



VICINITY MAP

7 BREW COFFEE LEE'S SUMMIT, MO

22033 7BLS

PERMIT SET

APRIL 22, 2022

SHEET INDEX

GENERAL

G00 COVER SHEET
G01 GENERAL NOTES & SCHEDULES

CIVIL

C-001 GENERAL NOTES
C-101 DEMOLITION PLAN
C-201 SITE PLAN
C-301 GRADING PLAN
C-401 UTILITY PLAN
C-501 EROSION CONTROL PLAN
C-701 DETAILS

STRUCTURAL

S0.0 GENERAL NOTES
S1.0 FOUNDATION & DETAILS
S1.1 FRAMING PLANS
S1.2 ELEVATIONS & SECTIONS
S1.3 TRUSS SHEET
S2.1 DETAILS
S3.1 DRIVE-THRU CANOPY
S3.2 CANOPY DETAILS

ARCHITECTURAL

A1.1 FLOOR PLANS
A1.2 ROOF PLAN / EGRESS PLAN
A1.3 REFLECTED CEILING PLANS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A3.1 SECTIONS AND DETAILS
A3.2 SECTIONS AND DETAILS
A4.1 DOORS AND WINDOWS
A5.1 RESTROOMS
A6.1 TRASH ENCLOSURE DETAILS

SITE UTILITIES

SU1.1 SITE UTILITIES PLAN

MECHANICAL

M1.1 PLUMBING PLAN
M2.1 HVAC PLAN
M3.1 SCHEDULES AND DETAILS

ELECTRICAL

E1.1 ELECTRICAL PLAN
E1.2 SCHEDULES AND DETAILS

BUILDING SUPPLIER



DREW RODIGER
PROJECT MANAGER
C: 417-425-4546
E: DRW@CMCMOD.COM

LEE LOVEALL
OWNER/DESIGN
CONSULTANT
C: 417-353-1865
E: LEE@CMCMOD.COM

BUILDING CODE INFORMATION

AUTHORITY HAVING JURISDICTION: CITY OF LEE'S SUMMIT
APPLICABLE BUILDING CODES: 2018 IBC, 2017 NEC, 2010 ADA, 2018 INTERNATIONAL FIRE CODE.
CURRENT ZONING: CP-2, PLANNED COMMUNITY COMMERCIAL
USE GROUPS: B, BUSINESS
CONSTRUCTION TYPE: V-B
BUILDING LIMITATIONS:
ALLOWABLE HEIGHT: 2 STORIES, 40' (BASED ON B USE GROUP, IBC 2018, 504.3)
ACTUAL HEIGHT: 2 STORIES, 19'-8"
ALLOWABLE AREA: 9,000 S.F. (BASED ON B USE GROUP, IBC 2018, 506.2)
ACTUAL AREA: 723 S.F. TOTAL (SERVING AREA - 468 S.F., MECHANICAL ACCESS - 131 S.F., COOLER - 124 S.F.)
OTHER CODE ITEMS: SEE EGRESS PLAN FOR ADDITIONAL ITEMS

PROJECT DESCRIPTION

PREFABRICATED FREESTANDING BUILDING WITH ACCOMPANYING WALK-IN COOLER DELIVERS COFFEE, TEA AND ENERGY DRINKS TO CUSTOMERS VIA DRIVE-THROUGH LANES. NO INTERIOR OR EXTERIOR DINING COMPONENT IS PROVIDED; THE INTERIOR IS ONLY OCCUPIED BY STAFF. DRINK ITEMS ARE THE ONLY ITEMS OFFERED ON THE MENU.

GENERAL NOTES

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5831. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

CONSULTANTS

CIVIL ENGINEER:



8040 NORTH OAK TRAFFICWAY
KANSAS CITY, MO 64118
(816) 468-5858

STRUCTURAL ENGINEER:



3045 S. KANSAS EXPY.
SPRINGFIELD, MO 65807
PHONE: 417-708-9315
www.jandmstructural.com

MECHANICAL ELECTRICAL PLUMBING ENGINEER:



2225 WEST CHESTERFIELD
BOULEVARD, SUITE 200
SPRINGFIELD, MO 65807
(417) 877-3700



116 NORTH 2ND AVENUE, OZARK, MO 65721 • P: (417) 581-8889 • F: (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427



7 BREW COFFEE
LEE'S SUMMIT, MO

1430 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64086



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
22033 7BLS

REVISION: ADD 001
6/17/22

ADD 002
7/5/22

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

G0.0

COVER SHEET

DATE: APRIL 22, 2022

EQUIPMENT AND FIXTURE SCHEDULE						
ITEM NO.	QTY.	MANUFACTURER	PRODUCT	PRODUCT NO.	SIZE	NOTES
EQ-1	1	NOLAKE	REMOTE WALK-IN COOLER	K00B77104-C	675 CUBIC SF	
EQ-2	1	BUNN WATER HEATER	HOT WATER MACHINE	H5X - ELEMENT		
EQ-3	2	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV) - 3		
EQ-4	1	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV) - 4		
EQ-5	2	MANITOWOC	ICE MAKER HEADS	IYF 1800 C		REMOTE CONDENSOR - IF 1800C
EQ-6	1	MANITOWOC	ICE MAKER BIN	LB 1760	60"	
EQ-7	27	TORRANI	SYRUP RACK			
EQ-8	3	VITAMIX	BLENDER			
EQ-9	4	EAGLE GROUP	STAINLESS STEEL STORAGE SHELVING	(1) SS 1872 - PZ865 (2) SS 1424 - PZ865 (3) SS 1436 - PZ865 (4) SS 1436 - PZ865		
EQ-10	2	SPACEMAN	CHILLER MACHINE	6695-C		
EQ-11	3	MAZZER	COFFEE BEAN GRINDER	ROBUR S NERO		
EQ-12	1	MAZZER	DECAF COFFEE BEAN GRINDER	SUPER JOLLY PRO V (E) NERO		
EQ-13	1	RUBBERMAID	TRASH CONTAINER			
EQ-14	1	ATOSA	REACH-IN COOLER	MCF8723GR		
EQ-15	3	LA CROSSR	MOBILE ICE BINS	513034 CL-24(CCCAB-31		
EQ-16	1	CONTINENTAL	UNERCOUNTER COOLER	SW36NGD-U		
EQ-17	3	STRONGWAY	AIR CURTAIN	49947		
EQ-18	3		RAPID RINSER			

EQUIPMENT SCHEDULE NOTES:

- a. ALL EQUIPMENT TO BE INSTALLED BY A LICENSED INSTALLER AND THE MANUFACTURERS SPECIFICATIONS.

GENERAL SCHEDULE NOTES:

THE ITEMS IDENTIFIED ON THE FINISH MATERIALS SCHEDULE, EQUIPMENT AND FIXTURE SCHEDULES HAVE BEEN SELECTED AND APPROVED FOR THE USE ON 7 BREW COFFEE PROJECTS AS "STANDARDS". ITEMS SPECIFIED MAY OR MAY NOT ACTUALLY APPEAR ON THE DRAWINGS. THE DESCRIPTIONS ARE TO IDENTIFY THE PRODUCTS AND NOT TO DETERMINE THE INCLUSION OR USE OF ANY PARTICULAR ITEM.

FINISH MATERIALS SCHEDULE			
SYMBOL	ITEM	DESCRIPTION	REMARKS
FRP-1	MEG-WALLS	WHITE	MEG PANELS
MP-1	METAL SIDING	CUSTOM COLOR: ZINC GRAY FINISH: SMOOTH	EXTERIOR SIDING
MP-2	BRAKE METAL	COLOR: SLATE BLUE FINISH: SMOOTH	METAL ROOF, COPING AND CANOPY COLUMNS
MP-3	BRAKE METAL	COLOR: MATTE BLACK FINISH: SMOOTH	METAL SOFFIT AND COPING
MP-4	BRAKE METAL	COLOR: ZINC GRAY FINISH: SMOOTH	METAL COPING AT SIDE WALLS
MP-5	BRAKE METAL	COLOR: COLONIAL RED FINISH: SMOOTH	METAL COPING
PL-1	DECORATIVE PANEL	NICHIHA MODERN BRICK COLOR: MIDNIGHT FIBER CEMENT PANEL	EXTERIOR FINISH
PL-2	DECORATIVE PANEL	NICHIHA CANYON BRICK COLOR: SHALE BROWN FIBER CEMENT PANEL	EXTERIOR FINISH
WC-1	DECORATIVE WALL COVERING	CUSTOM VINYL WALL COVERING	COOLER WALLS
VT-1	RESILIENT VINYL FLOORING	PROTECT-ALL FLOORING COLOR: LIGHT GRAY	SERVICE AREA AND TOILET
VB-1	RESILIENT VINYL BASE	PROTECT-ALL BASE COLOR: LIGHT GRAY	SERVICE AREA AND TOILET

FINISH MATERIALS SCHEDULE NOTES:

- a. PROVIDED BY 7 BREW AND INSTALLED BY GENERAL CONTRACTOR.
- b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
- c. PROVIDE A MINIMUM OF TWO (2) COATS PAINT OVER ONE (1) COAT PRIMER ON ALL EXPOSED GYP BD IN SERVICE AREA AND TOILET
- d. CEILING AND WALL TO BE SATIN FINISH. DOORS AND DOOR FRAMES TO BE SEMI-GLOSS.

GENERAL CONSTRUCTION PROCEDURES

- ALL CONSTRUCTION SHALL BE EXECUTED IN STRICT COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REGULATIONS AND PROCEDURES ESTABLISHED BY THE LANDLORD.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION FOR AND PROCURING ALL PERMITS AND CERTIFICATES AS MIGHT BE REQUIRED BY GOVERNING AGENCIES AND SHALL BEAR THE COST FOR SUCH PERMITS AND CERTIFICATES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS OF THE SITE.
- EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURATE CONSTRUCTION DOCUMENTS, BUT IF A CONFLICT EXISTS THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. THESE DOCUMENTS INDICATE THE DESIGN INTENT AND IF EXISTING CONDITIONS ARE IN CONFLICT THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER AND THE ARCHITECT. A COPY OF THIS LIST SHALL BE POSTED ON THE JOB SITE.
- ALL SIGNAGE AND MOUNTING DEVICES SHALL BE PROVIDED, AND ALL SIGNAGE APPROVALS OBTAINED, BY OWNERS SIGN CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL POWER AS REQUIRED AND INSURE SUFFICIENT SPACE AND CLEARANCE IS PROVIDED FOR PROPER INSTALLATION. SIGNAGE CONTRACTOR SHALL APPLY FOR AND SECURE ALL APPROVALS REQUIRED BY ALL LOCAL GOVERNING AGENCIES AND SUPPLY ANY DRAWINGS OR GRAPHIC REPRESENTATIONS REQUIRED BY LANDLORD.
- ALL CONCEALED WOOD BLOCKING USED IN CONSTRUCTION SHALL BE FIRE-RETARDANT TREATED (IF APPLICABLE).
- GENERAL CONTRACTOR SHALL PERFORM AND/OR CAUSE TO BE PERFORMED ALL WORK IN A FIRST-CLASS WORKMANLIKE MANNER AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.
- ALL PRODUCTS USED ON THIS PROJECT SHALL BE FIRST QUALITY, NEW AND FREE OF ASBESTOS OR OTHER ENVIRONMENTALLY UNSAFE SUBSTANCES.
- MILLWORK, BASE, DESIGNATED TRIM, ETC. SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR WHERE INDICATED ON THE DRAWINGS AND/OR SCHEDULES.
- GENERAL CONTRACTOR SHALL CONTACT ARCHITECT PRIOR TO CONSTRUCTION START DATE TO CONFIRM THAT HE/SHE HAS LATEST APPROVED CONSTRUCTION DOCUMENTS FOR THIS LOCATION.

SUSTAINABILITY GUIDELINES

THE FOLLOWING GUIDELINES TO BE USED BY GENERAL CONTRACTOR ARE VOLUNTARY IN NATURE. IT IS HIGHLY RECOMMENDED THAT THE GENERAL CONTRACTOR FOLLOW THESE GUIDELINES TO THE EXTENT IT IS FEASIBLE.

- IMPROVE INDOOR AIR QUALITY.
 - A. REDUCE CONSTRUCTION DUST AND AIR PARTICULATES WITH DUST CONTAINMENT SYSTEMS AND/OR SHUT OFF CIRCULATING AIR.
 - B. CHANGE HVAC FILTERS AT THE CONCLUSION OF THE JOB.
 - C. USE LOW V.O.C. PAINTS, ADHESIVES, SEALANTS, ETC.

PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. CJD ENGINEERING GROUP HAS BEEN ENGAGED TO CONDUCT 3rd PARTY INSPECTIONS OF ALL FABRICATION WITHIN THE 7 BREW COFFEE WAREHOUSE. THE INSPECTION WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL.

TYPICAL SYMBOL LEGEND

DETAIL DESIGNATION 12/A3.4	SHEET NUMBER	ELEVATION HEIGHT T.O. WALL 106'-0"
SQUARE FOOTAGE ROOM TAG 101 150 SF	ROOM NAME 101	ELEVATION TAG 1 A1.1 1
DOOR TAG 101		CEILING HEIGHT 0'-0"
SECTION CUT TAG 101		WINDOW TAG W1
ROOF SLOPE 12 2		REVISION DELTA 1
WALL TYPE/ PARTITION TYPE W1		GRID BUBBLE 0
WALL PARTITION		ENLARGED DETAIL 1/10
EXISTING WALL		FINISH TAG PT-1

MATERIAL INDICATION

CONCRETE		FINISHED WOOD	
DIMENSIONAL LUMBER		GYPSUM BOARD	
RIGID INSULATION		PLYWOOD	
BATT OR BLOWN INSULATION		GLASS	
EARTH/BACKFILL		CMU	

ABBREVIATIONS

ACCOUST. ADD'L A.F.F. AF AI ALT. ALUM. ANCH. ARCH. @ B.B. B.F. BD BKT. BLDG. BLK'G BM B.O. BRG BSMT C.S. CAB. C.C. CEM. CF CICI CLG C.O. COL CONC CONF CONN CONSTR CONTR COORD CORR CTR CTL € C.W. DP DBL DEG D.F. DEMO DIA Ø DIAG DIM D.O. DTL DR D.S. EA ELEV ELEV. E.W.C. EQUIP EXIST'G EXP EXT F.B.O. F.D. F.E. F.E.C. F.E.B. FIN FINISH F.G. FL FLASHG FLR F.O.M FND	ACOUSTICAL ADDITIONAL ABOVE FINISH FLOOR AS FURNISHED AS INSTALLED ALTERNATE ALUMINUM ANCHOR ARCHITECT AT BOTTOM OF BEAM BOTTOM OF FOOTING BOARD BRACKET BUILDING BULGING BENCH MARK BOTTOM OF BEARING BASEMENT COUNTERSUNK CABINET CENTER-TO-CENTER CEMENT CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR INSTALLED CLEAN OUT COLUMN CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COORDINATE CORRUGATED/ CORRIDOR CENTER CYLINDER CENTERLINE COLD WATER DEEP DOUBLE DEGREE DRINKING FOUNTAIN DEMOLITION DIAMETER DIAGONAL DIMENSION DO-OVER DETAIL DOOR DOWNSPOUT EACH ELECTRICAL ELEVATION (VIEW) ELEVATOR ELECTRIC WATER COOLER EQUIPMENT EXISTING EXPOSED EXTERIOR / EXTENSION FURNISHED BY OTHERS FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER BRACKET FINISH FINISH GRADE FLOW LINE FLASHING FLOOR FACE OF MASONRY FOUNDATION	FR FRAME FURN FURNISHED F.R.T. FTG FUR GA GAL GALLON GALV GALVANIZED GEN GENERAL CONTRACTOR GLZ GALVANIZED IRON GOV'T G.S. GRAVEL STOP GEN GYPSUM HDWR H.C. HOLLOW CORE HOLLOW HORIZ HORIZONTAL HIGH HT. HEIGHT HTG. HEATING HTR HEATER HW HOT WATER I.D. INSIDE DIAMETER INSUL INSULATION INT. INTERIOR INV INVERT JNT JOINT JSTS JOISTS K.E.S. KITCHEN EQUIPMENT SUPPLIER LAM LAMINATE LAV LAVATORY LG LONG L.H.B. LEFT HAND BEVEL L.H.R.B. LEFT HAND REVERSE BEVEL LINEAR / LINEAL LVR LOUVER MAS MASONRY MATL MATERIAL MAX MAXIMUM MEZZ MEZZANINE MFRD MANUFACTURED MFR MANUFACTURER MID MIDDLE MIN MINIMUM MISCELLANEOUS MK MARK M.O. MASONRY OPENING MTD MOUNTED MTL METAL MULL MULLION NOM NOMINAL NTS NOT TO SCALE O.A. OVERALL O.C. ON CENTER OD OUTSIDE DIAMETER OFCI OWNER FURNISHED CONTRACTOR INSTALLED OWNER FURNISHED OWNER INSTALLED OVERHEAD OVER OPENING OPF OPPOSITE PART PARTITION P.E.M.B. PRE-ENGINEERED METAL BUILDING PERIMETER PRESENT GRADE PLAM PLASTIC LAMINATE PLAS PLASTIC PL PROPERTY LINE PLUMB'G PLUMBING PLY PLYWOOD P.P. POWER POLE PR PAIR PVC POLYVINYL CHLORIDE Q.T. QUARRY TILE R RADIUS	RCP REINFORCED CONCRETE PIPE REFER R.H.B. RIGHT HAND BEVEL R.H.R.B. RIGHT HAND REVERSE BEVEL RL RAIN LEADER RM ROOM ROUGH OPENING RES. RESILIENT TILE REQ'D REQUIRED REQMT REQUIREMENT R.T.V. ROTARY-TURBINE VENT REG REGULAR SAF SAFETY SAN SANITARY SCHED SCHEDULE S.C. SOLID CORE SECT SECTION SHT SHEET SIM SIMILAR SPEC SPECIFICATION STND STANDARD STD STUD STL STEEL STOR STORAGE STRUCT STRUCTURE / STRUCTURAL SURF SURFACE SUSP SUSPENDED SYST SYSTEM S.W. STORM WATER TYP. TYPICAL T.O. TOP OF UN.O. UNLESS NOTED OTHERWISE VCP VITRIFIED-CLAY PIPE VEST VESTIBULE VERT VERTICAL VOL VOLUME V.T.R. VENT-THRU-ROOF VCT VINYL COMPOSITION TILE W WIDE WD WITH W/D WINDOW DIMENSION WDW WINDOW WRB WEATHER RESISTANT BARRIER WWF WELDED WIRE FABRIC W.P. WEATHER PROOF WT WEIGHT
---	---	---	---

TORGERSON
DESIGN PARTNERS
 ARCHITECTURE / REAL ESTATE / DEVELOPMENT

 116 NORTH 2ND AVENUE, OZARK, MO 65721 • P (417) 581-8889 • F (417) 581-9002
 ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

7 BREW COFFEE
LEE'S SUMMIT, MO
 1430 NE DOUGLAS ST.
 LEE'S SUMMIT, MO 64086



ARCHITECT OF RECORD:
 NAME: ADAM KREHER
 LICENSE NO. 2011002764

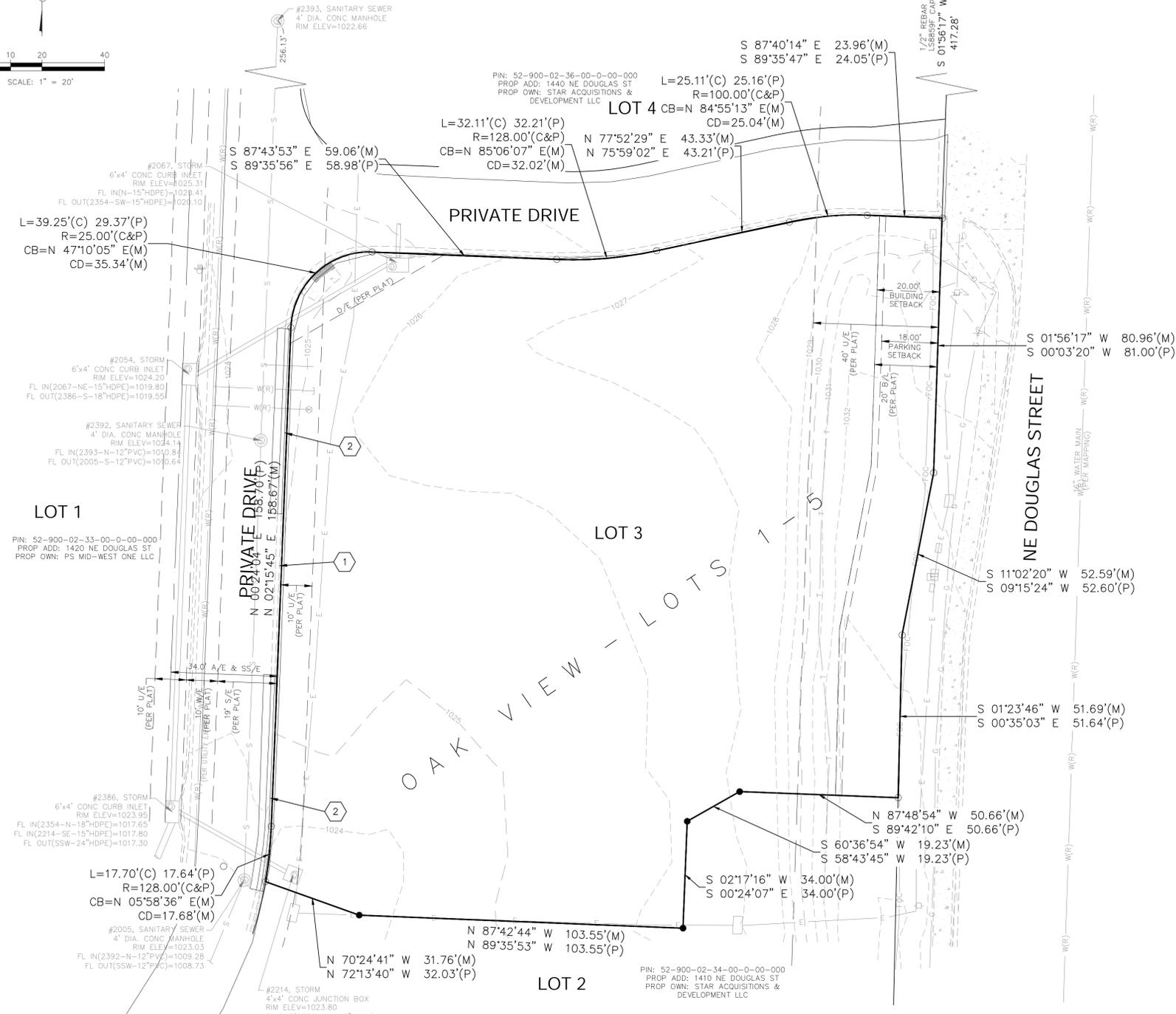
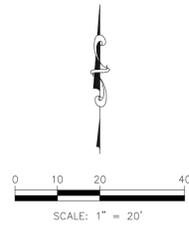
PROJECT NUMBER:
 220337BL5

REVISION: ADD 001 6/17/22

RELEASED FOR
 CONSTRUCTION
 As Noted on Plans Review
 Development Services Department
 Lee's Summit, Missouri
 08/08/2022

GO.1

GENERAL NOTES &
 SCHEDULES
 DATE: APRIL 22, 2022



- LEGEND**
- MONUMENT FOUND, ORIGIN UNDETERMINED UNLESS OTHERWISE NOTED
 - 1/2" x 24" REBAR W/LS 214F CAP SET
 - (P) PLATTED
 - (M) MEASURED
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - ⚡ FIRE HYDRANT
 - ⊙ STORM MANHOLE
 - ⊙ SAN SEWER MANHOLE
 - ⊕ GAS SIGN
 - ⊙ WATER VALVE
 - E — UNDERGROUND ELECTRIC LINE
 - G — GAS LINE
 - T — UNDERGROUND TELEPHONE
 - W(R) — WATER LINE(RECORDED)
 - 725 — 1' CONTOUR INTERVAL

- NOTES:**
- 1 TO REMAIN
 - 2 REMOVE CURB

DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE AS SHOWN, IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY AND STATE REGULATIONS.
2. ALL STRUCTURES AND MATERIAL WITHIN DEMOLITION LIMITS TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
3. ALL HAZARDOUS ASBESTOS AND OTHER HAZARDOUS MATERIALS MUST BE IDENTIFIED AND REMOVED PRIOR TO ANY BUILDING DEMOLITION, IN STRICT CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
4. DRIVES, PAVING AND OTHER STRUCTURES ON STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE REMOVED AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON THESE PLANS. REMOVAL AND DISPOSAL SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL PAVING WITHIN PROPERTY TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP CITY OF LEE'S SUMMIT, COMMUNITY PANEL NO. 29095C04096, EFFECTIVE ON 01/20/2017.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S PLUS PROJECTS UTILITY ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID128 MODEL.

BENCHMARKS:

JA-43: 3" ALUM DISK STAMPED JA-43 ON THE WEST SIDE OF DOUGLAS AND 44± SOUTH OF THE S.E. BOUNDARY CORNER OF THE SURVEY. ELEV= 1034.77
 BS#60: FOUND "SQUARE" CUT ON THE BACK OF CURB ON THE SOUTH SIDE OF A PRIVATE DRIVE ON THE NORTH SIDE OF LOT 3 AND LOCATED NEAR THE NORTHEAST BOUNDARY CORNER, MARKED BY OTHERS 1028.00. ELEV= 1028.03

RELEASED FOR CONSTRUCTION
 As Noted on Plans Review
 Development Services Department
 Lee's Summit, Missouri
 08/08/2022

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



REV	DATE	DESCRIPTION
4	07/05/22	PER CITY COMMENTS
3	06/22/22	PER CITY COMMENTS
2	05/06/22	PER OWNER COMMENTS
1	04/08/22	CHECK SET
0	03/02/22	INITIAL ISSUE



MARTIN T. ARLING
 ENGINEER
 MO # 2009002955

8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 PH: (816) 466-6651
 kce@kveeng.com | www.kveeng.com

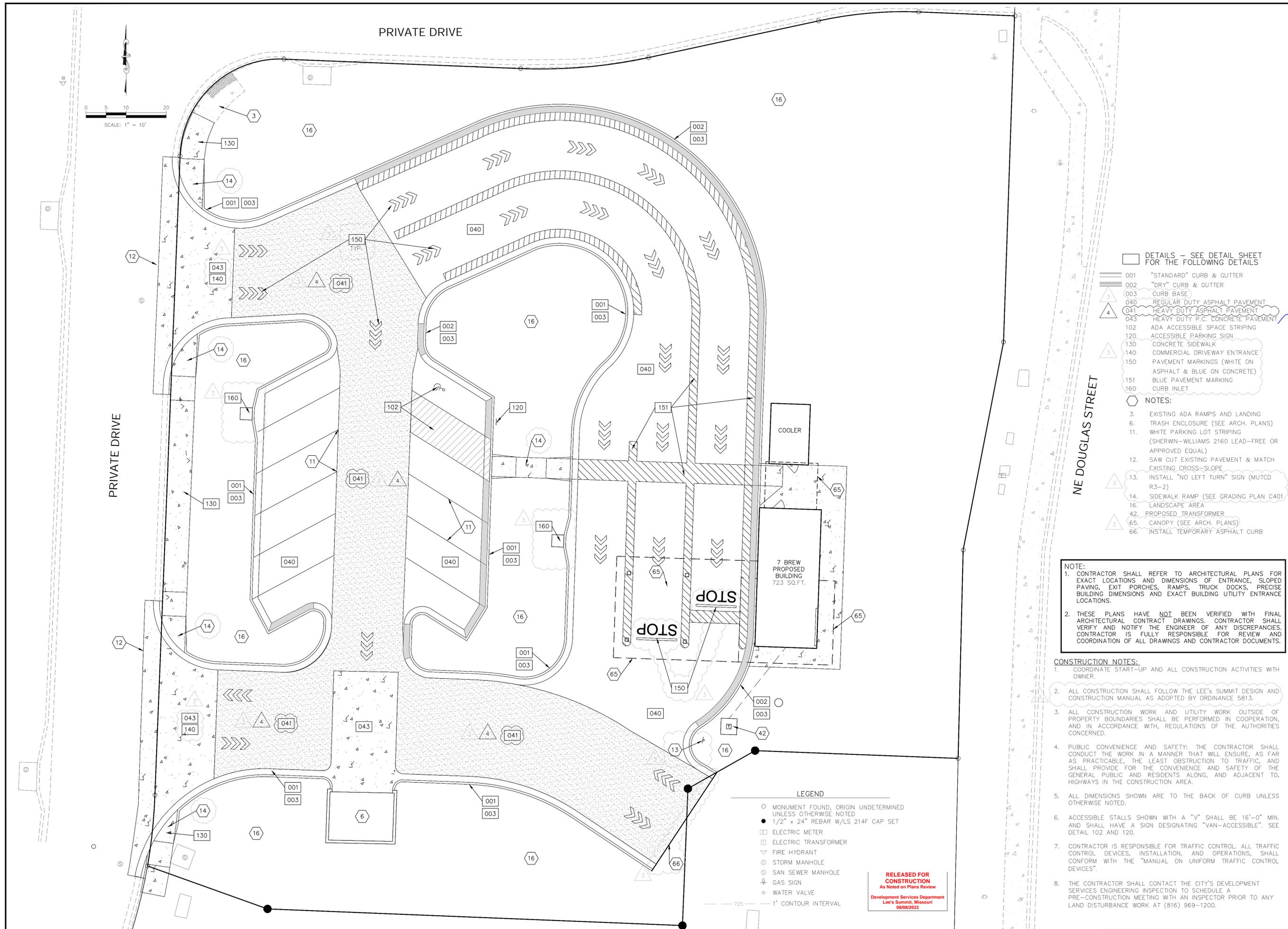
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23



7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086
FINAL DEVELOPMENT PLAN
EXISTING SITE CONDITIONS / DEMOLITION PLAN

PROJ. NO.	B21D4397
DESIGNER	MTA
DRAWN BY	JNG
CFN	4397DEMO
SHEET	C100
REV	4



- DETAILS – SEE DETAIL SHEET FOR THE FOLLOWING DETAILS
- 001 "STANDARD" CURB & GUTTER
 - 002 "DRY" CURB & GUTTER
 - 003 CURB BASE
 - 040 REGULAR DUTY ASPHALT PAVEMENT
 - 041 HEAVY DUTY ASPHALT PAVEMENT
 - 043 HEAVY DUTY P.C. CONCRETE PAVEMENT
 - 102 ADA ACCESSIBLE SPACE STRIPING
 - 120 ACCESSIBLE PARKING SIGN
 - 130 CONCRETE SIDEWALK
 - 140 COMMERCIAL DRIVEWAY ENTRANCE
 - 150 PAVEMENT MARKINGS (WHITE ON ASPHALT & BLUE ON CONCRETE)
 - 151 BLUE PAVEMENT MARKING
 - 160 CURB INLET
- NOTES:
- 3. EXISTING ADA RAMPS AND LANDING
 - 6. TRASH ENCLOSURE (SEE ARCH. PLANS)
 - 11. WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS 2160 LEAD-FREE OR APPROVED EQUAL)
 - 12. SAW CUT EXISTING PAVEMENT & MATCH EXISTING CROSS-SLOPE
 - 13. INSTALL "NO LEFT TURN" SIGN (MUTCD R3-2)
 - 14. SIDEWALK RAMP (SEE GRADING PLAN C401)
 - 16. LANDSCAPE AREA
 - 42. PROPOSED TRANSFORMER
 - 65. CANOPY (SEE ARCH. PLANS)
 - 66. INSTALL TEMPORARY ASPHALT CURB

NOTE:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 - ALL CONSTRUCTION SHALL FOLLOW THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ACCESSIBLE STALLS SHOWN WITH A "V" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102 AND 120.
 - CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION, AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

- LEGEND**
- MONUMENT FOUND, ORIGIN UNDETERMINED UNLESS OTHERWISE NOTED
 - 1/2" x 24" REBAR W/LS 214F CAP SET
 - ELECTRIC METER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊕ FIRE HYDRANT
 - ⊙ STORM MANHOLE
 - ⊕ SAN SEWER MANHOLE
 - ⊕ GAS SIGN
 - ⊕ WATER VALVE
 - 1' CONTOUR INTERVAL

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

MTA	JNG	CHK
MTA	JNG	DWN
MTA	JNG	DSN
PER CITY COMMENTS	07/05/22	REV
PER CITY COMMENTS	06/22/22	DATE
PER OWNER COMMENTS	05/06/22	DESCRIPTION
CHECK SET	04/08/22	
INITIAL ISSUE	03/02/22	

MARTIN T. ARLING
ENGINEER
MO # 2009902955

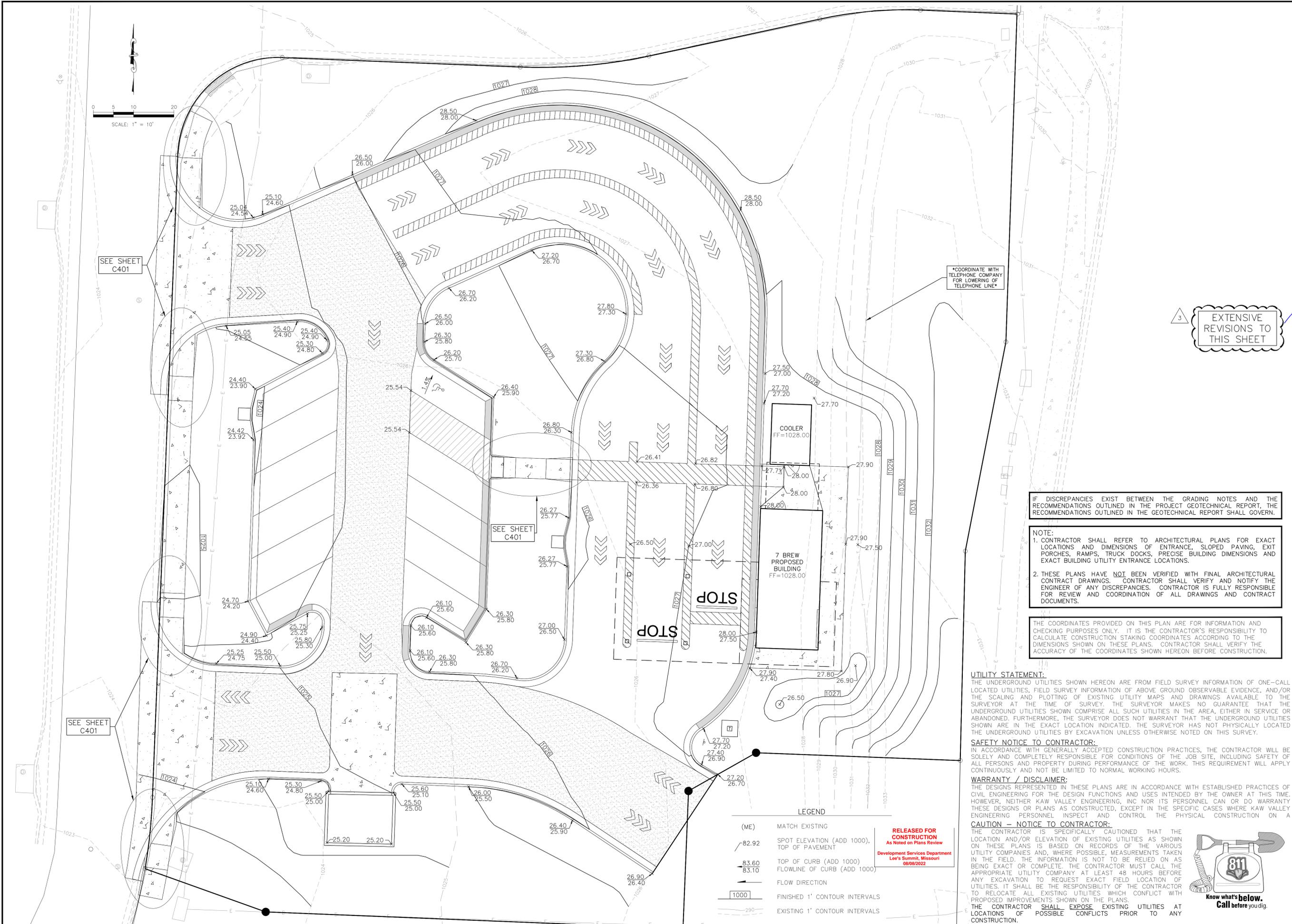
8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 969-1200 | (816) 969-6651
lic@kvweng.com | www.kvweng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

FINAL DEVELOPMENT PLAN
SITE PLAN

PROJ. NO.	B21D4397
DESIGNER	MTA
DRAWN BY	JNG
CFN	4397SP
SHEET	C200
REV	4



3 EXTENSIVE REVISIONS TO THIS SHEET

IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

NOTE:
 1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACT DOCUMENTS.

THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

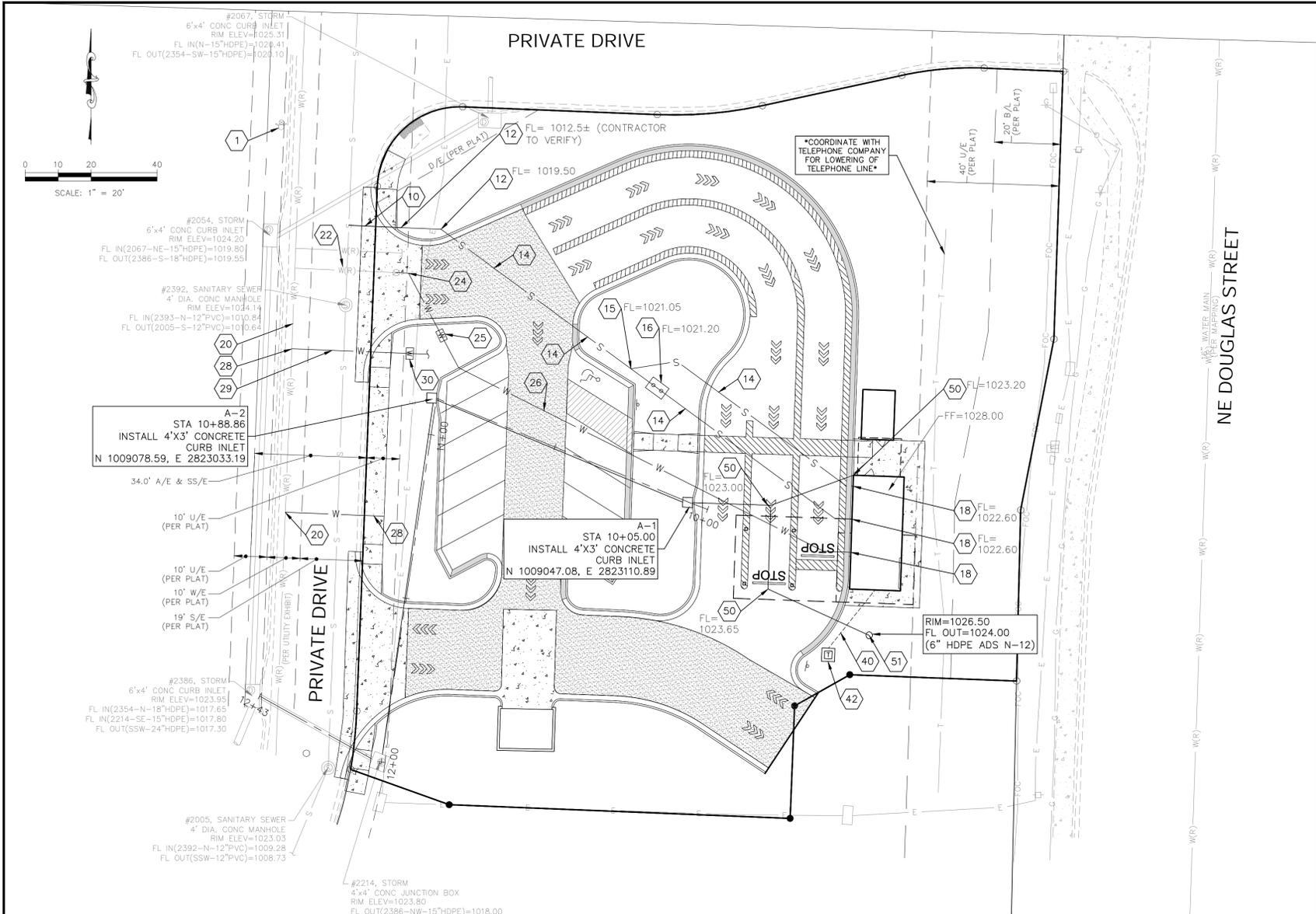


MTA	JNG	CHK
MTA	JNG	DSN
MTA	JNG	DWN
PER CITY COMMENTS	07/05/22	DATE
PER CITY COMMENTS	06/22/22	REV
PER OWNER COMMENTS	05/06/22	DESCRIPTION
CHECK SET	04/08/22	
INITIAL ISSUE	03/02/22	

MARTIN T. ARLING ENGINEER MO # 2009002955
8040 N. OAK TRAFFICWAY KANSAS CITY, MISSOURI 64118 PH: (816) 266-6651 kce@kvweng.com www.kvweng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086	FINAL DEVELOPMENT PLAN GRADING PLAN
PROJ. NO. B21D4397 DESIGNER MTA DRAWN BY JNG CFN 4397GP SHEET C400 REV 4	

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&W VALLEY ENGINEERING, INC.



UTILITY NOTES:

1. THE CITY OF LEE'S SUMMIT SHALL BE GIVEN AT LEAST A 48-HOUR NOTICE PRIOR TO PERFORMING ANY INSPECTION, SITE DISTURBANCE OR UTILITY WORK.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL FROM THE OWNER, AND PERMITS FROM THE CITY HAVE BEEN RECEIVED.
3. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH CRUSHED STONE BASE MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. **KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.**
5. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY WATER DEPARTMENT. CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
6. ALL CONSTRUCTION, INCLUDING SANITARY SEWER AND WATER INFRASTRUCTURE, SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL.
7. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
8. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SECTION 6900 OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
9. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
10. WATER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 48 INCHES AND A MAXIMUM COVER OF 60 INCHES UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATIONS. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
11. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE OR PVC PIPE WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
12. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
13. ALL DRAINAGE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

NOTES:

- 1 EXISTING FIRE HYDRANT
- 10 EXISTING 6" SANITARY SEWER SERVICE LINE (FROM RECORD INFORMATION)
- 12 CONNECT TO EXISTING 6" SANITARY SEWER SERVICE LINE WITH 4"x6" SDR 26 REDUCER (CONTRACTOR TO VERIFY FLOW LINE PRIOR TO SERVICE LINE INSTALLATION)
- 14 INSTALL 4" SDR 26 SANITARY SEWER SERVICE LINE @ 2% MIN. SLOPE
- 15 INSTALL 4"x4" WYE
- 16 INSTALL GREASE TRAP (SEE MEP PLANS FOR SIZE)
- 18 CONNECT TO BUILDING
- 20 EXISTING 8" WATER MAIN
- 22 EXISTING 1" WATER SERVICE LINE AND VALVE
- 24 CONNECT TO EXISTING WATER SERVICE
- 25 PROPOSED 1" WATER METER
- 26 INSTALL 1" TYPE K COPPER WATER SERVICE LINE PER SECTION 6900 OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL
- 28 PROPOSED 3/4" WATER SERVICE TAP FOR IRRIGATION PER SECTION 6900 OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL
- 29 INSTALL 3/4" TYPE K COPPER WATER SERVICE LINE FOR IRRIGATION (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- 30 PROPOSED 3/4" WATER METER
- 40 PROPOSED SECONDARY ELECTRICAL CONDUITS. CONTRACTOR SHALL COORDINATE NUMBER AND SIZE OF CONDUITS WITH MEP
- 42 PROPOSED TRANSFORMER
- 50 INSTALL 6" HDPE ADS N-12 PIPE @ 1% MIN. SLOPE COORDINATE LOCATION WITH ROOF DRAINS. SEE ARCHITECTURAL PLAN FOR CONNECTION DETAIL
- 51 INSTALL 18" NYLOPLAST DRAIN BASIN WITH BEEHIVE GRATE

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

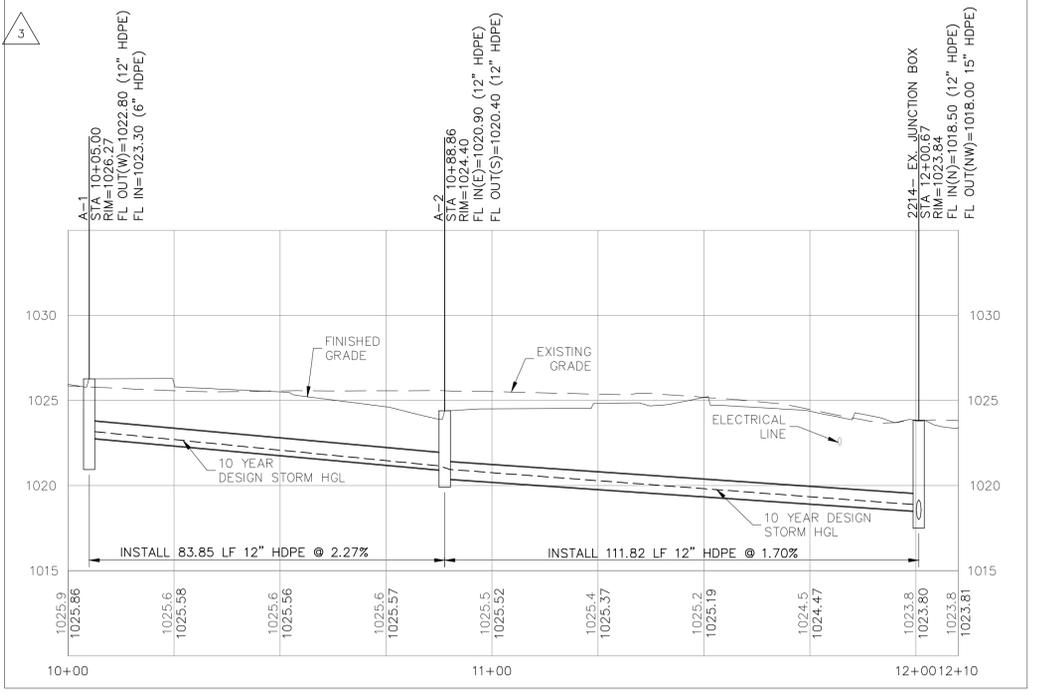
CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



EXTENSIVE REVISIONS TO THIS SHEET

NOTE: 10 YEAR DESIGN STORM



LEGEND

- MONUMENT FOUND, ORIGIN UNDETERMINED UNLESS OTHERWISE NOTED
- 1/2" x 24" REBAR W/LS 214F CAP SET
- (P) PLATTED
- (M) MEASURED
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊙ STORM MANHOLE
- ⊙ SAN SEWER MANHOLE
- ⊕ GAS SIGN
- ⊙ WATER VALVE
- E — UNDERGROUND ELECTRIC LINE
- G — GAS LINE
- T — UNDERGROUND TELEPHONE
- W(R) — WATER LINE(RECORDED)
- 725 — 1' CONTOUR INTERVAL
- 10 YEAR DESIGN STORM

STORM LINE
SCALE:
HOR: 1" = 20'
VER: 1" = 5'

NOTE: HDPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL

PROJ. NO.	B21D4397
DESIGNER	MTA
DRAWN BY	JNG
CFN	4397UP
SHEET	C500
REV	4

REV	DATE	DESCRIPTION
4	07/05/22	PER CITY COMMENTS
3	06/22/22	PER CITY COMMENTS
2	05/06/22	PER OWNER COMMENTS
1	04/08/22	CHECK SET
0	03/02/22	INITIAL ISSUE

MTA	JNG	MTA	JNG	MTA	JNG	MTA	JNG
MTA	JNG	MTA	JNG	MTA	JNG	MTA	JNG
ARM	JNG	MTA	JNG	MTA	JNG	MTA	JNG
DSN	DWN	CHK	CHK	DSN	DWN	CHK	CHK

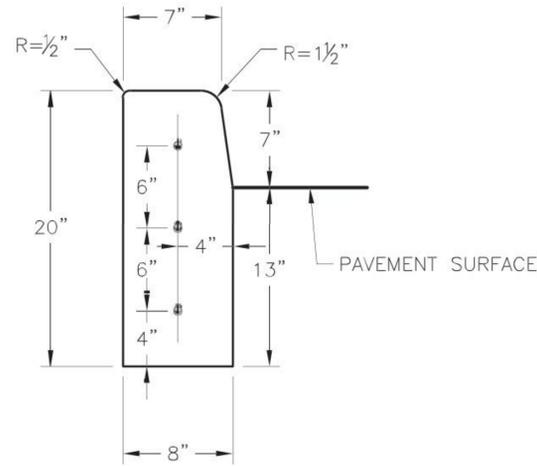
8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 236-6651
lic@kvweng.com | www.kvweng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

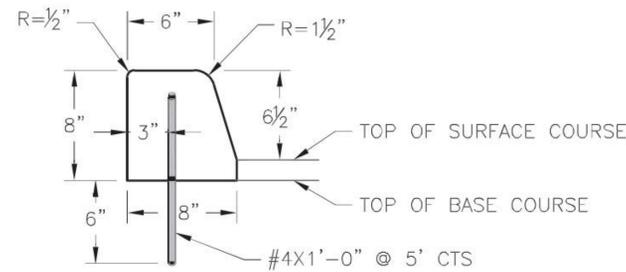
MARTIN T. ARLING
ENGINEER
MO # 2009002955

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

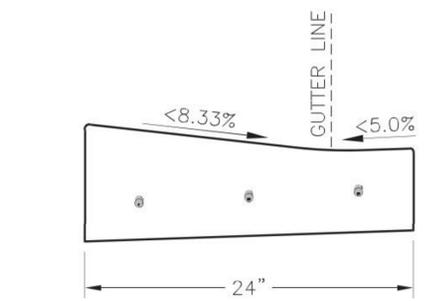
FINAL DEVELOPMENT PLAN
UTILITY PLAN



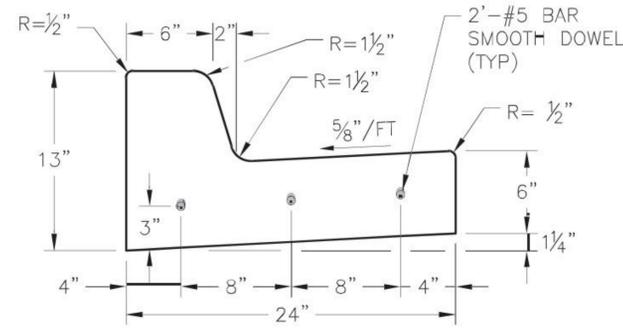
STRAIGHT CURB
(TYPE C-1)



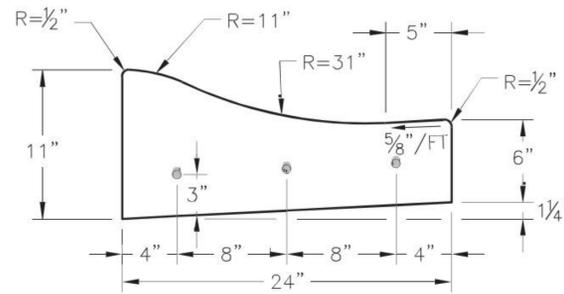
DOWELLED CURB
(TYPE DC)



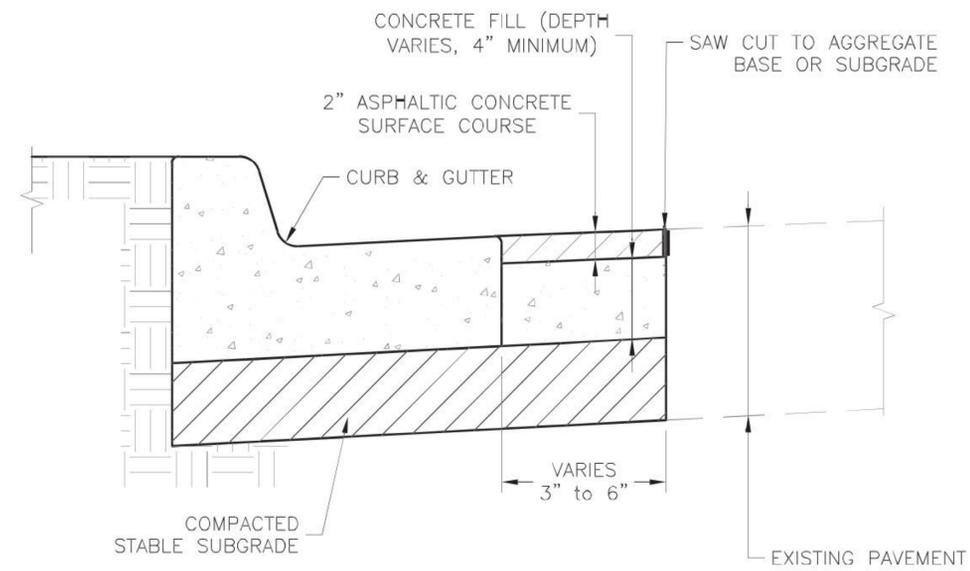
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



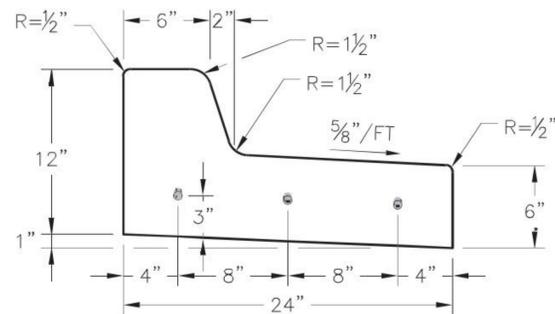
ROLL BACK CURB & GUTTER
(TYPE CG-2)



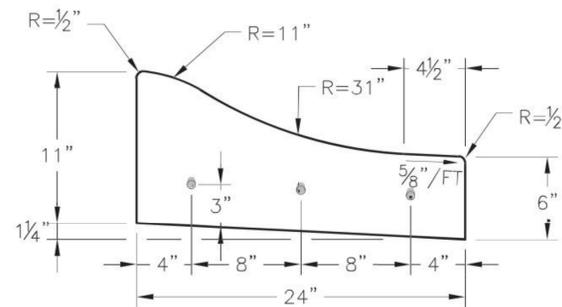
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DESIGN | 270 S. GREEN STREET | JEFFERSON, MO 64086

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-4

REV	DATE	DESCRIPTION
4	07/05/22	PER CITY COMMENTS
3	06/22/22	PER CITY COMMENTS
2	05/05/22	PER OWNER COMMENTS
1	04/08/22	CHECK SET
0	03/02/22	INITIAL ISSUE



MARTIN T. ARLING
ENGINEER
MO # 2009002955

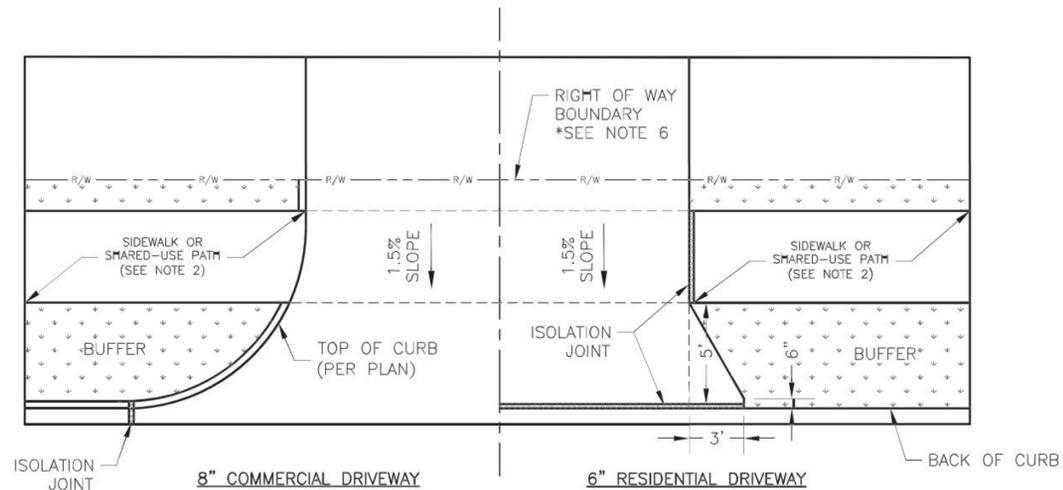
8040 N. OAK TRAFFICWAY
KANSAAS CITY, MISSOURI 64118
PH: (816) 451-6651
lic@kvweng.com | www.kvweng.com



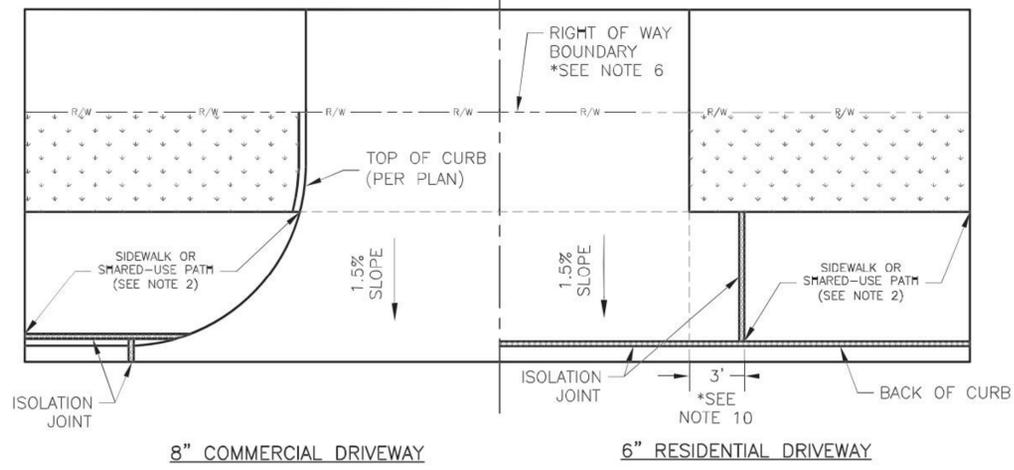
7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086
FINAL DEVELOPMENT PLAN
DETAIL SHEET

DESIGNER	DRAWN BY
MTA	JNG
CFN	
SHEET	REV
C701	4

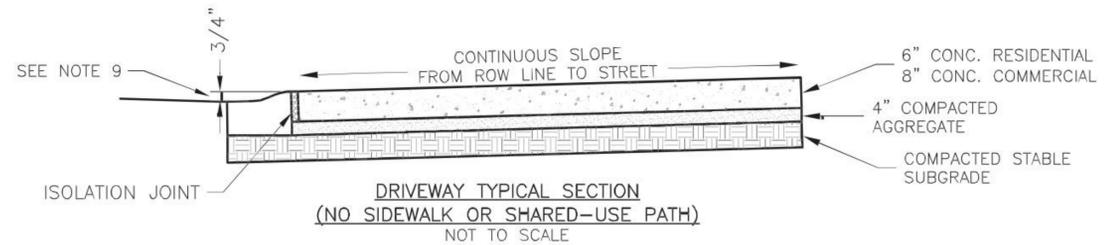
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/08/2022



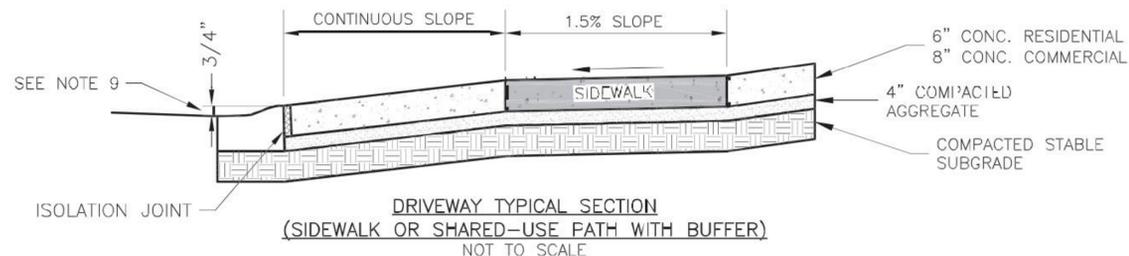
DRIVEWAY WITH BUFFER
NOT TO SCALE



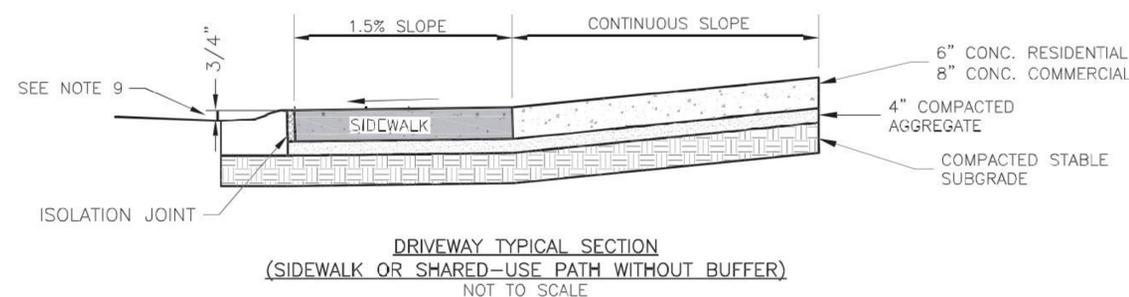
DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

COMMERCIAL DRIVEWAY ENTRANCE
NOT TO SCALE

140

GENERAL NOTES

1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

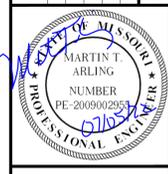
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 S. GARDNER STREET | LEE'S SUMMIT, MO 64086

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:
GEN-1

REV	DATE	DESCRIPTION
4	07/05/22	PER CITY COMMENTS
3	06/22/22	PER CITY COMMENTS
2	05/06/22	PER OWNER COMMENTS
1	04/08/22	CHECK SET
0	03/02/22	INITIAL ISSUE



MARTIN T. ARLING
ENGINEER
MO # 2009902955

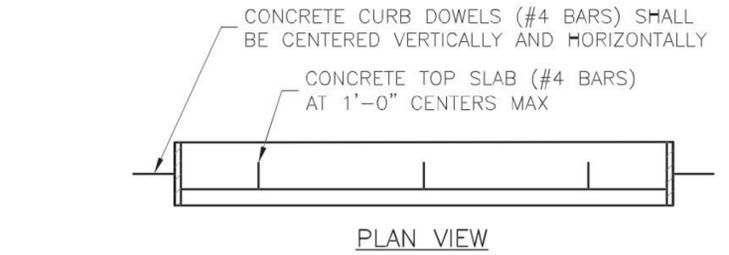
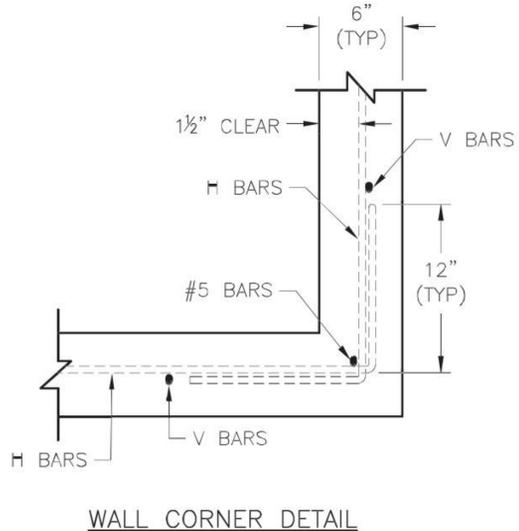
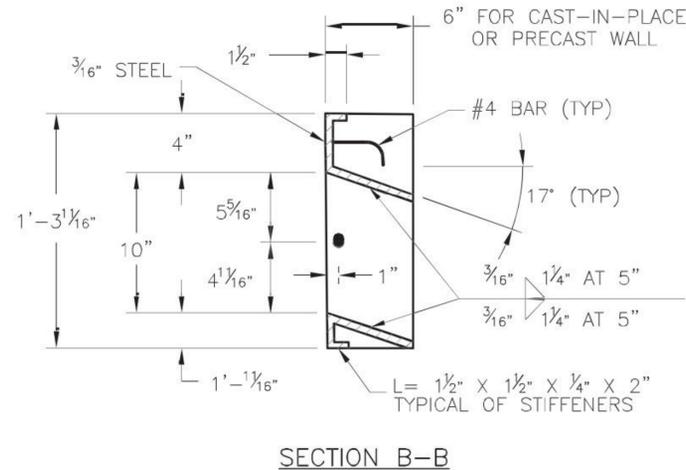
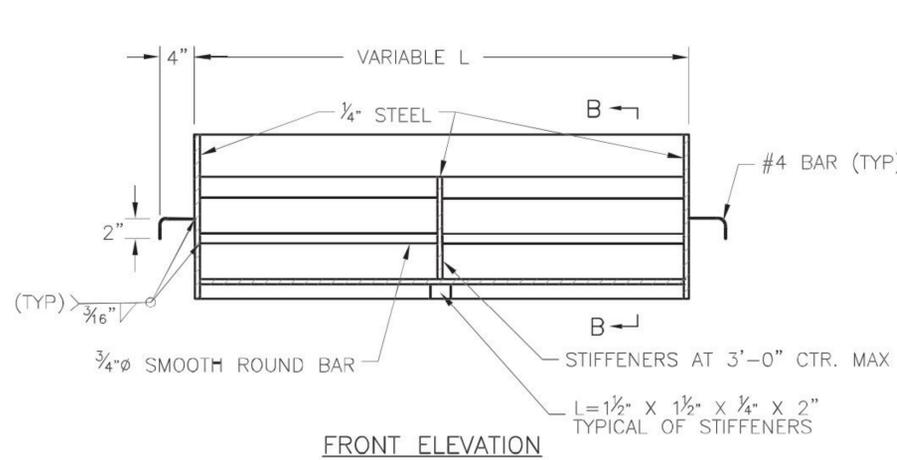
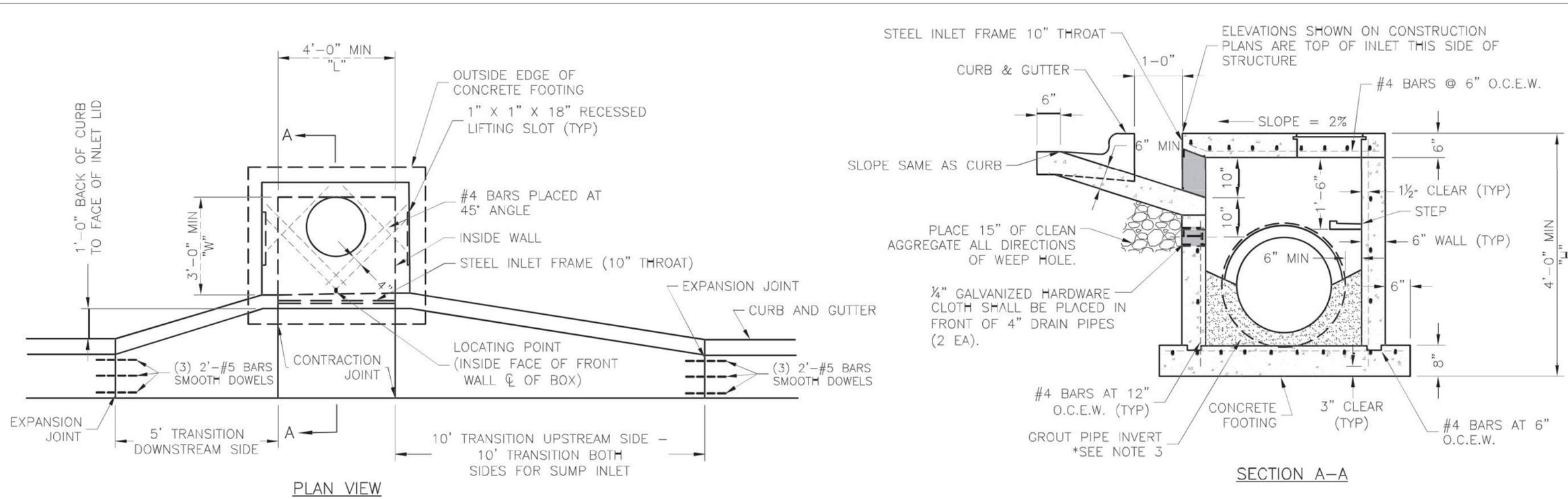
8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 238-1226
lic@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

FINAL DEVELOPMENT PLAN
DETAIL SHEET

DESIGNER	MTA	DRAWN BY	JNG
CFN	4397DET	SHEET	C702
REV		REV	4



- STEEL FRAME NOTES:**
- ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
 - ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
 - THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

- GENERAL NOTES:**
- THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
 - FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
 - FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
 - LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
 - STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
 - BEVEL ALL EXPOSED EDGES WITH 3/4" CHAMFER OR 1/2" TOOLED EDGE.
 - ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
 - PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 - LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
 - FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

CURB INLET
NOT TO SCALE 160

LEE'S SUMMIT MISSOURI

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

STM-1

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

4	07/05/22	PER CITY COMMENTS	MTA	JNG	DSN	DWN	CHK
3	06/22/22	PER CITY COMMENTS	MTA	JNG			
2	05/06/22	PER OWNER COMMENTS	MTA	JNG			
1	04/08/22	CHECK SET	MTA	JNG			
0	03/02/22	INITIAL ISSUE	ARM	JNG			

8040 N. OAK TRAFFICWAY KANASAS CITY, MISSOURI 64118 PH: (816) 238-6651 lic@kvweng.com www.kvweng.com	KAW VALLEY ENGINEERING
MARTIN T. ARLING ENGINEER MO # 2009002955	LEE'S SUMMIT MISSOURI
7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086	FINAL DEVELOPMENT PLAN DETAIL SHEET

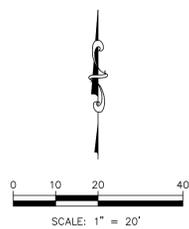
PROJ. NO.	B21D4397
DESIGNER	MTA
DRAWN BY	JNG
CFN	4397DET
SHEET	C703
REV	4

LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
6. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER(3-4 SLOW-RELEASE TABLETS/PELLETS).
8. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 3" CALIPER, EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING

IRRIGATION PERFORMANCE SPECIFICATION:

- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
 2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 3. WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
 16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
 17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
 19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
 20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZING SYSTEM
- SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)



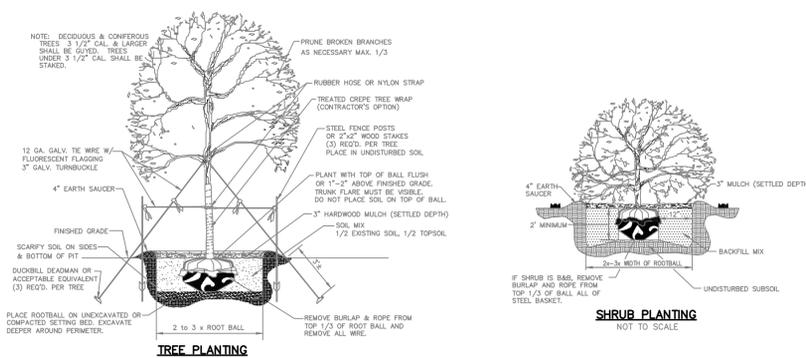
LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED
8.790.A.1 Street Frontage Trees (NE Douglas)	1 tree per 30 feet of street frontage	186 ft. of street frontage /30 = 7 trees required	7 trees
8.790.A.2 Street Frontage Green Strip (NE Douglas)	20 feet	20 feet	20 feet
8.790.A.3 Street Frontage Shrubs (NE Douglas)	1 shrub per 20 feet of street frontage	186 ft. of street frontage/20 = 10 shrubs required	*
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	15,394 sq.ft. of landscape area/5,000 x 2 = 6.16 shrubs.	*
8.790.B.3 Open Yard Trees (LOTS 1-13)	1 tree per 5000 sq. ft. of landscaped open space..	18,908 sq.ft. of landscape area/5,000 = 3.76 trees.	4 trees
8.820 Parking Lot Screening NE Douglas	Screening to a height of 2.5 feet along the edge of the parking lot adjacent to the street.	Continuous shrubs along parking stalls.	SEE PLAN

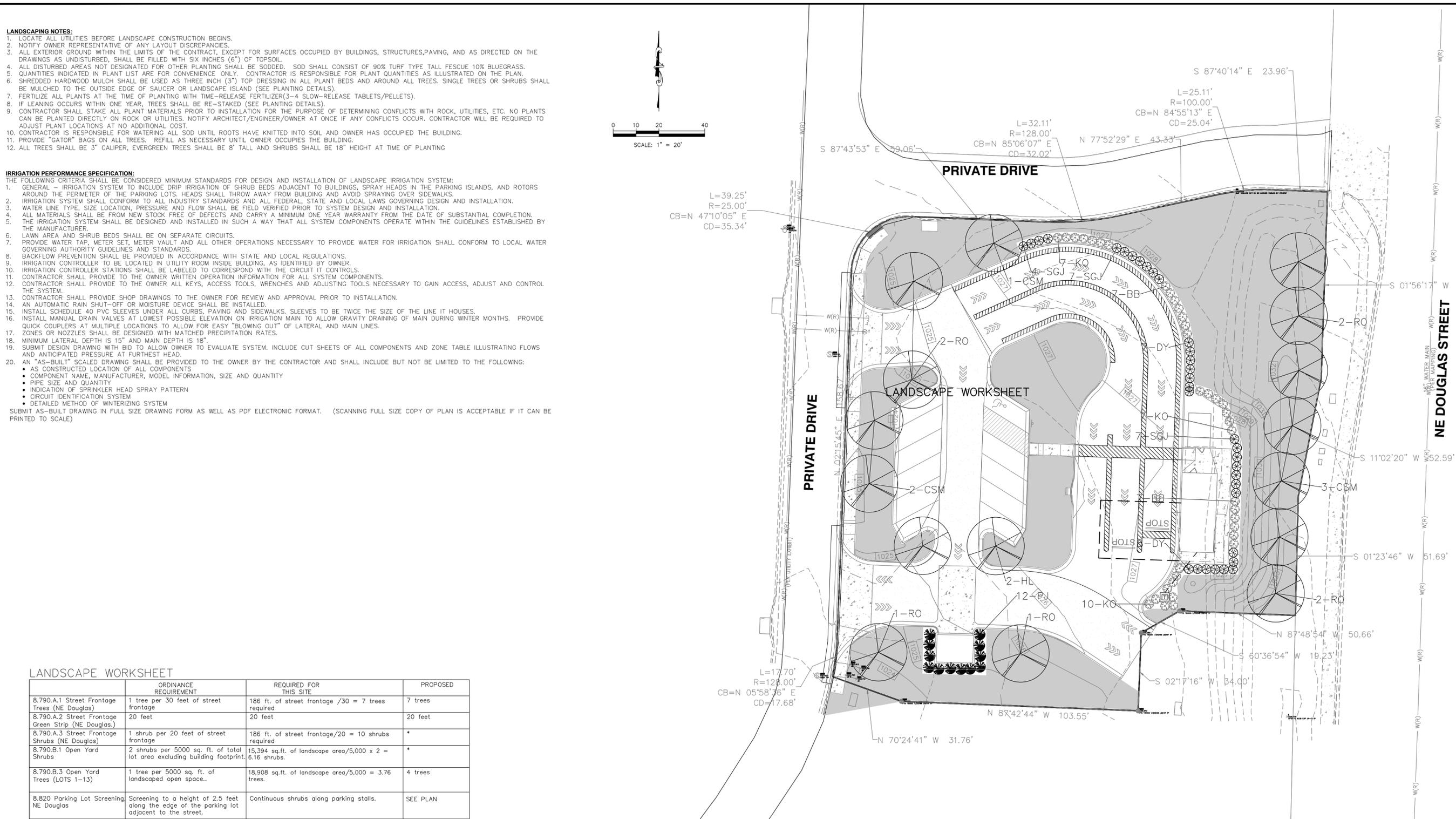
* SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	6	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	3" CAL. B&B
HL	2	GLEDITISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. B&B
RO	8	QUERCUS RUBRA	RED OAK	3" CAL. B&B
PJ	12	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	6' HT. B&B
SHRUBS/GRASSES/GROUND COVER				
BB	14	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL/18" HT. MIN.
KO	24	ROSA KNOCKOUT RADRAZZ	KNOCK OUT ROSE	5 GAL/18" HT. MIN.
SGJ	18	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL/18" HT. MIN.
DV	14	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	5 GAL/18" HT. MIN.



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022



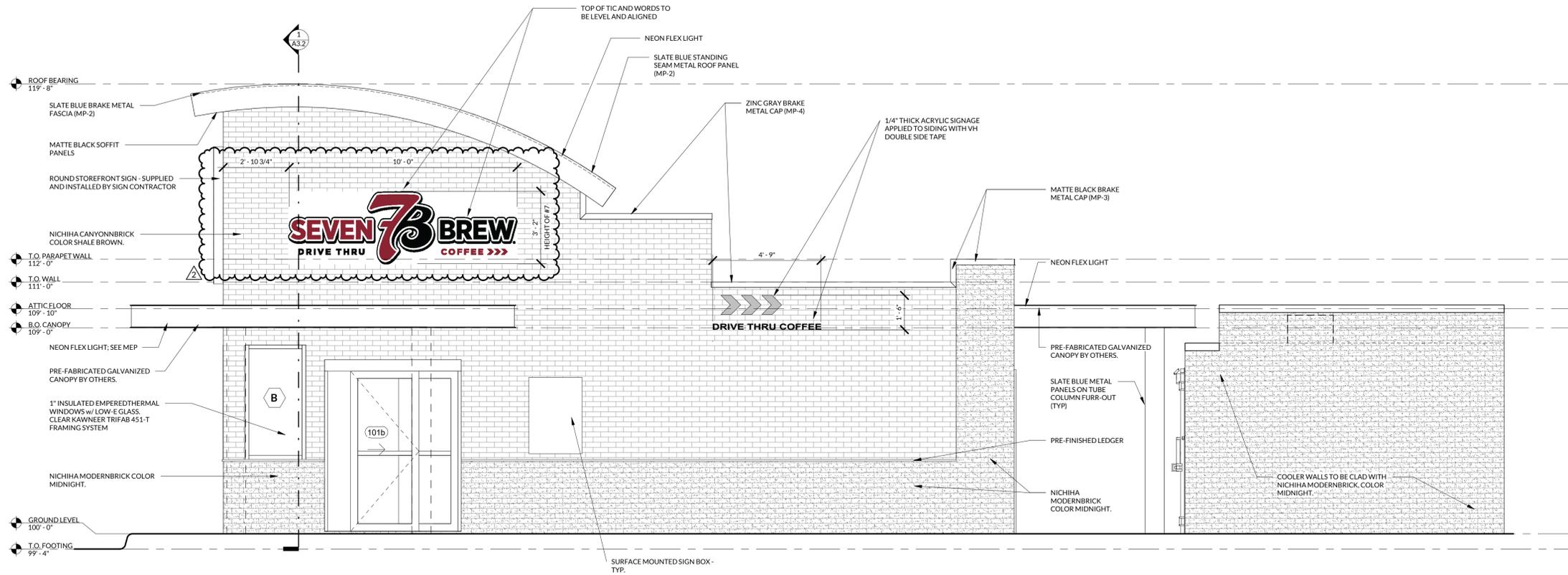
PROJ. NO.	B21D4397
DESIGNER	MTA
DRAWN BY	JNG
CFN	4397LSP
SHEET	REV
L100	320

REV	DATE	DESCRIPTION
3	06/22/22	PER CITY COMMENTS
2	05/05/22	OWNER CHANGES
0	03/02/22	INITIAL ISSUE

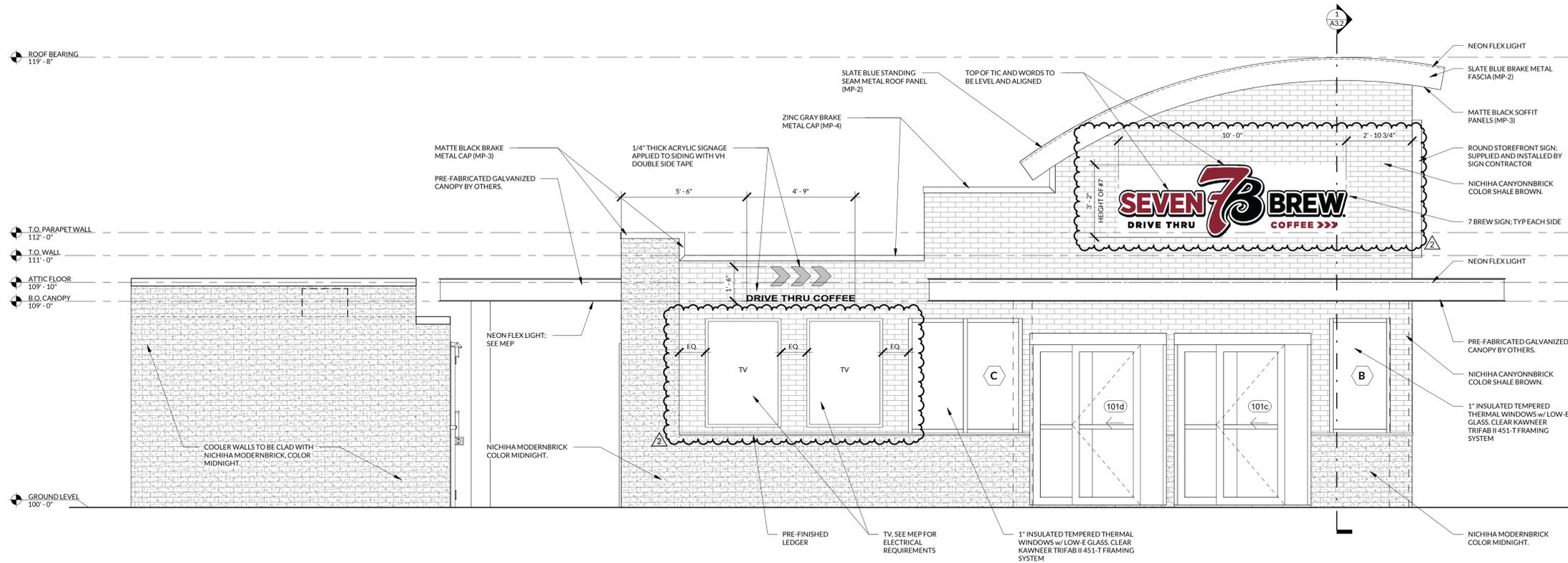
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 009842. EXPIRES 12/31/23

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

CONSTRUCTION PLANS
LANDSCAPE PLAN



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"



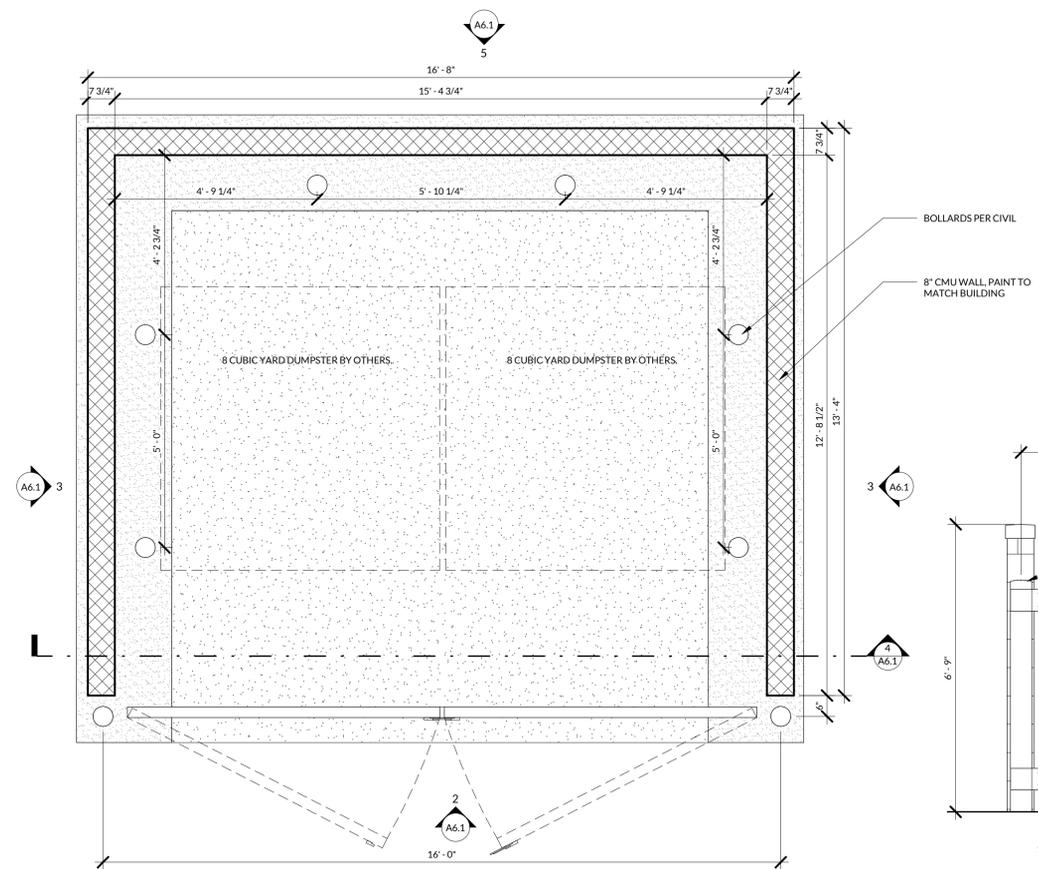
ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
220333 7BLS

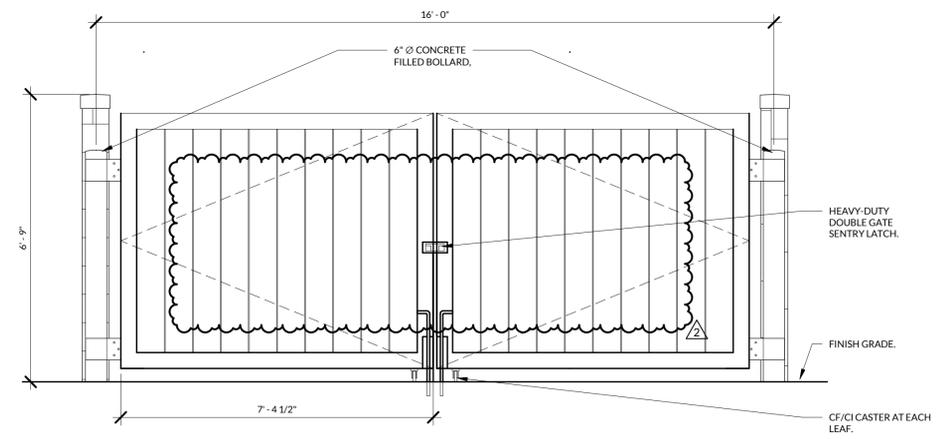
REVISION: ADD 001
6/17/22

ADD 002
7/5/22

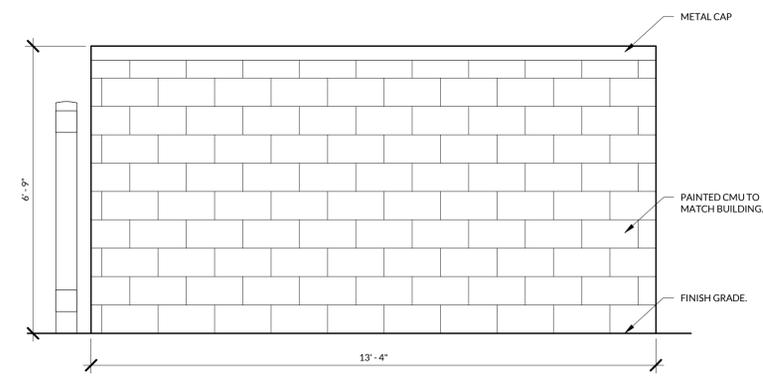
RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022



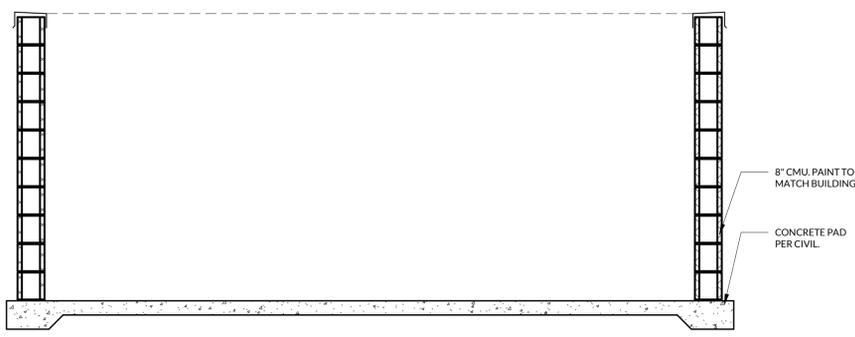
1 TRASH ENCLOSURE
1/2" = 1'-0"



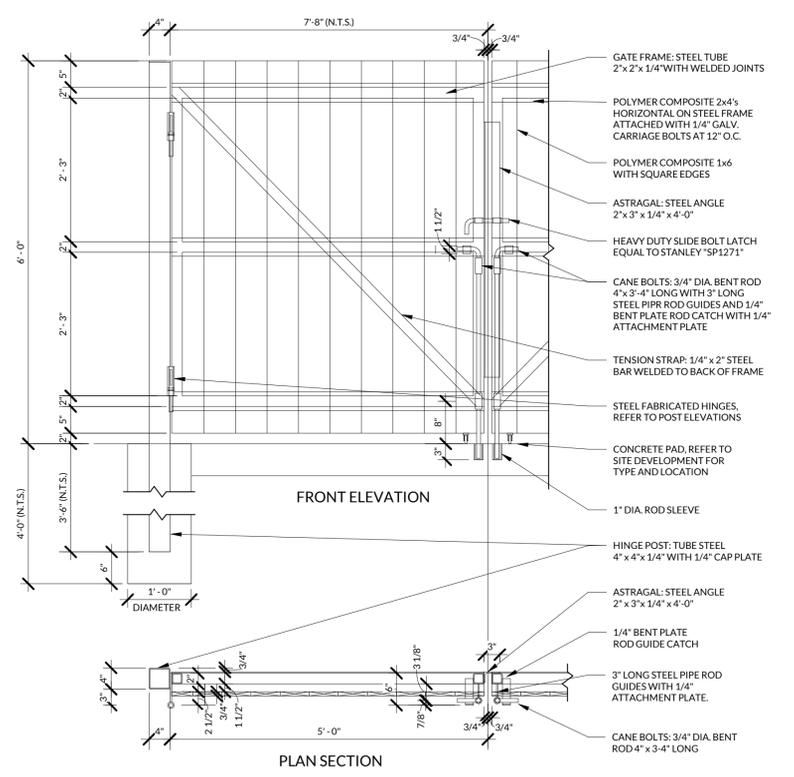
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



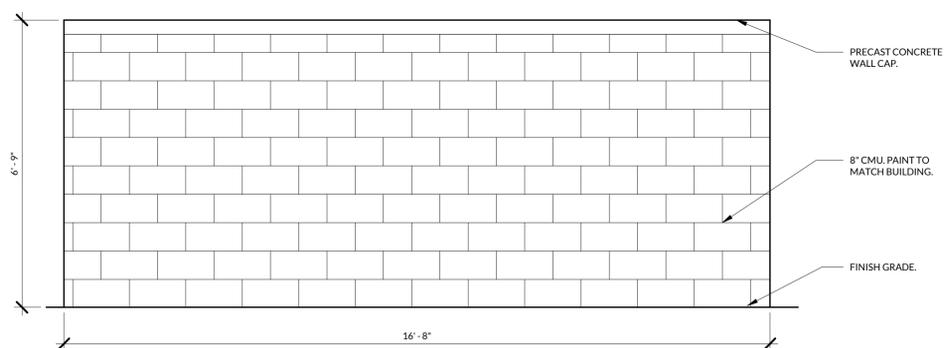
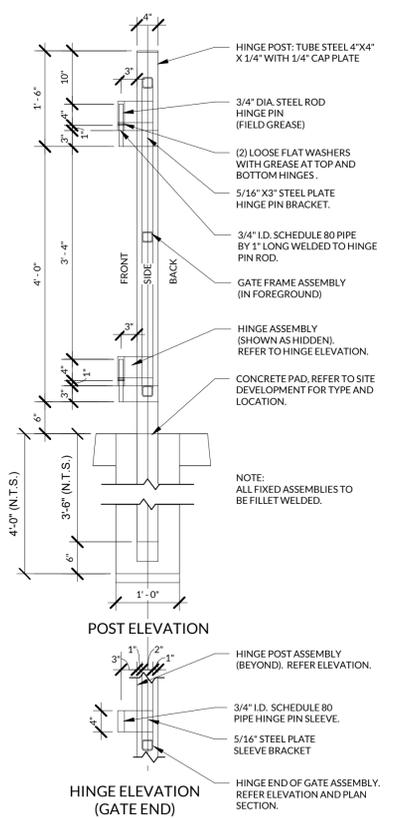
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"



6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"



5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
220337BLS

REVISION: **A** ADD 002
7/5/22

TUBE ARCHITECTURAL DS-WS05 WAC LIGHTING
LED Wall Mounts



PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can easily rotate down to alter light distribution
- Solid aluminum construction
- 3 year warranty

ORDERING NUMBER

Order #	Beam Angle	Color Temp	Reference Output	Efficiency	Light Distribution	Finish
5	30°	2700K	1620	100%	50°	Black
275	30°	2700K	1620	100%	50°	White
300	30°	3000K	1620	100%	50°	White
355	30°	3000K	1620	100%	50°	Black
465	30°	4000K	1620	100%	50°	Black

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can easily rotate down to alter light distribution
- Solid aluminum construction
- 3 year warranty

ORDERING NUMBER

Order #	Beam Angle	Color Temp	Reference Output	Efficiency	Light Distribution	Finish
5	30°	2700K	1620	100%	50°	Black
275	30°	2700K	1620	100%	50°	White
300	30°	3000K	1620	100%	50°	White
355	30°	3000K	1620	100%	50°	Black
465	30°	4000K	1620	100%	50°	Black

DS-WS05 - Reference output shows 230W output. Multiply by 0.7 to determine output for 170W combinations.

Example: DS-WS05-F30A-WT

Headquarters System Distribution Center
440 Harbor Park Drive
Fort Washington, PA 19073

Central Distribution Center
1700 Acropolis Avenue
Olathe, MO 64686

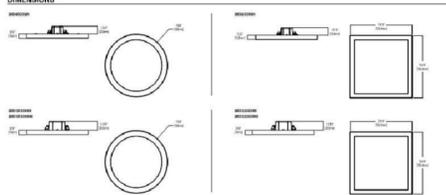
Western Distribution Center
1700 Acropolis Avenue
Olathe, MO 64686

WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program. SEP7 2019

4 SITE LIGHTING FIXTURE C2

HALO ENERGY DATA

Model	Beam Angle	Color Temp	Reference Output	Efficiency	Light Distribution	Finish
SMD812	30°	2700K	1620	100%	50°	Black
SMD812	30°	2700K	1620	100%	50°	White
SMD812	30°	3000K	1620	100%	50°	White
SMD812	30°	3000K	1620	100%	50°	Black
SMD812	30°	4000K	1620	100%	50°	Black



ORDERING INFORMATION

Example: HALO-30-2700K-1620-100% 50° Black

Headquarters System Distribution Center
440 Harbor Park Drive
Fort Washington, PA 19073

Central Distribution Center
1700 Acropolis Avenue
Olathe, MO 64686

Western Distribution Center
1700 Acropolis Avenue
Olathe, MO 64686

3 SITE LIGHTING FIXTURE C1

Project	Catalog #	Type
Prepared By	Notes	Date



Lumark Preval LED
Area / Site Luminaire

Product Features

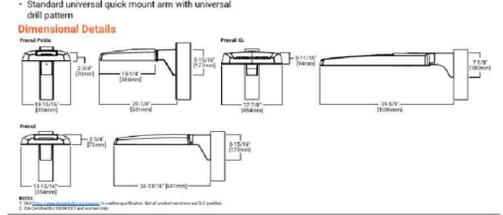
- Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 7

Product Certifications

- UL
- ETL
- DLC
- FC
- CE
- RoHS
- REACH
- IP66
- IP67
- IP68
- IP69K
- IP20
- IP21
- IP22
- IP23
- IP24
- IP25
- IP26
- IP27
- IP28
- IP29
- IP30
- IP31
- IP32
- IP33
- IP34
- IP35
- IP36
- IP37
- IP38
- IP39
- IP40
- IP41
- IP42
- IP43
- IP44
- IP45
- IP46
- IP47
- IP48
- IP49
- IP50
- IP51
- IP52
- IP53
- IP54
- IP55
- IP56
- IP57
- IP58
- IP59
- IP60
- IP61
- IP62
- IP63
- IP64
- IP65
- IP66
- IP67
- IP68
- IP69K
- IP70
- IP71
- IP72
- IP73
- IP74
- IP75
- IP76
- IP77
- IP78
- IP79
- IP80
- IP81
- IP82
- IP83
- IP84
- IP85
- IP86
- IP87
- IP88
- IP89
- IP90
- IP91
- IP92
- IP93
- IP94
- IP95
- IP96
- IP97
- IP98
- IP99
- IP100

Connected Systems

- WaveLinx



COOPER Lighting Solutions

Lumark Preval LED

Ordering Information

Product Family	Light Engine	Order	Voltage	Mounting	Color
Preval-LED	4000K	Preval-LED-4000K	120V	Preval-LED-4000K	White
Preval-LED	3000K	Preval-LED-3000K	120V	Preval-LED-3000K	White
Preval-LED	2700K	Preval-LED-2700K	120V	Preval-LED-2700K	White
Preval-LED	4000K	Preval-LED-4000K	277V	Preval-LED-4000K	White
Preval-LED	3000K	Preval-LED-3000K	277V	Preval-LED-3000K	White
Preval-LED	2700K	Preval-LED-2700K	277V	Preval-LED-2700K	White

Stacking Information

Product Family	Light Engine	Order	Voltage	Mounting	Color
Preval-LED	4000K	Preval-LED-4000K	120V	Preval-LED-4000K	White
Preval-LED	3000K	Preval-LED-3000K	120V	Preval-LED-3000K	White
Preval-LED	2700K	Preval-LED-2700K	120V	Preval-LED-2700K	White
Preval-LED	4000K	Preval-LED-4000K	277V	Preval-LED-4000K	White
Preval-LED	3000K	Preval-LED-3000K	277V	Preval-LED-3000K	White
Preval-LED	2700K	Preval-LED-2700K	277V	Preval-LED-2700K	White

COOPER Lighting Solutions

2 SITE LIGHTING FIXTURE PL1

WPAS LED Architectural Wall Pack - Small

Williams

ORDERING EXAMPLE: WPAS-18-3000K-01-0PTIONS-DIM-10V

Series	Length	Color	Beam Angle	Options
WPAS-18	18"	3000K	01	0PTIONS-DIM-10V

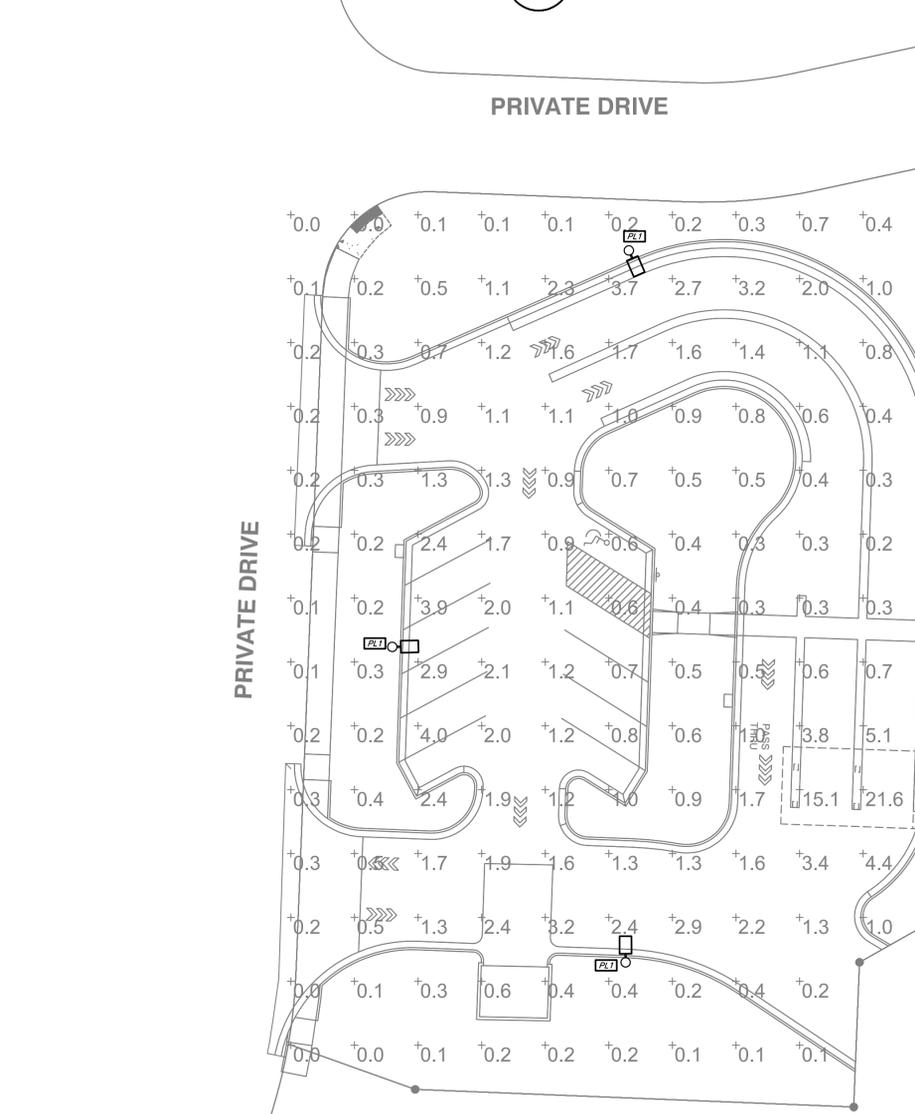
FEATURES

- Low-voltage LED
- High performance exterior rated LED wall mount light
- Fixture can easily rotate down to alter light distribution
- Solid aluminum construction
- 3 year warranty

ORDERING INFORMATION

Order #	Beam Angle	Color Temp	Reference Output	Efficiency	Light Distribution	Finish
5	30°	2700K	1620	100%	50°	Black
275	30°	2700K	1620	100%	50°	White
300	30°	3000K	1620	100%	50°	White
355	30°	3000K	1620	100%	50°	Black
465	30°	4000K	1620	100%	50°	Black

5 SITE LIGHTING FIXTURE W1E



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

TORGERSON DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT

116 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889
116 NORTH 2ND AVENUE - OZARK, MO 65721 - F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

7 BREW COFFEE
LEE'S SUMMIT, MO

1410 NE DOUGLAS STREET
LEE'S SUMMIT, MO 64086

STATE OF MISSOURI
RYAN S. JONES
Professional Engineer
PE-2004017193

ENGINEER OF RECORD:
NAME: RYAN JONES
LICENSE NO. PE-2004017193
PROJECT NUMBER:
21334 7BSM
REVISION:

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/08/2022

CJD LLC
Engineering | Energy | Innovation
2225 West Chesterfield Boulevard, Suite 200, Springfield, MO 65807
P: 417.877.1700 F: 417.324.7735 www.cjd-eng.com
Missouri State Certificate of Authority #2005026903

SU1.2
SITE PHOTOMETRIC PLAN
DATE: APRIL 26, 2022