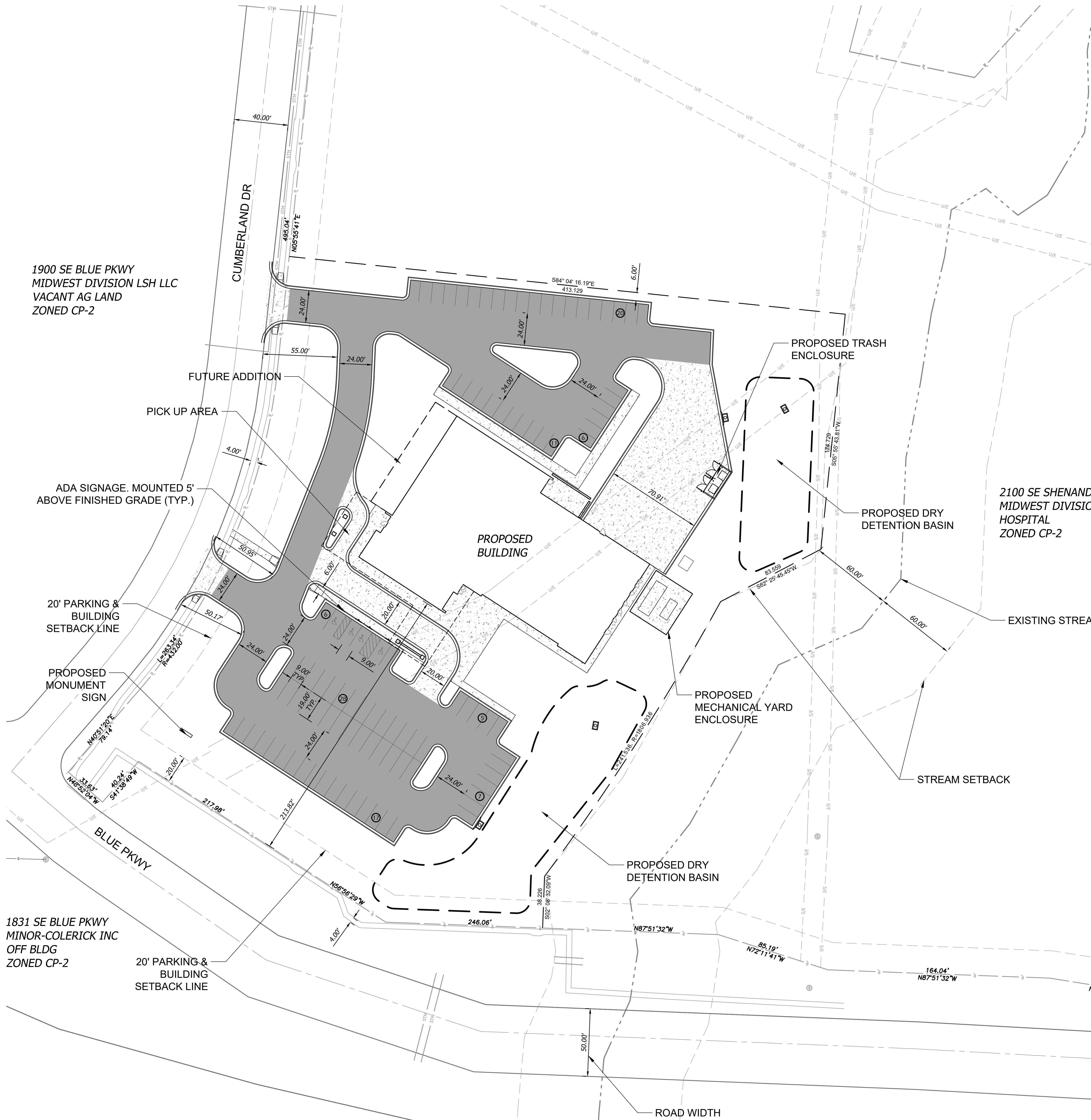


Nov 17, 2022 - 8:35am Plotted By: Eric Byrd V:\04460-hca item area\04460-5r75-SITE.dwg Layout: Site Plan



SITE DATA	
SITE	
SITE AREA:	3.96 AC 172,695 SF
IMPERVIOUS AREA:	
EXISTING:	0 SF (00.0%)
PROPOSED:	95,000 SF (55.0%)
BUILDING	
BUILDING AREA (W/O FUTURE ADDITION):	19,750 SF (11.4% FAR)
PARKING	
PARKING PROVIDED:	95 STANDARD 5 HANDICAP (3 VAN)
PARKING REQUIRED:	
5 STALLS PER 1,000 BUILDING SF:	99
ADA STALLS: (BASED ON 100 PARKING STALLS)	4

ZONING
CP-2 (PLANNED COMMUNITY COMMERCIAL)

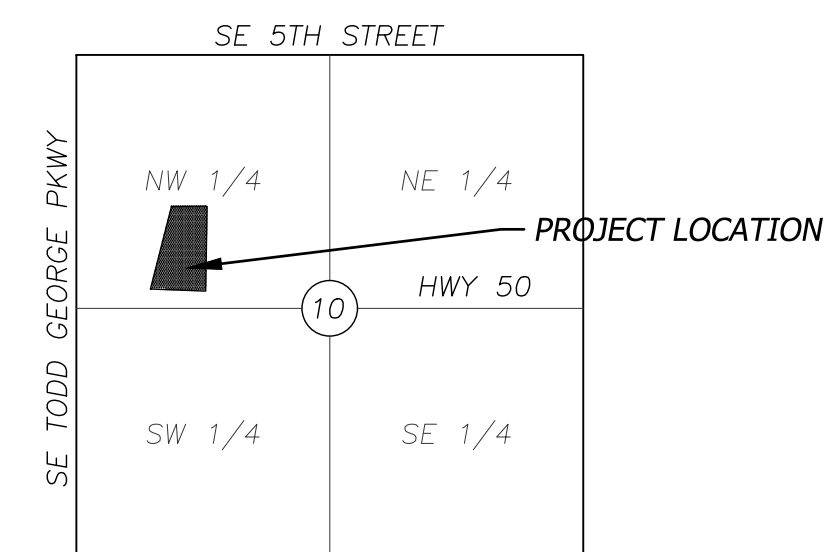
FLOOD STATEMENT
The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 29095C0439G
Panel No: 439 of 625
Map Revised Date: January 20, 2017
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

OIL AND GAS
Per visual inspection, no oil and gas wells were located on the site or within 185 feet. No records of wells were located on the Missouri Department of Natural Resources GIS.

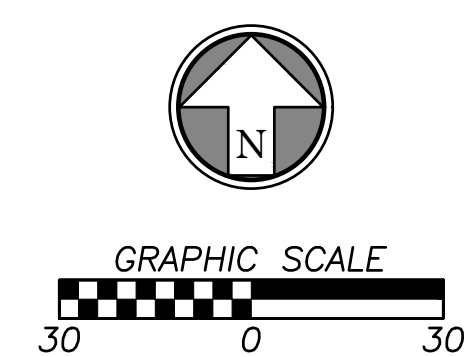
LEGAL DESCRIPTION
HCA MIDWEST, LOT 1A

SITE LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

*Pavement design will comply with UDO Section 8.260.F.1.



SECTION MAP
SCALE: 1" = 2000'
SECTION 10-T47N-R31W
JACKSON COUNTY, MISSOURI



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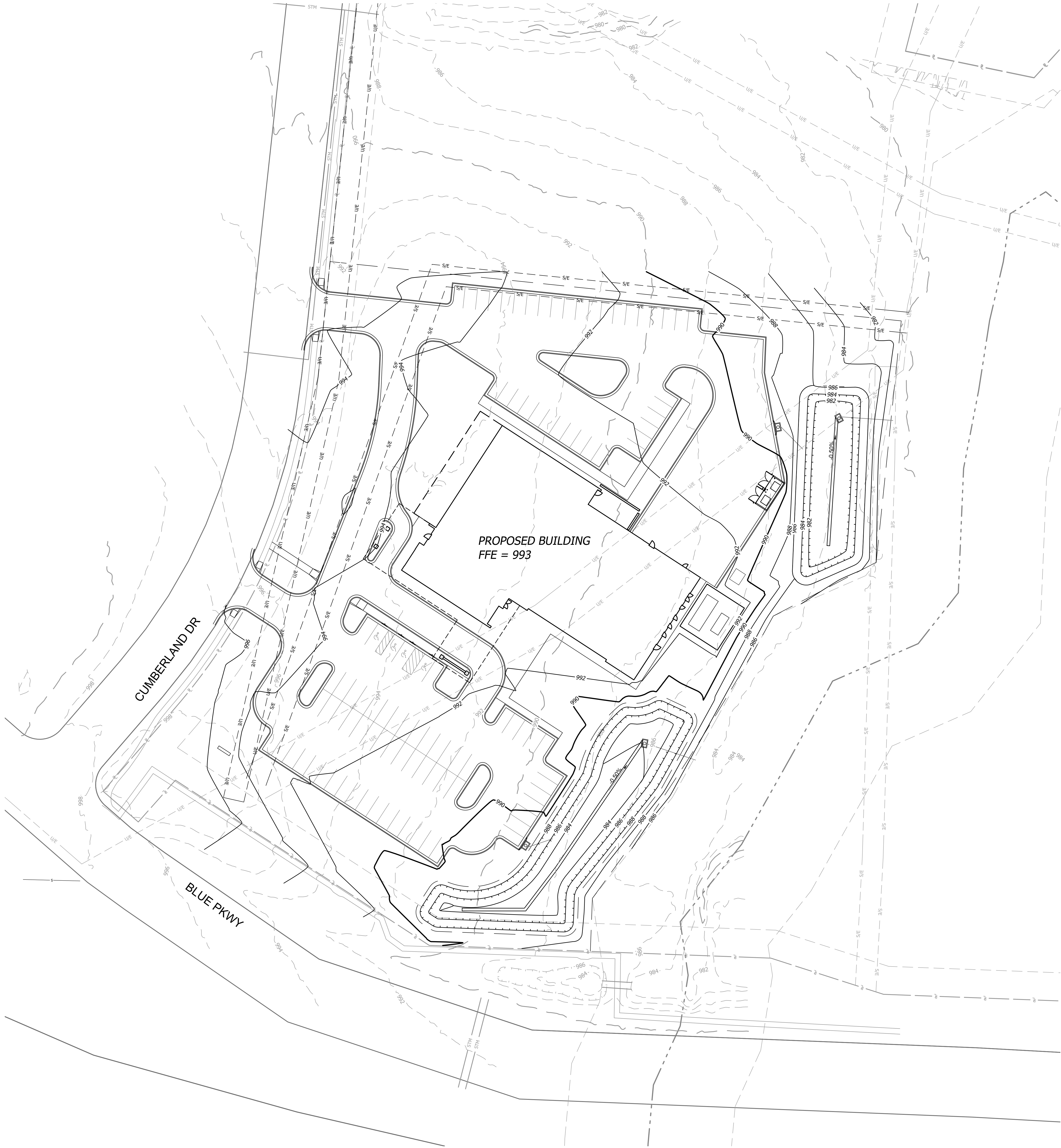
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1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date	10/21/22
Job Number	34660
Drawn By	TS
Checked By	EB

Revision		
Number	Date	Description
1	11/18/22	City Comments

C1.0
SITE PLAN

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Nov 17, 2022 - 8:35am Plotted By: Eric Byrd

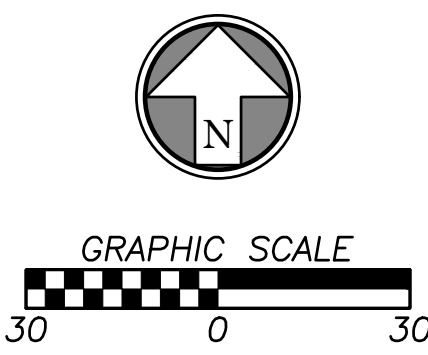


GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

GRADING LEGEND

- | | |
|-----|-------------------------------|
| 980 | FINISH GRADE MAJOR CONTOURS |
| 982 | FINISH GRADE MINOR CONTOURS |
| 980 | EXISTING GRADE MAJOR CONTOURS |
| 982 | EXISTING GRADE MINOR CONTOURS |
| P | PROPERTY LINE |
| R/W | RIGHT-OF-WAY LINE |



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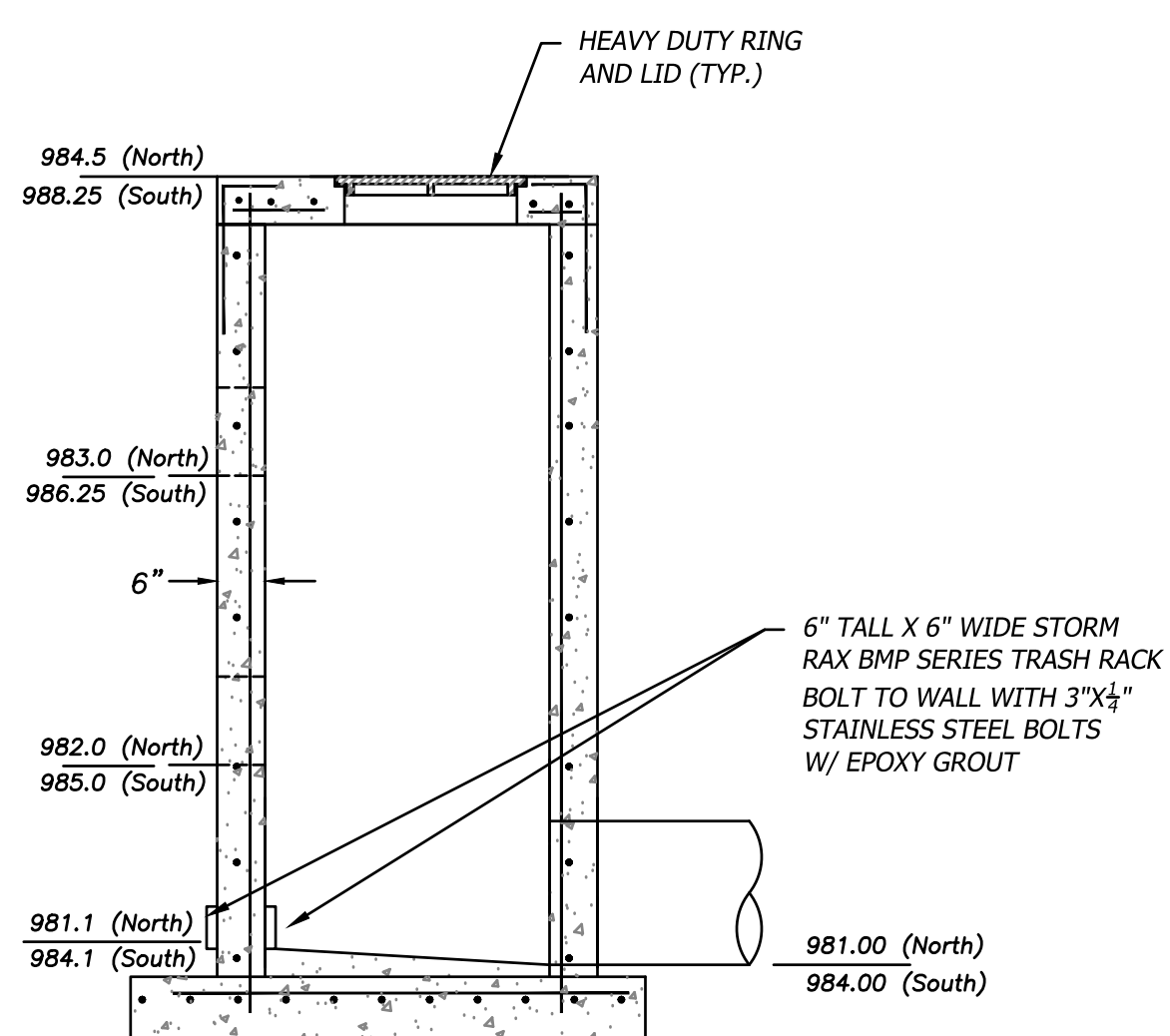
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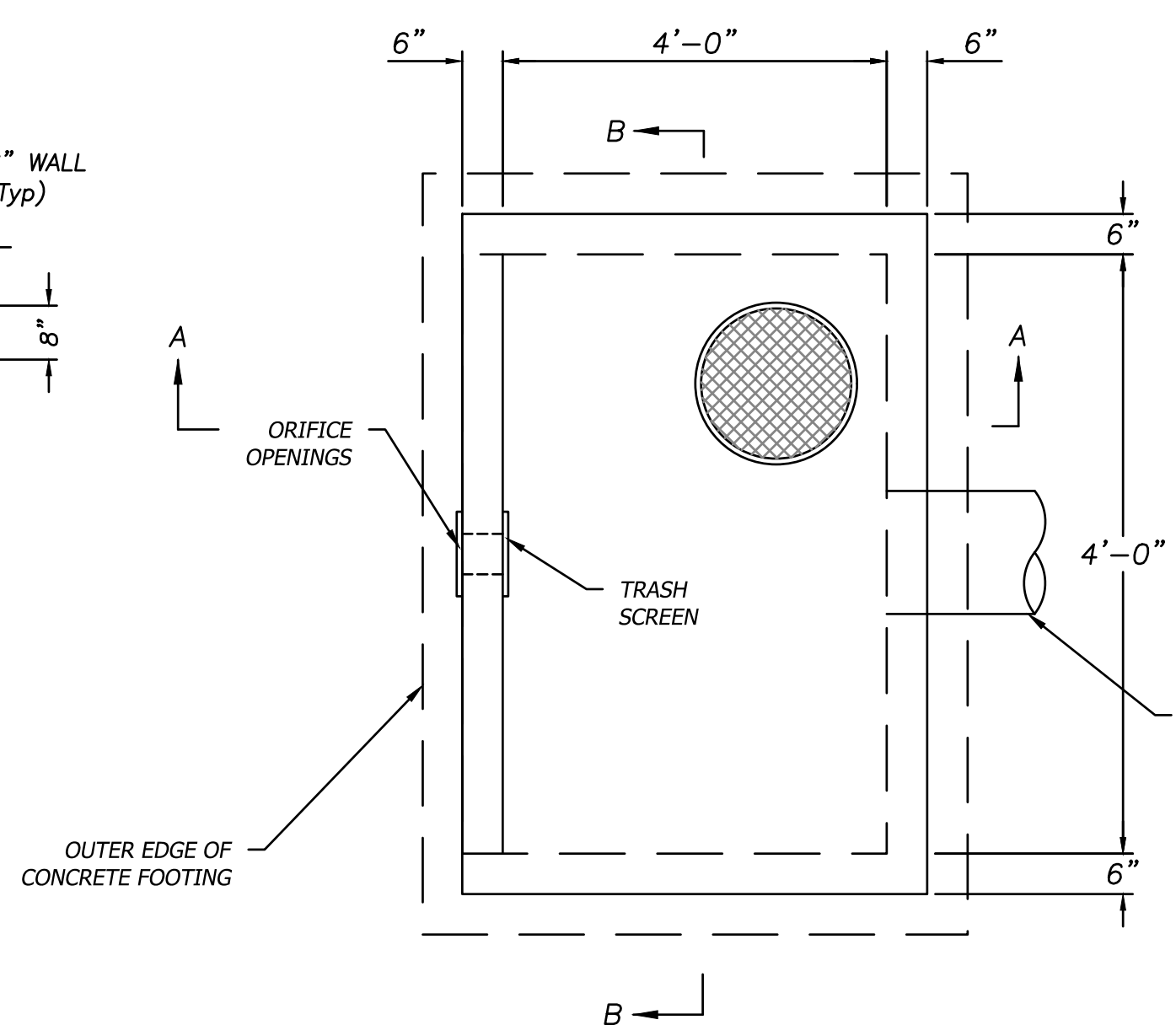
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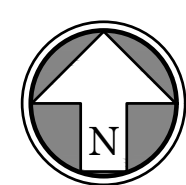
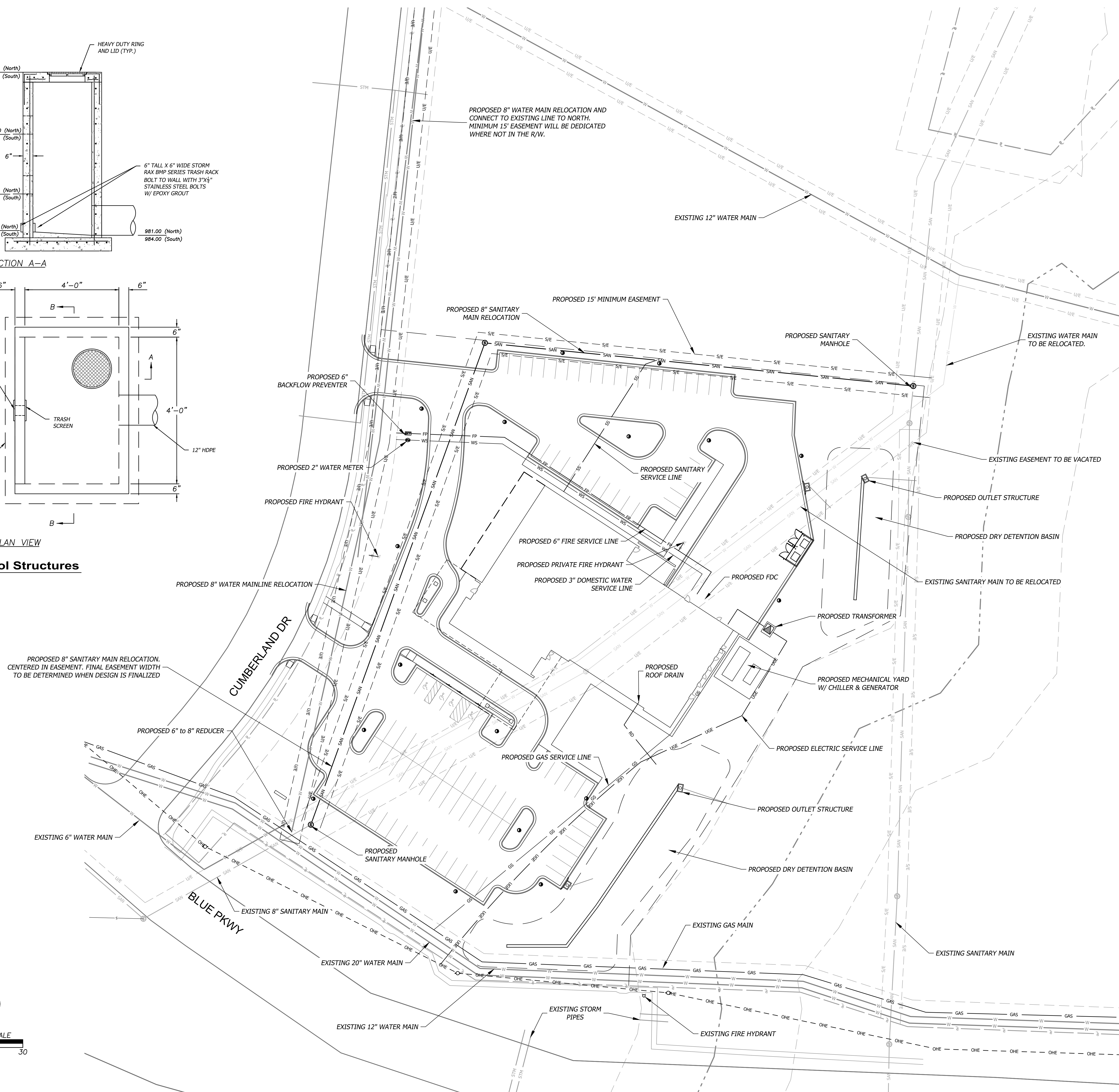
SECTION A-A



PLAN VIEW

Detention Outlet Control Structures

Not to Scale



GRAPHIC SCALE



30 0 30

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UTILITY PLAN

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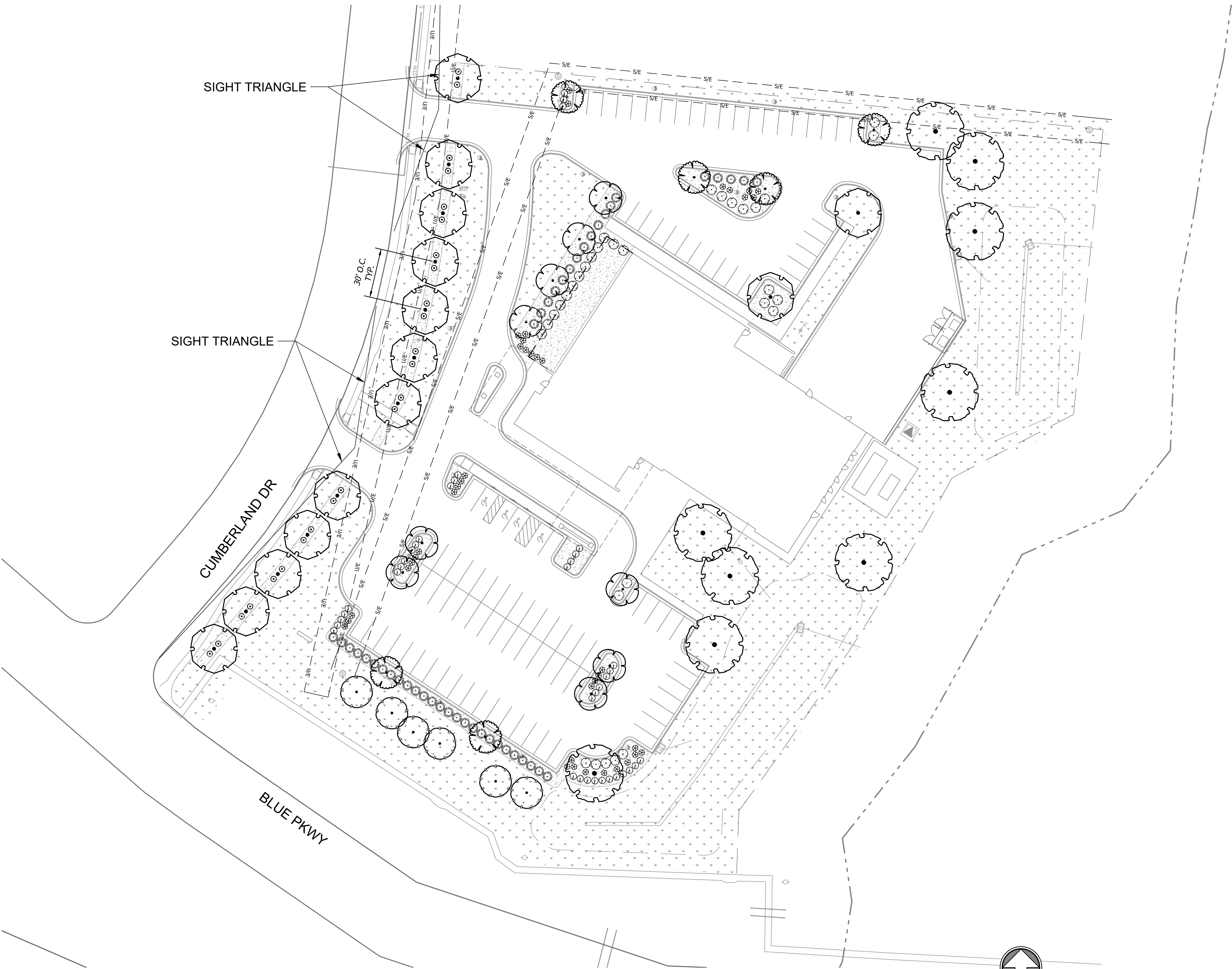
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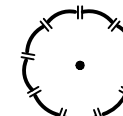
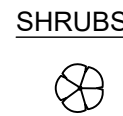
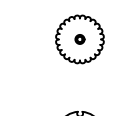
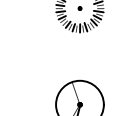
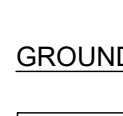
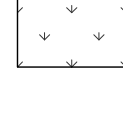
GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lee's Summit and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.

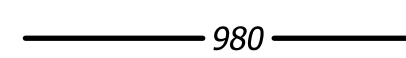
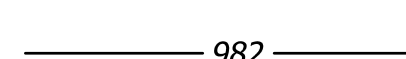
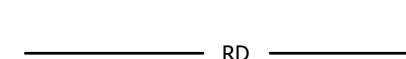
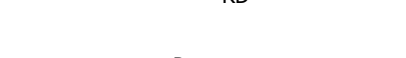
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	14	Liriodendron tulipifera / Tulip Poplar	B & B	3" cal	
	9	Quercus imbricaria / Shingle Oak	B & B	3" cal	
	6	Tilia americana 'Lincoln' / Lincoln American Linden	B & B	3" cal	
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	9	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	3" cal	
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	6	Abies concolor / White Fir	B & B		8'H
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	43	Cornus sericea 'Farrow' TM / Arctic Fire Red Twig Dogwood	5 gal	18"-24" H	
	24	Itea virginica 'Merlot' / Merlot Sweetspire	5 gal	24"-36" H	
	32	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	12"-18" H	
EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	45	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal	24"-30" H	
	39	Thuja occidentalis 'Golden Globe' / Golden Globe Arborvitae	5 gal	24"-30" H	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	73,134 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

MULCH SCHEDULE

	WOOD MULCH Double Ground Hardwood Mulch 3" Depth.	10,835 sf
---	---	-----------

LEGEND

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
		PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	E	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE

SITE DATA

	Quantity	Required	Provided
Street Frontage			
SE Cumberland Dr	351.2		
1 tree / 30 LF of street		11.71	12
1 shrub / 20 LF of street		17.56	24
Open Yard			
site area (without bldg footprint)	152,945		
1 tree / 5,000 SF of lot		30.59	32
2 shrubs / 5,000 SF of lot		61.18	114
Perimeter Parking Landscape			
continuous 2.5' ht screen: min 12 shrubs / 40 LF		Y	Y
Island/Interior Landscape			
parking area (SF)	79,841.00		
landscape min 5% of parking area		3,992.05	7,190.80
trees/landscape in islands		Y	Y
groundcover on all interior areas		Y	Y

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Revision
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1 11/18/22 City Comments

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LANDSCAPE PLAN

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Date	Project Issue
Job Number	3-22030
Drawn By	Author
Checked By	Checker

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EXTERIOR ELEVATIONS

