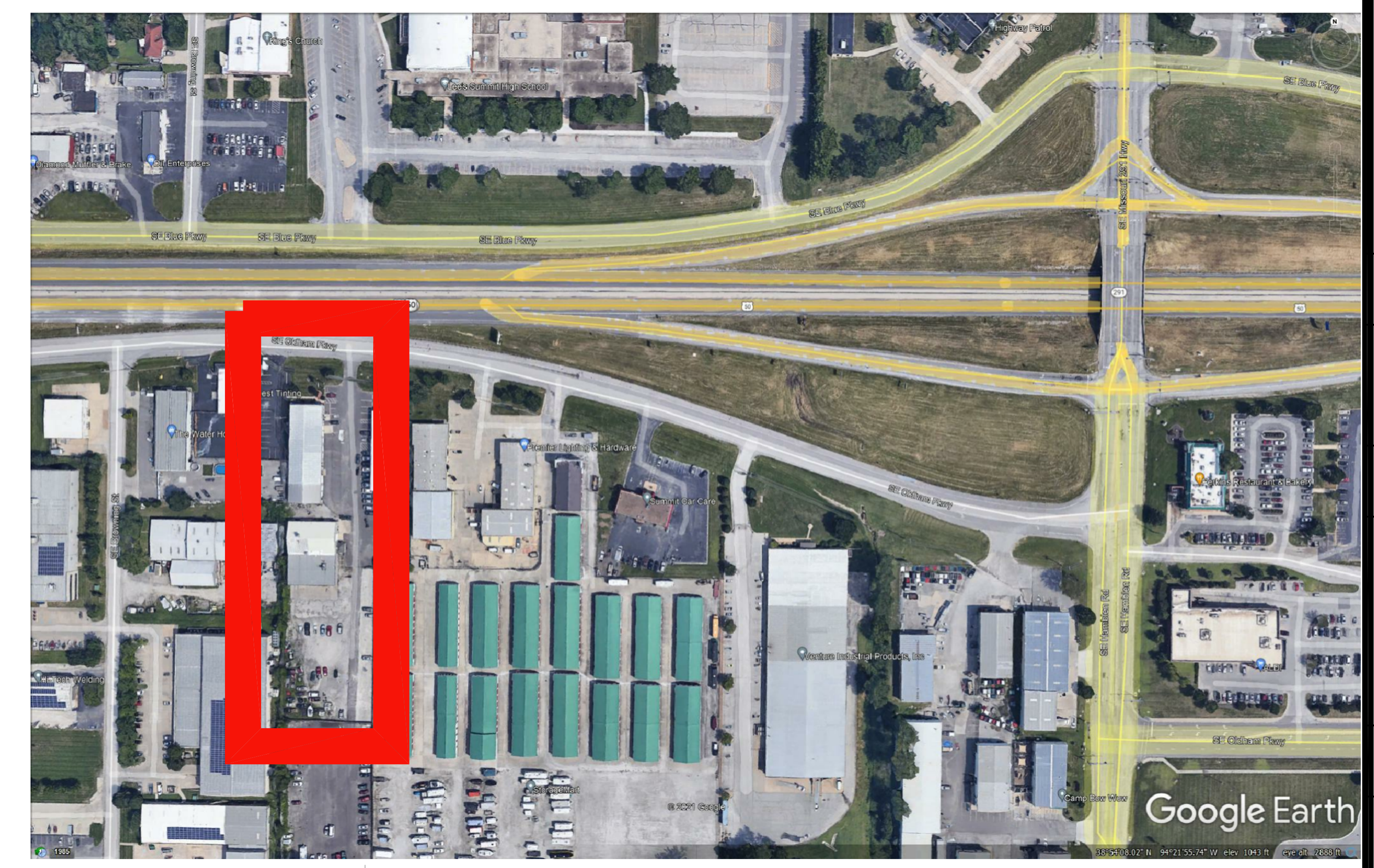
PROPOSED BUILDING FOR:

CRASH CHAMPIONS

451 SE OLDHAM PARKWAY LEE'S SUMMIT MISSOURI



LOCATION MAP 2
N.T.S.

SHEET INDEX

CIVIL:

ARCHITECTURAL:

STRUCTURAL:

MP DESIGN:

ELECTRICAL DESIGN:

SHEET INDEX 1

ABBREVIATIONS 6

A/C	AIR CONDITIONING
AC	ACCOUSTICAL
ACT	ACCOUSTICAL TILE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
B.F.F.	BELOW FINISHED FLOOR
BLDG	BUILDING
BRG	BEARING
BTU	BRITISH THERMAL UNIT
CCT	CIRCUIT
CFM	CUBIC FEET/MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNDT	CONDUIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOS
CT	CERAMIC TILE
CW	COLD WATER
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC/ELECTRICAL
EMERG	EMERGENCY
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GND	GROUND
GYP	GYPSUM
HB	HOSE BIBB
HDWR	HARDWARE
HORZ	HORIZONTAL
HP	HORSE POWER
HR	HOUR
HTG	HEATING
HTR	HEATER
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCHES
INSUL	INSULATION
JB	JUNCTION BOX
JT	JOINT
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANIOUS
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PL	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
R/A	RETURN AIR
RD	ROOF DRAIN
RCPT	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTU	ROOF TOP UNIT
SCHED	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPK	SPEAKER
STL	STEEL
STRUC	STRUCTURAL
TEMP	TEMPORARY
TYP	TYPICAL
UL	UNDERWRITER LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITIES
VEST	VESTIBULE
VTR	VENT THROUGH ROOF
W/	WITH
WC	WATER CLOSET
WD	WOOD
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

GENERAL NOTES 5

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK.
2. SUB–CONTRACTOR TO VERIFY FIELD CONDITIONS AND MEASUREMENTS, AND TO PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH PLANS.
3. REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS FROM THE BUILDING SITE. PROVIDE AN ON–SITE DUMPSTER FOR DISPOSAL OF DEMOLISHED AND RUINED MATERIALS.
4. UPON COMPLETION OF WORK, REMOVE TOOLS, EQUIPMENT, AND CONSTRUCTION DEBRIS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN
5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL.
6. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND INDUSTRY STANDARDS.
7. FRAMING SUBCONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT FOR VERIFICATION & APPROVAL OF LAYOUT PRIOR TO PROCEEDING WITH FRAMING.
8. MAINTAIN EXISTING UTILITES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING CONSTRUCTION
9. DISPOSE OF ALL DEBRIS TO APPROVED DUMP SITE.
10. ALL STRUCTURAL WOOD PANELS & WOOD BLOCKING TO BE FIRE TREATED.

PROJECT LEGEND 4

NORTH ARROW
DETAIL #
DETAIL CUT
SHEET #
ELEVATION #
EXTERIOR/INTERIOR ELEVATION MARKER
SHEET #
DOOR NUMBER
WINDOW NUMBER
SECTION #
SECTION CUT
SHEET #
XX XX
ROOM NAME/ROOM NUMBER
WALL TYPE
REVISION NUMBER
AREA REVISED

DEFERRED SUBMITTALS:

FOLLOWING BUILDING COMPONETS SHALL BE SUBMITTED TO LEES SUMMIT FOR REVEIW AND APPROVAL PRIOR TO INSTALLATION

1. FIRE SPRINKLER SYSTEM
2. PRECAST CONCRETE
3. FIRE ALARM SYSTEM, W/O MANUAL PULL BOXES

PROJECT TEAM 3

general contractor:
ROSE CONSTRUCTION
P.O. Box 100
Olathe, Kansas 66051
913.782.0777
913.782.0998
www.buildwithrose.com

architect:
ROSE DESIGN GROUP INC.
P.O. Box 100
Olathe, Kansas 66051
(P) 913.782.0777
(F) 913.782.0998
www.buildwithrose.com

civil engineer:
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(P) 913.393.1155
(F) 913.393.1166
www.phelpsengineering.com

plumbing engineer
mechanical engineer
5BY5 ENGINEERS
1828 Walnut Street
Kansas City, Missouri 64108
(P)913–777–4999
5by5eng.com

structural engineer:
BOB D. CAMPBELL & CO., INC.
4338 Belleview
Kansas City, Missouri 64111
(P) 816.531.4144
(F) 816.531.8572
www.bdc–engrs.com

NOTE:
MONUMENT SIGN & BUILDING SIGNAGE IS NOT IN PERMIT DOCUMENTS WILL BE SUBMITTED AS SEPARATE PERMIT(S)

DISCLAIMER
I, CHRISTOPHER R. BELL, AIA, REGISTERED ARCHITECT AND A REPRESENTATIVE OF ROSE DESIGN GROUP, INC., DO HEREBY ACCEPT PROFESSIONAL RESPONSIBILITY AS REQUIRED BY THE PROFESSIONAL REGISTRATION LAWS OF THIS STATE FOR THE ARCHITECTURAL DESIGN DRAWINGS CONSISTING OF SHEETS A–0 THRU A–10. I HEREBY DISCLAIM RESPONSIBILITY FOR ALL OTHER DRAWINGS IN THE CONSTRUCTION DOCUMENT PACKAGE, THEY BEING THE RESPONSIBILITY OF OTHER DESIGN PROFESSIONALS WHOSE SEALS AND SIGNED STATEMENTS MAY APPEAR ELSEWHERE IN THE CONSTRUCTION DOCUMENT PACKAGE.

Christopher R. Bell

STATE OF MISSOURI
CHRISTOPHER R. BELL
NUMBER A–6275
REGISTERED ARCHITECT

10–04–21

CHRISTOPHER R. BELL - ARCHITECT
MO# A-6275

ROSE DESIGN GROUP INC
ARCHITECTS ■ PLANNERS
A Division of Rose Design Build
913-782-0777 FAX: 913-782-0998
P.O. BOX 100 OLATHE, KS 66051
MISSOURI STATE CERTIFICATE OF AUTHORITY # 2008034845
www.BuildWithRose.com

CRASH CHAMPIONS
COLLISION REPAIR TEAM

PROPOSED BUILDING FOR:
CRASH CHAMPIONS
451 SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

NO.	DESCRIPTION	DATE

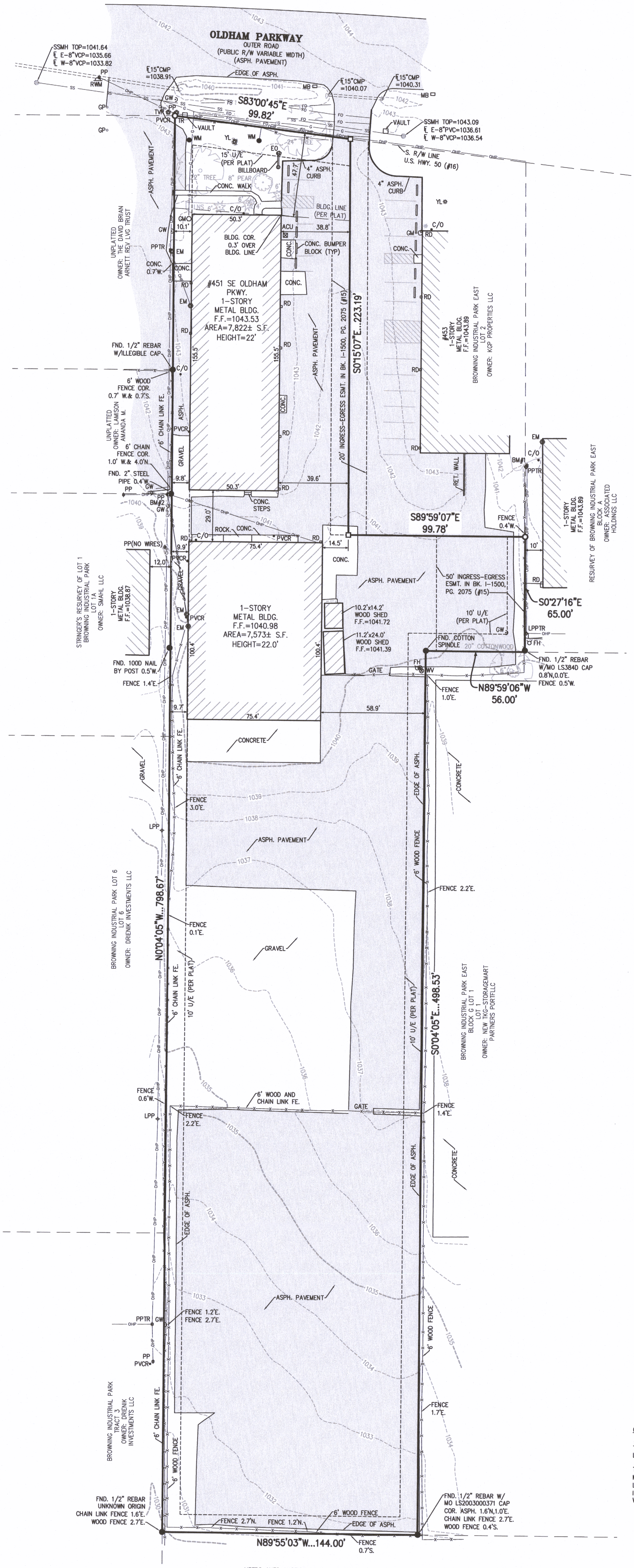
PROJECT NUMBER 21009
DATE ISSUED: 10 / 04 / 21

SHEET NUMBER
CS

COVER SHEET

Oct 11, 2021 – 9:30am – USER ChrisB
T:\Rose\Drawings–Current\21009 Crash Champions Lee's Summit\Production\Planning & Zoning\Architectural\CS COVER SHEET.dwg

\\PHELPS-SERVER\Projects\P\210229\Dwg\210229 ALTA.dwg Layout:36x24 Apr 02, 2021 - 4:08pm David Jones



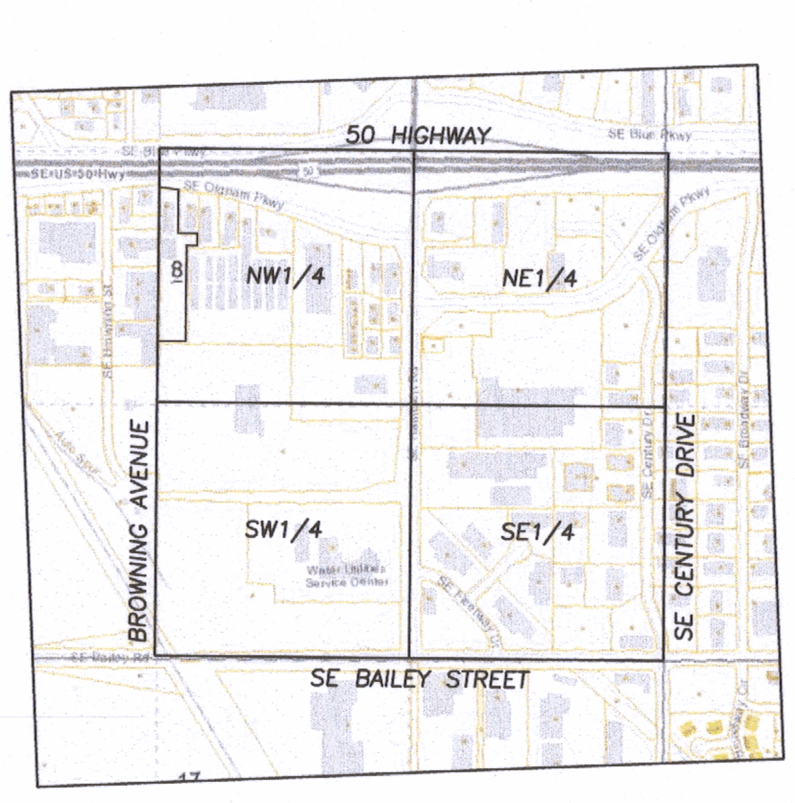
BEARING BASIS: RECORDED PLAT OF "BROWNING INDUSTRIAL PARK EAST, BLOCK F"

LEGEND

- ● = FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
- □ = SET MAG. NAIL & SHINER, UNLESS OTHERWISE NOTED
- ○ = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
- ACU = AIR CONDITIONING UNIT
- BM# = BENCHMARK
- C/O = CLEAN OUT
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- FH = FIRE HYDRANT
- GM = GAS METER
- GP = GUARD POST
- GW = GUY WIRE
- LP = LIGHT POLE
- LPP = LIGHT POWER POLE
- LPPTR = LIGHT POWER POLE WITH TRANSFORMER(S)
- LNS = LANDSCAPE
- MB = MAIL BOX
- PP = POWER POLE
- PPTR = POWER POLE WITH TRANSFORMER(S)
- PVCR = PVC RISER
- RD = ROOF DRAIN
- RWM = RIGHT OF WAY MARKER
- SSMH = SANITARY SEWER MANHOLE
- STMH = STORM SEWER MANHOLE
- TR = TELEPHONE RISER
- TVR = TELEVISION RISER
- WM = WATER METER
- WV = WATER VALVE
- YL = YARD LIGHT
- = BUSH
- = CEDAR OR EVERGREEN TREE
- = DECIDUOUS TREE
- F.F. = FINISH FLOOR
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- FO = FIBER OPTIC LINE
- W = WATER LINE
- G = GAS LINE
- OHP = OVERHEAD POWER LINE
- SS = SANITARY SEWER LINE
- x = FENCE LINE

SCALE: 1"=1000'

VICINITY MAP
SE 1/4 SEC. 8-47-31



LEGAL DESCRIPTION:

ALL OF BLOCK F, BROWNING INDUSTRIAL PARK EAST, BLOCK F, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = 107,552± SQ.FT. / 2.469± ACRES

TITLE NOTE:

TITLE INFORMATION SHOWN HERE WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY OWNER'S POLICY FOR TITLE INSURANCE NO. 5011429-0209123e, FILE NO. 227732 DATED JANUARY 5, 2021 AT 08:31 A.M.

EXCEPTIONS FROM COVERAGE:

14. TERMS AND PROVISION OF THE COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED JANUARY 10, 1986 AS DOCUMENT NO. I-667399 IN BOOK I-1500 AT PAGE 2074. [AFFECTS A PORTION OF THE PROPERTY, CONTAINS CERTAIN RESTRICTIONS BLANKET IN NATURE]

15. TERMS AND PROVISIONS OF THE EASEMENT RECORDED JANUARY 10, 1986 AS DOCUMENT NO. I-667400 IN BOOK I-1500 AT PAGE 2075, AS MORE FULLY CONTAINED THEREIN. [AFFECTS PROPERTY, AS SHOWN]

16. LACK OF DIRECT ACCESS TO U.S. ROUTE 50 FROM THE LAND, SUCH RIGHT OF ACCESS HAVING BEEN GRANTED BY THE DOCUMENT RECORDED AUGUST 4, 1966 AS DOCUMENT NO. 891954 IN BOOK 1843 AT PAGE 662. [AFFECTS PROPERTY, ACCESS GRANTED TO OLDHAM PARKWAY AS BEING AN OUTER ROAD]

SURVEY NOTES:

1. THERE IS A TOTAL OF 6 MARKED PARKING SPACES LOCATED ON SUBJECT PROPERTY. PARKING SPACES ARE MARKED WITH STRIPES AS SHOWN HEREON.
2. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
4. CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS.
5. THIS PROPERTY HAS DIRECT PHYSICAL ACCESS SE OLDHAM PARKWAY.
6. THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN ON THIS SURVEY.

APPARENT ENCROACHMENTS:

1. THE NE CORNER OF THE MAIN BUILDING EXTENDS 0.3' ACROSS THE BUILDING SETBACK LINE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0438G, AND DATED JANUARY 20, 2017.

UTILITY NOTE:

UTILITIES SHOWN HEREON WERE TAKEN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. LOCATIONS SHOWN ARE APPROXIMATE AND PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. ONE CALL TICKET NO.(S) ARE

BEFORE DIGGING, CONTACT THE MISSOURI ONE CALL SYSTEM AT 1 800 DIG-RITE OR 811 FOR UTILITY LOCATES.

ZONING:

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS

1. R.R. SPIKE IN W. FACE POWER POLE NEAR SE COR. #453 BLDG. ELEVATION = 1043.66
2. R.R. SPIKE IN E. FACE POWER POLE ON W. PROPERTY LINE NEAR SW COR. #451 BLDG. ELEVATION = 1043.33

CERTIFICATION:

TO: MSE PROPERTY HOLDINGS GROUP, LLC – 451 SE OLDHAM PARKWAY, AN ILLINOIS LIMITED LIABILITY SERIES AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A,B1,C), 8, 9, 11(B), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2021.

STATE OF MISSOURI PLS-2021004164 DAVID WAYNE JONES, JR. REGISTERED LAND SURVEYOR

BY: [signature] 4/2/2021
DAVID WAYNE JONES, JR., MO. LS-2021004164

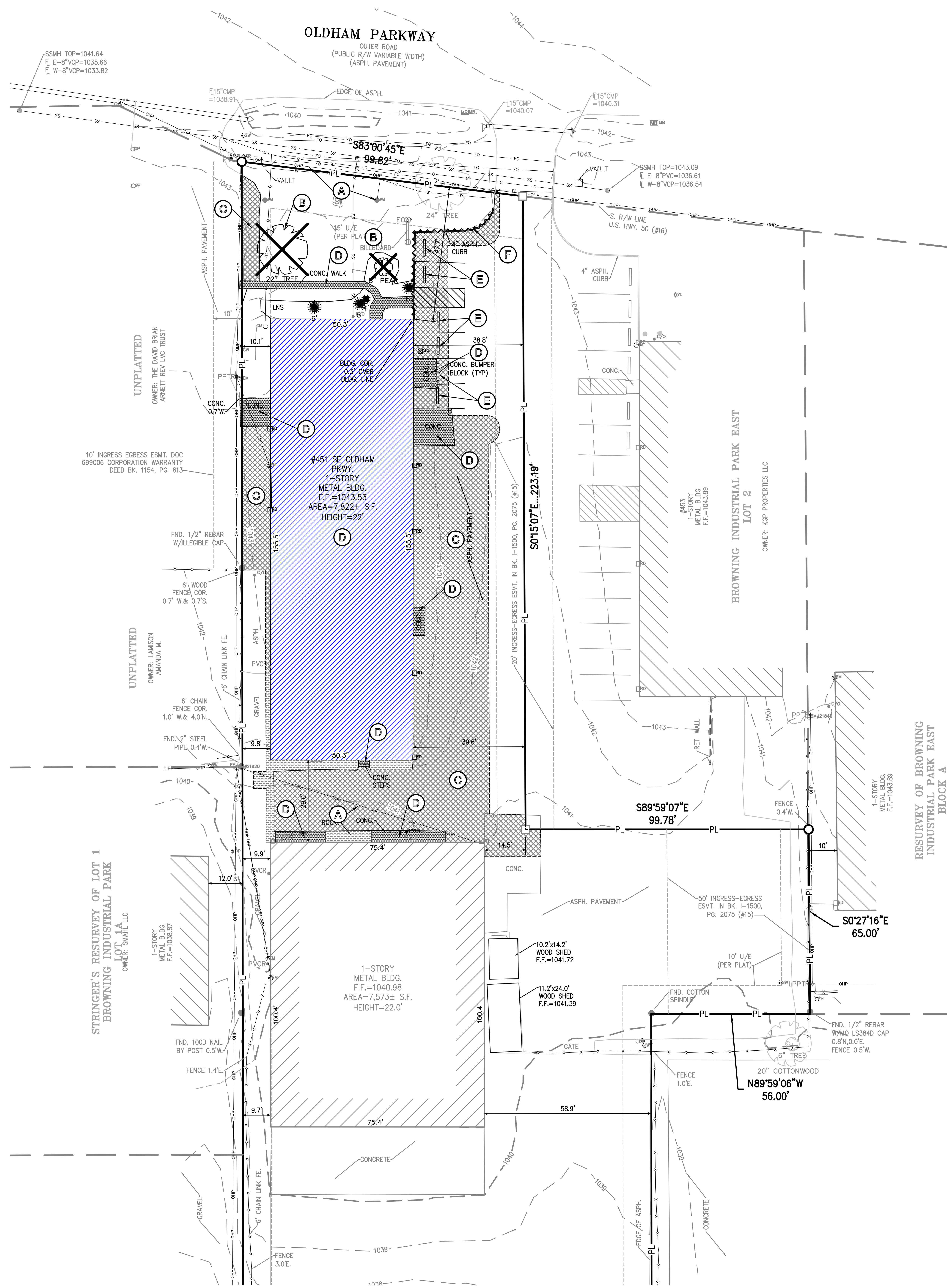
PROJECT NO. 210229	No.	Date	Revisions:	By	App.
DATE: 3-30-21					
DRAWN: sdc					
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-391					
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058					

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

BROWNING INDUSTRIAL PARK EAST, BLOCK F
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
#451 SE OLDHAM PARKWAY

PEI PLANNING ENGINEERING IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com



811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.

2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

5. REFER TO THE BUILDING PLANS FOR SITE LIGHTING ELECTRICAL MODIFICATIONS (IF ANY) TO THE EXISTING SYSTEM.

DEMOLITION KEY NOTES:

(A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

(B) REMOVE EXISTING TREE (TYP).

(C) THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

(D) THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, HAND RAILINGS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

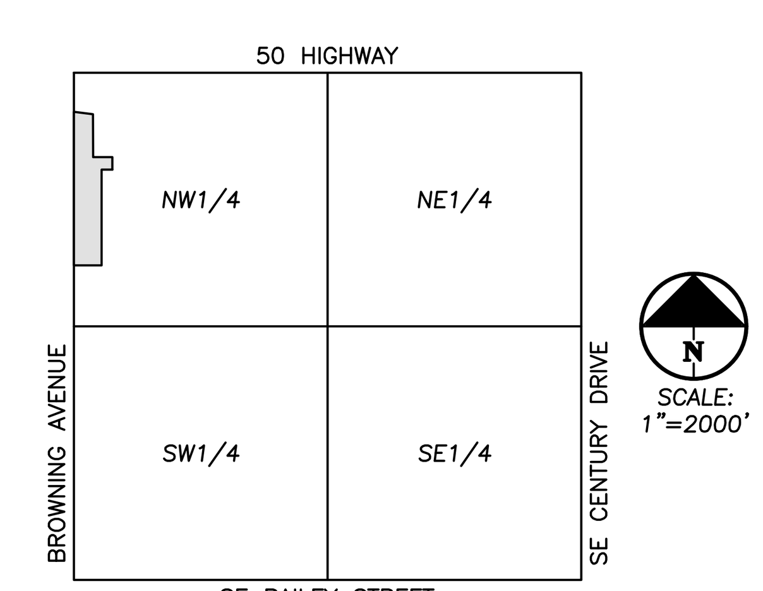
THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

(E) THE CONTRACTOR SHALL REMOVE CONCRETE STOP BLOCKS.

(F) REMOVE EXISTING 4" ASPHALT CURB.

LEGEND

—PL—	PROPERTY LINE
— —LL— —	LOT LINE
— —R/W— —	RIGHT-OF-WAY
〰	REMOVE EXISTING CURB & GUTTER
▨	EXISTING BUILDING TO BE REMOVED
▩	EXISTING ASPHALT PAVEMENT TO BE REMOVED
▒	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
▤	EXISTING GRAVEL TO BE REMOVED
	EXISTING TREE TO REMAIN
✕	REMOVE TREE
—BT—	EXISTING BURIED TELEPHONE
—CATV—	EXISTING CABLE TELEVISION LINE
—FO—	EXISTING FIBER OPTIC LINE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
—BE—	EXISTING BURIED ELECTRIC
—OHP—	EXISTING OVERHEAD POWER LINE
—SS—	EXISTING SANITARY SEWER
- - - -	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT
LP	EXISTING LIGHT POLE
—x—x—	EXISTING CHAIN LINK FENCE



VICINITY MAP
SEC. 8-47-31

N

SCALE: 1"=20'
0' 20' 40'

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-29850
PROFESSIONAL ENGINEER
10/12/21

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION
PEI

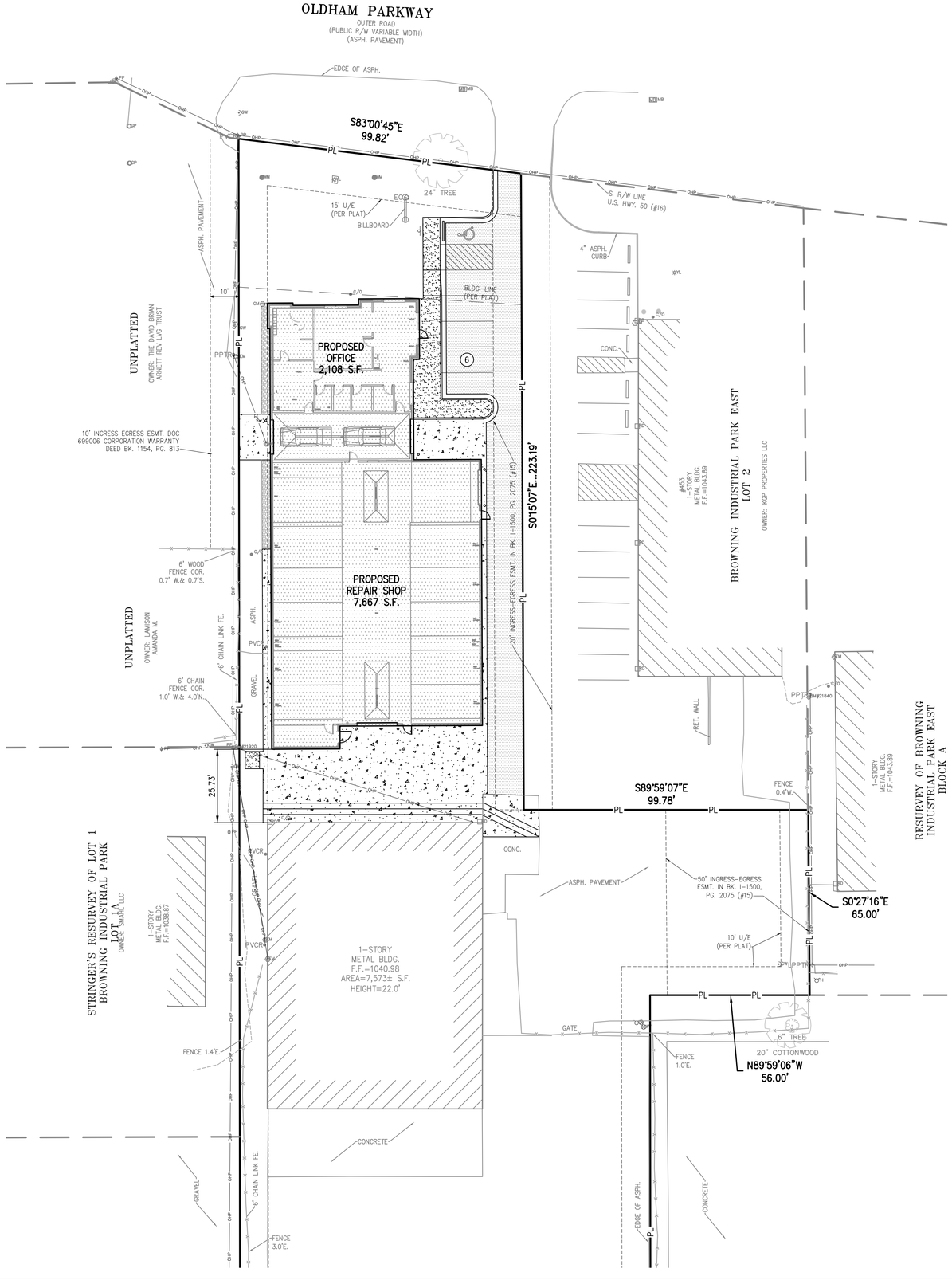
DEMOLITION PLAN
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

No.	Date	Revisions:	By	App.

PROJECT NO. 210229
DATE:10-12-21 DRAWN:SNH
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058

SHEET
C0

\\PHELPS-SERVER\Projects\P\210229\Dwg\Permit Plans\DEMO.dwg Layout:1 Oct 15, 2021 - 11:27am Daniel Finn



811 Know what's below. Call before you dig.

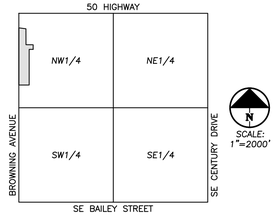
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

BUILDING & LOT DATA

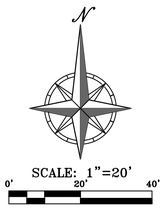
Site Area	107,552 S.F./2.47 Ac.
Zoning	PI (Planned Industrial)
Proposed Building No. of Stories	1 Story
Total Building S.F.	
Existing Building	7,573 S.F.
Proposed Office	2,108 S.F.
Proposed Repair Shop	7,667 S.F.
Total	17,348 S.F.
Floor Area Ratio (FAR)	0.1613

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED 2" ASPHALT MILL & OVERLAY
- ROCK STRIP



VICINITY MAP
SEC. 8-47-31



SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
A) City ordinances & O.S.H.A. Regulations.
B) The City of Lee's Summit Technical Specifications and Municipal Code.
C) All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.

2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.

3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.

4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.

5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.

6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, 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.

7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.

8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.

9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.

10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

11. All site concrete (curbs, pavements, sidewalks, etc.) shall meet kansas city materials metro board (kcmmb) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.

12. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.

2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.

2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.

3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.

5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

LEGAL DESCRIPTION:

ALL OF BLOCK F, BROWNING INDUSTRIAL PARK EAST, BLOCK F, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AREA = 107,552± SQ.FT. / 2.469± ACRES

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-29850
10/12/21
RESIDENTIAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1066
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

SITE PLAN
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

By	App.	No.	Date	Revisions:

PROJECT NO. 210229
DATE: 10-12-21 | DRAWN: SNH
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007002938

SHEET
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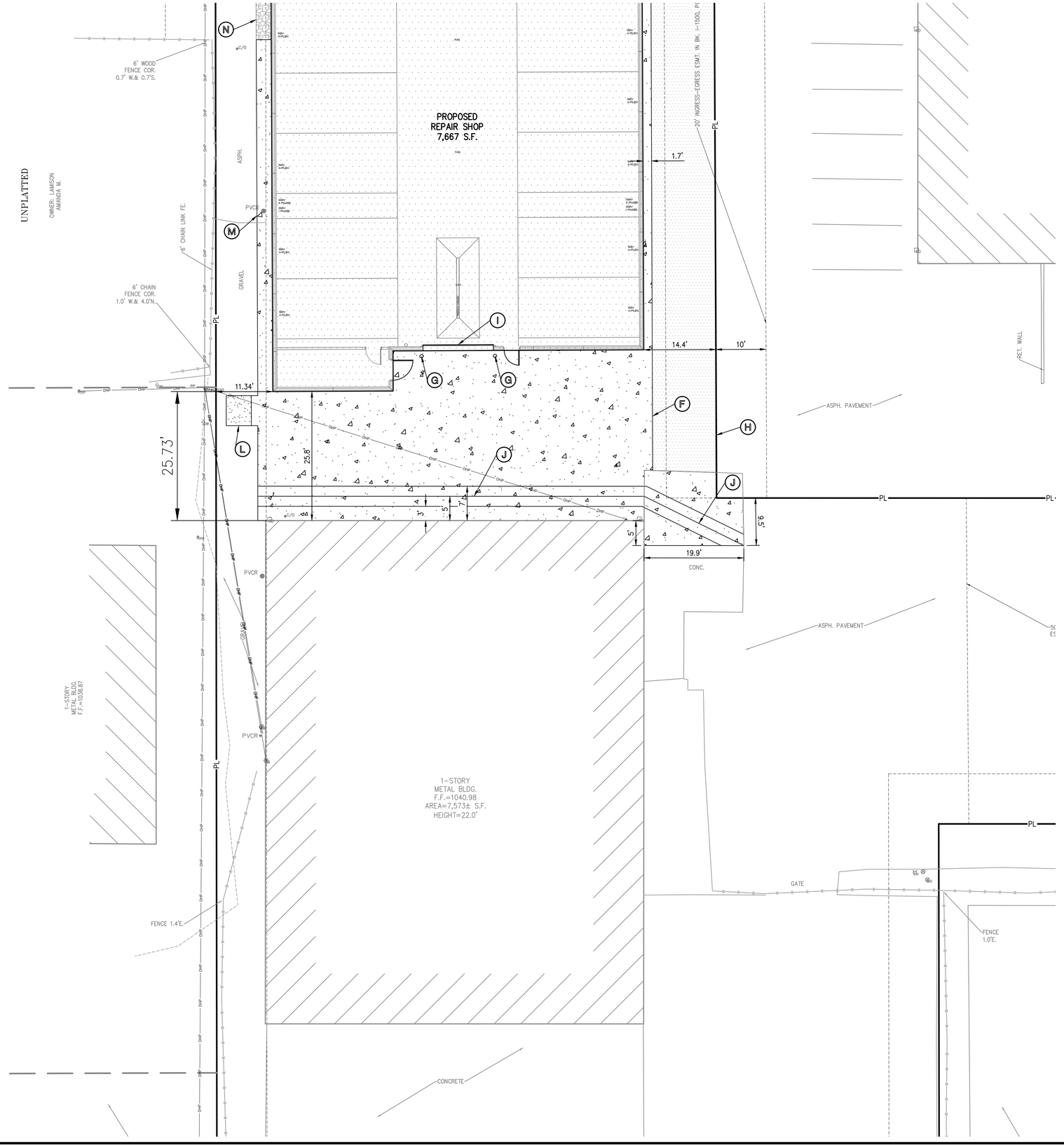

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING STALL, STRIPING & SIGNAGE W/ LAYDOWN CURB AND CONC. WHEEL STOP PER STANDARD DETAIL..
- (D) INSTALL VAN ACCESSIBLE PARKING SIGN.
- (E) CONSTRUCT 6" CONCRETE CURB (TYPICAL).
- (F) INSTALL CONCRETE PAVEMENT.
- (G) INSTALL BOLLARDS (RE: ARCHITECT PLANS).
- (H) EDGE MILL & ASPHALT OVERLAY.
- (I) PROPOSED OVERHEAD DOOR (RE: ARCH PLANS).
- (J) INSTALL CONC. PILOT CHANNEL.
- (K) EX. SIGN TO REMAIN.
- (L) PROP. TRANSFORMER PAD (RE: UTILITY PLAN).
- (M) INSTALL 3' CONCRETE APRON.
- (N) INSTALL 3' ROCK STRIP.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
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- L/S — LANDSCAPE SETBACK LINE
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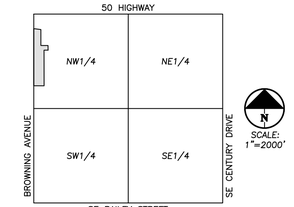
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED 2" ASPHALT MILL & OVERLAY
- ROCK STRIP



VICINITY MAP
SEC. 8-47-31

811 Know what's **below.** **Call** before you dig.

UTILITY NOTES:
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STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-2009030
10/12/21
REGISTERED PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
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ENLARGED SITE PLAN

CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
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By	App.	No.	Date	Revisions:

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DATE: 10-12-21
CHECKED: DAF | APPROVED: DJC | DRAWN: SNH
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING - LS-82 LAND SURVEYING - E-361
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058

SHEET
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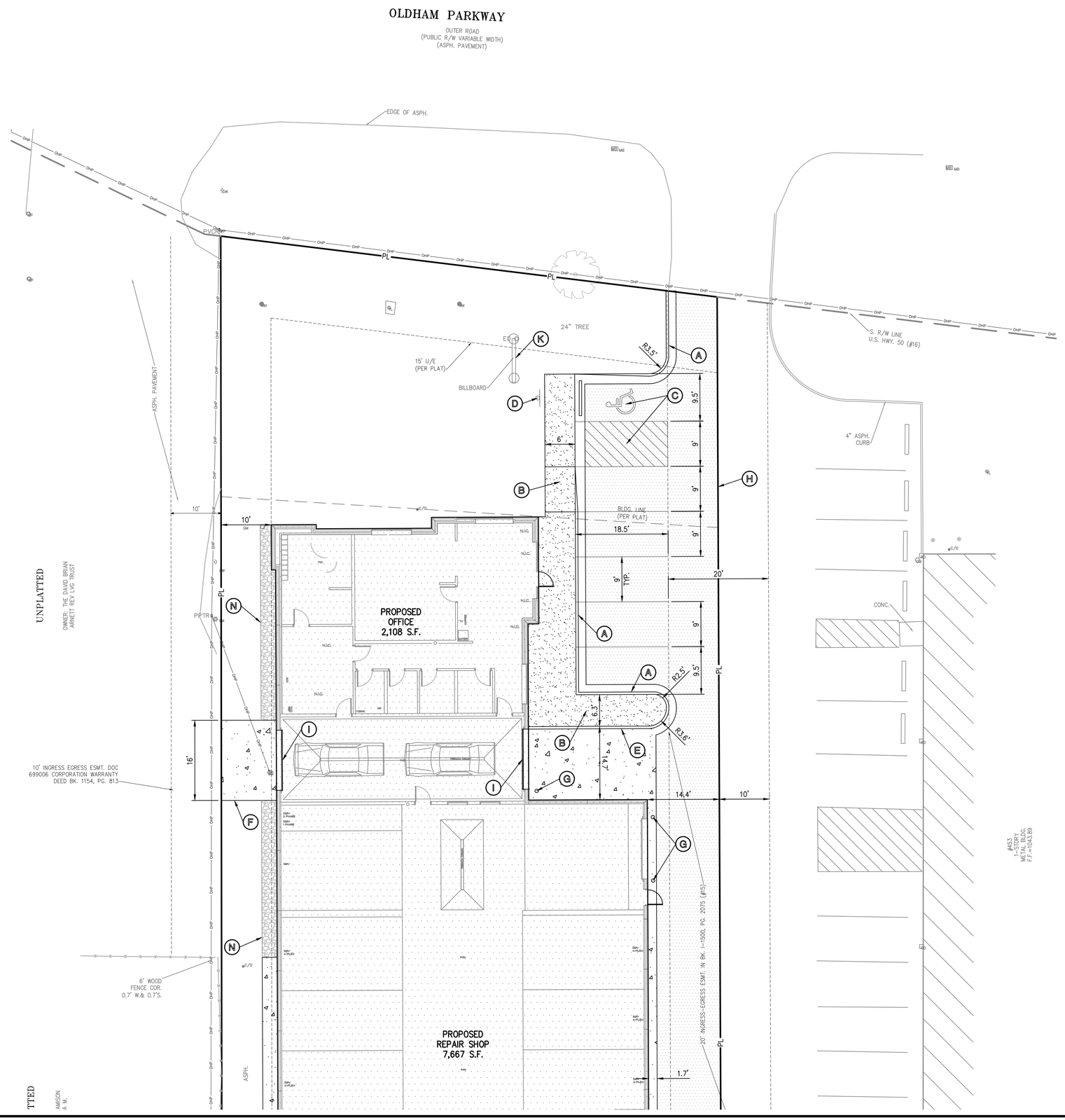

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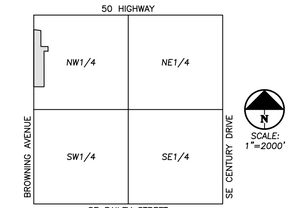

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MISSOURI ENGINEERING - E-381
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007005239

SHEET
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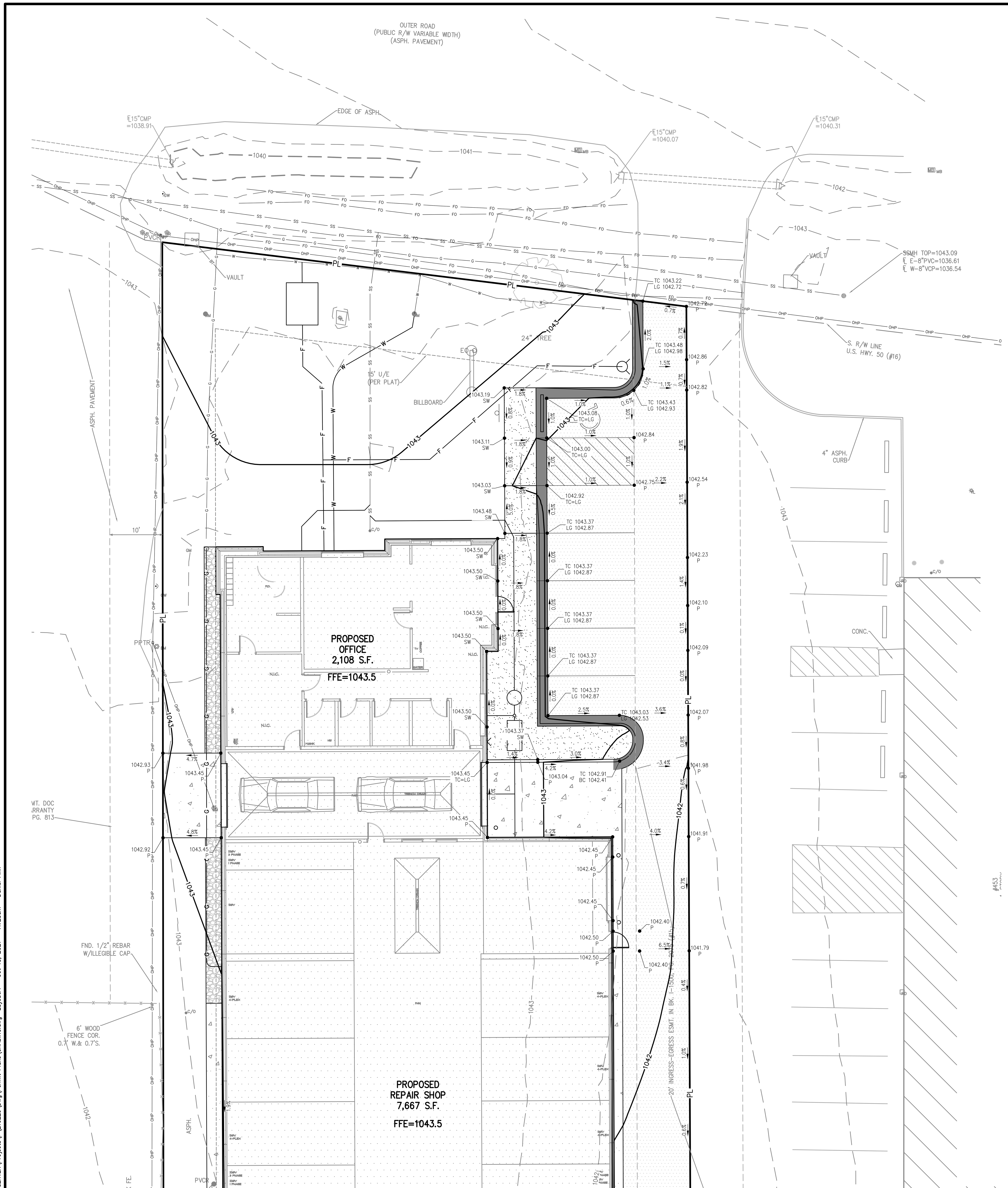

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1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.

2. If the 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.

3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.

4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.

5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.

7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.

8. EARTHWORK:

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.

   D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.

   E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.

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10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.

11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.

12. PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.

13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

811
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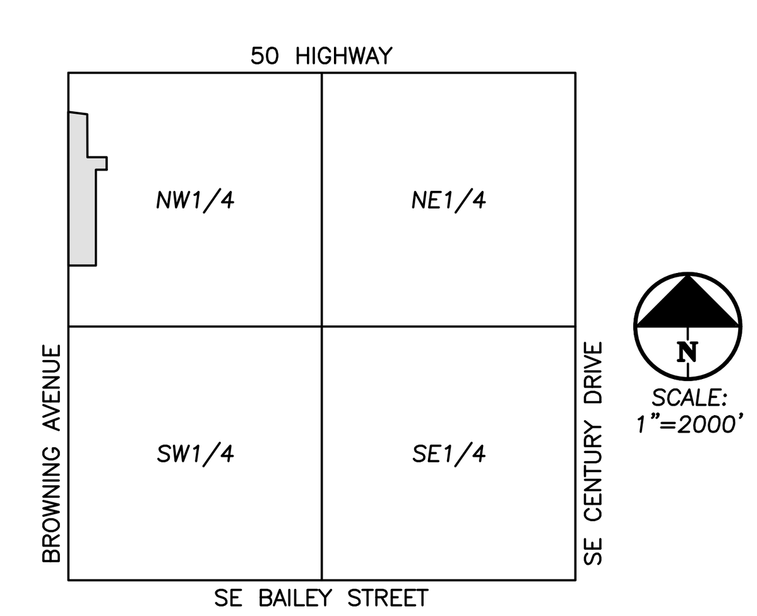
BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS

1. R.R. SPIKE IN W. FACE POWER POLE NEAR SE COR. #453 BLDG.
   ELEVATION = 1043.66
2. R.R. SPIKE IN E. FACE POWER POLE ON W. PROPERTY LINE NEAR SW COR. #451 BLDG.
   ELEVATION = 1043.33

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0438G, AND DATED JANUARY 20, 2017.



VICINITY MAP
SEC. 8-47-31

LEGEND

—PL—	PROPERTY LINE
— —LL— —	LOT LINE
— —R/W— —	RIGHT-OF-WAY
	2' CURB & GUTTER
—920— —918—	EXISTING CONTOURS
—920— —918—	PROPOSED CONTOURS
XXX.XX TW	PROPOSED SPOT ELEVATION
	LG LIP OF GUTTER
	TC TOP OF CURB
	SW SIDEWALK
	ME MATCH EXISTING
	HP HIGH POINT
	LP LOW POINT
	P TOP OF PAVEMENT
	TE TOP OF STRUCTURE
	GR GROUND ELEVATION
	BS BOTTOM OF STEPS
	TS TOP OF STEPS
	BW BOTTOM OF WALL
	TW TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER

N
SCALE: 1"=10'
0' 10' 20'

STATE OF MISSOURI
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10/12/21

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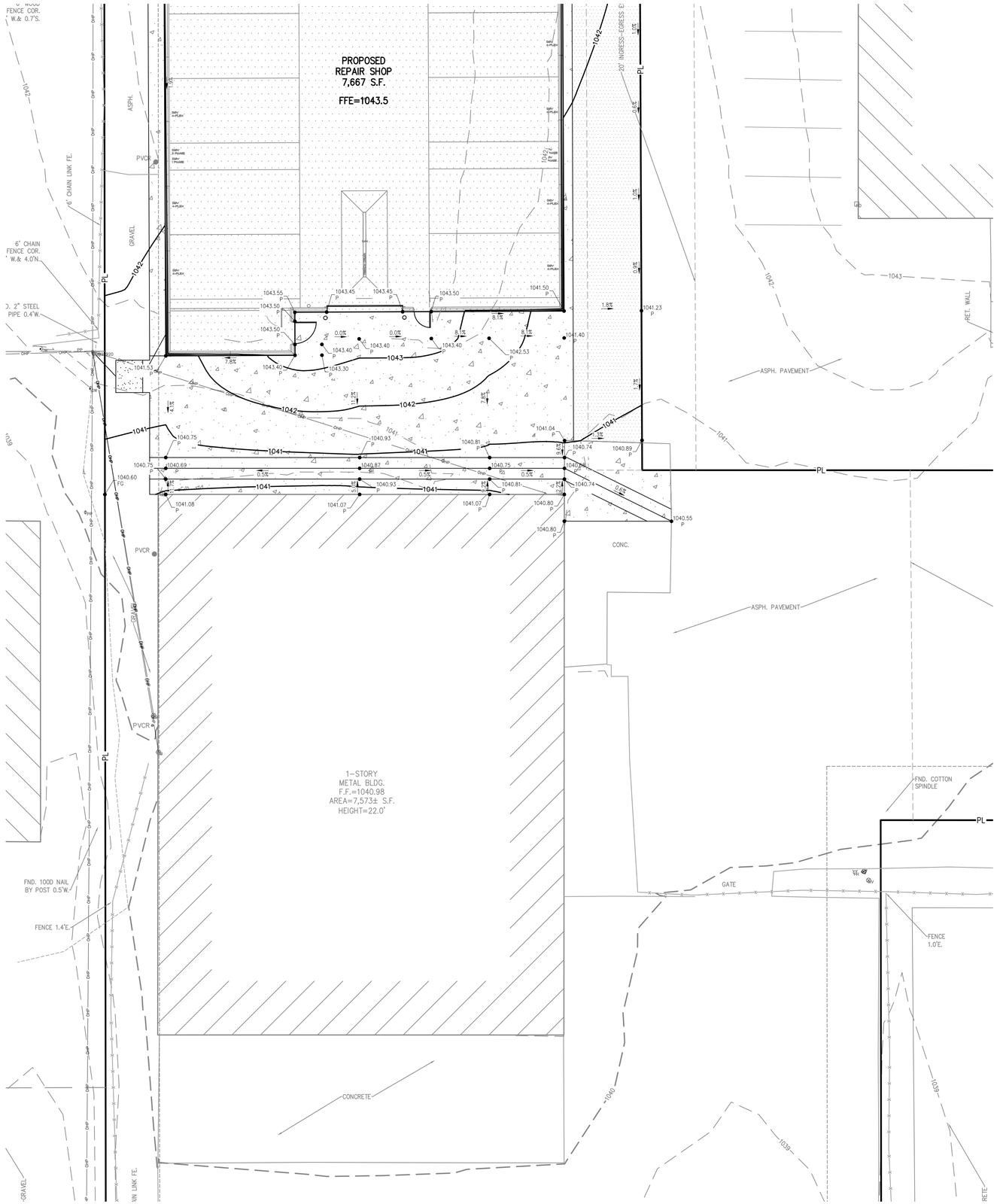

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11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.

12. PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.

13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

811 Know what's **below.** **Call** before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

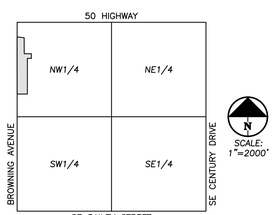
BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS

1. R.R. SPIKE IN W. FACE POWER POLE NEAR SE COR. #453 BLDG.
   ELEVATION = 1043.66
2. R.R. SPIKE IN E. FACE POWER POLE ON W. PROPERTY LINE NEAR SW COR. #451 BLDG.
   ELEVATION = 1043.33

FLOOD NOTE:

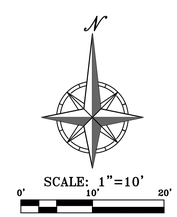
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0438G, AND DATED JANUARY 20, 2017.



VICINITY MAP
SEC. 8-47-31

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
XXX.XX TW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER



STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-29850
10/12/21
REGISTERED PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
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PLANNING
ENGINEERING
IMPLEMENTATION

ENLARGED GRADING PLAN

CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

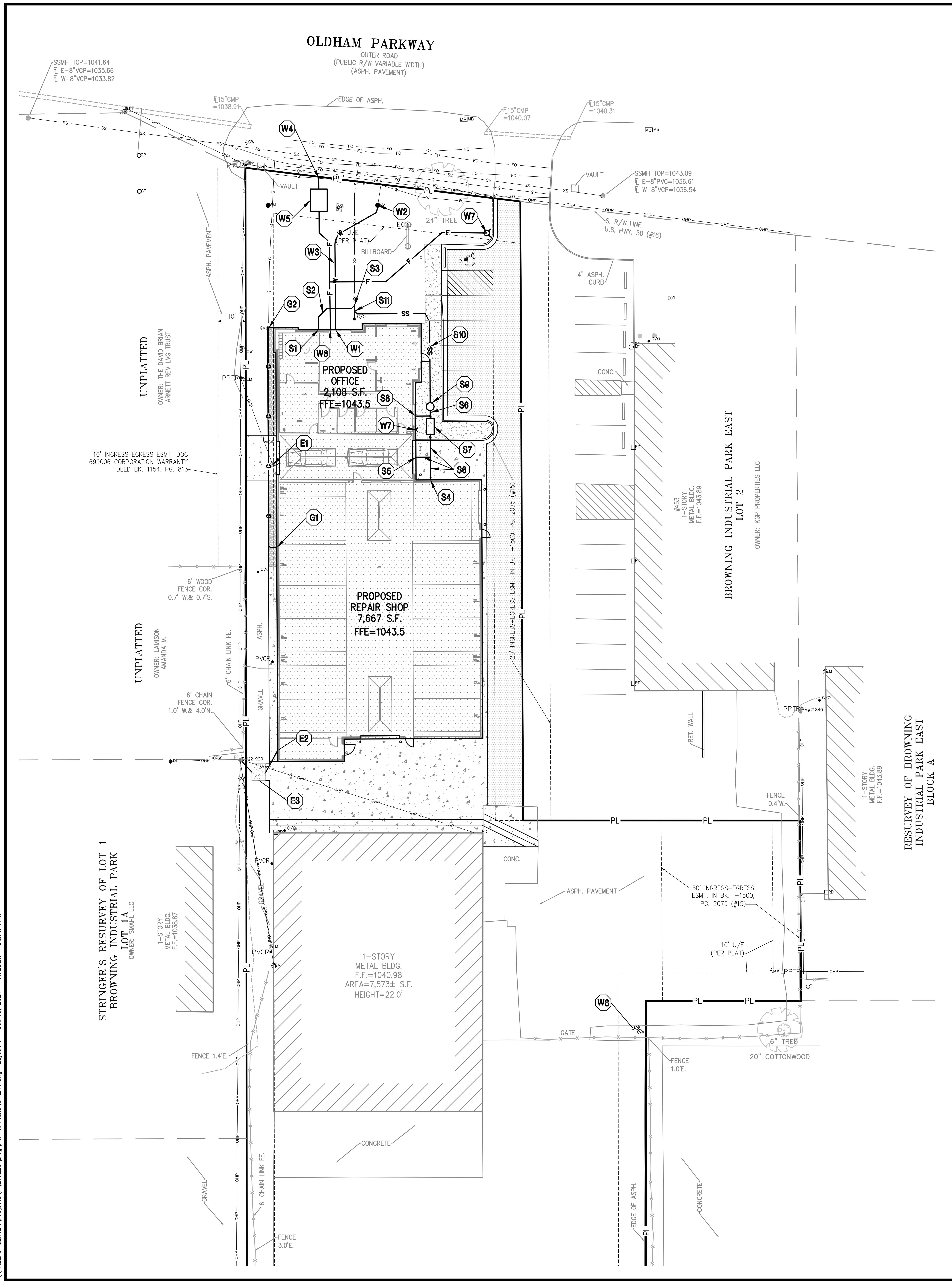
By	App.	Revisions:	Date	No.

PROJECT NO. 210229
DATE: 10-12-21
DRAWN: SNH
CHECKED: DAF
APPROVED: JDC

CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING - LS-82
KANSAS ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007002308

SHEET
C2.1



UTILITY NOTES:
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UTILITY KEY NOTES:

- **G1** GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE & INSTALLATION OF GAS SERVICE LINE.
- **G2** CONTRACTOR TO COORDINATE REMOVAL OF EXISTING GAS METER AND CONNECTION TO EXISTING AS LINE FOR EXTENSION TO NEW GAS METER LOCATION (RE: MEP PLANS) WITH LOCAL UTILITY PROVIDER.
- **E1** CONTRACTOR TO COORDINATE RELOCATION OF EXISTING POWER SERVICE WITH LOCAL UTILITY PROVIDER.
- **E2** ELECTRIC ENTRY INTO BUILDING. FOLLOW LOCAL UTILITY PROVIDER REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
- **E3** PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD & CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- **W1** 1-1/2" DOMESTIC WATER LINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
- **W2** CONTRACTOR TO USE IN PLACE EXISTING WATER METER (COORDINATE WITH LOCAL UTILITY PROVIDER). CONTRACTOR TO VERIFY EXISTING METER SIZE AND CONTACT ENGINEER IF METER IS LESS THAN 1-1/2". CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATER UTILITY STANDARDS.
- **W3** INSTALL 1-1/2" SOFT TYPE K COPPER DOMESTIC WATER LINE FROM THE EXISTING WATER METER CONNECTION TO THE BUILDING ENTRY.
- **W4** CONTRACTOR TO PERFORM & COORDINATE 6" TAP ON EXISTING MAIN FOR PROPOSED 6" C900 FIRE LINE. CONTACT WATER UTILITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. <u>OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER & SYSTEM DEVELOPMENT FEES ASSESSED BY WATER UTILITY.</u>
- **W5** 6" SPRINKLER ENTRY TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO GATE VALVES, REDUCES, BENDS, TEES, ETC. (RE: BUILDING PLANS FOR BUILDING), WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY. BACKFLOW PREVENTION DEVICE FOR PRIVATE FIRE LINE TO BE LOCATED INSIDE BUILDING (RE: MEP PLANS).
- **W6** FIRE DEPARTMENT CONNECTION (RE: MEP PLANS).
- **W7** INSTALL PRIVATE FIRE HYDRANT ASSEMBLY.
- **W8** EXISTING PRIVATE FIRE HYDRANT TO REMAIN.
- **S1** CONNECT TO BLDG. INTERIOR PLUMBING SANITARY SEWER LINE (RE: MEP PLANS)
  FG=1043.40
  FL 4"=1040.80
- **S2** INSTALL 19 L.F. 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 2.0% MIN. SLOPE.
- **S3** INSTALL WYE CONNECTION DOWNSTREAM OF EXISTING CLEANOUT (EXISTING CLEANOUT TO REMAIN)
  EX. 4" FL = 1040.40±
- **S4** CONNECT TO BLDG. INTERIOR PLUMBING SAND/OIL LINE (RE: MEP PLANS)
  FG=1043.45
  FL 4"=1040.35
- **S5** CONNECT TO BLDG. INTERIOR PLUMBING SAND/OIL LINE (RE: MEP PLANS)
  FG=1043.30
  FL 4"=1040.35
- **S6** INSTALL 4" PVC SANITARY SEWER SERVICE LINE (SDR-26) @ 2.0% MIN. SLOPE.
- **S7** INSTALL SAND OIL INTERCEPTOR (RE: MEP PLANS FOR SPECIFICATION)
  TE=1043.43
  FL 4" IN=1040.03
  FL 4" OUT=1040.03
- **S8** INSTALL 2" PVC VENT LINE (SDR-26) TO BUILDING (RE: MEP PLANS).
- **S9** INSTALL E1 GRINDER PUMP (WH101F-74) & HDPE PUMP BASIN.
  TE=1043.43
  FL 4" IN=1039.93
  FL 2" OUT=1040.23
- **S10** INSTALL 2" HDPE FORCE MAIN FROM E-ONE PUMP TO EXISTING 4" SANITARY SEWER LINE.
- **S11** INSTALL WYE CONNECTION DOWNSTREAM OF EXISTING CLEANOUT (EXISTING CLEANOUT TO REMAIN)
  EX. 4" FL = 1040.45±

BENCHMARK:

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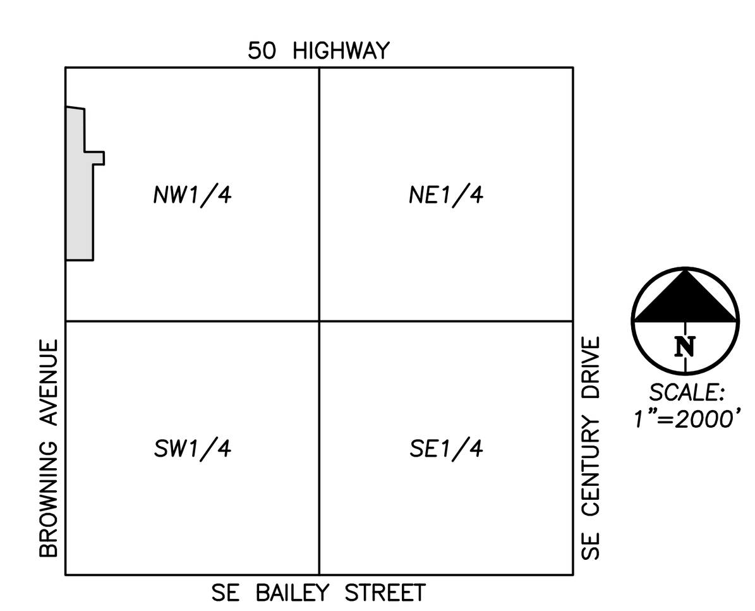

VICINITY MAP
SEC. 8-47-31

UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):

    A. Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
    1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
    2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.

    B. Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with one of the following:
    1. Gray Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    2. Ductile Iron Water Pipe: AWWA C151, thickness class 50.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    3. Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
       a. Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
       b. Pipe joints: Integrally molded bell ends, ASTM D3139.
       c. Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) (816) 347-4339
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEM ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- CATV — EXISTING CABLE TELEVISION LINE
- FO — EXISTING FIBER OPTIC LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- 24"HDPE — EXISTING STORM SEWER LINE (& SIZE)
- BT — EXISTING BURIED TELEPHONE LINE
- W 6" — EXISTING WATER LINE (& SIZE)
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- OHP — PROPOSED OVERHEAD POWER LINE
- BT — PROPOSED BURIED TELEPHONE LINE
- W — PROPOSED WATER LINE (& SIZE)

N

SCALE: 1"=20'
0' 20' 40'

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-29850
10/12/21
PROFESSIONAL ENGINEER

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PLANNING
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IMPLEMENTATION

PEI

UTILITY PLAN
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

No.	Date	Revisions:	By	App.

PROJECT NO. 210229
DATE:10-12-21 DRAWN:SNH
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
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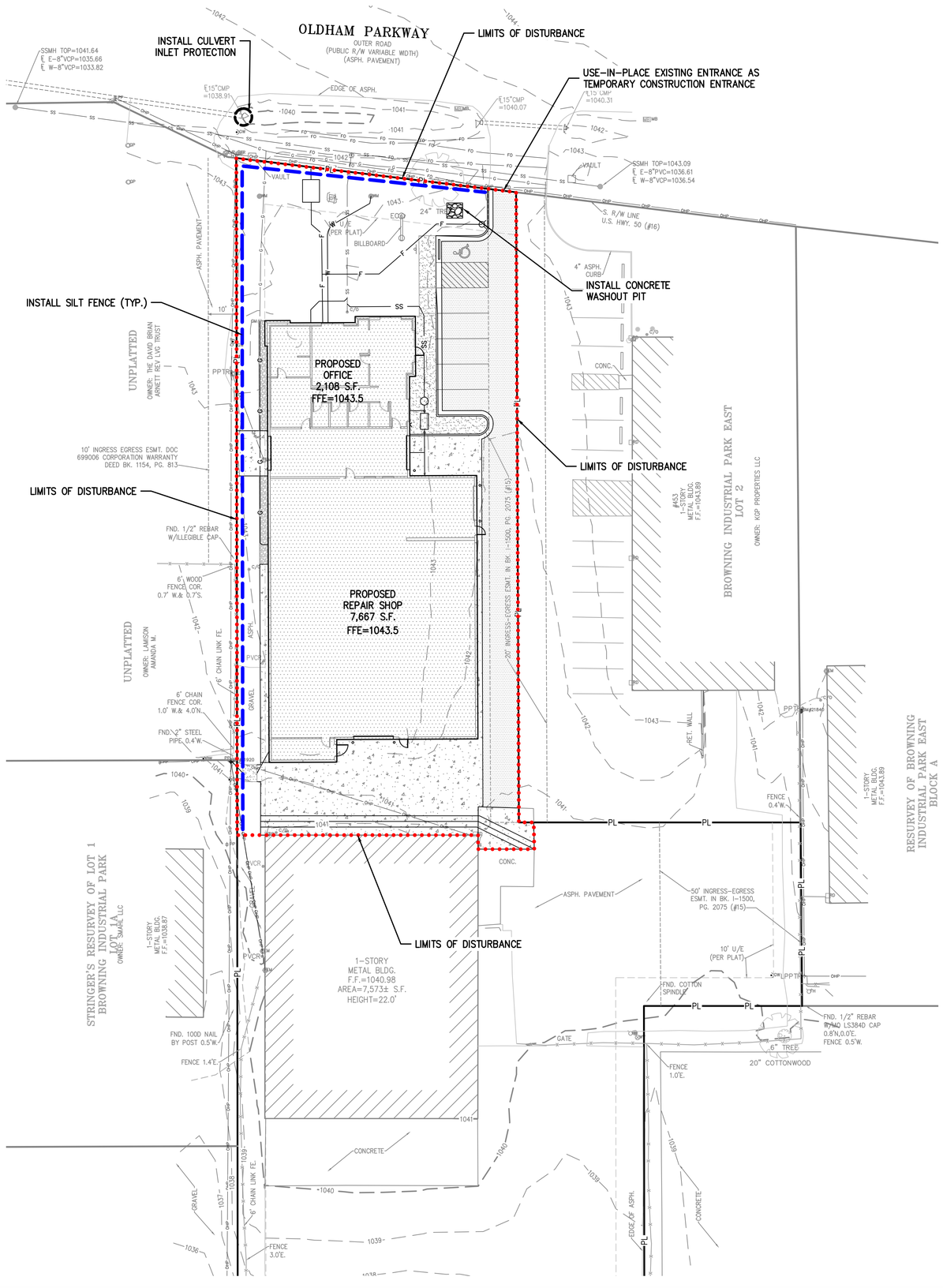

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EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. Prior to Land Disturbance activities, the contractor shall:
   –Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.
   –Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site.
   –Install and request the inspection of the preconstruction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until t here is a satisfactory inspection.
   –Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.
2. Erosion and sediment control devices protecting the public right–of–way shall be installed as soon as the right–of–way has been backfilled and graded.
3. The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as:
   –The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   –The contractor shall perform inspections of erosion and sediment control measures at least once a every 14 days and within 24 hours following each rainfall event of ½" or more within any 24–hour period
   –The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The log shall be available for review by the City, the State of Missouri, or other authorities having jurisdiction.
4. The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on–site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.
5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
6. Concrete wash or rinsewater from concrete mixing equipment, tools and/or ready–mix trucks, tools, etc., may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place and excess water evaporated or infiltrated into the ground.
7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water–proof containers and located outside of drainageways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

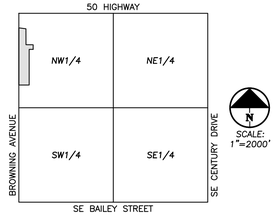
   MAINTENANCE: ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLANATION, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

   1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
   2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
   3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–THIRD THE HEIGHT OF THE SILT FENCE.
   4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
   5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

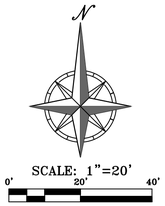
DISTURBED AREA = 0.6± ACRES

LEGEND

- STABILIZED ROCK ENTRANCE
- LIMITS OF DISTURBED AREA
- PROPOSED SILT FENCE
- CULVERT INLET PROTECTION



VICINITY MAP
SEC. 8–47–31



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PLANNING
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EROSION CONTROL PLAN

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CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007002538

SHEET
C4

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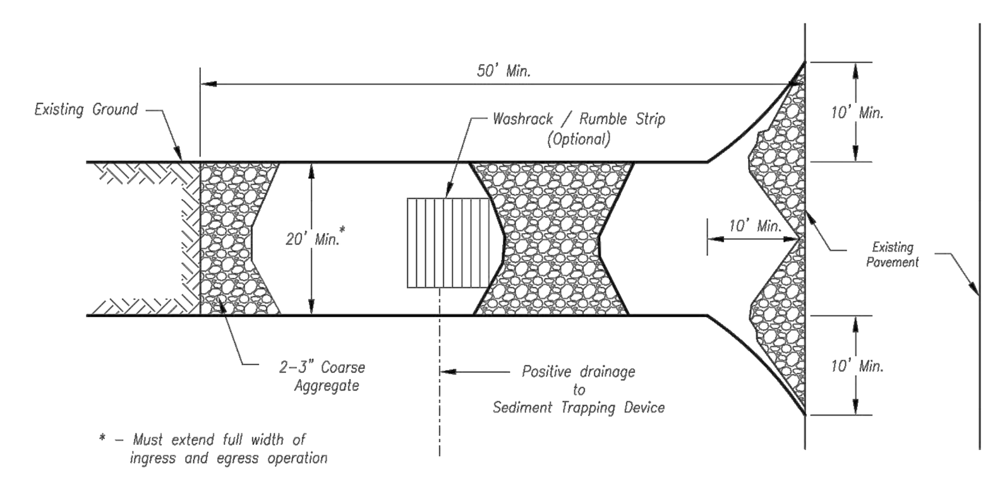
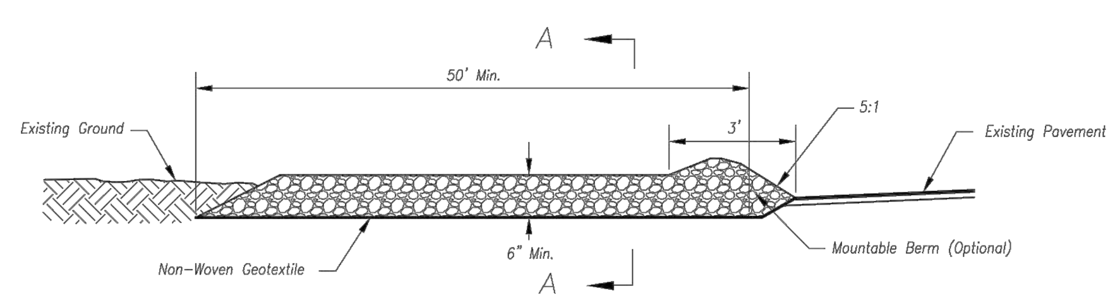
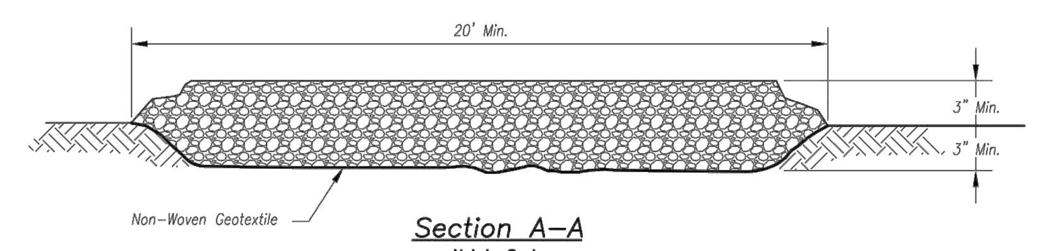


Plan View
Not to Scale



Side Elevation
Not to Scale



Section A–A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6– to 8–inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

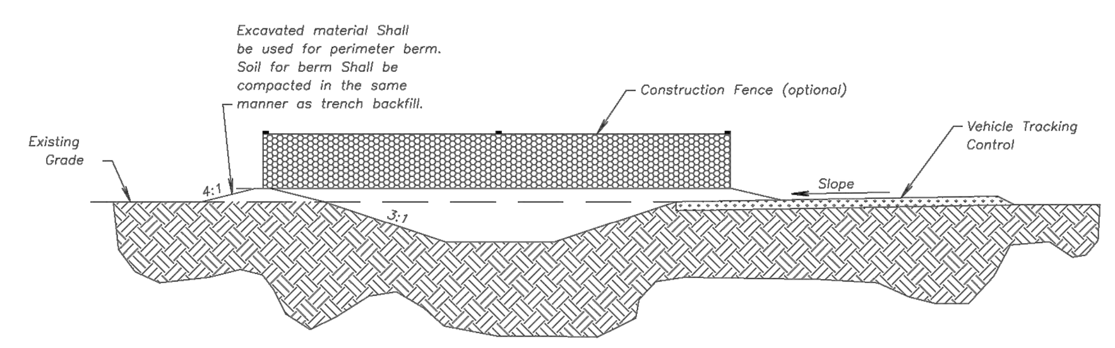
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one–piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

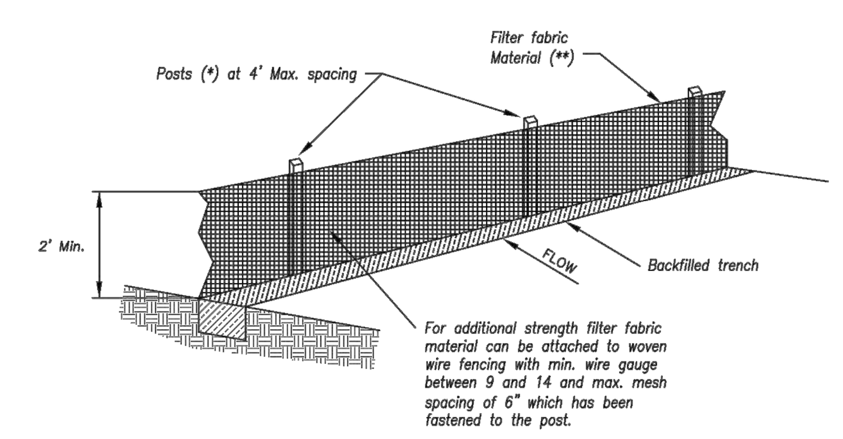
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

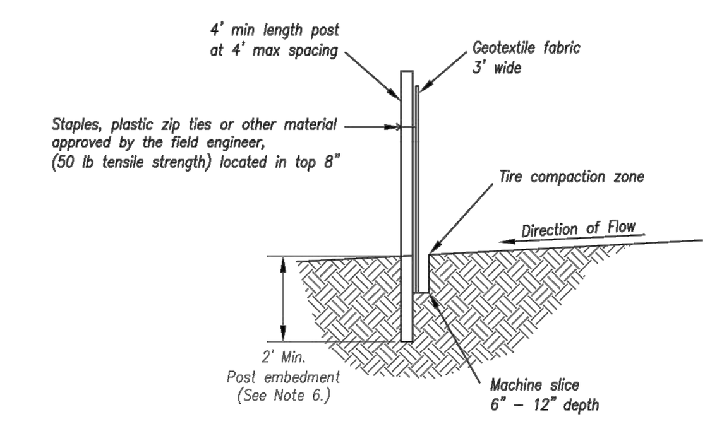
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016



(*) POSTS
- MIN, LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288



SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/3 the height of silt fence.
2. Repair as necessary to maintain function and structure.

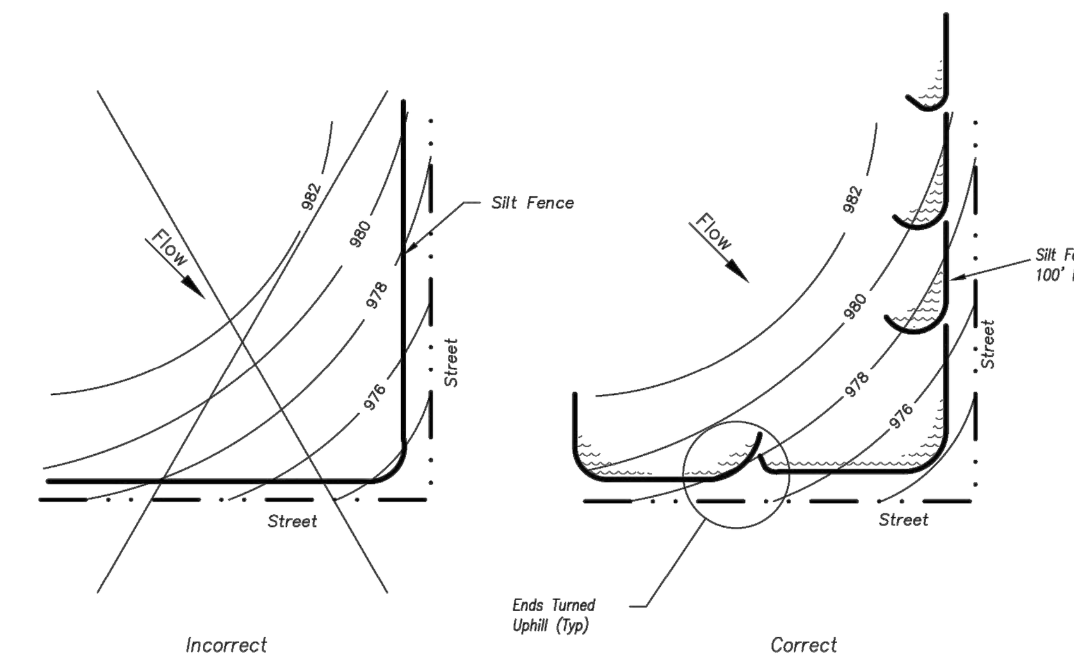
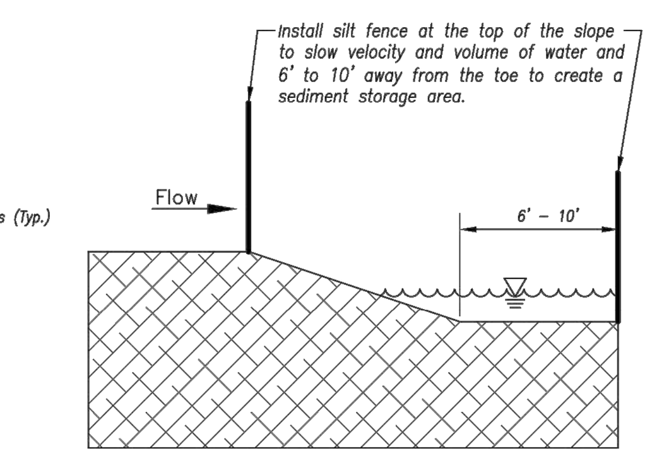
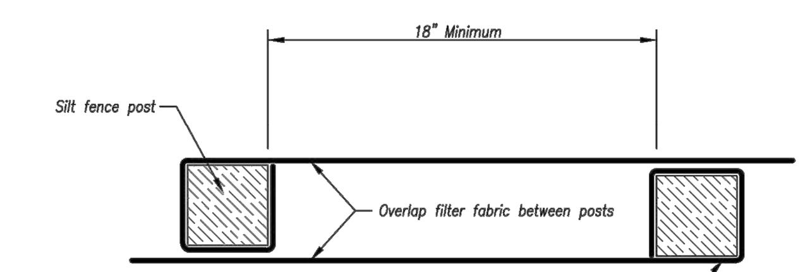


Figure A





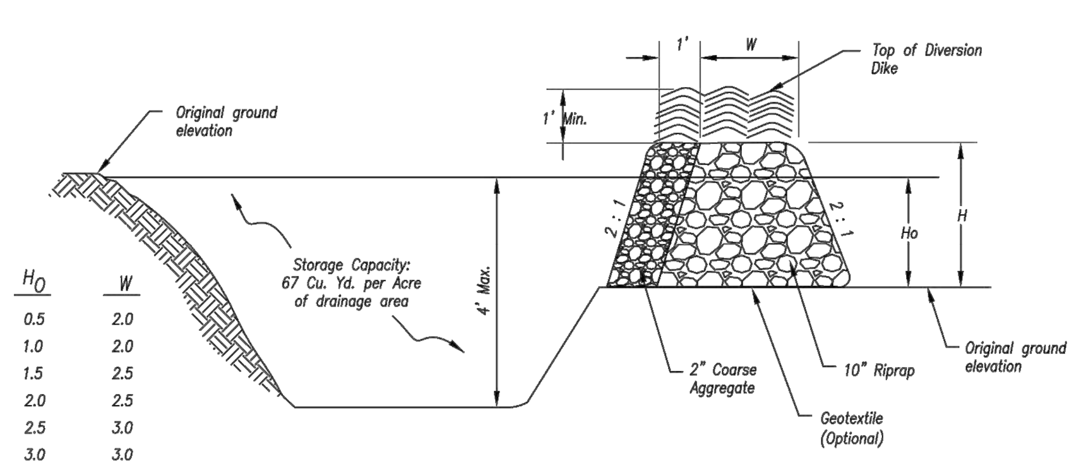
JOINING FENCE SECTIONS
Not to Scale

SILT FENCE LAYOUT
Not to Scale

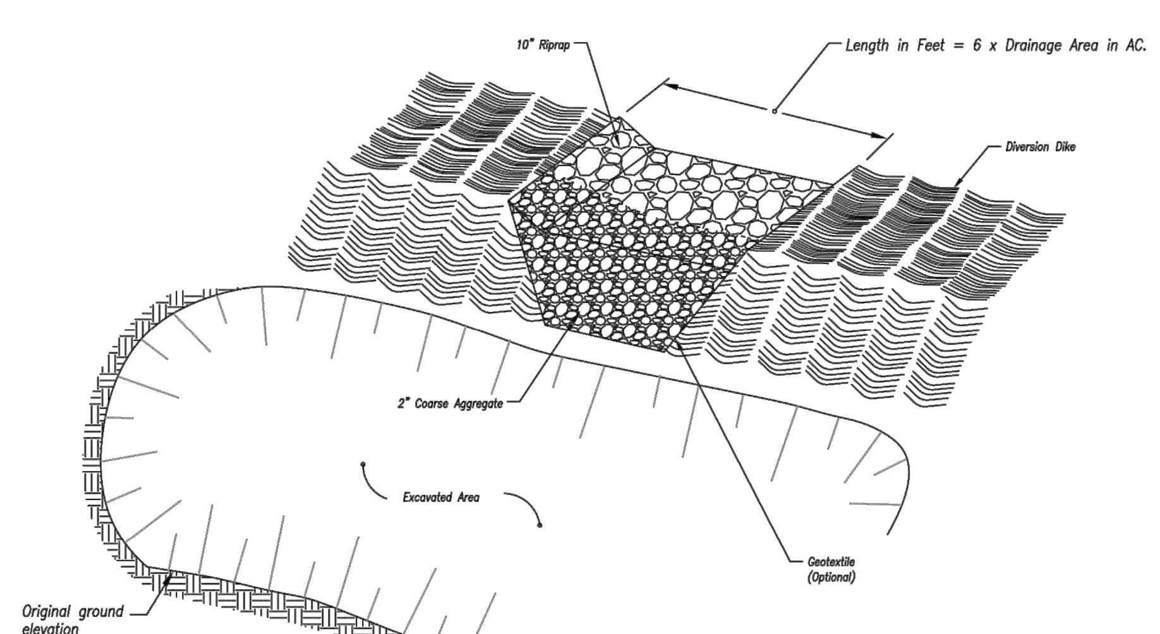
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

H	H_O	W
1.5	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	2.5
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5



(*) Cross Section of Outlet
Not to Scale



(*) Perspective View of Outlet
Not to Scale

Notes for Sediment Trap:

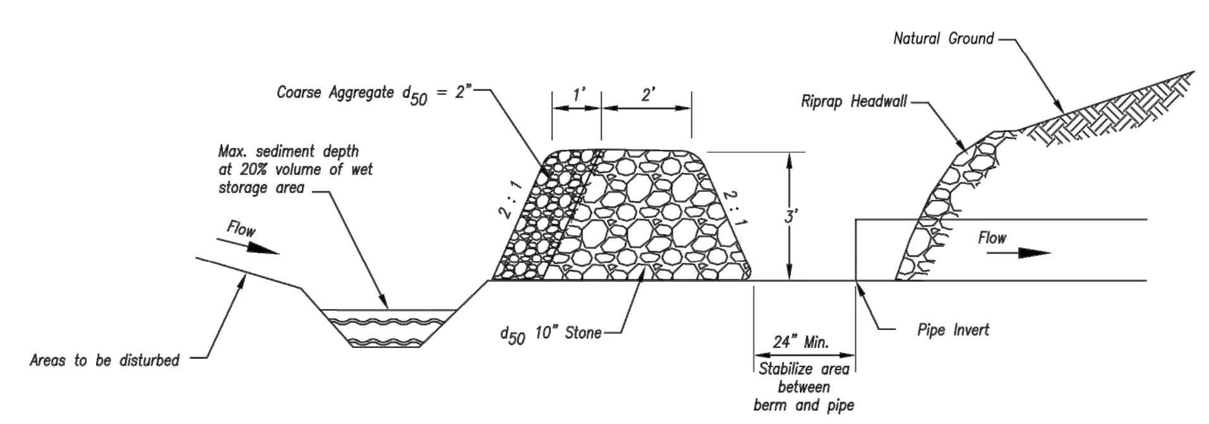
1. The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and root mat.
2. Fill material for the embankment shall be free of roots or other woody vegetation, organic material, large stones, and other objectionable material. The embankment should be compacted in 6–inch layers by traversing with construction equipment.
3. The earthen embankment shall be stabilized immediately after installation.
4. Construction operations shall be carried out to minimize erosion and water pollution.
5. The structure shall be removed and the area stabilized when the upslope drainage area has been stabilized.
6. All cut and fill slopes shall be 2H : 1V or flatter, except for excavated, wet storage areas which may be at a maximum 1H : 1V grade.

(*) – The perspective view and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

Maintenance for Sediment Trap:

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

SEDIMENT TRAP



Section A–A
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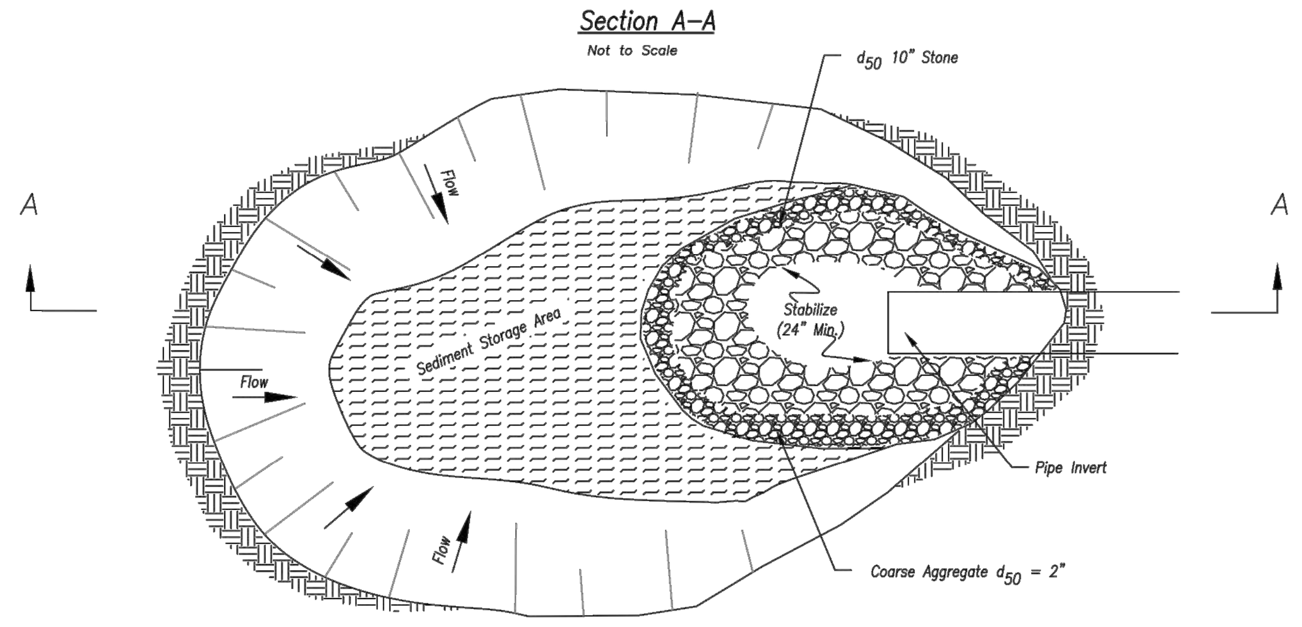

Plan View
Not to Scale

Notes for Sediment Trap at Culvert Opening:

1. The inlet protection device shall be constructed in a manner that will facilitate clean–out and disposal of trapped sediment and minimize interference with construction activities.
2. The inlet protection devices shall be constructed in such manner that any resultant ponding stormwater will not cause excessive inconvenience or damage to adjacent areas or structures.
3. Geometry of the design will be a horseshoe shape around the culvert inlet.
4. The toe of the riprap shall be no closer than 24" from the culvert opening to provide an acceptable emergency outlet for flows from larger storm events.
5. Storage requirements equivalent to that of temporary sediment trap.
6. 67 C.Y./Acre wet storage below base of stone.
7. 67 C.Y./Acre dry storage from base of stone to top of stone berm.

Maintenance for Sediment Trap at Culvert Opening:

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

SEDIMENT TRAP AT CULVERT OPENING

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SEDIMENT TRAPS	STANDARD DRAWING NUMBER ESC-08 ADOPTED: 10/24/2016

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-29850
PROFESSIONAL ENGINEER
10/12/21

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PLANNING
ENGINEERING
IMPLEMENTATION

EROSION CONTROL DETAILS

CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

No.	Date	Revisions:	By	App.

PROJECT NO. 210229
DATE:10–12–21 DRAWN:SNH
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING – LS–82
ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING–2007001128
ENGINEERING–2007005058

SHEET
C4.1

\\PHELPS–SERVER\Projects\P\210229\Dwg\Permit Plans\DETAILS – EROSION.dwg Layout:1 Oct 15, 2021 – 11:28am Daniel Finn

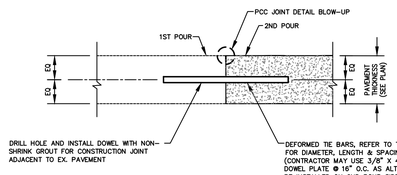
Dowel size*

Slab depth, in. (mm)	Dowel diameter, in. (mm)	Dowel embedment, in. (mm)†	Total dowel length, in. (mm)‡
5 (125)	5/8 (16)	5 (125)	12 (300)
6 (150)	3/4 (19)	6 (150)	14 (360)
7 (180)	7/8 (22)	6 (150)	14 (360)
8 (200)	1 (25)	6 (150)	14 (360)
9 (230)	1-1/8 (29)	7 (180)	16 (400)

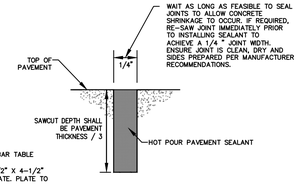
*All dowels spaced at 12 in. (300 mm) centers.
†On each side of joint.
‡Allowance made for joint openings and for minor errors in positioning dowels.

Tie bar dimensions

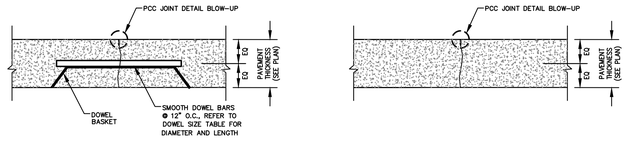
Slab depth, in. (mm)	Tiebar size, in. (mm)	Tiebar spacing			
		Distance to nearest free edge or to nearest joint where movement can occur			
		10 ft, in. (mm)	12 ft, in. (mm)	14 ft., in. (mm)	24 ft, in. (mm)
5 (125)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	28 (710)
5-1/2 (140)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	25 (630)
6 (150)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	23 (580)
6-1/2 (165)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	21 (530)
7 (180)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	20 (510)
7-1/2 (190)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	18 (460)
8 (200)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	28 (710)	17 (430)
8-1/2 (215)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	36 (910)	16 (410)
9 (230)	1/2 x 30 (13 x 760)	36 (910)	36 (910)	—	24 (610)



CONSTRUCTION JOINT



PCC JOINT DETAIL BLOW-UP (TYP.)

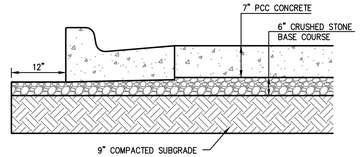


CONTRACTION JOINT (DOWELED) CONTRACTION JOINT (UNDOWELED)

CONCRETE JOINT DETAILS
SCALE: N.T.S.

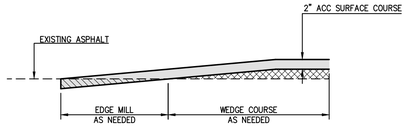
GENERAL PAVING NOTES:

1. PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND – +/– 3% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
2. PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFICIENCIES. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
3. CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
4. ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 3. THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
5. ASPHALTIC BASE COURSE SHALL BE APWA TYPE 1. THE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
6. THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF ASPHALT.
7. ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
8. IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.

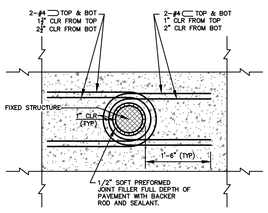


CONCRETE PAVING

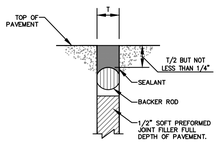
PAVING SECTIONS
SCALE: N.T.S.



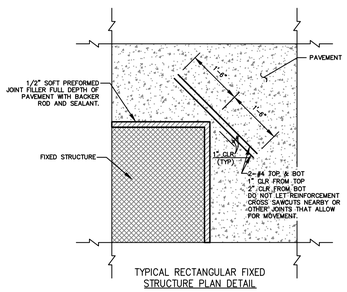
ASPHALT MILL & OVERLAY DETAIL
SCALE: N.T.S.



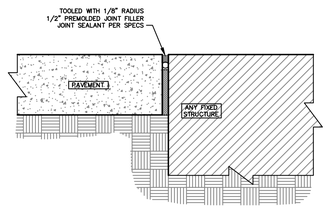
TYPICAL ROUND FIXED
STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS



BACKER ROD AND SEALANT
SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED
STRUCTURE PLAN DETAIL
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



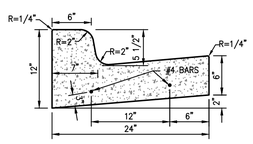
ISOLATION JOINT

NOTES:

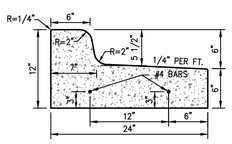
ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
SCALE: N.T.S.

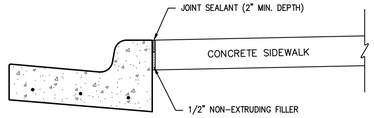


TYPE "B"
CURB & GUTTER



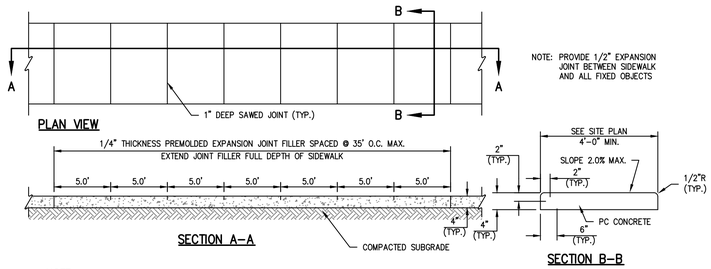
TYPE "B" TIP-OUT
CURB & GUTTER

PRIVATE CURB & GUTTER DETAILS
SCALE: N.T.S.



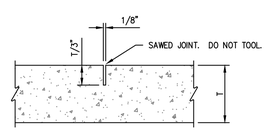
ALL OTHER DETAILS SAME AS SHOWN PER THIS SHEET.

SIDEWALK AT CURB DETAIL
SCALE: N.T.S.

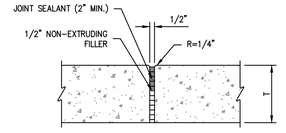


NOTE:
1. USE KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE FOR ALL PRIVATE SIDEWALKS.

PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)
SCALE: N.T.S.



TYPE A JOINT



TYPE B JOINT

NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS
SCALE: N.T.S.

PHELPS ENGINEERING, INC.
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PLANNING
ENGINEERING
IMPLEMENTATION

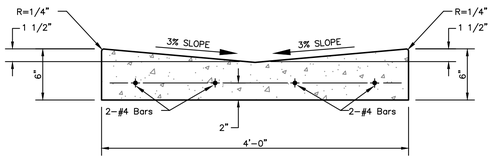
STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-2009050
REGISTERED PROFESSIONAL ENGINEER
10/12/21

PAVEMENT DETAILS
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

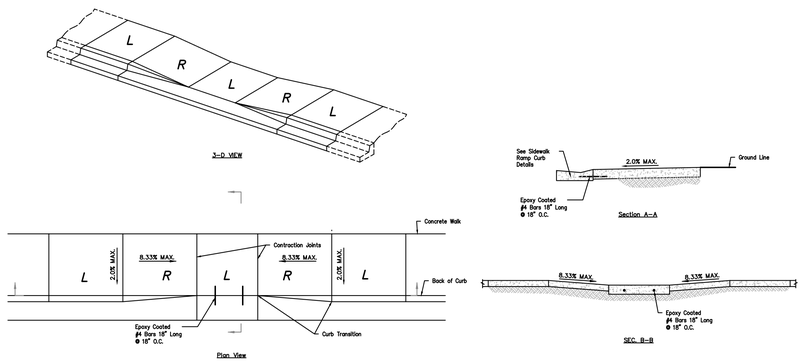
No.	Revisions:	Date	By	App.

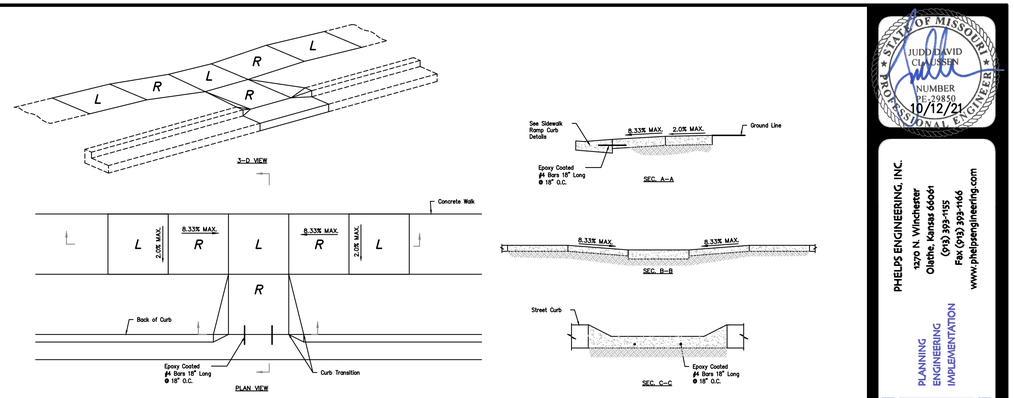
PROJECT NO. 210229
DATE: 10-12-21 | DRAWN: SNH
CHECKED: DJF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING – LS-82
KANSAS ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING-2007001128
ENGINEERING-2007003208

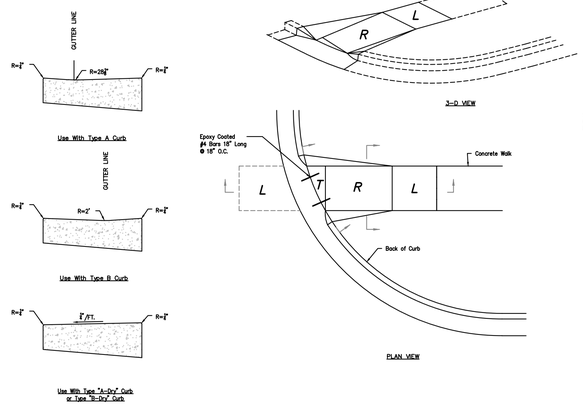
SHEET
C5

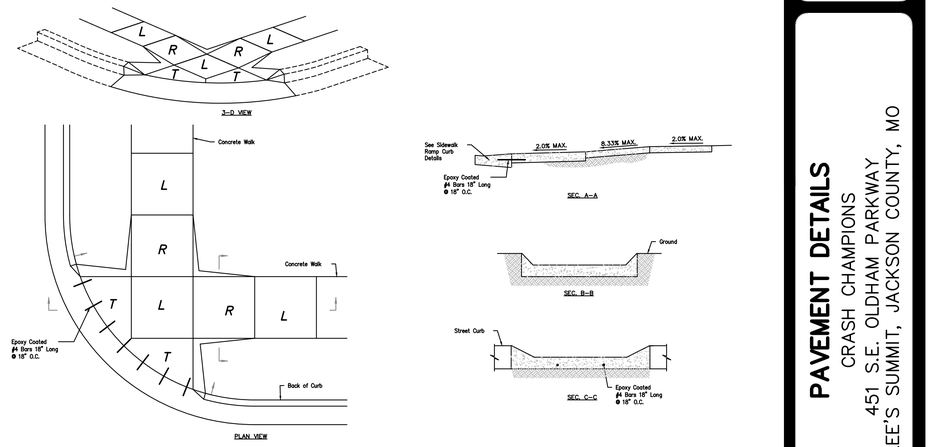


CONCRETE PILOT CHANNEL
SCALE: N.T.S.







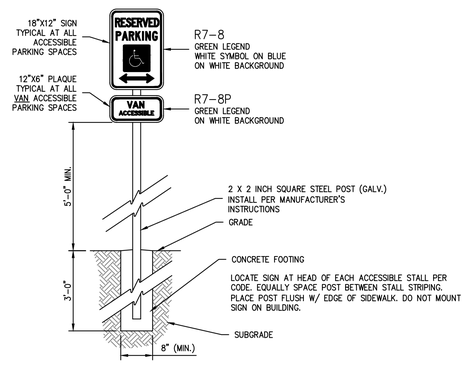


L = LANDING
R = RAMP
T = TRANSITION

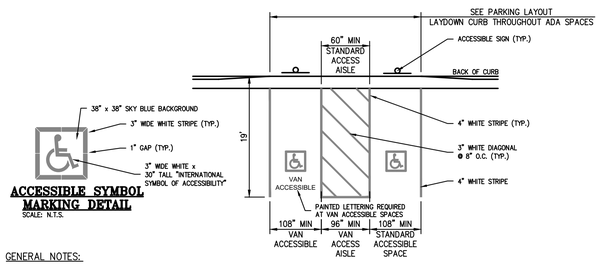
RAMP (Required to transition elevation): Max. Longitudinal Slope – 8.33%
Max. Cross Slope – 2.00%
Min. Width – 5'
Min. Length – 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope – 2.00%
Max. Cross Slope – 2.00%
Min. Width – 5'

PRIVATE SIDEWALK RAMPS
SCALE: N.T.S.



ACCESSIBLE SIGN DETAIL IN GRASS AREA
SCALE: N.T.S.



ACCESSIBLE SYMBOL MARKING DETAIL
SCALE: N.T.S.

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
4. APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
   B. PARKING STALL STRIPING: WHITE.
6. ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
7. SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.

ACCESSIBLE PARKING SPACE DETAIL
SCALE: N.T.S.

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PLANNING
ENGINEERING
IMPLEMENTATION

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-29850
10/12/21
PROFESSIONAL ENGINEER

PAVEMENT DETAILS
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

No.	Revisions:	Date	By	App.

PROJECT NO. 210229
DATE: 10-12-21
DRAWN: SNH
CHECKED: DAF
APPROVED: JDC

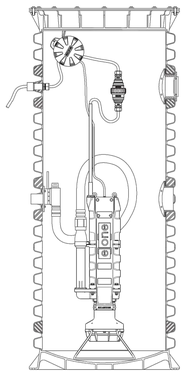
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007005308

SHEET
C5.1

E/ONE EXTREME SERIES

WH101F/WR101F



General Features

The model WH101F or WR101F grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. This station is designed for areas where high floodplain conditions occur. The WH101F or WR101F is a watertight, sealed station capable of sustaining a 15-foot flood above the top of the station. This type of flood condition will not affect the continued operation of the pump; the homeowner should rely on uninterrupted service.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Standard outdoor heights range from 60 inches to 160 inches

The WH101F is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR101F is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4" PVC inlet flange for Schedule 40 pipe

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

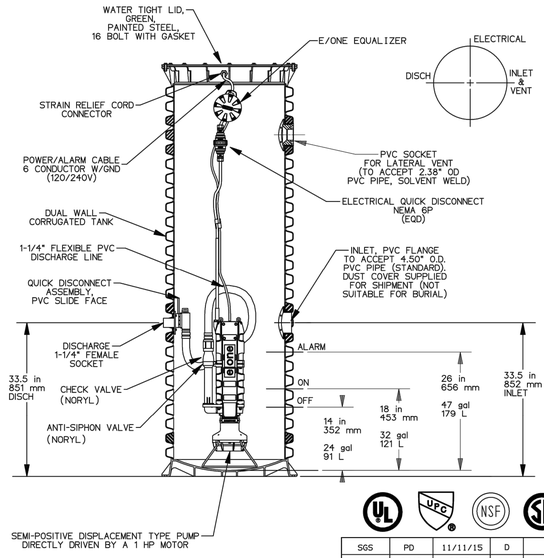
E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0058P01 Rev C

OPTIONS : ☐ **WH101F** (HARD WIRED LEVEL CONTROLS) ☐ **WR101F** (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

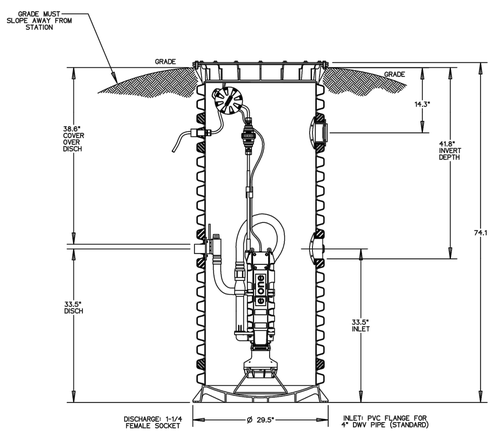
SGS	PD	11/11/15	D	
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL WH101F / WR101F
DETAIL SHEET

NA0058P02

OPTIONS : ☒ **WH101F -74** (HARD WIRED LEVEL CONTROLS) ☐ **WR101F -74** (WIRELESS LEVEL CONTROLS)



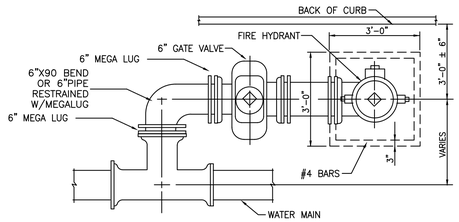
CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

AD	CH	07/16/07	C	
DR BY	CHK'D	DATE	ISSUE	SCALE

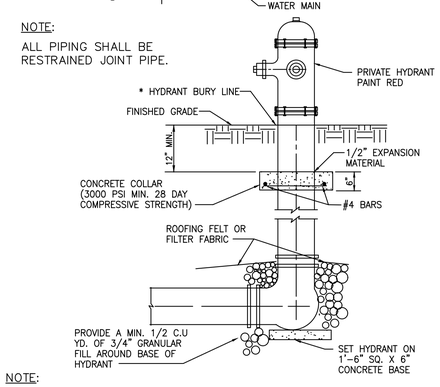
e/one SEWER SYSTEMS

MODEL WH101F-74 / WR101F-74

NA0058P04



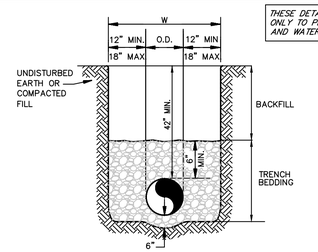
NOTE:
ALL PIPING SHALL BE RESTRAINED JOINT PIPE.



NOTE:
WHEN FIRE HYDRANT'S GATE VALVE EXCEEDS THE DISTANCE OF 5'-0" FROM CENTER OF GATE VALE TO CENTERLINE OF TEE. GATE VALVE SHALL BE ASSEMBLED TO WATER MAIN'S TEE.

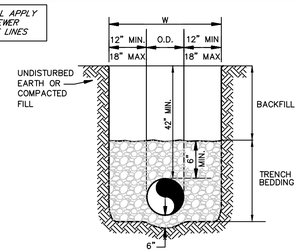
TYPICAL
FIRE HYDRANT
INSTALLATION DETAIL

THESE DETAILS SHALL APPLY ONLY TO PRIVATE SEWER AND WATER SERVICE LINES



WATER LINE

SCALE: NOT TO SCALE



SANITARY SEWER

SCALE: NOT TO SCALE

GENERAL NOTES

TRENCH BEDDING

1. GRANULAR EMBEDMENT SHALL BE KDOT STD. SPEC. SECT. 1100, PB-2 COURSE AGGREGATE FOR CONCRETE, WASHED STONE OR GRAVEL, MEETING THE FOLLOWING CONDITIONS:

SIEVE SIZE	PERCENT RETAINED
1-INCH	0
¾-INCH	0-20
⅜-INCH	40-70
No. 8	95-100

GRANULAR EMBEDMENT FROM THE TOP OF PIPE DOWN SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.

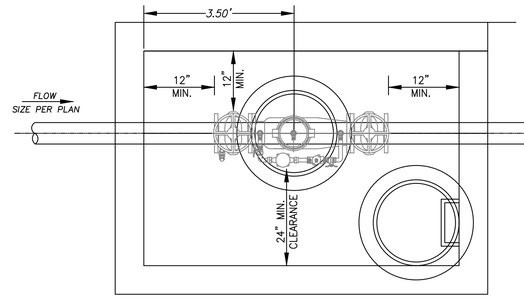
GRANULAR EMBEDMENT ABOVE TOP OF PIPE SHALL BE AN UN-COMPACTED LAYER FOR ALL INSTALLATIONS.

2. TRENCH OUTLINES DO NOT INDICATE ACTUAL TRENCH EXCAVATION SHAPE, SOIL CONDITIONS, OR PRESENCE OF SHEETING LEFT IN PLACE. EMBEDMENT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE ACTUAL TRENCH EXCAVATION.

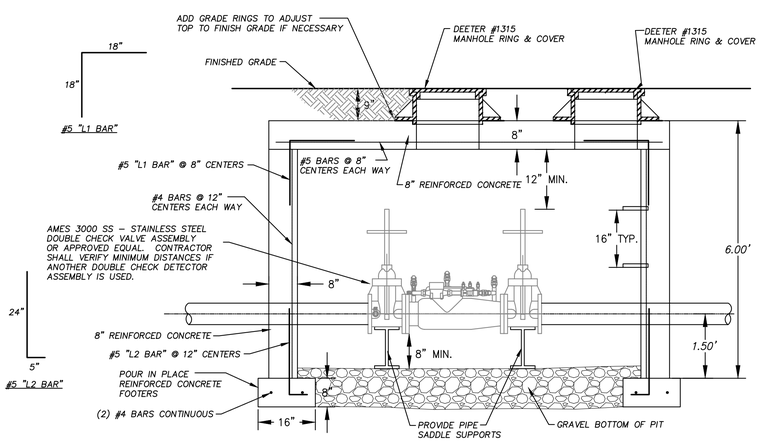
BACKFILL

1. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
2. 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.
3. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
4. 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



PLAN VIEW



SECTION VIEW

BACKFLOW PREVENTOR FIRE LINE

SCALE: N.T.S.

Back Flow Preventer Notes

General

1. Structures shall be pre-cast or poured in place.
2. Pre-cast shop drawings are to be approved by the Engineer
3. Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the Engineer prior to construction.

Concrete

4. Concrete used in this work shall be KCMMB4K.
5. Concrete construction shall meet the applicable requirements of Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition.
6. Bevel all exposed edges with ¾" triangular molding.

Reinforcing Steel

7. Reinforcing steel shall be new billet, minimum Grade 60 as per ASTM A615M, and shall be bent cold.
8. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- ⅛"shall be permitted.
9. All lap splices not shown shall be a minimum of 40 bar diameters in length.
10. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
11. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction

12. The bottom footing shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.

STATE OF MISSOURI * JUDD DAVID CLAUSSEN * NUMBER PE-29850 * 10/12/21 * PROFESSIONAL ENGINEER

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PLANNING ENGINEERING IMPLEMENTATION

SANITARY & WATER DETAILS

CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

No.	Date	Revisions:	By	App.

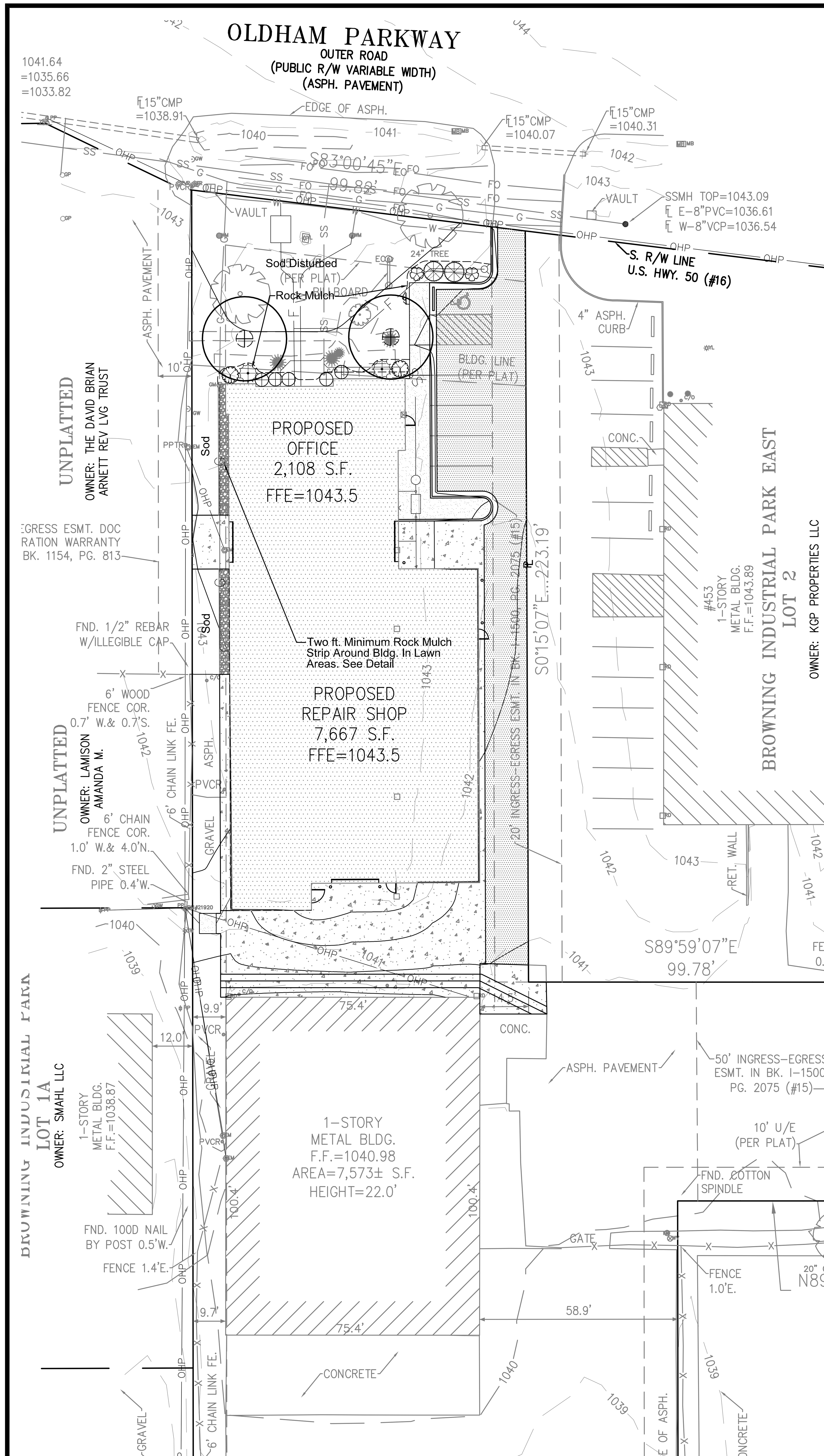
PROJECT NO. 210229
DATE: 10-12-21 DRAWN: SNH
CHECKED: DAF APPROVED: JDC

CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - LS-82
KANSAS ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007020128
ENGINEERING-2007020128

SHEET
C5.2

\\PHELPS-SERVER\Projects\P\210229\Dwg\Permit Plans\DETAILS - PRIVATE.dwg Layout:SWR-WTR Oct 15, 2021 - 11:28am Daniel Finn



Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	2	Gleditsia triacanthos `Skyline` / `Skyline` Honey Locust	B & B	2.5"Cal

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	2	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	2	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal
	2	Physocarpus opulifolius `Center Glow` / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	2	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea 18"-24" hgt.	3 gal
	5	Spiraea x bumalda `Gold Flame` / Gold Flame Spirea 18"-24" hgt.	3 gal

Transplant Additives:

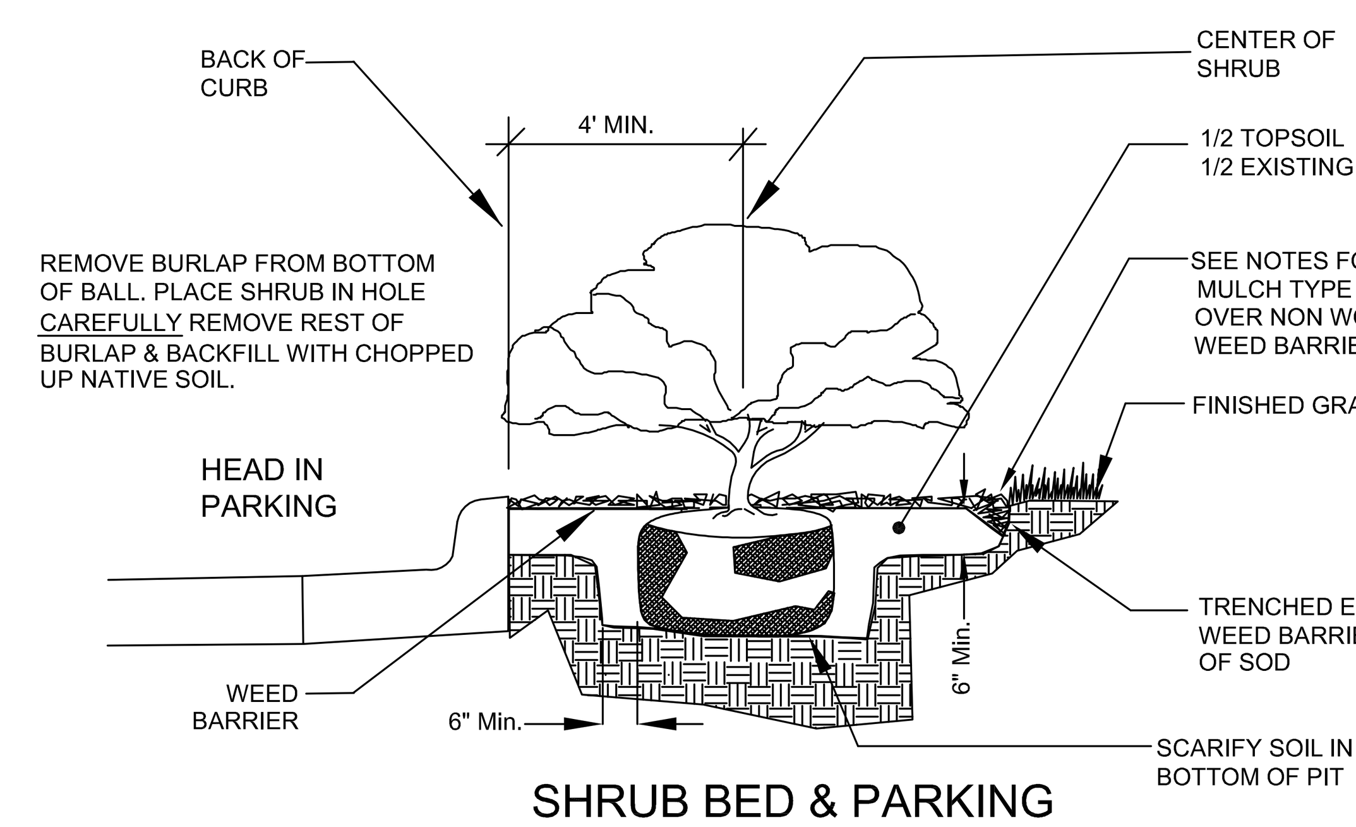
1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.

2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.

3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).

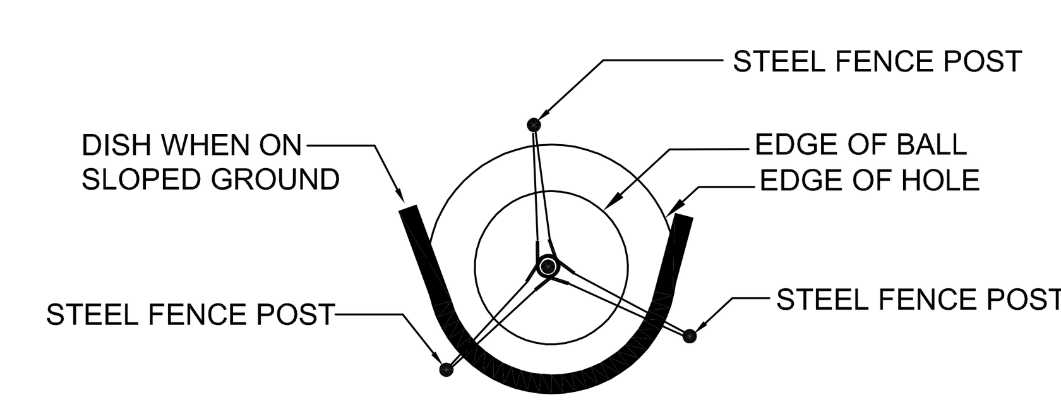
4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.

5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

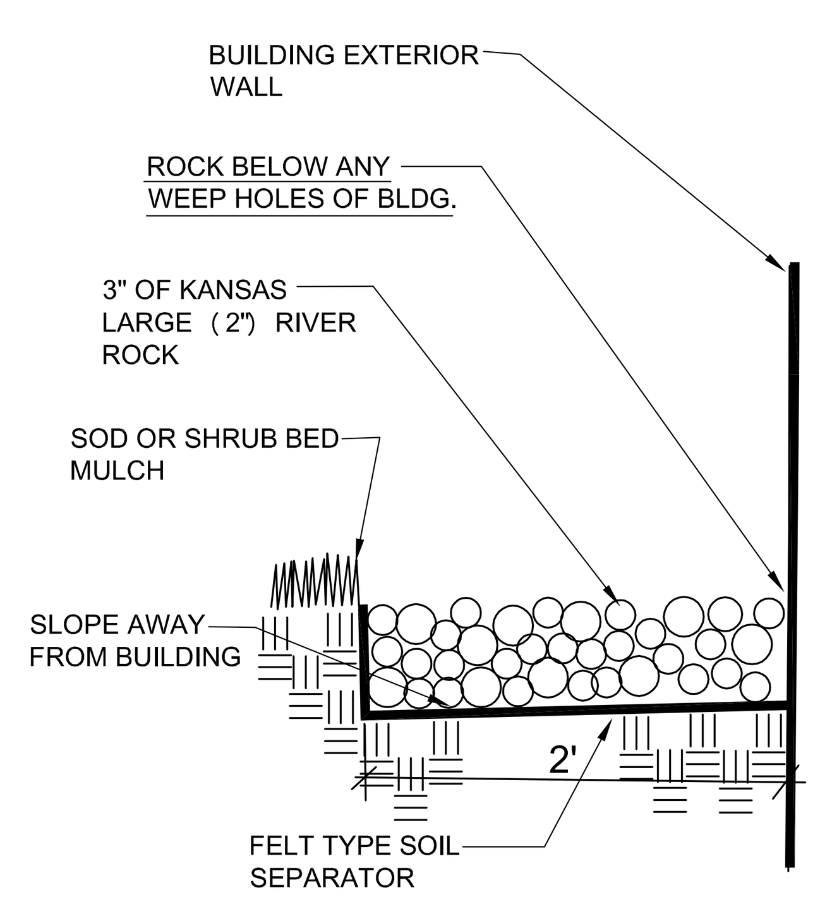


SHRUB BED & PARKING SETBACK DETAIL

NO SCALE



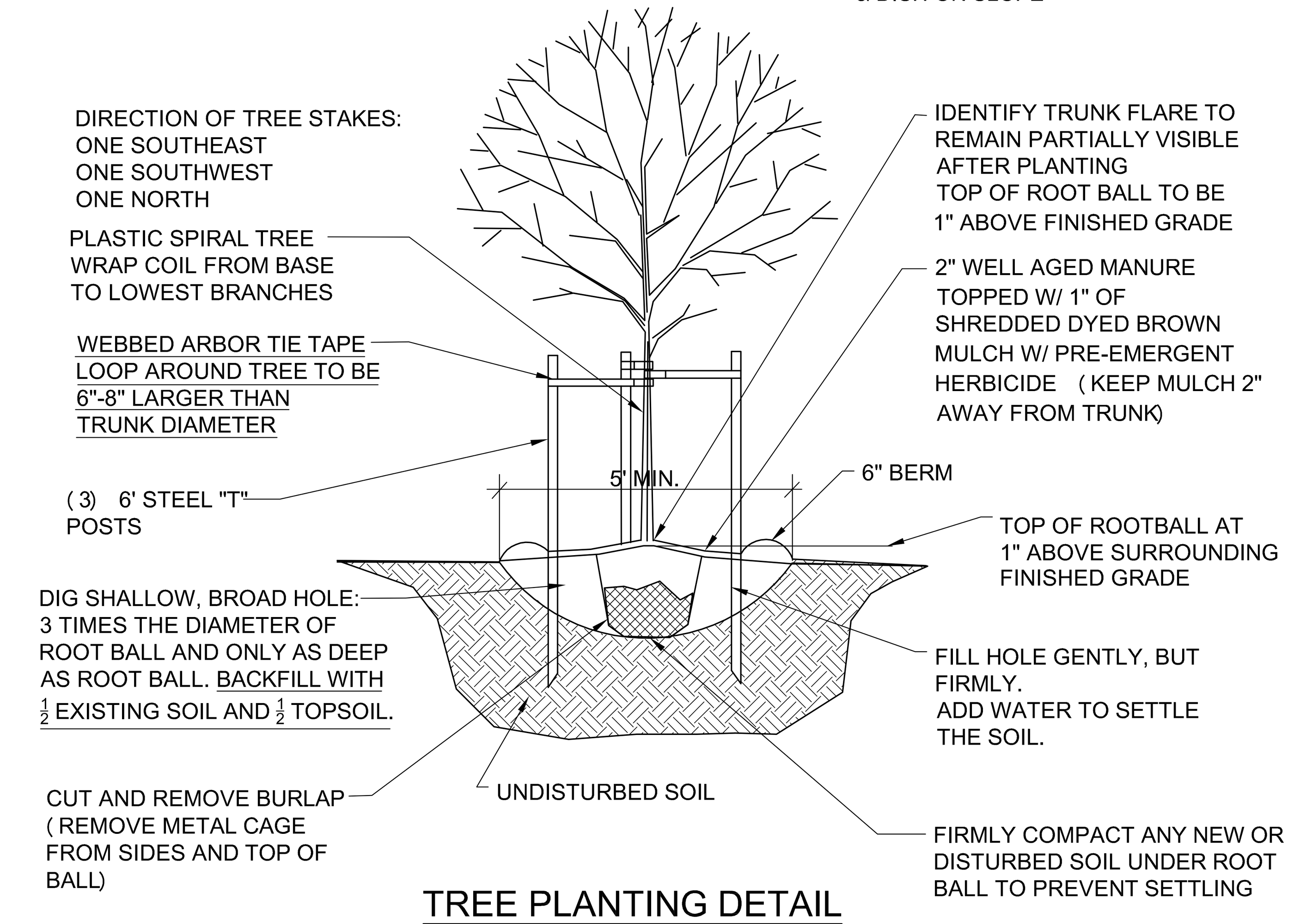
STAKING PLAN & DISH ON SLOPE



BUILDING ROCK EDGE

NO SCALE

*PLACE ROCK AROUND ENTIRE BLDG. PERIMETER WHEREVER THERE IS NOT CONCRETE OR ASPHALT



TREE PLANTING DETAIL

NO SCALE

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL.
7. FERTILIZER FOR FESCUE SODDED LAWN, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. MULCH SHALL BE 3" DEPTH OF KANSAS LARGE 2" SIZE AVAILABLE FROM STURGIS MATERIALS OR APPROVED EQUAL, OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCEPTABLE STAND OF TURF TO BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE MODIFICATION OF ANY EXISTING IRRIGATION SYSTEM, OR THE DESIGN AND INSTALLATION OF A NEW IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION IF THE OWNER DESIRES AN IRRIGATION SYSTEM.
22. WOOD MULCH FOR TREES SHALL BE A DYED BROWN SHREDDED HARDWOOD.

0 20 40

SCALE 1" = 20'

Landscape Plan

Crash Champions

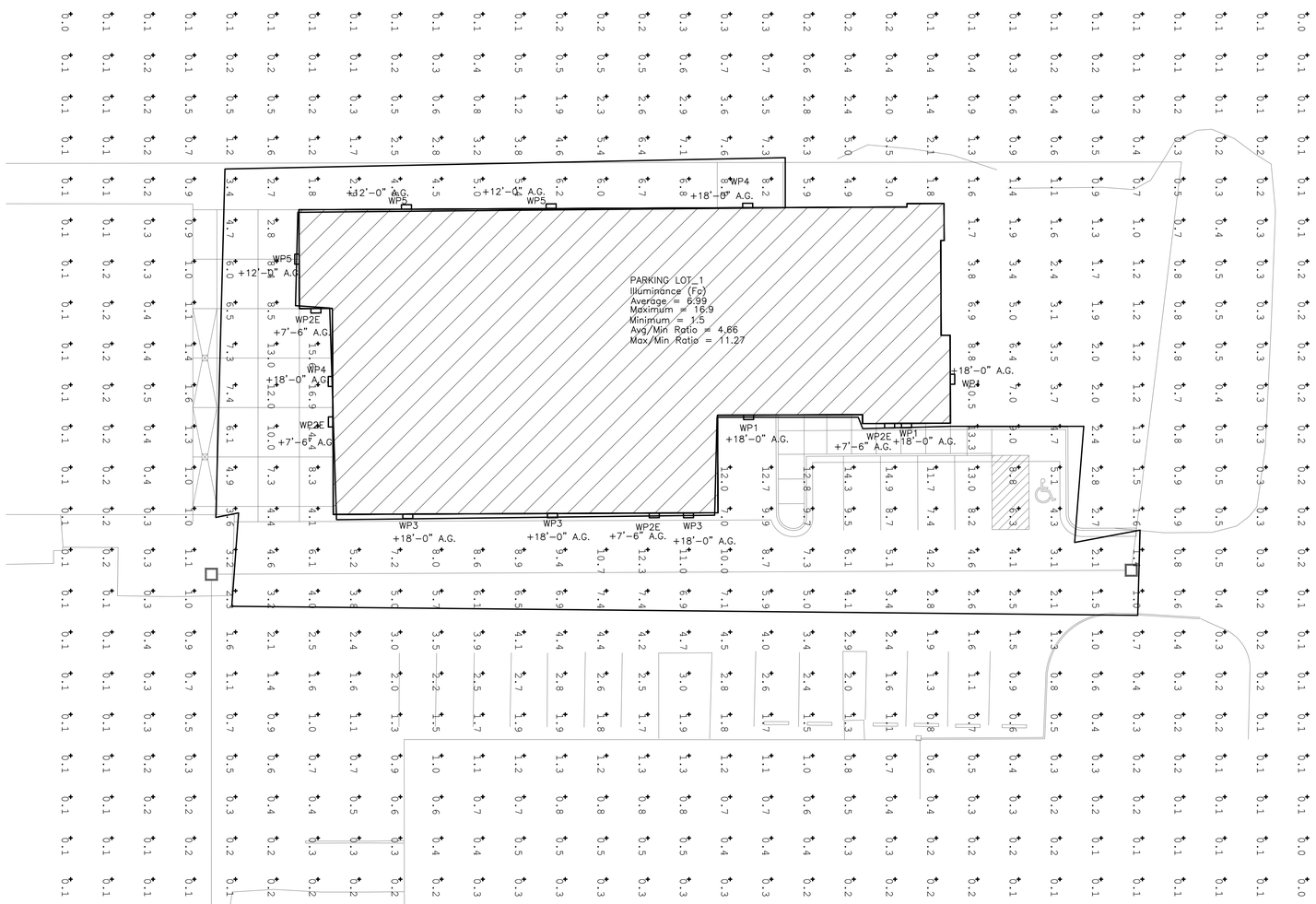
451 SE Oldham Parkway
Lee's Summit, MO

LS-1

STATE OF MISSOURI — LANDSCAPE ARCHITECT

10/15/2021

Oppermann LandDesign, LLC
Land Planning • Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
pete@opperland.com
913.522.5598



1 ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL #	LIGHT SOURCE	WATTS	MINIMUM LUMENS	VOLTAGE	CRI	COLOR TEMP	DIMMABLE	FINISH	DESCRIPTION	NOTES
WP1	MCGRAW EDISON - GLEON-SA3D-740-U-SL4	INTEGRAL LED	191	22,500	UNV	80	4000	NA	DARK BRONZE	LED ARCHITECTURAL SITE WALL MOUNTED FIXTURE. MOUNT AT 18'-0" A.G.	1-5
WP2E	MCGRAW EDISON - IST-SA1-E-740-U-T4FT-XX-CBP	INTEGRAL LED	25	2200	UNV	80	4000	NA	DARK BRONZE	EXTERIOR LED WALL PACK. FIXTURE SHALL BE PROVIDED WITH INTEGRAL EMERGENCY 90 MINUTE BATTERY PACK.	1-5
WP3	MCGRAW EDISON - GLEON-SA3A-740-U-SL4	INTEGRAL LED	96	13,500	UNV	80	4000	NA	DARK BRONZE	LED ARCHITECTURAL SITE WALL MOUNTED FIXTURE .	1-5
WP4	MCGRAW EDISON - GLEON-SA3D-740-U-SL2-HSS	INTEGRAL LED	191	19,600	UNV	80	4000	NA	DARK BRONZE	LED ARCHITECTURAL SITE WALL MOUNTED FIXTURE. PROVIDE WITH HOUSE SHIELD.	1-5
WP5	MCGRAW EDISON - GLEON-SA1A-740-U-SL2-HSS	INTEGRAL LED	34	4,000	UNV	80	4000	NA	DARK BRONZE	LED ARCHITECTURAL SITE WALL MOUNTED FIXTURE. PROVIDE WITH HOUSE SHIELD.	1-5

NOTES:
1. COORDINATE ALL LIGHT FIXTURE SELECTIONS AND/OR SUBSTITUTIONS WITH ARCHITECT, OWNER AND/OR ENGINEER PRIOR TO ORDER.
2. PROVIDE LIGHTING CONTROLS THAT ARE COMPATIBLE WITH FIXTURES PROVIDED.
3. COORDINATE WITH ARCHITECT, OWNER AND/OR ENGINEER FOR DIMMING REQUIREMENTS PRIOR TO INSTALLATION.
4. PROVIDE ALL COMPONENTS AND ACCESSORIES AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.
5. EQUIVALENTS MUST BE SUBMITTED AND APPROVED PRIOR TO BID.

ELECTRICAL GENERAL NOTES:

- REFER TO SHEET E3.0 FOR ELECTRICAL GENERAL NOTES.

ELECTRICAL GENERAL DEMOLITION NOTES:

- DEMO WORK MUST BE COMPLETED PER PHASE. CONFIRM CIRCUITS TO REMAIN FOR PHASE II TO BE FULLY OPERATIONAL DURING DEMO WORK OF PHASE I.
- REMOVE ALL INTERIOR ELECTRICAL DEVICES INCLUDING ALL CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DOWNSTREAM DEVICE TO REMAIN. (U.N.O.) REFERENCE SHEET E3.0–1 DEMO ELECTRICAL RISER DIAGRAM FOR FURTHER INFORMATION.
- ABANDON ALL EXISTING FLOOR BOXES IN PLACE.
- REFER TO SHEET E3.0 FOR ADDITIONAL ELECTRICAL GENERAL DEMOLITION NOTES AND ELECTRICAL GENERAL NOTES.

⊖ ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN NOTES:

1. PHOTOMETRICS ARE CALCULATED REFERENCING IES FILES OF SPECIFIED LIGHT FIXTURES ON SCHEDULE. ANY LIGHT FIXTURE ALTERNATIVES AS WELL AS MOUNTING HEIGHTS MAY DIFFER IN PHOTOMETRIC SUMMARY AND SHALL BE CALCULATED AS REQUIRED.
2. POLE MOUNTED LIGHT FIXTURE. PROVIDE WITH 20'–0" STEEL SQUARE POLE. POLE SHALL BE PROVIDED WITH A HARMONIC DAMPNER. PROVIDE AND INSTALL POLE PER LIGHT FIXTURE MANUFACTURER RECOMMENDATIONS. REFERENCE LIGHT POLE BASE ON THIS SHEET DETAIL 2. CONFIRM FINISH COLOR WITH ARCHITECT PRIOR TO ORDERING. REFERENCE LIGHT FIXTURE SCHEDULE ON THIS SHEET FOR FURTHER INFORMATION.
3. ALL FIXTURES TO BE INSTALLED IN GENERAL LOCATION SHOWN. COORDINATE WITH ALL TRADES PRIOR TO INSTALL.

1100 Main Street, 4th Floor
Kansas City, MO 64105
Missouri COA: 2017040776
913-689-9449
contact@5by5eng.com
5by5eng.com

NOT FOR CONSTRUCTION

SCOTT D. GROSHANS
LICENSE # PE–2019012798

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www.BuildWithRose.com

CRASH CHAMPIONS
COLLISION REPAIR TEAM

PROPOSED BUILDING FOR: CRASH CHAMPIONS

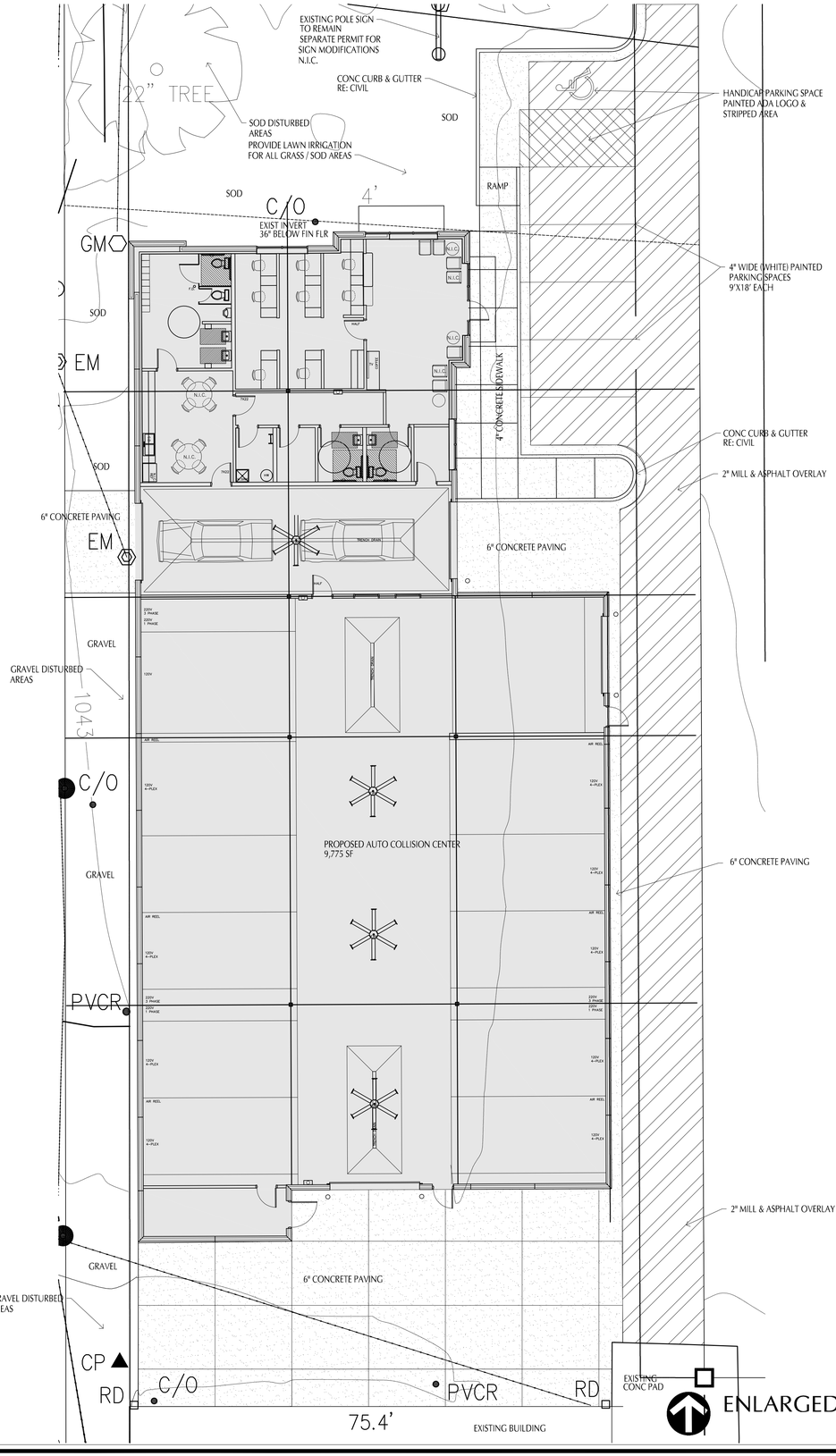
451 SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

NO.	DESCRIPTION	DATE
	NOT FOR CONSTRUCTION	

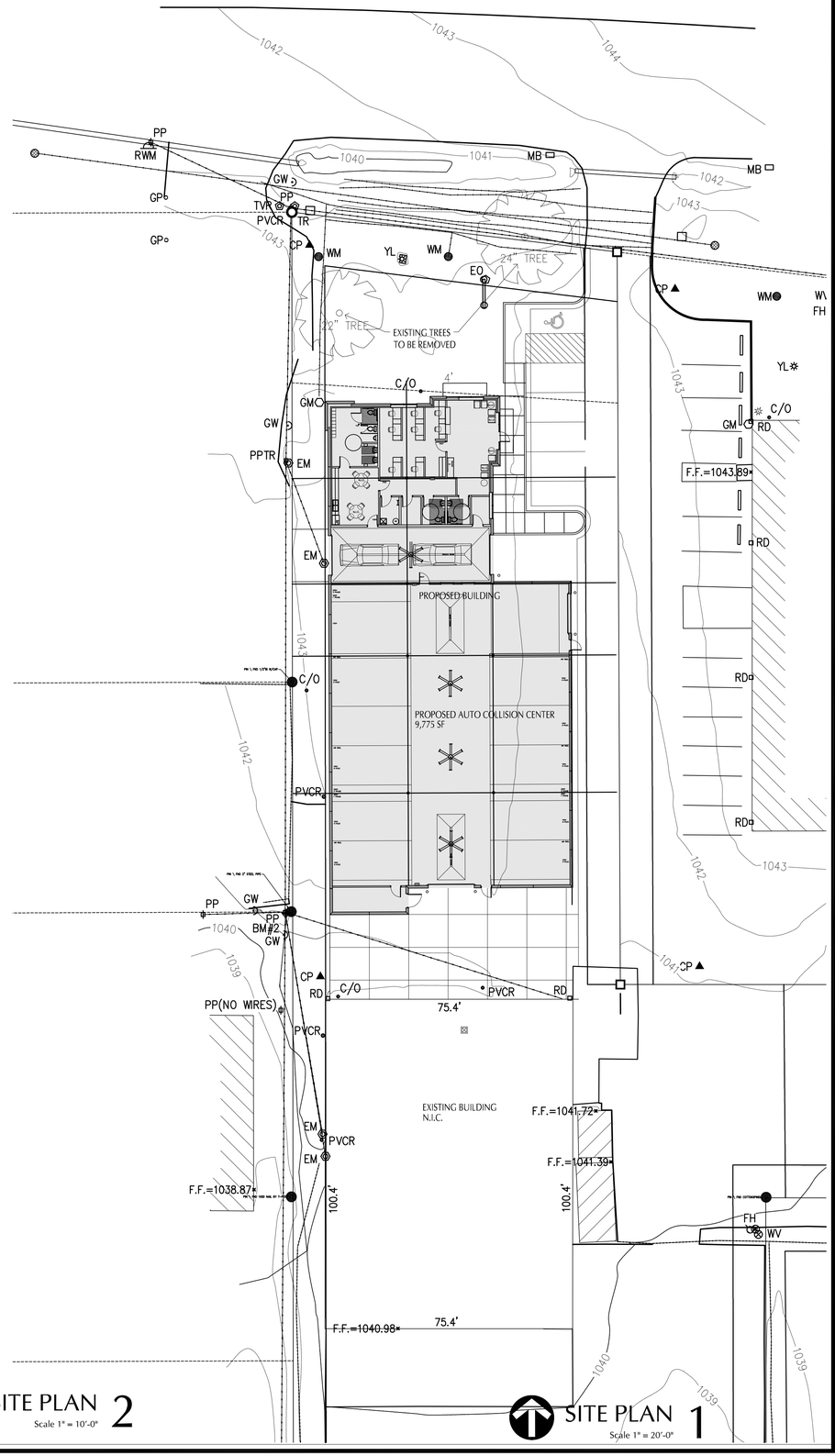
PROJECT NUMBER 21009
DATE ISSUED: 09 / XX / 21

SHEET NUMBER
E1.0

ELECTRICAL POWER PLANS



ENLARGED SITE PLAN 2
Scale 1" = 10'-0"



SITE PLAN 1
Scale 1" = 20'-0"

PLAN NOTES

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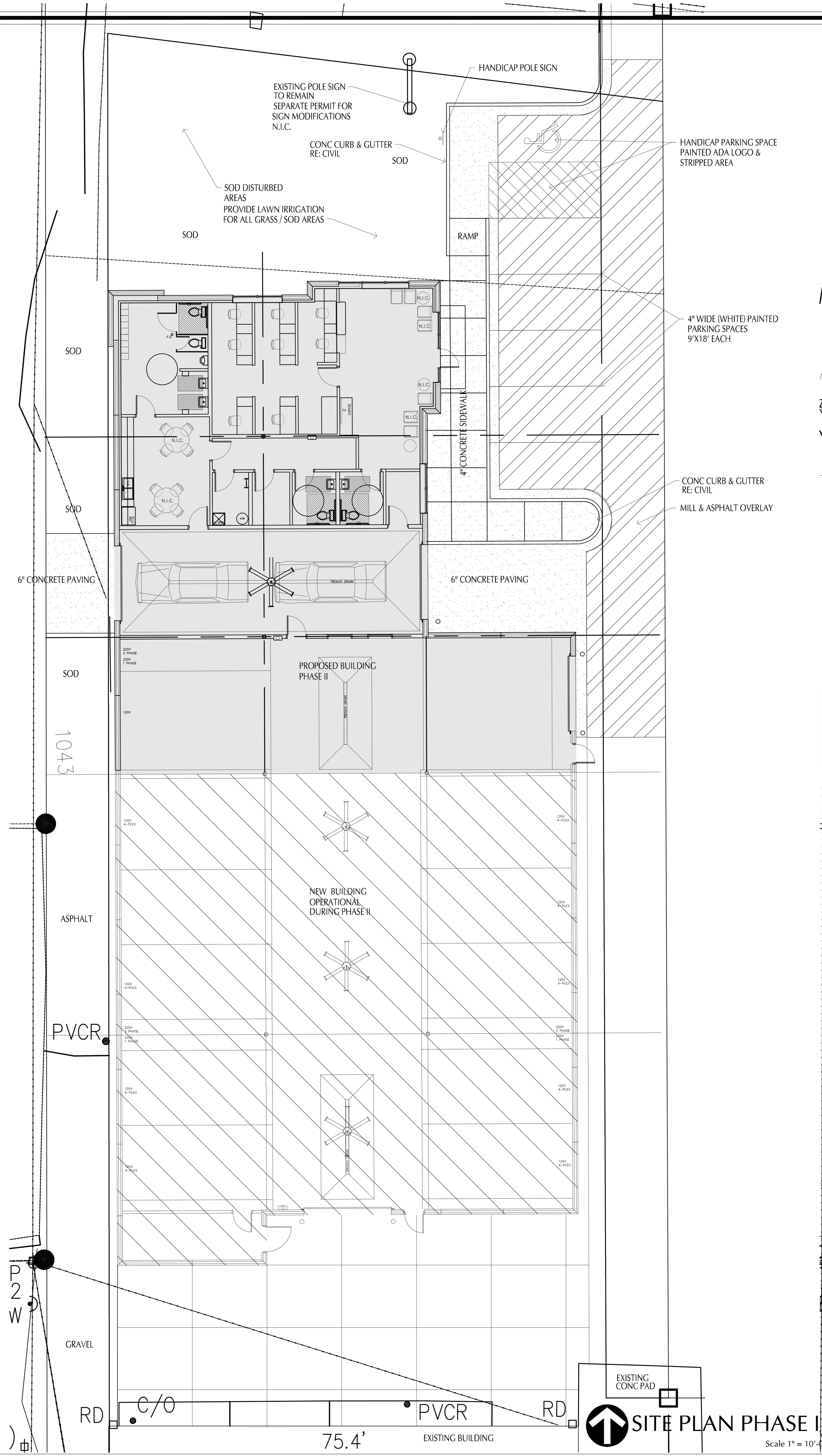
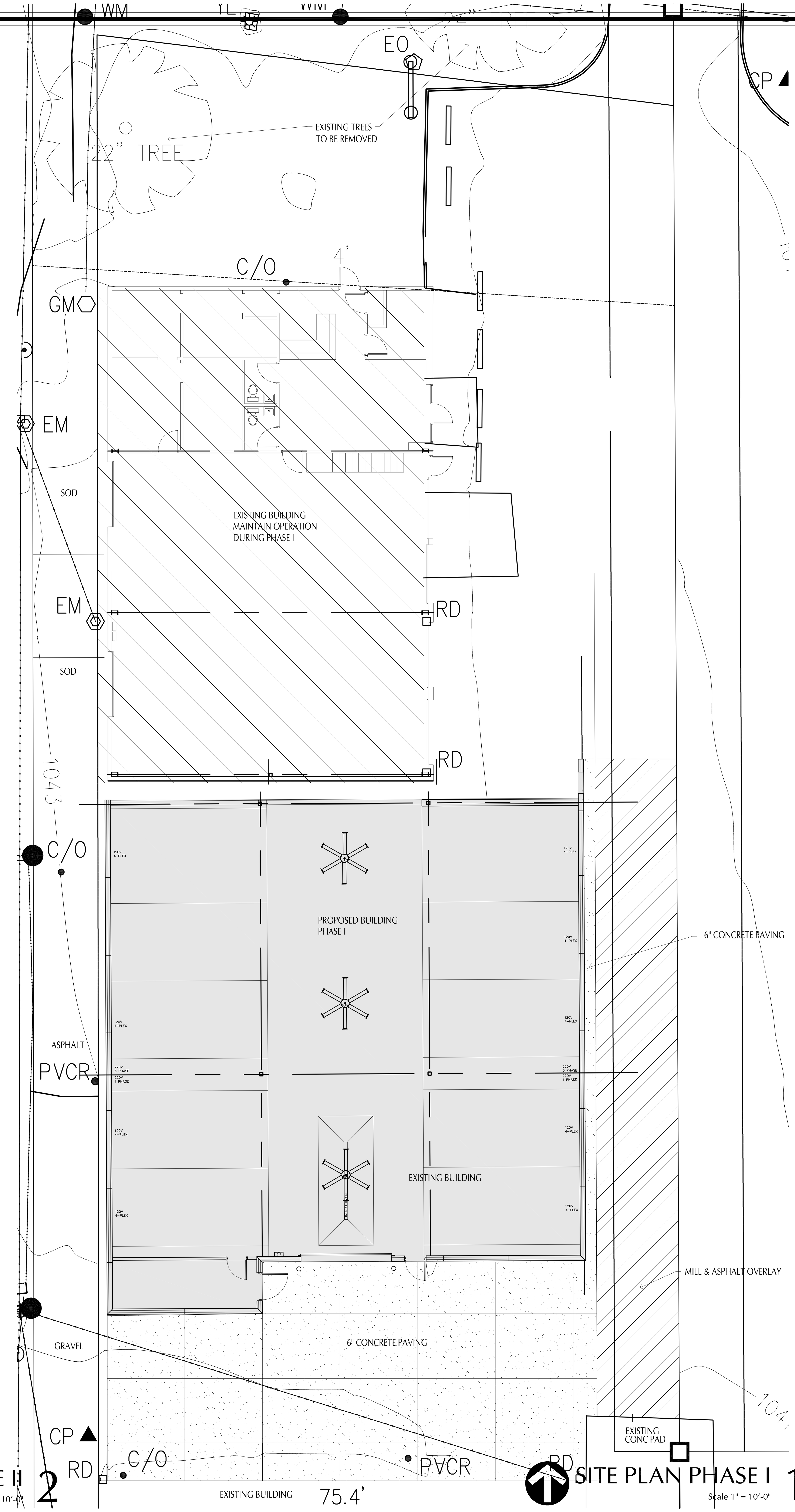
SITE PLAN



SITE PLAN PHASE II 2

Scale 1" = 10'-0"



SITE PLAN PHASE I 1

Scale 1" = 10'-0"

PLAN NOTES

DISCLAIMER

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Christopher R. Bell

STATE OF MISSOURI
CHRISTOPHER R. BELL
NUMBER
A-6275
REGISTERED ARCHITECT

10/04/2021

CHRISTOPHER R. BELL - ARCHITECT
MO# A-6275

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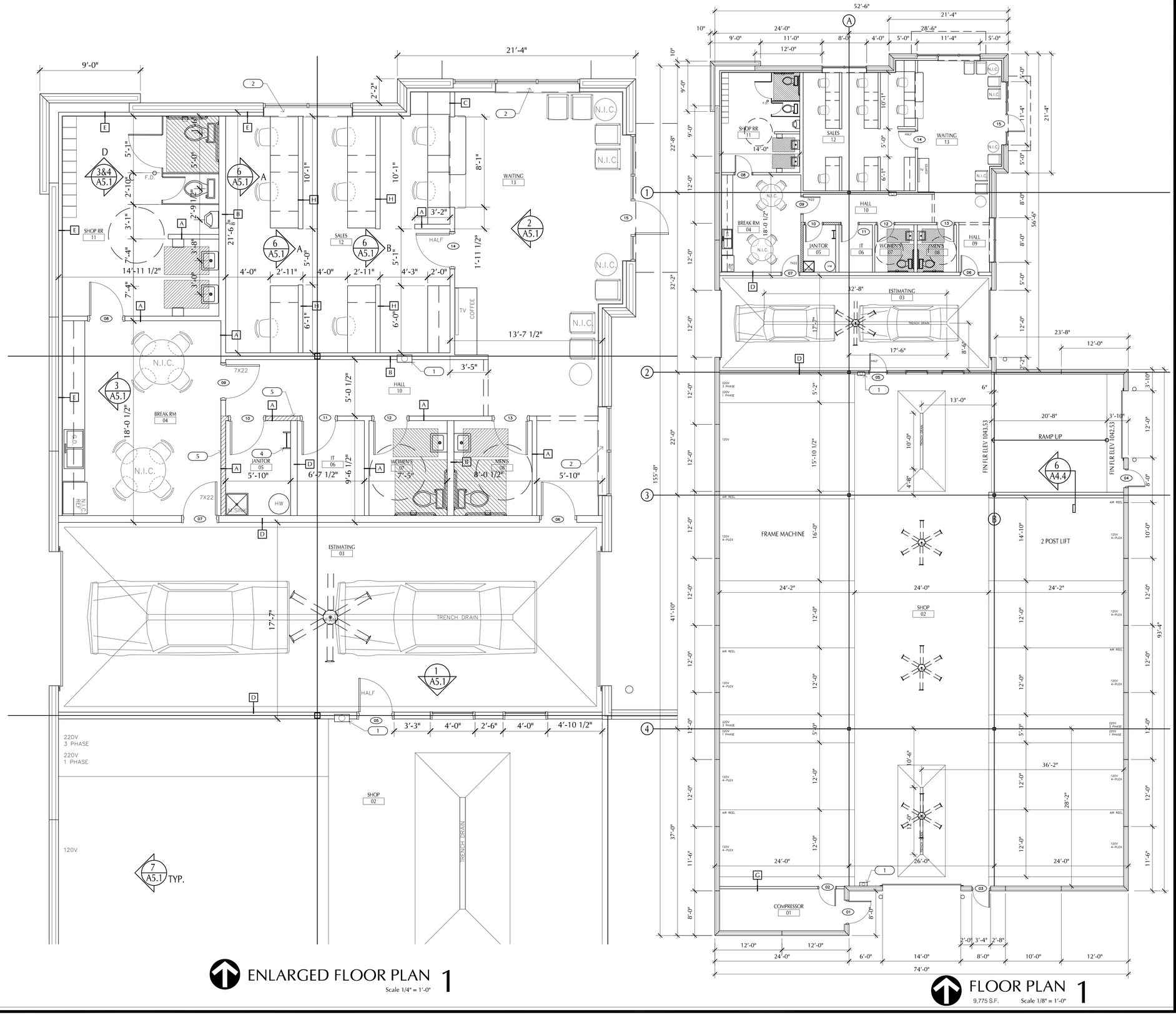
SITE PLAN PHASES



PLAN NOTES

1. RECESSED CAB. & FIRE EXTINGUISHER 2A10BC
2. P.LAM WINDOW SILL W/ FURRED OUT WALL BELOW
3. OUTLINE OF CANOPY SHOWN DASHED
4. ROOF ACCESS STEEL LADDER
5. HATCHED WALLS, EXTEND TO BOTTOM OF ROOF DECK ABOVE

WALL TYPES

- A 5/8" GYP BD ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION TO 12'-0" A.F.F.
- B 5/8" GYP BD ON 6" 20 GA. METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION TO 12'-0" A.F.F.
- C 5/8" GYP BD ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION TO 15'-0" A.F.F.
- D 5/8" GYP BD ON 6" 20 GA. METAL STUDS 16" O.C. W/ SOUND ATTENUATION INSULATION TO STRUCTURE ABOVE
- E 5/8" GYP BD (ONE SIDE ONLY) ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO 12'-0" A.F.F.
- F 5/8" GYP BD (ONE SIDE ONLY) ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO 15'-0" A.F.F.
- G 5/8" SOUND REDUSCTION GYP BD ON 3 5/8" 20 GA. METAL STUDS 16" O.C. W/ SOUND ATTENUATION INSULATION TO STRUCTURE ABOVE
- H 5/8" GYP BD ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO 3'-6" A.F.F. W/ P.LAM CAP

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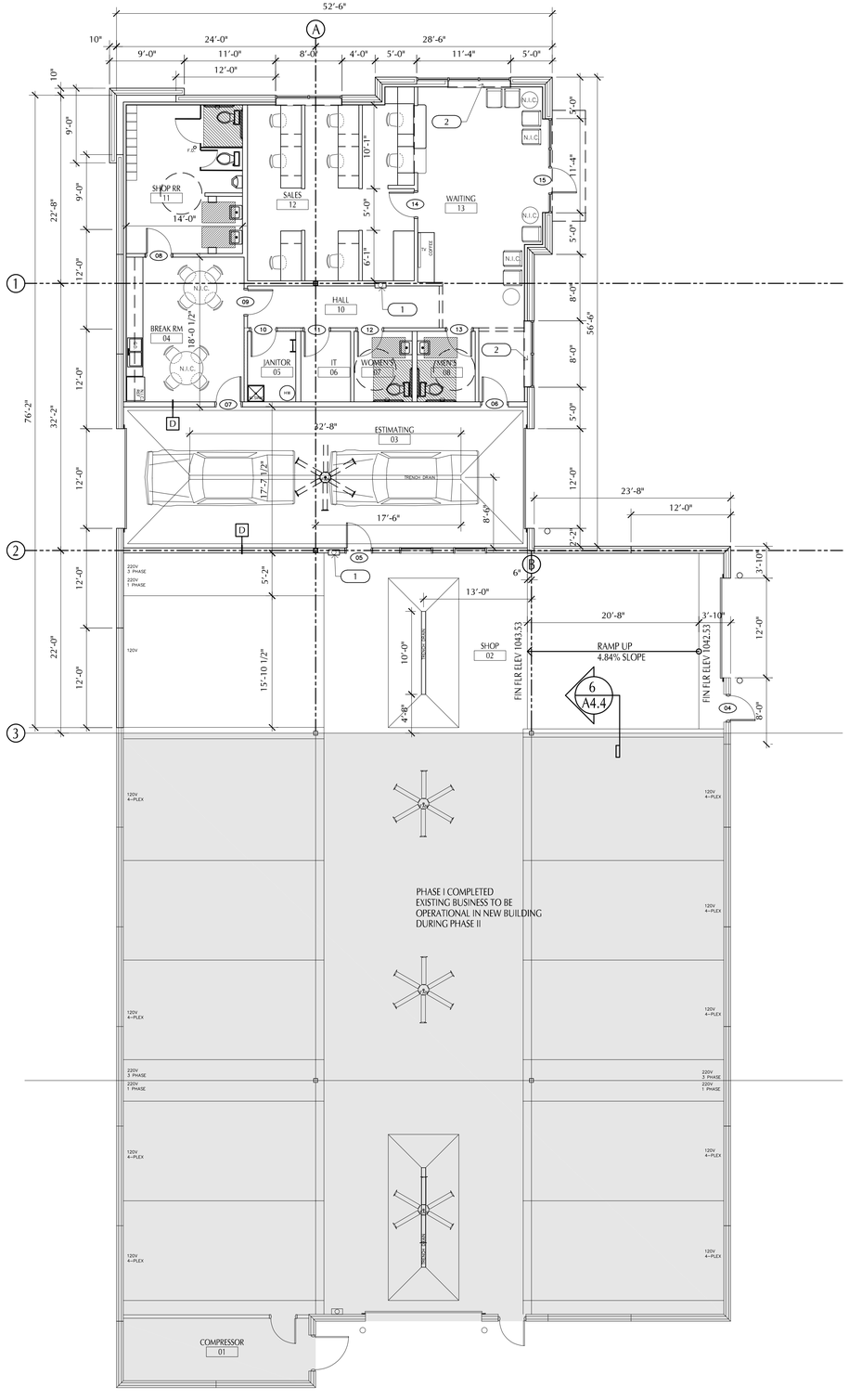
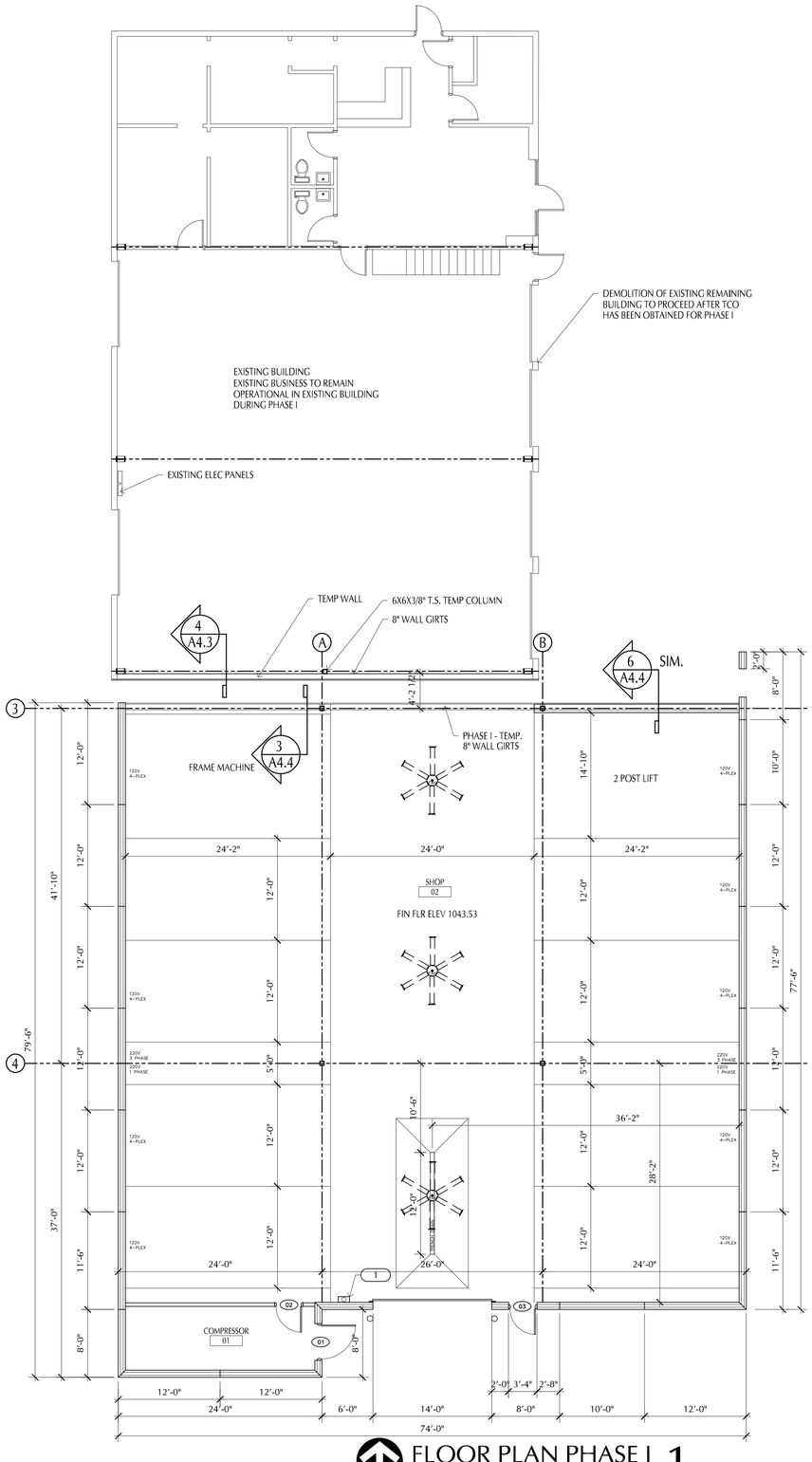
FLOOR PLAN



FLOOR PLAN PHASE II 2

4,400 S.F. Scale 1/8" = 1'-0"



FLOOR PLAN PHASE I 1

5,375 S.F. Scale 1/8" = 1'-0"

PLAN NOTES

1. RECESSED CAB. & FIRE EXTINGUISHER 2A10BC
2. P.LAM WINDOW SILL W/ FURRED OUT WALL BELOW
3. OUTLINE OF CANOPY SHOWN DASHED
4. ROOF ACCESS STEEL LADDER

WALL TYPES

- A 5/8" GYP BD ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION TO 12'-0" A.F.F.
- B 5/8" GYP BD ON 6" 20 GA. METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION TO 12'-0" A.F.F.
- C 5/8" GYP BD ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION TO 15'-0" A.F.F.
- D 5/8" GYP BD ON 6" 20 GA. METAL STUDS 16" O.C. W/ SOUND ATTENUATION INSULATION TO STRUCTURE ABOVE
- E 5/8" GYP BD (ONE SIDE ONLY) ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO 12'-0" A.F.F.
- F 5/8" GYP BD (ONE SIDE ONLY) ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO 15'-0" A.F.F.
- G 5/8" SOUND REDUSCTION GYP BD ON 3 5/8" 20 GA. METAL STUDS 16" O.C. W/ SOUND ATTENUATION INSULATION TO STRUCTURE ABOVE
- H 5/8" GYP BD ON 3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO 4'-0" A.F.F. W/ HARD WOOD CAP, PAINTED

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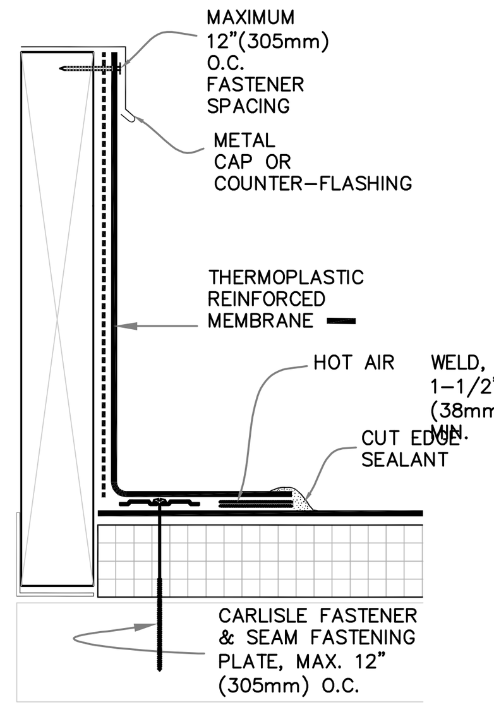
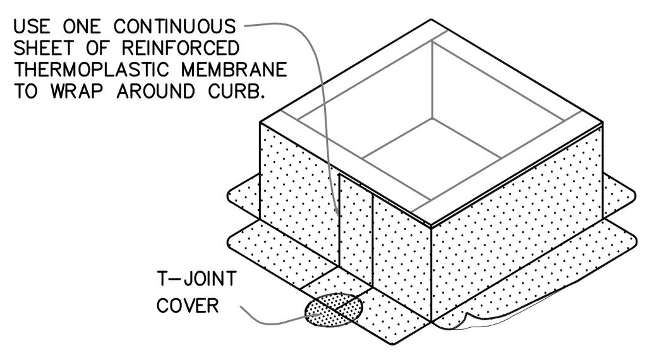
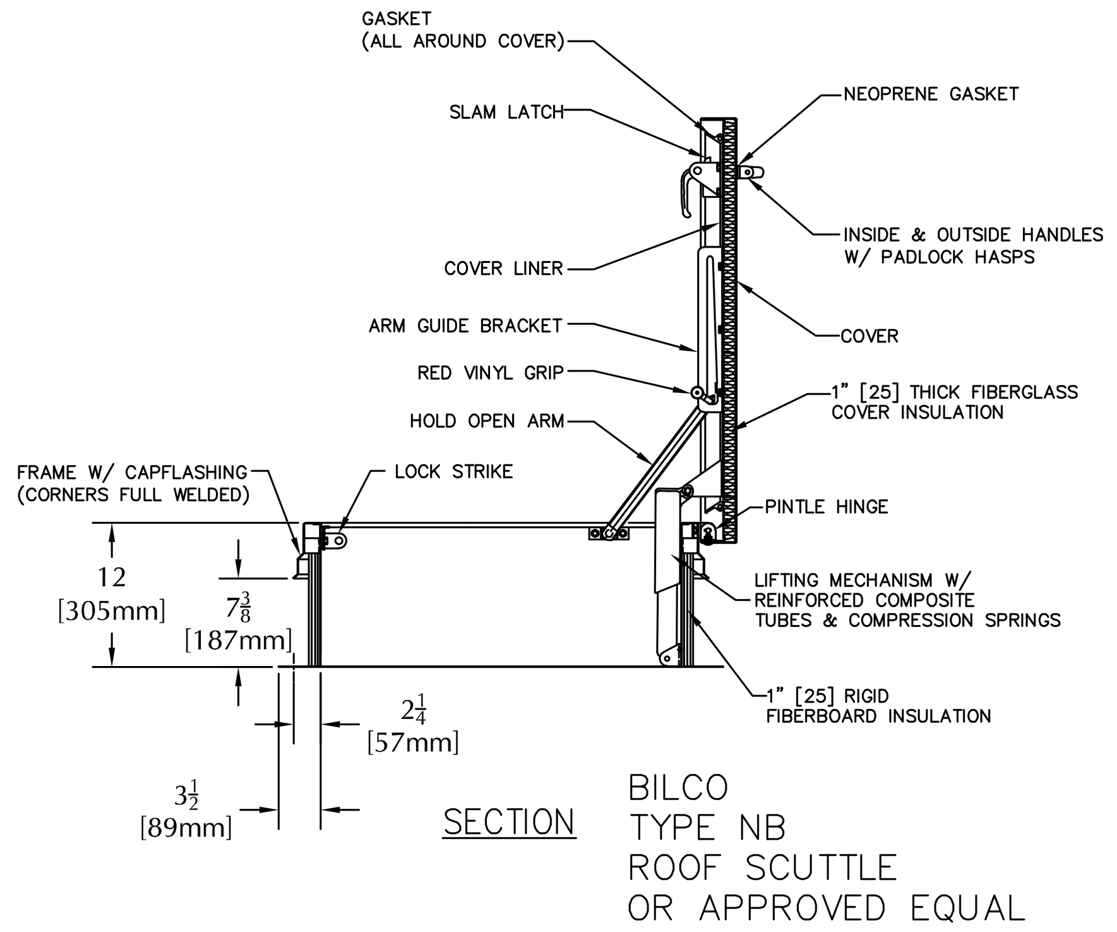
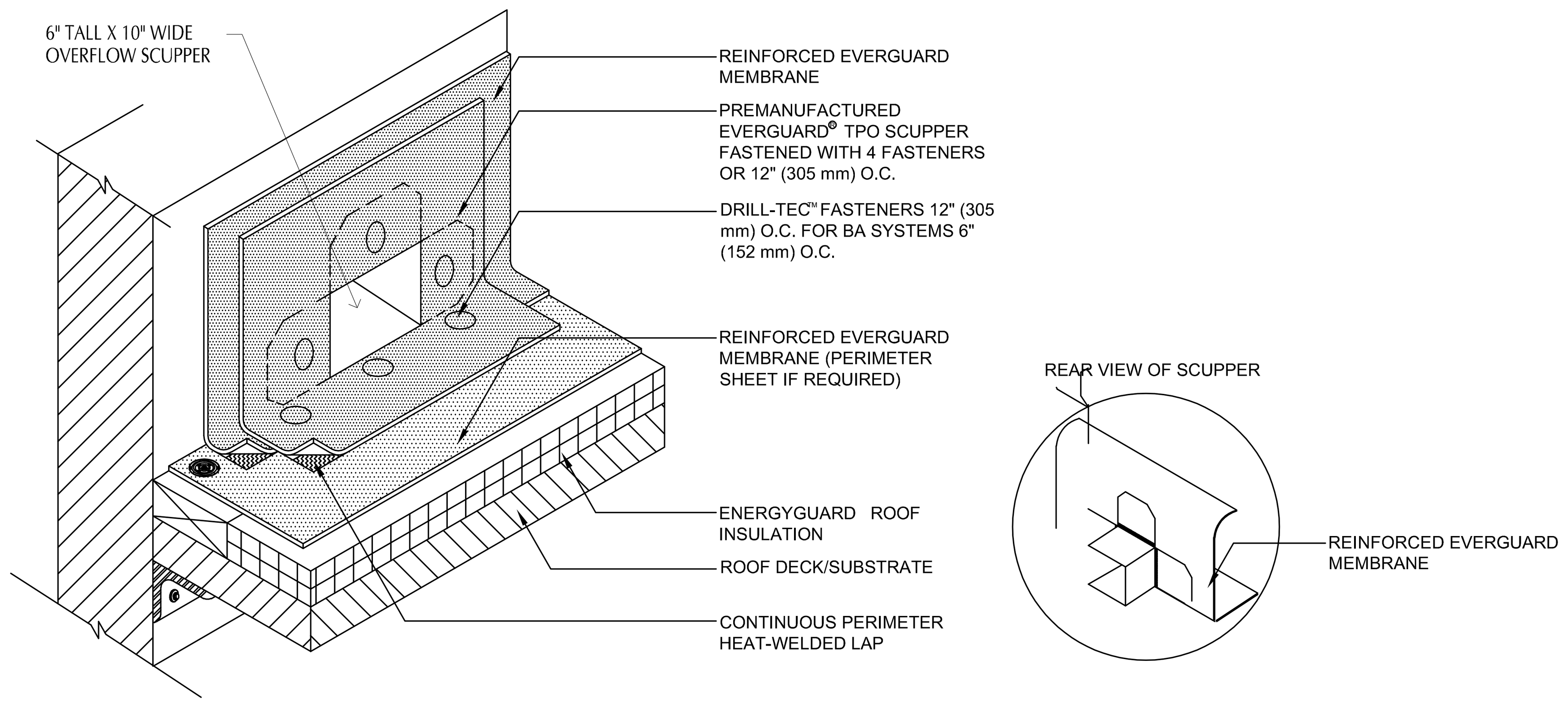
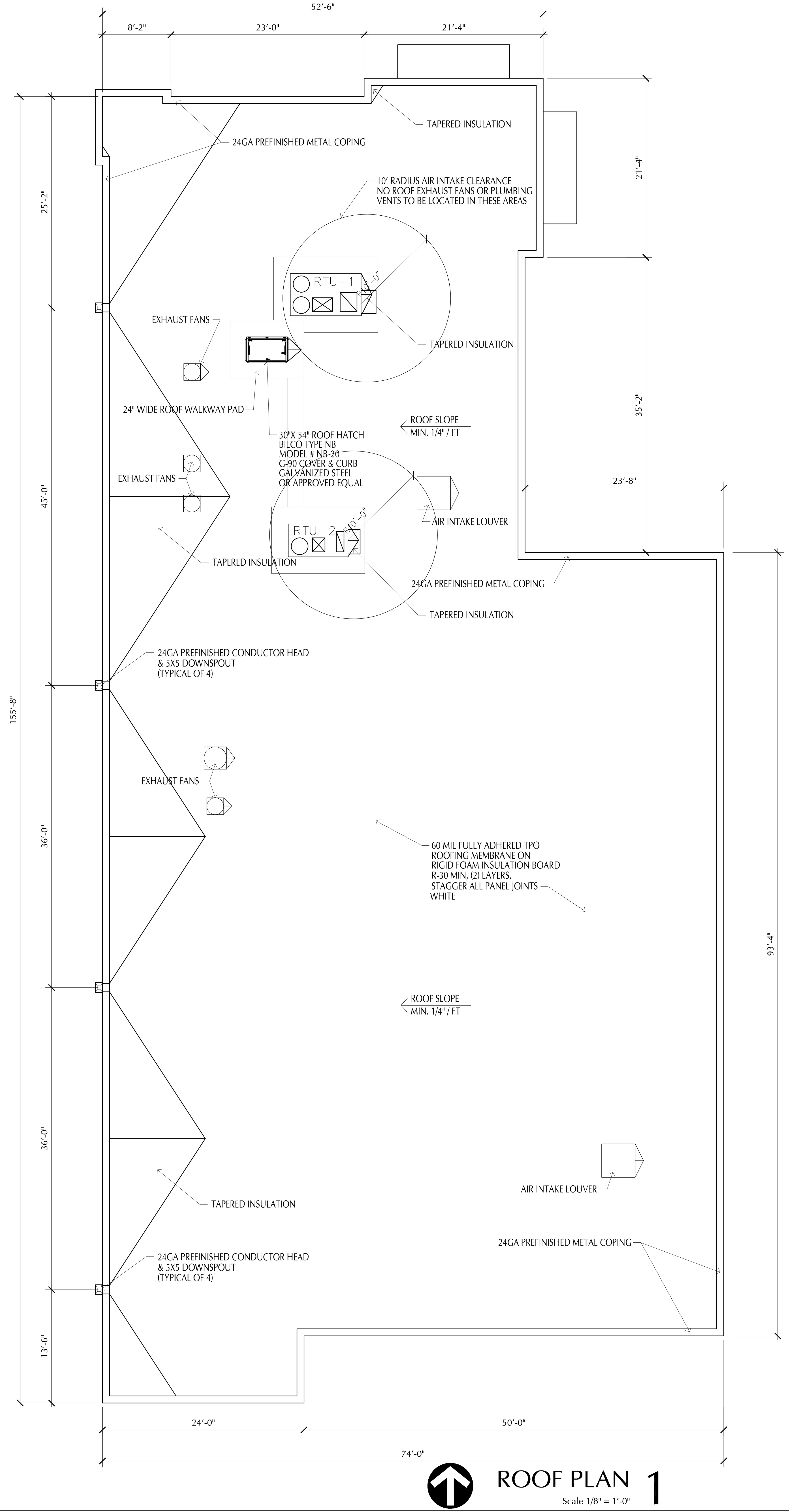
FLOOR PLAN PHASES











ROOF PLAN 1
Scale 1/8" = 1'-0"

PLAN NOTES

RIGID FOAM INSULATION BOARD SPEC:
GAF
ENERGYGUARD, 25 PSI
POLYISO INSULATION
GLASS FIBER-REINFORCED CELLULSIC
FELT FACERS
OR APPROVED EQUAL

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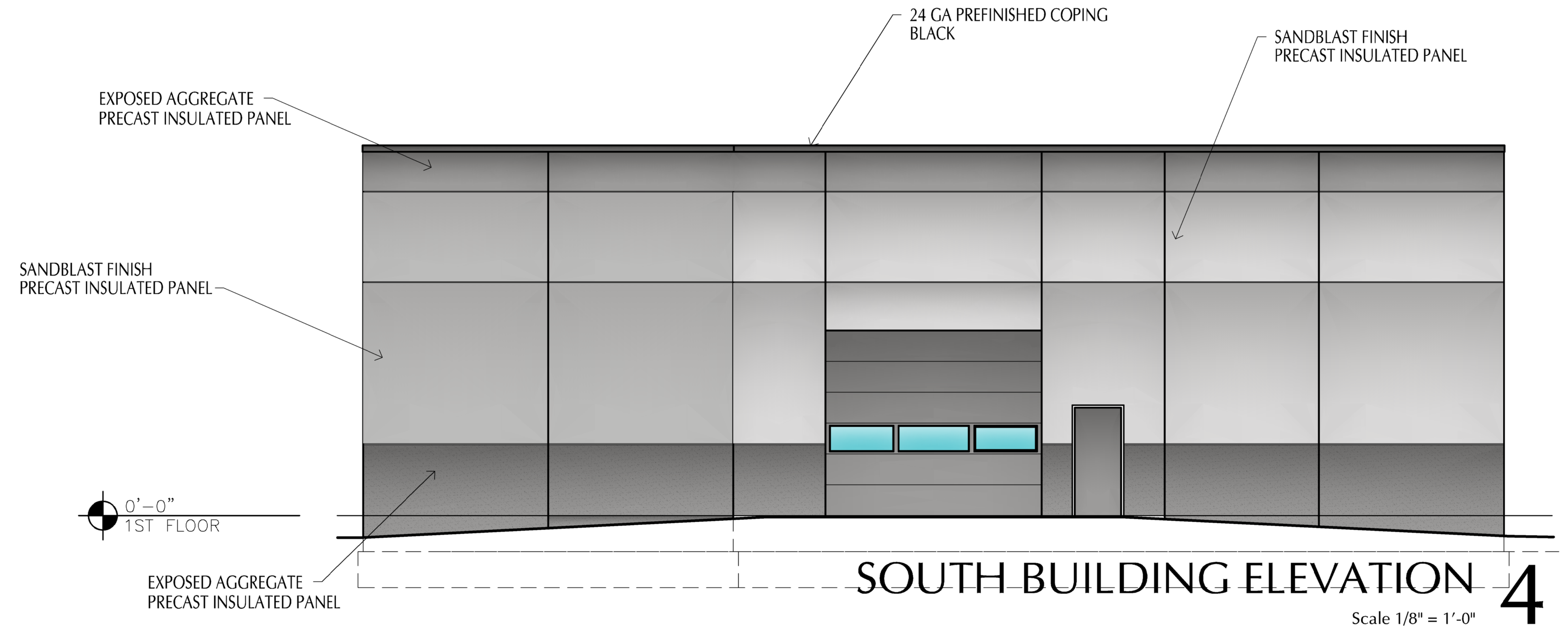
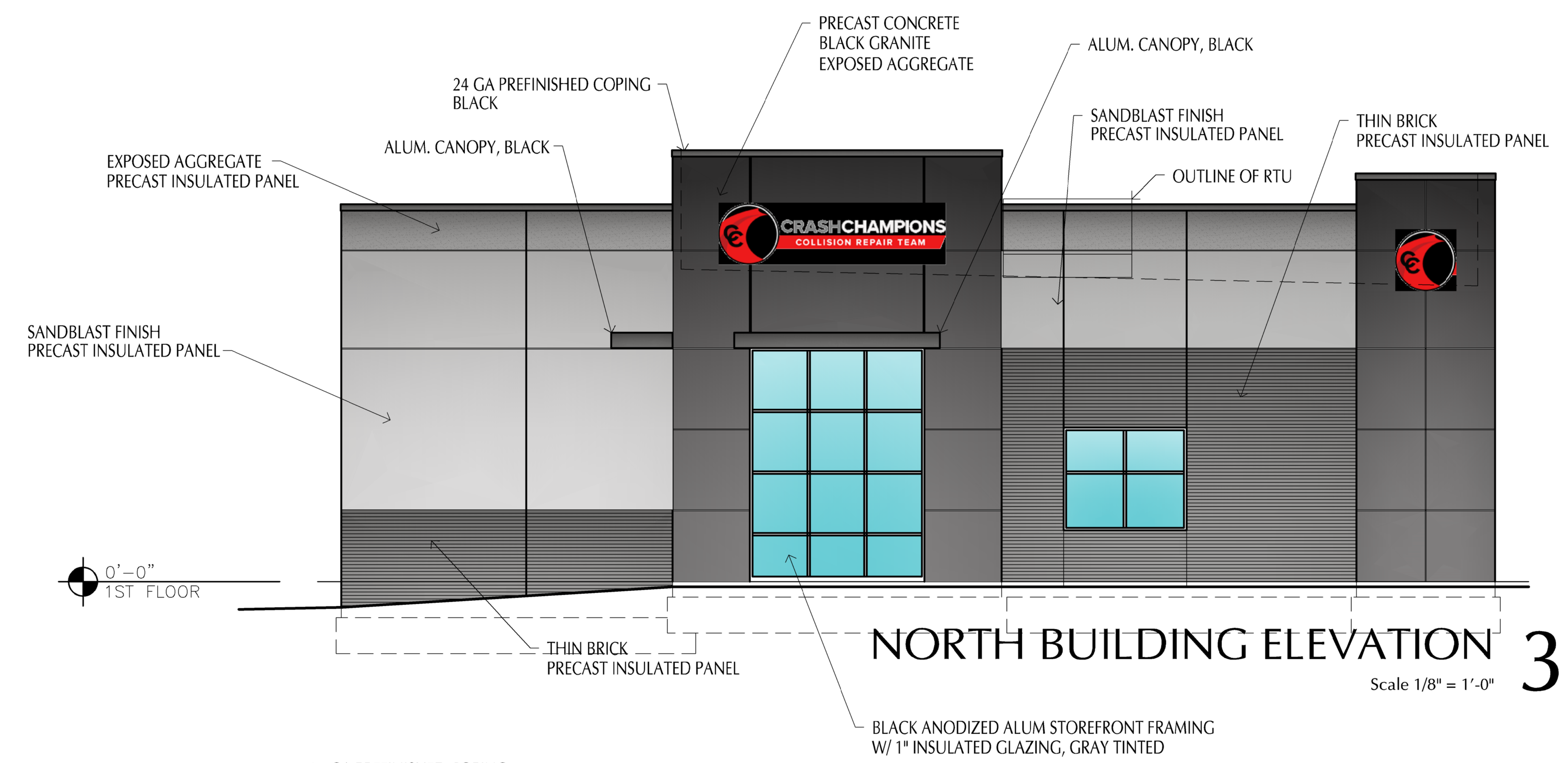
SHEET NUMBER
A2.2

ROOF PLAN

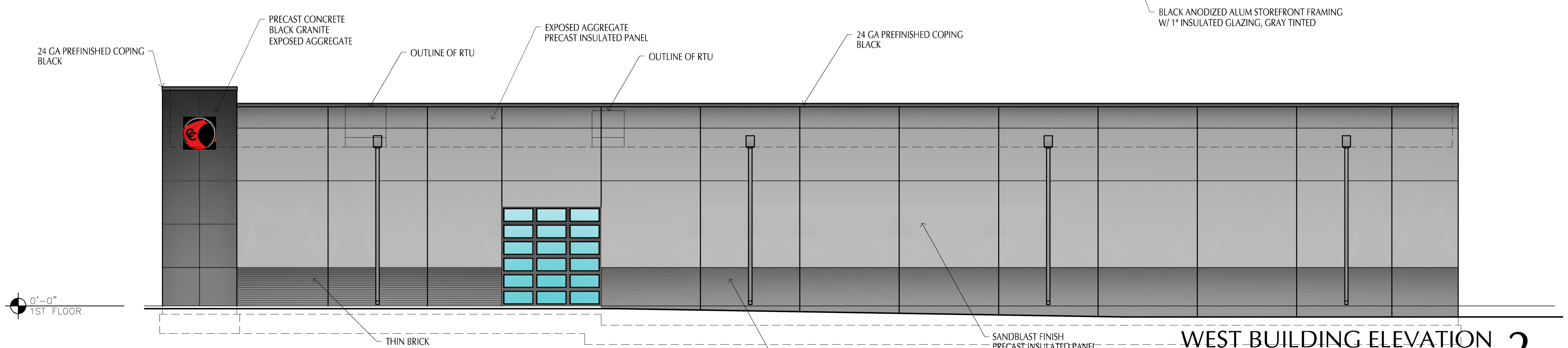
Oct 01, 2021 — 3:57pm — USER ChrisB
T:\Rose\Drawings-Current\21009 Crash Champions Lee's Summit\Production\Planning & Zoning\Architectural\A2.2 ROOF PLAN.dwg



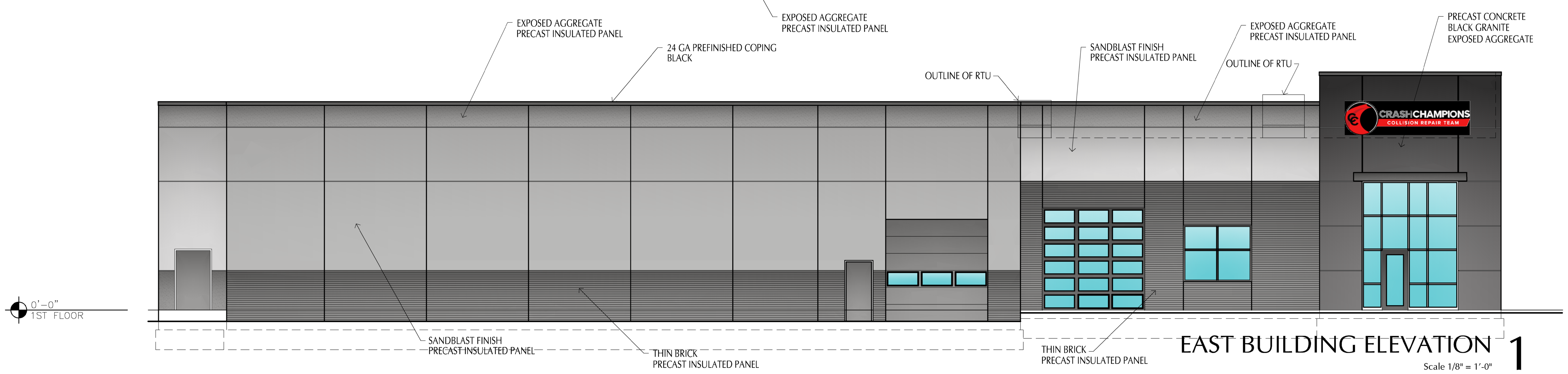
SOUTH BUILDING ELEVATION 4
Scale 1/8" = 1'-0"



NORTH BUILDING ELEVATION 3
Scale 1/8" = 1'-0"



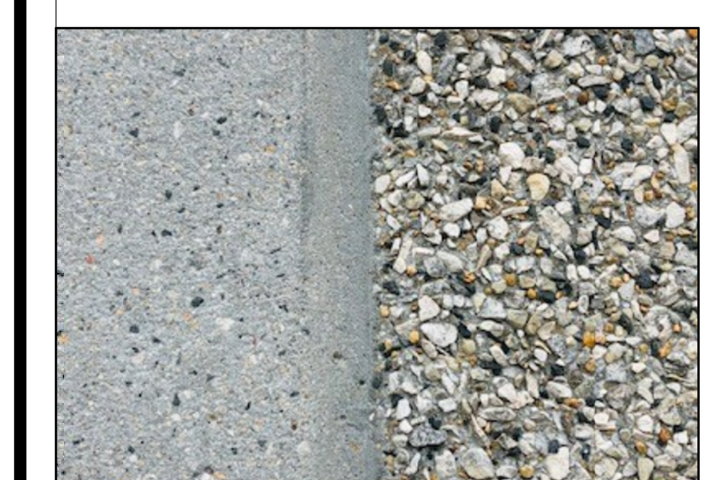
WEST BUILDING ELEVATION 2
Scale 1/8" = 1'-0"



EAST BUILDING ELEVATION 1
Scale 1/8" = 1'-0"

PLAN NOTES

EXPOSED AGGREGATE
OMEGA CONCRETE PRECAST INSULATED WALL PANEL
COLOR: BLACK GRANITE



SANDBLAST EXPOSED AGGREGATE

OMEGA CONCRETE PRECAST INSULATED WALL PANEL
COLOR: GREY

UTILITY SIZE THINBRICK
ENDICOTT BRICK COMAPNY
VC8 - GLAZED BLACK
VELOUR TEXTURE

NOTES:
1. PAINT EXTERIOR SIDE OF OVERHEAD SECTIONAL DOORS ONLY, MATCH COLOR OF PRECAST
2. PAINT EXTERIOR H.M. DOORS AND FRAMES MATCH COLOR OF PRECAST

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BUILDING ELEVATIONS