Project Synopsis

Municipality:	Lee's Summit, Missouri
Applicable Building Codes & Ordinances:	2018 International Building Code (IBC) 2018 International Plumbing Code (IPC) 2018 International Mechanical Code (IMC) 2018 International Fuel Gas Code (IFGC) 2018 International Fire Code (IFC) 2017 National Electrical Code (NEC) ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities Lee's Summit Unified Development Ordinance (UDO)
Project Address:	520 NE Town Centre Drive Lee's Summit, Missouri 64064
Property Owner:	WHD Management LLC PO Box 1059 Lee's Summit, MO 64063
Existing Zoning:	CP-2
Proposed Zoning:	PI - Planned Industrial
Existing Land Use:	Undeveloped
Proposed Land Use:	Storage, Warehouse, Limited Indoor Recreation

Building Setbacks:

Street	20 ft
Side Yard	10 ft
Rear Yard	20 ft

Landscaping Setbacks:

Street Frontage	20 ft

Height Requirements:	N/A
Number of Dwelling Units:	N/A

Special Conditions Met:
A commercial indoor and/or outdoor recreation facility or area shall be allowed provided the front entrance is 300 feet or greater distance from any residential district or use.

Adjacent Zoning (within 185'):	CP-2, RP-4
Adjacent Land Use (within 185'):	Commercial, Undeveloped, Residential, Government

Assumed Building Occupancy:

Mega Storage Site:	Commercial Storage, Private Storage
Pad Site A:	Limited Indoor Recreation - Batting Cages
Pad Site B:	Warehouse with Small Office

Site Area

Total Site Area	505,723 sq. ft.	11.59 ac.
Mega Storage Site	348,356 sq. ft.	7.98 ac.
Pad Site A	83,267 sq. ft.	1.91 ac.
Pad Site B	38,665 sq. ft.	0.89 ac.
Regional Detention	35,435 sq. ft.	0.81 ac.

Building Area

Total Building Area:		129,910	sq. ft.
Mega Storage Site Total		100,780	sq. ft.
	Building 1	5,000	sq. ft.
	Building 2	5,000	sq. ft.
	Building 3	5,000	sq. ft.
	Building 4	5,000	sq. ft.
	Building 5	5,000	sq. ft.
	Building 6	4,410	sq. ft.
	Building 7	4,995	sq. ft.
	Building 8	4,995	sq. ft.
	Building 9	4,995	sq. ft.
	Building 10	4,995	sq. ft.
	Building 11	4,550	sq. ft.
	Building 12	4,550	sq. ft.
	Building 13	4,995	sq. ft.
	Building 14	4,995	sq. ft.
	Building 15	4,995	sq. ft.
	Building 16	4,995	sq. ft.
	Building 17	3,360	sq. ft.
	Building 18	4,995	sq. ft.
	Building 19	4,995	sq. ft.
	Building 20	4,480	sq. ft.
	Building 21	4,480	sq. ft.
Pad Site A		20,130	sq. ft.
Pad Site B		9,000	sq. ft.

Floor Area Ratio - Maximim 1.0

Overall Floor Area Ratio	129,910	/	505,723	0.26
Mega Storage Site	100,780	/	348,356	0.29
Pad Site A	20,130	/	83,267	0.24
Pad Site B	9,000	/	35,435	0.25
Regional Detention	0	/	35,435	0

Pervious/Impervious Areas

	pervious			impervious		
Mega Storage Site	74,396	sq. ft.	21%	273,960	sq. ft.	79%
Pad Site A	24,656	sq. ft.	30%	58,611	sq. ft.	70%
Pad Site B	11,945	sq. ft.	31%	26,720	sq. ft.	69%
Regional Detention	28,349	sq. ft.	80%	7,086	sq. ft.	20%
Total	139,346	sq. ft.	28%	366,377	sq. ft.	72%

Parking

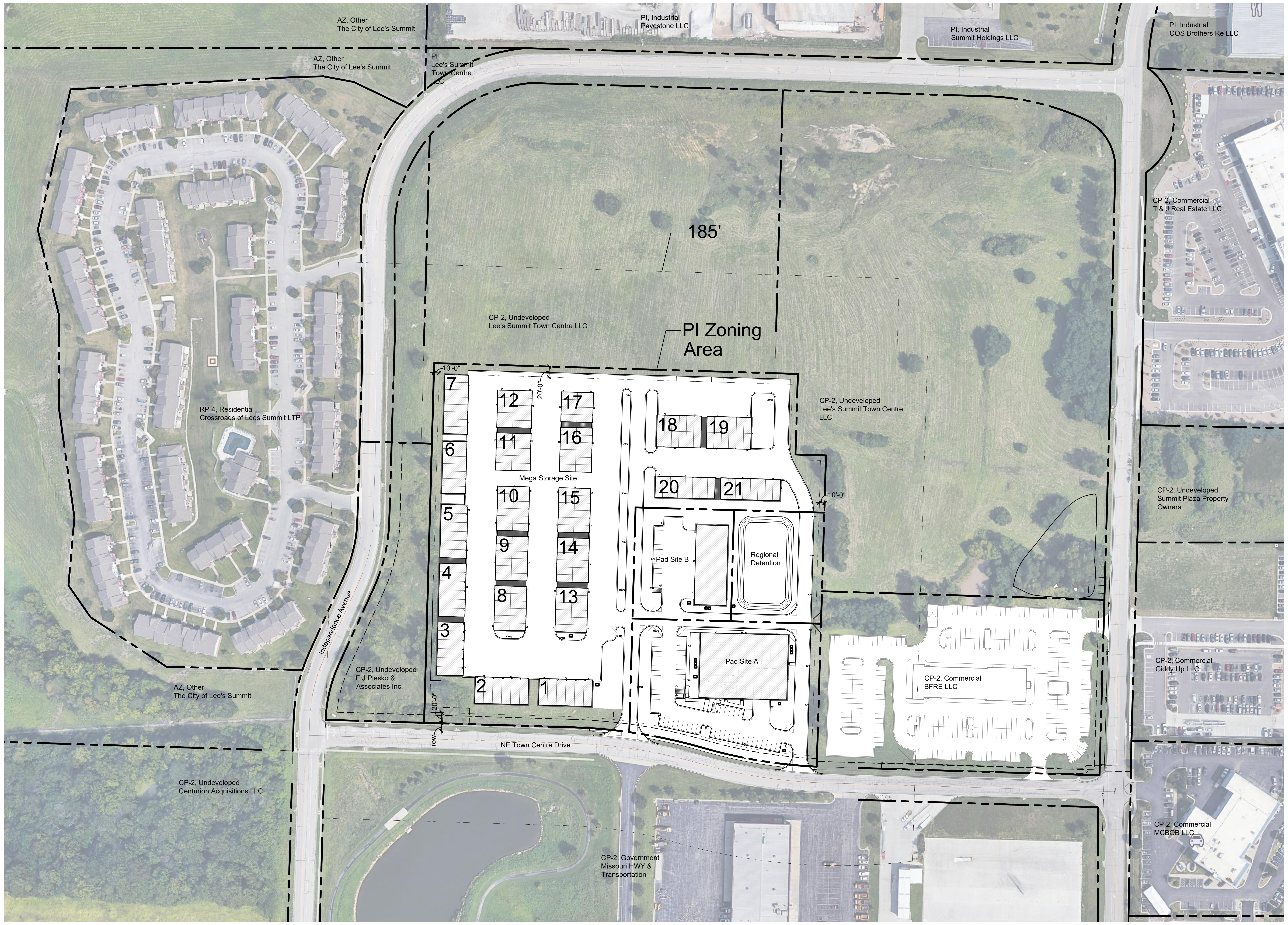
Mega Storage Site: Warehouse Storage Facility		
Required: 2 per facility, 1 per employee on maximum shift		2
Provided: (0 on-site employees)		5
+ open area for loading/unloading	approx.	130,000 sq. ft.
Pad Site A: Indoor Batting -		
Required: 4 per 1,000 sq. ft. of office space		20
batting cages: determined by director		-
total:		-
Provided:		60
Pad Site B: Warehouse		
Required: 1 per 1,000 sq. ft. of gross floor area		9
Provided:		13

Standard Parking Space Size: 9'-0"x19'-0"
*Parking Space Length can reduce by 2'-0" at curbed landscaping and 6' deep sidewalks.

Mega Storage Site - Storage Quantities

Private	184
Commercial	18
Total Storage Units	202

Legal Description:
Lot 1, Lee's Summit Town Centre, A subdivision in Lee's Summit, Jackson County, Missouri.



1 Site Plan
scale: 1" = 100'-0"

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a new development for
Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri

date
10.01.2021
drawn by
DAE
checked by
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11.02.2021	1

sheet number
A1.0

drawing type
PDP & Rezoning

project number
20231

Pad Site A	Required	Provided
Parking Lot Screening: 207 ft. of parking		
Shrubs: 207/40x12 =	62	65
Street Frontage: 343 ft of frontage		
Trees: 343/30 =	11	11
Shrubs: 343/20=	17	17
Open Yard Areas: 83,267-20,130 = 63,137 sq. ft.		
Trees: 63,137/5000 =	13	32
Shade =		22
Evergreen =		4
Ornamental =		6
Shrubs: 63,137/5000x2=	25	56
Buffers: PI/CP-2 Buffer		
East Lot Line = 269'x20'=5,380 sq. f.t		
Shade 5,380/1000=	5	6
Ornamental 5,380/500=	11	11
Evergreen 5,380/300=	18	19
Shrubs 5,380/200=	27	28
North Lot Line: PI/PI - N/A		
West Lot Line: PI/PI - N/A		
South Lot Line: Street Frontage - See Above		
Total Shade	29	39
Total Ornamental	11	17
Total Evergreen	18	23
Total Shrubs	131	166

Pad Site B	Required	Provided
Parking Lot Screening: N/A		
Street Frontage: N/A		
Open Yard Areas: = 38,665-9,000 = 29,665 sq. ft.		
Trees: 29,665/5000 =	6	7
Shrubs: : 29,665//5000x2=	12	12
Buffers: PI/PI - N/A		
Total Shade	6	7
Total Ornamental	0	0
Total Evergreen	0	0
Total Shrubs	12	12

Mega Storage Site	Required	Provided
Parking Lot Screening: N/A		
Shrubs: 207/40x12 =	14	15
Street Frontage: N/A		
Trees: 343/30 =	12	12
Shrubs: 343/20=	18	18
Open Yard Areas: = 348,356-107,895 = 240,461 sq. ft.		
Trees: 240,4615/5000 =	49	50
Shade =		33
Evergreen =		17
Shrubs: 240,461/5000x2=	97	72
Buffers: PI/PI - N/A		
East Lot Line: PI/Future PI 316'		
Trees	-	9
Shrubs	-	20
North Lot Line: PI/Future PI 683'		
Trees	-	20
Shrubs	-	37
West Lot Line: PI/Future PI 656'		
Trees	-	21
Shrubs	-	50
South Lot Line: Street Frontage - See Above		
Total Shade	61	95
Total Ornamental	0	0
Total Evergreen	0	17
Total Shrubs	129	212

Regional Detention	Required	Provided
Parking Lot Screening: N/A		
Street Frontage: N/A		
Open Yard Areas: 83,267-20,130 = 63,137 sq. ft.		
Trees: 63,137/5000 =	7	7
Shrubs: 63,137/5000x2=	14	14
Buffers: PI/CP-2 Buffer		
East Lot Line = 61'x20'=1,220 sq. f.t		
Shade 1,220/1000=	1	1
Ornamental 1,2200/500=	2	2
Evergreen 1,220/300=	4	4
Shrubs 1,2200/200=	6	6
East Lot Line = 147'		
Trees =	-	5
Shrubs =	-	10
North Lot Line: PI/PI		
West Lot Line: PI/PI		
South Lot Line: Street Frontage - See Above		
Total Shade	8	13
Total Ornamental	2	2
Total Evergreen	4	4
Total Shrubs	20	30

Overall:	Required	Provided
Overall Shade:	104	129
Overall Ornamental:	13	19
Overall Evergreen:	22	44
Overall Shrubs:	293	428

Landscaping Requirements:

Street Frontage:
1 treee per 30 feet of street frontage within the landscaped setback
1 shrub per 20 feet of street frontage within the

Parking Lot Screening:
12 shrubs per 40 linear feet of parking

Open Yard Areas:
2 shrubs per 5,000 sq. ft. of total lot area excluding building footprints
1 tree per 5,000 sq. ft. of total lot area excluding building

General Buffers:
Front Lot: 20'
Side Lot: 20' or as approved by the governing body
Rear Lot: 20' or as approved by the governing body

Adjacent Property Zoning/Uses:
Lee's Summit Tow Centre LLC: CP-2/Undeveloped with proposed future zoning PI as land develops
Commercial BFRE LLC: CP-2/Car Detailing
E J Plesko & Associates Inc.: CP-2/Undeveloped with proposed future zoning PI as land develops

Buffer Requirements:
PI/CP-2: Medium, 70% semi-opaque screening

Shade Trees	1 per 1,000 sq. ft.
Ornamental Trees	1 per 500 sq. ft.
Evergreen Trees	1 per 300 sq. ft.
Shrubs	1 per 200 sq. ft.

PI/PI: N/A

Tree and Shrub Planting List

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size
SHADE TREES		SWO	49	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL.	height 50-60', spread 50-60'
		RM	45	RED MAPLE	ACER RUBRUM 'RED SUNSET"	3" CAL.	height 40-50', spread 30-35'
		SL	35	SKYLINE LOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE'	3" CAL.	height 35'-45', spread 25'-35'
EVGN TREES		BC	10	BALD CYPRUS	TAXODIUM DISTICHUM VAR. DISTICHUM	8' tall min.	height 50-70', spread 20-45'
		RC	18	RED CEDAR	JUNIPERUS VIRGINIANA	8' tall min.	height 30'-65', spread 8'-25'
		SP	16	SHORTLEAF PINE	PINUS ECHINATA	8' tall min.	height 50'-60', spread 20'-35'
ORN.		FD	10	FLOWERING DOGWOOD	CORNUS FLORIDA	3" CAL.	height 15-30', spread 15'-30'
		ER	9	EASTERN REDBUD	CERCIS CNADENSIS	3" CAL.	height 20-30', spread 25'-35'
		TOTAL	192				

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size
DEC. SHRUB		FS	108	FRAGRANT SUMAC	RHUS AROMATICA	3-5 GALLON	height 2-6', spread 6-10'
		WH	65	WILD HYDRANGEA	POTENTILLA FRUITCOSA 'GOLDFINGER'	3-5 GALLON	height 2-4', spread 3-5'
EG. SHRUB		IH	60	INKBERRY HOLLY	ILEX GLABRA 'COMPACTA'	5 GALLON	height 3-14', spread 4-6'
		SB	195	SPRINTER BOXWOOD	TAXUS MEDIA DENSIFORMIS	5 GALLON	height 3-4', spread 4-6'
		TOTAL	428				
GROUND COVER			-	SOD - TURF-TYPE FESCUE 2 YO STOCK - 3-WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES: NATIVE MIX OF HOUNDOG, REBEL, OR FALCON LEAVE TALL FESCUE (FESCUE ARUNDINADEA), AND RYE (LOLIUM JULTIFLORIUM AND PERENE DOMESTIC) 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, 10% RYE			
	▨		-	RIVER ROCK AS NEEDED ONLY - PROVIDE SAMPLE FOR APPROVAL - NO GRAVEL SHALL BE USED AS A SUBSTITUTE			

*REFERENCE L1.2 FOR LANDSCAPING SPECIFICATIONS AND DETAILS

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1 Site Plan
scale: 1" = 50'-0"

a new development for
Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri

date
10.01.2021
drawn by
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checked by
DAE
revisions
11.02.2021

sheet number
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drawing type
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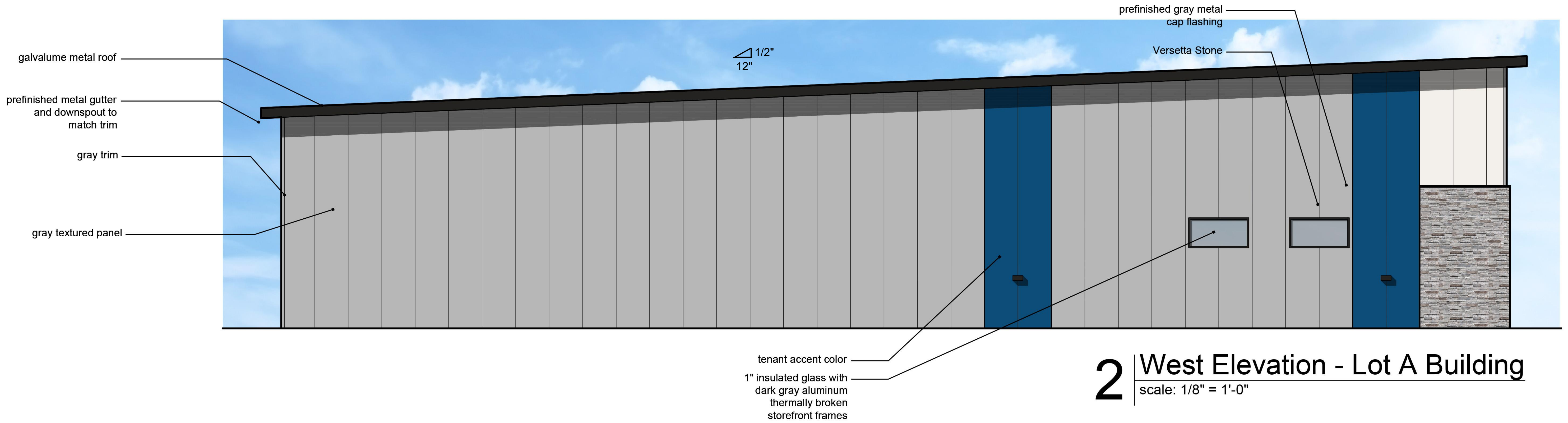
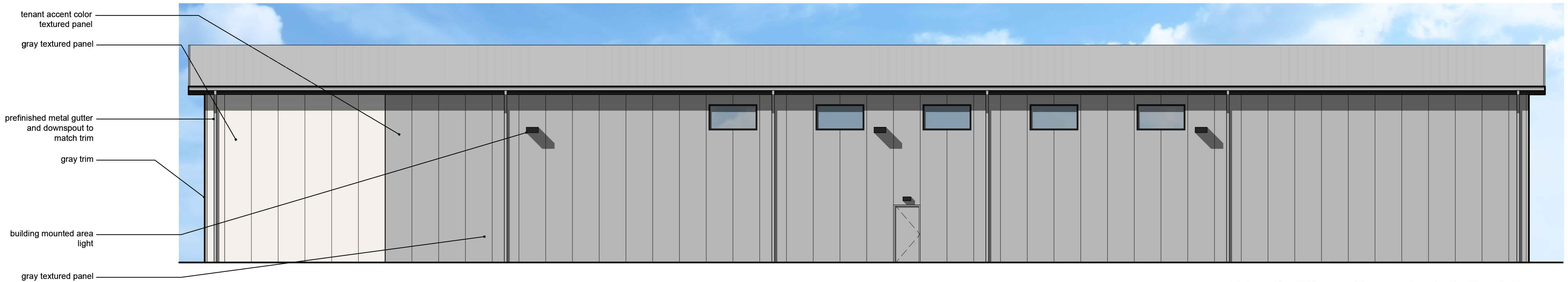
1 South Elevation - Lot A Building
scale: 1/8" = 1'-0"



2 West Elevation - Lot A Building
scale: 1/8" = 1'-0"



3 North Elevation - Lot A Building
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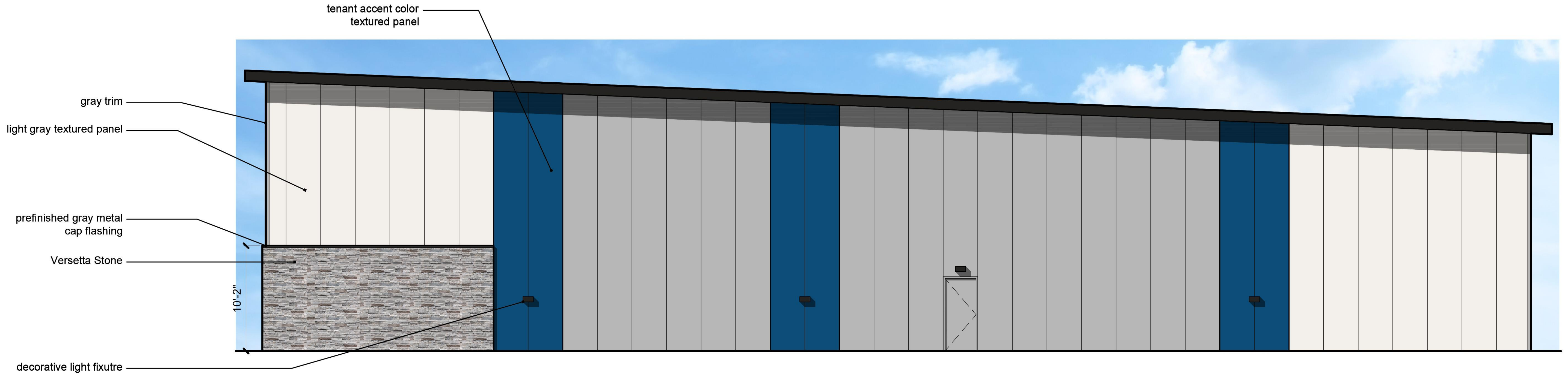

4 East Elevation - Lot A Building
scale: 1/8" = 1'-0"

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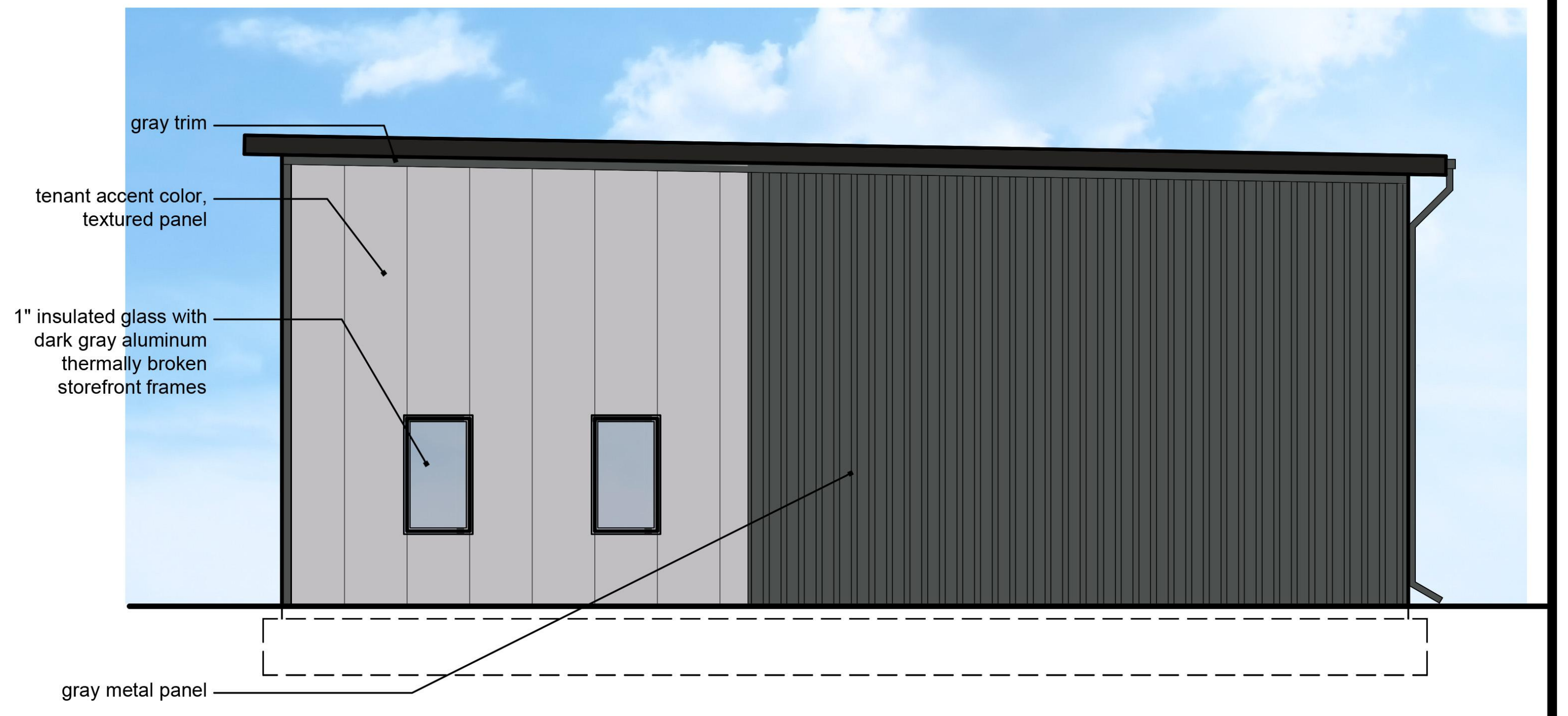
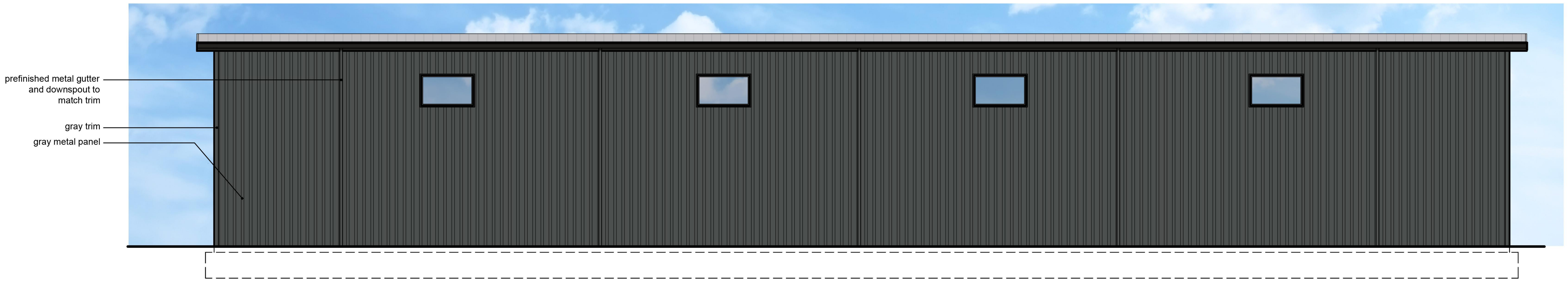
1 West Elevation - Lot B Building

scale: 1/8" = 1'-0"



2 South Elevation - Lot B Building

scale: 1/8" = 1'-0"



3 East Elevation - Lot B Building

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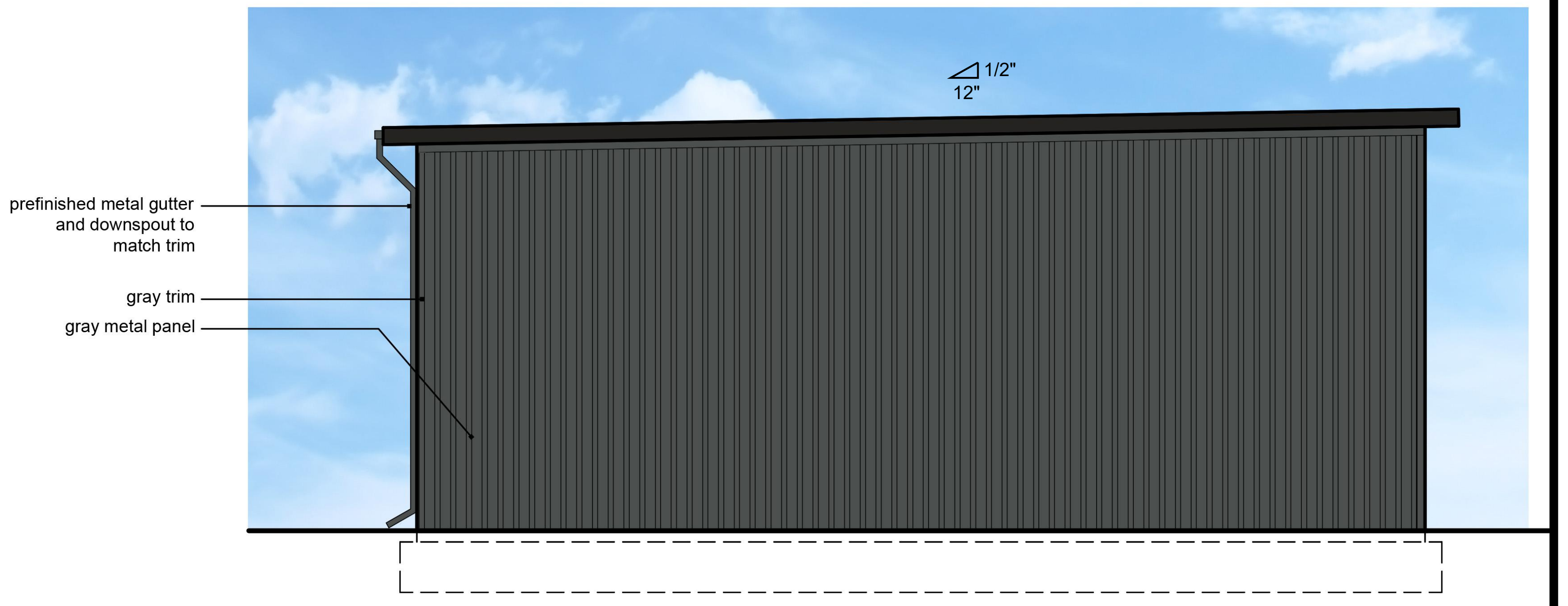

4 North Elevation - Lot B Building

scale: 1/8" = 1'-0"

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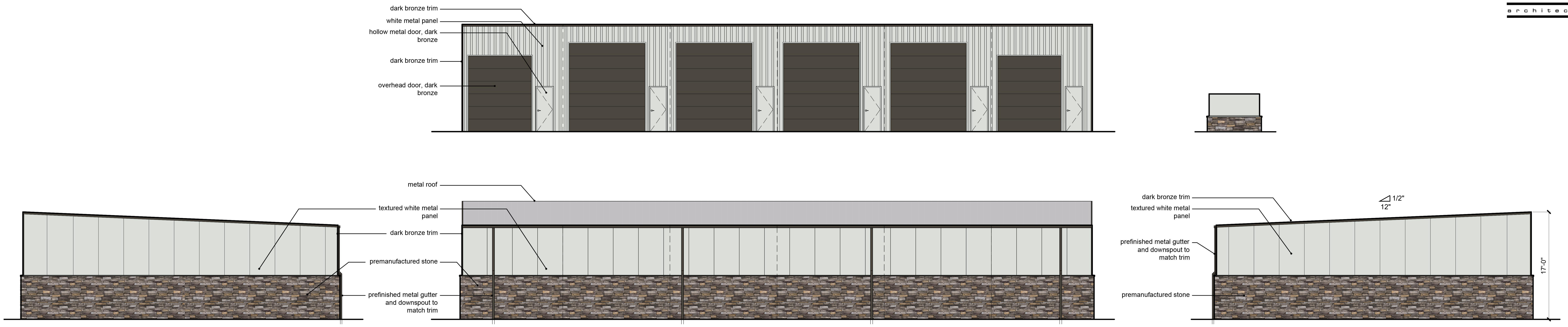


*facing r.o.w. or side lot line

1 Buildings 1, 2, 3, 4, 5

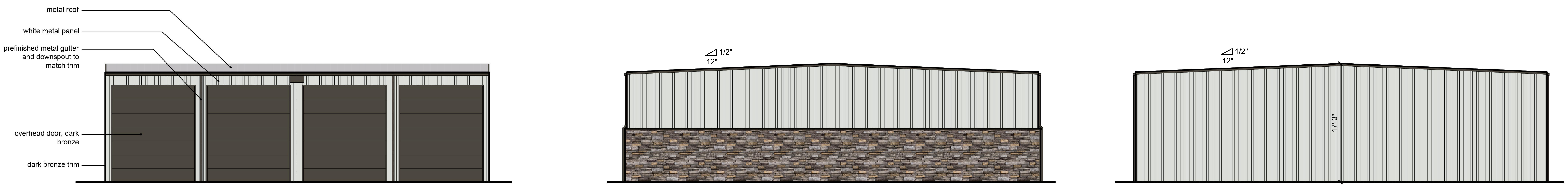
scale: 1/8" = 1'-0"

East/West

North/South

2 Buildings 14,15,16,18,19

scale: 1/8" = 1'-0"



East/West

North

South

3 Building 17

scale: 1/8" = 1'-0"

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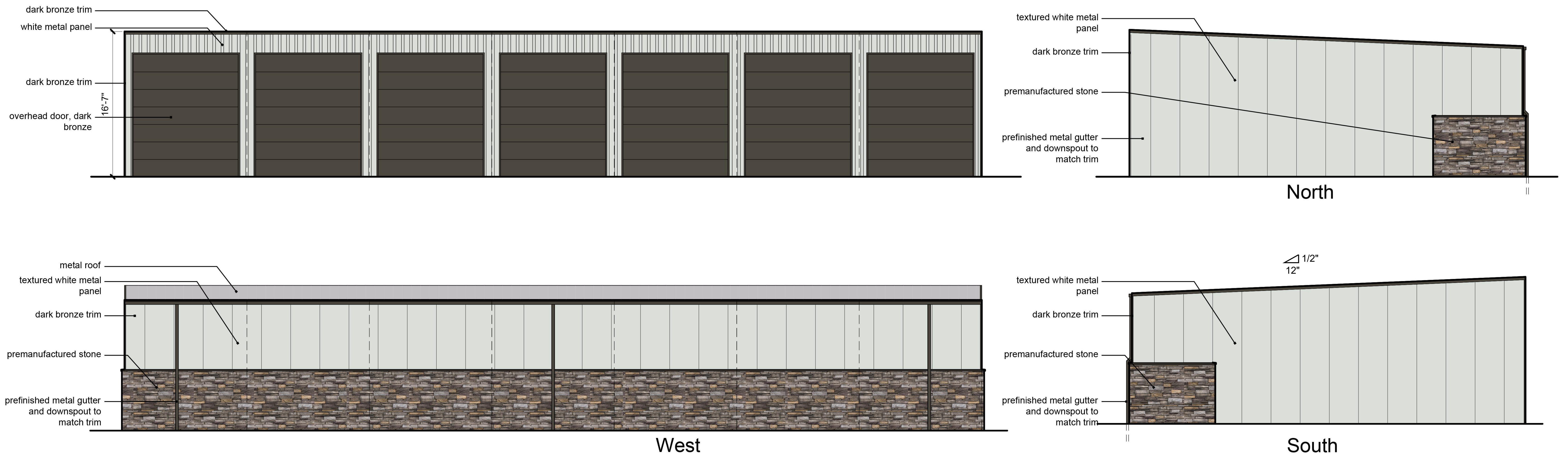

1 **Building 6**
scale: 1/8" = 1'-0"

2 **Building 7**
scale: 1/8" = 1'-0"

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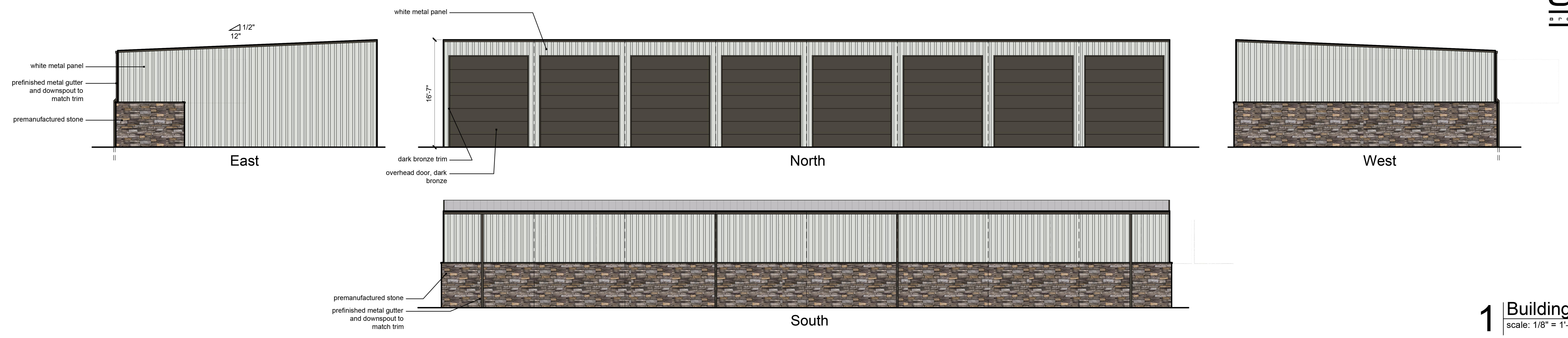

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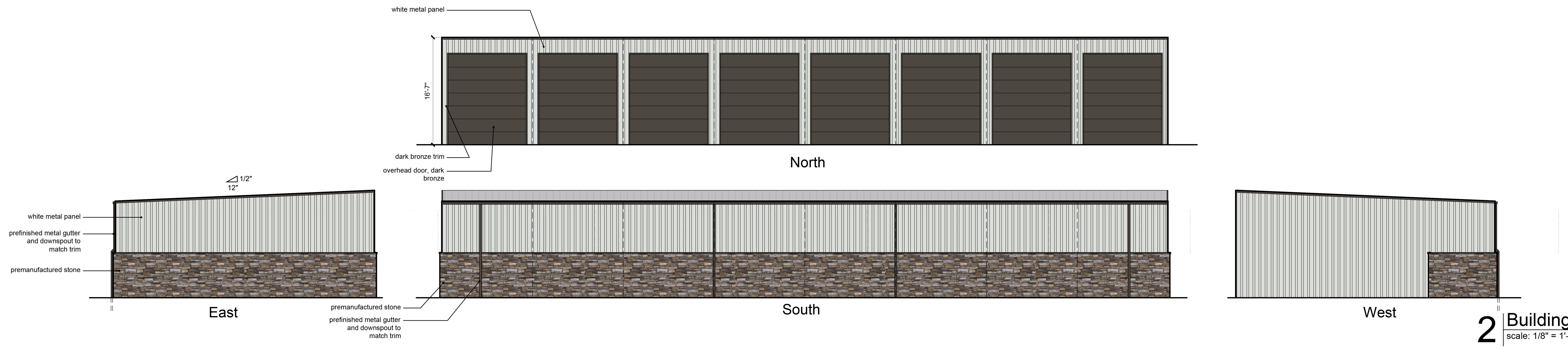

2 **Building 21**
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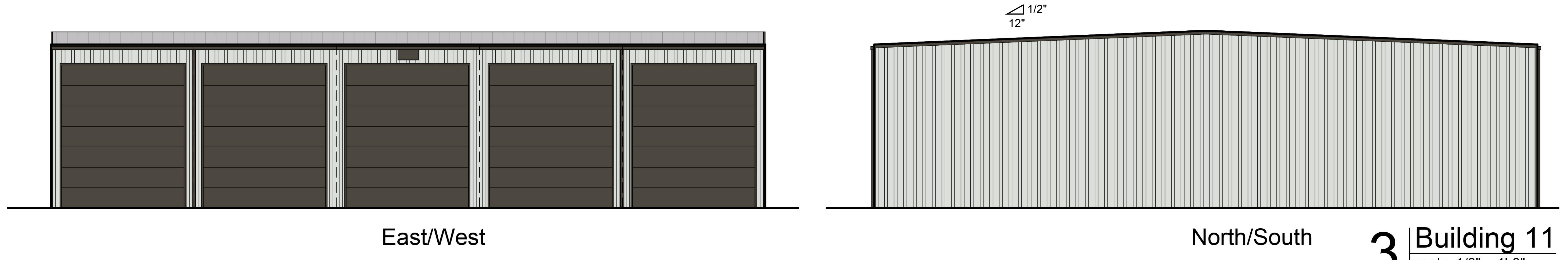

3 **Building 11**
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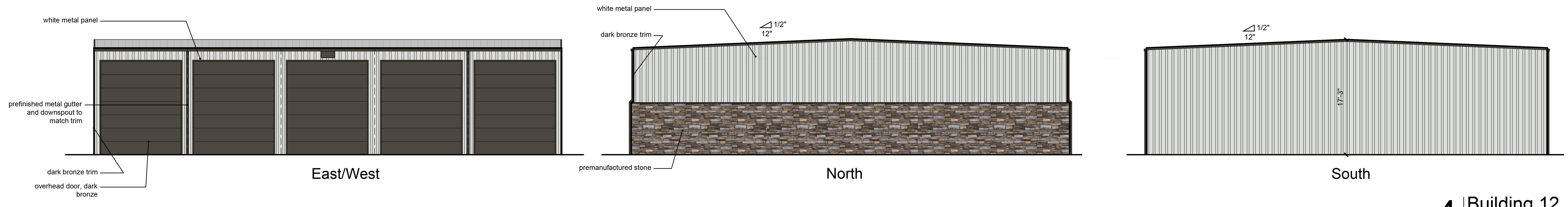

4 **Building 12**
scale: 1/8" = 1'-0"

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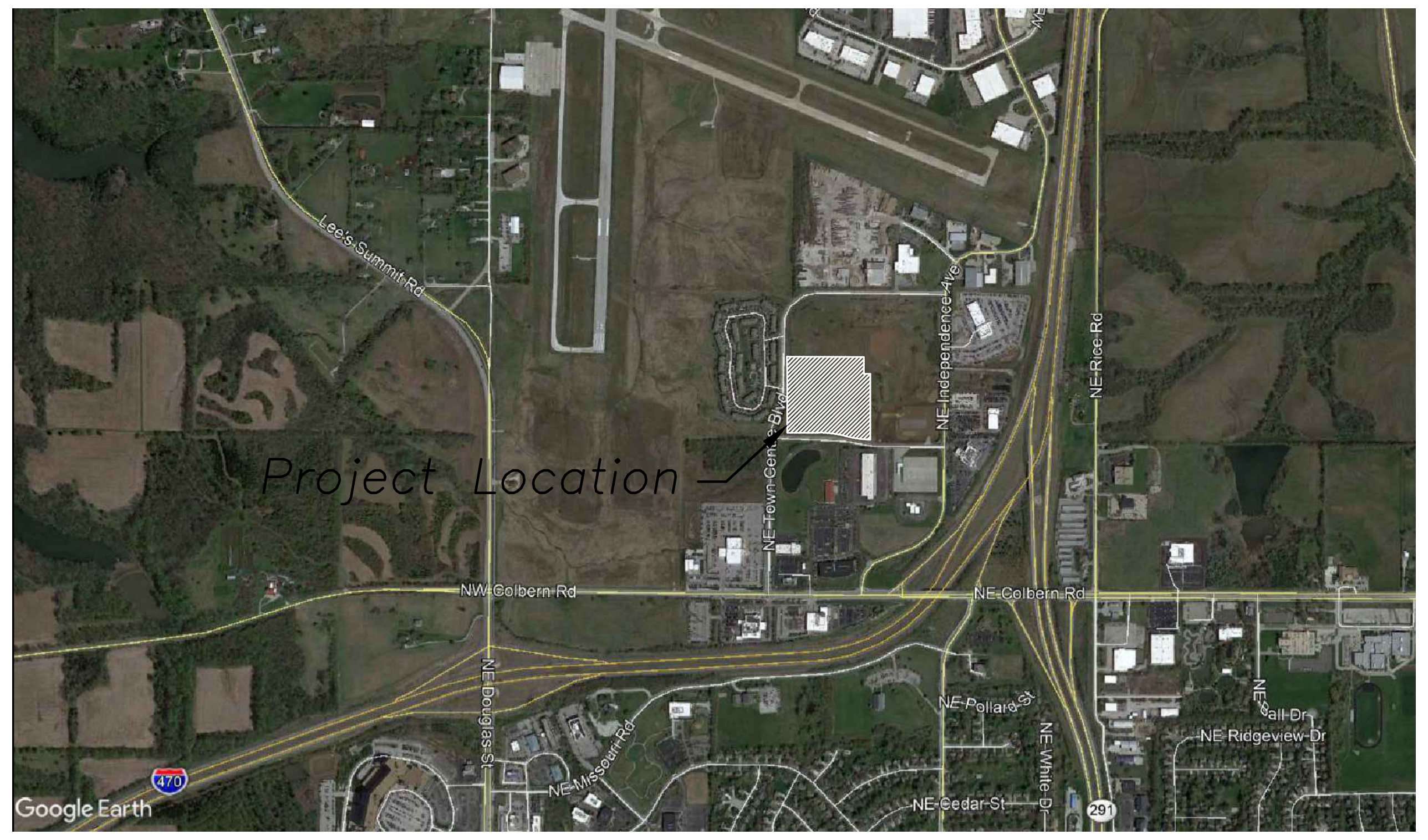
Preliminary Development Plan for Town Centre Lot 1

Section 29, Township 48 North, Range 31 West
City of Lee's Summit, Jackson County, MIssouri



2 Vicinity Map

north
scale: 1"=150'
0 75 150 300

Utility Contacts

Sanitary – City of Lee's Summit	(816) 969–1900
Water – City of Lee's Summit	(816) 969–1900
Storm Sewer – City of Lee's Summit	(816) 969–1800
Electric – Evergy	(888) 471–5275
Gas – Spire	(816) 756–5252
Telephone – AT&T	(800) 464–7928
Cable – Spectrum	(816) 358–8833

Local Benchmarks:

BM–1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM–2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

MISSOURI ONE CALL SYSTEM, INC.
1–800–344–7483
STOP–CALL BEFORE YOU DIG!

Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

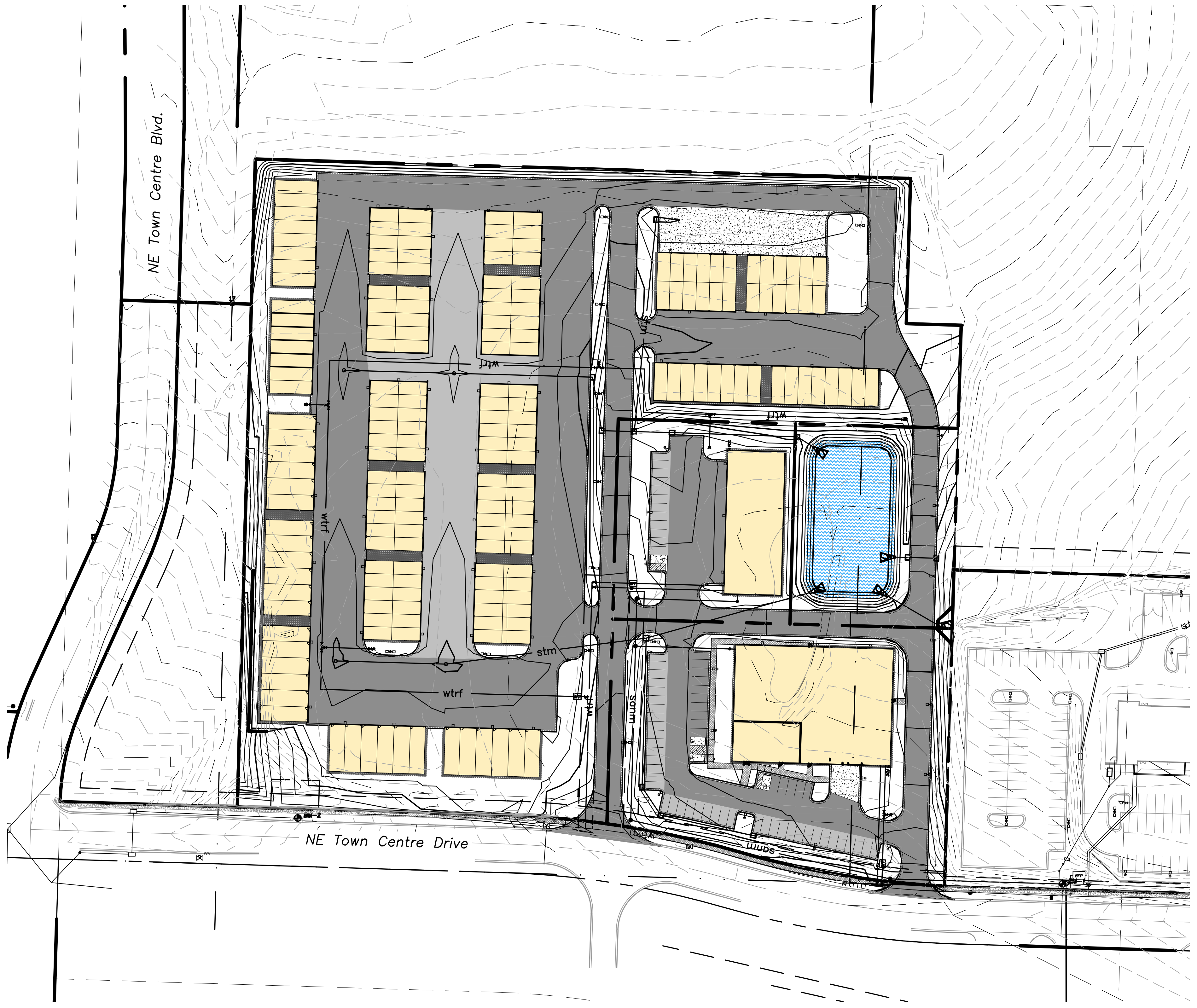
- existing
- proposed

Linetypes

sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural gas main
gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence–chainlink
	fence–wood
	fence–barbed wire
	treeline

Symbols

S	sanitary manhole
co	service cleanout
fmv	force main release valve
	rectangular structure
	circular structure
	fire hydrant
wv	water valve
M	water meter
BFP	backflow preventer
g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
	light pole
C	cable/phone/data junction box
	street light
	pedestrian street light
	electric pole
	guy wire
	end section



1 Location Map

north
scale: 1"=100'
0 50 100 200

General Notes

- All work within the road right–of–way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, MIssouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee's Summit, MIssouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right–of–way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right–of–way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead–ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right–of–way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48–hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right–of–way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right–of–way.

Sheet Index

Civil Engineer:

Davidson Architecture & Engineering, LLC
Mr. Paul A. MIller, P.E.
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451–9390
Email: Paul@davidsonae.com

Owner Information

WHD Management, LLC
PO Box 1059
Lee's Summit, MO 64063

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at–grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one–call and city records.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Legal description:

Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2, A Subdivision In Lee's Summit, Jackson County, Missouri. Containing 505,722.67 sq. ft. or 11.61 acres more or less.

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davidson
architecture&engineering

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License # 2010029713

PAUL A. MILLER
NUMBER E–28140
11/02/2021
Paul A. Miller
License # E–28140

a new development for
Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri

date
10.01.2021
drawn by
JMP
checked by
PAM
revisions
11.02.2021 1

sheet number
C1.0

drawing type
PDP & Rezoning

project number
20231

General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee's Summit, MIssouri, and the standards and specifications in current use. The standards, specifications, details, and procedures sub–referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off–site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- Paving shall conform to the minimum design standards as required by the city and these drawings. If a geotechnical report is provided for the project, the greater pavement requirement between the city's minimum design standards and the geotechnical report shall be used.
- The Contractor shall provide 48–hour notification to the city engineering division or proper city staff to schedule all required inspections.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right–of–way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead–ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right–of–way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, MIssouri A right–of–way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right–of–way.
- All traffic control in connection with construction in the right–of–way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the the greater pavement requirement between the city's minimum design standards and the recommendations made in the geotechnical report.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on–site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at–grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one–call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18'' minimum vertical clearance between storm sewer and sanitary sewer pipes and 18'' minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completition of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Erosion Control Notes:

- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Missouri General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the land disturbance permit, and conform to the standards and specifications of the city of Lee's Summit, MIssouri, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man–made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Lee's Summit, MIssouri.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Lee's Summit, MIssouri has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump–driven dewatering is needed, it shall be discharged though a filter bag over a well–vegetated area. The pump must discharge at a non–erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding – Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.
- The general contractor shall inspect the Erosion Control Devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided within 72 hours.
- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build–up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re–spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers – Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding – Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation – If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

Seeding Notes:

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft^2.
- Seedbed preparation—Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"–6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Missouri seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than ½".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re–seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1–2 tons per acre or 100lbs (2–3 bales) per 1000ft^2. The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right–of–way. Refer to city and state standards for proper installation.

Demolition Notes:

- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are 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. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in–place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.

Retaining Wall Notes:

- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Missouri. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30'' and is in an accessible area, guard rails are required per code.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

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sheet number
C1.1

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PDP & Rezoning

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20231

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Fire Protection Notes:

a. Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
b. Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
c. Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

———	existing
———	proposed

Linetypes

— sanm —	sanitary main
— sans —	sanitary service
═ ═ ═	storm sewer (existing)
═══	storm sewer (solid wall, proposed)
— stm —	storm sewer (solid wall, proposed)
═ ═ ═	storm sewer (perforated, proposed)
— wtrm —	water main
— wtrf —	water service (fire)
— wtrd —	water service (domestic)
— wtri —	water service (irrigation)
— gasm —	natural gas main
– gass – gass –	natural gas service schematic
— elpu —	underground primary electric
— elsu —	underground secondary electric
— elpo —	overhead electric
— datu —	underground cable/phone/data
— datsu —	underground cable/phone/data service
—○—	fence—chainlink
—□—	fence—wood
—×—	fence—barbed wire
⌒⌒⌒	treeline

Symbols

Ⓢ	sanitary manhole
○co	service cleanout
⊗fmv	force main release valve
□	rectangular structure
○	circular structure
♁	fire hydrant
⊗wv	water valve
Ⓜ	water meter
BFP	backflow preventer
⊠g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
○—⊕	street light
○—⊕	pedestrian street light
∅	electric pole
→	guy wire
▷	end section

Property Legend

—— — — ——	right of way
—— – – ——	property lines
– – – – – –	easements
— — — —	setbacks

Grading Legend

– – – – – –	existing minor contour
— — — —	existing major contour
———	proposed minor contour
———	proposed major contour

Construction Legend

░	concrete pavement
▒	standard asphalt
▓	heavy duty asphalt
▨	concrete sidewalk
═	standard curb & gutter
═	standard dry curb & gutter
▩	gravel
🟥	retaining wall
🟦	detention basin

Utility Legend

— sanm —	existing sanitary main
— wtrm —	existing water main
— stm —	existing storm sewer
— gasm —	existing gas main
— elpu —	existing underground electric
— elpo —	existing overhead electric
— datu —	existing underground data
— sanm —	proposed sanitary main
— sans —	proposed sanitary service
— wtrm —	proposed water main
— wtrf —	proposed fire line
— wtrd —	proposed water service
— stm —	proposed storm sewer
— gasm —	proposed gas main
— gass —	proposed gas service
— elpu —	proposed underground primary electric
— elsu —	proposed underground secondary electric
— elpo —	proposed overhead electric
— datu —	proposed underground data

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

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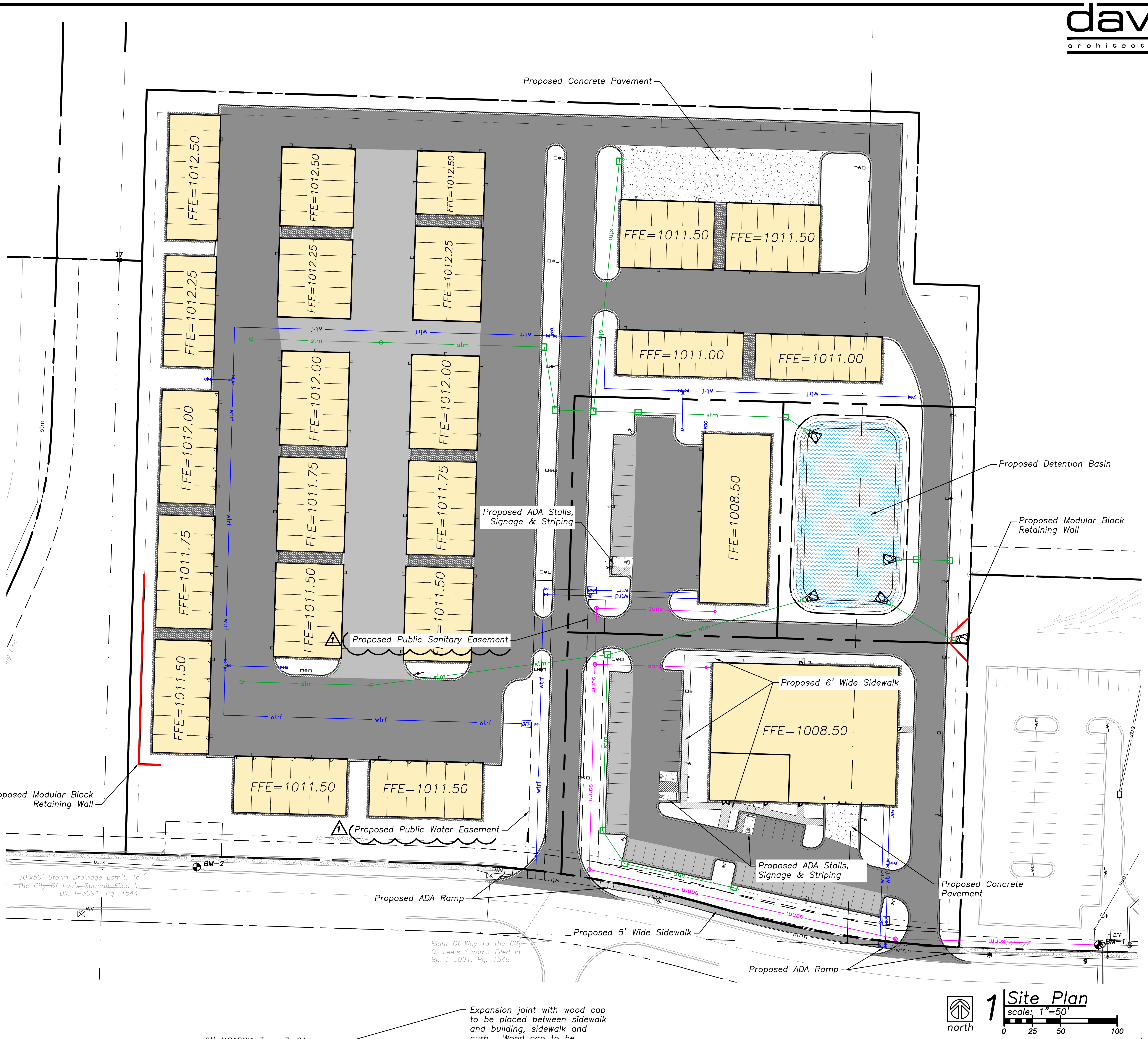

1 Site Plan
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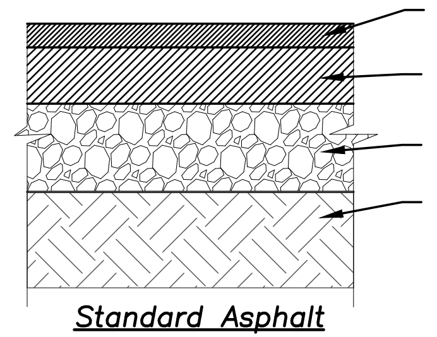
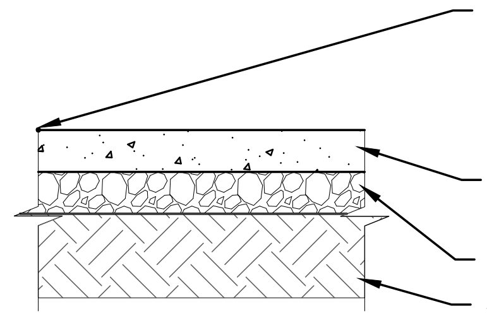
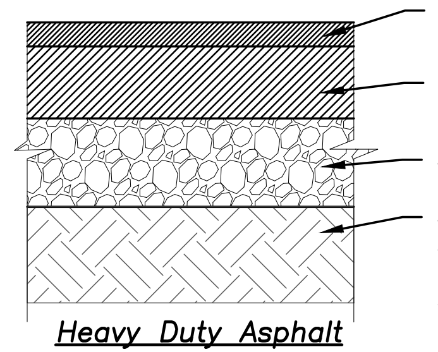


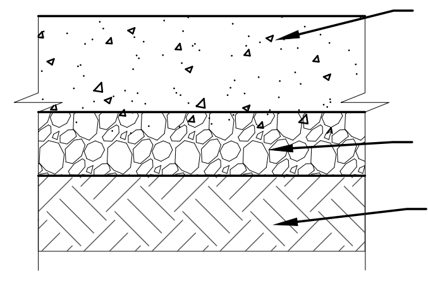
Standard Asphalt Pavement Section



Concrete Sidewalk



Heavy Duty Asphalt Pavement Section



Concrete Pavement Section

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a new development for
Town Centre Lot 1
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Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

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- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Utility Legend

———	existing
━━━	proposed

Linetypes

—— sanm ——	sanitary main
—— sans ——	sanitary service
═ ═ ═ ═ □	storm sewer (existing)
═══════□	storm sewer (solid wall, proposed)
—— stm ——	storm sewer (solid wall, proposed)
═ ═ ═ ═ ═ ═ □	storm sewer (perforated, proposed)
—— wtrm ——	water main
—— wtrf ——	water service (fire)
—— wtrd ——	water service (domestic)
—— wtri ——	water service (irrigation)
—— gasm ——	natural gas main
— — gass — — — gass — —	natural gas service schematic
—— elpu ——	underground primary electric
—— elsu ——	underground secondary electric
—— elpo ——	overhead electric
—— datu ——	underground cable/phone/data
—— datsu ——	underground cable/phone/data service
——○——○——	fence–chainlink
——▯——	fence–wood
——x——x——x——	fence–barbed wire
⌒⌒⌒⌒⌒⌒	treeline

Symbols

Ⓢ	sanitary manhole
○co	service cleanout
○fmv	force main release valve
□	rectangular structure
○	circular structure
♉	fire hydrant
⊗wv	water valve
Ⓜ	water meter
BFP	backflow preventer
⊠g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
○——⊕	street light
○-⊕	pedestrian street light
∅	electric pole
→	guy wire
⊳	end section

Property Legend

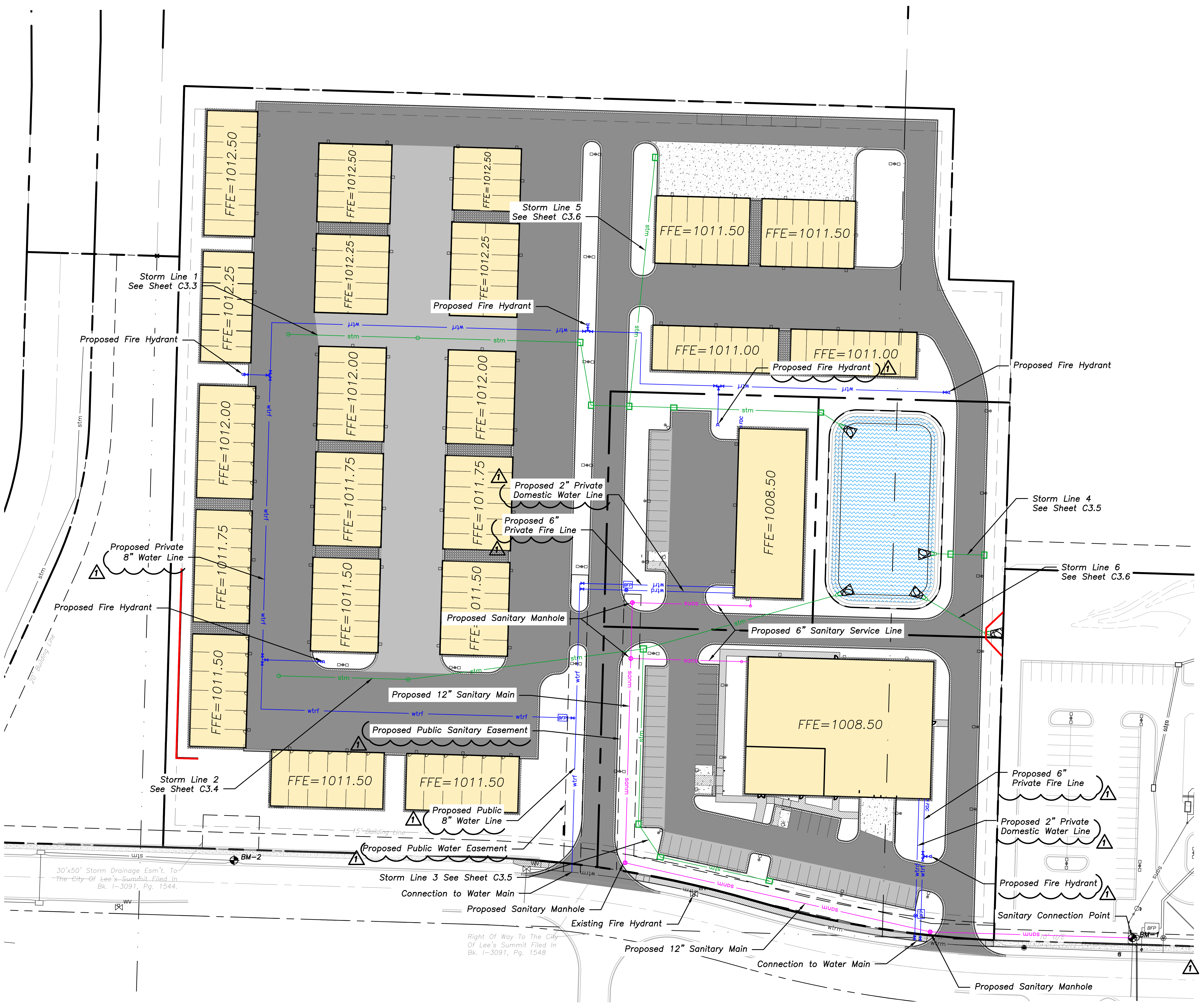
—— — — ——	right of way
— - - —— - - —	property lines
- - - - - - - -	easements
—— —— ——	setbacks

Grading Legend

- - - - - - - -	existing minor contour
— — — — — —	existing major contour
———	proposed minor contour
━━━	proposed major contour

Utility Legend

—— sanm ——	existing sanitary main
—— wtrm ——	existing water main
—— stm ——	existing storm sewer
—— gasm ——	existing gas main
—— elpu ——	existing underground electric
—— elpo ——	existing overhead electric
—— datu ——	existing underground data
—— sanm ——	proposed sanitary main
—— sans ——	proposed sanitary service
—— wtrm ——	proposed water main
—— wtrf ——	proposed fire line
—— wtrd ——	proposed water service
—— stm ——	proposed storm sewer
—— gasm ——	proposed gas main
—— gass ——	proposed gas service
—— elpu ——	proposed underground primary electric
—— elsu ——	proposed underground secondary electric
—— elpo ——	proposed overhead electric
—— datu ——	proposed underground data



1 Utility Plan
scale: 1"=50'
0 25 50 100

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PAUL A. MILLER
NUMBER E-28140
11/02/2021
Paul A. Miller
License # E-28140

a new development for
Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri

date
10.01.2021
drawn by
JMP
checked by
PAM
revisions

11.02.2021	1

sheet number
C1.3

drawing type
PDP & Rezoning

project number
20231

Local Benchmarks:

BM–1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM–2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

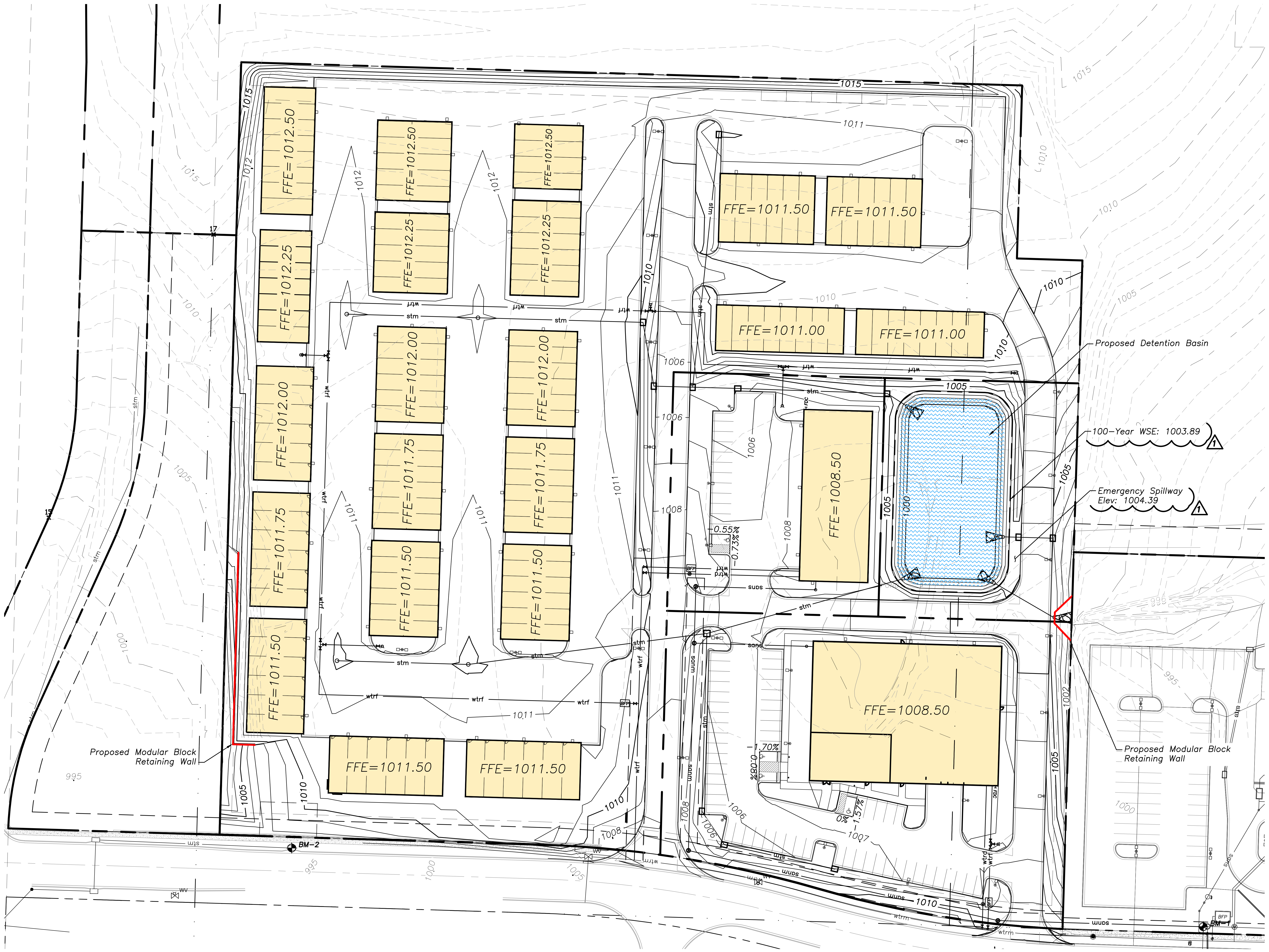
sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural gas main
gass gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence–chainlink
	fence–wood
	fence–barbed wire
	treeline

Property Legend

- right of way
- property lines
- easements
- setbacks

Symbols

Ⓢ	sanitary manhole
co	service cleanout
fmv	force main release valve
☐	rectangular structure
○	circular structure
	fire hydrant
wv	water valve
Ⓜ	water meter
BFP	backflow preventer
g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
	street light
	pedestrian street light
ø	electric pole
→	guy wire
	end section



1 Grading Plan
scale: 1"–50'
0 25 50 100

1

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drawing type
PDP & Rezoning
project number
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Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Drainage Legend

▬ ▬ ▬	drainage area

Property Legend

— — —	right of way
— - — -	property lines
- - - -	easements
- - - -	setbacks

Grading Legend

- - - -	existing minor contour
- - - -	existing major contour
——	proposed minor contour
——	proposed major contour

Utility Legend

——	existing
——	proposed

Linetypes

sanm	sanitary main
sans	sanitary service
= = = =	storm sewer (existing)
═══	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
= = = =	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural gas main
gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
—o—o—	fence–chainlink
—▫—	fence–wood
—×—×—	fence–barbed wire
⌒⌒⌒	treeline

Symbols

Ⓢ	sanitary manhole
○co	service cleanout
⊗fmv	force main release valve
▭	rectangular structure
○	circular structure
♁	fire hydrant
⊗wv	water valve
Ⓜ	water meter
BFP	backflow preventer
⊠g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
o—⊕	street light
o-⊕	pedestrian street light
ø	electric pole
→	guy wire
▷	end section

Pre–Construction Impervious Area Calculations

		Square Feet	Acres
Area of Site		505,732	11.61
Impervious Area	▩	0	0
Pervious Area	▨	505,732	11.61

Q: 10 year 23.26 cfs
100 year 35.04 cfs

north

1 Existing Drainage Area Map

scale: 1"=80'
0 40 80 160

⚠1

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project number
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Local Benchmarks:

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Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: *(Storm Sewer Curb Inlet, Center of Lid)*
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Drainage Legend

drainage area

Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

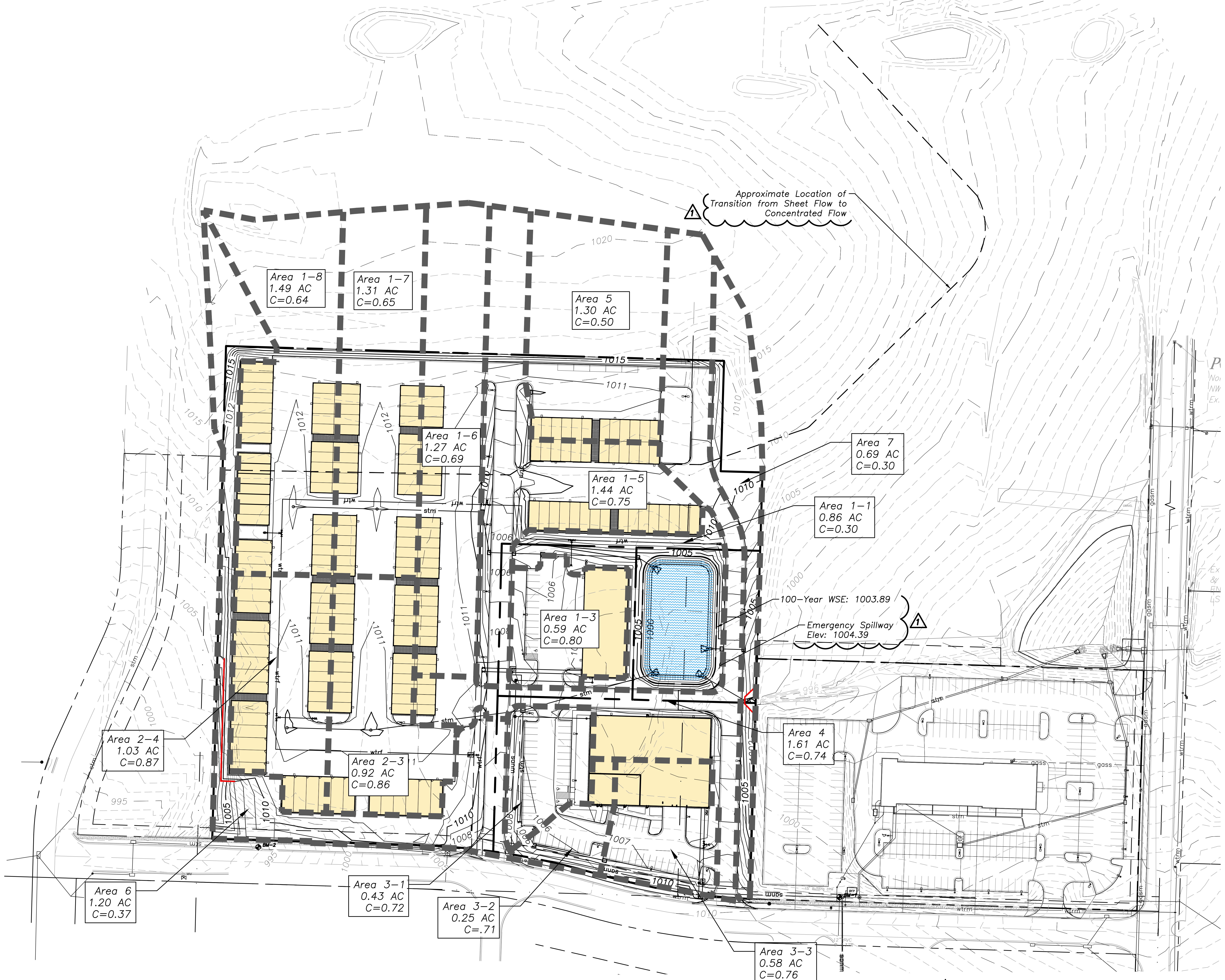
existing
proposed

Linetypes

sanm	*sanitary main*
sans	*sanitary service*
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	*storm sewer (solid wall, proposed)*
	storm sewer (perforated, proposed)
wtrm	*water main*
wtrf	*water service (fire)*
wtrd	*water service (domestic)*
wtri	*water service (irrigation)*
gasm	*natural gas main*
gass	*natural gas service schematic*
elpu	*underground primary electric*
elsu	*underground secondary electric*
elpo	*overhead electric*
datu	*underground cable/phone/data*
datsu	*underground cable/phone/data service*
	fence-chainlink
	fence-wood
	fence-barbed wire
	treeline

Symbols

S	*sanitary manhole*
co	*service cleanout*
fmv	*force main release valve*
	rectangular structure
	circular structure
	fire hydrant
wv	*water valve*
M	*water meter*
BFP	*backflow preventer*
g	*natural gas meter*
T	*service transformer (pad mount)*
S	*primary switch gear*
	light pole
C	*cable/phone/data junction box*
	street light
	pedestrian street light
	electric pole
	guy wire
	end section



1 Proposed Drainage Area Map

scale: 1"=80'
0 40 80 160

Post-Construction Impervious Area Calculations

		Square Feet	Acres
Area of Site		505,723	11.61
Impervious Area	▒	366,377	8.21
Pervious Area	░	139,346	3.40

Q: 10 year 3.57 cfs
100 year 15.50 cfs

1

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Paul A. Miller
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sheet number
C3.2
drawing type
PDP & Rezoning
project number
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Utility Notes

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Property Legend

right of way
property lines
easements
setbacks

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E: 2826933.88

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Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
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elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence–chainlink
	fence–wood
	fence–barbed wire
	treeline

Symbols

Ⓢ	sanitary manhole
co	service cleanout
fmv	force main release valve
▭	rectangular structure
○	circular structure
	fire hydrant
wv	water valve
Ⓜ	water meter
BFP	backflow preventer
g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
	street light
	pedestrian street light
⌀	electric pole
→	guy wire
	end section

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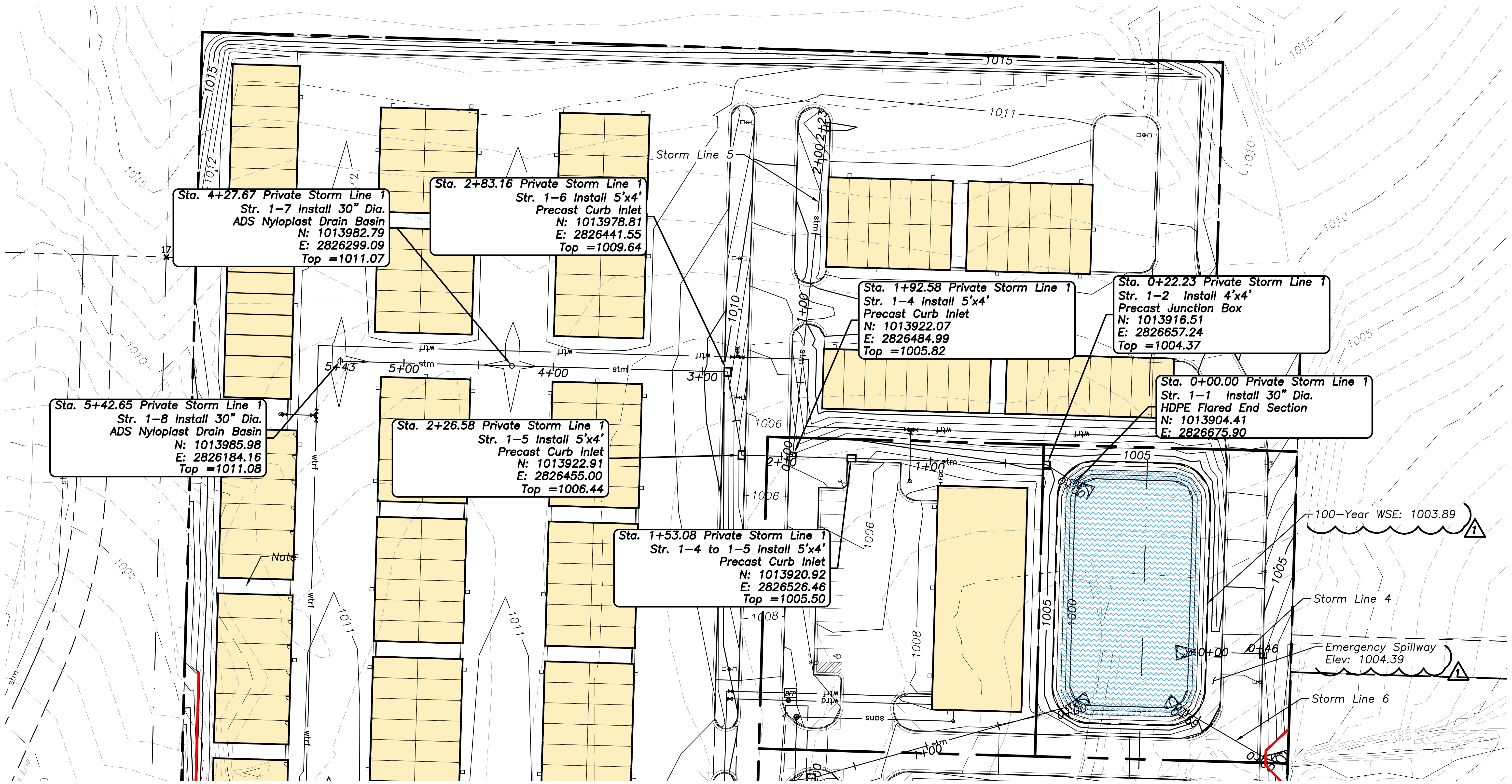


Proposed Pipe and Structures

Existing Pipe and Structures

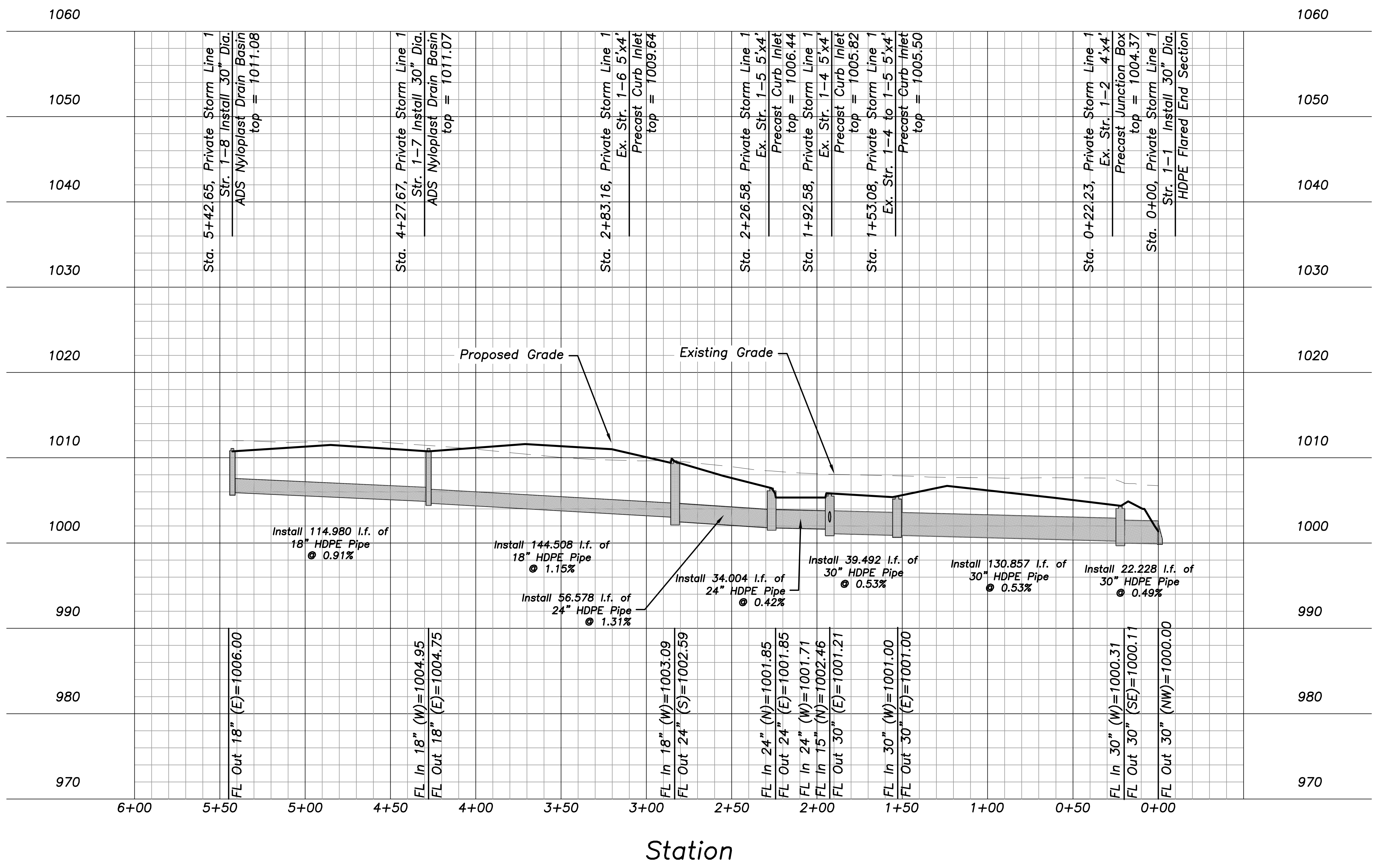
north

1 Storm Line 1 Plan and Profile

V: 1"=10' H: 1"=50'

0 25 50 100

Private Storm Line 1



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Property Legend

right of way
property lines
easements
setbacks

Local Benchmarks:

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Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM–2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gosm	natural gas main
gass	natural gas service schematic
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elsu	underground secondary electric
elpo	overhead electric
dotu	underground cable/phone/data
dotsu	underground cable/phone/data service
	fence–chainlink
	fence–wood
	fence–barbed wire
	treeline

Symbols

Ⓢ	sanitary manhole
co	service cleanout
fmv	force main release valve
□	rectangular structure
○	circular structure
	fire hydrant
wv	water valve
Ⓜ	water meter
BFP	backflow preventer
g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
	street light
	pedestrian street light
⌀	electric pole
→	guy wire
	end section

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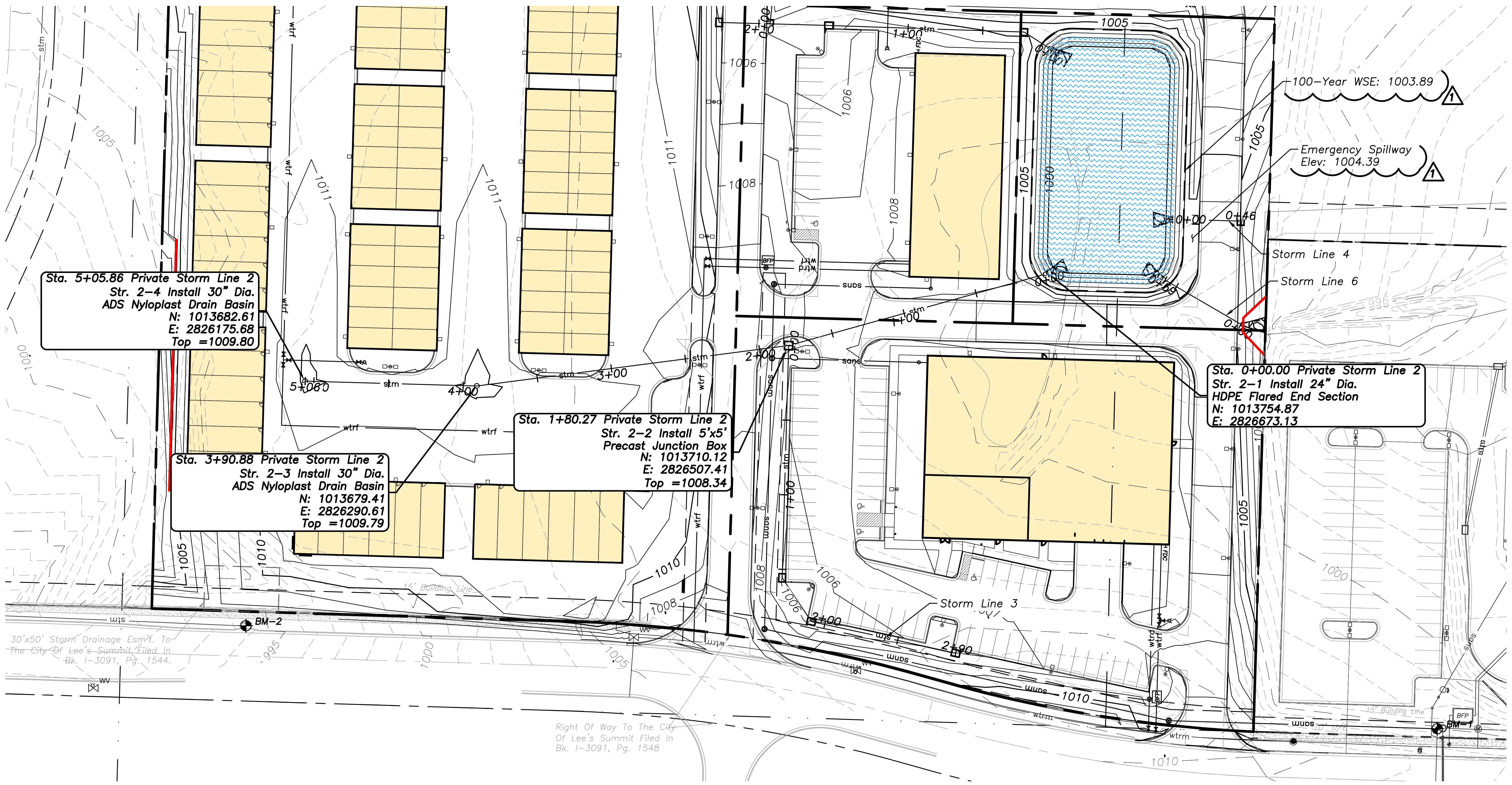


Proposed Pipe and Structures

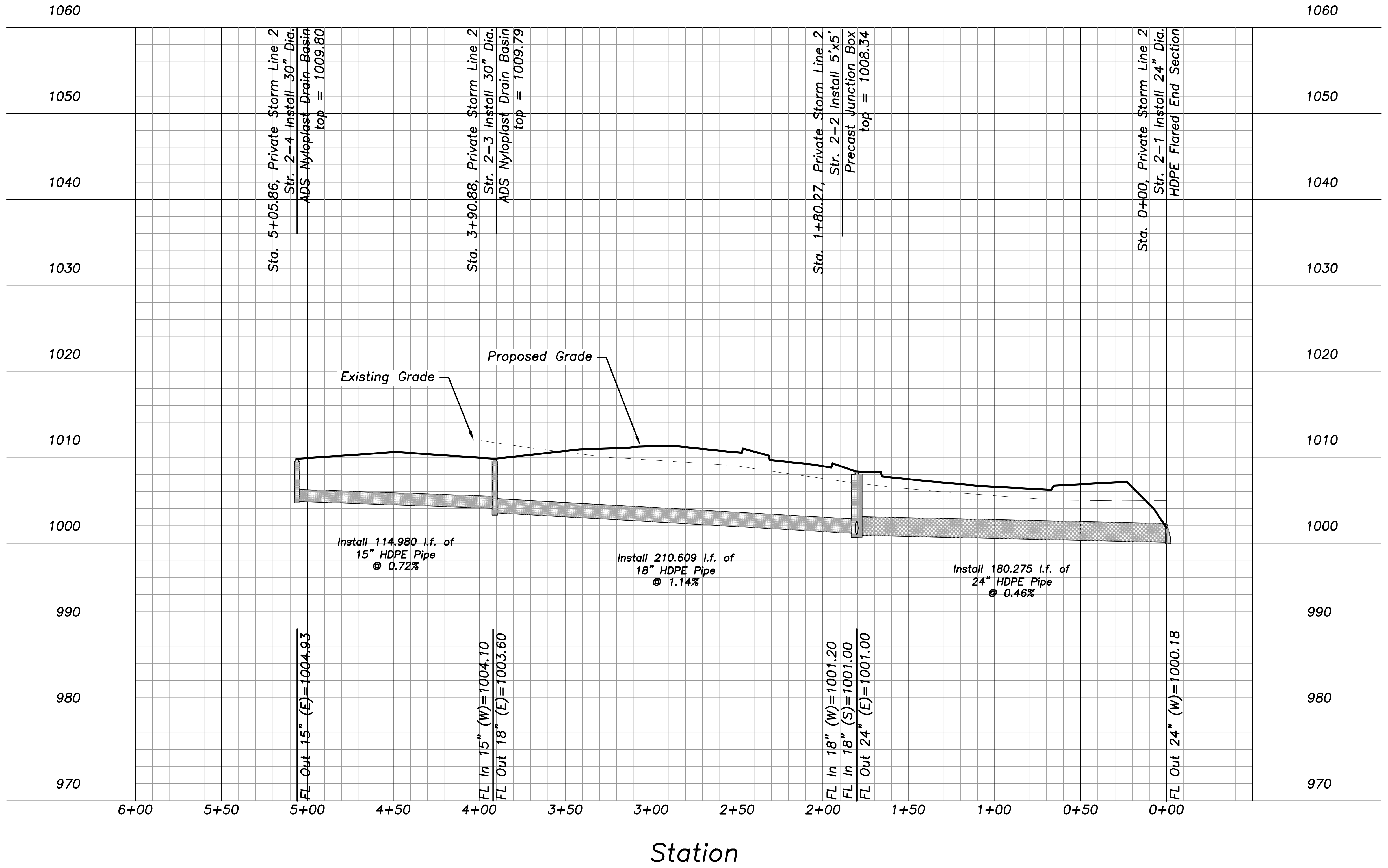
Existing Pipe and Structures

north

1 Storm Line 2 Plan and Profile

V: 1"=10' H: 1"=50'

Private Storm Line 2



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drawing type
PDP & Rezoning
project number
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Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

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sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
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elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence—chainlink
	fence—wood
	fence—barbed wire
	treeline

Symbols

Ⓢ	sanitary manhole
∘co	service cleanout
⊗fmv	force main release valve
▭	rectangular structure
◎	circular structure
	fire hydrant
⊗wv	water valve
Ⓜ	water meter
BFP	backflow preventer
⊠g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
	street light
	pedestrian street light
⌀	electric pole
→	guy wire
	end section

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E: 2826933.88

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Elevation: 994.34'
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E: 2826136.03

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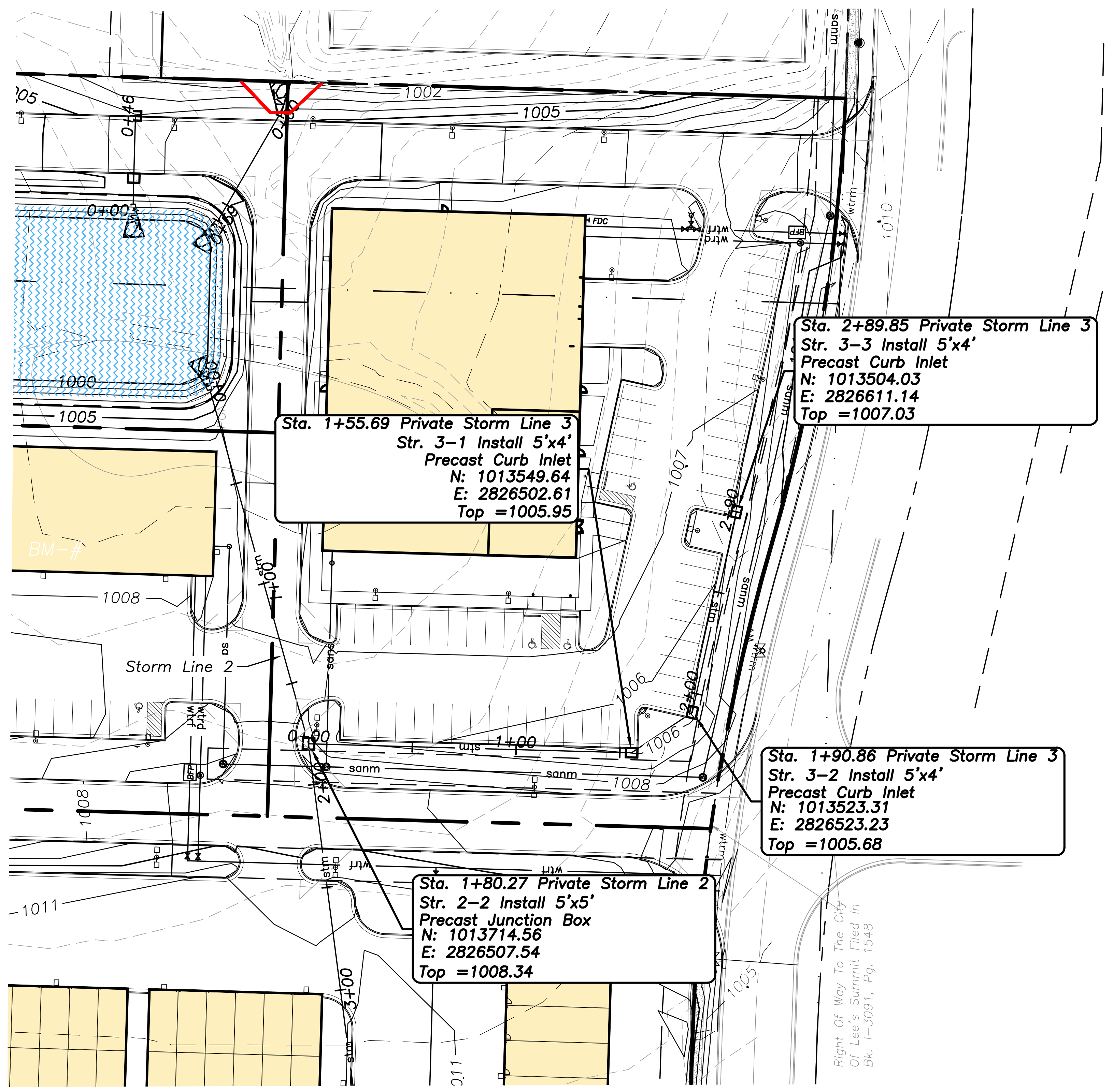


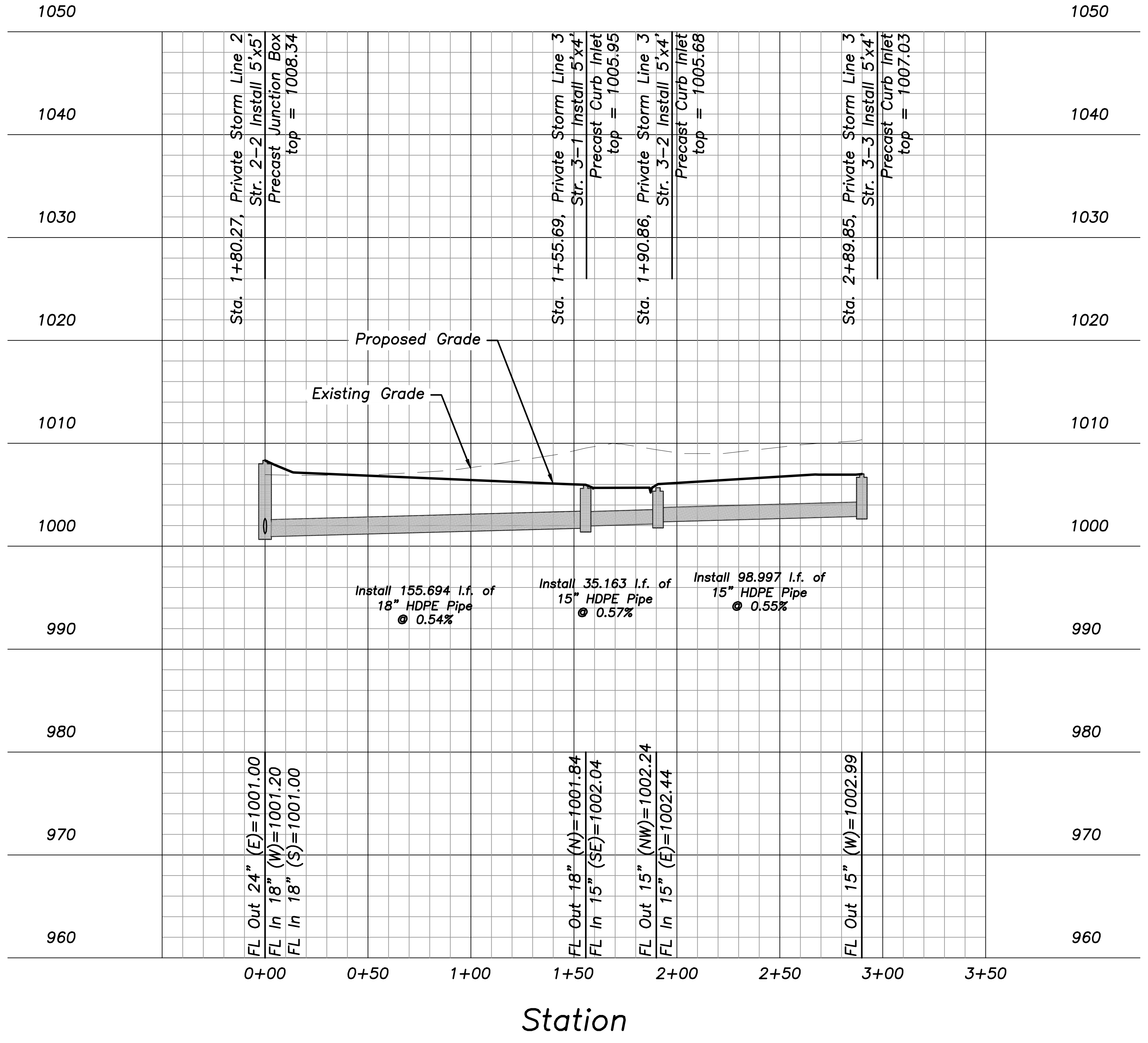
1 north

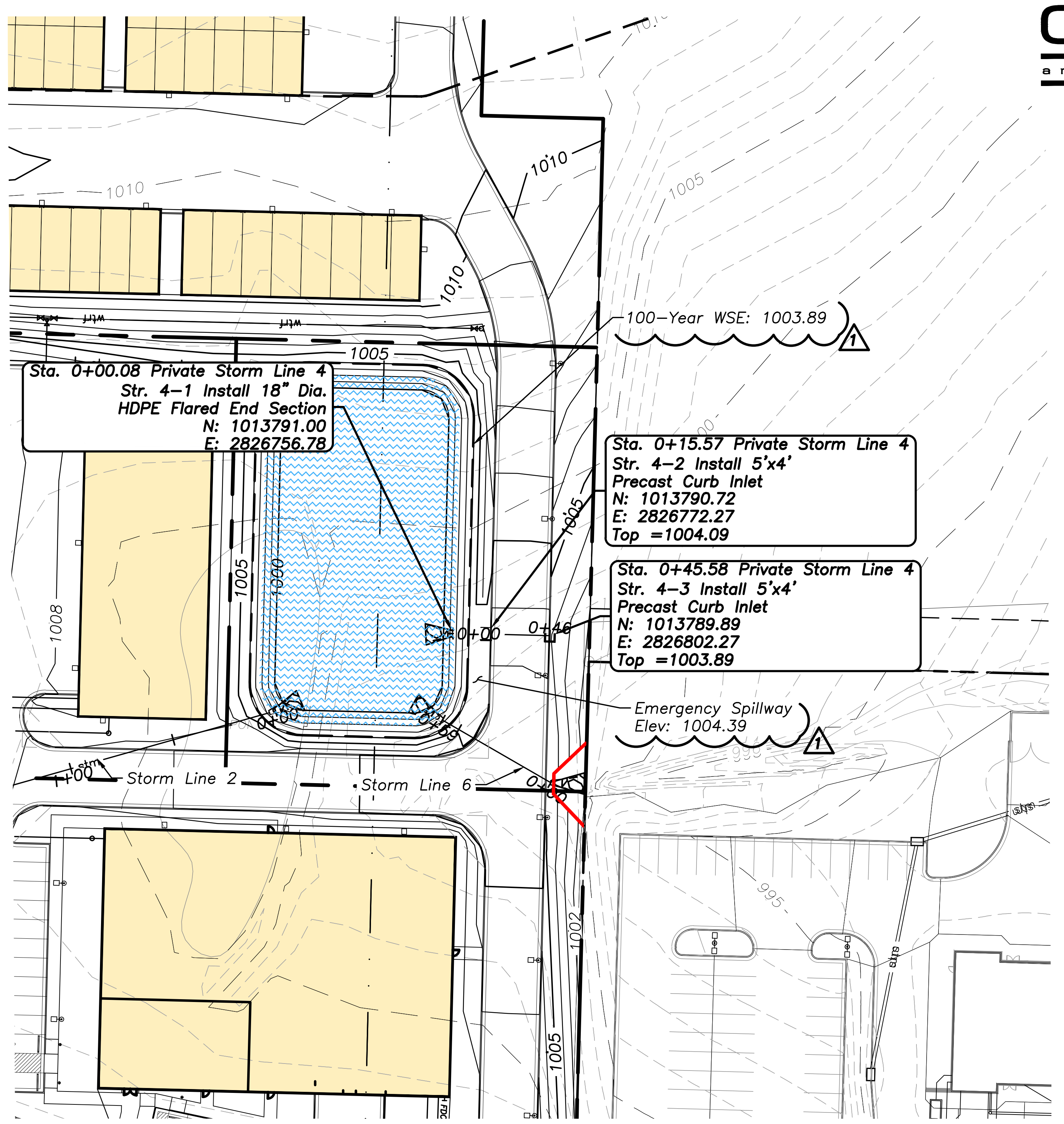
Storm Line 3 Plan and Profile

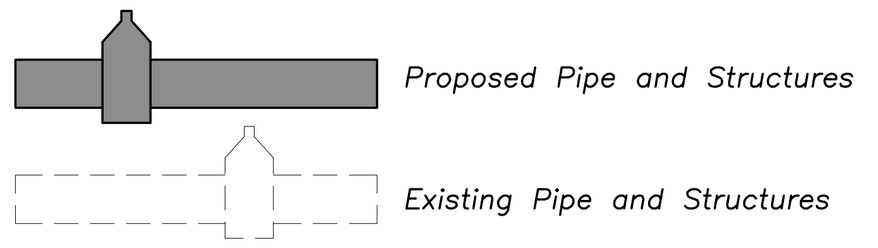
V: 1"=10' H: 1"=50'

0 5 10 / 0 25 50 100

Private Storm Line 3







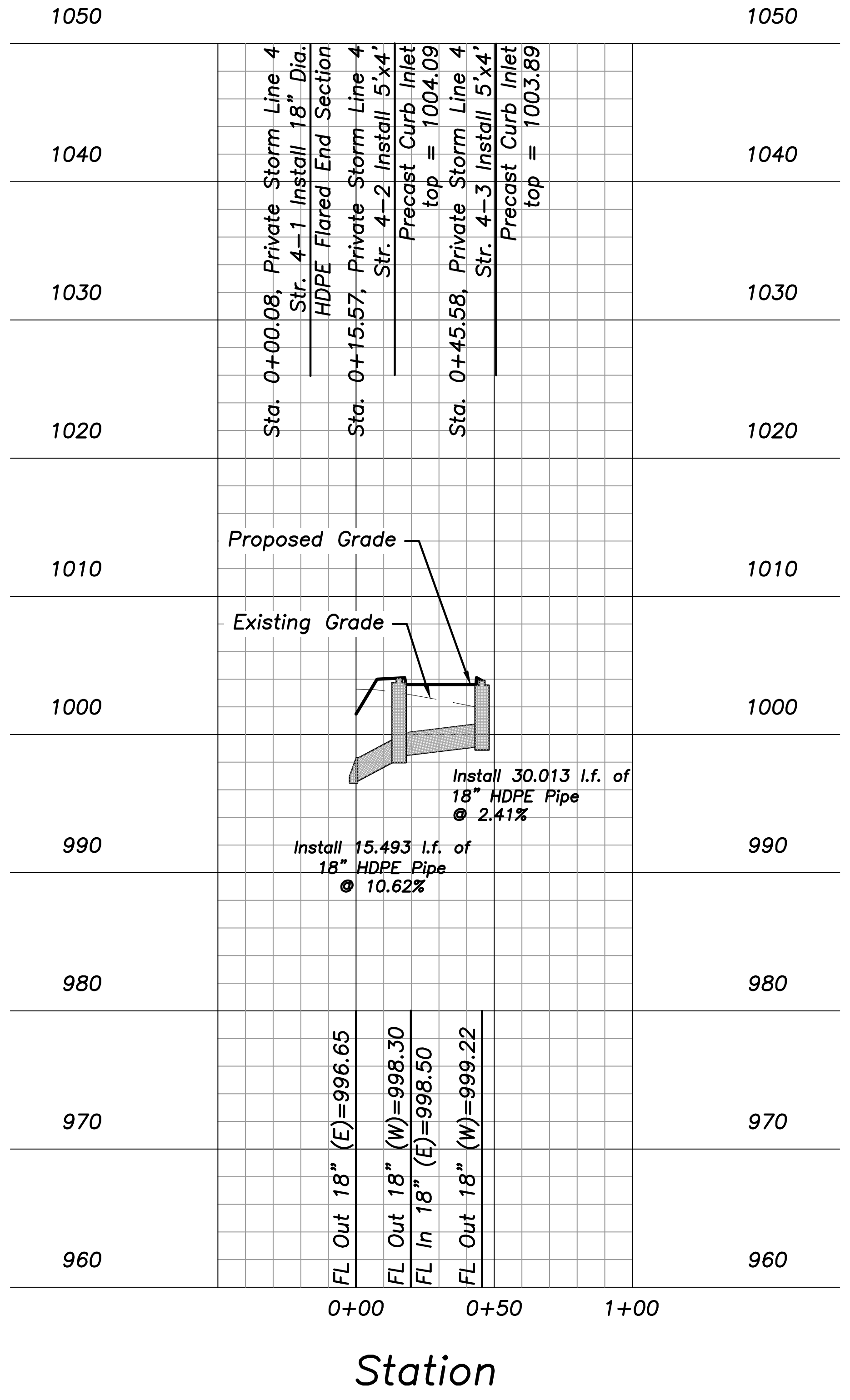
2 north

Storm Line 4 Plan and Profile

V: 1"=10' H: 1"=50'

0 5 10 / 0 25 50 100

Private Storm Line 4



davidson
architecture & engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
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fax: 913.451.9391
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Davidson Architecture & Engineering, LLC
License # 2010029713

State of Missouri
Paul A. Miller
Number
E-28140
Registered Professional Engineer

11/02/2021
Paul A. Miller
License # E-28140

a new development for
Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri

date
10.01.2021
drawn by
JMP
checked by
PAM
revisions

1	11.02.2021	1

sheet number
C3.5

drawing type
PDP & Rezoning

project number
20231

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at–grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one–call and city records.

Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

existing
proposed

Linetypes

sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural gas main
gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence–chainlink
	fence–wood
	fence–barbed wire
	treeline

Symbols

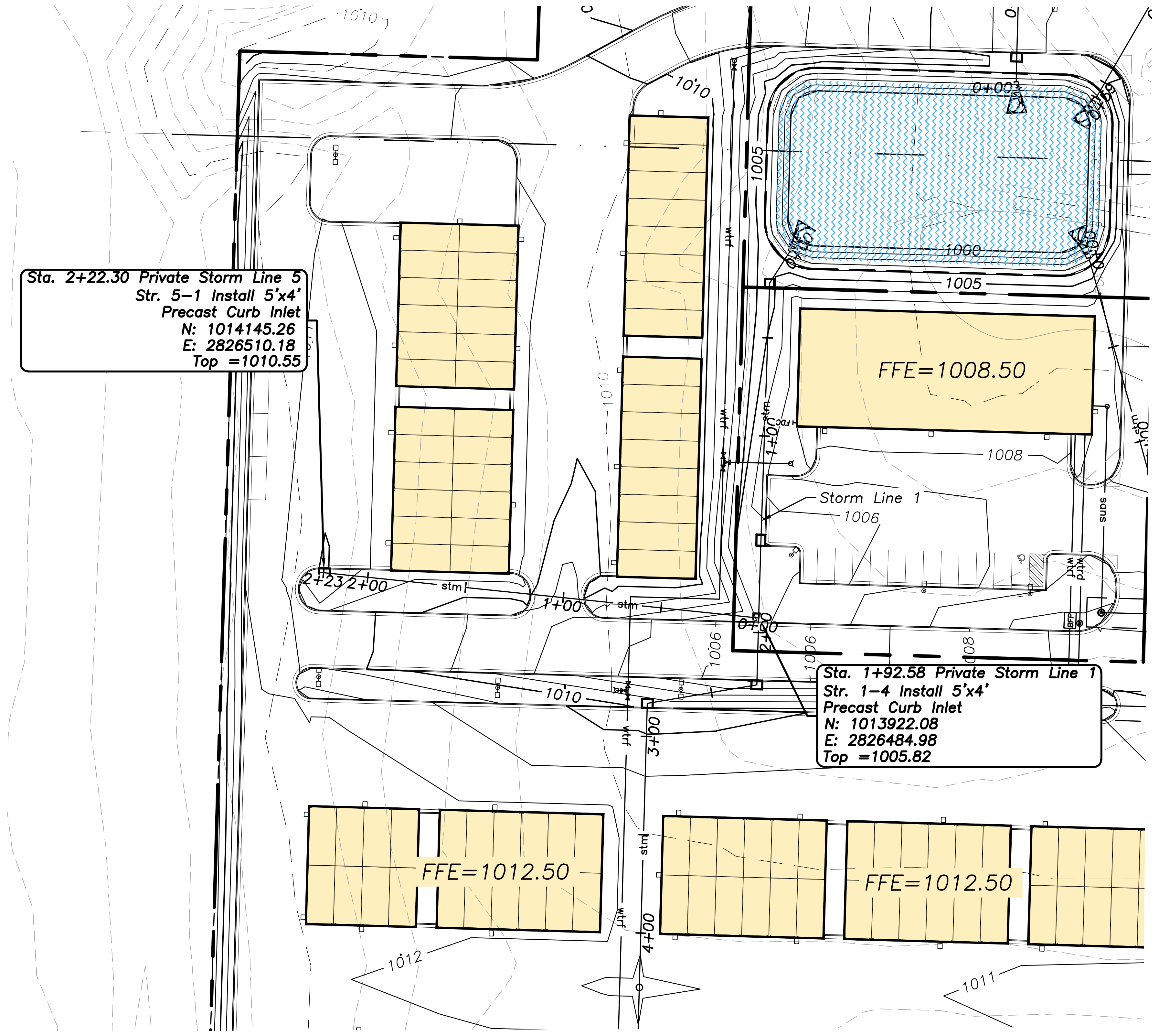
Ⓢ	sanitary manhole
○co	service cleanout
⊗fmv	force main release valve
▭	rectangular structure
◎	circular structure
	fire hydrant
⊗wv	water valve
Ⓜ	water meter
BFP	backflow preventer
⊠g	natural gas meter
T	service transformer (pad mount)
S	primary switch gear
☼	light pole
C	cable/phone/data junction box
	street light
	pedestrian street light
∅	electric pole
→	guy wire
	end section

Local Benchmarks:

BM–1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM–2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

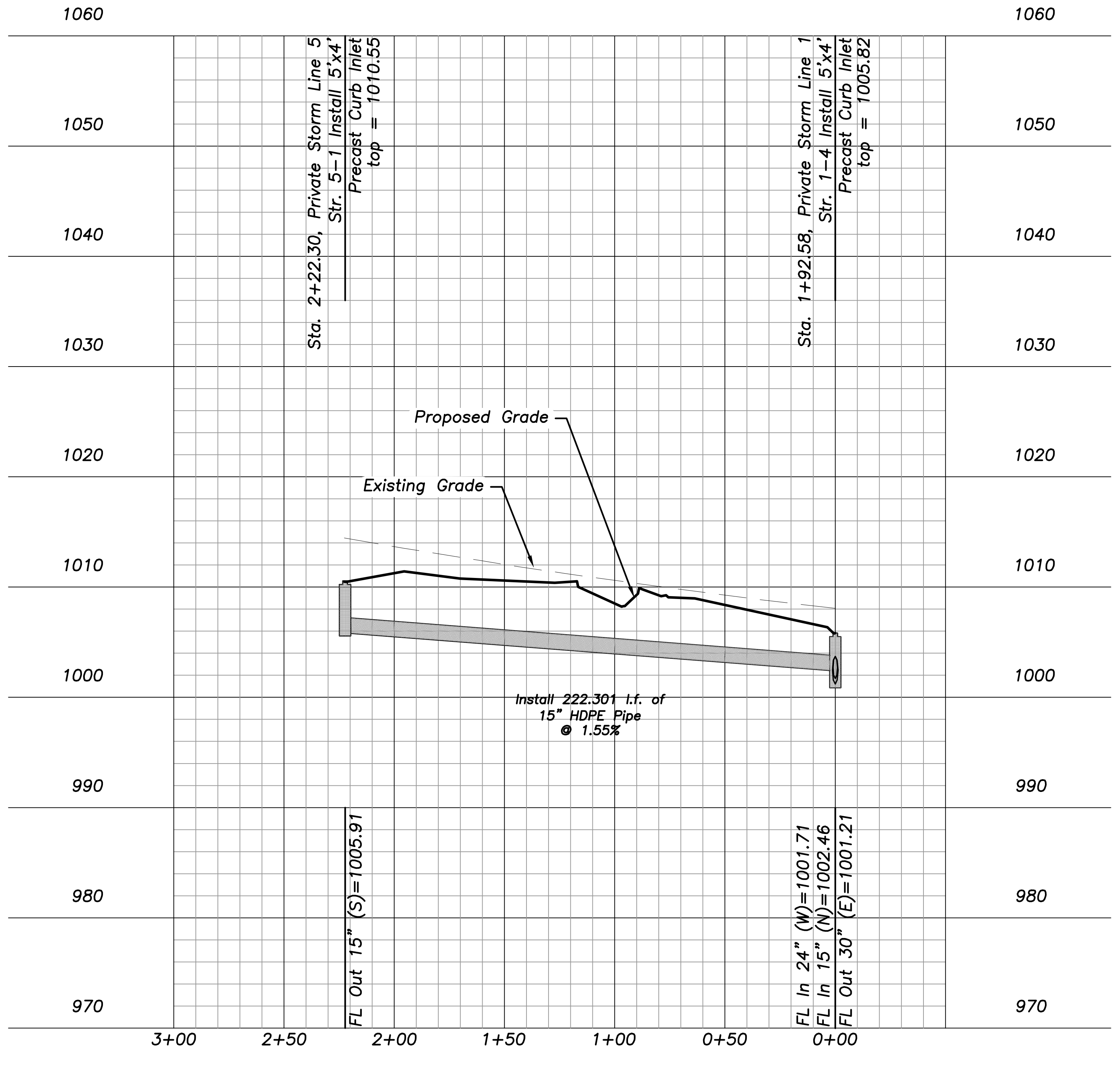
MISSOURI ONE CALL SYSTEM, INC.
1–800–344–7483
STOP–CALL BEFORE YOU DIG!



1 Storm Line 5 Plan and Profile

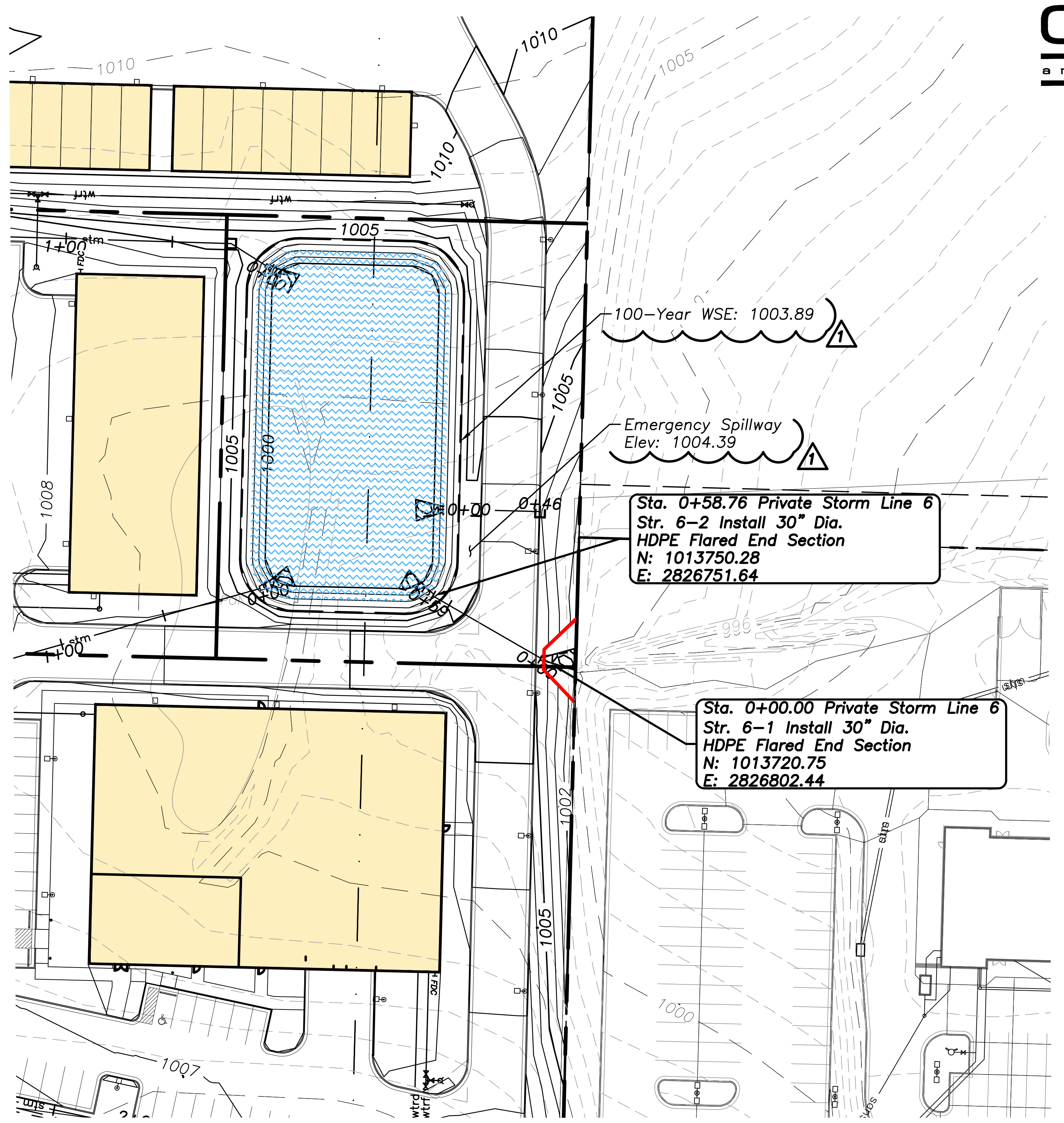
north
V: 1"=10' H: 1"=50'
0 25 50 100

Private Storm Line 5



Proposed Pipe and Structures

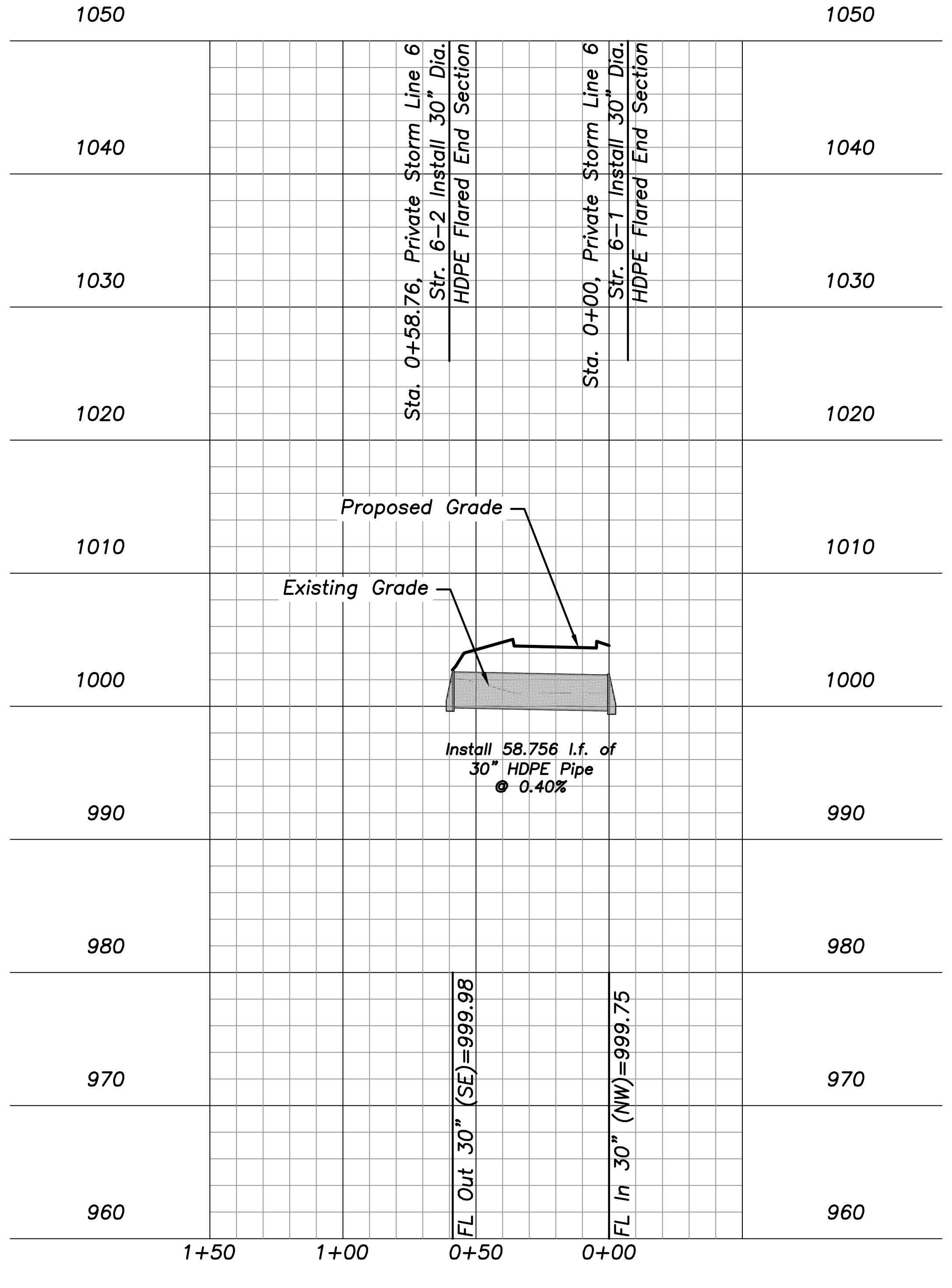
Existing Pipe and Structures



2 Storm Line 6 Plan and Profile

north
V: 1"=10' H: 1"=50'
0 25 50 100

Private Storm Line 6



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Lee's Summit, MO

Memberships | *Instruction* | *Facility Rental* | *Equipment* | *Apparel* | *Sports Performance Training*

D-BAT THE ELITE TRAINING FACILITY

DRAFTED PLAYERS

TRAINED@D-BAT

YEAR	NAME	ROUND	MLB CLUB
2011	BUNDY, DYLAN	1ST	ORIOLES
2011	BRADLEY, ARCHIE	1ST	DIAMONDBACKS
2011	BRANDON LOY	5TH	TIGERS
2011	TYLER COLLINS	6TH	TIGERS
2011	ABEL BAKER	7TH	ANGELS
2011	LUIS DEJESUS	11TH	INDIANS
2011	MILES HAMBLIN	12TH	ASTROS
2011	JASON COATS	12TH	ORIOLES
2011	NICK FLEECE	13TH	REDS
2011	BURCH SMITH	14TH	PADRES
2011	BRADLEY MARQUEZ	16TH	METS
2011	BRANDON WILLIAMSON	20TH	BREWERS
2011	ZACH GOOD	20TH	RED SOX
2011	CHRIS HANEY	20TH	PADRES
2011	TANT SHEPHERD	24TH	METS
2011	TYLER NURDIN	28TH	INDIANS
2011	BRANDON PARRENT	30TH	WHITE SOX
2011	JARROD MCKINNEY	31ST	ASTROS
2011	TREY KARLEN	33RD	NATIONALS
2011	NICK POPESCU	33RD	BRAVES
2011	ZACH FOWLER	34TH	ORIOLES
2011	CODY SEMLER	37TH	PADRES
2011	NICO TAYLOR	38TH	BLUE JAYS
2011	KYLE ARNSBERG	40TH	CARDINALS
2011	KALEB MERCK	44TH	RANGERS
2011	STAYTON THOMAS	44TH	RAYS
2011	ZACH THOMPSON	48TH	PIRATES
2011	TYLER MAPES	49TH	YANKEES
2011	TYLER SIBLEY	50TH	CARDINALS
2010	JUSTIN HOWARD	24TH	PIRATES
2010	NICK FLEECE	27TH	MARINERS
2010	SHAWN TOLLESON	30TH	DODGERS
2010	JOSH EASLEY	35TH	METS
2010	CHAD NOBLE	37TH	CUBS
2010	RYAN FORD	38TH	ASTROS
2010	VANCE WOODRUFF	40TH	TWINS
2010	SEAN O'CONNER	47TH	METS
2010	DEXTER KJERSTAD	50TH	REDS
2010	MAX MUNCY	41ST	INDIANS
2010	JOSH TURLEY	36TH	BREWERS
2010	JOSHEPH PAYLOR	38TH	PHILLIES
2009	VICTOR BLACK	1ST	PIRATES
2009	SLADE HEATHCOTT	1ST	YANKEES
2009	HUNTER HILL	10TH	RAYS
2009	JOSH EASLEY	49TH	METS
2008	BOBBY BUNDY	8TH	PIRATES
2008	MARK CAHOON	12TH	METS
2007	ANDREW ARMSTRONG	50TH	BRAVES
2007	BRANDON WORKMAN	3RD	PHILLIES
2007	CAMERON RUPP	48TH	PIRATES
2007	CHAD BETTIS	8TH	ASTROS
2007	JOE LEFTRIDGE	38TH	TWINS
2006	CLAYTON KERSHAW	1ST	DODGERS
2006	CLINT STUBBS	49TH	RANGERS
2006	JORDAN WALDEN	12TH	ANGELS
2006	MATT SULENTIC	3RD	A'S
2006	ZACH BRITTON	3RD	ORIOLES
2005	TAYLOR TEAGARDEN	3RD	RANGERS

For over 17 years, D-BAT has impacted the growth of thousands of ballplayers. As a young player, there is nothing worse than striking out…And as a parent, we wish we could be in the batter's box for our kids. At D-BAT, it is our mission to:

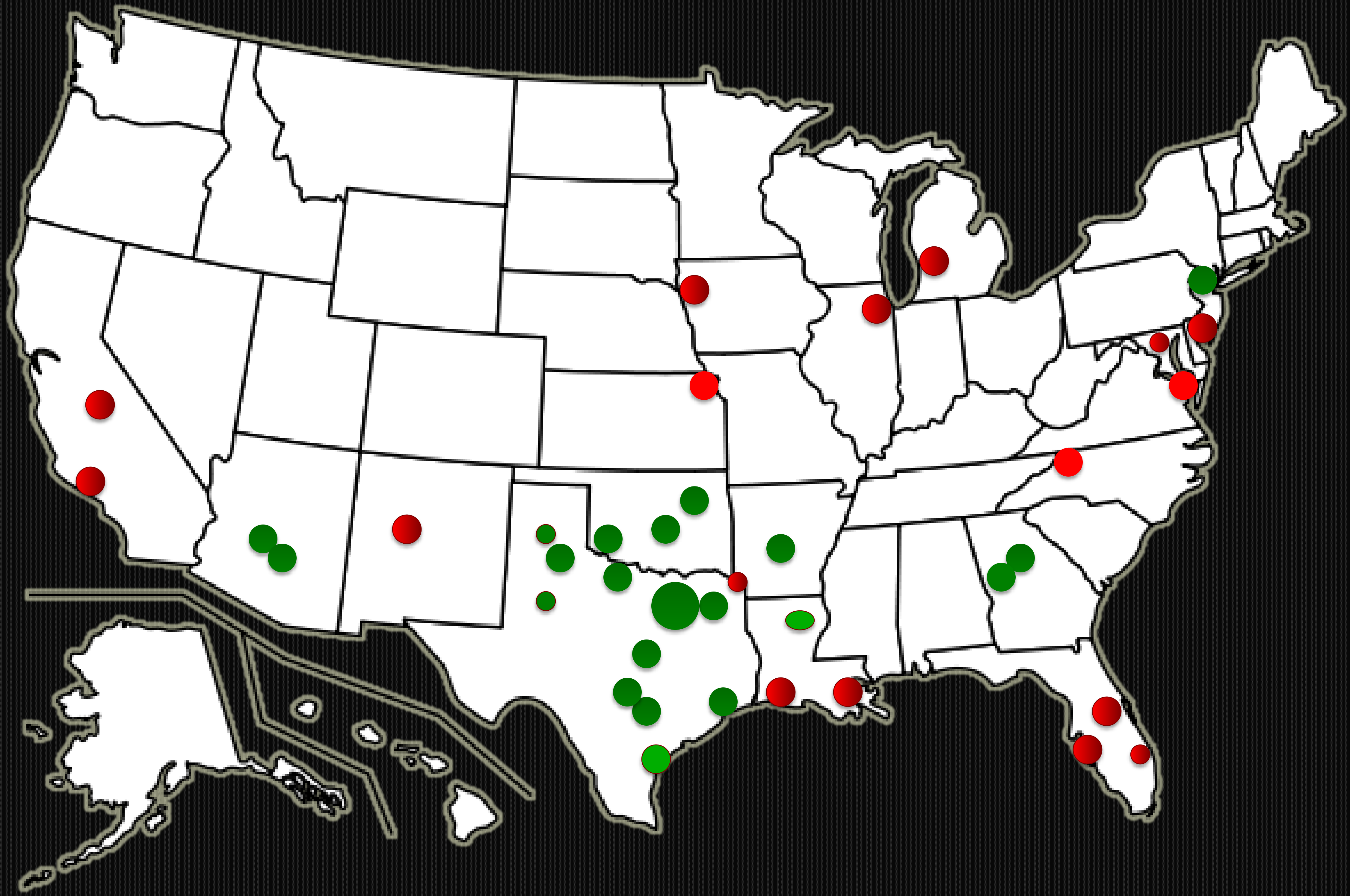
Provide a quality teaching environment with quality instruction to enhance the
baseball experience for players at all levels from little league through the pros.

While the core demographic for a facility ranges from ages 7-12, the reality is some of MLB's top prospects have trained at D-BAT and even more players have earned college scholarships.

Top Prospects:

Billy McKinney:	1st Round
Steve Bean	1st Round
Dylan Bundy:	1st Round (4th overall pick - 2011)
Archie Bradley:	1st Round (7th overall pick - 2011)
Slade Heathcott:	1st Round
Clayton Kershaw:	Cy Young Winner, All-Star
Jordan Walden:	All-Star
Ben Zobrist:	2-time All-Star

FACILITIES



🟢 Operational

1. Addison
2. Frisco
3. Mansfield
4. Lewisville
5. Keller
6. Southlake
7. Allen
8. Rowlett
9. Ft. Worth (2)
10. Tulsa, OK
11. Mountainside, NJ
12. West Houston
13. Tyler
14. Lubbock
15. Peoria
16. Austin
17. Oklahoma City
18. Atlanta, GA
19. San Antonio (2)
20. Houston
21. Lawton OK
22. Johns Creek GA
23. Denton TX
24. Waco TX
25. Wichita Falls TX
26. Monroe LA
27. Little Rock AR

🟢 Territories Sold

1. Ashville NC
2. Shreveport La
3. San Diego
4. Abilene TX
5. Kerrville TX
6. Temecula CA
7. Phoenix

🔴 Active Inquires

1. Chicago, IL
2. Brooklyn, NY
3. Sioux Falls, IA
4. Kansas City, MO
5. Grand Rapids, MI
6. Baltimore, MD
7. Orlando, FL
8. W. Palm Beach, FL
9. Tampa, FL
10. Mandeville, LA
11. Lake Charles, LA
12. Amarillo, TX
13. Longview, TX
14. Texarkana, TX
15. Albuquerque, NM

ACADEMIES – Sample specs.

D-BAT Addison, TX
Size: 18,000 Sq. ft. / 13 cages

D-BAT Allen, TX
Size: 28,000 Sq. ft. / 15 cages

D-BAT Atlanta, GA
Size: 20,500 Sq. ft. / 10 cages

D-BAT Frisco, TX
Size: 16,600 Sq. ft. / 12 cages

D-BAT DFW, TX
Size: 18,200 Sq. ft. / 12 cages

D-BAT Ft. Worth, TX
Size: 14,000 Sq. ft. / 10 cages

D-BAT Golden Triangle, TX
Size: 13,000 Sq. ft. / 10 cages

D-BAT Lakeside, TX
Size: 13,500 Sq. ft. / 9 cages

D-BAT Lewisville, TX
Size: 9,998 Sq. ft. / 10 cages

D-BAT Mansfield, TX
Size: 15,000 Sq. ft. / 11 cages

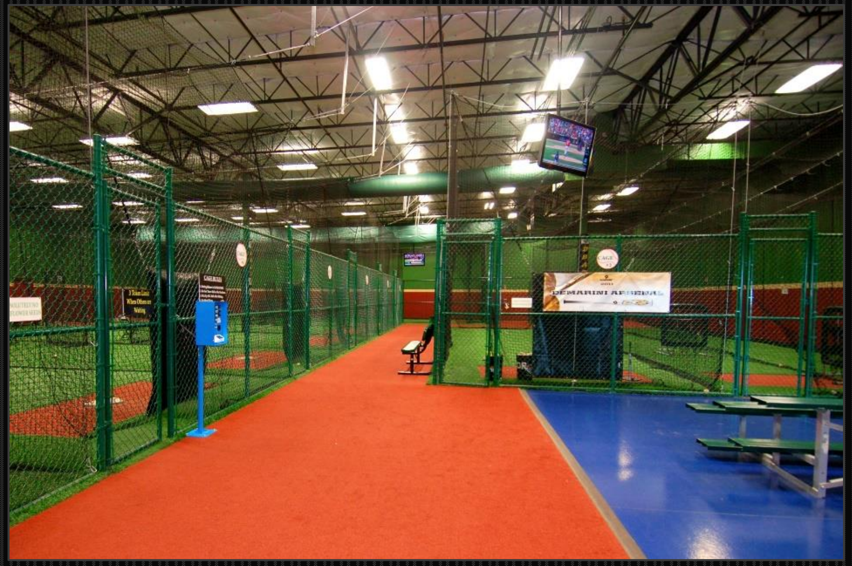
D-BAT Mountainside, NJ
Size: 21,000 Sq. ft. / 12 cages

D-BAT San Antonio, TX
Size: 29,000 Sq. ft. / 16 cages

D-BAT Tyler, TX
Size: 20,200 Sq. ft. / 12 cages

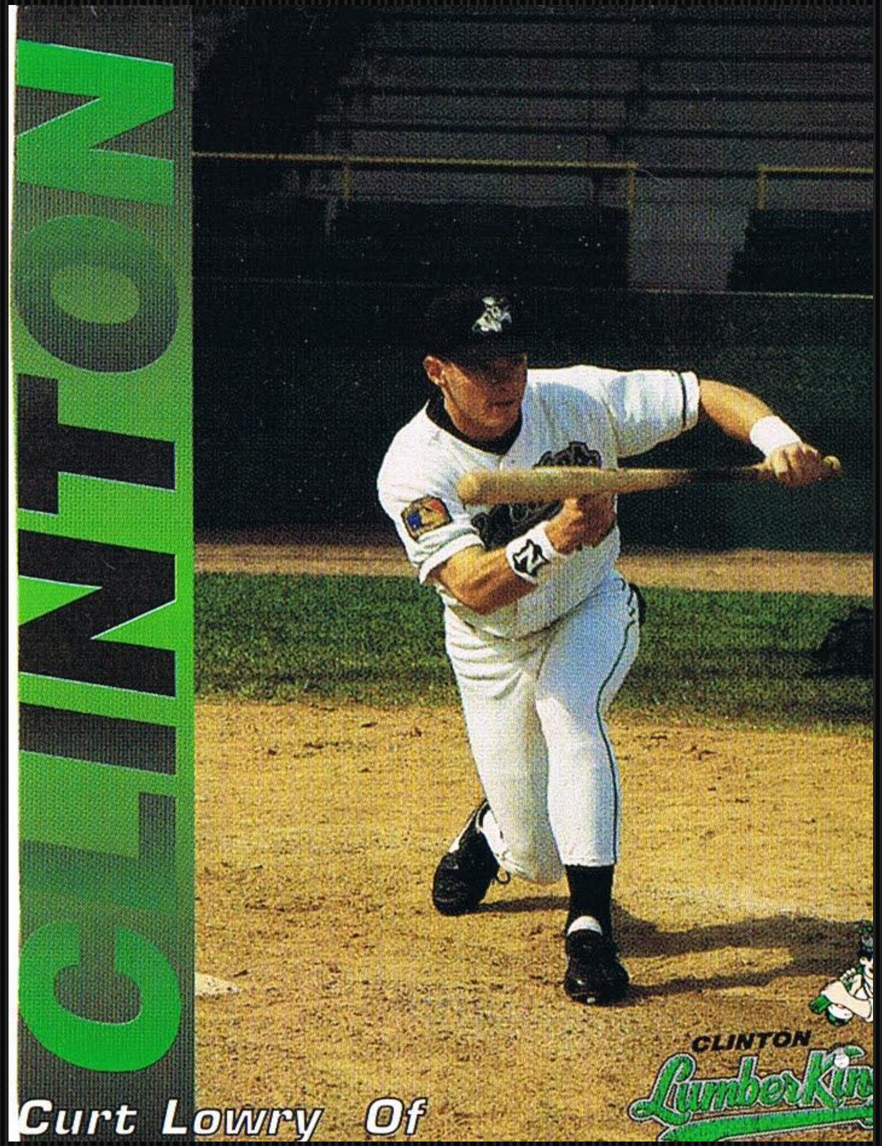
D-BAT Tulsa, OK
Size: 15,000 Sq. ft. / 11 cages

D-BAT West Houston, TX
Size: 16,600 Sq. ft. / 11 cages



Lee's Summit, Missouri OWNERSHIP GRO

OWNER / OPERATOR



Curt Lowry

Brings 4 years of professional playing experience, 12 years as a head baseball coach /teacher and over 15 years of professional hitting instruction/camp administration skills to a growing baseball franchise in Lenexa Kansas

PARTNER

Vance Harrington

Brings 20 years of Sr Management experience in the energy sector, managing large sales, marketing and operations teams before joining D-BAT Lenexa as a partner in 2018. His experience in sales and marketing and co-owner will be a valuable asset to this business venture

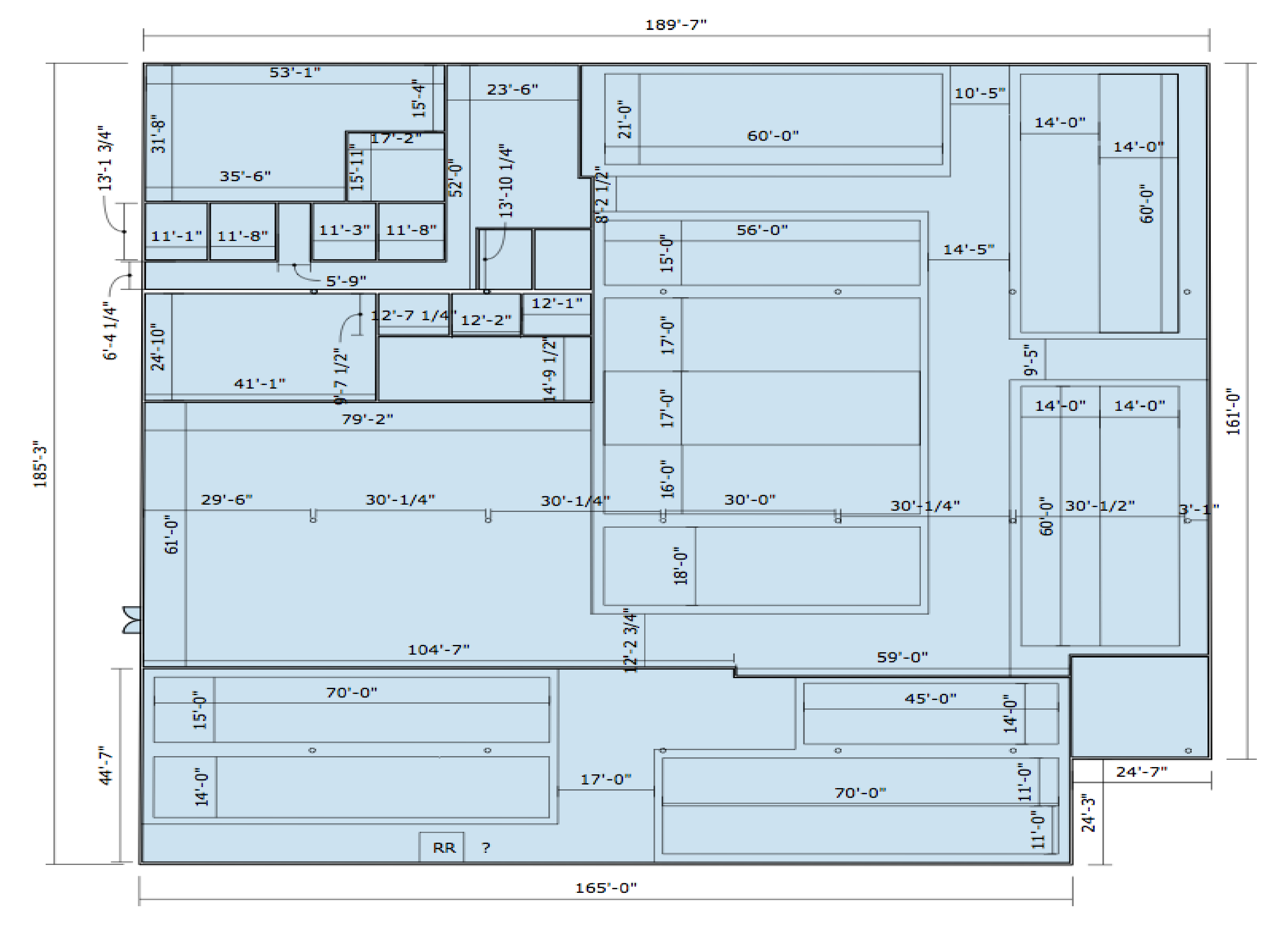
D-BAT

LAYOUT

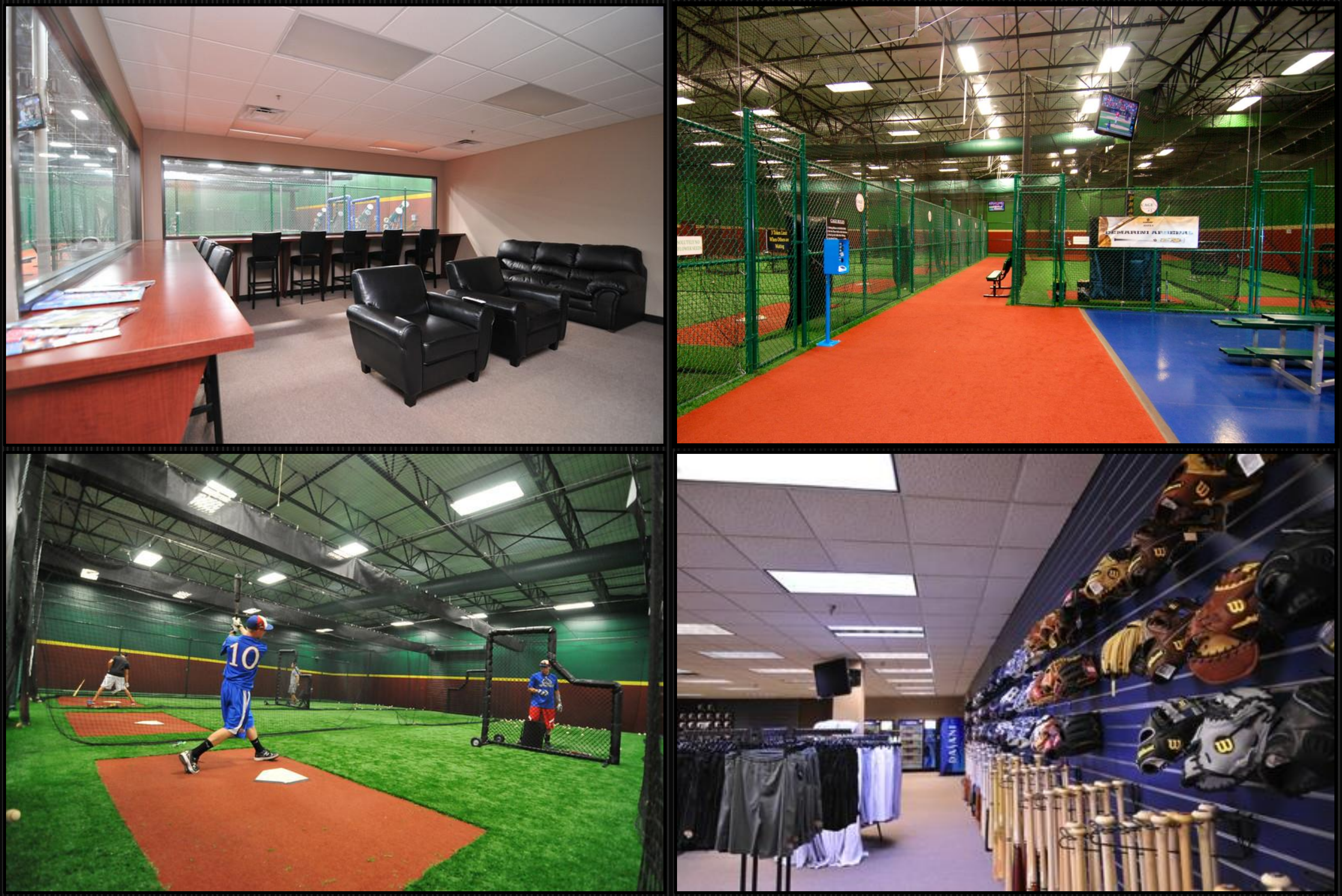
D-BAT

D-BAT Lee’s Summit will be a well lit and climate-controlled, indoor baseball and softball training Center. There will be a combination of training cages and cages with pitching machines.

E



REVENUE STREAMS



1. Memberships
2. Lessons
3. Cage Rentals
4. Retail Pro shop
5. Camps
6. Clinics
7. Showcases
8. Birthday parties
9. Uniforms
10. Tokens
11. Vending/concessions
12. Sports performance training

PRO SHOP

Average size

800 to 2000 Sq. Ft.

Average inventory level

$50,000 to $140,000

Vendors

- Brett Bros.
- Chilly Billy
- Combat
- D-BAT
- Easton
- Markwort
- Pro Ice
- RBI Pro Swing
- Wilson / Demarini
- Phiten
- Pro Nine
- Mizuno
- Ultimate Scorebook
- RBI Pro Swing
- Adams USA
- All Star
- Amusement Products
- Frazier
- New Balance
- Prime Force
- Pro Hitter
- Rawlings
- Shock Doctor
- Oakley

MARKETING

MARKETING HIERARCHY: Leagues >>> Teams >>> Players

In an effort to build relationships with influential leaders in our marketplace,
D-BAT will spend thousands of dollars advertising our business.

The D-BAT corporate team is deeply engrained in the day to day marketing efforts to generate foot traffic at the store level.

D-BAT knows its target audience and by partnering and marketing directly with Leagues and Teams, we are able to generate immediate business.

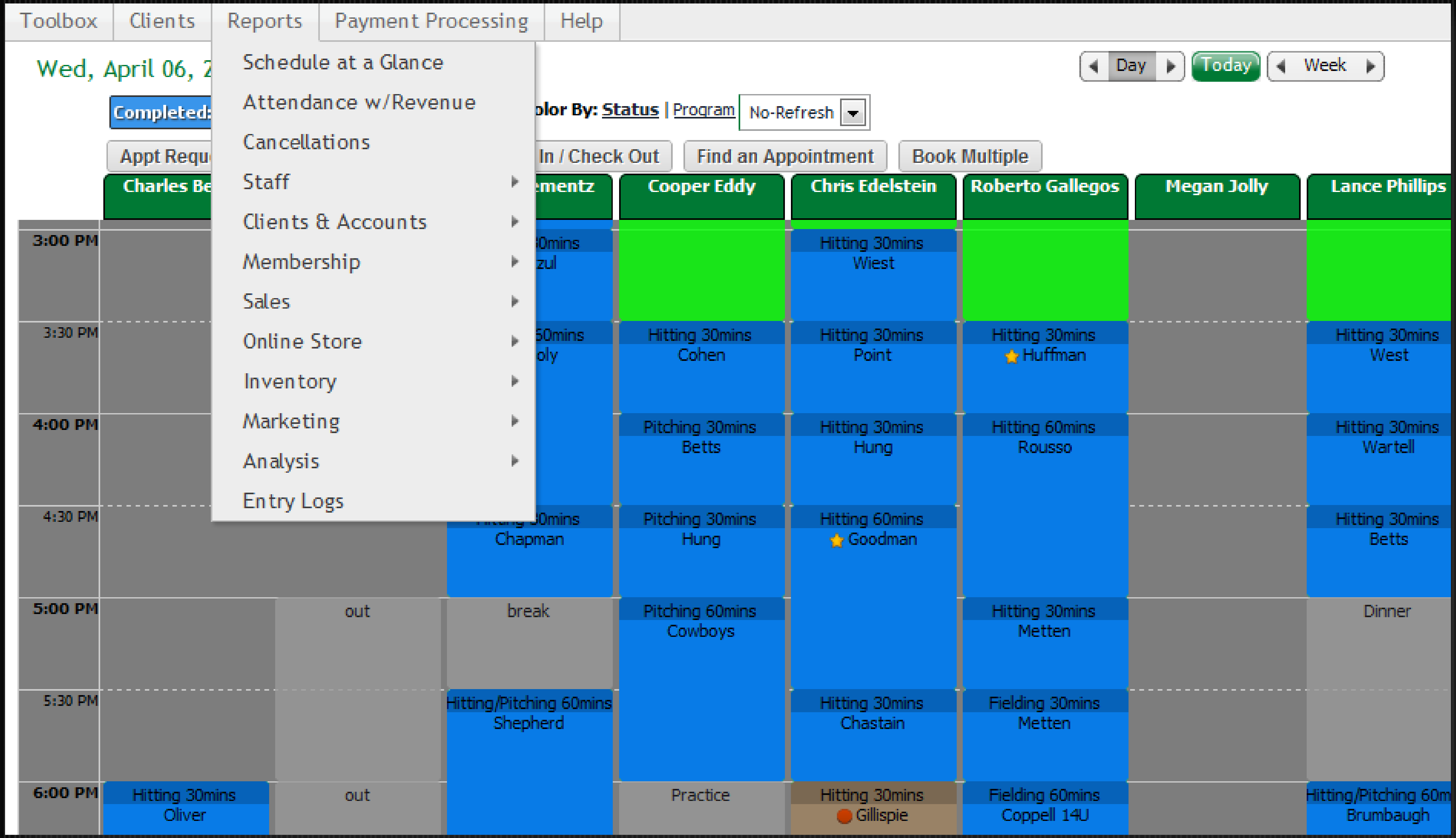
Top 10 Ways to Generate Foot Traffic

#1: Promotional items to Leagues >> Teams >> Players
#2: Hire instructors w/ existing clientele
#3: FREE Cage Rentals for Coaches:
#4: FREE Coaching buckets:
#5: Cash Card Give-away:
#6: Chamber of Commerce:
#7: Collect emails and zip codes/understand trade area:
#8: Product Demo days:
#9: Hire High school players:
#10: Involve customers in building process

PROPRIETARY D-BAT SOFTWARE

Proprietary D-BAT software manages the entire business…

- Scheduling Software
- Automated lesson confirmation
- Inventory Management
- Point of Sale transactions
- Payroll
- Sales Reports
- Member Management
- Mobile Phone Apps
- Customer Email Marketing



SUMMARY

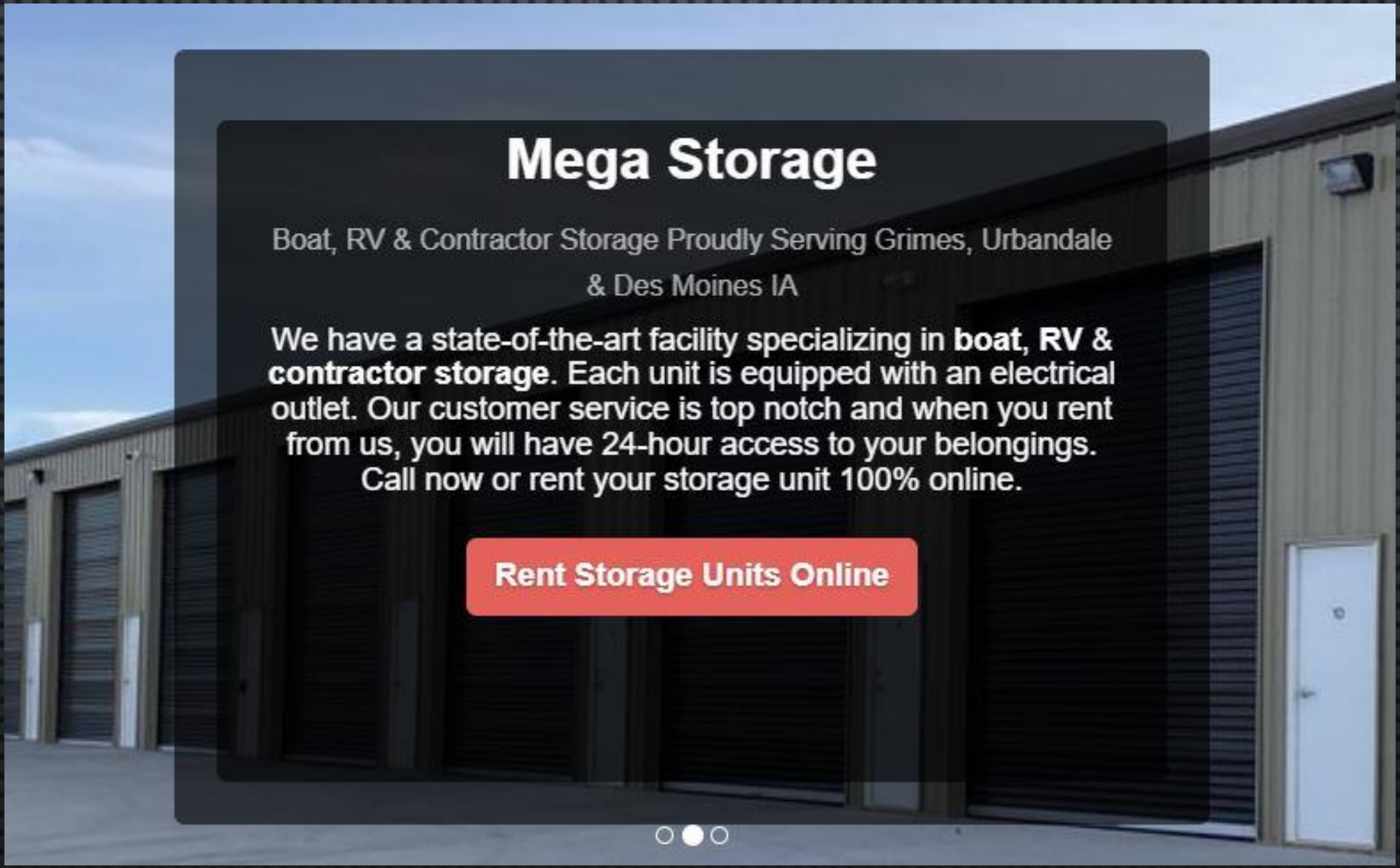
- All (27) D-BAT locations are profitable

- Existing D-BAT owners such as ourselves, are currently purchasing 2nd, 3rd and 4th territories. Lee's Summit will be our second location and we have an option for a third site in Liberty, MO.

- The D-BAT membership program is the backbone of the business model
    - Facilities generate subscription based revenue subsidizing the rent and utilities
    - Our Lenexa location has grown to over 450 memberships and is trending up. Average cost for members is $45 per client

- D-BAT spends thousands of dollars marketing to the local teams and league





Mega Storage

Boat, RV & Contractor Storage Proudly Serving Grimes, Urbandale & Des Moines IA

We have a state-of-the-art facility specializing in **boat**, **RV** & **contractor storage**. Each unit is equipped with an electrical outlet. Our customer service is top notch and when you rent from us, you will have 24-hour access to your belongings. Call now or rent your storage unit 100% online.

Mega Storage: Boat & RV Storage in Grimes & Des Moines (megastoragecorp.com)

Five Convenient Locations

Mega Storage Grimes
3050 SE Miehe Dr.
Grimes, IA 50111

Mega Storage Stoneridge
3305 SE Miehe Dr.
Grimes, IA 50111

Mega Storage Hickman
10161 Hickman Rd
Urbandale, IA 50322

Mega Storage-37th St
705 SW 37th St
Grimes, IA 50111

Mega Storage Destination
3000 SE Destination Dr.
Grimes, IA 50111

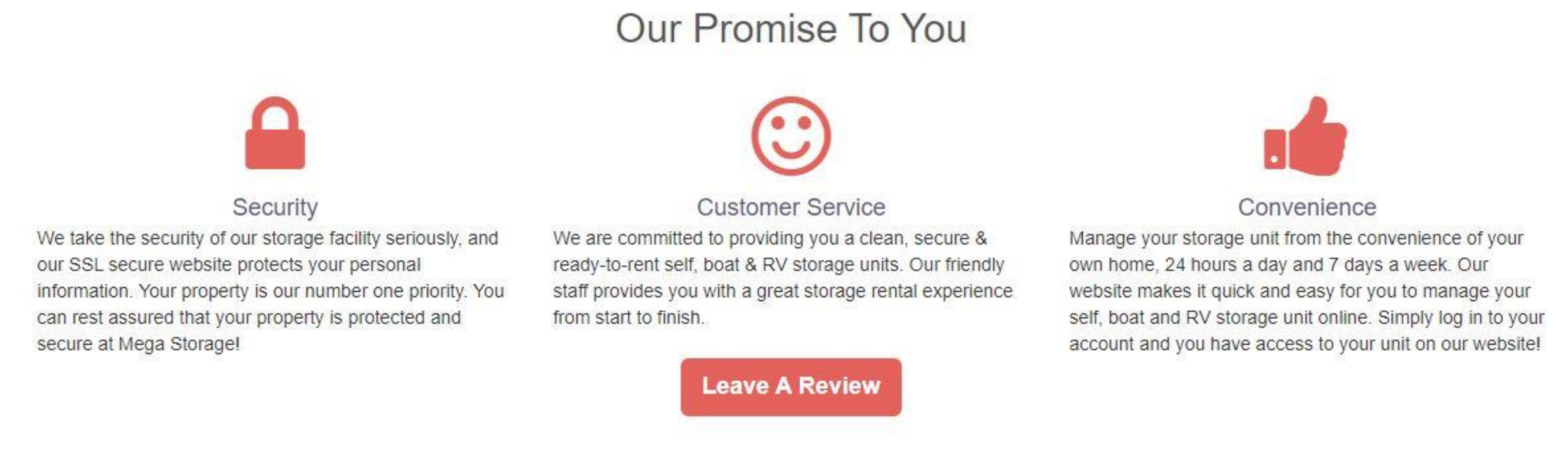
MEGA STORAGE

Mega Storage: Boat & RV Storage in Grimes & Des Moines (megastoragecorp.com)

Featuring Extra Large Units Suitable For Contractor Storage!

Are you a contractor, plumber or landscaper? What about an electrician or handyman? Our extra large storage units are the perfect home for your tools, supplies and equipment. Let us take the hassle off your hands and choose to store at Mega Storage! Our secure facilities will allow you to have that well earned down time worry free time. Rest easy knowing those items that help you get the job done are safe and sound, ready for the next day's work.

Mega Storage: Boat & RV Storage in Grimes & Des Moines (megastoragecorp.com)



Our Promise To You

Security

We take the security of our storage facility seriously, and our SSL secure website protects your personal information. Your property is our number one priority. You can rest assured that your property is protected and secure at Mega Storage!

Customer Service

We are committed to providing you a clean, secure & ready-to-rent self, boat & RV storage units. Our friendly staff provides you with a great storage rental experience from start to finish.

Convenience

Manage your storage unit from the convenience of your own home, 24 hours a day and 7 days a week. Our website makes it quick and easy for you to manage your self, boat and RV storage unit online. Simply log in to your account and you have access to your unit on our website!

Mega Storage: Boat & RV Storage in Grimes & Des Moines (megastoragecorp.com)