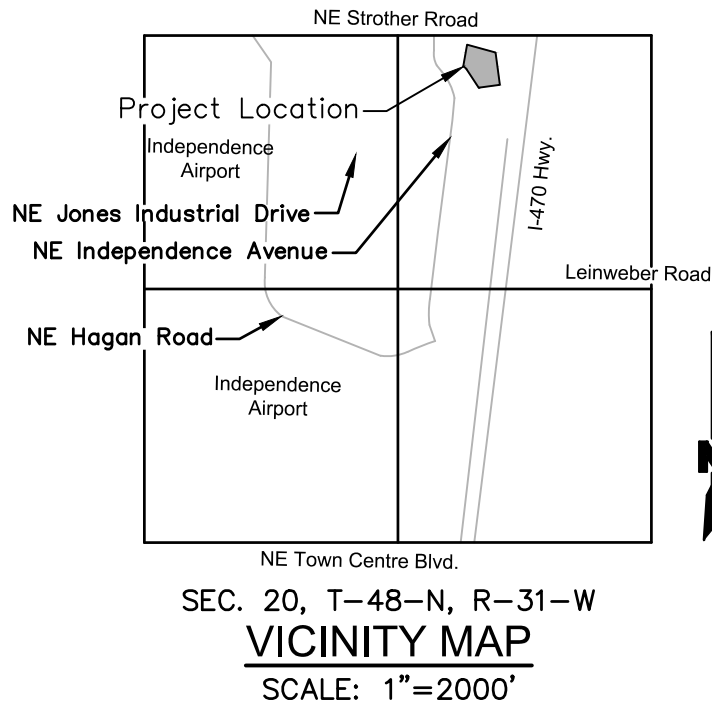
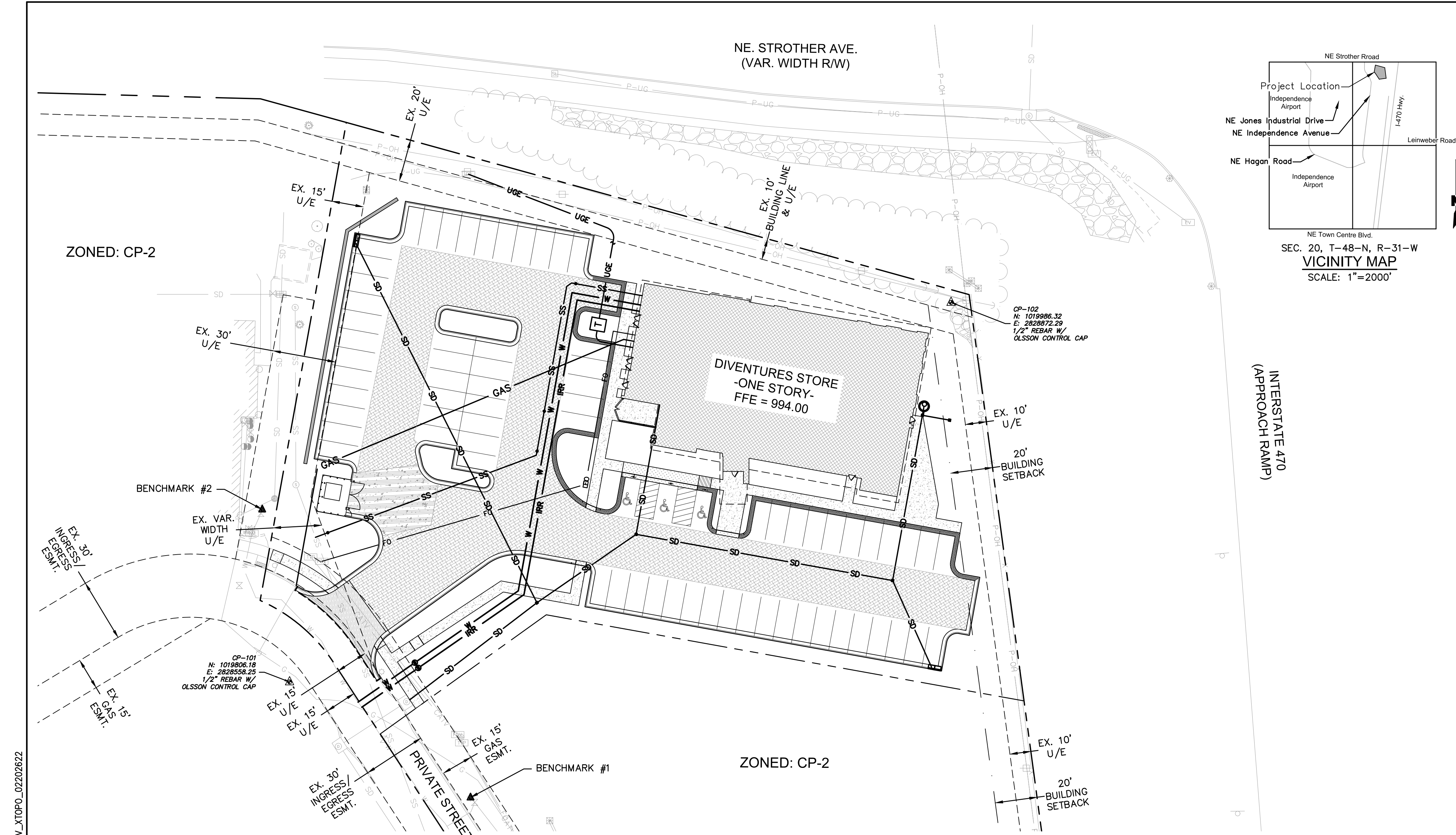


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INTERSTATE 470
(APPROACH RAMP)

ZONED: CP-2

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GENERAL NOTES:

- CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF LEE'S SUMMIT, MO) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
- ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
- UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY OF LEE'S SUMMIT, OWNER AND ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL TRADE PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
- 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.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
- ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MO REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.
- CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.

- CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
- ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION)
- THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
- ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF LEE'S SUMMIT, MO.
- CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
- CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C601.
- TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
- CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL AND LANDSCAPING PLANS.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AT (816) 969-1200.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- BENCHMARK
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. WATER METER
- EXIST. SPRINKLER CONTROL VALVE
- EXIST. GAS METER
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. SEWER CLEANOUT
- EXIST. STORM DRAIN GRATE
- EXIST. GREASE TRAP
- EXIST. BREAKER BOX
- EXIST. ELECTRIC RISER
- EXIST. ELECTRIC VAULT
- EXIST. ELECTRIC BOX
- EXIST. TRAFFIC SIGNAL BOX
- EXIST. TRAFFIC SIGNAL
- EXIST. ROOF DRAIN
- EXIST. GRATE INLET
- EXIST. FIBER OPTIC VAULT
- EXIST. FIBER OPTIC MANHOLE
- EXIST. CABLE TELEVISION PEDESTAL
- EXIST. SIGN
- EXIST. DECIDUOUS TREE
- EXIST. CONIFEROUS TREE
- EXIST. BUSH
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. GUY WIRE
- EXIST. STEEL POST
- EXIST. WOOD POST
- EXIST. WATER PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND CABLE TV LINE
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. NATURAL GAS LINE
- EXIST. STORM SEWER

SITE INFORMATION / PARKING TABLE	
LEGAL DESCRIPTION	
LOT 4B OF STROTHER CROSSING, LOCATED IN THE NW¼ OF THE NE¼, SECTION 20, T.48N., R.31E., CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
ADDRESS	
LOT 4B - STROTHER CROSSING, LEE'S SUMMIT, MO	
SITE DATA	
EXISTING LOT AREA (PER PLAT)	2.77 ACRES 120,661± S.F.
PROPOSED LOT AREA	1.64 ACRES 71,302± S.F.
PROPOSED EXCESS LOT AREA	1.13 ACRES 49,359± S.F.
TOTAL BUILDING FLOOR AREA	9,910± S.F.
FAR	0.139
TOTAL OPEN SPACE AREA	24,714 S.F. (34.7%)
TOTAL PAVED AREA	36,678 S.F.
TOTAL IMPERVIOUS AREA	46,588 S.F.
IMPERVIOUS SURFACE RATIO	46,588 / 71,302 S.F. (65.3%)
BUILDING HEIGHT	APPROX. 26'-6"
ZONING	
CP-2: PLANNED COMMUNITY COMMERCIAL	
PRESENT USE	VACANT
PROPOSED USE	RETAIL & AQUATIC CENTER
REQUIRED PARKING	
PARKING RATIO	RETAIL: 5 SPACES / 1,000 S.F. GROSS FLOOR AREA
STANDARD STALLS	48
STANDARD ACCESSIBLE STALLS	1
VAN ACCESSIBLE STALLS	1
TOTAL	50
PROVIDED PARKING	
REGULAR 9'x19' STALLS	70 STALLS
STANDARD 9'x19' ACCESSIBLE STALLS	2 STALLS
VAN ACCESSIBLE STALLS	1 STALLS
TOTAL	73 STALLS
PARKING RATIO	7.3 CARS / 1,000 S.F.

ENGINEER:

OLSSON, INC.
RICKY HAASE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

OWNER / APPLICANT / DEVELOPER:

DIVERURES
CONTACT: WILLIAM MUNROE
11640 ARBOR STREET, SUITE 100
OMAHA, NE 68144
TELE: (531) 999-8425

NOTE:

PER MINOR PLAT FOR STROTHER CROSSING, LOTS 4A-4C, NO OIL AND GAS WELLS EXIST ON THIS PROPERTY ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE, ALSO, NO PHYSICAL EVIDENCE WAS FOUND TO SHOW AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

FLOOD ZONE:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI, AND INCORPORATED AREAS. PANEL 430 OF 625, MAP #29095C0430G, WITH AN EFFECTIVE DATE OF JANUARY, 20 2017, THE SURVEYED PREMISES LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

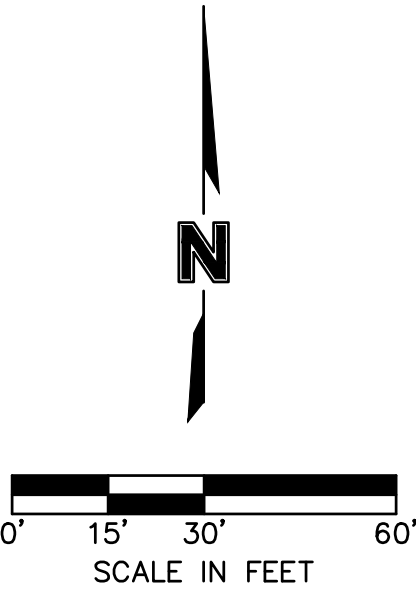
BENCHMARKS:

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF A FIRE HYDRANT, 270'± NORTHEAST OF THE ¼ OF NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'± NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)

CONTROL POINT NOTES:

- SEE PLANS FOR LOCATION AND DESCRIPTION
- CONTRACTOR OR CONTRACTOR'S SURVEYOR SHALL FIELD VERIFY HORIZONTAL CONTROL POINTS A MIN. OF 5 DAYS PRIOR TO STAKING/LAYOUT OF BUILDING(S), SITE FEATURES OR UTILITIES TO ENSURE PROPER PLACEMENT OF ALL CONSTRUCTION ASSOCIATED WITH THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



Olsson, Inc. MO State Certificate of Authority #001592 (Engineering)
Olsson, Inc. MO State Certificate of Authority #20500265 (Landscape Architecture)
550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
www.olson.com

PDP SUBMITTAL:
NOT FOR
CONSTRUCTION

REV.	NO.	DATE	REVISIONS DESCRIPTION	DESCR.

GENERAL LAYOUT
PRELIMINARY DEVELOPMENT PLAN
DIVERURES
2951 NE INDEPENDENCE AVENUE
LEE'S SUMMIT, MISSOURI

2022

drawn by: KAS
checked by: WKH
approved by: RGH
QA/QC by: RGH
project no.: 022-02622
drawing no.:
date: 06.28.2022

SHEET
C101



DWG: F:\2022\02501-03000\
DATE: Jun 28, 2022 8:21am

DIVENTURES STORE
-ONE STORY-
FFE = 990±

A close-up photograph of a road sign. The sign is white with black text. The words "PRIVATE STREET" are written in a bold, sans-serif font, slanted upwards from left to right. Below this, the letters "SS" are visible, also slanted. The sign is mounted on a post, and the background shows a road surface with white dashed lines.

_____ RIGHT-OF-WAY LINE
 _____ PROPERTY LINE
 - - - - - UTILITY EASEMENT
 - - - - - BREAK IN GRADE
 _____ EXIST. CONTOUR
 _____ 900
 _____ 900 FINISH GRADE CONTOUR

BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'±
NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)



SHEET
C201

PDP SUBMITTAL:
NOT FOR
CONSTRUCTION

Olsson, Inc. MO State Certificate of Authority #001592 (Engineering)
Olsson, Inc. MO State Certificate of Authority #2005000285 (Landscape Architecture)
550 St. Louis St.
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TEL 417.890.8802 www.olsson.com



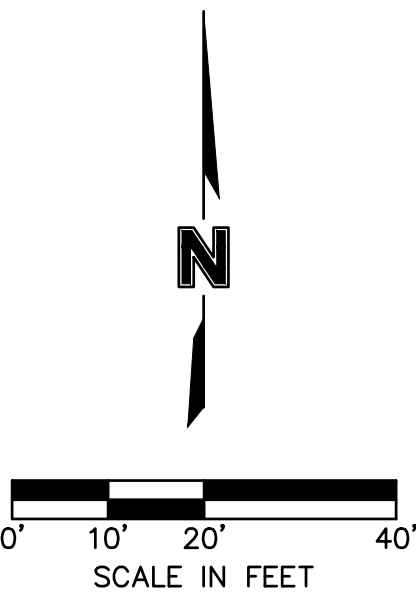
1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT REQUIREMENTS.
8. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 42" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE SCH80 PVC FOR IRRIGATION WATER LINE & DOMESTIC SERVICE UNDER 4" AND AWWA C900 PVC FOR FIRE PROTECTION, DOMESTIC & SERVICE MAINS OVER 4".
12. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

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_____	_____	RIGHT-OF-WAY LINE	
_____	_____	PROPERTY LINE	
_____	_____	UTILITY EASEMENT	
_____	W	INSTALL DOMESTIC WATER SERVICE LINE	
_____	IRR	INSTALL IRRIGATION SERVICE LINE	
_____	GAS	INSTALL GAS SERVICE	
_____	SD	INSTALL STORM SEWER PIPE	
_____	SS	INSTALL SANITARY SEWER SERVICE	
_____	FO	INSTALL COMMUNICATION LINE	
_____	UGE	_____	INSTALL UNDERGROUND ELECTRIC LINE

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF
A FIRE HYDRANT, 270± NORTHEAST OF THE ☐ OF
NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

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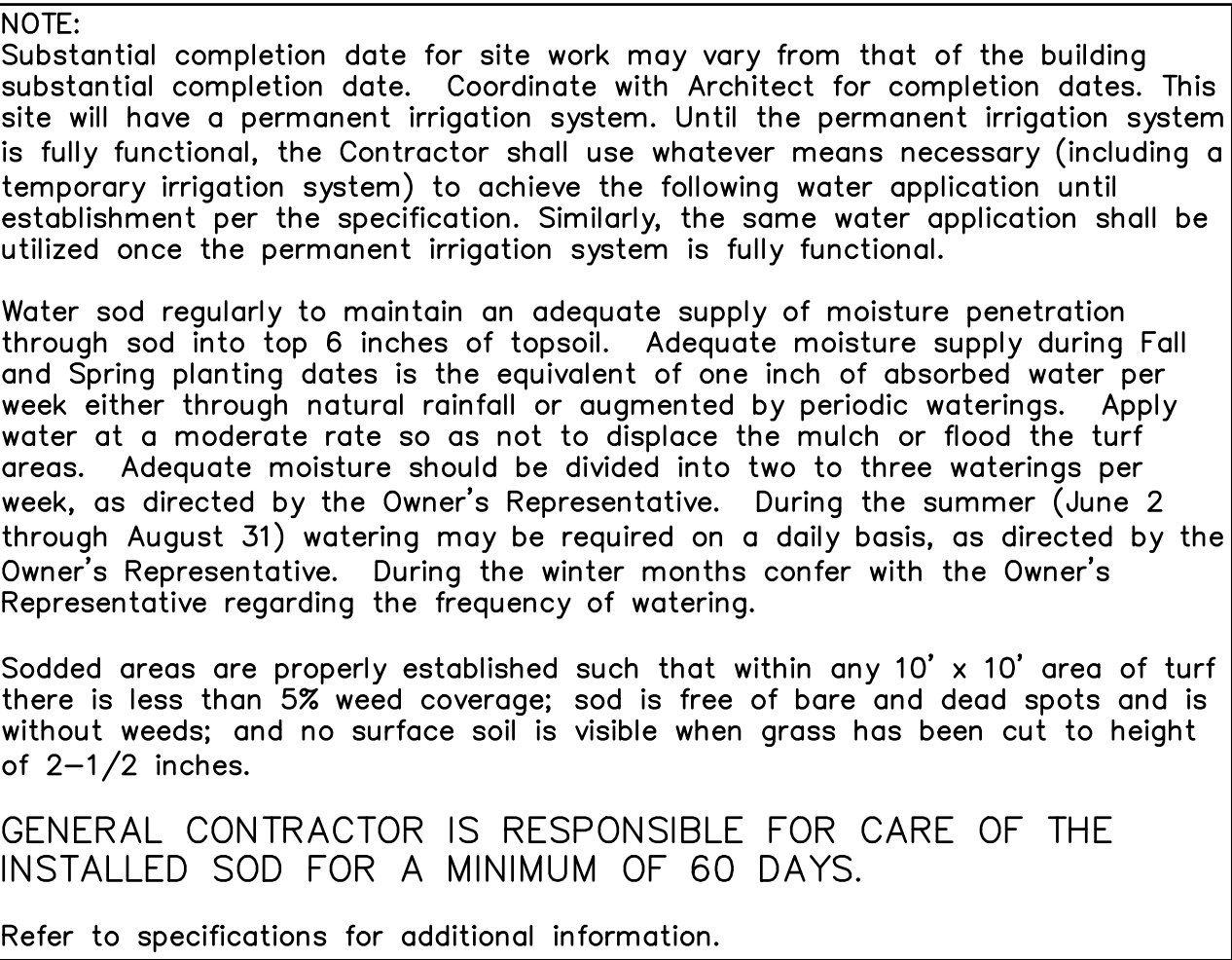
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UTILITY PLAN
PRELIMINARY DEVELOPMENT PLAN
DIVENTURES
2951 NE INDEPENDENCE AVENUE

1 F E I C O O I I A M I T M I C C O I I B I

drawn by: _____ KA
checked by: _____ WK
approved by: _____ RG
QA/QC by: _____ RG
project no.: _____ 022-0262
drawing no.: _____
date: _____ 06.28.2021

SHEET
C301



PLANT LIST					
Qty	Abbrev.	Scientific Name	Common Name	Size	Notes
Trees					
5	AA	Amelanchier arborea	Serviceberry	3" Caliper	B&B
10	AP	Aesculus pavia	Red Buckeye	3" Caliper	B&B
1	CC	Cercis canadensis	Eastern Redbud	3" Caliper	B&B
7	CO	Celtis occidentalis	Hackberry	3" Caliper	B&B
7	CH	Chionanthus virginicus	Fringe Tree	3" Caliper	B&B
4	QC	Quercus coccinea	Scarlet Oak	3" Caliper	B&B
Shrubs					
47	BS	Buxus sempervirens 'Furore' JADE PILLAR	Jade Pillar Boxwood	5 Gallon	18" min. ht. – after installed AND pruned
20	IV	Itea virginica	Virginia Sweetspire	5 Gallon	18" min. ht. – after installed AND pruned
76	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gallon	18" min. ht. – after installed AND pruned
43	TD	Taxus x densiformis	Densiformis Yew	5 Gallon	18" min. ht. – after installed AND pruned
Groundcover					
311	FV	Fragaria virginiana	Wild Strawberry	2.5" Peat Pot	24" O.C.

LEGEND

—————	RIGHT-OF-WAY LINE
- - - - -	PROPERTY LINE
- . - . -	UTILITY EASEMENT
_____	PROPOSED BUILDING SETBACK

LANDSCAPE CALCULATIONS:

A. STREET FRONTAGE

1. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. A MINIMUM 20' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE.

NE STROTHER ROAD – 307 LF FRONTAGE
11 TREES REQUIRED
11 TREES PROVIDED

INTERSTATE 470 – 195 LF FRONTAGE
7 TREES REQUIRED
7 TREES PROVIDED

PRIVATE ROAD – 87 LF FRONTAGE
3 TREES REQUIRED
3 TREES PROVIDED
2. IN COMMERCIAL AND INDUSTRIAL DISTRICTS, 20' PARKING SETBACK (AND LANDSCAPE BUFFER)
3. ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

NE STROTHER ROAD - 307 LF FRONTAGE
11 TREES REQUIRED
11 TREES PROVIDED

INTERSTATE 470 - 195 LF FRONTAGE
7 TREES REQUIRED
7 TREES PROVIDED

PRIVATE ROAD - 87 LF FRONTAGE
3 TREES REQUIRED
3 TREES PROVIDED

IN COMMERCIAL AND INDUSTRIAL DISTRICTS, 20' PARKING SETBACK (AND LANDSCAPE BUFFER)

NE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

NE STROTHER ROAD - 307 LF FRONTAGE
16 SHRUBS REQUIRED
50 SHRUBS PROVIDED

INTERSTATE 470 - 195 LF FRONTAGE
10 SHRUBS REQUIRED
26 SHRUBS PROVIDED

PRIVATE ROAD - 87 LF FRONTAGE
5 SHRUBS REQUIRED
6 SHRUBS PROVIDED

B. OPEN YARD AREAS

1. THE MINIMUM OPEN YARD AREA LANDSCAPING REQUIREMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA.

71,302 SF LOT, LESS 9,907 SF BUILDING = 61,395 SF DIVIDED BT 5,000 = 13 x 2 = 26
 REQUIRED = 26 SHRUBS
 PROVIDED = 106 SHRUBS

2. ALL PORTIONS OF THE SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED. OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD. GROUND COVER SHALL BE UTILIZED ON ALL SLOPES IN EXCESS OF 3:1 SLOPE.
3. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA NOT COVERED BY BUILDING/STRUCTURES.

71,302 SF LOT, LESS 9,907 SF BUILDING = 61,395 SF DIVIDED BT 5,000 = 13
REQUIRED = 13 TREES
PROVIDED = 14 TREES

C. TRASH STORAGE CONTAINERS

1. A DETAILED DRAWING OF ENCLOSURE AND SCREENING METHODS TO BE USED IN CONNECTION WITH TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPING PLAN.
- PROVIDED = REFER TO ARCHITECTURAL SHEETS

D. PARKING LOT LANDSCAPING

1. LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES OR DRIVEWAYS.

31,961 SF TOTAL PARKING AREA
1,598 SF LANDSCAPE ISLAND AREA REQUIRED
2,359 SF LANDSCAPE ISLAND AREA PROVIDED

2. SCREENING OF 12 SHRUBS PER 40 LF TO A HEIGHT OF 2.5 FEET MUST BE PROVIDED ALONG THE EDGE OF THE PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET RIGHT-OF-WAY.

NE STROTHER ROAD - 130 LF STREET RIGHT-OF-WAY DIVIDED BY 40 = 3.25 X 12 = 39
39 SHRUBS REQUIRED
50 SHRUBS PROVIDED

INTERSTATE 470 - 64 LF STREET RIGHT-OF-WAY DIVIDED BY 40 = 1.60 X 12 = 20
20 SHRUBS REQUIRED
26 SHRUBS PROVIDED

E. BUFFER/SCREEN

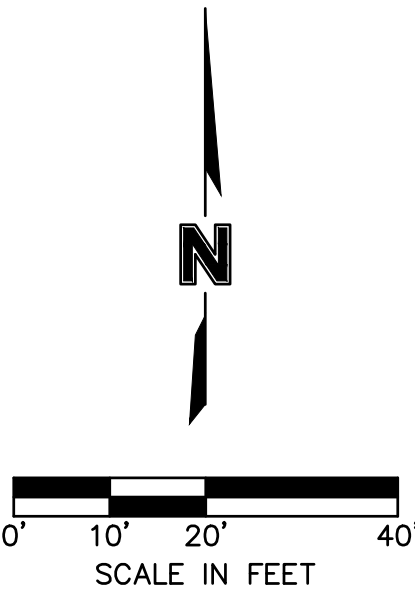
1. BUFFER/SCREEN BETWEEN DEVELOPMENT OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 14.1.

WESTERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

NORTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

EASTERN BOUNDARY – NONE REQUIRED

SOUTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING





- STEEL EDGING DETAIL
NOT TO SCALE



LANDSCAPE DETAILS PRELIMINARY DEVELOPMENT PLAN	
DIVENTURES 2951 NE INDEPENDENCE AVENUE	
LEE'S SUMMIT, MISSOURI	2022