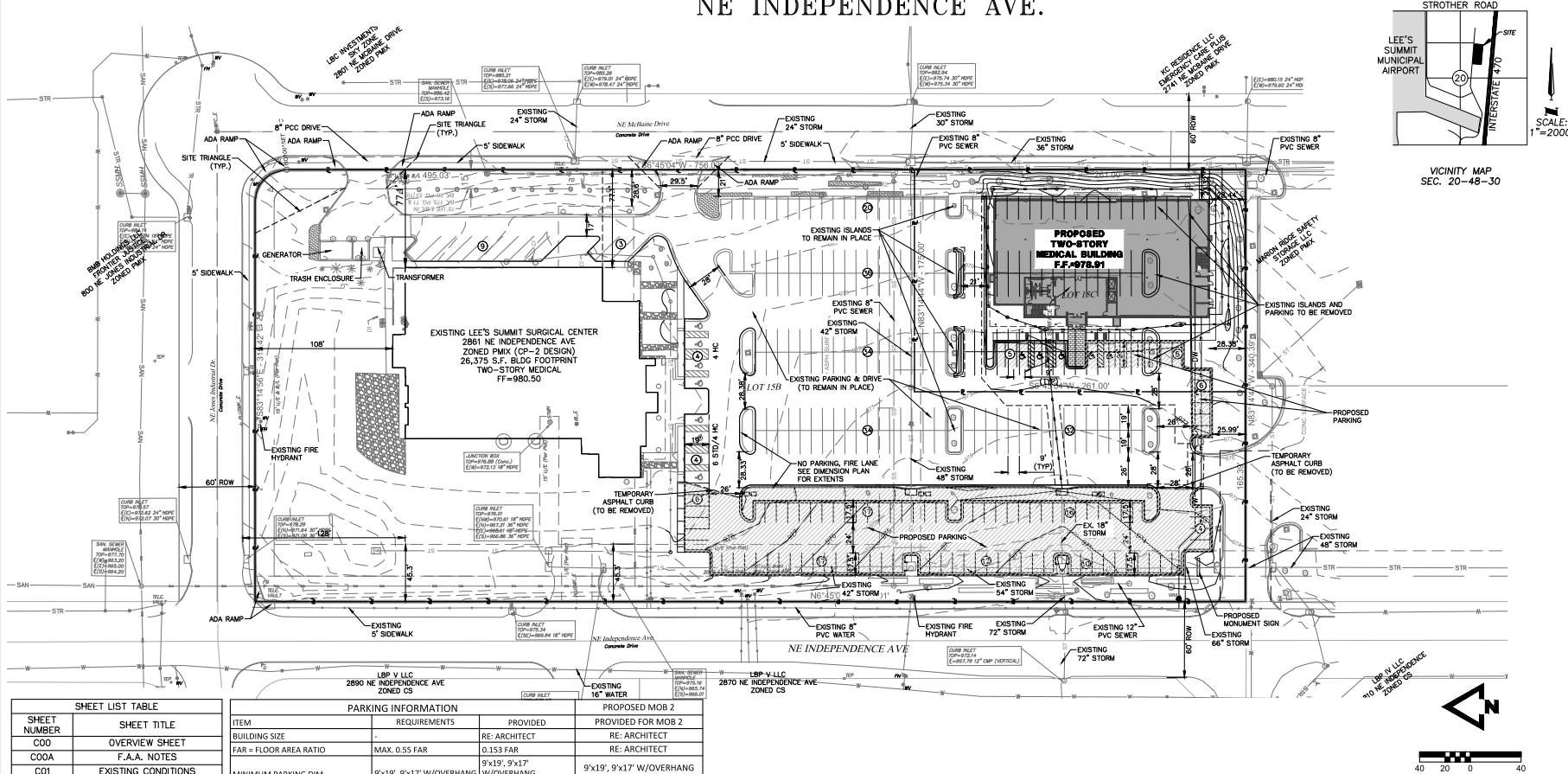


FINAL DEVELOPMENT PLAN – LEE'S SUMMIT MOB 2 – LEE'S SUMMIT, MO NE INDEPENDENCE AVE.



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
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L02	LANDSCAPE DETAILS

PARKING INFORMATION			
ITEM	REQUIREMENTS	PROVIDED	PROPOSED MOB 2
BUILDING SIZE	-	RE: ARCHITECT	RE: ARCHITECT
FAR = FLOOR AREA RATIO	MAX. 0.55 FAR	0.153 FAR	RE: ARCHITECT
MINIMUM PARKING DIM.	9'x19', 9'x17' W/OVERHANG	9'x19', 9'x17' W/OVERHANG	9'x19', 9'x17' W/OVERHANG
MIN. DRIVEWAY WIDTH (TWO WAY)	24'	24'	24'
MIN. DRIVEWAY WIDTH (ONE WAY)	16'	16'	16'
ADA SPACES	8 (INC VAN)	8 (INC VAN)	5 (INC VAN)
ADA VAN ACCESSIBLE SPACES	1	2	1
TOTAL PARKING STALLS	1	260 (CURRENT) 101 (FUTURE) 361 (TOTAL)	260 (CURRENT) 97 (PROPOSED) 82 (REMOVED) 275 (SITE TOTAL)
AREA REQUIREMENTS			
LOCATION	2861 NE INDEPENDENCE AVE	NE INDEPENDENCE AVE.	
ZONE:	PMIX - PLANNED MIXED USE (CP-2 DESIGN)		
USE:	MEDICAL OFFICE	MEDICAL OFFICE	
LEGAL:	LOT 15B	LOT 15C	
	I-470 BUSINESS AND TECHNOLOGY CENTER	I-470 BUSINESS AND TECHNOLOGY CENTER	
ITEM:	REQUIREMENTS	PROVIDED	
MINIMUM LOT AREA	20,000 S.F.	220,042 S.F. (Lot 15B)	45,685 S.F. (Lot 15C)
MINIMUM LOT FRONTAGE	-	1,892'	
MINIMUM FRONT SETBACK	15'	459.5'	
MINIMUM SIDE SETBACK	10'	28.6'	
MINIMUM REAR SETBACK	20'	108'	
MAXIMUM BUILDING HEIGHT	40' (THREE-STORY)	RE: ARCHITECT	
MAXIMUM IMPERVIOUS COVERAGE	80% (212,550 SF)	68.7% (182,523 SF)	

LEGAL DESCRIPTION:
ALL OF LOT 15A, I-470 BUSINESS AND TECHNOLOGY CENTER, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

DEVELOPER:
ADDRESS:
PHONE:
CONTACT NAME:

DESIGN PROFESSIONAL:
CONTACT NAME:
ADDRESS:
PHONE:
EMAIL:

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, AS STATED IN ORDINANCE NO. 5813.
- PUBLIC WORKS INSPECTIONS ((816) 969-1800) MUST BE CONTACTED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION ON SITE.
- ALL PERMANENT CONCRETE CURB SHALL BE STRAIGHT BACK CURB AND CUTTER (APIA TYPE CG-1) OR INTEGRAL WITH SIDEWALK AS INDICATED HEREIN.
- AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE, PROVIDE A SIGN MEETING THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE SIGN SHALL BE MOUNTED A MAXIMUM OF 6 INCHES (7 FEET) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN. THE SIGN SHALL BE 12"x18" IN AREA.
- ALL PRIVATE SANITARY SEWER LATERALS SHALL BE 4" PVC, SDR 26, AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
- ALL WATER LINES SHALL HORIZONTALLY CLEAR STORM SEWER STRUCTURES BY 5 FEET; SANITARY SEWER STRUCTURES BY 10 FEET, AND PIPES BY 18-INCHES VERTICALLY.
- ALL GROUND MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT LOCATED ADJACENT TO THE BUILDING AND VISIBLE FROM ANY ADJACENT PUBLIC THOROUGHFARE OR RESIDENTIAL AREA SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH CITY ORDINANCE.
- THE PROJECT IS LOCATED IN FIRM COMMUNITY PANEL NUMBER 29095C04300, EFFECTIVE JANUARY 20, 2017, FOR THE CITY OF LEE'S SUMMIT. THE PROJECT SITE IS NOT WITHIN A 1-% ANNUAL CHANCE FLOOD OR AREAS IMPACTED BY THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- ALL SIDEWALK PAVEMENT SURFACES SHALL BE STANDARD CONCRETE PAVEMENT PER CITY SPECIFICATION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, SECTION 5100, AS STATED IN ORDINANCE NO. 5813.
- THE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE, BASED ON FIELD LOCATIONS, UTILITY MAPS, AND AS-BUILTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- REFER TO TYPICAL SECTION DETAILS FOR PROPOSED PAVEMENT SECTIONS.
- ACCESS TO FIRE DEPARTMENT CONNECTION AND FIRE HYDRANTS SHALL BE MAINTAINED DURING CONSTRUCTION. ACCESS MUST BE WITHIN 100 FEET OF FIRE DEPARTMENT CONNECTIONS AND ROADS SHALL BE CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS.
- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR.
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE DIMENSIONED FROM OUTSIDE FACE OF STRUCTURE, EXCLUDING DECORATIVE FACADE, AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE BACK OF CURBS ON THIS SHEET UNLESS OTHERWISE NOTED.
- ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY INSPECTOR.



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OVERVIEW SHEET

FEDERAL AVIATION ADMINISTRATION (F.A.A.) NOTES:

THE CONTRACTOR SHALL CONSULT WITH TIM BREECE (OR OTHER STIPULATED PERSONNEL) REGARDING FAA CORRESPONDENCE, REGULATIONS, REQUIREMENTS, AND COMPLIANCE.

AERONAUTICAL STUDY NO.: 2018-ACE-2303-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION
ISSUED DATE: MAY 18, 2018
EXPIRATION DATE: NOVEMBER 18, 2019 (UNLESS OTHERWISE EXTENDED)

AERONAUTICAL STUDY NO.: 2018-ACE-2304-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION
ISSUED DATE: MAY 18, 2018
EXPIRATION DATE: NOVEMBER 18, 2019 (UNLESS OTHERWISE EXTENDED)

AERONAUTICAL STUDY NO.: 2018-ACE-2305-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION
ISSUED DATE: MAY 18, 2018
EXPIRATION DATE: NOVEMBER 18, 2019 (UNLESS OTHERWISE EXTENDED)

AERONAUTICAL STUDY NO.: 2018-ACE-2306-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION
ISSUED DATE: MAY 18, 2018
EXPIRATION DATE: NOVEMBER 18, 2019 (UNLESS OTHERWISE EXTENDED)

AERONAUTICAL STUDY NO.: 2018-ACE-2307-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION
ISSUED DATE: MAY 18, 2018
EXPIRATION DATE: NOVEMBER 18, 2019 (UNLESS OTHERWISE EXTENDED)

AERONAUTICAL STUDY NO.: 2018-ACE-2308-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION
ISSUED DATE: MAY 18, 2018
EXPIRATION DATE: NOVEMBER 18, 2019 (UNLESS OTHERWISE EXTENDED)

AERONAUTICAL STUDY NO.: 2016-ACE-2205-OE - DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE (CORRECTION)
ISSUED DATE: JULY 12, 2016
EXPIRATION DATE: JANUARY 12, 2018 (UNLESS OTHERWISE EXTENDED)

EXCERPTS COPIED AND PASTED FROM THE DETERMINATION LETTER DUE TO IMPORTANCE CONVEYED TO ENGINEER BY FAA PERSONNEL:

AS A CONDITION TO THIS DETERMINATION, THE STRUCTURE IS TO BE MARKED/LIGHTED IN ACCORDANCE WITH FAA ADVISORY CIRCULAR 70/7460-1 L CHANGE 1, OBSTRUCTION MARKING AND LIGHTING, FLAG MARKER - CHAPTERS 3(MARKED)&12.

AS A CONDITION TO THIS DETERMINATION, THE TEMPORARY STRUCTURE MUST BE LOWERED TO 115 FEET ABOVE GROUND LEVEL (1099 FEET ABOVE MEAN SEA LEVEL), WHEN NOT IN USE AND DURING THE HOURS BETWEEN SUNSET AND SUNRISE.

IT IS REQUIRED THAT JOHN OHRAZDA, MANAGER, LEE'S SUMMIT MUNICIPAL AIRPORT (LXT), AT 816-969-1180, BE NOTIFIED AT LEAST 5 BUSINESS DAYS PRIOR TO THE TEMPORARY STRUCTURE BEING ERRECTED AND AGAIN WHEN THE STRUCTURE IS REMOVED FROM THE SITE. IT IS REQUIRED THAT ERIC MORGAN, KANSAS CITY ATCT/TRACON, KANSAS CITY, MO SUPPORT SPECIALIST (ERIC.MORGAN@FAA.GOV) AND MARISSA MCQUEEN, KANSAS CITY ATCT/TRACON, KANSAS CITY, MO SUPPORT SPECIALIST (MARISSA.MCQUEEN@FAA.GOV) BE NOTIFIED VIA EMAIL AT LEAST 5 FULL BUSINESS DAYS PRIOR TO THE TEMPORARY STRUCTURE BEING ERRECTED AND AGAIN WHEN THE STRUCTURE IS REMOVED FROM THE SITE. THE PROPONENT SHALL NOTIFY THE OE SPECIALIST (LISTED BELOW) AND THE ALTERNATE (LISTED BELOW) FIVE (5) FULL BUSINESS DAYS PRIOR TO INITIALLY RAISING THE TEMPORARY CRANE SO A NOTAM (NOTICE TO AIRMEN) CAN BE ISSUED MODIFYING THE INSTRUMENT FLIGHT PROCEDURES. THE PREFERRED METHOD OF NOTIFICATION IS E-MAIL. THIS MESSAGE MUST BE SENT TO ALL OF THE FOLLOWING: VEE STEWART, OE SPECIALIST, VEE.STEWART@FAA.GOV, 816-329-2508 AND MARLA WIERMAN, OE ALTERNATE, MARLA.WIERMAN@FAA.GOV, 816-329-2527. PLEASE PROVIDE THE FOLLOWING INFORMATION: IN THE SUBJECT LINE, PLEASE ENTER "NOTAM ALERT 2018-ACE-2310-OE", START DATE FOR USE OF THE CRANE, END DATE FOR USE OF THE CRANE, TIME CRANE WILL GO UP ON THE FIRST DAY, AND ON-SITE CONTACT NAME AND PHONE NUMBER. IF NOTIFICATION IS PROVIDED VIA E-MAIL, YOU MUST REQUEST A RETURN RECEIPT, AND IF YOU DONT RECEIVE NOTIFICATION THAT YOUR MESSAGE WAS RECEIVED, YOU WILL BE REQUIRED TO CALL THE NUMBER LISTED ABOVE FOR THE OE SPECIALIST OR THE OE ALTERNATE. IT WILL BE YOUR RESPONSIBILITY TO ENSURE THAT THE MESSAGE IS RETRIEVED IN COMPLIANCE WITH THIS DETERMINATION. LEAVING A VOICE MESSAGE IS NOT CONSIDERED ADEQUATE FAA NOTIFICATION FOR INITIATING THE SAFETY OF FLIGHT NOTAM. THE OE SPECIALIST AND ALTERNATE SHALL ALSO BE CONTACTED IMMEDIATELY WHEN THE WORK IS COMPLETED AND PERSONNEL/CRANE HAVE BEEN MOVED FROM THE WORK SITE SO THE INSTRUMENT FLIGHT PROCEDURES CAN BE RETURNED TO THEIR NORMAL LEVEL. THE PREFERRED METHOD OF NOTIFICATION IS E-MAIL.



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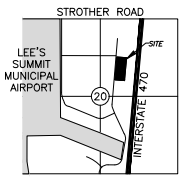
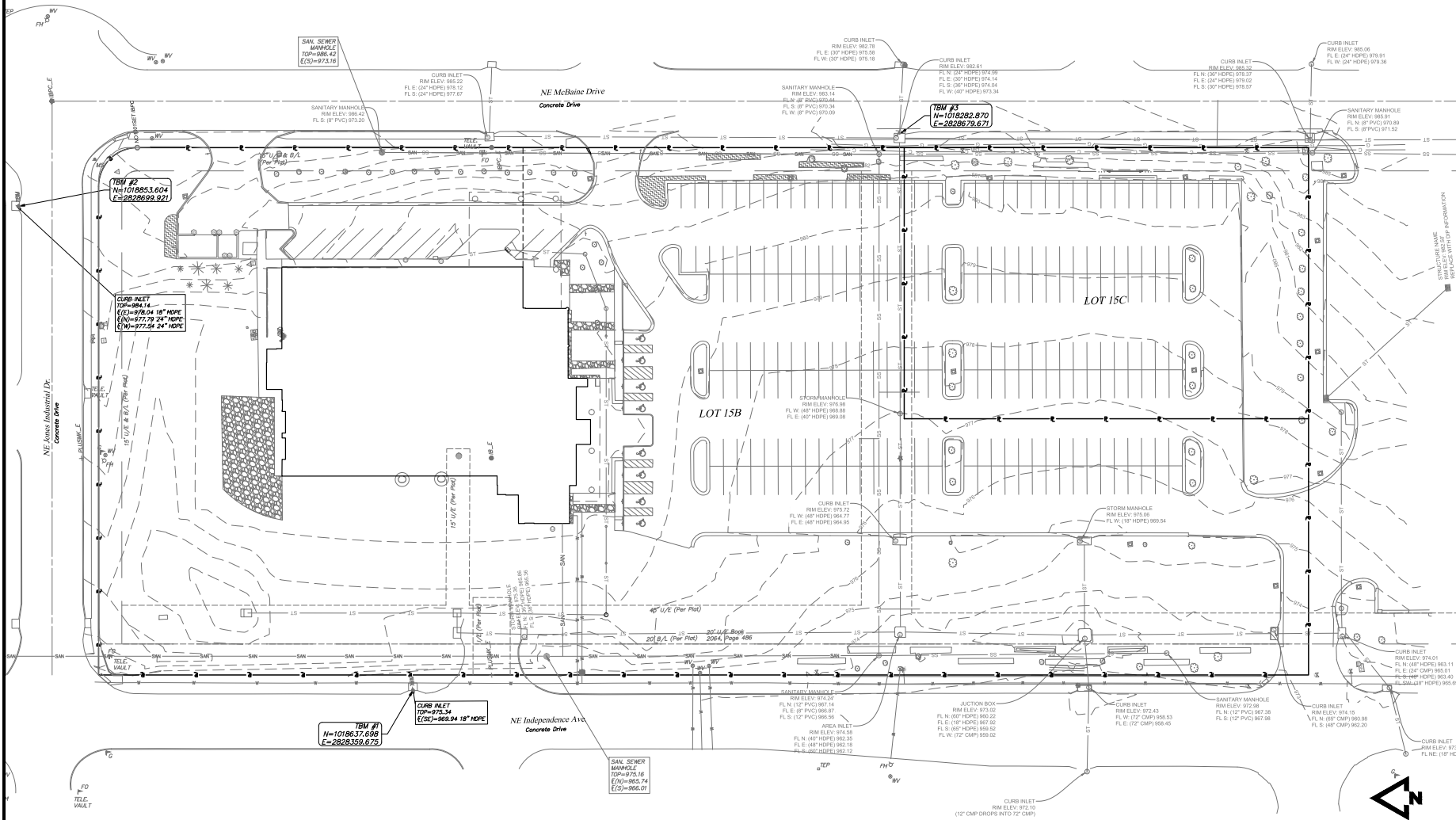
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F.A.A. NOTES

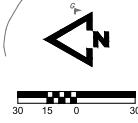


VICINITY MAP
SEC. 20-48-30

SCALE:
1"=2000'

- BENCHMARK #1:** ELEV.=975.34
SQUARE CUT ON CENTER FRONT FACE OF CURB INLET EAST SIDE OF INDEPENDENCE AVE. FIRST INLET SOUTH OF THE INTERSECTION OF INDEPENDENCE AVE. AND JONES INDUSTRIAL.
- BENCHMARK #2:** ELEV.=984.11
SQUARE CUT ON CENTER FRONT FACE OF CURB INLET NORTHWEST QUADRANT OF JONES INDUSTRIAL AND MCBAIN.
- BENCHMARK #3:** ELEV.=982.64
SQUARE CUT ON CENTER FRONT FACE OF CURB INLET WEST SIDE OF MCBAIN AND 500'± SOUTH OF JONES INDUSTRIAL.

- GENERAL NOTES:**
- BEARING SHOWN HEREON ARE BASED UPON THE FINAL PLAT OF 1-470 BUSINESS AND TECHNOLOGY CENTER.
 - THE VERTICAL DATUM USED FOR THIS PROJECT IS: NAVD 88.
 - CONTOURS SHOWN HEREON ARE 1' CONTOUR INTERVALS.



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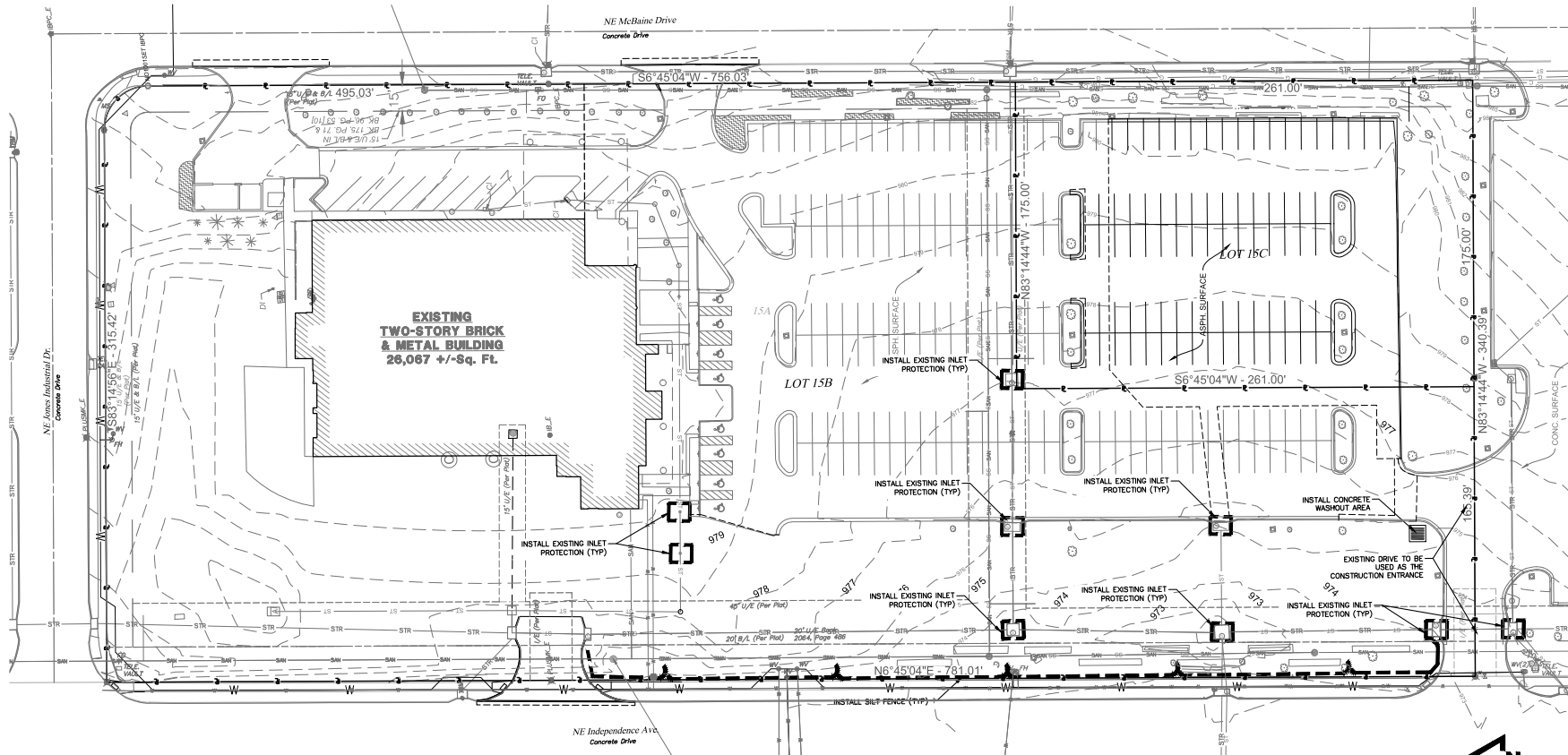
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EROSION CONTROL LEGEND

- INLET PROTECTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- WATTLE DITCH CHECK
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DENOTES PROPOSED CONCRETE WASHOUT AREA

PHASE 1 EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP. A COPY OF THE SWPPP SHALL BE AVAILABLE ON SITE AT ALL TIMES.
2. THE EROSION CONTROL FEATURES, NOTES, AND SPECIFICATIONS IN THE SWPPP REPRESENT THE MINIMUM ACCEPTABLE REQUIREMENTS. LOCATIONS ARE TYPICAL AND MAY VARY ACCORDING TO CONTRACTOR'S STAGING AND LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL ADJUST, MODIFY, AND ADD TO THIS PLAN AS NECESSARY TO CONTROL EROSION, SILTATION, AND POLLUTION.
3. IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT POLLUTION FOR ALL WORK WHICH THEY ARE DIRECTLY INVOLVED.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR GRADING WORK.
5. WHEN POSSIBLE, WITHOUT ADVERSELY AFFECTING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SURFACE AREA WHICH IS EXPOSED AT ONE TIME. LEAVE GRADED AREAS WITH A ROUGH TEXTURE. CONSTRUCT TEMPORARY TERRACES DURING GRADING OPERATIONS, AND LIMIT UNNECESSARY VEHICLE TRAFFIC IN GRADED AREAS.
6. THE SPILLAGE OF DEBRIS, INCLUDING THE TRACKING OF SOIL OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE AVOIDED. THEREFORE THE CONTRACTOR SHALL PROVIDE AND UTILIZE STABILIZED DRIVES AT ALL ACCESS LOCATIONS AS NECESSARY AND SHALL REMOVE PROMPTLY ANY MATERIAL WHICH FINDS ITS WAY INTO THE PUBLIC RIGHT-OF-WAY.
7. SILT FENCES SHALL BE PLACED ON A CONTOUR ELEVATION ALONG THE DOWNHILL SIDE AND FOR THE FULL EXTENT OF THE DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS. THE LAST FIVE FEET ON EACH END OF RUN OF SILT FENCE/STRAW BALE DIKE SHALL BE PLACED FACING UPHILL AT 90 DEGREES TO THE CONTOUR LINE.
8. THE CONTRACTOR SHALL INSPECT THEIR EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT AND ADD ADDITIONAL CONTROL DEVICES AS NEEDED AS SOON AS PRACTICABLE AFTER INSPECTION. DEFICIENCIES MUST BE CORRECTED WITHIN 7 DAYS OF INSPECTION.
9. ALL AREAS UPON REACHING FINAL GRADE SHALL BE BROUGHT TO FINAL TREATMENT, AS SOON AS POSSIBLE. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL COVER WITH A DENSITY OF 70% (MINIMUM) IS ESTABLISHED.
10. WHERE GRADED AREAS DRAIN ONTO PAVED AREAS, SILT FENCE SHALL BE PLACED AT THE BACK OF CURB TO PREVENT SILT FROM ENTERING THE PAVED AREAS. WHEN THESE EROSION CONTROL DEVICES ARE NOT PLACED ON THE CONTOUR, THEN THEY SHALL BE INSTALLED AT 50 FOOT INTERVALS WITH A 5 FOOT LENGTH PLACED AT 90 DEGREES TO THE MAIN LENGTH.
11. REMOVE CONCRETE WASH OUT AREA AFTER ALL CONCRETE WORK IS COMPLETE. AFTER REMOVAL OF THE CONCRETE WASHOUT AREA THE CONTRACTOR SHALL ESTABLISH PERMANENT GROUND COVER (SEED) IN THE AREA WHERE THE WASH OUT WAS LOCATED.
12. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION AFTER STORM SEWER CONSTRUCTION. SEE PHASE 2 EROSION CONTROL PLAN FOR NEW INLET LOCATIONS AND ADDITIONAL REQUIREMENTS.
13. ALL TREES LOCATED INSIDE THE GRADING LIMITS SHALL BE REMOVED.

EROSION CONTROL GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS AND PUBLIC STORMWATER INFRASTRUCTURE ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITOR LAND DISTURBANCE PERMIT FOR ADDITIONAL REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
3. ALL WASTE MATERIAL RESULTING FROM THE CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.

PHASE 1 EROSION AND SEDIMENT CONTROL SEQUENCING:

1. IMPLEMENT PRE-CLEARING PLAN: ALL STRUCTURAL BMPs SHOWN ON THE PLAN MUST BE IN PLACE BEFORE GENERAL CLEARING OPERATIONS. CLEARING NECESSARY TO PLACE STRUCTURAL BMPs IS THE MINIMUM REQUIRED FOR THE INSTALLATION. COORDINATE CLEARING NECESSARY TO PLACE STRUCTURAL BMPs WITH LOCAL WEATHER FORECAST SO THAT CLEARING AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST 4 DAY PERIOD. STABILIZE ALL DIVERSION DIKES, SEDIMENT TRAPS, AND SEDIMENT BASINS WITHIN 5 DAYS AFTER INSTALLATION.
2. CLEAR AND STABILIZE WORK AREAS: GRADE BUILDING PAD AND CONTRACTOR AREAS AND PLACE ALL WEATHER SURFACE ON CONTRACTOR AREAS.



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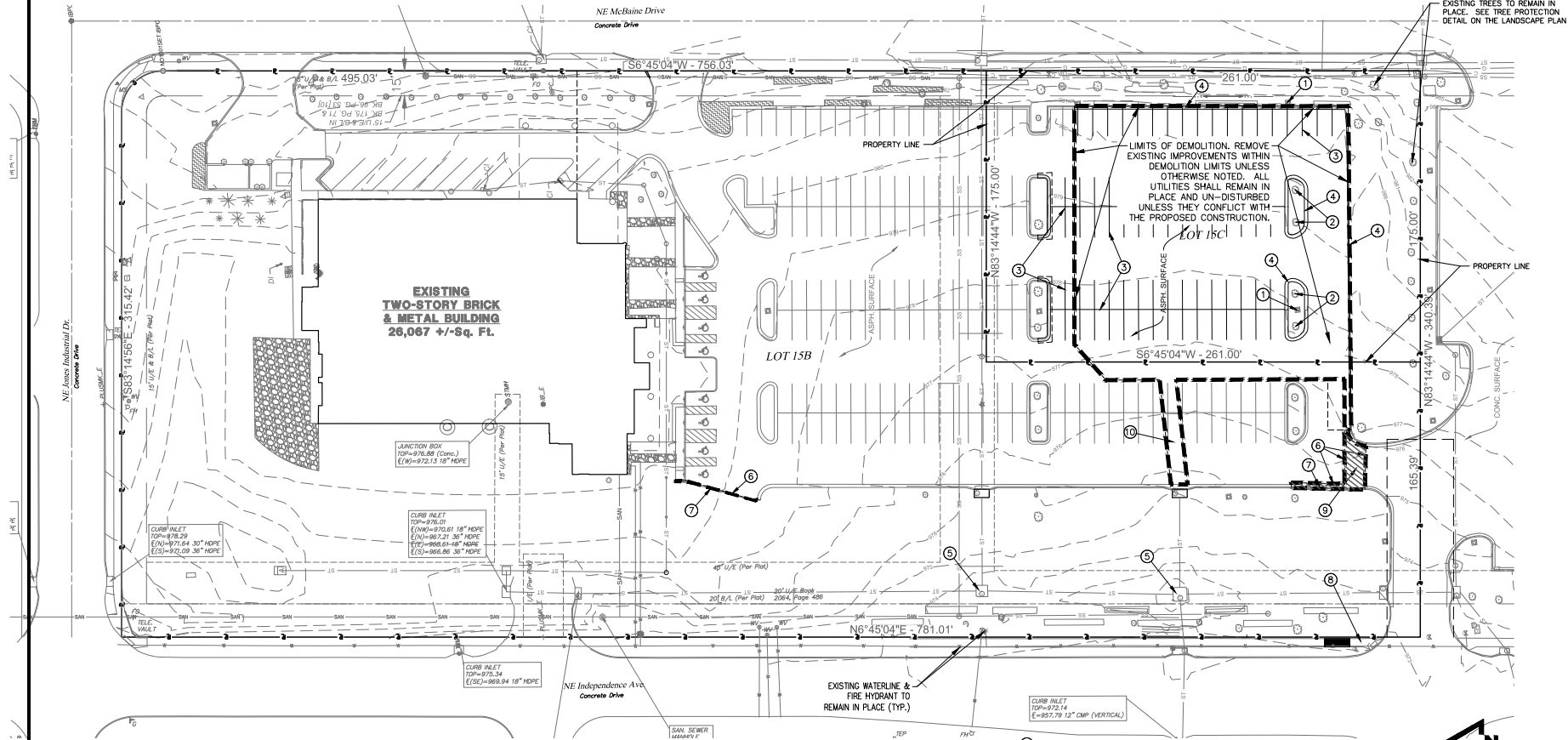
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EROSION CONTROL PHASE 1



DEMOLITION GENERAL NOTES:

- CONTRACTOR SHALL SUBMIT DEMOLITION REMOVAL PROCEDURES AND SCHEDULE TO THE OWNER PRIOR TO COMMENCING WORK.
- THE SCOPE OF DEMOLITION IS NOT LIMITED EXCLUSIVELY TO THE WORK INDICATED ON THE DEMOLITION PLAN. THE CONSTRUCTION DOCUMENTS ARE PROVIDED AS A GENERAL GUIDE FOR DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADDITIONAL WORK THAT MAY BE REQUIRED FOR PROPER INSTALLATION OF NEW WORK. SEE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- THE EXISTING UTILITY INFORMATION DEPICTED ON THE SITE DEMOLITION PLAN IS BASED ON VISUAL INDICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND POSSIBLE RELOCATION AND THAT THE WORK SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL IMPLEMENT THE STORMWATER POLLUTION PREVENTION MEASURES NECESSARY PRIOR TO START OF WORK TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND IMPLEMENTING EROSION CONTROL MEASURES AS NECESSARY TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE THROUGHOUT THE DURATION OF THE PROJECT.
- CONFORM TO ALL BUILDING CODES AND EXECUTE WORK ONLY WHICH IS IN CONFORMANCE.
- ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
- KEEP CLEAN ALL EXISTING SPACES AND PROPERTIES ADJACENT TO DEMOLITION/CONSTRUCTION AREAS. ALL TRASH, DEBRIS AND RUBBISH SHALL BE REMOVED FROM WORK AREAS.
- ANY OR ALL ASBESTOS AND/OR LEAD PAINT DISCOVERED DURING DEMOLITION OR CONSTRUCTION MUST BE REPORTED TO OWNER IMMEDIATELY.
- THE CONTRACTOR SHALL SAW CUT (FULL DEPTH) ALONG EXISTING PAVEMENT AND OTHER ADJOINING SURFACE TO REMAIN.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR-CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- NO BURNING SHALL BE ALLOWED.
- DURING DEMOLITION ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE TRAFFIC CONTROL AS REQUIRED TO ENSURE THE STREETS REMAIN OPEN TO TRAFFIC.
- THE CONTRACTOR SHALL CONTACT THE CITY TO ACQUIRE ALL NECESSARY PERMITS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY. REMOVAL OF EXISTING UTILITIES TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY. ALL UTILITY BOXES, MANHOLES, VALVES, POLES AND OTHER APPURTENANCES, TO REMAIN, SHALL BE ADJUSTED TO MATCH THE FINISHED GRADE.

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by the owner. The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall locate all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or other structures during excavation/construction activities.
- All utility services for this project shall be coordinated with respective utility company by contractor.
- All proposed utilities shall be placed underground.

NOTE:

CONTRACTOR SHALL, TO THE BEST OF HIS/HER KNOWLEDGE AND ABILITY, PERFORM ALL LAND DISTURBANCE ACTIVITY, CONSTRUCTION, AND DEVELOPMENT ASSOCIATED WITH THIS PROJECT IN ACCORDANCE TO THIS PLAN.

NOTE:

CONTRACTOR SHALL CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR FIELD VERIFICATION OF LOCATION AND ELEVATION OF THE EXISTING UTILITY LINES.

RESTORATION NOTE:

ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO ENTRY. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY OWNER AND THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.

EXISTING SIDEWALK & DRIVE RESTORATION NOTE:

ALL ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO BE REMOVED FOR INSTALLATION OF THE PARKING LOT, BUILDING & STORM SEWER SHALL BE SAW-CUT FULL DEPTH AND REPLACED. ANY CURB, SIDEWALK, PAVEMENT, ETC., DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO AN EQUAL CONDITION OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION AT THE CONTRACTORS EXPENSE. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY THE CITY AND THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.

DEMOLITION KEYNOTES:

- REMOVE EXISTING PARKING LOT LIGHT AND BASE.
- REMOVE EXISTING TREES.
- REMOVE EXISTING PARKING LOT STRIPPING.
- REMOVE EXISTING CONCRETE CURB.
- EXISTING STORM STRUCTURES TO REMAIN. CONTRACTOR TO MODIFY STRUCTURES. REFER TO STORM SEWER PLAN AND DETAILS.
- SAW-CUT EXISTING SURFACE 2-FT INTO EXISTING PAVEMENT.
- REMOVE EXISTING SURFACE.
- REMOVE & REPLACE EXISTING SIDEWALK RAMP, FLARES, AND ADA DETECTION STRIP FOR WATER SERVICE IMPROVEMENTS.
- REMOVE & REPLACE EXISTING PARKING LOT PAVEMENT FOR WATER SERVICE IMPROVEMENTS.
- REMOVE & REPLACE EXISTING PARKING LOT PAVEMENT FOR STORM SEWER IMPROVEMENTS.

NOTE:

ALL EROSION CONTROL DETAILS SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.

NOTE:

ALL GRADING SHALL NOT EXCEED A 3:1 SLOPE.

NOTE:

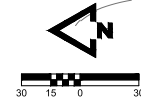
ALL AREAS DISTURBED SHALL BE SEED OR SOODED.

NOTE:

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF THE PROJECT. IF THE CITY DETERMINES THAT THE MEASURES IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATIVE MEASURES THAT PROVIDE EFFECTIVE CONTROL.

NOTE:

HAZARDOUS MATERIAL REMOVAL SHALL BE PROVIDED BY OWNER'S SEPARATE CONTRACTOR IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN THE REPORT FOR THIS PROJECT PROVIDED BY THE GEO-TECHNICAL ENGINEER. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER'S HAZARDOUS MATERIAL REMOVAL CONTRACTOR.



LEGEND

WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
WV	WATERLINE VALVE
—	PROPERTY LINE
—	WATER LINE
— SAN	SANITARY LINE (PROP)
—	SANITARY SEWER (EXIST)
— STR	STORM LINE
— UP	UNDERGROUND ELEC.
— G	GAS
— FO	FIBER OPTIC SERVICE LINE
— T	UNDERGROUND TELEPHONE
— DW	DOMESTIC WATERLINE
— FPL	FIRE PROTECTION WATERLINE
— 1000	NOTES EXISTING CONTOUR
— 1000	DEMOTES PROPOSED CONTOUR



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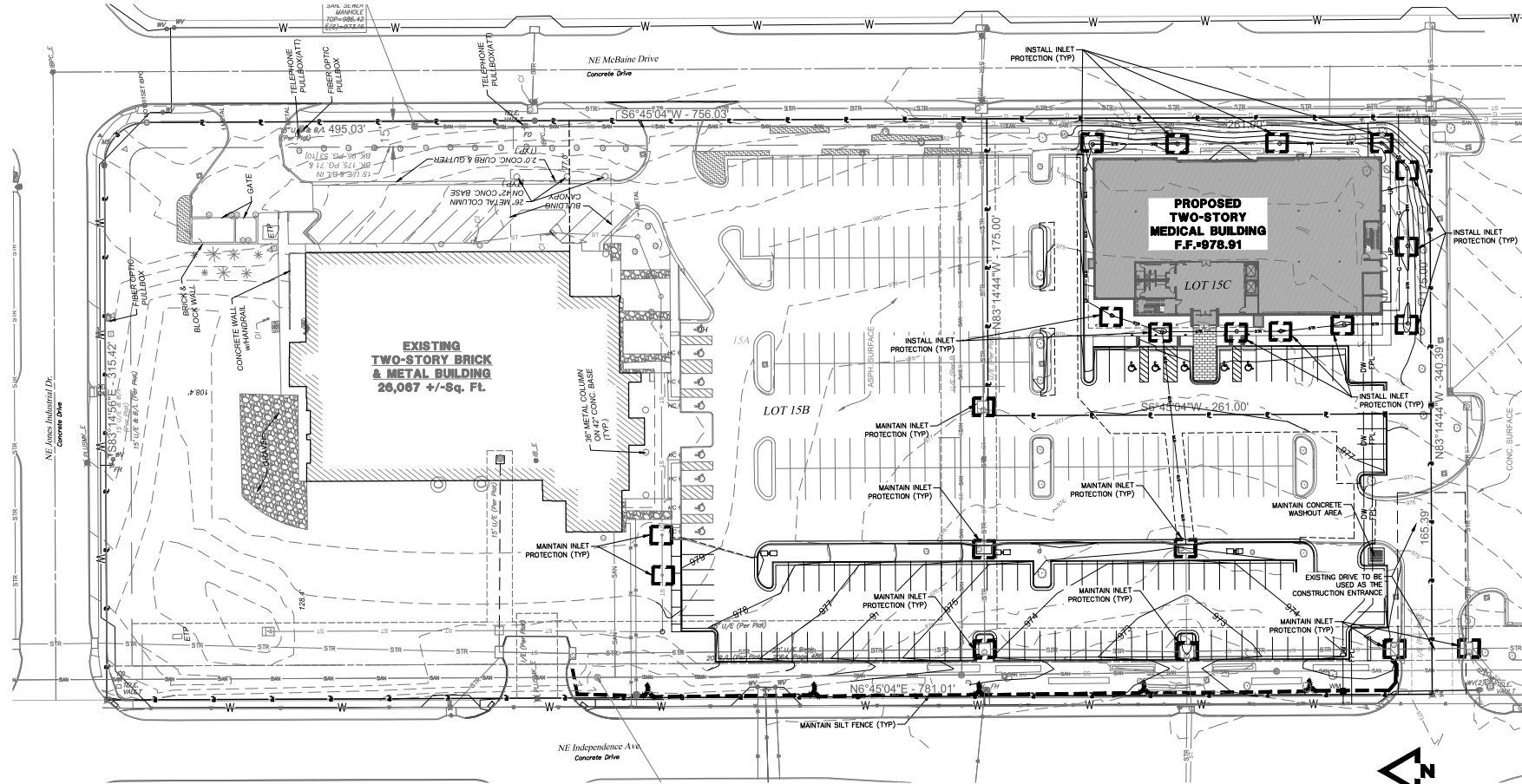
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C03



EROSION CONTROL LEGEND

- INLET PROTECTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- WATTLE DITCH CHECK
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DENOTES PROPOSED CONCRETE WASHOUT AREA

PHASE 2 EROSION AND SEDIMENT CONTROL SEQUENCING:

- BUILDING TOP-OUT: COMPLETE BUILDING FOUNDATION, FRAMING, SIDING AND ROOF INSTALLATION INCLUDING UTILITY SERVICES.
- STABILIZE INACTIVE AREAS: THE GROUND COVER AND OTHER STRUCTURAL BMPs SHOWN ON THE PHASE 2 STABILIZATION MUST BE PLACED WITHIN 14 DAYS OF CESSATION OF GROUND DISTURBING ACTIVITY AT THE LOCATION OF THE BMP, BUT IN NO CASE LATER THAN 14 DAYS FROM BUILDING TOP-OUT. IN DETERMINING THE INACTIVE STATUS OF THE GROUND, EVALUATE EACH PORTION OF THE SITE SEPARATELY. THE NEED FOR SUBSEQUENT PLACEMENT OF TRENCHED UTILITIES, PAVEMENT OR OTHER CONSTRUCTION IN AN OTHERWISE INACTIVE AREA IS NOT JUSTIFICATION FOR DELAY OF STABILIZATION.
- FINISH INTERIOR: CONSTRUCTION THE INTERIOR OF THE STRUCTURE AND MINOR STRUCTURES DEPICTED ON THE CONSTRUCTION PLANS.
- IMPLEMENT FINAL STABILIZATION: PLACE PERMANENT SITE COVER, COORDINATE REMOVAL OF CONSTRUCTION PHASE BMPs NECESSARY TO PLACE FINAL STABILIZATION WITH LOCAL WEATHER FORECAST SO THAT REMOVAL AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. DOWN-SLOPE PERIMETER CONTROLS SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS PLACED AND VEGETATIVE COVER IS ESTABLISHED OVER THE REMAINDER OF THE SITE.
- ESTABLISHMENT AND FINAL CONSTRUCTION: ONCE THE REMAINDER OF THE SITE IS STABILIZED INCLUDING ESTABLISHMENT OF SEED COVER TYPES, CONSTRUCT PERMANENT WATER QUALITY BMPs AND REMOVE THE SEDIMENT CONTROLS AND THE REMAINING ACCESS CONTROLS. RESTORE AREA DISTURBED BY REMOVAL OF SEDIMENT CONTROLS.
- PLAN MODIFICATION: THE CONTRACTOR MUST MODIFY THE PLAN IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION AND OFFSITE SEDIMENTATION. PLAN MODIFICATIONS DUE TO INEFFECTIVENESS MAY BE TAKEN WITHOUT PRIOR APPROVAL OF THE REVIEW AGENCY, BUT MUST BE FULL DOCUMENTED AND APPROVAL SECURED FROM THE PERMITTING AUTHORITY AS SOON AS PRACTICABLE. THE CONTRACTOR MAY MODIFY THE PLAN OR CONSTRUCTION SEQUENCE IF IMPLEMENTATION IS INFEASIBLE FOR SITE CONDITIONS OR CONTRACTOR METHODS. ANY SUCH MODIFICATION SHALL CONTROL EROSION AND OFFSITE SEDIMENTATION TO THE MAXIMUM EXTENT PRACTICABLE. ANY SUCH MODIFICATION SHALL REQUIRE THE APPROVAL OF THE PERMITTING AUTHORITY.

EROSION CONTROL GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS AND PUBLIC STORMWATER INFRASTRUCTURE ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL REFER TO THE SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MOBE LAND DISTURBANCE PERMIT FOR ADDITIONAL REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
- ALL WASTE MATERIAL RESULTING FROM THE CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.

PHASE 2 EROSION CONTROL NOTES:

- CONTRACTOR SHALL INSTALL INLET PROTECTION MEASURES AFTER ALL NEW STORM SEWER STRUCTURES ARE INSTALLED.
- CONTRACTOR SHALL MAINTAIN PHASE 2 EROSION CONTROL MEASURES, UNTIL FINAL SITE STABILIZATION HAS OCCURRED.
- CONTRACTOR MAY MAKE ADJUSTMENTS TO EROSION CONTROL MEASURES, TO ALLOW FOR CONSTRUCTION SEQUENCING, HOWEVER THEY ARE ULTIMATELY RESPONSIBLE FOR PREVENTING STORMWATER POLLUTION RUNOFF FROM PROJECT SITE.
- CONTRACTOR SHALL STABILIZE SLOPES AND INACTIVE AREAS WITH MULCH AND TEMPORARY SEEDING. STABILIZATION ACTIVITIES ARE TO BE INITIATED IMMEDIATELY WHEN SOIL DISTURBING ACTIVITIES CEASE AND WILL NOT RESUME FOR MORE THAN 14 DAYS. STABILIZATION ACTIVITIES ARE TO BE COMPLETED WITHIN 21 DAYS.
- UPON FINAL SITE STABILIZATION (PAVING, LANDSCAPING, ETC.) THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES.
- CONTRACTOR SHALL MAINTAIN THE SWPPP THROUGHOUT CONSTRUCTION.



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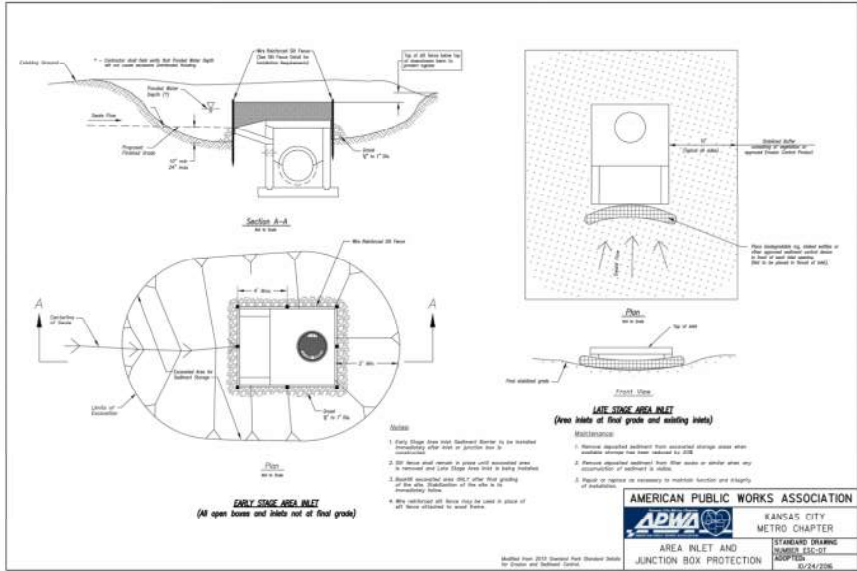
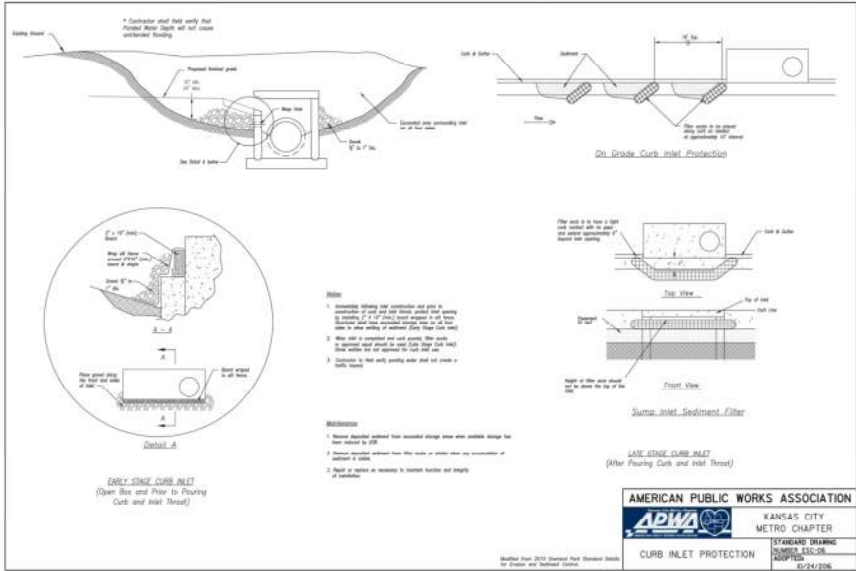
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C04





NOTE: SEE SHEET C07 FOR DIMENSIONS AND PARKING PLAN.

Line Table		
Line #	Length	Direction
L1	4.00	S06° 45' 23"W
L2	132.18	S83° 15' 12"E
L3	59.00	N06° 45' 04"E
L4	18.50	S83° 14' 56"E
L5	9.67	S06° 45' 04"W
L6	18.50	N83° 14' 56"W
L7	78.00	N06° 45' 04"E
L8	19.69	N83° 14' 56"W
L9	20.25	N06° 45' 04"E
L10	55.00	S83° 14' 56"E
L11	13.60	N06° 45' 04"E
L12	2.70	N83° 14' 56"W
L13	2.53	S83° 14' 56"E
L14	13.50	N06° 45' 04"E
L15	37.00	S83° 14' 56"E
L16	19.50	N06° 45' 04"E
L17	15.44	S83° 14' 56"E
L18	91.00	N06° 45' 04"E
L19	13.50	S83° 14' 56"E
L20	6.00	N06° 45' 04"E
L21	13.50	S83° 14' 56"E

Line Table		
Line #	Length	Direction
L22	109.00	N06° 45' 04"E
L23	13.50	S83° 14' 56"E
L24	6.00	N06° 45' 04"E
L25	13.50	S83° 14' 56"E
L26	154.00	N06° 45' 04"E
L27	16.05	S83° 14' 56"E
L28	18.00	N06° 45' 04"E
L29	54.52	S83° 11' 27"E
L30	9.64	N83° 14' 56"W
L31	13.31	S83° 14' 56"E
L32	154.00	N06° 45' 04"E
L33	13.50	S83° 14' 56"E
L34	6.00	S06° 45' 04"W
L35	13.50	N83° 14' 56"W
L36	145.00	N06° 45' 04"E
L37	13.50	S83° 14' 56"E
L38	9.64	S83° 14' 56"E
L39	18.46	N83° 14' 56"W
L40	30.09	S83° 14' 56"E
L41	30.06	S83° 14' 56"E

Curve Table			
Curve #	Length	Radius	Delta
C1	7.76	2.54	174°53'12"
C2	3.14	2.00	090°00'00"
C3	3.14	2.00	090°00'00"
C4	3.14	2.00	090°00'00"
C5	3.14	2.00	090°00'00"
C6	12.75	8.00	091°19'05"
C7	3.14	2.00	090°00'00"
C8	4.71	3.00	090°00'00"
C9	3.14	2.00	090°00'00"
C10	3.14	2.00	090°00'00"
C11	3.14	2.00	090°00'00"
C12	3.14	2.00	090°00'00"
C13	3.14	2.00	090°00'00"
C14	10.54	8.00	075°31'21"
C15	3.65	2.00	104°28'39"
C16	3.14	2.00	090°00'00"
C17	3.14	2.00	090°00'00"
C18	3.14	2.00	090°00'00"
C19	12.57	8.00	090°00'00"
C20	12.57	8.00	090°00'00"

Curve Table			
Curve #	Length	Radius	Delta
C21	3.06	2.00	087°36'59"
C22	3.09	2.00	088°34'29"
C23	3.14	2.00	090°00'23"
C24	3.20	2.00	091°43'55"



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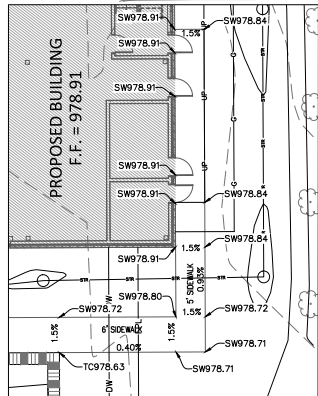
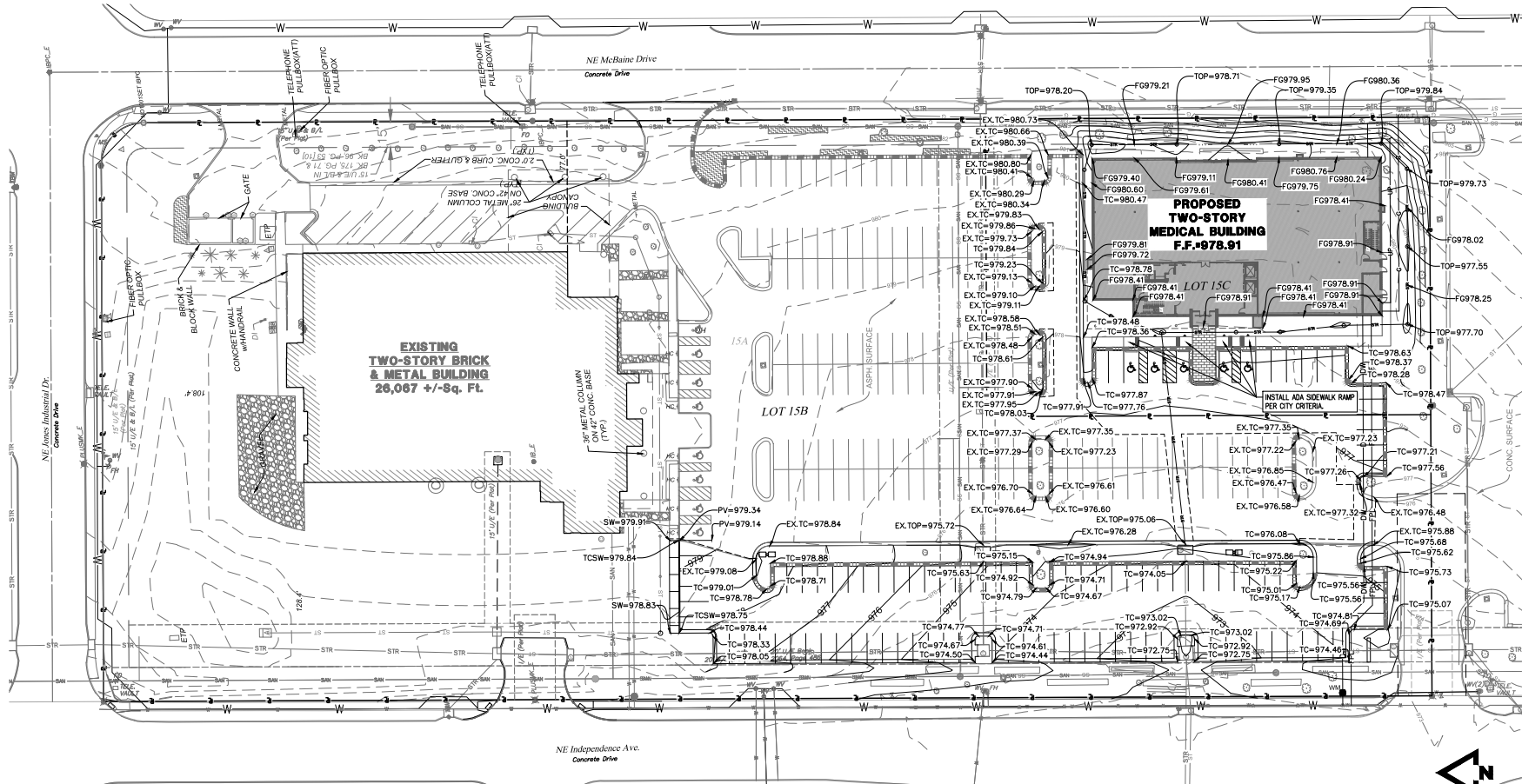
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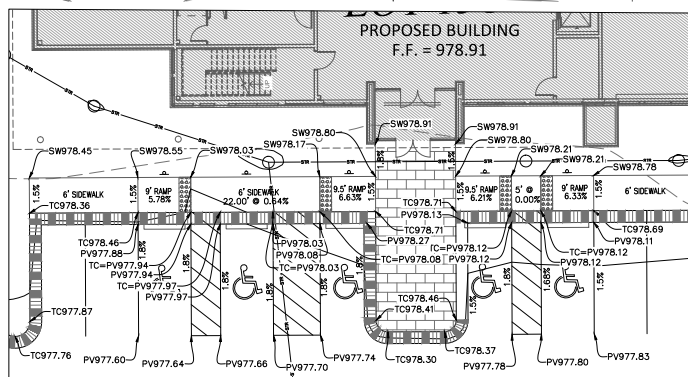
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DIMENSION PLAN TABLES



SOUTH BUILDING ENTRANCE



ADA PARKING AND BUILDING MAIN ENTRANCE

GRADING PLAN NOTES:

1. ALL CURB SHALL BE CG-1 UNLESS NOTED OTHERWISE.
2. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
3. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING, AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE GEOTECHNICAL ENGINEER.
4. SIDEWALK AND STOOP ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR SO THAT THE SIDEWALK ELEVATIONS AND FINISHED FLOOR ELEVATIONS ARE COORDINATED FOR PROPER INGRESS/EGRESS. ALL DOORS SHALL HAVE A 5'-FT OUTSIDE LANDING WITH 1.5% SLOPE AWAY FROM THE BUILDING.
5. THE FINISH GRADING AROUND THE BUILDING SHALL BE SUCH THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM THE BUILDING AND THAT NO PONDING OF WATER WILL EXIST. SUBGRADE OF GRASS AND LANDSCAPE AREAS SHALL BE SET AT THE SIDEWALK, PAVEMENT, AND OR TOP OF CURB ELEVATION SO THAT STORMWATER CAN FLOW WITHOUT PONDING.
6. PARKING GRADES SHALL BE VERIFIED TO CONFIRM POSITIVE DRAINAGE IS MAINTAINED WITHOUT THE PRESENCE OF PONDING WATER.
7. ALL ADA PARKING STALLS AND ADA ACCESS ACROSS PARKING AISLES SHALL HAVE LESS THAN 2% SLOPE IN ANY DIRECTION.
8. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% (2.0% MAX) AND LESS THAN 5% RUN SLOPE.
9. ANY PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS DISTURBED BY CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A LICENSED LAND SURVEYOR.
10. ALL UTILITIES INCLUDING, BUT NOT LIMITED TO MANHOLES, UTILITY VALVES, CLEANOUTS, AND VENTS ARE TO BE ADJUSTED AND/OR REBUILT TO FINISHED GRADE AS REQUIRED.

TOTAL DISTURBED AREA=1.61 AC.

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- TOP OF CURB ELEVATION
- SIDEWALK ELEVATION
- PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- FINISHED GRADE ELEVATION
- FLAT BOTTOM DITCH
- ME
- FC
- FBD
- DENOTES TYPE "CG-1 DRY" CURB
- DENOTES TYPE "CG-1" CURB



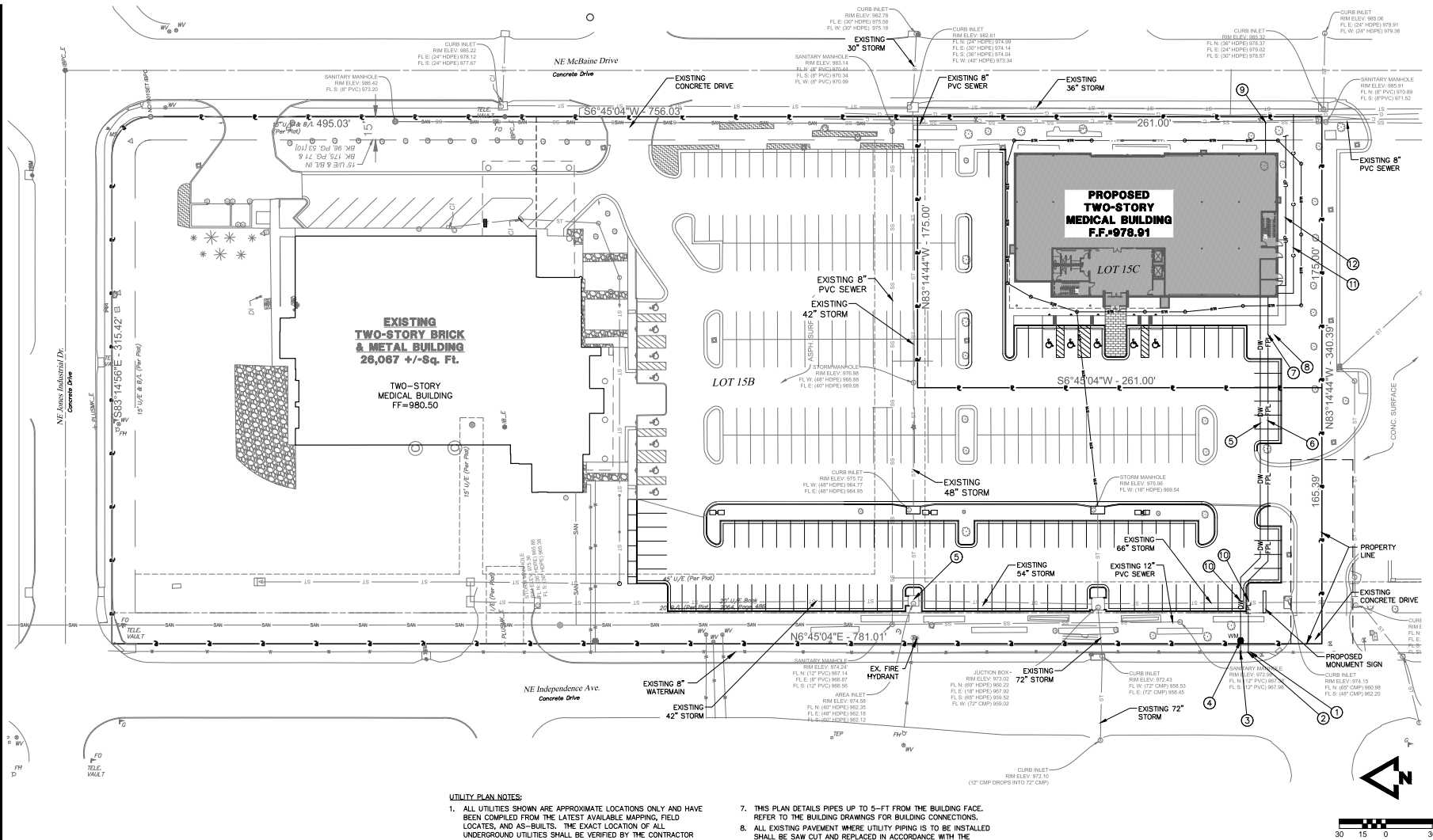
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C09



UTILITY PLAN NOTES:

1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY AND HAVE BEEN COMPILED FROM THE LATEST AVAILABLE MAPPING, FIELD LOCATES, AND AS-BUILTS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. GENERAL CONTRACTOR TO COORDINATE WITH ALL THE LOCAL UTILITY COMPANIES FOR ALL LOCATIONS AND SERVICE CONNECTIONS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
4. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND CITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
5. ALL VALVE PITS SHALL BE ADJUSTED TO FINAL GRADE.
6. SANITARY SERVICE LATERAL SHALL MAINTAIN MINIMUM OF 10'-FT HORIZONTAL AND 1.5'-FT VERTICAL SEPARATION DISTANCE FROM WATER LINES. WATER LINES SHALL BE INSTALLED TO MAINTAIN A MINIMUM OF 42-INCHES OF COVER OVER THE PIPE. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE ELEVATION OF THE WATER LINE TO AVOID OTHER UTILITIES AND UNDERGROUND OBSTRUCTIONS.

7. THIS PLAN DETAILS PIPES UP TO 5'-FT FROM THE BUILDING FACE. REFER TO THE BUILDING DRAWINGS FOR BUILDING CONNECTIONS.
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF THE GOVERNING AUTHORITY.
9. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
10. ALL SANITARY SEWER SERVICE LINES SHALL BE SDR-26 PVC PIPE. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH CITY REQUIREMENTS.
11. ELECTRICAL SERVICE LINES SHOWN ON THE PLAN SHALL BE INSTALLED IN CONDUITS IN ACCORDANCE WITH KOP&L'S STANDARD REQUIREMENTS.
12. SANITARY SEWER AND STORM SEWER LINES SHALL BE INSTALLED TO MAINTAIN POSITIVE SLOPE. THE CONTRACTOR SHALL VERIFY THAT EACH RUN OF PIPE CAN BE INSTALLED WITH A POSITIVE SLOPE WITHOUT INTERFERENCE WITH OTHER UNDERGROUND UTILITIES OR OBSTRUCTIONS PRIOR TO INSTALLING THE LINE.
13. PROVIDE CONCRETE 'THRUST' BLOCKS AT ALL FIRE LINE TEES AND HORIZONTAL OR VERTICAL BEND FITTINGS.
14. COORDINATE SIZING OF FIRE LINE, DOUBLE CHECK DETECTOR ASSEMBLY, AND ASSOCIATED VAULT WITH BUILDING FIRE SUPPRESSION SYSTEM DESIGNER, BY OTHERS.

KEYNOTES:

1. INSTALL 8" GATE VALVE ON WATER MAIN.
2. INSTALL 8"x6" TEE WITH 6" GATE VALVE TO EAST.
3. INSTALL 8"x6" TEE WITH A 6" TO 2" REDUCER TO SOUTH AND 7' L.F. 2" DOMESTIC SERVICE LINE TO PROPOSED 2" WATER METER.
4. INSTALL A 2" WATER METER.
5. INSTALL 203 L.F. 2" DOMESTIC SERVICE LINE.
6. INSTALL 210 L.F. 6" FIRE LINE.
7. DOUBLE CHECK DETECTOR/FIRE RISER IN BUILDING; RE: MEP BUILDING PERMIT DRAWINGS.
8. INSTALL FIRE DEPARTMENT CONNECTION ON OUTSIDE FACE OF BUILDING.
9. CONNECT NEW SANITARY SEWER SERVICE TO EX. 8" SANITARY MAIN (SEE CORNER OF BUILDING/FIELD VERIFY ELEVATION) AND INSTALL 8"x6" PVC TEE WITH 19.80 L.F. OF 6" PVC SDR-26 AND CONNECT TO THE BUILDING SANITARY SEWER. E EXISTING MAIN=970.81, E @ TEE=971.45, E @ BLDG.=971.88
10. COORDINATE UTILITY CROSSINGS, TO ENSURE 18" MIN. SEPARATION.
11. INSTALL BUILDING UNDERGROUND GAS SERVICE LINE.
12. INSTALL BUILDING UNDERGROUND ELECTRICAL SERVICE.



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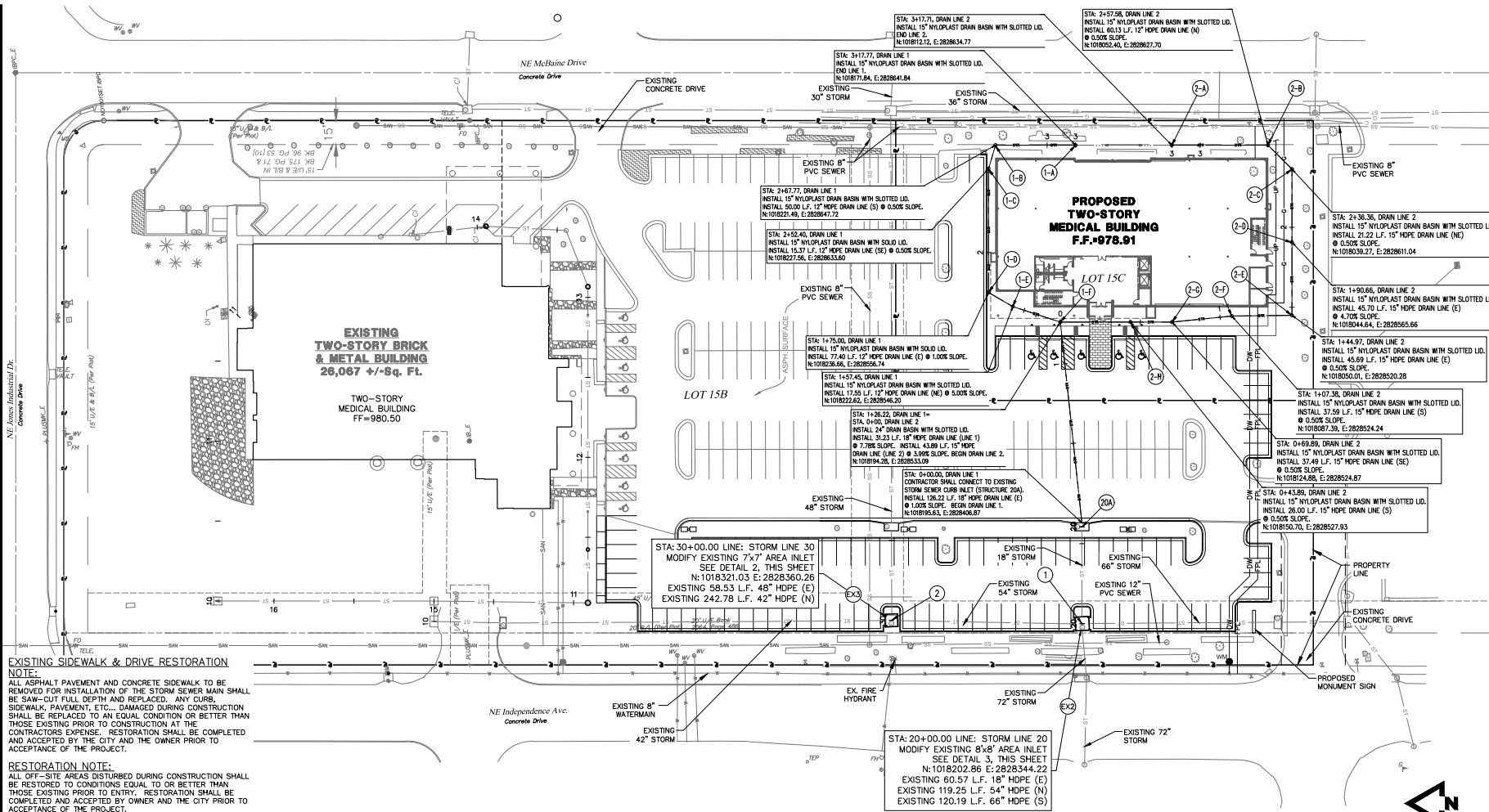
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UTILITY PLAN



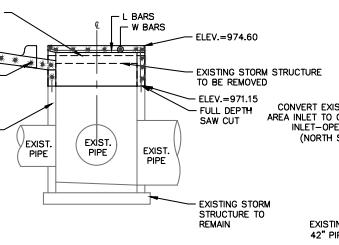
EXISTING SIDEWALK & DRIVE RESTORATION NOTE:

ALL ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO BE REMOVED FOR INSTALLATION OF THE STORM SEWER MAIN SHALL BE SAW-CUT FULL DEPTH AND REPLACED. ANY CURBS, SIDEWALK, PAVEMENT, ETC., DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO AN EQUAL CONDITION OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION AT THE CONTRACTORS EXPENSE. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY THE CITY AND THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.

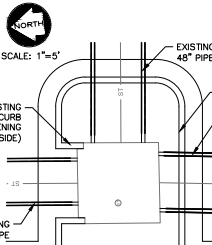
RESTORATION NOTE:

ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO ENTRY. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY OWNER AND THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.

EXISTING ELEV.=973.75
 STANDARD CURB & GUTTER
 (4) #4 BARS SHALL BE PLACED SAME AS CURB & GUTTER REINFORCING



**DETAIL 2 (EX3)
 AREA INLET TO CURB INLET DETAIL**



**DETAIL 3 (EX2)
 AREA INLET TO CURB INLET DETAIL**

- KEYNOTES:**
1. MODIFY EXISTING STORM SEWER AREA INLET TO CONVERT TO A CURB INLET. SEE DETAIL THIS SHEET.
 2. MODIFY EXISTING STORM SEWER AREA INLET TO CONVERT TO A CURB INLET. SEE DETAIL THIS SHEET.



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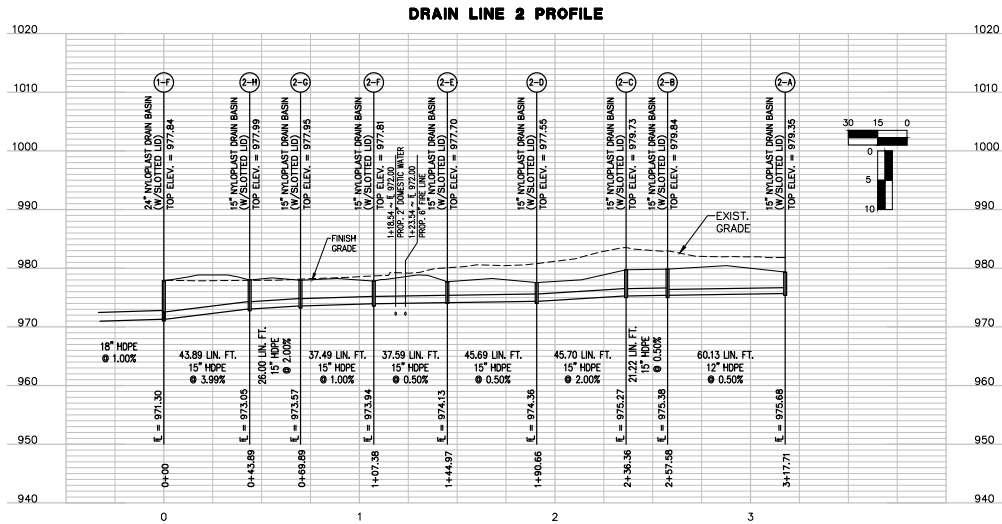
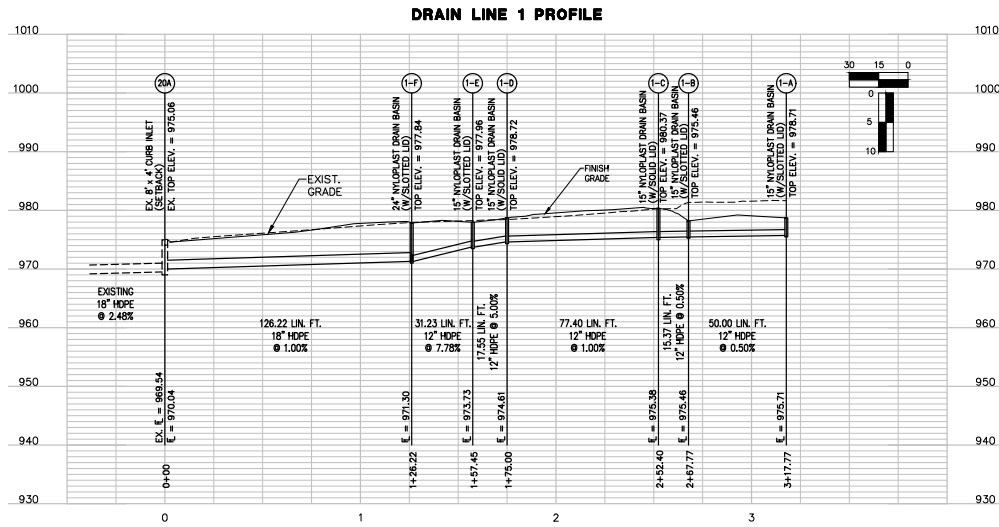
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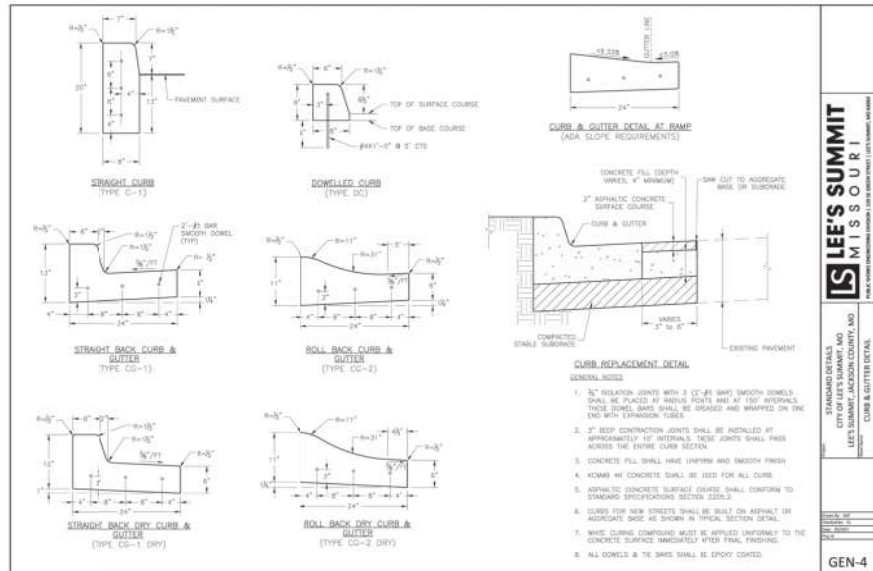
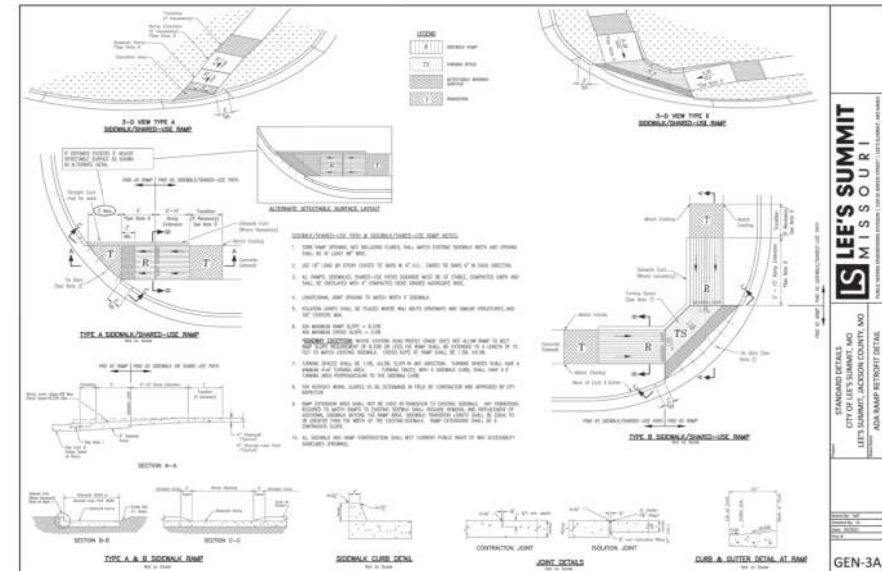
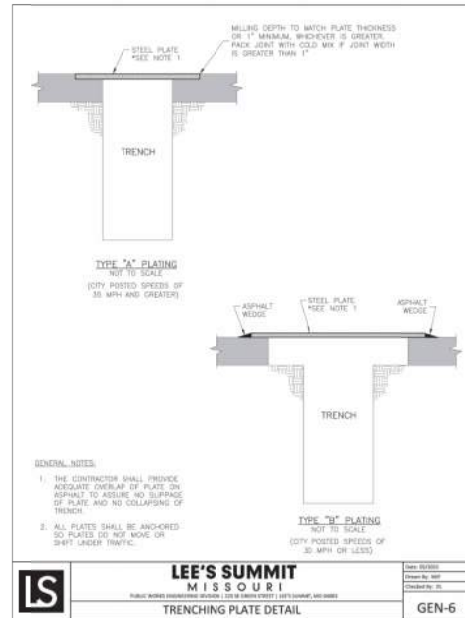
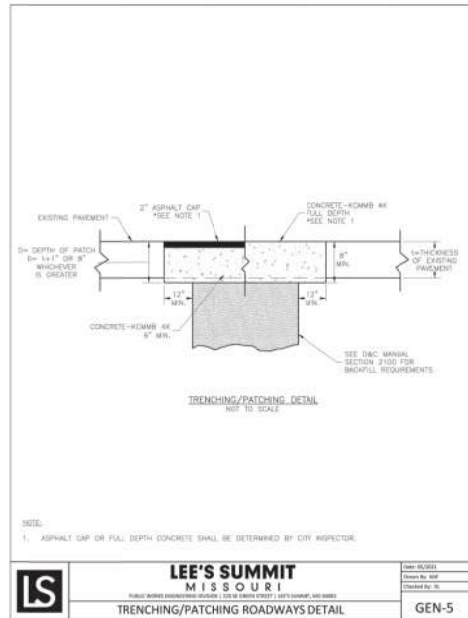
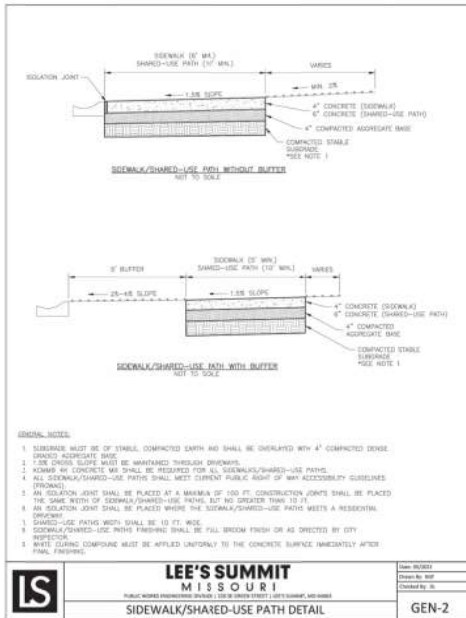
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 Checked By: TMS

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C11

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 STORM SEWER PLAN





NOTE:
DETECTABLE WARNING SURFACES ARE NOT
REQUIRED AT TYPE A SIDEWALK RAMP
(ENTRY/EXIT DRIVES TO SITE) ON THIS PROJECT.

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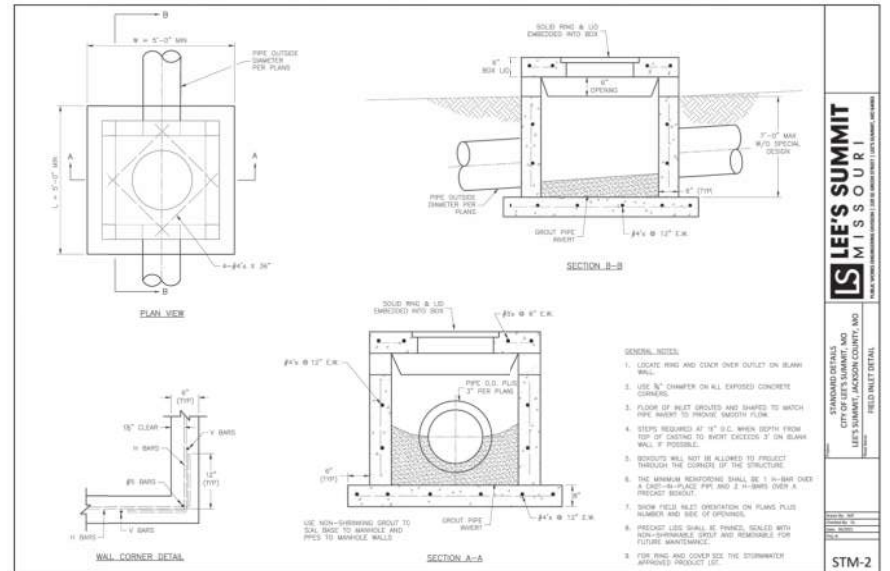
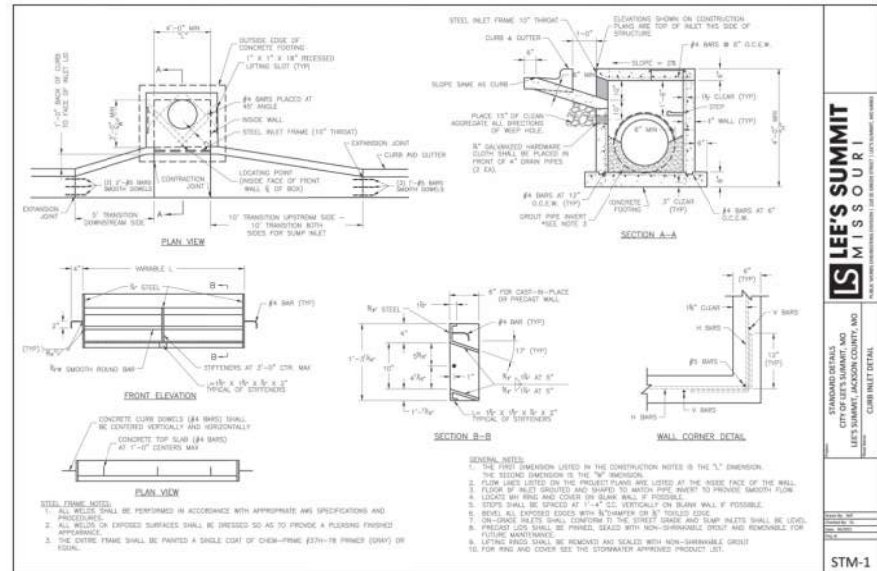
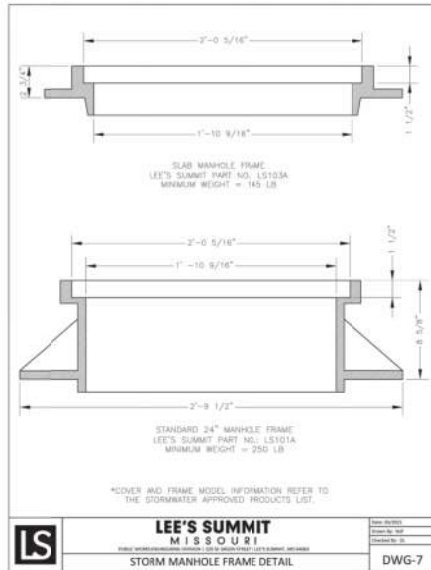
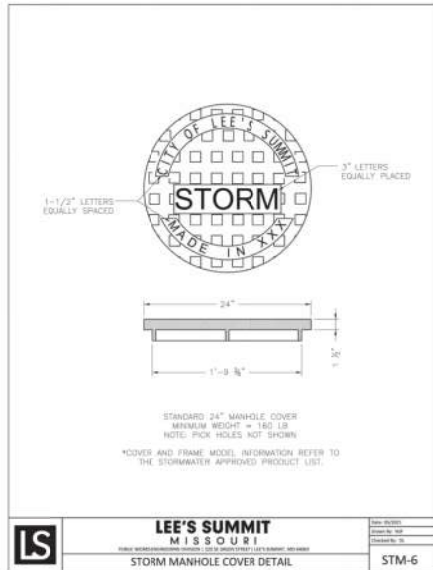
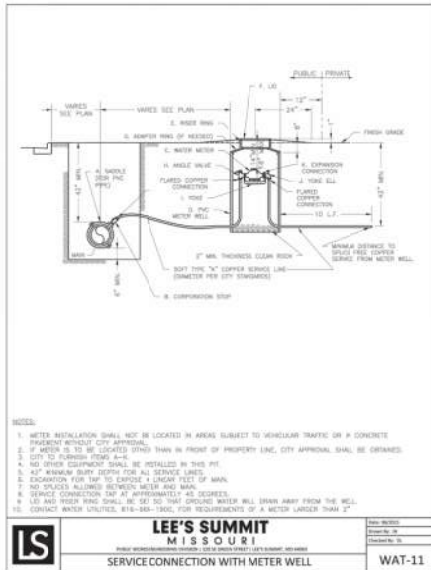
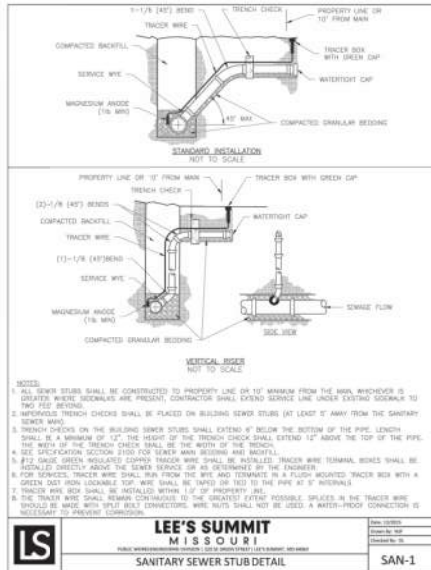
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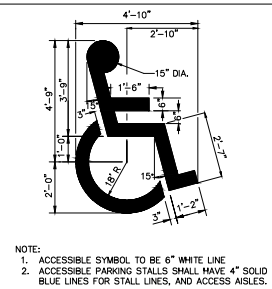
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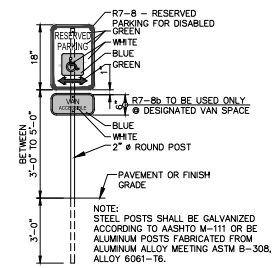
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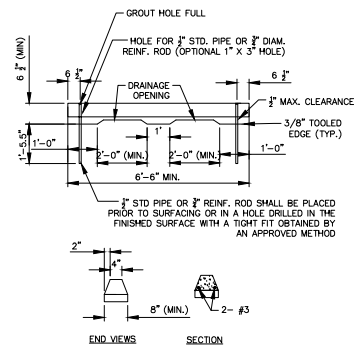
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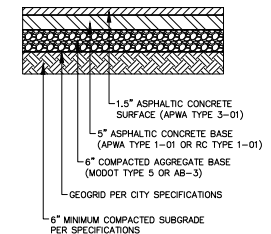
ACCESSIBLE PARKING SYMBOL



ACCESSIBLE PARKING SIGN



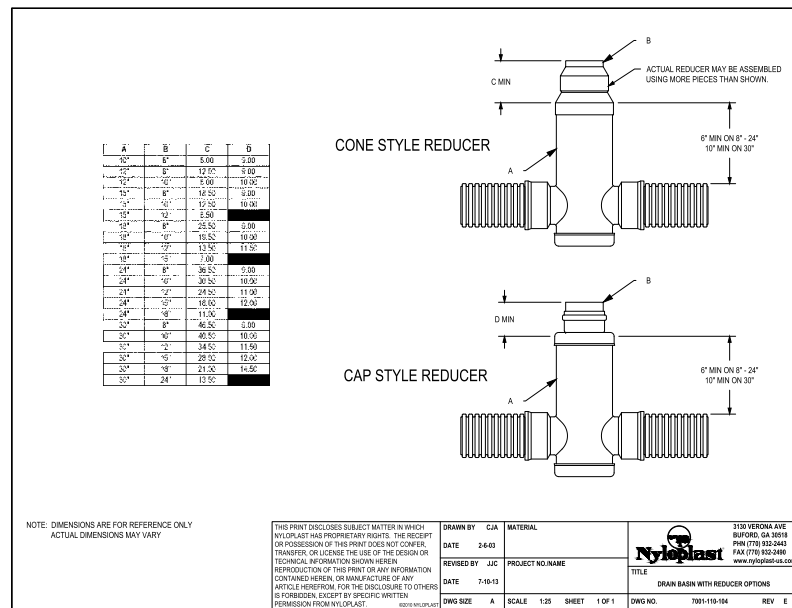
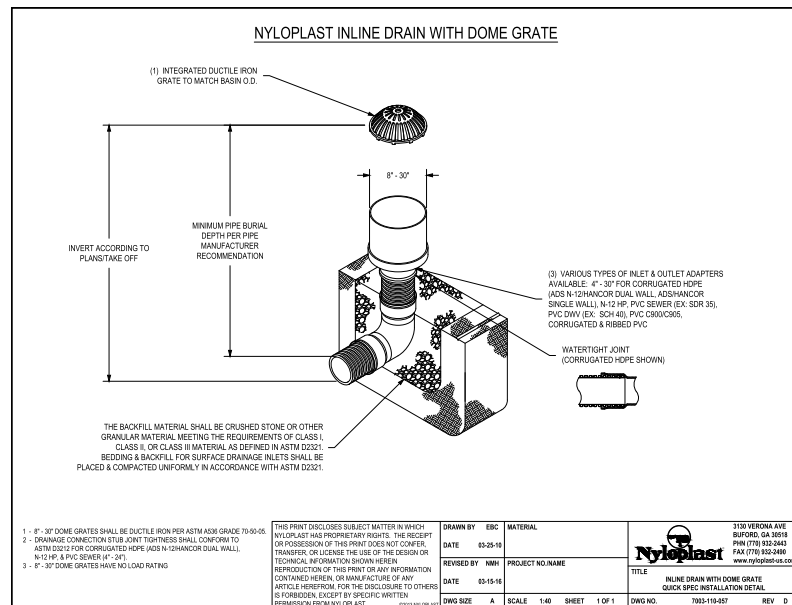
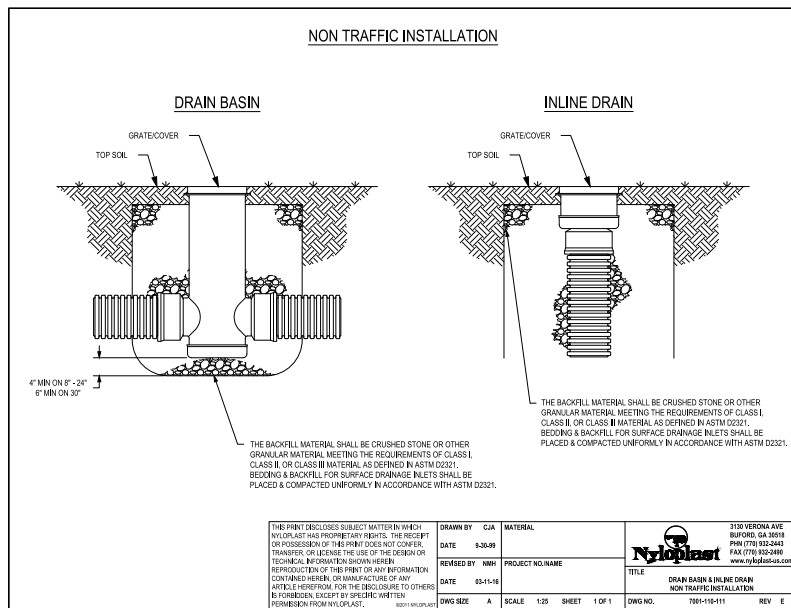
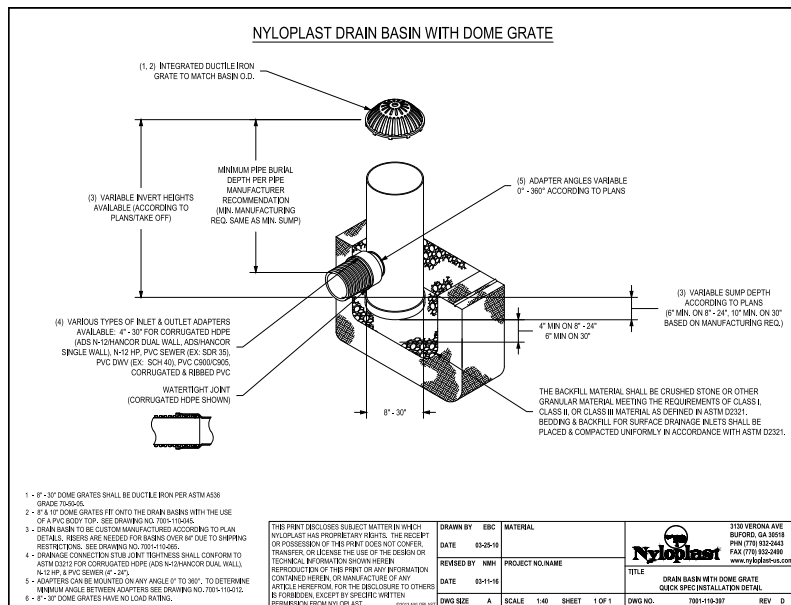
NOTE:
MINIMUM CITY PAVEMENT SECTION IS SHOWN. ALTERNATE
EQUIVALENT PAVEMENT SECTION, PER GEOTECHNICAL
ENGINEER, MAY BE SUBMITTED FOR CITY APPROVAL.



NOTE:
MINIMUM CITY PAVEMENT SECTION IS SHOWN. ALTERNATE
EQUIVALENT PAVEMENT SECTION, PER GEOTECHNICAL
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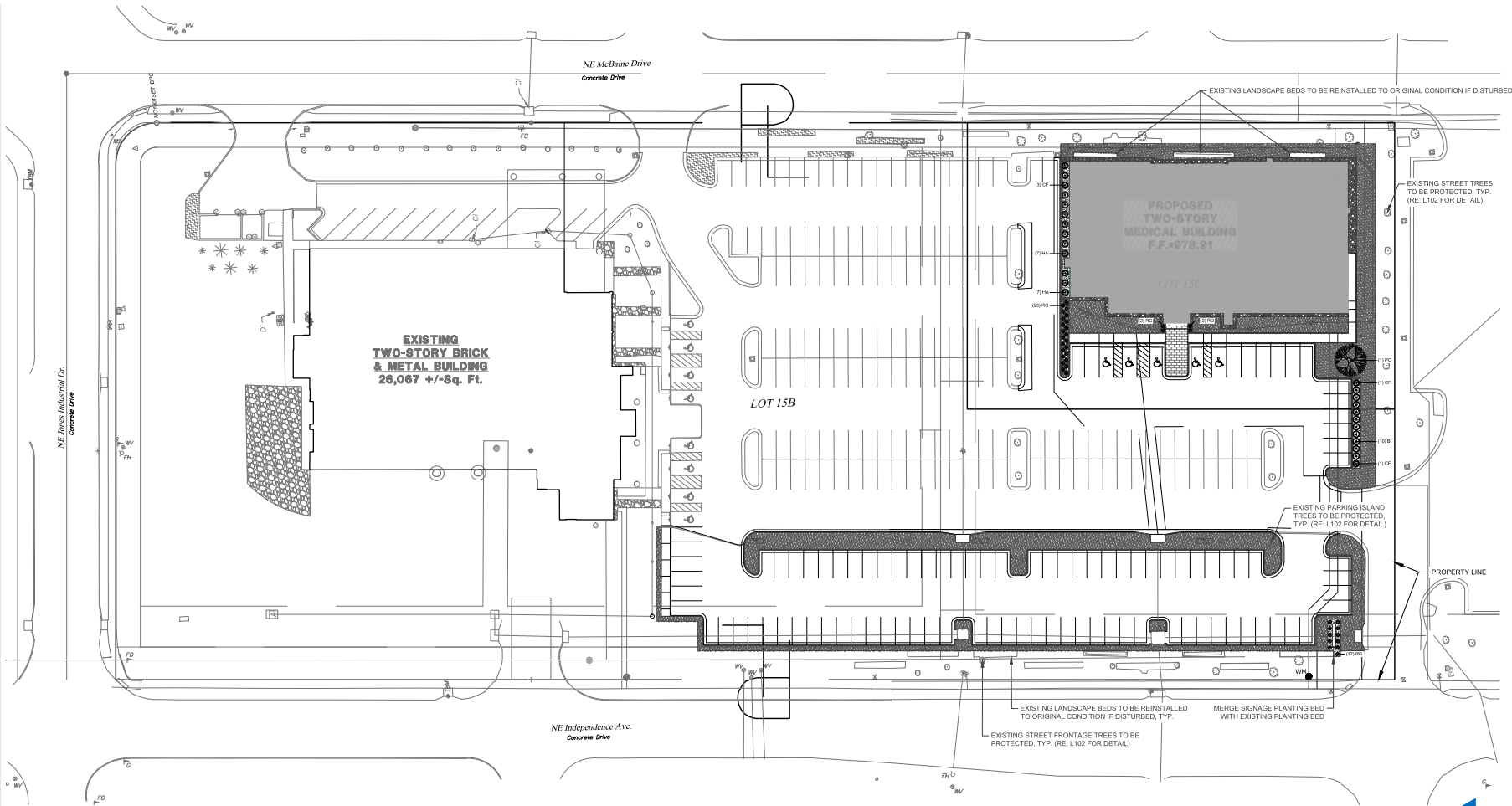
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DETAILS - 4



1 LANDSCAPE PLAN
SCALE: 1"=30'

LANDSCAPE REQUIREMENTS:

PER DIVISION III OF THE CITY OF LEE'S SUMMIT, MO UNIFIED DEVELOPMENT ORDINANCE LANDSCAPING, BUFFERS AND TREE PROTECTION SECTIONS 8.670 - 8.700:

PARKING LOT LANDSCAPING (SUB. 3 & 4)	REQUIRED	PROVIDED
STREET FRONTAGE (SEC 8.700 A)	1 TREE PER 30 FEET OF STREET FRONTAGE WITHIN 20 FT WIDE LANDSCAPE STRIP 1 SHRUB PER 20 FEET OF STREET FRONTAGE	PROVIDED PER PLAN (EXISTING) PROVIDED PER PLAN (EXISTING)
SCREENING (SEC 8.820 A-C)	SCREENING TO A HEIGHT OF 2.5 FEET PROVIDED ALONG THE EDGE OF THE PARKING LOT CLOSEST TO AND PARALLEL TO THE STREET HEDGE OF AT LEAST 12 SHRUBS PER 40 LF THAT ARE AT LEAST 18" TALL AT PLANTING	PROVIDED PER PLAN (EXISTING) PROVIDED PER PLAN

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PO	1	Platanus occidentalis / American Sycamore	B&B, 2" Cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BI	10	Buxus microphylla 'Sprinter' / Sprinter Boxwood	5 gal
	CF	8	Cornus stolonifera 'Farrow' / Arctic Fire Dogwood	5 gal
	HA	7	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	5 gal
	RG	39	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	DR	1,288 sf	Decorative Rock / Decorative Rock Mulch	SF
	FH	12,124 sf	Fescue Sod / Heat-Tolerant Fescue Sod	SF
	WM	859 sf	Wood Mulch / Hard Wood Mulch	SF



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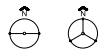
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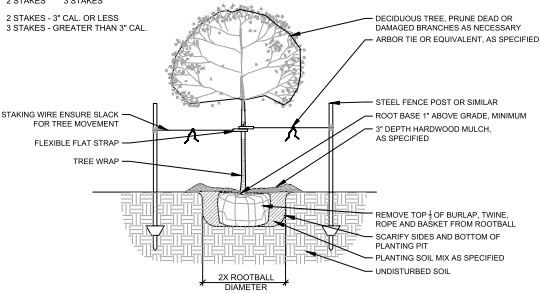
L01

STAKING ORIENTATION



2 STAKES - 3" CAL. OR LESS
3 STAKES - GREATER THAN 3" CAL.

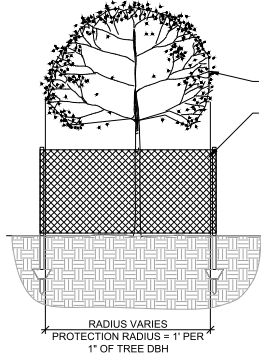
STAKING WIRE ENSURE SLACK
FOR TREE MOVEMENT
FLEXIBLE FLAT STRAP
TREE WRAP



1 DECIDUOUS TREE PLANTING

1/2" = 1'-0"

32 9343.01-03

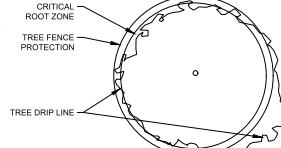


2 TREE PROTECTION

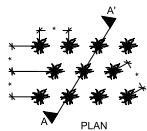
1/2" = 1'-0"

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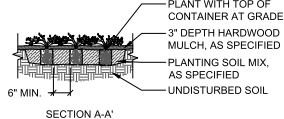
- NOTES:
1. FENCING SHALL REMAIN ERECT AND SECURE THROUGH ALL PHASES OF CONSTRUCTION.
 2. FENCE POST SPACING SHALL NOT EXCEED 8' O.C.
 3. NO MORE THAN 50% OF THE TREE'S DRIP LINE SHALL BE DISTURBED.
 4. STRAP BOARDS TO TREE TRUNK WHEN PROTECTION RADIUS IS ENCROACHED BY CONSTRUCTION ACTIVITIES.
 5. PLAN DRAWINGS MAY NOT ACCURATELY DEPICT TREE CANOPY. FIELD VERIFY CRITICAL ROOT ZONE AND DRIP LINE OF ALL PROTECTED TREES FOR APPROPRIATE FENCE INSTALLATION.
 6. INSTALL 2" MINIMUM DEPTH TEMPORARY MULCH WITHIN ENTIRE FENCE PROTECTION BOUNDARY FOR DURATION OF CONSTRUCTION ACTIVITIES. REMOVE TEMPORARY MULCH PROTECTION AND INSTALL GROUND COVER IN ACCORDANCE WITH FINAL LANDSCAPE DESIGN PLANS.



PLAN VIEW



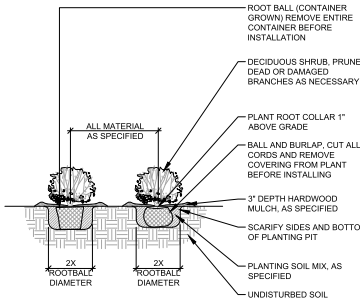
NOTE: ALL MATERIALS,
AS SPECIFIED
*RE-PLANT SCHEDULE
FOR SPACING



3 GROUNDCOVER PLANTING

1" = 1'-0"

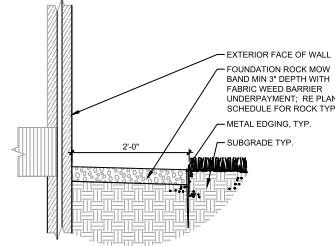
32 9333.01-03



4 SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0"

32 9333.01-04



5 FOUNDATION ROCK MOW BAND

1" = 1'-0"

32 9413.01-09

LANDSCAPE NOTES:

1. FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLANS IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
2. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDING AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
3. VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANJA) ANSI 280.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
5. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
8. INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
9. INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
10. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
11. TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATIONS) OR MODIFICATIONS) TO TREE LOCATIONS.
12. PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
13. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
14. PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
15. WATER IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.

IRRIGATION NOTES:

1. DELEGATED DESIGN: CONTRACTOR SHALL ENGAGE A QUALIFIED DESIGN PROFESSIONAL TO PREPARE DESIGN DRAWING(S) FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER/LANDSCAPE ARCHITECT.
2. ANY EXISTING IRRIGATION SYSTEM ON THE PROJECT SITE SHALL BE REVIEWED BY THE DESIGN PROFESSIONAL, INCLUDING ALL CONNECTIONS TO EXISTING WATER SOURCES AND EXPANDABILITY OF ANY EXISTING CONTROLLERS. CONTRACTOR SHALL MATCH EQUIPMENT TYPE TO ENSURE COMPATIBILITY WITH ANY EXISTING SYSTEM.
3. IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
4. INSTALL (2) 4" DIAMETER PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING.
5. IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO DRIP IS PERMITTED.
6. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER.

CONTRACTOR STAGING NOTES:

1. THE CONTRACTOR SHALL NOT STOCKPILE ANY SOILS OR OTHER STORED/STAGED MATERIALS ATOP OR WITHIN A 10' OFFSET TO EACH SIDE OF AN EXISTING CULVERT THAT TRAVERSES THE PROJECT LIMITS.
2. ANY INTERNAL HAUL ROADS OR ACCESS PATHS THAT MAY CROSS AN EXISTING CULVERT WITHIN THE PROJECT LIMITS, SHALL INSTALL STEEL TRAFFIC PLATES OR OTHER ENGINEER APPROVED PROTECTION MEANS TO SPAN OVER THE CULVERT.
3. ANY STAGING LIMITS UTILIZED BY THE CONTRACTOR OUTSIDE OF THE ESTABLISHED PROJECT LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR AND RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
4. STOCKPILED TOPSOIL SHALL NOT EXCEED FOUR FEET (4') IN HEIGHT.



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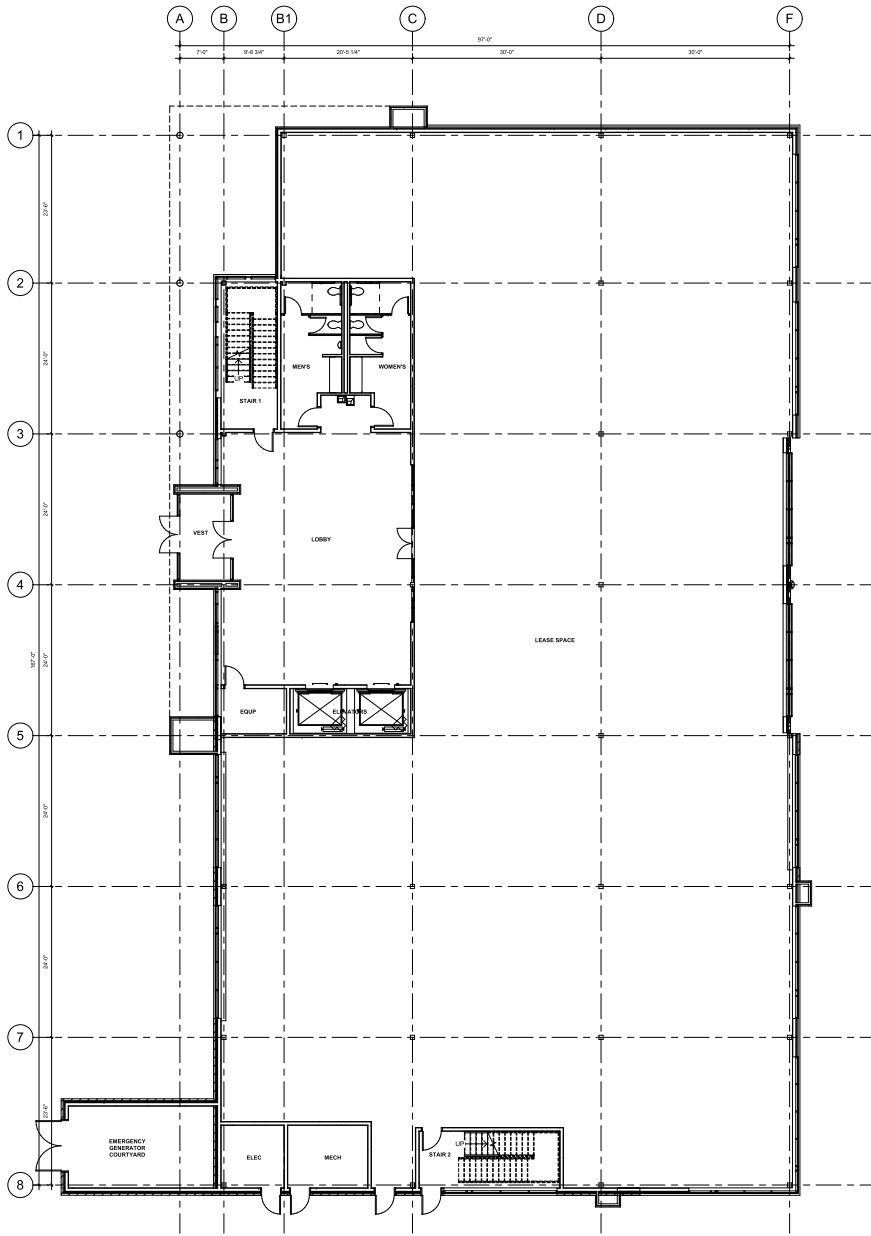
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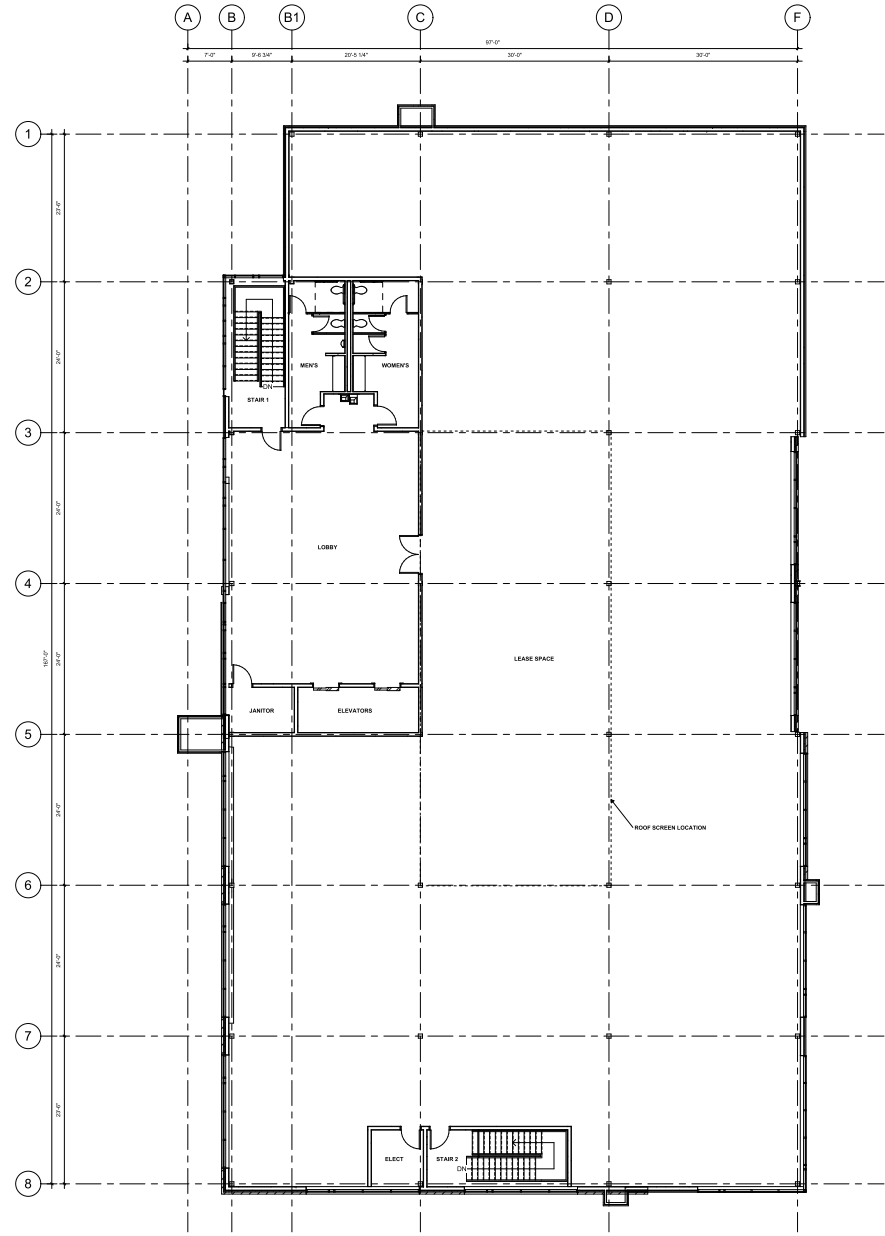
L02

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LANDSCAPE DETAILS

GROSS AREA:
 FIRST FLOOR: 15,050 SF
 SECOND FLOOR: 14,980 SF
 TOTAL: 30,010 SF



1 FIRST FLOOR PLAN
 1/8" = 1'-0"



2 SECOND FLOOR PLAN
 1/8" = 1'-0"



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LSMOB 2
 FINAL DEVELOPMENT PLAN
 LEE'S SUMMIT, MO

Date: 03/29/2023
 Job Number: P-21218.00
 Drawn By: Author
 Checked By: Checker

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 FIRST & SECOND FLOOR PLANS

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LSMOB 2
FINAL DEVELOPMENT PLAN
LEE'S SUMMIT, MO

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EXTERIOR ELEVATIONS





RENDERING - SOUTH/WEST VIEW



RENDERING - NORTH/WEST VIEW



RENDERING - NORTH/EAST VIEW



RENDERING - SOUTH/EAST VIEW

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FINAL DEVELOPMENT PLAN
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