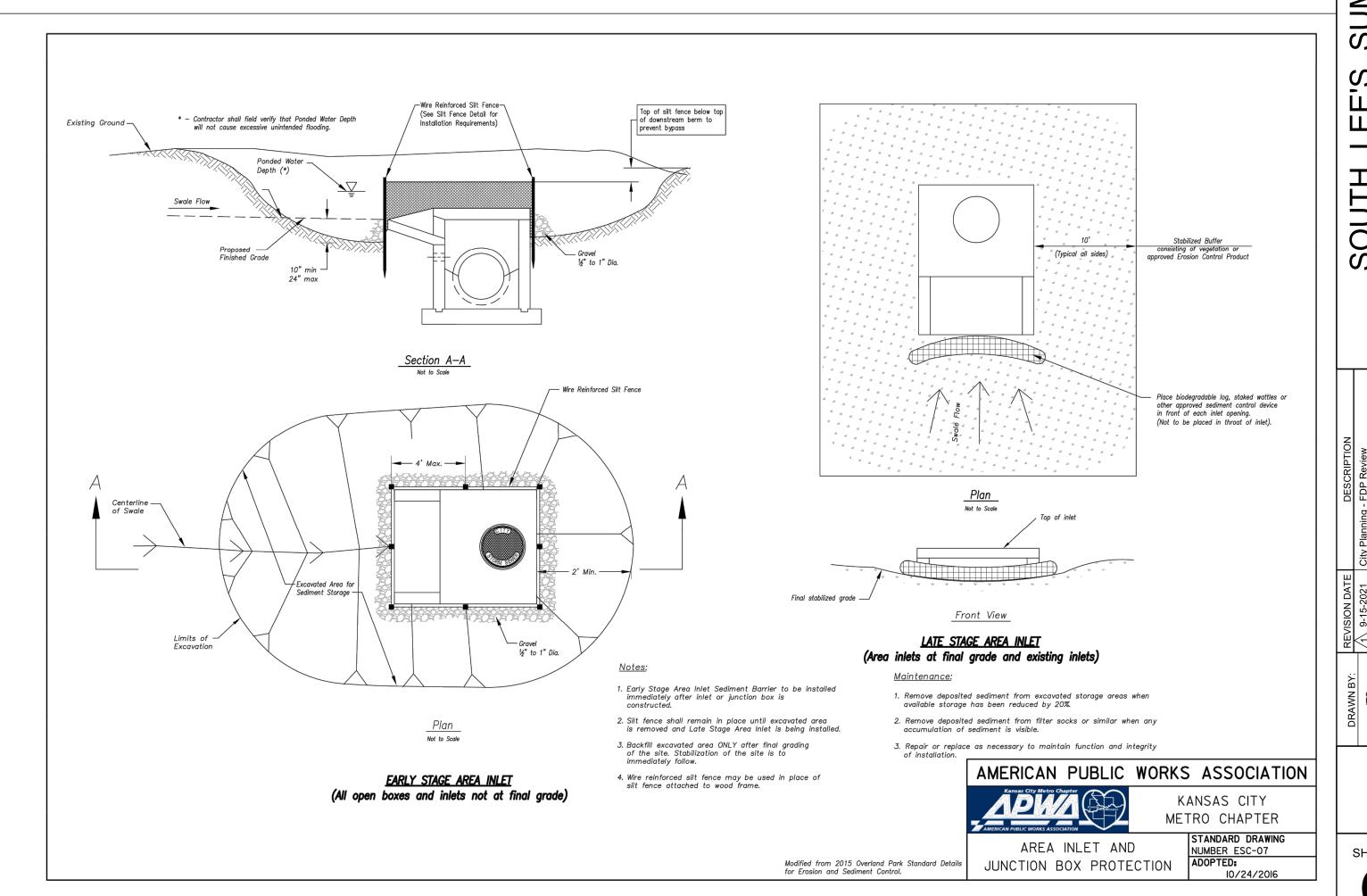
DESCRIPTION	City Planning - FDP Review	City Planning - FDP Review #2			
DATE	021	021			

EROSION CONTROL PLAN









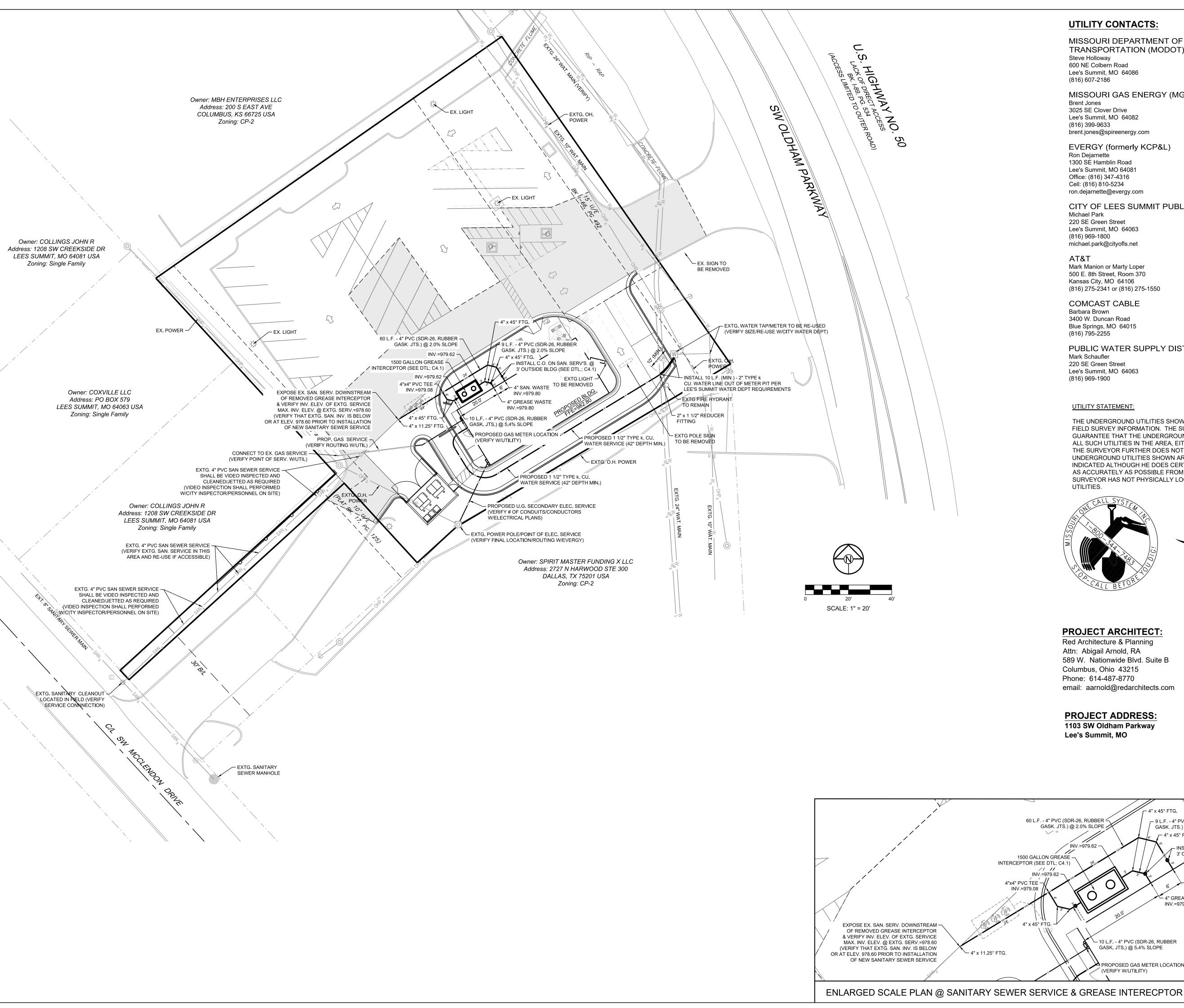
MM SHE S EE'S SUMMIT DEVELOPME OLDHAM PK MISSC Щ Ŧ Ž 0

PREPARED BY:

SKIDMORE

EROSION
CONTROL
DETAILS

C3.1



UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)

MISSOURI GAS ENERGY (MGE)

EVERGY (formerly KCP&L)

ron.dejarnette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS

Mark Manion or Marty Loper 500 E. 8th Street, Room 370 (816) 275-2341 or (816) 275-1550

PUBLIC WATER SUPPLY DISTRICT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND

GASK. JTS.) @ 2.0% SLOPE

INV.=979.80

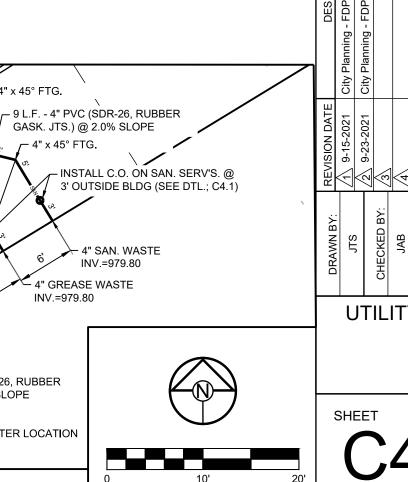
4" GREASE WASTE





PROJECT ARCHITECT: Red Architecture & Planning Attn: Abigail Arnold, RA 589 W. Nationwide Blvd. Suite B email: aarnold@redarchitects.com

PROJECT ADDRESS: 1103 SW Oldham Parkway



SCALE: 1" = 10'



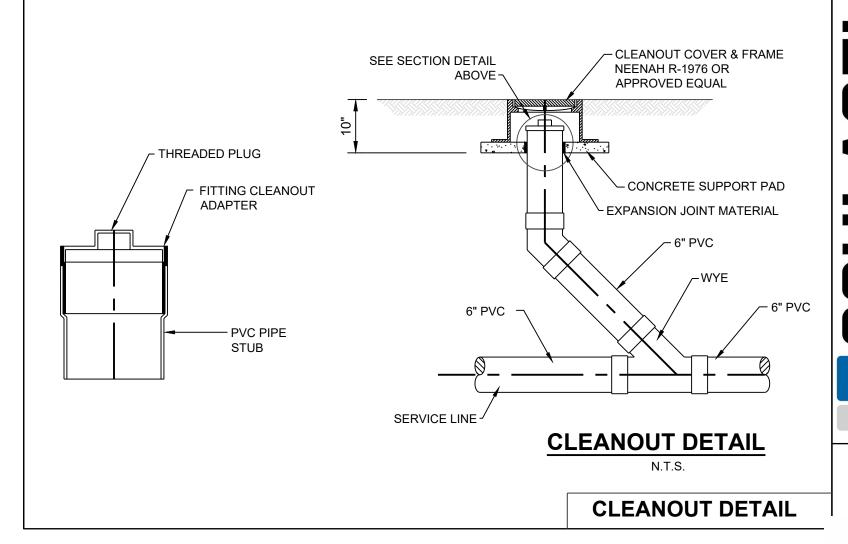
PREPARED BY:

SHE AN

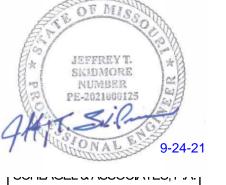
CMG NT PL LEE'S SUMMIT IAL DEVELOPME 1103 : EE'S SOUTH LE FINAL

S

UTILITY PLAN



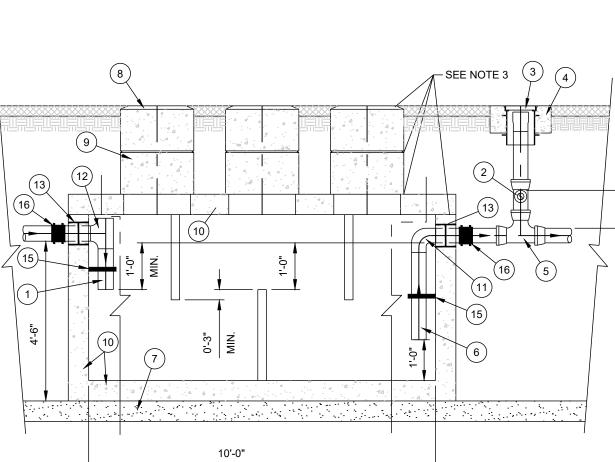




SUMMIT OLDHAM PKWY MISSOURI SOUTH FIN

103

SAMPLING PORT TO BLDG VENT



		ı	4 ABS INLET FIFE	
		2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*	
		3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**	
		4	CONCRETE PAD	
		5	4"x4"x4" TWO-WAY CLEANOUT TEE*	
		6	4" ABS OUTLET*	
		7	4" - 6" GRAVEL BEDDING	
		8	HEAVY-DUTY CAST IRON FRAME AND COVER ***	
		9	CONCRETE ADJUSTMENT RINGS	
		10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS	
		11	4" ABS 90° ELBOW*	
		12	4" ABS TEE*	
		13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR	
•	G	14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT AS REQUIRED FOR THE PROJECT)	
	F	15	STAINLESS STEEL PIPE SUPPORT CLAMP ****	
	\bigcirc H	16	TO JOIN DIS-SIMILAR PIPE; FERNCO STRONG BACK RC COUPLER OR MISSION FLEX-SEAL ARC COUPLER	
	(E)	** REFEF *** CLAY ****FM S	MAY BE SUBSTITUTED TO MATCH UPSTREAM PIPE DIAMETER. R TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET. & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL) TAINLESS FASTENERS #63 OR EQUAL. 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" F ED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"X1-3/4" SS ANCHORS. CLAMP	

DESCRIPTION

ITEM 1 4" ABS INLET PIPE*

ULLY TO BE FACTORY INSTALLED.

NOTES:

1. THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.

B 2. INTERCEPTOR SIZE - 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS)

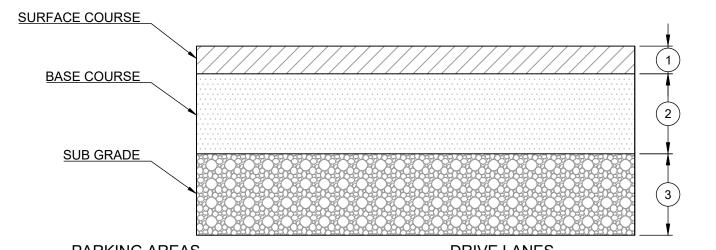
D 3. ALL JOINTS AT THE FRAME & COVER*, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4 TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".

B 4. PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE ABS WITH SOLVENT-CEMENTED JOINTS. INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE VACUUM TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH JCW TECHNICAL SPECIFICATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND WITH THE VACUUM PUMP SHUT OFF THE MERCURY SHALL NOT DROP BELOW 9 INCHES WITHIN 1 MINUTE OR BELOW 5 INCHES WITHIN 5 MINUTES.

GREASE INTERCEPTOR OR SAND/OIL INTERCEPTOR 1500 GAL

CHIPOTLE - OLDHAM PARKWAY LEE'S SUMMIT, MISSOURI

SITE UTILITY **DETAILS**



PARKING AREAS

DRIVE LANES

- 1 1.5" KCAPWA TYPE 5
- (1) 1.5" KCAPWA TYPE 5

(2) 5" - KCAPWA TYPE 5

SUBGRADE

2 4" - KCAPWA TYPE 5

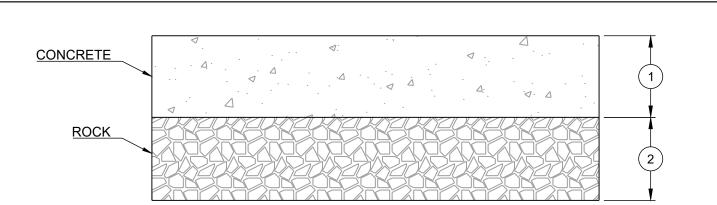
6" CRUSED STONE W/6" CHEMICALLY TREATED

6" CRUSHED STONE (3/4" MINUS) W/GEOGRID (3) OR 6" CRUSED STONE W/6" CHEMICALLY TREATED

The pavement subgrades be proofrolled and the moisture content and density of the top 6 inches of subgrade be checked within two days prior to commencement of actual paving operations. If any significant event, such as precipitation, occurs after proofrolling, the subgrade should be reviewed by qualified personnel immediately prior to placing the pavement. The subgrade should be in its finished form at the time of the final review.

TYPICAL - ASPHALT PAVEMENT SECTION

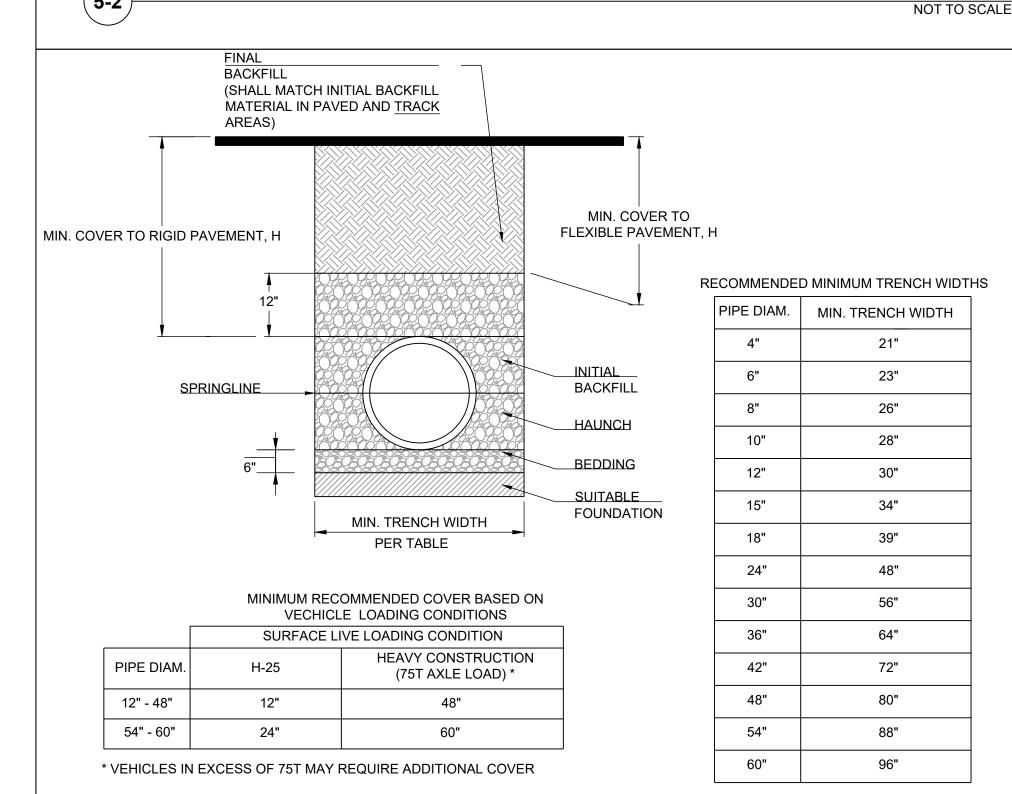
NOT TO SCALE



PARKING/DRIVE/TRASH AREA

- 1) 8" 4000 PSI PCC PAVEMENT
- 2 4" CRUSED STONE (3/4" MINUS)

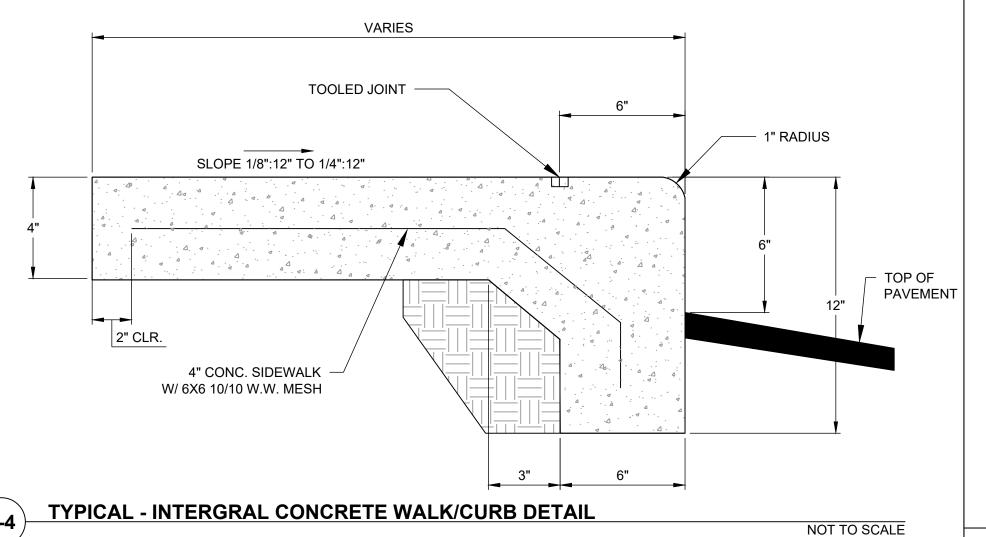
TYPICAL - CONCRETE PAVEMENT SECTION

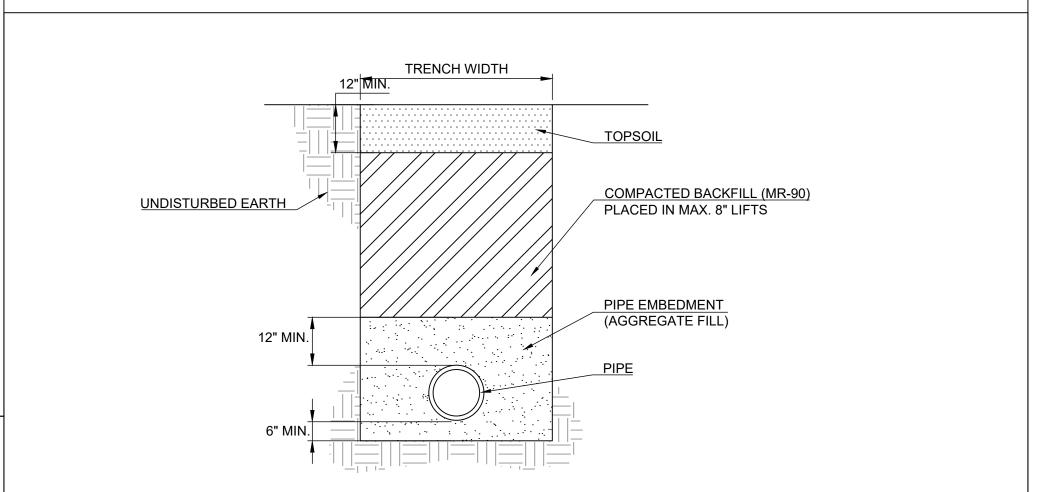


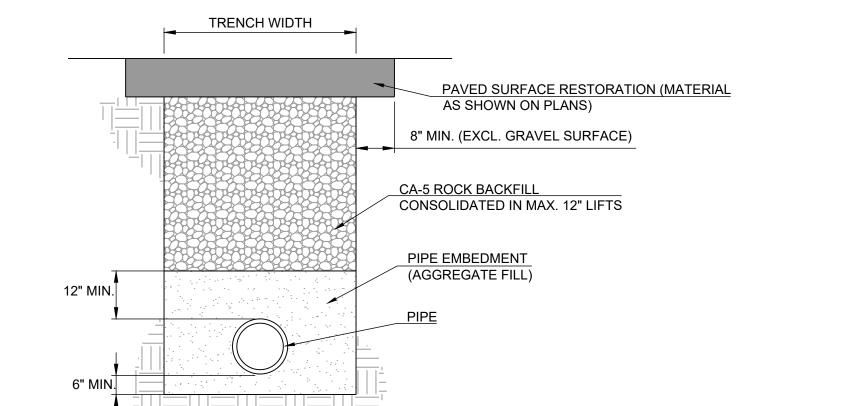
- 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



NOT TO SCALE







TYPICAL UTILITY TRENCH IN PAVED AREA DETAIL

TYPICAL UTILITY TRENCH IN UNPAVED AREA DETAIL

VARIABLE R.O.W. LINE SLOPE: 1.0-2.0% **TOWARDS CURB** -4' MIN.

NOTES:

- 1. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
- 2. THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STONES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.
- EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESES JOINTS. 3/4" JOINT FILLER WILL BE USED WHEN SPACING EXCEEDS 100'.
- EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 200 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.



NOT TO SCALE

NOT TO SCALE

S

古

0

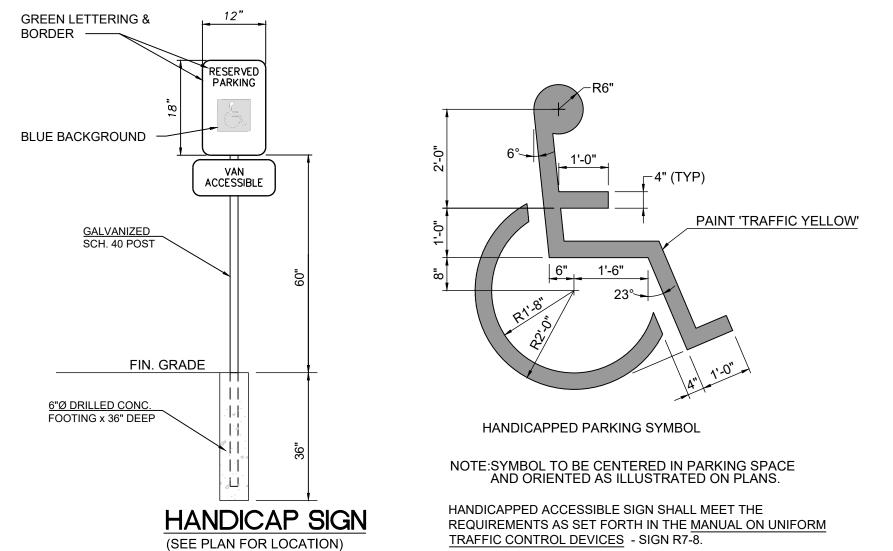
0

SHELL

SUM

ШΩ

PREPARED BY:



HANDICAP SYMBOL & SIGNAGE DETAILS

HANDICAP SIGN (R7-8) -(SEE DTL; THIS SHEET) - RAMP (8% MAX.) - LANDING (2% MAX.) - RAMP (8% MAX.) TYPE CG-1 CURB CURB TRANSITION (6' MIN.) (TYP. - EA. SIDE OF LANDING ↓ RIBBON CŲRB @ LANDING - 4" WHITE PAINT STRIPING (TYP.) 4" WHITE PAINT STRIPING 9.00' 9.00' WHITE PAINTED H.C. SYMBOL -(SEE DTL; THIS SHEET)

TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE

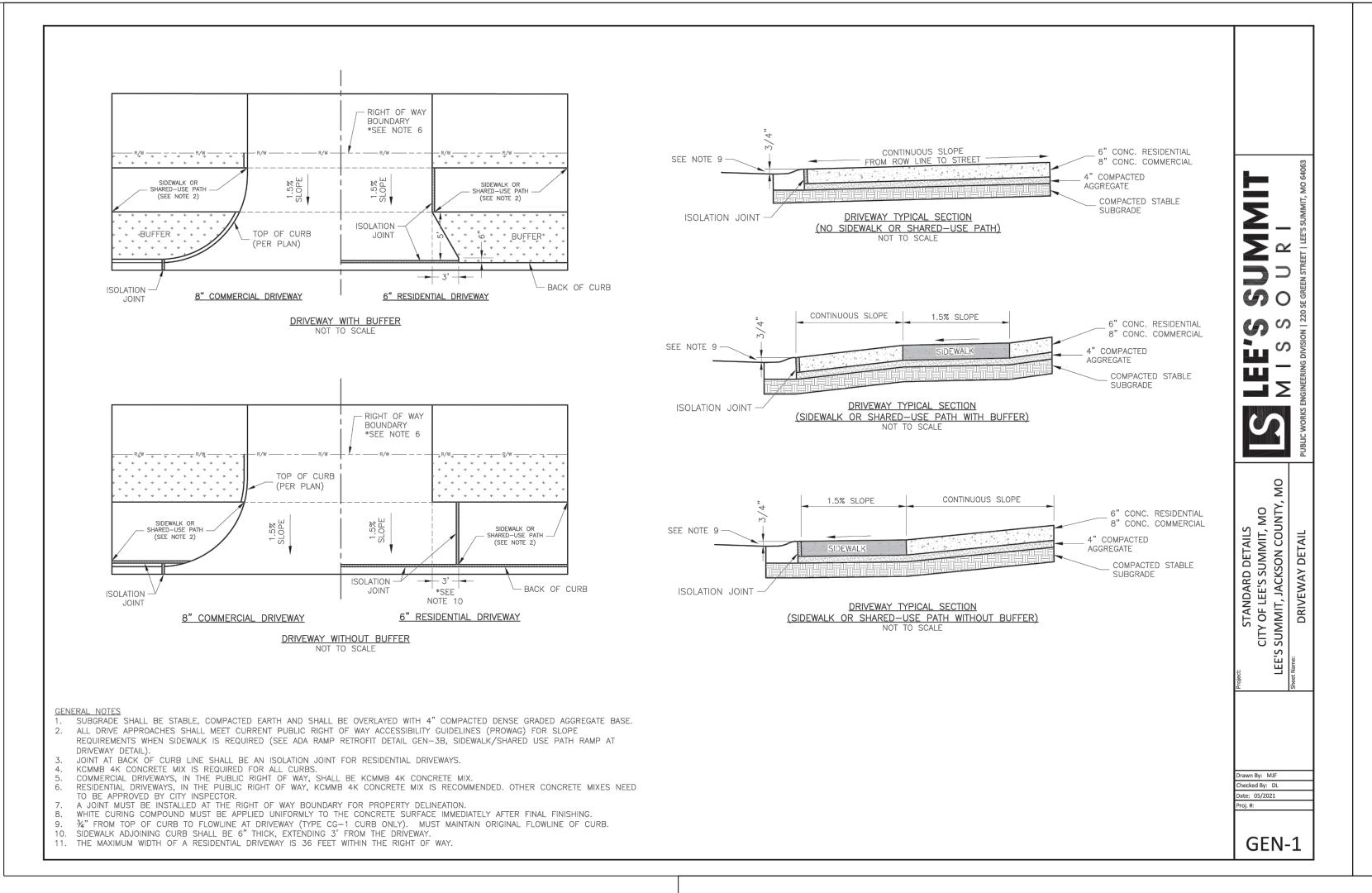
NOT TO SCALE

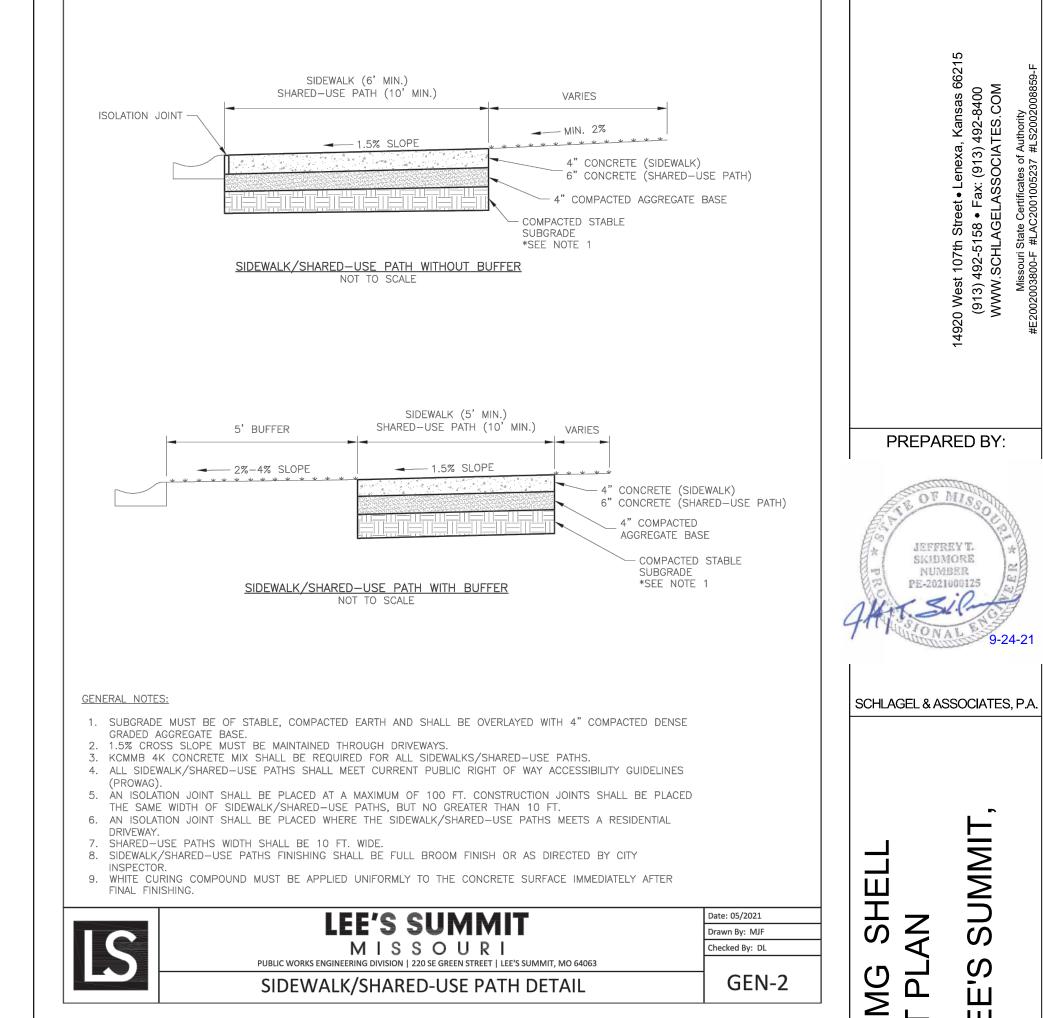
MISC. SITE DETAILS

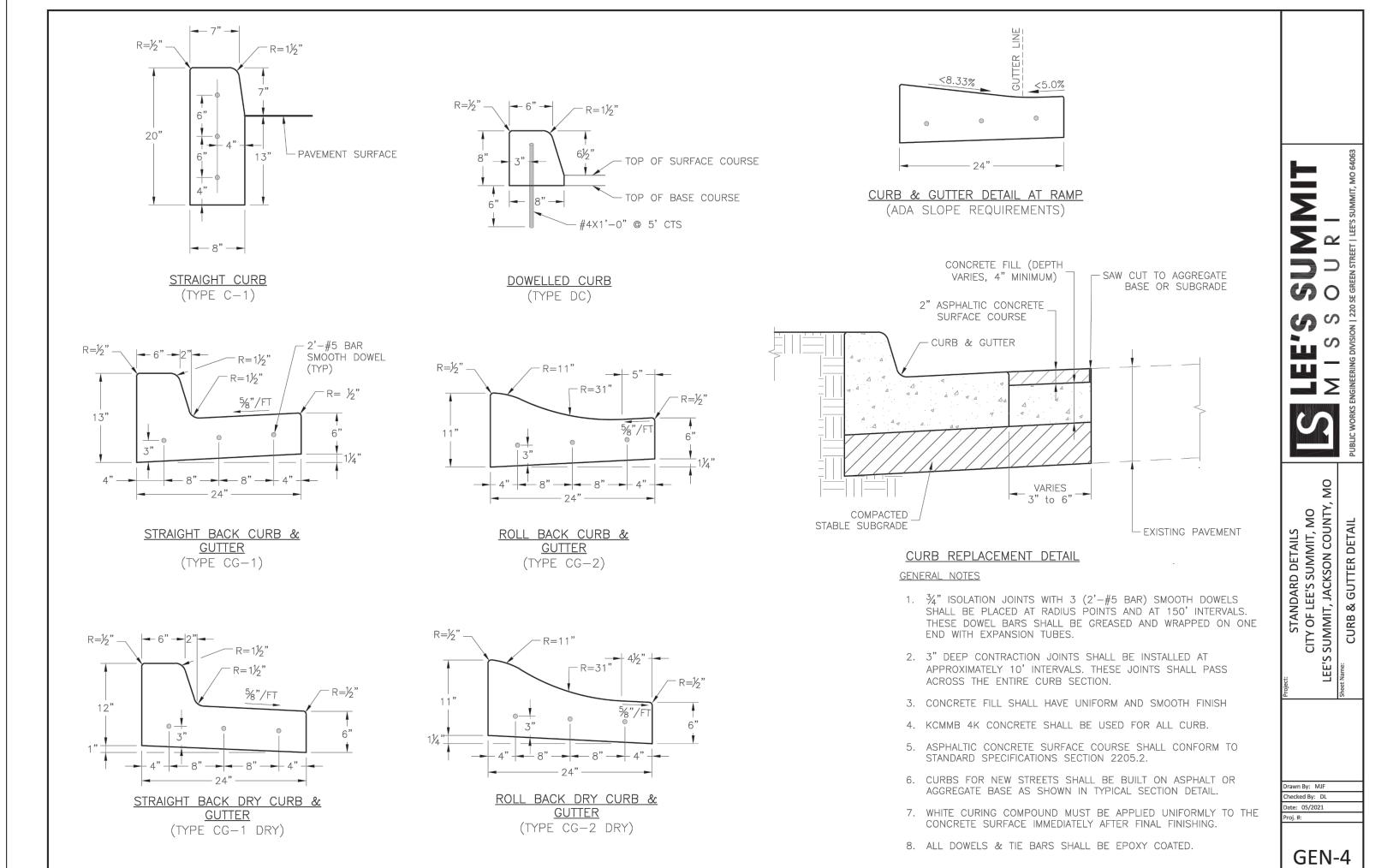
TYPE CG-1 CURB -

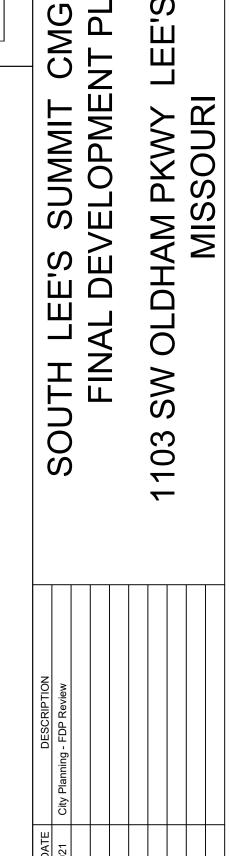
NOT TO SCALE

NOT TO SCALE









PREPARED BY:

JEFFREY T.

SKIDMORE NUMBER

S

CITY STANDARD

DETAILS

