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LEGEND

————	Existing Section Line	————	Proposed Right-of-Way
-----	Existing Right-of-Way Line	=====	Proposed Property Line
————	Existing Lot Line	————	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
-----	Existing Sanitary Sewer	-----	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
— — — —	Existing Contour Major	————	Proposed Contour Major
- - - - -	Existing Contour Minor	————	Proposed Contour Minor
=====		=====	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Legal Description
Lot 3, SUMMIT FAIR, FIRST PLAT LOTS 1-7, LOT 9, TRACTS A, B, D, AND E, a subdivision in the city of Lee's Summit, Jackson County, Missouri.

Civil Engineer
Renaissance Infrastructure Consulting
Mick Slutter
400 E. 17th Street
Kansas City, MO 64108
(816) 800-0950

Architect
Yaeger Architecture
Jessica Wardle
8655 Penrose Lane, Ste 300
Lenexa, KS 66219
(913) 742-8024

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



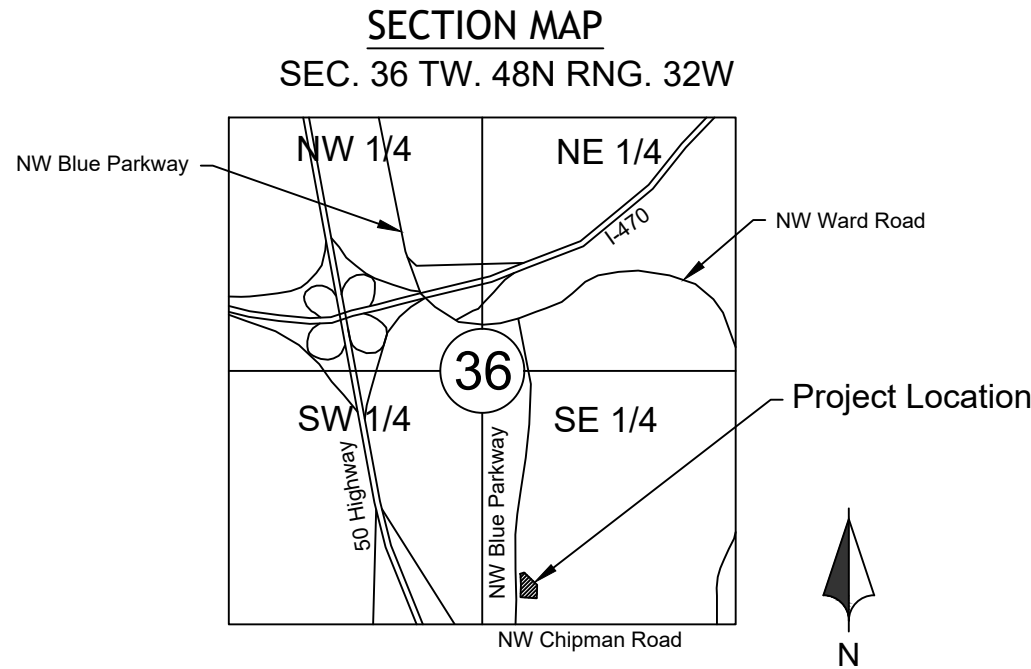
Summer Moon Coffee

Lee's Summit, Jackson County, Missouri
Section 36, Township 48N, Range 32W

Preliminary Development Plans



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Area Plan
C04	General Layout
C05	Pavement Plan
C06	Grading Plan



GENERAL NOTES

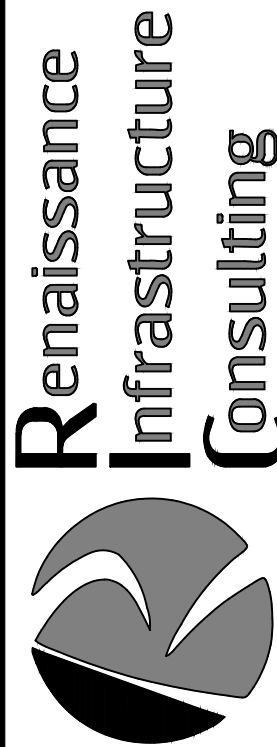
- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Lee's Summit, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Lee's Summit, the City of Lee's Summit's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Lee's Summit.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses 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, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Lee's Summit, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Lee's Summit, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.

Preliminary Development Plans

22-0188

Summer Moon Coffee
Lee's Summit, Jackson County, Missouri

Title Sheet

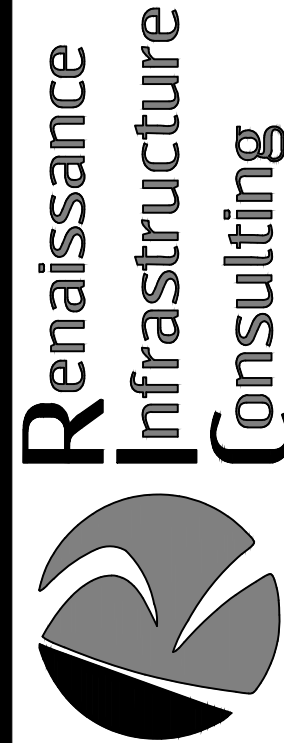
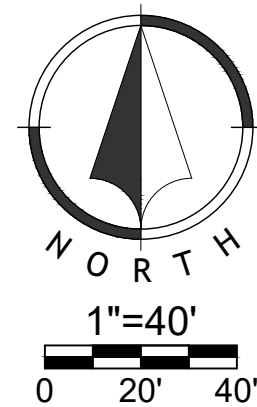
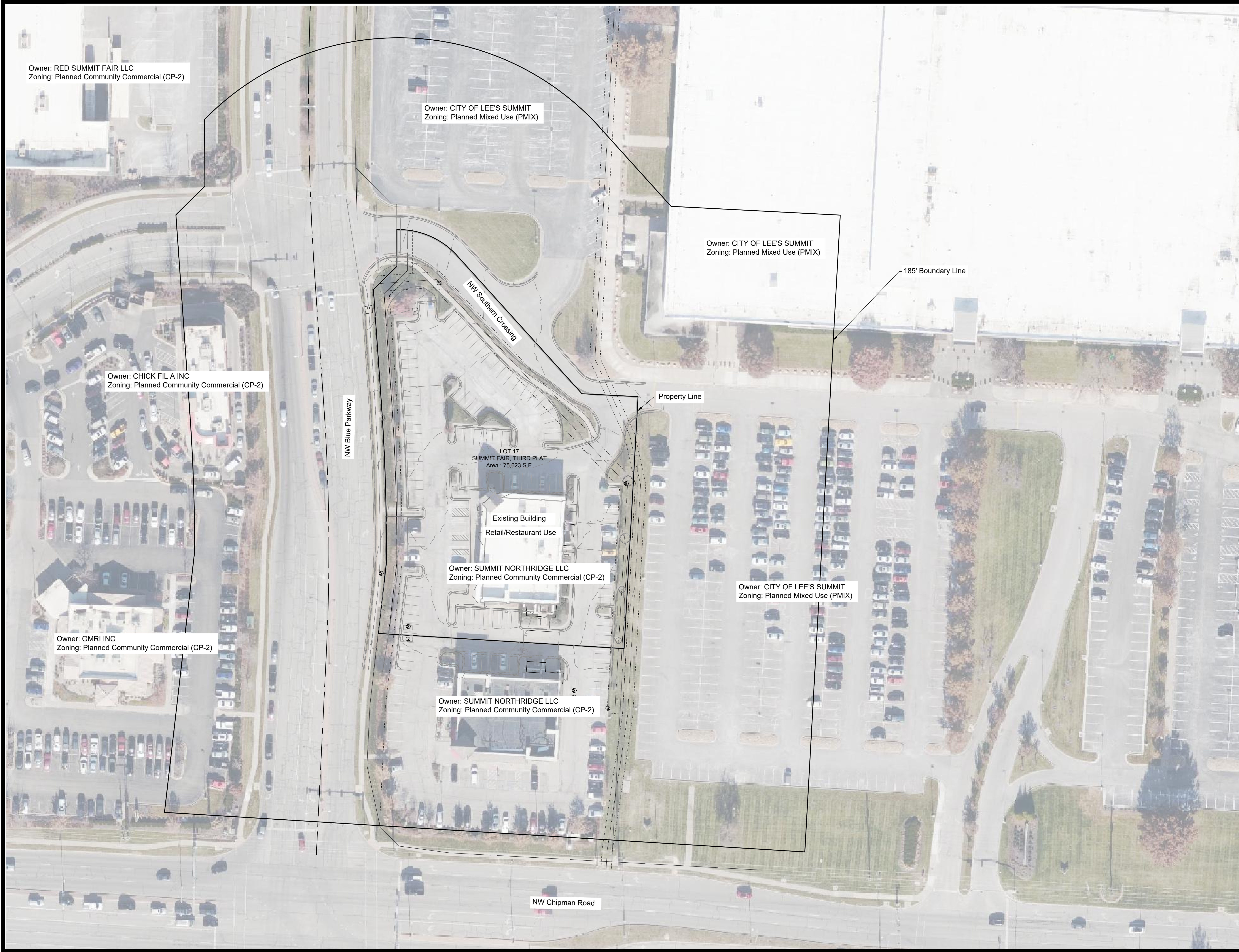


400 E. 17th Street
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B16-800-0950

MO Certificate of Authority: E-2010033630

Sheet
C01

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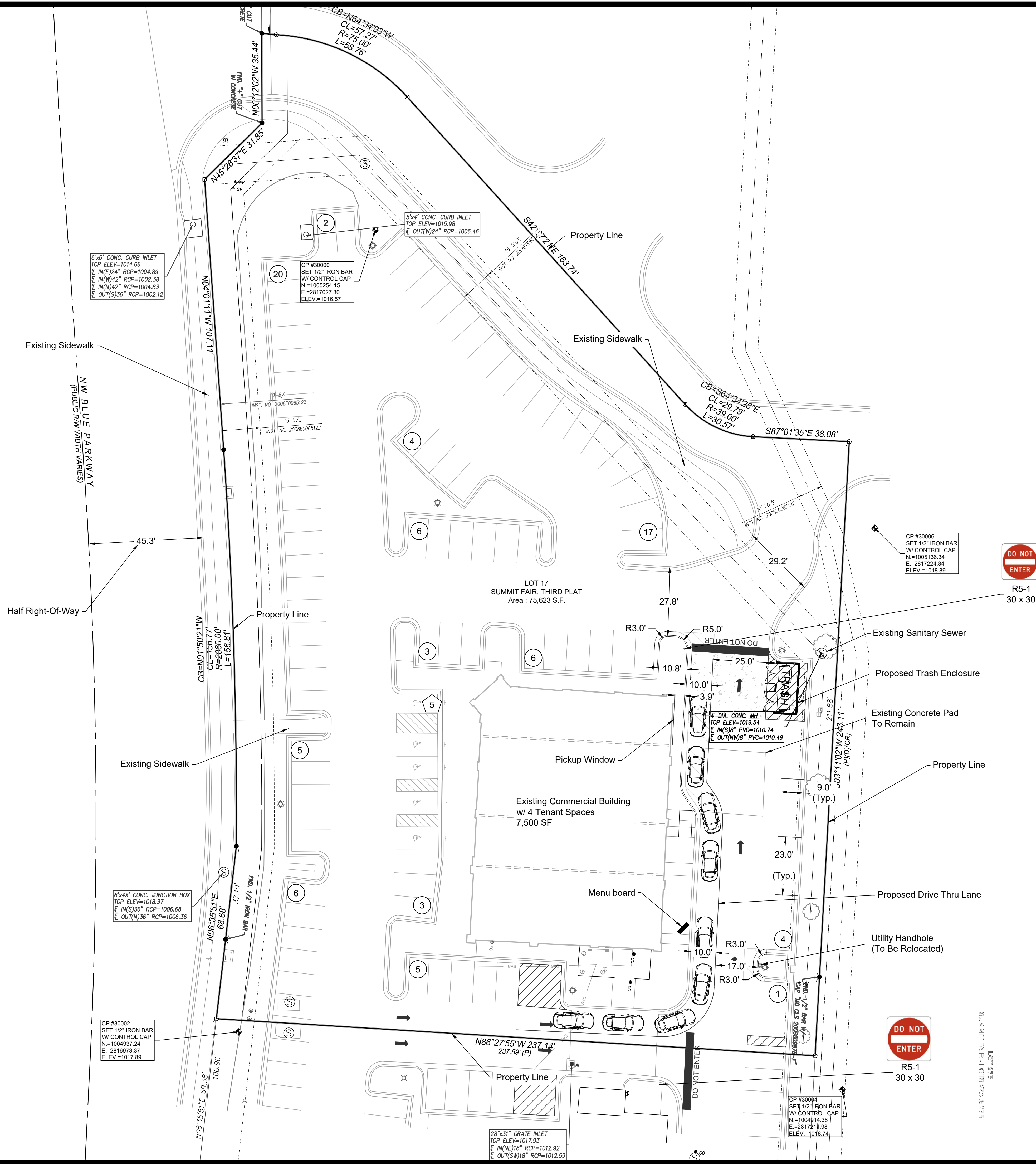


400 E 17TH STREET
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WWW.RIC-CONSULT.COM

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NO.	DATE	REVISION
2	12/06/2022	Per City Comments
1	11/09/2022	Original Submittal

DRAWN BY	CHECKED BY
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Site Data Table

Zoning: CP-2

Existing Lot: 75,623 SF (1.74 Acres)

Existing Impervious Area: 51,053 SF (67.34%)

Proposed Impervious Area: 51,009 SF (67.30%)

Proposed Building Area: 7,500 SF (1-Story)

Floor Area Ratio (FAR): 0.099

Parking Data:

Proposed Parking Stalls: 87 (5 ADA)

Required Parking Stalls: 85 (4 ADA)

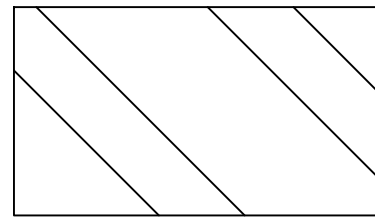
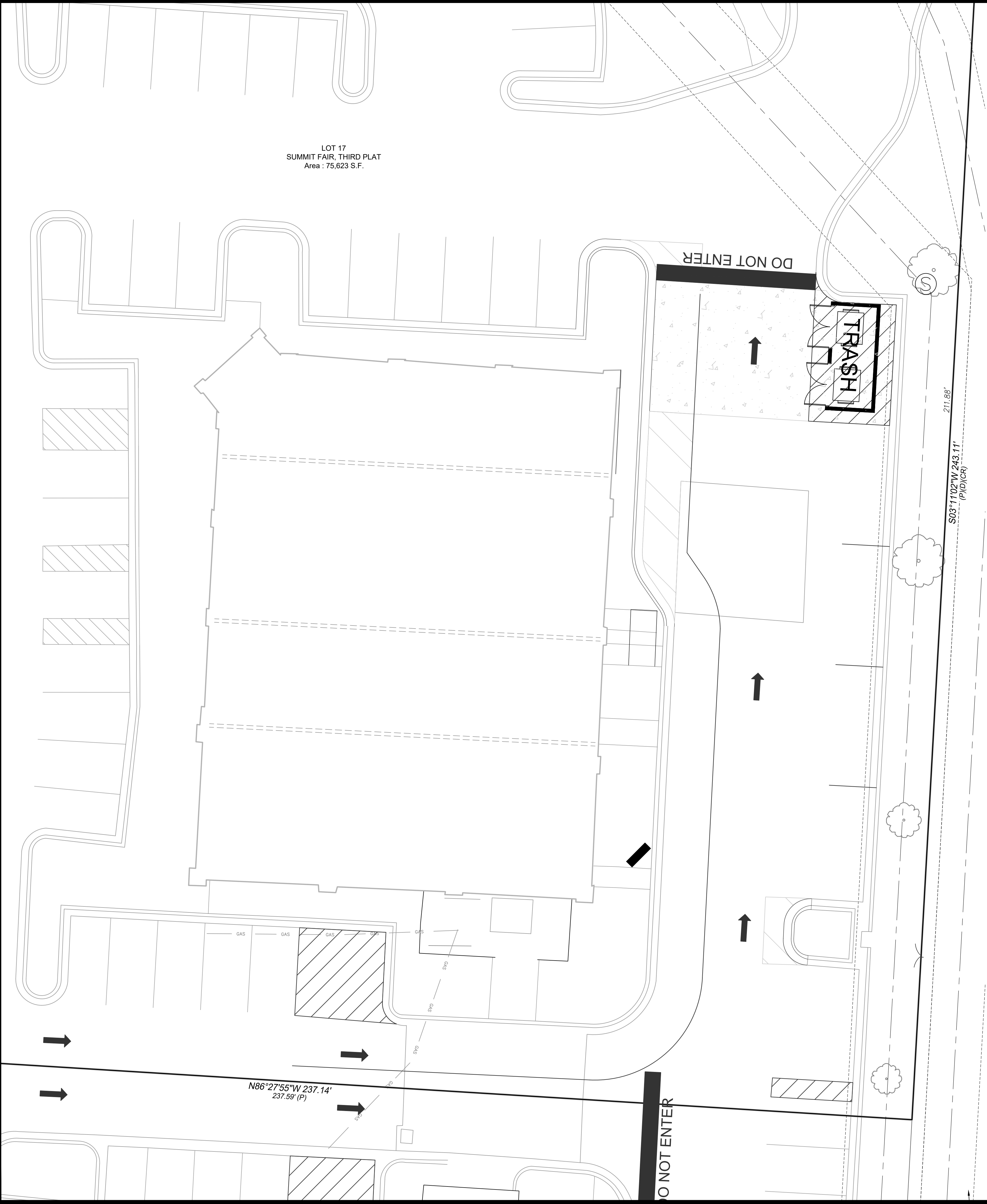
Retail: 2,250 SF @ 5/1000 = 11.25 stalls

Restaurant: 5,250 SF @ 14/1000 = 73.50 stalls

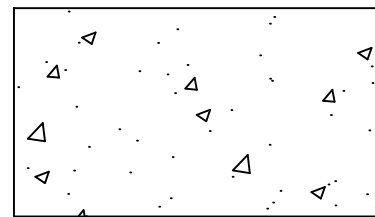
2 ADA Parking Stall Count

1 Car Parking Stall Count

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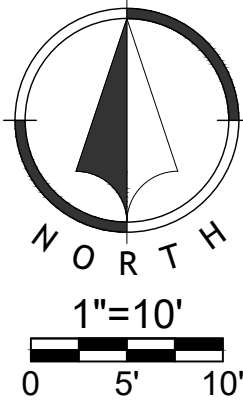


Proposed Asphalt Pavement



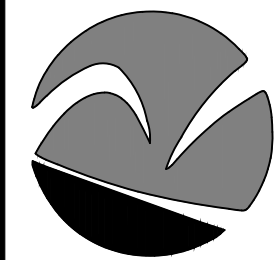
Proposed Concrete Pavement

	Vehicle parking areas & drives	Fire lanes and truck access
Asphalt	Sec. 8.620.F.1.a.(1)	Sec. 8.620.F.1.b.(1)
Asphalt surface course	1.5"	1.5"
Asphalt base course	4"	5"
Subgrade	6" granular base course with Geogrid, or 6" granular base course with 6" stabilized subgrade	6" granular base course with Geogrid, or 6" granular base course with 6" stabilized subgrade
Concrete	Sec. 8.620.F.1.a.(2)	Sec. 8.620.F.1.b.(2)
Concrete — Full depth	6"	6"
Subgrade	4" granular base course	4" granular base course



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